

Grey Bruce Owen Sound home sales set new July record

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound were up from year-ago levels in July 2017. Home sales numbered 314 units in July — a new record for the month.

On a year-to-date basis, home sales totalled 1,878 units over the first seven months of the year. This was also a record for the period, up 8.6% from the same period in 2016.

The average price of homes sold in July 2017 was \$298,380, up 13.3% year-over-year.

The year-to-date average price in July was \$290,735, rising a similar 13.1% from the first seven months of 2016.

New residential listings on the Association's MLS® System numbered 415 units in July 2017. This was an increase of 0.7% compared to July 2016.

Active residential listings totalled 905 units at the end of July, down 45% from the same time last year and the lowest July level on record.

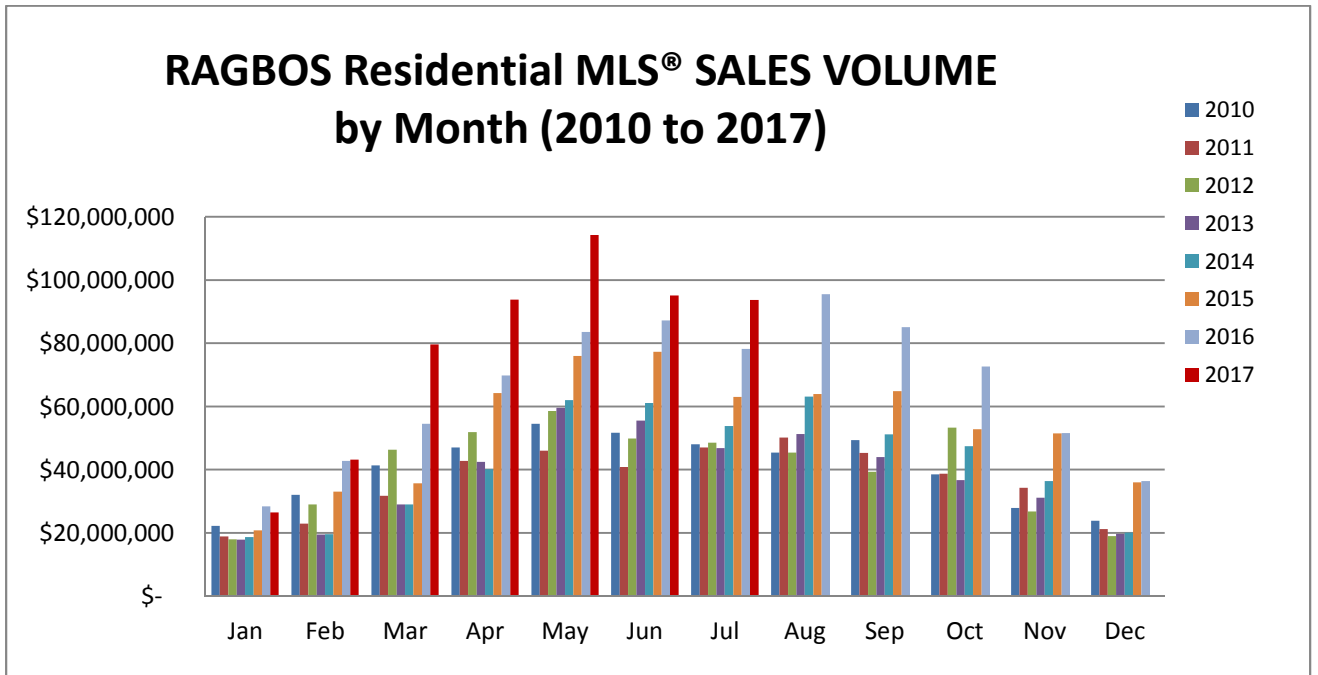
The number of months of inventory stood at 2.9 at the end of July, down from 5.5 months a year earlier and well below the long-term average for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in July was \$93.7 million, rising 19.8% on a year-over-year basis. This was the highest July on record.

Sales of all types of properties numbered 385 units in July 2017, up 7.5% from the previous July. The total value of all properties sold in July 2017 was \$107.9 million, rising 15.3% from a year earlier.

The REALTORS® Association of Grey Bruce Owen Sound represents approximately 375 REALTORS® registered with its member offices. The geographical area served by the Association is in southwestern Ontario, bordered by Lake Huron and Georgian Bay including Bruce and Grey Counties, and part of Wellington County.

Total Residential Units Sold in the RAGBOS area:



Average Residential Sale Prices from 2007 to 2017:



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REALTORS® Association of Grey Bruce Owen Sound Real Estate Board

MLS ® Statistic Report By Entry Date

Residential(single family) Activity by Area

[JULY 2017]

Area	2017								2016								
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price		
	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	
AE	12	91	14	78	117%	86%	\$246,993	\$214,201	12	98	8	56	67%	57%	\$266,375	\$205,701	
NBP	9	119	15	96	167%	81%	\$284,567	\$318,836	26	154	15	78	58%	51%	\$315,133	\$274,850	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	27	212	20	133	74%	63%	\$306,395	\$281,056	27	269	29	112	107%	42%	\$255,793	\$237,395	
SS	33	208	23	166	70%	80%	\$457,113	\$369,419	32	253	19	162	59%	64%	\$333,158	\$328,758	
CH	14	97	9	69	64%	71%	\$391,889	\$327,667	14	68	7	49	50%	72%	\$348,714	\$289,842	
GB	27	152	15	111	56%	73%	\$405,927	\$362,359	24	182	17	93	71%	51%	\$356,347	\$318,022	
MM	12	66	4	42	33%	64%	\$346,750	\$396,390	6	55	2	31	33%	56%	\$321,500	\$368,833	
OS	57	294	38	224	67%	76%	\$259,005	\$246,360	31	301	24	187	77%	62%	\$225,741	\$222,907	
BN	16	96	10	68	63%	71%	\$229,330	\$262,243	15	87	9	55	60%	63%	\$264,989	\$225,295	
HK	25	113	16	80	64%	71%	\$272,572	\$275,290	16	127	13	78	81%	61%	\$293,692	\$276,998	
KIN	38	215	26	150	68%	70%	\$302,558	\$285,950	30	227	20	123	67%	54%	\$265,694	\$280,642	
SB	3	32	6	26	200%	81%	\$243,875	\$207,337	10	37	4	24	40%	65%	\$253,125	\$194,936	
GRH	14	87	4	58	29%	67%	\$327,367	\$359,695	13	108	12	100	92%	93%	\$332,667	\$272,788	
HN	18	109	15	91	83%	83%	\$303,467	\$248,849	18	105	10	75	56%	71%	\$228,340	\$230,110	
SG	3	42	4	29	133%	69%	\$360,275	\$349,246	7	44	6	33	86%	75%	\$271,250	\$293,863	
WG	23	149	13	98	57%	66%	\$267,242	\$320,878	18	161	21	120	117%	75%	\$250,800	\$269,119	
MN	1	54	2	38	200%	70%	\$325,750	\$276,521	14	89	10	66	71%	74%	\$255,280	\$236,356	
WN	6	64	3	51	50%	80%	\$407,667	\$311,385	18	73	9	61	50%	84%	\$302,544	\$247,001	
OB	8	63	7	43	88%	68%	\$454,380	\$361,768	7	72	9	46	129%	64%	\$435,822	\$317,623	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	346	2263	244	1651	71%	73%	\$315,693	\$301,198	338	2510	244	1549	72%	62%	\$287,143	\$267,600	
Average Sales YTD 2017								\$312,313	Average Sales YTD 2016								\$274,779
Month: JULY 2017									Month: JULY 2016								
YTD: JANUARY 2017 - JULY 2017									YTD: JANUARY 2016 - JULY 2016								
12 Month: JULY 2016 - JULY 2017									12 Month: JULY 2015 - JULY 2016								