

Grey Bruce Owen Sound home sales post best July in seven years

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound rose markedly in July 2014 compared to a year earlier.

Home sales numbered 246 units in July 2014. This was up 14 per cent from July of 2013, and came in well above both the five and ten-year averages for the month. It was also the best month of July since 2007.

On a year-to-date basis home sales were running four per cent ahead of the first seven months of 2013.

Sales of all types of properties numbered 309 units in July 2014, up 18 per cent on a year-over-year basis.

The average price of homes sold in July 2014 was a record \$218,537. This marked an increase of three tenths of one per cent from July 2013.

New residential listings on the Association's MLS® System numbered 556 units in July 2014 – a record for the month. It was an increase of 19 per cent compared to July 2013.

Active residential listings totalled 2,661 units at the end of July, up five per cent from the same time last year. This was the largest number of homes on the market since August 1997.

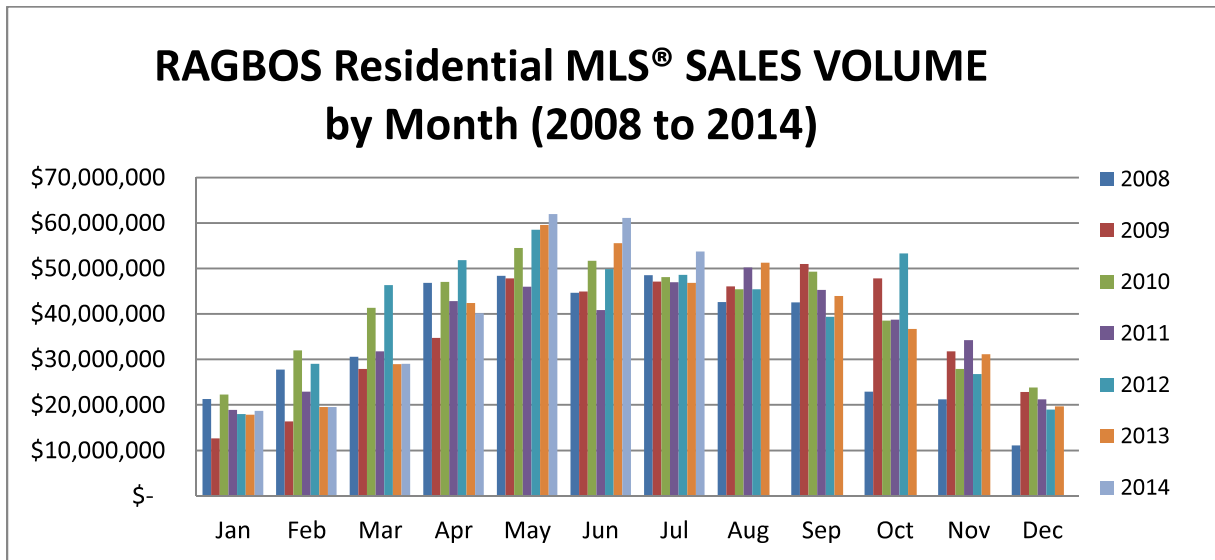
The number of months of inventory stood at 10.8 at the end of July, down from 11.8 months at the end of July 2013 but above the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in July was \$53.8 million, up 15 per cent on a year-over-year basis.

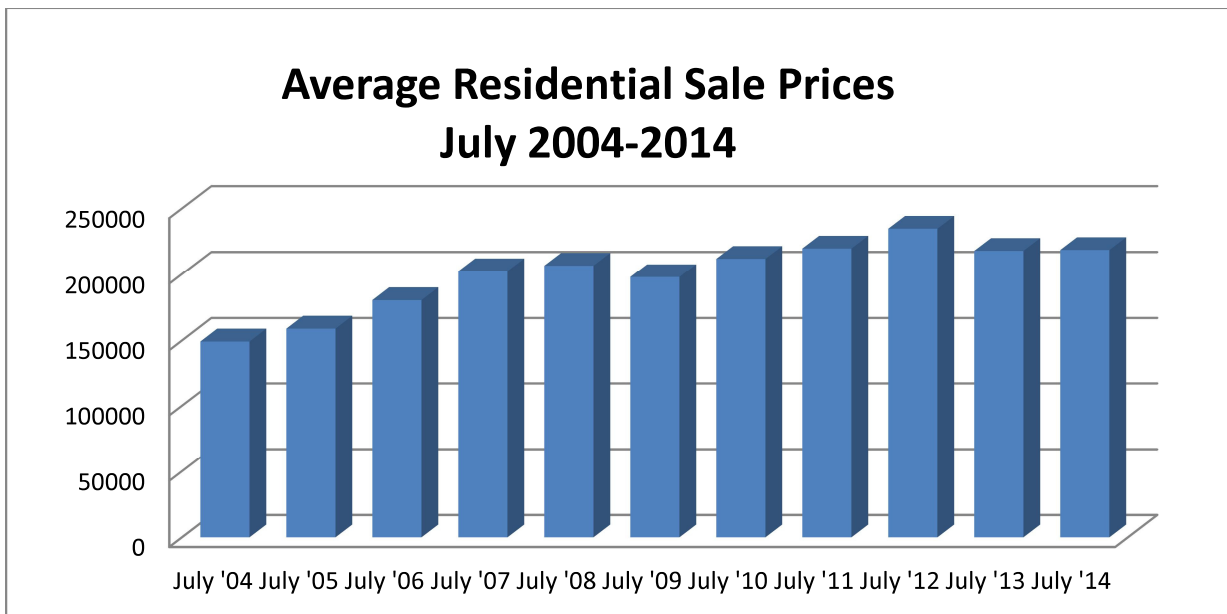
The total value of all properties sold in July 2014 was \$74.4 million, an increase of 32 per cent from a year earlier.

The REALTORS® Association of Grey Bruce Owen Sound represents approximately 360 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 2002 to 2013:



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REALTORS® Association of Grey Bruce Owen Sound

MLS © Statistic Report

Residential(single family) Activity by Area

[JULY 2014]

Area	2014								2013							
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price	
Area	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month
AE	20	122	12	41	60%	34%	\$172,642	\$171,823	20	126	5	38	25%	30%	\$135,300	\$178,772
NBP	30	181	8	53	27%	29%	\$263,000	\$262,105	19	148	13	48	68%	32%	\$255,923	\$244,635
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	51	295	20	78	39%	26%	\$288,360	\$238,974	41	274	14	81	34%	30%	\$206,550	\$222,917
SS	35	256	18	124	51%	48%	\$268,328	\$303,060	36	273	15	105	42%	38%	\$313,360	\$283,132
CH	12	90	6	29	50%	32%	\$201,567	\$225,941	14	95	9	41	64%	43%	\$184,639	\$222,479
GB	28	183	14	61	50%	33%	\$246,607	\$291,551	13	164	12	61	92%	37%	\$275,792	\$282,345
ME	10	78	2	24	20%	31%	\$155,000	\$260,698	15	86	9	30	60%	35%	\$238,722	\$260,140
OS	57	328	24	143	42%	44%	\$193,498	\$208,089	41	304	17	126	41%	41%	\$200,729	\$192,860
BN	13	116	16	61	123%	53%	\$250,824	\$201,011	13	114	8	46	62%	40%	\$209,000	\$210,217
HK	19	137	8	47	42%	34%	\$210,050	\$242,046	26	151	8	48	31%	32%	\$234,988	\$241,013
KIN	41	239	22	104	54%	44%	\$227,000	\$238,237	21	227	20	94	95%	41%	\$252,140	\$247,665
SB	8	58	4	26	50%	45%	\$184,250	\$196,405	5	53	1	21	20%	40%	\$180,000	\$195,014
GRH	29	144	10	57	34%	40%	\$288,997	\$257,650	15	126	11	54	73%	43%	\$276,451	\$273,678
HN	17	110	13	65	76%	59%	\$227,585	\$204,272	20	113	14	63	70%	56%	\$212,750	\$209,203
SG	12	66	5	28	42%	42%	\$281,100	\$243,145	6	54	2	30	33%	56%	\$191,250	\$223,096
WG	30	165	13	66	43%	40%	\$255,731	\$235,676	26	178	12	84	46%	47%	\$221,638	\$228,194
MN	15	75	4	39	27%	52%	\$208,125	\$181,056	22	96	7	30	32%	31%	\$177,857	\$188,395
WN	10	87	4	44	40%	51%	\$227,250	\$233,164	9	91	7	52	78%	57%	\$190,714	\$213,207
OB	6	62	7	26	117%	42%	\$211,771	\$305,836	7	64	5	24	71%	38%	\$353,900	\$251,901
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	443	2792	210	1116	47%	40%	\$236,265	\$238,726	369	2737	189	1076	51%	39%	\$234,463	\$231,622

Average Sales YTD 2014

\$239,841

Average Sales YTD 2013

\$238,490

Month: JULY 2014

Month: JULY 2013

YTD: JANUARY 2014 - JULY 2014

YTD: JANUARY 2013- JULY 2013

12 Month: AUGUST 2013 - JULY 2014

12 Month: AUGUST 2012 - JULY 2013