

## Grey Bruce Owen Sound home sales almost match May's record in June

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound just missed reaching the highest level on record in June 2016.

Home sales numbered 330 units in June 2016, rising 9.3 per cent on a year-over-year basis. This was just two sales short of the all-time record set in May 2016.

On a year-to-date basis home sales were running 15.1 per cent ahead of the first half of 2015. This was a record for the period.

The average price of homes sold in June 2016 was a record \$264,321, up 3.3 per cent on a year-over-year basis. On a year-to-date basis the average price of home sales in the first half of 2016 was \$255,775, rising 3.6 per cent.

New residential listings on the Association's MLS® System numbered 465 units in June 2016. This was a decrease of 20.1 per cent compared to June 2015.

Active residential listings totalled 1,481 units at the end of June, down 41.4 per cent from the same time last year.

The number of months of inventory stood at 4.5 at the end of June, down from 8.4 months at the end of June 2015 and well below 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.

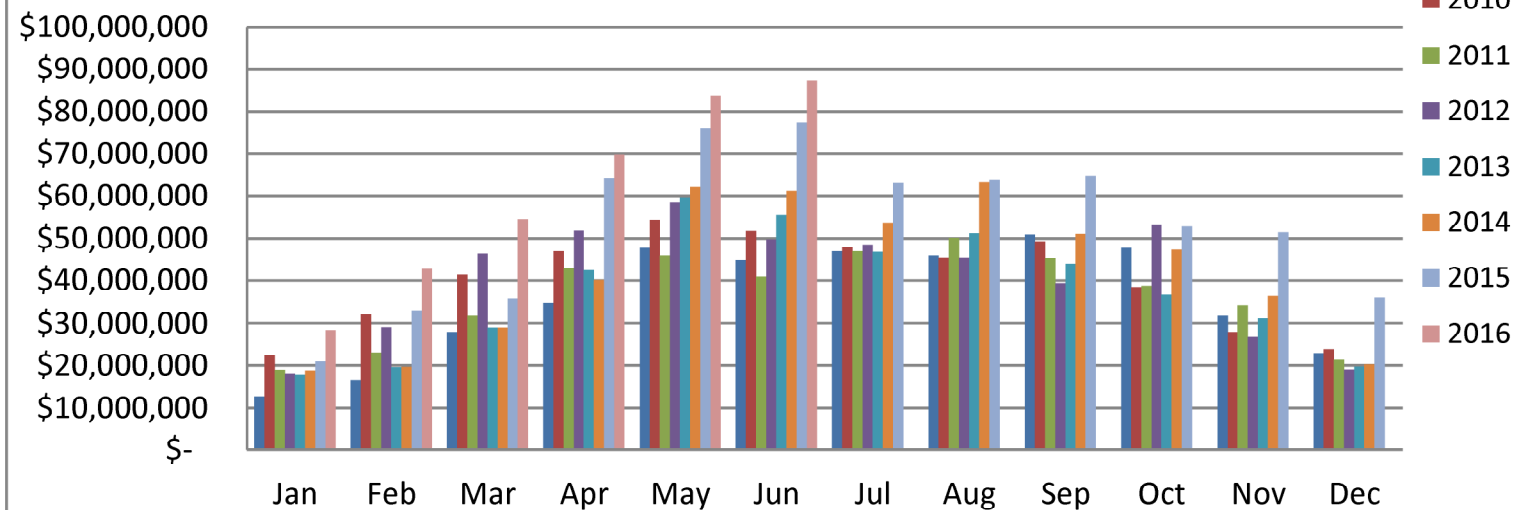
The dollar value of all home sales in June was \$87.2 million, up 12.9 per cent on a year-over-year basis. This was the highest level of any month on record.

Sales of all types of properties numbered 384 units in June 2016, up 5.5 per cent from the previous June. The total value of all properties sold in June 2016 was \$99.5 million, an increase of 10.2 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.*

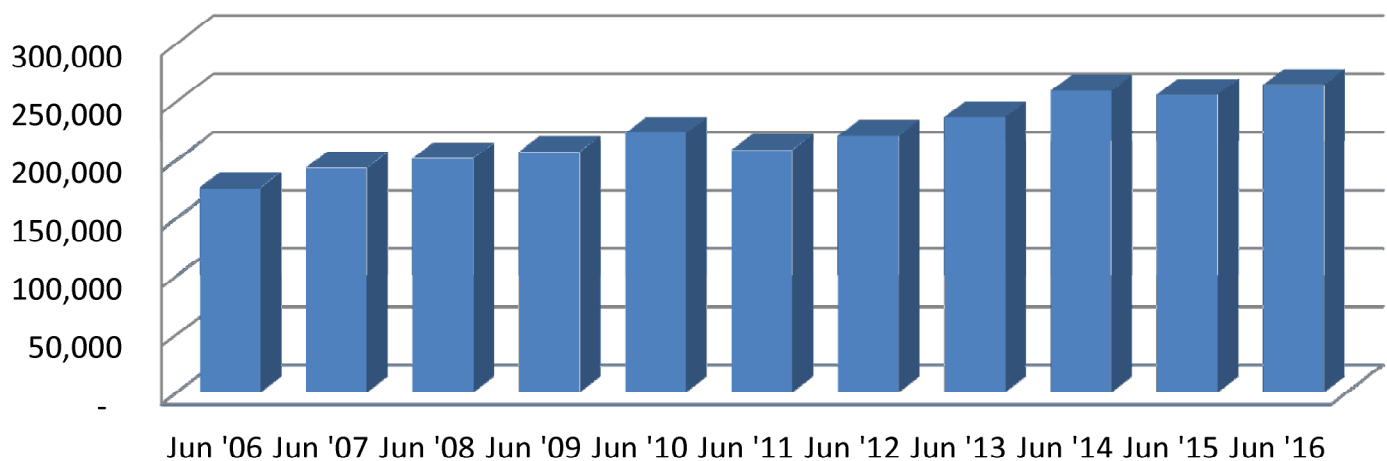
Total Residential Units Sold in the RAGBOS area:

## RAGBOS Residential MLS® SALES VOLUME by Month (2009 to 2016)



Average Residential Sale Prices from 2006 to 2016:

## Average Residential Sale Prices June 2006-2016



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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

[JUNE 2016 ]

Area	2016								2015							
	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	14	85	16	47	114%	55%	\$266,194	\$202,024	30	118	8	45	27%	38%	\$223,525	\$179,692
NBP	26	129	9	63	35%	49%	\$299,722	\$270,672	29	131	14	53	48%	40%	\$343,107	\$259,328
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	50	242	23	80	46%	33%	\$249,104	\$232,772	53	261	12	83	23%	32%	\$274,225	\$237,550
SS	40	221	25	143	63%	65%	\$351,740	\$326,926	43	258	33	120	77%	47%	\$324,176	\$321,364
CH	9	54	7	42	78%	78%	\$339,143	\$280,599	21	96	13	37	62%	39%	\$288,346	\$247,242
GB	26	158	20	76	77%	48%	\$316,040	\$312,709	17	165	17	57	100%	35%	\$285,912	\$289,333
MM	9	48	9	29	100%	60%	\$321,722	\$372,596	8	52	6	29	75%	56%	\$426,500	\$299,922
OS	49	268	35	159	71%	59%	\$234,999	\$221,349	66	281	44	146	67%	52%	\$207,043	\$210,520
BN	16	71	7	46	44%	65%	\$231,500	\$219,069	15	112	9	63	60%	56%	\$188,333	\$223,121
HK	19	111	19	63	100%	67%	\$267,642	\$273,731	24	116	10	46	42%	40%	\$355,363	\$239,793
KIN	45	195	20	104	44%	53%	\$255,070	\$279,910	43	191	31	99	72%	52%	\$261,247	\$255,825
SB	7	27	3	20	43%	74%	\$199,633	\$185,671	6	46	2	22	33%	48%	\$241,750	\$188,615
GRH	15	95	11	88	73%	93%	\$274,052	\$265,854	11	103	13	64	118%	62%	\$307,461	\$274,773
HN	8	87	16	62	200%	71%	\$255,396	\$229,385	19	86	7	47	37%	55%	\$231,593	\$218,470
SG	8	37	8	27	100%	73%	\$326,938	\$296,576	5	50	6	31	120%	62%	\$371,250	\$247,334
WG	25	141	22	98	88%	70%	\$277,591	\$272,793	35	147	22	86	63%	59%	\$246,795	\$261,361
MN	11	75	9	56	82%	75%	\$239,363	\$231,334	7	70	13	40	186%	57%	\$233,423	\$244,391
WN	12	53	7	52	58%	98%	\$289,286	\$242,057	15	87	12	58	80%	67%	\$277,825	\$246,801
OB	11	64	8	37	73%	58%	\$373,281	\$295,973	6	53	7	24	117%	45%	\$421,377	\$306,586
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
<b>Total</b>	<b>400</b>	<b>2161</b>	<b>274</b>	<b>1292</b>	<b>69%</b>	<b>60%</b>	<b>\$279,889</b>	<b>\$264,425</b>	<b>453</b>	<b>2423</b>	<b>279</b>	<b>1150</b>	<b>62%</b>	<b>47%</b>	<b>\$276,997</b>	<b>\$250,282</b>

<b>Average Sales YTD 2016</b>	<b>\$272,371</b>	<b>Average Sales YTD 2015</b>	<b>\$259,907</b>
<b>Month: JUNE 2016</b>		<b>Month: JUNE 2015</b>	
<b>YTD: JANUARY 2016 - JUNE 2016</b>		<b>YTD: JANUARY 2015 - JUNE 2015</b>	
<b>12 Month: JUNE 2015 - JUNE 2016</b>		<b>12 Month: JUNE 2014 - JUNE 2015</b>	