

## Grey Bruce Owen Sound home sales remain strong in June

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound edged higher on a year-over-year basis in June 2014.

Home sales numbered 236 units in June 2014. This was up by just one sale from a year earlier but came in well above the five-year average for the month and right in line with the longer 10-year average.

On a year-to-date basis home sales were running two per cent ahead of the first half of 2013.

Sales of all types of properties numbered 287 units in June 2014, down three per cent on a year-over-year basis.

The average price of homes sold in June 2014 was a record \$259,026. This was the first time the average sale price has ever topped the \$250,000 mark. It was an increase of 10 per cent from June 2013.

New residential listings on the Association's MLS® System numbered 599 units in June 2014, a record for this month. It was an increase of 18 per cent compared to June 2013.

Active residential listings totalled 2,573 units at the end of June, up five per cent from the same time last year. This was the largest number of homes on the market since August 1997.

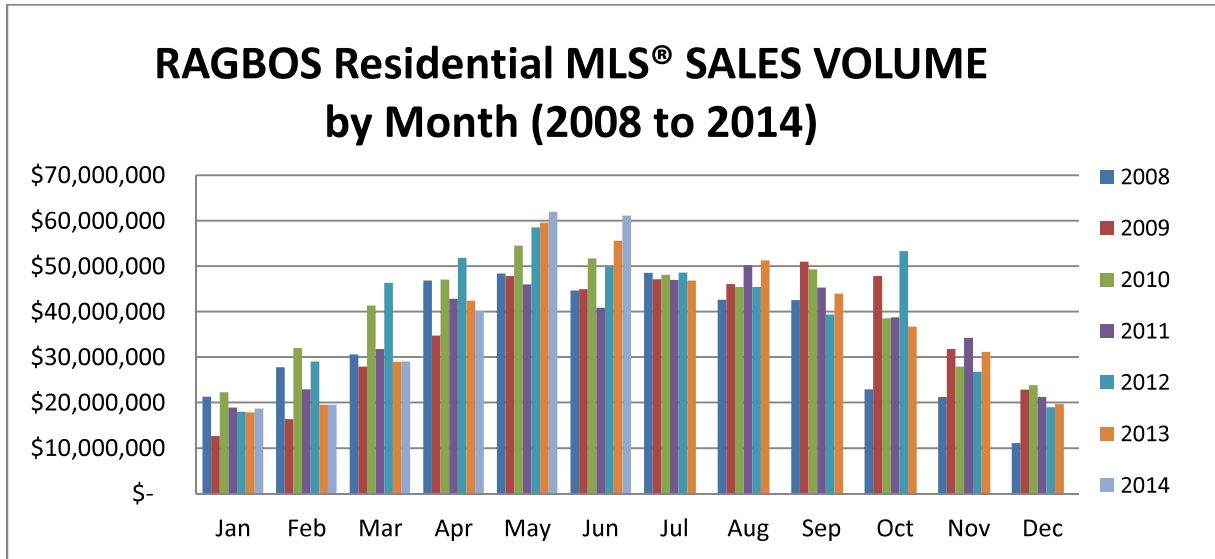
The number of months of inventory stood at 10.9 at the end of June, up slightly from 10.5 months at the end of June 2013 and above the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in June was \$61.1 million, up 10 per cent on a year-over-year basis. This was the highest level for the month of June and only the fourth time on record the dollar volume had broken \$60 million

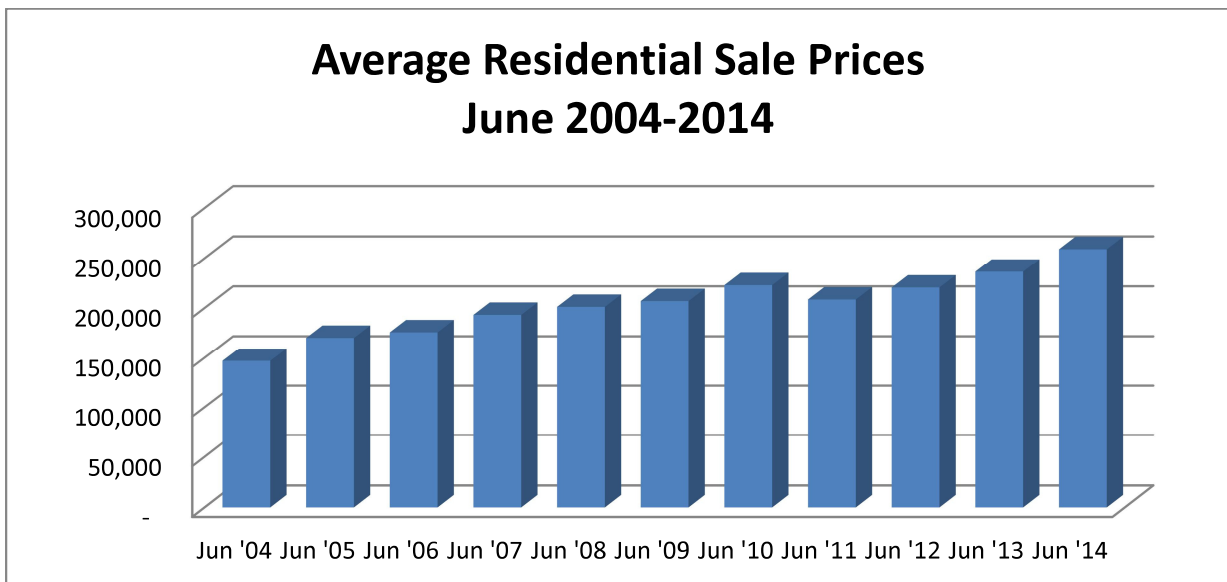
The total value of all properties sold in June 2014 was \$72.1 million, an increase of three per cent from a year earlier.

*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

[JUNE 2014 ]

Area	2014								2013								
	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	25	101	8	29	32%	29%	\$177,688	\$168,993	19	106	8	33	42%	31%	\$164,300	\$180,756	
NBP	29	148	16	45	55%	30%	\$272,831	\$261,173	28	129	16	35	57%	27%	\$331,900	\$248,869	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	56	242	12	58	21%	24%	\$249,542	\$227,060	38	233	12	67	32%	29%	\$201,375	\$222,580	
SS	41	221	29	106	71%	48%	\$355,031	\$307,038	39	237	24	90	62%	38%	\$313,242	\$280,354	
CH	17	78	2	23	12%	29%	\$177,500	\$221,520	10	81	7	32	70%	40%	\$244,357	\$229,096	
GB	35	155	11	47	31%	30%	\$305,182	\$296,135	23	151	11	49	48%	32%	\$289,027	\$285,647	
ME	13	68	5	22	38%	32%	\$299,000	\$260,971	11	71	7	21	64%	30%	\$296,157	\$288,956	
OS	44	271	23	120	52%	44%	\$232,761	\$209,716	43	263	22	109	51%	41%	\$186,980	\$195,280	
BN	18	103	8	45	44%	44%	\$205,488	\$192,178	21	101	5	38	24%	38%	\$180,080	\$207,915	
HK	25	117	14	40	56%	34%	\$215,021	\$243,002	27	125	10	40	37%	32%	\$302,700	\$247,863	
KIN	35	196	20	81	57%	41%	\$271,443	\$242,137	35	206	20	74	57%	36%	\$269,312	\$246,086	
SB	7	49	6	22	86%	45%	\$165,000	\$197,300	10	48	9	20	90%	42%	\$195,389	\$199,449	
GRH	17	115	9	47	53%	41%	\$320,767	\$256,573	12	111	4	43	33%	39%	\$358,500	\$274,486	
HN	14	93	9	52	64%	56%	\$270,794	\$202,482	18	93	14	49	78%	53%	\$192,500	\$207,943	
SG	12	54	7	23	58%	43%	\$230,557	\$235,618	8	48	4	28	50%	58%	\$222,875	\$227,922	
WG	30	135	12	53	40%	39%	\$215,938	\$231,739	31	152	18	72	58%	47%	\$269,433	\$229,548	
MN	11	59	5	35	45%	59%	\$232,600	\$179,359	22	74	9	23	41%	31%	\$193,856	\$188,165	
WN	11	77	7	40	64%	52%	\$218,214	\$229,366	10	82	9	45	90%	55%	\$243,767	\$212,223	
OB	11	54	5	19	45%	35%	\$330,200	\$325,809	9	57	3	19	33%	33%	\$203,500	\$236,621	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
<b>Total</b>	<b>451</b>	<b>2336</b>	<b>208</b>	<b>907</b>	<b>46%</b>	<b>39%</b>	<b>\$262,411</b>	<b>\$238,631</b>	<b>414</b>	<b>2368</b>	<b>212</b>	<b>887</b>	<b>51%</b>	<b>37%</b>	<b>\$250,600</b>	<b>\$232,392</b>	
<b>Average Sales YTD 2014</b>								<b>\$240,797</b>	<b>Average Sales YTD 2013</b>								<b>\$239,348</b>
Month: JUNE 2014									Month: JUNE 2013								
YTD: JANUARY 2014 - JUNE 2014									YTD: JANUARY 2013- JUNE 2013								
12 Month: JULY 2013 - JUNE 2014									12 Month: JULY 2012 - JUNE 2013								