

Grey Bruce Owen Sound home sales reach new all-time record

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound reached the highest level on record in May 2016.

Home sales numbered a record 332 units in May 2016, rising 11.8 per cent on a year-over-year basis.

On a year-to-date basis home sales were running 17 per cent ahead of the first five months of 2015. This was a record for the period and marked just the second time sales had ever surpassed 1,000 in the first five months of any year. The last time was back in 2002.

Sales of all types of properties numbered 411 units in May 2016, up 14.5 per cent from the previous May.

The average price of homes sold in May 2016 was \$251,596, edging down 1.7 per cent on a year-over-year basis. On a year-to-date basis the average price of home sales in the first five months of 2016 was \$253,215, rising 3.8 per cent.

New residential listings on the Association's MLS® System numbered 664 units in May 2016. This was a decrease of 14 per cent compared to May 2015.

Active residential listings totalled 1,689 units at the end of May, down 30.4 per cent from the same time last year.

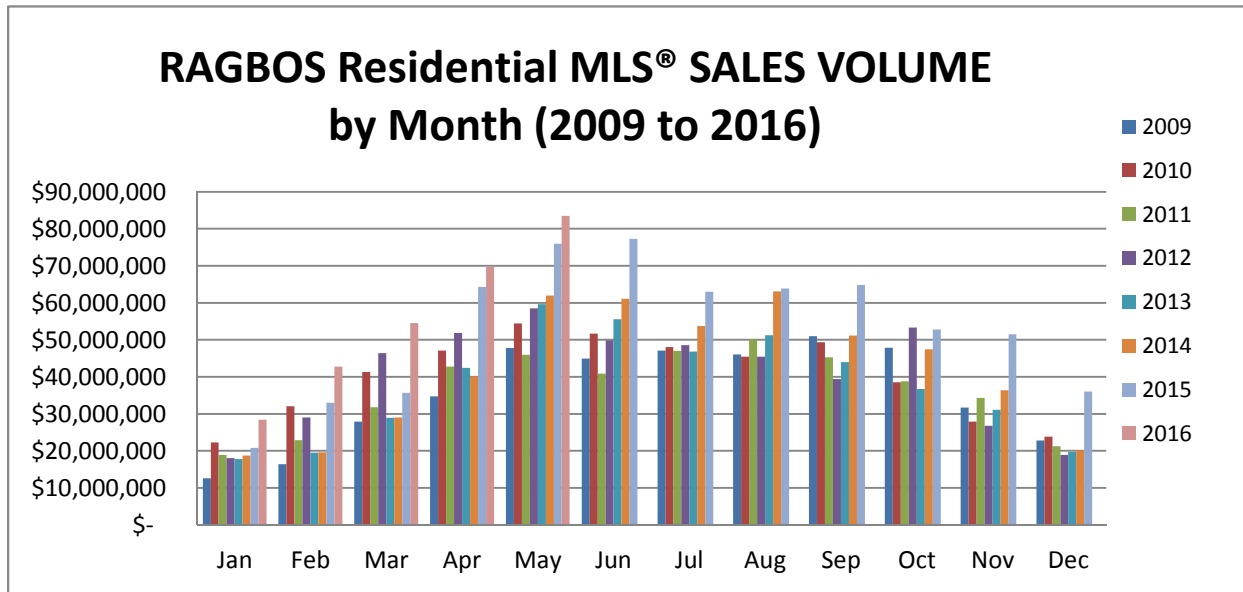
The number of months of inventory stood at 5.1 at the end of May, down from 8.2 months at the end of May 2015 and below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in May was \$83.5 million, up 9.9 per cent on a year-over-year basis. This was the highest level of any month on record and marked the first time volumes ever surpassed \$80 million.

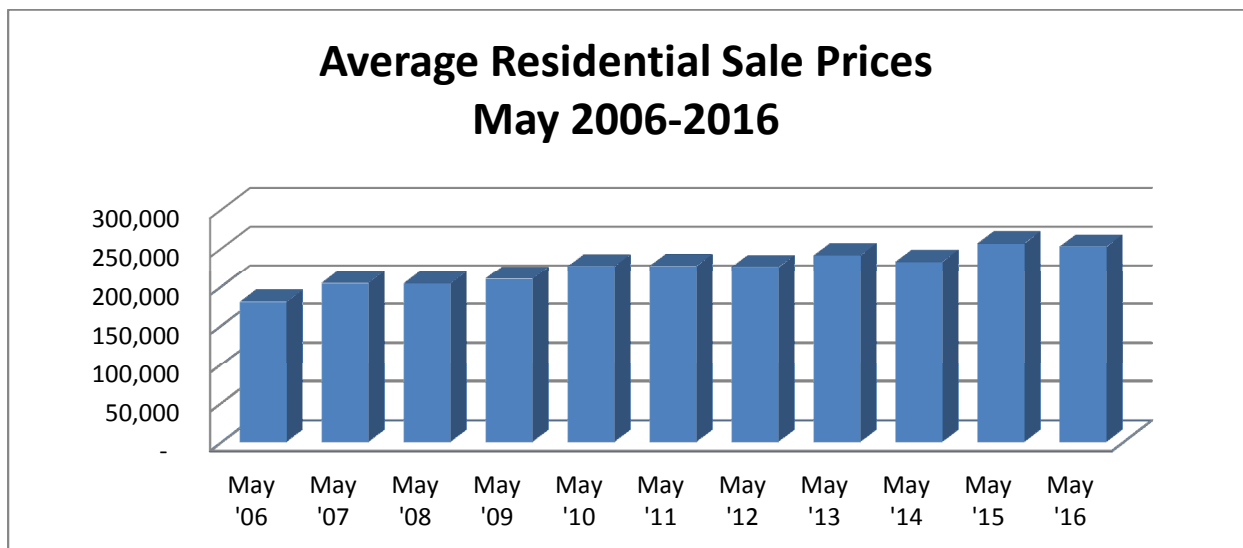
The total value of all properties sold in May 2016 was \$104 million, an increase of 8.9 per cent from a year earlier.

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 2006 to 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

[MAY 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	18	71	7	31	39%	44%	\$190,571	\$192,311	22	88	12	37	55%	42%	\$152,417	\$175,960	
NBP	32	103	19	54	59%	52%	\$266,263	\$276,126	35	102	15	39	43%	38%	\$238,583	\$251,208	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	67	191	18	56	27%	29%	\$242,500	\$233,983	69	208	22	71	32%	34%	\$262,450	\$235,889	
SS	45	181	28	116	62%	64%	\$301,493	\$324,071	61	215	26	87	43%	40%	\$356,137	\$325,016	
CH	8	45	11	35	138%	78%	\$346,773	\$277,569	19	75	9	24	47%	32%	\$224,389	\$234,374	
GB	31	131	20	56	65%	43%	\$295,120	\$309,031	50	148	11	40	22%	27%	\$308,132	\$292,487	
MM	10	39	6	20	60%	51%	\$424,733	\$387,621	9	44	4	23	44%	52%	\$301,875	\$286,430	
OS	54	219	43	125	80%	57%	\$229,722	\$217,642	66	215	33	102	50%	47%	\$234,261	\$211,610	
BN	15	53	18	39	120%	74%	\$241,278	\$215,606	21	97	17	54	81%	56%	\$250,076	\$224,865	
HK	20	91	14	44	70%	48%	\$262,185	\$281,696	28	92	14	36	50%	39%	\$270,036	\$227,738	
KIN	43	149	23	84	53%	56%	\$335,227	\$279,555	60	148	24	68	40%	46%	\$324,663	\$255,571	
SB	1	19	2	17	200%	89%	\$205,000	\$187,679	11	40	8	20	73%	50%	\$199,438	\$182,202	
GRH	18	80	22	76	122%	95%	\$255,036	\$267,905	19	92	14	51	74%	55%	\$302,679	\$272,891	
HN	16	78	8	45	50%	58%	\$174,438	\$225,862	22	67	10	40	45%	60%	\$286,140	\$220,555	
SG	9	29	6	19	67%	66%	\$318,000	\$300,850	7	45	3	25	43%	56%	\$229,000	\$236,039	
WG	29	116	15	76	52%	66%	\$275,827	\$268,965	26	112	13	64	50%	57%	\$214,465	\$260,294	
MN	18	64	13	48	72%	75%	\$265,369	\$230,130	23	63	10	27	43%	43%	\$187,650	\$246,012	
WN	11	41	11	45	100%	110%	\$260,627	\$243,084	18	72	8	46	44%	64%	\$263,125	\$240,455	
OB	16	53	9	28	56%	53%	\$305,689	\$303,216	17	47	4	17	24%	36%	\$268,250	\$290,518	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	461	1753	293	1014	64%	58%	\$271,661	\$263,988	583	1970	257	871	44%	44%	\$263,953	\$247,669	
Average Sales YTD 2016								\$269,713	Average Sales YTD 2015								\$254,452
Month: MAY 2016									Month: MAY 2015								
YTD: JANUARY 2016 - MAY 2016									YTD: JANUARY 2015- MAY 2015								
12 Month: MAY 2015 - MAY 2016									12 Month: MAY 2014 - MAY 2015								