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Grey Bruce Owen Sound home sales set new November record

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in well above year-ago levels in November 2015.

Home sales numbered 200 units in November 2015, jumping 28.2 per cent from November 2014. This was the best November on record by a considerable margin.

On a year-to-date basis sales activity was running 16.1 per cent ahead of the same period last year. With one month left to go in 2015, activity is running just 21 sales below the 2007 record.

Sales of all types of properties numbered 249 units in November 2015, up 23.9 per cent from the previous November.

The average price of homes sold in November 2015 was \$257,437, rising 10.4 per cent on a year-over-year basis. The year-to-date average price figure was \$244,774, up 7.7 per cent from the first 11 months of 2014.

New residential listings on the Association's MLS® System numbered 240 units in November 2015. This was a decrease of 12.4 per cent compared to November 2014.

Active residential listings totalled 1,574 units at the end of November, down 11.4 per cent from the same time last year.

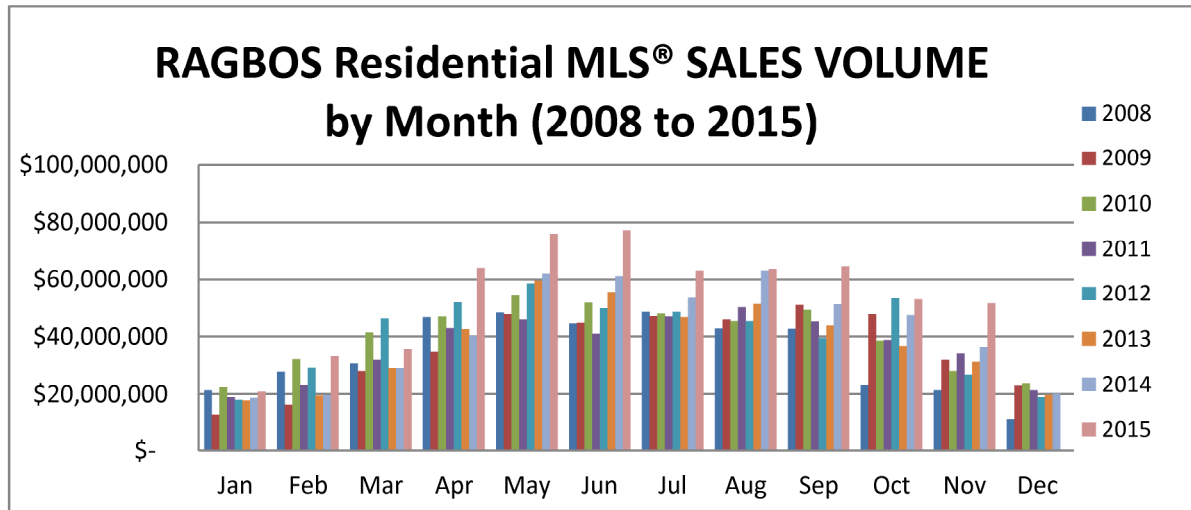
The number of months of inventory stood at 7.9 at the end of November, down from 11.4 months at the end of November 2014 and below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in November was \$51.5 million, up 41.6 per cent on a year-over-year basis. This was a record for the month of November and marked the first time dollar volumes had surpassed \$40 million in this month.

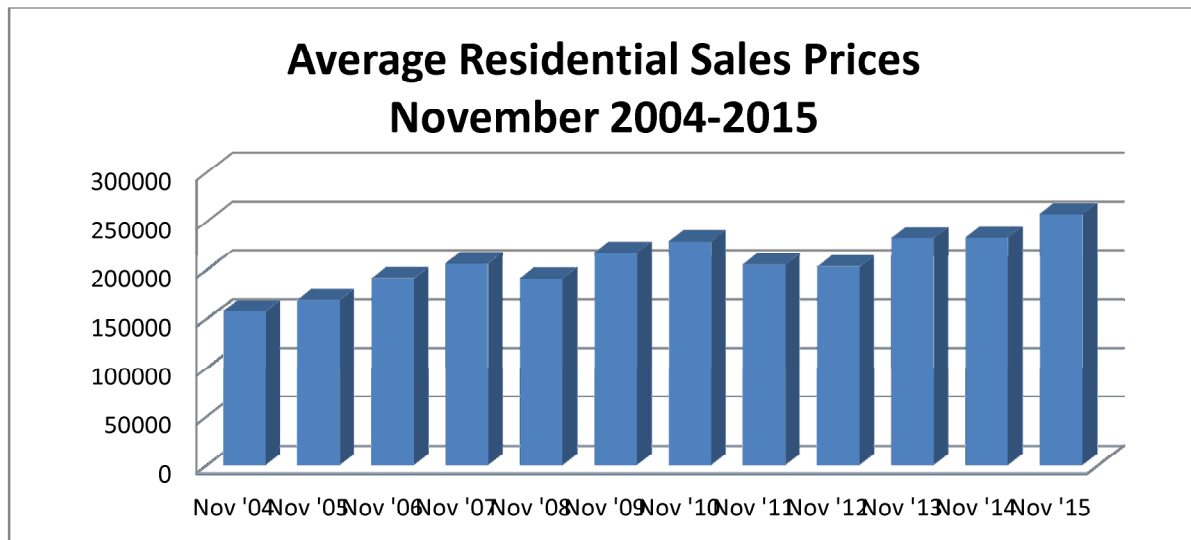
The total value of all properties sold in November 2015 was \$63.3 million, an increase of 26.7 per cent from a year earlier.

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 2004 to 2015:



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REALTORS® Association of Grey Bruce Owen Sound

MLS ® Statistic Report

Residential(single family) Activity by Area

[NOVEMBER 2015]

Area	2015								2014								
	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	5	179	8	88	160%	49%	\$222,238	\$186,849	7	172	9	81	129%	47%	\$195,000	\$177,786	
NBP	13	230	8	117	62%	51%	\$223,613	\$277,062	6	239	9	106	150%	44%	\$322,256	\$246,452	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	15	460	13	176	87%	38%	\$247,108	\$230,655	20	422	15	154	75%	36%	\$231,073	\$239,222	
SS	24	419	17	236	71%	56%	\$325,506	\$326,533	26	386	14	186	54%	48%	\$339,671	\$309,471	
CH	8	150	8	86	100%	57%	\$224,875	\$251,417	11	166	2	62	18%	37%	\$145,000	\$226,863	
GB	12	271	10	117	83%	43%	\$289,550	\$297,878	13	285	5	117	38%	41%	\$201,020	\$292,455	
MM	6	88	5	50	83%	57%	\$405,540	\$357,933	7	128	5	51	71%	40%	\$380,000	\$269,391	
OS	16	450	29	285	181%	63%	\$223,359	\$215,918	21	482	24	258	114%	54%	\$192,216	\$202,924	
BN	8	164	7	113	88%	69%	\$165,786	\$208,928	14	163	5	90	36%	55%	\$213,700	\$214,263	
HK	10	191	10	107	100%	56%	\$266,965	\$263,975	9	198	6	86	67%	43%	\$191,250	\$230,380	
KIN	22	328	15	203	68%	62%	\$259,343	\$263,646	26	374	16	169	62%	45%	\$245,188	\$247,282	
SB	3	76	2	38	67%	50%	\$153,250	\$185,646	7	91	2	35	29%	38%	\$177,500	\$169,814	
GRH	15	180	7	98	47%	54%	\$327,500	\$276,131	8	231	7	98	88%	42%	\$210,000	\$276,794	
HN	7	134	4	91	57%	68%	\$260,325	\$227,130	7	154	7	105	100%	68%	\$181,357	\$204,225	
SG	3	78	5	49	167%	63%	\$332,000	\$261,333	13	131	4	67	31%	51%	\$253,275	\$234,523	
WG	12	248	17	160	142%	65%	\$274,529	\$264,214	9	258	13	133	144%	52%	\$269,846	\$251,080	
MN	11	116	4	70	36%	60%	\$277,500	\$240,597	5	120	3	67	60%	56%	\$307,333	\$206,909	
WN	8	137	6	93	75%	68%	\$240,633	\$241,865	11	140	6	73	55%	52%	\$227,667	\$239,188	
OB	4	95	6	44	150%	46%	\$329,167	\$315,788	2	95	5	44	250%	46%	\$350,500	\$307,889	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	202	3994	181	2221	90%	56%	\$263,695	\$256,952	222	4235	157	1982	71%	47%	\$245,097	\$241,552	
Average Sales YTD 2015								\$258,597	Average Sales YTD 2014								\$242,034
Month: NOVEMBER 2015									Month: NOVEMBER 2014								
YTD: JANUARY 2015 - NOVEMBER 2015									YTD: JANUARY 2014 - NOVEMBER 2014								
12 Month: DECEMBER 2014 - NOVEMBER 2015									12 Month: DECEMBER 2013 - NOVEMBER 2014								