

Grey Bruce Owen Sound home sales post best November on record; supply at all-time lows

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound edged up on a year-over-year basis in November 2017.

Home sales numbered 205 units in November, up 2.5% from November 2016. This was the best November sales figure ever for the region.

On a year-to-date basis, home sales totalled 2,891 units over the first 11 months of the year. This trails the same period from last year by just one sale and stands well above all other years on record.

The average price of homes sold in November 2017 was \$294,543, up 14.3% year-over-year.

The year-to-date average price to November 2017 was \$291,314, rising a similar 12.4% from the first 11 months of 2016.

New residential listings on the Association's MLS® System numbered 170 units in November 2017. This was down 26.7% compared to November 2016.

Overall supply stands at record lows. Active residential listings totalled 628 units at the end of November, down 35% from the same time last year.

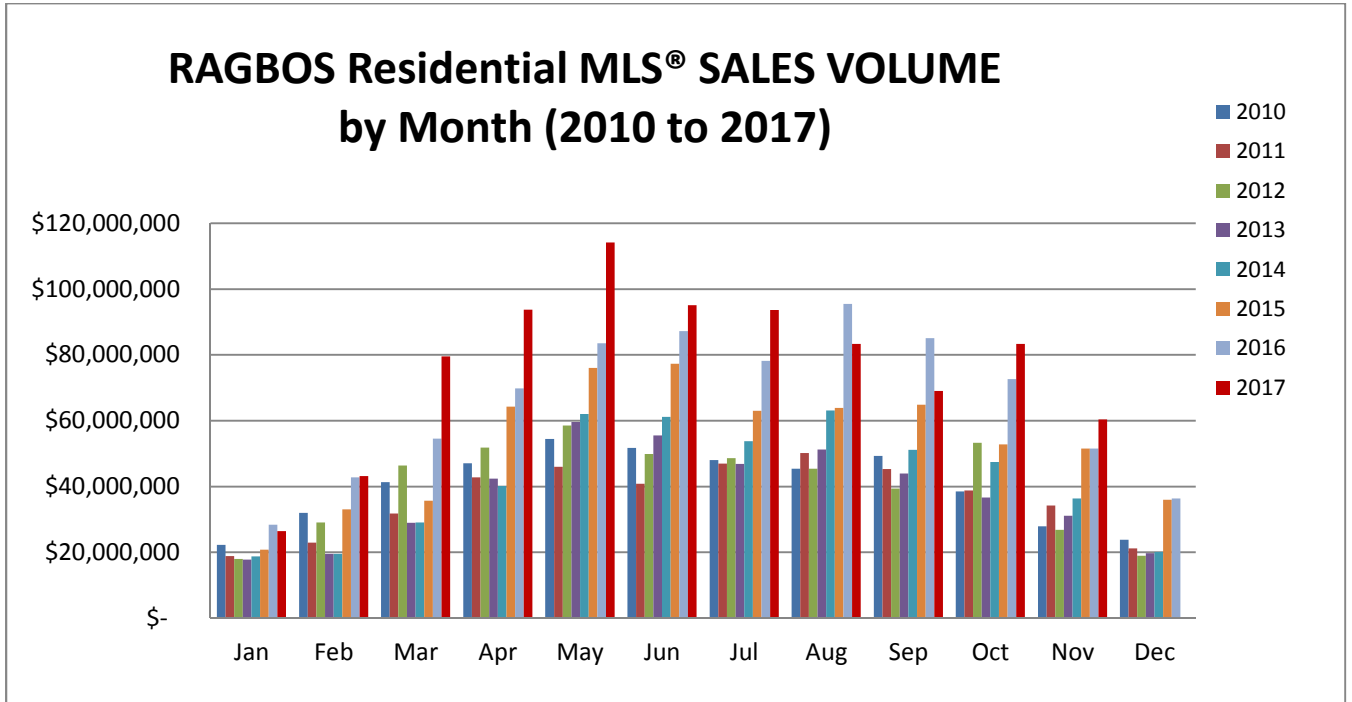
The number of months of inventory stood at 3.1 at the end of November, down from 4.8 months a year earlier and the lowest level on record for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in November was \$60.4 million, up 17.2% on a year-over-year basis.

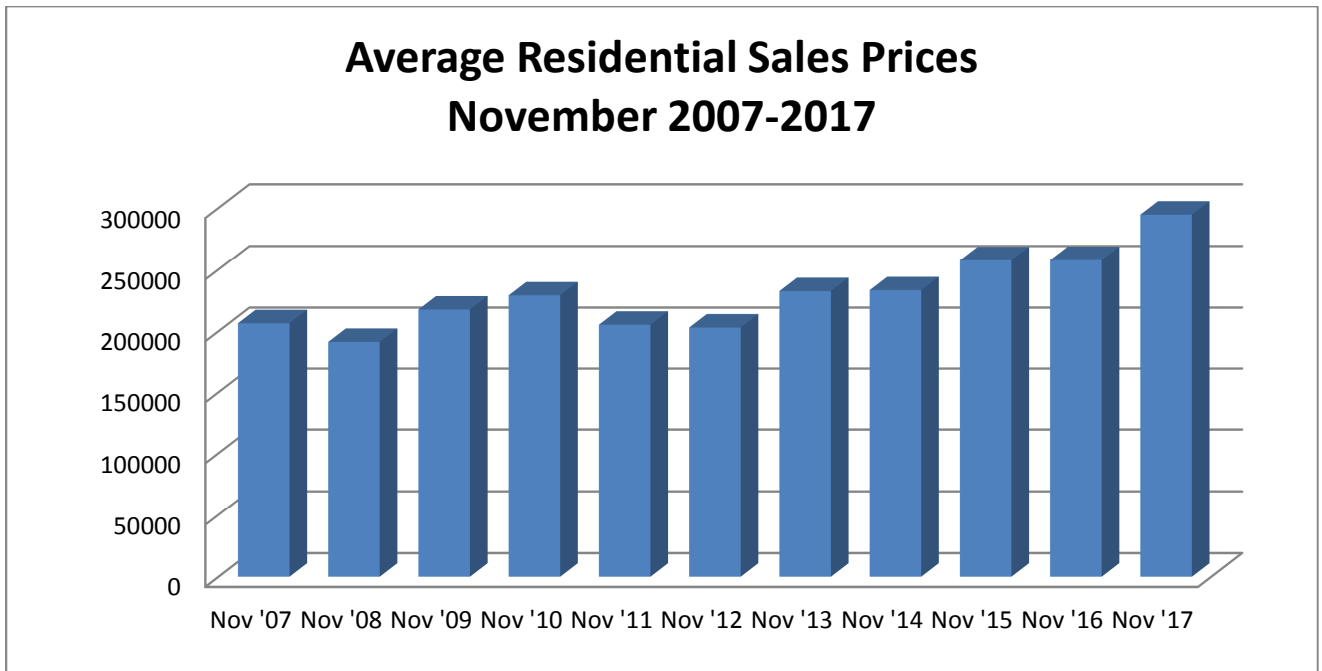
Sales of all types of properties numbered 257 units in November 2017, up 2.4% from the previous November. The total value of all properties sold in November 2017 was \$73.9 million, rising 4.2% from a year earlier.

The REALTORS® Association of Grey Bruce Owen Sound represents approximately 375 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 2007 to 2017:



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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

[NOVEMBER 2017]

Area	2017								2016							
	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	3	129	11	112	367%	87%	\$217,727	\$227,665	11	145	7	99	64%	68%	\$274,714	\$203,757
NBP	6	167	8	138	133%	83%	\$307,250	\$343,360	5	197	9	149	180%	76%	\$247,056	\$277,013
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	17	287	19	207	112%	72%	\$242,595	\$284,371	15	346	12	201	80%	58%	\$273,117	\$249,315
SS	11	311	13	258	118%	83%	\$397,100	\$380,188	13	365	16	268	123%	73%	\$325,619	\$334,892
CH	6	132	4	97	67%	73%	\$266,000	\$332,997	5	97	7	85	140%	88%	\$240,286	\$306,650
GB	8	213	9	163	113%	77%	\$311,078	\$368,013	15	261	11	167	73%	64%	\$350,664	\$329,416
MM	1	89	7	62	700%	70%	\$519,129	\$418,764	4	74	3	48	75%	65%	\$444,667	\$369,578
OS	16	396	19	345	119%	87%	\$233,355	\$249,799	16	408	21	306	131%	75%	\$220,471	\$232,473
BN	7	140	6	113	86%	81%	\$189,300	\$258,120	9	135	11	101	122%	75%	\$297,627	\$243,217
HK	4	161	10	134	250%	83%	\$300,493	\$300,221	14	189	8	121	57%	64%	\$258,750	\$276,468
KIN	15	318	13	233	87%	73%	\$270,185	\$285,857	17	328	9	190	53%	58%	\$238,267	\$298,671
SB	1	45	2	41	200%	91%	\$201,500	\$237,720	4	55	6	46	150%	84%	\$165,667	\$203,541
GRH	4	122	5	88	125%	72%	\$576,200	\$380,050	4	142	7	140	175%	99%	\$491,536	\$292,592
HN	9	164	7	142	78%	87%	\$299,472	\$262,028	7	139	8	107	114%	77%	\$229,500	\$227,772
SG	6	70	7	48	117%	69%	\$424,314	\$406,294	5	64	5	49	100%	77%	\$256,700	\$290,571
WG	10	209	8	153	80%	73%	\$353,125	\$328,452	8	214	2	189	25%	88%	\$375,000	\$283,986
MN	1	82	4	53	400%	65%	\$321,250	\$296,861	6	116	5	101	83%	87%	\$338,700	\$244,508
WN	6	99	6	78	100%	79%	\$295,983	\$309,197	7	100	5	88	71%	88%	\$306,400	\$273,705
OB	2	100	6	72	300%	72%	\$271,500	\$359,458	3	92	5	69	167%	75%	\$324,300	\$331,297
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	133	3234	164	2537	123%	78%	\$305,332	\$310,004	168	3467	157	2524	93%	73%	\$285,201	\$277,317

Average Sales YTD 2017	\$311,717	Average Sales YTD 2016	\$278,672
Month: NOVEMBER 2017		Month: NOVEMBER 2016	
YTD: JANUARY 2017 - NOVEMBER 2017		YTD: JANUARY 2016- NOVEMBER 2016	
12 Month: NOVEMBER 2016 - NOVEMBER 2017		12 Month: NOVEMBER 2015 - NOVEMBER 2016	