

## **Grey Bruce Owen Sound home sales post best October in five years**

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound posted another big year-over-year gain in October 2014.

Home sales numbered 209 units in October 2014. This was up 20.8 per cent from October 2013 and marked the third best October on record. It was also the best month of October since 2009.

A total of 1,966 homes have traded hands so far this year. This is running 10.1 per cent ahead of the same period in 2013.

Sales of all types of properties numbered 275 units in October 2014, up 20.6 per cent on a year-over-year basis.

The average price of homes sold in October 2014 was \$227,047. This marked an increase of 7.1 per cent from October 2013. Over the first 10 months of the year prices have been fairly flat. The year-to-date average sale price to the end of October was \$226,852, edging up just 0.6 per cent from the same period last year.

Both new and overall supply have been on the rise in recent months after having fallen to start the year.

New residential listings on the Association's MLS® System numbered 303 units in October 2014. This was an increase of 5.2 per cent compared to October 2013.

Active residential listings totalled 2,040 units at the end of October, up 4.8 per cent from the same time last year. Overall supply is running at elevated levels compared to the past 15 years.

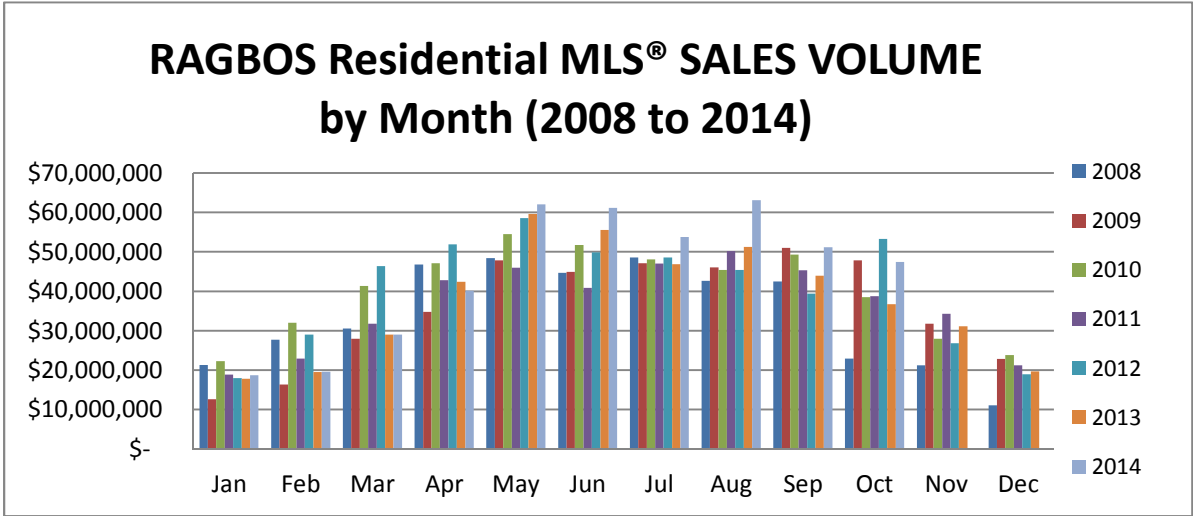
The number of months of inventory stood at 9.8 at the end of October, down from 11.3 months at the end of October 2013 but still above the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in October was \$47.5 million, up 29.3 per cent on a year-over-year basis.

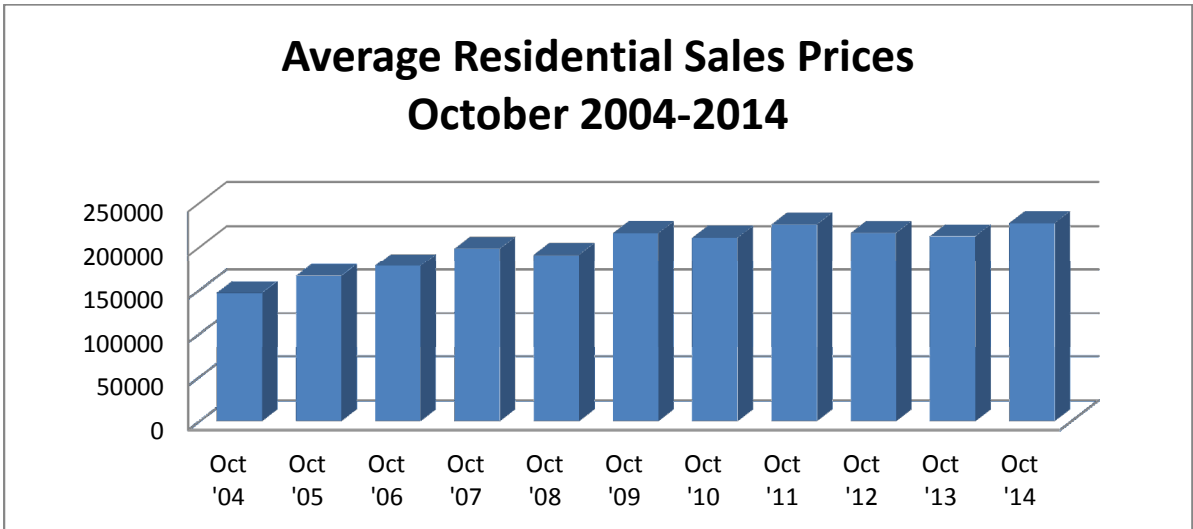
The total value of all properties sold in October 2014 was \$65.3 million, an increase of 40.5 per cent from a year earlier.

*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**

**[OCTOBER 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	18	161	7	71	39%	44%	\$156,286	\$175,326	12	166	4	61	33%	37%	\$131,500	\$183,084
NBP	15	225	17	96	113%	43%	\$209,912	\$243,071	7	176	6	75	86%	43%	\$224,583	\$273,302
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	19	380	15	132	79%	35%	\$220,333	\$235,057	20	346	7	119	35%	34%	\$266,929	\$223,711
SS	22	357	14	171	64%	48%	\$312,568	\$307,389	24	362	13	156	54%	43%	\$292,081	\$291,211
CH	7	123	4	47	57%	38%	\$326,350	\$237,152	8	123	8	54	100%	44%	\$240,063	\$211,358
GB	15	245	14	103	93%	42%	\$279,643	\$291,171	17	217	7	86	41%	40%	\$342,486	\$289,910
ME	4	101	4	42	100%	42%	\$232,500	\$257,633	8	109	2	42	25%	39%	\$313,500	\$268,800
OS	48	458	22	232	46%	51%	\$227,584	\$204,698	25	412	21	192	84%	47%	\$204,871	\$202,477
BN	12	144	4	83	33%	58%	\$278,250	\$211,055	19	170	7	68	37%	40%	\$164,000	\$200,562
HK	12	187	11	80	92%	43%	\$232,591	\$235,775	7	194	6	74	86%	38%	\$215,417	\$242,572
KIN	23	339	20	151	87%	45%	\$242,200	\$246,058	23	297	13	139	57%	47%	\$200,923	\$240,086
SB	3	79	5	33	167%	42%	\$135,300	\$168,203	4	72	2	31	50%	43%	\$180,000	\$209,351
GRH	18	201	3	79	17%	39%	\$347,500	\$271,573	15	182	10	82	67%	45%	\$201,550	\$264,786
HN	7	147	10	98	143%	67%	\$224,880	\$206,260	6	150	8	93	133%	62%	\$169,375	\$206,711
SG	8	97	9	53	113%	55%	\$219,528	\$224,935	6	75	5	42	83%	56%	\$264,280	\$239,122
WG	9	207	11	110	122%	53%	\$267,000	\$245,011	14	232	9	110	64%	47%	\$227,989	\$222,149
MN	1	105	4	60	400%	57%	\$206,875	\$189,051	12	132	11	55	92%	42%	\$137,273	\$185,788
WN	7	124	6	65	86%	52%	\$234,417	\$233,829	8	125	4	70	50%	56%	\$260,100	\$216,144
OB	7	87	5	37	71%	43%	\$233,600	\$304,648	13	103	5	40	38%	39%	\$309,380	\$260,810
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
<b>Total</b>	<b>255</b>	<b>3767</b>	<b>185</b>	<b>1743</b>	<b>73%</b>	<b>46%</b>	<b>\$239,453</b>	<b>\$239,106</b>	<b>248</b>	<b>3643</b>	<b>148</b>	<b>1589</b>	<b>60%</b>	<b>44%</b>	<b>\$223,242</b>	<b>\$234,345</b>

**Average Sales YTD 2014**

**\$238,780**

**Average Sales YTD 2013**

**\$237,343**

**Month:OCTOBER 2014**

**Month: OCTOBER 2013**

**YTD: JANUARY 2014 - OCTOBER 2014**

**YTD: JANUARY 2013- OCTOBER 2013**

**12 Month: NOVEMBER 2013 - OCTOBER 2014**

**12 Month: NOVEMBER 2012 - OCTOBER 2013**