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Grey Bruce Owen Sound home sales remain at near-record levels in October

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

Home sales numbered 216 units in October 2015, rising 3.3 per cent from October 2014. This was the third best October on record, and stood just six sales shy of the record for the month set in 2009.

On a year-to-date basis sales activity was running 15.2 per cent ahead of the same period last year. Activity remains on track for its second best year ever in 2015. The record was set in 2007.

Sales of all types of properties numbered 275 units in October 2015, unchanged from the previous October.

The average price of homes sold in October 2015 was \$244,422, rising 7.7 per cent on a year-over-year basis. The year-to-date average price figure was \$243,655, up 7.4 per cent from the first 10 months of 2014.

New residential listings on the Association's MLS® System numbered 316 units in October 2015. This was an increase of 4.3 per cent compared to October 2014.

Active residential listings totalled 1,866 units at the end of October, down 8.5 per cent from the same time last year.

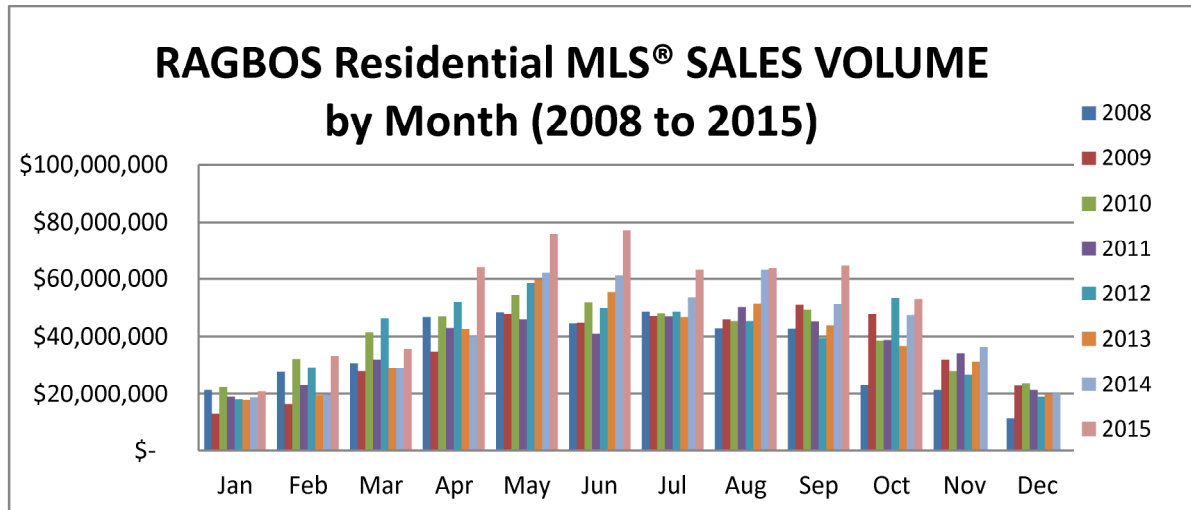
The number of months of inventory stood at 8.6 at the end of October, down from 9.8 months at the end of October 2014 and slightly below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in October was \$52.8 million, up 11.3 per cent on a year-over-year basis. This was a record for the month of October and marked the first time dollar volumes had surpassed \$50 million in this month.

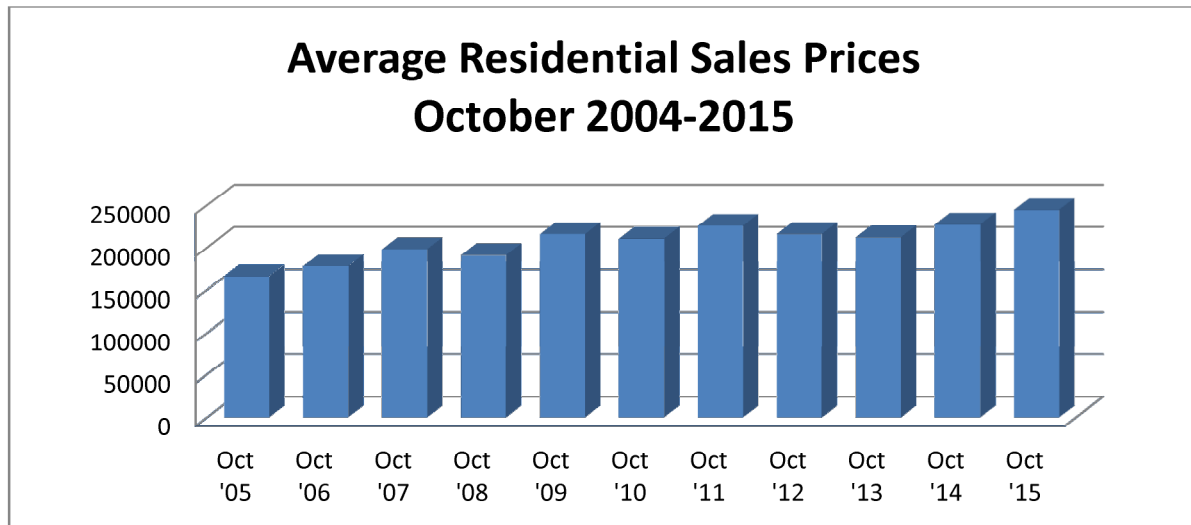
The total value of all properties sold in October 2015 was \$67.1 million, an increase of 2.8 per cent from a year earlier.

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

[OCTOBER 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	11	173	9	80	82%	46%	\$227,611	\$184,569	18	165	7	72	39%	44%	\$156,286	\$175,231	
NBP	12	217	13	109	108%	50%	\$356,115	\$283,736	16	234	17	97	106%	41%	\$209,912	\$243,137	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	35	448	16	163	46%	36%	\$202,656	\$229,489	19	402	17	139	89%	35%	\$225,882	\$238,254	
SS	22	395	22	219	100%	55%	\$326,322	\$327,375	23	360	14	172	61%	48%	\$312,568	\$307,862	
CH	6	143	12	78	200%	55%	\$218,042	\$251,411	8	155	6	60	75%	39%	\$274,233	\$240,426	
GB	14	259	9	107	64%	41%	\$282,333	\$294,450	15	272	16	112	107%	41%	\$294,688	\$293,788	
MM	4	82	4	45	100%	55%	\$690,600	\$355,429	7	121	5	46	71%	38%	\$243,000	\$262,158	
OS	25	434	20	256	80%	59%	\$201,389	\$213,249	48	461	22	234	46%	51%	\$227,584	\$204,289	
BN	8	155	8	106	100%	68%	\$198,625	\$211,762	13	149	4	85	31%	57%	\$278,250	\$213,935	
HK	13	181	11	97	85%	54%	\$228,164	\$259,697	12	189	11	80	92%	42%	\$232,591	\$234,630	
KIN	22	307	21	188	95%	61%	\$262,085	\$262,542	22	348	20	153	91%	44%	\$242,200	\$247,917	
SB	7	74	6	36	86%	49%	\$166,917	\$186,829	3	84	5	33	167%	39%	\$135,300	\$168,203	
GRH	14	165	4	91	29%	55%	\$218,386	\$268,145	22	223	4	91	18%	41%	\$344,625	\$278,392	
HN	6	127	7	87	117%	69%	\$266,286	\$222,552	7	147	10	98	143%	67%	\$224,880	\$206,260	
SG	7	76	3	44	43%	58%	\$217,167	\$254,193	8	118	12	63	150%	53%	\$218,063	\$235,322	
WG	18	235	11	143	61%	61%	\$283,173	\$263,583	12	249	13	120	108%	48%	\$304,846	\$249,172	
MN	9	105	6	66	67%	63%	\$235,750	\$241,328	2	115	4	64	200%	58%	\$206,875	\$201,398	
WN	7	129	4	87	57%	67%	\$233,750	\$241,063	7	129	7	67	100%	52%	\$266,357	\$239,442	
OB	10	90	3	38	30%	42%	\$283,500	\$317,816	8	93	6	39	75%	42%	\$233,167	\$306,164	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	250	3795	189	2040	76%	54%	\$261,139	\$255,606	270	4014	200	1825	74%	45%	\$244,754	\$241,924	
Average Sales YTD 2015									Average Sales YTD 2014								
\$258,102									\$241,770								
Month:OCTOBER 2015									Month: OCTOBER 2014								
YTD: JANUARY 2015 - OCTOBER 2015									YTD: JANUARY 2014 - OCTOBER 2014								
12 Month: NOVEMBER 2014 - OCTOBER 2015									12 Month: NOVEMBER 2013 - OCTOBER 2014								