

Grey Bruce Owen Sound home sales rebound to post best October on record

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 October 2017.

Home sales numbered 280 units in October, up 1.1% from October 2016. It was the best October sales figure ever in the region, marking a significant rebound from a quieter month of September.

On a year-to-date basis, home sales totalled 2,686 units over the first 10 months of the year. This trails the same period from last year by just six sales and stands well above all other years on record.

The average price of homes sold in October 2017 was \$297,724, up 13.5% year-over-year.

The year-to-date average price to October 2017 was \$291,068, rising a similar 12.3% from the first 10 months of 2016.

New residential listings on the Association's MLS® System numbered 337 units in October 2017. This was up 27.2% compared to October 2016.

Even so, overall supply is still at record lows. Active residential listings totalled 751 units at the end of October, down 33.5% from the same time last year. This was the lowest October level on record.

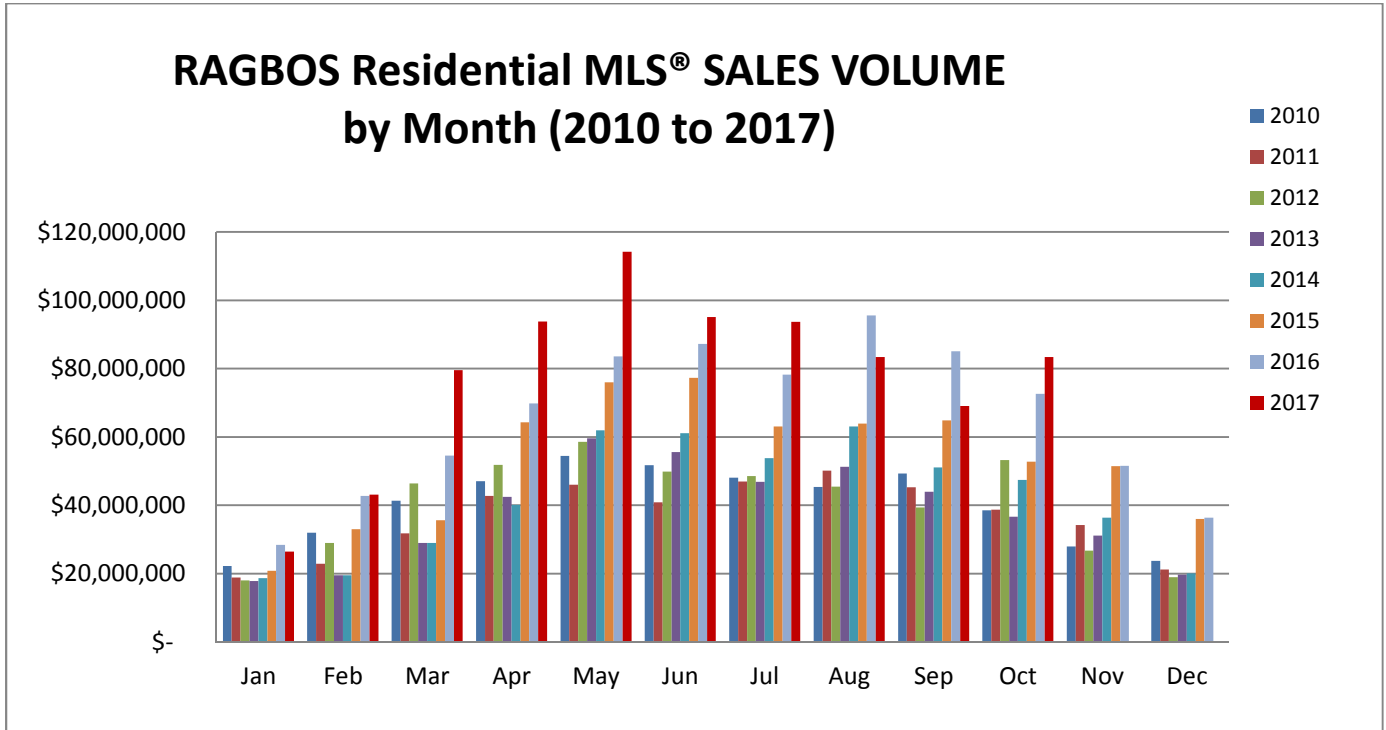
The number of months of inventory stood at 2.7 at the end of October, down from 4.1 months a year earlier and the lowest level on record for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in October was \$83.4 million, up 14.7% on a year-over-year basis.

Sales of all types of properties numbered 350 units in October 2017, down 1.1% from the previous October. The total value of all properties sold in October 2017 was \$103.5 million, rising 5.4% 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

[OCTOBER 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	18	126	9	101	50%	80%	\$272,500	\$231,582	10	134	7	92	70%	69%	\$215,786	\$200,195
NBP	11	160	9	130	82%	81%	\$331,556	\$339,319	7	192	18	140	257%	73%	\$284,017	\$275,983
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	16	269	19	188	119%	70%	\$300,674	\$285,481	22	331	21	185	95%	56%	\$239,795	\$249,536
SS	34	300	29	245	85%	82%	\$388,910	\$374,478	31	352	20	248	65%	70%	\$310,785	\$335,278
CH	6	126	12	93	200%	74%	\$342,658	\$330,101	7	92	8	76	114%	83%	\$300,938	\$302,606
GB	14	205	16	154	114%	75%	\$287,400	\$371,137	18	246	18	155	100%	63%	\$311,208	\$324,237
MM	6	88	4	55	67%	63%	\$423,875	\$408,685	4	70	5	45	125%	64%	\$532,800	\$367,380
OS	30	379	31	325	103%	86%	\$266,294	\$247,987	27	392	26	279	96%	71%	\$250,069	\$232,980
BN	15	133	12	107	80%	80%	\$269,500	\$264,315	10	126	11	89	110%	71%	\$215,091	\$233,112
HK	6	157	10	124	167%	79%	\$401,400	\$298,669	17	175	7	110	41%	63%	\$251,357	\$273,178
KIN	34	301	20	219	59%	73%	\$267,806	\$285,299	29	311	17	181	59%	58%	\$327,478	\$295,933
SB	0	43	7	39	%	91%	\$332,857	\$230,223	5	51	6	40	120%	78%	\$226,417	\$208,154
GRH	7	118	7	82	100%	69%	\$311,700	\$377,519	7	138	11	133	157%	96%	\$343,227	\$281,420
HN	15	154	12	135	80%	88%	\$285,038	\$258,523	7	132	9	99	129%	75%	\$220,156	\$226,616
SG	5	63	2	41	40%	65%	\$190,000	\$387,696	4	59	4	44	100%	75%	\$246,500	\$294,098
WG	18	200	14	143	78%	72%	\$327,371	\$327,472	4	206	14	187	350%	91%	\$315,746	\$283,949
MN	14	80	6	49	43%	61%	\$258,833	\$298,721	4	110	8	96	200%	87%	\$335,450	\$241,394
WN	7	94	10	72	143%	77%	\$289,640	\$309,993	9	93	6	83	67%	89%	\$246,667	\$269,814
OB	8	97	9	66	113%	68%	\$414,667	\$364,347	5	89	4	64	80%	72%	\$385,750	\$331,601
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	264	3093	238	2368	90%	77%	\$314,158	\$308,412	227	3299	220	2346	97%	71%	\$286,229	\$275,556

Average Sales YTD 2017

\$312,091

Average Sales YTD 2016

\$278,400

Month:OCTOBER 2017

Month: OCTOBER 2016

YTD: JANUARY 2017 - OCTOBER 2017

YTD: JANUARY 2016- OCTOBER 2016

12 Month: OCTOBER 2016 - OCTOBER 2017

12 Month: OCTOBER 2015 - OCTOBER 2016