

Grey Bruce Owen Sound home sales up in September

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 September 2014, although activity was not as strong as it had been in August.

Home sales numbered 228 units in September 2014. This was up 18.1 per cent from September 2013 and marked a five-year high for the month of September. It was also running ahead of both the five and 10-year averages for the month.

A total of 1,757 homes have traded hands so far this year. This is running nine per cent ahead of the same period in 2013.

Sales of all types of properties numbered 286 units in September 2014, up 12.2 per cent on a year-over-year basis.

The average price of homes sold in September 2014 was \$224,242. This marked a decrease of 1.6 per cent from September 2013. Over the first eight months of the year prices have been fairly flat. The year-to-date average sale price to the end of September was \$226,829, virtually unchanged (-\$204) from the same period last year.

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

New residential listings on the Association's MLS® System numbered 441 units in September 2014. This was an increase of 18.9 per cent compared to September 2013.

Active residential listings totalled 2,387 units at the end of September, up 5.0 per cent from the same time last year.

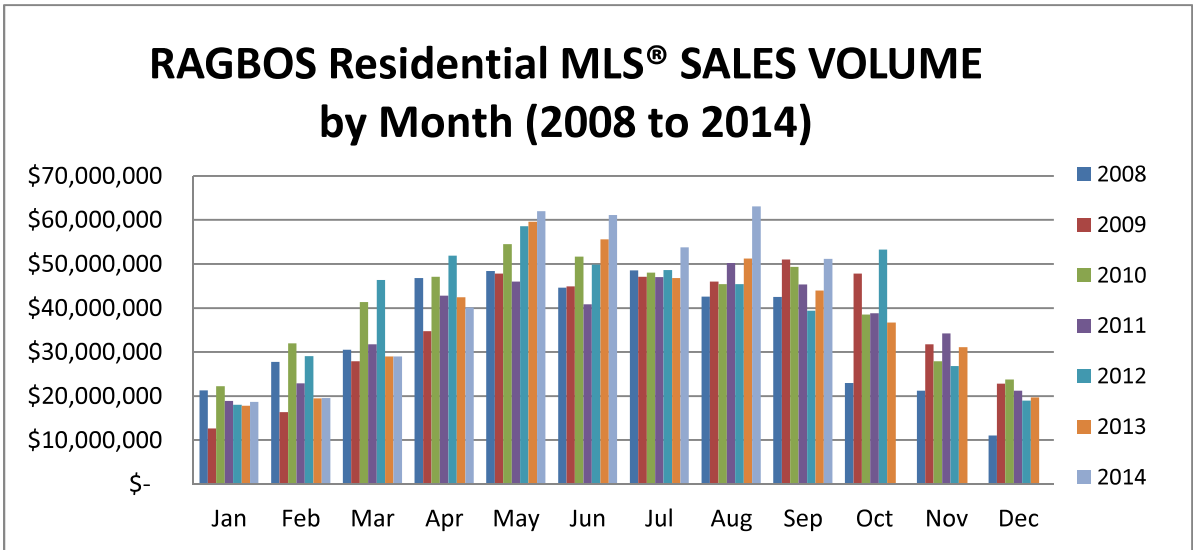
The number of months of inventory stood at 10.5 at the end of September, down from 11.8 months at the end of September 2013 but still above the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in September was \$51.1 million, up 16.3 per cent on a year-over-year basis. This was the highest September dollar volume on record.

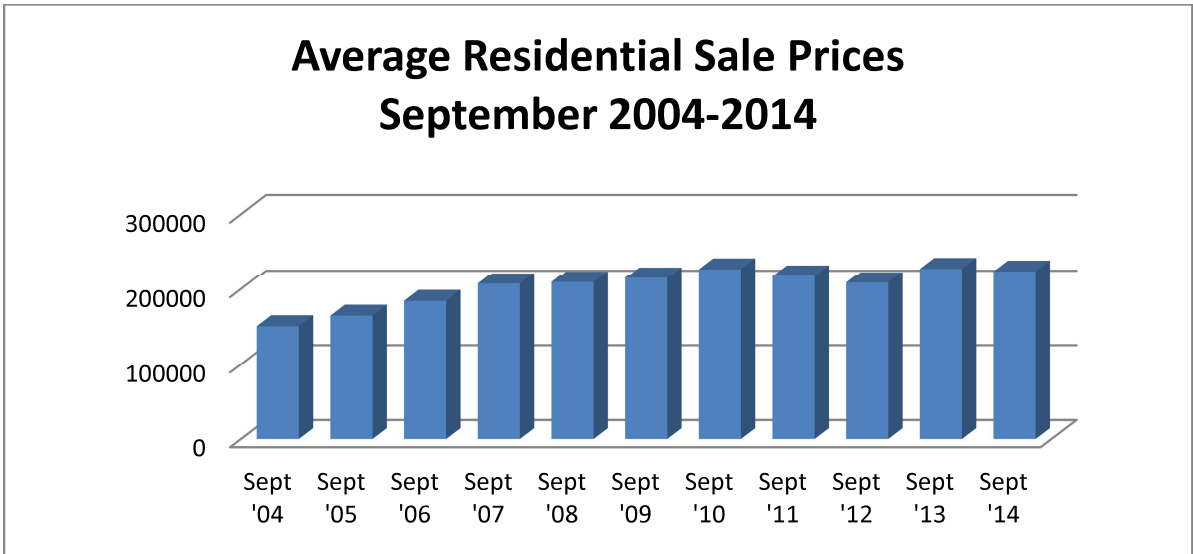
The total value of all properties sold in September 2014 was \$67.9 million, an increase of 10.2 per cent from a year earlier.

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

[SEPTEMBER 2014]

Area	2014								2013							
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price	
Area	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month
AE	12	143	11	64	92%	45%	\$214,900	\$174,794	10	154	9	57	90%	37%	\$193,611	\$183,660
NBP	11	208	17	79	155%	38%	\$224,018	\$247,888	8	169	7	69	88%	41%	\$230,143	\$267,534
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	32	360	20	117	63%	33%	\$213,950	\$238,346	23	326	15	112	65%	34%	\$239,220	\$223,479
SS	40	335	17	157	43%	47%	\$292,221	\$305,990	31	338	22	143	71%	42%	\$317,573	\$289,092
CH	12	116	3	43	25%	37%	\$199,667	\$231,301	14	115	4	46	29%	40%	\$166,250	\$214,297
GB	29	230	9	89	31%	39%	\$292,833	\$295,991	13	200	9	79	69%	40%	\$275,278	\$285,041
ME	10	96	6	38	60%	40%	\$223,833	\$262,149	8	101	2	40	25%	40%	\$336,500	\$267,987
OS	41	410	29	210	71%	51%	\$195,860	\$202,753	42	387	17	171	40%	44%	\$214,529	\$199,771
BN	12	133	7	79	58%	59%	\$247,857	\$204,691	15	151	8	61	53%	40%	\$173,188	\$203,192
HK	18	173	8	69	44%	40%	\$199,813	\$234,712	24	187	9	68	38%	36%	\$247,833	\$249,032
KIN	40	317	12	131	30%	41%	\$245,542	\$242,912	27	274	17	126	63%	46%	\$238,649	\$242,802
SB	9	75	2	28	22%	37%	\$84,500	\$173,903	4	68	2	29	50%	43%	\$281,500	\$208,689
GRH	18	183	9	76	50%	42%	\$252,111	\$262,199	18	167	8	72	44%	43%	\$270,688	\$269,709
HN	15	140	9	88	60%	63%	\$201,678	\$201,587	12	144	13	85	108%	59%	\$201,723	\$208,677
SG	14	89	10	44	71%	49%	\$206,750	\$229,747	11	69	4	37	36%	54%	\$245,000	\$236,505
WG	14	199	14	98	100%	49%	\$226,921	\$241,562	23	218	5	101	22%	46%	\$139,900	\$223,912
MN	19	103	7	57	37%	55%	\$203,929	\$181,680	12	120	8	44	67%	37%	\$165,000	\$192,640
WN	9	115	7	59	78%	51%	\$225,857	\$235,280	9	117	6	66	67%	56%	\$185,167	\$213,868
OB	5	80	1	31	20%	39%	\$400,000	\$312,051	13	90	7	35	54%	39%	\$257,900	\$252,163
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	360	3505	198	1557	55%	44%	\$226,578	\$237,755	317	3395	172	1441	54%	42%	\$234,480	\$234,421

Average Sales YTD 2014

\$238,592

Average Sales YTD 2013

\$238,791

Month:SEPTEMBER 2014

Month: SEPTEMBER 2013

YTD: JANUARY 2014 - SEPTEMBER 2014

YTD: JANUARY 2013- SEPTEMBER 2013

12 Month: OCTOBER 2013 - SEPTEMBER 2014

12 Month: OCTOBER 2012 - SEPTEMBER 2013