

Grey Bruce Owen Sound home sales post record September

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

Home sales numbered 280 units in September 2015, rising 22.8 per cent from September 2014. This was a record for the month.

On a year-to-date basis sales activity was running 16.6 per cent ahead of the same period last year. This was the third best year-to-date period of any year and was also just the third time sales had surpassed 2,000 units at this time of year.

Sales of all types of properties numbered 335 units in September 2015, an increase of 17.1 per cent from the previous September.

The average price of homes sold in September 2015 was \$231,592, rising 3.3 per cent on a year-over-year basis. The year-to-date average price figure was \$243,574, up 7.4 per cent from the first three quarters of 2014.

New residential listings on the Association's MLS® System numbered 362 units in September 2015. This was a decline of 17.9 per cent compared to September 2014.

Overall supply remains elevated compared to the past 15 years, however it appears that active listings have topped out and are now beginning to come down. Active residential listings totalled 2,219 units at the end of September, down seven per cent from the same time last year.

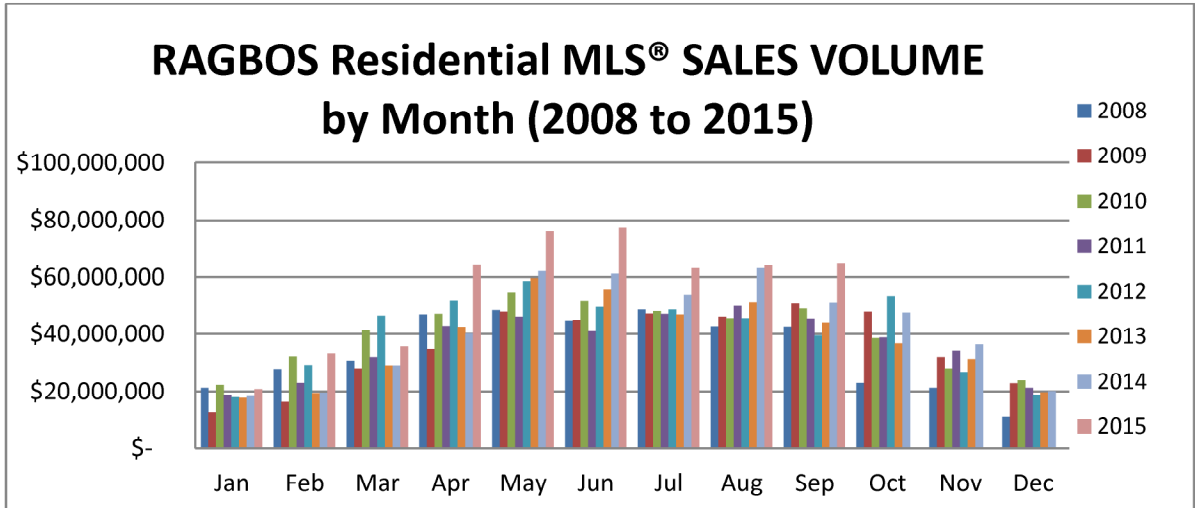
The number of months of inventory stood at 7.9 at the end of September, down from 10.5 months at the end of September 2014 and below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in September was \$64.8 million, up 26.8 per cent on a year-over-year basis. This was a record for the month of September and marked the first time dollar volumes had surpassed \$60 million in this month.

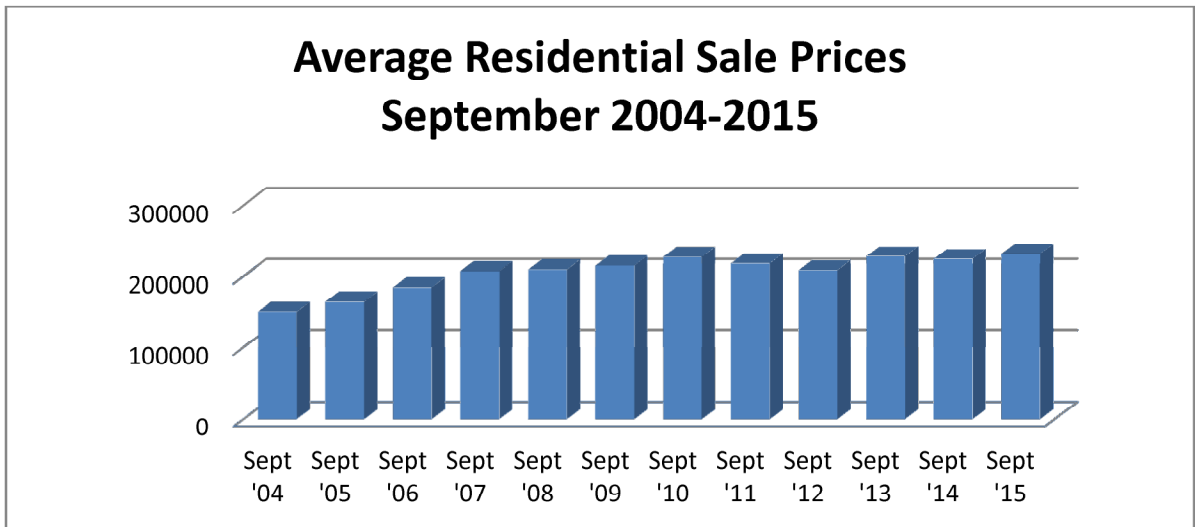
The total value of all properties sold in September 2015 was \$79.7 million, an increase of 17.3 per cent from a year earlier.

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:



"REALTOR® is a registered trademark of REALTOR® Canada Inc., a company partly owned by The Canadian Real Estate Association". Trademark use under license from The Canadian Real Estate Association.

Information provided by the REALTORS® Association of Grey Bruce Owen Sound, Copyright 2015. E&OE.

REALTORS® Association of Grey Bruce Owen Sound

MLS ® Statistic Report

Residential(single family) Activity by Area

[SEPTEMBER 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	7	162	8	71	114%	44%	\$192,563	\$178,065	12	147	11	65	92%	44%	\$214,900	\$175,570
NBP	13	203	13	96	100%	47%	\$278,077	\$266,714	13	218	17	80	131%	37%	\$224,018	\$247,911
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	30	415	19	146	63%	35%	\$219,058	\$232,542	35	383	20	122	57%	32%	\$213,950	\$241,190
SS	33	376	24	197	73%	52%	\$339,782	\$326,578	41	337	17	158	41%	47%	\$292,221	\$306,472
CH	8	138	9	66	113%	48%	\$268,027	\$258,128	14	147	3	54	21%	37%	\$199,667	\$240,325
GB	18	245	15	98	83%	40%	\$318,550	\$295,360	32	257	9	96	28%	37%	\$292,833	\$296,627
MM	9	78	4	41	44%	53%	\$257,000	\$318,837	10	114	6	41	60%	36%	\$223,833	\$266,050
OS	45	411	30	236	67%	57%	\$192,113	\$215,116	43	413	29	212	67%	51%	\$195,860	\$202,357
BN	8	147	10	98	125%	67%	\$218,350	\$215,105	13	136	7	81	54%	60%	\$247,857	\$207,614
HK	10	168	16	86	160%	51%	\$327,469	\$260,144	20	177	8	69	40%	39%	\$199,813	\$233,511
KIN	26	286	29	167	112%	58%	\$262,515	\$260,632	43	326	13	133	30%	41%	\$259,731	\$244,889
SB	8	67	2	30	25%	45%	\$164,000	\$183,375	11	81	2	28	18%	35%	\$84,500	\$178,524
GRH	17	150	7	87	41%	58%	\$323,129	\$273,048	17	201	9	87	53%	43%	\$252,111	\$268,998
HN	10	120	13	80	130%	67%	\$165,146	\$219,779	15	140	9	88	60%	63%	\$201,678	\$201,587
SG	10	70	6	41	60%	59%	\$225,750	\$249,074	17	110	12	51	71%	46%	\$217,292	\$241,390
WG	16	217	18	132	113%	61%	\$267,361	\$265,540	18	237	16	107	89%	45%	\$236,438	\$242,399
MN	8	96	4	60	50%	63%	\$218,750	\$239,837	21	113	8	60	38%	53%	\$237,813	\$192,419
WN	12	120	8	83	67%	69%	\$228,375	\$243,127	14	122	7	60	50%	49%	\$225,857	\$237,952
OB	9	80	6	35	67%	44%	\$322,983	\$309,552	5	85	2	33	40%	39%	\$390,000	\$316,723
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	297	3549	241	1850	81%	52%	\$257,402	\$254,294	394	3744	205	1625	52%	43%	\$230,700	\$240,391

Average Sales YTD 2015	\$257,902	Average Sales YTD 2014	\$241,403
Month: SEPTEMBER 2015		Month: SEPTEMBER 2014	
YTD: JANUARY 2015 - SEPTEMBER 2015		YTD: JANUARY 2014 - SEPTEMBER 2014	
12 Month: OCTOBER 2014 - SEPTEMBER 2015		12 Month: OCTOBER 2013 - SEPTEMBER 2014	