

Grey Bruce Owen Sound home sales set new all-time record in August

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound posted a second consecutive double-digit year-over-year gain in August 2016.

Home sales numbered 358 units in August 2016, rising 36.6 per cent on a year-over-year basis. This marked the first time that sales in any month have ever surpassed the 350 mark.

On a year-to-date basis home sales totalled 2,087 units, running 18 per cent ahead of the first eight month of 2015. 2016 is easily on pace to be the best year ever for home sales in the region.

The average price of homes sold in August 2016 was a record \$266,804, up 9.4 per cent on a year-over-year basis. On a year-to-date basis the average price of home sales in the first eight months of 2016 was \$258,749, rising 5.4 per cent.

New residential listings on the Association's MLS® System numbered 363 units in August 2016. This was a decrease of 17.5 per cent compared to August 2015.

Active residential listings totalled 1,491 units at the end of August, down 40.2 per cent from the same time last year. This was the lowest level for end-of-August active listings since 2007.

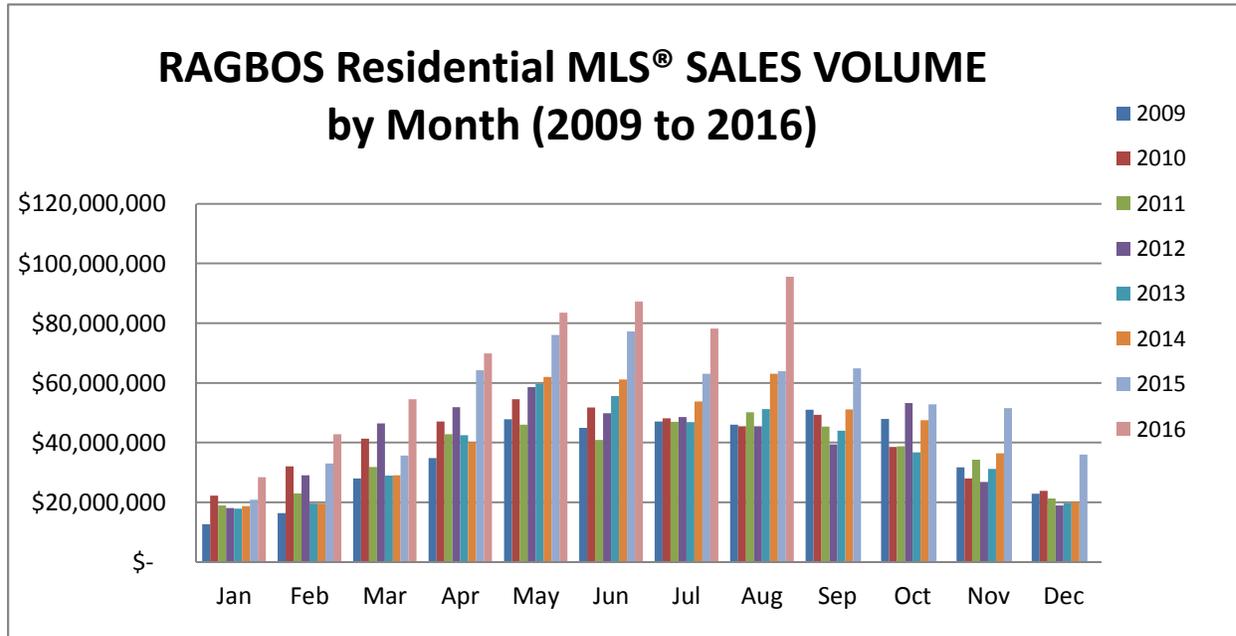
The number of months of inventory stood at 4.2 at the end of August, down from 9.5 months at the end of August 2015 and well below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in August was \$95.5 million, up 49.5 per cent on a year-over-year basis.

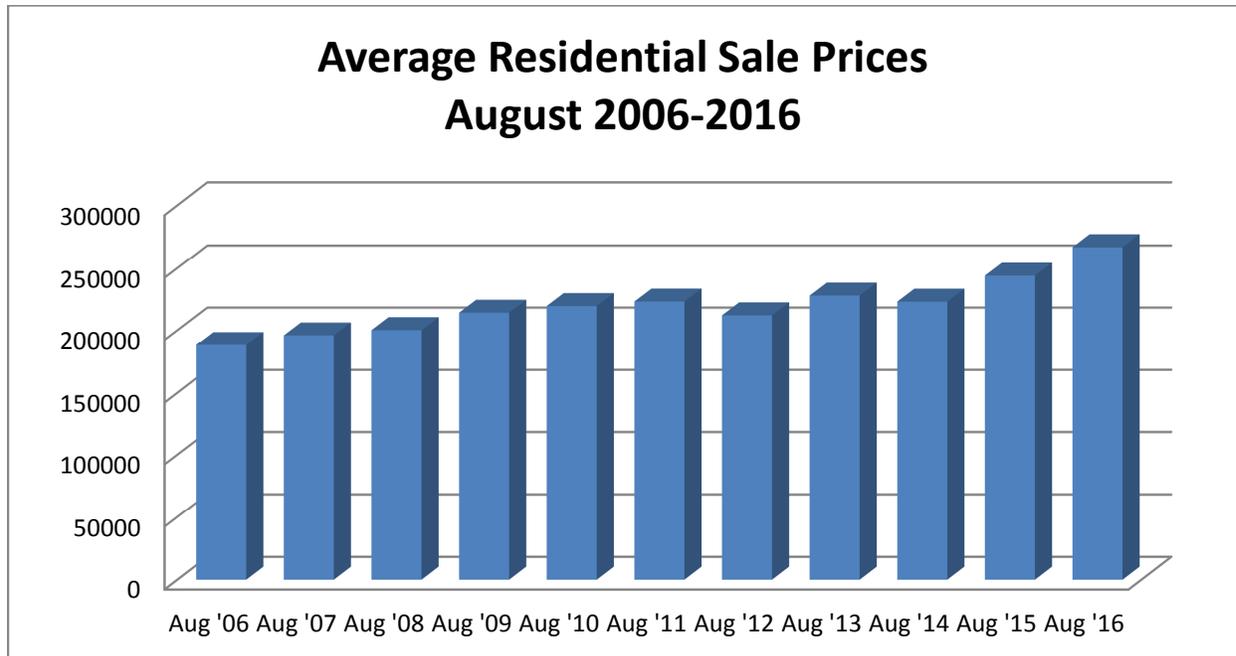
Sales of all types of properties numbered 449 units in August 2016, up 38.2 per cent from the previous August. The total value of all properties sold in August 2016 was \$120.7 million, an increase of 57.5 per cent from a year earlier.

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 2006 to 2016:



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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

[AUGUST 2016]

Area	2016								2015								
	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	15	113	14	70	93%	62%	\$179,071	\$204,969	21	156	6	63	29%	40%	\$162,333	\$181,175	
NBP	16	171	25	103	156%	60%	\$260,474	\$274,663	25	180	16	84	64%	47%	\$254,044	\$260,388	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	19	288	31	143	163%	50%	\$261,239	\$240,129	39	358	22	118	56%	33%	\$245,109	\$231,378	
SS	30	283	35	197	117%	70%	\$368,969	\$336,295	41	330	23	169	56%	51%	\$294,017	\$319,998	
CH	11	79	8	57	73%	72%	\$244,438	\$287,853	16	124	8	56	50%	45%	\$267,313	\$255,358	
GB	23	205	24	117	104%	57%	\$347,260	\$324,022	31	219	13	82	42%	37%	\$297,692	\$295,966	
MM	5	59	7	39	140%	66%	\$319,000	\$363,023	7	67	3	37	43%	55%	\$297,000	\$312,861	
OS	27	328	33	221	122%	67%	\$248,173	\$225,430	39	361	24	204	62%	57%	\$222,325	\$214,067	
BN	14	101	10	65	71%	64%	\$219,540	\$226,861	13	139	10	88	77%	63%	\$204,350	\$216,927	
HK	14	141	13	91	93%	65%	\$307,615	\$280,529	9	155	16	69	178%	45%	\$272,969	\$247,512	
KIN	25	252	15	138	60%	55%	\$331,576	\$287,134	26	254	16	136	62%	54%	\$237,463	\$259,327	
SB	6	43	1	25	17%	58%	\$190,000	\$203,419	5	58	3	28	60%	48%	\$94,333	\$179,400	
GRH	13	121	11	111	85%	92%	\$364,682	\$278,028	11	134	7	80	64%	60%	\$262,929	\$268,207	
HN	9	114	9	84	100%	74%	\$184,978	\$224,449	7	109	14	68	200%	62%	\$247,600	\$225,364	
SG	5	49	1	34	20%	69%	\$315,000	\$298,630	5	58	4	35	80%	60%	\$235,975	\$245,575	
WG	21	182	29	149	138%	82%	\$354,016	\$282,059	23	195	15	114	65%	58%	\$259,331	\$262,823	
MN	6	95	12	79	200%	83%	\$232,583	\$236,135	11	88	7	55	64%	63%	\$231,943	\$240,191	
WN	5	76	7	68	140%	89%	\$378,700	\$261,600	6	107	10	74	167%	69%	\$206,340	\$243,831	
OB	4	74	7	53	175%	72%	\$328,571	\$319,891	10	71	3	30	30%	42%	\$289,500	\$308,351	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	268	2774	292	1844	109%	66%	\$294,868	\$271,976	345	3163	220	1590	64%	50%	\$248,266	\$251,618	
Average Sales YTD 2016								\$277,812	Average Sales YTD 2015								\$257,661
Month:AUGUST 2016									Month: AUGUST 2015								
YTD: JANUARY 2016 - AUGUST 2016									YTD: JANUARY 2015- AUGUST 2015								
12 Month: AUGUST 2015 - AUGUST 2016									12 Month: AUGUST 2014 - AUGUST 2015								