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## ***Grey Bruce Owen Sound home sales set new September record***

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

Home sales numbered 328 units in September 2016. This was a new record for the month, beating the previous September record set last year by 17.1 per cent.

On a year-to-date basis home sales totalled 2,415 units, running 17.9 per cent ahead of the first nine months of 2015. With just three months to go this year, 2016 is easily on pace to be the best year ever for home sales in the region.

The average price of homes sold in September 2016 was \$259,359, up 12 per cent on a year-over-year basis. On a year-to-date basis the average price of all home sales over the first nine months of 2016 was \$258,832, rising 6.3 per cent.

New residential listings on the Association's MLS® System numbered 386 units in September 2016. This was an increase of 6.6 per cent compared to September 2015, which provided some relief on the supply side following four months of double digit year-over-year declines.

That said, given current levels of demand overall supply continues to fall. Active residential listings totalled 1,346 units at the end of September, down 39.3 per cent from the same time last year. This was the lowest level for this time of year in over a decade.

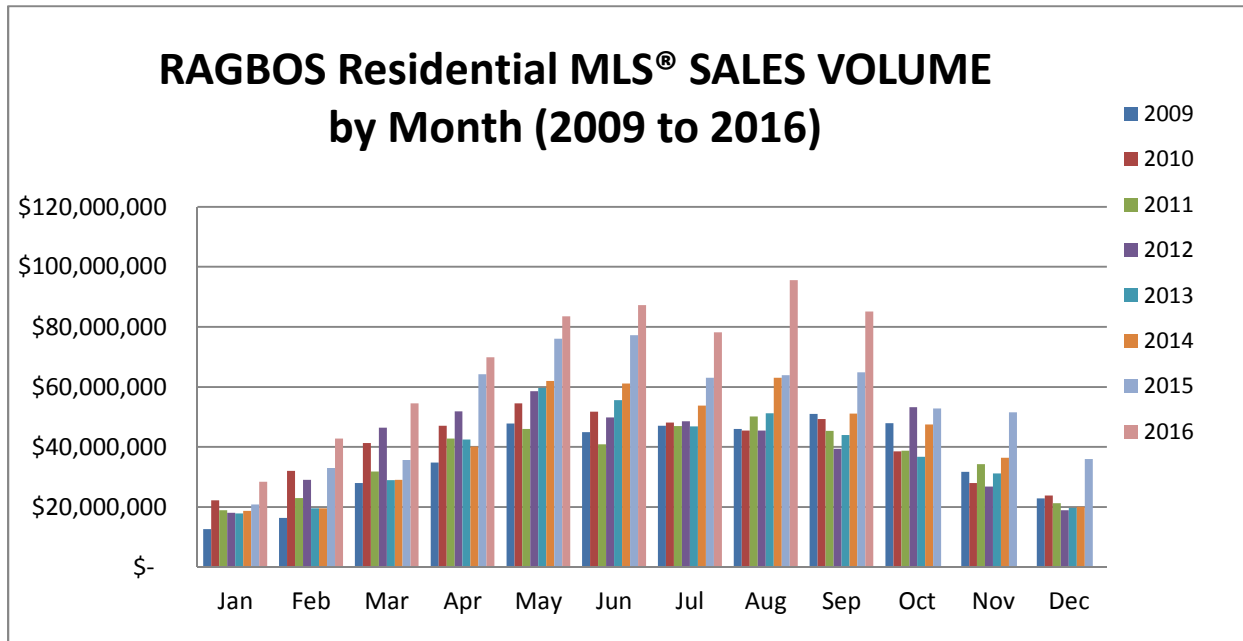
The number of months of inventory stood at 4.1 at the end of September, down from 7.9 months at the end of September 2015 and well below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in September was \$85.1 million, up 31.2 per cent on a year-over-year basis.

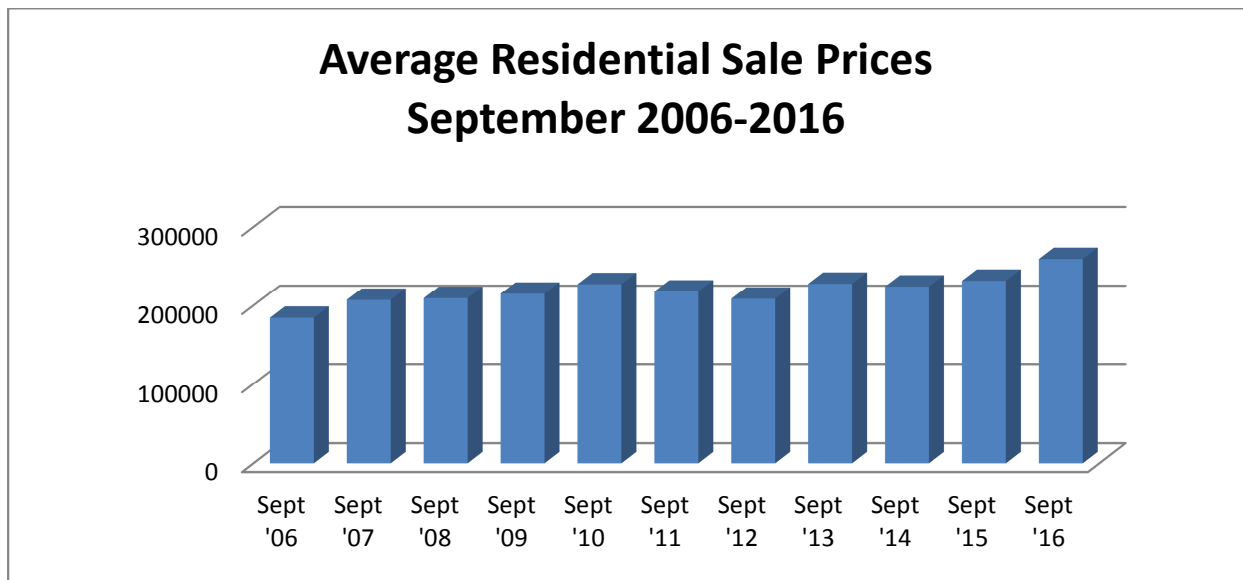
Sales of all types of properties numbered 401 units in September 2016, up 19.7 per cent from the previous September. The total value of all properties sold in September 2016 was \$104.4 million, an increase of 31 per cent from a year earlier.

*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

[SEPTEMBER 2016 ]

Area	2016								2015								
	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	10	123	14	84	140%	68%	\$171,643	\$200,504	7	163	7	70	100%	43%	\$207,214	\$177,854	
NBP	14	185	18	122	129%	66%	\$321,689	\$282,044	14	194	13	97	93%	50%	\$278,077	\$264,916	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	21	309	20	164	95%	53%	\$281,185	\$245,838	29	387	21	143	72%	37%	\$221,095	\$232,231	
SS	36	321	32	229	89%	71%	\$359,174	\$335,840	33	363	23	194	70%	53%	\$341,642	\$327,618	
CH	6	85	10	68	167%	80%	\$296,090	\$294,690	8	132	10	66	125%	50%	\$248,724	\$258,128	
GB	22	227	19	138	86%	61%	\$317,737	\$324,014	18	237	16	99	89%	42%	\$313,953	\$294,351	
MM	6	65	3	41	50%	63%	\$390,333	\$375,715	7	74	4	41	57%	55%	\$257,000	\$318,837	
OS	37	365	29	250	78%	68%	\$246,786	\$230,163	45	406	30	235	67%	58%	\$192,580	\$214,469	
BN	15	116	13	78	87%	67%	\$262,423	\$232,335	8	147	10	98	125%	67%	\$218,350	\$215,105	
HK	16	158	12	103	75%	65%	\$237,583	\$274,114	10	165	13	83	130%	50%	\$315,731	\$256,799	
KIN	30	283	25	165	83%	58%	\$274,933	\$290,480	26	280	27	164	104%	59%	\$262,924	\$259,250	
SB	3	46	8	33	267%	72%	\$164,850	\$197,816	8	66	2	30	25%	45%	\$164,000	\$183,375	
GRH	8	130	11	122	138%	94%	\$261,182	\$274,715	17	151	7	88	41%	58%	\$323,129	\$272,409	
HN	10	125	6	90	60%	72%	\$190,792	\$229,717	11	120	13	81	118%	68%	\$165,146	\$219,779	
SG	4	54	6	40	150%	74%	\$201,750	\$295,913	9	67	6	41	67%	61%	\$225,750	\$249,074	
WG	20	202	23	173	115%	86%	\$252,978	\$279,525	16	211	17	131	106%	62%	\$273,029	\$266,169	
MN	10	104	10	88	100%	85%	\$204,790	\$234,045	8	96	4	60	50%	63%	\$218,750	\$240,530	
WN	5	83	9	77	180%	93%	\$303,778	\$269,355	14	121	8	82	57%	68%	\$219,863	\$243,229	
OB	8	83	7	60	88%	72%	\$391,429	\$324,895	9	80	5	35	56%	44%	\$346,980	\$313,164	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
<b>Total</b>	<b>281</b>	<b>3064</b>	<b>275</b>	<b>2125</b>	<b>98%</b>	<b>69%</b>	<b>\$275,126</b>	<b>\$273,887</b>	<b>297</b>	<b>3460</b>	<b>236</b>	<b>1838</b>	<b>79%</b>	<b>53%</b>	<b>\$255,808</b>	<b>\$253,927</b>	
<b>Average Sales YTD 2016</b>								<b>\$277,855</b>	<b>Average Sales YTD 2015</b>								<b>\$257,728</b>
<b>Month:SEPTEMBER 2016</b>									<b>Month: SEPTEMBER 2015</b>								
<b>YTD: JANUARY 2016 - SEPTEMBER 2016</b>									<b>YTD: JANUARY 2015- SEPTEMBER 2015</b>								
<b>12 Month: SEPTEMBER 2015 - SEPTEMBER 2016</b>									<b>12 Month: SEPTEMBER 2014 - SEPTEMBER 2015</b>								