

Grey Bruce Owen Sound home sales post average September

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound were down in September 2017 from record levels posted one year earlier.

Home sales numbered 243 units in September, falling 25.9% from the highest September on record in 2016. That said, it stood in between the five and 10-year averages for the month and was also the fourth best month of September on record.

On a year-to-date basis, home sales totalled 2,406 units over the first three quarters of the year. This was just 0.4% (nine sales) behind the year-to-date total over the same period from last year and above all other years on record.

The average price of homes sold in September 2017 was \$284,249, up 9.6% year-over-year.

The year-to-date average price to September 2017 was \$290,293, rising 12.2% from the first three quarters of 2016.

New residential listings on the Association's MLS® System numbered 335 units in September 2017. This was down 13.2% compared to September 2016.

Overall supply is still at record lows. Active residential listings totalled 860 units at the end of September, down 36.1% from the same time last year. This was the lowest September level on record.

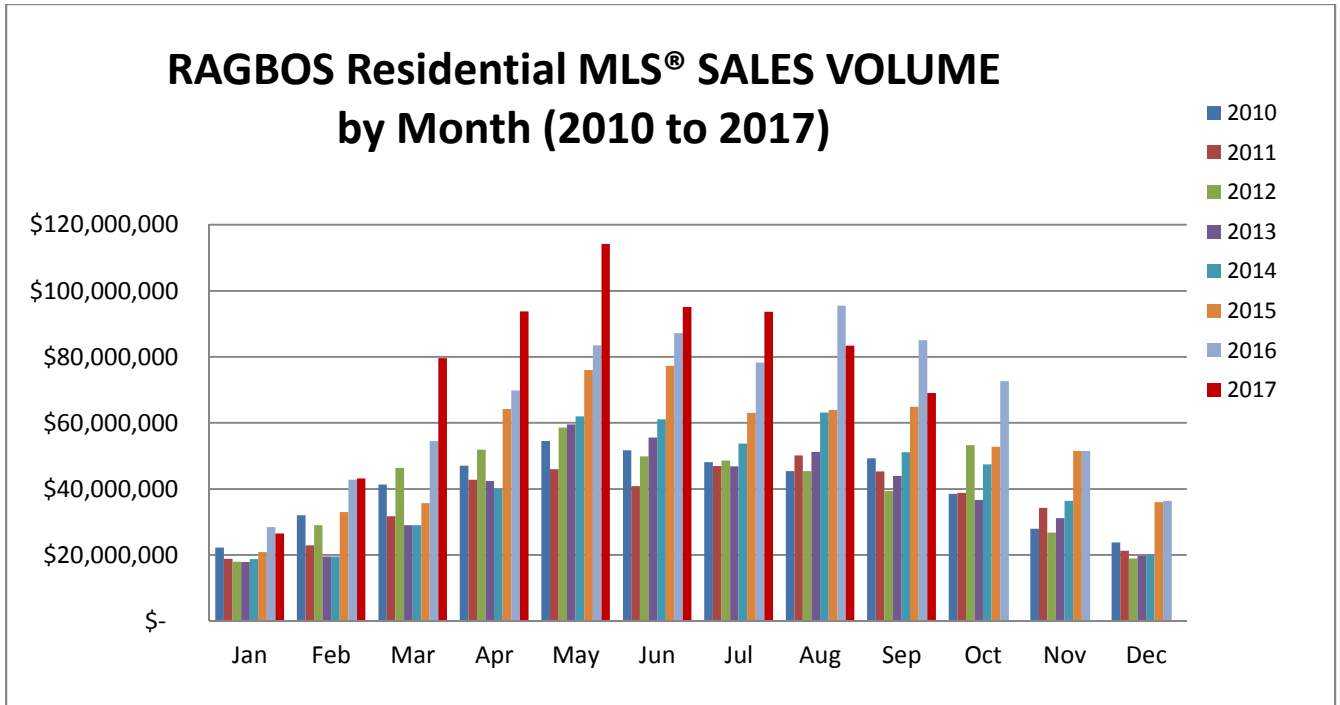
The number of months of inventory stood at 3.5 at the end of September, down from 4.1 months a year earlier, and the lowest level on record for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in September was \$69.1 million, falling 18.8% on a year-over-year basis.

Sales of all types of properties numbered 315 units in September 2017, down 21.4% from the previous September. The total value of all properties sold in September 2017 was \$84.8 million, falling 18.8% 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

[SEPTEMBER 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	8	107	9	93	113%	87%	\$264,389	\$227,037	11	124	14	84	127%	68%	\$171,643	\$200,504	
NBP	14	148	9	121	64%	82%	\$301,419	\$333,230	15	185	18	122	120%	66%	\$321,689	\$281,930	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	17	252	16	169	94%	67%	\$238,994	\$279,859	21	309	20	164	95%	53%	\$281,185	\$245,838	
SS	28	266	21	216	75%	81%	\$364,562	\$368,662	36	321	31	227	86%	71%	\$356,244	\$335,668	
CH	11	120	7	81	64%	68%	\$215,000	\$326,336	6	85	10	68	167%	80%	\$296,090	\$294,690	
GB	22	190	11	138	50%	73%	\$413,355	\$373,215	22	228	17	136	77%	60%	\$301,588	\$322,406	
MM	3	82	5	52	167%	63%	\$330,400	\$412,844	6	66	2	40	33%	61%	\$405,500	\$376,006	
OS	25	347	27	294	108%	85%	\$242,074	\$246,247	37	365	27	247	73%	68%	\$240,696	\$229,330	
BN	10	117	9	95	90%	81%	\$264,433	\$259,446	15	116	13	78	87%	67%	\$262,423	\$232,335	
HK	18	151	15	114	83%	75%	\$335,260	\$288,825	16	158	12	103	75%	65%	\$237,583	\$274,114	
KIN	22	267	21	199	95%	75%	\$273,507	\$289,744	30	282	24	164	80%	58%	\$276,180	\$291,806	
SB	6	43	5	32	83%	74%	\$229,760	\$215,712	3	46	8	33	267%	72%	\$164,850	\$197,816	
GRH	14	111	5	75	36%	68%	\$342,780	\$376,409	9	131	10	121	111%	92%	\$268,550	\$275,347	
HN	12	139	14	123	117%	88%	\$244,000	\$253,978	10	125	6	90	60%	72%	\$190,792	\$229,717	
SG	6	58	7	39	117%	67%	\$421,857	\$384,239	5	55	6	40	120%	73%	\$201,750	\$296,211	
WG	16	182	17	129	106%	71%	\$331,706	\$326,415	20	202	23	173	115%	86%	\$252,978	\$279,016	
MN	7	67	0	43	0%	64%	\$	\$307,321	10	106	10	88	100%	83%	\$204,790	\$234,045	
WN	15	86	5	62	33%	72%	\$301,600	\$307,731	5	84	9	77	180%	92%	\$303,778	\$269,355	
OB	9	89	9	57	100%	64%	\$397,944	\$358,865	8	84	7	60	88%	71%	\$391,429	\$324,895	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	263	2822	212	2132	81%	76%	\$301,531	\$305,814	285	3072	267	2115	94%	69%	\$272,843	\$273,699	
Average Sales YTD 2017								\$311,423	Average Sales YTD 2016								\$277,628
Month:SEPTEMBER 2017									Month: SEPTEMBER 2016								
YTD: JANUARY 2017 - SEPTEMBER 2017									YTD: JANUARY 2016- SEPTEMBER 2016								
12 Month: SEPTEMBER 2016 - SEPTEMBER 2017									12 Month: SEPTEMBER 2015 - SEPTEMBER 2016								