

Home sales rise, new listings drop in January

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in above year-ago levels in January 2014.

Home sales numbered 87 units in January 2014, up 10 per cent from a year earlier and in line with the five-year average for the month.

Sales of all types of properties numbered 109 units in January 2014, down by five per cent on a year-over-year basis.

The average price of homes sold in January 2014 was \$215,131. This was a decrease of five per cent from January 2013; although it is important to note that the average home price surged by 25 per cent on a year-over-year basis last January, making for an unflattering comparison this year.

New residential listings on the Association's MLS® System numbered 239 units in January 2014. This was a decline of 18 per cent compared to January 2013.

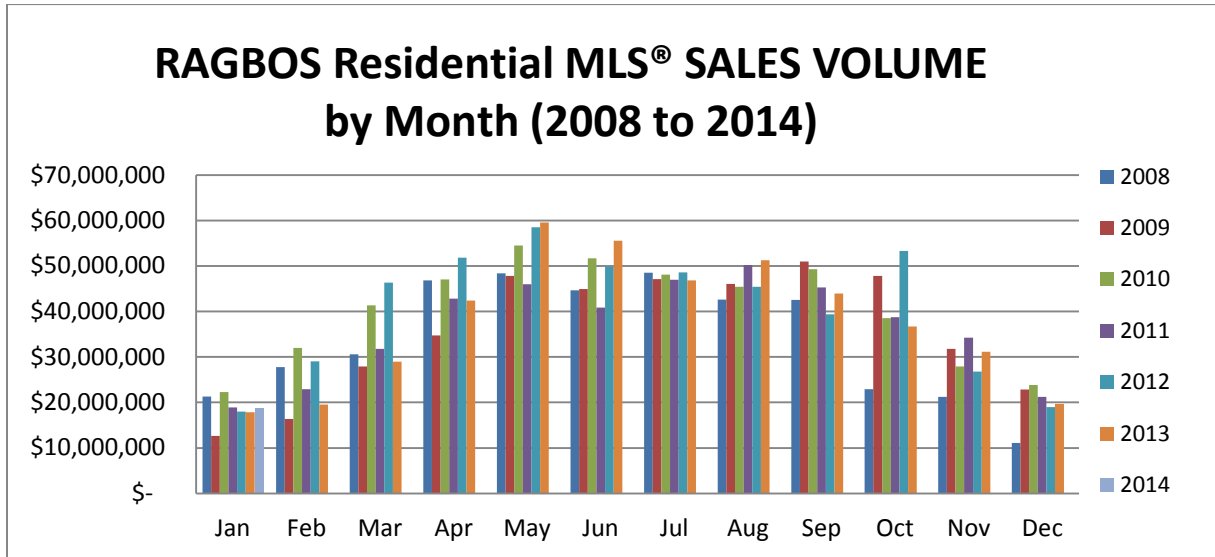
The overall number of homes for sale on the market posted its first year-over-year decline in more than two years to start 2014. Active residential listings totalled 1,421 units at the end of January, down five per cent from the same time last year.

The number of months of inventory stood at 16.3 at the end of January, down from 18.9 months at the end of January 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.

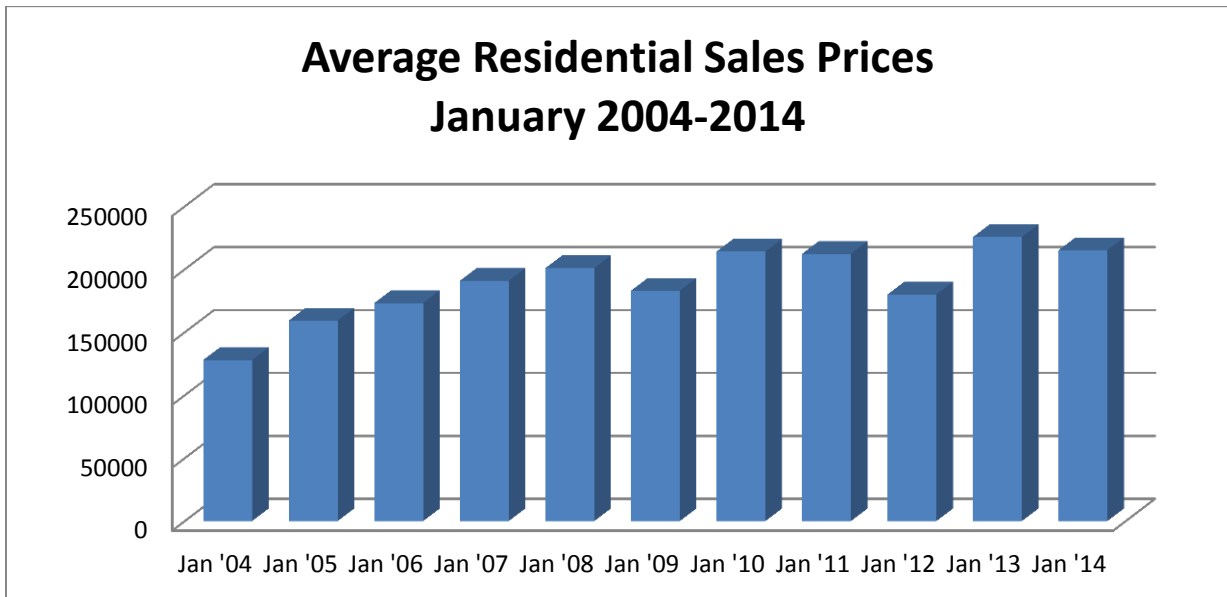
The dollar value of all home sales in January was \$18.7 million, up five per cent on a year-over-year basis. The total value of all properties sold in January 2014 was \$24.5 million, a decrease of 14 per cent from a year earlier.

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

[JANUARY 2014]

Area	2014								2013								
	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	8	3	3	38%	38%	\$146,333	\$178,724	15	15	1	1	7%	7%	\$336,000	\$174,365	
NBP	4	4	2	2	50%	50%	\$308,500	\$276,639	11	11	1	1	9%	9%	\$215,000	\$246,899	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	11	11	6	6	55%	55%	\$235,833	\$220,102	22	22	8	8	36%	36%	\$244,250	\$217,515	
SS	23	23	9	9	39%	39%	\$333,444	\$299,893	23	23	7	7	30%	30%	\$194,414	\$296,785	
CH	6	6	3	3	50%	50%	\$194,467	\$224,973	7	7	1	1	14%	14%	\$110,000	\$221,251	
GB	11	11	2	2	18%	18%	\$165,000	\$287,320	16	16	2	2	13%	13%	\$222,500	\$268,642	
ME	6	6	0	0	0%	0%	\$	\$279,294	12	12	1	1	8%	8%	\$283,000	\$228,889	
OS	27	27	7	7	26%	26%	\$198,071	\$205,366	31	31	9	9	29%	29%	\$172,944	\$196,496	
BN	9	9	7	7	78%	78%	\$215,857	\$197,583	8	8	5	5	63%	63%	\$209,100	\$207,232	
HK	15	15	2	2	13%	13%	\$223,500	\$251,898	11	11	3	3	27%	27%	\$263,633	\$245,235	
KIN	20	20	3	3	15%	15%	\$180,833	\$238,743	22	22	6	6	27%	27%	\$291,250	\$249,982	
SB	5	5	1	1	20%	20%	\$475,000	\$218,912	3	3	1	1	33%	33%	\$100,000	\$186,960	
GRH	12	12	4	4	33%	33%	\$251,225	\$260,674	11	11	5	5	45%	45%	\$314,180	\$247,841	
HN	9	9	5	5	56%	56%	\$157,380	\$200,302	17	17	5	5	29%	29%	\$293,680	\$207,840	
SG	4	4	2	2	50%	50%	\$115,500	\$241,802	6	6	3	3	50%	50%	\$227,167	\$234,655	
WG	21	21	6	6	29%	29%	\$276,750	\$228,738	22	22	10	10	45%	45%	\$249,290	\$236,255	
MN	7	7	4	4	57%	57%	\$161,125	\$194,368	9	9	1	1	11%	11%	\$169,600	\$175,475	
WN	8	8	6	6	75%	75%	\$199,083	\$220,587	16	16	5	5	31%	31%	\$218,560	\$207,798	
OB	5	5	4	4	80%	80%	\$169,125	\$268,865	6	6	2	2	33%	33%	\$269,500	\$233,641	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	211	211	76	76	36%	36%	\$222,976	\$237,275	268	268	76	76	28%	28%	\$236,308	\$229,465	
Average Sales YTD 2014								\$222,976	Average Sales YTD 2013								\$236,308
Month:JANUARY 2014									Month: JANUARY 2013								
YTD: JANUARY 2014 - JANUARY 2014									YTD: JANUARY 2013- JANUARY 2013								
12 Month: FEBRUARY 2013 - JANUARY 2014									12 Month: FEBRUARY 2012 - JANUARY 2013								