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Grey Bruce Owen Sound home sales up year-over-year in December

Residential sales activity in the geographical area covered by the REALTORS® Association of Grey Bruce Owen Sound totaled 129 units in December 2019. This was up 4.9% (six sales) from December 2018.

On an annual basis, home sales totalled 2,791 units over the course of 2019, down a slight 0.8% from the same period in 2018.

The average price of homes sold in December 2019 was \$395,126, jumping 15.5% from December 2018.

The more comprehensive annual average price for 2019 was \$392,508, up 9.6% from all of 2018.

New residential listings in the region numbered 128 units in December 2019. This was up 4.1% (five listings) on a year-over-year basis.

Even so, overall supply remains near record lows. Active residential listings numbered 637 units at the end of December, an increase of 10.4% from the end of December 2018 but still well below average for this time of the year.

Months of inventory numbered 4.9 at the end of December 2019, up slightly from the 4.7 months recorded at the end of December 2018 but only half the 10-year average of 9.8 months 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 December 2019 was \$51 million, rising 21.1% from the same month in 2018. This was a new record for the month of December.

Sales of all property types numbered 165 units in December 2019, down 2.4% (four sales) from December 2018. The total value of all properties sold was \$68.4 million, rising 12% from December 2018.

The REALTORS® Association of Grey Bruce Owen Sound represents approximately 400+ 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.

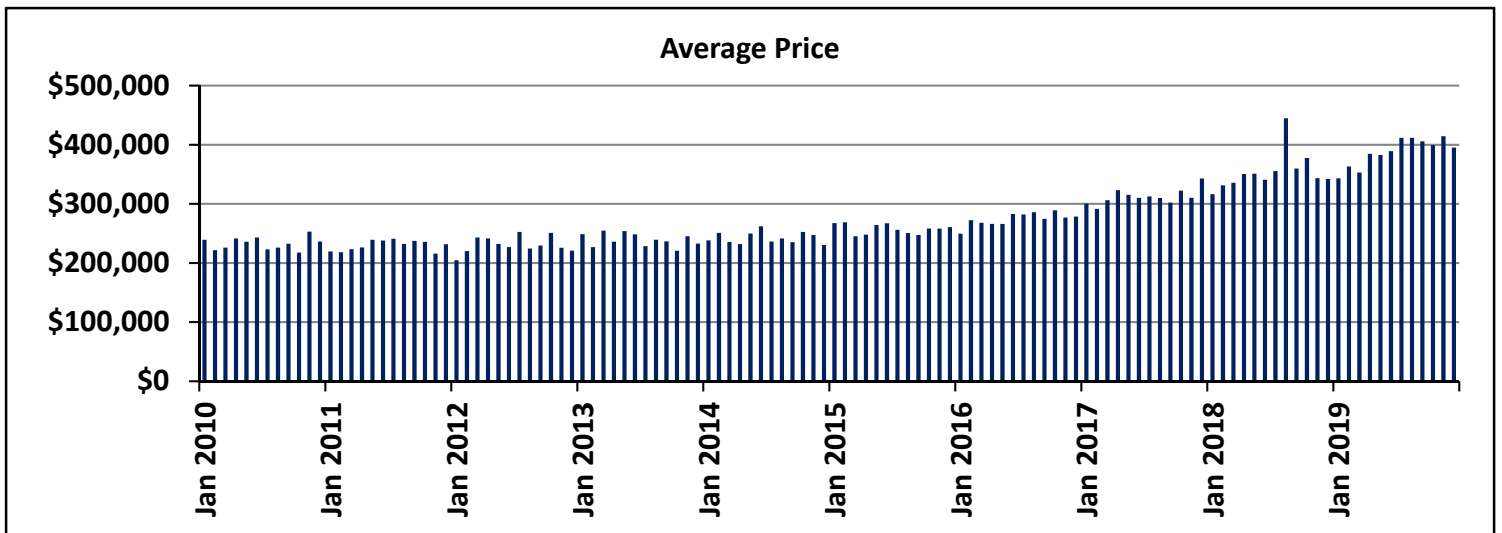
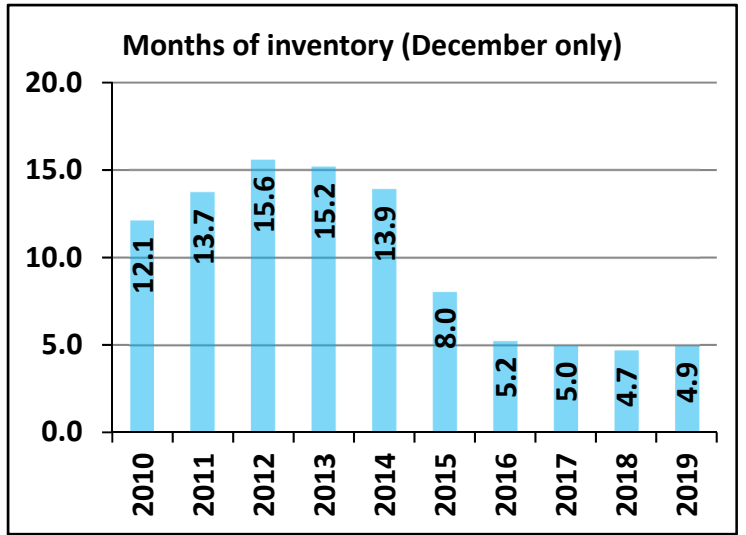
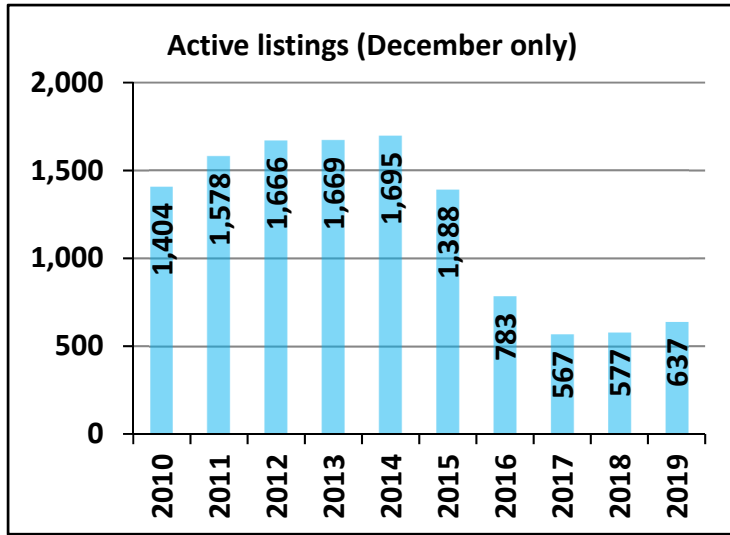
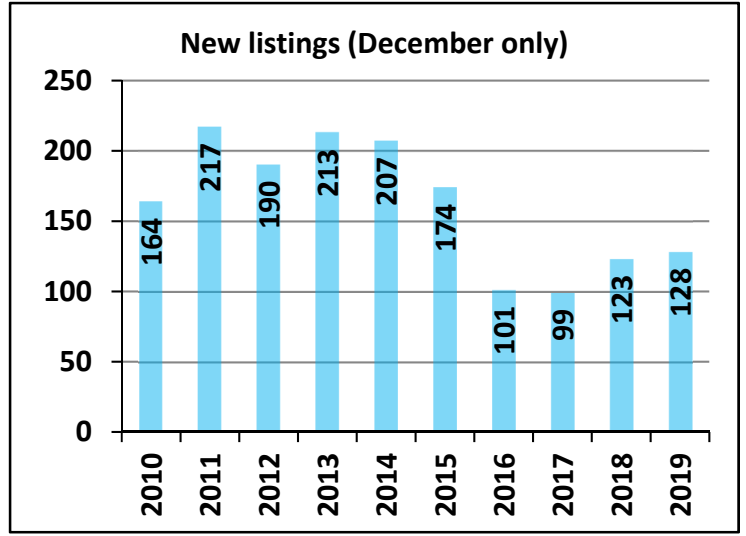
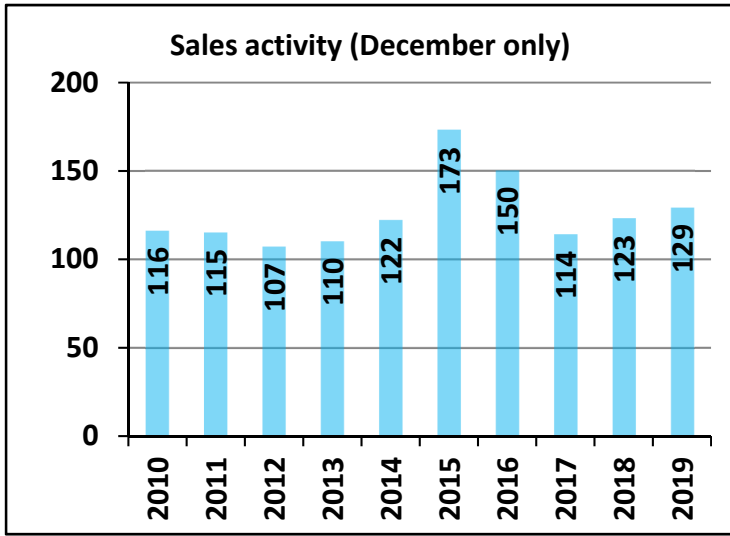
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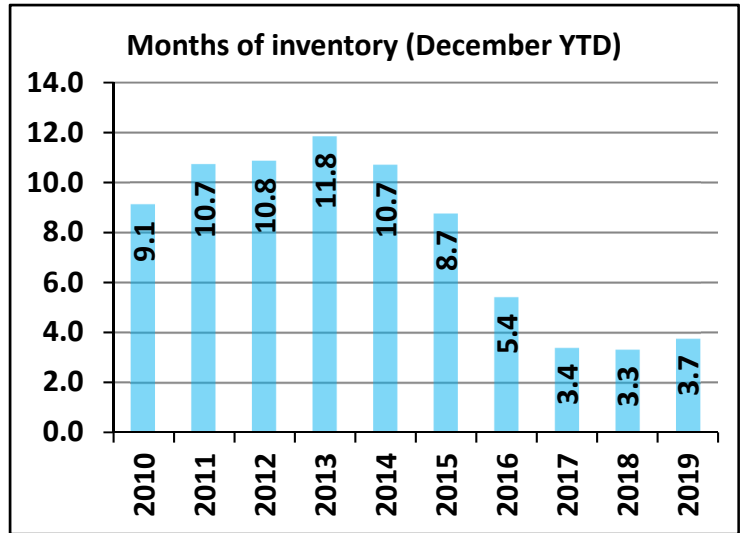
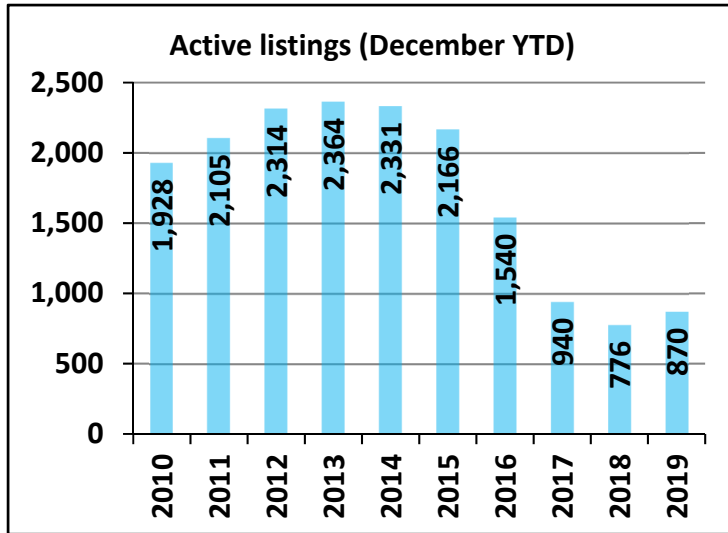
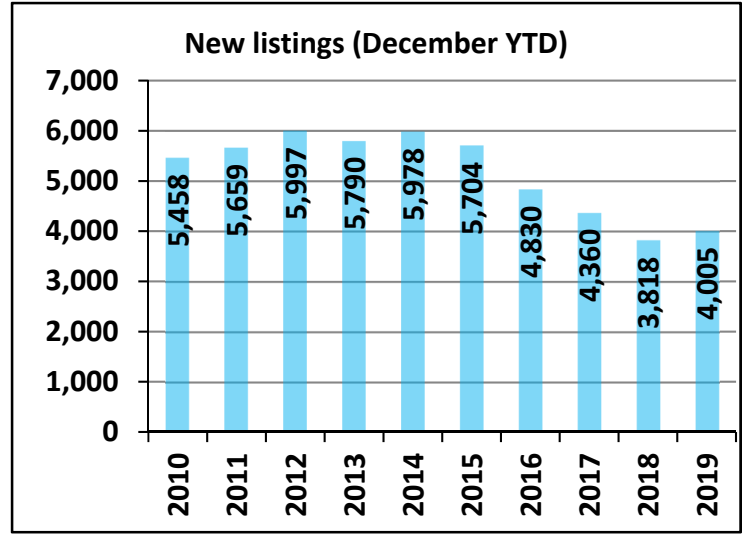
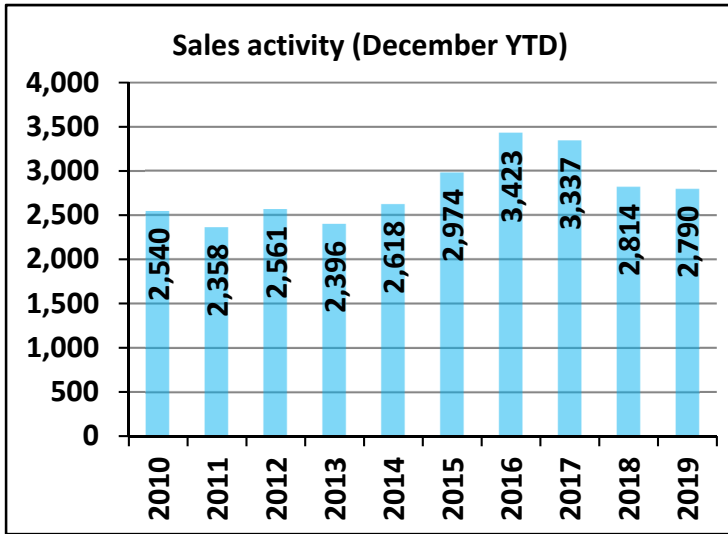
Grey Bruce Owen Sound

Residential Market Activity



Grey Bruce Owen Sound

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Residential Market Activity

Actual	December 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		December 2018	December 2017	December 2016	December 2014	December 2012	December 2009
Sales Activity	129	4.9	13.2	-14.0	5.7	20.6	1.6
Dollar Volume	\$50,971,317	21.1	30.4	22.1	81.5	115.8	82.7
New Listings	128	4.1	29.3	26.7	-38.2	-32.6	-32.6
Active Listings	637	10.4	12.3	-18.6	-62.4	-61.8	-50.0
Sales to New Listings Ratio¹	100.8	100.0	115.2	148.5	58.9	56.3	66.8
Months of Inventory²	4.9	4.7	5.0	5.2	13.9	15.6	10.0
Average Price	\$395,126	15.5	15.2	42.0	71.6	79.0	79.9

Year-to-date	December 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		December 2018 YTD	December 2017 YTD	December 2016 YTD	December 2014 YTD	December 2012 YTD	December 2009 YTD
Sales Activity	2,790	-0.9	-16.4	-18.5	6.6	8.9	15.7
Dollar Volume	\$1,095,490,584	8.7	5.2	16.0	71.8	83.3	108.7
New Listings	4,005	4.9	-8.1	-17.1	-33.0	-33.2	-19.5
Active Listings³	870	12.1	-7.4	-43.5	-62.7	-62.4	-50.3
Sales to New Listings Ratio⁴	69.7	73.7	76.5	70.9	43.8	42.7	48.5
Months of Inventory⁵	3.7	3.3	3.4	5.4	10.7	10.8	8.7
Average Price	\$392,649	9.6	25.8	42.3	61.2	68.3	80.3

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

⁴ Sum of sales from January to current month / sum of new listings from January to current month

⁵ Average active listings from January to current month / average sales from January to current month

⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes