



517 10<sup>th</sup> ST. LOWER LEVEL | HANOVER | ONTARIO | N4N 1R4

T: (519) 364-3827 · F: (519) 364-6800 | Executive Officer [eo@ragbos.com](mailto:eo@ragbos.com) | [www.RAGBOS.ca](http://www.RAGBOS.ca) | [www.REALTOR.ca](http://www.REALTOR.ca)

## Grey Bruce Owen Sound home sales just miss record February

Residential sales activity in the geographical area covered by the REALTORS® Association of Grey Bruce Owen Sound totaled 188 units in February 2020. This was a large 38.2% increase from February 2019, and marked the second-best February sales figure on record, just three transactions shy of the 2006 record.

On a year-to-date basis, home sales totaled a record 329 units over the first two months of the year, jumping 31.6% from the same period in 2019. This was a new record for the first two months of the year.

The average price of homes sold in February 2020 was \$399,690, up 10.1% from February 2019.

The more comprehensive year-to-date average price was \$408,382, rising 15.4% from the first two months of 2019.

New residential listings in the region numbered 249 units in February 2020. This was an increase of 19.7% on a year-over-year basis.

Even so, overall supply remains near record lows. Active residential listings numbered only 628 units at the end of February, up just 1.1% (seven listings) from the end of February 2019 and still well below normal.

Months of inventory numbered just 3.3 at the end of February 2020, down from the 4.6 months recorded at the end of February 2019 and a record low 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 February 2020 was \$75.1 million, surging 52.2% from the same month in 2019. This was a new record for the month of February.

Sales of all property types numbered 233 units in February 2020, up 33.9% from February 2019. The total value of all properties sold was \$91 million, a large 44.6% increase from February 2019.

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.

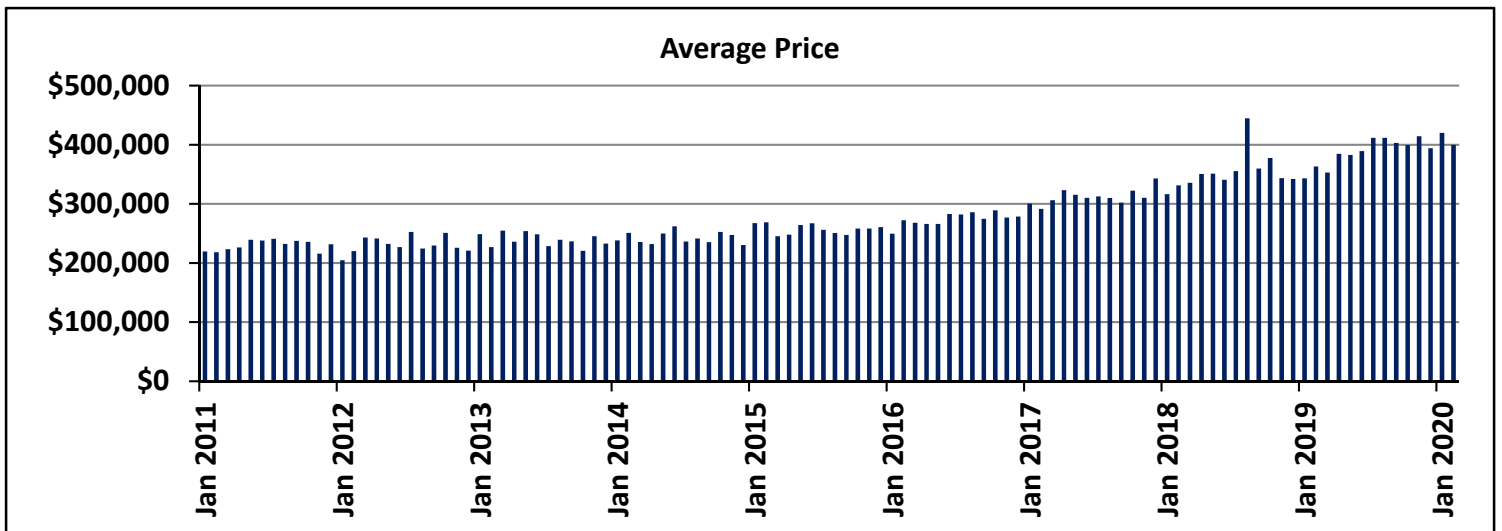
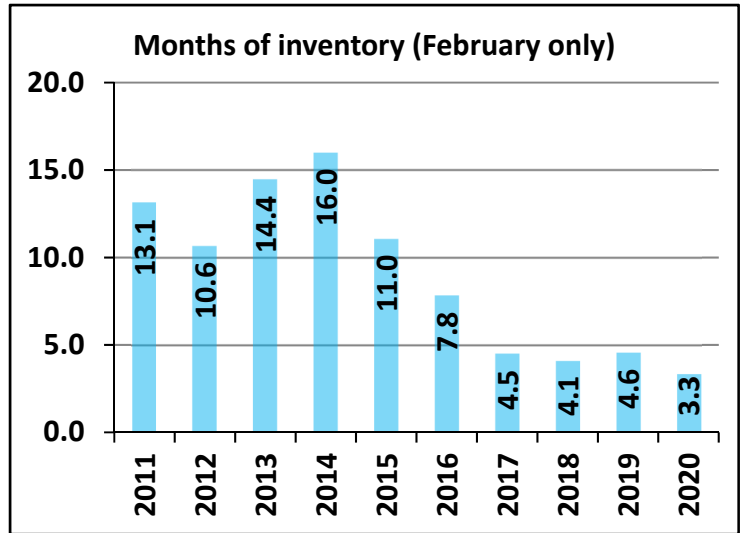
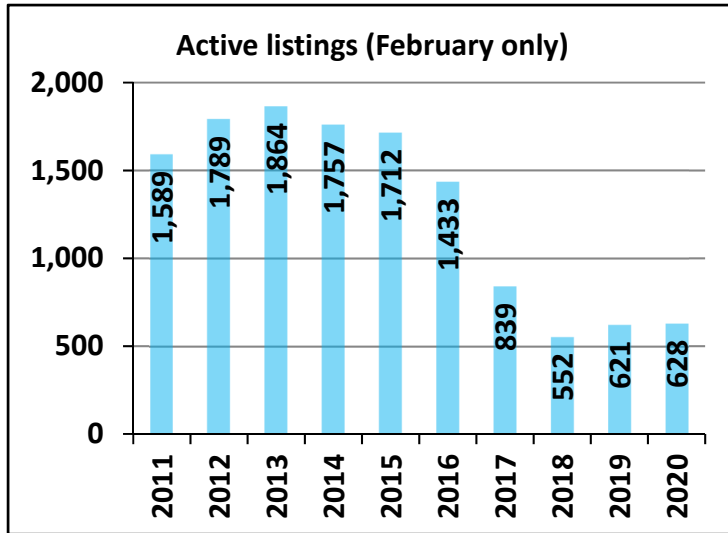
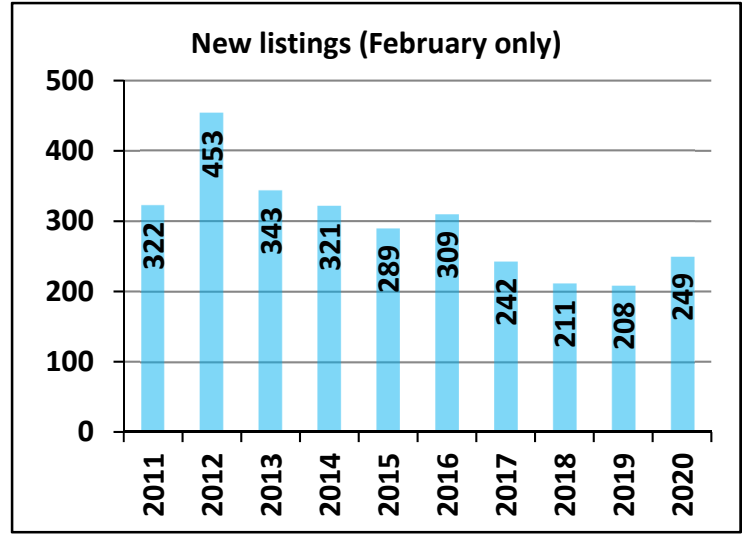
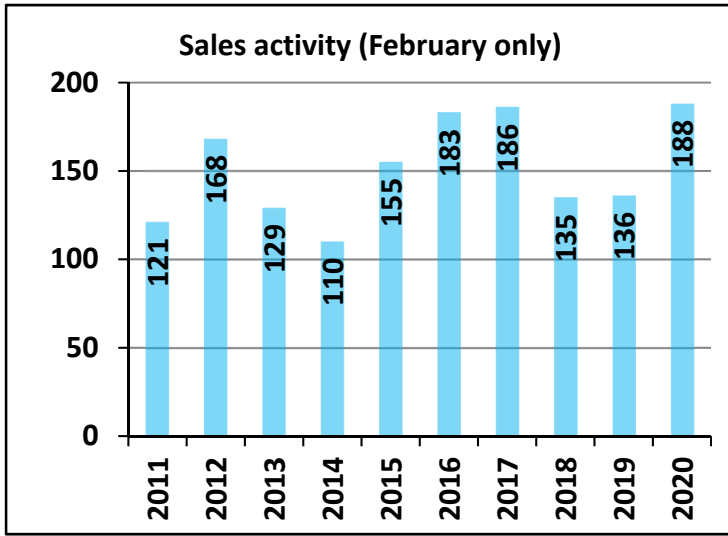
"REALTOR® is a registered trademark of REALTOR® Canada Inc., a company partly owned by The Canadian Real Estate Association".

Trademark used under license from The Canadian Real Estate Association.

Information provided by the REALTORS® Association of Grey Bruce Owen Sound, Copyright 2020. E&OE.

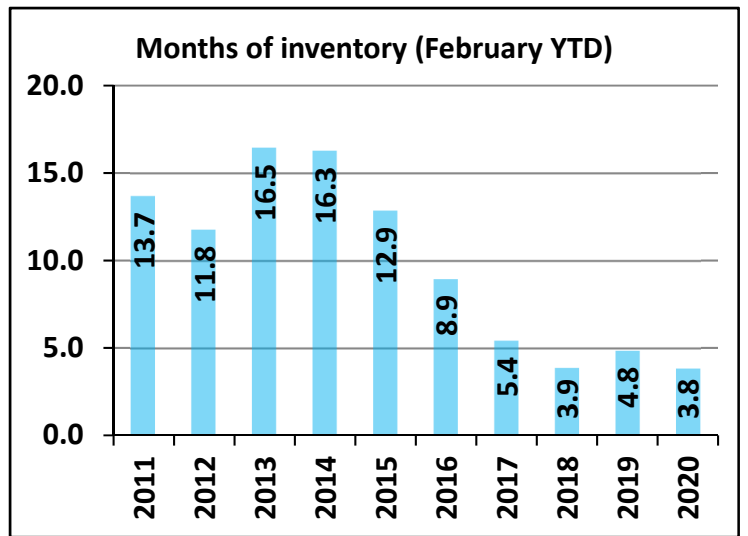
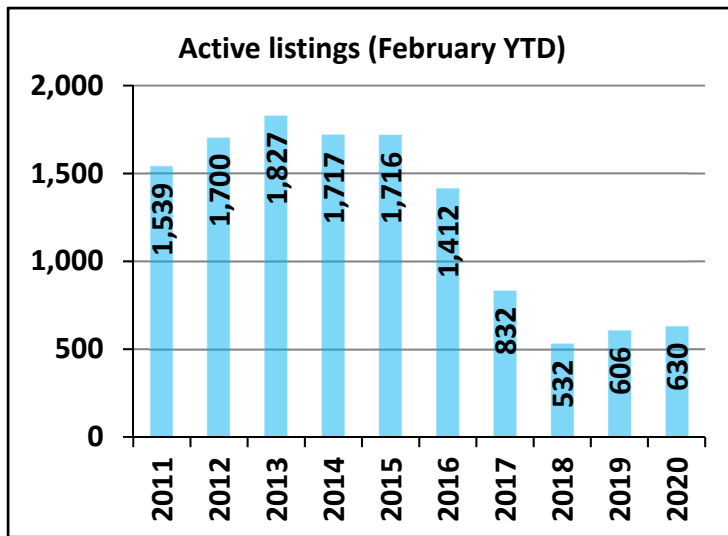
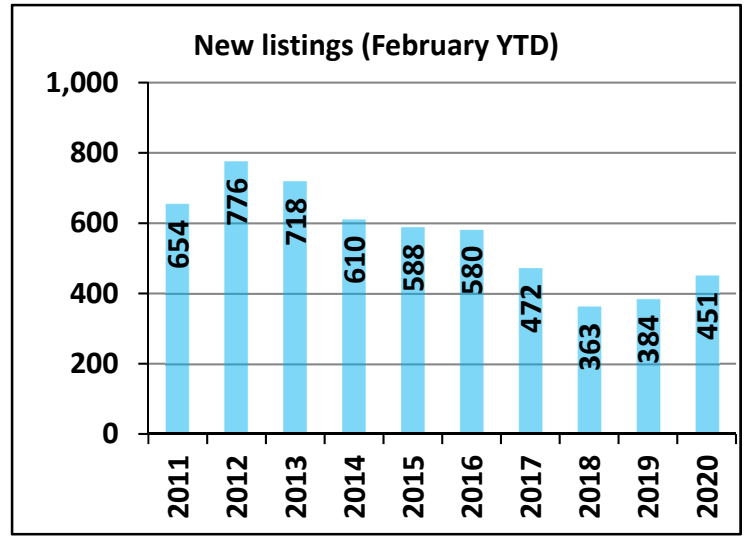
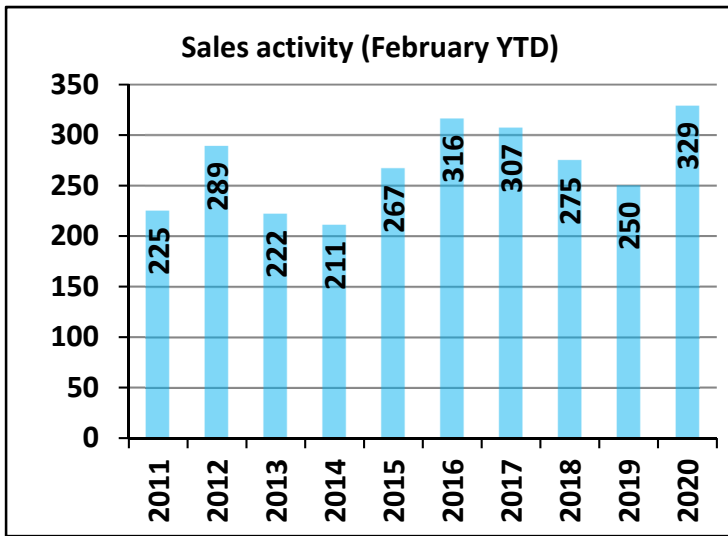
# Grey Bruce Owen Sound

## Residential Market Activity



# Grey Bruce Owen Sound

## Residential Market Activity



# Grey Bruce Owen Sound

## Residential Market Activity

Actual	February 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2019	February 2018	February 2017	February 2015	February 2013	February 2010
<b>Sales Activity</b>	<b>188</b>	38.2	39.3	1.1	21.3	45.7	14.6
<b>Dollar Volume</b>	<b>\$75,141,671</b>	52.2	68.1	38.7	80.4	156.8	106.7
<b>New Listings</b>	<b>249</b>	19.7	18.0	2.9	-13.8	-27.4	-34.6
<b>Active Listings</b>	<b>628</b>	1.1	13.8	-25.1	-63.3	-66.3	-56.9
<b>Sales to New Listings Ratio<sup>1</sup></b>	<b>75.5</b>	65.4	64.0	76.9	53.6	37.6	43.0
<b>Months of Inventory<sup>2</sup></b>	<b>3.3</b>	4.6	4.1	4.5	11.0	14.4	8.9
<b>Average Price</b>	<b>\$399,690</b>	10.1	20.7	37.2	48.7	76.2	80.3

Year-to-date	February 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2019 YTD	February 2018 YTD	February 2017 YTD	February 2015 YTD	February 2013 YTD	February 2010 YTD
<b>Sales Activity</b>	<b>329</b>	31.6	19.6	7.2	23.2	48.2	19.2
<b>Dollar Volume</b>	<b>\$134,357,737</b>	51.8	51.0	48.4	87.6	156.5	112.8
<b>New Listings</b>	<b>451</b>	17.4	24.2	-4.4	-23.3	-37.2	-35.0
<b>Active Listings<sup>3</sup></b>	<b>630</b>	4.0	18.4	-24.3	-63.3	-65.5	-54.9
<b>Sales to New Listings Ratio<sup>4</sup></b>	<b>72.9</b>	65.1	75.8	65.0	45.4	30.9	39.8
<b>Months of Inventory<sup>5</sup></b>	<b>3.8</b>	4.8	3.9	5.4	12.9	16.5	10.1
<b>Average Price</b>	<b>\$408,382</b>	15.4	26.2	38.5	52.3	73.1	78.5

<sup>1</sup> Sales / new listings \* 100

<sup>2</sup> Active listings at month end / monthly sales

<sup>3</sup> 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

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

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

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