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Grey Bruce Owen Sound home sales remain strong for fourth consecutive month in November

Residential sales activity in the geographical area covered by the REALTORS® Association of Grey Bruce Owen Sound totaled 208 units in November 2019. This was up 9.5% from November 2018.

On a year-to-date basis, home sales totalled 2,664 units over the first 11 months of the year, down just 1% from the same period in 2018.

The average price of homes sold in November 2019 was \$414,376, jumping 20.7% from November 2018.

The more comprehensive year-to-date average price was \$392,213, up 9.3% from the first 11 months of 2018.

New residential listings in the region numbered 248 units in November 2019. This was an increase of 17% on a year-over-year basis.

That said, overall supply remains near record lows. Active residential listings numbered 786 units at the end of November, an increase of 12% from the end of November 2018 but well below almost every other year on record.

Months of inventory numbered 3.8 at the end of November 2019, little changed from the 3.7 months recorded at the end of November 2018 and well below the long-run average of 11.2 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 November 2019 was \$86.2 million, a large 32.1% increase from the same month in 2018 and a new record for the month of November.

Sales of all property types numbered 262 units in November 2019, up 7.4% from November 2018. The total value of all properties sold was \$105.8 million, jumping 34.6% from November 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.

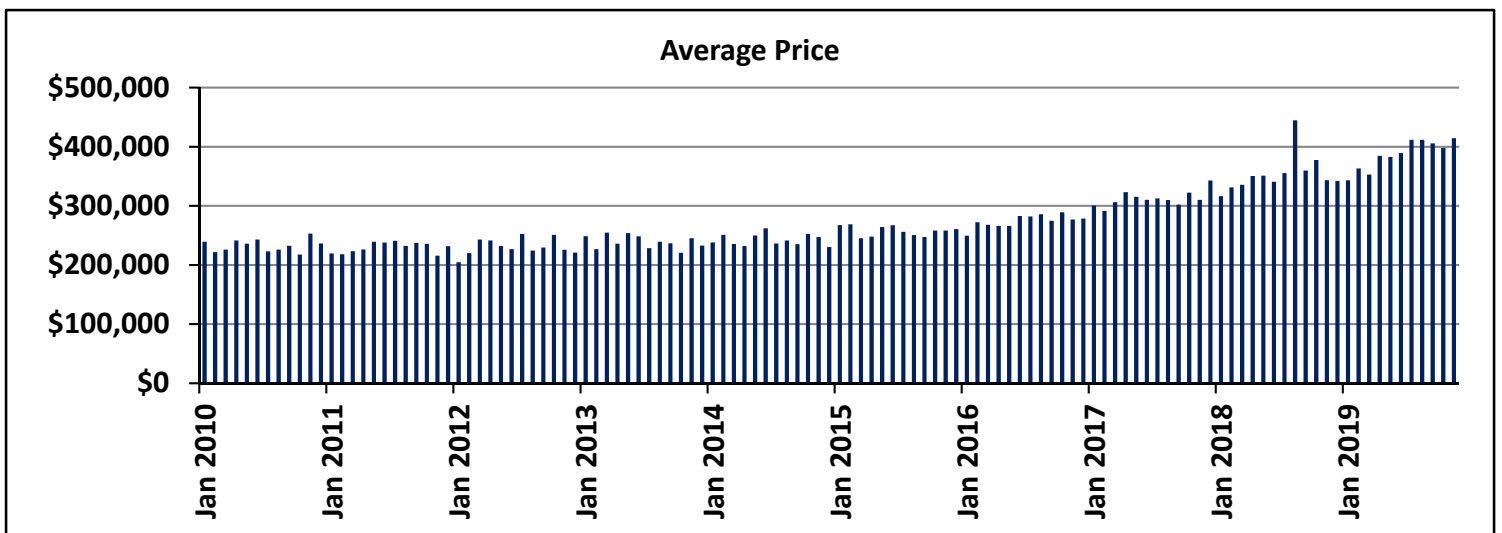
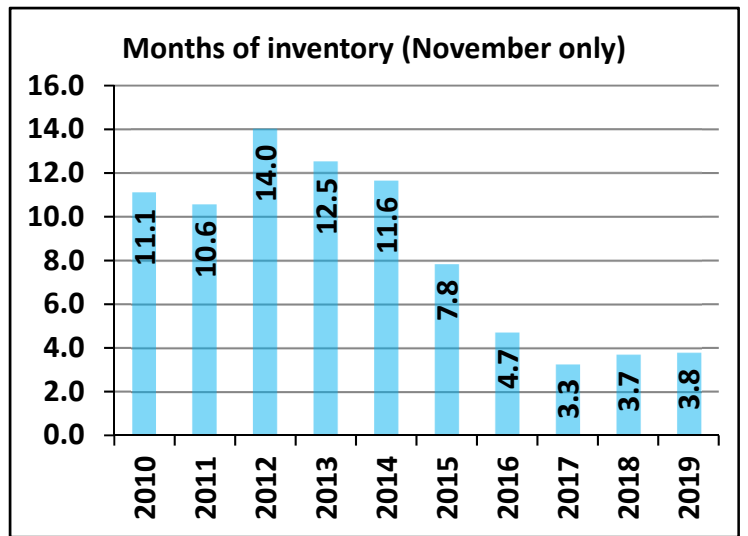
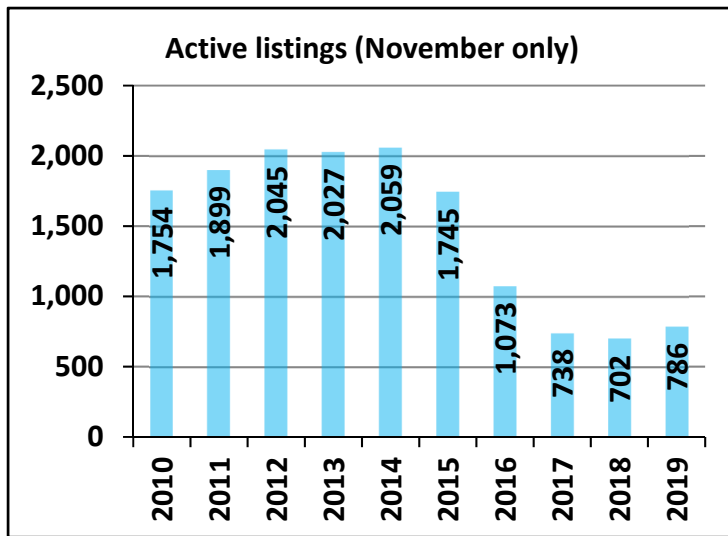
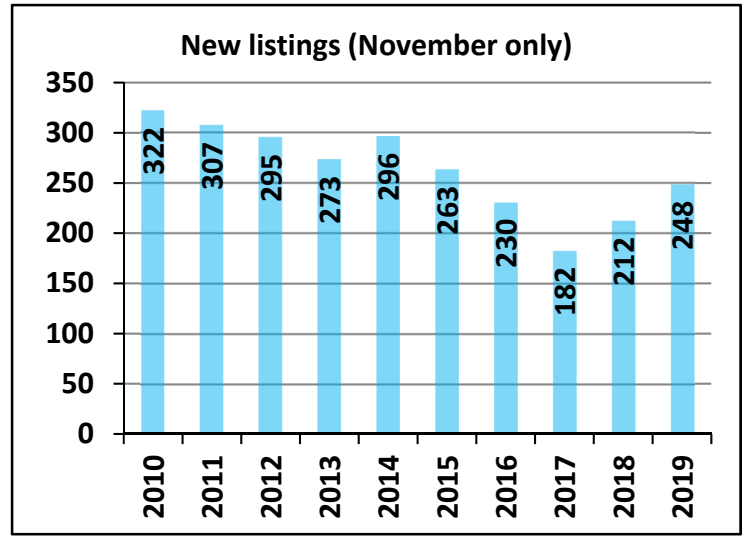
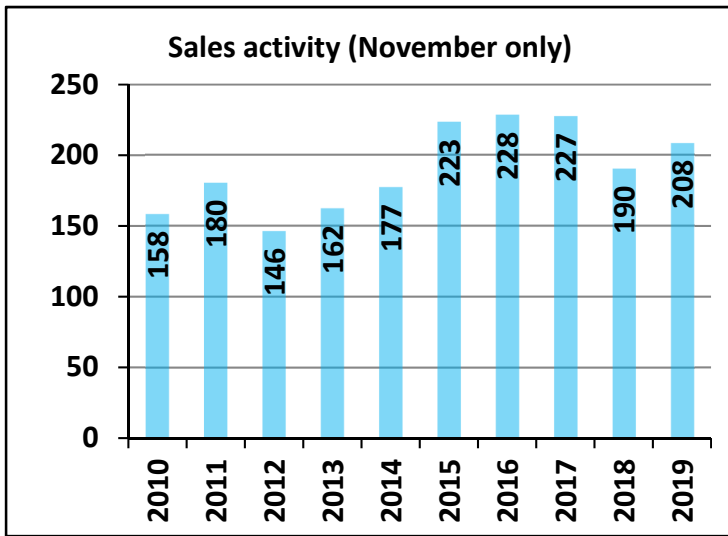
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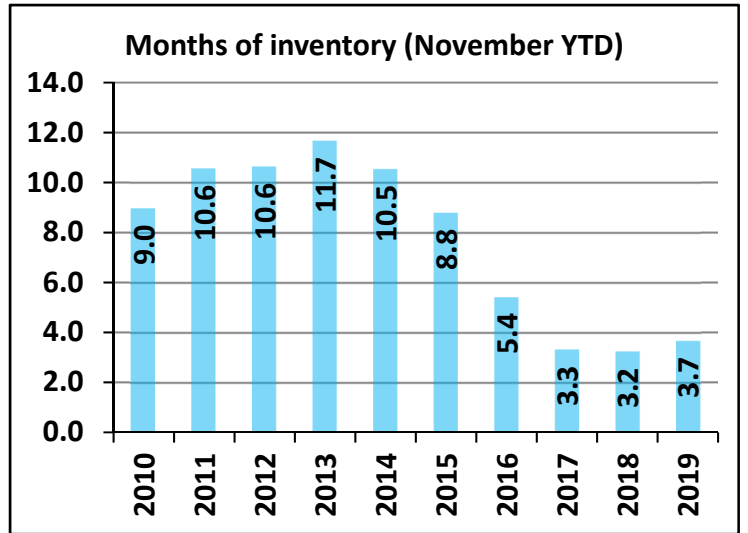
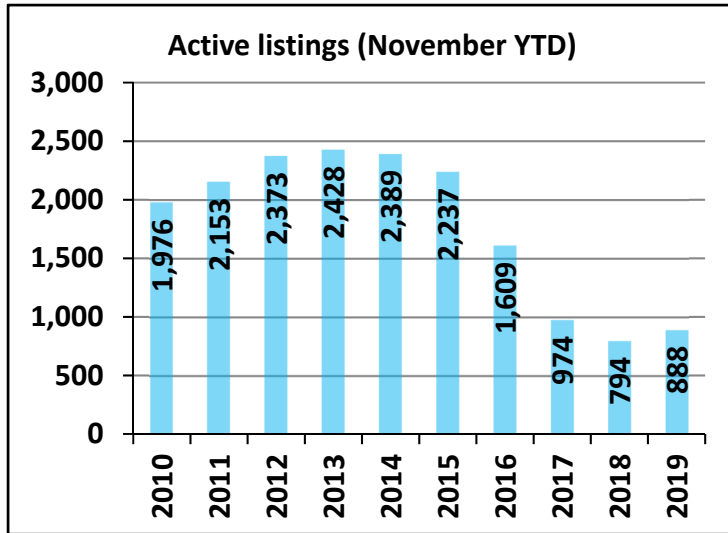
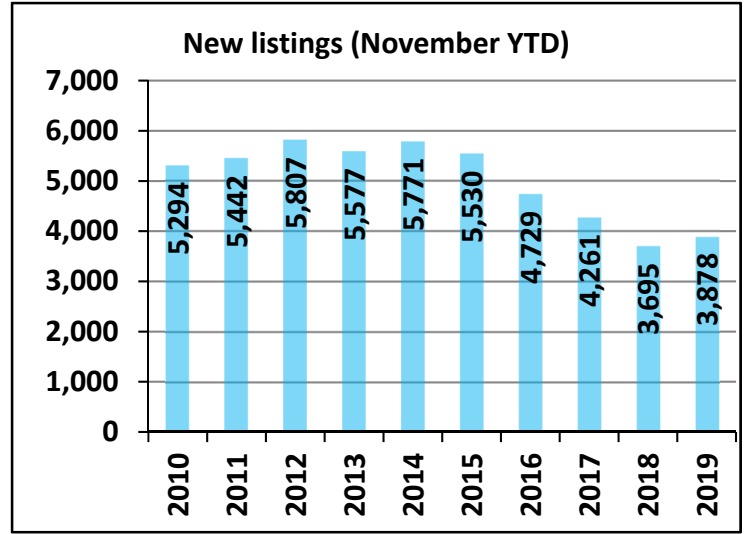
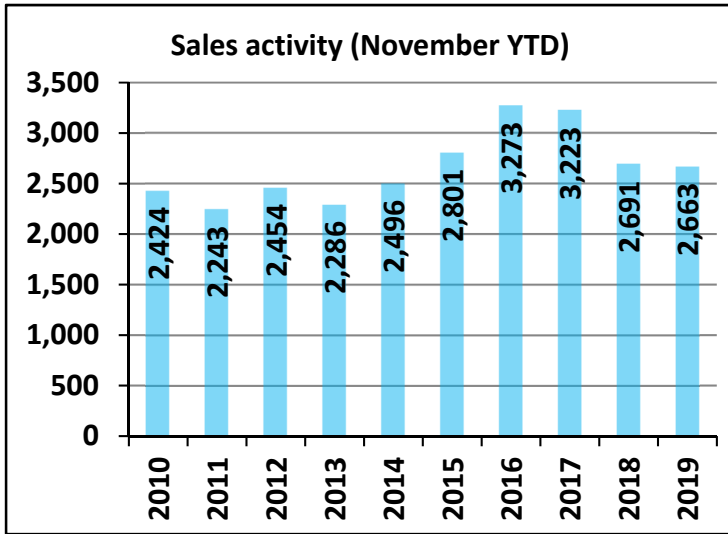
Grey Bruce Owen Sound

Residential Market Activity



Grey Bruce Owen Sound

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Residential Market Activity

Actual	November 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		November 2018	November 2017	November 2016	November 2014	November 2012	November 2009
Sales Activity	208	9.5	-8.4	-8.8	17.5	42.5	16.9
Dollar Volume	\$86,190,138	32.1	22.5	36.6	96.8	161.5	108.9
New Listings	248	17.0	36.3	7.8	-16.2	-15.9	-26.0
Active Listings	786	12.0	6.5	-26.7	-61.8	-61.6	-48.1
Sales to New Listings Ratio¹	83.9	89.6	124.7	99.1	59.8	49.5	53.1
Months of Inventory²	3.8	3.7	3.3	4.7	11.6	14.0	8.5
Average Price	\$414,376	20.7	33.7	49.7	67.5	83.6	78.8

Year-to-date	November 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		November 2018 YTD	November 2017 YTD	November 2016 YTD	November 2014 YTD	November 2012 YTD	November 2009 YTD
Sales Activity	2,663	-1.0	-17.4	-18.6	6.7	8.5	16.6
Dollar Volume	\$1,044,854,167	8.2	4.2	15.7	71.4	82.1	110.2
New Listings	3,878	5.0	-9.0	-18.0	-32.8	-33.2	-18.9
Active Listings³	888	11.8	-8.8	-44.8	-62.8	-62.6	-50.4
Sales to New Listings Ratio⁴	68.7	72.8	75.6	69.2	43.3	42.3	47.7
Months of Inventory⁵	3.7	3.2	3.3	5.4	10.5	10.6	8.6
Average Price	\$392,360	9.3	26.1	42.2	60.7	67.8	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