

Residential housing activity

Grey Bruce Owen Sound

August 2020

Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		July 2020	June 2020	May 2020	April 2020	March 2020	February 2020
Sales Activity	282	-5.1	6.0	85.5	182.0	23.7	-6.6
Average Price	\$456,041	-0.8	1.0	-2.7	14.2	3.2	15.4
Dollar Volume*	\$115.9	-14.9	-3.2	68.7	188.5	8.6	-5.4
New Listings	302	2.4	0.7	56.5	111.2	1.0	-9.0
Active Listings	480	-11.1	-18.4	-23.6	-26.3	-33.7	-36.5

Actual ²		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	398	10.9	31.4	21.3	30.5	41.1	59.8
Average Price	\$474,718	17.9	8.0	56.8	90.1	102.8	112.6
Dollar Volume*	\$188.9	30.7	41.8	90.3	148.0	186.2	239.9
New Listings	411	0.0	12.6	4.3	-12.4	-15.3	-17.8
Active Listings	648	-43.1	-32.7	-42.8	-74.3	-76.2	-72.5

Year-to-date ³		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		August 2019 YTD	August 2018 YTD	August 2017 YTD	August 2015 YTD	August 2013 YTD	August 2010 YTD
Sales Activity	2,146	5.9	1.5	-15.0	0.4	19.3	10.2
Average Price	\$455,382	18.2	27.2	44.8	75.6	91.2	98.0
Dollar Volume*	\$977.2	25.2	29.0	23.1	76.3	128.0	118.1
New Listings	2,716	-13.1	-9.9	-21.2	-38.2	-38.5	-37.9
Active Listings**	725	-21.2	-10.4	-27.7	-67.0	-69.2	-65.0

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		July 2020	May 2020	February 2020	August 2019	August 2018	August 2015
Sales to New Listings Ratio	93.4	100.7	78.8	91.0	80.6	73.1	54.5
Months of Inventory	1.7	1.8	4.1	2.5	3.2	3.3	8.2

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound.

³ Sum of actual data from January to present month of the year.

⁴ Seasonally adjusted; Sales to New Listings Ratio=Sales/New Listings*100; Months of Inventory=Active Listings at the end of the month/Sales for the month.

* In millions of dollars.

** 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.