

# Residential housing activity Grey Bruce Owen Sound September 2020

Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		August 2020	July 2020	June 2020	May 2020	April 2020	March 2020
Sales Activity	279	2.6	-7.0	6.1	88.5	181.8	27.4
Average Price	\$493,314	9.1	7.3	9.2	5.3	23.6	11.7
Dollar Volume*	\$134.5	12.8	-2.7	12.8	100.3	238.3	31.1
New Listings	290	-7.3	1.4	2.1	54.3	107.1	-0.7
Active Listings	466	-2.9	-10.7	-18.7	-24.2	-27.3	-34.6

Actual <sup>2</sup>		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	384	30.6	51.8	25.9	17.4	58.7	46.6
Average Price	\$502,003	23.5	37.5	64.1	95.3	109.6	120.7
Dollar Volume*	\$192.8	61.3	108.7	106.6	129.3	232.6	223.4
New Listings	395	-0.8	4.5	4.2	-0.5	-12.2	-7.1
Active Listings	584	-45.6	-39.4	-44.5	-74.2	-77.1	-73.2

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		September 2019 YTD	September 2018 YTD	September 2017 YTD	September 2015 YTD	September 2013 YTD	September 2010 YTD
Sales Activity	2,532	9.1	6.9	-10.5	2.7	24.1	14.6
Average Price	\$462,404	19.1	28.9	47.5	78.5	94.0	101.3
Dollar Volume*	\$1,170.8	30.0	37.8	32.0	83.4	140.7	130.6
New Listings	3,110	-11.7	-8.3	-18.7	-35.1	-36.1	-35.2
Active Listings**	710	-24.3	-14.1	-29.6	-67.8	-70.1	-65.9

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		August 2020	June 2020	March 2020	September 2019	September 2018	September 2015
Sales to New Listings Ratio	96.2	86.9	92.6	75.0	74.1	61.8	74.6
Months of Inventory	1.7	1.8	2.2	3.3	3.6	3.8	7.2

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

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

<sup>3</sup> Sum of actual data from January to present month of the year.

<sup>4</sup> 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.