



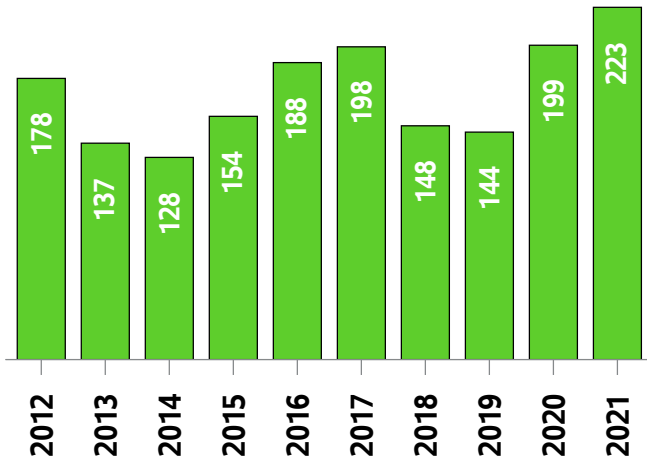
**REALTORS' Association of Grey Bruce
Owen Sound
Residential Market Activity and MLS · HPI
Report
February 2021**



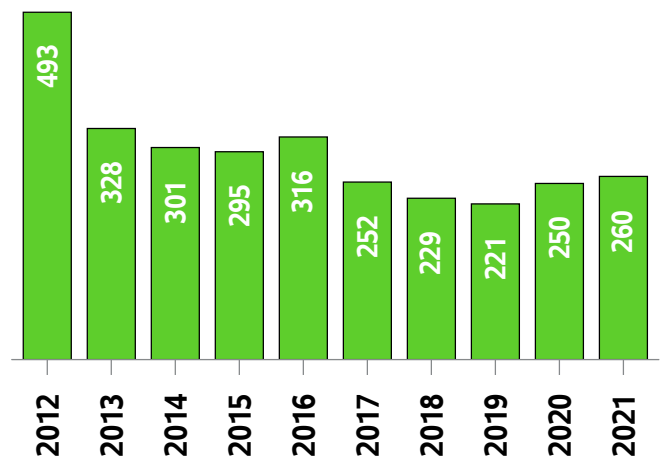
Prepared for the REALTORS' Association of Grey Bruce Owen Sound by the Canadian Real Estate Association

Grey Bruce Owen Sound MLS® Residential Market Activity

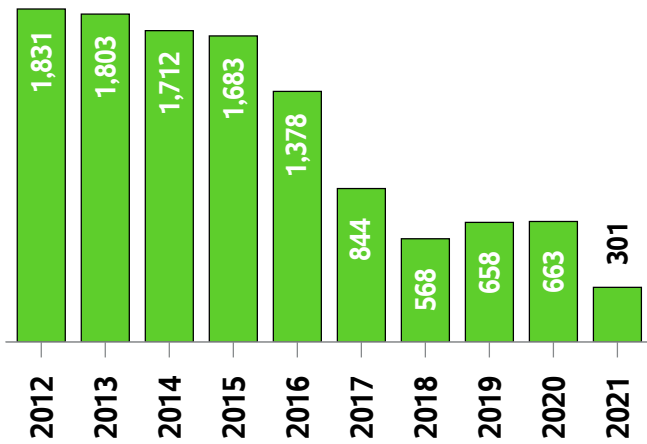
Sales Activity (February only)



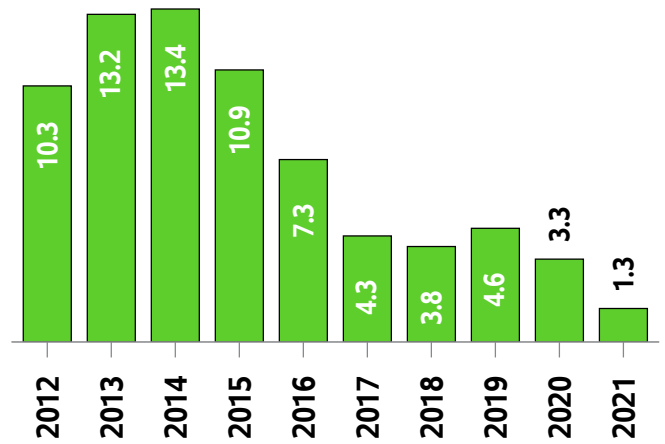
New Listings (February only)



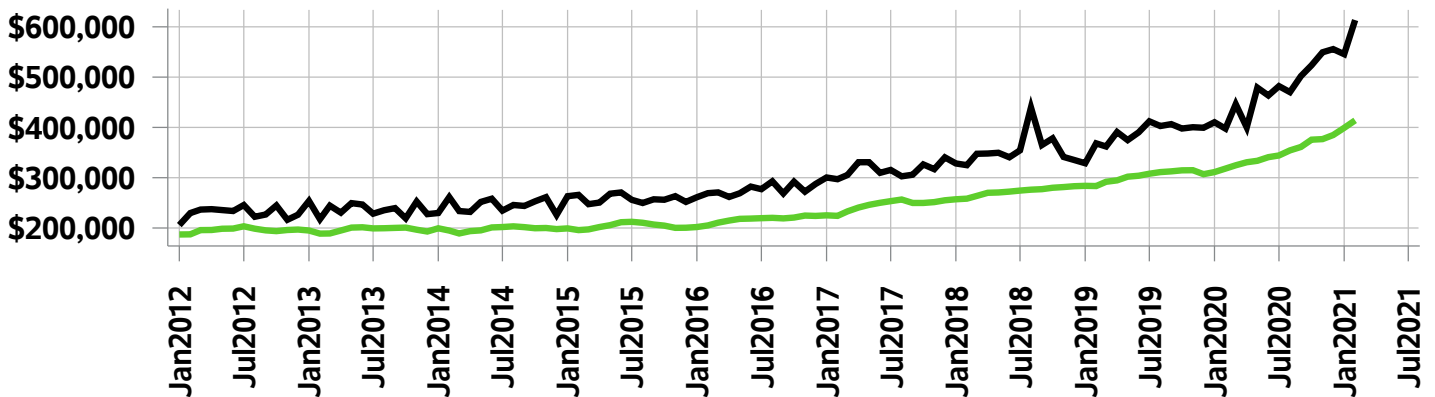
Active Listings (February only)



Months of Inventory (February only)

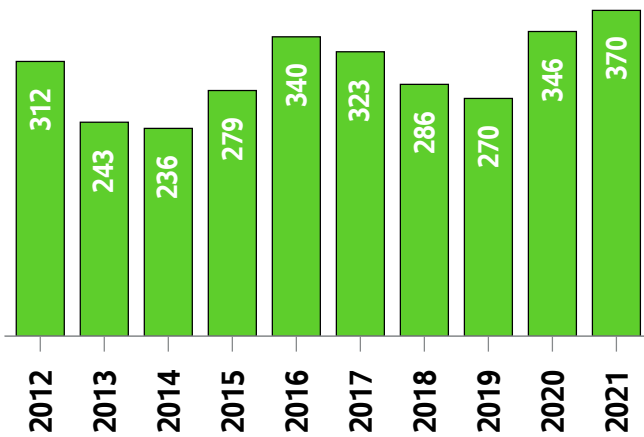


MLS® HPI Composite Benchmark Price and Average Price

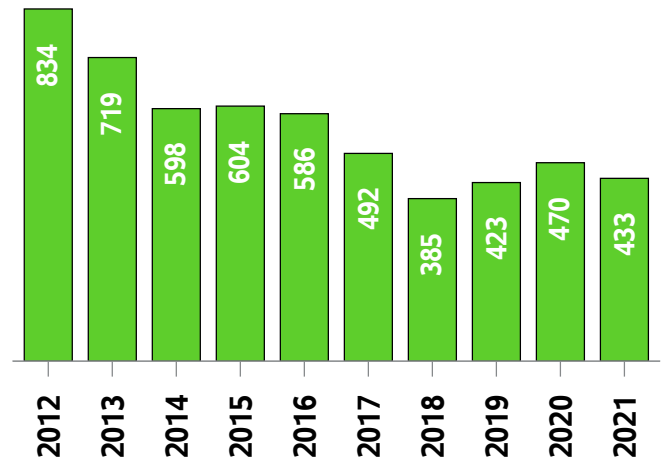


Grey Bruce Owen Sound MLS® Residential Market Activity

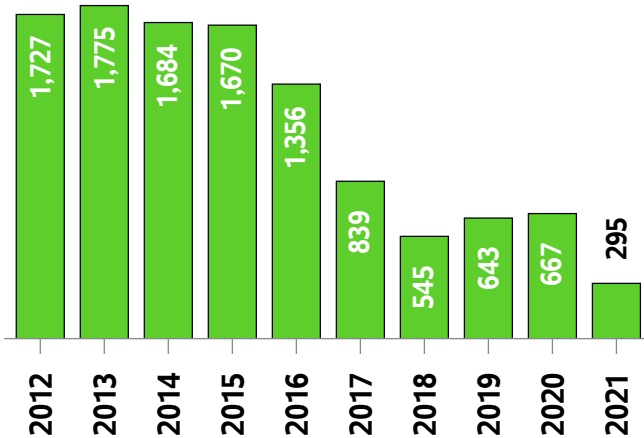
Sales Activity (February Year-to-date)



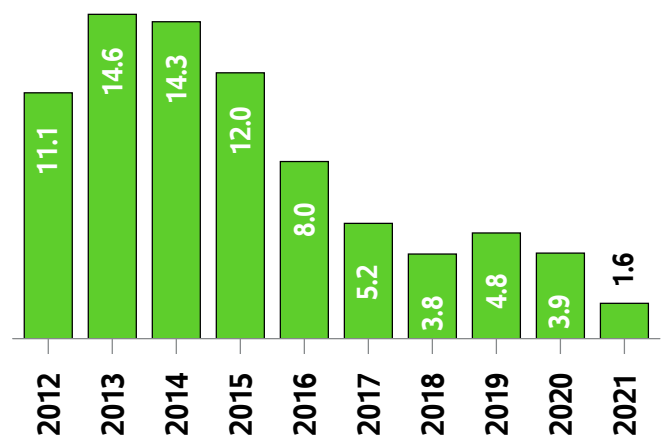
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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

² Average active listings January to the current month/average of sales January to the current month

Grey Bruce Owen Sound MLS® Residential Market Activity

Actual	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	223	12.1	54.9	50.7	18.6	74.2	75.6
Dollar Volume	\$136,782,114	72.9	157.9	184.5	170.3	308.8	396.8
New Listings	260	4.0	17.6	13.5	-17.7	-13.6	-26.6
Active Listings	301	-54.6	-54.3	-47.0	-78.2	-82.4	-81.5
Sales to New Listings Ratio ¹	85.8	79.6	65.2	64.6	59.5	42.5	35.9
Months of Inventory ²	1.3	3.3	4.6	3.8	7.3	13.4	12.8
Average Price	\$613,373	54.3	66.6	88.8	127.8	134.7	182.9
Median Price	\$550,000	46.7	70.6	80.8	120.1	142.3	161.9
Sales to List Price Ratio	103.7	98.0	96.7	97.2	95.7	94.5	95.3
Median Days on Market	11.0	29.0	42.5	33.0	76.5	101.0	66.0
Year-to-date	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	370	6.9	37.0	29.4	8.8	56.8	52.3
Dollar Volume	\$216,991,440	55.6	129.7	132.4	140.3	272.3	312.7
New Listings	433	-7.9	2.4	12.5	-26.1	-27.6	-39.2
Active Listings ³	295	-55.8	-54.2	-46.0	-78.3	-82.5	-81.3
Sales to New Listings Ratio ⁴	85.5	73.6	63.8	74.3	58.0	39.5	34.1
Months of Inventory ⁵	1.6	3.9	4.8	3.8	8.0	14.3	13.0
Average Price	\$586,463	45.5	67.6	79.6	120.8	137.5	171.0
Median Price	\$524,950	40.0	64.0	77.0	118.7	150.0	165.1
Sales to List Price Ratio	103.0	97.8	96.3	96.5	95.6	94.4	94.9
Median Days on Market	15.0	37.0	56.0	49.5	86.0	94.0	79.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

² Active listings at month end / monthly sales; Compared to levels from previous periods.

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.

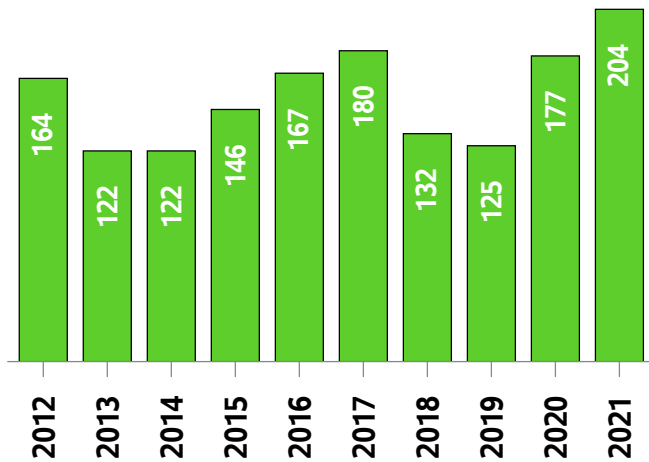
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

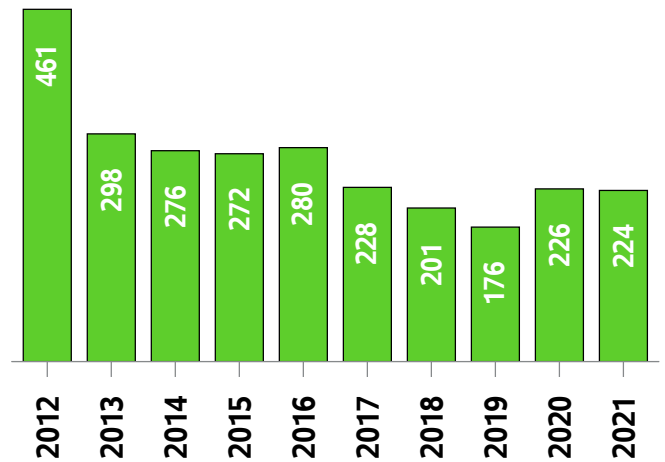
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Grey Bruce Owen Sound MLS® Single Family Market Activity

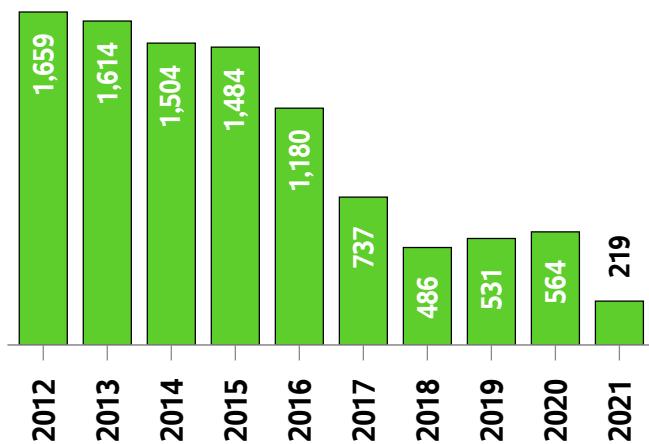
Sales Activity (February only)



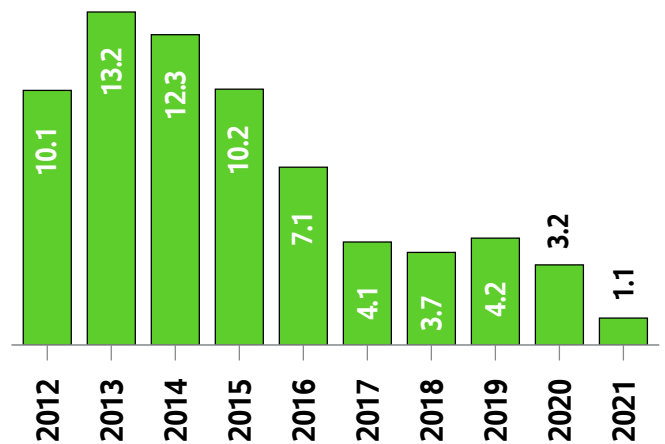
New Listings (February only)



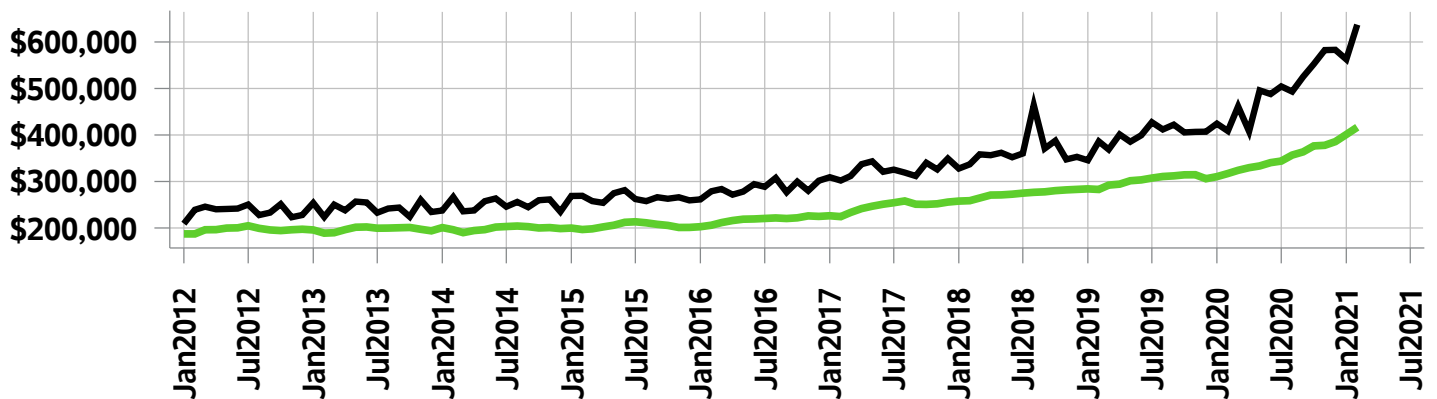
Active Listings (February only)



Months of Inventory (February only)

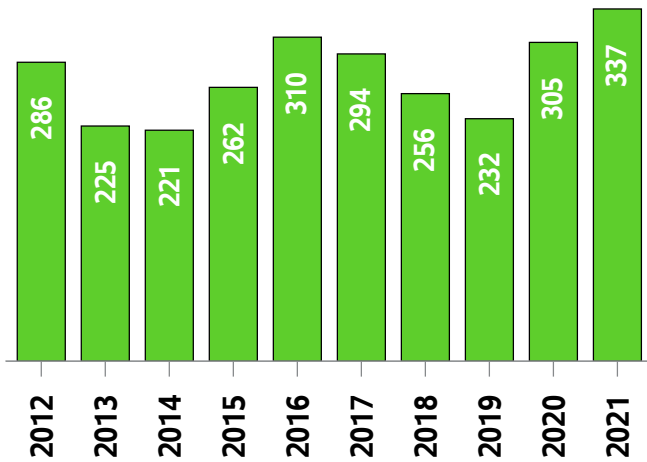


MLS® HPI Single Family Benchmark Price and Average Price

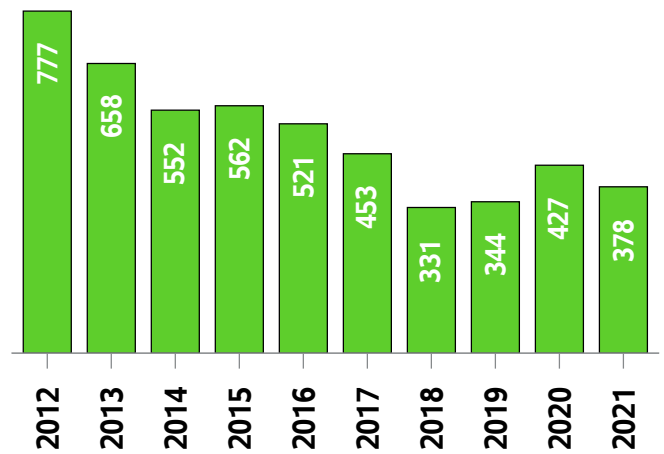


Grey Bruce Owen Sound MLS® Single Family Market Activity

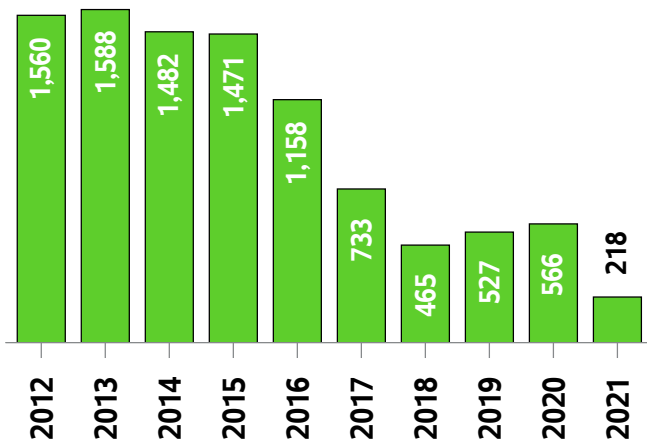
Sales Activity (February Year-to-date)



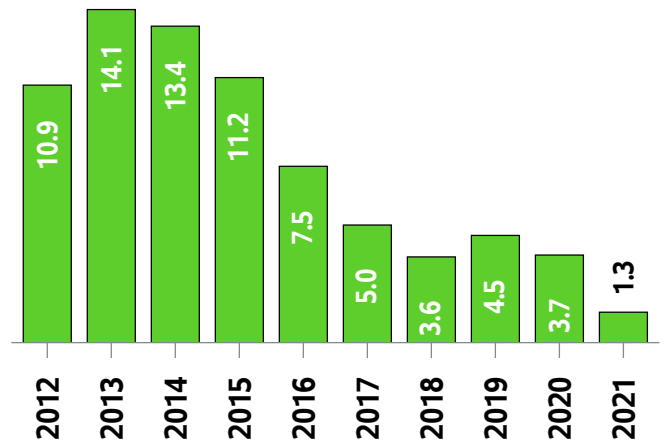
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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

² Average active listings January to the current month/average of sales January to the current month

Grey Bruce Owen Sound MLS® Single Family Market Activity

Actual	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	204	15.3	63.2	54.5	22.2	67.2	83.8
Dollar Volume	\$130,007,814	79.8	169.4	192.4	179.1	299.7	425.9
New Listings	224	-0.9	27.3	11.4	-20.0	-18.8	-32.9
Active Listings	219	-61.2	-58.8	-54.9	-81.4	-85.4	-85.3
Sales to New Listings Ratio ¹	91.1	78.3	71.0	65.7	59.6	44.2	33.2
Months of Inventory ²	1.1	3.2	4.2	3.7	7.1	12.3	13.4
Average Price	\$637,293	56.0	65.1	89.2	128.5	139.0	186.1
Median Price	\$575,000	49.4	74.2	84.9	128.2	147.6	167.4
Sales to List Price Ratio	103.7	98.1	96.5	97.0	95.7	94.3	95.4
Median Days on Market	11.5	29.0	43.0	33.0	74.0	113.5	55.0
Year-to-date	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	337	10.5	45.3	31.6	8.7	52.5	53.9
Dollar Volume	\$204,842,071	61.8	140.3	140.7	144.0	265.5	321.7
New Listings	378	-11.5	9.9	14.2	-27.4	-31.5	-43.4
Active Listings ³	218	-61.6	-58.7	-53.2	-81.2	-85.3	-84.7
Sales to New Listings Ratio ⁴	89.2	71.4	67.4	77.3	59.5	40.0	32.8
Months of Inventory ⁵	1.3	3.7	4.5	3.6	7.5	13.4	13.0
Average Price	\$607,840	46.4	65.5	82.8	124.4	139.7	174.0
Median Price	\$552,000	43.4	68.0	82.9	122.2	152.1	169.3
Sales to List Price Ratio	103.0	97.7	96.1	96.4	95.8	94.5	94.9
Median Days on Market	15.0	36.0	58.0	54.5	84.0	97.0	75.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

² Active listings at month end / monthly sales; Compared to levels from previous periods.

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.

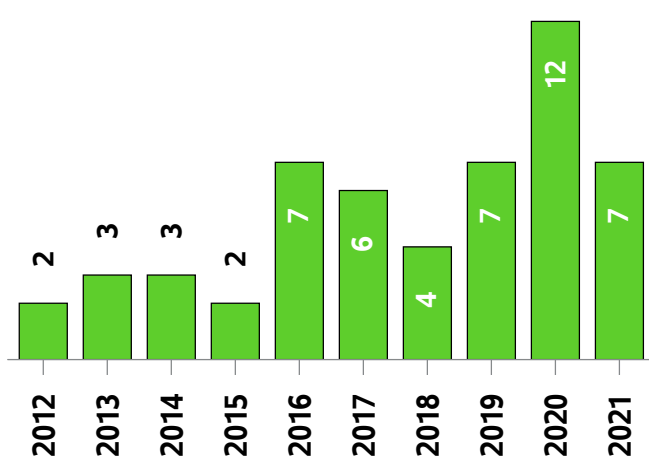
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

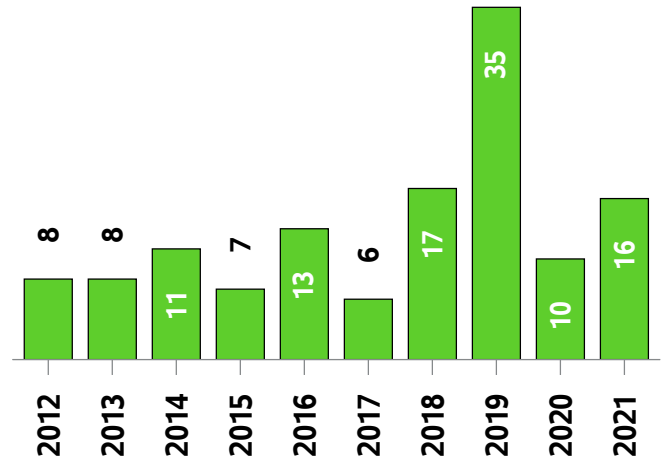
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Grey Bruce Owen Sound MLS® Townhouse Market Activity

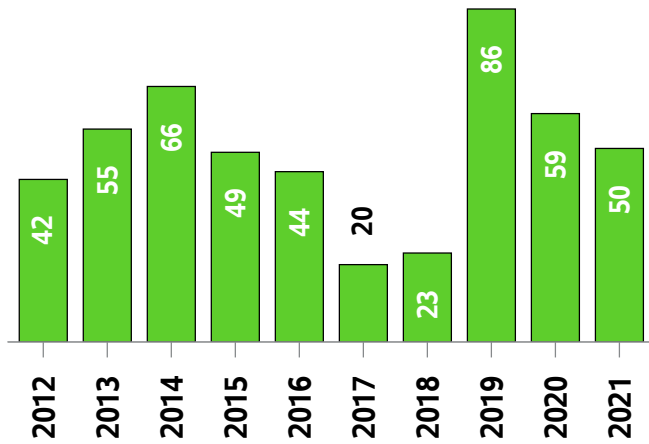
Sales Activity (February only)



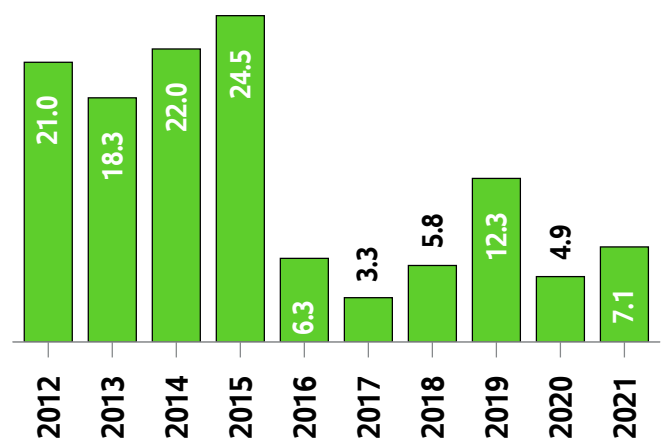
New Listings (February only)



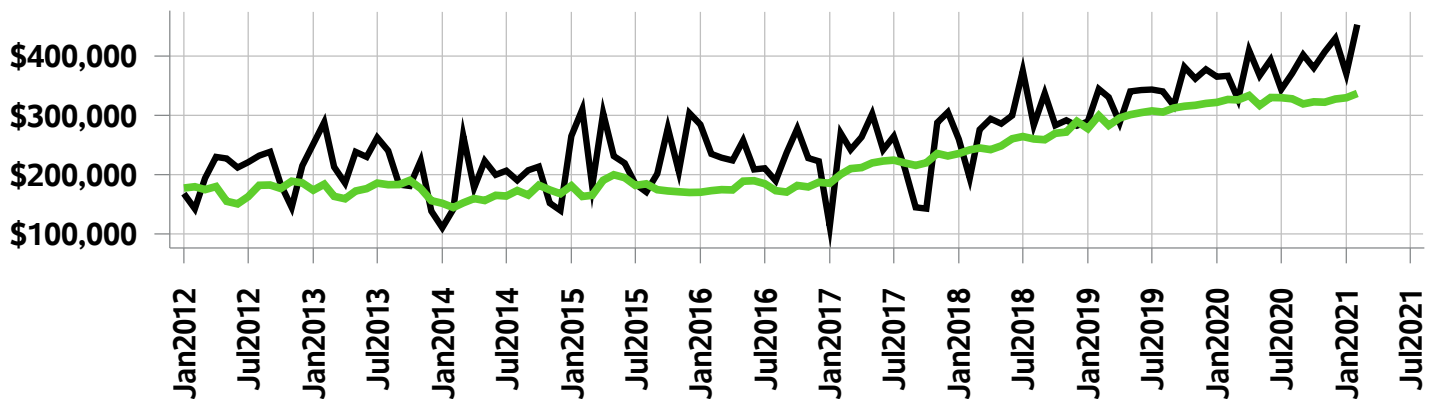
Active Listings (February only)



Months of Inventory (February only)

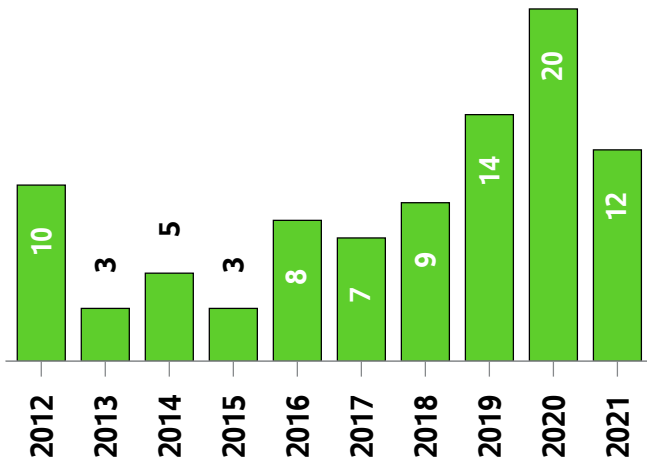


MLS® HPI Townhouse Benchmark Price and Average Price

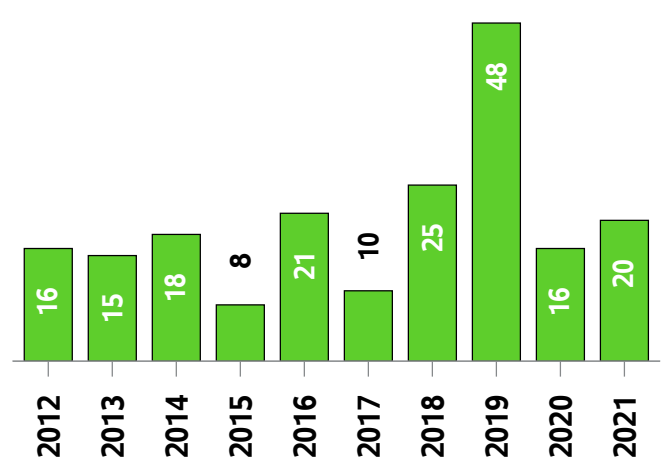


Grey Bruce Owen Sound MLS® Townhouse Market Activity

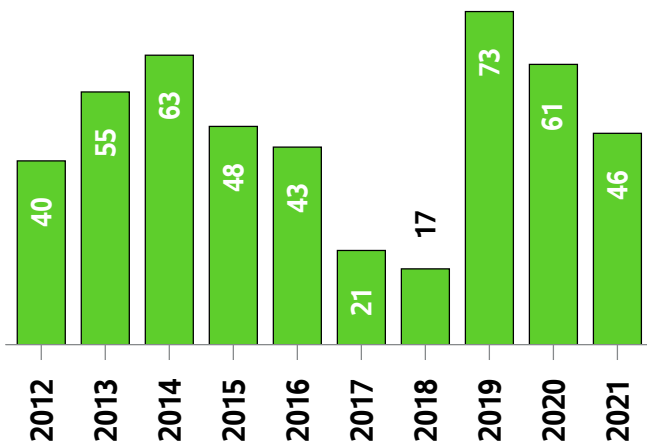
Sales Activity (February Year-to-date)



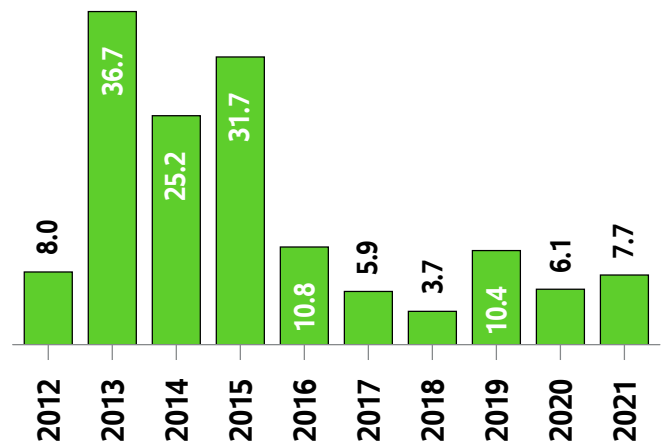
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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

² Average active listings January to the current month/average of sales January to the current month

Grey Bruce Owen Sound MLS® Townhouse Market Activity

Actual	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	7	-41.7	0.0	75.0	0.0	133.3	0.0
Dollar Volume	\$3,171,200	-27.9	31.6	308.4	92.8	646.3	100.8
New Listings	16	60.0	-54.3	-5.9	23.1	45.5	166.7
Active Listings	50	-15.3	-41.9	117.4	13.6	-24.2	35.1
Sales to New Listings Ratio ¹	43.8	120.0	20.0	23.5	53.8	27.3	116.7
Months of Inventory ²	7.1	4.9	12.3	5.8	6.3	22.0	5.3
Average Price	\$453,029	23.5	31.6	133.4	92.8	219.9	100.8
Median Price	\$511,000	38.3	32.0	158.8	122.2	236.4	86.6
Sales to List Price Ratio	107.1	98.1	98.5	100.6	98.7	96.7	99.0
Median Days on Market	8.0	57.0	20.0	23.5	121.0	27.0	88.0
Year-to-date	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	12	-40.0	-14.3	33.3	50.0	140.0	33.3
Dollar Volume	\$5,022,542	-31.4	13.2	142.1	160.3	677.6	149.4
New Listings	20	25.0	-58.3	-20.0	-4.8	11.1	25.0
Active Listings ³	46	-24.6	-36.6	178.8	7.0	-27.0	17.9
Sales to New Listings Ratio ⁴	60.0	125.0	29.2	36.0	38.1	27.8	56.3
Months of Inventory ⁵	7.7	6.1	10.4	3.7	10.8	25.2	8.7
Average Price	\$418,545	14.3	32.0	81.5	73.5	224.0	87.1
Median Price	\$477,171	27.4	53.4	113.1	98.9	322.3	74.2
Sales to List Price Ratio	103.2	99.5	98.6	99.3	99.4	97.5	98.7
Median Days on Market	12.0	80.0	18.0	27.0	120.5	24.0	79.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

² Active listings at month end / monthly sales; Compared to levels from previous periods.

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.

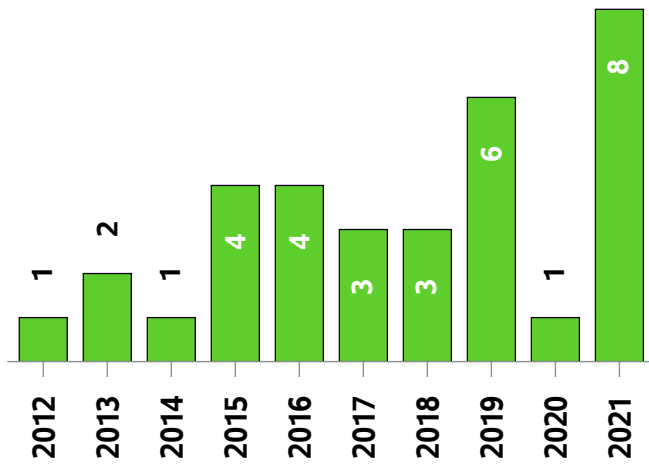
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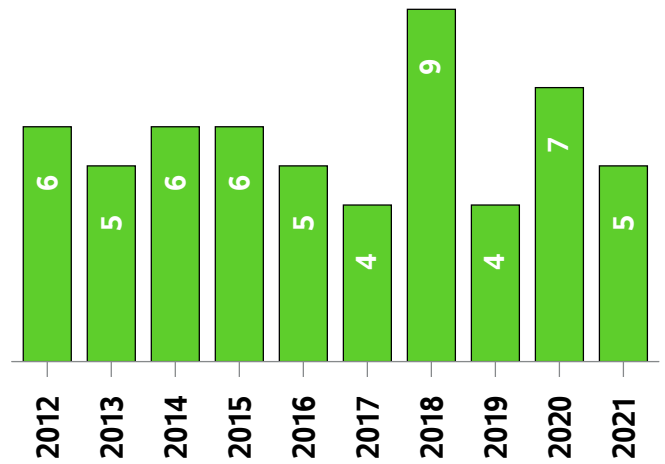
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Grey Bruce Owen Sound MLS® Apartment Market Activity

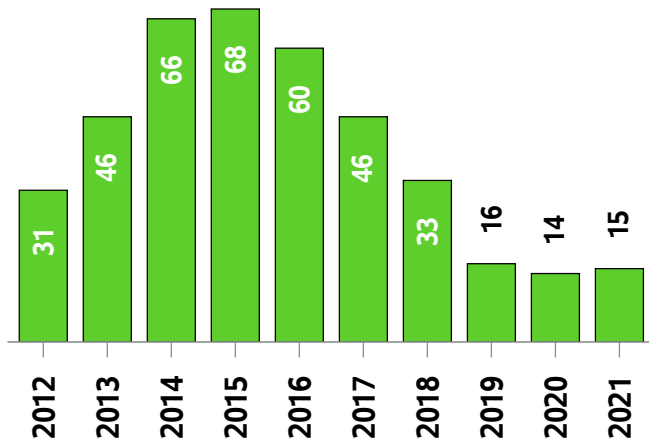
Sales Activity (February only)



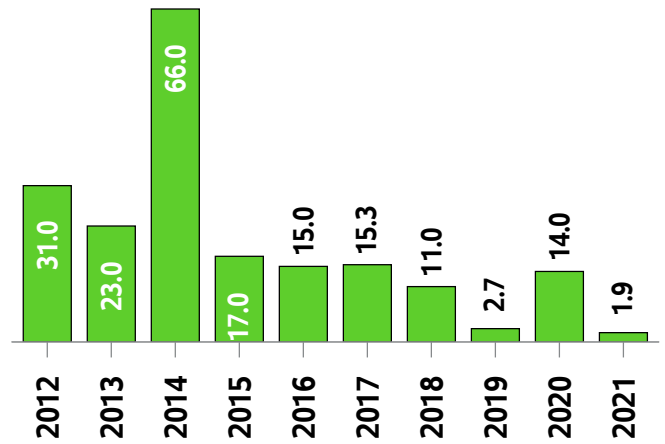
New Listings (February only)



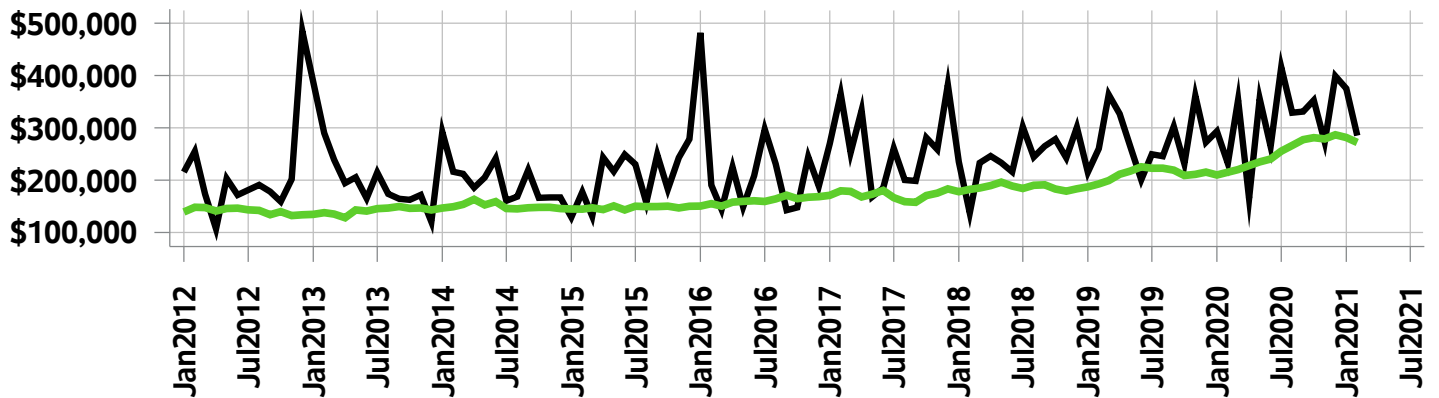
Active Listings (February only)



Months of Inventory (February only)

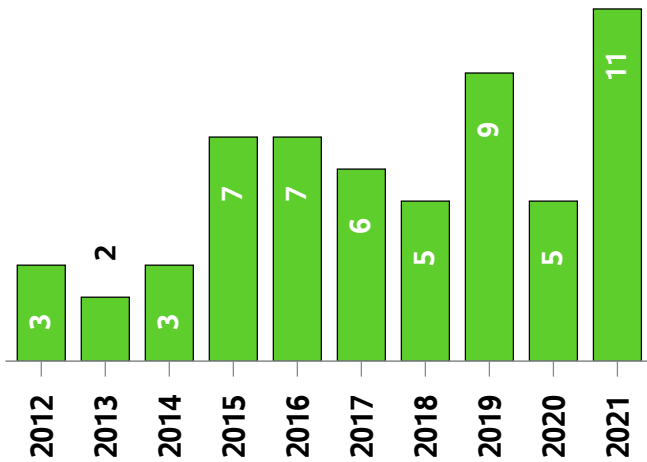


MLS® HPI Apartment Benchmark Price and Average Price

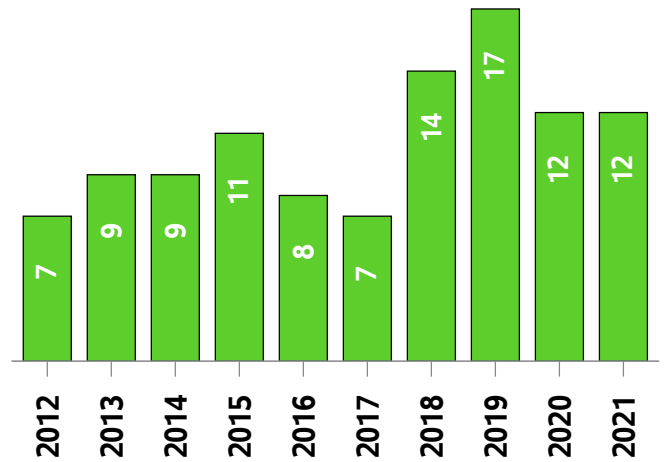


Grey Bruce Owen Sound MLS® Apartment Market Activity

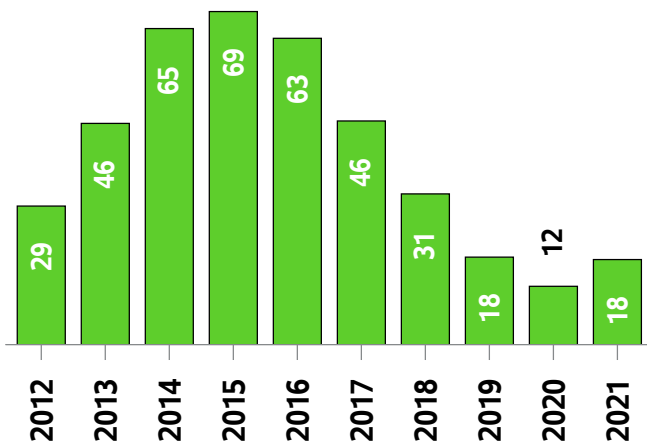
Sales Activity (February Year-to-date)



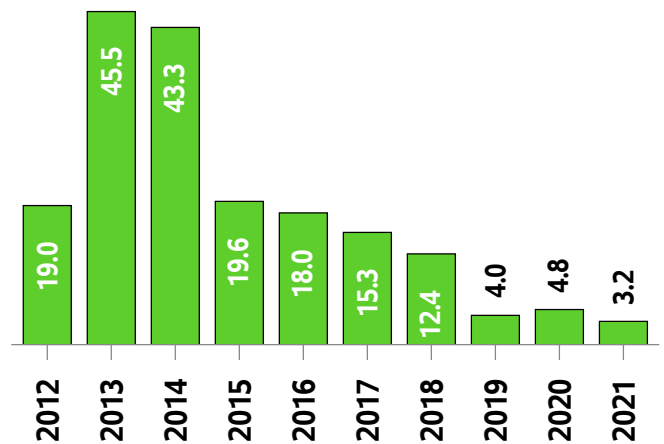
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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

² Average active listings January to the current month/average of sales January to the current month

Grey Bruce Owen Sound MLS® Apartment Market Activity

Actual	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	8	700.0	33.3	166.7	100.0	700.0	100.0
Dollar Volume	\$2,281,100	883.2	46.1	453.7	199.4	956.1	174.8
New Listings	5	-28.6	25.0	-44.4	0.0	-16.7	25.0
Active Listings	15	7.1	-6.3	-54.5	-75.0	-77.3	-55.9
Sales to New Listings Ratio ¹	160.0	14.3	150.0	33.3	80.0	16.7	100.0
Months of Inventory ²	1.9	14.0	2.7	11.0	15.0	66.0	8.5
Average Price	\$285,138	22.9	9.5	107.6	49.7	32.0	37.4
Median Price	\$268,550	15.8	3.4	106.6	44.0	24.3	58.0
Sales to List Price Ratio	101.5	93.2	101.8	98.1	96.2	100.0	95.7
Median Days on Market	17.5	100.0	28.5	13.0	70.5	49.0	171.0
Year-to-date	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	11	120.0	22.2	120.0	57.1	266.7	120.0
Dollar Volume	\$3,406,277	142.3	54.3	286.2	54.4	325.8	204.4
New Listings	12	0.0	-29.4	-14.3	50.0	33.3	50.0
Active Listings ³	18	45.8	-2.8	-43.5	-72.2	-73.1	-52.7
Sales to New Listings Ratio ⁴	91.7	41.7	52.9	35.7	87.5	33.3	62.5
Months of Inventory ⁵	3.2	4.8	4.0	12.4	18.0	43.3	14.8
Average Price	\$309,662	10.1	26.3	75.6	-1.8	16.1	38.4
Median Price	\$252,100	-1.1	5.1	53.3	20.0	-10.8	44.1
Sales to List Price Ratio	99.8	99.2	100.4	96.5	92.0	100.0	96.9
Median Days on Market	21.0	17.0	40.0	19.0	99.0	150.0	208.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

² Active listings at month end / monthly sales; Compared to levels from previous periods.

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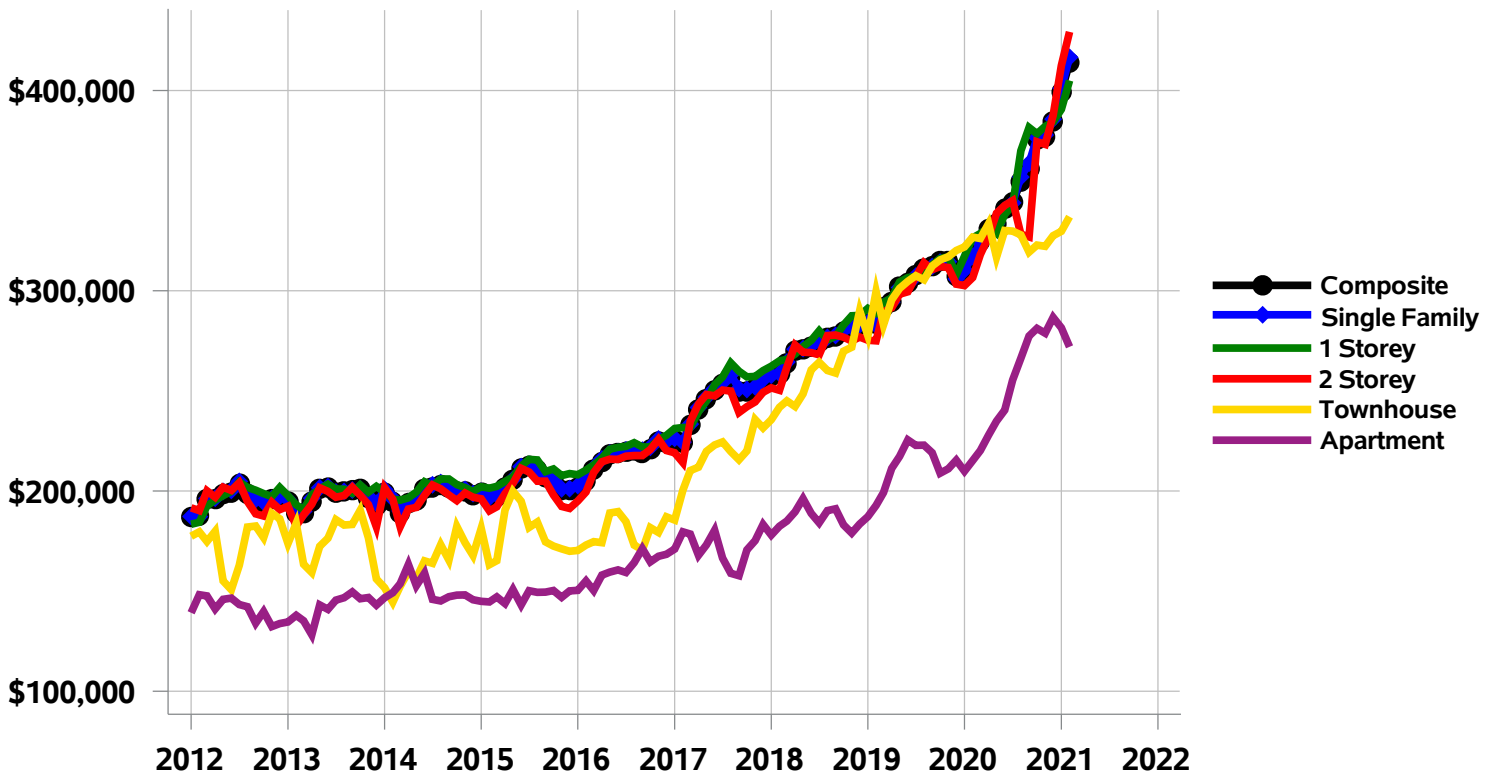
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Grey Bruce Owen Sound MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$414,000	3.7	9.9	16.9	30.1	60.3	101.9
Single Family	\$416,600	3.9	10.3	16.8	31.4	61.0	102.3
One Storey	\$405,000	3.7	6.0	9.5	24.1	52.8	92.5
Two Storey	\$429,300	4.1	15.1	30.8	40.0	71.5	115.2
Townhouse	\$337,000	2.2	4.6	2.8	3.1	39.4	94.8
Apartment	\$272,000	-3.4	-2.4	2.1	26.4	49.1	75.4

MLS® HPI Benchmark Price



Grey Bruce Owen Sound MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1366
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1377
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	11142
Number of Fireplaces	0
Total Number Of Rooms	10
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Grey Bruce Owen Sound MLS® HPI Benchmark Descriptions

1 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1248
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	12625
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Private

2 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1611
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	10890
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Grey Bruce Owen Sound MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1220
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	2
Age Category	16 to 30
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1122
Half Bathrooms	0
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers