

# Residential housing activity

## Grey Bruce Owen Sound

### April 2021

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
		March 2021	February 2021	January 2021	December 2020	November 2020	October 2020
Sales Activity	287	-13.8	-13.8	1.1	-9.7	11.7	-5.0
Average Price	\$614,913	-2.2	8.8	11.3	14.1	10.1	18.0
Dollar Volume*	\$176.5	-15.7	-6.2	12.4	3.0	23.0	12.1
New Listings	308	-8.3	-5.2	17.1	-4.6	-6.4	-4.0
Active Listings	359	-6.3	-1.1	2.0	-7.5	-18.2	-16.5

Actual <sup>2</sup>		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 months ago	10 years ago
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	392	208.7	43.6	18.8	18.1	62.0	57.4
Average Price	\$626,713	56.7	60.5	80.1	139.5	170.2	176.4
Dollar Volume*	\$245.7	383.5	130.5	113.9	182.7	337.7	335.2
New Listings	476	119.4	8.4	18.7	-25.4	-34.8	-34.9
Active Listings	406	-45.7	-53.4	-46.6	-76.5	-81.6	-81.3

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
		April 2020 YTD	April 2019 YTD	April 2018 YTD	April 2016 YTD	April 2014 YTD	April 2011 YTD
Sales Activity	1,098	58.0	48.4	30.9	17.9	65.9	56.6
Average Price	\$619,913	48.5	68.6	82.0	133.3	160.7	178.5
Dollar Volume*	\$680.7	134.7	150.2	138.2	175.2	332.4	336.2
New Listings	1,347	28.7	12.8	11.8	-22.7	-24.5	-32.3
Active Listings**	350	-50.4	-52.0	-46.0	-76.8	-81.3	-80.5

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
		March 2021	January 2021	October 2020	April 2020	April 2019	April 2016
Sales to New Listings Ratio	93.2	99.1	108.0	94.1	68.5	70.0	58.6
Months of Inventory	1.3	1.2	1.2	1.4	6.7	4.0	6.4

<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 any given 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.