



## **Grey Bruce Owen Sound Residential Market Activity and MLS® Home Price Index Report July 2022**



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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	148	-52.7	-67.0	-53.2	-56.3	-52.9	-43.5
Dollar Volume	\$95,617,770	-50.2	-55.8	-26.7	-10.7	18.8	48.2
New Listings	446	14.4	1.8	-4.5	-4.9	-18.9	-13.4
Active Listings	1,070	78.0	46.2	-10.2	-8.0	-58.8	-60.1
Sales to New Listings Ratio <sup>1</sup>	33.2	80.3	102.5	67.7	72.3	57.1	50.9
Months of Inventory <sup>2</sup>	7.2	1.9	1.6	3.8	3.4	8.3	10.2
Average Price	\$646,066	5.3	34.2	56.5	104.5	152.1	162.4
Median Price	\$608,500	10.8	39.9	67.1	121.3	158.9	176.6
Sale to List Price Ratio <sup>3</sup>	97.3	101.7	98.5	97.4	97.1	95.1	94.8
Median Days on Market	26.5	14.0	26.0	27.5	26.0	61.0	66.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	1,583	-26.3	-9.3	-4.7	-27.1	-12.9	-5.9
Dollar Volume	\$1,150,090,212	-15.2	46.0	81.7	67.9	143.6	192.3
New Listings	2,916	6.0	27.6	7.9	-3.4	-25.6	-28.6
Active Listings <sup>4</sup>	587	33.1	-20.2	-33.7	-40.2	-72.8	-74.3
Sales to New Listings Ratio <sup>5</sup>	54.3	78.1	76.4	61.5	71.9	46.4	41.2
Months of Inventory <sup>6</sup>	2.6	1.4	2.9	3.7	3.2	8.3	9.5
Average Price	\$726,526	15.2	61.0	90.7	130.2	179.6	210.8
Median Price	\$655,000	17.0	62.3	87.1	138.2	176.4	208.2
Sale to List Price Ratio <sup>7</sup>	103.6	104.4	97.8	97.6	97.2	95.5	95.3
Median Days on Market	12.0	11.0	28.0	27.0	29.0	59.0	62.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

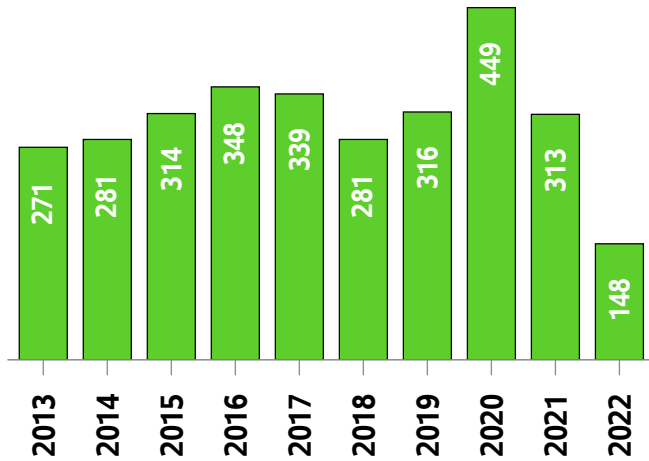
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

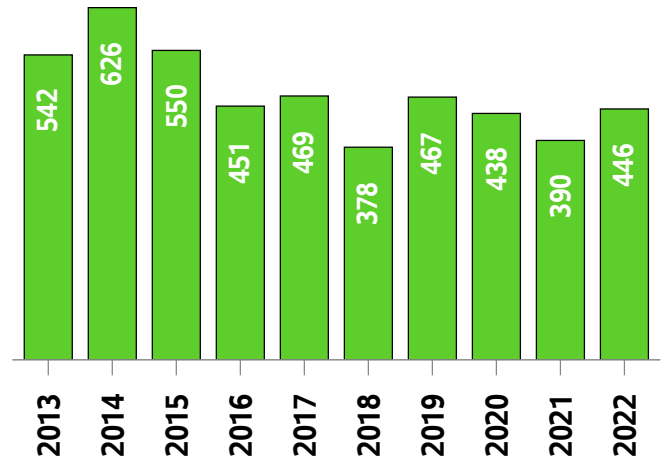
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

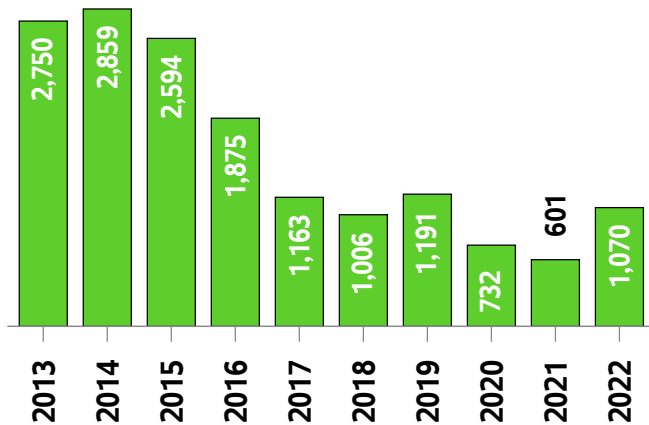
**Sales Activity (July only)**



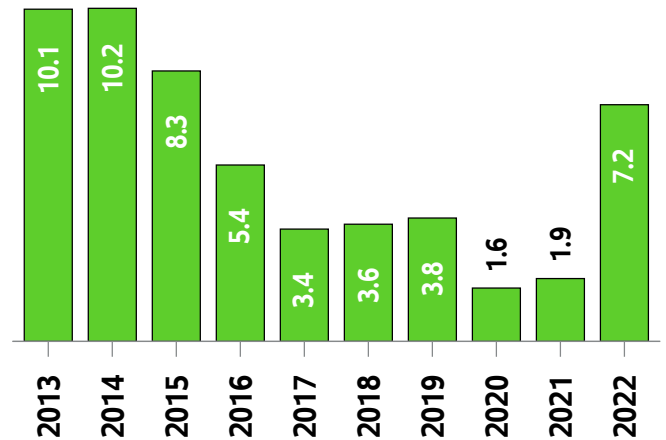
**New Listings (July only)**



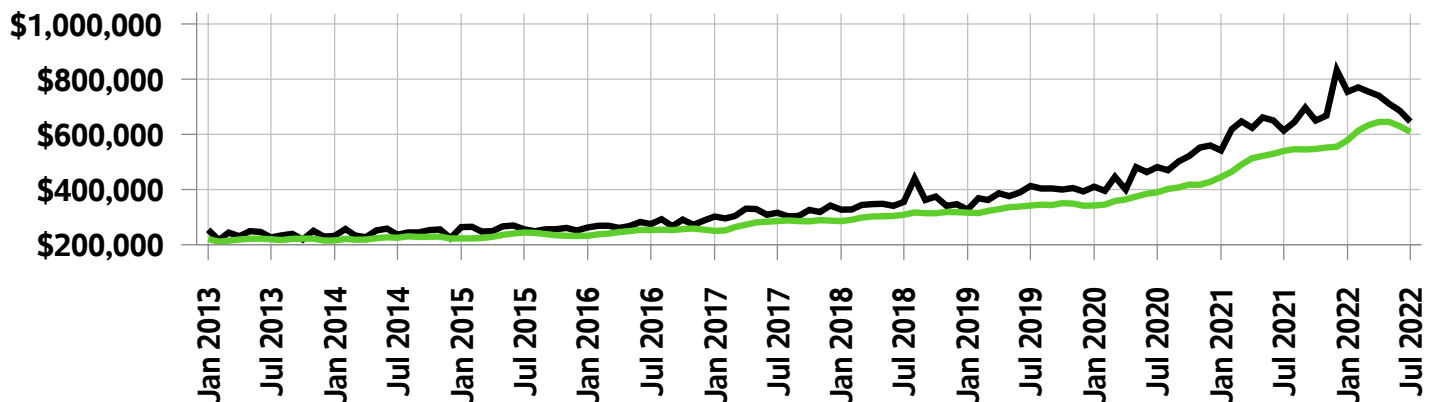
**Active Listings (July only)**



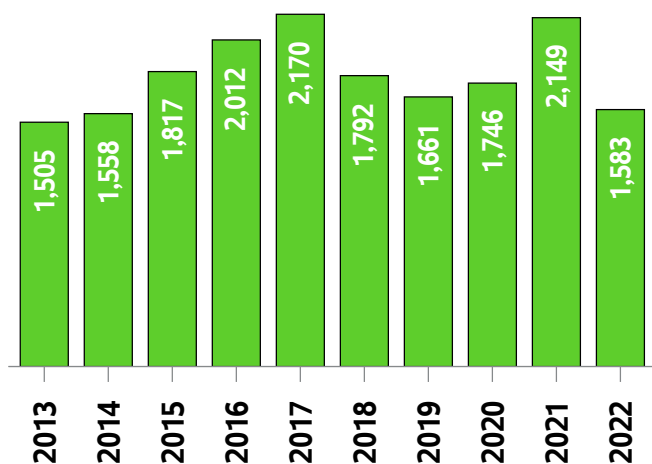
**Months of Inventory (July only)**



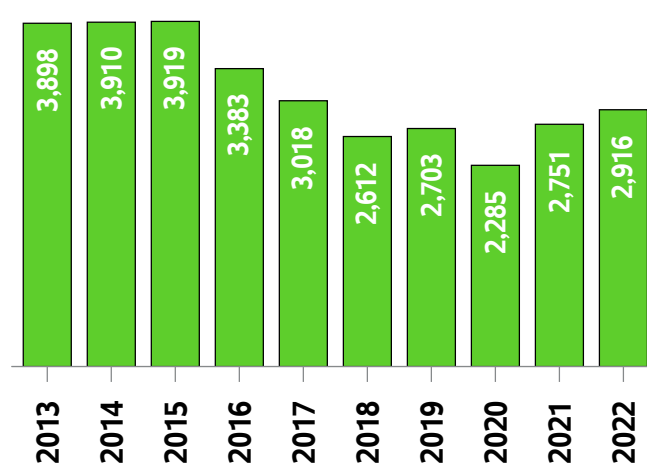
**MLS® HPI Composite Benchmark Price and Average Price**



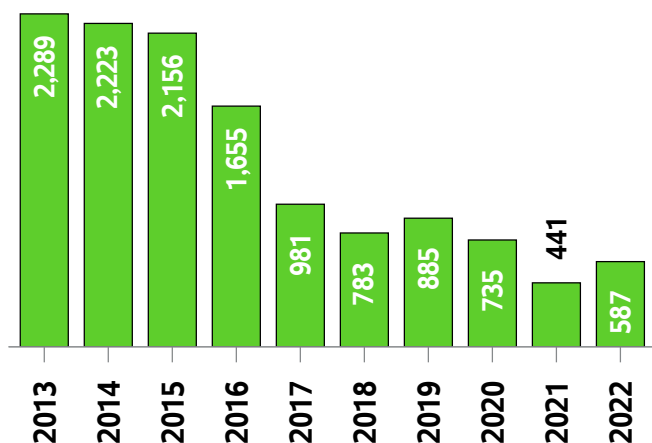
**Sales Activity (July Year-to-date)**



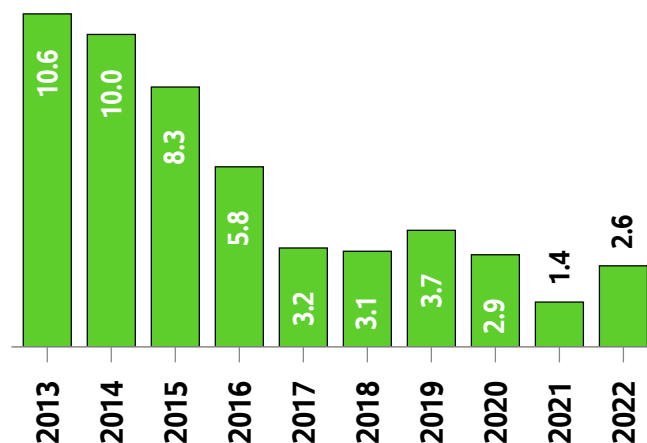
**New Listings (July Year-to-date)**



**Active Listings <sup>1</sup> (July Year-to-date)**



**Months of Inventory <sup>2</sup> (July Year-to-date)**



<sup>1</sup> 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.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	124	-55.7	-69.9	-56.0	-59.5	-55.7	-50.6
Dollar Volume	\$84,078,620	-53.4	-59.0	-30.3	-15.8	13.3	33.8
New Listings	410	16.8	1.5	-1.7	-6.0	-17.2	-14.9
Active Listings	956	80.7	56.7	-9.0	-7.8	-58.9	-61.1
Sales to New Listings Ratio <sup>1</sup>	30.2	79.8	102.0	67.6	70.2	56.6	52.1
Months of Inventory <sup>2</sup>	7.7	1.9	1.5	3.7	3.4	8.3	9.8
Average Price	\$678,053	5.2	36.2	58.6	107.9	155.8	170.8
Median Price	\$625,950	11.8	41.8	67.9	121.2	159.5	177.0
Sale to List Price Ratio <sup>3</sup>	97.5	101.7	98.6	97.2	97.1	95.3	94.8
Median Days on Market	27.0	14.0	25.5	28.0	25.5	63.5	66.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	1,397	-27.6	-12.2	-6.2	-29.9	-16.5	-11.1
Dollar Volume	\$1,058,920,500	-16.2	42.8	81.2	63.9	137.6	181.3
New Listings	2,604	4.7	26.4	6.5	-5.8	-27.2	-31.3
Active Listings <sup>4</sup>	505	38.2	-19.0	-33.7	-41.5	-73.8	-75.9
Sales to New Listings Ratio <sup>5</sup>	53.6	77.6	77.2	60.9	72.1	46.8	41.4
Months of Inventory <sup>6</sup>	2.5	1.3	2.7	3.6	3.0	8.1	9.3
Average Price	\$757,996	15.8	62.6	93.1	133.8	184.7	216.3
Median Price	\$685,000	18.8	65.1	90.3	144.6	183.1	217.1
Sale to List Price Ratio <sup>7</sup>	103.9	104.5	97.8	97.5	97.3	95.5	95.3
Median Days on Market	12.0	11.0	28.0	27.0	28.0	60.0	62.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

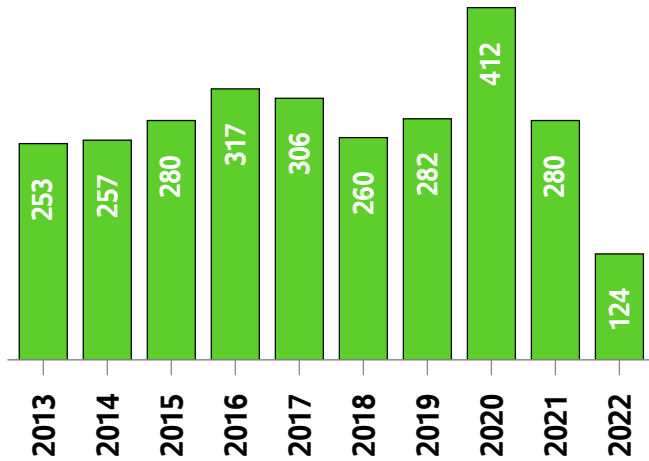
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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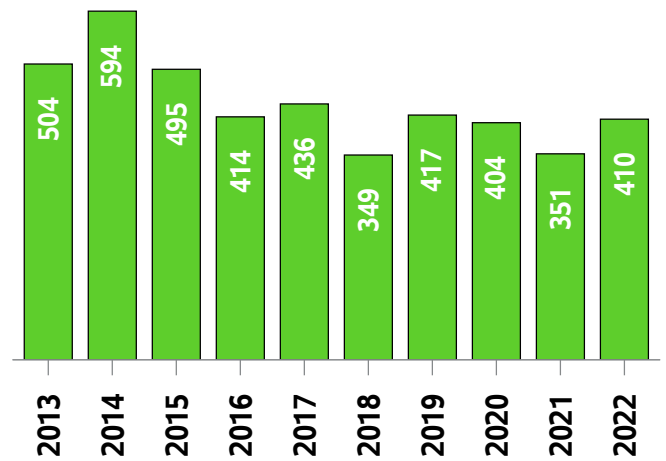
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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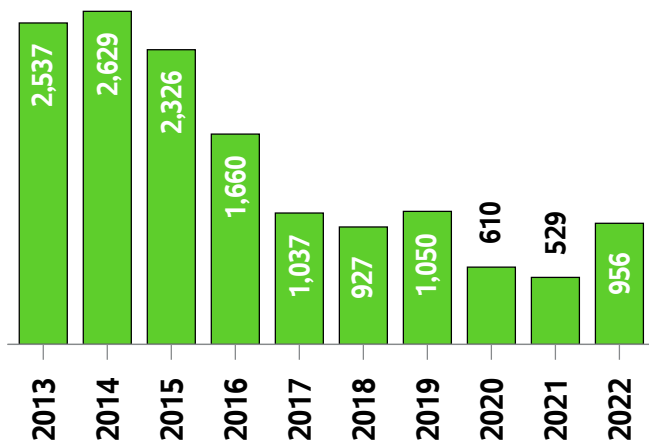
**Sales Activity (July only)**



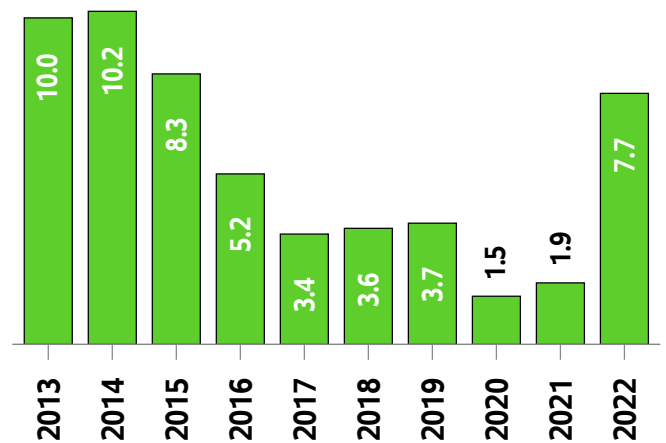
**New Listings (July only)**



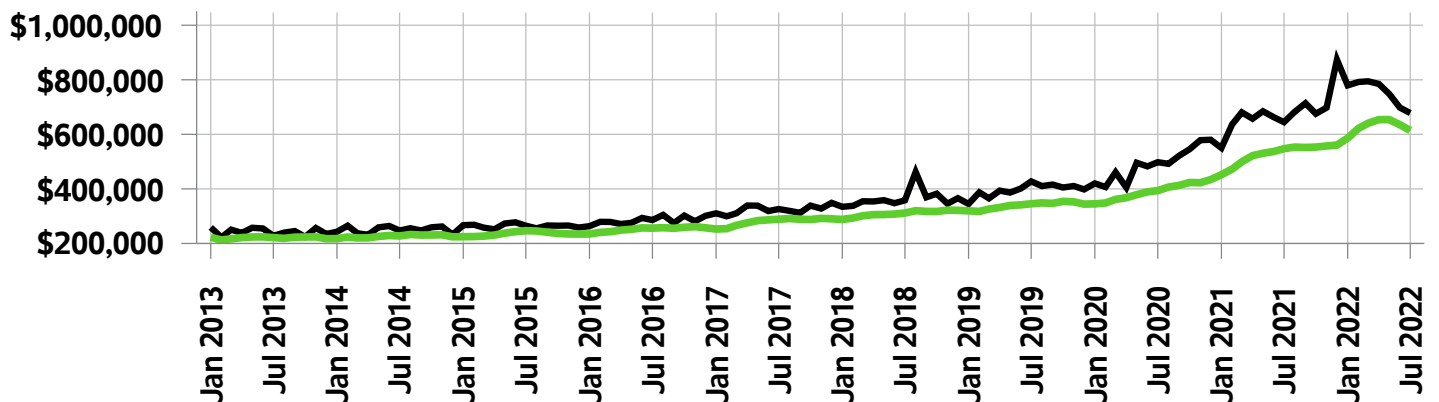
**Active Listings (July only)**



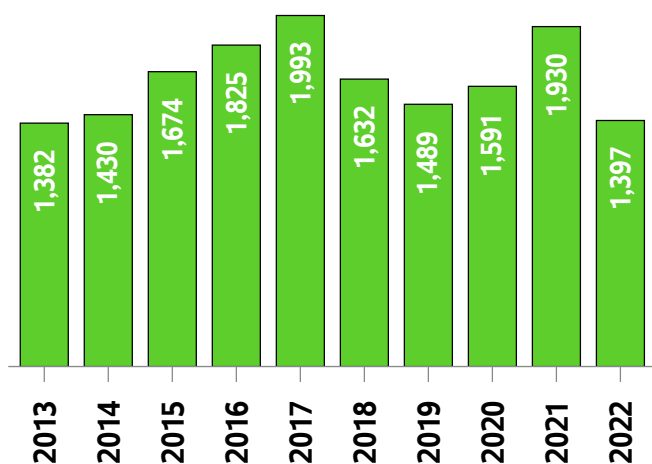
**Months of Inventory (July only)**



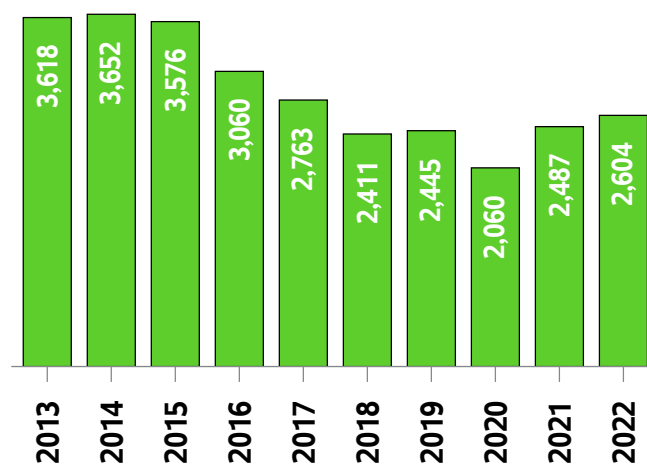
**MLS® HPI Single Family Benchmark Price and Average Price**



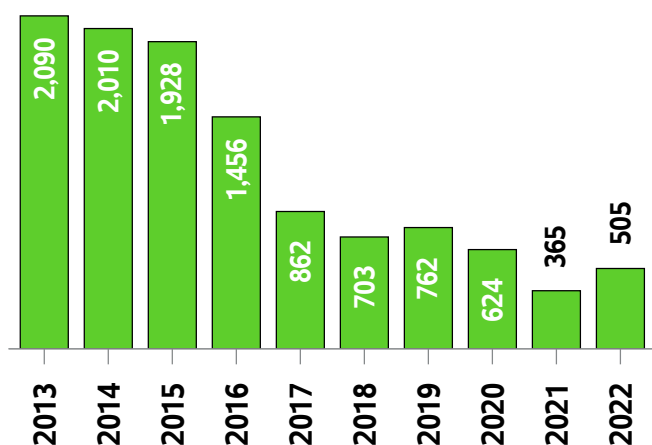
**Sales Activity (July Year-to-date)**



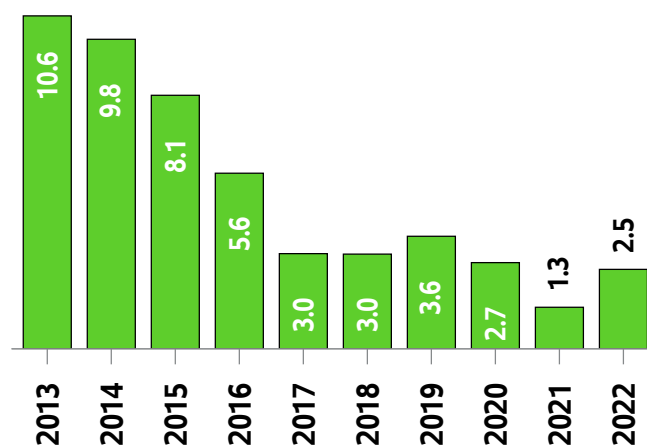
**New Listings (July Year-to-date)**



**Active Listings <sup>1</sup> (July Year-to-date)**



**Months of Inventory <sup>2</sup> (July Year-to-date)**



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<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	5	-16.7	-70.6	-54.5	66.7	66.7	150.0
Dollar Volume	\$3,045,350	0.5	-48.5	-11.0	297.0	656.6	593.7
New Listings	3	-50.0	-70.0	-84.2	50.0	-66.7	0.0
Active Listings	14	-39.1	-68.9	-79.1	40.0	-53.3	-56.3
Sales to New Listings Ratio <sup>1</sup>	166.7	100.0	170.0	57.9	150.0	33.3	66.7
Months of Inventory <sup>2</sup>	2.8	3.8	2.6	6.1	3.3	10.0	16.0
Average Price	\$609,070	20.6	75.1	95.7	138.2	354.0	177.5
Median Price	\$545,000	10.3	50.6	78.1	105.7	447.7	148.3
Sale to List Price Ratio <sup>3</sup>	101.6	103.4	99.1	101.4	97.2	93.6	98.7
Median Days on Market	19.0	143.0	36.0	18.0	55.0	34.0	22.5

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	43	-14.0	-25.9	-2.3	72.0	79.2	95.5
Dollar Volume	\$25,558,877	6.0	18.8	77.7	293.0	448.8	541.8
New Listings	45	-28.6	-36.6	-50.5	45.2	-6.3	-4.3
Active Listings <sup>4</sup>	14	-45.7	-69.9	-76.1	11.8	-50.5	-51.8
Sales to New Listings Ratio <sup>5</sup>	95.6	79.4	81.7	48.4	80.6	50.0	46.8
Months of Inventory <sup>6</sup>	2.2	3.5	5.4	9.0	3.4	8.0	9.0
Average Price	\$594,392	23.3	60.2	81.8	128.5	206.3	228.4
Median Price	\$601,000	24.7	60.3	75.5	123.8	207.4	302.0
Sale to List Price Ratio <sup>7</sup>	105.5	105.8	100.2	100.3	99.6	97.0	97.1
Median Days on Market	11.0	23.0	47.5	19.0	36.0	41.5	75.5

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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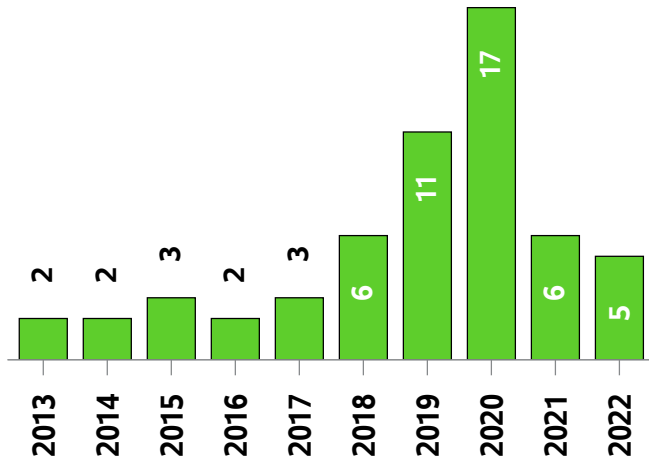
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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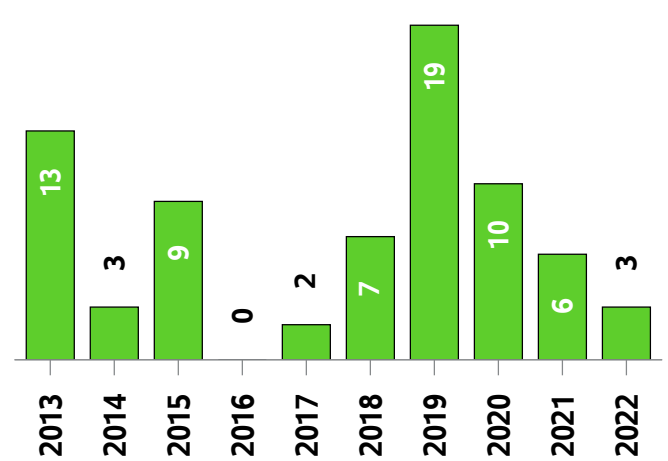
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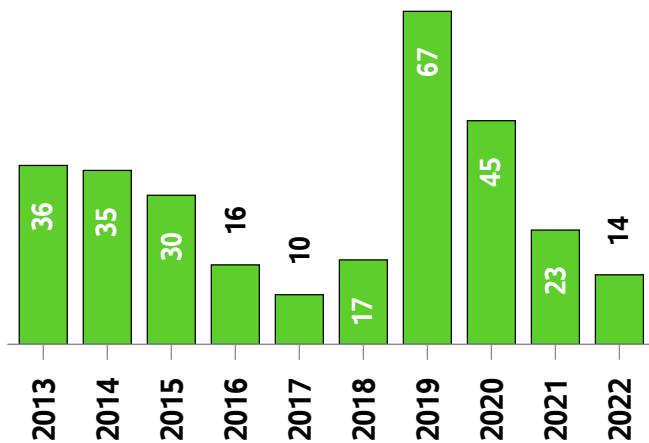
**Sales Activity (July only)**



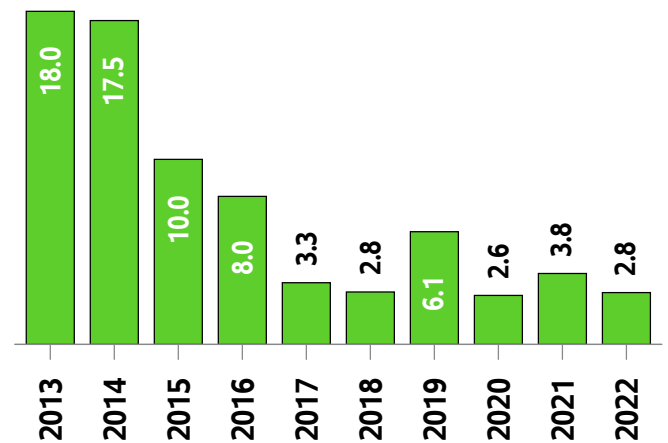
**New Listings (July only)**



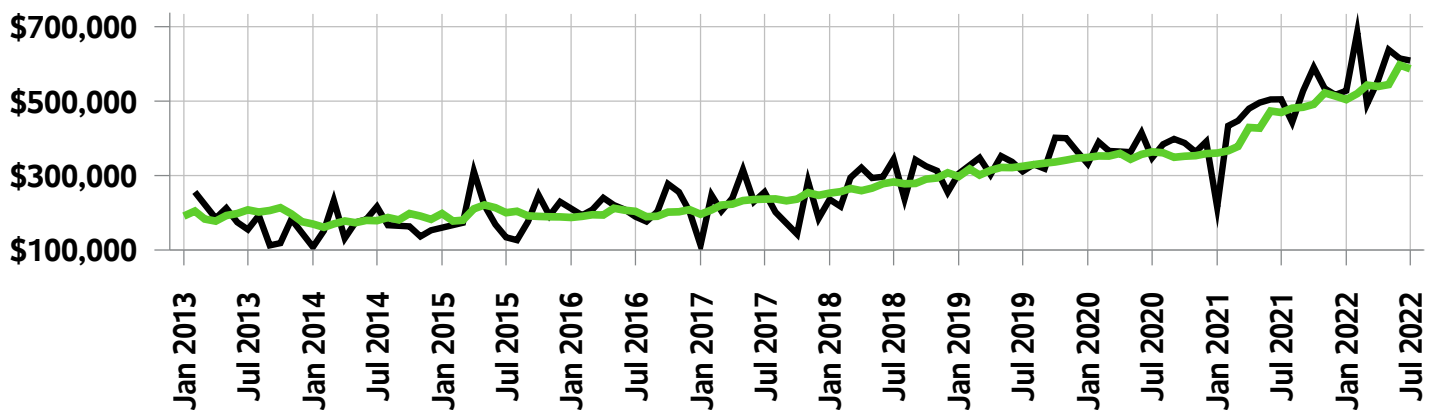
**Active Listings (July only)**



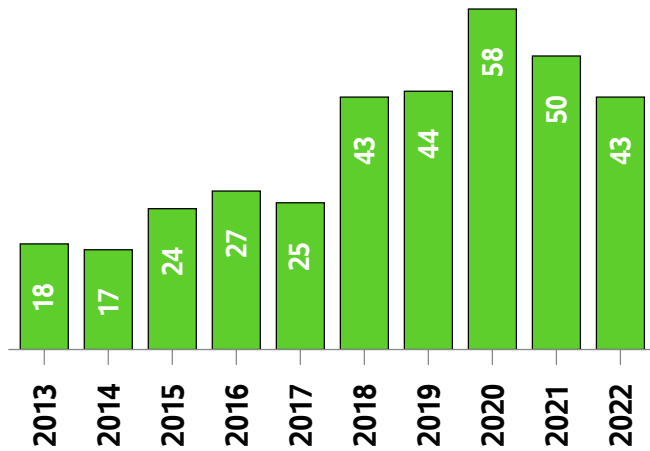
**Months of Inventory (July only)**



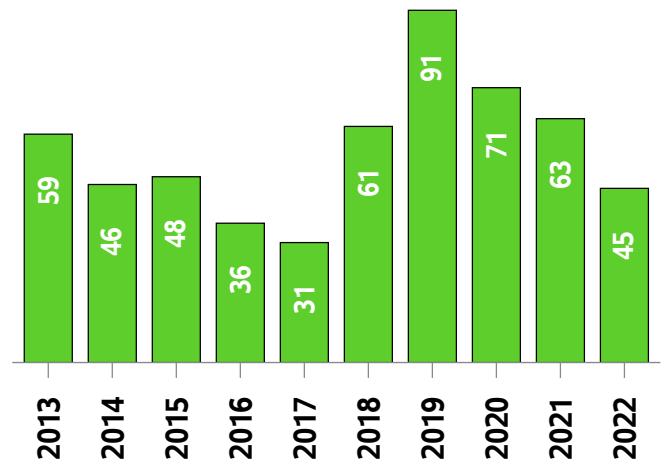
**MLS® HPI Townhouse Benchmark Price and Average Price**



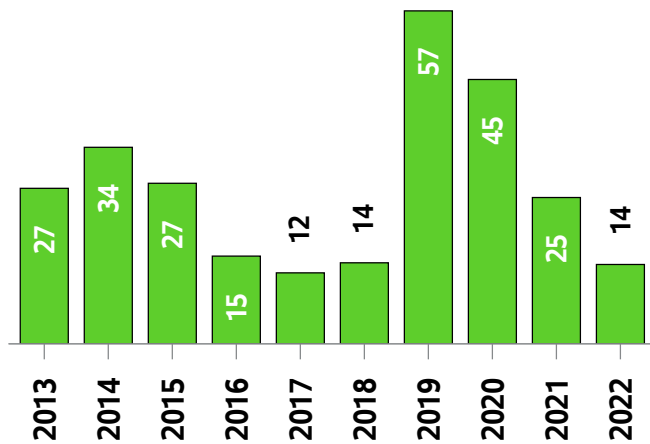
**Sales Activity (July Year-to-date)**



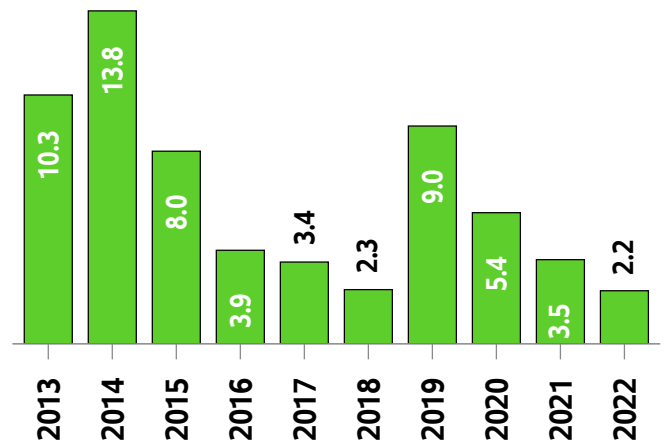
**New Listings (July Year-to-date)**



**Active Listings <sup>1</sup> (July Year-to-date)**



**Months of Inventory <sup>2</sup> (July Year-to-date)**



<sup>1</sup> 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.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	1	-80.0	-75.0	-87.5	-92.9	-91.7	0.0
Dollar Volume	\$342,000	-77.8	-79.4	-82.3	-91.1	-87.2	-12.3
New Listings	8	33.3	33.3	-20.0	0.0	-38.5	-11.1
Active Listings	18	260.0	-47.1	-21.7	-52.6	-80.0	-66.0
Sales to New Listings Ratio <sup>1</sup>	12.5	83.3	66.7	80.0	175.0	92.3	11.1
Months of Inventory <sup>2</sup>	18.0	1.0	8.5	2.9	2.7	7.5	53.0
Average Price	\$342,000	11.0	-17.8	41.5	24.8	53.3	-12.3
Median Price	\$342,000	3.6	-9.0	61.9	33.1	55.5	-12.3
Sale to List Price Ratio <sup>3</sup>	99.1	105.6	98.0	98.6	97.5	98.5	95.1
Median Days on Market	25.0	8.0	15.0	25.0	43.5	34.0	30.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	44	-20.0	57.1	46.7	-36.2	0.0	69.2
Dollar Volume	\$19,858,570	-13.7	117.8	121.5	15.5	114.7	276.8
New Listings	68	36.0	21.4	25.9	-11.7	-32.7	6.3
Active Listings <sup>4</sup>	11	1.3	-57.1	-27.8	-76.3	-87.0	-75.5
Sales to New Listings Ratio <sup>5</sup>	64.7	110.0	50.0	55.6	89.6	43.6	40.6
Months of Inventory <sup>6</sup>	1.8	1.4	6.5	3.6	4.8	13.6	12.3
Average Price	\$451,331	7.9	38.6	51.0	81.1	114.7	122.7
Median Price	\$405,945	-2.4	54.9	51.2	93.3	98.0	131.0
Sale to List Price Ratio <sup>7</sup>	102.8	104.6	98.5	99.0	96.9	96.2	97.2
Median Days on Market	15.5	14.0	21.5	31.0	46.0	61.0	37.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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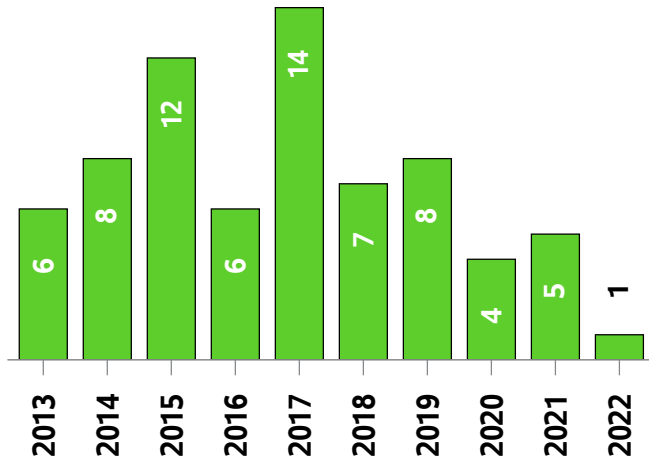
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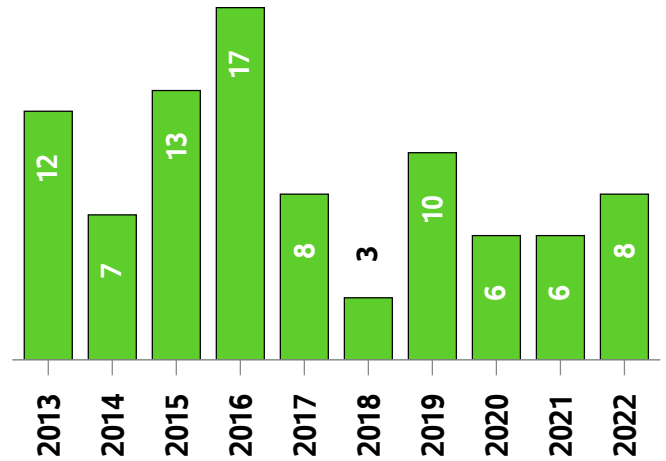
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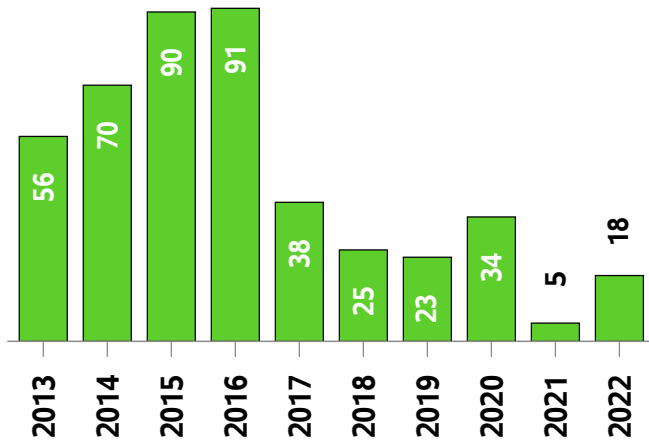
**Sales Activity (July only)**



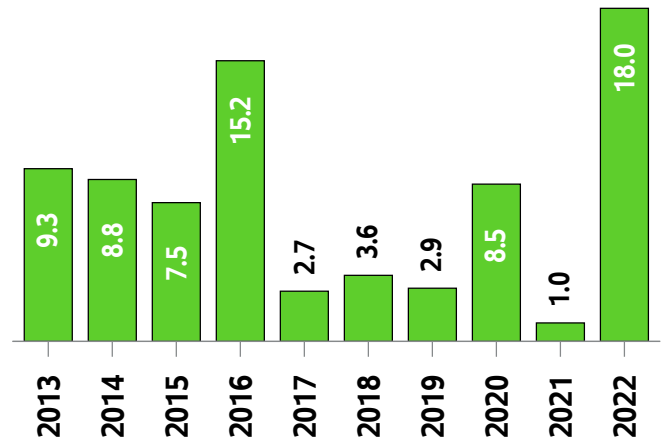
**New Listings (July only)**



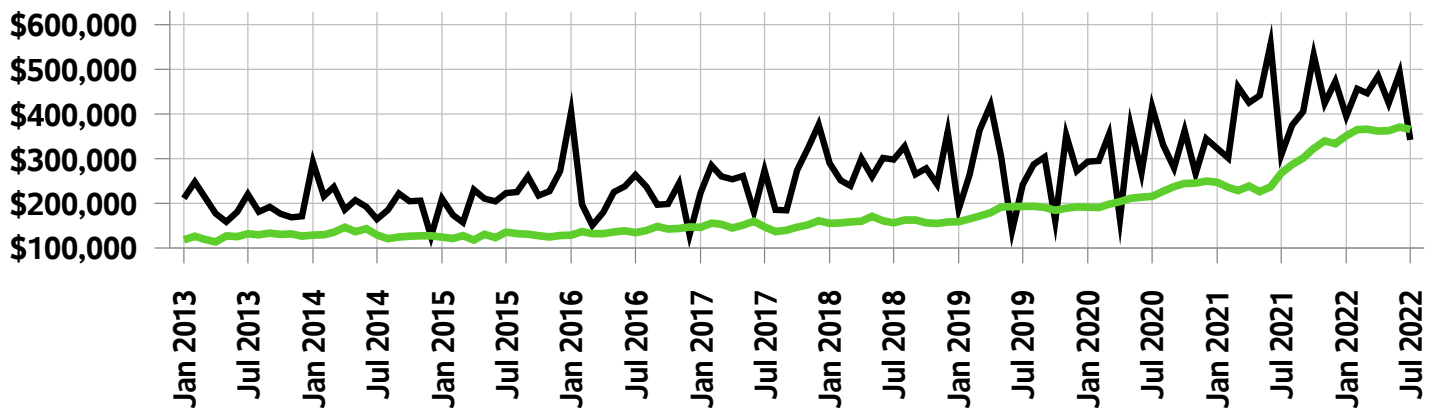
**Active Listings (July only)**



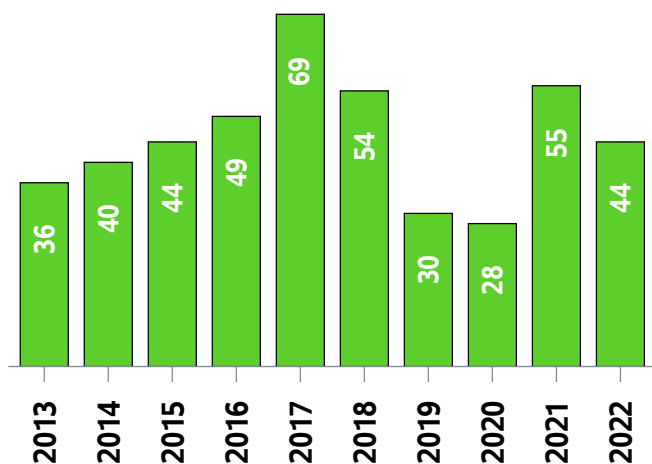
**Months of Inventory (July only)**



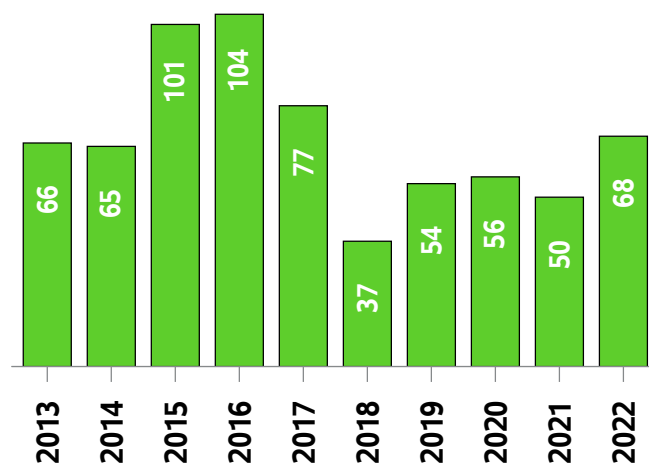
**MLS® HPI Apartment Benchmark Price and Average Price**



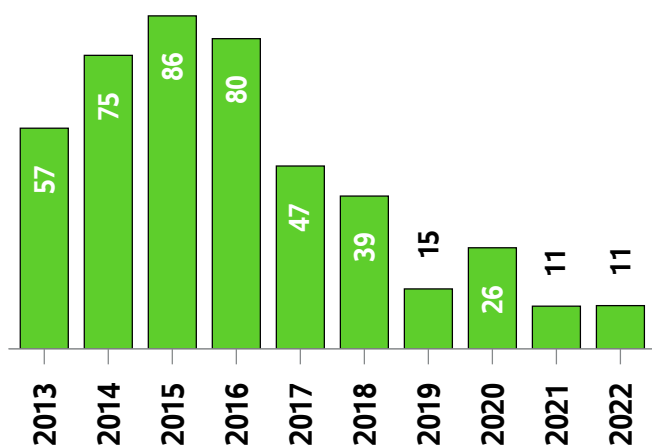
**Sales Activity (July Year-to-date)**



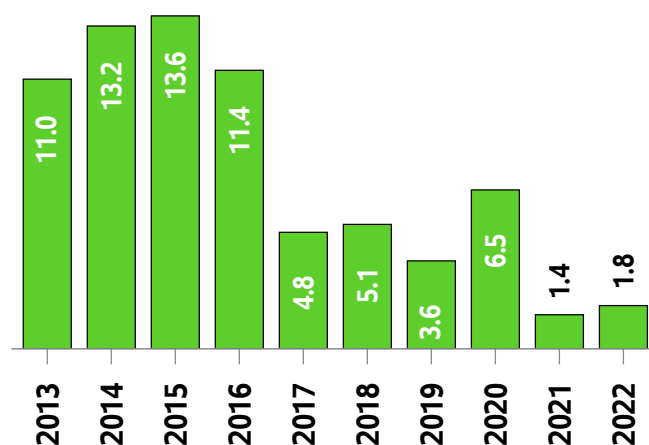
**New Listings (July Year-to-date)**



**Active Listings <sup>1</sup> (July Year-to-date)**



**Months of Inventory <sup>2</sup> (July Year-to-date)**



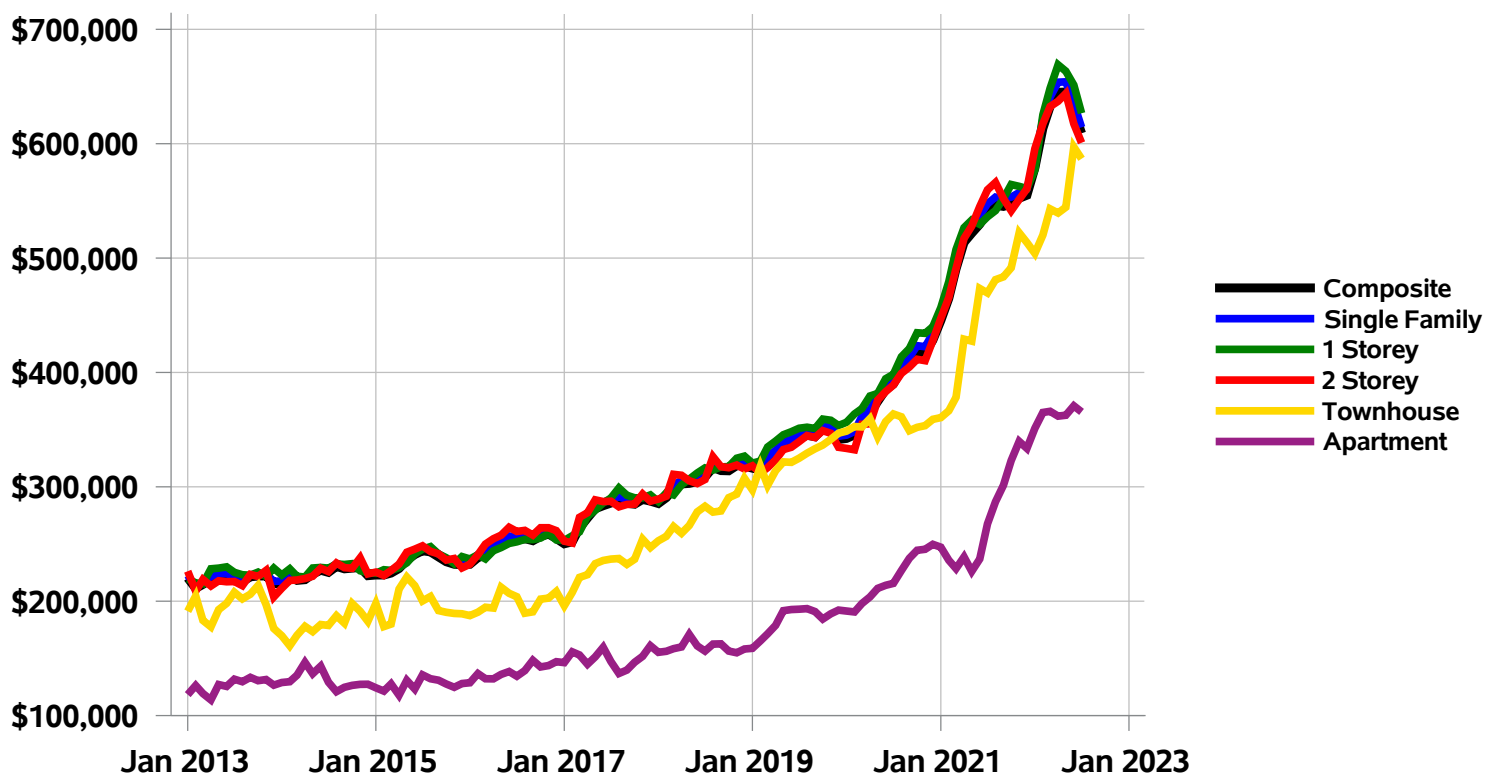
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

### MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$609,100	-3.2	-5.6	5.2	12.8	78.0	113.1
Single Family	\$614,300	-3.3	-6.0	4.8	12.2	77.8	112.6
One Storey	\$626,600	-3.8	-6.3	8.6	16.9	78.4	115.9
Two Storey	\$600,800	-2.7	-5.7	0.9	7.3	77.0	109.0
Townhouse	\$586,800	-1.7	8.8	16.4	25.0	80.6	147.8
Apartment	\$365,500	-1.4	1.0	4.1	36.6	89.4	148.3

### MLS® HPI Benchmark Price



**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	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1355
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
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	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1375
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	10860
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**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	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1244
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	11421
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**2 Storey** 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	100+
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1591
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	10400
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**Townhouse** 

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1202
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

**Apartment** 

Features	Value
Above Ground Bedrooms	2
Age Category	16 to 30
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1153
Half Bathrooms	0
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers