



Grey Bruce Owen Sound Residential Market Activity and MLS® Home Price Index Report August 2022





Grey Bruce Owen Sound MLS® Residential Market Activity



		Compared to °					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	207	-35.7	-48.3	-42.5	-36.7	-31.9	-20.7
Dollar Volume	\$130,937,044	-37.0	-30.4	-9.9	32.2	73.1	125.3
New Listings	377	3.3	-8.0	-8.3	-3.6	-19.1	-19.6
Active Listings	1,041	85.9	59.7	-8.6	-7.1	-58.7	-60.8
Sales to New Listings Ratio 1	54.9	88.2	97.6	87.6	83.6	65.2	55.7
Months of Inventory ²	5.0	1.7	1.6	3.2	3.4	8.3	10.2
Average Price	\$632,546	-1.9	34.6	56.7	108.8	154.2	184.1
Median Price	\$575,000	-2.0	33.7	51.3	111.4	155.6	187.5
Sale to List Price Ratio ³	96.1	101.4	99.3	97.3	96.2	94.8	94.2
Median Days on Market	33.0	15.0	22.0	36.0	33.0	84.0	68.0

		Compared to ⁸					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	1,790	-27.6	-16.6	-11.4	-28.3	-15.6	-7.9
Dollar Volume	\$1,280,281,591	-18.1	31.2	64.5	63.3	133.7	183.5
New Listings	3,290	5.6	22.1	5.7	-3.5	-25.0	-27.7
Active Listings ⁴	649	42.4	-10.5	-29.2	-35.0	-70.5	-72.2
Sales to New Listings Ratio 5	54.4	79.3	79.6	64.9	73.2	48.4	42.7
Months of Inventory 6	2.9	1.5	2.7	3.6	3.2	8.3	9.6
Average Price	\$715,241	13.1	57.3	85.7	127.8	176.9	207.9
Median Price	\$650,000	16.1	59.7	82.6	136.8	176.6	209.5
Sale to List Price Ratio ⁷	102.8	104.0	98.1	97.6	97.0	95.4	95.2
Median Days on Market	13.0	12.0	27.0	28.0	29.0	62.0	63.0

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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

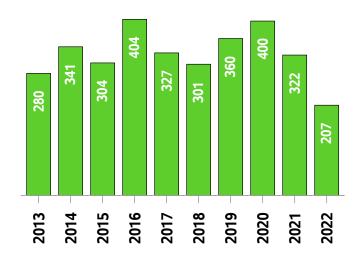
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



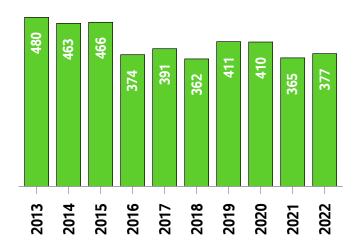
Grey Bruce Owen SoundMLS® Residential Market Activity



Sales Activity (August only)

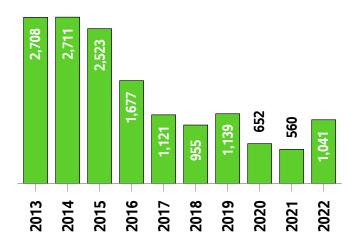


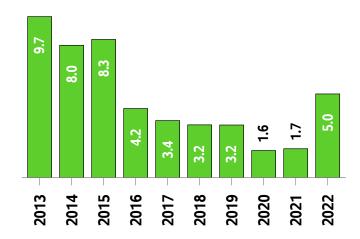
Active Listings (August only)



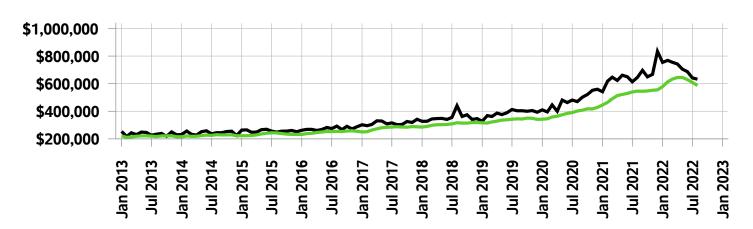
New Listings (August only)

Months of Inventory (August only)





MLS® HPI Composite Benchmark Price and Average Price

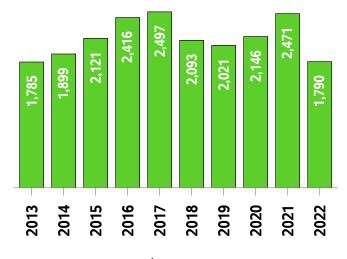




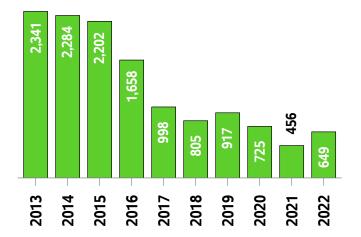
Grey Bruce Owen Sound MLS® Residential Market Activity

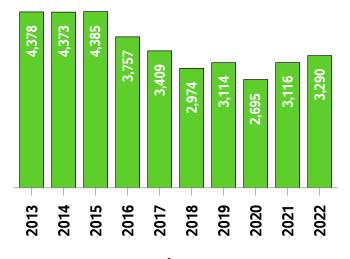


Sales Activity (August Year-to-date)

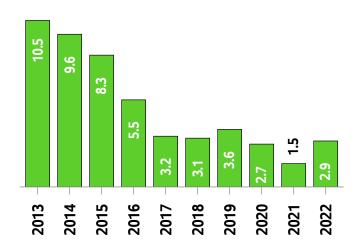


Active Listings (August Year-to-date)





Months of Inventory ²(August 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 sales January to the current month.



Grey Bruce Owen SoundMLS® Single Family Market Activity



		Compared to °					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	176	-39.1	-51.4	-46.8	-39.7	-37.4	-27.3
Dollar Volume	\$119,832,407	-39.3	-32.7	-11.8	28.4	66.8	116.4
New Listings	337	2.4	-4.8	-8.7	-2.6	-17.8	-21.1
Active Listings	918	87.7	70.0	-7.2	-7.8	-59.0	-62.1
Sales to New Listings Ratio 1	52.2	87.8	102.3	89.7	84.4	68.5	56.7
Months of Inventory ²	5.2	1.7	1.5	3.0	3.4	8.0	10.0
Average Price	\$680,866	-0.3	38.4	65.9	113.1	166.4	197.6
Median Price	\$599,950	-3.2	35.4	55.8	111.0	163.1	185.7
Sale to List Price Ratio ³	95.7	101.7	99.6	97.3	96.3	94.8	94.3
Median Days on Market	31.0	17.0	21.0	36.0	34.0	85.0	67.5

		Compared to ⁸					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	1,574	-29.1	-19.4	-13.5	-31.1	-19.5	-13.2
Dollar Volume	\$1,178,737,007	-19.3	28.1	63.7	59.4	127.8	173.0
New Listings	2,939	4.4	21.7	4.4	-5.5	-26.3	-30.3
Active Listings ⁴	558	46.4	-9.1	-29.4	-36.6	-71.7	-73.9
Sales to New Listings Ratio 5	53.6	78.8	80.9	64.7	73.5	49.0	43.0
Months of Inventory 6	2.8	1.4	2.5	3.5	3.1	8.0	9.4
Average Price	\$748,880	13.8	59.0	89.2	131.4	182.9	214.4
Median Price	\$675,000	16.4	60.7	86.1	141.1	181.3	214.0
Sale to List Price Ratio ⁷	103.0	104.2	98.1	97.5	97.1	95.4	95.2
Median Days on Market	13.0	11.0	26.0	28.5	29.0	63.0	63.0

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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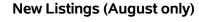
Grey Bruce Owen SoundMLS® Single Family Market Activity



Sales Activity (August only)

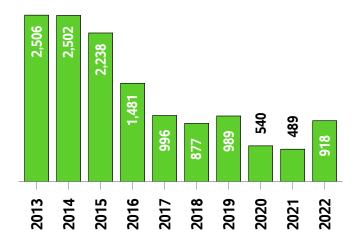


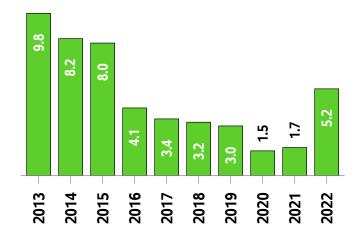
Active Listings (August only)



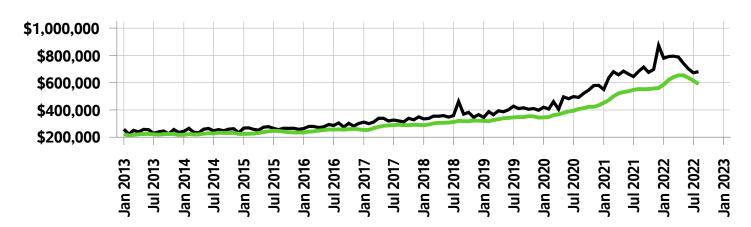


Months of Inventory (August only)





MLS® HPI Single Family Benchmark Price and Average Price

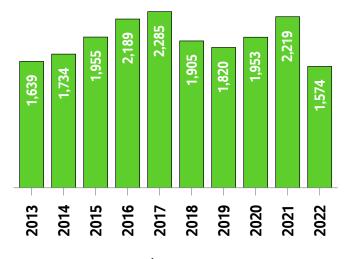




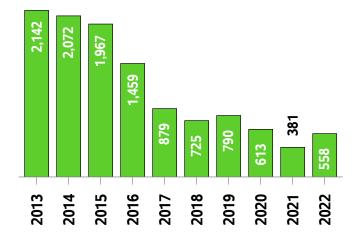
Grey Bruce Owen SoundMLS® Single Family Market Activity

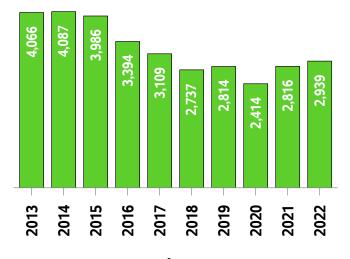


Sales Activity (August Year-to-date)

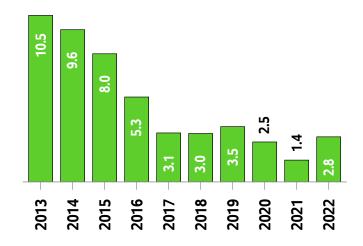


Active Listings (August Year-to-date)





Months of Inventory ²(August 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 sales January to the current month.



Grey Bruce Owen Sound MLS® Condo Townhouse Market **Activity**



		Compared to °					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	8	166.7	-46.7	33.3	100.0	300.0	700.0
Dollar Volume	\$5,436,510	308.8	-5.6	174.5	573.7	2,048.8	2,878.9
New Listings	4	300.0	-77.8	-55.6	33.3	-33.3	-33.3
Active Listings	17	-19.0	-63.8	-75.7	88.9	-46.9	-48.5
Sales to New Listings Ratio 1	200.0	300.0	83.3	66.7	133.3	33.3	16.7
Months of Inventory 2	2.1	7.0	3.1	11.7	2.3	16.0	33.0
Average Price	\$679,564	53.3	77.0	105.8	236.9	437.2	272.4
Median Price	\$687,475	40.3	66.1	102.2	335.2	443.5	276.7
Sale to List Price Ratio ³	106.3	95.0	100.5	99.3	99.6	93.9	98.1
Median Days on Market	482.0	28.0	110.0	72.5	14.0	98.5	157.0

		Compared to ⁶					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	50	-5.7	-31.5	0.0	72.4	92.3	117.4
Dollar Volume	\$30,265,622	19.0	11.0	85.0	314.0	516.4	626.7
New Listings	49	-23.4	-44.9	-51.0	44.1	-9.3	-7.5
Active Listings ⁴	20	-18.9	-56.2	-66.0	69.1	-29.0	-30.9
Sales to New Listings Ratio 5	102.0	82.8	82.0	50.0	85.3	48.1	43.4
Months of Inventory 6	3.2	3.7	5.0	9.4	3.2	8.6	10.0
Average Price	\$605,312	26.1	62.0	85.0	140.1	220.5	234.3
Median Price	\$617,950	26.9	64.8	80.4	133.2	218.5	312.0
Sale to List Price Ratio 7	105.6	105.2	100.3	100.2	99.6	96.8	97.1
Median Days on Market	13.5	24.0	50.0	19.0	35.0	53.5	77.0

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.

Sale price / list price * 100; average for all homes sold in the current month.
 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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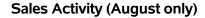
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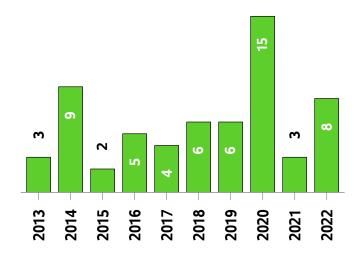
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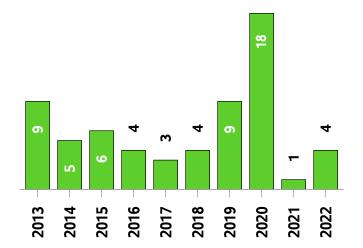
Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity



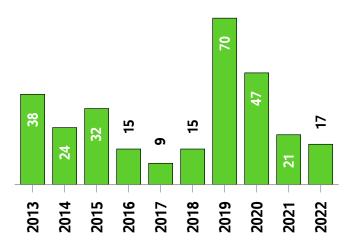




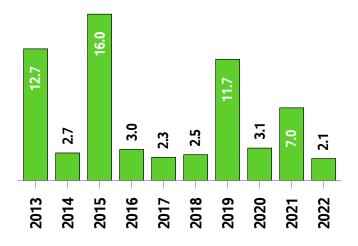
New Listings (August only)



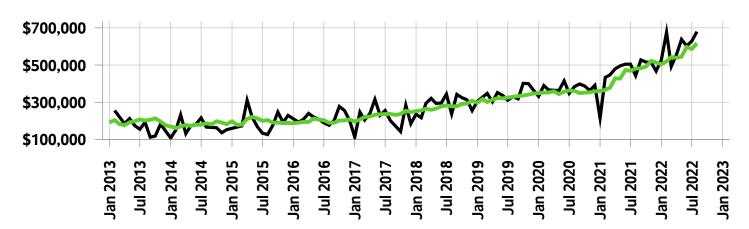
Active Listings (August only)



Months of Inventory (August only)



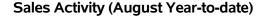
MLS® HPI Townhouse Benchmark Price and Average Price

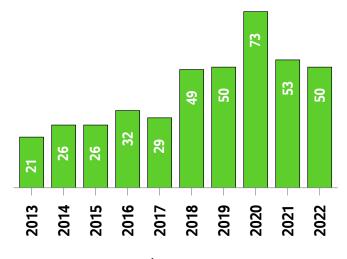




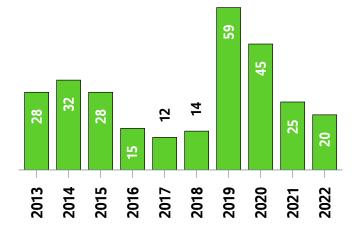
Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

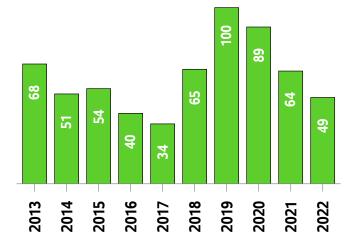




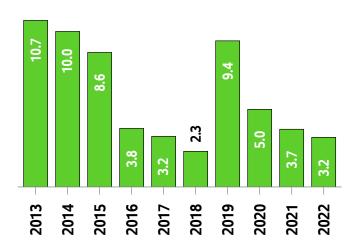


Active Listings (August Year-to-date)





Months of Inventory ²(August 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 sales January to the current month.



Grey Bruce Owen Sound MLS® Apartment Market Activity



		Compared to ⁸					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	3	-57.1	-57.1	-50.0	-57.1	-70.0	-50.0
Dollar Volume	\$1,390,000	-47.1	-40.0	-19.3	7.1	-38.3	21.8
New Listings	13	44.4	-13.3	62.5	-40.9	-45.8	30.0
Active Listings	27	285.7	22.7	22.7	-46.0	-73.3	-48.1
Sales to New Listings Ratio 1	23.1	77.8	46.7	75.0	31.8	41.7	60.0
Months of Inventory 2	9.0	1.0	3.1	3.7	7.1	10.1	8.7
Average Price	\$463,333	23.5	39.9	61.3	149.9	105.7	143.5
Median Price	\$455,000	38.3	40.0	117.7	131.0	103.6	145.6
Sale to List Price Ratio ³	98.9	102.1	97.3	98.0	98.9	98.3	95.5
Median Days on Market	18.0	7.0	72.0	23.0	28.0	74.5	40.0

		Compared to ⁸					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	47	-24.2	34.3	30.6	-38.2	-13.0	46.9
Dollar Volume	\$21,248,570	-17.1	85.8	98.8	14.9	84.7	231.4
New Listings	81	37.3	14.1	30.6	-18.2	-35.2	9.5
Active Listings 4	13	23.8	-49.0	-20.0	-72.6	-85.1	-72.0
Sales to New Listings Ratio 5	58.0	105.1	49.3	58.1	76.8	43.2	43.2
Months of Inventory 6	2.2	1.4	5.8	3.6	5.0	13.0	11.6
Average Price	\$452,097	9.3	38.4	52.3	85.8	112.2	125.6
Median Price	\$411,890	-0.9	44.8	55.8	102.4	95.2	133.0
Sale to List Price Ratio ⁷	102.5	104.3	98.3	98.8	97.1	96.6	96.9
Median Days on Market	16.0	13.0	28.0	28.0	45.0	63.5	38.5

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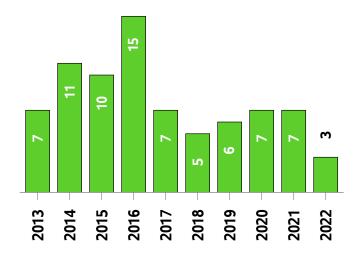
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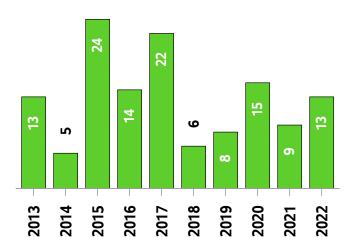
Grey Bruce Owen SoundMLS® Apartment Market Activity



Sales Activity (August only)

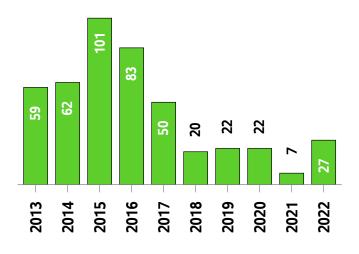


Active Listings (August only)



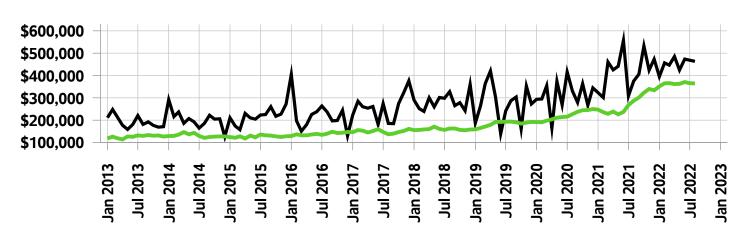
New Listings (August only)

Months of Inventory (August only)





MLS® HPI Apartment Benchmark Price and Average Price





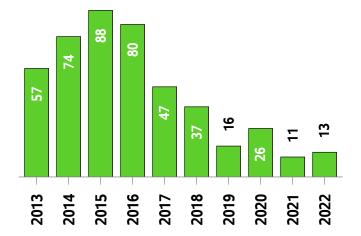
Grey Bruce Owen SoundMLS® Apartment Market Activity

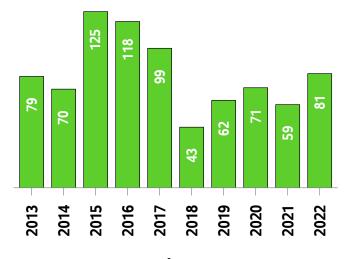


Sales Activity (August Year-to-date)

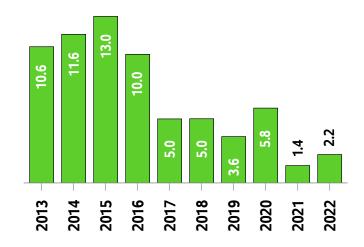


Active Listings (August Year-to-date)





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



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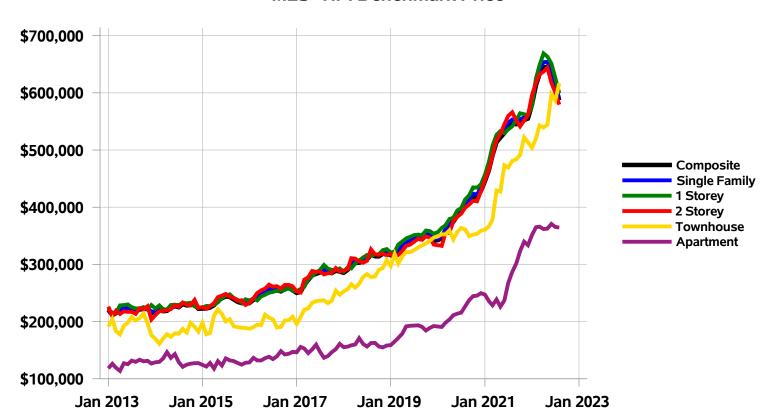


Grey Bruce Owen Sound MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price									
			percentage change vs.							
Benchmark Type:	August 2022	1 month ago	3 months 6 months 12 months 3 months ago ago 3 years ago 5 years ago							
Composite	\$587,000	-3.6	-9.0	-4.3	7.5	70.1	103.8			
Single Family	\$589,900	-4.0	-9.8	-5.1	6.6	69.2	102.5			
One Storey	\$599,400	-4.3	-9.6	-4.1	10.7	70.2	100.5			
Two Storey	\$579,400	-3.6	-10.0	-6.2	2.3	68.0	105.1			
Townhouse	\$616,900	5.1	13.3	18.6	28.2	87.3	160.0			
Apartment	\$364,500	-0.3	0.5	-0.1	27.0	88.4	166.4			

MLS® HPI Benchmark Price





Grey Bruce Owen SoundMLS® 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	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 ♠ **m**

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



Grey Bruce Owen SoundMLS® 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	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



Grey Bruce Owen SoundMLS® HPI Benchmark Descriptions



Townhouse m



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