



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





### **Grey Bruce Owen Sound MLS® Residential Market Activity**



		Compared to <sup>8</sup>					
Actual	September 2022	September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	190	-41.4	-50.9	-34.3	-35.8	-41.4	-20.8
Dollar Volume	\$124,455,867	-44.9	-35.9	6.6	38.1	50.2	132.3
New Listings	452	12.2	15.6	13.9	21.8	13.6	10.8
Active Listings	1,057	93.2	78.5	-2.0	1.3	-53.5	-56.4
Sales to New Listings Ratio 1	42.0	80.4	99.0	72.8	79.8	81.4	58.8
Months of Inventory <sup>2</sup>	5.6	1.7	1.5	3.7	3.5	7.0	10.1
Average Price	\$655,031	-6.0	30.5	62.2	115.2	156.1	193.4
Median Price	\$588,500	-1.9	29.3	67.2	126.8	167.5	173.7
Sale to List Price Ratio <sup>3</sup>	95.2	101.1	99.2	97.5	95.8	94.3	94.3
Median Days on Market	42.0	18.0	26.0	35.0	44.5	82.0	88.5

		Compared to <sup>8</sup>					
Year-to-date	September 2022	September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	1,975	-29.3	-22.0	-14.5	-29.3	-19.2	-9.6
Dollar Volume	\$1,401,976,658	-21.6	19.8	56.6	60.4	122.3	177.6
New Listings	3,742	6.3	21.3	6.6	-1.0	-21.8	-24.6
Active Listings ⁴	700	50.2	-1.4	-25.1	-30.3	-68.3	-70.1
Sales to New Listings Ratio 5	52.8	79.4	82.1	65.8	73.9	51.1	44.0
Months of Inventory 6	3.2	1.5	2.5	3.6	3.2	8.1	9.6
Average Price	\$709,862	10.9	53.7	83.2	126.9	175.2	206.9
Median Price	\$649,000	14.9	56.4	82.6	138.6	177.4	206.9
Sale to List Price Ratio <sup>7</sup>	102.0	103.7	98.3	97.6	96.9	95.2	95.1
Median Days on Market	14.0	12.0	27.0	29.0	30.0	65.0	66.0

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

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

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

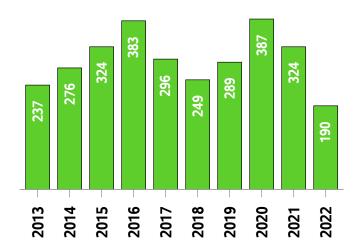
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



## **Grey Bruce Owen Sound**MLS® Residential Market Activity

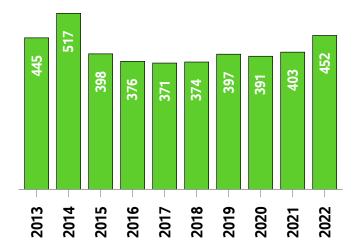


**Sales Activity (September only)** 

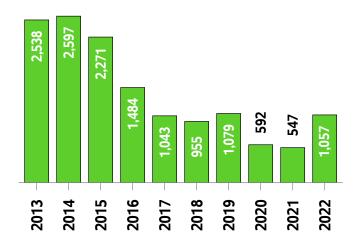


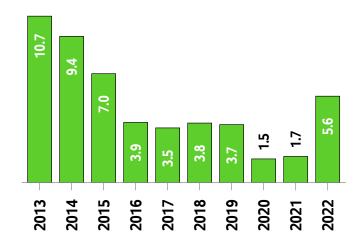
**Active Listings (September only)** 

**New Listings (September only)** 

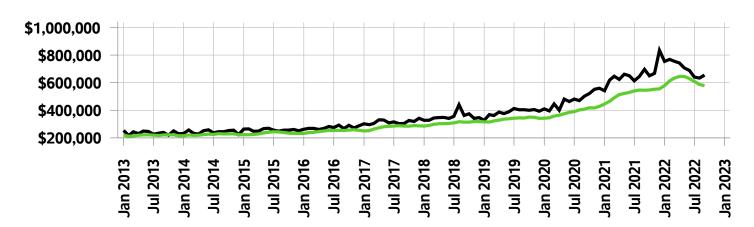


Months of Inventory (September only)





MLS® HPI Composite Benchmark Price and Average Price

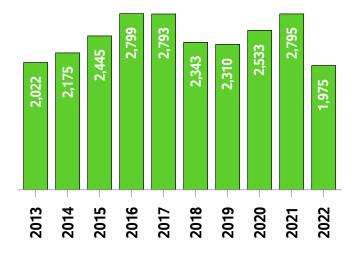




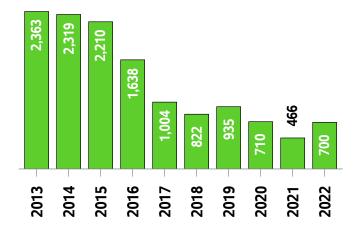
## Grey Bruce Owen Sound MLS® Residential Market Activity



#### **Sales Activity (September Year-to-date)**

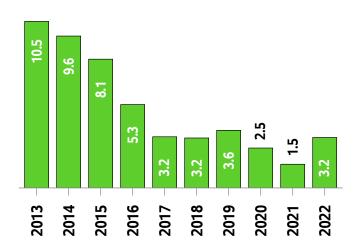


**Active Listings** <sup>1</sup>(September Year-to-date)





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



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



# **Grey Bruce Owen Sound**MLS® Single Family Market Activity



		Compared to <sup>8</sup>					
Actual	September 2022	September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	164	-45.2	-52.0	-35.7	-39.9	-43.4	-24.1
Dollar Volume	\$113,264,416	-47.0	-36.6	6.8	32.9	46.9	126.6
New Listings	392	8.6	10.1	5.7	11.4	8.9	5.1
Active Listings	930	96.6	86.4	-1.6	-0.3	-53.8	-57.9
Sales to New Listings Ratio 1	41.8	82.8	96.1	68.7	77.6	80.6	57.9
Months of Inventory <sup>2</sup>	5.7	1.6	1.5	3.7	3.4	6.9	10.2
Average Price	\$690,637	-3.3	32.3	66.0	121.2	159.7	198.5
Median Price	\$605,000	-3.2	28.7	65.8	126.6	163.6	177.5
Sale to List Price Ratio <sup>3</sup>	95.4	101.1	99.3	97.4	95.8	94.5	94.2
Median Days on Market	43.0	19.0	25.0	35.0	43.0	86.0	85.5

		Compared to <sup>8</sup>					
Year-to-date	September 2022	September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	1,733	-31.2	-24.5	-16.5	-32.3	-22.8	-14.6
Dollar Volume	\$1,289,240,623	-23.0	17.4	56.0	56.3	116.8	167.6
New Listings	3,331	4.8	20.3	4.6	-3.8	-23.4	-27.4
Active Listings ⁴	603	54.2	0.4	-25.3	-31.9	-69.4	-71.9
Sales to New Listings Ratio 5	52.0	79.3	82.9	65.1	73.9	51.7	44.2
Months of Inventory 6	3.1	1.4	2.4	3.5	3.1	7.9	9.5
Average Price	\$743,936	11.9	55.4	86.8	130.8	180.9	213.3
Median Price	\$670,000	14.4	56.0	84.1	140.1	179.2	211.6
Sale to List Price Ratio 7	102.3	103.8	98.3	97.4	97.0	95.3	95.1
Median Days on Market	14.0	12.0	26.0	29.0	30.0	65.0	66.0

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

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

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

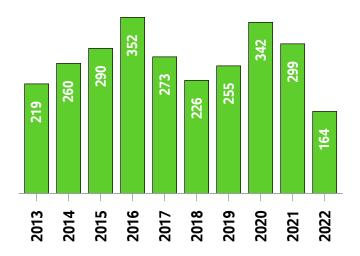
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



## **Grey Bruce Owen Sound**MLS® Single Family Market Activity



**Sales Activity (September only)** 



**Active Listings (September only)** 



**New Listings (September only)** 

**Months of Inventory (September only)** 

2017

2018

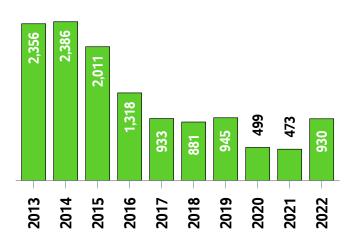
2019

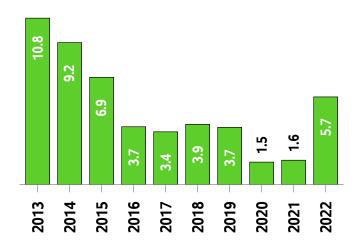
2020

2021

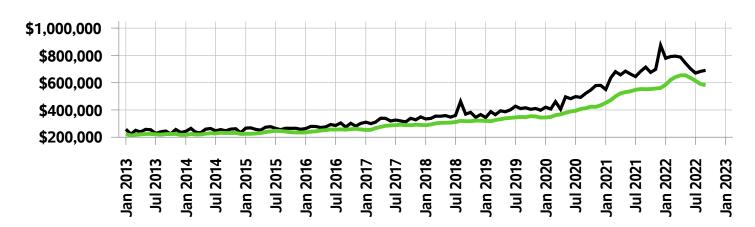
2015

2016





MLS® HPI Single Family Benchmark Price and Average Price





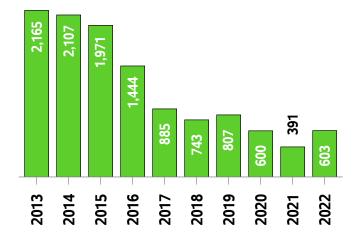
# **Grey Bruce Owen Sound**MLS® Single Family Market Activity

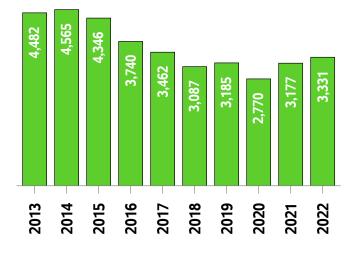


#### **Sales Activity (September Year-to-date)**

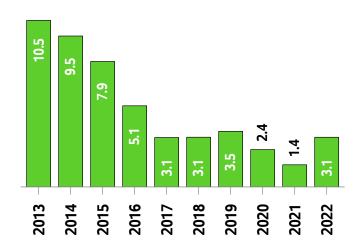


**Active Listings** (September Year-to-date)





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



<sup>&</sup>lt;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>&</sup>lt;sup>2</sup> 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	September 2022	September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	3	-25.0	-86.4	-78.6	_	-57.1	50.0
Dollar Volume	\$1,552,951	-26.4	-82.3	-65.2	_	26.0	317.5
New Listings	2	-66.7	-75.0	-50.0	0.0	0.0	-50.0
Active Listings	15	-31.8	-50.0	-74.1	50.0	-31.8	-51.6
Sales to New Listings Ratio 1	150.0	66.7	275.0	350.0	_	350.0	50.0
Months of Inventory <sup>2</sup>	5.0	5.5	1.4	4.1	_	3.1	15.5
Average Price	\$517,650	-1.9	30.0	62.5	<u>—</u>	193.9	178.3
Median Price	\$594,951	7.8	41.0	91.6	_	334.3	219.9
Sale to List Price Ratio 3	96.5	105.0	99.7	99.4	_	96.5	96.3
Median Days on Market	93.0	204.5	140.0	56.0	_	39.0	167.5

		Compared to <sup>8</sup>					
Year-to-date	September 2022	September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	53	-7.0	-44.2	-17.2	82.8	60.6	112.0
Dollar Volume	\$31,818,573	15.5	-11.7	52.8	335.2	417.9	601.3
New Listings	51	-27.1	-47.4	-51.0	41.7	-8.9	-10.5
Active Listings 4	20	-16.5	-53.7	-65.4	75.0	-26.0	-30.3
Sales to New Listings Ratio 5	103.9	81.4	97.9	61.5	80.6	58.9	43.9
Months of Inventory 6	3.4	3.8	4.1	8.2	3.6	7.5	10.4
Average Price	\$600,350	24.2	58.3	84.5	138.1	222.5	230.8
Median Price	\$615,900	25.7	58.4	89.9	132.4	251.9	262.3
Sale to List Price Ratio 7	105.1	105.2	100.2	100.0	99.6	96.7	97.1
Median Days on Market	14.0	25.0	59.0	32.0	35.0	44.0	87.0

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

<sup>&</sup>lt;sup>2</sup> 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.

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

<sup>&</sup>lt;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.

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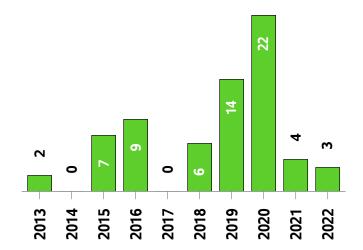
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



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

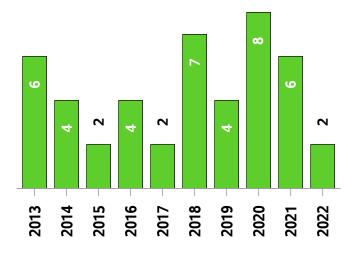


**Sales Activity (September only)** 

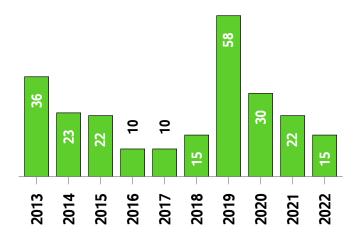


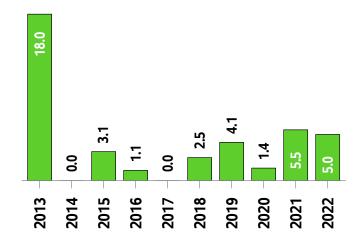
**Active Listings (September only)** 

**New Listings (September only)** 

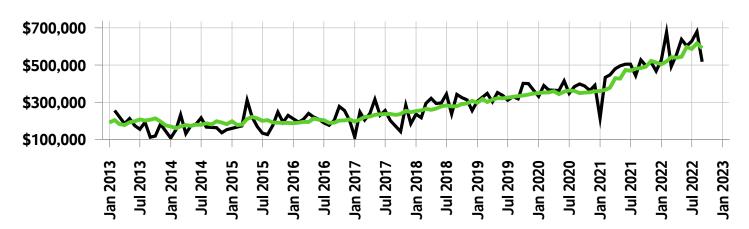


**Months of Inventory (September only)** 





MLS® HPI Townhouse Benchmark Price and Average Price

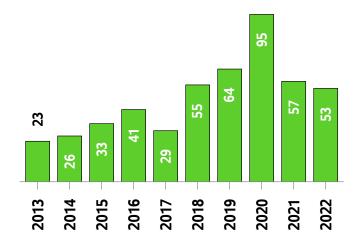




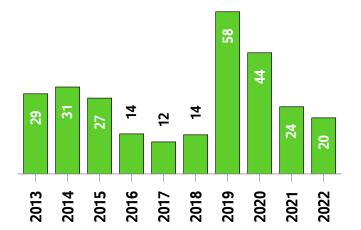
### Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

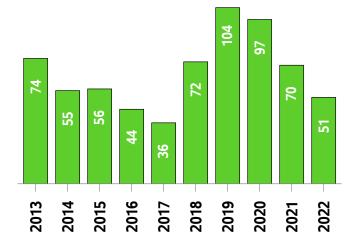


#### **Sales Activity (September Year-to-date)**

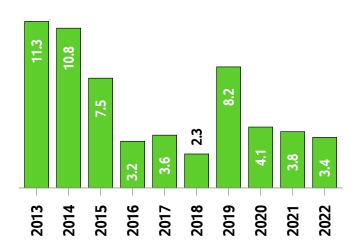


Active Listings (September Year-to-date)





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



<sup>&</sup>lt;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>&</sup>lt;sup>2</sup> 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 °					
Actual	September 2022	September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	9	200.0	12.5	28.6	80.0	0.0	-18.2
Dollar Volume	\$3,926,000	222.9	75.7	84.7	325.8	67.6	124.5
New Listings	10	66.7	-9.1	0.0	66.7	66.7	-28.6
Active Listings	26	188.9	13.0	8.3	-45.8	-72.3	-44.7
Sales to New Listings Ratio 1	90.0	50.0	72.7	70.0	83.3	150.0	78.6
Months of Inventory <sup>2</sup>	2.9	3.0	2.9	3.4	9.6	10.4	4.3
Average Price	\$436,222	7.6	56.2	43.7	136.5	67.6	174.4
Median Price	\$415,000	16.6	54.3	69.4	151.5	138.5	137.1
Sale to List Price Ratio <sup>3</sup>	96.3	100.2	97.7	94.1	97.3	97.4	95.1
Median Days on Market	27.0	17.0	25.0	34.0	34.0	71.0	123.0

		Compared to <sup>8</sup>					
Year-to-date	September 2022	September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	56	-13.8	30.2	30.2	-30.9	-11.1	30.2
Dollar Volume	\$25,174,570	-6.3	84.2	96.5	29.7	81.8	208.5
New Listings	91	40.0	11.0	26.4	-13.3	-30.5	3.4
Active Listings <sup>⁴</sup>	14	39.8	-42.7	-15.6	-69.6	-83.6	-68.9
Sales to New Listings Ratio 5	61.5	100.0	52.4	59.7	77.1	48.1	48.9
Months of Inventory 6	2.3	1.4	5.3	3.6	5.3	12.6	9.7
Average Price	\$449,546	8.8	41.4	50.9	87.6	104.6	136.9
Median Price	\$413,445	-0.4	45.3	58.1	105.6	96.9	136.3
Sale to List Price Ratio <sup>7</sup>	101.5	104.1	98.2	98.1	97.1	96.7	96.4
Median Days on Market	18.0	14.0	28.0	29.0	44.0	64.0	43.0

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

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

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

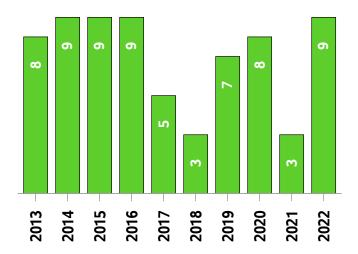
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



## **Grey Bruce Owen Sound**MLS® Apartment Market Activity

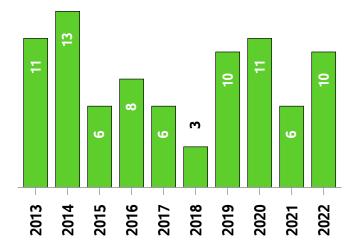


**Sales Activity (September only)** 

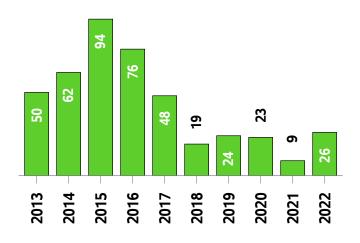


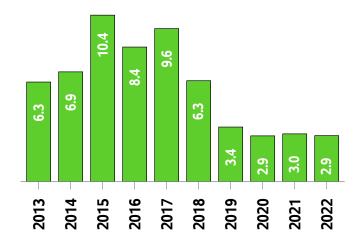
**Active Listings (September only)** 

**New Listings (September only)** 

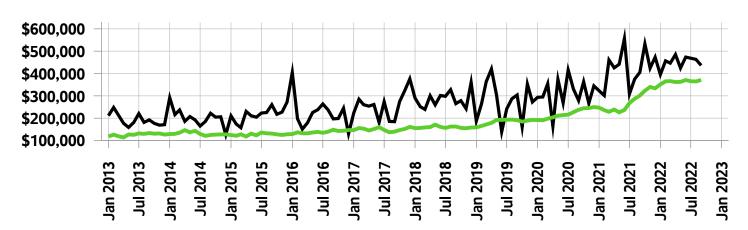


Months of Inventory (September only)





MLS® HPI Apartment Benchmark Price and Average Price

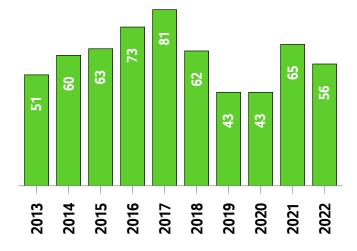




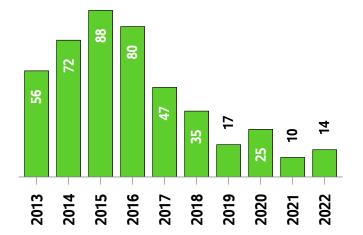
## **Grey Bruce Owen Sound**MLS® Apartment Market Activity

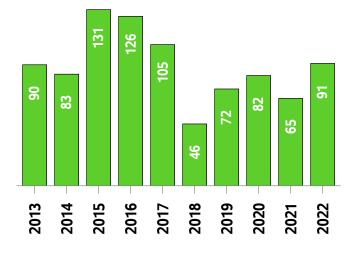


#### **Sales Activity (September Year-to-date)**

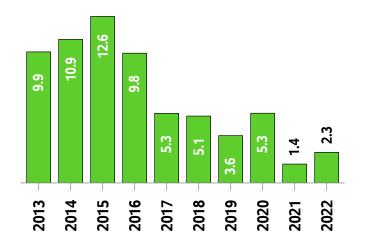


**Active Listings** <sup>1</sup>(September Year-to-date)





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



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

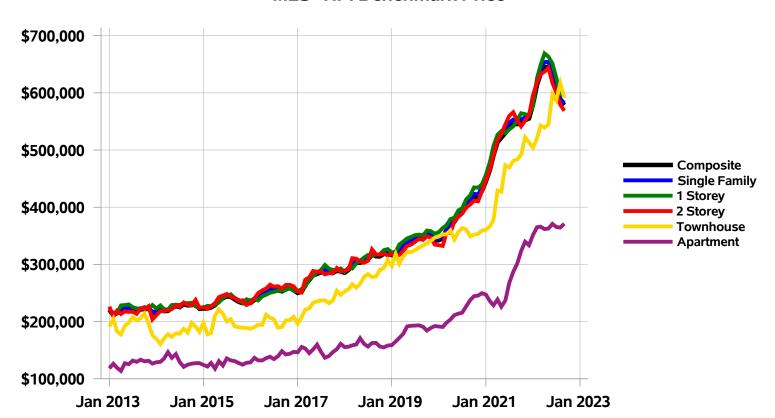


# Grey Bruce Owen Sound MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price								
			percentage change vs.						
Benchmark Type:	September 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$578,600	-1.4	-8.1	-8.5	6.1	68.3	102.6		
Single Family	\$581,900	-1.4	-8.4	-9.2	5.4	67.6	101.5		
One Storey	\$593,800	-0.9	-8.8	-8.4	7.6	69.2	102.9		
Two Storey	\$568,700	-1.8	-7.9	-10.1	3.0	65.8	99.8		
Townhouse	\$591,000	-4.2	-4.2 -1.0 8.8 22.2 77.3 154.5						
Apartment	\$371,100	1.8	0.1	1.4	23.1	94.4	165.5		

### 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	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 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	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 Sound**MLS® HPI Benchmark Descriptions



### 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