

**Residential housing activity
Grey Bruce Owen Sound
October 2022**



Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		September 2022	August 2022	July 2022	June 2022	May 2022	April 2022
Sales Activity	142	5.2	5.2	35.2	-11.3	-19.3	-30.4
Average Price	\$630,188	-1.5	-4.8	1.2	-7.6	-6.3	-12.4
Dollar Volume*	\$89.5	3.6	0.1	36.8	-18.0	-24.4	-39.0
New Listings	391	11.4	24.9	16.7	11.1	14.7	20.3
Active Listings	862	5.5	10.4	13.7	27.3	40.6	65.1

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	166	-44.7	-56.4	-43.2	-46.3	-34.6	-26.5
Average Price	\$606,234	-6.7	16.3	51.5	86.0	136.6	147.1
Dollar Volume*	\$100.6	-48.4	-49.3	-13.9	-0.1	54.6	81.5
New Listings	375	28.9	12.3	6.8	0.8	10.3	-6.9
Active Listings	994	114.2	104.1	1.8	4.5	-49.1	-54.1

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		October 2021 YTD	October 2020 YTD	October 2019 YTD	October 2017 YTD	October 2015 YTD	October 2012 YTD
Sales Activity	2,138	-30.9	-26.6	-17.8	-31.1	-20.8	-11.3
Average Price	\$701,601	9.5	49.4	80.4	123.3	172.1	201.6
Dollar Volume*	\$1,500.0	-24.4	9.6	48.3	53.9	115.6	167.6
New Listings	4,115	8.0	20.3	6.6	-0.9	-19.7	-23.3
Active Listings**	731	56.6	6.1	-22.2	-26.8	-66.5	-68.6

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		September 2022	July 2022	April 2022	October 2021	October 2020	October 2017
Sales to New Listings Ratio	36.3	38.5	31.3	62.8	83.8	91.3	59.3
Months of Inventory	6.1	6.1	7.2	2.6	1.7	1.4	3.3

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound.

³ Sum of actual data from January to present month of any given year.

⁴ 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.