



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





Grey Bruce Owen Sound MLS® Residential Market Activity



		Compared to °					
Actual	October 2022	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%
Dollar Volume	\$100,634,777	-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%
Sales to New Listings Ratio 1	44.3	103.1	114.1	83.2	83.1	74.7	56.1
Months of Inventory 2	6.0	1.5	1.3	3.3	3.1	7.7	9.6
Average Price	\$606,234	-6.7%	16.3%	51.5%	86.0%	136.6%	147.1%
Median Price	\$552,500	-8.2%	21.4%	51.4%	96.6%	145.6%	158.5%
Sale to List Price Ratio ³	95.3	100.1	99.1	97.4	96.7	94.6	94.5
Median Days on Market	38.0	19.5	21.0	33.0	36.0	85.0	91.5

		Compared to °					
Year-to-date	October 2022	October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	2,138	-30.9%	-26.6%	-17.8%	-31.1%	-20.8%	-11.3%
Dollar Volume	\$1,500,022,384	-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 ⁴	731	56.6%	6.1%	-22.2%	-26.8%	-66.5%	-68.6%
Sales to New Listings Ratio 5	52.0	81.2	85.2	67.4	74.7	52.7	44.9
Months of Inventory 6	3.4	1.5	2.4	3.6	3.2	8.1	9.6
Average Price	\$701,601	9.5%	49.4%	80.4%	123.3%	172.1%	201.6%
Median Price	\$637,044	11.8%	51.7%	78.2%	132.5%	174.0%	200.5%
Sale to List Price Ratio 7	101.5	103.3	98.4	97.5	96.9	95.2	95.0
Median Days on Market	15.0	13.0	26.0	29.0	30.0	66.0	68.0

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.

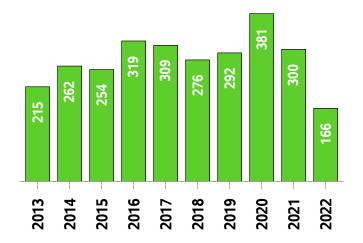
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen SoundMLS® Residential Market Activity



Sales Activity (October only)

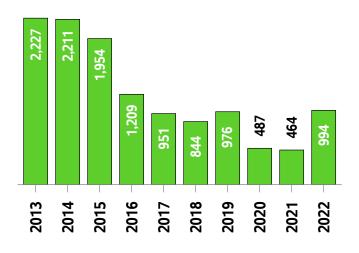


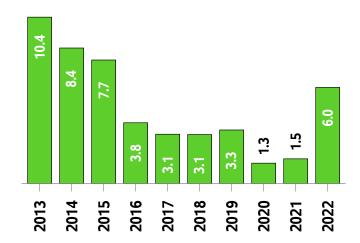
Active Listings (October only)



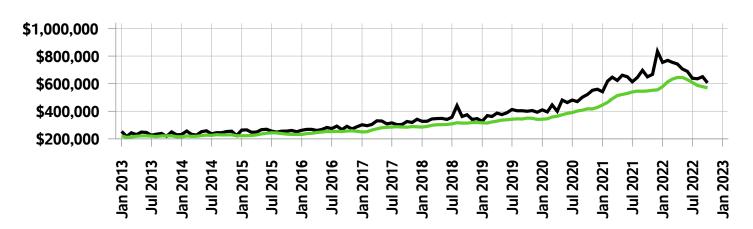
New Listings (October only)

Months of Inventory (October only)





MLS® HPI Composite Benchmark Price and Average Price

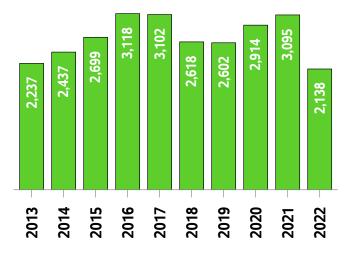




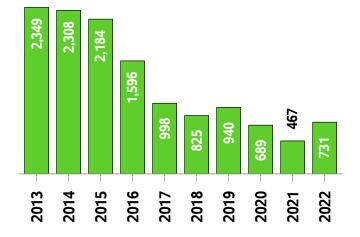
Grey Bruce Owen Sound MLS® Residential Market Activity

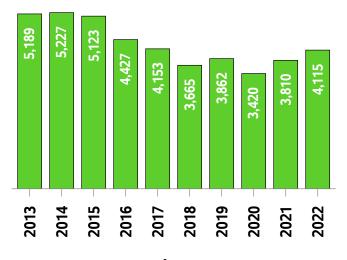


Sales Activity (October Year-to-date)

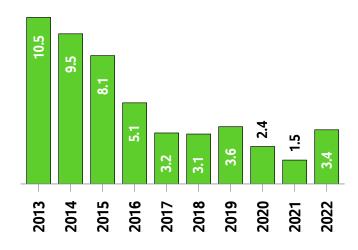


Active Listings ¹(October Year-to-date)





Months of Inventory ²(October 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	October 2022	October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	147	-45.1%	-56.5%	-45.8%	-48.1%	-35.5%	-31.6%
Dollar Volume	\$93,663,087	-48.3%	-49.2%	-14.7%	-2.3%	55.0%	73.8%
New Listings	349	34.7%	16.7%	7.1%	9.7%	15.6%	-8.4%
Active Listings	880	123.9%	115.7%	3.5%	6.9%	-48.9%	-55.5%
Sales to New Listings Ratio 1	42.1	103.5	113.0	83.1	89.0	75.5	56.4
Months of Inventory 2	6.0	1.5	1.2	3.1	2.9	7.6	9.2
Average Price	\$637,164	-5.7%	16.8%	57.3%	88.1%	140.3%	154.1%
Median Price	\$560,000	-10.0%	17.9%	53.4%	93.1%	141.4%	154.5%
Sale to List Price Ratio ³	95.0	100.1	99.1	97.2	96.7	94.7	94.5
Median Days on Market	39.0	19.5	21.0	33.0	37.0	85.5	91.0

		Compared to ⁸					
Year-to-date	October 2022	October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	1,877	-32.6%	-28.7%	-20.0%	-33.9%	-24.1%	-16.4%
Dollar Volume	\$1,380,583,710	-25.6%	7.6%	47.5%	50.0%	110.7%	157.7%
New Listings	3,678	7.0%	19.8%	4.8%	-2.7%	-20.9%	-26.0%
Active Listings ⁴	633	61.4%	8.7%	-22.1%	-28.0%	-67.5%	-70.3%
Sales to New Listings Ratio 5	51.0	81.1	85.8	66.8	75.2	53.2	45.1
Months of Inventory 6	3.4	1.4	2.2	3.5	3.1	7.9	9.5
Average Price	\$735,527	10.5%	51.0%	84.3%	127.0%	177.7%	208.1%
Median Price	\$654,000	10.8%	50.4%	79.2%	133.6%	173.6%	204.2%
Sale to List Price Ratio 7	101.7	103.4	98.4	97.4	97.0	95.3	95.0
Median Days on Market	15.0	12.5	25.0	29.0	30.0	67.0	67.5

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.

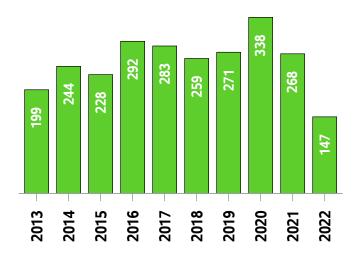
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



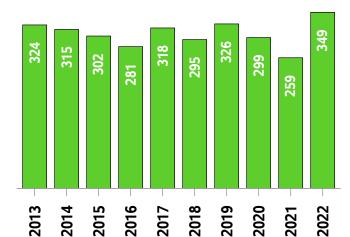
Grey Bruce Owen SoundMLS® Single Family Market Activity



Sales Activity (October only)

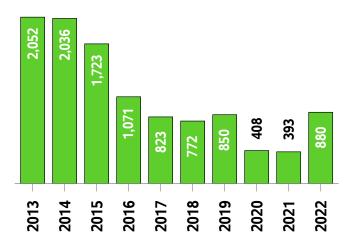


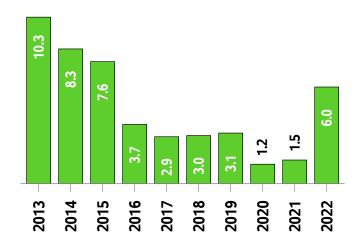
Active Listings (October only)



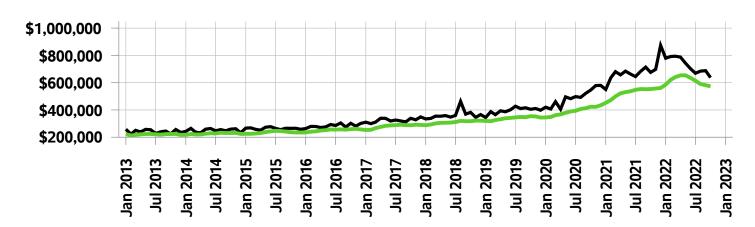
New Listings (October only)

Months of Inventory (October only)





MLS® HPI Single Family Benchmark Price and Average Price

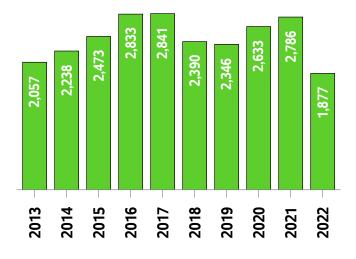




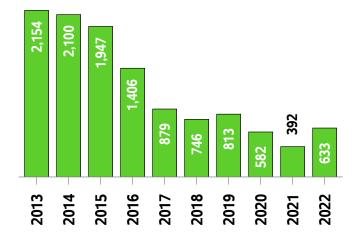
Grey Bruce Owen SoundMLS® Single Family Market Activity

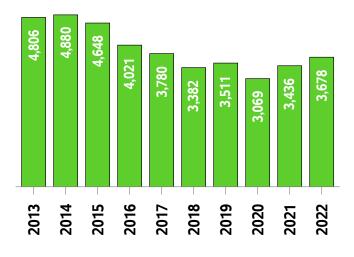


Sales Activity (October Year-to-date)

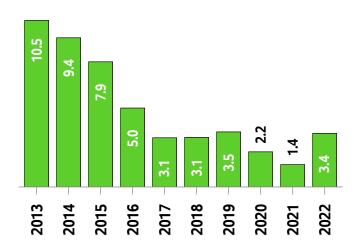


Active Listings ¹(October Year-to-date)





Months of Inventory ²(October 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	October 2022	October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Dollar Volume	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
New Listings	5	-28.6%	-37.5%	-16.7%	-16.7%	-16.7%	150.0%
Active Listings	11	-52.2%	-38.9%	-78.8%	10.0%	-45.0%	-56.0%
Sales to New Listings Ratio 1	0.0	71.4	250.0	150.0	83.3	50.0	100.0
Months of Inventory 2	0.0	4.6	0.9	5.8	2.0	6.7	12.5
Average Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Median Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Sale to List Price Ratio ³	0.0	98.1	101.2	104.9	98.9	97.5	97.2
Median Days on Market	0.0	31.0	84.5	237.0	59.0	103.0	91.5

		Compared to ⁶					
Year-to-date	October 2022	October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	52	-16.1%	-54.8%	-28.8%	52.9%	44.4%	92.6%
Dollar Volume	\$31,223,622	3.6%	-28.7%	27.8%	289.1%	353.4%	525.8%
New Listings	57	-26.0%	-45.7%	-48.2%	35.7%	-8.1%	-3.4%
Active Listings 4	19	-22.0%	-54.3%	-67.5%	64.9%	-29.3%	-34.3%
Sales to New Listings Ratio 5	91.2	80.5	109.5	66.4	81.0	58.1	45.8
Months of Inventory 6	3.6	3.9	3.6	7.9	3.4	7.4	10.6
Average Price	\$600,454	23.6%	57.7%	79.4%	154.4%	213.9%	225.0%
Median Price	\$617,950	26.1%	58.9%	81.7%	153.3%	235.8%	261.4%
Sale to List Price Ratio 7	105.2	104.6	100.3	100.6	99.5	96.8	97.1
Median Days on Market	14.0	25.0	70.0	36.0	35.5	46.5	87.0

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.

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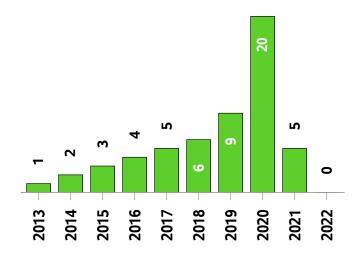
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

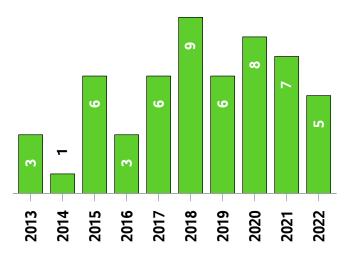


Sales Activity (October only)

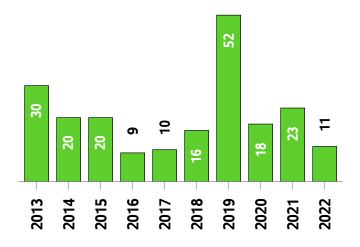


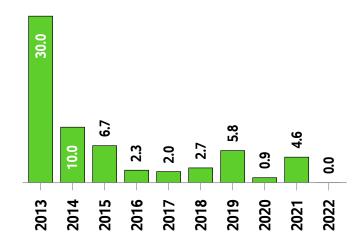
Active Listings (October only)

New Listings (October only)

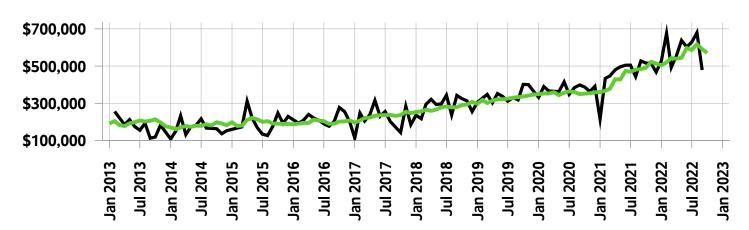


Months of Inventory (October only)





MLS® HPI Townhouse Benchmark Price and Average Price

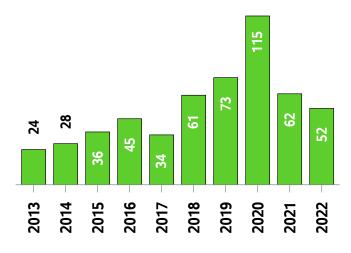




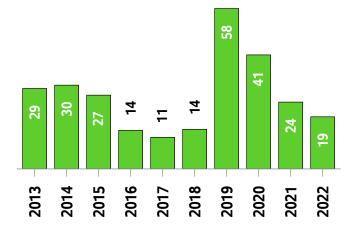
Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

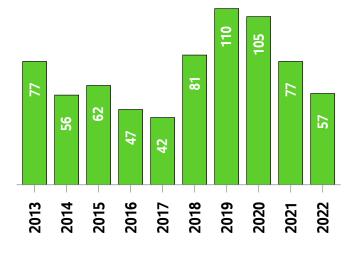


Sales Activity (October Year-to-date)

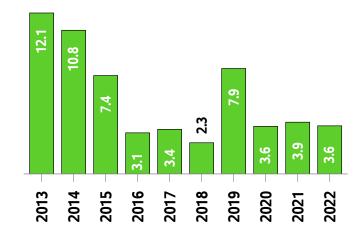


Active Listings ¹(October Year-to-date)





Months of Inventory ²(October 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 °					
Actual	October 2022	October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	4	-50.0%	-42.9%	33.3%	-55.6%	-60.0%	33.3%
Dollar Volume	\$1,420,800	-66.6%	-44.1%	194.2%	-42.4%	-34.7%	197.9%
New Listings	8	100.0%	33.3%	33.3%	-80.0%	-38.5%	0.0%
Active Listings	26	420.0%	18.2%	-3.7%	-64.9%	-70.8%	-46.9%
Sales to New Listings Ratio 1	50.0	200.0	116.7	50.0	22.5	76.9	37.5
Months of Inventory ²	6.5	0.6	3.1	9.0	8.2	8.9	16.3
Average Price	\$355,200	-33.3%	-2.1%	120.6%	29.7%	63.3%	123.4%
Median Price	\$302,950	-42.6%	-18.1%	95.5%	7.0%	81.4%	90.5%
Sale to List Price Ratio ³	98.2	99.0	99.8	95.4	100.8	97.2	97.5
Median Days on Market	31.0	33.0	17.0	29.0	27.0	73.5	139.0

		Compared to ⁸					
Year-to-date	October 2022	October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	61	-16.4%	22.0%	32.6%	-32.2%	-16.4%	32.6%
Dollar Volume	\$26,921,270	-13.5%	66.1%	102.5%	23.0%	68.0%	211.7%
New Listings	99	43.5%	12.5%	26.9%	-31.7%	-31.3%	3.1%
Active Listings 4	15	56.1%	-38.6%	-15.5%	-69.5%	-82.7%	-67.2%
Sales to New Listings Ratio 5	61.6	105.8	56.8	59.0	62.1	50.7	47.9
Months of Inventory 6	2.5	1.3	5.0	3.9	5.6	12.1	10.2
Average Price	\$441,332	3.5%	36.1%	52.7%	81.5%	101.1%	135.0%
Median Price	\$411,000	-1.2%	36.1%	66.2%	95.7%	95.7%	136.2%
Sale to List Price Ratio ⁷	101.3	103.6	98.4	97.9	97.5	96.8	96.5
Median Days on Market	20.0	14.0	23.0	29.0	41.5	65.0	46.0

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.

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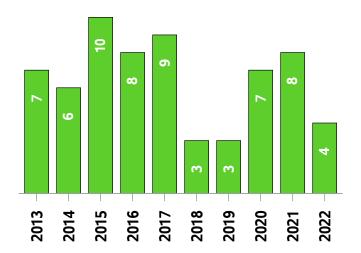
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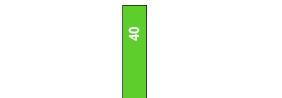
Grey Bruce Owen Sound MLS® Apartment Market Activity



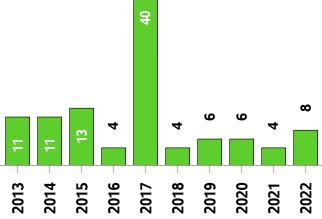
Sales Activity (October only)



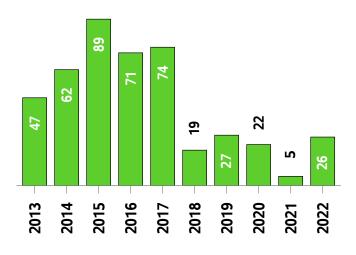
Active Listings (October only)

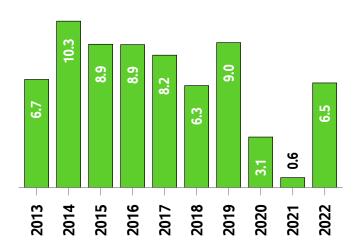


New Listings (October only)

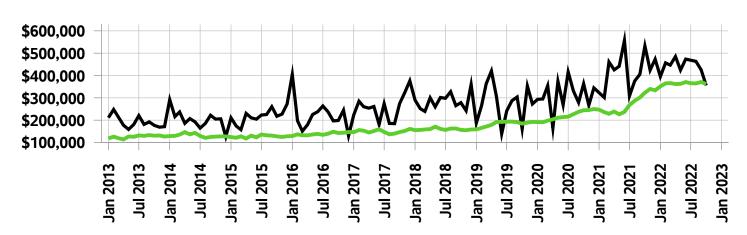


Months of Inventory (October only)





MLS® HPI Apartment Benchmark Price and Average Price

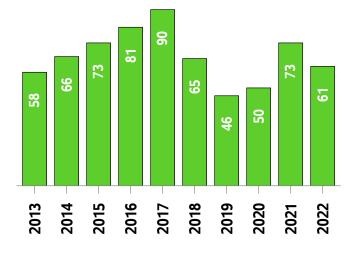




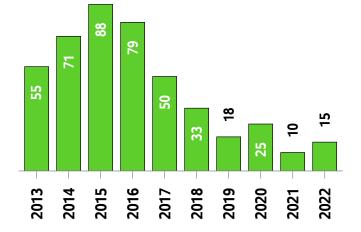
Grey Bruce Owen SoundMLS® Apartment Market Activity

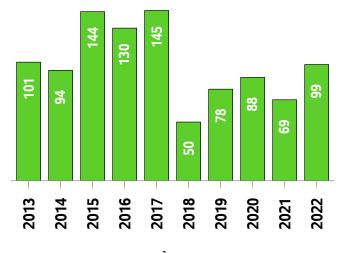


Sales Activity (October Year-to-date)

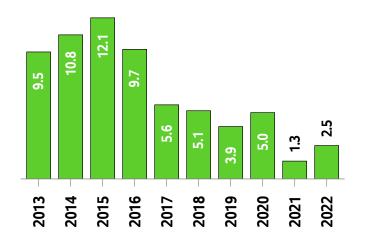


Active Listings ¹(October Year-to-date)





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



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

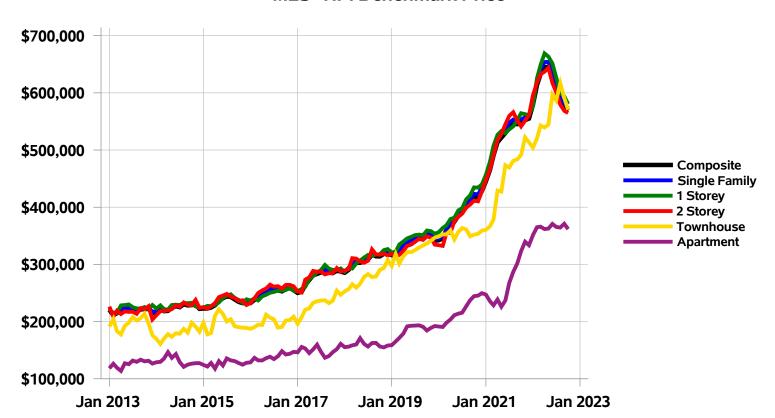


Grey Bruce Owen Sound MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	October 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$569,100	-1.6	-6.6	-11.8	4.0	62.3	99.8	
Single Family	\$573,000	-1.5	-6.7	-12.4	3.6	61.7	99.1	
One Storey	\$580,500	-2.2	-7.4	-13.2	2.9	61.6	99.9	
Two Storey	\$564,700	-0.7	-6.0	-11.4	4.3	61.8	98.2	
Townhouse	\$570,400	-3.5	-2.8	5.7	16.1	69.5	141.0	
Apartment	\$361,700	-2.5	-1.0	-0.0	12.0	96.1	146.7	

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



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