

Residential housing activity
Grey Bruce Owen Sound
November 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
		October 2022	September 2022	August 2022	July 2022	June 2022	May 2022
Sales Activity	132	-6.1	-3.4	-1.9	25.6	-17.2	-25.3
Average Price	\$629,416	2.2	0.4	-1.0	3.5	-6.9	-5.9
Dollar Volume*	\$83.3	-4.0	-3.0	-2.9	30.0	-22.9	-29.7
New Listings	357	-7.1	2.8	18.5	6.7	-1.0	3.9
Active Listings	967	8.4	16.3	21.7	27.1	42.0	61.3

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	127	-49.0	-50.8	-44.5	-45.3	-43.8	-23.0
Average Price	\$602,448	-9.7	9.1	48.6	89.1	130.9	178.5
Dollar Volume*	\$76.5	-54.0	-46.3	-17.6	3.5	29.7	114.3
New Listings	283	20.9	9.3	7.6	51.3	15.0	-5.4
Active Listings	944	159.3	119.5	10.5	25.0	-42.7	-51.3

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
		November 2021 YTD	November 2020 YTD	November 2019 YTD	November 2017 YTD	November 2015 YTD	November 2012 YTD
Sales Activity	2,259	-32.6	-28.8	-20.2	-32.2	-22.8	-12.3
Average Price	\$695,991	8.2	46.1	78.4	121.3	169.7	200.6
Dollar Volume*	\$1,572.2	-27.0	4.0	42.3	49.9	108.3	163.7
New Listings	4,398	8.8	19.5	6.6	1.3	-18.1	-22.3
Active Listings**	748	63.8	12.4	-19.8	-23.4	-65.0	-67.3

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		October 2022	August 2022	May 2022	November 2021	November 2020	November 2017
Sales to New Listings Ratio	37.1	36.7	44.8	51.6	87.3	76.5	97.2
Months of Inventory	7.3	6.3	5.9	3.4	1.5	1.7	3.2

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.

