



Grey Bruce Owen Sound Residential Market Activity and MLS® Home Price Index Report January 2023





Grey Bruce Owen Sound MLS® Residential Market Activity



		Compared to ⁸					
Actual	January 2023	January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	117	-33.9%	-22.0%	-19.9%	-14.6%	-22.0%	9.3%
Dollar Volume	\$65,603,758	-50.9%	-19.2%	9.5%	46.4%	66.6%	141.2%
New Listings	251	19.5%	44.3%	16.2%	67.3%	-8.1%	-34.5%
Active Listings	751	184.5%	162.6%	12.3%	44.1%	-44.0%	-56.7%
Sales to New Listings Ratio 1	46.6	84.3	86.2	67.6	91.3	54.9	27.9
Months of Inventory ²	6.4	1.5	1.9	4.6	3.8	8.9	16.2
Average Price	\$560,716	-25.7%	3.5%	36.7%	71.4%	113.5%	120.6%
Median Price	\$499,900	-27.2%	0.1%	34.2%	81.8%	115.0%	132.5%
Sale to List Price Ratio ³	94.4	103.4	102.0	97.5	95.6	95.5	95.9
Median Days on Market	77.0	15.0	24.5	49.0	67.0	98.5	74.0

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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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.



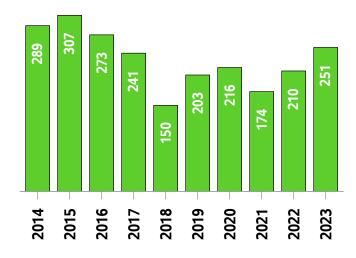
Grey Bruce Owen Sound MLS® Residential Market Activity



Sales Activity (January only)

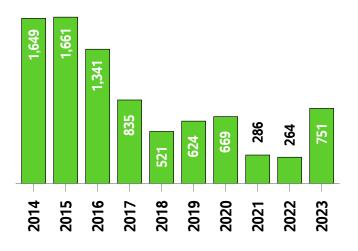


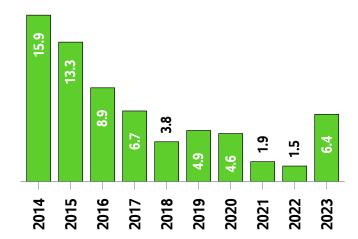
Active Listings (January only)



New Listings (January only)

Months of Inventory (January only)





MLS® HPI Composite Benchmark Price and Average Price





Grey Bruce Owen SoundMLS® Single Family Market Activity



		Compared to ⁸					
Actual	January 2023	January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	97	-39.8%	-32.2%	-26.0%	-21.8%	-30.7%	-4.0%
Dollar Volume	\$57,861,658	-53.9%	-26.5%	5.1%	39.5%	56.9%	121.4%
New Listings	222	21.3%	36.2%	11.0%	66.9%	-7.5%	-37.8%
Active Listings	648	197.2%	194.5%	11.7%	43.4%	-44.1%	-58.4%
Sales to New Listings Ratio 1	43.7	88.0	87.7	65.5	93.2	58.3	28.3
Months of Inventory ²	6.7	1.4	1.5	4.4	3.6	8.3	15.4
Average Price	\$596,512	-23.5%	8.4%	41.9%	78.4%	126.5%	130.5%
Median Price	\$542,500	-22.8%	7.9%	43.8%	92.0%	130.4%	144.4%
Sale to List Price Ratio ³	94.4	103.6	102.2	97.2	95.3	95.7	95.8
Median Days on Market	77.0	14.0	23.0	45.0	67.0	97.5	82.0

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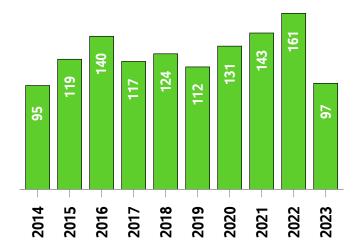
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



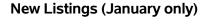
Grey Bruce Owen SoundMLS® Single Family Market Activity

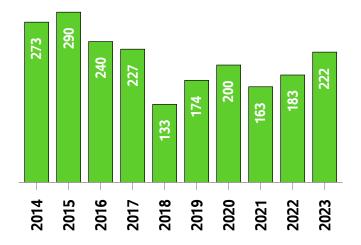


Sales Activity (January only)

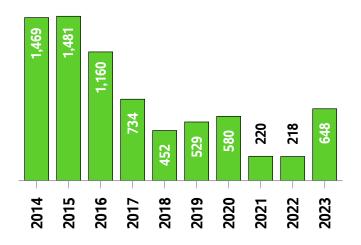


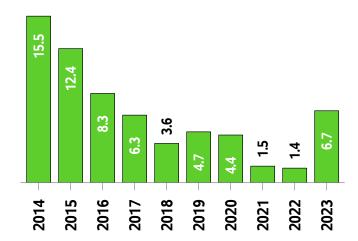
Active Listings (January only)





Months of Inventory (January only)





MLS® HPI Single Family Benchmark Price and Average Price





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



		Compared to °					
Actual	January 2023	January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	0	-100.0%	-100.0%	-100.0%	-100.0%	_	_
Dollar Volume	\$0	-100.0%	-100.0%	-100.0%	-100.0%	_	_
New Listings	0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Active Listings	8	0.0%	-63.6%	-81.4%	14.3%	-55.6%	-57.9%
Sales to New Listings Ratio 1	0.0	500.0	50.0	125.0	80.0	_	_
Months of Inventory ²	0.0	1.6	22.0	8.6	1.8	_	_
Average Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	_	_
Median Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	_	_
Sale to List Price Ratio ³	0.0	102.6	100.0	103.8	97.7	_	_
Median Days on Market	0.0	68.0	1.0	73.0	37.5	_	_

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Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

2014

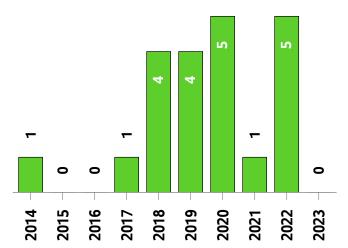
2016

2017

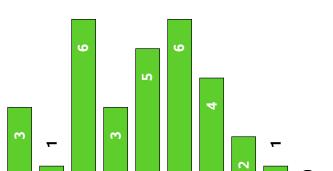


2023

Sales Activity (January only)



Active Listings (January only)



New Listings (January only)

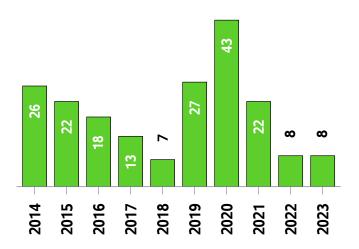
Months of Inventory (January only)

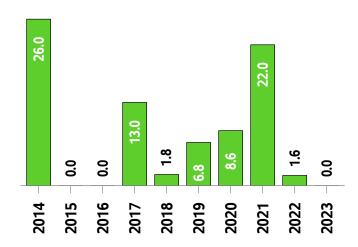
2018

2019

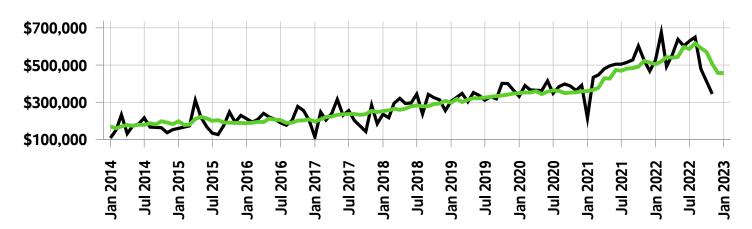
2020

2021





MLS® HPI Townhouse Benchmark Price and Average Price





Grey Bruce Owen Sound MLS® Apartment Market Activity



		Compared to °					
Actual	January 2023	January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	8	60.0%	_	100.0%	100.0%	100.0%	100.0%
Dollar Volume	\$2,902,200	46.9%	_	147.3%	150.2%	79.4%	243.6%
New Listings	9	28.6%	50.0%	125.0%	80.0%	-10.0%	125.0%
Active Listings	21	200.0%	-4.5%	162.5%	-55.3%	-73.4%	-58.0%
Sales to New Listings Ratio 1	88.9	71.4	_	100.0	80.0	40.0	100.0
Months of Inventory ²	2.6	1.4	_	2.0	11.8	19.8	12.5
Average Price	\$362,775	-8.2%	<u> </u>	23.6%	25.1%	-10.3%	71.8%
Median Price	\$359,100	-0.2%	_	27.6%	38.1%	6.9%	71.1%
Sale to List Price Ratio ³	95.1	97.6	_	100.7	101.7	88.7	97.7
Median Days on Market	83.0	36.0	_	13.5	231.5	269.0	44.0

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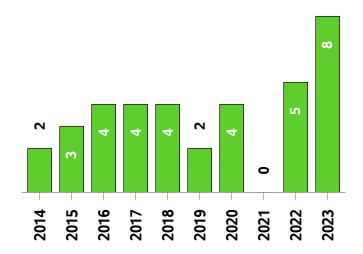
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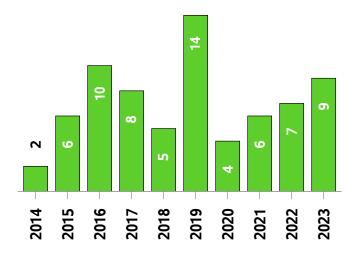
Grey Bruce Owen SoundMLS® Apartment Market Activity



Sales Activity (January only)

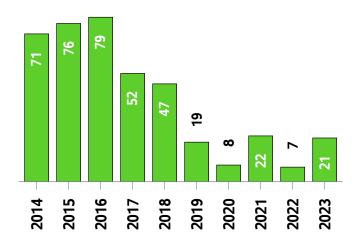


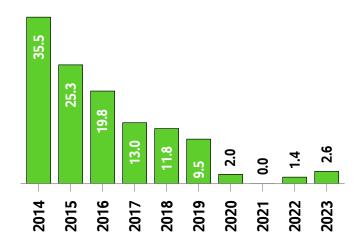
Active Listings (January only)



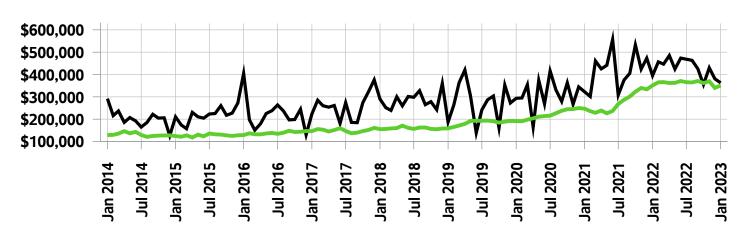
New Listings (January only)

Months of Inventory (January only)





MLS® HPI Apartment Benchmark Price and Average Price



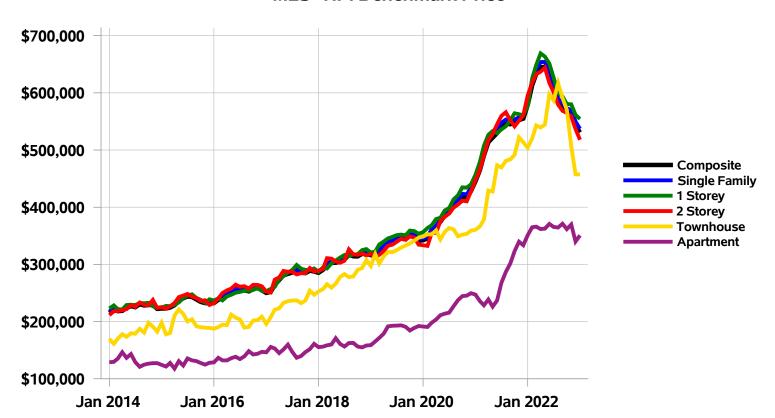


Grey Bruce Owen Sound MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	January 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$530,700	-2.2	-6.7	-12.9	-8.3	55.0	85.9	
Single Family	\$537,100	-2.3	-6.3	-12.6	-8.4	55.6	86.4	
One Storey	\$554,300	-1.3	-4.5	-11.5	-4.0	55.5	93.1	
Two Storey	\$517,900	-3.5	-8.3	-13.8	-13.1	55.2	79.0	
Townhouse	\$457,300	-0.1	-19.8	-22.1	-9.3	31.1	80.9	
Apartment	\$350,800	3.2	-3.0	-4.0	-0.1	83.3	125.9	

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