



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





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



		Compared to °					
Actual	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	154	-26.3%	-28.0%	-21.8%	5.5%	-16.8%	14.9%
Dollar Volume	\$98,634,253	-38.7%	-25.5%	26.7%	106.1%	98.4%	239.8%
New Listings	290	12.0%	12.4%	18.4%	28.3%	-6.1%	-11.9%
Active Listings	774	166.9%	148.9%	17.5%	37.2%	-44.1%	-56.9%
Sales to New Listings Ratio 1	53.1	80.7	82.9	80.4	64.6	59.9	40.7
Months of Inventory 2	5.0	1.4	1.5	3.3	3.9	7.5	13.4
Average Price	\$640,482	-16.8%	3.6%	62.0%	95.4%	138.3%	195.7%
Median Price	\$580,625	-17.1%	6.1%	54.8%	89.7%	132.3%	193.2%
Sale to List Price Ratio <sup>3</sup>	96.2	107.5	104.1	97.9	97.2	95.6	94.2
Median Days on Market	79.0	10.0	10.5	30.0	31.5	80.0	88.0

		Compared to <sup>8</sup>					
Year-to-date	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	267	-30.8%	-26.6%	-22.2%	-5.7%	-20.3%	10.8%
Dollar Volume	\$162,570,111	-44.8%	-23.9%	18.0%	75.4%	82.4%	189.1%
New Listings	541	15.4%	25.2%	17.4%	43.9%	-7.0%	-24.0%
Active Listings ⁴	767	176.9%	157.0%	15.5%	41.4%	-43.7%	-56.5%
Sales to New Listings Ratio 5	49.4	82.3	84.3	74.4	75.3	57.6	33.8
Months of Inventory 6	5.7	1.4	1.6	3.9	3.8	8.1	14.6
Average Price	\$608,877	-20.2%	3.8%	51.6%	85.9%	128.9%	161.0%
Median Price	\$550,000	-20.6%	5.4%	46.7%	84.6%	129.2%	162.0%
Sale to List Price Ratio 7	95.5	105.6	103.2	97.7	96.5	95.6	94.9
Median Days on Market	78.0	11.0	14.5	37.0	53.0	90.0	82.0

<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



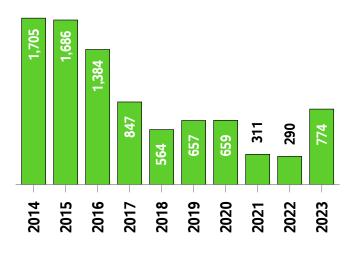
Sales Activity (February only)

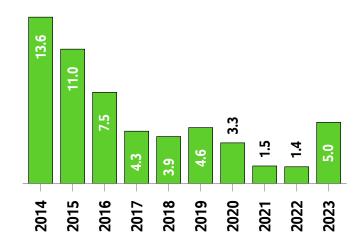


**Active Listings (February only)** 

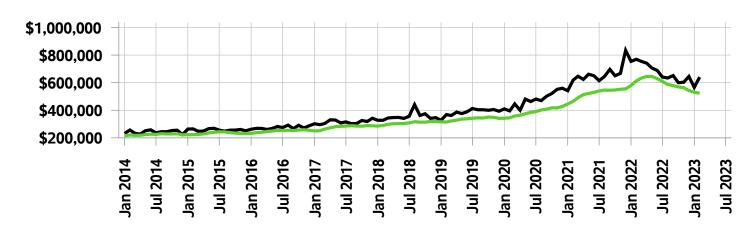


**Months of Inventory (February only)** 





MLS® HPI Composite Benchmark Price and Average Price

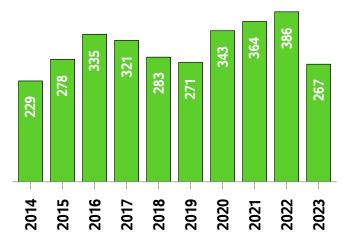




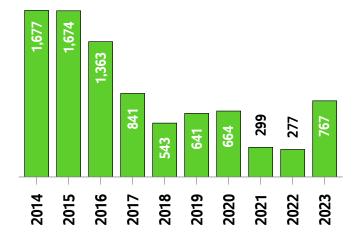
## Grey Bruce Owen Sound MLS® Residential Market Activity

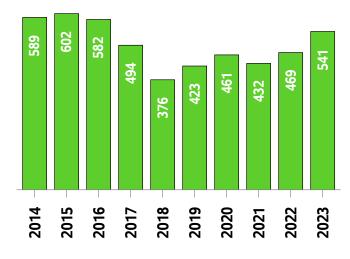


#### **Sales Activity (February Year-to-date)**

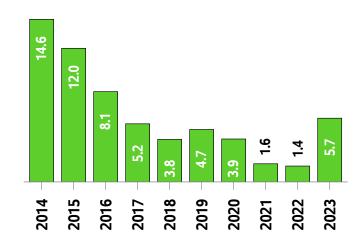


**Active Listings** <sup>1</sup>(February Year-to-date)





Months of Inventory <sup>2</sup>(February 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	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	136	-28.8%	-32.0%	-22.7%	1.5%	-18.6%	12.4%
Dollar Volume	\$90,373,353	-40.3%	-29.0%	26.2%	99.6%	93.8%	236.1%
New Listings	245	11.9%	10.9%	10.9%	25.6%	-11.2%	-18.1%
Active Listings	657	192.0%	193.3%	15.1%	35.7%	-45.3%	-59.3%
Sales to New Listings Ratio 1	55.5	87.2	90.5	79.6	68.7	60.5	40.5
Months of Inventory 2	4.8	1.2	1.1	3.2	3.6	7.2	13.3
Average Price	\$664,510	-16.2%	4.4%	63.3%	96.7%	138.0%	199.0%
Median Price	\$600,000	-18.1%	6.7%	56.9%	94.8%	138.1%	206.1%
Sale to List Price Ratio <sup>3</sup>	96.0	107.8	104.0	98.0	97.0	95.6	94.4
Median Days on Market	79.0	9.0	11.0	29.0	37.0	76.0	101.0

		Compared to <sup>8</sup>					
Year-to-date	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	230	-34.7%	-32.9%	-25.1%	-10.9%	-25.1%	3.6%
Dollar Volume	\$146,902,111	-46.9%	-28.7%	16.0%	69.4%	75.9%	177.0%
New Listings	468	16.4%	21.9%	11.2%	42.7%	-9.3%	-28.7%
Active Listings ⁴	658	196.8%	196.2%	14.2%	40.5%	-44.3%	-58.5%
Sales to New Listings Ratio 5	49.1	87.6	89.3	72.9	78.7	59.5	33.8
Months of Inventory 6	5.7	1.3	1.3	3.7	3.6	7.7	14.3
Average Price	\$638,705	-18.8%	6.4%	54.8%	90.0%	134.8%	167.4%
Median Price	\$580,625	-17.8%	8.5%	52.8%	92.7%	135.1%	176.5%
Sale to List Price Ratio 7	95.5	105.9	103.3	97.7	96.2	95.7	95.1
Median Days on Market	78.5	11.0	14.0	36.0	55.5	86.0	84.0

<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.

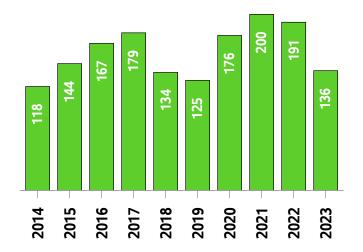
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



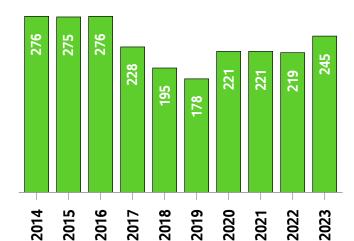
## **Grey Bruce Owen Sound**MLS® Single Family Market Activity



Sales Activity (February only)

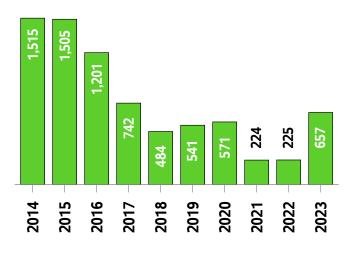


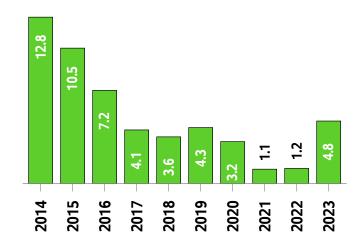
**Active Listings (February only)** 



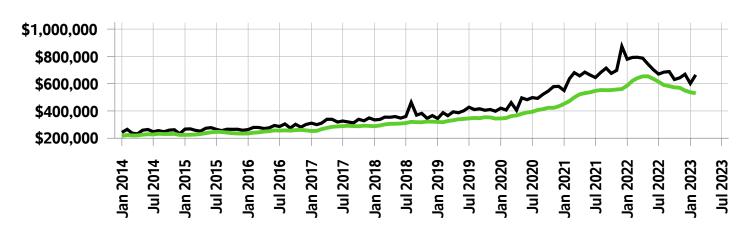
**New Listings (February only)** 

**Months of Inventory (February only)** 





MLS® HPI Single Family Benchmark Price and Average Price

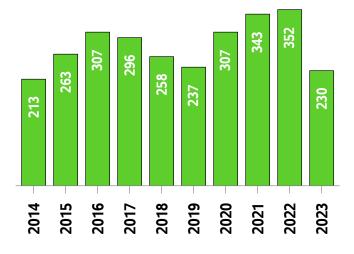




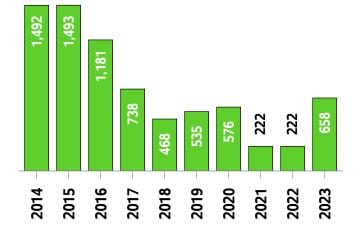
# **Grey Bruce Owen Sound**MLS® Single Family Market Activity

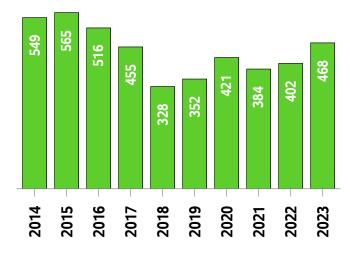


#### **Sales Activity (February Year-to-date)**

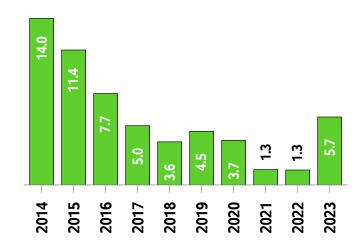


**Active Listings** ¹(February Year-to-date)





Months of Inventory <sup>2</sup>(February 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	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	4	-20.0%	33.3%	-50.0%	100.0%	0.0%	100.0%
Dollar Volume	\$1,919,000	-43.2%	47.5%	-38.5%	342.2%	148.1%	274.8%
New Listings	7	-30.0%	-41.7%	0.0%	40.0%	133.3%	16.7%
Active Listings	10	-23.1%	-66.7%	-76.2%	0.0%	-37.5%	-56.5%
Sales to New Listings Ratio 1	57.1	50.0	25.0	114.3	40.0	133.3	33.3
Months of Inventory 2	2.5	2.6	10.0	5.3	5.0	4.0	11.5
Average Price	\$479,750	-29.0%	10.6%	23.0%	121.1%	148.1%	87.4%
Median Price	\$479,500	-29.0%	6.6%	29.6%	121.0%	117.5%	87.3%
Sale to List Price Ratio <sup>3</sup>	100.5	108.4	118.2	98.3	100.0	96.1	98.8
Median Days on Market	48.0	13.0	7.0	89.0	23.5	140.5	15.5

		Compared to <sup>8</sup>					
Year-to-date	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	4	-60.0%	0.0%	-69.2%	-33.3%	0.0%	100.0%
Dollar Volume	\$1,919,000	-68.1%	26.6%	-59.8%	39.3%	148.1%	274.8%
New Listings	7	-36.4%	-50.0%	-36.4%	-30.0%	-22.2%	-30.0%
Active Listings ⁴	9	-14.3%	-65.4%	-78.8%	5.9%	-47.1%	-57.1%
Sales to New Listings Ratio 5	57.1	90.9	28.6	118.2	60.0	44.4	20.0
Months of Inventory 6	4.5	2.1	13.0	6.5	2.8	8.5	21.0
Average Price	\$479,750	-20.3%	26.6%	30.5%	108.9%	148.1%	87.4%
Median Price	\$479,500	-23.1%	21.4%	27.9%	131.7%	117.5%	87.3%
Sale to List Price Ratio 7	100.5	105.5	113.7	100.4	98.5	96.1	98.8
Median Days on Market	48.0	22.0	4.5	87.0	31.0	140.5	15.5

<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.

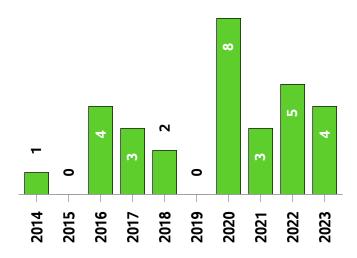
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



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

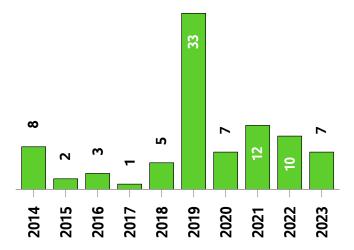


Sales Activity (February only)

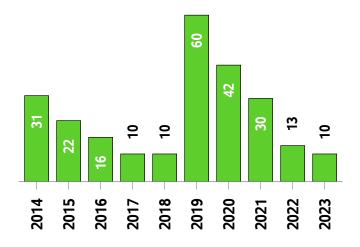


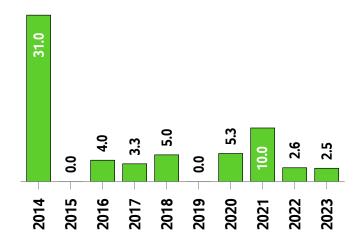
**Active Listings (February only)** 

New Listings (February only)

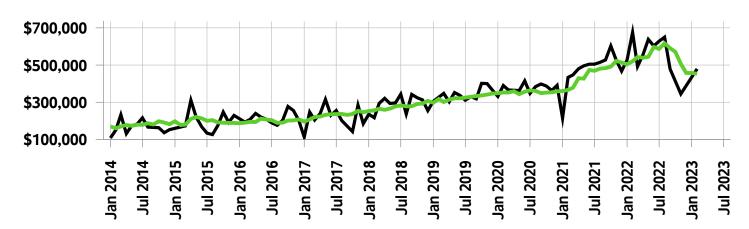


Months of Inventory (February only)





MLS® HPI Townhouse Benchmark Price and Average Price

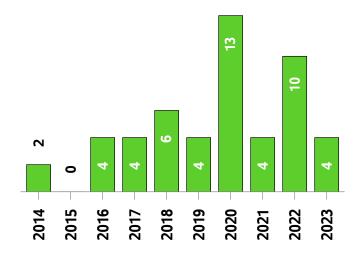




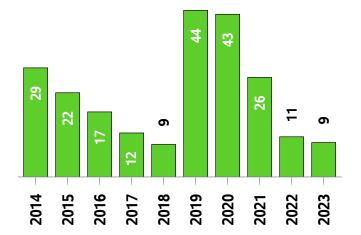
#### Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

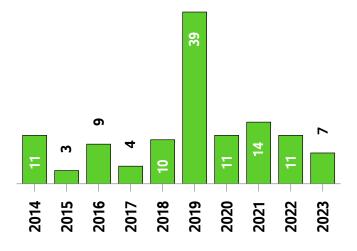


#### **Sales Activity (February Year-to-date)**

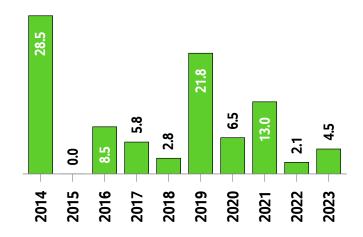


Active Listings <sup>1</sup>(February Year-to-date)





Months of Inventory <sup>2</sup>(February 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 <sup>8</sup>					
Actual	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	8	100.0%	0.0%	300.0%	33.3%	60.0%	100.0%
Dollar Volume	\$3,305,900	81.0%	37.1%	460.3%	119.0%	235.0%	233.4%
New Listings	10	11.1%	150.0%	100.0%	25.0%	66.7%	11.1%
Active Listings	22	120.0%	29.4%	120.0%	-53.2%	-70.3%	-56.9%
Sales to New Listings Ratio 1	80.0	44.4	200.0	40.0	75.0	83.3	44.4
Months of Inventory 2	2.8	2.5	2.1	5.0	7.8	14.8	12.8
Average Price	\$413,238	-9.5%	37.1%	40.1%	64.2%	109.4%	66.7%
Median Price	\$348,750	-22.2%	20.3%	18.2%	38.2%	66.1%	39.5%
Sale to List Price Ratio <sup>3</sup>	96.6	104.6	102.3	94.4	102.5	97.0	96.2
Median Days on Market	40.0	10.0	15.5	106.0	68.5	88.0	45.5

		Compared to <sup>8</sup>					
Year-to-date	February 2023	February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	16	77.8%	100.0%	166.7%	60.0%	77.8%	100.0%
Dollar Volume	\$6,208,100	63.3%	157.4%	252.0%	132.5%	138.4%	238.1%
New Listings	19	18.8%	90.0%	111.1%	46.2%	18.8%	46.2%
Active Listings ⁴	22	152.9%	10.3%	138.9%	-54.3%	-71.9%	-57.4%
Sales to New Listings Ratio 5	84.2	56.3	80.0	66.7	76.9	56.3	61.5
Months of Inventory 6	2.7	1.9	4.9	3.0	9.4	17.0	12.6
Average Price	\$388,006	-8.1%	28.7%	32.0%	45.3%	34.1%	69.1%
Median Price	\$353,500	-11.6%	21.9%	25.6%	36.0%	68.3%	66.4%
Sale to List Price Ratio 7	95.8	100.7	102.3	98.6	102.1	93.3	96.9
Median Days on Market	59.0	14.0	15.5	48.5	120.0	99.0	44.0

<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.

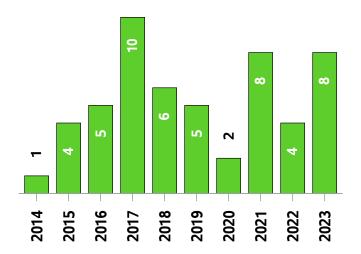
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



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

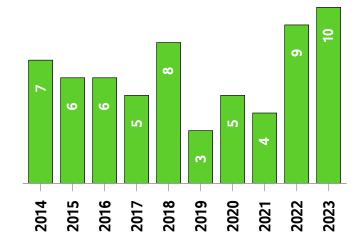


Sales Activity (February only)

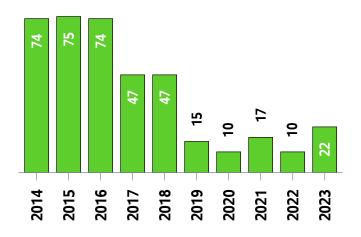


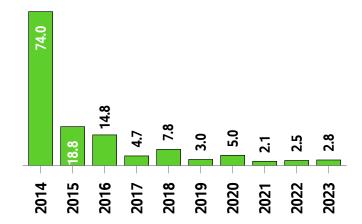
**Active Listings (February only)** 

#### **New Listings (February only)**

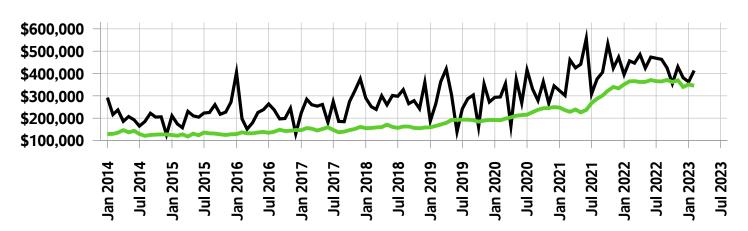


Months of Inventory (February only)





MLS® HPI Apartment Benchmark Price and Average Price

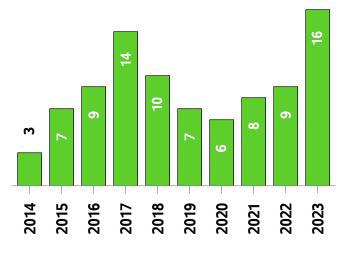




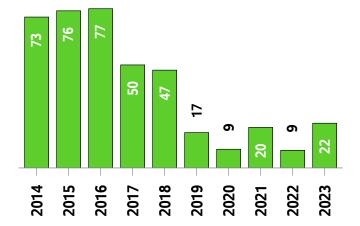
## **Grey Bruce Owen Sound**MLS® Apartment Market Activity

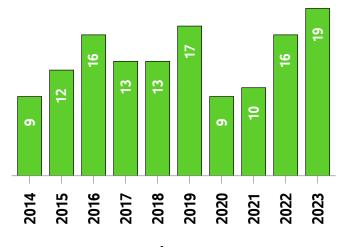


#### **Sales Activity (February Year-to-date)**

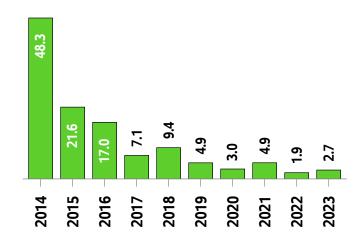


**Active Listings** ¹(February Year-to-date)





Months of Inventory <sup>2</sup>(February 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.

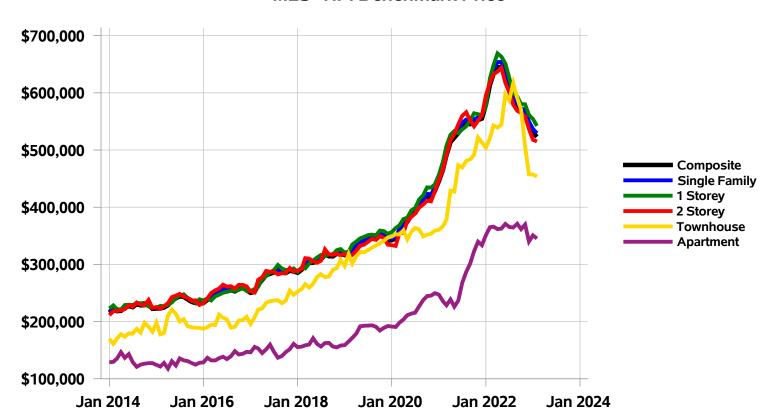


# Grey Bruce Owen Sound MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	February 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$523,100	-1.4	-7.3	-10.9	-14.7	51.4	80.1	
Single Family	\$529,400	-1.4	-7.1	-10.3	-14.8	52.0	80.4	
One Storey	\$542,200	-2.2	-6.5	-9.5	-13.3	49.1	83.9	
Two Storey	\$515,100	-0.5	-7.8	-11.1	-16.6	55.0	76.5	
Townhouse	\$453,700	-0.8	-10.4	-26.5	-12.8	28.6	76.7	
Apartment	\$345,300	-1.6	-6.6	-5.3	-5.4	81.2	121.1	

### 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