



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





Grey Bruce Owen Sound MLS® Residential Market Activity



		Compared to °					
Actual	March 2023	March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	217	-19.0%	-34.8%	-0.5%	0.9%	-14.6%	36.5%
Dollar Volume	\$134,034,477	-33.7%	-37.8%	37.8%	81.2%	96.3%	245.5%
New Listings	406	12.2%	-4.0%	13.4%	-1.0%	-19.8%	-27.5%
Active Listings	836	139.5%	122.9%	15.5%	15.8%	-45.0%	-59.2%
Sales to New Listings Ratio 1	53.4	74.0	78.7	60.9	52.4	50.2	28.4
Months of Inventory ²	3.9	1.3	1.1	3.3	3.4	6.0	12.9
Average Price	\$617,670	-18.2%	-4.5%	38.5%	79.5%	129.8%	153.2%
Median Price	\$570,000	-18.8%	0.0%	43.4%	81.0%	132.7%	162.1%
Sale to List Price Ratio 3	96.8	107.0	105.1	97.6	97.7	96.2	96.0
Median Days on Market	32.0	9.0	10.0	25.0	22.0	52.0	65.0

		Compared to ⁸					
Year-to-date	March 2023	March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	483	-26.1%	-30.7%	-13.9%	-3.0%	-18.0%	20.8%
Dollar Volume	\$295,349,588	-40.5%	-31.2%	25.7%	77.2%	87.7%	210.8%
New Listings	946	13.8%	10.6%	15.5%	20.4%	-13.1%	-25.6%
Active Listings ⁴	795	164.2%	145.5%	16.3%	32.0%	-43.8%	-57.2%
Sales to New Listings Ratio 5	51.1	78.7	81.5	68.5	63.4	54.1	31.4
Months of Inventory 6	4.9	1.4	1.4	3.7	3.6	7.2	13.9
Average Price	\$611,490	-19.5%	-0.6%	46.0%	82.7%	128.8%	157.4%
Median Price	\$560,000	-20.0%	2.8%	45.5%	85.9%	130.0%	163.2%
Sale to List Price Ratio ⁷	96.1	106.2	104.1	97.7	97.0	95.8	95.3
Median Days on Market	51.0	10.5	12.0	35.0	34.5	74.0	75.5

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.

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.

⁷ Sale price / list price * 100; average for all homes sold so far this year.

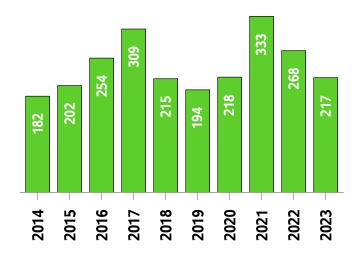
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen SoundMLS® Residential Market Activity

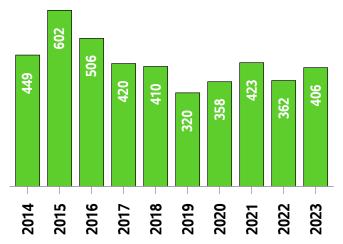


Sales Activity (March only)

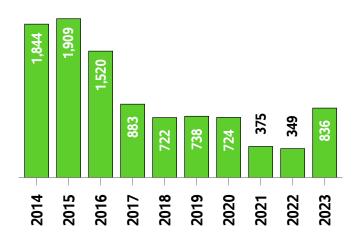


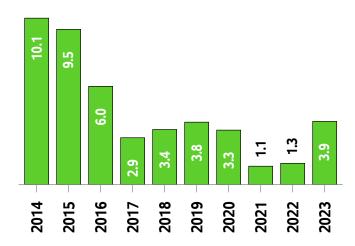
Active Listings (March only)



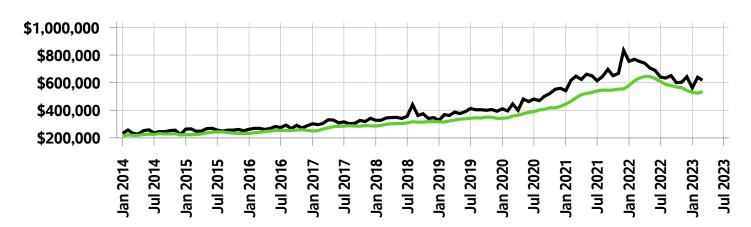


Months of Inventory (March only)





MLS® HPI Composite Benchmark Price and Average Price

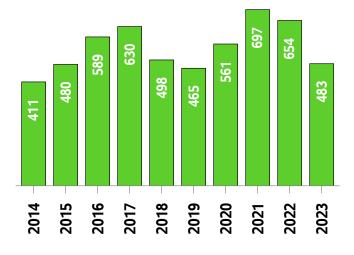




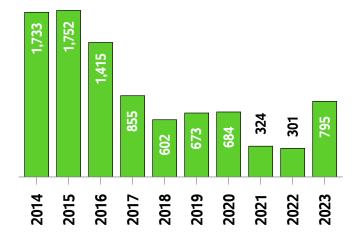
Grey Bruce Owen Sound MLS® Residential Market Activity

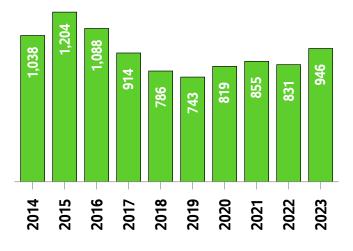


Sales Activity (March Year-to-date)

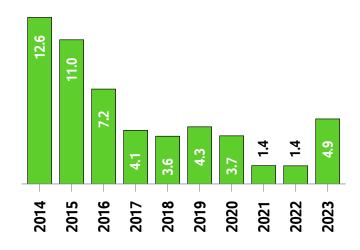


Active Listings (March Year-to-date)





Months of Inventory ²(March 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	March 2023	March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	192	-16.2%	-32.9%	-0.5%	-3.0%	-17.6%	30.6%
Dollar Volume	\$124,445,577	-31.6%	-36.1%	39.9%	77.3%	91.5%	237.9%
New Listings	368	16.8%	-2.4%	18.3%	-3.9%	-20.2%	-28.1%
Active Listings	713	152.8%	140.1%	15.4%	12.6%	-46.6%	-61.5%
Sales to New Listings Ratio 1	52.2	72.7	75.9	62.1	51.7	50.5	28.7
Months of Inventory 2	3.7	1.2	1.0	3.2	3.2	5.7	12.6
Average Price	\$648,154	-18.4%	-4.8%	40.6%	82.8%	132.4%	158.7%
Median Price	\$599,500	-15.6%	1.2%	44.5%	87.3%	139.8%	172.5%
Sale to List Price Ratio ³	97.0	107.5	105.6	97.3	97.6	96.3	95.8
Median Days on Market	31.5	9.0	10.0	27.0	22.0	51.0	64.0

		Compared to ⁸					
Year-to-date	March 2023	March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	421	-27.5%	-33.1%	-15.8%	-7.7%	-22.0%	14.1%
Dollar Volume	\$270,092,688	-41.1%	-32.6%	25.3%	72.1%	81.9%	200.6%
New Listings	835	16.5%	9.7%	14.1%	17.4%	-14.5%	-28.5%
Active Listings ^⁴	681	181.8%	175.7%	15.5%	30.2%	-44.7%	-59.3%
Sales to New Listings Ratio 5	50.4	81.0	82.7	68.3	64.1	55.3	31.6
Months of Inventory 6	4.9	1.2	1.2	3.5	3.4	6.8	13.6
Average Price	\$641,550	-18.7%	0.7%	48.8%	86.4%	133.3%	163.5%
Median Price	\$585,000	-17.3%	3.5%	49.5%	88.7%	134.1%	172.1%
Sale to List Price Ratio ⁷	96.1	106.5	104.3	97.5	96.8	95.9	95.3
Median Days on Market	51.0	10.0	11.0	34.0	36.5	73.5	76.0

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.

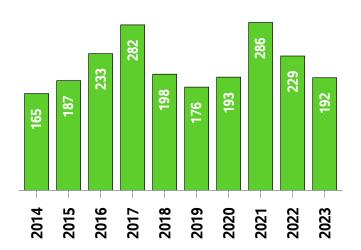
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



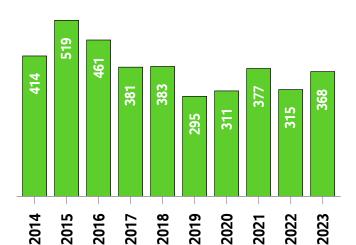
Grey Bruce Owen SoundMLS® Single Family Market Activity



Sales Activity (March only)

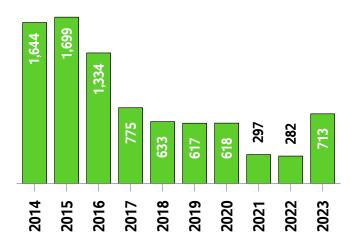


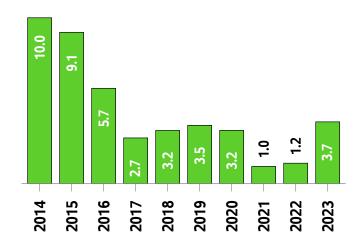
Active Listings (March only)



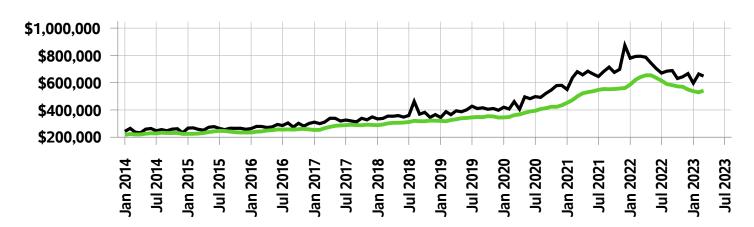
New Listings (March only)

Months of Inventory (March only)





MLS® HPI Single Family Benchmark Price and Average Price

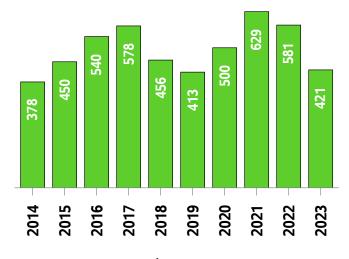




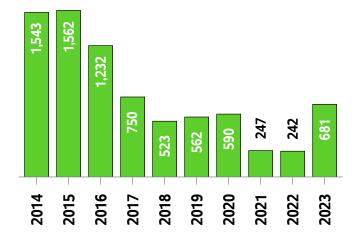
Grey Bruce Owen SoundMLS® Single Family Market Activity



Sales Activity (March Year-to-date)

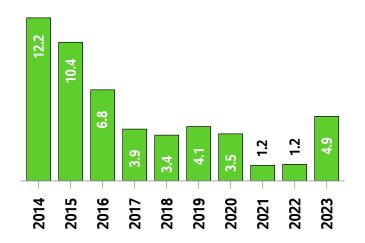


Active Listings (March Year-to-date)





Months of Inventory ²(March 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	March 2023	March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	3	-25.0%	-40.0%	-66.7%	-50.0%	0.0%	_
Dollar Volume	\$1,418,000	-28.0%	-36.6%	-57.0%	-19.7%	126.9%	_
New Listings	4	-33.3%	-20.0%	-42.9%	-50.0%	33.3%	-63.6%
Active Listings	10	-33.3%	-60.0%	-74.4%	-16.7%	-37.5%	-64.3%
Sales to New Listings Ratio 1	75.0	66.7	100.0	128.6	75.0	100.0	_
Months of Inventory ²	3.3	3.8	5.0	4.3	2.0	5.3	_
Average Price	\$472,667	-4.0%	5.7%	29.1%	60.6%	126.9%	_
Median Price	\$408,000	-4.0%	0.5%	4.6%	48.9%	181.4%	_
Sale to List Price Ratio 3	94.8	104.8	108.7	103.0	100.1	97.3	_
Median Days on Market	136.0	9.5	7.0	56.0	17.5	56.0	_

		Compared to ⁸					
Year-to-date	March 2023	March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	7	-50.0%	-22.2%	-68.2%	-41.7%	0.0%	250.0%
Dollar Volume	\$3,337,000	-58.2%	-11.1%	-58.7%	6.1%	138.6%	551.8%
New Listings	11	-35.3%	-42.1%	-38.9%	-38.9%	-8.3%	-47.6%
Active Listings ^⁴	9	-22.2%	-63.6%	-77.4%	-3.4%	-44.0%	-60.0%
Sales to New Listings Ratio 5	63.6	82.4	47.4	122.2	66.7	58.3	9.5
Months of Inventory 6	4.0	2.6	8.6	5.6	2.4	7.1	35.0
Average Price	\$476,714	-16.4%	14.4%	29.9%	81.9%	138.6%	86.2%
Median Price	\$470,000	-21.1%	15.8%	24.3%	75.5%	122.7%	83.6%
Sale to List Price Ratio ⁷	98.1	105.3	110.9	101.5	99.3	96.6	98.8
Median Days on Market	86.0	14.5	7.0	71.5	26.0	58.0	15.5

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.

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.

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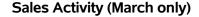
⁷ Sale price / list price * 100; average for all homes sold so far this year.

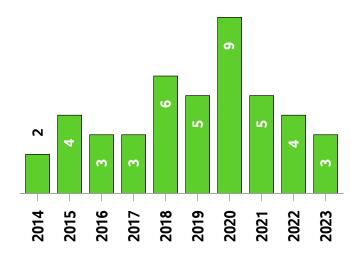
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

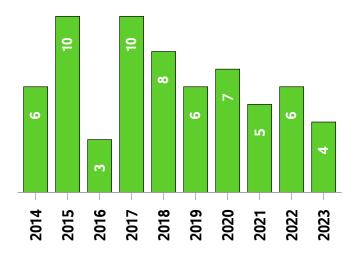




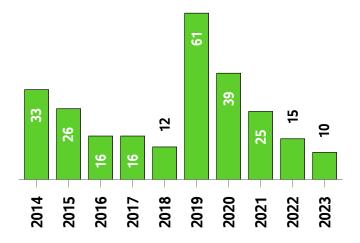


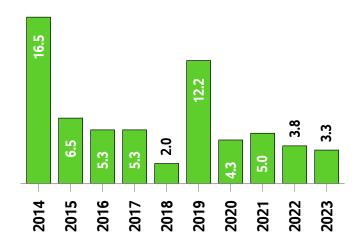
Active Listings (March only)

New Listings (March only)

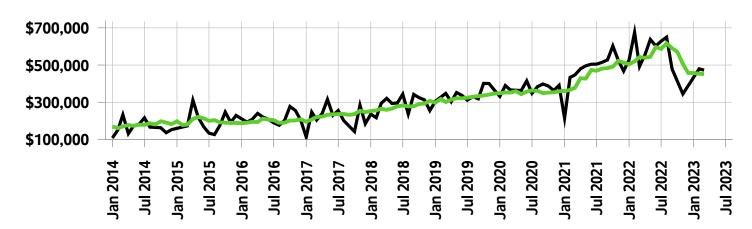


Months of Inventory (March only)





MLS® HPI Townhouse Benchmark Price and Average Price

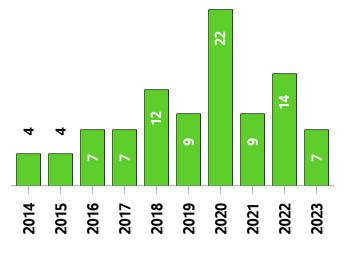




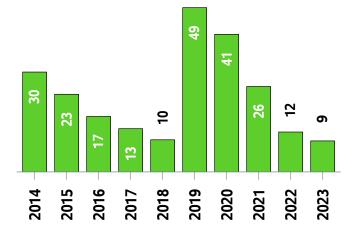
Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

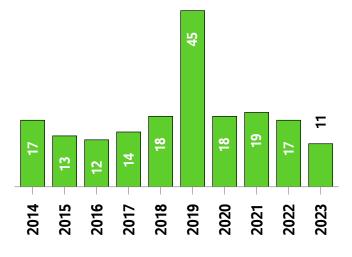






Active Listings (March Year-to-date)





Months of Inventory ²(March 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 ⁸					
Actual	March 2023	March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	6	-50.0%	-57.1%	20.0%	50.0%	50.0%	_
Dollar Volume	\$2,409,900	-55.0%	-62.6%	36.1%	151.9%	299.7%	_
New Listings	8	-38.5%	0.0%	-70.4%	60.0%	-38.5%	-50.0%
Active Listings	19	72.7%	72.7%	-38.7%	-60.4%	-72.9%	-68.3%
Sales to New Listings Ratio 1	75.0	92.3	175.0	18.5	80.0	30.8	_
Months of Inventory ²	3.2	0.9	0.8	6.2	12.0	17.5	_
Average Price	\$401,650	-10.0%	-12.8%	13.4%	67.9%	166.5%	_
Median Price	\$348,000	-14.0%	-25.8%	36.5%	60.9%	141.7%	_
Sale to List Price Ratio 3	98.6	106.2	101.1	98.7	101.0	95.3	<u> </u>
Median Days on Market	32.5	9.0	90.5	9.0	43.5	83.0	_

		Compared to ⁸					
Year-to-date	March 2023	March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	22	4.8%	0.0%	100.0%	57.1%	69.2%	175.0%
Dollar Volume	\$8,618,000	-5.9%	-2.7%	143.8%	137.6%	168.7%	369.4%
New Listings	27	-6.9%	50.0%	-25.0%	50.0%	-6.9%	-6.9%
Active Listings ⁴	21	121.4%	24.0%	26.5%	-56.3%	-72.2%	-61.5%
Sales to New Listings Ratio 5	81.5	72.4	122.2	30.6	77.8	44.8	27.6
Months of Inventory 6	2.8	1.3	2.3	4.5	10.1	17.2	20.1
Average Price	\$391,727	-10.2%	-2.7%	21.9%	51.2%	58.8%	70.7%
Median Price	\$349,500	-12.6%	-17.4%	37.1%	37.1%	102.6%	64.5%
Sale to List Price Ratio ⁷	96.6	103.8	101.5	98.6	101.8	94.0	96.9
Median Days on Market	40.0	14.0	41.0	17.0	94.5	99.0	44.0

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.

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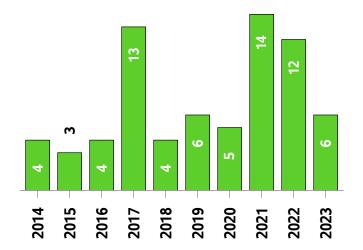
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



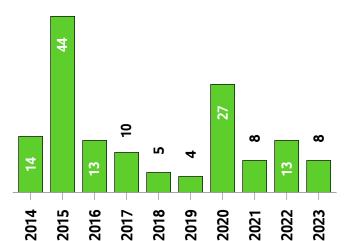
Grey Bruce Owen SoundMLS® Apartment Market Activity



Sales Activity (March only)

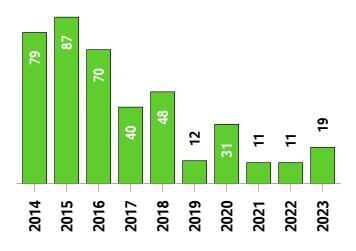


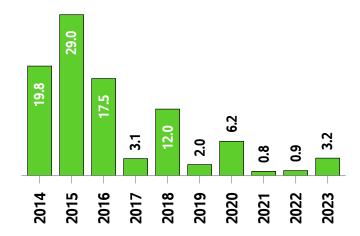
Active Listings (March only)



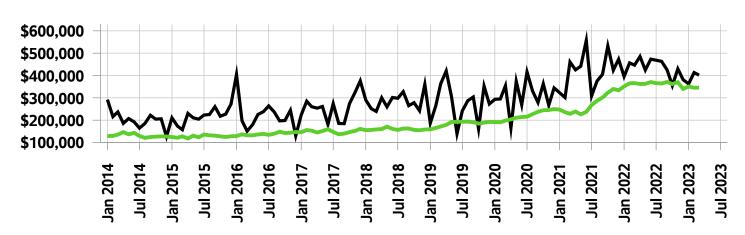
New Listings (March only)

Months of Inventory (March only)





MLS® HPI Apartment Benchmark Price and Average Price

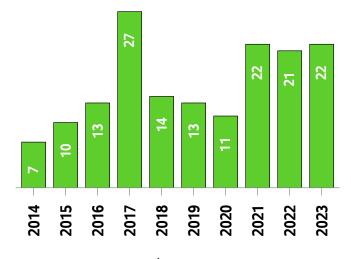




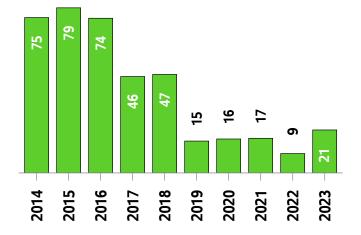
Grey Bruce Owen SoundMLS® Apartment Market Activity

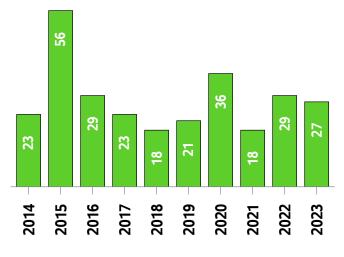


Sales Activity (March Year-to-date)

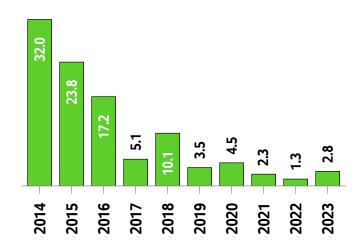


Active Listings (March Year-to-date)





Months of Inventory ²(March 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® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price									
			percentage change vs.							
Benchmark Type:	March 2023	1 month ago	3 months 6 months 12 months month ago ago ago 3 years ago 5 years ago							
Composite	\$534,700	2.2	-1.5	-7.6	-15.5	49.2	79.2			
Single Family	\$541,800	2.3	-1.5	-6.9	-15.4	49.8	79.8			
One Storey	\$551,000	1.6	-1.9	-7.2	-15.0	49.6	88.1			
Two Storey	\$531,500	3.2	-1.0	-6.5	-16.0	49.8	71.0			
Townhouse	\$451,300	-0.5	-1.4	-23.6	-16.9	28.1	70.1			
Apartment	\$345,600	0.1	1.6	-6.9	-5.6	74.5	118.0			

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 m



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