



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





Grey Bruce Owen Sound MLS® Residential Market Activity



		Compared to °					
Actual	April 2023	April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	237	-16.8%	-37.6%	86.6%	-27.7%	-28.0%	-1.2%
Dollar Volume	\$157,513,932	-25.5%	-33.5%	210.0%	38.3%	83.5%	184.5%
New Listings	435	-2.7%	-6.9%	102.3%	9.0%	-31.1%	-38.8%
Active Listings	930	99.1%	122.5%	25.5%	23.2%	-45.5%	-60.3%
Sales to New Listings Ratio 1	54.5	63.8	81.4	59.1	82.2	52.1	33.8
Months of Inventory 2	3.9	1.6	1.1	5.8	2.3	5.2	9.8
Average Price	\$664,616	-10.4%	6.6%	66.1%	91.4%	154.7%	188.1%
Median Price	\$570,000	-13.3%	1.3%	52.8%	83.9%	141.0%	178.0%
Sale to List Price Ratio ³	97.5	105.6	106.6	97.3	98.0	96.2	96.1
Median Days on Market	25.0	10.0	10.0	23.0	24.0	47.0	68.0

		Compared to ⁸					
Year-to-date	April 2023	April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	721	-23.2%	-33.1%	4.8%	-12.7%	-21.5%	12.7%
Dollar Volume	\$453,443,520	-36.0%	-31.9%	58.7%	61.6%	86.4%	201.5%
New Listings	1,381	8.1%	4.5%	33.6%	16.5%	-19.7%	-30.4%
Active Listings ⁴	834	143.4%	139.9%	19.4%	30.2%	-43.9%	-57.9%
Sales to New Listings Ratio 5	52.2	73.5	81.5	66.5	69.7	53.4	32.3
Months of Inventory 6	4.6	1.5	1.3	4.1	3.1	6.5	12.4
Average Price	\$628,909	-16.6%	1.7%	51.4%	85.2%	137.3%	167.6%
Median Price	\$565,000	-18.1%	2.7%	48.7%	84.0%	135.4%	169.0%
Sale to List Price Ratio ⁷	96.6	106.0	105.0	97.6	97.4	96.0	95.6
Median Days on Market	38.0	10.0	11.0	29.5	28.0	57.0	71.0

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.

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

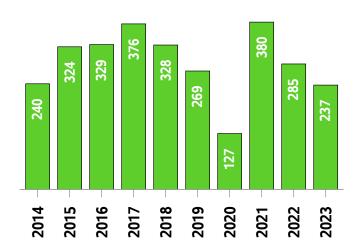
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen SoundMLS® Residential Market Activity

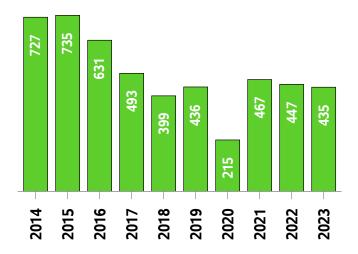


Sales Activity (April only)

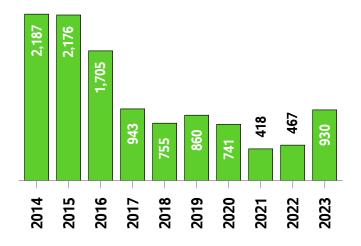


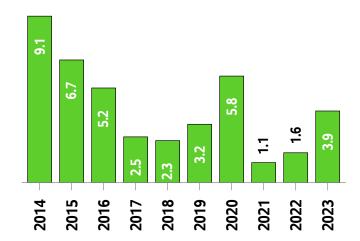
Active Listings (April only)

New Listings (April only)

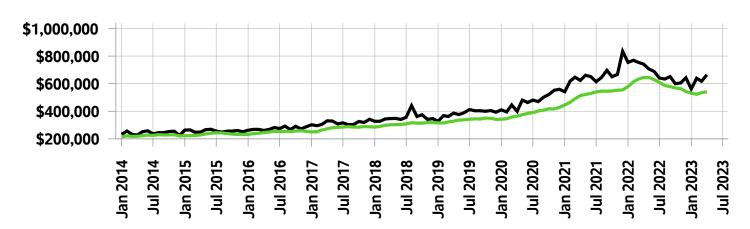


Months of Inventory (April only)





MLS® HPI Composite Benchmark Price and Average Price

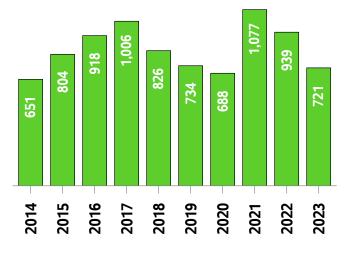




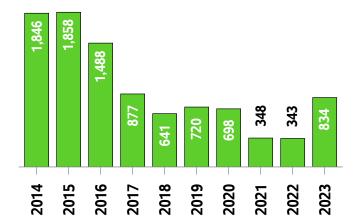
Grey Bruce Owen Sound MLS® Residential Market Activity

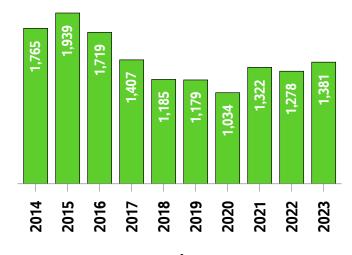


Sales Activity (April Year-to-date)

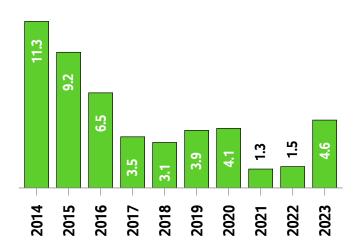


Active Listings (April Year-to-date)





Months of Inventory ²(April 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 ⁸					
Actual	April 2023	April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	209	-15.4%	-37.0%	72.7%	-30.6%	-28.4%	-3.7%
Dollar Volume	\$143,079,055	-26.3%	-34.4%	191.9%	34.3%	80.6%	176.2%
New Listings	398	-0.3%	-5.0%	110.6%	6.4%	-30.3%	-40.0%
Active Listings	821	106.8%	138.7%	30.9%	22.9%	-45.5%	-61.6%
Sales to New Listings Ratio 1	52.5	61.9	79.2	64.0	80.5	51.1	32.7
Months of Inventory 2	3.9	1.6	1.0	5.2	2.2	5.2	9.9
Average Price	\$684,589	-13.0%	4.1%	69.0%	93.4%	152.3%	186.8%
Median Price	\$585,000	-16.4%	-0.9%	56.0%	87.2%	140.2%	172.1%
Sale to List Price Ratio ³	97.5	106.3	106.8	97.2	97.9	96.3	96.1
Median Days on Market	22.0	9.0	10.0	23.0	23.0	44.5	69.0

		Compared to ⁸					
Year-to-date	April 2023	April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	630	-23.9%	-34.4%	1.4%	-16.8%	-24.3%	7.5%
Dollar Volume	\$413,206,743	-36.7%	-33.2%	56.1%	56.8%	81.5%	191.7%
New Listings	1,233	10.5%	4.5%	33.9%	13.6%	-20.3%	-32.7%
Active Listings ⁴	720	156.8%	165.5%	20.2%	28.8%	-44.6%	-59.8%
Sales to New Listings Ratio 5	51.1	74.2	81.4	67.4	69.8	53.7	32.0
Months of Inventory 6	4.6	1.4	1.1	3.9	3.0	6.3	12.2
Average Price	\$655,884	-16.8%	1.8%	53.9%	88.4%	139.6%	171.3%
Median Price	\$585,000	-17.1%	1.7%	50.0%	87.5%	136.4%	172.1%
Sale to List Price Ratio ⁷	96.6	106.4	105.2	97.5	97.2	96.1	95.6
Median Days on Market	35.0	10.0	11.0	30.0	28.0	55.5	73.0

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.

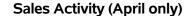
⁷ Sale price / list price * 100; average for all homes sold so far this year.

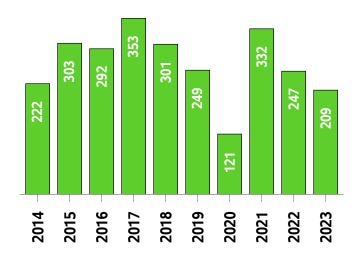
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen SoundMLS® Single Family Market Activity

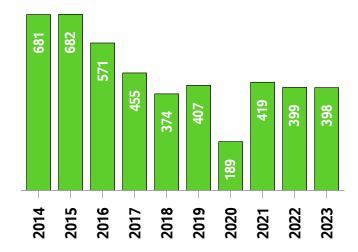




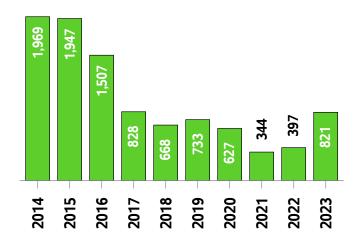


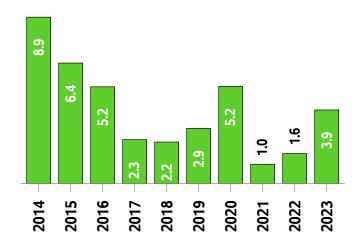
Active Listings (April only)

New Listings (April only)

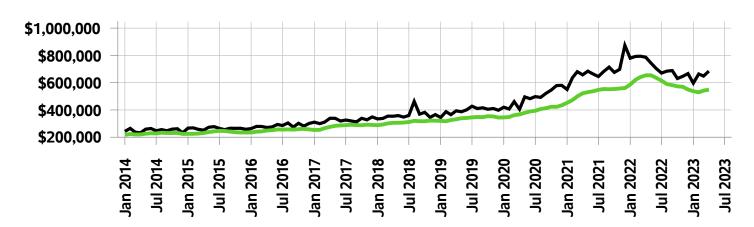


Months of Inventory (April only)





MLS® HPI Single Family Benchmark Price and Average Price

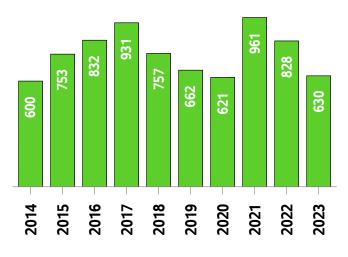




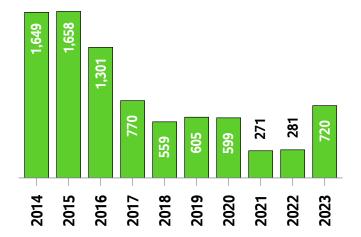
Grey Bruce Owen SoundMLS® Single Family Market Activity

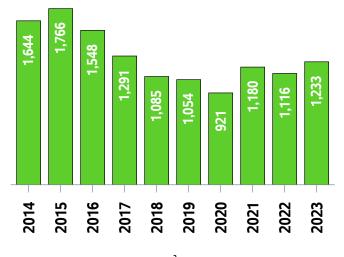


Sales Activity (April Year-to-date)

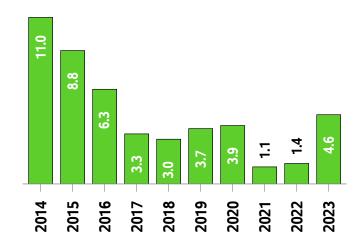


Active Listings (April Year-to-date)





Months of Inventory ²(April 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	April 2023	April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	3	-66.7%	-66.7%	-25.0%	-40.0%	-57.1%	-57.1%
Dollar Volume	\$2,230,000	-55.4%	-48.4%	52.9%	38.8%	32.6%	72.1%
New Listings	8	0.0%	-20.0%	-38.5%	-27.3%	166.7%	-27.3%
Active Listings	13	-7.1%	-48.0%	-68.3%	-27.8%	44.4%	-55.2%
Sales to New Listings Ratio 1	37.5	112.5	90.0	30.8	45.5	233.3	63.6
Months of Inventory 2	4.3	1.6	2.8	10.3	3.6	1.3	4.1
Average Price	\$743,333	33.7%	54.9%	103.8%	131.4%	209.5%	301.5%
Median Price	\$637,500	6.3%	40.1%	82.5%	72.3%	190.4%	228.6%
Sale to List Price Ratio ³	98.3	106.4	106.6	102.0	100.9	98.0	98.0
Median Days on Market	17.0	7.0	11.0	25.0	38.0	100.0	48.0

		Compared to ⁸					
Year-to-date	April 2023	April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	10	-56.5%	-44.4%	-61.5%	-41.2%	-28.6%	11.1%
Dollar Volume	\$5,567,000	-57.1%	-31.0%	-41.6%	17.2%	80.8%	207.9%
New Listings	19	-24.0%	-34.5%	-38.7%	-34.5%	26.7%	-40.6%
Active Listings ⁴	11	-14.0%	-57.8%	-73.9%	-8.5%	-27.1%	-56.6%
Sales to New Listings Ratio 5	52.6	92.0	62.1	83.9	58.6	93.3	28.1
Months of Inventory 6	4.3	2.2	5.7	6.3	2.8	4.2	11.0
Average Price	\$556,700	-1.4%	24.2%	51.8%	99.2%	153.1%	177.1%
Median Price	\$520,750	-13.2%	21.7%	38.9%	93.6%	141.9%	167.1%
Sale to List Price Ratio ⁷	98.1	105.7	108.8	101.6	99.8	97.3	98.2
Median Days on Market	54.0	11.0	7.5	63.0	27.0	99.0	29.0

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 * 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.

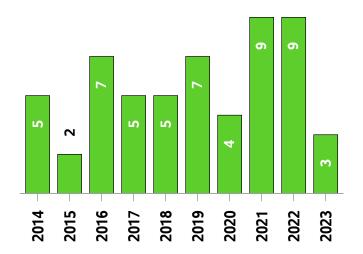
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

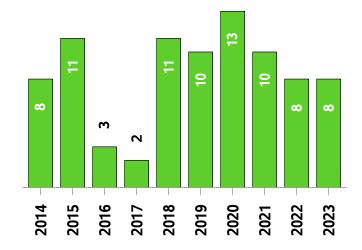




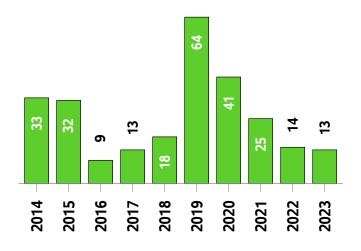


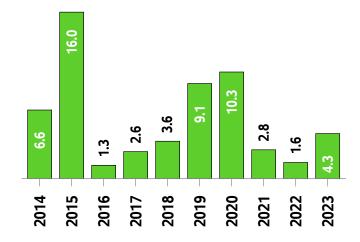
Active Listings (April only)

New Listings (April only)

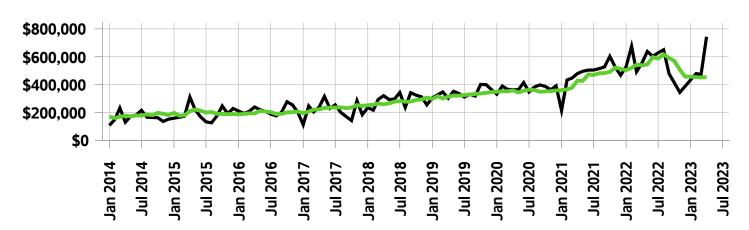


Months of Inventory (April only)





MLS® HPI Townhouse Benchmark Price and Average Price

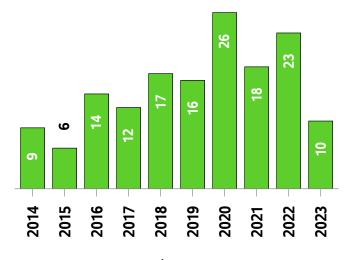




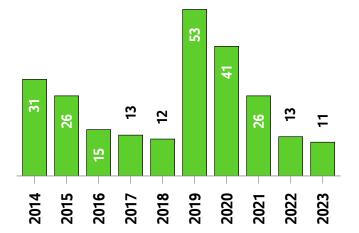
Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

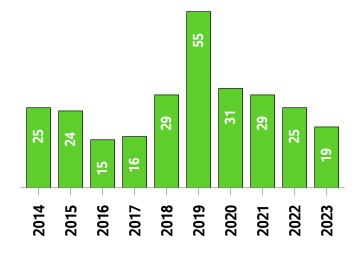




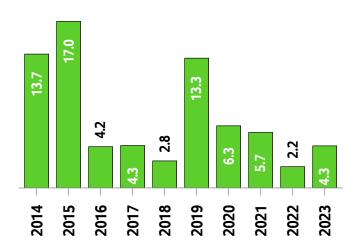


Active Listings (April Year-to-date)





Months of Inventory ²(April 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	April 2023	April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	6	-33.3%	-53.8%	200.0%	-40.0%	-40.0%	0.0%
Dollar Volume	\$2,726,977	-37.5%	-50.7%	726.4%	-9.2%	51.6%	156.7%
New Listings	8	-11.1%	-33.3%	60.0%	33.3%	-66.7%	-20.0%
Active Listings	19	137.5%	90.0%	-44.1%	-56.8%	-76.8%	-69.8%
Sales to New Listings Ratio 1	75.0	100.0	108.3	40.0	166.7	41.7	60.0
Months of Inventory ²	3.2	0.9	0.8	17.0	4.4	8.2	10.5
Average Price	\$454,496	-6.3%	6.9%	175.5%	51.3%	152.7%	156.7%
Median Price	\$377,539	-32.6%	-10.1%	128.8%	23.5%	130.4%	91.9%
Sale to List Price Ratio ³	100.6	101.2	109.6	96.5	101.4	97.7	94.9
Median Days on Market	39.5	20.0	11.0	22.0	126.5	87.0	96.0

		Compared to ⁸					
Year-to-date	April 2023	April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	28	-6.7%	-20.0%	115.4%	16.7%	21.7%	100.0%
Dollar Volume	\$11,344,977	-16.1%	-21.2%	193.6%	71.1%	126.6%	291.4%
New Listings	35	-7.9%	16.7%	-14.6%	45.8%	-34.0%	-10.3%
Active Listings 4	21	127.8%	36.7%	-1.2%	-55.9%	-73.1%	-63.4%
Sales to New Listings Ratio 5	80.0	78.9	116.7	31.7	100.0	43.4	35.9
Months of Inventory 6	2.9	1.2	1.7	6.4	7.8	13.3	16.0
Average Price	\$405,178	-10.1%	-1.4%	36.3%	46.7%	86.2%	95.7%
Median Price	\$353,500	-14.9%	-15.8%	38.6%	37.3%	112.6%	70.4%
Sale to List Price Ratio ⁷	97.4	103.0	104.6	98.3	101.7	95.6	96.0
Median Days on Market	39.5	16.0	17.0	17.0	97.5	93.0	47.0

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.

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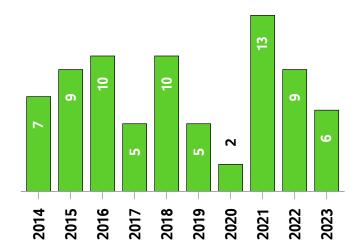
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen SoundMLS® Apartment Market Activity

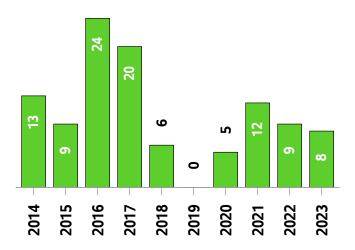


Sales Activity (April only)

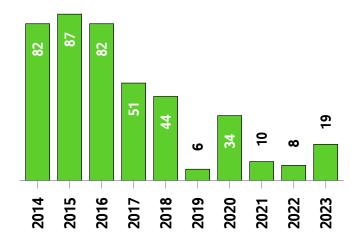


Active Listings (April only)

New Listings (April only)

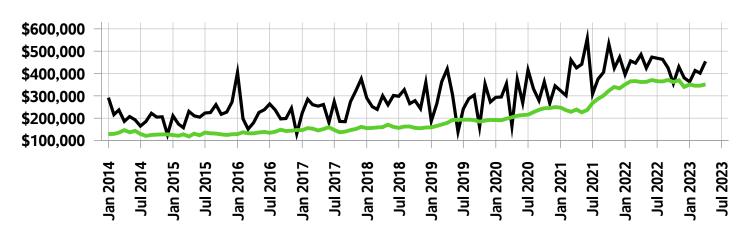


Months of Inventory (April only)





MLS® HPI Apartment Benchmark Price and Average Price

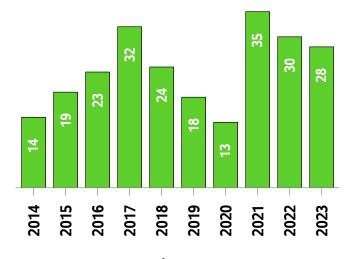




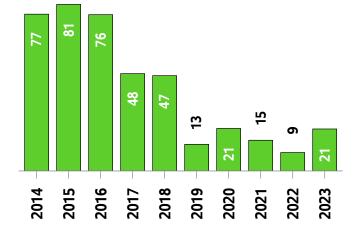
Grey Bruce Owen SoundMLS® Apartment Market Activity

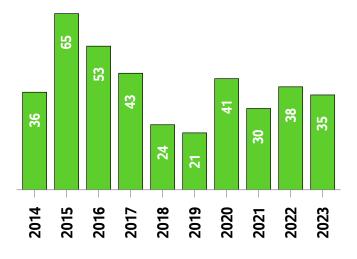




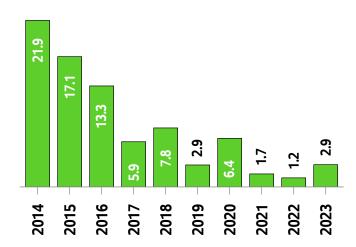


Active Listings (April Year-to-date)





Months of Inventory ²(April 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:	April 2023	1 month ago	3 months 6 months 12 months 3 months ago ago 3 years ago 5 years ago							
Composite	\$541,600	1.3	2.1	-4.8	-16.0	48.7	79.0			
Single Family	\$548,900	1.3	2.2	-4.2	-16.0	49.4	79.6			
One Storey	\$547,600	-0.6	-1.2	-5.7	-18.1	44.3	81.5			
Two Storey	\$550,300	3.5	6.3	-2.6	-13.6	55.0	77.5			
Townhouse	\$454,400	0.7	0.7 -0.6 -20.3 -15.8 26.4 75.2							
Apartment	\$351,300	1.6	0.1	-2.9	-2.9	72.5	119.6			

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