

**Residential housing activity
Grey Bruce Owen Sound
May 2023**



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
		April 2023	March 2023	February 2023	January 2023	December 2022	November 2022
Sales Activity	206	7.3	9.0	6.7	17.0	25.6	53.7
Average Price	\$635,449	1.4	2.7	4.2	11.1	-0.7	-0.1
Dollar Volume*	\$130.9	8.8	11.9	11.2	30.0	24.7	53.6
New Listings	333	-0.6	-3.8	-5.1	-4.6	18.9	-8.0
Active Listings	852	-7.1	-10.2	-14.3	-13.6	-13.2	-12.6

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	301	14.0	-18.0	37.4	-12.5	-17.8	-3.5
Average Price	\$651,698	-7.8	-1.4	35.4	87.1	143.2	161.5
Dollar Volume*	\$196.2	5.1	-19.2	86.1	63.7	100.0	152.3
New Listings	576	-1.4	12.1	67.9	0.2	-10.4	-28.3
Active Listings	1,060	47.0	104.2	30.9	14.0	-43.0	-59.9

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
		May 2022 YTD	May 2021 YTD	May 2020 YTD	May 2018 YTD	May 2016 YTD	May 2013 YTD
Sales Activity	1,024	-15.0	-29.1	12.9	-12.5	-20.2	7.6
Average Price	\$634,692	-14.7	0.9	47.2	85.5	138.8	164.8
Dollar Volume*	\$649.9	-27.4	-28.5	66.1	62.3	90.4	184.9
New Listings	1,957	5.1	6.6	42.1	11.2	-17.1	-29.8
Active Listings**	881	110.9	130.8	22.3	26.2	-43.6	-58.3

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		April 2023	February 2023	November 2022	May 2022	May 2021	May 2018
Sales to New Listings Ratio	61.9	57.3	55.0	37.0	51.0	80.7	71.2
Months of Inventory	4.1	4.8	5.2	7.3	3.4	1.7	3.3

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.