



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





Grey Bruce Owen Sound MLS® Residential Market Activity



		Compared to ⁸					
Actual	June 2023	June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	291	22.8%	-25.8%	-25.4%	-14.7%	-23.4%	3.2%
Dollar Volume	\$198,408,889	21.5%	-22.2%	9.8%	70.7%	84.8%	185.6%
New Listings	586	-3.6%	11.6%	24.7%	23.6%	2.8%	2.8%
Active Listings	1,179	24.5%	102.9%	44.3%	19.0%	-38.0%	-56.5%
Sales to New Listings Ratio 1	49.7	39.0	74.7	83.0	71.9	66.7	49.5
Months of Inventory ²	4.1	4.0	1.5	2.1	2.9	5.0	9.6
Average Price	\$681,817	-1.0%	4.9%	47.2%	100.0%	141.4%	176.7%
Median Price	\$590,000	-9.2%	3.1%	44.4%	93.4%	132.3%	166.1%
Sale to List Price Ratio ³	97.2	99.0	104.0	97.6	97.7	96.1	95.1
Median Days on Market	33.0	14.0	10.0	26.0	22.0	48.0	63.5

		Compared to *					
Year-to-date	June 2023	June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	1,312	-9.0%	-28.5%	1.2%	-13.2%	-21.2%	6.3%
Dollar Volume	\$845,400,106	-20.2%	-27.3%	47.8%	63.7%	88.4%	184.1%
New Listings	2,543	3.0%	7.7%	37.7%	13.8%	-13.3%	-24.2%
Active Listings ⁴	933	84.3%	124.7%	26.6%	24.8%	-42.4%	-57.8%
Sales to New Listings Ratio 5	51.6	58.3	77.8	70.2	67.6	56.8	36.8
Months of Inventory 6	4.3	2.1	1.4	3.4	3.0	5.8	10.8
Average Price	\$644,360	-12.3%	1.7%	46.1%	88.5%	139.0%	167.2%
Median Price	\$574,000	-14.3%	2.5%	44.6%	86.4%	135.2%	160.9%
Sale to List Price Ratio ⁷	96.9	104.2	104.9	97.6	97.7	96.1	95.5
Median Days on Market	33.0	11.0	11.0	29.0	24.0	51.0	65.0

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.

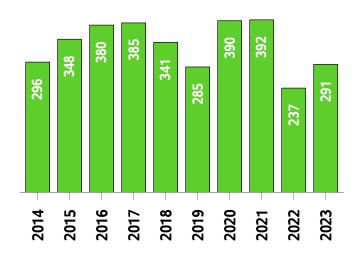
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



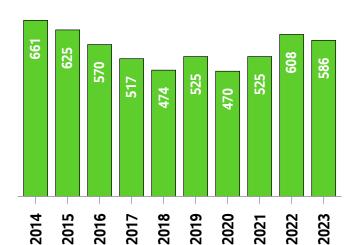
Grey Bruce Owen SoundMLS® Residential Market Activity



Sales Activity (June only)

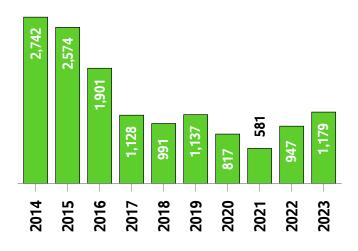


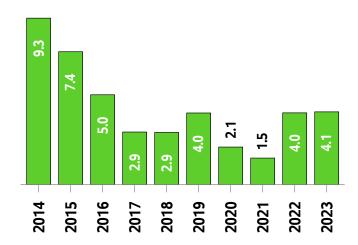
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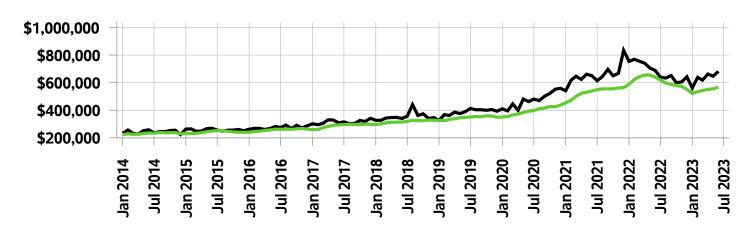
New Listings (June only)

Months of Inventory (June only)





MLS® HPI Composite Benchmark Price and Average Price

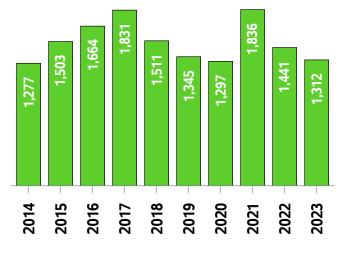




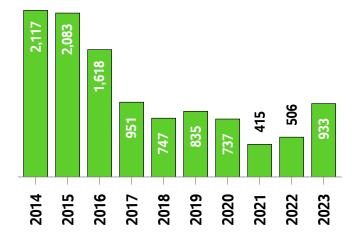
Grey Bruce Owen Sound MLS® Residential Market Activity

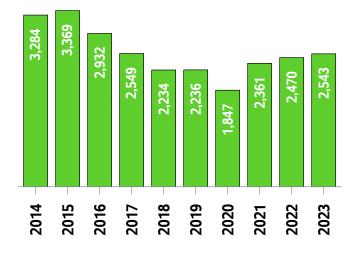




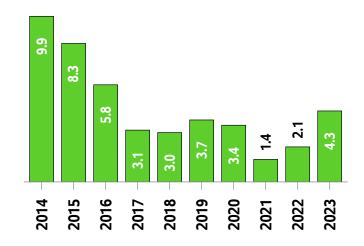


Active Listings ¹(June Year-to-date)





Months of Inventory ²(June 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	June 2023	June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	261	22.0%	-27.5%	-26.3%	-14.4%	-23.7%	1.6%
Dollar Volume	\$185,638,812	23.4%	-22.2%	8.7%	75.1%	84.9%	183.3%
New Listings	524	-4.0%	6.5%	24.2%	20.7%	2.7%	-0.4%
Active Listings	1,048	25.7%	105.9%	53.7%	14.8%	-37.7%	-58.0%
Sales to New Listings Ratio 1	49.8	39.2	73.2	83.9	70.3	67.1	48.9
Months of Inventory 2	4.0	3.9	1.4	1.9	3.0	4.9	9.7
Average Price	\$711,260	1.2%	7.3%	47.4%	104.6%	142.3%	179.0%
Median Price	\$610,000	-6.2%	5.0%	43.5%	96.8%	136.9%	169.3%
Sale to List Price Ratio ³	97.3	98.9	103.9	97.8	97.5	96.2	95.4
Median Days on Market	33.0	15.0	10.0	25.5	22.0	49.0	64.0

		Compared to ⁶					
Year-to-date	June 2023	June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	1,154	-9.5%	-30.1%	-2.1%	-15.9%	-23.5%	2.2%
Dollar Volume	\$776,113,602	-20.6%	-28.3%	44.6%	61.5%	84.7%	176.4%
New Listings	2,271	3.5%	6.3%	37.1%	10.1%	-14.2%	-27.1%
Active Listings ⁴	814	88.5%	139.9%	29.8%	22.1%	-42.8%	-59.6%
Sales to New Listings Ratio 5	50.8	58.1	77.2	71.2	66.5	57.0	36.3
Months of Inventory 6	4.2	2.0	1.2	3.2	2.9	5.7	10.7
Average Price	\$672,542	-12.2%	2.5%	47.8%	92.0%	141.4%	170.4%
Median Price	\$595,000	-14.4%	2.6%	46.9%	90.4%	138.0%	164.4%
Sale to List Price Ratio ⁷	96.9	104.5	105.0	97.6	97.5	96.2	95.6
Median Days on Market	31.0	11.0	11.0	29.0	23.0	50.0	65.0

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.

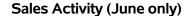
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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





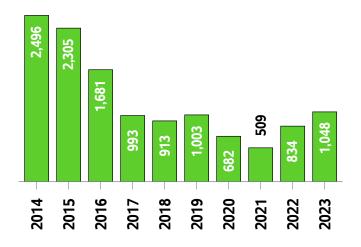


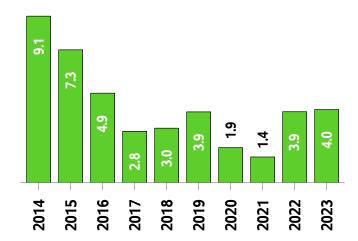
Active Listings (June only)

New Listings (June only)

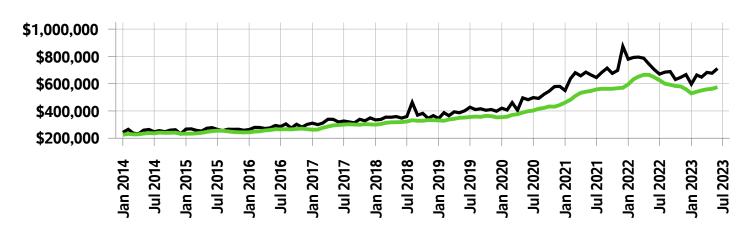


Months of Inventory (June only)





MLS® HPI Single Family Benchmark Price and Average Price

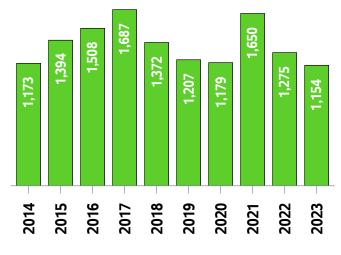




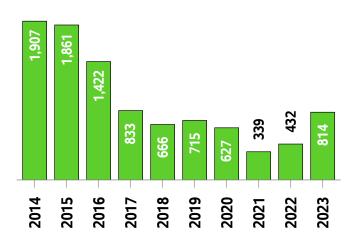
Grey Bruce Owen SoundMLS® Single Family Market Activity

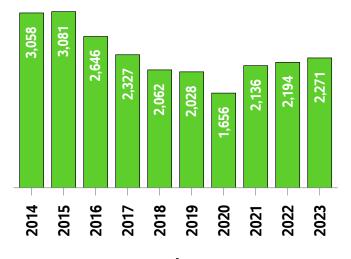


Sales Activity (June Year-to-date)

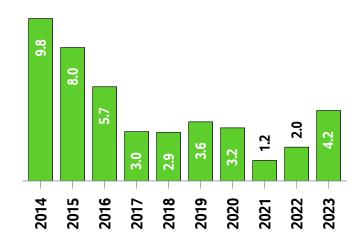


Active Listings ¹(June Year-to-date)





Months of Inventory ²(June 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	June 2023	June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	9	28.6%	-30.8%	-25.0%	12.5%	12.5%	200.0%
Dollar Volume	\$5,176,500	22.7%	-21.1%	3.9%	118.0%	210.3%	888.8%
New Listings	7	-30.0%	-50.0%	-56.3%	-56.3%	-53.3%	-22.2%
Active Listings	11	-31.3%	-56.0%	-79.6%	-42.1%	-38.9%	-60.7%
Sales to New Listings Ratio 1	128.6	70.0	92.9	75.0	50.0	53.3	33.3
Months of Inventory ²	1.2	2.3	1.9	4.5	2.4	2.3	9.3
Average Price	\$575,167	-4.6%	14.0%	38.6%	93.8%	175.8%	229.6%
Median Price	\$585,000	-2.7%	17.0%	53.6%	109.7%	198.5%	244.1%
Sale to List Price Ratio ³	98.6	105.1	104.8	99.1	97.2	96.9	98.2
Median Days on Market	51.0	10.0	169.0	52.5	24.0	32.5	29.0

		Compared to ⁸					
Year-to-date	June 2023	June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	22	-42.1%	-50.0%	-46.3%	-40.5%	-12.0%	37.5%
Dollar Volume	\$12,420,500	-44.3%	-41.1%	-20.4%	16.7%	129.6%	290.4%
New Listings	35	-16.7%	-38.6%	-42.6%	-35.2%	-2.8%	-23.9%
Active Listings ⁴	12	-7.6%	-52.0%	-73.1%	-8.8%	-18.0%	-51.3%
Sales to New Listings Ratio 5	62.9	90.5	77.2	67.2	68.5	69.4	34.8
Months of Inventory 6	3.3	2.1	3.5	6.6	2.2	3.6	9.4
Average Price	\$564,568	-3.9%	17.9%	48.4%	96.2%	160.9%	183.9%
Median Price	\$568,750	-5.3%	21.4%	51.7%	103.9%	159.1%	192.4%
Sale to List Price Ratio ⁷	99.0	105.9	106.1	100.7	99.1	97.1	97.6
Median Days on Market	48.5	11.0	18.5	50.0	25.0	58.0	31.0

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.

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

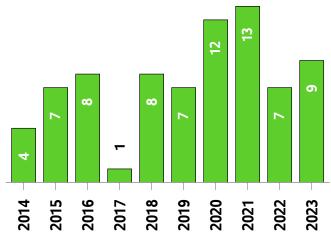
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



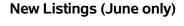
Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity





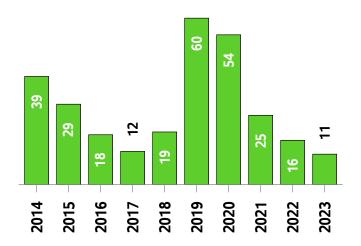


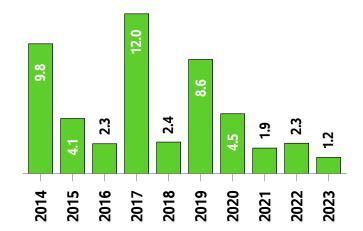
Active Listings (June only)



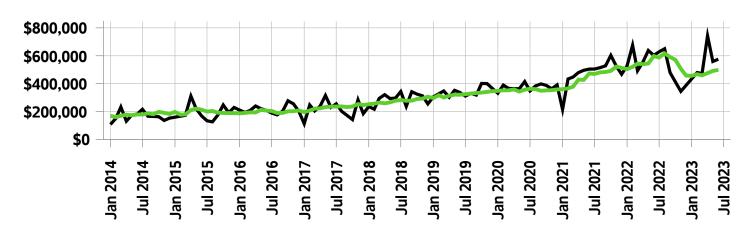


Months of Inventory (June only)





MLS® HPI Townhouse Benchmark Price and Average Price

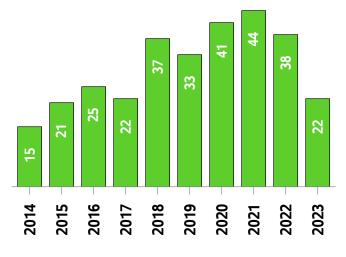




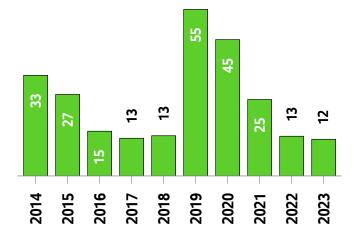
Grey Bruce Owen Sound MLS® Condo Townhouse Market Activity

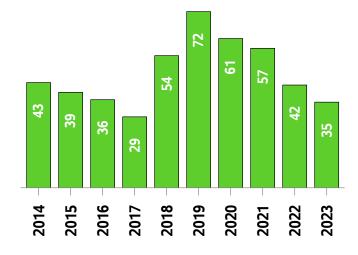




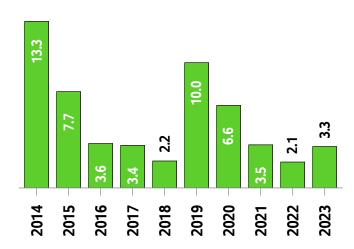


Active Listings ¹(June Year-to-date)





Months of Inventory ²(June 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	June 2023	June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	8	0.0%	100.0%	60.0%	-20.0%	-20.0%	-20.0%
Dollar Volume	\$2,935,900	-22.5%	31.9%	118.6%	-2.6%	23.3%	62.2%
New Listings	14	0.0%	250.0%	250.0%	180.0%	-17.6%	75.0%
Active Listings	27	107.7%	575.0%	-15.6%	-6.9%	-67.5%	-51.8%
Sales to New Listings Ratio 1	57.1	57.1	100.0	125.0	200.0	58.8	125.0
Months of Inventory 2	3.4	1.6	1.0	6.4	2.9	8.3	5.6
Average Price	\$366,988	-22.5%	-34.1%	36.6%	21.7%	54.2%	102.8%
Median Price	\$358,450	-2.0%	-33.3%	30.3%	3.6%	40.8%	77.9%
Sale to List Price Ratio ³	99.3	98.9	105.9	98.3	102.2	98.3	95.5
Median Days on Market	24.5	15.0	5.5	29.0	243.0	35.0	77.0

		Compared to ⁸					
Year-to-date	June 2023	June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	41	-6.8%	-18.0%	70.8%	-12.8%	-4.7%	36.7%
Dollar Volume	\$16,560,877	-16.6%	-22.9%	122.2%	27.2%	71.8%	192.6%
New Listings	59	-1.7%	34.1%	18.0%	73.5%	-32.2%	9.3%
Active Listings 4	22	123.7%	83.3%	-10.8%	-47.2%	-71.7%	-61.3%
Sales to New Listings Ratio 5	69.5	73.3	113.6	48.0	138.2	49.4	55.6
Months of Inventory 6	3.2	1.3	1.4	6.2	5.3	10.9	11.4
Average Price	\$403,924	-10.5%	-5.9%	30.1%	45.8%	80.2%	114.1%
Median Price	\$359,000	-11.6%	-15.5%	38.1%	33.5%	108.1%	77.5%
Sale to List Price Ratio ⁷	97.9	102.8	104.5	98.6	101.4	96.4	95.2
Median Days on Market	38.0	15.0	14.0	25.0	122.0	63.0	55.0

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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⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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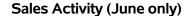
⁷ Sale price / list price * 100; average for all homes sold so far this year.

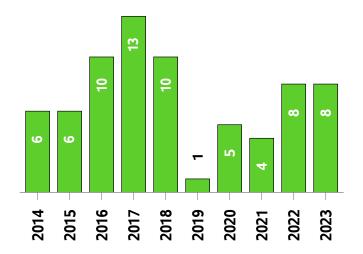
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen SoundMLS® Apartment Market Activity





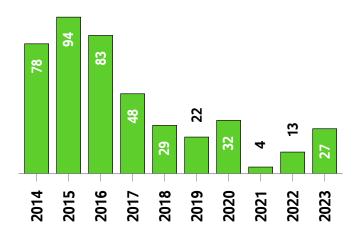


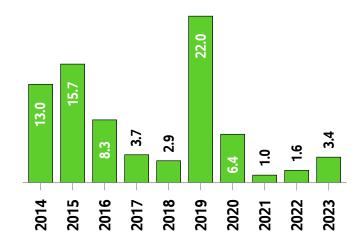
Active Listings (June only)

New Listings (June only)

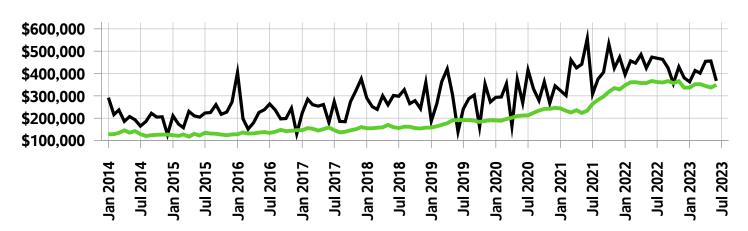


Months of Inventory (June only)





MLS® HPI Apartment Benchmark Price and Average Price

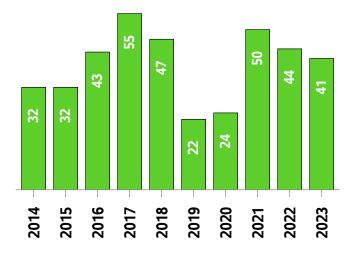




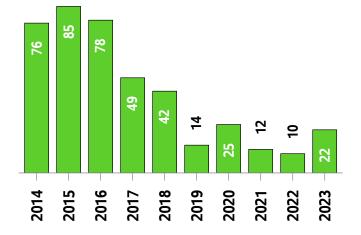
Grey Bruce Owen SoundMLS® Apartment Market Activity

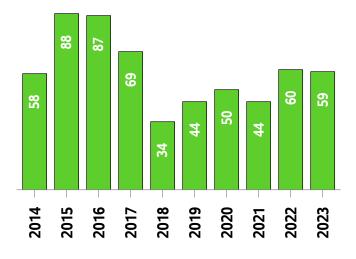




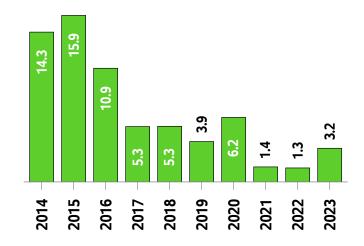


Active Listings ¹(June Year-to-date)





Months of Inventory ²(June Year-to-date)



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² Average active listings January to the current month / average sales January to the current month.

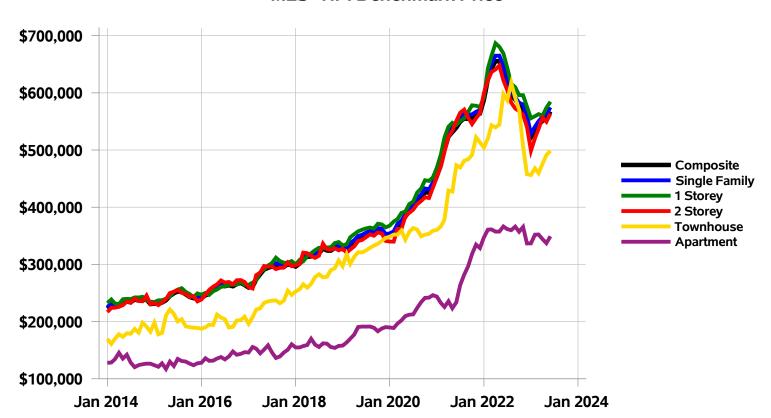


Grey Bruce Owen Sound MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	June 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$567,600	2.2	4.5	2.9	-11.3	44.3	80.1	
Single Family	\$574,700	2.2	4.4	2.8	-11.1	44.3	80.4	
One Storey	\$584,500	1.8	3.9	1.5	-12.6	44.1	79.9	
Two Storey	\$563,900	2.6	5.1	4.4	-9.3	44.5	81.0	
Townhouse	\$498,700	1.5	8.5	8.9	-16.5	39.8	79.5	
Apartment	\$349,200	3.6	-0.9	3.7	-4.7	64.6	118.7	

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.)	1350
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.)	1372
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	10821
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.)	1240
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	11397
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.)	1578
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	10363
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.)	1208
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	31 to 50
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1091
Half Bathrooms	0
Number of Fireplaces	0
Total Number Of Rooms	7
Wastewater Disposal	Municipal sewers