



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





Grey Bruce Owen Sound MLS® Residential Market Activity



		Compared to °					
Actual	August 2023	August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	219	10.1%	-32.0%	-45.3%	-27.0%	-45.8%	-21.8%
Dollar Volume	\$133,264,182	5.7%	-35.8%	-29.1%	0.7%	12.8%	103.5%
New Listings	446	18.6%	22.2%	8.8%	23.2%	19.3%	-7.1%
Active Listings	1,211	12.7%	116.3%	85.5%	26.8%	-27.8%	-55.3%
Sales to New Listings Ratio 1	49.1	52.9	88.2	97.6	82.9	108.0	58.3
Months of Inventory 2	5.5	5.4	1.7	1.6	3.2	4.2	9.7
Average Price	\$608,512	-4.0%	-5.6%	29.5%	38.0%	108.1%	160.2%
Median Price	\$589,900	3.5%	0.6%	37.2%	81.3%	131.3%	174.4%
Sale to List Price Ratio ³	96.8	95.7	101.4	99.3	97.6	95.1	94.4
Median Days on Market	36.0	32.0	15.0	22.0	29.0	65.0	78.0

		Compared to ⁸					
Year-to-date	August 2023	August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	1,768	-0.7%	-28.5%	-17.6%	-15.5%	-26.8%	-1.0%
Dollar Volume	\$1,120,052,363	-12.2%	-28.4%	14.8%	49.5%	69.1%	163.9%
New Listings	3,400	3.4%	9.1%	26.2%	14.4%	-9.5%	-22.3%
Active Listings ⁴	1,004	54.4%	120.0%	38.4%	24.8%	-39.4%	-57.1%
Sales to New Listings Ratio 5	52.0	54.2	79.3	79.6	70.4	64.3	40.8
Months of Inventory 6	4.5	2.9	1.5	2.7	3.1	5.5	10.5
Average Price	\$633,514	-11.5%	0.1%	39.3%	76.9%	131.1%	166.4%
Median Price	\$575,000	-11.5%	2.7%	41.3%	85.5%	134.7%	165.0%
Sale to List Price Ratio ⁷	96.8	102.7	104.0	98.1	97.6	95.9	95.2
Median Days on Market	33.0	13.0	12.0	27.0	26.0	54.0	67.0

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.

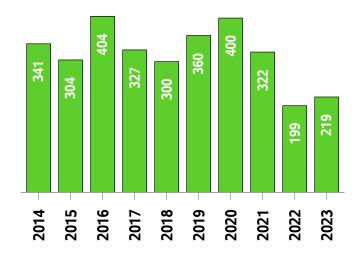
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



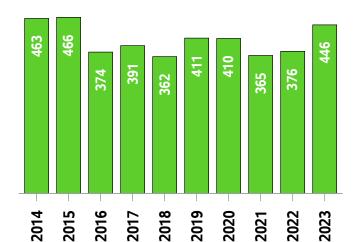
Grey Bruce Owen SoundMLS® Residential Market Activity



Sales Activity (August only)

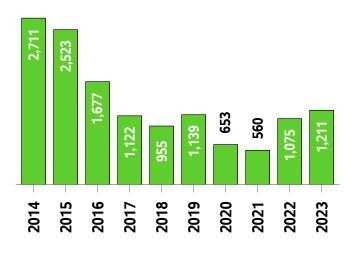


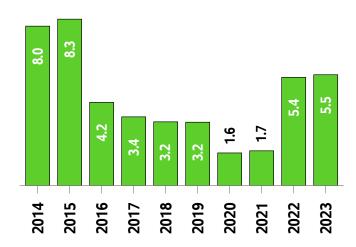
Active Listings (August only)



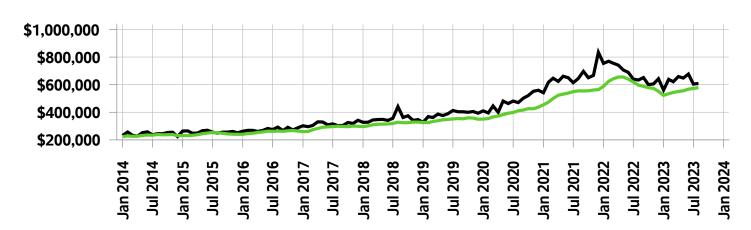
New Listings (August only)

Months of Inventory (August only)





MLS® HPI Composite Benchmark Price and Average Price





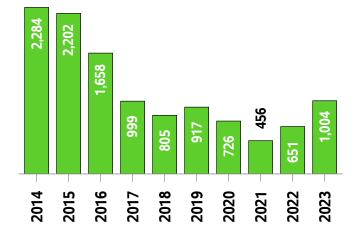
Grey Bruce Owen Sound MLS® Residential Market Activity



Sales Activity (August Year-to-date)

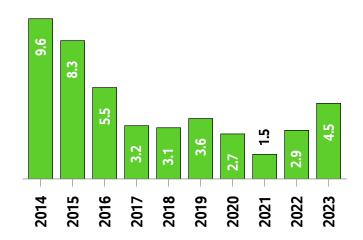


Active Listings (August Year-to-date)





Months of Inventory ²(August 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	August 2023	August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	176	-0.6%	-39.3%	-51.4%	-35.5%	-51.8%	-31.5%
Dollar Volume	\$115,390,282	-4.7%	-41.7%	-35.2%	-8.6%	3.7%	87.3%
New Listings	394	16.9%	18.7%	11.3%	20.5%	17.6%	-12.1%
Active Listings	1,095	14.8%	123.0%	102.0%	24.6%	-26.3%	-56.3%
Sales to New Listings Ratio 1	44.7	52.5	87.3	102.3	83.5	109.0	57.4
Months of Inventory ²	6.2	5.4	1.7	1.5	3.2	4.1	9.8
Average Price	\$655,627	-4.2%	-3.9%	33.3%	41.8%	115.2%	173.5%
Median Price	\$630,000	5.0%	1.6%	42.1%	88.6%	137.7%	186.4%
Sale to List Price Ratio ³	96.7	95.7	101.6	99.6	97.6	95.4	94.4
Median Days on Market	37.5	31.0	15.5	21.0	32.0	65.0	78.0

		Compared to ⁸					
Year-to-date	August 2023	August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	1,534	-2.9%	-31.2%	-21.6%	-19.7%	-30.1%	-6.5%
Dollar Volume	\$1,025,749,134	-13.4%	-30.2%	11.3%	45.9%	64.7%	156.1%
New Listings	3,049	3.4%	7.7%	26.0%	11.1%	-10.5%	-25.1%
Active Listings ⁴	886	56.6%	130.2%	44.2%	22.1%	-39.5%	-58.7%
Sales to New Listings Ratio 5	50.3	53.6	78.8	80.9	69.6	64.4	40.3
Months of Inventory 6	4.6	2.9	1.4	2.5	3.0	5.3	10.5
Average Price	\$668,676	-10.8%	1.6%	42.0%	81.8%	135.4%	174.0%
Median Price	\$600,000	-11.7%	3.4%	42.9%	90.5%	140.0%	172.7%
Sale to List Price Ratio 7	96.9	102.9	104.2	98.1	97.4	96.1	95.2
Median Days on Market	31.5	13.0	11.0	26.0	26.0	54.0	67.0

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.

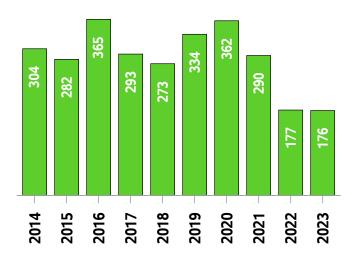
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Grey Bruce Owen SoundMLS® Single Family Market Activity



Sales Activity (August only)

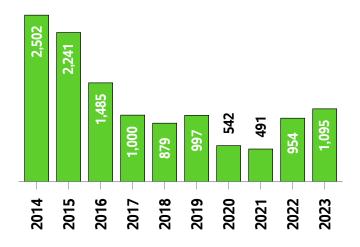


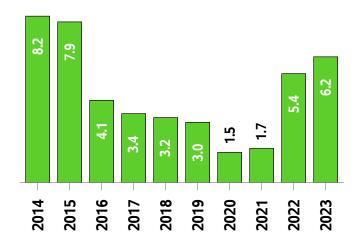
Active Listings (August only)

New Listings (August only)

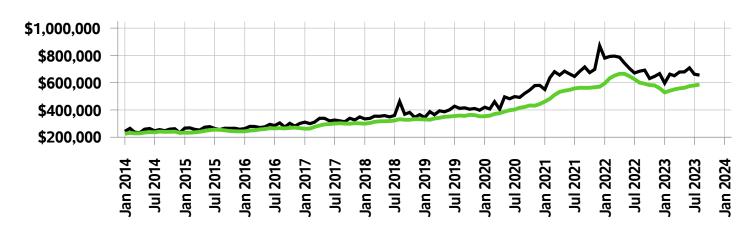


Months of Inventory (August only)





MLS® HPI Single Family Benchmark Price and Average Price





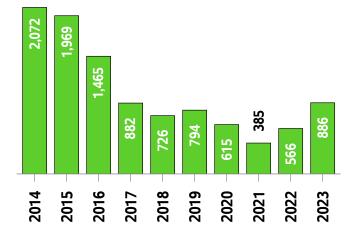
Grey Bruce Owen SoundMLS® Single Family Market Activity

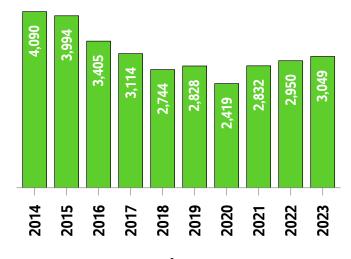


Sales Activity (August Year-to-date)

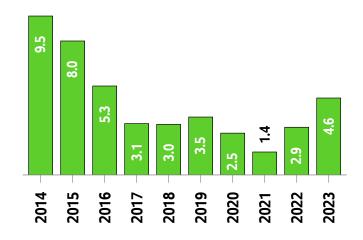


Active Listings (August Year-to-date)





Months of Inventory ²(August 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® Townhouse Market Activity



		Compared to °					
Actual	August 2023	August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	19	850.0%	137.5%	5.6%	90.0%	171.4%	171.4%
Dollar Volume	\$10,643,400	923.4%	171.9%	59.4%	282.0%	701.8%	532.6%
New Listings	20	66.7%	150.0%	-31.0%	11.1%	122.2%	100.0%
Active Listings	43	-31.7%	-6.5%	-43.4%	-2.3%	7.5%	-37.7%
Sales to New Listings Ratio 1	95.0	16.7	100.0	62.1	55.6	77.8	70.0
Months of Inventory 2	2.3	31.5	5.8	4.2	4.4	5.7	9.9
Average Price	\$560,179	7.7%	14.5%	51.1%	101.0%	195.4%	133.0%
Median Price	\$560,000	7.7%	14.9%	39.5%	154.6%	173.2%	148.9%
Sale to List Price Ratio ³	98.7	98.8	99.5	99.9	100.8	97.8	95.8
Median Days on Market	43.0	47.5	19.0	61.5	11.0	70.0	46.0

		Compared to ⁶					
Year-to-date	August 2023	August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	90	21.6%	-8.2%	-12.6%	15.4%	45.2%	109.3%
Dollar Volume	\$49,574,264	12.7%	5.4%	33.1%	115.1%	256.9%	396.6%
New Listings	115	-10.9%	0.9%	-19.0%	-9.4%	33.7%	12.7%
Active Listings ⁴	54	10.5%	15.9%	-25.3%	69.7%	35.5%	-13.8%
Sales to New Listings Ratio 5	78.3	57.4	86.0	72.5	61.4	72.1	42.2
Months of Inventory 6	4.8	5.3	3.8	5.6	3.3	5.1	11.6
Average Price	\$550,825	-7.4%	14.7%	52.3%	86.4%	145.9%	137.3%
Median Price	\$558,450	-8.6%	19.6%	49.0%	100.6%	159.7%	148.2%
Sale to List Price Ratio ⁷	98.3	104.8	104.2	99.8	99.3	98.1	98.3
Median Days on Market	44.0	11.0	14.5	49.0	21.0	57.0	48.0

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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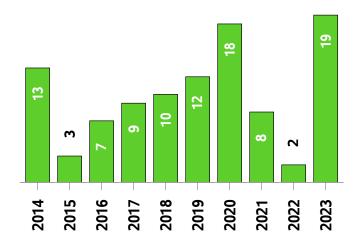
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Grey Bruce Owen SoundMLS® Townhouse Market Activity

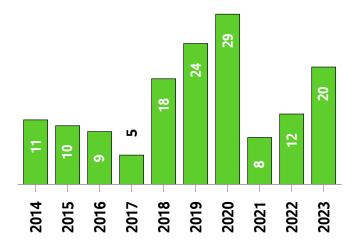


Sales Activity (August only)

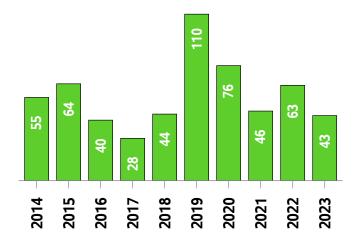


Active Listings (August only)

New Listings (August only)

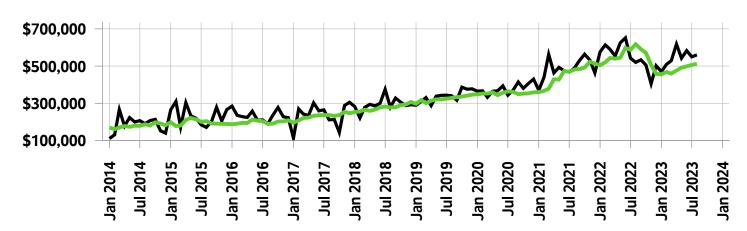


Months of Inventory (August only)





MLS® HPI Townhouse Benchmark Price and Average Price

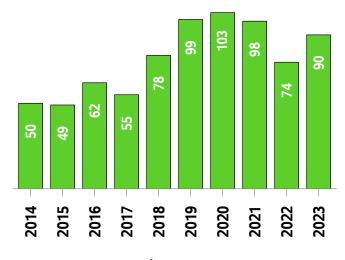




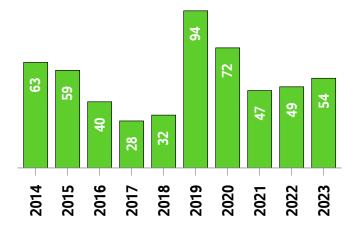
Grey Bruce Owen SoundMLS® Townhouse Market Activity

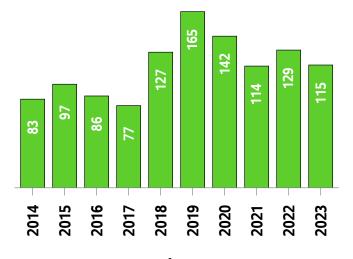


Sales Activity (August Year-to-date)

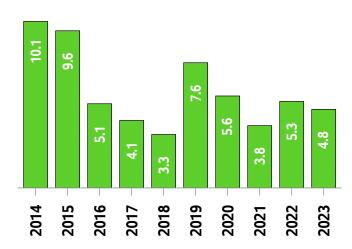


Active Listings (August Year-to-date)





Months of Inventory ²(August 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	August 2023	August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	10	233.3%	42.9%	42.9%	100.0%	-33.3%	42.9%
Dollar Volume	\$4,007,700	188.3%	52.6%	72.9%	144.8%	12.7%	216.2%
New Listings	11	-26.7%	10.0%	-26.7%	83.3%	-31.3%	-15.4%
Active Listings	26	-21.2%	225.0%	13.0%	18.2%	-70.5%	-56.7%
Sales to New Listings Ratio 1	90.9	20.0	70.0	46.7	83.3	93.8	53.8
Months of Inventory 2	2.6	11.0	1.1	3.3	4.4	5.9	8.6
Average Price	\$400,770	-13.5%	6.8%	21.0%	22.4%	69.0%	121.3%
Median Price	\$396,500	-12.9%	20.5%	22.0%	24.7%	73.9%	86.6%
Sale to List Price Ratio ³	96.9	98.9	102.1	97.3	99.3	96.6	96.2
Median Days on Market	32.5	17.0	7.0	72.0	209.0	62.0	157.0

		Compared to ⁸					
Year-to-date	August 2023	August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	64	25.5%	0.0%	64.1%	0.0%	-1.5%	33.3%
Dollar Volume	\$26,519,465	16.8%	0.2%	111.5%	46.8%	74.8%	183.5%
New Listings	91	-5.2%	42.2%	19.7%	82.0%	-27.8%	12.3%
Active Listings ⁴	26	47.1%	100.0%	-7.2%	-33.3%	-69.6%	-60.2%
Sales to New Listings Ratio 5	70.3	53.1	100.0	51.3	128.0	51.6	59.3
Months of Inventory 6	3.2	2.7	1.6	5.7	4.8	10.4	10.8
Average Price	\$414,367	-7.0%	0.2%	28.9%	46.8%	77.6%	112.6%
Median Price	\$370,000	-9.8%	-11.0%	30.5%	34.1%	94.7%	78.4%
Sale to List Price Ratio ⁷	97.6	102.1	103.9	97.9	100.6	96.5	95.8
Median Days on Market	36.5	18.0	14.0	28.0	119.5	53.0	74.5

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.

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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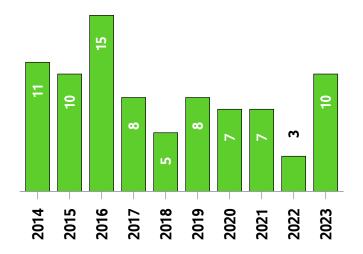
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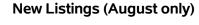
Grey Bruce Owen SoundMLS® Apartment Market Activity



Sales Activity (August only)

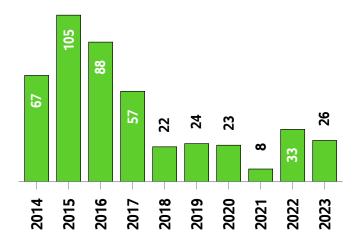


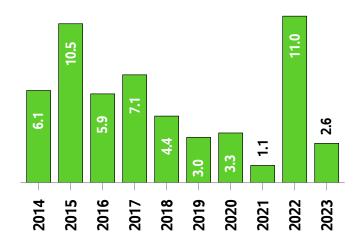
Active Listings (August only)



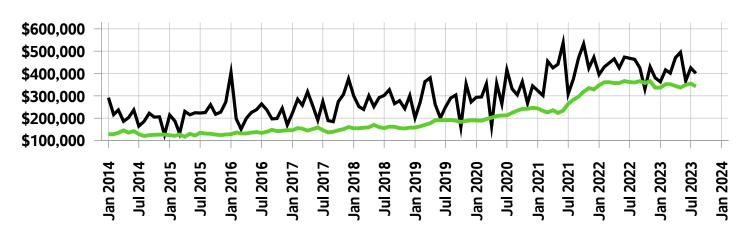


Months of Inventory (August only)





MLS® HPI Apartment Benchmark Price and Average Price

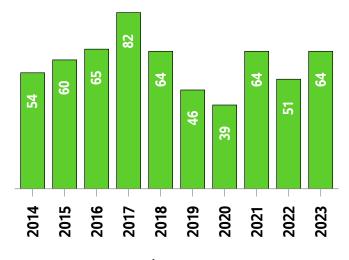




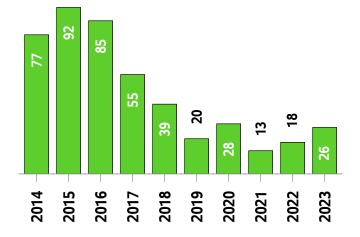
Grey Bruce Owen SoundMLS® Apartment Market Activity

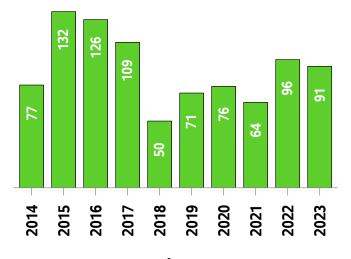


Sales Activity (August Year-to-date)

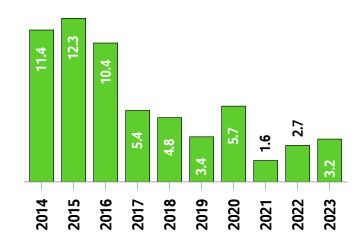


Active Listings (August Year-to-date)





Months of Inventory ²(August 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:	August 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$579,000	1.2	4.3	8.3	-3.0	41.0	76.6	
Single Family	\$587,000	1.3	4.4	8.5	-2.2	41.1	76.9	
One Storey	\$602,400	1.1	5.0	7.7	-2.2	41.5	83.8	
Two Storey	\$570,000	1.5	3.7	9.5	-2.2	40.6	69.4	
Townhouse	\$511,800	1.1	4.2	9.4	-17.1	41.7	84.4	
Apartment	\$342,300	-3.5	1.5	-2.8	-4.9	52.9	111.4	

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