



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





#### **Grey Bruce Owen Sound MLS® Residential Market Activity**



		Compared to <sup>8</sup>					
Actual	September 2023	September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	183	-2.1%	-43.5%	-52.7%	-26.5%	-52.2%	-22.8%
Dollar Volume	\$118,825,500	-2.4%	-47.4%	-38.8%	31.7%	16.2%	109.5%
New Listings	484	7.3%	20.1%	23.8%	29.4%	28.7%	8.8%
Active Listings	1,247	16.2%	128.0%	110.3%	30.6%	-16.0%	-50.9%
Sales to New Listings Ratio 1	37.8	41.5	80.4	99.0	66.6	101.9	53.3
Months of Inventory 2	6.8	5.7	1.7	1.5	3.8	3.9	10.7
Average Price	\$649,320	-0.3%	-6.8%	29.3%	79.2%	143.1%	171.3%
Median Price	\$565,000	-1.7%	-5.8%	24.2%	69.9%	130.6%	162.8%
Sale to List Price Ratio <sup>3</sup>	96.2	95.1	101.1	99.2	97.2	95.8	94.9
Median Days on Market	39.0	40.0	18.0	26.0	42.0	61.0	94.0

		Compared to <sup>8</sup>					
Year-to-date	September 2023	September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	1,951	-0.9%	-30.2%	-23.0%	-16.7%	-30.3%	-3.5%
Dollar Volume	\$1,239,398,863	-11.3%	-30.7%	5.9%	47.6%	62.1%	157.6%
New Listings	3,884	3.9%	10.4%	25.9%	16.0%	-6.0%	-19.5%
Active Listings ⁴	1,034	48.3%	121.7%	45.4%	25.9%	-36.9%	-56.2%
Sales to New Listings Ratio 5	50.2	52.6	79.5	82.1	70.0	67.7	41.9
Months of Inventory 6	4.8	3.2	1.5	2.5	3.2	5.3	10.5
Average Price	\$635,263	-10.5%	-0.8%	37.5%	77.2%	132.5%	166.9%
Median Price	\$575,000	-11.3%	1.8%	38.6%	82.5%	134.7%	166.5%
Sale to List Price Ratio 7	96.8	102.0	103.7	98.3	97.5	95.9	95.2
Median Days on Market	33.0	14.0	12.0	27.0	27.0	55.0	70.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>&</sup>lt;sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> 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.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

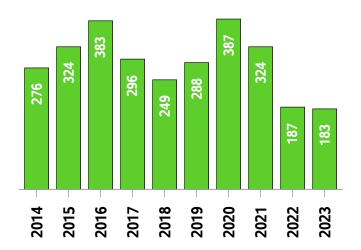
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



### **Grey Bruce Owen Sound**MLS® Residential Market Activity



**Sales Activity (September only)** 

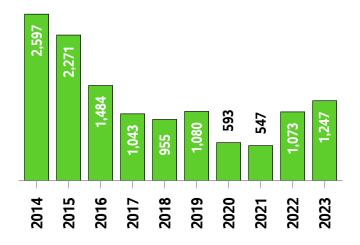


**Active Listings (September only)** 

### New Listings (September only)

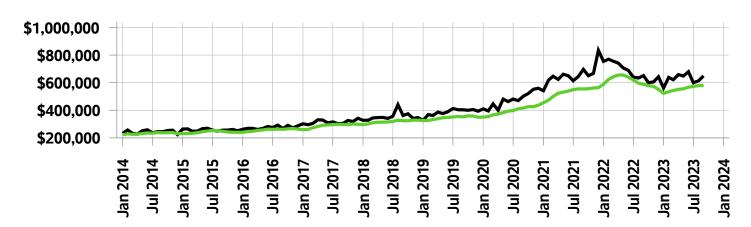


**Months of Inventory (September only)** 





MLS® HPI Composite Benchmark Price and Average Price

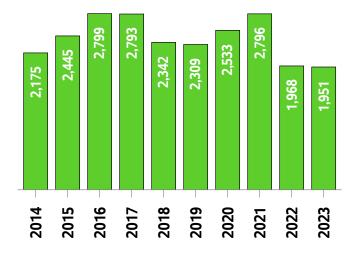




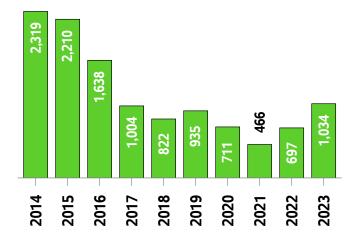
## Grey Bruce Owen Sound MLS® Residential Market Activity



#### **Sales Activity (September Year-to-date)**



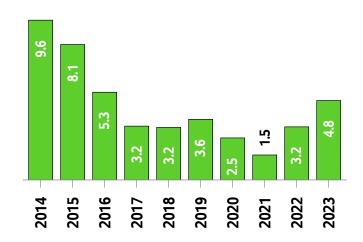
**Active Listings** <sup>1</sup>(September Year-to-date)



**New Listings (September Year-to-date)** 



Months of Inventory <sup>2</sup>(September Year-to-date)



<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> Average active listings January to the current month / average sales January to the current month.



## **Grey Bruce Owen Sound**MLS® Single Family Market Activity



		Compared to <sup>8</sup>					
Actual	September 2023	September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	164	1.2%	-45.5%	-52.2%	-27.8%	-53.4%	-25.5%
Dollar Volume	\$113,225,000	1.0%	-47.4%	-36.7%	35.3%	17.1%	109.9%
New Listings	438	12.3%	20.7%	23.0%	25.1%	26.2%	5.0%
Active Listings	1,121	18.4%	136.0%	124.2%	27.1%	-15.3%	-52.4%
Sales to New Listings Ratio 1	37.4	41.5	82.9	96.3	64.9	101.4	52.8
Months of Inventory 2	6.8	5.8	1.6	1.5	3.9	3.8	10.7
Average Price	\$690,396	-0.2%	-3.4%	32.3%	87.3%	151.3%	181.6%
Median Price	\$607,500	1.2%	-3.6%	29.3%	81.3%	143.0%	178.0%
Sale to List Price Ratio <sup>3</sup>	96.4	95.3	101.2	99.3	97.1	95.9	94.8
Median Days on Market	36.5	43.0	19.0	25.0	39.0	60.5	94.0

		Compared to <sup>8</sup>					
Year-to-date	September 2023	September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	1,698	-2.5%	-32.9%	-26.2%	-20.6%	-33.3%	-8.8%
Dollar Volume	\$1,139,495,134	-12.1%	-32.3%	3.6%	44.8%	58.4%	150.7%
New Listings	3,487	4.4%	9.1%	25.7%	12.7%	-7.1%	-22.3%
Active Listings ⁴	915	50.4%	131.7%	52.0%	23.1%	-36.8%	-57.8%
Sales to New Listings Ratio 5	48.7	52.2	79.2	82.9	69.1	67.8	41.5
Months of Inventory 6	4.9	3.1	1.4	2.4	3.1	5.1	10.5
Average Price	\$671,081	-9.8%	0.9%	40.3%	82.4%	137.4%	174.8%
Median Price	\$600,000	-11.1%	2.4%	39.6%	89.0%	140.0%	172.7%
Sale to List Price Ratio 7	96.9	102.2	103.8	98.3	97.4	96.0	95.2
Median Days on Market	32.0	14.0	12.0	26.0	27.0	55.0	70.0

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>&</sup>lt;sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> 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.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

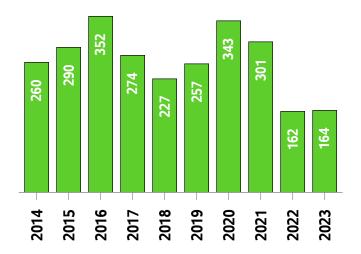
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



### **Grey Bruce Owen Sound**MLS® Single Family Market Activity

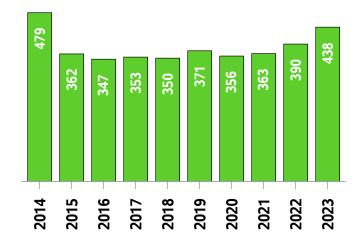


Sales Activity (September only)

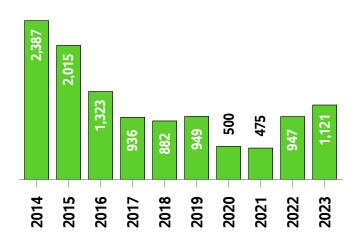


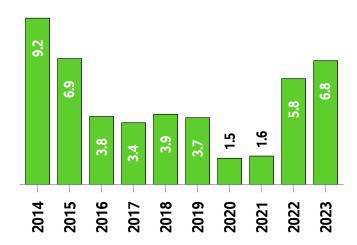
**Active Listings (September only)** 

**New Listings (September only)** 

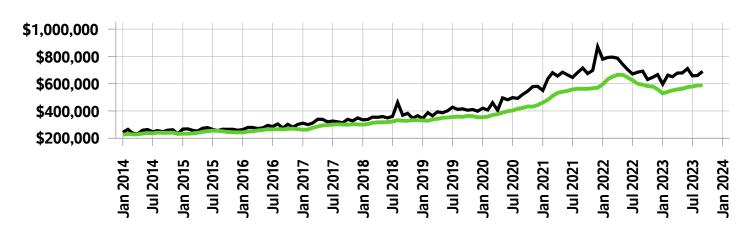


**Months of Inventory (September only)** 





MLS® HPI Single Family Benchmark Price and Average Price





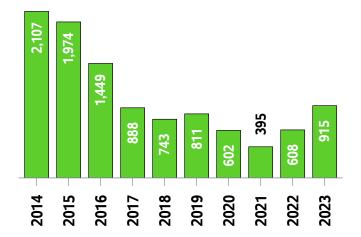
# **Grey Bruce Owen Sound**MLS® Single Family Market Activity



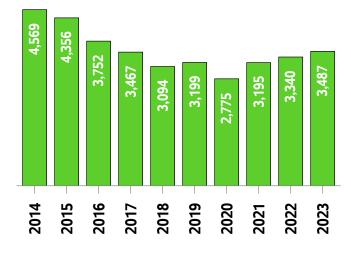
#### **Sales Activity (September Year-to-date)**



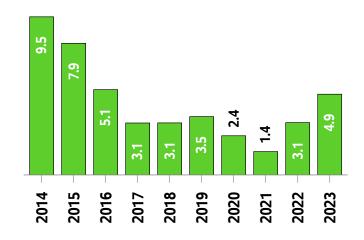
**Active Listings** <sup>1</sup>(September Year-to-date)



**New Listings (September Year-to-date)** 



Months of Inventory <sup>2</sup>(September Year-to-date)



<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> 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	September 2023	September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	4	-20.0%	-60.0%	-85.2%	-71.4%	-66.7%	-20.0%
Dollar Volume	\$2,074,000	-22.3%	-60.9%	-81.5%	-54.8%	-27.1%	126.4%
New Listings	22	-37.1%	37.5%	100.0%	57.1%	144.4%	144.4%
Active Listings	54	-25.0%	28.6%	-5.3%	28.6%	100.0%	-12.9%
Sales to New Listings Ratio 1	18.2	14.3	62.5	245.5	100.0	133.3	55.6
Months of Inventory <sup>2</sup>	13.5	14.4	4.2	2.1	3.0	2.3	12.4
Average Price	\$518,500	-2.8%	-2.2%	25.1%	58.0%	118.7%	183.1%
Median Price	\$534,500	-14.5%	-4.1%	26.1%	56.3%	120.5%	202.8%
Sale to List Price Ratio <sup>3</sup>	98.6	95.4	104.8	99.7	98.9	97.4	96.9
Median Days on Market	184.0	20.0	23.5	126.0	50.0	67.5	80.0

		Compared to <sup>8</sup>					
Year-to-date	September 2023	September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	94	19.0%	-13.0%	-27.7%	2.2%	27.0%	95.8%
Dollar Volume	\$51,648,264	10.7%	-1.4%	6.6%	86.8%	208.6%	373.9%
New Listings	137	-16.5%	5.4%	-10.5%	-2.8%	44.2%	23.4%
Active Listings ⁴	54	5.2%	17.4%	-23.3%	64.2%	40.9%	-13.5%
Sales to New Listings Ratio 5	68.6	48.2	83.1	85.0	65.2	77.9	43.2
Months of Inventory 6	5.2	5.8	3.8	4.9	3.2	4.7	11.7
Average Price	\$549,450	-7.0%	13.3%	47.5%	82.9%	143.0%	142.0%
Median Price	\$558,450	-8.7%	17.0%	48.9%	93.9%	157.1%	156.8%
Sale to List Price Ratio <sup>7</sup>	98.3	104.2	104.3	99.8	99.2	98.0	98.1
Median Days on Market	44.0	11.0	15.0	53.0	24.0	58.0	49.5

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>&</sup>lt;sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> 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.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

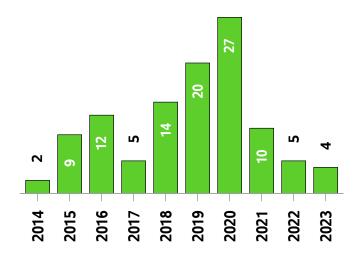
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



### **Grey Bruce Owen Sound**MLS® Townhouse Market Activity

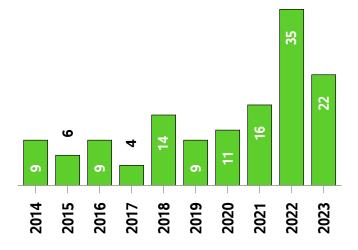


**Sales Activity (September only)** 

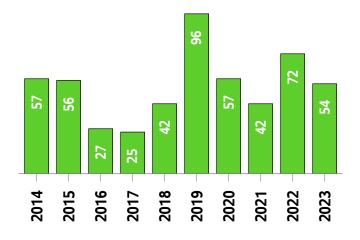


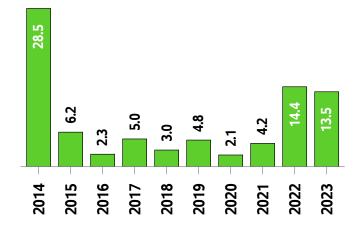
**Active Listings (September only)** 

#### **New Listings (September only)**

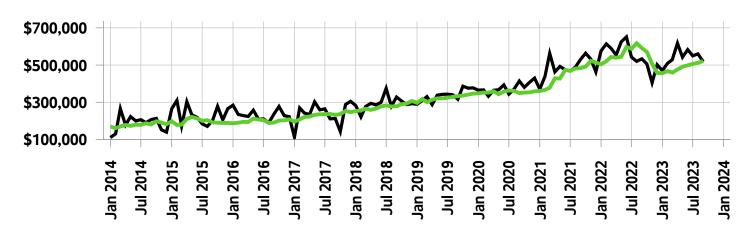


Months of Inventory (September only)





MLS® HPI Townhouse Benchmark Price and Average Price

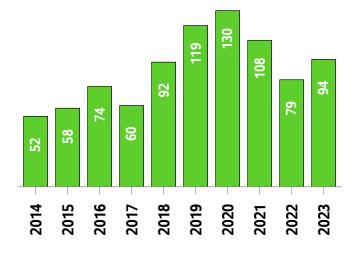




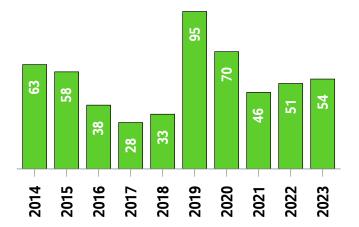
## Grey Bruce Owen Sound MLS® Townhouse Market Activity



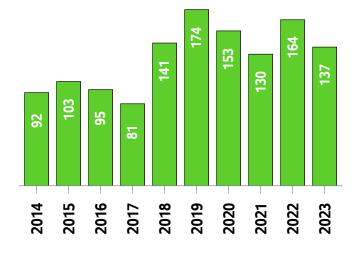
#### **Sales Activity (September Year-to-date)**



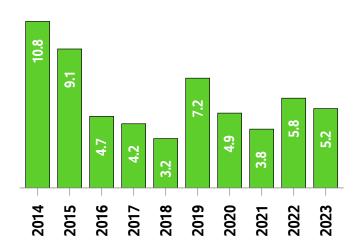
**Active Listings** <sup>1</sup>(September Year-to-date)



#### **New Listings (September Year-to-date)**



Months of Inventory <sup>2</sup>(September Year-to-date)



<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> 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 <sup>8</sup>					
Actual	September 2023	September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	3	-70.0%	-25.0%	-66.7%	0.0%	-66.7%	-62.5%
Dollar Volume	\$1,214,000	-71.4%	-35.5%	-55.7%	52.7%	-31.5%	-21.1%
New Listings	10	-9.1%	25.0%	-23.1%	100.0%	-9.1%	-16.7%
Active Listings	29	-9.4%	190.0%	16.0%	38.1%	-65.1%	-44.2%
Sales to New Listings Ratio 1	30.0	90.9	50.0	69.2	60.0	81.8	66.7
Months of Inventory <sup>2</sup>	9.7	3.2	2.5	2.8	7.0	9.2	6.5
Average Price	\$404,667	-4.8%	-13.9%	33.0%	52.7%	105.6%	110.5%
Median Price	\$339,000	-17.9%	-23.0%	17.7%	25.6%	73.9%	62.4%
Sale to List Price Ratio <sup>3</sup>	92.6	96.6	99.5	96.9	99.0	96.2	98.2
Median Days on Market	80.0	38.5	16.0	28.0	56.0	50.0	76.0

		Compared to °					
Year-to-date	September 2023	September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	67	9.8%	-1.5%	39.6%	0.0%	-9.5%	19.6%
Dollar Volume	\$27,733,465	2.8%	-2.2%	81.5%	47.1%	63.7%	154.6%
New Listings	101	-5.6%	40.3%	13.5%	83.6%	-26.3%	8.6%
Active Listings ⁴	26	36.0%	107.1%	-5.3%	-29.1%	-69.3%	-58.9%
Sales to New Listings Ratio 5	66.3	57.0	94.4	53.9	121.8	54.0	60.2
Months of Inventory 6	3.5	2.8	1.7	5.1	4.9	10.3	10.2
Average Price	\$413,932	-6.4%	-0.7%	30.1%	47.1%	80.8%	112.8%
Median Price	\$370,000	-10.0%	-11.0%	30.3%	36.0%	92.3%	78.4%
Sale to List Price Ratio <sup>7</sup>	97.4	101.2	103.6	97.7	100.5	96.4	96.2
Median Days on Market	38.0	20.0	14.0	28.0	118.0	52.5	74.5

<sup>&</sup>lt;sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>&</sup>lt;sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

<sup>&</sup>lt;sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>&</sup>lt;sup>6</sup> 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.

<sup>&</sup>lt;sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

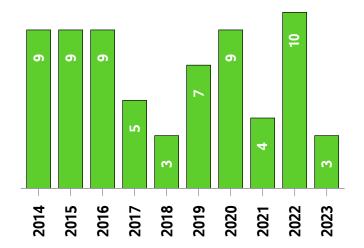
<sup>&</sup>lt;sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



#### **Grey Bruce Owen Sound MLS® Apartment Market Activity**



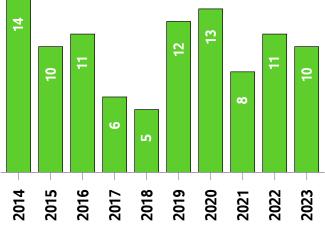
Sales Activity (September only)



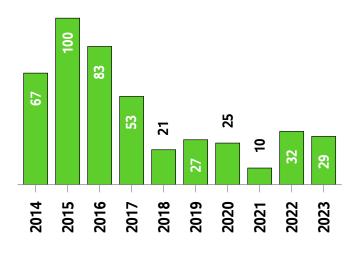
**Active Listings (September only)** 

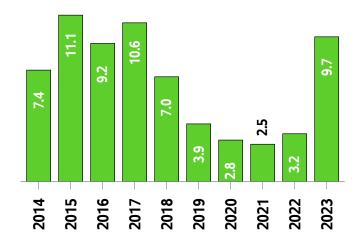


**New Listings (September only)** 

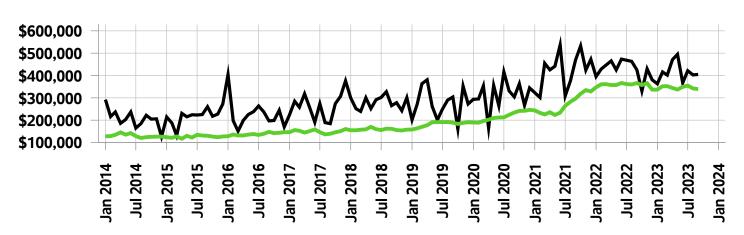


Months of Inventory (September only)





MLS® HPI Apartment Benchmark Price and Average Price

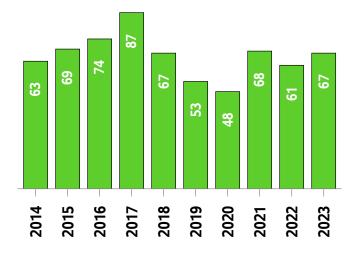




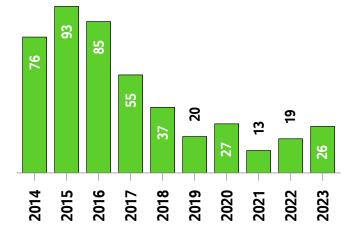
### **Grey Bruce Owen Sound**MLS® Apartment Market Activity



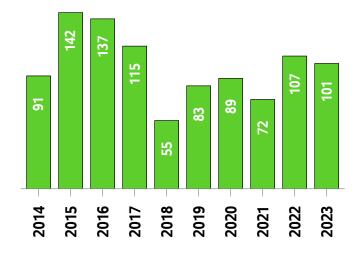
#### **Sales Activity (September Year-to-date)**



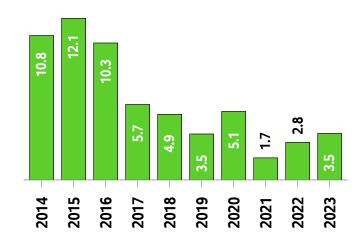
**Active Listings** <sup>1</sup>(September Year-to-date)



#### **New Listings (September Year-to-date)**



Months of Inventory <sup>2</sup>(September Year-to-date)



<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> 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:	September 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$579,800	0.1	2.1	6.7	-1.4	39.3	78.8	
Single Family	\$587,600	0.1	2.2	6.8	-0.8	39.2	79.1	
One Storey	\$608,300	1.0	4.1	8.1	-0.3	40.5	84.6	
Two Storey	\$564,300	-1.0	0.1	5.1	-1.4	37.4	72.8	
Townhouse	\$521,900	2.0	4.7	13.6	-11.8	49.5	87.5	
Apartment	\$338,900	-1.0	-2.9	-3.8	-7.4	44.8	110.0	

### MLS® HPI Benchmark Price





# **Grey Bruce Owen Sound**MLS® 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 Sound**MLS® 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 Sound**MLS® 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