Residential housing activity
Grey Bruce Owen Sound
February 2024

RAGBOS

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
		January 2024	December 2023	November 2023	October 2023	September 2023	August 2023
Sales Activity	176	-3.8	31.3	-3.8	9.3	10.0	1.7
Average Price	$594,859	-10.4	-13.2	-14.3	-10.7	-9.9	-8.3
Dollar Volume*	$104.7	-13.8	14.0	-17.6	-2.4	-0.9	-6.7
New Listings	393	7.4	-0.5	5.4	7.1	4.0	11.0
Active Listings	1,144	3.5	6.5	12.7	16.4	20.9	26.4

Actual [2]		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	148	-5.7	-30.5	-32.1	0.0	-26.4	17.5
Average Price	$619,403	-2.5	-19.1	0.3	69.6	109.3	142.0
Dollar Volume*	$91.7	-8.1	-43.8	-31.9	69.6	54.1	184.3
New Listings	352	19.3	33.3	33.8	58.6	36.4	15.8
Active Listings	965	19.4	226.0	204.4	44.7	11.9	-44.1

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
		February 2023 YTD	February 2022 YTD	February 2021 YTD	February 2019 YTD	February 2017 YTD	February 2014 YTD
Sales Activity	270	-0.4	-31.6	-28.0	-2.5	-17.4	17.4
Average Price	$639,782	5.9	-15.5	9.6	84.2	114.8	161.0
Dollar Volume*	$172.7	5.5	-42.3	-21.1	79.5	77.4	206.3
New Listings	617	11.8	28.5	39.0	44.5	22.7	3.4
Active Listings**	930	16.9	228.6	205.9	42.4	8.6	-45.2

Market Balance [4]		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		January 2024	November 2023	August 2023	February 2023	February 2022	February 2019
Sales to New Listings Ratio	44.8	50.0	49.1	48.9	55.7	74.6	65.1
Months of Inventory	6.5	6.0	5.5	5.2	5.3	1.6	4.1

[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.

CREA
THE CANADIAN REAL ESTATE ASSOCIATION