

Home Sales Solid in April

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in only slightly below year-ago levels in April 2011, marking a considerable improvement over the previous three months.

Home sales numbered 201 units in April 2011, a down just four per cent from the same month last year. This compares favourably to the declines in excess of 20 per cent in February and March. Total sales numbered 267 units in April, a nine per cent decline from April 2010.

On a seasonally adjusted basis, activity jumped 14 per cent in April compared to March, and reached the highest level since last December.

“We got off to a bit of a slow start this year, so it was nice to see sales pick up in April,” said Trish McKeeman, President of the REALTORS® Association of Grey Bruce Owen Sound. “If you look at how demand in April stacks up against history, it was about in line with the five-year average for April sales.”

The average price of homes sold in April 2011 was \$212,917, down five per cent from the same month in 2010.

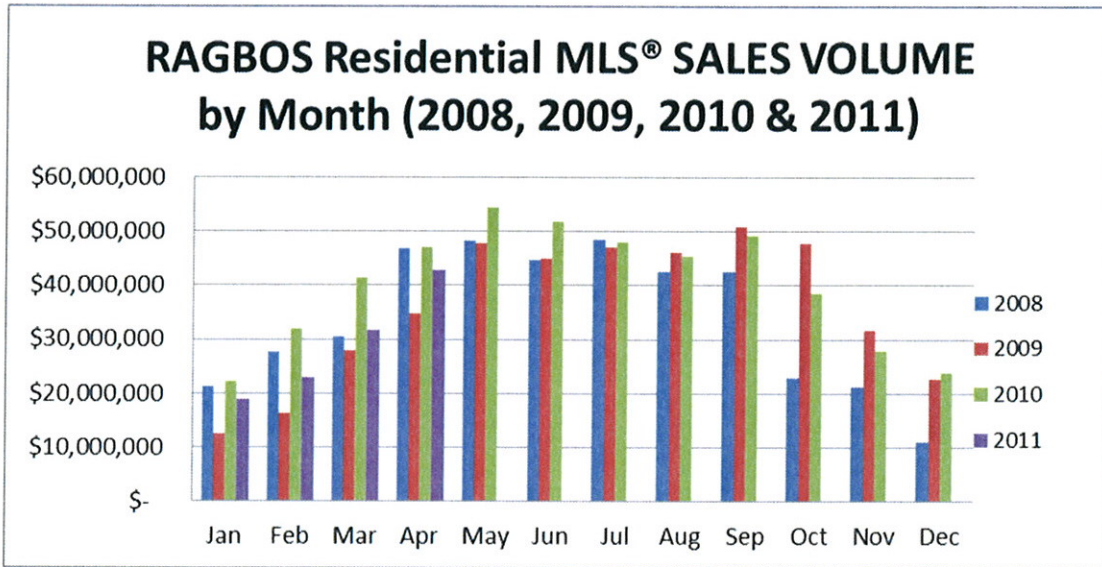
New residential listings on the Association’s MLS® System declined two per cent on a year-over-year basis to 590 units in April 2011. Active residential listings totalled 1,741 units at the end of April, edging down half of one per cent from the same month in 2010. This is the first decrease in 14 months.

The number of months of inventory stood at 8.9 at the end of April 2011 on a seasonally adjusted basis, down from 10.1 months in March. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in April 2011 was \$42.8 million, falling nine per cent on a year-over-year basis. The total value of all properties sold in April 2011 was \$54.5 million, down 16 per cent from a year earlier.

The REALTORS® Association of Grey Bruce Owen Sound represents approximately 360 REALTORS® registered with its member offices. The geographical area served by the Association is in southwestern Ontario, bordered by Lake Huron and Georgian Bay including Bruce and Grey Counties, and part of Wellington County.

Total Residential Units Sold in the RAGBOS area:



Average Residential Sale Prices from 2002 to 2011:



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REALTORS® ASSOCIATION OF GREY BRUCE OWEN SOUND
MLS® ACTIVITY - REPORT FOR THE MONTH OF APRIL 2011

YEAR TO DATE	2011 CURRENT YEAR			2010 PREVIOUS YEAR		
	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	149,135,036	76,050,857	116,388,881	186,495,912	90,763,112	142,692,113
# OF UNITS SOLD	724	374	556	867	444	661
CHANGE IN UNITS SOLD	-16.5%	-15.8%	-15.9%			
# OF NEW LISTINGS	2,300	987	1,580	2,485	1,048	1,763
MONTHLY	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	54,477,881	27,346,457	42,796,231	65,162,262	30,948,887	47,072,963
CHANGE IN VALUE UNITS SOLD OVER PREV. YR.	-16.4%	-11.6%	-9.1%			
# OF UNITS SOLD	267	130	201	293	145	210
CHANGE IN UNITS SOLD OVER PREV. YR.	-8.9%	-10.3%	-4.3%			
AVERAGE PRICE	204,037	210,357	212,917	222,397	213,441	224,157
CHANGE IN AVERAGE PRICE	-8.3%	-1.4%	-5.0%			
# OF NEW LISTINGS	864	356	590	859	358	604
CHANGE IN # NEW LISTINGS OVER PREV. YR.	0.6%	-0.6%	-2.3%			
# OF ACTIVE LISTINGS	2,795	987	1,741	2,795	933	1,749
CHANGE IN # ACTIVE LISTINGS OVER PREV. YR.	0.0%	5.8%	-0.5%			
RESIDENTIAL SALES BY CATEGORY	YTD		MO.	YTD		MO.
UNDER \$60,000	15		3	11		1
60,000 - 79,999	10		2	13		3
80,000 - 99,999	16		4	24		5
100,000 - 119,999	24		9	26		11
120,000 - 149,999	81		32	96		33
150,000 - 249,999	261		99	308		94
250,000 - 349,999	116		39	120		42
350,000 - OVER	33		13	63		21
TOTAL SALES	556		201	661		210

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REALTORS® Association of Grey Bruce Owen Sound

MLS © Statistic Report

Residential(single family) Activity by Area

[APRIL 2011]

Area	2011								2010							
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price	
Area	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month
AE	25	56	4	19	16%	34%	\$182,150	\$174,384	14	58	11	33	79%	57%	\$167,173	\$166,419
NBP	32	71	10	19	31%	27%	\$183,990	\$214,120	28	85	6	27	21%	32%	\$165,333	\$232,546
NLL	1	1	0	0	0%	0%	\$	\$63,167	0	1	0	0	%	0%	\$	\$72,500
SBP	45	115	10	25	22%	22%	\$223,950	\$214,848	43	118	13	43	30%	36%	\$274,692	\$223,415
SS	42	115	12	34	29%	30%	\$288,110	\$283,247	49	139	18	56	37%	40%	\$253,711	\$268,802
CH	20	49	2	11	10%	22%	\$257,500	\$225,955	17	53	4	17	24%	32%	\$211,500	\$216,441
GB	26	73	9	19	35%	26%	\$235,944	\$279,955	26	84	3	27	12%	32%	\$296,333	\$253,525
ME	9	33	4	12	44%	36%	\$310,250	\$310,265	11	38	5	6	45%	16%	\$278,145	\$273,867
OS	45	148	22	77	49%	52%	\$215,959	\$197,633	69	177	25	82	36%	46%	\$212,308	\$195,257
BN	28	79	13	27	46%	34%	\$220,762	\$193,187	17	53	7	24	41%	45%	\$187,714	\$192,575
HK	25	82	6	21	24%	26%	\$277,517	\$254,217	36	93	13	31	36%	33%	\$205,877	\$235,250
KIN	41	94	16	36	39%	38%	\$228,910	\$255,046	42	105	17	47	40%	45%	\$227,462	\$252,886
SB	8	27	2	6	25%	22%	\$206,250	\$173,050	8	23	5	15	63%	65%	\$214,800	\$182,017
GRH	26	87	6	29	23%	33%	\$217,417	\$252,225	38	105	14	42	37%	40%	\$321,786	\$271,078
HN	20	57	16	37	80%	55%	\$181,253	\$194,186	16	61	12	35	75%	57%	\$230,754	\$205,411
SG	14	51	4	11	29%	22%	\$248,500	\$238,803	10	37	3	14	30%	38%	\$286,000	\$245,025
WG	32	97	13	38	41%	39%	\$225,192	\$217,653	40	118	7	31	18%	26%	\$277,857	\$235,528
MN	16	62	11	32	69%	52%	\$217,091	\$195,219	32	69	11	28	34%	41%	\$183,355	\$185,552
WN	28	65	12	28	43%	43%	\$208,917	\$205,519	22	80	12	40	55%	50%	\$195,992	\$190,175
OB	12	41	3	21	25%	51%	\$258,000	\$311,788	18	57	12	23	67%	40%	\$454,486	\$262,958
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	495	1413	175	502	35%	36%	\$224,577	\$229,293	536	1554	198	621	37%	40%	\$243,601	\$225,984

Average Sales YTD 2011		\$220,000	Average Sales YTD 2010		\$229,137
Month: APRIL 2011			Month: APRIL 2010		
YTD: JANUARY 2011 - APRIL 2011			YTD: JANUARY 2010 - APRIL 2010		
12 Month: MAY 2010 - APRIL 2011			12 Month: MAY 2009 - APRIL 2010		