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Home sales edge back in December

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in below year-ago levels in December 2011.

Home sales numbered 94 units in December 2011, down 12 per cent from December 2010. Sales of all property types numbered 124 units in December. This was a decrease of 13 per cent from levels in December 2010.

Some 2,035 homes traded hands in 2011. This was a decline of seven per cent from 2010, and stood roughly on par with annual sales in 2008 and 2009.

The average price of homes sold in December 2011 was \$225,919. This was an increase of one per cent from a year earlier.

New residential listings on the Association's MLS® System numbered 182 units in December 2011, an increase of 35 per cent on a year-over-year basis.

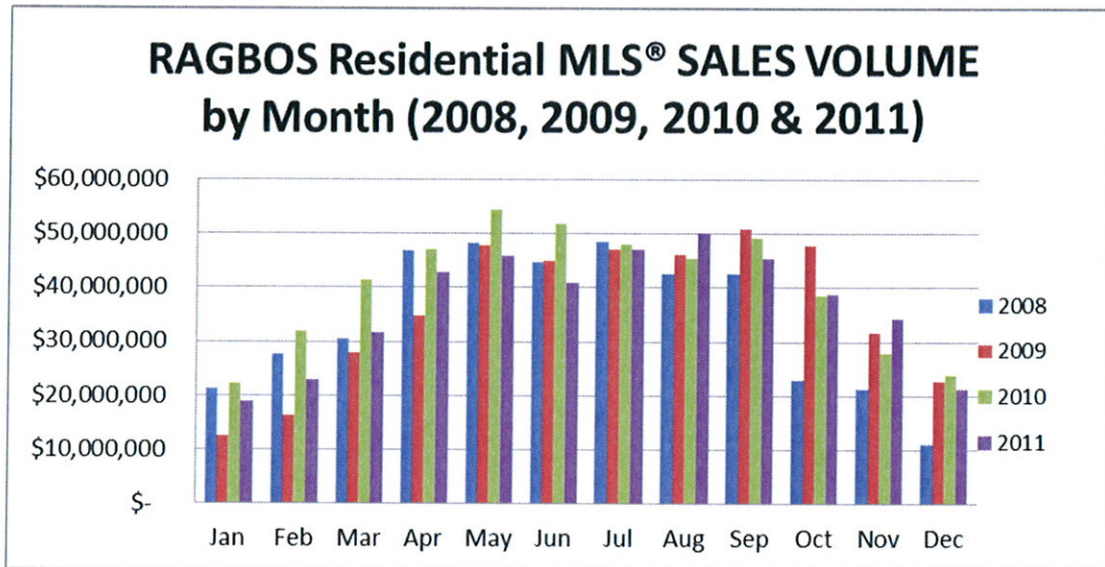
The overall supply of homes for sale on the market remains elevated. Active residential listings totalled 1,264 units at the end of December, rising 14 per cent from the same month in 2010.

The number of months of inventory stood at 10.3 at the end of December 2011 on a seasonally adjusted basis, up from 8.9 months at the end of November. 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 December 2011 was \$21.2 million, down 11 per cent on a year-over-year basis. The total value of all properties sold in December 2011 was \$27.4 million, down 17 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 DECEMBER 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	559,882,473	282,153,801	440,048,997	615,980,255	303,826,919	481,926,934
# OF UNITS SOLD	2,575	1,334	2,035	2,861	1,433	2,197
CHANGE IN UNITS SOLD	-10.0%	-6.9%	-7.4%			
# OF NEW LISTINGS	6,696	2,872	4,698	6,509	2,723	4,549
MONTHLY	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	27,421,840	13,532,440	21,236,340	32,888,897	15,084,100	23,798,197
CHANGE IN VALUE UNITS SOLD OVER PREV. YR.	-16.6%	-10.3%	-10.8%			
# OF UNITS SOLD	124	63	94	143	69	107
CHANGE IN UNITS SOLD OVER PREV. YR.	-13.3%	-8.7%	-12.1%			
AVERAGE PRICE	221,144	214,801	225,919	229,992	218,610	222,413
CHANGE IN AVERAGE PRICE	-3.8%	-1.7%	1.6%			
# OF NEW LISTINGS	265	113	182	193	84	135
CHANGE IN # NEW LISTINGS OVER PREV. YR.	37.3%	34.5%	34.8%			
# OF ACTIVE LISTINGS	2,135	726	1,264	1,908	623	1,114
CHANGE IN # ACTIVE LISTINGS OVER PREV. YR.	11.9%	16.5%	13.5%			
RESIDENTIAL SALES BY CATEGORY	YTD		MO.	YTD		MO.
UNDER \$60,000	44		2	44		0
60,000 - 79,999	41		1	43		3
80,000 - 99,999	68		0	80		4
100,000 - 119,999	89		3	82		3
120,000 - 149,999	282		13	292		15
150,000 - 249,999	910		46	983		54
250,000 - 349,999	411		18	460		12
350,000 - OVER	190		11	213		16
TOTAL SALES	2035		94	2197		107

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REALTORS® Association of Grey Bruce Owen Sound

MLS ® Statistic Report

Residential(single family) Activity by Area

[DECEMBER 2011]

Area	2011								2010								
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price		
	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	
AE	11	165	4	63	36%	38%	\$175,375	\$166,257	8	160	5	87	63%	54%	\$194,600	\$171,268	
NBP	2	206	0	69	0%	33%	\$	\$245,088	5	227	6	100	120%	44%	\$213,833	\$218,029	
NLL	0	2	0	2	%	100%	\$	\$82,500	0	5	0	3	%	60%	\$	\$63,167	
SBP	13	376	9	120	69%	32%	\$218,711	\$213,263	7	306	4	124	67%	41%	\$187,000	\$221,003	
SS	18	348	10	160	56%	46%	\$306,050	\$304,843	13	340	9	192	69%	56%	\$226,189	\$276,121	
CH	9	138	0	61	0%	38%	\$	\$227,238	3	131	3	64	100%	49%	\$213,167	\$221,661	
GB	6	245	5	101	83%	41%	\$325,400	\$277,122	3	211	4	90	133%	43%	\$383,625	\$286,314	
ME	3	116	1	39	33%	34%	\$355,000	\$332,296	1	105	0	43	0%	41%	\$	\$314,529	
OS	17	490	9	267	53%	54%	\$243,222	\$202,572	12	489	17	268	142%	55%	\$202,647	\$196,358	
BN	10	206	7	99	70%	48%	\$167,557	\$198,954	6	160	4	80	67%	50%	\$260,000	\$192,608	
HK	8	228	8	89	100%	39%	\$201,363	\$258,917	4	219	6	104	150%	47%	\$240,000	\$246,812	
KIN	13	292	9	161	68%	52%	\$230,011	\$248,995	15	291	5	167	33%	54%	\$312,000	\$249,232	
SB	2	83	1	36	50%	43%	\$126,000	\$185,138	3	72	2	51	67%	71%	\$120,500	\$175,041	
GRH	6	253	4	91	67%	36%	\$208,125	\$239,631	8	278	8	110	100%	40%	\$266,688	\$266,960	
HN	2	188	1	101	50%	54%	\$185,000	\$192,212	3	176	1	104	33%	69%	\$229,000	\$202,720	
SG	4	113	1	40	26%	35%	\$510,000	\$247,848	3	99	1	41	33%	41%	\$285,000	\$247,024	
WG	9	247	6	120	67%	49%	\$320,500	\$213,971	5	276	7	111	140%	40%	\$277,857	\$226,231	
MN	7	168	5	83	71%	49%	\$178,808	\$190,274	5	160	3	84	60%	50%	\$160,500	\$200,101	
WN	7	168	3	77	43%	46%	\$246,333	\$209,920	3	177	5	97	167%	55%	\$179,580	\$203,139	
OB	1	98	0	57	0%	58%	\$	\$268,763	6	127	3	68	50%	54%	\$189,500	\$345,268	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	148	4124	83	1816	58%	44%	\$240,444	\$230,662	113	4017	93	1978	82%	49%	\$229,786	\$231,602	
Average Sales YTD 2011								\$230,662	Average Sales YTD 2010								\$231,602
Month:DECEMBER 2011									Month: DECEMBER 2010								
YTD: JANUARY 2011 - DECEMBER 2011									YTD: JANUARY 2010- DECEMBER 2010								
12 Month: JANUARY 2011 - DECEMBER 2011									12 Month: JANUARY 2010 - DECEMBER 2010								