

Home Sales ease in January

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound was down from year-ago levels in January 2011.

Home sales numbered 89 units in January 2011, a decline of 14 per cent from a year earlier. Total sales numbered 114 units, 12 per cent less than in January 2010.

On a seasonally adjusted basis, home sales edged back six per cent on a month-over-month basis after jumping 20 per cent in December.

“While sales activity was not quite as strong as it had been last month, the market remains well balanced,” said Trish McKeeman, President of the REALTORS® Association of Grey Bruce Owen Sound. “We’re not likely to set any records this year, but buyers and sellers will no doubt welcome a return to a more stable marketplace considering the volatility we’ve seen in the past two years”

The average price of homes sold in January 2011 was \$212,292, virtually unchanged from the same month in 2010.

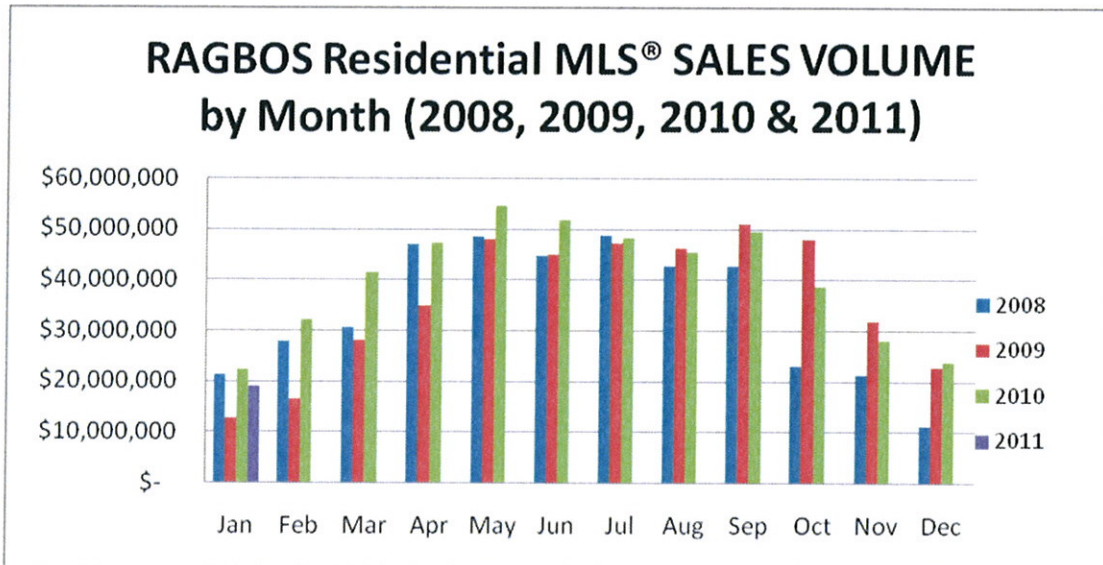
New residential listings on the Association’s MLS® System declined four per cent year-over-year to 277 units in January 2011. Active residential listings totalled 1,196 units at the end of January, eight per cent above levels reported in the same month in 2010. On a seasonally adjusted basis, active listings have held steady since March 2010.

The number of months of inventory stood at 9.4 at the end of January 2011 on a seasonally adjusted basis, up 0.7 months from December 2010. 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 January 2011 was \$18.9 million, falling 15 per cent on a year-over-year basis. The total value of all properties sold in January 2011 was \$24.5 million, down 15 per cent as well 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:



"REALTOR® is a registered trademark of REALTOR® Canada Inc., a company partly owned by The Canadian Real Estate Association". Trademark use under license from The Canadian Real Estate Association.

Information provided by the REALTORS® Association of Grey Bruce Owen Sound, Copyright 2011. E&OE.

REALTORS® ASSOCIATION OF GREY BRUCE OWEN SOUND
MLS® ACTIVITY - REPORT FOR THE MONTH OF JANUARY 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	24,532,500	11,571,500	18,894,000	28,932,050	13,769,350	22,262,550
# OF UNITS SOLD	114	58	89	130	68	104
CHANGE IN UNITS SOLD	-12.3%	-14.7%	-14.4%			
# OF NEW LISTINGS	414	168	277	410	176	289
MONTHLY	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	24,532,500	11,571,500	18,894,000	28,932,050	13,769,350	22,262,550
CHANGE IN VALUE UNITS SOLD OVER PREV. YR.	-15.2%	-16.0%	-15.1%			
# OF UNITS SOLD	114	58	89	130	68	104
CHANGE IN UNITS SOLD OVER PREV. YR.	-12.3%	-14.7%	-14.4%			
AVERAGE PRICE	215,197	199,509	212,292	222,554	202,490	214,063
CHANGE IN AVERAGE PRICE	-3.3%	-1.5%	-0.8%			
# OF NEW LISTINGS	414	168	277	410	176	289
CHANGE IN # NEW LISTINGS OVER PREV. YR.	1.0%	-4.5%	-4.2%			
# OF ACTIVE LISTINGS	2,036	658	1,196	1,976	598	1,108
CHANGE IN # ACTIVE LISTINGS OVER PREV. YR.	3.0%	10.0%	7.9%			
RESIDENTIAL SALES BY CATEGORY	YTD		MO.	YTD		MO.
UNDER \$60,000	4		4	2		2
60,000 - 79,999	0		0	4		4
80,000 - 99,999	4		4	8		8
100,000 - 119,999	3		3	4		4
120,000 - 149,999	15		15	12		12
150,000 - 249,999	37		37	49		49
250,000 - 349,999	20		20	13		13
350,000 - OVER	6		6	12		12
TOTAL SALES	89		89	104		104

DISCLAIMER: The information contained in this report has been prepared by the REALTORS® Association of Grey Bruce Owen Sound. The information has been drawn from sources deemed to be reliable, but the accuracy & completeness of the information is not guaranteed. In providing this information the REALTORS® Association of Grey Bruce Owen Sound does not assume any responsibility or liability. Copyright © 2011 the REALTORS® Association of Grey Bruce Owen Sound. All rights reserved. Reproduction in whole or in part is prohibited without written permission.

REALTORS® Association of Grey Bruce Owen Sound

MLS ® Statistic Report

Residential(single family) Activity by Area

[JANUARY 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	7	7	4	4	57%	57%	\$179,000	\$172,857	12	12	3	3	25%	25%	\$134,967	\$162,043
NBP	12	12	4	4	33%	33%	\$138,875	\$219,669	12	12	7	7	58%	58%	\$150,071	\$231,099
NLL	0	0	0	0	%	%	\$	\$63,167	1	1	0	0	0%	0%	\$	\$72,500
SBP	24	24	4	4	17%	17%	\$233,000	\$219,675	15	15	6	6	40%	40%	\$266,000	\$215,304
SS	23	23	7	7	30%	30%	\$303,557	\$277,147	18	18	10	10	56%	56%	\$275,940	\$265,861
CH	8	8	2	2	25%	25%	\$208,750	\$223,062	10	10	3	3	30%	30%	\$183,633	\$205,410
GB	11	11	4	4	36%	36%	\$235,000	\$283,259	21	21	8	8	38%	38%	\$293,500	\$254,726
ME	5	5	3	3	60%	60%	\$272,667	\$311,798	4	4	0	0	0%	0%	\$	\$272,934
OS	26	26	13	13	50%	50%	\$196,000	\$194,654	25	25	10	10	40%	40%	\$242,050	\$186,535
BN	12	12	3	3	25%	25%	\$155,167	\$194,153	12	12	3	3	25%	25%	\$111,300	\$181,898
HK	13	13	6	6	46%	46%	\$222,683	\$244,478	10	10	2	2	20%	20%	\$300,500	\$231,566
KIN	12	12	7	7	58%	58%	\$428,814	\$257,079	20	20	7	7	35%	35%	\$260,679	\$249,994
SB	2	2	0	0	0%	0%	\$	\$174,512	5	5	2	2	40%	40%	\$188,000	\$177,263
GRH	21	21	4	4	19%	19%	\$150,725	\$263,741	16	16	4	4	25%	25%	\$239,250	\$247,426
HN	15	15	4	4	27%	27%	\$170,250	\$200,754	10	10	8	8	80%	80%	\$211,063	\$195,689
SG	10	10	2	2	20%	20%	\$173,500	\$238,488	7	7	3	3	43%	43%	\$311,833	\$238,145
WG	20	20	5	5	25%	25%	\$166,700	\$220,347	26	26	6	6	23%	23%	\$266,000	\$232,577
MN	15	15	5	5	33%	33%	\$161,800	\$198,178	10	10	2	2	20%	20%	\$188,000	\$176,305
WN	10	10	2	2	20%	20%	\$136,000	\$203,613	17	17	6	6	35%	35%	\$173,417	\$181,916
OB	8	8	1	1	13%	13%	\$290,000	\$356,552	11	11	5	5	45%	45%	\$189,780	\$201,905
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	254	254	80	80	31%	31%	\$221,133	\$231,346	262	262	95	95	36%	36%	\$228,929	\$220,335

Average Sales YTD 2011	\$221,133	Average Sales YTD 2010	\$228,929
Month: JANUARY 2011		Month: JANUARY 2010	
YTD: JANUARY 2011 - JANUARY 2011		YTD: JANUARY 2010 - JANUARY 2010	
12 Month: FEBRUARY 2010 - JANUARY 2011		12 Month: FEBRUARY 2009 - JANUARY 2010	