

Home Sales Improve in July

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in slightly below levels reported last July, but climbed compared to levels in recent months.

Home sales numbered 214 units in July 2011, the strongest month for sales so far this year. Even so, it marked a six per cent decline from July 2010. Total sales numbered 269 units in July, a three per cent decline from July 2010.

Residential sales activity showed improvement compared to June, with the seasonally adjusted sales figure up seven per cent on a month-over-month basis. This builds on the four per cent gain reported in June.

The average price of homes sold in July 2011 was \$219,618. This was up four per cent from the average selling price in July 2010.

New residential listings on the Association's MLS® System numbered 436 units in July 2011. This was a jump of 25 per cent on a year-over-year basis, albeit from an unusually low reading in July 2010.

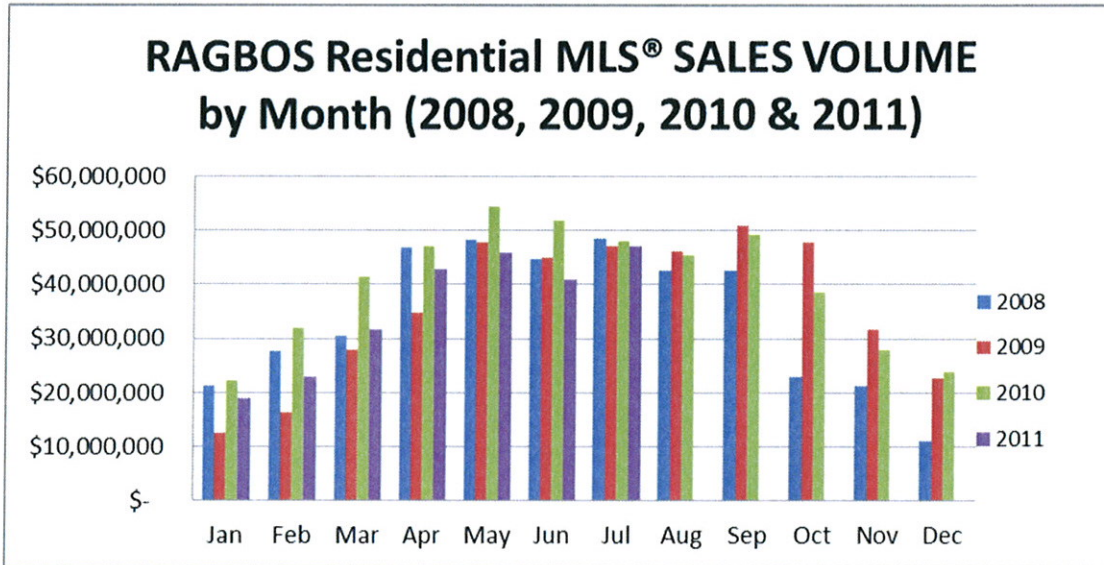
Active residential listings totalled 2,120 units at the end of July, an increase of 12 per cent from the same month in 2010. This was the highest level of overall supply on the market in more than a decade.

The number of months of inventory stood at 10.3 months at the end of July 2011 on a seasonally adjusted basis, down from 10.8 months in June. This is also down from the recent peak of 11.2 months in May 2011. 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 July 2011 was \$47 million, edging down two per cent on a year-over-year basis. The total value of all properties sold in July 2011 was \$57.7 million, down four 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 JULY 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	322,591,007	161,474,128	250,271,602	379,061,934	188,178,734	296,950,085
# OF UNITS SOLD	1,512	773	1,169	1,760	901	1,361
CHANGE IN UNITS SOLD	-14.1%	-14.2%	-14.1%			
# OF NEW LISTINGS	4,473	1,911	3,109	4,424	1,834	3,112
MONTHLY	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	57,651,536	29,398,236	46,998,286	59,756,045	29,351,545	48,071,695
CHANGE IN VALUE UNITS SOLD OVER PREV. YR.	-3.5%	0.2%	-2.2%			
# OF UNITS SOLD	269	135	214	278	146	227
CHANGE IN UNITS SOLD OVER PREV. YR.	-3.2%	-7.5%	-5.7%			
AVERAGE PRICE	214,318	217,765	219,618	214,950	201,038	211,770
CHANGE IN AVERAGE PRICE	-0.3%	8.3%	3.7%			
# OF NEW LISTINGS	640	277	436	519	203	350
CHANGE IN # NEW LISTINGS OVER PREV. YR.	23.3%	36.5%	24.6%			
# OF ACTIVE LISTINGS	3,357	1,191	2,120	3,048	987	1,898
CHANGE IN # ACTIVE LISTINGS OVER PREV. YR.	10.1%	20.7%	11.7%			
RESIDENTIAL SALES BY CATEGORY	YTD		MO.	YTD		MO.
UNDER \$60,000	29		7	23		3
60,000 - 79,999	19		3	26		3
80,000 - 99,999	38		10	51		10
100,000 - 119,999	42		5	56		12
120,000 - 149,999	160		26	187		35
150,000 - 249,999	558		101	617		99
250,000 - 349,999	230		39	267		46
350,000 - OVER	93		23	134		19
TOTAL SALES	1169		214	1361		227

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REALTORS® Association of Grey Bruce Owen Sound

MLS ® Statistic Report

Residential(single family) Activity by Area

[JULY 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	22	106	6	37	27%	35%	\$138,750	\$170,043	12	108	11	59	92%	55%	\$183,136	\$168,725	
NBP	13	145	7	36	54%	25%	\$329,643	\$227,001	17	155	14	57	82%	37%	\$209,536	\$231,885	
NLL	0	2	0	1	%	50%	\$	\$60,667	1	4	0	1	0%	25%	\$	\$71,750	
SBP	35	246	10	64	29%	26%	\$182,230	\$214,024	27	205	13	88	48%	43%	\$208,377	\$222,767	
SS	26	221	26	97	100%	44%	\$289,602	\$280,130	22	244	18	117	82%	48%	\$246,528	\$278,569	
CH	9	86	5	26	56%	30%	\$300,750	\$233,357	13	95	10	42	77%	44%	\$226,700	\$225,717	
GB	28	158	13	50	46%	32%	\$270,338	\$275,510	18	157	7	57	39%	36%	\$234,571	\$261,297	
ME	15	79	5	21	33%	27%	\$289,800	\$307,245	9	67	5	17	56%	25%	\$334,500	\$288,445	
OS	52	320	24	166	46%	52%	\$194,125	\$196,166	41	328	29	174	71%	53%	\$182,866	\$195,438	
BN	19	139	6	51	32%	37%	\$210,167	\$194,761	9	100	4	39	44%	39%	\$208,000	\$194,033	
HK	27	167	8	50	30%	30%	\$270,938	\$254,893	14	142	7	64	50%	45%	\$290,735	\$252,363	
KIN	27	196	13	73	48%	37%	\$245,769	\$256,342	20	193	18	101	90%	52%	\$260,494	\$250,966	
SB	10	58	0	12	0%	21%	\$	\$174,154	4	46	9	35	225%	76%	\$147,833	\$171,220	
GRH	23	168	5	52	22%	31%	\$137,400	\$257,308	15	183	6	67	40%	37%	\$247,833	\$258,569	
HN	13	121	13	65	100%	54%	\$207,562	\$194,801	11	113	10	66	91%	58%	\$179,500	\$202,859	
SG	7	79	3	26	43%	33%	\$181,633	\$237,536	7	70	7	28	100%	40%	\$264,500	\$264,705	
WG	15	167	13	81	87%	49%	\$194,007	\$212,806	23	191	11	63	48%	33%	\$233,527	\$232,770	
MN	13	106	3	50	23%	47%	\$181,333	\$191,700	10	110	8	57	80%	52%	\$160,760	\$195,331	
WN	12	109	10	53	83%	49%	\$206,040	\$205,347	9	126	5	68	56%	54%	\$196,700	\$187,820	
OB	10	66	4	39	40%	59%	\$280,500	\$291,461	10	96	3	45	30%	47%	\$331,657	\$305,737	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	376	2739	174	1050	46%	38%	\$232,300	\$228,807	292	2733	195	1245	67%	46%	\$219,653	\$229,867	
Average Sales YTD 2011								\$227,432	Average Sales YTD 2010								\$232,089
Month: JULY 2011									Month: JULY 2010								
YTD: JANUARY 2011 - JULY 2011									YTD: JANUARY 2010 - JULY 2010								
12 Month: AUGUST 2010 - JULY 2011									12 Month: AUGUST 2009 - JULY 2010								