

Home sales edge down in June

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in below levels reported last June.

Home sales numbered 196 units in June 2011, down 16 per cent from the same month last year. Total sales numbered 257 units in June, a 14 per cent decline from June 2010.

Residential sales activity showed some modest improvement compared to May, with the seasonally adjusted sales figure rising four per cent on a month-over-month basis.

The average price of homes sold in June 2011 was \$208,553. This was down six per cent from the average selling price in June 2010, but stands on par with levels in recent months.

New residential listings on the Association's MLS® System numbered 456 units in June 2011, down two per cent compared to year-ago levels.

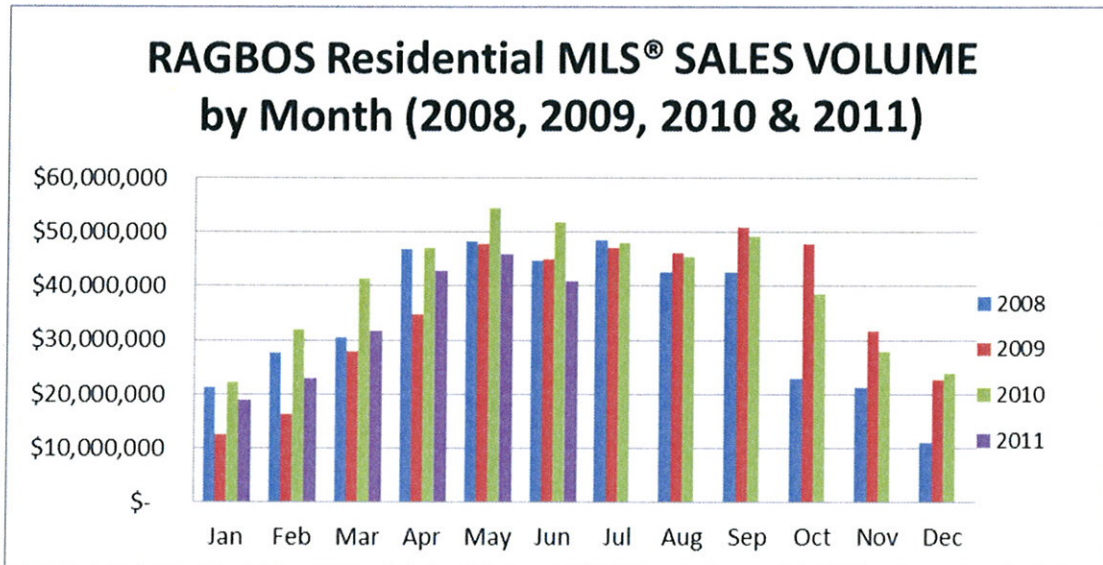
Active residential listings totalled 2,109 units at the end of June, rising seven per cent from the same month in 2010. This was the highest level of overall supply on the market in more than a decade.

The number of months of inventory stood at 10.8 months at the end of June 2011 on a seasonally adjusted basis, down from 11.2 months in May. 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 June 2011 was \$40.9 million, falling 21 per cent on a year-over-year basis. The total value of all properties sold in June 2011 was \$57.1 million, down 10 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 JUNE 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	264,939,471	132,075,892	203,273,316	319,305,889	158,827,189	248,878,390
# OF UNITS SOLD	1,243	638	955	1,482	755	1,134
CHANGE IN UNITS SOLD	-16.1%	-15.5%	-15.8%			
# OF NEW LISTINGS	3,833	1,634	2,673	3,905	1,631	2,762
MONTHLY	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	57,067,550	26,577,950	40,876,450	63,341,750	33,181,550	51,705,150
CHANGE IN VALUE UNITS SOLD OVER PREV. YR.	-9.9%	-19.9%	-20.9%			
# OF UNITS SOLD	257	127	196	300	156	232
CHANGE IN UNITS SOLD OVER PREV. YR.	-14.3%	-18.6%	-15.5%			
AVERAGE PRICE	222,053	209,275	208,553	211,139	212,702	222,867
CHANGE IN AVERAGE PRICE	5.2%	-1.6%	-6.4%			
# OF NEW LISTINGS	695	262	456	664	271	464
CHANGE IN # NEW LISTINGS OVER PREV. YR.	4.7%	-3.3%	-1.7%			
# OF ACTIVE LISTINGS	3,283	1,177	2,109	3,096	1,043	1,979
CHANGE IN # ACTIVE LISTINGS OVER PREV. YR.	6.0%	12.8%	6.6%			
RESIDENTIAL SALES BY CATEGORY	YTD		MO.	YTD		MO.
UNDER \$60,000	22		5	20		5
60,000 - 79,999	16		4	23		3
80,000 - 99,999	28		6	41		14
100,000 - 119,999	37		3	44		10
120,000 - 149,999	134		30	152		26
150,000 - 249,999	457		101	518		104
250,000 - 349,999	191		30	221		43
350,000 - OVER	70		17	115		27
TOTAL SALES	955		196	1134		232

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REALTORS® Association of Grey Bruce Owen Sound

MLS © Statistic Report

Residential(single family) Activity by Area

[JUNE 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	10	83	5	31	50%	37%	\$180,000	\$174,763	16	96	9	48	56%	50%	\$139,139	\$168,001	
NBP	27	132	8	29	30%	22%	\$230,500	\$215,803	24	138	6	43	25%	31%	\$211,833	\$226,176	
NLL	1	2	0	1	0%	50%	\$	\$60,667	1	3	0	1	0%	33%	\$	\$72,833	
SBP	38	207	15	54	39%	26%	\$237,867	\$216,398	27	178	20	75	74%	42%	\$221,745	\$224,175	
SS	29	196	14	71	48%	30%	\$301,700	\$274,941	34	222	21	99	62%	45%	\$312,743	\$281,541	
CH	11	76	4	21	36%	28%	\$140,000	\$225,743	14	82	8	32	57%	39%	\$253,813	\$224,759	
GB	29	129	6	37	21%	29%	\$259,833	\$272,661	27	139	15	50	56%	36%	\$340,033	\$260,154	
ME	13	64	2	15	15%	23%	\$301,500	\$312,696	9	58	3	12	33%	21%	\$276,667	\$284,956	
OS	47	268	40	142	85%	53%	\$184,041	\$194,948	60	287	28	145	47%	51%	\$205,889	\$194,167	
BN	11	118	9	45	82%	38%	\$185,611	\$194,322	14	91	4	35	29%	38%	\$162,500	\$189,331	
HK	22	140	9	41	41%	29%	\$284,544	\$256,171	17	128	12	57	71%	45%	\$254,458	\$244,595	
KIN	36	171	12	59	33%	35%	\$274,642	\$258,376	28	173	12	83	43%	48%	\$262,583	\$249,498	
SB	8	48	3	12	38%	25%	\$194,533	\$167,751	10	42	7	26	70%	62%	\$158,357	\$176,200	
GRH	32	145	9	47	28%	32%	\$243,833	\$262,961	27	168	12	61	44%	36%	\$240,500	\$261,407	
HN	19	108	10	52	53%	48%	\$188,150	\$191,613	21	102	16	56	76%	55%	\$206,063	\$204,744	
SG	8	70	3	23	38%	33%	\$316,833	\$245,826	10	63	4	21	40%	33%	\$242,250	\$261,329	
WG	21	151	14	67	67%	44%	\$248,321	\$217,013	21	168	10	52	48%	31%	\$282,420	\$240,678	
MN	10	83	5	46	50%	49%	\$205,600	\$189,381	13	100	9	49	69%	49%	\$195,044	\$195,914	
WN	12	98	8	43	67%	44%	\$237,125	\$204,695	19	117	11	63	58%	54%	\$204,582	\$193,790	
OB	6	56	3	34	50%	61%	\$548,000	\$294,518	12	86	10	42	83%	49%	\$255,250	\$293,738	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	390	2355	179	670	46%	37%	\$233,532	\$227,505	404	2441	217	1050	54%	43%	\$238,475	\$229,373	
Average Sales YTD 2011								\$226,510	Average Sales YTD 2010								\$234,399
Month: JUNE 2011									Month: JUNE 2010								
YTD: JANUARY 2011 - JUNE 2011									YTD: JANUARY 2010 - JUNE 2010								
12 Month: JULY 2010 - JUNE 2011									12 Month: JULY 2009 - JUNE 2010								