

Home Sales Stable in October

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound remained stable for the fourth consecutive month in October 2011, but posted a small year-over-year decline owing to the strength of sales in October 2010.

Home sales numbered 172 units in October 2011, down six per cent compared to October 2010. Sales of all property types numbered 205 units in October, falling 17 per cent from year-ago levels.

On a seasonally adjusted basis, however, home sales activity has been stable since July.

The average price of homes sold in October 2011 was \$225,431, up seven per cent from the average selling price in October 2010.

New residential listings on the Association's MLS® System numbered 312 units in October 2011, an increase of 13 per cent on a year-over-year basis.

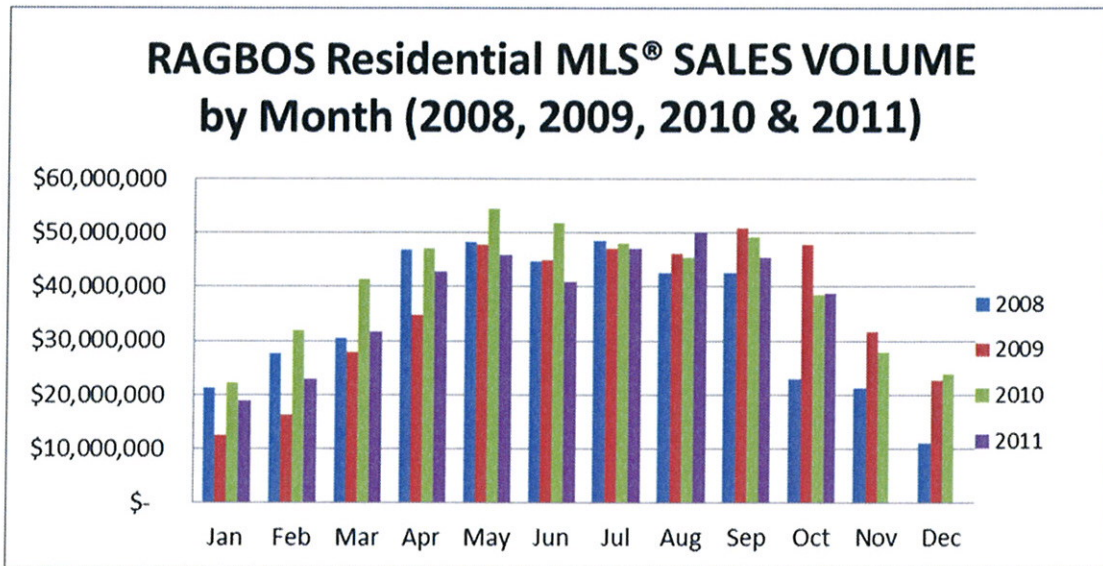
The overall supply of homes for sale on the market continues to run at elevated levels. Active residential listings totalled 1,728 units at the end of October, rising 14 per cent from the same month in 2010.

The number of months of inventory stood at 10.2 at the end of October 2011 on a seasonally adjusted basis, down slightly from 10.4 months at the end of September. 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 October 2011 was \$38.8 million, edging up one per cent on a year-over-year basis. The total value of all properties sold in October 2011 was \$47 million, down six 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 OCTOBER 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	488,435,208	245,673,776	384,547,432	544,095,658	267,651,094	430,198,112
# OF UNITS SOLD	2,252	1,155	1,774	2,548	1,272	1,968
CHANGE IN UNITS SOLD	-11.6%	-9.2%	-9.9%			
# OF NEW LISTINGS	6,060	2,596	4,263	5,892	2,467	4,137
MONTHLY	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	46,956,507	23,645,100	38,774,207	49,753,699	21,930,334	38,506,201
CHANGE IN VALUE UNITS SOLD OVER PREV. YR.	-5.6%	7.8%	0.7%			
# OF UNITS SOLD	205	108	172	246	111	183
CHANGE IN UNITS SOLD OVER PREV. YR.	-16.7%	-2.7%	-6.0%			
AVERAGE PRICE	229,056	218,936	225,431	202,251	197,571	210,416
CHANGE IN AVERAGE PRICE	13.3%	10.8%	7.1%			
# OF NEW LISTINGS	427	192	312	406	176	277
CHANGE IN # NEW LISTINGS OVER PREV. YR.	5.2%	9.1%	12.6%			
# OF ACTIVE LISTINGS	2,833	1,001	1,728	2,532	835	1,518
CHANGE IN # ACTIVE LISTINGS OVER PREV. YR.	11.9%	19.9%	13.8%			
RESIDENTIAL SALES BY CATEGORY	YTD		MO.	YTD		MO.
UNDER \$60,000	40		1	41		2
60,000 - 79,999	34		6	36		7
80,000 - 99,999	60		8	75		6
100,000 - 119,999	74		10	74		4
120,000 - 149,999	245		23	266		31
150,000 - 249,999	791		59	874		78
250,000 - 349,999	361		46	416		40
350,000 - OVER	169		19	186		15
TOTAL SALES	1774		172	1968		183

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REALTORS® Association of Grey Bruce Owen Sound

MLS © Statistic Report

Residential(single family) Activity by Area

[OCTOBER 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	146	5	56	45%	38%	\$189,800	\$168,191	10	145	6	74	60%	51%	\$185,733	\$189,136	
NBP	12	195	10	64	83%	33%	\$316,703	\$242,966	13	211	13	93	100%	44%	\$230,731	\$227,957	
NLL	0	2	0	2	%	100%	\$	\$66,667	0	5	0	2	%	40%	\$	\$74,833	
SBP	22	338	6	101	27%	30%	\$228,083	\$215,040	23	280	10	114	43%	41%	\$205,056	\$219,683	
SS	24	313	9	141	38%	45%	\$279,822	\$296,535	19	316	11	168	58%	53%	\$259,752	\$275,112	
CH	10	122	10	48	100%	39%	\$212,190	\$230,012	8	123	4	58	50%	47%	\$147,725	\$226,787	
GB	14	225	9	84	64%	37%	\$302,944	\$278,961	13	199	10	79	77%	40%	\$272,240	\$271,822	
ME	8	110	6	35	75%	32%	\$434,000	\$339,056	4	97	8	42	200%	43%	\$329,000	\$304,653	
OS	38	436	24	239	63%	55%	\$213,700	\$202,255	27	435	15	234	56%	54%	\$172,727	\$193,672	
BN	13	182	8	78	62%	43%	\$112,850	\$201,343	13	145	9	70	69%	48%	\$206,056	\$192,690	
HK	15	209	4	74	27%	35%	\$241,371	\$256,679	20	196	7	91	35%	46%	\$228,071	\$252,254	
KIN	16	261	16	123	100%	47%	\$244,675	\$260,119	16	255	19	142	119%	56%	\$234,026	\$247,978	
SB	5	78	6	30	120%	38%	\$174,775	\$177,233	4	67	6	49	150%	73%	\$179,583	\$175,255	
GRH	14	236	6	79	43%	33%	\$246,250	\$245,389	24	262	7	96	29%	38%	\$300,714	\$202,009	
HN	20	175	8	95	40%	54%	\$193,906	\$193,284	9	162	11	92	122%	57%	\$188,482	\$203,294	
SG	9	104	4	36	44%	35%	\$243,000	\$242,497	8	92	4	40	50%	43%	\$191,625	\$263,957	
WG	17	222	5	105	29%	47%	\$257,500	\$214,344	19	255	10	98	63%	38%	\$201,076	\$231,404	
MN	11	148	4	70	38%	47%	\$237,225	\$191,263	11	152	7	79	64%	52%	\$183,000	\$198,846	
WN	9	154	5	69	56%	45%	\$176,000	\$202,731	9	162	6	87	67%	54%	\$222,000	\$204,163	
OB	10	91	4	49	40%	54%	\$213,325	\$283,424	7	113	2	63	29%	66%	\$187,500	\$322,766	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	278	3750	149	1578	54%	42%	\$237,492	\$231,511	257	3662	165	1771	64%	48%	\$221,070	\$230,922	
Average Sales YTD 2011								\$231,512	Average Sales YTD 2010								\$231,614
Month:OCTOBER 2011									Month: OCTOBER 2010								
YTD: JANUARY 2011 - OCTOBER 2011									YTD: JANUARY 2010- OCTOBER 2010								
12 Month: NOVEMBER 2010 - OCTOBER 2011									12 Month: NOVEMBER 2009 - OCTOBER 2010								