

Home Sales Stable in September

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound held steady in September 2011 compared to the previous two months.

Home sales numbered 208 units in September 2011. This was little changed from levels in July and August, but marked a four per cent decrease when compared to September 2010.

Sales of all property types numbered 259 units in September, down six per cent decrease from September 2010.

The average price of homes sold in September 2011 was \$217,876. This was down four per cent from the average selling price in September 2010 which was, at that time, the highest monthly average price ever recorded in the region.

New residential listings on the Association's MLS® System numbered 411 units in September 2011. This was an increase of 17 per cent on a year-over-year basis.

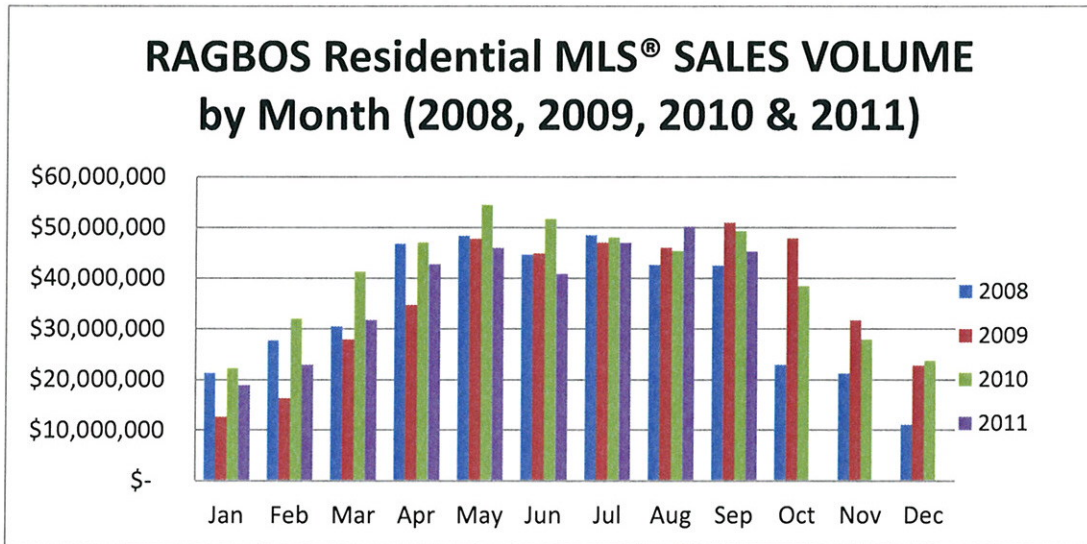
Active residential listings totalled 1987 units at the end of September, rising 15 per cent from the same month in 2010. The overall supply of homes for sale on the market is currently running at decade high levels.

The number of months of inventory stood at 10.4 at the end of September 2011 on a seasonally adjusted basis, up slightly from 10.1 months in August. 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.

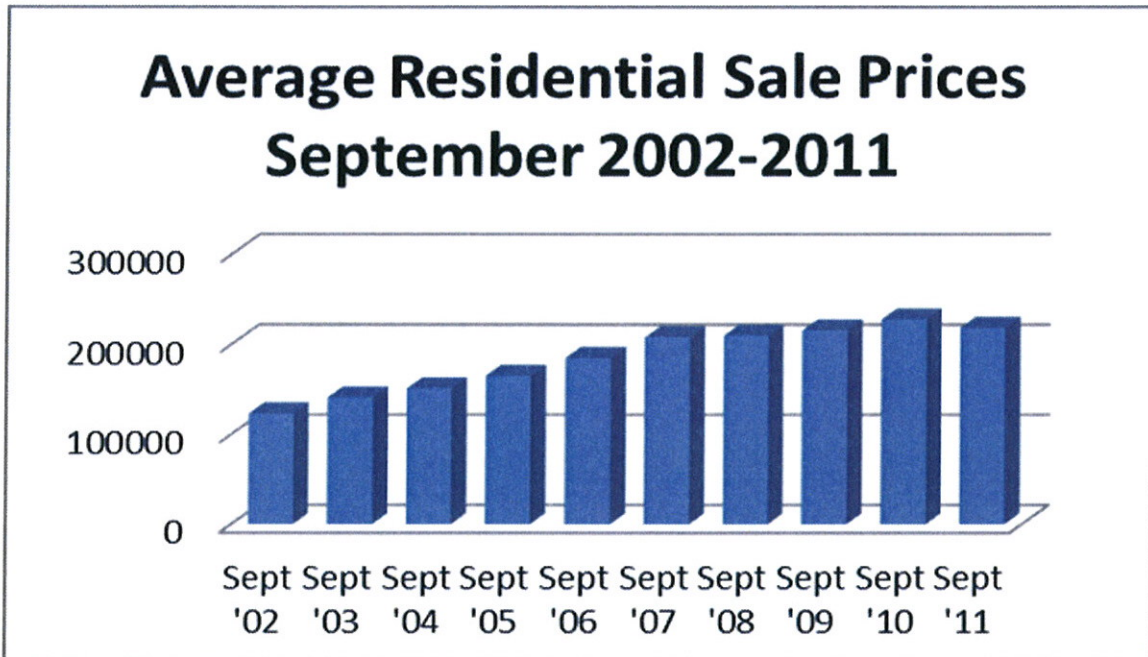
The dollar value of all home sales in September 2011 was \$45.3 million, down eight per cent on a year-over-year basis. The total value of all properties sold in September 2011 was \$57.1 million, down five per cent from a year earlier.

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 SEPTEMBER 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	441,478,701	222,028,676	345,773,225	494,341,959	245,720,760	391,691,911
# OF UNITS SOLD	2,047	1,047	1,602	2,302	1,161	1,785
CHANGE IN UNITS SOLD	-11.1%	-9.8%	-10.3%			
# OF NEW LISTINGS	5,633	2,404	3,951	5,486	2,291	3,860
MONTHLY	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	57,111,196	27,492,200	45,318,275	60,282,465	31,005,165	49,316,965
CHANGE IN VALUE UNITS SOLD OVER PREV. YR.	-5.3%	-11.3%	-8.1%			
# OF UNITS SOLD	259	129	208	275	136	217
CHANGE IN UNITS SOLD OVER PREV. YR.	-5.8%	-5.1%	-4.1%			
AVERAGE PRICE	220,507	213,118	217,876	219,209	227,979	227,267
CHANGE IN AVERAGE PRICE	0.6%	-6.5%	-4.1%			
# OF NEW LISTINGS	557	250	411	509	199	351
CHANGE IN # NEW LISTINGS OVER PREV. YR.	9.4%	25.6%	17.1%			
# OF ACTIVE LISTINGS	3,184	1,115	1,987	2,846	915	1,736
CHANGE IN # ACTIVE LISTINGS OVER PREV. YR.	11.9%	21.9%	14.5%			
RESIDENTIAL SALES BY CATEGORY	YTD		MO.	YTD		MO.
UNDER \$60,000	39		5	39		7
60,000 - 79,999	28		1	29		3
80,000 - 99,999	52		4	69		10
100,000 - 119,999	64		8	70		2
120,000 - 149,999	222		33	235		23
150,000 - 249,999	732		93	796		96
250,000 - 349,999	315		39	376		57
350,000 - OVER	150		25	171		19
TOTAL SALES	1602		208	1785		217

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REALTORS® Association of Grey Bruce Owen Sound

MLS ® Statistic Report

Residential(single family) Activity by Area

[SEPTEMBER 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	17	135	6	51	35%	38%	\$151,400	\$168,151	18	135	4	68	22%	50%	\$166,100	\$167,671	
NBP	17	184	14	54	82%	29%	\$261,779	\$230,852	26	198	12	80	46%	40%	\$241,075	\$223,145	
NLL	0	2	0	2	%	100%	\$	\$66,667	1	5	1	2	100%	40%	\$81,000	\$74,833	
SBP	29	315	12	94	41%	30%	\$190,583	\$214,179	18	257	7	104	39%	40%	\$233,357	\$221,957	
SS	35	289	13	131	37%	45%	\$332,138	\$295,434	20	297	26	157	130%	53%	\$259,752	\$277,070	
CH	11	112	3	38	27%	34%	\$168,667	\$226,868	10	115	7	54	70%	47%	\$233,214	\$227,776	
GB	28	209	11	74	39%	35%	\$254,945	\$274,760	15	186	11	69	73%	37%	\$251,955	\$265,137	
ME	12	101	4	28	33%	28%	\$566,250	\$322,135	11	93	11	34	100%	37%	\$347,091	\$282,920	
OS	39	401	25	215	64%	54%	\$215,100	\$199,537	42	409	18	219	43%	54%	\$210,797	\$196,082	
BN	15	169	12	69	80%	41%	\$290,208	\$210,226	12	132	11	61	92%	46%	\$199,170	\$191,828	
HK	17	195	11	70	65%	36%	\$203,791	\$255,134	19	176	13	84	68%	48%	\$222,915	\$255,384	
KIN	23	244	15	107	65%	44%	\$233,440	\$258,355	21	239	16	123	76%	51%	\$244,838	\$248,213	
SB	6	73	4	24	67%	33%	\$158,375	\$178,134	9	63	4	43	44%	68%	\$165,000	\$170,764	
GRH	29	221	11	73	38%	33%	\$239,818	\$249,454	16	228	9	89	55%	39%	\$291,989	\$258,226	
HN	15	154	13	87	87%	56%	\$189,654	\$192,759	15	153	7	81	47%	53%	\$204,357	\$204,873	
SG	7	95	3	32	43%	34%	\$326,000	\$236,943	6	84	5	36	83%	43%	\$245,860	\$270,351	
WG	12	205	6	100	50%	49%	\$220,000	\$211,511	16	236	8	88	50%	37%	\$188,250	\$232,756	
MN	16	136	6	65	38%	46%	\$208,567	\$188,231	15	141	6	72	40%	51%	\$177,667	\$199,504	
WN	18	145	4	64	22%	44%	\$193,850	\$205,847	10	153	8	81	80%	53%	\$212,688	\$201,243	
OB	13	81	2	45	15%	56%	\$183,500	\$285,127	6	106	6	61	100%	58%	\$334,550	\$316,036	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	359	3466	175	1423	49%	41%	\$238,775	\$230,036	306	3406	190	1606	62%	47%	\$238,297	\$230,859	
Average Sales YTD 2011								\$230,862	Average Sales YTD 2010								\$232,698
Month: SEPTEMBER 2011									Month: SEPTEMBER 2010								
YTD: JANUARY 2011 - SEPTEMBER 2011									YTD: JANUARY 2010 - SEPTEMBER 2010								
12 Month: OCTOBER 2010 - SEPTEMBER 2011									12 Month: OCTOBER 2009 - SEPTEMBER 2010								