

Home Sales Up in August

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in above year-ago levels in August 2011. This was the first year-over-year gain since June 2010.

Home sales numbered 225 units in August 2011. This was the strongest month for sales so far this year, and the best month of August since 2007. It was a nine per cent increase from August 2010, marking the first year-over-year gain in 14 months.

Total sales numbered 276 units in August, a three per cent increase from August 2010.

The average price of homes sold in August 2011 was \$223,037, up two per cent from the average selling price in August 2010.

New residential listings on the Association's MLS® System numbered 431 units in August 2011. This was an increase of nine per cent on a year-over-year basis.

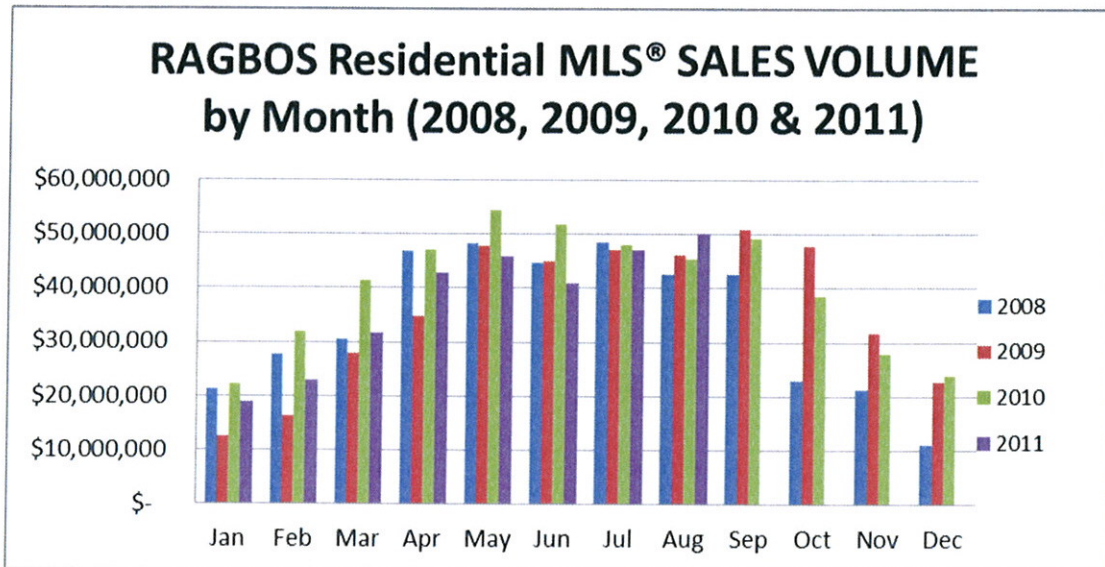
Active residential listings totalled 2,097 units at the end of August, rising 13 per cent from the same month in 2010. Active listings are currently running at their most elevated level in more than a decade.

The number of months of inventory stood at 10.1 at the end of August 2011 on a seasonally adjusted basis, down from 10.3 months in July. 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 August 2011 was \$50.2 million, rising 10 per cent on a year-over-year basis. The total value of all properties sold in August 2011 was \$61.8 million, up 12 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 AUGUST 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	384,367,505	194,536,476	300,454,950	434,059,494	214,715,595	342,374,946
# OF UNITS SOLD	1,788	918	1,394	2,027	1,025	1,568
CHANGE IN UNITS SOLD	-11.8%	-10.4%	-11.1%			
# OF NEW LISTINGS	5,076	2,154	3,540	4,977	2,092	3,509
MONTHLY	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED	TOTAL	RES/ SINGLE-FAM	RES/ COMBINED
VALUE OF UNITS SOLD	61,776,498	33,062,348	50,183,348	54,997,560	26,536,861	45,424,861
CHANGE IN VALUE UNITS SOLD OVER PREV. YR.	12.3%	24.6%	10.5%			
# OF UNITS SOLD	276	145	225	267	124	207
CHANGE IN UNITS SOLD OVER PREV. YR.	3.4%	16.9%	8.7%			
AVERAGE PRICE	223,828	228,016	223,037	205,983	214,007	219,444
CHANGE IN AVERAGE PRICE	8.7%	6.5%	1.6%			
# OF NEW LISTINGS	603	243	431	553	258	397
CHANGE IN # NEW LISTINGS OVER PREV. YR.	9.0%	-5.8%	8.6%			
# OF ACTIVE LISTINGS	3,350	1,174	2,097	3,000	992	1,858
CHANGE IN # ACTIVE LISTINGS OVER PREV. YR.	11.7%	18.3%				
RESIDENTIAL SALES BY CATEGORY	YTD		MO.	YTD		MO.
UNDER \$60,000	34		5	32		9
60,000 - 79,999	27		8	26		0
80,000 - 99,999	48		10	59		8
100,000 - 119,999	56		14	68		12
120,000 - 149,999	189		29	212		25
150,000 - 249,999	639		81	700		83
250,000 - 349,999	276		46	319		52
350,000 - OVER	125		32	152		18
TOTAL SALES	1394		225	1568		207

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REALTORS® Association of Grey Bruce Owen Sound

MLS® Statistic Report

Residential(single family) Activity by Area

[AUGUST 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	118	8	45	73%	38%	\$164,975	\$169,509	9	117	5	64	56%	55%	\$169,200	\$170,582
NBP	22	167	4	40	18%	24%	\$226,000	\$226,542	17	172	11	68	65%	40%	\$229,636	\$224,543
NLL	0	2	1	2	%	100%	\$99,000	\$70,250	0	4	0	1	%	25%	\$	\$71,750
SBP	37	266	18	82	49%	29%	\$232,917	\$218,009	34	239	9	97	28%	41%	\$203,556	\$218,167
SS	32	254	22	119	69%	47%	\$346,923	\$287,543	33	277	14	131	42%	47%	\$292,921	\$278,331
CH	15	101	9	35	60%	35%	\$211,889	\$231,080	10	105	5	47	50%	45%	\$218,400	\$223,660
GB	20	180	13	63	65%	35%	\$280,231	\$274,414	14	171	1	58	7%	34%	\$441,000	\$267,261
ME	10	89	3	24	30%	27%	\$252,000	\$306,182	15	82	6	23	40%	28%	\$287,417	\$276,801
OS	40	362	24	190	60%	52%	\$213,746	\$198,811	39	367	27	201	69%	55%	\$166,612	\$195,844
BN	14	153	6	57	43%	37%	\$166,750	\$197,796	20	120	11	50	55%	42%	\$155,462	\$188,981
HK	12	179	8	59	75%	33%	\$287,433	\$256,721	15	157	7	71	47%	45%	\$272,714	\$255,166
KIN	24	220	19	92	79%	42%	\$276,337	\$259,464	25	218	6	107	24%	49%	\$246,767	\$251,383
SB	9	67	8	20	89%	30%	\$201,813	\$178,963	8	54	4	39	50%	72%	\$191,000	\$172,170
GRH	24	192	9	62	38%	32%	\$224,056	\$254,767	29	212	13	80	45%	38%	\$240,438	\$261,150
HN	18	139	9	74	50%	53%	\$198,100	\$193,927	25	138	8	74	32%	54%	\$209,875	\$205,045
SG	9	88	3	29	33%	33%	\$237,833	\$231,236	8	78	3	31	38%	40%	\$319,733	\$268,217
WG	24	193	12	94	50%	49%	\$233,083	\$209,515	29	220	17	80	59%	36%	\$245,706	\$235,651
MN	14	120	9	59	64%	49%	\$175,222	\$185,823	16	126	9	66	56%	52%	\$225,500	\$190,341
WN	18	127	7	60	39%	47%	\$216,235	\$207,070	18	143	5	73	28%	51%	\$191,650	\$197,226
OB	2	68	3	42	150%	62%	\$332,833	\$290,398	4	100	10	55	250%	55%	\$309,720	\$307,223
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	355	3105	196	1248	55%	40%	\$242,239	\$229,939	368	3100	171	1416	46%	46%	\$230,904	\$229,801

Average Sales YTD 2011

\$229,580

Average Sales YTD 2010

\$231,946

Month: AUGUST 2011

Month: AUGUST 2010

YTD: JANUARY 2011 - AUGUST 2011

YTD: JANUARY 2010 - AUGUST 2010

12 Month: SEPTEMBER 2010 - AUGUST 2011

12 Month: SEPTEMBER 2009 - AUGUST 2010