



Southern Georgian Bay home sales hit second highest level ever in September

Residential sales recorded through the MLS® System of the *Southern Georgian Bay Association of REALTORS®* came in above last year's levels in September 2015.

Home sales numbered 336 units in September, rising 11.6 per cent from the same month in 2014. This was the best month of September on record.

Year-to-date home sales were running 11.4 per cent ahead of the first three quarters of 2014, marking the best start to any year on record.

The *Southern Georgian Bay Association of REALTORS®* comprises two distinctive markets. Home sales in the Western District which includes Wasaga Beach, Collingwood, Clearview Township, The Blue Mountains, Municipality of Meaford and Grey Highlands were up 9.5 per cent on a year-over-year basis to 208 units. This was the highest level of any September on record. On a year-to-date basis, home sales were also running at the highest level on record, up 7.4 per cent from last year.

Home sales in the Eastern District encompassing the Towns of Midland and Penetanguishene, the surrounding communities of Elmvale, Port McNicoll, Victoria Harbour, Coldwater, Port Severn, Honey Harbour and Tiny, Tay, Springwater, Oro-Medonte, Severn and Georgian Bay Townships totaled 128 units in September. This was an increase of 15.3 per cent from last September and marked a new record for the month. On a year-to-date basis home sales were running 20.3 per cent ahead of the first three quarters of 2014, the best level over this period since 2007.

"Not only was September 2015 the best month of September on record for sales in the area covered by the *Southern Georgian Bay Association of REALTORS®*, it was the second best of any month on record after June of this year, so it was historically very strong," said Kevin Woolham, President of the *Southern Georgian Bay Association of REALTORS®*. "Meanwhile, with listings testing record lows, increased competition amongst buyers is translating into some sizeable price gains."

The number of new residential listings in September 2015 was 469 units, falling 15.2 per cent from a year earlier to the lowest September level in nine years.

Overall supply remains at a decade low. There were 1,527 active residential listings on the Association's MLS® System at the end of September 2015, down 38.2 per cent from year-ago levels.

There were 4.5 months of inventory at the end of September, down from 8.2 months at the end of September 2014 and well below the long-run average for this time of year. 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 value of all residential transactions in September was \$108 million, up 23.6 per cent from a year earlier. This was the second best level of any month on record, and marked the first September where volumes had surpassed \$100 million.

Sales of all types of properties numbered 394 units in September, an increase of 16.9 per cent compared to the same month in 2014. The total value of all properties sold in September 2015 was \$122.6 million, up 26.9 per cent from last September.

Encompassing several communities along the shores of southern Georgian Bay, approximately 1½ to 2 hours from the Greater Toronto Area, the area is one of Canada's premier four season recreational playgrounds.

The *Southern Georgian Bay Association of REALTORS®* represents close to 500 REALTORS® registered with its member offices. The geographical area served by the Association includes the Towns of Midland and Penetanguishene, the surrounding communities of Elmvale, Port McNicoll, Victoria Harbour, Coldwater, Port Severn, Honey Harbour and Tiny, Tay, Springwater, Oro-Medonte, Severn and Georgian Bay Townships, Wasaga Beach, Collingwood, Clearview Township, The Blue Mountains, Municipality of Meaford and Grey Highlands.

Provided by:



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