

Real Estate Times

June 2014

Vol 1 #2

Shoreline Residential Market Snapshot First 4 Months 2014

For a section of Ontario's West Coast, north of Grand Bend to Bayfield, 2014 began with a bang when it came to real estate activity. The harsh winter didn't slow down those looking to sell and even the buyers were as active as in 2013.

Thirty-six homes were on the market on April 30th with a wide array of price opportunities for buyers as shown below. Our *average* list price was down only slightly from 2013 where the average list price was \$612,450 and this was only a result of the specific homes on the market on that date. As you can see in the chart below one-third of the homes were listed in excess of \$500,000. While there are pockets of high end homes in a few locations along our shoreline, generally homes from the bottom to the top of the price range are equally distributed along the entire stretch of lakeshore. While many of our homes are referred to as cottages they clearly don't meet our historical definition or that of Webster's (*a small modest home*), but no matter the size or location, all these homes fulfill our basic desire to live and play close to paradise.

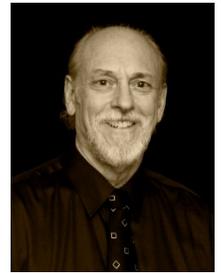
Listings	Avg List Price	Range
36	\$577,200	\$195,000 to \$1,895,000
8	homes	< \$300,000
9	homes	\$300,001 to \$400,000
7	homes	\$400,001 to \$500,000
7	homes	\$500,001 to \$800,000
5	homes	> \$800,000

How many of our homes **SOLD** in the 1st four months and how much did they sell for? The winter didn't slow activity down as only 2 fewer homes sold in 2014. Average selling price was up about **14%** although that is not to say that the same home would have sold for 14% more in 2014. It simply means that higher priced homes sold in 2014 than in 2013. The homes in 2014 sold at about **97%** of their list price on average. The **SOLD** homes that were priced right weren't on the market long when compared to those **SOLD** in 2013.

	Jan - Apr 2014	Jan - Apr 2013
How Many SOLD	7	9
Avg Sale Price	\$368,079	\$323,556
Price Range	\$239,900 to \$699,900	\$189,900 to \$659,900
Days on Market	48	138

Most of the **ACTIVE** listings on April 30th were put on the market in the 1st 4 months of the year. We'll see in the next few months whether that signaled a trend for more movement along the lakeshore or whether it was just a result of different motivation for our home owners.

Enjoy your Summer! I will be updating the statistics in September so if you want to stay up to date or know more about your neighbourhood just drop me a line by email at richard@hardingrealty.ca, send a text to (519) 525-0176 or simply call at the same number. I would be happy to help you in any way that I can.



Richard Harding
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News & Notes

Watch for the start-up in early July of my personal website www.hardingrealty.ca

Some Active Listings

18 Lidderdale Street 1 acre lot in Bayfield



SOLD in 41 Days!!

802 Troy's Trail Kincardine



MLS # 540721

Note: For this market snapshot I have used MLS data from the Huron-Perth and LSTAR Real Estate Boards and the boundaries included are west of Highway 21 from Gravelle Street in the south to Paul Bunyan Road in the north.