

Real Estate Times

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Bayfield Market Update

What's happening in the Bayfield real estate market? Whether you own property or live in Bayfield, or even if you are just curious then you should read on.

It's been a busy 2014, let's look at the numbers.

Forty-nine (49) homes were active on the market on June 30th this year. That definitely shows catch up from the slower than normal spring. Here's how they broke down and what the average listing value was on June 30th.

Listings	Avg List Price	Range
49	\$422,661	\$145,000 to \$879,000
3	homes	< \$200,000
13	homes	\$200,001 to \$300,000
15	homes	\$300,001 to \$400,000
6	homes	\$400,001 to \$500,000
12	homes	> \$500,001

The 2nd quarter was also busy with sales **(16)** jumping well above the 1st quarter **(3)** and when compared to 2013 **(5)**. Here's what the sales numbers look like for the 2nd quarter.

	2nd Quarter 2014	2nd Quarter 2013
How Many SOLD	16	5
Avg Sale Price	\$348,625	\$347,100
Price Range	\$210,000 to \$642,000	\$175,000 to \$585,000
Days on Market	119	42

Here's how the numbers shape up year-to-date in 2014 for home sales.

	Year-to-Date 2014	Year-to-Date 2013
How Many SOLD	19	12
Avg Sale Price	\$340,132	\$383,541
Price Range	\$197,500 to \$642,000	\$175,000 to \$880,000
Days on Market	108	N/A

While many homes sold in the past 3 months they were on the market almost 3 times longer than those that sold in 2013, on average. This clearly reflects the fact that the buyers were in control and had much more choice, as well as the fact that many homes were priced above what the market wanted to pay. The pricing also showed up when I compared the list to sale price which was down almost 2.5% when compared to 2013.

If you have friends or acquaintances that might be interested in living in the Bayfield area, have them give me a call as the time might just be right for that move.

I am active in many areas so I would be happy to provide you with neighbourhood information or discuss your purchase or sale with you, **wherever your interest lies**. Check out my website, www.hardingrealty.ca for helpful tools in preparing for that purchase or sale.

In the meantime, Enjoy your Summer!!



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A Few Active Listings

40 Gordon Street Clinton



Check website for details

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 the greater Bayfield area from the north to Bayfield Road, south to Paul Bunyan Road and east to Wildwood Line. Most of the active listings were however within the historic village boundaries.