

Real Estate Times

January 2015

Vol 2 #2

Bayfield Final 2014 Market Update

The book is now closed on the 2014 Bayfield real estate market and it was a very active year.

Fourth quarter volume of sales blew away the 2013 numbers. If you are into statistics here is how the year wrapped up.

The inventory of Active listings was not surprisingly reduced when compared to the end of September. **Twenty-four (24)** homes were on the market as compared to **forty-nine (49)** at the end of September. Only **six (6)** were put on the market in the last 3 months of the year. The breakdown of average listing value on December 31st is shown here.

Listings	Avg List Price	Range
24	\$471,000	\$195,000 to \$879,000
1	homes	< \$200,000
7	homes	\$200,001 to \$300,000
4	homes	\$300,001 to \$400,000
1	homes	\$400,001 to \$500,000
11	homes	> \$500,001

The sales in the 4th quarter tripled the activity of 2013. **Eight (8)** of the 9 homes sold in the quarter were for less than \$315,000 with only one of those 8 selling for above \$300,000. This was reflected in the average sale price which had a significant impact on the annual average sale price.

	4th Quarter 2014	4th Quarter 2013
How Many SOLD	9	3
Avg Sale Price	\$297,767	\$350,333
Price Range	\$190,000 to \$615,000	\$275,000 to \$419,000
Days on Market	132	163

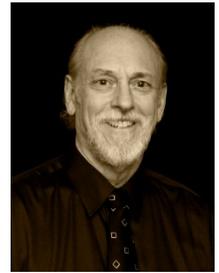
In the end our average sale price increased by just over ½ of a percentage point but the volume of sales increased significantly.

	Year-to-Date 2014	Year-to-Date 2013
How Many SOLD	43	27
Avg Sale Price	\$350,107	\$347,867
Price Range	\$190,000 to \$850,000	\$175,000 to \$880,000
Days on Market	122	N/A

The list to sale price ratio improved to just over 93%.

As projected in my 3rd quarter update the 4th quarter turned out to be a strong sale period. I have to give an assist to Mother Nature as generally we didn't have the same challenges to view homes that we faced in 2013.

2014 was a good year for the real estate market and I was happy to help many through the process. Have a great winter!



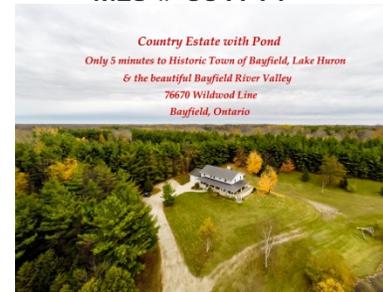
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Country Estate Lots
MLS # 551719,722 &
724



Country Estate Lot
Lot 3 - 76670 Wildwood Line
Bayfield, Ontario
76670 Wildwood Ln
MLS # 551714



Country Estate with Pond
Only 5 minutes to Historic Town of Bayfield, Lake Huron
& the beautiful Bayfield River Valley
76670 Wildwood Line
Bayfield, Ontario

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 Buryan Road and east to Wildwood Line. Most of the active listings were however within the historic village boundaries.