

Real Estate Times

October 2015

Bayfield 3rd Quarter 2015 Market Update

It's hard to believe that we are well into the Fall season already.

Trends established in the first half of the year in the Bayfield real estate market continued through the 3rd quarter.

Only **Twenty-nine (29)** homes were active on September 30th this year as compared to forty (40) in 2014. The average list price jumped almost 30% to just over \$600,000 whereas in 2014 the average list was \$465,583. The trend of higher value homes being on the market continued with over 60% of homes listed in the \$400,000 plus range and almost half of those in excess of \$750,000. Homes under \$300,000 were also strikingly different with 35% of homes listed in 2014 and that number down to just **17%** in 2015.

Listings	Avg List Price	Range
29	\$600,241	\$239,000 to \$1,349,000
5	homes	\$200,000 to \$300,000
6	homes	\$300,001 to \$400,000
4	homes	\$400,001 to \$500,000
6	homes	\$500,001 to \$750,000
8	homes	> \$750,001

No significant shift in any of the numbers year over year in the sold category. The list to sale price ratio hovered at just above 95%. This stat can be misleading at times as it compares the final list price with the sale price and doesn't take into consideration price changes along the way of the listing period which often occur.

	3rd Quarter 2015	3rd Quarter 2014
How Many SOLD	14	15
Avg Sale Price	\$378,680	\$394,147
Price Range	\$215,000 to \$1,025,000	\$207,000 to \$850,000
Days on Market	124	134

The year-to-date 2015 numbers look like this:

3rd Quarter	Year-to-Date 2015	Year-to-Date 2014
How Many SOLD	36	34
Avg Sale Price	\$397,390	\$363,962
Price Range	\$195,000 to \$1,025,000	\$197,500 to \$850,000
Days on Market	135	120

While the average days on the market (DOM) of homes sold in the 3rd quarter was 124, one home was listed and sold in just over 2 weeks and another home was on the market for over 700 days during the past 2 ½ years. Price it right at the outset and the odds are in your favor of having a short time on the market with less disruption to your family and in the end more often than not a higher net sale value for you.

Let's have a look at how your home stacks up against the neighbourhood. Give me a call at (519) 525-0176 or send an email to richard@hardingrealty.ca



Richard Harding
Sales Representative
Realty Executives
Platinum Limited
Brokerage

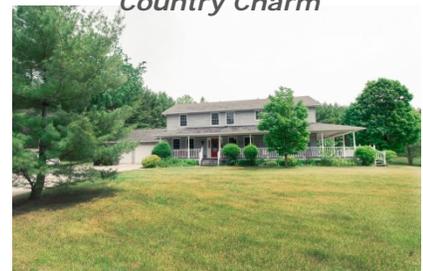
Contact me at
519.525.0176,
email at:
richard@hardingrealty.ca

Listing Information

33719 Ann Street



MLS # 559233
76670 Wildwood Ln
Country Charm



MLS # 563941

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.