

# Real Estate Times

January 2016

## Shoreline 4<sup>th</sup> Quarter 2015 Residential Market Snapshot

The curtain has dropped on what has been a busy 2015 real estate market.

Active listings and the average list price on December 31<sup>st</sup> are both down about 10% when compared to the 2014 year end.

Listings	Avg List Price	Range
28	\$554,300	\$249,900 to \$1,200,000
8	homes	< \$300,000
5	homes	\$300,001 to \$400,000
2	homes	\$400,001 to \$500,000
9	homes	\$500,001 to \$800,000
4	homes	> \$800,000

Sales volume in 2015 reached almost \$29 million in the residential market, excluding condo and mobile home sales. This was more than double the 2014 results. Homes with list prices in excess of \$350,000 led the way making up almost 65% of the market. Within this range there was a 300% increase in the sale of homes listed above \$700,000. Lower mid-market homes in the \$250 to \$325,000 range were the only area that stood out, performing well below the 2014 statistics.

Here is how the all sales data looked for the 4<sup>th</sup> quarter 2015.

4th Quarter Results	Oct - Dec 2015	Oct - Dec 2014
How Many SOLD	13	9
Avg Sale Price	\$555,262	\$360,667
Price Range	\$197,000 to \$1,590,000	\$189,900 to \$736,900
Days on Market	139	94

Our year ending sale numbers look like this:

ANNUAL	Year-to-Date 2015	Year-to-Date 2014
How Many SOLD	60	33
Avg Sale Price	\$481,058	\$436,430
Price Range	\$159,000 to \$1,895,000	\$136,900 to \$1,830,000
Days on Market	143	101

UNITS/PRICE RANGE	2015	2014
\$100,000 to \$300,000	19	16
\$300,001 to \$500,000	21	9
\$500,001 to \$700,000	10	5
\$700,001 to \$1,000,000	4	2
\$1,000,001 and Up	6	1

Enjoy your winter wherever you spend it. Looking forward to another busy year; give me a call if you want to see how the market activity impacts the value of your home. Drop me a line by email at [richard@hardingrealty.ca](mailto:richard@hardingrealty.ca), send a text or give me a call at (519) 525-0176. Let's meet for a coffee...I'm buying!



Richard Harding  
Sales Representative  
Realty Executives  
Platinum Limited  
Brokerage

Contact me at:  
**519.525.0176**

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### Listing News

25 Maple Grove Crt  
Grand Cove Estates



MLS # 575501

33719 Ann Street  
Cottage Perfection



MLS # 559233

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.