



Real Estate Times



www.hardingrealty.ca & www.lakehuronlifestyle.com

September 2016

Bayfield 2nd Quarter 2016 Market Update

A total of **forty-seven (47)** homes were actively listed on July 1st this year as compared to forty-three (43) in 2015. The average list price was within 1% of 2015 at \$503,210.

July 1st 2016 Listings	2nd Qtr 2016	2nd Qtr 2015
Average List Price	\$503,210	\$505,805
Range	\$239,000 to \$1,195,000	\$165,000 to \$1,399,000
< \$200,000	0	1
\$200,001 to \$300,000	11	9
\$300,001 to \$400,000	16	10
\$400,001 to \$500,000	2	8
> \$500,001	18	15

As elsewhere in the local area, sales were down dramatically in the 2nd quarter. There was a near 40% reduction in homes sold year-over-year for the first 6 months of 2016. Average sale price rose by just under 4% compared to 2015.

2nd Quarter Results	2016	2015
How Many SOLD	7	15
Avg Sale Price	\$438,857	\$383,700
Price Range	\$234,000 to \$750,000	\$195,000 to \$790,000
Days on Market	173	111

2nd Qtr Year-to-Date	2016	2015
How Many SOLD	16	22
Avg Sale Price	\$425,594	\$409,296
Price Range	\$234,000 to \$750,000	\$195,000 to \$790,000
Days on Market	115	142

Here is the price range for the homes SOLD in 2016 in Bayfield:

UNITS/PRICE RANGE	2nd Qtr YTD 2016	2nd Qtr YTD 2015
< \$200,000	0	1
\$200,001 to \$300,000	4	5
\$300,001 to \$400,000	5	6
\$400,001 to \$500,000	1	5
> \$500,001	6	5

The Platinum Trio provides full shoreline coverage. Please take the time to visit www.hardingrealty.ca or www.lakehuronlifestyle.com. Give us a call, send an email or text. We guarantee a fast response to your inquiries and would be happy to speak with you about the value of your current home or how we can find you the perfect new location.



Richard Harding
Sales Representative

519.525.0176
richard@hardingrealty.ca



Barb Potter
Broker

519.719.0065
barbpotter@realtyexecutives.com



Bill Clark
Broker

519.955.6780
williamclark@realtyexecutives.com



PLATINUM Limited, Brokerage

PLATINUM TRIO TEAM

DOING REAL ESTATE RIGHT!

Note: For this market snapshot we 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.