



Real Estate Times



September 2016

Bayfield to Grand Bend 2nd Qtr 2016 Market Update

This has been a very busy time for the Platinum Trio team and that is why we must apologize for these tardy results.

A total of **twenty-four (24)** homes were actively listed on July 1st this year. The average list price of \$708,375 is up considerably over the \$528,366 of April 1st. Many higher priced homes came on the market during the 2nd quarter driving the average list price up by 34%.

July 1st Listings	2016
Average List Price	\$708,375
Range	\$239,900 to \$1,999,999
\$100,000 to \$300,000	2
\$300,001 to \$500,000	10
\$500,001 to \$700,000	2
\$700,001 to \$1,000,000	5
\$1,000,001 and Up	5

Second quarter and year-to-date sales were down dramatically compared to 2015 results and the homes were on the market almost 30% longer in 2016.

2nd Quarter Results	Apr - Jun 2016	Apr - Jun 2015
How Many SOLD	16	23
Avg Sale Price	\$355,900	\$430,117
Price Range	\$152,000 to \$1,189,900	\$189,000 to \$1,599,000
Days on Market	179	141

2nd Quarter Results	Year-to-Date 2016	Year-to-Date 2015
How Many SOLD	24	31
Avg Sale Price	\$357,305	\$452,071
Price Range	\$152,000 to \$1,189,900	\$189,000 to \$1,599,000
Days on Market	181	147

Here is the price range for the homes SOLD in the 2nd quarter:

UNITS/PRICE RANGE	2nd Qtr 2016	2nd Qtr 2015
\$100,000 to \$300,000	11	9
\$300,001 to \$500,000	3	9
\$500,001 to \$700,000	0	3
\$700,001 to \$1,000,000	1	1
\$1,000,001 and Up	1	1

The Platinum Trio provides shoreline coverage from Southampton to Grand Bend. Please take the time to visit www.hardingrealty.ca or www.lakehuronlifestyle.com. Give any of 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.



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PLATINUM TRIO TEAM

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Note: For this market snapshot we have used MLS data from the Huron-Perth and LSTAR Real Estate Boards and the boundaries included are west of Hwy 21 from Gravelle Street in the south to Paul Bunyan Rd in the north.