



# Real Estate Times



[www.hardingrealty.ca](http://www.hardingrealty.ca) & [www.lakehuronlifestyle.com](http://www.lakehuronlifestyle.com)

September 2016

## Bayfield 3<sup>rd</sup> Quarter 2016 Market Update

A total of **thirty-nine (39)** homes were actively listed on October 1<sup>st</sup> this year as compared to twenty-nine (43) in 2015. The average list price was just under 1% lower this year as compared to 2015. This average price is up considerably over the July 1<sup>st</sup> average.

October 1st 2016 Listings	3rd Qtr 2016	3rd Qtr 2015
<b>Average List Price</b>	<b>\$594,237</b>	<b>\$600,241</b>
<b>Range</b>	<b>\$234,000 to \$1,299,000</b>	<b>\$239,000 to \$1,349,000</b>
< \$200,000	0	0
\$200,001 to \$300,000	7	5
\$300,001 to \$400,000	7	6
\$400,001 to \$500,000	4	4
> \$500,001	21	14

Sales rebounded nicely after a disappointing first 6 months of 2016. Average sale price rose by about 14% compared to 2015 in the 3<sup>rd</sup> quarter or 8% year-to-date while the average time on the market dropped a little.

3rd Quarter Results	2016	2015
<b>How Many SOLD</b>	<b>21</b>	<b>14</b>
<b>Avg Sale Price</b>	<b>\$431,681</b>	<b>\$378,680</b>
<b>Price Range</b>	<b>\$209,000 to \$1,033,000</b>	<b>\$215,000 to \$1,025,000</b>
<b>Days on Market</b>	<b>129</b>	<b>124</b>

3rd Qtr Year-to-Date	2016	2015
<b>How Many SOLD</b>	<b>37</b>	<b>36</b>
<b>Avg Sale Price</b>	<b>\$429,049</b>	<b>\$397,390</b>
<b>Price Range</b>	<b>\$209,000 to \$1,033,000</b>	<b>\$195,000 to \$1,025,000</b>
<b>Days on Market</b>	<b>123</b>	<b>135</b>

The price range for the homes SOLD in 2016 in Bayfield looks like this:

UNITS/PRICE RANGE	3rd Qtr YTD 2016	3rd Qtr YTD 2015
< \$200,000	0	1
\$200,001 to \$300,000	11	10
\$300,001 to \$400,000	12	12
\$400,001 to \$500,000	4	7
> \$500,001	10	6

The average progression of home sale prices in an upward trend means we will adjust our range categories in 2017.

The Platinum Trio provides full shoreline coverage. Please take the time to visit [www.hardingrealty.ca](http://www.hardingrealty.ca) or [www.lakehuronlifestyle.com](http://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](mailto:richard@hardingrealty.ca)



Barb Potter  
Broker

**519.719.0065**  
[barbpotter@realtyexecutives.com](mailto:barbpotter@realtyexecutives.com)



Bill Clark  
Broker

**519.955.6780**  
[williamclark@realtyexecutives.com](mailto: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.