



## **Huron Perth Residential Market Activity and MLS® Home Price Index Report November 2021**



Prepared for the Huron Perth Association of REALTORS® by the Canadian Real Estate Association

| Actual                                   | November 2021   | Compared to <sup>6</sup> |               |               |               |               |               |
|------------------------------------------|-----------------|--------------------------|---------------|---------------|---------------|---------------|---------------|
|                                          |                 | November 2020            | November 2019 | November 2018 | November 2016 | November 2014 | November 2011 |
| Sales Activity                           | 161             | -17.9                    | 17.5          | 16.7          | -10.1         | 17.5          | 22.0          |
| Dollar Volume                            | \$100,921,603   | 5.5                      | 95.9          | 89.3          | 84.1          | 186.1         | 263.3         |
| New Listings                             | 176             | -0.6                     | 25.7          | 19.7          | 2.3           | 0.6           | -4.3          |
| Active Listings                          | 125             | -32.1                    | -65.3         | -68.6         | -80.9         | -88.2         | -87.8         |
| Sales to New Listings Ratio <sup>1</sup> | 91.5            | 110.7                    | 97.9          | 93.9          | 104.1         | 78.3          | 71.7          |
| Months of Inventory <sup>2</sup>         | 0.8             | 0.9                      | 2.6           | 2.9           | 3.7           | 7.7           | 7.8           |
| Average Price                            | \$626,842       | 28.4                     | 66.7          | 62.2          | 104.7         | 143.5         | 197.8         |
| Median Price                             | \$600,000       | 30.8                     | 64.4          | 69.8          | 123.0         | 159.7         | 216.6         |
| Sale to List Price Ratio                 | 108.9           | 103.6                    | 98.4          | 97.7          | 96.5          | 94.9          | 95.0          |
| Median Days on Market                    | 11.0            | 12.0                     | 23.0          | 32.5          | 43.0          | 64.0          | 61.0          |
| Year-to-date                             | November 2021   | Compared to <sup>6</sup> |               |               |               |               |               |
|                                          |                 | November 2020            | November 2019 | November 2018 | November 2016 | November 2014 | November 2011 |
| Sales Activity                           | 2,257           | 8.6                      | 21.7          | 22.5          | 14.2          | 19.1          | 41.7          |
| Dollar Volume                            | \$1,327,868,517 | 42.5                     | 85.0          | 107.6         | 144.7         | 181.1         | 274.6         |
| New Listings                             | 2,534           | 10.8                     | 7.0           | 7.1           | -1.9          | -21.0         | -9.8          |
| Active Listings <sup>3</sup>             | 169             | -43.1                    | -59.5         | -60.3         | -79.0         | -85.7         | -84.9         |
| Sales to New Listings Ratio <sup>4</sup> | 89.1            | 90.9                     | 78.3          | 77.8          | 76.5          | 59.1          | 56.7          |
| Months of Inventory <sup>5</sup>         | 0.8             | 1.6                      | 2.5           | 2.5           | 4.5           | 6.9           | 7.7           |
| Average Price                            | \$588,333       | 31.2                     | 52.0          | 69.4          | 114.2         | 136.0         | 164.4         |
| Median Price                             | \$550,000       | 32.0                     | 51.7          | 71.4          | 117.6         | 139.1         | 168.3         |
| Sale to List Price Ratio                 | 109.3           | 101.3                    | 98.9          | 98.6          | 96.8          | 95.8          | 95.8          |
| Median Days on Market                    | 9.0             | 15.0                     | 22.0          | 23.0          | 44.0          | 57.0          | 62.0          |

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

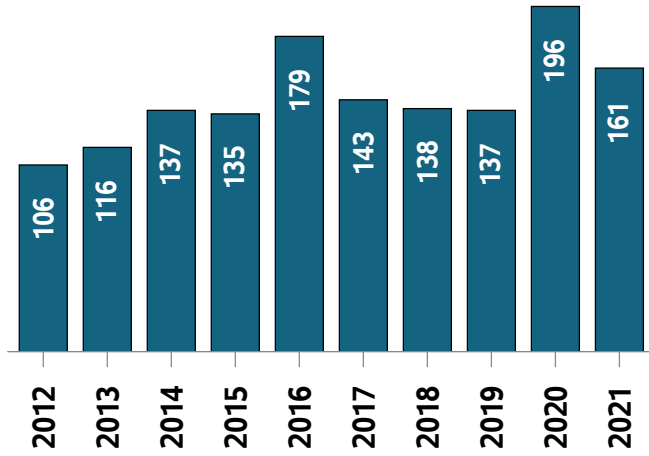
<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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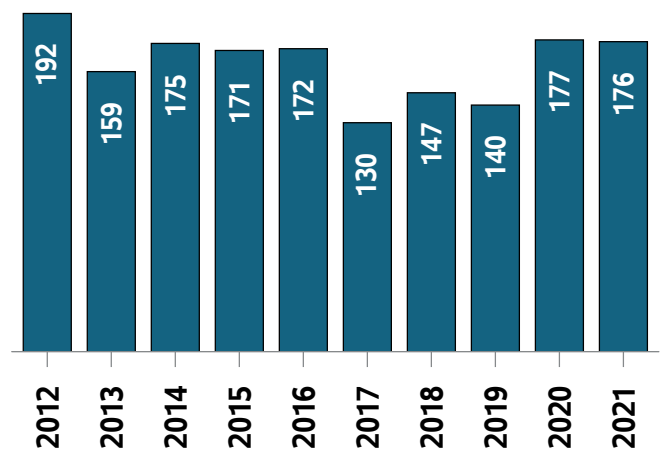
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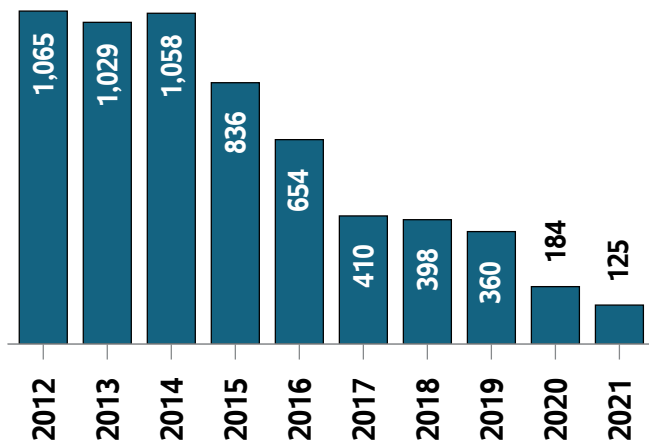
Sales Activity (November only)



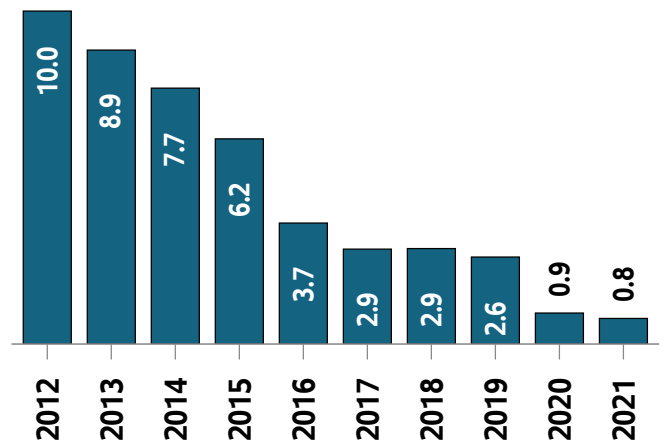
New Listings (November only)



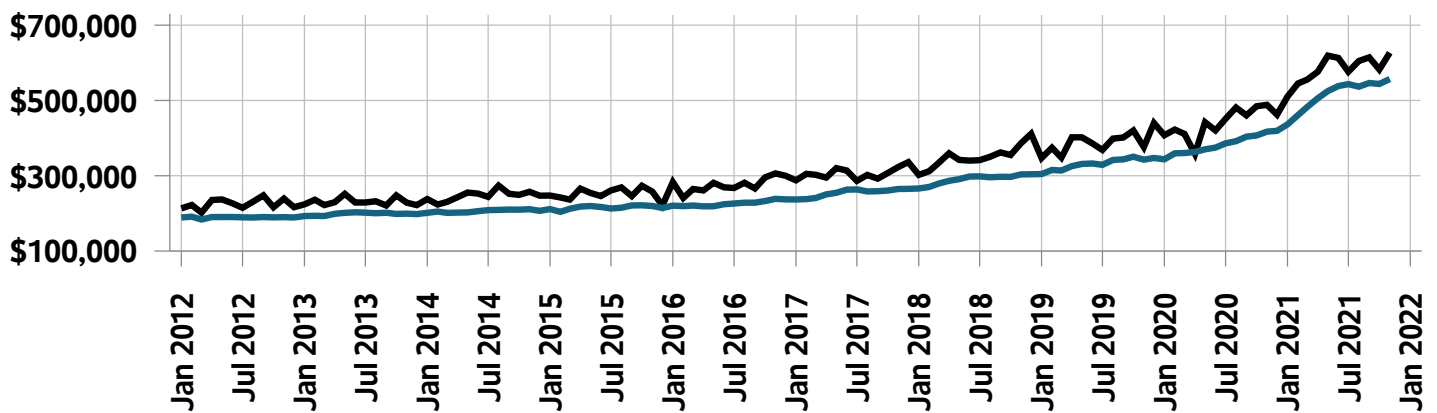
Active Listings (November only)



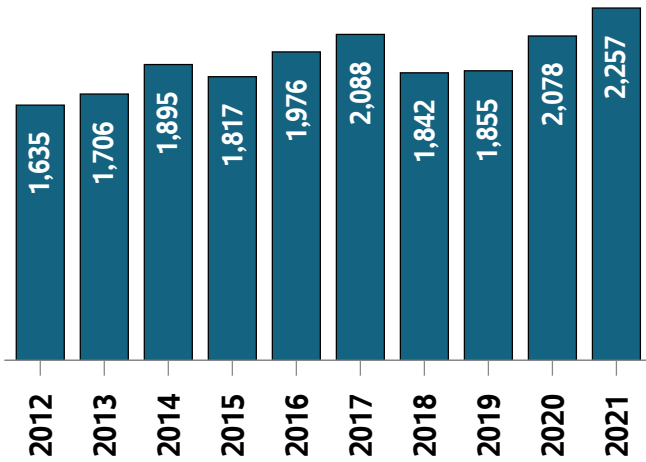
Months of Inventory (November only)



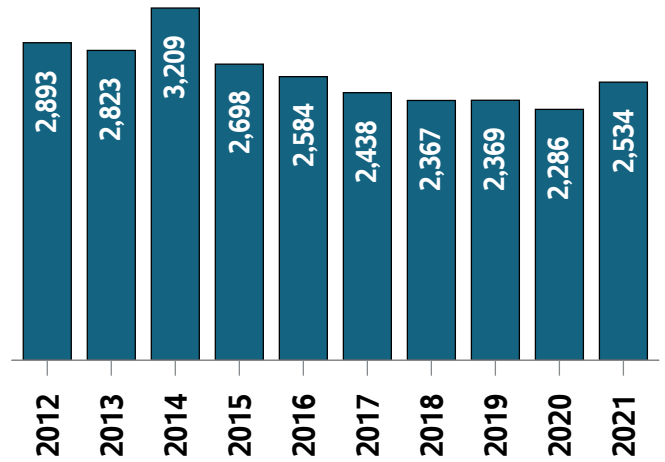
MLS® HPI Composite Benchmark Price and Average Price



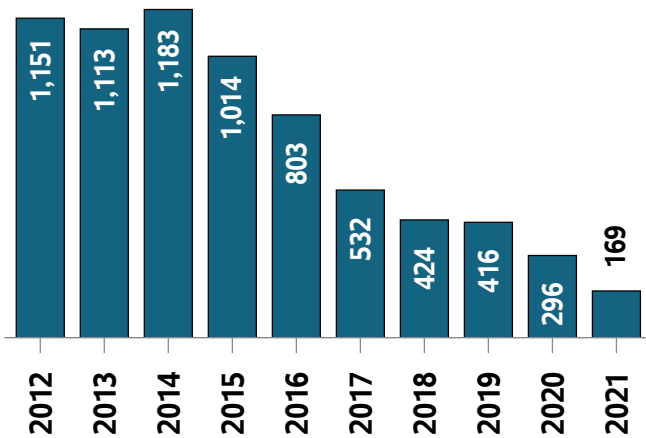
**Sales Activity (November Year-to-date)**



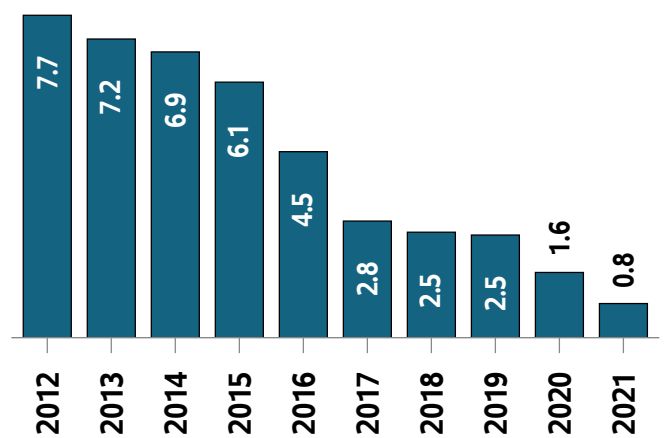
**New Listings (November Year-to-date)**



**Active Listings <sup>1</sup> (November Year-to-date)**



**Months of Inventory <sup>2</sup> (November Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

| Actual                                   | November 2021   | Compared to <sup>6</sup> |               |               |               |               |               |
|------------------------------------------|-----------------|--------------------------|---------------|---------------|---------------|---------------|---------------|
|                                          |                 | November 2020            | November 2019 | November 2018 | November 2016 | November 2014 | November 2011 |
| Sales Activity                           | 138             | -15.9                    | 11.3          | 16.9          | -13.8         | 8.7           | 14.0          |
| Dollar Volume                            | \$92,218,777    | 10.5                     | 91.9          | 87.9          | 81.2          | 170.1         | 252.9         |
| New Listings                             | 147             | 2.1                      | 16.7          | 16.7          | -2.6          | -8.1          | -10.4         |
| Active Listings                          | 96              | -29.9                    | -69.4         | -73.3         | -82.2         | -89.4         | -89.4         |
| Sales to New Listings Ratio <sup>1</sup> | 93.9            | 113.9                    | 98.4          | 93.7          | 106.0         | 79.4          | 73.8          |
| Months of Inventory <sup>2</sup>         | 0.7             | 0.8                      | 2.5           | 3.0           | 3.4           | 7.1           | 7.5           |
| Average Price                            | \$668,252       | 31.3                     | 72.4          | 60.7          | 110.1         | 148.6         | 209.4         |
| Median Price                             | \$620,000       | 30.5                     | 67.6          | 67.1          | 128.8         | 165.0         | 221.2         |
| Sale to List Price Ratio                 | 110.2           | 104.1                    | 98.4          | 97.6          | 96.7          | 95.3          | 94.8          |
| Median Days on Market                    | 10.0            | 12.5                     | 23.5          | 34.0          | 42.5          | 63.0          | 62.0          |
| Year-to-date                             | November 2021   | Compared to <sup>6</sup> |               |               |               |               |               |
|                                          |                 | November 2020            | November 2019 | November 2018 | November 2016 | November 2014 | November 2011 |
| Sales Activity                           | 1,892           | 7.4                      | 16.4          | 16.8          | 9.0           | 11.4          | 30.3          |
| Dollar Volume                            | \$1,196,335,481 | 43.0                     | 82.0          | 102.4         | 141.7         | 173.9         | 260.9         |
| New Listings                             | 2,132           | 10.5                     | 2.1           | 1.6           | -6.5          | -25.5         | -16.2         |
| Active Listings <sup>3</sup>             | 135             | -40.2                    | -63.6         | -64.2         | -79.7         | -86.9         | -86.6         |
| Sales to New Listings Ratio <sup>4</sup> | 88.7            | 91.2                     | 77.8          | 77.2          | 76.1          | 59.4          | 57.1          |
| Months of Inventory <sup>5</sup>         | 0.8             | 1.4                      | 2.5           | 2.6           | 4.2           | 6.7           | 7.6           |
| Average Price                            | \$632,313       | 33.1                     | 56.3          | 73.3          | 121.7         | 145.9         | 176.9         |
| Median Price                             | \$570,000       | 31.0                     | 53.0          | 71.1          | 121.1         | 142.6         | 173.7         |
| Sale to List Price Ratio                 | 110.3           | 101.6                    | 99.0          | 98.7          | 96.7          | 95.9          | 95.9          |
| Median Days on Market                    | 8.0             | 14.0                     | 22.0          | 22.0          | 42.0          | 56.0          | 62.0          |

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

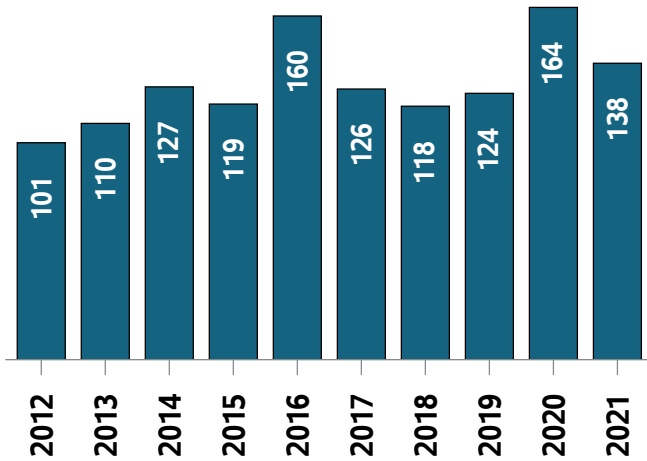
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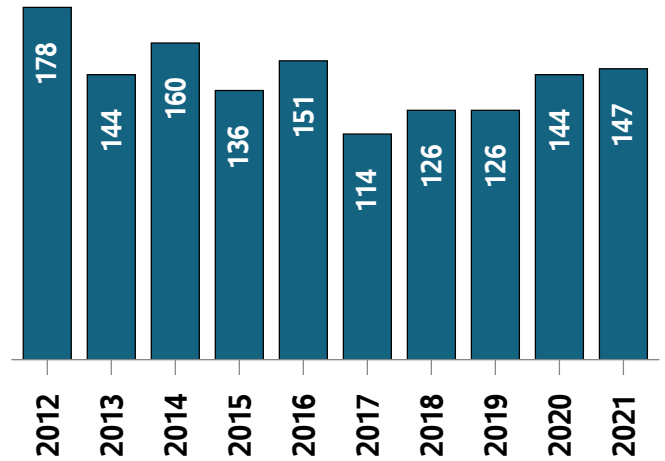
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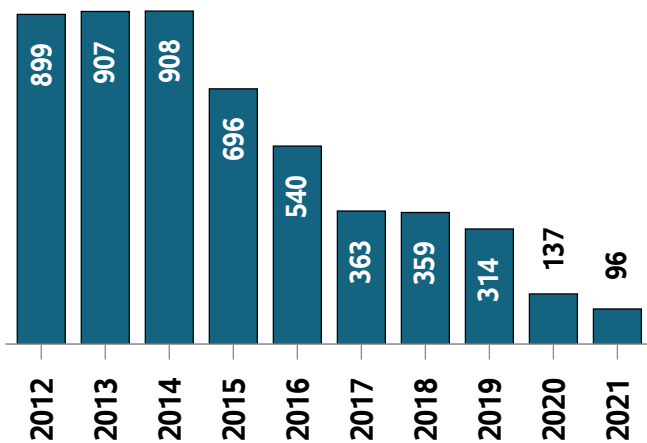
**Sales Activity (November only)**



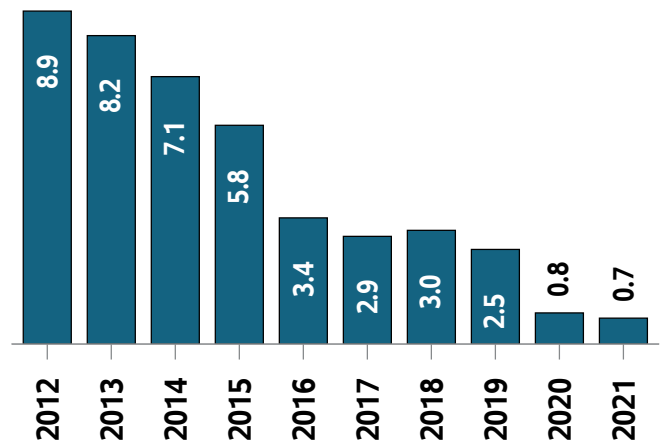
**New Listings (November only)**



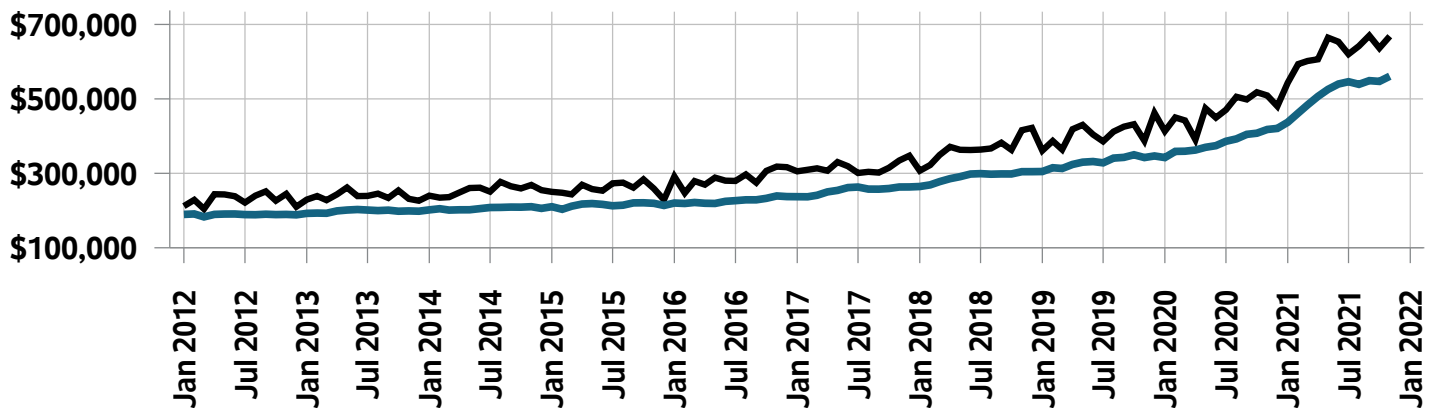
**Active Listings (November only)**



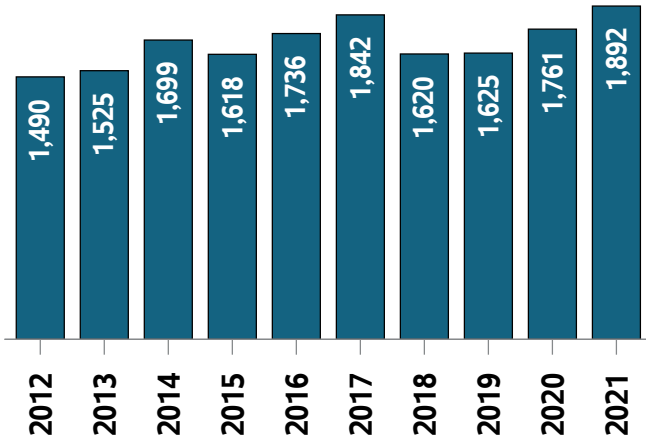
**Months of Inventory (November only)**



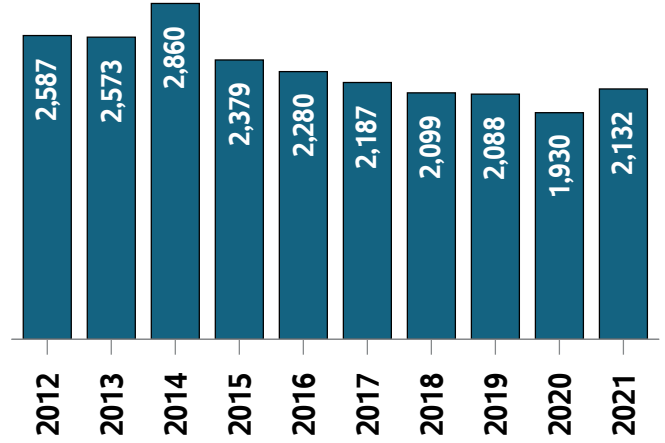
**MLS® HPI Single Family Benchmark Price and Average Price**



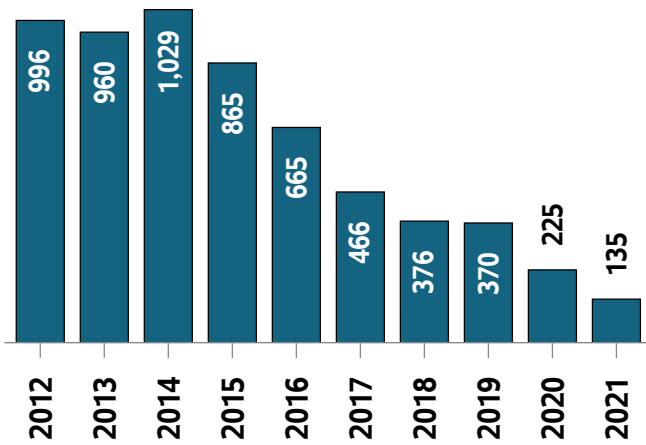
**Sales Activity (November Year-to-date)**



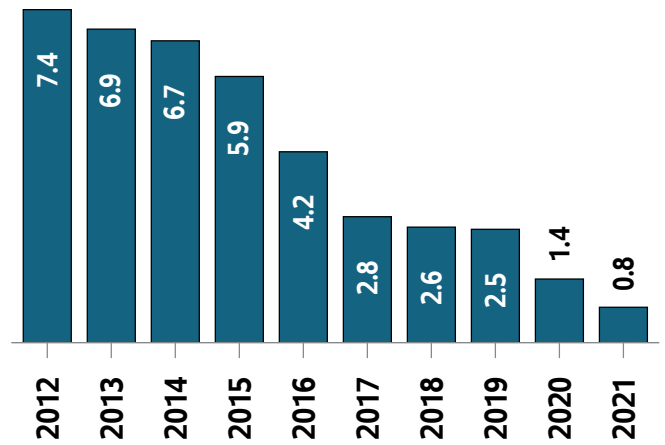
**New Listings (November Year-to-date)**



**Active Listings <sup>1</sup> (November Year-to-date)**



**Months of Inventory <sup>2</sup> (November Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

| Actual                                   | November 2021 | Compared to <sup>6</sup> |               |               |               |               |               |
|------------------------------------------|---------------|--------------------------|---------------|---------------|---------------|---------------|---------------|
|                                          |               | November 2020            | November 2019 | November 2018 | November 2016 | November 2014 | November 2011 |
| Sales Activity                           | 6             | -45.5                    | 200.0         | 200.0         | 50.0          | 500.0         | 200.0         |
| Dollar Volume                            | \$3,052,000   | -32.6                    | 395.5         | 489.0         | 193.0         | 2,247.7       | 514.1         |
| New Listings                             | 8             | 14.3                     | 100.0         | 100.0         | 300.0         | 700.0         | 60.0          |
| Active Listings                          | 9             | 50.0                     | -43.8         | 50.0          | -43.8         | -64.0         | -18.2         |
| Sales to New Listings Ratio <sup>1</sup> | 75.0          | 157.1                    | 50.0          | 50.0          | 200.0         | 100.0         | 40.0          |
| Months of Inventory <sup>2</sup>         | 1.5           | 0.5                      | 8.0           | 3.0           | 4.0           | 25.0          | 5.5           |
| Average Price                            | \$508,667     | 23.5                     | 65.2          | 96.3          | 95.4          | 291.3         | 104.7         |
| Median Price                             | \$465,000     | 41.0                     | 51.0          | 79.5          | 79.7          | 257.7         | 87.1          |
| Sale to List Price Ratio                 | 109.0         | 101.3                    | 100.8         | 97.0          | 98.7          | 100.0         | 99.1          |
| Median Days on Market                    | 9.0           | 16.0                     | 23.0          | 13.5          | 135.0         | 965.0         | 36.0          |
| Year-to-date                             | November 2021 | Compared to <sup>6</sup> |               |               |               |               |               |
|                                          |               | November 2020            | November 2019 | November 2018 | November 2016 | November 2014 | November 2011 |
| Sales Activity                           | 62            | 19.2                     | 87.9          | 72.2          | 82.4          | 100.0         | 244.4         |
| Dollar Volume                            | \$23,697,111  | 20.6                     | 72.3          | 106.3         | 177.3         | 160.1         | 461.4         |
| New Listings                             | 73            | 43.1                     | 43.1          | 82.5          | 69.8          | 37.7          | 217.4         |
| Active Listings <sup>3</sup>             | 5             | -64.9                    | -50.8         | -35.5         | -75.4         | -79.2         | -28.6         |
| Sales to New Listings Ratio <sup>4</sup> | 84.9          | 102.0                    | 64.7          | 90.0          | 79.1          | 58.5          | 78.3          |
| Months of Inventory <sup>5</sup>         | 1.0           | 3.3                      | 3.7           | 2.6           | 7.2           | 9.3           | 4.7           |
| Average Price                            | \$382,211     | 1.1                      | -8.3          | 19.8          | 52.0          | 30.1          | 63.0          |
| Median Price                             | \$368,750     | -7.2                     | -11.1         | 11.7          | 64.7          | 55.3          | 78.6          |
| Sale to List Price Ratio                 | 105.3         | 99.4                     | 101.0         | 98.3          | 98.5          | 97.9          | 96.9          |
| Median Days on Market                    | 12.5          | 29.5                     | 42.0          | 33.5          | 71.5          | 105.0         | 55.0          |

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

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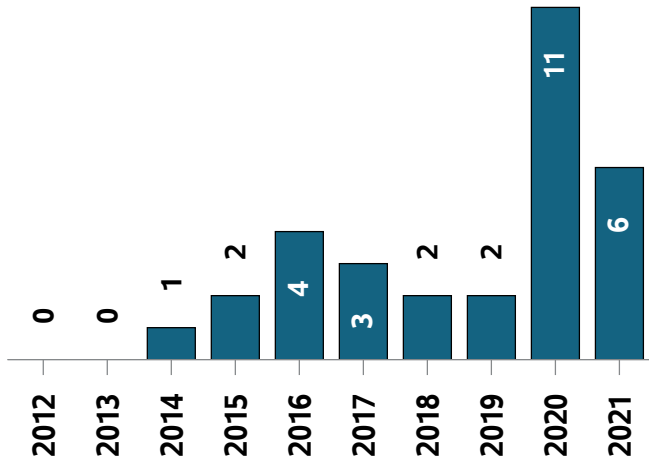
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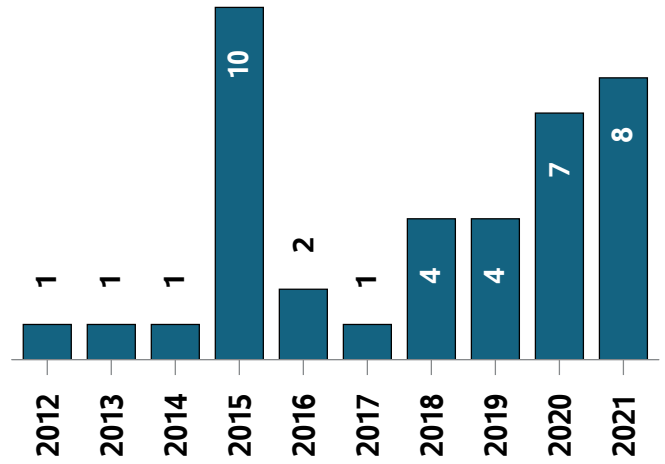
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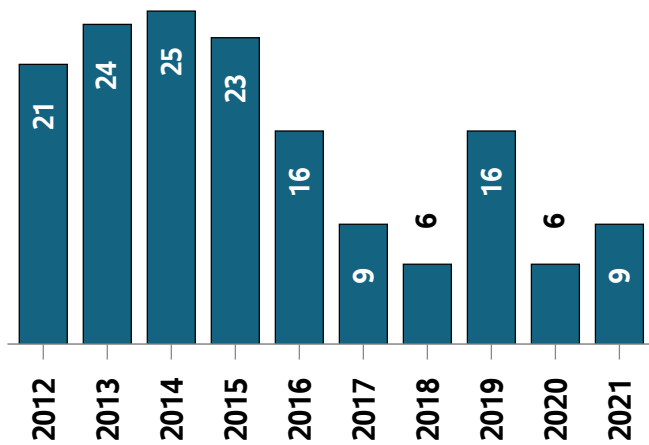
Sales Activity (November only)



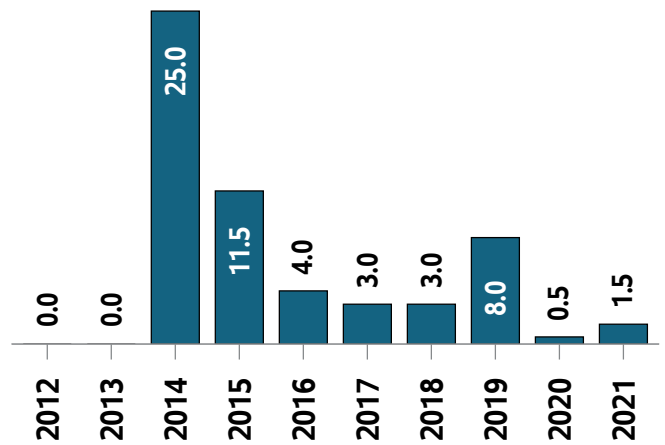
New Listings (November only)



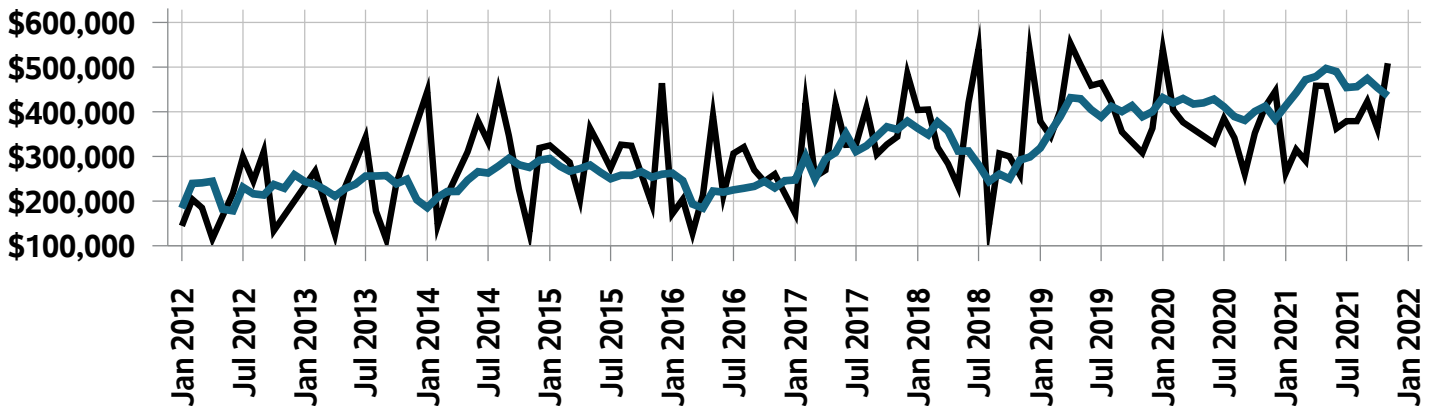
Active Listings (November only)



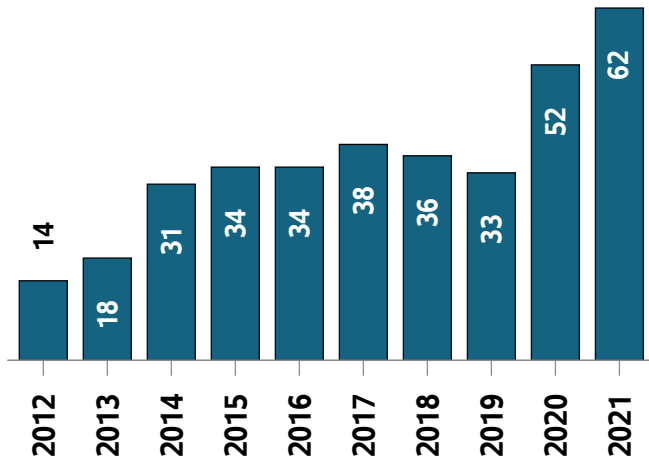
Months of Inventory (November only)



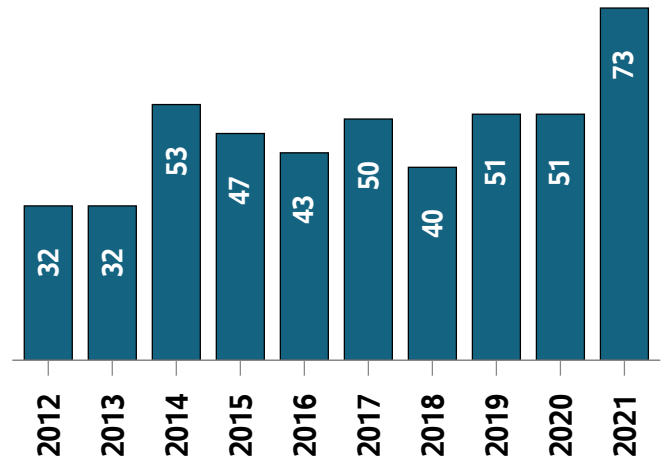
MLS® HPI Apartment Benchmark Price and Average Price



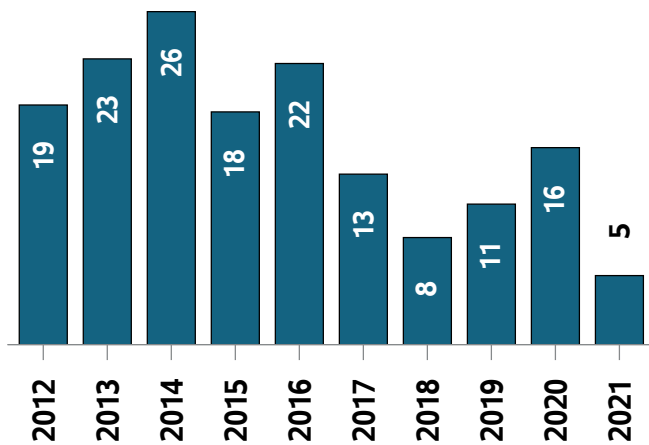
**Sales Activity (November Year-to-date)**



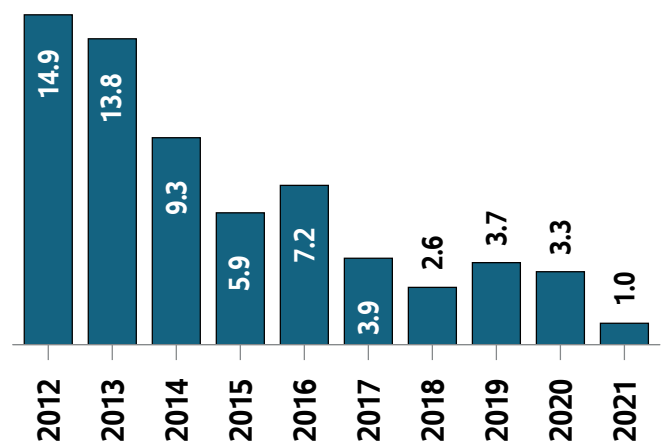
**New Listings (November Year-to-date)**



**Active Listings <sup>1</sup> (November Year-to-date)**



**Months of Inventory <sup>2</sup> (November Year-to-date)**



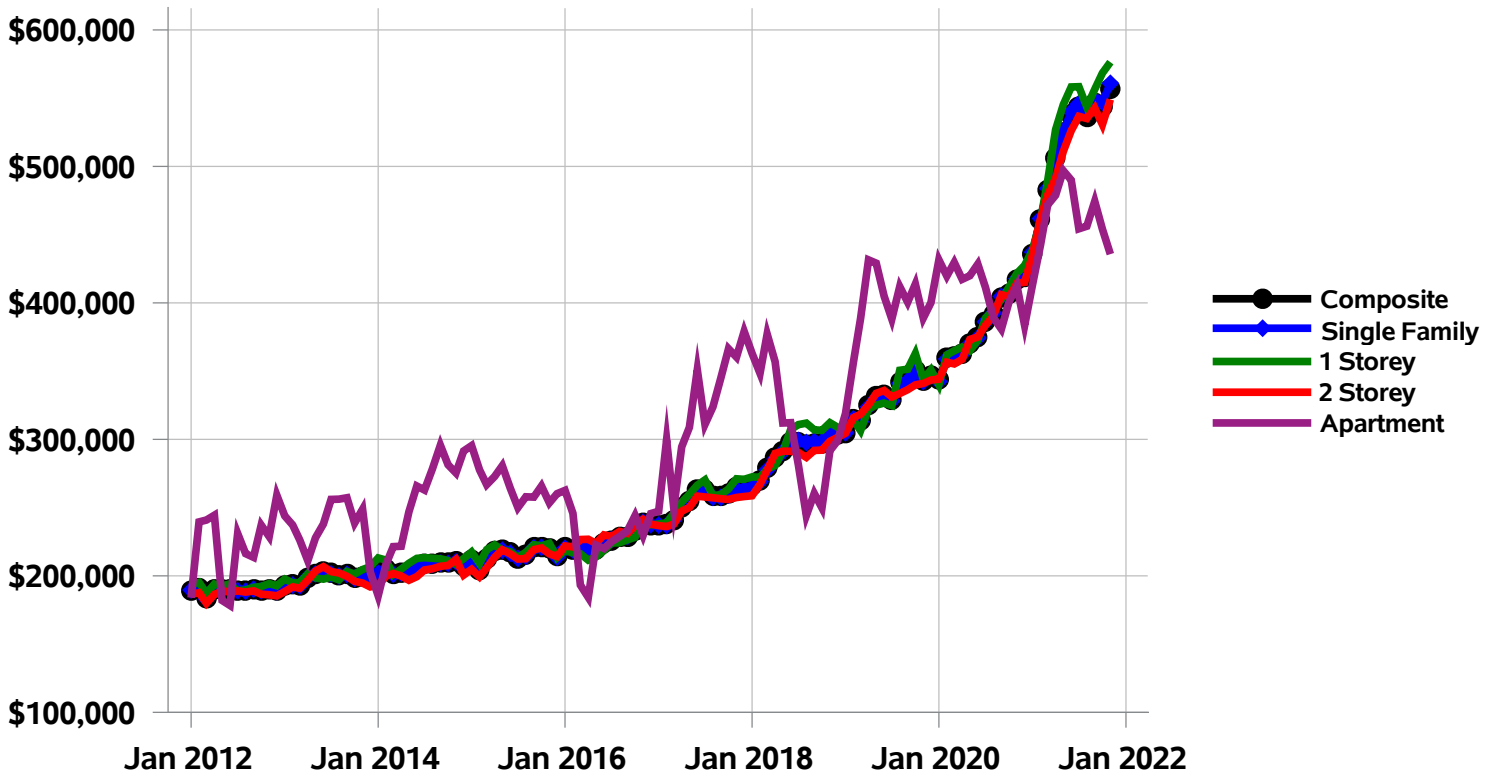
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**MLS® Home Price Index Benchmark Price**

| Benchmark Type: | November 2021 | percentage change vs. |              |              |               |             |             |
|-----------------|---------------|-----------------------|--------------|--------------|---------------|-------------|-------------|
|                 |               | 1 month ago           | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite       | \$557,000     | 2.4                   | 3.8          | 6.1          | 33.5          | 83.5        | 133.3       |
| Single Family   | \$560,900     | 2.5                   | 4.0          | 6.7          | 34.3          | 84.3        | 134.4       |
| One Storey      | \$576,400     | 1.4                   | 6.1          | 5.7          | 36.7          | 84.6        | 143.3       |
| Two Storey      | \$549,100     | 3.5                   | 2.6          | 7.5          | 32.5          | 83.9        | 127.5       |
| Apartment       | \$435,700     | -4.0                  | -4.5         | -12.3        | 5.6           | 49.4        | 89.8        |

**MLS® HPI Benchmark Price**



**Composite** 

| Features                                     | Value                     |
|----------------------------------------------|---------------------------|
| Above Ground Bedrooms                        | 3                         |
| Age Category                                 | 51 to 99                  |
| Bedrooms                                     | 3                         |
| Below Ground Bedrooms                        | 0                         |
| Exterior Walls                               | Masonry & Siding          |
| Freshwater Supply                            | Municipal waterworks      |
| Full Bathrooms                               | 1                         |
| Garage Description                           | Attached, Single width    |
| Gross Living Area (Above Ground; in sq. ft.) | 1322                      |
| Half Bathrooms                               | 0                         |
| Heating                                      | Forced air                |
| Heating Fuel                                 | Natural Gas               |
| Number of Fireplaces                         | 0                         |
| Total Number Of Rooms                        | 7                         |
| Type Of Foundation                           | Basement, Poured concrete |
| Wastewater Disposal                          | Private                   |

**Single Family** 

| Features                                     | Value                     |
|----------------------------------------------|---------------------------|
| Above Ground Bedrooms                        | 3                         |
| Age Category                                 | 51 to 99                  |
| Bedrooms                                     | 3                         |
| Below Ground Bedrooms                        | 0                         |
| Exterior Walls                               | Masonry & Siding          |
| Freshwater Supply                            | Municipal waterworks      |
| Full Bathrooms                               | 1                         |
| Garage Description                           | Attached, Single width    |
| Gross Living Area (Above Ground; in sq. ft.) | 1326                      |
| Half Bathrooms                               | 0                         |
| Heating                                      | Forced air                |
| Heating Fuel                                 | Natural Gas               |
| Lot Size                                     | 7928                      |
| Number of Fireplaces                         | 0                         |
| Total Number Of Rooms                        | 7                         |
| Type Of Foundation                           | Basement, Poured concrete |
| Type of Property                             | Detached                  |
| Wastewater Disposal                          | Private                   |

**1 Storey** 🏠

| Features                                     | Value                     |
|----------------------------------------------|---------------------------|
| Above Ground Bedrooms                        | 3                         |
| Age Category                                 | 51 to 99                  |
| Bedrooms                                     | 3                         |
| Below Ground Bedrooms                        | 0                         |
| Exterior Walls                               | Masonry & Siding          |
| Freshwater Supply                            | Municipal waterworks      |
| Full Bathrooms                               | 1                         |
| Garage Description                           | Attached, Single width    |
| Gross Living Area (Above Ground; in sq. ft.) | 1214                      |
| Half Bathrooms                               | 0                         |
| Heating                                      | Forced air                |
| Heating Fuel                                 | Natural Gas               |
| Lot Size                                     | 8712                      |
| Number of Fireplaces                         | 0                         |
| Total Number Of Rooms                        | 7                         |
| Type Of Foundation                           | Basement, Poured concrete |
| Type of Property                             | Detached                  |
| Wastewater Disposal                          | Private                   |

**2 Storey** 🏠

| Features                                     | Value                     |
|----------------------------------------------|---------------------------|
| Above Ground Bedrooms                        | 3                         |
| Age Category                                 | 51 to 99                  |
| Bedrooms                                     | 3                         |
| Below Ground Bedrooms                        | 0                         |
| Exterior Walls                               | Masonry & Siding          |
| Freshwater Supply                            | Municipal waterworks      |
| Full Bathrooms                               | 1                         |
| Garage Description                           | Attached, Single width    |
| Gross Living Area (Above Ground; in sq. ft.) | 1480                      |
| Half Bathrooms                               | 0                         |
| Heating                                      | Forced air                |
| Heating Fuel                                 | Natural Gas               |
| Lot Size                                     | 7740                      |
| Number of Fireplaces                         | 0                         |
| Total Number Of Rooms                        | 7                         |
| Type Of Foundation                           | Basement, Poured concrete |
| Type of Property                             | Detached                  |
| Wastewater Disposal                          | Private                   |

## Apartment

| Features                                     | Value                |
|----------------------------------------------|----------------------|
| Above Ground Bedrooms                        | 2                    |
| Age Category                                 | 6 to 15              |
| Bedrooms                                     | 2                    |
| Below Ground Bedrooms                        | 0                    |
| Exterior Walls                               | Masonry              |
| Freshwater Supply                            | Municipal waterworks |
| Full Bathrooms                               | 1                    |
| Gross Living Area (Above Ground; in sq. ft.) | 1064                 |
| Half Bathrooms                               | 0                    |
| Heating                                      | Forced air           |
| Heating Fuel                                 | Natural Gas          |
| Number of Fireplaces                         | 0                    |
| Total Number Of Rooms                        | 5                    |
| Wastewater Disposal                          | Private              |