



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



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

Actual	December 2021	Compared to <sup>6</sup>					
		December 2020	December 2019	December 2018	December 2016	December 2014	December 2011
Sales Activity	101	-4.7	1.0	26.3	6.3	-7.3	16.1
Dollar Volume	\$65,697,635	34.1	49.3	99.5	130.5	143.9	225.8
New Listings	73	-7.6	-20.7	-11.0	2.8	-42.5	-46.7
Active Listings	75	-41.4	-74.5	-77.1	-86.0	-91.5	-91.6
Sales to New Listings Ratio <sup>1</sup>	138.4	134.2	108.7	97.6	133.8	85.8	63.5
Months of Inventory <sup>2</sup>	0.7	1.2	2.9	4.1	5.7	8.1	10.3
Average Price	\$650,472	40.7	47.8	58.1	116.8	163.2	180.6
Median Price	\$640,000	42.1	60.6	76.6	156.1	204.8	197.7
Sale to List Price Ratio	109.1	104.1	97.3	96.4	96.0	94.3	95.0
Median Days on Market	10.0	19.5	31.5	41.0	53.0	64.0	82.0
Year-to-date	December 2021	Compared to <sup>6</sup>					
		December 2020	December 2019	December 2018	December 2016	December 2014	December 2011
Sales Activity	2,359	8.0	20.7	22.7	13.9	17.7	40.4
Dollar Volume	\$1,394,342,152	42.2	83.0	107.3	144.1	179.2	272.2
New Listings	2,607	10.2	5.9	6.5	-1.8	-21.9	-11.5
Active Listings <sup>3</sup>	162	-42.8	-60.2	-61.2	-79.3	-86.0	-85.3
Sales to New Listings Ratio <sup>4</sup>	90.5	92.3	79.4	78.5	78.0	60.1	57.0
Months of Inventory <sup>5</sup>	0.8	1.6	2.5	2.6	4.5	6.9	7.8
Average Price	\$591,073	31.6	51.7	68.9	114.3	137.2	165.1
Median Price	\$550,000	31.0	50.7	70.5	118.3	139.1	168.3
Sale to List Price Ratio	109.3	101.4	98.8	98.5	96.8	95.7	95.8
Median Days on Market	9.0	15.0	22.0	23.0	45.0	58.0	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.

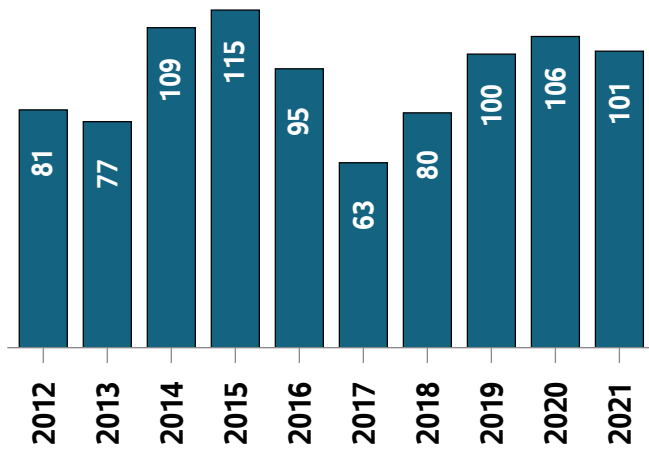
<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

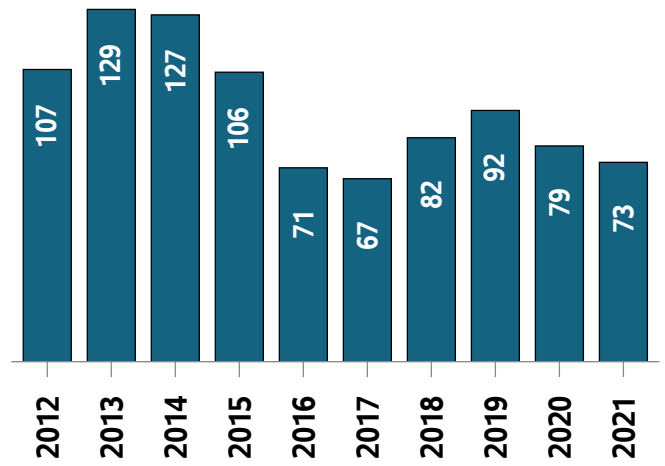
<sup>5</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

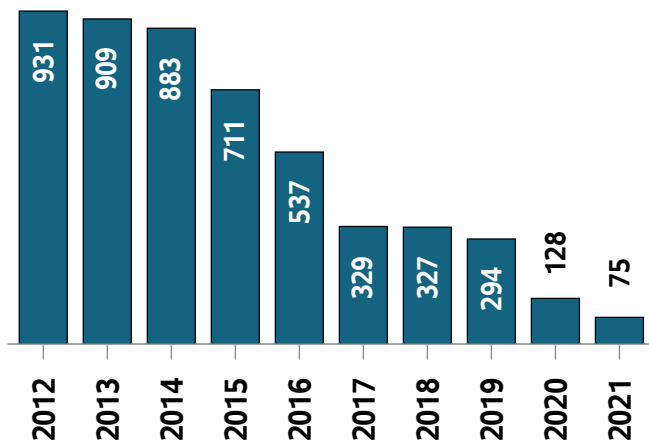
**Sales Activity (December only)**



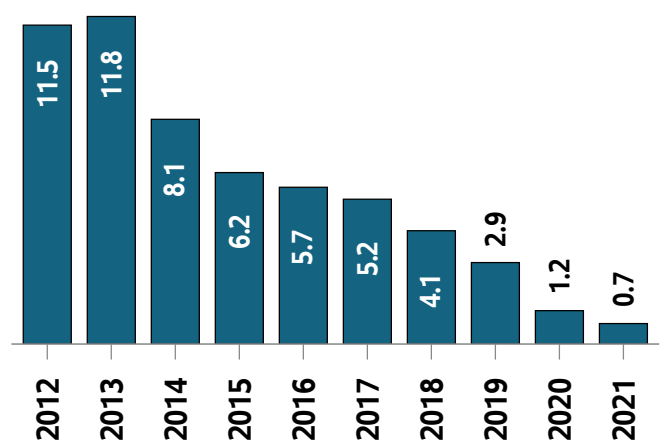
**New Listings (December only)**



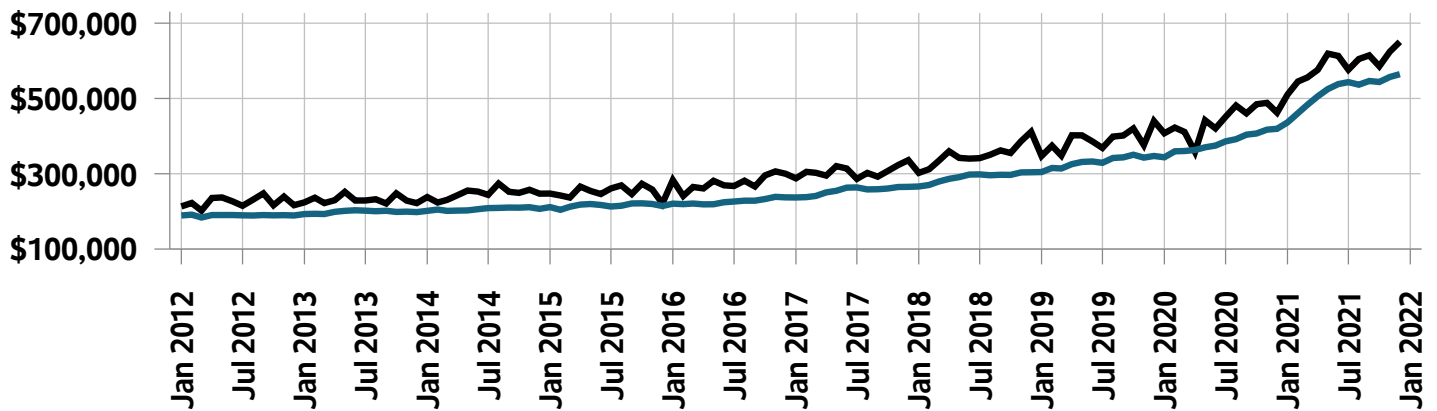
**Active Listings (December only)**



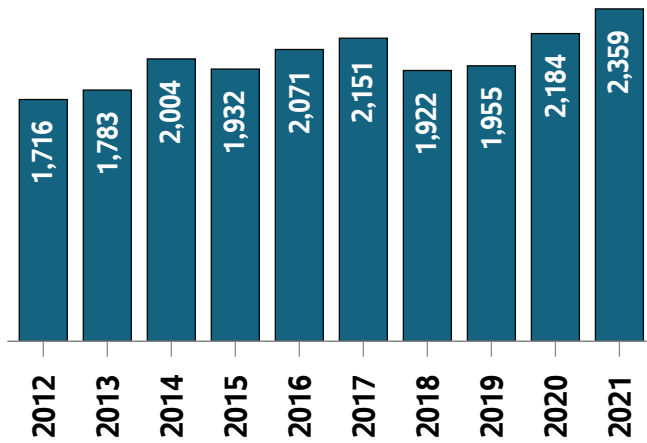
**Months of Inventory (December only)**



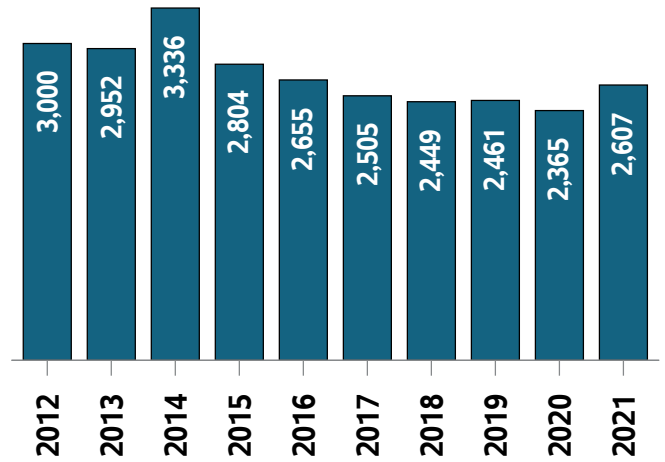
**MLS® HPI Composite Benchmark Price and Average Price**



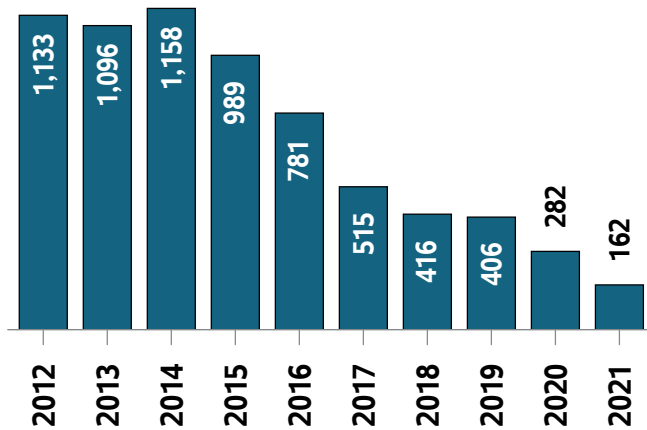
**Sales Activity (December Year-to-date)**



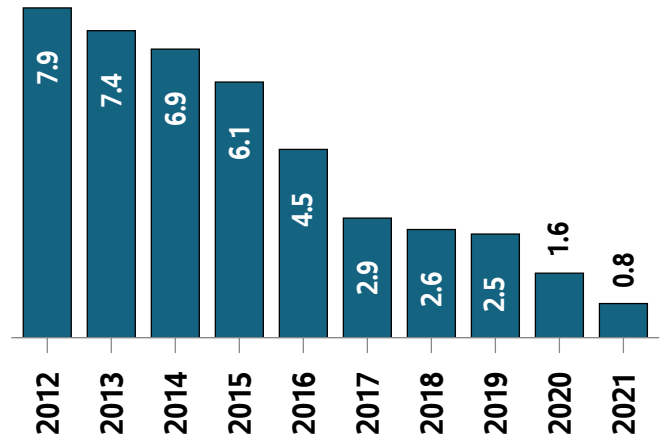
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup> (December 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	December 2021	Compared to <sup>6</sup>					
		December 2020	December 2019	December 2018	December 2016	December 2014	December 2011
Sales Activity	84	-3.4	-3.4	13.5	1.2	-13.4	5.0
Dollar Volume	\$59,358,435	42.0	47.6	90.0	125.9	140.1	214.1
New Listings	58	-10.8	-4.9	-19.4	-3.3	-48.7	-52.5
Active Listings	51	-45.2	-78.3	-82.5	-88.4	-93.2	-93.6
Sales to New Listings Ratio <sup>1</sup>	144.8	133.8	142.6	102.8	138.3	85.8	65.6
Months of Inventory <sup>2</sup>	0.6	1.1	2.7	3.9	5.3	7.7	9.9
Average Price	\$706,648	47.1	52.9	67.4	123.3	177.3	199.1
Median Price	\$671,500	46.6	68.3	83.5	164.4	210.9	205.2
Sale to List Price Ratio	109.9	104.2	97.3	96.4	96.1	94.5	95.1
Median Days on Market	9.5	16.0	35.0	41.5	50.0	62.0	86.5
Year-to-date	December 2021	Compared to <sup>6</sup>					
		December 2020	December 2019	December 2018	December 2016	December 2014	December 2011
Sales Activity	1,977	7.0	15.5	16.7	8.7	10.1	29.0
Dollar Volume	\$1,256,365,916	43.0	80.1	101.9	141.0	172.2	258.5
New Listings	2,190	9.8	1.9	0.9	-6.4	-26.3	-17.9
Active Listings <sup>3</sup>	128	-40.0	-64.2	-65.2	-80.1	-87.2	-87.0
Sales to New Listings Ratio <sup>4</sup>	90.3	92.6	79.7	78.0	77.7	60.4	57.5
Months of Inventory <sup>5</sup>	0.8	1.4	2.5	2.6	4.3	6.7	7.7
Average Price	\$635,491	33.7	56.0	73.0	121.7	147.3	177.8
Median Price	\$575,000	31.4	53.3	71.6	123.3	146.8	174.5
Sale to List Price Ratio	110.2	101.7	98.9	98.6	96.7	95.8	95.8
Median Days on Market	8.0	14.0	22.0	23.0	43.0	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.

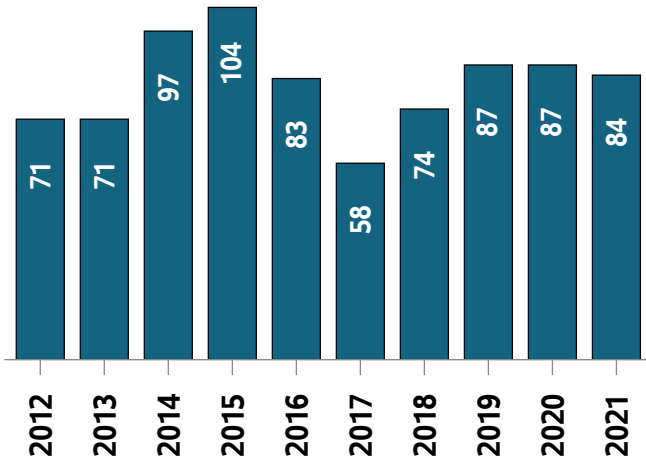
<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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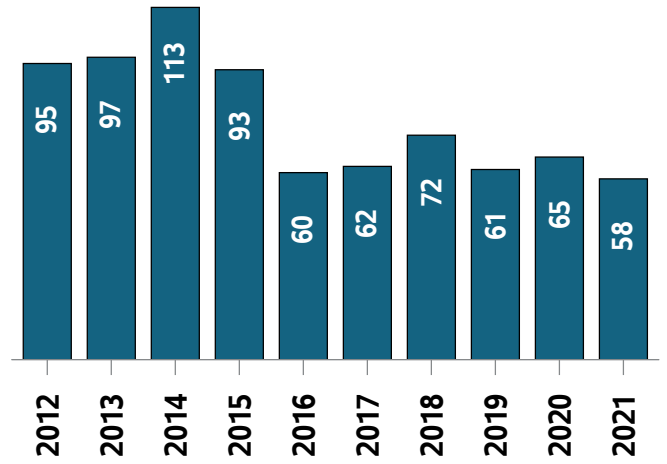
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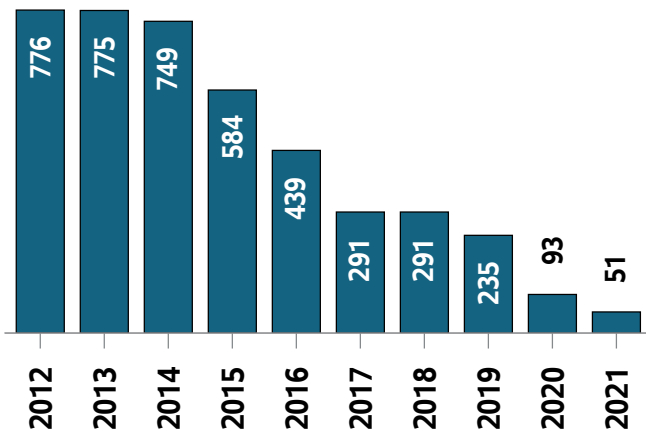
Sales Activity (December only)



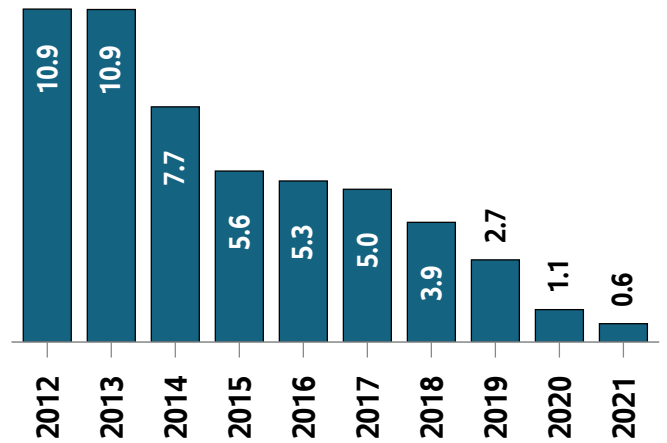
New Listings (December only)



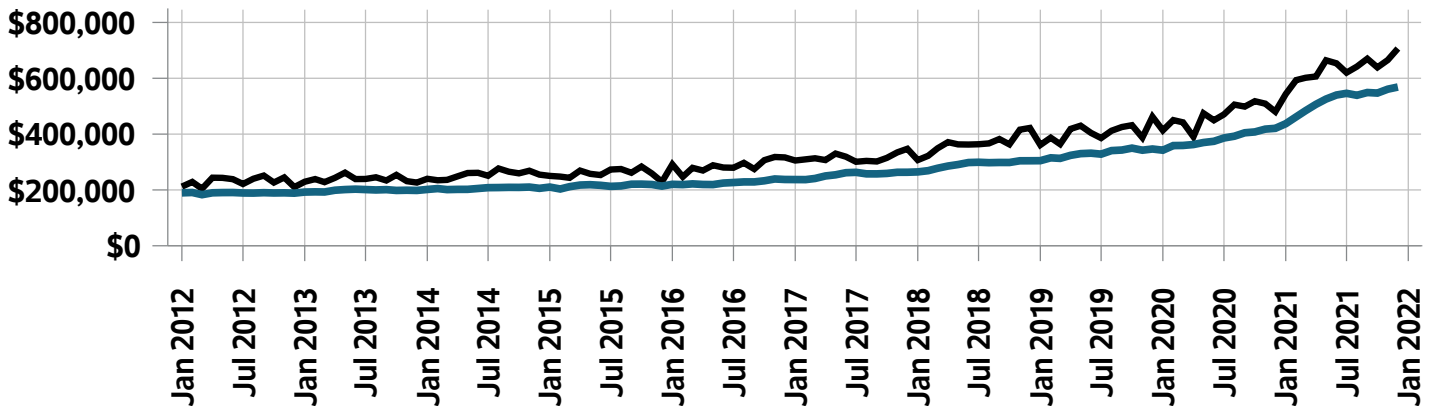
Active Listings (December only)



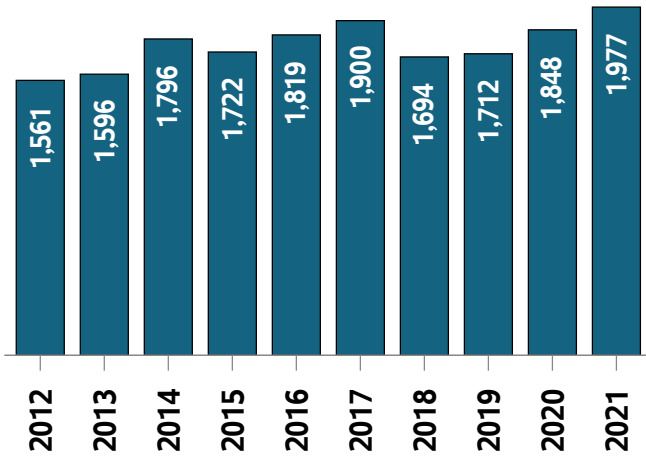
Months of Inventory (December only)



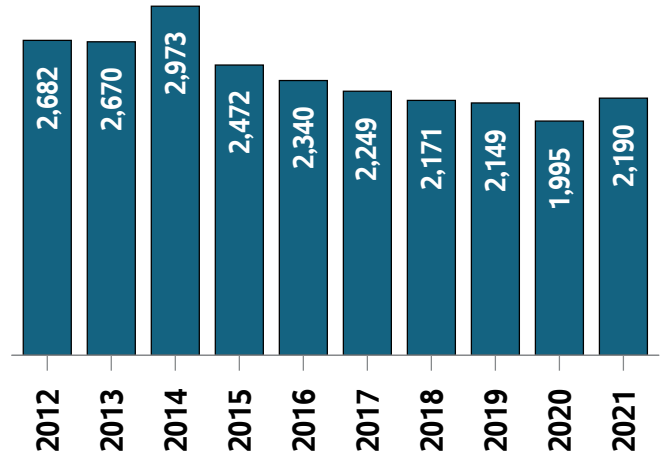
MLS® HPI Single Family Benchmark Price and Average Price



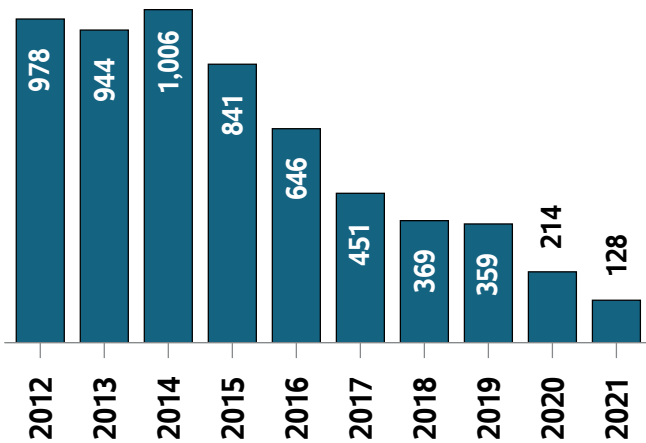
**Sales Activity (December Year-to-date)**



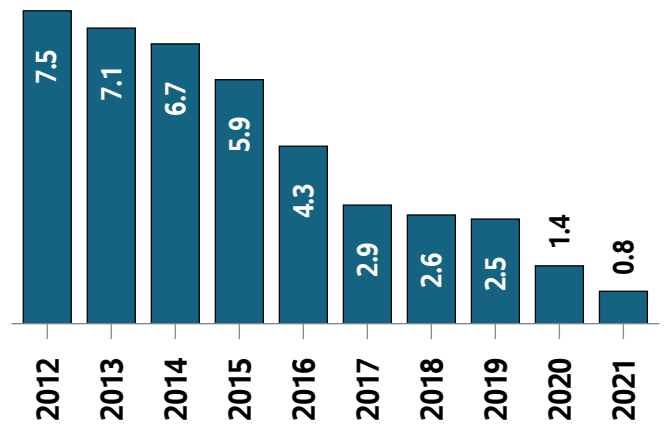
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup> (December 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	December 2021	Compared to <sup>6</sup>					
		December 2020	December 2019	December 2018	December 2016	December 2014	December 2011
Sales Activity	5	150.0	-37.5	400.0	—	150.0	400.0
Dollar Volume	\$2,301,000	157.8	-20.8	330.2	—	260.7	364.4
New Listings	4	100.0	-66.7	100.0	100.0	0.0	300.0
Active Listings	6	20.0	-68.4	0.0	-62.5	-76.9	-33.3
Sales to New Listings Ratio <sup>1</sup>	125.0	100.0	66.7	50.0	—	50.0	100.0
Months of Inventory <sup>2</sup>	1.2	2.5	2.4	6.0	—	13.0	9.0
Average Price	\$460,200	3.1	26.7	-14.0	—	44.3	-7.1
Median Price	\$475,000	6.4	11.8	-11.2	—	48.9	-4.1
Sale to List Price Ratio	115.8	96.0	98.1	102.9	—	94.7	99.1
Median Days on Market	9.0	71.0	12.5	0.0	—	103.0	31.0
Year-to-date	December 2021	Compared to <sup>6</sup>					
		December 2020	December 2019	December 2018	December 2016	December 2014	December 2011
Sales Activity	67	24.1	63.4	81.1	97.1	103.0	252.6
Dollar Volume	\$25,998,111	26.6	56.1	116.3	204.2	166.7	451.2
New Listings	77	45.3	22.2	83.3	71.1	35.1	220.8
Active Listings <sup>3</sup>	5	-63.1	-53.9	-34.3	-75.0	-79.4	-30.1
Sales to New Listings Ratio <sup>4</sup>	87.0	101.9	65.1	88.1	75.6	57.9	79.2
Months of Inventory <sup>5</sup>	1.0	3.3	3.4	2.7	7.6	9.5	4.9
Average Price	\$388,032	2.0	-4.5	19.5	54.4	31.4	56.3
Median Price	\$374,267	-5.8	-11.9	11.7	67.1	57.6	79.9
Sale to List Price Ratio	106.1	99.3	100.4	98.4	98.5	97.7	97.0
Median Days on Market	12.0	31.0	36.0	33.0	71.5	105.0	49.0

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

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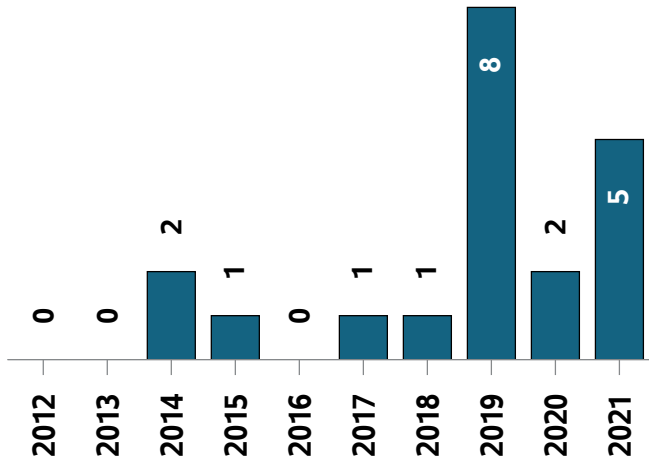
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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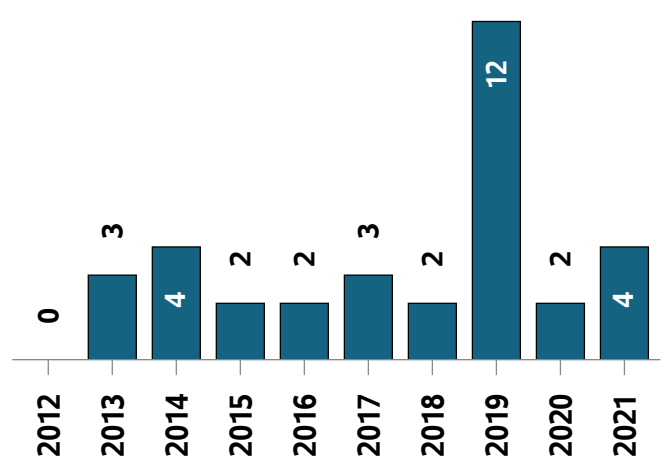
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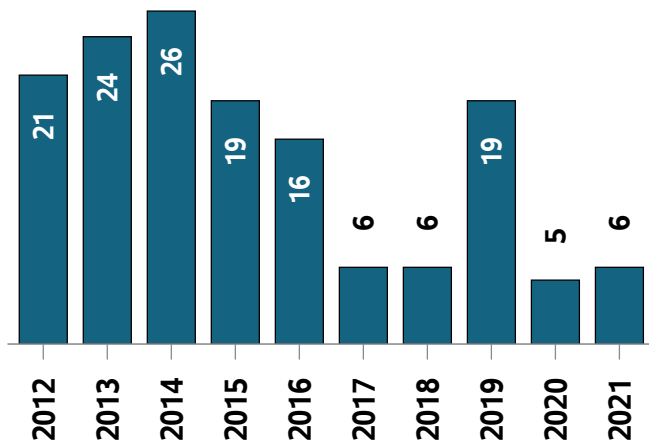
**Sales Activity (December only)**



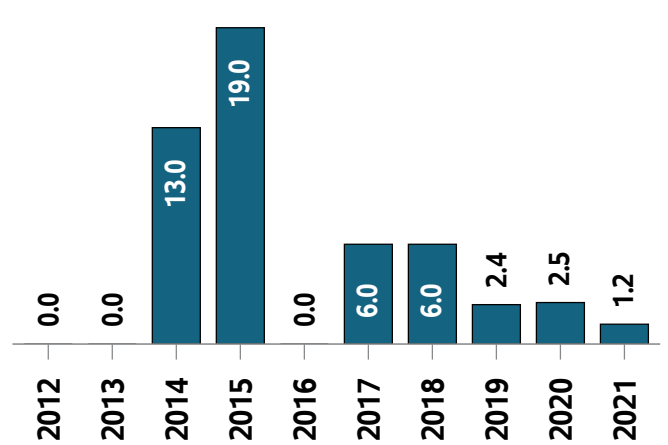
**New Listings (December only)**



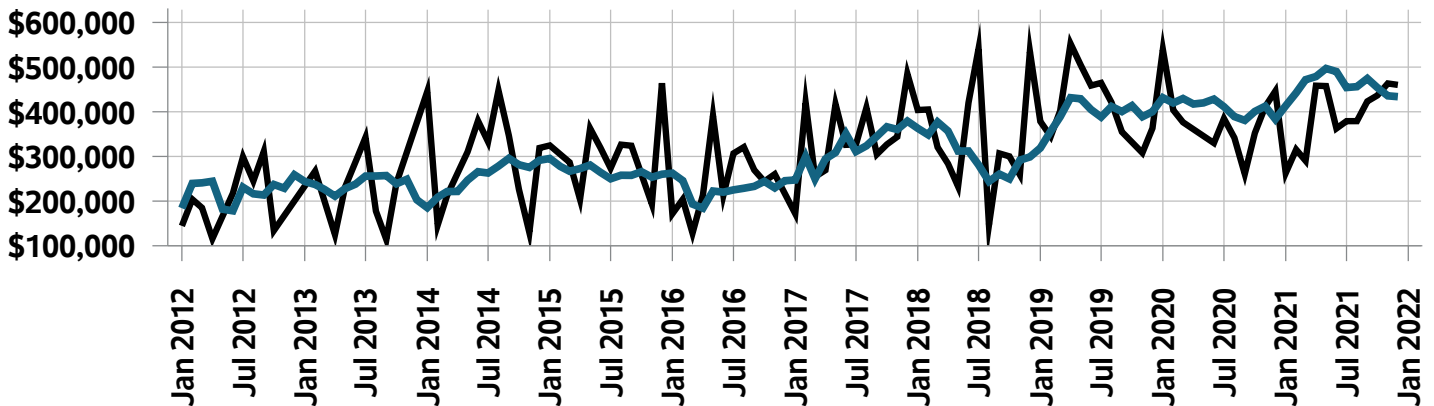
**Active Listings (December only)**



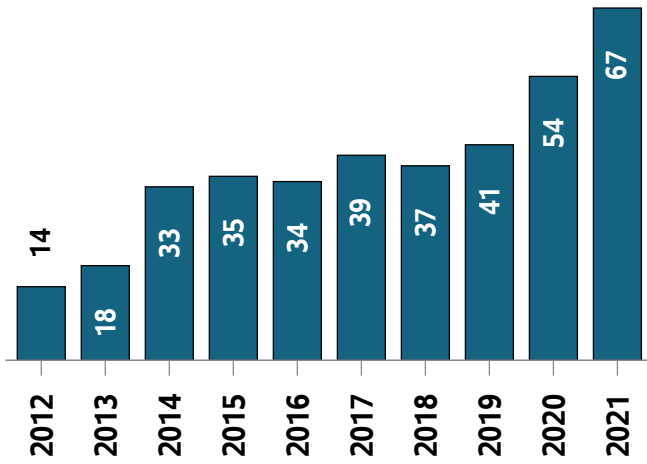
**Months of Inventory (December only)**



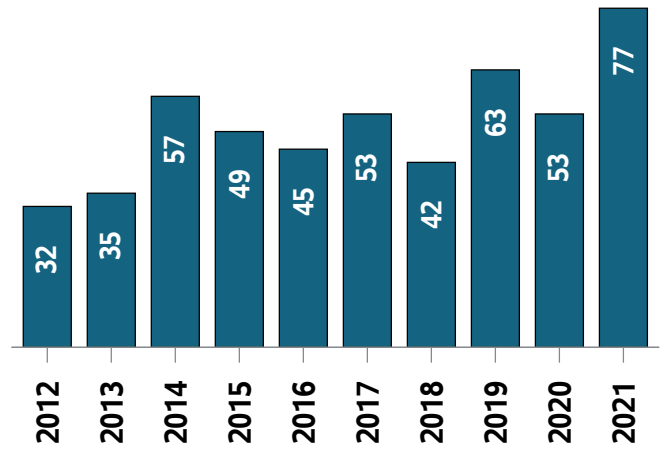
**MLS® HPI Apartment Benchmark Price and Average Price**



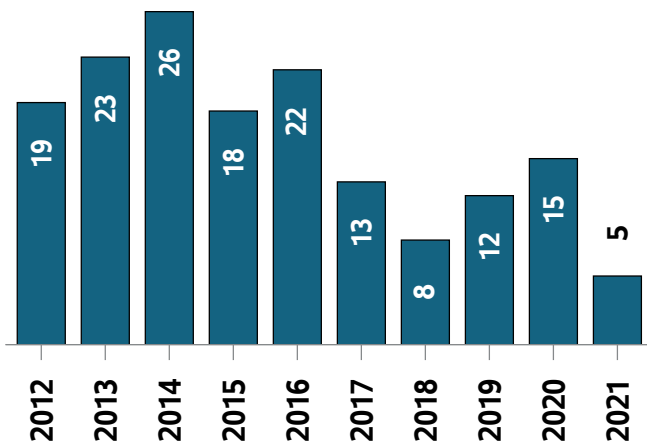
**Sales Activity (December Year-to-date)**



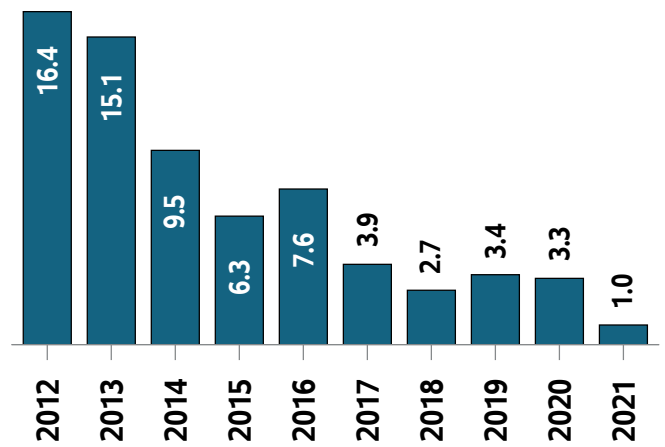
**New Listings (December Year-to-date)**



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



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



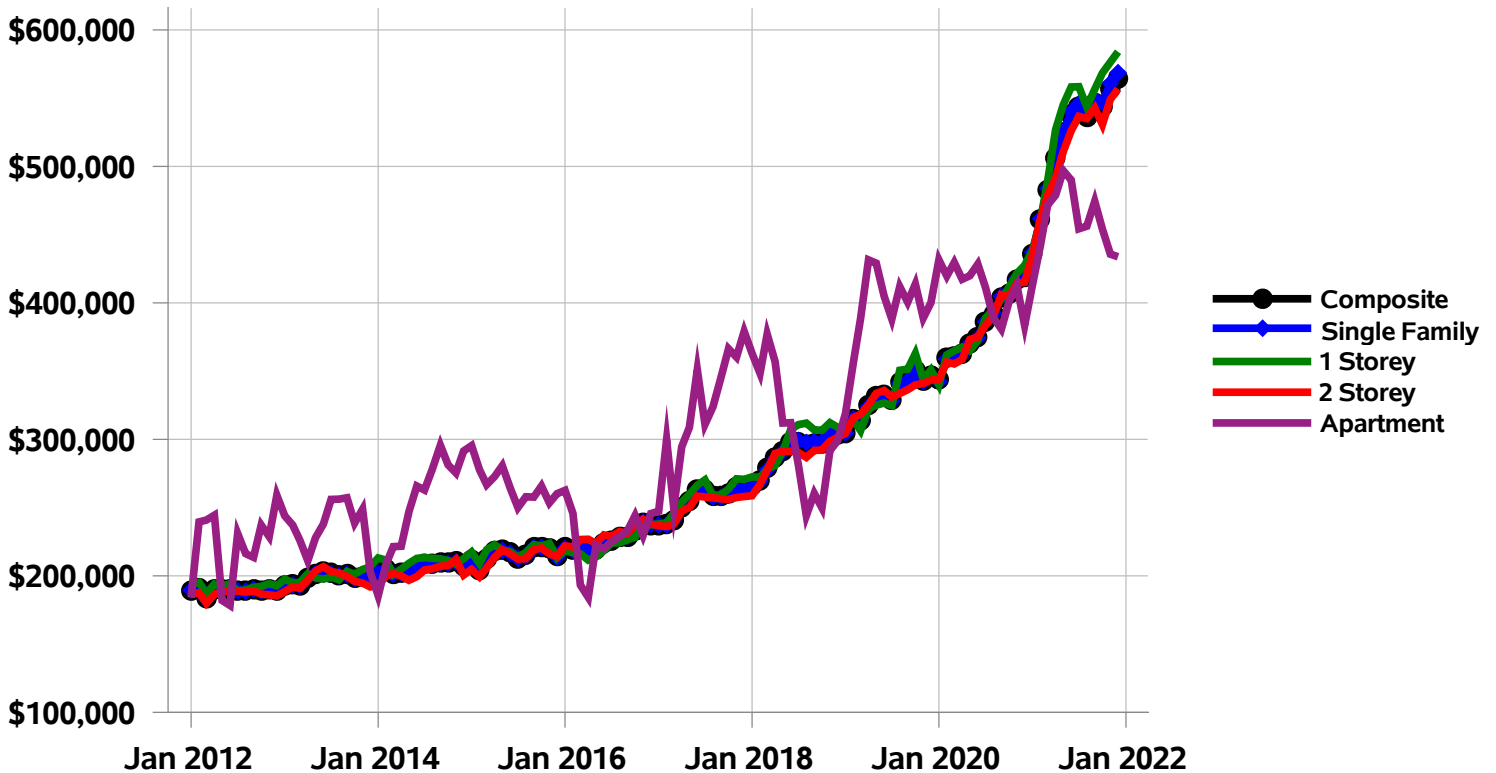
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<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	December 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$564,500	1.3	3.3	4.9	34.6	85.8	137.9
Single Family	\$568,700	1.4	3.6	5.3	35.2	86.8	139.5
One Storey	\$584,000	1.3	4.9	4.6	36.6	89.1	146.0
Two Storey	\$556,800	1.4	2.6	5.8	34.1	84.7	134.0
Apartment	\$433,800	-0.4	-8.6	-11.5	13.1	45.1	76.6

**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