



## **Huron Perth Residential Market Activity and MLS® Home Price Index Report January 2022**



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

Actual	January 2022	Compared to <sup>8</sup>					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
<b>Sales Activity</b>	<b>114</b>	14.0	6.5	0.9	6.5	28.1	31.0
<b>Dollar Volume</b>	<b>\$81,972,497</b>	60.7	87.9	109.0	166.1	272.3	341.8
<b>New Listings</b>	<b>128</b>	23.1	-11.7	-14.1	-4.5	-37.6	-38.5
<b>Active Listings</b>	<b>83</b>	-27.8	-72.8	-75.7	-84.1	-91.1	-91.3
<b>Sales to New Listings Ratio <sup>1</sup></b>	<b>89.1</b>	96.2	73.8	75.8	79.9	43.4	41.8
<b>Months of Inventory <sup>2</sup></b>	<b>0.7</b>	1.2	2.9	3.0	4.9	10.5	10.9
<b>Average Price</b>	<b>\$719,057</b>	40.9	76.4	107.2	149.8	190.6	237.1
<b>Median Price</b>	<b>\$685,000</b>	49.7	82.7	107.6	157.5	210.7	242.7
<b>Sale to List Price Ratio <sup>3</sup></b>	<b>112.6</b>	105.6	99.6	98.5	97.0	95.3	95.2
<b>Median Days on Market</b>	<b>8.0</b>	13.0	33.0	27.0	73.0	85.0	78.0

<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> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</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.

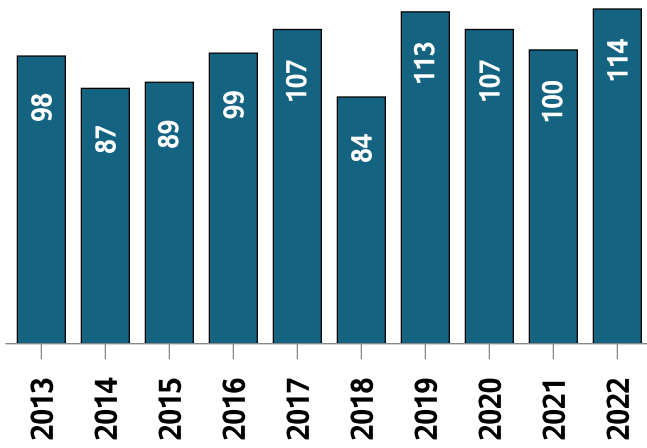
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</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.

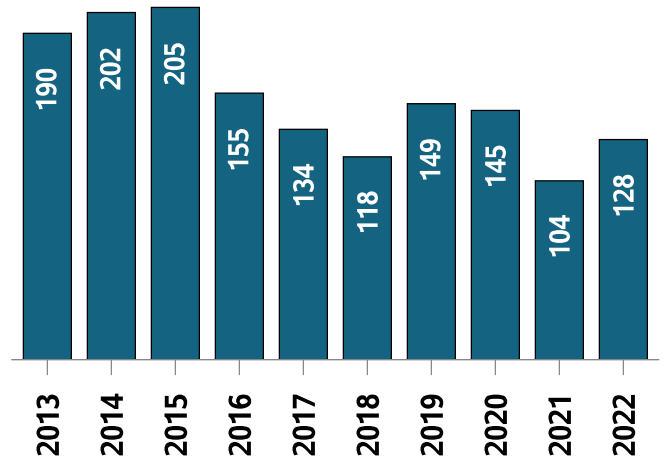
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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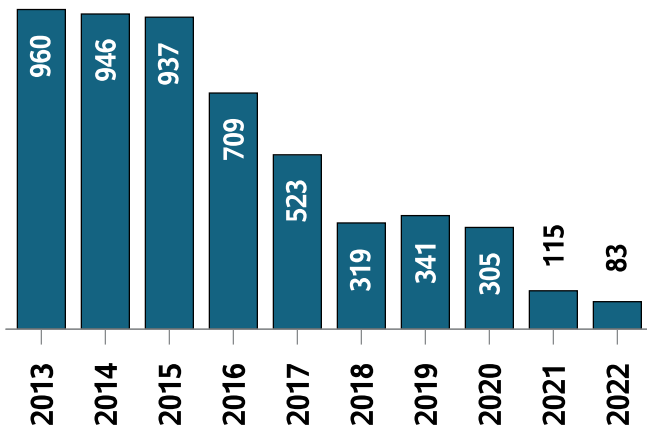
Sales Activity (January only)



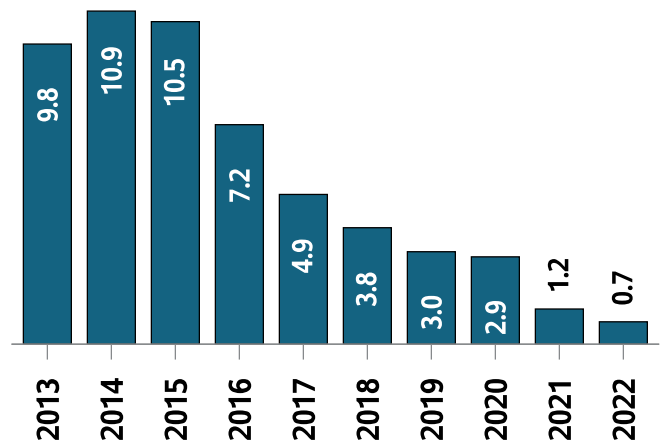
New Listings (January only)



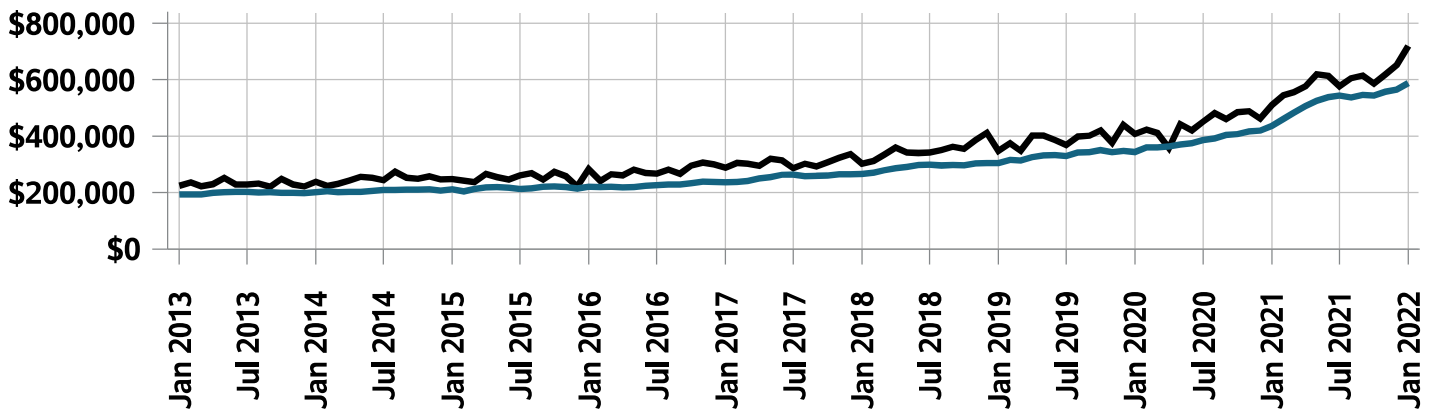
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



Actual	January 2022	Compared to <sup>8</sup>					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
<b>Sales Activity</b>	<b>94</b>	20.5	-6.9	-2.1	5.6	20.5	17.5
<b>Dollar Volume</b>	<b>\$73,522,997</b>	73.5	76.1	112.1	170.5	276.6	333.7
<b>New Listings</b>	<b>113</b>	31.4	-5.0	-13.7	-6.6	-35.1	-41.1
<b>Active Listings</b>	<b>66</b>	-23.3	-71.2	-78.4	-84.7	-91.7	-92.1
<b>Sales to New Listings Ratio <sup>1</sup></b>	<b>83.2</b>	90.7	84.9	73.3	73.6	44.8	41.7
<b>Months of Inventory <sup>2</sup></b>	<b>0.7</b>	1.1	2.3	3.2	4.9	10.2	10.5
<b>Average Price</b>	<b>\$782,160</b>	44.0	89.2	116.6	156.1	212.5	269.1
<b>Median Price</b>	<b>\$735,000</b>	52.9	96.0	116.2	176.3	233.7	267.7
<b>Sale to List Price Ratio <sup>3</sup></b>	<b>114.3</b>	106.6	99.6	98.5	96.7	95.6	95.2
<b>Median Days on Market</b>	<b>8.0</b>	9.0	36.0	25.5	64.0	88.0	78.0

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

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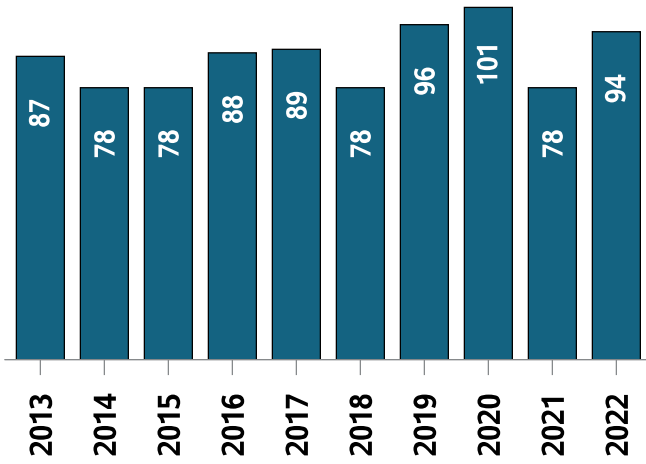
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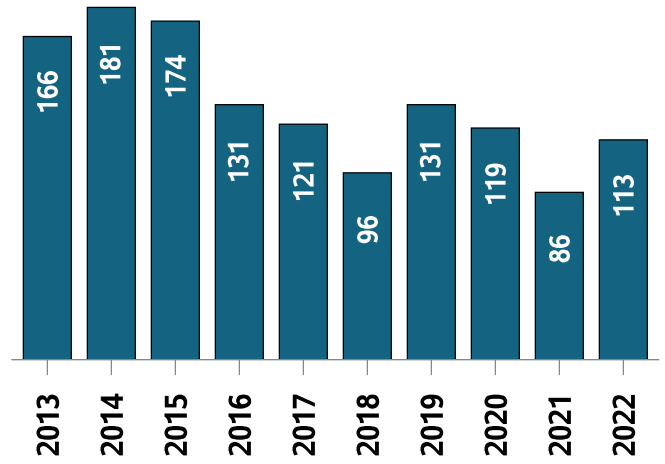
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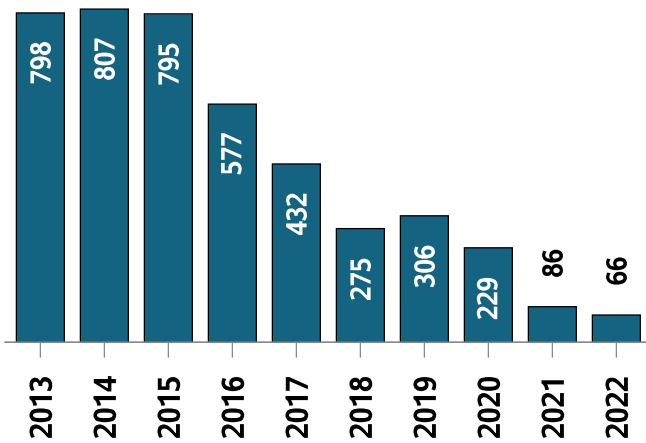
**Sales Activity (January only)**



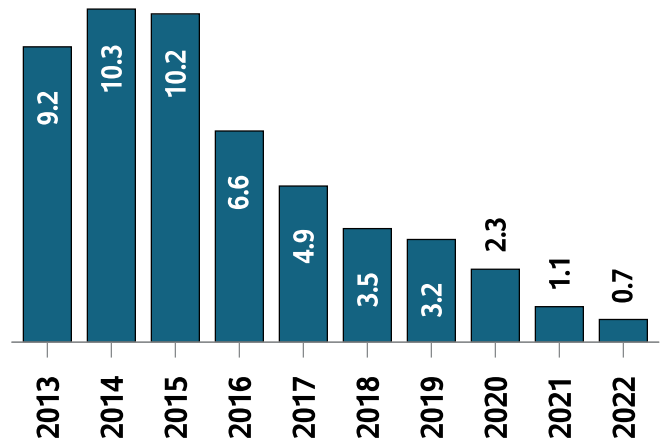
**New Listings (January only)**



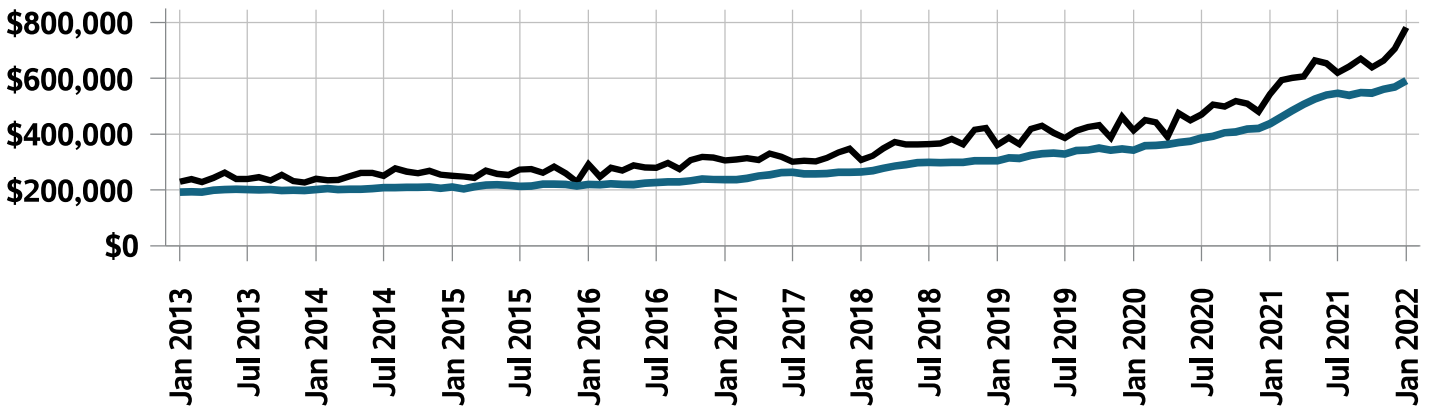
**Active Listings (January only)**



**Months of Inventory (January only)**



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



Actual	January 2022	Compared to <sup>8</sup>					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
<b>Sales Activity</b>	<b>6</b>	50.0	200.0	50.0	200.0	100.0	200.0
<b>Dollar Volume</b>	<b>\$2,340,000</b>	122.6	116.9	54.6	580.2	140.3	709.7
<b>New Listings</b>	<b>5</b>	25.0	-16.7	-16.7	25.0	150.0	—
<b>Active Listings</b>	<b>3</b>	-25.0	-87.0	-50.0	-83.3	-86.4	-57.1
<b>Sales to New Listings Ratio <sup>1</sup></b>	<b>120.0</b>	100.0	33.3	66.7	50.0	150.0	—
<b>Months of Inventory <sup>2</sup></b>	<b>0.5</b>	1.0	11.5	1.5	9.0	7.3	3.5
<b>Average Price</b>	<b>\$390,000</b>	48.4	-27.7	3.1	126.7	20.1	169.9
<b>Median Price</b>	<b>\$405,000</b>	38.0	-24.9	-1.1	135.5	24.6	180.3
<b>Sale to List Price Ratio <sup>3</sup></b>	<b>107.5</b>	101.0	103.5	98.3	97.4	97.8	92.8
<b>Median Days on Market</b>	<b>23.5</b>	22.5	37.0	28.5	26.0	36.0	51.0

<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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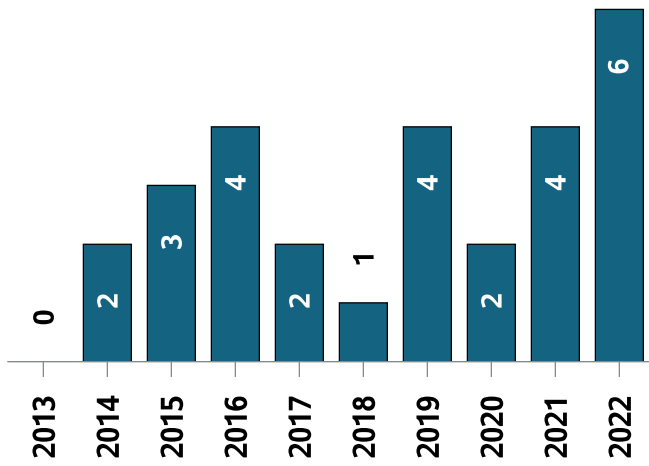
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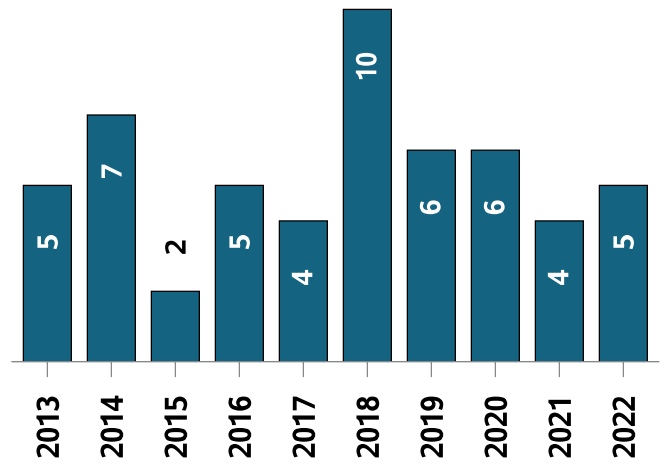
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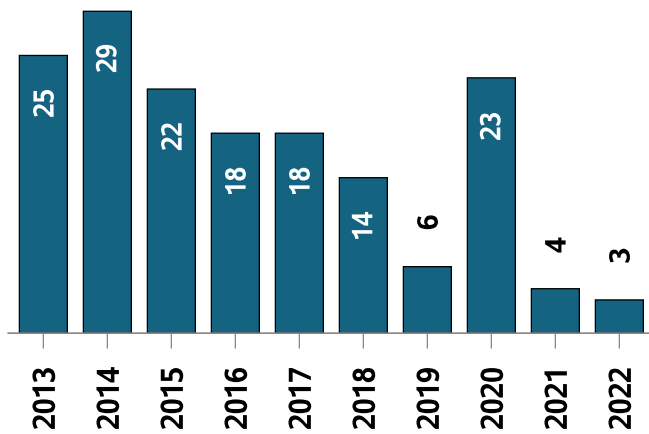
Sales Activity (January only)



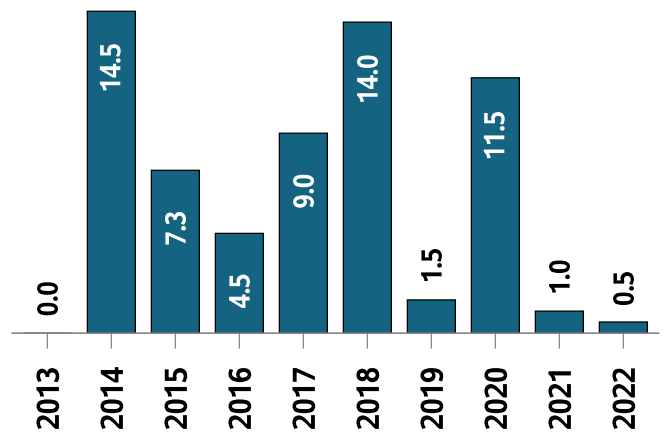
New Listings (January only)



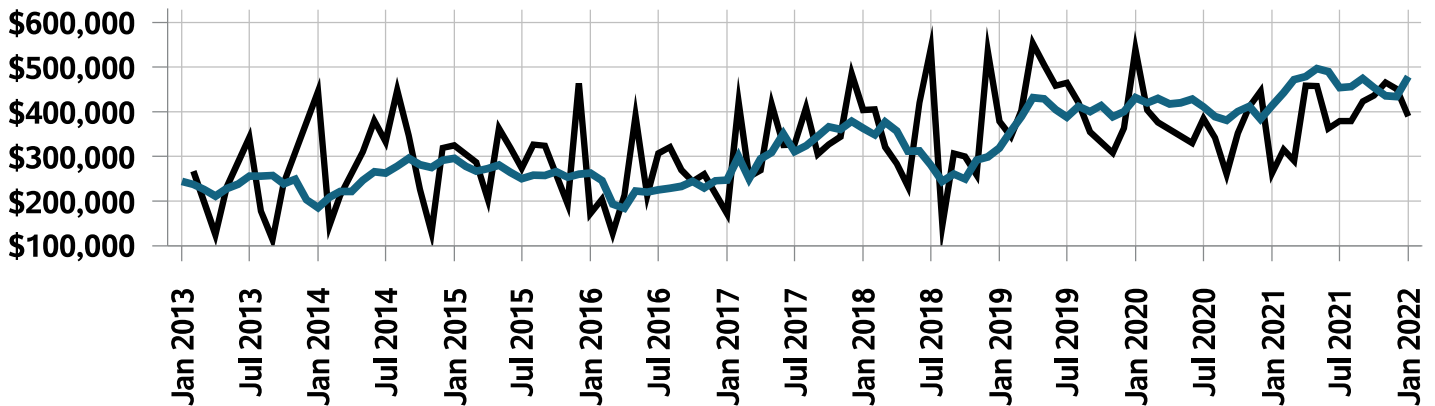
Active Listings (January only)



Months of Inventory (January only)



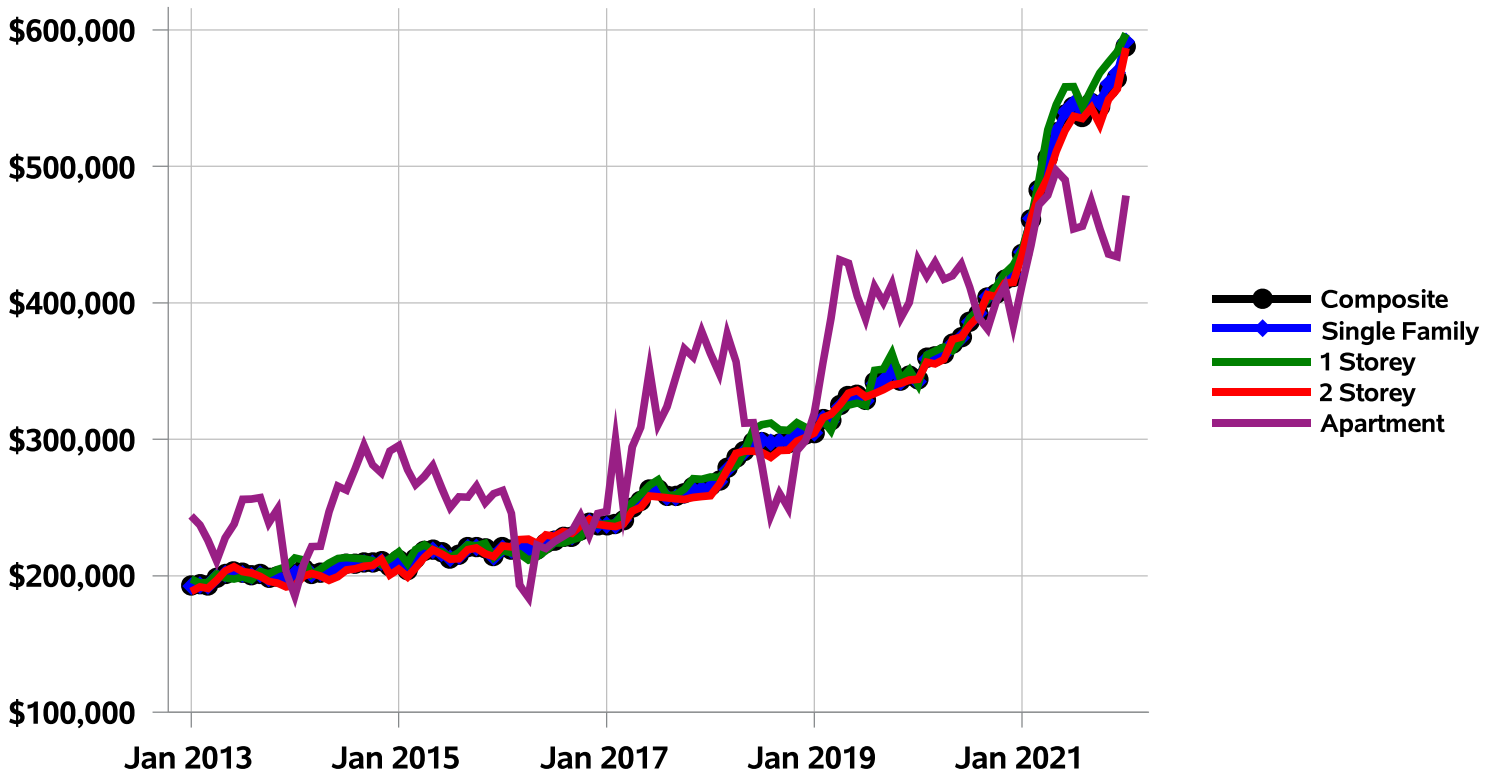
MLS® HPI Apartment Benchmark Price and Average Price



**MLS® Home Price Index Benchmark Price**

Benchmark Type:	January 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$588,000	4.2	8.1	8.2	34.8	93.1	148.1
Single Family	\$591,600	4.0	8.2	8.3	35.3	94.1	149.4
One Storey	\$597,300	2.3	5.1	7.0	36.1	95.5	151.0
Two Storey	\$586,700	5.4	10.6	9.3	34.7	92.7	147.8
Apartment	\$478,700	10.4	5.4	5.4	15.8	50.1	93.6

**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