



Huron Perth Residential Market Activity and MLS® Home Price Index Report February 2022



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

Actual	February 2022	Compared to ⁸					
		February 2021	February 2020	February 2019	February 2017	February 2015	February 2012
Sales Activity	131	-7.7	-14.4	21.3	-17.1	18.0	-5.8
Dollar Volume	\$98,882,478	27.8	52.9	144.5	105.2	267.8	219.9
New Listings	150	-3.2	-8.0	42.9	-27.2	2.0	-32.1
Active Listings	88	-27.9	-69.4	-71.8	-83.7	-90.4	-90.9
Sales to New Listings Ratio ¹	87.3	91.6	93.9	102.9	76.7	75.5	62.9
Months of Inventory ²	0.7	0.9	1.9	2.9	3.4	8.2	7.0
Average Price	\$754,828	38.5	78.6	101.6	147.5	211.7	239.4
Median Price	\$703,000	40.3	78.0	98.9	141.5	231.6	238.0
Sale to List Price Ratio ³	117.8	108.4	100.1	98.4	97.4	95.0	95.9
Median Days on Market	8.0	8.0	21.0	29.0	72.0	73.0	47.0

Year-to-date	February 2022	Compared to ⁸					
		February 2021	February 2020	February 2019	February 2017	February 2015	February 2012
Sales Activity	244	0.8	-6.2	10.4	-7.9	22.0	8.0
Dollar Volume	\$180,852,975	40.8	67.0	127.0	128.9	269.8	265.6
New Listings	278	7.3	-9.7	9.4	-18.2	-21.0	-35.2
Active Listings ⁴	87	-26.6	-70.7	-73.4	-83.6	-90.6	-90.9
Sales to New Listings Ratio ⁵	87.8	93.4	84.4	87.0	77.9	56.8	52.7
Months of Inventory ⁶	0.7	1.0	2.3	3.0	4.0	9.3	8.5
Average Price	\$741,201	39.7	78.0	105.6	148.6	203.1	238.6
Median Price	\$700,000	41.3	82.7	103.0	150.9	223.4	246.5
Sale to List Price Ratio ⁷	115.5	107.3	99.9	98.4	97.3	95.2	95.6
Median Days on Market	8.0	9.0	22.0	29.0	73.0	84.5	70.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

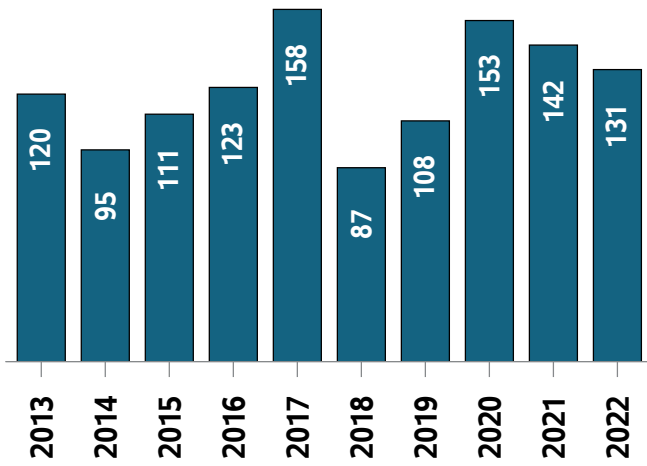
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

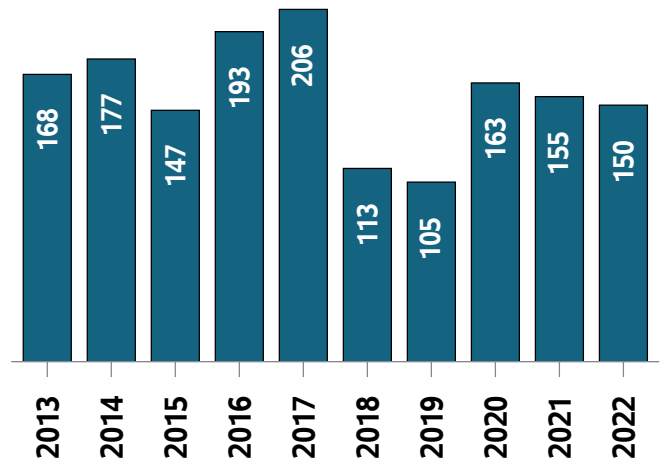
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

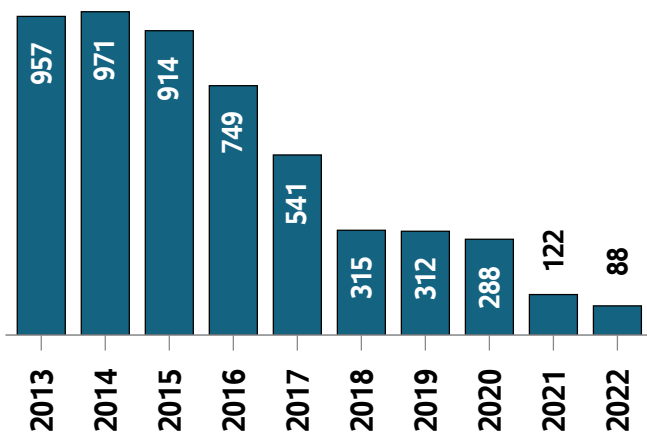
Sales Activity (February only)



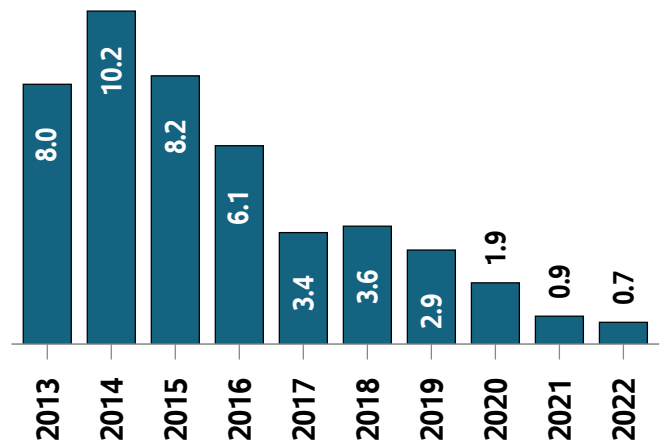
New Listings (February only)



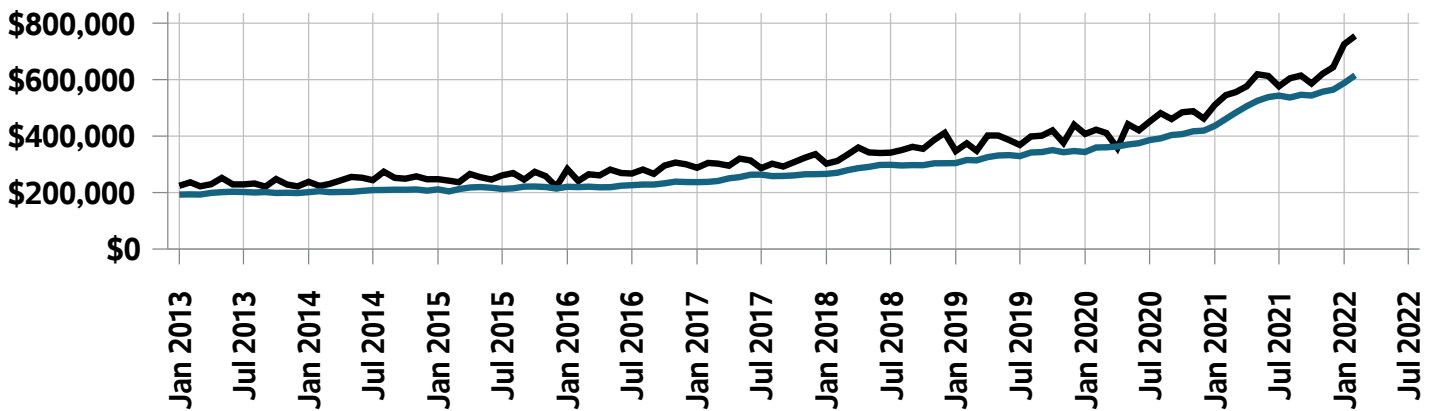
Active Listings (February only)



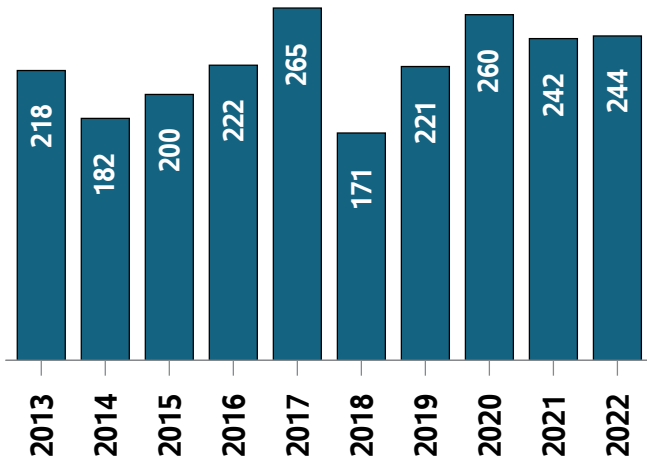
Months of Inventory (February only)



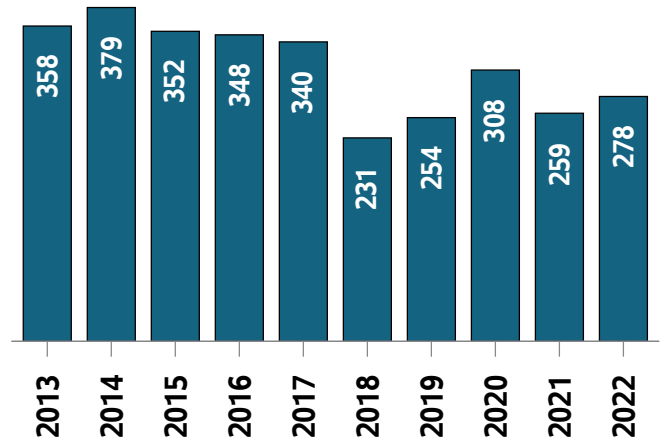
MLS® HPI Composite Benchmark Price and Average Price



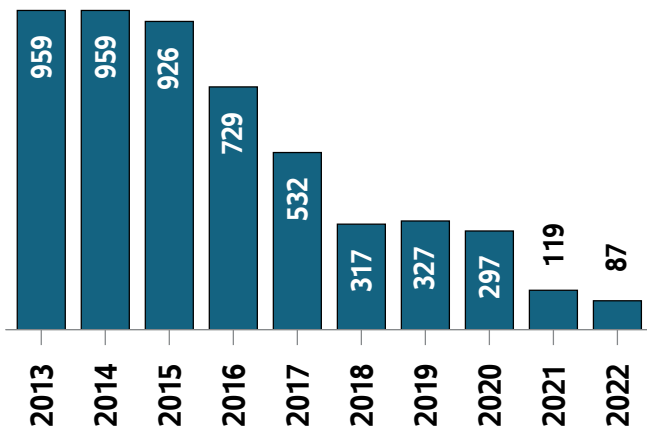
Sales Activity (February Year-to-date)



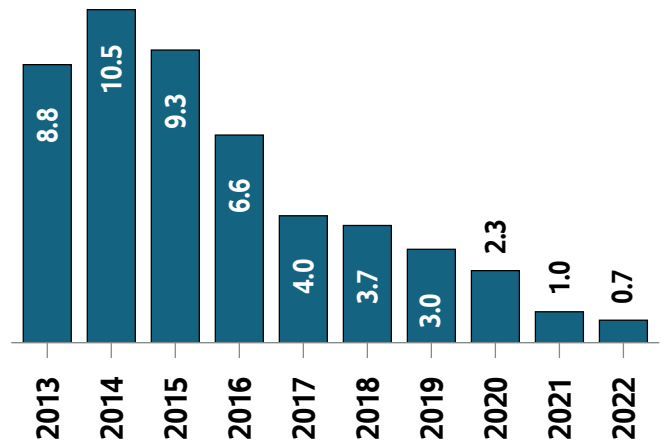
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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.

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

Actual	February 2022	Compared to ⁸					
		February 2021	February 2020	February 2019	February 2017	February 2015	February 2012
Sales Activity	104	-11.1	-15.4	11.8	-20.6	2.0	-17.5
Dollar Volume	\$86,806,724	25.0	56.8	141.2	114.0	243.4	201.3
New Listings	113	-11.7	-13.1	21.5	-34.3	-7.4	-46.2
Active Listings	65	-29.3	-69.2	-77.0	-85.6	-91.6	-92.5
Sales to New Listings Ratio ¹	92.0	91.4	94.6	100.0	76.2	83.6	60.0
Months of Inventory ²	0.6	0.8	1.7	3.0	3.4	7.5	6.9
Average Price	\$834,680	40.7	85.5	115.7	169.6	236.8	265.0
Median Price	\$799,950	50.9	97.5	120.7	180.8	274.7	280.9
Sale to List Price Ratio ³	120.2	109.5	100.3	98.4	97.5	95.2	95.8
Median Days on Market	8.0	8.0	21.0	26.0	50.0	80.0	46.5

Year-to-date	February 2022	Compared to ⁸					
		February 2021	February 2020	February 2019	February 2017	February 2015	February 2012
Sales Activity	198	1.5	-11.6	4.8	-10.0	10.0	-3.9
Dollar Volume	\$160,377,721	43.4	65.2	127.0	136.8	258.0	250.4
New Listings	226	5.6	-9.2	0.9	-22.9	-23.6	-43.8
Active Listings ⁴	67	-24.7	-69.5	-77.2	-84.8	-91.4	-92.1
Sales to New Listings Ratio ⁵	87.6	91.1	90.0	84.4	75.1	60.8	51.2
Months of Inventory ⁶	0.7	0.9	2.0	3.1	4.0	8.7	8.3
Average Price	\$809,988	41.3	86.8	116.7	163.1	225.5	264.6
Median Price	\$749,900	42.8	92.3	114.3	169.7	245.2	265.8
Sale to List Price Ratio ⁷	117.5	108.3	100.0	98.5	97.2	95.4	95.6
Median Days on Market	8.0	8.0	22.5	26.0	63.0	85.5	67.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

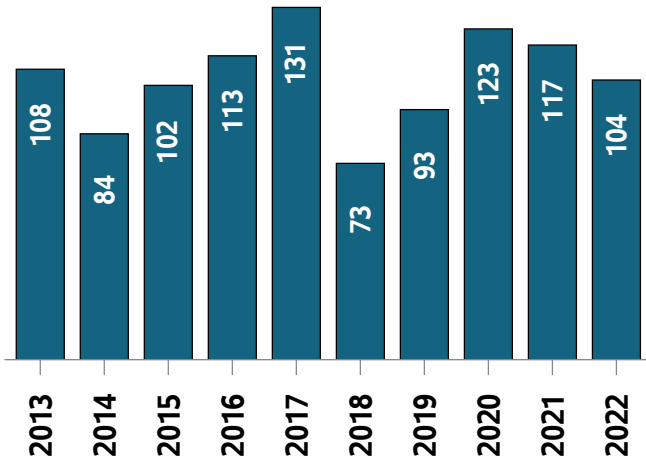
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

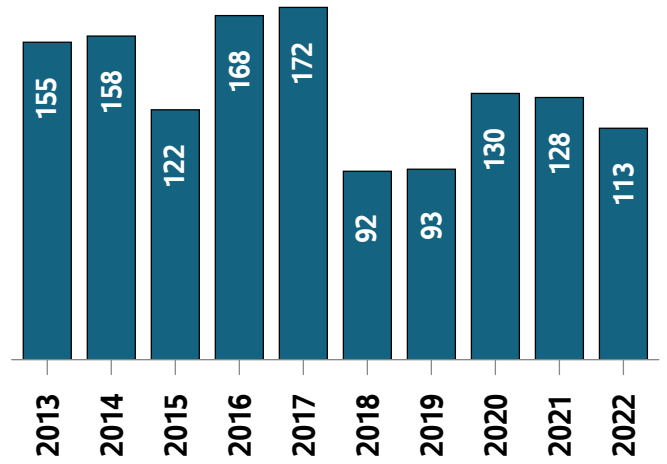
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

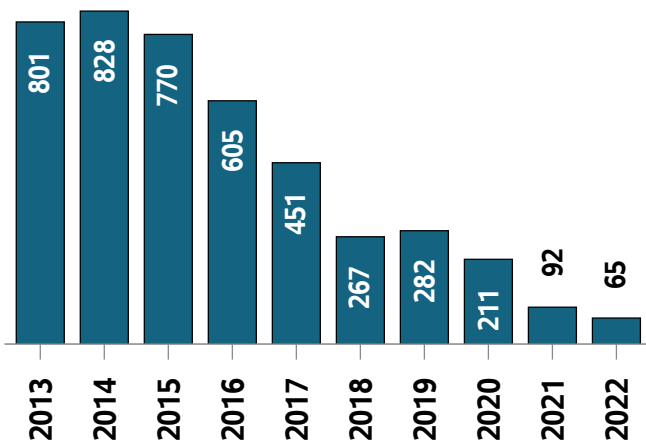
Sales Activity (February only)



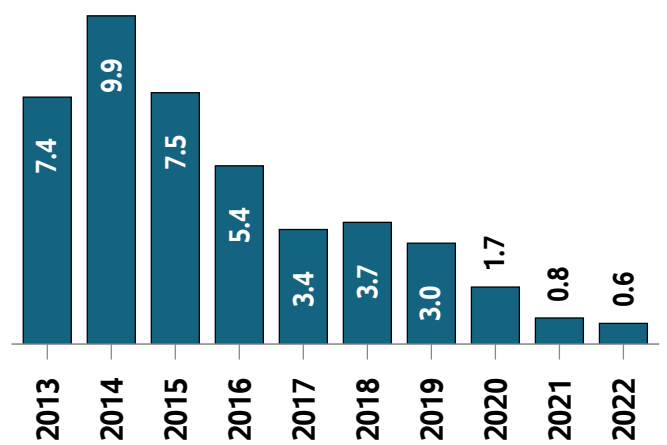
New Listings (February only)



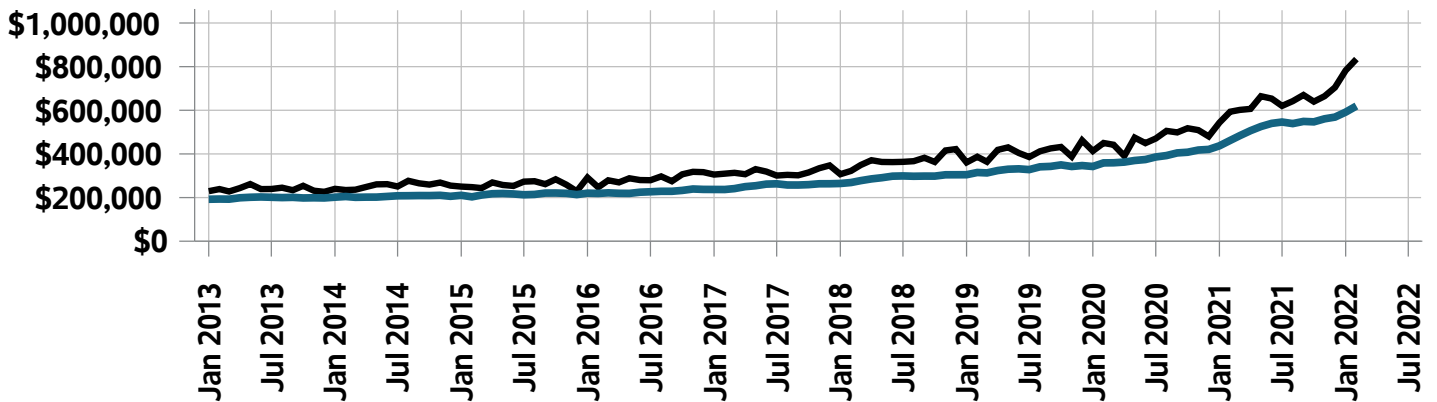
Active Listings (February only)



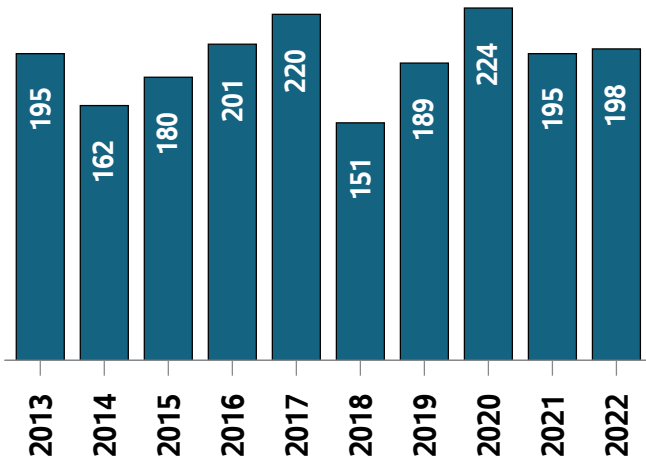
Months of Inventory (February only)



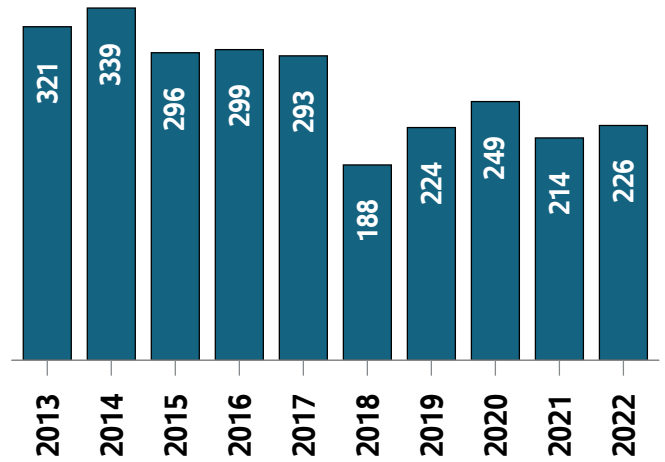
MLS® HPI Single Family Benchmark Price and Average Price



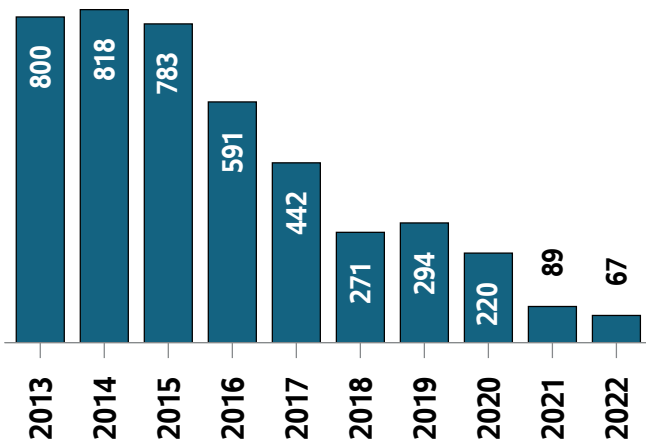
Sales Activity (February Year-to-date)



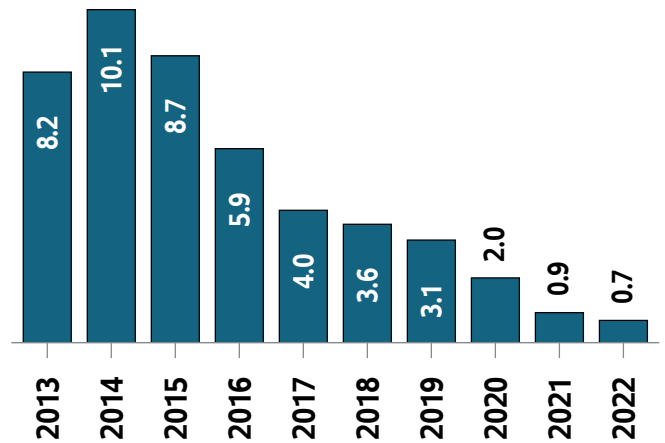
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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.

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

Actual	February 2022	Compared to ⁸					
		February 2021	February 2020	February 2019	February 2017	February 2015	February 2012
Sales Activity	2	-66.7	-77.8	100.0	-66.7	—	100.0
Dollar Volume	\$931,500	-50.8	-74.4	170.1	-63.1	—	356.6
New Listings	9	12.5	200.0	350.0	28.6	200.0	200.0
Active Listings	9	50.0	-47.1	50.0	-40.0	-55.0	0.0
Sales to New Listings Ratio ¹	22.2	75.0	300.0	50.0	85.7	—	33.3
Months of Inventory ²	4.5	1.0	1.9	6.0	2.5	—	9.0
Average Price	\$465,750	47.7	15.3	35.0	10.8	—	128.3
Median Price	\$465,750	108.6	16.5	35.0	0.0	—	128.3
Sale to List Price Ratio ³	114.3	104.8	100.2	101.5	99.0	—	97.6
Median Days on Market	5.0	6.0	32.0	31.0	53.0	—	22.0

Year-to-date	February 2022	Compared to ⁸					
		February 2021	February 2020	February 2019	February 2017	February 2015	February 2012
Sales Activity	8	-20.0	-27.3	60.0	0.0	166.7	166.7
Dollar Volume	\$3,271,500	11.1	-30.6	76.0	14.1	235.9	563.6
New Listings	14	16.7	55.6	75.0	27.3	180.0	366.7
Active Listings ⁴	6	20.0	-70.0	0.0	-63.6	-71.4	-25.0
Sales to New Listings Ratio ⁵	57.1	83.3	122.2	62.5	72.7	60.0	100.0
Months of Inventory ⁶	1.5	1.0	3.6	2.4	4.1	14.0	5.3
Average Price	\$408,938	38.9	-4.6	10.0	14.1	26.0	148.8
Median Price	\$418,200	52.1	-17.0	8.1	-4.7	28.7	131.0
Sale to List Price Ratio ⁷	109.2	103.3	100.8	98.9	98.6	97.8	94.4
Median Days on Market	9.5	12.0	32.0	31.0	26.0	36.0	45.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

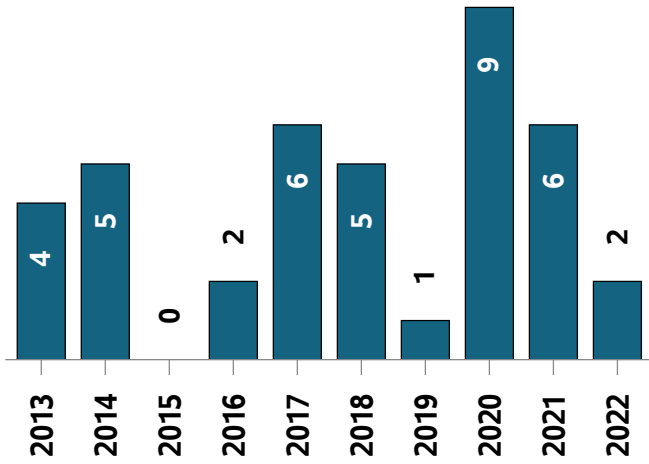
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

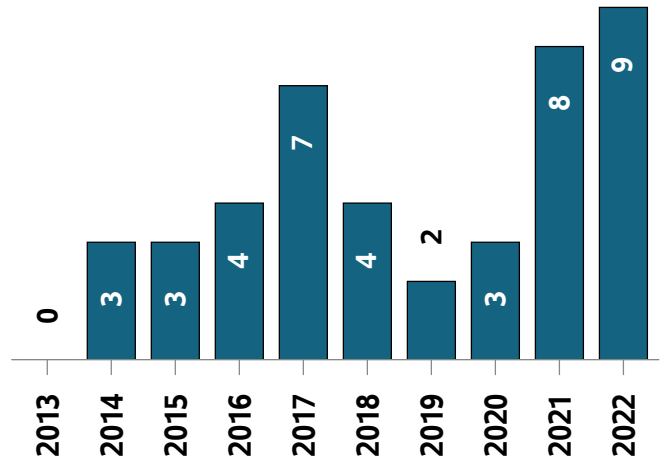
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

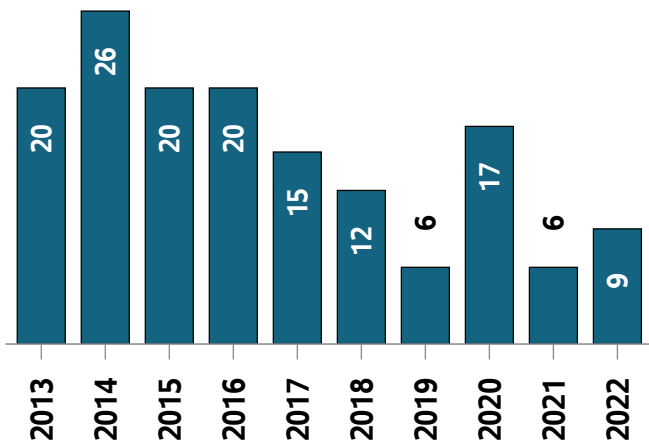
Sales Activity (February only)



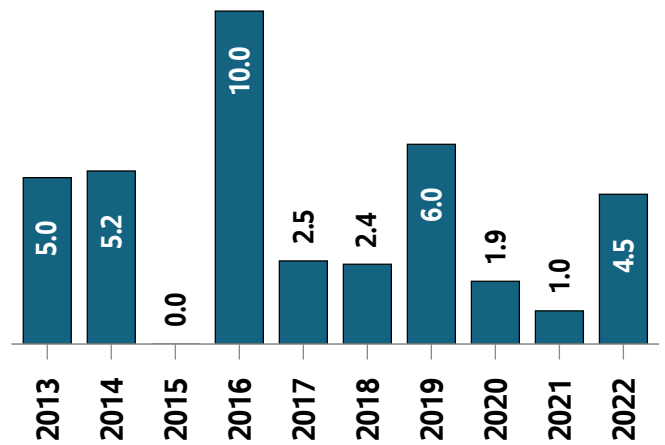
New Listings (February only)



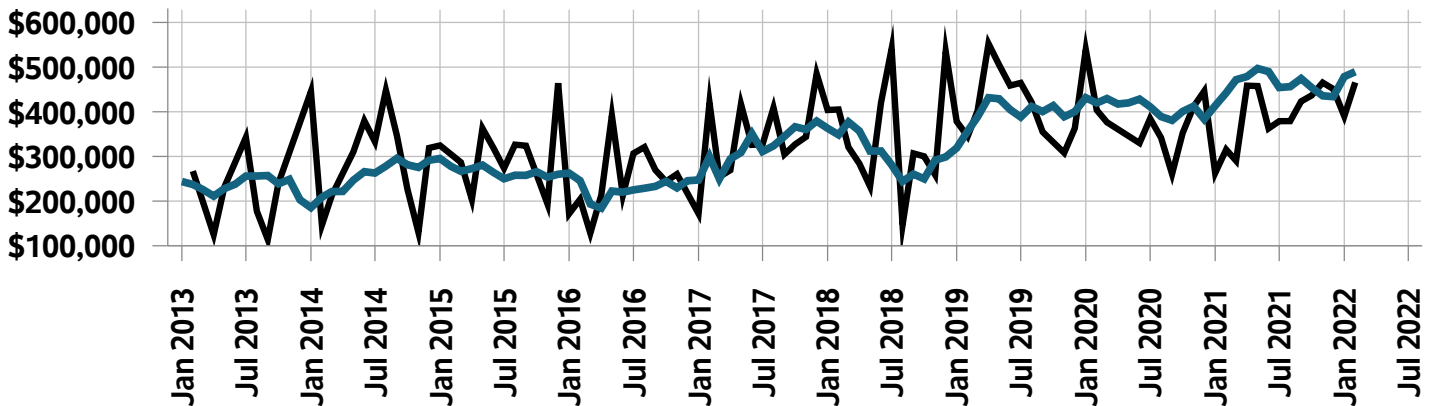
Active Listings (February only)



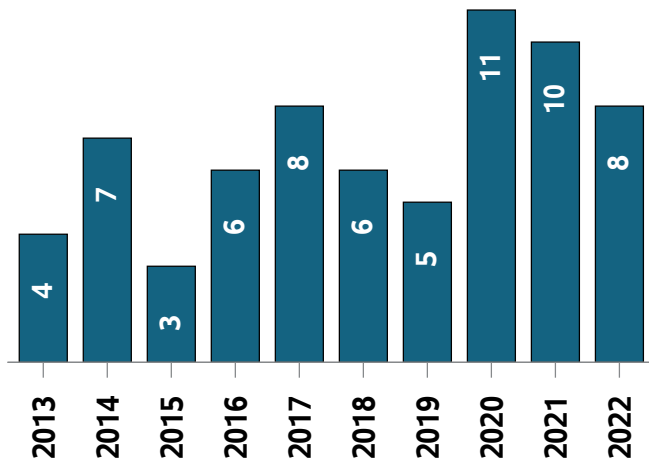
Months of Inventory (February only)



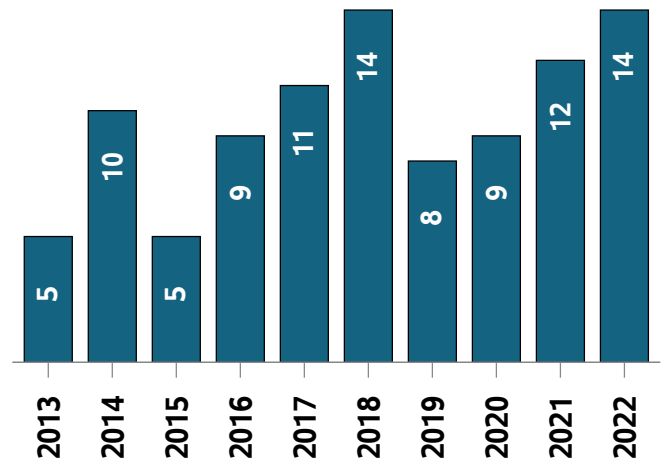
MLS® HPI Apartment Benchmark Price and Average Price



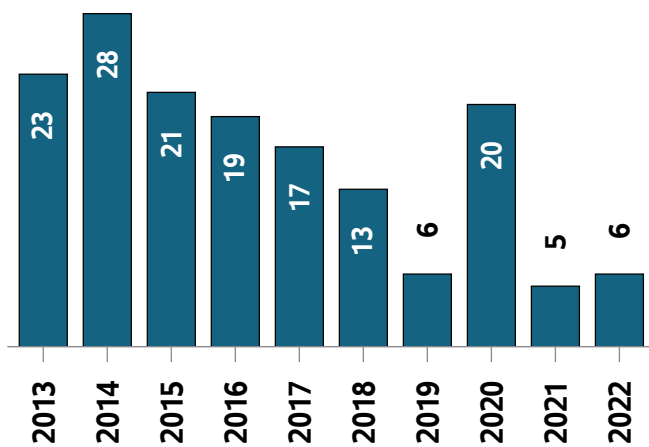
Sales Activity (February Year-to-date)



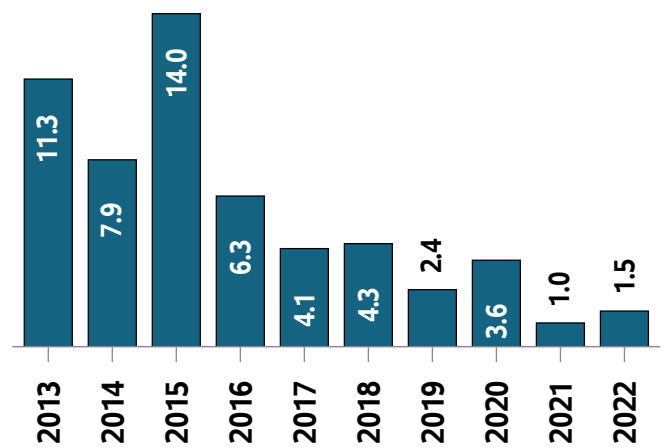
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



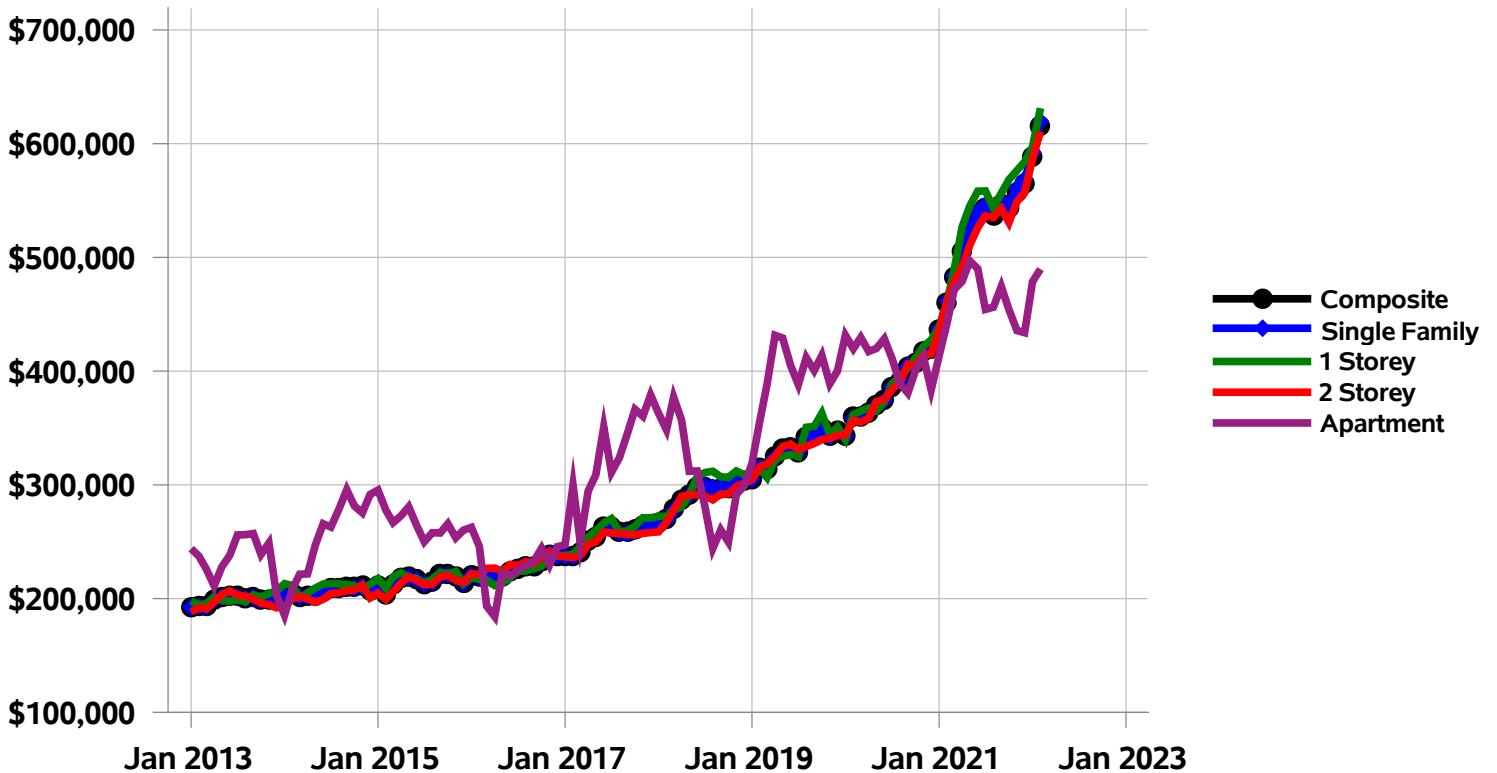
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$615,300	4.6	10.5	14.7	33.5	95.1	158.6
Single Family	\$619,600	4.7	10.5	14.9	34.2	96.7	161.4
One Storey	\$631,200	5.7	9.5	16.1	37.0	100.9	164.3
Two Storey	\$610,600	4.1	11.2	14.1	32.2	93.3	158.6
Apartment	\$489,700	2.3	12.4	7.3	10.7	37.3	63.5

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