



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



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

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	220	-4.3	182.1	3.8	-9.1	23.6	30.2
Dollar Volume	\$160,907,514	21.4	476.3	88.7	125.3	240.0	304.1
New Listings	326	10.5	226.0	4.8	8.7	-9.7	6.5
Active Listings	203	14.7	-39.4	-52.7	-62.5	-81.5	-82.8
Sales to New Listings Ratio ¹	67.5	78.0	78.0	68.2	80.7	49.3	55.2
Months of Inventory ²	0.9	0.8	4.3	2.0	2.2	6.2	7.0
Average Price	\$731,398	26.9	104.3	81.9	147.8	175.1	210.4
Median Price	\$660,000	23.6	94.9	85.0	135.5	164.0	193.3
Sale to List Price Ratio ³	114.7	112.5	98.6	99.5	98.7	96.2	95.7
Median Days on Market	8.0	7.0	24.5	15.0	20.0	63.0	51.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	667	-7.9	38.7	16.4	-8.8	29.0	27.8
Dollar Volume	\$495,758,675	23.6	154.3	132.0	127.2	283.9	331.3
New Listings	868	2.7	38.4	11.1	-2.7	-11.0	-18.3
Active Listings ⁴	130	-6.0	-58.8	-63.9	-75.6	-86.7	-87.6
Sales to New Listings Ratio ⁵	76.8	85.7	76.7	73.4	82.0	53.0	49.2
Months of Inventory ⁶	0.8	0.8	2.6	2.5	2.9	7.6	8.1
Average Price	\$743,266	34.2	83.4	99.3	149.0	197.6	237.6
Median Price	\$680,000	29.5	74.8	95.4	142.9	200.9	228.5
Sale to List Price Ratio ⁷	115.8	110.6	99.9	98.8	98.0	95.7	95.5
Median Days on Market	8.0	8.0	20.0	21.0	33.0	70.0	61.5

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.

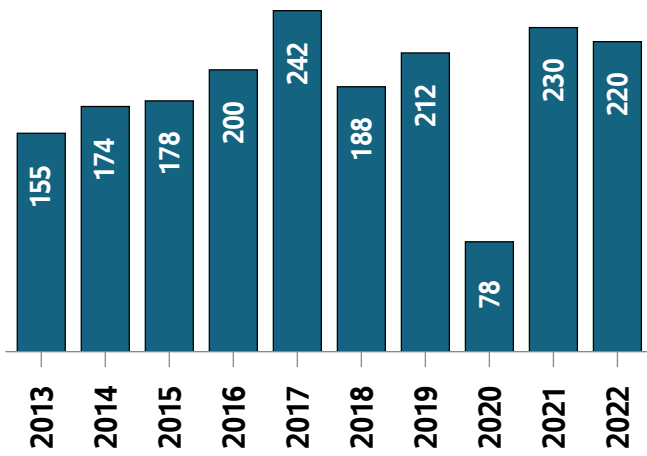
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

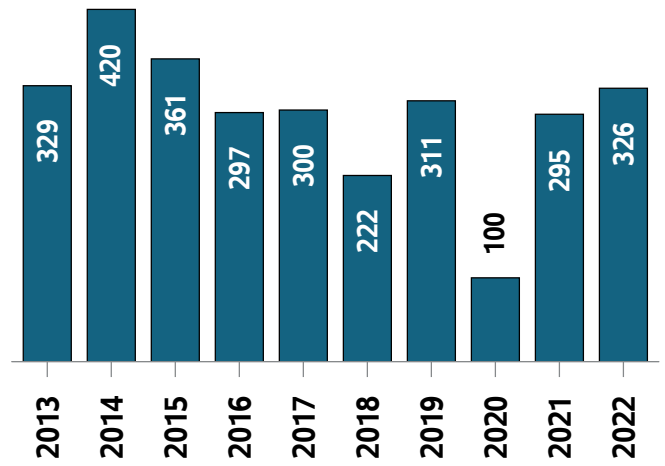
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

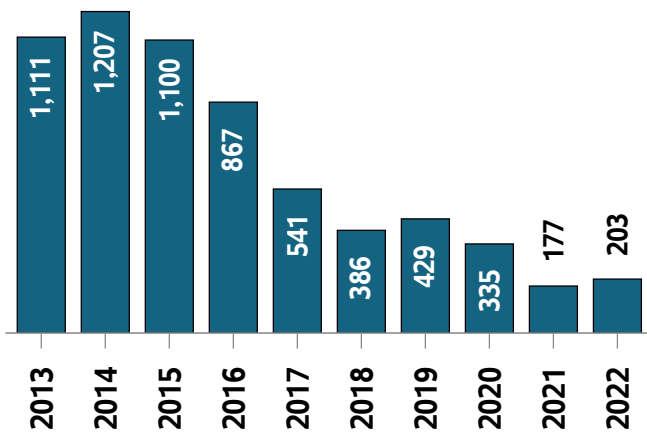
Sales Activity (April only)



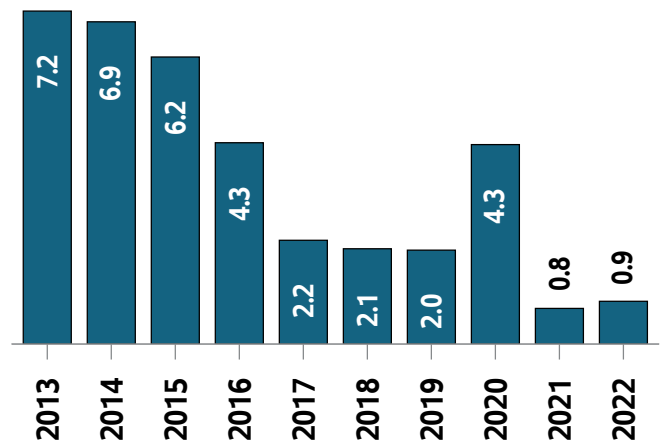
New Listings (April only)



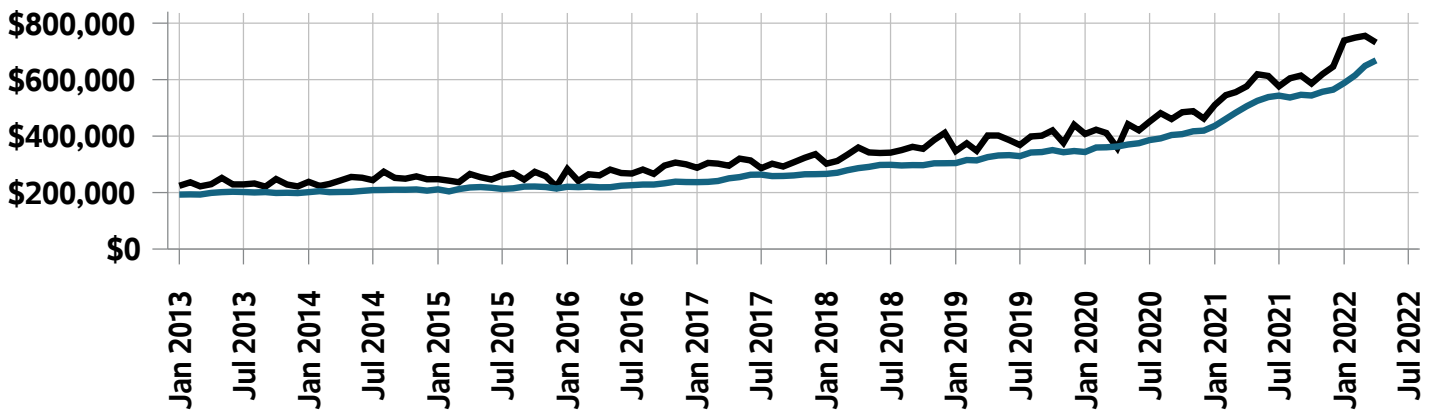
Active Listings (April only)



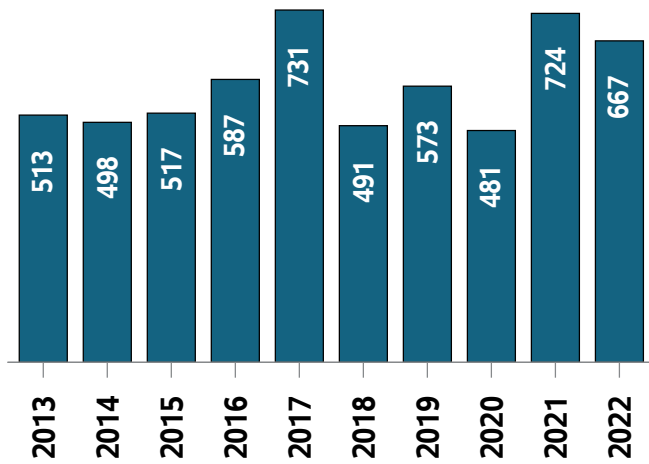
Months of Inventory (April only)



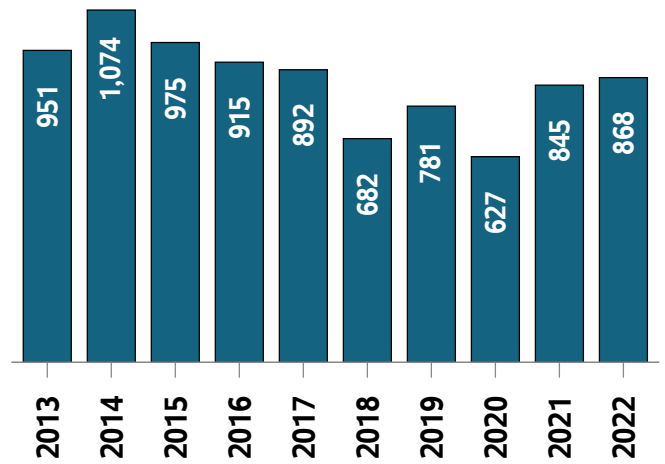
MLS® HPI Composite Benchmark Price and Average Price



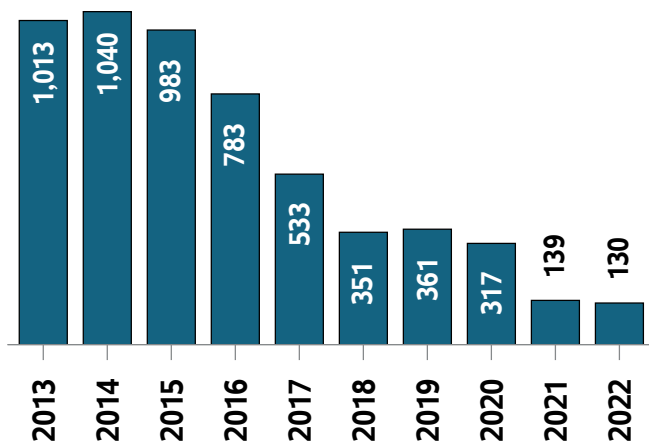
Sales Activity (April Year-to-date)



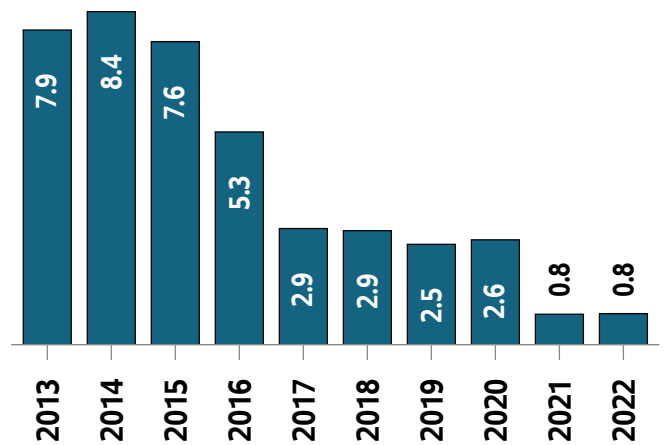
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	194	-4.4	203.1	1.6	-6.3	18.3	26.0
Dollar Volume	\$148,145,943	20.3	492.7	85.3	133.1	235.5	294.4
New Listings	269	1.9	209.2	-0.7	2.3	-18.0	-3.2
Active Listings	154	0.7	-40.8	-59.0	-67.1	-83.7	-85.2
Sales to New Listings Ratio ¹	72.1	76.9	73.6	70.5	78.7	50.0	55.4
Months of Inventory ²	0.8	0.8	4.1	2.0	2.3	5.8	6.7
Average Price	\$763,639	25.9	95.5	82.5	148.8	183.6	213.1
Median Price	\$706,050	28.4	95.3	93.4	152.2	182.4	207.0
Sale to List Price Ratio ³	115.0	113.4	99.2	99.5	98.8	95.9	95.9
Median Days on Market	8.0	7.0	21.5	14.0	18.0	58.0	49.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	555	-7.7	38.7	11.2	-10.3	18.6	16.6
Dollar Volume	\$443,575,629	24.2	158.5	128.8	131.7	272.3	314.4
New Listings	714	-1.0	38.4	5.0	-9.0	-17.3	-26.0
Active Listings ⁴	101	-9.6	-57.7	-68.6	-77.5	-87.9	-89.1
Sales to New Listings Ratio ⁵	77.7	83.4	77.5	73.4	78.9	54.2	49.3
Months of Inventory ⁶	0.7	0.7	2.4	2.6	2.9	7.2	7.8
Average Price	\$799,235	34.5	86.3	105.7	158.4	213.9	255.5
Median Price	\$725,000	31.8	81.3	101.4	158.9	218.0	245.2
Sale to List Price Ratio ⁷	117.1	111.9	100.2	98.9	98.0	95.7	95.6
Median Days on Market	8.0	7.0	18.0	20.0	27.0	70.5	55.5

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

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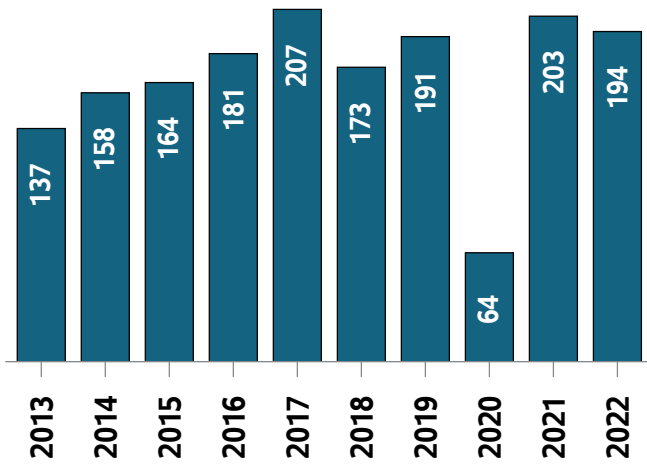
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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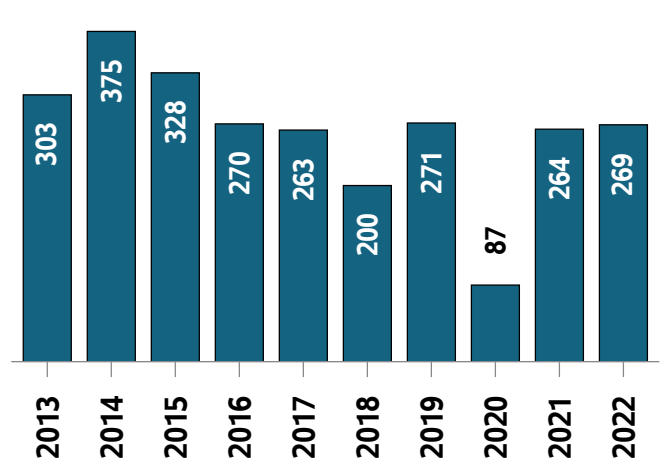
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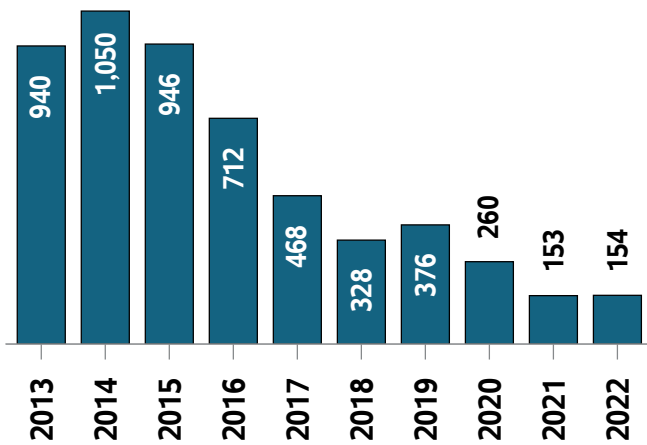
Sales Activity (April only)



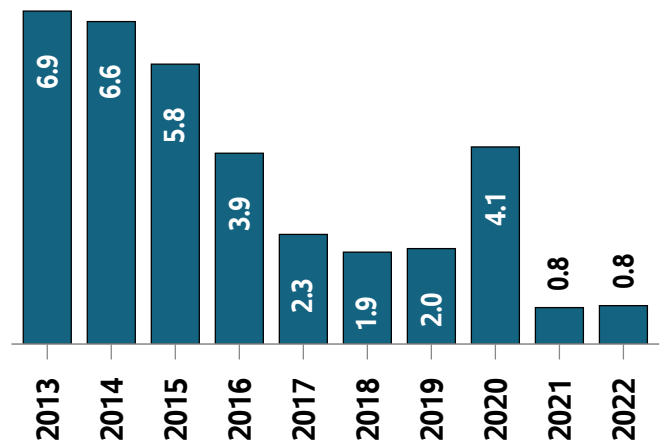
New Listings (April only)



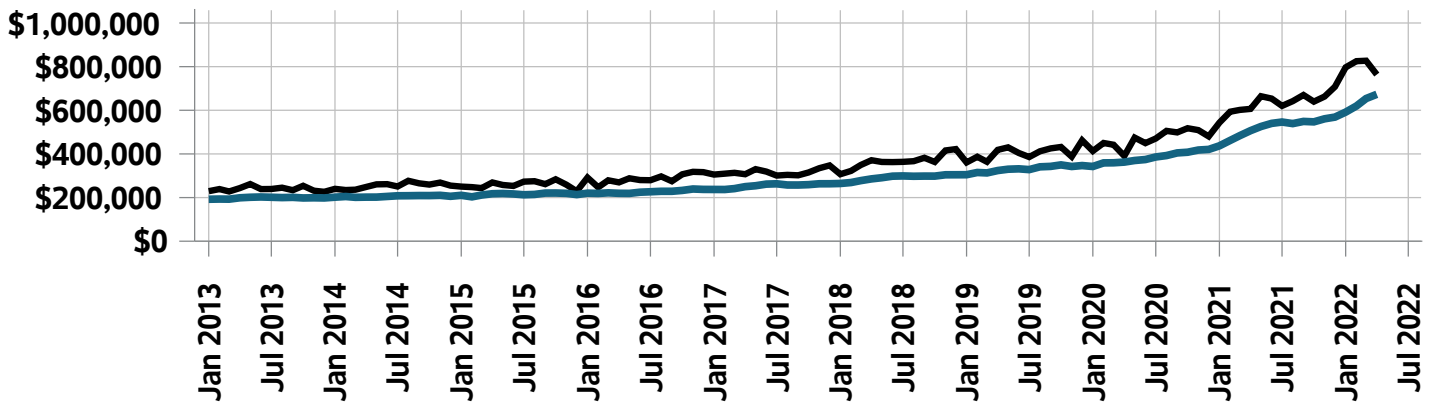
Active Listings (April only)



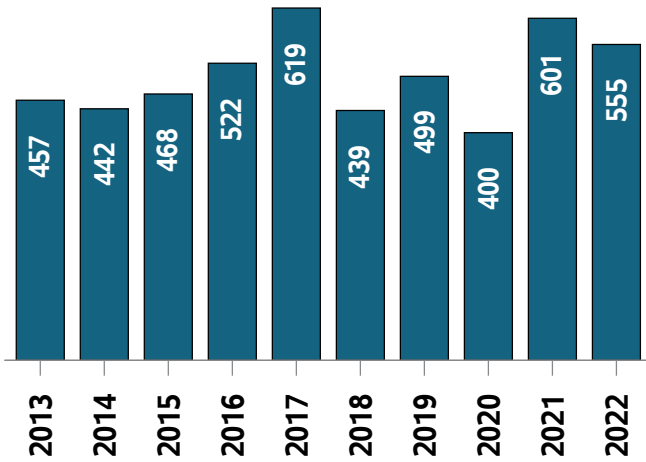
Months of Inventory (April only)



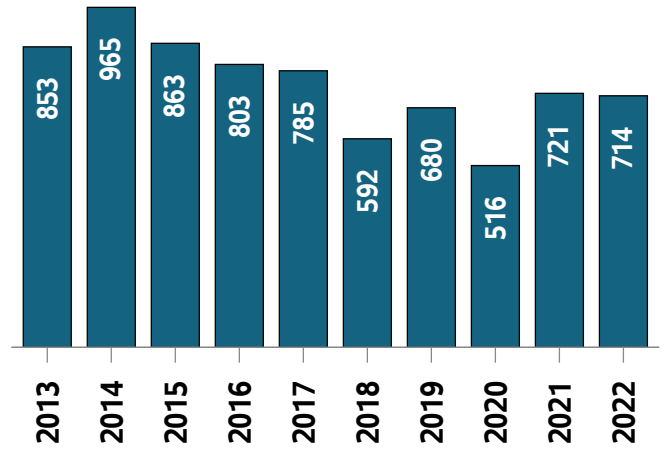
MLS® HPI Single Family Benchmark Price and Average Price



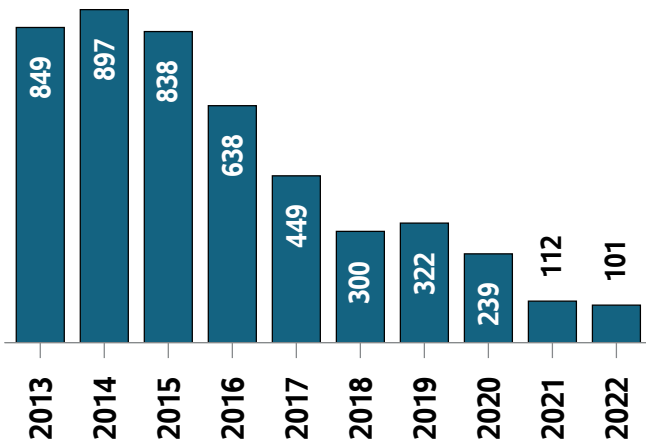
Sales Activity (April Year-to-date)



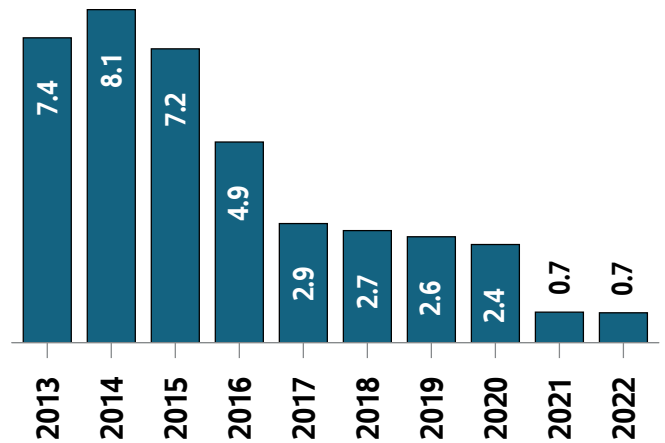
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



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

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	6	0.0	—	200.0	100.0	100.0	500.0
Dollar Volume	\$2,807,600	2.1	—	154.1	247.5	358.8	2,322.4
New Listings	11	175.0	—	57.1	10.0	120.0	—
Active Listings	8	300.0	-52.9	-38.5	-50.0	-60.0	-60.0
Sales to New Listings Ratio ¹	54.5	150.0	—	28.6	30.0	60.0	—
Months of Inventory ²	1.3	0.3	—	6.5	5.3	6.7	20.0
Average Price	\$467,933	2.1	—	-15.3	73.8	129.4	303.7
Median Price	\$492,500	28.0	—	-10.9	146.4	137.9	324.9
Sale to List Price Ratio ³	111.8	106.6	—	101.8	99.1	98.1	85.9
Median Days on Market	8.5	9.0	—	28.0	58.0	111.0	51.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	23	-8.0	27.8	109.1	21.1	155.6	360.0
Dollar Volume	\$10,667,800	28.4	45.2	133.4	86.8	336.1	1,243.7
New Listings	29	20.8	70.6	31.8	16.0	123.1	70.6
Active Listings ⁴	6	43.8	-69.3	-32.4	-61.7	-71.6	-59.6
Sales to New Listings Ratio ⁵	79.3	104.2	105.9	50.0	76.0	69.2	29.4
Months of Inventory ⁶	1.0	0.6	4.2	3.1	3.2	9.0	11.4
Average Price	\$463,817	39.6	13.6	11.6	54.3	70.6	192.1
Median Price	\$440,000	43.3	-4.6	1.9	79.5	71.2	143.1
Sale to List Price Ratio ⁷	108.2	104.2	100.6	98.5	98.6	97.7	93.3
Median Days on Market	10.0	11.0	33.0	42.0	44.0	89.0	51.0

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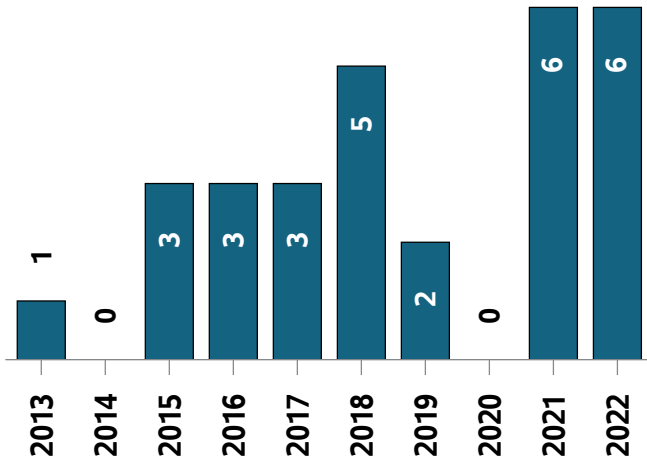
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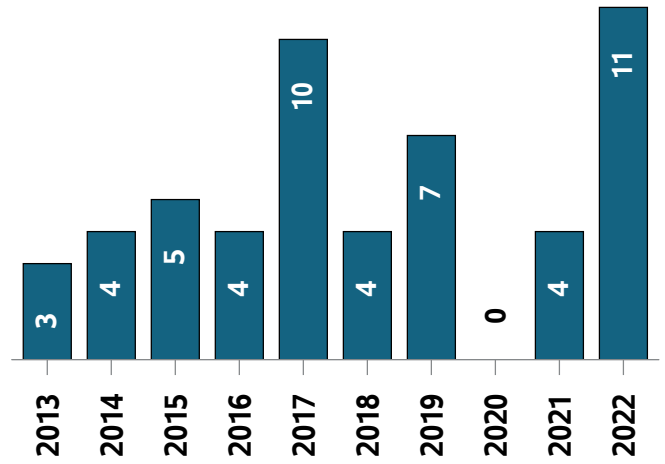
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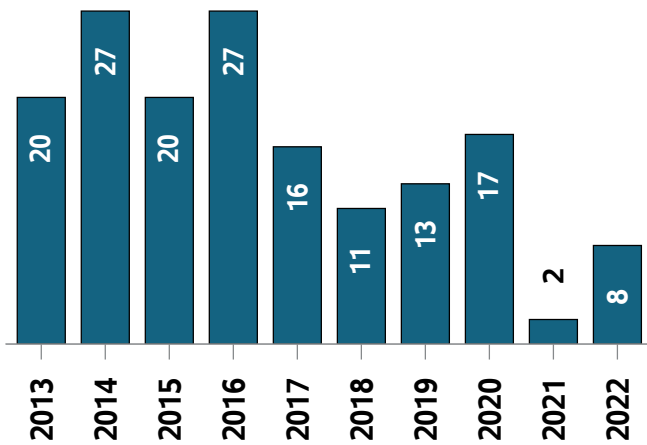
Sales Activity (April only)



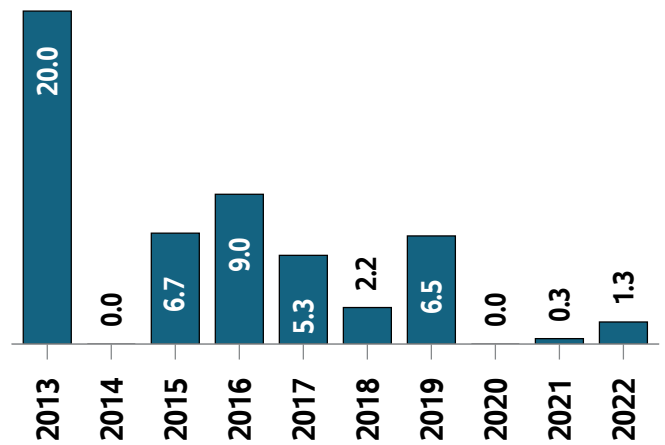
New Listings (April only)



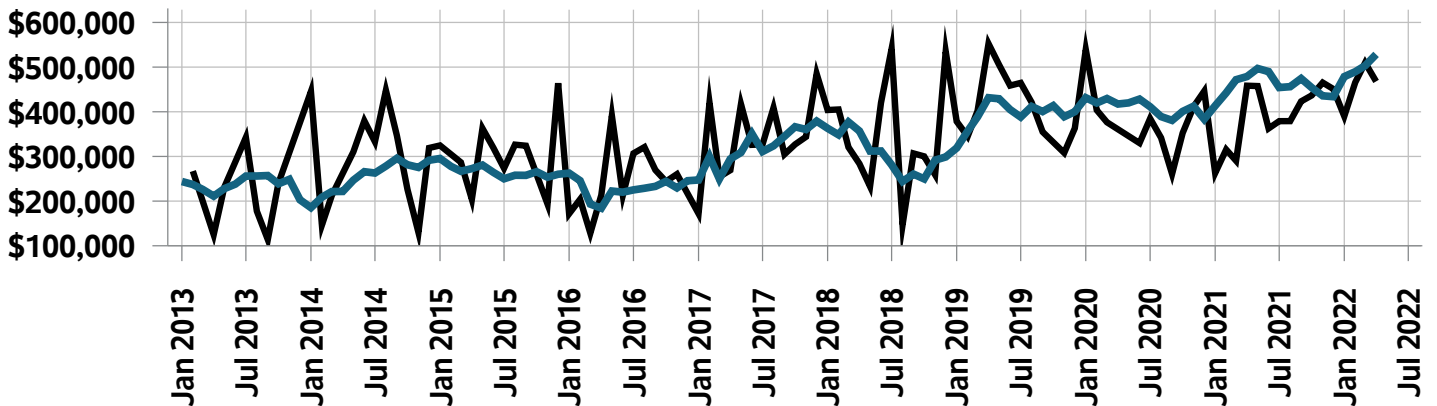
Active Listings (April only)



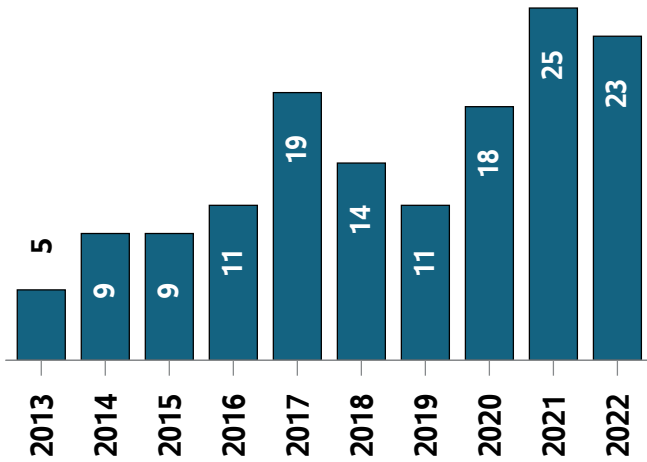
Months of Inventory (April only)



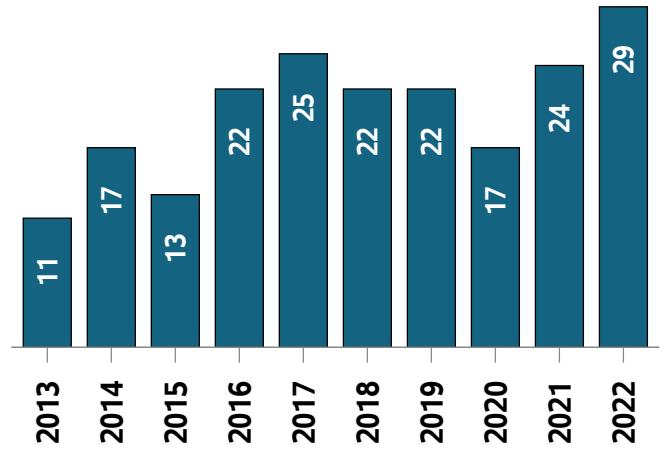
MLS® HPI Apartment Benchmark Price and Average Price



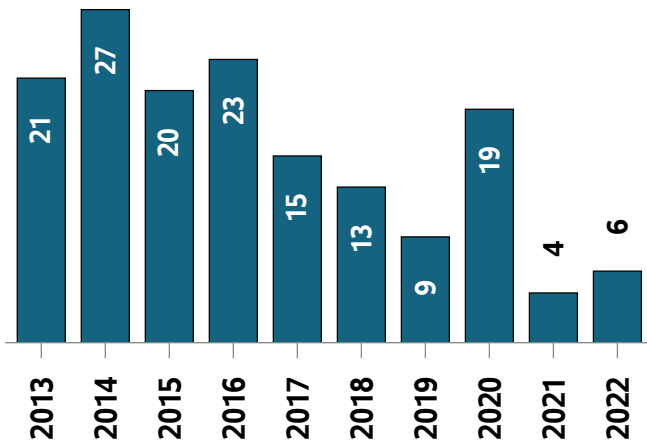
Sales Activity (April Year-to-date)



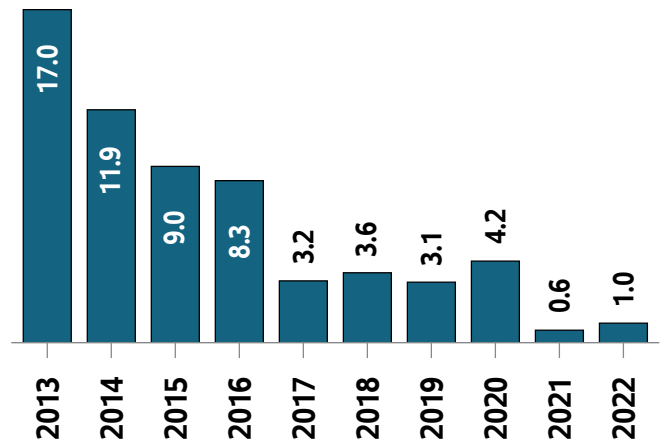
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



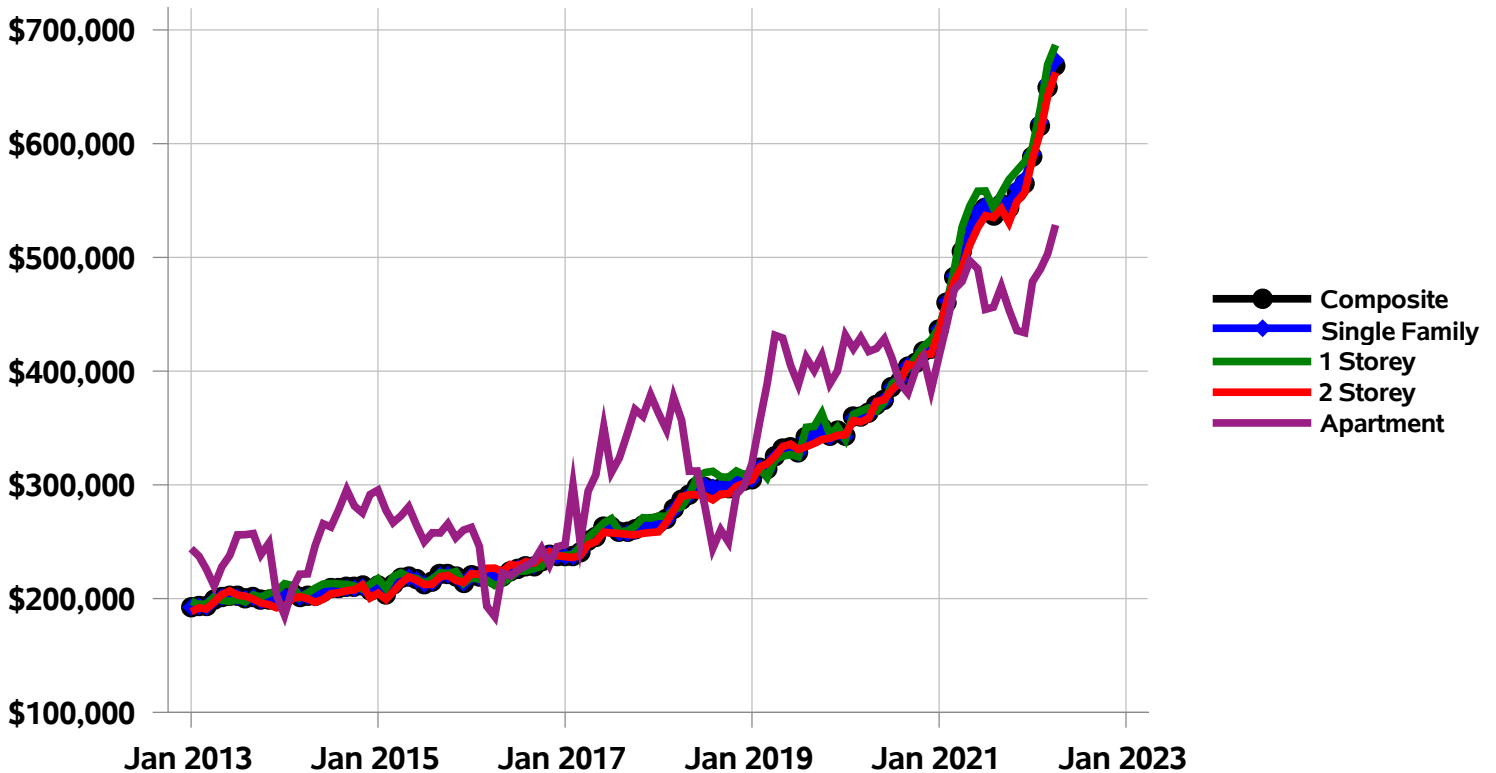
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MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$668,300	3.0	13.7	22.9	32.1	105.3	166.8
Single Family	\$673,200	3.0	13.8	23.1	32.9	107.8	169.2
One Storey	\$686,800	2.6	15.0	20.8	30.3	113.2	170.5
Two Storey	\$662,600	3.2	12.9	24.9	34.8	103.7	167.7
Apartment	\$528,500	5.0	10.4	16.4	10.4	22.5	79.5

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