



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



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

Actual	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	214	-14.1	49.7	8.6	-9.7	-0.5	4.4
Dollar Volume	\$146,607,549	-4.9	131.9	85.1	93.1	168.0	201.7
New Listings	389	31.0	109.1	38.9	20.8	23.9	10.5
Active Listings	317	59.3	-10.5	-34.5	-45.9	-72.1	-74.3
Sales to New Listings Ratio ¹	55.0	83.8	76.9	70.4	73.6	68.5	58.2
Months of Inventory ²	1.5	0.8	2.5	2.5	2.5	5.3	6.0
Average Price	\$685,082	10.7	54.9	70.4	113.9	169.3	189.0
Median Price	\$625,000	15.7	50.6	68.9	111.9	171.7	188.0
Sale to List Price Ratio ³	108.6	112.3	98.7	99.5	99.1	96.0	96.4
Median Days on Market	10.0	7.0	18.0	20.0	20.0	39.0	48.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	883	-9.2	41.5	14.7	-8.8	20.6	21.5
Dollar Volume	\$643,117,924	15.9	149.1	119.6	118.7	249.9	293.2
New Listings	1,257	10.1	54.6	18.5	3.5	-2.5	-11.1
Active Listings ⁴	168	11.3	-48.3	-56.5	-69.2	-83.5	-84.6
Sales to New Listings Ratio ⁵	70.2	85.2	76.8	72.6	79.7	56.8	51.4
Months of Inventory ⁶	0.9	0.8	2.6	2.5	2.8	6.9	7.5
Average Price	\$728,333	27.7	76.0	91.5	139.7	190.0	223.8
Median Price	\$668,000	26.8	71.3	90.3	137.1	193.3	218.1
Sale to List Price Ratio ⁷	114.0	111.1	99.7	99.0	98.2	95.8	95.7
Median Days on Market	8.0	8.0	19.0	21.0	27.0	56.0	56.0

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.

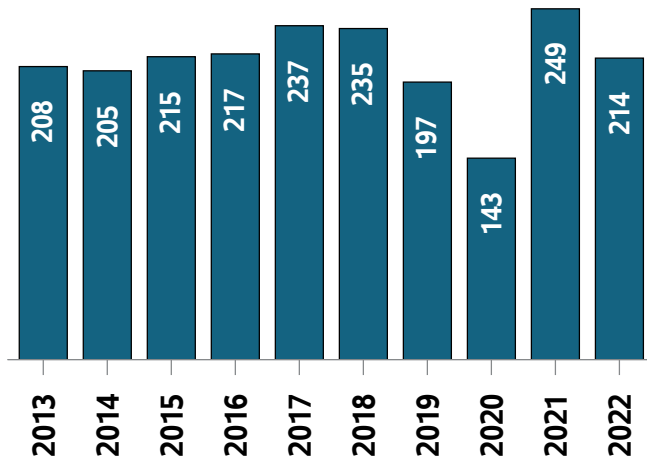
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

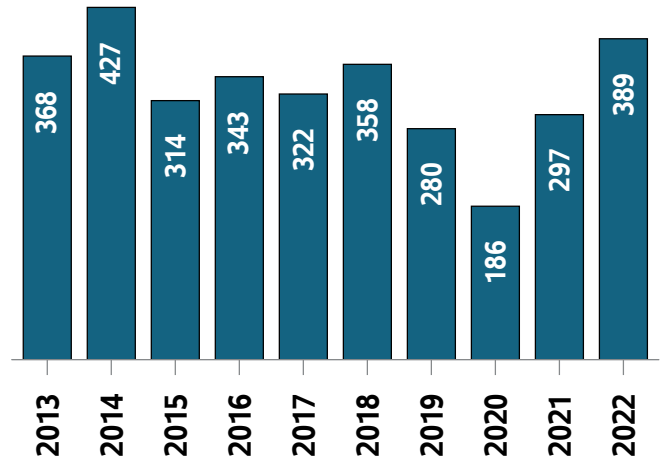
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

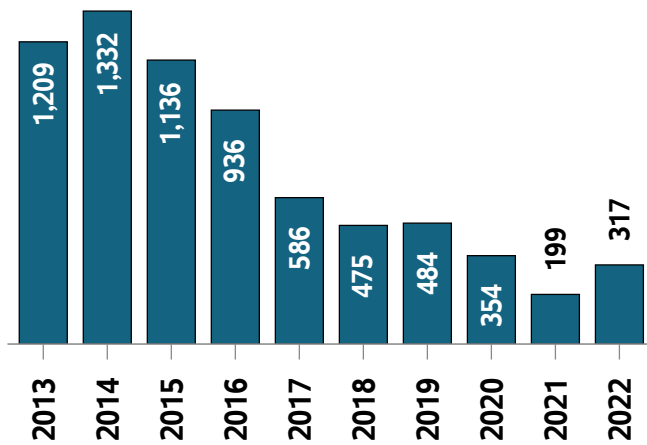
Sales Activity (May only)



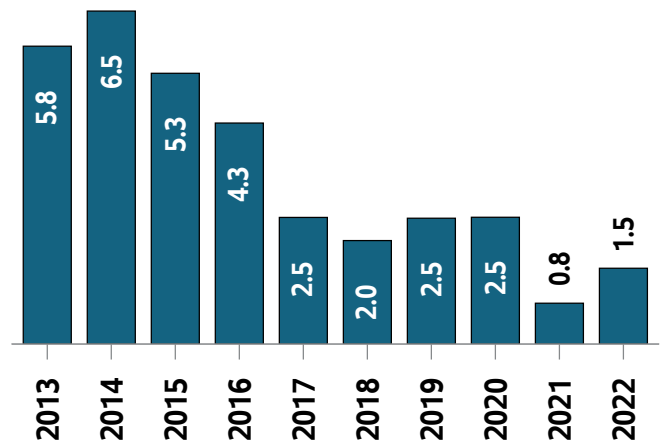
New Listings (May only)



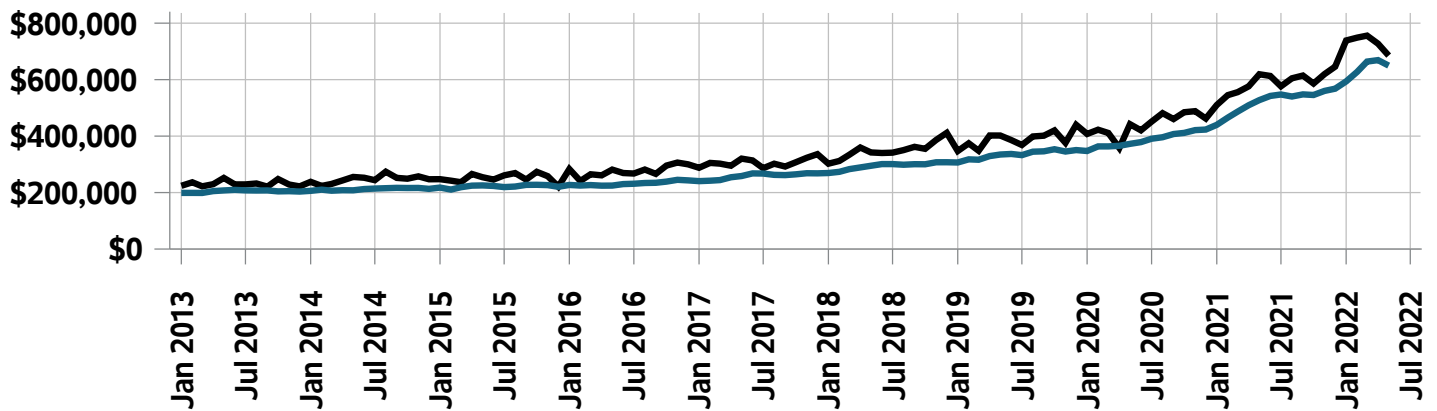
Active Listings (May only)



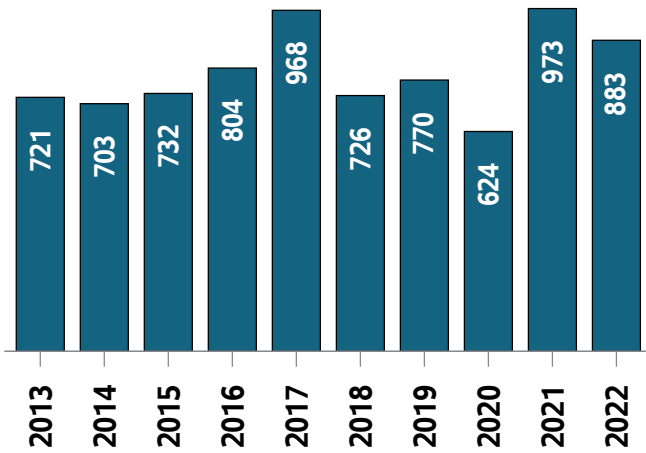
Months of Inventory (May only)



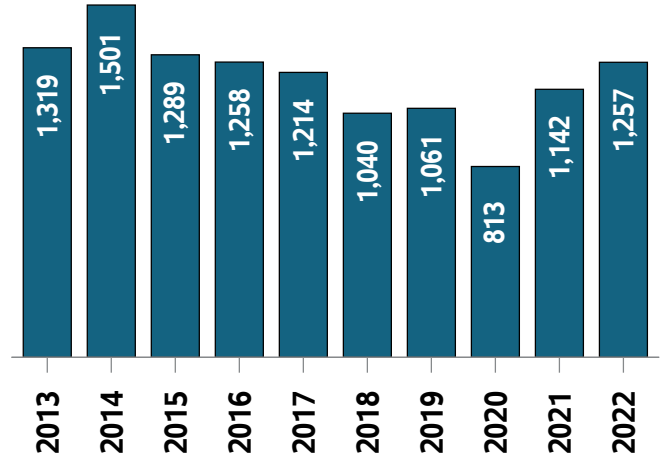
MLS® HPI Composite Benchmark Price and Average Price



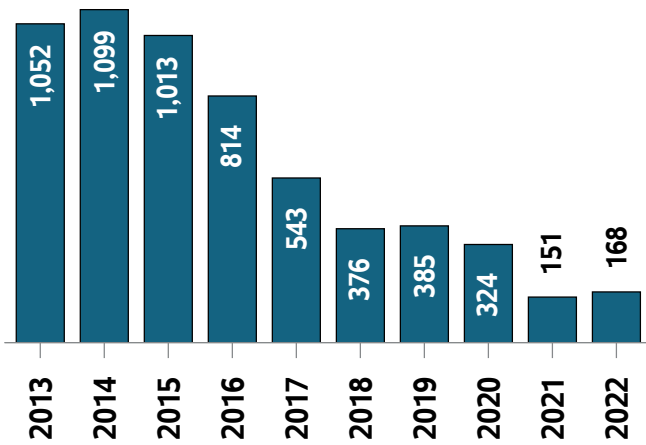
Sales Activity (May Year-to-date)



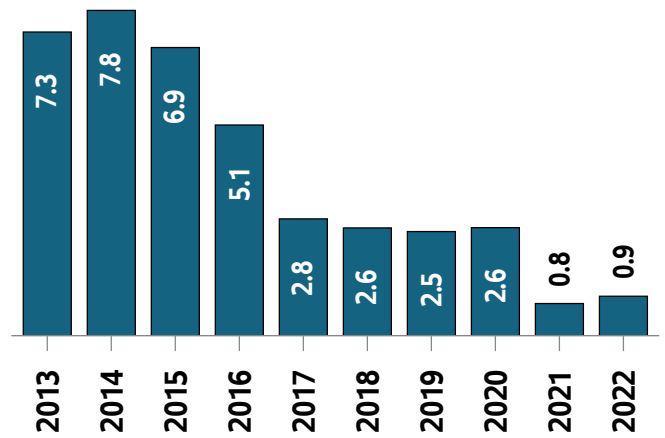
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



Months of Inventory ²(May 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	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	174	-18.3	40.3	1.8	-19.4	-13.0	-9.8
Dollar Volume	\$126,473,527	-10.6	114.9	72.0	77.3	145.4	169.4
New Listings	335	32.9	101.8	37.3	11.3	20.1	5.3
Active Listings	266	58.3	-5.0	-37.0	-48.5	-72.5	-75.4
Sales to New Listings Ratio ¹	51.9	84.5	74.7	70.1	71.8	71.7	60.7
Months of Inventory ²	1.5	0.8	2.3	2.5	2.4	4.8	5.6
Average Price	\$726,859	9.4	53.1	69.0	120.1	182.0	198.8
Median Price	\$653,500	16.7	47.7	67.6	121.5	184.1	197.0
Sale to List Price Ratio ³	109.6	112.5	99.1	99.3	98.9	96.0	96.5
Median Days on Market	9.0	7.0	17.0	20.0	19.0	36.0	46.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	729	-10.4	39.1	8.8	-12.7	9.1	9.0
Dollar Volume	\$569,825,956	14.3	147.2	113.1	116.8	233.8	270.1
New Listings	1,049	7.8	53.8	13.5	-3.4	-8.1	-18.2
Active Listings ⁴	135	9.3	-45.6	-60.6	-70.9	-84.4	-86.0
Sales to New Listings Ratio ⁵	69.5	83.7	76.8	72.5	76.9	58.5	52.1
Months of Inventory ⁶	0.9	0.8	2.4	2.6	2.8	6.5	7.2
Average Price	\$781,654	27.6	77.7	95.8	148.4	205.9	239.6
Median Price	\$706,500	28.5	73.2	94.9	148.8	208.9	235.0
Sale to List Price Ratio ⁷	115.3	112.0	100.0	99.0	98.2	95.8	95.9
Median Days on Market	8.0	7.0	17.5	20.0	24.0	56.0	51.0

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

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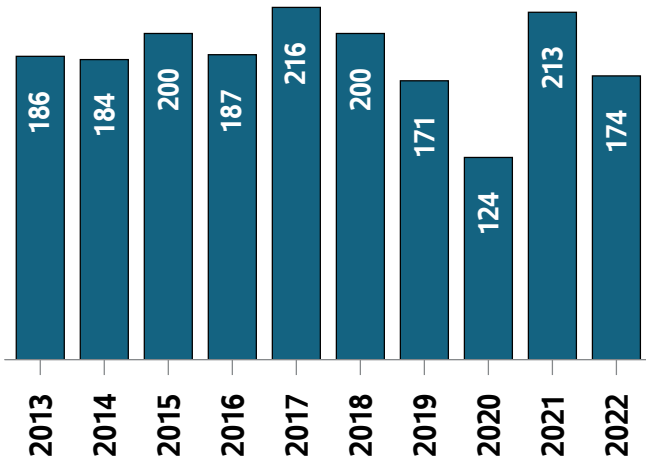
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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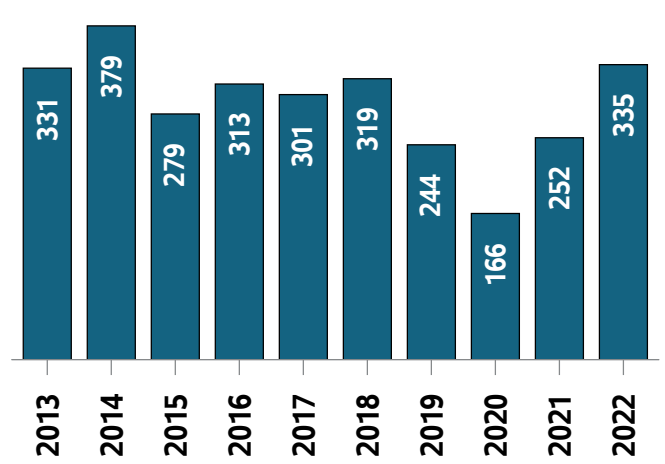
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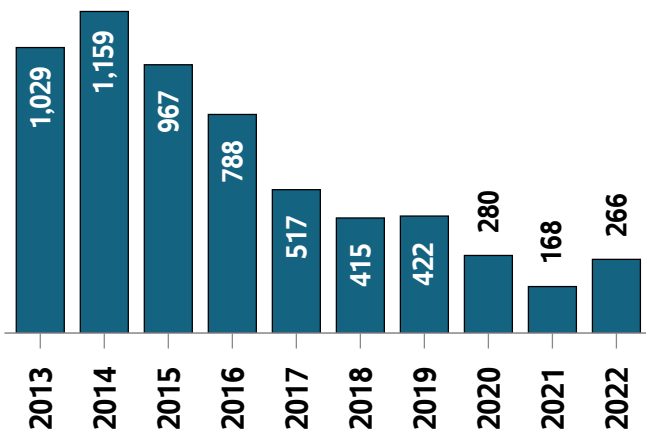
Sales Activity (May only)



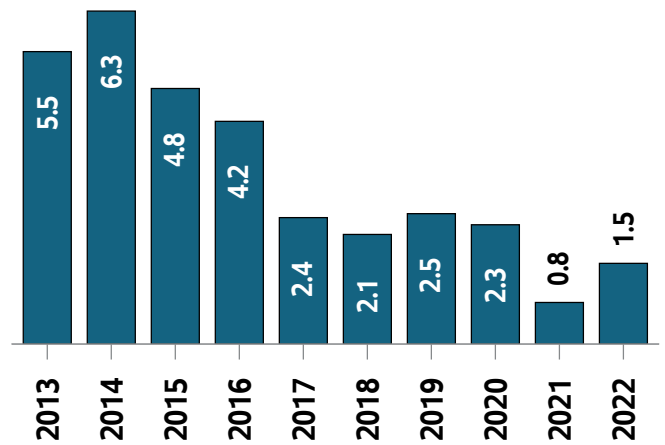
New Listings (May only)



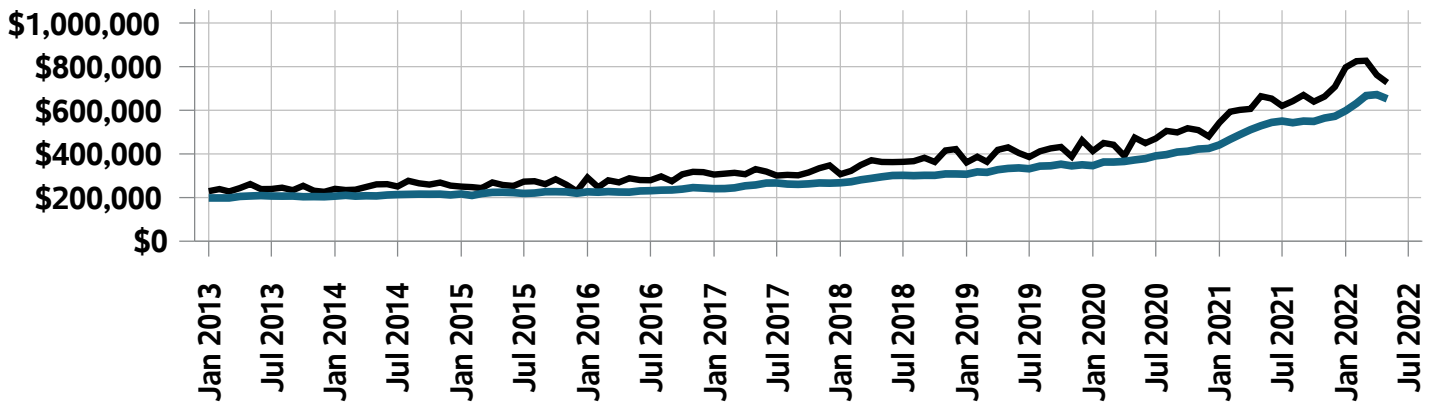
Active Listings (May only)



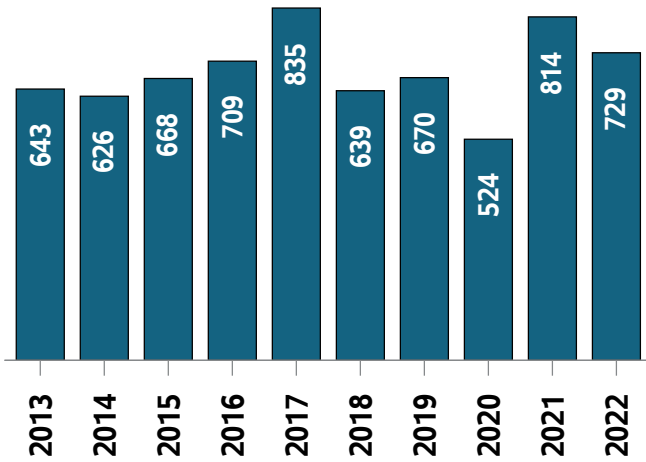
Months of Inventory (May only)



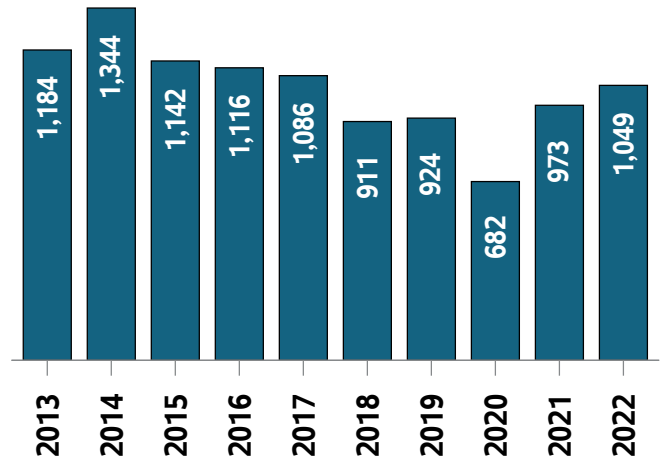
MLS® HPI Single Family Benchmark Price and Average Price



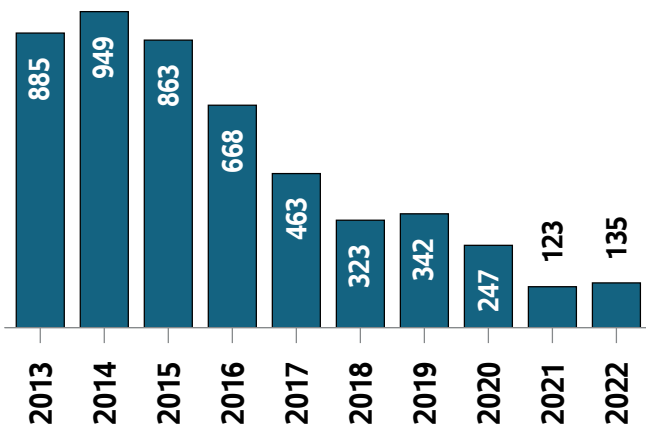
Sales Activity (May Year-to-date)



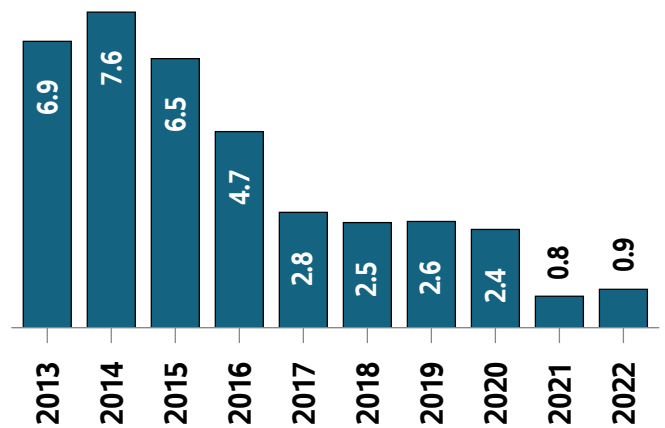
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



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



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

Actual	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	8	33.3	—	300.0	300.0	166.7	—
Dollar Volume	\$4,528,000	64.9	—	348.4	442.9	316.0	—
New Listings	11	83.3	1,000.0	450.0	266.7	266.7	450.0
Active Listings	7	600.0	-61.1	-46.2	-53.3	-65.0	-66.7
Sales to New Listings Ratio ¹	72.7	100.0	—	100.0	66.7	100.0	—
Months of Inventory ²	0.9	0.2	—	6.5	7.5	6.7	—
Average Price	\$566,000	23.7	—	12.1	35.7	56.0	—
Median Price	\$550,000	12.2	—	8.9	31.9	77.4	—
Sale to List Price Ratio ³	107.6	111.3	—	107.9	102.2	96.5	—
Median Days on Market	15.5	7.5	—	41.0	293.0	240.0	—

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	32	3.2	77.8	146.2	52.4	166.7	540.0
Dollar Volume	\$15,925,700	44.1	116.7	185.3	143.4	350.5	1,906.0
New Listings	40	33.3	122.2	66.7	42.9	150.0	110.5
Active Listings ⁴	6	70.6	-68.8	-38.3	-61.3	-71.3	-62.8
Sales to New Listings Ratio ⁵	80.0	103.3	100.0	54.2	75.0	75.0	26.3
Months of Inventory ⁶	0.9	0.5	5.2	3.6	3.6	8.4	15.6
Average Price	\$497,678	39.6	21.9	15.9	59.7	69.0	213.4
Median Price	\$503,000	48.0	9.1	16.4	92.0	65.3	177.9
Sale to List Price Ratio ⁷	107.8	105.6	100.6	100.0	99.0	97.4	93.3
Median Days on Market	10.5	11.0	33.0	42.0	44.0	89.5	51.0

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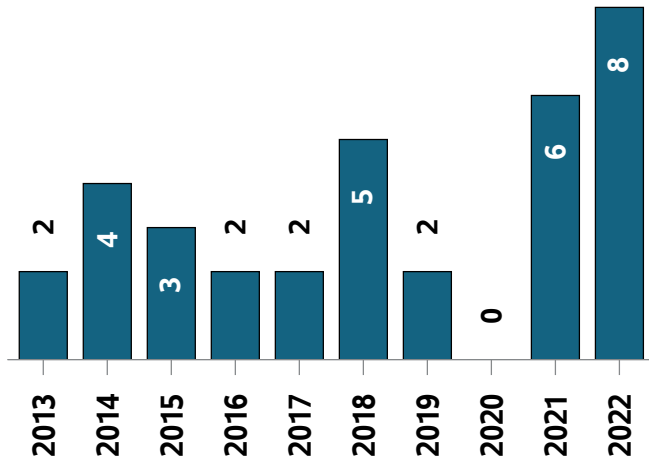
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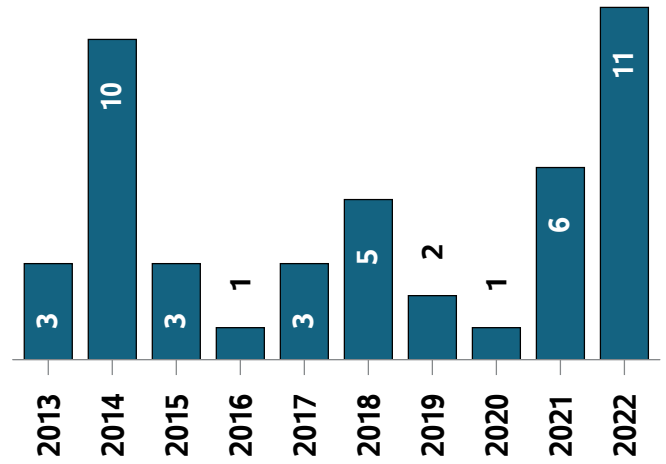
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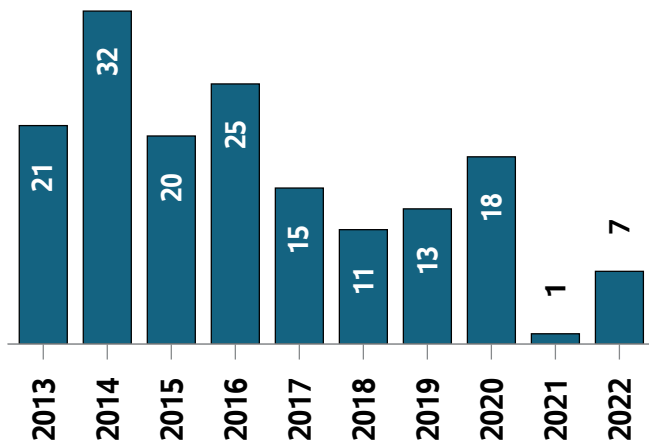
Sales Activity (May only)



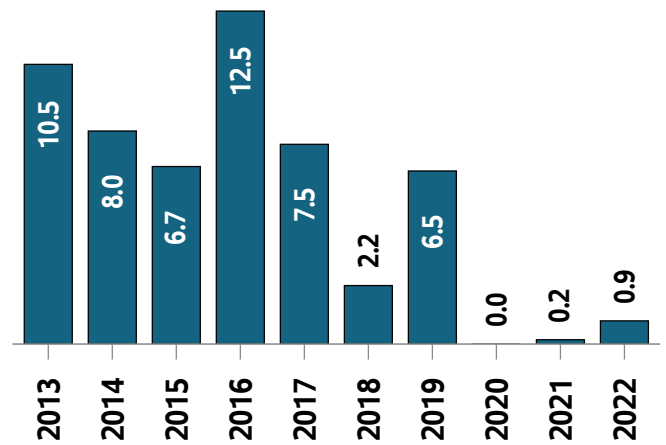
New Listings (May only)



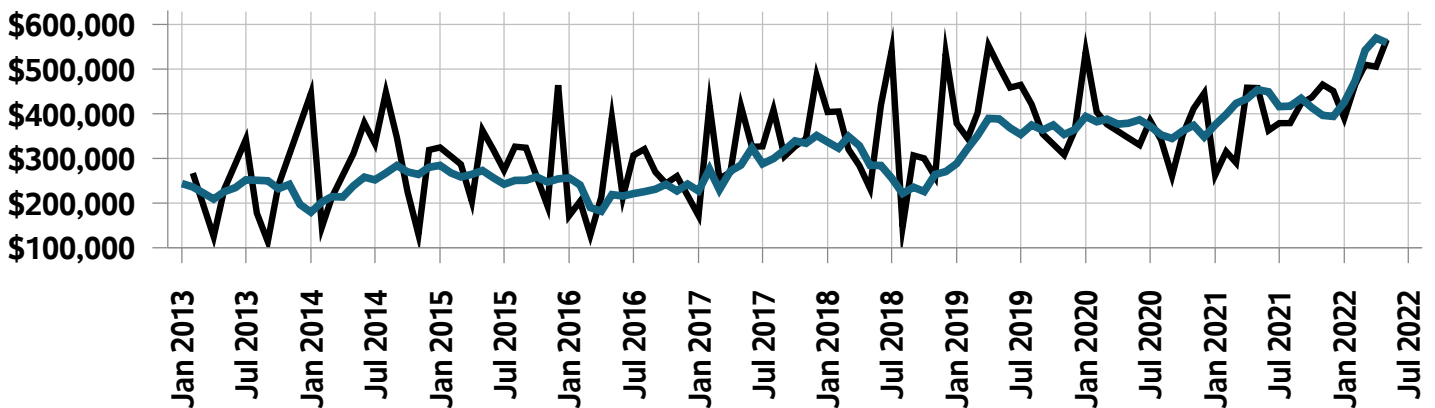
Active Listings (May only)



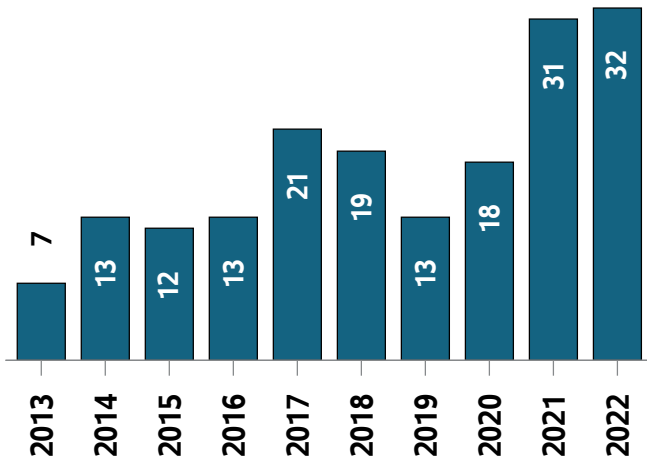
Months of Inventory (May only)



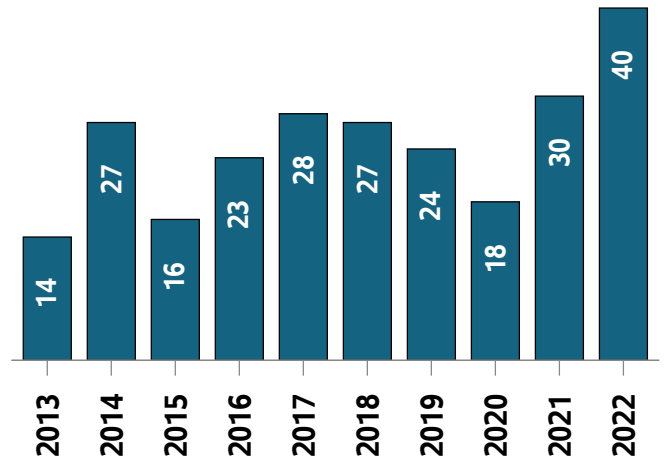
MLS® HPI Apartment Benchmark Price and Average Price



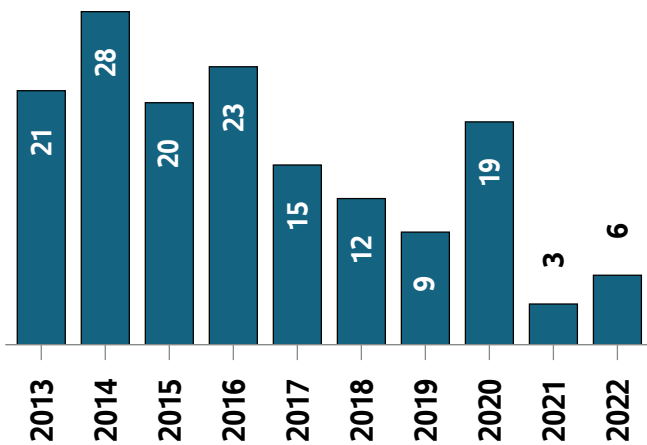
Sales Activity (May Year-to-date)



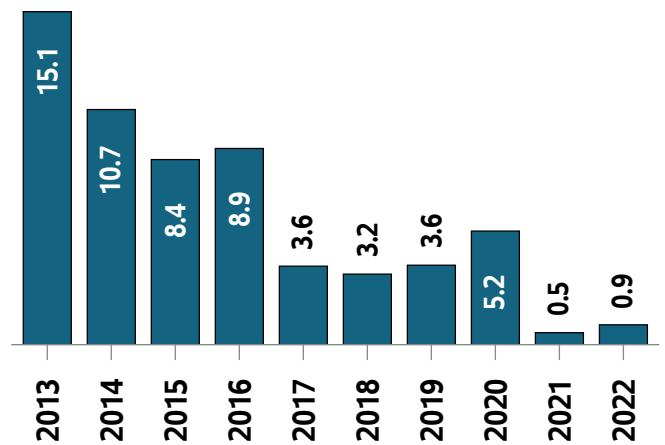
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



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



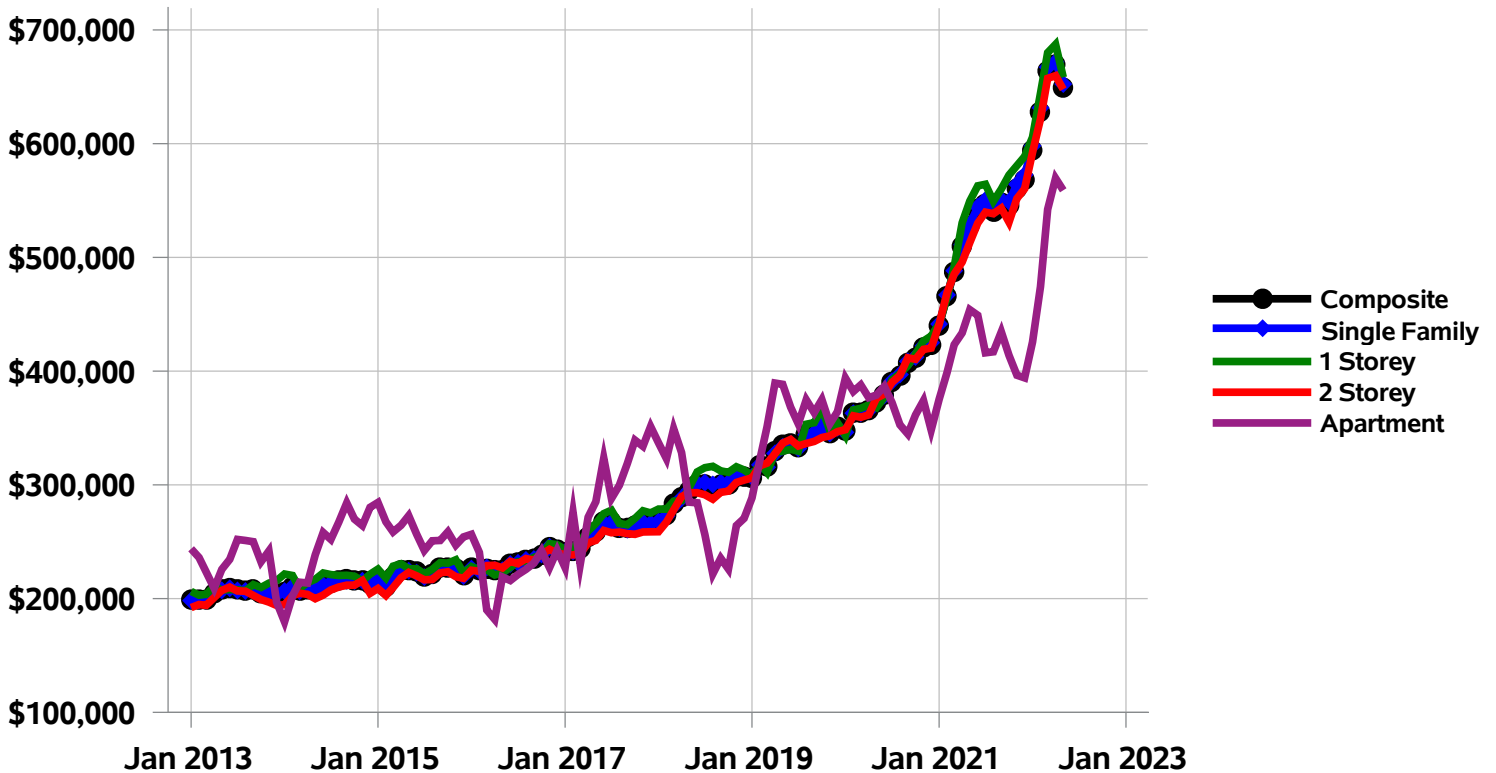
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MLS® Home Price Index Benchmark Price

Benchmark Type:	May 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$649,700	-2.9	3.6	16.0	23.2	94.1	151.2
Single Family	\$652,400	-2.9	3.3	15.6	23.3	95.6	153.0
One Storey	\$658,300	-4.2	2.2	13.4	19.8	99.7	147.5
Two Storey	\$647,800	-1.8	4.2	17.4	26.3	92.4	157.9
Apartment	\$559,000	-1.9	17.9	41.0	23.1	43.9	96.0

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	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1359
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

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	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1369
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	8007
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

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	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1230
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	8712
Number of Fireplaces	1
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	100+
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1537
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7720
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1035
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	6
Wastewater Disposal	Municipal sewers