



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



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

Actual	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	190	-15.9	-24.9	0.5	-26.6	-5.9	18.8
Dollar Volume	\$129,981,038	-6.2	22.2	78.2	59.9	161.4	258.2
New Listings	395	43.6	38.1	54.3	37.6	36.2	40.1
Active Listings	429	99.5	22.2	-14.0	-25.6	-62.3	-65.9
Sales to New Listings Ratio ¹	48.1	82.2	88.5	73.8	90.2	69.7	56.7
Months of Inventory ²	2.3	1.0	1.4	2.6	2.2	5.6	7.9
Average Price	\$684,111	11.6	62.7	77.3	118.0	178.0	201.7
Median Price	\$625,500	9.7	56.8	72.3	127.5	170.5	203.6
Sale to List Price Ratio ³	102.0	110.2	100.7	98.6	98.5	96.2	95.9
Median Days on Market	13.0	8.5	15.0	20.0	22.0	47.5	58.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	1,071	-10.7	22.1	11.7	-12.7	14.7	20.7
Dollar Volume	\$771,283,162	11.2	111.5	110.8	105.5	230.3	286.0
New Listings	1,651	16.5	50.2	25.4	10.0	4.6	-2.7
Active Listings ⁴	214	32.5	-34.9	-47.1	-61.1	-79.3	-80.8
Sales to New Listings Ratio ⁵	64.9	84.6	79.8	72.8	81.7	59.2	52.3
Months of Inventory ⁶	1.2	0.8	2.2	2.5	2.7	6.6	7.6
Average Price	\$720,152	24.5	73.2	88.8	135.4	188.0	219.7
Median Price	\$658,000	23.7	66.6	86.9	134.9	186.2	213.5
Sale to List Price Ratio ⁷	111.9	110.9	100.0	98.9	98.3	95.9	95.8
Median Days on Market	8.0	8.0	18.0	20.0	26.0	55.0	57.0

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.

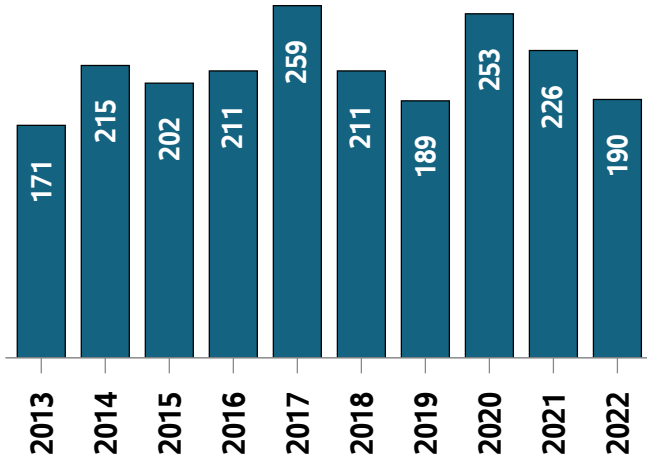
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

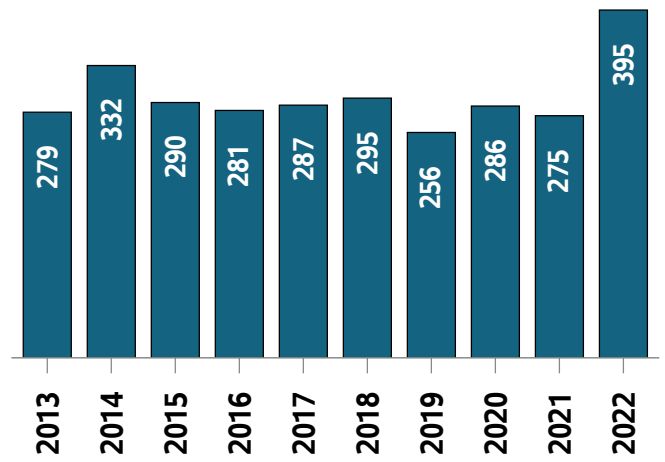
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

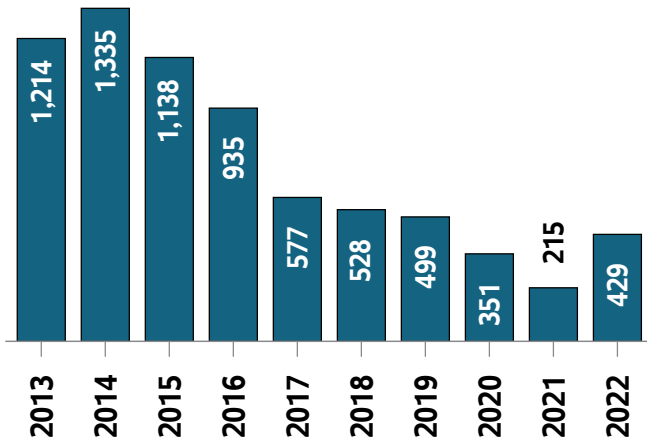
Sales Activity (June only)



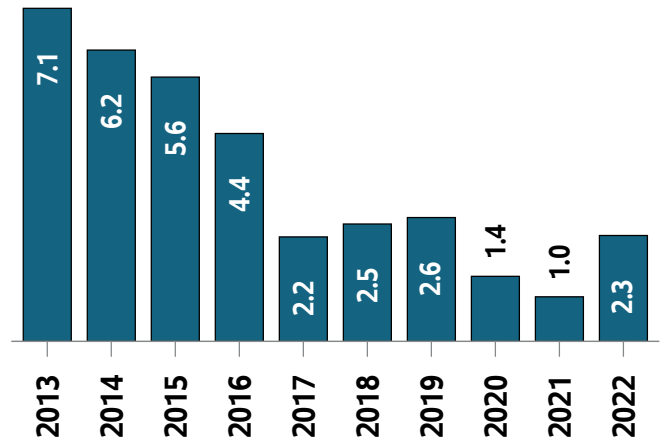
New Listings (June only)



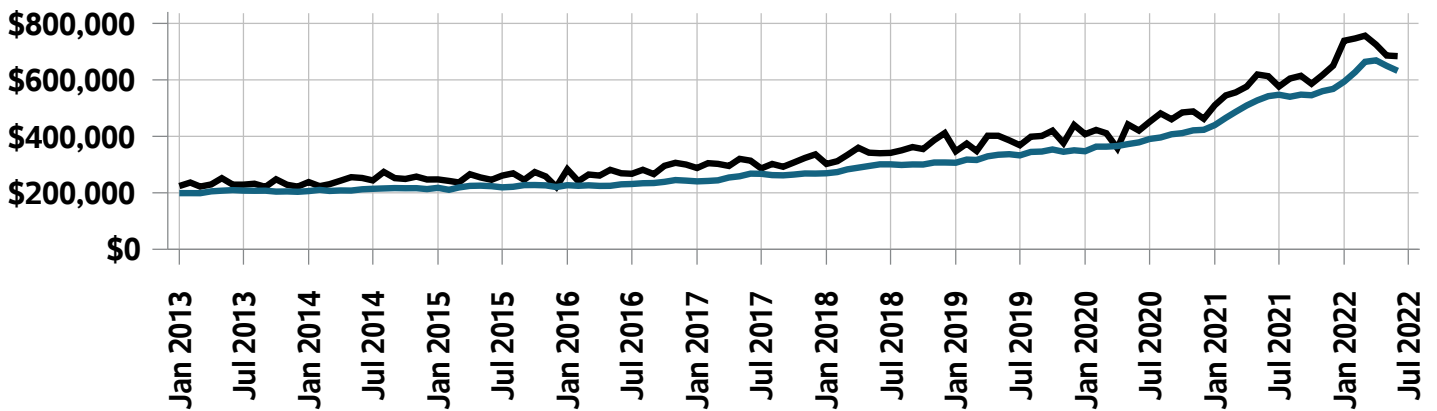
Active Listings (June only)



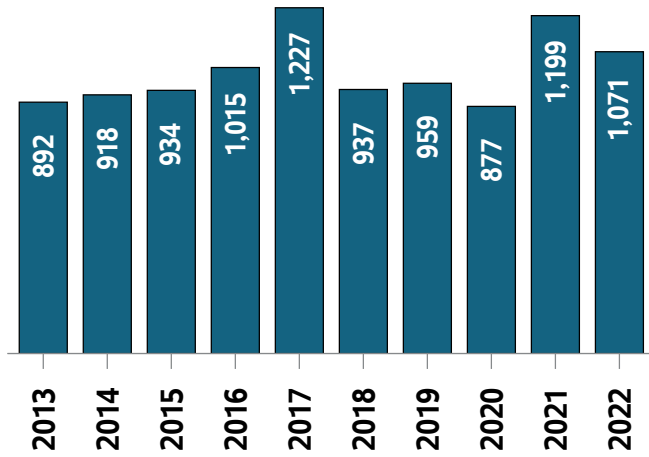
Months of Inventory (June only)



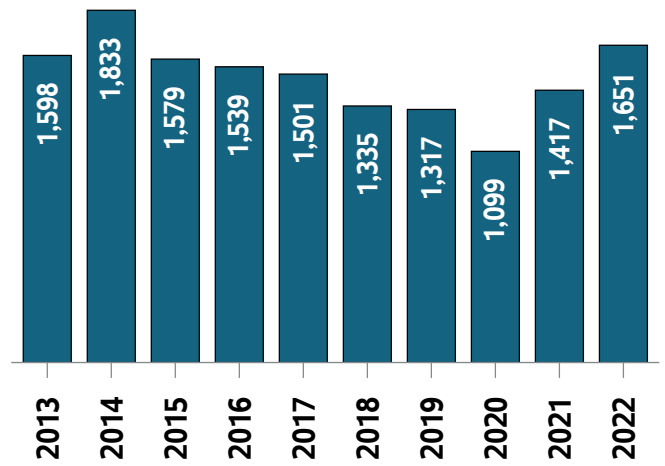
MLS® HPI Composite Benchmark Price and Average Price



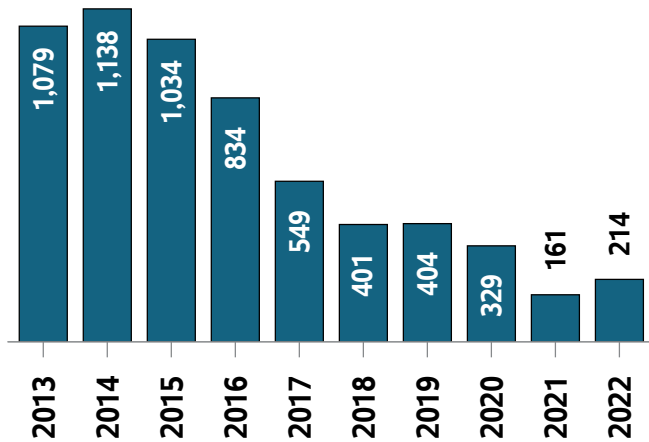
Sales Activity (June Year-to-date)



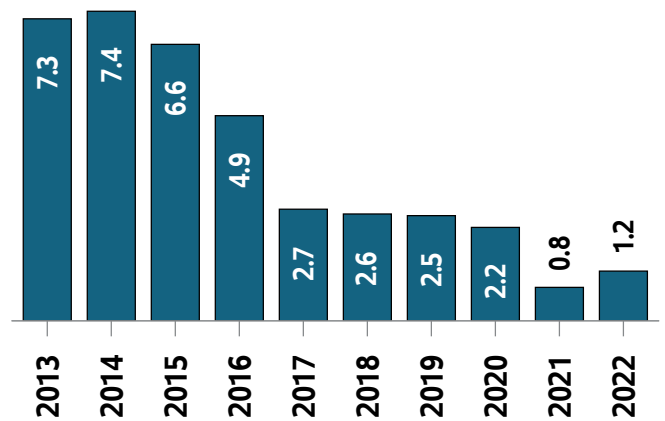
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	170	-13.3	-20.9	0.0	-29.2	-4.0	18.1
Dollar Volume	\$121,672,749	-5.0	25.9	77.0	58.9	171.4	254.3
New Listings	339	47.4	41.3	48.0	27.4	31.4	34.5
Active Listings	353	105.2	28.4	-18.7	-31.3	-63.6	-67.9
Sales to New Listings Ratio ¹	50.1	85.2	89.6	74.2	90.2	68.6	57.1
Months of Inventory ²	2.1	0.9	1.3	2.6	2.1	5.5	7.6
Average Price	\$715,722	9.5	59.2	77.0	124.3	182.5	200.1
Median Price	\$630,125	2.7	54.6	66.6	125.0	165.9	193.1
Sale to List Price Ratio ³	102.4	110.9	101.1	98.9	98.5	96.1	96.2
Median Days on Market	12.0	8.0	15.0	20.5	20.5	44.0	57.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	898	-11.1	21.5	6.9	-16.5	6.3	10.5
Dollar Volume	\$690,232,805	10.1	111.0	105.3	103.4	220.3	266.5
New Listings	1,387	15.3	50.4	20.3	2.6	-0.9	-9.6
Active Listings ⁴	173	31.7	-31.3	-51.6	-63.3	-80.4	-82.4
Sales to New Listings Ratio ⁵	64.7	84.0	80.2	72.9	79.5	60.4	53.0
Months of Inventory ⁶	1.2	0.8	2.0	2.6	2.6	6.3	7.3
Average Price	\$768,633	23.9	73.6	92.1	143.5	201.4	231.8
Median Price	\$699,000	24.8	71.3	92.0	147.4	203.9	229.7
Sale to List Price Ratio ⁷	112.9	111.8	100.3	99.0	98.3	95.9	95.9
Median Days on Market	8.0	8.0	17.0	20.0	24.0	53.0	52.0

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.

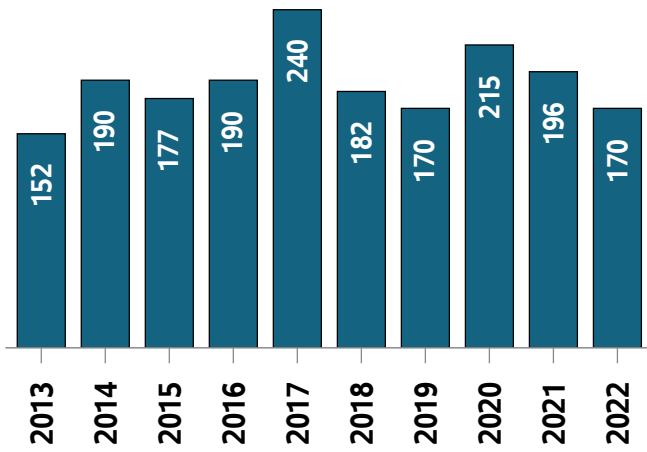
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

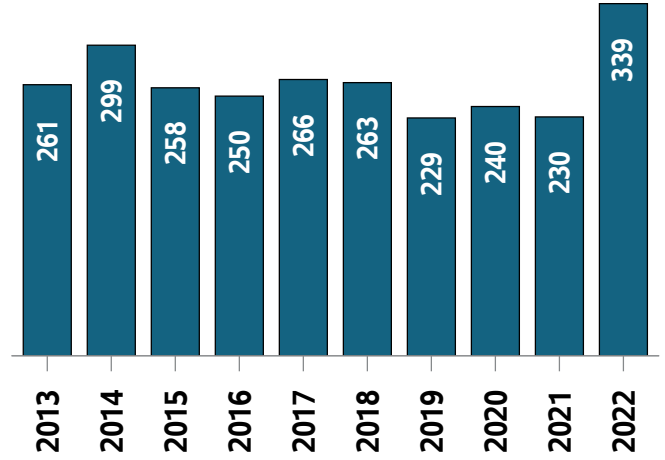
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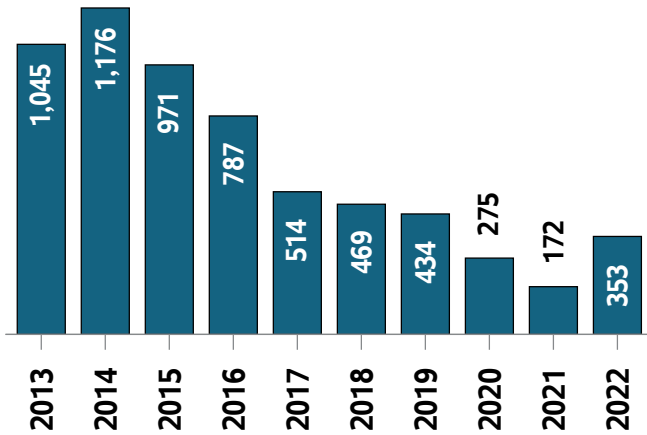
Sales Activity (June only)



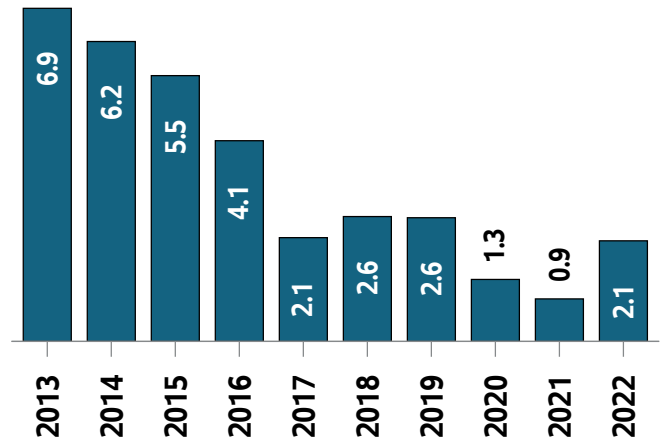
New Listings (June only)



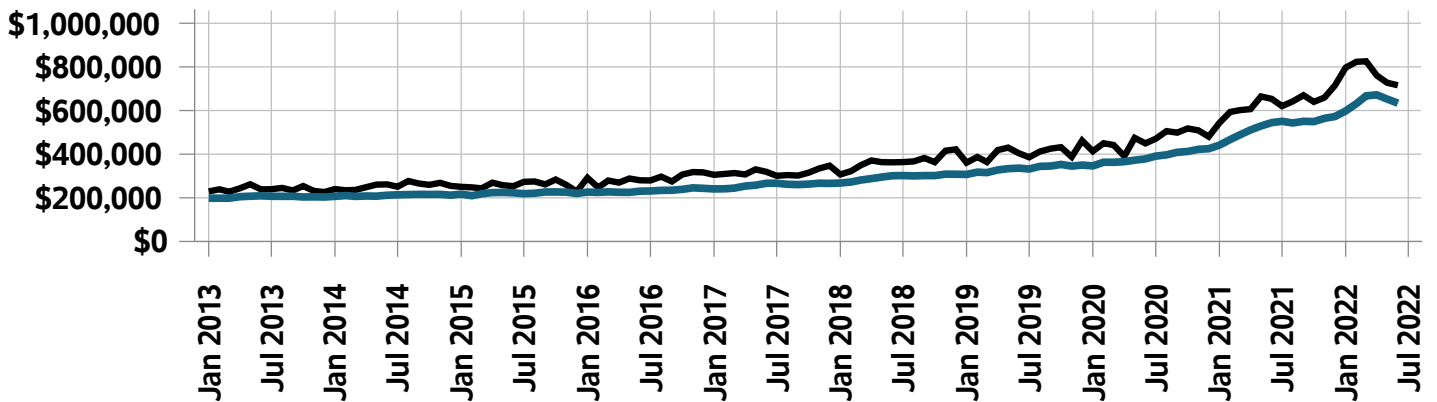
Active Listings (June only)



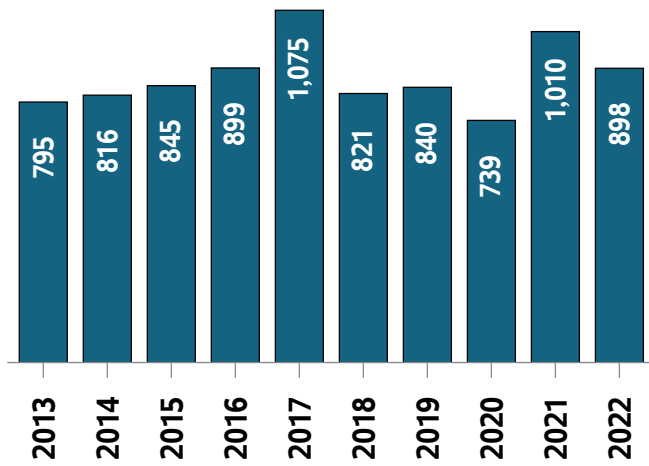
Months of Inventory (June only)



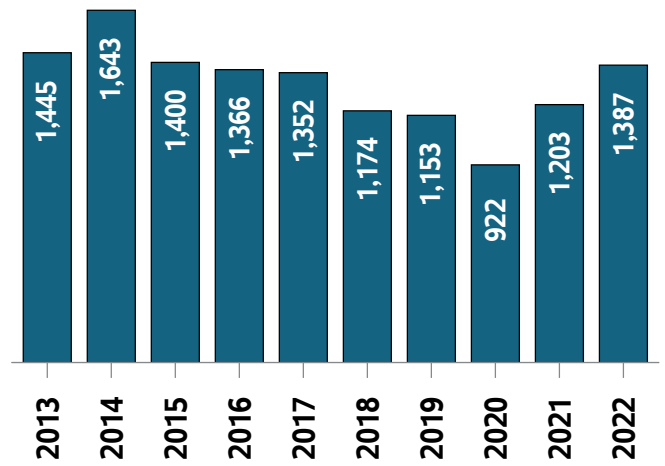
MLS® HPI Single Family Benchmark Price and Average Price



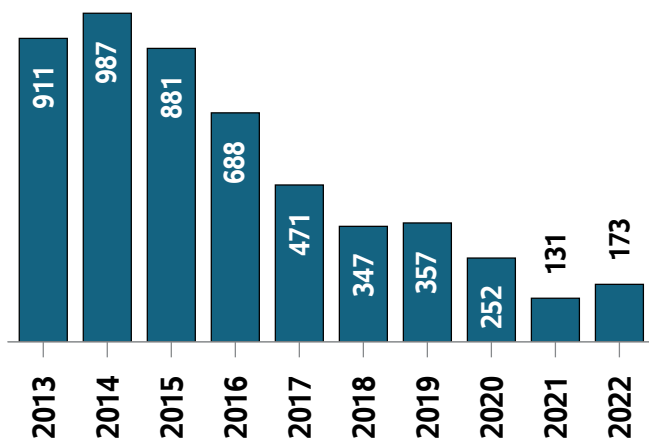
Sales Activity (June Year-to-date)



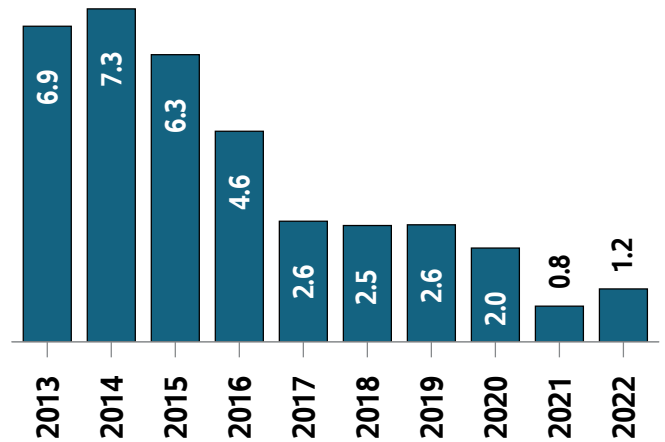
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	3	-40.0	200.0	0.0	200.0	-50.0	200.0
Dollar Volume	\$1,125,000	-38.0	240.9	-18.2	245.1	-41.3	416.8
New Listings	9	-30.8	125.0	200.0	125.0	50.0	200.0
Active Listings	13	44.4	-23.5	0.0	0.0	-18.8	-40.9
Sales to New Listings Ratio ¹	33.3	38.5	25.0	100.0	25.0	100.0	33.3
Months of Inventory ²	4.3	1.8	17.0	4.3	13.0	2.7	22.0
Average Price	\$375,000	3.4	13.6	-18.2	15.0	17.5	72.3
Median Price	\$435,000	22.5	31.8	-7.4	33.4	37.0	99.8
Sale to List Price Ratio ³	100.0	108.3	100.0	99.4	102.2	96.5	103.7
Median Days on Market	11.0	16.0	95.0	85.0	37.0	95.5	14.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	35	-2.8	84.2	118.8	59.1	94.4	483.3
Dollar Volume	\$17,050,700	32.5	122.1	145.1	148.2	212.9	1,585.5
New Listings	49	14.0	122.7	81.5	53.1	122.7	122.7
Active Listings ⁴	7	57.7	-62.7	-31.7	-53.4	-65.0	-59.0
Sales to New Listings Ratio ⁵	71.4	83.7	86.4	59.3	68.8	81.8	27.3
Months of Inventory ⁶	1.2	0.7	5.8	3.8	4.0	6.5	16.7
Average Price	\$487,163	36.3	20.5	12.0	56.0	60.9	188.9
Median Price	\$500,100	47.1	10.9	10.9	89.8	64.4	173.3
Sale to List Price Ratio ⁷	107.1	105.9	100.5	99.9	99.1	97.1	95.1
Median Days on Market	11.0	11.0	34.0	42.0	42.0	89.5	48.0

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

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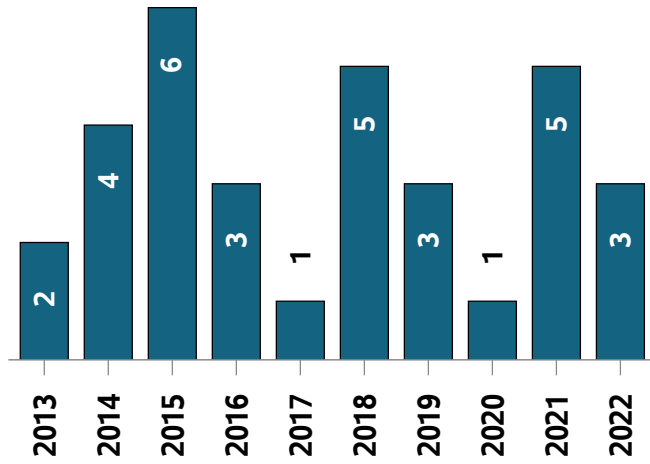
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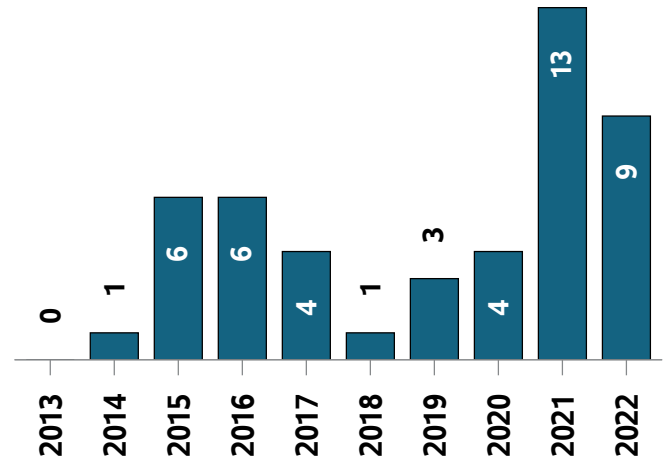
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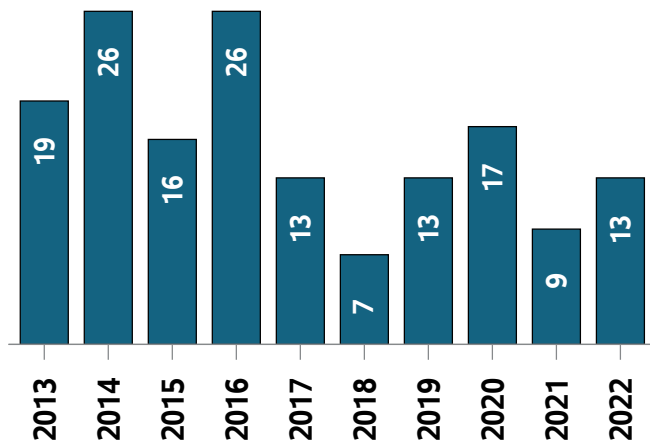
Sales Activity (June only)



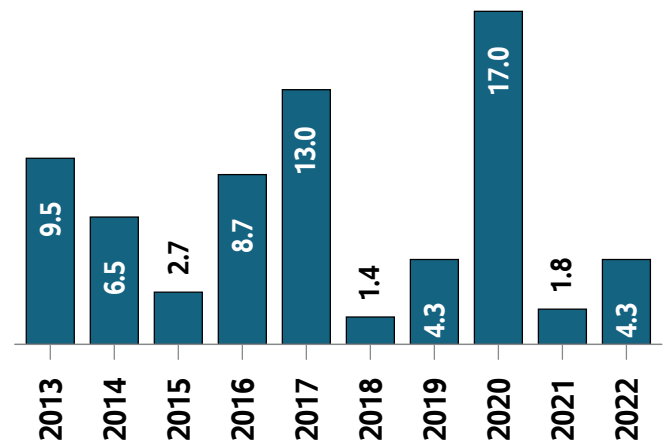
New Listings (June only)



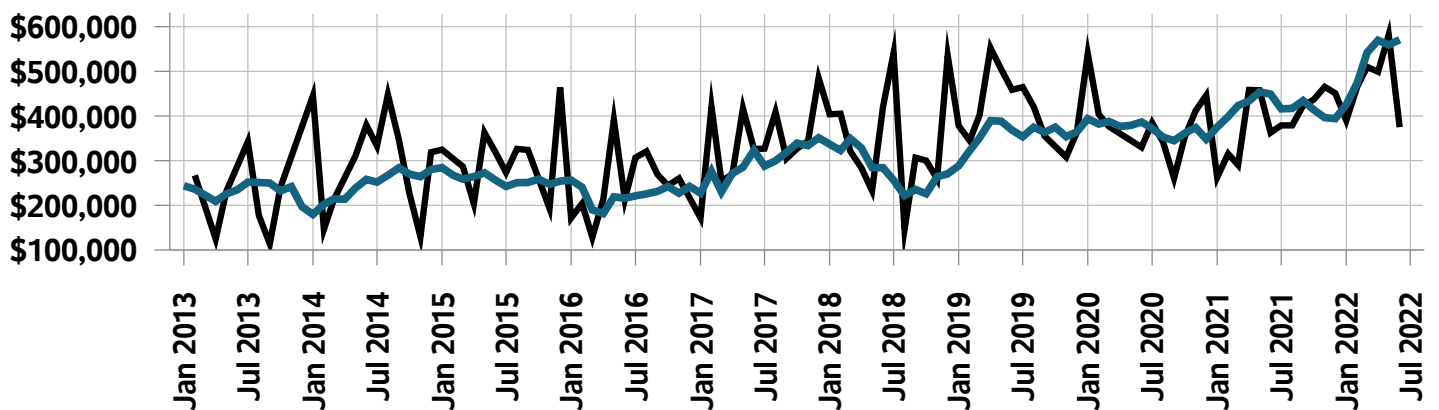
Active Listings (June only)



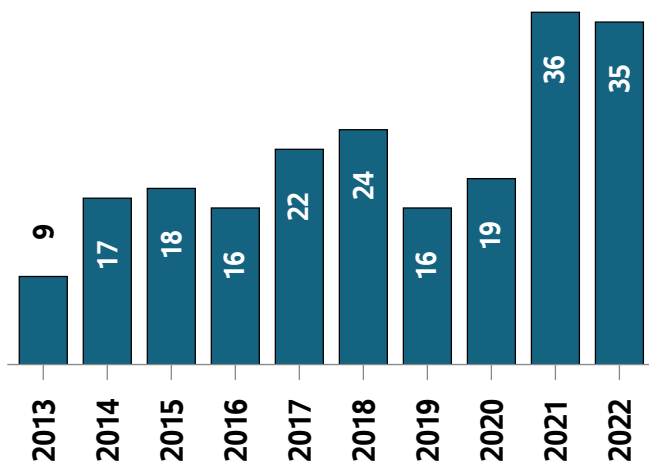
Months of Inventory (June only)



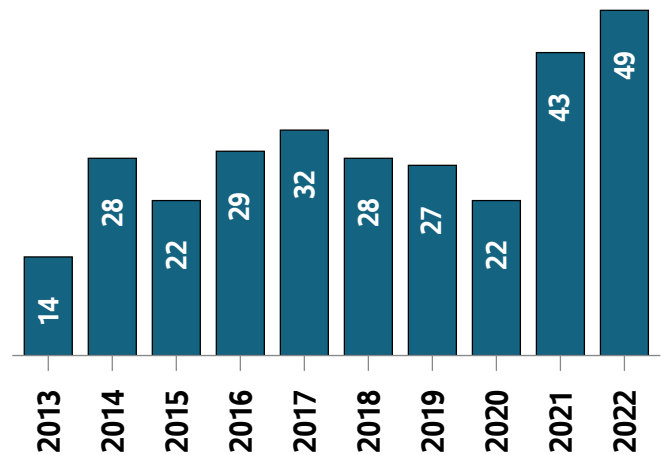
MLS® HPI Apartment Benchmark Price and Average Price



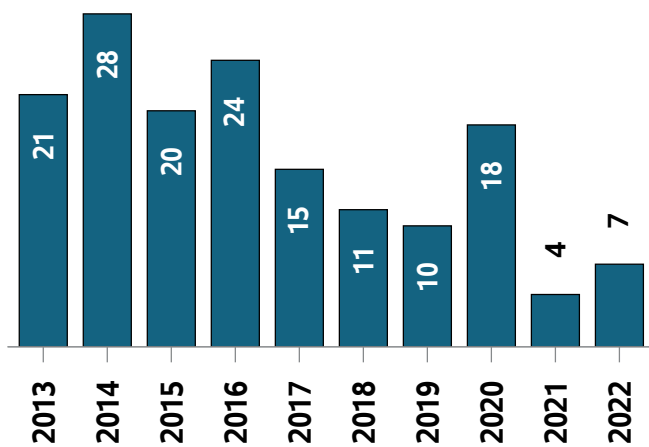
Sales Activity (June Year-to-date)



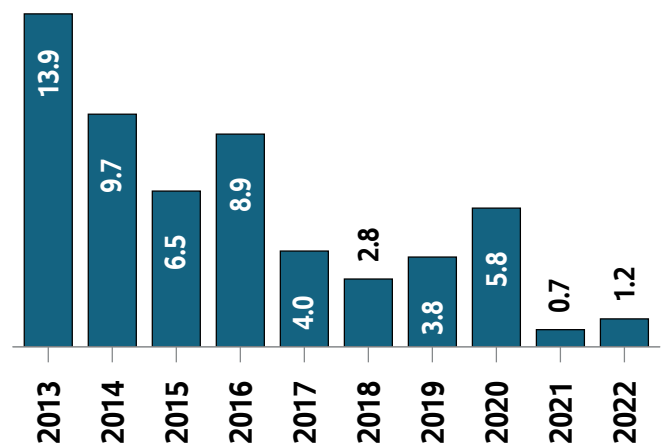
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



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



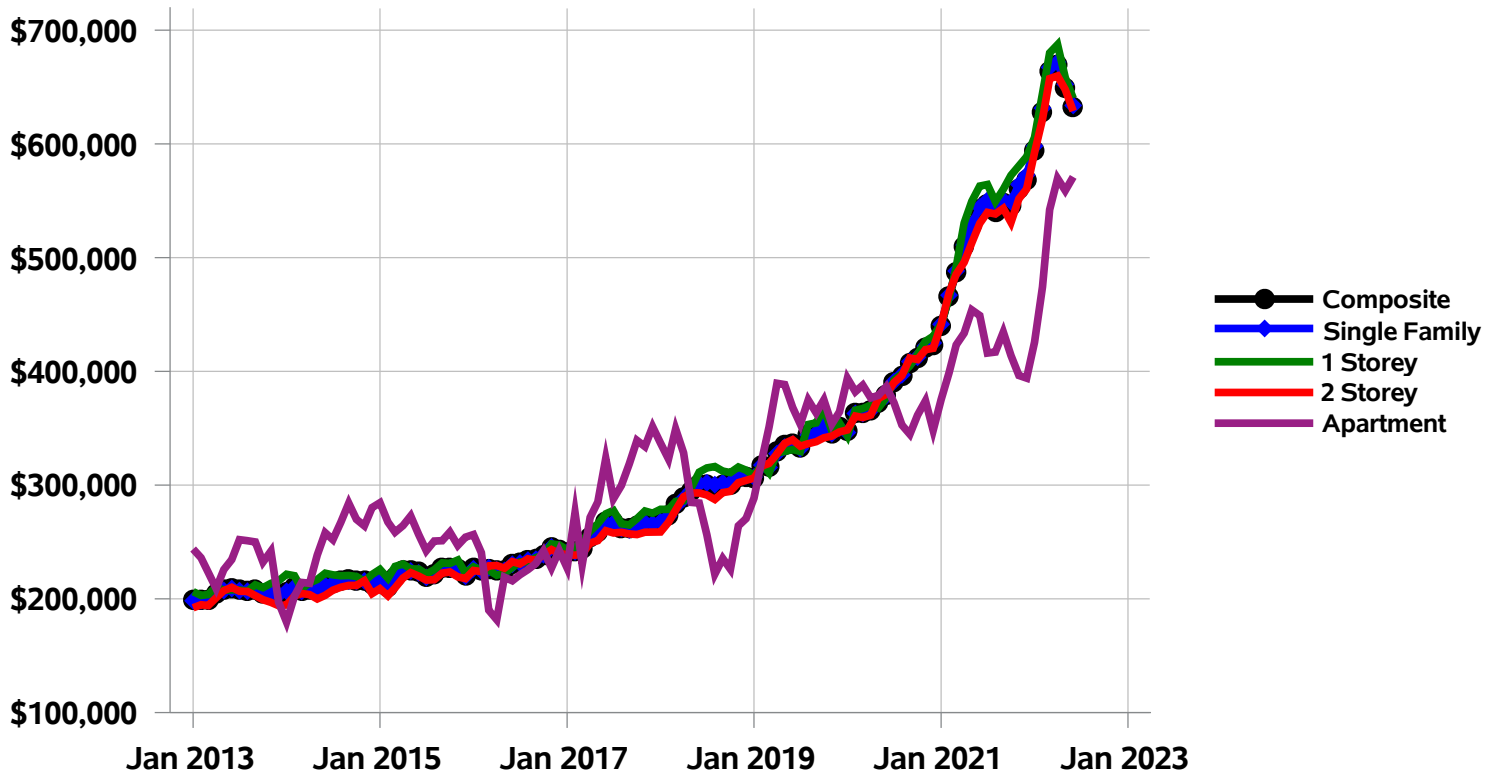
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MLS® Home Price Index Benchmark Price

Benchmark Type:	June 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$632,000	-2.7	-4.8	11.3	16.5	87.6	135.9
Single Family	\$633,800	-2.9	-5.0	10.7	16.4	88.6	137.7
One Storey	\$640,200	-2.7	-5.9	8.7	13.7	93.2	133.1
Two Storey	\$628,900	-2.9	-4.3	12.2	18.6	85.0	142.0
Apartment	\$571,000	2.1	5.3	44.9	27.1	55.0	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	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