



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



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

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	162	-27.0	-43.2	-23.2	-7.4	-21.7	-16.5
Dollar Volume	\$100,479,223	-21.5	-21.9	29.2	100.5	86.0	141.0
New Listings	315	25.5	7.1	36.4	43.2	12.1	-4.3
Active Listings	480	118.2	48.1	2.6	-17.1	-57.4	-63.0
Sales to New Listings Ratio ¹	51.4	88.4	96.9	91.3	79.5	73.7	59.0
Months of Inventory ²	3.0	1.0	1.1	2.2	3.3	5.4	6.7
Average Price	\$620,242	7.6	37.4	68.3	116.6	137.7	188.6
Median Price	\$552,500	-1.3	27.0	54.2	109.3	140.2	187.0
Sale to List Price Ratio ³	99.7	107.3	101.4	98.5	97.8	96.1	95.6
Median Days on Market	16.0	10.0	14.0	28.0	28.0	56.0	53.5

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	1,228	-13.6	5.7	5.0	-12.4	7.6	13.6
Dollar Volume	\$868,160,135	5.7	76.0	95.7	104.0	201.9	259.5
New Listings	1,966	17.9	41.1	27.0	14.2	5.7	-2.9
Active Listings ⁴	254	49.4	-22.7	-38.7	-54.2	-75.8	-77.8
Sales to New Listings Ratio ⁵	62.5	85.2	83.4	75.6	81.5	61.3	53.4
Months of Inventory ⁶	1.4	0.8	2.0	2.5	2.8	6.4	7.4
Average Price	\$706,971	22.3	66.6	86.5	132.9	180.5	216.4
Median Price	\$650,000	20.4	62.5	84.5	132.1	182.6	215.5
Sale to List Price Ratio ⁷	110.3	110.3	100.3	98.8	98.2	95.9	95.7
Median Days on Market	9.0	8.0	17.0	21.0	26.0	55.0	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.

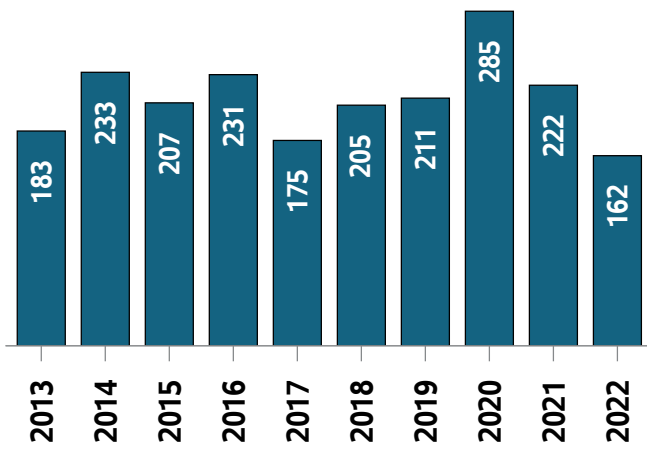
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

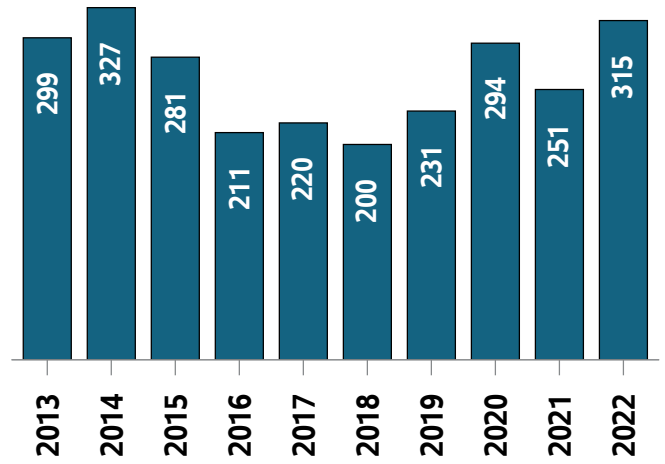
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

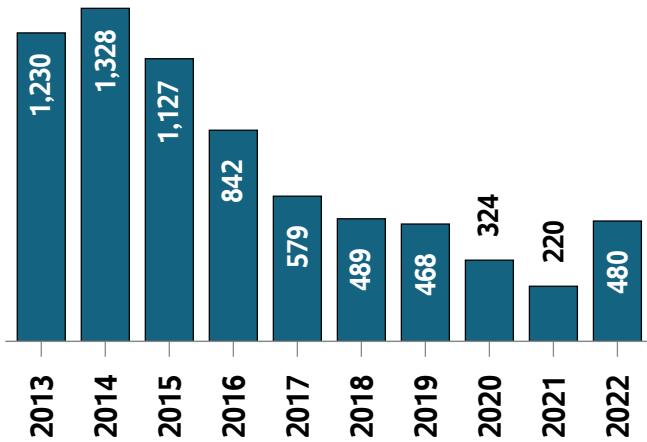
Sales Activity (July only)



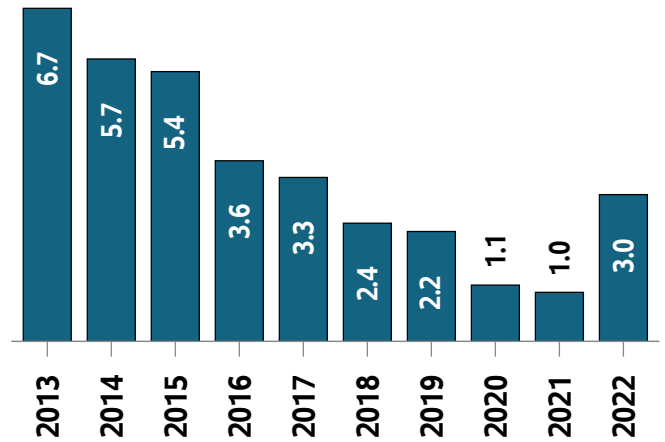
New Listings (July only)



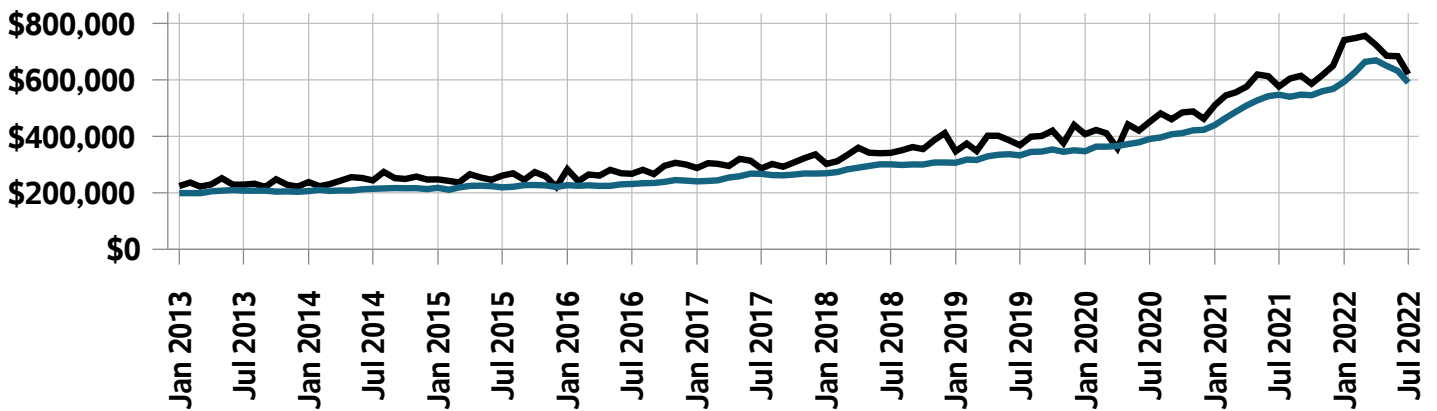
Active Listings (July only)



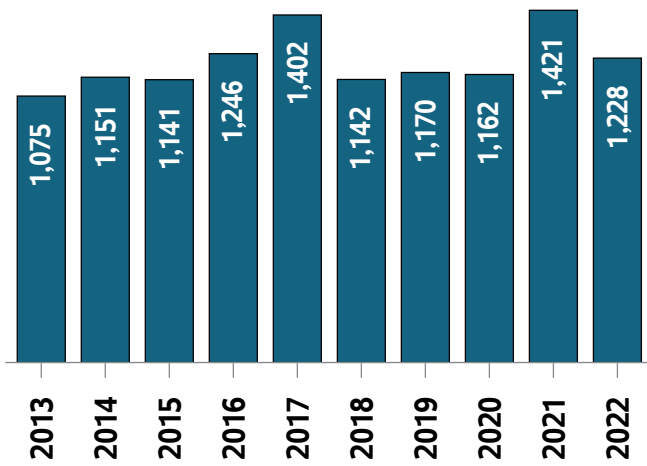
Months of Inventory (July only)



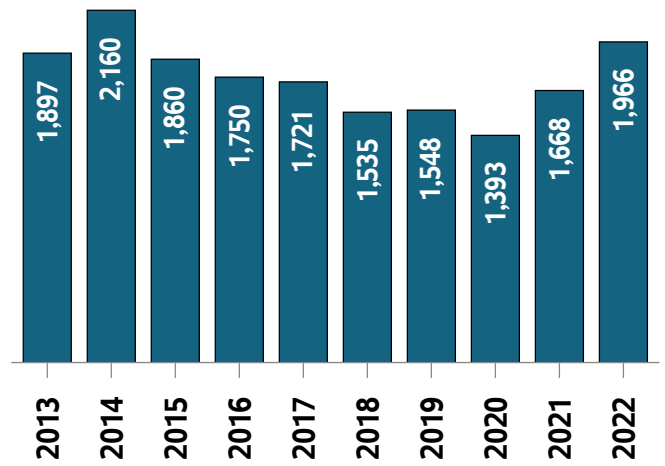
MLS® HPI Composite Benchmark Price and Average Price



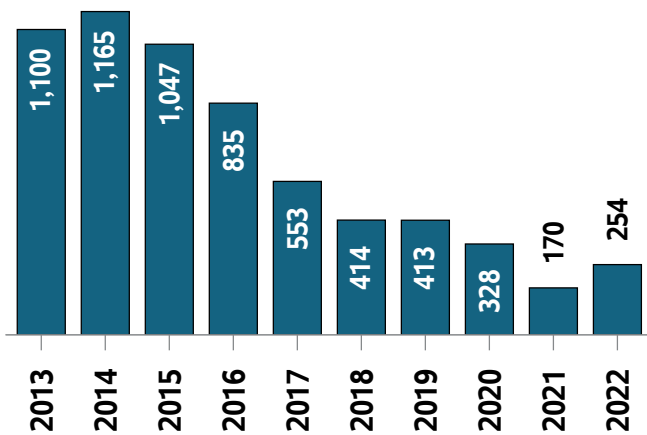
Sales Activity (July Year-to-date)



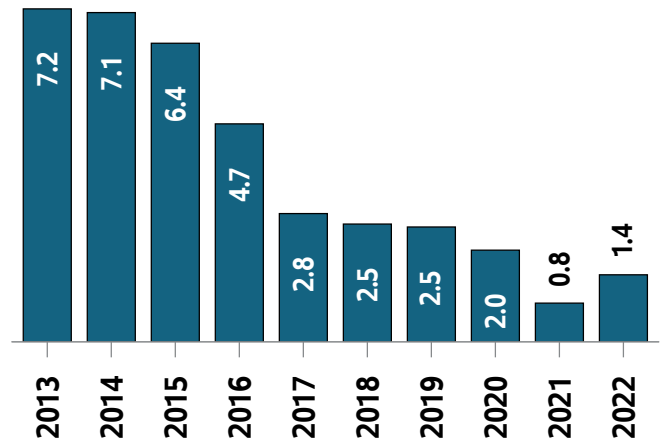
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	134	-27.2	-47.5	-23.4	-11.8	-24.7	-22.1
Dollar Volume	\$88,833,329	-22.2	-26.0	31.6	94.2	82.8	133.3
New Listings	270	34.3	6.7	33.0	35.0	14.9	0.7
Active Listings	401	134.5	67.8	-4.1	-23.5	-58.0	-63.8
Sales to New Listings Ratio ¹	49.6	91.5	100.8	86.2	76.0	75.7	64.2
Months of Inventory ²	3.0	0.9	0.9	2.4	3.4	5.4	6.4
Average Price	\$662,935	6.9	40.9	71.8	120.3	142.8	199.5
Median Price	\$582,500	1.2	30.9	57.4	117.6	151.1	198.7
Sale to List Price Ratio ³	99.6	108.1	101.5	98.7	97.9	96.3	95.2
Median Days on Market	16.0	9.0	14.0	23.0	28.0	56.0	49.5

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	1,027	-14.0	3.3	1.2	-16.3	0.4	4.3
Dollar Volume	\$775,463,884	4.7	73.4	92.1	101.4	193.6	242.5
New Listings	1,659	18.2	41.2	22.3	6.9	1.5	-8.0
Active Listings ⁴	208	51.6	-17.0	-43.2	-56.6	-76.7	-79.3
Sales to New Listings Ratio ⁵	61.9	85.0	84.6	74.9	79.1	62.6	54.6
Months of Inventory ⁶	1.4	0.8	1.8	2.5	2.7	6.1	7.1
Average Price	\$755,077	21.7	67.9	89.8	140.6	192.4	228.5
Median Price	\$680,000	21.4	61.9	86.3	142.4	195.7	223.8
Sale to List Price Ratio ⁷	111.1	111.2	100.6	98.9	98.2	96.0	95.8
Median Days on Market	8.0	8.0	16.0	21.0	24.0	53.0	52.0

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

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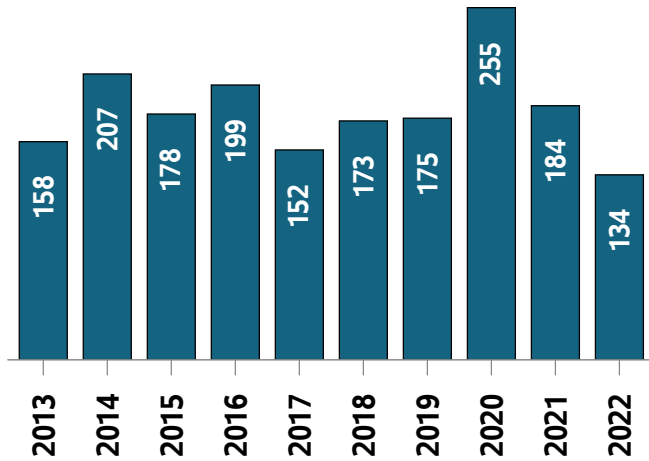
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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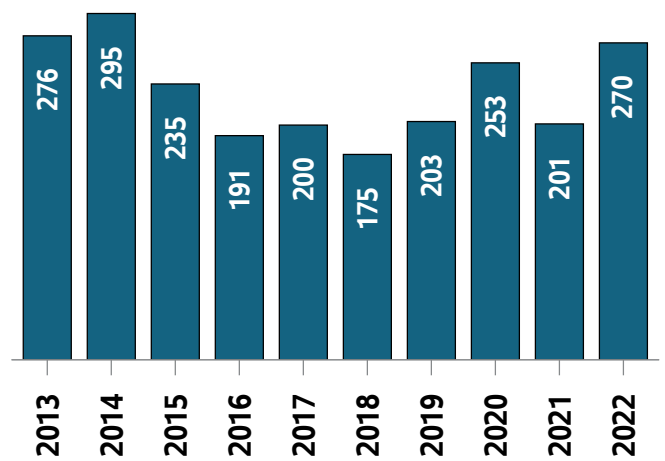
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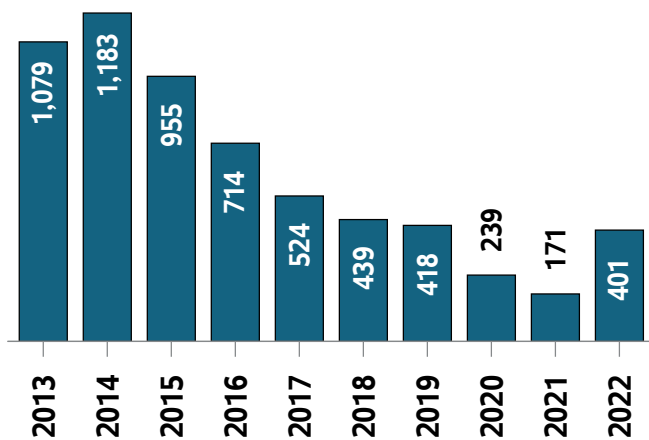
Sales Activity (July only)



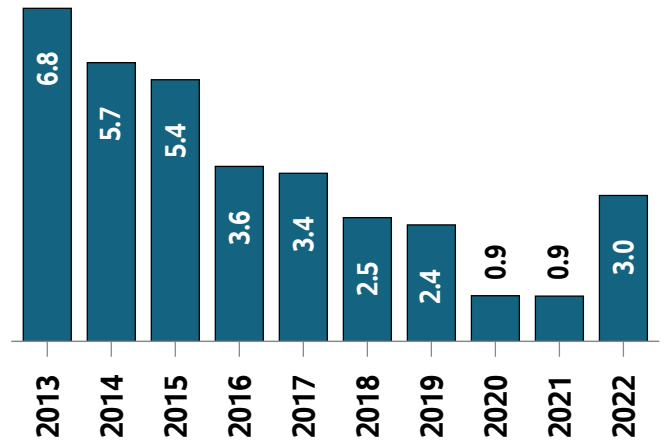
New Listings (July only)



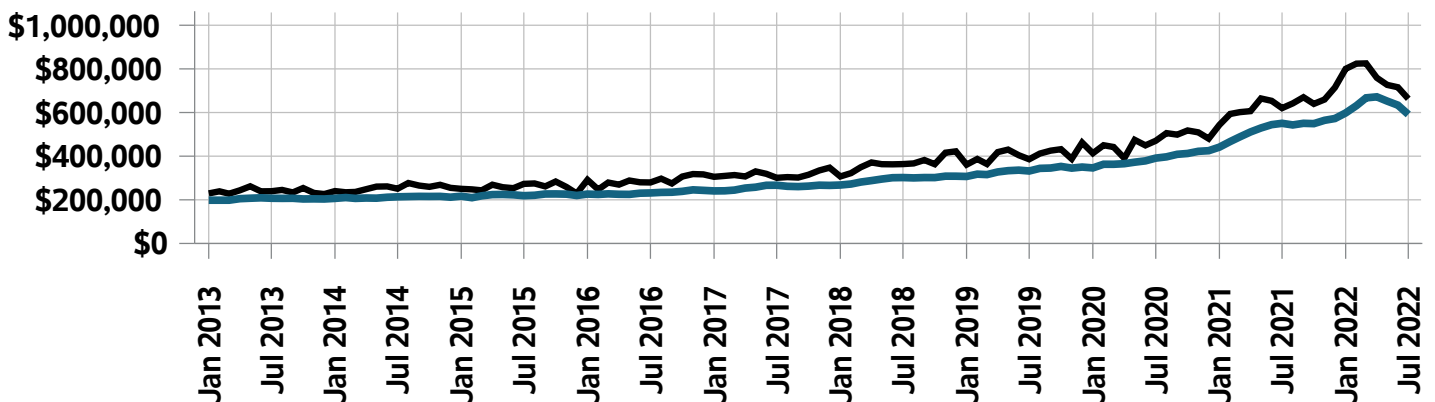
Active Listings (July only)



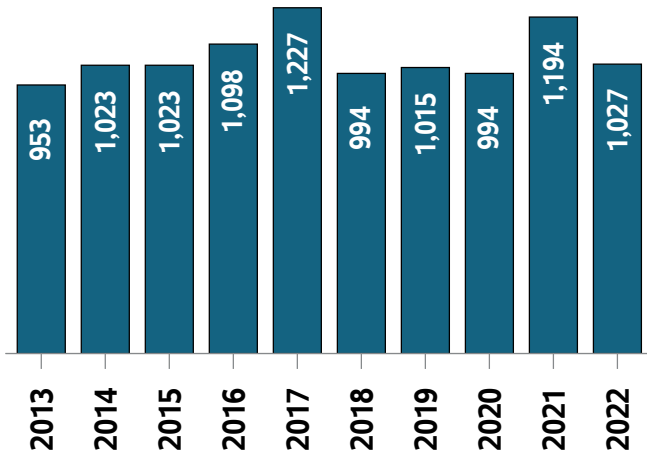
Months of Inventory (July only)



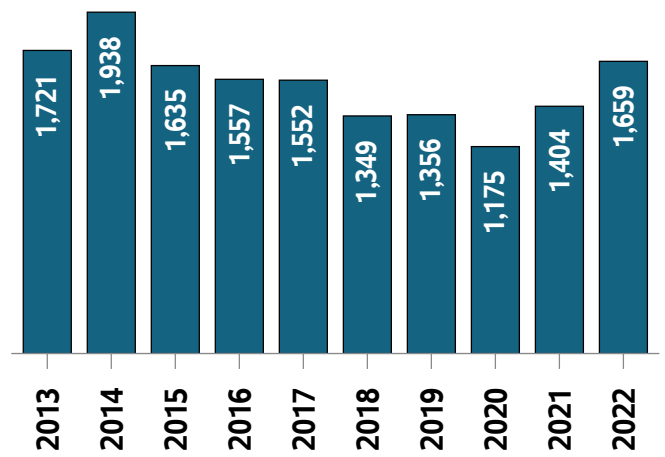
MLS® HPI Single Family Benchmark Price and Average Price



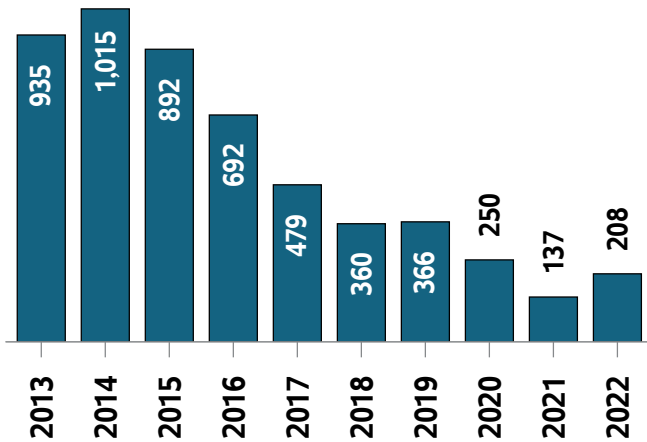
Sales Activity (July Year-to-date)



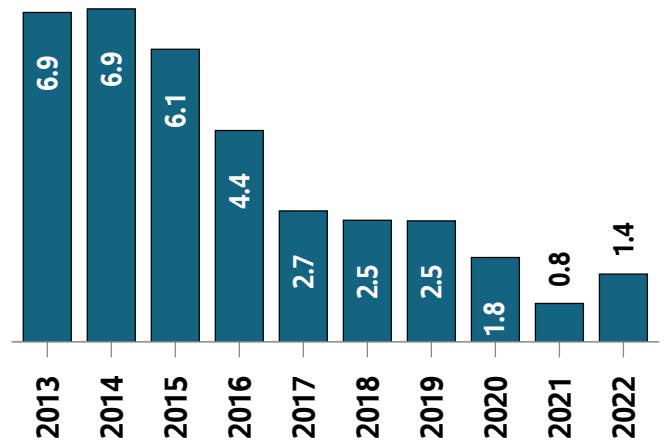
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



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

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	4	0.0	33.3	-33.3	300.0	0.0	100.0
Dollar Volume	\$3,227,550	112.9	179.6	15.8	887.0	195.0	439.7
New Listings	10	233.3	400.0	233.3	233.3	25.0	233.3
Active Listings	16	100.0	6.7	77.8	23.1	-20.0	-30.4
Sales to New Listings Ratio ¹	40.0	133.3	150.0	200.0	33.3	50.0	66.7
Months of Inventory ²	4.0	2.0	5.0	1.5	13.0	5.0	11.5
Average Price	\$806,888	112.9	109.7	73.7	146.8	195.0	169.9
Median Price	\$850,000	91.9	120.8	85.8	159.9	217.8	184.3
Sale to List Price Ratio ³	112.9	106.0	97.8	100.3	99.4	92.6	101.6
Median Days on Market	11.5	21.5	109.0	100.5	39.0	74.5	37.5

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	39	-2.5	77.3	77.3	69.6	77.3	387.5
Dollar Volume	\$20,278,250	41.0	129.6	108.1	181.8	209.9	1,159.8
New Listings	59	28.3	145.8	96.7	68.6	96.7	136.0
Active Listings ⁴	8	67.6	-54.4	-17.4	-43.6	-58.4	-53.7
Sales to New Listings Ratio ⁵	66.1	87.0	91.7	73.3	65.7	73.3	32.0
Months of Inventory ⁶	1.5	0.9	5.7	3.1	4.4	6.2	15.4
Average Price	\$519,955	44.6	29.5	17.4	66.2	74.8	158.4
Median Price	\$503,000	44.7	18.2	11.5	89.8	65.3	158.6
Sale to List Price Ratio ⁷	107.7	105.9	100.2	100.0	99.1	96.3	96.7
Median Days on Market	11.0	11.0	40.5	44.5	40.0	89.5	48.0

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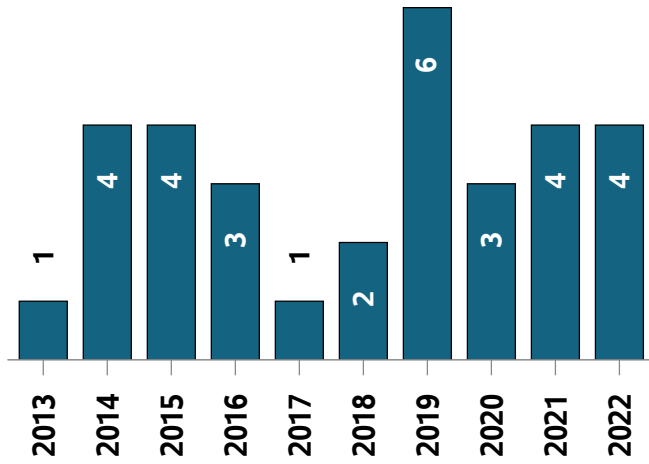
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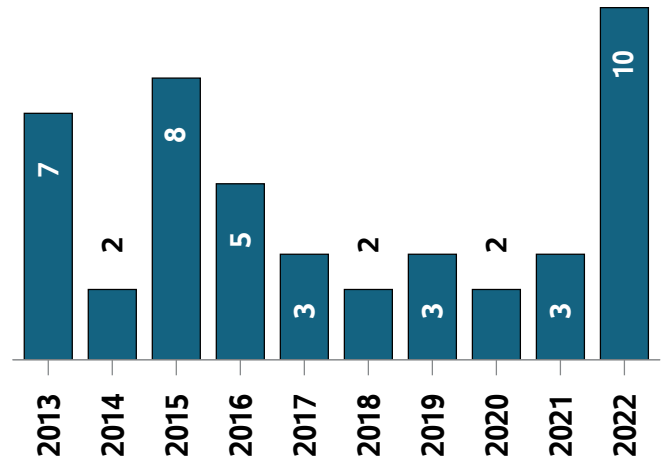
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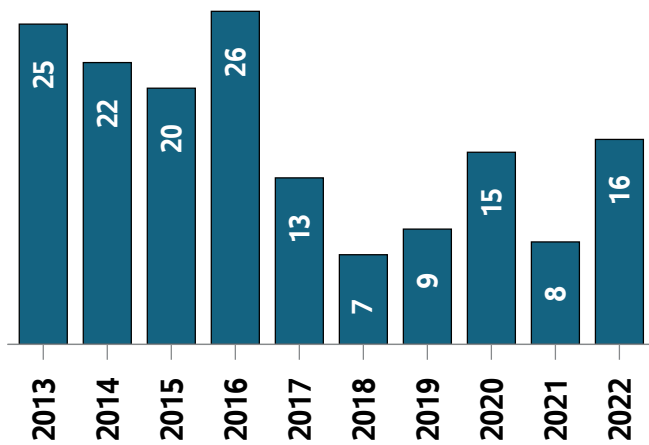
Sales Activity (July only)



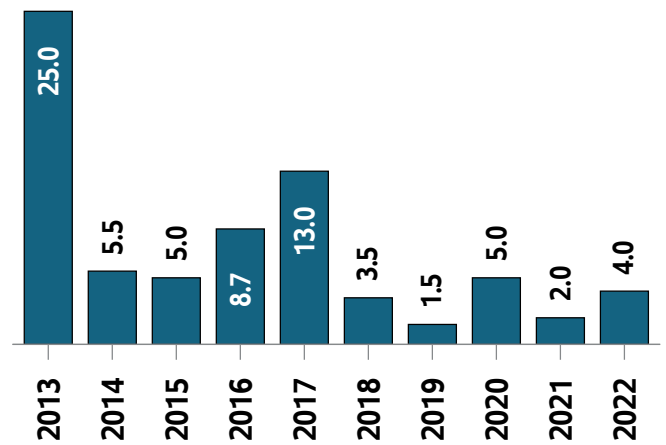
New Listings (July only)



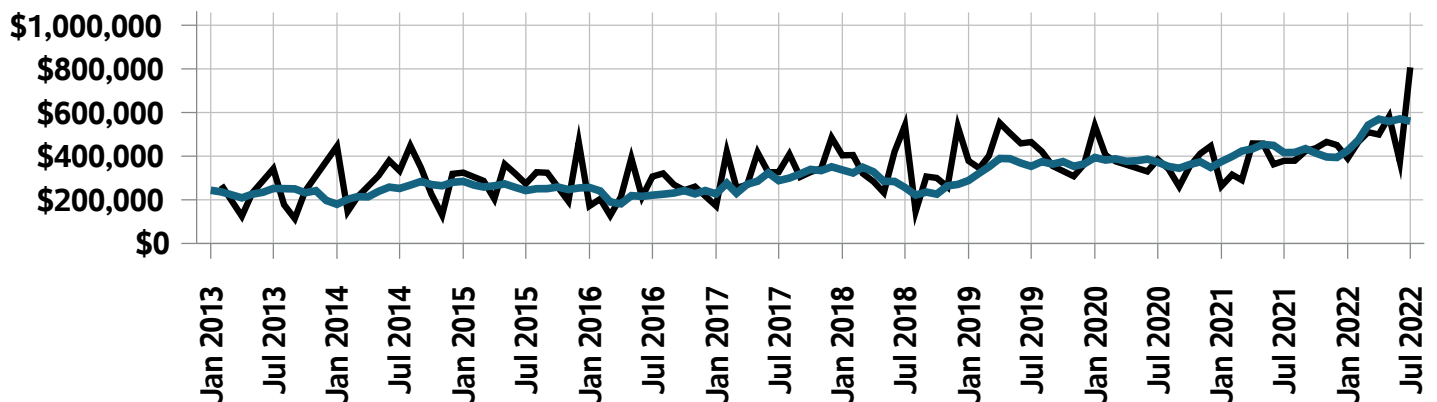
Active Listings (July only)



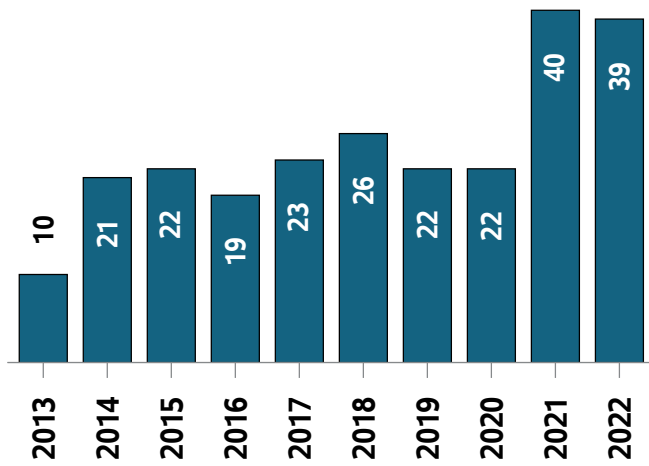
Months of Inventory (July only)



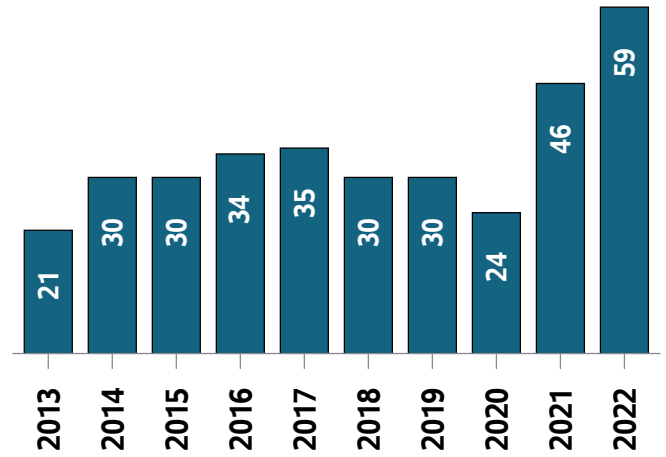
MLS® HPI Apartment Benchmark Price and Average Price



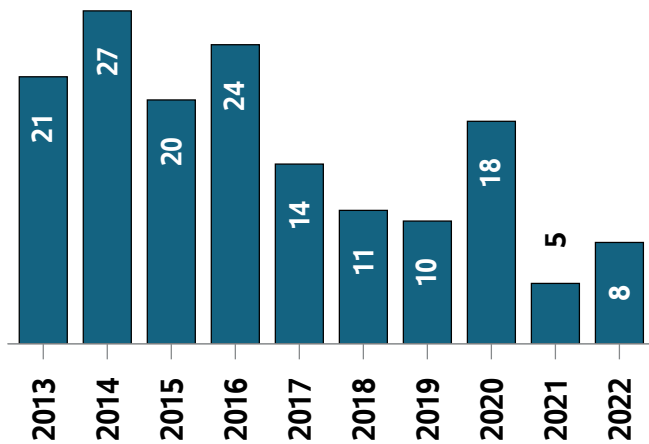
Sales Activity (July Year-to-date)



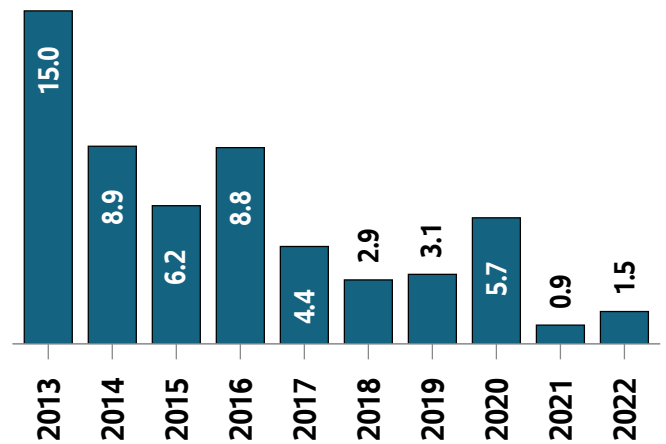
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



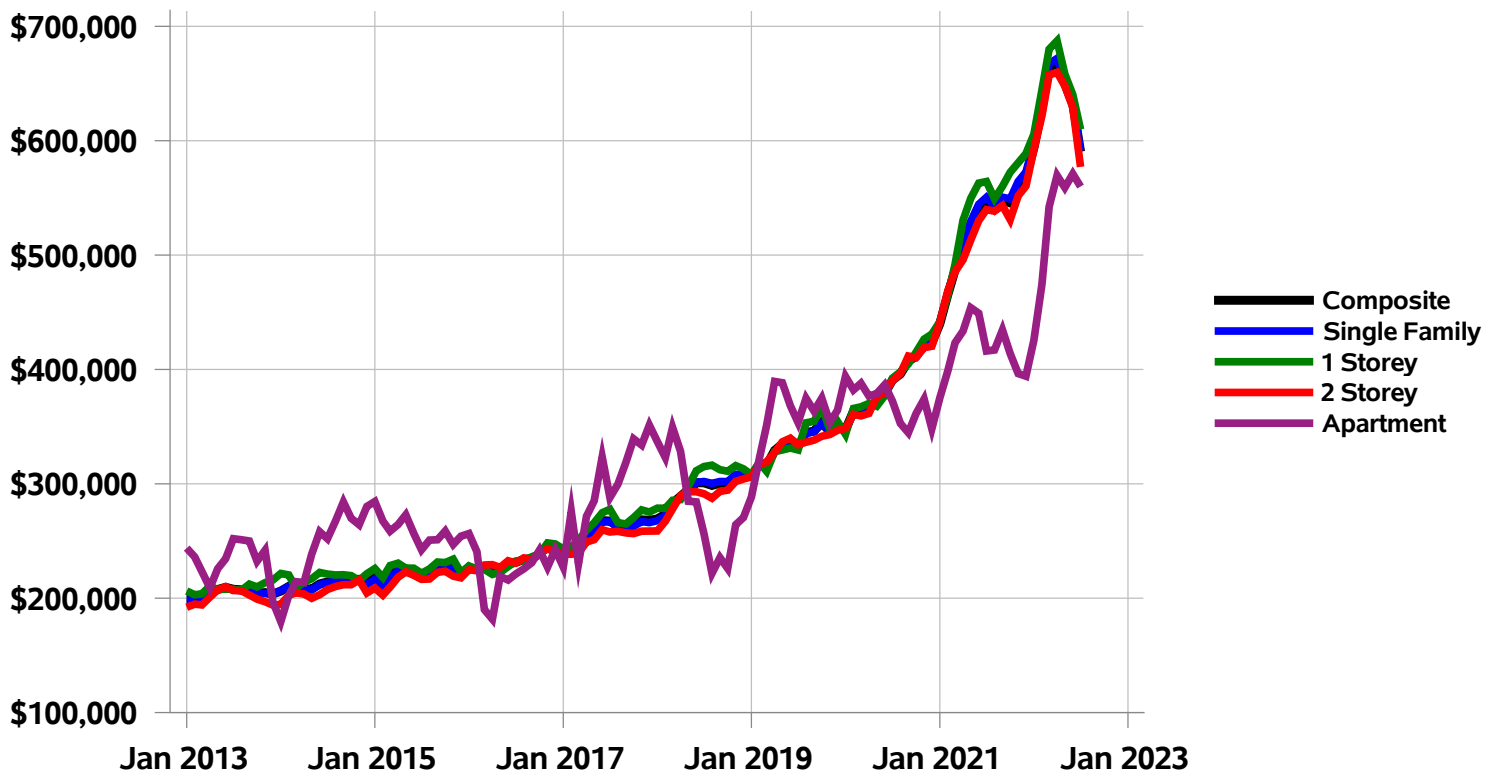
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MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$590,400	-6.6	-11.8	-0.6	7.9	77.5	120.8
Single Family	\$591,300	-6.7	-12.0	-1.1	7.4	78.0	121.5
One Storey	\$609,800	-4.7	-11.3	0.7	8.1	85.0	119.6
Two Storey	\$577,100	-8.2	-12.5	-2.6	6.9	72.7	123.8
Apartment	\$559,900	-1.9	-1.7	31.6	34.6	58.3	94.4

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