



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



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

Actual	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	170	-31.5	-34.9	-9.6	-19.0	-10.5	-2.9
Dollar Volume	\$101,191,500	-32.5	-19.4	35.0	59.4	97.9	150.3
New Listings	273	8.8	11.9	12.3	17.2	27.0	1.5
Active Listings	484	146.9	69.8	2.8	-13.1	-54.9	-61.9
Sales to New Listings Ratio ¹	62.3	98.8	107.0	77.4	90.1	88.4	65.1
Months of Inventory ²	2.8	0.8	1.1	2.5	2.7	5.6	7.3
Average Price	\$595,244	-1.6	23.7	49.3	96.9	121.2	157.7
Median Price	\$553,250	1.1	28.7	44.2	104.9	130.0	164.7
Sale to List Price Ratio ³	98.1	107.3	101.6	99.5	97.3	95.8	95.4
Median Days on Market	21.0	11.5	14.0	21.0	28.0	55.5	54.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	1,397	-16.3	-1.8	2.9	-13.3	5.0	11.2
Dollar Volume	\$968,767,635	-0.3	56.6	86.8	98.1	186.0	243.6
New Listings	2,239	16.7	36.8	25.0	14.6	7.9	-2.4
Active Listings ⁴	283	63.5	-12.3	-32.7	-48.9	-73.1	-75.6
Sales to New Listings Ratio ⁵	62.4	87.0	86.9	75.8	82.5	64.1	54.8
Months of Inventory ⁶	1.6	0.8	1.8	2.5	2.7	6.3	7.4
Average Price	\$693,463	19.1	59.5	81.6	128.6	172.5	208.9
Median Price	\$640,000	18.5	57.7	78.5	129.4	178.3	209.2
Sale to List Price Ratio ⁷	108.8	109.9	100.5	98.9	98.1	95.9	95.7
Median Days on Market	9.0	8.0	16.0	21.0	26.0	55.0	55.5

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.

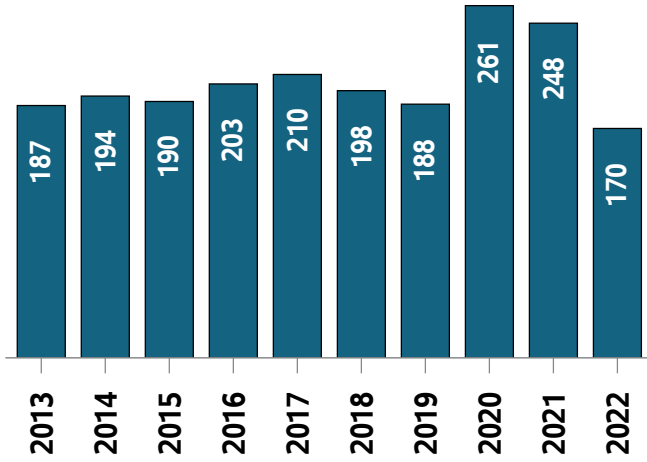
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

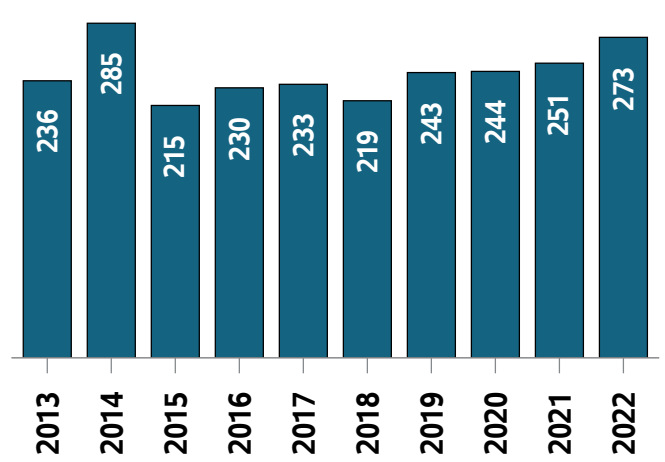
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

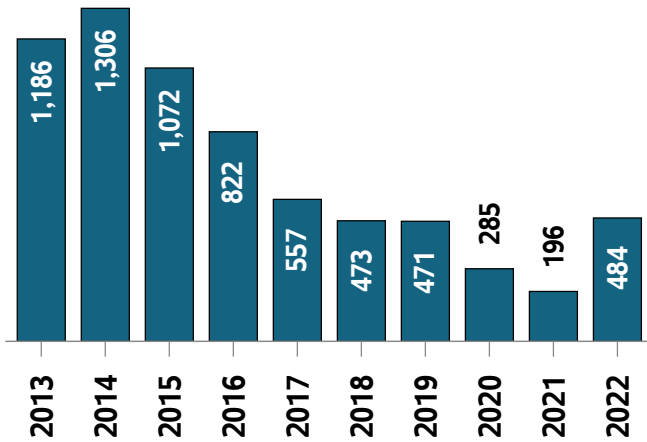
Sales Activity (August only)



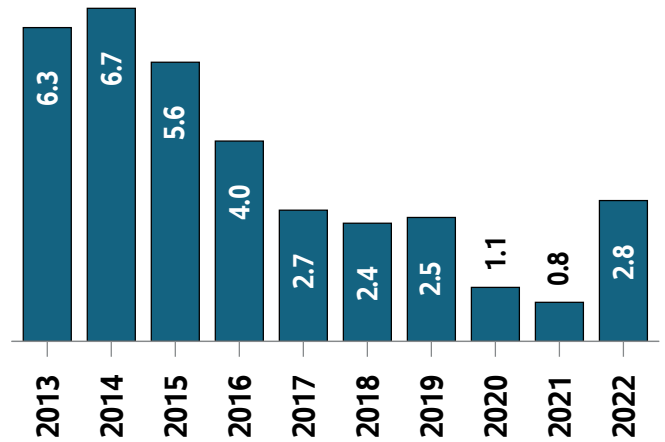
New Listings (August only)



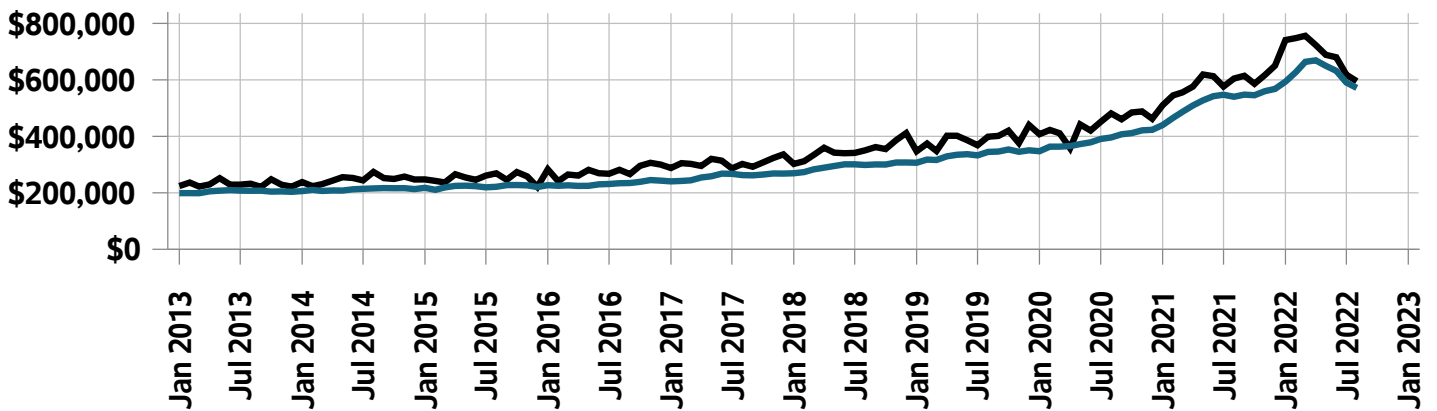
Active Listings (August only)



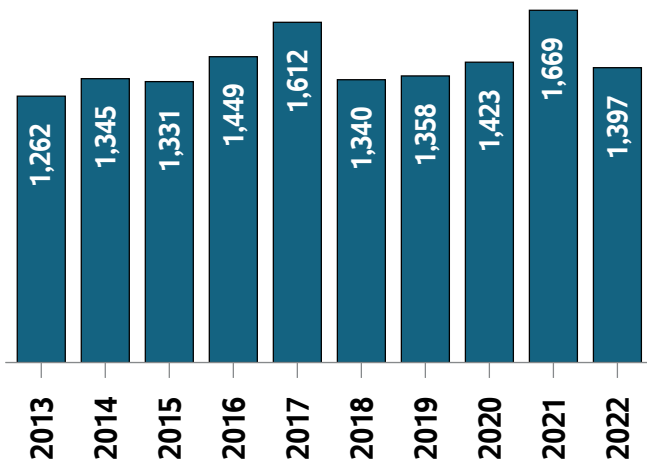
Months of Inventory (August only)



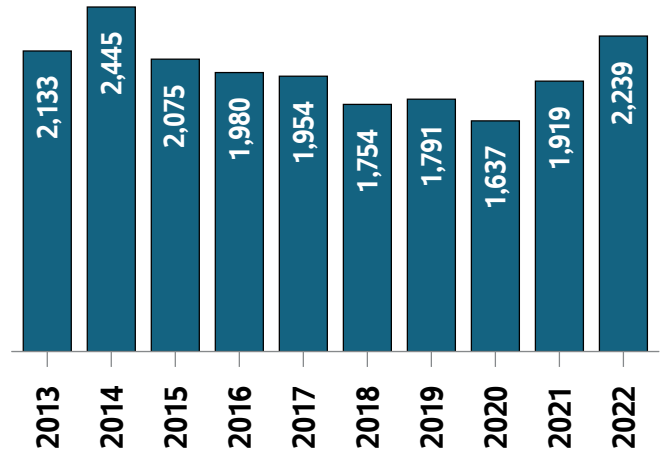
MLS® HPI Composite Benchmark Price and Average Price



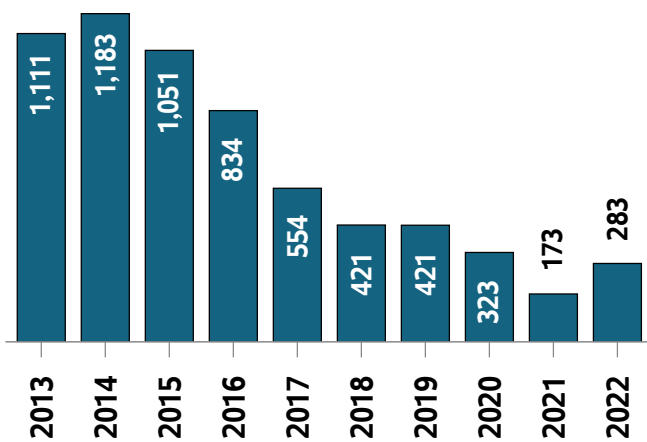
Sales Activity (August Year-to-date)



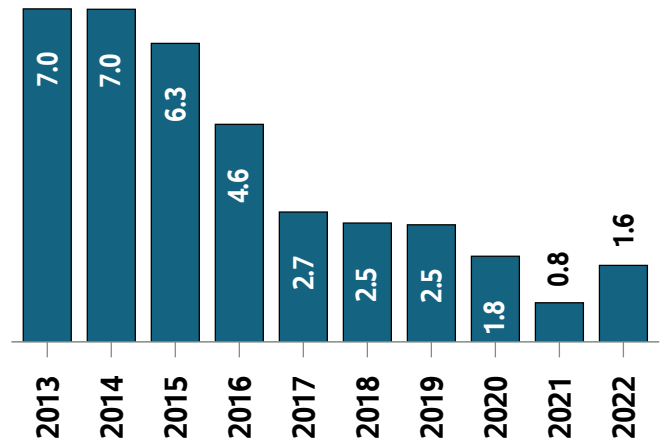
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	134	-37.4	-42.2	-18.3	-30.6	-20.7	-16.8
Dollar Volume	\$87,392,800	-36.4	-25.5	29.3	48.9	88.1	126.2
New Listings	222	1.4	3.7	1.4	4.7	11.0	-6.3
Active Listings	407	166.0	98.5	-4.5	-19.4	-55.6	-62.0
Sales to New Listings Ratio ¹	60.4	97.7	108.4	74.9	91.0	84.5	67.9
Months of Inventory ²	3.0	0.7	0.9	2.6	2.6	5.4	6.7
Average Price	\$652,185	1.6	29.0	58.3	114.5	137.2	171.7
Median Price	\$595,000	6.3	32.2	54.5	120.4	141.9	178.7
Sale to List Price Ratio ³	98.3	108.0	101.7	99.5	97.6	95.9	95.5
Median Days on Market	21.0	11.0	13.0	20.0	27.0	56.0	54.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	1,161	-17.5	-5.3	-1.5	-18.2	-2.6	1.3
Dollar Volume	\$862,712,684	-1.8	52.8	83.1	94.4	177.8	225.5
New Listings	1,880	15.8	35.3	19.4	6.6	2.5	-7.8
Active Listings ⁴	233	67.5	-4.8	-37.7	-51.7	-74.0	-77.0
Sales to New Listings Ratio ⁵	61.8	86.8	88.3	74.9	80.5	65.0	56.2
Months of Inventory ⁶	1.6	0.8	1.6	2.5	2.7	6.0	7.1
Average Price	\$743,077	19.1	61.4	85.9	137.8	185.2	221.3
Median Price	\$670,000	19.6	57.8	81.1	139.3	188.8	219.0
Sale to List Price Ratio ⁷	109.6	110.7	100.8	99.0	98.2	95.9	95.8
Median Days on Market	9.0	8.0	15.5	21.0	24.0	54.0	53.0

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.

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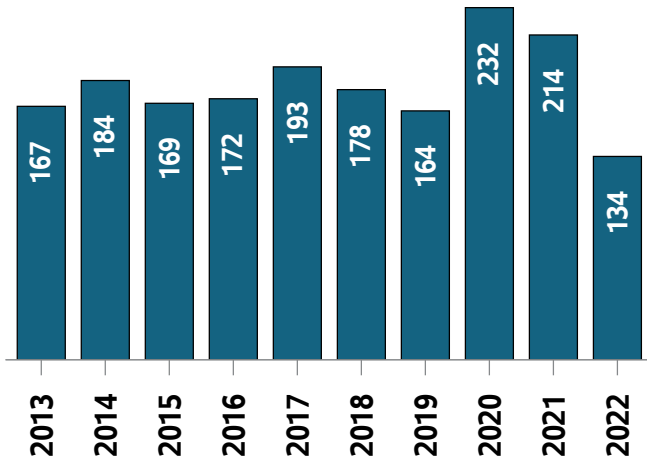
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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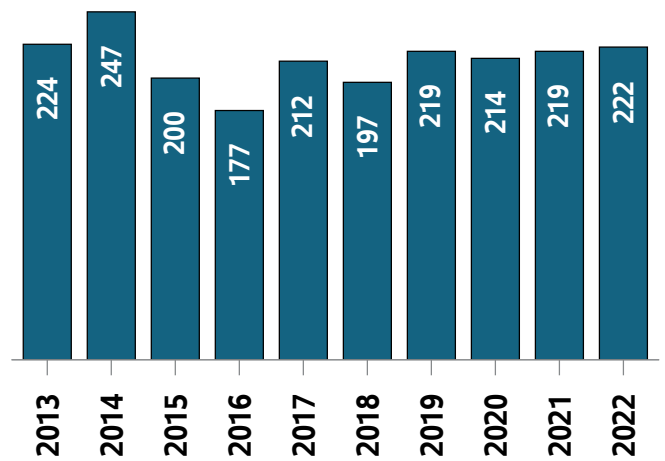
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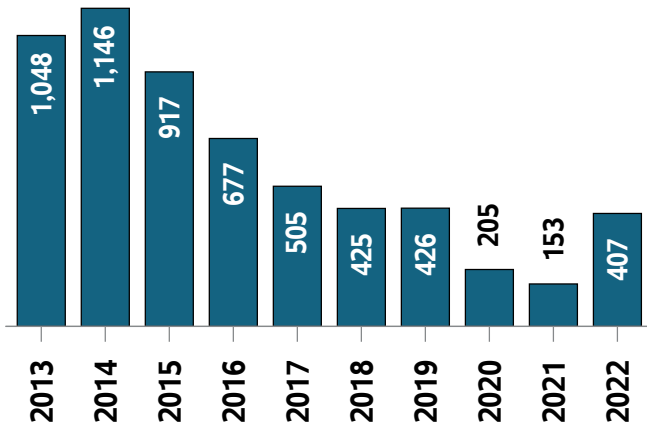
Sales Activity (August only)



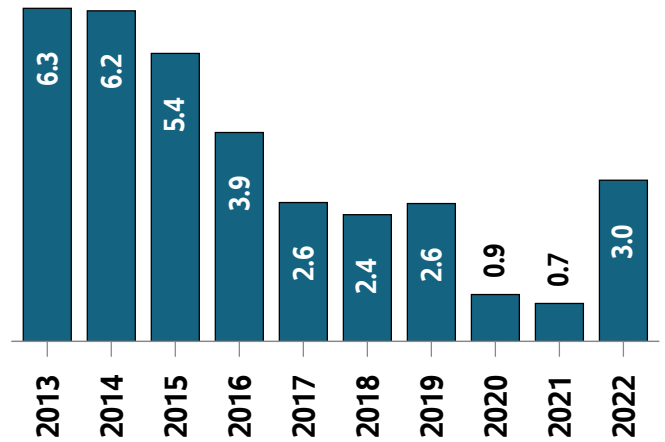
New Listings (August only)



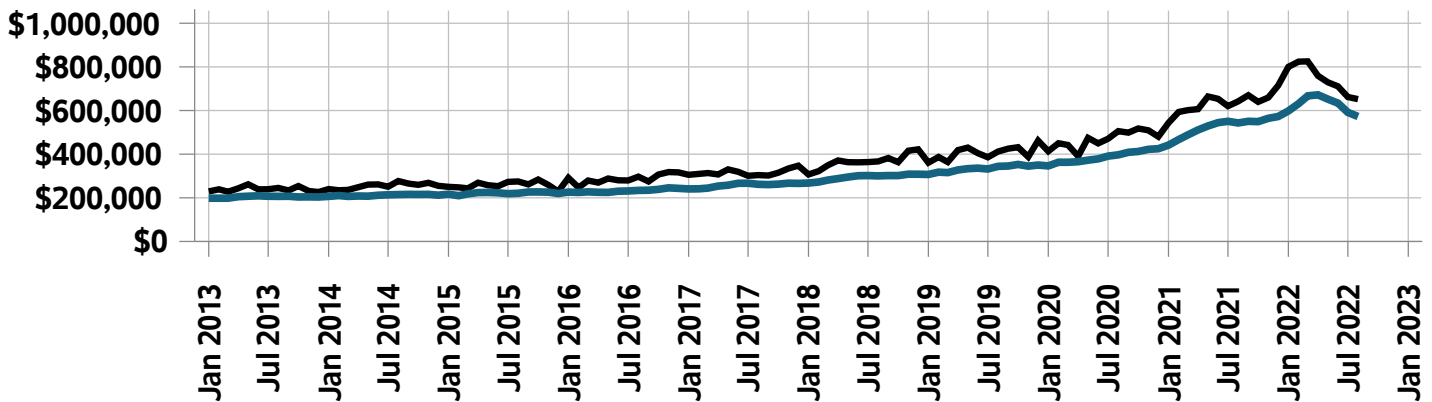
Active Listings (August only)



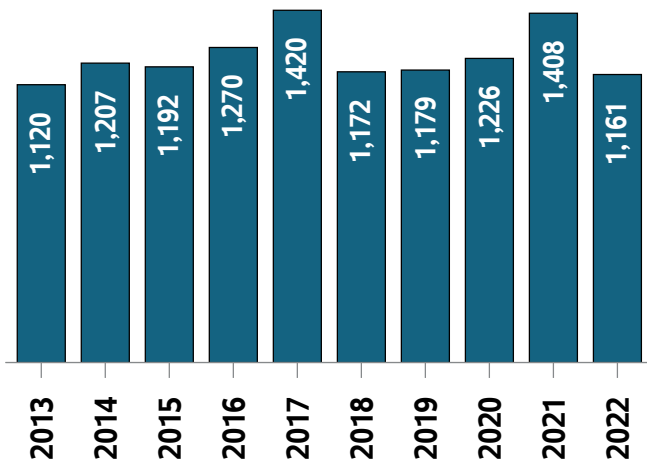
Months of Inventory (August only)



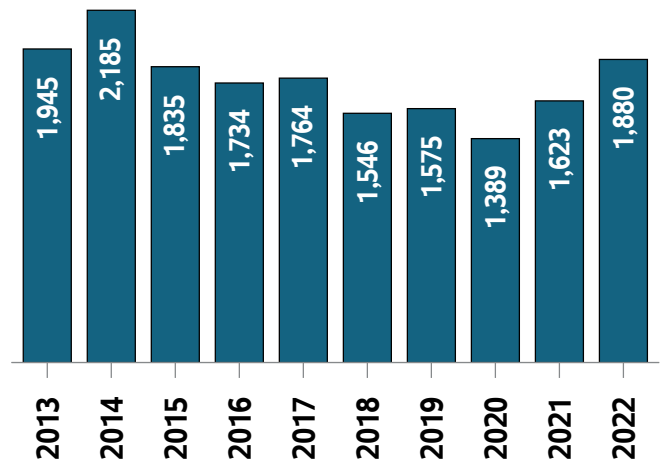
MLS® HPI Single Family Benchmark Price and Average Price



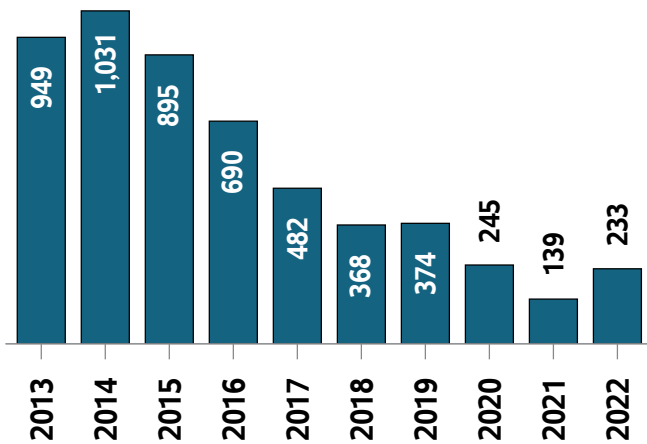
Sales Activity (August Year-to-date)



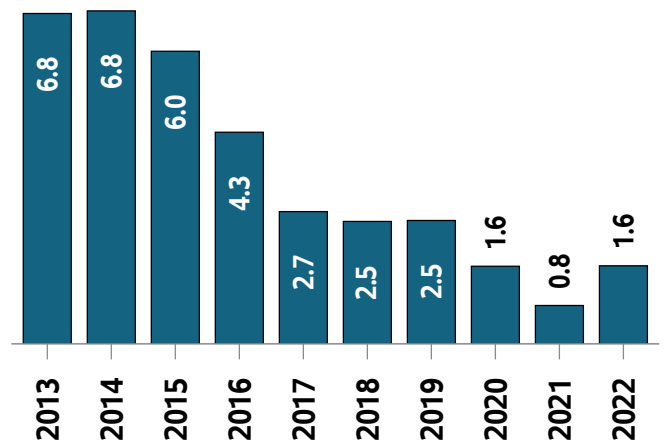
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



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

Actual	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	10	66.7	150.0	233.3	400.0	66.7	900.0
Dollar Volume	\$5,075,000	123.1	271.3	301.9	520.4	159.2	1,971.4
New Listings	7	75.0	133.3	0.0	133.3	250.0	250.0
Active Listings	8	60.0	-38.5	-38.5	-38.5	-50.0	-63.6
Sales to New Listings Ratio ¹	142.9	150.0	133.3	42.9	66.7	300.0	50.0
Months of Inventory ²	0.8	0.8	3.3	4.3	6.5	2.7	22.0
Average Price	\$507,500	33.9	48.5	20.6	24.1	55.5	107.1
Median Price	\$537,250	54.6	75.3	5.8	31.4	75.7	119.3
Sale to List Price Ratio ³	99.3	101.1	98.8	105.6	99.0	98.8	94.3
Median Days on Market	22.0	40.5	221.0	49.0	117.0	53.0	35.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	49	6.5	88.5	96.0	96.0	75.0	444.4
Dollar Volume	\$25,353,250	52.2	148.6	130.3	216.3	198.2	1,267.0
New Listings	66	32.0	144.4	78.4	73.7	106.3	144.4
Active Listings ⁴	8	66.7	-52.9	-20.7	-43.0	-57.5	-55.2
Sales to New Listings Ratio ⁵	74.2	92.0	96.3	67.6	65.8	87.5	33.3
Months of Inventory ⁶	1.3	0.8	5.3	3.3	4.6	5.5	16.1
Average Price	\$517,413	42.9	31.9	17.5	61.4	70.4	151.1
Median Price	\$503,000	44.7	22.0	7.0	59.7	65.3	146.6
Sale to List Price Ratio ⁷	106.0	105.3	99.9	100.7	99.1	96.8	96.4
Median Days on Market	15.0	13.5	56.5	46.0	44.0	79.5	45.0

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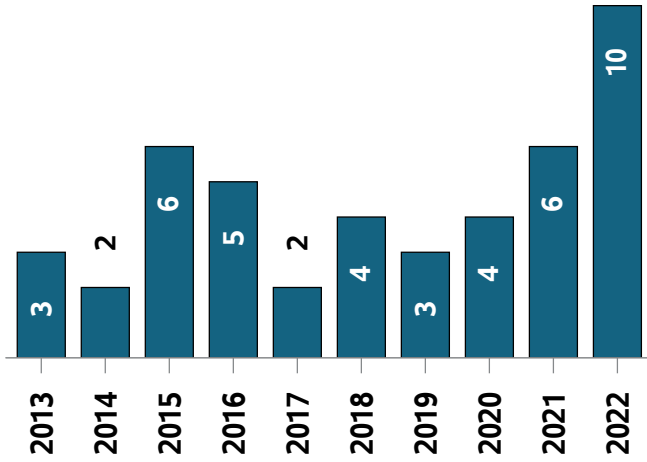
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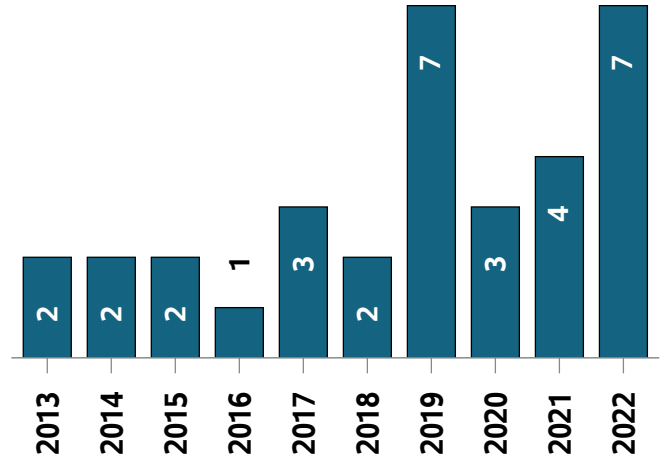
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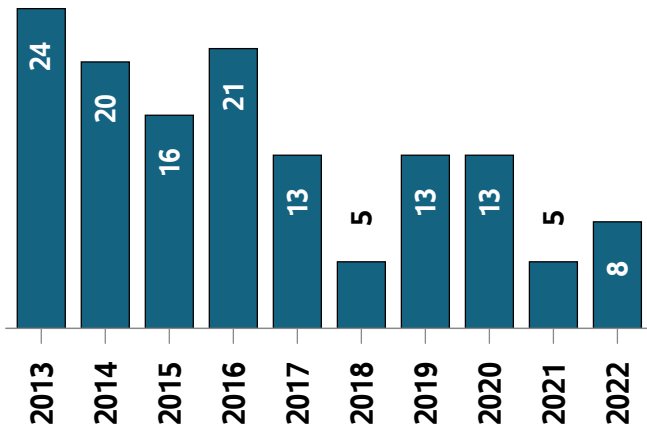
Sales Activity (August only)



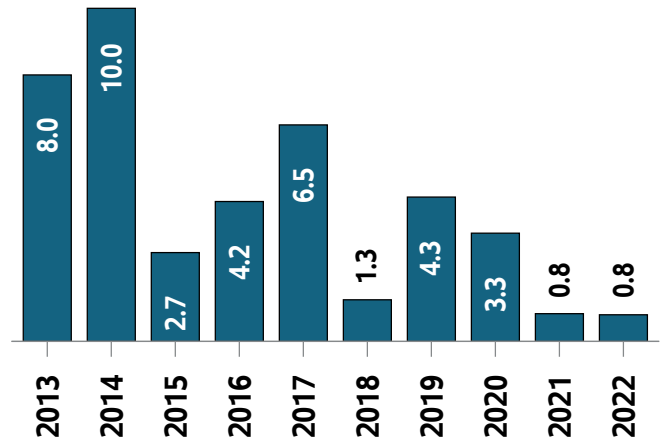
New Listings (August only)



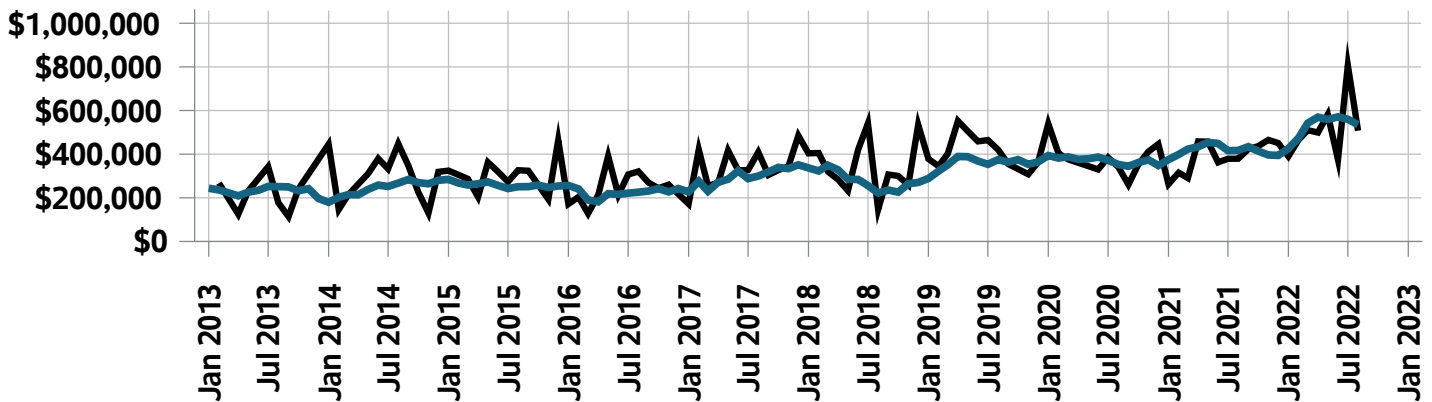
Active Listings (August only)



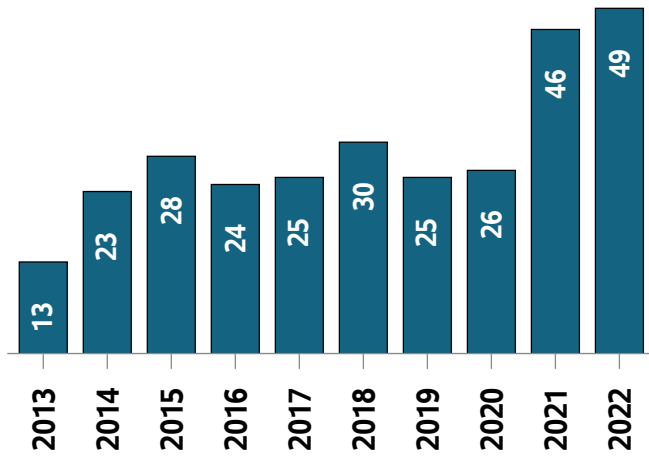
Months of Inventory (August only)



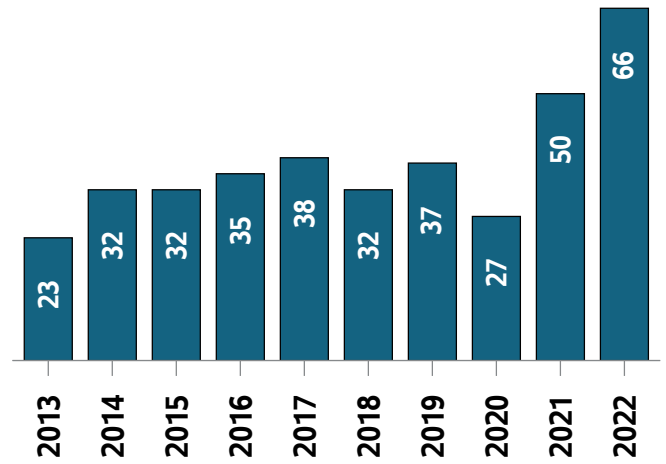
MLS® HPI Apartment Benchmark Price and Average Price



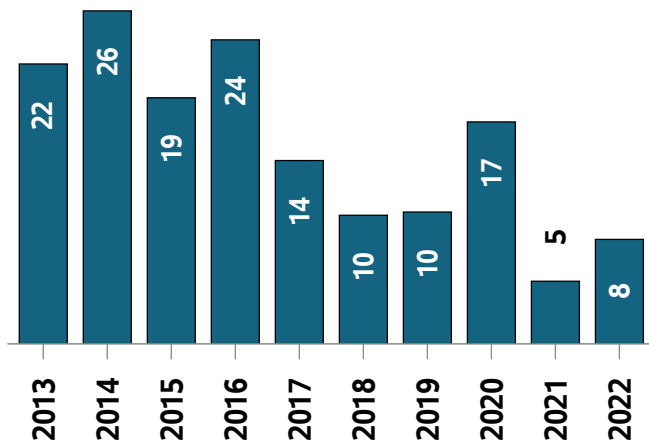
Sales Activity (August Year-to-date)



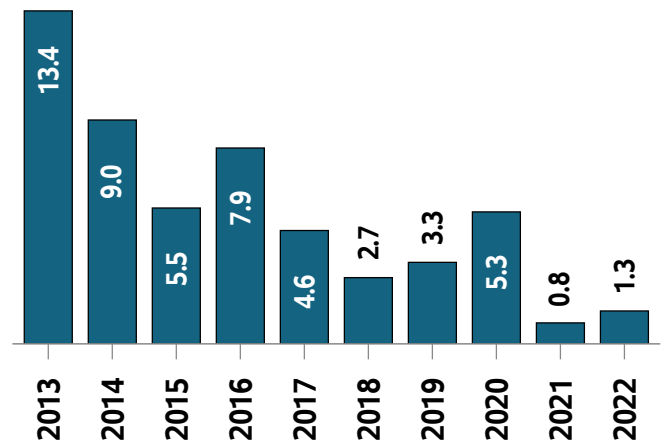
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



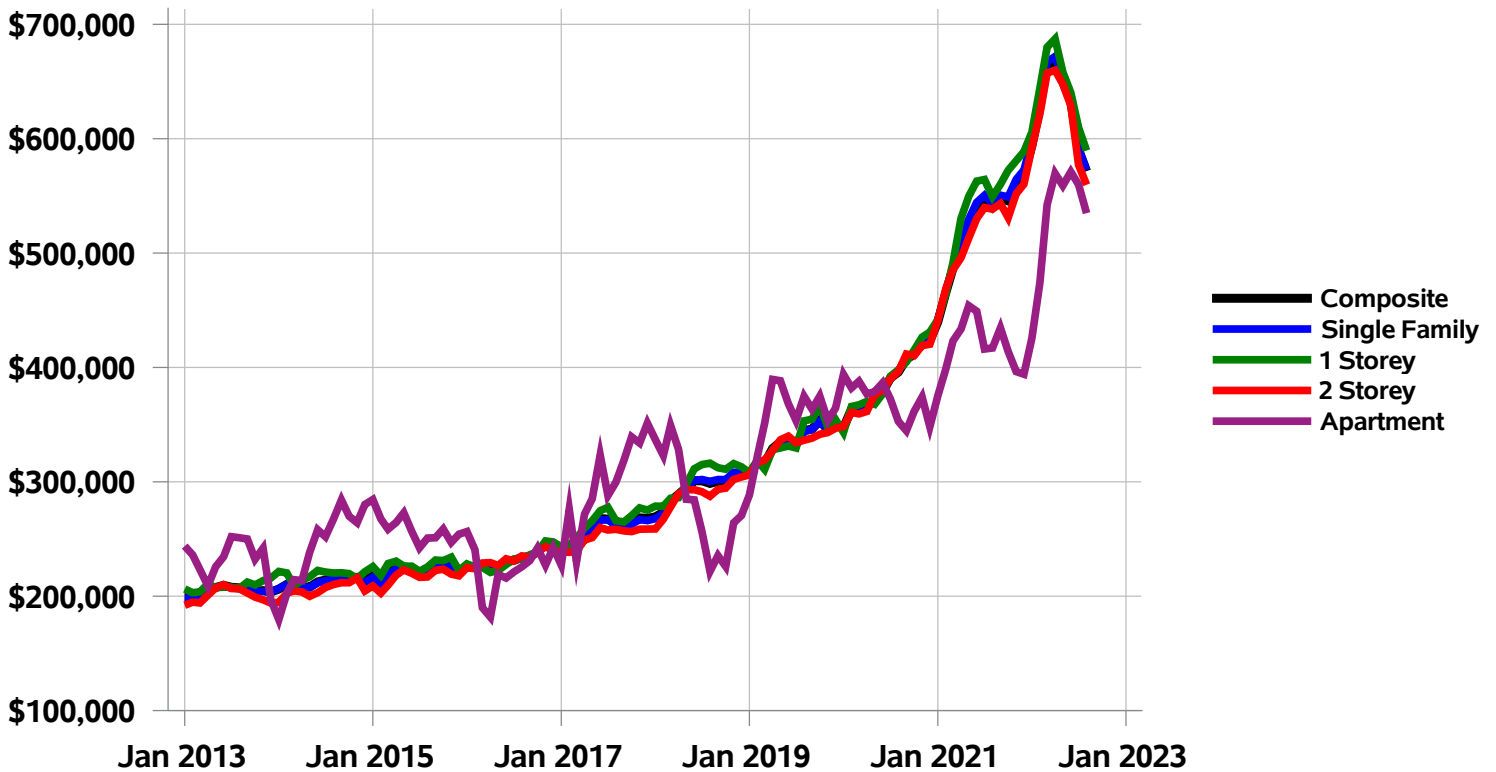
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MLS® Home Price Index Benchmark Price

Benchmark Type:	August 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$571,600	-3.2	-12.0	-8.9	5.8	65.8	117.6
Single Family	\$572,700	-3.2	-12.2	-9.3	5.5	66.4	118.7
One Storey	\$589,600	-3.3	-10.4	-8.5	7.3	66.9	121.7
Two Storey	\$559,700	-3.0	-13.6	-10.0	4.0	66.4	116.5
Apartment	\$534,900	-4.5	-4.3	12.8	28.3	42.7	78.5

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	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