



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



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

| Actual | September 2022 | Compared to ⁸ | | | | | |
|--|----------------|--------------------------|----------------|----------------|----------------|----------------|----------------|
| | | September 2021 | September 2020 | September 2019 | September 2017 | September 2015 | September 2012 |
| Sales Activity | 165 | -21.1 | -25.7 | -11.3 | 3.8 | -9.8 | 9.3 |
| Dollar Volume | \$105,045,433 | -18.2 | 2.8 | 40.7 | 126.0 | 133.3 | 180.5 |
| New Listings | 277 | 14.0 | 14.9 | 25.9 | 49.7 | 16.4 | 28.8 |
| Active Listings | 503 | 146.6 | 87.7 | 14.8 | -6.5 | -50.2 | -58.6 |
| Sales to New Listings Ratio ¹ | 59.6 | 86.0 | 92.1 | 84.5 | 85.9 | 76.9 | 70.2 |
| Months of Inventory ² | 3.0 | 1.0 | 1.2 | 2.4 | 3.4 | 5.5 | 8.0 |
| Average Price | \$636,639 | 3.6 | 38.3 | 58.6 | 117.8 | 158.8 | 156.7 |
| Median Price | \$598,500 | 5.0 | 40.0 | 59.4 | 125.8 | 166.0 | 170.8 |
| Sale to List Price Ratio ³ | 97.6 | 107.1 | 102.6 | 98.9 | 97.1 | 96.2 | 95.4 |
| Median Days on Market | 28.0 | 10.0 | 13.0 | 26.0 | 29.0 | 73.0 | 60.0 |

| Year-to-date | September 2022 | Compared to ⁸ | | | | | |
|--|-----------------|--------------------------|----------------|----------------|----------------|----------------|----------------|
| | | September 2021 | September 2020 | September 2019 | September 2017 | September 2015 | September 2012 |
| Sales Activity | 1,560 | -16.9 | -5.2 | 1.0 | -11.9 | 3.0 | 10.9 |
| Dollar Volume | \$1,072,671,068 | -2.5 | 48.8 | 80.8 | 100.3 | 179.6 | 235.9 |
| New Listings | 2,516 | 16.4 | 34.0 | 25.1 | 17.6 | 8.8 | 0.3 |
| Active Listings ⁴ | 308 | 74.8 | -2.5 | -27.0 | -44.1 | -70.5 | -73.5 |
| Sales to New Listings Ratio ⁵ | 62.0 | 86.9 | 87.6 | 76.8 | 82.8 | 65.5 | 56.1 |
| Months of Inventory ⁶ | 1.8 | 0.8 | 1.7 | 2.5 | 2.8 | 6.2 | 7.4 |
| Average Price | \$687,610 | 17.4 | 56.9 | 79.0 | 127.4 | 171.3 | 202.9 |
| Median Price | \$630,000 | 14.8 | 53.7 | 75.0 | 128.3 | 173.9 | 201.4 |
| Sale to List Price Ratio ⁷ | 107.6 | 109.6 | 100.8 | 98.9 | 98.0 | 96.0 | 95.7 |
| Median Days on Market | 10.0 | 8.0 | 16.0 | 22.0 | 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.

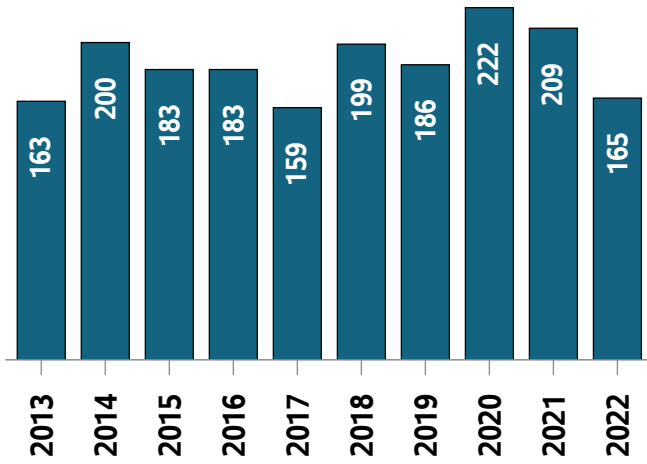
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

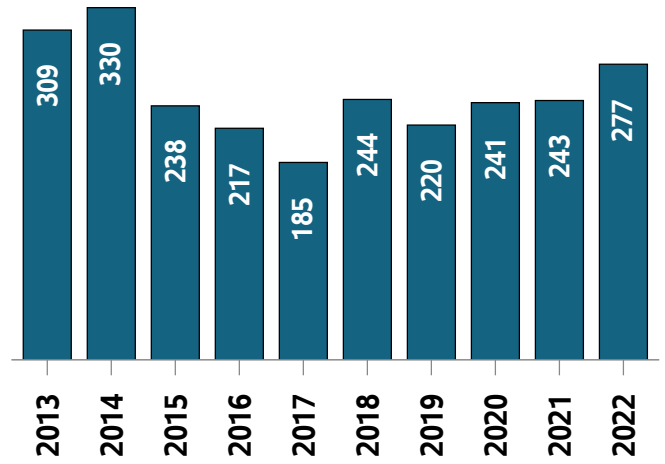
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

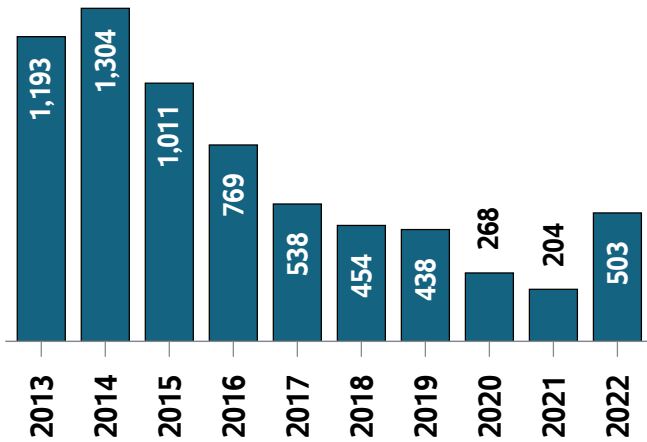
Sales Activity (September only)



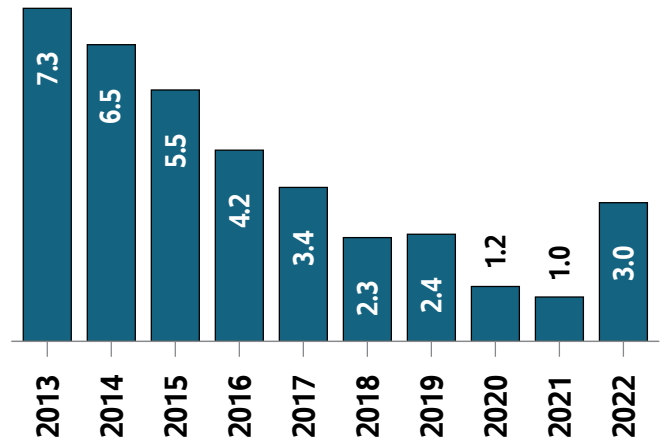
New Listings (September only)



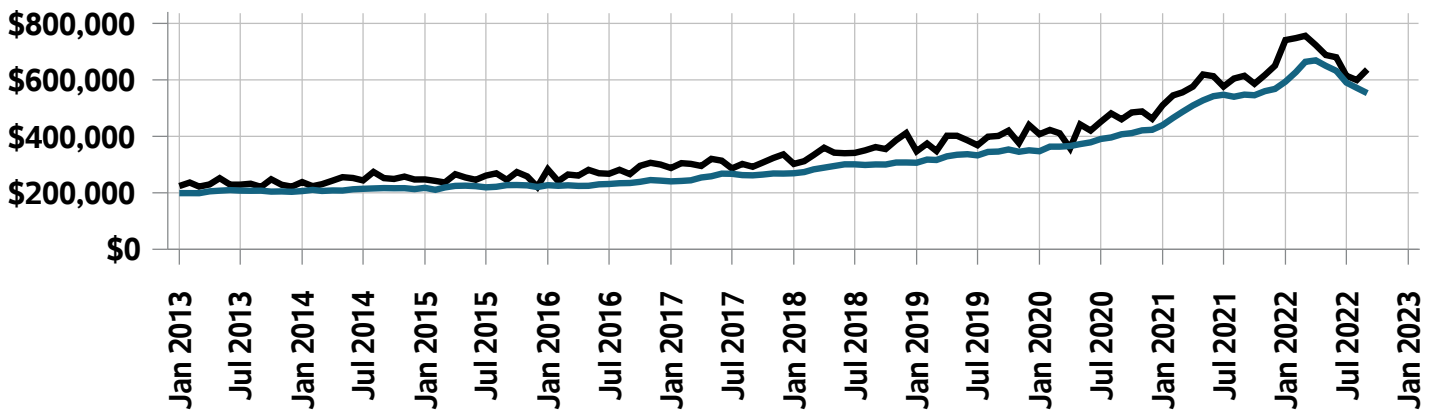
Active Listings (September only)



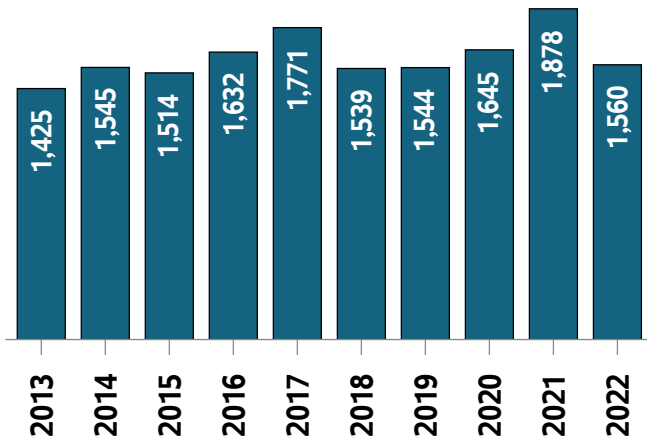
Months of Inventory (September only)



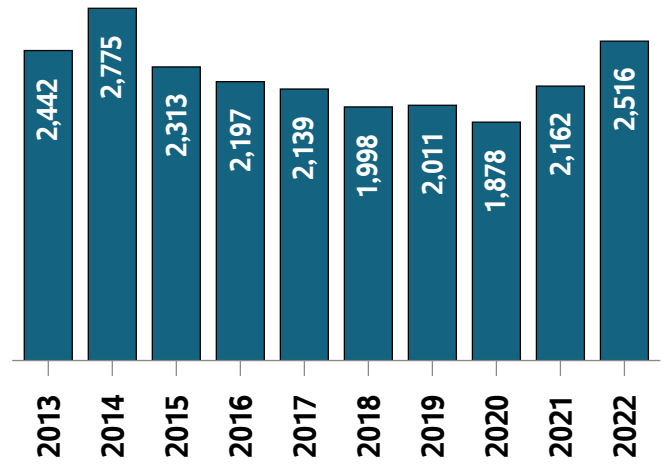
MLS® HPI Composite Benchmark Price and Average Price



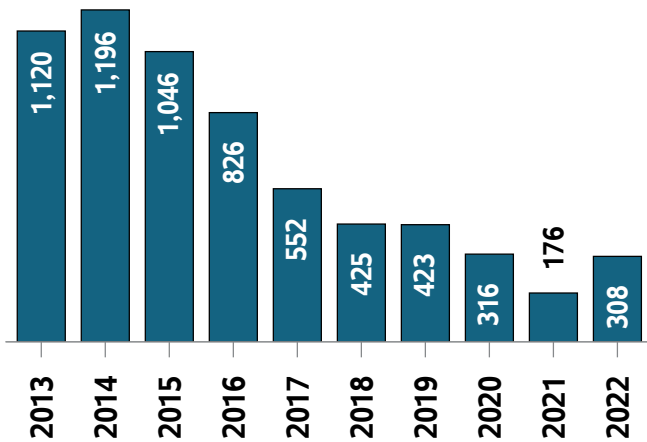
Sales Activity (September Year-to-date)



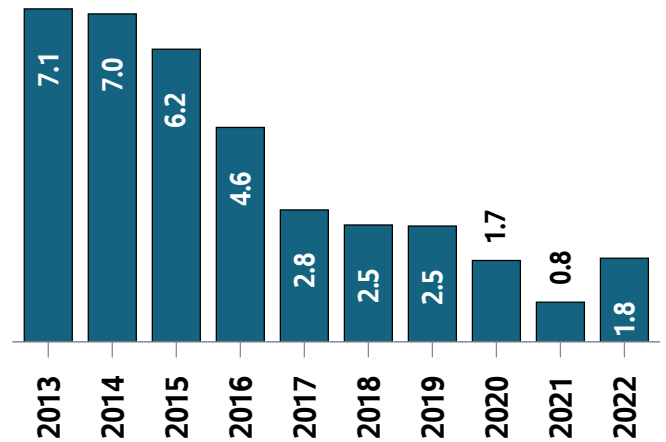
New Listings (September Year-to-date)



Active Listings ¹ (September Year-to-date)



Months of Inventory ² (September 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 | September 2022 | Compared to ⁸ | | | | | |
|--|----------------|--------------------------|----------------|----------------|----------------|----------------|----------------|
| | | September 2021 | September 2020 | September 2019 | September 2017 | September 2015 | September 2012 |
| Sales Activity | 141 | -17.5 | -21.2 | -13.0 | -1.4 | -9.6 | 5.2 |
| Dollar Volume | \$93,879,633 | -18.1 | 5.2 | 36.2 | 117.4 | 130.1 | 178.6 |
| New Listings | 230 | 16.2 | 14.4 | 15.0 | 39.4 | 6.5 | 19.8 |
| Active Listings | 415 | 164.3 | 102.4 | 3.5 | -14.3 | -52.7 | -59.6 |
| Sales to New Listings Ratio ¹ | 61.3 | 86.4 | 89.1 | 81.0 | 86.7 | 72.2 | 69.8 |
| Months of Inventory ² | 2.9 | 0.9 | 1.1 | 2.5 | 3.4 | 5.6 | 7.7 |
| Average Price | \$665,813 | -0.6 | 33.5 | 56.5 | 120.5 | 154.6 | 164.8 |
| Median Price | \$620,000 | -0.2 | 34.8 | 58.8 | 133.1 | 163.3 | 181.8 |
| Sale to List Price Ratio ³ | 97.7 | 108.0 | 103.1 | 99.1 | 97.0 | 96.6 | 95.1 |
| Median Days on Market | 28.0 | 9.0 | 11.0 | 25.0 | 29.0 | 62.5 | 58.5 |

| Year-to-date | September 2022 | Compared to ⁸ | | | | | |
|--|----------------|--------------------------|----------------|----------------|----------------|----------------|----------------|
| | | September 2021 | September 2020 | September 2019 | September 2017 | September 2015 | September 2012 |
| Sales Activity | 1,300 | -17.7 | -7.5 | -3.1 | -16.8 | -3.6 | 1.6 |
| Dollar Volume | \$955,450,317 | -3.8 | 46.2 | 76.9 | 96.2 | 171.9 | 219.8 |
| New Listings | 2,110 | 15.9 | 32.7 | 18.9 | 9.4 | 2.9 | -5.5 |
| Active Listings ⁴ | 254 | 80.0 | 5.7 | -32.6 | -47.4 | -71.6 | -74.9 |
| Sales to New Listings Ratio ⁵ | 61.6 | 86.7 | 88.4 | 75.5 | 81.0 | 65.7 | 57.3 |
| Months of Inventory ⁶ | 1.8 | 0.8 | 1.5 | 2.5 | 2.8 | 6.0 | 7.1 |
| Average Price | \$734,962 | 16.9 | 58.0 | 82.5 | 135.9 | 181.9 | 214.9 |
| Median Price | \$660,751 | 16.4 | 54.9 | 78.6 | 136.1 | 183.9 | 213.6 |
| Sale to List Price Ratio ⁷ | 108.3 | 110.4 | 101.1 | 99.0 | 98.0 | 96.0 | 95.7 |
| Median Days on Market | 9.0 | 8.0 | 15.0 | 21.0 | 24.0 | 55.0 | 54.0 |

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.

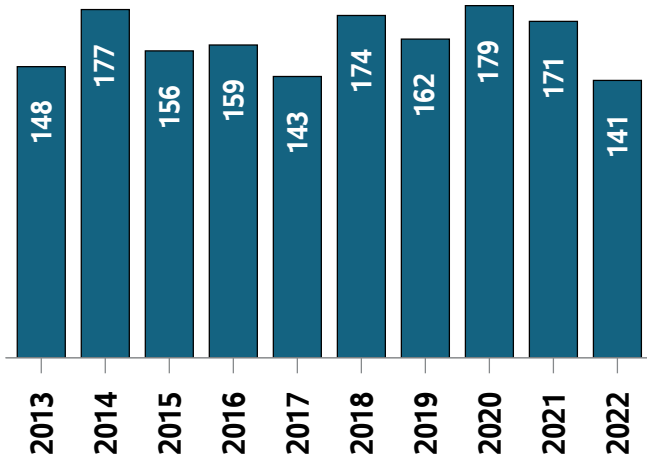
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

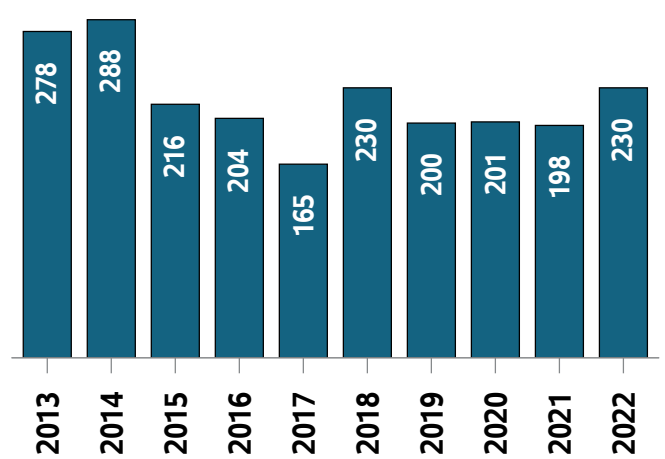
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

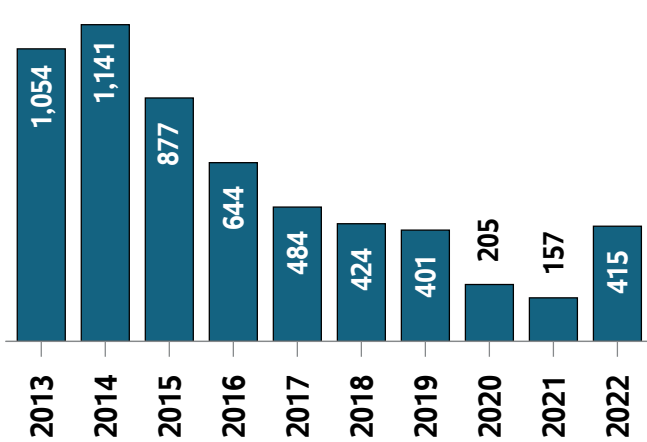
Sales Activity (September only)



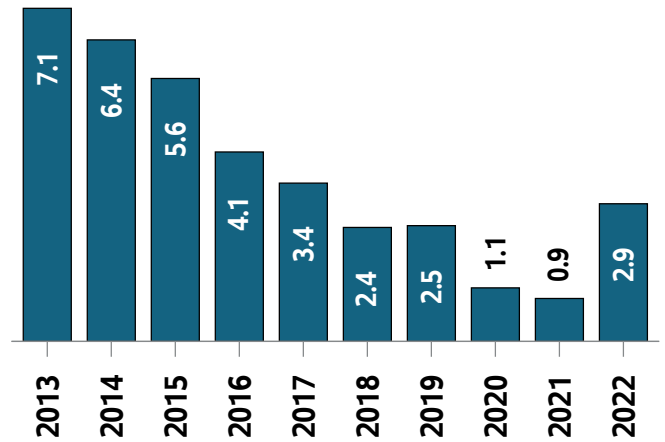
New Listings (September only)



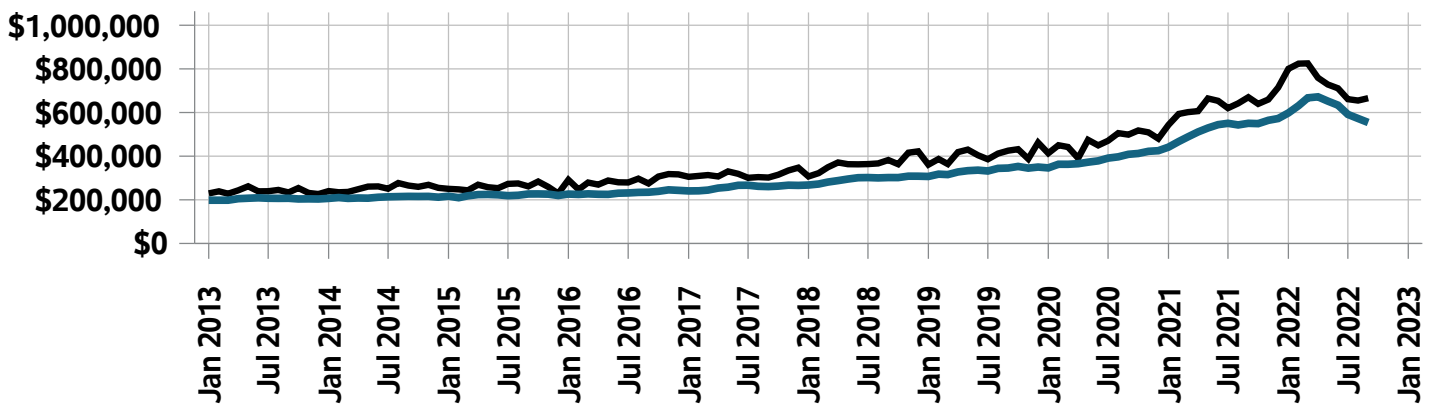
Active Listings (September only)



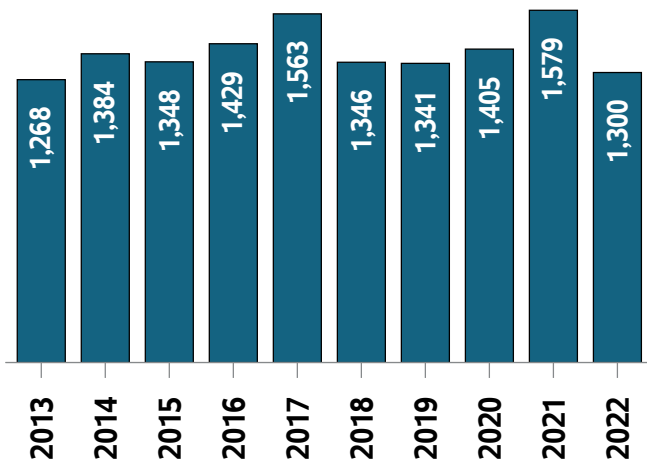
Months of Inventory (September only)



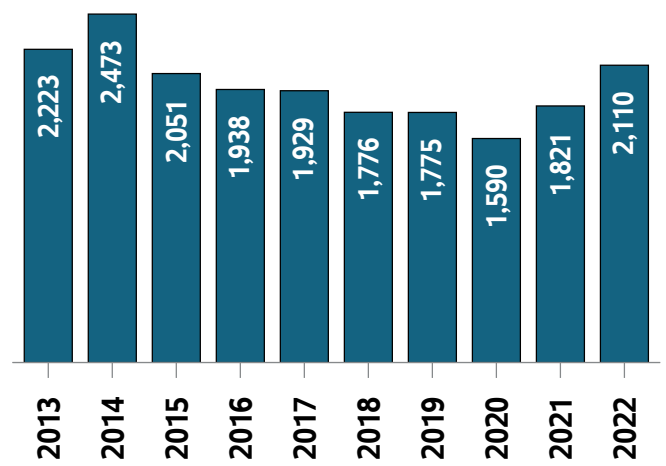
MLS® HPI Single Family Benchmark Price and Average Price



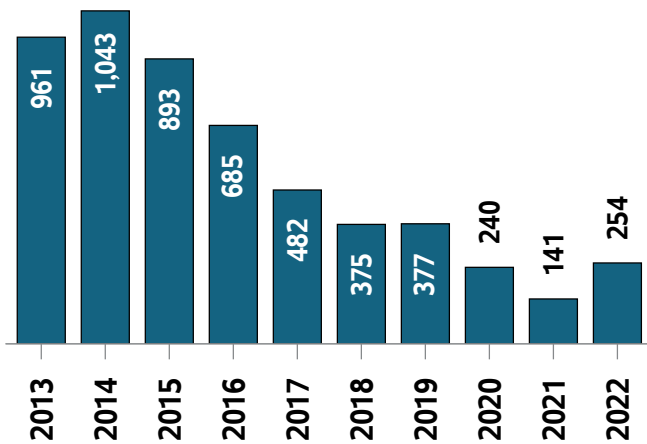
Sales Activity (September Year-to-date)



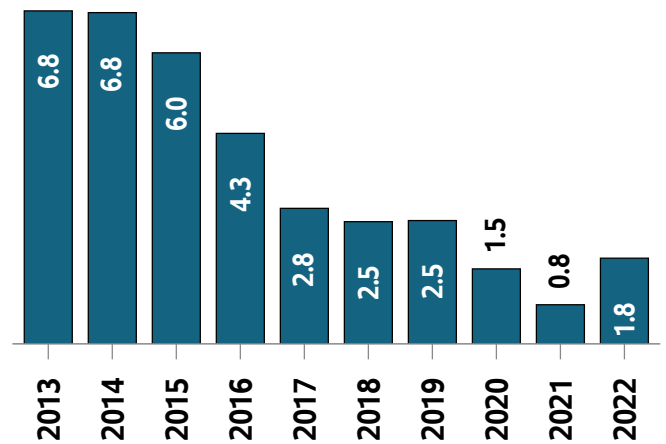
New Listings (September Year-to-date)



Active Listings ¹ (September Year-to-date)



Months of Inventory ² (September 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 | September 2022 | Compared to ⁸ | | | | | |
|--|----------------|--------------------------|----------------|----------------|----------------|----------------|----------------|
| | | September 2021 | September 2020 | September 2019 | September 2017 | September 2015 | September 2012 |
| Sales Activity | 4 | -33.3 | 0.0 | -33.3 | 0.0 | 0.0 | 33.3 |
| Dollar Volume | \$2,172,000 | -14.5 | 108.3 | 2.0 | 78.2 | 67.6 | 132.8 |
| New Listings | 5 | -16.7 | -54.5 | 25.0 | 0.0 | 400.0 | 66.7 |
| Active Listings | 8 | 100.0 | -50.0 | -20.0 | -42.9 | -27.3 | -63.6 |
| Sales to New Listings Ratio ¹ | 80.0 | 100.0 | 36.4 | 150.0 | 80.0 | 400.0 | 100.0 |
| Months of Inventory ² | 2.0 | 0.7 | 4.0 | 1.7 | 3.5 | 2.8 | 7.3 |
| Average Price | \$543,000 | 28.3 | 108.3 | 53.0 | 78.2 | 67.6 | 74.6 |
| Median Price | \$478,500 | 27.9 | 84.8 | 85.9 | 47.0 | 47.9 | 38.7 |
| Sale to List Price Ratio ³ | 97.1 | 105.2 | 96.4 | 102.6 | 98.5 | 97.9 | 96.3 |
| Median Days on Market | 56.0 | 13.0 | 10.5 | 34.0 | 41.0 | 72.5 | 166.0 |

| Year-to-date | September 2022 | Compared to ⁸ | | | | | |
|--|----------------|--------------------------|----------------|----------------|----------------|----------------|----------------|
| | | September 2021 | September 2020 | September 2019 | September 2017 | September 2015 | September 2012 |
| Sales Activity | 53 | 1.9 | 76.7 | 71.0 | 82.8 | 65.6 | 341.7 |
| Dollar Volume | \$27,525,250 | 43.4 | 144.8 | 109.5 | 198.1 | 180.9 | 887.4 |
| New Listings | 71 | 26.8 | 86.8 | 73.2 | 65.1 | 115.2 | 136.7 |
| Active Listings ⁴ | 8 | 69.8 | -52.6 | -20.7 | -43.0 | -55.5 | -56.3 |
| Sales to New Listings Ratio ⁵ | 74.6 | 92.9 | 78.9 | 75.6 | 67.4 | 97.0 | 40.0 |
| Months of Inventory ⁶ | 1.4 | 0.8 | 5.1 | 3.0 | 4.4 | 5.1 | 13.9 |
| Average Price | \$519,344 | 40.7 | 38.6 | 22.5 | 63.1 | 69.6 | 123.6 |
| Median Price | \$503,000 | 42.7 | 22.0 | 16.4 | 56.2 | 63.6 | 138.6 |
| Sale to List Price Ratio ⁷ | 105.3 | 105.3 | 99.5 | 101.0 | 99.1 | 96.9 | 96.4 |
| Median Days on Market | 15.0 | 13.5 | 40.5 | 43.0 | 43.0 | 75.0 | 48.0 |

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.

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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.

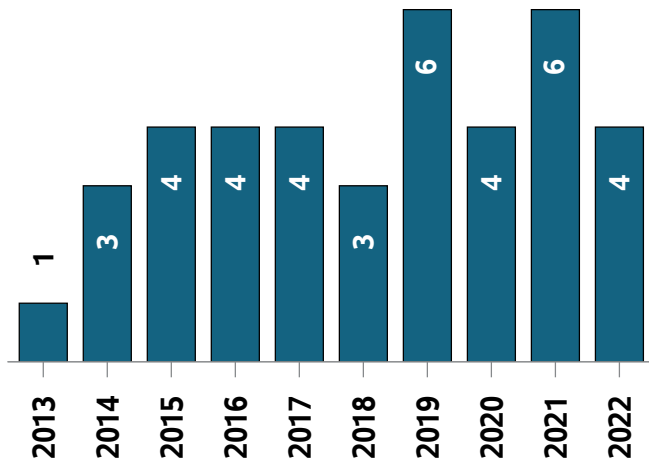
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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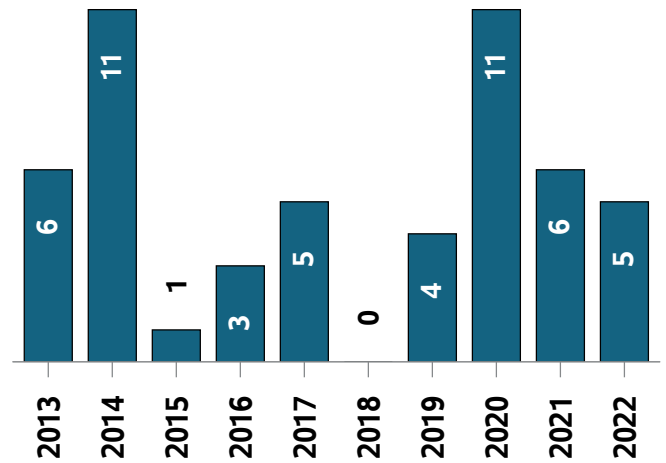
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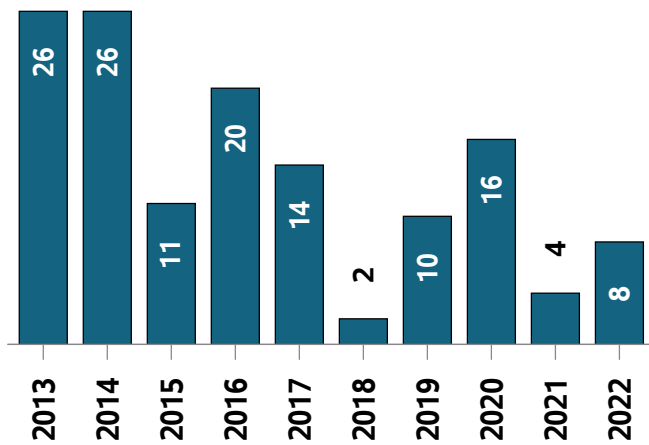
Sales Activity (September only)



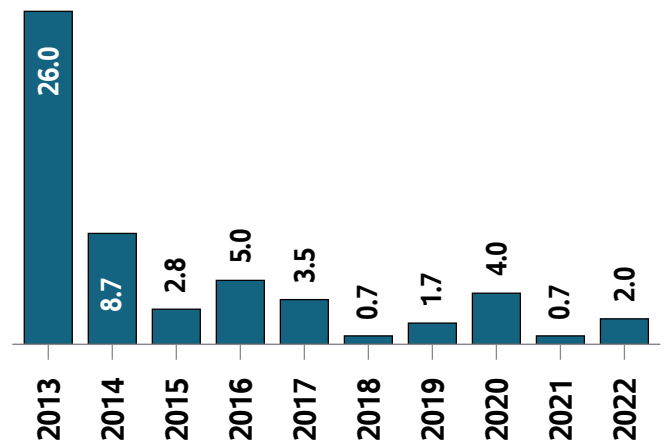
New Listings (September only)



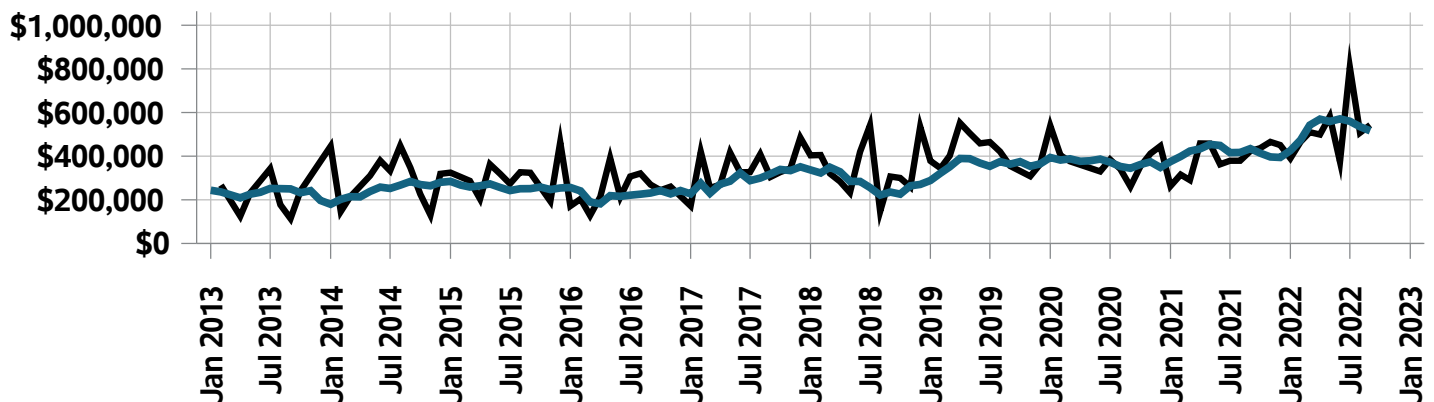
Active Listings (September only)



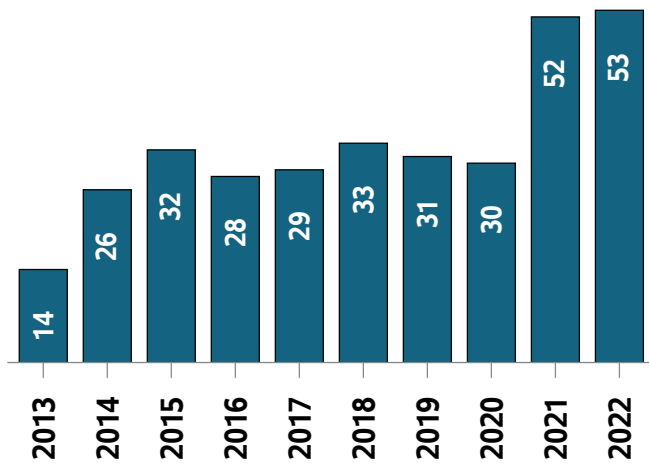
Months of Inventory (September only)



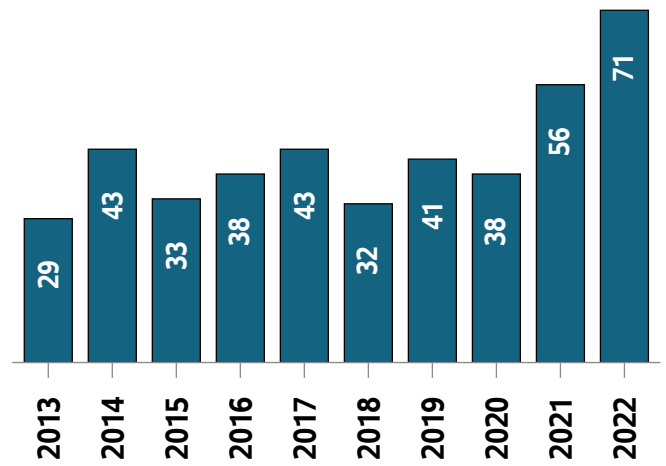
MLS® HPI Apartment Benchmark Price and Average Price



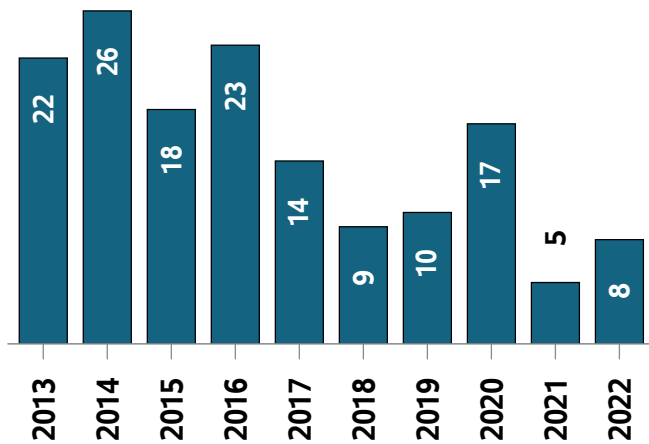
Sales Activity (September Year-to-date)



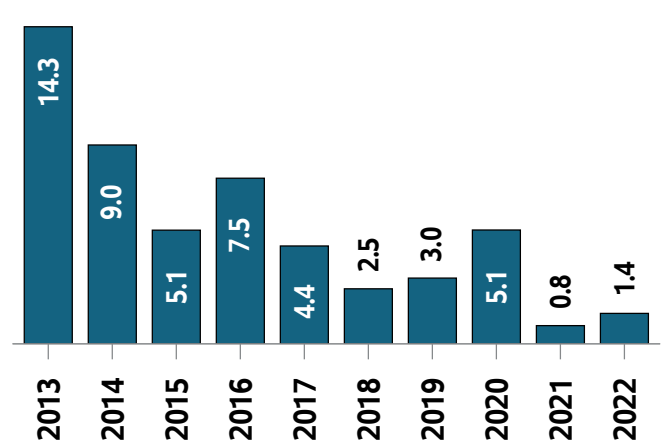
New Listings (September Year-to-date)



Active Listings ¹ (September Year-to-date)



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



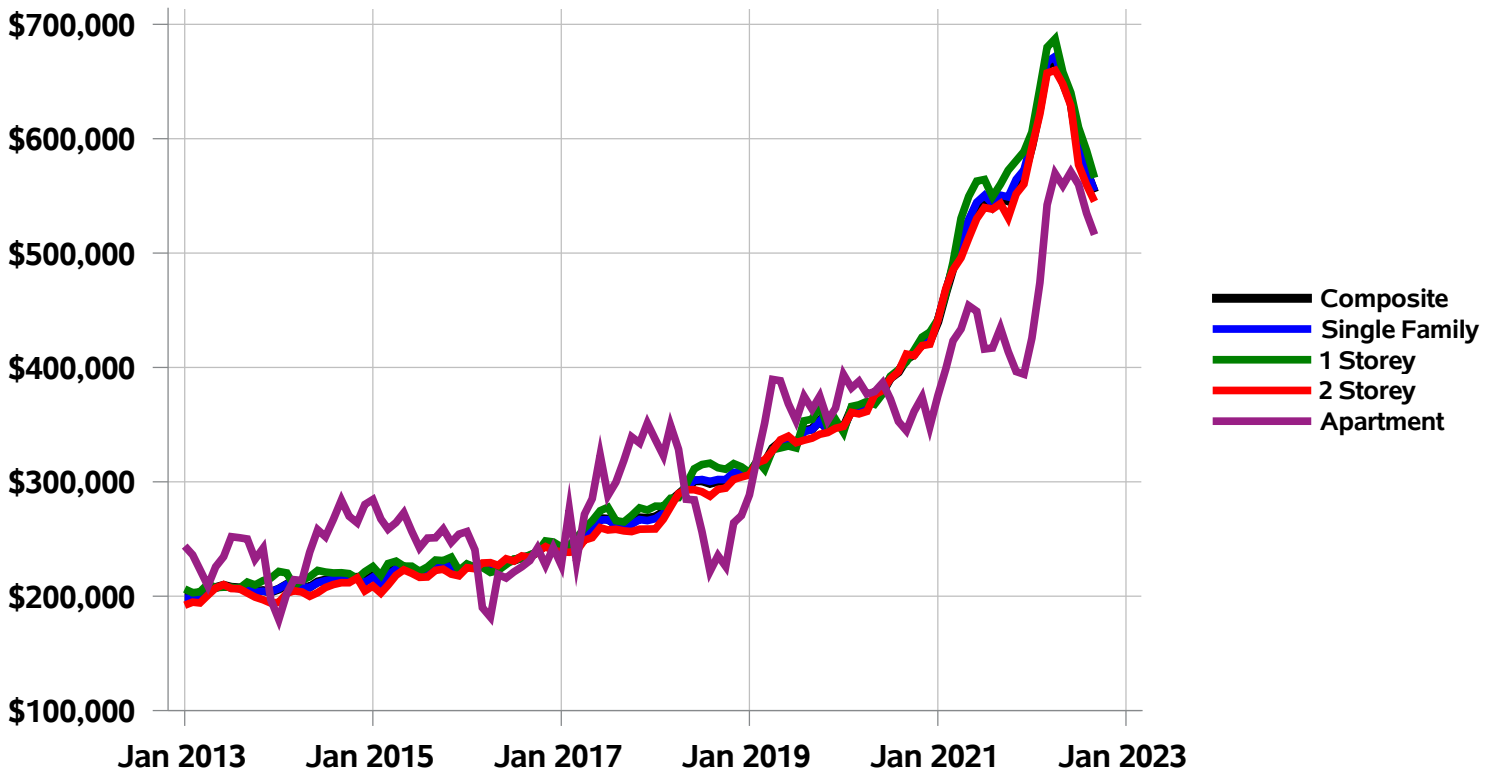
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

| Benchmark Type: | September 2022 | percentage change vs. | | | | | |
|-----------------|----------------|-----------------------|--------------|--------------|---------------|-------------|-------------|
| | | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$553,100 | -3.2 | -12.5 | -16.7 | 1.0 | 59.8 | 111.2 |
| Single Family | \$554,300 | -3.2 | -12.5 | -16.9 | 0.7 | 60.4 | 112.7 |
| One Storey | \$565,800 | -4.0 | -11.6 | -16.8 | 1.0 | 59.5 | 113.6 |
| Two Storey | \$545,200 | -2.6 | -13.3 | -17.1 | 0.3 | 61.2 | 112.1 |
| Apartment | \$516,100 | -3.5 | -9.6 | -4.8 | 18.8 | 42.0 | 61.9 |

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 |