



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



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

Actual	October 2022	Compared to ⁸					
		October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	144	-35.1%	-39.2%	-17.2%	-17.2%	-14.3%	18.0%
Dollar Volume	\$83,735,499	-35.7%	-27.1%	14.5%	56.6%	82.2%	217.4%
New Listings	237	20.9%	2.6%	8.7%	40.2%	10.7%	23.4%
Active Listings	458	203.3%	101.8%	11.2%	-3.2%	-49.2%	-59.0%
Sales to New Listings Ratio ¹	60.8	113.3	102.6	79.8	103.0	78.5	63.5
Months of Inventory ²	3.2	0.7	1.0	2.4	2.7	5.4	9.2
Average Price	\$581,497	-0.8%	20.0%	38.4%	89.2%	112.6%	168.9%
Median Price	\$538,917	-1.1%	22.5%	38.4%	99.6%	131.0%	172.9%
Sale to List Price Ratio ³	96.2	107.1	102.7	99.4	96.6	95.5	95.5
Median Days on Market	31.5	12.0	13.0	24.0	32.5	60.5	85.5

Year-to-date	October 2022	Compared to ⁸					
		October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	1,705	-18.8%	-9.4%	-0.7%	-12.3%	1.4%	11.5%
Dollar Volume	\$1,156,938,567	-5.9%	38.4%	73.7%	96.6%	169.3%	234.6%
New Listings	2,752	16.8%	30.5%	23.5%	19.2%	8.9%	1.9%
Active Listings ⁴	323	85.6%	4.9%	-23.4%	-40.7%	-68.7%	-72.2%
Sales to New Listings Ratio ⁵	62.0	89.1	89.2	77.1	84.2	66.6	56.6
Months of Inventory ⁶	1.9	0.8	1.6	2.5	2.8	6.1	7.6
Average Price	\$678,556	15.9%	52.8%	75.0%	124.1%	165.6%	200.1%
Median Price	\$625,000	13.8%	51.5%	72.4%	127.2%	171.7%	200.5%
Sale to List Price Ratio ⁷	106.6	109.3	101.1	99.0	97.9	95.9	95.7
Median Days on Market	11.0	9.0	15.0	22.0	27.0	56.5	58.0

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.

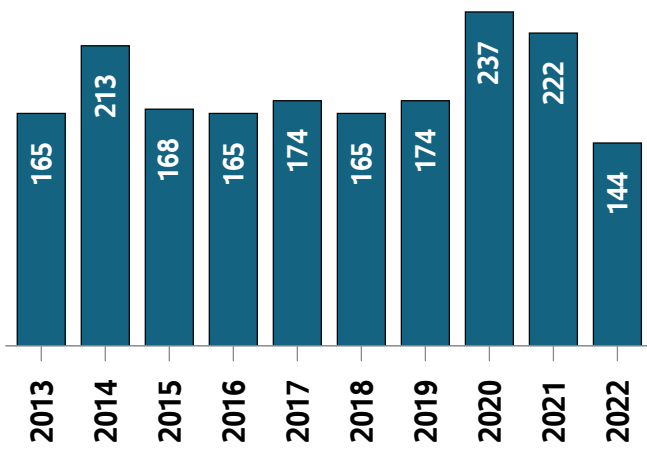
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

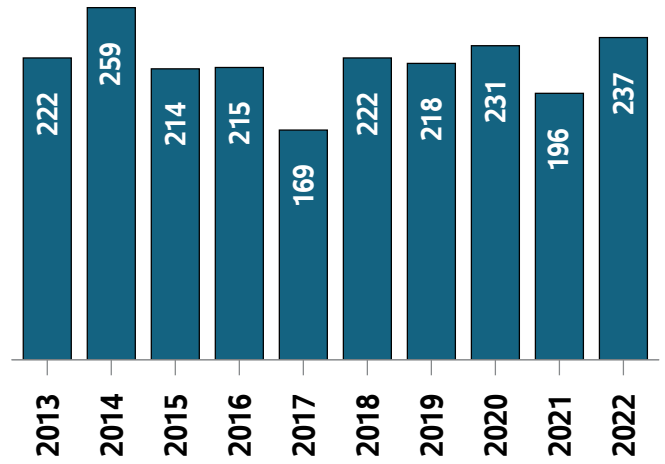
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

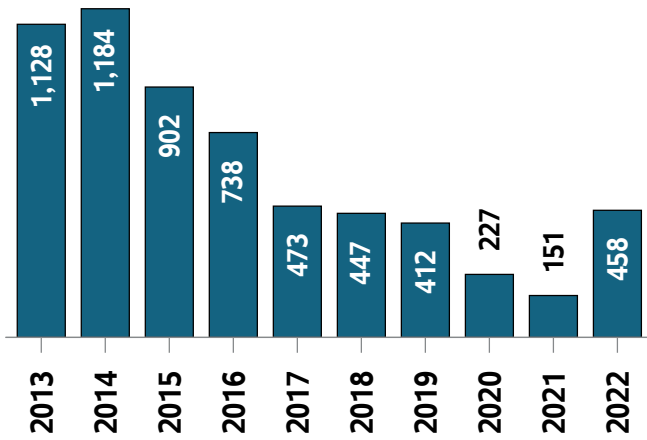
Sales Activity (October only)



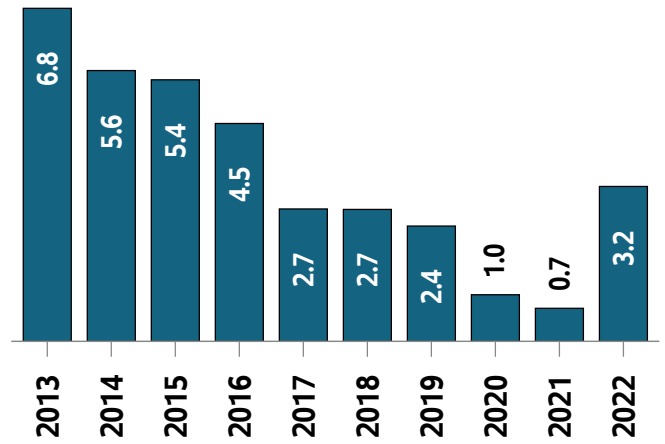
New Listings (October only)



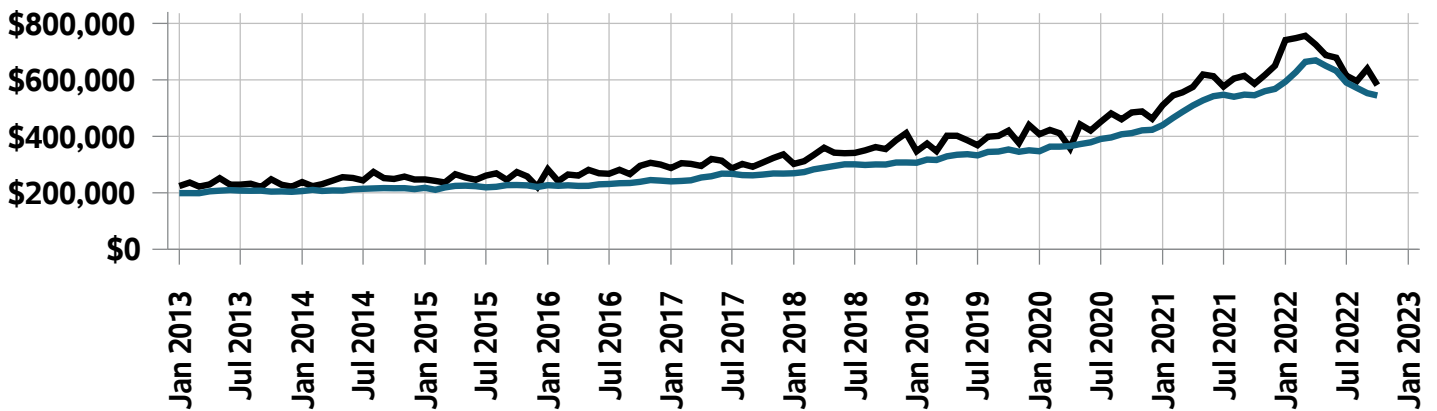
Active Listings (October only)



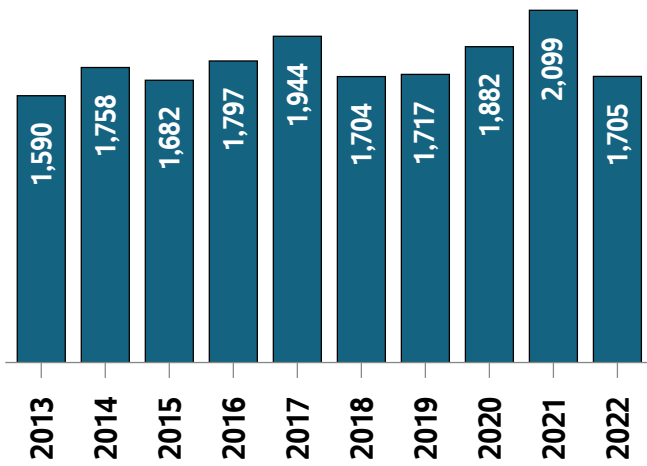
Months of Inventory (October only)



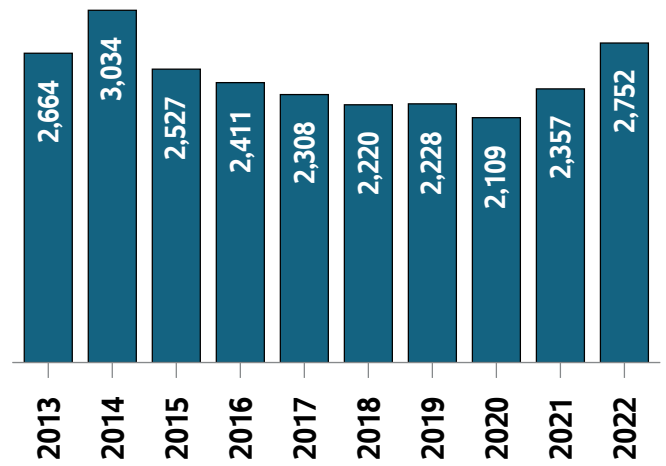
MLS® HPI Composite Benchmark Price and Average Price



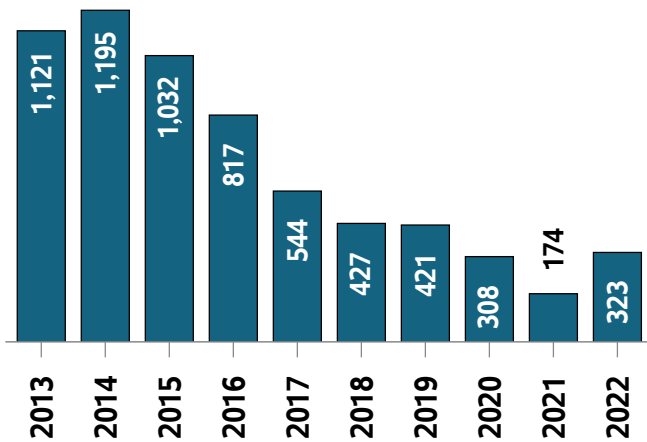
Sales Activity (October Year-to-date)



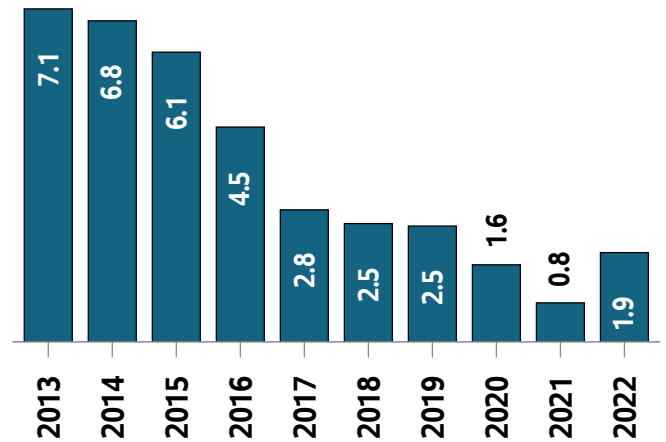
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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	October 2022	Compared to ⁸					
		October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	116	-34.8%	-39.6%	-27.5%	-24.2%	-23.2%	6.4%
Dollar Volume	\$70,270,141	-38.3%	-29.3%	1.7%	45.9%	64.0%	184.6%
New Listings	191	16.5%	-2.6%	2.1%	32.6%	-0.5%	7.9%
Active Listings	373	208.3%	108.4%	1.6%	-11.4%	-52.0%	-60.5%
Sales to New Listings Ratio ¹	60.7	108.5	98.0	85.6	106.3	78.6	61.6
Months of Inventory ²	3.2	0.7	0.9	2.3	2.8	5.1	8.7
Average Price	\$605,777	-5.3%	17.0%	40.3%	92.4%	113.5%	167.4%
Median Price	\$550,000	-5.2%	17.0%	39.3%	102.2%	135.0%	160.7%
Sale to List Price Ratio ³	96.0	108.6	103.2	99.6	96.3	95.3	95.9
Median Days on Market	30.0	11.5	11.0	24.5	35.0	58.0	89.0

Year-to-date	October 2022	Compared to ⁸					
		October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	1,416	-19.4%	-11.3%	-5.6%	-17.4%	-5.5%	1.9%
Dollar Volume	\$1,025,777,458	-7.2%	36.2%	68.5%	91.8%	160.2%	217.2%
New Listings	2,300	15.9%	28.8%	17.3%	11.0%	2.5%	-4.5%
Active Listings ⁴	265	90.8%	13.2%	-29.4%	-44.3%	-69.9%	-73.7%
Sales to New Listings Ratio ⁵	61.6	88.5	89.4	76.5	82.7	66.8	57.7
Months of Inventory ⁶	1.9	0.8	1.5	2.5	2.8	5.9	7.2
Average Price	\$724,419	15.0%	53.6%	78.5%	132.3%	175.4%	211.1%
Median Price	\$651,000	14.6%	51.4%	73.9%	133.3%	179.4%	208.7%
Sale to List Price Ratio ⁷	107.3	110.3	101.3	99.1	97.9	95.9	95.7
Median Days on Market	10.0	8.0	14.0	21.0	25.0	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.

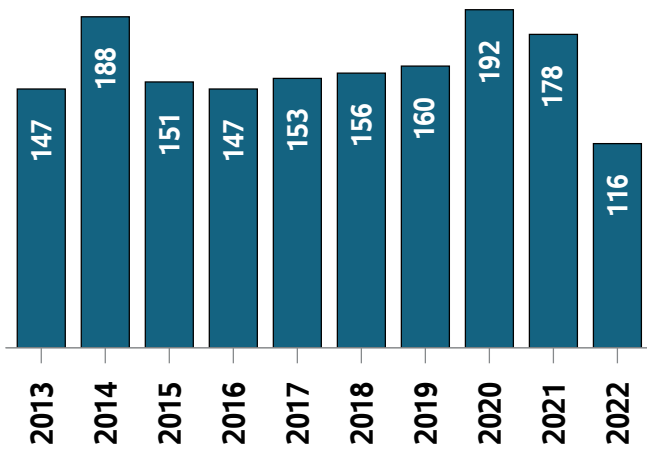
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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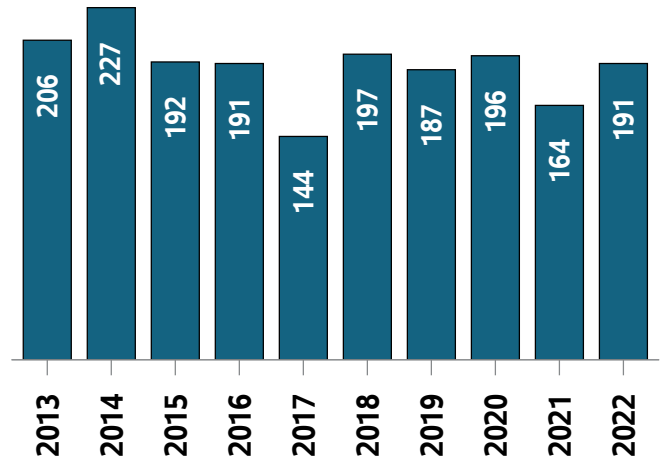
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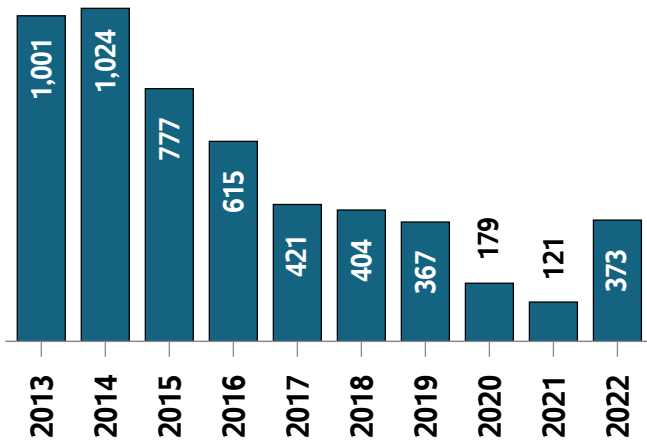
Sales Activity (October only)



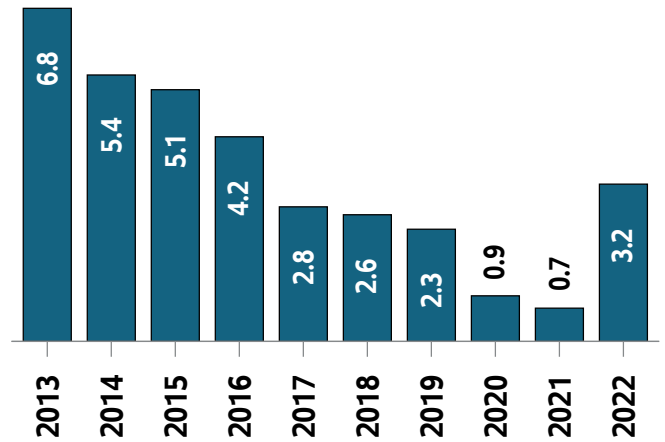
New Listings (October only)



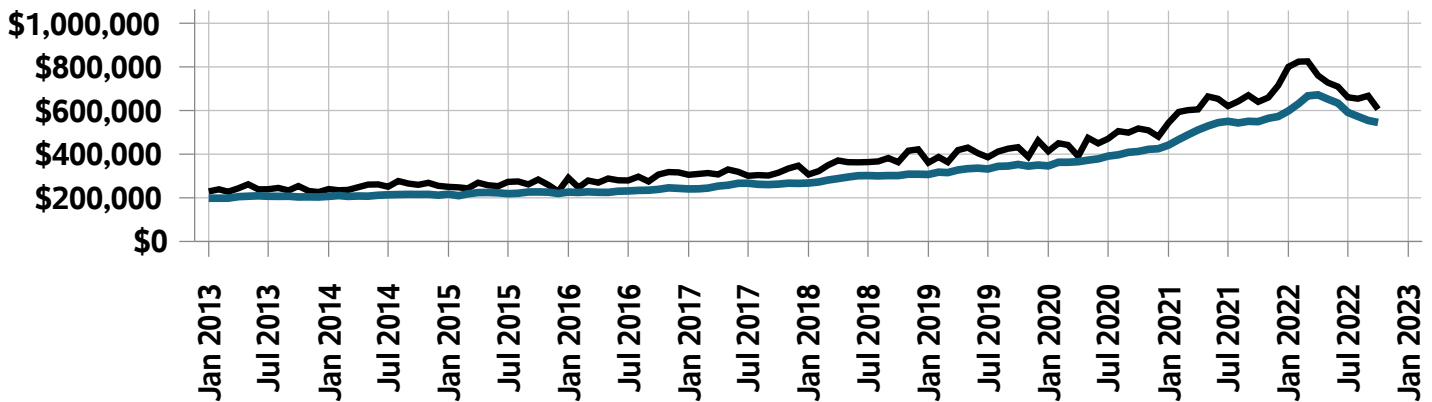
Active Listings (October only)



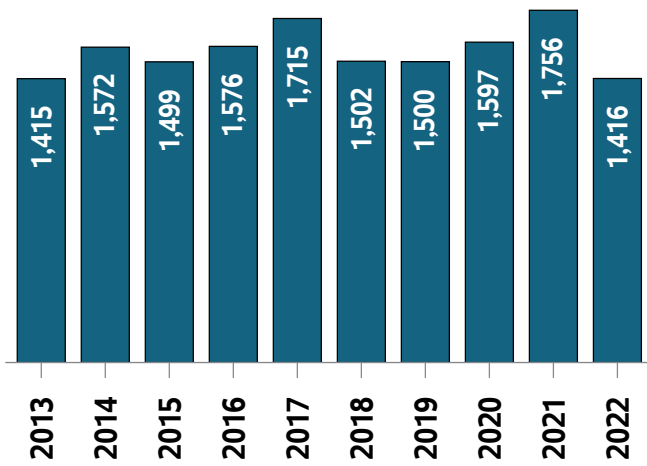
Months of Inventory (October only)



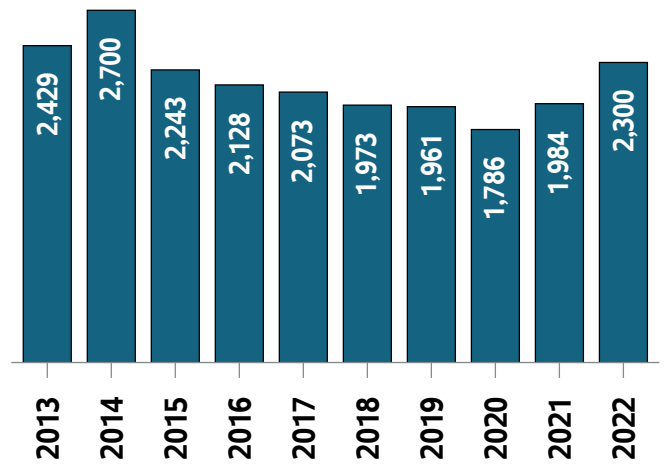
MLS® HPI Single Family Benchmark Price and Average Price



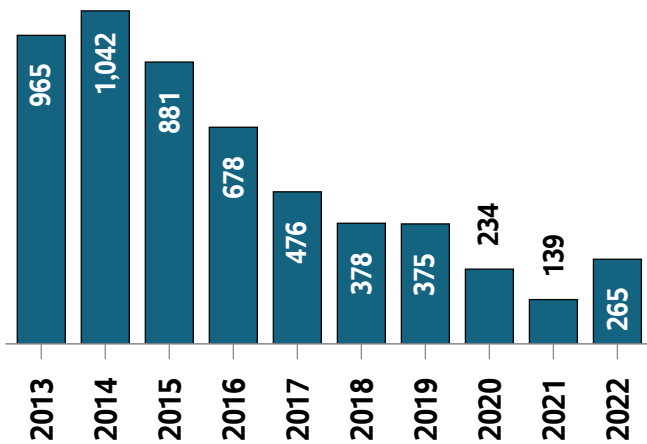
Sales Activity (October Year-to-date)



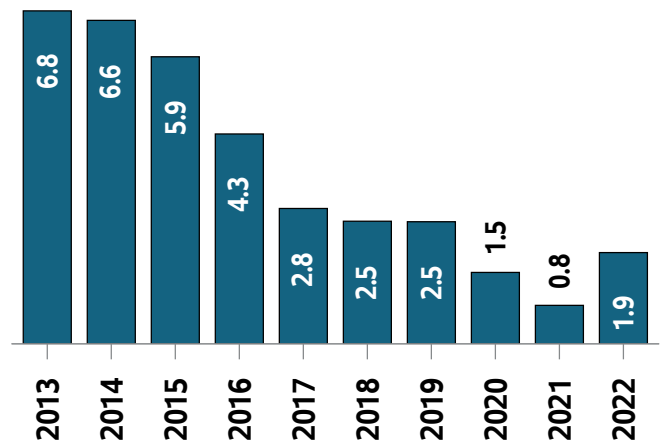
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



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



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

Actual	October 2022	Compared to ⁸					
		October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	2	-60.0%	-81.8%	—	-66.7%	—	0.0%
Dollar Volume	\$1,107,000	-49.3%	-71.4%	—	-43.6%	—	313.1%
New Listings	4	-55.6%	-33.3%	-33.3%	-33.3%	0.0%	300.0%
Active Listings	8	14.3%	-27.3%	-42.9%	-27.3%	-46.7%	-60.0%
Sales to New Listings Ratio ¹	50.0	55.6	183.3	—	100.0	—	200.0
Months of Inventory ²	4.0	1.4	1.0	—	1.8	—	10.0
Average Price	\$553,500	26.8%	57.1%	—	69.3%	—	313.1%
Median Price	\$553,500	23.7%	43.8%	—	104.6%	—	313.1%
Sale to List Price Ratio ³	99.6	99.8	97.4	—	97.6	—	98.3
Median Days on Market	7.5	12.0	28.0	—	36.0	—	269.5

Year-to-date	October 2022	Compared to ⁸					
		October 2021	October 2020	October 2019	October 2017	October 2015	October 2012
Sales Activity	55	-3.5%	34.1%	77.4%	57.1%	71.9%	292.9%
Dollar Volume	\$28,632,250	33.9%	89.4%	117.9%	155.8%	192.2%	837.0%
New Listings	75	15.4%	70.5%	59.6%	53.1%	102.7%	141.9%
Active Listings ⁴	8	62.0%	-50.9%	-23.6%	-41.7%	-54.7%	-56.7%
Sales to New Listings Ratio ⁵	73.3	87.7	93.2	66.0	71.4	86.5	45.2
Months of Inventory ⁶	1.5	0.9	4.0	3.4	4.0	5.6	13.4
Average Price	\$520,586	38.8%	41.2%	22.8%	62.8%	70.0%	138.5%
Median Price	\$503,000	41.7%	25.8%	16.4%	59.7%	63.6%	156.6%
Sale to List Price Ratio ⁷	105.1	104.8	98.9	101.0	98.8	96.9	96.7
Median Days on Market	15.0	13.0	34.0	43.0	40.0	75.0	52.0

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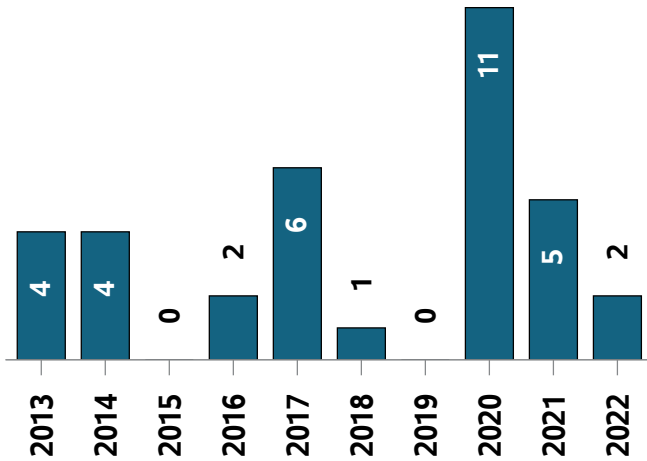
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

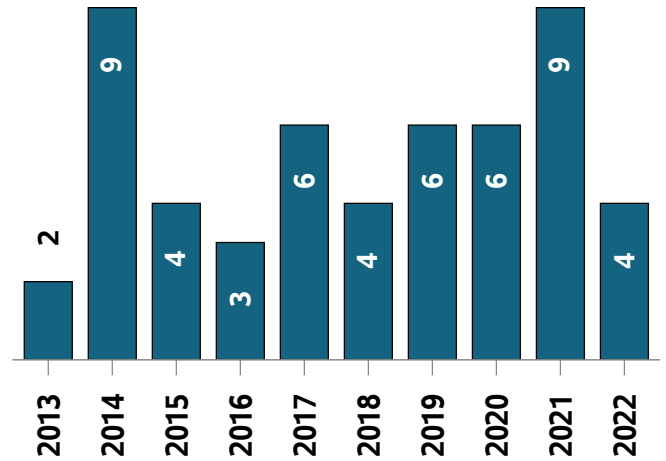
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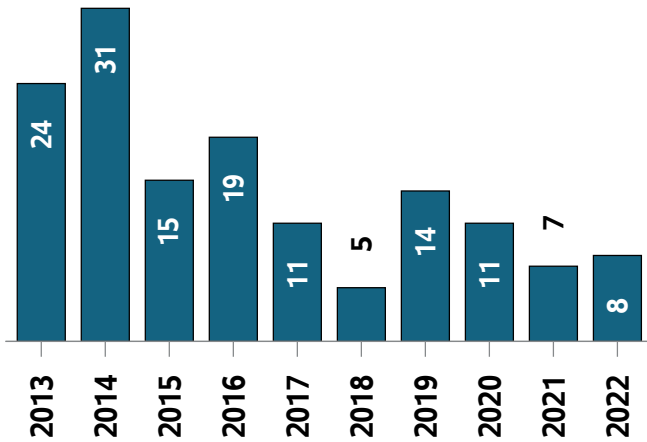
Sales Activity (October only)



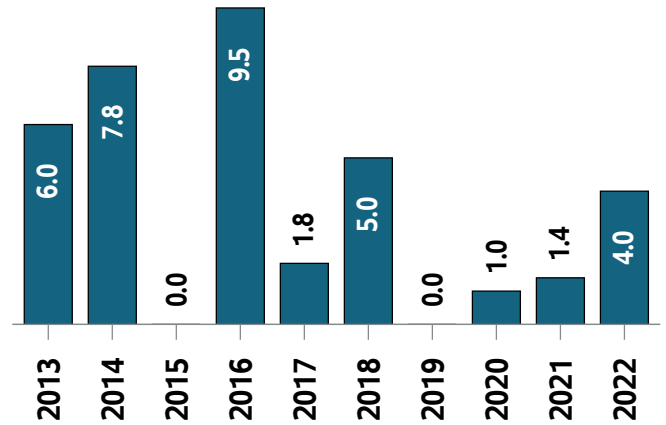
New Listings (October only)



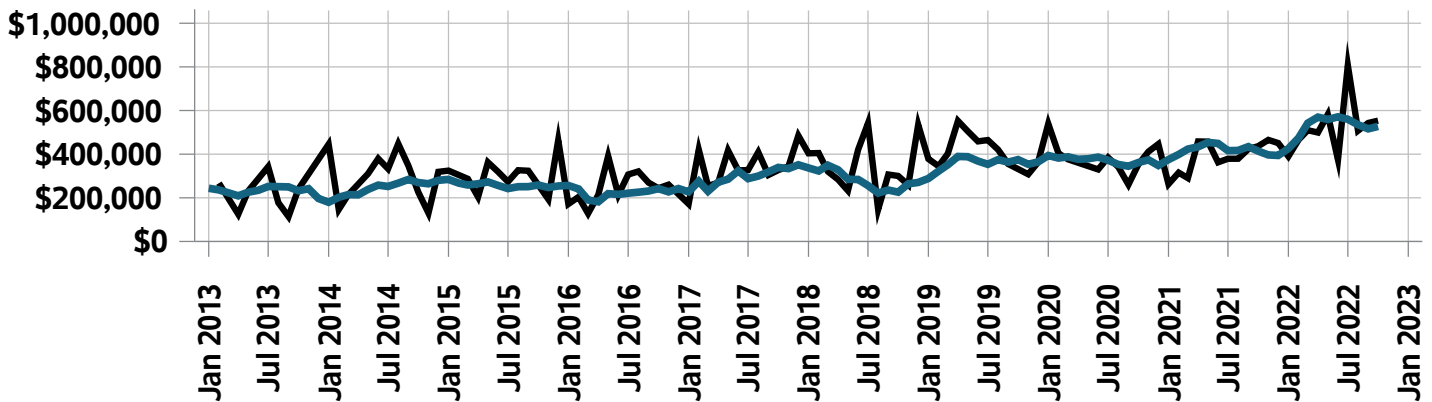
Active Listings (October only)



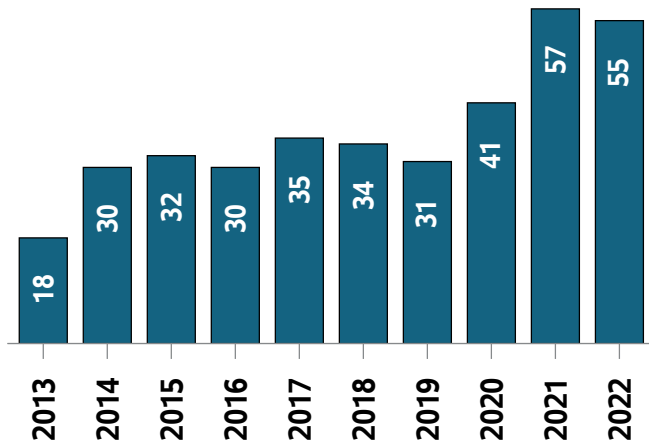
Months of Inventory (October only)



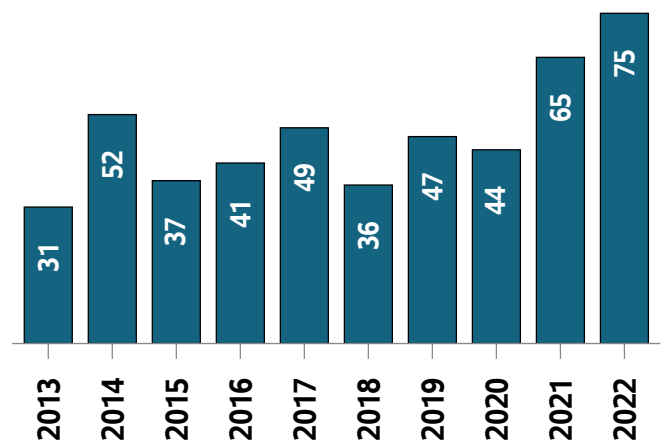
MLS® HPI Apartment Benchmark Price and Average Price



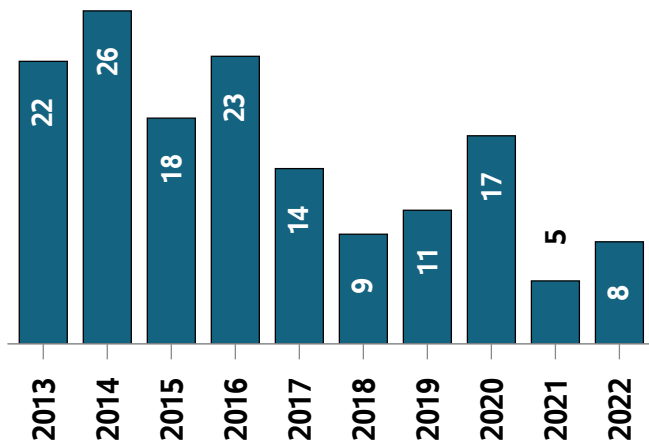
Sales Activity (October Year-to-date)



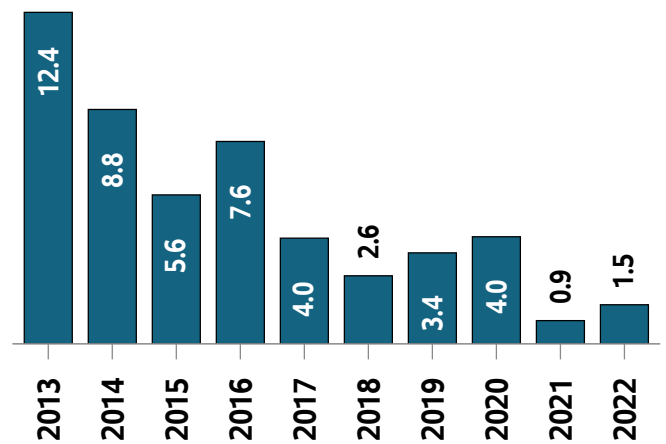
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



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



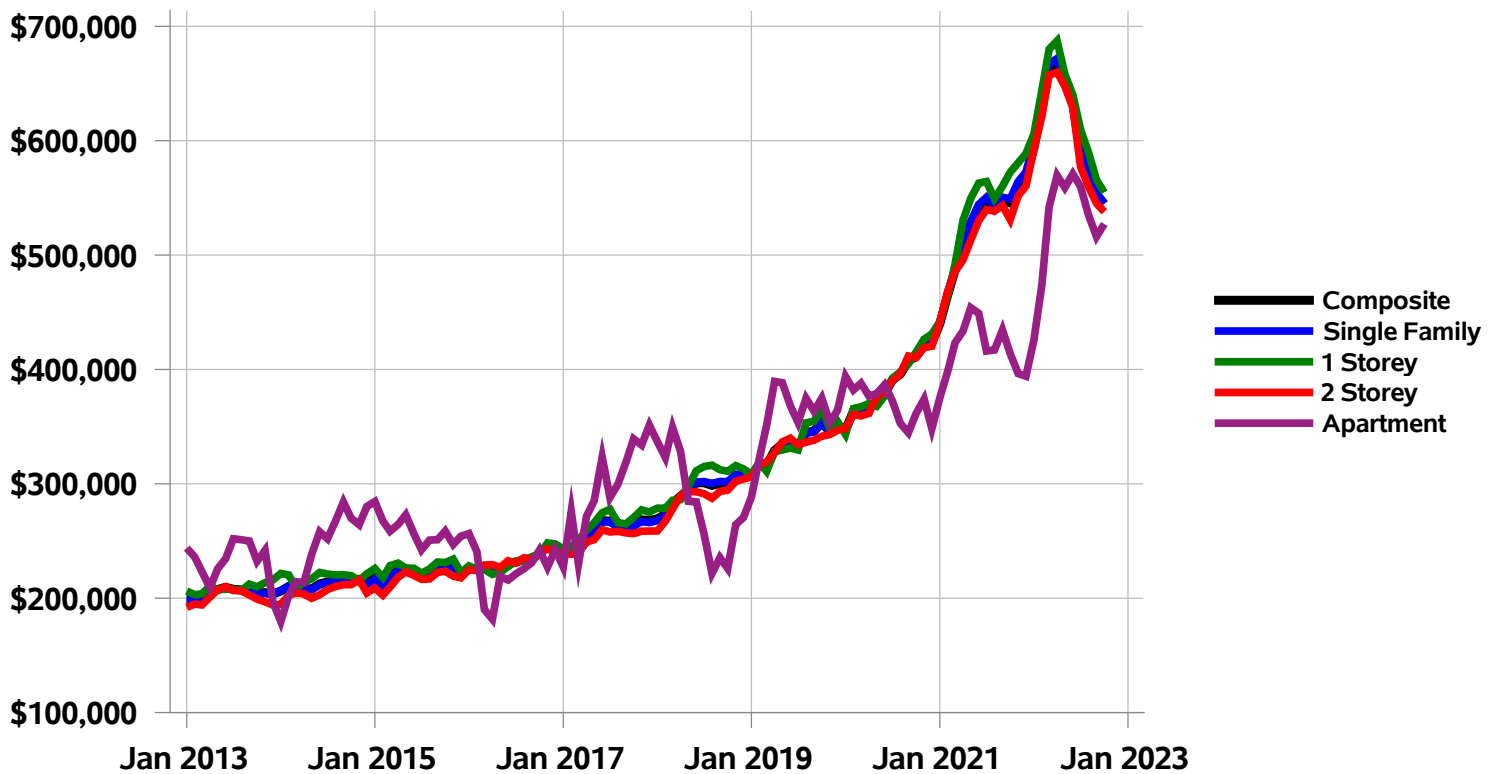
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MLS® Home Price Index Benchmark Price

Benchmark Type:	October 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$544,700	-1.5	-7.8	-18.6	-0.2	54.1	105.9
Single Family	\$545,300	-1.6	-7.8	-18.8	-0.7	54.5	107.5
One Storey	\$554,800	-1.9	-9.0	-19.3	-3.1	51.1	105.1
Two Storey	\$537,800	-1.4	-6.8	-18.5	1.3	57.4	109.7
Apartment	\$527,200	2.2	-5.8	-7.4	27.4	40.6	55.4

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