



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



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

Actual	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	122	-26.5%	-37.8%	-10.9%	-14.7%	-9.6%	15.1%
Dollar Volume	\$70,488,739	-31.2%	-26.3%	36.8%	52.5%	102.4%	177.9%
New Listings	193	9.7%	9.0%	37.9%	48.5%	12.9%	0.5%
Active Listings	426	215.6%	131.5%	18.3%	3.9%	-49.0%	-60.0%
Sales to New Listings Ratio ¹	63.2	94.3	110.7	97.9	110.0	78.9	55.2
Months of Inventory ²	3.5	0.8	0.9	2.6	2.9	6.2	10.0
Average Price	\$577,777	-6.4%	18.3%	53.6%	78.7%	123.9%	141.4%
Median Price	\$550,000	-6.3%	19.9%	50.7%	83.4%	131.6%	151.8%
Sale to List Price Ratio ³	96.9	109.3	103.6	98.4	97.9	96.2	95.8
Median Days on Market	34.0	10.0	12.0	23.0	34.0	54.0	66.5

Year-to-date	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	1,828	-19.3%	-12.0%	-1.4%	-12.4%	0.6%	11.8%
Dollar Volume	\$1,227,486,306	-7.8%	31.8%	71.1%	93.4%	164.3%	230.7%
New Listings	2,945	16.3%	28.8%	24.4%	20.8%	9.2%	1.8%
Active Listings ⁴	335	96.5%	12.9%	-19.5%	-37.0%	-67.0%	-70.9%
Sales to New Listings Ratio ⁵	62.1	89.4	90.9	78.3	85.6	67.3	56.5
Months of Inventory ⁶	2.0	0.8	1.6	2.5	2.8	6.1	7.7
Average Price	\$671,491	14.2%	49.8%	73.5%	120.8%	162.7%	195.8%
Median Price	\$615,000	11.8%	47.6%	69.7%	122.0%	167.4%	194.3%
Sale to List Price Ratio ⁷	106.0	109.3	101.3	98.9	97.9	95.9	95.7
Median Days on Market	12.0	9.0	15.0	22.0	28.0	56.0	59.0

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.

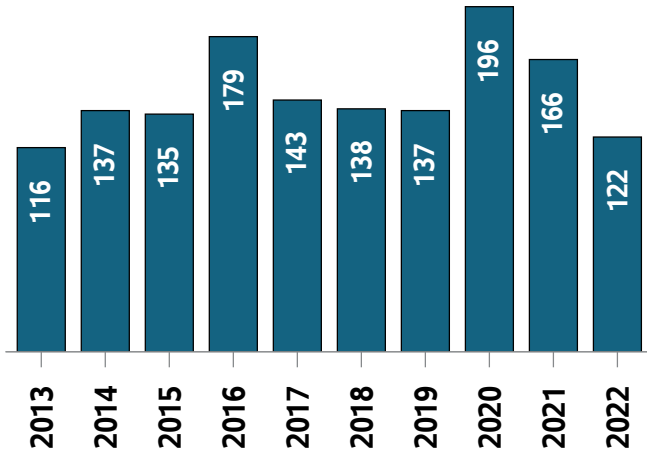
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

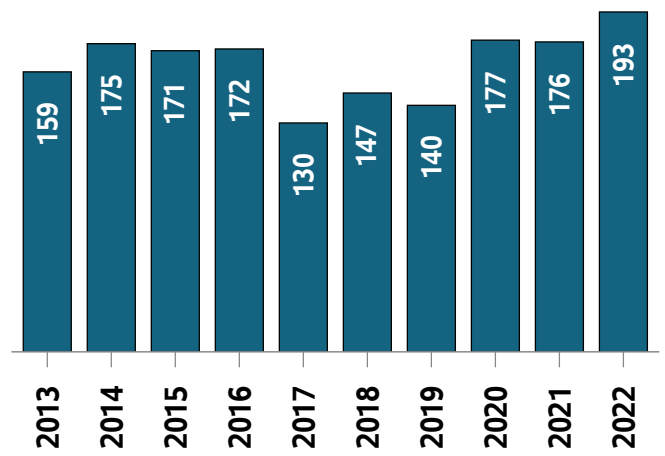
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

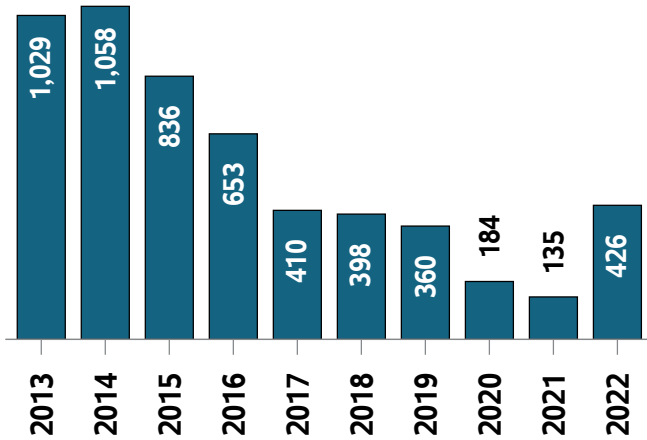
Sales Activity (November only)



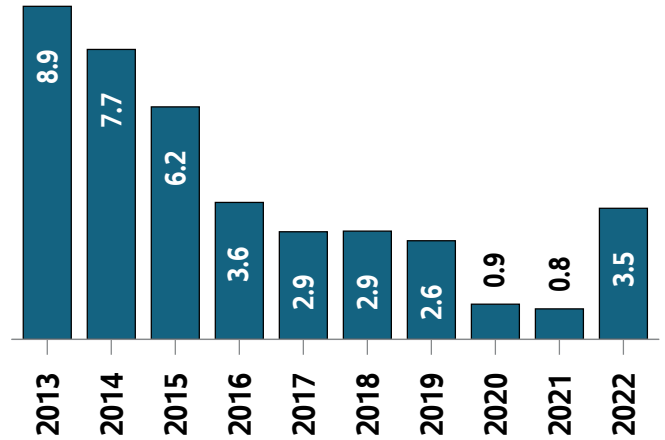
New Listings (November only)



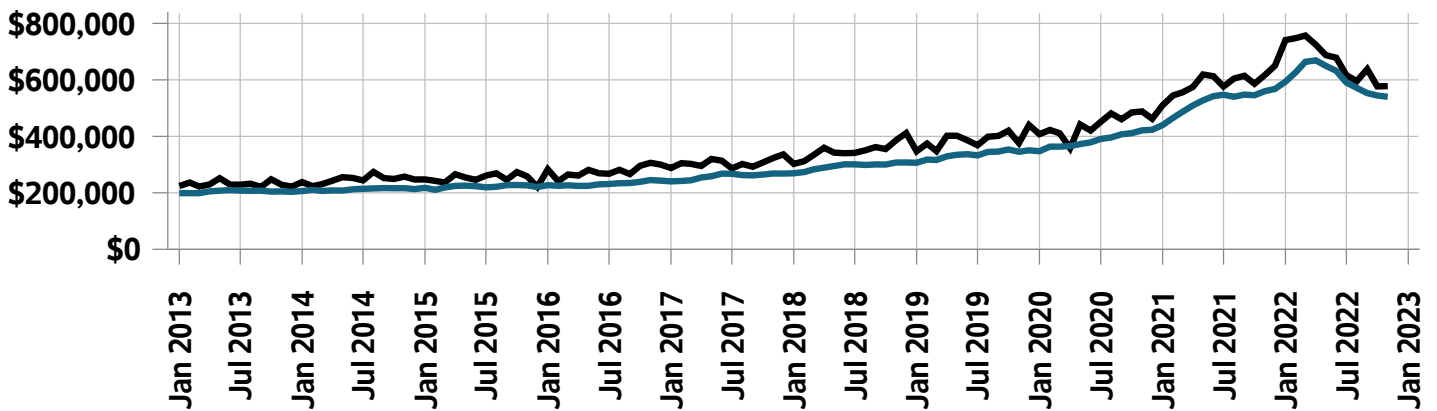
Active Listings (November only)



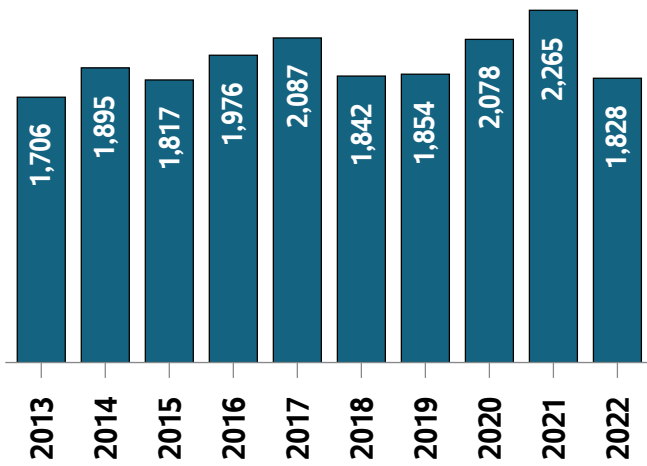
Months of Inventory (November only)



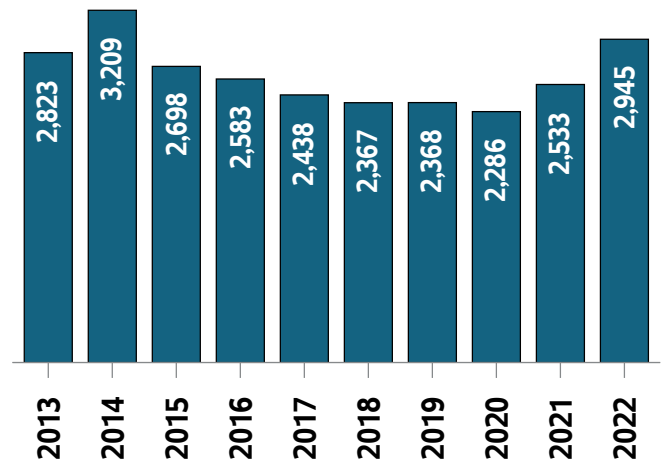
MLS® HPI Composite Benchmark Price and Average Price



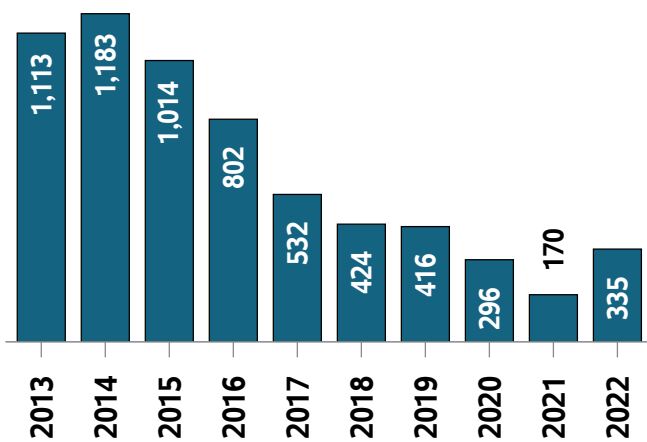
Sales Activity (November Year-to-date)



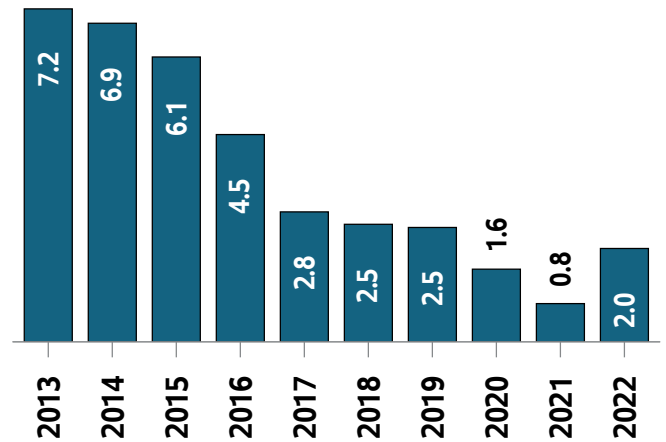
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	104	-26.8%	-36.6%	-16.1%	-17.5%	-12.6%	3.0%
Dollar Volume	\$62,317,339	-33.5%	-25.4%	29.7%	47.9%	102.2%	152.0%
New Listings	158	7.5%	9.7%	25.4%	38.6%	16.2%	-11.2%
Active Listings	345	231.7%	151.8%	9.9%	-5.0%	-50.4%	-61.6%
Sales to New Listings Ratio ¹	65.8	96.6	113.9	98.4	110.5	87.5	56.7
Months of Inventory ²	3.3	0.7	0.8	2.5	2.9	5.8	8.9
Average Price	\$599,205	-9.2%	17.7%	54.6%	79.1%	131.4%	144.8%
Median Price	\$577,500	-6.8%	21.6%	56.1%	92.5%	140.6%	162.5%
Sale to List Price Ratio ³	97.1	110.1	104.1	98.4	97.8	96.1	95.8
Median Days on Market	34.0	9.0	12.5	23.5	34.0	54.0	60.0

Year-to-date	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	1,523	-19.8%	-13.5%	-6.2%	-17.3%	-5.9%	2.2%
Dollar Volume	\$1,089,014,797	-9.2%	30.2%	65.8%	88.8%	156.2%	212.8%
New Listings	2,458	15.3%	27.4%	17.8%	12.4%	3.3%	-5.0%
Active Listings ⁴	274	101.6%	21.5%	-26.0%	-41.2%	-68.3%	-72.5%
Sales to New Listings Ratio ⁵	62.0	89.1	91.2	77.8	84.2	68.0	57.6
Months of Inventory ⁶	2.0	0.8	1.4	2.5	2.8	5.9	7.4
Average Price	\$715,046	13.2%	50.5%	76.8%	128.2%	172.2%	206.0%
Median Price	\$650,000	14.0%	49.4%	74.5%	132.1%	177.8%	207.7%
Sale to List Price Ratio ⁷	106.6	110.2	101.6	99.0	97.9	96.0	95.7
Median Days on Market	11.0	8.0	14.0	22.0	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.

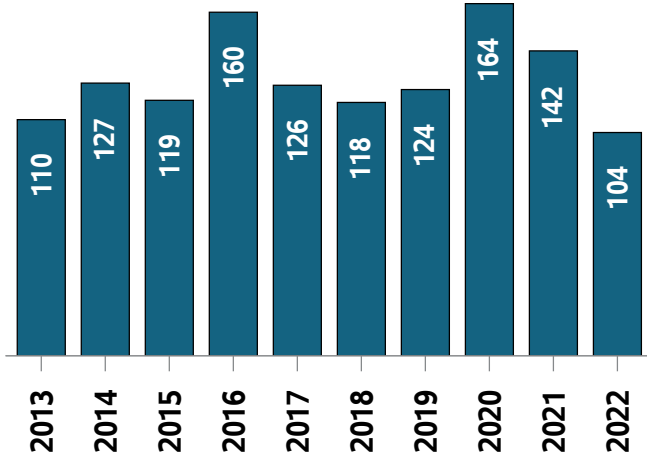
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

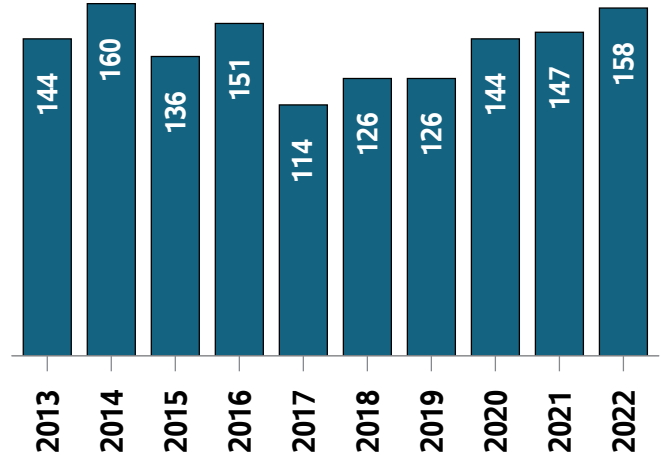
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

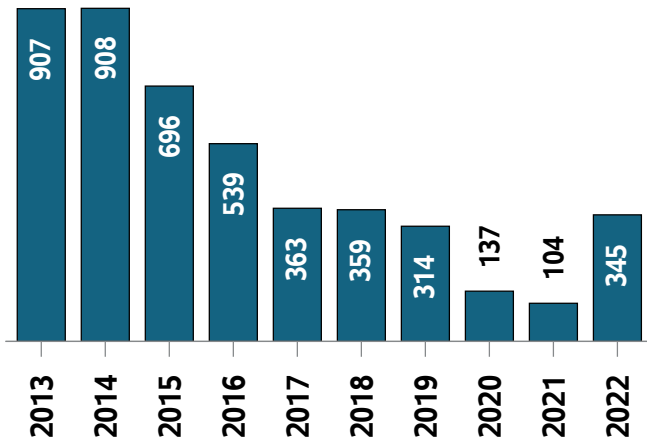
Sales Activity (November only)



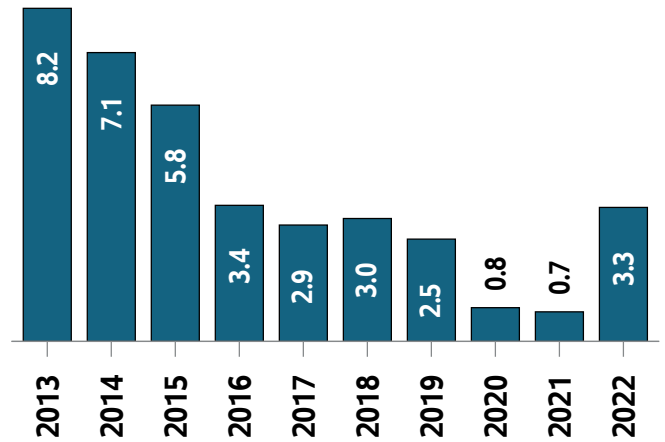
New Listings (November only)



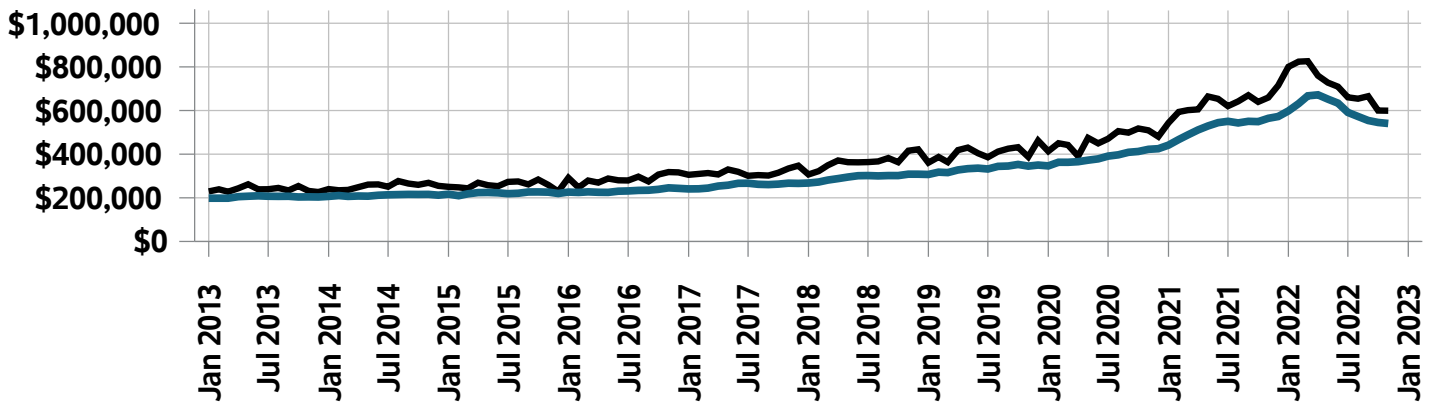
Active Listings (November only)



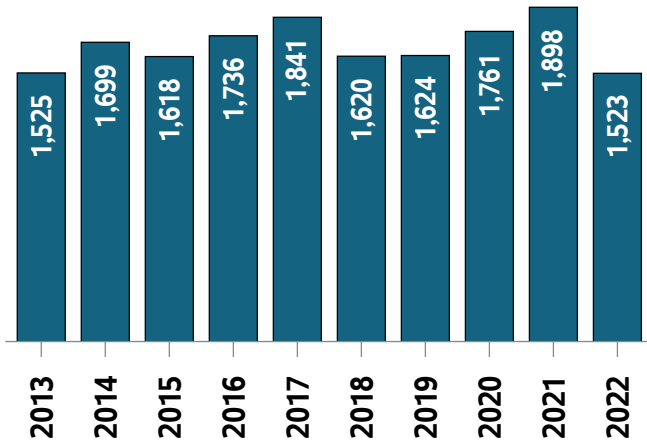
Months of Inventory (November only)



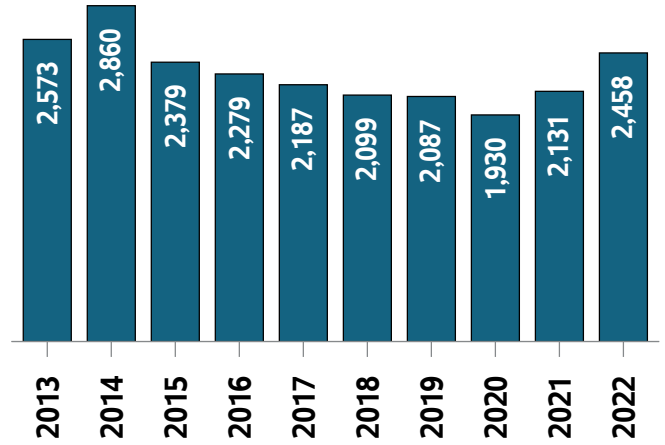
MLS® HPI Single Family Benchmark Price and Average Price



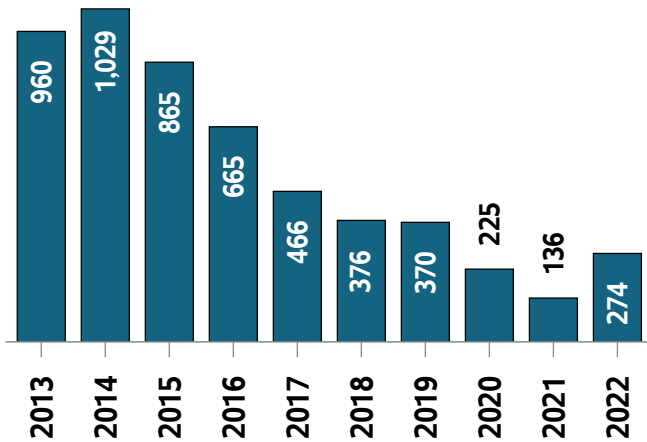
Sales Activity (November Year-to-date)



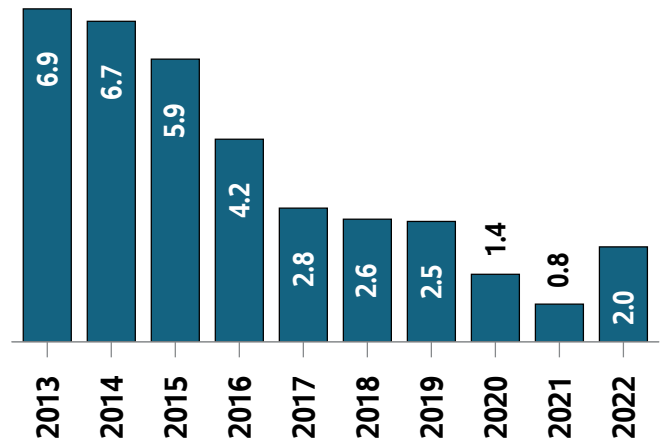
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	3	-50.0%	-72.7%	50.0%	0.0%	50.0%	—
Dollar Volume	\$1,309,900	-53.1%	-71.1%	112.6%	26.9%	238.6%	—
New Listings	5	-37.5%	-28.6%	25.0%	400.0%	-50.0%	400.0%
Active Listings	7	-12.5%	16.7%	-56.3%	-22.2%	-69.6%	-66.7%
Sales to New Listings Ratio ¹	60.0	75.0	157.1	50.0	300.0	20.0	—
Months of Inventory ²	2.3	1.3	0.5	8.0	3.0	11.5	—
Average Price	\$436,633	-6.2%	6.0%	41.8%	26.9%	125.7%	—
Median Price	\$410,000	-11.4%	24.3%	33.1%	23.1%	111.9%	—
Sale to List Price Ratio ³	99.2	119.1	101.3	100.8	99.2	99.2	—
Median Days on Market	14.0	7.0	16.0	23.0	30.0	15.5	—

Year-to-date	November 2022	Compared to ⁸					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	58	-7.9%	11.5%	75.8%	52.6%	70.6%	314.3%
Dollar Volume	\$29,942,150	23.9%	52.4%	117.7%	144.9%	194.0%	879.9%
New Listings	80	9.6%	56.9%	56.9%	60.0%	70.2%	150.0%
Active Listings ⁴	8	51.7%	-48.5%	-27.9%	-40.5%	-56.4%	-57.7%
Sales to New Listings Ratio ⁵	72.5	86.3	102.0	64.7	76.0	72.3	43.8
Months of Inventory ⁶	1.5	0.9	3.3	3.7	3.9	5.9	14.9
Average Price	\$516,244	34.5%	36.6%	23.9%	60.4%	72.3%	136.5%
Median Price	\$502,500	34.4%	26.4%	21.1%	57.8%	65.2%	156.4%
Sale to List Price Ratio ⁷	104.8	106.2	99.4	101.0	98.8	97.1	96.7
Median Days on Market	15.0	12.0	29.5	42.0	40.0	67.5	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.

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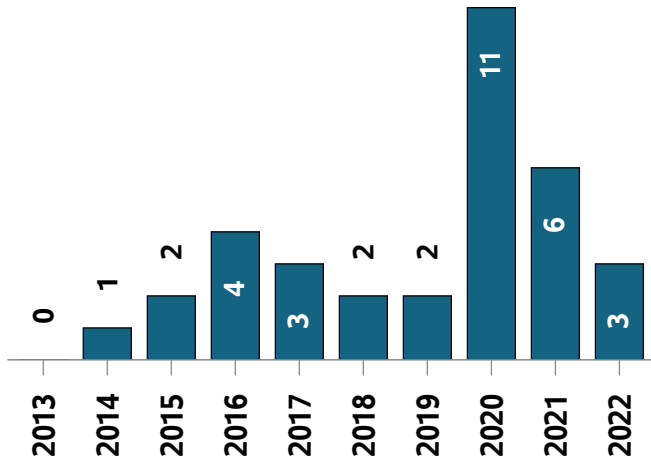
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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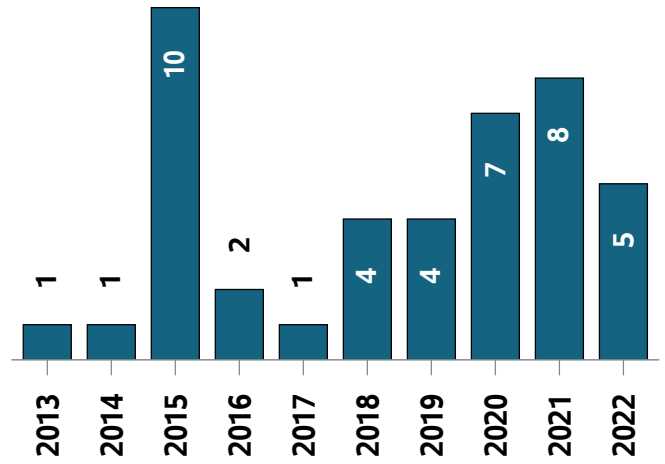
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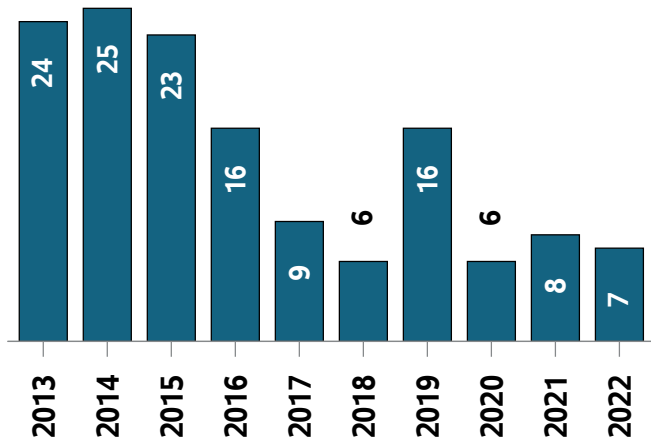
Sales Activity (November only)



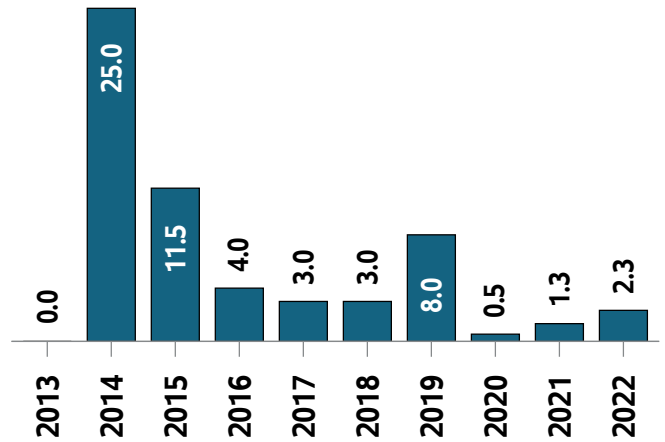
New Listings (November only)



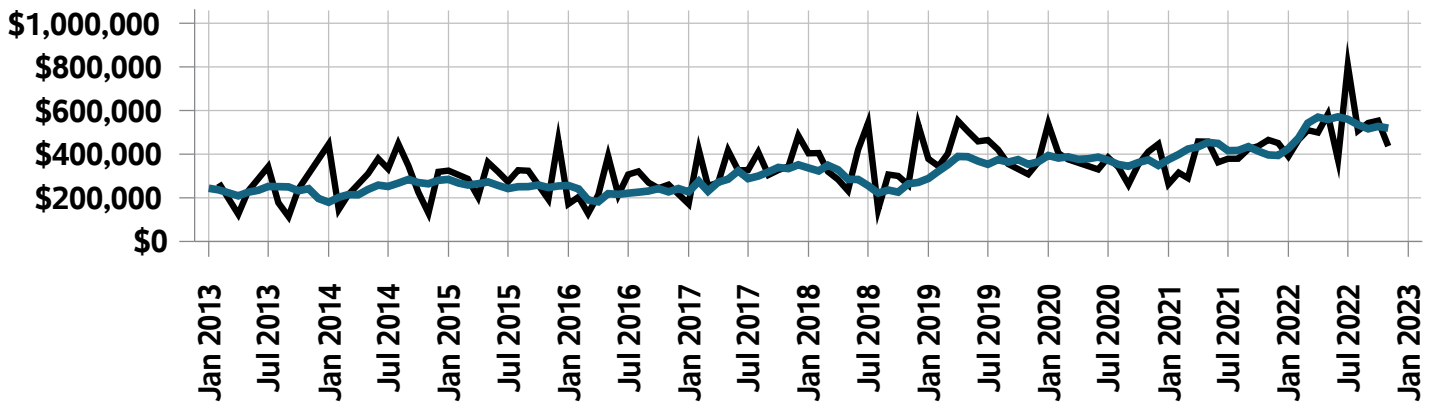
Active Listings (November only)



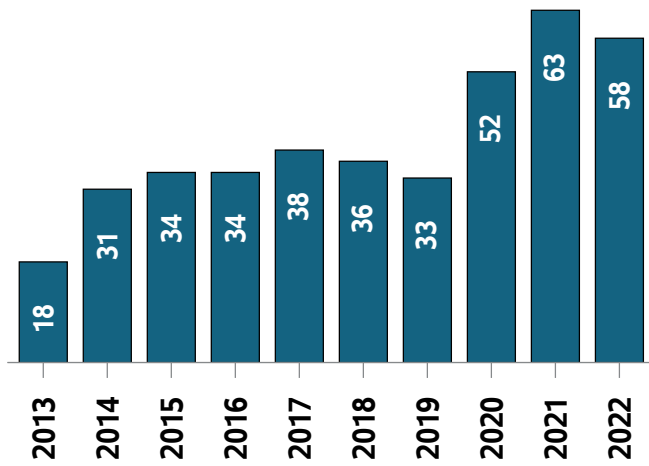
Months of Inventory (November only)



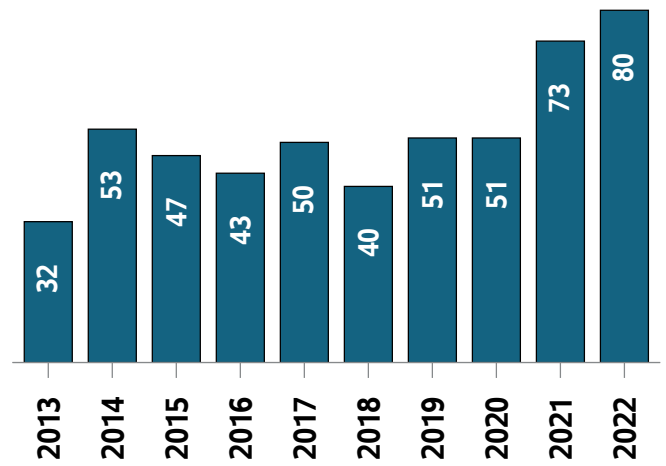
MLS® HPI Apartment Benchmark Price and Average Price



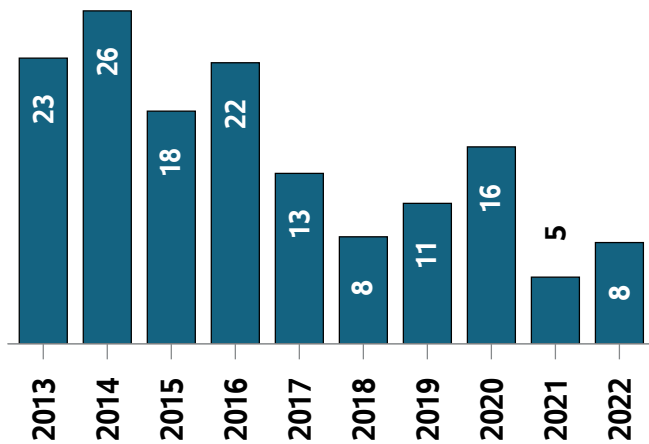
Sales Activity (November Year-to-date)



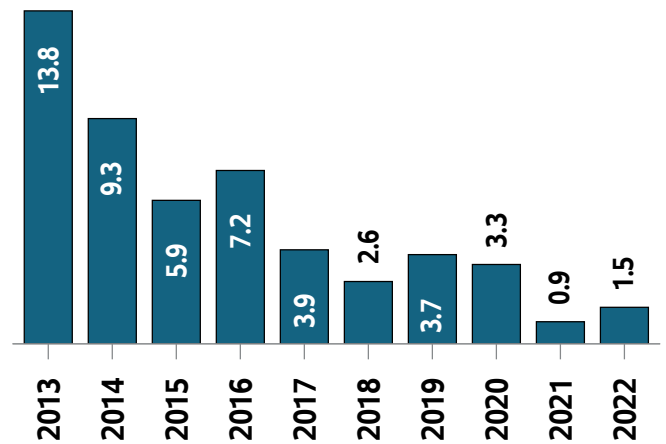
New Listings (November Year-to-date)



Active Listings ¹(November Year-to-date)



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



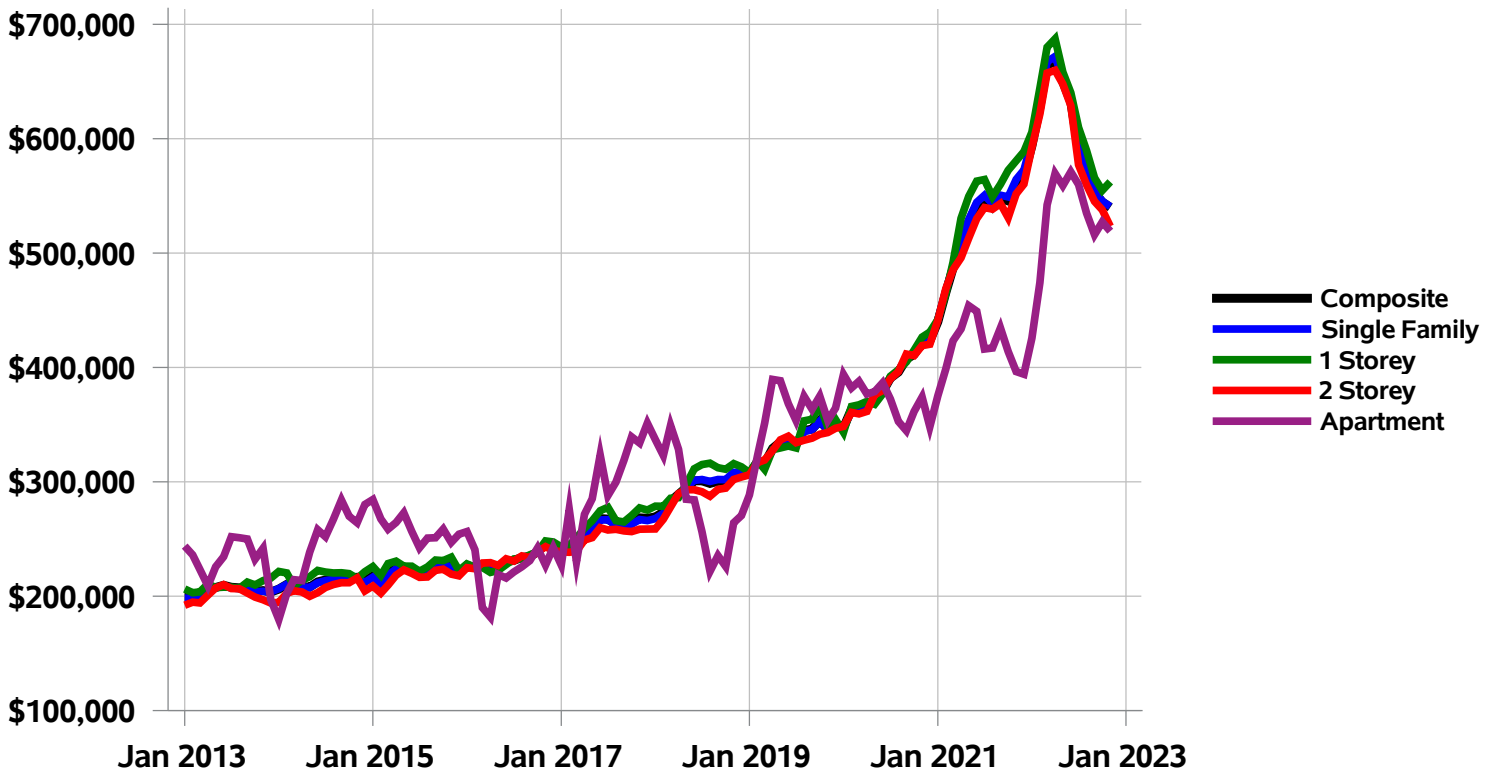
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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MLS® Home Price Index Benchmark Price

Benchmark Type:	November 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$540,000	-0.9	-5.5	-16.9	-3.6	56.3	101.1
Single Family	\$540,700	-0.8	-5.6	-17.1	-4.2	56.6	102.5
One Storey	\$562,300	1.4	-4.6	-14.6	-3.2	61.7	102.8
Two Storey	\$523,400	-2.7	-6.5	-19.2	-5.1	52.6	102.4
Apartment	\$519,100	-1.5	-3.0	-7.1	31.0	46.8	55.5

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