



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



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

Actual	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	81	-17.3%	-23.6%	-19.0%	28.6%	-29.6%	0.0%
Dollar Volume	\$49,028,781	-23.1%	0.1%	11.4%	131.5%	93.0%	179.7%
New Listings	105	43.8%	32.9%	14.1%	56.7%	-0.9%	-1.9%
Active Listings	338	284.1%	164.1%	15.0%	2.7%	-52.5%	-63.7%
Sales to New Listings Ratio ¹	77.1	134.2	134.2	108.7	94.0	108.5	75.7
Months of Inventory ²	4.2	0.9	1.2	2.9	5.2	6.2	11.5
Average Price	\$605,294	-6.9%	30.9%	37.5%	80.1%	174.0%	179.7%
Median Price	\$580,000	-9.4%	28.7%	45.5%	95.3%	182.9%	190.0%
Sale to List Price Ratio ³	96.3	108.3	104.1	97.3	97.2	95.9	95.6
Median Days on Market	39.0	9.5	19.5	31.5	55.0	49.0	75.0

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	1,907	-19.3%	-12.7%	-2.4%	-11.3%	-1.3%	11.1%
Dollar Volume	\$1,275,035,087	-8.6%	30.0%	67.5%	94.4%	160.3%	228.1%
New Listings	3,050	17.0%	29.0%	24.0%	21.8%	8.8%	1.7%
Active Listings ⁴	338	106.5%	19.6%	-16.8%	-34.4%	-65.9%	-70.2%
Sales to New Listings Ratio ⁵	62.5	90.7	92.3	79.4	85.8	68.9	57.2
Months of Inventory ⁶	2.1	0.8	1.6	2.5	2.9	6.1	7.9
Average Price	\$668,608	13.2%	48.9%	71.6%	119.2%	163.7%	195.2%
Median Price	\$615,000	11.8%	46.4%	68.7%	121.4%	167.4%	195.7%
Sale to List Price Ratio ⁷	105.6	109.3	101.4	98.8	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.

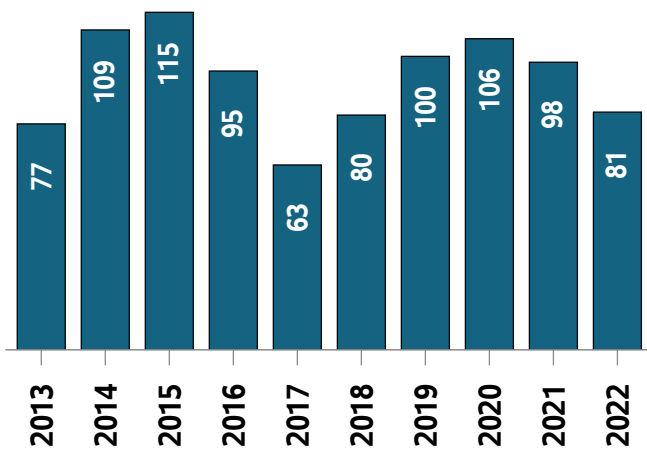
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

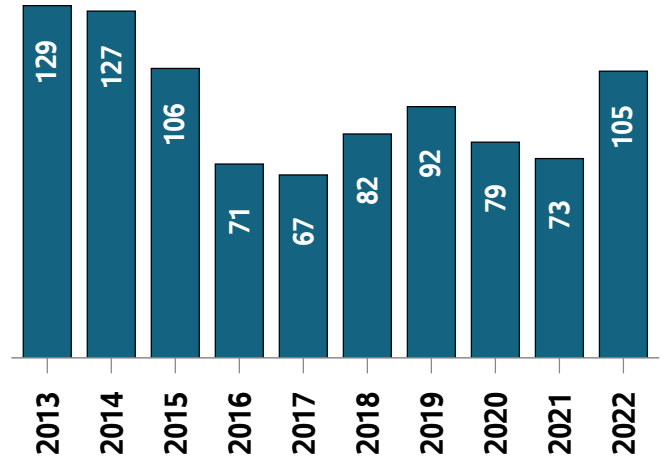
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

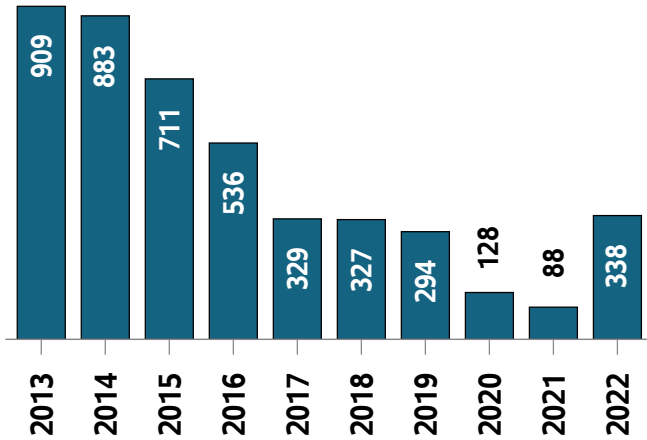
Sales Activity (December only)



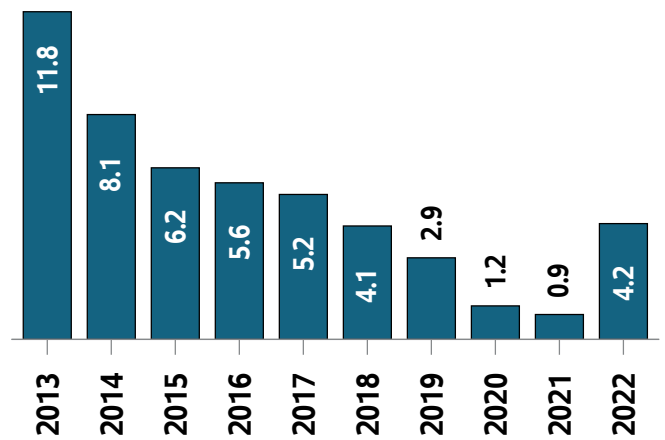
New Listings (December only)



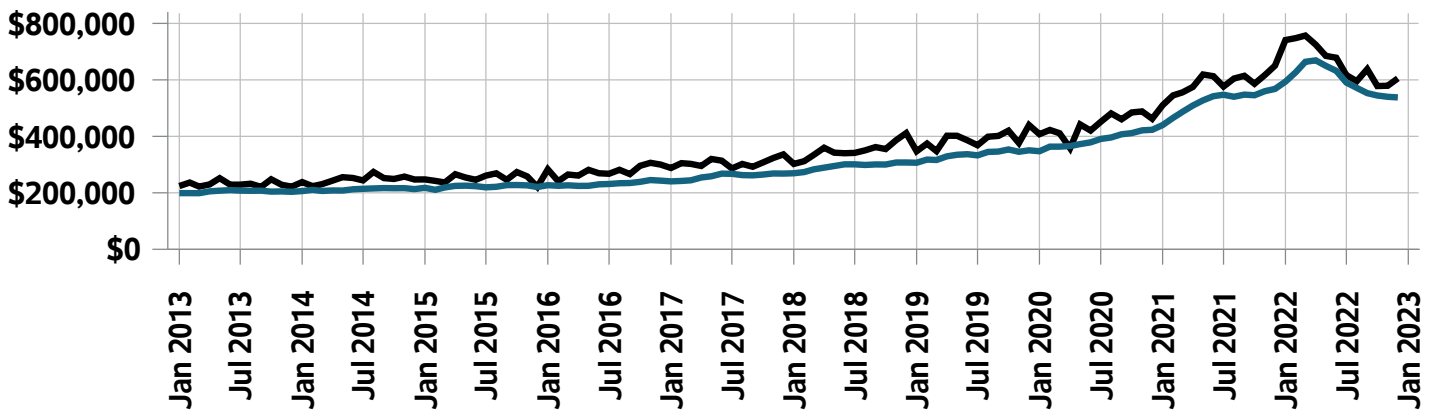
Active Listings (December only)



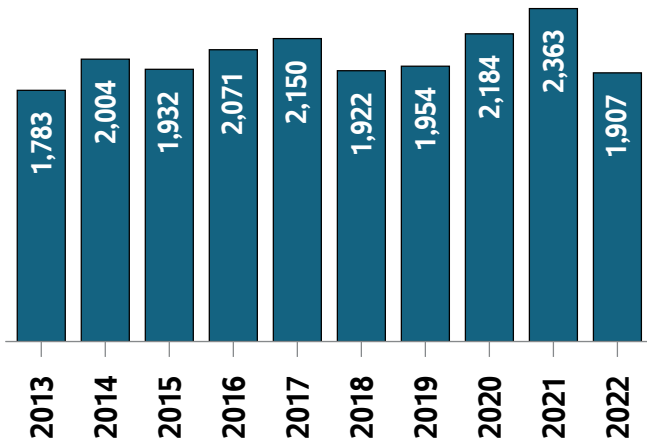
Months of Inventory (December only)



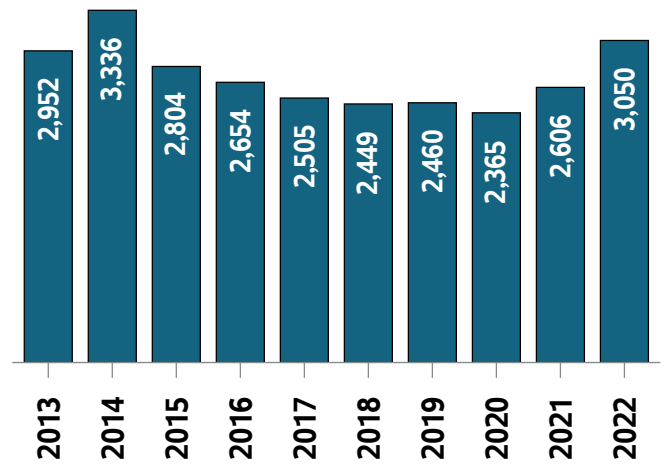
MLS® HPI Composite Benchmark Price and Average Price



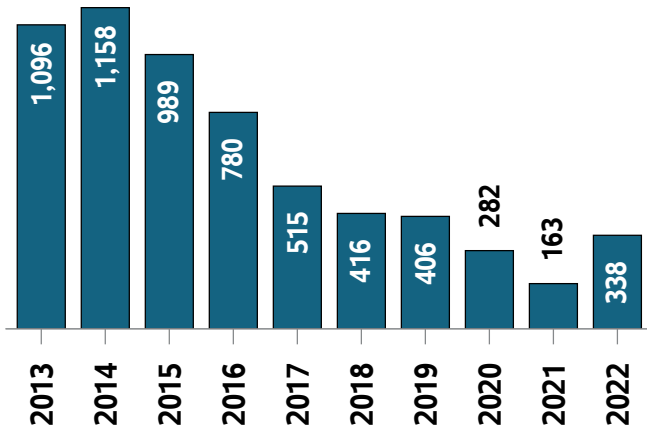
Sales Activity (December Year-to-date)



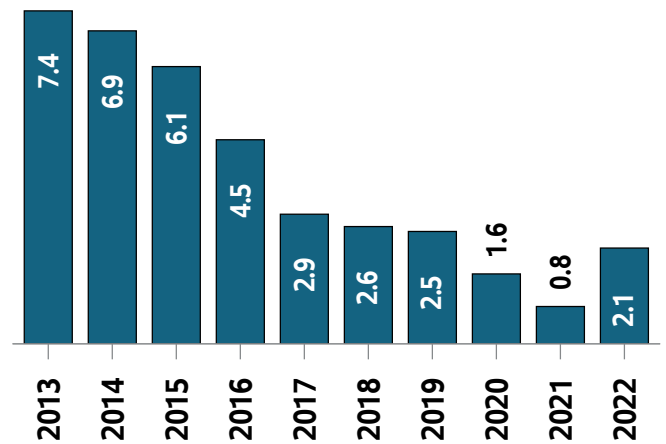
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	70	-12.5%	-19.5%	-19.5%	20.7%	-32.7%	-1.4%
Dollar Volume	\$43,850,281	-23.3%	4.9%	9.1%	117.7%	84.2%	193.7%
New Listings	75	29.3%	15.4%	23.0%	21.0%	-19.4%	-21.1%
Active Listings	249	289.1%	167.7%	6.0%	-14.4%	-57.4%	-67.9%
Sales to New Listings Ratio ¹	93.3	137.9	133.8	142.6	93.5	111.8	74.7
Months of Inventory ²	3.6	0.8	1.1	2.7	5.0	5.6	10.9
Average Price	\$626,433	-12.4%	30.4%	35.5%	80.4%	173.6%	197.9%
Median Price	\$611,750	-11.8%	33.6%	53.3%	102.2%	198.4%	205.9%
Sale to List Price Ratio ³	96.2	110.0	104.2	97.3	97.2	96.1	95.6
Median Days on Market	38.0	8.5	16.0	35.0	57.5	48.5	70.0

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	1,591	-19.6%	-13.9%	-7.0%	-16.2%	-7.6%	1.9%
Dollar Volume	\$1,131,385,078	-10.0%	28.8%	62.3%	89.5%	152.0%	211.6%
New Listings	2,533	15.7%	27.0%	17.9%	12.6%	2.5%	-5.6%
Active Listings ⁴	273	110.5%	27.5%	-23.8%	-39.4%	-67.5%	-72.1%
Sales to New Listings Ratio ⁵	62.8	90.4	92.6	79.7	84.4	69.7	58.2
Months of Inventory ⁶	2.1	0.8	1.4	2.5	2.8	5.9	7.5
Average Price	\$711,116	11.9%	49.6%	74.5%	126.2%	172.8%	205.7%
Median Price	\$650,000	13.0%	48.6%	73.3%	132.1%	179.9%	208.2%
Sale to List Price Ratio ⁷	106.2	110.2	101.7	98.9	97.9	96.0	95.7
Median Days on Market	11.0	8.0	14.0	22.0	26.0	54.0	57.0

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.

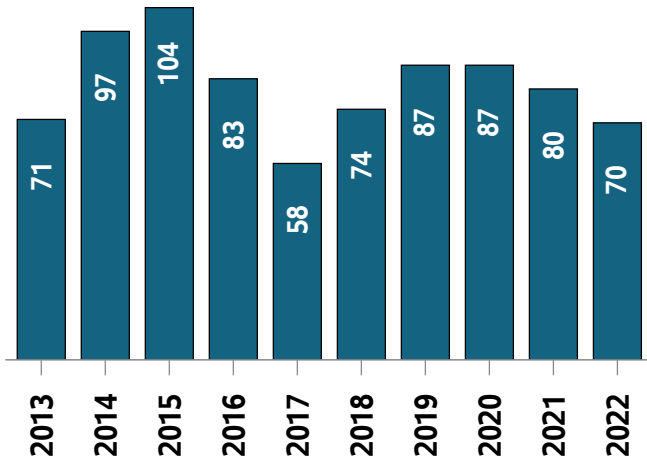
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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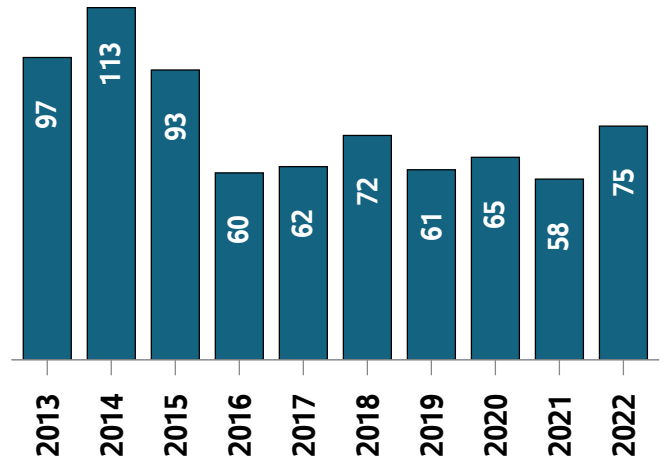
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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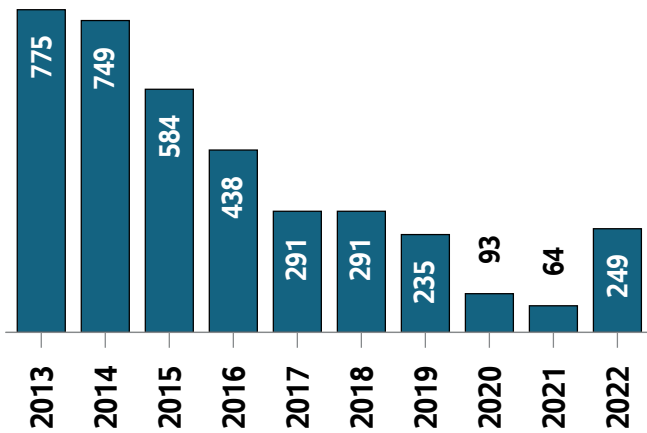
Sales Activity (December only)



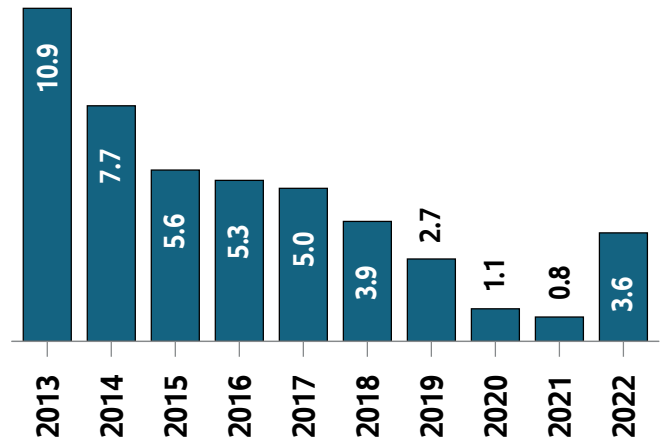
New Listings (December only)



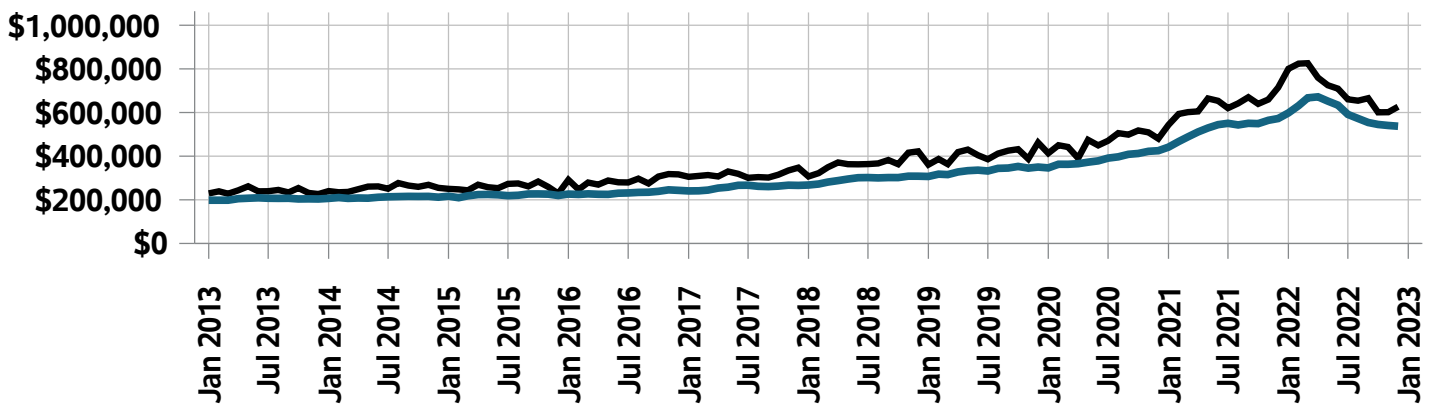
Active Listings (December only)



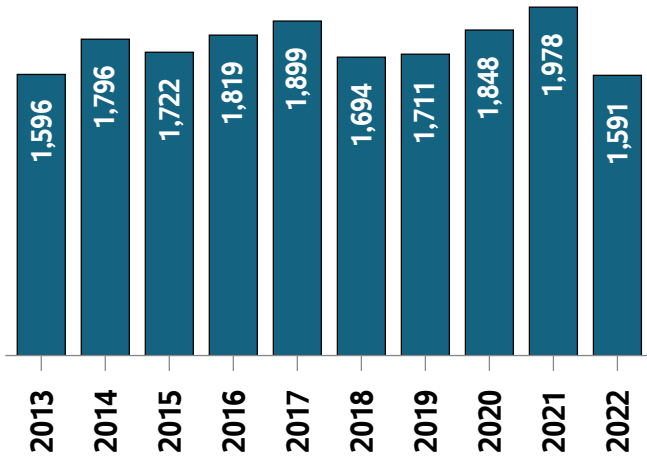
Months of Inventory (December only)



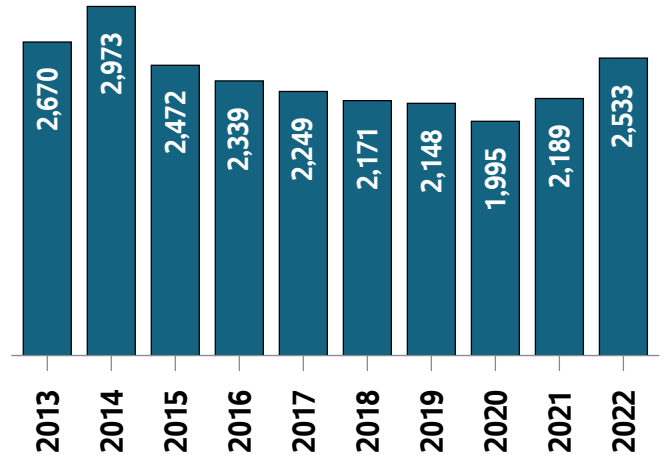
MLS® HPI Single Family Benchmark Price and Average Price



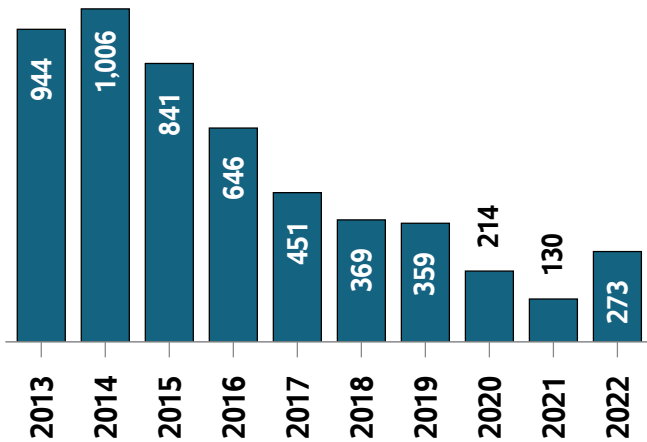
Sales Activity (December Year-to-date)



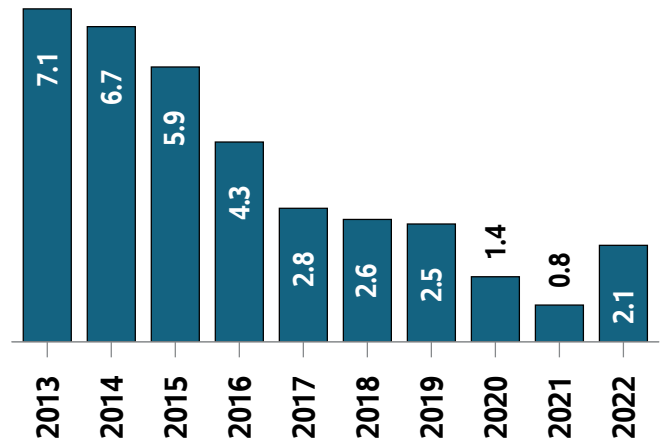
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	—
Dollar Volume	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	—
New Listings	5	25.0%	150.0%	-58.3%	66.7%	150.0%	—
Active Listings	9	125.0%	80.0%	-52.6%	50.0%	-52.6%	-57.1%
Sales to New Listings Ratio ¹	0.0	150.0	100.0	66.7	33.3	50.0	—
Months of Inventory ²	0.0	0.7	2.5	2.4	6.0	19.0	—
Average Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	—
Median Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	—
Sale to List Price Ratio ³	0.0	104.2	96.0	98.1	97.0	100.0	—
Median Days on Market	0.0	13.5	71.0	12.5	217.0	52.0	—

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	58	-15.9%	7.4%	41.5%	48.7%	65.7%	314.3%
Dollar Volume	\$29,942,150	11.4%	45.8%	79.7%	135.5%	181.2%	879.9%
New Listings	85	10.4%	60.4%	34.9%	60.4%	73.5%	165.6%
Active Listings ⁴	8	56.5%	-44.9%	-31.2%	-37.0%	-56.1%	-57.6%
Sales to New Listings Ratio ⁵	68.2	89.6	101.9	65.1	73.6	71.4	43.8
Months of Inventory ⁶	1.7	0.9	3.3	3.4	3.9	6.3	16.4
Average Price	\$516,244	32.5%	35.7%	27.1%	58.4%	69.7%	136.5%
Median Price	\$502,500	31.9%	26.4%	18.3%	56.1%	64.8%	156.4%
Sale to List Price Ratio ⁷	104.8	106.0	99.3	100.4	98.8	97.2	96.7
Median Days on Market	15.0	13.0	31.0	36.0	40.0	65.0	52.0

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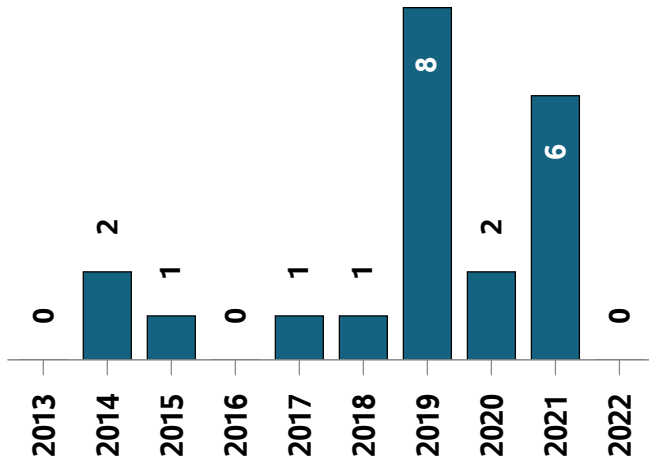
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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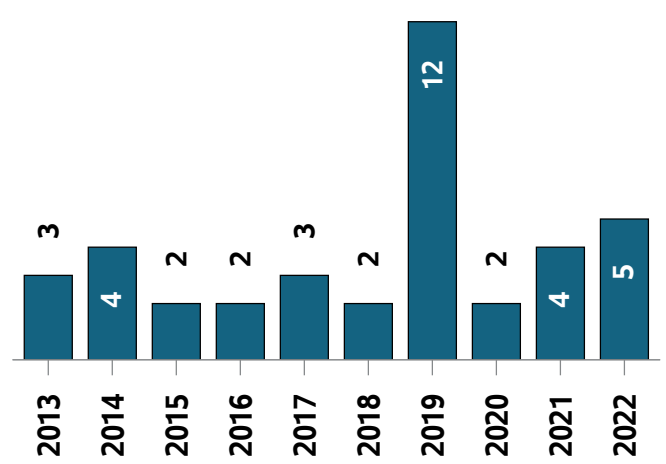
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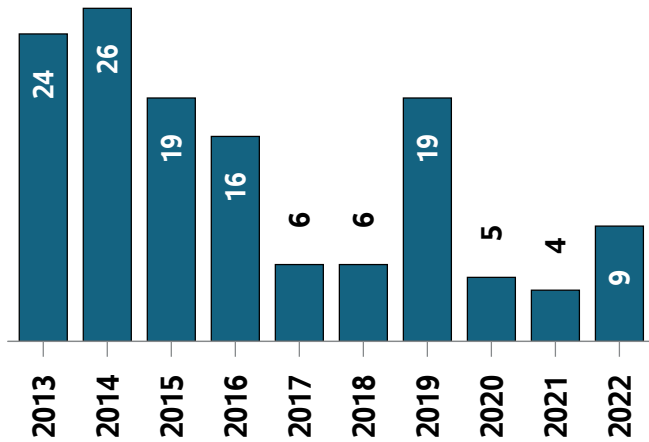
Sales Activity (December only)



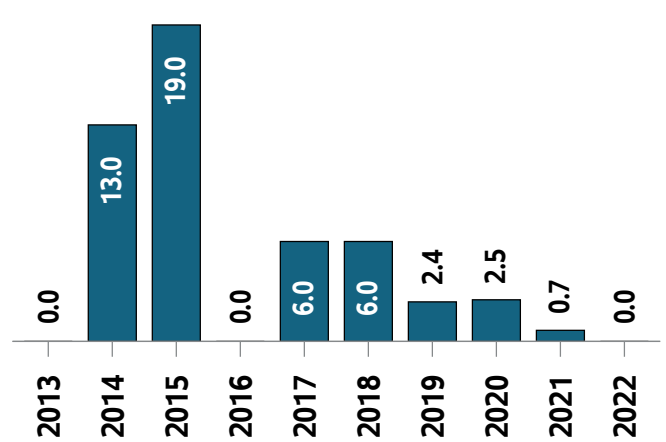
New Listings (December only)



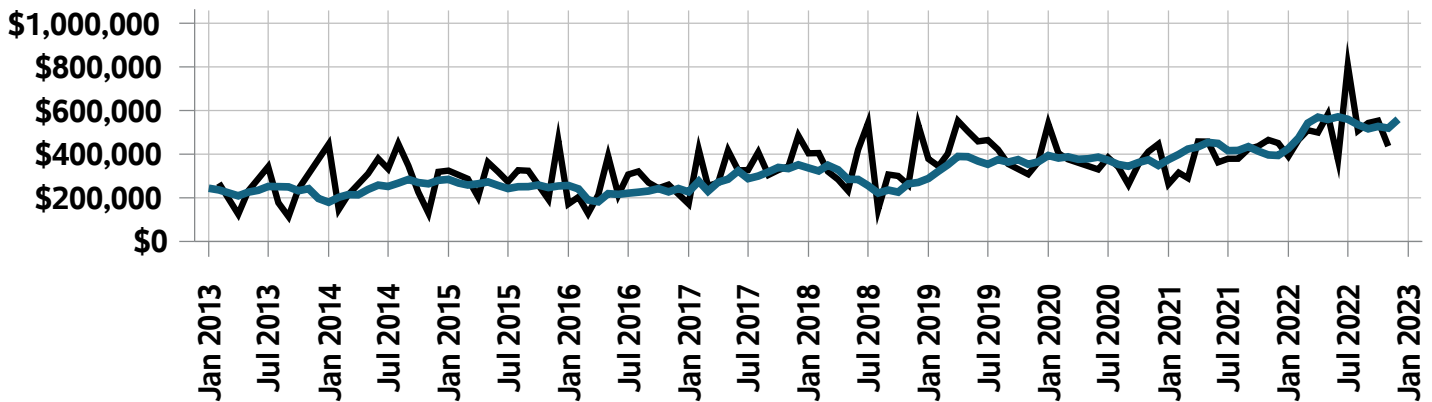
Active Listings (December only)



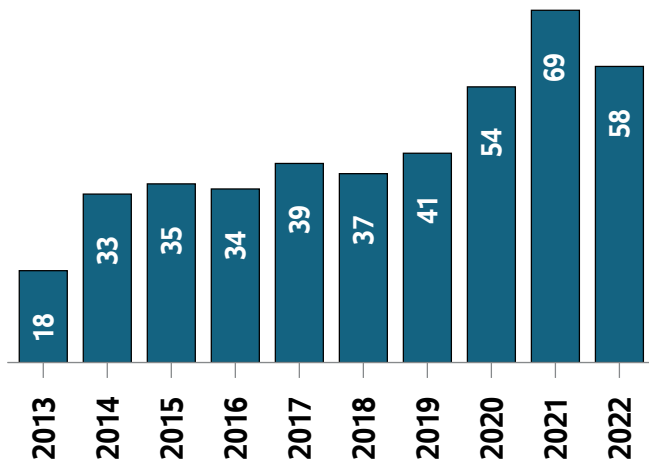
Months of Inventory (December only)



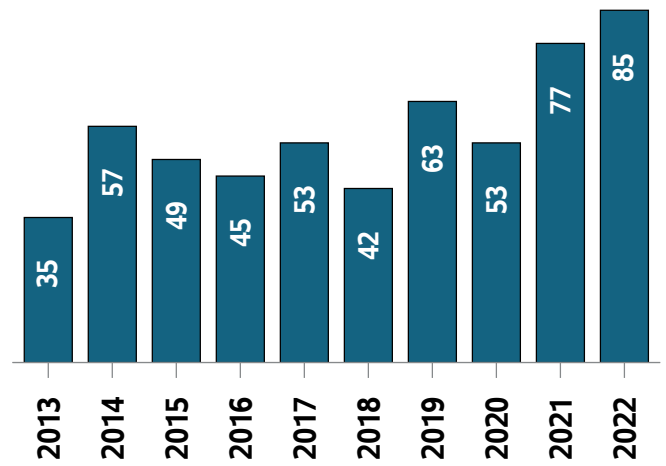
MLS® HPI Apartment Benchmark Price and Average Price



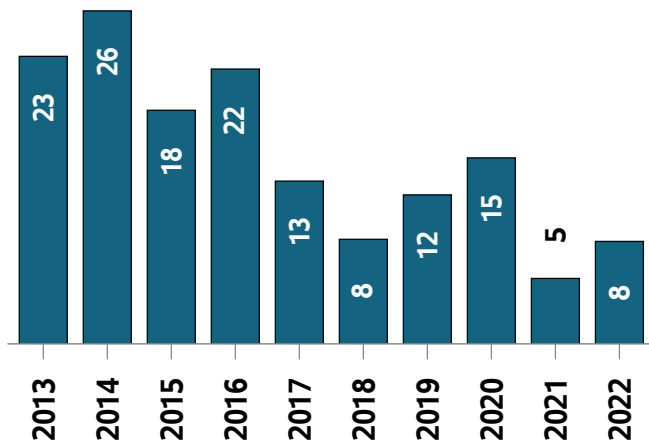
Sales Activity (December Year-to-date)



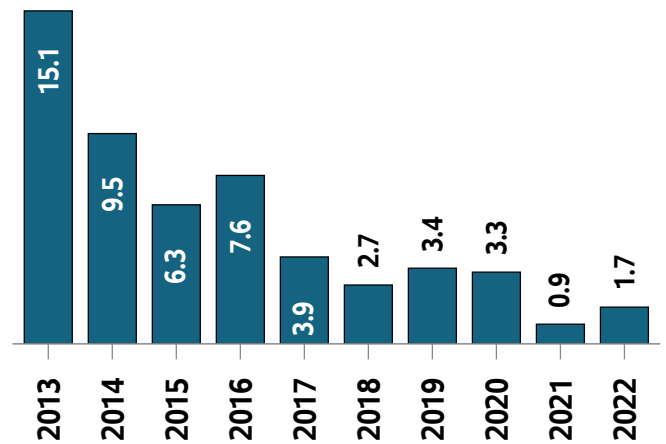
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



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



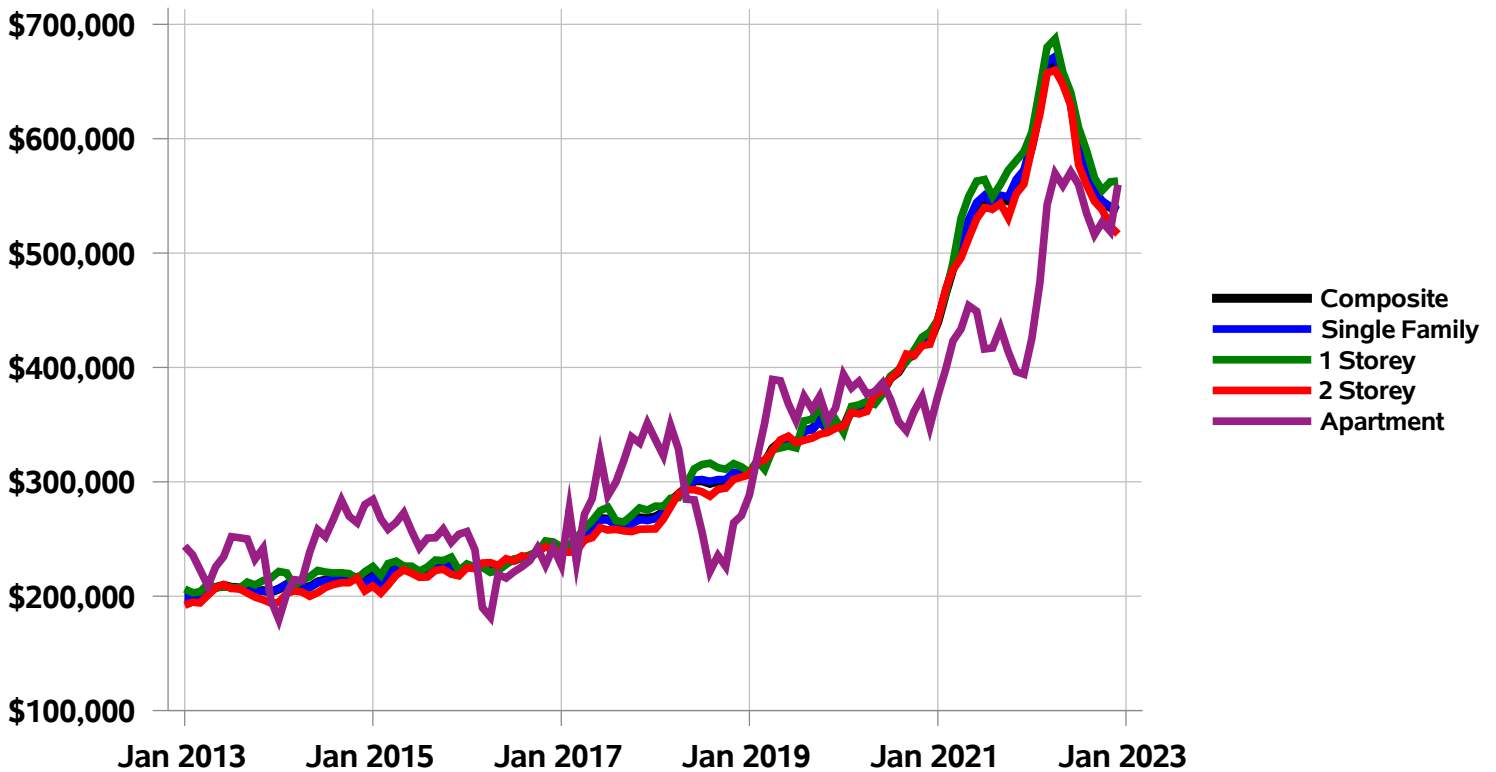
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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MLS® Home Price Index Benchmark Price

Benchmark Type:	December 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$537,900	-0.4	-2.7	-14.9	-5.3	53.4	100.6
Single Family	\$537,200	-0.6	-3.1	-15.2	-6.2	53.4	101.9
One Storey	\$563,000	0.1	-0.5	-12.1	-4.4	58.8	104.5
Two Storey	\$516,700	-1.3	-5.2	-17.8	-7.8	49.0	99.7
Apartment	\$559,800	7.8	8.5	-2.0	42.0	53.6	59.4

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