



Huron Perth Residential Market Activity and MLS® Home Price Index Report January 2023



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

Actual	January 2023	Compared to ⁸					
		January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	93	-19.1%	-7.0%	-13.1%	10.7%	-6.1%	-5.1%
Dollar Volume	\$53,690,041	-37.0%	5.2%	23.1%	111.4%	91.5%	144.6%
New Listings	159	24.2%	52.9%	9.7%	34.7%	2.6%	-16.3%
Active Listings	338	275.6%	193.9%	10.8%	6.0%	-52.3%	-64.8%
Sales to New Listings Ratio ¹	58.5	89.8	96.2	73.8	71.2	63.9	51.6
Months of Inventory ²	3.6	0.8	1.2	2.9	3.8	7.2	9.8
Average Price	\$577,312	-22.1%	13.2%	41.6%	91.0%	103.8%	157.7%
Median Price	\$560,000	-20.0%	22.4%	49.3%	92.4%	109.7%	160.5%
Sale to List Price Ratio ³	97.1	113.1	105.6	99.6	97.1	96.9	95.7
Median Days on Market	40.0	8.0	13.0	33.0	40.5	73.0	78.5

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.

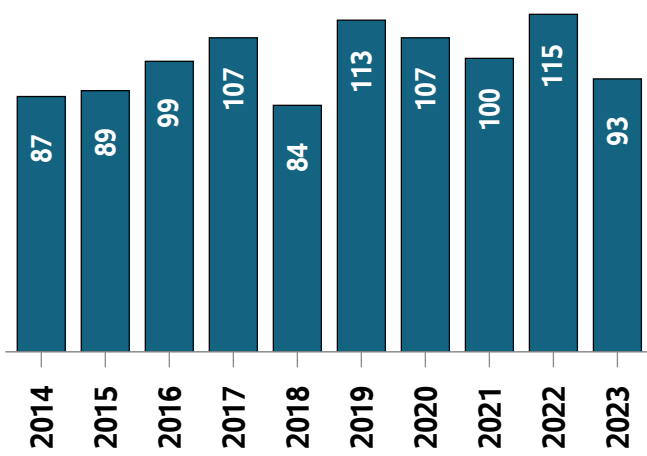
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

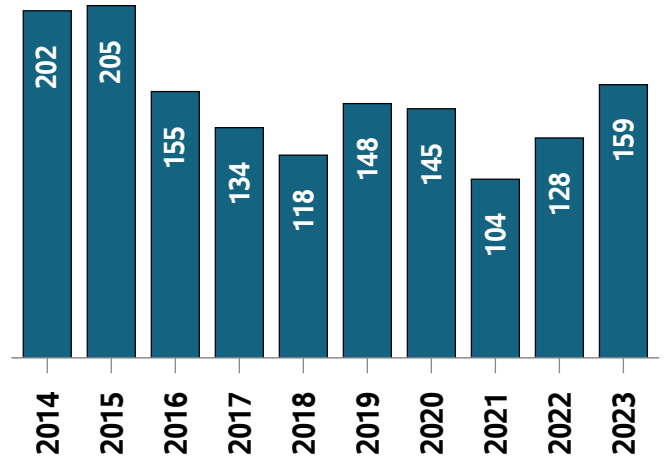
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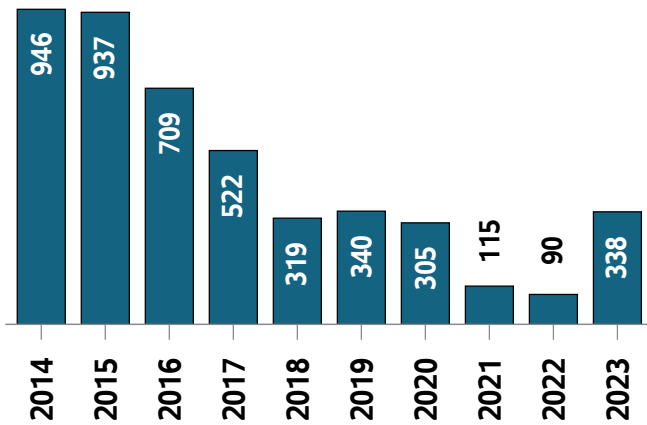
Sales Activity (January only)



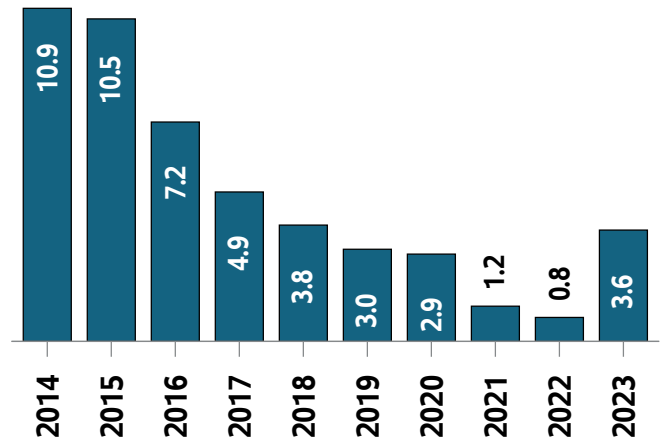
New Listings (January only)



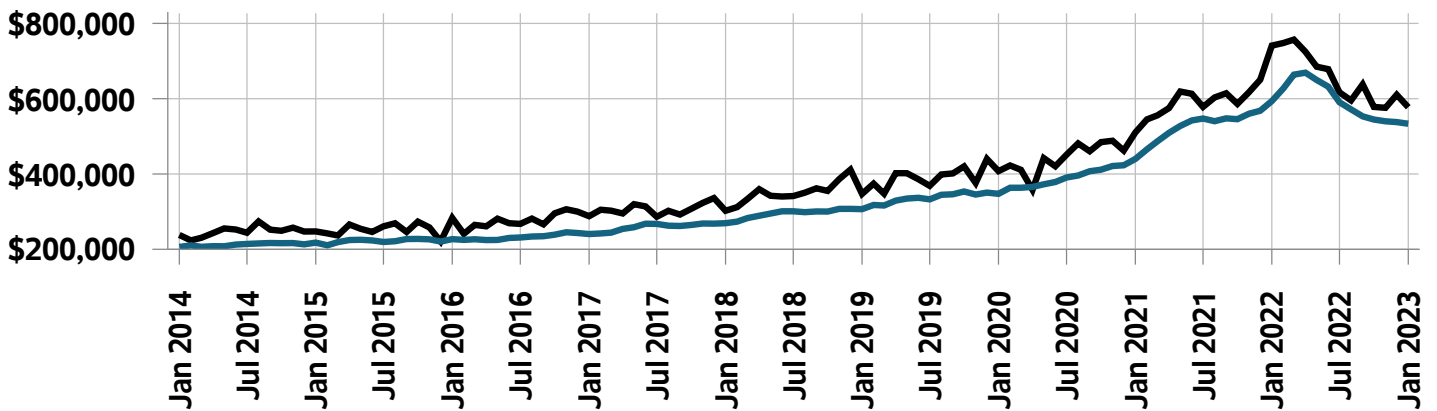
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



Actual	January 2023	Compared to ⁸					
		January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	73	-24.0%	-6.4%	-27.7%	-6.4%	-17.0%	-16.1%
Dollar Volume	\$45,146,141	-41.2%	6.5%	8.1%	88.5%	76.0%	126.3%
New Listings	130	15.0%	51.2%	9.2%	35.4%	-0.8%	-21.7%
Active Listings	250	247.2%	190.7%	9.2%	-9.1%	-56.7%	-68.7%
Sales to New Listings Ratio ¹	56.2	85.0	90.7	84.9	81.3	67.2	52.4
Months of Inventory ²	3.4	0.8	1.1	2.3	3.5	6.6	9.2
Average Price	\$618,440	-22.7%	13.8%	49.6%	101.5%	112.1%	169.7%
Median Price	\$585,000	-22.0%	21.7%	56.0%	96.0%	116.3%	172.1%
Sale to List Price Ratio ³	97.3	114.5	106.6	99.6	97.0	96.5	95.8
Median Days on Market	42.0	7.0	9.0	36.0	39.5	75.0	78.0

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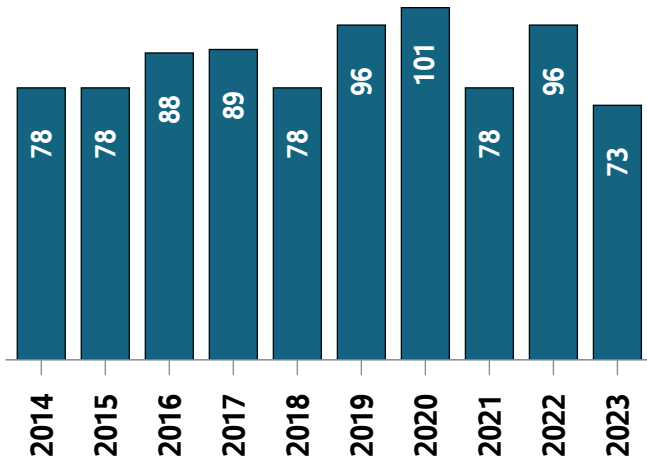
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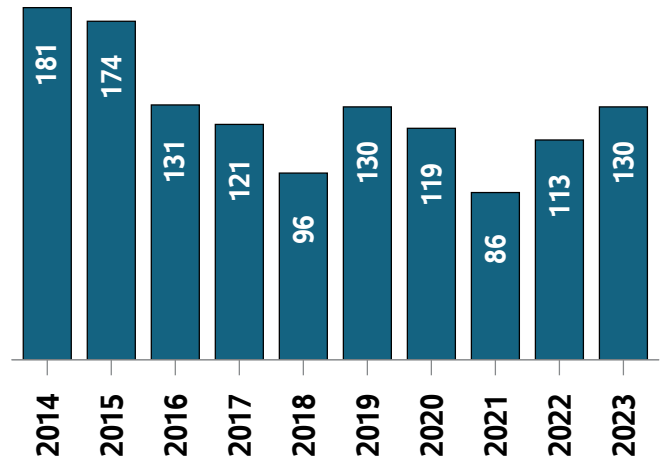
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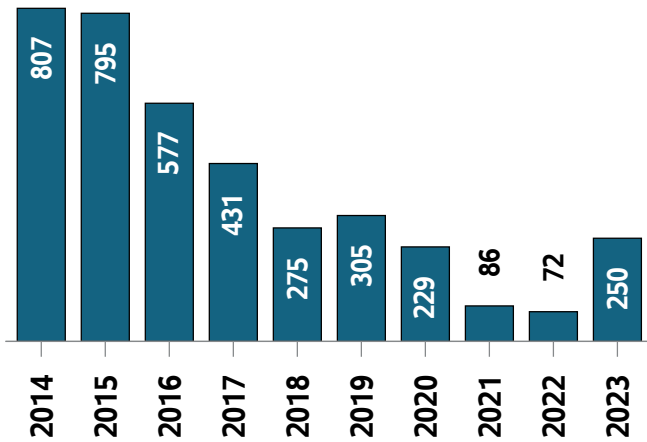
Sales Activity (January only)



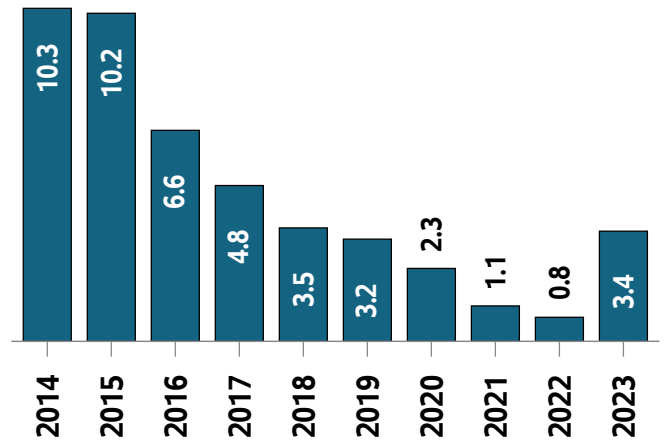
New Listings (January only)



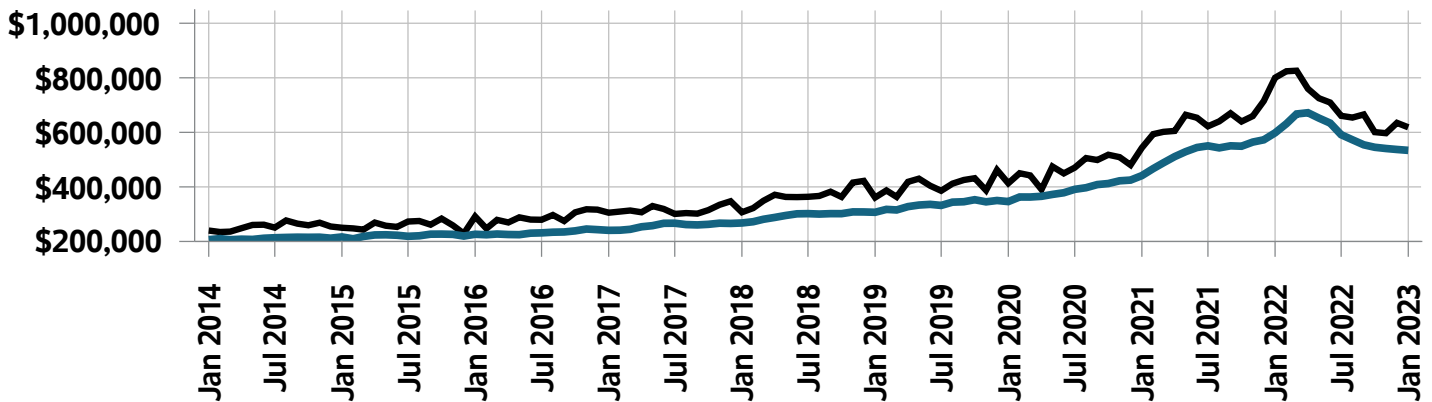
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



Actual	January 2023	Compared to ⁸					
		January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	5	-16.7%	25.0%	150.0%	400.0%	25.0%	—
Dollar Volume	\$1,624,000	-30.6%	54.5%	50.6%	302.0%	136.4%	—
New Listings	4	-20.0%	0.0%	-33.3%	-60.0%	-20.0%	-20.0%
Active Listings	8	166.7%	100.0%	-65.2%	-42.9%	-55.6%	-68.0%
Sales to New Listings Ratio ¹	125.0	120.0	100.0	33.3	10.0	80.0	—
Months of Inventory ²	1.6	0.5	1.0	11.5	14.0	4.5	—
Average Price	\$324,800	-16.7%	23.6%	-39.8%	-19.6%	89.1%	—
Median Price	\$252,000	-37.8%	-14.1%	-53.3%	-37.6%	52.8%	—
Sale to List Price Ratio ³	97.9	107.5	101.0	103.5	100.0	97.0	—
Median Days on Market	20.0	22.0	22.5	37.0	13.0	78.5	—

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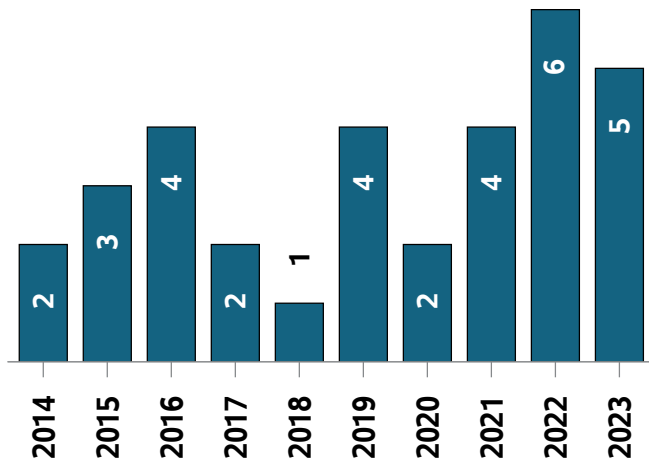
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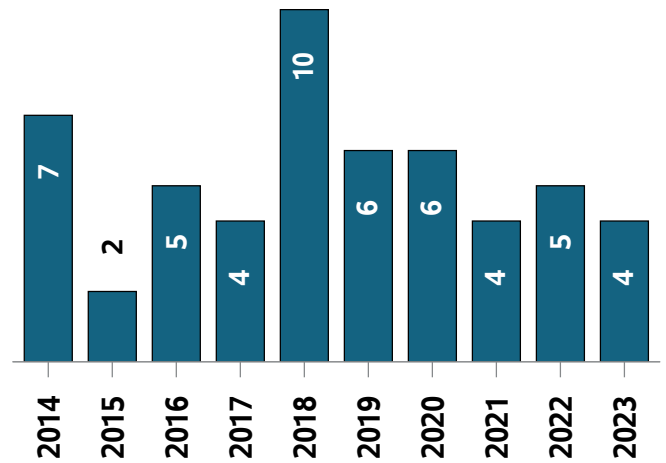
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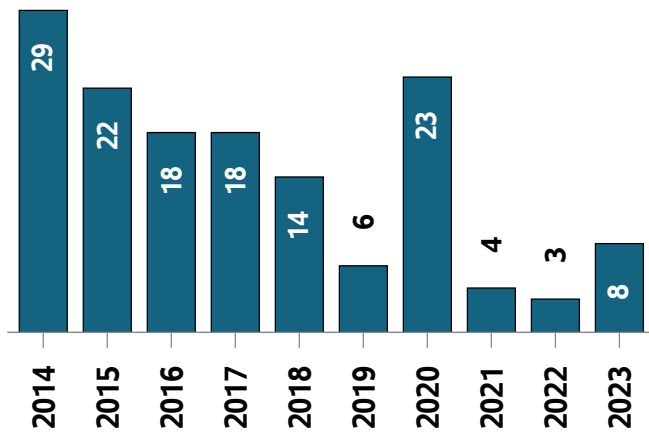
Sales Activity (January only)



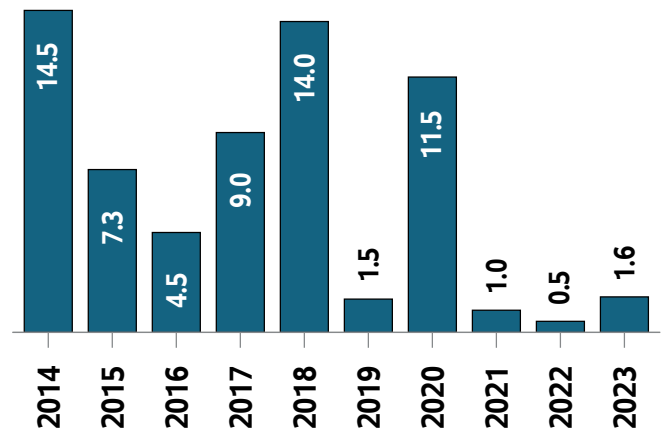
New Listings (January only)



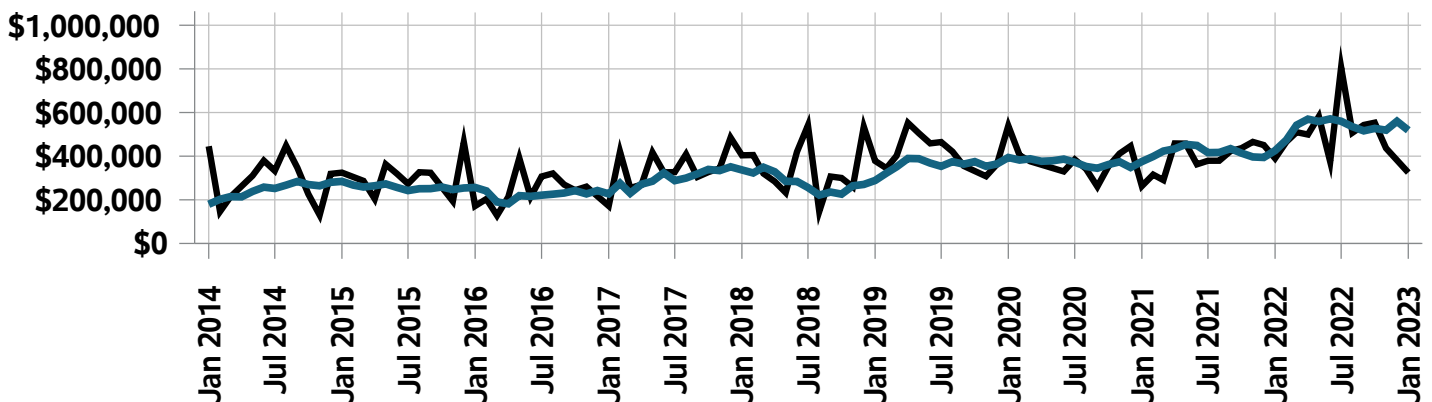
Active Listings (January only)



Months of Inventory (January only)



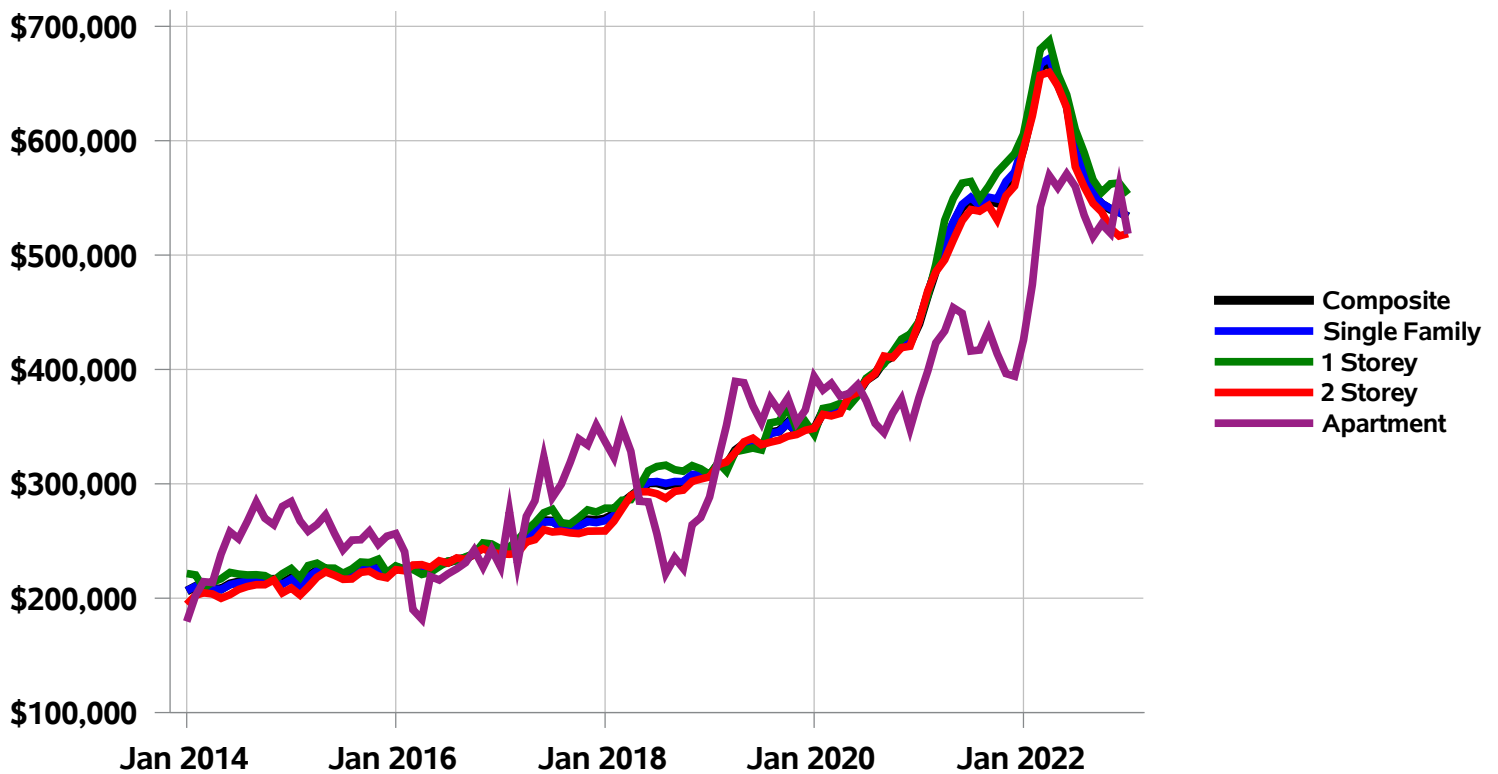
MLS® HPI Apartment Benchmark Price and Average Price



MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$533,500	-0.8	-2.1	-9.7	-10.1	53.6	98.1
Single Family	\$534,000	-0.6	-2.1	-9.7	-10.7	54.2	99.4
One Storey	\$553,100	-1.8	-0.3	-9.3	-8.7	61.1	98.5
Two Storey	\$518,800	0.4	-3.5	-10.1	-12.4	48.9	100.5
Apartment	\$518,600	-7.4	-1.6	-7.4	21.9	31.7	53.9

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