



## **Huron Perth Residential Market Activity and MLS® Home Price Index Report February 2023**



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

Actual	February 2023	Compared to <sup>8</sup>					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	94	-25.4%	-33.8%	-38.6%	8.0%	-23.6%	-21.7%
Dollar Volume	\$55,839,034	-40.8%	-27.9%	-13.6%	105.7%	88.4%	96.9%
New Listings	200	33.3%	29.0%	22.7%	77.0%	3.6%	19.0%
Active Listings	387	290.9%	217.2%	34.4%	22.9%	-48.3%	-59.6%
Sales to New Listings Ratio <sup>1</sup>	47.0	84.0	91.6	93.9	77.0	63.7	71.4
Months of Inventory <sup>2</sup>	4.1	0.8	0.9	1.9	3.6	6.1	8.0
Average Price	\$594,032	-20.6%	9.0%	40.6%	90.4%	146.5%	151.3%
Median Price	\$580,000	-17.5%	15.8%	46.8%	108.6%	152.2%	158.9%
Sale to List Price Ratio <sup>3</sup>	98.7	118.0	108.4	100.1	98.3	97.2	96.1
Median Days on Market	25.5	7.0	8.0	21.0	42.0	39.0	72.5

Year-to-date	February 2023	Compared to <sup>8</sup>					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	185	-23.2%	-23.6%	-28.8%	8.2%	-16.7%	-15.1%
Dollar Volume	\$108,738,675	-39.4%	-15.3%	0.4%	107.0%	88.5%	116.1%
New Listings	360	29.5%	39.0%	16.9%	55.8%	3.4%	0.6%
Active Listings <sup>4</sup>	367	288.4%	209.7%	23.8%	15.8%	-49.7%	-61.7%
Sales to New Listings Ratio <sup>5</sup>	51.4	86.7	93.4	84.4	74.0	63.8	60.9
Months of Inventory <sup>6</sup>	4.0	0.8	1.0	2.3	3.7	6.6	8.8
Average Price	\$587,777	-21.1%	10.8%	41.1%	91.3%	126.2%	154.7%
Median Price	\$577,700	-17.5%	16.6%	50.8%	104.2%	138.2%	166.2%
Sale to List Price Ratio <sup>7</sup>	97.9	115.7	107.3	99.9	97.7	97.1	95.9
Median Days on Market	31.0	7.0	9.0	22.0	41.0	49.5	77.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

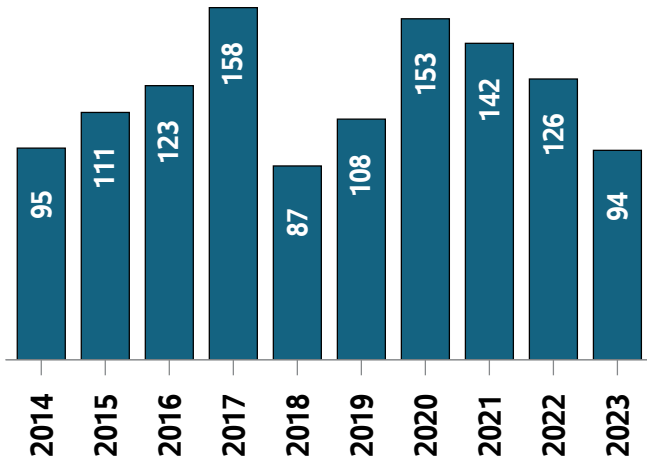
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

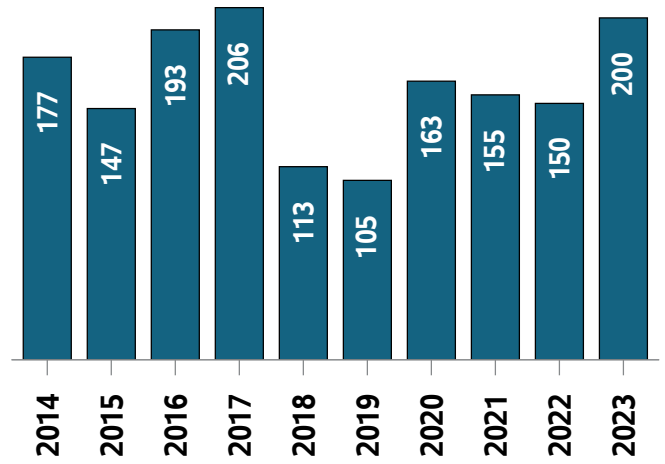
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> 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.

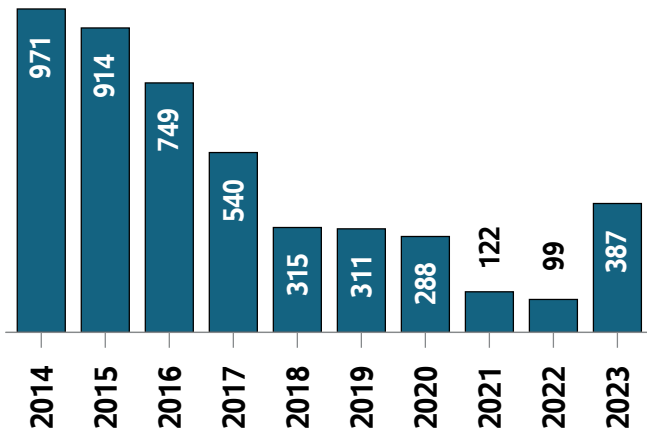
**Sales Activity (February only)**



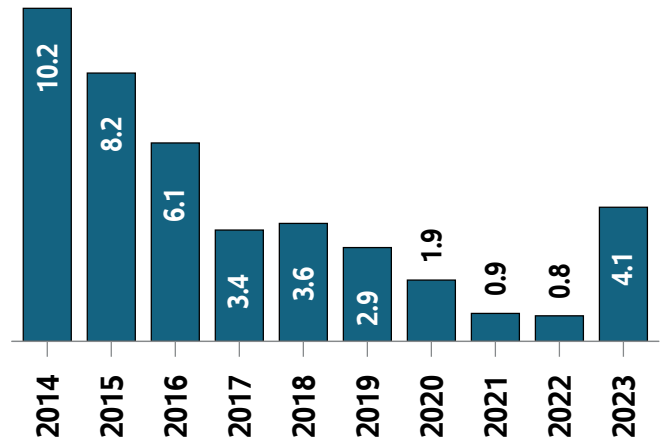
**New Listings (February only)**



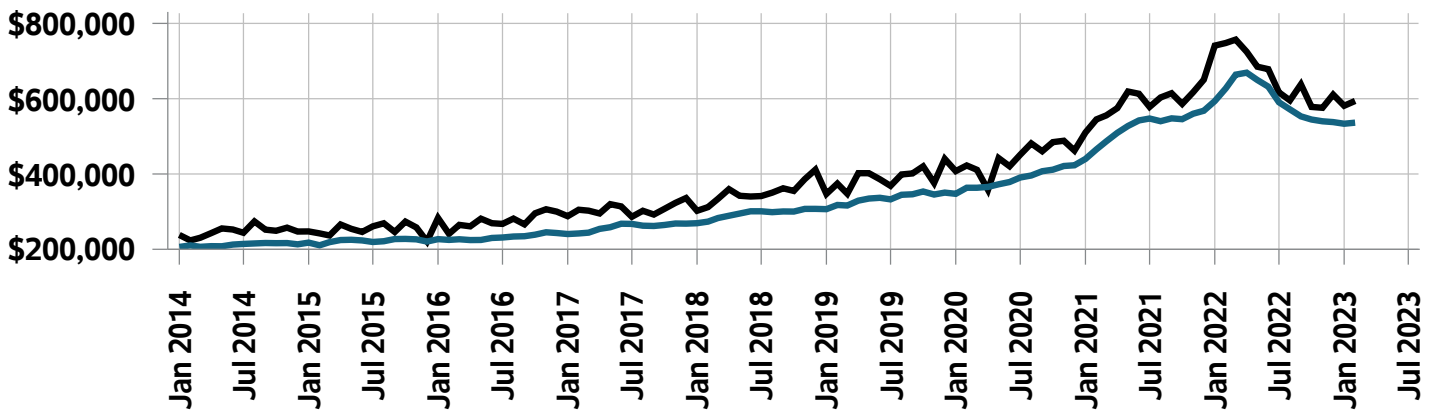
**Active Listings (February only)**



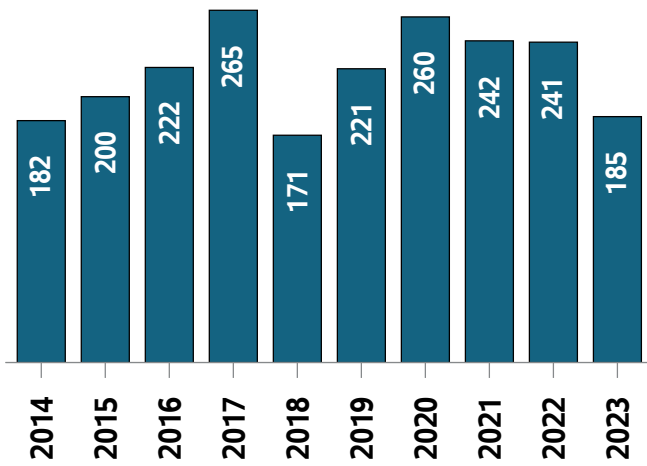
**Months of Inventory (February only)**



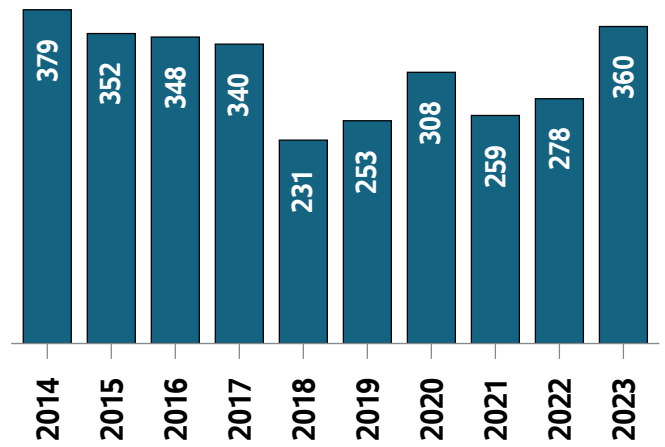
**MLS® HPI Composite Benchmark Price and Average Price**



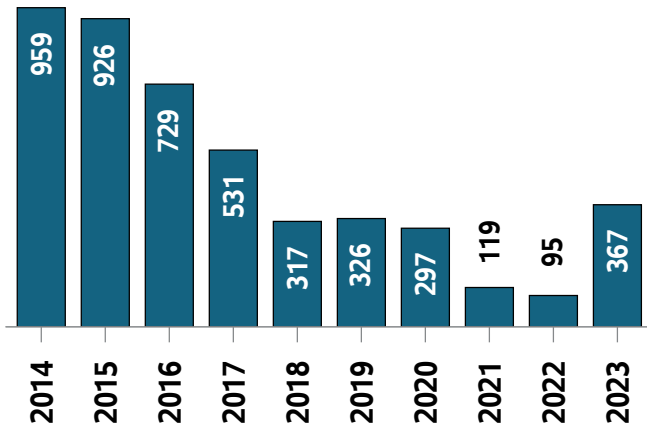
**Sales Activity (February Year-to-date)**



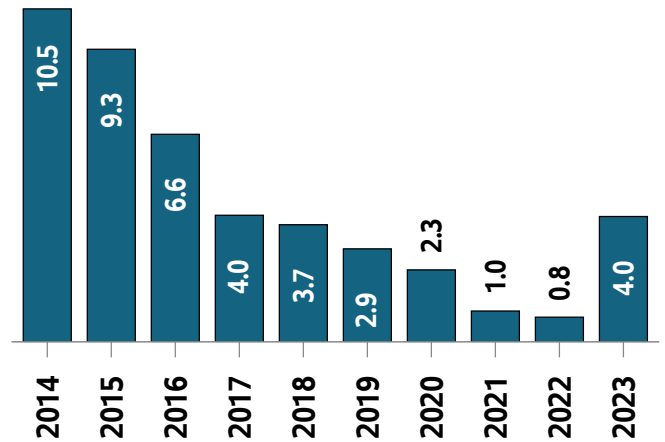
**New Listings (February Year-to-date)**



**Active Listings <sup>1</sup> (February Year-to-date)**



**Months of Inventory <sup>2</sup> (February Year-to-date)**



<sup>1</sup> 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.

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

Actual	February 2023	Compared to <sup>8</sup>					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	75	-25.0%	-35.9%	-39.0%	2.7%	-33.6%	-30.6%
Dollar Volume	\$47,245,134	-42.7%	-31.9%	-14.7%	100.8%	69.2%	83.1%
New Listings	160	41.6%	25.0%	23.1%	73.9%	-4.8%	3.2%
Active Listings	293	295.9%	218.5%	38.9%	9.7%	-51.6%	-63.4%
Sales to New Listings Ratio <sup>1</sup>	46.9	88.5	91.4	94.6	79.3	67.3	69.7
Months of Inventory <sup>2</sup>	3.9	0.7	0.8	1.7	3.7	5.4	7.4
Average Price	\$629,935	-23.5%	6.2%	40.0%	95.5%	154.9%	163.7%
Median Price	\$599,900	-24.1%	13.2%	48.1%	115.8%	160.8%	169.0%
Sale to List Price Ratio <sup>3</sup>	99.0	120.8	109.5	100.3	98.2	97.1	95.9
Median Days on Market	24.0	7.0	8.0	21.0	42.0	42.0	71.5

Year-to-date	February 2023	Compared to <sup>8</sup>					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	148	-24.5%	-24.1%	-33.9%	-2.0%	-26.4%	-24.1%
Dollar Volume	\$92,057,875	-42.2%	-17.7%	-5.2%	93.9%	71.8%	101.2%
New Listings	291	28.8%	36.0%	16.9%	54.8%	-2.7%	-9.3%
Active Listings <sup>4</sup>	275	276.7%	209.0%	25.0%	1.5%	-53.5%	-65.6%
Sales to New Listings Ratio <sup>5</sup>	50.9	86.7	91.1	90.0	80.3	67.2	60.7
Months of Inventory <sup>6</sup>	3.7	0.7	0.9	2.0	3.6	5.9	8.2
Average Price	\$622,013	-23.4%	8.5%	43.5%	97.8%	133.3%	165.1%
Median Price	\$591,000	-21.2%	12.6%	51.6%	107.4%	141.2%	174.9%
Sale to List Price Ratio <sup>7</sup>	98.2	117.7	108.3	100.0	97.6	96.8	95.8
Median Days on Market	29.0	7.0	8.0	22.5	40.0	49.0	75.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

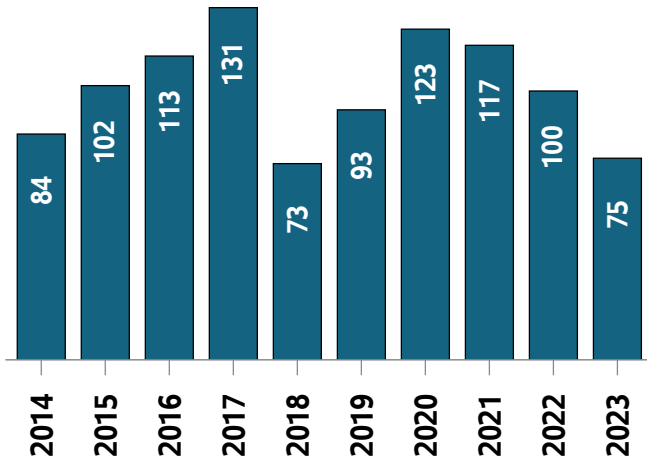
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

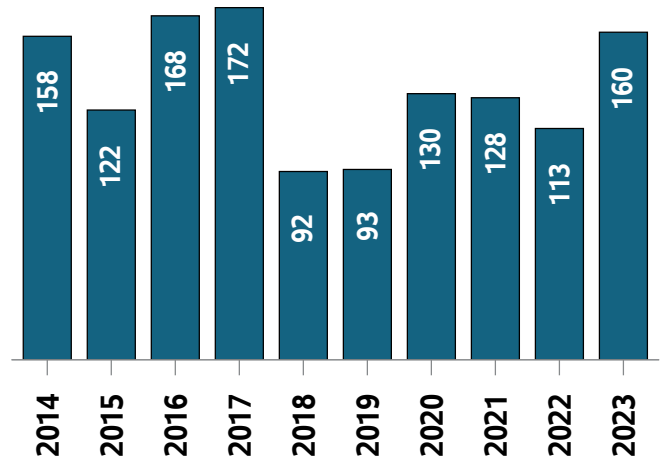
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> 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.

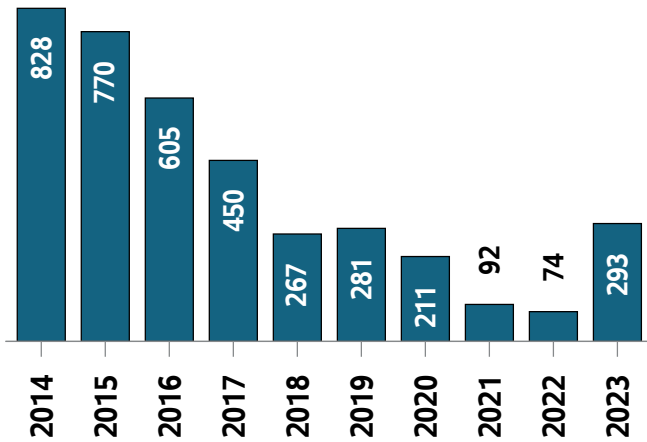
**Sales Activity (February only)**



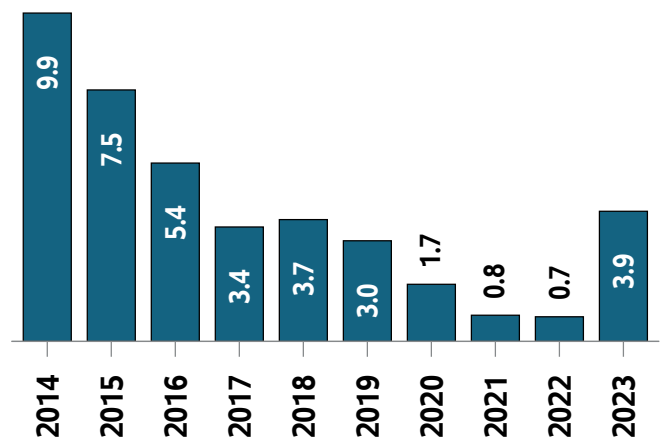
**New Listings (February only)**



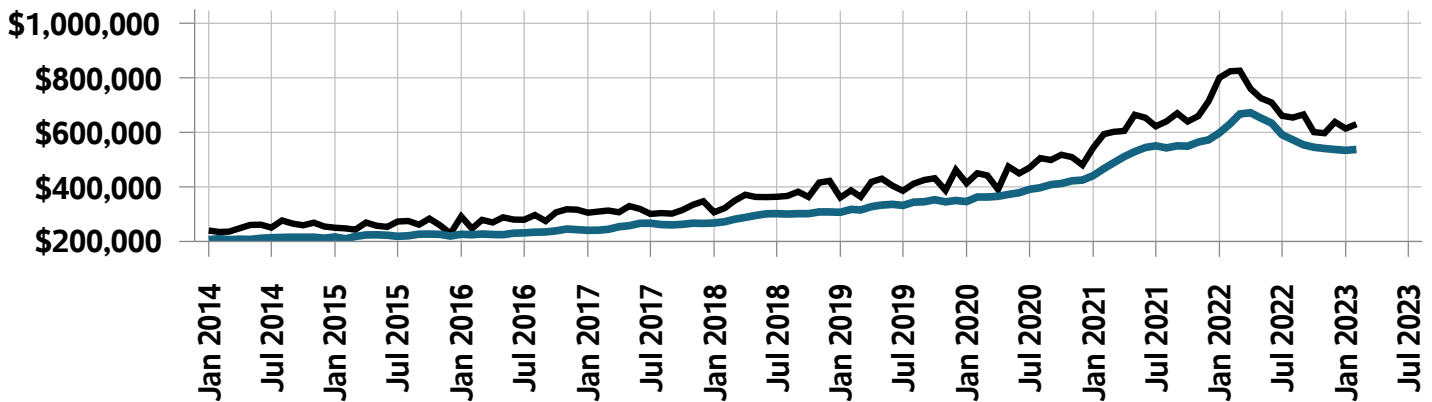
**Active Listings (February only)**



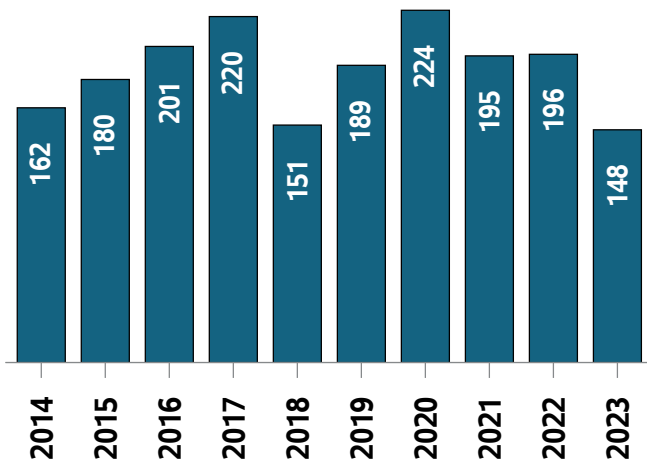
**Months of Inventory (February only)**



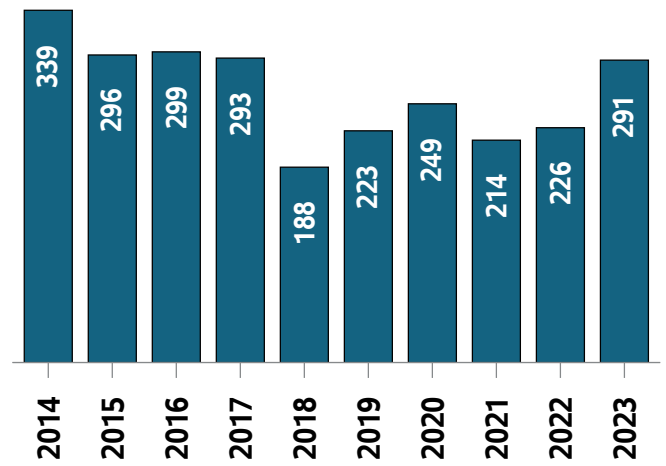
**MLS® HPI Single Family Benchmark Price and Average Price**



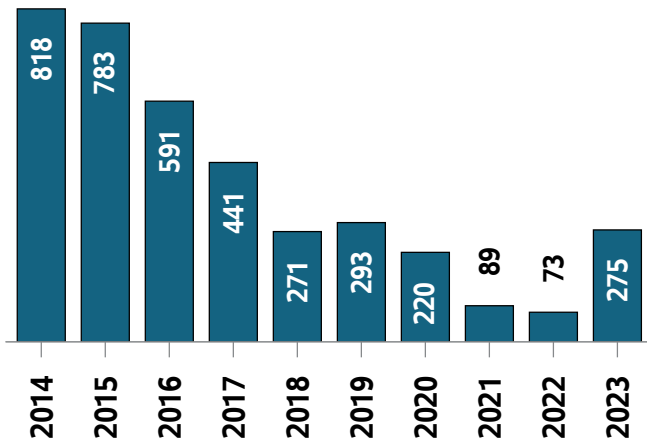
**Sales Activity (February Year-to-date)**



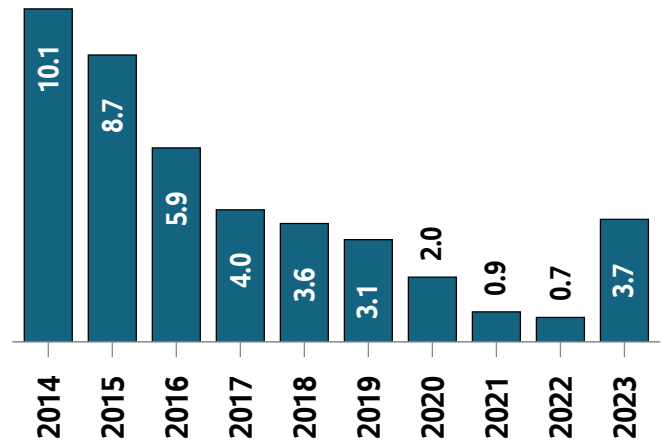
**New Listings (February Year-to-date)**



**Active Listings <sup>1</sup> (February Year-to-date)**



**Months of Inventory <sup>2</sup> (February Year-to-date)**



<sup>1</sup> 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.

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

Actual	February 2023	Compared to <sup>8</sup>					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	1	-50.0%	-83.3%	-88.9%	-80.0%	-50.0%	-75.0%
Dollar Volume	\$395,000	-57.6%	-79.1%	-89.1%	-80.5%	-3.2%	-63.0%
New Listings	5	-44.4%	-37.5%	66.7%	25.0%	25.0%	—
Active Listings	10	11.1%	66.7%	-41.2%	-16.7%	-50.0%	-50.0%
Sales to New Listings Ratio <sup>1</sup>	20.0	22.2	75.0	300.0	125.0	50.0	—
Months of Inventory <sup>2</sup>	10.0	4.5	1.0	1.9	2.4	10.0	5.0
Average Price	\$395,000	-15.2%	25.2%	-2.2%	-2.5%	93.7%	47.8%
Median Price	\$395,000	-15.2%	76.9%	-1.2%	6.4%	93.7%	47.7%
Sale to List Price Ratio <sup>3</sup>	98.8	114.3	104.8	100.2	99.7	98.7	99.1
Median Days on Market	22.0	5.0	6.0	32.0	45.0	132.5	79.0

Year-to-date	February 2023	Compared to <sup>8</sup>					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	5	-37.5%	-50.0%	-54.5%	-16.7%	-16.7%	25.0%
Dollar Volume	\$1,632,000	-50.1%	-44.6%	-65.4%	-32.8%	49.1%	52.7%
New Listings	9	-35.7%	-25.0%	0.0%	-35.7%	0.0%	80.0%
Active Listings <sup>4</sup>	9	50.0%	80.0%	-55.0%	-30.8%	-52.6%	-60.0%
Sales to New Listings Ratio <sup>5</sup>	55.6	57.1	83.3	122.2	42.9	66.7	80.0
Months of Inventory <sup>6</sup>	3.6	1.5	1.0	3.6	4.3	6.3	11.3
Average Price	\$326,400	-20.2%	10.9%	-23.8%	-19.4%	78.9%	22.2%
Median Price	\$252,000	-39.7%	-8.3%	-50.0%	-35.0%	24.5%	-5.8%
Sale to List Price Ratio <sup>7</sup>	97.2	109.2	103.3	100.8	99.7	97.5	99.1
Median Days on Market	22.0	9.5	12.0	32.0	33.0	78.5	79.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

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

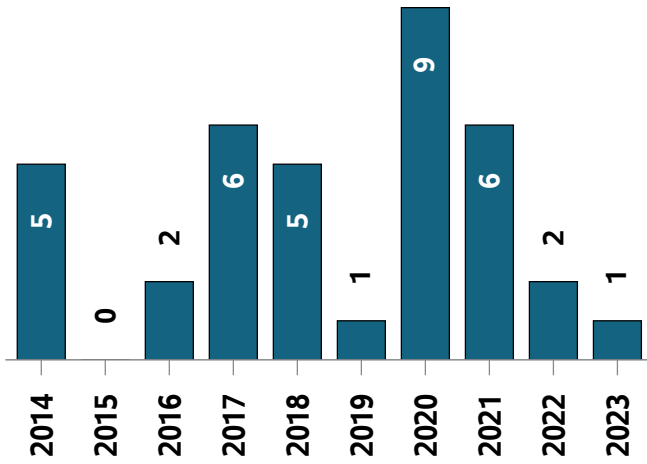
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

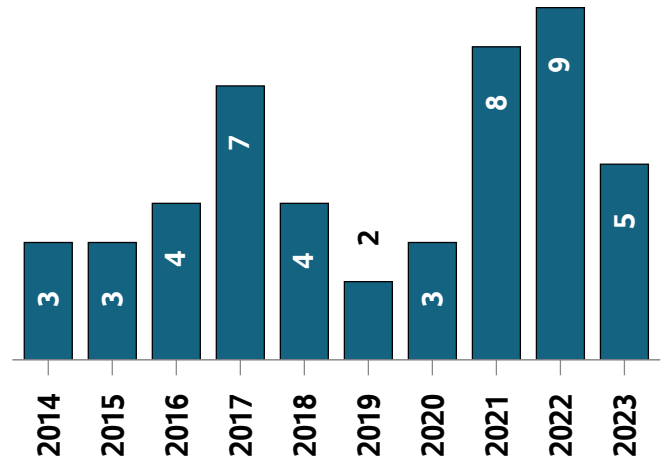
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



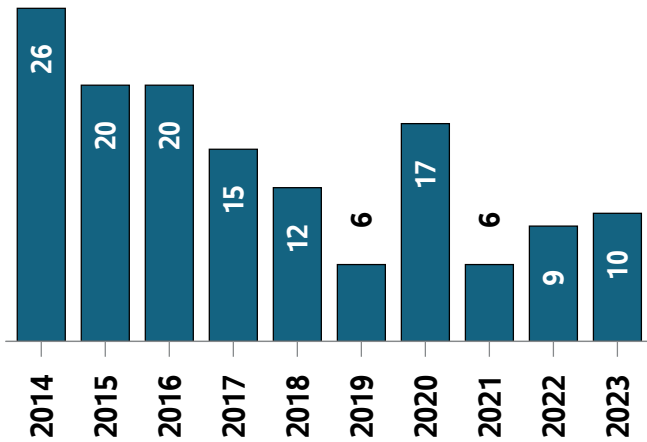
**Sales Activity (February only)**



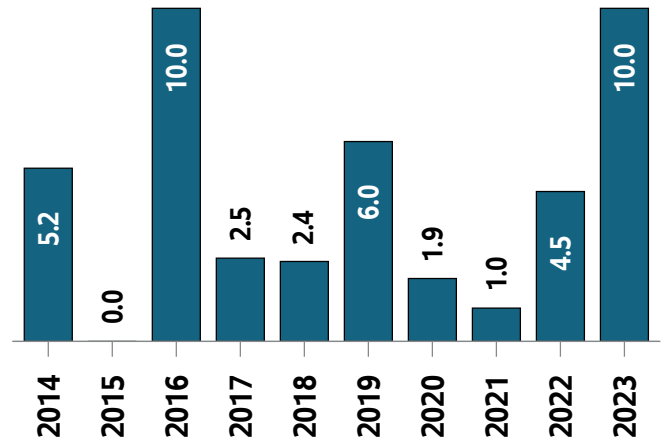
**New Listings (February only)**



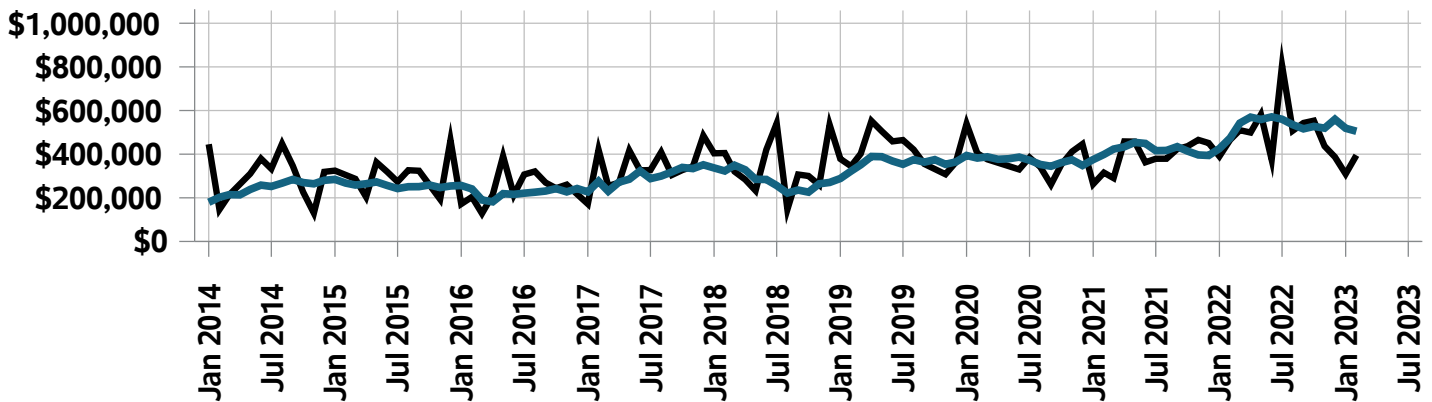
**Active Listings (February only)**



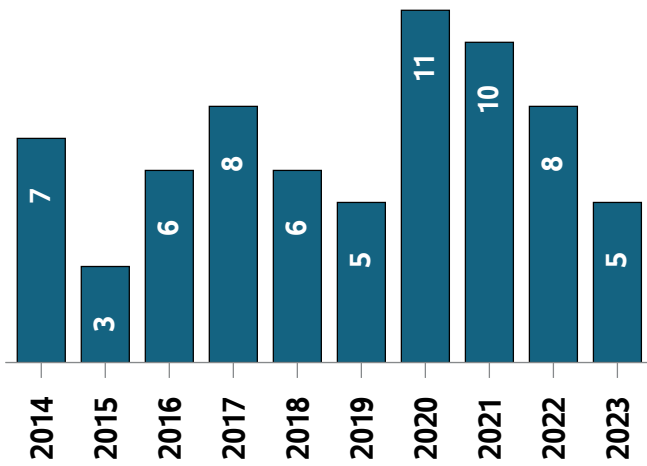
**Months of Inventory (February only)**



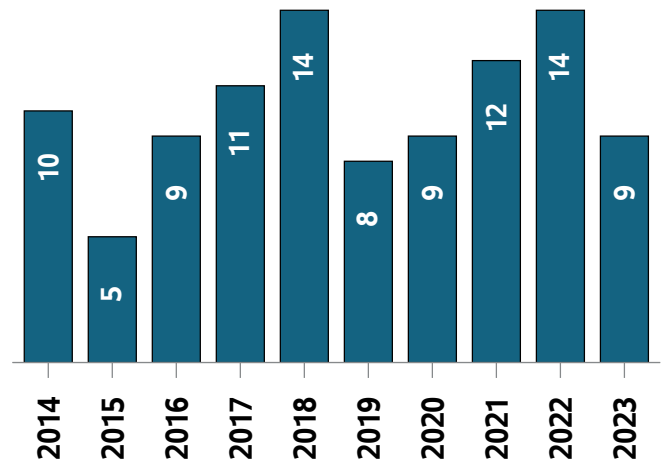
**MLS® HPI Apartment Benchmark Price and Average Price**



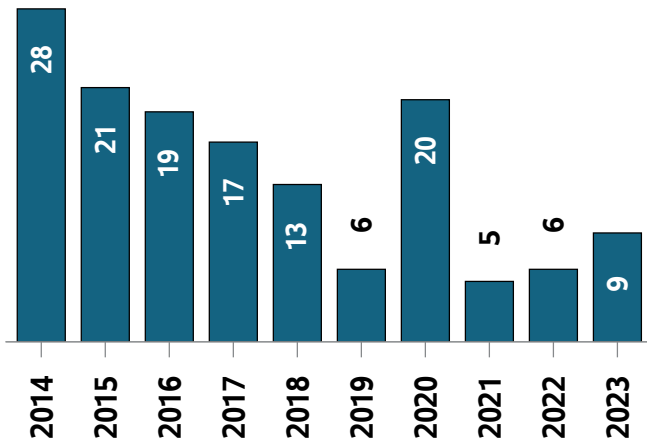
**Sales Activity (February Year-to-date)**



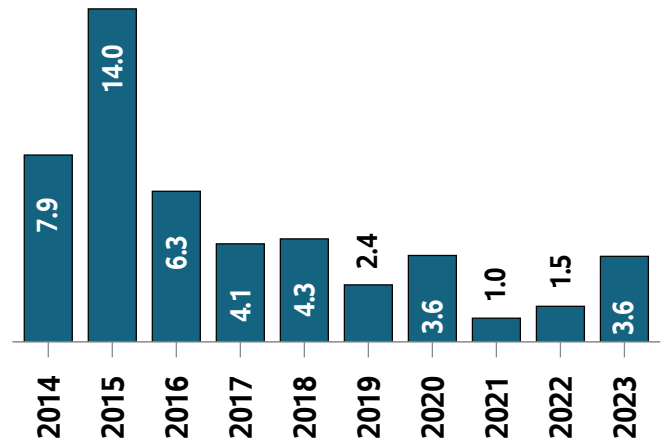
**New Listings (February Year-to-date)**



**Active Listings <sup>1</sup> (February Year-to-date)**



**Months of Inventory <sup>2</sup> (February Year-to-date)**



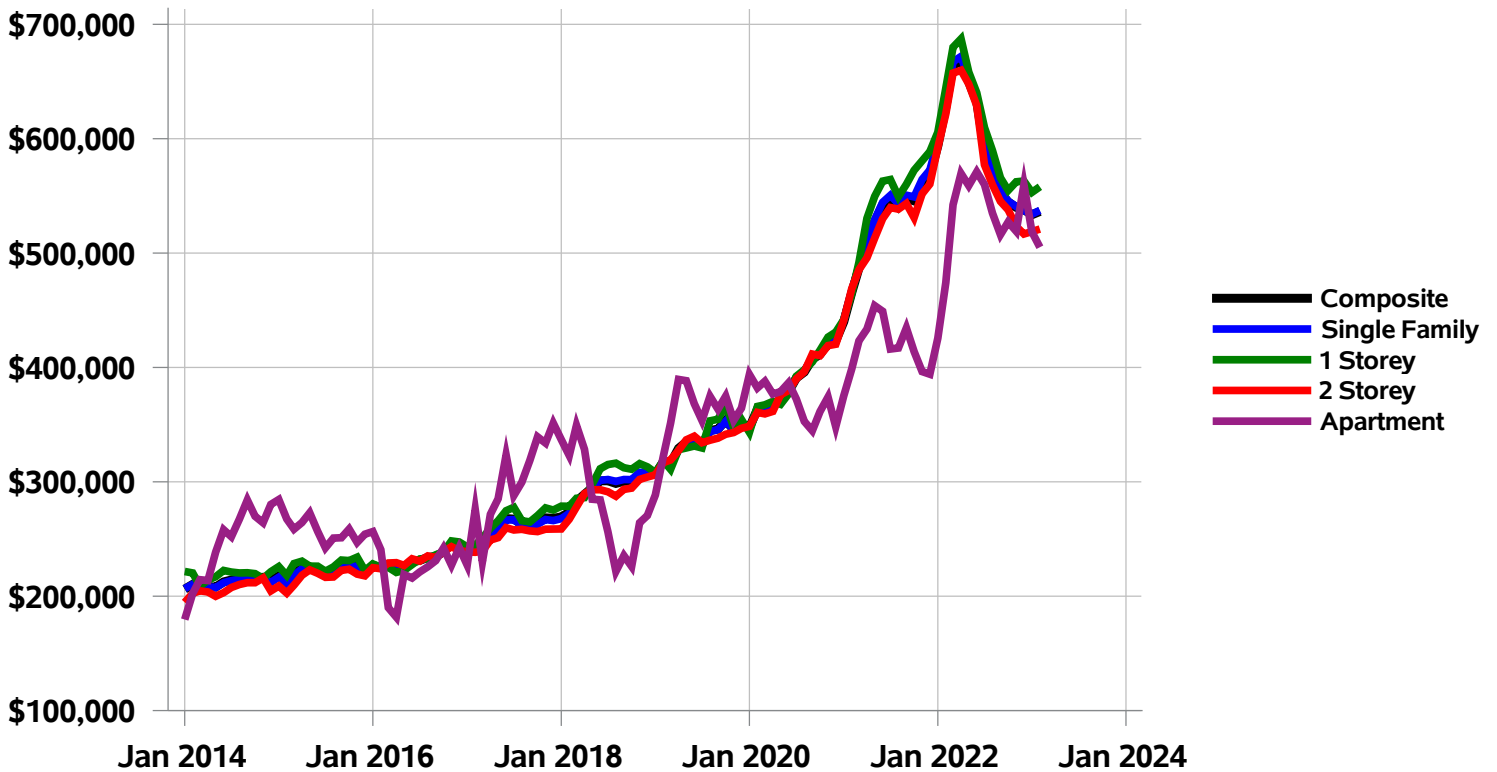
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	February 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$536,400	0.5	-0.7	-6.2	-14.5	47.6	96.1
Single Family	\$537,300	0.6	-0.6	-6.2	-14.9	48.0	97.2
One Storey	\$558,000	0.9	-0.8	-5.4	-13.4	52.5	100.3
Two Storey	\$521,000	0.4	-0.5	-6.9	-16.2	44.4	94.9
Apartment	\$505,100	-2.6	-2.7	-5.6	6.5	32.2	56.4

**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