

Residential housing activity
Huron Perth
February 2023



Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		January 2023	December 2022	November 2022	October 2022	September 2022	August 2022
Sales Activity	125	-9.4	-12.0	-5.3	-8.1	-12.6	7.8
Average Price	\$555,662	-2.5	-9.9	-5.7	-6.1	-14.1	-6.2
Dollar Volume*	\$69.5	-11.7	-20.7	-10.7	-13.7	-24.9	1.1
New Listings	260	13.0	-2.3	12.6	7.9	6.1	15.6
Active Listings	549	9.4	8.7	17.8	23.9	32.6	39.7

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		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
Average Price	\$594,032	-20.6	9.0	40.6	90.4	146.5	151.3
Dollar Volume*	\$55.8	-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

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2022 YTD	February 2021 YTD	February 2020 YTD	February 2018 YTD	February 2016 YTD	February 2013 YTD
Sales Activity	185	-23.2	-23.6	-28.8	8.2	-16.7	-15.1
Average Price	\$587,777	-21.1	10.8	41.1	91.3	126.2	154.7
Dollar Volume*	\$108.7	-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**	367	288.4	209.7	23.8	15.8	-49.7	-61.7

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		January 2023	November 2022	August 2022	February 2022	February 2021	February 2018
Sales to New Listings Ratio	48.1	60.0	57.1	51.6	85.2	91.6	73.5
Months of Inventory	4.4	3.6	3.5	3.4	0.9	0.9	3.4

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the Huron Perth Association of REALTORS®.

³ Sum of actual data from January to present month of any given year.

⁴ Seasonally adjusted; sales to new listings ratio=sales/new listings*100; months of inventory=active listings at the end of the month/sales for the month.

* In millions of dollars.

** 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.