



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



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

Actual	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	145	-30.6%	-42.5%	1.4%	9.8%	-12.1%	3.6%
Dollar Volume	\$84,467,220	-46.6%	-39.7%	43.7%	91.6%	93.3%	171.7%
New Listings	222	-15.9%	-23.4%	1.4%	-3.1%	-17.8%	-15.9%
Active Listings	419	215.0%	201.4%	24.0%	8.8%	-48.1%	-59.0%
Sales to New Listings Ratio ¹	65.3	79.2	86.9	65.3	57.6	61.1	53.0
Months of Inventory ²	2.9	0.6	0.6	2.4	2.9	4.9	7.3
Average Price	\$582,533	-23.0%	4.8%	41.7%	74.4%	120.0%	162.3%
Median Price	\$550,000	-18.6%	1.7%	34.8%	87.2%	121.8%	168.6%
Sale to List Price Ratio ³	98.3	117.2	112.2	100.8	99.8	97.1	96.0
Median Days on Market	25.0	8.0	7.0	14.0	16.0	42.0	63.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	328	-27.1%	-33.6%	-18.6%	8.3%	-15.2%	-8.4%
Dollar Volume	\$191,772,895	-43.2%	-28.6%	14.8%	98.5%	89.2%	135.6%
New Listings	582	7.4%	6.0%	10.4%	26.5%	-5.8%	-6.4%
Active Listings ⁴	387	260.2%	208.5%	24.6%	13.8%	-48.8%	-60.5%
Sales to New Listings Ratio ⁵	56.4	83.0	90.0	76.5	65.9	62.6	57.6
Months of Inventory ⁶	3.5	0.7	0.8	2.3	3.4	5.9	8.2
Average Price	\$584,673	-22.1%	7.6%	41.0%	83.3%	123.2%	157.1%
Median Price	\$562,500	-19.2%	10.0%	42.4%	96.7%	129.6%	163.8%
Sale to List Price Ratio ⁷	98.1	116.4	109.8	100.2	98.6	97.1	96.0
Median Days on Market	28.0	7.0	8.0	19.0	25.0	46.0	72.0

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.

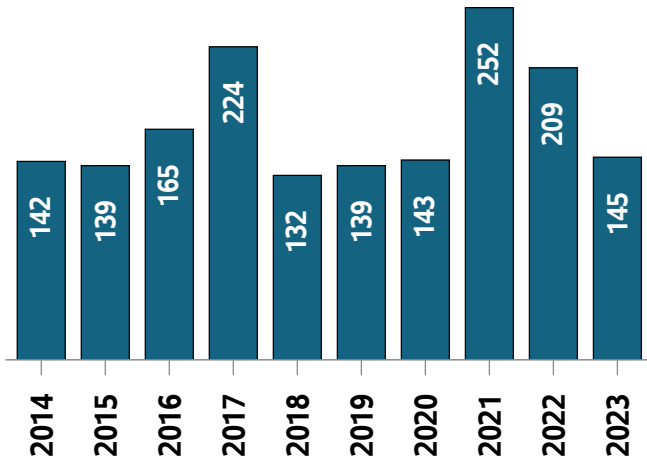
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

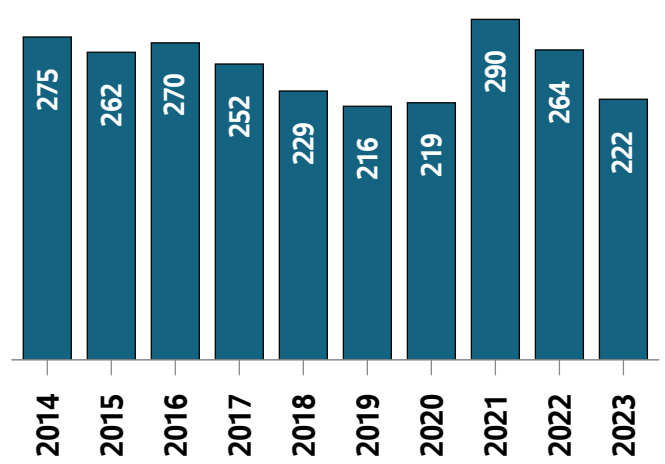
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

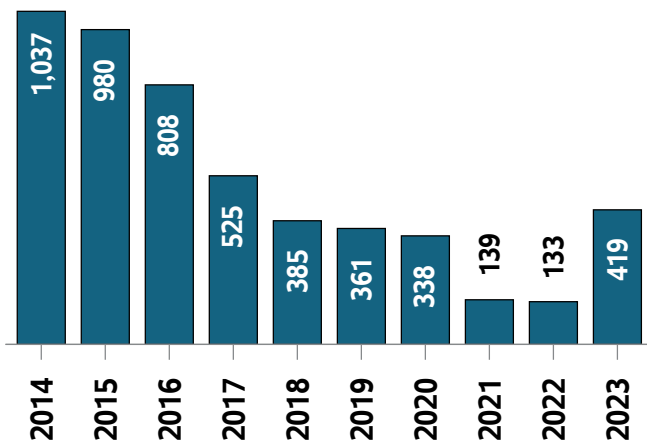
Sales Activity (March only)



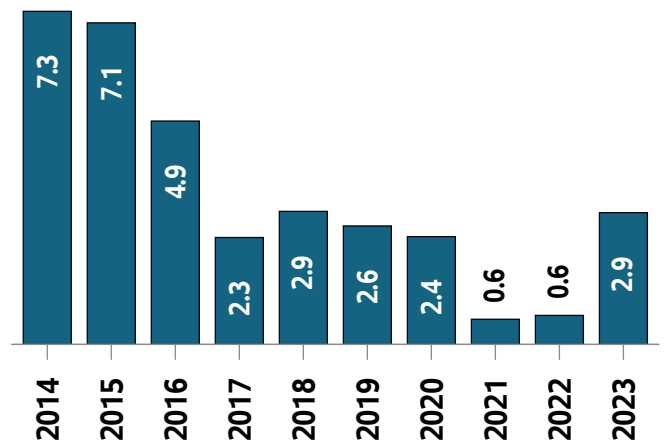
New Listings (March only)



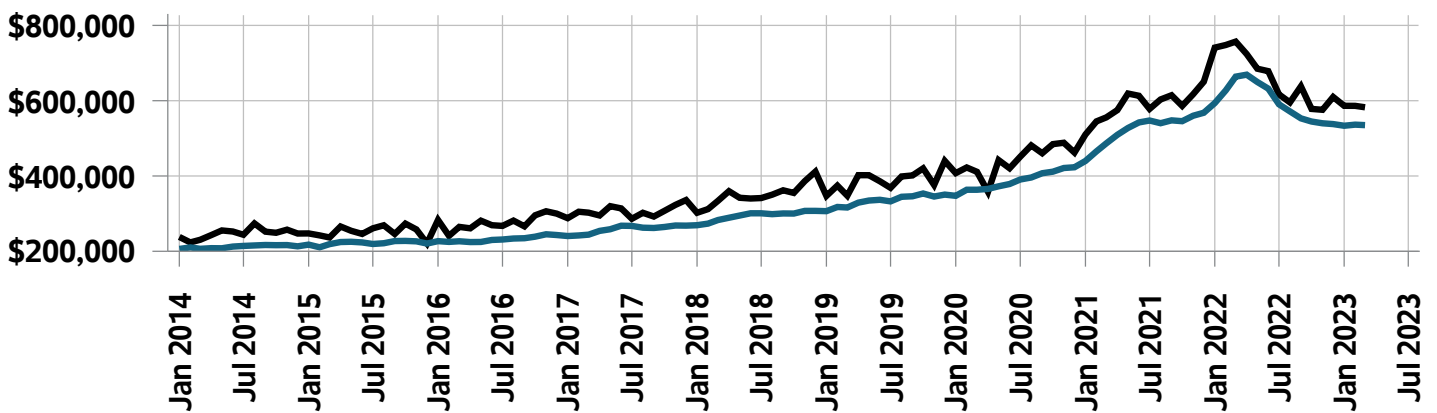
Active Listings (March only)



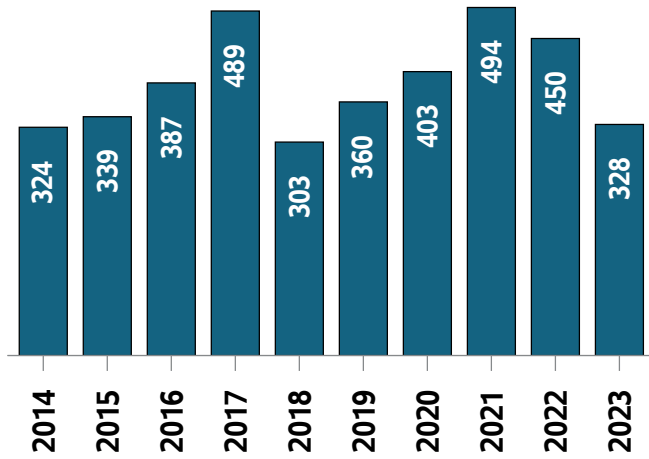
Months of Inventory (March only)



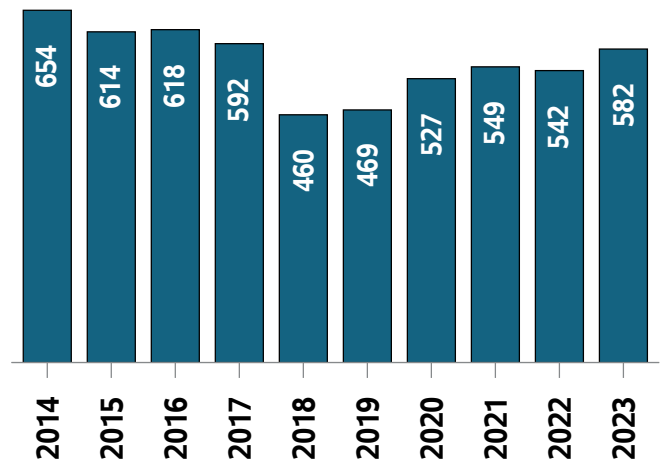
MLS® HPI Composite Benchmark Price and Average Price



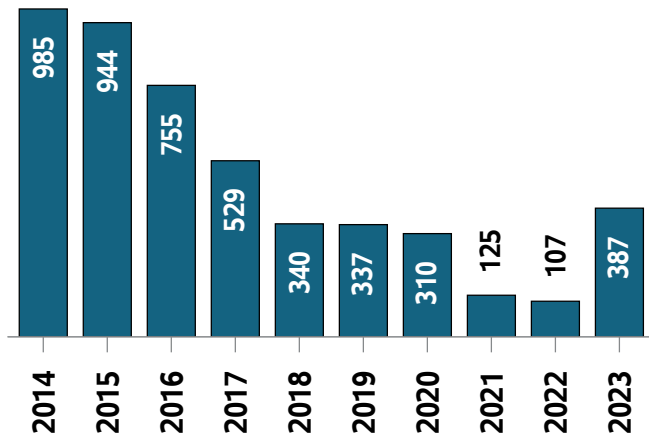
Sales Activity (March Year-to-date)



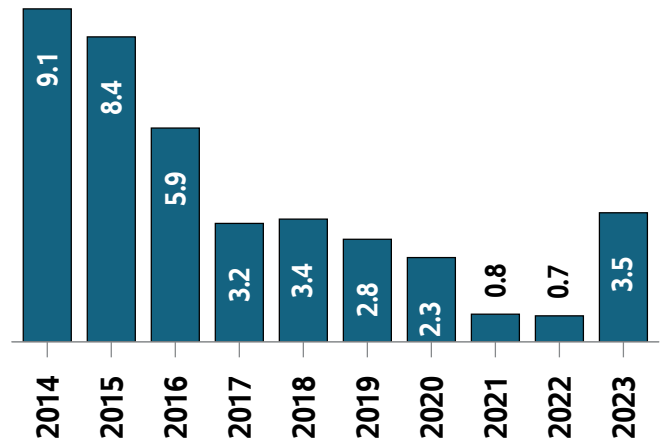
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



Months of Inventory ² (March 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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	119	-29.6%	-41.4%	6.3%	3.5%	-15.0%	-4.8%
Dollar Volume	\$74,970,070	-46.3%	-38.6%	51.4%	86.7%	91.8%	163.1%
New Listings	187	-14.6%	-22.7%	3.9%	-8.3%	-20.1%	-18.3%
Active Listings	323	199.1%	178.4%	25.7%	-1.8%	-50.9%	-62.2%
Sales to New Listings Ratio ¹	63.6	77.2	83.9	62.2	56.4	59.8	54.6
Months of Inventory ²	2.7	0.6	0.6	2.3	2.9	4.7	6.8
Average Price	\$630,001	-23.7%	4.7%	42.5%	80.4%	125.7%	176.4%
Median Price	\$575,000	-20.9%	0.9%	36.6%	93.3%	120.5%	180.5%
Sale to List Price Ratio ³	98.6	118.7	113.7	101.3	99.8	96.8	95.8
Median Days on Market	24.0	7.0	7.0	13.5	14.0	36.5	55.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	265	-27.4%	-33.4%	-21.1%	-0.4%	-22.3%	-17.2%
Dollar Volume	\$165,594,945	-44.6%	-29.2%	12.9%	89.0%	78.7%	123.0%
New Listings	478	7.4%	4.8%	11.4%	21.9%	-10.3%	-13.1%
Active Listings ⁴	293	245.7%	198.6%	26.0%	0.8%	-52.3%	-64.2%
Sales to New Listings Ratio ⁵	55.4	82.0	87.3	78.3	67.9	64.0	58.2
Months of Inventory ⁶	3.3	0.7	0.7	2.1	3.3	5.4	7.7
Average Price	\$624,887	-23.7%	6.3%	43.2%	89.7%	129.9%	169.3%
Median Price	\$580,000	-22.6%	5.5%	43.7%	100.7%	132.0%	172.0%
Sale to List Price Ratio ⁷	98.4	118.2	111.1	100.4	98.5	96.8	95.8
Median Days on Market	27.0	7.0	8.0	17.0	24.5	44.0	70.0

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.

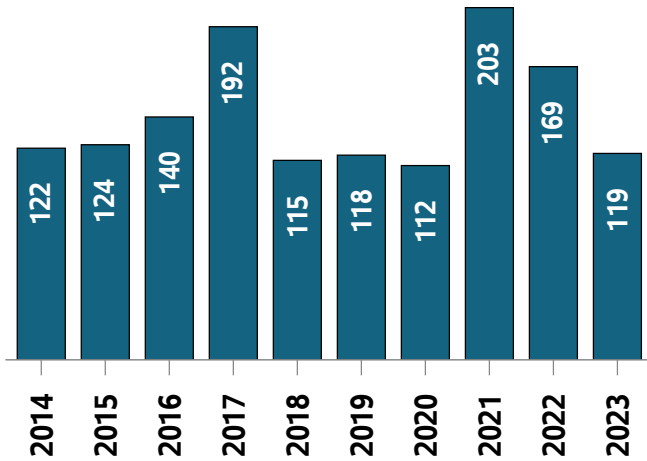
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

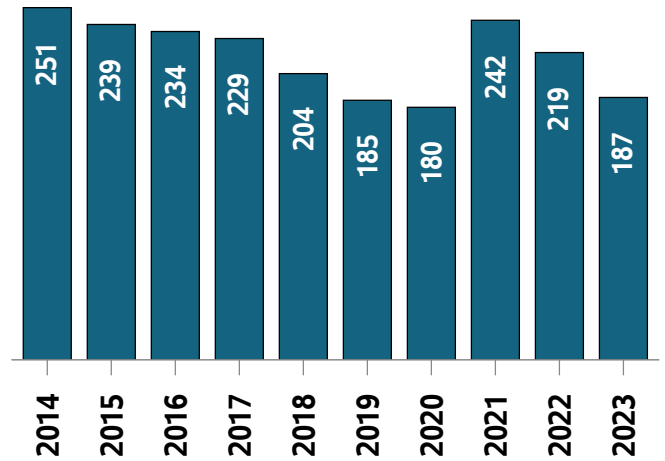
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

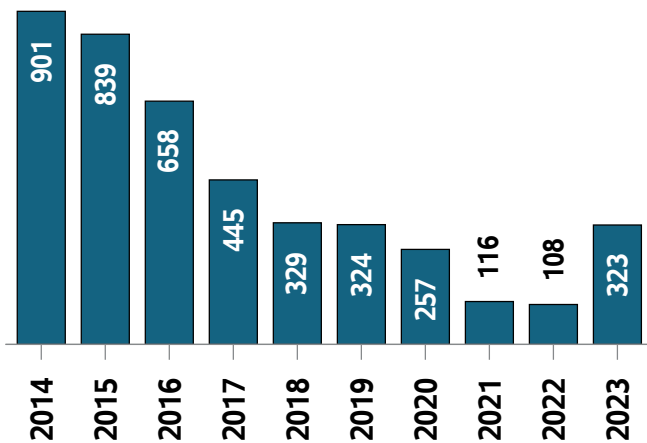
Sales Activity (March only)



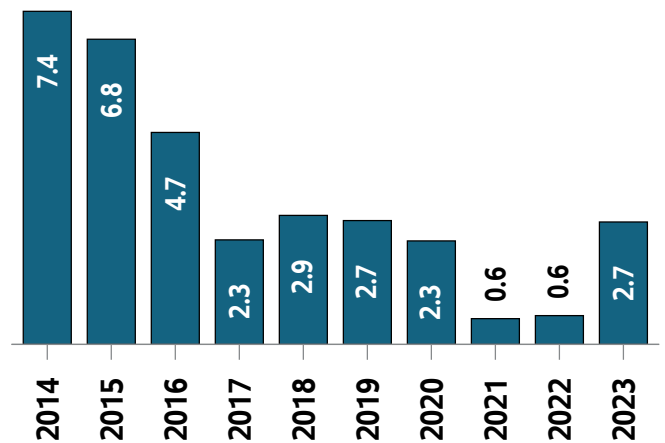
New Listings (March only)



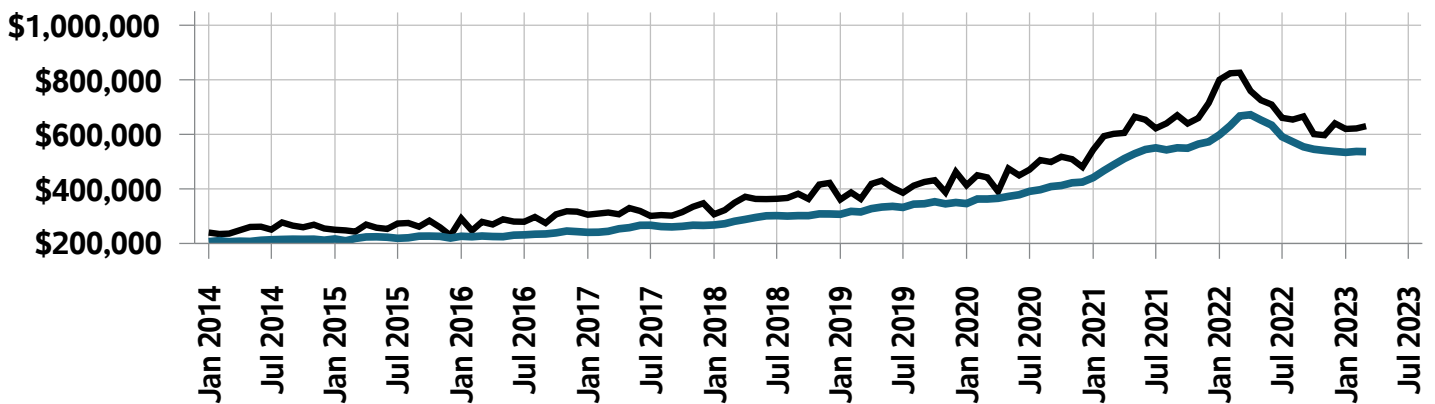
Active Listings (March only)



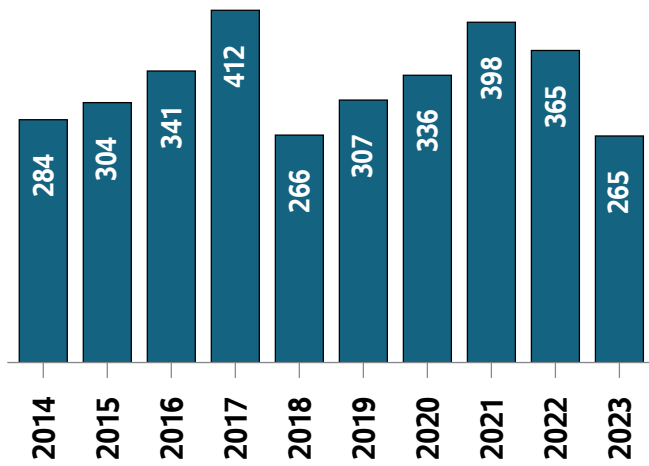
Months of Inventory (March only)



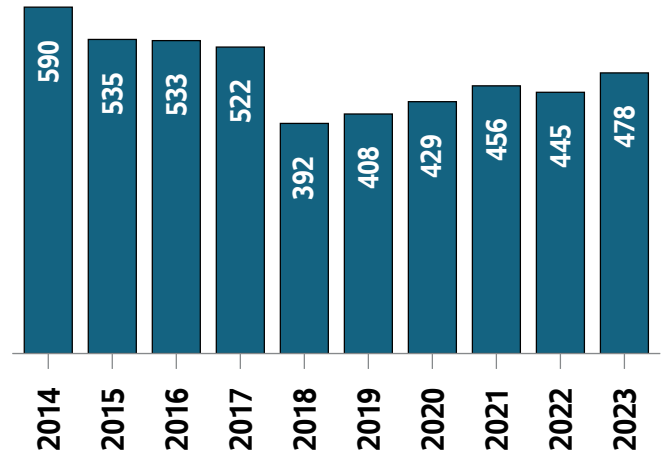
MLS® HPI Single Family Benchmark Price and Average Price



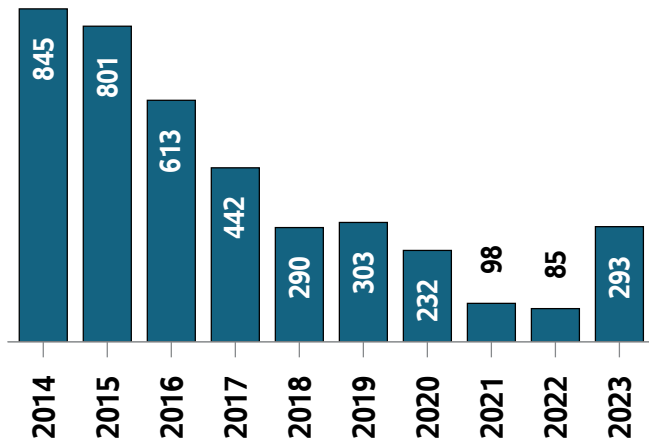
Sales Activity (March Year-to-date)



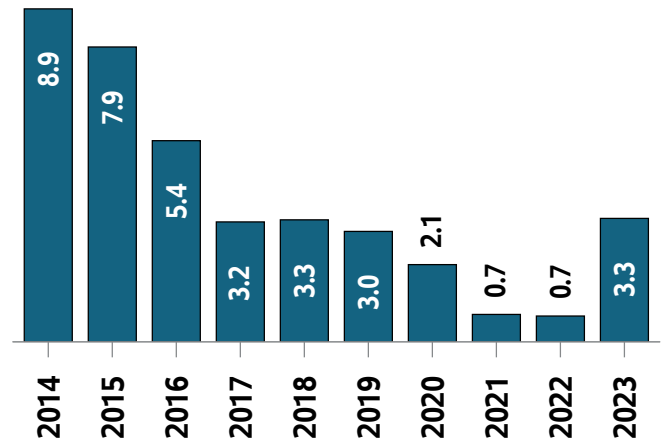
New Listings (March Year-to-date)



Active Listings ¹(March Year-to-date)



Months of Inventory ²(March 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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	4	-55.6%	-55.6%	-42.9%	33.3%	100.0%	—
Dollar Volume	\$1,380,250	-69.9%	-47.2%	-47.6%	43.5%	438.1%	—
New Listings	5	25.0%	-37.5%	-37.5%	25.0%	-44.4%	66.7%
Active Listings	8	166.7%	100.0%	-55.6%	-38.5%	-69.2%	-60.0%
Sales to New Listings Ratio ¹	80.0	225.0	112.5	87.5	75.0	22.2	—
Months of Inventory ²	2.0	0.3	0.4	2.6	4.3	13.0	—
Average Price	\$345,063	-32.3%	18.8%	-8.3%	7.6%	169.1%	—
Median Price	\$339,000	-32.6%	21.1%	-24.8%	-16.3%	164.3%	—
Sale to List Price Ratio ³	98.7	104.9	103.6	100.2	99.6	96.7	—
Median Days on Market	31.5	16.0	11.0	34.0	25.0	45.5	—

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	9	-47.1%	-52.6%	-50.0%	0.0%	12.5%	125.0%
Dollar Volume	\$3,012,250	-61.7%	-45.8%	-59.0%	-11.2%	122.9%	181.8%
New Listings	13	-27.8%	-35.0%	-23.5%	-27.8%	-27.8%	62.5%
Active Listings ⁴	8	66.7%	78.6%	-56.9%	-35.9%	-60.9%	-61.5%
Sales to New Listings Ratio ⁵	69.2	94.4	95.0	105.9	50.0	44.4	50.0
Months of Inventory ⁶	2.8	0.9	0.7	3.2	4.3	8.0	16.3
Average Price	\$334,694	-27.6%	14.4%	-18.0%	-11.2%	98.1%	25.3%
Median Price	\$275,000	-37.5%	-1.8%	-40.4%	-31.9%	65.9%	2.8%
Sale to List Price Ratio ⁷	97.9	106.9	103.4	100.6	99.7	97.3	99.1
Median Days on Market	28.0	11.0	11.0	33.0	25.0	67.5	79.0

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.

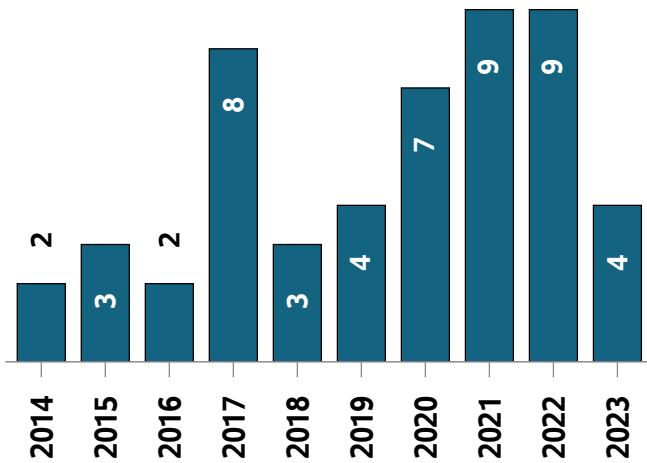
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

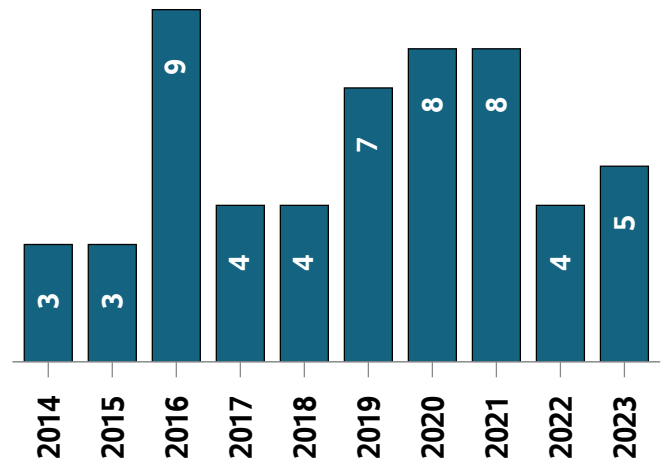
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

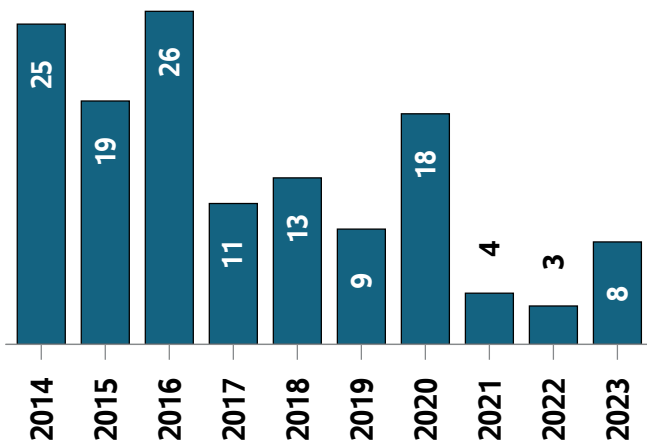
Sales Activity (March only)



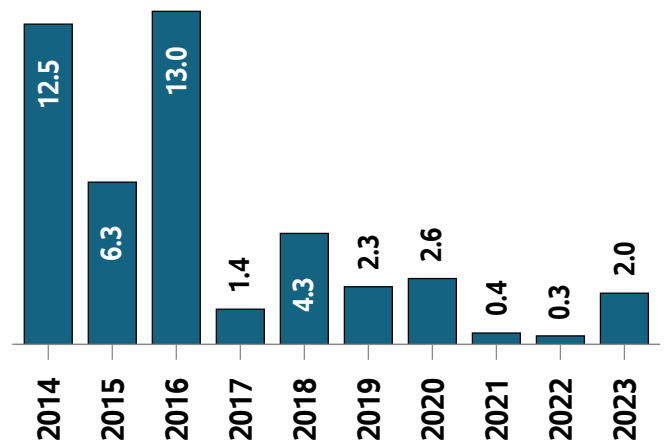
New Listings (March only)



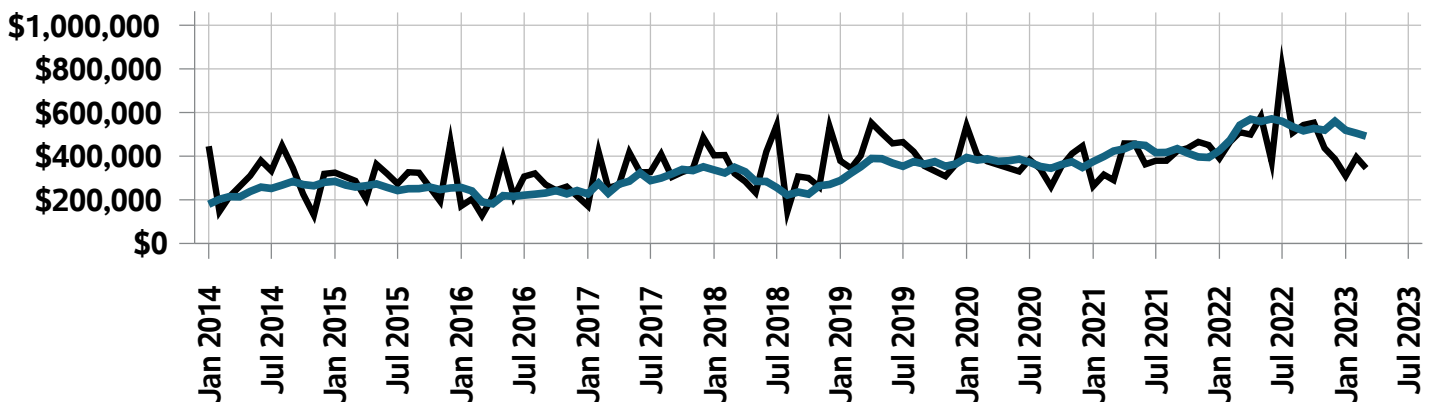
Active Listings (March only)



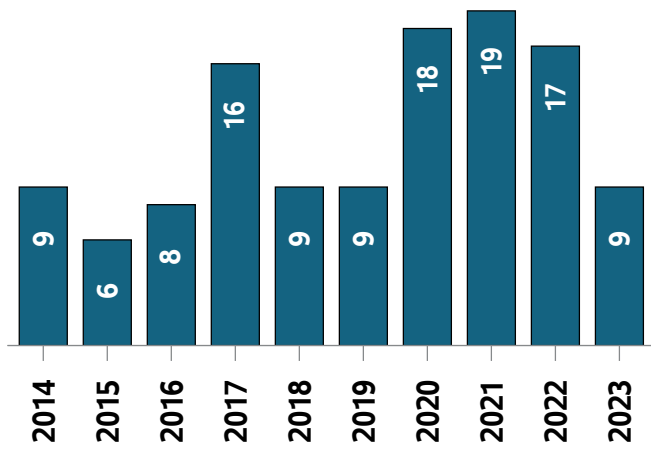
Months of Inventory (March only)



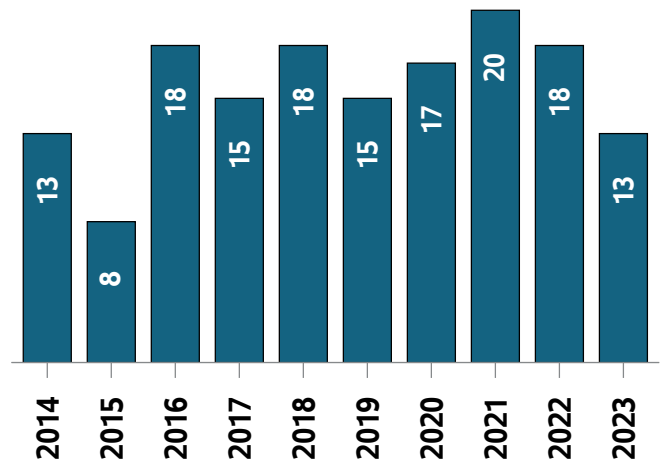
MLS® HPI Apartment Benchmark Price and Average Price



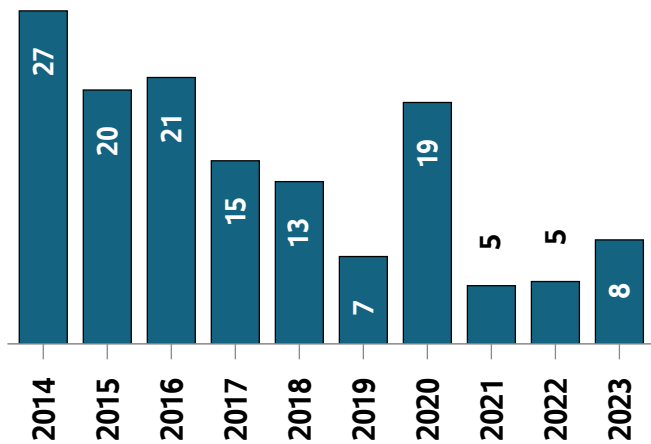
Sales Activity (March Year-to-date)



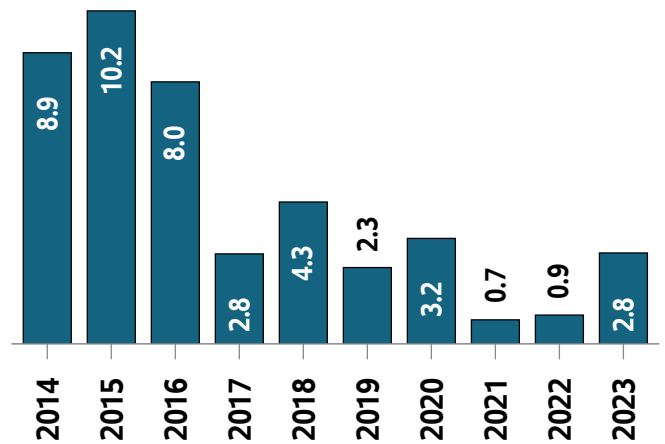
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



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



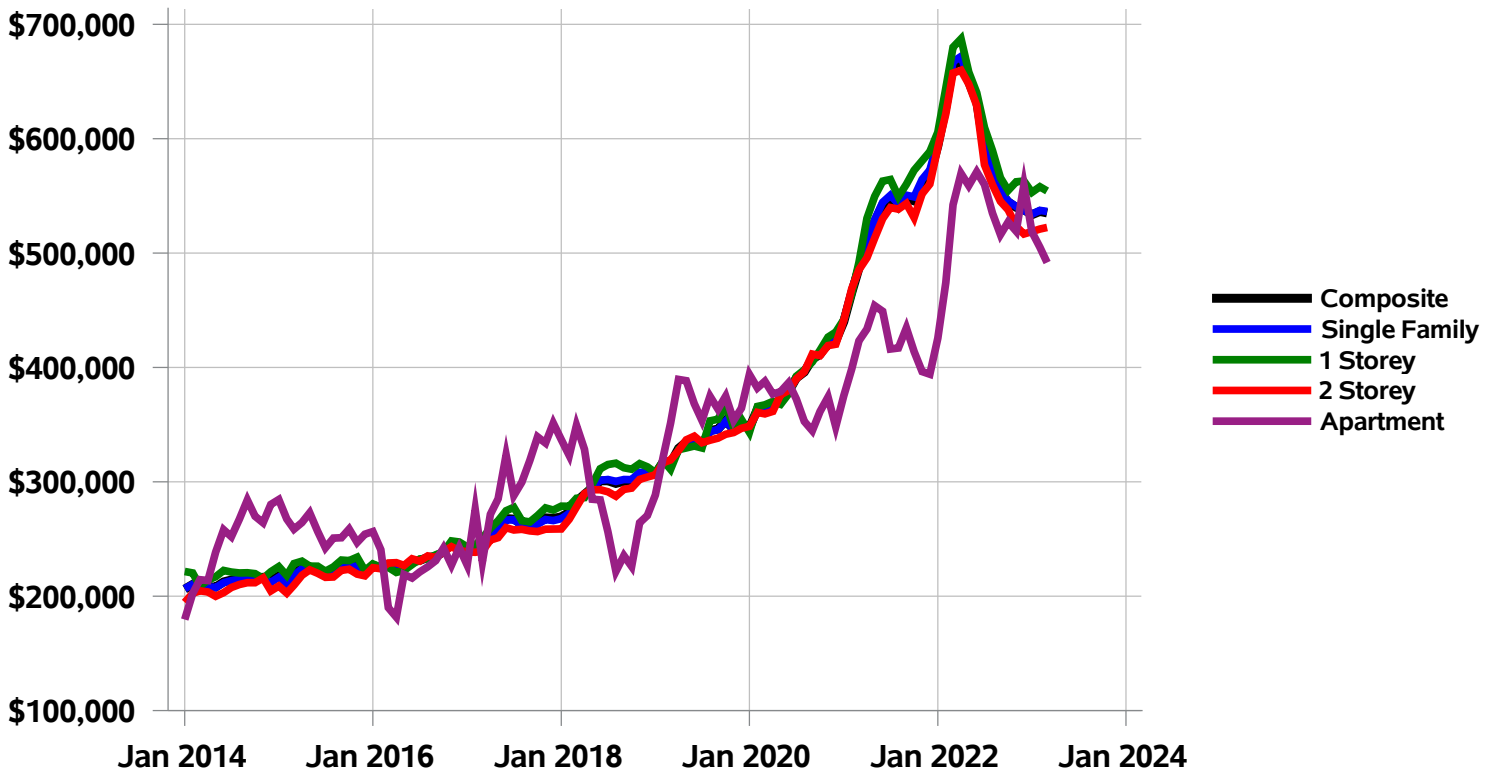
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	March 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$535,100	-0.2	-0.5	-3.3	-19.4	47.2	89.1
Single Family	\$536,400	-0.2	-0.1	-3.2	-19.6	47.8	90.6
One Storey	\$554,300	-0.7	-1.5	-2.0	-18.5	50.9	94.1
Two Storey	\$522,400	0.3	1.1	-4.2	-20.5	45.4	87.9
Apartment	\$491,700	-2.7	-12.2	-4.7	-9.3	26.8	40.8

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