



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



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

Actual	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	171	-22.3%	-25.3%	119.2%	-9.0%	-14.5%	10.3%
Dollar Volume	\$110,530,074	-30.7%	-16.1%	295.8%	63.5%	111.8%	210.4%
New Listings	263	-19.3%	-10.8%	163.0%	18.5%	-11.4%	-20.1%
Active Listings	447	115.9%	152.5%	33.4%	15.8%	-48.4%	-59.8%
Sales to New Listings Ratio ¹	65.0	67.5	77.6	78.0	84.7	67.3	47.1
Months of Inventory ²	2.6	0.9	0.8	4.3	2.1	4.3	7.2
Average Price	\$646,375	-10.8%	12.4%	80.6%	79.7%	147.7%	181.4%
Median Price	\$603,000	-8.4%	13.3%	78.0%	87.7%	141.2%	174.1%
Sale to List Price Ratio ³	98.6	114.3	112.5	98.6	99.2	96.9	96.1
Median Days on Market	20.0	8.0	7.0	24.5	21.0	41.0	51.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	497	-25.8%	-31.3%	3.3%	1.2%	-15.3%	-3.1%
Dollar Volume	\$300,663,969	-39.5%	-24.9%	54.2%	83.1%	95.8%	156.9%
New Listings	846	-2.5%	0.2%	34.9%	24.0%	-7.5%	-11.0%
Active Listings ⁴	403	204.5%	191.3%	27.3%	14.7%	-48.6%	-60.2%
Sales to New Listings Ratio ⁵	58.7	77.2	85.7	76.7	72.0	64.2	53.9
Months of Inventory ⁶	3.2	0.8	0.8	2.6	2.9	5.3	7.9
Average Price	\$604,958	-18.5%	9.3%	49.2%	80.9%	131.2%	165.2%
Median Price	\$575,000	-15.4%	9.5%	47.8%	85.5%	134.7%	167.4%
Sale to List Price Ratio ⁷	98.3	115.7	110.6	99.9	98.8	97.0	96.0
Median Days on Market	25.0	7.5	8.0	20.0	23.0	44.0	67.0

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.

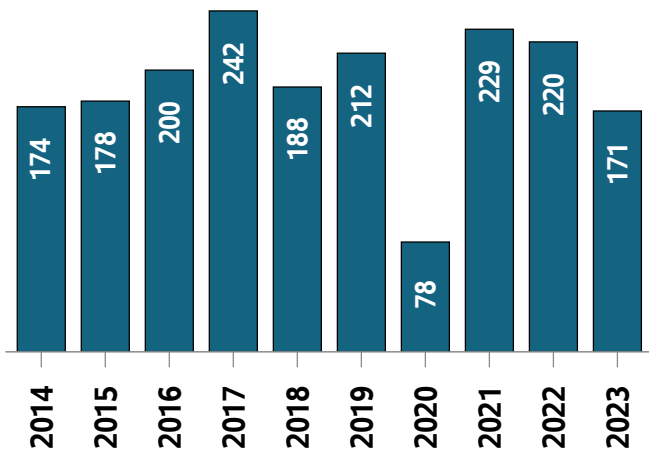
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

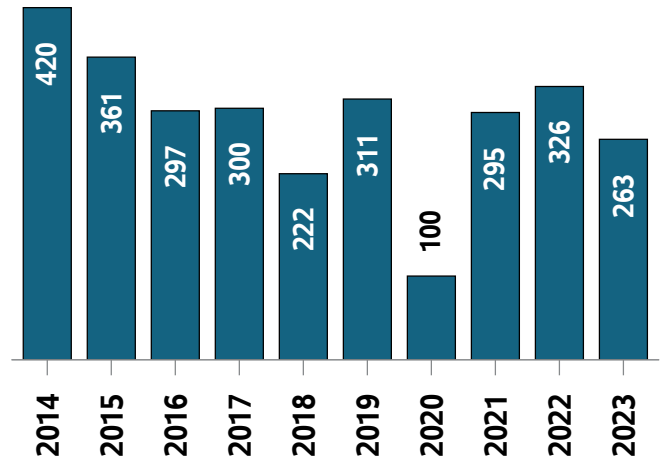
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

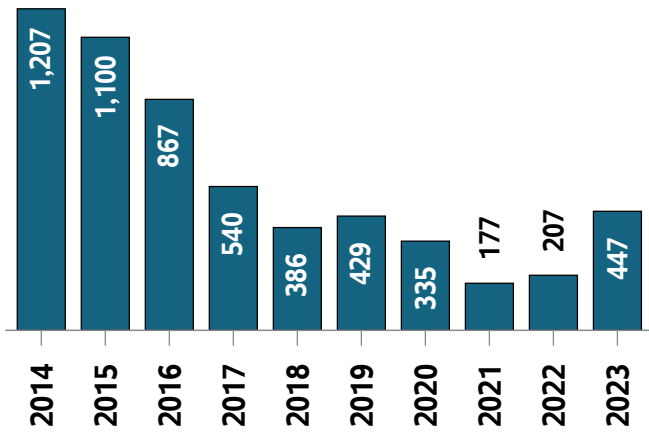
Sales Activity (April only)



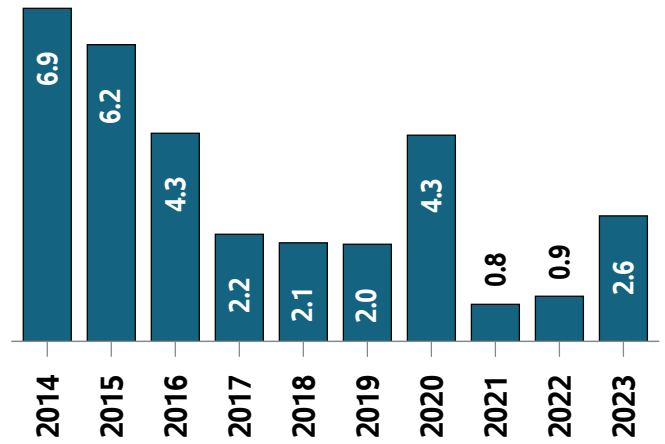
New Listings (April only)



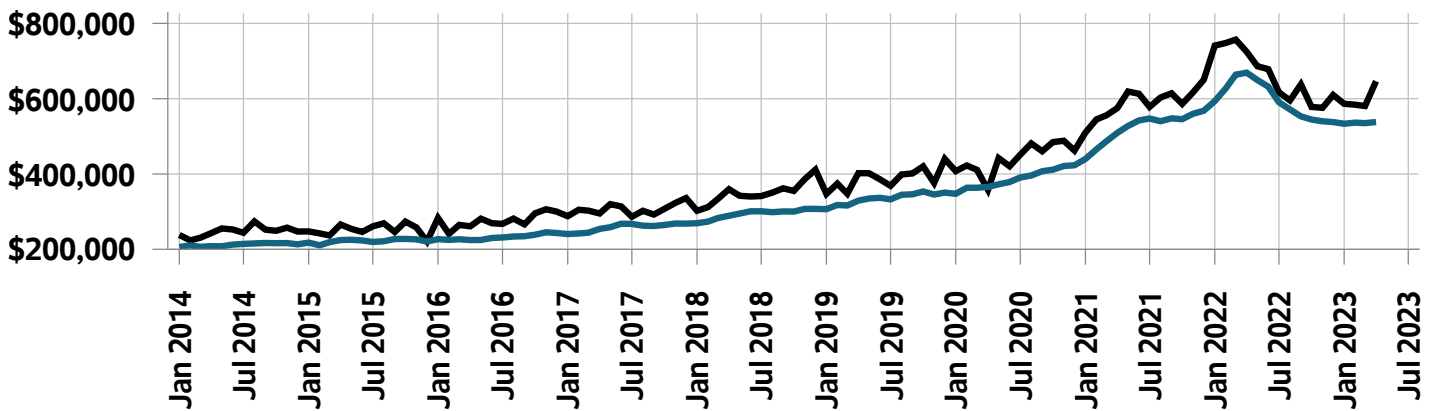
Active Listings (April only)



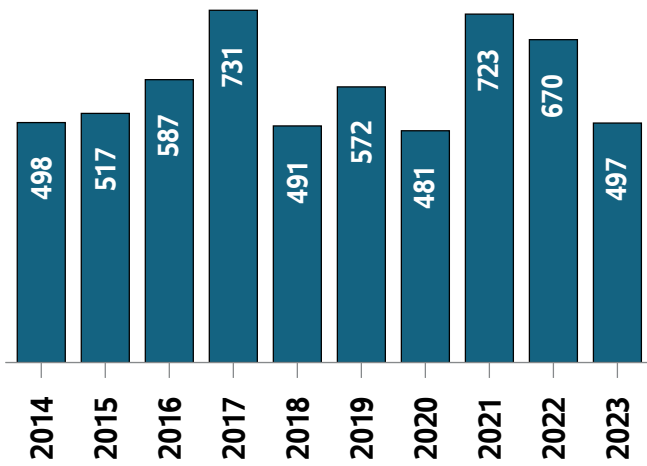
Months of Inventory (April only)



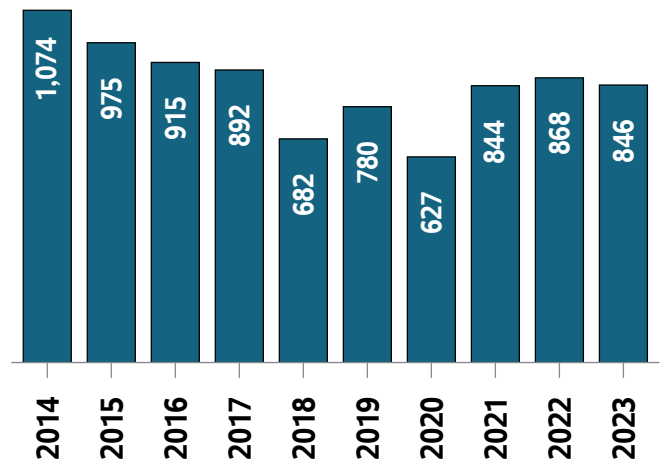
MLS® HPI Composite Benchmark Price and Average Price



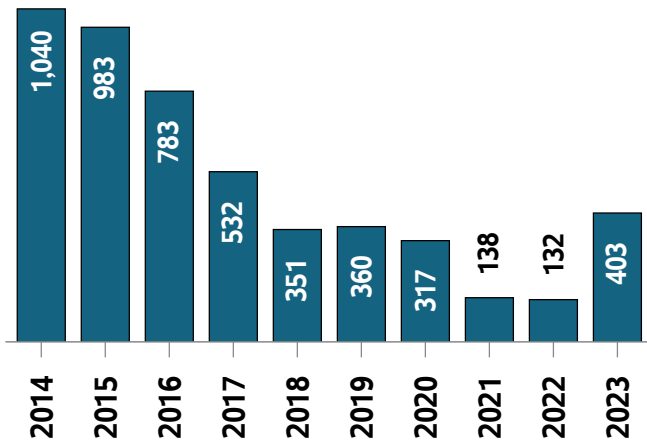
Sales Activity (April Year-to-date)



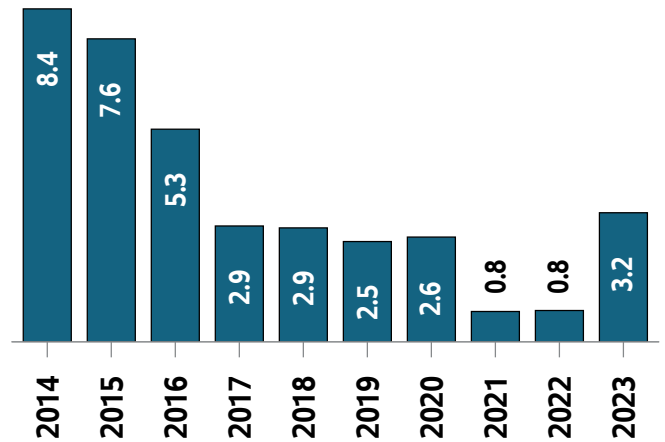
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	151	-20.9%	-25.2%	135.9%	-12.7%	-16.6%	10.2%
Dollar Volume	\$101,363,674	-30.2%	-17.1%	305.5%	57.9%	107.7%	203.9%
New Listings	220	-18.2%	-16.7%	152.9%	10.0%	-18.5%	-27.4%
Active Listings	345	117.0%	125.5%	32.7%	5.2%	-51.5%	-63.3%
Sales to New Listings Ratio ¹	68.6	71.0	76.5	73.6	86.5	67.0	45.2
Months of Inventory ²	2.3	0.8	0.8	4.1	1.9	3.9	6.9
Average Price	\$671,283	-11.6%	10.9%	71.9%	80.9%	149.0%	175.8%
Median Price	\$618,000	-11.9%	12.4%	71.0%	87.3%	147.2%	178.4%
Sale to List Price Ratio ³	98.6	114.8	113.4	99.2	99.3	96.7	96.6
Median Days on Market	18.0	8.0	7.0	21.5	21.0	37.0	41.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	414	-25.5%	-31.0%	3.5%	-5.7%	-20.7%	-9.4%
Dollar Volume	\$265,319,619	-40.2%	-25.5%	54.6%	74.7%	87.5%	146.6%
New Listings	698	-2.2%	-3.1%	35.3%	17.9%	-13.1%	-18.2%
Active Listings ⁴	307	197.1%	174.5%	28.2%	2.3%	-51.9%	-63.8%
Sales to New Listings Ratio ⁵	59.3	77.9	83.3	77.5	74.2	65.0	53.6
Months of Inventory ⁶	3.0	0.7	0.7	2.4	2.7	4.9	7.4
Average Price	\$640,869	-19.7%	7.9%	49.4%	85.3%	136.5%	172.2%
Median Price	\$598,700	-17.4%	8.9%	49.7%	91.3%	139.5%	178.5%
Sale to List Price Ratio ⁷	98.5	117.0	111.9	100.2	98.8	96.8	96.1
Median Days on Market	22.0	7.0	7.0	18.0	22.0	42.0	65.0

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.

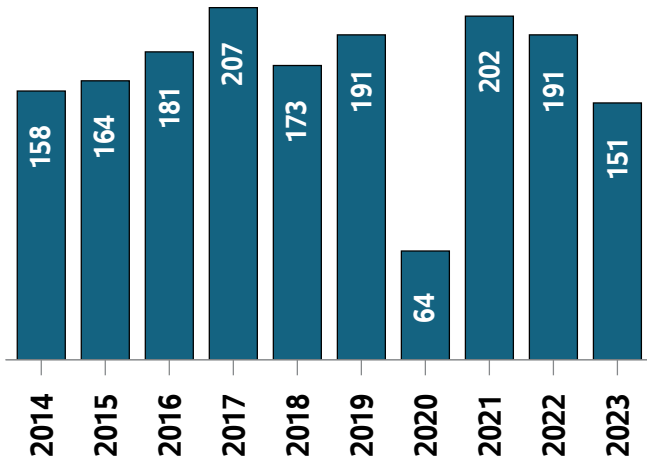
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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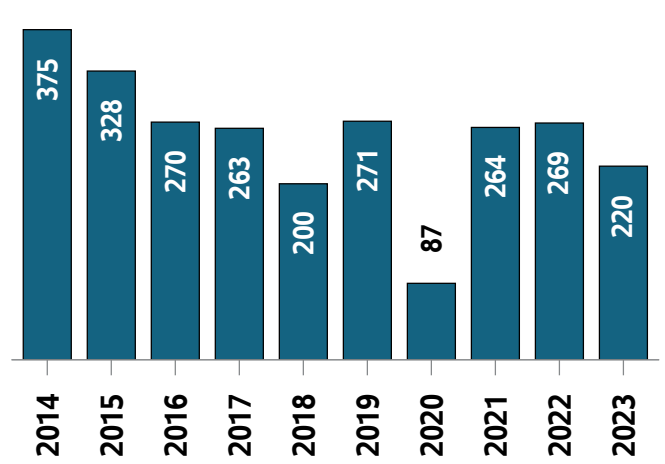
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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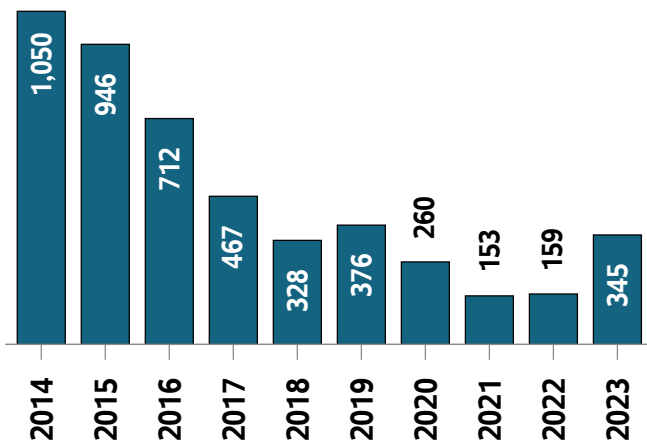
Sales Activity (April only)



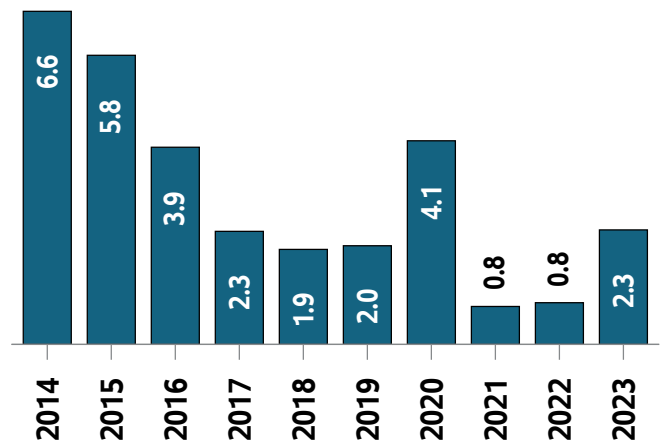
New Listings (April only)



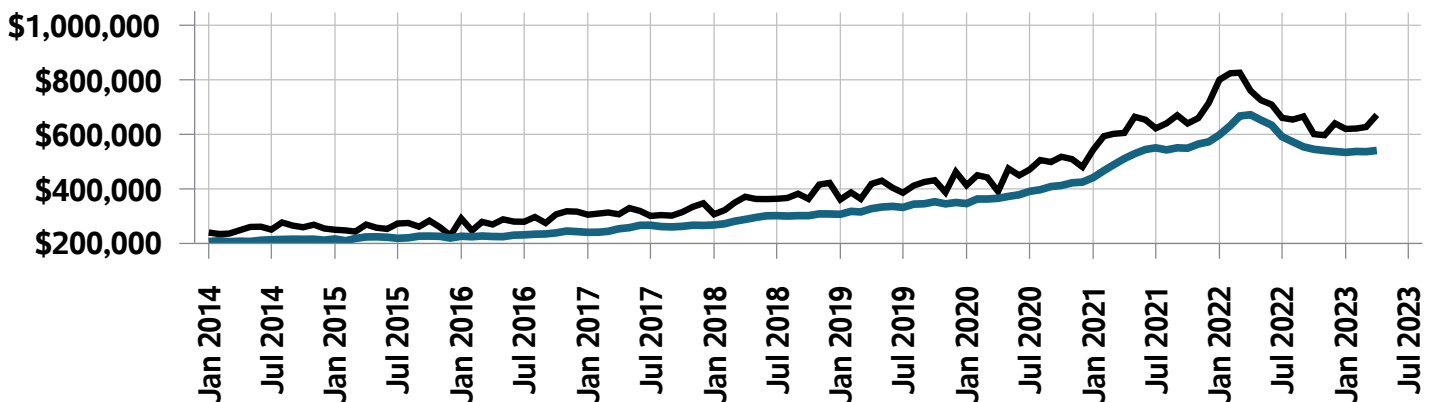
Active Listings (April only)



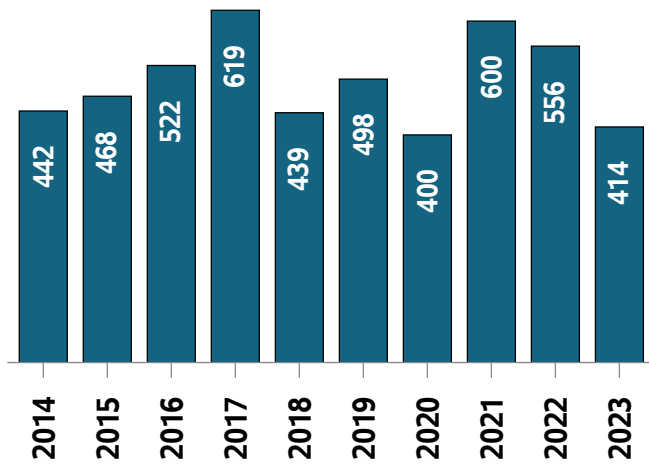
Months of Inventory (April only)



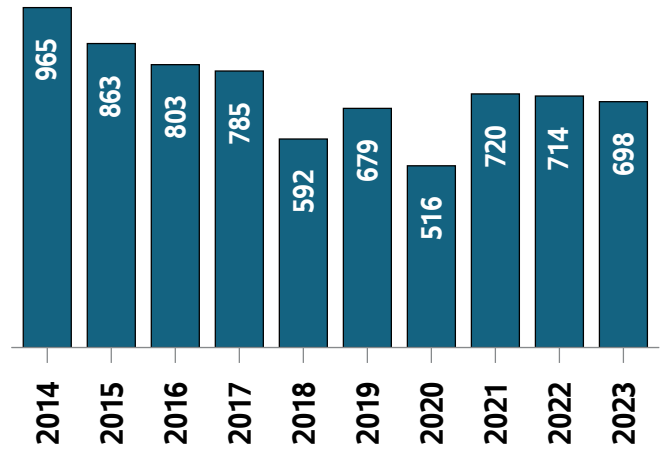
MLS® HPI Single Family Benchmark Price and Average Price



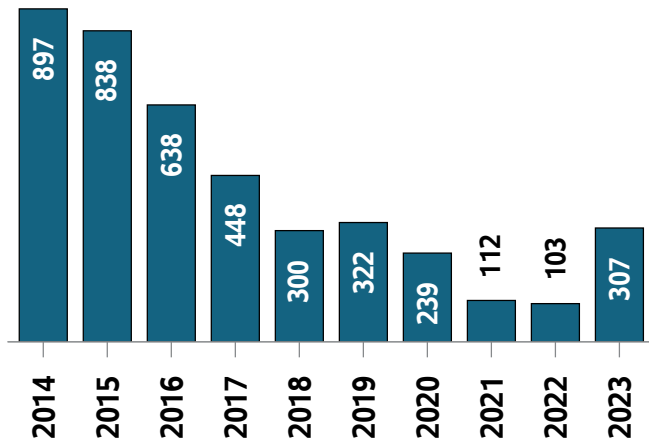
Sales Activity (April Year-to-date)



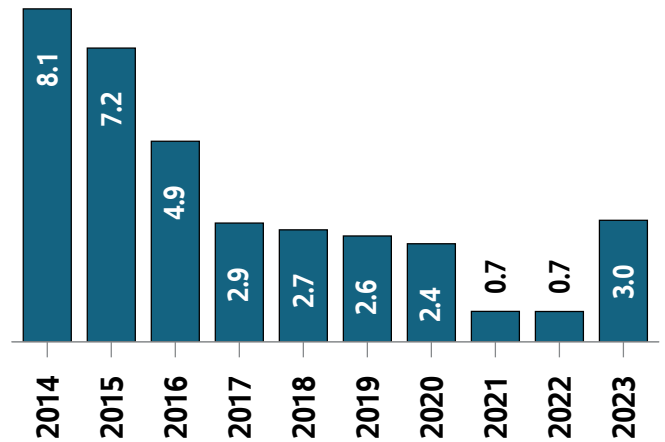
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	2	-75.0%	-66.7%	—	-60.0%	-33.3%	100.0%
Dollar Volume	\$846,500	-78.8%	-69.2%	—	-40.3%	32.2%	577.7%
New Listings	8	-27.3%	100.0%	—	100.0%	100.0%	166.7%
Active Listings	12	100.0%	500.0%	-29.4%	9.1%	-55.6%	-40.0%
Sales to New Listings Ratio ¹	25.0	72.7	150.0	—	125.0	75.0	33.3
Months of Inventory ²	6.0	0.8	0.3	—	2.2	9.0	20.0
Average Price	\$423,250	-15.2%	-7.7%	—	49.2%	98.3%	238.9%
Median Price	\$423,250	-19.8%	10.0%	—	30.2%	76.4%	238.9%
Sale to List Price Ratio ³	97.8	109.0	106.6	—	97.5	97.3	100.0
Median Days on Market	90.5	8.5	9.0	—	36.0	29.0	23.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	11	-56.0%	-56.0%	-38.9%	-21.4%	0.0%	120.0%
Dollar Volume	\$3,858,750	-67.4%	-53.6%	-47.5%	-19.8%	93.7%	223.3%
New Listings	21	-27.6%	-12.5%	23.5%	-4.5%	-4.5%	90.9%
Active Listings ⁴	9	76.2%	131.3%	-50.7%	-26.0%	-59.3%	-56.5%
Sales to New Listings Ratio ⁵	52.4	86.2	104.2	105.9	63.6	50.0	45.5
Months of Inventory ⁶	3.4	0.8	0.6	4.2	3.6	8.3	17.0
Average Price	\$350,795	-26.0%	5.6%	-14.1%	2.1%	93.7%	46.9%
Median Price	\$395,000	-13.2%	28.7%	-14.3%	6.6%	113.5%	71.7%
Sale to List Price Ratio ⁷	97.9	107.6	104.2	100.6	98.9	97.3	99.3
Median Days on Market	28.0	9.0	11.0	33.0	30.5	67.0	27.0

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

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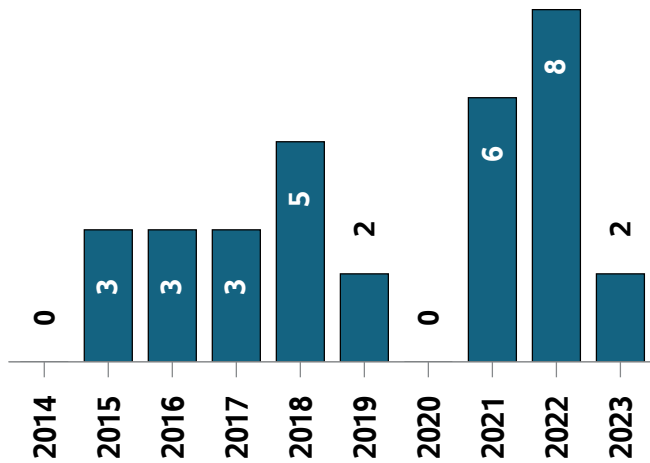
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

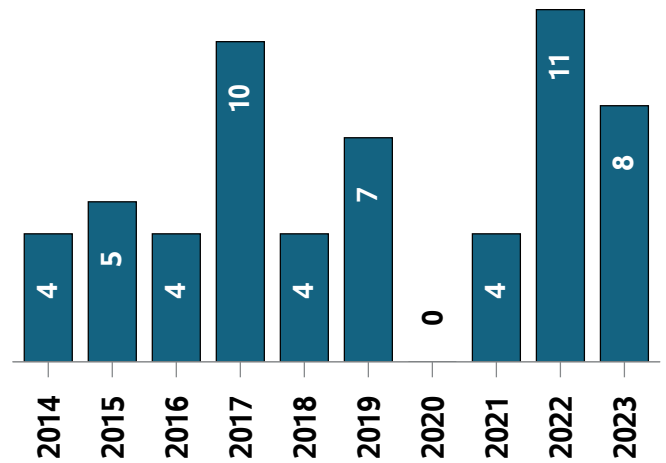
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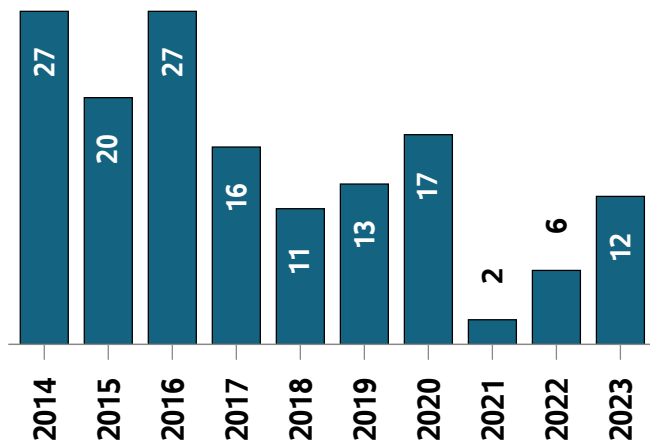
Sales Activity (April only)



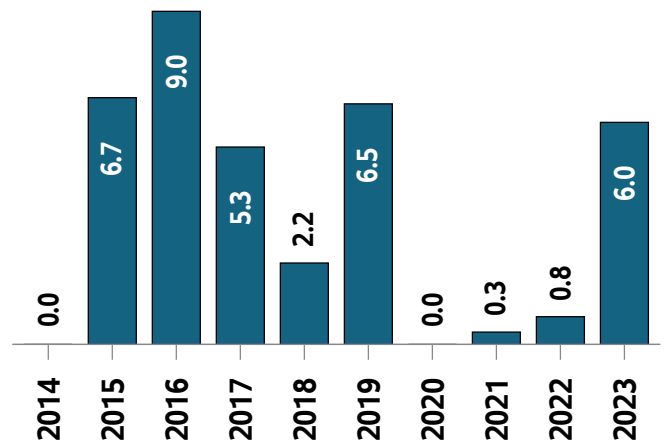
New Listings (April only)



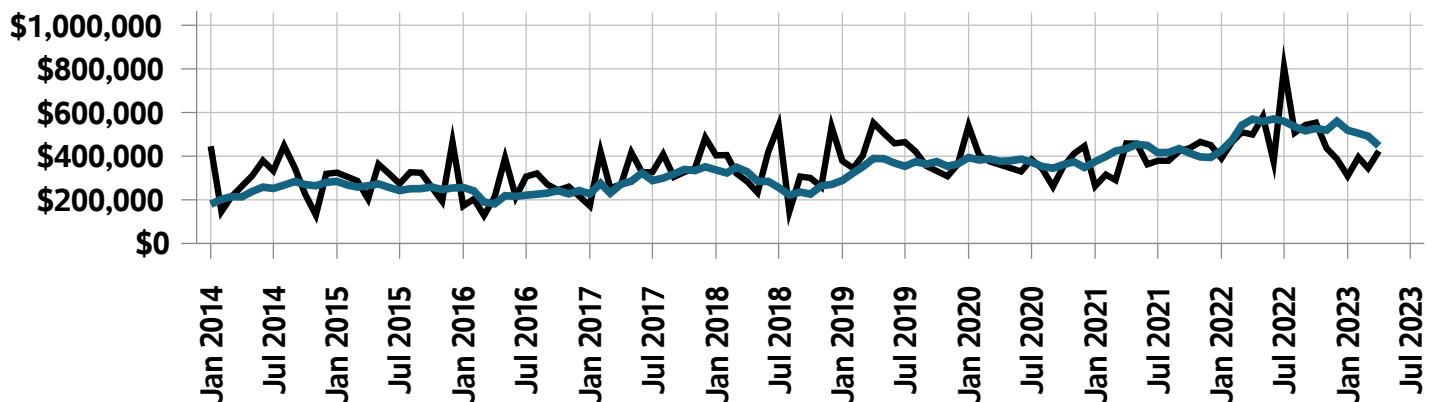
Active Listings (April only)



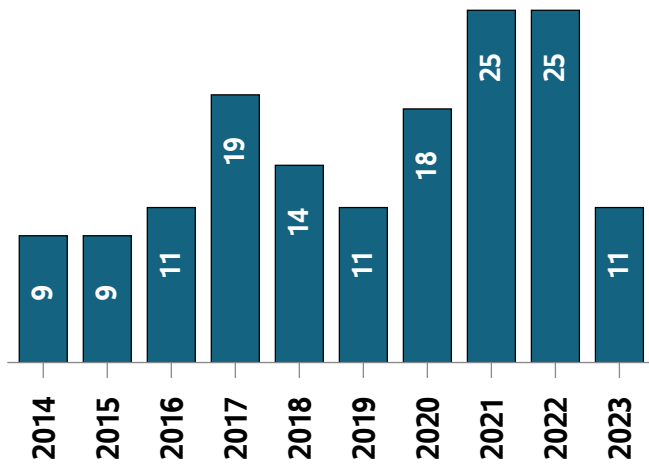
Months of Inventory (April only)



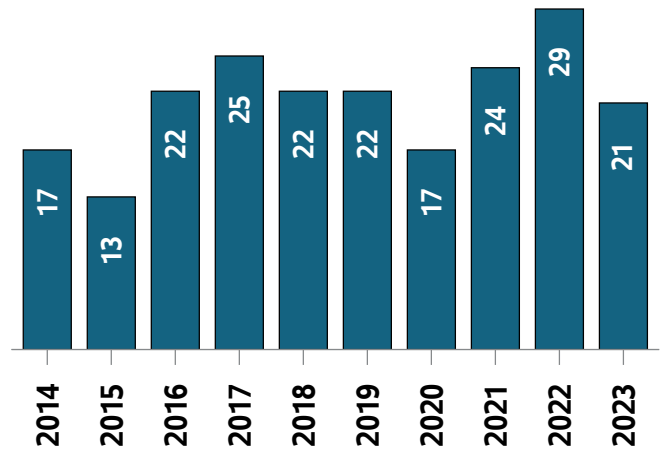
MLS® HPI Apartment Benchmark Price and Average Price



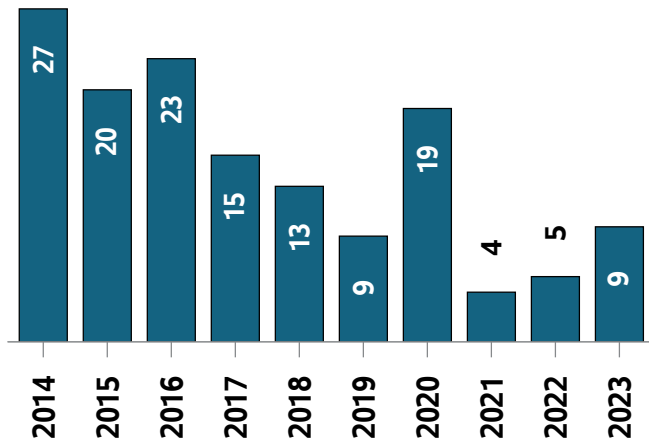
Sales Activity (April Year-to-date)



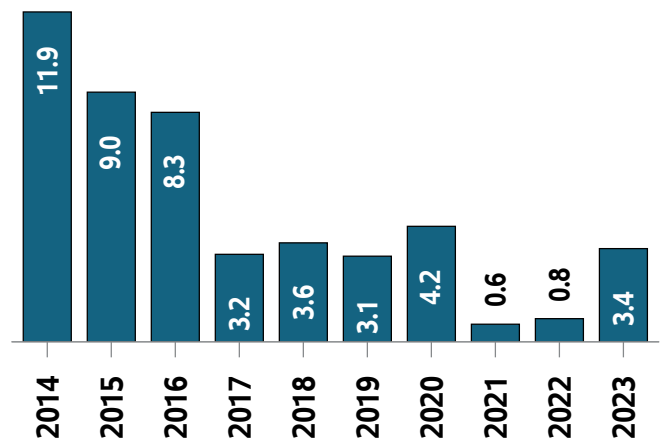
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



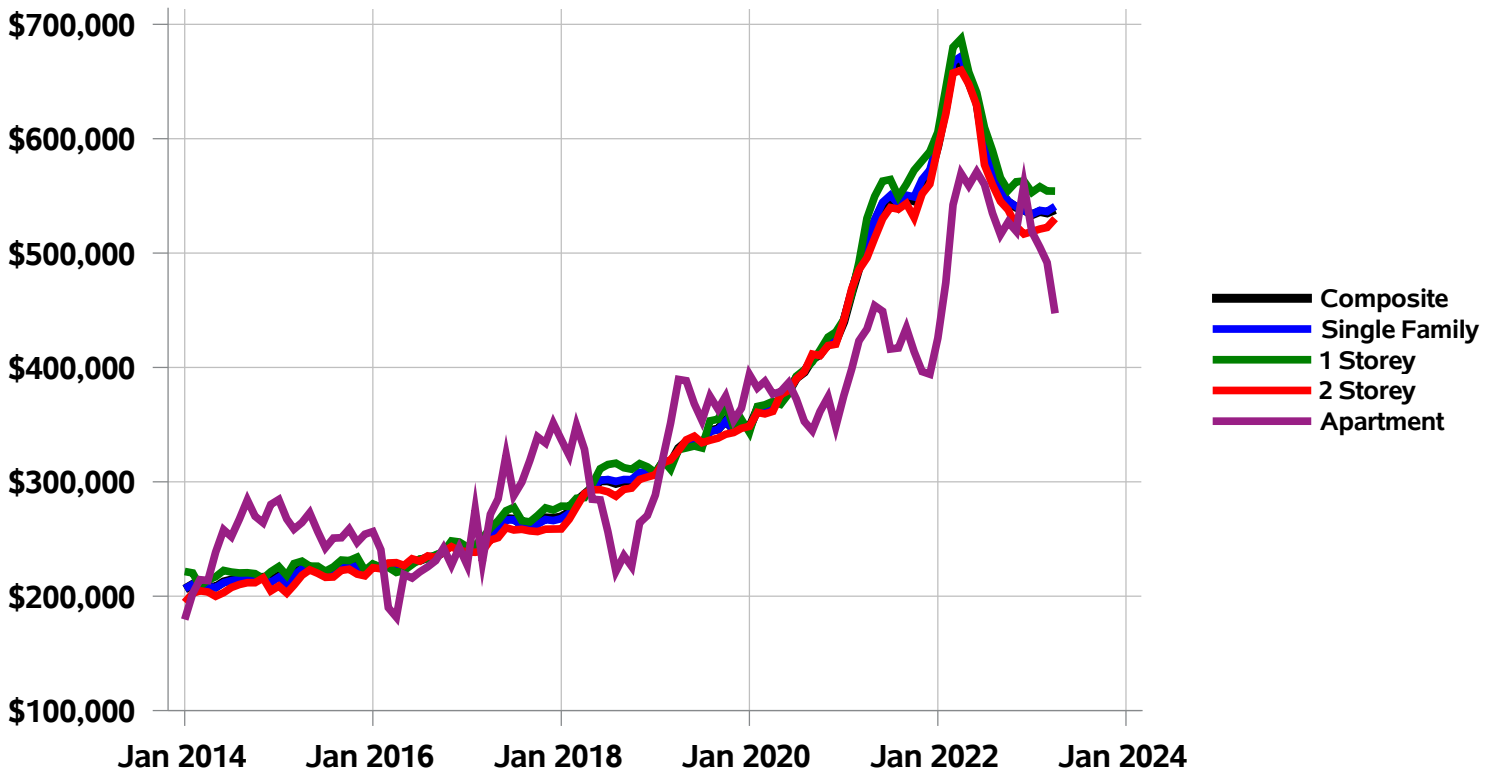
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$538,000	0.5	0.8	-1.2	-19.6	47.1	86.1
Single Family	\$540,800	0.8	1.3	-0.8	-19.5	48.0	87.7
One Storey	\$554,200	-0.0	0.2	-0.1	-19.4	49.7	93.6
Two Storey	\$530,100	1.5	2.2	-1.4	-19.7	46.6	83.0
Apartment	\$447,300	-9.0	-13.7	-15.2	-21.5	18.7	36.2

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