Residential housing activity
Huron Perth
April 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
		March 2023	February 2023	January 2023	December 2022	November 2022	October 2022
Sales Activity	139	6.1	16.8	-0.7	-4.8	5.3	2.2
Average Price	$600,269	-0.8	9.8	3.4	-6.4	0.6	0.8
Dollar Volume*	$83.4	5.3	28.2	2.7	-10.9	5.9	3.0
New Listings	204	6.8	-19.4	-9.7	-23.3	-11.7	-15.0
Active Listings	438	-10.8	-15.6	-7.8	-11.2	-5.6	-1.8

Actual [2]		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		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
Average Price	$646,375	-10.8	12.4	80.6	79.7	147.7	181.4
Dollar Volume*	$110.5	-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

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
		April 2022 YTD	April 2021 YTD	April 2020 YTD	April 2018 YTD	April 2016 YTD	April 2013 YTD
Sales Activity	497	-25.8	-31.3	3.3	1.2	-15.3	-3.1
Average Price	$604,958	-18.5	9.3	49.2	80.9	131.2	165.2
Dollar Volume*	$300.7	-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**	403	204.5	191.3	27.3	14.7	-48.6	-60.2

Market Balance [4]		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		March 2023	January 2023	October 2022	April 2022	April 2021	April 2018
Sales to New Listings Ratio	68.1	68.6	61.9	56.7	73.0	86.0	98.1
Months of Inventory	3.2	3.7	3.4	3.3	1.2	1.0	2.3

[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.