

Residential housing activity  
Huron Perth  
May 2023



Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		April 2023	March 2023	February 2023	January 2023	December 2022	November 2022
Sales Activity	175	24.1	31.6	44.6	25.0	20.7	32.6
Average Price	\$635,530	7.1	4.6	16.3	6.8	1.9	6.6
Dollar Volume*	\$111.2	32.9	37.7	68.2	33.5	22.9	41.3
New Listings	233	12.0	20.7	-10.0	0.9	-12.4	0.4
Active Listings	433	-5.5	-12.0	-16.4	-8.6	-12.2	-6.5

Actual <sup>2</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	239	12.7	-4.0	67.1	1.7	10.1	14.9
Average Price	\$659,062	-4.0	6.5	49.1	92.6	134.3	161.7
Dollar Volume*	\$157.5	8.3	2.2	149.1	95.9	158.0	200.7
New Listings	385	-0.8	29.6	107.0	7.5	12.2	4.6
Active Listings	522	61.1	162.3	47.5	9.9	-44.2	-56.8

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2022 YTD	May 2021 YTD	May 2020 YTD	May 2018 YTD	May 2016 YTD	May 2013 YTD
Sales Activity	736	-16.6	-24.3	17.9	1.4	-8.5	2.1
Average Price	\$622,527	-14.6	9.2	50.4	84.7	133.2	165.0
Dollar Volume*	\$458.2	-28.7	-17.3	77.4	87.3	113.5	170.5
New Listings	1,231	-2.0	7.9	51.4	18.4	-2.1	-6.7
Active Listings**	427	150.3	183.9	31.8	13.6	-47.5	-59.4

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		April 2023	February 2023	November 2022	May 2022	May 2021	May 2018
Sales to New Listings Ratio	75.1	67.8	46.7	56.9	63.5	92.1	76.4
Months of Inventory	2.5	3.2	4.3	3.5	1.8	0.9	2.1

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

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

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> 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.