



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



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

Actual	June 2023	Compared to ⁸					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	210	12.3%	-7.1%	-17.0%	-0.5%	-0.5%	22.8%
Dollar Volume	\$145,150,286	14.4%	4.8%	36.4%	102.2%	155.5%	270.8%
New Listings	320	-18.8%	16.4%	11.9%	8.5%	13.9%	14.7%
Active Listings	559	26.5%	160.0%	59.3%	5.9%	-40.2%	-54.0%
Sales to New Listings Ratio ¹	65.6	47.5	82.2	88.5	71.5	75.1	61.3
Months of Inventory ²	2.7	2.4	1.0	1.4	2.5	4.4	7.1
Average Price	\$691,192	1.9%	12.7%	64.4%	103.2%	156.7%	201.9%
Median Price	\$632,550	1.2%	11.0%	58.5%	97.7%	151.0%	187.5%
Sale to List Price Ratio ³	100.3	101.8	110.2	100.7	98.9	96.6	96.0
Median Days on Market	20.0	12.0	8.5	15.0	21.0	38.0	49.0

Year-to-date	June 2023	Compared to ⁸					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	947	-11.4%	-21.0%	8.0%	1.1%	-6.7%	6.2%
Dollar Volume	\$604,006,671	-21.5%	-12.8%	65.7%	90.9%	122.5%	189.6%
New Listings	1,551	-6.0%	9.5%	41.1%	16.2%	0.8%	-2.9%
Active Listings ⁴	451	109.1%	180.0%	37.4%	12.5%	-45.9%	-58.2%
Sales to New Listings Ratio ⁵	61.1	64.8	84.6	79.8	70.2	66.0	55.8
Months of Inventory ⁶	2.9	1.2	0.8	2.2	2.6	4.9	7.3
Average Price	\$637,811	-11.4%	10.3%	53.4%	88.9%	138.5%	172.8%
Median Price	\$595,000	-9.6%	11.9%	50.7%	88.9%	140.4%	172.9%
Sale to List Price Ratio ⁷	99.0	111.9	110.9	100.0	99.0	97.0	96.1
Median Days on Market	21.0	8.0	8.0	18.0	20.0	41.0	55.0

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.

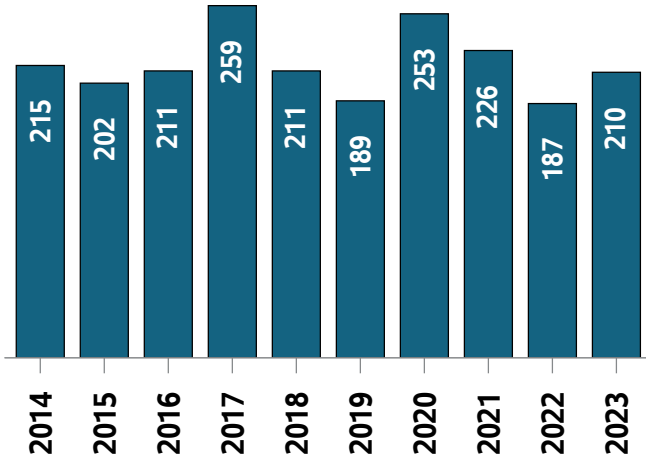
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

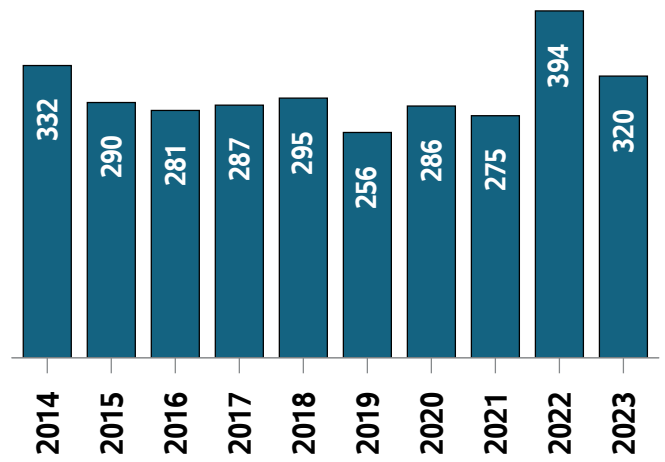
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

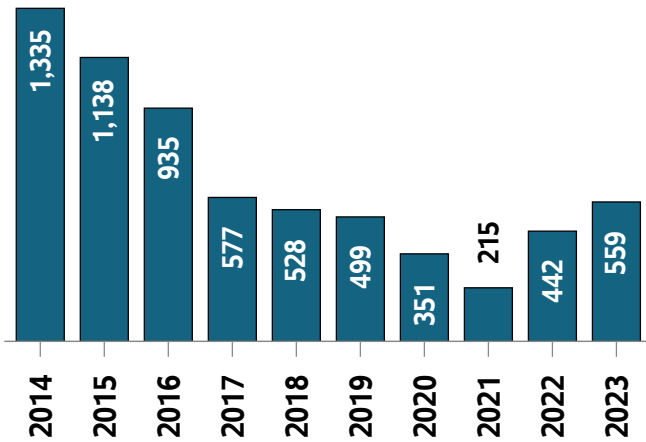
Sales Activity (June only)



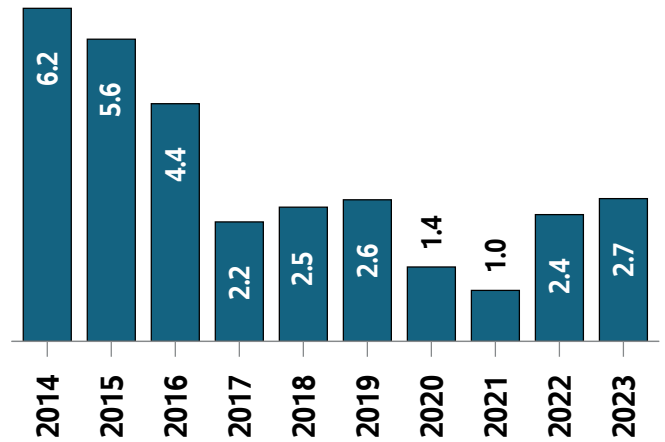
New Listings (June only)



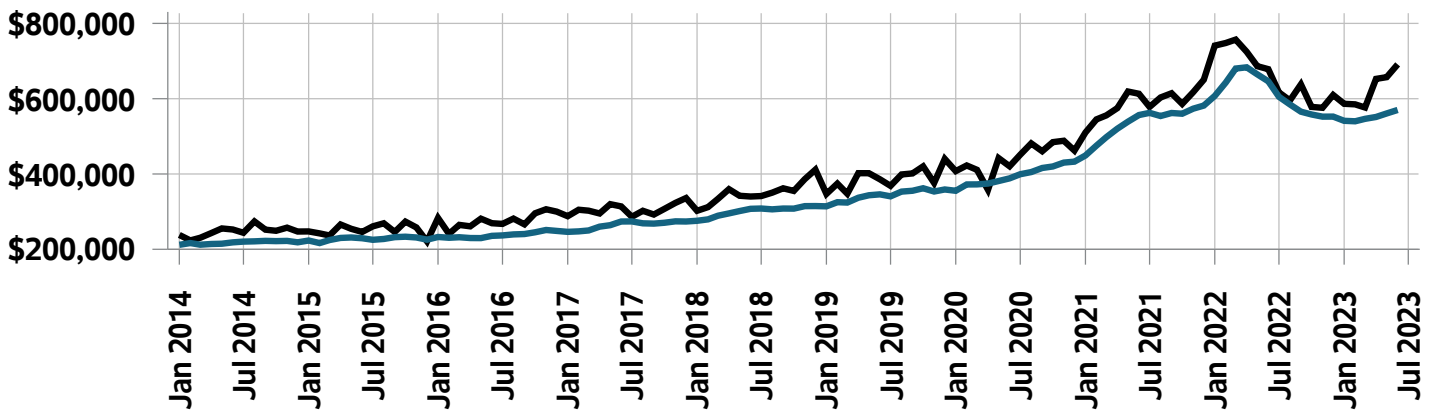
Active Listings (June only)



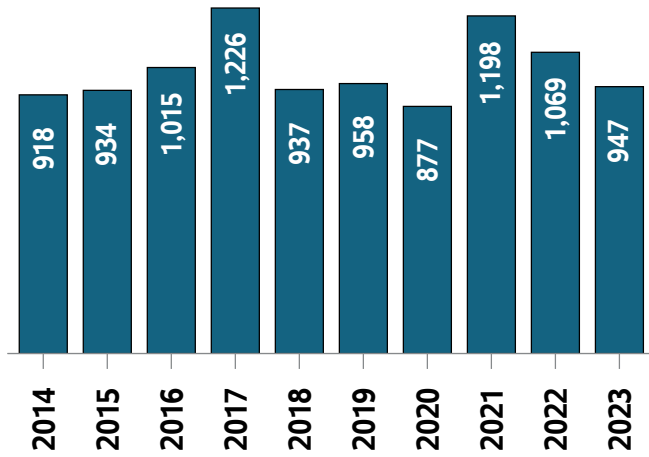
Months of Inventory (June only)



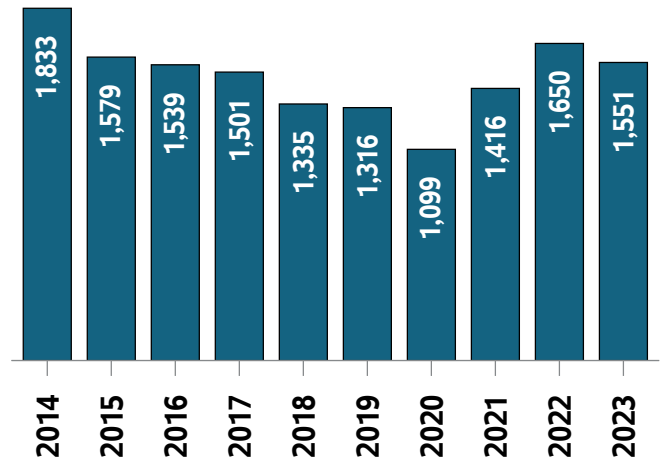
MLS® HPI Composite Benchmark Price and Average Price



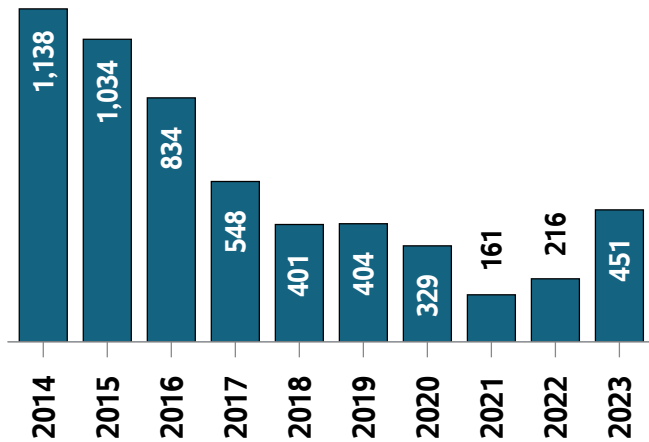
Sales Activity (June Year-to-date)



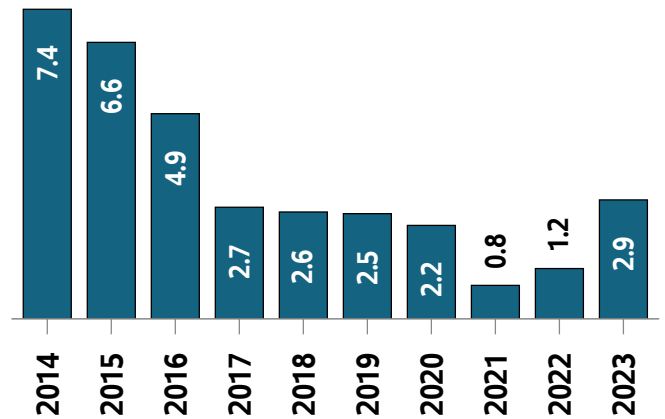
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2023	Compared to ⁸					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	175	4.8%	-10.7%	-18.6%	-3.8%	-7.9%	15.1%
Dollar Volume	\$129,448,586	9.3%	1.1%	33.9%	96.1%	143.1%	256.5%
New Listings	254	-25.3%	10.4%	5.8%	-3.4%	1.6%	-2.7%
Active Listings	411	13.2%	139.0%	49.5%	-12.4%	-47.8%	-60.7%
Sales to New Listings Ratio ¹	68.9	49.1	85.2	89.6	69.2	76.0	58.2
Months of Inventory ²	2.3	2.2	0.9	1.3	2.6	4.1	6.9
Average Price	\$739,706	4.3%	13.2%	64.6%	104.0%	164.0%	209.7%
Median Price	\$650,000	3.2%	5.9%	59.5%	89.8%	151.4%	185.7%
Sale to List Price Ratio ³	100.8	102.1	110.9	101.1	99.4	96.6	96.4
Median Days on Market	18.0	12.0	8.0	15.0	19.0	33.0	37.0

Year-to-date	June 2023	Compared to ⁸					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	789	-12.1%	-21.8%	6.8%	-3.9%	-12.2%	-0.8%
Dollar Volume	\$534,853,966	-22.4%	-14.5%	63.5%	84.1%	115.1%	177.7%
New Listings	1,248	-10.1%	3.8%	35.4%	6.3%	-8.6%	-13.6%
Active Listings ⁴	340	94.9%	158.8%	34.7%	-2.2%	-50.6%	-62.7%
Sales to New Listings Ratio ⁵	63.2	64.7	83.9	80.2	69.9	65.8	55.0
Months of Inventory ⁶	2.6	1.2	0.8	2.0	2.5	4.6	6.9
Average Price	\$677,888	-11.7%	9.3%	53.1%	91.6%	145.1%	179.8%
Median Price	\$623,643	-10.8%	11.4%	52.9%	92.5%	149.5%	183.5%
Sale to List Price Ratio ⁷	99.3	112.8	111.8	100.3	99.2	96.8	96.2
Median Days on Market	19.0	8.0	8.0	17.0	20.0	37.0	51.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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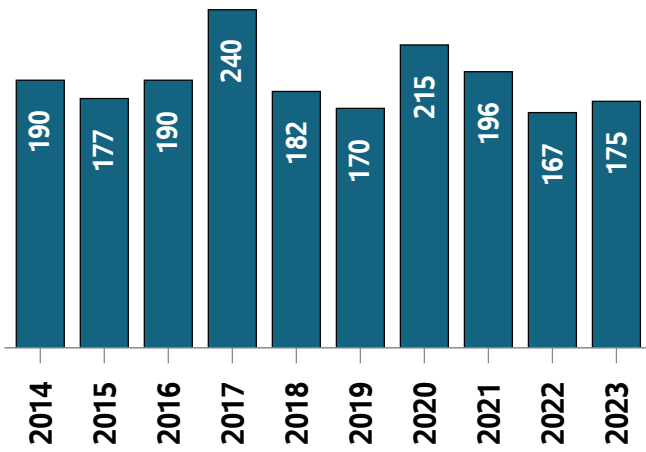
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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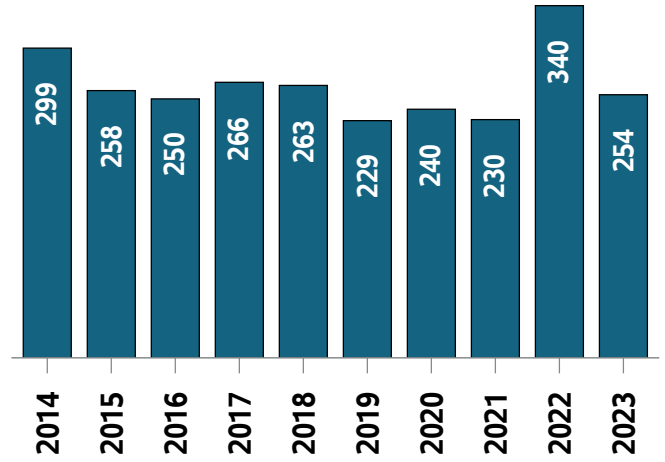
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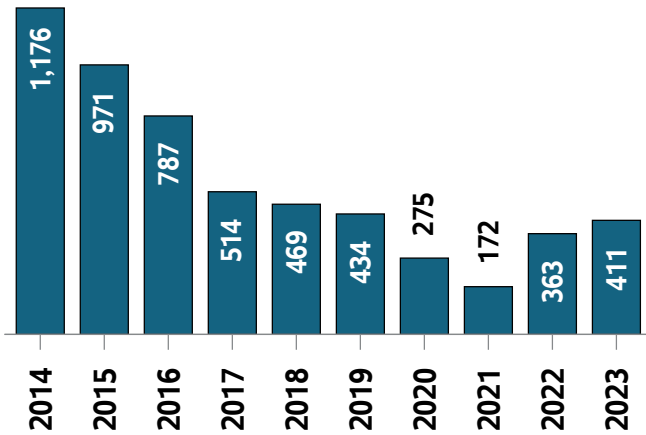
Sales Activity (June only)



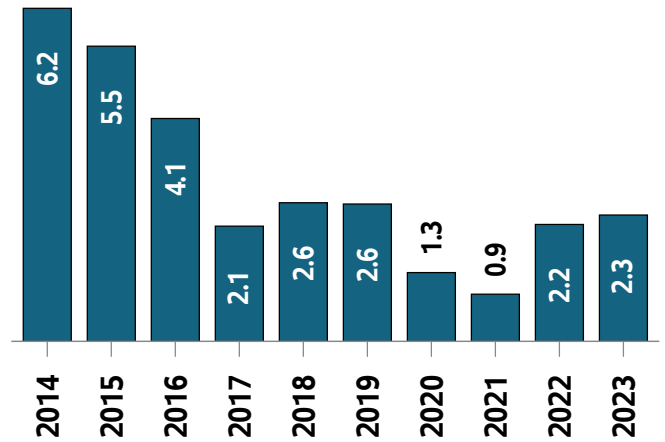
New Listings (June only)



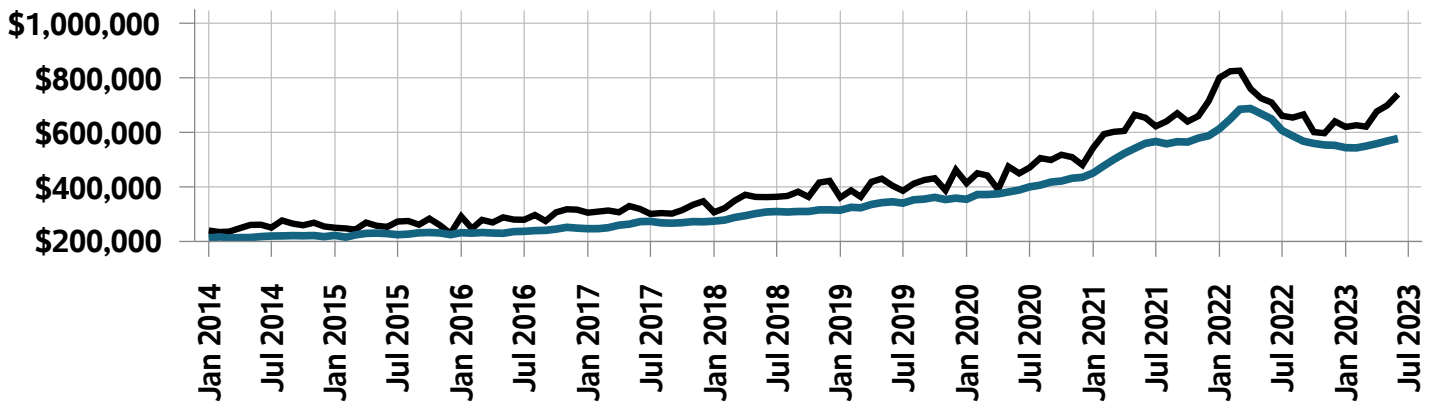
Active Listings (June only)



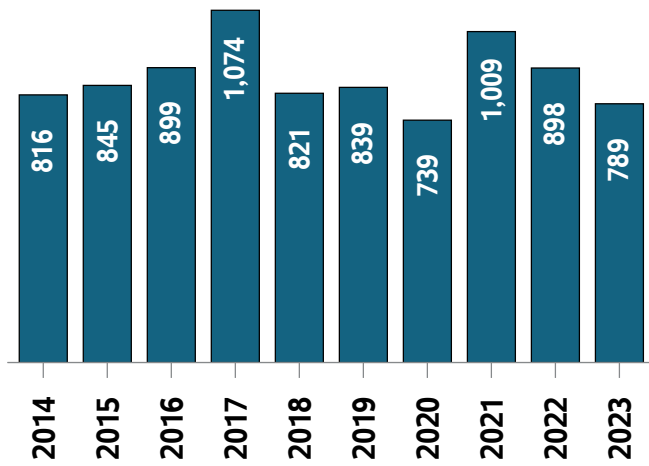
Months of Inventory (June only)



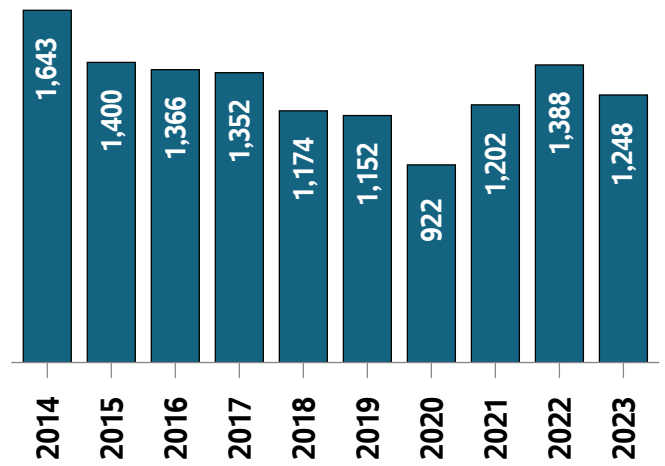
MLS® HPI Single Family Benchmark Price and Average Price



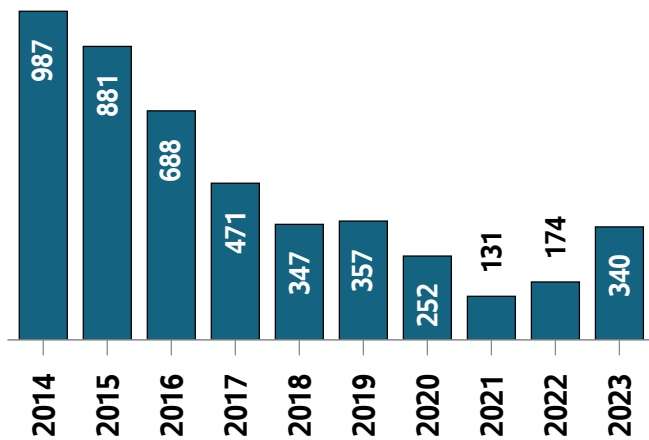
Sales Activity (June Year-to-date)



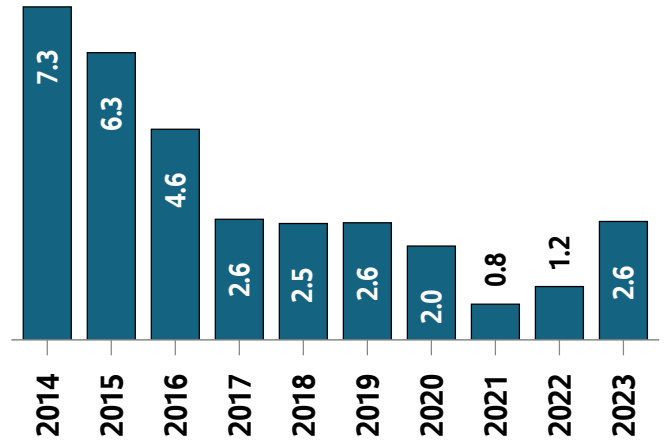
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



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



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

Actual	June 2023	Compared to ⁸					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	12	300.0%	140.0%	1,100.0%	140.0%	300.0%	500.0%
Dollar Volume	\$5,779,000	413.7%	218.7%	1,651.2%	175.1%	803.1%	905.0%
New Listings	14	55.6%	7.7%	250.0%	1,300.0%	133.3%	—
Active Listings	44	238.5%	388.9%	158.8%	528.6%	69.2%	131.6%
Sales to New Listings Ratio ¹	85.7	33.3	38.5	25.0	500.0	50.0	—
Months of Inventory ²	3.7	4.3	1.8	17.0	1.4	8.7	9.5
Average Price	\$481,583	28.4%	32.8%	45.9%	14.6%	125.8%	67.5%
Median Price	\$504,950	16.1%	42.2%	53.0%	1.0%	129.6%	75.6%
Sale to List Price Ratio ³	97.1	100.0	108.3	100.0	99.5	96.6	95.1
Median Days on Market	33.0	11.0	16.0	95.0	81.0	50.0	126.5

Year-to-date	June 2023	Compared to ⁸					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	29	-17.1%	-19.4%	52.6%	20.8%	81.3%	222.2%
Dollar Volume	\$12,508,450	-26.6%	-2.8%	62.9%	54.9%	266.4%	460.7%
New Listings	72	46.9%	67.4%	227.3%	157.1%	148.3%	414.3%
Active Listings ⁴	21	207.3%	384.6%	14.5%	85.3%	-11.3%	0.8%
Sales to New Listings Ratio ⁵	40.3	71.4	83.7	86.4	85.7	55.2	64.3
Months of Inventory ⁶	4.3	1.2	0.7	5.8	2.8	8.9	13.9
Average Price	\$431,326	-11.5%	20.7%	6.7%	28.2%	102.1%	74.0%
Median Price	\$426,000	-14.8%	25.3%	-5.5%	21.3%	94.8%	85.2%
Sale to List Price Ratio ⁷	97.9	107.1	105.9	100.5	98.4	97.3	97.7
Median Days on Market	29.0	11.0	11.0	34.0	34.0	67.5	36.0

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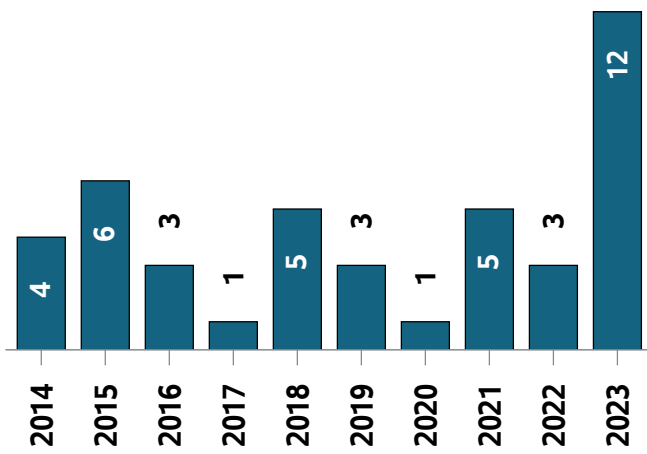
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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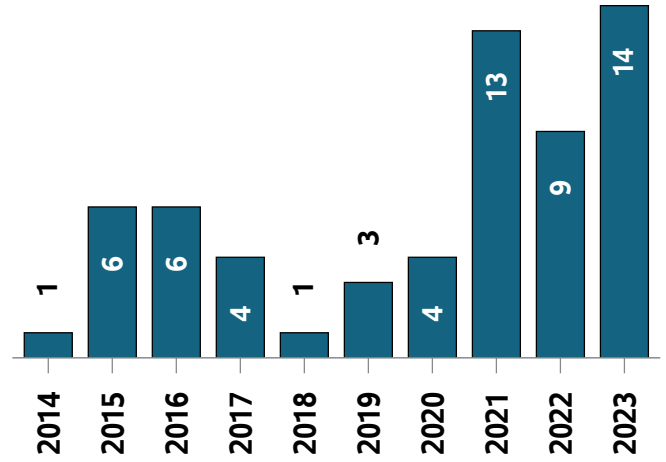
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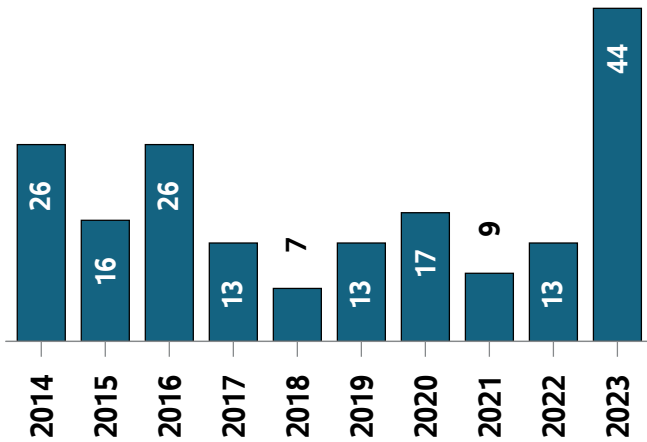
Sales Activity (June only)



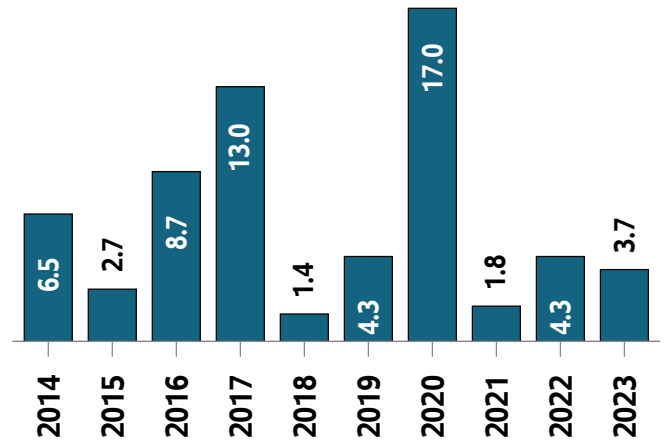
New Listings (June only)



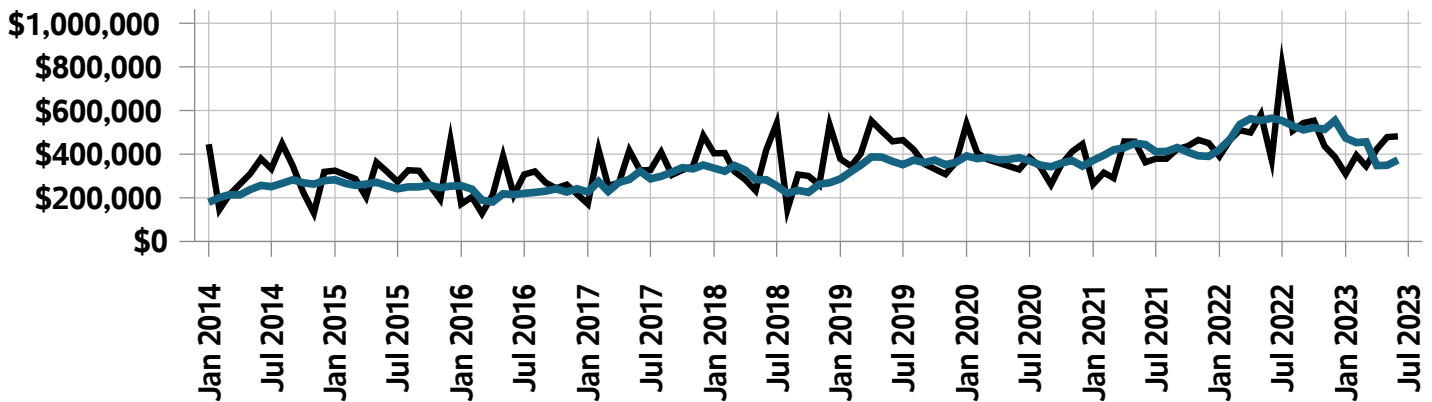
Active Listings (June only)



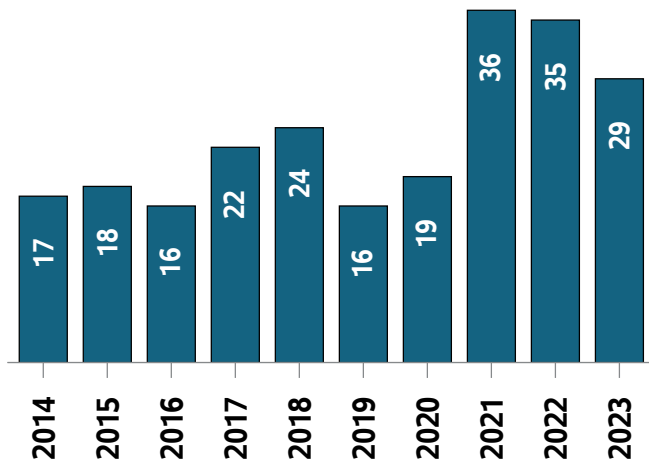
Months of Inventory (June only)



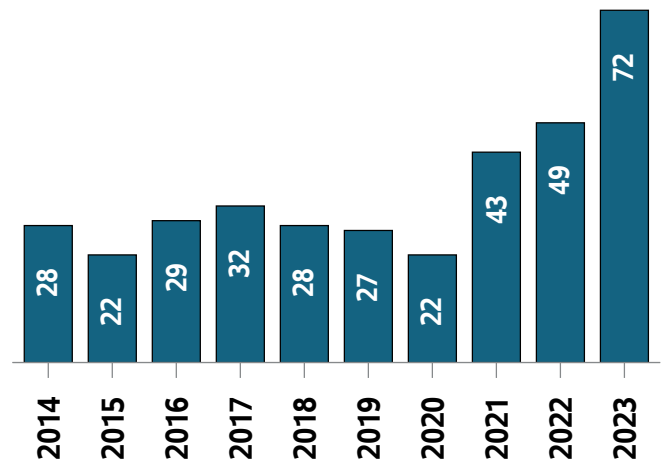
MLS® HPI Apartment Benchmark Price and Average Price



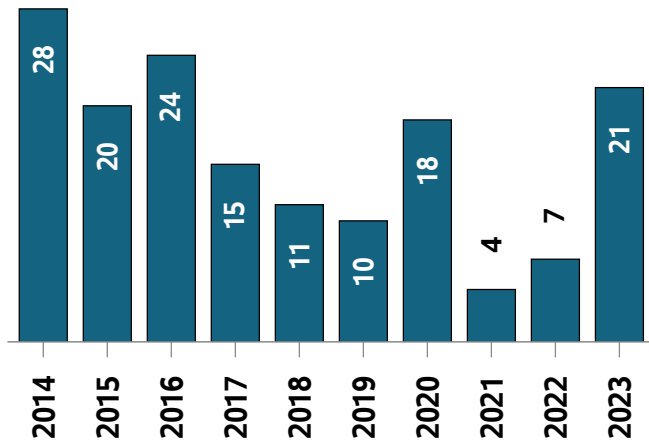
Sales Activity (June Year-to-date)



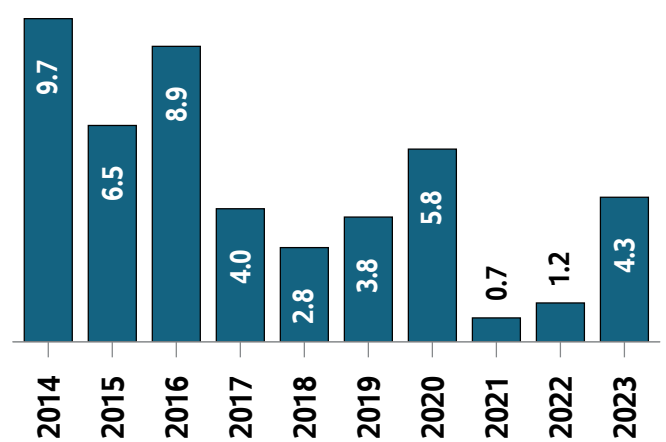
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



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



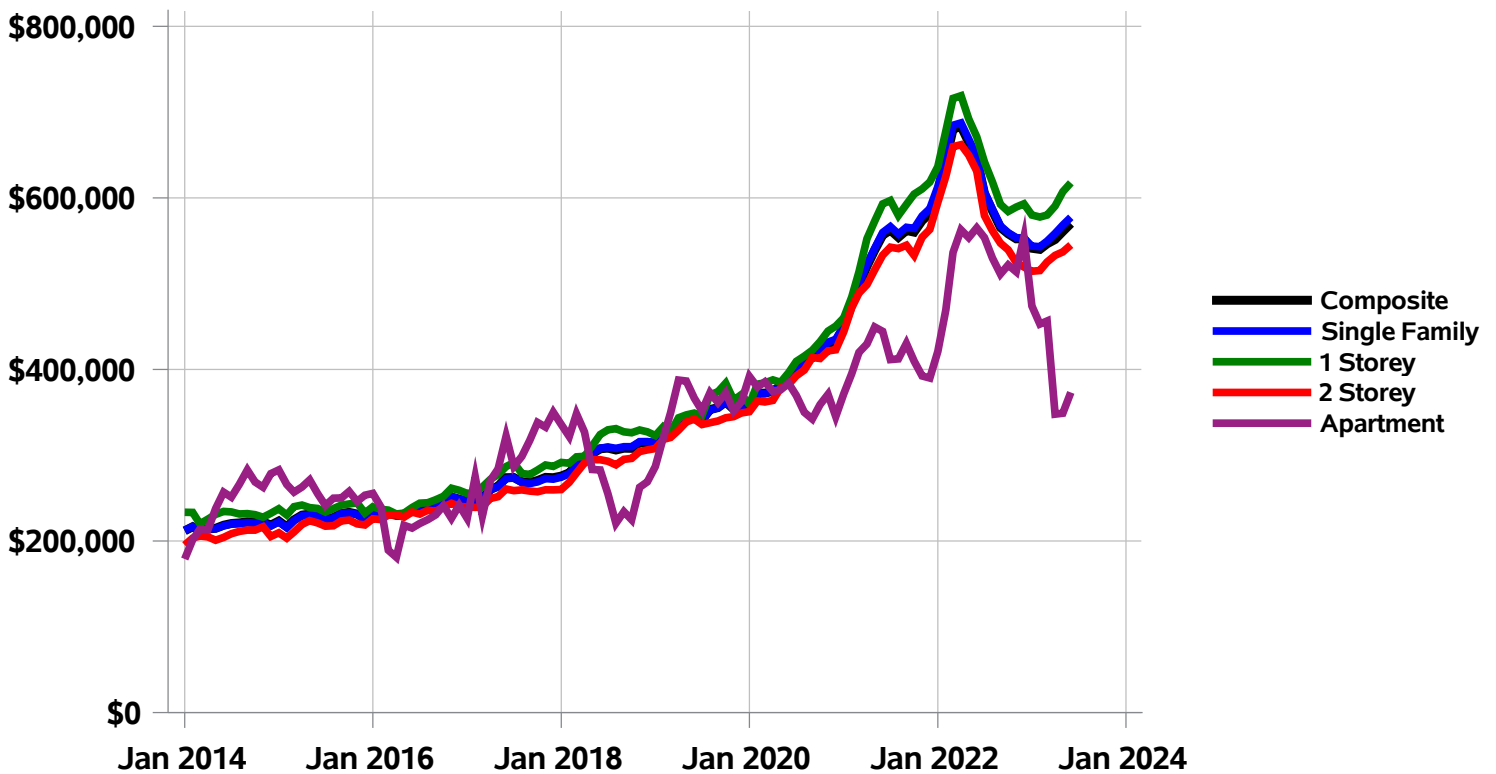
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MLS® Home Price Index Benchmark Price

Benchmark Type:	June 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$570,100	1.7	4.3	3.2	-11.8	46.8	85.4
Single Family	\$577,400	1.6	5.1	4.5	-11.0	48.6	87.4
One Storey	\$617,600	1.7	6.5	4.1	-8.0	55.9	90.6
Two Storey	\$545,100	1.5	3.8	4.9	-13.7	42.5	84.9
Apartment	\$373,200	6.9	-18.2	-32.7	-33.9	-2.8	32.0

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.)	1361
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
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.)	1373
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7860
Number of Fireplaces	0
Total Number Of Rooms	10
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.)	1235
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	8712
Number of Fireplaces	1
Total Number Of Rooms	10
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	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7576
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.)	1030
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers