



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



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

Actual	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	167	3.1%	-25.1%	-41.4%	-18.5%	-27.7%	-8.7%
Dollar Volume	\$105,021,410	5.1%	-18.5%	-18.3%	50.1%	70.0%	150.6%
New Listings	282	-10.5%	12.4%	-4.1%	41.0%	33.6%	-5.7%
Active Listings	566	15.3%	158.4%	74.7%	15.7%	-32.8%	-54.0%
Sales to New Listings Ratio ¹	59.2	51.4	88.8	96.9	102.5	109.5	61.2
Months of Inventory ²	3.4	3.0	1.0	1.1	2.4	3.6	6.7
Average Price	\$628,871	2.0%	8.8%	39.4%	84.2%	135.1%	174.7%
Median Price	\$579,900	5.4%	3.6%	33.3%	78.5%	132.0%	168.5%
Sale to List Price Ratio ³	98.5	99.3	107.3	101.4	98.7	96.4	95.9
Median Days on Market	28.0	15.0	10.0	14.0	23.0	48.0	60.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	1,115	-9.4%	-21.5%	-4.0%	-2.4%	-10.5%	3.7%
Dollar Volume	\$709,364,541	-18.4%	-13.7%	43.8%	83.6%	112.9%	183.2%
New Listings	1,833	-6.7%	10.0%	31.6%	19.4%	4.7%	-3.4%
Active Listings ⁴	469	83.7%	176.6%	43.0%	13.3%	-43.9%	-57.4%
Sales to New Listings Ratio ⁵	60.8	62.6	85.2	83.4	74.4	71.2	56.7
Months of Inventory ⁶	2.9	1.5	0.8	2.0	2.5	4.7	7.2
Average Price	\$636,201	-9.9%	10.0%	49.9%	88.0%	137.9%	173.1%
Median Price	\$590,000	-9.2%	9.3%	47.5%	86.0%	138.4%	171.3%
Sale to List Price Ratio ⁷	98.9	110.2	110.3	100.3	99.0	96.8	96.1
Median Days on Market	21.0	8.0	8.0	17.0	21.0	42.0	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.

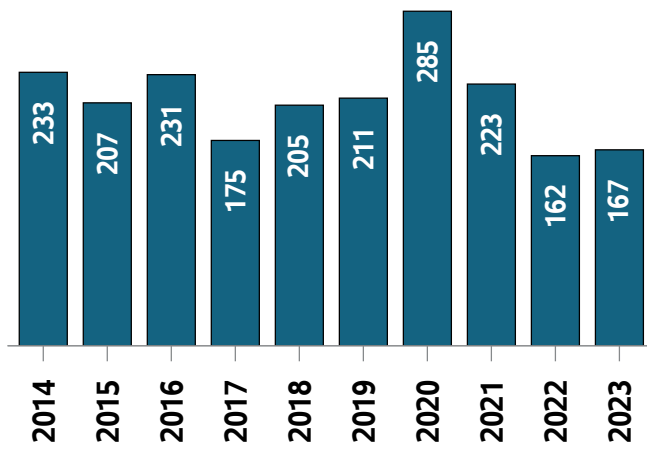
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

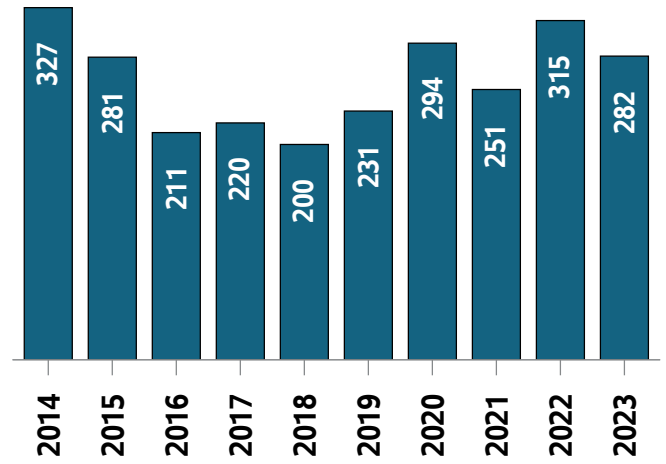
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

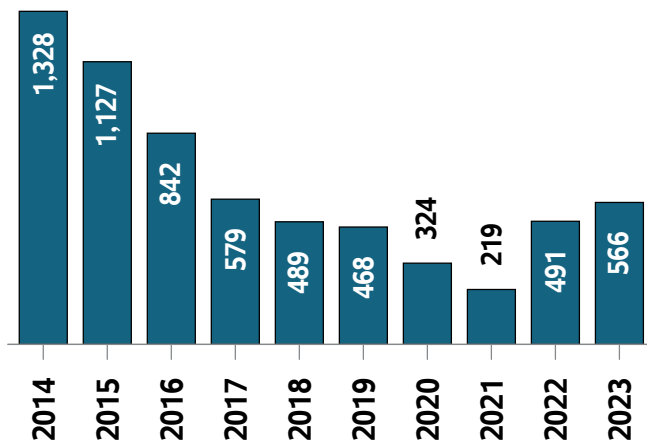
Sales Activity (July only)



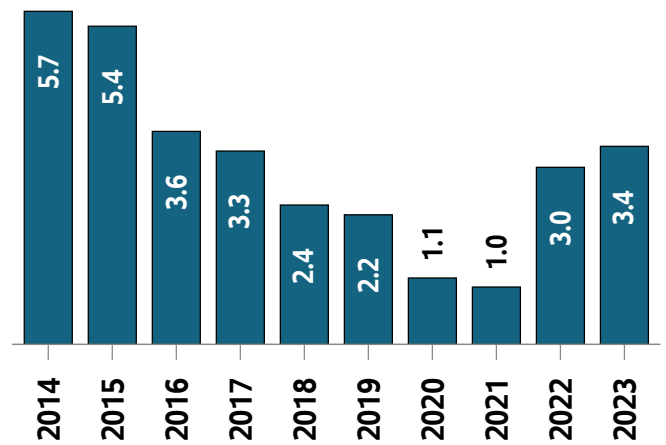
New Listings (July only)



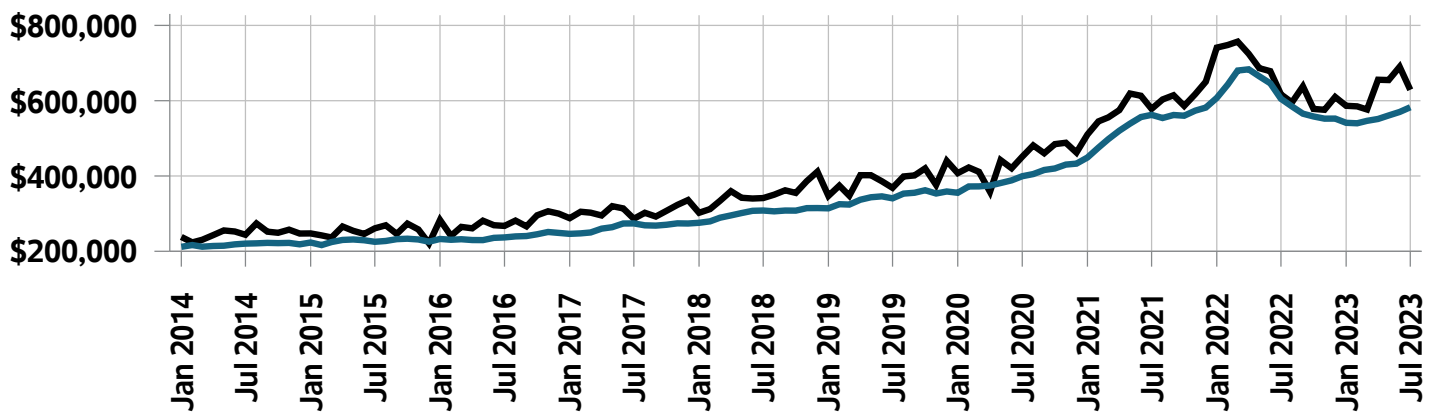
Active Listings (July only)



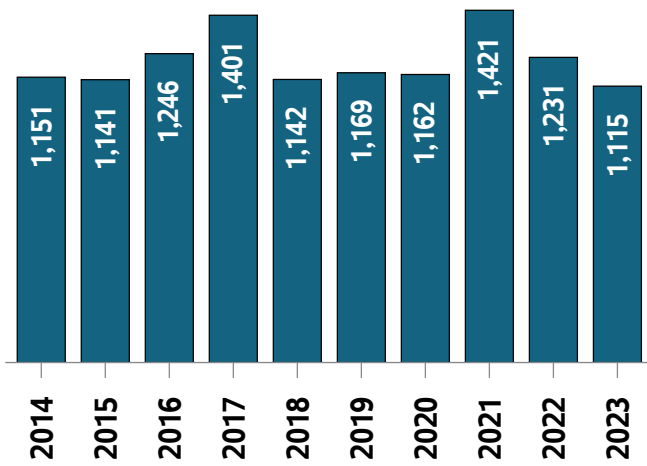
Months of Inventory (July only)



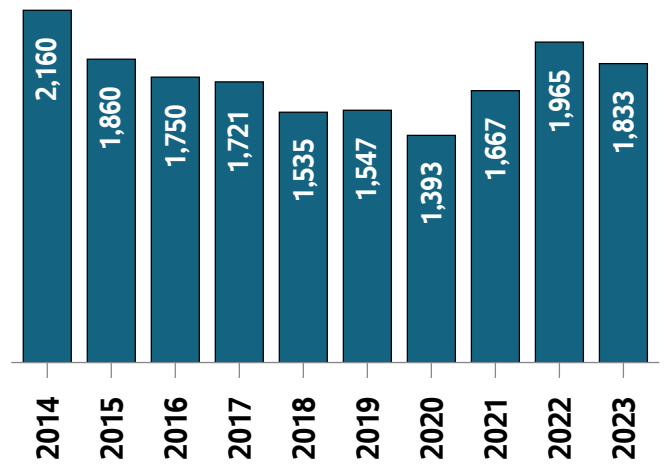
MLS® HPI Composite Benchmark Price and Average Price



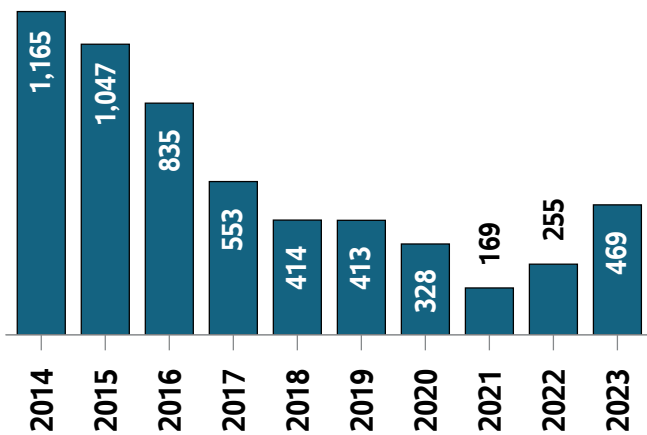
Sales Activity (July Year-to-date)



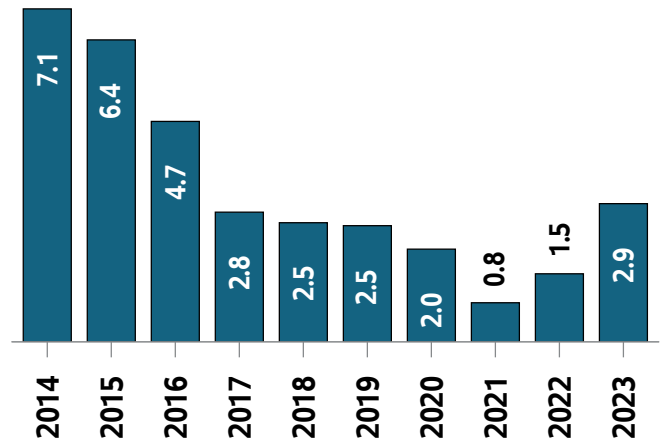
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	136	1.5%	-26.5%	-46.7%	-22.3%	-31.7%	-14.5%
Dollar Volume	\$92,283,040	4.3%	-19.8%	-23.1%	45.6%	65.9%	141.1%
New Listings	238	-11.9%	18.4%	-5.9%	34.5%	24.6%	-14.1%
Active Listings	436	7.1%	156.5%	71.0%	-0.9%	-39.2%	-59.7%
Sales to New Listings Ratio ¹	57.1	49.6	92.0	100.8	98.9	104.2	57.4
Months of Inventory ²	3.2	3.0	0.9	1.0	2.5	3.6	6.8
Average Price	\$678,552	2.7%	9.1%	44.2%	87.3%	142.7%	181.9%
Median Price	\$625,000	9.2%	8.5%	40.4%	83.8%	145.1%	186.7%
Sale to List Price Ratio ³	98.6	99.1	108.1	101.5	98.9	96.3	96.0
Median Days on Market	23.5	15.0	9.0	14.0	24.0	45.0	52.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	926	-10.3%	-23.2%	-6.8%	-7.2%	-15.7%	-3.0%
Dollar Volume	\$627,473,466	-19.3%	-15.9%	40.3%	76.9%	106.2%	171.2%
New Listings	1,488	-10.3%	6.0%	26.5%	10.0%	-4.6%	-13.6%
Active Listings ⁴	354	70.7%	156.3%	33.1%	-2.1%	-49.0%	-62.3%
Sales to New Listings Ratio ⁵	62.2	62.2	85.8	84.5	73.8	70.4	55.4
Months of Inventory ⁶	2.7	1.4	0.8	1.9	2.5	4.4	6.9
Average Price	\$677,617	-10.1%	9.5%	50.6%	90.7%	144.5%	179.7%
Median Price	\$625,000	-7.5%	11.6%	48.8%	91.7%	150.0%	184.1%
Sale to List Price Ratio ⁷	99.2	111.0	111.1	100.6	99.1	96.7	96.2
Median Days on Market	19.5	8.0	8.0	16.0	20.0	39.0	51.0

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.

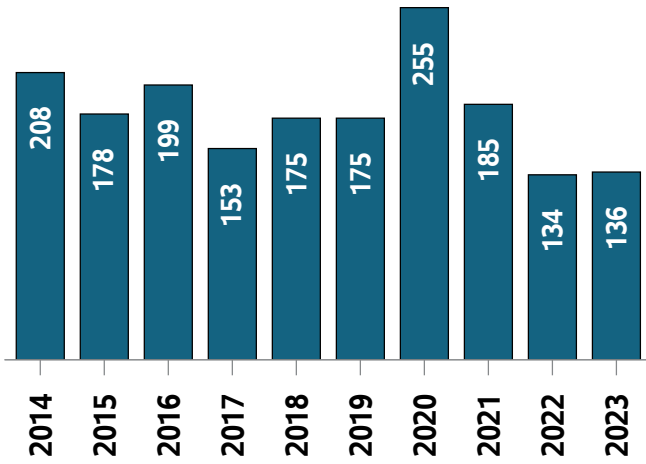
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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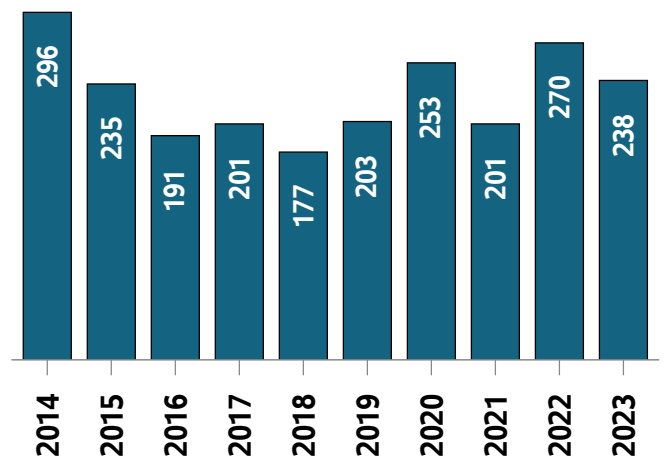
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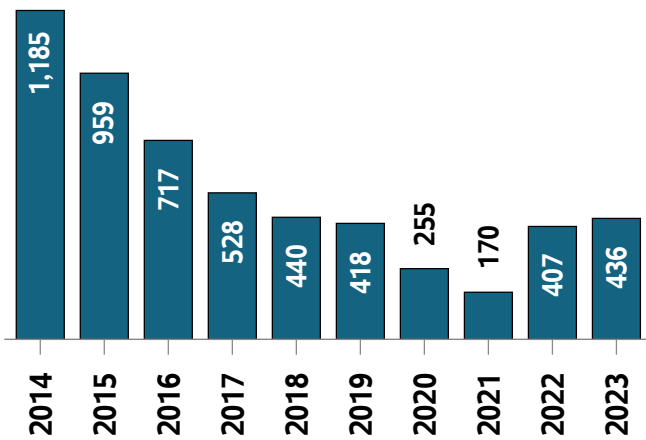
Sales Activity (July only)



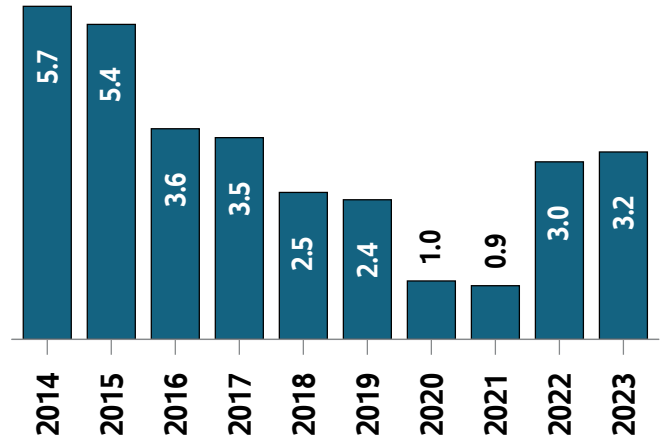
New Listings (July only)



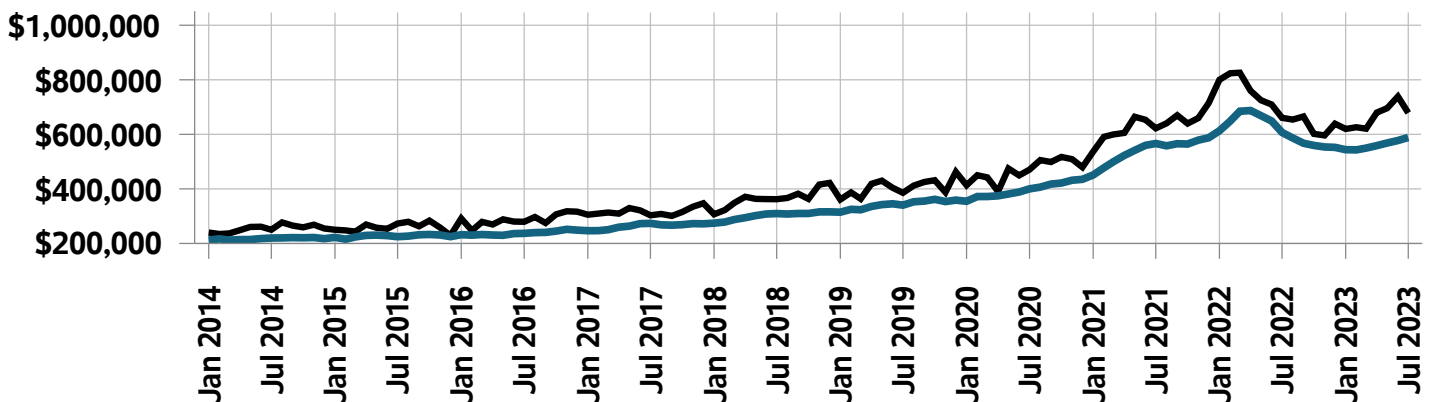
Active Listings (July only)



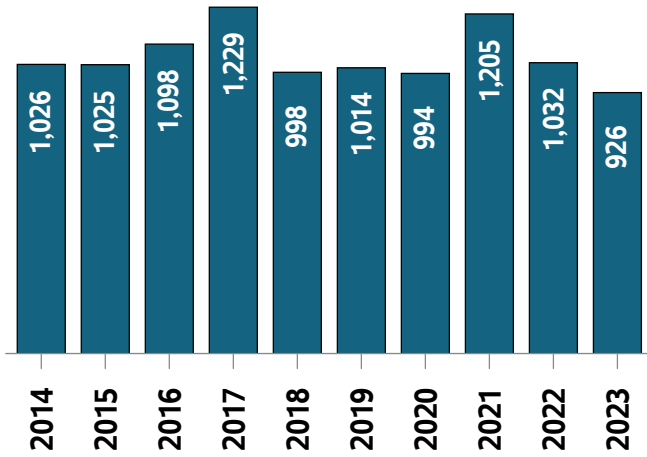
Months of Inventory (July only)



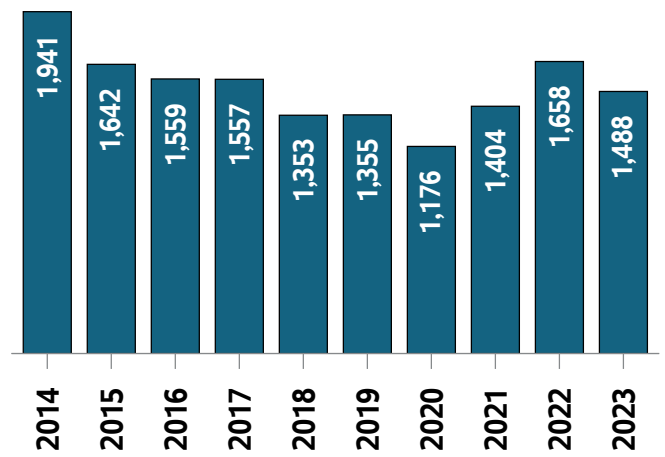
MLS® HPI Single Family Benchmark Price and Average Price



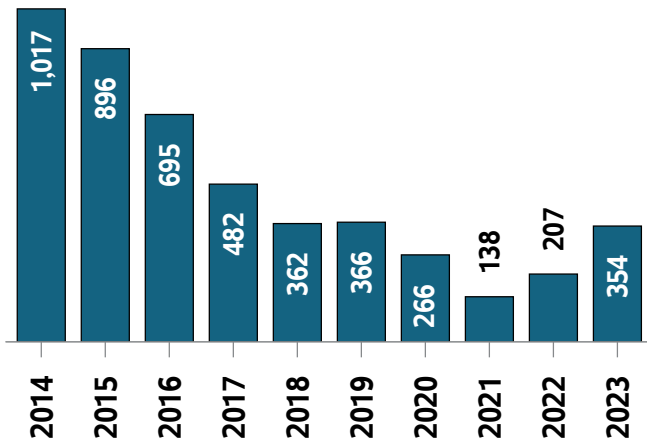
Sales Activity (July Year-to-date)



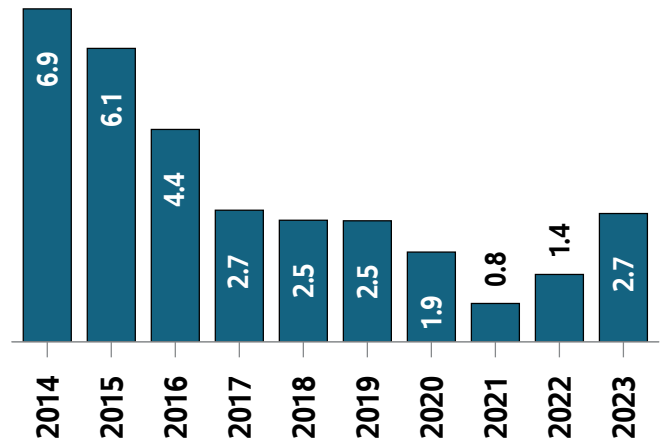
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



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

Actual	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	6	0.0%	50.0%	100.0%	100.0%	20.0%	100.0%
Dollar Volume	\$2,657,400	-33.7%	75.3%	130.2%	119.3%	66.4%	156.1%
New Listings	5	-54.5%	66.7%	150.0%	150.0%	0.0%	-28.6%
Active Listings	31	82.4%	210.0%	93.8%	244.4%	-20.5%	-40.4%
Sales to New Listings Ratio ¹	120.0	54.5	133.3	150.0	150.0	100.0	42.9
Months of Inventory ²	5.2	2.8	2.5	5.3	3.0	7.8	17.3
Average Price	\$442,900	-33.7%	16.9%	15.1%	9.6%	38.6%	28.1%
Median Price	\$394,250	-44.7%	-11.0%	2.4%	-5.0%	97.2%	15.1%
Sale to List Price Ratio ³	97.8	109.0	106.0	97.8	98.7	97.0	94.7
Median Days on Market	58.5	11.5	21.5	109.0	47.0	209.0	46.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	42	-4.5%	0.0%	68.0%	23.5%	40.0%	162.5%
Dollar Volume	\$18,138,350	-19.7%	21.2%	83.9%	71.9%	137.4%	378.2%
New Listings	82	26.2%	64.0%	192.9%	110.3%	100.0%	182.8%
Active Listings ⁴	26	176.1%	340.5%	38.1%	81.4%	-39.9%	-44.4%
Sales to New Listings Ratio ⁵	51.2	67.7	84.0	89.3	87.2	73.2	55.2
Months of Inventory ⁶	4.4	1.5	1.0	5.4	3.0	10.3	20.8
Average Price	\$431,865	-15.8%	21.2%	9.5%	39.2%	69.5%	82.2%
Median Price	\$420,500	-16.2%	23.7%	5.2%	27.4%	101.5%	93.3%
Sale to List Price Ratio ⁷	97.8	106.9	106.2	99.6	98.7	97.1	96.3
Median Days on Market	32.5	11.0	11.0	47.0	37.0	87.0	76.5

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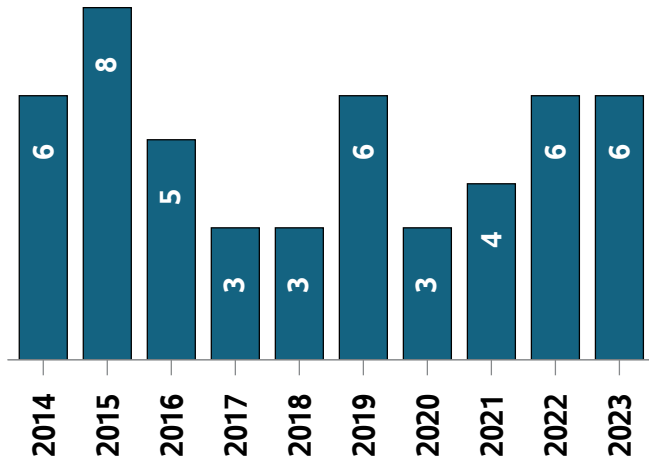
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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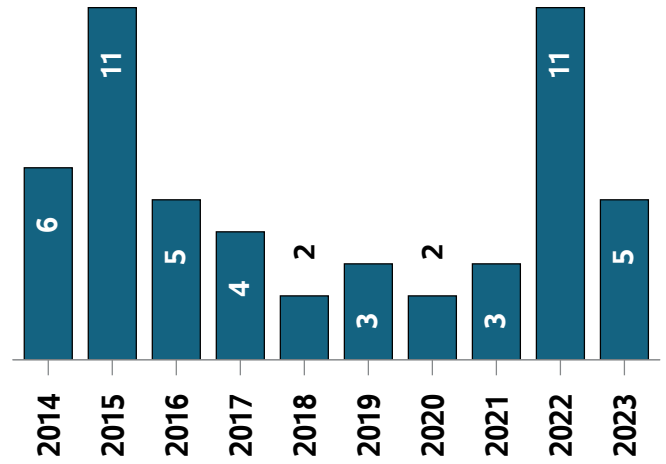
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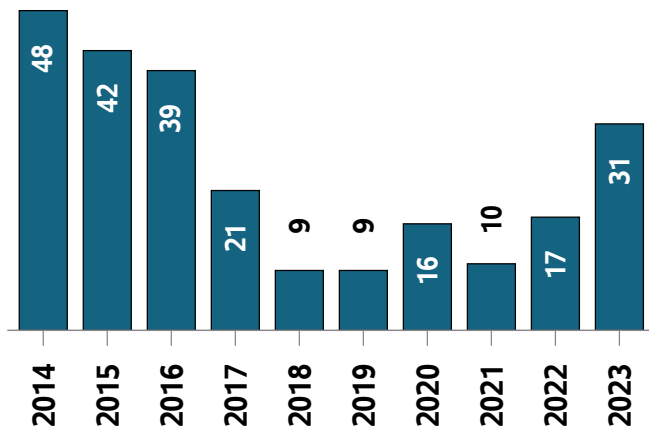
Sales Activity (July only)



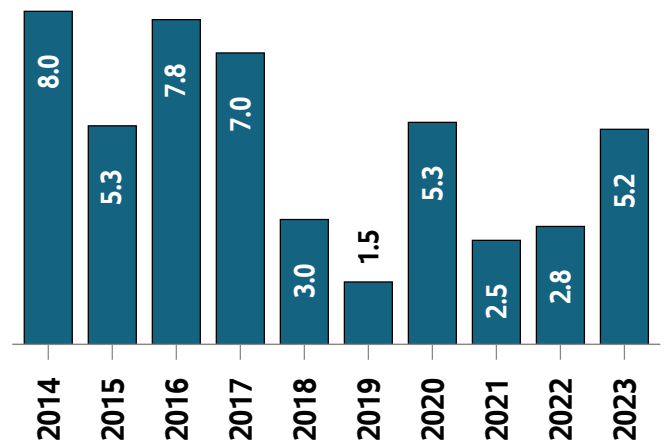
New Listings (July only)



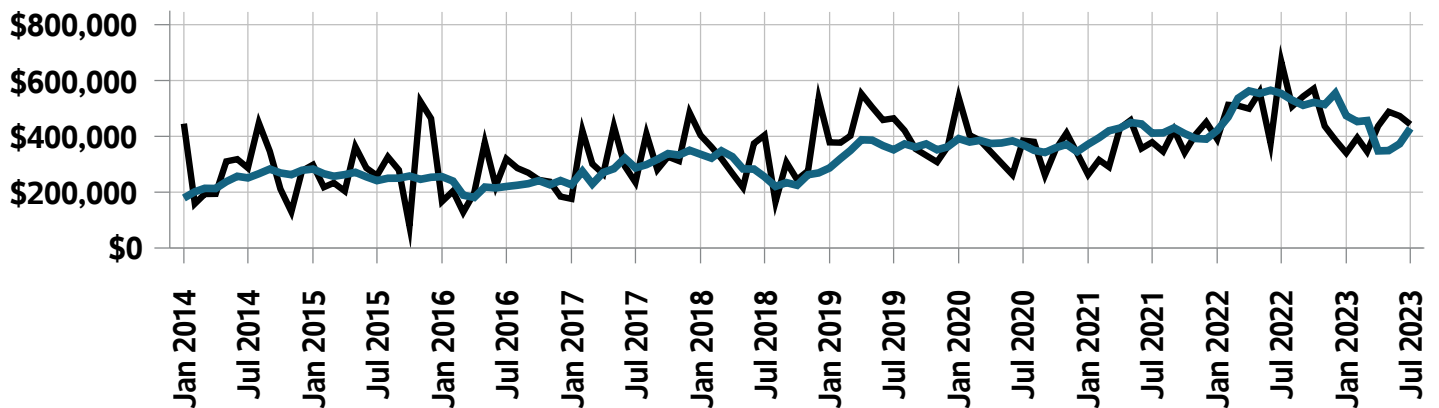
Active Listings (July only)



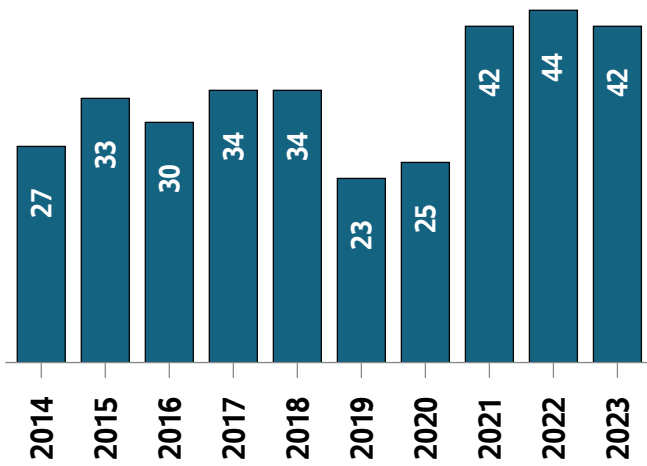
Months of Inventory (July only)



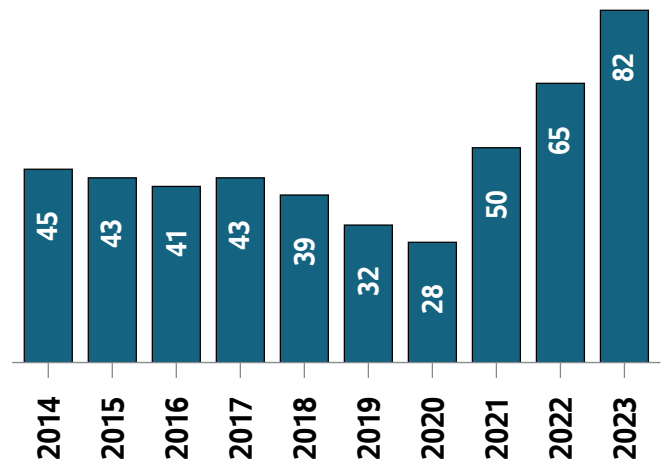
MLS® HPI Apartment Benchmark Price and Average Price



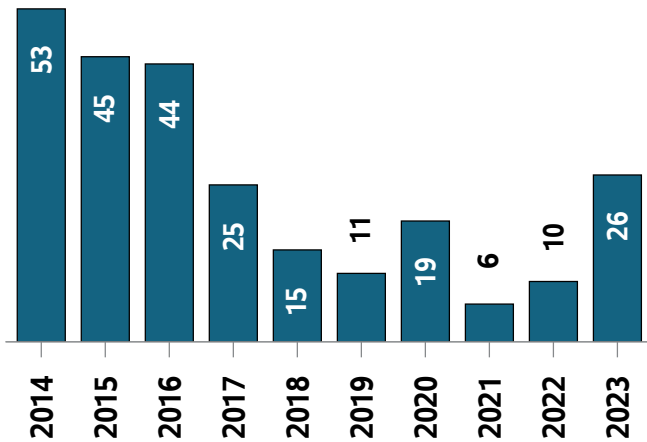
Sales Activity (July Year-to-date)



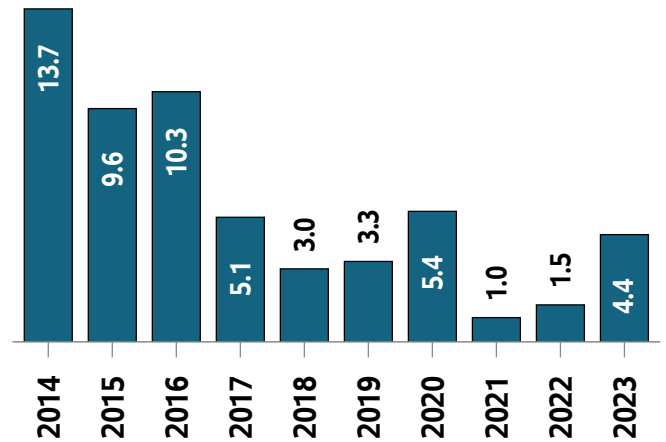
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



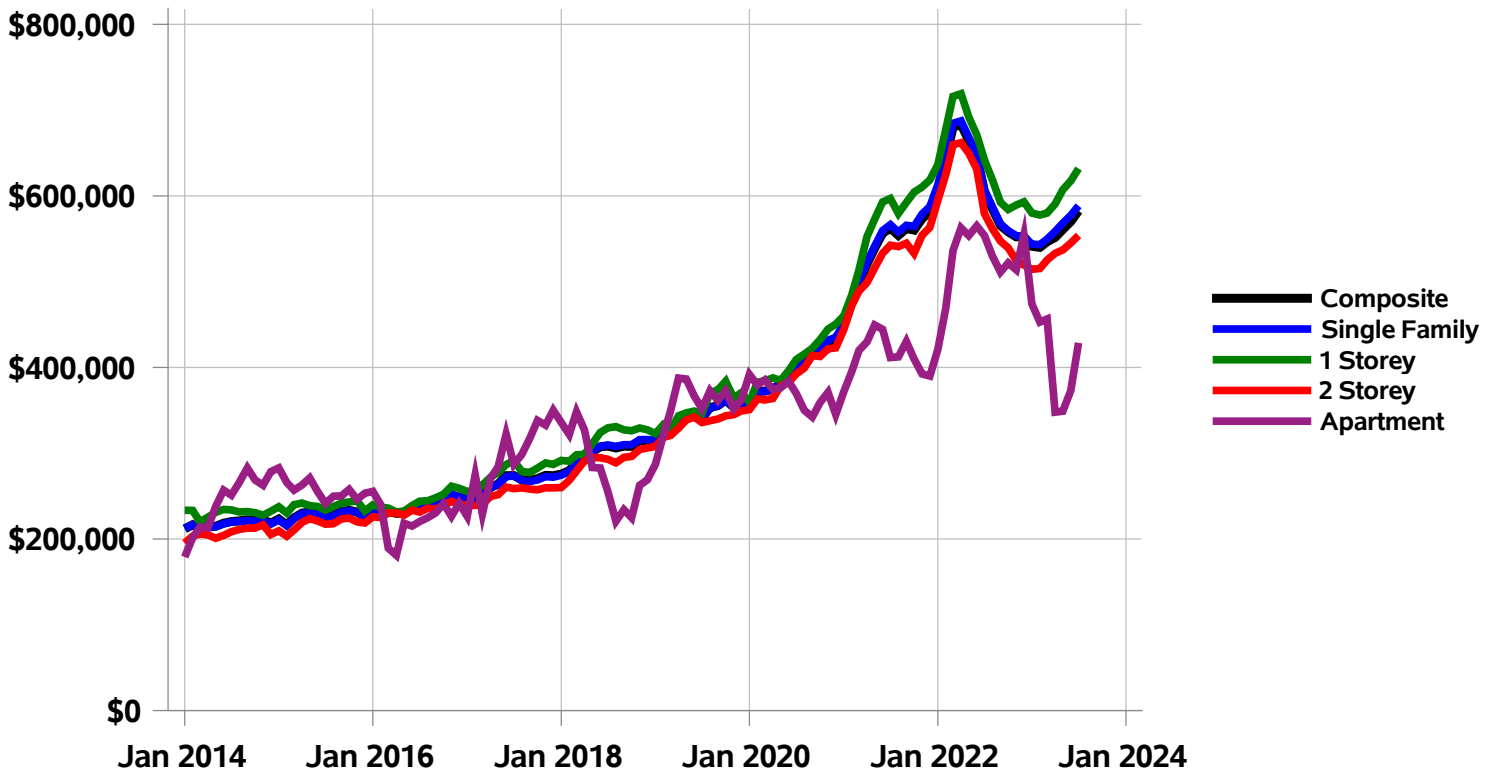
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² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$582,600	2.2	5.6	7.6	-3.7	45.9	89.0
Single Family	\$588,500	1.9	5.4	8.2	-3.0	47.1	90.1
One Storey	\$631,900	2.3	7.0	8.9	-1.5	54.3	91.7
Two Storey	\$553,900	1.6	3.9	7.7	-4.4	41.1	89.0
Apartment	\$428,700	14.9	23.2	-9.6	-22.6	16.0	68.1

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