Residential housing activity
Huron Perth
July 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
		June 2023	May 2023	April 2023	March 2023	February 2023	January 2023
Sales Activity	146	-13.1	-15.8	6.1	7.5	23.7	2.7
Average Price	$644,863	-6.5	0.4	4.5	8.2	14.4	9.5
Dollar Volume*	$94.1	-18.8	-15.5	10.9	16.3	41.6	12.5
New Listings	225	-0.9	-4.1	8.9	16.4	-13.1	-2.3
Active Listings	393	-4.7	-8.9	-13.8	-20.5	-25.3	-19.1

Actual [2]		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		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
Average Price	$628,871	2.0	8.8	39.4	84.2	135.1	174.7
Dollar Volume*	$105.0	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

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
		July 2022 YTD	July 2021 YTD	July 2020 YTD	July 2018 YTD	July 2016 YTD	July 2013 YTD
Sales Activity	1,115	-9.4	-21.5	-4.0	-2.4	-10.5	3.7
Average Price	$636,201	-9.9	10.0	49.9	88.0	137.9	173.1
Dollar Volume*	$709.4	-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**	469	83.7	176.6	43.0	13.3	-43.9	-57.4

Market Balance [4]		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		June 2023	April 2023	January 2023	July 2022	July 2021	July 2018
Sales to New Listings Ratio	64.8	73.8	66.5	61.6	51.6	84.2	86.9
Months of Inventory	2.7	2.5	3.3	3.4	2.8	0.9	2.4

[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.