



## **Huron Perth Residential Market Activity and MLS® Home Price Index Report August 2023**



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

Actual	August 2023	Compared to <sup>8</sup>					
		August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	138	-11.5%	-42.0%	-46.7%	-28.9%	-31.3%	-24.6%
Dollar Volume	\$87,677,522	-5.0%	-38.7%	-29.3%	30.0%	54.6%	106.7%
New Listings	285	10.5%	16.8%	17.3%	33.2%	25.6%	25.0%
Active Listings	568	20.3%	197.4%	103.6%	28.5%	-28.8%	-50.7%
Sales to New Listings Ratio <sup>1</sup>	48.4	60.5	97.5	106.6	90.7	88.5	80.3
Months of Inventory <sup>2</sup>	4.1	3.0	0.8	1.1	2.3	4.0	6.3
Average Price	\$635,344	7.4%	5.6%	32.7%	82.7%	125.1%	174.1%
Median Price	\$600,000	8.8%	10.6%	39.5%	82.1%	132.6%	183.0%
Sale to List Price Ratio <sup>3</sup>	98.7	98.2	107.3	101.6	98.1	97.0	95.7
Median Days on Market	28.0	20.0	11.0	14.0	29.5	64.0	52.0

Year-to-date	August 2023	Compared to <sup>8</sup>					
		August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	1,218	-9.8%	-23.8%	-11.0%	-7.3%	-13.4%	-0.9%
Dollar Volume	\$773,168,598	-17.0%	-15.5%	31.2%	74.4%	105.1%	172.5%
New Listings	2,034	-5.4%	10.8%	28.2%	20.3%	5.3%	-1.6%
Active Listings <sup>4</sup>	462	69.5%	177.1%	51.4%	17.0%	-43.1%	-57.0%
Sales to New Listings Ratio <sup>5</sup>	59.9	62.8	87.0	86.2	77.7	72.8	59.4
Months of Inventory <sup>6</sup>	3.0	1.6	0.8	1.8	2.4	4.6	7.0
Average Price	\$634,785	-8.0%	10.8%	47.4%	88.1%	137.0%	174.9%
Median Price	\$590,000	-6.6%	11.3%	45.7%	86.9%	137.9%	173.1%
Sale to List Price Ratio <sup>7</sup>	98.9	108.9	110.0	100.6	98.8	96.8	96.0
Median Days on Market	22.0	9.0	8.0	16.0	22.0	43.0	55.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

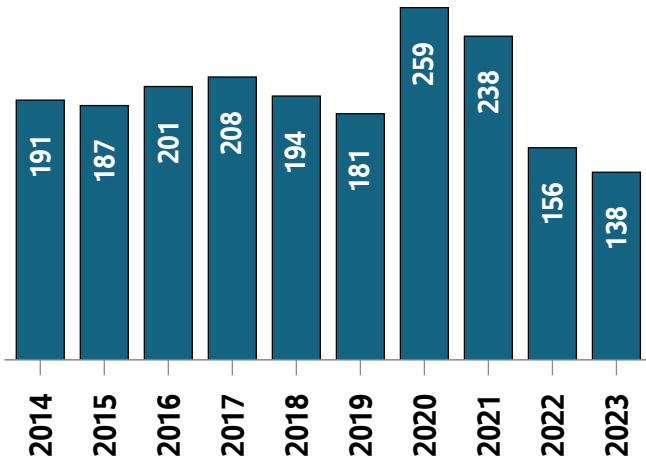
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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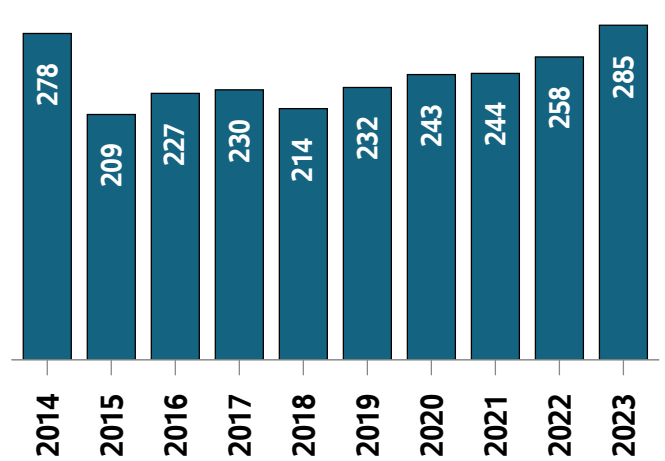
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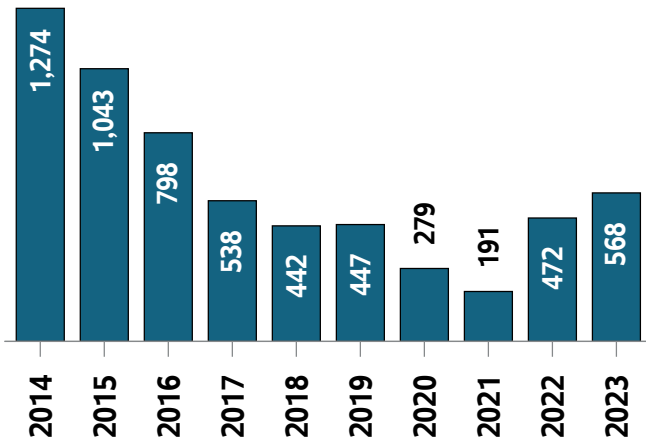
**Sales Activity (August only)**



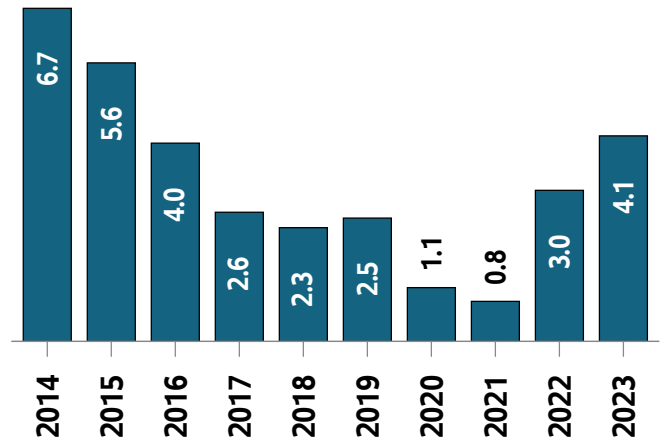
**New Listings (August only)**



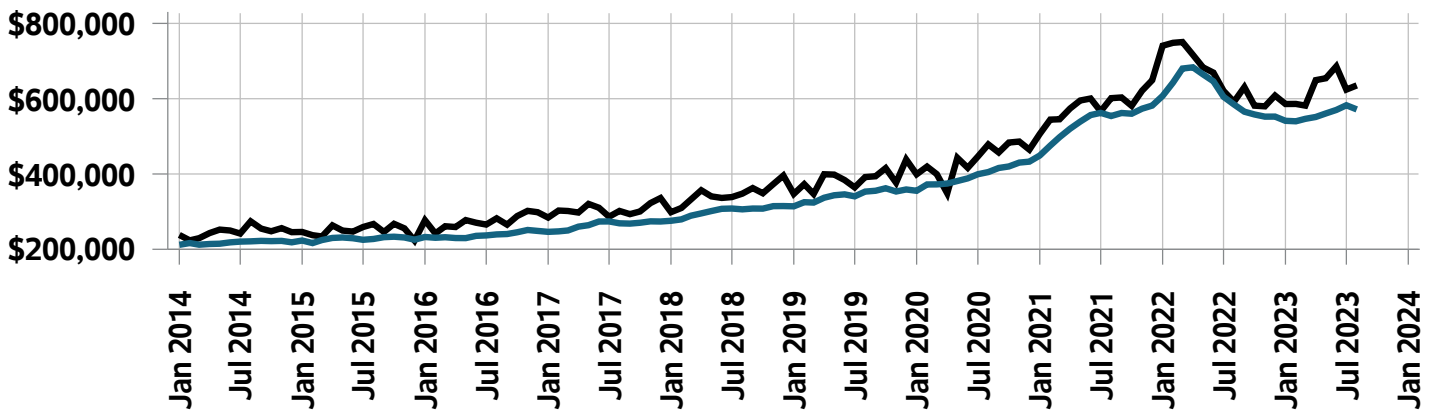
**Active Listings (August only)**



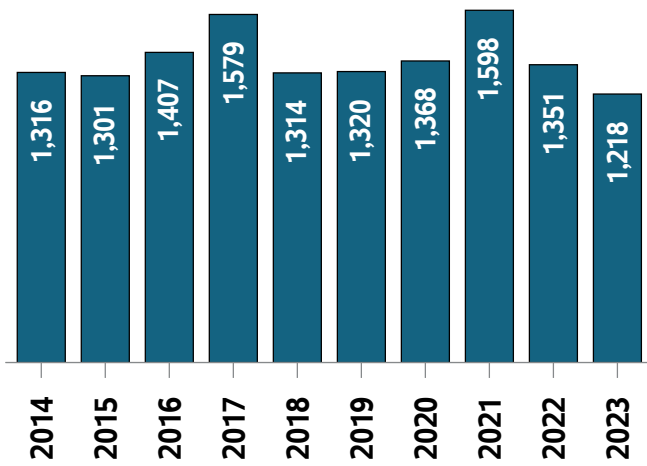
**Months of Inventory (August only)**



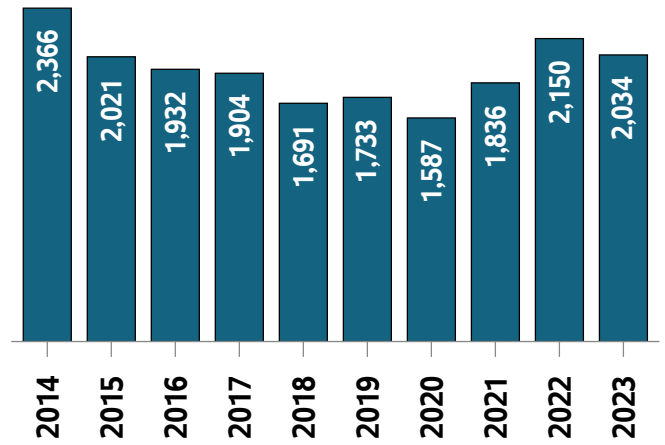
**MLS® HPI Composite Benchmark Price and Average Price**



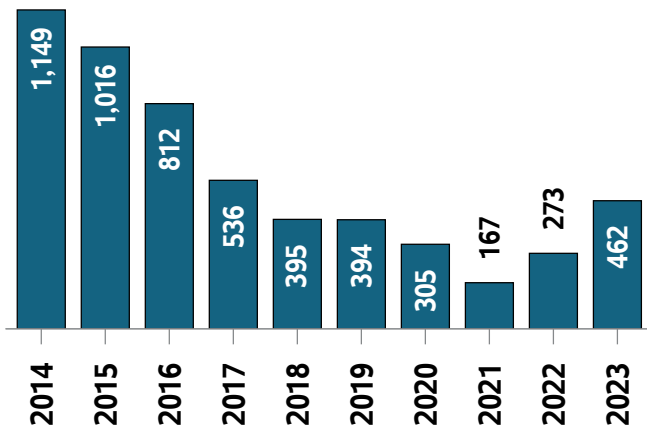
**Sales Activity (August Year-to-date)**



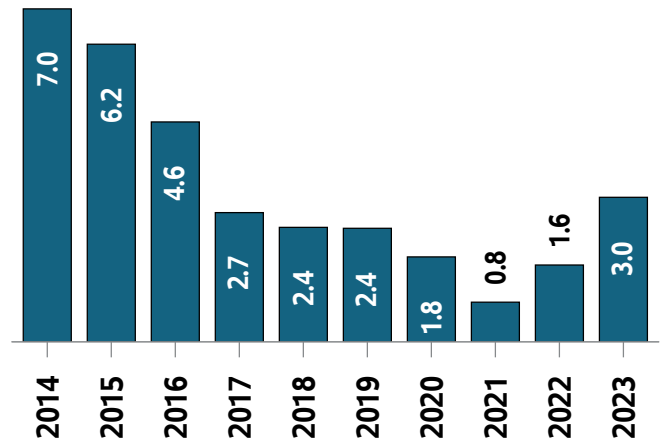
**New Listings (August Year-to-date)**



**Active Listings <sup>1</sup> (August Year-to-date)**



**Months of Inventory <sup>2</sup> (August Year-to-date)**



<sup>1</sup> 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.

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

Actual	August 2023	Compared to <sup>8</sup>					
		August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	118	-4.1%	-42.7%	-48.7%	-32.6%	-31.0%	-28.5%
Dollar Volume	\$79,084,246	-0.3%	-39.8%	-31.6%	24.6%	55.9%	97.6%
New Listings	243	15.2%	13.6%	13.6%	25.9%	39.7%	11.5%
Active Listings	450	12.5%	200.0%	107.4%	13.6%	-31.5%	-56.2%
Sales to New Listings Ratio <sup>1</sup>	48.6	58.3	96.3	107.5	90.7	98.3	75.7
Months of Inventory <sup>2</sup>	3.8	3.3	0.7	0.9	2.3	3.8	6.2
Average Price	\$670,205	3.9%	5.1%	33.3%	84.8%	126.0%	176.3%
Median Price	\$619,000	5.8%	10.5%	38.3%	79.4%	134.6%	185.3%
Sale to List Price Ratio <sup>3</sup>	98.8	98.3	107.9	101.7	98.1	97.0	95.8
Median Days on Market	29.0	18.0	10.5	13.0	32.0	67.0	43.0

Year-to-date	August 2023	Compared to <sup>8</sup>					
		August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	1,015	-10.1%	-25.4%	-14.0%	-11.9%	-17.7%	-7.5%
Dollar Volume	\$685,682,347	-17.5%	-17.6%	27.8%	68.1%	100.3%	160.8%
New Listings	1,667	-8.4%	7.1%	23.3%	11.7%	-1.5%	-12.0%
Active Listings <sup>4</sup>	356	57.8%	163.6%	45.1%	3.3%	-47.2%	-61.6%
Sales to New Listings Ratio <sup>5</sup>	60.9	62.0	87.5	87.3	77.2	72.9	57.9
Months of Inventory <sup>6</sup>	2.8	1.6	0.8	1.7	2.4	4.4	6.8
Average Price	\$675,549	-8.3%	10.5%	48.6%	90.8%	143.5%	181.8%
Median Price	\$620,000	-6.1%	11.3%	48.1%	88.4%	148.0%	184.4%
Sale to List Price Ratio <sup>7</sup>	99.1	109.7	110.7	100.9	99.0	96.7	96.1
Median Days on Market	20.0	9.0	8.0	15.0	21.0	41.0	51.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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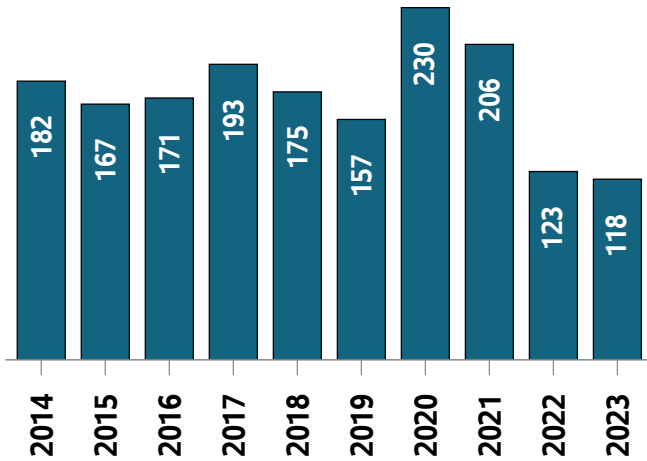
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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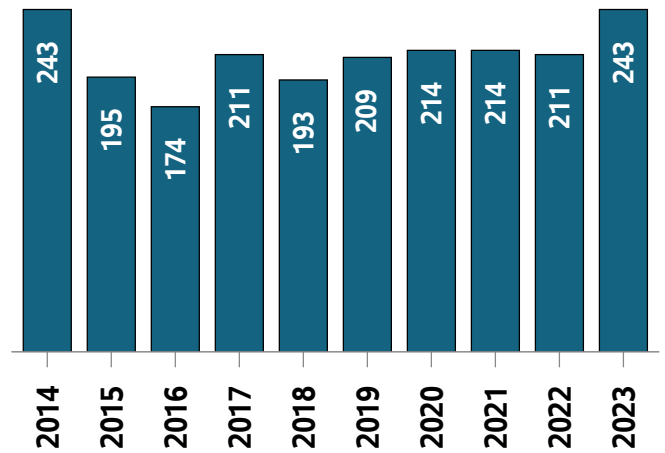
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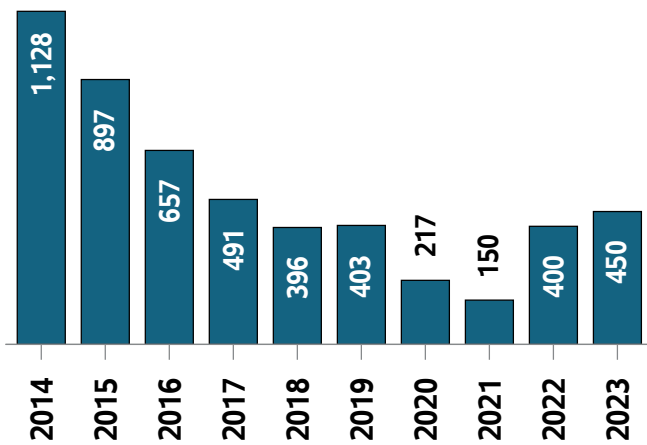
**Sales Activity (August only)**



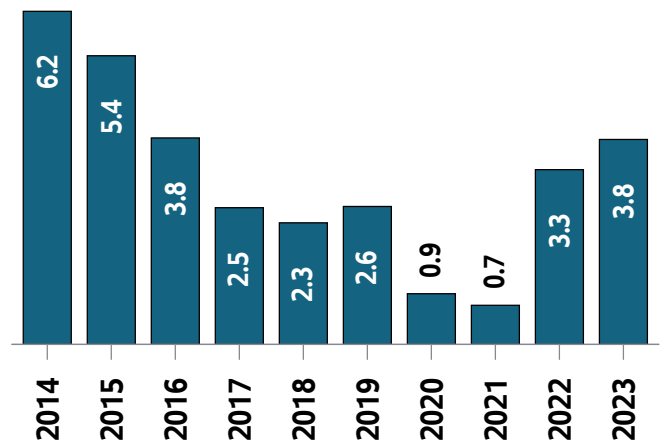
**New Listings (August only)**



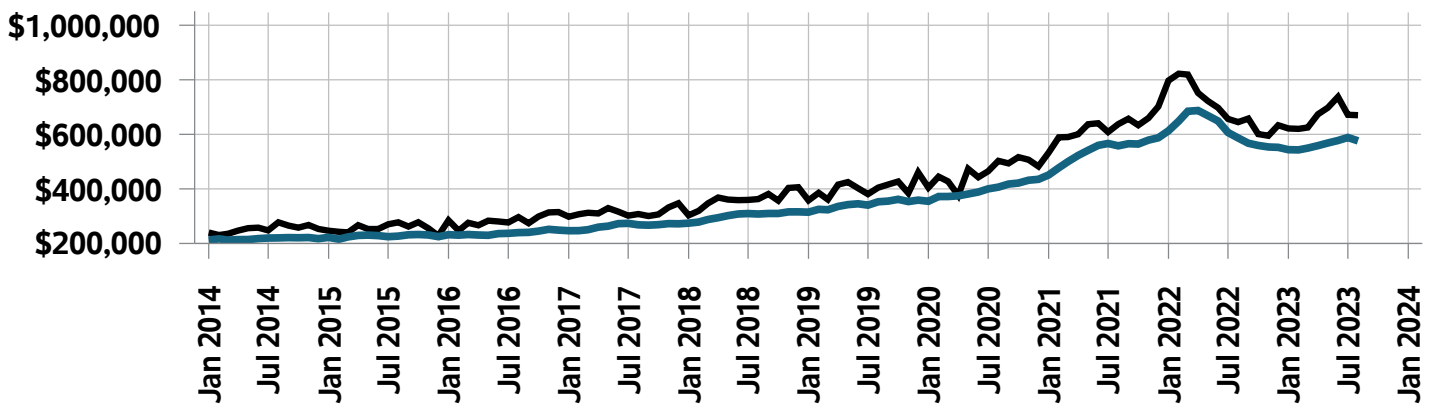
**Active Listings (August only)**



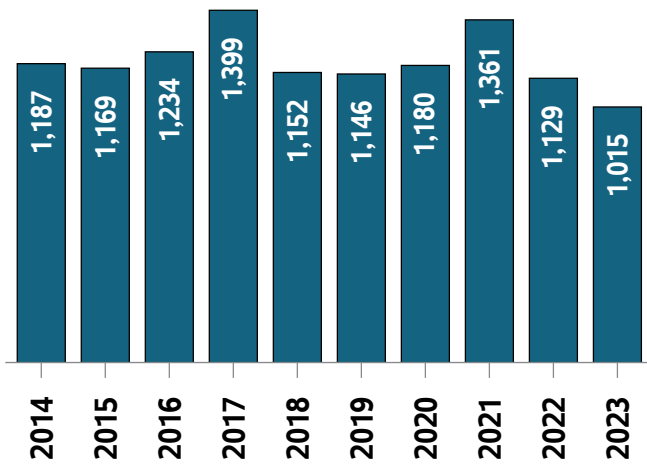
**Months of Inventory (August only)**



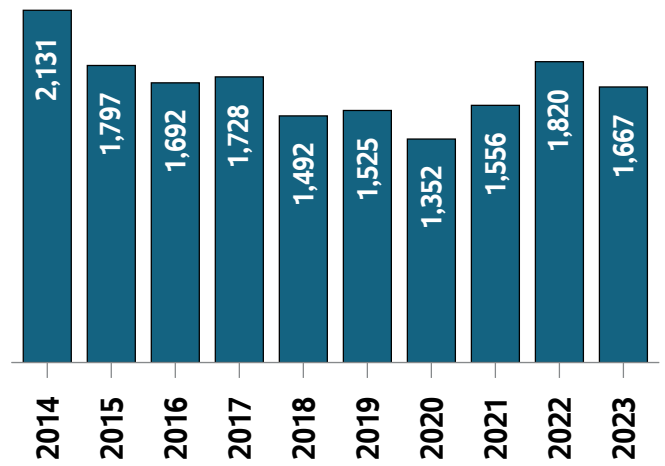
**MLS® HPI Single Family Benchmark Price and Average Price**



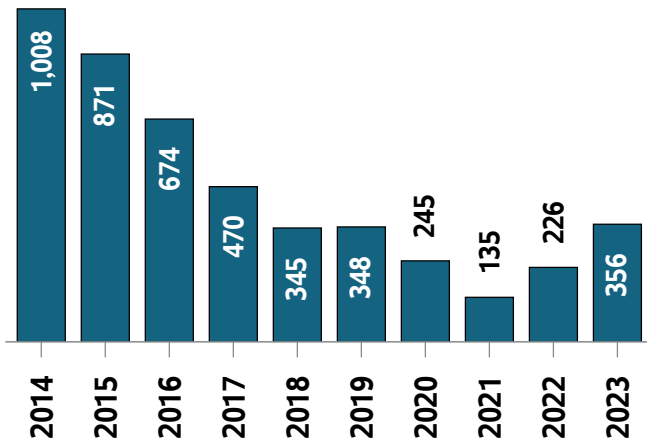
**Sales Activity (August Year-to-date)**



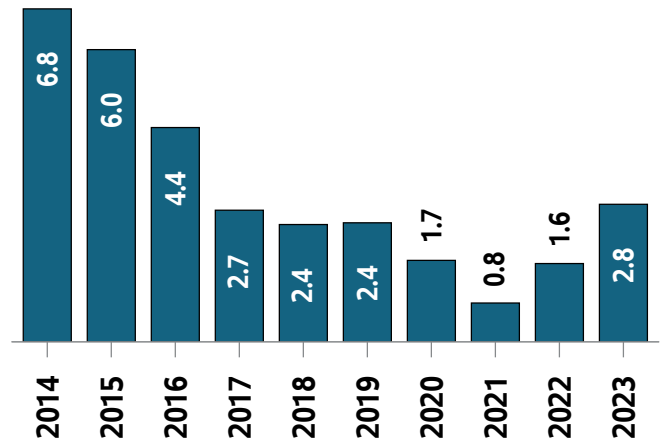
**New Listings (August Year-to-date)**



**Active Listings <sup>1</sup> (August Year-to-date)**



**Months of Inventory <sup>2</sup> (August Year-to-date)**



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Actual	August 2023	Compared to <sup>8</sup>					
		August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	3	-70.0%	-57.1%	-40.0%	-40.0%	-50.0%	-25.0%
Dollar Volume	\$1,752,900	-65.5%	-27.6%	-7.8%	111.8%	2.1%	155.5%
New Listings	15	66.7%	150.0%	275.0%	650.0%	650.0%	275.0%
Active Listings	38	245.5%	375.0%	171.4%	533.3%	15.2%	-25.5%
Sales to New Listings Ratio <sup>1</sup>	20.0	111.1	116.7	125.0	250.0	300.0	100.0
Months of Inventory <sup>2</sup>	12.7	1.1	1.1	2.8	1.2	5.5	12.8
Average Price	\$584,300	15.1%	69.0%	53.6%	253.1%	104.1%	240.7%
Median Price	\$514,900	-4.2%	49.2%	21.2%	231.1%	73.1%	205.1%
Sale to List Price Ratio <sup>3</sup>	103.5	99.3	101.0	99.0	96.1	96.3	98.9
Median Days on Market	11.0	22.0	30.0	90.0	36.0	178.0	222.5

Year-to-date	August 2023	Compared to <sup>8</sup>					
		August 2022	August 2021	August 2020	August 2018	August 2016	August 2013
Sales Activity	45	-15.1%	-4.3%	50.0%	15.4%	25.0%	125.0%
Dollar Volume	\$19,891,250	-26.1%	20.3%	69.1%	74.8%	112.5%	344.1%
New Listings	97	34.7%	79.6%	203.1%	136.6%	125.6%	193.9%
Active Listings <sup>4</sup>	28	185.9%	346.0%	50.7%	106.5%	-34.6%	-41.9%
Sales to New Listings Ratio <sup>5</sup>	46.4	73.6	87.0	93.8	95.1	83.7	60.6
Months of Inventory <sup>6</sup>	5.0	1.5	1.1	4.9	2.8	9.5	19.2
Average Price	\$442,028	-13.0%	25.6%	12.7%	51.5%	70.0%	97.4%
Median Price	\$426,000	-15.1%	25.3%	3.3%	69.2%	94.8%	112.5%
Sale to List Price Ratio <sup>7</sup>	98.2	105.6	105.5	99.5	98.3	96.9	96.8
Median Days on Market	31.0	15.0	14.0	52.5	36.0	92.5	76.5

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

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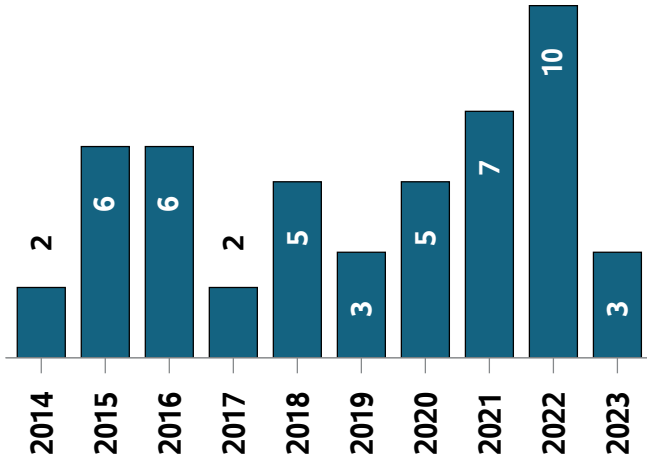
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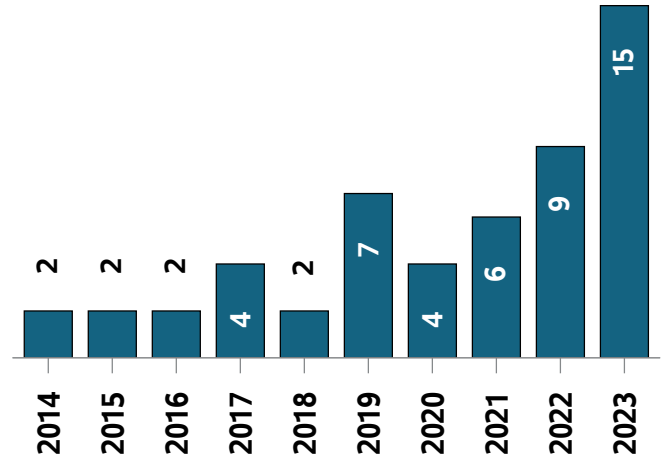
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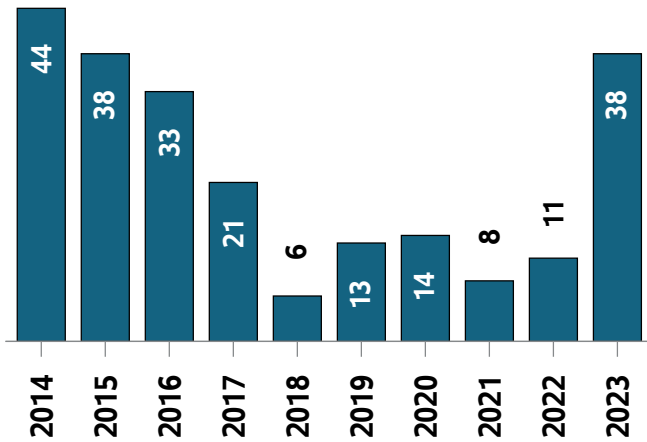
**Sales Activity (August only)**



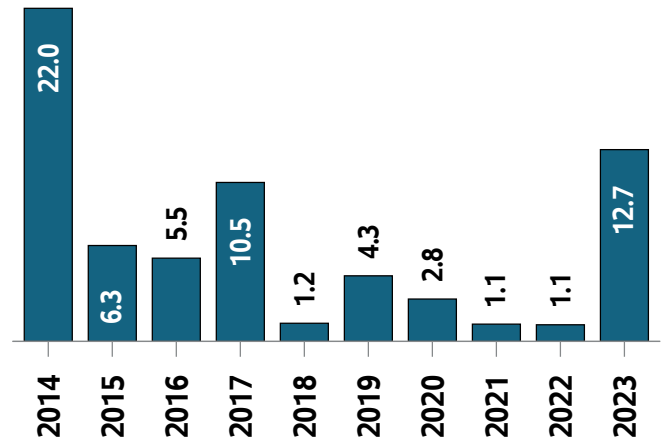
**New Listings (August only)**



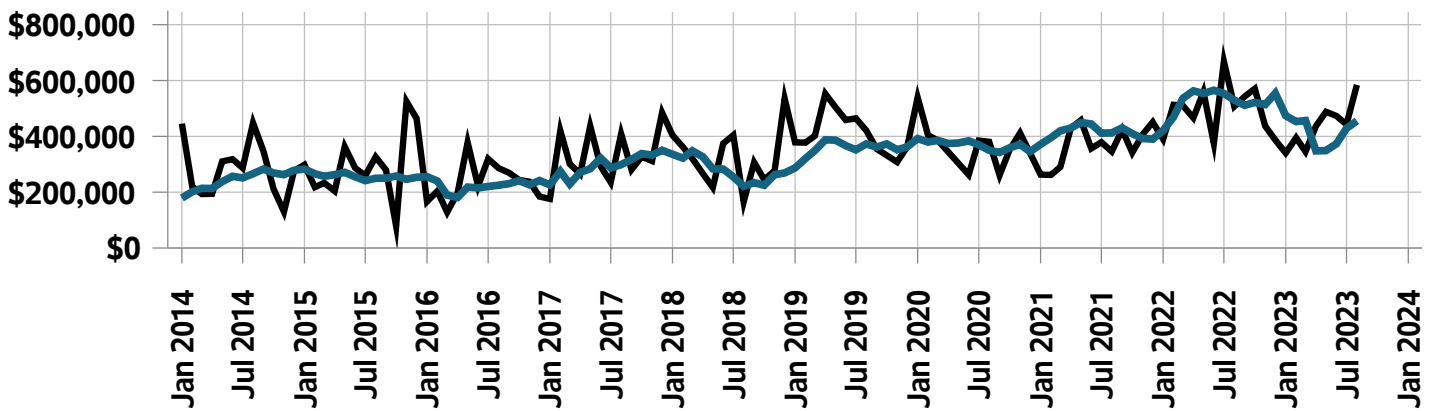
**Active Listings (August only)**



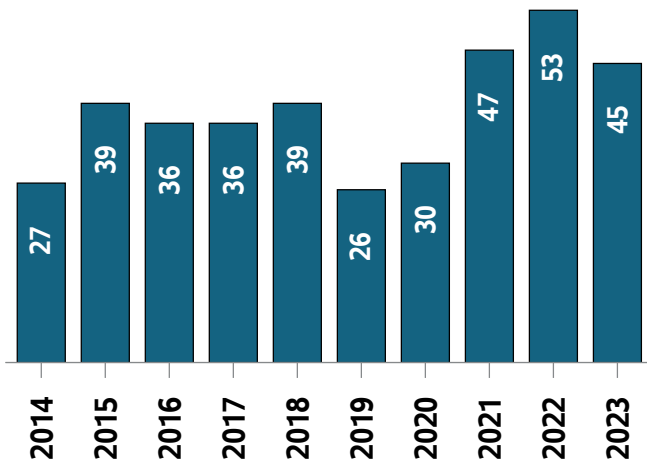
**Months of Inventory (August only)**



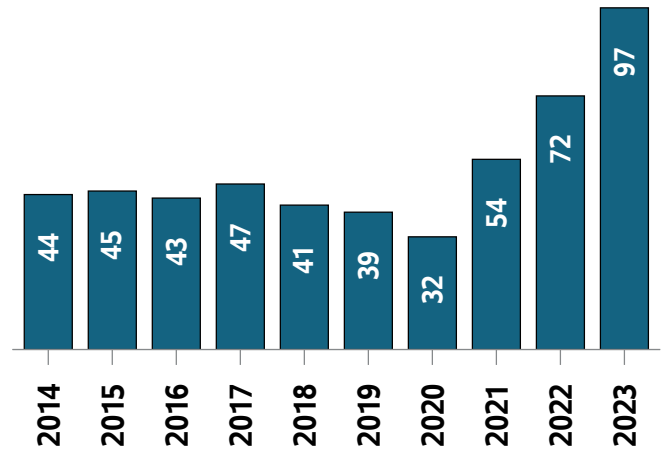
**MLS® HPI Apartment Benchmark Price and Average Price**



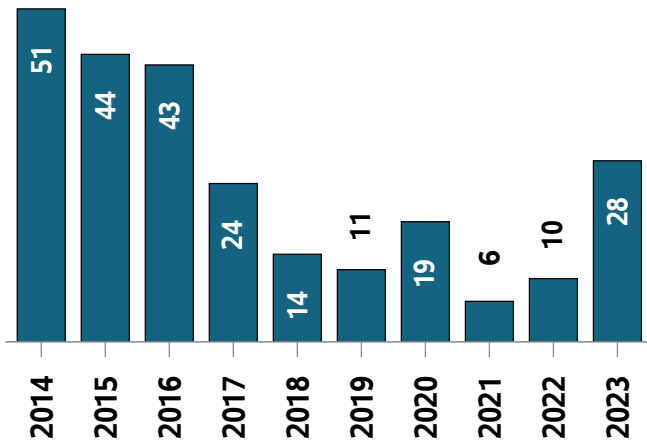
**Sales Activity (August Year-to-date)**



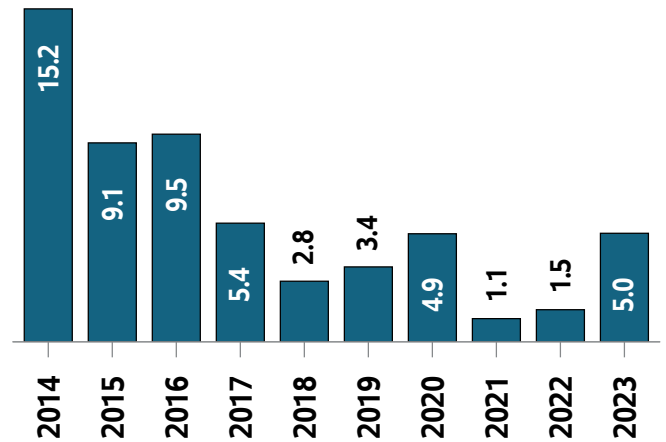
**New Listings (August Year-to-date)**



**Active Listings <sup>1</sup> (August Year-to-date)**



**Months of Inventory <sup>2</sup> (August Year-to-date)**



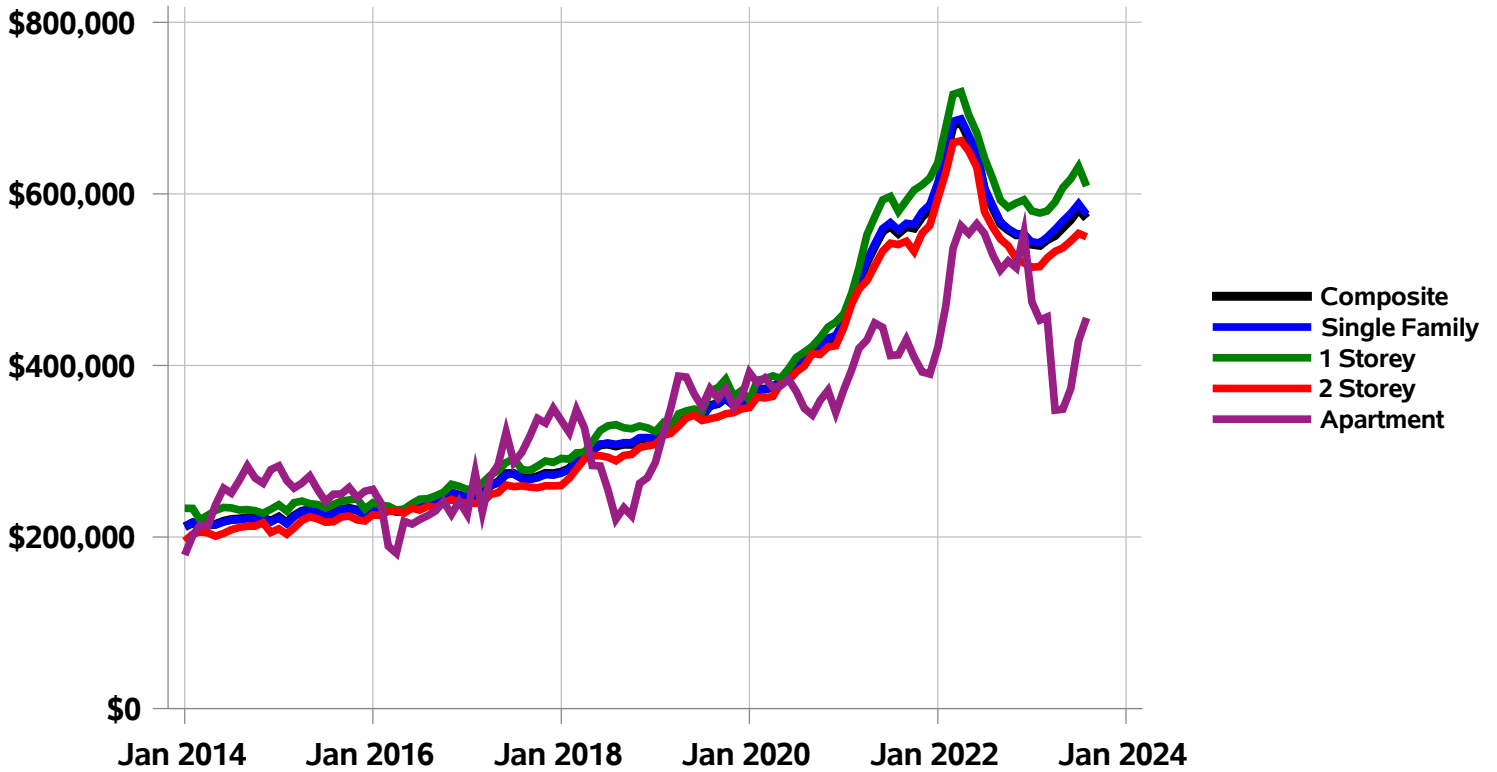
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**MLS® Home Price Index Benchmark Price**

Benchmark Type:	August 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$571,500	-1.9	1.9	5.8	-2.3	41.1	86.7
Single Family	\$576,100	-2.1	1.4	6.1	-1.8	41.7	87.0
One Storey	\$609,100	-3.6	0.3	5.4	-1.5	46.6	84.0
Two Storey	\$549,900	-0.7	2.4	6.7	-2.1	37.7	90.4
Apartment	\$455,400	6.2	30.5	0.6	-14.0	30.1	106.3

**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