

# Residential housing activity

## Huron Perth

### August 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  |
|                                  |           | July 2023                     | June 2023    | May 2023     | April 2023   | March 2023   | February 2023 |
| Sales Activity                   | 109       | -23.8                         | -33.9        | -35.9        | -21.0        | -17.4        | -6.8          |
| Average Price                    | \$652,285 | 2.1                           | -4.6         | 3.5          | 6.9          | 9.0          | 16.3          |
| Dollar Volume*                   | \$71.1    | -22.2                         | -37.0        | -33.6        | -15.6        | -10.0        | 8.3           |
| New Listings                     | 233       | 4.5                           | 2.2          | -0.4         | 12.6         | 22.0         | -7.2          |
| Active Listings                  | 434       | 7.4                           | 1.4          | -2.0         | -6.5         | -12.7        | -16.1         |

| 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 |
|                     |           | 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        |
| Average Price       | \$635,344 | 7.4                           | 5.6         | 32.7        | 82.7        | 125.1       | 174.1        |
| Dollar Volume*      | \$87.7    | -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        |

| 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    |
|                           |           | August 2022 YTD               | August 2021 YTD | August 2020 YTD | August 2018 YTD | August 2016 YTD | August 2013 YTD |
| Sales Activity            | 1,218     | -9.8                          | -23.8           | -11.0           | -7.3            | -13.4           | -0.9            |
| Average Price             | \$634,785 | -8.0                          | 10.8            | 47.4            | 88.1            | 137.0           | 174.9           |
| Dollar Volume*            | \$773.2   | -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**         | 462       | 69.5                          | 177.1           | 51.4            | 17.0            | -43.1           | -57.0           |

| 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 |
|                             |      | July 2023   | May 2023     | February 2023 | August 2022 | August 2021 | August 2018 |
| Sales to New Listings Ratio | 46.8 | 64.1        | 72.6         | 46.6          | 55.6        | 84.6        | 83.2        |
| Months of Inventory         | 4.0  | 2.8         | 2.6          | 4.4           | 3.3         | 0.8         | 2.4         |

<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.