



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



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

Actual	September 2023	Compared to <sup>8</sup>					
		September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	143	-10.1%	-27.4%	-34.4%	-27.4%	-20.1%	-10.1%
Dollar Volume	\$90,835,743	-9.4%	-23.6%	-8.9%	27.2%	91.2%	162.4%
New Listings	311	16.5%	41.4%	30.1%	38.8%	45.3%	2.3%
Active Listings	642	31.8%	232.6%	143.2%	54.0%	-14.2%	-44.7%
Sales to New Listings Ratio <sup>1</sup>	46.0	59.6	89.5	91.2	87.9	83.6	52.3
Months of Inventory <sup>2</sup>	4.5	3.1	1.0	1.2	2.1	4.2	7.3
Average Price	\$635,215	0.7%	5.3%	38.9%	75.2%	139.3%	191.8%
Median Price	\$575,000	-1.7%	2.1%	34.5%	71.6%	119.0%	180.5%
Sale to List Price Ratio <sup>3</sup>	98.3	97.5	107.3	102.7	98.7	96.8	94.9
Median Days on Market	25.0	27.0	10.0	12.5	24.0	51.0	65.0

Year-to-date	September 2023	Compared to <sup>8</sup>					
		September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	1,360	-9.9%	-24.2%	-14.2%	-10.0%	-14.2%	-2.0%
Dollar Volume	\$863,264,341	-16.4%	-16.5%	25.3%	67.7%	103.4%	171.1%
New Listings	2,345	-3.0%	14.1%	28.4%	22.5%	9.3%	-1.1%
Active Listings <sup>4</sup>	485	63.7%	186.1%	61.5%	22.1%	-39.7%	-55.3%
Sales to New Listings Ratio <sup>5</sup>	58.0	62.5	87.3	86.9	78.9	73.9	58.5
Months of Inventory <sup>6</sup>	3.2	1.8	0.9	1.7	2.4	4.6	7.0
Average Price	\$634,753	-7.1%	10.2%	46.2%	86.3%	137.2%	176.7%
Median Price	\$589,000	-6.5%	9.9%	45.4%	84.1%	135.6%	174.0%
Sale to List Price Ratio <sup>7</sup>	98.8	107.7	109.7	100.9	98.8	96.8	95.9
Median Days on Market	22.0	10.0	8.0	15.0	22.0	44.0	56.0

<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.

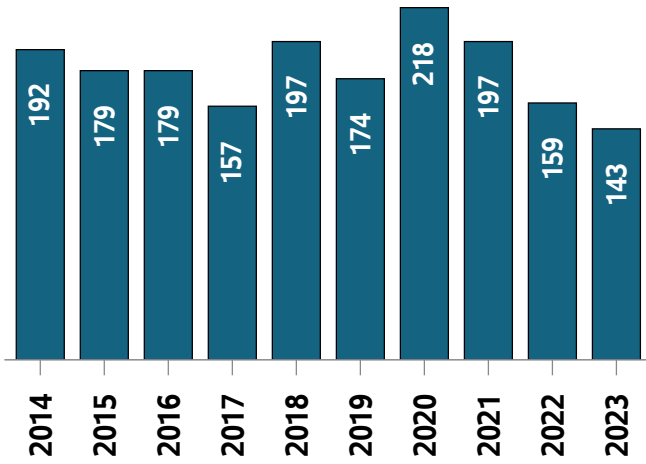
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

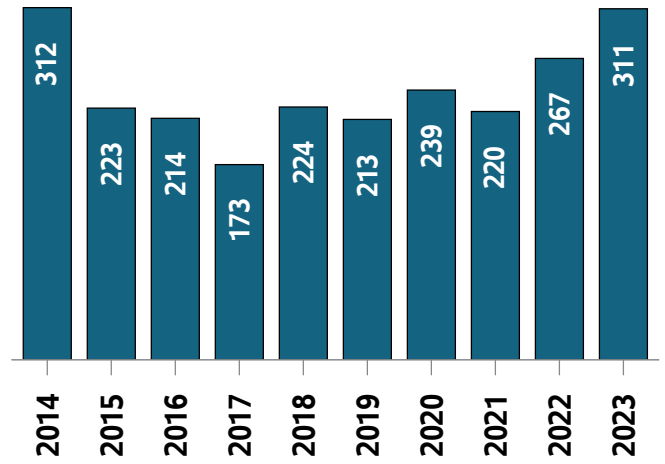
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<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

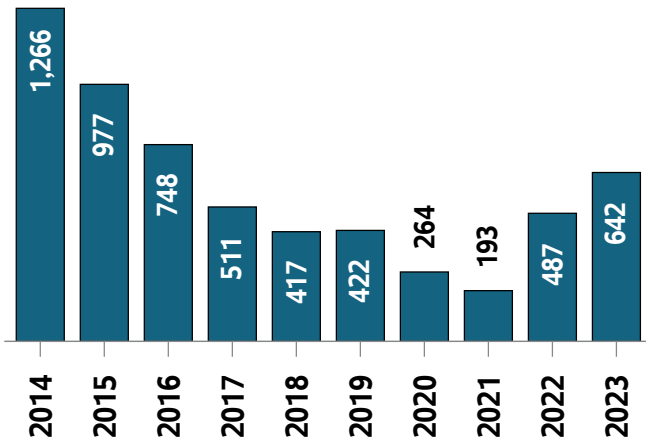
**Sales Activity (September only)**



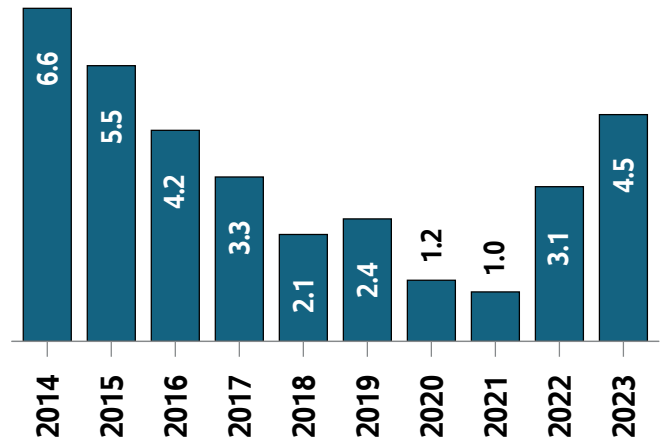
**New Listings (September only)**



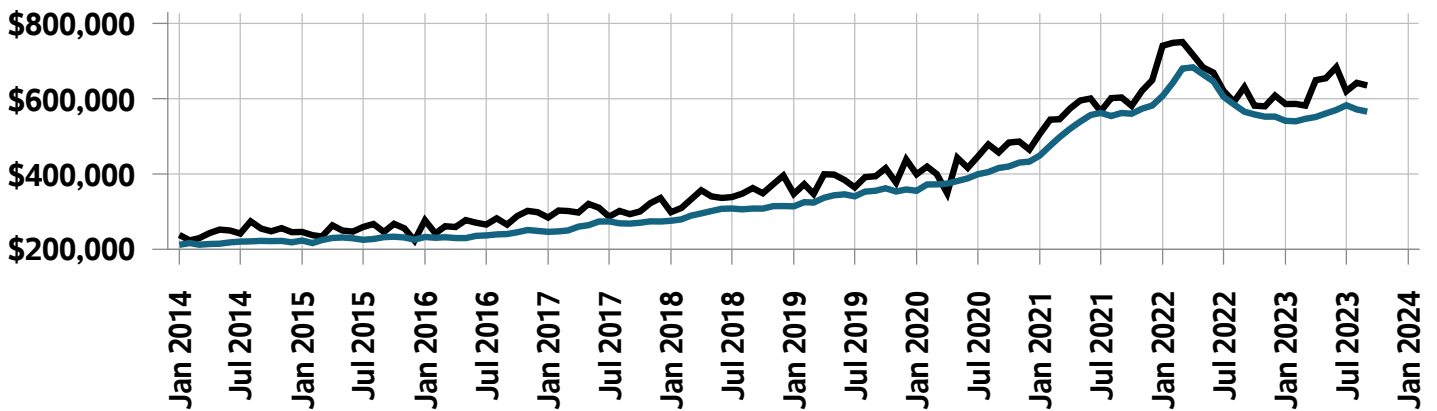
**Active Listings (September only)**



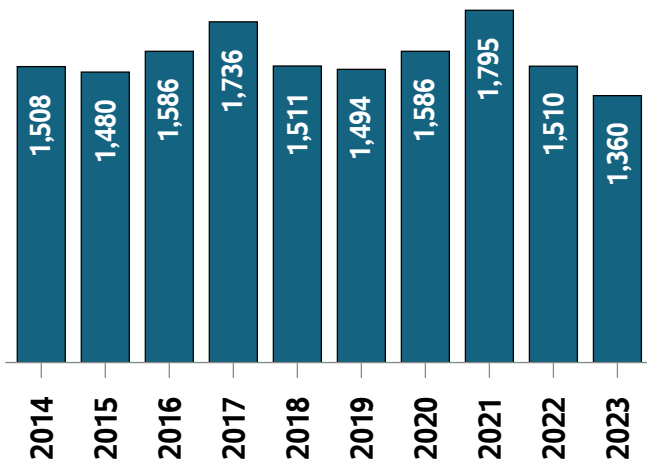
**Months of Inventory (September only)**



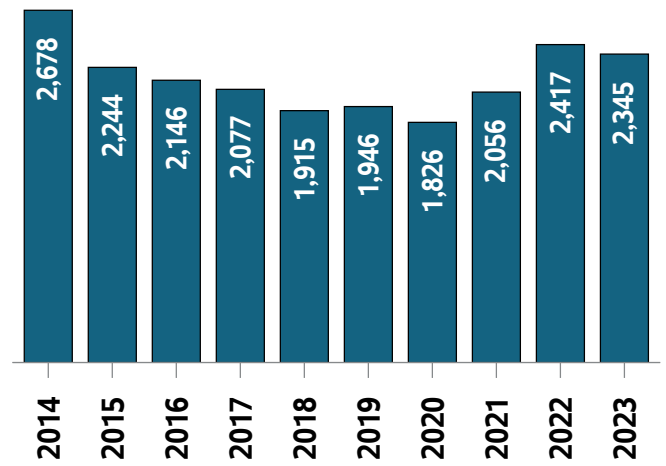
**MLS® HPI Composite Benchmark Price and Average Price**



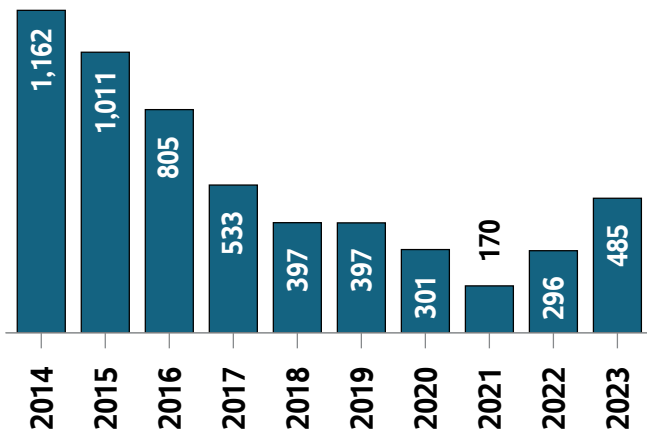
**Sales Activity (September Year-to-date)**



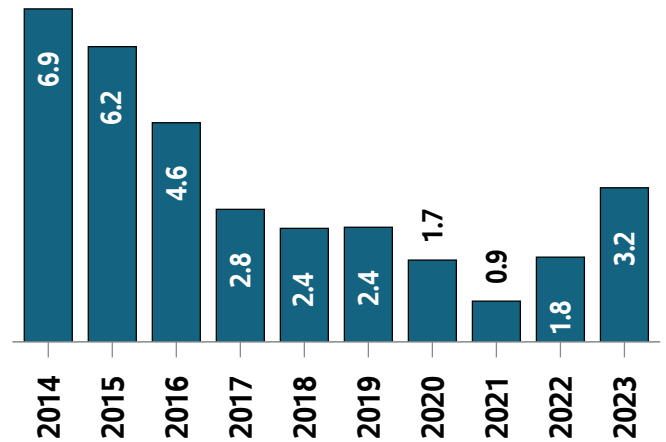
**New Listings (September Year-to-date)**



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



**Months of Inventory <sup>2</sup> (September 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	September 2023	Compared to <sup>8</sup>					
		September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	120	-11.1%	-25.0%	-31.8%	-30.6%	-22.6%	-17.2%
Dollar Volume	\$81,027,943	-8.8%	-22.9%	-6.7%	22.8%	90.6%	143.3%
New Listings	244	9.9%	37.1%	22.6%	16.2%	21.4%	-10.9%
Active Listings	501	23.4%	234.0%	129.8%	29.1%	-20.1%	-51.5%
Sales to New Listings Ratio <sup>1</sup>	49.2	60.8	89.9	88.4	82.4	77.1	52.9
Months of Inventory <sup>2</sup>	4.2	3.0	0.9	1.2	2.2	4.0	7.1
Average Price	\$675,233	2.6%	2.7%	36.8%	77.0%	146.2%	194.0%
Median Price	\$610,000	0.8%	1.7%	32.6%	74.3%	131.1%	187.1%
Sale to List Price Ratio <sup>3</sup>	98.5	97.5	108.3	103.2	98.8	96.5	95.3
Median Days on Market	26.0	27.0	10.0	10.5	23.0	48.0	63.0

Year-to-date	September 2023	Compared to <sup>8</sup>					
		September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	1,134	-10.3%	-25.4%	-16.4%	-14.4%	-18.4%	-8.7%
Dollar Volume	\$765,970,290	-16.8%	-18.3%	22.9%	61.7%	99.0%	158.5%
New Listings	1,911	-6.4%	10.2%	23.2%	12.3%	1.0%	-11.9%
Active Listings <sup>4</sup>	375	52.6%	174.0%	54.7%	7.2%	-44.0%	-60.1%
Sales to New Listings Ratio <sup>5</sup>	59.3	61.9	87.7	87.4	77.8	73.4	57.3
Months of Inventory <sup>6</sup>	3.0	1.7	0.8	1.6	2.4	4.3	6.8
Average Price	\$675,459	-7.2%	9.6%	47.0%	88.9%	143.8%	183.2%
Median Price	\$620,000	-5.3%	10.7%	47.2%	87.9%	147.0%	184.7%
Sale to List Price Ratio <sup>7</sup>	99.1	108.4	110.5	101.2	98.9	96.7	96.0
Median Days on Market	21.0	9.0	8.0	15.0	21.0	42.0	52.0

<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.

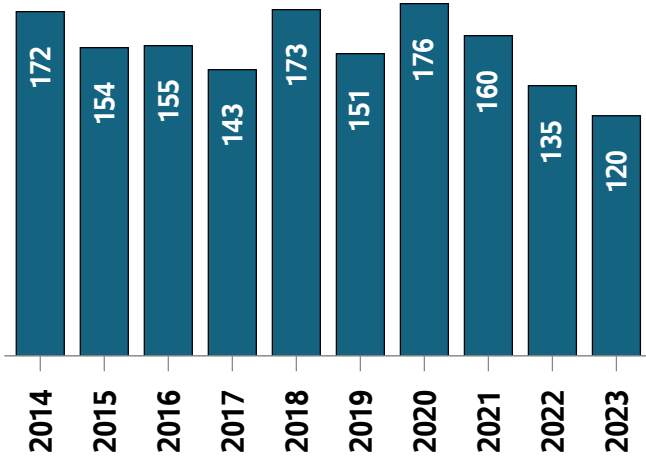
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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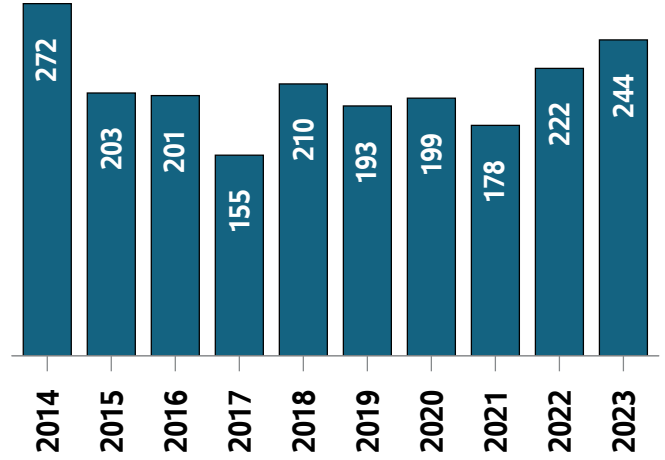
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> 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.

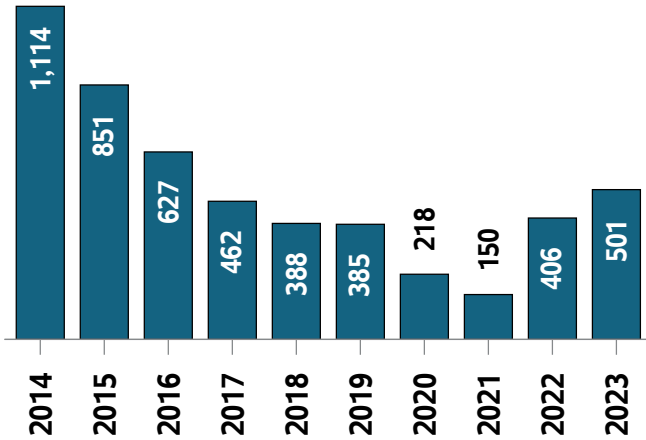
**Sales Activity (September only)**



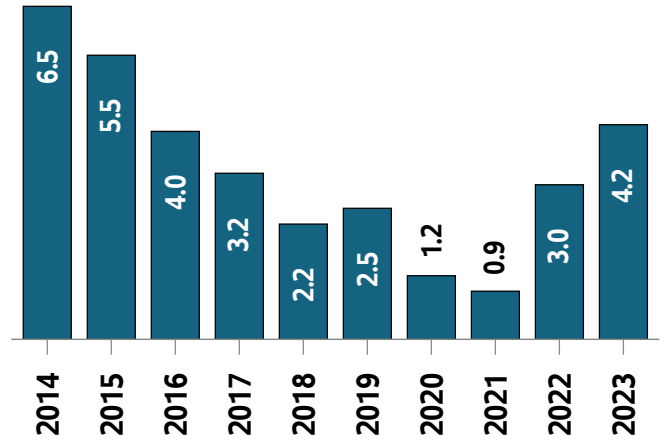
**New Listings (September only)**



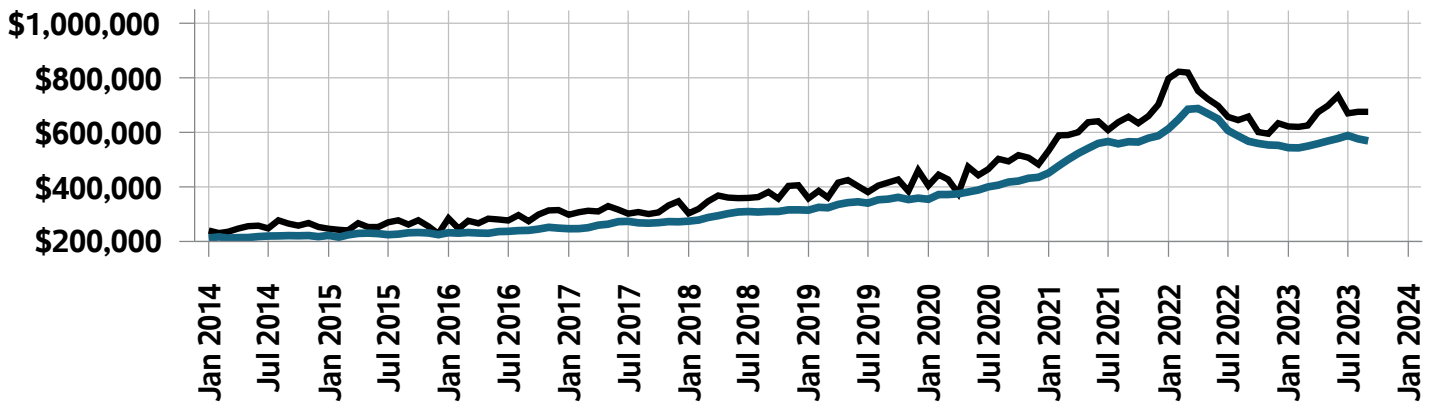
**Active Listings (September only)**



**Months of Inventory (September only)**

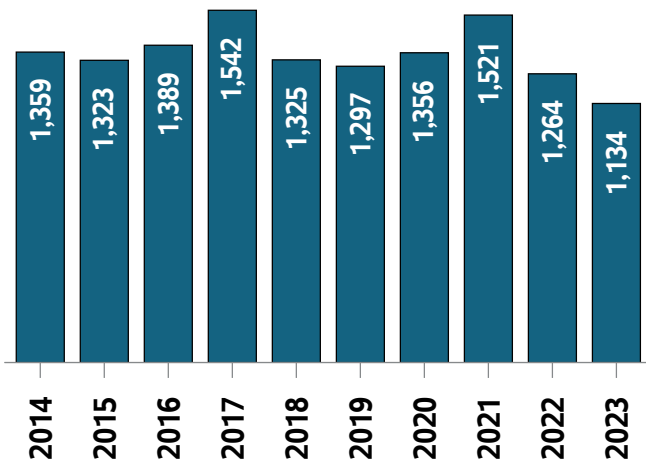


**MLS® HPI Single Family Benchmark Price and Average Price**

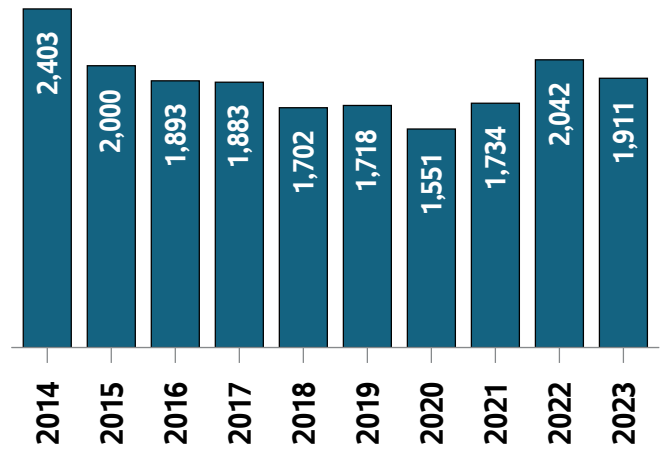




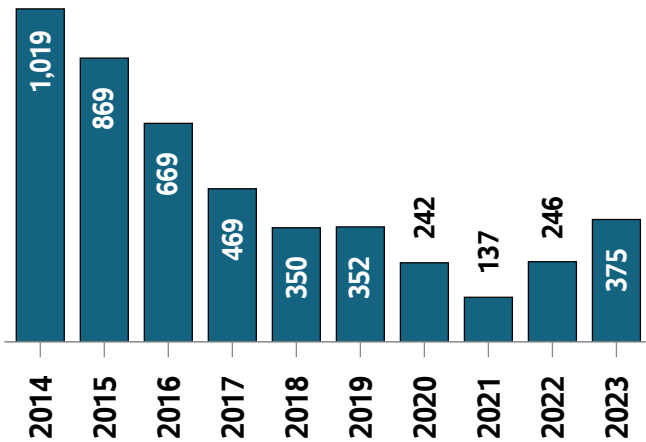
**Sales Activity (September Year-to-date)**



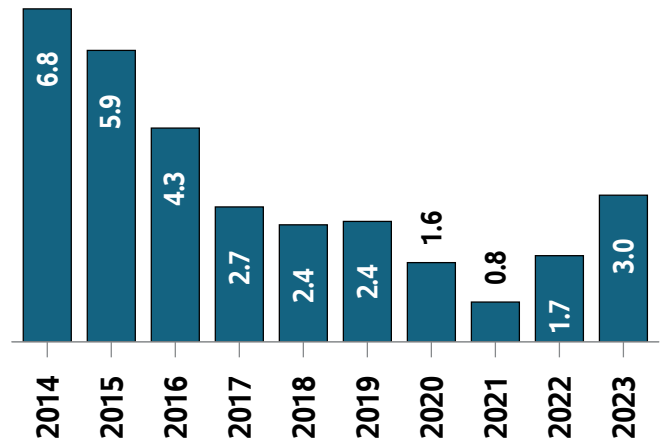
**New Listings (September Year-to-date)**



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



**Months of Inventory <sup>2</sup>(September 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	September 2023	Compared to <sup>8</sup>					
		September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	5	25.0%	-16.7%	25.0%	66.7%	25.0%	150.0%
Dollar Volume	\$2,374,000	9.3%	-6.5%	127.7%	158.0%	120.2%	671.0%
New Listings	22	340.0%	175.0%	100.0%	—	633.3%	175.0%
Active Listings	47	327.3%	422.2%	176.5%	1,466.7%	46.9%	-13.0%
Sales to New Listings Ratio <sup>1</sup>	22.7	80.0	75.0	36.4	—	133.3	25.0
Months of Inventory <sup>2</sup>	9.4	2.8	1.5	4.3	1.0	8.0	27.0
Average Price	\$474,800	-12.6%	12.2%	82.1%	54.8%	76.1%	208.4%
Median Price	\$390,000	-18.5%	4.2%	50.6%	9.6%	48.1%	153.3%
Sale to List Price Ratio <sup>3</sup>	98.5	97.1	105.2	96.4	100.0	102.2	98.5
Median Days on Market	18.0	54.0	13.0	10.5	226.0	78.0	254.0

Year-to-date	September 2023	Compared to <sup>8</sup>					
		September 2022	September 2021	September 2020	September 2018	September 2016	September 2013
Sales Activity	50	-12.3%	-5.7%	47.1%	19.0%	25.0%	127.3%
Dollar Volume	\$22,265,250	-23.5%	16.7%	73.8%	81.0%	113.3%	365.1%
New Listings	119	54.5%	91.9%	176.7%	190.2%	158.7%	190.2%
Active Listings <sup>4</sup>	30	203.4%	357.6%	63.6%	143.2%	-27.6%	-38.4%
Sales to New Listings Ratio <sup>5</sup>	42.0	74.0	85.5	79.1	102.4	87.0	53.7
Months of Inventory <sup>6</sup>	5.4	1.6	1.1	4.9	2.6	9.3	19.9
Average Price	\$445,305	-12.8%	23.7%	18.2%	52.1%	70.7%	104.6%
Median Price	\$414,950	-17.3%	20.3%	0.6%	54.6%	88.7%	112.8%
Sale to List Price Ratio <sup>7</sup>	98.2	105.0	105.4	99.1	98.5	97.4	97.0
Median Days on Market	28.5	16.0	14.0	40.5	37.0	87.0	89.0

<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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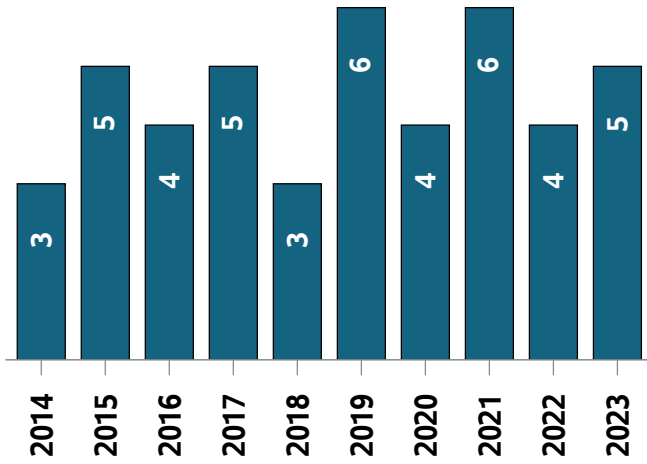
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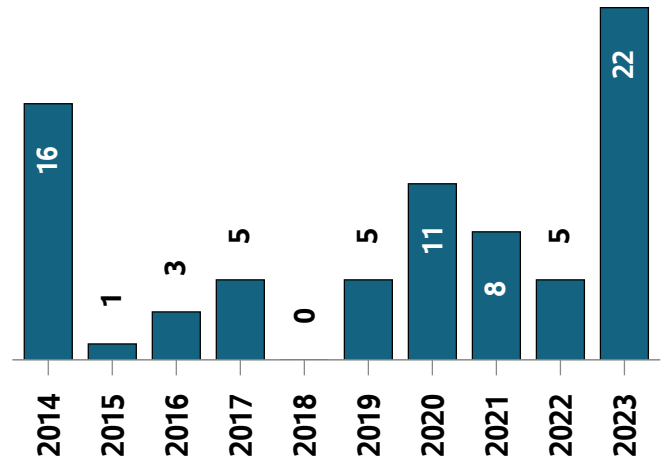
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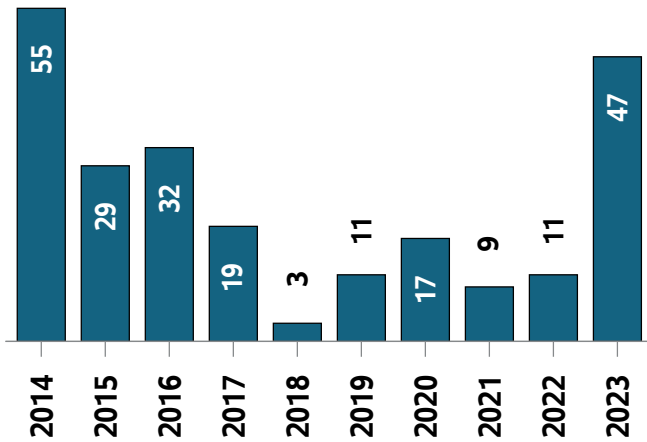
**Sales Activity (September only)**



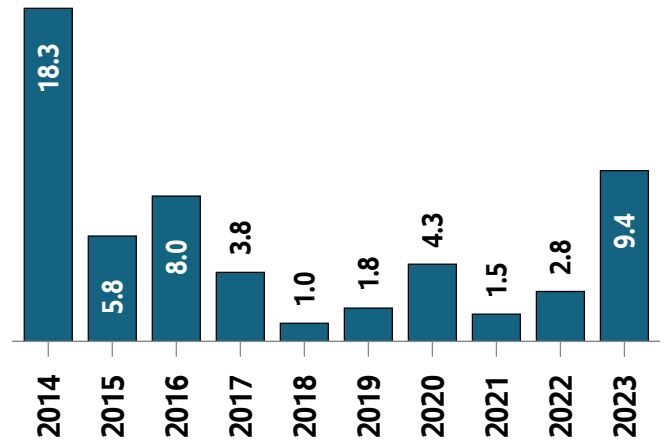
**New Listings (September only)**



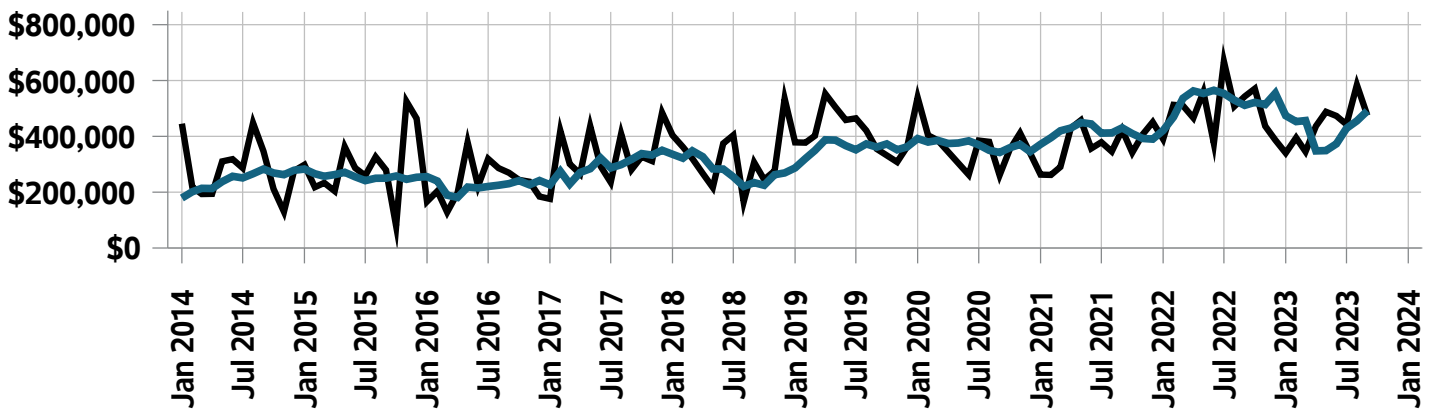
**Active Listings (September only)**



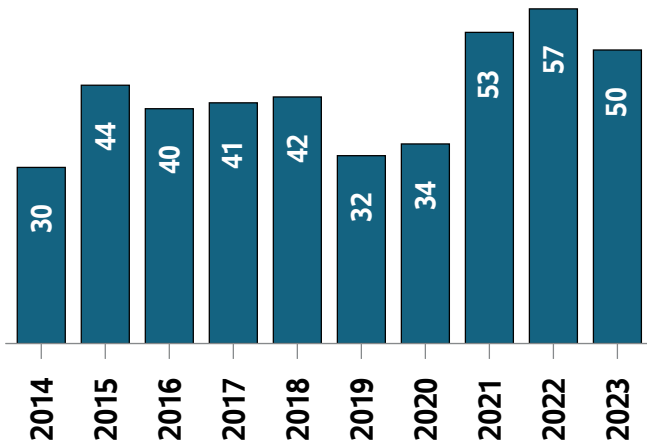
**Months of Inventory (September only)**



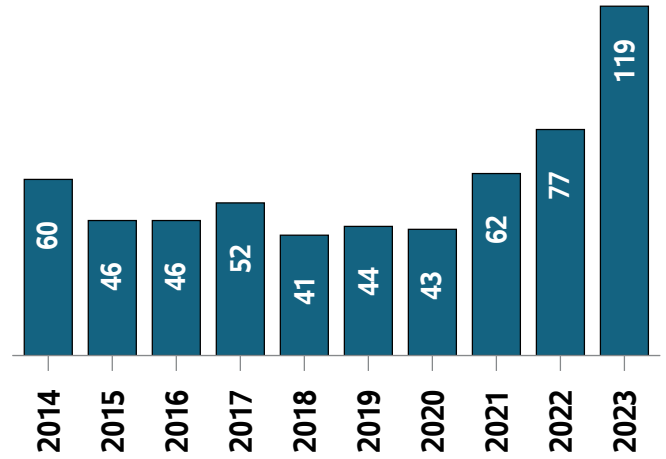
**MLS® HPI Apartment Benchmark Price and Average Price**



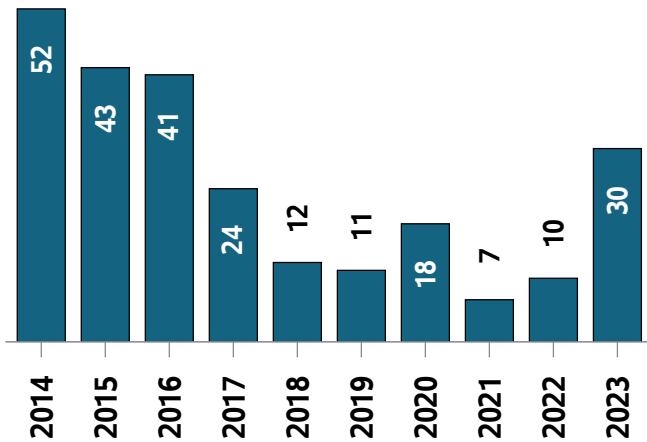
**Sales Activity (September Year-to-date)**



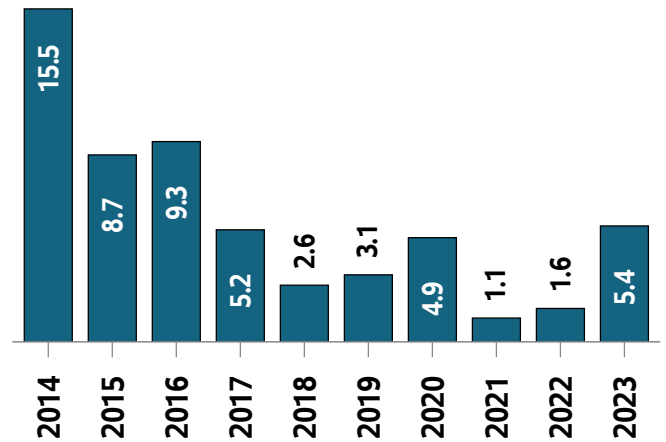
**New Listings (September Year-to-date)**



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



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



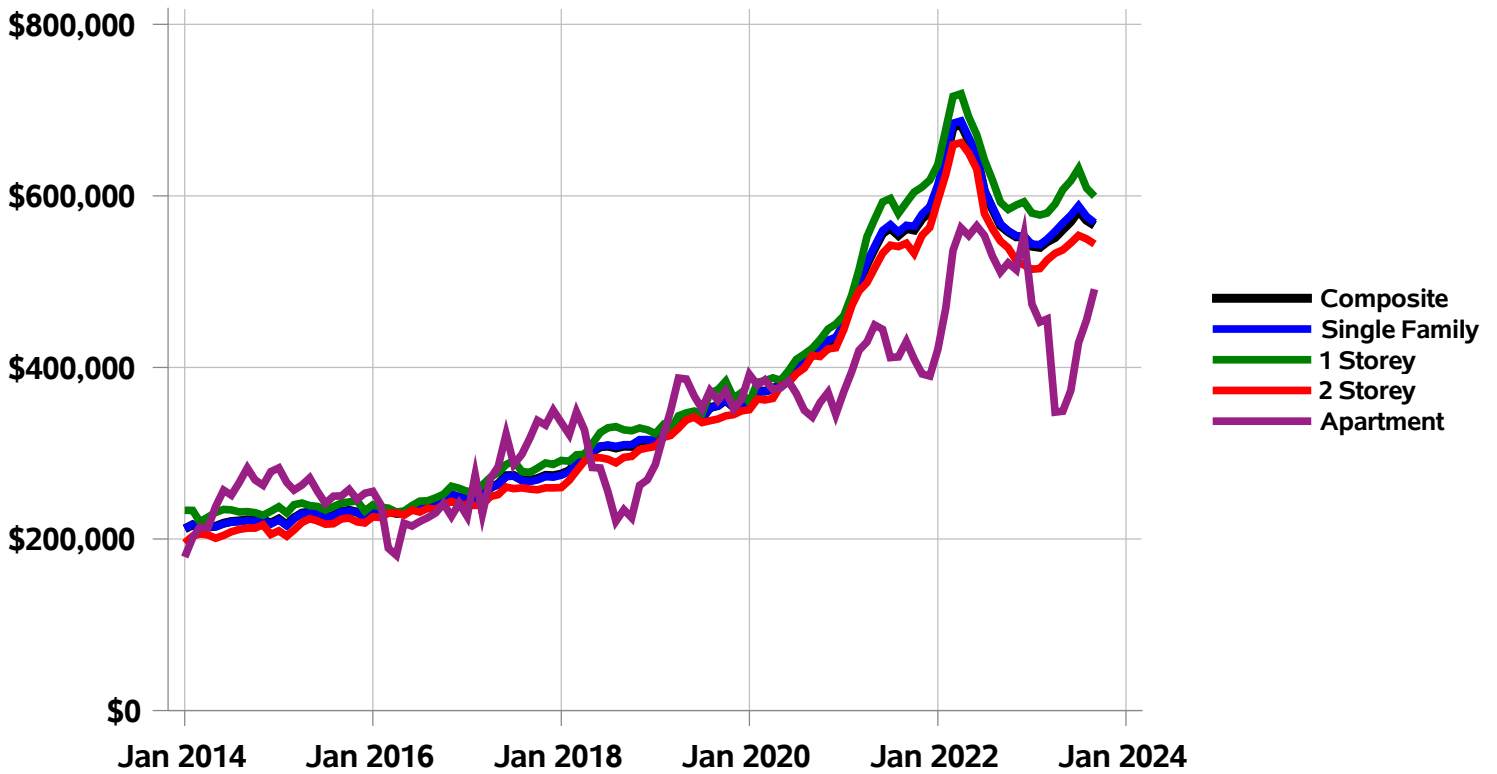
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**MLS® Home Price Index Benchmark Price**

Benchmark Type:	September 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$565,700	-1.0	-0.8	3.5	0.0	36.0	83.5
Single Family	\$568,800	-1.3	-1.5	3.5	0.2	36.2	83.5
One Storey	\$599,500	-1.6	-2.9	3.4	1.2	41.9	83.2
Two Storey	\$543,900	-1.1	-0.2	3.5	-0.6	31.4	84.2
Apartment	\$491,200	7.9	31.6	7.6	-3.9	43.5	109.7

**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