



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



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

Actual	October 2023	Compared to ⁸					
		October 2022	October 2021	October 2020	October 2018	October 2016	October 2013
Sales Activity	135	-4.9%	-36.6%	-41.6%	-15.1%	-15.6%	-14.6%
Dollar Volume	\$79,796,384	-3.4%	-35.4%	-28.6%	43.9%	73.0%	103.4%
New Listings	261	16.5%	36.6%	15.5%	26.7%	26.1%	22.0%
Active Listings	629	37.9%	333.8%	178.3%	55.7%	-12.3%	-42.7%
Sales to New Listings Ratio ¹	51.7	63.4	111.5	102.2	77.2	77.3	73.8
Months of Inventory ²	4.7	3.2	0.7	1.0	2.5	4.5	6.9
Average Price	\$591,084	1.6%	1.9%	22.2%	69.5%	105.1%	138.0%
Median Price	\$585,000	8.6%	8.3%	33.0%	82.5%	114.1%	152.7%
Sale to List Price Ratio ³	97.2	96.6	107.4	102.8	97.8	96.3	95.6
Median Days on Market	32.0	28.5	12.0	12.0	23.0	43.0	67.5

Year-to-date	October 2023	Compared to ⁸					
		October 2022	October 2021	October 2020	October 2018	October 2016	October 2013
Sales Activity	1,496	-9.4%	-25.5%	-17.7%	-10.4%	-14.3%	-3.2%
Dollar Volume	\$943,150,725	-15.4%	-18.5%	17.8%	65.4%	100.4%	163.7%
New Listings	2,605	-1.4%	15.9%	26.9%	22.8%	10.7%	0.7%
Active Listings ⁴	500	60.2%	199.3%	70.7%	25.7%	-37.1%	-53.9%
Sales to New Listings Ratio ⁵	57.4	62.6	89.4	88.5	78.7	74.2	59.8
Months of Inventory ⁶	3.3	1.9	0.8	1.6	2.4	4.6	7.0
Average Price	\$630,448	-6.6%	9.3%	43.1%	84.6%	133.9%	172.5%
Median Price	\$587,750	-5.2%	9.6%	43.4%	83.7%	135.1%	172.1%
Sale to List Price Ratio ⁷	98.7	106.8	109.4	101.2	98.7	96.8	95.9
Median Days on Market	23.0	11.0	9.0	15.0	22.0	44.0	57.0

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.

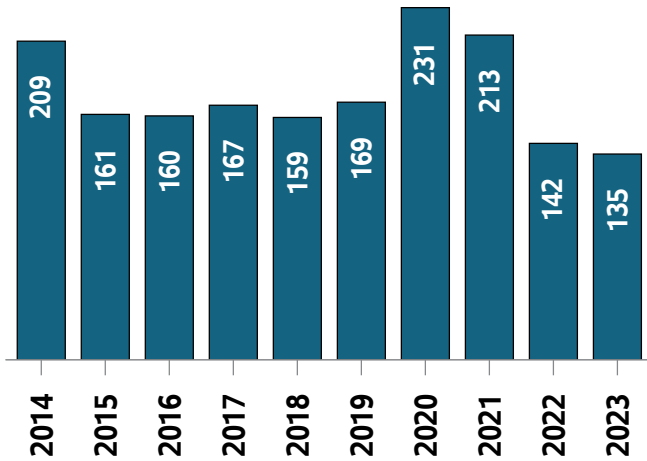
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

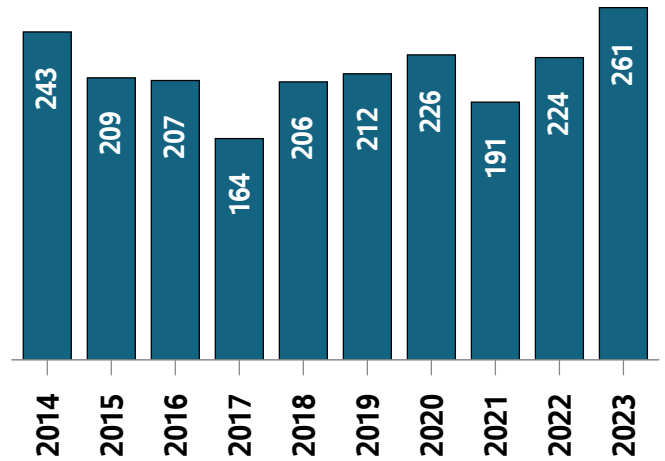
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

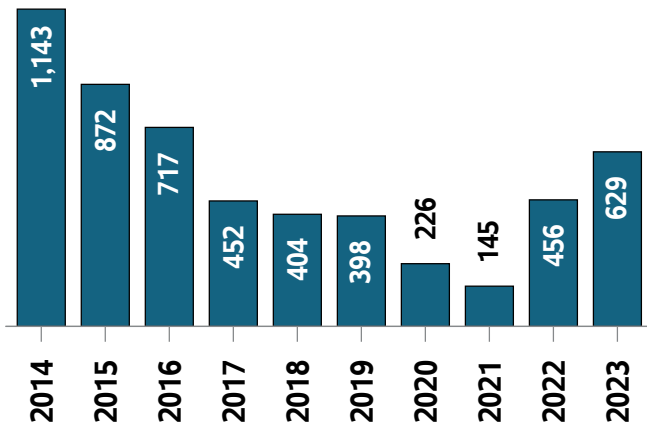
Sales Activity (October only)



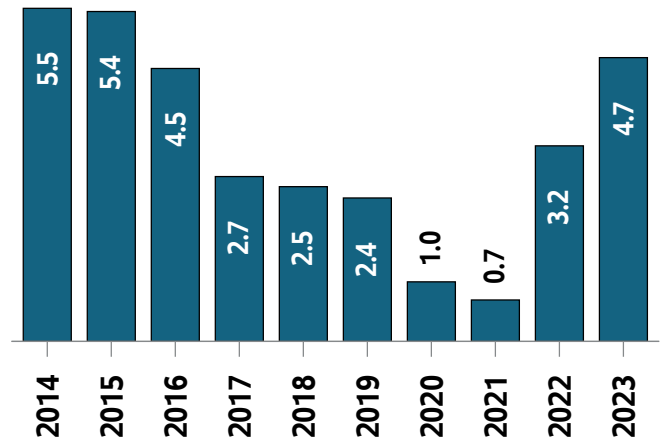
New Listings (October only)



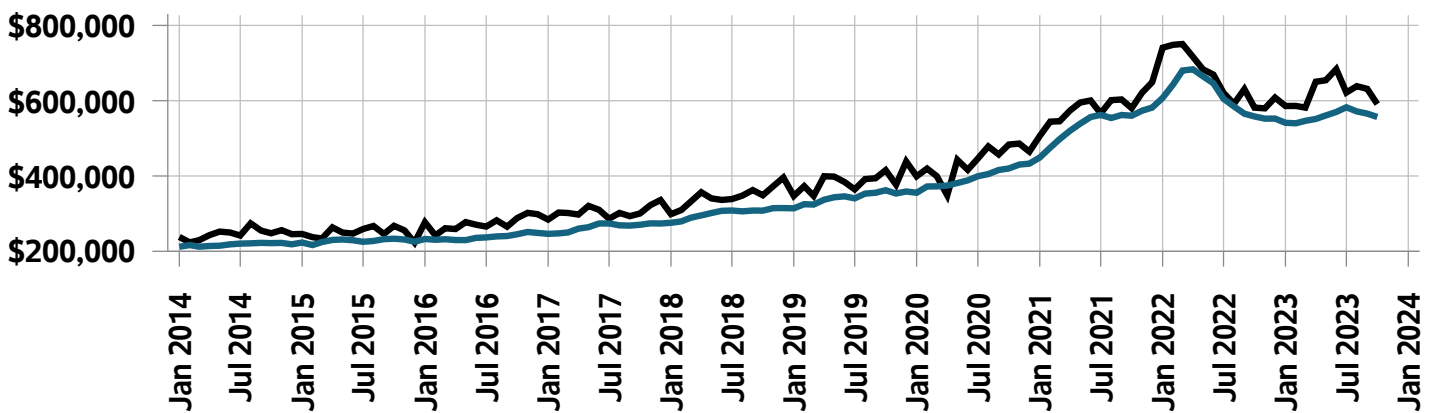
Active Listings (October only)



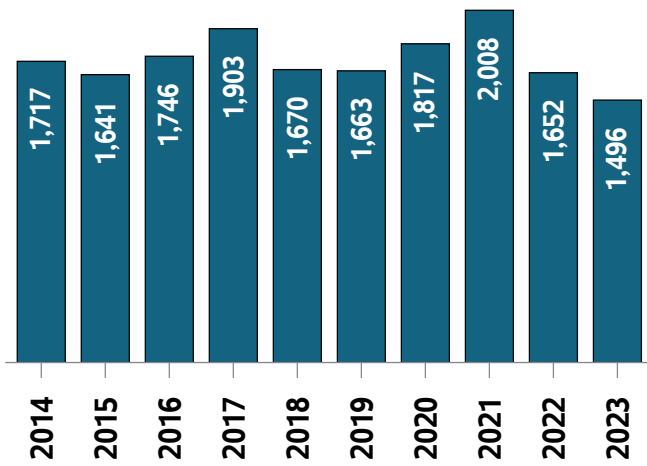
Months of Inventory (October only)



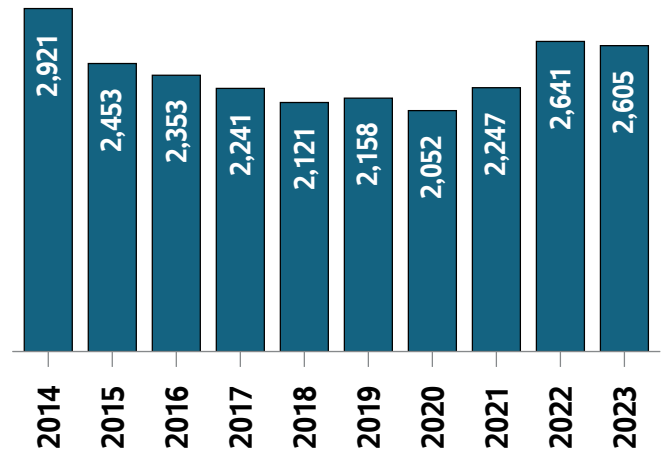
MLS® HPI Composite Benchmark Price and Average Price



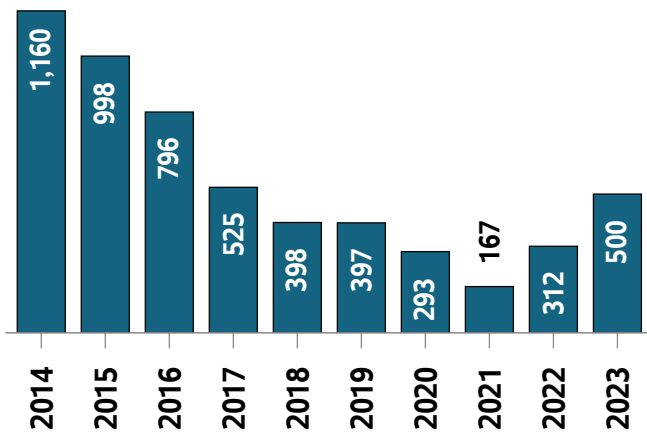
Sales Activity (October Year-to-date)



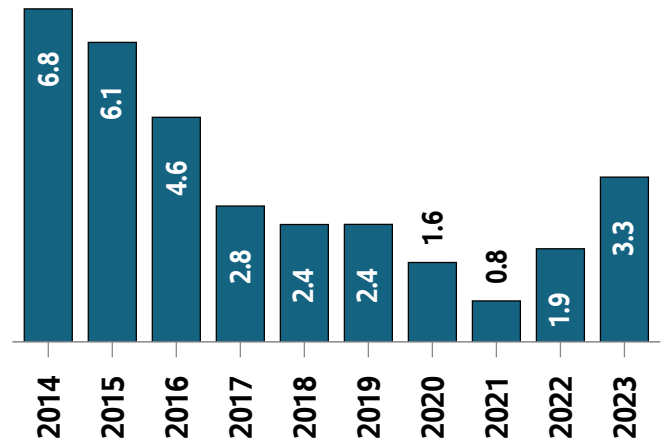
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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	October 2023	Compared to ⁸					
		October 2022	October 2021	October 2020	October 2018	October 2016	October 2013
Sales Activity	107	-8.5%	-37.8%	-43.4%	-28.7%	-24.6%	-24.1%
Dollar Volume	\$68,002,279	-3.3%	-37.5%	-30.3%	27.0%	60.3%	90.1%
New Listings	224	23.1%	39.1%	16.1%	23.8%	21.1%	12.6%
Active Listings	501	34.0%	328.2%	159.6%	38.8%	-16.5%	-48.9%
Sales to New Listings Ratio ¹	47.8	64.3	106.8	97.9	82.9	76.8	70.9
Months of Inventory ²	4.7	3.2	0.7	1.0	2.4	4.2	7.0
Average Price	\$635,535	5.7%	0.5%	23.1%	78.1%	112.7%	150.6%
Median Price	\$600,000	9.1%	8.1%	27.7%	85.9%	118.2%	155.3%
Sale to List Price Ratio ³	97.0	96.4	108.9	103.2	97.7	96.1	95.5
Median Days on Market	30.0	29.0	11.0	11.0	23.5	41.5	67.0

Year-to-date	October 2023	Compared to ⁸					
		October 2022	October 2021	October 2020	October 2018	October 2016	October 2013
Sales Activity	1,241	-10.1%	-26.7%	-19.7%	-15.9%	-18.9%	-10.3%
Dollar Volume	\$833,942,569	-15.8%	-20.3%	15.7%	58.1%	95.2%	151.2%
New Listings	2,134	-4.0%	12.6%	22.4%	13.3%	2.7%	-9.9%
Active Listings ⁴	388	50.2%	188.0%	63.5%	10.7%	-41.4%	-58.8%
Sales to New Listings Ratio ⁵	58.2	62.1	89.3	88.6	78.3	73.7	58.4
Months of Inventory ⁶	3.1	1.9	0.8	1.5	2.4	4.3	6.8
Average Price	\$671,992	-6.3%	8.8%	44.0%	88.0%	140.8%	179.9%
Median Price	\$617,000	-5.1%	10.2%	45.2%	87.0%	142.0%	183.0%
Sale to List Price Ratio ⁷	98.9	107.4	110.3	101.4	98.8	96.6	96.0
Median Days on Market	21.0	10.0	8.0	14.0	22.0	42.0	53.0

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.

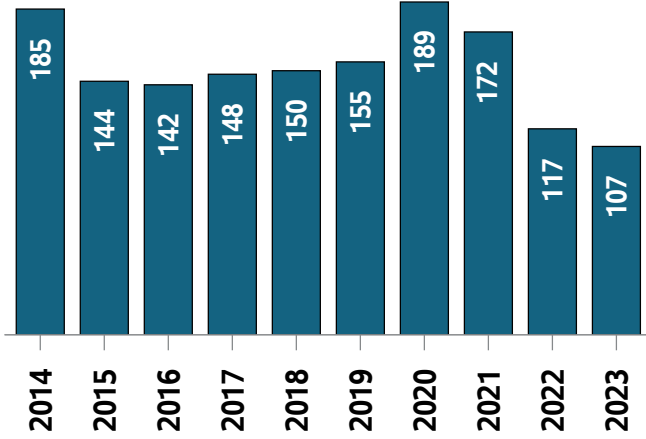
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

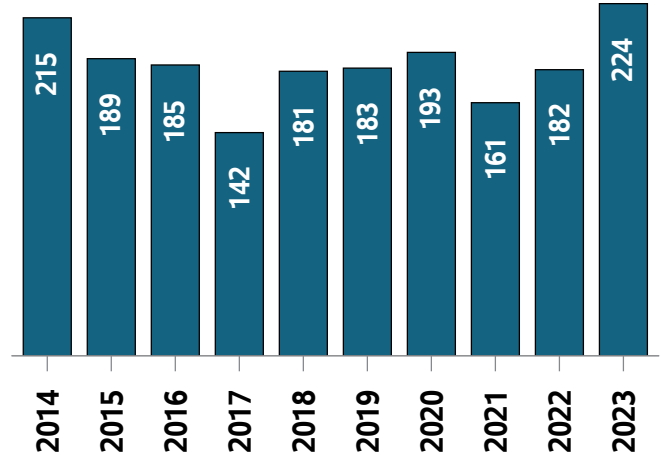
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

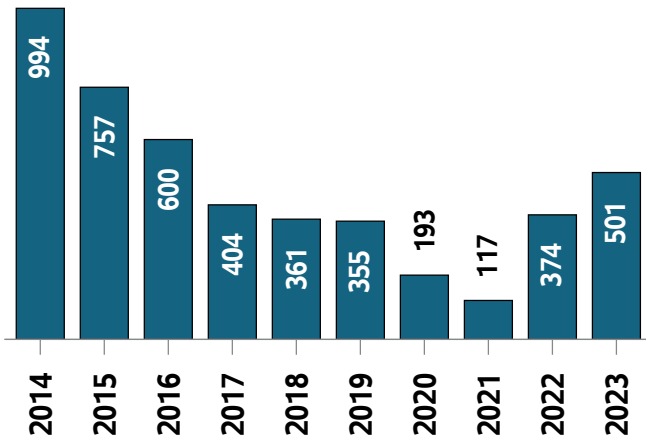
Sales Activity (October only)



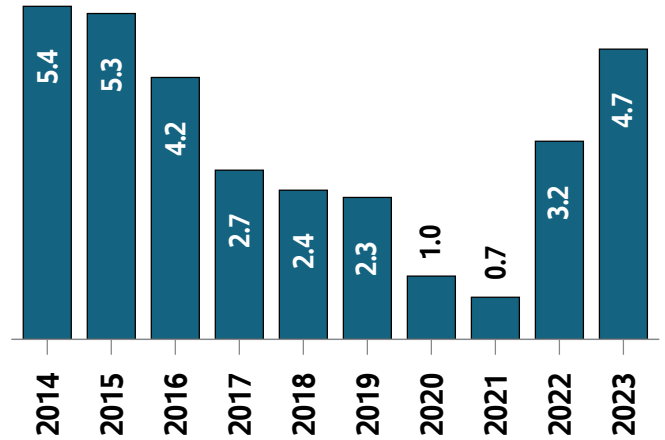
New Listings (October only)



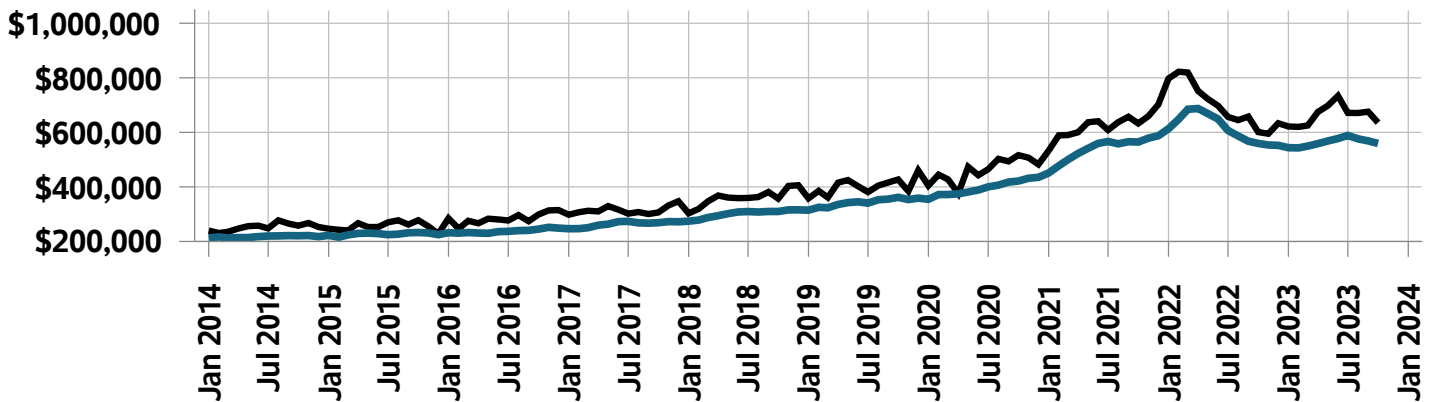
Active Listings (October only)



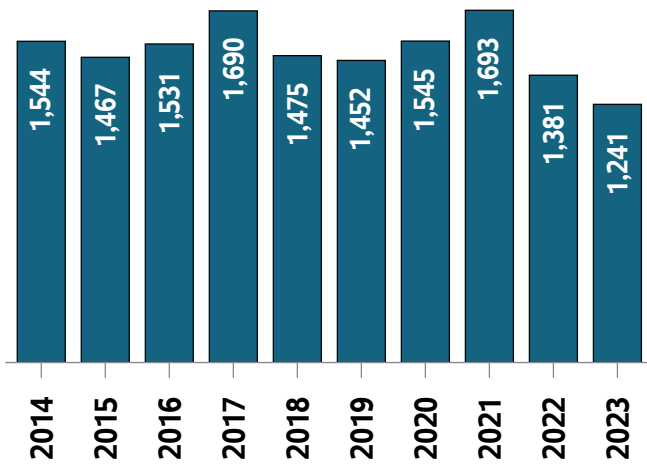
Months of Inventory (October only)



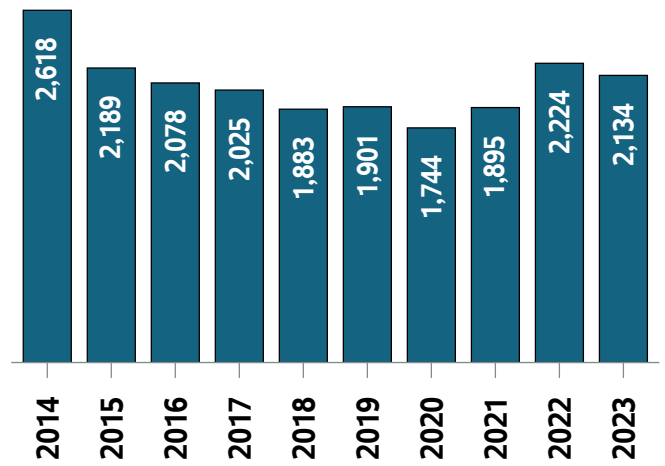
MLS® HPI Single Family Benchmark Price and Average Price



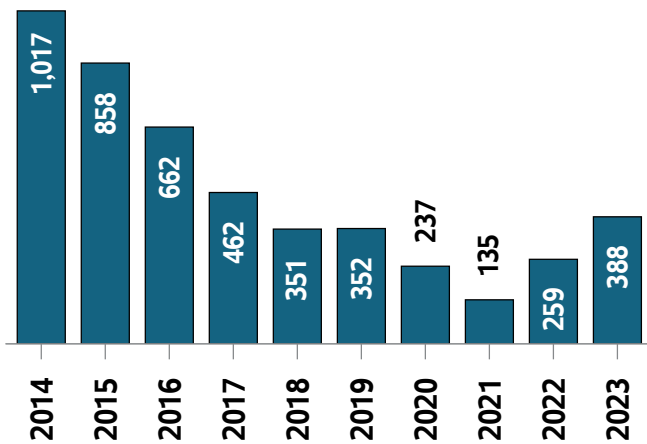
Sales Activity (October Year-to-date)



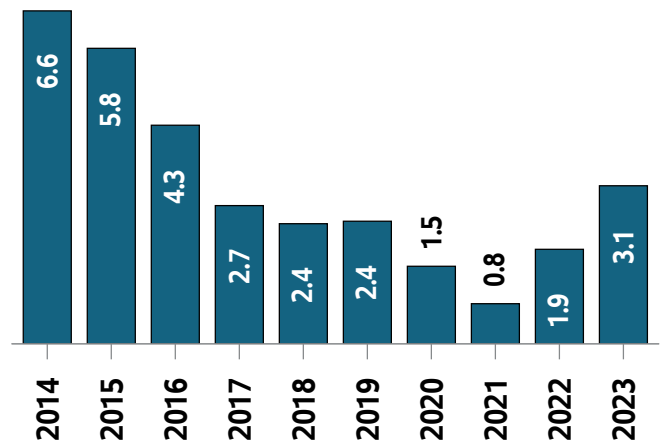
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



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



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

Actual	October 2023	Compared to ⁸					
		October 2022	October 2021	October 2020	October 2018	October 2016	October 2013
Sales Activity	6	100.0%	-25.0%	-45.5%	200.0%	200.0%	0.0%
Dollar Volume	\$2,588,980	51.2%	-5.3%	-33.2%	428.3%	430.5%	90.5%
New Listings	14	250.0%	40.0%	133.3%	180.0%	250.0%	366.7%
Active Listings	46	411.1%	411.1%	318.2%	666.7%	43.8%	-9.8%
Sales to New Listings Ratio ¹	42.9	75.0	80.0	183.3	40.0	50.0	200.0
Months of Inventory ²	7.7	3.0	1.1	1.0	3.0	16.0	8.5
Average Price	\$431,497	-24.4%	26.3%	22.4%	76.1%	76.8%	90.5%
Median Price	\$461,040	-23.8%	96.2%	19.8%	88.1%	89.0%	154.7%
Sale to List Price Ratio ³	99.2	98.7	99.5	97.4	101.9	98.6	97.0
Median Days on Market	70.0	13.0	22.5	28.0	9.0	163.5	41.5

Year-to-date	October 2023	Compared to ⁸					
		October 2022	October 2021	October 2020	October 2018	October 2016	October 2013
Sales Activity	56	-6.7%	-8.2%	24.4%	27.3%	33.3%	100.0%
Dollar Volume	\$24,854,230	-19.3%	13.9%	49.0%	94.3%	127.5%	304.4%
New Listings	132	63.0%	83.3%	169.4%	187.0%	164.0%	200.0%
Active Listings ⁴	32	221.4%	363.2%	79.0%	169.2%	-22.2%	-35.6%
Sales to New Listings Ratio ⁵	42.4	74.1	84.7	91.8	95.7	84.0	63.6
Months of Inventory ⁶	5.6	1.6	1.1	3.9	2.7	9.6	17.5
Average Price	\$443,826	-13.6%	24.1%	19.7%	52.7%	70.6%	102.2%
Median Price	\$418,540	-16.7%	23.1%	4.7%	56.0%	89.5%	115.7%
Sale to List Price Ratio ⁷	98.3	104.7	104.7	98.7	98.6	97.5	97.0
Median Days on Market	34.0	15.5	14.0	34.0	36.0	87.0	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.

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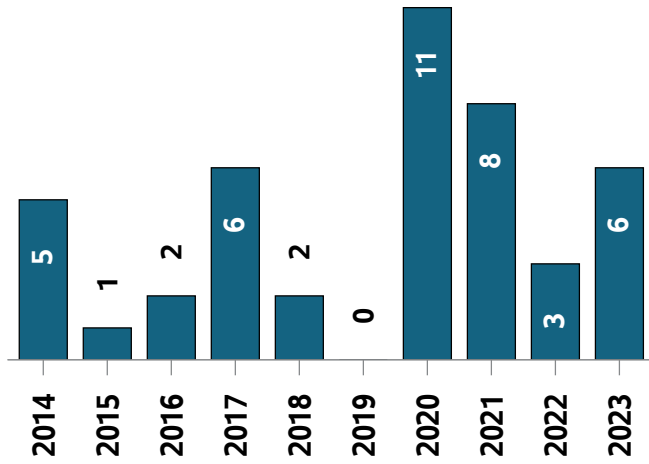
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

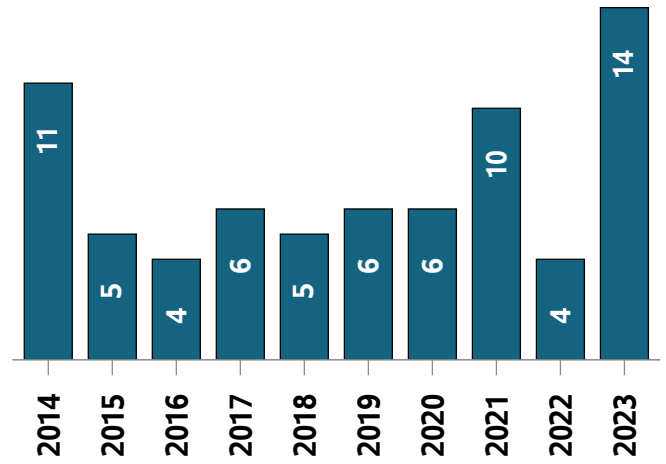
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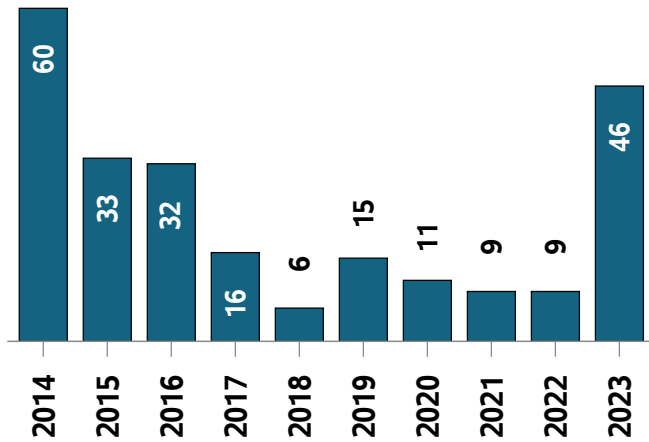
Sales Activity (October only)



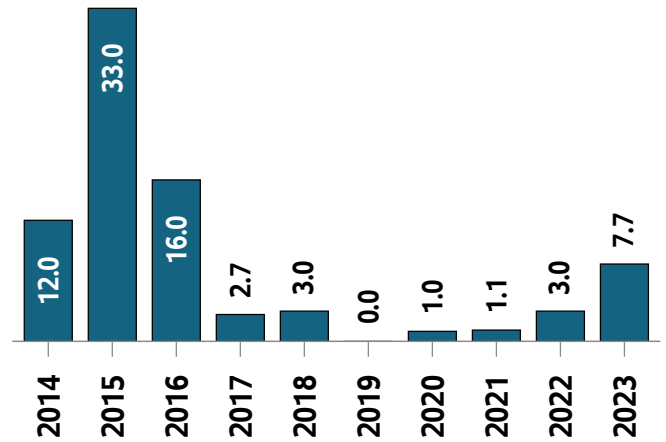
New Listings (October only)



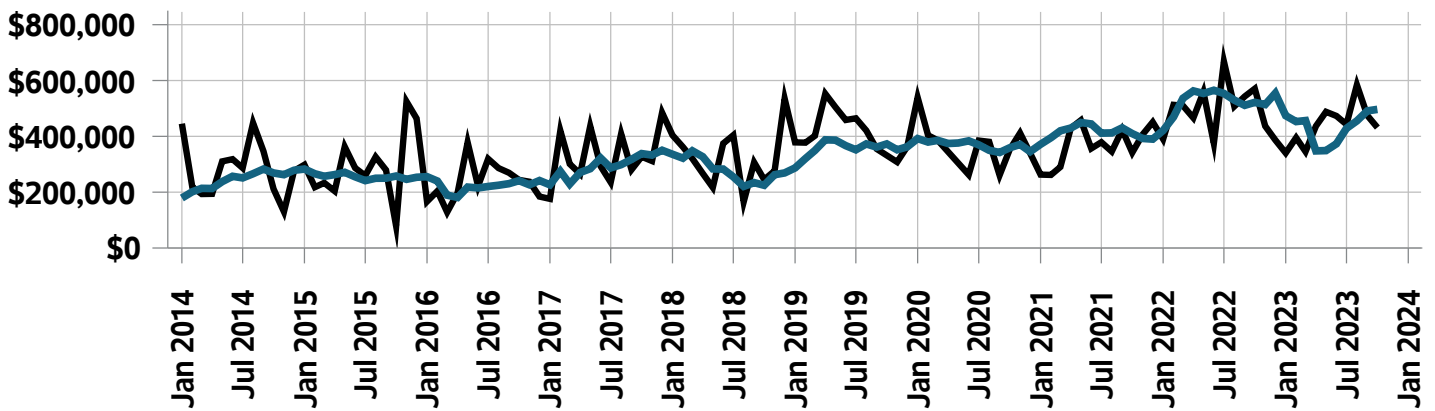
Active Listings (October only)



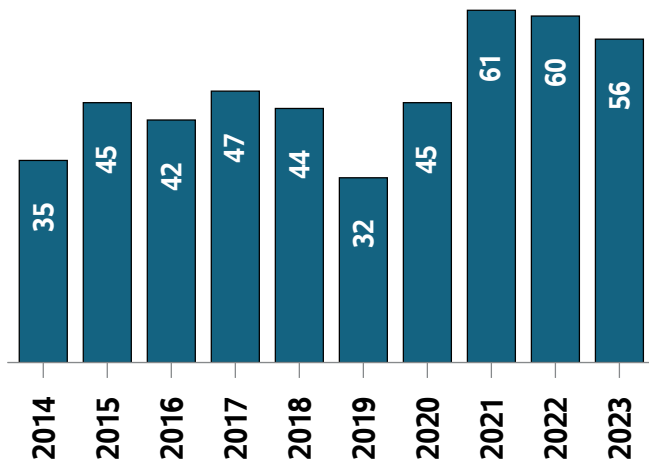
Months of Inventory (October only)



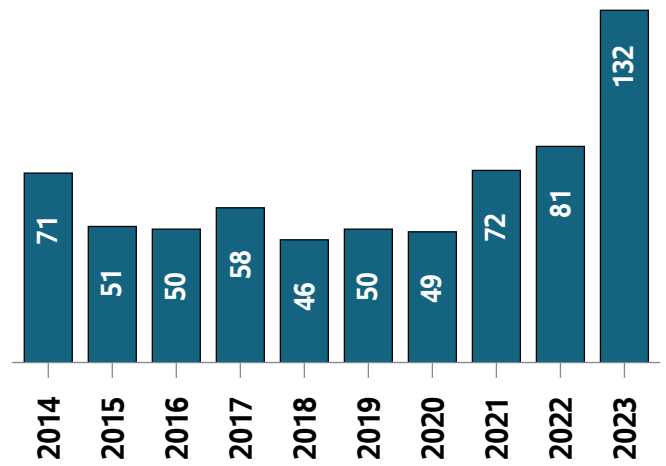
MLS® HPI Apartment Benchmark Price and Average Price



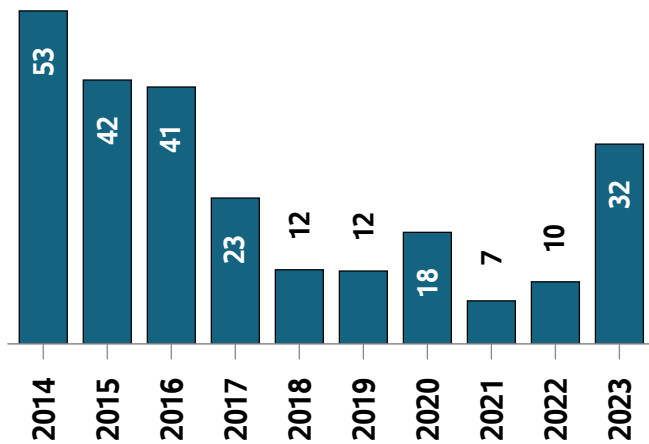
Sales Activity (October Year-to-date)



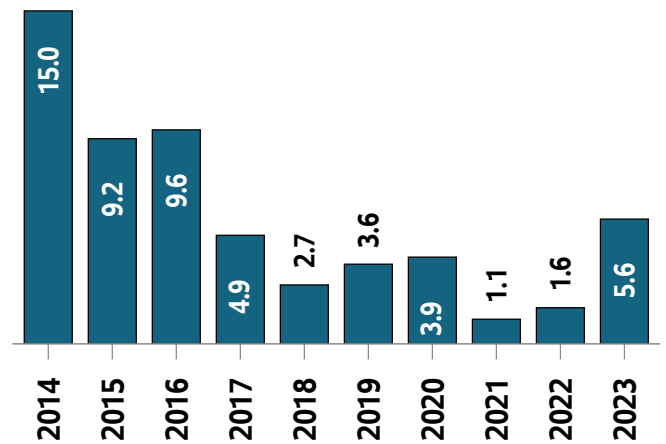
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



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



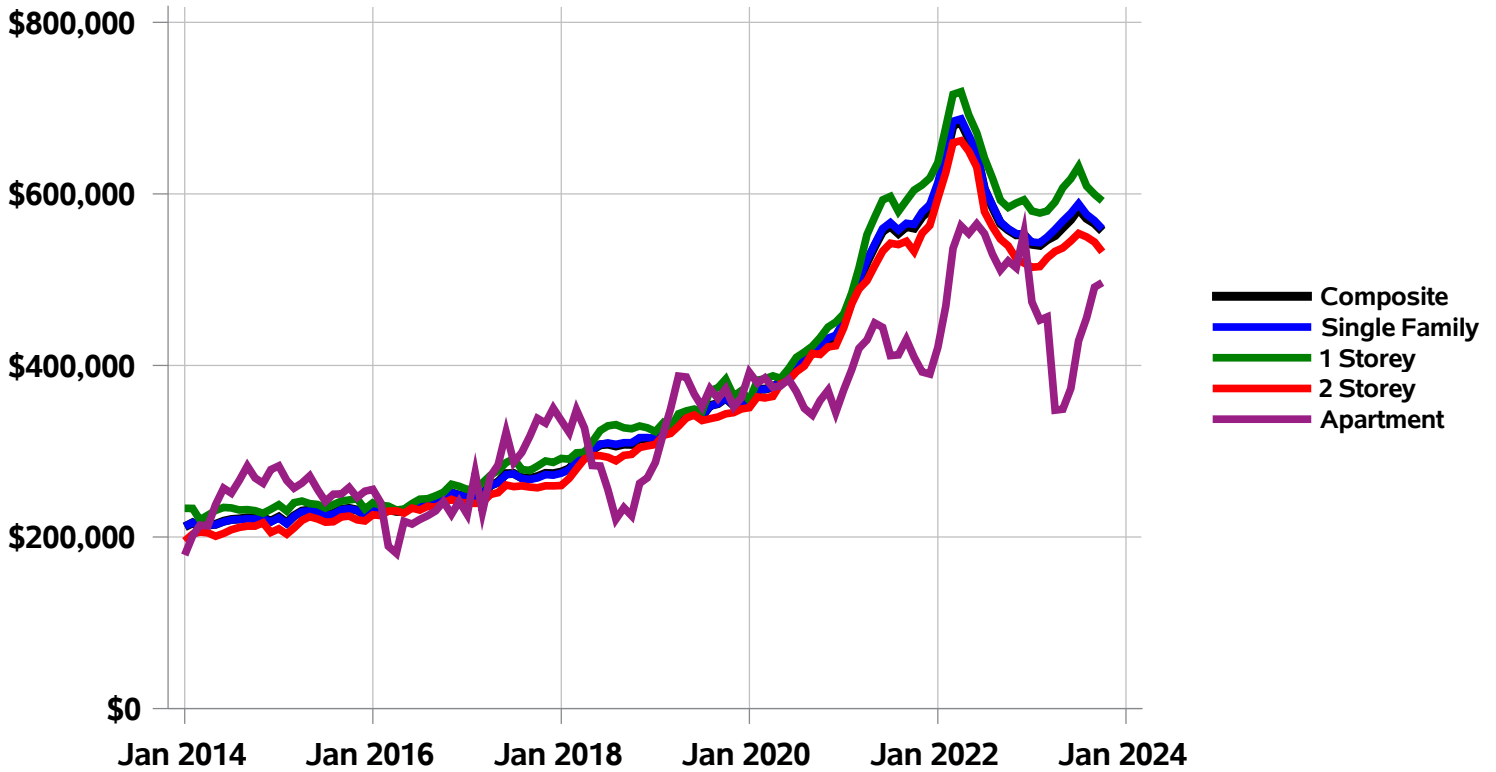
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² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	October 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$556,800	-1.6	-4.4	1.0	-0.2	32.6	80.8
Single Family	\$559,300	-1.7	-5.0	0.1	-0.0	32.7	80.5
One Storey	\$591,800	-1.3	-6.3	0.2	1.3	36.9	81.4
Two Storey	\$532,400	-2.1	-3.9	-0.1	-1.3	29.0	79.7
Apartment	\$496,600	1.1	15.8	42.7	-4.8	38.3	120.9

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