



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



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

Actual	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	106	-10.9%	-35.0%	-44.8%	-15.2%	-38.4%	-7.0%
Dollar Volume	\$60,764,300	-11.9%	-40.0%	-34.9%	30.3%	17.0%	135.2%
New Listings	208	12.4%	22.4%	20.9%	46.5%	33.3%	31.6%
Active Listings	601	42.4%	373.2%	230.2%	64.2%	-3.7%	-40.2%
Sales to New Listings Ratio ¹	51.0	64.3	95.9	111.6	88.0	110.3	72.2
Months of Inventory ²	5.7	3.5	0.8	0.9	2.9	3.6	8.8
Average Price	\$573,248	-1.1%	-7.7%	17.9%	53.7%	89.8%	153.0%
Median Price	\$510,250	-6.4%	-13.1%	11.8%	53.2%	95.7%	128.3%
Sale to List Price Ratio ³	97.8	96.9	109.4	103.6	97.5	96.4	95.3
Median Days on Market	39.5	31.0	10.0	12.0	32.0	42.5	57.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	1,600	-9.7%	-26.3%	-20.4%	-10.9%	-16.6%	-3.6%
Dollar Volume	\$1,002,533,025	-15.3%	-20.4%	12.2%	62.5%	91.9%	161.4%
New Listings	2,813	-0.5%	16.4%	26.5%	24.3%	12.1%	2.5%
Active Listings ⁴	510	58.2%	211.9%	80.2%	29.1%	-34.6%	-52.7%
Sales to New Listings Ratio ⁵	56.9	62.7	89.8	90.3	79.3	76.4	60.5
Months of Inventory ⁶	3.5	2.0	0.8	1.5	2.4	4.5	7.1
Average Price	\$626,583	-6.2%	8.0%	40.8%	82.3%	130.0%	171.3%
Median Price	\$580,000	-5.3%	7.0%	39.8%	81.3%	132.0%	168.2%
Sale to List Price Ratio ⁷	98.6	106.1	109.4	101.4	98.6	96.7	95.8
Median Days on Market	24.0	11.0	9.0	15.0	23.0	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.

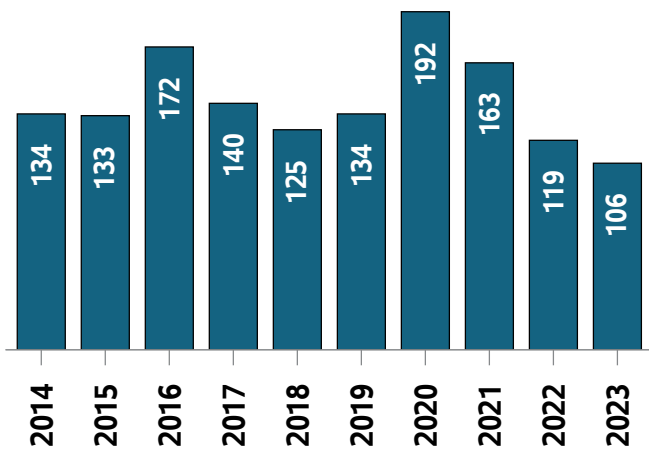
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

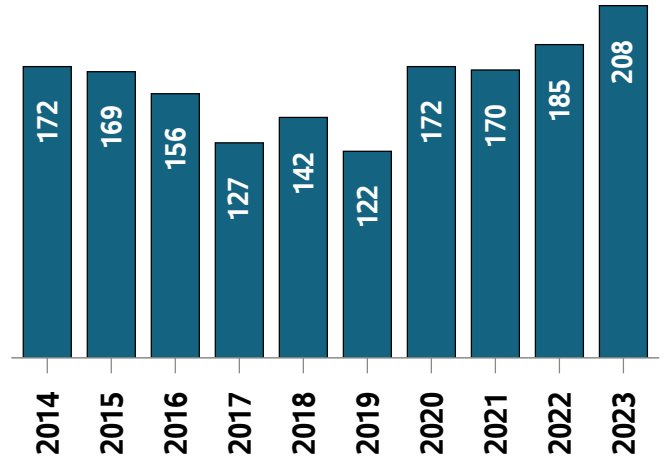
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

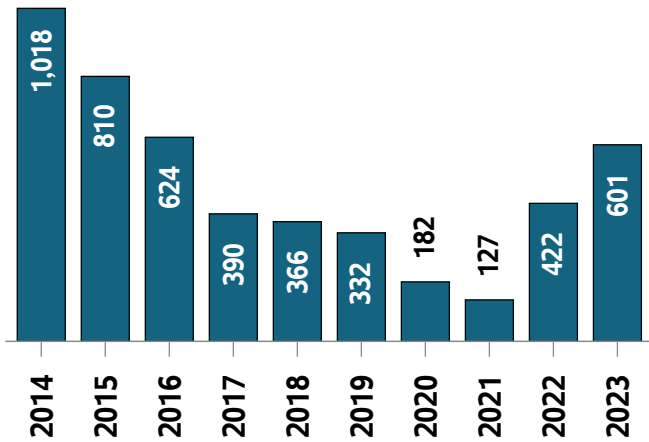
Sales Activity (November only)



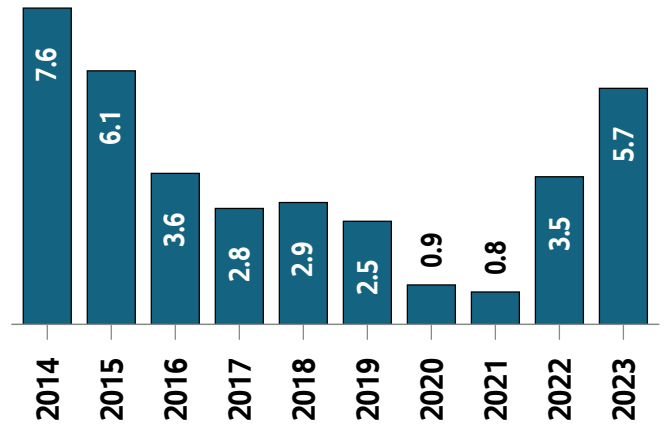
New Listings (November only)



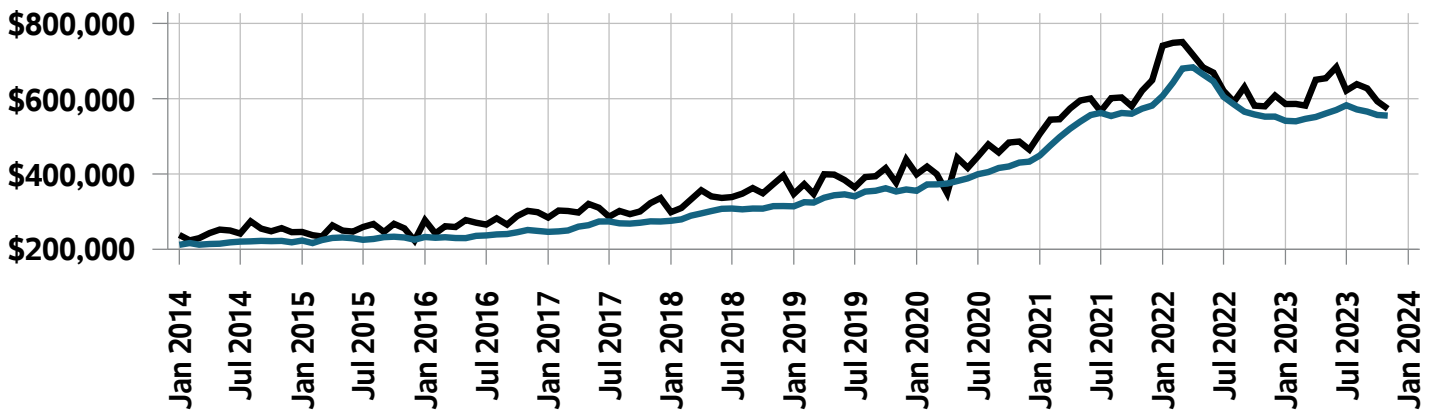
Active Listings (November only)



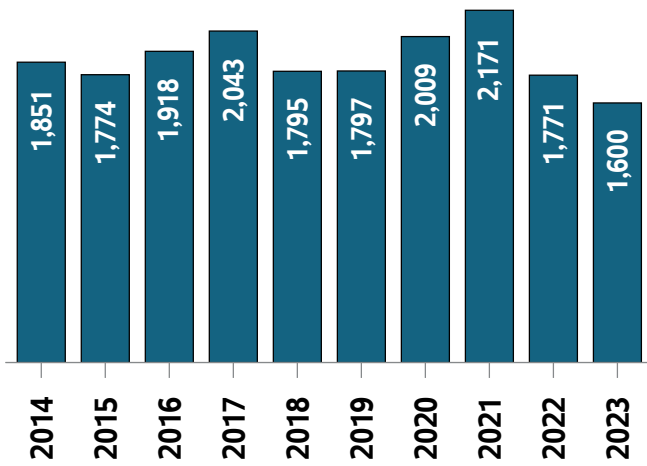
Months of Inventory (November only)



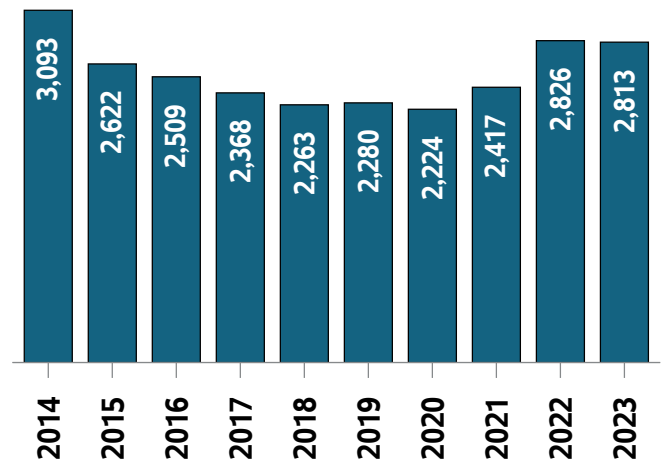
MLS® HPI Composite Benchmark Price and Average Price



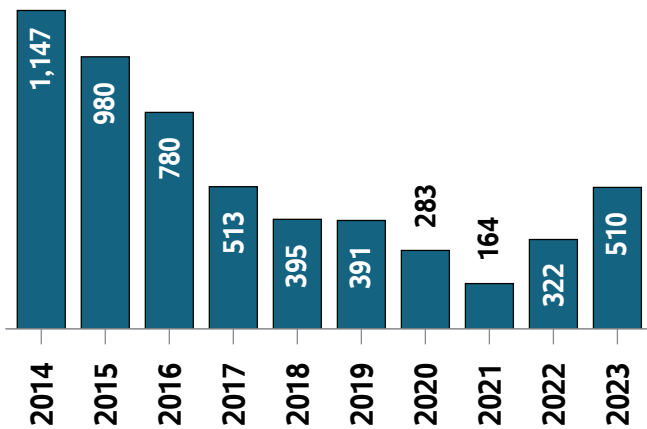
Sales Activity (November Year-to-date)



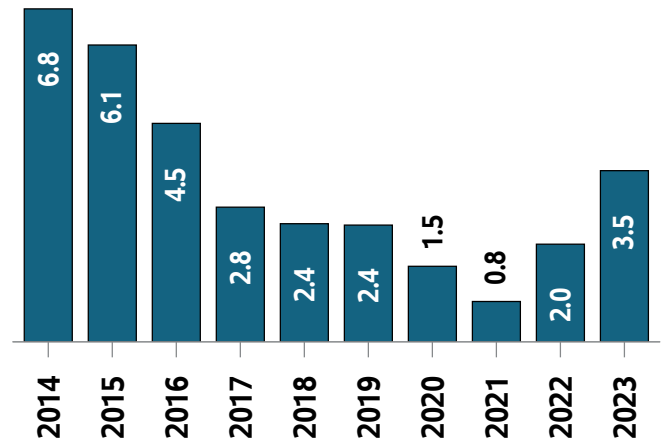
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	83	-20.2%	-41.1%	-48.1%	-21.0%	-45.8%	-23.1%
Dollar Volume	\$52,245,900	-15.6%	-43.8%	-35.6%	23.3%	8.8%	110.8%
New Listings	170	11.1%	17.2%	22.3%	40.5%	25.0%	18.1%
Active Listings	480	39.9%	380.0%	220.0%	46.8%	-7.2%	-46.1%
Sales to New Listings Ratio ¹	48.8	68.0	97.2	115.1	86.8	112.5	75.0
Months of Inventory ²	5.8	3.3	0.7	0.9	3.1	3.4	8.3
Average Price	\$629,469	5.8%	-4.6%	24.1%	56.0%	100.6%	174.3%
Median Price	\$575,000	1.2%	-7.1%	21.1%	59.7%	114.6%	156.1%
Sale to List Price Ratio ³	97.9	96.9	110.2	104.1	97.4	96.6	95.2
Median Days on Market	36.0	31.5	9.0	13.0	34.0	40.0	55.5

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	1,322	-11.0%	-27.9%	-22.5%	-16.3%	-21.5%	-11.3%
Dollar Volume	\$884,806,469	-15.9%	-22.3%	10.3%	55.3%	86.2%	148.0%
New Listings	2,304	-3.1%	12.9%	22.4%	15.0%	4.1%	-8.3%
Active Listings ⁴	397	49.1%	201.6%	73.0%	13.9%	-38.8%	-57.7%
Sales to New Listings Ratio ⁵	57.4	62.5	89.9	90.5	78.8	76.1	59.4
Months of Inventory ⁶	3.3	2.0	0.8	1.5	2.4	4.2	6.9
Average Price	\$669,294	-5.6%	7.8%	42.3%	85.6%	137.2%	179.7%
Median Price	\$612,000	-4.4%	9.3%	42.3%	85.5%	140.0%	178.2%
Sale to List Price Ratio ⁷	98.8	106.7	110.3	101.7	98.7	96.6	95.9
Median Days on Market	21.0	11.0	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.

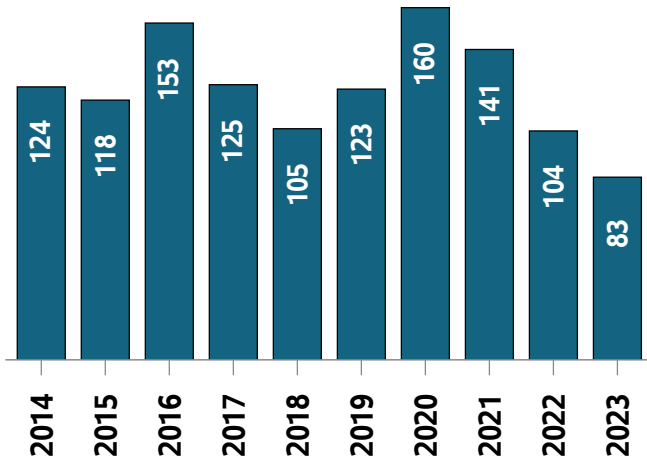
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

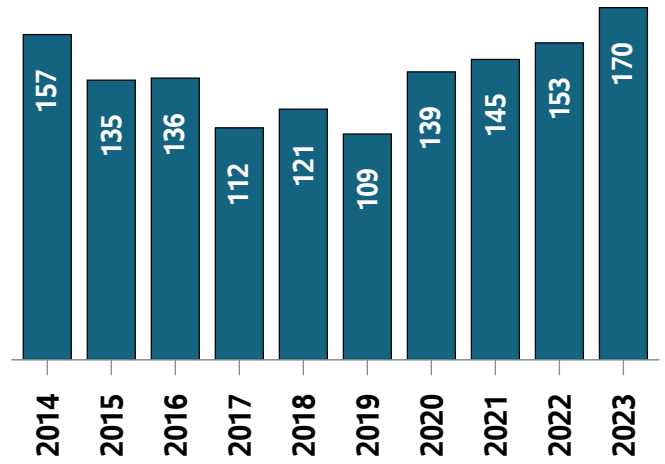
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

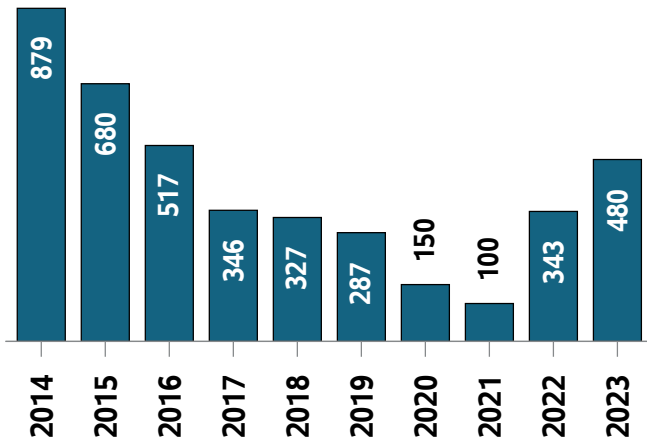
Sales Activity (November only)



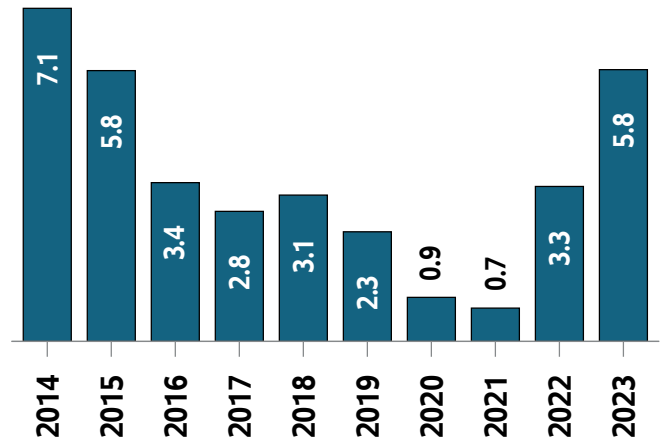
New Listings (November only)



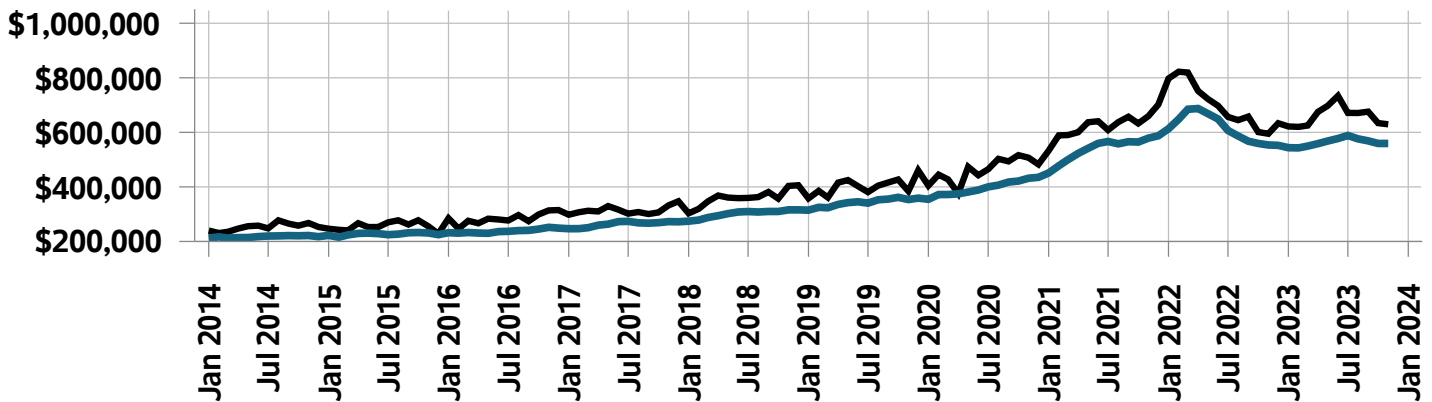
Active Listings (November only)



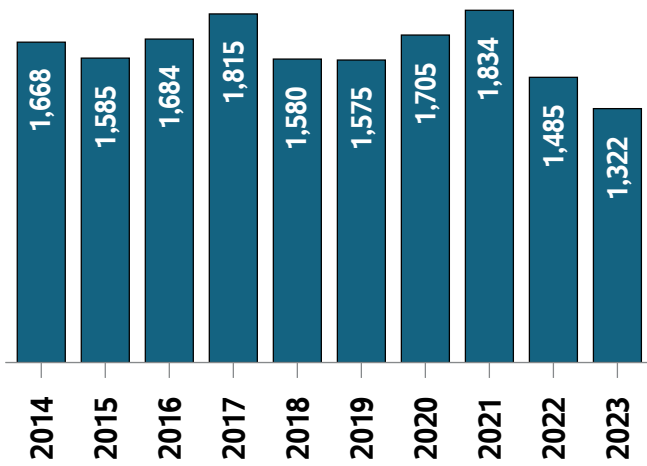
Months of Inventory (November only)



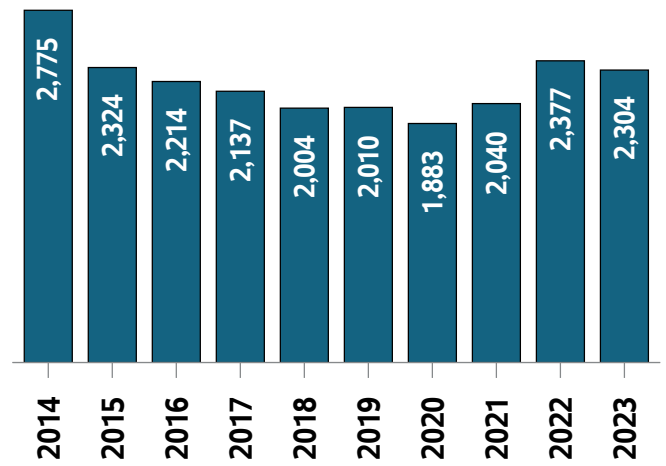
MLS® HPI Single Family Benchmark Price and Average Price



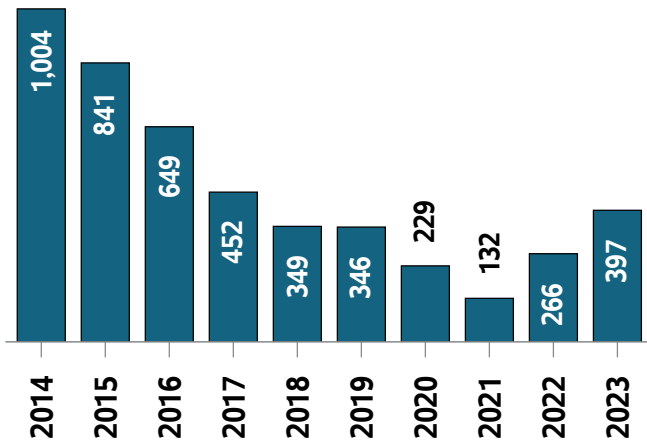
Sales Activity (November Year-to-date)



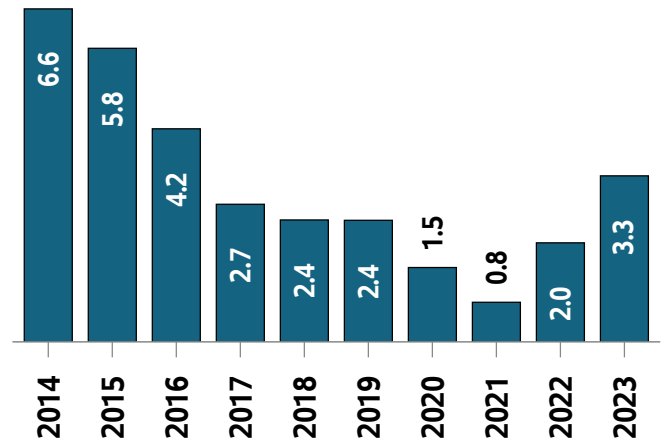
New Listings (November Year-to-date)



Active Listings ¹(November Year-to-date)



Months of Inventory ²(November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	10	233.3%	25.0%	-9.1%	233.3%	100.0%	—
Dollar Volume	\$3,620,900	176.4%	11.3%	-20.1%	336.7%	205.0%	—
New Listings	17	88.9%	70.0%	112.5%	240.0%	750.0%	1,600.0%
Active Listings	47	291.7%	370.0%	571.4%	571.4%	67.9%	-6.0%
Sales to New Listings Ratio ¹	58.8	33.3	80.0	137.5	60.0	250.0	—
Months of Inventory ²	4.7	4.0	1.3	0.6	2.3	5.6	—
Average Price	\$362,090	-17.1%	-11.0%	-12.1%	31.0%	52.5%	—
Median Price	\$399,750	-2.5%	-9.1%	21.2%	32.3%	77.7%	—
Sale to List Price Ratio ³	98.3	99.2	117.6	101.3	103.8	99.0	—
Median Days on Market	131.0	14.0	8.5	16.0	14.0	229.0	—

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	66	4.8%	-4.3%	17.9%	40.4%	40.4%	135.7%
Dollar Volume	\$28,475,130	-11.3%	13.6%	34.2%	109.1%	135.1%	363.3%
New Listings	149	65.6%	81.7%	161.4%	192.2%	186.5%	231.1%
Active Listings ⁴	33	229.1%	364.1%	97.8%	191.9%	-16.4%	-32.8%
Sales to New Listings Ratio ⁵	44.3	70.0	84.1	98.2	92.2	90.4	62.2
Months of Inventory ⁶	5.5	1.7	1.1	3.3	2.6	9.2	19.3
Average Price	\$431,441	-15.4%	18.8%	13.9%	48.9%	67.4%	96.5%
Median Price	\$414,900	-17.0%	20.3%	4.4%	45.6%	87.0%	113.9%
Sale to List Price Ratio ⁷	98.3	104.4	106.2	99.2	98.9	97.7	97.0
Median Days on Market	35.0	15.0	14.0	29.5	34.0	90.0	51.0

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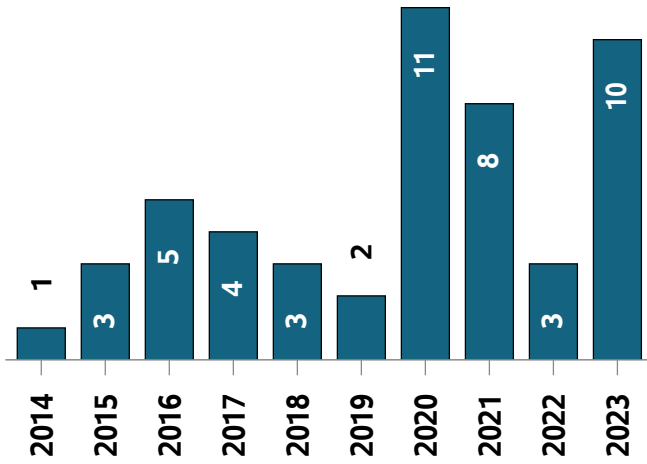
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

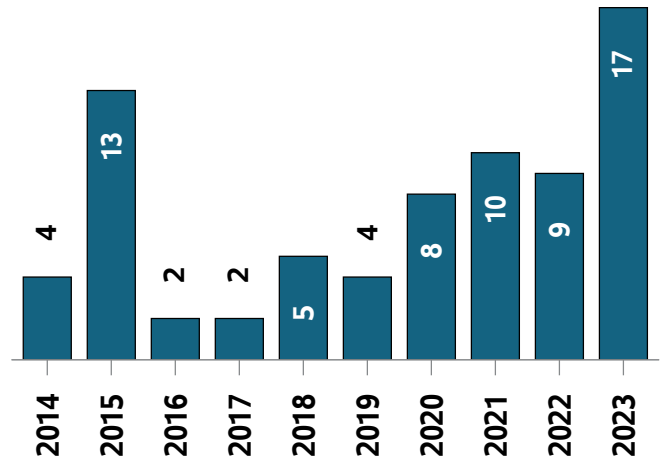
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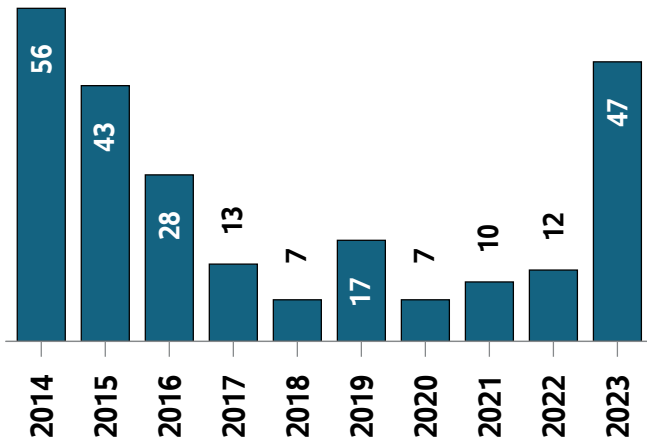
Sales Activity (November only)



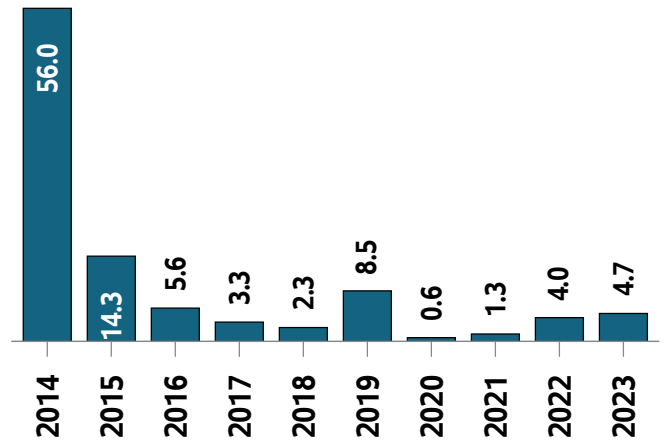
New Listings (November only)



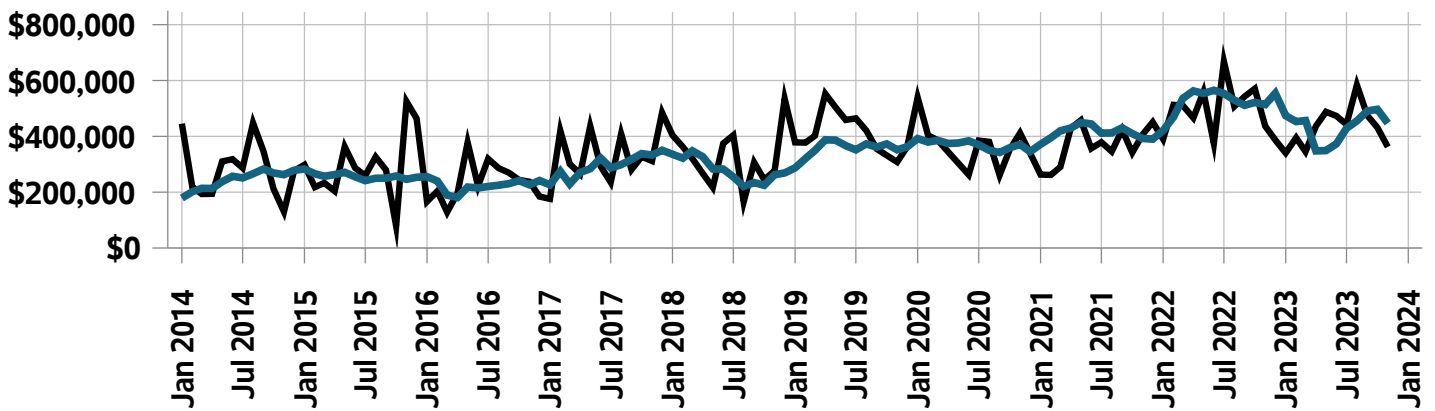
Active Listings (November only)



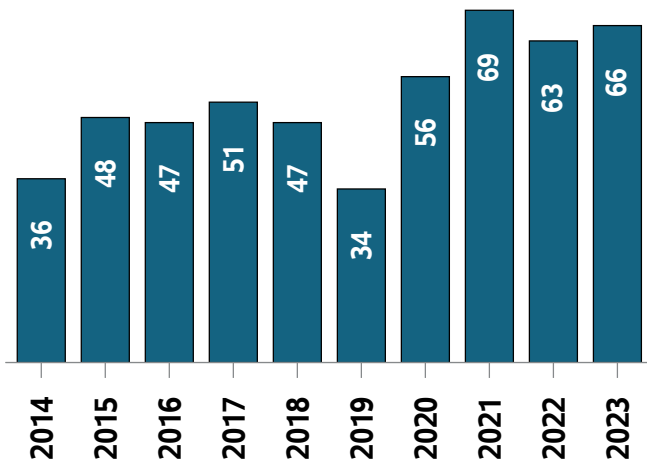
Months of Inventory (November only)



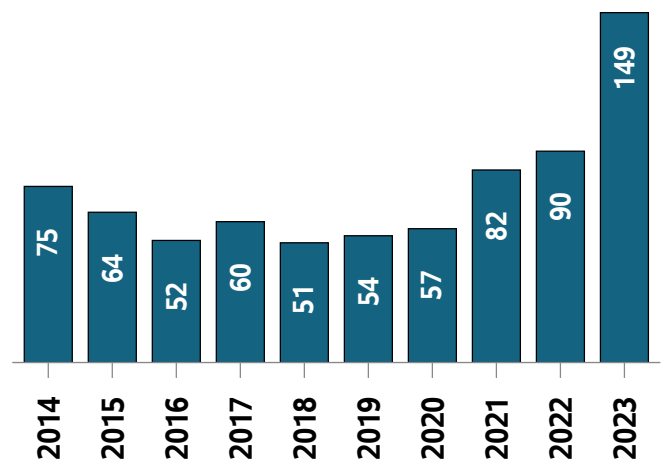
MLS® HPI Apartment Benchmark Price and Average Price



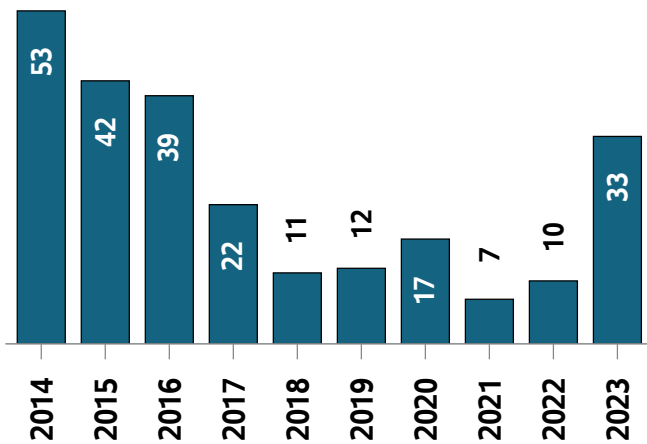
Sales Activity (November Year-to-date)



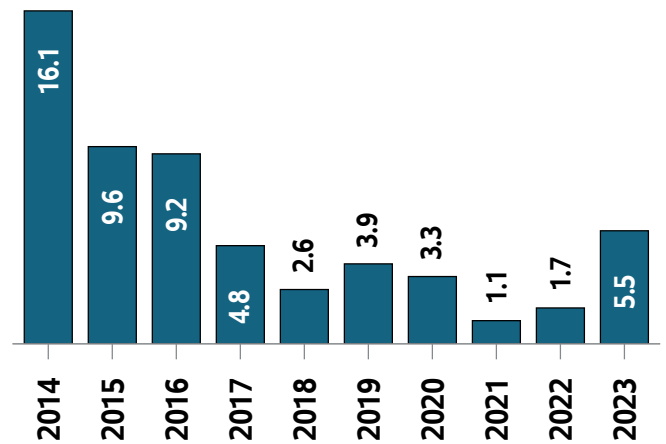
New Listings (November Year-to-date)



Active Listings ¹(November Year-to-date)



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



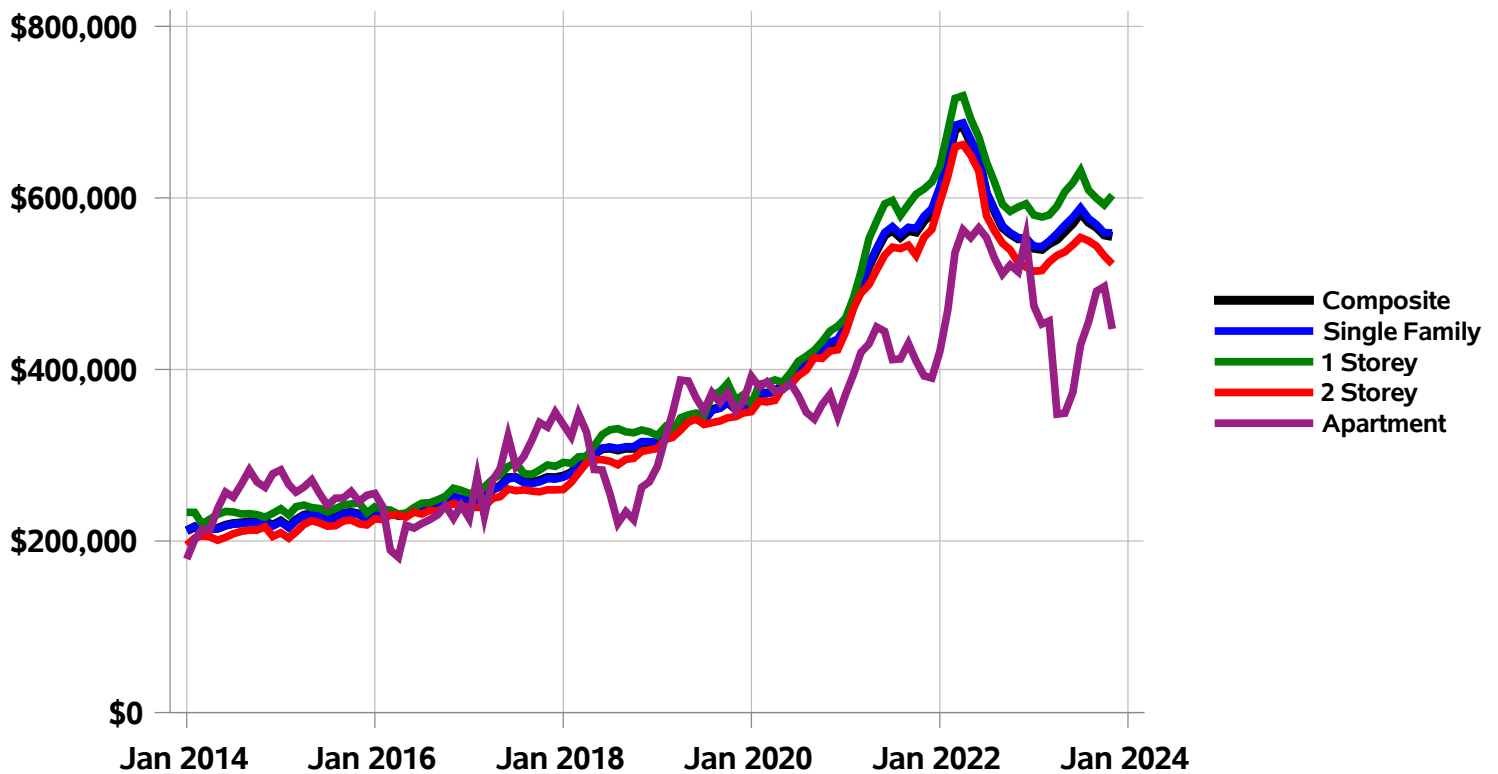
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	November 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$555,000	-0.3	-2.9	-1.0	0.5	29.0	76.4
Single Family	\$559,200	-0.0	-2.9	-1.6	1.0	29.5	77.1
One Storey	\$603,200	1.9	-1.0	-0.7	2.4	35.6	83.1
Two Storey	\$522,900	-1.8	-4.9	-2.6	-0.3	24.0	71.8
Apartment	\$447,200	-9.9	-1.8	28.1	-13.0	20.5	70.3

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