



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



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

Actual	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	83	2.5%	-8.8%	-21.0%	13.7%	-10.8%	7.8%
Dollar Volume	\$48,323,089	-1.9%	-18.2%	-1.0%	67.2%	74.1%	182.7%
New Listings	123	19.4%	78.3%	57.7%	61.8%	78.3%	-3.1%
Active Listings	490	45.0%	490.4%	285.8%	64.4%	-4.1%	-44.7%
Sales to New Listings Ratio ¹	67.5	78.6	131.9	134.6	96.1	134.8	60.6
Months of Inventory ²	5.9	4.2	0.9	1.2	4.1	5.5	11.5
Average Price	\$582,206	-4.3%	-10.3%	25.3%	47.1%	95.1%	162.3%
Median Price	\$560,000	-4.3%	-12.5%	24.2%	64.8%	126.8%	166.7%
Sale to List Price Ratio ³	97.6	96.6	108.1	104.1	96.2	96.0	94.3
Median Days on Market	37.0	44.0	9.0	19.0	39.0	58.0	74.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	1,683	-9.1%	-25.6%	-20.4%	-9.9%	-16.3%	-3.1%
Dollar Volume	\$1,050,752,614	-14.8%	-20.3%	11.5%	62.7%	91.0%	162.3%
New Listings	2,936	0.2%	18.1%	27.5%	25.5%	13.9%	2.3%
Active Listings ⁴	510	57.5%	225.1%	88.9%	31.8%	-32.7%	-52.0%
Sales to New Listings Ratio ⁵	57.3	63.2	91.0	91.8	79.9	78.0	60.5
Months of Inventory ⁶	3.6	2.1	0.8	1.5	2.5	4.5	7.3
Average Price	\$624,333	-6.2%	7.1%	40.0%	80.6%	128.2%	170.7%
Median Price	\$580,000	-4.9%	5.6%	39.4%	81.3%	132.0%	168.5%
Sale to List Price Ratio ⁷	98.5	105.7	109.4	101.5	98.5	96.7	95.8
Median Days on Market	24.0	12.0	9.0	15.0	23.0	44.0	58.0

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.

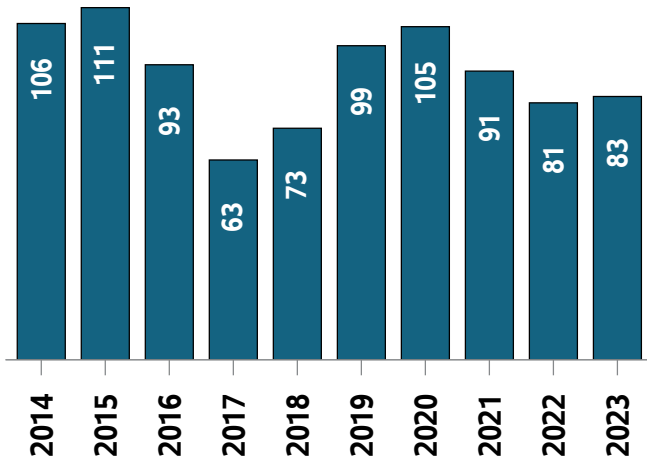
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

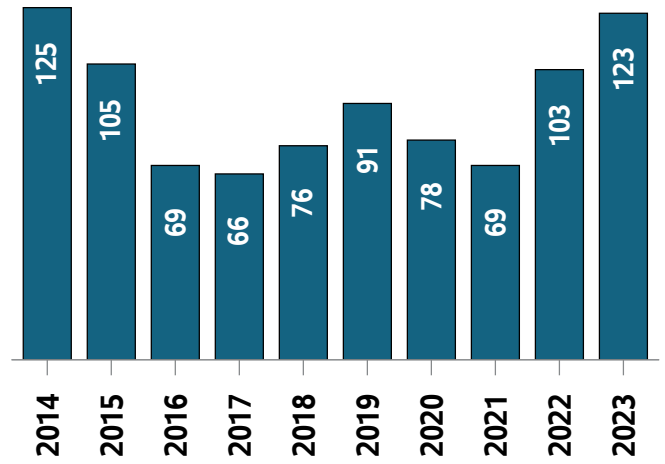
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

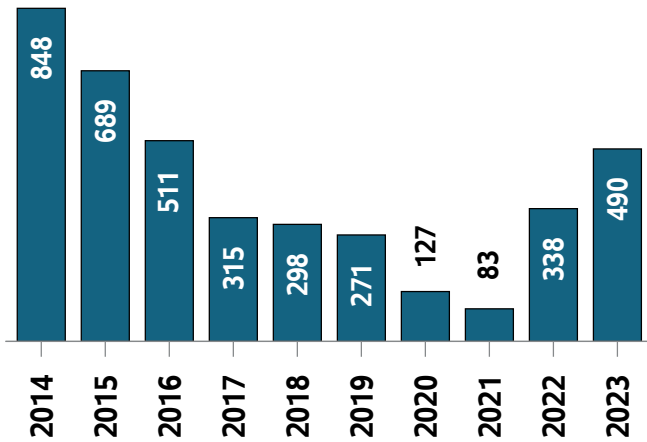
Sales Activity (December only)



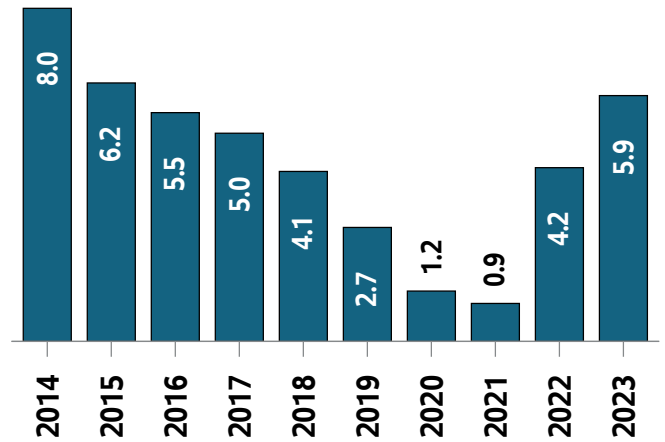
New Listings (December only)



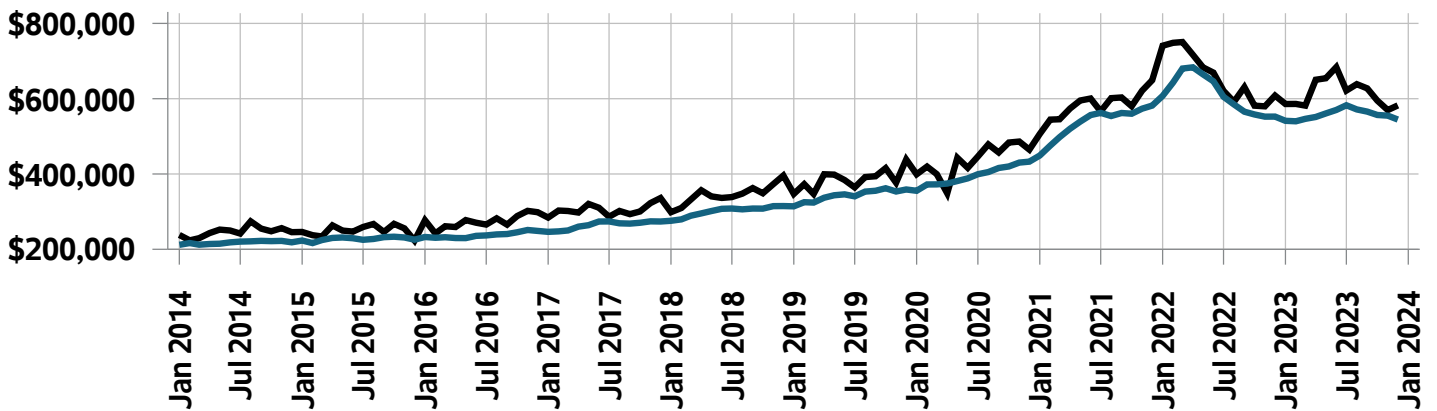
Active Listings (December only)



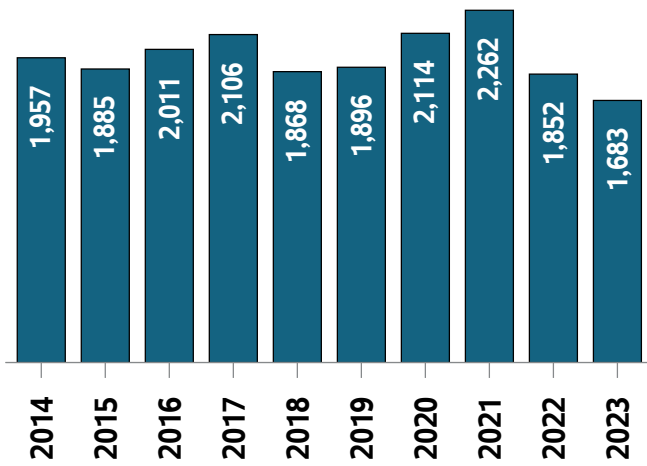
Months of Inventory (December only)



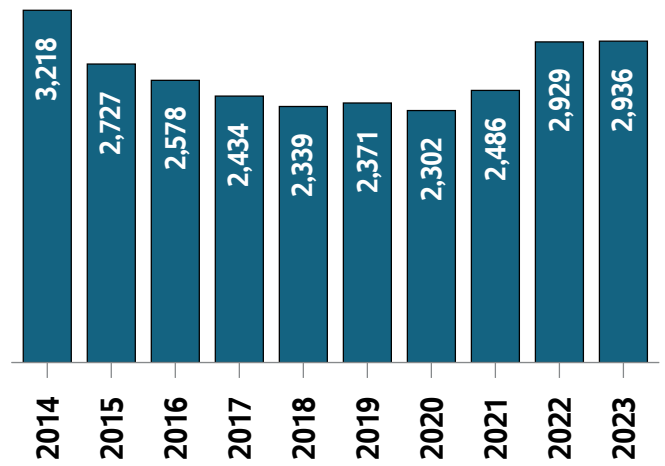
MLS® HPI Composite Benchmark Price and Average Price



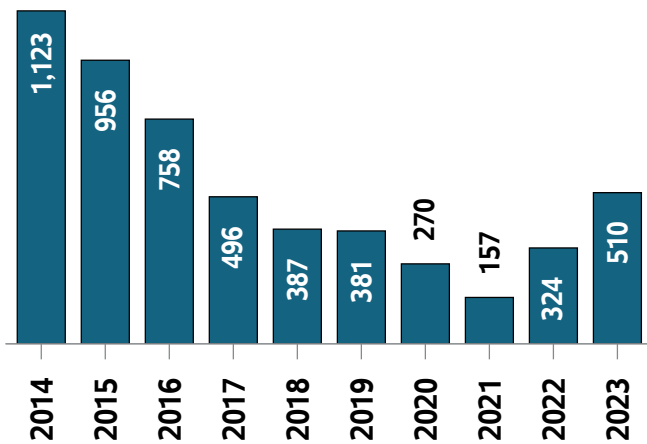
Sales Activity (December Year-to-date)



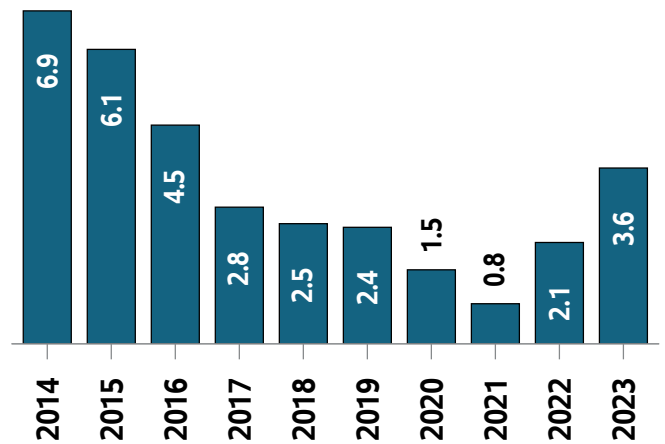
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	69	0.0%	-9.2%	-22.5%	3.0%	-14.8%	-2.8%
Dollar Volume	\$41,205,189	-5.7%	-22.8%	-4.0%	51.4%	61.4%	156.4%
New Listings	104	42.5%	92.6%	60.0%	57.6%	79.3%	7.2%
Active Listings	392	53.7%	553.3%	276.9%	49.6%	-6.4%	-48.5%
Sales to New Listings Ratio ¹	66.3	94.5	140.7	136.9	101.5	139.7	73.2
Months of Inventory ²	5.7	3.7	0.8	1.2	3.9	5.2	10.7
Average Price	\$597,177	-5.7%	-14.9%	23.8%	47.1%	89.5%	163.8%
Median Price	\$560,000	-9.3%	-15.6%	22.3%	62.3%	124.0%	166.7%
Sale to List Price Ratio ³	97.6	96.5	109.7	104.1	96.1	96.1	94.3
Median Days on Market	37.0	44.0	9.0	16.0	39.0	51.0	91.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	1,391	-10.5%	-27.2%	-22.5%	-15.5%	-21.2%	-10.9%
Dollar Volume	\$925,908,158	-15.5%	-22.4%	9.6%	55.1%	84.9%	148.3%
New Listings	2,408	-1.7%	15.0%	23.6%	16.3%	6.0%	-7.7%
Active Listings ⁴	398	50.0%	216.5%	81.6%	16.5%	-36.8%	-56.9%
Sales to New Listings Ratio ⁵	57.8	63.4	91.2	92.1	79.6	77.7	59.9
Months of Inventory ⁶	3.4	2.0	0.8	1.5	2.5	4.3	7.1
Average Price	\$665,642	-5.6%	6.6%	41.3%	83.7%	134.6%	178.8%
Median Price	\$603,000	-5.8%	6.4%	40.0%	82.7%	136.5%	175.3%
Sale to List Price Ratio ⁷	98.8	106.2	110.3	101.8	98.6	96.6	95.8
Median Days on Market	22.0	11.0	8.0	14.0	23.0	42.0	55.0

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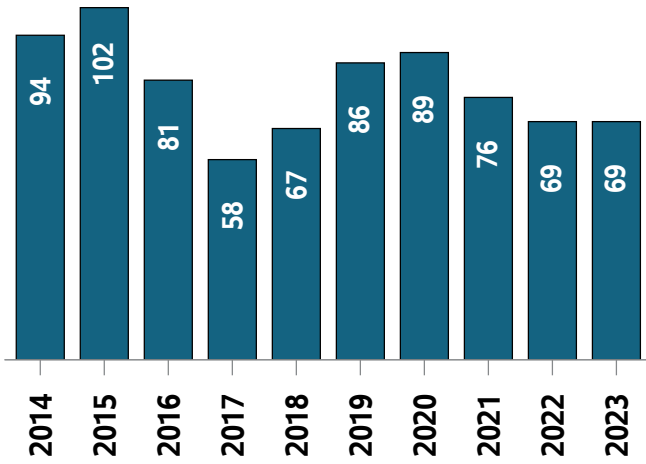
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

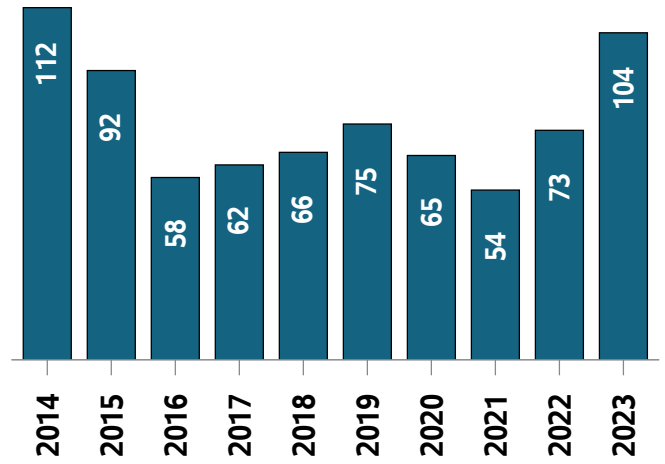
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⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

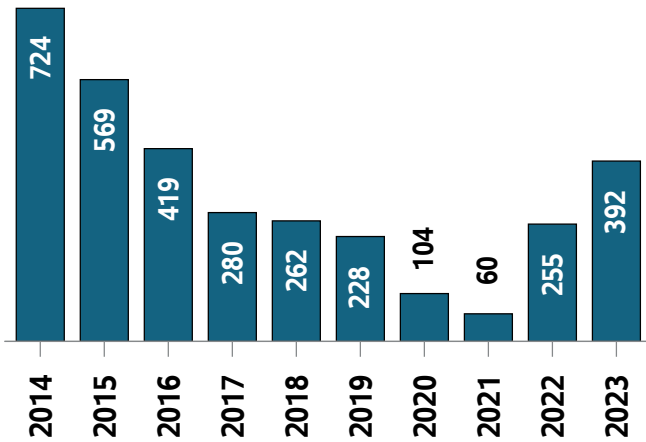
Sales Activity (December only)



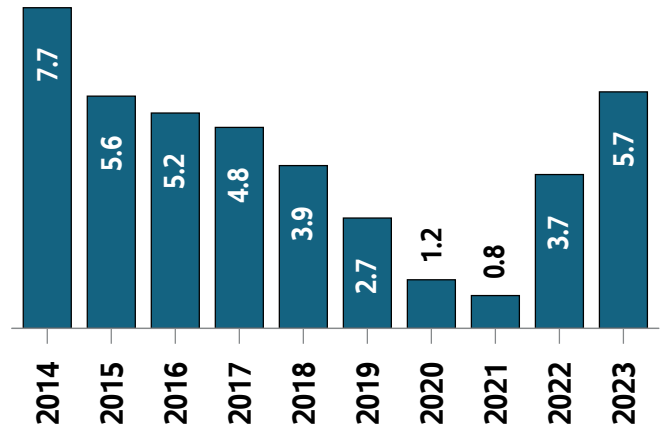
New Listings (December only)



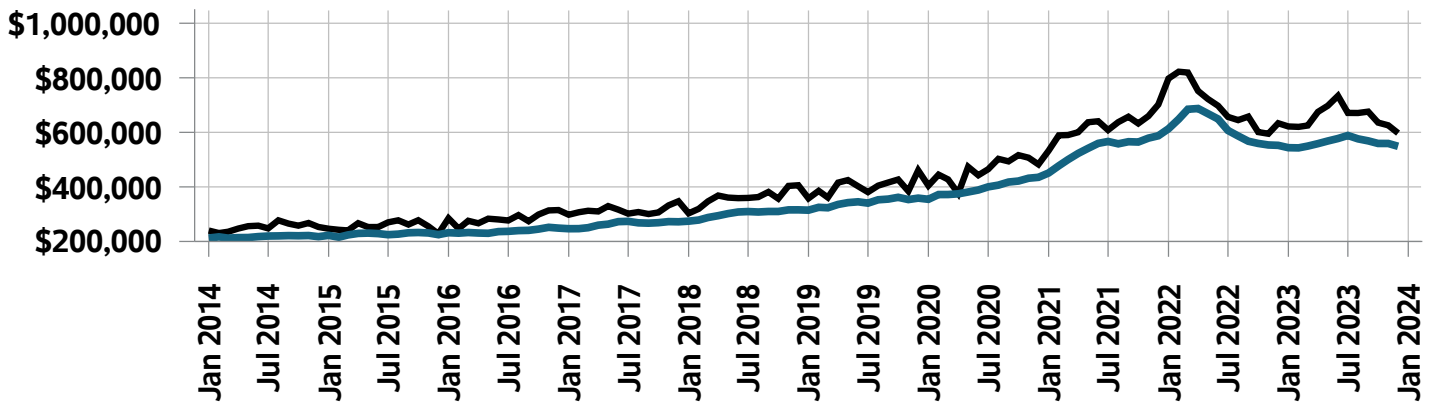
Active Listings (December only)



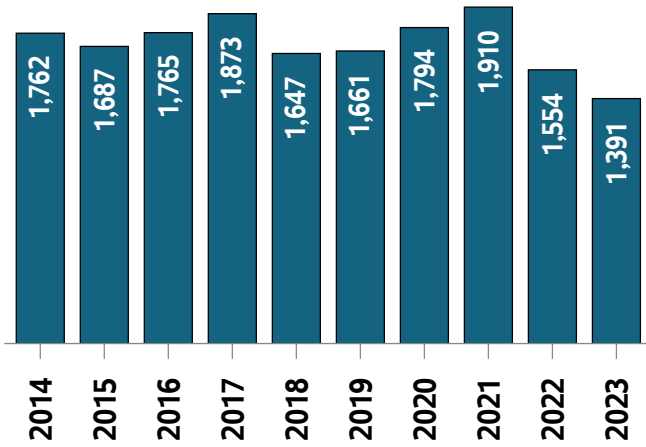
Months of Inventory (December only)



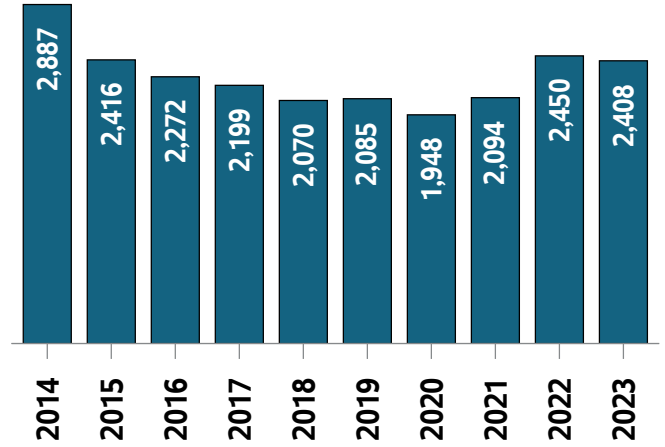
MLS® HPI Single Family Benchmark Price and Average Price



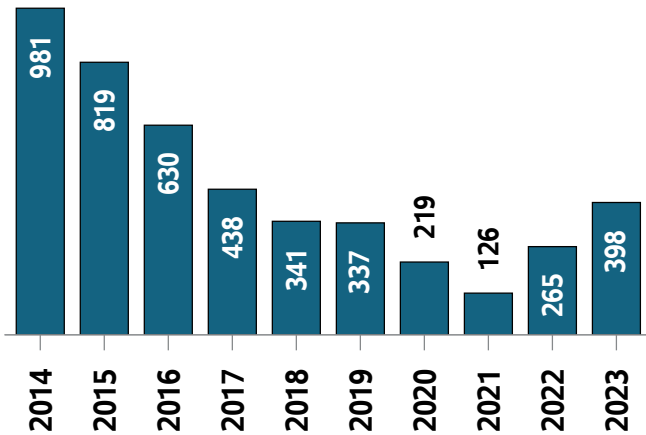
Sales Activity (December Year-to-date)



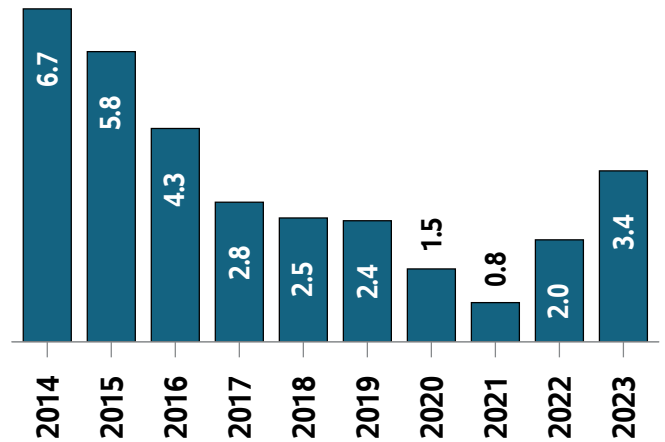
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



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



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

Actual	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	6	500.0%	0.0%	100.0%	500.0%	500.0%	500.0%
Dollar Volume	\$3,405,000	779.8%	25.8%	234.2%	536.6%	1,747.5%	5,575.0%
New Listings	5	-16.7%	0.0%	150.0%	150.0%	25.0%	0.0%
Active Listings	39	178.6%	457.1%	680.0%	457.1%	39.3%	-20.4%
Sales to New Listings Ratio ¹	120.0	16.7	120.0	150.0	50.0	25.0	20.0
Months of Inventory ²	6.5	14.0	1.2	1.7	7.0	28.0	49.0
Average Price	\$567,500	46.6%	25.8%	67.1%	6.1%	207.9%	845.8%
Median Price	\$564,900	46.0%	28.4%	51.7%	5.6%	206.5%	841.5%
Sale to List Price Ratio ³	99.4	101.9	104.2	92.3	102.9	100.0	85.8
Median Days on Market	106.5	11.0	13.5	55.0	0.0	865.0	76.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	72	12.5%	-4.0%	22.0%	50.0%	50.0%	148.3%
Dollar Volume	\$31,880,130	-1.9%	14.8%	43.4%	125.3%	159.3%	413.6%
New Listings	154	60.4%	77.0%	161.0%	190.6%	175.0%	208.0%
Active Listings ⁴	34	226.6%	376.5%	115.4%	209.2%	-12.1%	-31.1%
Sales to New Listings Ratio ⁵	46.8	66.7	86.2	100.0	90.6	85.7	58.0
Months of Inventory ⁶	5.6	1.9	1.1	3.2	2.7	9.6	20.3
Average Price	\$442,780	-12.8%	19.6%	17.5%	50.2%	72.8%	106.9%
Median Price	\$414,950	-17.0%	16.9%	5.1%	41.8%	87.8%	113.9%
Sale to List Price Ratio ⁷	98.4	104.4	106.0	98.8	99.0	97.7	96.6
Median Days on Market	35.0	15.0	14.0	31.0	33.5	92.5	56.0

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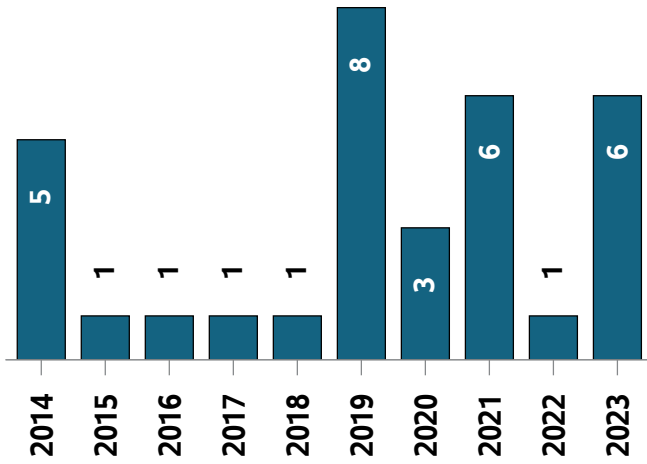
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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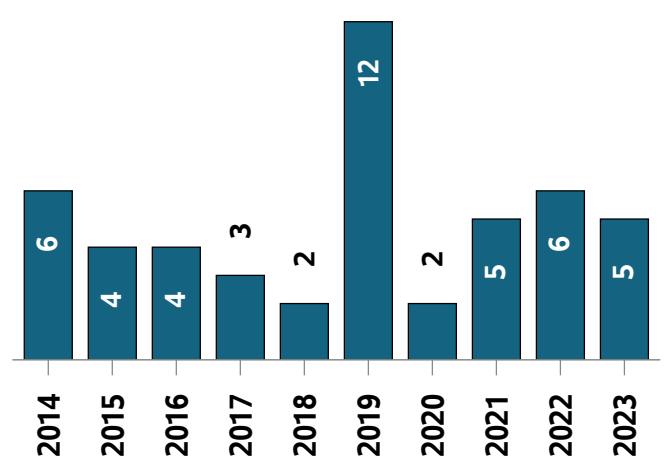
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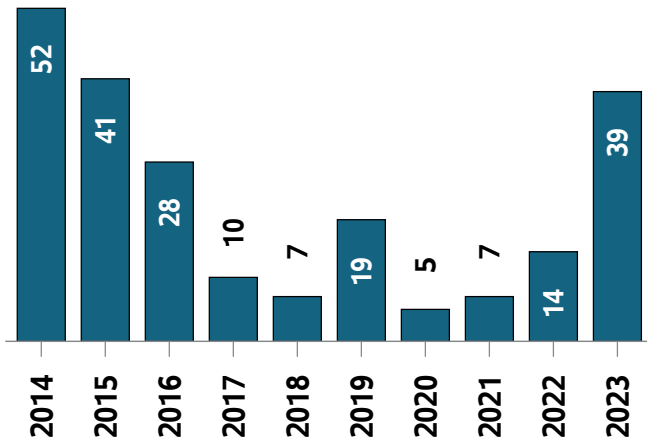
Sales Activity (December only)



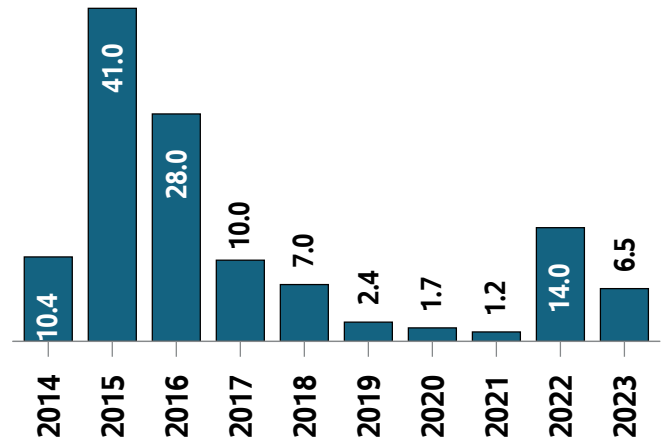
New Listings (December only)



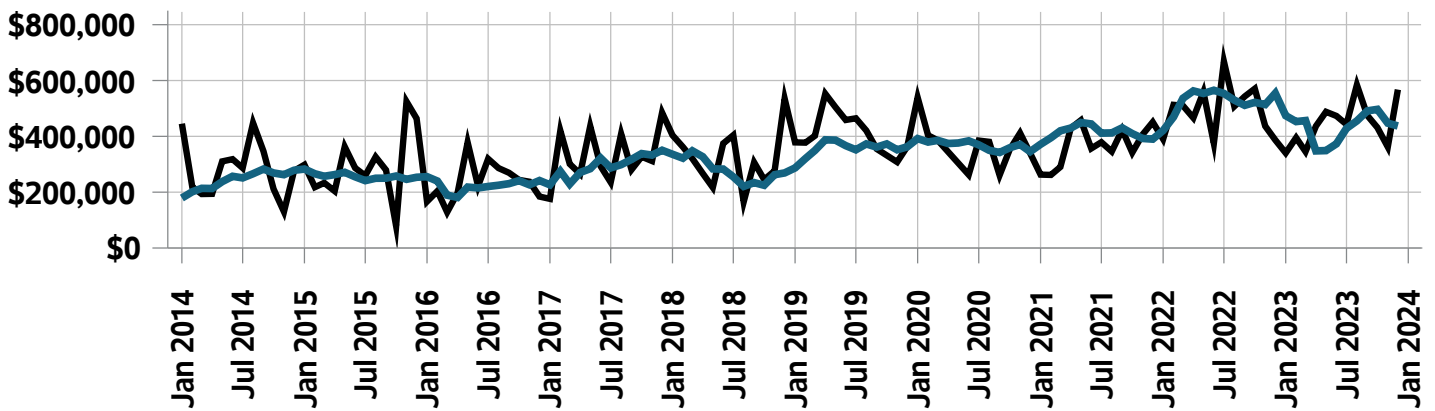
Active Listings (December only)



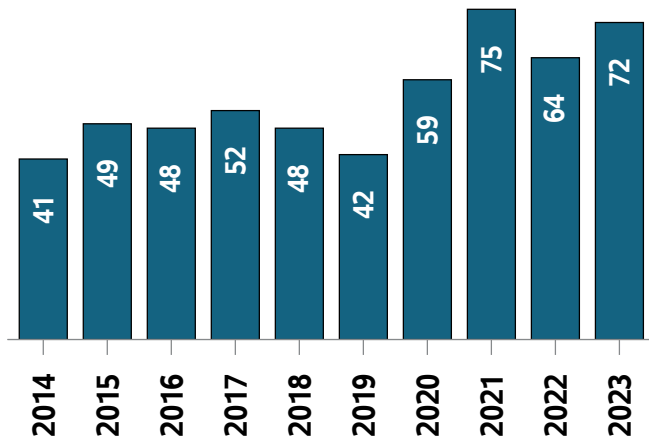
Months of Inventory (December only)



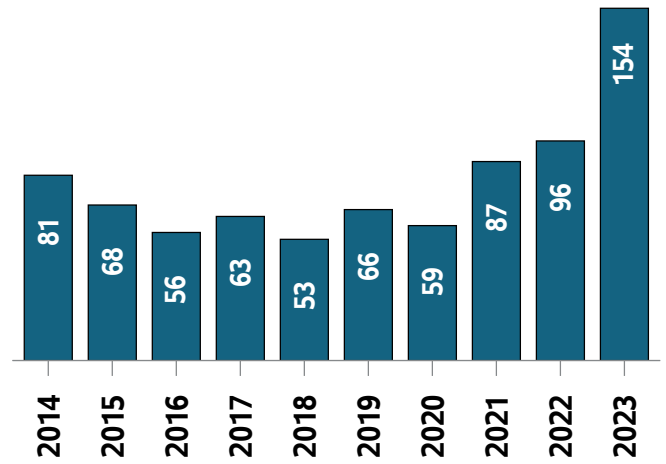
MLS® HPI Apartment Benchmark Price and Average Price



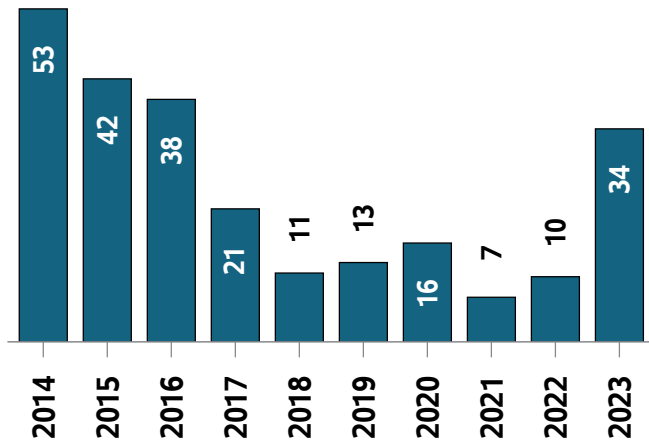
Sales Activity (December Year-to-date)



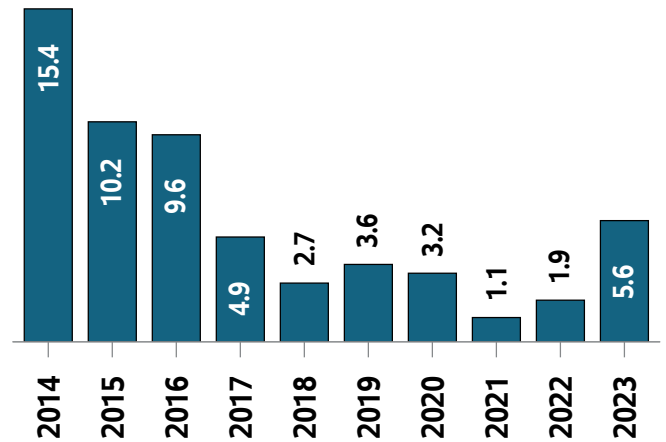
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



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



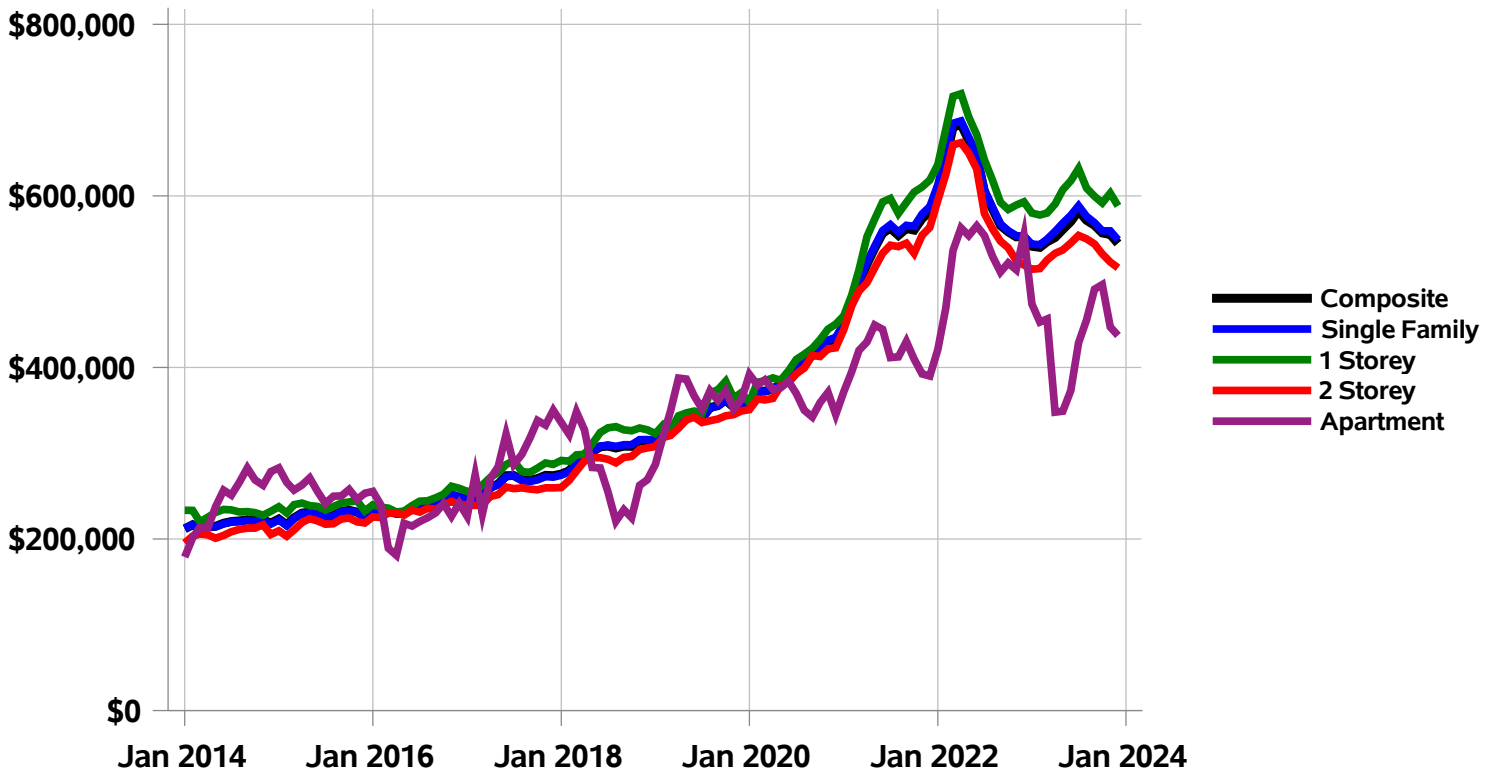
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MLS® Home Price Index Benchmark Price

Benchmark Type:	December 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$544,600	-1.9	-3.7	-4.5	-1.4	25.8	73.0
Single Family	\$548,800	-1.9	-3.5	-5.0	-0.7	26.1	73.7
One Storey	\$588,300	-2.5	-1.9	-4.7	-0.8	30.6	79.7
Two Storey	\$516,100	-1.3	-5.1	-5.3	-0.6	22.0	68.5
Apartment	\$437,200	-2.2	-11.0	17.1	-21.1	26.7	62.5

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