



Huron Perth Residential Market Activity and MLS® Home Price Index Report January 2024



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

Actual	January 2024	Compared to ⁸					
		January 2023	January 2022	January 2021	January 2019	January 2017	January 2014
Sales Activity	94	8.0%	-15.3%	-4.1%	-14.5%	-6.9%	8.0%
Dollar Volume	\$57,940,550	13.7%	-29.5%	16.8%	51.8%	101.9%	179.7%
New Listings	172	19.4%	36.5%	68.6%	18.6%	33.3%	-6.0%
Active Listings	465	44.0%	434.5%	304.3%	49.0%	-6.8%	-48.8%
Sales to New Listings Ratio ¹	54.7	60.4	88.1	96.1	75.9	78.3	47.5
Months of Inventory ²	4.9	3.7	0.8	1.2	2.8	4.9	10.4
Average Price	\$616,389	5.2%	-16.8%	21.7%	77.6%	116.9%	158.9%
Median Price	\$580,000	5.1%	-16.4%	28.2%	75.8%	118.9%	174.9%
Sale to List Price Ratio ³	97.8	97.1	113.3	105.4	98.2	97.0	95.1
Median Days on Market	62.5	41.0	8.0	13.5	27.5	73.0	78.0

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.

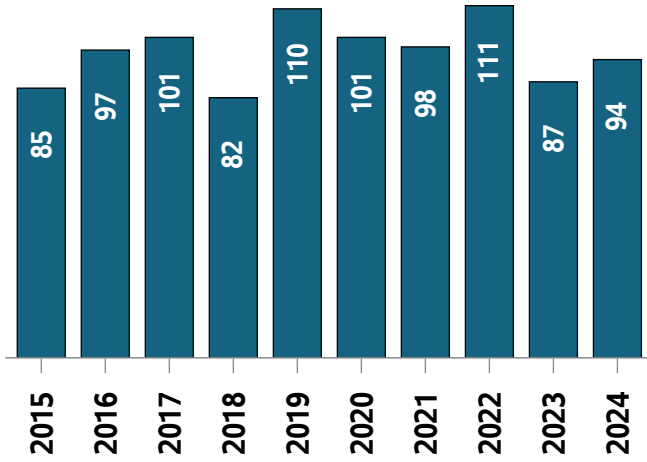
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

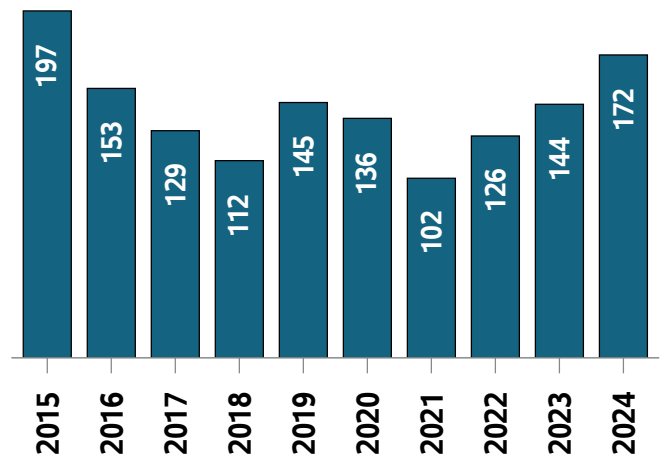
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⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

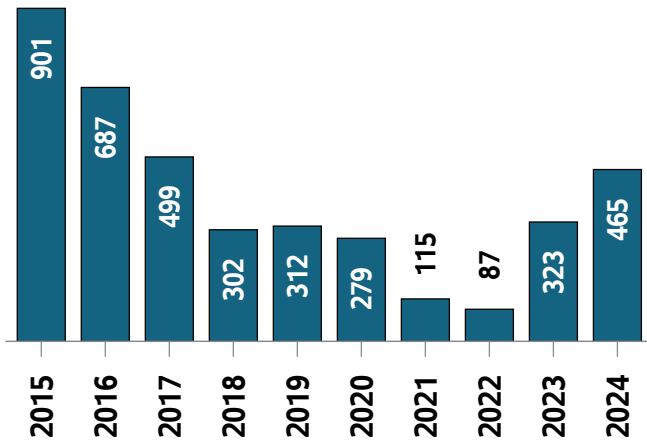
Sales Activity (January only)



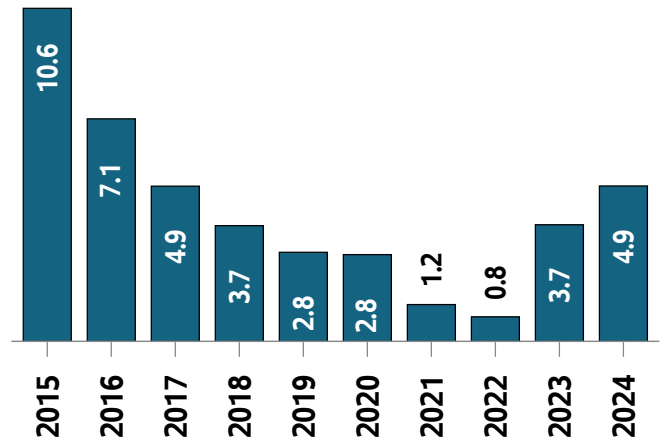
New Listings (January only)



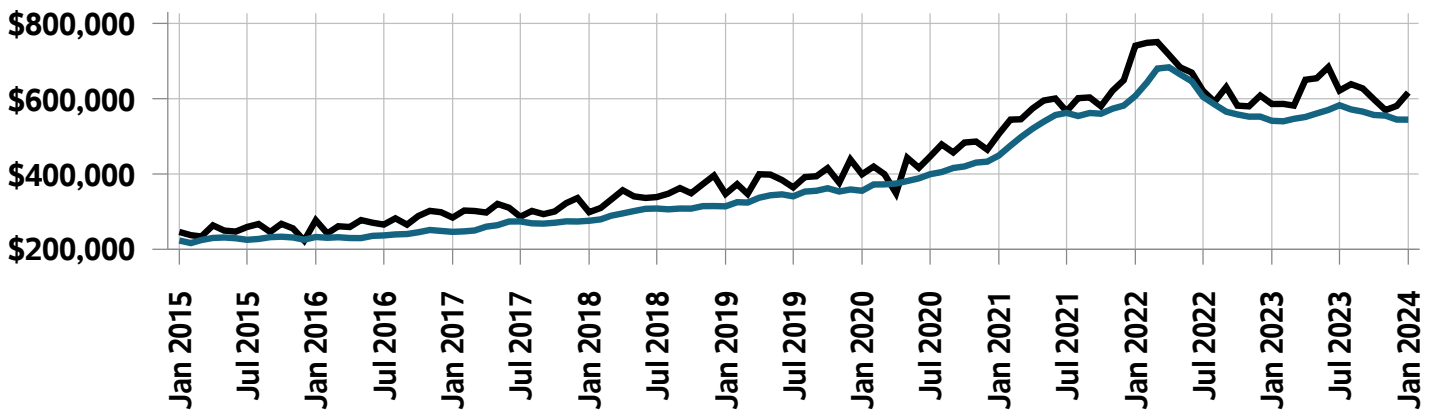
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



Actual	January 2024	Compared to ⁸					
		January 2023	January 2022	January 2021	January 2019	January 2017	January 2014
Sales Activity	71	2.9%	-23.7%	-14.5%	-24.5%	-16.5%	-10.1%
Dollar Volume	\$47,367,700	10.5%	-36.1%	7.1%	40.8%	87.0%	149.8%
New Listings	133	7.3%	19.8%	54.7%	3.9%	13.7%	-19.9%
Active Listings	357	44.5%	417.4%	288.0%	28.9%	-13.6%	-54.1%
Sales to New Listings Ratio ¹	53.4	55.6	83.8	96.5	73.4	72.6	47.6
Months of Inventory ²	5.0	3.6	0.7	1.1	2.9	4.9	9.8
Average Price	\$667,151	7.3%	-16.3%	25.2%	86.4%	123.9%	177.9%
Median Price	\$605,000	8.0%	-18.8%	28.7%	80.6%	128.3%	184.0%
Sale to List Price Ratio ³	98.0	97.3	114.8	106.0	98.3	96.7	94.9
Median Days on Market	67.0	43.0	7.0	10.0	25.5	62.0	75.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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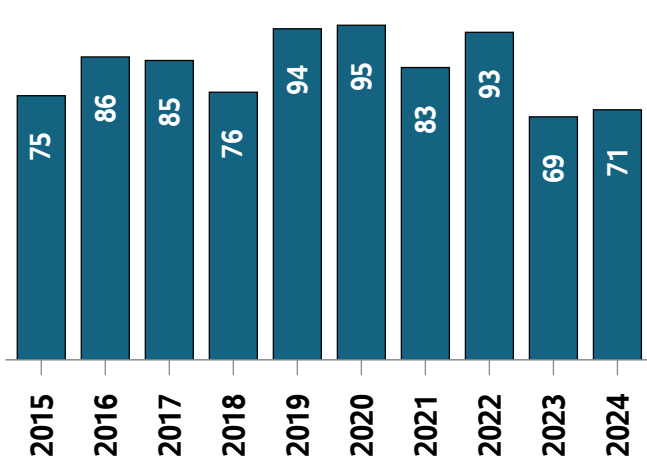
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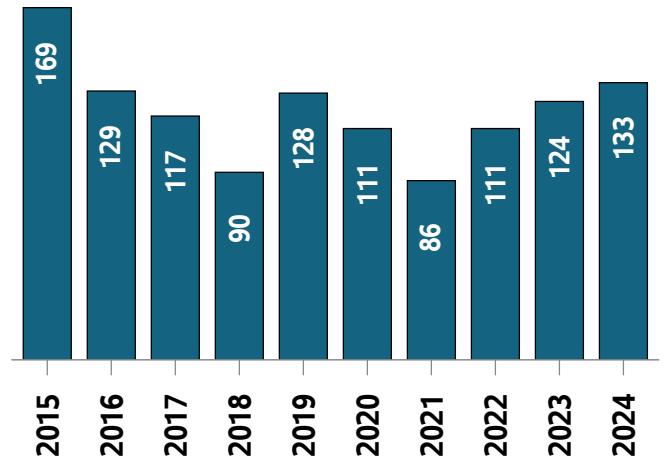
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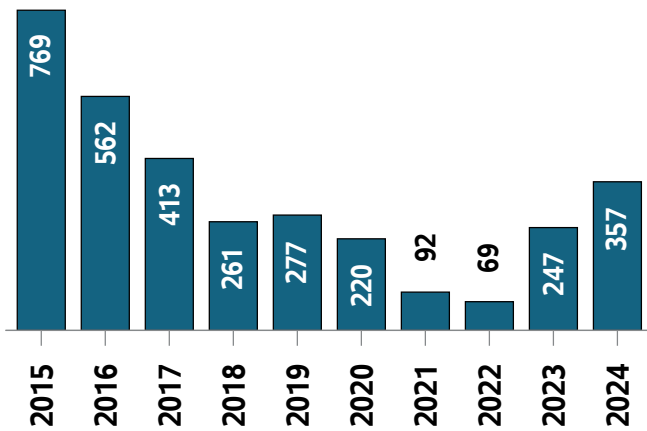
Sales Activity (January only)



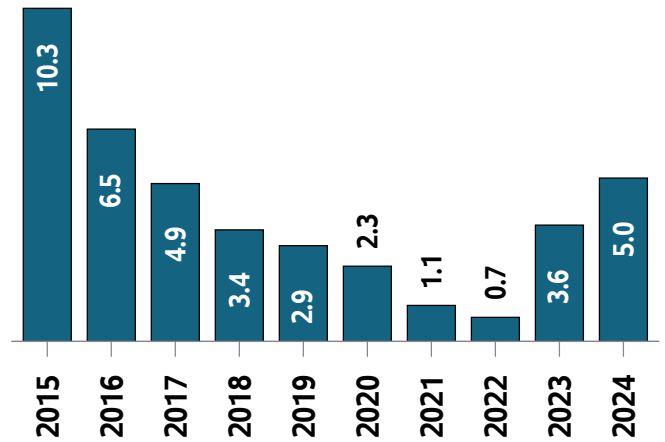
New Listings (January only)



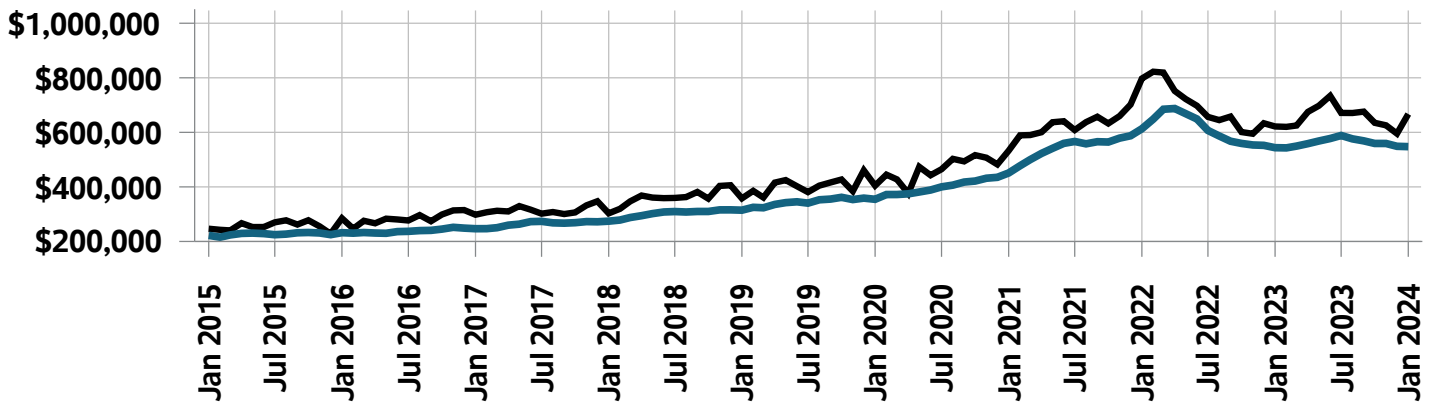
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



Actual	January 2024	Compared to ⁸					
		January 2023	January 2022	January 2021	January 2019	January 2017	January 2014
Sales Activity	9	80.0%	50.0%	125.0%	125.0%	200.0%	350.0%
Dollar Volume	\$4,549,400	167.3%	94.4%	332.7%	200.6%	761.1%	410.7%
New Listings	12	200.0%	140.0%	200.0%	71.4%	200.0%	71.4%
Active Listings	39	200.0%	680.0%	875.0%	387.5%	34.5%	-27.8%
Sales to New Listings Ratio ¹	75.0	125.0	120.0	100.0	57.1	75.0	28.6
Months of Inventory ²	4.3	2.6	0.8	1.0	2.0	9.7	27.0
Average Price	\$505,489	48.5%	29.6%	92.3%	33.6%	187.0%	13.5%
Median Price	\$580,000	130.2%	43.2%	97.6%	41.6%	214.7%	30.2%
Sale to List Price Ratio ³	97.6	96.9	107.5	101.0	98.3	98.2	95.3
Median Days on Market	61.0	29.0	22.0	22.5	28.5	26.0	187.5

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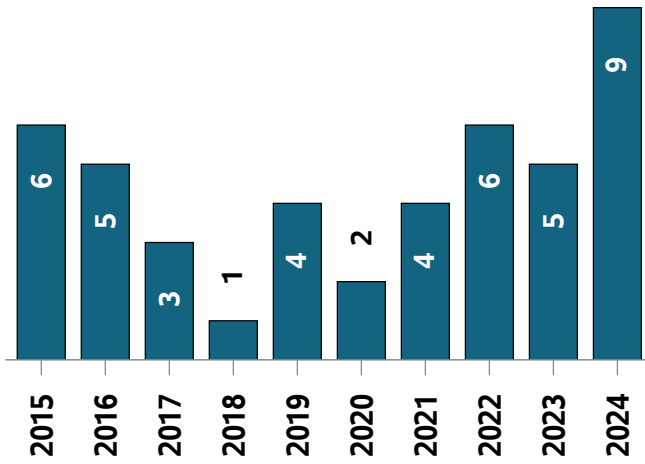
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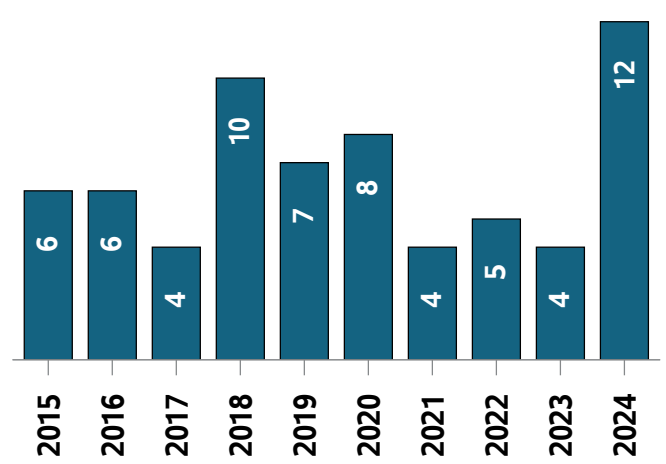
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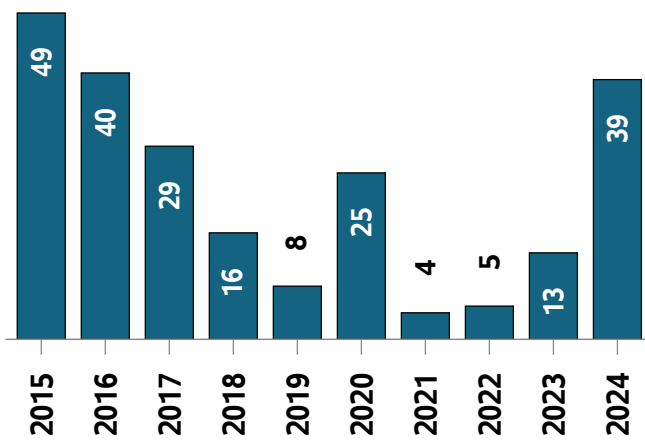
Sales Activity (January only)



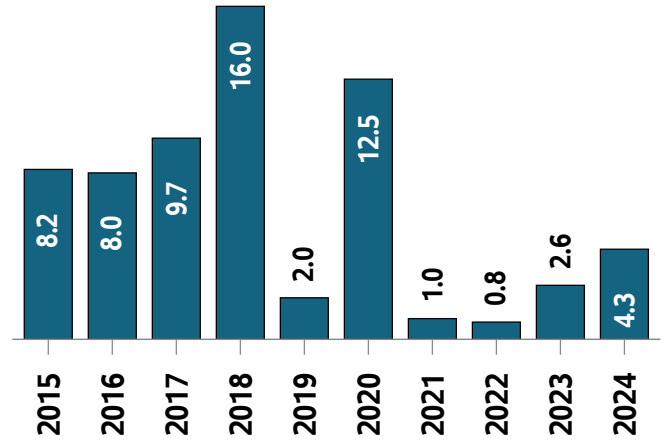
New Listings (January only)



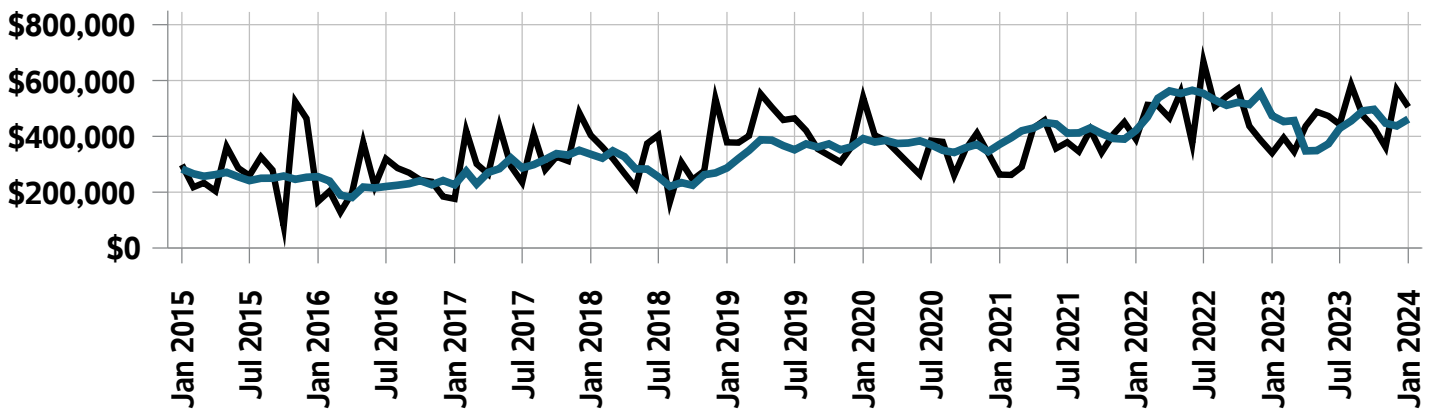
Active Listings (January only)



Months of Inventory (January only)



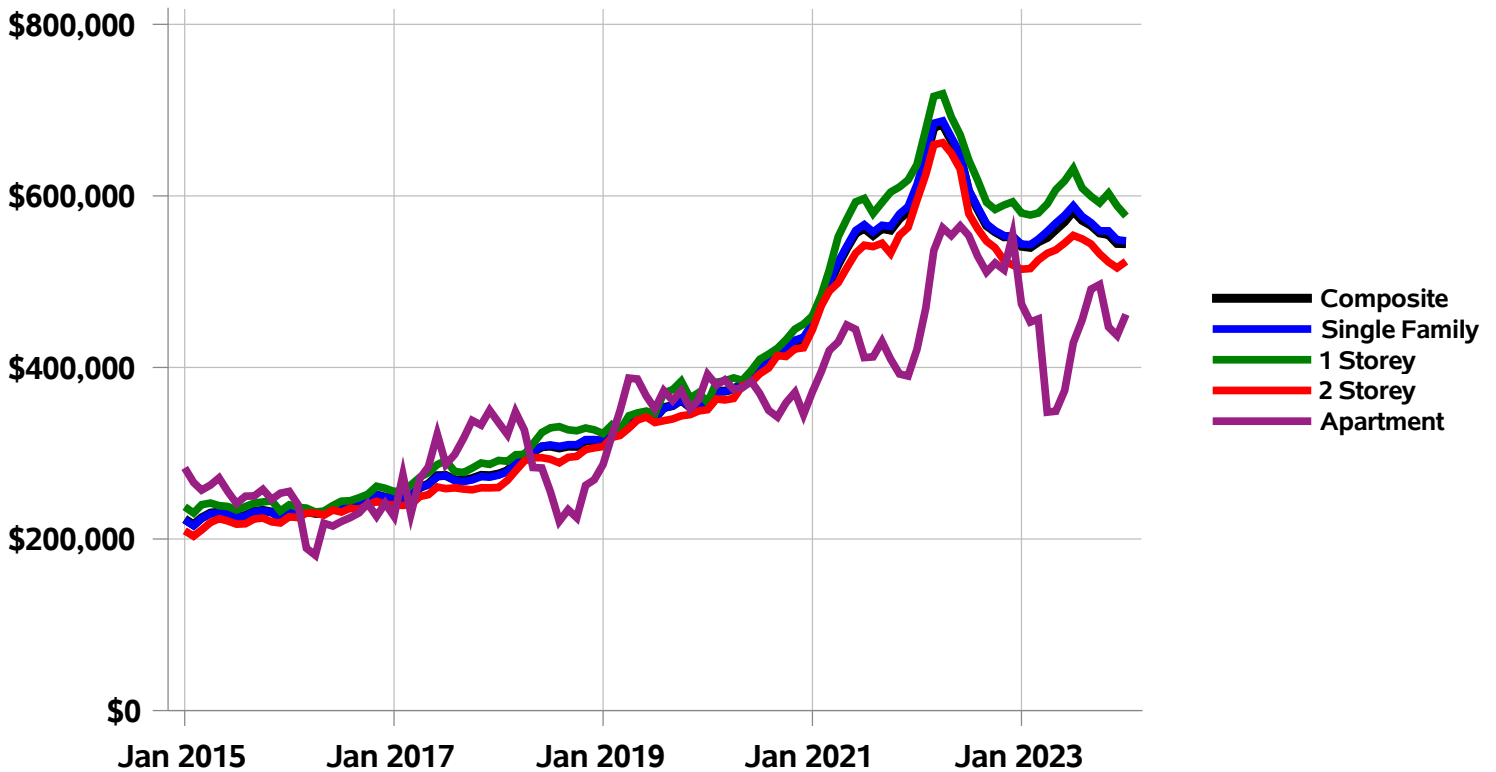
MLS® HPI Apartment Benchmark Price and Average Price



MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$544,300	-0.1	-2.2	-6.6	0.6	21.2	73.3
Single Family	\$547,600	-0.2	-2.1	-6.9	0.7	21.4	74.0
One Storey	\$576,500	-2.0	-2.6	-8.8	-0.6	25.3	78.5
Two Storey	\$523,600	1.5	-1.7	-5.5	1.8	17.9	70.1
Apartment	\$461,800	5.6	-7.0	7.7	-2.6	24.3	61.0

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