



## **Huron Perth Residential Market Activity and MLS® Home Price Index Report February 2024**



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

Actual	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	132	50.0%	4.8%	-7.0%	16.8%	-13.2%	48.3%
Dollar Volume	\$83,256,931	61.4%	-12.0%	7.9%	99.2%	80.8%	318.1%
New Listings	212	13.4%	42.3%	35.9%	103.8%	5.5%	22.5%
Active Listings	494	32.1%	394.0%	295.2%	70.9%	-4.6%	-47.3%
Sales to New Listings Ratio <sup>1</sup>	62.3	47.1	84.6	91.0	108.7	75.6	51.4
Months of Inventory <sup>2</sup>	3.7	4.3	0.8	0.9	2.6	3.4	10.5
Average Price	\$630,734	7.6%	-16.0%	16.0%	70.5%	108.2%	181.9%
Median Price	\$590,000	1.9%	-16.0%	18.0%	68.6%	107.0%	167.0%
Sale to List Price Ratio <sup>3</sup>	97.5	98.7	118.0	108.3	98.5	97.5	95.4
Median Days on Market	31.0	24.5	7.0	9.0	29.0	73.5	70.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	226	27.7%	-5.0%	-7.0%	0.0%	-11.0%	27.7%
Dollar Volume	\$141,220,575	35.5%	-20.4%	9.9%	72.1%	88.0%	246.2%
New Listings	391	17.8%	40.1%	50.4%	55.8%	18.5%	9.8%
Active Listings <sup>4</sup>	494	41.1%	414.6%	308.3%	62.2%	-2.9%	-46.5%
Sales to New Listings Ratio <sup>5</sup>	57.8	53.3	85.3	93.5	90.0	77.0	49.7
Months of Inventory <sup>6</sup>	4.4	4.0	0.8	1.0	2.7	4.0	10.4
Average Price	\$624,870	6.1%	-16.1%	18.2%	72.1%	111.3%	171.1%
Median Price	\$586,700	2.9%	-16.2%	18.5%	70.1%	110.7%	175.4%
Sale to List Price Ratio <sup>7</sup>	97.6	97.9	115.8	107.1	98.4	97.3	95.3
Median Days on Market	49.0	33.0	7.0	10.0	27.5	73.0	72.0

<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.

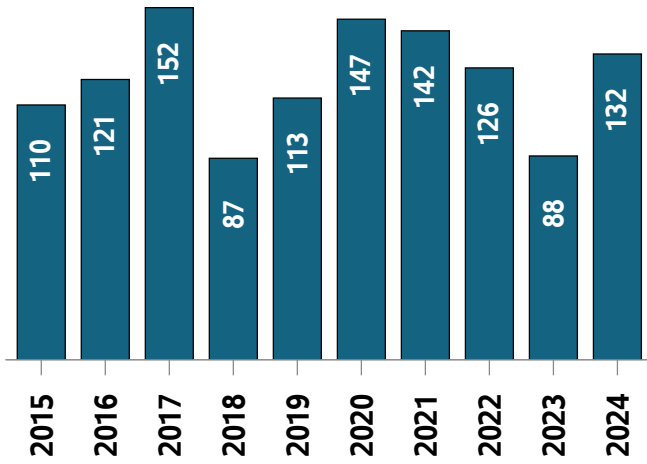
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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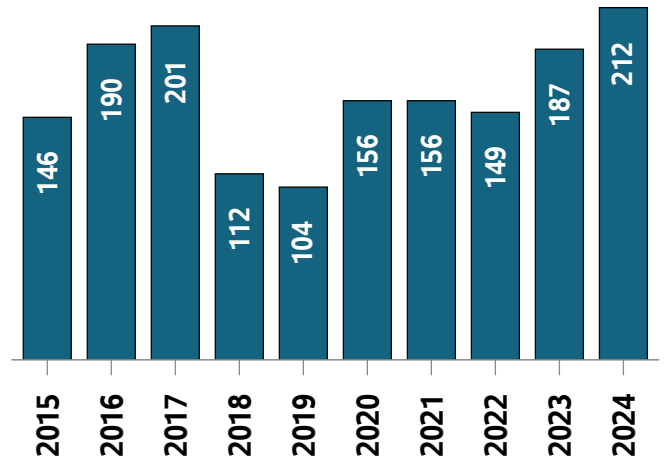
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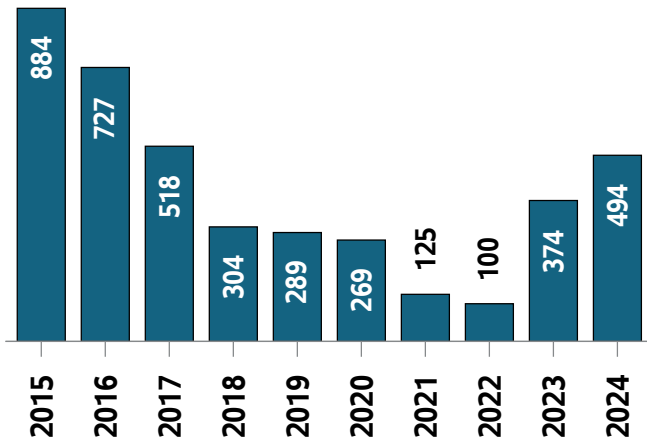
**Sales Activity (February only)**



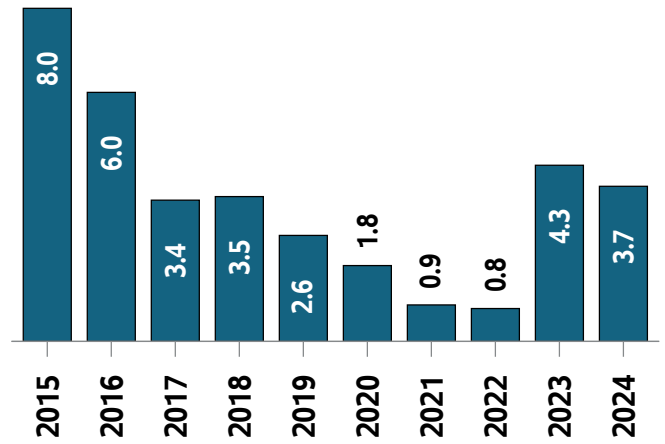
**New Listings (February only)**



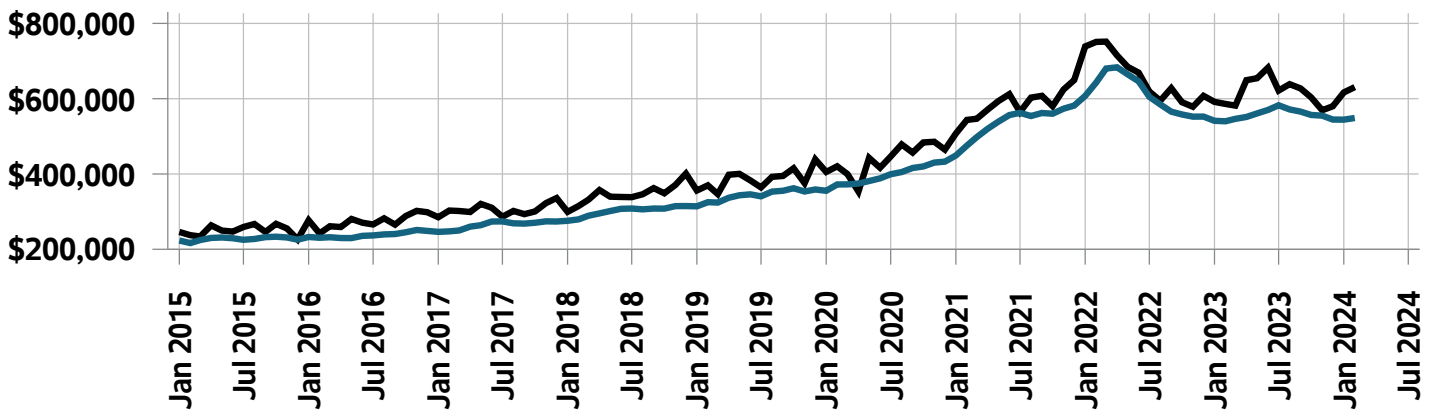
**Active Listings (February only)**



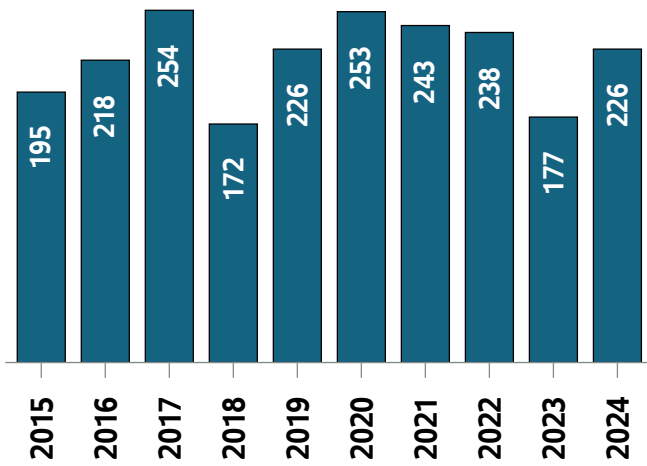
**Months of Inventory (February only)**



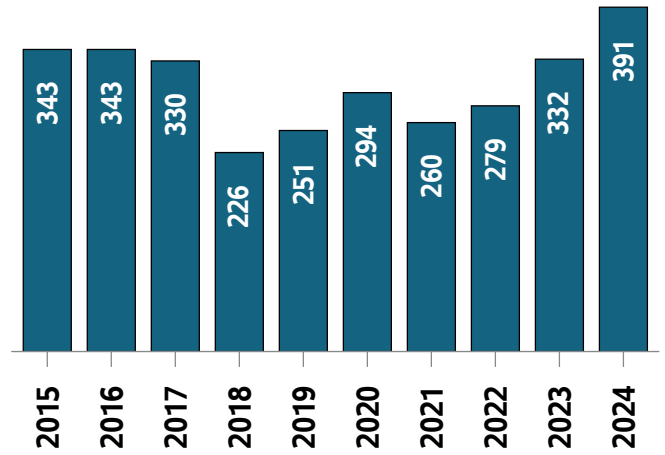
**MLS® HPI Composite Benchmark Price and Average Price**



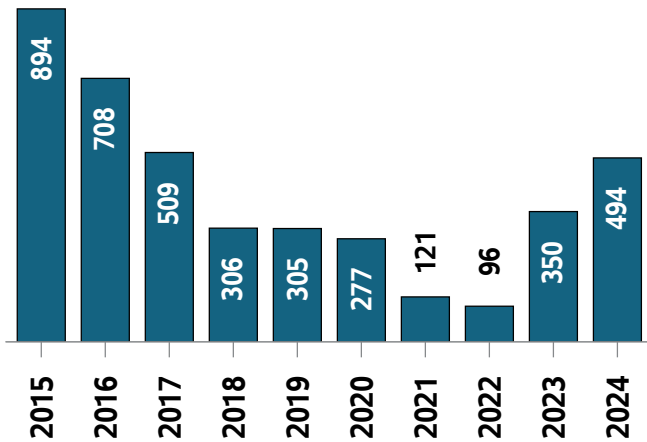
**Sales Activity (February Year-to-date)**



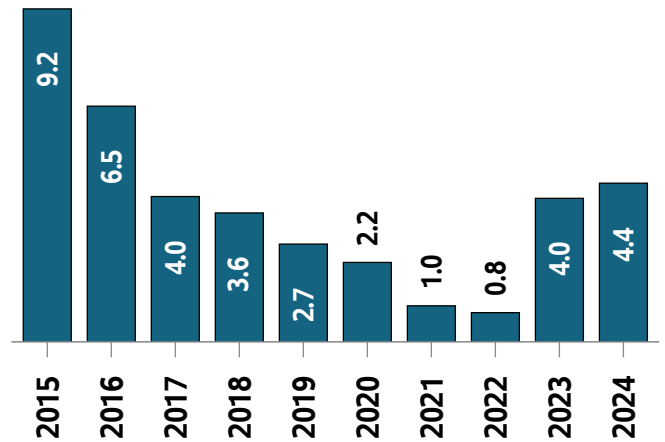
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup> (February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	110	57.1%	14.6%	-6.0%	19.6%	-12.0%	37.5%
Dollar Volume	\$71,414,281	64.5%	-8.7%	3.6%	101.3%	86.0%	286.9%
New Listings	168	12.8%	58.5%	33.3%	88.8%	0.0%	9.8%
Active Listings	356	25.4%	423.5%	270.8%	40.2%	-18.0%	-55.4%
Sales to New Listings Ratio <sup>1</sup>	65.5	47.0	90.6	92.9	103.4	74.4	52.3
Months of Inventory <sup>2</sup>	3.2	4.1	0.7	0.8	2.8	3.5	10.0
Average Price	\$649,221	4.7%	-20.3%	10.2%	68.4%	111.3%	181.4%
Median Price	\$590,000	-0.8%	-19.7%	11.3%	63.3%	110.7%	164.0%
Sale to List Price Ratio <sup>3</sup>	97.3	98.9	121.3	109.4	98.5	97.5	95.2
Median Days on Market	29.5	22.5	7.0	8.0	26.0	65.0	70.5

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	181	31.2%	-4.2%	-9.5%	-2.7%	-13.8%	13.8%
Dollar Volume	\$118,781,981	38.5%	-22.0%	5.0%	71.9%	86.4%	217.4%
New Listings	301	10.7%	38.7%	42.7%	38.7%	6.0%	-5.3%
Active Listings <sup>4</sup>	361	36.2%	427.0%	284.0%	36.0%	-14.8%	-54.2%
Sales to New Listings Ratio <sup>5</sup>	60.1	50.7	87.1	94.8	85.7	73.9	50.0
Months of Inventory <sup>6</sup>	4.0	3.8	0.7	0.9	2.9	4.0	9.9
Average Price	\$656,254	5.6%	-18.6%	16.0%	76.6%	116.3%	178.8%
Median Price	\$595,000	2.6%	-19.0%	19.0%	72.5%	116.4%	176.7%
Sale to List Price Ratio <sup>7</sup>	97.6	98.1	118.1	108.0	98.4	97.2	95.1
Median Days on Market	46.0	31.0	7.0	9.0	26.0	63.0	72.0

<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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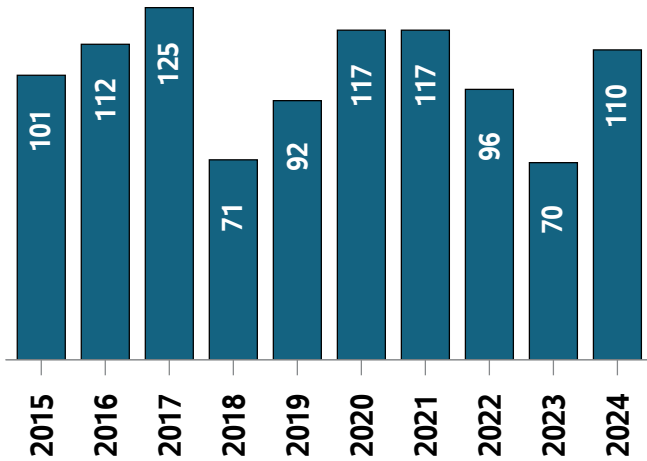
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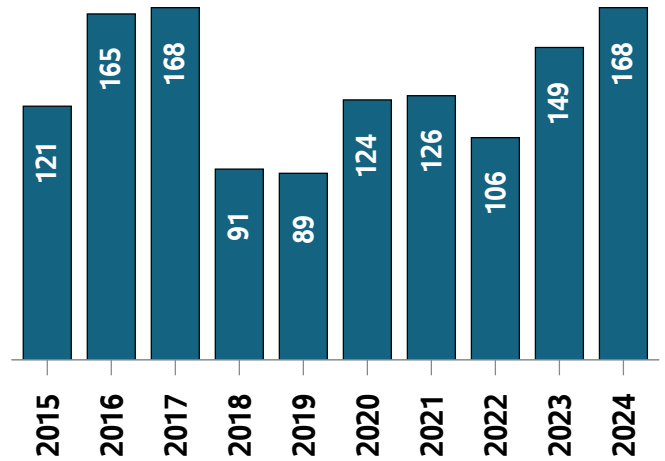
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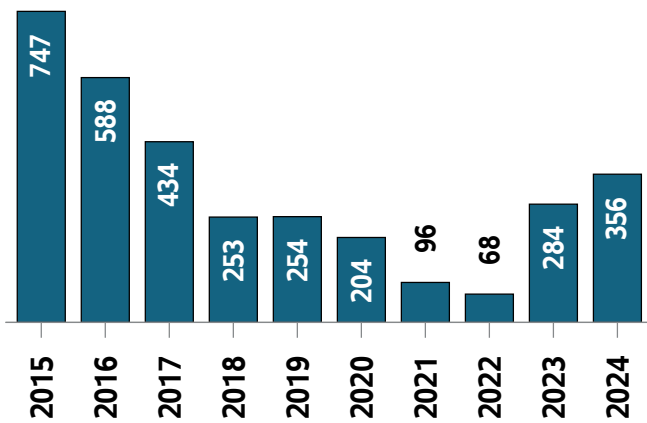
**Sales Activity (February only)**



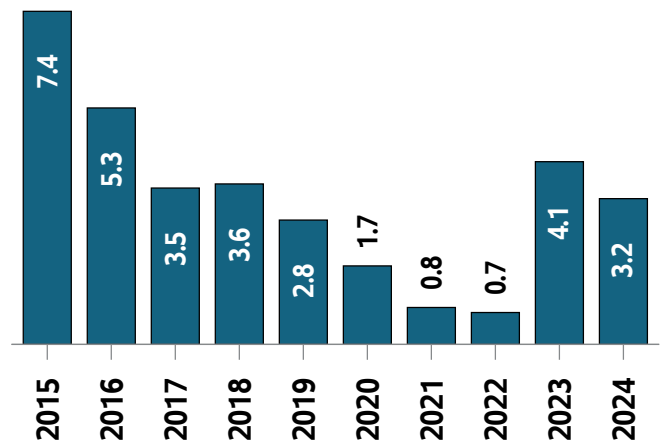
**New Listings (February only)**



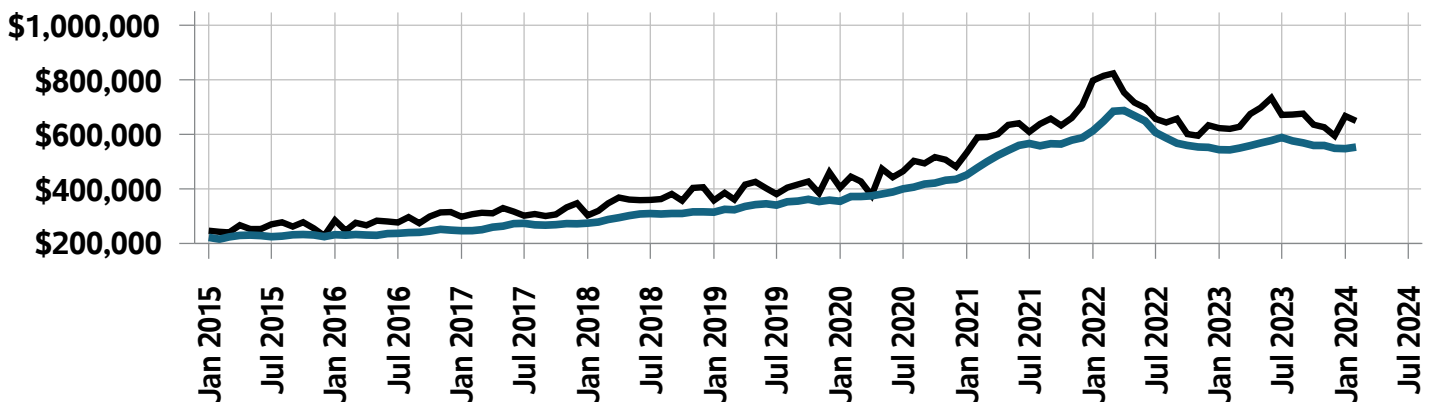
**Active Listings (February only)**



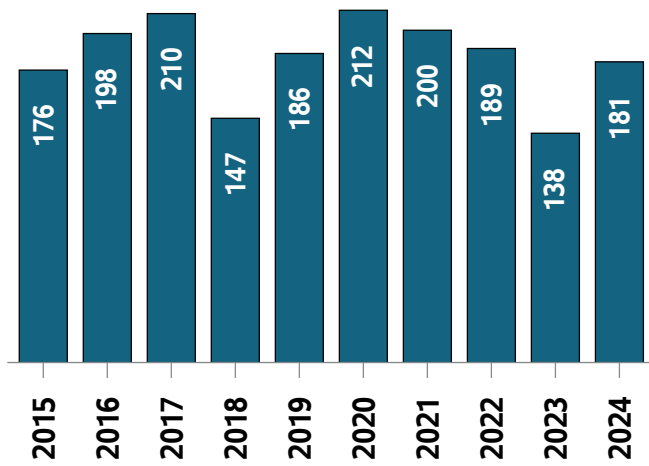
**Months of Inventory (February only)**



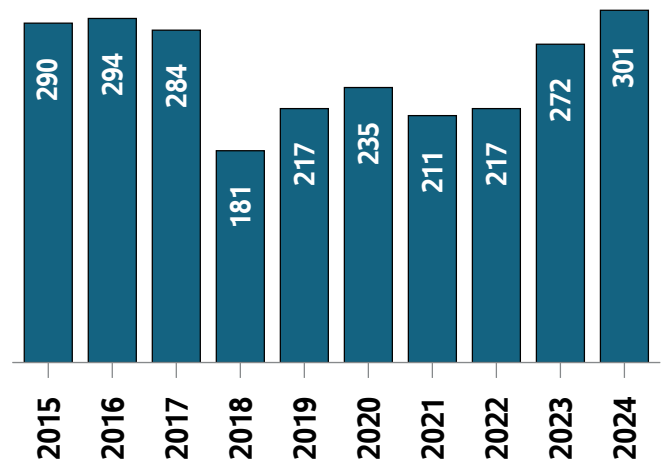
**MLS® HPI Single Family Benchmark Price and Average Price**



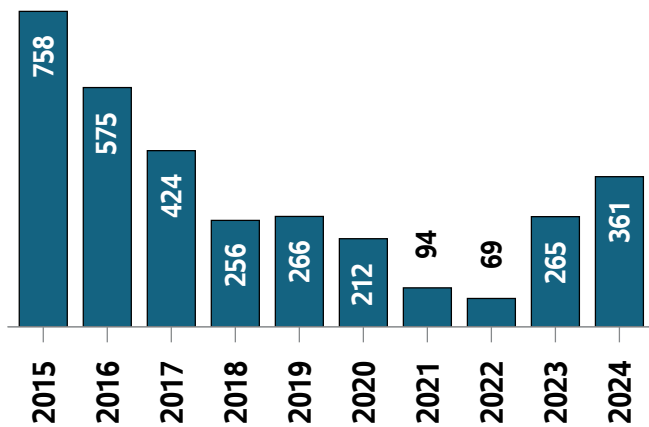
**Sales Activity (February Year-to-date)**



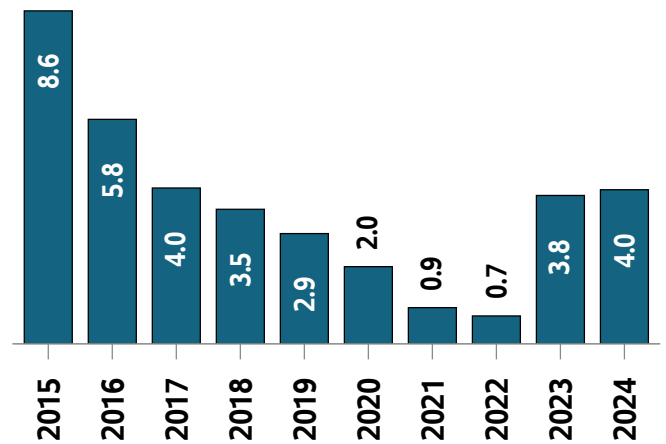
**New Listings (February Year-to-date)**



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



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



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Actual	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	8	700.0%	100.0%	100.0%	300.0%	33.3%	100.0%
Dollar Volume	\$4,052,650	926.0%	97.5%	286.9%	436.8%	60.7%	363.2%
New Listings	6	20.0%	-40.0%	0.0%	200.0%	-33.3%	0.0%
Active Listings	35	133.3%	288.9%	483.3%	400.0%	25.0%	-36.4%
Sales to New Listings Ratio <sup>1</sup>	133.3	20.0	40.0	66.7	100.0	66.7	66.7
Months of Inventory <sup>2</sup>	4.4	15.0	2.3	1.5	3.5	4.7	13.8
Average Price	\$506,581	28.2%	-1.2%	93.4%	34.2%	20.5%	131.6%
Median Price	\$424,825	7.6%	-8.8%	159.4%	12.6%	-8.8%	85.7%
Sale to List Price Ratio <sup>3</sup>	100.0	98.8	110.1	105.1	91.7	99.0	102.7
Median Days on Market	67.0	22.0	7.0	8.5	26.5	53.0	28.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	17	183.3%	70.0%	112.5%	183.3%	88.9%	183.3%
Dollar Volume	\$8,602,050	310.2%	95.9%	309.8%	279.2%	182.0%	387.1%
New Listings	18	100.0%	20.0%	80.0%	100.0%	38.5%	38.5%
Active Listings <sup>4</sup>	38	167.9%	435.7%	650.0%	400.0%	31.6%	-31.2%
Sales to New Listings Ratio <sup>5</sup>	94.4	66.7	66.7	80.0	66.7	69.2	46.2
Months of Inventory <sup>6</sup>	4.4	4.7	1.4	1.3	2.5	6.3	18.2
Average Price	\$506,003	44.8%	15.2%	92.9%	33.8%	49.3%	71.9%
Median Price	\$499,900	54.5%	19.5%	119.1%	25.4%	19.0%	110.5%
Sale to List Price Ratio <sup>7</sup>	98.7	97.2	108.5	103.1	96.1	98.7	100.2
Median Days on Market	61.0	25.5	9.5	13.5	26.5	26.0	74.0

<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.

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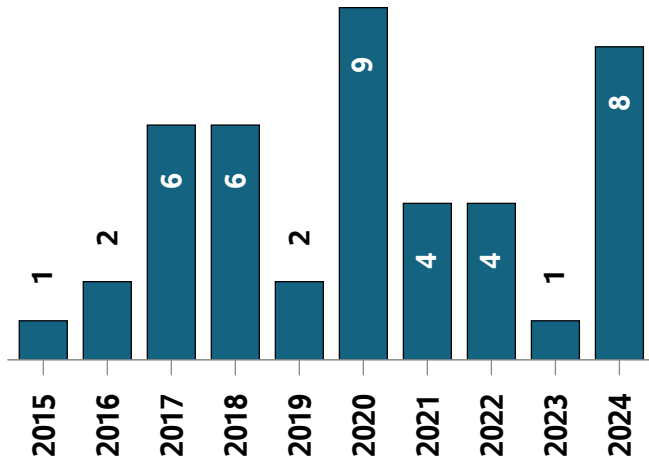
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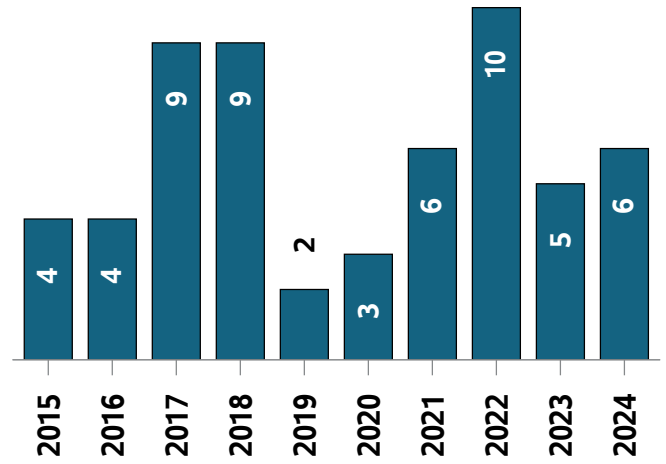
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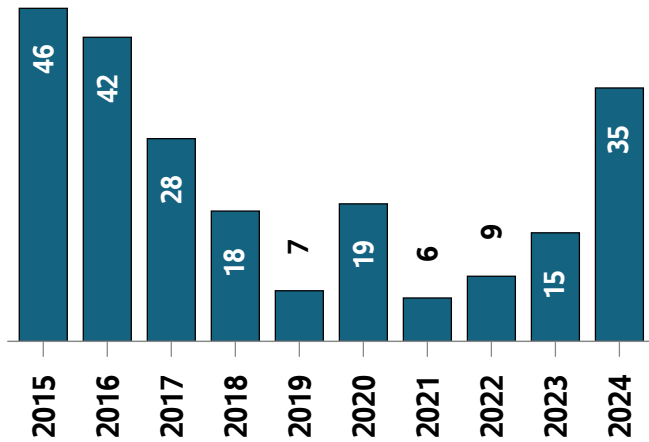
**Sales Activity (February only)**



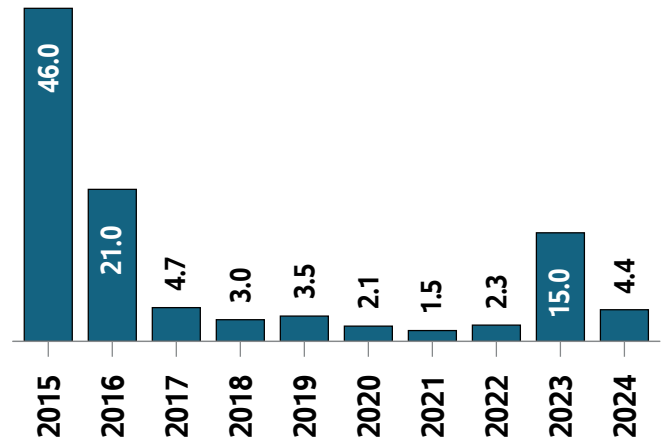
**New Listings (February only)**



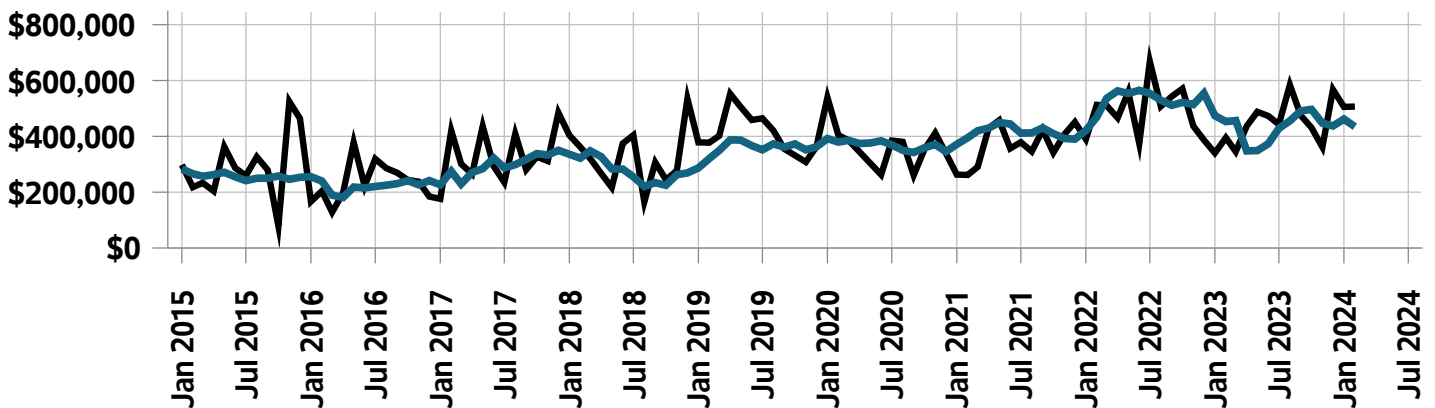
**Active Listings (February only)**



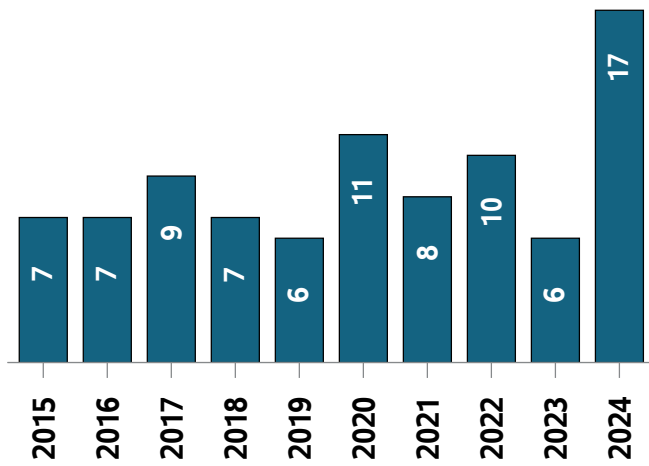
**Months of Inventory (February only)**



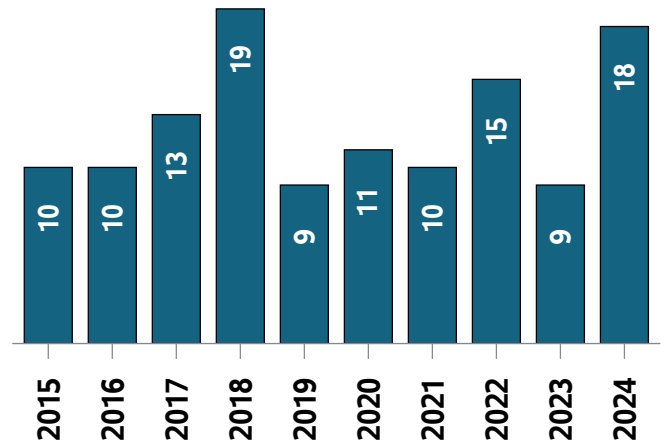
**MLS® HPI Apartment Benchmark Price and Average Price**



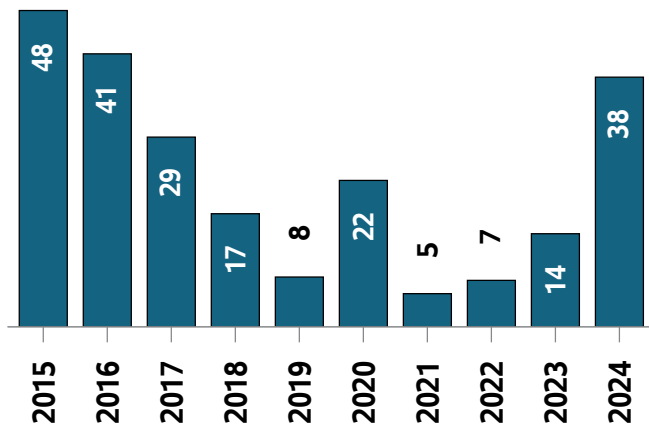
**Sales Activity (February Year-to-date)**



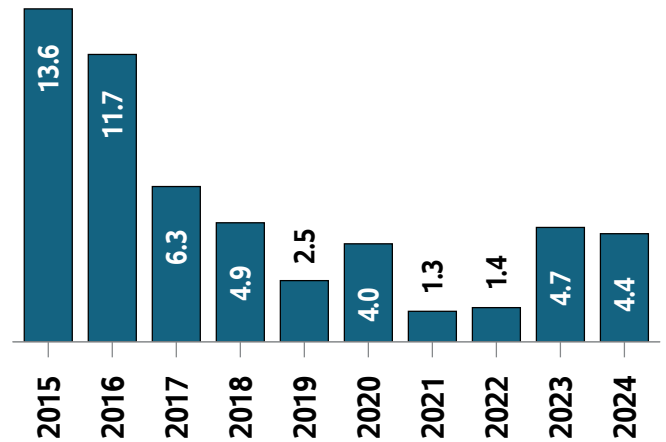
**New Listings (February Year-to-date)**



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



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



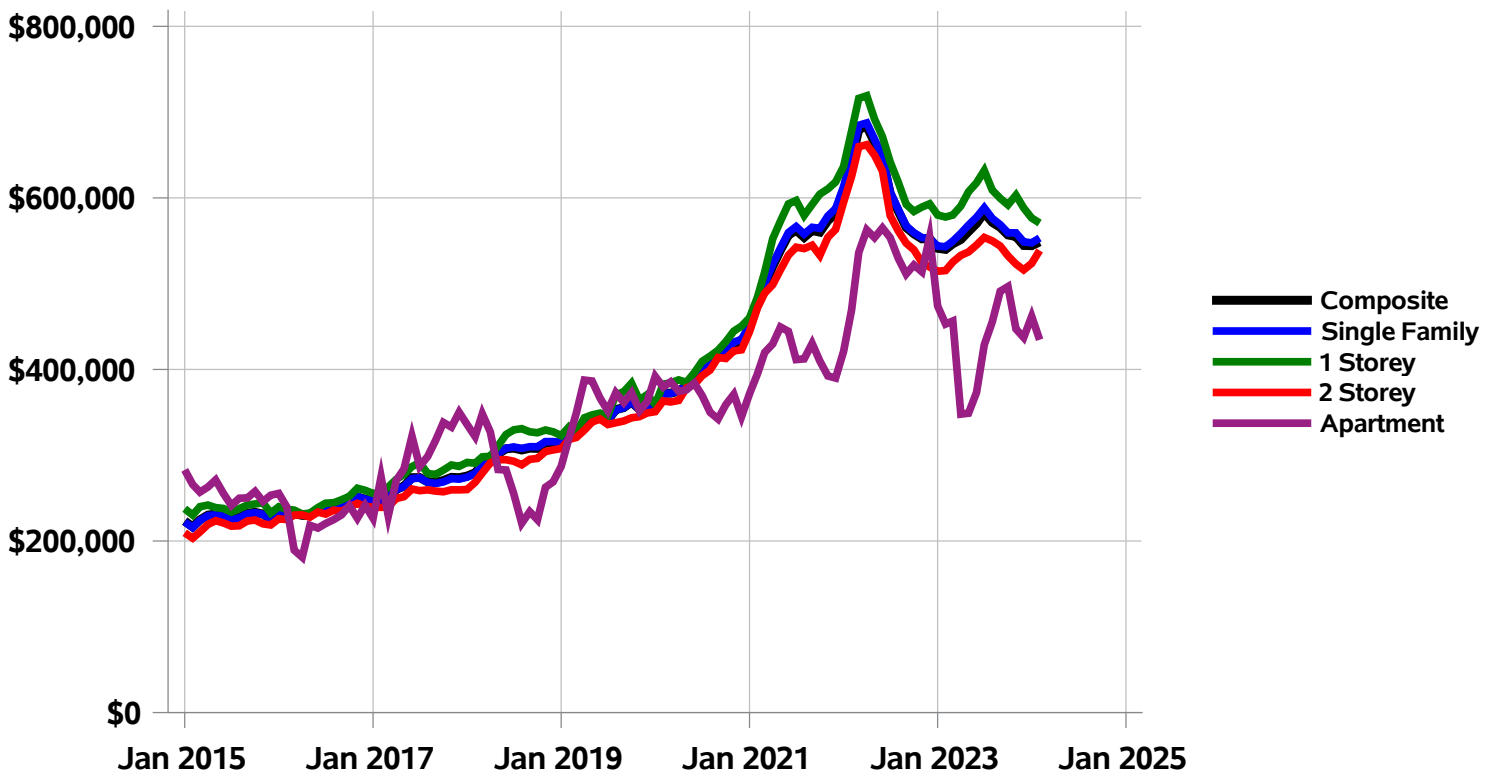
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**MLS® Home Price Index Benchmark Price**

Benchmark Type:	February 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$548,700	0.8	-1.1	-4.0	1.6	15.4	68.8
Single Family	\$553,200	1.0	-1.1	-4.0	1.9	15.9	70.1
One Storey	\$570,700	-1.0	-5.4	-6.3	-1.2	17.8	71.3
Two Storey	\$538,700	2.9	3.0	-2.0	4.5	14.2	69.1
Apartment	\$434,600	-5.9	-2.8	-4.6	-4.0	10.0	35.6

**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