



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



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

Actual	March 2024	Compared to ⁸					
		March 2023	March 2022	March 2021	March 2019	March 2017	March 2014
Sales Activity	139	1.5%	-33.2%	-42.8%	0.7%	-37.4%	0.0%
Dollar Volume	\$80,615,965	1.2%	-48.4%	-39.3%	68.6%	20.4%	153.0%
New Listings	266	22.0%	0.4%	-6.0%	25.5%	8.1%	-0.4%
Active Listings	542	32.5%	289.9%	279.0%	60.8%	6.1%	-45.9%
Sales to New Listings Ratio ¹	52.3	62.8	78.5	85.9	65.1	90.2	52.1
Months of Inventory ²	3.9	3.0	0.7	0.6	2.4	2.3	7.2
Average Price	\$579,971	-0.3%	-22.8%	6.1%	67.4%	92.2%	153.0%
Median Price	\$570,000	3.6%	-15.6%	7.5%	72.2%	106.0%	153.3%
Sale to List Price Ratio ³	98.4	98.3	116.9	112.3	98.3	97.9	95.2
Median Days on Market	34.0	24.0	8.0	7.0	23.0	31.5	70.0

Year-to-date	March 2024	Compared to ⁸					
		March 2023	March 2022	March 2021	March 2019	March 2017	March 2014
Sales Activity	363	15.6%	-18.6%	-25.3%	-0.3%	-23.7%	14.9%
Dollar Volume	\$221,061,540	20.2%	-33.8%	-15.4%	70.2%	55.6%	204.2%
New Listings	657	19.5%	20.8%	21.0%	41.9%	14.1%	5.5%
Active Listings ⁴	518	40.0%	369.2%	303.4%	64.2%	1.6%	-45.5%
Sales to New Listings Ratio ⁵	55.3	57.1	82.0	89.5	78.6	82.6	50.7
Months of Inventory ⁶	4.3	3.5	0.7	0.8	2.6	3.2	9.0
Average Price	\$608,985	4.0%	-18.6%	13.3%	70.7%	104.0%	164.8%
Median Price	\$575,000	2.7%	-16.7%	13.9%	69.1%	107.0%	166.5%
Sale to List Price Ratio ⁷	98.0	98.1	116.3	109.7	98.3	97.6	95.2
Median Days on Market	39.0	29.0	7.0	8.0	26.0	44.0	71.5

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.

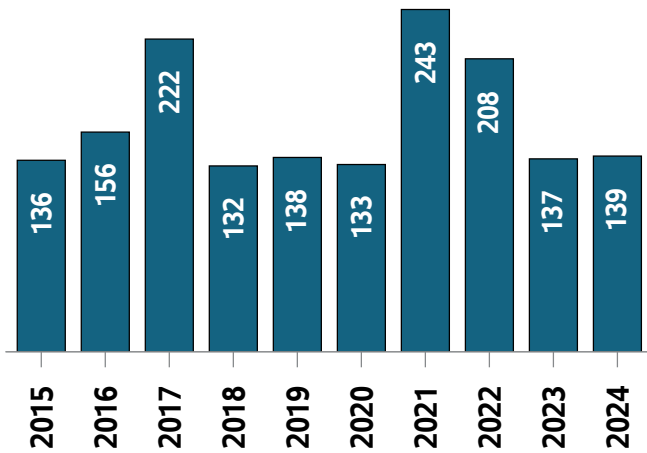
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

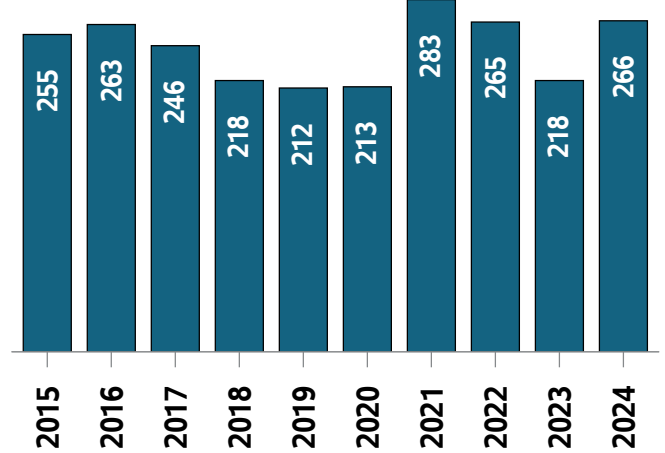
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

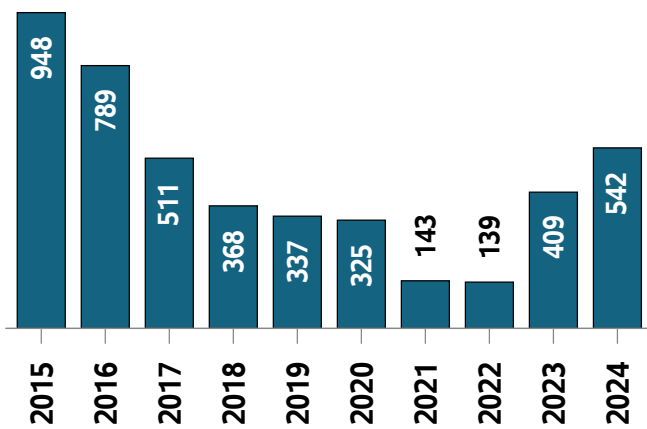
Sales Activity (March only)



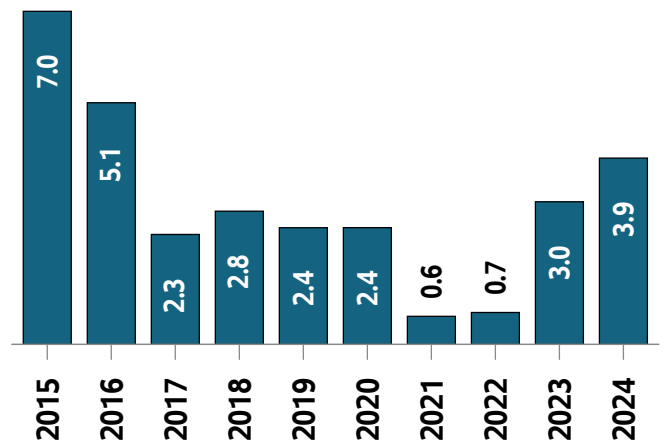
New Listings (March only)



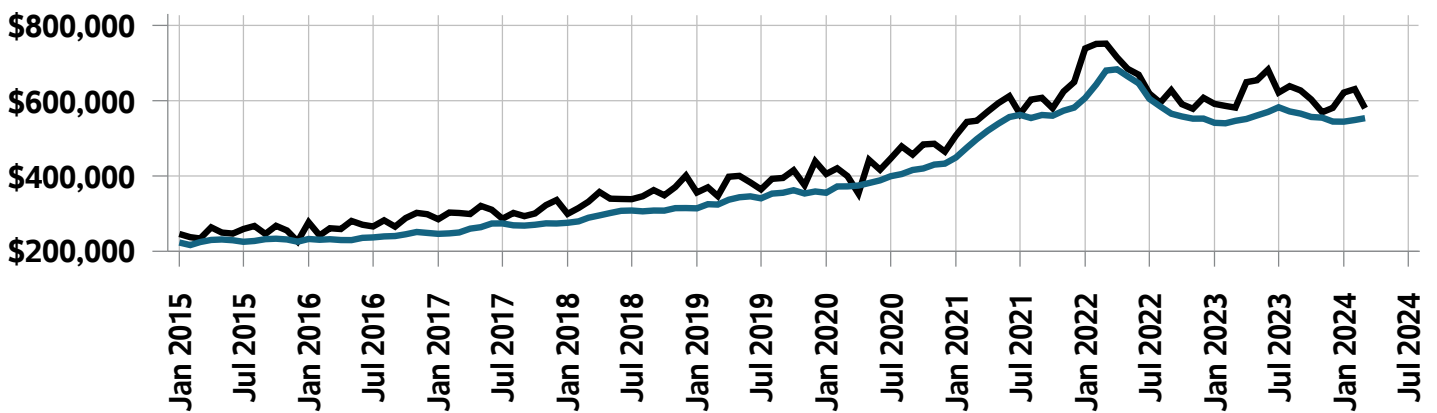
Active Listings (March only)



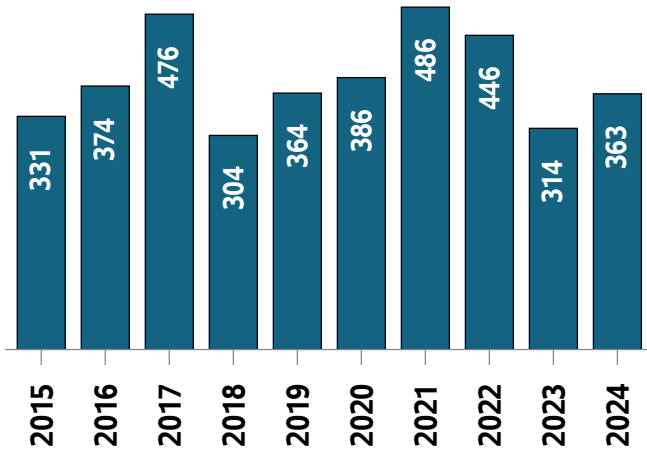
Months of Inventory (March only)



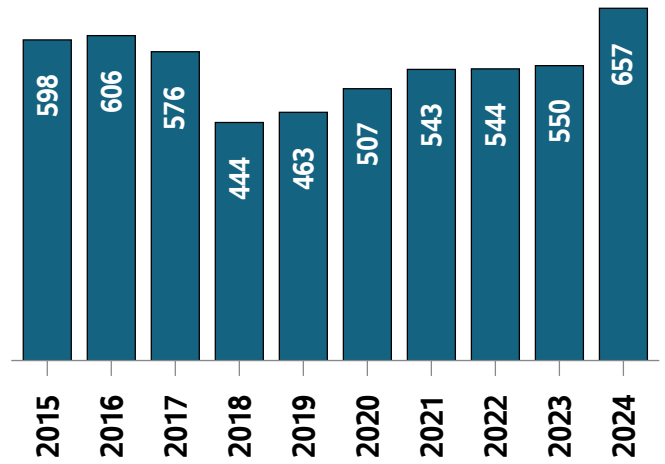
MLS® HPI Composite Benchmark Price and Average Price



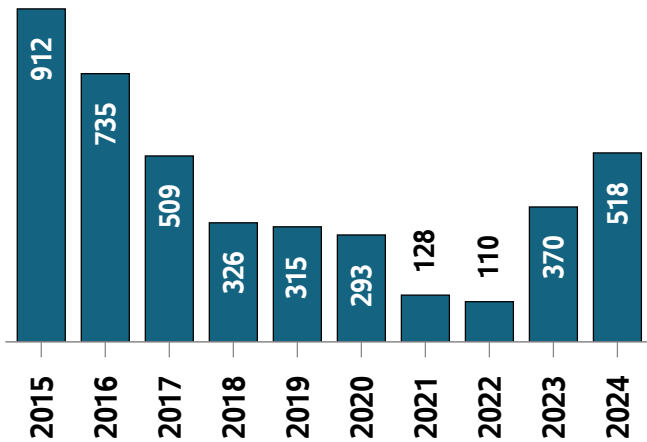
Sales Activity (March Year-to-date)



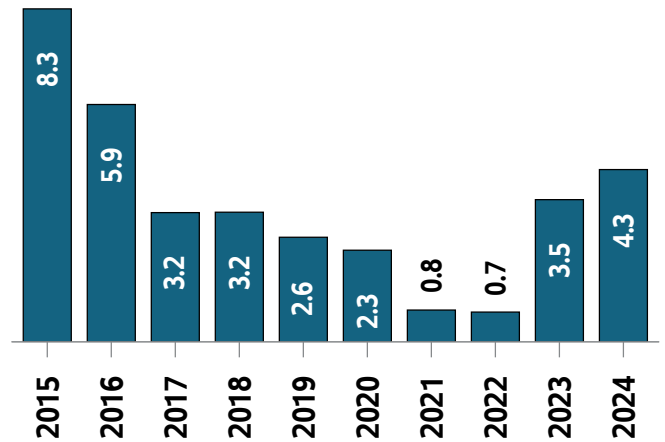
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



Months of Inventory ² (March 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	March 2024	Compared to ⁸					
		March 2023	March 2022	March 2021	March 2019	March 2017	March 2014
Sales Activity	110	-0.9%	-32.5%	-44.2%	-5.2%	-42.1%	-7.6%
Dollar Volume	\$67,089,775	-3.7%	-50.0%	-42.3%	60.2%	13.0%	139.3%
New Listings	217	19.2%	2.8%	-4.4%	20.6%	-2.3%	-10.7%
Active Listings	412	28.3%	300.0%	274.5%	39.7%	-5.5%	-52.6%
Sales to New Listings Ratio ¹	50.7	61.0	77.3	86.8	64.4	85.6	49.0
Months of Inventory ²	3.7	2.9	0.6	0.6	2.5	2.3	7.3
Average Price	\$609,907	-2.8%	-25.9%	3.4%	68.9%	95.1%	158.9%
Median Price	\$580,000	0.9%	-20.3%	2.9%	70.6%	107.2%	158.9%
Sale to List Price Ratio ³	98.4	98.5	118.6	113.6	98.6	98.0	95.2
Median Days on Market	31.5	24.0	7.0	7.0	22.5	27.5	67.0

Year-to-date	March 2024	Compared to ⁸					
		March 2023	March 2022	March 2021	March 2019	March 2017	March 2014
Sales Activity	290	16.5%	-17.6%	-27.0%	-4.0%	-27.5%	4.3%
Dollar Volume	\$185,196,756	19.1%	-35.4%	-19.3%	66.8%	50.4%	182.9%
New Listings	518	14.1%	21.0%	18.3%	30.5%	2.4%	-7.7%
Active Listings ⁴	386	36.0%	382.1%	288.3%	40.1%	-9.8%	-52.7%
Sales to New Listings Ratio ⁵	56.0	54.8	82.2	90.6	76.1	79.1	49.6
Months of Inventory ⁶	4.0	3.4	0.7	0.8	2.7	3.2	8.8
Average Price	\$638,610	2.3%	-21.6%	10.5%	73.7%	107.5%	171.2%
Median Price	\$590,000	1.7%	-19.7%	10.2%	72.2%	112.8%	173.1%
Sale to List Price Ratio ⁷	97.9	98.3	118.3	110.8	98.4	97.6	95.1
Median Days on Market	37.0	28.0	7.0	8.0	25.0	36.5	70.0

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.

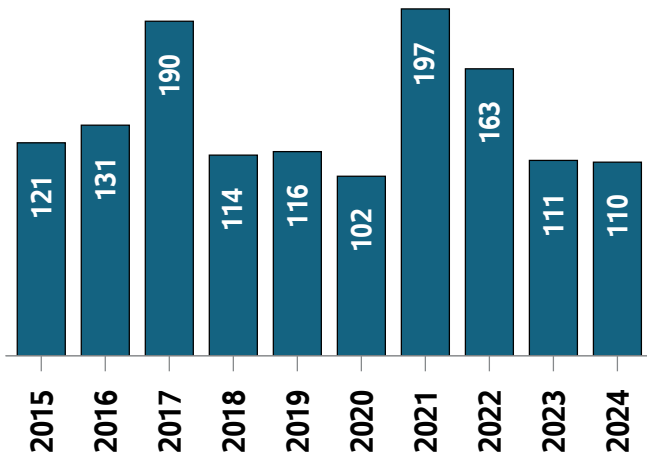
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

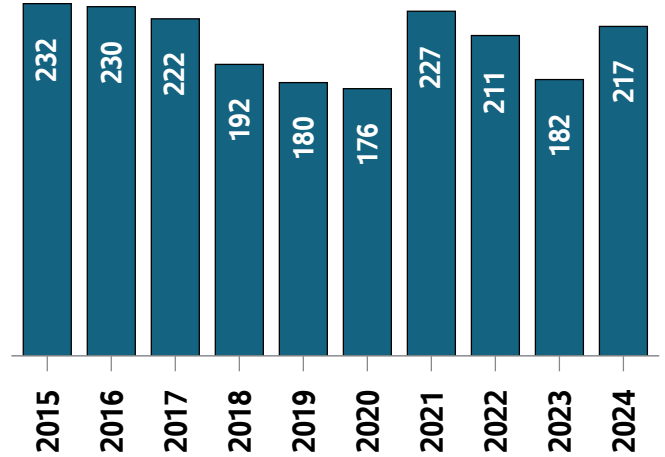
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

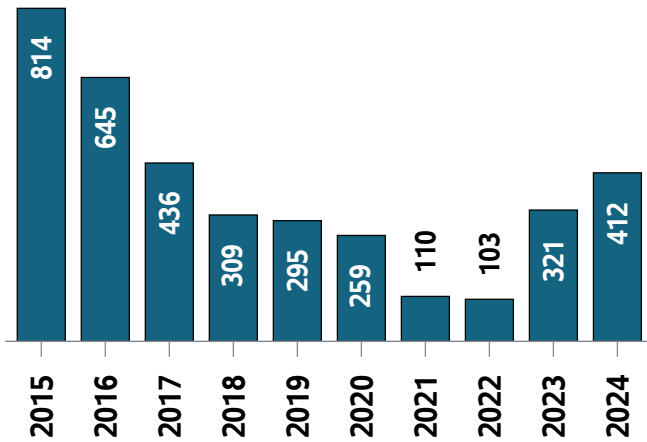
Sales Activity (March only)



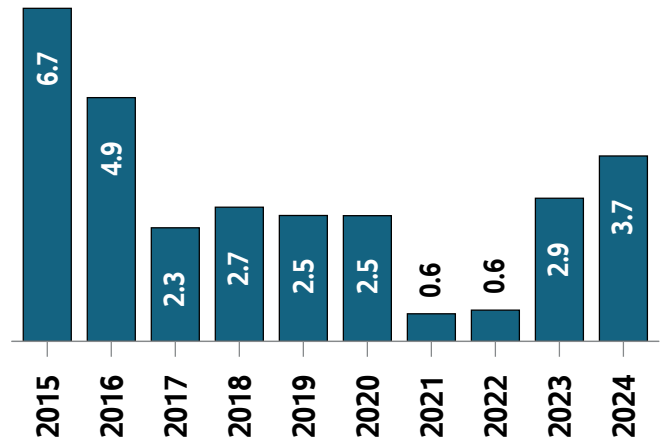
New Listings (March only)



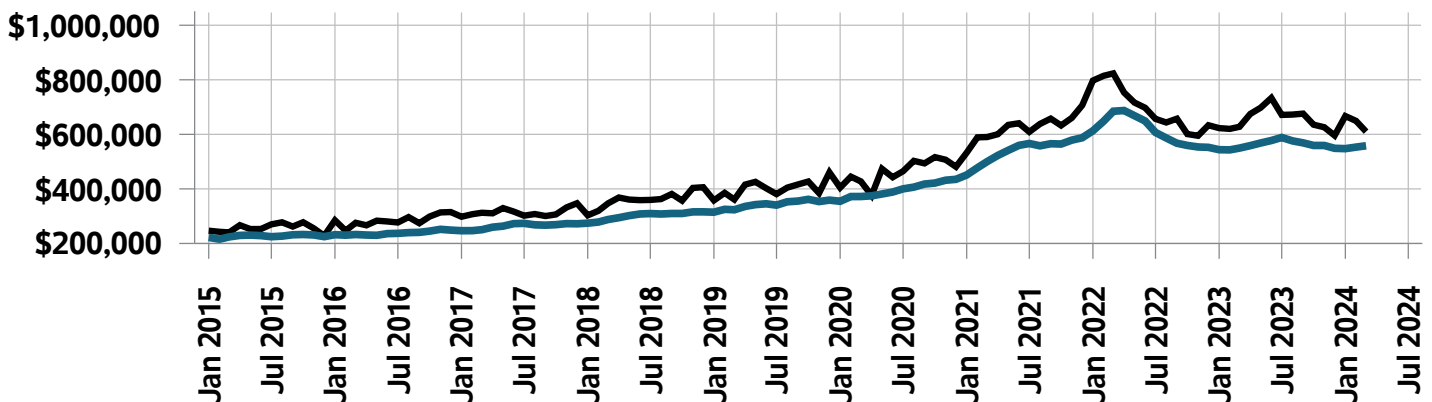
Active Listings (March only)



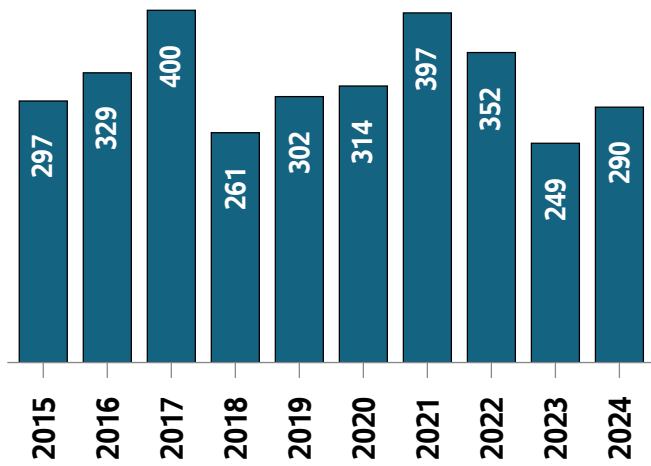
Months of Inventory (March only)



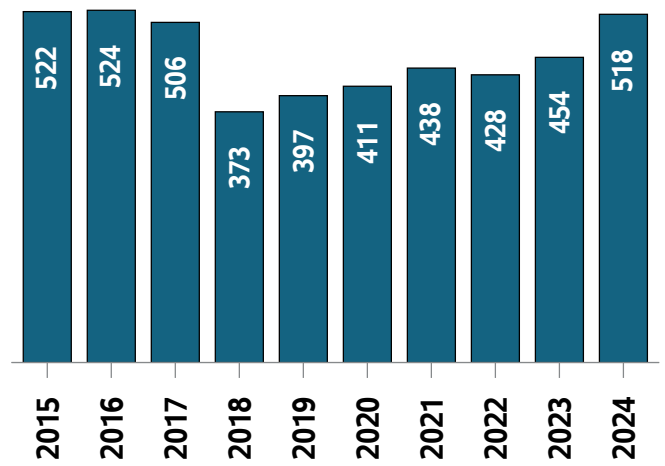
MLS® HPI Single Family Benchmark Price and Average Price



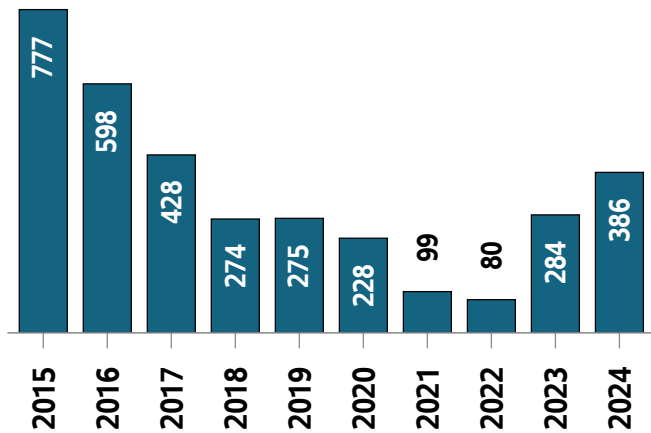
Sales Activity (March Year-to-date)



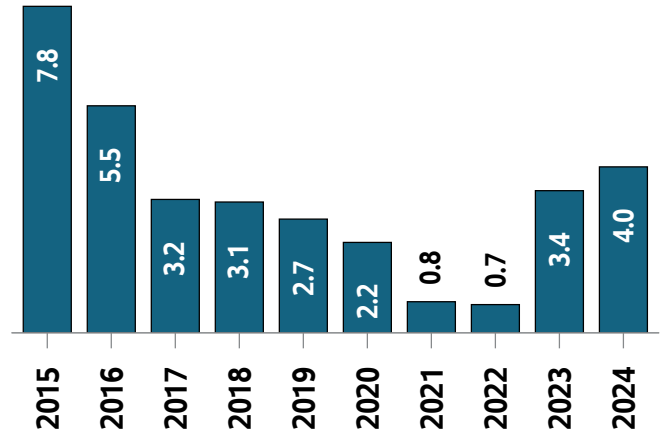
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



Months of Inventory ² (March 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	March 2024	Compared to ⁸					
		March 2023	March 2022	March 2021	March 2019	March 2017	March 2014
Sales Activity	10	66.7%	11.1%	11.1%	150.0%	-9.1%	233.3%
Dollar Volume	\$4,372,090	110.9%	-4.7%	67.3%	171.9%	32.0%	653.8%
New Listings	5	-28.6%	0.0%	-44.4%	-28.6%	25.0%	66.7%
Active Listings	26	85.7%	550.0%	420.0%	160.0%	23.8%	-46.9%
Sales to New Listings Ratio ¹	200.0	85.7	180.0	100.0	57.1	275.0	100.0
Months of Inventory ²	2.6	2.3	0.4	0.6	2.5	1.9	16.3
Average Price	\$437,209	26.6%	-14.2%	50.6%	8.8%	45.2%	126.1%
Median Price	\$419,950	21.3%	-16.5%	50.0%	-3.5%	71.3%	110.0%
Sale to List Price Ratio ³	99.2	98.2	104.9	103.6	96.4	98.3	96.1
Median Days on Market	117.0	30.5	16.0	11.0	42.5	44.0	89.0

Year-to-date	March 2024	Compared to ⁸					
		March 2023	March 2022	March 2021	March 2019	March 2017	March 2014
Sales Activity	27	125.0%	42.1%	58.8%	170.0%	35.0%	200.0%
Dollar Volume	\$12,974,140	211.1%	44.5%	175.3%	234.7%	103.9%	453.1%
New Listings	23	43.8%	15.0%	21.1%	43.8%	35.3%	43.8%
Active Listings ⁴	34	140.5%	461.1%	573.3%	304.0%	29.5%	-36.1%
Sales to New Listings Ratio ⁵	117.4	75.0	95.0	89.5	62.5	117.6	56.3
Months of Inventory ⁶	3.7	3.5	0.9	0.9	2.5	3.9	17.6
Average Price	\$480,524	38.3%	1.7%	73.3%	24.0%	51.0%	84.4%
Median Price	\$439,900	28.0%	-0.0%	57.1%	10.4%	73.5%	95.5%
Sale to List Price Ratio ⁷	98.9	97.7	106.8	103.3	96.2	98.5	98.8
Median Days on Market	75.0	28.0	11.0	13.0	36.5	42.0	89.0

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

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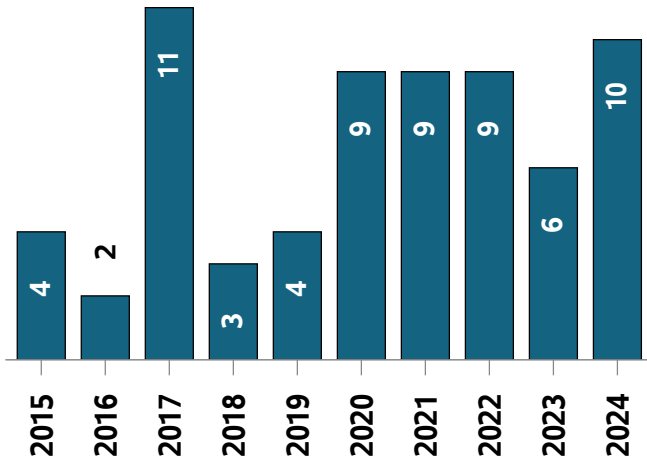
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

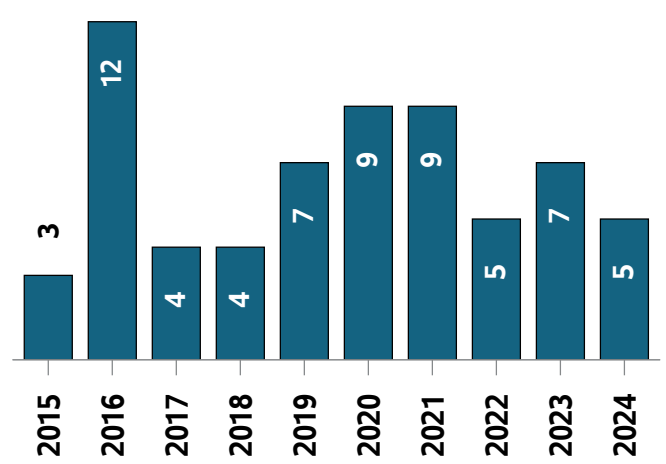
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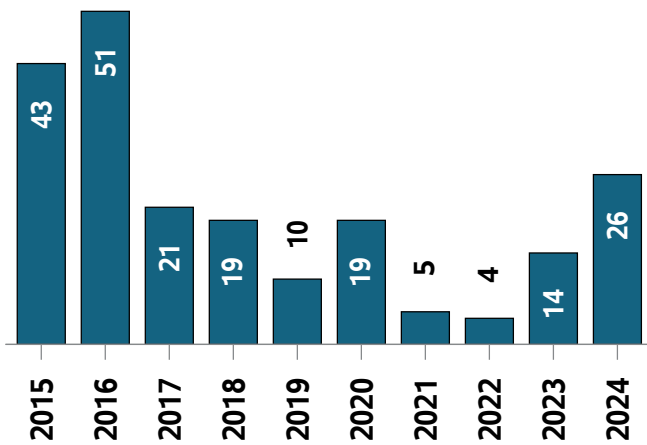
Sales Activity (March only)



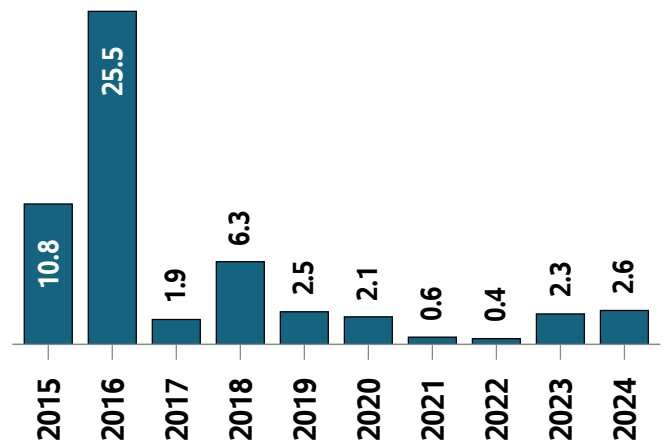
New Listings (March only)



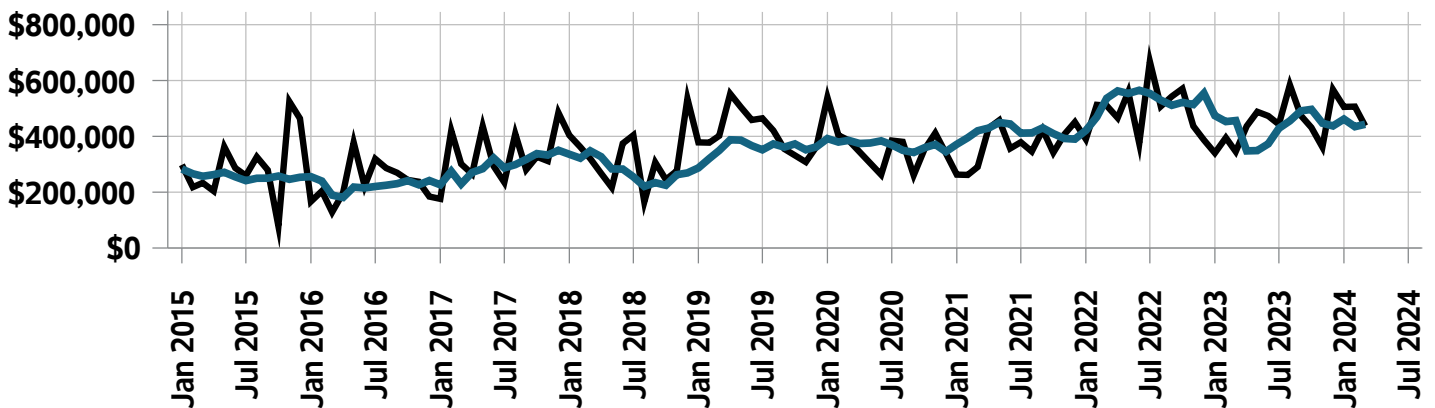
Active Listings (March only)



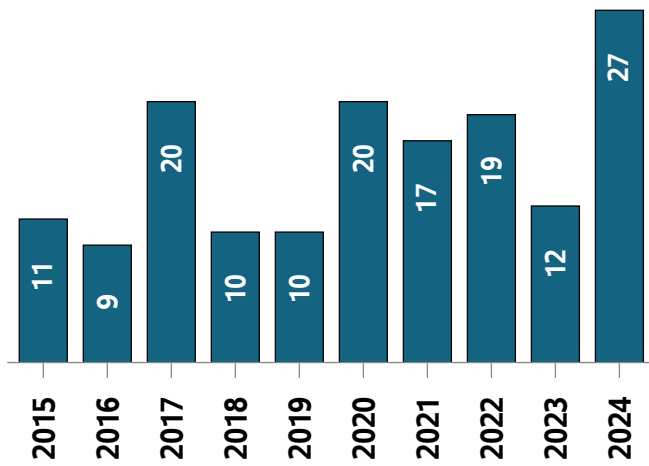
Months of Inventory (March only)



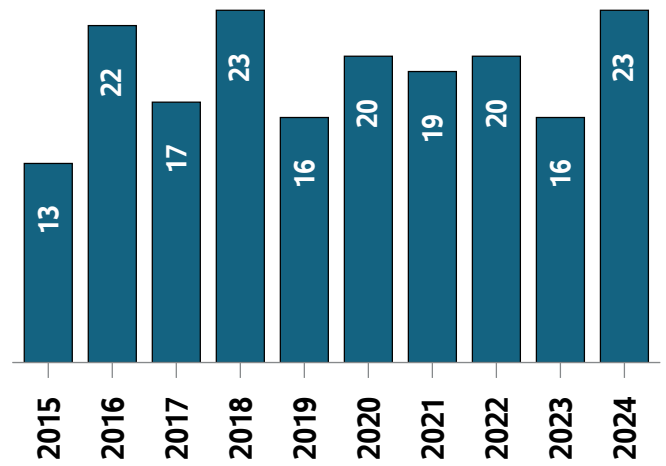
MLS® HPI Apartment Benchmark Price and Average Price



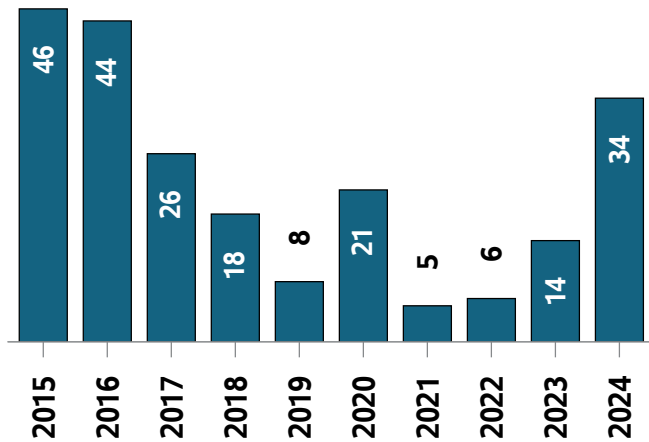
Sales Activity (March Year-to-date)



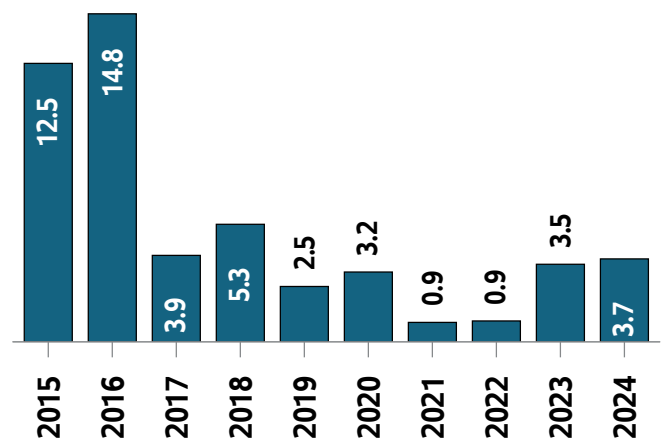
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



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



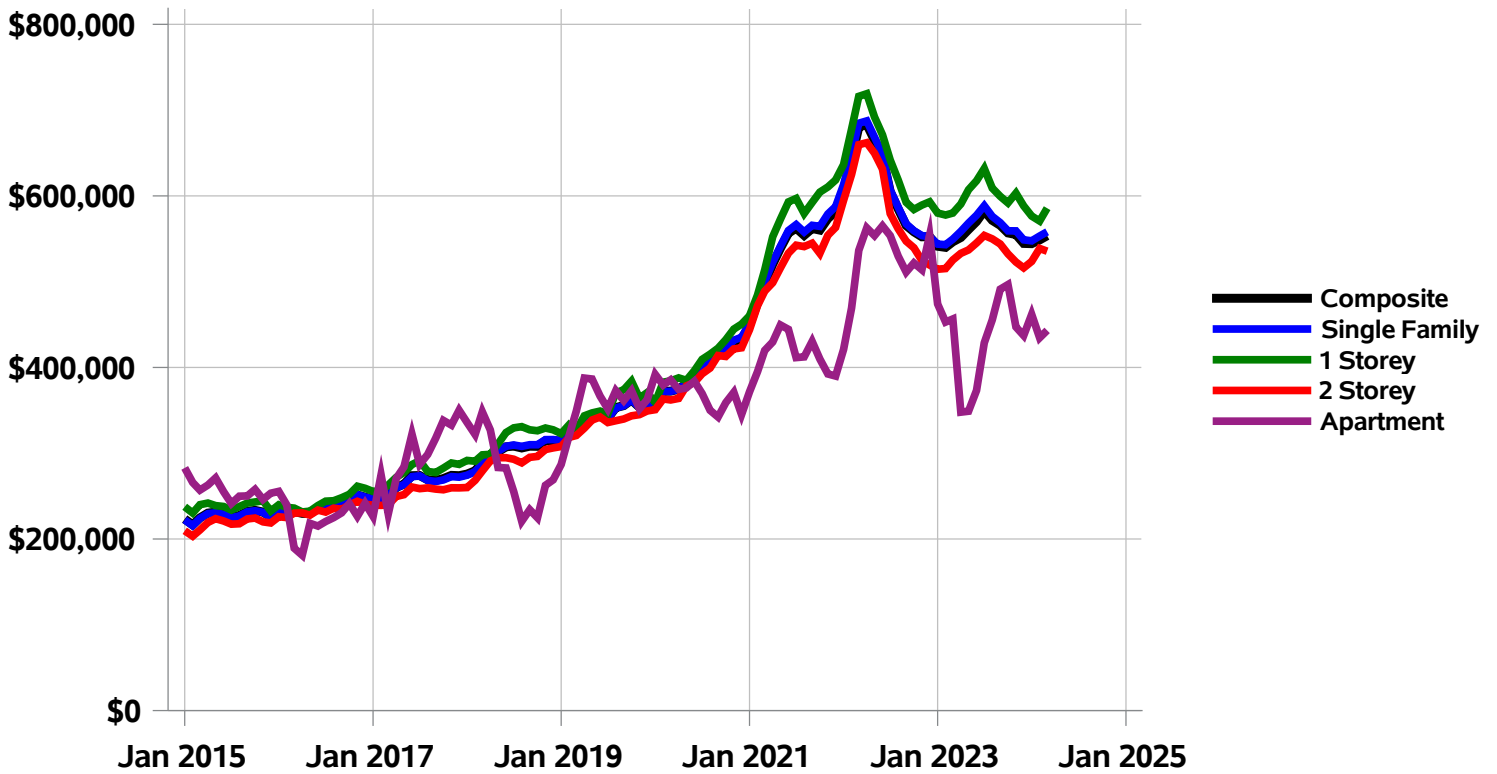
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² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	March 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$553,600	0.9	1.7	-2.1	1.3	11.2	70.8
Single Family	\$558,100	0.9	1.7	-1.9	1.5	11.6	72.5
One Storey	\$585,700	2.6	-0.4	-2.3	1.0	14.0	79.2
Two Storey	\$535,500	-0.6	3.8	-1.5	1.9	9.5	67.0
Apartment	\$443,200	2.0	1.4	-9.8	-2.9	5.5	26.8

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