



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



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

Actual	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	180	7.1%	-16.7%	-21.1%	-14.3%	-24.7%	7.8%
Dollar Volume	\$113,125,139	3.7%	-26.7%	-13.1%	35.3%	58.3%	178.7%
New Listings	351	37.1%	12.1%	19.4%	14.7%	19.4%	-13.5%
Active Listings	632	44.0%	209.8%	249.2%	55.3%	19.9%	-46.0%
Sales to New Listings Ratio ¹	51.3	65.6	69.0	77.6	68.6	81.3	41.1
Months of Inventory ²	3.5	2.6	0.9	0.8	1.9	2.2	7.0
Average Price	\$628,473	-3.2%	-12.1%	10.0%	57.9%	110.2%	158.6%
Median Price	\$577,500	-5.3%	-11.6%	9.0%	62.6%	102.6%	151.1%
Sale to List Price Ratio ³	98.3	98.6	114.4	111.9	99.3	98.9	96.4
Median Days on Market	27.5	18.0	8.0	7.0	15.0	20.0	47.0

Year-to-date	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	543	12.7%	-18.0%	-23.9%	-5.4%	-24.1%	12.4%
Dollar Volume	\$334,611,680	14.2%	-31.4%	-14.5%	56.8%	56.7%	195.5%
New Listings	1,008	25.1%	17.6%	20.4%	31.1%	15.9%	-2.0%
Active Listings ⁴	551	42.3%	311.8%	289.2%	62.8%	7.2%	-45.2%
Sales to New Listings Ratio ⁵	53.9	59.8	77.2	85.3	74.6	82.2	46.9
Months of Inventory ⁶	4.1	3.2	0.8	0.8	2.4	2.9	8.3
Average Price	\$616,228	1.4%	-16.4%	12.4%	65.7%	106.3%	162.8%
Median Price	\$576,000	0.2%	-14.7%	12.0%	67.0%	105.7%	156.5%
Sale to List Price Ratio ⁷	98.1	98.2	115.7	110.4	98.7	98.0	95.6
Median Days on Market	35.0	24.5	8.0	8.0	21.0	32.0	65.0

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.

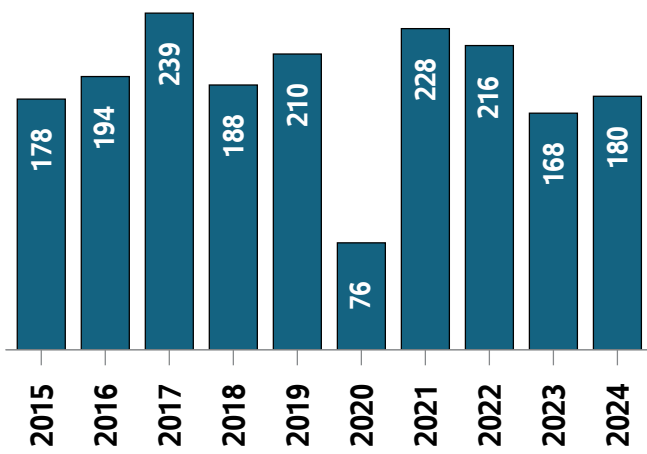
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

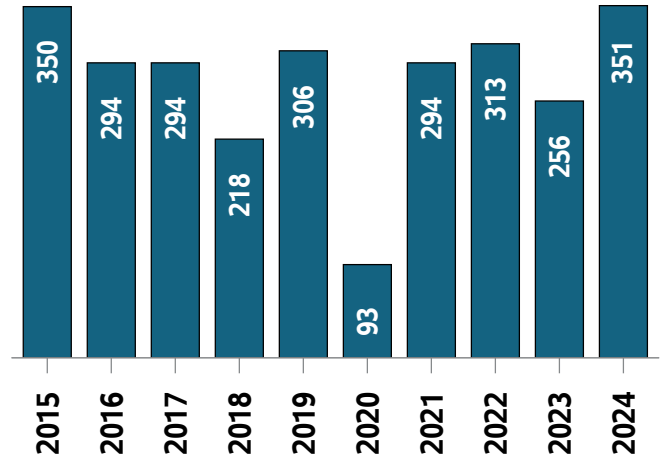
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

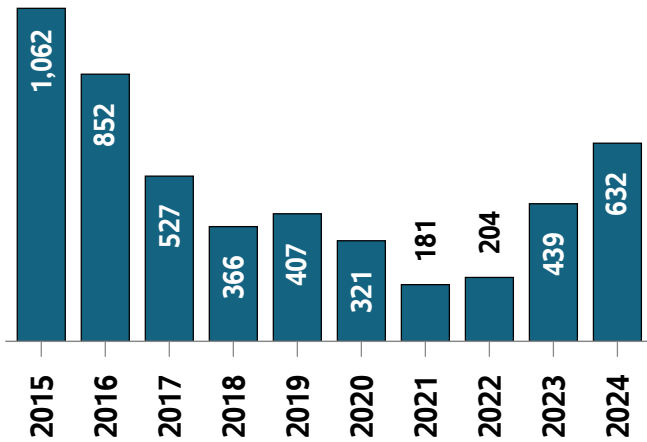
Sales Activity (April only)



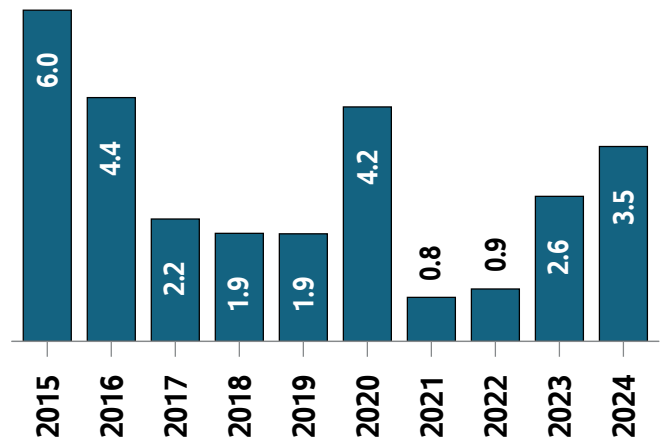
New Listings (April only)



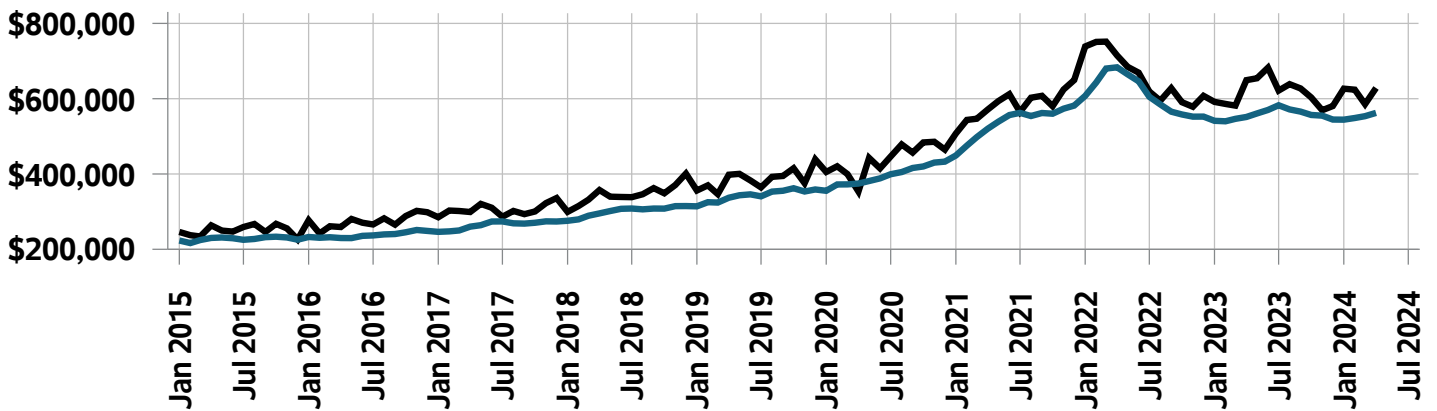
Active Listings (April only)



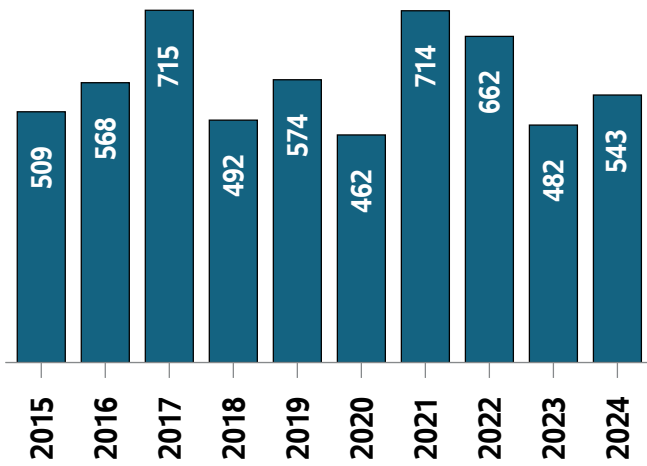
Months of Inventory (April only)



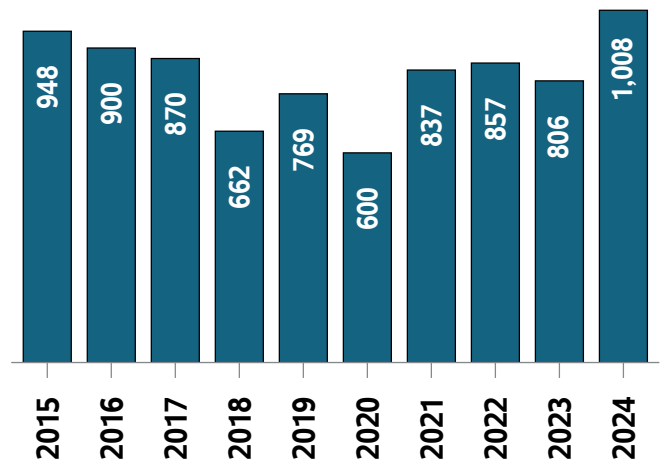
MLS® HPI Composite Benchmark Price and Average Price



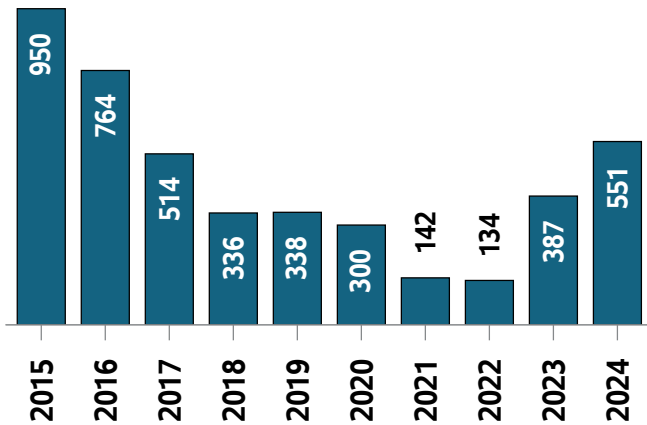
Sales Activity (April Year-to-date)



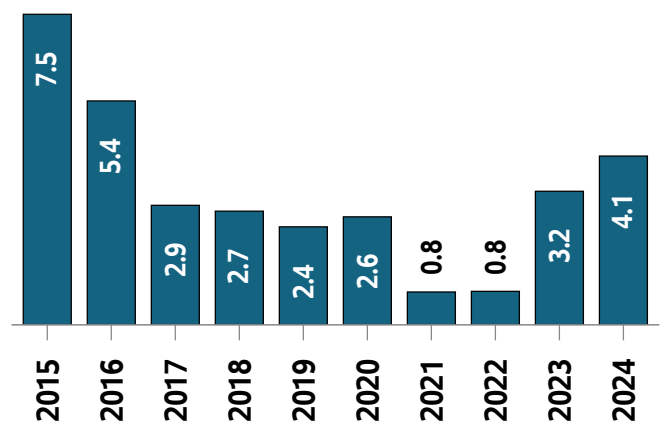
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	149	1.4%	-18.1%	-23.6%	-20.3%	-27.0%	-2.0%
Dollar Volume	\$98,892,024	-0.3%	-27.9%	-15.5%	27.2%	56.1%	163.0%
New Listings	275	31.0%	7.4%	8.7%	4.6%	7.0%	-25.1%
Active Listings	467	37.8%	209.3%	224.3%	34.2%	2.2%	-54.2%
Sales to New Listings Ratio ¹	54.2	70.0	71.1	77.1	71.1	79.4	41.4
Months of Inventory ²	3.1	2.3	0.8	0.7	1.9	2.2	6.7
Average Price	\$663,705	-1.6%	-11.9%	10.5%	59.7%	113.8%	168.3%
Median Price	\$587,000	-6.1%	-16.2%	6.7%	60.8%	106.0%	155.2%
Sale to List Price Ratio ³	98.5	98.7	114.9	113.3	99.3	99.0	96.6
Median Days on Market	23.0	17.0	8.0	7.0	14.0	17.5	42.0

Year-to-date	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	439	10.9%	-17.8%	-25.8%	-10.2%	-27.3%	2.1%
Dollar Volume	\$284,513,781	11.7%	-32.8%	-17.9%	50.7%	52.6%	176.1%
New Listings	794	19.6%	16.1%	14.9%	20.3%	4.1%	-14.4%
Active Listings ⁴	409	37.5%	318.4%	270.1%	39.4%	-6.0%	-52.8%
Sales to New Listings Ratio ⁵	55.3	59.6	78.1	85.7	74.1	79.2	46.3
Months of Inventory ⁶	3.7	3.0	0.7	0.7	2.4	2.9	8.1
Average Price	\$648,095	0.8%	-18.3%	10.7%	67.9%	109.9%	170.4%
Median Price	\$590,000	-1.7%	-18.1%	8.9%	65.7%	110.7%	162.2%
Sale to List Price Ratio ⁷	98.1	98.4	117.1	111.6	98.8	98.1	95.6
Median Days on Market	33.0	21.0	7.0	8.0	20.0	27.0	62.0

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

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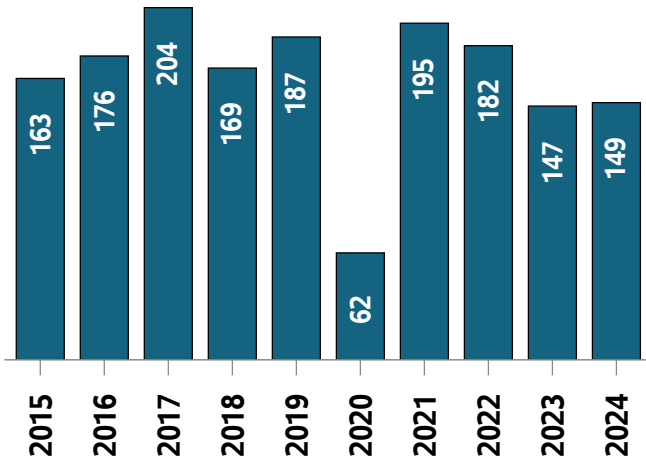
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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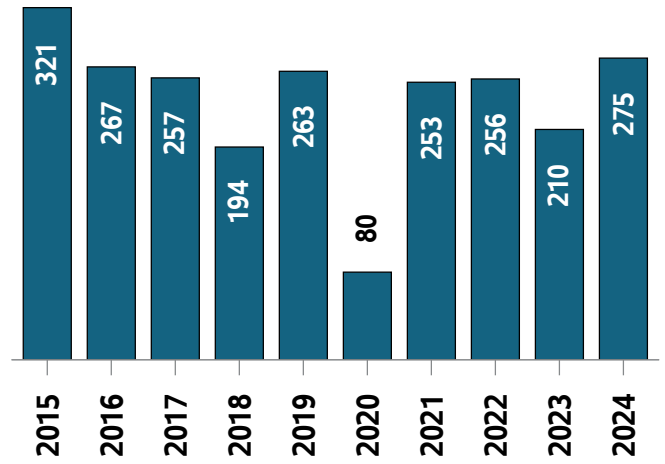
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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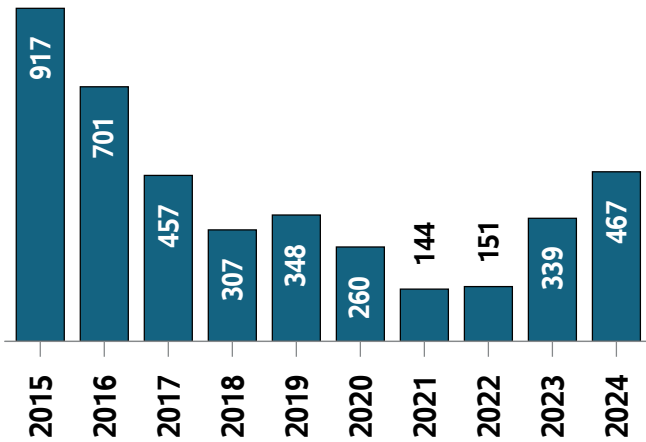
Sales Activity (April only)



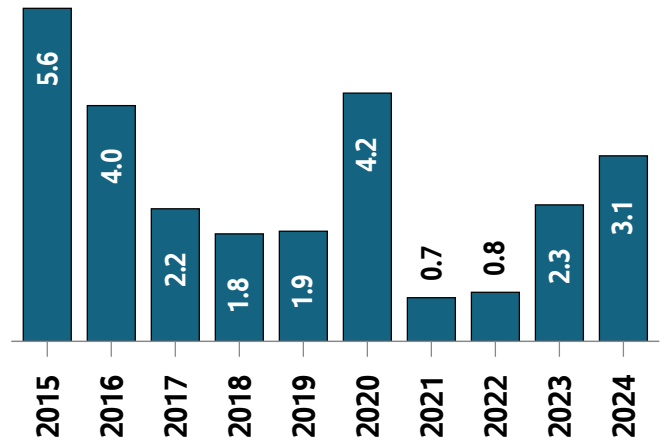
New Listings (April only)



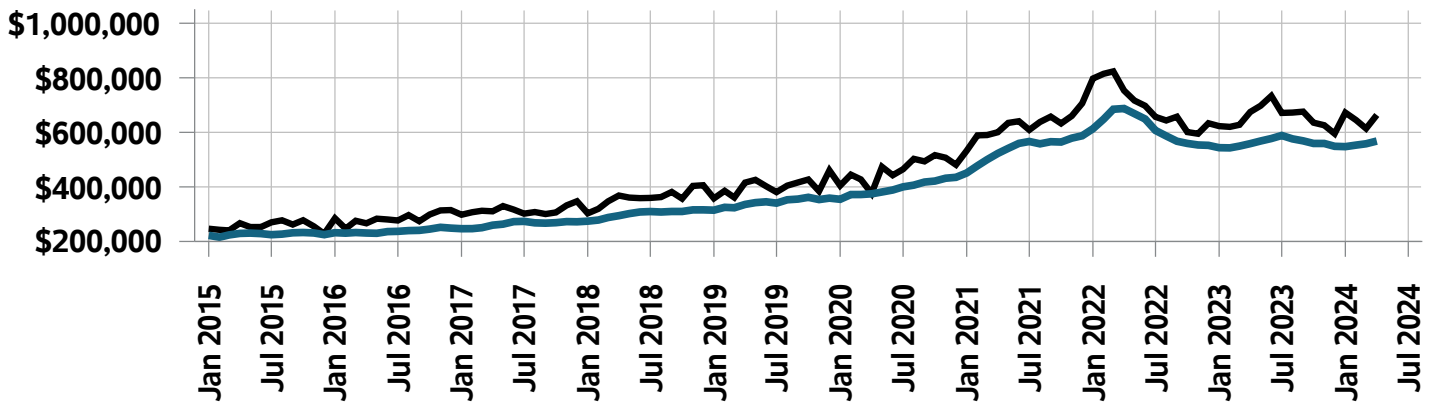
Active Listings (April only)



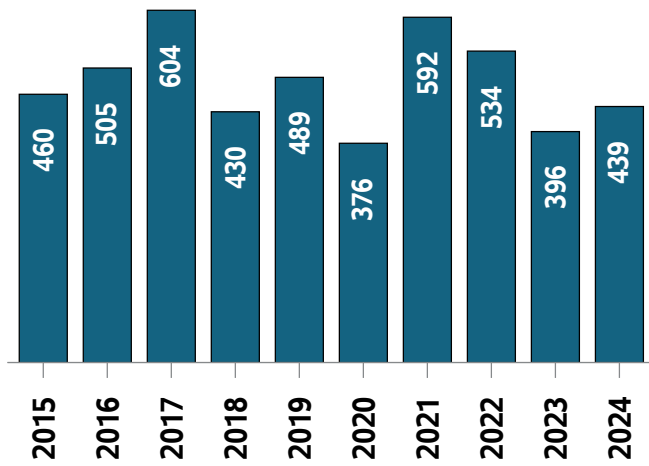
Months of Inventory (April only)



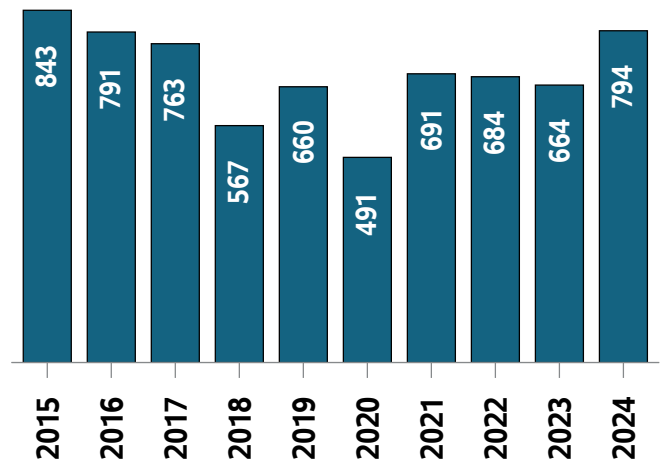
MLS® HPI Single Family Benchmark Price and Average Price



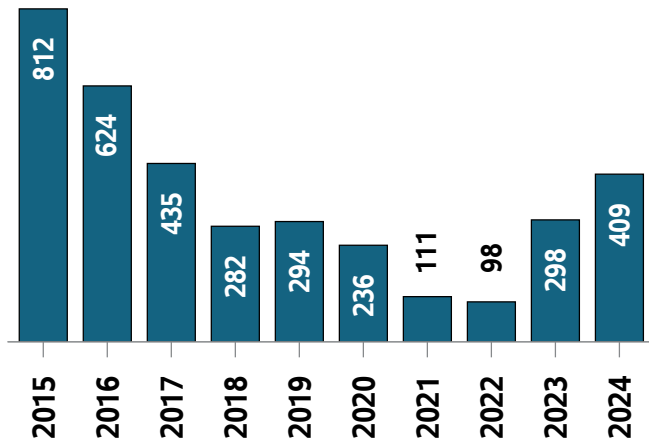
Sales Activity (April Year-to-date)



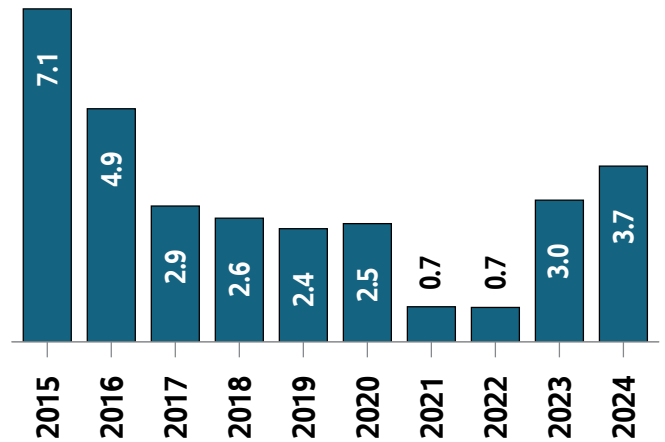
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



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

Actual	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	7	75.0%	0.0%	0.0%	250.0%	16.7%	600.0%
Dollar Volume	\$2,771,750	58.7%	-15.0%	-7.8%	150.8%	74.1%	1,328.7%
New Listings	19	111.1%	72.7%	375.0%	137.5%	35.7%	171.4%
Active Listings	36	100.0%	350.0%	1,700.0%	157.1%	33.3%	-32.1%
Sales to New Listings Ratio ¹	36.8	44.4	63.6	175.0	25.0	42.9	14.3
Months of Inventory ²	5.1	4.5	1.1	0.3	7.0	4.5	53.0
Average Price	\$395,964	-9.3%	-15.0%	-7.8%	-28.3%	49.2%	104.1%
Median Price	\$382,000	-11.4%	-16.0%	0.3%	-30.9%	52.8%	96.9%
Sale to List Price Ratio ³	99.6	98.7	110.3	106.0	101.8	100.8	100.0
Median Days on Market	75.0	87.0	8.0	11.0	28.0	43.0	654.0

Year-to-date	April 2024	Compared to ⁸					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	34	112.5%	30.8%	41.7%	183.3%	30.8%	240.0%
Dollar Volume	\$15,745,890	166.1%	28.6%	104.0%	216.1%	97.9%	519.9%
New Listings	42	68.0%	35.5%	82.6%	75.0%	35.5%	82.6%
Active Listings ⁴	34	128.3%	426.9%	705.9%	251.3%	30.5%	-35.1%
Sales to New Listings Ratio ⁵	81.0	64.0	83.9	104.3	50.0	83.9	43.5
Months of Inventory ⁶	4.0	3.8	1.0	0.7	3.3	4.0	21.1
Average Price	\$463,114	25.2%	-1.6%	44.0%	11.6%	51.4%	82.3%
Median Price	\$419,950	5.1%	-6.2%	40.2%	-0.2%	65.6%	88.7%
Sale to List Price Ratio ⁷	99.0	97.9	107.8	104.1	97.2	99.1	99.0
Median Days on Market	75.0	28.5	9.0	12.0	36.5	42.0	97.0

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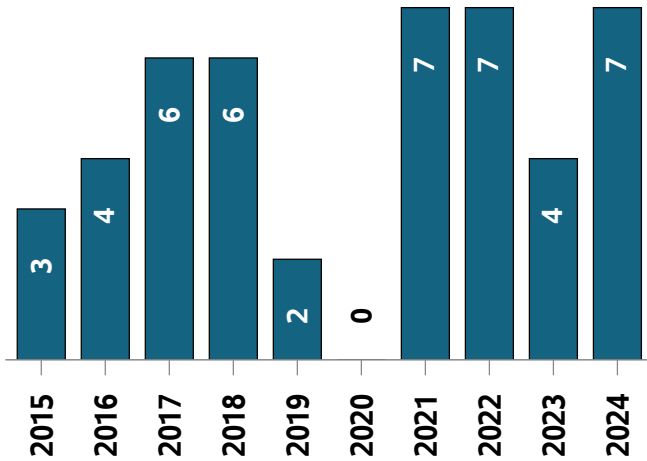
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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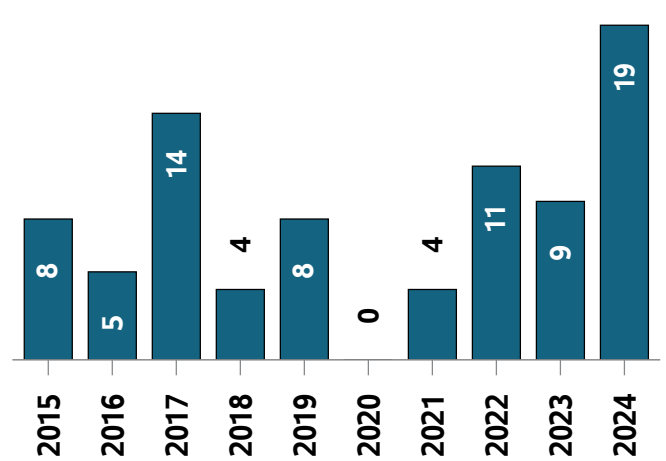
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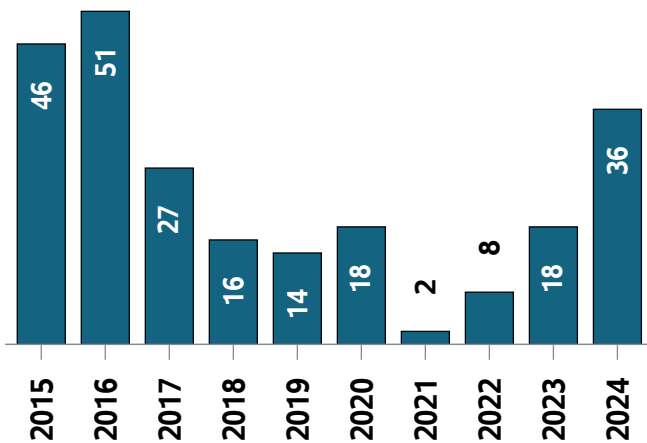
Sales Activity (April only)



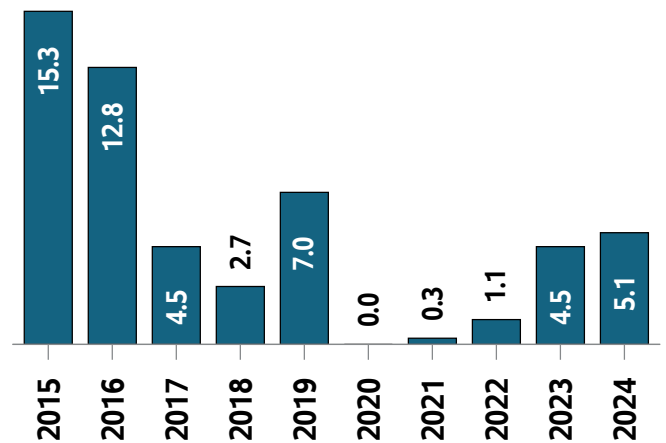
New Listings (April only)



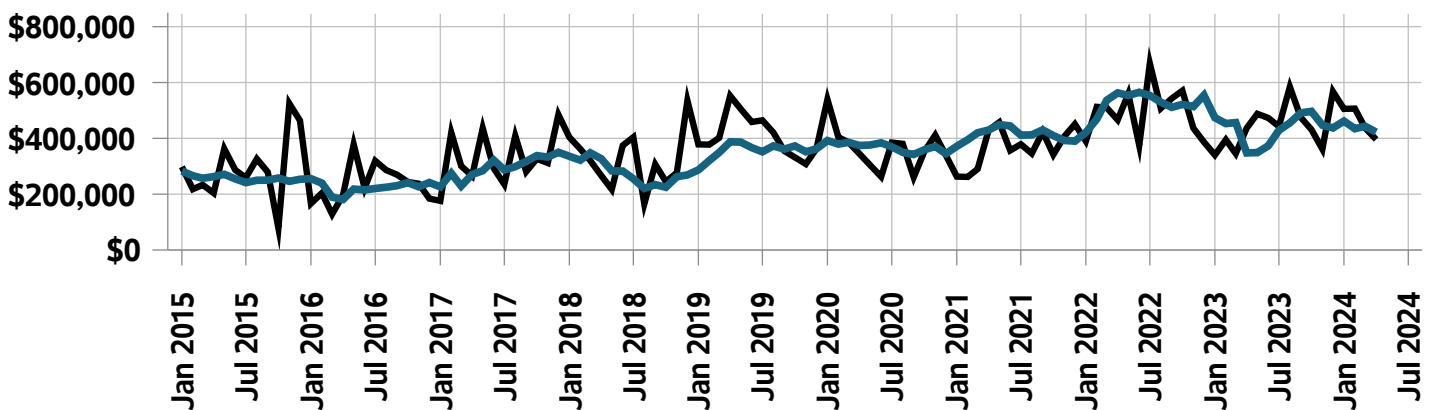
Active Listings (April only)



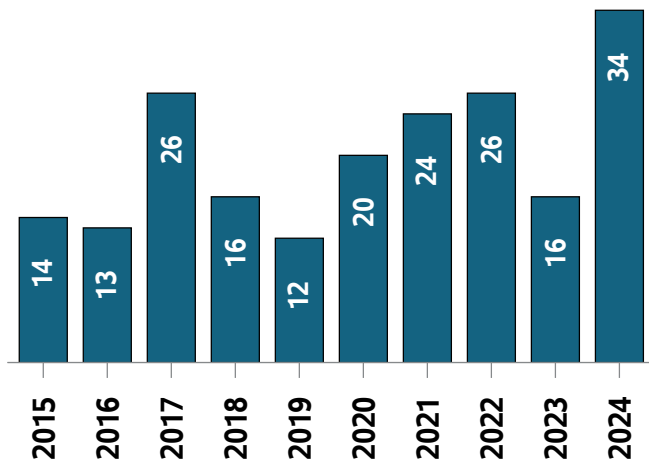
Months of Inventory (April only)



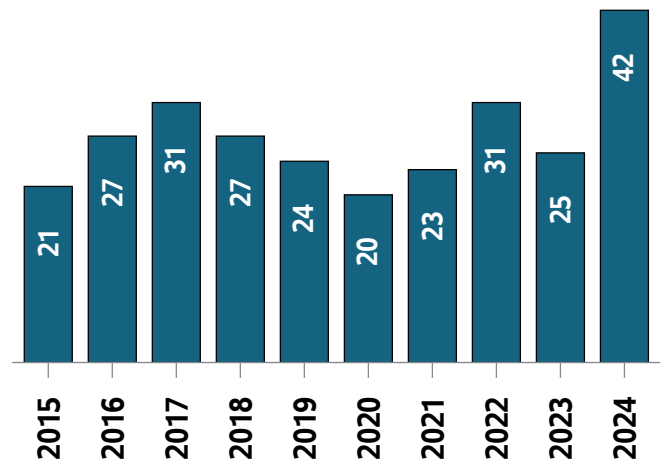
MLS® HPI Apartment Benchmark Price and Average Price



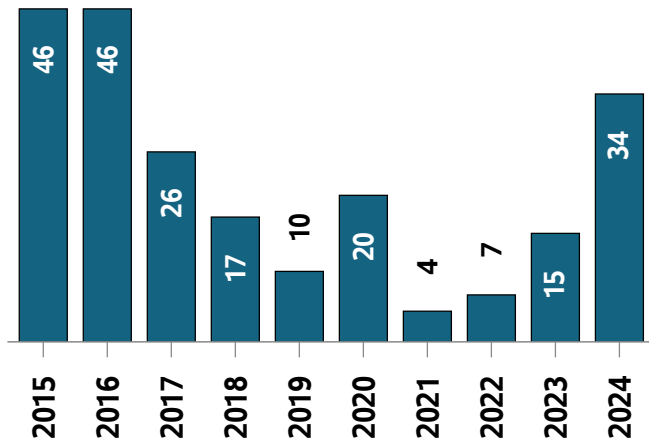
Sales Activity (April Year-to-date)



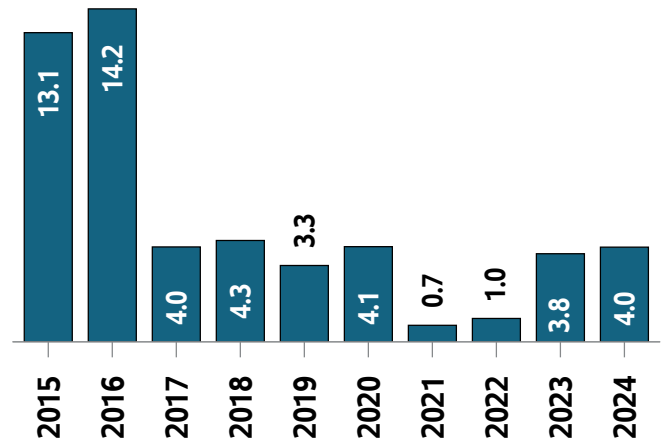
New Listings (April Year-to-date)



Active Listings ¹(April Year-to-date)



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



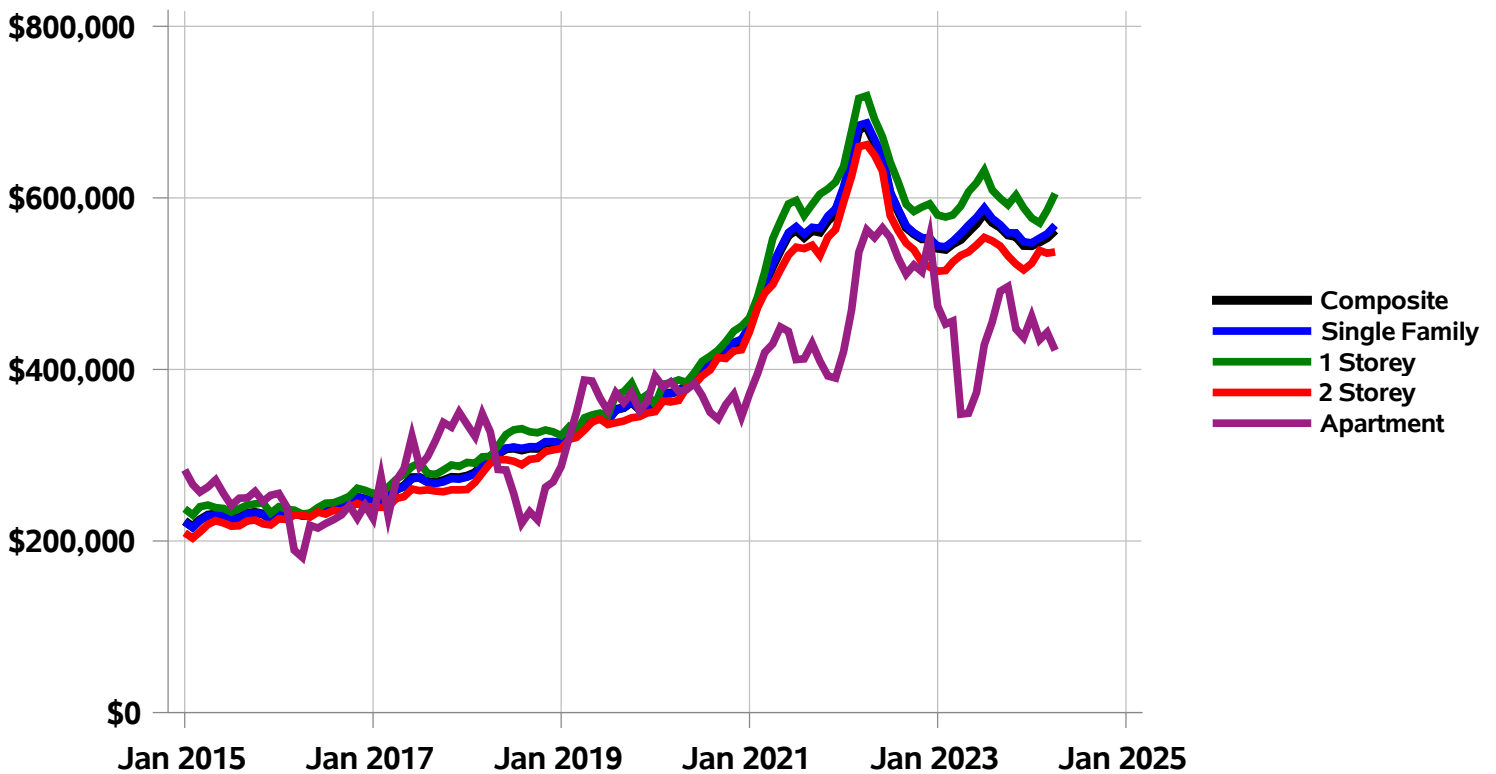
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MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$562,300	1.6	3.3	1.0	2.0	8.1	66.9
Single Family	\$568,100	1.8	3.7	1.6	1.7	8.7	69.2
One Storey	\$605,000	3.3	4.9	2.2	2.5	9.5	76.1
Two Storey	\$537,000	0.3	2.6	0.9	0.8	7.7	63.1
Apartment	\$422,300	-4.7	-8.6	-15.0	21.4	-1.7	9.0

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