

Residential housing activity
Huron Perth
April 2024



Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		March 2024	February 2024	January 2024	December 2023	November 2023	October 2023
Sales Activity	143	0.0	-12.8	-1.4	-7.7	12.6	11.7
Average Price	\$613,391	-0.3	4.9	-0.9	1.5	2.6	-4.8
Dollar Volume*	\$87.7	-0.3	-8.6	-2.2	-6.4	15.5	6.4
New Listings	279	-1.1	-2.4	1.8	-6.7	4.9	6.5
Active Listings	704	2.2	2.8	3.5	4.9	13.2	21.6

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		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
Average Price	\$628,473	-3.2	-12.1	10.0	57.9	110.2	158.6
Dollar Volume*	\$113.1	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

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2023 YTD	April 2022 YTD	April 2021 YTD	April 2019 YTD	April 2017 YTD	April 2014 YTD
Sales Activity	543	12.7	-18.0	-23.9	-5.4	-24.1	12.4
Average Price	\$616,228	1.4	-16.4	12.4	65.7	106.3	162.8
Dollar Volume*	\$334.6	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**	551	42.3	311.8	289.2	62.8	7.2	-45.2

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		March 2024	January 2024	October 2023	April 2023	April 2022	April 2019
Sales to New Listings Ratio	51.3	50.7	52.9	48.9	64.0	69.1	74.8
Months of Inventory	4.9	4.8	4.7	4.5	3.5	1.3	2.6

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the Huron Perth Association of REALTORS®.

³ Sum of actual data from January to present month of any given year.

⁴ Seasonally adjusted; sales to new listings ratio=sales/new listings*100; months of inventory=active listings at the end of the month/sales for the month.

* In millions of dollars.

** 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.