



**Prince Edward Island
Residential Market Activity and
MLS® Home Price Index Report
September 2022**



Actual	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	139	-31.5	-49.6	-30.2	-36.8	-21.5	-10.9
Dollar Volume	\$54,757,720	-21.2	-32.4	8.8	27.2	110.7	135.9
New Listings	247	-25.8	-18.5	-1.2	-6.1	-22.6	6.9
Active Listings	953	22.5	32.2	-7.2	-24.6	-58.5	-53.5
Sales to New Listings Ratio ¹	56.3	61.0	91.1	79.6	83.7	55.5	67.5
Months of Inventory ²	6.9	3.8	2.6	5.2	5.7	13.0	13.1
Average Price	\$393,940	15.1	34.3	55.8	101.3	168.4	164.7
Median Price	\$340,000	7.8	19.5	38.8	88.9	136.1	134.5
Sale to List Price Ratio ³	95.3	97.7	97.6	95.9	94.8	93.2	92.6
Median Days on Market	50.0	34.0	39.0	50.0	57.0	97.0	101.0

Year-to-date	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	1,566	-14.9	0.4	5.6	-7.0	24.3	22.6
Dollar Volume	\$616,800,981	-0.8	43.7	77.5	82.7	203.1	215.2
New Listings	2,607	-0.7	17.0	3.0	0.2	-19.7	-7.0
Active Listings ⁴	660	15.3	-7.7	-28.9	-49.0	-68.1	-65.4
Sales to New Listings Ratio ⁵	60.1	70.1	70.0	58.6	64.7	38.8	45.6
Months of Inventory ⁶	3.8	2.8	4.1	5.6	6.9	14.8	13.5
Average Price	\$393,870	16.6	43.2	68.1	96.4	143.9	157.0
Median Price	\$359,000	15.2	35.5	64.7	101.1	139.3	147.6
Sale to List Price Ratio ⁷	98.2	99.0	96.8	96.0	94.7	93.7	93.9
Median Days on Market	32.0	30.0	42.0	48.0	60.5	82.0	86.0

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.

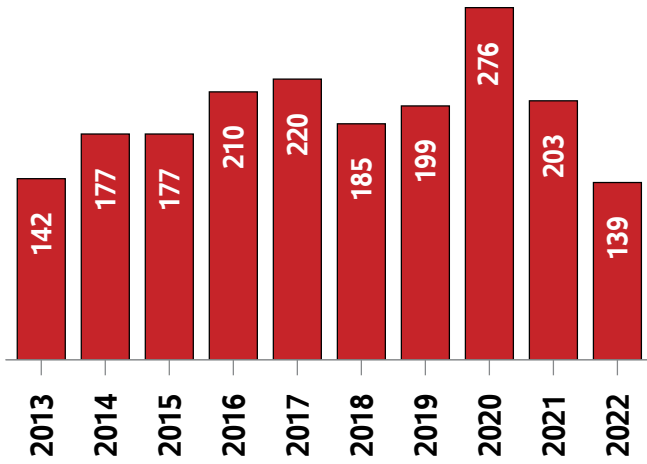
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

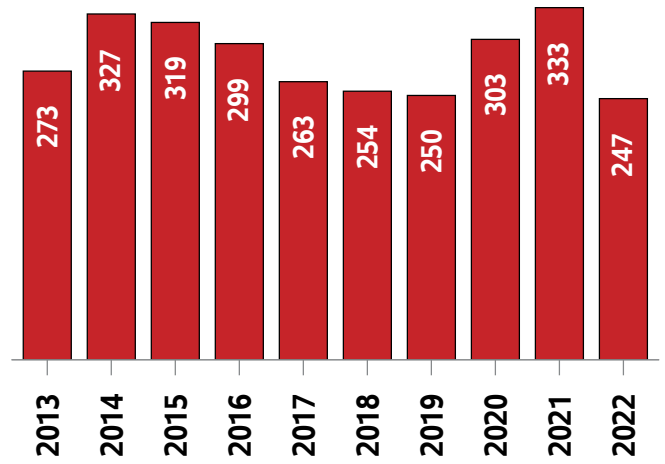
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

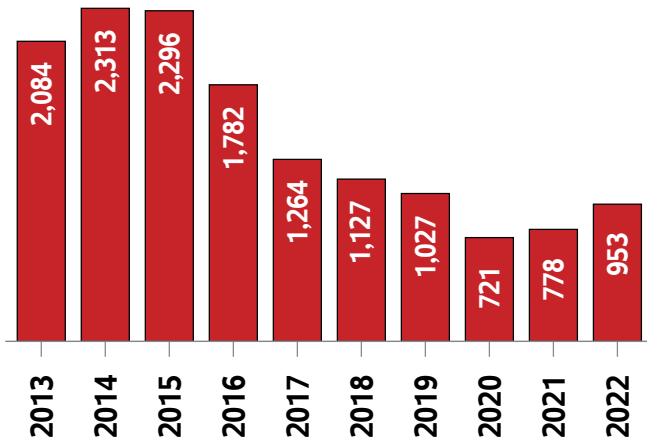
Sales Activity (September only)



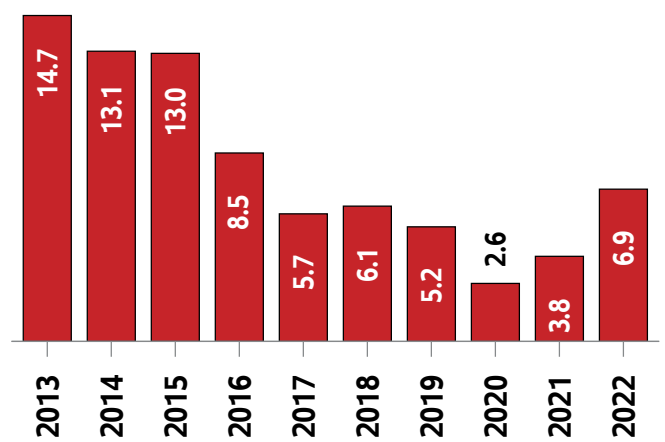
New Listings (September only)



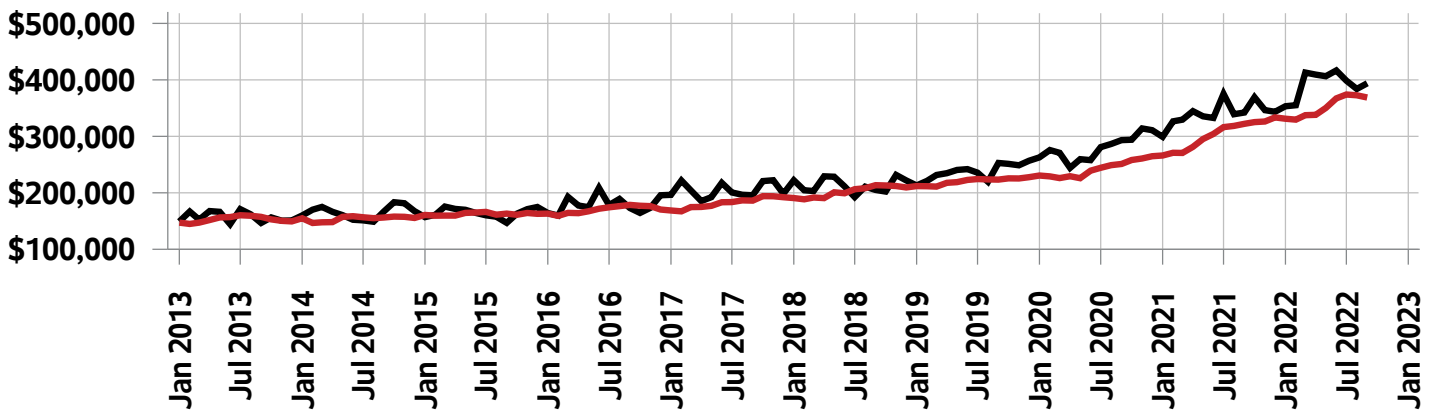
Active Listings (September only)



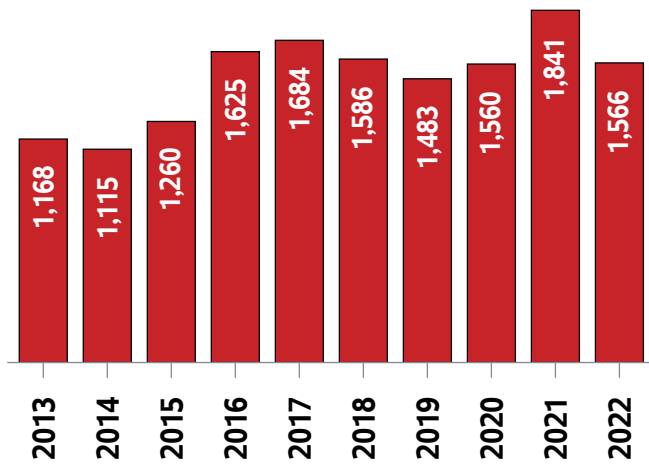
Months of Inventory (September only)



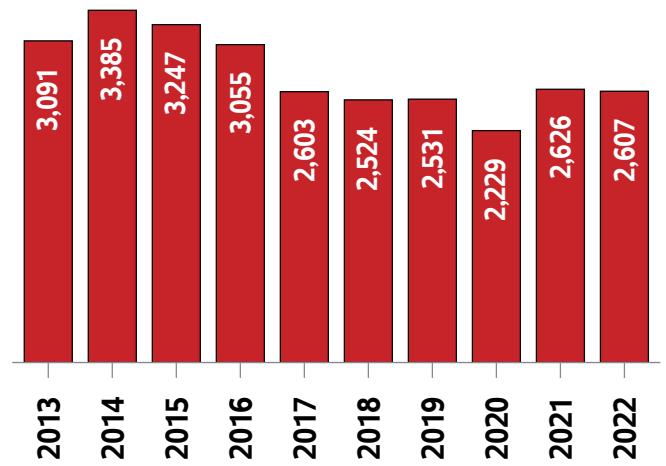
MLS® HPI Composite Benchmark Price and Average Price



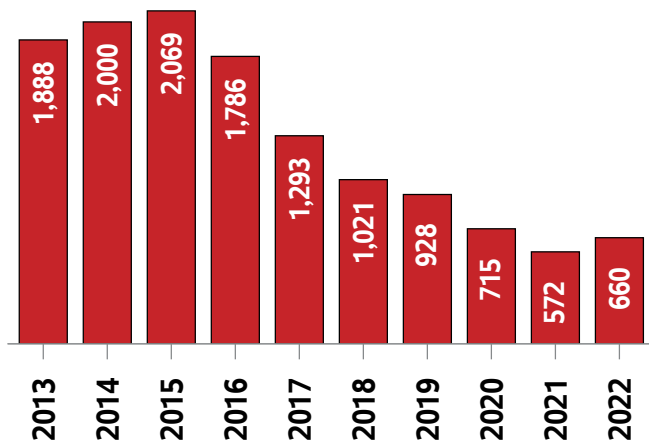
Sales Activity (September Year-to-date)



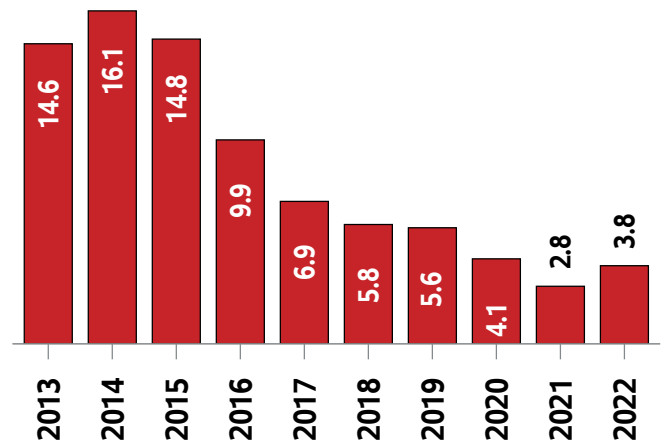
New Listings (September Year-to-date)



Active Listings ¹ (September Year-to-date)



Months of Inventory ² (September 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	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	112	-35.3	-53.7	-33.3	-40.1	-27.3	-12.5
Dollar Volume	\$44,796,022	-27.1	-38.8	1.5	17.1	95.6	124.1
New Listings	209	-28.7	-21.7	1.5	-12.2	-22.6	2.0
Active Listings	792	16.3	27.9	-10.0	-29.2	-60.5	-55.9
Sales to New Listings Ratio ¹	53.6	59.0	90.6	81.6	78.6	57.0	62.4
Months of Inventory ²	7.1	3.9	2.6	5.2	6.0	13.0	14.0
Average Price	\$399,964	12.7	32.2	52.3	95.5	168.9	156.1
Median Price	\$355,500	7.7	22.0	41.7	87.1	140.2	139.4
Sale to List Price Ratio ³	95.0	98.2	97.5	95.6	94.9	93.7	92.7
Median Days on Market	50.0	35.0	39.0	48.0	60.0	90.5	102.0

Year-to-date	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	1,304	-17.4	-2.3	1.8	-11.6	17.4	17.9
Dollar Volume	\$535,487,346	-2.3	41.1	74.5	76.0	190.4	202.9
New Listings	2,168	-3.7	13.0	-0.4	-5.2	-23.6	-12.0
Active Listings ⁴	541	11.3	-10.8	-32.1	-51.9	-69.8	-67.2
Sales to New Listings Ratio ⁵	60.1	70.1	69.6	58.9	64.5	39.1	44.9
Months of Inventory ⁶	3.7	2.8	4.1	5.6	6.9	14.5	13.4
Average Price	\$410,650	18.3	44.4	71.4	99.1	147.5	156.9
Median Price	\$379,450	18.6	38.5	67.5	108.5	144.8	151.7
Sale to List Price Ratio ⁷	98.3	99.0	96.9	95.9	94.9	93.9	94.1
Median Days on Market	32.0	29.0	42.0	48.0	60.0	78.0	89.0

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.

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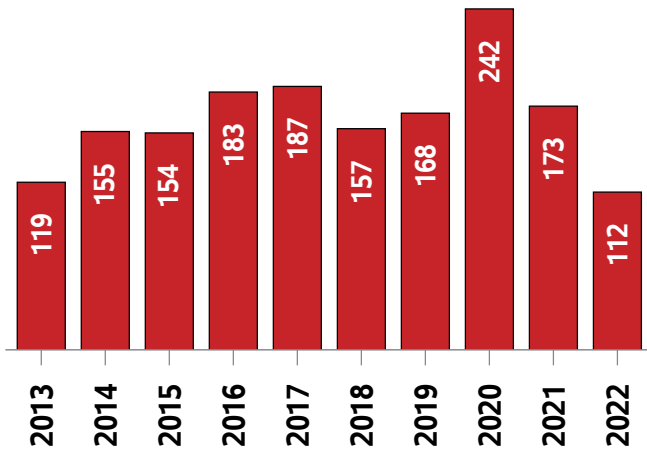
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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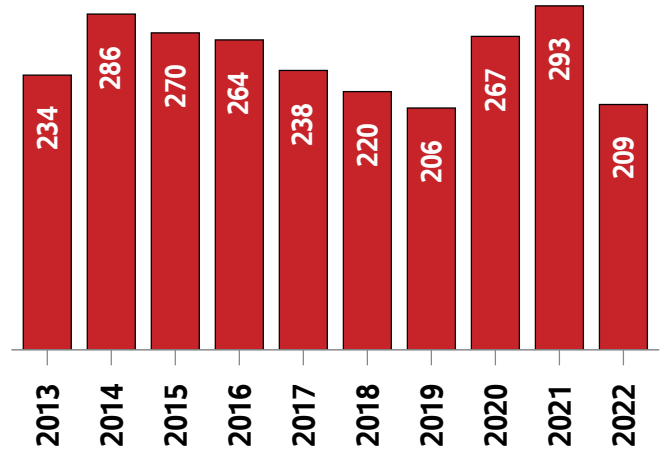
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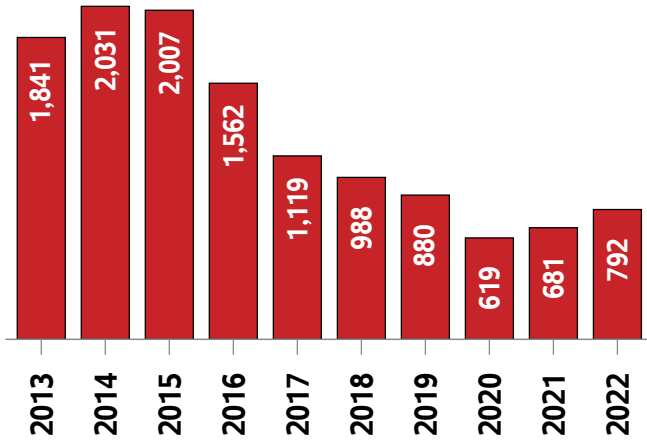
Sales Activity (September only)



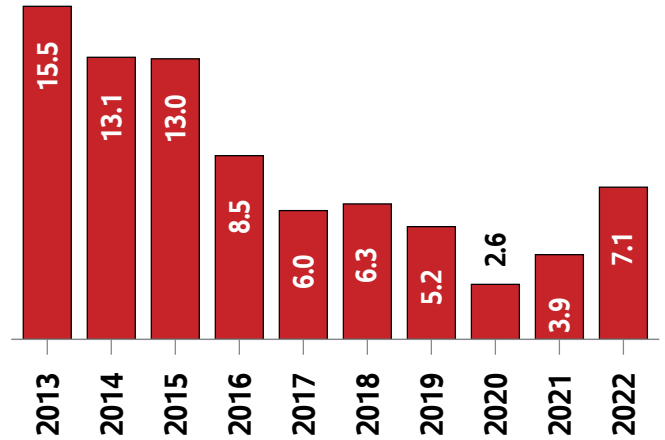
New Listings (September only)



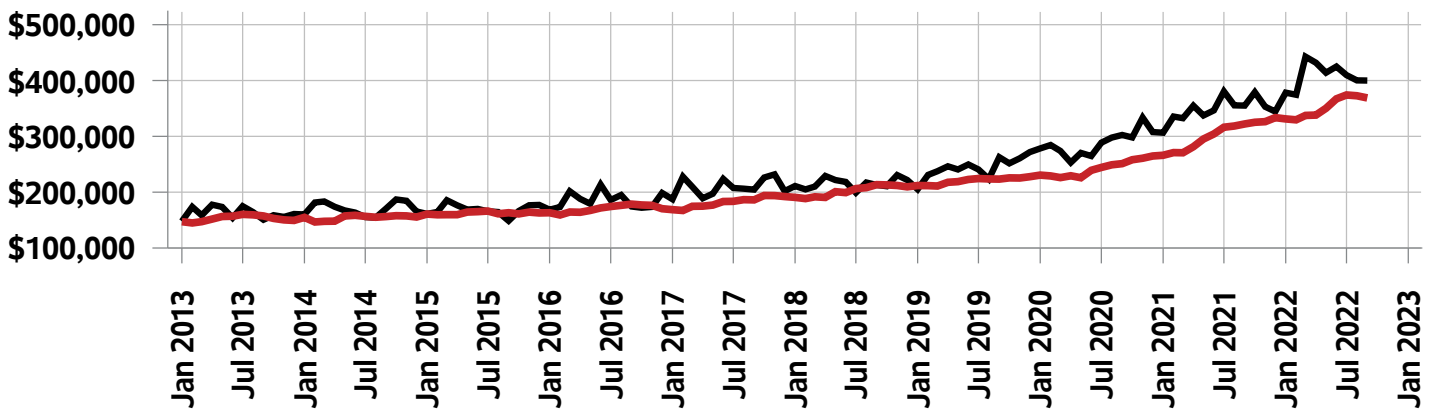
Active Listings (September only)



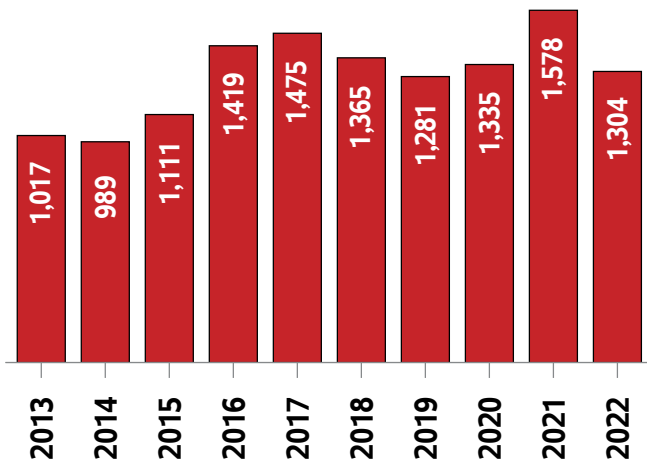
Months of Inventory (September only)



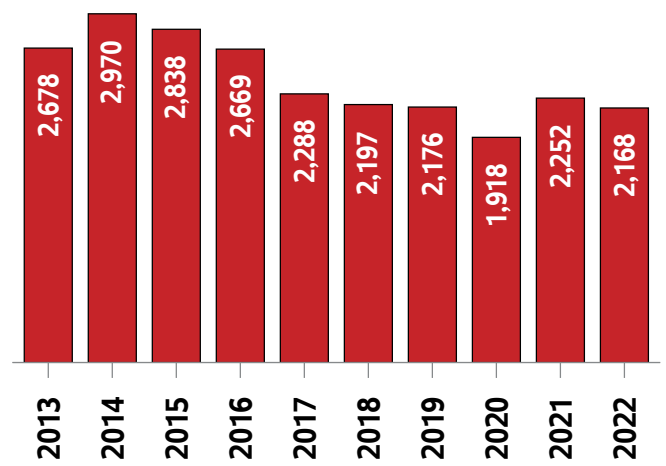
MLS® HPI Single Family Benchmark Price and Average Price



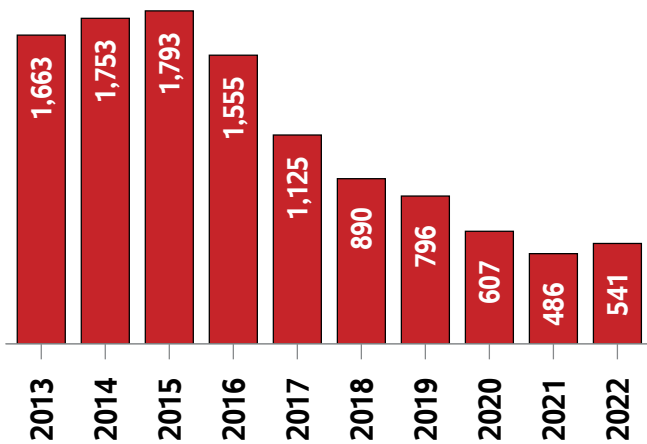
Sales Activity (September Year-to-date)



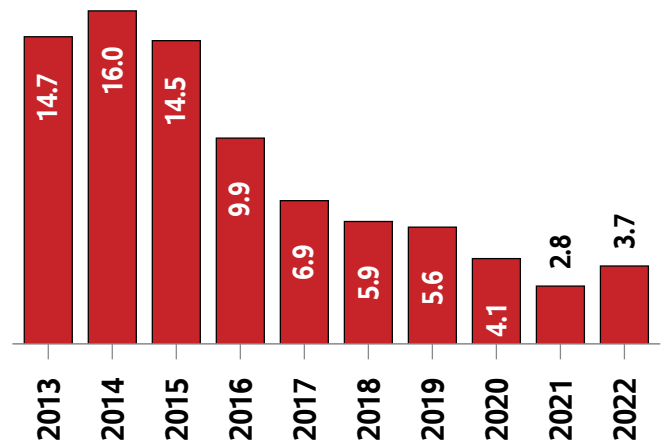
New Listings (September Year-to-date)



Active Listings ¹ (September Year-to-date)



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



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

Actual	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	6	-40.0	-50.0	-14.3	-14.3	20.0	50.0
Dollar Volume	\$1,822,900	-35.4	-25.5	3.1	36.6	74.9	88.5
New Listings	6	-25.0	-50.0	-25.0	50.0	-53.8	50.0
Active Listings	61	335.7	84.8	13.0	41.9	1.7	-14.1
Sales to New Listings Ratio ¹	100.0	125.0	100.0	87.5	175.0	38.5	100.0
Months of Inventory ²	10.2	1.4	2.8	7.7	6.1	12.0	17.8
Average Price	\$303,817	7.7	48.9	20.3	59.4	45.7	25.6
Median Price	\$304,450	1.3	60.9	15.2	153.7	61.5	69.0
Sale to List Price Ratio ³	96.5	101.8	99.0	97.8	96.6	93.8	104.1
Median Days on Market	30.5	24.5	22.0	125.0	29.0	305.0	14.0

Year-to-date	September 2022	Compared to ⁸					
		September 2021	September 2020	September 2019	September 2017	September 2015	September 2012
Sales Activity	82	10.8	3.8	30.2	74.5	215.4	446.7
Dollar Volume	\$23,737,500	7.2	26.8	61.3	137.2	430.0	704.6
New Listings	124	59.0	22.8	6.0	63.2	49.4	175.6
Active Listings ⁴	43	140.9	-1.8	-7.9	1.1	-37.8	-41.0
Sales to New Listings Ratio ⁵	66.1	94.9	78.2	53.8	61.8	31.3	33.3
Months of Inventory ⁶	4.7	2.1	4.9	6.6	8.1	23.7	43.3
Average Price	\$289,482	-3.3	22.2	23.9	36.0	68.1	47.2
Median Price	\$267,450	-3.3	25.0	14.3	52.0	88.0	63.8
Sale to List Price Ratio ⁷	98.9	100.5	98.5	97.7	96.5	93.3	99.1
Median Days on Market	30.0	31.5	49.0	63.0	63.0	105.0	164.0

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

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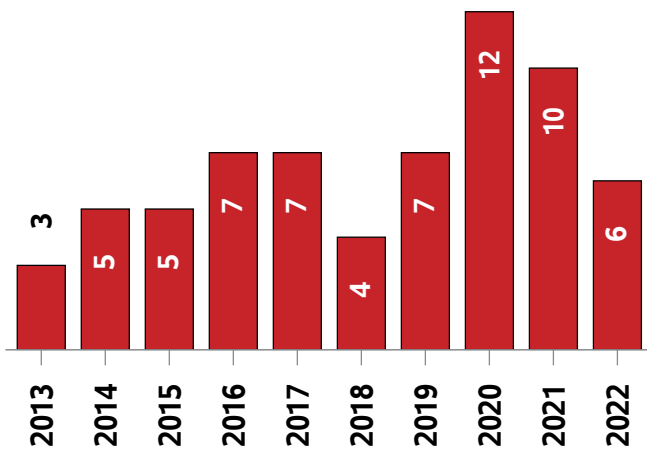
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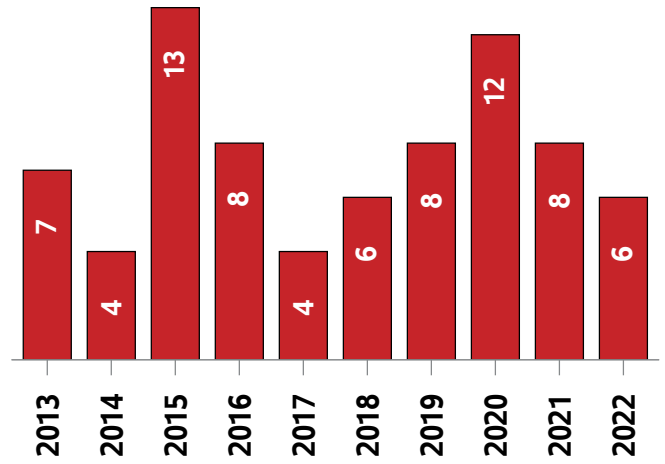
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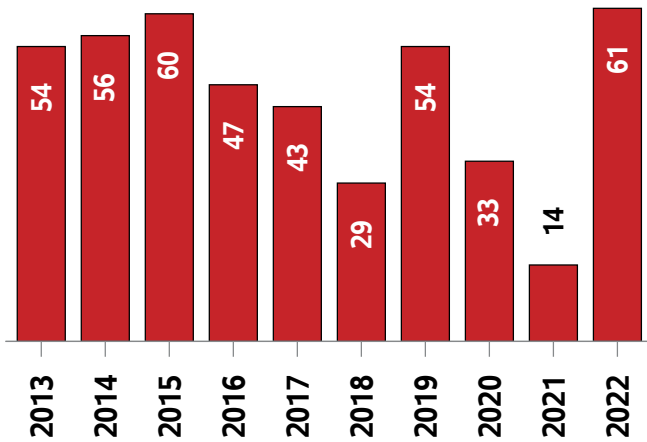
Sales Activity (September only)



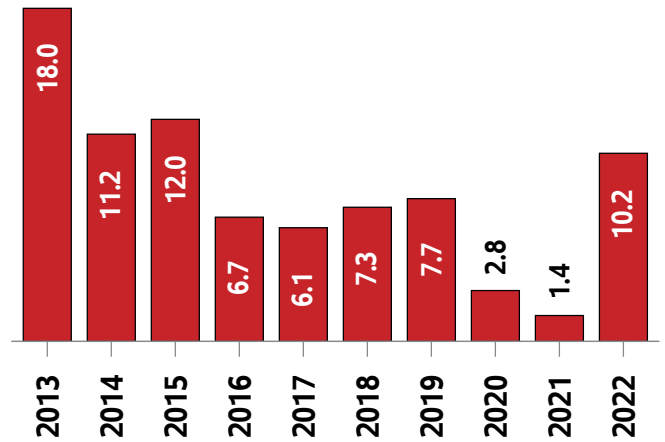
New Listings (September only)



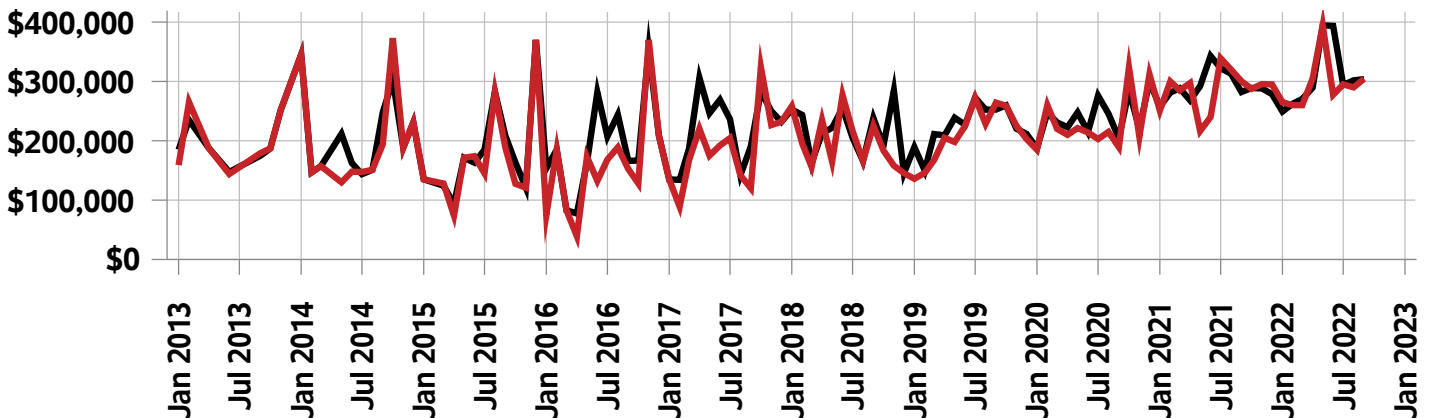
Active Listings (September only)



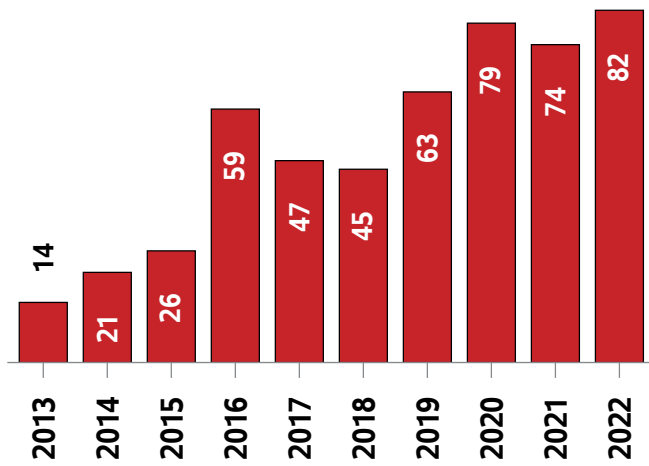
Months of Inventory (September only)



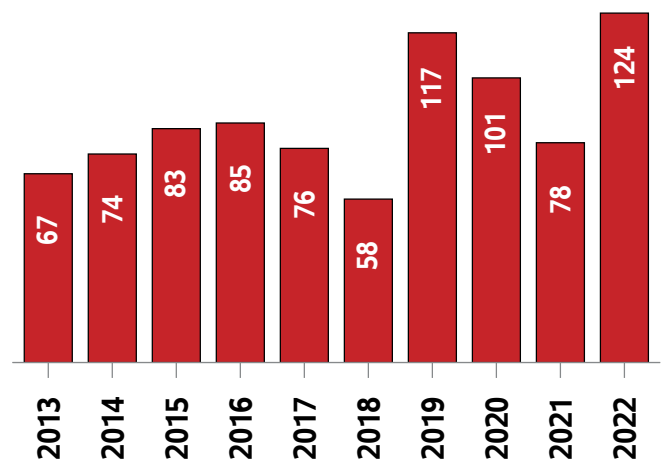
Average Price and Median Price



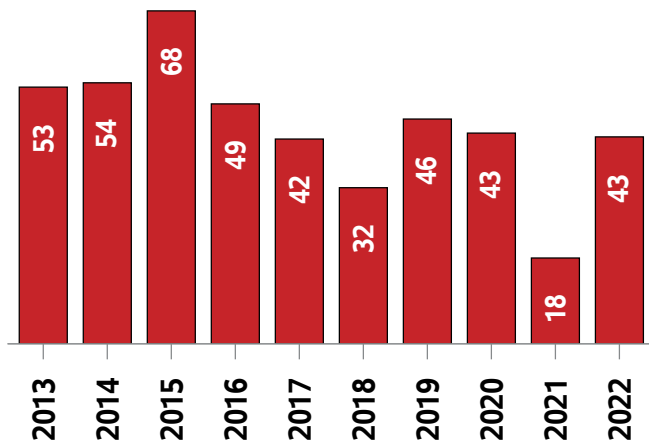
Sales Activity (September Year-to-date)



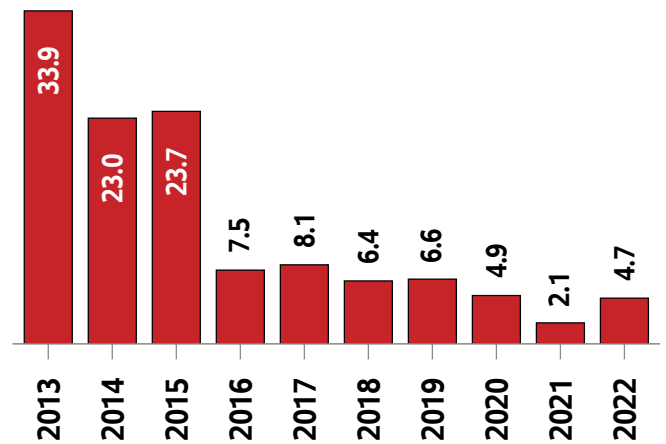
New Listings (September Year-to-date)



Active Listings ¹(September Year-to-date)



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



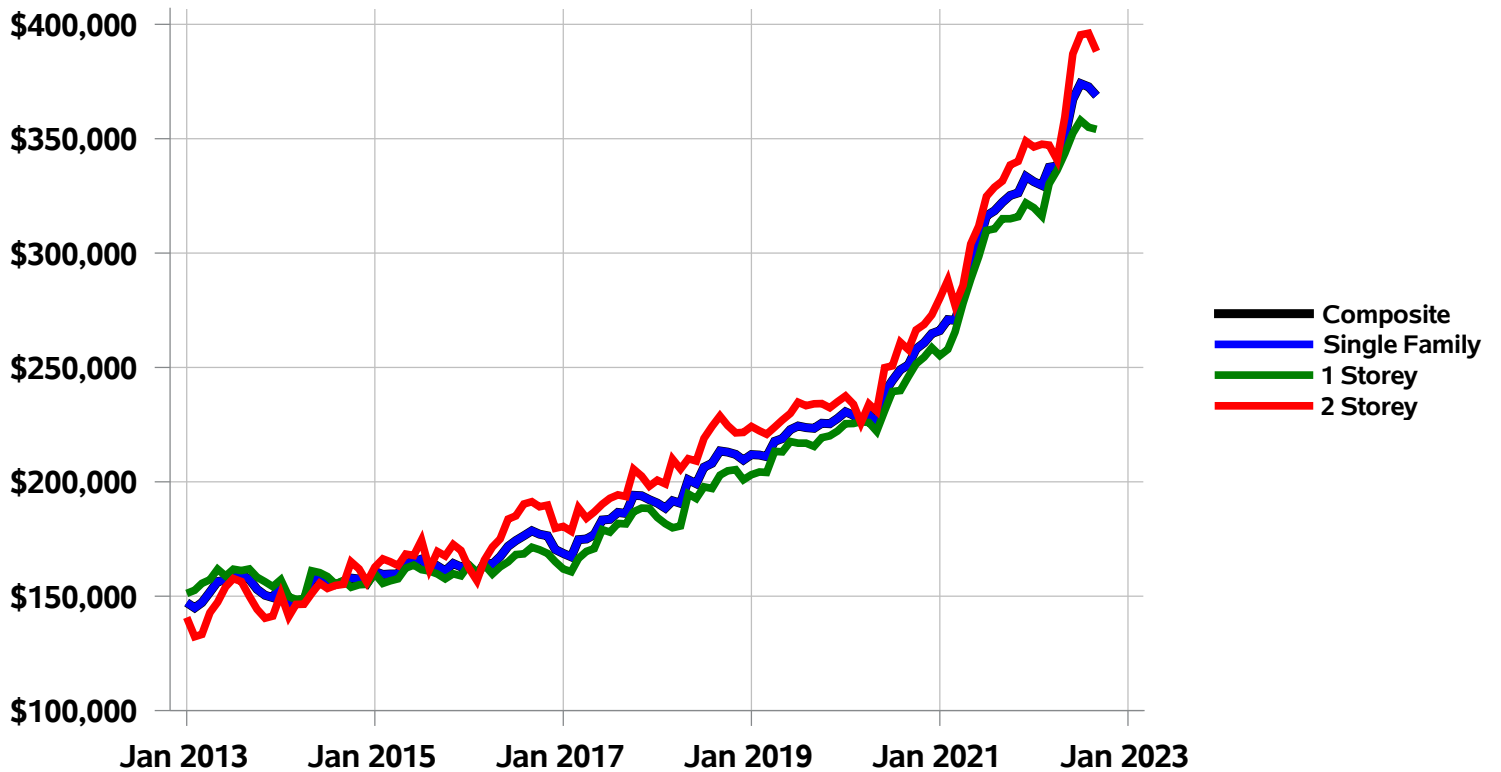
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MLS® Home Price Index Benchmark Price

Benchmark Type:	September 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$368,800	-1.0	0.4	9.3	14.5	65.1	98.1
Single Family	\$368,800	-1.0	0.4	9.3	14.5	65.1	98.1
One Storey	\$354,100	-0.3	0.5	7.2	12.4	64.3	95.0
Two Storey	\$388,200	-2.0	0.3	11.8	17.1	65.8	100.5

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1403
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Oil
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers
Year Built	1989

Single Family 

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1403
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Oil
Lot Size	14810
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1989

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1278
Half Bathrooms	0
Heating	Baseboards
Heating Fuel	Oil
Lot Size	15547
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1992

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1692
Half Bathrooms	1
Heating Fuel	Oil
Lot Size	18387
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers
Year Built	1984