



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report December 2022



Prepared for the London and St. Thomas Association of REALTORS® by the Canadian Real Estate Association

Actual	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	299	-40.3%	-46.1%	-26.5%	-26.4%	-37.3%	-11.3%
Dollar Volume	\$183,218,336	-48.7%	-40.4%	4.0%	33.9%	47.8%	127.7%
New Listings	401	-6.5%	-14.5%	7.8%	14.2%	-15.6%	-8.7%
Active Listings	1,137	416.8%	187.1%	31.1%	48.6%	-31.8%	-43.9%
Sales to New Listings Ratio ¹	74.6	116.8	118.3	109.4	115.7	100.4	76.8
Months of Inventory ²	3.8	0.4	0.7	2.1	1.9	3.5	6.0
Average Price	\$612,770	-14.0%	10.5%	41.5%	81.8%	135.8%	156.7%
Median Price	\$575,000	-13.3%	15.0%	42.9%	88.6%	143.6%	172.5%
Sale to List Price Ratio ³	96.6	112.4	107.3	100.8	99.6	97.0	96.7
Median Days on Market	30.0	7.0	8.0	17.0	20.0	39.0	43.0

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	7,639	-30.2%	-17.9%	-14.9%	-24.3%	-10.7%	4.5%
Dollar Volume	\$5,535,088,524	-20.9%	21.1%	50.2%	65.7%	146.1%	216.1%
New Listings	14,126	10.4%	24.3%	15.8%	12.5%	0.7%	4.2%
Active Listings ⁴	1,272	129.6%	26.3%	0.0%	6.1%	-50.1%	-53.3%
Sales to New Listings Ratio ⁵	54.1	85.5	81.8	73.6	80.3	61.0	53.9
Months of Inventory ⁶	2.0	0.6	1.3	1.7	1.4	3.6	4.5
Average Price	\$724,583	13.3%	47.5%	76.4%	118.8%	175.6%	202.4%
Median Price	\$670,000	11.7%	47.9%	75.9%	123.4%	181.5%	206.0%
Sale to List Price Ratio ⁷	108.0	111.3	103.8	102.2	101.9	97.6	97.2
Median Days on Market	9.0	7.0	8.0	11.0	14.0	29.0	34.0

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.

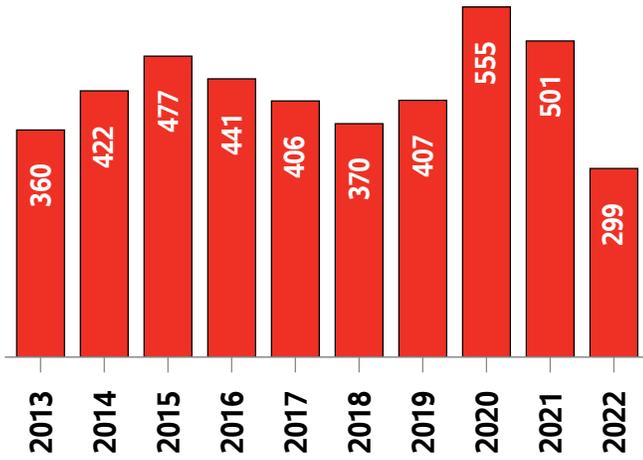
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

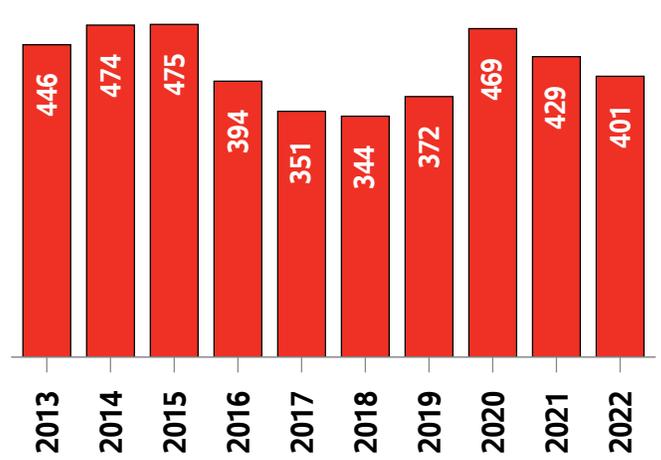
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

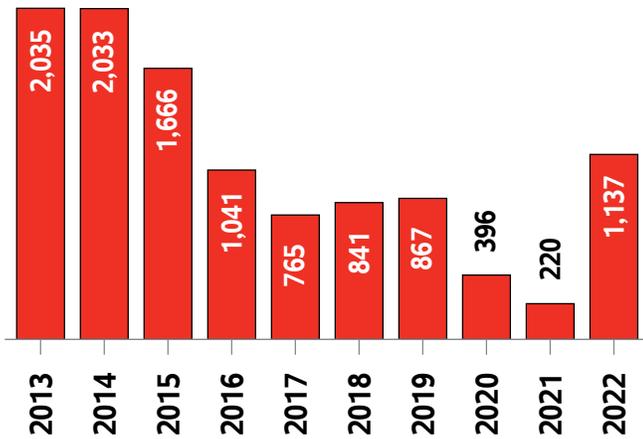
Sales Activity (December only)



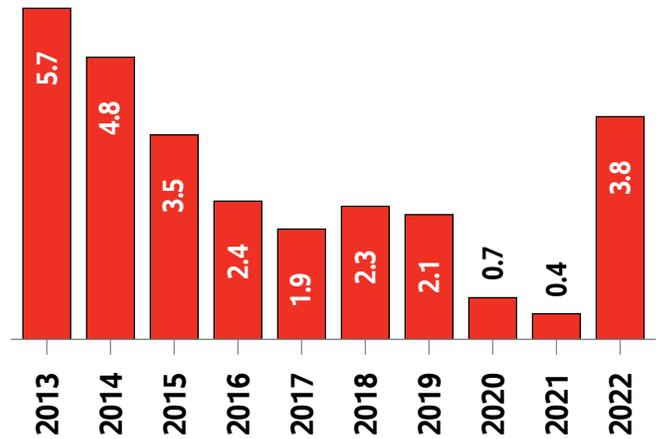
New Listings (December only)



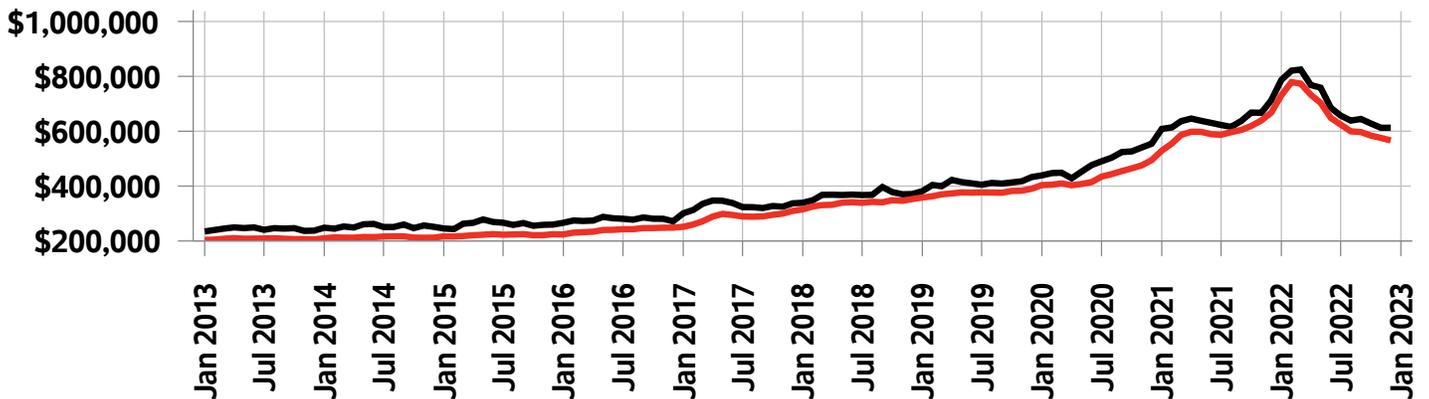
Active Listings (December only)



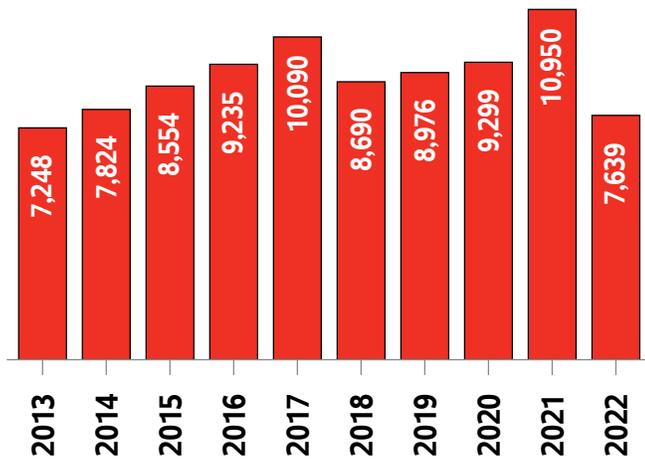
Months of Inventory (December only)



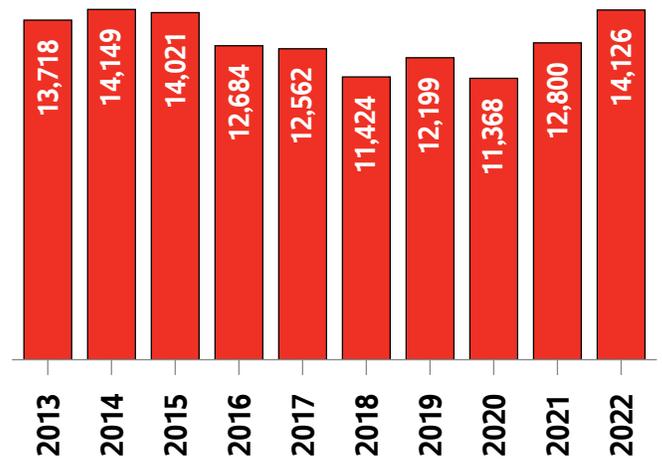
MLS® HPI Composite Benchmark Price and Average Price



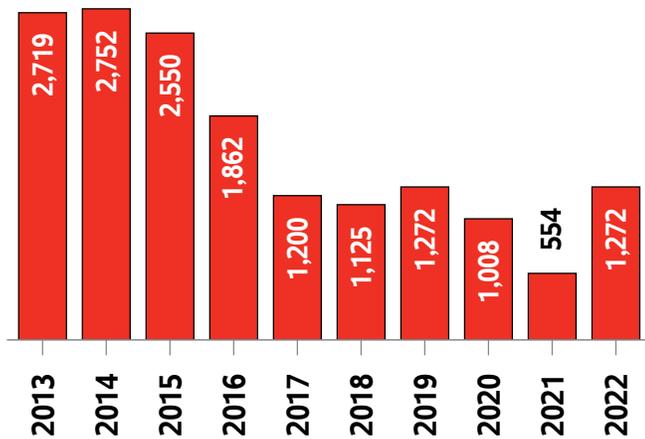
Sales Activity (December Year-to-date)



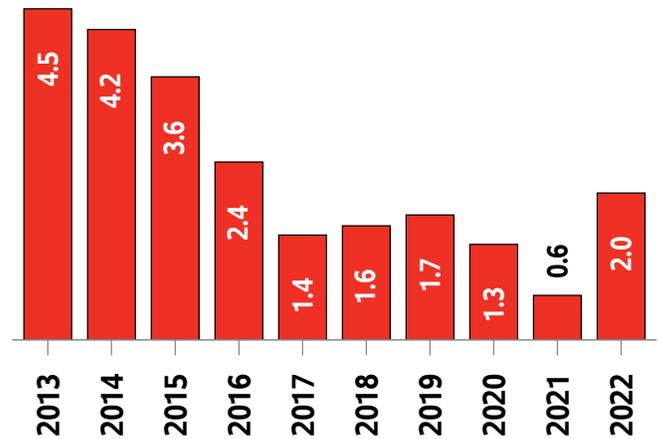
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	235	-37.8%	-44.7%	-24.2%	-22.2%	-34.5%	-9.3%
Dollar Volume	\$154,346,086	-47.6%	-39.9%	8.4%	37.2%	50.2%	130.1%
New Listings	300	-8.0%	-17.8%	4.9%	9.5%	-17.1%	-14.3%
Active Listings	850	380.2%	177.8%	15.2%	30.8%	-31.1%	-46.7%
Sales to New Listings Ratio ¹	78.3	116.0	116.4	108.4	110.2	99.2	74.0
Months of Inventory ²	3.6	0.5	0.7	2.4	2.2	3.4	6.2
Average Price	\$656,792	-15.7%	8.8%	43.0%	76.3%	129.5%	153.6%
Median Price	\$590,000	-18.3%	7.3%	40.5%	80.8%	134.1%	157.6%
Sale to List Price Ratio ³	96.6	112.2	107.7	100.5	99.2	97.0	96.9
Median Days on Market	30.0	7.0	8.0	19.0	20.5	35.0	39.0

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	5,619	-30.7%	-19.9%	-18.3%	-28.5%	-16.9%	-3.2%
Dollar Volume	\$4,404,455,149	-21.9%	18.1%	45.1%	55.8%	129.5%	193.8%
New Listings	10,319	8.0%	19.0%	6.4%	3.0%	-6.0%	-3.8%
Active Listings ⁴	923	117.3%	12.1%	-15.2%	-4.6%	-52.2%	-57.1%
Sales to New Listings Ratio ⁵	54.5	84.9	80.9	70.9	78.4	61.6	54.1
Months of Inventory ⁶	2.0	0.6	1.4	1.9	1.5	3.4	4.4
Average Price	\$783,850	12.8%	47.3%	77.6%	117.8%	176.1%	203.5%
Median Price	\$715,999	11.0%	45.1%	76.8%	120.3%	182.7%	206.0%
Sale to List Price Ratio ⁷	107.8	111.5	103.9	101.7	102.0	97.7	97.3
Median Days on Market	9.0	7.0	8.0	11.0	12.0	26.0	32.0

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.

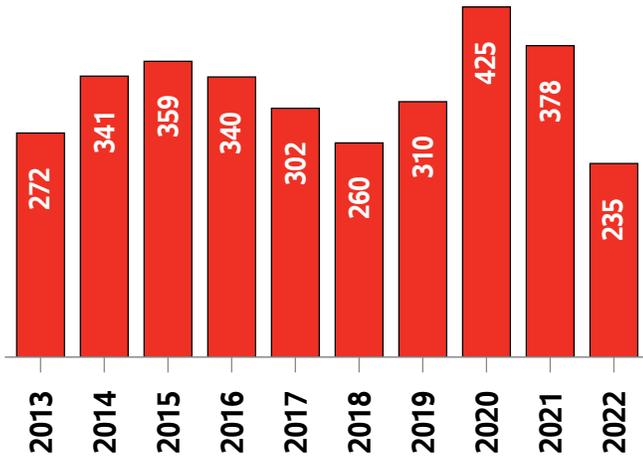
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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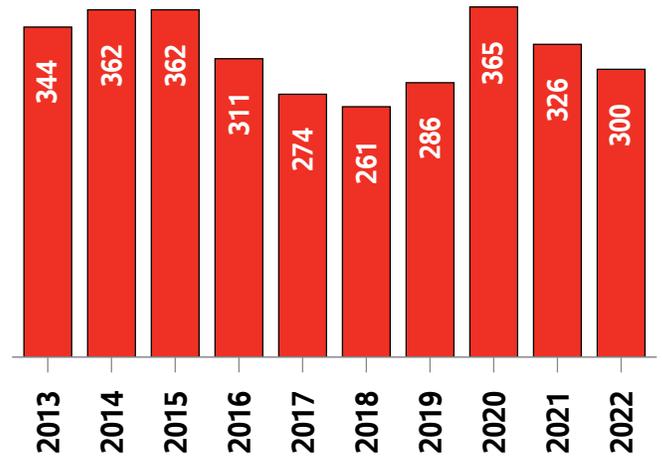
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

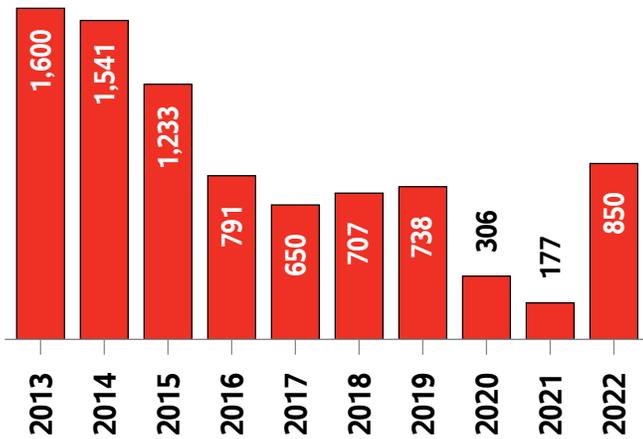
Sales Activity (December only)



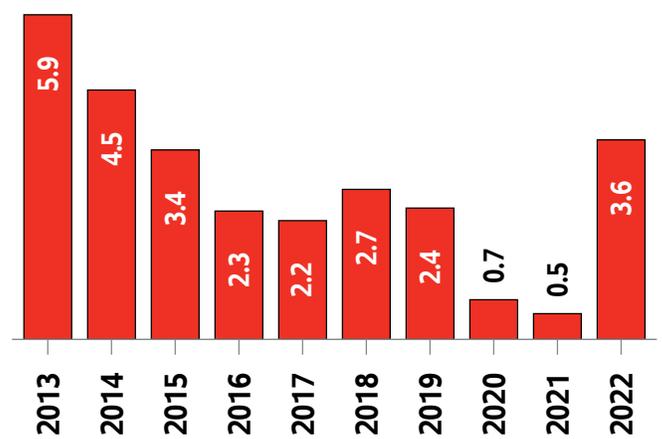
New Listings (December only)



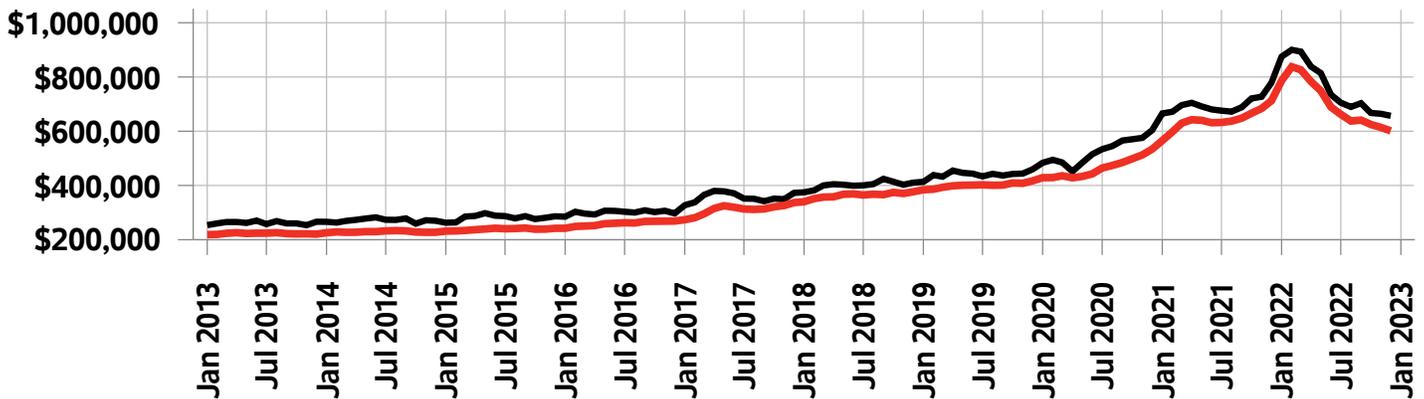
Active Listings (December only)



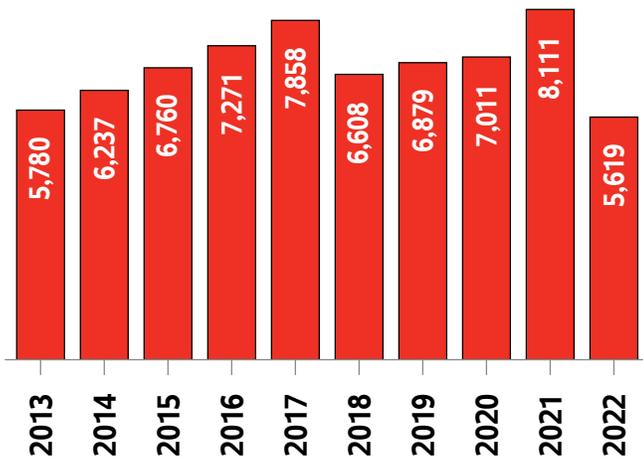
Months of Inventory (December only)



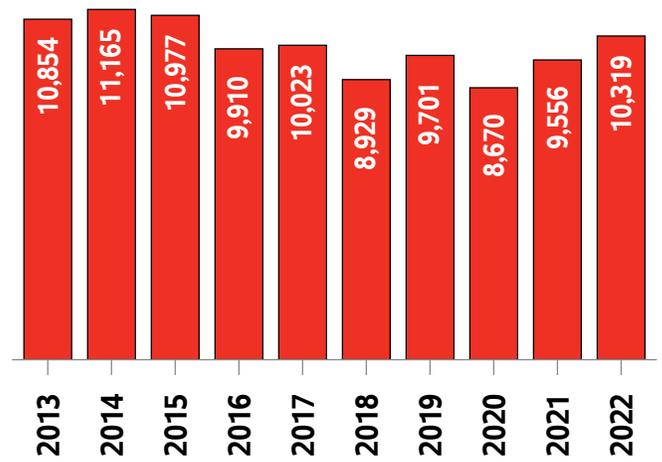
MLS® HPI Single Family Benchmark Price and Average Price



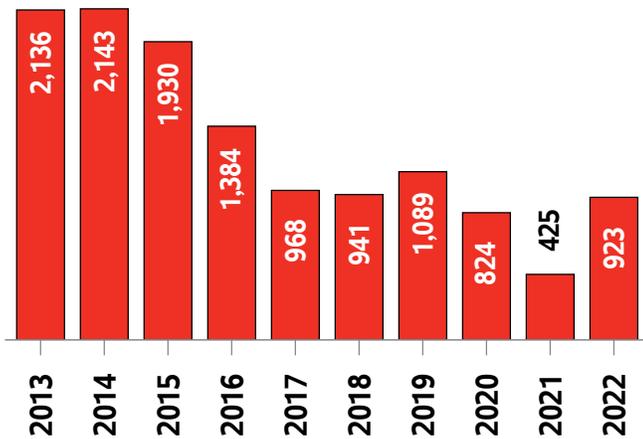
Sales Activity (December Year-to-date)



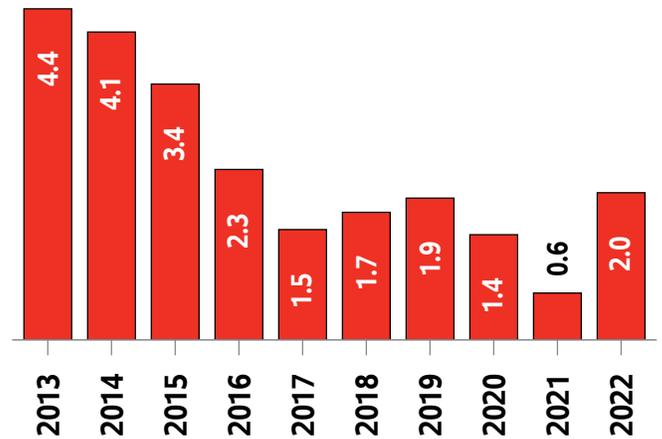
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	34	-32.0%	-41.4%	-8.1%	-40.4%	-51.4%	-15.0%
Dollar Volume	\$17,239,950	-41.3%	-25.6%	34.5%	22.0%	29.0%	146.2%
New Listings	42	7.7%	23.5%	55.6%	31.3%	-25.0%	-6.7%
Active Listings	135	1,587.5%	1,025.0%	297.1%	542.9%	-22.0%	-25.0%
Sales to New Listings Ratio ¹	81.0	128.2	170.6	137.0	178.1	125.0	88.9
Months of Inventory ²	4.0	0.2	0.2	0.9	0.4	2.5	4.5
Average Price	\$507,057	-13.6%	27.0%	46.4%	104.6%	165.5%	189.6%
Median Price	\$516,000	-3.8%	39.5%	60.0%	124.4%	179.3%	252.2%
Sale to List Price Ratio ³	97.2	117.7	110.1	104.9	101.4	96.9	96.5
Median Days on Market	28.0	6.0	7.5	12.0	14.0	36.0	45.5

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	1,039	-23.9%	-7.6%	-3.3%	-18.3%	3.0%	12.7%
Dollar Volume	\$616,976,260	-12.1%	45.0%	76.7%	109.1%	229.2%	281.0%
New Listings	1,979	27.6%	58.1%	60.4%	45.9%	23.6%	30.0%
Active Listings ⁴	170	263.9%	181.7%	167.3%	118.0%	-39.4%	-38.0%
Sales to New Listings Ratio ⁵	52.5	88.1	89.9	87.1	93.8	63.0	60.6
Months of Inventory ⁶	2.0	0.4	0.6	0.7	0.7	3.3	3.6
Average Price	\$593,817	15.6%	57.0%	82.8%	156.0%	219.7%	238.1%
Median Price	\$583,000	18.1%	58.4%	91.1%	174.0%	244.0%	273.7%
Sale to List Price Ratio ⁷	110.5	113.2	104.6	104.8	103.3	97.5	97.3
Median Days on Market	9.0	6.0	8.0	8.0	14.0	35.0	36.0

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.

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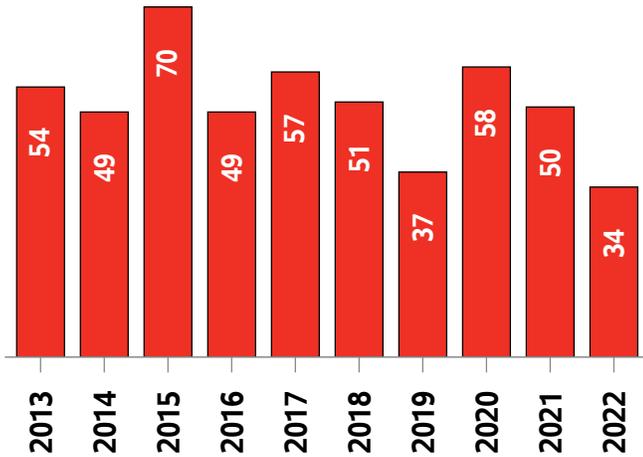
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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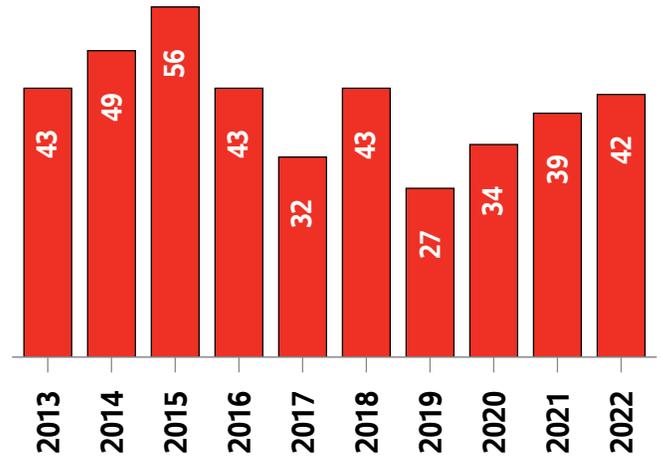
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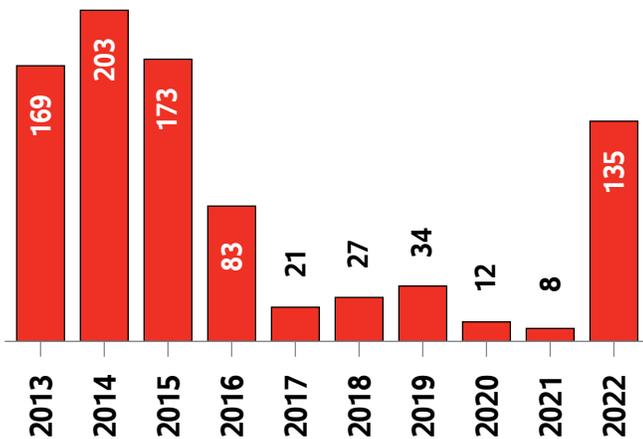
Sales Activity (December only)



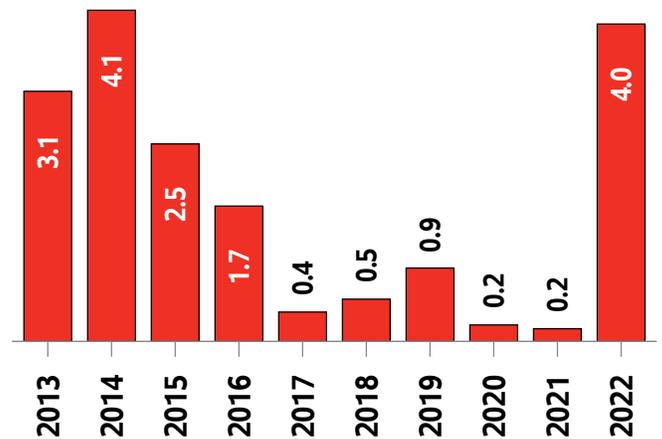
New Listings (December only)



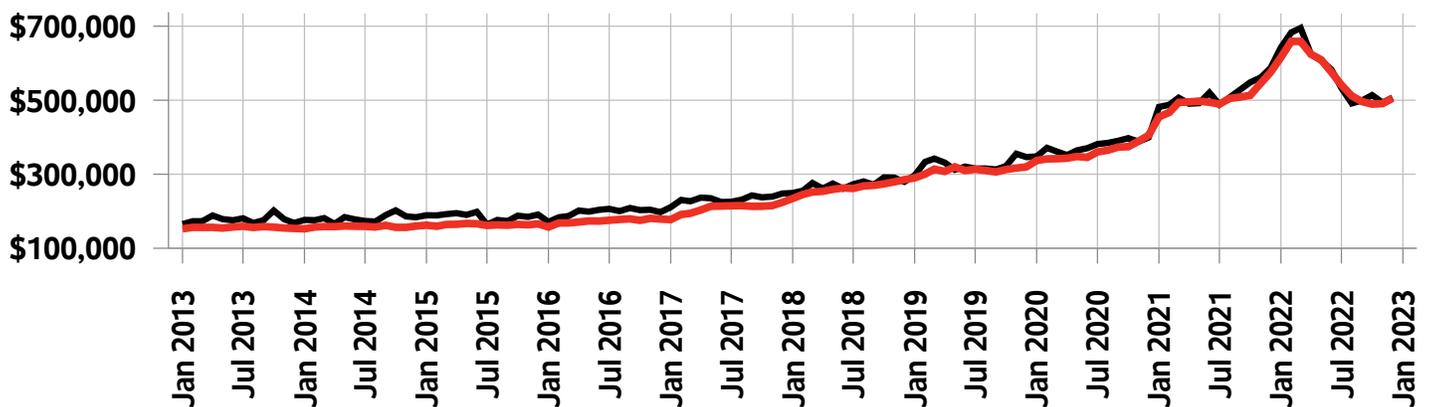
Active Listings (December only)



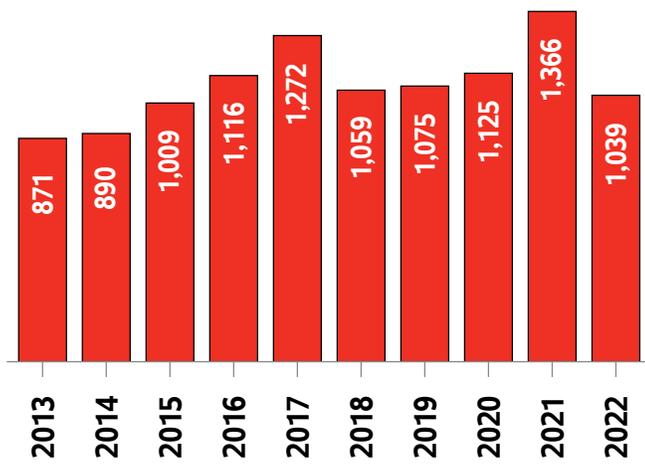
Months of Inventory (December only)



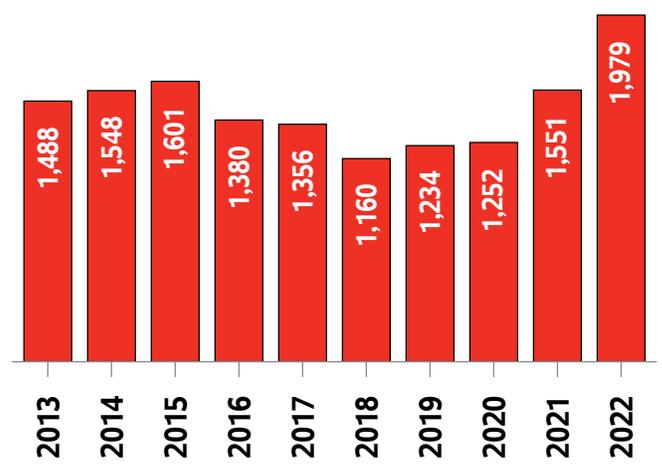
MLS® HPI Townhouse Benchmark Price and Average Price



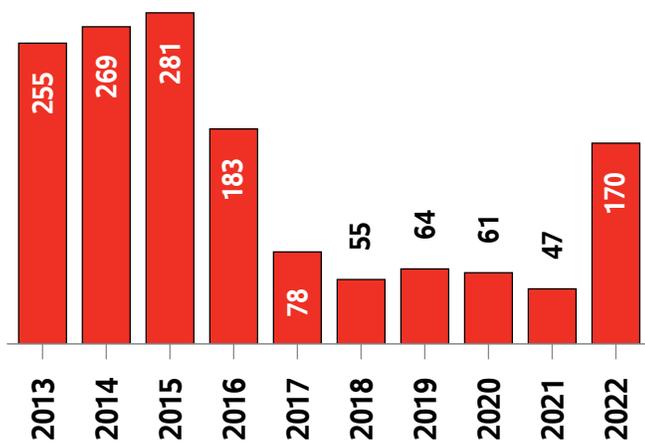
Sales Activity (December Year-to-date)



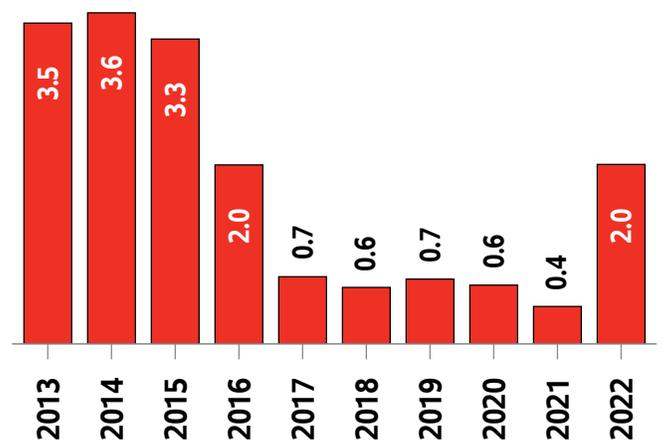
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	23	-58.2%	-50.0%	-51.1%	-25.8%	-39.5%	-34.3%
Dollar Volume	\$8,272,400	-62.3%	-44.6%	-47.4%	45.7%	33.9%	38.6%
New Listings	41	-16.3%	-28.1%	-10.9%	95.2%	-14.6%	24.2%
Active Listings	84	265.2%	52.7%	154.5%	75.0%	-57.1%	-55.8%
Sales to New Listings Ratio ¹	56.1	112.2	80.7	102.2	147.6	79.2	106.1
Months of Inventory ²	3.7	0.4	1.2	0.7	1.5	5.2	5.4
Average Price	\$359,670	-9.8%	10.8%	7.5%	96.3%	121.1%	111.0%
Median Price	\$345,000	-2.0%	22.1%	18.2%	122.6%	163.4%	173.8%
Sale to List Price Ratio ³	95.9	110.1	102.7	101.4	99.2	98.5	97.1
Median Days on Market	25.0	7.0	12.5	7.0	29.0	66.0	58.0

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	653	-35.2%	-15.6%	-4.0%	-19.3%	-3.0%	32.7%
Dollar Volume	\$286,559,682	-25.2%	22.6%	64.4%	63.0%	137.8%	273.4%
New Listings	1,137	-1.0%	18.7%	41.8%	17.8%	-6.3%	5.7%
Active Listings ⁴	103	93.6%	66.5%	67.2%	-14.6%	-61.6%	-56.8%
Sales to New Listings Ratio ⁵	57.4	87.6	80.8	84.8	83.8	55.5	45.7
Months of Inventory ⁶	1.9	0.6	1.0	1.1	1.8	4.8	5.8
Average Price	\$438,836	15.3%	45.3%	71.2%	101.9%	145.1%	181.3%
Median Price	\$401,500	16.4%	48.8%	74.6%	139.0%	188.8%	209.1%
Sale to List Price Ratio ⁷	107.5	108.4	102.4	103.4	99.3	97.4	96.8
Median Days on Market	10.0	7.0	10.0	11.0	23.0	44.0	42.0

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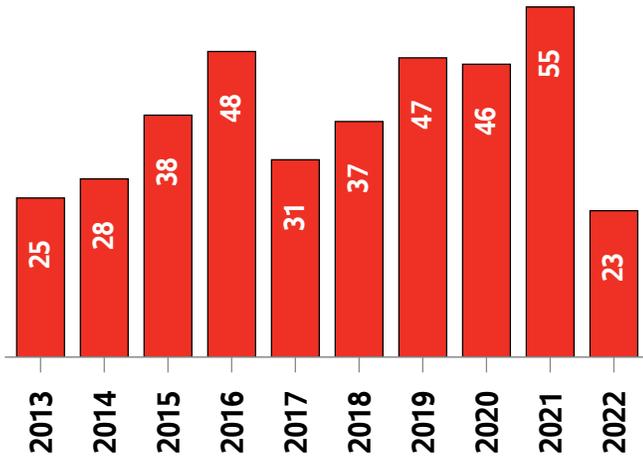
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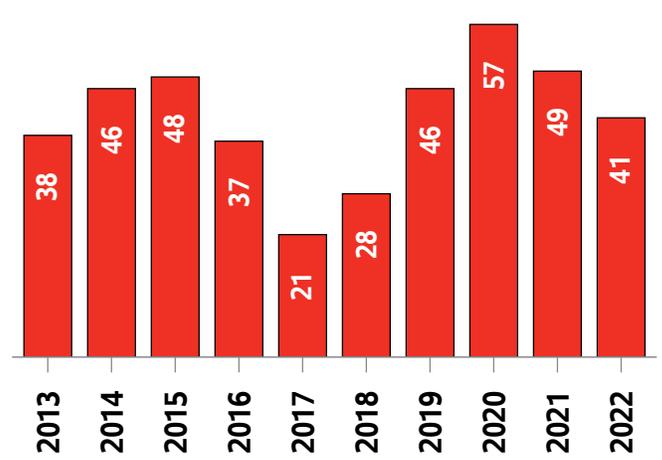
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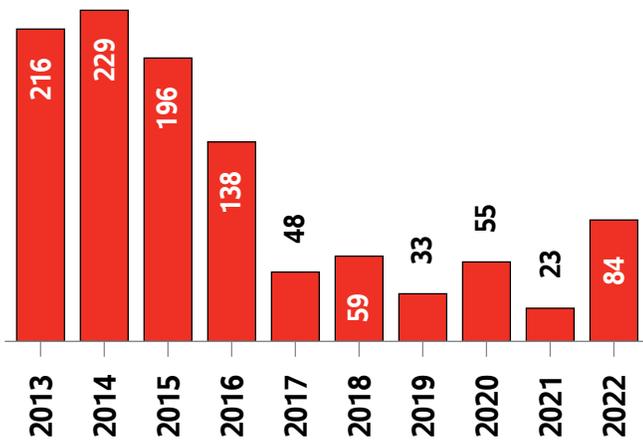
Sales Activity (December only)



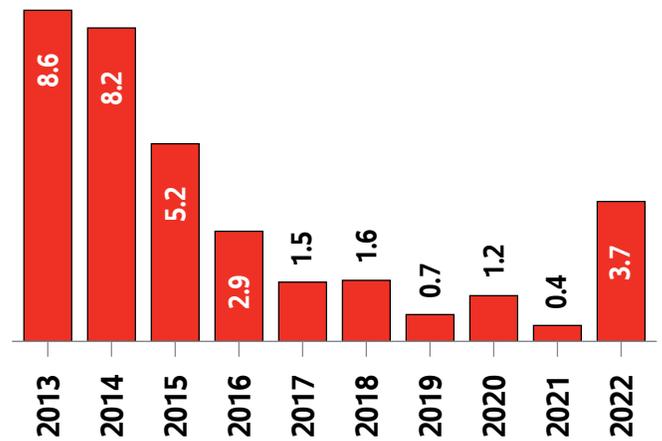
New Listings (December only)



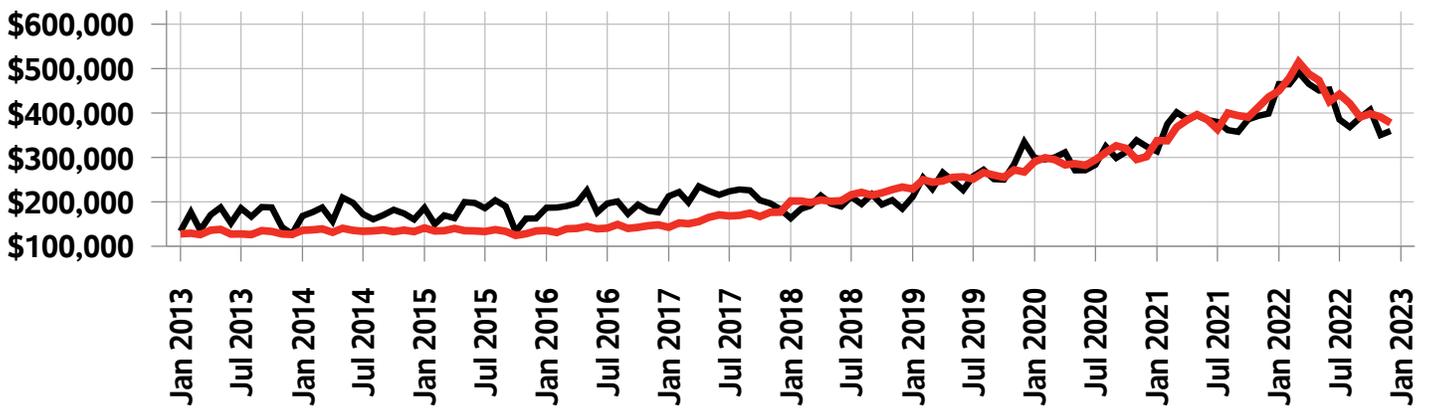
Active Listings (December only)



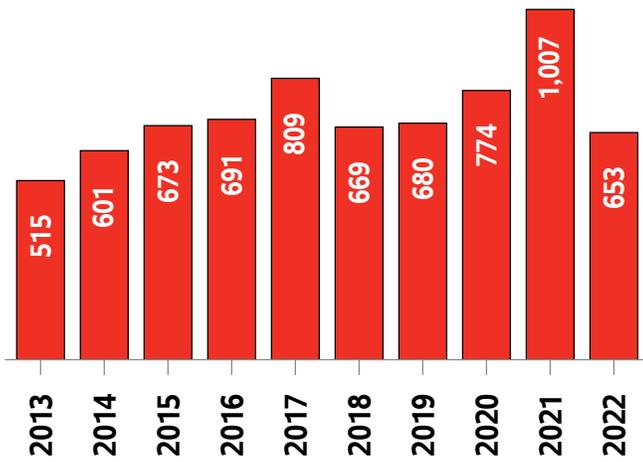
Months of Inventory (December only)



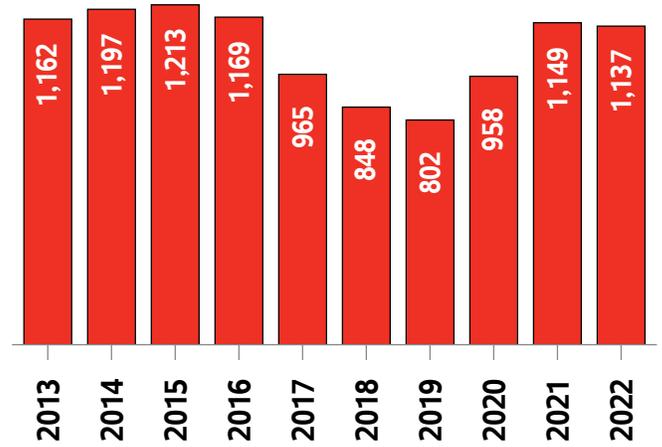
MLS® HPI Apartment Benchmark Price and Average Price



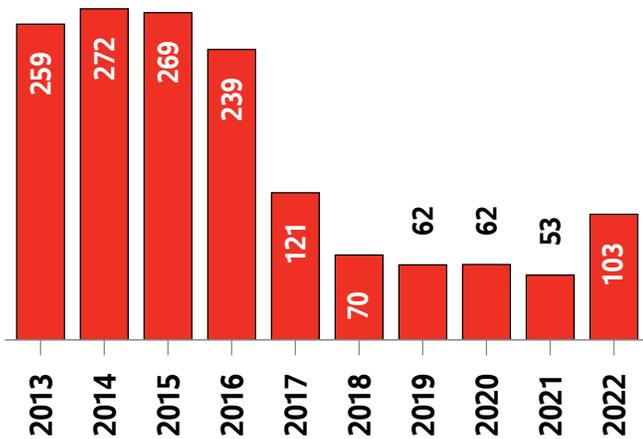
Sales Activity (December Year-to-date)



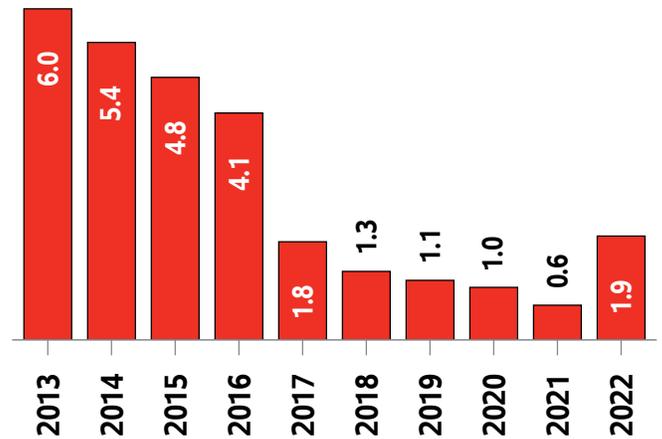
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Active Listings ¹(December Year-to-date)



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



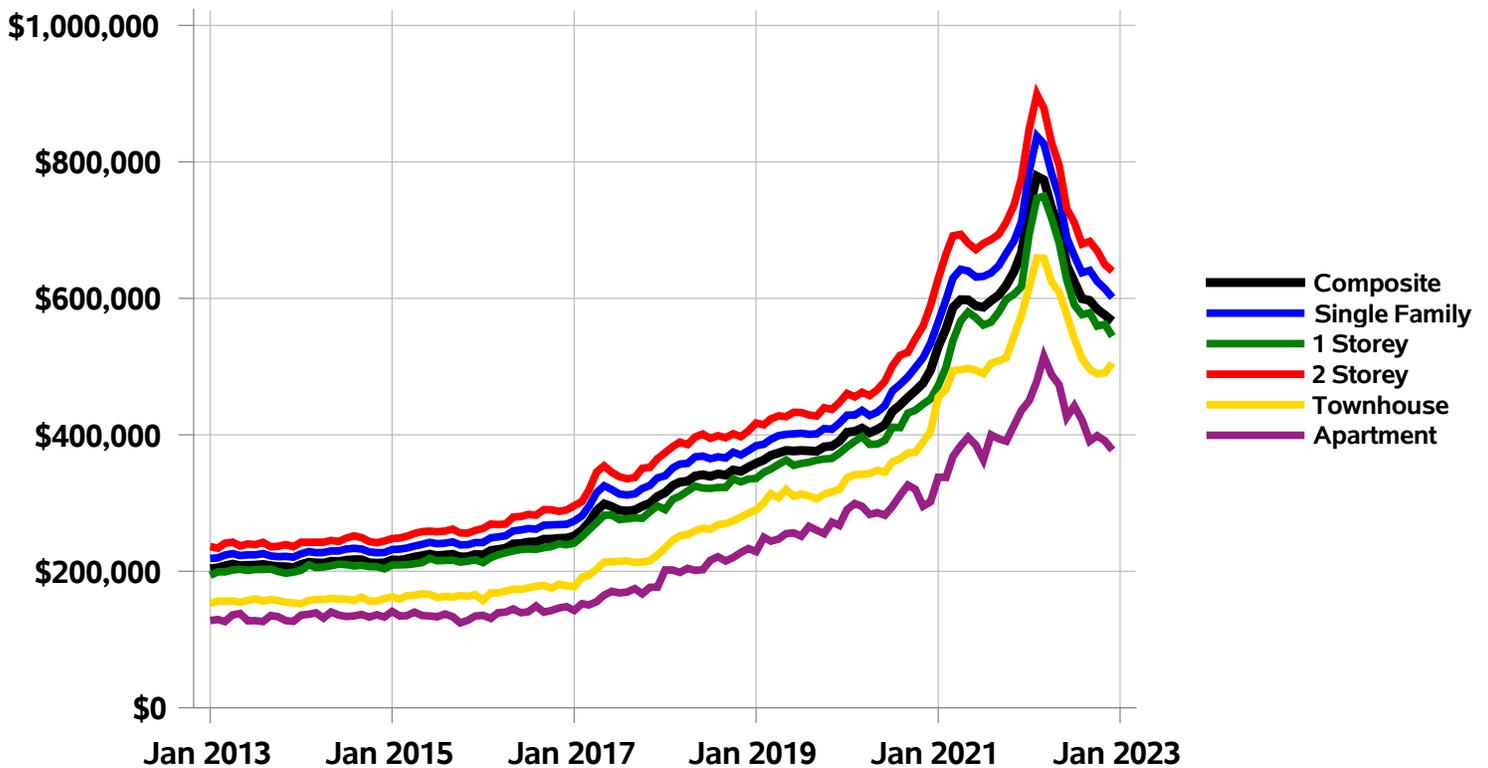
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MLS® Home Price Index Benchmark Price

Benchmark Type:	December 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$566,600	-1.5	-5.1	-12.6	-15.1	45.1	83.0
Single Family	\$601,200	-2.1	-6.2	-12.7	-15.6	44.2	78.5
One Storey	\$544,500	-3.1	-5.9	-13.1	-11.8	46.0	84.1
Two Storey	\$640,000	-1.5	-6.4	-12.5	-17.6	43.1	75.3
Townhouse	\$505,100	2.9	1.8	-12.3	-12.2	57.9	125.5
Apartment	\$377,700	-3.5	-3.4	-11.3	-13.4	41.3	113.8

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1323
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.)	1406
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5938
Number of Fireplaces	0
Total Number Of Rooms	11
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.)	1163
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6600
Number of Fireplaces	0
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	31 to 50
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.)	1646
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5581
Number of Fireplaces	1
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Townhouse 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Attached Specification	Row
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.)	1245
Half Bathrooms	1
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

Apartment 

Features	Value
Above Ground Bedrooms	2
Age Category	31 to 50
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1006
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Actual	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	202	-42.1%	-48.9%	-32.2%	-35.5%	-38.0%	-14.4%
Dollar Volume	\$119,488,303	-51.3%	-46.0%	-8.6%	14.4%	38.7%	120.4%
New Listings	260	-10.0%	-22.4%	-0.8%	14.0%	-19.5%	-15.0%
Active Listings	660	617.4%	183.3%	28.7%	56.0%	-34.7%	-47.4%
Sales to New Listings Ratio ¹	77.7	120.8	117.9	113.7	137.3	100.9	77.1
Months of Inventory ²	3.3	0.3	0.6	1.7	1.4	3.1	5.3
Average Price	\$591,526	-15.8%	5.6%	34.9%	77.2%	123.8%	157.5%
Median Price	\$561,500	-14.9%	12.3%	38.6%	87.8%	133.5%	178.0%
Sale to List Price Ratio ³	96.4	115.0	108.0	102.0	100.1	97.3	97.0
Median Days on Market	28.0	7.0	8.0	13.5	17.0	36.0	37.0

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	5,458	-31.7%	-19.9%	-16.7%	-26.6%	-12.5%	-0.1%
Dollar Volume	\$3,899,469,623	-23.1%	16.0%	44.3%	56.2%	135.8%	197.1%
New Listings	10,042	7.5%	20.7%	14.4%	9.7%	0.4%	1.8%
Active Listings ⁴	818	130.2%	26.1%	3.2%	11.7%	-47.9%	-52.7%
Sales to New Listings Ratio ⁵	54.4	85.5	81.9	74.7	81.3	62.3	55.4
Months of Inventory ⁶	1.8	0.5	1.1	1.5	1.2	3.0	3.8
Average Price	\$714,450	12.6%	44.7%	73.3%	112.9%	169.4%	197.4%
Median Price	\$660,050	10.9%	45.1%	72.4%	117.1%	172.7%	200.0%
Sale to List Price Ratio ⁷	109.0	112.0	104.4	103.0	102.9	97.9	97.5
Median Days on Market	8.0	7.0	8.0	9.0	12.0	26.0	30.0

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.

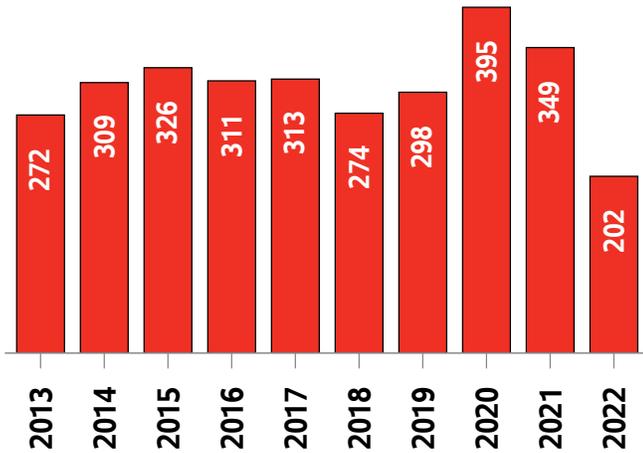
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

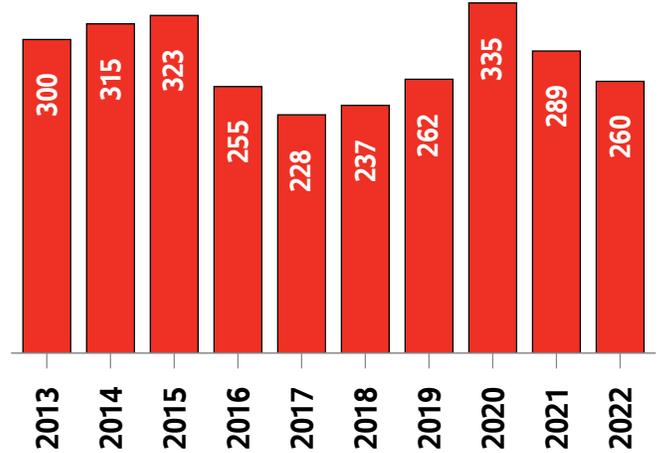
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

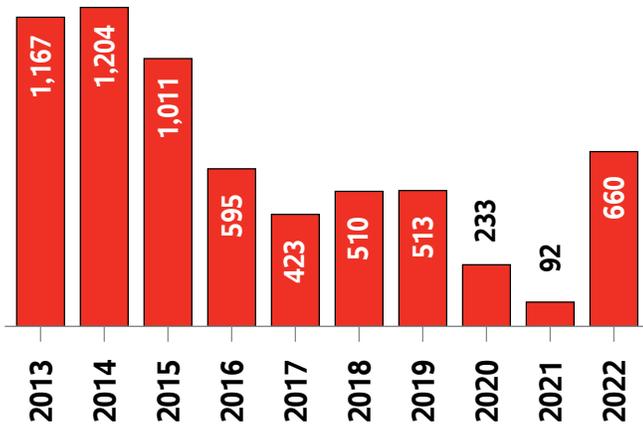
Sales Activity (December only)



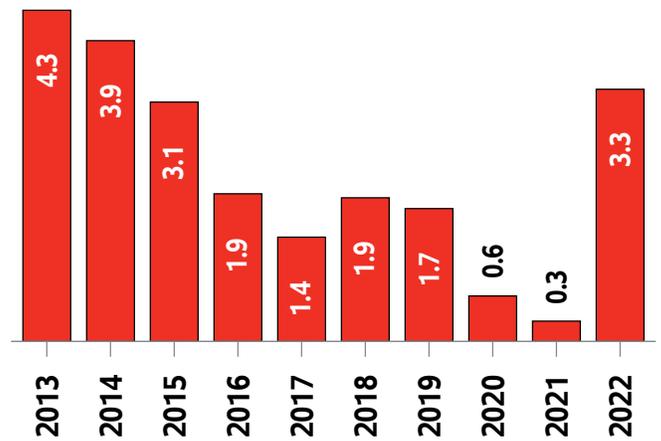
New Listings (December only)



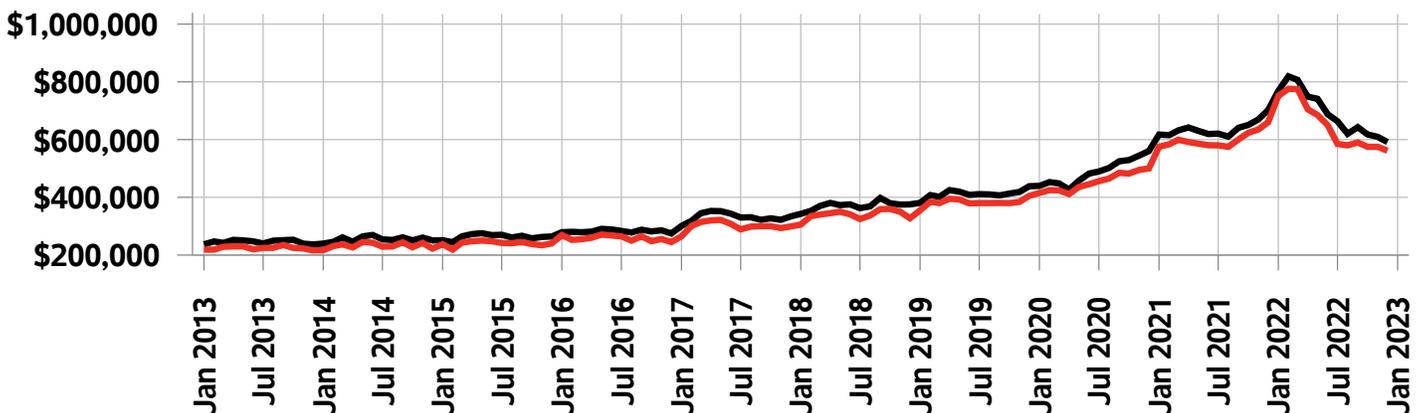
Active Listings (December only)



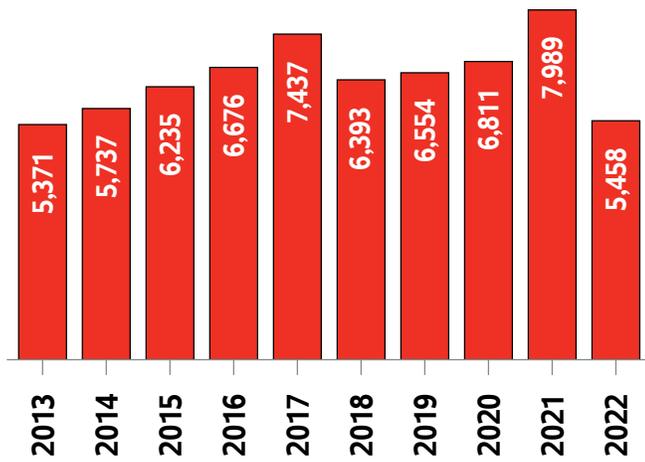
Months of Inventory (December only)



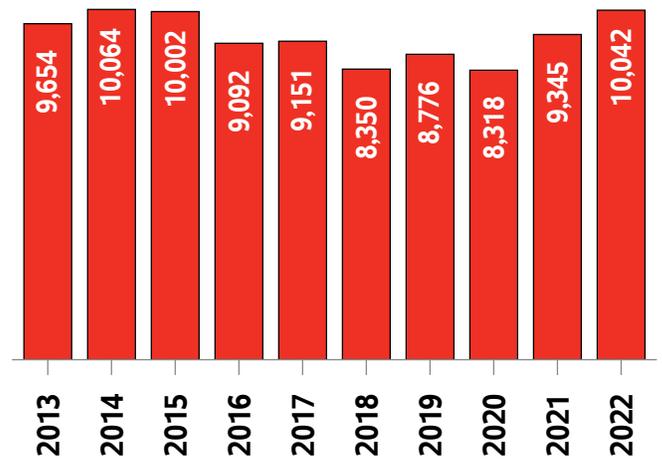
Average Price and Median Price



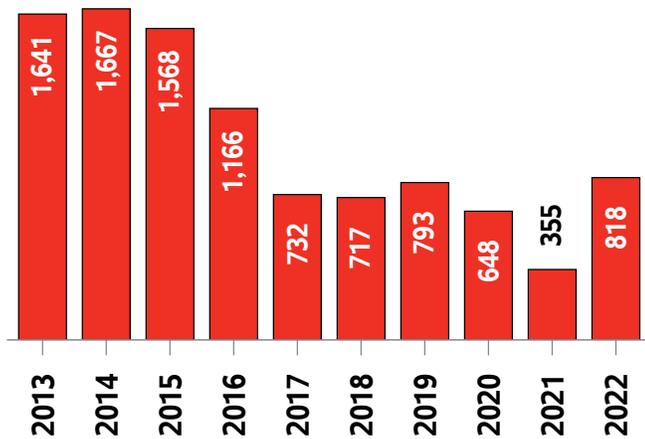
Sales Activity (December Year-to-date)



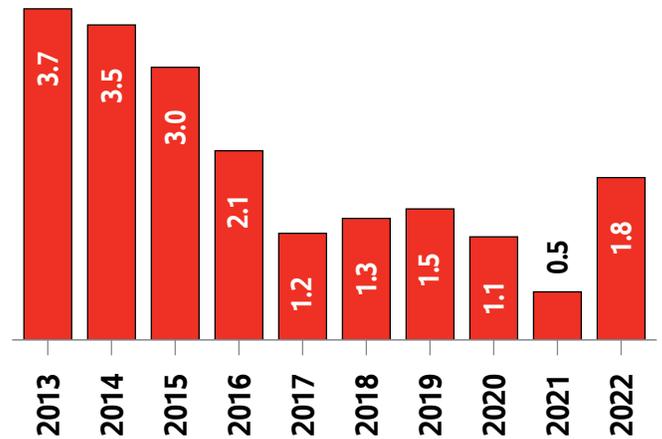
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	9	-50.0%	-55.0%	-40.0%	-18.2%	-50.0%	-10.0%
Dollar Volume	\$4,702,947	-63.7%	-55.9%	-19.7%	44.1%	22.9%	51.1%
New Listings	23	64.3%	4.5%	91.7%	109.1%	27.8%	35.3%
Active Listings	65	306.3%	132.1%	62.5%	41.3%	-36.3%	-38.7%
Sales to New Listings Ratio ¹	39.1	128.6	90.9	125.0	100.0	100.0	58.8
Months of Inventory ²	7.2	0.9	1.4	2.7	4.2	5.7	10.6
Average Price	\$522,550	-27.4%	-2.0%	33.9%	76.1%	145.9%	67.9%
Median Price	\$499,000	-19.5%	9.7%	18.8%	66.4%	150.8%	95.0%
Sale to List Price Ratio ³	95.1	98.9	102.9	91.6	96.1	93.1	96.8
Median Days on Market	34.0	11.5	13.5	39.0	22.0	62.0	39.5

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	239	-28.7%	-12.5%	5.3%	-10.8%	-1.2%	19.5%
Dollar Volume	\$165,968,525	-22.2%	29.5%	83.2%	109.9%	178.5%	244.8%
New Listings	469	19.6%	29.9%	24.4%	27.4%	-0.6%	7.6%
Active Listings ⁴	58	100.6%	24.0%	-13.8%	-12.2%	-58.8%	-61.4%
Sales to New Listings Ratio ⁵	51.0	85.5	75.6	60.2	72.8	51.3	45.9
Months of Inventory ⁶	2.9	1.0	2.0	3.5	2.9	6.9	9.0
Average Price	\$694,429	9.1%	47.9%	74.0%	135.4%	182.0%	188.6%
Median Price	\$650,000	4.7%	49.4%	73.3%	138.5%	210.7%	217.1%
Sale to List Price Ratio ⁷	103.5	105.7	100.1	98.4	97.8	95.3	95.3
Median Days on Market	14.0	10.0	16.0	25.0	27.0	54.0	64.0

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.

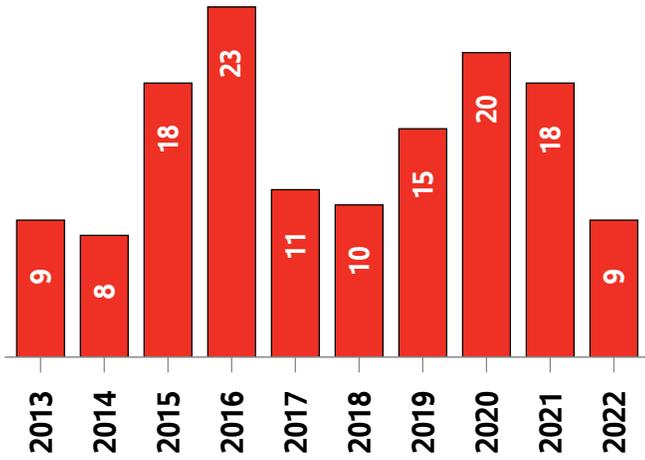
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

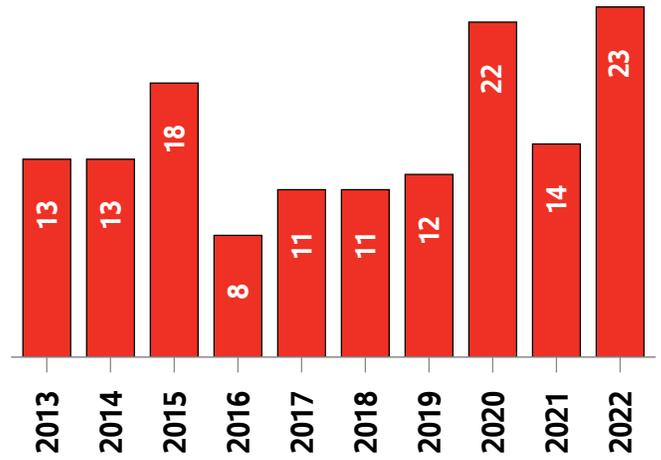
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

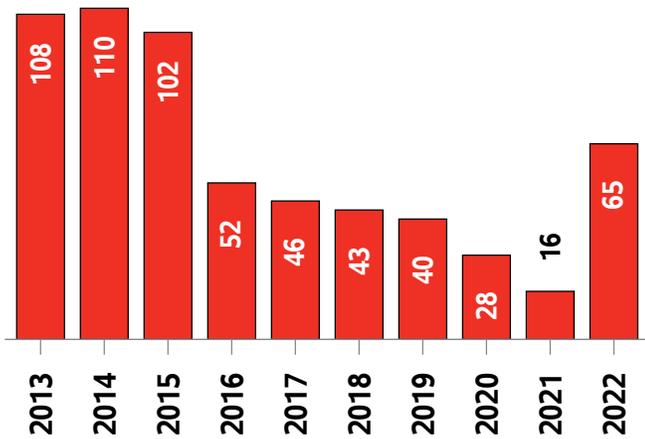
Sales Activity (December only)



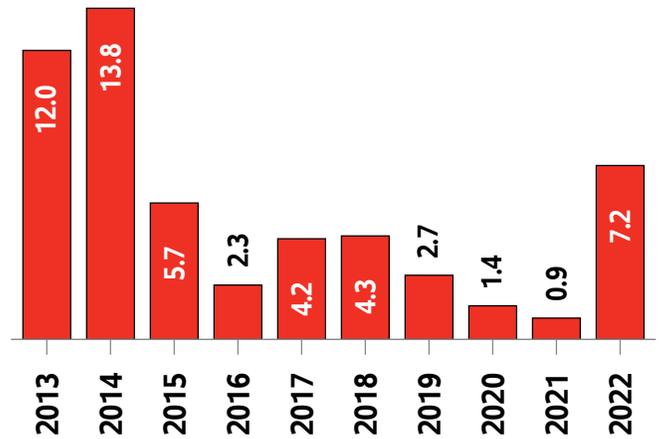
New Listings (December only)



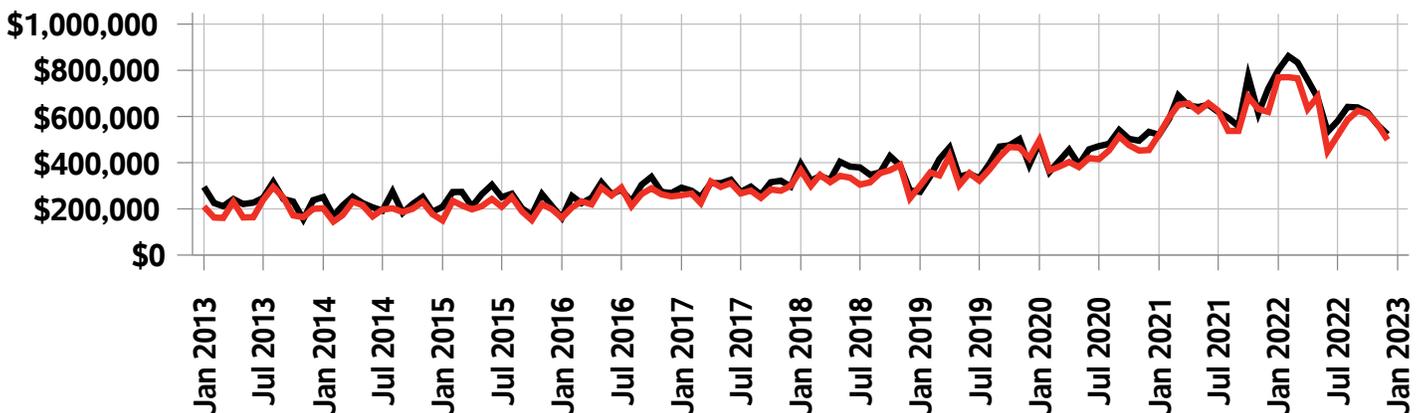
Active Listings (December only)



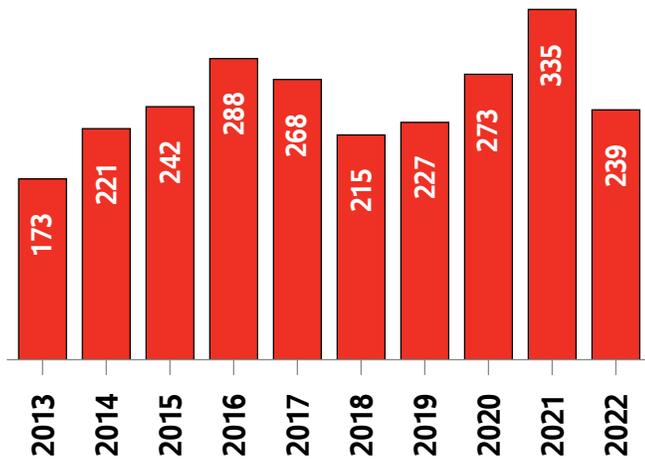
Months of Inventory (December only)



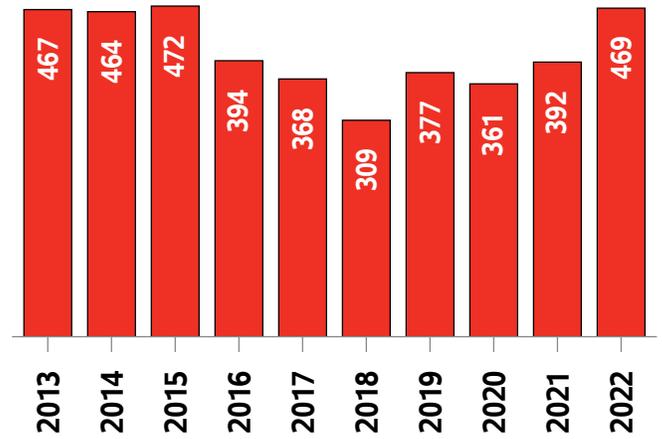
Average Price and Median Price



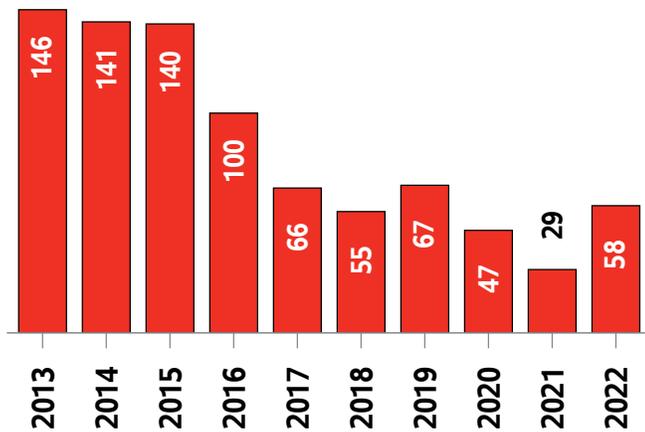
Sales Activity (December Year-to-date)



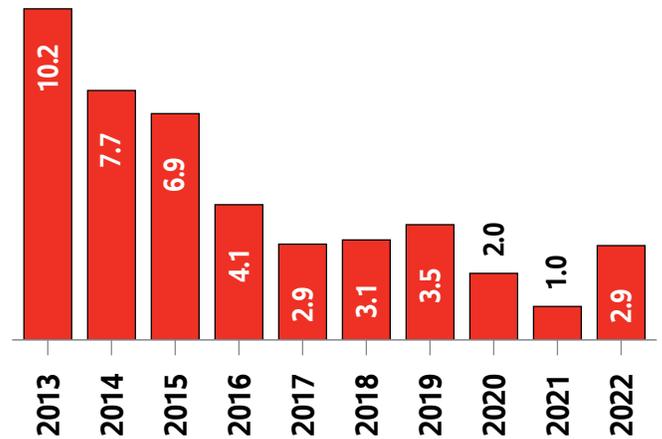
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	11	-31.3%	-52.2%	-26.7%	22.2%	-31.3%	-35.3%
Dollar Volume	\$10,539,000	-33.7%	-34.3%	22.3%	112.0%	59.6%	97.7%
New Listings	18	-30.8%	-28.0%	0.0%	-28.0%	-40.0%	38.5%
Active Listings	75	200.0%	114.3%	-6.3%	15.4%	-29.9%	-14.8%
Sales to New Listings Ratio ¹	61.1	61.5	92.0	83.3	36.0	53.3	130.8
Months of Inventory ²	6.8	1.6	1.5	5.3	7.2	6.7	5.2
Average Price	\$958,091	-3.6%	37.4%	66.7%	73.4%	132.1%	205.5%
Median Price	\$740,000	-25.2%	20.8%	47.2%	28.7%	102.8%	161.5%
Sale to List Price Ratio ³	94.4	104.0	107.7	98.1	95.7	97.6	96.3
Median Days on Market	35.0	15.5	8.0	47.0	64.0	34.5	63.0

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	267	-28.2%	-12.5%	-19.8%	-17.1%	-12.5%	13.6%
Dollar Volume	\$283,536,315	-14.7%	39.3%	58.7%	89.8%	144.9%	255.9%
New Listings	587	22.0%	35.3%	7.9%	16.5%	-14.9%	18.8%
Active Listings ⁴	62	83.5%	-16.3%	-36.3%	-15.9%	-57.4%	-49.8%
Sales to New Listings Ratio ⁵	45.5	77.3	70.3	61.2	63.9	44.2	47.6
Months of Inventory ⁶	2.8	1.1	2.9	3.5	2.8	5.8	6.3
Average Price	\$1,061,934	18.8%	59.2%	97.9%	129.0%	179.8%	213.2%
Median Price	\$940,000	13.9%	50.5%	92.2%	106.6%	176.5%	208.0%
Sale to List Price Ratio ⁷	105.1	109.7	102.6	100.6	101.2	97.8	96.6
Median Days on Market	9.0	7.0	11.0	15.0	18.5	33.0	43.0

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.

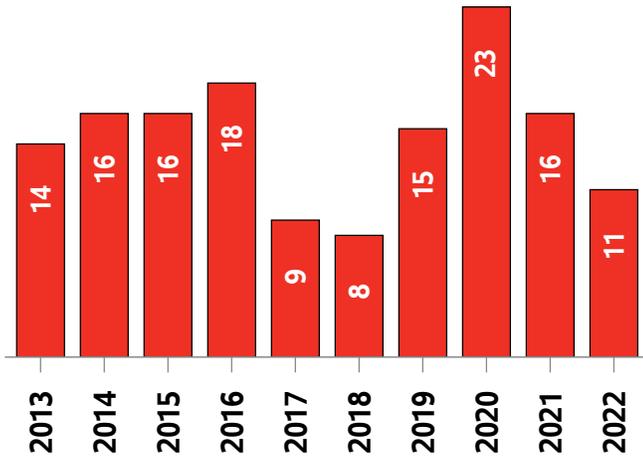
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

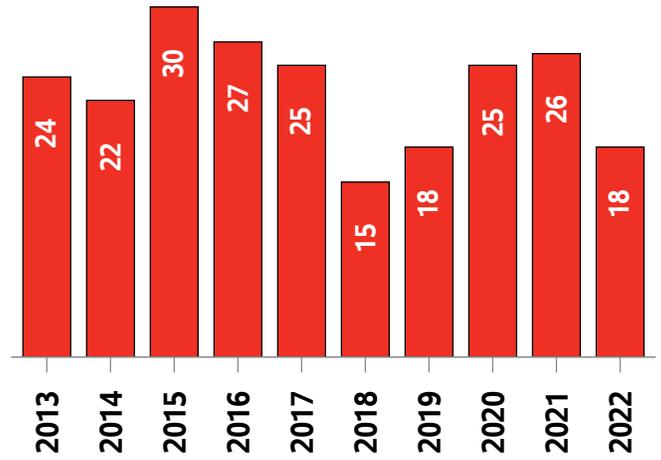
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

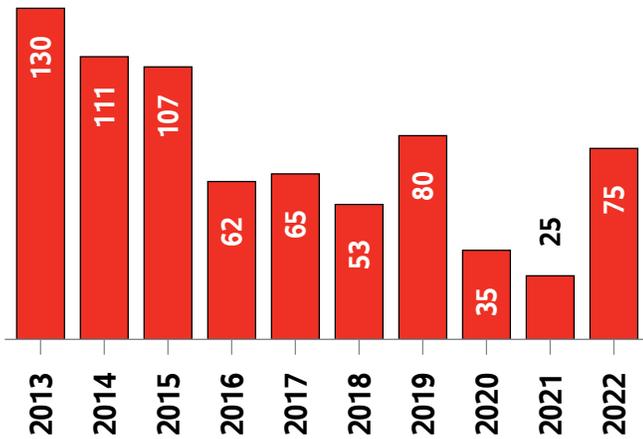
Sales Activity (December only)



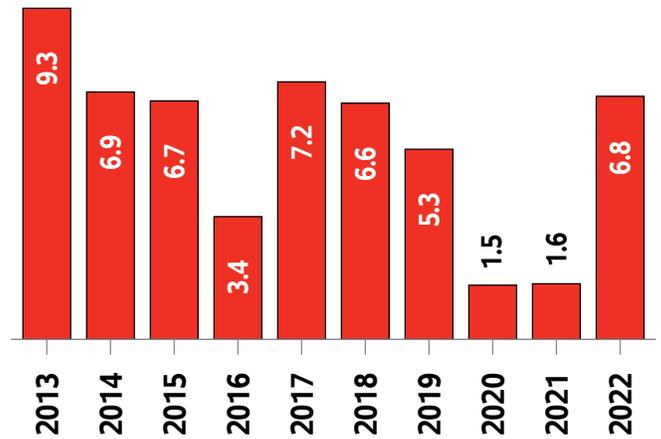
New Listings (December only)



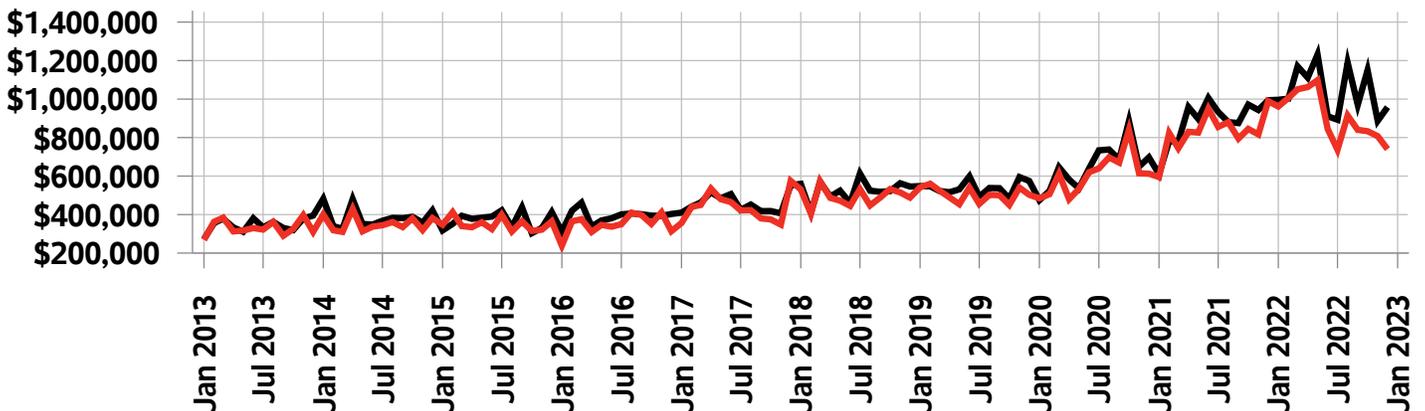
Active Listings (December only)



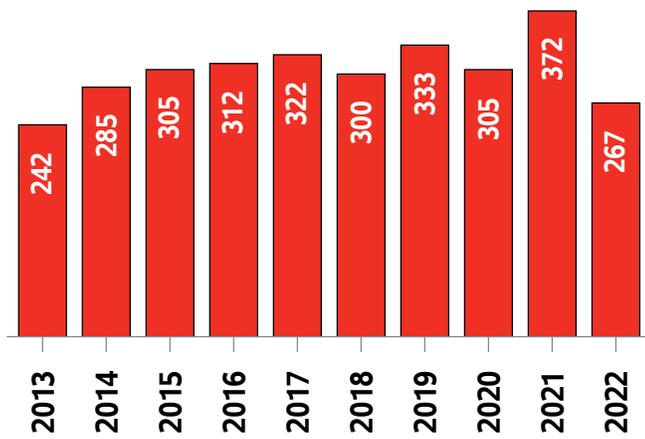
Months of Inventory (December only)



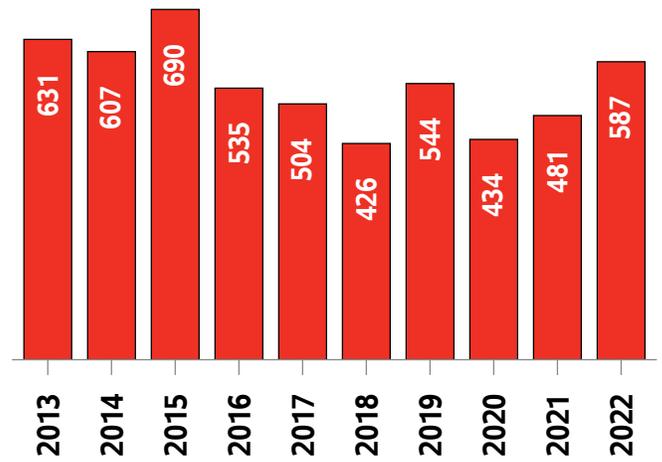
Average Price and Median Price



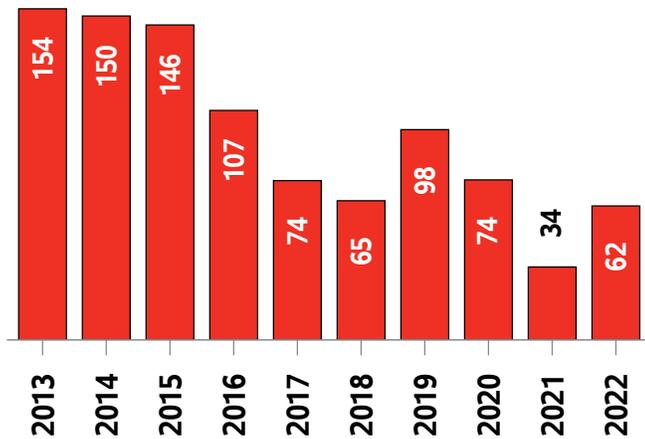
Sales Activity (December Year-to-date)



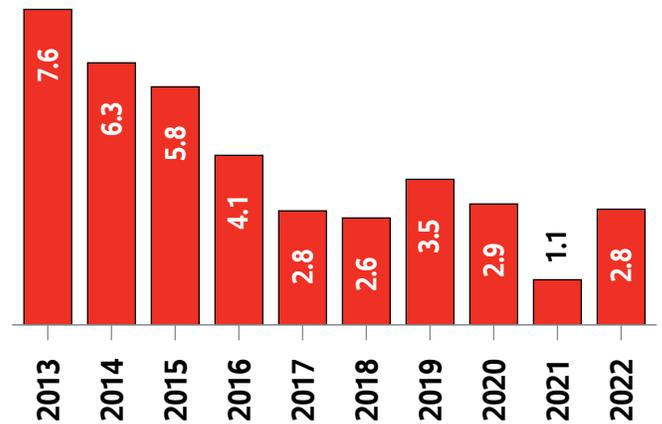
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	13	0.0%	-48.0%	-35.0%	-18.8%	-43.5%	-38.1%
Dollar Volume	\$8,553,800	17.3%	-32.4%	14.1%	54.6%	55.1%	52.1%
New Listings	22	144.4%	46.7%	37.5%	29.4%	-12.0%	29.4%
Active Listings	65	150.0%	109.7%	-12.2%	35.4%	-31.6%	-21.7%
Sales to New Listings Ratio ¹	59.1	144.4	166.7	125.0	94.1	92.0	123.5
Months of Inventory ²	5.0	2.0	1.2	3.7	3.0	4.1	4.0
Average Price	\$657,985	17.3%	29.9%	75.6%	90.2%	174.4%	145.6%
Median Price	\$599,900	17.1%	20.0%	67.1%	92.0%	149.2%	152.1%
Sale to List Price Ratio ³	95.6	112.6	107.2	99.3	99.3	97.0	94.9
Median Days on Market	30.0	8.0	13.0	28.0	38.5	37.0	43.0

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	333	-25.0%	-27.9%	-18.8%	-22.0%	-9.0%	16.8%
Dollar Volume	\$243,611,522	-12.6%	10.2%	41.3%	74.3%	164.6%	265.9%
New Listings	675	31.6%	19.0%	11.0%	23.0%	9.0%	35.3%
Active Listings ⁴	82	146.4%	1.0%	-11.1%	2.4%	-37.9%	-33.9%
Sales to New Listings Ratio ⁵	49.3	86.5	81.5	67.4	77.8	59.1	57.1
Months of Inventory ⁶	3.0	0.9	2.1	2.7	2.3	4.3	5.2
Average Price	\$731,566	16.5%	52.9%	74.0%	123.5%	190.8%	213.1%
Median Price	\$699,900	16.6%	53.8%	76.2%	125.8%	195.9%	219.6%
Sale to List Price Ratio ⁷	106.7	111.5	102.9	100.1	99.2	97.5	96.7
Median Days on Market	9.0	7.0	10.0	15.0	18.0	29.5	49.0

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.

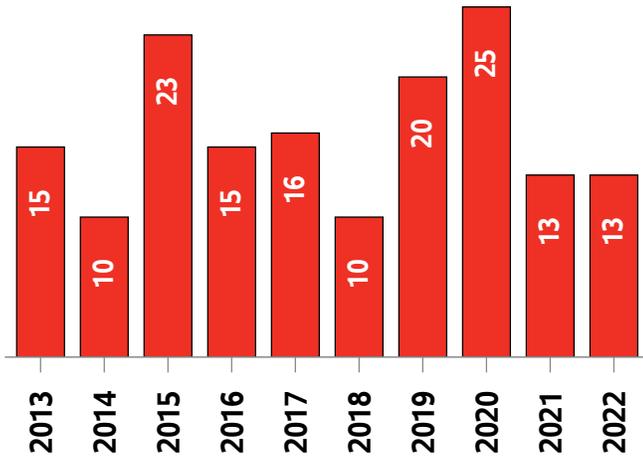
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

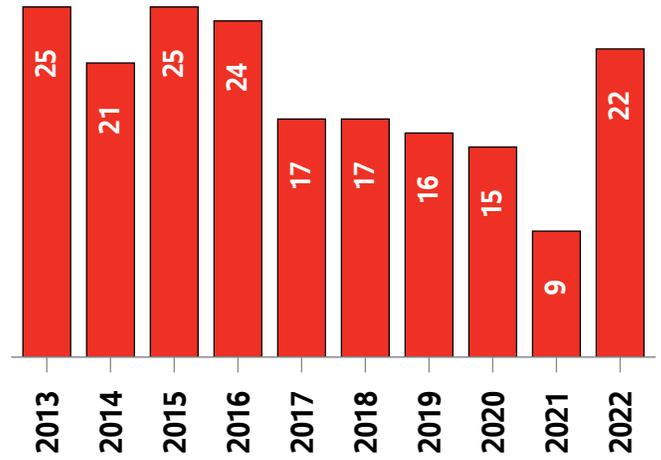
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

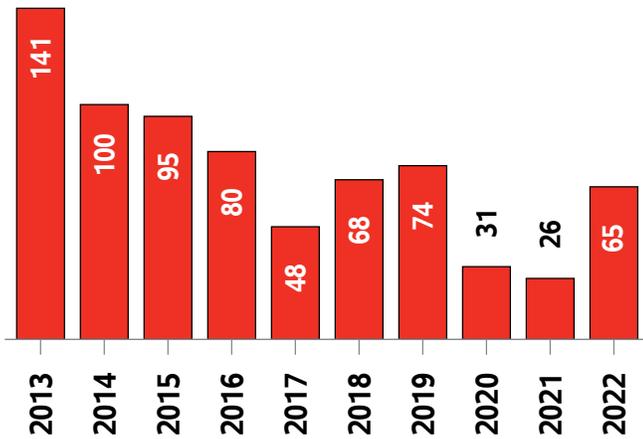
Sales Activity (December only)



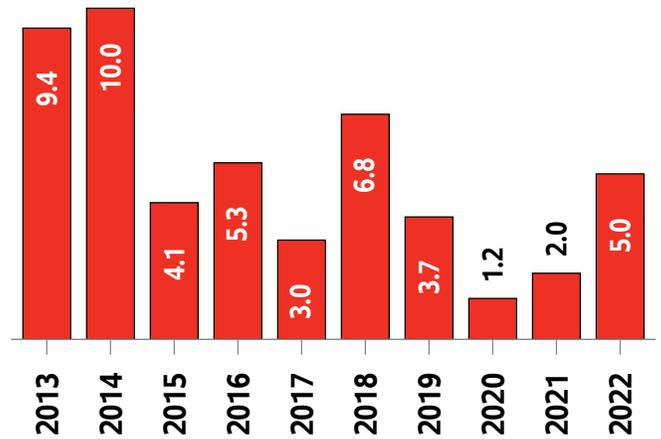
New Listings (December only)



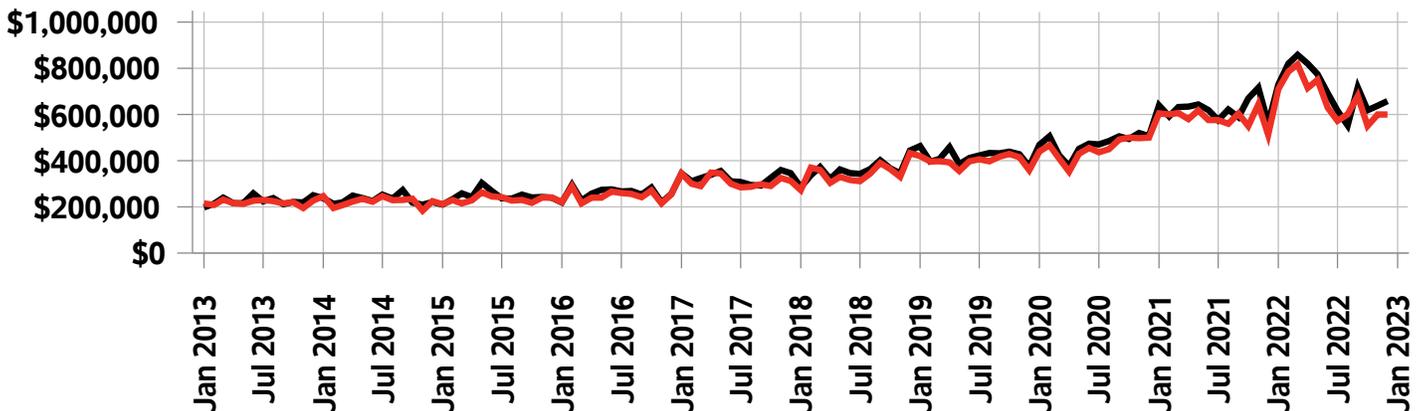
Active Listings (December only)



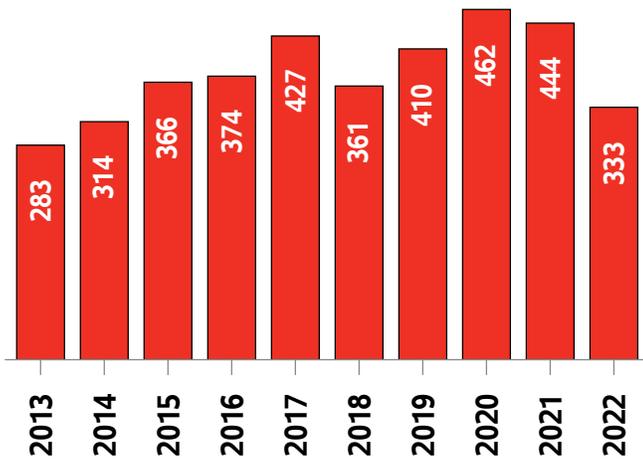
Months of Inventory (December only)



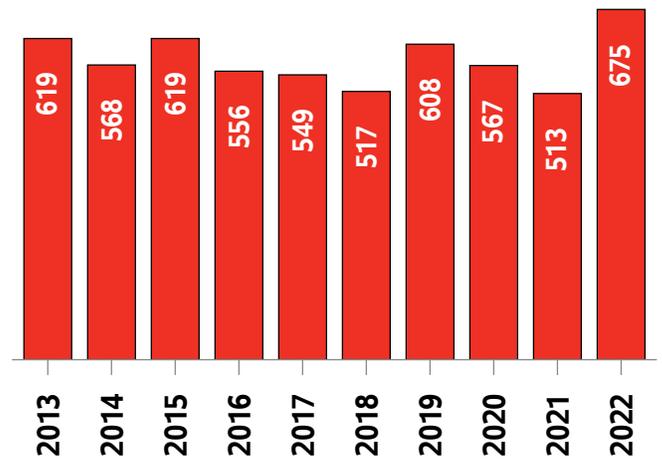
Average Price and Median Price



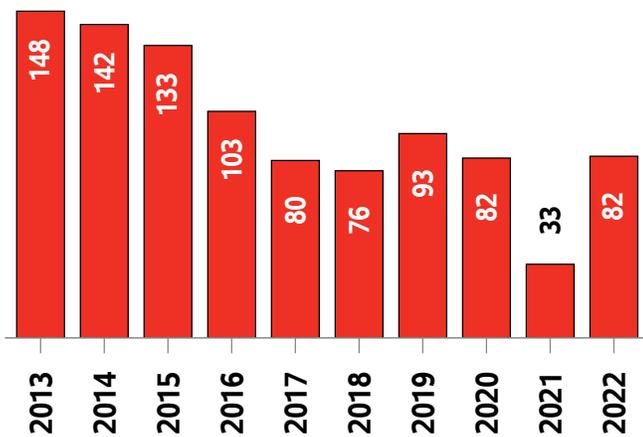
Sales Activity (December Year-to-date)



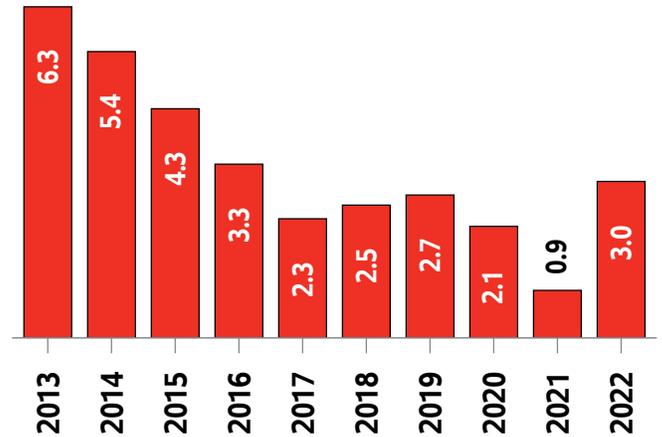
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	35	-40.7%	-32.7%	9.4%	45.8%	-27.1%	45.8%
Dollar Volume	\$18,240,400	-53.3%	-20.1%	43.1%	144.1%	84.9%	288.5%
New Listings	30	-44.4%	-16.7%	7.1%	57.9%	-11.8%	-21.1%
Active Listings	95	630.8%	630.8%	111.1%	75.9%	-12.8%	-43.8%
Sales to New Listings Ratio ¹	116.7	109.3	144.4	114.3	126.3	141.2	63.2
Months of Inventory ²	2.7	0.2	0.3	1.4	2.3	2.3	7.0
Average Price	\$521,154	-21.3%	18.7%	30.8%	67.4%	153.6%	166.4%
Median Price	\$530,000	-18.7%	30.8%	49.7%	78.2%	152.4%	181.2%
Sale to List Price Ratio ³	98.8	112.8	107.0	98.1	99.0	97.0	96.7
Median Days on Market	21.0	7.0	7.0	22.0	17.5	56.5	66.5

Year-to-date	December 2022	Compared to ⁸					
		December 2021	December 2020	December 2019	December 2017	December 2015	December 2012
Sales Activity	717	-20.8%	-6.9%	-6.4%	-17.2%	-7.1%	22.1%
Dollar Volume	\$450,344,790	-10.6%	43.7%	69.6%	100.0%	174.0%	299.0%
New Listings	1,150	15.0%	36.1%	30.5%	22.5%	7.2%	15.2%
Active Listings ⁴	94	195.3%	91.5%	43.0%	16.3%	-54.7%	-58.1%
Sales to New Listings Ratio ⁵	62.3	90.5	91.1	86.9	92.2	71.9	58.8
Months of Inventory ⁶	1.6	0.4	0.8	1.0	1.1	3.2	4.6
Average Price	\$628,096	12.8%	54.3%	81.2%	141.6%	195.1%	226.6%
Median Price	\$601,888	11.5%	52.4%	82.4%	142.7%	193.6%	227.1%
Sale to List Price Ratio ⁷	107.9	111.1	103.5	100.9	99.7	97.3	97.1
Median Days on Market	8.0	6.0	8.0	11.0	14.0	34.0	45.0

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.

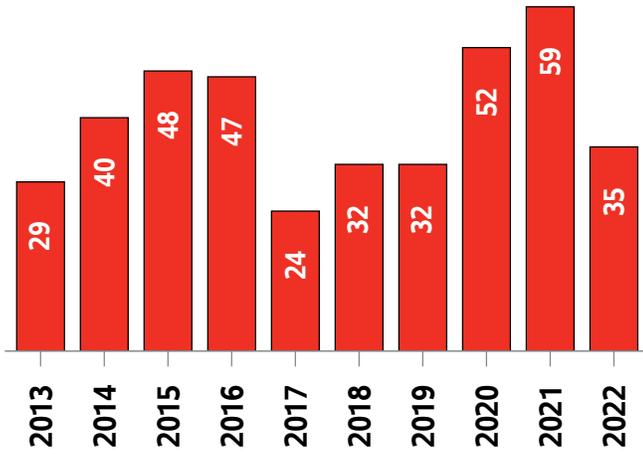
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

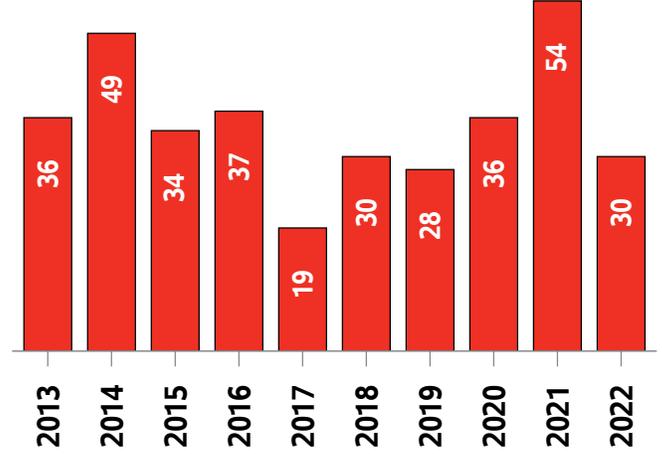
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

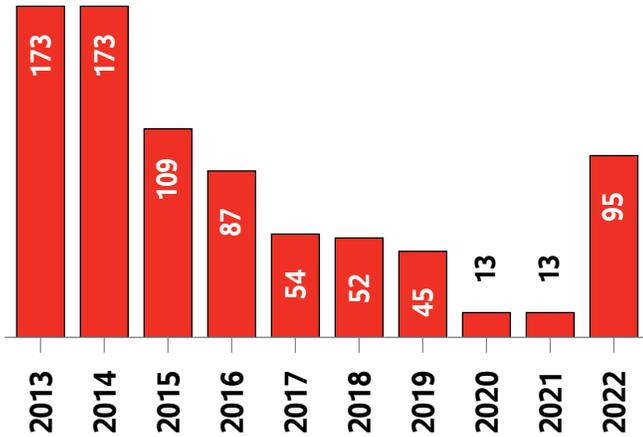
Sales Activity (December only)



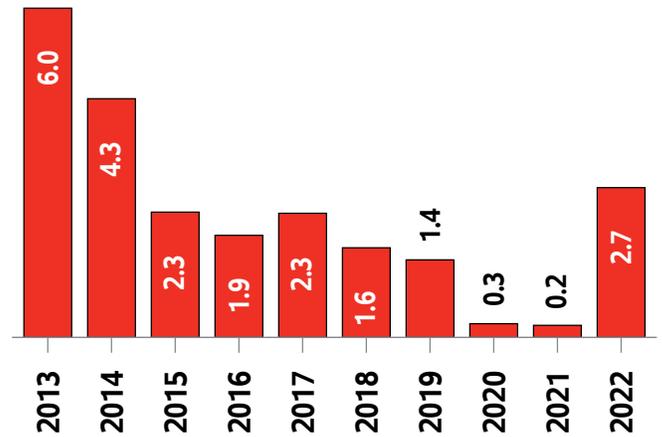
New Listings (December only)



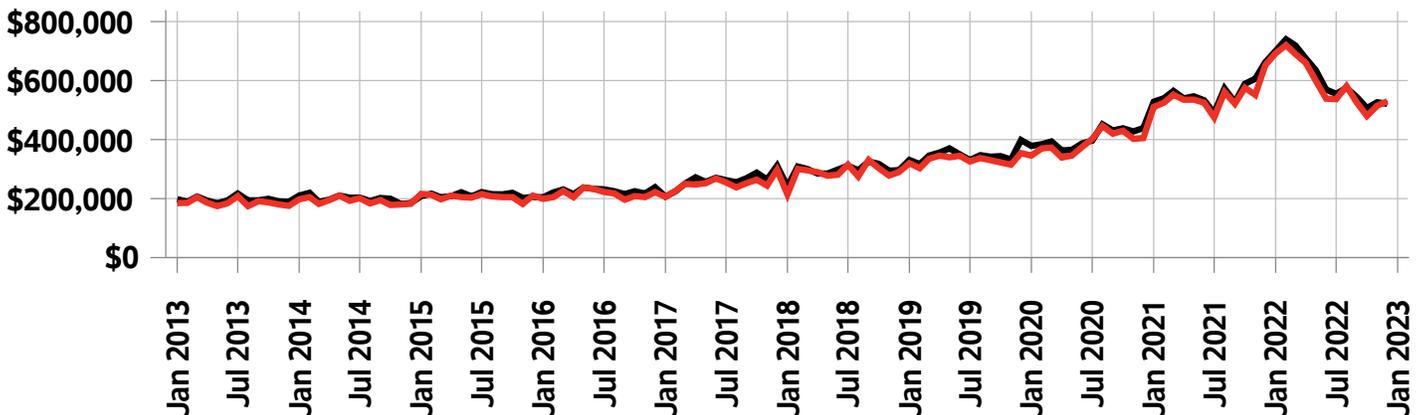
Active Listings (December only)



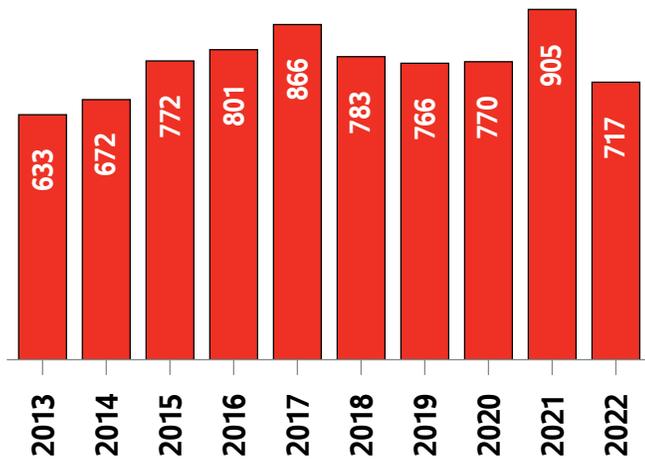
Months of Inventory (December only)



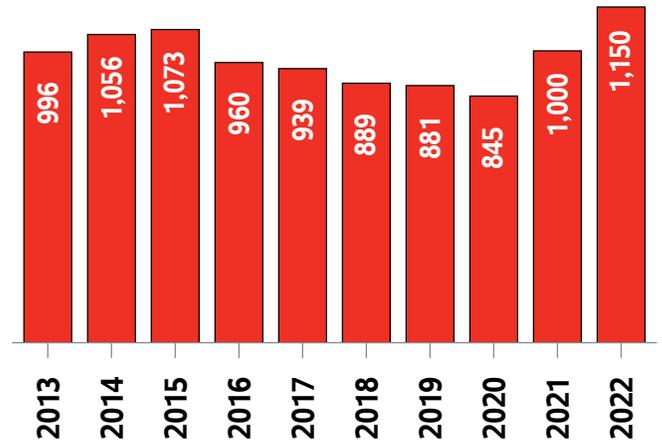
Average Price and Median Price



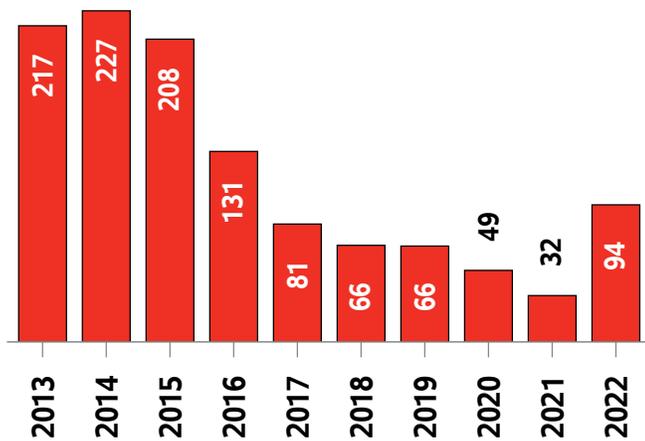
Sales Activity (December Year-to-date)



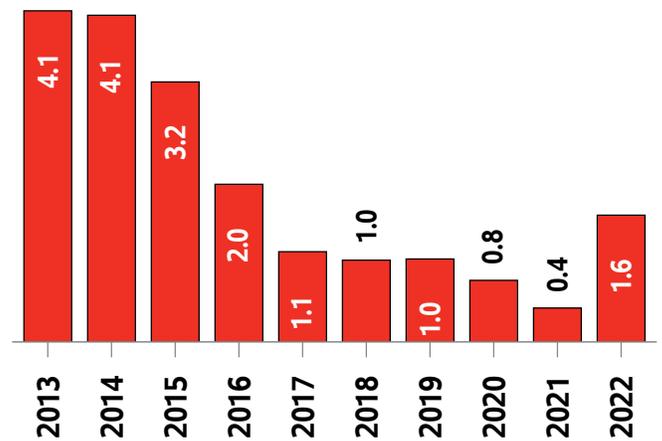
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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.