



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report July 2023



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

Actual	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	640	19.6%	-31.1%	-42.5%	-25.8%	-29.0%	-10.2%
Dollar Volume	\$428,045,752	21.7%	-26.0%	-21.5%	35.1%	69.0%	149.3%
New Listings	1,333	8.2%	19.8%	9.1%	21.1%	27.0%	8.3%
Active Listings	1,853	-0.6%	147.7%	67.8%	38.2%	-11.0%	-38.6%
Sales to New Listings Ratio ¹	48.0	43.4	83.5	91.1	78.4	85.9	57.9
Months of Inventory ²	2.9	3.5	0.8	1.0	1.6	2.3	4.2
Average Price	\$668,821	1.7%	7.4%	36.4%	82.2%	138.3%	177.7%
Median Price	\$621,000	7.1%	6.9%	36.2%	90.0%	138.9%	176.0%
Sale to List Price Ratio ³	99.7	98.5	107.4	103.2	101.4	98.5	97.4
Median Days on Market	15.0	16.0	8.0	9.0	12.0	24.0	33.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	4,428	-16.6%	-36.7%	-12.3%	-18.4%	-24.1%	-5.0%
Dollar Volume	\$2,903,112,512	-28.6%	-34.1%	24.6%	46.9%	78.9%	154.6%
New Listings	7,776	-19.4%	-9.5%	12.1%	6.7%	-9.7%	-14.1%
Active Listings ⁴	1,469	35.9%	138.4%	23.3%	31.6%	-30.0%	-47.5%
Sales to New Listings Ratio ⁵	56.9	55.0	81.3	72.8	74.4	67.7	51.5
Months of Inventory ⁶	2.3	1.4	0.6	1.7	1.4	2.5	4.2
Average Price	\$655,626	-14.4%	4.0%	42.2%	80.0%	135.5%	168.0%
Median Price	\$615,000	-14.0%	4.2%	43.0%	85.2%	138.4%	175.8%
Sale to List Price Ratio ⁷	99.3	112.9	112.2	102.5	102.8	98.6	97.6
Median Days on Market	15.0	7.0	7.0	9.0	10.0	22.0	29.5

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.

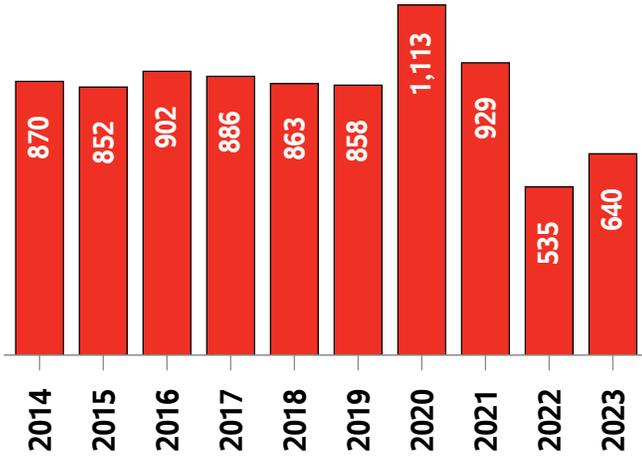
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

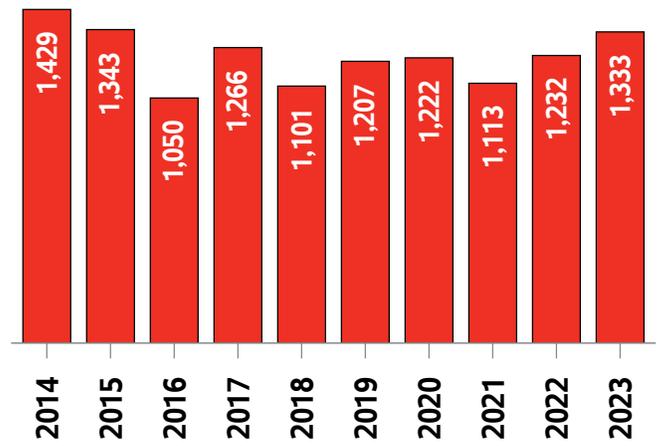
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

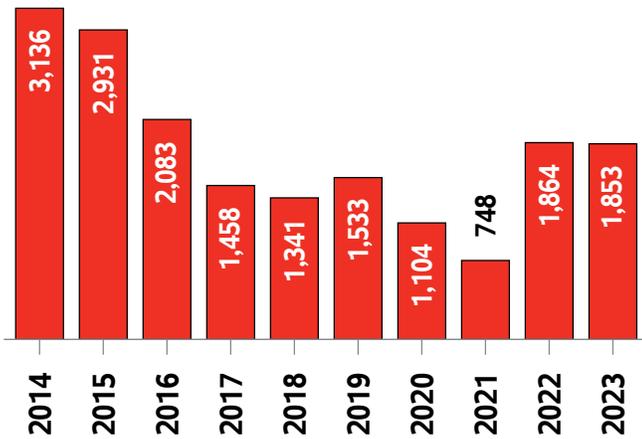
Sales Activity (July only)



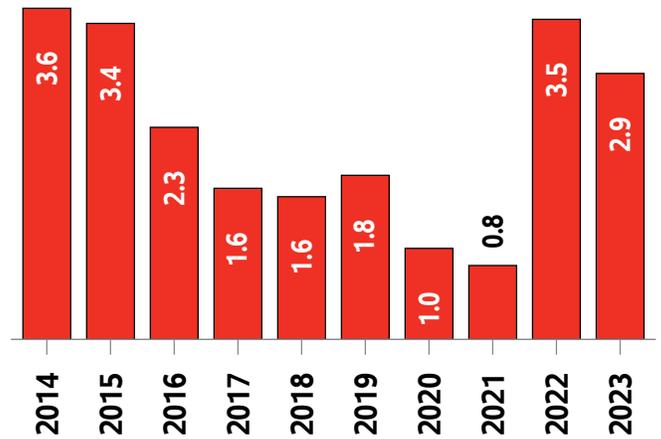
New Listings (July only)



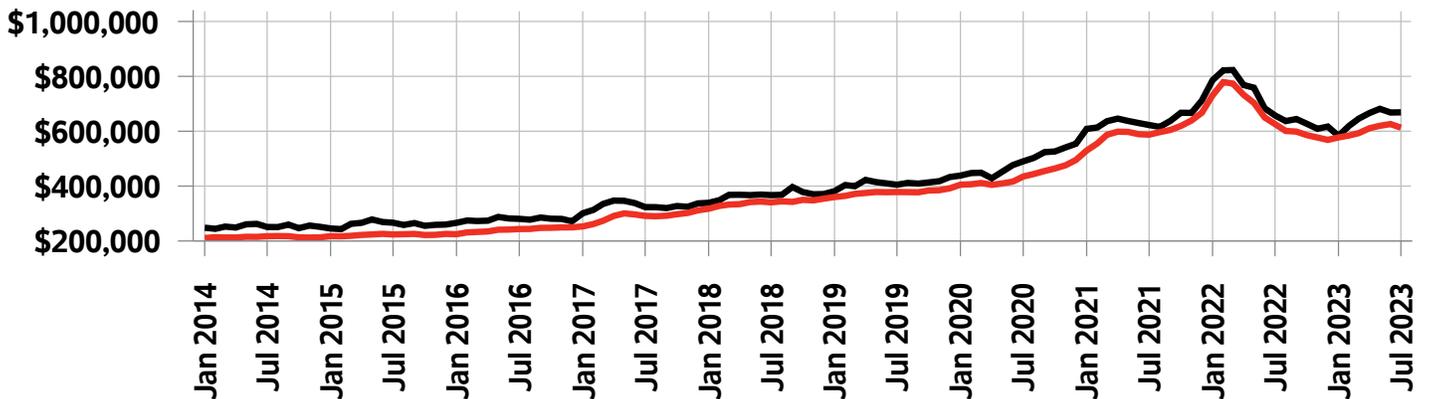
Active Listings (July only)



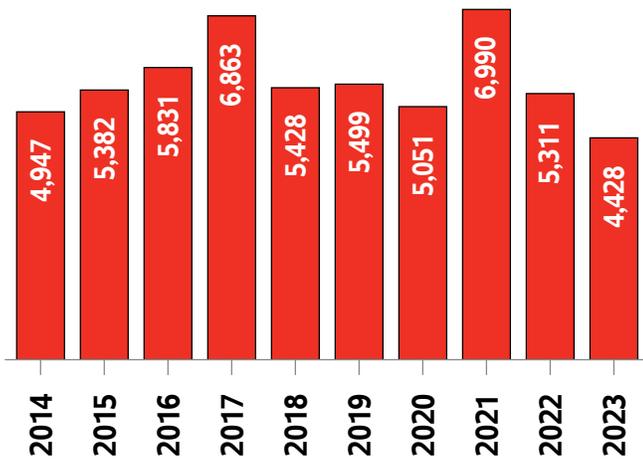
Months of Inventory (July only)



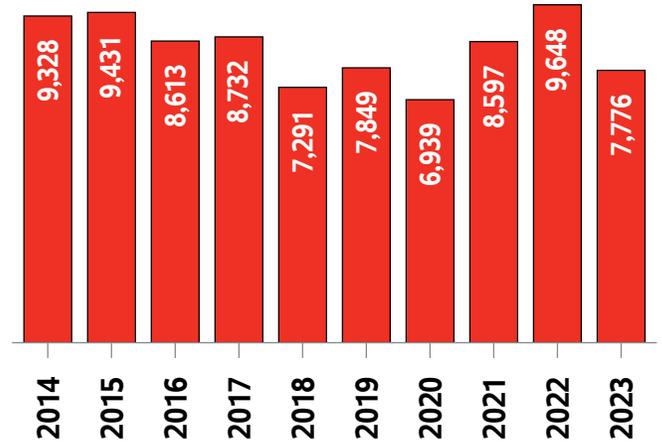
MLS® HPI Composite Benchmark Price and Average Price



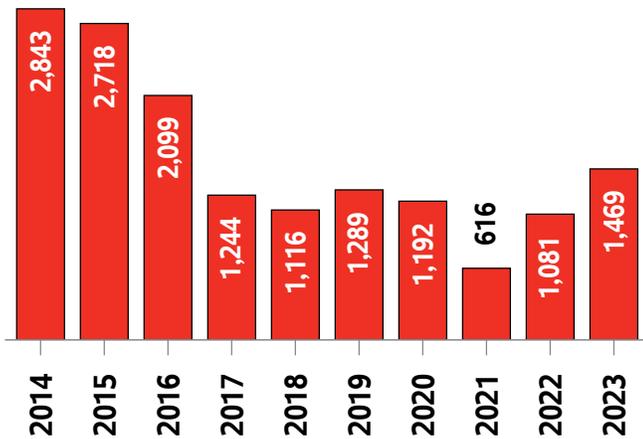
Sales Activity (July Year-to-date)



New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	471	14.0%	-33.8%	-45.2%	-29.7%	-33.9%	-16.5%
Dollar Volume	\$345,824,136	18.1%	-28.0%	-24.6%	28.3%	60.0%	138.1%
New Listings	1,035	13.2%	23.2%	5.8%	16.8%	21.3%	5.6%
Active Listings	1,406	1.2%	137.1%	46.9%	20.9%	-10.3%	-41.1%
Sales to New Listings Ratio ¹	45.5	45.2	84.6	87.8	75.6	83.6	57.6
Months of Inventory ²	3.0	3.4	0.8	1.1	1.7	2.2	4.2
Average Price	\$734,234	3.5%	8.8%	37.5%	82.5%	142.3%	185.2%
Median Price	\$679,000	9.5%	8.6%	35.8%	91.3%	146.9%	188.3%
Sale to List Price Ratio ³	99.9	98.4	107.9	103.4	101.2	98.7	97.5
Median Days on Market	14.0	16.0	8.0	9.0	11.0	22.0	33.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	3,275	-17.1%	-38.2%	-15.0%	-23.0%	-29.5%	-12.6%
Dollar Volume	\$2,339,692,326	-28.9%	-35.7%	21.4%	37.8%	67.7%	137.4%
New Listings	5,855	-18.1%	-10.7%	7.0%	-0.4%	-13.3%	-18.8%
Active Listings ⁴	1,105	38.0%	129.8%	7.2%	14.1%	-29.8%	-49.8%
Sales to New Listings Ratio ⁵	55.9	55.3	80.8	70.4	72.4	68.8	52.0
Months of Inventory ⁶	2.4	1.4	0.6	1.9	1.6	2.4	4.1
Average Price	\$714,410	-14.2%	4.0%	42.8%	79.1%	137.8%	171.7%
Median Price	\$660,000	-14.3%	3.9%	40.7%	81.3%	140.0%	177.9%
Sale to List Price Ratio ⁷	99.4	112.6	112.4	102.5	102.4	98.8	97.7
Median Days on Market	14.0	7.0	7.0	9.0	9.0	19.0	29.0

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.

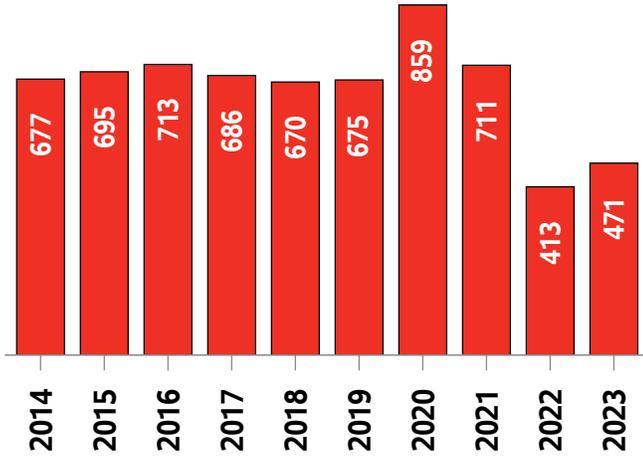
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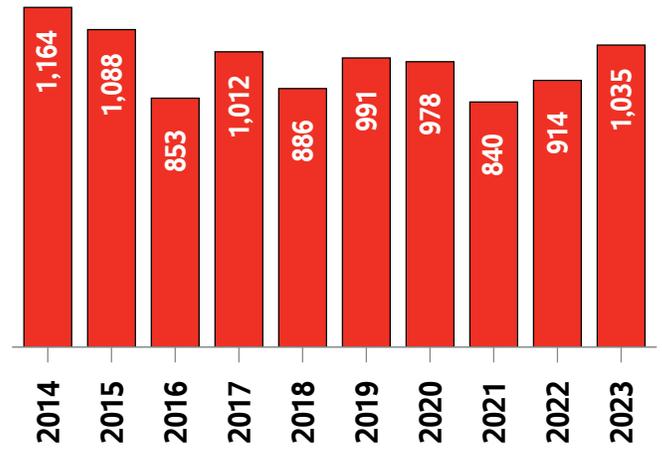
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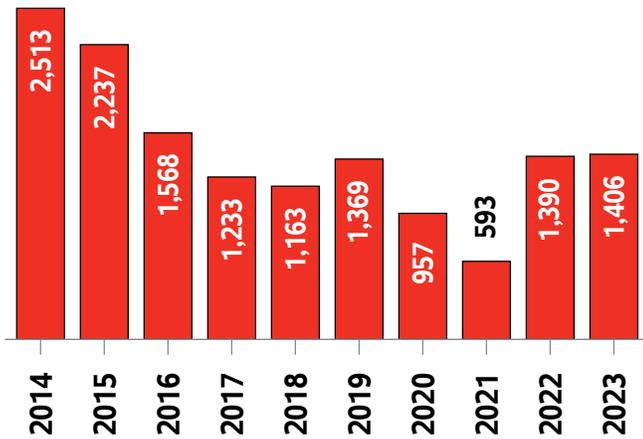
Sales Activity (July only)



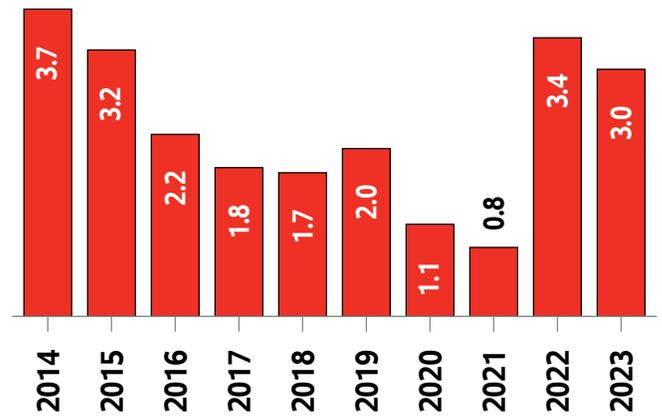
New Listings (July only)



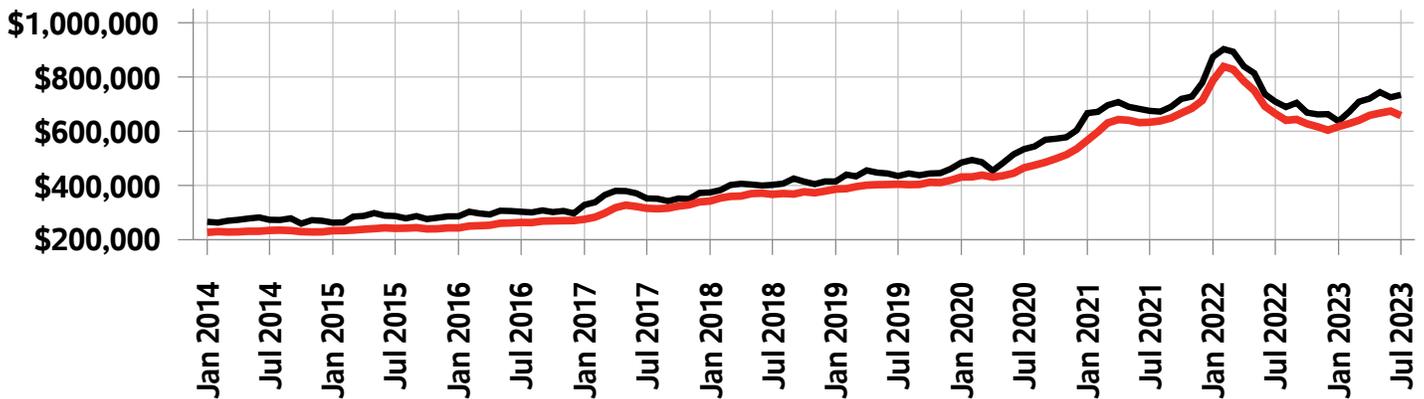
Active Listings (July only)



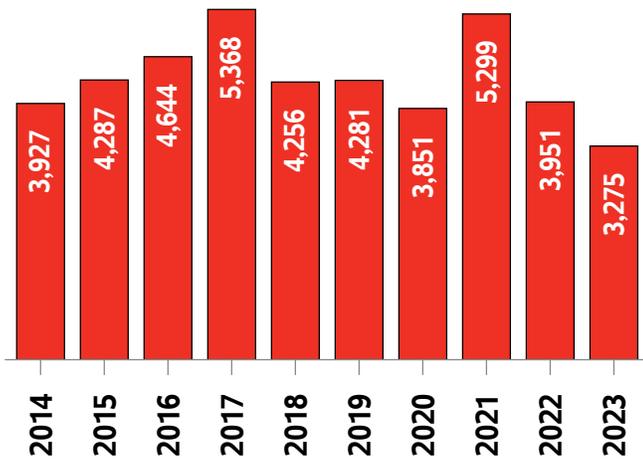
Months of Inventory (July only)



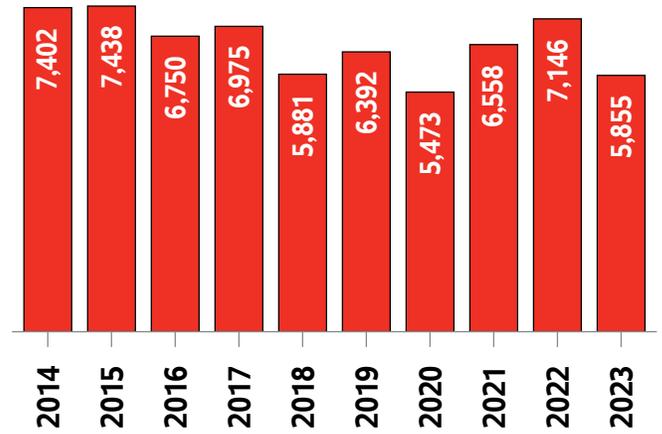
MLS® HPI Single Family Benchmark Price and Average Price



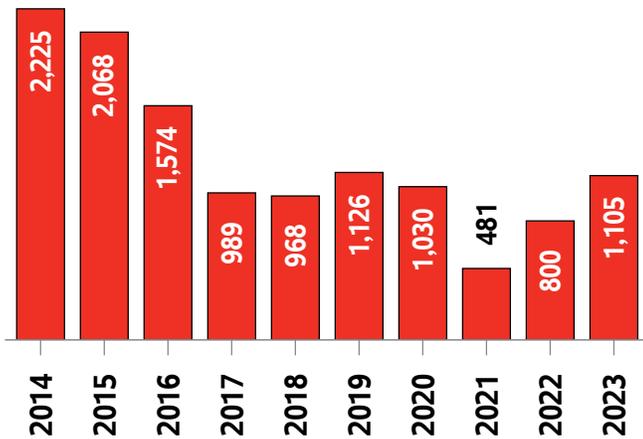
Sales Activity (July Year-to-date)



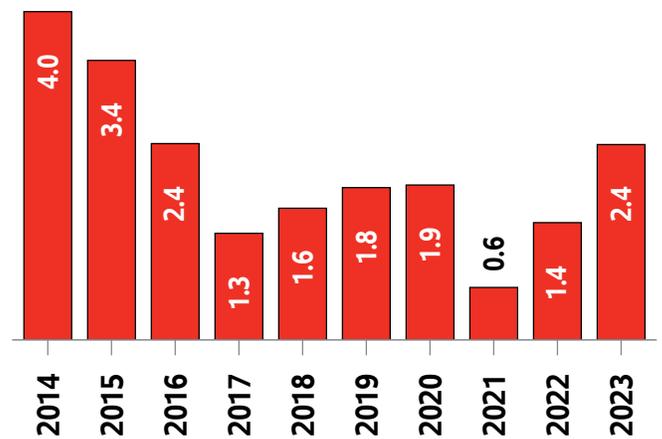
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	110	48.6%	-7.6%	-30.8%	-9.1%	4.8%	22.2%
Dollar Volume	\$60,122,616	49.5%	0.0%	-0.7%	83.7%	175.0%	271.1%
New Listings	181	-5.2%	23.1%	17.5%	26.6%	61.6%	22.3%
Active Listings	272	-3.5%	231.7%	223.8%	205.6%	29.5%	-14.7%
Sales to New Listings Ratio ¹	60.8	38.7	81.0	103.2	84.6	93.8	60.8
Months of Inventory ²	2.5	3.8	0.7	0.5	0.7	2.0	3.5
Average Price	\$546,569	0.6%	8.2%	43.5%	102.0%	162.5%	203.7%
Median Price	\$529,750	-1.4%	12.7%	40.6%	111.9%	178.8%	221.1%
Sale to List Price Ratio ³	99.7	99.5	106.8	103.1	103.2	98.5	97.7
Median Days on Market	17.0	18.0	8.0	9.0	12.0	26.0	29.5

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	728	-9.3%	-22.1%	1.7%	1.7%	2.0%	29.8%
Dollar Volume	\$393,427,723	-24.4%	-16.7%	47.9%	104.4%	179.8%	297.0%
New Listings	1,218	-21.2%	6.9%	40.2%	46.2%	23.0%	20.0%
Active Listings ⁴	233	40.0%	276.0%	151.9%	276.0%	2.4%	-16.5%
Sales to New Listings Ratio ⁵	59.8	52.0	82.0	82.4	86.0	72.1	55.3
Months of Inventory ⁶	2.2	1.5	0.5	0.9	0.6	2.2	3.5
Average Price	\$540,423	-16.6%	6.8%	45.5%	101.0%	174.5%	205.9%
Median Price	\$529,950	-17.8%	8.4%	45.2%	112.0%	195.3%	225.1%
Sale to List Price Ratio ⁷	99.6	115.7	113.7	103.3	106.0	98.3	97.6
Median Days on Market	15.0	7.0	7.0	8.0	7.0	27.0	29.0

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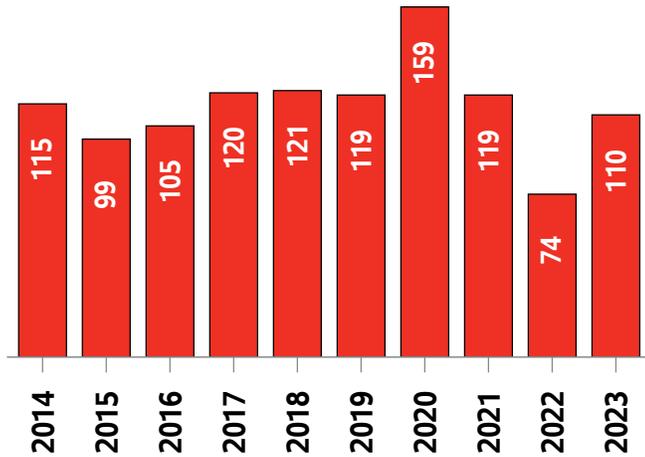
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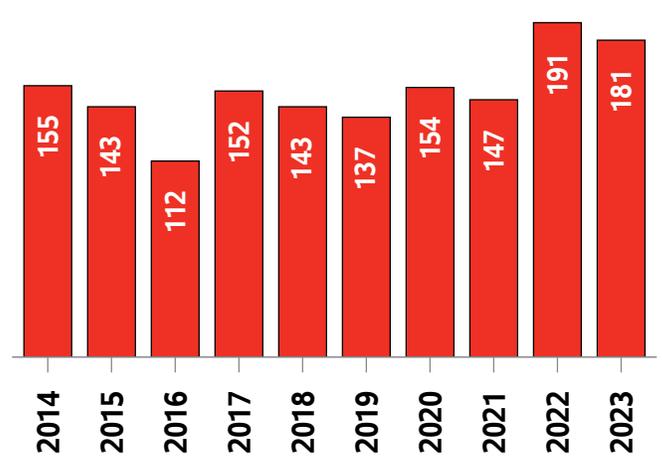
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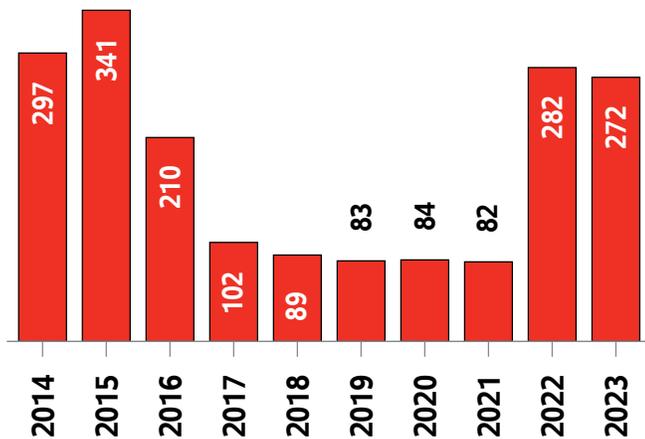
Sales Activity (July only)



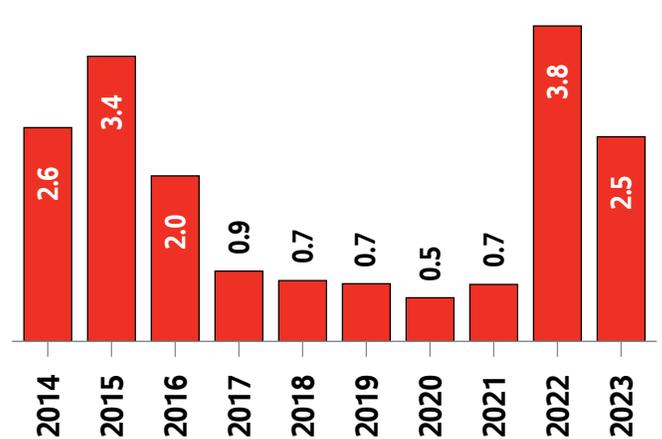
New Listings (July only)



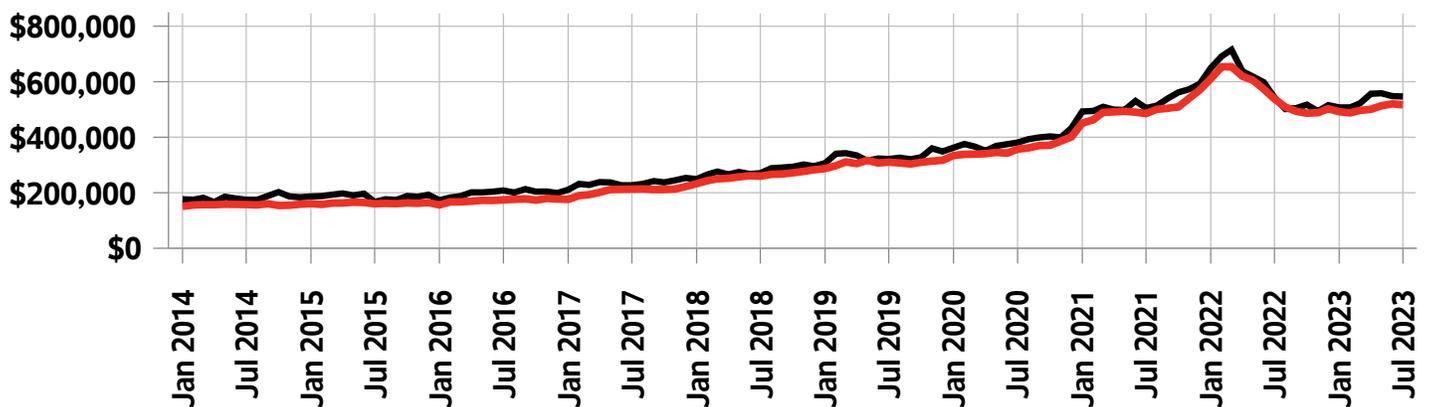
Active Listings (July only)



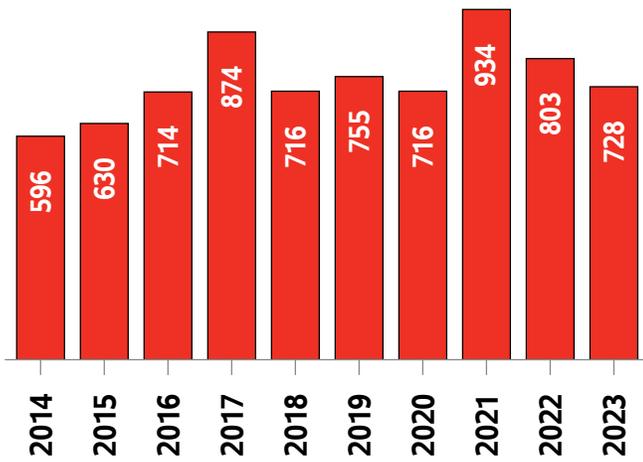
Months of Inventory (July only)



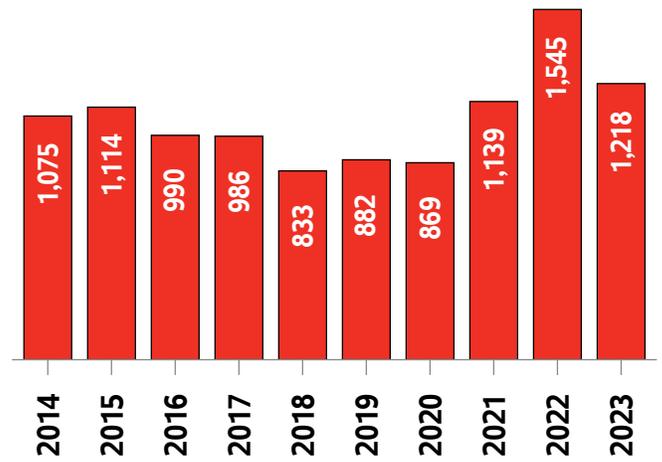
MLS® HPI Townhouse Benchmark Price and Average Price



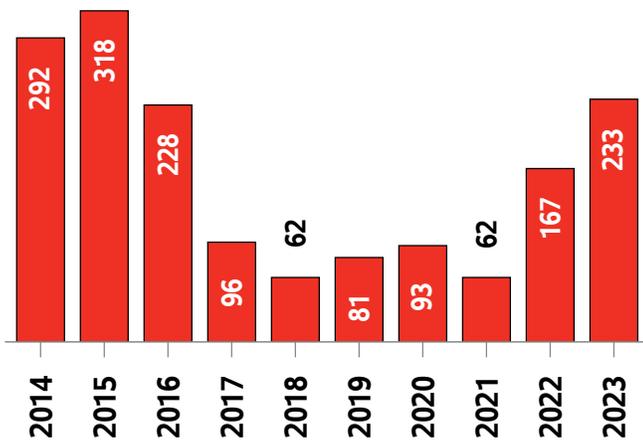
Sales Activity (July Year-to-date)



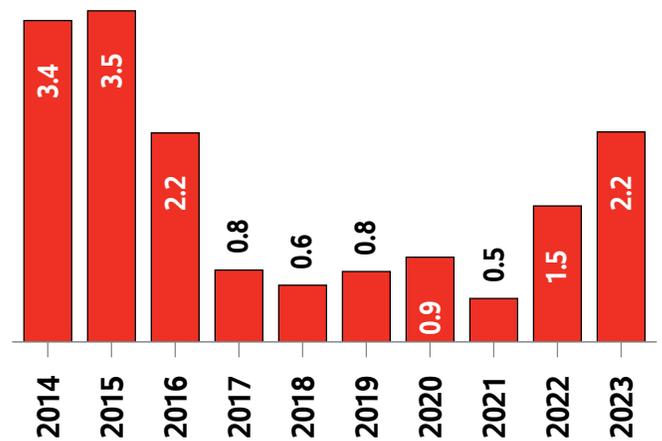
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



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

Actual	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	51	30.8%	-42.7%	-44.0%	-21.5%	-32.0%	-5.6%
Dollar Volume	\$19,566,000	30.2%	-43.0%	-24.3%	42.3%	32.9%	94.8%
New Listings	101	-1.9%	-6.5%	17.4%	53.0%	31.2%	8.6%
Active Listings	146	-1.4%	139.3%	151.7%	92.1%	-46.9%	-48.2%
Sales to New Listings Ratio ¹	50.5	37.9	82.4	105.8	98.5	97.4	58.1
Months of Inventory ²	2.9	3.8	0.7	0.6	1.2	3.7	5.2
Average Price	\$383,647	-0.5%	-0.5%	35.0%	81.4%	95.5%	106.2%
Median Price	\$350,000	-2.8%	-0.3%	33.6%	91.3%	141.4%	134.5%
Sale to List Price Ratio ³	98.3	98.6	105.3	102.4	100.2	97.3	96.3
Median Days on Market	20.0	18.0	10.0	13.0	19.0	42.0	42.5

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	365	-24.7%	-45.8%	-19.8%	-13.5%	-15.5%	10.3%
Dollar Volume	\$148,024,413	-33.8%	-42.6%	12.4%	78.6%	75.4%	170.2%
New Listings	588	-27.4%	-26.1%	4.3%	10.7%	-26.8%	-23.4%
Active Listings ⁴	103	14.3%	64.6%	63.9%	45.1%	-60.7%	-63.9%
Sales to New Listings Ratio ⁵	62.1	59.9	84.5	80.7	79.5	53.8	43.1
Months of Inventory ⁶	2.0	1.3	0.7	1.0	1.2	4.3	6.0
Average Price	\$405,546	-12.0%	5.9%	40.1%	106.5%	107.6%	145.0%
Median Price	\$357,500	-15.9%	3.6%	37.5%	110.3%	126.6%	164.8%
Sale to List Price Ratio ⁷	98.0	111.6	109.2	101.7	102.0	97.2	97.3
Median Days on Market	19.0	7.0	7.0	11.0	14.0	41.0	44.0

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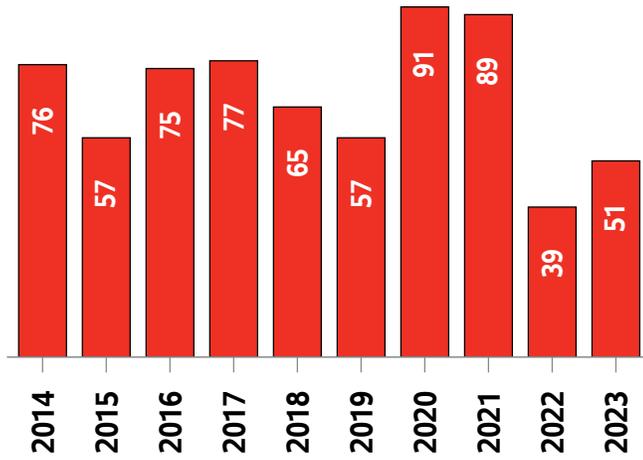
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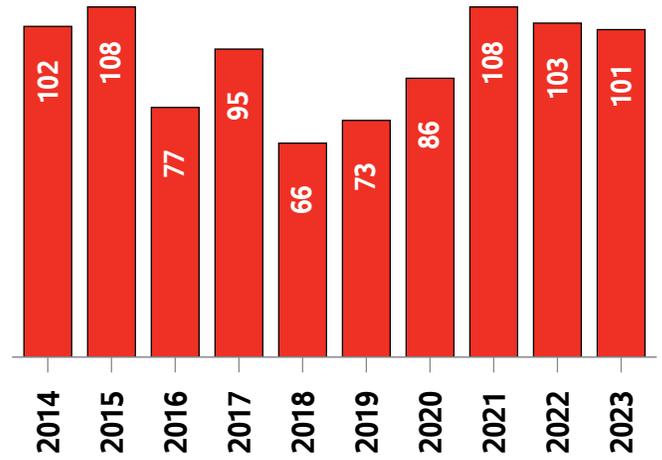
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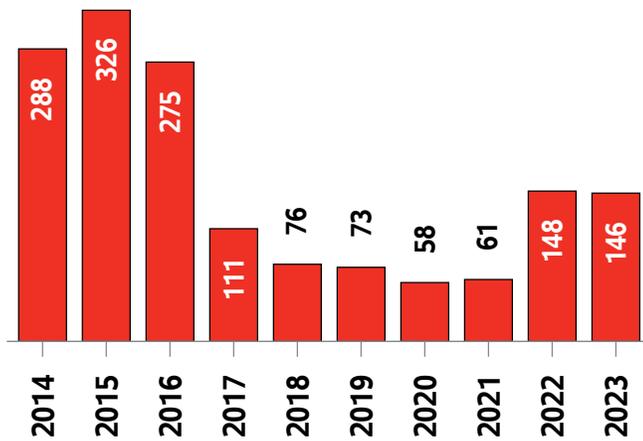
Sales Activity (July only)



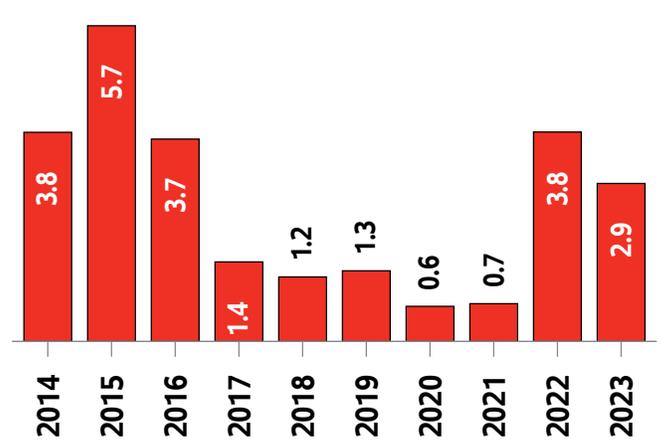
New Listings (July only)



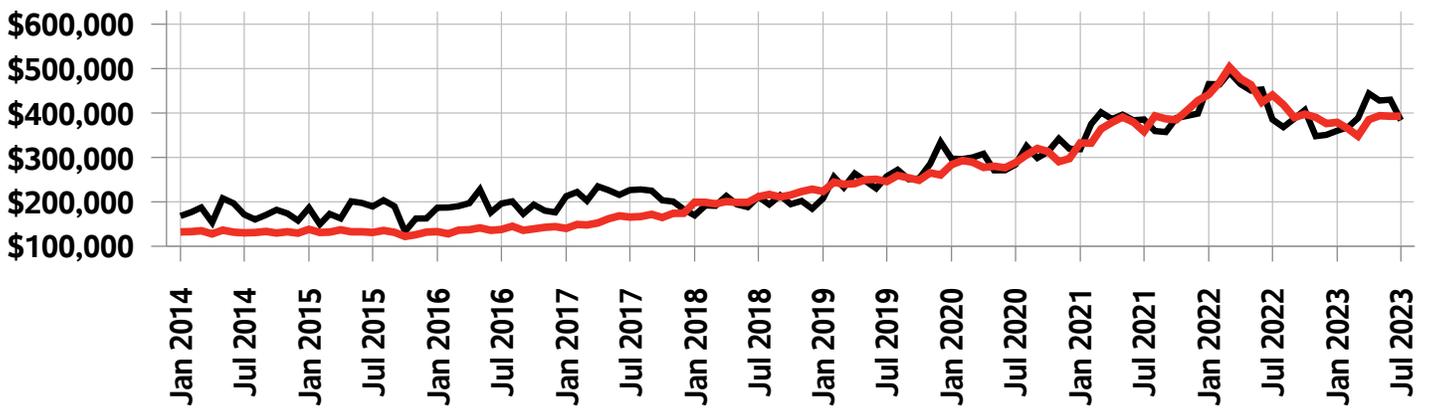
Active Listings (July only)



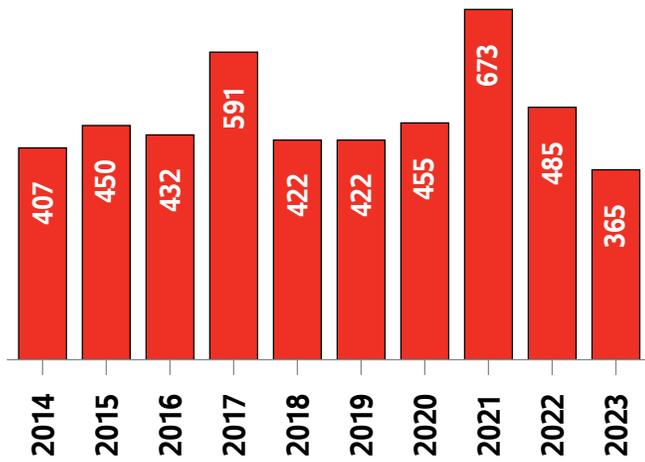
Months of Inventory (July only)



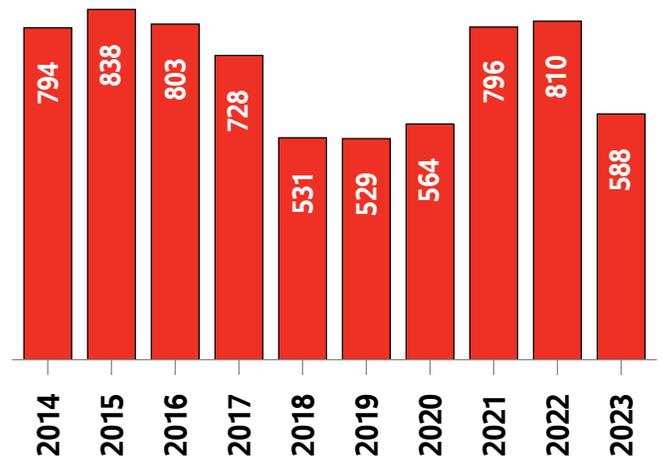
MLS® HPI Apartment Benchmark Price and Average Price



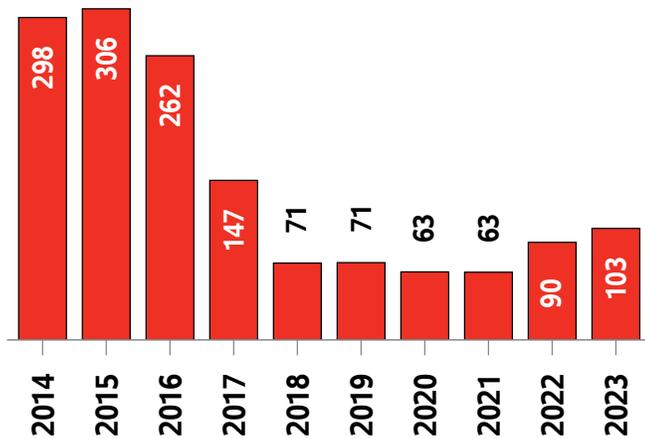
Sales Activity (July Year-to-date)



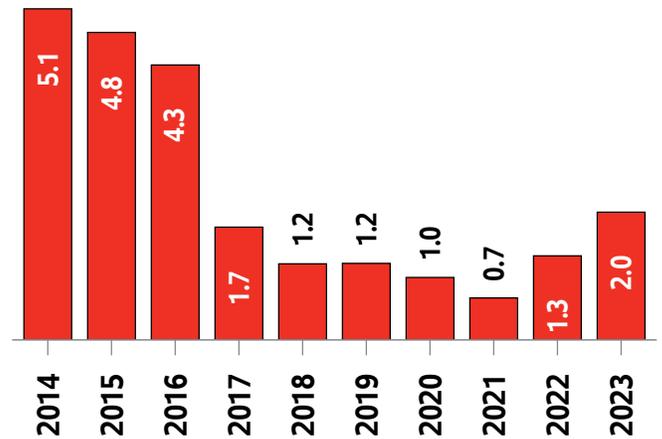
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



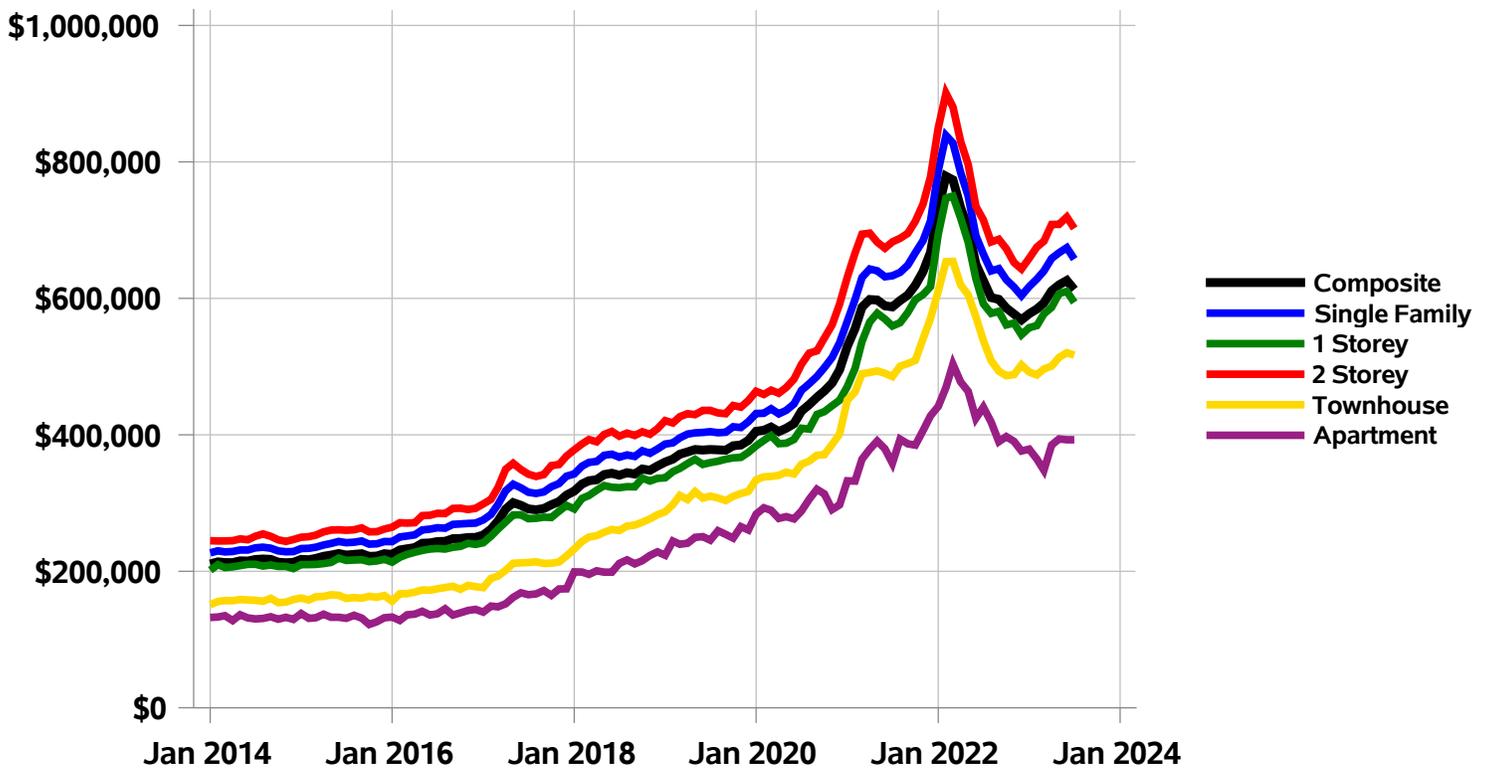
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MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$612,800	-2.1	0.3	6.1	-2.1	40.9	79.8
Single Family	\$657,500	-2.5	-0.2	6.5	-1.1	41.3	79.1
One Storey	\$594,000	-2.7	1.2	6.6	0.3	45.0	84.2
Two Storey	\$702,500	-2.3	-0.8	6.6	-1.7	39.6	76.5
Townhouse	\$516,900	-0.7	3.2	5.1	-4.0	44.8	99.0
Apartment	\$392,800	0.0	2.0	3.6	-10.8	36.2	85.7

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.)	1310
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.)	1393
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5939
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.)	1150
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6599
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.)	1638
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5585
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.)	1244
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
Gross Living Area (Above Ground; in sq. ft.)	963
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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	463	18.4%	-31.4%	-44.7%	-27.3%	-23.6%	-11.0%
Dollar Volume	\$297,566,887	14.7%	-29.0%	-27.4%	28.9%	73.1%	138.3%
New Listings	951	9.2%	18.4%	6.6%	21.6%	32.1%	10.5%
Active Listings	1,156	-4.2%	135.0%	61.7%	32.9%	-13.6%	-36.6%
Sales to New Listings Ratio ¹	48.7	44.9	84.1	93.8	81.5	84.2	60.4
Months of Inventory ²	2.5	3.1	0.7	0.9	1.4	2.2	3.5
Average Price	\$642,693	-3.1%	3.6%	31.3%	77.3%	126.6%	167.7%
Median Price	\$600,000	2.6%	3.4%	31.6%	84.6%	126.5%	167.0%
Sale to List Price Ratio ³	100.0	98.8	107.2	103.5	101.8	99.0	97.4
Median Days on Market	14.0	15.0	8.0	9.0	12.0	22.0	29.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	3,109	-18.7%	-39.3%	-15.3%	-22.0%	-25.9%	-10.6%
Dollar Volume	\$1,991,699,249	-31.0%	-37.9%	17.0%	35.5%	67.2%	132.6%
New Listings	5,327	-24.2%	-16.3%	5.9%	-0.4%	-14.0%	-16.8%
Active Listings ⁴	875	20.6%	108.3%	14.5%	22.7%	-33.6%	-48.5%
Sales to New Listings Ratio ⁵	58.4	54.4	80.4	73.0	74.5	67.7	54.4
Months of Inventory ⁶	2.0	1.3	0.6	1.5	1.3	2.2	3.4
Average Price	\$640,624	-15.2%	2.2%	38.2%	73.7%	125.4%	160.2%
Median Price	\$605,000	-14.8%	3.4%	40.0%	78.0%	128.4%	168.9%
Sale to List Price Ratio ⁷	99.7	114.1	112.9	103.1	103.6	99.0	97.8
Median Days on Market	13.0	7.0	6.0	8.0	8.0	19.0	27.0

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.

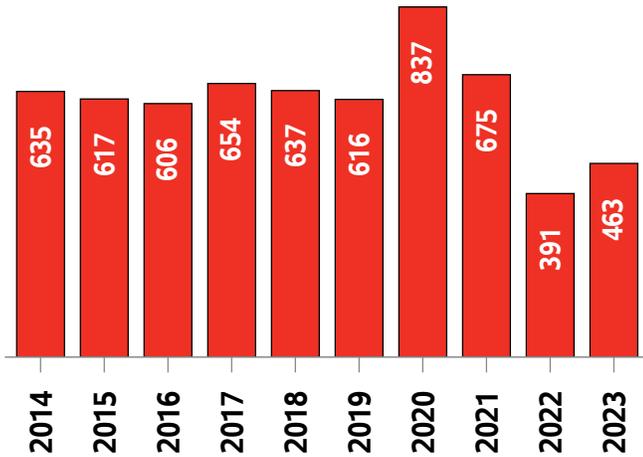
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

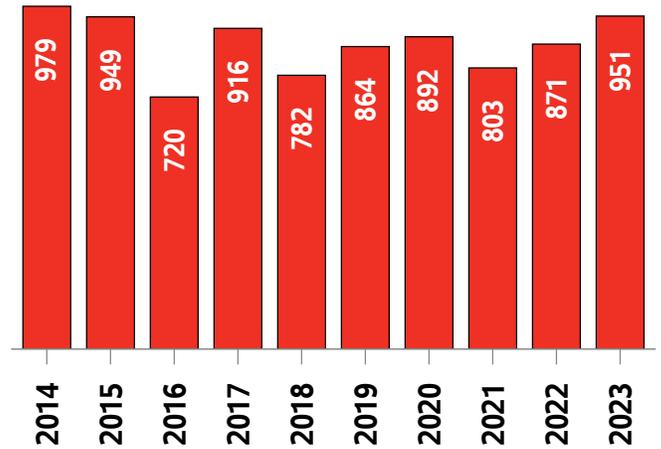
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

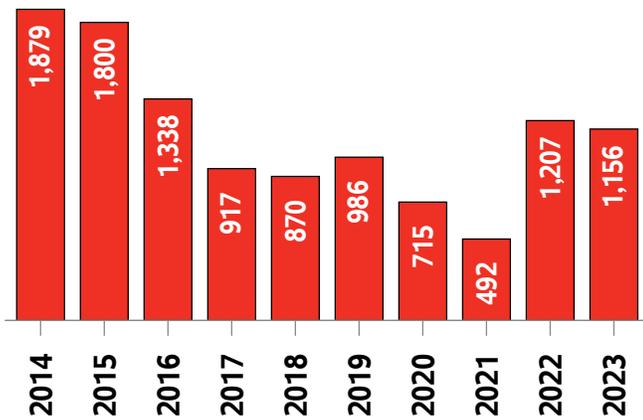
Sales Activity (July only)



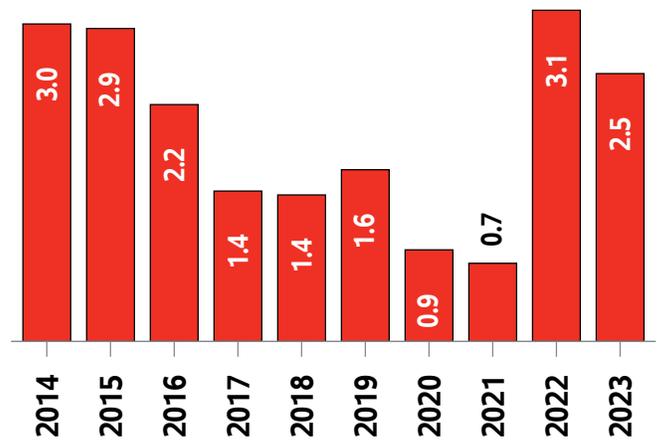
New Listings (July only)



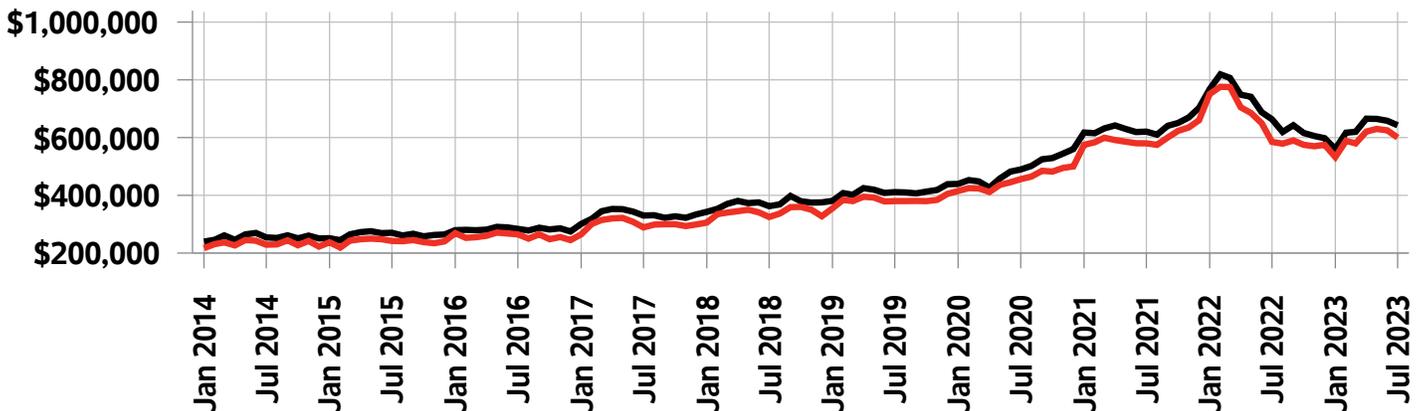
Active Listings (July only)



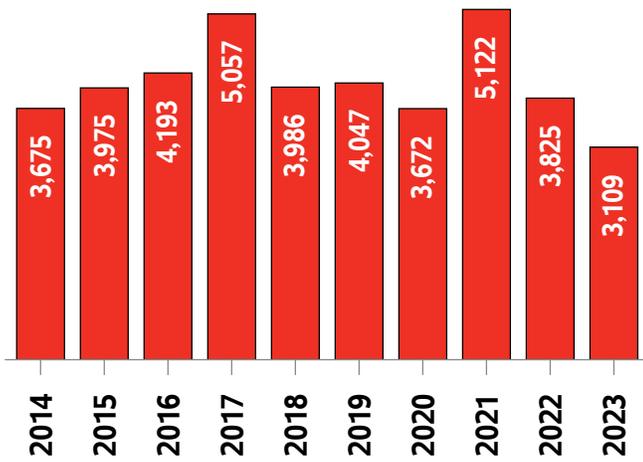
Months of Inventory (July only)



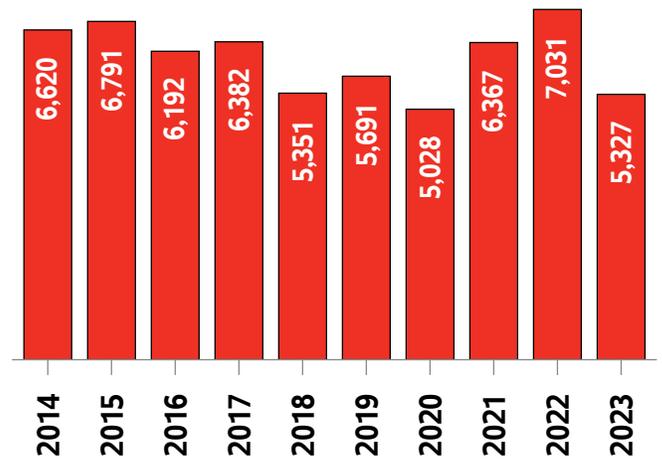
Average Price and Median Price



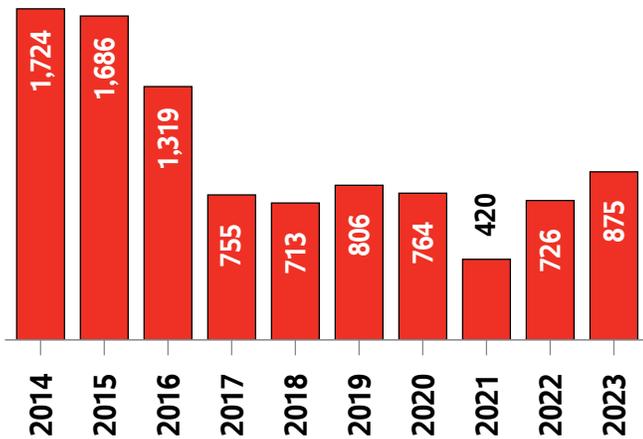
Sales Activity (July Year-to-date)



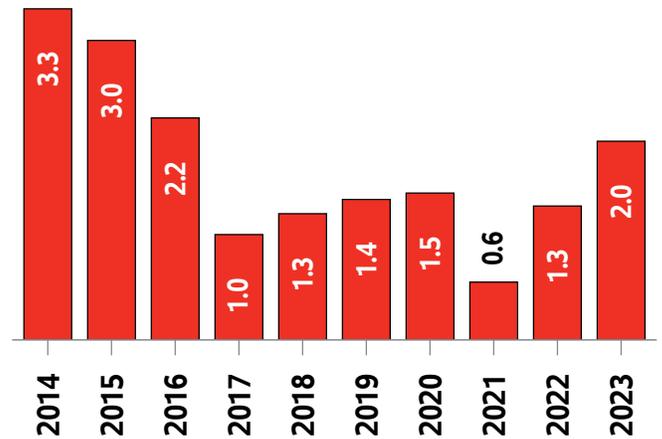
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	1	—	-50.0%	-66.7%	—	0.0%	0.0%
Dollar Volume	\$710,000	—	-61.6%	-60.8%	—	144.8%	163.9%
New Listings	1	0.0%	-50.0%	-75.0%	0.0%	0.0%	-50.0%
Active Listings	1	-66.7%	0.0%	-50.0%	-50.0%	-75.0%	-75.0%
Sales to New Listings Ratio ¹	100.0	—	100.0	75.0	—	100.0	50.0
Months of Inventory ²	1.0	—	0.5	0.7	—	4.0	4.0
Average Price	\$710,000	—	-23.1%	17.7%	—	144.8%	163.9%
Median Price	\$710,000	—	-23.1%	30.3%	—	144.8%	163.9%
Sale to List Price Ratio ³	101.6	—	117.6	100.4	—	97.3	99.7
Median Days on Market	10.0	—	8.0	7.0	—	92.0	35.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	2	-71.4%	-77.8%	-80.0%	-81.8%	-71.4%	-71.4%
Dollar Volume	\$1,340,000	-80.9%	-76.9%	-76.8%	-79.0%	-53.4%	-47.0%
New Listings	5	-50.0%	-54.5%	-50.0%	-54.5%	-44.4%	-54.5%
Active Listings ⁴	1	-62.5%	-50.0%	-58.8%	-53.3%	-75.9%	-75.0%
Sales to New Listings Ratio ⁵	40.0	70.0	81.8	100.0	100.0	77.8	63.6
Months of Inventory ⁶	3.5	2.7	1.6	1.7	1.4	4.1	4.0
Average Price	\$670,000	-33.0%	3.8%	15.8%	15.7%	63.0%	85.7%
Median Price	\$670,000	-20.0%	19.6%	25.8%	27.6%	81.1%	129.5%
Sale to List Price Ratio ⁷	97.8	110.7	111.6	96.1	98.7	96.0	94.3
Median Days on Market	89.5	11.0	8.0	44.5	10.0	63.0	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.

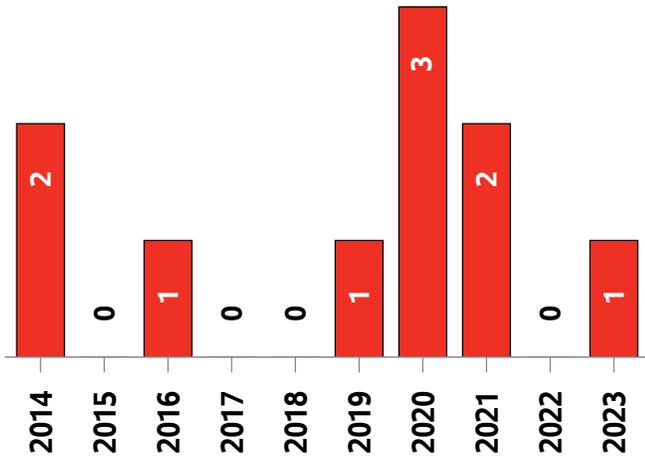
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

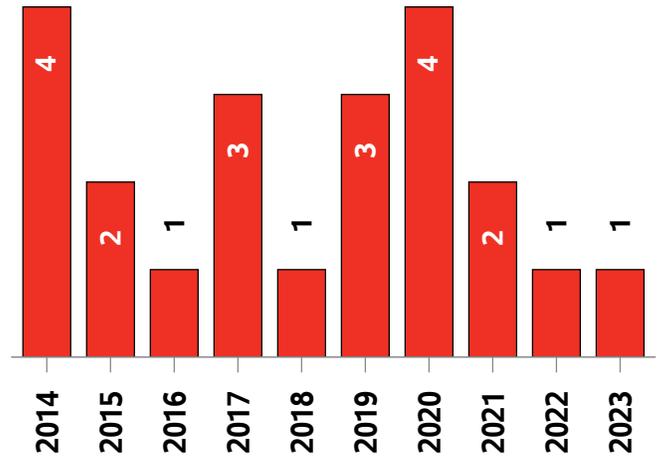
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

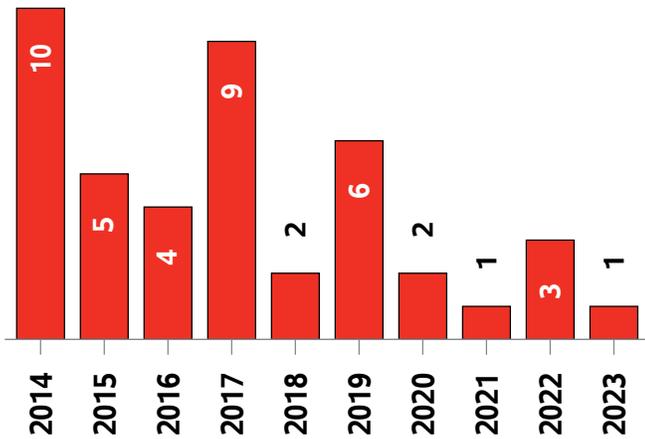
Sales Activity (July only)



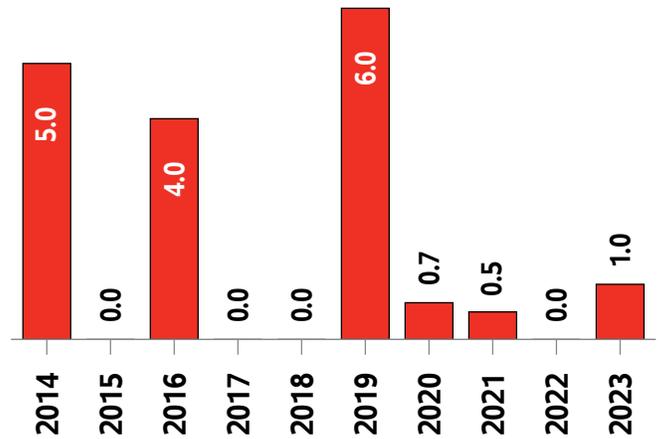
New Listings (July only)



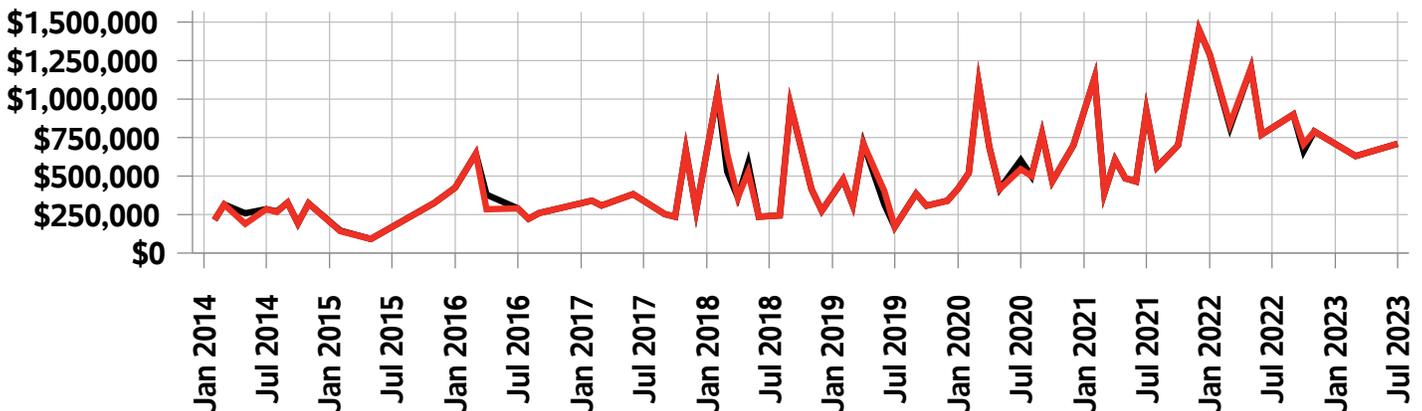
Active Listings (July only)



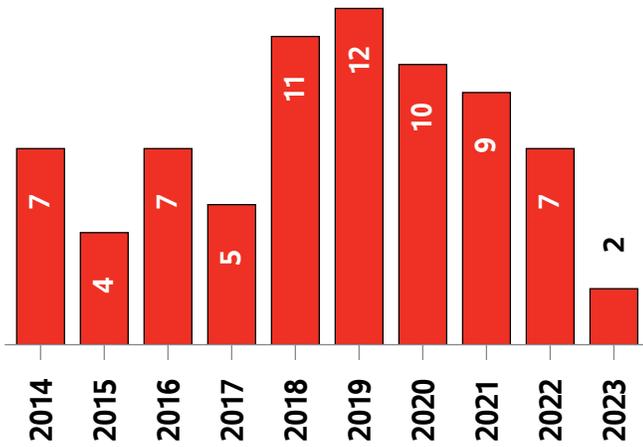
Months of Inventory (July only)



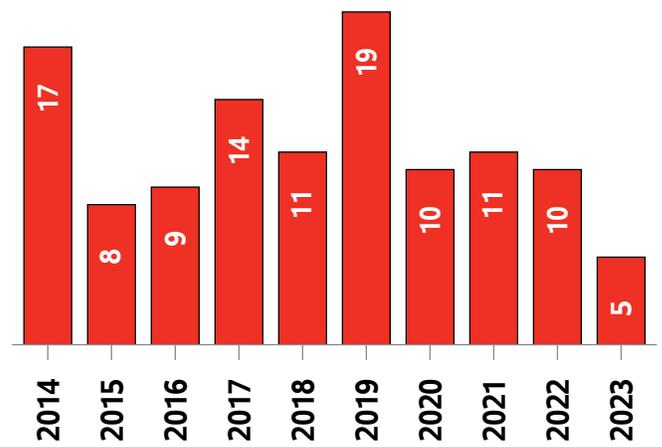
Average Price and Median Price



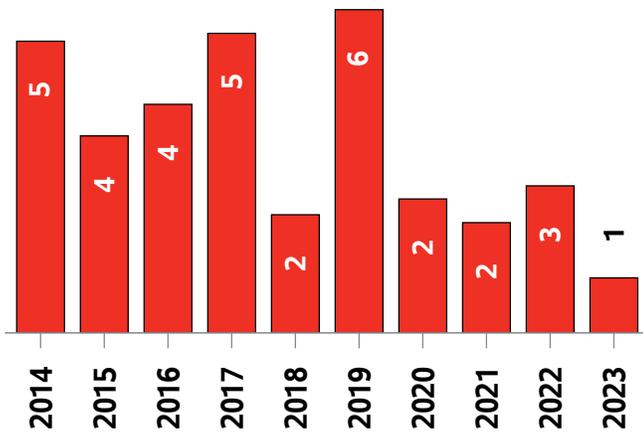
Sales Activity (July Year-to-date)



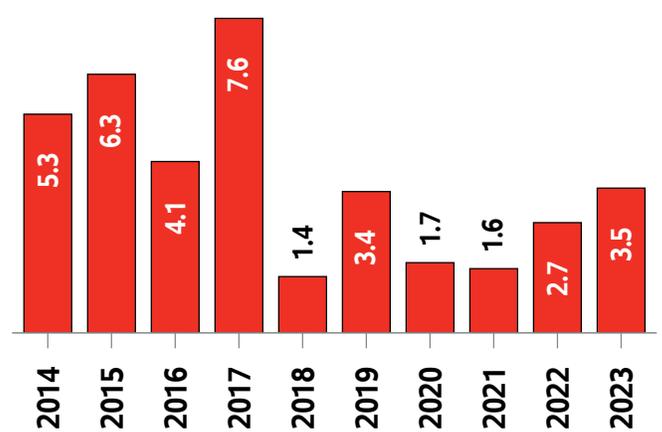
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	21	50.0%	-16.0%	-25.0%	40.0%	-48.8%	10.5%
Dollar Volume	\$13,602,526	67.7%	-12.2%	3.0%	139.0%	17.2%	189.5%
New Listings	60	20.0%	106.9%	50.0%	130.8%	81.8%	46.3%
Active Listings	113	18.9%	276.7%	94.8%	71.2%	10.8%	-29.8%
Sales to New Listings Ratio ¹	35.0	28.0	86.2	70.0	57.7	124.2	46.3
Months of Inventory ²	5.4	6.8	1.2	2.1	4.4	2.5	8.5
Average Price	\$647,739	11.8%	4.6%	37.4%	70.7%	128.7%	162.0%
Median Price	\$655,000	26.7%	4.8%	57.8%	114.8%	124.3%	174.6%
Sale to List Price Ratio ³	96.2	98.2	107.5	98.5	99.2	94.6	96.6
Median Days on Market	29.0	18.0	7.0	21.0	17.0	56.0	37.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	155	-0.6%	-26.5%	9.2%	21.1%	-18.8%	42.2%
Dollar Volume	\$108,289,494	-6.2%	-18.5%	75.9%	131.2%	115.9%	324.2%
New Listings	341	12.2%	35.9%	49.6%	79.5%	24.0%	9.3%
Active Listings ⁴	92	98.2%	209.6%	63.5%	73.6%	-20.4%	-39.1%
Sales to New Listings Ratio ⁵	45.5	51.3	84.1	62.3	67.4	69.5	34.9
Months of Inventory ⁶	4.2	2.1	1.0	2.8	2.9	4.2	9.7
Average Price	\$698,642	-5.6%	11.0%	61.2%	90.9%	166.1%	198.3%
Median Price	\$699,900	0.4%	12.0%	75.0%	110.5%	191.6%	250.0%
Sale to List Price Ratio ⁷	97.2	107.7	106.8	99.4	98.7	96.1	95.8
Median Days on Market	33.0	10.0	9.0	17.5	18.0	48.0	51.0

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.

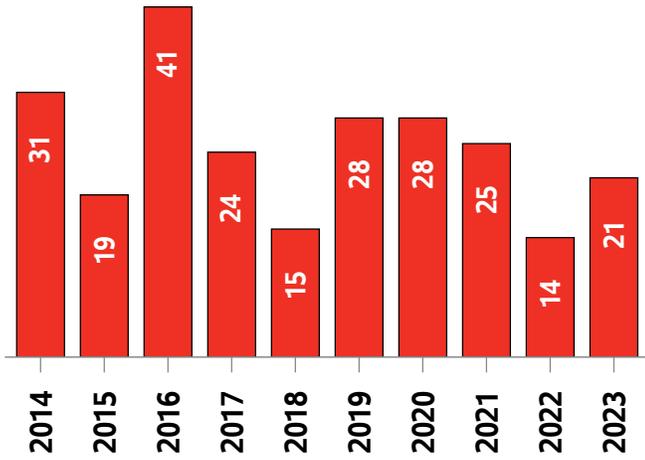
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

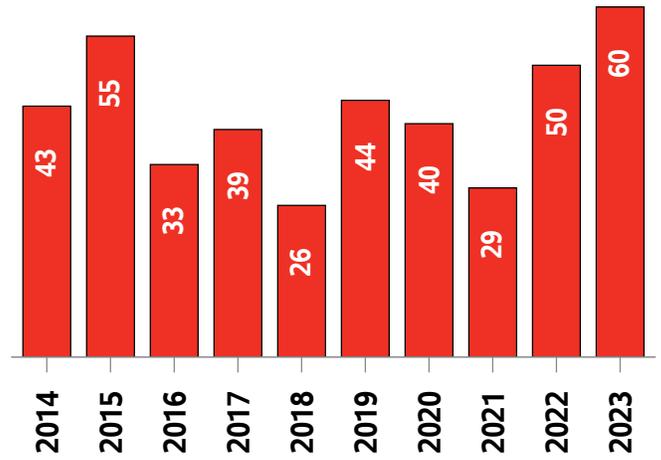
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

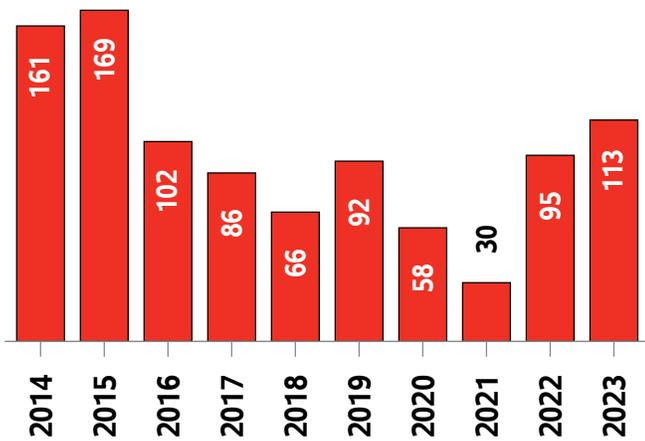
Sales Activity (July only)



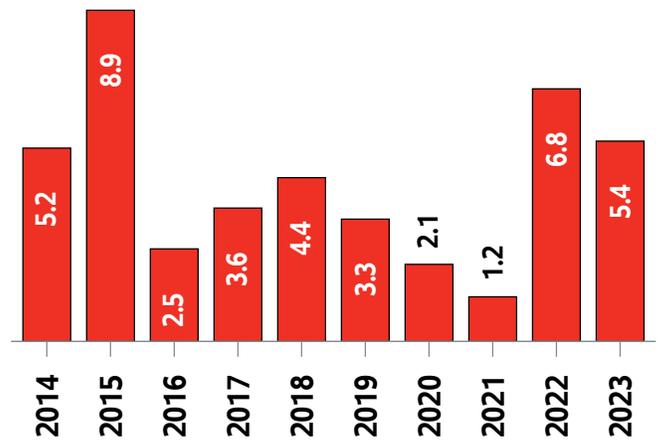
New Listings (July only)



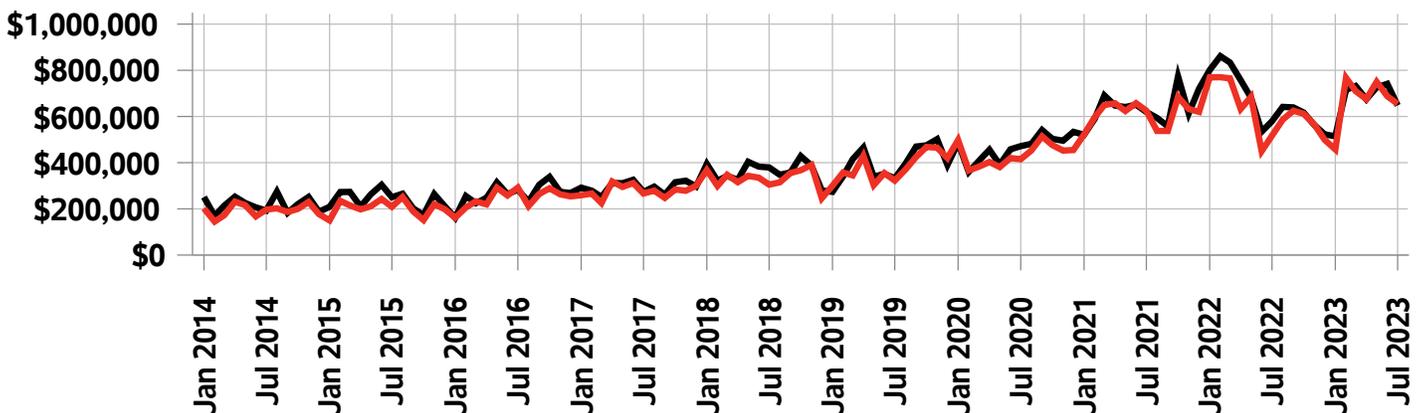
Active Listings (July only)



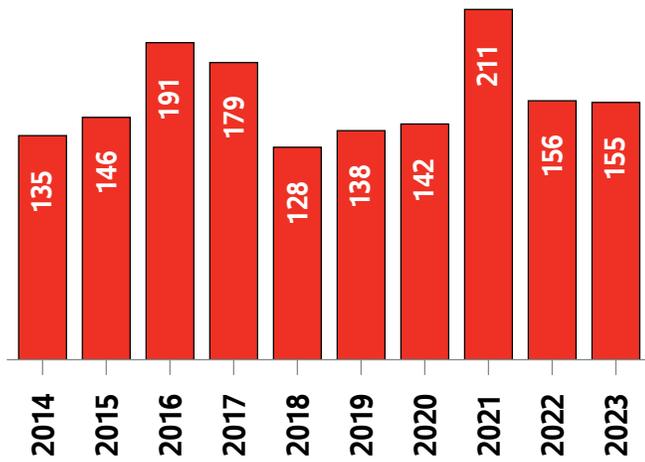
Months of Inventory (July only)



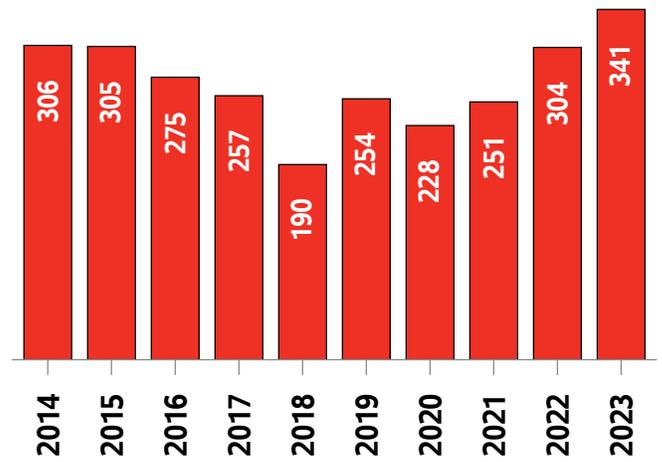
Average Price and Median Price



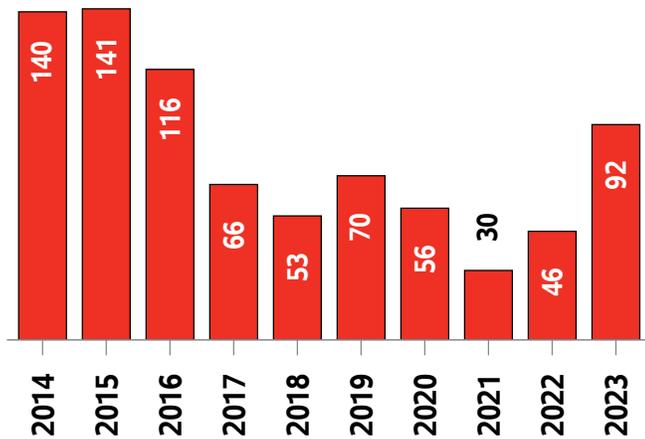
Sales Activity (July Year-to-date)



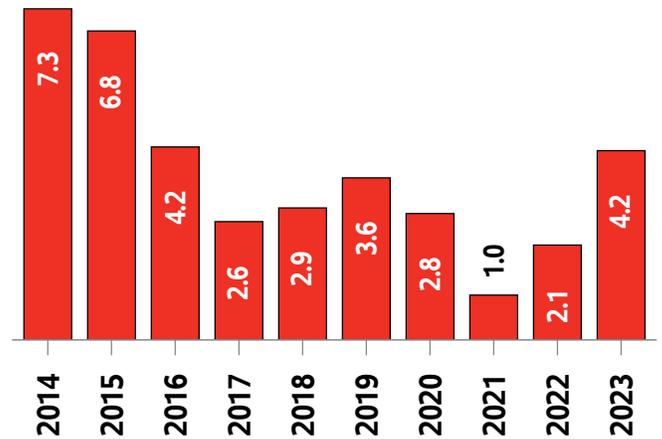
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	17	6.3%	-43.3%	-56.4%	-34.6%	-52.8%	-26.1%
Dollar Volume	\$20,080,999	40.6%	-28.3%	-29.8%	25.9%	39.1%	161.7%
New Listings	56	36.6%	21.7%	1.8%	60.0%	16.7%	5.7%
Active Listings	114	44.3%	185.0%	34.1%	44.3%	-2.6%	-28.8%
Sales to New Listings Ratio ¹	30.4	39.0	65.2	70.9	74.3	75.0	43.4
Months of Inventory ²	6.7	4.9	1.3	2.2	3.0	3.3	7.0
Average Price	\$1,181,235	32.3%	26.6%	61.0%	92.5%	194.5%	254.1%
Median Price	\$775,000	5.2%	-9.4%	21.1%	45.7%	121.4%	140.7%
Sale to List Price Ratio ³	100.9	97.9	112.1	102.3	101.0	100.4	97.4
Median Days on Market	29.0	21.0	8.0	13.0	8.5	26.5	42.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	170	-11.9%	-28.0%	11.1%	-8.6%	-12.4%	21.4%
Dollar Volume	\$152,252,558	-26.5%	-26.3%	62.1%	58.5%	106.2%	215.9%
New Listings	377	6.8%	21.2%	38.1%	39.6%	3.6%	-4.3%
Active Listings ⁴	94	123.5%	172.6%	10.6%	36.0%	-23.0%	-39.6%
Sales to New Listings Ratio ⁵	45.1	54.7	75.9	56.0	68.9	53.3	35.5
Months of Inventory ⁶	3.9	1.5	1.0	3.9	2.6	4.4	7.8
Average Price	\$895,603	-16.5%	2.4%	45.9%	73.4%	135.3%	160.2%
Median Price	\$845,000	-13.0%	4.3%	45.7%	73.0%	150.9%	150.0%
Sale to List Price Ratio ⁷	97.9	108.6	111.3	101.0	100.8	98.7	97.0
Median Days on Market	22.5	7.0	7.0	12.0	13.0	29.0	45.5

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.

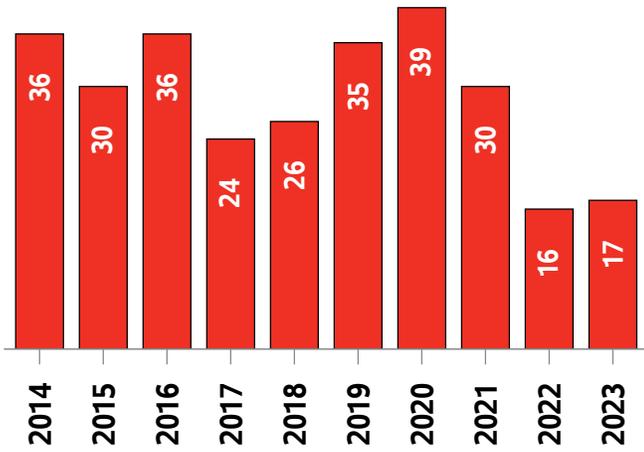
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

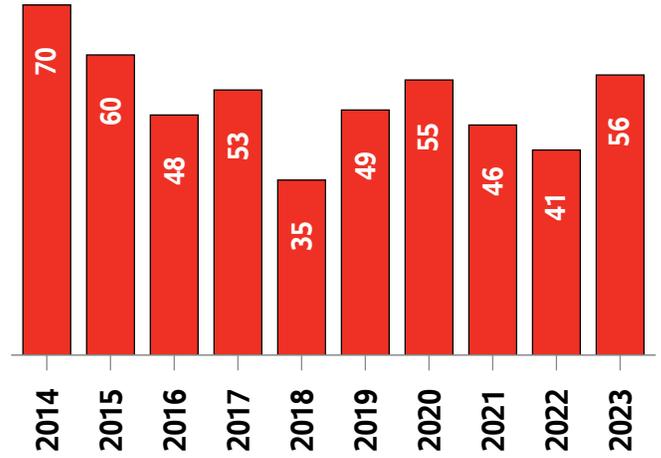
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

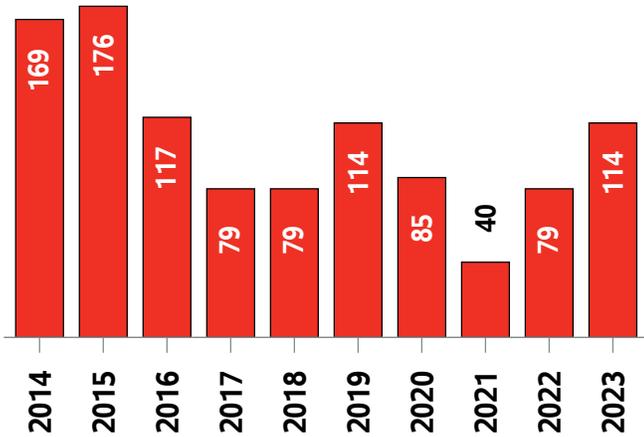
Sales Activity (July only)



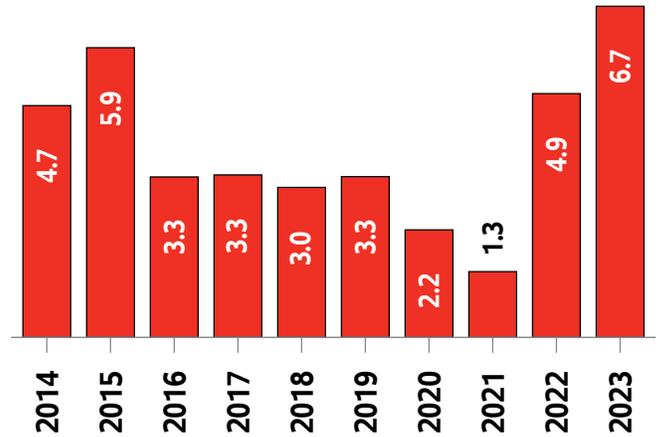
New Listings (July only)



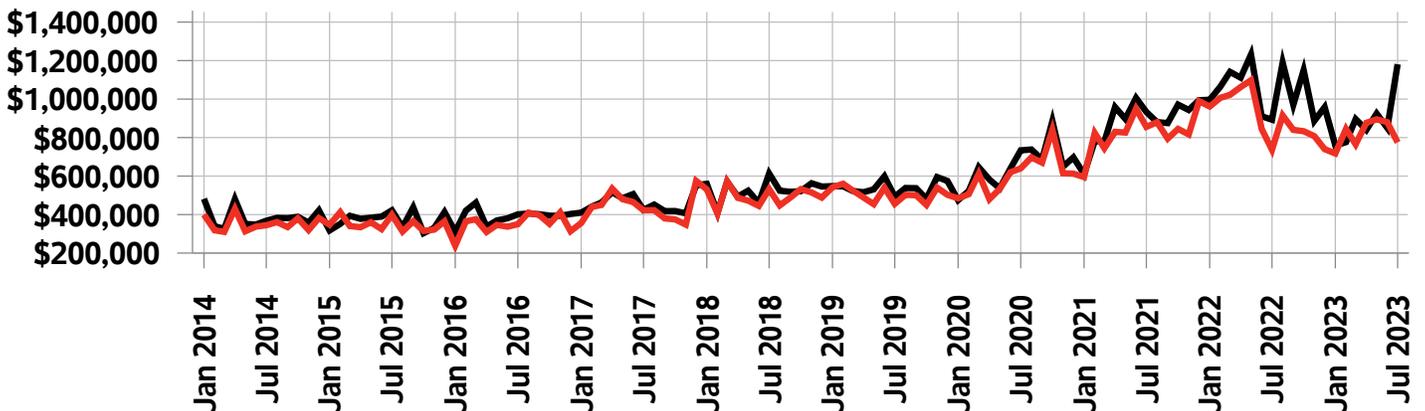
Active Listings (July only)



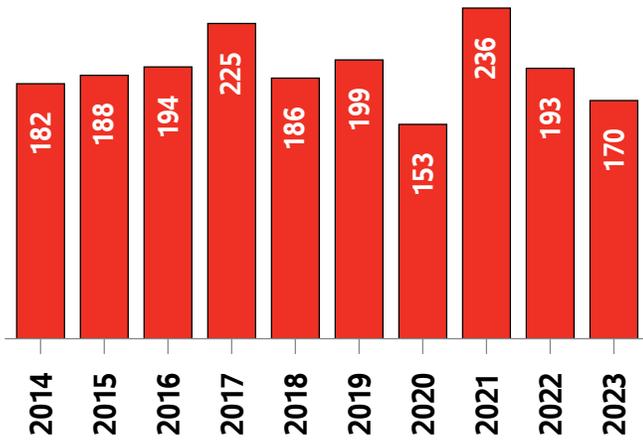
Months of Inventory (July only)



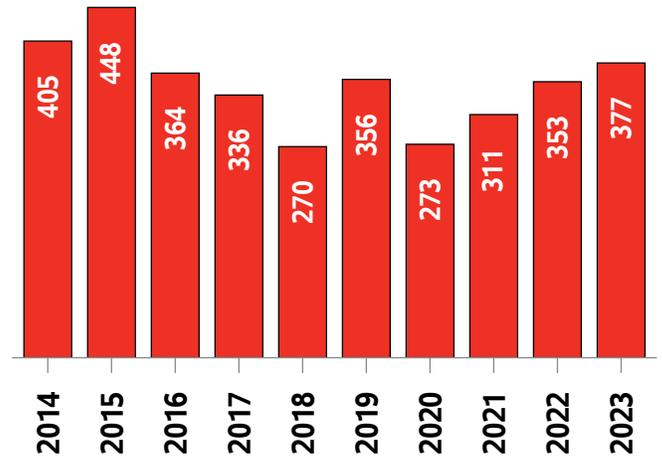
Average Price and Median Price



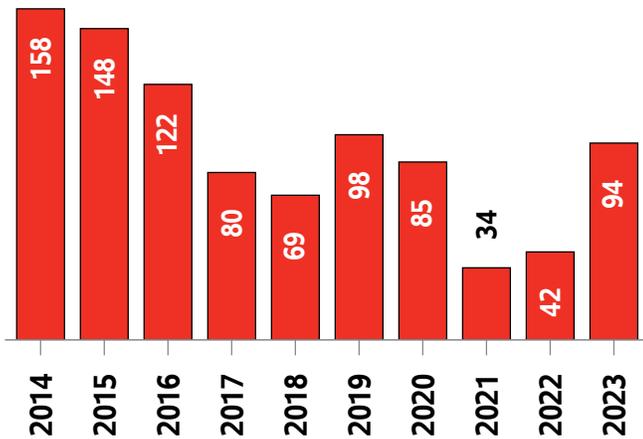
Sales Activity (July Year-to-date)



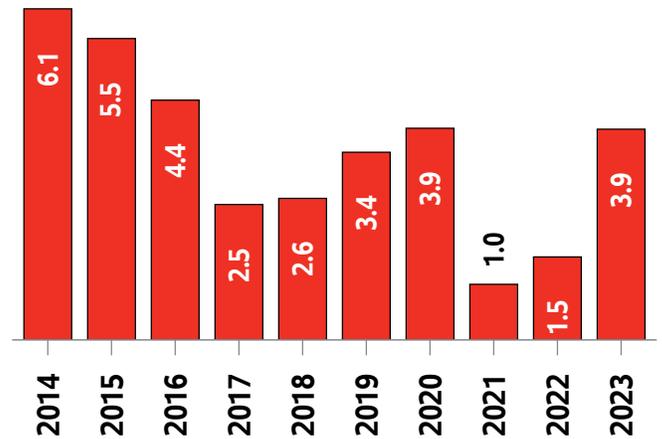
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	28	0.0%	-15.2%	-48.1%	-41.7%	-36.4%	0.0%
Dollar Volume	\$18,264,489	5.8%	-3.8%	-28.1%	11.1%	55.6%	191.3%
New Listings	58	-1.7%	38.1%	-17.1%	5.5%	9.4%	-19.4%
Active Listings	93	-10.6%	111.4%	1.1%	25.7%	-12.3%	-47.2%
Sales to New Listings Ratio ¹	48.3	47.5	78.6	77.1	87.3	83.0	38.9
Months of Inventory ²	3.3	3.7	1.3	1.7	1.5	2.4	6.3
Average Price	\$652,303	5.8%	13.3%	38.7%	90.4%	144.6%	191.3%
Median Price	\$638,950	11.6%	11.0%	46.4%	105.3%	145.8%	177.9%
Sale to List Price Ratio ³	97.8	97.7	112.0	103.2	101.3	98.0	96.0
Median Days on Market	25.5	18.5	7.0	9.0	14.0	22.0	50.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	203	-14.0%	-32.3%	-18.1%	-13.2%	-15.4%	22.3%
Dollar Volume	\$135,050,648	-25.9%	-27.6%	18.2%	69.4%	114.2%	261.9%
New Listings	382	-13.2%	8.2%	6.7%	19.7%	5.5%	-2.8%
Active Listings ⁴	81	11.8%	168.4%	-17.5%	17.1%	-29.4%	-39.9%
Sales to New Listings Ratio ⁵	53.1	53.6	85.0	69.3	73.4	66.3	42.2
Months of Inventory ⁶	2.8	2.2	0.7	2.8	2.1	3.4	5.7
Average Price	\$665,274	-13.8%	7.0%	44.5%	95.3%	153.3%	196.0%
Median Price	\$635,000	-13.2%	5.8%	45.8%	100.6%	153.0%	188.6%
Sale to List Price Ratio ⁷	97.8	111.2	113.1	101.0	100.2	97.5	96.5
Median Days on Market	20.0	7.0	6.0	14.5	12.0	28.0	33.0

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.

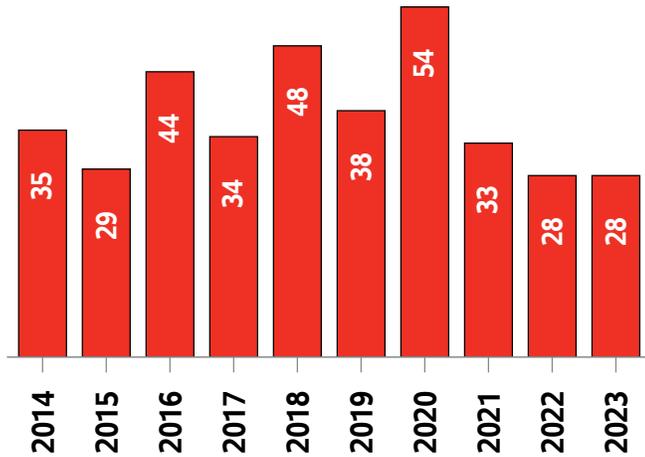
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

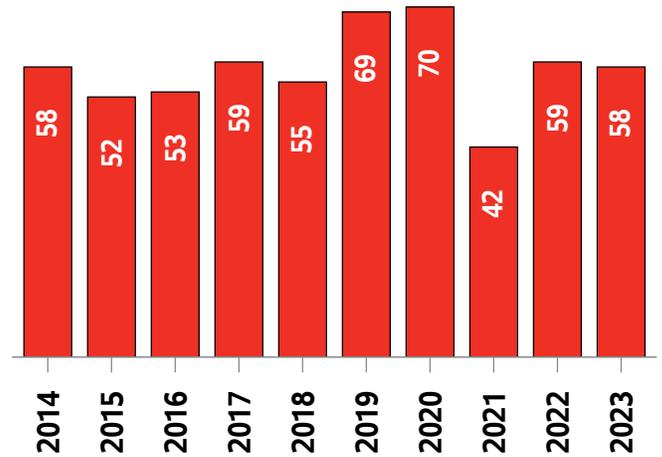
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

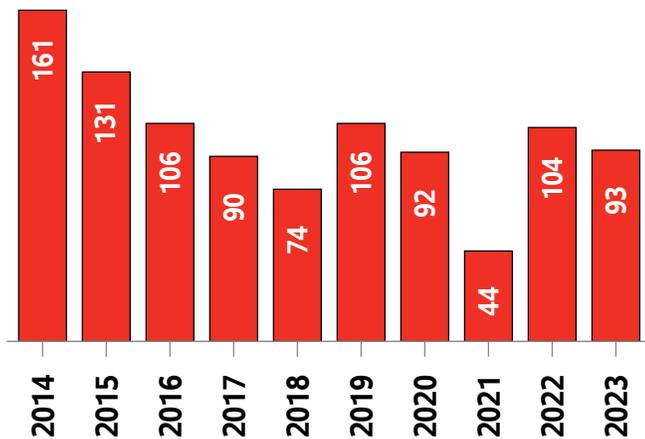
Sales Activity (July only)



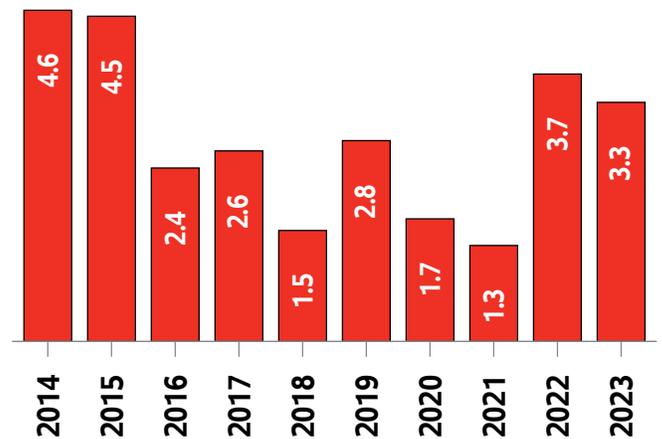
New Listings (July only)



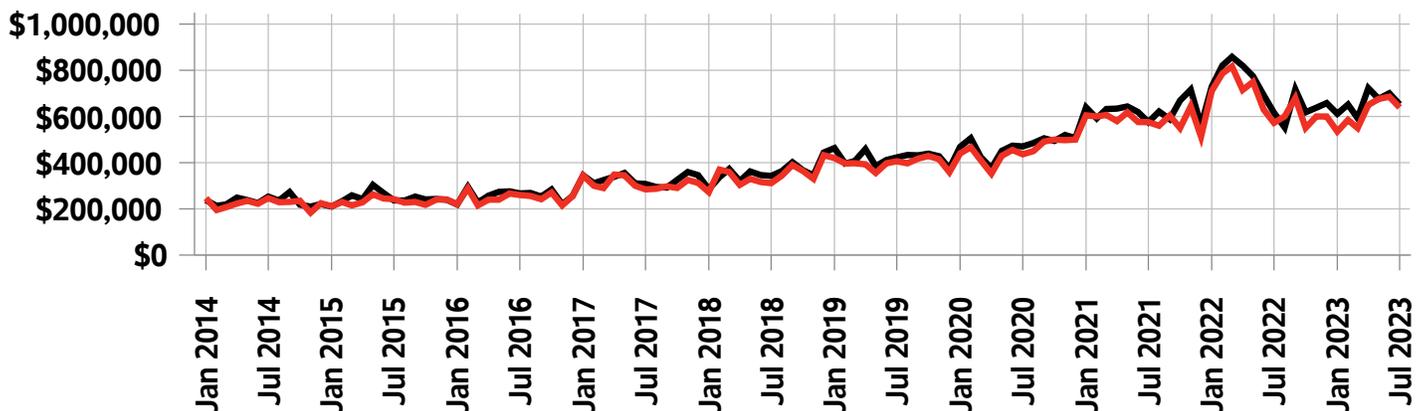
Active Listings (July only)



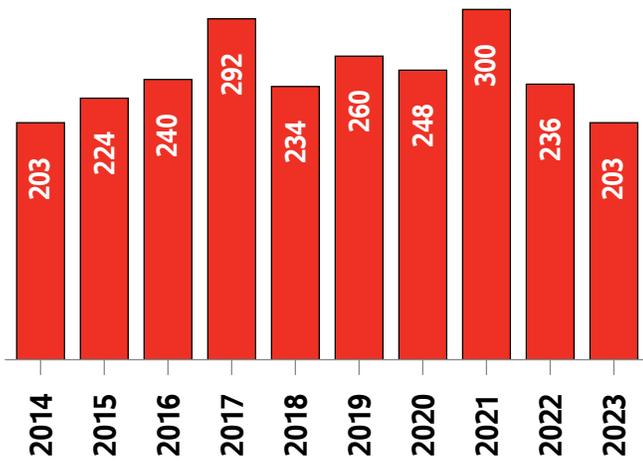
Months of Inventory (July only)



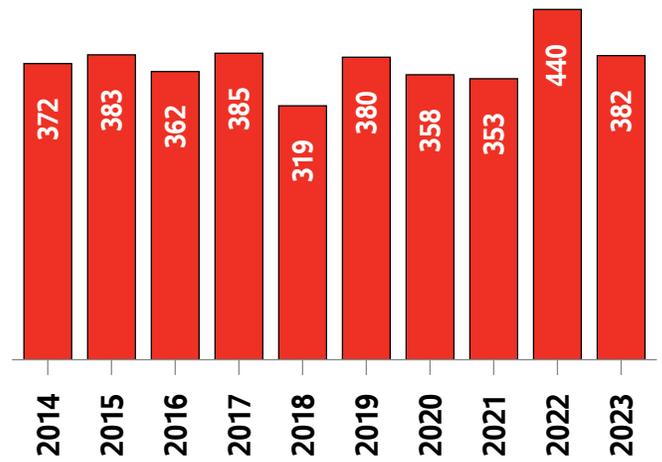
Average Price and Median Price



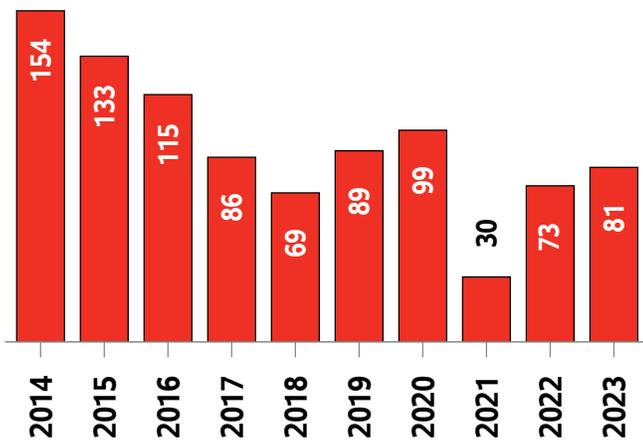
Sales Activity (July Year-to-date)



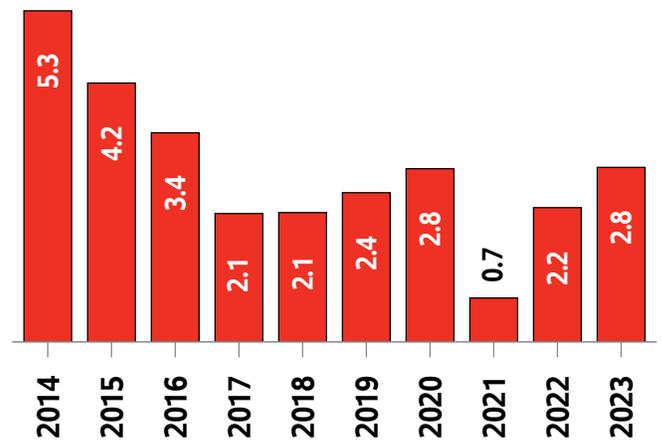
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	43	2.4%	-52.2%	-47.6%	-39.4%	-52.7%	-44.9%
Dollar Volume	\$26,745,600	14.7%	-39.4%	-17.7%	21.1%	27.1%	57.9%
New Listings	107	18.9%	9.2%	33.7%	10.3%	20.2%	25.9%
Active Listings	129	-9.8%	148.1%	200.0%	55.4%	6.6%	-42.9%
Sales to New Listings Ratio ¹	40.2	46.7	91.8	102.5	73.2	102.2	91.8
Months of Inventory ²	3.0	3.4	0.6	0.5	1.2	1.3	2.9
Average Price	\$621,991	12.1%	26.7%	56.9%	100.0%	169.0%	186.4%
Median Price	\$650,000	21.0%	36.8%	61.5%	106.3%	192.1%	212.1%
Sale to List Price Ratio ³	99.3	99.2	106.1	105.4	101.5	97.9	97.5
Median Days on Market	16.0	15.0	9.0	7.0	8.0	24.0	44.0

Year-to-date	July 2023	Compared to ⁸					
		July 2022	July 2021	July 2020	July 2018	July 2016	July 2013
Sales Activity	405	-16.1%	-24.6%	-8.2%	-16.5%	-19.2%	-2.9%
Dollar Volume	\$236,658,977	-27.1%	-17.7%	39.8%	66.1%	107.6%	186.7%
New Listings	597	-21.2%	-3.1%	15.9%	4.7%	-2.9%	-9.0%
Active Listings ⁴	100	36.3%	192.1%	60.5%	53.1%	-27.1%	-54.1%
Sales to New Listings Ratio ⁵	67.8	63.7	87.2	85.6	85.1	81.5	63.6
Months of Inventory ⁶	1.7	1.1	0.4	1.0	0.9	1.9	3.6
Average Price	\$584,343	-13.0%	9.2%	52.3%	98.9%	156.8%	195.2%
Median Price	\$575,000	-11.5%	9.5%	55.4%	101.8%	159.4%	205.9%
Sale to List Price Ratio ⁷	99.4	112.7	111.7	102.0	101.7	98.1	97.4
Median Days on Market	16.0	7.0	6.0	9.0	10.0	23.0	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.

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.

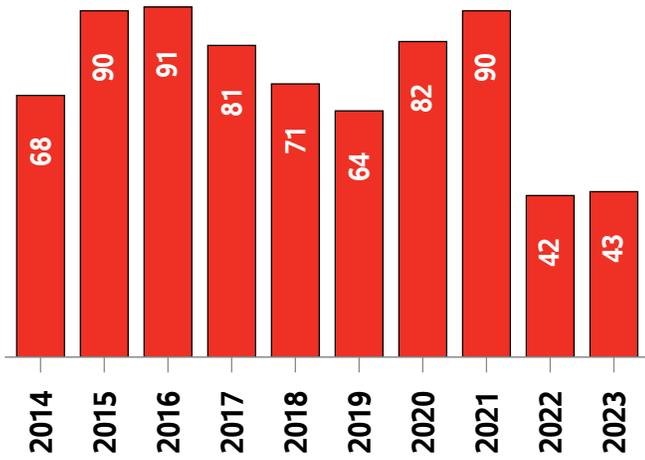
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

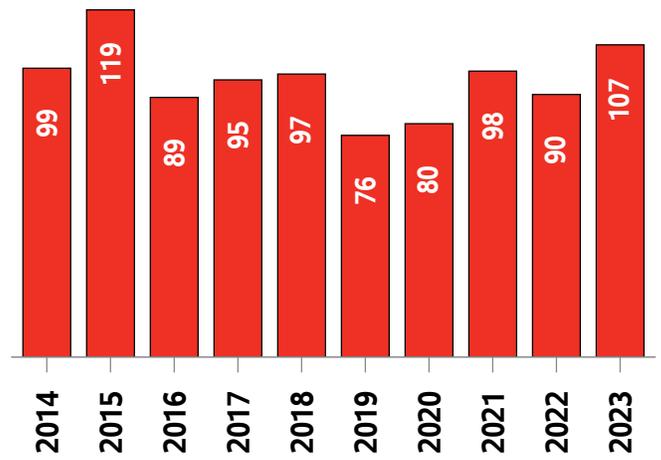
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

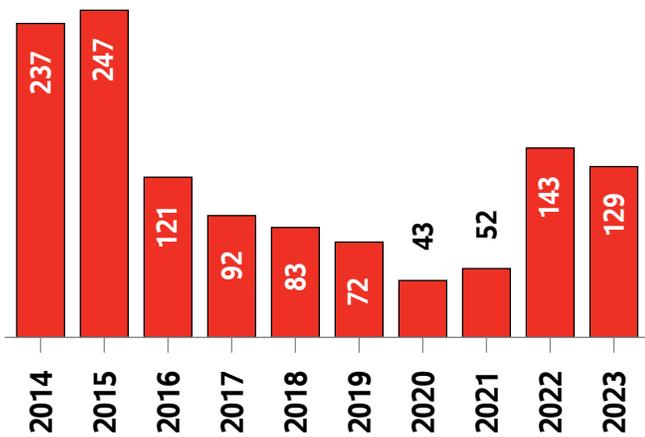
Sales Activity (July only)



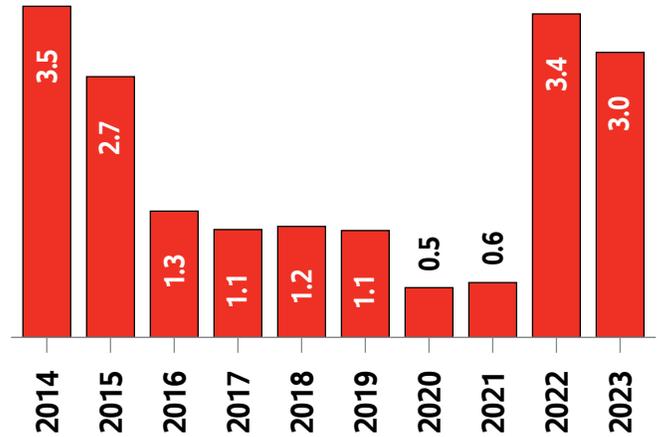
New Listings (July only)



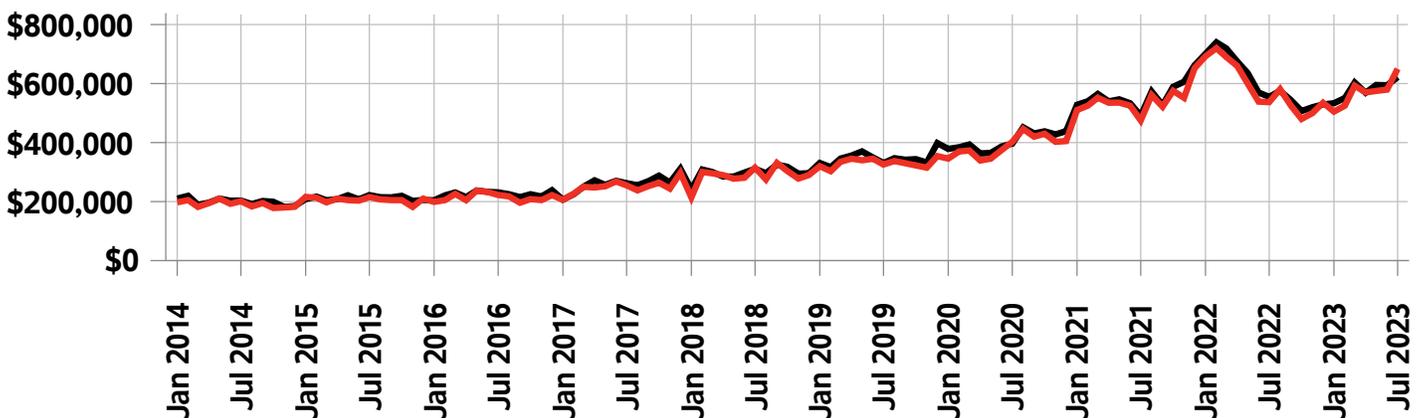
Active Listings (July only)



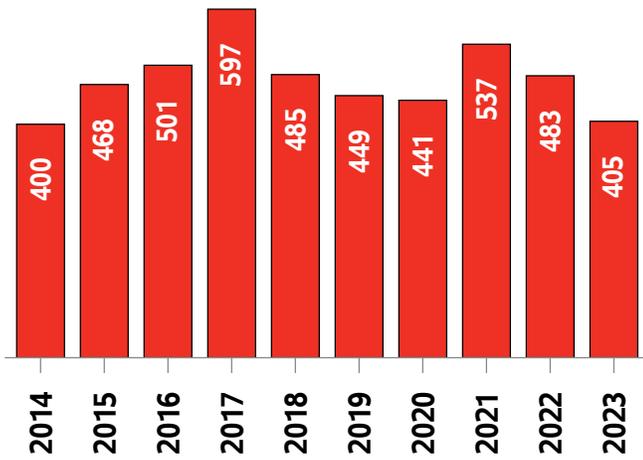
Months of Inventory (July only)



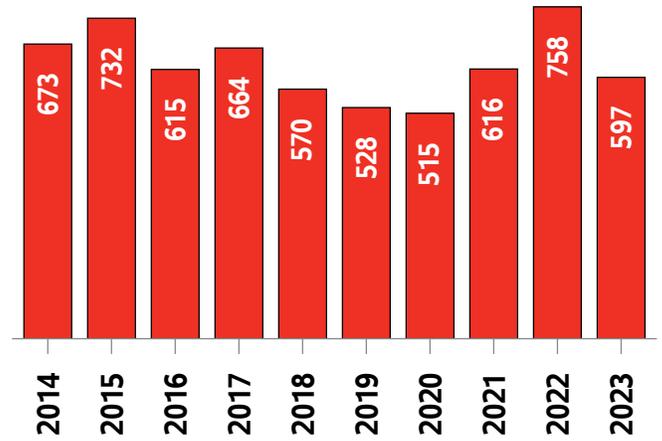
Average Price and Median Price



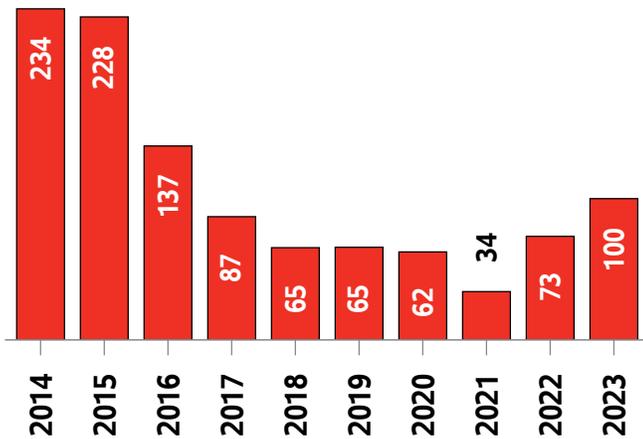
Sales Activity (July Year-to-date)



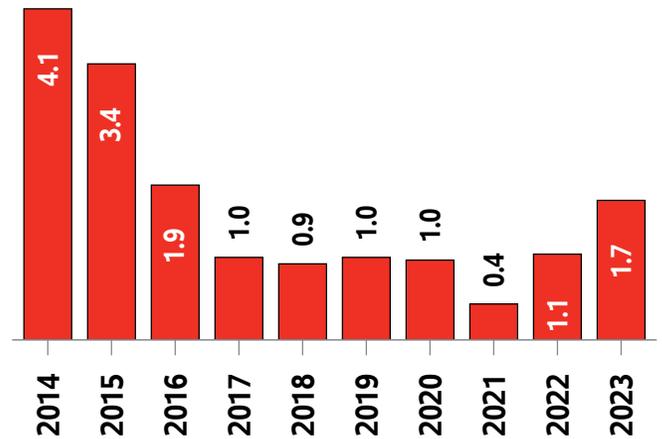
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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.