



## London and St. Thomas Residential Market Activity and MLS® Home Price Index Report April 2024



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

Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	710	-2.9%	-20.2%	-39.0%	-24.3%	-39.7%	-12.1%
Dollar Volume	\$465,786,369	-4.3%	-31.8%	-38.0%	17.8%	13.7%	132.2%
New Listings	1,425	43.8%	-13.8%	-5.6%	7.1%	6.1%	-7.8%
Active Listings	2,127	57.9%	99.2%	197.9%	58.6%	82.9%	-29.5%
Sales to New Listings Ratio <sup>1</sup>	49.8	73.8	53.8	77.0	70.5	87.7	52.3
Months of Inventory <sup>2</sup>	3.0	1.8	1.2	0.6	1.4	1.0	3.7
Average Price	\$656,037	-1.5%	-14.5%	1.6%	55.7%	88.7%	164.2%
Median Price	\$615,750	-0.9%	-13.8%	3.5%	57.9%	92.8%	172.6%
Sale to List Price Ratio <sup>3</sup>	99.3	99.5	114.0	113.7	103.6	105.0	97.5
Median Days on Market	18.0	14.0	7.0	7.0	8.0	9.0	27.0

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	2,381	6.1%	-29.1%	-37.5%	-11.8%	-33.1%	4.4%
Dollar Volume	\$1,511,470,988	5.6%	-43.9%	-37.1%	38.5%	28.8%	166.8%
New Listings	4,576	23.2%	-7.9%	-2.2%	16.3%	4.5%	-6.4%
Active Listings <sup>4</sup>	1,779	30.8%	187.6%	224.3%	55.6%	49.3%	-32.8%
Sales to New Listings Ratio <sup>5</sup>	52.0	60.5	67.6	81.4	68.7	81.3	46.7
Months of Inventory <sup>6</sup>	3.0	2.4	0.7	0.6	1.7	1.3	4.6
Average Price	\$634,805	-0.4%	-20.8%	0.7%	57.1%	92.5%	155.6%
Median Price	\$600,000	0.0%	-20.5%	1.5%	57.9%	101.0%	165.5%
Sale to List Price Ratio <sup>7</sup>	98.7	98.2	118.8	113.6	103.3	102.3	97.4
Median Days on Market	20.0	17.0	6.0	6.0	9.0	13.0	29.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

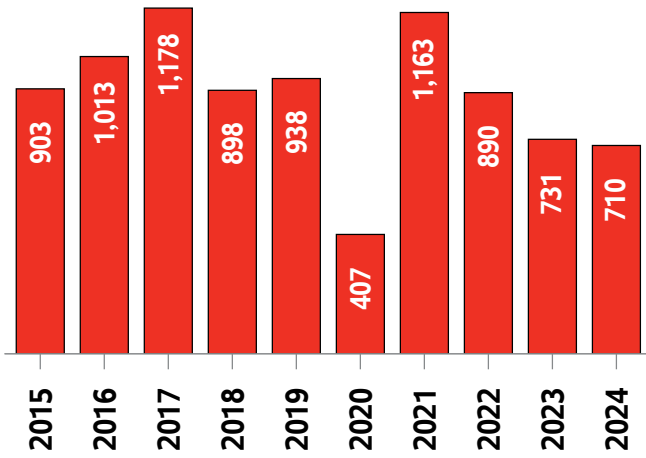
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

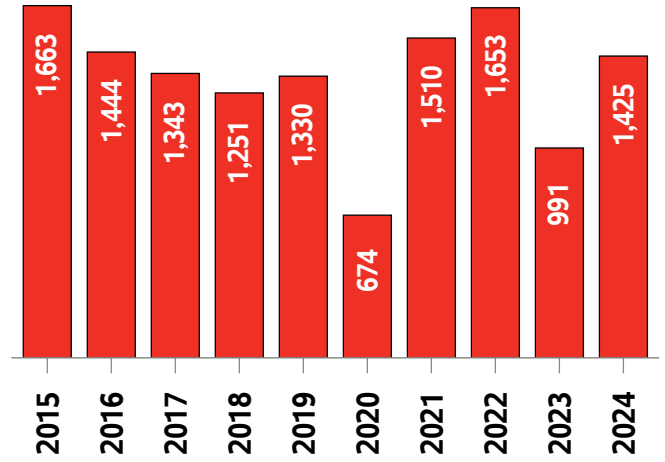
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

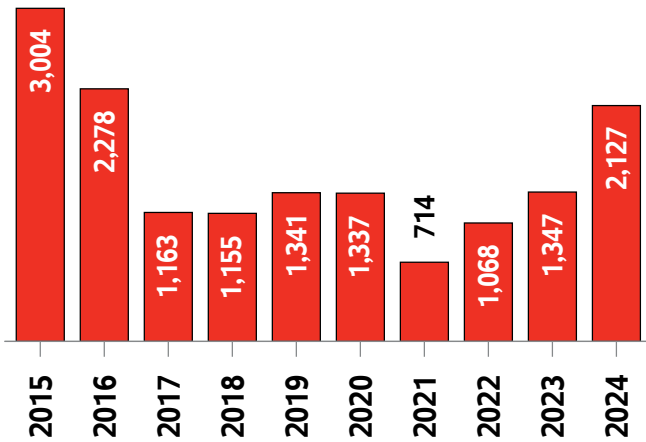
**Sales Activity (April only)**



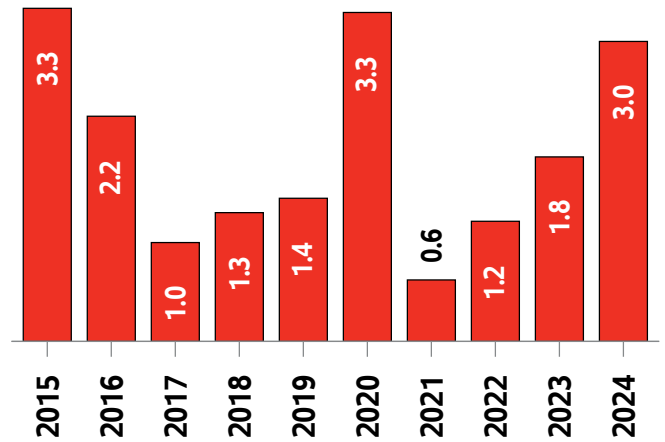
**New Listings (April only)**



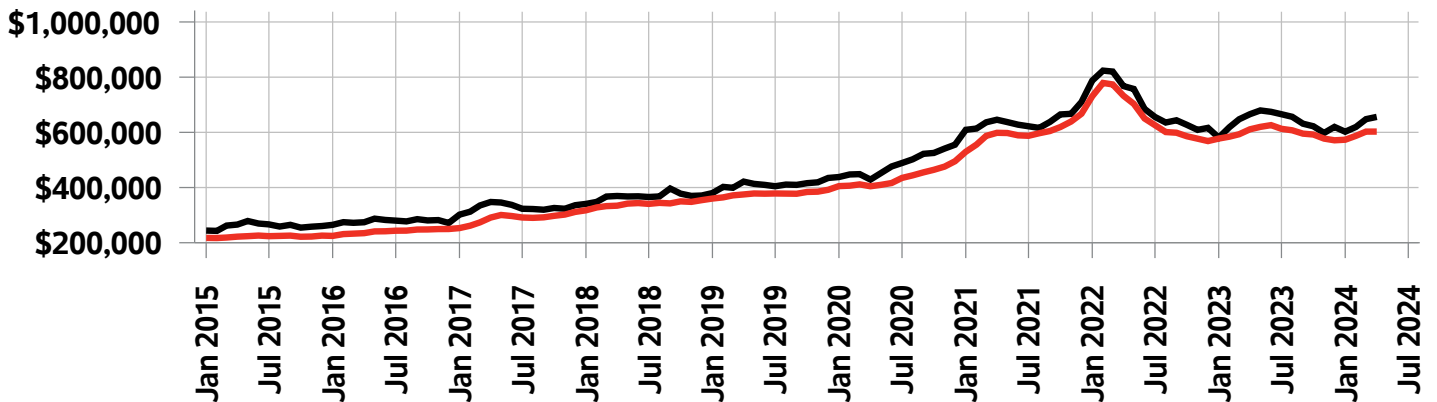
**Active Listings (April only)**



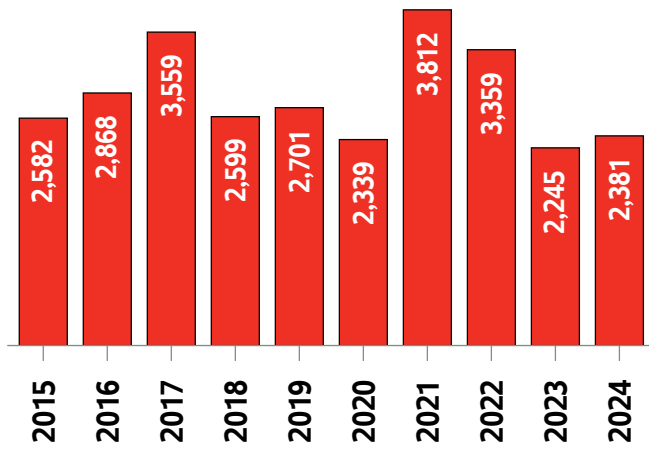
**Months of Inventory (April only)**



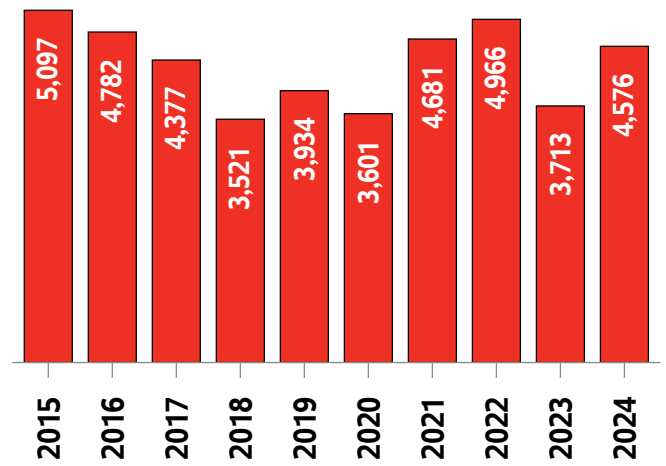
**MLS® HPI Composite Benchmark Price and Average Price**



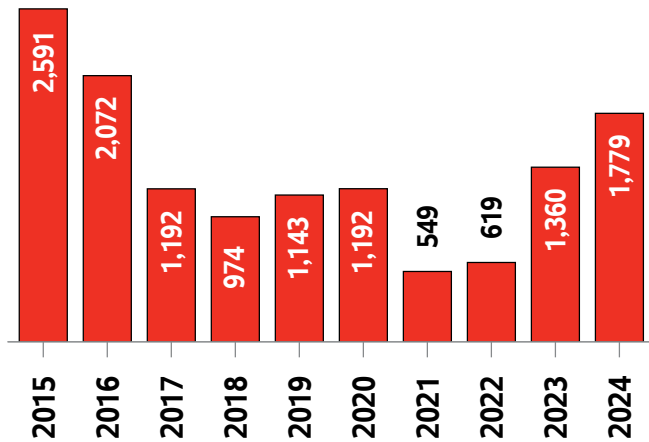
**Sales Activity (April Year-to-date)**



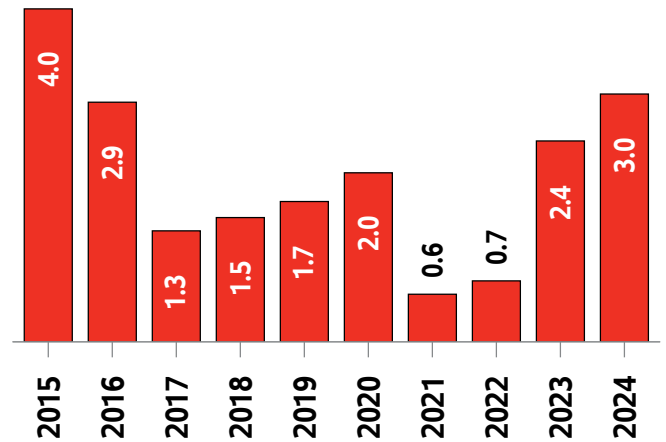
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



<sup>1</sup> 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.

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

Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	528	-0.8%	-18.0%	-38.7%	-26.1%	-41.4%	-15.5%
Dollar Volume	\$374,656,986	-2.4%	-30.8%	-38.6%	15.2%	9.4%	119.3%
New Listings	1,045	42.4%	-12.0%	-7.0%	-1.7%	0.3%	-12.5%
Active Listings	1,537	59.1%	106.6%	197.9%	35.3%	79.3%	-33.3%
Sales to New Listings Ratio <sup>1</sup>	50.5	72.5	54.2	76.6	67.2	86.5	52.3
Months of Inventory <sup>2</sup>	2.9	1.8	1.2	0.6	1.6	1.0	3.7
Average Price	\$709,578	-1.6%	-15.5%	0.1%	55.8%	86.7%	159.6%
Median Price	\$663,500	-0.1%	-14.4%	2.7%	58.0%	89.6%	170.8%
Sale to List Price Ratio <sup>3</sup>	99.5	99.9	114.1	114.2	103.0	105.6	97.8
Median Days on Market	16.0	12.0	7.0	7.0	8.0	8.0	24.0

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	1,721	5.3%	-28.0%	-38.6%	-15.1%	-37.2%	-2.8%
Dollar Volume	\$1,193,691,942	5.2%	-43.2%	-38.3%	34.1%	21.1%	150.7%
New Listings	3,299	23.7%	-6.2%	-3.8%	6.7%	-1.5%	-11.6%
Active Listings <sup>4</sup>	1,271	29.3%	190.2%	225.8%	33.5%	44.9%	-36.6%
Sales to New Listings Ratio <sup>5</sup>	52.2	61.3	67.9	81.7	65.5	81.8	47.4
Months of Inventory <sup>6</sup>	3.0	2.4	0.7	0.6	1.9	1.3	4.5
Average Price	\$693,604	-0.1%	-21.1%	0.5%	57.8%	92.9%	157.8%
Median Price	\$651,000	1.7%	-20.1%	0.9%	61.0%	99.7%	171.3%
Sale to List Price Ratio <sup>7</sup>	98.9	98.3	118.9	113.8	102.7	102.7	97.5
Median Days on Market	18.0	16.0	6.0	6.0	9.0	11.0	28.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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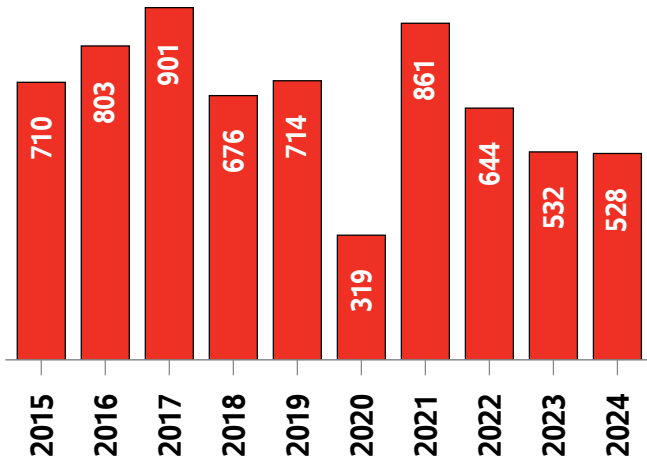
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

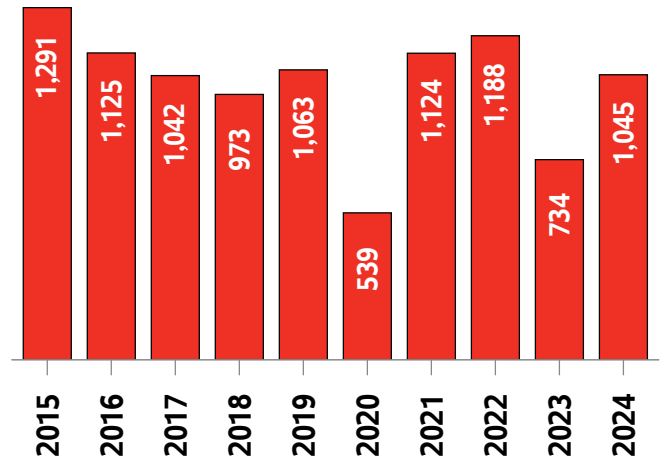
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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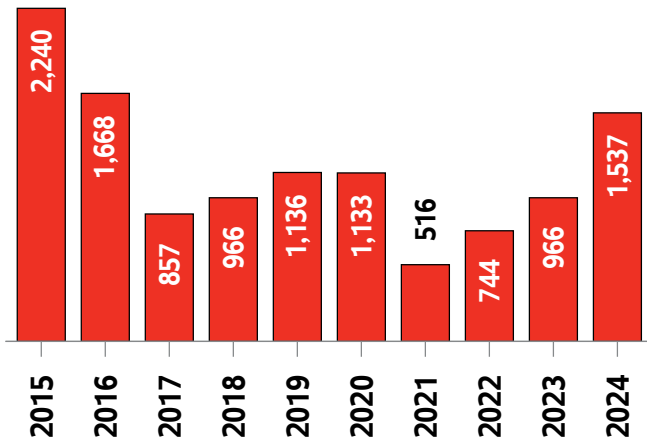
**Sales Activity (April only)**



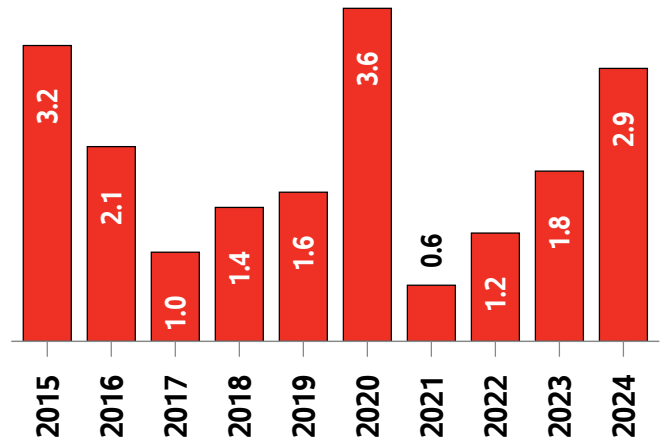
**New Listings (April only)**



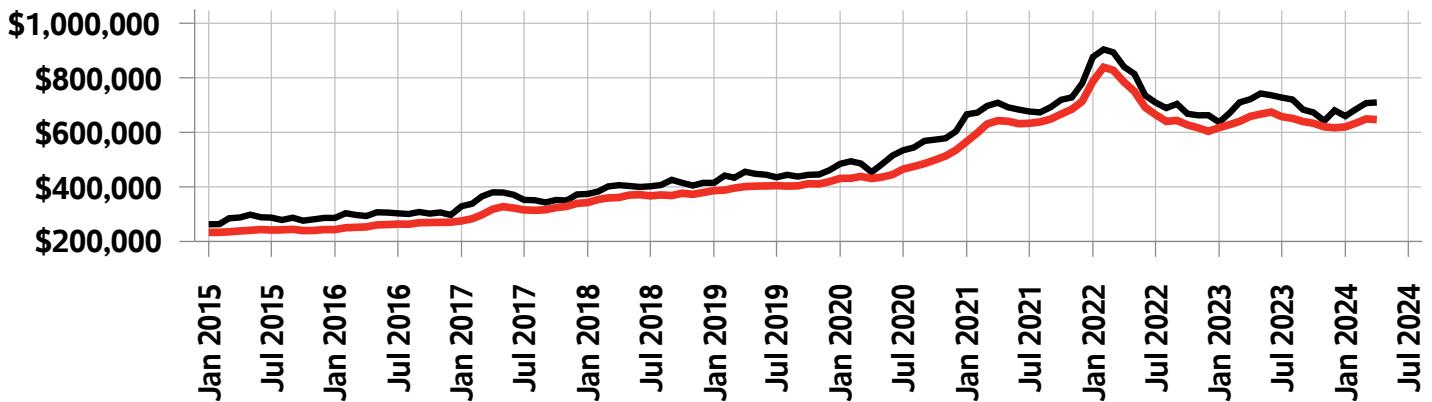
**Active Listings (April only)**



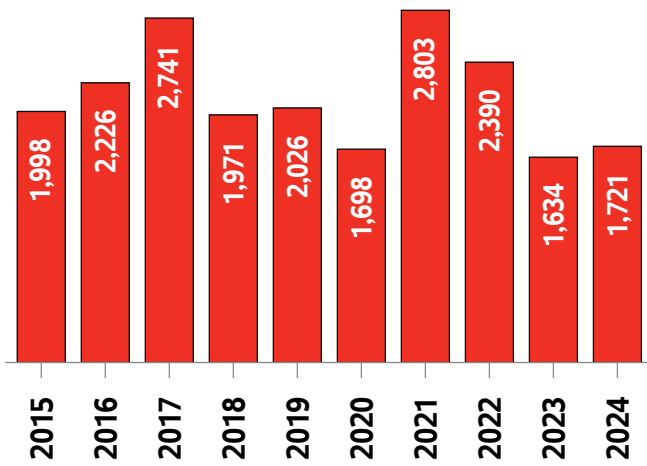
**Months of Inventory (April only)**



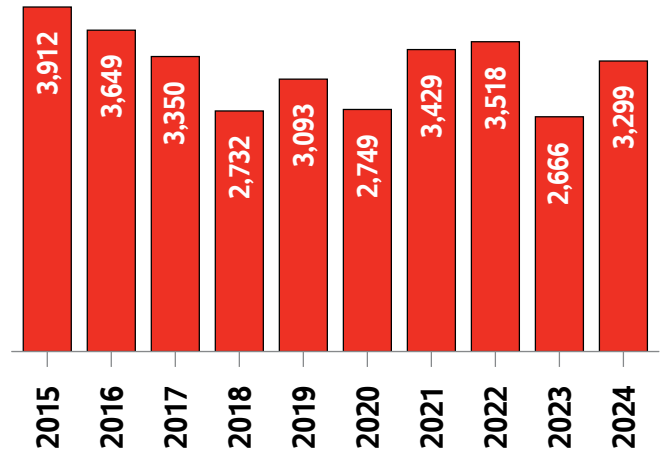
**MLS® HPI Single Family Benchmark Price and Average Price**



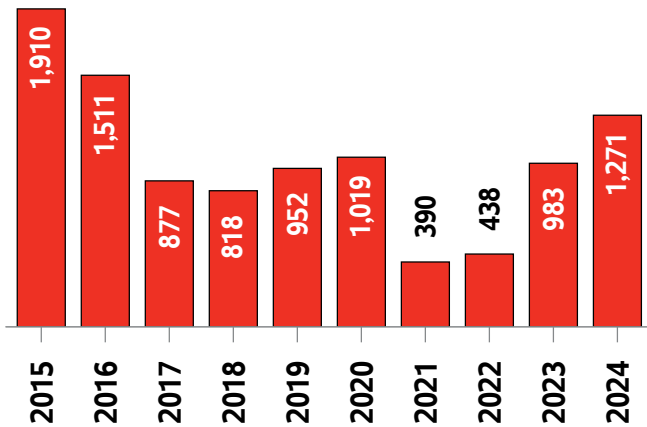
**Sales Activity (April Year-to-date)**



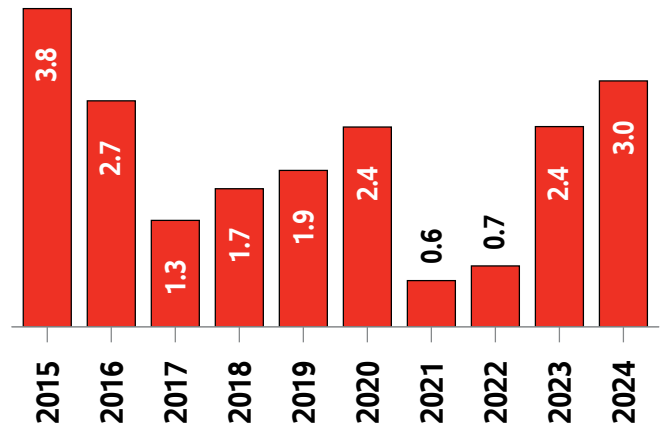
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



<sup>1</sup> 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.

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

Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	102	-12.1%	-24.4%	-27.1%	-22.7%	-27.7%	12.1%
Dollar Volume	\$56,421,333	-12.6%	-34.5%	-19.3%	27.8%	67.9%	273.1%
New Listings	204	47.8%	-19.0%	10.9%	46.8%	40.7%	15.3%
Active Listings	292	33.3%	79.1%	294.6%	251.8%	228.1%	-5.8%
Sales to New Listings Ratio <sup>1</sup>	50.0	84.1	53.6	76.1	95.0	97.2	51.4
Months of Inventory <sup>2</sup>	2.9	1.9	1.2	0.5	0.6	0.6	3.4
Average Price	\$553,150	-0.6%	-13.3%	10.8%	65.3%	132.1%	232.9%
Median Price	\$562,521	-0.9%	-10.7%	19.7%	68.0%	161.6%	293.4%
Sale to List Price Ratio <sup>3</sup>	99.3	99.6	115.6	114.6	106.6	106.9	97.4
Median Days on Market	23.5	14.0	7.0	7.0	7.0	13.0	33.0

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	383	8.5%	-26.6%	-22.5%	0.5%	-14.1%	50.2%
Dollar Volume	\$201,266,745	7.8%	-43.1%	-18.7%	58.4%	96.9%	353.8%
New Listings	693	12.9%	-13.3%	13.6%	56.1%	41.7%	19.5%
Active Listings <sup>4</sup>	244	13.6%	182.9%	383.2%	225.3%	154.8%	-8.9%
Sales to New Listings Ratio <sup>5</sup>	55.3	57.5	65.3	81.0	85.8	91.2	44.0
Months of Inventory <sup>6</sup>	2.5	2.4	0.7	0.4	0.8	0.9	4.2
Average Price	\$525,501	-0.6%	-22.5%	4.9%	57.6%	129.3%	202.2%
Median Price	\$529,900	0.0%	-21.5%	10.4%	63.0%	143.1%	248.6%
Sale to List Price Ratio <sup>7</sup>	98.8	98.9	122.2	117.0	106.7	103.2	97.6
Median Days on Market	23.0	15.0	6.0	6.0	7.0	15.0	30.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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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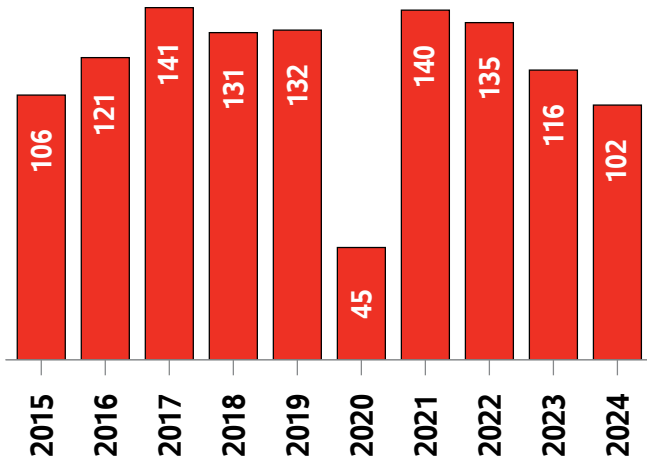
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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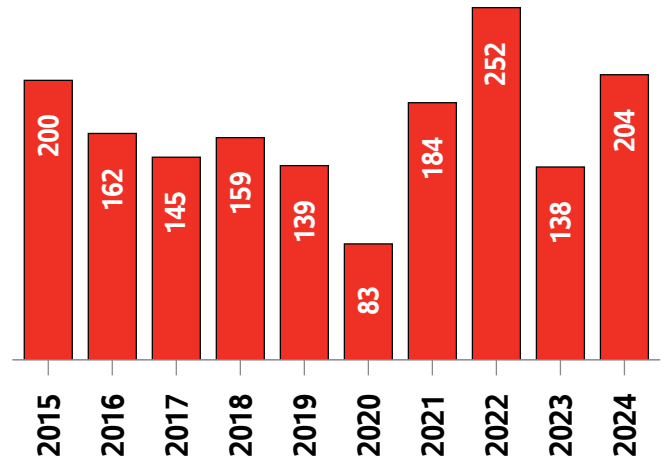
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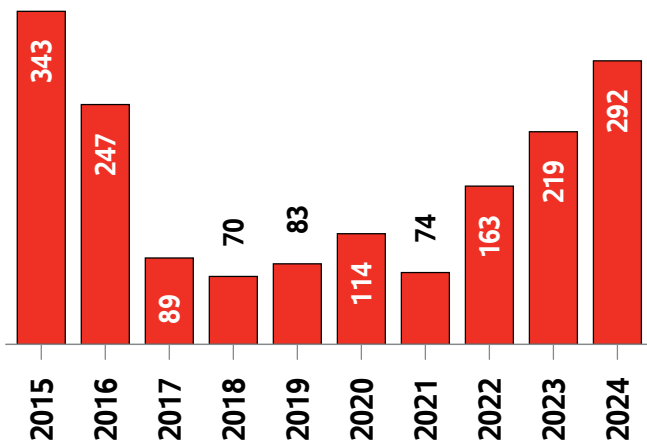
**Sales Activity (April only)**



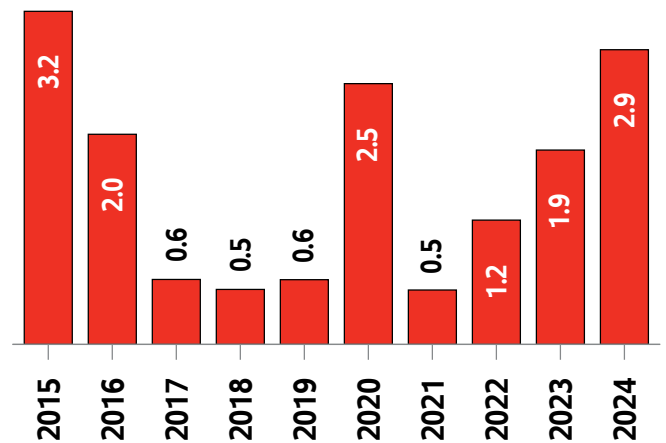
**New Listings (April only)**



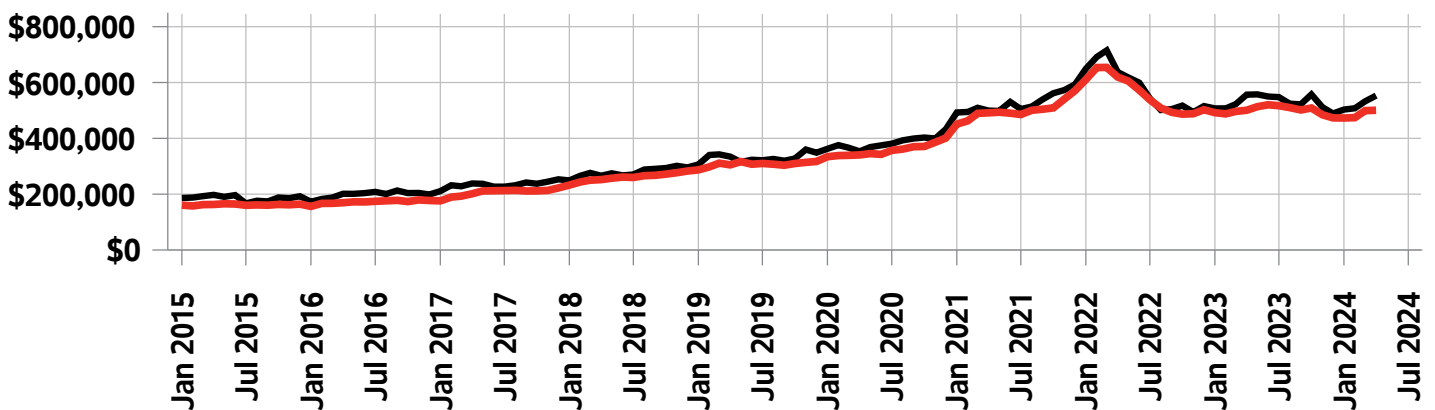
**Active Listings (April only)**



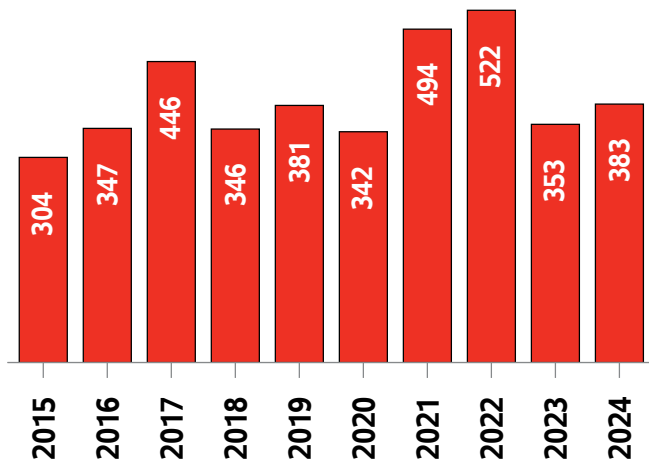
**Months of Inventory (April only)**



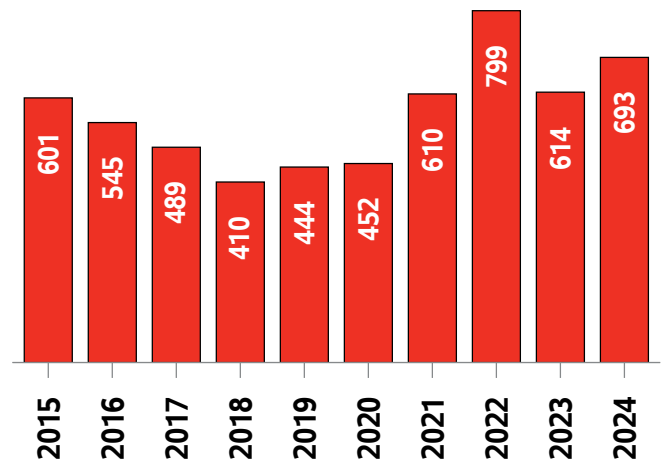
**MLS® HPI Townhouse Benchmark Price and Average Price**



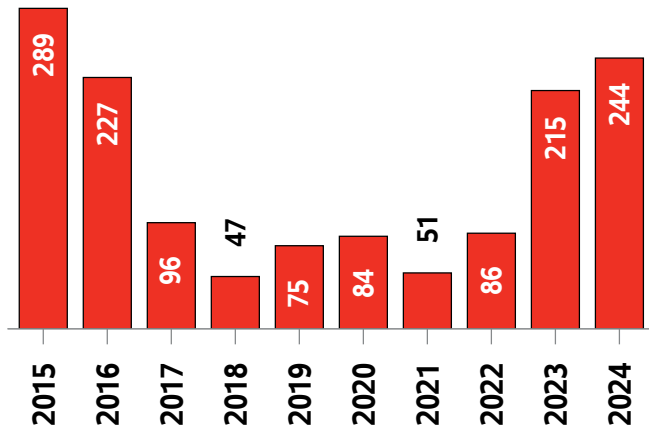
**Sales Activity (April Year-to-date)**



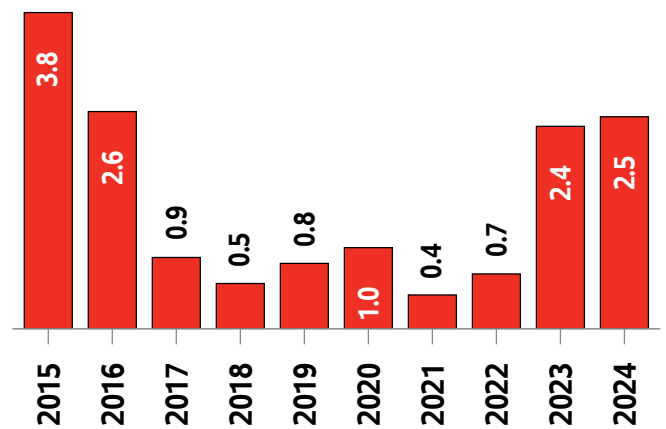
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



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

Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	59	-3.3%	-25.3%	-47.8%	-14.5%	-42.7%	-15.7%
Dollar Volume	\$24,025,050	-11.3%	-34.6%	-45.0%	32.0%	-0.7%	123.6%
New Listings	125	68.9%	-6.7%	-0.8%	40.4%	4.2%	-8.8%
Active Listings	188	113.6%	113.6%	241.8%	168.6%	16.8%	-39.9%
Sales to New Listings Ratio <sup>1</sup>	47.2	82.4	59.0	89.7	77.5	85.8	51.1
Months of Inventory <sup>2</sup>	3.2	1.4	1.1	0.5	1.0	1.6	4.5
Average Price	\$407,204	-8.3%	-12.5%	5.4%	54.4%	73.4%	165.3%
Median Price	\$359,900	-6.5%	-17.3%	5.4%	52.5%	101.1%	196.2%
Sale to List Price Ratio <sup>3</sup>	98.2	97.2	112.9	111.1	104.2	99.0	97.1
Median Days on Market	22.0	24.0	7.0	7.0	12.0	24.0	43.0

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	206	7.3%	-36.2%	-44.9%	-6.4%	-29.0%	5.6%
Dollar Volume	\$79,898,113	5.2%	-47.7%	-43.5%	48.7%	25.6%	141.0%
New Listings	398	43.2%	-7.4%	-6.4%	40.6%	-3.4%	-11.6%
Active Listings <sup>4</sup>	162	82.5%	227.3%	162.3%	129.0%	-2.6%	-43.8%
Sales to New Listings Ratio <sup>5</sup>	51.8	69.1	75.1	88.0	77.7	70.4	43.3
Months of Inventory <sup>6</sup>	3.1	1.8	0.6	0.7	1.3	2.3	5.9
Average Price	\$387,855	-2.0%	-18.1%	2.5%	58.9%	76.8%	128.1%
Median Price	\$349,450	-0.2%	-19.9%	4.2%	60.7%	99.7%	152.8%
Sale to List Price Ratio <sup>7</sup>	97.5	97.3	116.6	110.1	104.2	98.5	96.9
Median Days on Market	22.5	22.5	6.0	7.0	9.0	28.0	43.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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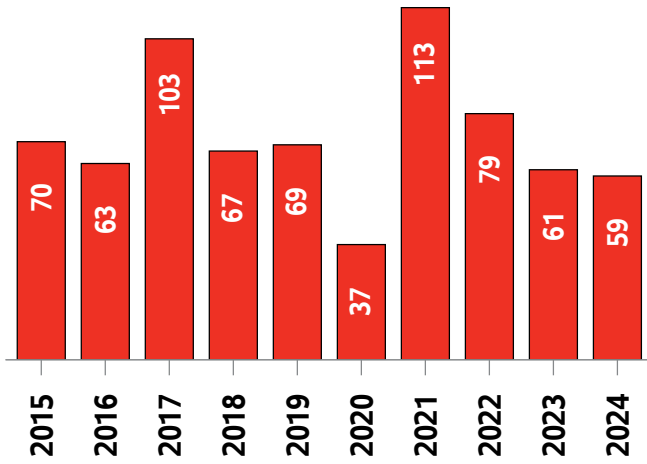
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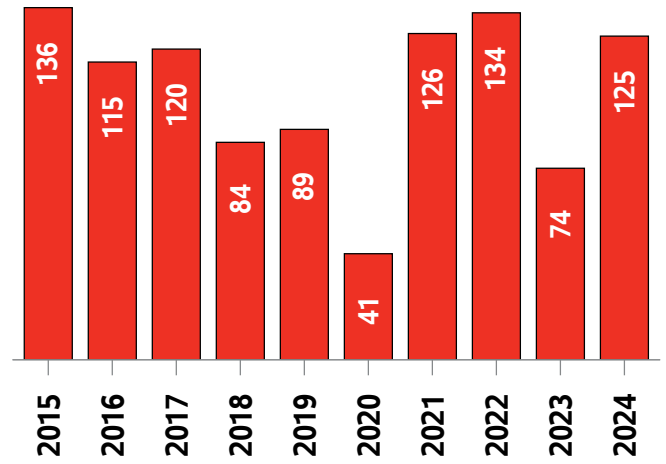
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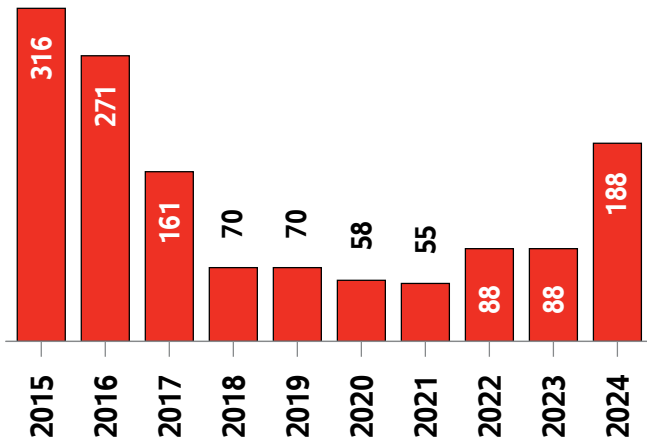
**Sales Activity (April only)**



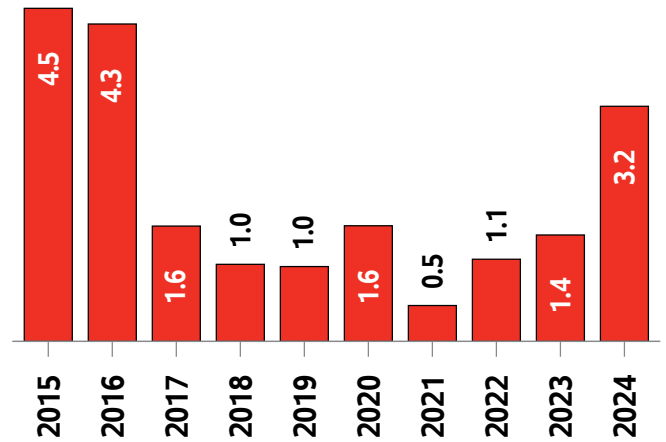
**New Listings (April only)**



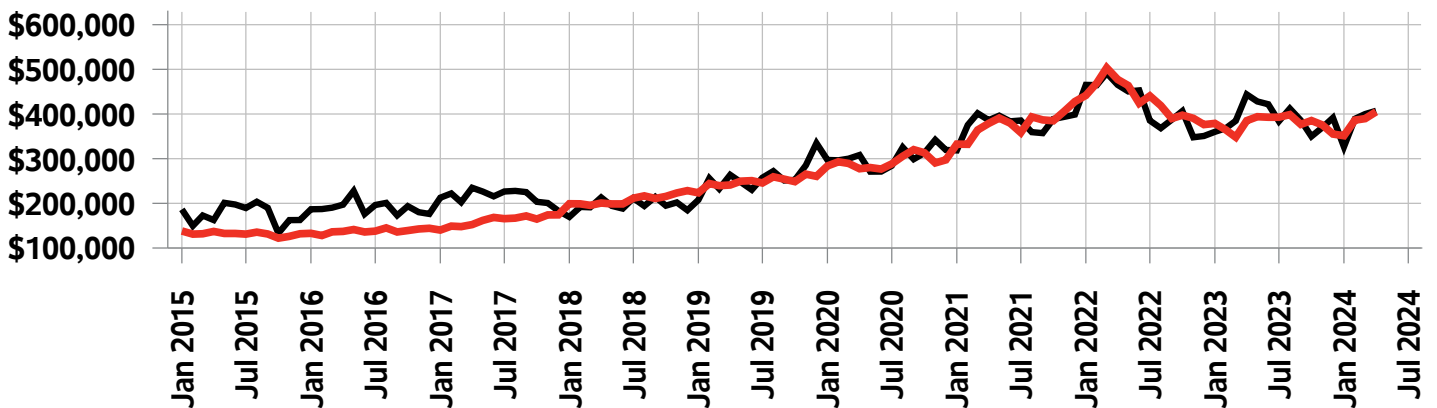
**Active Listings (April only)**



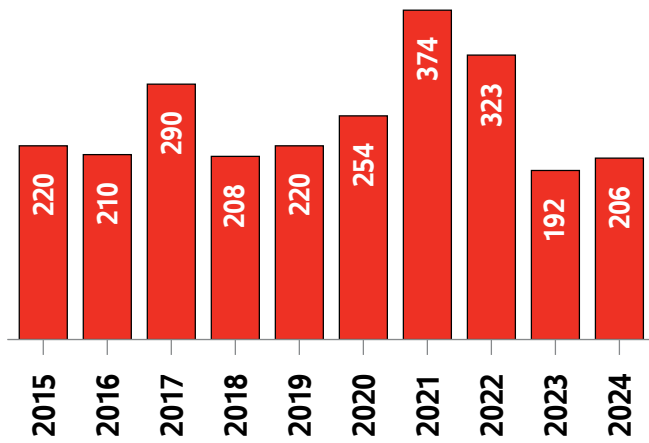
**Months of Inventory (April only)**



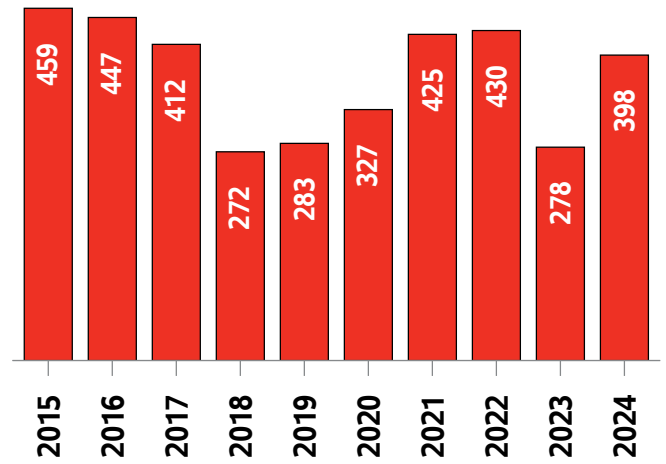
**MLS® HPI Apartment Benchmark Price and Average Price**



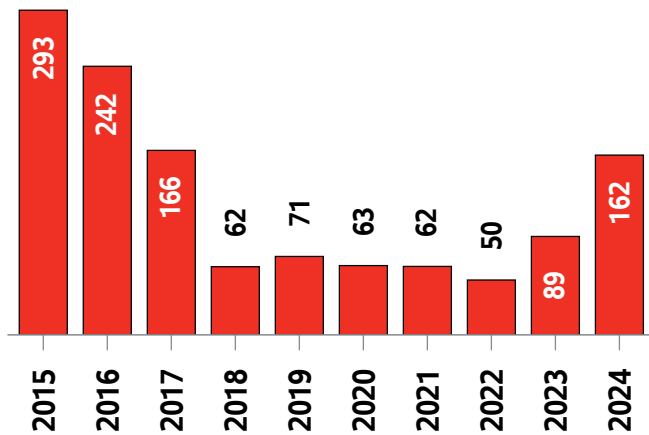
**Sales Activity (April Year-to-date)**



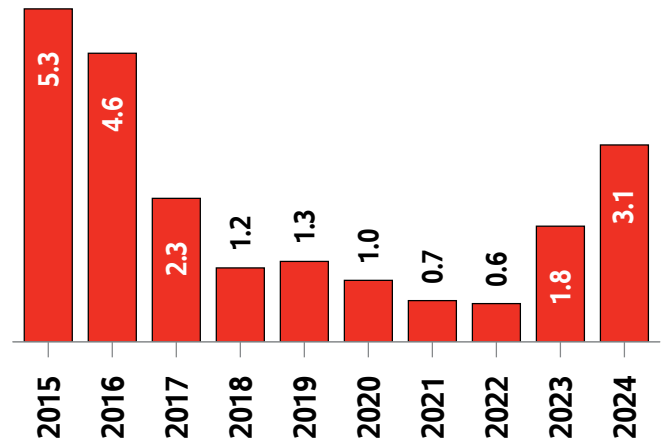
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



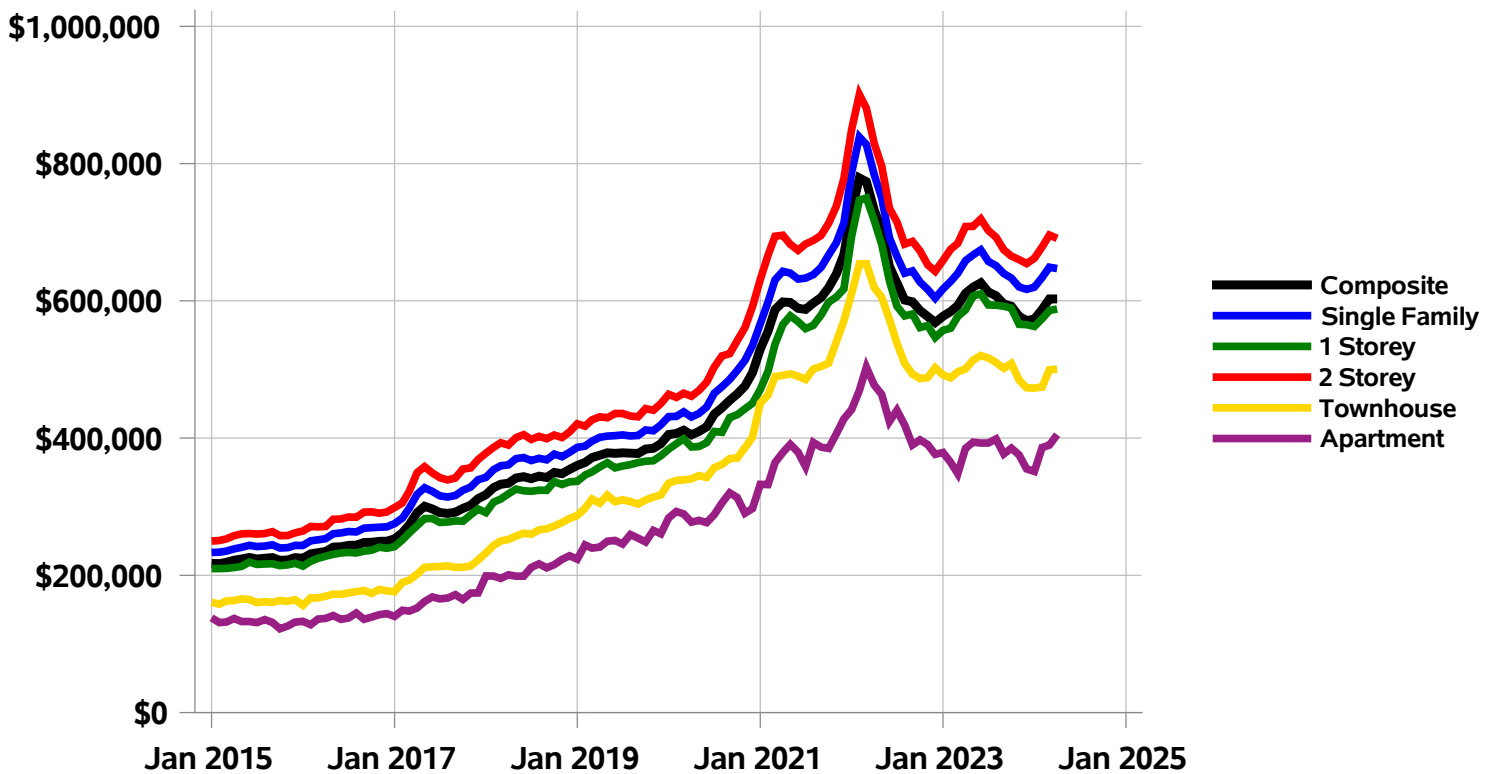
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	April 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$602,800	0.0	5.1	1.8	-1.3	0.8	60.7
Single Family	\$647,000	-0.3	4.4	2.2	-1.7	0.6	61.3
One Storey	\$588,200	0.4	4.5	-0.2	0.2	4.1	64.3
Two Storey	\$691,000	-0.7	4.4	3.9	-2.4	-0.7	60.3
Townhouse	\$500,600	0.2	5.9	-1.6	-0.0	1.9	64.1
Apartment	\$405,000	3.9	15.3	5.1	5.2	6.9	68.0

**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	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	495	0.2%	-19.5%	-40.7%	-28.6%	-43.6%	-16.5%
Dollar Volume	\$320,604,519	-2.3%	-30.4%	-40.3%	9.2%	3.4%	120.3%
New Listings	980	44.1%	-18.5%	-11.0%	1.2%	0.4%	-11.2%
Active Listings	1,302	63.2%	71.5%	163.6%	54.6%	87.3%	-29.2%
Sales to New Listings Ratio <sup>1</sup>	50.5	72.6	51.1	75.8	71.6	89.9	53.8
Months of Inventory <sup>2</sup>	2.6	1.6	1.2	0.6	1.2	0.8	3.1
Average Price	\$647,686	-2.5%	-13.5%	0.7%	52.9%	83.2%	163.9%
Median Price	\$615,000	-0.8%	-13.0%	3.4%	55.7%	89.2%	172.1%
Sale to List Price Ratio <sup>3</sup>	99.7	99.8	115.1	114.5	104.5	106.5	97.9
Median Days on Market	16.0	12.0	7.0	7.0	8.0	8.0	24.0

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	1,674	8.2%	-29.8%	-39.2%	-15.4%	-35.7%	-3.0%
Dollar Volume	\$1,046,933,484	8.4%	-44.4%	-39.6%	30.1%	19.6%	143.7%
New Listings	3,101	24.8%	-14.8%	-10.0%	9.4%	-2.3%	-10.9%
Active Listings <sup>4</sup>	1,077	36.0%	159.0%	183.7%	52.2%	51.7%	-32.5%
Sales to New Listings Ratio <sup>5</sup>	54.0	62.3	65.5	79.9	69.8	82.0	49.6
Months of Inventory <sup>6</sup>	2.6	2.0	0.7	0.6	1.4	1.1	3.7
Average Price	\$625,408	0.2%	-20.8%	-0.7%	53.8%	85.9%	151.3%
Median Price	\$597,750	1.3%	-20.4%	1.3%	57.3%	96.0%	162.2%
Sale to List Price Ratio <sup>7</sup>	99.0	98.5	120.7	114.7	104.5	103.4	97.7
Median Days on Market	17.0	14.0	6.0	6.0	7.0	11.0	27.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

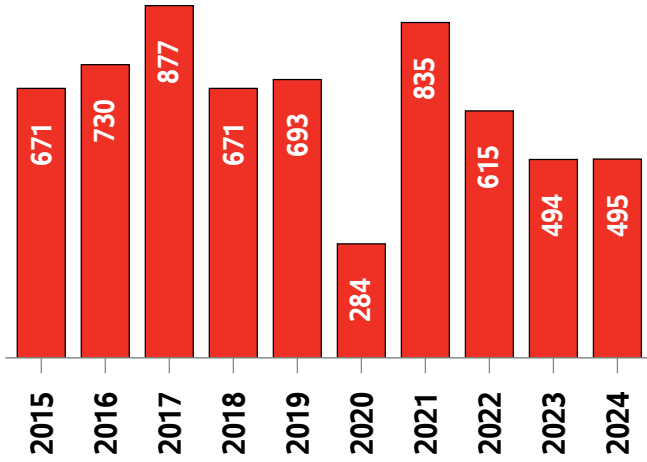
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

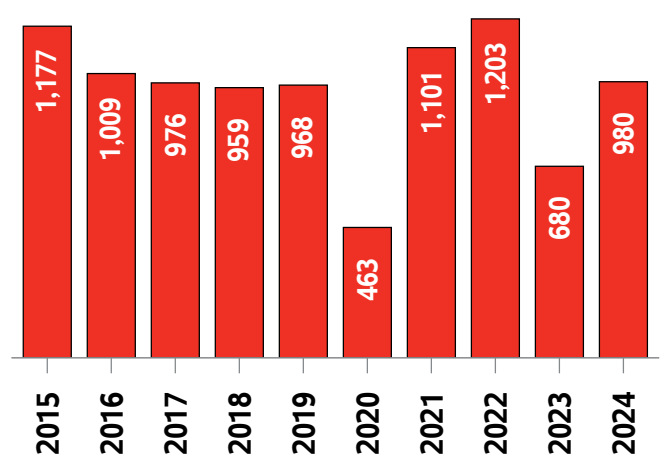
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

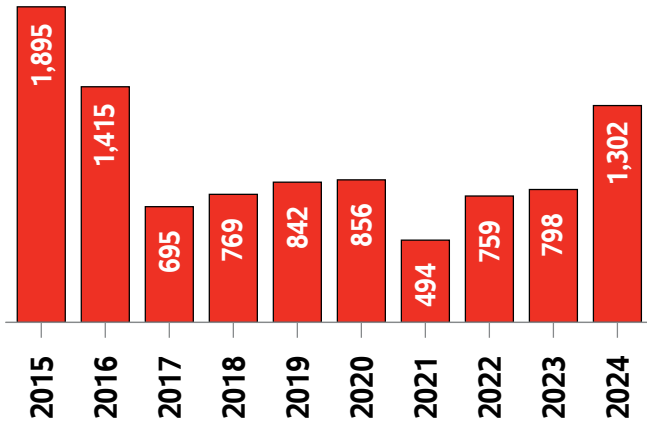
**Sales Activity (April only)**



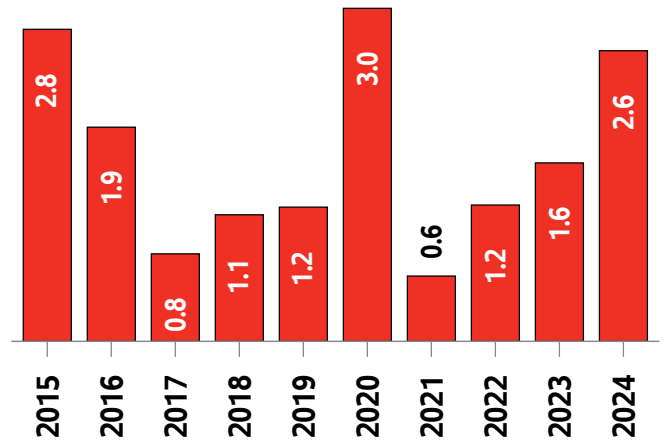
**New Listings (April only)**



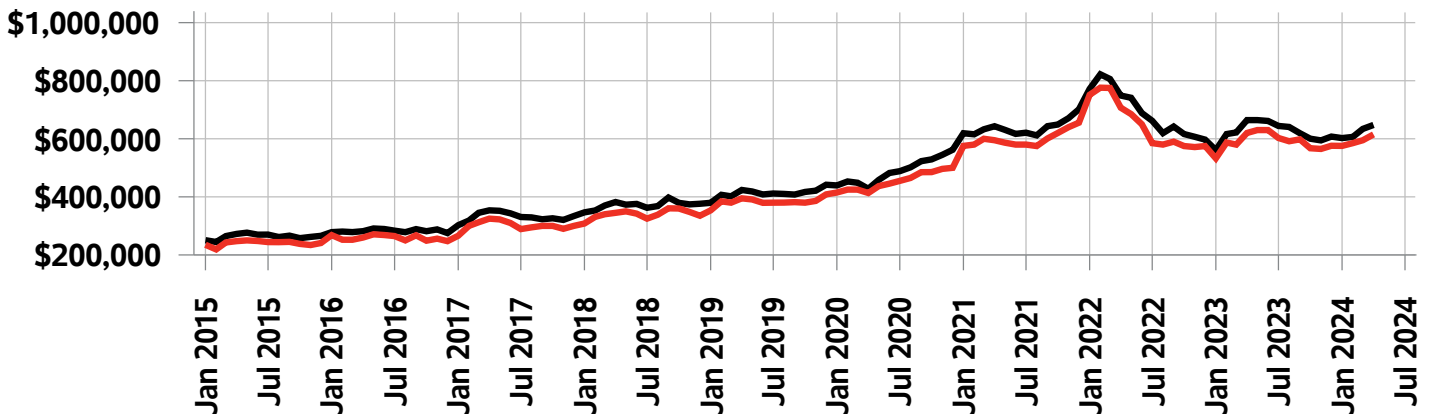
**Active Listings (April only)**



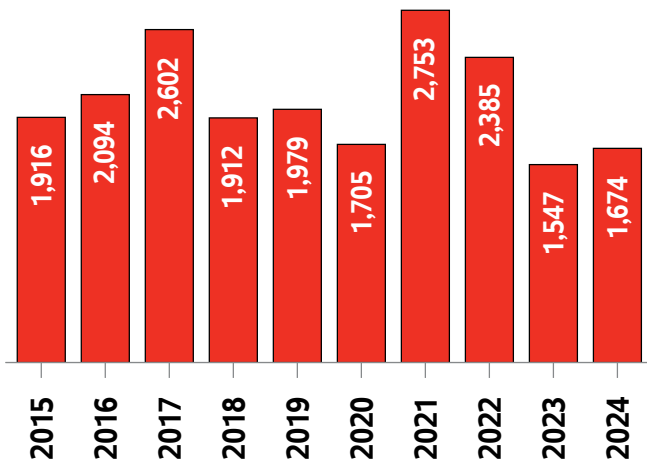
**Months of Inventory (April only)**



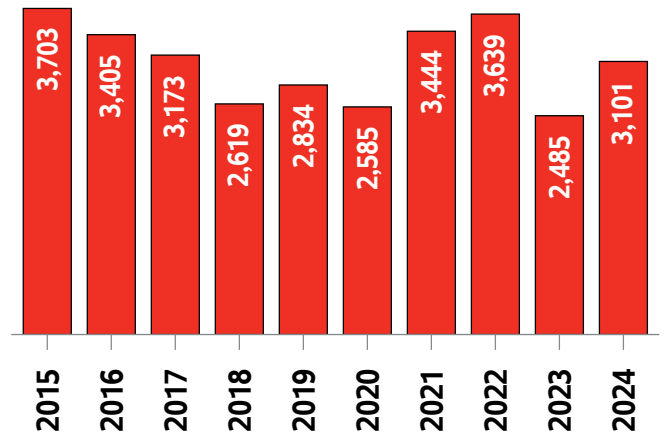
**Average Price and Median Price**



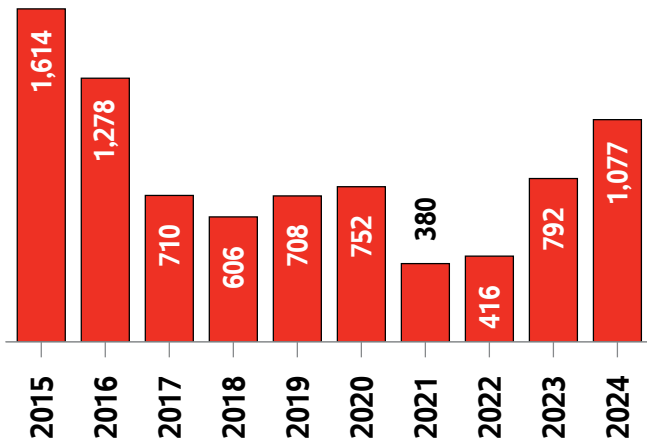
**Sales Activity (April Year-to-date)**



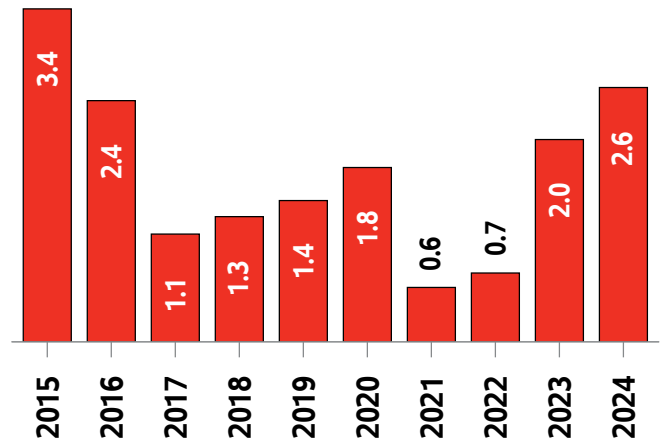
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



<sup>1</sup> 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.

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

Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	2	—	—	100.0%	0.0%	—	—
Dollar Volume	\$1,460,000	—	—	140.9%	2.8%	—	—
New Listings	2	—	—	0.0%	100.0%	—	-33.3%
Active Listings	3	—	—	0.0%	-40.0%	0.0%	-50.0%
Sales to New Listings Ratio <sup>1</sup>	100.0	—	—	50.0	200.0	—	—
Months of Inventory <sup>2</sup>	1.5	—	—	3.0	2.5	—	—
Average Price	\$730,000	—	—	20.5%	2.8%	—	—
Median Price	\$730,000	—	—	20.5%	2.8%	—	—
Sale to List Price Ratio <sup>3</sup>	100.0	—	—	110.2	105.8	—	—
Median Days on Market	98.0	—	—	6.0	44.0	—	—

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	2	100.0%	-60.0%	-50.0%	-75.0%	-33.3%	0.0%
Dollar Volume	\$1,460,000	131.7%	-71.0%	-42.2%	-63.0%	52.6%	175.5%
New Listings	4	100.0%	0.0%	-33.3%	-69.2%	33.3%	-42.9%
Active Listings <sup>4</sup>	4	300.0%	—	100.0%	-36.0%	23.1%	14.3%
Sales to New Listings Ratio <sup>5</sup>	50.0	50.0	125.0	66.7	61.5	100.0	28.6
Months of Inventory <sup>6</sup>	8.0	4.0	—	2.0	3.1	4.3	7.0
Average Price	\$730,000	15.9%	-27.4%	15.6%	47.8%	128.8%	175.5%
Median Price	\$730,000	15.9%	-12.9%	30.7%	52.1%	114.7%	175.5%
Sale to List Price Ratio <sup>7</sup>	100.0	94.0	114.4	109.2	99.8	100.9	91.9
Median Days on Market	98.0	169.0	11.0	7.0	32.0	24.0	58.5

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

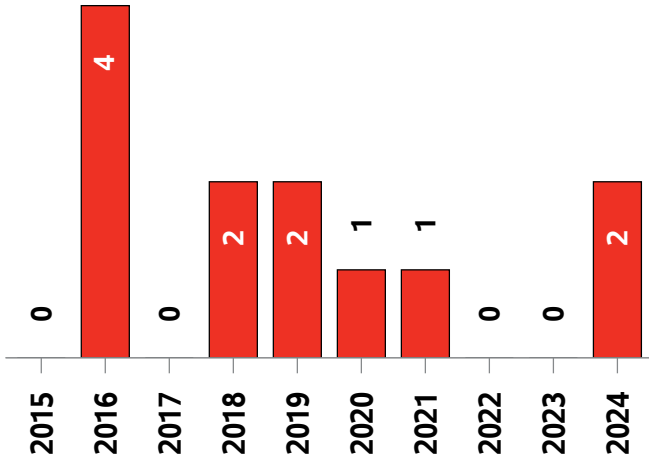
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

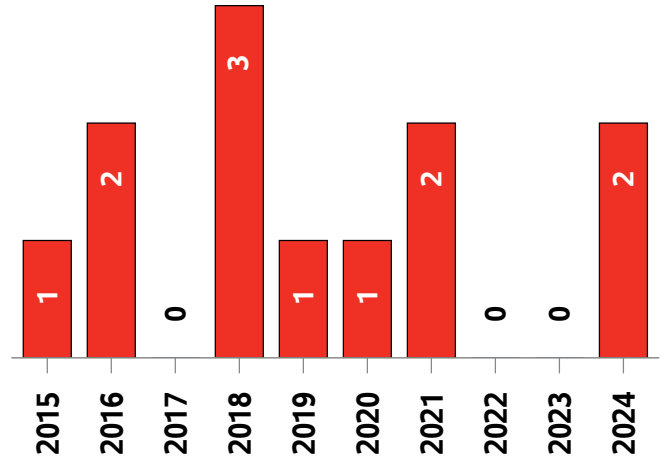
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

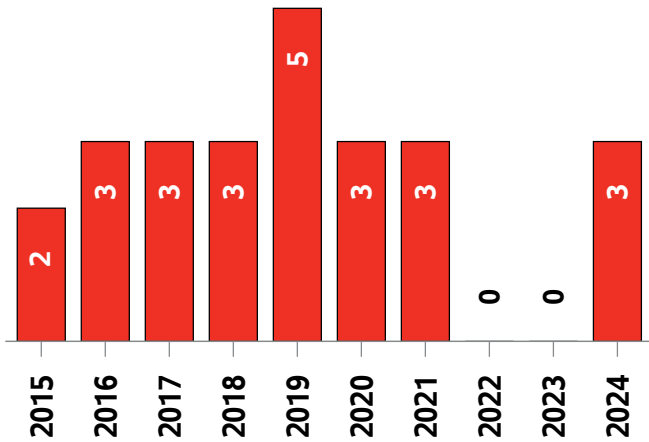
**Sales Activity (April only)**



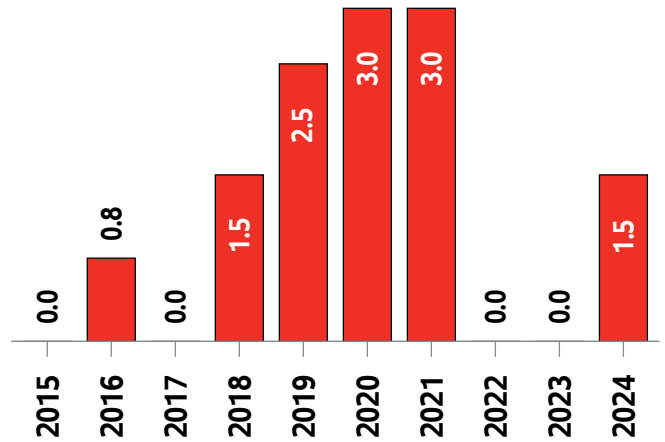
**New Listings (April only)**



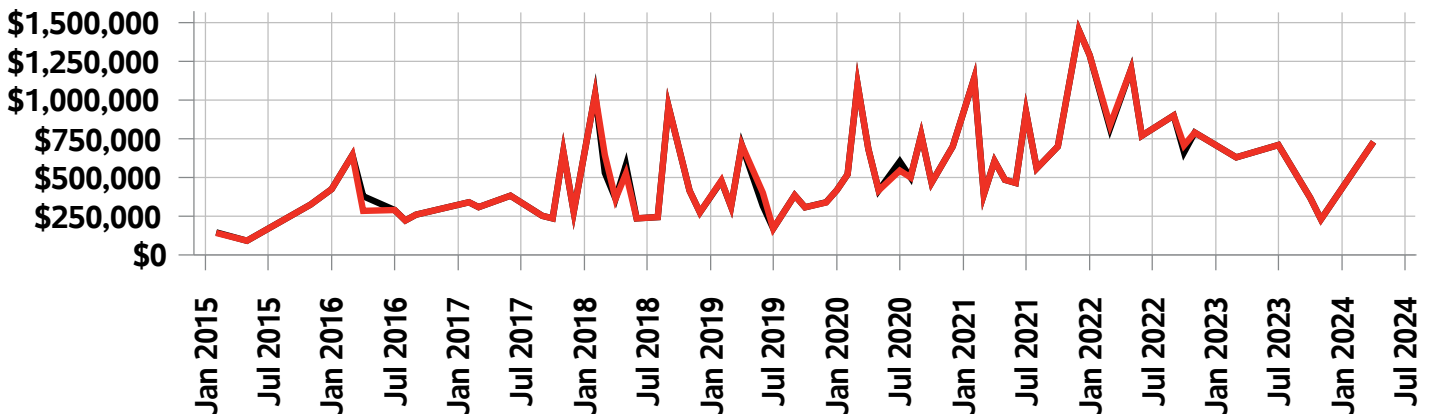
**Active Listings (April only)**



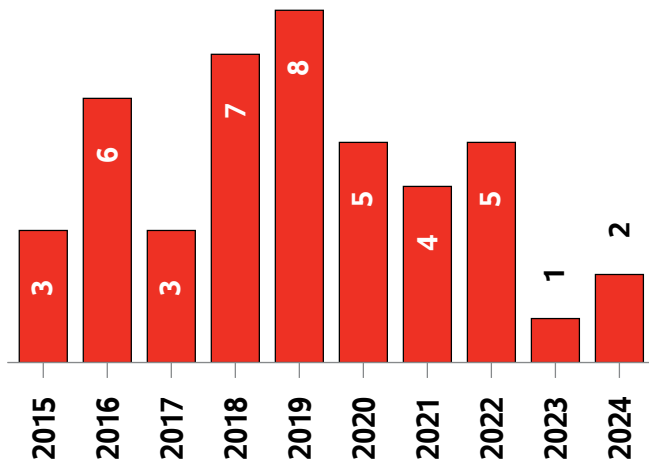
**Months of Inventory (April only)**



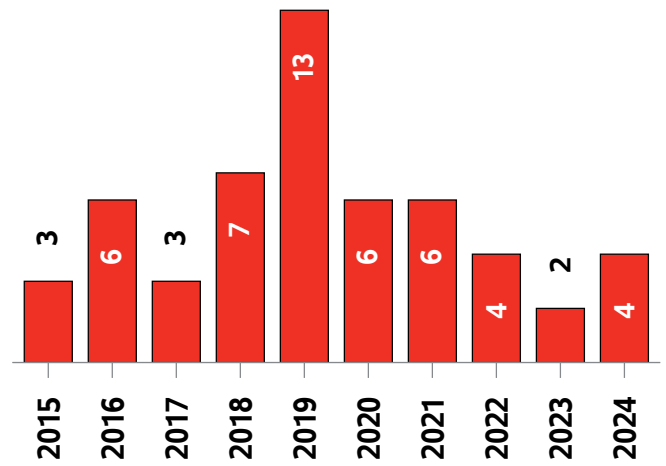
**Average Price and Median Price**



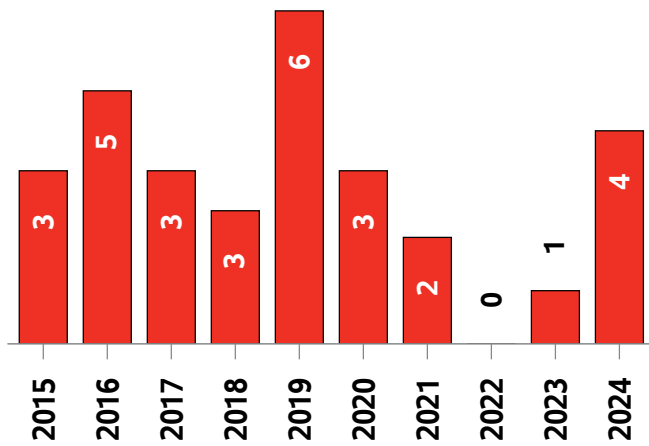
**Sales Activity (April Year-to-date)**



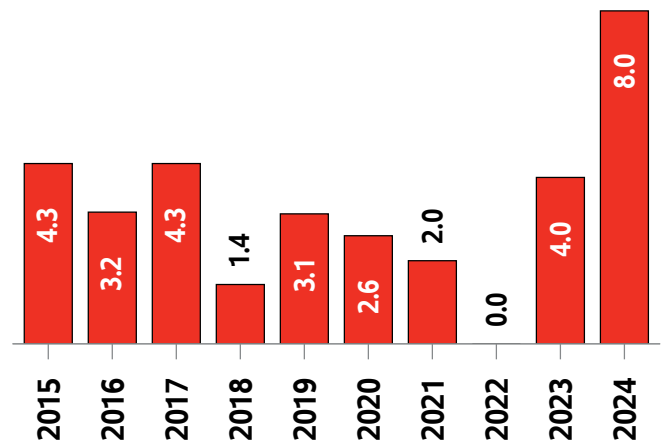
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



<sup>1</sup> 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.

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

Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	19	-26.9%	-36.7%	-42.4%	-20.8%	-26.9%	-20.8%
Dollar Volume	\$12,535,288	-29.9%	-44.8%	-41.3%	12.7%	54.6%	106.7%
New Listings	54	74.2%	8.0%	31.7%	35.0%	28.6%	3.8%
Active Listings	110	39.2%	214.3%	205.6%	61.8%	71.9%	-24.7%
Sales to New Listings Ratio <sup>1</sup>	35.2	83.9	60.0	80.5	60.0	61.9	46.2
Months of Inventory <sup>2</sup>	5.8	3.0	1.2	1.1	2.8	2.5	6.1
Average Price	\$659,752	-4.0%	-12.9%	1.9%	42.3%	111.5%	161.1%
Median Price	\$650,000	-5.5%	2.8%	-1.1%	54.8%	104.1%	181.1%
Sale to List Price Ratio <sup>3</sup>	98.5	98.0	112.9	108.7	97.9	99.2	94.4
Median Days on Market	28.0	33.0	7.0	11.0	21.0	17.0	73.5

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	79	6.8%	-22.5%	-33.6%	21.5%	-14.1%	46.3%
Dollar Volume	\$49,485,923	-3.2%	-40.3%	-33.2%	89.3%	90.2%	296.9%
New Listings	170	15.6%	19.7%	16.4%	44.1%	41.7%	8.3%
Active Listings <sup>4</sup>	91	6.5%	297.8%	214.8%	60.9%	61.6%	-29.8%
Sales to New Listings Ratio <sup>5</sup>	46.5	50.3	71.8	81.5	55.1	76.7	34.4
Months of Inventory <sup>6</sup>	4.6	4.6	0.9	1.0	3.5	2.4	9.6
Average Price	\$626,404	-9.3%	-22.9%	0.6%	55.8%	121.5%	171.3%
Median Price	\$610,000	-10.6%	-18.9%	0.5%	62.7%	132.4%	194.0%
Sale to List Price Ratio <sup>7</sup>	98.2	96.8	111.4	106.1	99.0	96.9	95.0
Median Days on Market	36.0	41.0	8.0	9.0	18.0	33.0	69.5

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

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

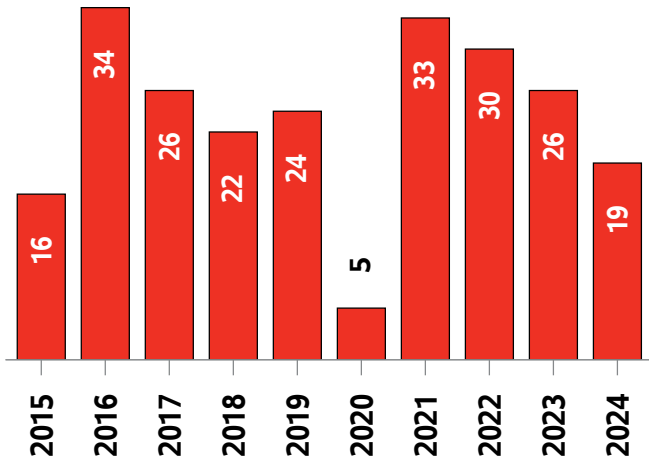
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

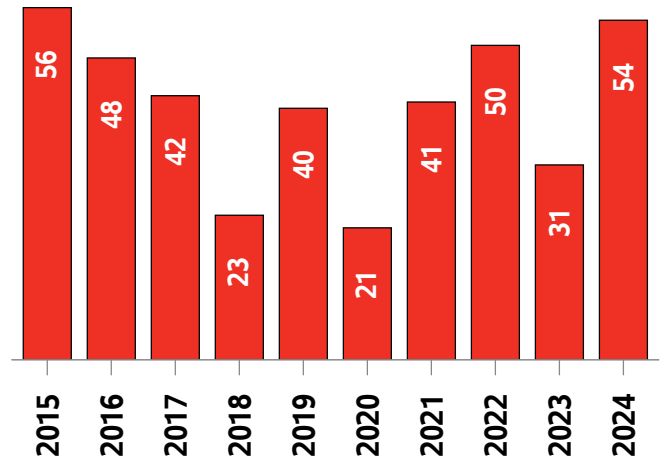
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



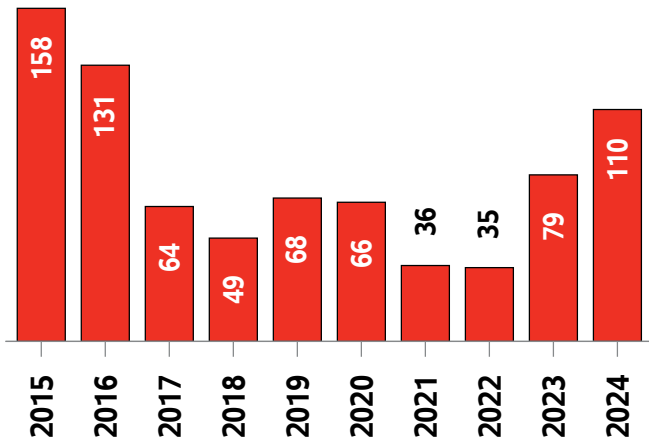
**Sales Activity (April only)**



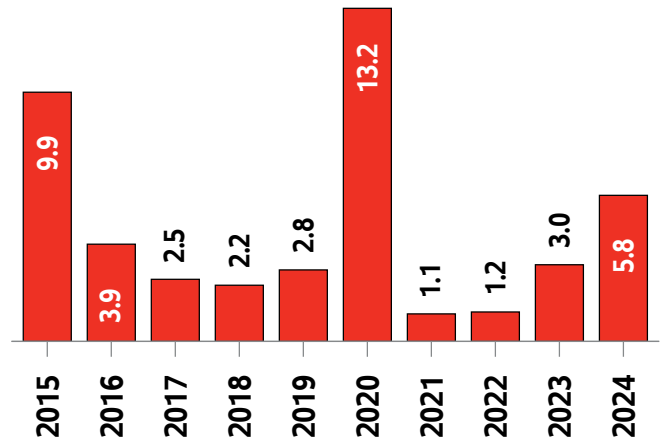
**New Listings (April only)**



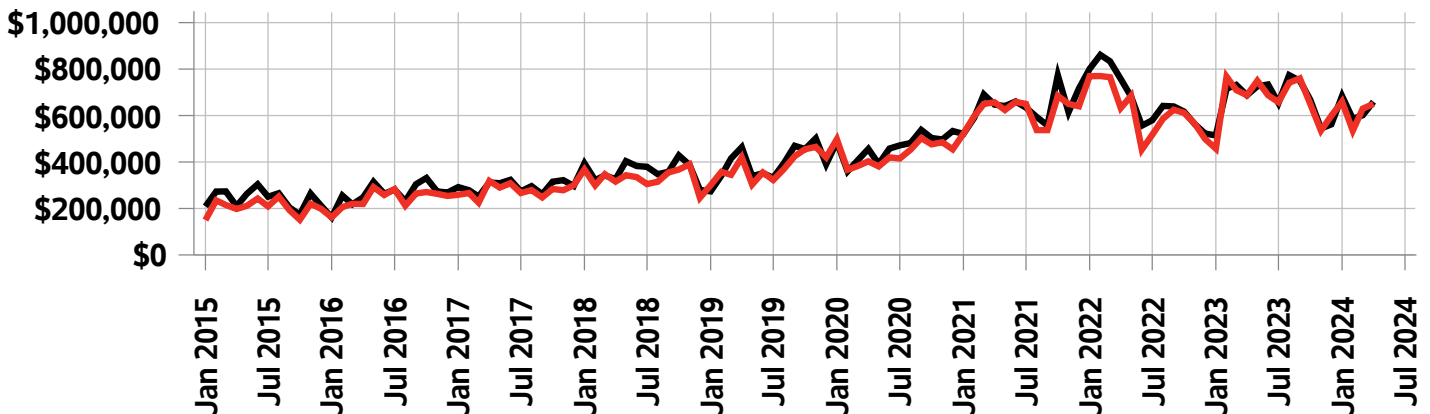
**Active Listings (April only)**



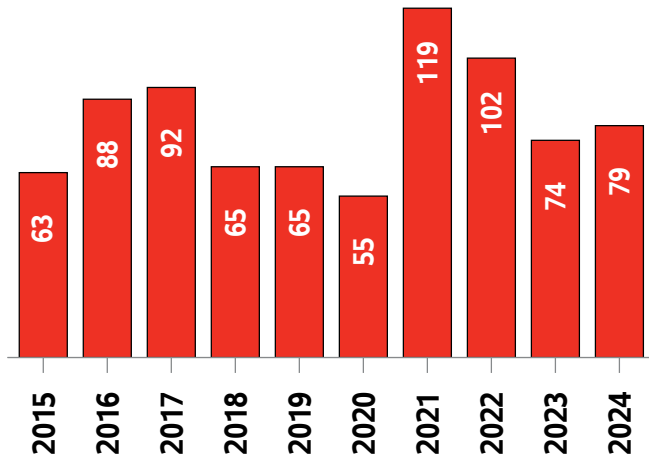
**Months of Inventory (April only)**



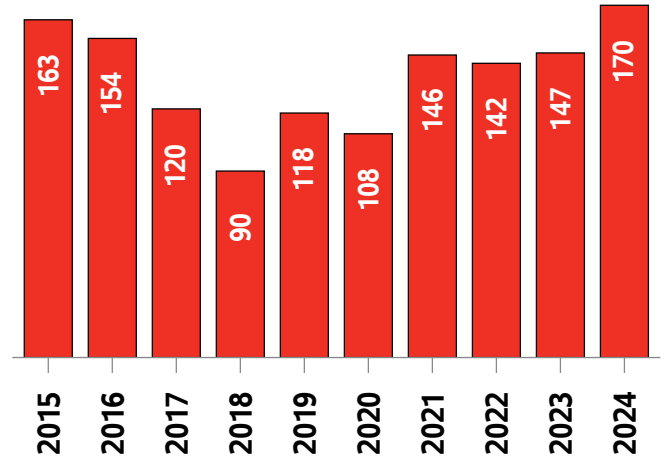
**Average Price and Median Price**



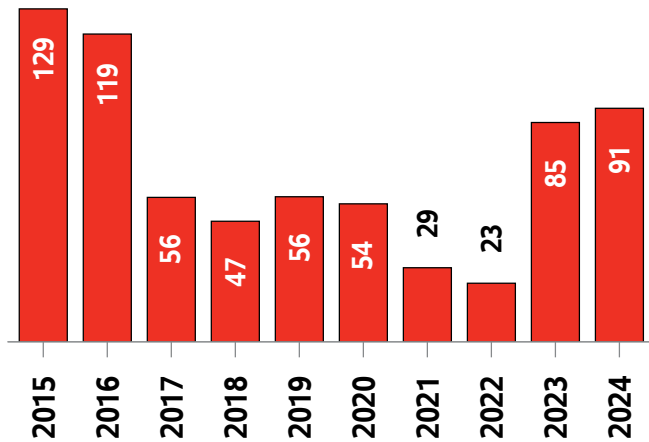
**Sales Activity (April Year-to-date)**



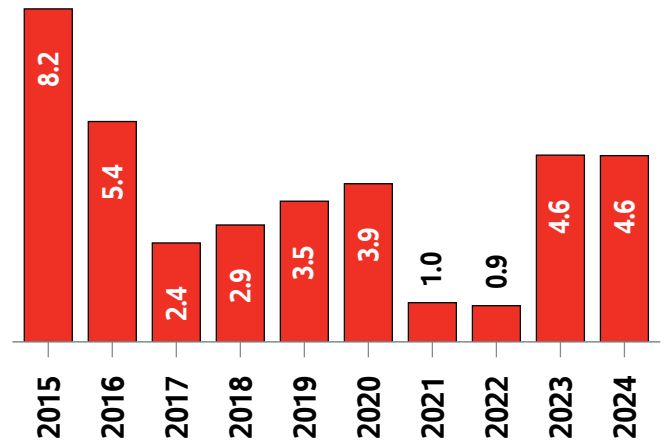
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



<sup>1</sup> 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.

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

Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	21	-12.5%	-44.7%	-50.0%	-27.6%	-47.5%	-19.2%
Dollar Volume	\$18,308,430	-9.2%	-56.6%	-54.5%	24.1%	-11.3%	46.6%
New Listings	79	33.9%	19.7%	41.1%	54.9%	51.9%	27.4%
Active Listings	164	72.6%	382.4%	382.4%	64.0%	82.2%	0.0%
Sales to New Listings Ratio <sup>1</sup>	26.6	40.7	57.6	75.0	56.9	76.9	41.9
Months of Inventory <sup>2</sup>	7.8	4.0	0.9	0.8	3.4	2.3	6.3
Average Price	\$871,830	3.8%	-21.5%	-9.0%	71.4%	69.0%	81.5%
Median Price	\$744,900	-15.0%	-29.9%	-10.2%	55.5%	39.3%	73.3%
Sale to List Price Ratio <sup>3</sup>	97.5	97.5	109.5	110.2	101.8	103.0	97.8
Median Days on Market	21.0	31.0	7.0	6.0	10.0	20.5	61.5

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	85	-3.4%	-30.9%	-30.9%	-1.2%	-24.1%	18.1%
Dollar Volume	\$72,095,035	-2.4%	-46.1%	-27.8%	58.9%	36.5%	142.4%
New Listings	239	25.1%	43.1%	52.2%	43.1%	30.6%	14.4%
Active Listings <sup>4</sup>	135	52.4%	559.8%	336.3%	61.5%	63.0%	-8.9%
Sales to New Listings Ratio <sup>5</sup>	35.6	46.1	73.7	78.3	51.5	61.2	34.4
Months of Inventory <sup>6</sup>	6.4	4.0	0.7	1.0	3.9	3.0	8.3
Average Price	\$848,177	1.1%	-21.9%	4.5%	60.7%	79.8%	105.4%
Median Price	\$800,000	2.3%	-20.0%	5.6%	55.5%	65.8%	124.4%
Sale to List Price Ratio <sup>7</sup>	97.8	96.4	111.7	110.6	100.6	100.9	96.9
Median Days on Market	18.0	28.0	7.0	7.0	12.0	18.5	40.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

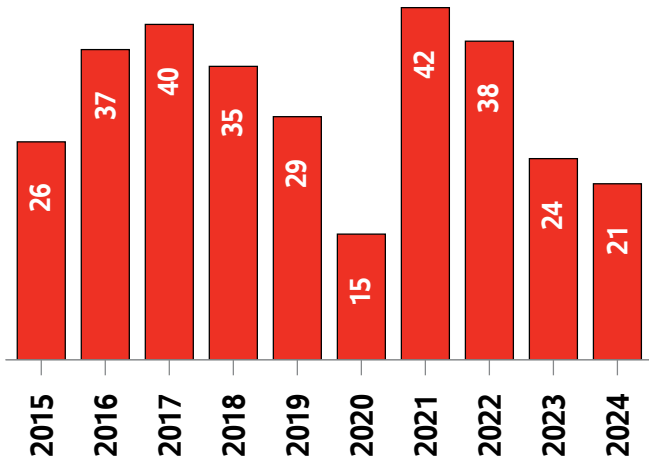
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

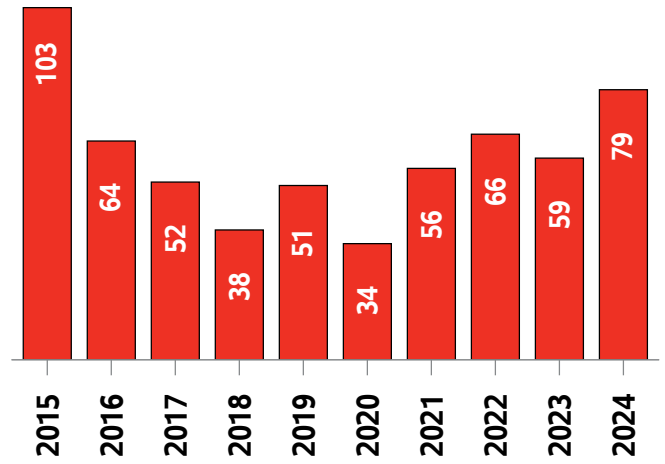
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

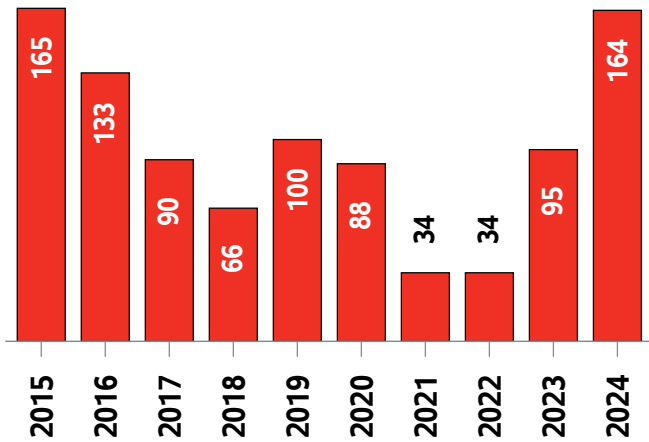
**Sales Activity (April only)**



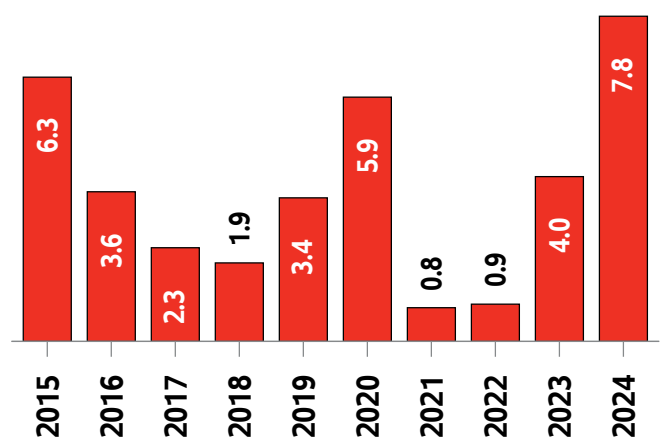
**New Listings (April only)**



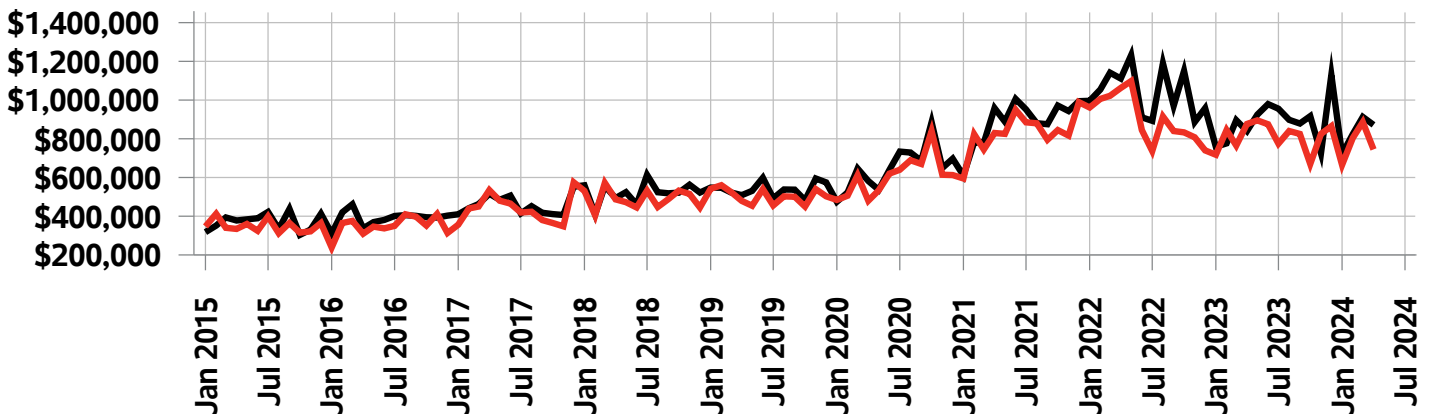
**Active Listings (April only)**



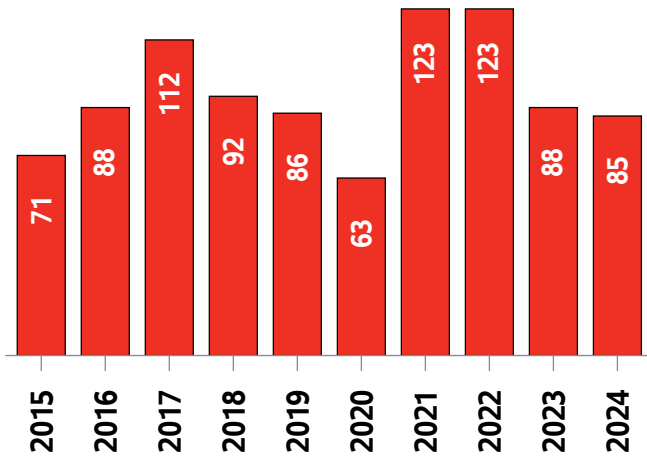
**Months of Inventory (April only)**



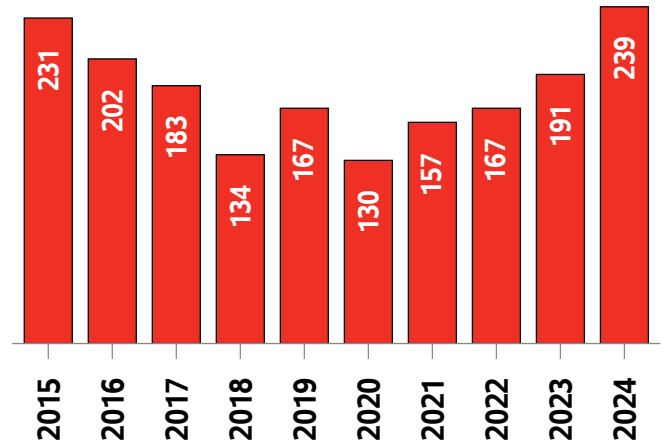
**Average Price and Median Price**



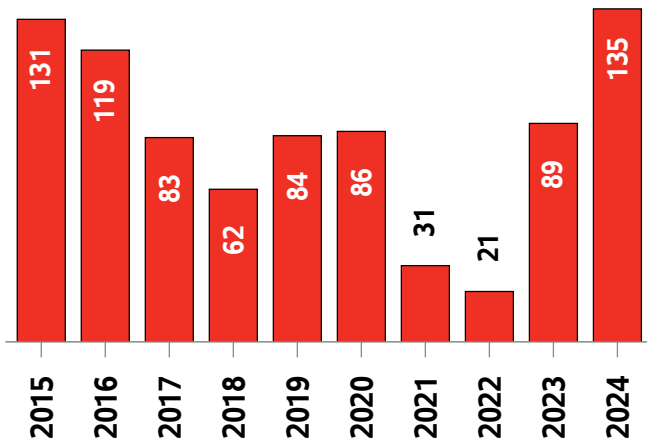
**Sales Activity (April Year-to-date)**



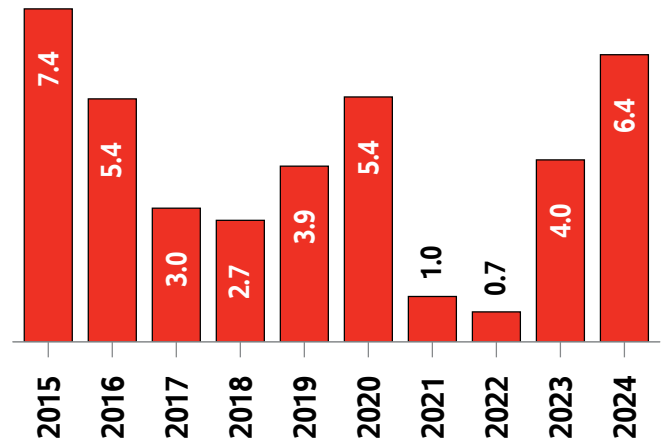
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



<sup>1</sup> 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.

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

Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	45	4.7%	-2.2%	-2.2%	15.4%	4.7%	50.0%
Dollar Volume	\$29,585,316	-4.8%	-21.6%	1.8%	65.4%	104.0%	296.6%
New Listings	71	51.1%	2.9%	10.9%	9.2%	9.2%	18.3%
Active Listings	113	68.7%	71.2%	253.1%	10.8%	28.4%	-31.9%
Sales to New Listings Ratio <sup>1</sup>	63.4	91.5	66.7	71.9	60.0	66.2	50.0
Months of Inventory <sup>2</sup>	2.5	1.6	1.4	0.7	2.6	2.0	5.5
Average Price	\$657,451	-9.0%	-19.9%	4.0%	43.3%	94.9%	164.4%
Median Price	\$625,000	-3.8%	-13.4%	8.1%	59.0%	80.1%	180.3%
Sale to List Price Ratio <sup>3</sup>	98.6	98.8	114.2	114.9	100.2	98.6	96.8
Median Days on Market	22.0	21.0	7.5	6.0	12.0	14.0	54.5

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	145	22.9%	-2.7%	-17.6%	9.0%	-8.2%	59.3%
Dollar Volume	\$94,733,449	22.4%	-21.8%	-13.9%	65.9%	82.4%	349.9%
New Listings	248	26.5%	9.7%	24.6%	24.0%	17.5%	30.5%
Active Listings <sup>4</sup>	106	38.4%	94.5%	335.1%	30.2%	17.5%	-28.5%
Sales to New Listings Ratio <sup>5</sup>	58.5	60.2	65.9	88.4	66.5	74.9	47.9
Months of Inventory <sup>6</sup>	2.9	2.6	1.5	0.6	2.4	2.3	6.5
Average Price	\$653,334	-0.4%	-19.7%	4.6%	52.1%	98.8%	182.4%
Median Price	\$622,000	0.8%	-19.2%	3.7%	57.4%	99.7%	187.3%
Sale to List Price Ratio <sup>7</sup>	98.4	97.0	116.4	113.5	99.8	98.9	96.4
Median Days on Market	24.0	24.0	7.0	6.0	17.0	17.0	58.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

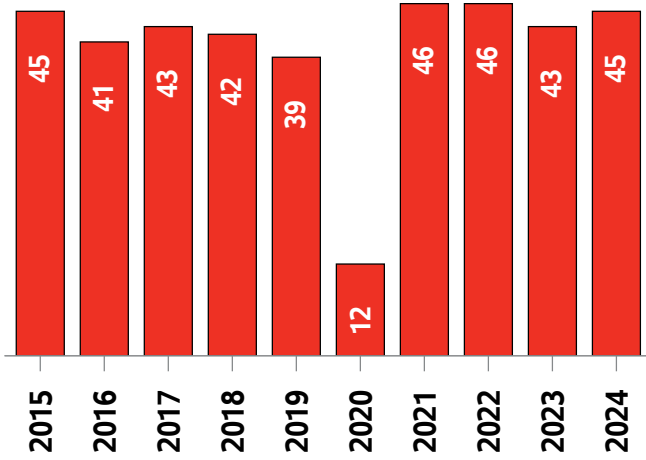
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

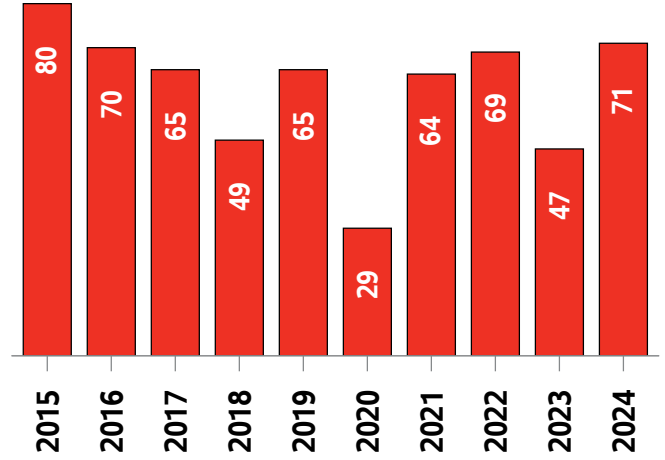
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

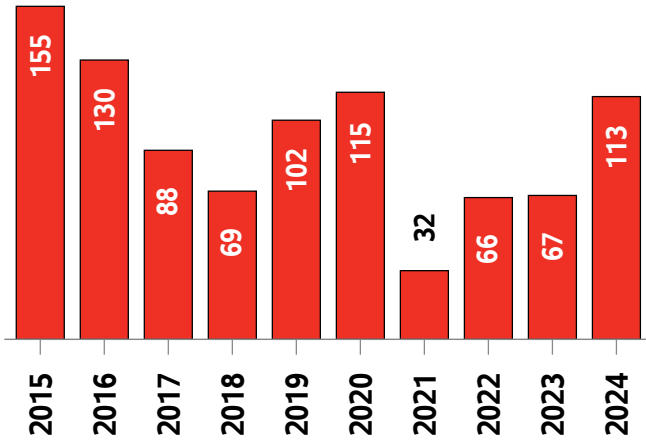
**Sales Activity (April only)**



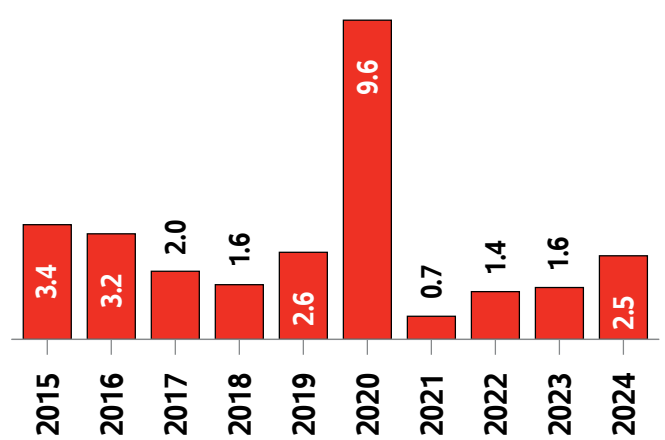
**New Listings (April only)**



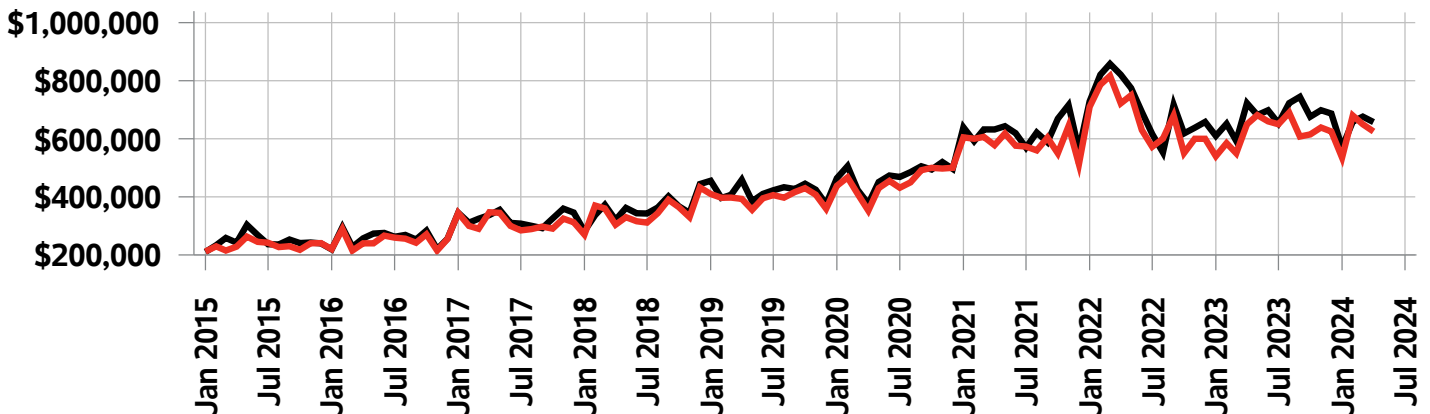
**Active Listings (April only)**



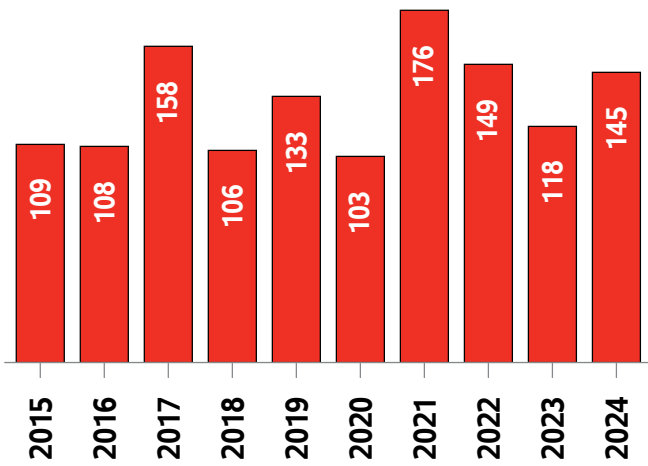
**Months of Inventory (April only)**



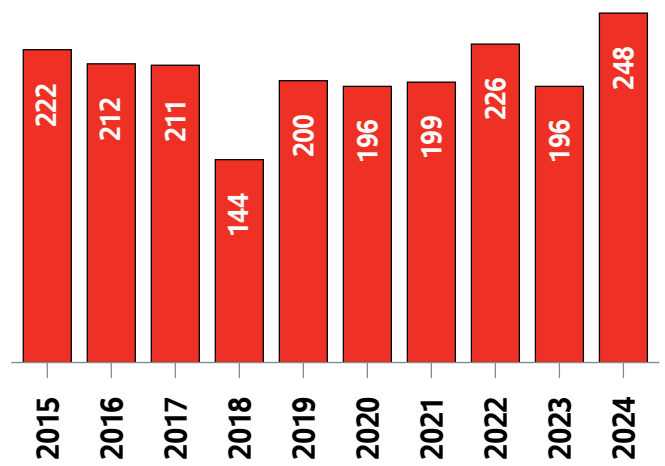
**Average Price and Median Price**



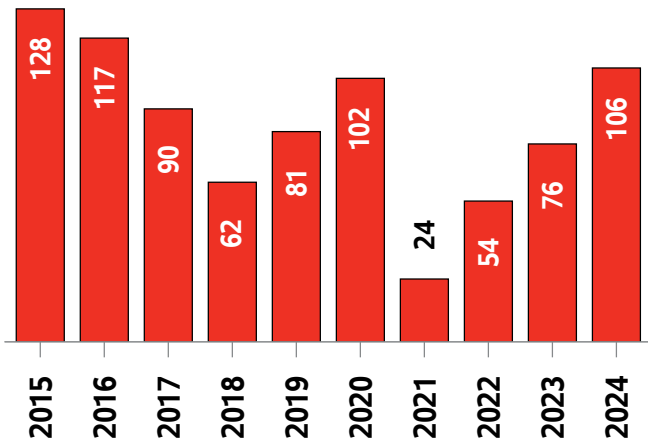
**Sales Activity (April Year-to-date)**



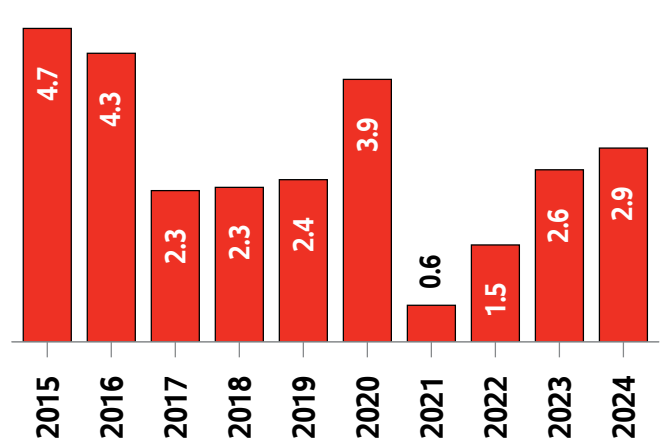
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



<sup>1</sup> 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.

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



Actual	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	71	-4.1%	-17.4%	-38.3%	-17.4%	-26.8%	-11.3%
Dollar Volume	\$40,977,564	-2.4%	-29.1%	-33.4%	34.2%	55.6%	162.8%
New Listings	112	31.8%	-29.1%	-13.8%	20.4%	8.7%	-8.2%
Active Listings	159	78.7%	84.9%	245.7%	144.6%	103.8%	-39.8%
Sales to New Listings Ratio <sup>1</sup>	63.4	87.1	54.4	88.5	92.5	94.2	65.6
Months of Inventory <sup>2</sup>	2.2	1.2	1.0	0.4	0.8	0.8	3.3
Average Price	\$577,149	1.7%	-14.1%	7.8%	62.6%	112.6%	196.1%
Median Price	\$576,000	1.5%	-12.1%	8.7%	66.8%	132.7%	198.8%
Sale to List Price Ratio <sup>3</sup>	98.4	100.3	112.2	112.3	103.0	101.5	96.4
Median Days on Market	18.0	14.5	7.0	7.0	8.5	14.0	27.5

Year-to-date	April 2024	Compared to <sup>8</sup>					
		April 2023	April 2022	April 2021	April 2019	April 2017	April 2014
Sales Activity	215	-10.4%	-34.8%	-30.9%	-13.3%	-32.0%	7.5%
Dollar Volume	\$124,232,280	-9.0%	-46.7%	-26.6%	47.9%	60.9%	209.9%
New Listings	389	20.1%	-12.2%	9.0%	36.5%	14.7%	1.6%
Active Listings <sup>4</sup>	135	26.7%	222.0%	366.4%	108.9%	50.7%	-42.1%
Sales to New Listings Ratio <sup>5</sup>	55.3	74.1	74.5	87.1	87.0	93.2	52.2
Months of Inventory <sup>6</sup>	2.5	1.8	0.5	0.4	1.0	1.1	4.7
Average Price	\$577,825	1.6%	-18.3%	6.1%	70.6%	136.6%	188.2%
Median Price	\$575,000	2.7%	-16.7%	7.5%	75.8%	145.2%	199.1%
Sale to List Price Ratio <sup>7</sup>	98.1	98.7	117.5	112.6	101.7	99.8	96.5
Median Days on Market	20.0	20.0	6.0	6.0	11.0	15.0	34.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> 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.

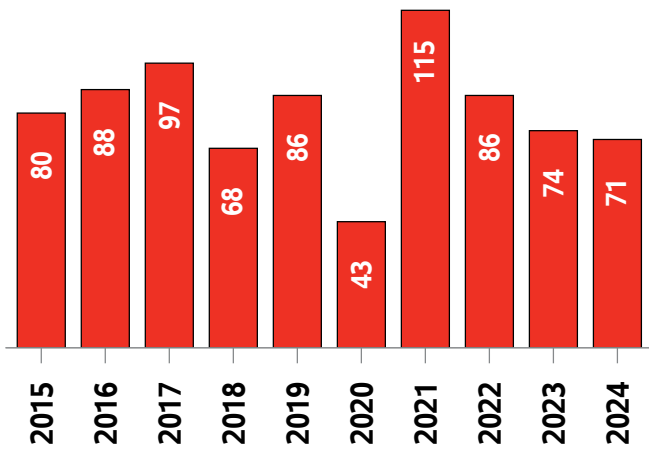
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> 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.

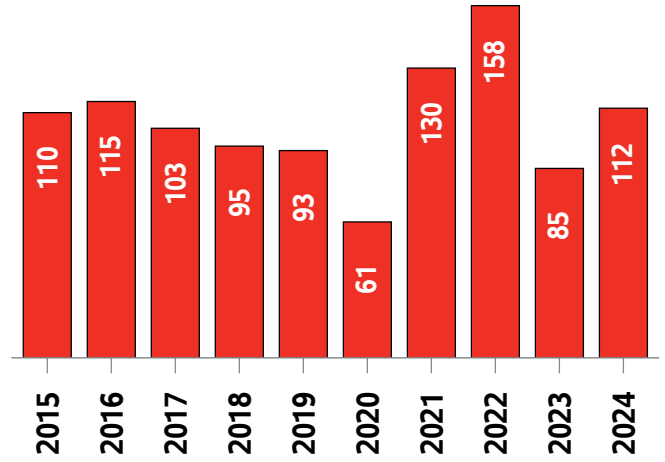
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

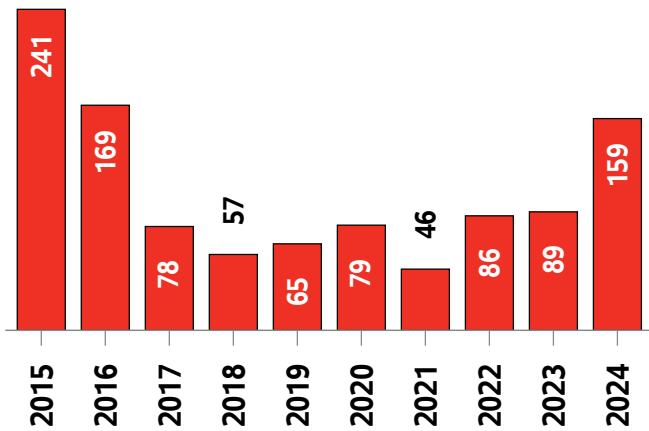
**Sales Activity (April only)**



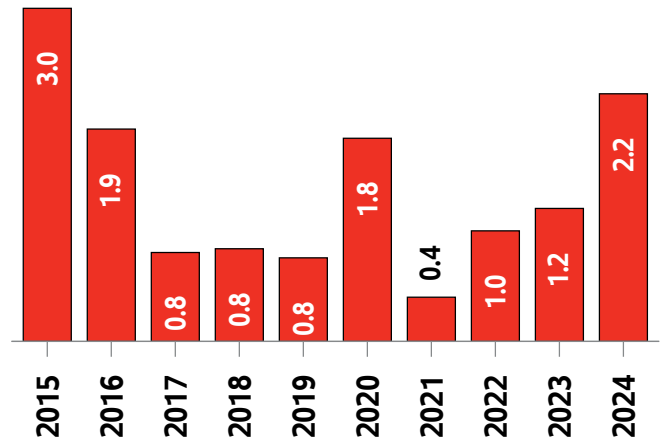
**New Listings (April only)**



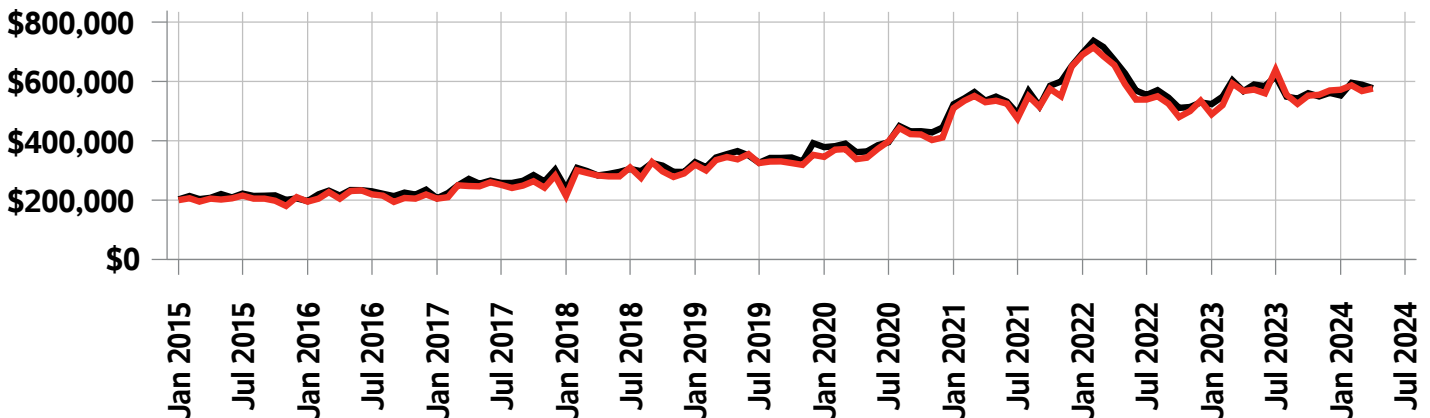
**Active Listings (April only)**



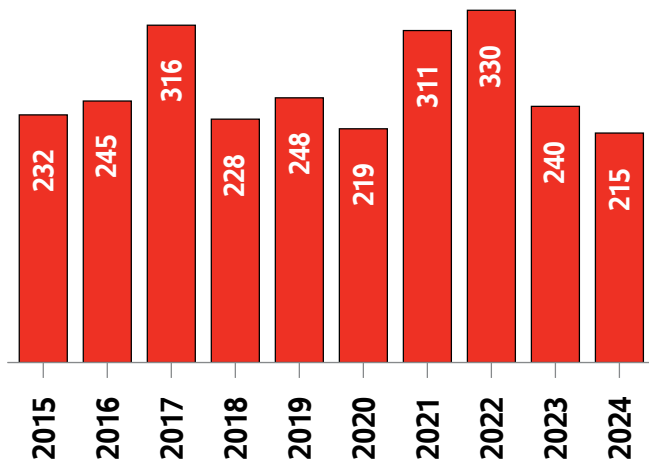
**Months of Inventory (April only)**



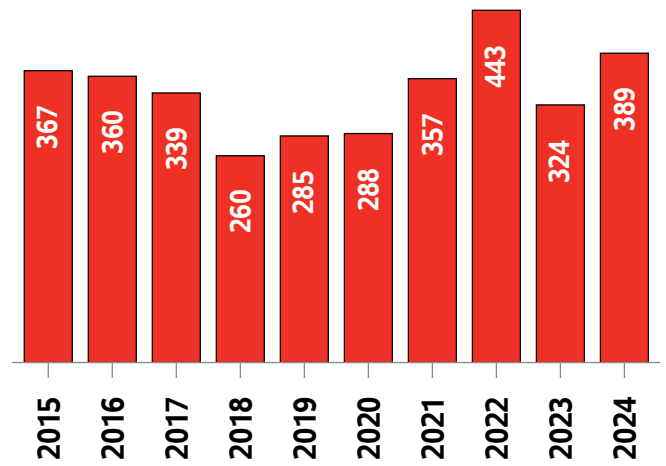
**Average Price and Median Price**



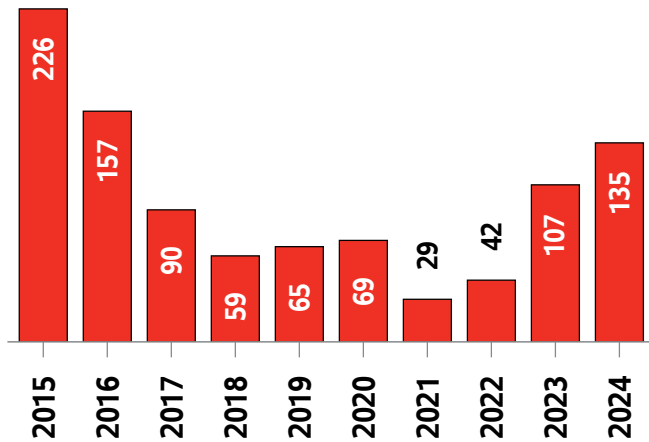
**Sales Activity (April Year-to-date)**



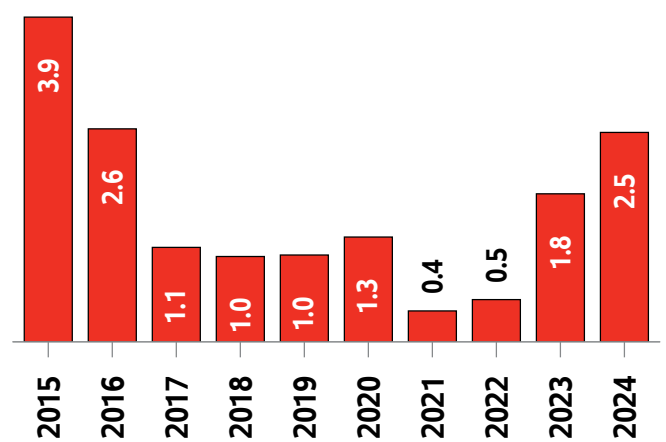
**New Listings (April Year-to-date)**



**Active Listings <sup>1</sup> (April Year-to-date)**



**Months of Inventory <sup>2</sup> (April Year-to-date)**



<sup>1</sup> 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.

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