



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



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

Actual	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	421	10.2%	25.7%	-30.3%	-2.1%	-0.9%	-4.1%
Dollar Volume	\$268,152,759	12.8%	30.8%	-37.6%	42.5%	83.1%	147.5%
New Listings	541	19.7%	16.8%	7.1%	38.0%	28.2%	9.1%
Active Listings	1,956	4.9%	40.2%	583.9%	86.8%	112.1%	-11.6%
Sales to New Listings Ratio <sup>1</sup>	77.8	84.5	72.4	119.6	109.7	100.7	88.5
Months of Inventory <sup>2</sup>	4.6	4.9	4.2	0.5	2.4	2.2	5.0
Average Price	\$636,942	2.3%	4.1%	-10.4%	45.6%	84.9%	158.1%
Median Price	\$590,000	0.0%	2.6%	-11.1%	43.9%	93.4%	174.4%
Sale to List Price Ratio <sup>3</sup>	97.8	96.8	96.6	111.5	100.7	99.5	96.6
Median Days on Market	34.0	34.5	27.0	7.0	19.0	20.0	45.0

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	8,118	8.8%	-6.2%	-34.4%	-14.0%	-22.7%	-0.6%
Dollar Volume	\$5,211,571,909	7.8%	-17.3%	-34.4%	34.4%	49.0%	151.5%
New Listings	16,715	10.9%	-0.2%	13.6%	26.3%	25.0%	11.4%
Active Listings <sup>4</sup>	2,543	23.0%	60.3%	266.8%	73.0%	91.8%	-14.7%
Sales to New Listings Ratio <sup>5</sup>	48.6	49.5	51.7	84.1	71.3	78.6	54.4
Months of Inventory <sup>6</sup>	3.8	3.3	2.2	0.7	1.9	1.5	4.4
Average Price	\$641,977	-0.9%	-11.9%	-0.0%	56.3%	92.8%	152.9%
Median Price	\$600,000	-1.6%	-10.4%	0.0%	56.3%	100.0%	160.9%
Sale to List Price Ratio <sup>7</sup>	98.4	98.8	107.9	110.8	102.0	101.8	97.4
Median Days on Market	21.0	17.0	9.0	7.0	12.0	14.0	32.0

<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.

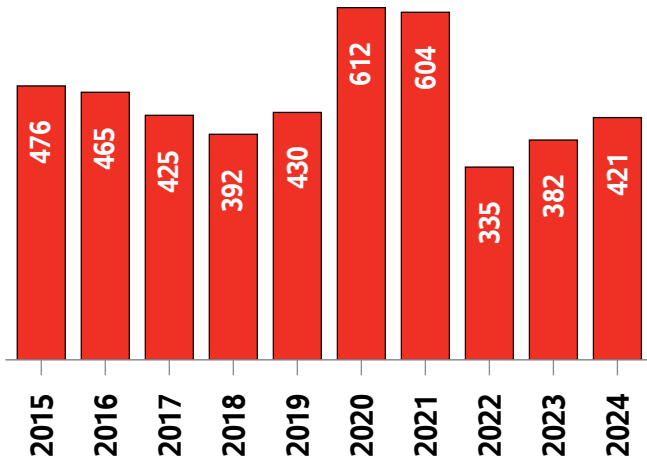
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

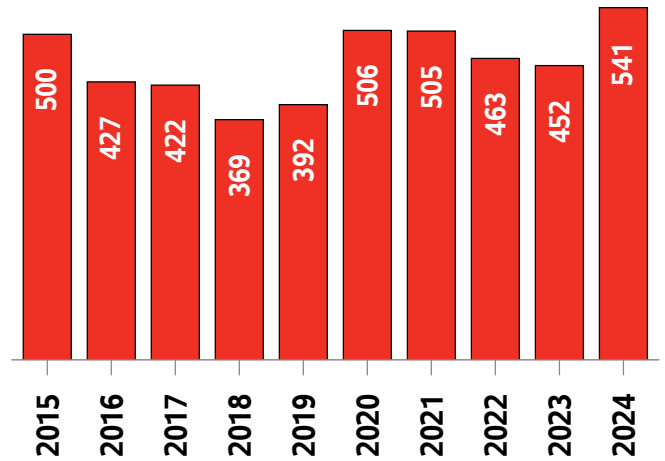
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

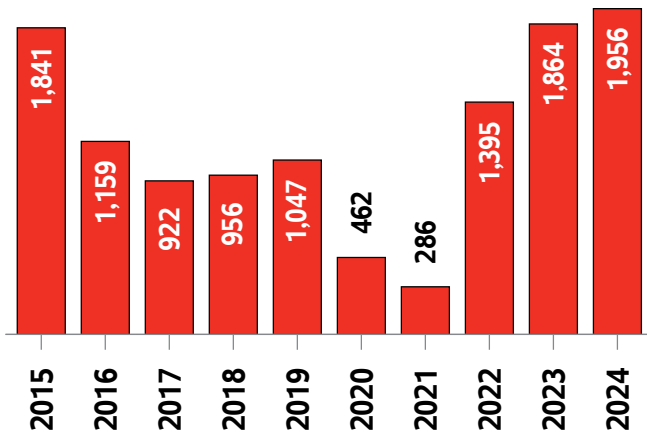
**Sales Activity (December only)**



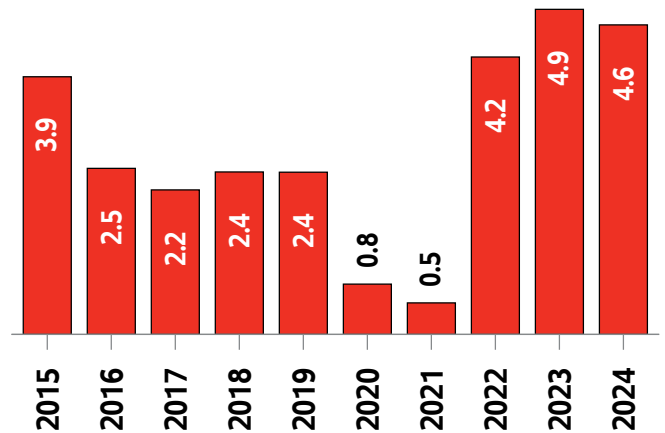
**New Listings (December only)**



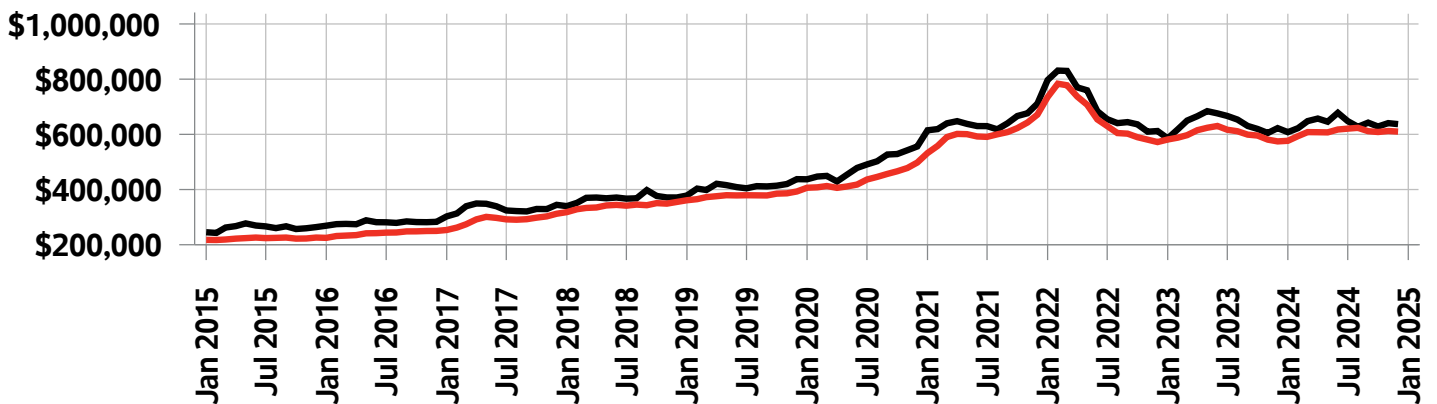
**Active Listings (December only)**



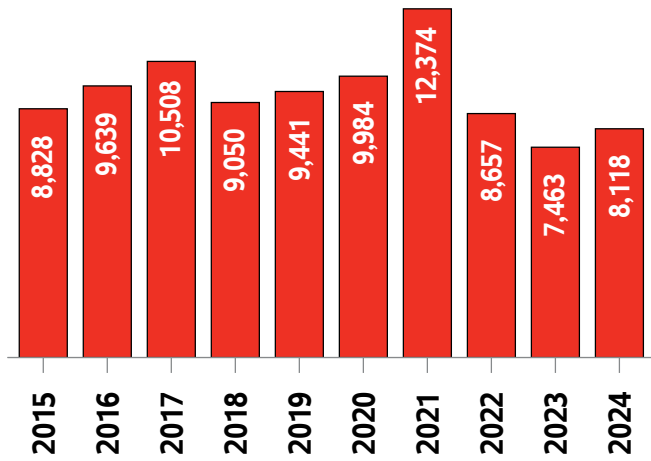
**Months of Inventory (December only)**



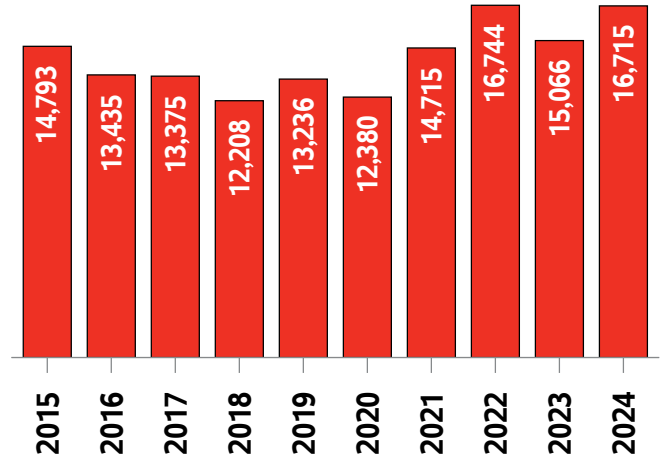
**MLS® HPI Composite Benchmark Price and Average Price**



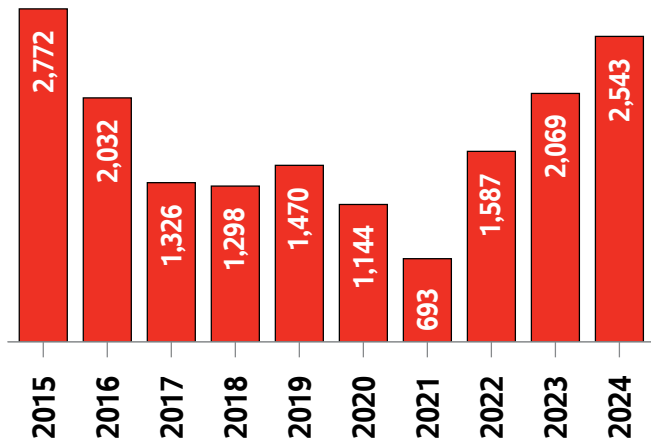
**Sales Activity (December Year-to-date)**



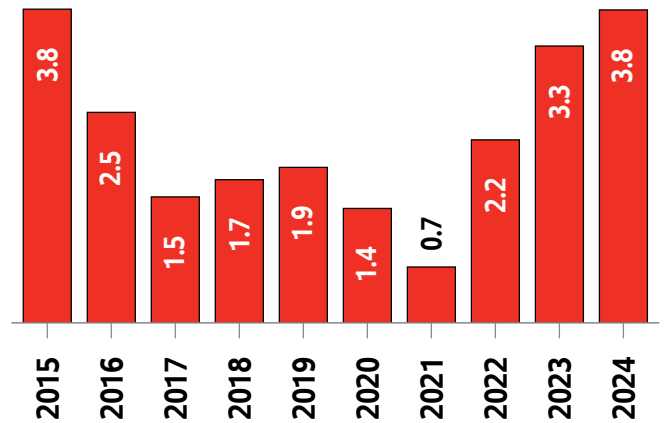
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup>(December 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	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	311	8.7%	18.3%	-32.1%	-5.5%	-2.2%	-13.1%
Dollar Volume	\$212,671,471	9.3%	22.6%	-40.2%	37.7%	74.7%	122.9%
New Listings	389	14.1%	9.9%	0.0%	30.1%	22.7%	0.3%
Active Listings	1,411	1.7%	31.7%	508.2%	63.3%	78.2%	-19.3%
Sales to New Listings Ratio <sup>1</sup>	79.9	83.9	74.3	117.7	110.0	100.3	92.3
Months of Inventory <sup>2</sup>	4.5	4.8	4.1	0.5	2.6	2.5	4.9
Average Price	\$683,831	0.5%	3.7%	-11.9%	45.6%	78.7%	156.6%
Median Price	\$635,000	0.6%	2.8%	-12.6%	44.3%	91.8%	167.1%
Sale to List Price Ratio <sup>3</sup>	97.8	96.9	96.6	111.2	100.4	99.1	96.5
Median Days on Market	33.0	35.0	28.0	7.0	21.0	21.0	44.0

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	6,145	10.1%	-5.8%	-34.9%	-15.9%	-26.0%	-7.1%
Dollar Volume	\$4,255,110,645	8.4%	-17.4%	-35.3%	31.5%	41.2%	135.5%
New Listings	12,449	8.8%	-1.2%	10.0%	16.9%	14.8%	2.8%
Active Listings <sup>4</sup>	1,857	17.5%	55.8%	240.1%	46.3%	69.6%	-22.7%
Sales to New Listings Ratio <sup>5</sup>	49.4	48.8	51.8	83.4	68.6	76.6	54.6
Months of Inventory <sup>6</sup>	3.6	3.4	2.2	0.7	2.1	1.6	4.4
Average Price	\$692,451	-1.5%	-12.3%	-0.6%	56.3%	90.8%	153.4%
Median Price	\$640,000	-1.5%	-11.7%	-1.5%	56.1%	95.1%	159.1%
Sale to List Price Ratio <sup>7</sup>	98.5	98.9	107.6	110.9	101.5	101.9	97.4
Median Days on Market	20.0	16.0	9.0	7.0	12.0	13.0	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.

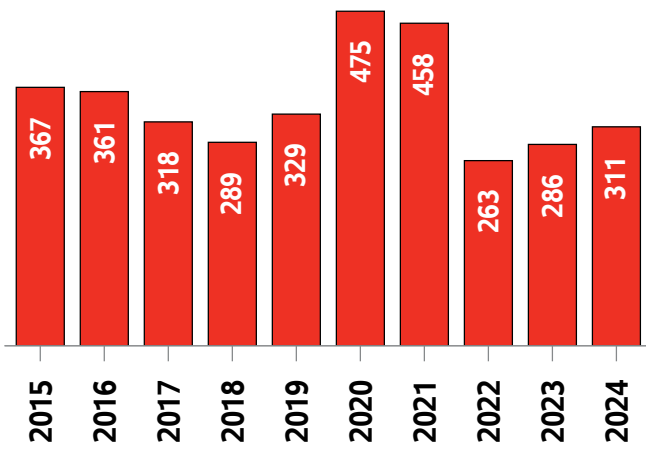
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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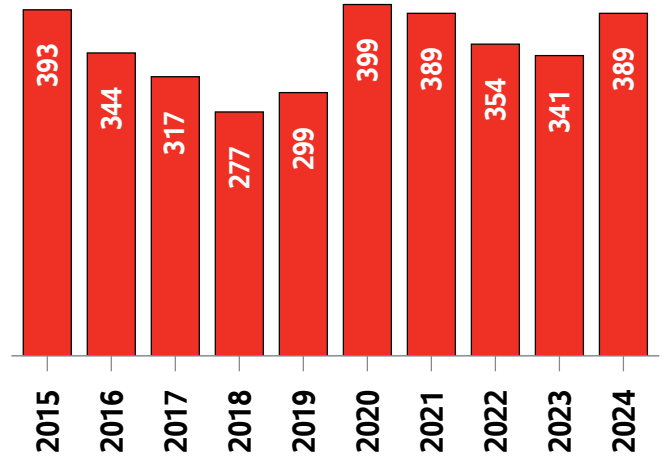
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

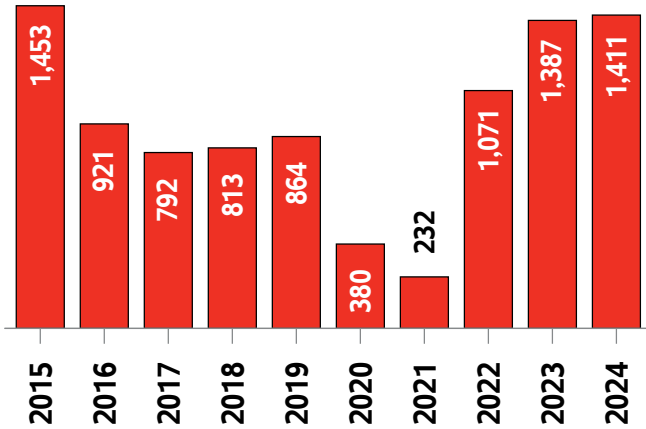
**Sales Activity (December only)**



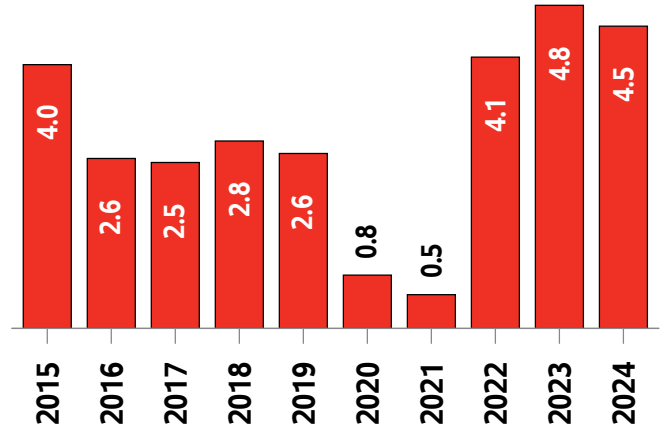
**New Listings (December only)**



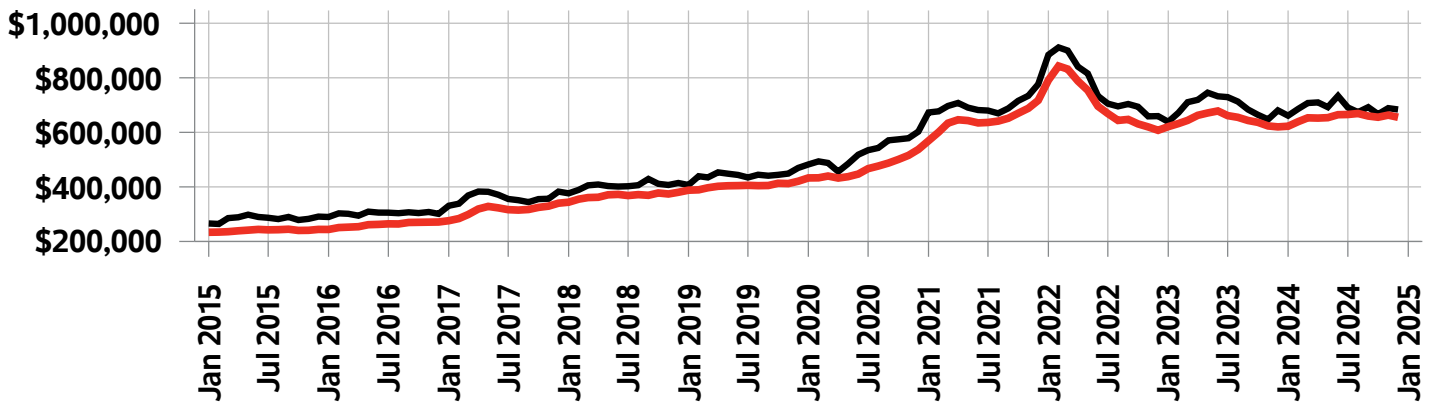
**Active Listings (December only)**



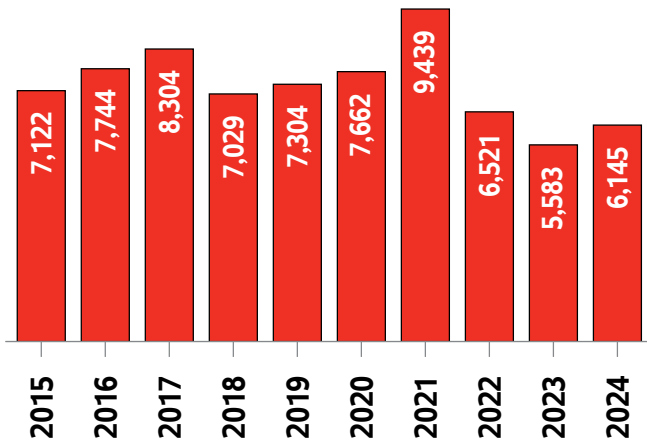
**Months of Inventory (December only)**



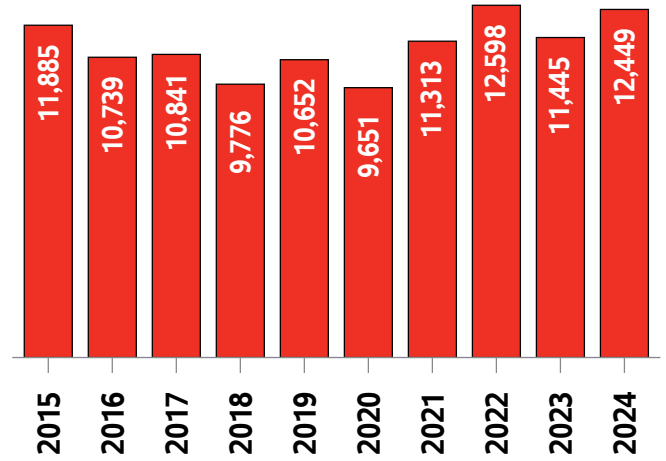
**MLS® HPI Single Family Benchmark Price and Average Price**



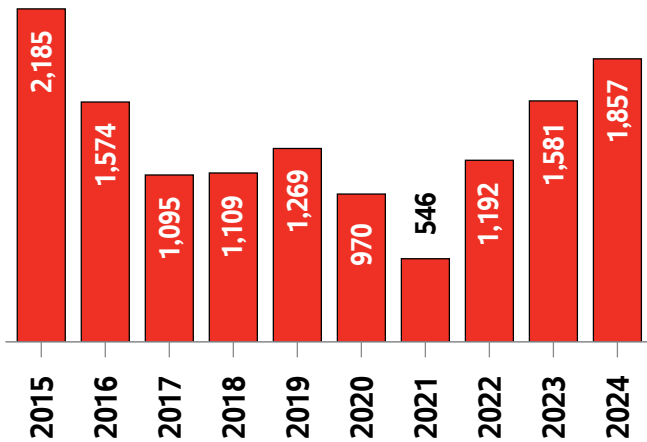
**Sales Activity (December Year-to-date)**



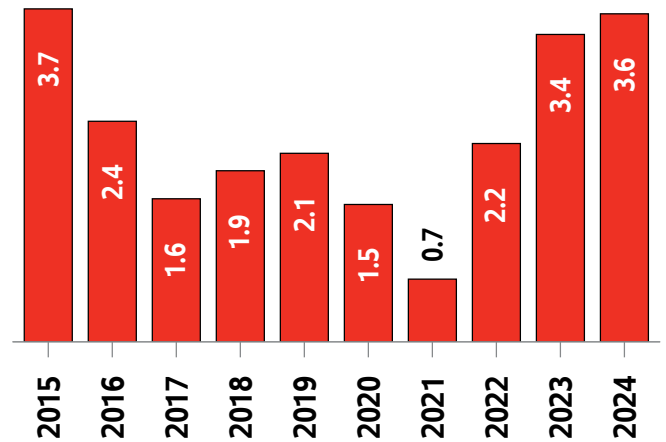
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup> (December 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	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	66	4.8%	73.7%	-12.0%	73.7%	0.0%	29.4%
Dollar Volume	\$34,384,588	11.0%	72.7%	-21.0%	171.5%	108.8%	272.4%
New Listings	83	27.7%	53.7%	45.6%	186.2%	112.8%	43.1%
Active Listings	285	-7.2%	43.9%	1,400.0%	458.8%	882.8%	23.9%
Sales to New Listings Ratio <sup>1</sup>	79.5	96.9	70.4	131.6	131.0	169.2	87.9
Months of Inventory <sup>2</sup>	4.3	4.9	5.2	0.3	1.3	0.4	4.5
Average Price	\$520,979	6.0%	-0.5%	-10.3%	56.3%	108.8%	187.8%
Median Price	\$537,450	15.6%	-2.5%	-0.1%	67.3%	131.2%	198.6%
Sale to List Price Ratio <sup>3</sup>	97.9	97.3	97.1	116.5	104.5	101.5	97.8
Median Days on Market	38.5	29.0	29.0	7.0	14.5	13.5	48.0

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	1,215	-0.1%	-9.2%	-33.2%	3.8%	-12.0%	26.4%
Dollar Volume	\$632,404,660	-2.4%	-21.8%	-33.6%	67.7%	96.6%	262.7%
New Listings	2,476	3.3%	-8.5%	17.8%	81.5%	66.4%	45.7%
Active Listings <sup>4</sup>	366	14.7%	46.0%	354.3%	315.2%	301.2%	21.5%
Sales to New Listings Ratio <sup>5</sup>	49.1	50.8	49.4	86.5	85.9	92.8	56.6
Months of Inventory <sup>6</sup>	3.6	3.1	2.2	0.5	0.9	0.8	3.8
Average Price	\$520,498	-2.3%	-13.9%	-0.6%	61.6%	123.5%	186.9%
Median Price	\$525,000	0.7%	-12.4%	1.9%	72.1%	141.9%	218.2%
Sale to List Price Ratio <sup>7</sup>	98.6	99.1	110.2	112.4	104.5	103.2	97.7
Median Days on Market	25.0	16.0	9.0	7.0	10.0	14.0	35.0

<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.

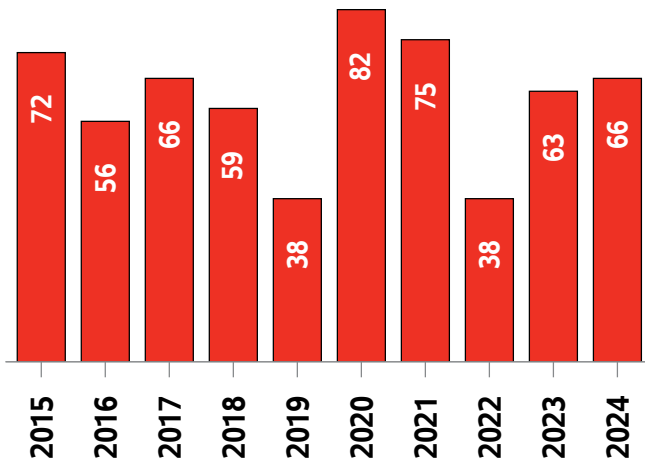
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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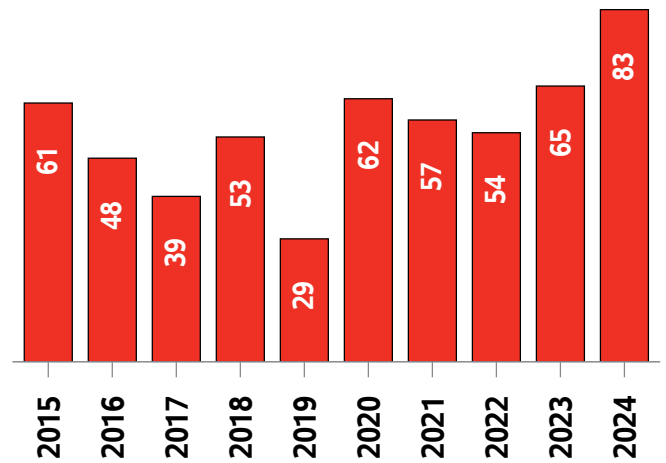
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



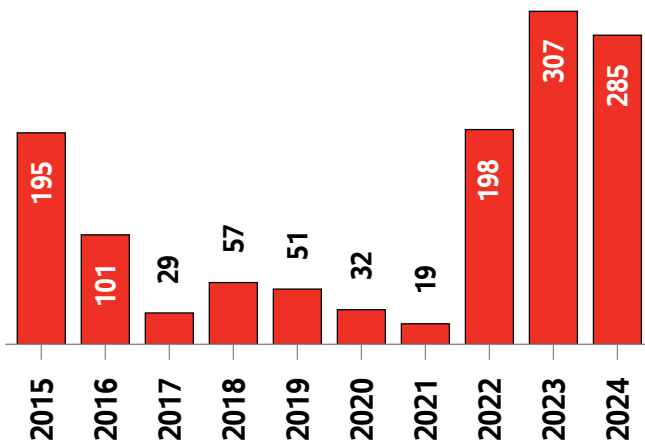
**Sales Activity (December only)**



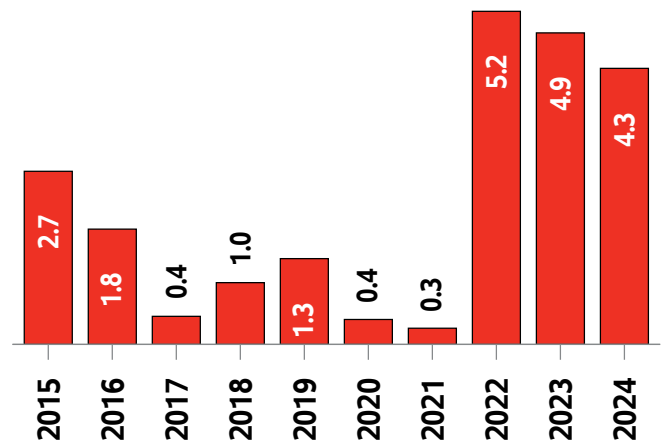
**New Listings (December only)**



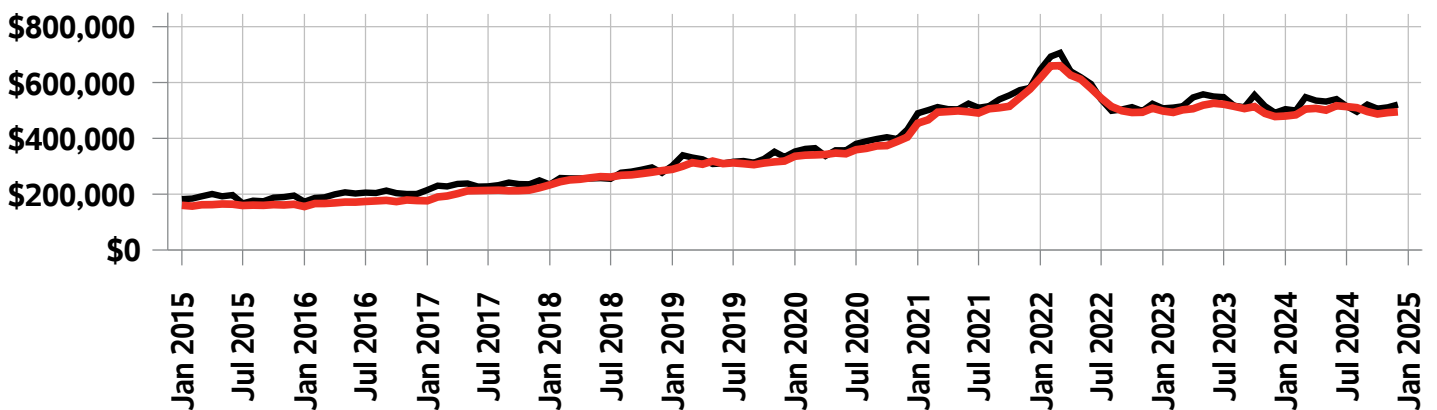
**Active Listings (December only)**



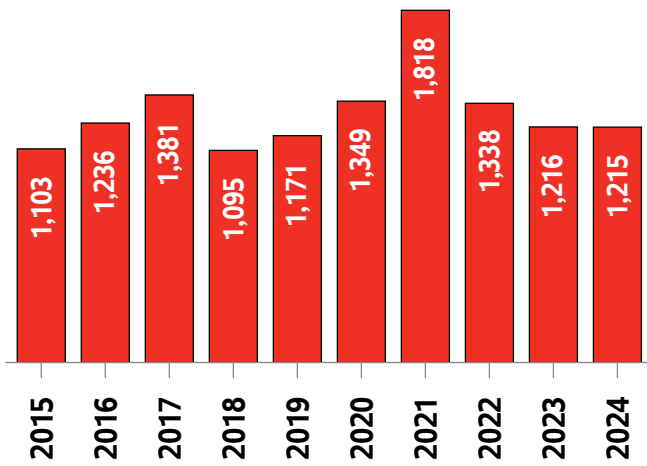
**Months of Inventory (December only)**



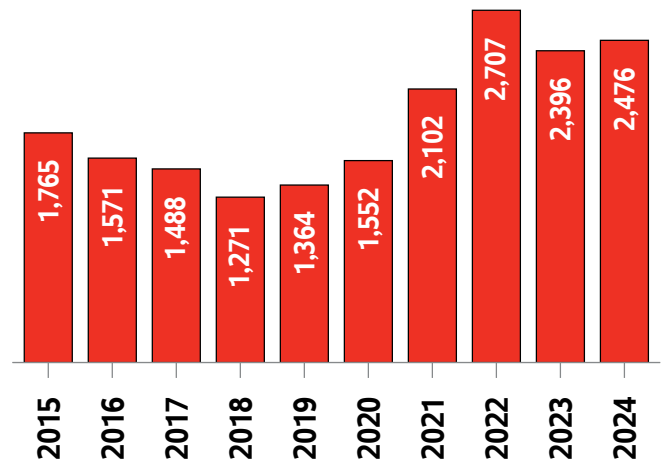
**MLS® HPI Townhouse Benchmark Price and Average Price**



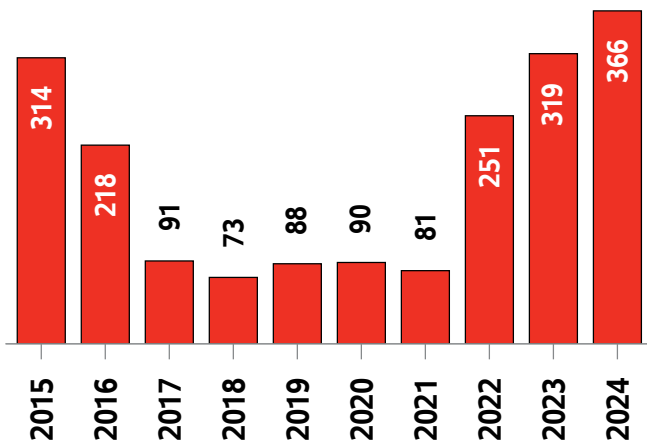
**Sales Activity (December Year-to-date)**



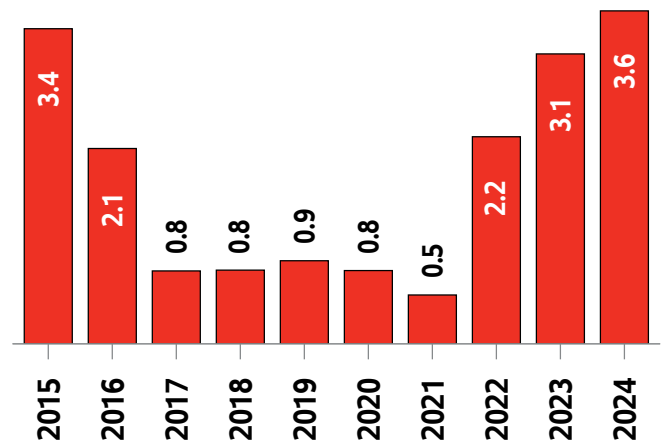
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup> (December 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	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	31	3.3%	3.3%	-48.3%	-48.3%	-18.4%	10.7%
Dollar Volume	\$13,114,700	11.5%	26.4%	-46.1%	-36.8%	73.1%	275.1%
New Listings	45	15.4%	-11.8%	-13.5%	-27.4%	-28.6%	2.3%
Active Listings	158	28.5%	58.0%	652.4%	32.8%	88.1%	-22.2%
Sales to New Listings Ratio <sup>1</sup>	68.9	76.9	58.8	115.4	96.8	60.3	63.6
Months of Inventory <sup>2</sup>	5.1	4.1	3.3	0.4	2.0	2.2	7.3
Average Price	\$423,055	7.9%	22.3%	4.3%	22.3%	112.2%	238.8%
Median Price	\$369,900	3.8%	13.8%	1.9%	-7.6%	131.2%	255.7%
Sale to List Price Ratio <sup>3</sup>	97.8	95.8	95.9	109.6	101.1	99.1	96.3
Median Days on Market	38.0	43.0	21.0	7.0	14.0	24.5	53.0

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	562	-4.3%	-19.6%	-44.6%	-37.5%	-26.1%	3.9%
Dollar Volume	\$218,088,402	-6.3%	-28.4%	-42.1%	-14.2%	44.8%	163.5%
New Listings	1,234	20.7%	-0.5%	6.7%	9.6%	29.6%	14.5%
Active Listings <sup>4</sup>	204	59.7%	78.9%	302.8%	112.6%	73.4%	-14.4%
Sales to New Listings Ratio <sup>5</sup>	45.5	57.4	56.4	87.6	79.8	79.8	50.2
Months of Inventory <sup>6</sup>	4.4	2.6	2.0	0.6	1.3	1.9	5.3
Average Price	\$388,058	-2.2%	-10.9%	4.4%	37.3%	95.8%	153.7%
Median Price	\$345,000	-1.4%	-14.8%	1.5%	39.1%	118.4%	159.4%
Sale to List Price Ratio <sup>7</sup>	97.2	97.7	107.3	107.9	103.3	99.1	96.7
Median Days on Market	29.0	21.0	11.0	8.0	11.0	23.0	47.0

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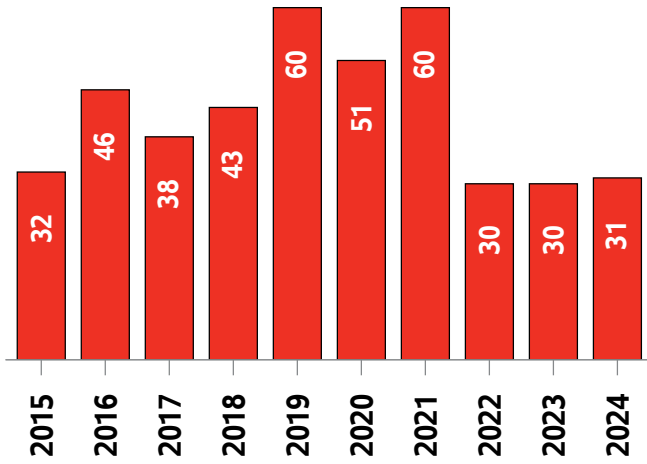
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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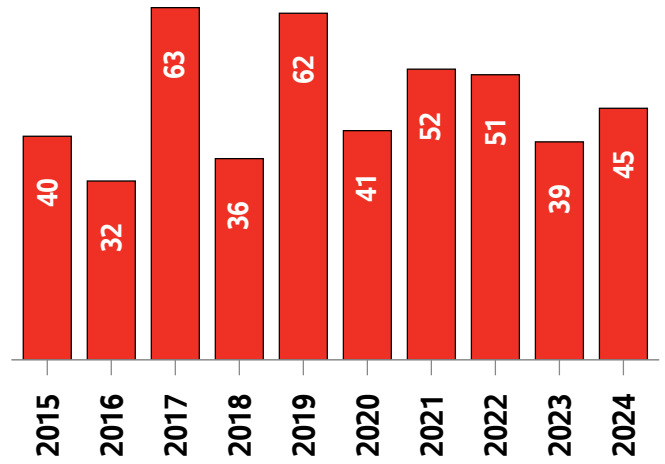
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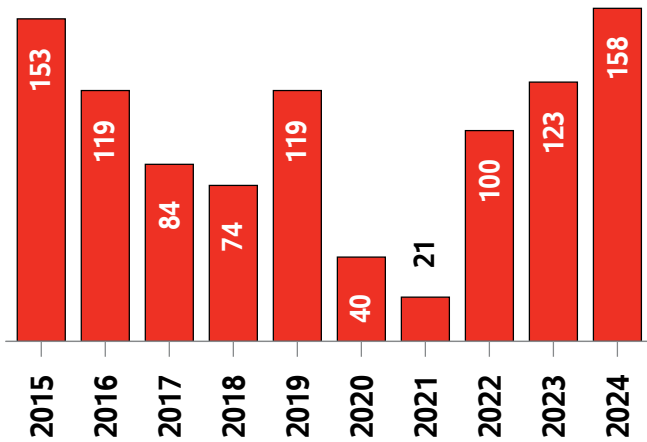
**Sales Activity (December only)**



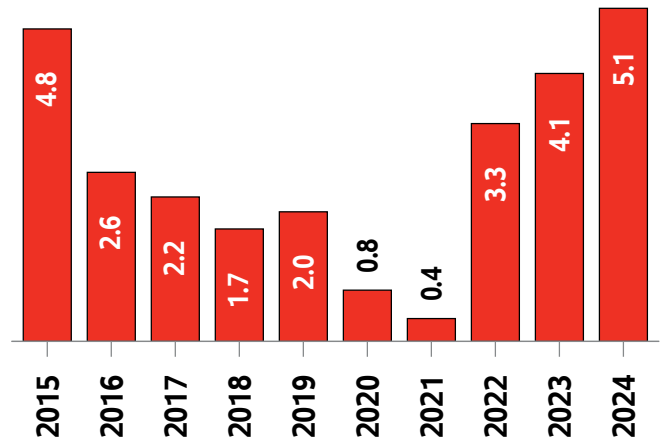
**New Listings (December only)**



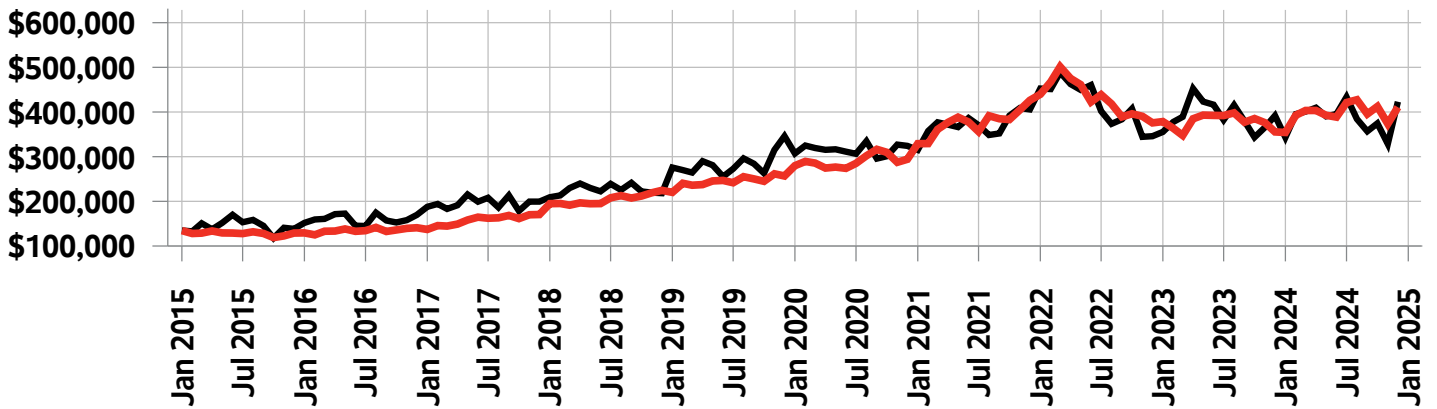
**Active Listings (December only)**



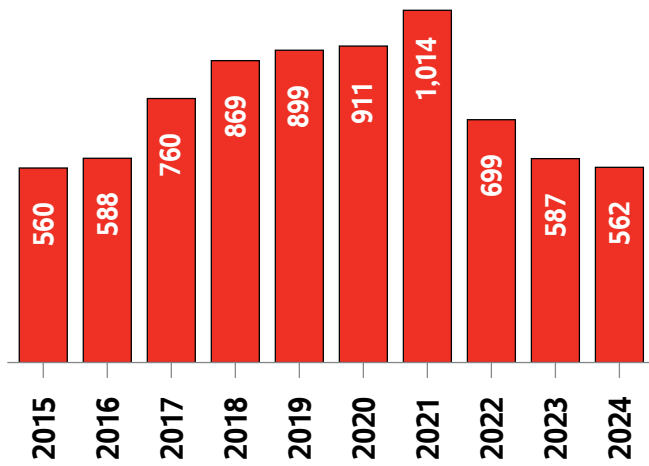
**Months of Inventory (December only)**



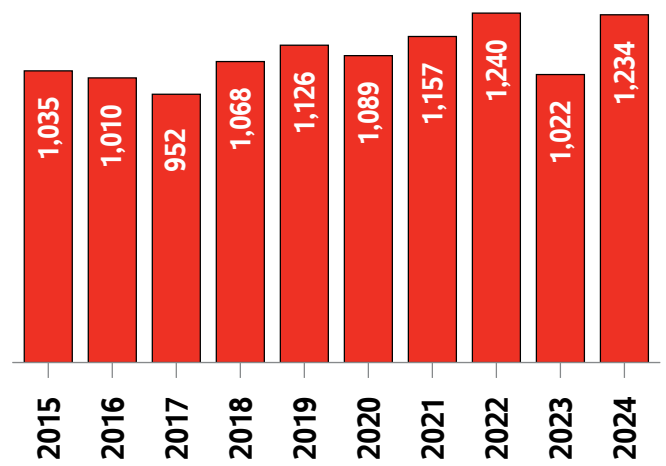
**MLS® HPI Apartment Benchmark Price and Average Price**



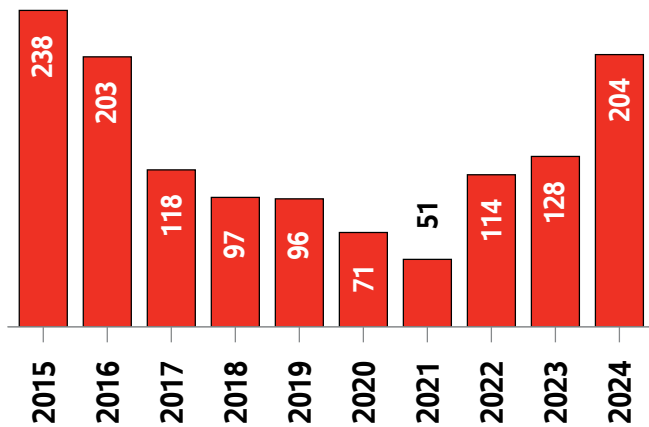
**Sales Activity (December Year-to-date)**



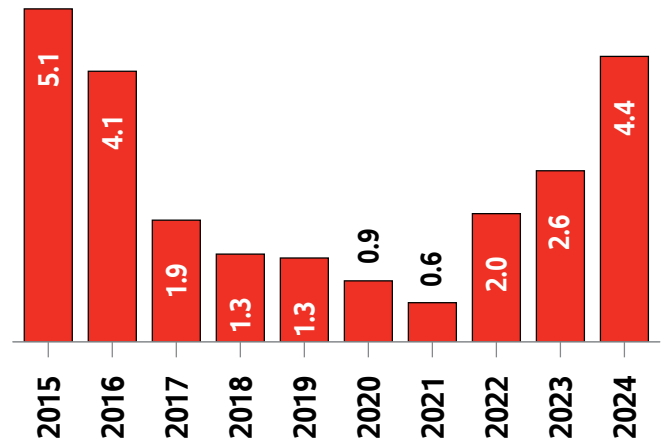
**New Listings (December Year-to-date)**



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



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



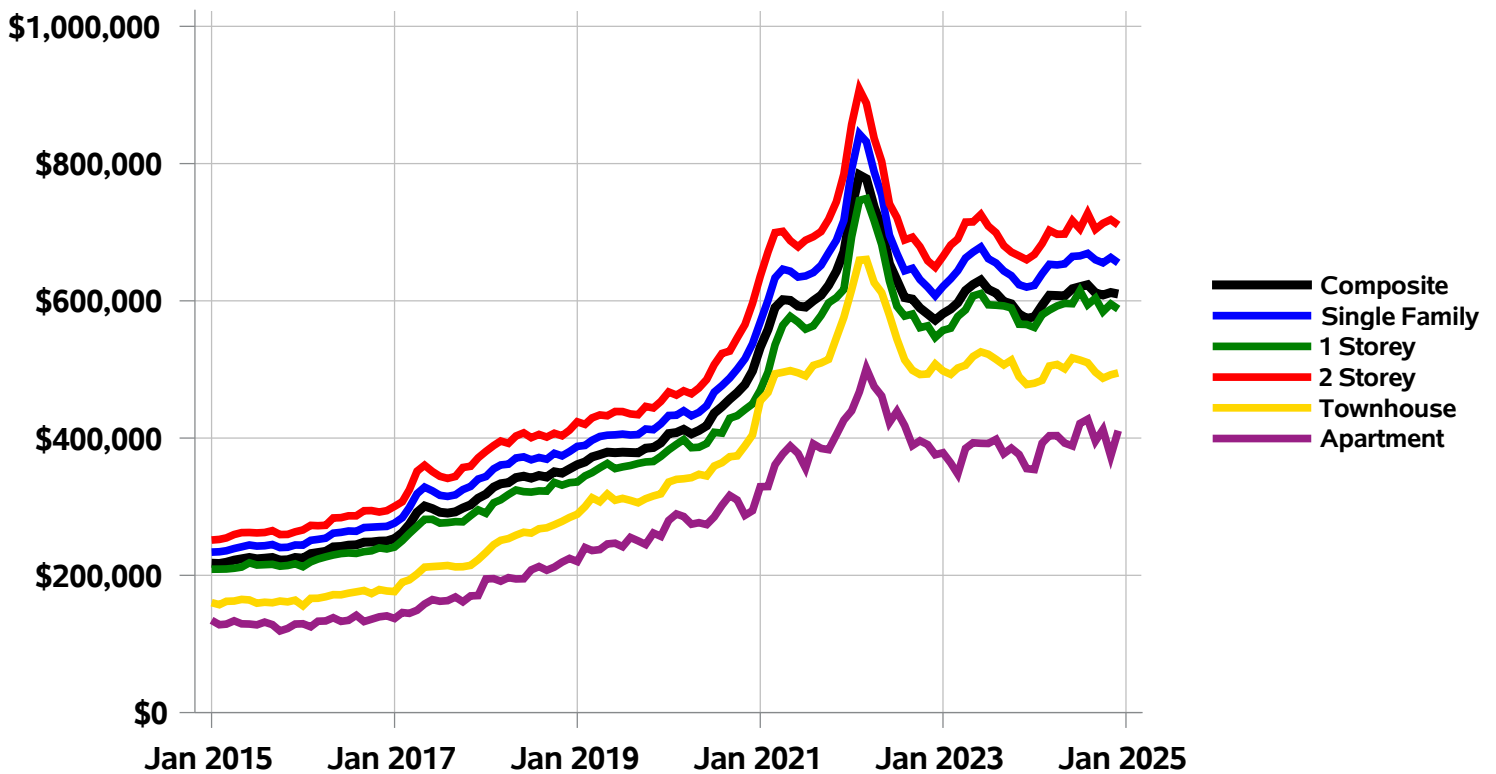
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<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:	December 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$609,900	-0.4	-0.3	-1.2	6.2	-9.2	55.2
Single Family	\$655,300	-1.2	-0.7	-1.4	5.7	-8.6	55.7
One Storey	\$588,000	-1.2	-2.6	-1.3	4.0	-4.6	57.5
Two Storey	\$710,500	-1.1	0.9	-0.9	7.7	-9.4	56.7
Townhouse	\$495,000	0.6	-0.2	-4.2	3.6	-14.1	55.3
Apartment	\$410,800	9.9	3.8	5.7	15.6	-3.6	60.0

**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.)	1316
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.)	1400
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5933
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.)	1146
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6594
Number of Fireplaces	0
Total Number Of Rooms	11
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.)	1650
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5584
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.)	1260
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.)	960
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Actual	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	283	1.1%	24.7%	-33.3%	-14.0%	-15.3%	-11.6%
Dollar Volume	\$171,233,715	0.2%	26.0%	-43.2%	18.5%	51.1%	116.4%
New Listings	371	21.2%	26.2%	10.1%	29.7%	28.4%	11.7%
Active Listings	1,164	0.4%	42.6%	823.8%	70.2%	115.6%	-10.0%
Sales to New Listings Ratio <sup>1</sup>	76.3	91.5	77.2	125.8	115.0	115.6	96.4
Months of Inventory <sup>2</sup>	4.1	4.1	3.6	0.3	2.1	1.6	4.0
Average Price	\$605,066	-0.9%	1.1%	-14.9%	37.8%	78.4%	144.7%
Median Price	\$575,000	-1.3%	0.0%	-14.8%	41.3%	91.7%	161.7%
Sale to List Price Ratio <sup>3</sup>	98.2	96.8	96.4	113.5	101.7	100.0	97.0
Median Days on Market	29.0	33.0	26.0	7.0	16.0	17.5	40.0

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	5,516	5.9%	-10.1%	-38.8%	-21.9%	-29.7%	-8.5%
Dollar Volume	\$3,474,108,822	5.2%	-21.3%	-39.8%	18.9%	31.1%	124.5%
New Listings	11,235	8.2%	-5.2%	4.8%	15.1%	13.8%	5.1%
Active Listings <sup>4</sup>	1,542	23.4%	50.8%	243.8%	62.2%	87.3%	-14.1%
Sales to New Listings Ratio <sup>5</sup>	49.1	50.2	51.8	84.0	72.4	79.4	56.4
Months of Inventory <sup>6</sup>	3.4	2.9	2.0	0.6	1.6	1.3	3.6
Average Price	\$629,824	-0.6%	-12.5%	-1.6%	52.3%	86.4%	145.3%
Median Price	\$598,000	-0.3%	-10.7%	-0.3%	55.3%	96.1%	154.5%
Sale to List Price Ratio <sup>7</sup>	98.7	99.1	108.9	111.5	102.7	102.8	97.8
Median Days on Market	20.0	15.0	9.0	7.0	10.0	12.0	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.

<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.

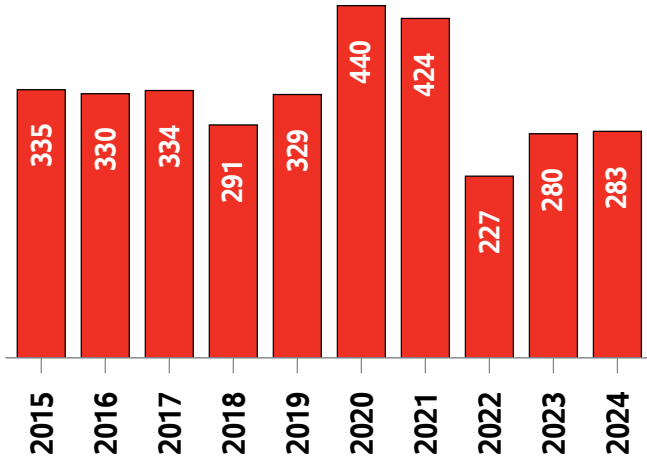
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

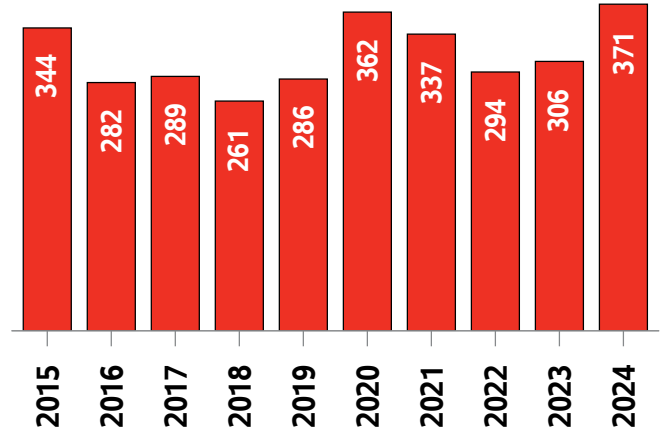
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

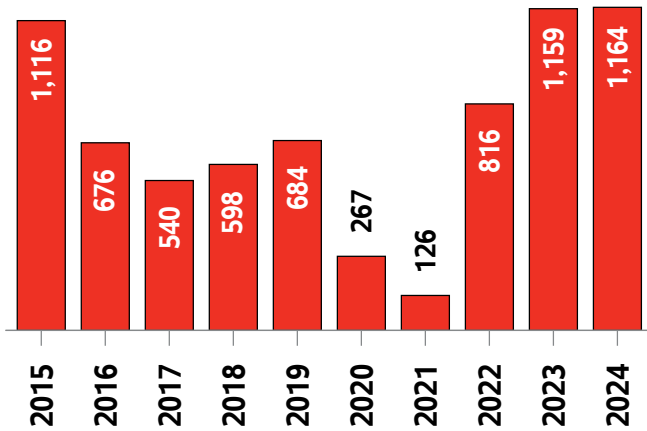
**Sales Activity (December only)**



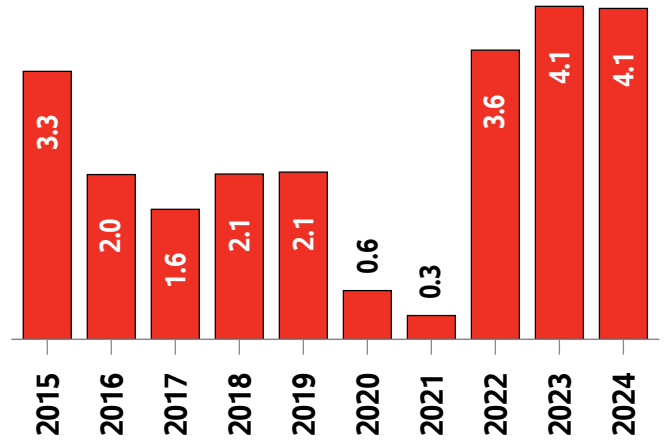
**New Listings (December only)**



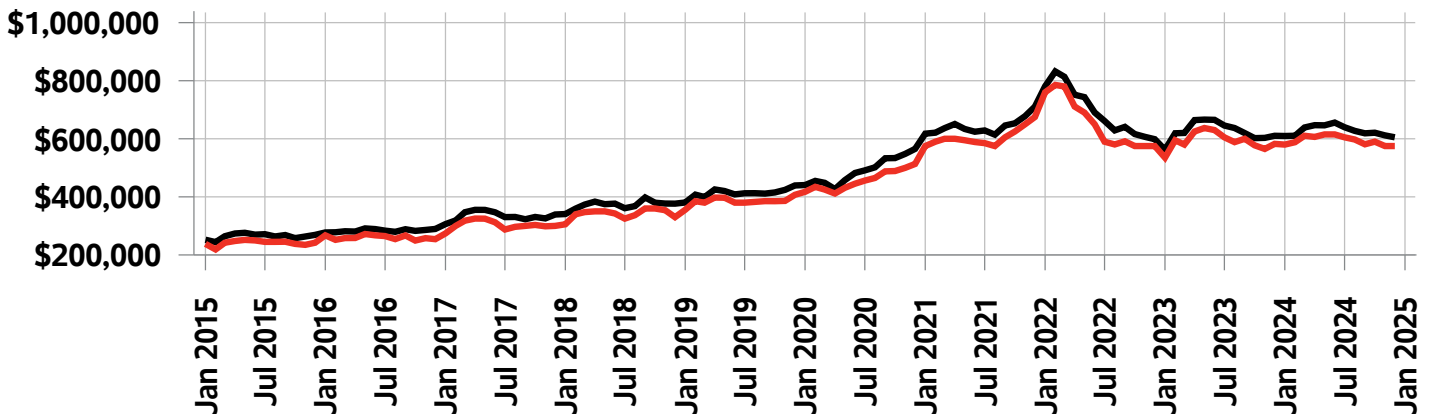
**Active Listings (December only)**



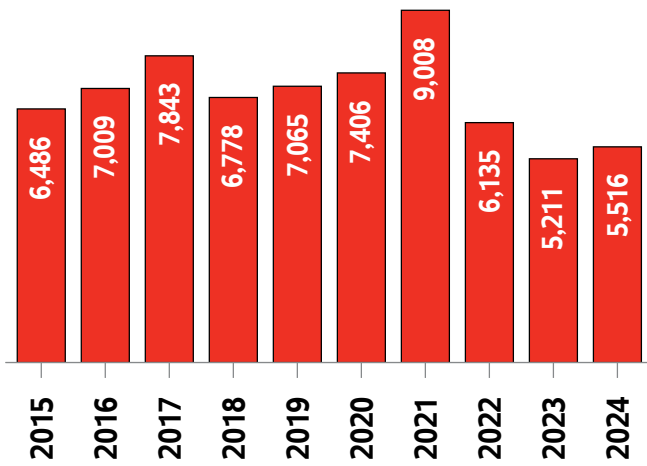
**Months of Inventory (December only)**



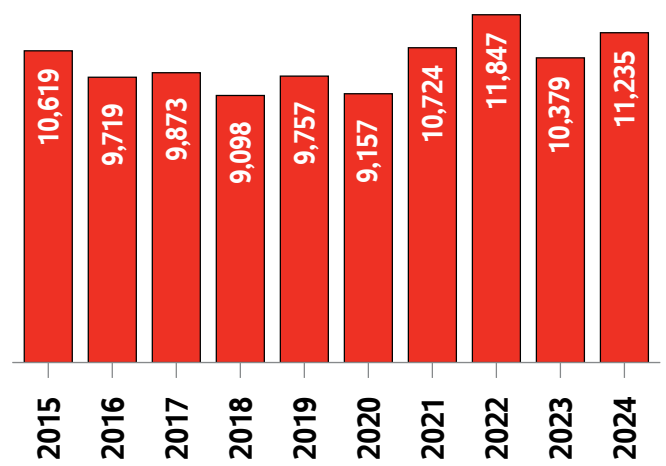
**Average Price and Median Price**



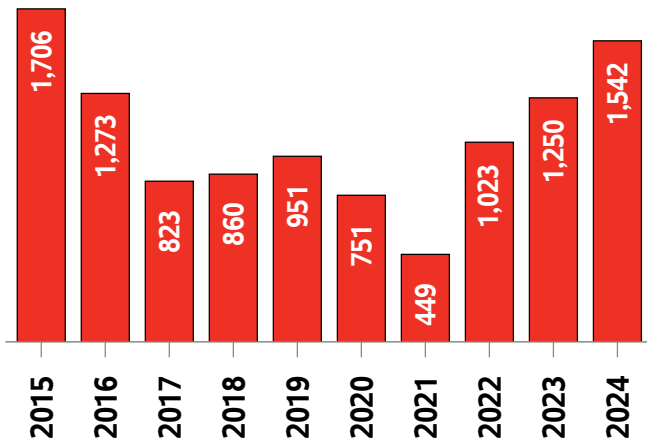
**Sales Activity (December Year-to-date)**



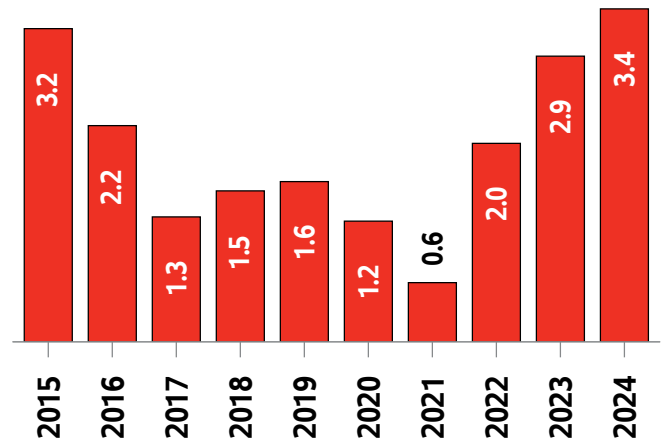
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup> (December 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	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	2	—	—	100.0%	-60.0%	100.0%	—
Dollar Volume	\$985,000	—	—	-32.1%	-50.1%	253.0%	—
New Listings	0	—	—	-100.0%	-100.0%	-100.0%	-100.0%
Active Listings	7	133.3%	600.0%	600.0%	16.7%	0.0%	40.0%
Sales to New Listings Ratio <sup>1</sup>	0.0	—	—	100.0	500.0	100.0	—
Months of Inventory <sup>2</sup>	3.5	—	—	1.0	1.2	7.0	—
Average Price	\$492,500	—	—	-66.0%	24.7%	76.5%	—
Median Price	\$492,500	—	—	-66.0%	1.8%	76.5%	—
Sale to List Price Ratio <sup>3</sup>	98.0	—	—	96.7	94.3	87.2	—
Median Days on Market	21.5	—	—	8.0	88.0	114.0	—

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	8	100.0%	-50.0%	-33.3%	-60.0%	-27.3%	-46.7%
Dollar Volume	\$5,670,000	192.5%	-58.9%	-33.4%	-29.5%	39.1%	37.4%
New Listings	20	100.0%	0.0%	25.0%	-33.3%	-20.0%	-23.1%
Active Listings <sup>4</sup>	5	250.0%	133.3%	293.8%	-22.2%	-25.9%	-11.3%
Sales to New Listings Ratio <sup>5</sup>	40.0	40.0	80.0	75.0	66.7	44.0	57.7
Months of Inventory <sup>6</sup>	7.9	4.5	1.7	1.3	4.1	7.7	4.7
Average Price	\$708,750	46.2%	-17.8%	-0.1%	76.3%	91.2%	157.6%
Median Price	\$635,000	27.2%	-15.6%	8.9%	54.7%	86.8%	195.3%
Sale to List Price Ratio <sup>7</sup>	97.4	96.5	102.7	108.3	97.5	96.6	93.7
Median Days on Market	21.5	90.0	19.0	8.0	46.5	24.0	42.0

<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.

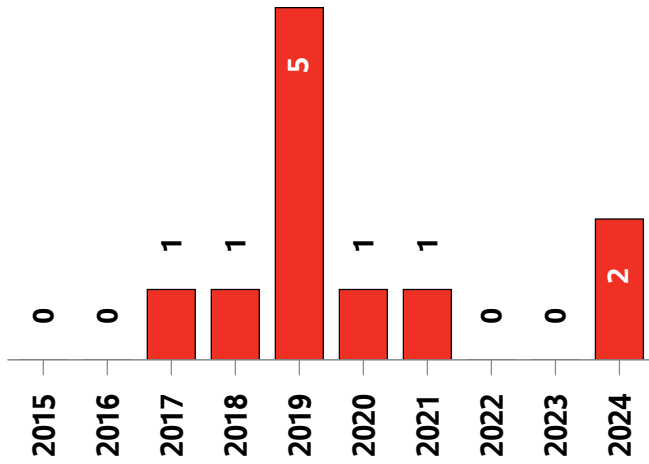
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

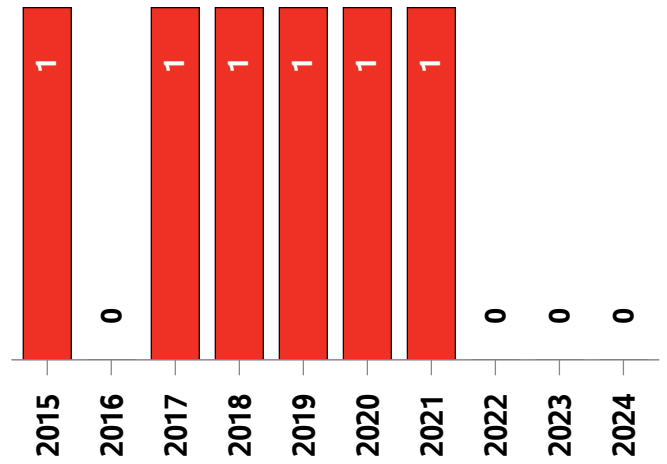
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

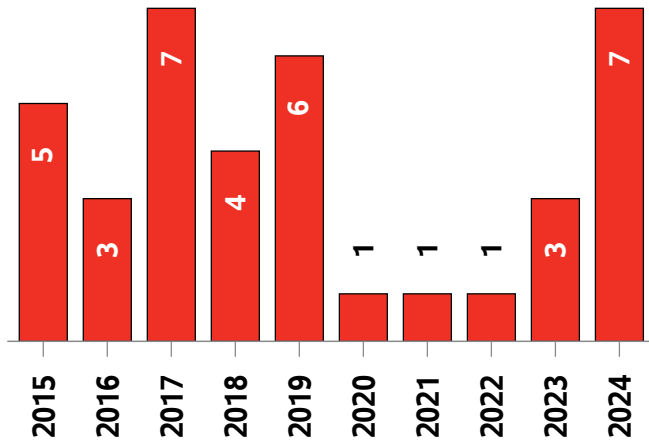
**Sales Activity (December only)**



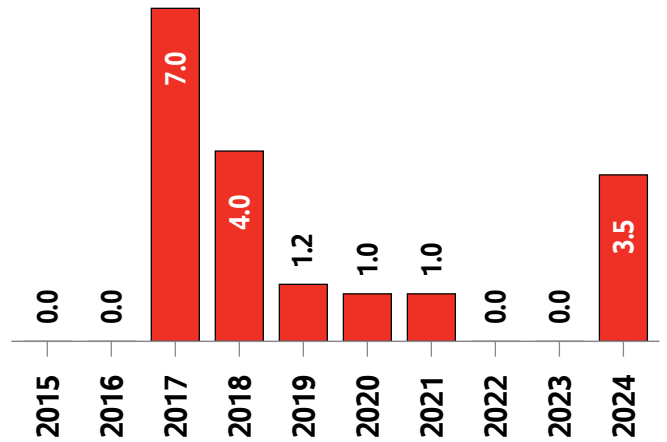
**New Listings (December only)**



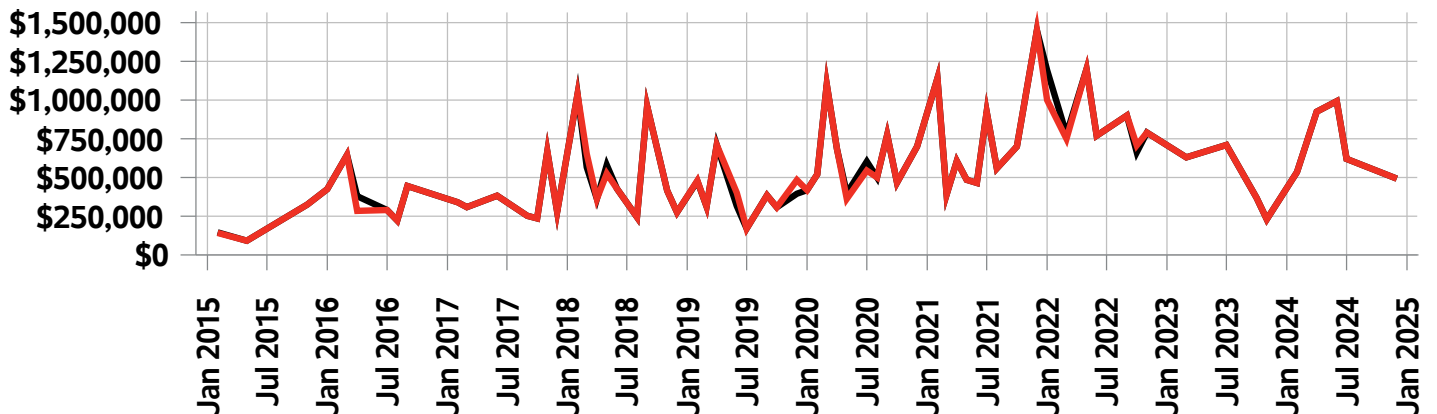
**Active Listings (December only)**



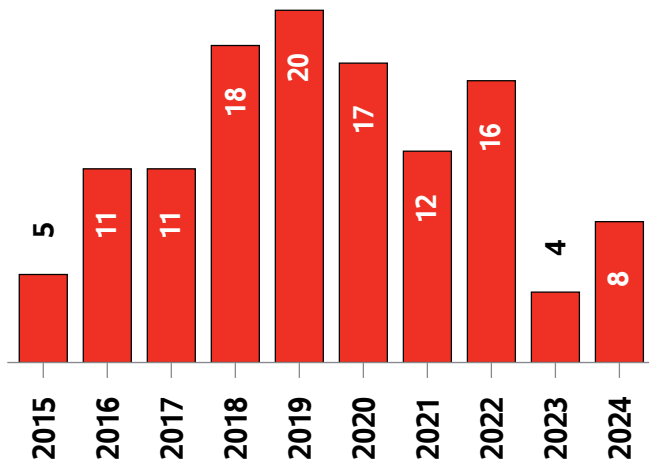
**Months of Inventory (December only)**



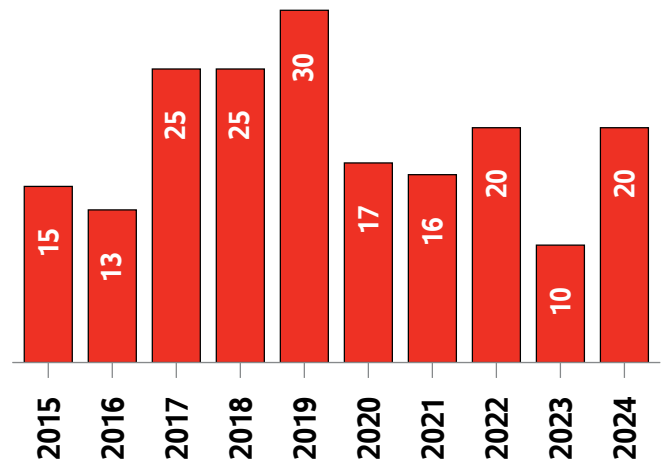
**Average Price and Median Price**



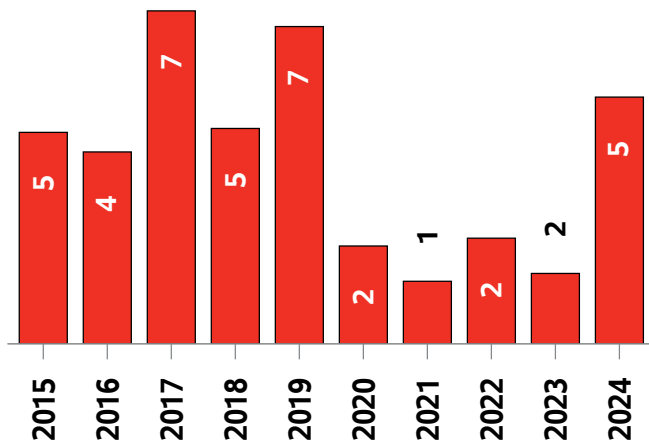
**Sales Activity (December Year-to-date)**



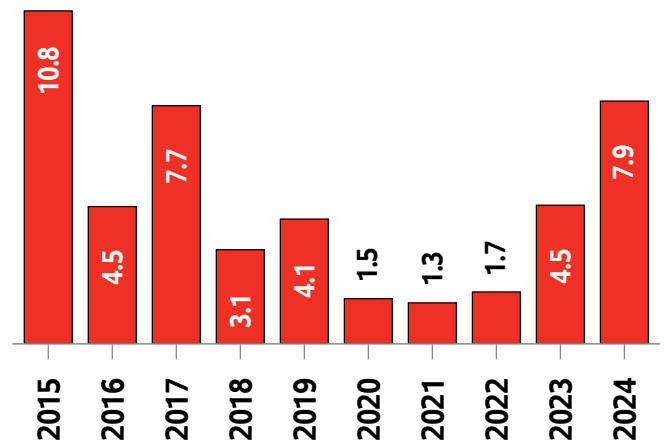
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup>(December 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	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	12	33.3%	33.3%	-40.0%	-20.0%	9.1%	50.0%
Dollar Volume	\$9,547,300	88.7%	103.0%	-30.6%	63.1%	192.5%	535.9%
New Listings	16	-11.1%	-40.7%	-5.9%	33.3%	23.1%	14.3%
Active Listings	72	-22.6%	-7.7%	213.0%	63.6%	26.3%	-40.0%
Sales to New Listings Ratio <sup>1</sup>	75.0	50.0	33.3	117.6	125.0	84.6	57.1
Months of Inventory <sup>2</sup>	6.0	10.3	8.7	1.2	2.9	5.2	15.0
Average Price	\$795,608	41.5%	52.3%	15.6%	103.9%	168.1%	323.9%
Median Price	\$737,500	23.1%	47.8%	28.2%	75.6%	145.9%	315.5%
Sale to List Price Ratio <sup>3</sup>	95.9	95.6	95.1	98.5	91.6	96.1	93.2
Median Days on Market	47.5	31.0	31.0	11.5	41.0	22.0	65.5

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	276	6.2%	5.7%	-23.1%	16.9%	-1.8%	14.5%
Dollar Volume	\$183,567,275	1.5%	-0.9%	-19.9%	96.6%	120.5%	239.1%
New Listings	576	-4.5%	9.9%	35.5%	43.3%	43.6%	15.0%
Active Listings <sup>4</sup>	117	3.2%	71.4%	266.2%	57.2%	55.6%	-24.6%
Sales to New Listings Ratio <sup>5</sup>	47.9	43.1	49.8	84.5	58.7	70.1	48.1
Months of Inventory <sup>6</sup>	5.1	5.2	3.1	1.1	3.8	3.2	7.7
Average Price	\$665,099	-4.4%	-6.3%	4.2%	68.1%	124.5%	196.1%
Median Price	\$635,000	-9.3%	-4.5%	2.4%	71.6%	128.4%	209.8%
Sale to List Price Ratio <sup>7</sup>	97.4	97.0	103.4	105.8	98.4	97.8	94.9
Median Days on Market	35.5	33.0	14.0	10.0	26.5	27.0	59.0

<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.

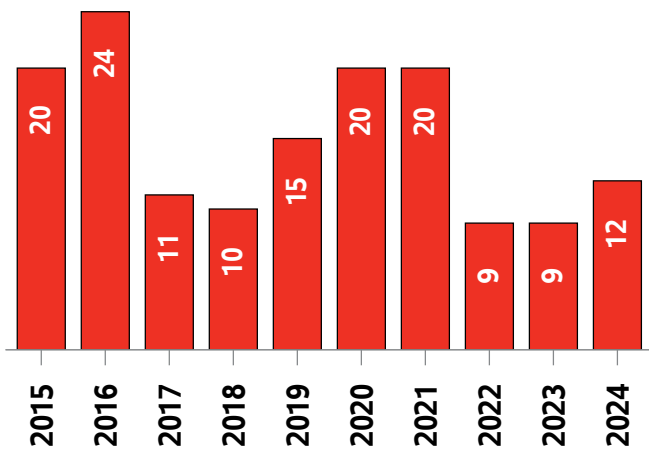
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

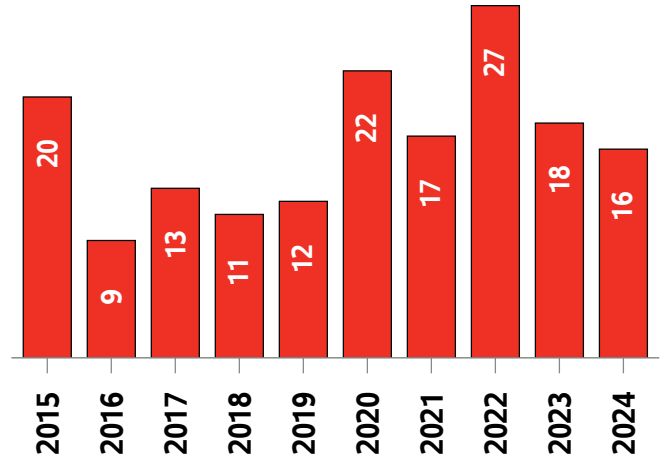
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



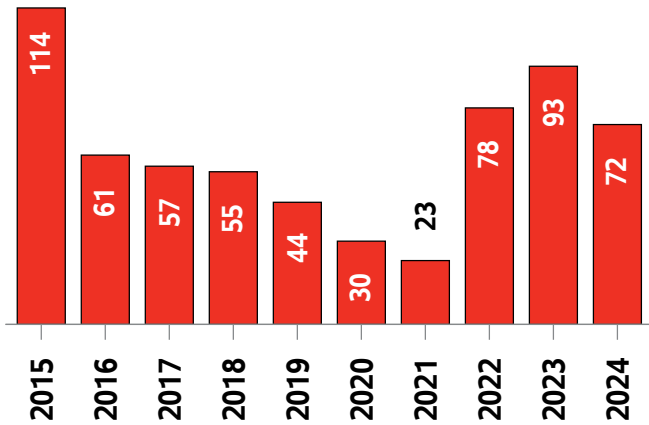
**Sales Activity (December only)**



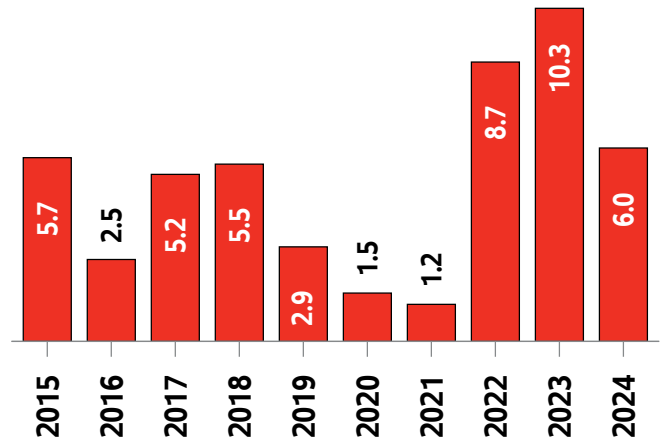
**New Listings (December only)**



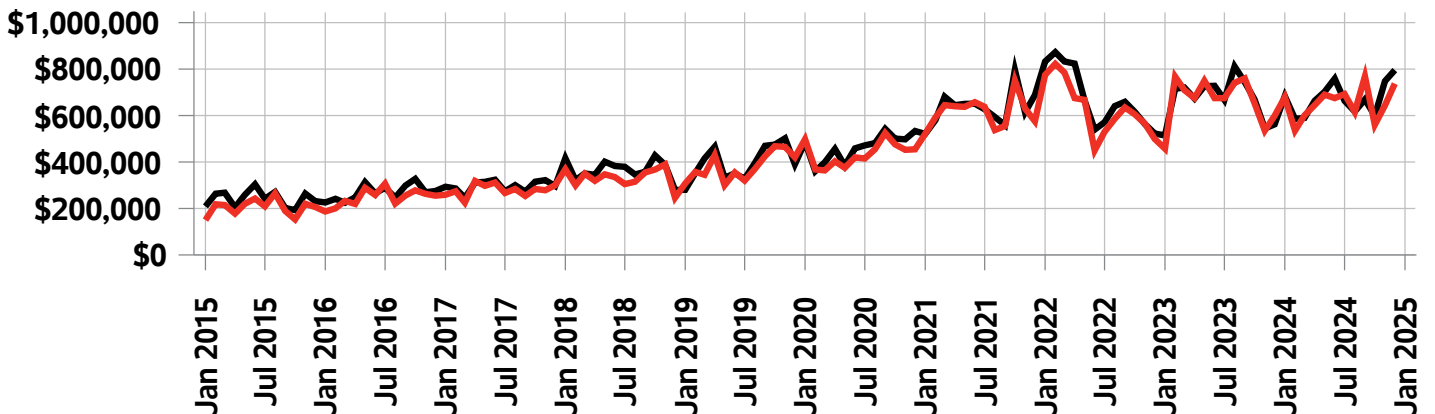
**Active Listings (December only)**



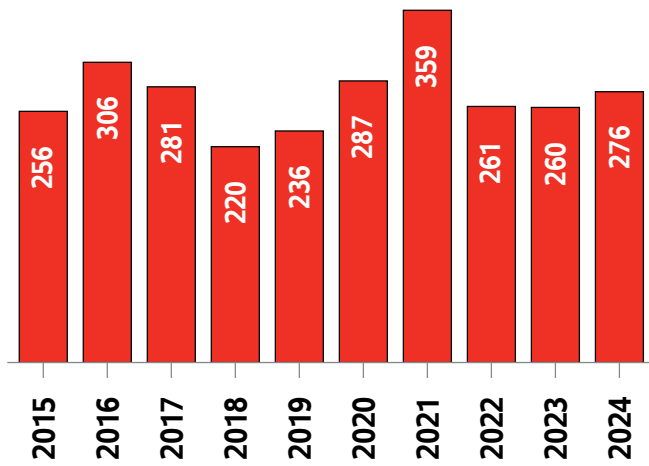
**Months of Inventory (December only)**



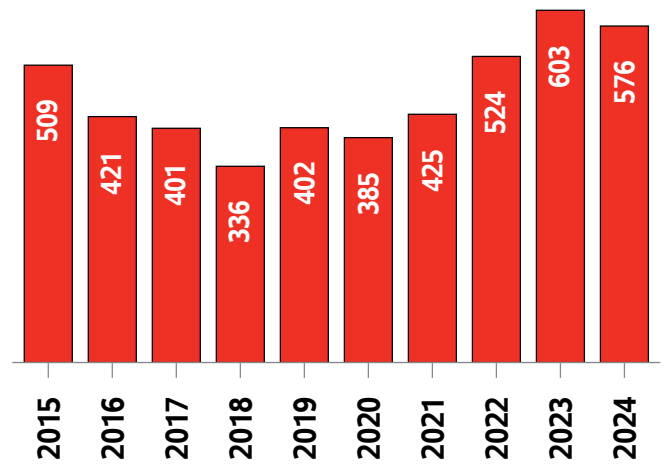
**Average Price and Median Price**



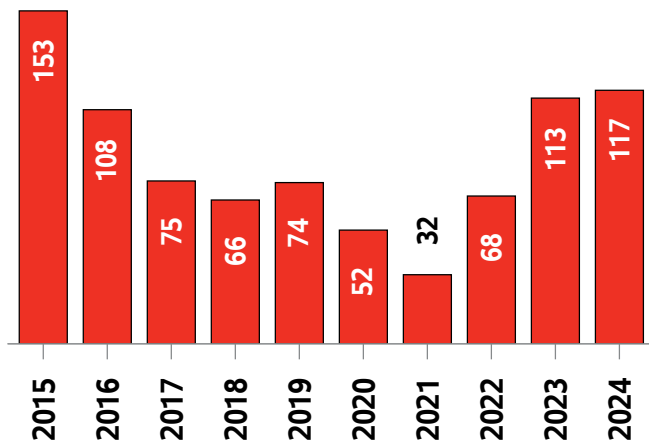
**Sales Activity (December Year-to-date)**



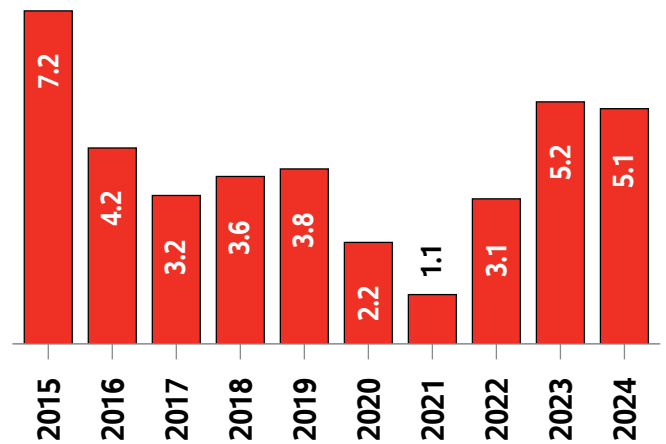
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup>(December 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	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	25	127.3%	47.1%	0.0%	19.0%	127.3%	25.0%
Dollar Volume	\$22,938,938	93.7%	68.7%	16.1%	103.4%	280.0%	208.3%
New Listings	26	-7.1%	0.0%	-25.7%	23.8%	-16.1%	0.0%
Active Listings	189	18.9%	81.7%	530.0%	96.9%	130.5%	20.4%
Sales to New Listings Ratio <sup>1</sup>	96.2	39.3	65.4	71.4	100.0	35.5	76.9
Months of Inventory <sup>2</sup>	7.6	14.5	6.1	1.2	4.6	7.5	7.9
Average Price	\$917,558	-14.8%	14.7%	16.1%	70.8%	67.2%	146.7%
Median Price	\$760,000	-12.1%	13.4%	-5.0%	53.5%	32.2%	130.0%
Sale to List Price Ratio <sup>3</sup>	95.3	94.0	96.1	106.1	98.4	96.4	95.8
Median Days on Market	44.0	46.0	20.0	13.0	47.0	38.0	63.0

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	420	28.0%	6.6%	-17.0%	-2.6%	-2.1%	12.6%
Dollar Volume	\$332,746,629	22.9%	-10.7%	-18.7%	56.6%	87.0%	162.3%
New Listings	1,030	23.8%	18.8%	57.5%	43.7%	56.3%	26.7%
Active Listings <sup>4</sup>	214	38.5%	124.3%	380.0%	71.5%	112.6%	2.4%
Sales to New Listings Ratio <sup>5</sup>	40.8	39.4	45.4	77.4	60.1	65.1	45.9
Months of Inventory <sup>6</sup>	6.1	5.7	2.9	1.1	3.5	2.8	6.7
Average Price	\$792,254	-4.0%	-16.2%	-2.1%	60.8%	91.1%	132.9%
Median Price	\$728,914	-2.5%	-11.1%	-2.8%	58.5%	89.3%	129.6%
Sale to List Price Ratio <sup>7</sup>	97.7	97.8	105.0	110.1	100.3	100.3	96.7
Median Days on Market	25.0	25.0	10.5	7.0	16.0	20.0	38.0

<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.

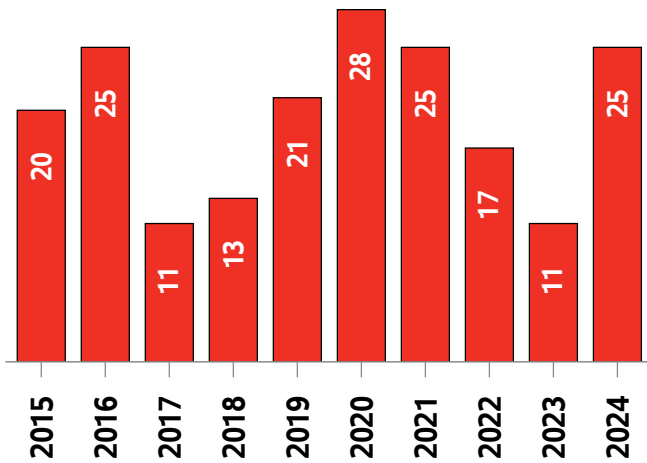
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

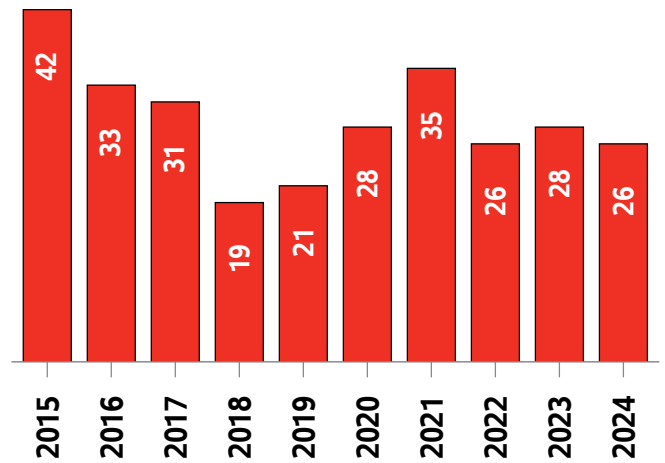
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

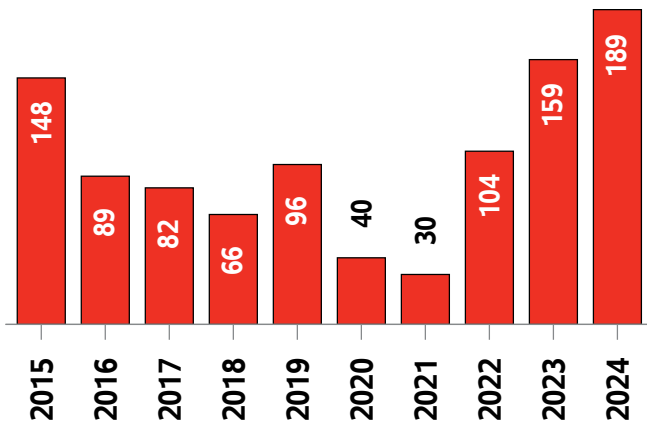
**Sales Activity (December only)**



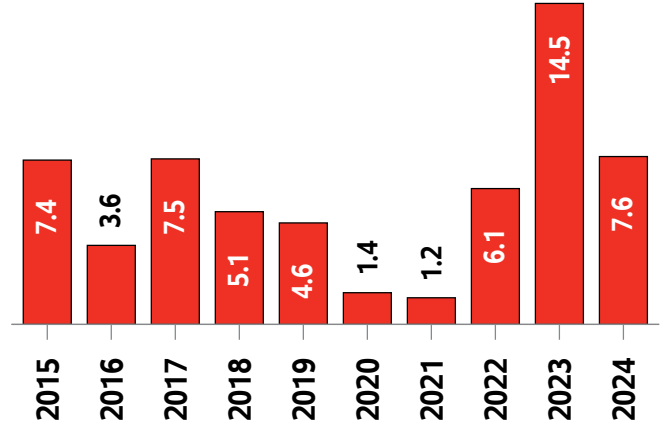
**New Listings (December only)**



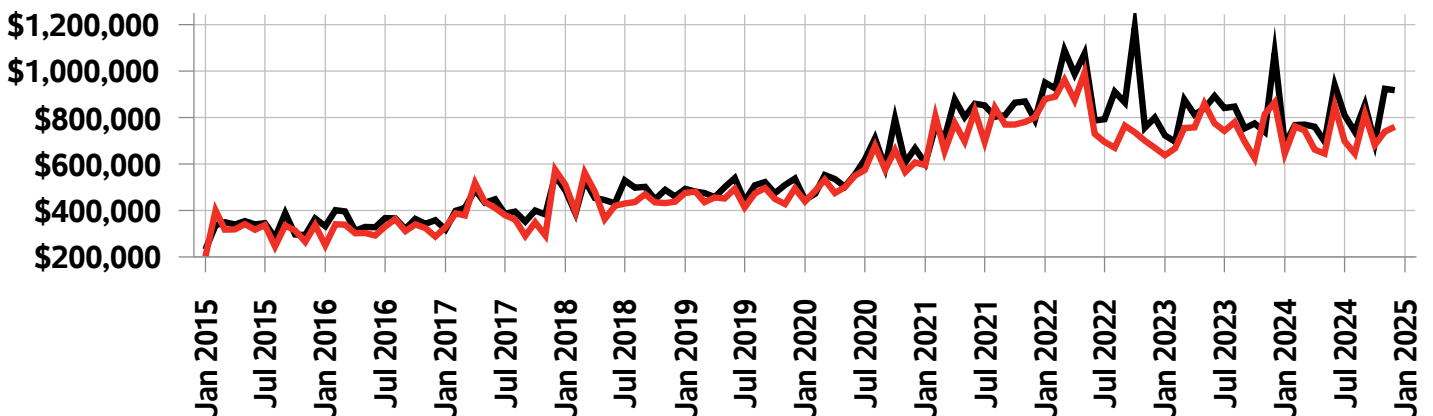
**Active Listings (December only)**



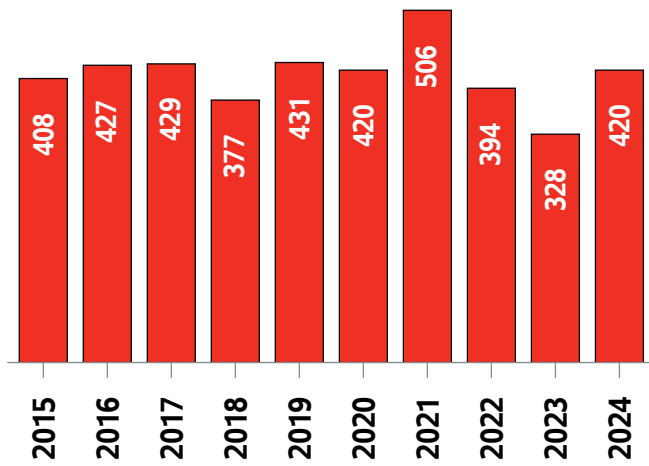
**Months of Inventory (December only)**



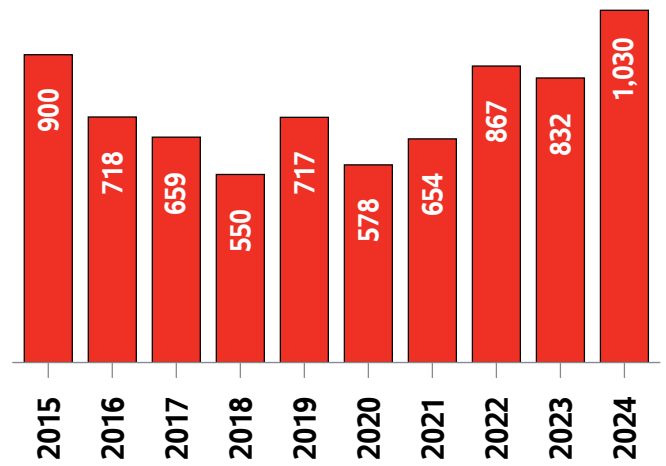
**Average Price and Median Price**



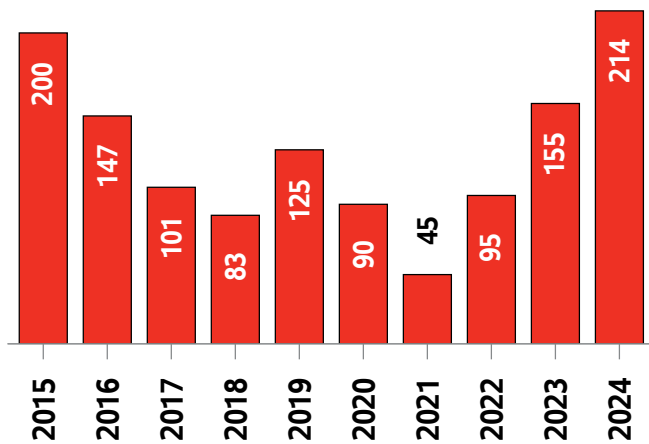
**Sales Activity (December Year-to-date)**



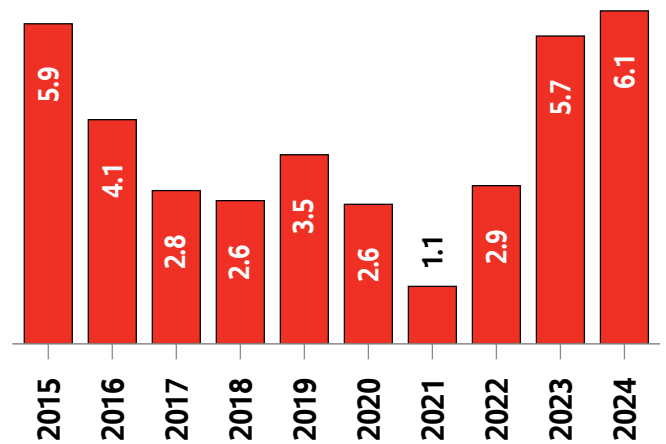
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup>(December 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	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	11	-26.7%	-21.4%	-26.7%	266.7%	266.7%	266.7%
Dollar Volume	\$6,778,400	-34.8%	-26.4%	-21.3%	369.2%	441.4%	1,134.7%
New Listings	25	13.6%	8.7%	150.0%	316.7%	1,150.0%	108.3%
Active Listings	88	-12.9%	22.2%	214.3%	225.9%	528.6%	114.6%
Sales to New Listings Ratio <sup>1</sup>	44.0	68.2	60.9	150.0	50.0	150.0	25.0
Months of Inventory <sup>2</sup>	8.0	6.7	5.1	1.9	9.0	4.7	13.7
Average Price	\$616,218	-11.1%	-6.3%	7.3%	28.0%	47.7%	236.7%
Median Price	\$579,900	-7.2%	-7.6%	13.2%	20.8%	43.2%	220.4%
Sale to List Price Ratio <sup>3</sup>	97.8	96.2	96.3	111.4	108.5	96.1	94.7
Median Days on Market	34.0	37.0	25.5	8.0	30.0	74.0	75.0

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	368	14.6%	5.4%	-20.0%	199.2%	211.9%	318.2%
Dollar Volume	\$241,089,950	9.3%	-6.0%	-17.0%	314.5%	427.8%	887.9%
New Listings	714	5.6%	-4.5%	31.5%	235.2%	308.0%	241.6%
Active Listings <sup>4</sup>	116	12.4%	24.8%	218.0%	184.3%	309.7%	121.5%
Sales to New Listings Ratio <sup>5</sup>	51.5	47.5	46.7	84.7	57.7	67.4	42.1
Months of Inventory <sup>6</sup>	3.8	3.9	3.2	1.0	4.0	2.9	7.1
Average Price	\$655,136	-4.6%	-10.8%	3.7%	38.5%	69.2%	136.2%
Median Price	\$610,000	-4.7%	-12.8%	1.3%	33.5%	60.5%	145.7%
Sale to List Price Ratio <sup>7</sup>	98.1	97.5	106.9	111.3	99.1	98.2	96.0
Median Days on Market	22.0	23.0	9.0	7.0	27.0	15.5	48.0

<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.

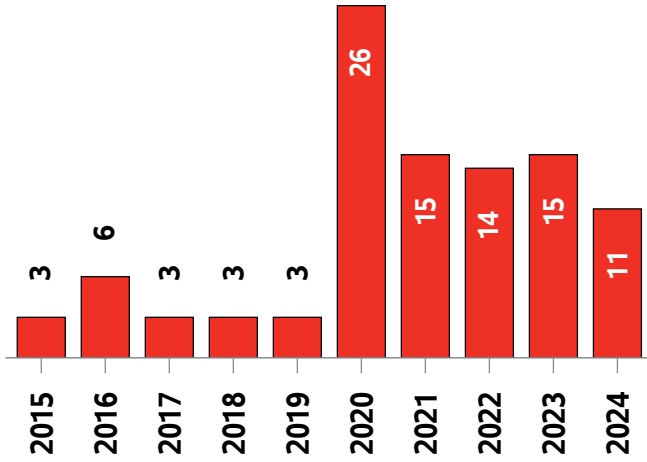
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

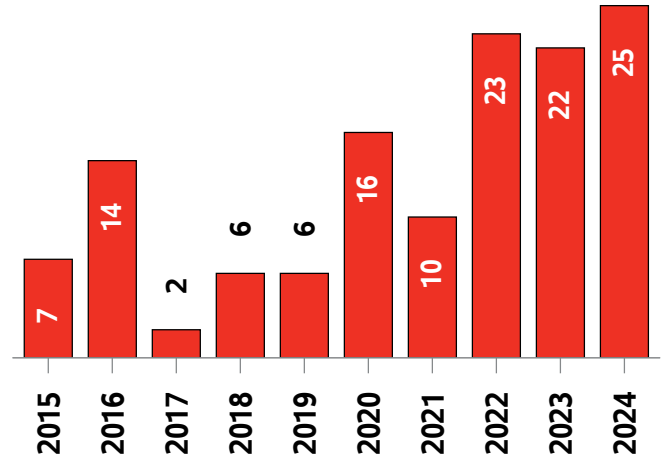
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

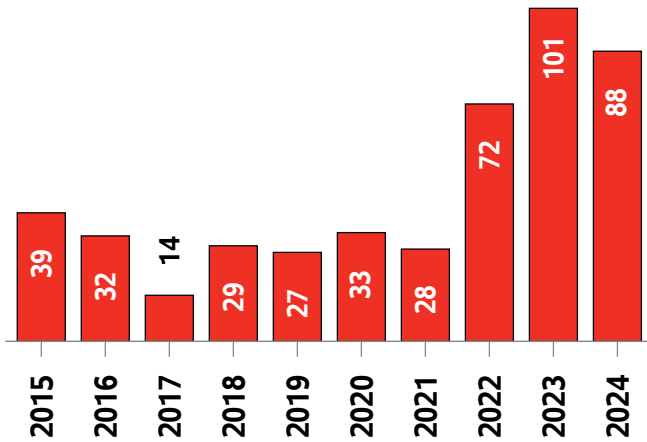
**Sales Activity (December only)**



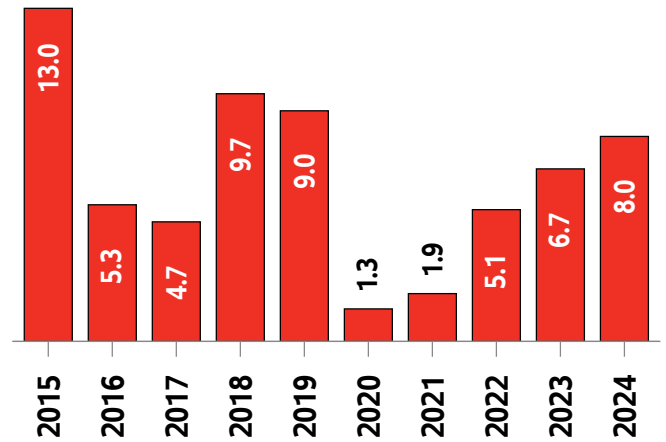
**New Listings (December only)**



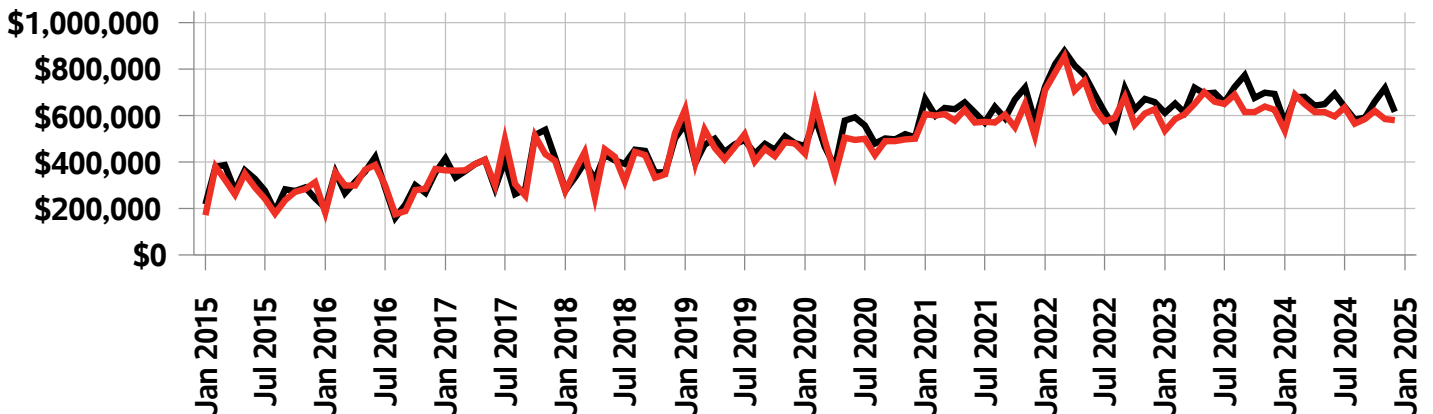
**Active Listings (December only)**



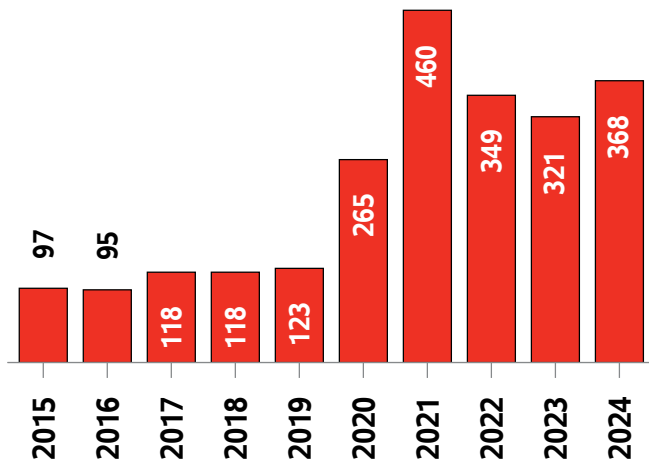
**Months of Inventory (December only)**



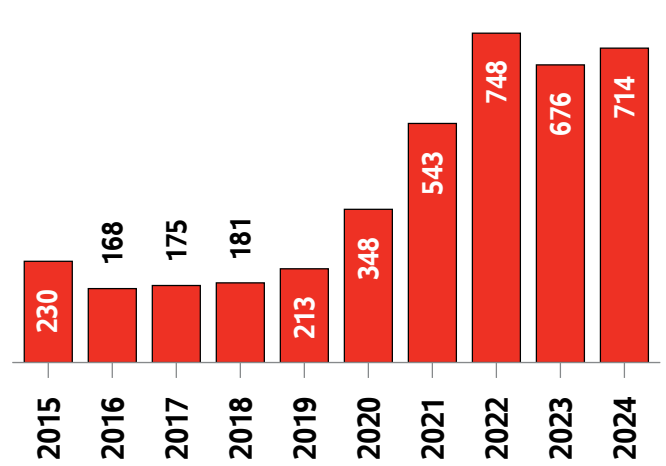
**Average Price and Median Price**



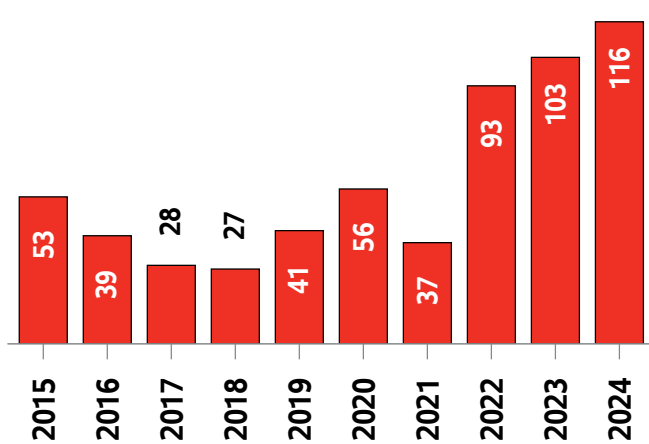
**Sales Activity (December Year-to-date)**



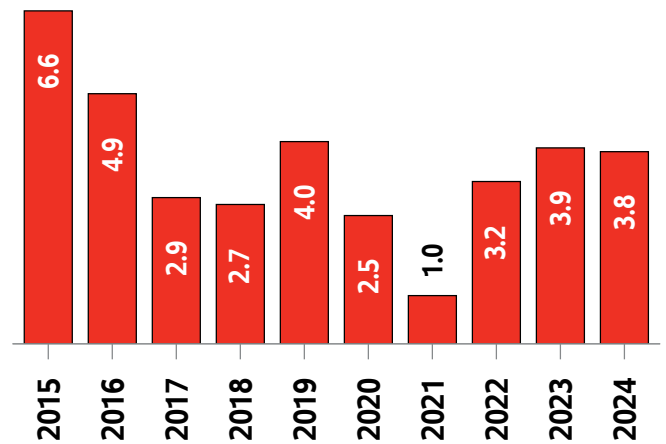
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup>(December 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	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	40	0.0%	14.3%	-39.4%	25.0%	60.0%	-4.8%
Dollar Volume	\$24,709,750	10.4%	34.6%	-44.4%	93.9%	217.4%	213.3%
New Listings	40	8.1%	11.1%	-34.4%	37.9%	100.0%	-18.4%
Active Listings	150	32.7%	36.4%	650.0%	194.1%	154.2%	-19.8%
Sales to New Listings Ratio <sup>1</sup>	100.0	108.1	97.2	108.2	110.3	125.0	85.7
Months of Inventory <sup>2</sup>	3.8	2.8	3.1	0.3	1.6	2.4	4.5
Average Price	\$617,744	10.4%	17.7%	-8.3%	55.1%	98.3%	228.9%
Median Price	\$603,500	6.1%	13.9%	-13.7%	70.4%	97.9%	225.3%
Sale to List Price Ratio <sup>3</sup>	97.6	97.7	98.7	112.8	98.1	99.3	96.1
Median Days on Market	51.0	27.5	21.0	7.0	22.5	19.0	67.5

Year-to-date	December 2024	Compared to <sup>8</sup>					
		December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	755	7.7%	-1.4%	-21.8%	-5.2%	-18.4%	4.1%
Dollar Volume	\$430,848,532	7.8%	-10.9%	-20.2%	55.3%	77.9%	197.8%
New Listings	1,339	14.5%	4.4%	22.8%	42.6%	32.7%	16.3%
Active Listings <sup>4</sup>	181	29.4%	64.6%	350.7%	138.5%	103.0%	-27.5%
Sales to New Listings Ratio <sup>5</sup>	56.4	60.0	59.8	88.6	84.8	91.7	63.0
Months of Inventory <sup>6</sup>	2.9	2.4	1.7	0.5	1.1	1.2	4.1
Average Price	\$570,660	0.1%	-9.6%	2.1%	63.7%	118.0%	186.0%
Median Price	\$560,000	0.0%	-8.0%	1.8%	68.0%	124.1%	191.7%
Sale to List Price Ratio <sup>7</sup>	98.2	98.9	107.9	110.9	100.8	99.7	96.7
Median Days on Market	21.0	18.0	8.0	7.0	13.0	14.0	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.

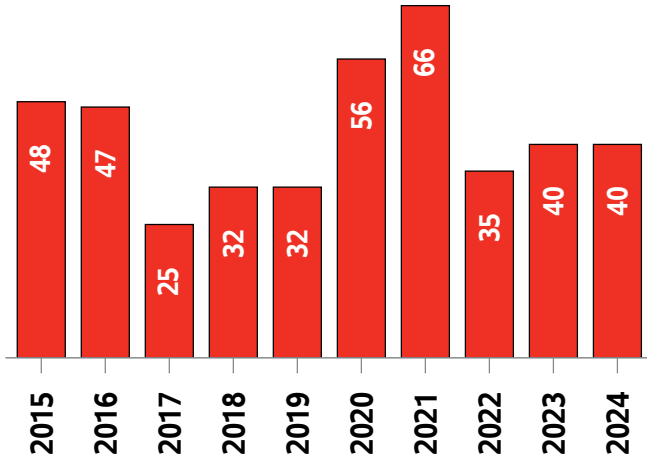
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

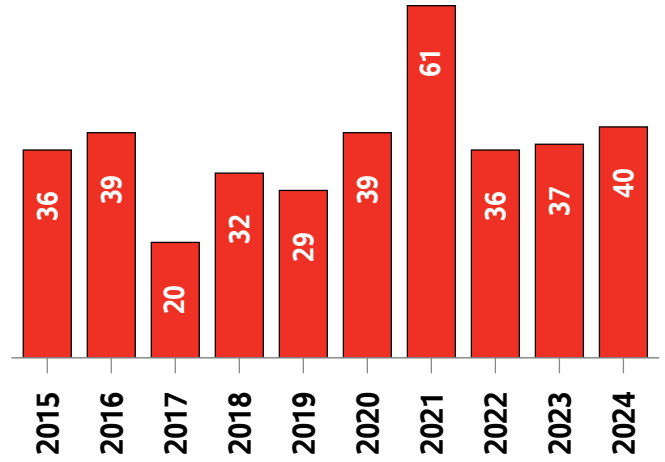
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

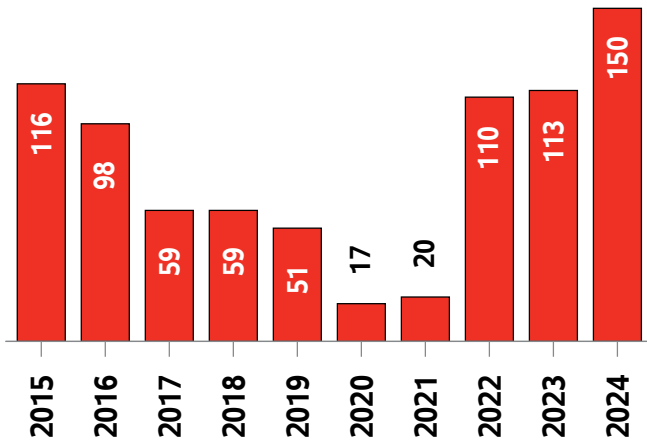
**Sales Activity (December only)**



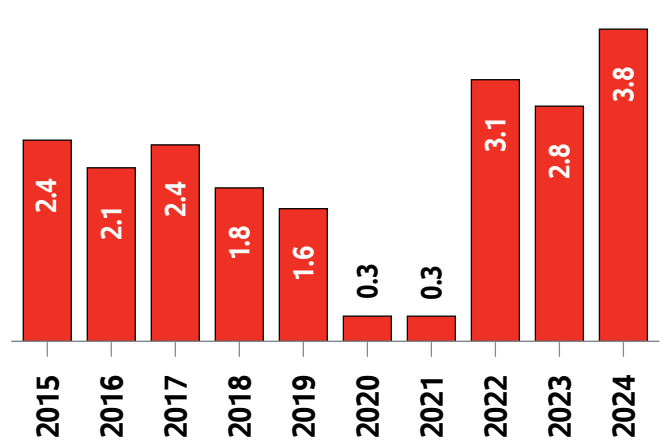
**New Listings (December only)**



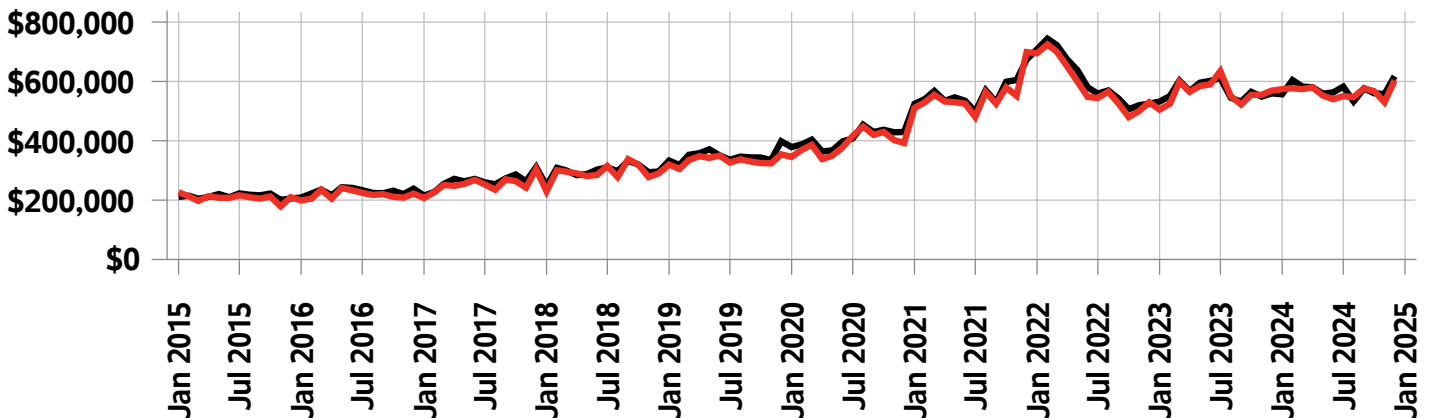
**Active Listings (December only)**



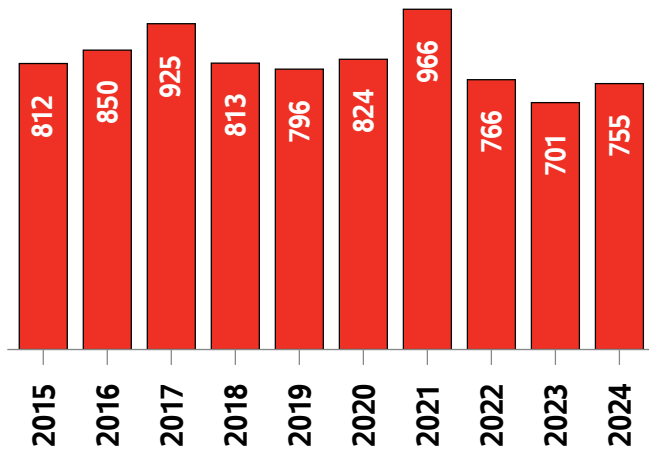
**Months of Inventory (December only)**



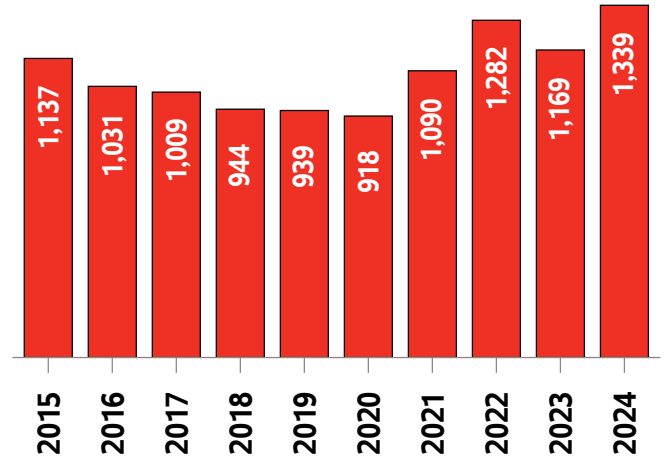
**Average Price and Median Price**



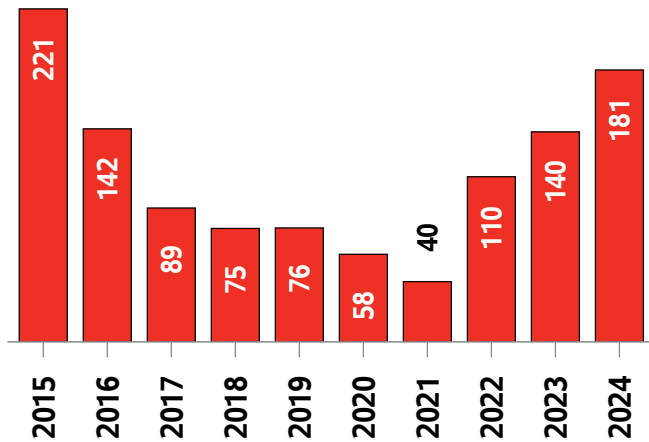
**Sales Activity (December Year-to-date)**



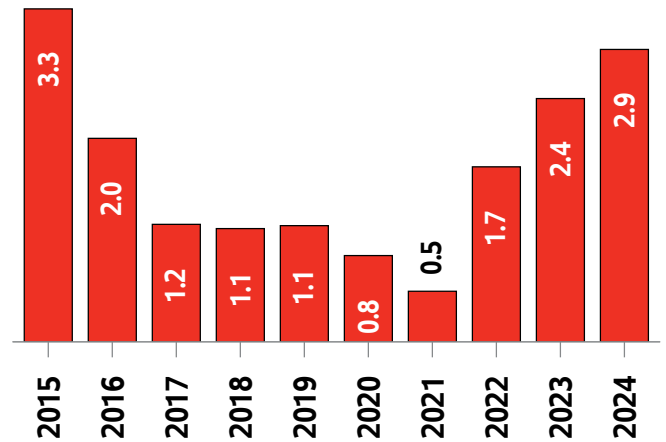
**New Listings (December Year-to-date)**



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



**Months of Inventory <sup>2</sup>(December 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.