



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



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

Actual	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	774	-10.1%	-8.7%	-37.7%	-25.1%	-44.2%	-17.6%
Dollar Volume	\$511,172,849	-12.6%	-20.4%	-35.5%	19.7%	6.5%	108.5%
New Listings	1,563	9.8%	-16.6%	4.0%	3.0%	-11.8%	-7.8%
Active Listings	2,322	52.4%	52.8%	213.4%	49.4%	74.5%	-29.6%
Sales to New Listings Ratio <sup>1</sup>	49.5	60.5	45.3	82.7	68.1	78.3	55.4
Months of Inventory <sup>2</sup>	3.0	1.8	1.8	0.6	1.5	1.0	3.5
Average Price	\$660,430	-2.8%	-12.8%	3.6%	59.8%	91.0%	153.0%
Median Price	\$622,600	-2.7%	-9.3%	3.8%	63.8%	97.8%	164.9%
Sale to List Price Ratio <sup>3</sup>	99.0	100.4	107.1	112.9	103.1	105.2	97.9
Median Days on Market	18.0	12.0	8.0	6.0	9.0	10.0	27.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	3,161	1.8%	-24.9%	-37.5%	-15.3%	-36.1%	-1.8%
Dollar Volume	\$2,025,393,862	0.5%	-39.3%	-36.6%	33.4%	22.5%	149.6%
New Listings	6,139	19.5%	-10.2%	-0.7%	12.6%	-0.2%	-6.7%
Active Listings <sup>4</sup>	1,880	35.0%	135.3%	220.2%	53.4%	54.2%	-32.3%
Sales to New Listings Ratio <sup>5</sup>	51.5	60.5	61.5	81.7	68.5	80.5	48.9
Months of Inventory <sup>6</sup>	3.0	2.2	0.9	0.6	1.6	1.2	4.3
Average Price	\$640,745	-1.3%	-19.2%	1.4%	57.5%	91.7%	154.2%
Median Price	\$605,000	-0.8%	-18.8%	2.0%	59.2%	101.3%	163.2%
Sale to List Price Ratio <sup>7</sup>	98.8	98.9	116.4	113.4	103.3	103.1	97.6
Median Days on Market	19.0	15.0	6.0	6.0	9.0	12.0	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.

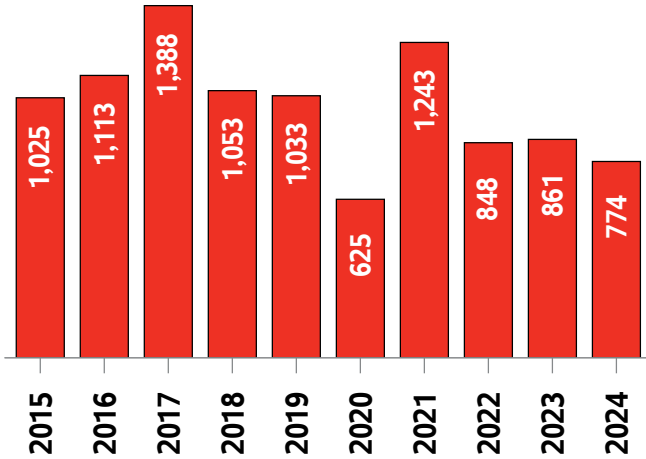
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

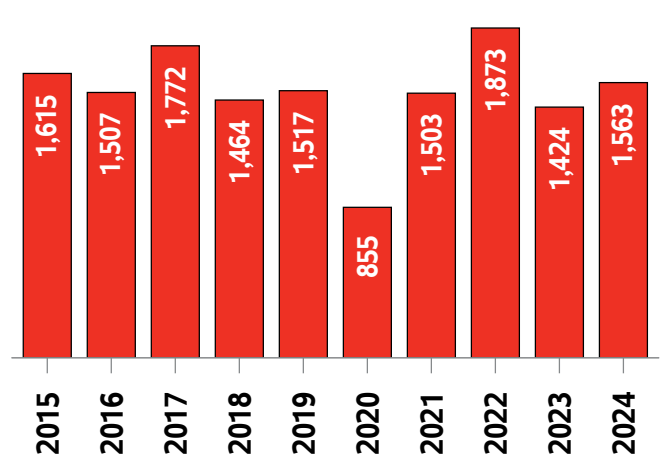
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

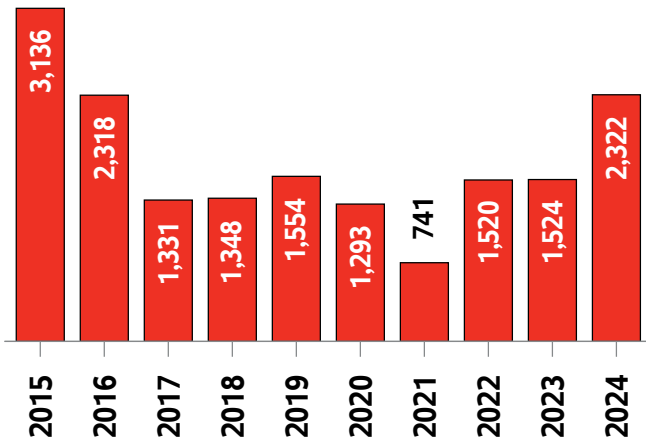
**Sales Activity (May only)**



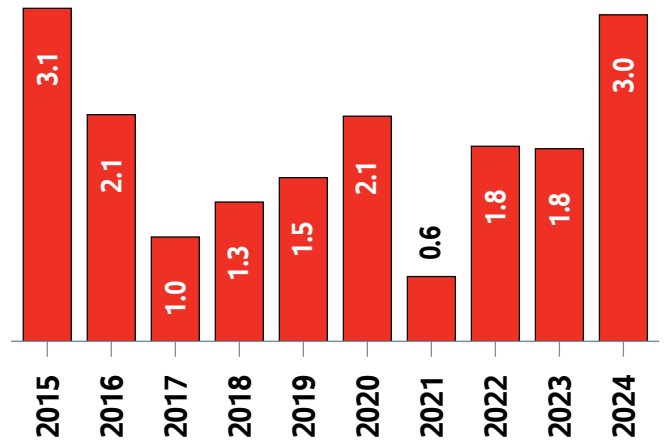
**New Listings (May only)**



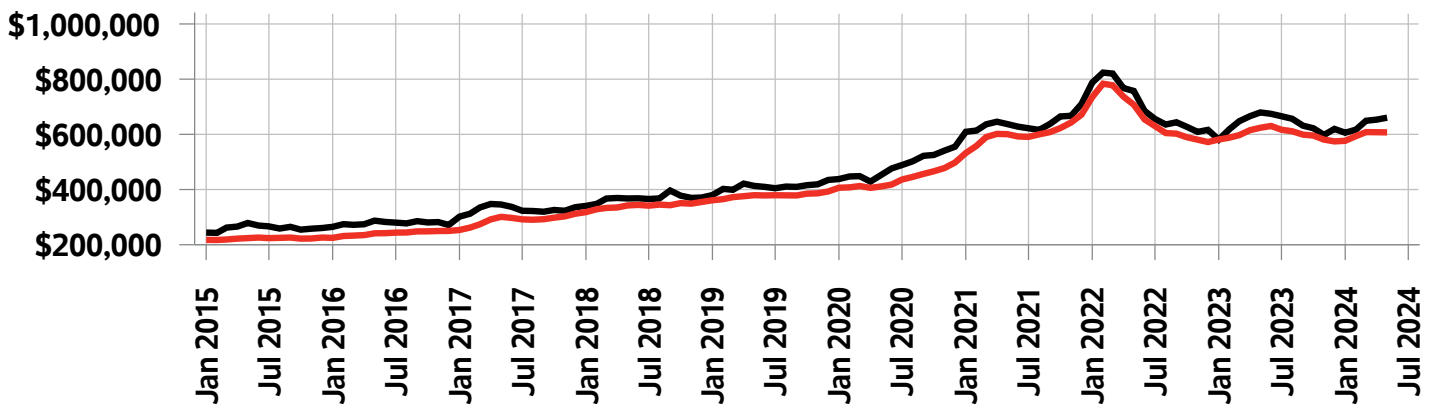
**Active Listings (May only)**



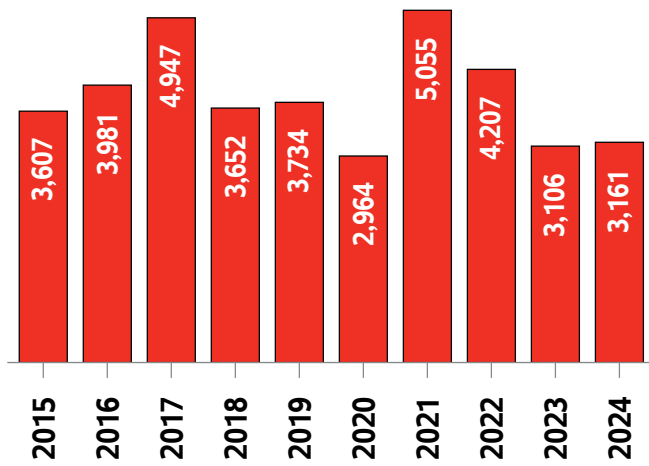
**Months of Inventory (May only)**



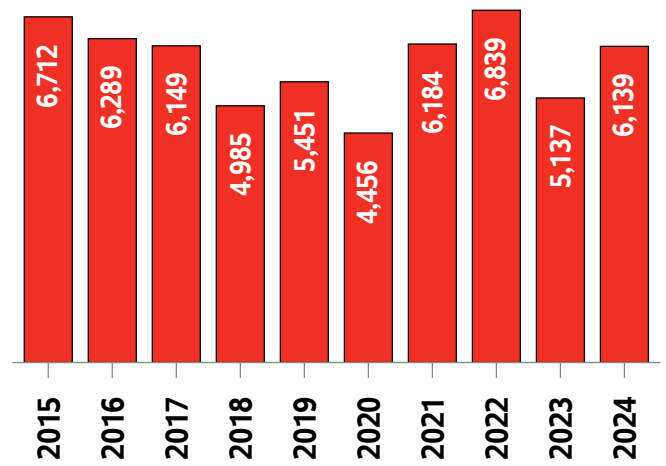
**MLS® HPI Composite Benchmark Price and Average Price**



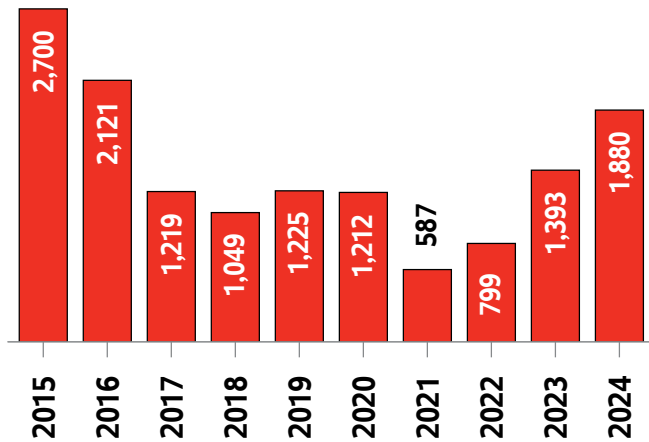
**Sales Activity (May Year-to-date)**



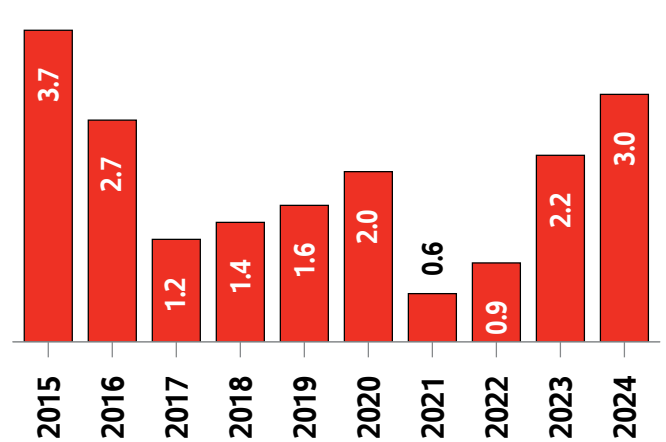
**New Listings (May Year-to-date)**



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



**Months of Inventory <sup>2</sup> (May 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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	594	-4.0%	-8.5%	-35.8%	-26.5%	-44.3%	-19.2%
Dollar Volume	\$421,481,400	-8.3%	-20.2%	-34.1%	16.5%	4.1%	106.1%
New Listings	1,205	12.3%	-12.6%	8.0%	-1.8%	-13.8%	-9.1%
Active Listings	1,689	51.3%	60.9%	211.0%	27.4%	65.1%	-33.0%
Sales to New Listings Ratio <sup>1</sup>	49.3	57.7	47.1	82.9	65.9	76.3	55.4
Months of Inventory <sup>2</sup>	2.8	1.8	1.6	0.6	1.6	1.0	3.4
Average Price	\$709,565	-4.4%	-12.9%	2.6%	58.4%	87.0%	155.0%
Median Price	\$658,890	-4.0%	-9.4%	3.8%	58.8%	88.3%	162.5%
Sale to List Price Ratio <sup>3</sup>	99.2	100.8	107.4	113.5	102.7	105.5	98.0
Median Days on Market	15.0	10.0	8.0	6.0	8.0	8.0	25.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	2,318	2.9%	-23.7%	-37.8%	-18.2%	-39.1%	-7.5%
Dollar Volume	\$1,616,418,242	1.4%	-38.5%	-37.2%	29.1%	16.3%	137.5%
New Listings	4,505	20.5%	-8.0%	-0.9%	4.3%	-5.1%	-10.9%
Active Listings <sup>4</sup>	1,348	33.5%	140.6%	220.4%	31.3%	48.7%	-36.1%
Sales to New Listings Ratio <sup>5</sup>	51.5	60.3	62.1	82.0	65.6	80.2	49.5
Months of Inventory <sup>6</sup>	2.9	2.2	0.9	0.6	1.8	1.2	4.2
Average Price	\$697,333	-1.5%	-19.4%	1.0%	57.8%	91.0%	156.6%
Median Price	\$654,000	0.6%	-18.3%	1.9%	59.9%	98.2%	166.9%
Sale to List Price Ratio <sup>7</sup>	99.0	99.0	116.4	113.8	102.7	103.5	97.6
Median Days on Market	17.0	14.0	6.0	6.0	9.0	10.0	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.

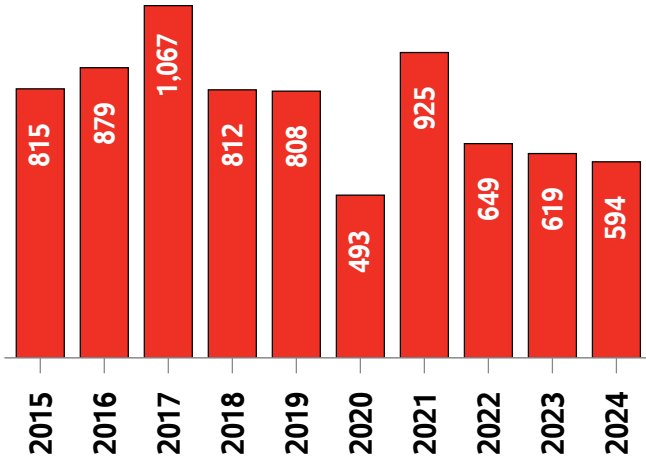
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

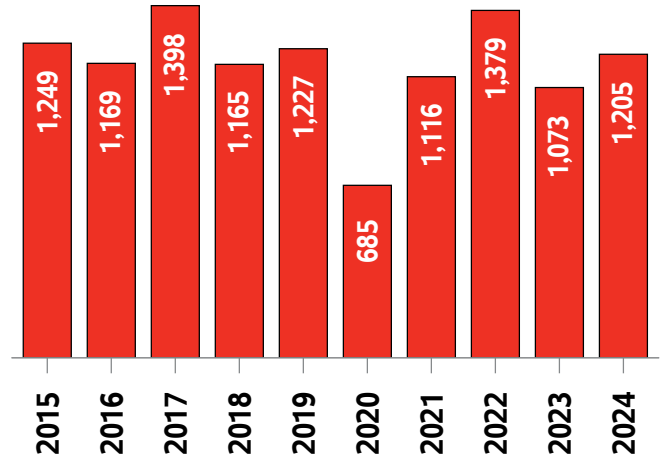
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



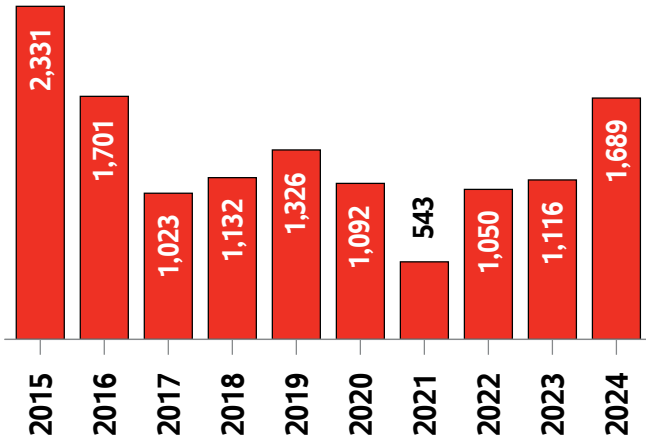
**Sales Activity (May only)**



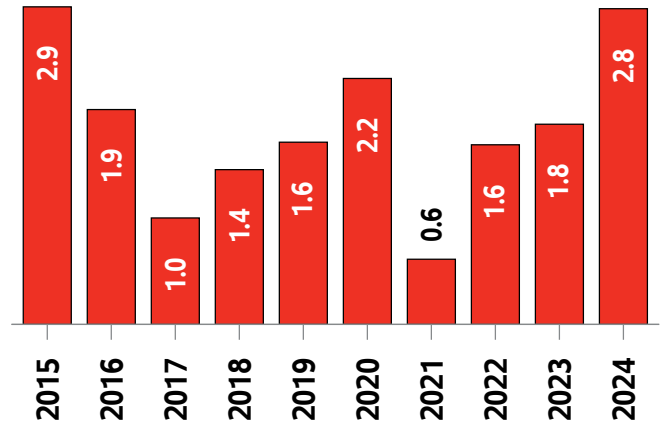
**New Listings (May only)**



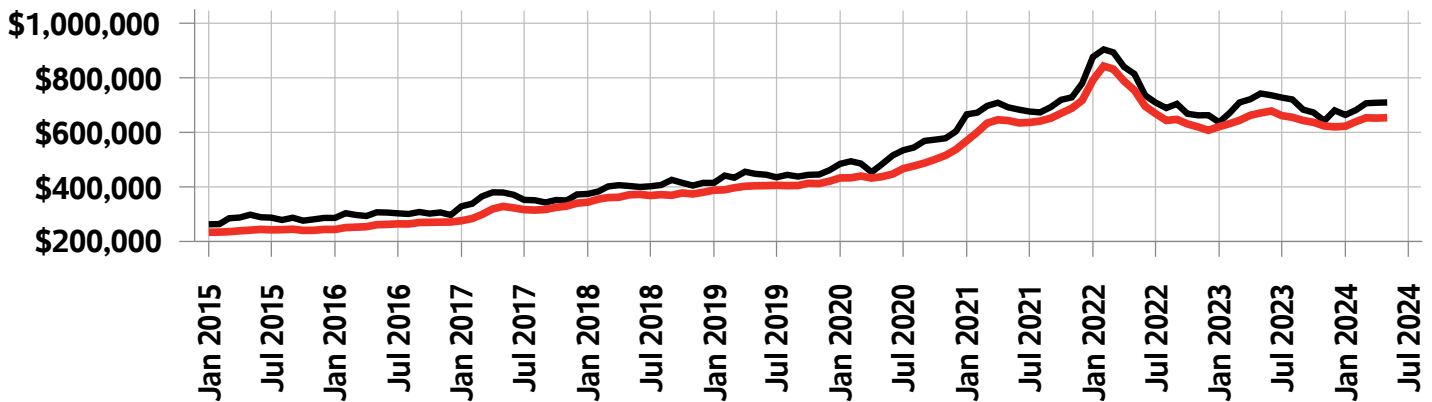
**Active Listings (May only)**



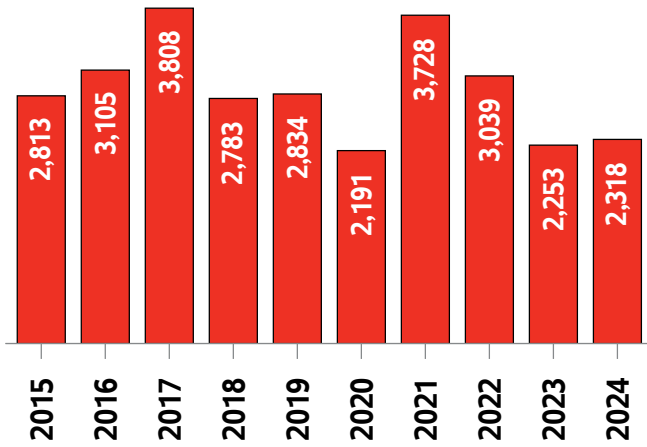
**Months of Inventory (May only)**



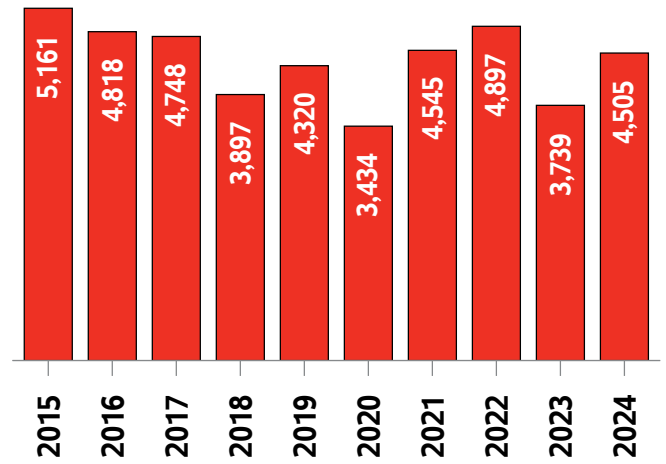
**MLS® HPI Single Family Benchmark Price and Average Price**



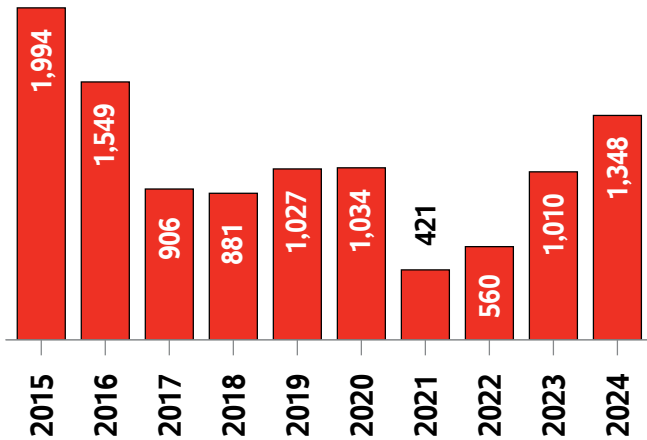
**Sales Activity (May Year-to-date)**



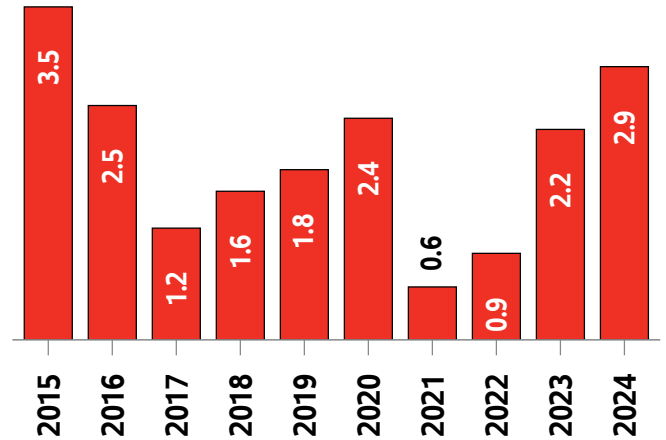
**New Listings (May Year-to-date)**



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



**Months of Inventory <sup>2</sup> (May 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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	105	-27.6%	-9.5%	-37.5%	-18.6%	-37.9%	-3.7%
Dollar Volume	\$56,758,461	-29.8%	-20.9%	-32.2%	39.5%	41.6%	180.7%
New Listings	177	-13.7%	-37.0%	-4.8%	8.6%	-11.1%	-10.2%
Active Listings	296	26.5%	22.8%	341.8%	208.3%	199.0%	-15.4%
Sales to New Listings Ratio <sup>1</sup>	59.3	70.7	41.3	90.3	79.1	84.9	55.3
Months of Inventory <sup>2</sup>	2.8	1.6	2.1	0.4	0.7	0.6	3.2
Average Price	\$540,557	-3.0%	-12.6%	8.5%	71.4%	127.9%	191.4%
Median Price	\$536,821	-2.0%	-12.0%	13.0%	86.7%	149.1%	215.8%
Sale to List Price Ratio <sup>3</sup>	99.1	100.2	107.1	112.9	106.3	107.4	98.4
Median Days on Market	23.0	14.0	8.5	7.0	8.0	12.0	30.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	491	-1.4%	-23.0%	-25.8%	-3.7%	-20.2%	34.9%
Dollar Volume	\$259,644,231	-2.9%	-39.0%	-21.6%	54.8%	82.5%	302.1%
New Listings	871	6.3%	-19.4%	9.4%	43.5%	26.6%	12.1%
Active Listings <sup>4</sup>	253	15.6%	115.7%	369.9%	219.2%	162.2%	-11.0%
Sales to New Listings Ratio <sup>5</sup>	56.4	60.8	59.1	83.2	84.0	89.4	46.8
Months of Inventory <sup>6</sup>	2.6	2.2	0.9	0.4	0.8	0.8	3.9
Average Price	\$528,807	-1.5%	-20.7%	5.7%	60.8%	128.6%	198.1%
Median Price	\$530,000	0.0%	-19.7%	10.4%	66.1%	144.2%	242.0%
Sale to List Price Ratio <sup>7</sup>	98.9	99.3	119.4	116.0	106.6	104.4	97.8
Median Days on Market	23.0	15.0	6.0	6.0	7.0	14.0	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.

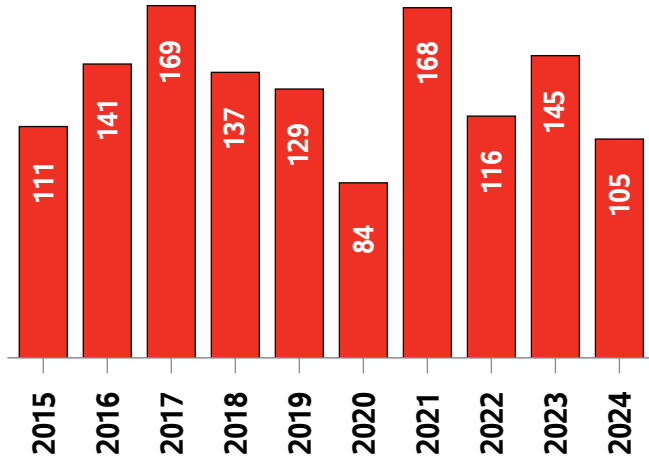
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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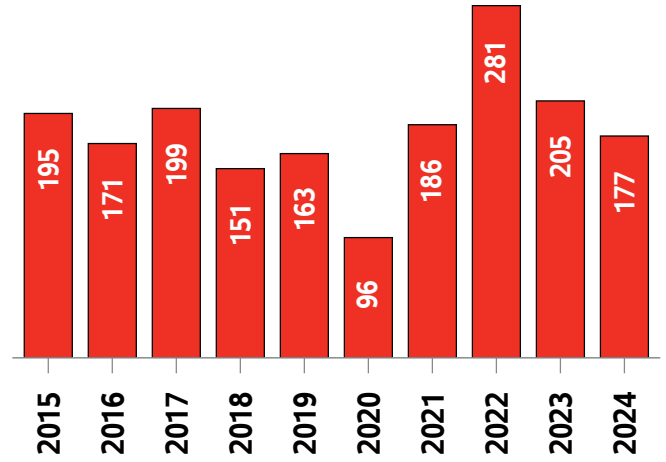
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



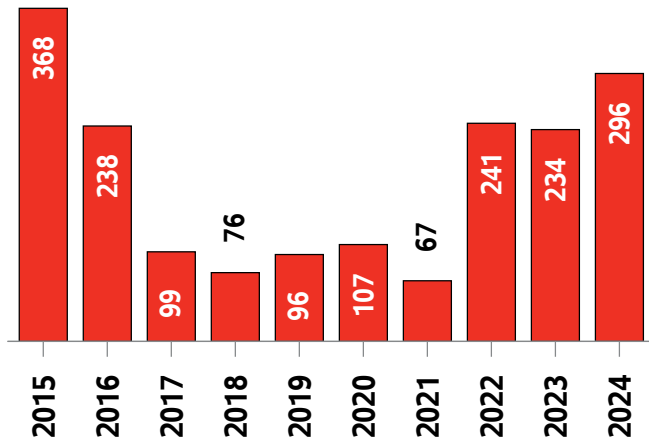
**Sales Activity (May only)**



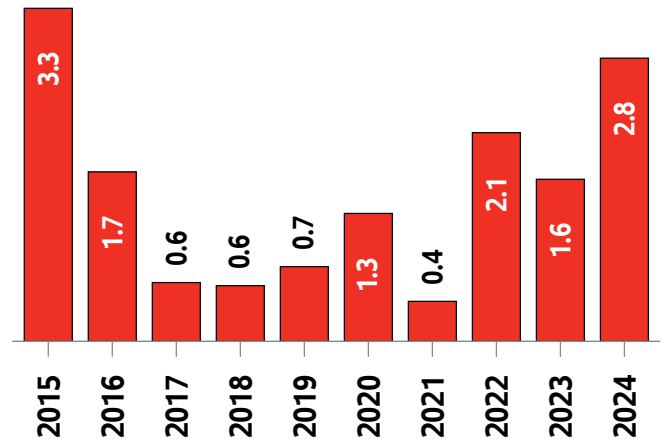
**New Listings (May only)**



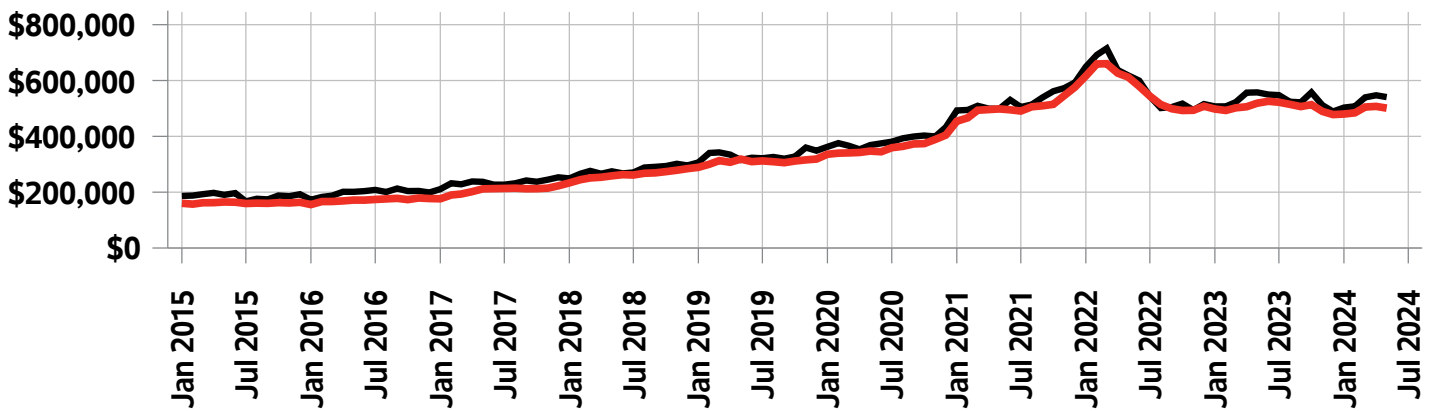
**Active Listings (May only)**



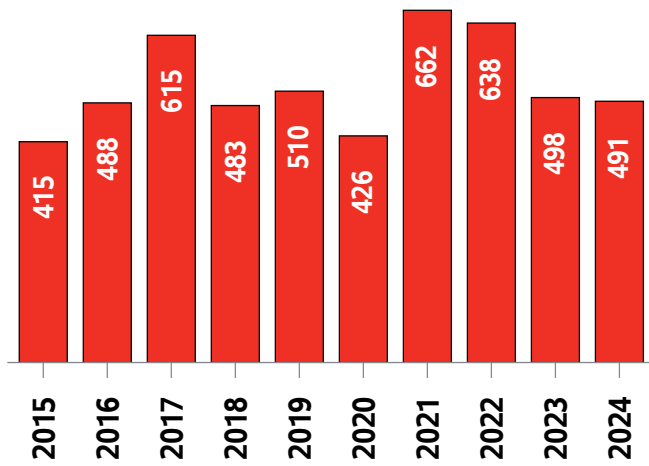
**Months of Inventory (May only)**



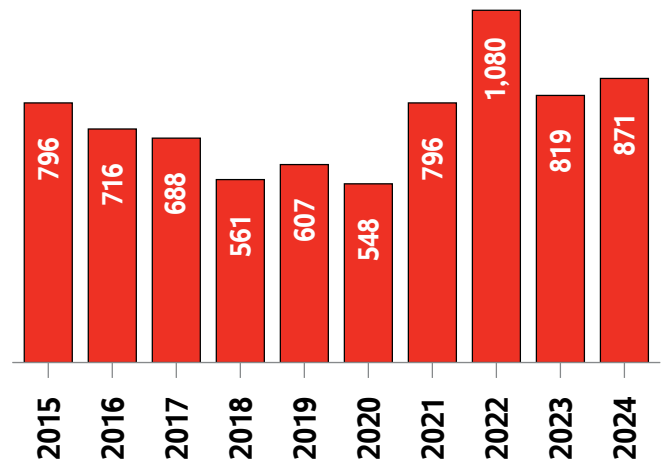
**MLS® HPI Townhouse Benchmark Price and Average Price**



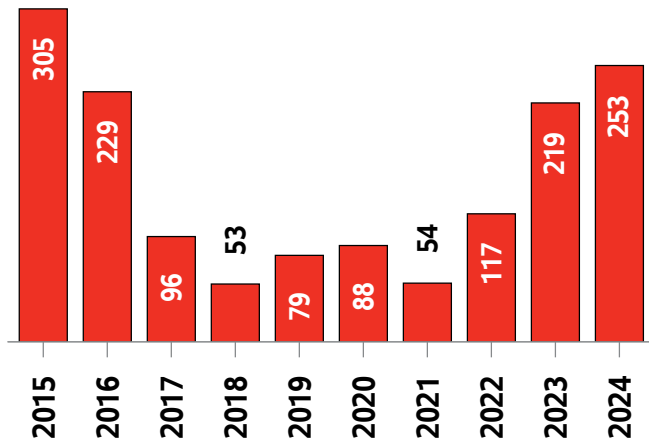
**Sales Activity (May Year-to-date)**



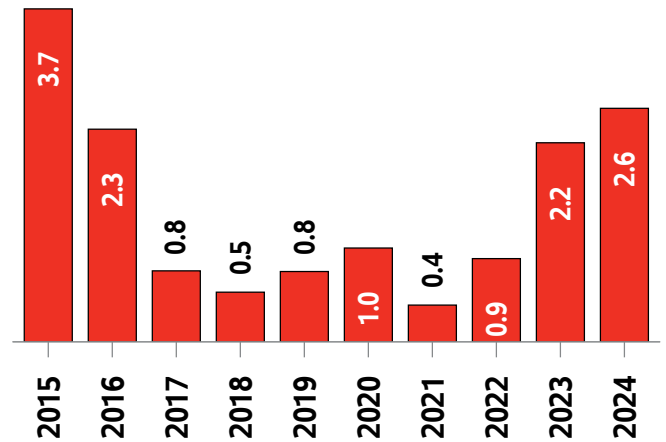
**New Listings (May Year-to-date)**



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



**Months of Inventory <sup>2</sup> (May 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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	54	-22.9%	-10.0%	-49.5%	-23.9%	-57.8%	-25.0%
Dollar Volume	\$21,569,988	-28.0%	-20.2%	-49.1%	22.8%	-25.6%	44.1%
New Listings	124	29.2%	-17.9%	-6.8%	34.8%	0.0%	-1.6%
Active Listings	209	120.0%	48.2%	254.2%	178.7%	53.7%	-35.7%
Sales to New Listings Ratio <sup>1</sup>	43.5	72.9	39.7	80.5	77.2	103.2	57.1
Months of Inventory <sup>2</sup>	3.9	1.4	2.4	0.6	1.1	1.1	4.5
Average Price	\$399,444	-6.7%	-11.4%	0.8%	61.5%	76.5%	92.1%
Median Price	\$344,750	-10.0%	-15.4%	-3.0%	45.3%	91.0%	115.5%
Sale to List Price Ratio <sup>3</sup>	97.6	99.2	105.8	111.2	103.6	100.1	97.3
Median Days on Market	28.0	14.5	12.0	6.0	13.0	20.0	29.5

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	259	-1.1%	-32.4%	-46.2%	-11.0%	-38.0%	-3.0%
Dollar Volume	\$100,919,201	-4.7%	-43.9%	-45.1%	41.6%	9.0%	109.7%
New Listings	521	39.3%	-10.3%	-6.6%	38.9%	-2.8%	-9.5%
Active Listings <sup>4</sup>	171	90.0%	152.2%	179.4%	138.8%	6.7%	-42.2%
Sales to New Listings Ratio <sup>5</sup>	49.7	70.1	65.9	86.2	77.6	78.0	46.4
Months of Inventory <sup>6</sup>	3.3	1.7	0.9	0.6	1.2	1.9	5.5
Average Price	\$389,649	-3.6%	-17.1%	1.9%	59.1%	75.9%	116.2%
Median Price	\$349,000	-1.7%	-19.0%	2.2%	55.2%	99.4%	145.8%
Sale to List Price Ratio <sup>7</sup>	97.5	97.8	114.9	110.4	104.1	99.0	97.0
Median Days on Market	25.0	20.0	6.0	7.0	11.0	26.0	41.0

<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.

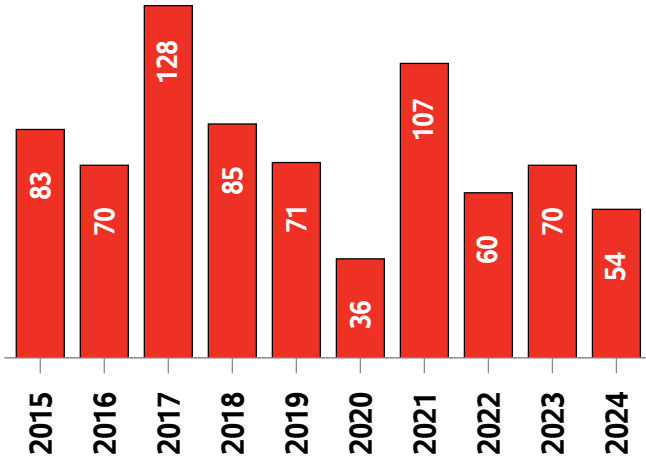
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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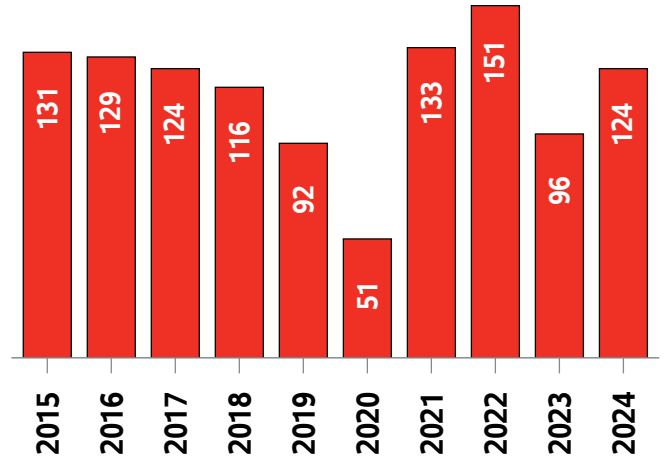
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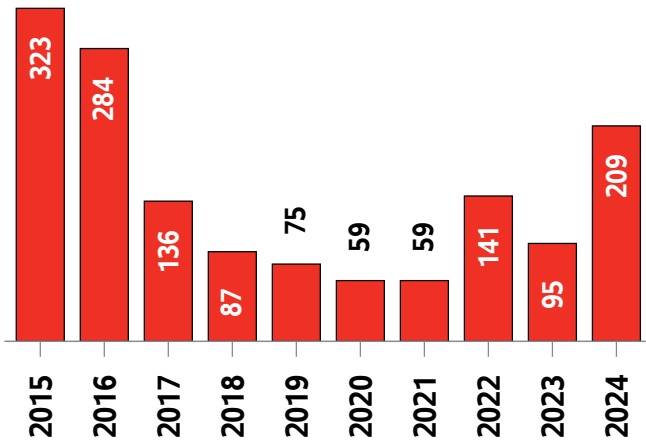
**Sales Activity (May only)**



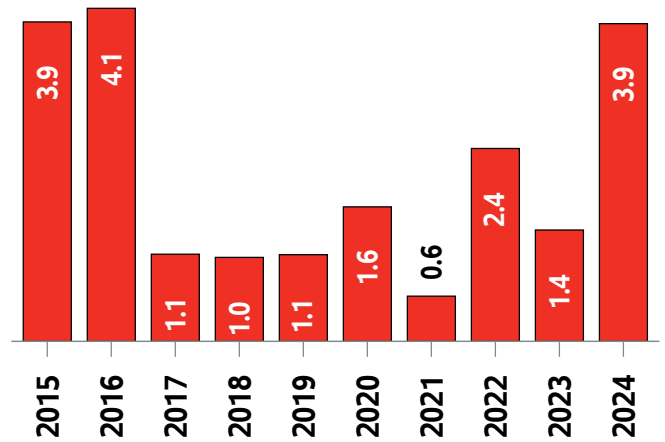
**New Listings (May only)**



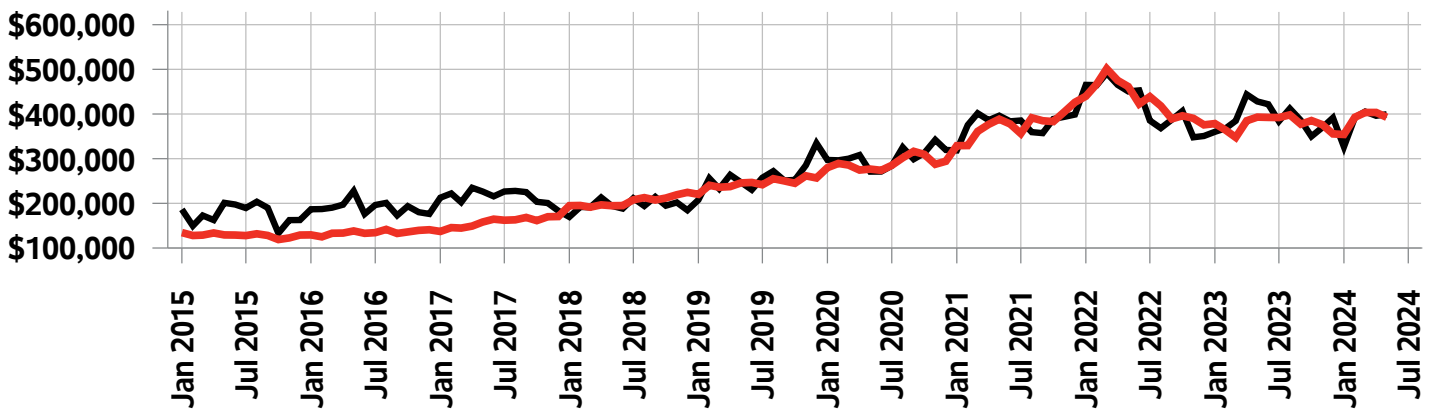
**Active Listings (May only)**



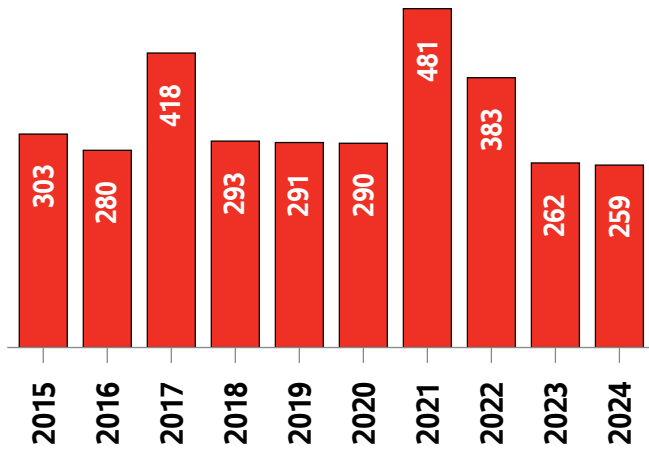
**Months of Inventory (May only)**



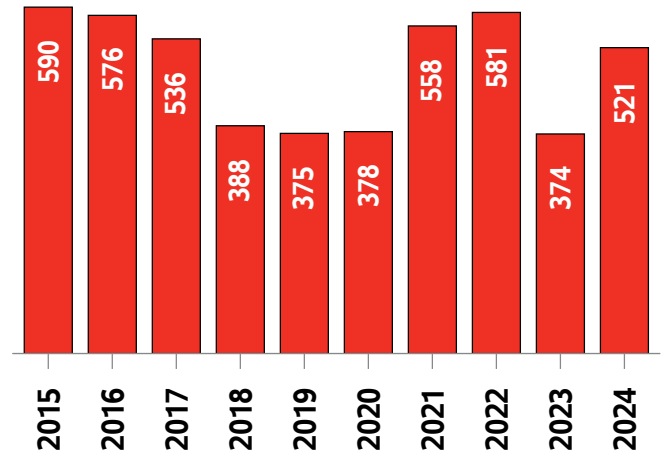
**MLS® HPI Apartment Benchmark Price and Average Price**



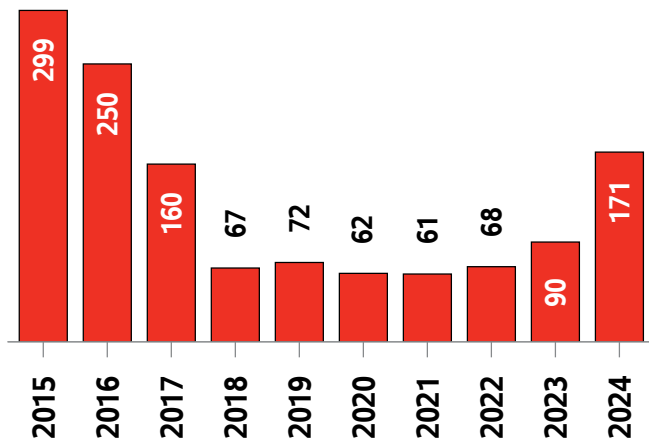
**Sales Activity (May Year-to-date)**



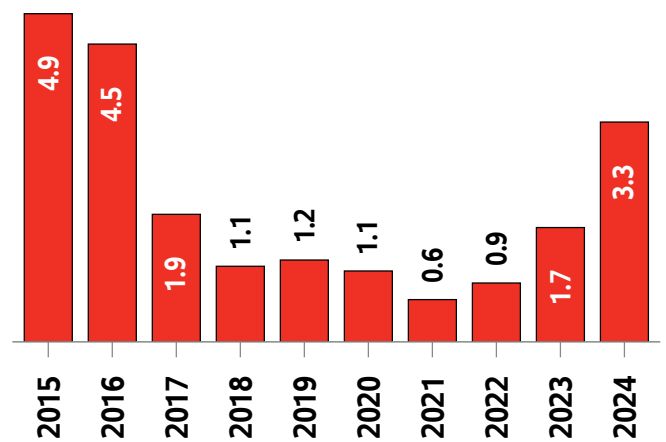
**New Listings (May Year-to-date)**



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



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



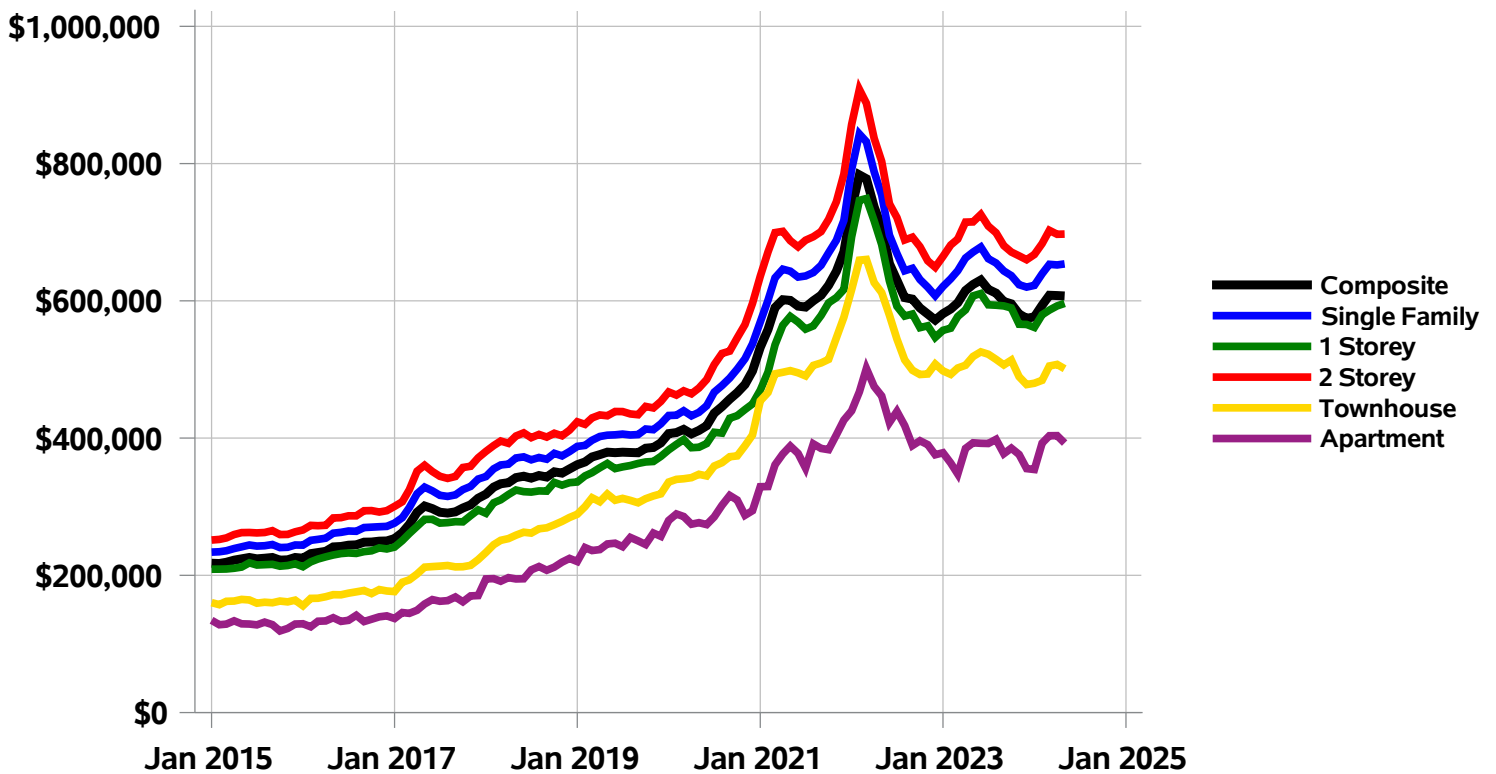
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<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:	May 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$607,100	-0.1	2.3	4.5	-2.7	1.1	60.0
Single Family	\$653,800	0.2	2.3	4.9	-2.6	1.6	61.8
One Storey	\$596,300	0.6	2.9	5.4	-1.8	3.3	64.3
Two Storey	\$697,300	0.0	2.0	4.8	-2.5	1.4	61.2
Townhouse	\$501,000	-1.2	3.5	2.4	-3.4	0.5	57.3
Apartment	\$392,700	-2.7	0.0	4.4	-0.1	1.1	59.8

**MLS® HPI Benchmark Price**





**Composite** 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	500	-18.0%	-19.7%	-46.1%	-36.3%	-51.2%	-26.5%
Dollar Volume	\$326,438,266	-19.4%	-29.3%	-44.2%	-0.7%	-9.5%	81.4%
New Listings	1,068	9.3%	-23.5%	-6.6%	-6.4%	-17.8%	-11.1%
Active Listings	1,461	58.5%	37.6%	183.7%	48.3%	77.5%	-27.8%
Sales to New Listings Ratio <sup>1</sup>	46.8	62.4	44.6	81.2	68.8	78.9	56.6
Months of Inventory <sup>2</sup>	2.9	1.5	1.7	0.6	1.3	0.8	3.0
Average Price	\$652,877	-1.7%	-11.9%	3.5%	56.0%	85.5%	146.7%
Median Price	\$619,950	-1.6%	-9.5%	5.7%	58.6%	92.3%	154.6%
Sale to List Price Ratio <sup>3</sup>	99.4	100.9	107.6	113.5	103.8	106.6	98.2
Median Days on Market	16.0	10.0	8.0	6.0	8.0	8.0	23.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	2,177	0.9%	-27.6%	-40.9%	-21.2%	-40.0%	-9.5%
Dollar Volume	\$1,374,720,275	0.3%	-41.4%	-40.7%	21.3%	11.2%	125.5%
New Listings	4,169	20.4%	-17.2%	-9.1%	4.9%	-6.8%	-11.0%
Active Listings <sup>4</sup>	1,150	40.5%	110.9%	182.6%	50.6%	56.9%	-31.7%
Sales to New Listings Ratio <sup>5</sup>	52.2	62.3	59.7	80.2	69.5	81.1	51.4
Months of Inventory <sup>6</sup>	2.6	1.9	0.9	0.6	1.4	1.0	3.5
Average Price	\$631,475	-0.7%	-19.0%	0.2%	54.0%	85.3%	149.3%
Median Price	\$600,000	0.0%	-18.6%	1.7%	56.0%	93.5%	159.4%
Sale to List Price Ratio <sup>7</sup>	99.1	99.2	118.0	114.4	104.3	104.3	97.9
Median Days on Market	17.0	13.0	6.0	6.0	8.0	10.0	26.0

<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.

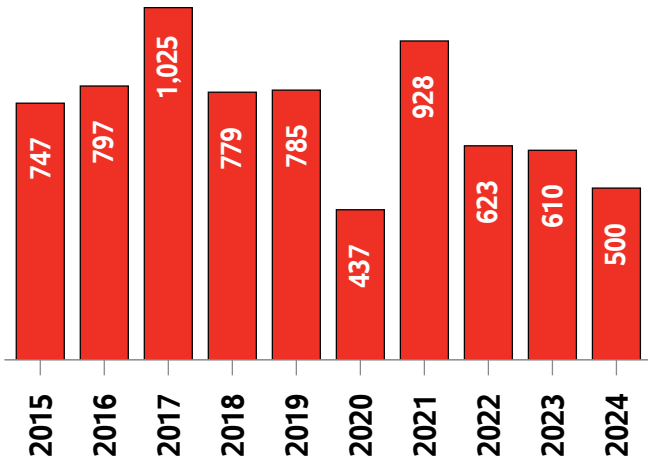
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

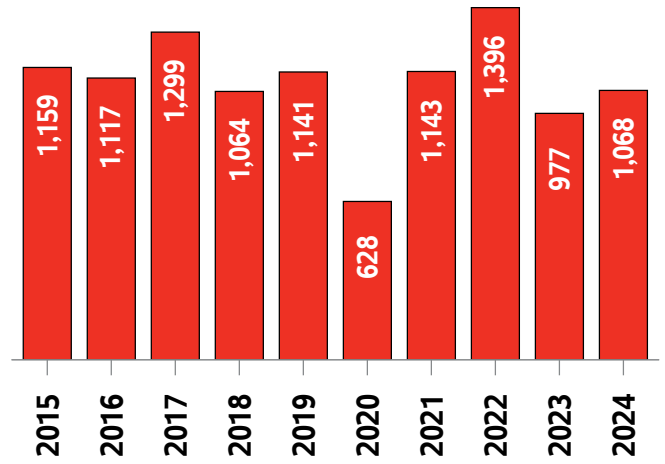
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

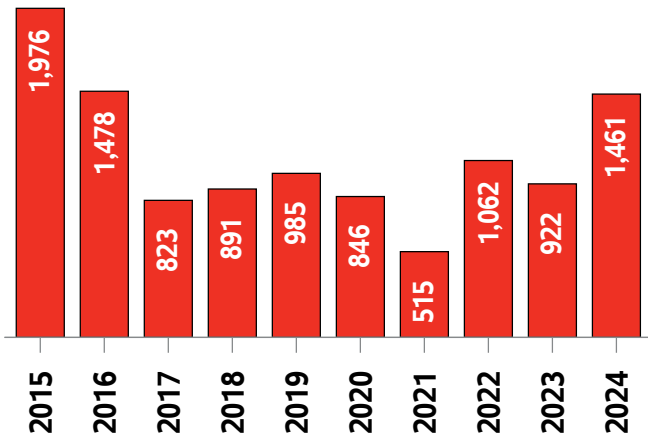
**Sales Activity (May only)**



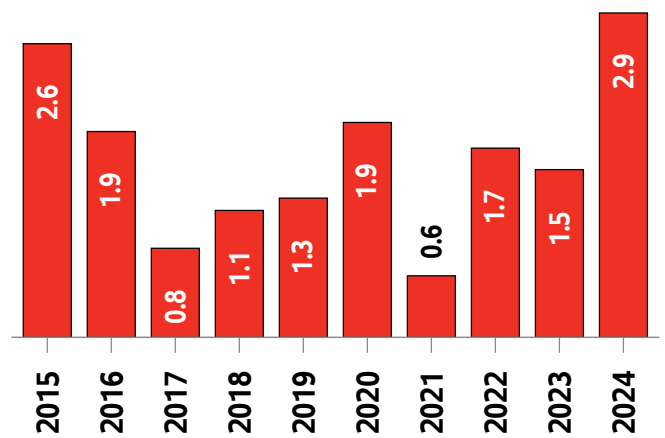
**New Listings (May only)**



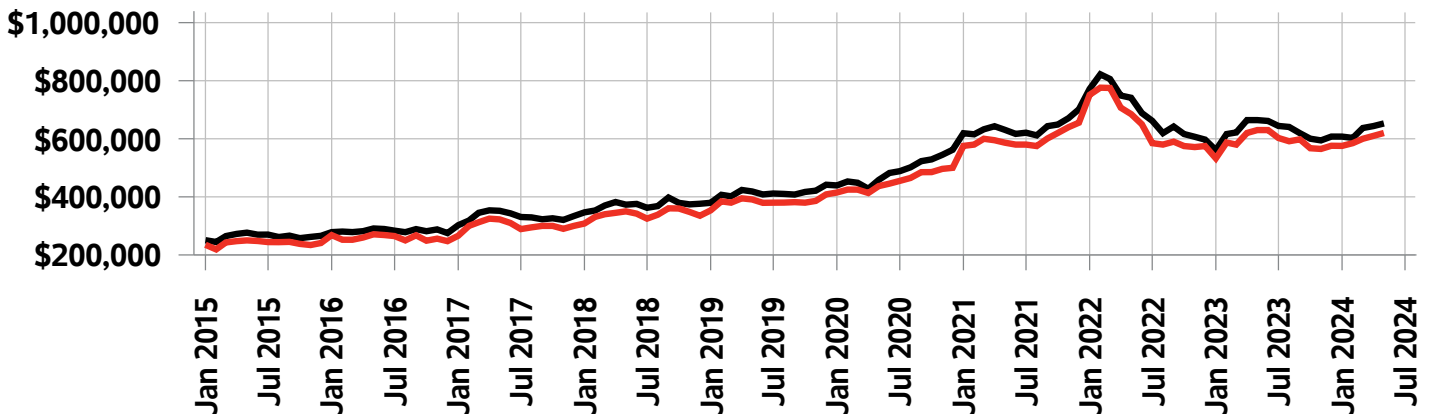
**Active Listings (May only)**



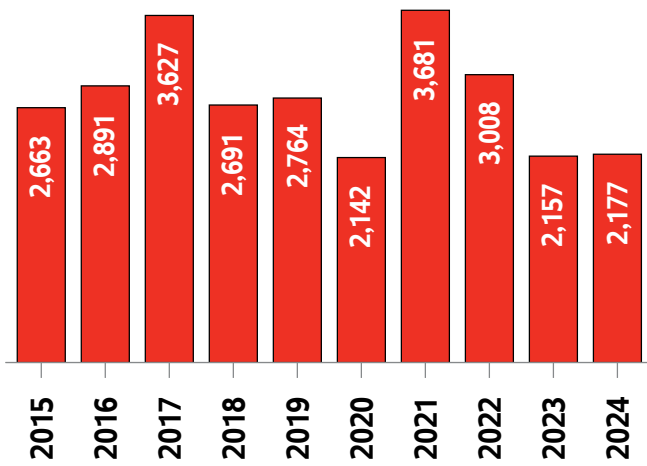
**Months of Inventory (May only)**



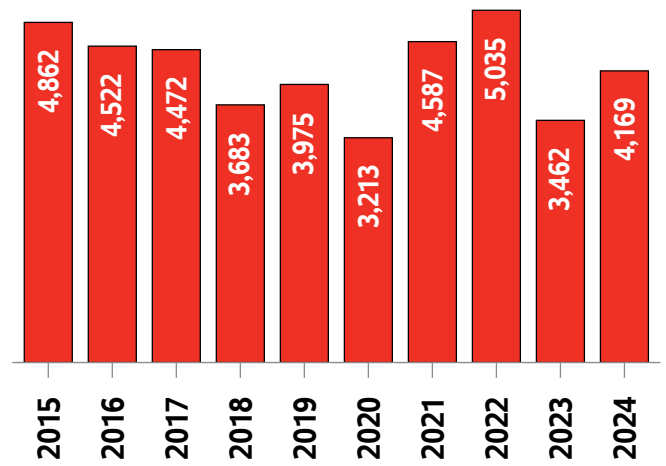
**Average Price and Median Price**



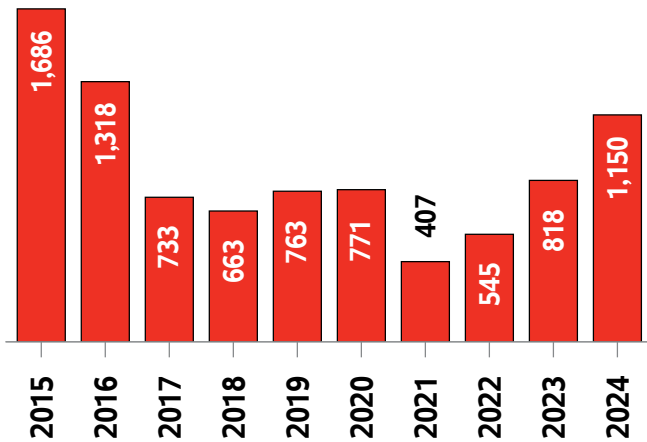
**Sales Activity (May Year-to-date)**



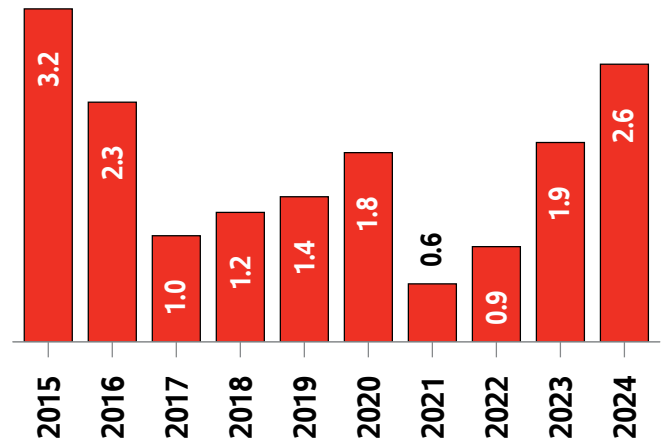
**New Listings (May Year-to-date)**



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



**Months of Inventory <sup>2</sup> (May 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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	1	—	0.0%	-50.0%	—	—	-66.7%
Dollar Volume	\$525,000	—	-56.2%	-45.9%	—	—	-32.3%
New Listings	3	200.0%	-25.0%	200.0%	—	-25.0%	50.0%
Active Listings	4	300.0%	33.3%	100.0%	-20.0%	-42.9%	-20.0%
Sales to New Listings Ratio <sup>1</sup>	33.3	—	25.0	200.0	—	—	150.0
Months of Inventory <sup>2</sup>	4.0	—	3.0	1.0	—	—	1.7
Average Price	\$525,000	—	-56.2%	8.2%	—	—	103.2%
Median Price	\$525,000	—	-56.2%	8.2%	—	—	176.3%
Sale to List Price Ratio <sup>3</sup>	109.4	—	100.0	114.5	—	—	95.1
Median Days on Market	10.0	—	26.0	14.5	—	—	42.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	3	200.0%	-50.0%	-50.0%	-62.5%	0.0%	-40.0%
Dollar Volume	\$1,985,000	215.1%	-68.1%	-43.2%	-49.7%	107.4%	52.1%
New Listings	7	133.3%	-12.5%	0.0%	-46.2%	0.0%	-22.2%
Active Listings <sup>4</sup>	4	350.0%	500.0%	80.0%	-40.0%	-10.0%	-5.3%
Sales to New Listings Ratio <sup>5</sup>	42.9	33.3	75.0	85.7	61.5	42.9	55.6
Months of Inventory <sup>6</sup>	6.0	4.0	0.5	1.7	3.8	6.7	3.8
Average Price	\$661,667	5.0%	-36.3%	13.5%	34.0%	107.4%	153.5%
Median Price	\$535,000	-15.1%	-40.2%	-0.1%	11.5%	57.4%	148.8%
Sale to List Price Ratio <sup>7</sup>	103.2	94.0	112.0	111.0	99.8	100.9	93.8
Median Days on Market	10.0	169.0	15.0	7.0	32.0	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.

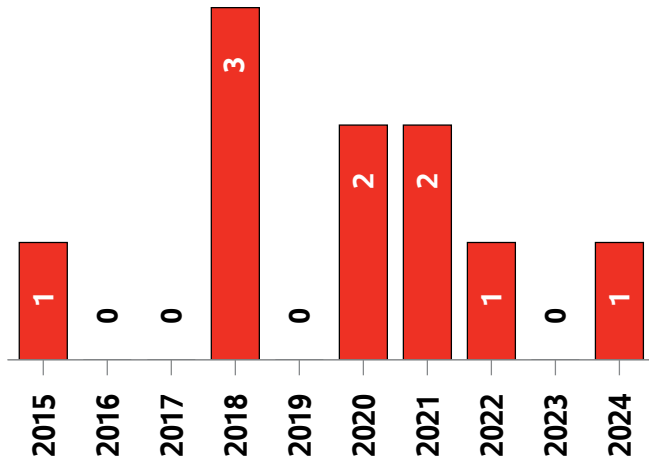
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

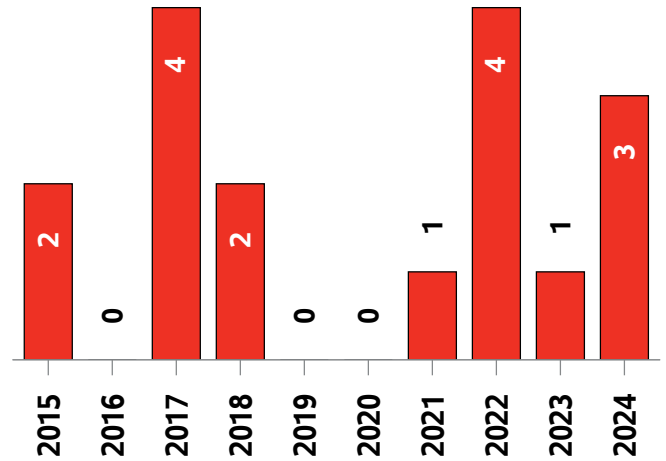
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

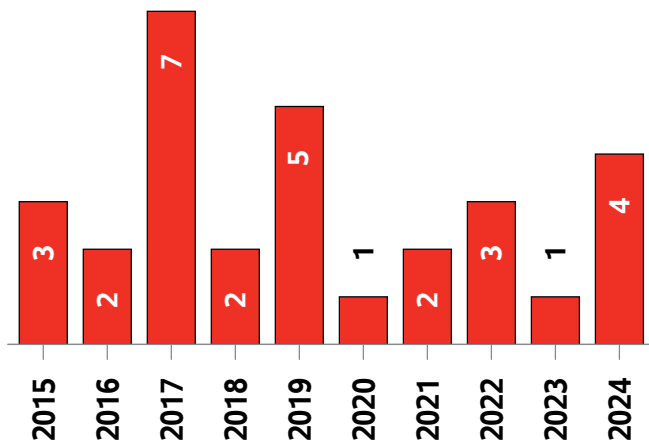
**Sales Activity (May only)**



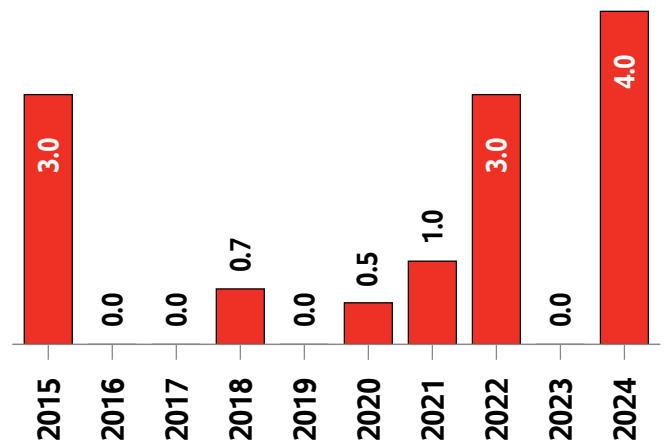
**New Listings (May only)**



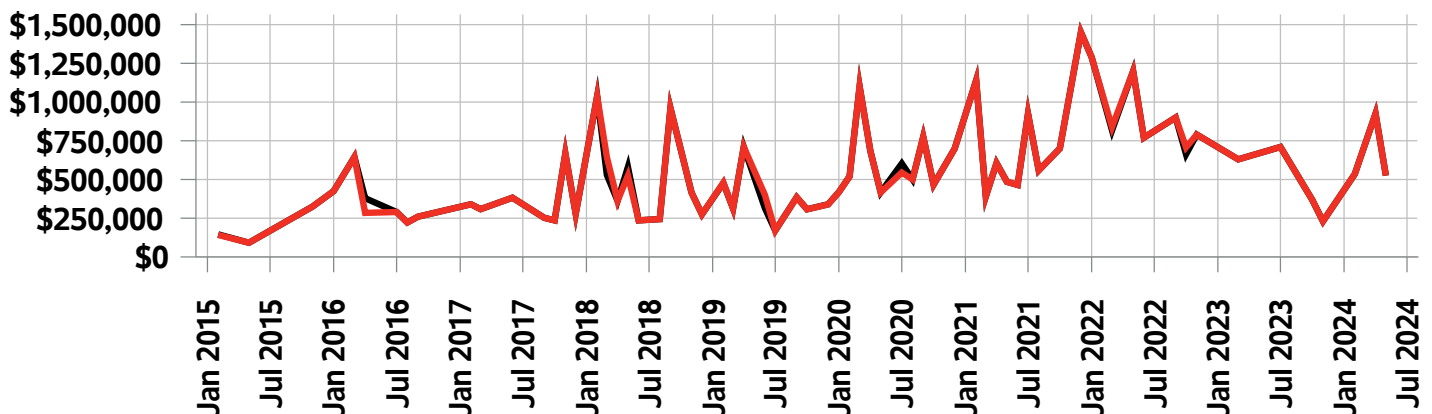
**Active Listings (May only)**



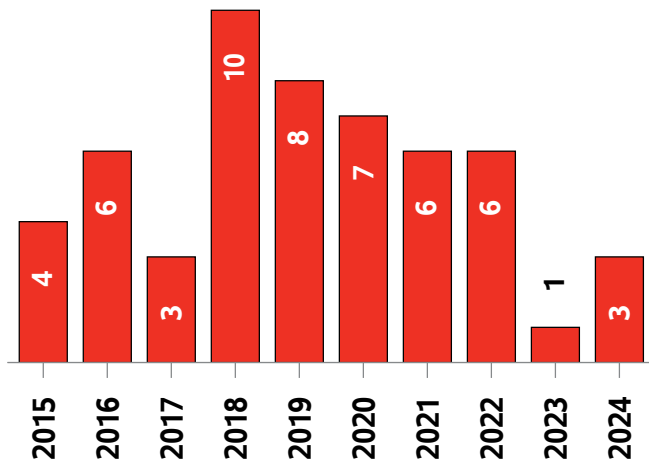
**Months of Inventory (May only)**



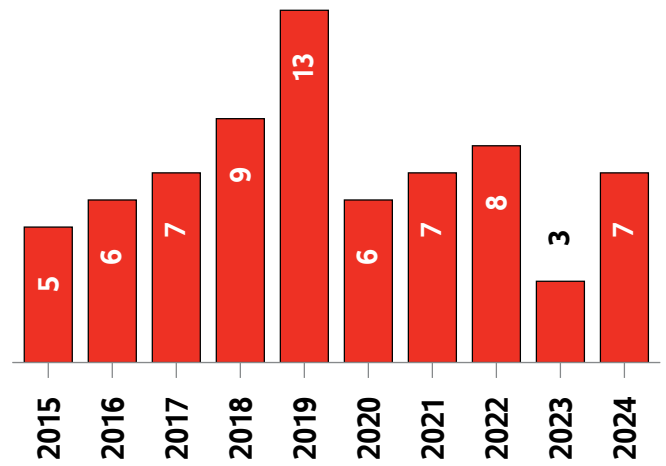
**Average Price and Median Price**



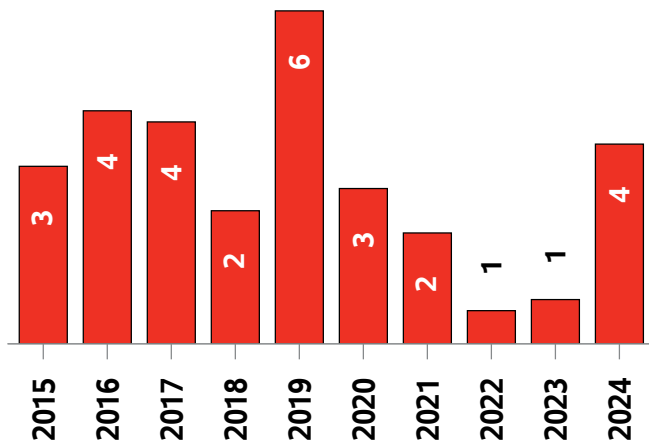
**Sales Activity (May Year-to-date)**



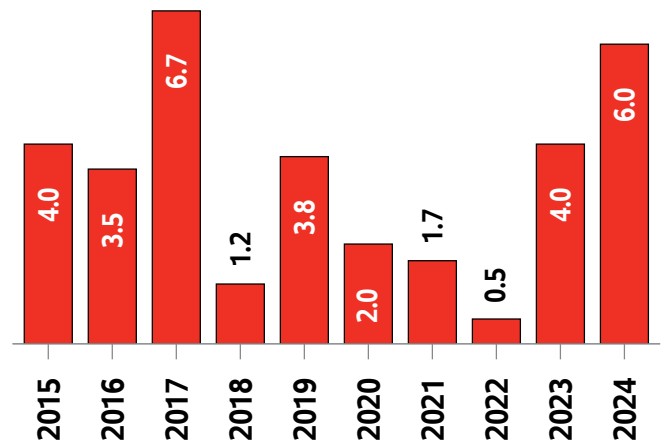
**New Listings (May Year-to-date)**



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



**Months of Inventory <sup>2</sup> (May 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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	35	6.1%	66.7%	2.9%	75.0%	9.4%	40.0%
Dollar Volume	\$24,640,344	2.8%	72.2%	13.1%	263.3%	149.6%	337.1%
New Listings	65	-4.4%	16.1%	85.7%	30.0%	27.5%	12.1%
Active Listings	118	31.1%	96.7%	257.6%	31.1%	51.3%	-25.8%
Sales to New Listings Ratio <sup>1</sup>	53.8	48.5	37.5	97.1	40.0	62.7	43.1
Months of Inventory <sup>2</sup>	3.4	2.7	2.9	1.0	4.5	2.4	6.4
Average Price	\$704,010	-3.1%	3.3%	9.9%	107.6%	128.2%	212.2%
Median Price	\$690,000	-8.0%	0.7%	10.6%	127.7%	137.9%	219.4%
Sale to List Price Ratio <sup>3</sup>	98.4	97.9	104.3	106.4	99.1	100.7	95.8
Median Days on Market	23.0	20.0	11.0	9.0	31.0	17.5	50.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	114	6.5%	-7.3%	-25.5%	34.1%	-8.1%	44.3%
Dollar Volume	\$74,126,267	-1.3%	-23.8%	-22.7%	125.2%	106.5%	309.4%
New Listings	235	9.3%	18.7%	29.8%	39.9%	37.4%	9.3%
Active Listings <sup>4</sup>	96	11.4%	217.2%	223.6%	52.1%	58.6%	-29.0%
Sales to New Listings Ratio <sup>5</sup>	48.5	49.8	62.1	84.5	50.6	72.5	36.7
Months of Inventory <sup>6</sup>	4.2	4.0	1.2	1.0	3.7	2.4	8.5
Average Price	\$650,230	-7.3%	-17.7%	3.8%	67.9%	124.7%	183.7%
Median Price	\$639,950	-9.9%	-12.3%	4.9%	82.9%	139.0%	201.9%
Sale to List Price Ratio <sup>7</sup>	98.3	97.2	110.2	106.2	99.0	97.9	95.3
Median Days on Market	30.5	34.0	8.0	9.0	22.0	29.0	63.0

<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.

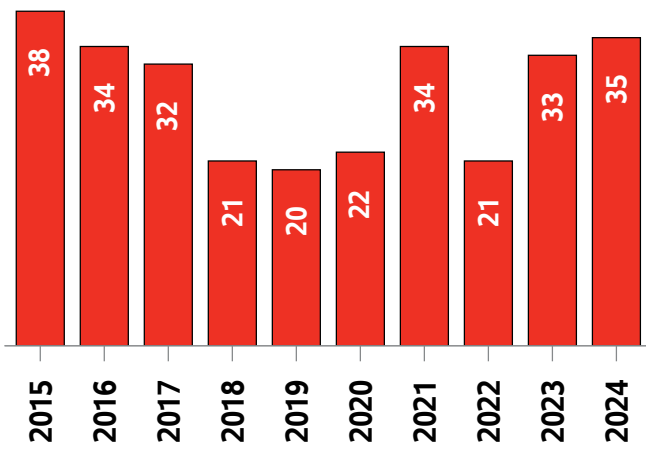
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

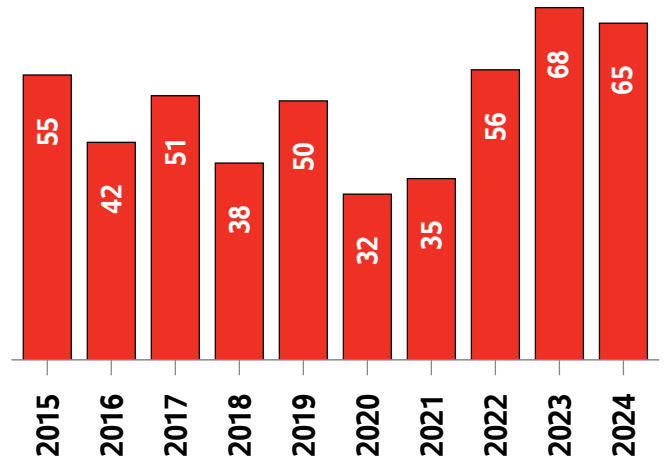
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

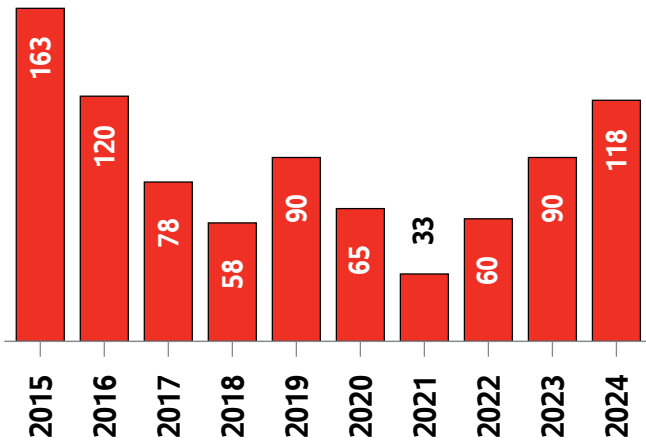
**Sales Activity (May only)**



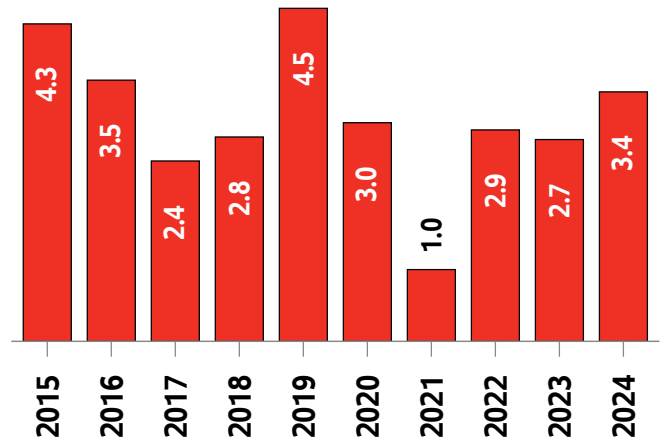
**New Listings (May only)**



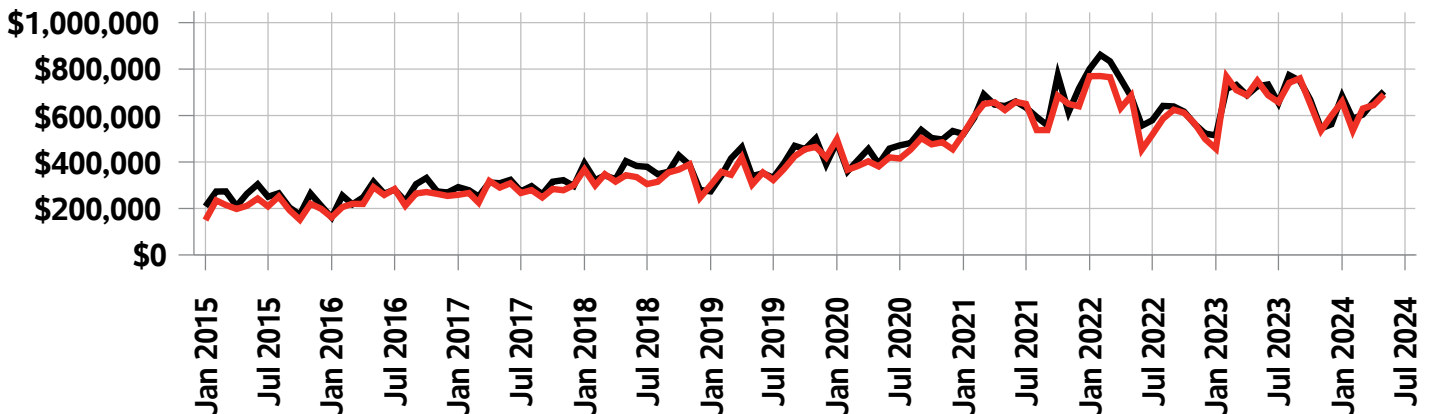
**Active Listings (May only)**



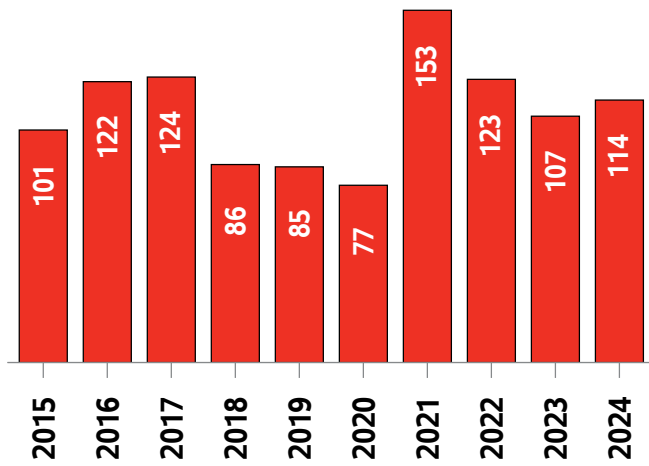
**Months of Inventory (May only)**



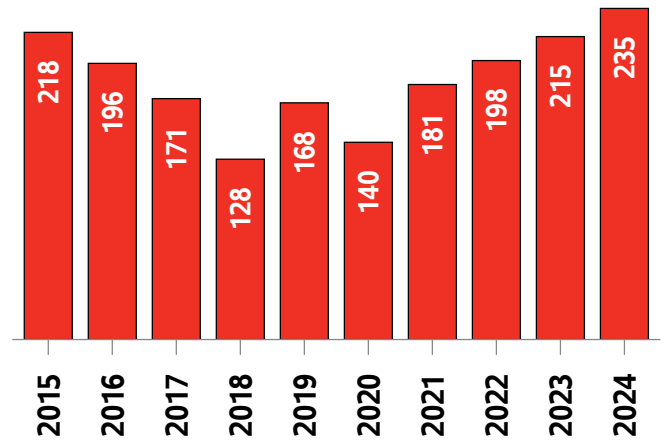
**Average Price and Median Price**



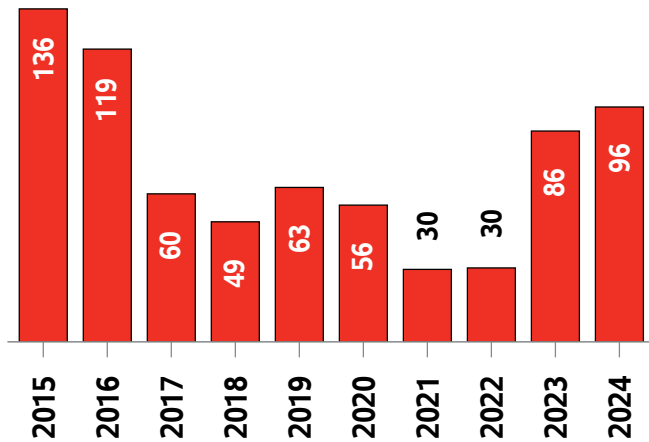
**Sales Activity (May Year-to-date)**



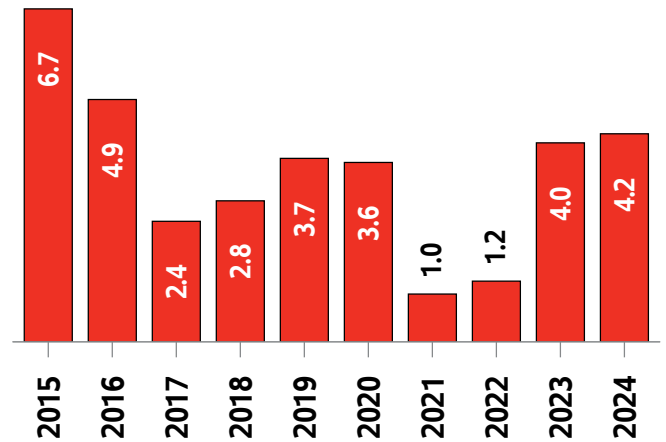
**New Listings (May Year-to-date)**



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



**Months of Inventory <sup>2</sup>(May 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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	35	-14.6%	12.9%	-23.9%	2.9%	-36.4%	-12.5%
Dollar Volume	\$30,914,799	-18.5%	-19.0%	-24.4%	71.2%	15.9%	120.2%
New Listings	76	15.2%	8.6%	35.7%	11.8%	10.1%	4.1%
Active Listings	169	76.0%	225.0%	344.7%	49.6%	94.3%	-2.9%
Sales to New Listings Ratio <sup>1</sup>	46.1	62.1	44.3	82.1	50.0	79.7	54.8
Months of Inventory <sup>2</sup>	4.8	2.3	1.7	0.8	3.3	1.6	4.4
Average Price	\$883,280	-4.5%	-28.3%	-0.6%	66.3%	82.1%	151.7%
Median Price	\$811,000	-9.4%	-26.1%	-1.8%	78.6%	69.0%	159.1%
Sale to List Price Ratio <sup>3</sup>	97.3	98.6	107.3	112.2	101.9	104.5	98.7
Median Days on Market	29.0	12.0	7.0	6.0	11.0	15.0	23.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	121	-6.2%	-21.4%	-28.4%	0.8%	-27.5%	8.0%
Dollar Volume	\$103,416,334	-7.5%	-39.8%	-26.5%	63.0%	30.1%	136.3%
New Listings	315	22.6%	32.9%	47.9%	34.0%	25.0%	11.7%
Active Listings <sup>4</sup>	142	57.2%	429.1%	337.7%	58.3%	69.2%	-7.7%
Sales to New Listings Ratio <sup>5</sup>	38.4	50.2	65.0	79.3	51.1	66.3	39.7
Months of Inventory <sup>6</sup>	5.9	3.5	0.9	1.0	3.7	2.5	6.9
Average Price	\$854,680	-1.4%	-23.4%	2.6%	61.7%	79.5%	118.7%
Median Price	\$800,000	-5.3%	-20.2%	3.9%	66.7%	66.7%	138.6%
Sale to List Price Ratio <sup>7</sup>	97.6	97.1	110.8	111.0	101.0	102.1	97.5
Median Days on Market	19.0	24.0	7.0	7.0	12.0	17.0	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.

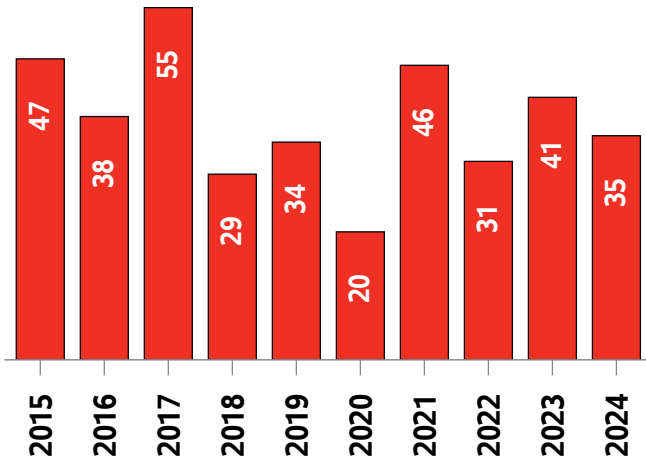
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

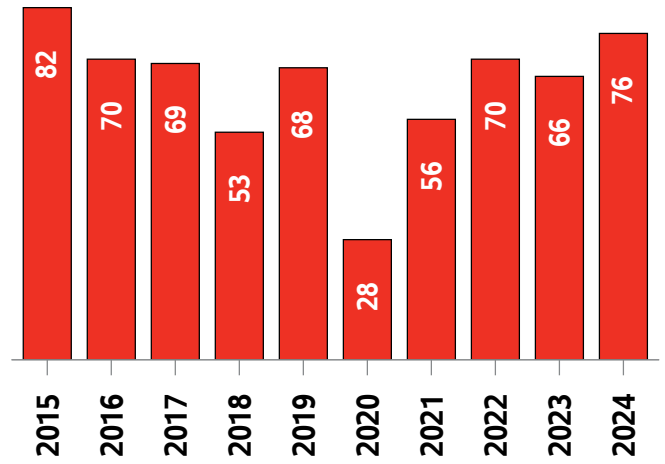
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

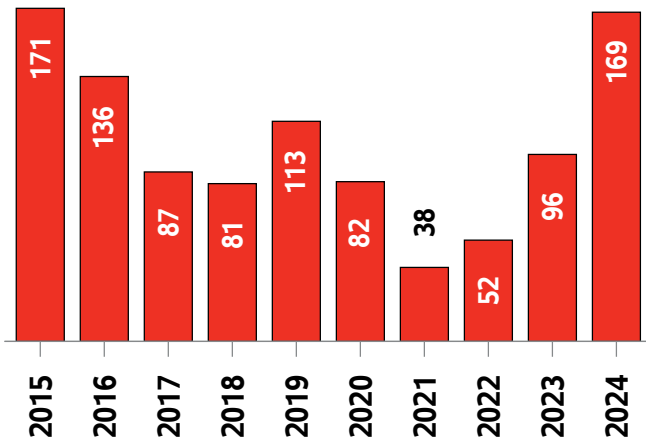
**Sales Activity (May only)**



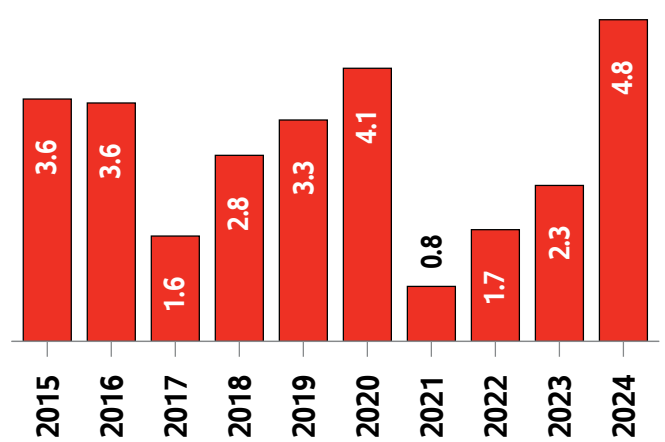
**New Listings (May only)**



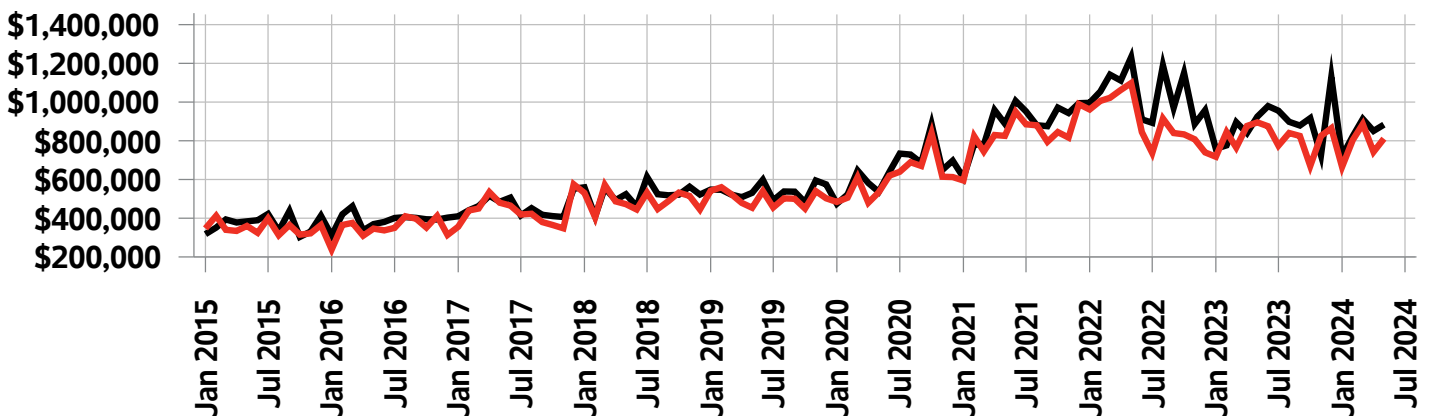
**Active Listings (May only)**



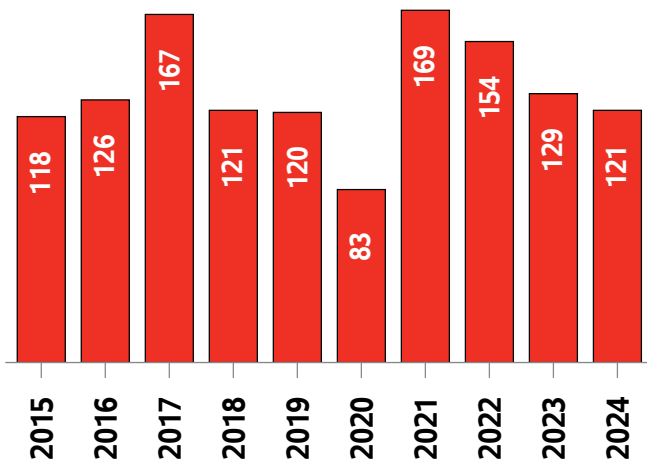
**Months of Inventory (May only)**



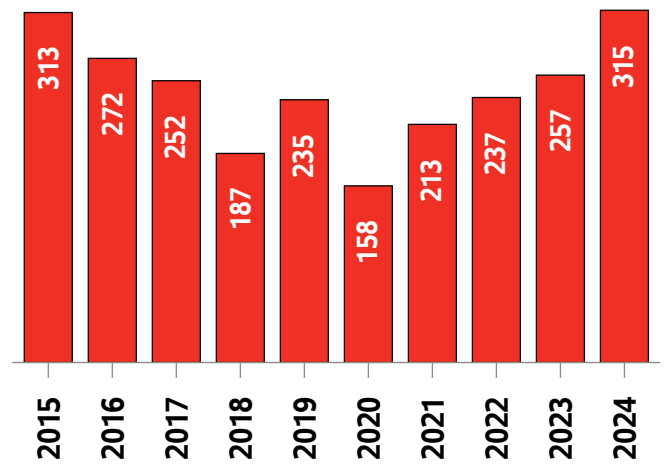
**Average Price and Median Price**



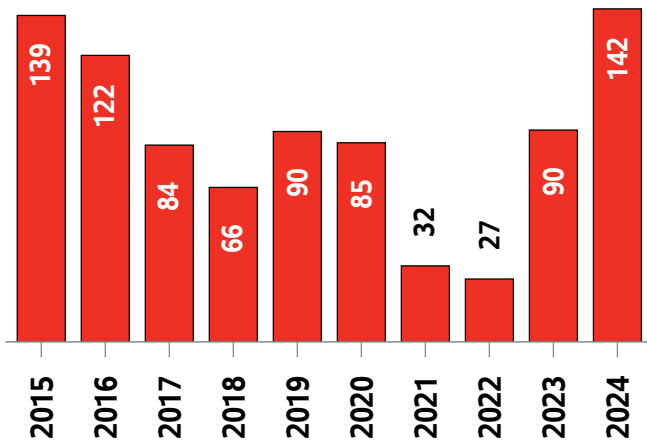
**Sales Activity (May Year-to-date)**



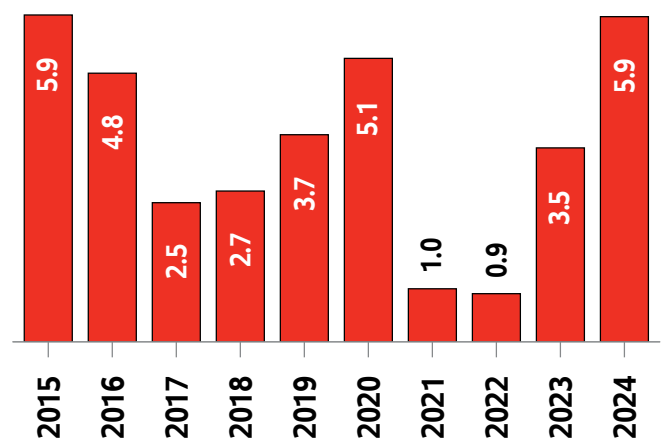
**New Listings (May Year-to-date)**



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



**Months of Inventory <sup>2</sup> (May 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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	40	37.9%	8.1%	-20.0%	-16.7%	-36.5%	5.3%
Dollar Volume	\$26,320,121	33.1%	-8.2%	-18.2%	42.4%	17.6%	186.3%
New Listings	71	-6.6%	0.0%	18.3%	26.8%	-2.7%	-1.4%
Active Listings	114	26.7%	32.6%	245.5%	10.7%	44.3%	-35.6%
Sales to New Listings Ratio <sup>1</sup>	56.3	38.2	52.1	83.3	85.7	86.3	52.8
Months of Inventory <sup>2</sup>	2.9	3.1	2.3	0.7	2.1	1.3	4.7
Average Price	\$658,003	-3.5%	-15.0%	2.3%	70.9%	85.2%	171.9%
Median Price	\$617,950	-9.3%	-17.6%	-0.0%	73.9%	79.1%	161.0%
Sale to List Price Ratio <sup>3</sup>	98.3	100.5	106.9	113.7	101.4	100.6	97.4
Median Days on Market	19.5	13.0	8.0	6.0	12.0	16.0	48.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	186	26.5%	0.0%	-17.7%	2.8%	-15.8%	44.2%
Dollar Volume	\$121,488,570	25.0%	-18.9%	-14.5%	60.7%	63.5%	301.6%
New Listings	319	17.3%	7.4%	23.2%	24.6%	12.3%	21.8%
Active Listings <sup>4</sup>	107	34.9%	75.9%	310.0%	24.8%	21.7%	-30.5%
Sales to New Listings Ratio <sup>5</sup>	58.3	54.0	62.6	87.3	70.7	77.8	49.2
Months of Inventory <sup>6</sup>	2.9	2.7	1.6	0.6	2.4	2.0	5.9
Average Price	\$653,164	-1.2%	-18.9%	3.8%	56.4%	94.3%	178.5%
Median Price	\$617,950	-1.9%	-18.6%	2.6%	57.2%	91.7%	173.4%
Sale to List Price Ratio <sup>7</sup>	98.4	97.7	114.5	113.6	100.2	99.4	96.7
Median Days on Market	22.0	21.0	7.0	6.0	14.0	16.0	55.0

<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.

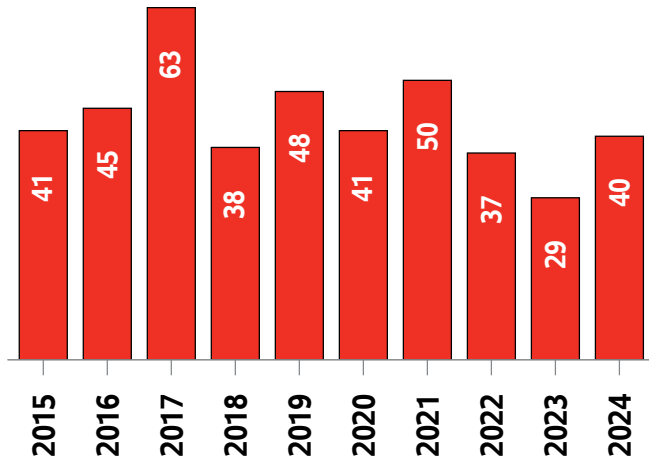
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

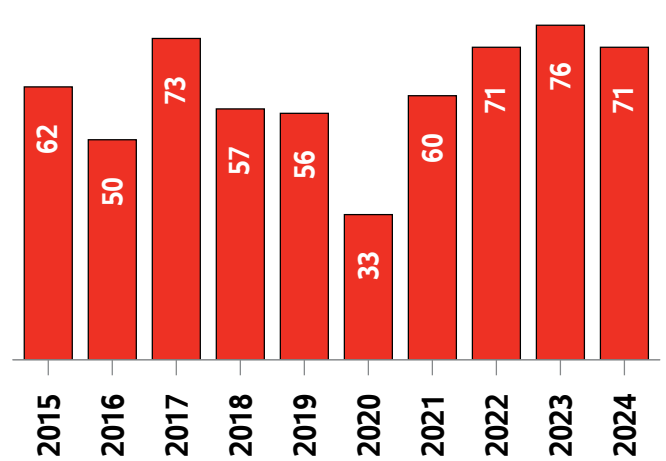
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

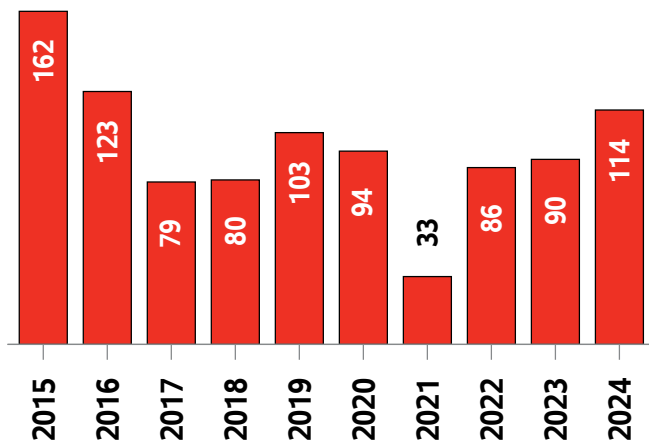
**Sales Activity (May only)**



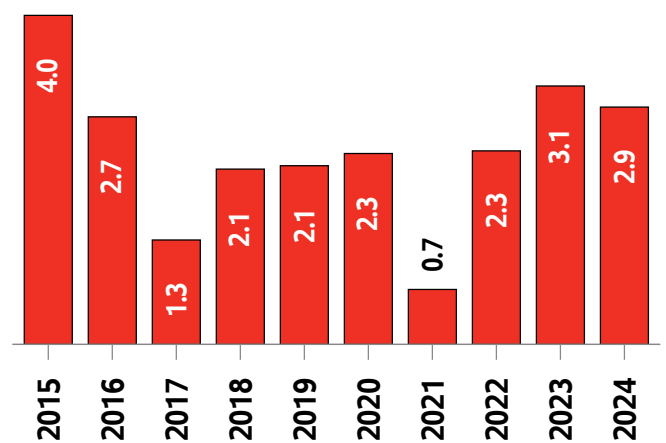
**New Listings (May only)**



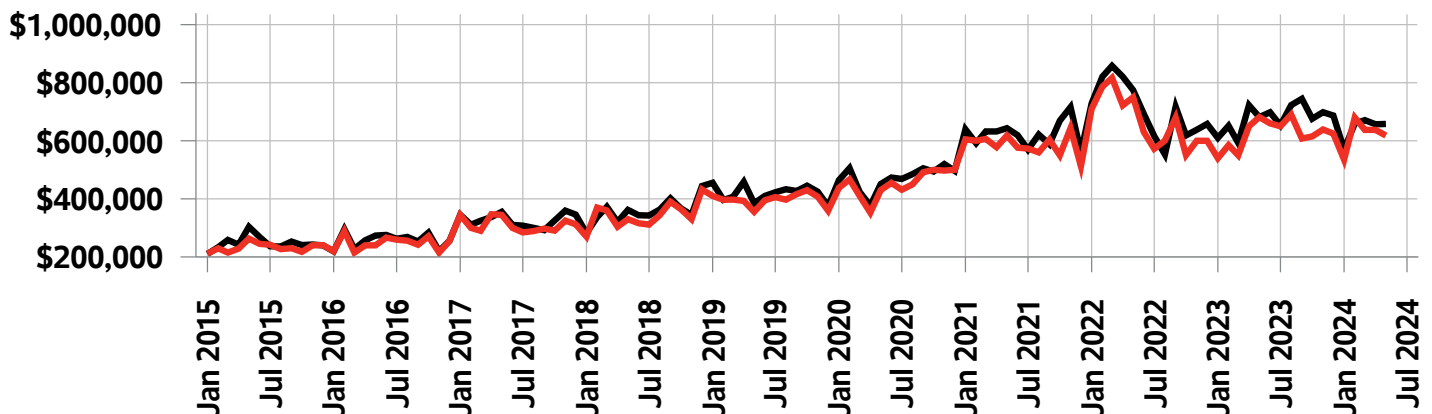
**Active Listings (May only)**



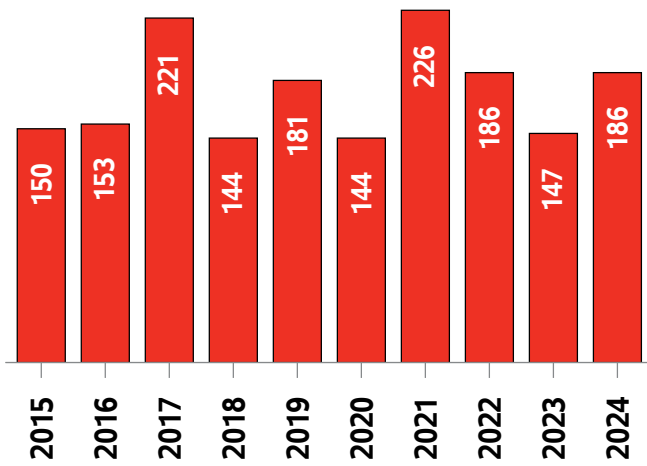
**Months of Inventory (May only)**



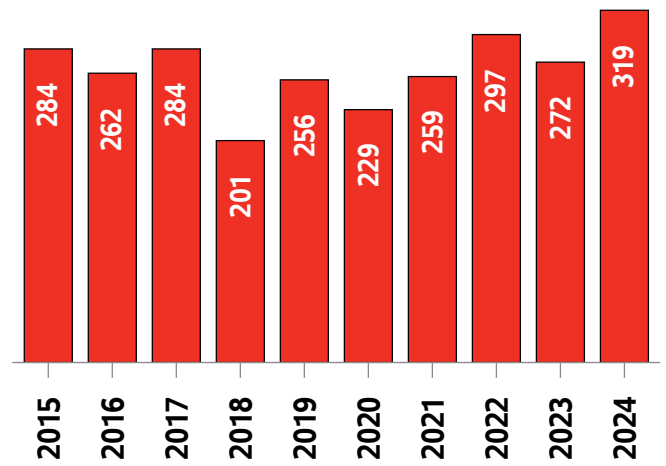
**Average Price and Median Price**



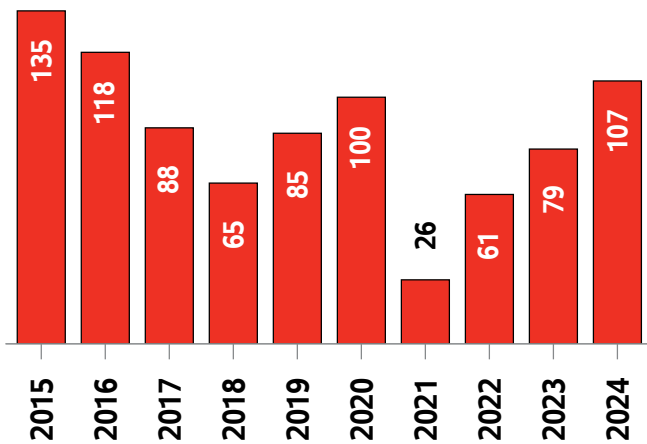
**Sales Activity (May Year-to-date)**



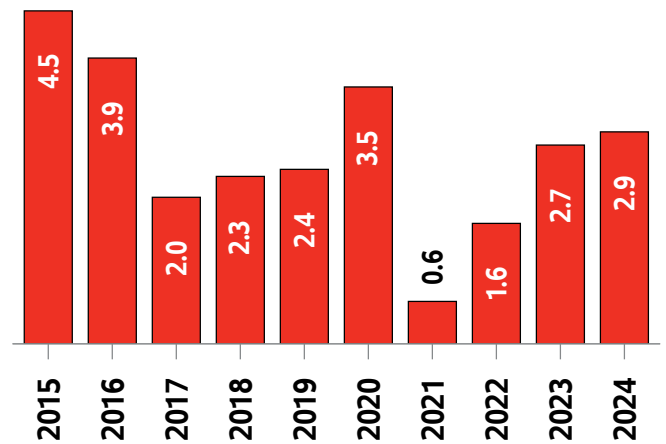
**New Listings (May Year-to-date)**



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



**Months of Inventory <sup>2</sup> (May 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	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	79	-6.0%	5.3%	-13.2%	3.9%	-29.5%	5.3%
Dollar Volume	\$45,430,586	-8.3%	-3.4%	-9.0%	63.7%	58.9%	193.3%
New Listings	121	18.6%	3.4%	19.8%	30.1%	-16.6%	7.1%
Active Listings	157	80.5%	58.6%	248.9%	115.1%	51.0%	-43.9%
Sales to New Listings Ratio <sup>1</sup>	65.3	82.4	64.1	90.1	81.7	77.2	66.4
Months of Inventory <sup>2</sup>	2.0	1.0	1.3	0.5	1.0	0.9	3.7
Average Price	\$575,071	-2.5%	-8.3%	4.8%	57.5%	125.3%	178.4%
Median Price	\$560,000	-2.2%	-5.2%	4.7%	65.9%	127.2%	173.2%
Sale to List Price Ratio <sup>3</sup>	98.8	100.1	105.1	112.9	101.3	101.6	96.7
Median Days on Market	13.0	14.0	11.0	6.0	11.5	10.0	37.0

Year-to-date	May 2024	Compared to <sup>8</sup>					
		May 2023	May 2022	May 2021	May 2019	May 2017	May 2014
Sales Activity	295	-9.0%	-27.2%	-26.6%	-9.0%	-31.1%	7.3%
Dollar Volume	\$170,237,866	-8.5%	-39.3%	-22.4%	52.3%	60.9%	206.3%
New Listings	510	19.7%	-8.9%	11.4%	34.9%	5.4%	2.8%
Active Listings <sup>4</sup>	139	35.6%	161.0%	332.9%	109.9%	50.5%	-42.6%
Sales to New Listings Ratio <sup>5</sup>	57.8	76.1	72.3	87.8	85.7	88.4	55.4
Months of Inventory <sup>6</sup>	2.4	1.6	0.7	0.4	1.0	1.1	4.4
Average Price	\$577,078	0.5%	-16.6%	5.8%	67.3%	133.5%	185.5%
Median Price	\$570,000	1.3%	-13.8%	6.5%	72.7%	141.5%	192.3%
Sale to List Price Ratio <sup>7</sup>	98.3	99.1	115.2	112.7	101.6	100.3	96.6
Median Days on Market	18.0	18.5	6.0	6.0	11.0	14.0	36.0

<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.

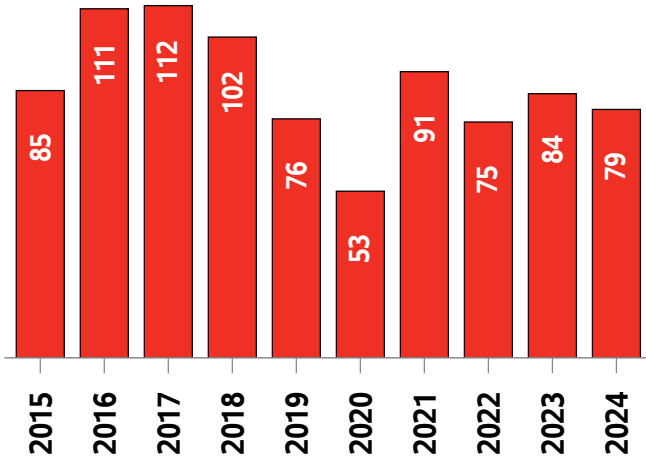
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

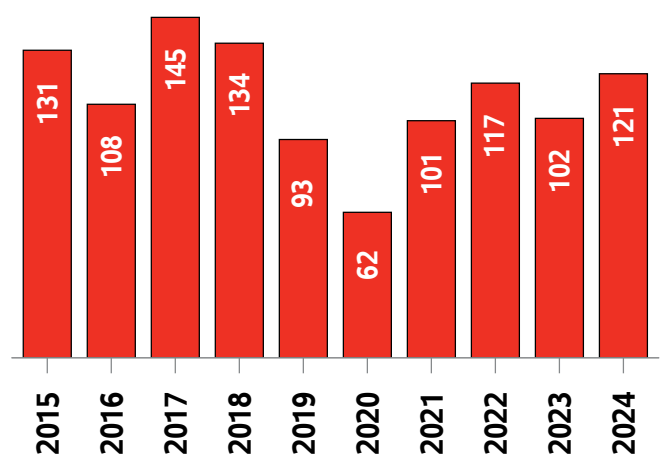
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

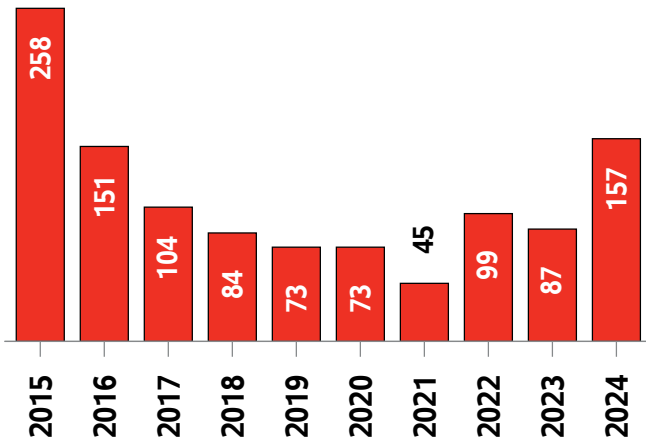
**Sales Activity (May only)**



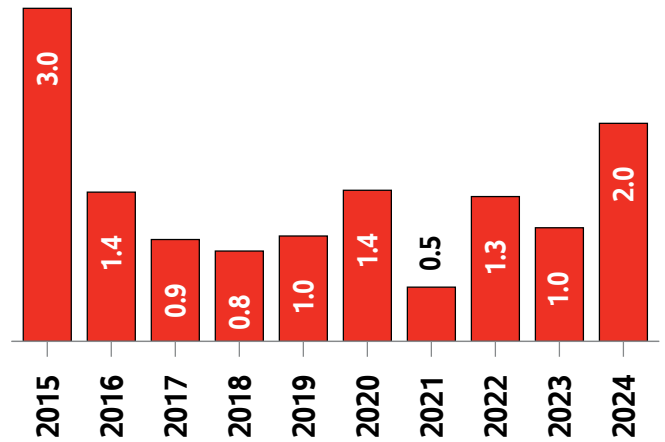
**New Listings (May only)**



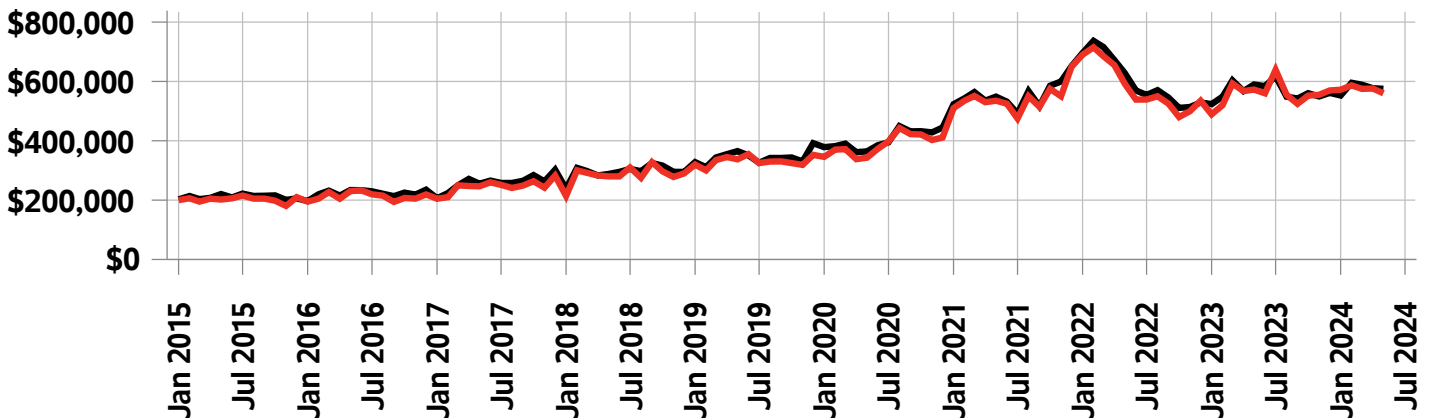
**Active Listings (May only)**



**Months of Inventory (May only)**

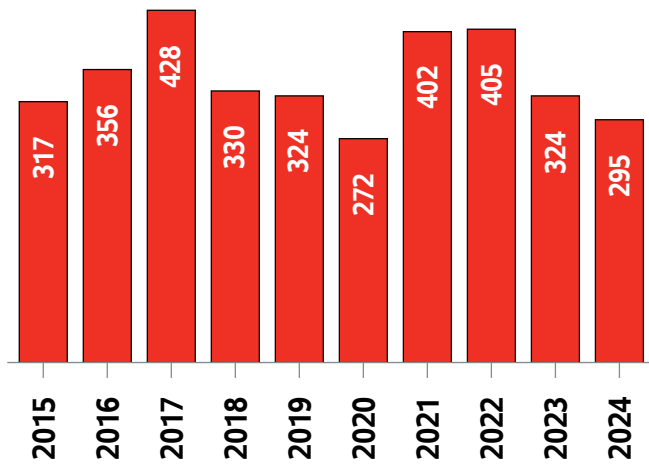


**Average Price and Median Price**

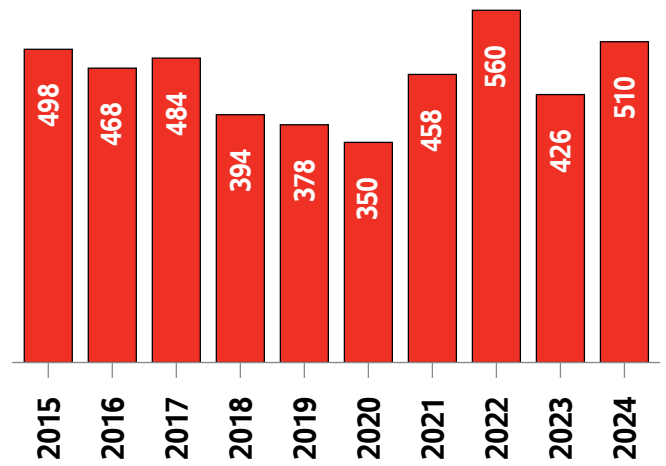




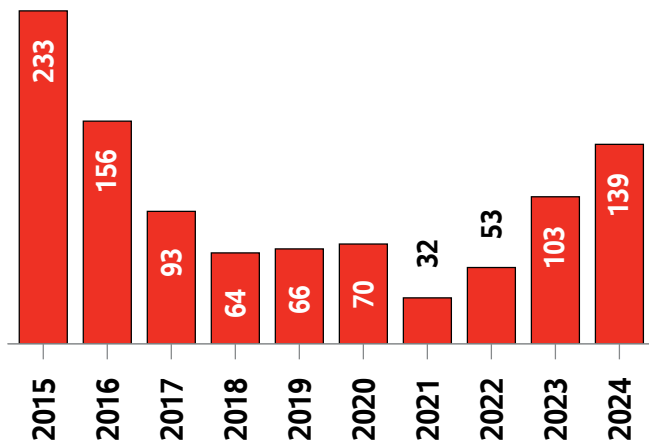
**Sales Activity (May Year-to-date)**



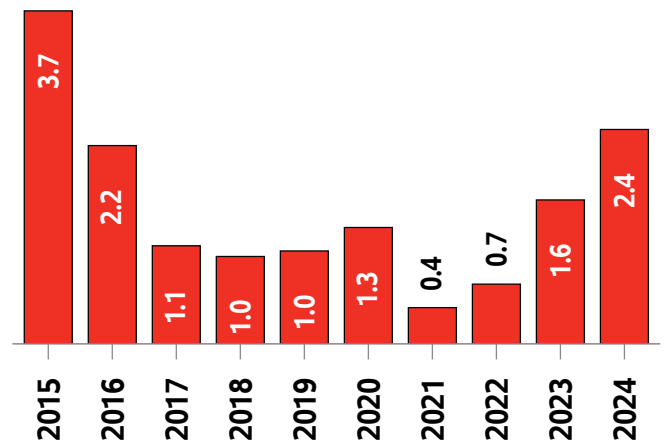
**New Listings (May Year-to-date)**



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



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