



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



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

Actual	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	529	-3.8	7.1	14.8	5.4	24.2	29.3
Dollar Volume	\$419,614,699	25.4	93.5	138.5	177.8	301.0	361.0
New Listings	669	3.4	-19.4	-9.2	-15.4	-34.0	-42.6
Active Listings	286	-30.1	-71.6	-69.1	-74.9	-87.0	-87.8
Sales to New Listings Ratio ¹	79.1	85.0	59.5	62.6	63.5	42.1	35.1
Months of Inventory ²	0.5	0.7	2.0	2.0	2.3	5.2	5.7
Average Price	\$793,222	30.4	80.7	107.8	163.6	222.9	256.5
Median Price	\$755,000	32.1	81.9	112.7	182.5	225.4	274.7
Sale to List Price Ratio ³	118.4	110.3	101.8	102.2	99.2	97.2	96.9
Median Days on Market	7.0	7.0	11.0	10.0	21.0	48.0	48.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

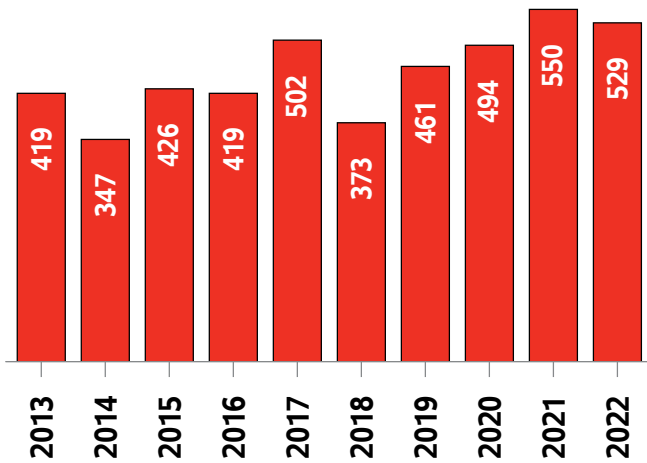
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

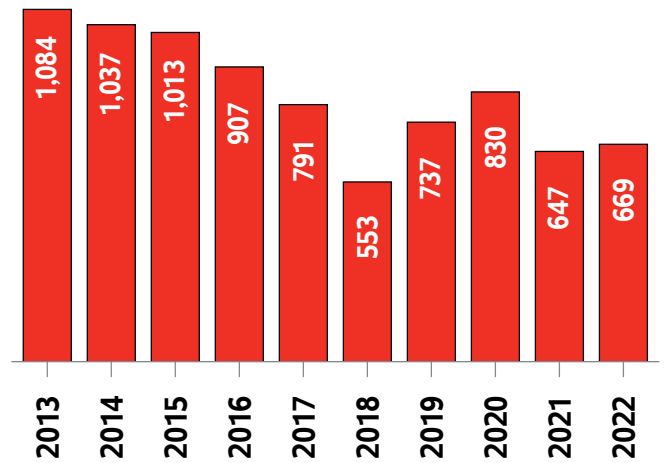
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

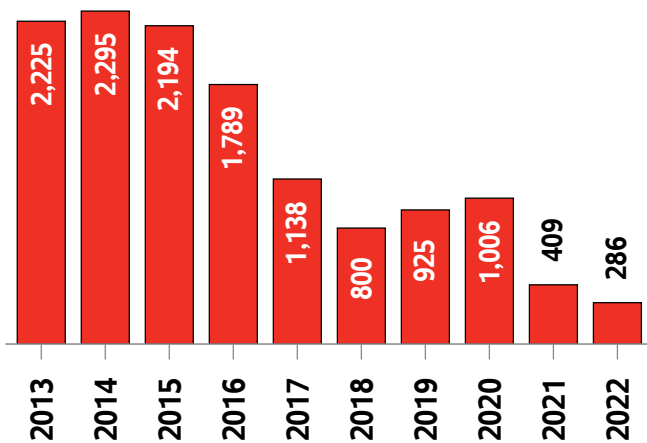
Sales Activity (January only)



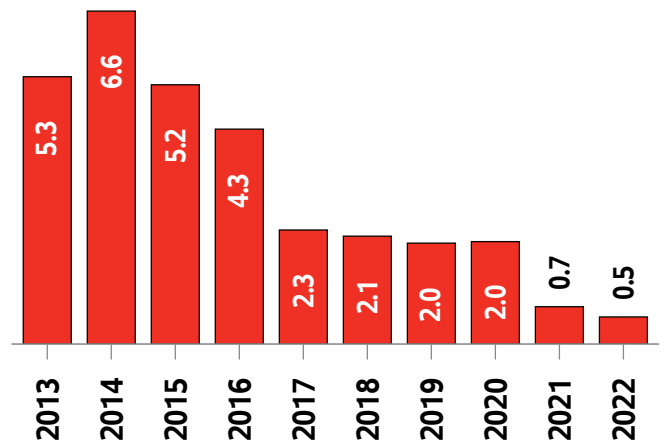
New Listings (January only)



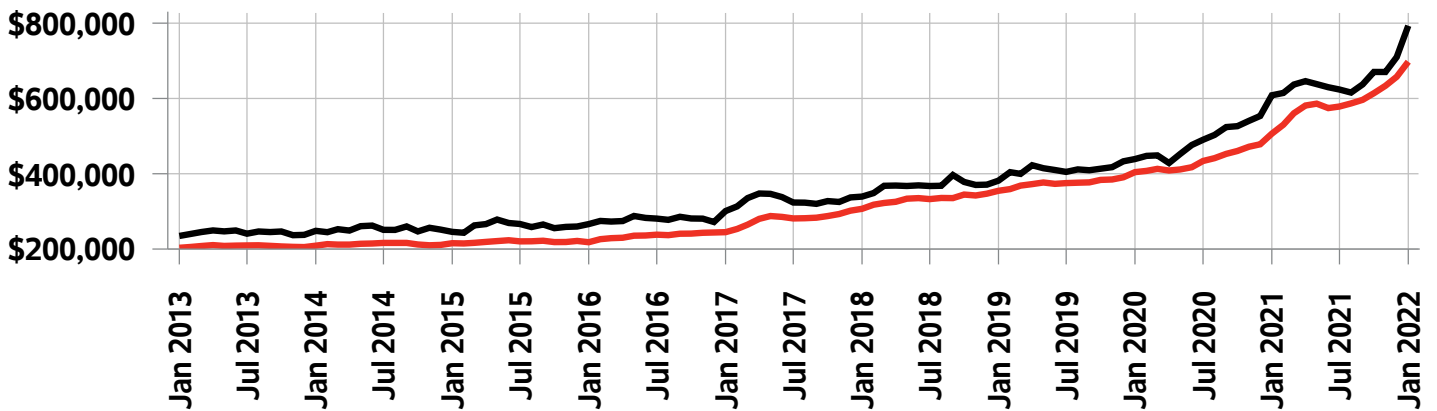
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



Actual	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	379	-9.5	8.9	7.4	-1.0	14.5	16.3
Dollar Volume	\$333,660,733	19.6	98.3	128.7	166.3	283.8	328.4
New Listings	463	-4.1	-24.6	-21.0	-22.2	-39.9	-48.6
Active Listings	201	-33.7	-75.9	-73.8	-76.6	-87.7	-89.2
Sales to New Listings Ratio ¹	81.9	86.7	56.7	60.2	64.4	43.0	36.2
Months of Inventory ²	0.5	0.7	2.4	2.2	2.2	4.9	5.7
Average Price	\$880,371	32.2	82.0	113.0	169.2	235.2	268.5
Median Price	\$820,000	32.0	80.2	113.0	178.0	234.7	272.7
Sale to List Price Ratio ³	118.4	110.0	101.3	102.0	99.3	97.2	97.1
Median Days on Market	7.0	7.0	13.0	9.0	19.0	47.0	47.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

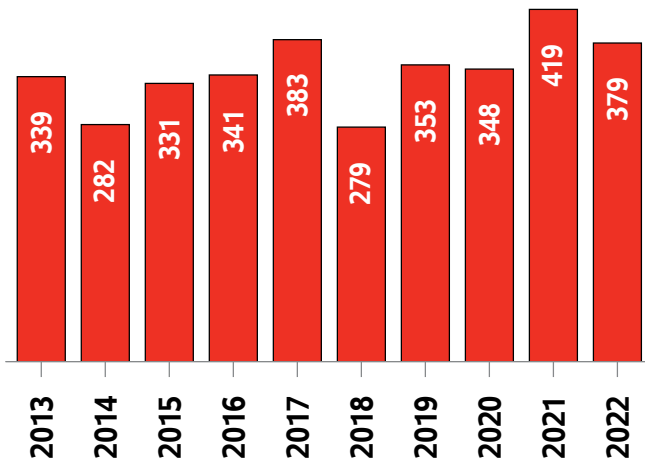
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

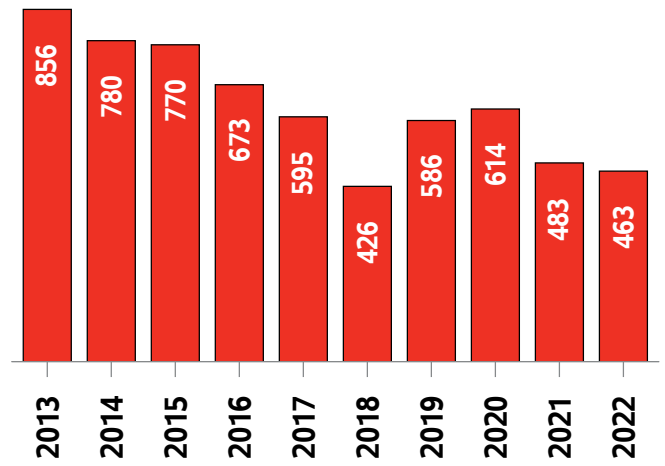
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

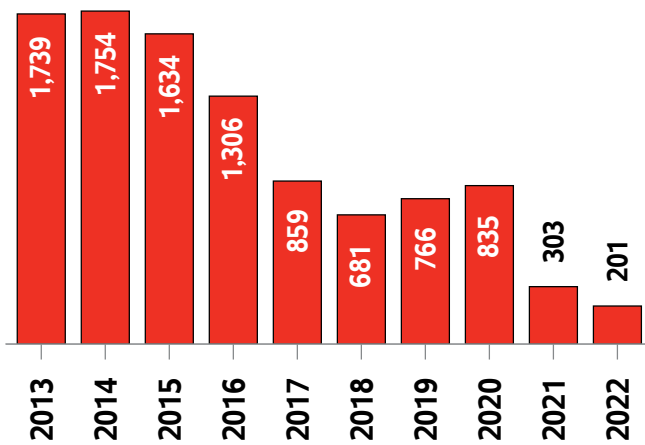
Sales Activity (January only)



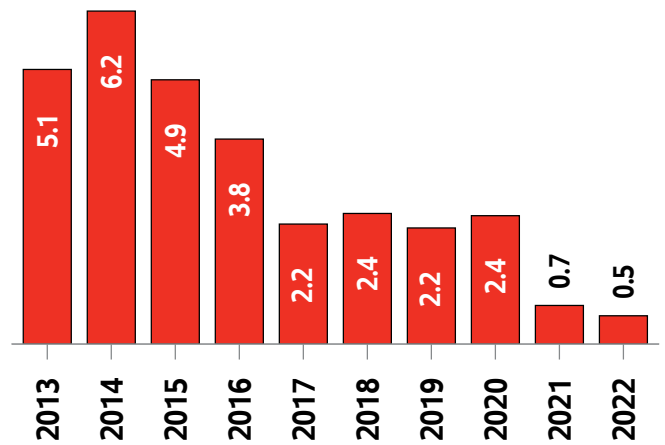
New Listings (January only)



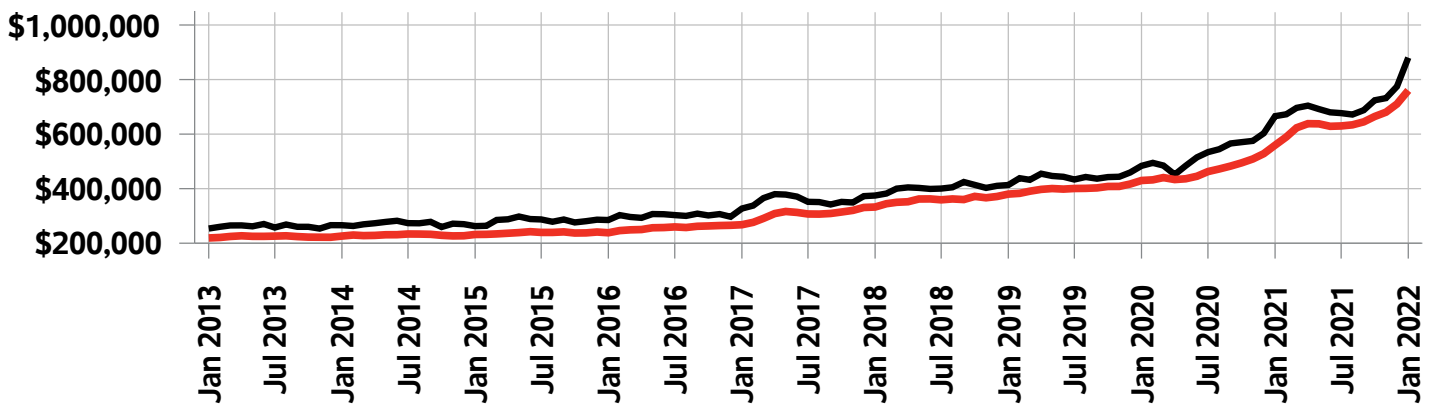
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



Actual	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	71	24.6	31.5	39.2	-9.0	36.5	65.1
Dollar Volume	\$45,720,539	66.5	143.3	202.1	178.0	364.9	534.1
New Listings	98	42.0	38.0	55.6	16.7	-29.0	-31.5
Active Listings	30	42.9	-31.8	-14.3	-62.0	-87.8	-88.2
Sales to New Listings Ratio¹	72.4	82.6	76.1	81.0	92.9	37.7	30.1
Months of Inventory²	0.4	0.4	0.8	0.7	1.0	4.7	5.9
Average Price	\$643,951	33.6	85.1	117.0	205.4	240.5	284.1
Median Price	\$631,000	36.9	76.0	131.6	241.1	230.4	294.6
Sale to List Price Ratio³	124.4	116.6	103.9	104.3	99.9	97.3	96.6
Median Days on Market	6.0	5.0	7.0	7.0	18.5	45.5	57.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

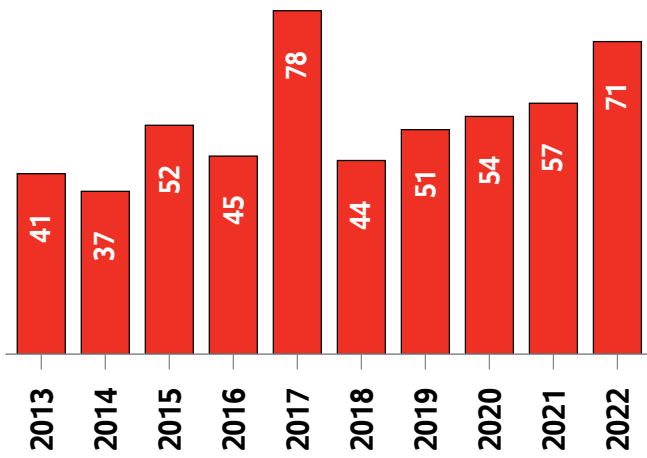
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

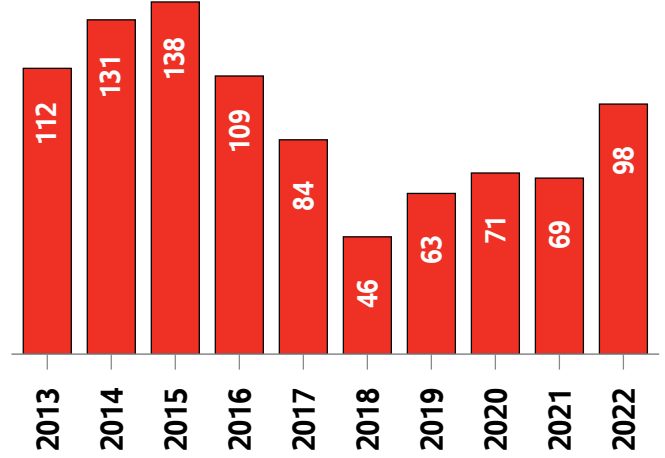
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

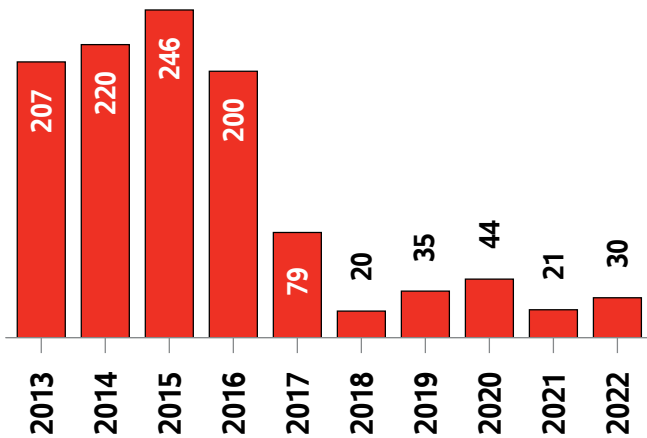
Sales Activity (January only)



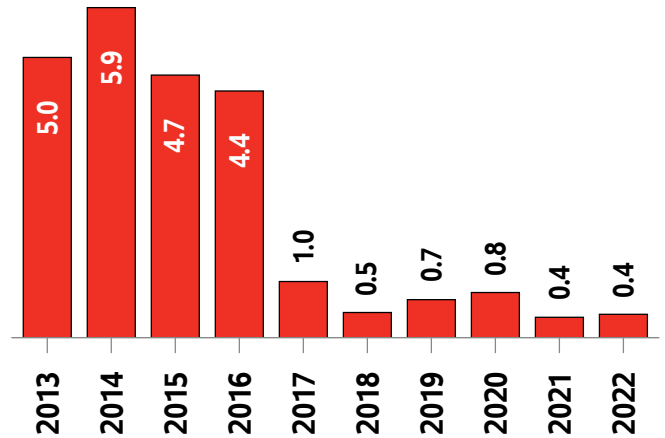
New Listings (January only)



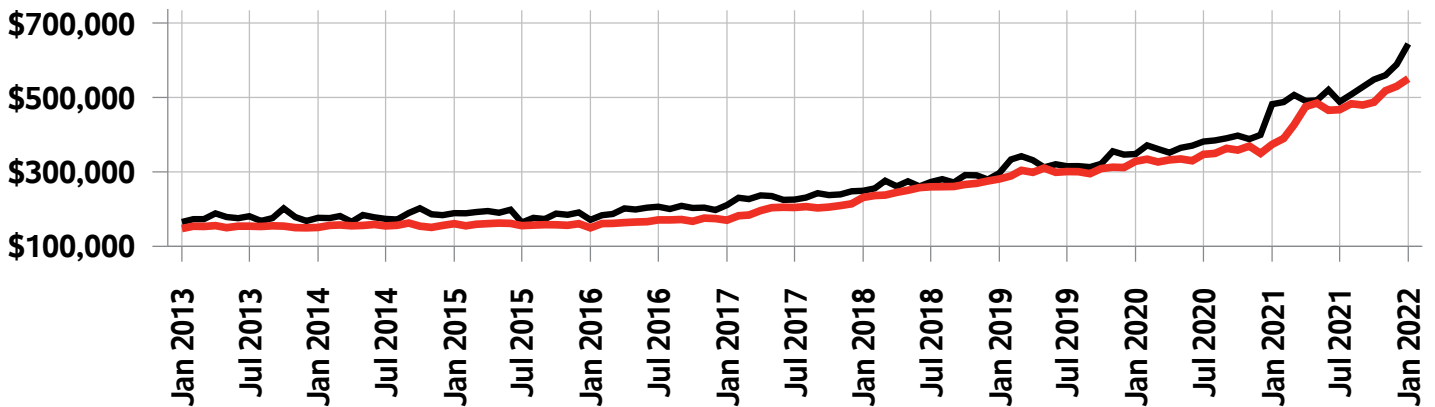
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Townhouse Benchmark Price and Average Price



Actual	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	62	12.7	-12.7	87.9	63.2	59.0	113.8
Dollar Volume	\$28,734,919	66.5	35.5	312.3	255.7	295.1	509.6
New Listings	75	4.2	-23.5	50.0	-23.5	-25.0	-21.1
Active Listings	30	-53.8	-45.5	-53.8	-81.9	-88.4	-84.0
Sales to New Listings Ratio ¹	82.7	76.4	72.4	66.0	38.8	39.0	30.5
Months of Inventory ²	0.5	1.2	0.8	2.0	4.4	6.6	6.4
Average Price	\$463,466	47.7	55.2	119.5	118.0	148.5	185.1
Median Price	\$421,800	50.7	62.3	131.8	161.2	181.2	192.5
Sale to List Price Ratio ³	113.2	107.2	102.4	102.4	97.5	97.6	97.0
Median Days on Market	6.0	7.0	8.0	15.0	61.5	62.0	53.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

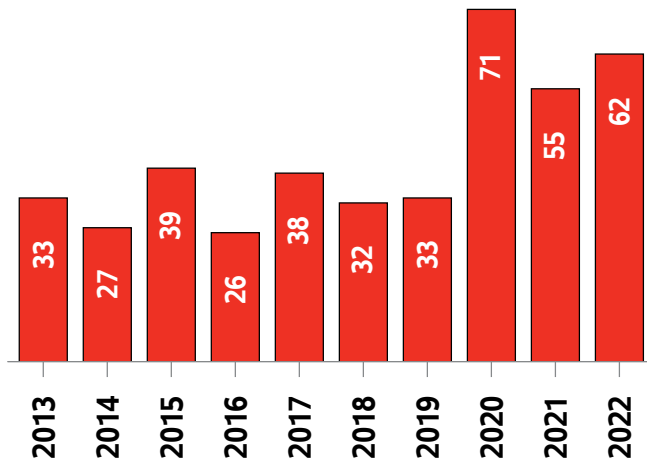
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

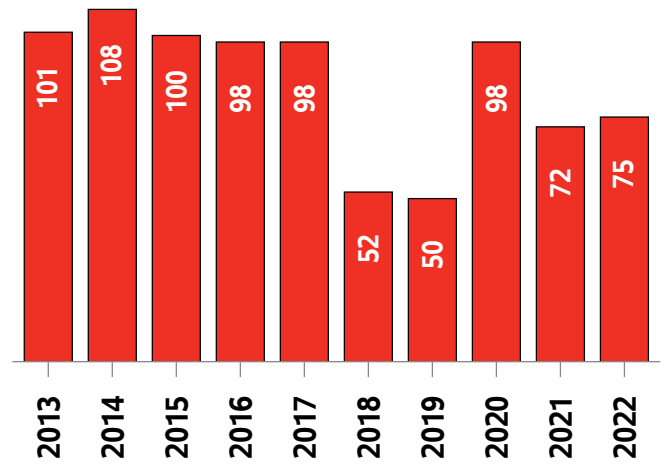
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

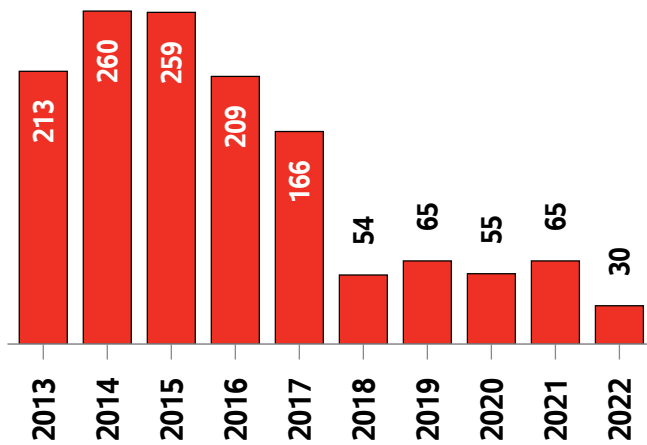
Sales Activity (January only)



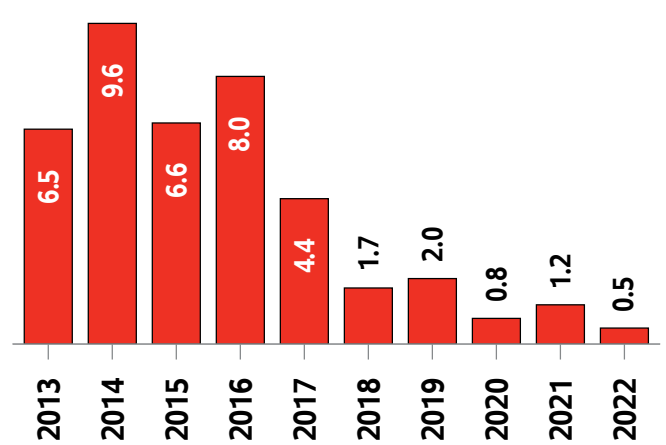
New Listings (January only)



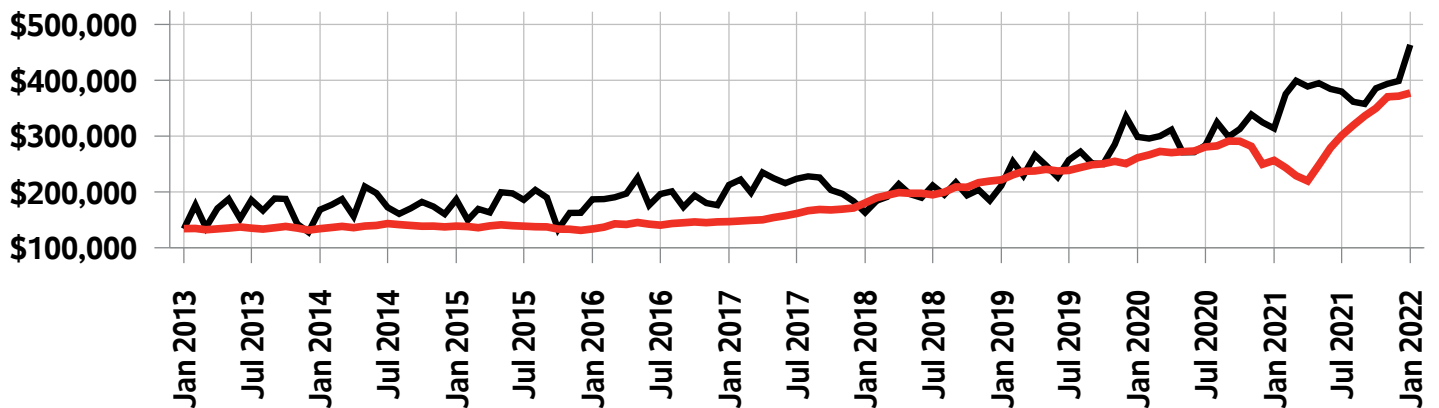
Active Listings (January only)



Months of Inventory (January only)



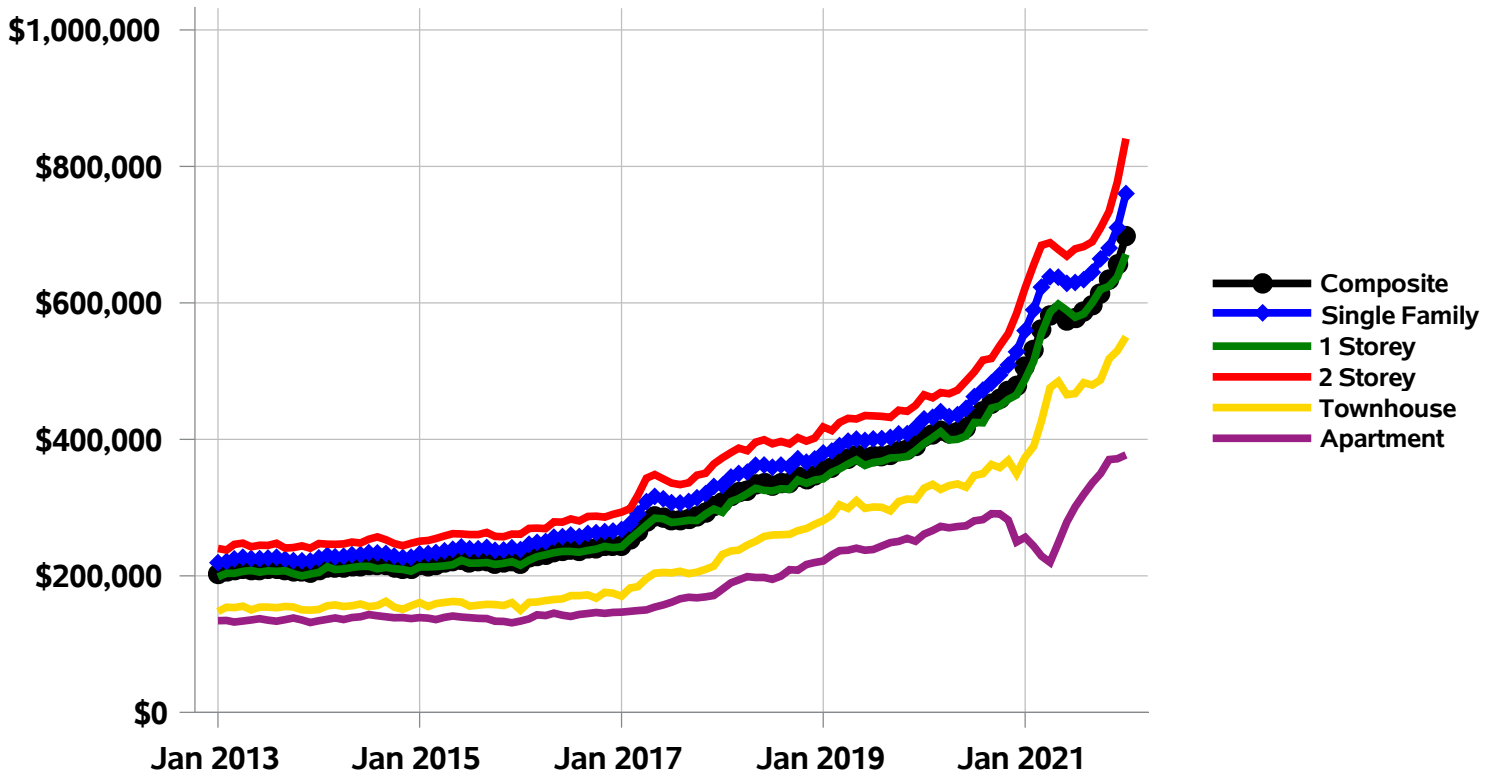
MLS® HPI Apartment Benchmark Price and Average Price



MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$697,700	6.1	13.7	20.6	37.8	96.6	185.0
Single Family	\$760,200	7.0	14.4	20.7	35.9	100.0	183.9
One Storey	\$671,300	5.2	8.3	15.9	37.6	96.2	176.9
Two Storey	\$840,700	8.1	18.5	23.8	35.2	101.0	186.6
Townhouse	\$550,500	3.9	13.0	17.9	47.3	96.0	223.4
Apartment	\$377,200	1.5	7.8	25.3	47.1	70.1	156.9

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.)	1355
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	1
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.)	1435
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5974
Number of Fireplaces	1
Total Number Of Rooms	10
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.)	1202
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6603
Number of Fireplaces	1
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1670
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5607
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	16 to 30
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1265
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment 

Features	Value
Above Ground Bedrooms	2
Age Category	16 to 30
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1043
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	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	367	-8.3	1.7	11.9	1.7	16.1	20.3
Dollar Volume	\$283,908,742	15.0	79.0	127.4	161.4	257.4	296.4
New Listings	477	-2.5	-18.7	-6.1	-14.2	-35.4	-44.6
Active Listings	171	-37.4	-72.1	-69.2	-74.1	-87.1	-88.8
Sales to New Listings Ratio ¹	76.9	81.8	61.5	64.6	64.9	42.8	35.4
Months of Inventory ²	0.5	0.7	1.7	1.7	1.8	4.2	5.0
Average Price	\$773,593	25.4	76.0	103.2	157.1	207.8	229.4
Median Price	\$753,000	31.4	81.4	112.1	184.2	217.4	258.3
Sale to List Price Ratio ³	121.5	111.9	102.8	103.4	99.8	97.7	97.3
Median Days on Market	6.0	6.0	9.0	8.0	17.0	39.0	44.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

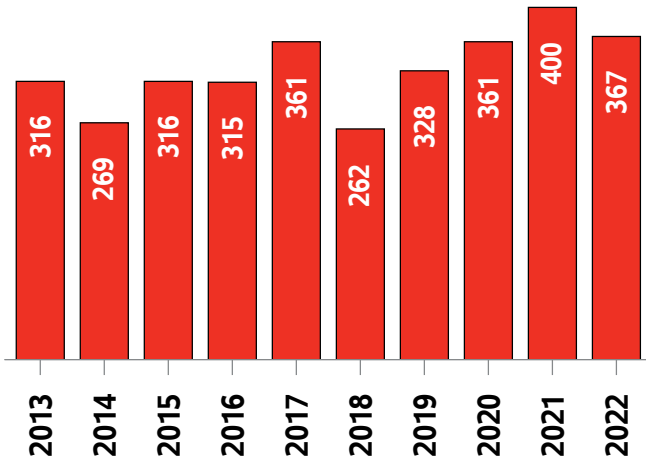
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

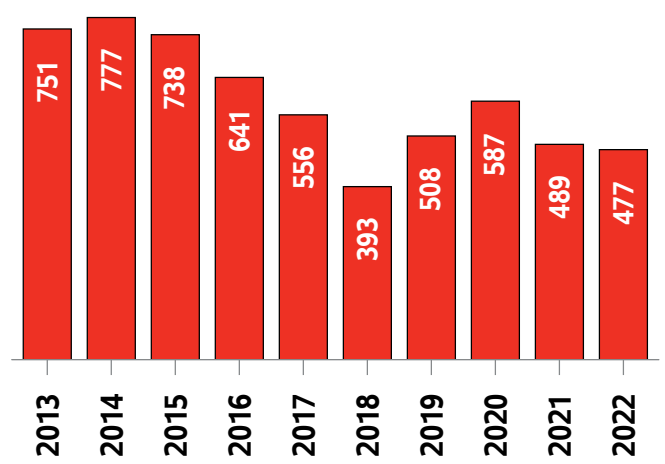
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

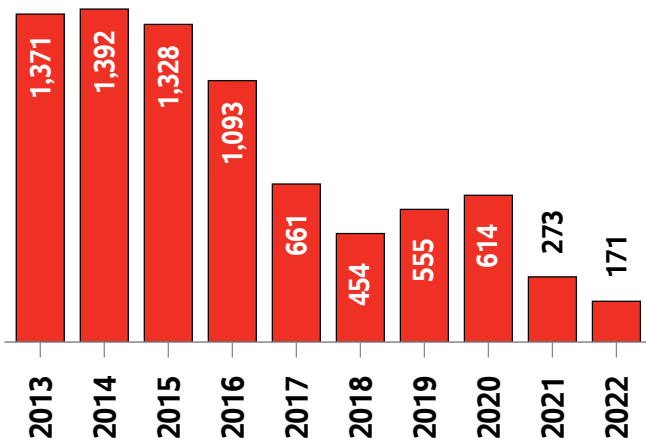
Sales Activity (January only)



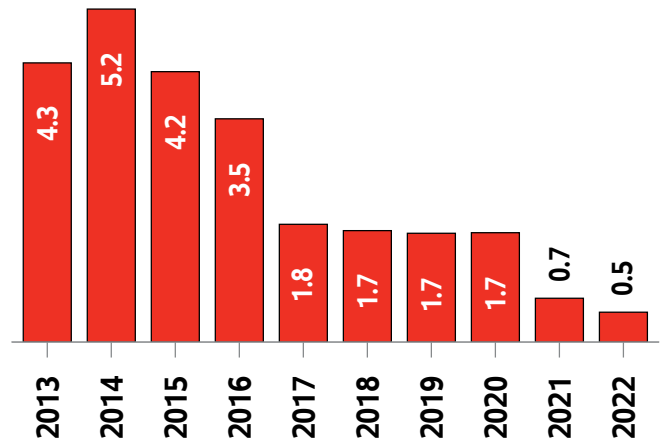
New Listings (January only)



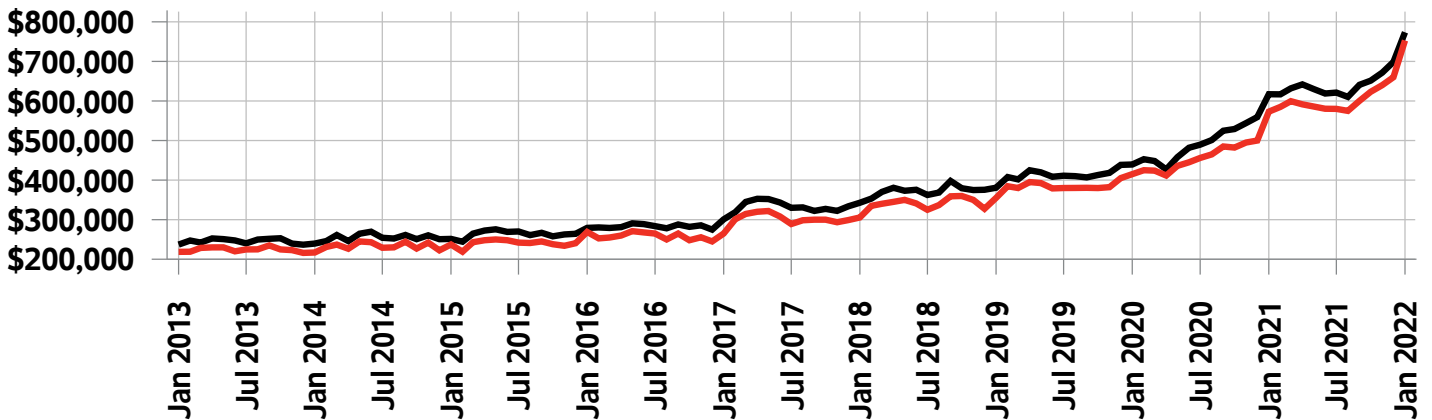
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Actual	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	18	-5.3	28.6	100.0	-5.3	38.5	12.5
Dollar Volume	\$15,470,651	57.8	127.0	528.3	178.9	469.9	438.6
New Listings	21	-12.5	-12.5	31.3	-27.6	-40.0	-53.3
Active Listings	17	-34.6	-62.2	-60.5	-71.7	-85.3	-88.5
Sales to New Listings Ratio ¹	85.7	79.2	58.3	56.3	65.5	37.1	35.6
Months of Inventory ²	0.9	1.4	3.2	4.8	3.2	8.9	9.3
Average Price	\$859,481	66.6	76.6	214.1	194.4	311.6	378.7
Median Price	\$769,500	79.0	54.5	156.5	197.1	413.0	441.9
Sale to List Price Ratio ³	104.5	100.2	97.0	96.2	93.9	95.1	94.5
Median Days on Market	15.0	15.0	53.5	26.0	84.0	79.0	69.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

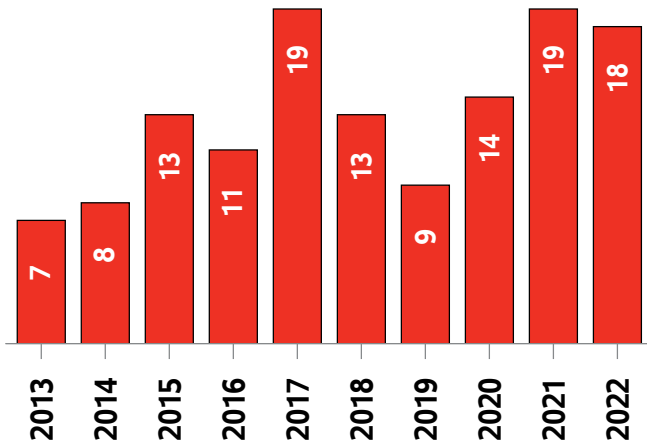
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

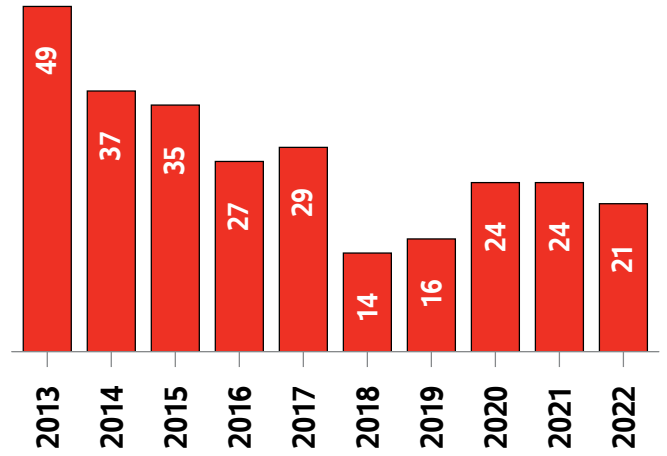
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

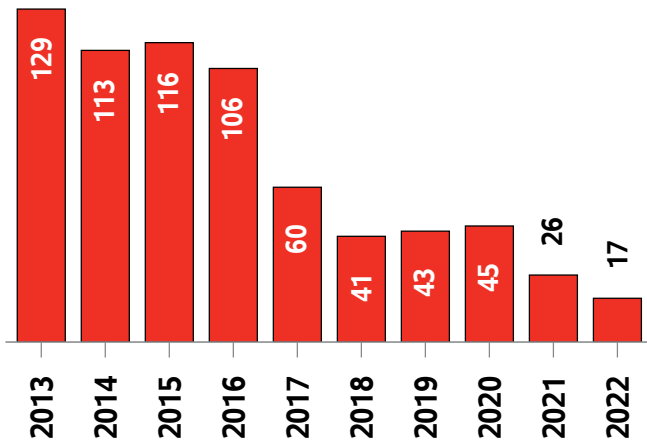
Sales Activity (January only)



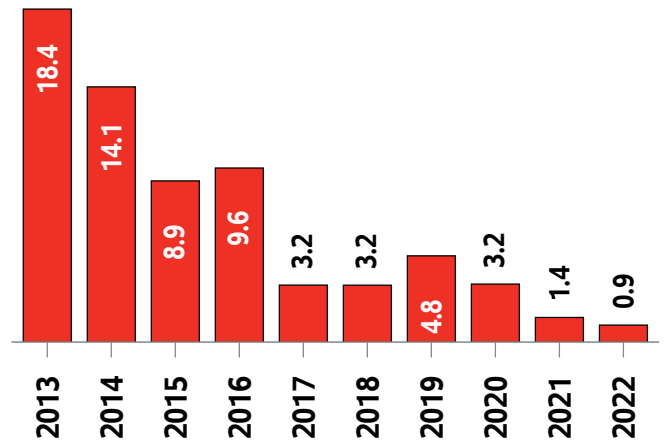
New Listings (January only)



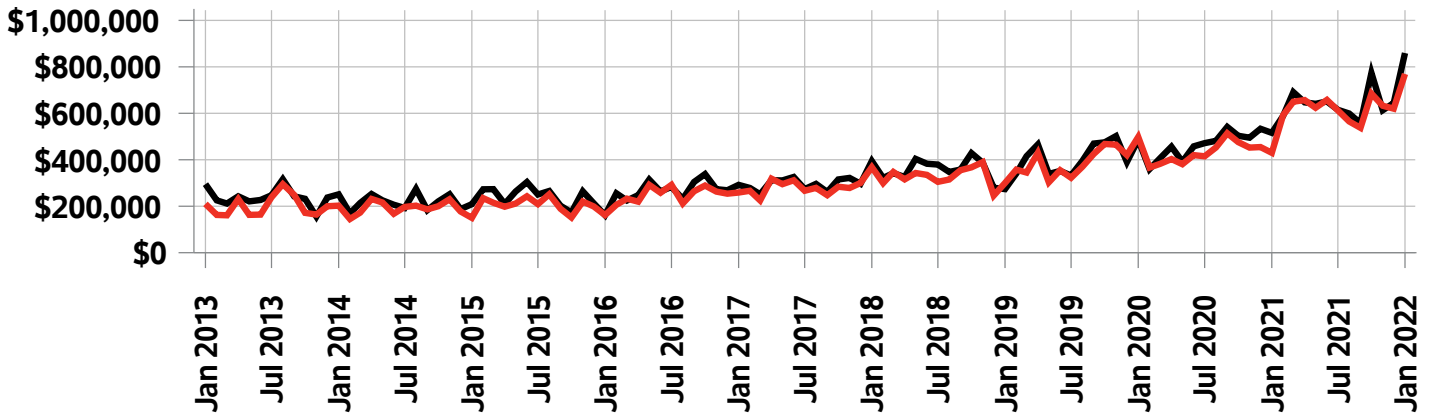
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Actual	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	26	23.8	85.7	73.3	116.7	225.0	225.0
Dollar Volume	\$25,527,279	99.2	284.0	210.6	419.0	904.6	1,315.1
New Listings	25	8.7	-10.7	-30.6	-30.6	-35.9	-28.6
Active Listings	14	-48.1	-83.5	-77.8	-81.1	-87.4	-86.1
Sales to New Listings Ratio ¹	104.0	91.3	50.0	41.7	33.3	20.5	22.9
Months of Inventory ²	0.5	1.3	6.1	4.2	6.2	13.9	12.6
Average Price	\$981,818	60.9	106.8	79.2	139.6	209.1	335.4
Median Price	\$961,500	61.6	98.6	77.5	170.1	177.1	336.5
Sale to List Price Ratio ³	108.8	106.7	101.3	100.6	98.3	97.9	96.1
Median Days on Market	8.5	10.0	12.0	11.0	31.5	64.5	34.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

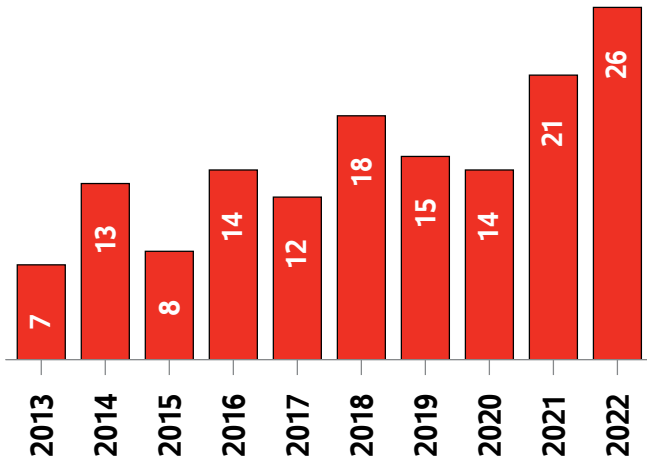
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

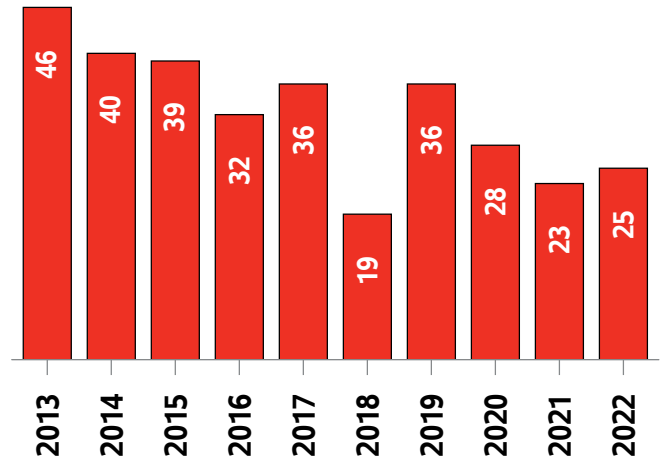
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

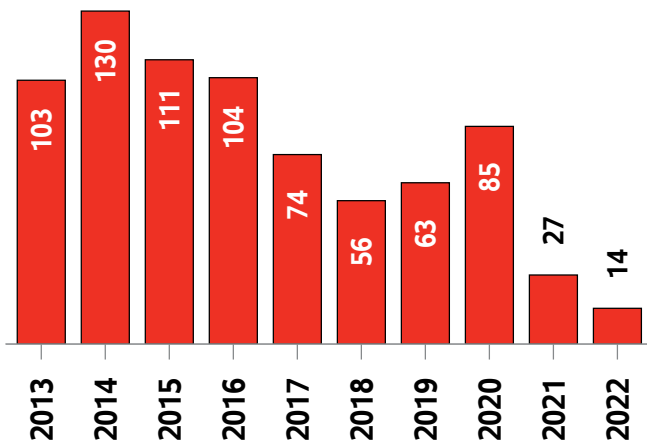
Sales Activity (January only)



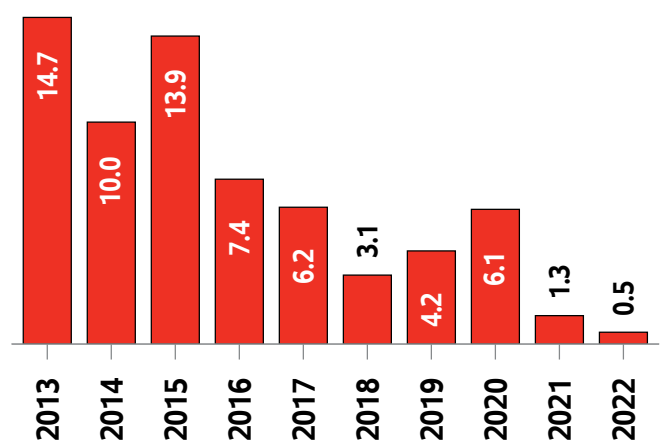
New Listings (January only)



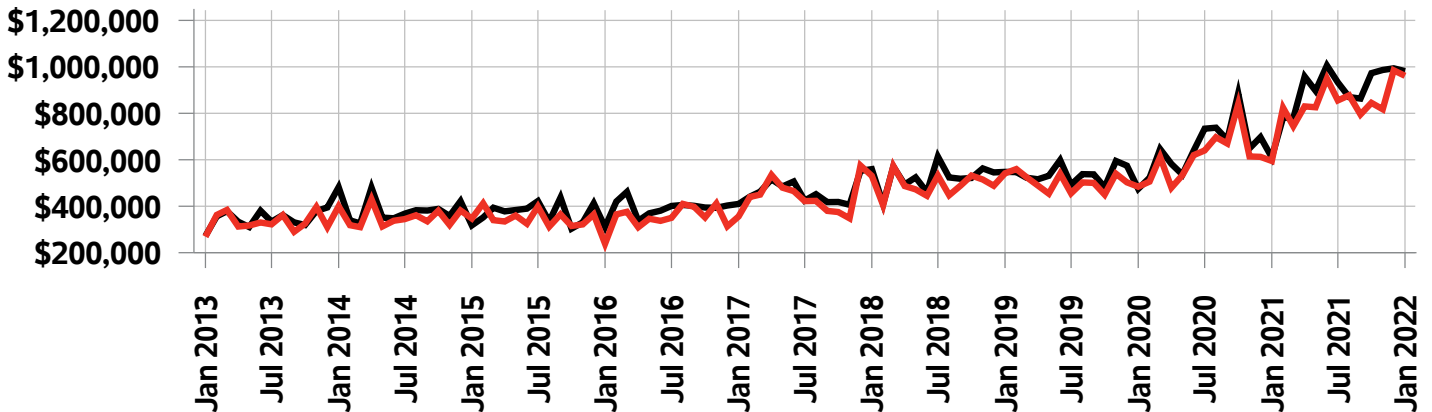
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Actual	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	27	-6.9	-6.9	8.0	0.0	68.8	42.1
Dollar Volume	\$20,483,300	10.4	50.8	76.9	119.8	509.0	407.7
New Listings	46	119.0	-23.3	21.1	9.5	12.2	7.0
Active Listings	26	30.0	-67.5	-63.4	-71.4	-74.8	-76.1
Sales to New Listings Ratio ¹	58.7	138.1	48.3	65.8	64.3	39.0	44.2
Months of Inventory ²	1.0	0.7	2.8	2.8	3.4	6.4	5.7
Average Price	\$758,641	18.6	61.9	63.8	119.8	260.9	257.3
Median Price	\$710,000	17.4	61.4	69.1	106.1	235.7	246.3
Sale to List Price Ratio ³	115.2	106.3	98.2	100.0	100.1	97.1	95.8
Median Days on Market	7.0	66.0	17.0	25.0	47.0	67.0	76.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

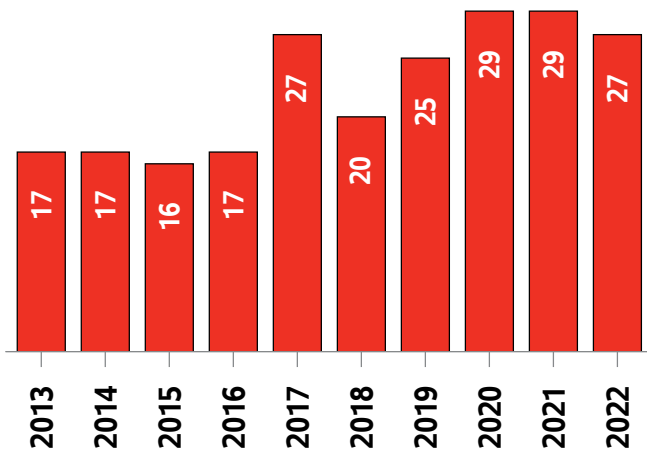
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

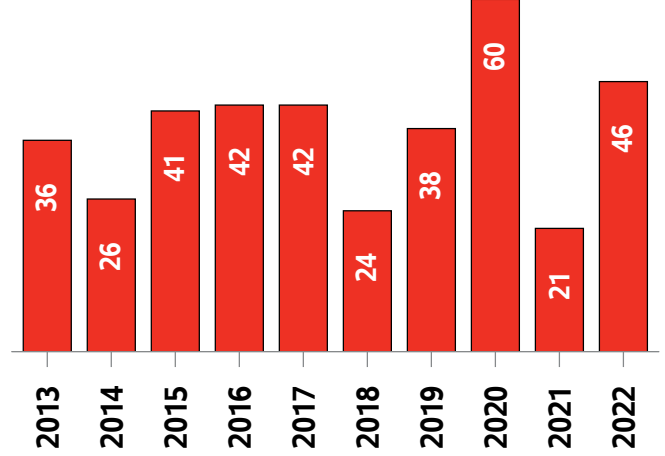
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

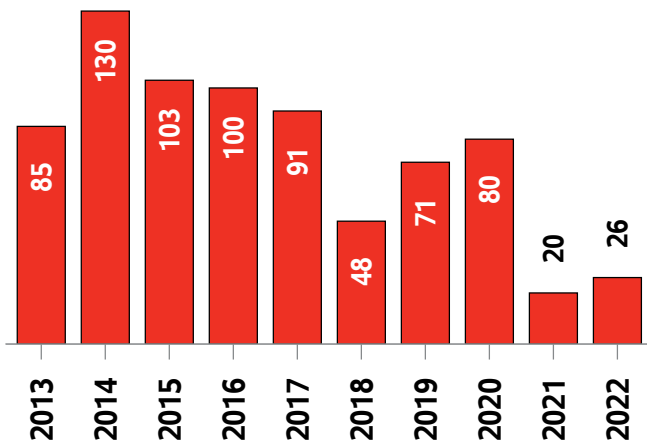
Sales Activity (January only)



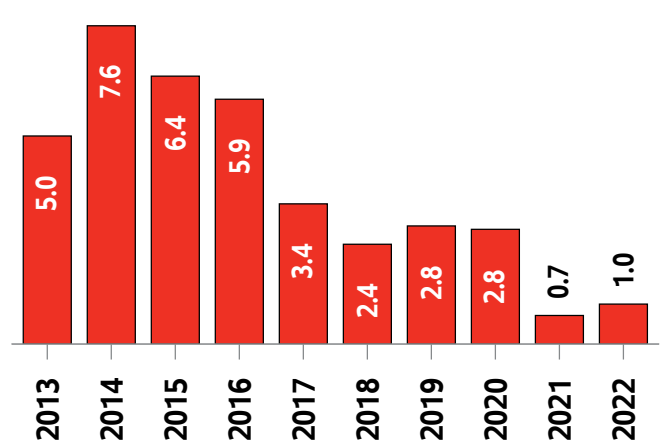
New Listings (January only)



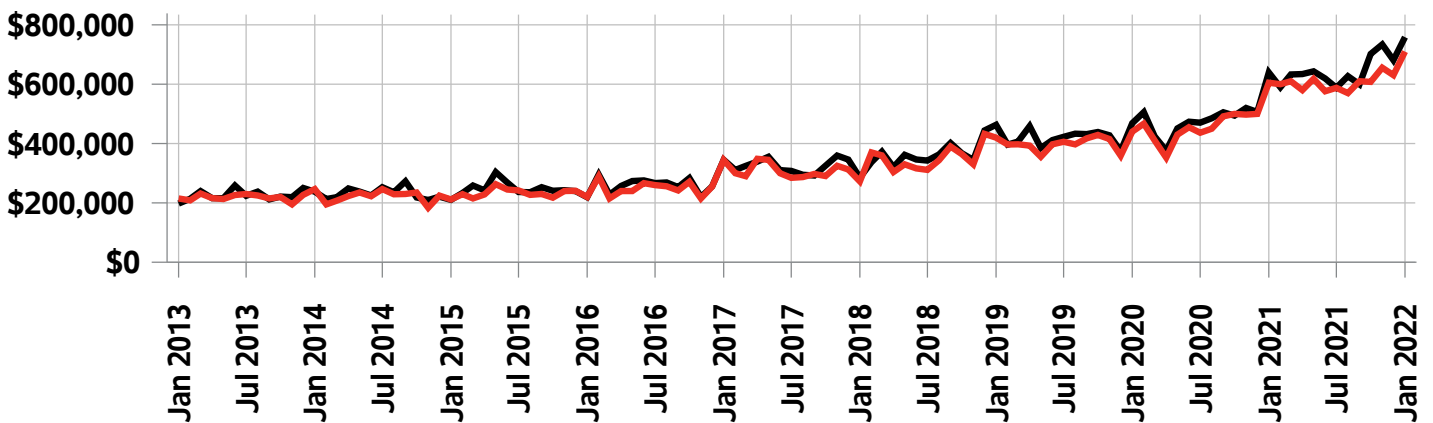
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Actual	January 2022	Compared to ⁸					
		January 2021	January 2020	January 2019	January 2017	January 2015	January 2012
Sales Activity	46	35.3	21.1	4.5	0.0	4.5	39.4
Dollar Volume	\$31,725,593	76.7	120.5	117.9	233.8	245.6	446.4
New Listings	50	38.9	-25.4	-15.3	-19.4	-40.5	-38.3
Active Listings	15	25.0	-75.0	-74.1	-83.7	-92.4	-91.2
Sales to New Listings Ratio ¹	92.0	94.4	56.7	74.6	74.2	52.4	40.7
Months of Inventory ²	0.3	0.4	1.6	1.3	2.0	4.5	5.2
Average Price	\$689,687	30.6	82.2	108.4	233.8	230.5	292.0
Median Price	\$679,950	33.2	96.7	112.5	230.2	214.8	325.0
Sale to List Price Ratio ³	116.8	110.6	99.7	99.5	98.1	96.7	96.8
Median Days on Market	7.0	5.0	9.5	14.0	22.0	59.5	54.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

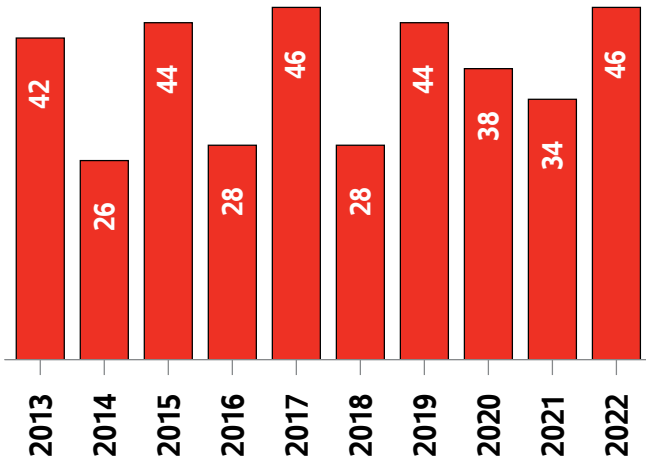
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

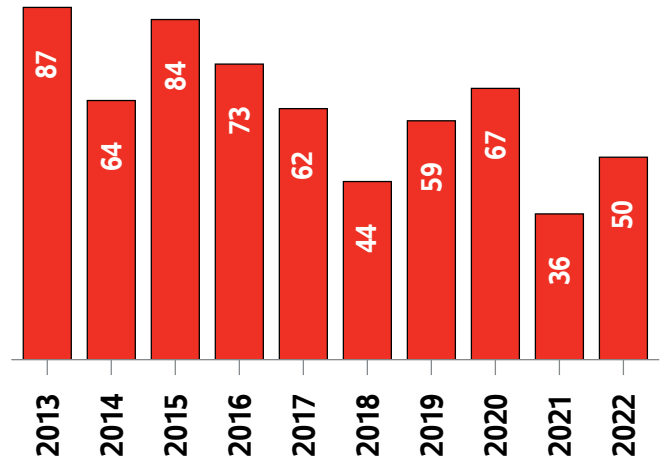
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

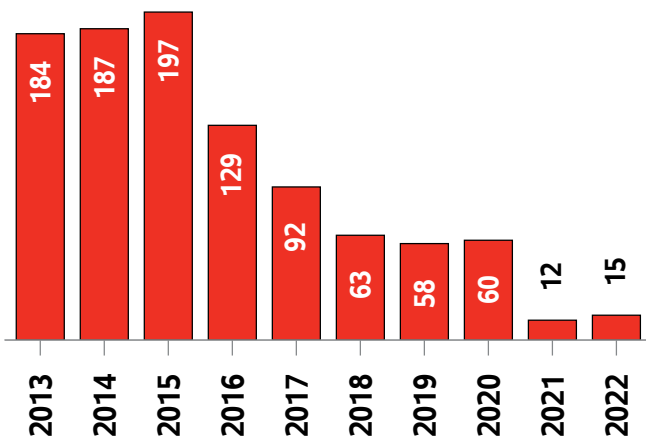
Sales Activity (January only)



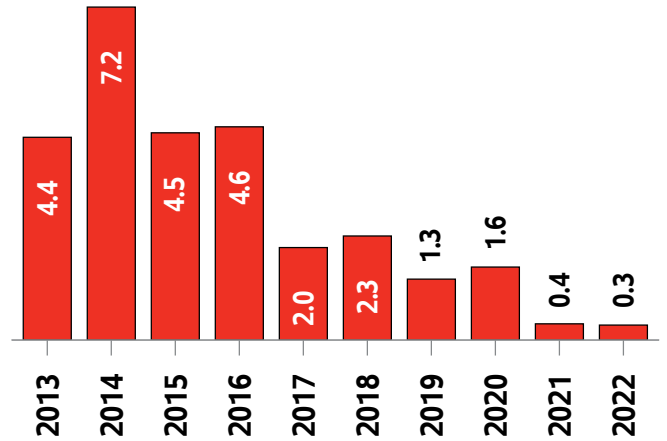
New Listings (January only)



Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price

