



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



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

Actual	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	844	-31.0	36.6	-17.1	-38.4	-16.4	-0.2
Dollar Volume	\$643,463,428	-17.6	130.1	52.4	35.5	129.1	205.9
New Listings	1,835	25.2	117.7	23.1	5.9	16.1	21.4
Active Listings	1,436	107.5	13.3	-5.0	12.8	-52.9	-53.8
Sales to New Listings Ratio <sup>1</sup>	46.0	83.5	73.3	68.3	79.1	63.9	56.0
Months of Inventory <sup>2</sup>	1.7	0.6	2.1	1.5	0.9	3.0	3.7
Average Price	\$762,397	19.5	68.5	83.9	120.0	173.9	206.7
Median Price	\$699,000	16.5	63.7	81.6	120.4	181.9	217.7
Sale to List Price Ratio <sup>3</sup>	107.4	113.1	100.8	103.2	105.2	97.9	97.5
Median Days on Market	9.0	6.0	12.0	9.0	9.5	24.0	28.0

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	4,114	-16.9	40.6	12.1	-15.4	16.2	22.1
Dollar Volume	\$3,271,641,005	4.4	151.3	118.6	101.0	251.1	301.3
New Listings	6,679	11.2	52.2	24.9	11.0	1.6	1.1
Active Listings <sup>4</sup>	751	35.7	-37.0	-36.9	-36.1	-71.3	-72.8
Sales to New Listings Ratio <sup>5</sup>	61.6	82.5	66.7	68.6	80.9	53.9	51.0
Months of Inventory <sup>6</sup>	0.9	0.6	2.0	1.6	1.2	3.7	4.1
Average Price	\$795,246	25.7	78.8	94.9	137.7	202.1	228.6
Median Price	\$750,000	26.5	78.6	97.4	149.1	214.5	240.9
Sale to List Price Ratio <sup>7</sup>	116.7	113.6	102.4	103.4	103.2	97.8	97.4
Median Days on Market	7.0	6.0	9.0	9.0	12.0	26.0	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.

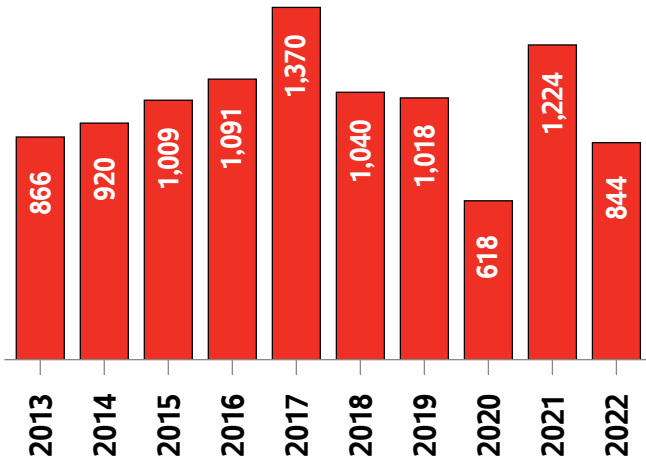
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

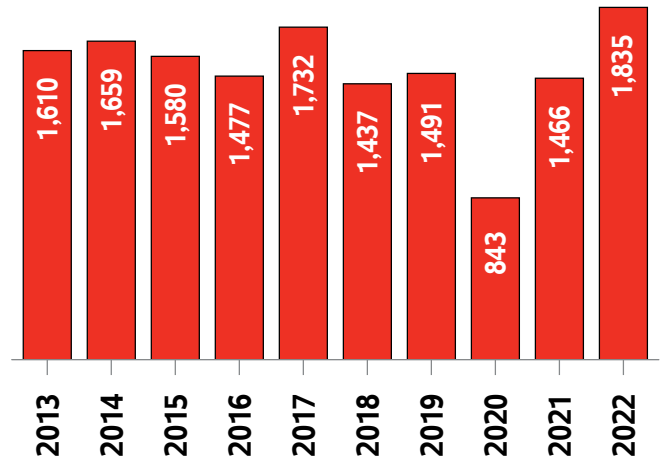
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

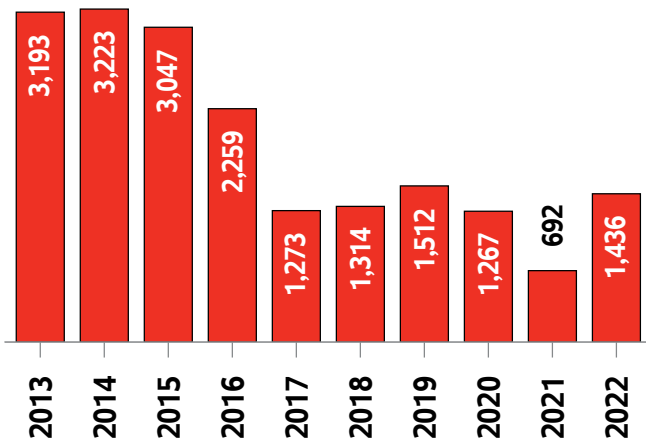
**Sales Activity (May only)**



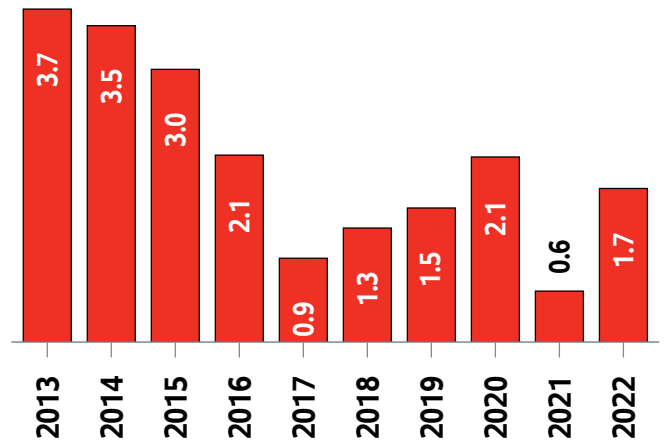
**New Listings (May only)**



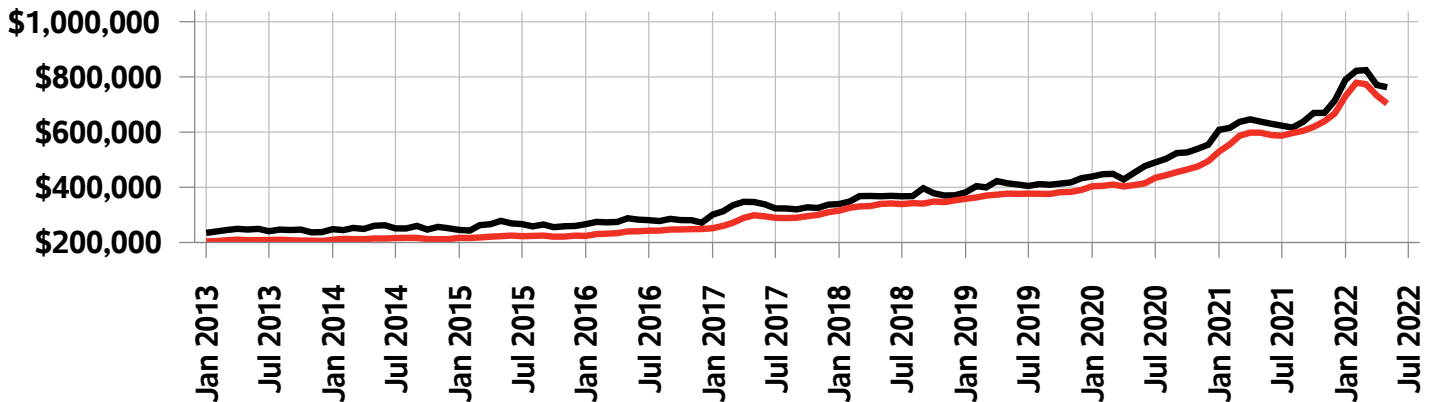
**Active Listings (May only)**



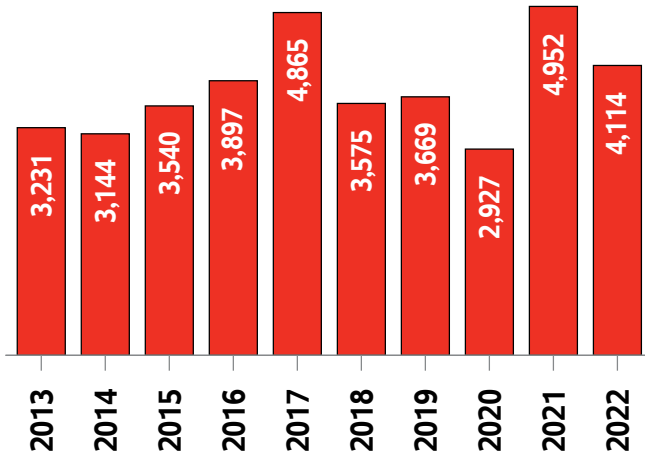
**Months of Inventory (May only)**



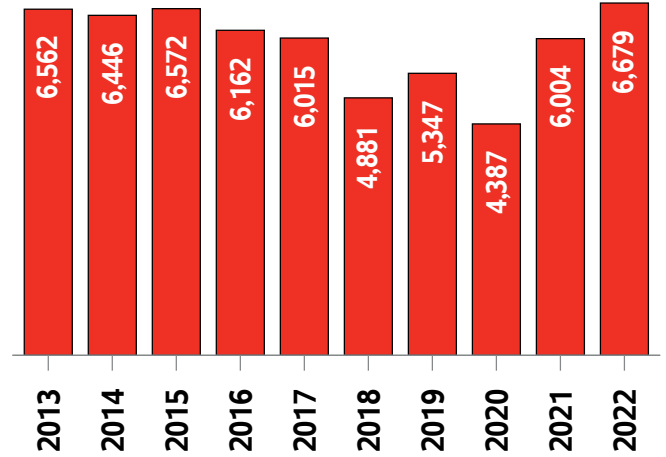
**MLS® HPI Composite Benchmark Price and Average Price**



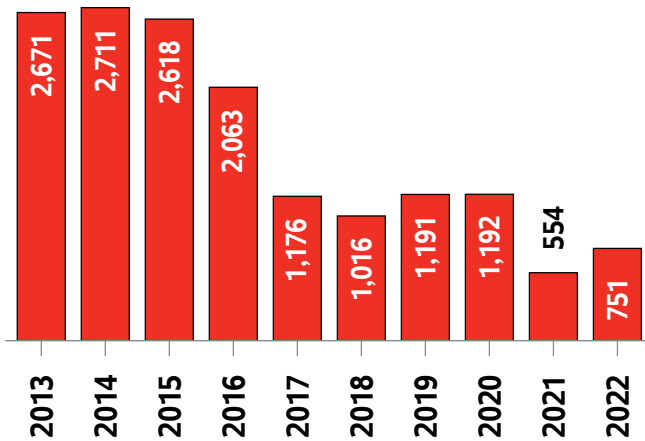
**Sales Activity (May Year-to-date)**



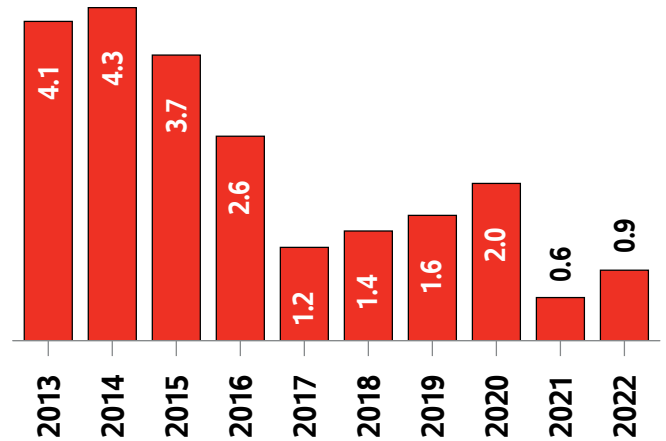
**New Listings (May Year-to-date)**



**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 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	635	-30.7	31.5	-20.3	-40.0	-21.6	-6.2
Dollar Volume	\$520,050,094	-17.9	122.6	46.1	29.9	115.5	182.4
New Listings	1,349	22.1	99.9	11.4	-3.3	8.4	11.8
Active Listings	1,012	89.9	-3.5	-22.3	-0.8	-56.2	-58.6
Sales to New Listings Ratio <sup>1</sup>	47.1	82.9	71.6	65.8	75.8	65.1	56.1
Months of Inventory <sup>2</sup>	1.6	0.6	2.2	1.6	1.0	2.9	3.6
Average Price	\$818,977	18.4	69.3	83.4	116.5	174.9	201.1
Median Price	\$730,000	15.2	62.6	76.3	109.5	177.6	201.7
Sale to List Price Ratio <sup>3</sup>	107.4	113.6	101.1	102.8	105.5	98.0	97.7
Median Days on Market	9.0	6.0	10.0	8.0	8.0	22.0	26.0

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	2,986	-18.6	39.3	7.1	-21.1	6.7	11.5
Dollar Volume	\$2,586,464,479	2.2	150.5	110.6	87.5	225.6	268.3
New Listings	4,832	8.1	44.7	13.6	2.0	-5.9	-7.3
Active Listings <sup>4</sup>	538	31.1	-45.6	-46.5	-40.2	-72.7	-75.3
Sales to New Listings Ratio <sup>5</sup>	61.8	82.0	64.2	65.6	79.9	54.5	51.3
Months of Inventory <sup>6</sup>	0.9	0.6	2.3	1.8	1.2	3.5	4.1
Average Price	\$866,197	25.6	79.9	96.6	137.6	205.2	230.2
Median Price	\$800,000	25.0	77.8	97.5	142.4	214.6	240.4
Sale to List Price Ratio <sup>7</sup>	116.5	113.9	102.3	102.8	103.5	97.9	97.6
Median Days on Market	7.0	6.0	9.0	8.0	10.0	24.0	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.

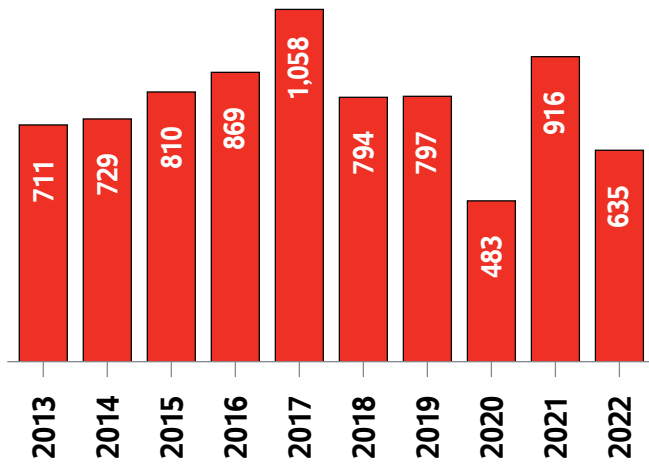
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

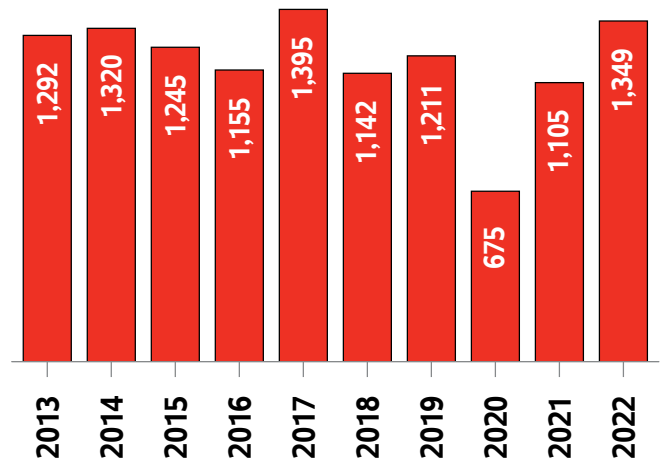
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

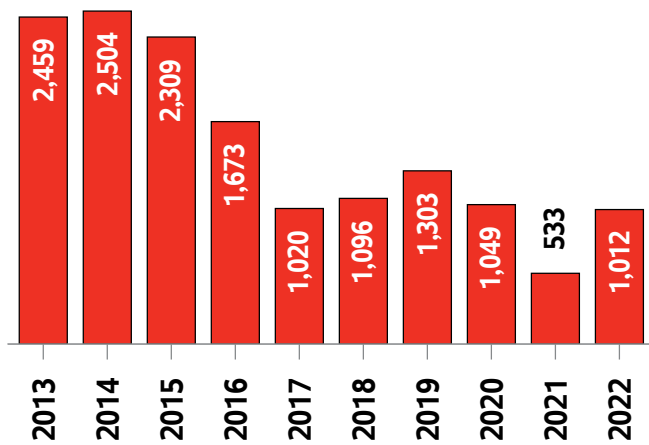
**Sales Activity (May only)**



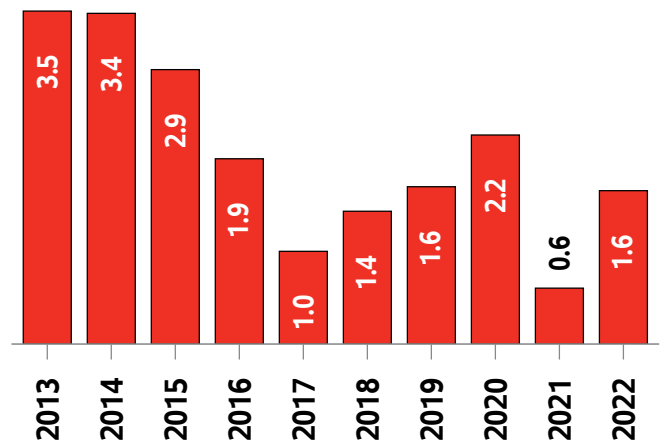
**New Listings (May only)**



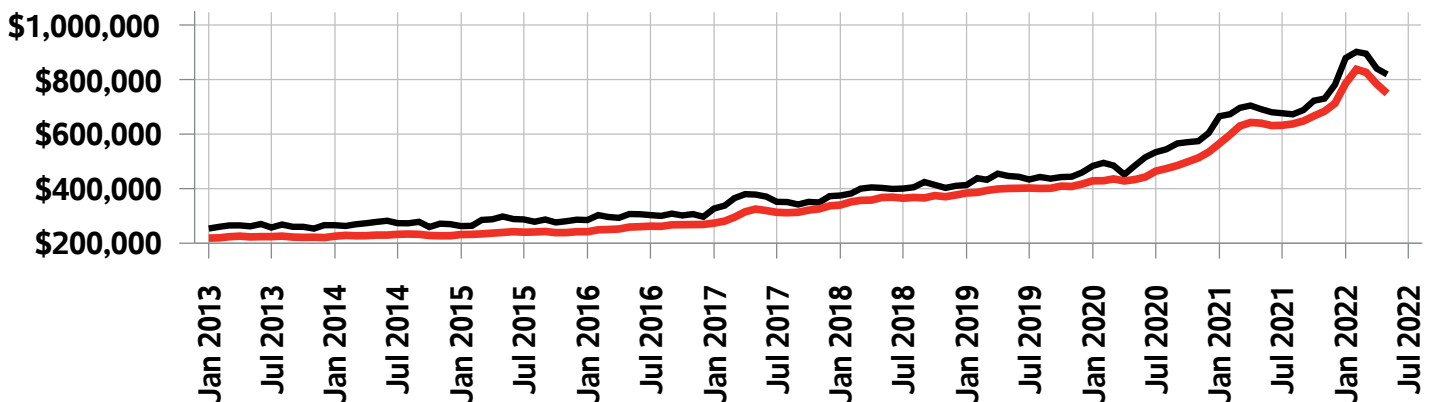
**Active Listings (May only)**



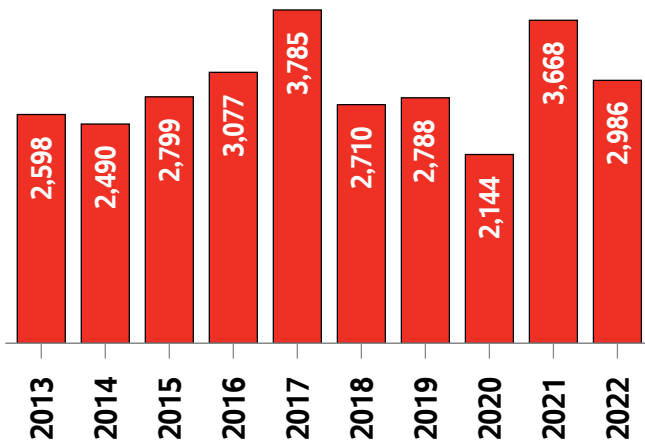
**Months of Inventory (May only)**



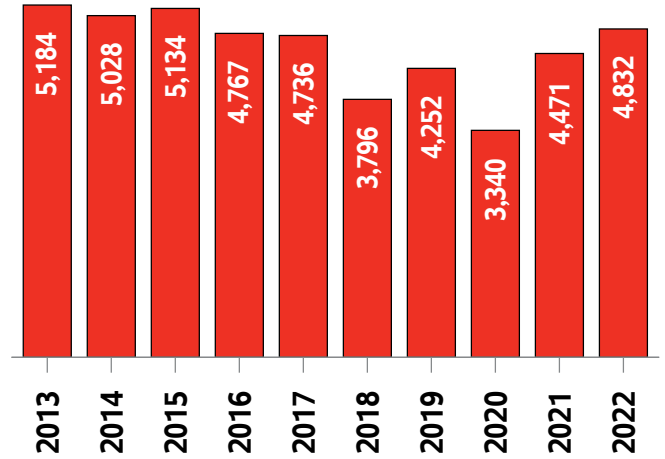
**MLS® HPI Single Family Benchmark Price and Average Price**



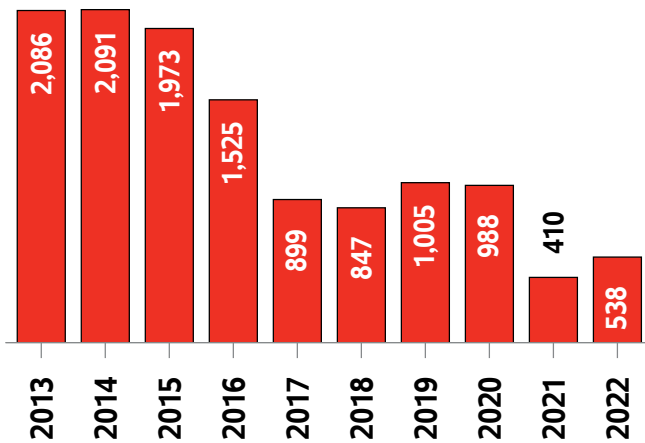
**Sales Activity (May Year-to-date)**



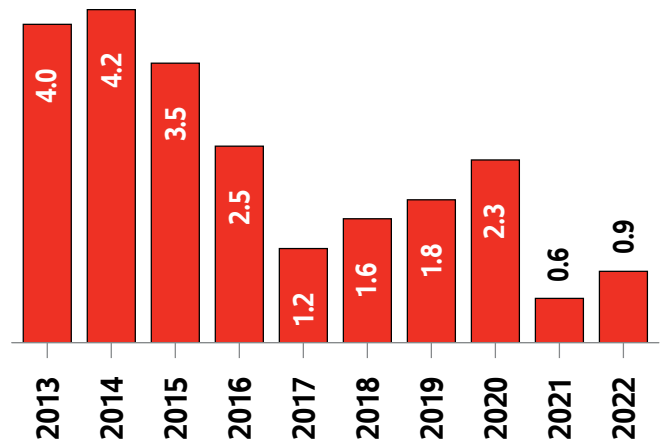
**New Listings (May Year-to-date)**



**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 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
<b>Sales Activity</b>	<b>105</b>	-33.1	45.8	-7.9	-36.4	0.0	9.4
<b>Dollar Volume</b>	<b>\$63,559,913</b>	-17.7	142.2	78.6	63.9	218.2	298.8
<b>New Listings</b>	<b>242</b>	44.9	202.5	56.1	24.1	29.4	40.7
<b>Active Listings</b>	<b>214</b>	269.0	161.0	157.8	122.9	-39.4	-36.3
<b>Sales to New Listings Ratio<sup>1</sup></b>	<b>43.4</b>	94.0	90.0	73.5	84.6	56.1	55.8
<b>Months of Inventory<sup>2</sup></b>	<b>2.0</b>	0.4	1.1	0.7	0.6	3.4	3.5
<b>Average Price</b>	<b>\$605,333</b>	23.0	66.1	93.9	157.5	218.2	264.6
<b>Median Price</b>	<b>\$585,000</b>	27.2	70.8	106.2	172.1	216.4	302.2
<b>Sale to List Price Ratio<sup>3</sup></b>	<b>108.3</b>	113.1	100.0	106.5	107.5	97.9	97.0
<b>Median Days on Market</b>	<b>10.0</b>	7.0	14.5	8.0	12.0	25.0	35.5

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
<b>Sales Activity</b>	<b>565</b>	-8.9	55.6	27.3	-5.8	42.7	32.9
<b>Dollar Volume</b>	<b>\$367,920,423</b>	20.1	180.5	155.0	166.7	385.3	405.6
<b>New Listings</b>	<b>956</b>	30.4	104.7	76.7	42.3	25.1	23.4
<b>Active Listings<sup>4</sup></b>	<b>108</b>	124.6	60.9	75.6	20.9	-63.4	-63.0
<b>Sales to New Listings Ratio<sup>5</sup></b>	<b>59.1</b>	84.6	77.7	82.1	89.3	51.8	54.8
<b>Months of Inventory<sup>6</sup></b>	<b>1.0</b>	0.4	0.9	0.7	0.7	3.7	3.4
<b>Average Price</b>	<b>\$651,187</b>	31.8	80.2	100.4	183.3	240.1	280.3
<b>Median Price</b>	<b>\$640,000</b>	36.2	82.9	110.3	197.5	263.6	318.3
<b>Sale to List Price Ratio<sup>7</sup></b>	<b>120.2</b>	115.9	103.9	106.8	104.4	97.7	97.3
<b>Median Days on Market</b>	<b>7.0</b>	6.0	7.0	7.0	14.0	33.0	33.0

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

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

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

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

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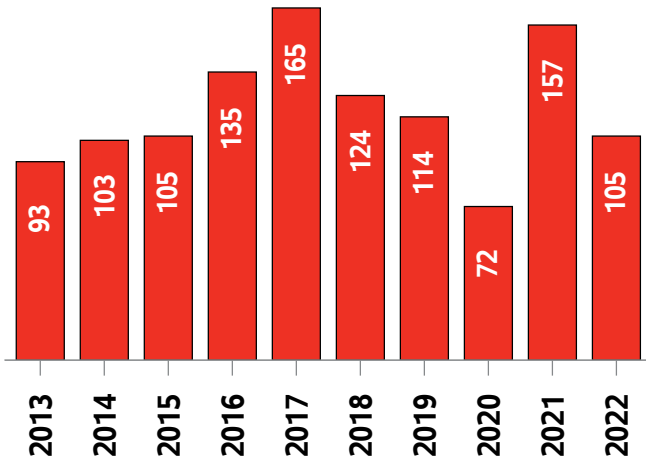
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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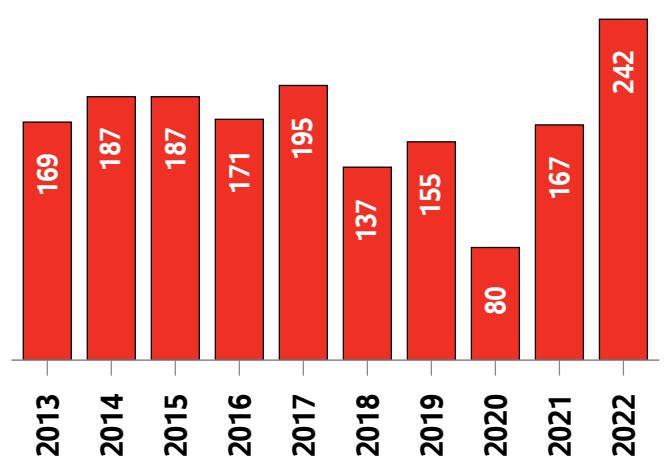
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



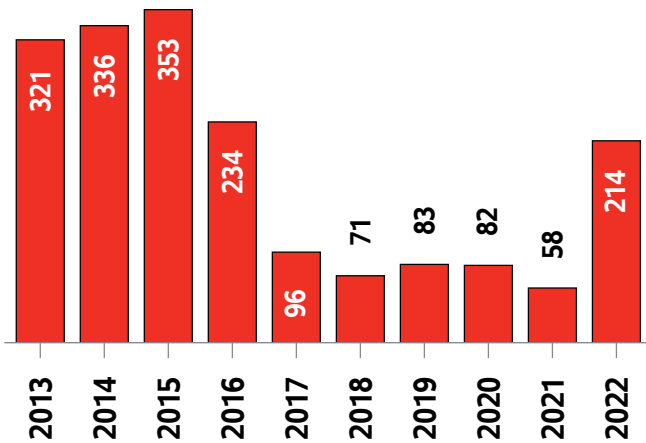
**Sales Activity (May only)**



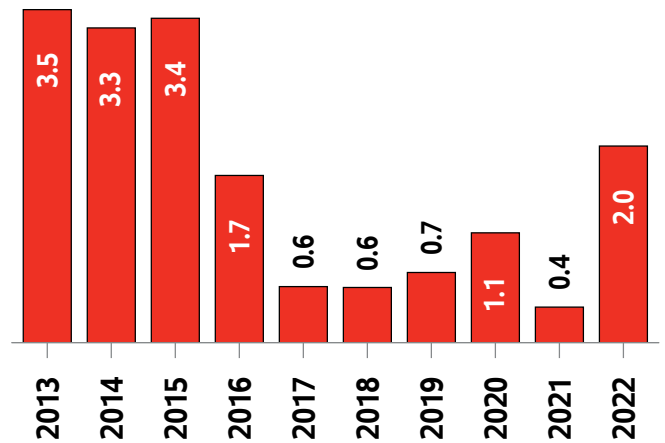
**New Listings (May only)**



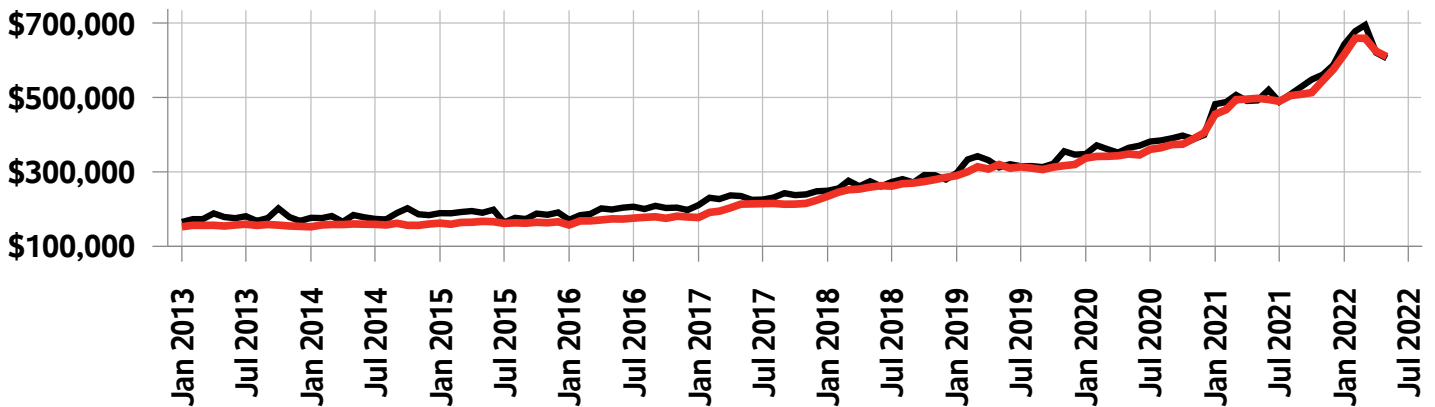
**Active Listings (May only)**



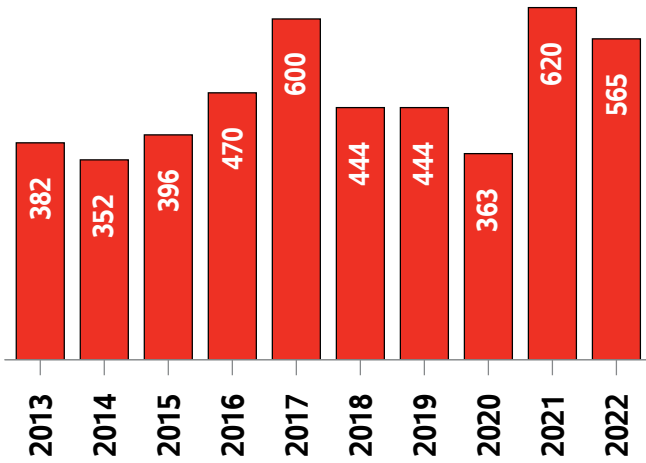
**Months of Inventory (May only)**



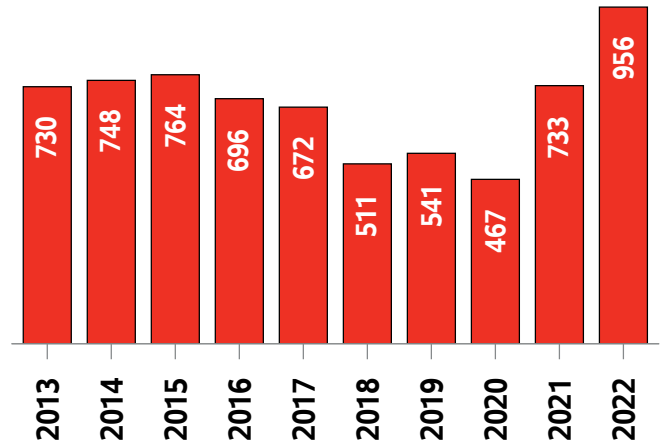
**MLS® HPI Townhouse Benchmark Price and Average Price**



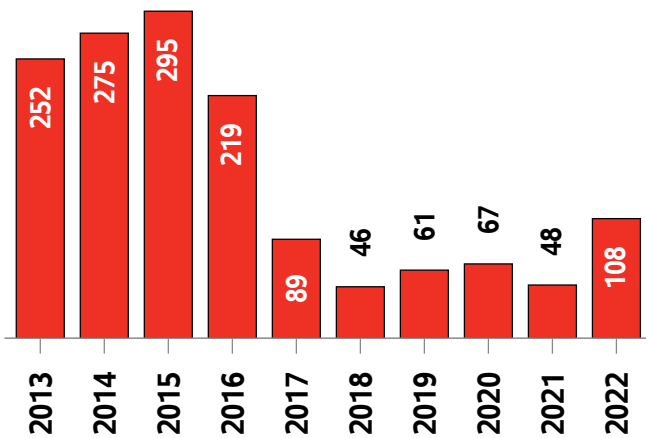
**Sales Activity (May Year-to-date)**



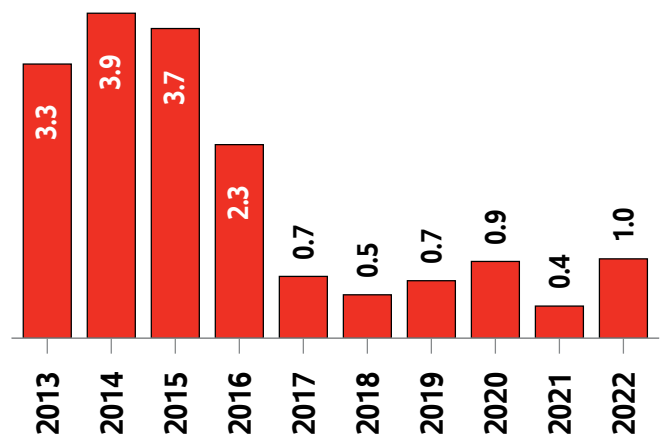
**New Listings (May Year-to-date)**



**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 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	65	-37.5	80.6	-8.5	-47.6	-20.7	12.1
Dollar Volume	\$30,248,688	-26.3	210.0	72.2	8.7	84.9	263.5
New Listings	156	20.0	212.0	71.4	27.9	20.9	36.8
Active Listings	144	144.1	152.6	97.3	5.9	-53.5	-46.5
Sales to New Listings Ratio <sup>1</sup>	41.7	80.0	72.0	78.0	101.6	63.6	50.9
Months of Inventory <sup>2</sup>	2.2	0.6	1.6	1.0	1.1	3.8	4.6
Average Price	\$465,364	17.9	71.7	88.1	107.3	133.3	224.3
Median Price	\$418,000	17.7	70.6	76.2	131.6	150.3	249.1
Sale to List Price Ratio <sup>3</sup>	106.5	111.2	98.7	103.6	100.1	97.3	97.3
Median Days on Market	12.0	6.5	18.0	13.0	20.0	41.0	36.5

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	388	-18.7	35.7	37.6	-6.1	29.8	74.8
Dollar Volume	\$185,009,025	1.7	118.3	168.0	103.4	253.0	457.7
New Listings	591	6.7	58.9	62.4	12.1	1.2	15.0
Active Listings <sup>4</sup>	69	13.4	14.5	0.3	-56.0	-75.6	-70.2
Sales to New Listings Ratio <sup>5</sup>	65.7	86.1	76.9	77.5	78.4	51.2	43.2
Months of Inventory <sup>6</sup>	0.9	0.6	1.1	1.2	1.9	4.8	5.2
Average Price	\$476,827	25.0	60.9	94.8	116.6	172.0	219.1
Median Price	\$435,000	27.4	66.0	93.3	148.6	210.7	229.5
Sale to List Price Ratio <sup>7</sup>	114.8	110.4	101.8	104.3	99.0	97.4	97.0
Median Days on Market	7.0	7.0	9.5	10.5	26.0	42.0	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.

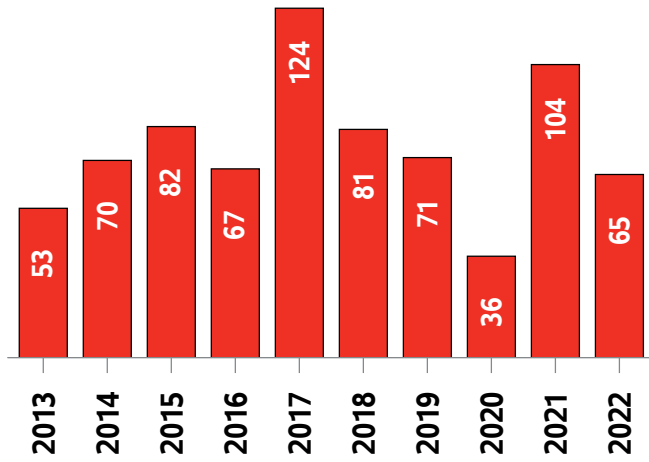
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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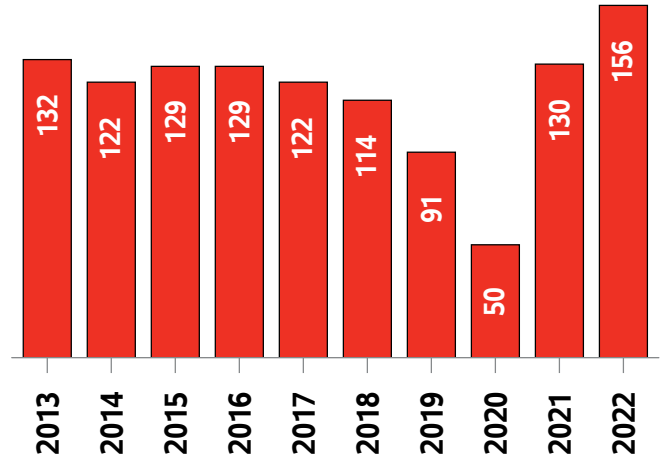
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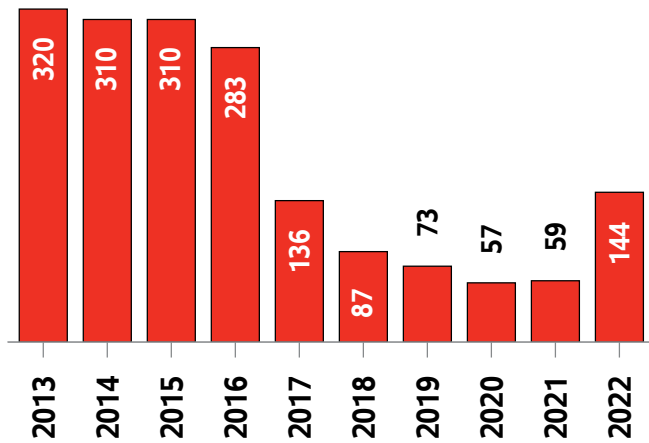
**Sales Activity (May only)**



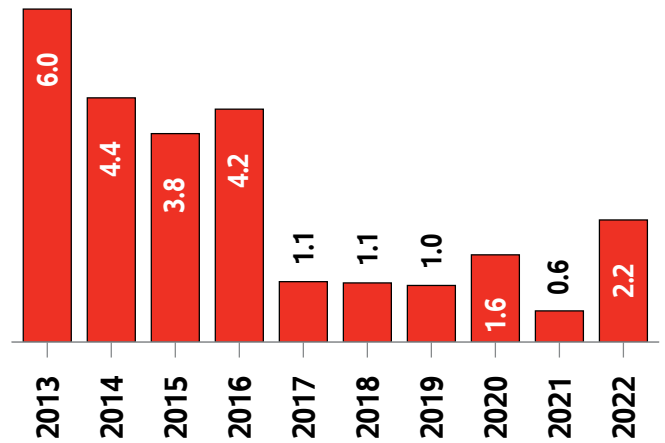
**New Listings (May only)**



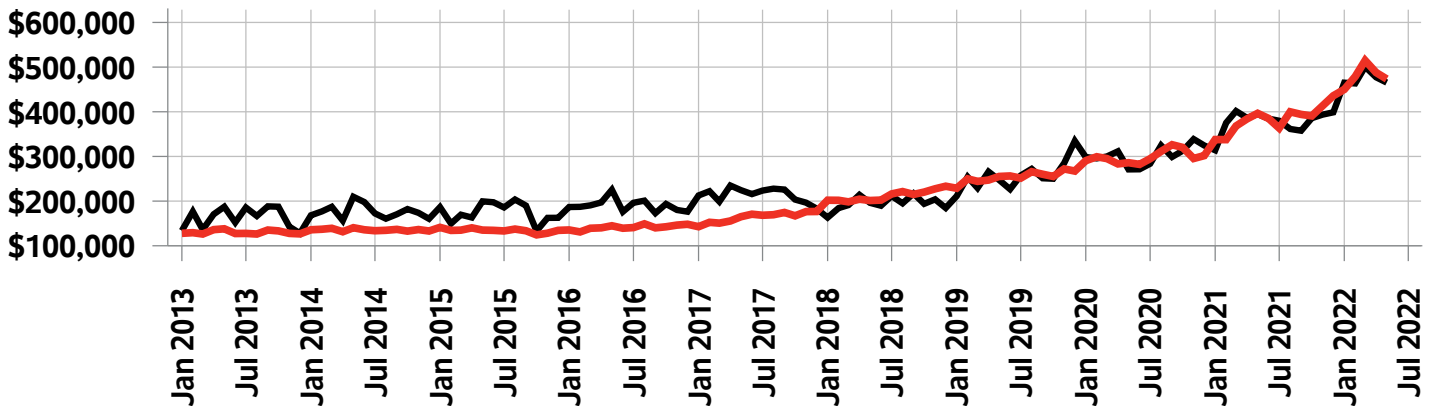
**Active Listings (May only)**



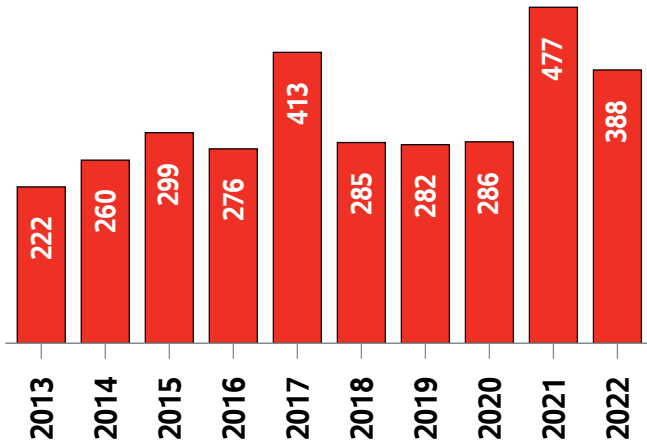
**Months of Inventory (May only)**



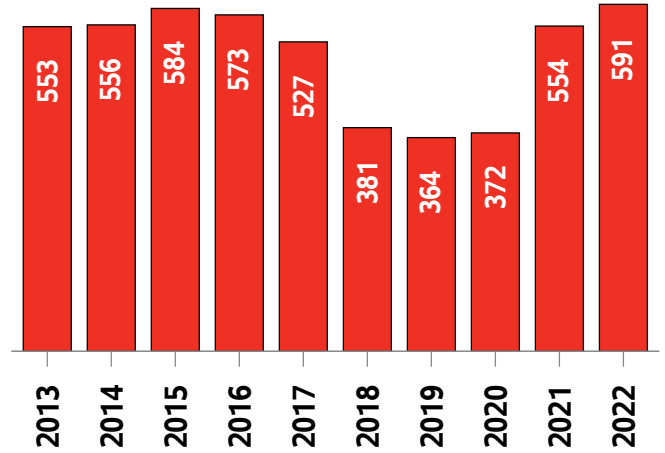
**MLS® HPI Apartment Benchmark Price and Average Price**



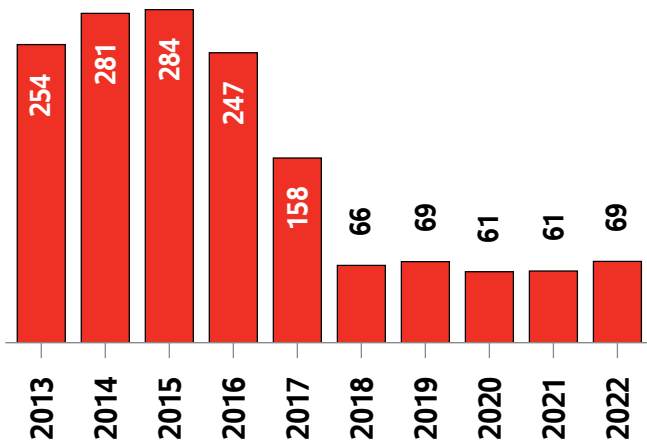
**Sales Activity (May Year-to-date)**



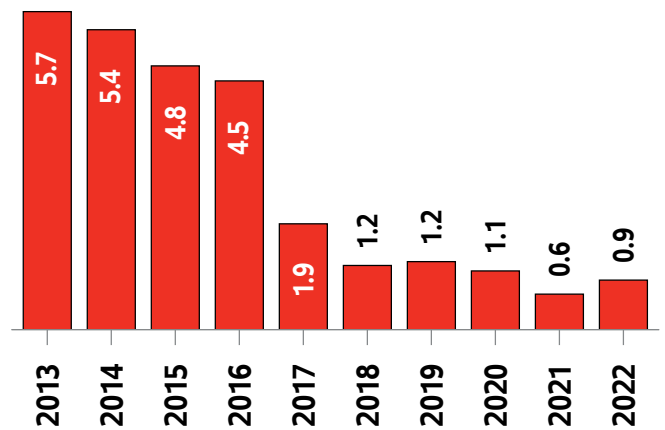
**New Listings (May Year-to-date)**



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



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



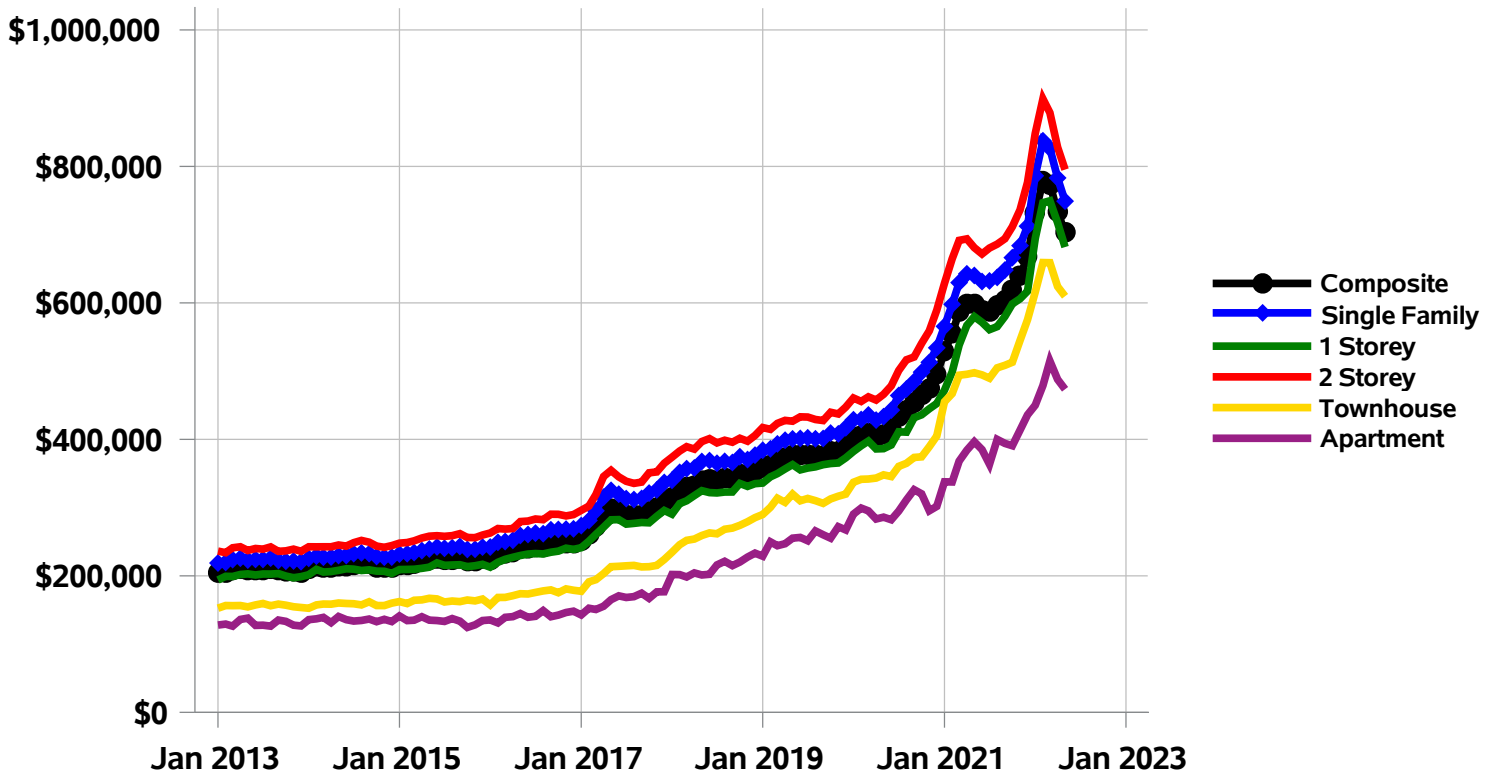
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<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 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$703,300	-4.0	-9.7	10.0	17.6	86.5	135.4
Single Family	\$749,100	-4.3	-10.6	9.5	17.0	86.9	130.3
One Storey	\$681,800	-5.0	-8.7	12.5	17.6	87.8	141.7
Two Storey	\$795,300	-4.0	-11.5	8.0	16.8	86.4	124.3
Townhouse	\$609,700	-2.3	-7.5	11.9	22.5	90.7	185.7
Apartment	\$473,400	-3.0	-1.1	14.5	19.4	85.5	186.7

**MLS® HPI Benchmark Price**



**Composite** 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1323
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.)	1406
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5938
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.)	1163
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6600
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**2 Storey** 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1646
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5581
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.)	1245
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
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1006
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 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	613	-33.3	41.2	-20.8	-39.5	-16.6	-6.3
Dollar Volume	\$455,848,075	-21.3	129.3	40.3	27.7	125.0	182.8
New Listings	1,367	23.0	121.6	22.2	7.6	20.7	23.6
Active Listings	1,025	114.9	24.2	7.7	30.9	-46.4	-47.8
Sales to New Listings Ratio <sup>1</sup>	44.8	82.7	70.3	69.2	79.8	64.9	59.1
Months of Inventory <sup>2</sup>	1.7	0.5	1.9	1.2	0.8	2.6	3.0
Average Price	\$743,635	18.0	62.4	77.2	111.2	169.8	201.8
Median Price	\$687,000	17.2	57.6	75.0	113.4	174.8	210.7
Sale to List Price Ratio <sup>3</sup>	108.1	113.6	101.1	103.9	106.6	98.0	97.6
Median Days on Market	9.0	6.0	11.0	8.0	8.0	23.0	27.0

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	2,931	-19.1	38.6	7.8	-17.8	12.0	13.1
Dollar Volume	\$2,286,056,896	0.3	141.9	104.7	88.3	229.4	263.1
New Listings	4,924	10.2	55.9	26.4	12.6	3.5	1.8
Active Listings <sup>4</sup>	529	38.1	-30.1	-28.3	-25.0	-67.6	-70.2
Sales to New Listings Ratio <sup>5</sup>	59.5	81.1	67.0	69.8	81.5	55.0	53.6
Months of Inventory <sup>6</sup>	0.9	0.5	1.8	1.4	1.0	3.1	3.4
Average Price	\$779,958	23.9	74.5	89.8	129.0	194.0	221.0
Median Price	\$740,000	25.4	75.4	92.2	138.7	205.8	236.0
Sale to List Price Ratio <sup>7</sup>	118.3	114.6	103.3	104.4	104.4	98.0	97.7
Median Days on Market	7.0	6.0	8.0	7.0	10.0	24.0	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.

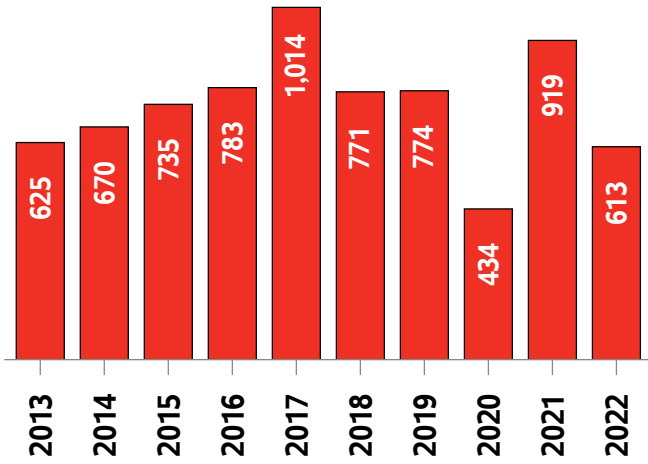
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

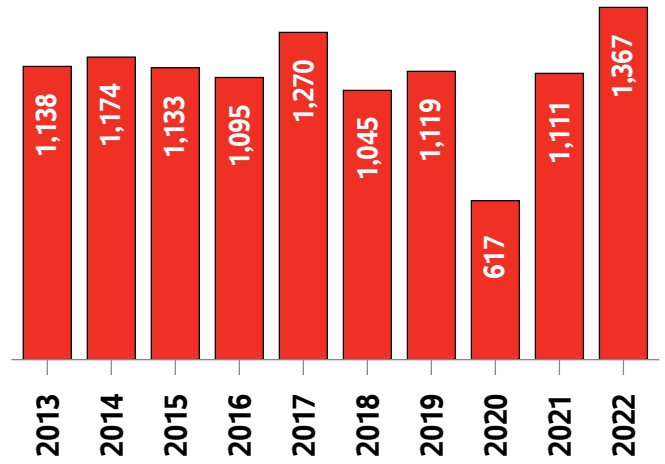
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

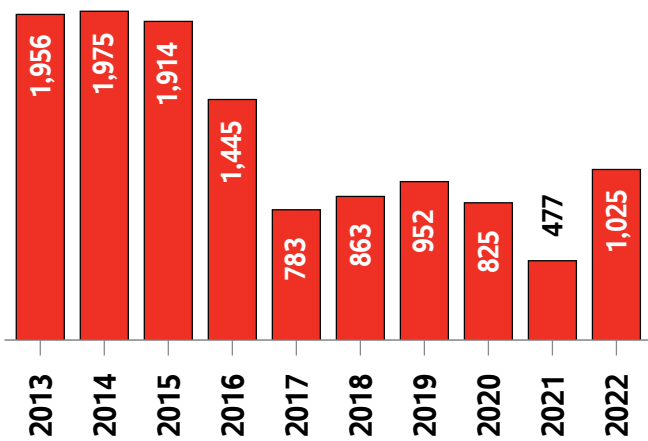
**Sales Activity (May only)**



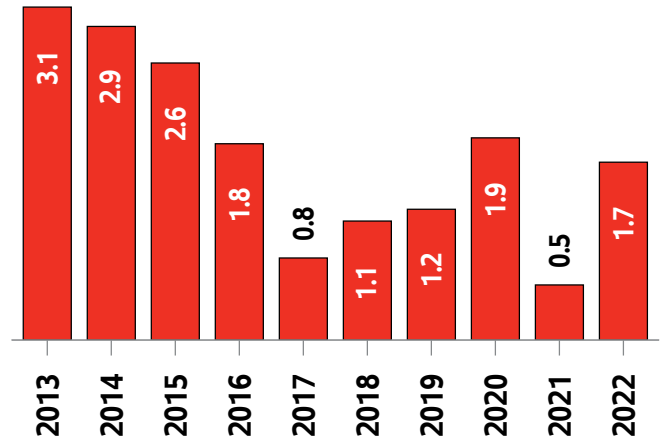
**New Listings (May only)**



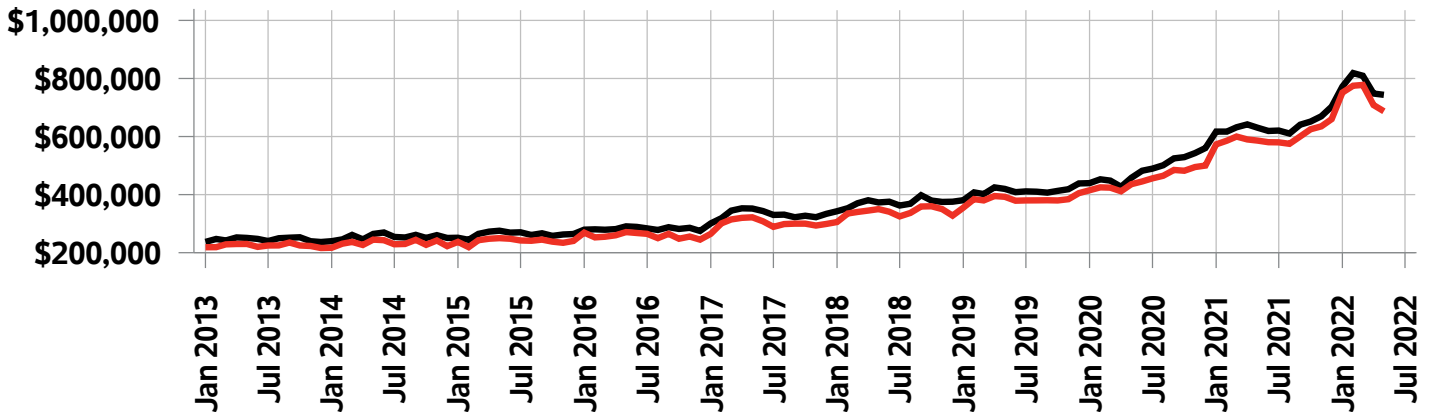
**Active Listings (May only)**



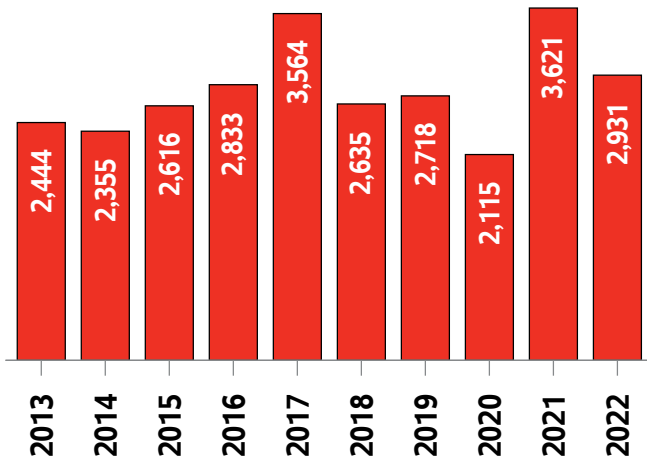
**Months of Inventory (May only)**



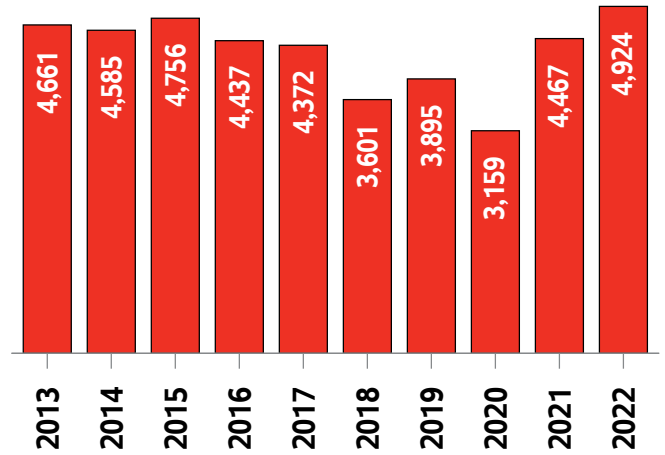
**Average Price and Median Price**



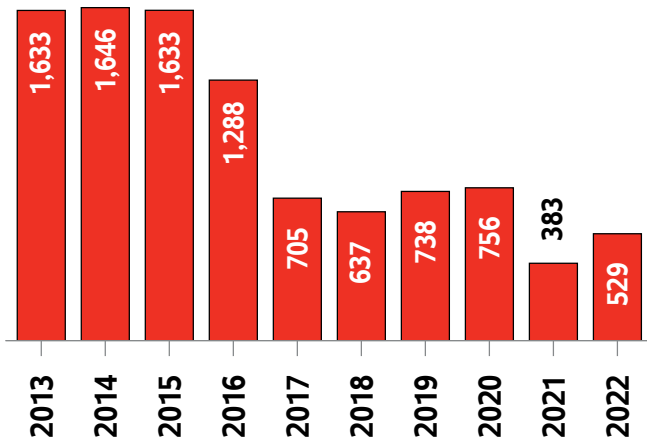
**Sales Activity (May Year-to-date)**



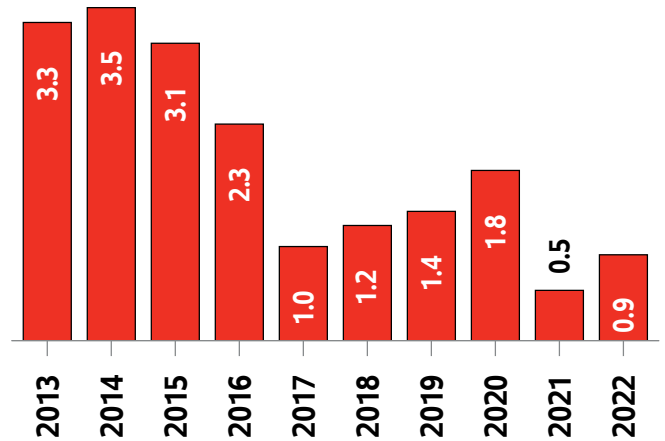
**New Listings (May Year-to-date)**



**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 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	20	-41.2	-9.1	0.0	-35.5	-47.4	-13.0
Dollar Volume	\$13,684,160	-37.2	58.9	101.8	41.9	36.7	70.7
New Listings	55	57.1	66.7	10.0	7.8	3.8	10.0
Active Listings	60	93.5	-9.1	-32.6	-22.1	-62.5	-64.7
Sales to New Listings Ratio <sup>1</sup>	36.4	97.1	66.7	40.0	60.8	71.7	46.0
Months of Inventory <sup>2</sup>	3.0	0.9	3.0	4.5	2.5	4.2	7.4
Average Price	\$684,208	6.8	74.8	101.8	120.0	159.8	96.4
Median Price	\$685,000	9.8	79.8	126.1	132.2	223.9	158.0
Sale to List Price Ratio <sup>3</sup>	103.3	106.4	99.9	99.1	100.6	96.3	95.4
Median Days on Market	14.0	9.0	16.0	31.0	18.0	50.0	52.0

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	122	-20.3	58.4	45.2	-0.8	20.8	25.8
Dollar Volume	\$96,591,578	0.8	207.5	197.1	170.9	280.7	308.7
New Listings	197	11.3	40.7	18.7	15.9	-8.8	-11.3
Active Listings <sup>4</sup>	31	7.7	-45.0	-50.6	-48.7	-77.2	-80.4
Sales to New Listings Ratio <sup>5</sup>	61.9	86.4	55.0	50.6	72.4	46.8	43.7
Months of Inventory <sup>6</sup>	1.3	0.9	3.6	3.7	2.4	6.7	8.0
Average Price	\$791,734	26.4	94.1	104.6	173.1	215.2	225.0
Median Price	\$732,000	20.0	95.2	110.7	173.0	241.3	251.9
Sale to List Price Ratio <sup>7</sup>	110.1	106.2	99.9	99.0	97.8	96.0	95.1
Median Days on Market	9.0	9.0	15.0	22.0	29.0	57.0	62.0

<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.

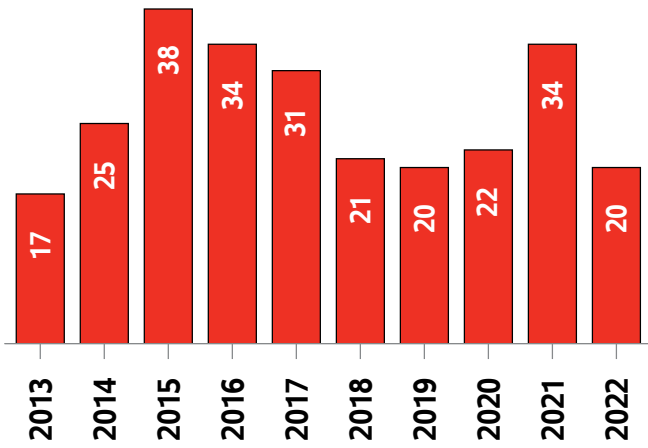
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

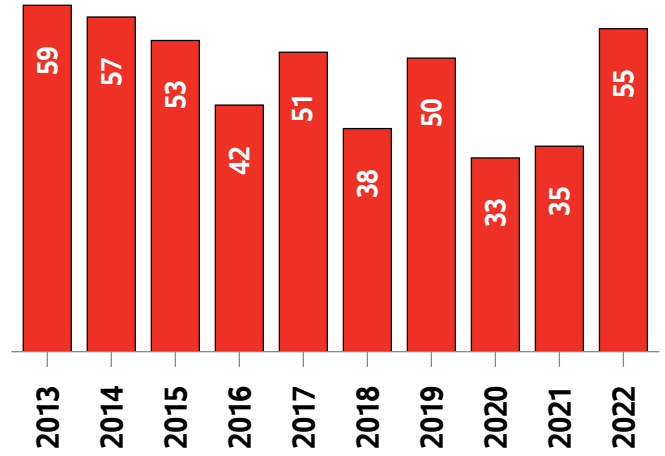
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

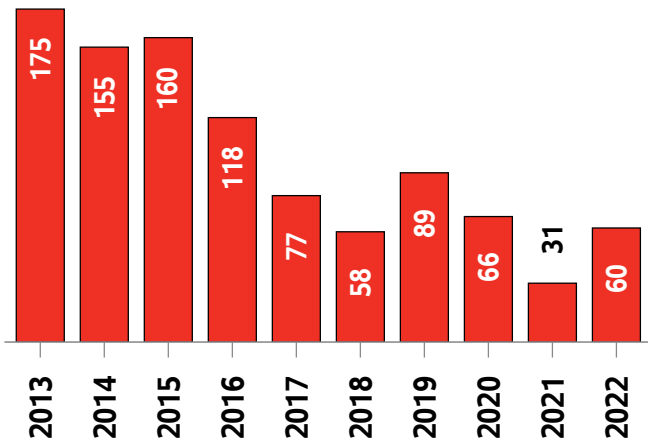
**Sales Activity (May only)**



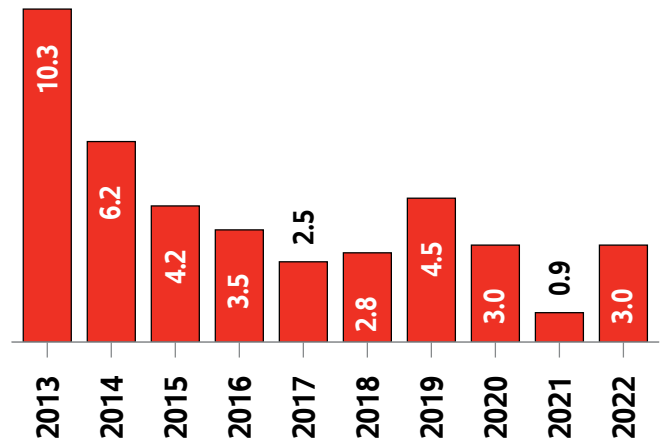
**New Listings (May only)**



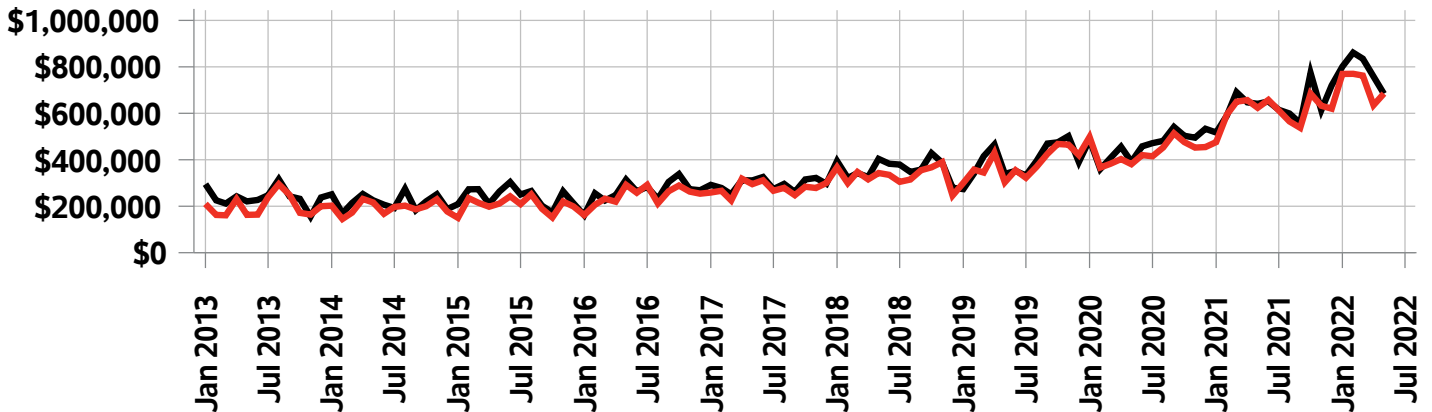
**Active Listings (May only)**



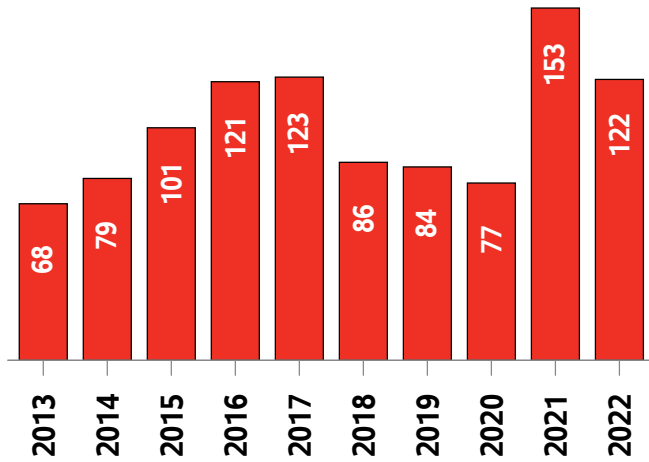
**Months of Inventory (May only)**



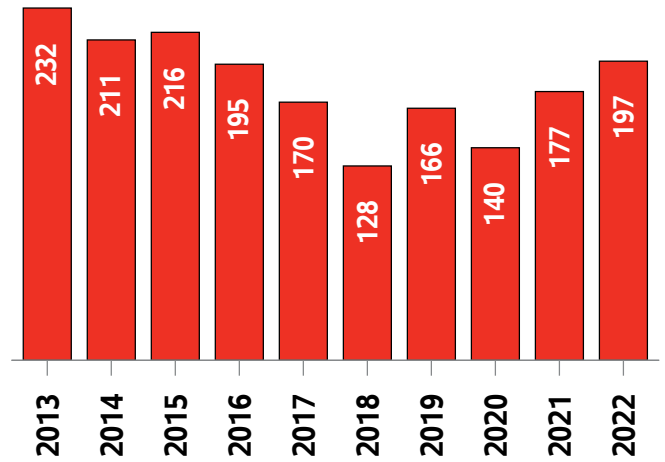
**Average Price and Median Price**



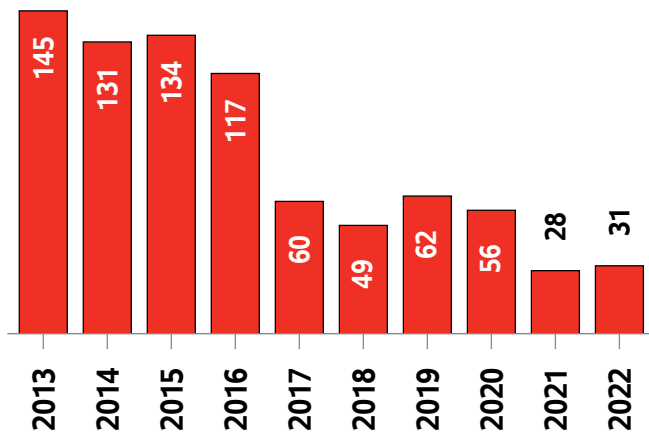
Sales Activity (May Year-to-date)



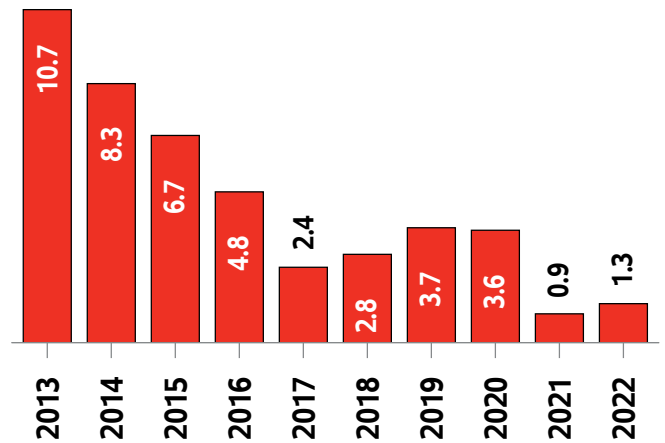
New Listings (May Year-to-date)



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 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	33	-26.7	65.0	-2.9	-40.0	-29.8	32.0
Dollar Volume	\$41,026,218	1.6	282.5	127.2	53.8	127.5	383.0
New Listings	70	25.0	150.0	2.9	2.9	-14.6	37.3
Active Listings	49	28.9	-40.2	-56.6	-43.0	-71.3	-66.2
Sales to New Listings Ratio <sup>1</sup>	47.1	80.4	71.4	50.0	80.9	57.3	49.0
Months of Inventory <sup>2</sup>	1.5	0.8	4.1	3.3	1.6	3.6	5.8
Average Price	\$1,243,219	38.6	131.8	134.1	156.3	224.0	265.9
Median Price	\$1,170,000	41.6	119.3	157.7	143.8	225.0	283.6
Sale to List Price Ratio <sup>3</sup>	108.1	112.5	101.1	101.9	104.5	99.2	97.6
Median Days on Market	8.0	6.0	15.5	11.0	15.0	24.0	31.0

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	155	-7.7	86.7	30.3	-7.2	31.4	61.5
Dollar Volume	\$173,189,149	23.5	280.8	174.3	117.8	288.8	438.1
New Listings	235	10.8	48.7	0.4	-6.4	-24.7	2.2
Active Listings <sup>4</sup>	27	-16.4	-68.6	-70.2	-67.9	-80.8	-77.5
Sales to New Listings Ratio <sup>5</sup>	66.0	79.2	52.5	50.9	66.5	37.8	41.7
Months of Inventory <sup>6</sup>	0.9	0.9	5.1	3.8	2.5	5.9	6.1
Average Price	\$1,117,349	33.8	103.9	110.6	134.7	196.0	233.3
Median Price	\$1,005,000	29.6	97.9	109.4	109.4	180.1	231.6
Sale to List Price Ratio <sup>7</sup>	110.9	111.1	100.6	101.0	102.1	98.2	96.9
Median Days on Market	7.0	7.0	14.0	12.0	17.0	33.5	34.0

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

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

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

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

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

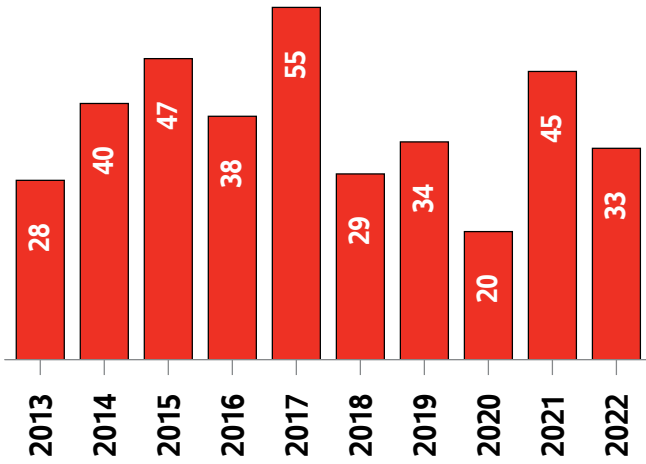
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

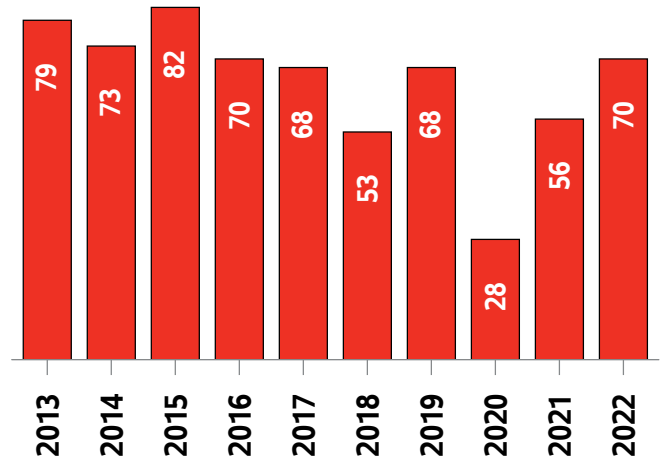
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



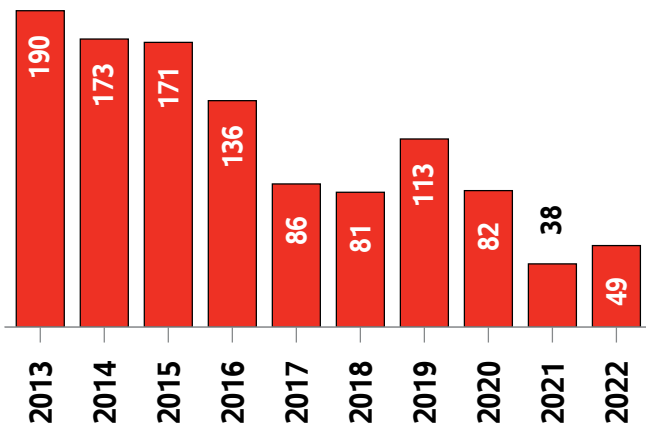
**Sales Activity (May only)**



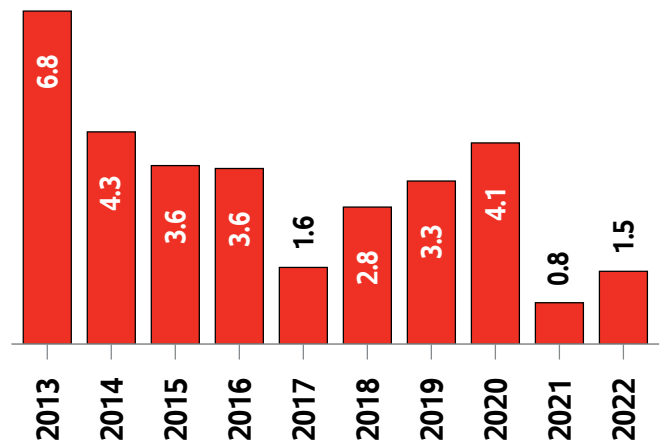
**New Listings (May only)**



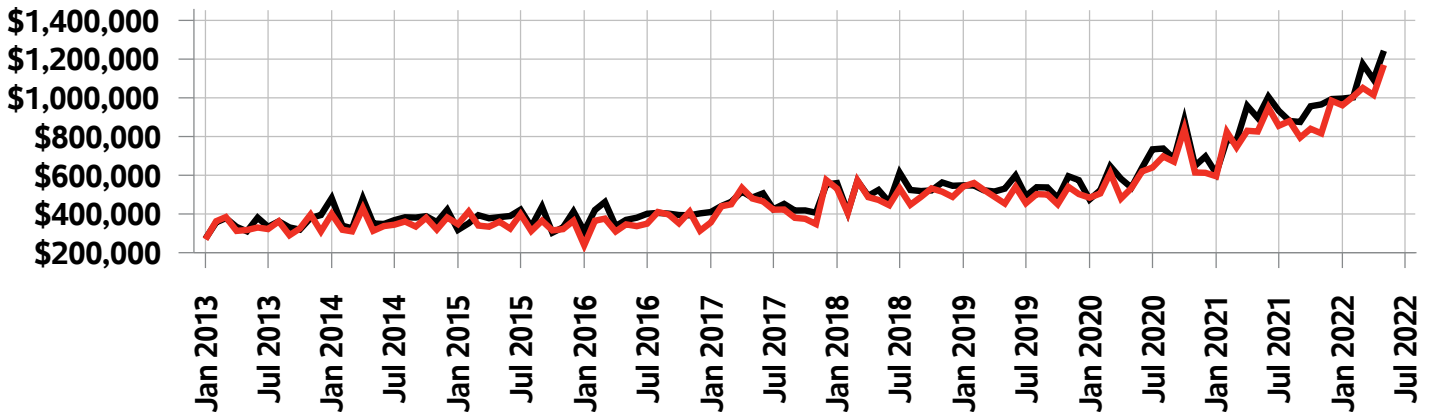
**Active Listings (May only)**



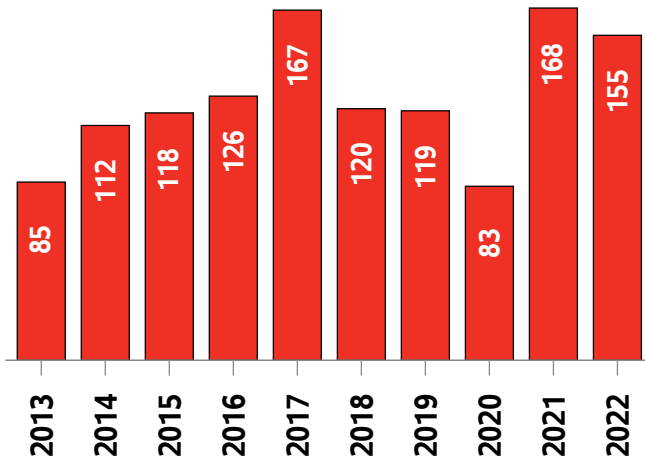
**Months of Inventory (May only)**



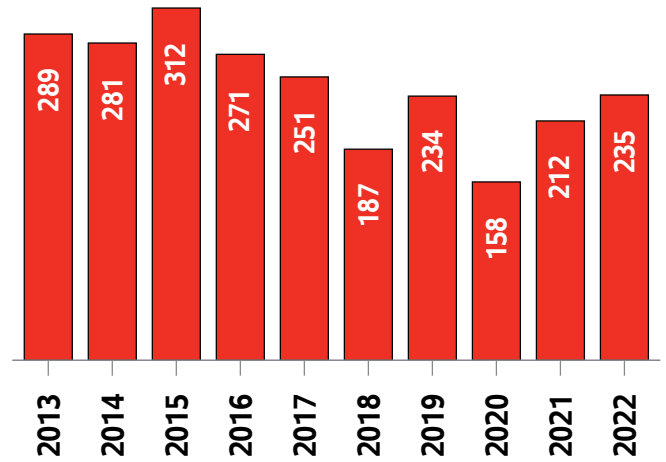
**Average Price and Median Price**



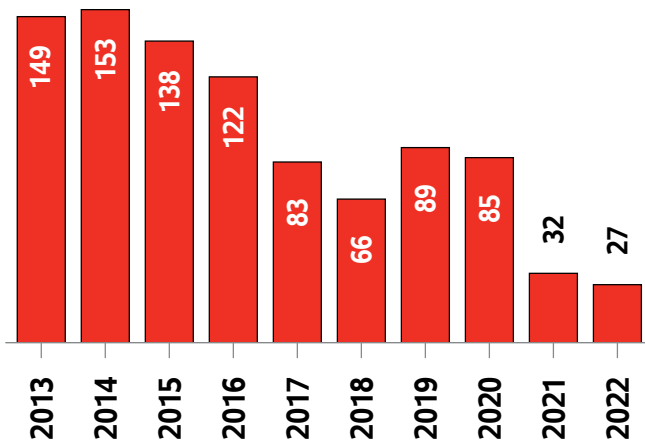
Sales Activity (May Year-to-date)



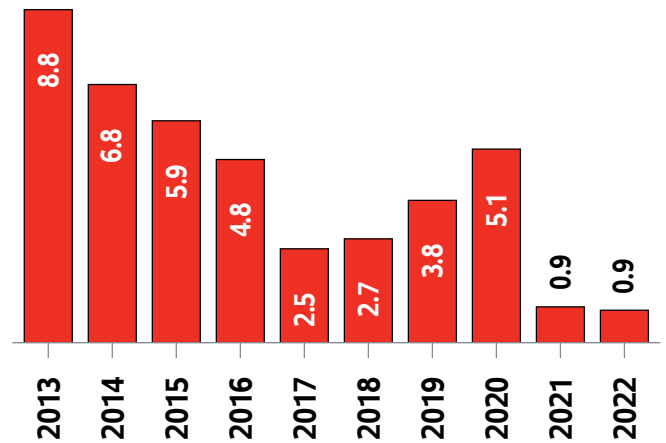
New Listings (May Year-to-date)



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 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	37	-26.0	-9.8	-22.9	-41.3	-9.8	15.6
Dollar Volume	\$28,838,952	-10.3	56.0	56.1	28.8	131.6	281.8
New Listings	71	18.3	115.2	26.8	-2.7	14.5	22.4
Active Listings	64	93.9	-31.9	-37.3	-19.0	-60.2	-56.2
Sales to New Listings Ratio <sup>1</sup>	52.1	83.3	124.2	85.7	86.3	66.1	55.2
Months of Inventory <sup>2</sup>	1.7	0.7	2.3	2.1	1.3	3.9	4.6
Average Price	\$779,431	21.2	72.8	102.5	119.4	156.7	230.2
Median Price	\$749,900	21.3	74.4	111.0	117.4	185.1	233.3
Sale to List Price Ratio <sup>3</sup>	106.9	113.7	99.3	101.4	100.6	97.7	97.4
Median Days on Market	9.0	6.0	29.0	12.0	16.0	26.0	36.0

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	186	-17.3	30.1	3.3	-15.5	24.0	47.6
Dollar Volume	\$150,956,520	6.6	133.4	100.4	103.9	291.2	405.0
New Listings	295	14.3	28.8	15.7	4.2	4.2	19.4
Active Listings <sup>4</sup>	39	51.5	-60.6	-53.3	-54.7	-70.6	-68.8
Sales to New Listings Ratio <sup>5</sup>	63.1	87.2	62.4	70.6	77.7	53.0	51.0
Months of Inventory <sup>6</sup>	1.1	0.6	3.5	2.3	2.0	4.5	5.0
Average Price	\$811,594	29.0	79.5	93.9	141.1	215.4	242.1
Median Price	\$762,750	26.5	77.4	93.6	135.3	226.0	241.3
Sale to List Price Ratio <sup>7</sup>	114.5	113.6	100.2	100.3	99.4	97.7	97.1
Median Days on Market	7.0	6.0	17.0	14.0	16.0	31.0	43.5

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

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

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

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

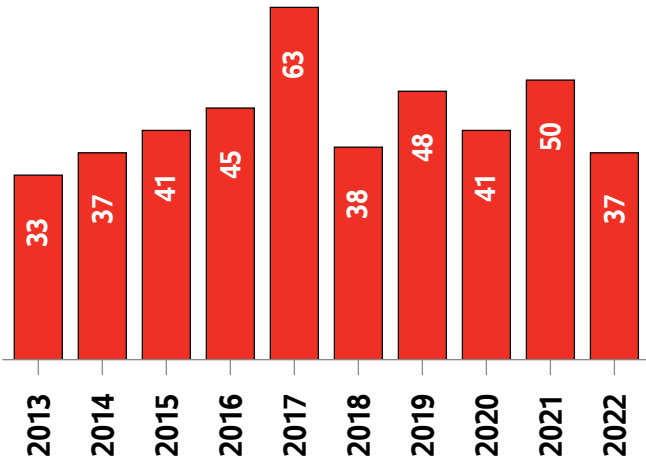
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

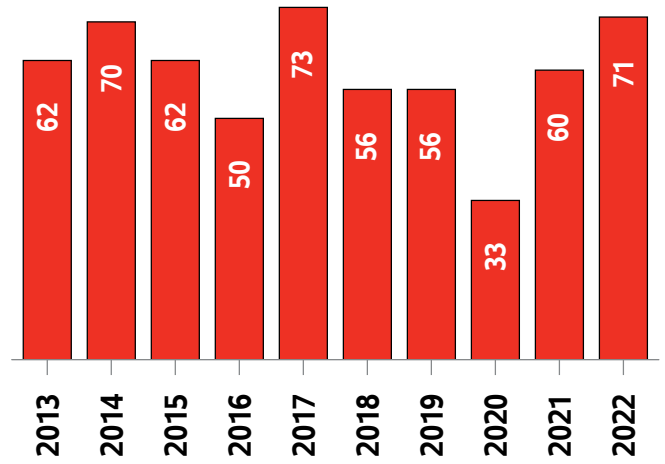
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

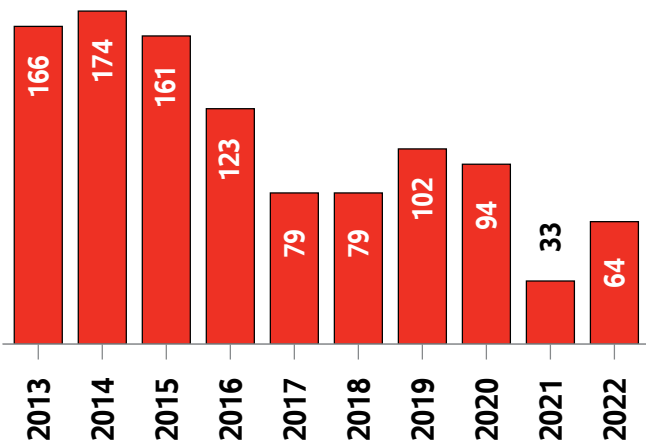
**Sales Activity (May only)**



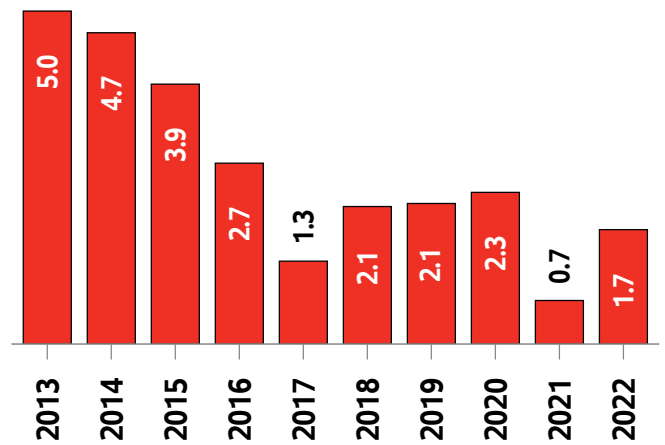
**New Listings (May only)**



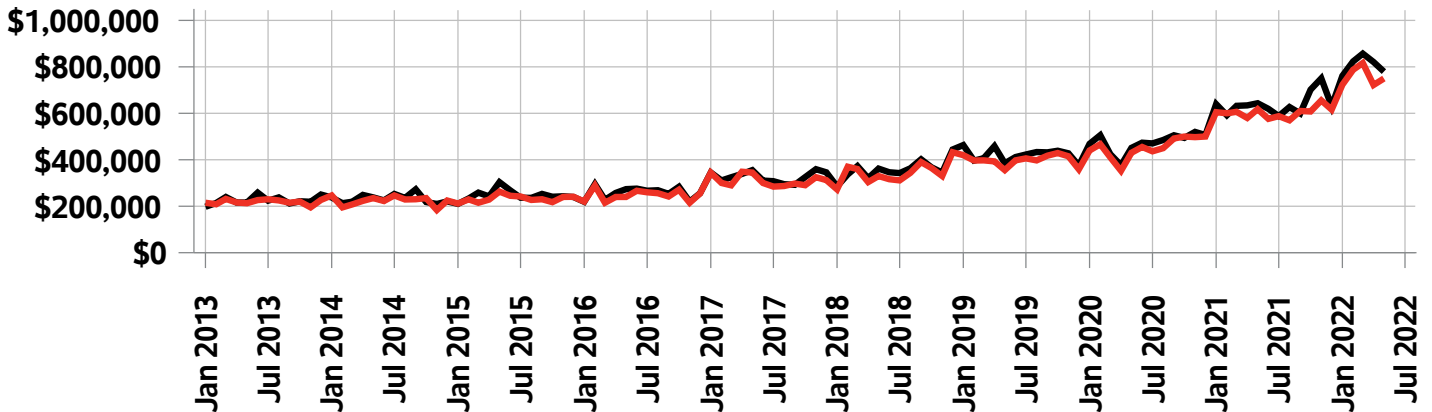
**Active Listings (May only)**



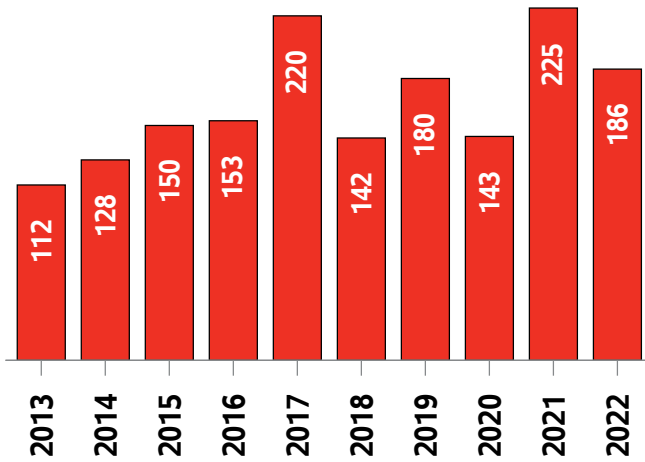
**Months of Inventory (May only)**



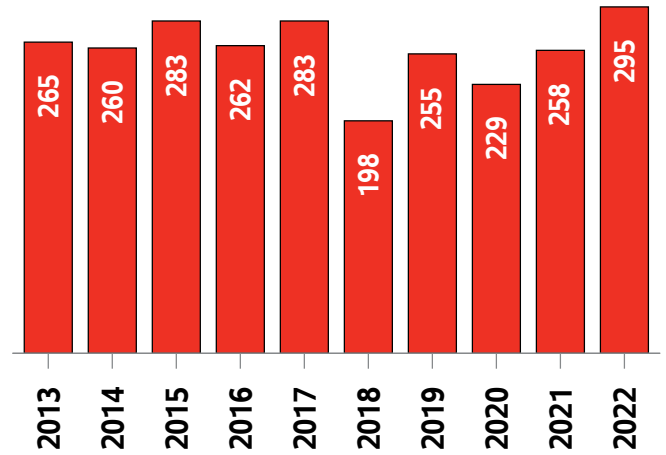
**Average Price and Median Price**



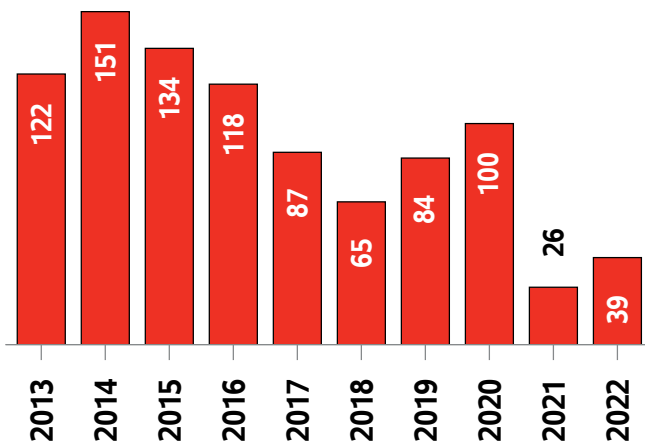
**Sales Activity (May Year-to-date)**



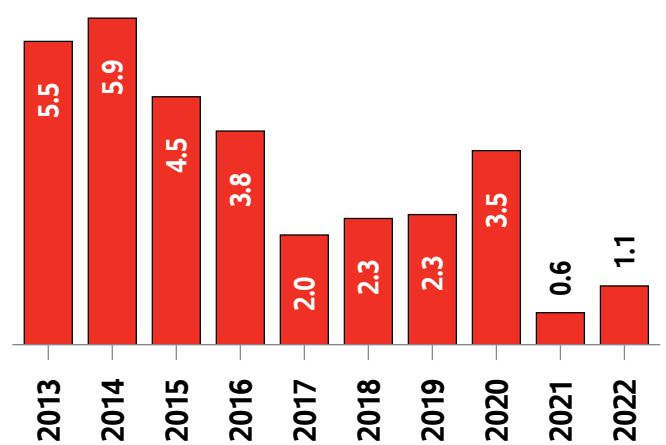
**New Listings (May Year-to-date)**



**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 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	76	-11.6	46.2	4.1	-30.3	-6.2	38.2
Dollar Volume	\$49,074,043	4.4	158.5	81.6	75.4	173.7	340.6
New Listings	114	17.5	83.9	25.3	-17.4	-10.9	-1.7
Active Listings	85	123.7	19.7	21.4	-7.6	-65.4	-68.6
Sales to New Listings Ratio <sup>1</sup>	66.7	88.7	83.9	80.2	79.0	63.3	47.4
Months of Inventory <sup>2</sup>	1.1	0.4	1.4	1.0	0.8	3.0	4.9
Average Price	\$645,711	18.2	76.9	74.5	151.6	191.7	218.8
Median Price	\$600,000	12.0	73.5	76.5	138.2	192.7	214.1
Sale to List Price Ratio <sup>3</sup>	105.1	113.8	101.2	101.4	101.7	97.9	97.0
Median Days on Market	12.0	6.0	9.0	11.0	10.0	29.0	33.0

Year-to-date	May 2022	Compared to <sup>8</sup>					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	398	5.9	49.1	27.6	-5.0	31.8	71.6
Dollar Volume	\$278,046,461	35.4	174.9	155.8	167.2	333.1	522.8
New Listings	534	25.9	55.2	46.3	15.3	10.6	8.8
Active Listings <sup>4</sup>	46	67.2	-32.0	-26.8	-46.1	-78.9	-79.6
Sales to New Listings Ratio <sup>5</sup>	74.5	88.7	77.6	85.5	90.5	62.5	47.3
Months of Inventory <sup>6</sup>	0.6	0.4	1.3	1.0	1.0	3.6	4.8
Average Price	\$698,609	27.9	84.4	100.6	181.3	228.7	263.1
Median Price	\$673,350	25.5	87.6	101.4	180.6	226.2	264.0
Sale to List Price Ratio <sup>7</sup>	115.5	113.3	101.1	101.6	100.3	97.5	97.3
Median Days on Market	7.0	6.0	10.0	11.0	14.0	33.5	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.

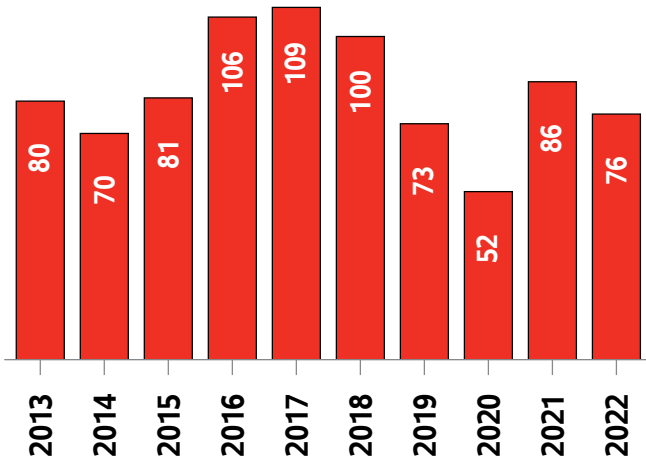
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

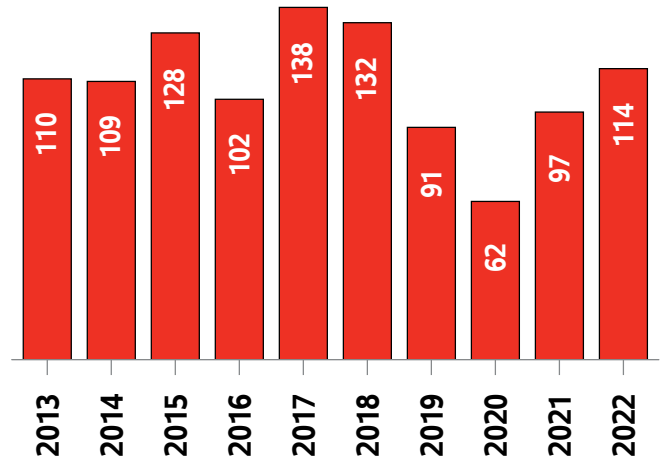
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

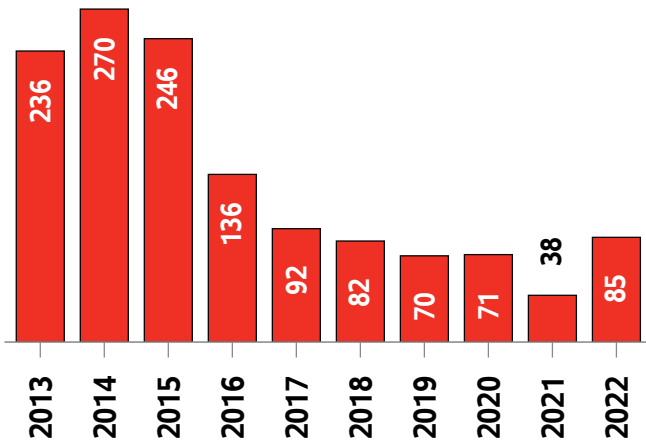
**Sales Activity (May only)**



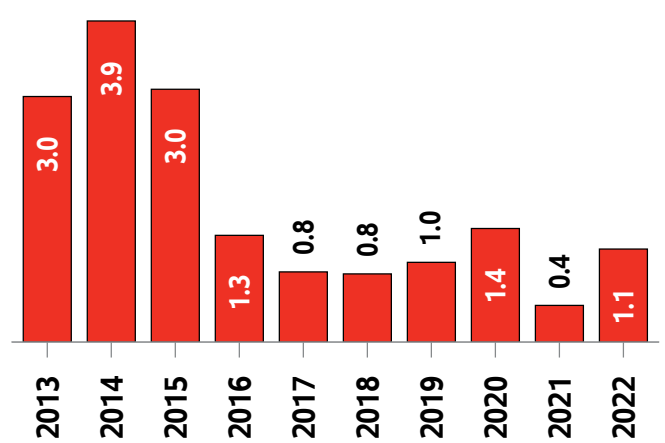
**New Listings (May only)**



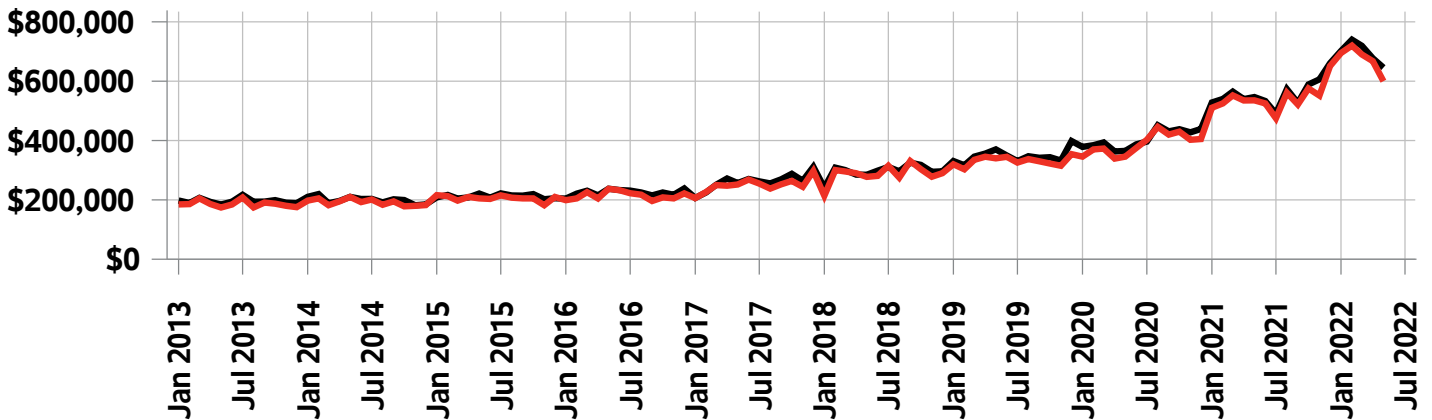
**Active Listings (May only)**



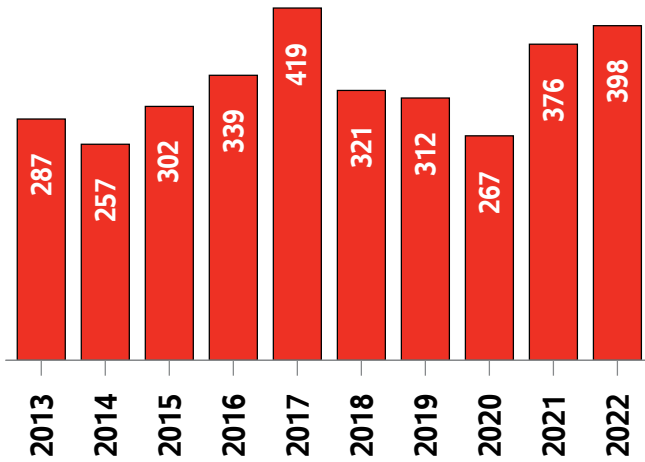
**Months of Inventory (May only)**



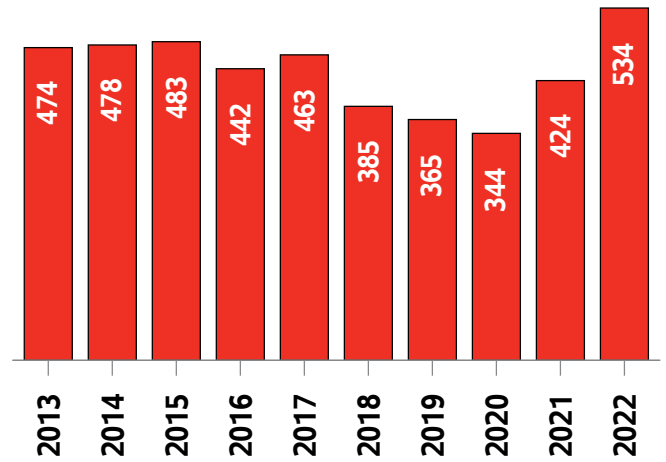
**Average Price and Median Price**



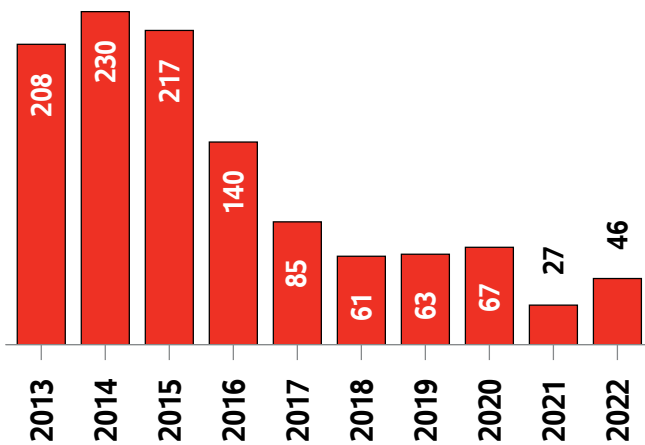
Sales Activity (May Year-to-date)



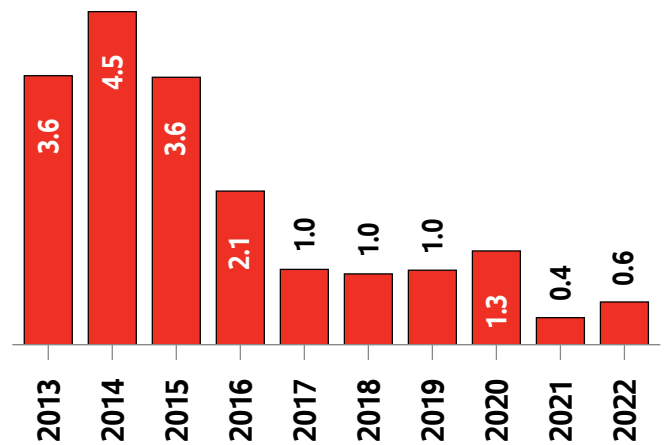
New Listings (May Year-to-date)



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.