



## London and St. Thomas Residential Market Activity and MLS® Home Price Index Report August 2021



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

## London and St. Thomas MLS® Residential Market Activity

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	925	-4.3	12.5	16.1	9.9	35.2	41.2
Dollar Volume	\$573,501,787	17.8	69.5	95.5	145.4	234.2	285.6
New Listings	1,020	-1.4	-1.9	9.4	-4.7	-6.4	-18.7
Active Listings	595	-38.5	-58.0	-50.9	-68.7	-79.8	-81.1
Sales to New Listings Ratio <sup>1</sup>	90.7	93.4	79.0	85.5	78.7	62.8	52.2
Months of Inventory <sup>2</sup>	0.6	1.0	1.7	1.5	2.3	4.3	4.8
Average Price	\$620,002	23.1	50.6	68.4	123.4	147.1	173.0
Median Price	\$580,000	24.7	50.6	73.1	132.0	153.8	173.6
Sale to List Price Ratio	107.7	104.5	101.0	101.3	98.6	97.5	97.2
Median Days on Market	9.0	8.0	13.0	12.0	22.0	36.0	38.0
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	7,895	31.3	24.9	26.9	18.5	40.3	50.4
Dollar Volume	\$4,971,561,766	76.6	92.6	119.2	168.0	248.3	304.4
New Listings	9,609	20.7	8.1	16.9	-0.6	-7.6	-7.1
Active Listings <sup>3</sup>	618	-46.8	-52.6	-45.1	-70.1	-78.3	-78.9
Sales to New Listings Ratio <sup>4</sup>	82.2	75.5	71.1	75.7	68.9	54.1	50.8
Months of Inventory <sup>5</sup>	0.6	1.5	1.6	1.4	2.5	4.1	4.5
Average Price	\$629,710	34.5	54.2	72.6	126.1	148.2	168.9
Median Price	\$589,900	35.6	55.2	77.3	129.1	156.5	174.4
Sale to List Price Ratio	111.7	102.8	102.6	102.6	98.6	97.5	97.4
Median Days on Market	7.0	9.0	10.0	10.0	22.0	30.0	31.0

<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> 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.

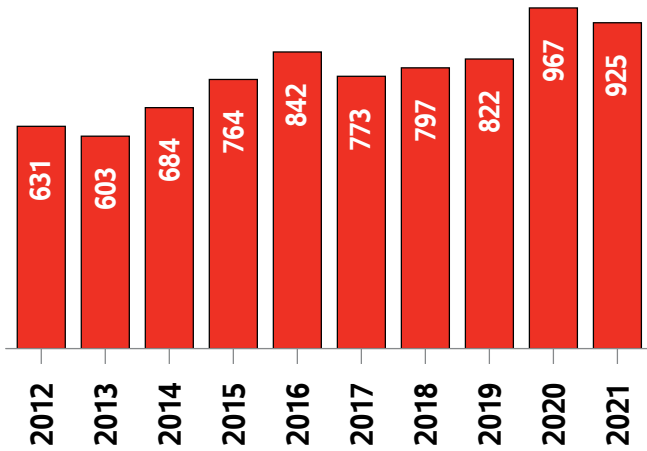
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</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.

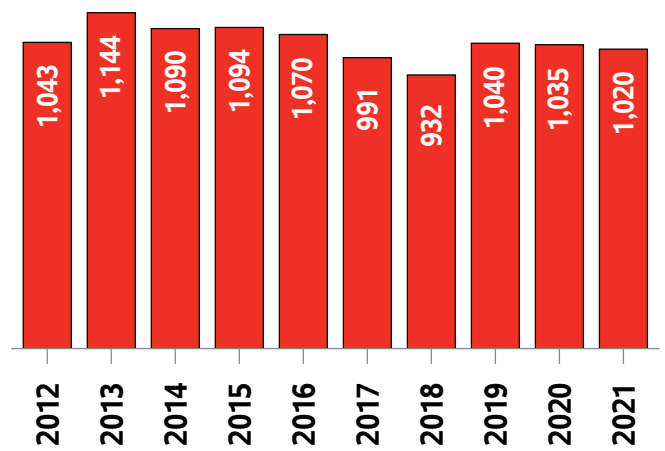
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## London and St. Thomas MLS® Residential Market Activity

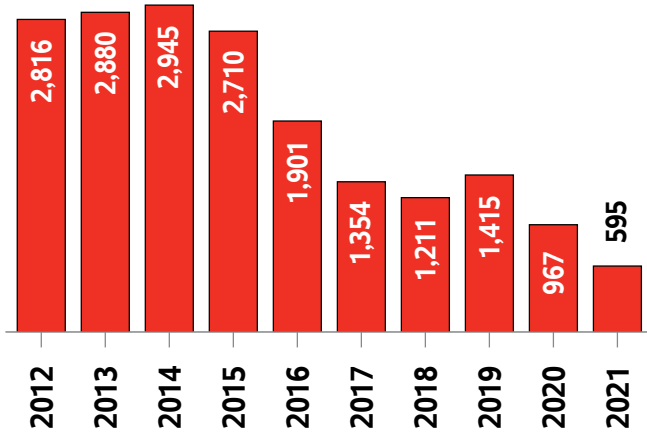
Sales Activity (August only)



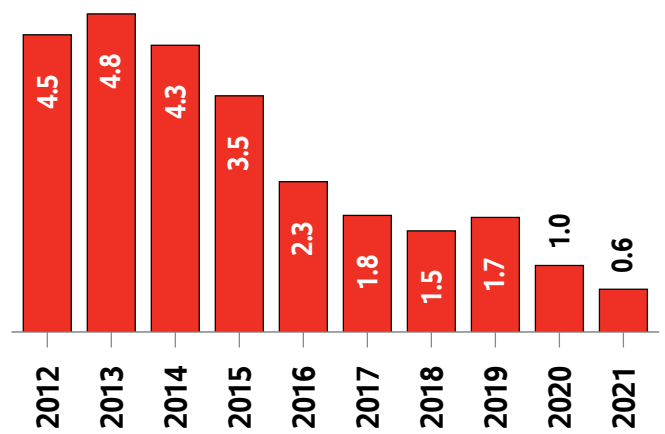
New Listings (August only)



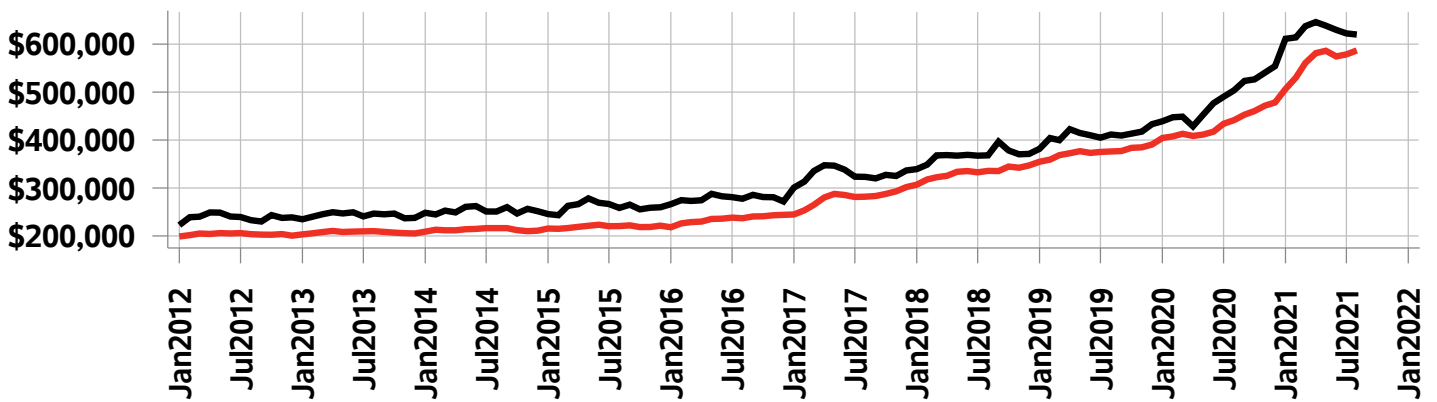
Active Listings (August only)



Months of Inventory (August only)

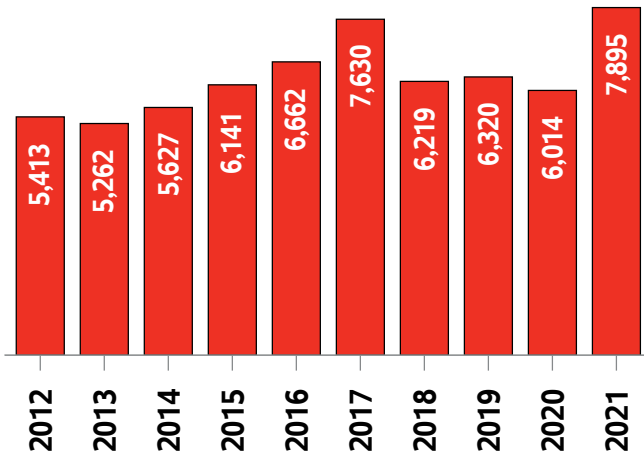


MLS® HPI Composite Benchmark Price and Average Price

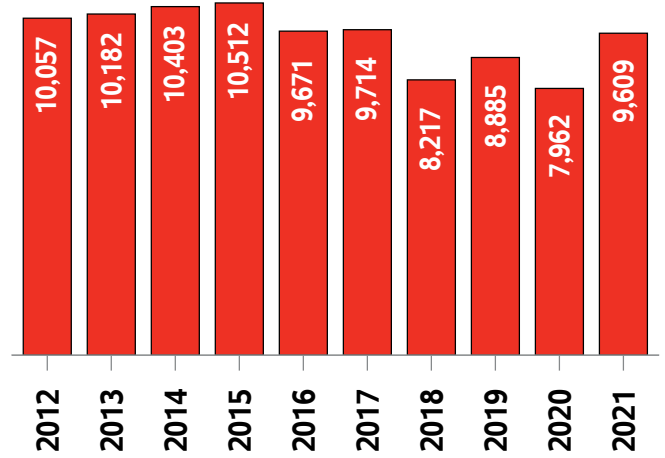


## London and St. Thomas MLS® Residential Market Activity

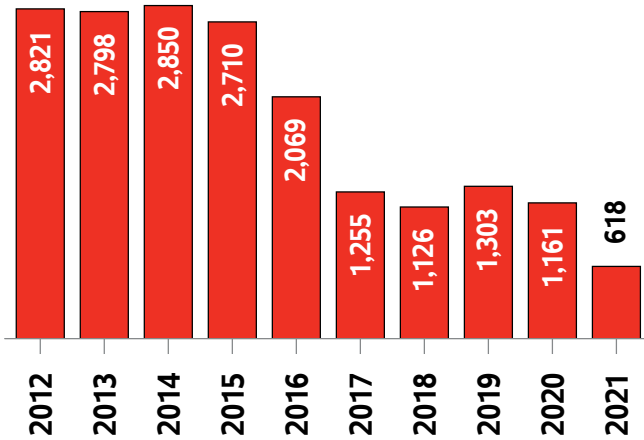
Sales Activity (August Year-to-date)



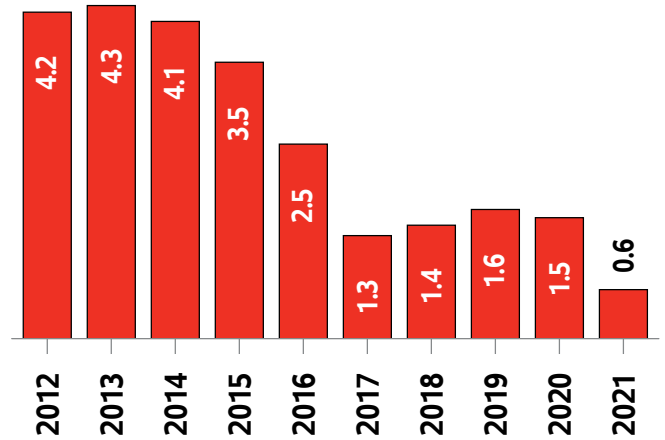
New Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup> (August 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.

## London and St. Thomas MLS® Single Family Market Activity

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	682	-6.6	9.3	16.6	4.4	26.1	32.2
Dollar Volume	\$461,453,240	16.0	67.0	94.8	135.5	212.4	271.7
New Listings	761	0.5	-6.6	5.5	-8.8	-12.7	-24.4
Active Listings	465	-40.5	-62.1	-55.5	-67.2	-80.2	-81.7
Sales to New Listings Ratio <sup>1</sup>	89.6	96.4	76.6	81.1	78.3	62.0	51.2
Months of Inventory <sup>2</sup>	0.7	1.1	2.0	1.8	2.2	4.3	4.9
Average Price	\$676,618	24.1	52.8	67.1	125.5	147.8	181.2
Median Price	\$640,000	27.1	54.2	80.3	132.7	156.0	187.6
Sale to List Price Ratio	107.8	104.8	100.4	100.7	98.8	97.8	97.1
Median Days on Market	9.0	8.0	14.0	12.0	21.0	34.0	36.5
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	5,849	30.1	21.0	23.5	11.4	31.6	41.4
Dollar Volume	\$4,008,603,359	75.7	88.4	112.3	154.3	229.2	289.7
New Listings	7,166	18.0	1.2	11.0	-4.6	-12.8	-13.4
Active Listings <sup>3</sup>	466	-51.3	-58.2	-50.7	-69.5	-79.0	-80.1
Sales to New Listings Ratio <sup>4</sup>	81.6	74.0	68.2	73.4	69.9	54.1	50.0
Months of Inventory <sup>5</sup>	0.6	1.7	1.8	1.6	2.3	4.0	4.5
Average Price	\$685,348	35.1	55.6	71.9	128.2	150.3	175.6
Median Price	\$633,000	34.1	56.3	75.8	130.2	155.8	180.1
Sale to List Price Ratio	112.0	102.9	102.1	102.2	98.8	97.6	97.5
Median Days on Market	7.0	9.0	10.0	10.0	19.0	28.0	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> 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.

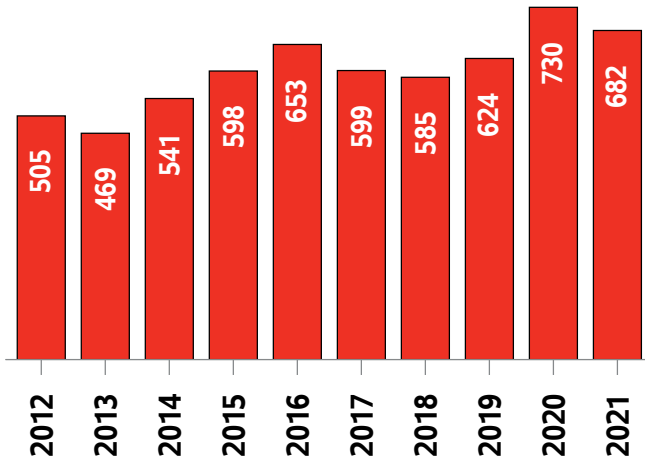
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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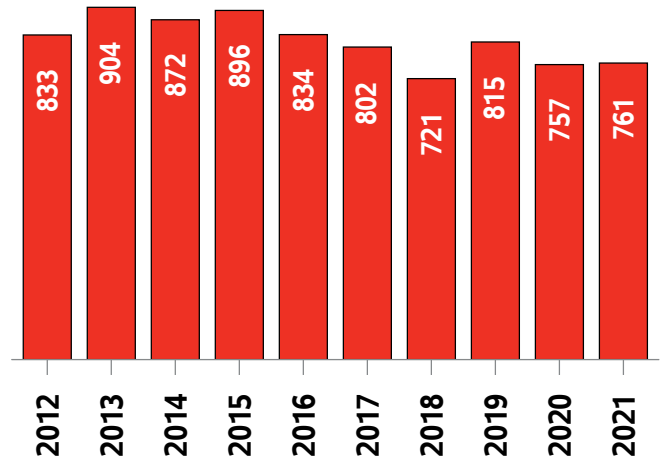
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## London and St. Thomas MLS® Single Family Market Activity

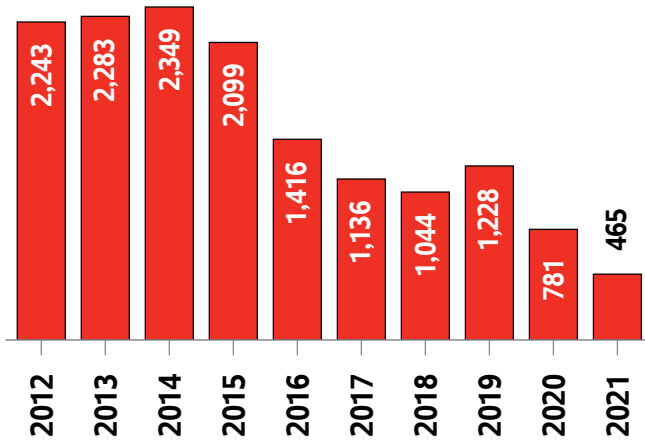
Sales Activity (August only)



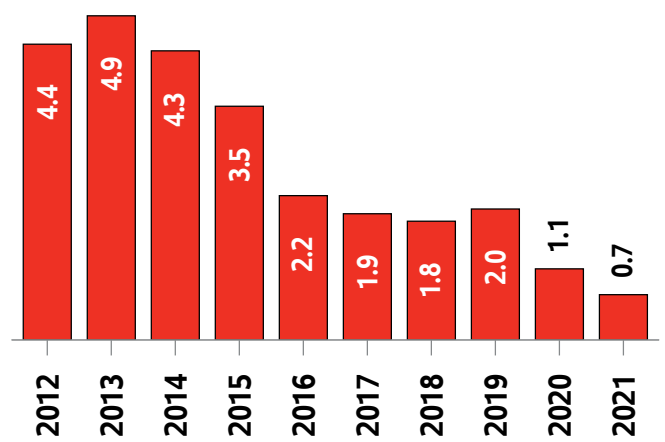
New Listings (August only)



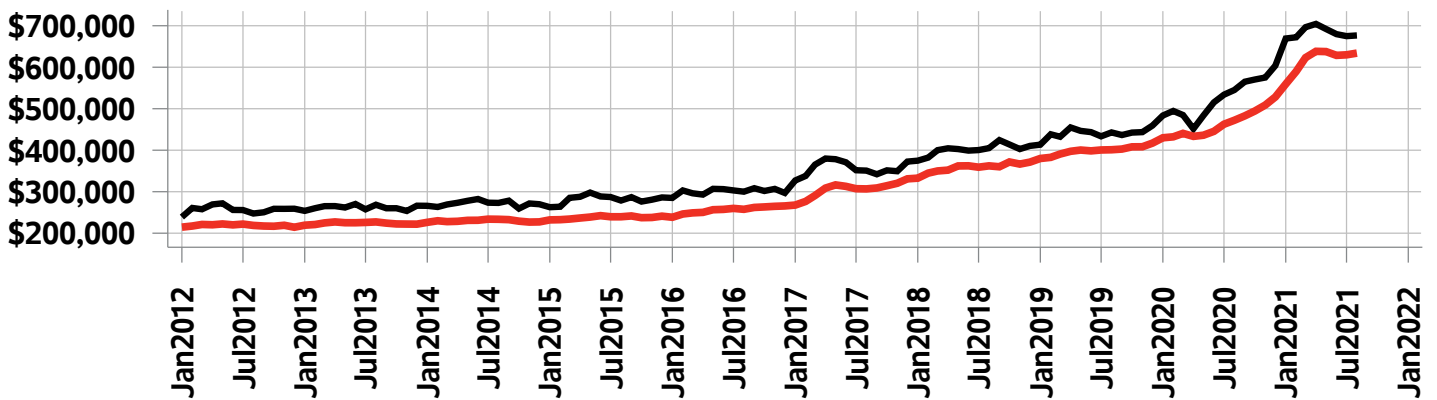
Active Listings (August only)



Months of Inventory (August only)

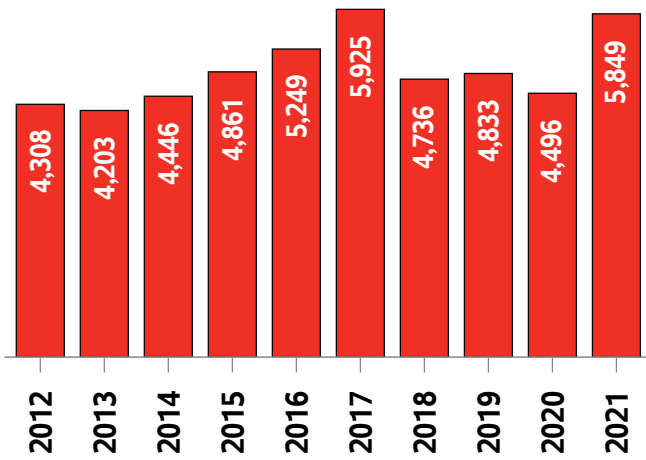


MLS® HPI Single Family Benchmark Price and Average Price

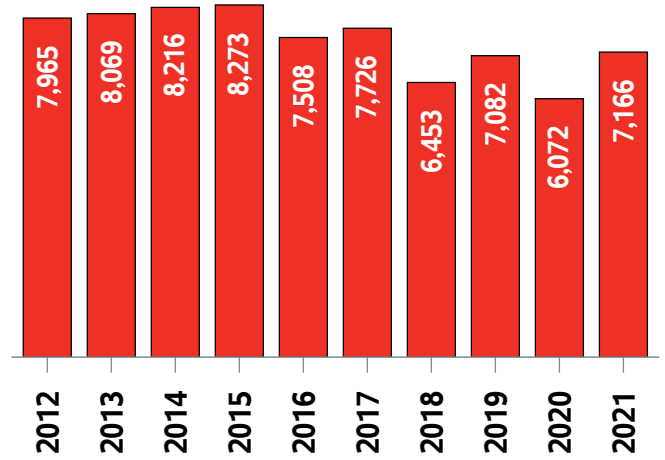


## London and St. Thomas MLS® Single Family Market Activity

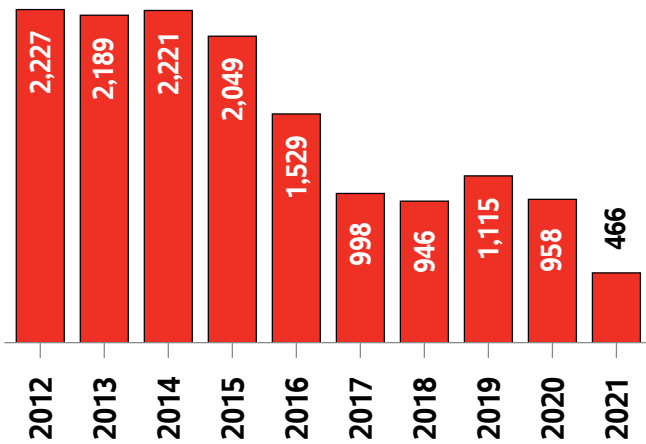
Sales Activity (August Year-to-date)



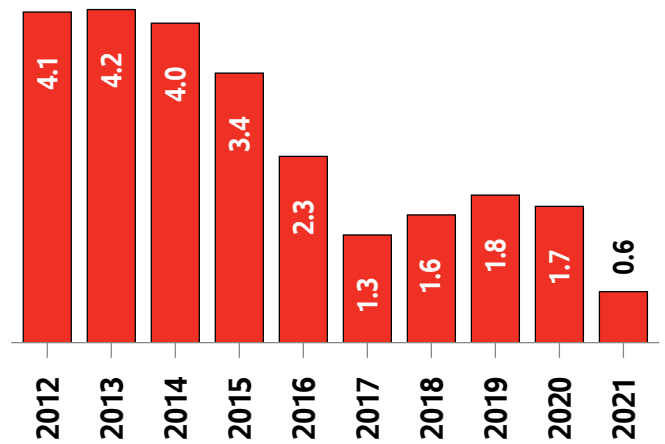
New Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup> (August 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.

## London and St. Thomas MLS® Condo Townhouse Market Activity

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	123	-3.1	26.8	16.0	13.9	55.7	35.2
Dollar Volume	\$62,824,602	28.6	105.3	111.3	190.4	362.2	284.2
New Listings	131	-9.0	18.0	27.2	9.2	17.0	-10.9
Active Listings	55	-16.7	-24.7	-3.5	-68.9	-78.9	-82.2
Sales to New Listings Ratio <sup>1</sup>	93.9	88.2	87.4	102.9	90.0	70.5	61.9
Months of Inventory <sup>2</sup>	0.4	0.5	0.8	0.5	1.6	3.3	3.4
Average Price	\$510,769	32.8	61.9	82.1	155.0	196.9	184.2
Median Price	\$490,000	27.3	66.1	94.1	151.9	192.5	195.2
Sale to List Price Ratio	108.8	104.1	102.9	102.7	98.8	97.4	97.5
Median Days on Market	8.0	7.0	8.0	12.0	25.0	35.0	48.0
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	976	30.7	27.2	27.9	21.7	48.8	48.6
Dollar Volume	\$486,947,779	75.9	97.3	137.9	208.5	321.8	317.2
New Listings	1,172	32.7	29.1	37.4	8.9	1.6	4.2
Active Listings <sup>3</sup>	58	-17.1	-12.4	5.7	-72.7	-79.4	-80.1
Sales to New Listings Ratio <sup>4</sup>	83.3	84.6	84.5	89.4	74.5	56.9	58.4
Months of Inventory <sup>5</sup>	0.5	0.7	0.7	0.6	2.1	3.4	3.5
Average Price	\$498,922	34.6	55.1	86.0	153.5	183.5	180.8
Median Price	\$473,667	31.6	57.9	89.5	163.2	204.1	194.4
Sale to List Price Ratio	113.2	103.3	105.5	105.6	98.4	97.7	97.6
Median Days on Market	7.0	8.0	8.0	8.0	26.0	31.0	35.0

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

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

<sup>3</sup> 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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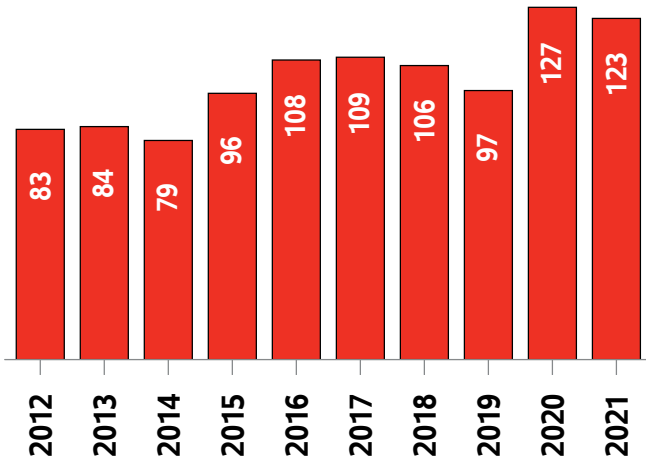
<sup>5</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<sup>6</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.

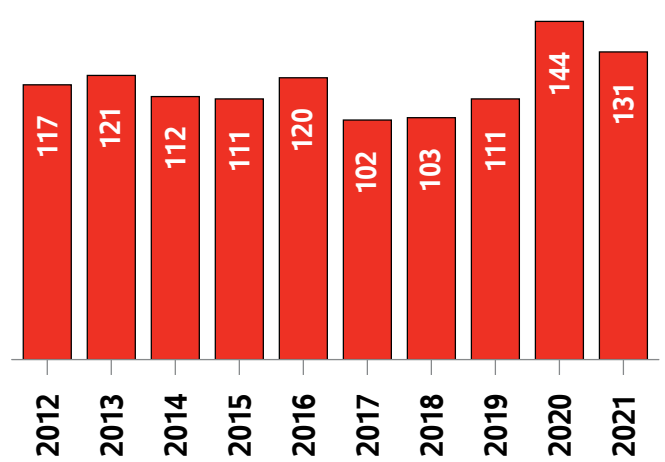


## London and St. Thomas MLS® Condo Townhouse Market Activity

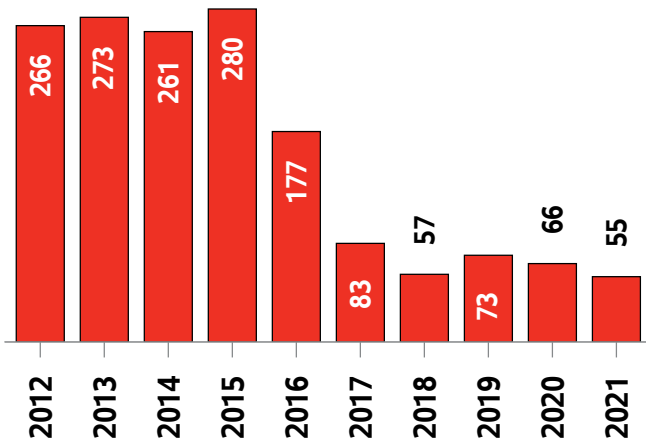
Sales Activity (August only)



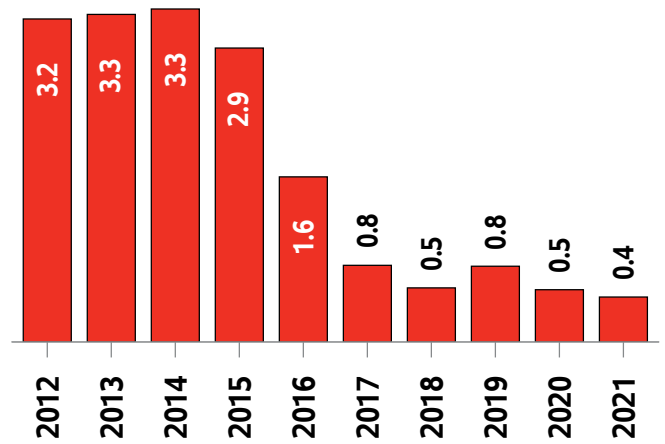
New Listings (August only)



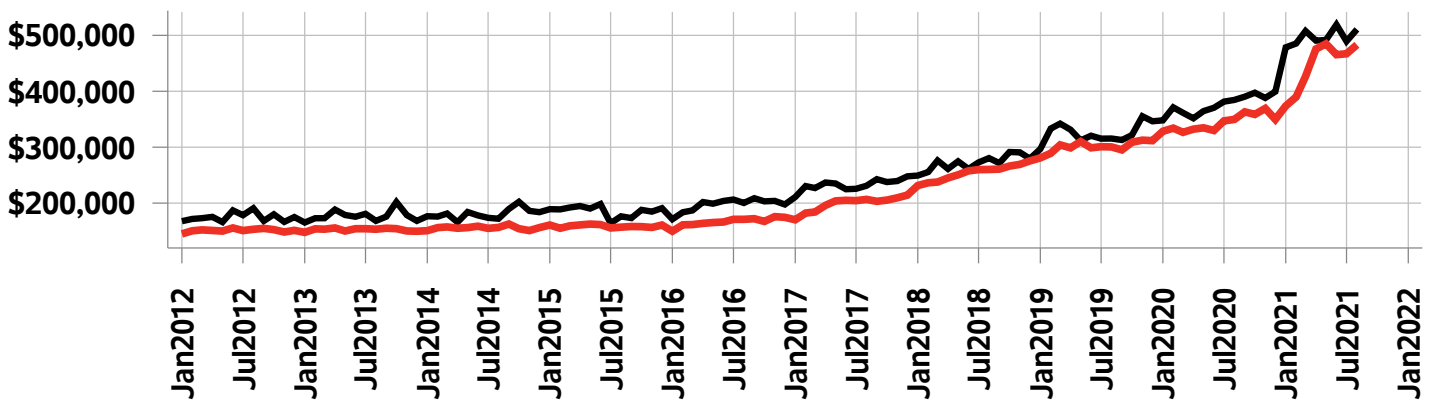
Active Listings (August only)



Months of Inventory (August only)

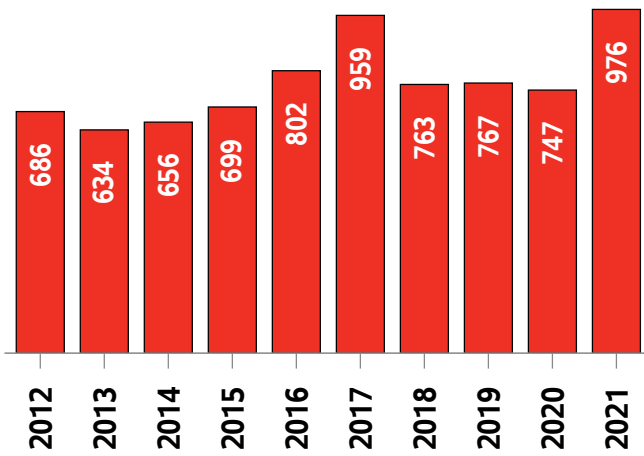


MLS® HPI Townhouse Benchmark Price and Average Price

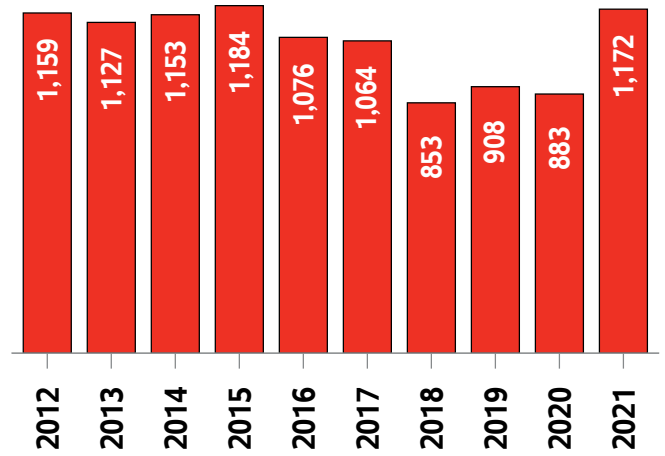


## London and St. Thomas MLS® Condo Townhouse Market Activity

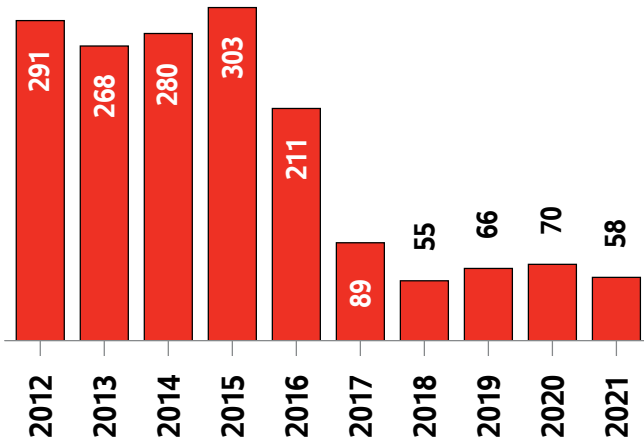
Sales Activity (August Year-to-date)



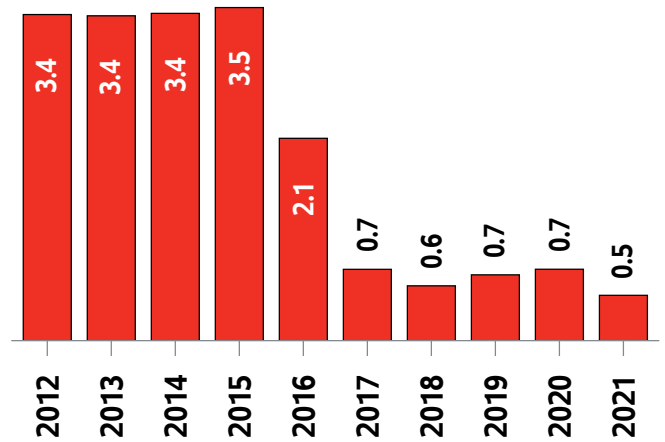
New Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup> (August 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.

**London and St. Thomas  
MLS® Apartment Market Activity**

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	83	12.2	23.9	23.9	31.7	59.6	97.6
Dollar Volume	\$29,923,231	24.6	64.1	128.9	136.3	258.1	306.5
New Listings	83	-11.7	33.9	29.7	-17.0	-13.5	0.0
Active Listings	45	-31.8	-22.4	-21.1	-82.6	-83.4	-82.1
Sales to New Listings Ratio <sup>1</sup>	100.0	78.7	108.1	104.7	63.0	54.2	50.6
Months of Inventory <sup>2</sup>	0.5	0.9	0.9	0.9	4.1	5.2	6.0
Average Price	\$360,521	11.0	32.5	84.8	79.3	124.4	105.7
Median Price	\$337,500	20.5	36.1	87.4	91.8	183.6	109.0
Sale to List Price Ratio	105.0	103.3	103.4	102.3	97.2	96.4	97.3
Median Days on Market	13.0	8.0	15.0	12.0	44.0	64.0	39.5
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	746	43.2	56.1	55.4	51.9	66.1	84.7
Dollar Volume	\$282,716,908	84.2	139.1	201.0	194.4	249.9	270.8
New Listings	871	34.6	50.2	48.6	-3.2	0.5	7.5
Active Listings <sup>3</sup>	61	-1.4	-10.6	-11.1	-76.5	-78.4	-75.1
Sales to New Listings Ratio <sup>4</sup>	85.6	80.5	82.4	81.9	54.6	51.8	49.9
Months of Inventory <sup>5</sup>	0.7	1.0	1.1	1.1	4.2	5.0	4.8
Average Price	\$378,977	28.6	53.2	93.6	93.8	110.6	100.8
Median Price	\$344,500	31.0	53.3	96.9	118.0	140.9	130.4
Sale to List Price Ratio	108.7	102.0	103.9	102.0	97.2	96.9	97.5
Median Days on Market	7.0	10.0	11.0	14.0	41.0	43.0	35.0

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

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

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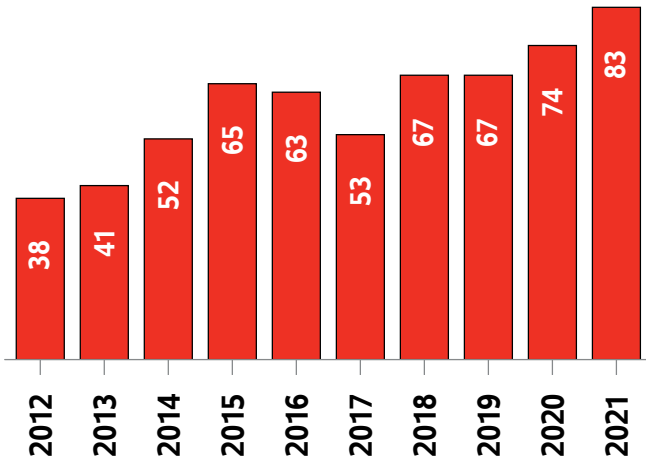
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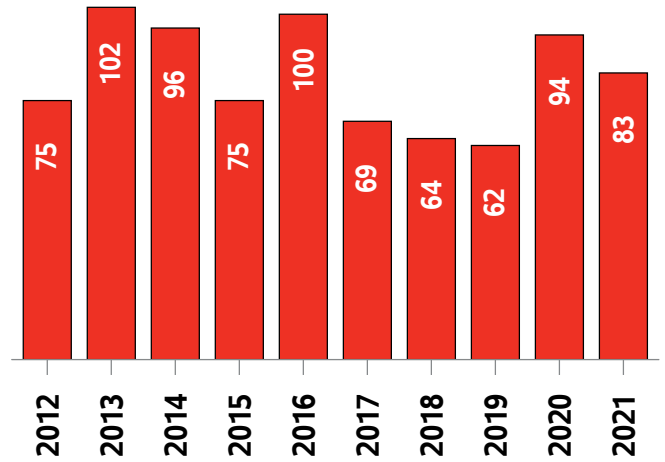
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## London and St. Thomas MLS® Apartment Market Activity

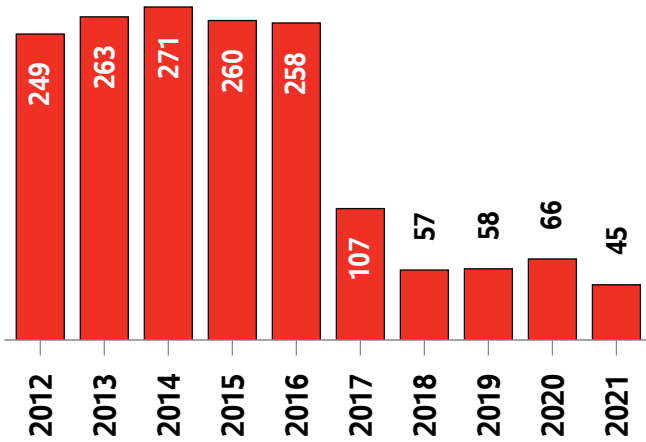
Sales Activity (August only)



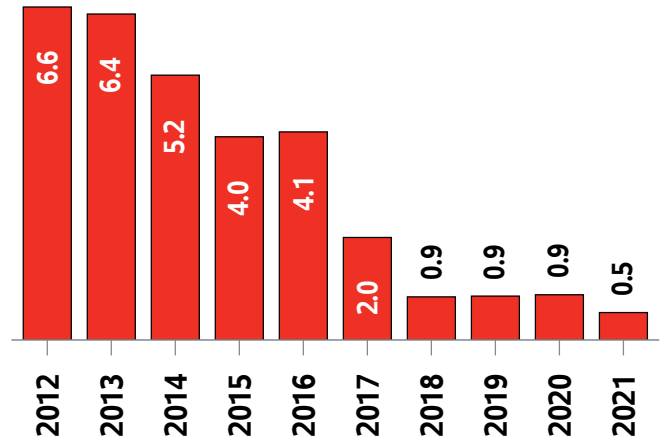
New Listings (August only)



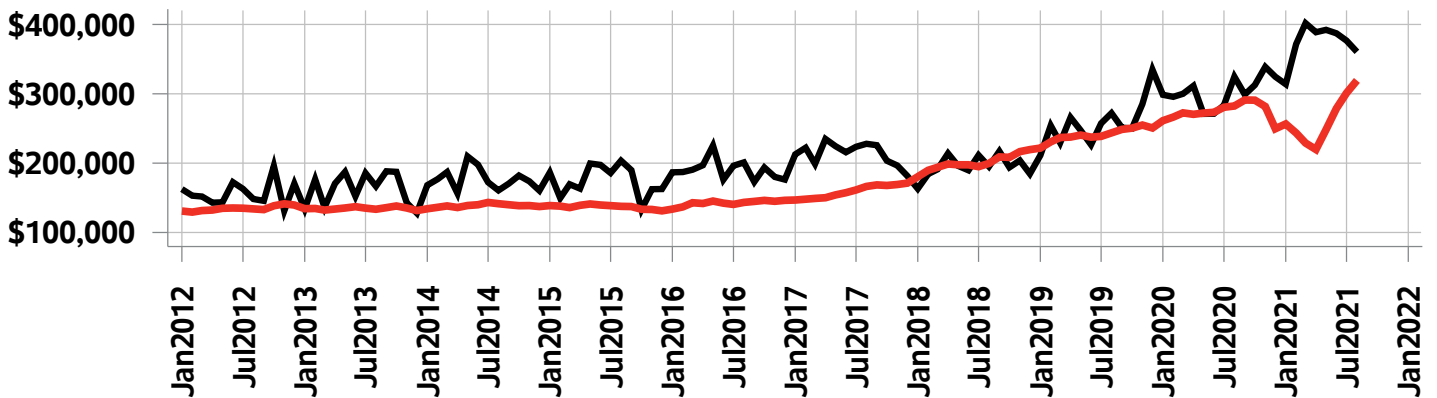
Active Listings (August only)



Months of Inventory (August only)

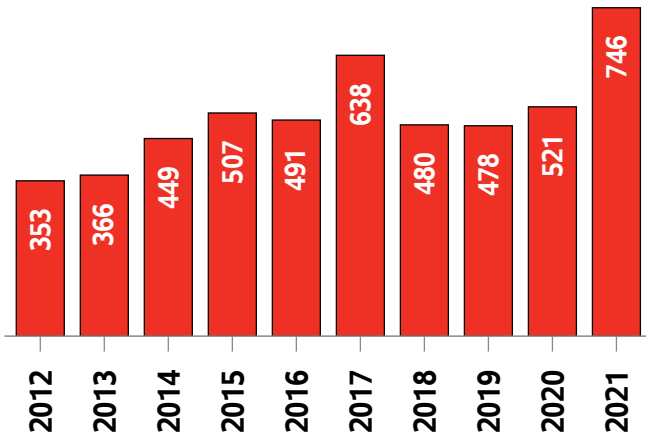


MLS® HPI Apartment Benchmark Price and Average Price

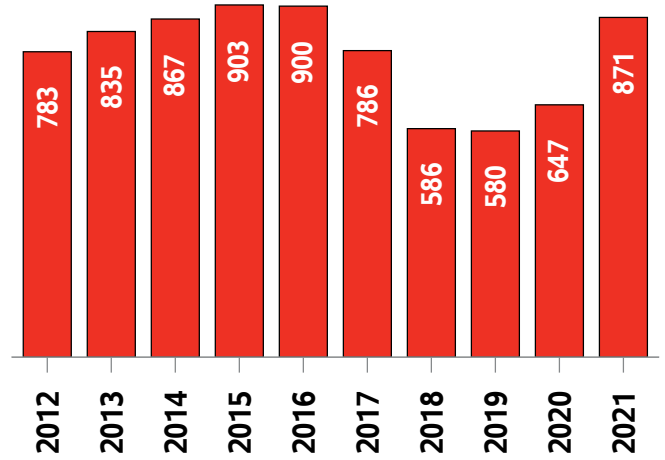


## London and St. Thomas MLS® Apartment Market Activity

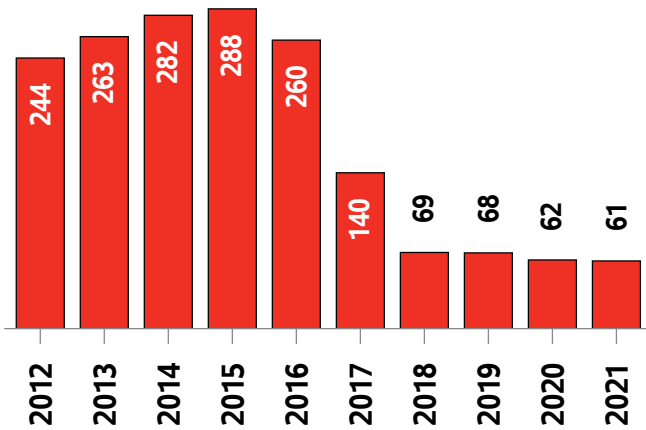
Sales Activity (August Year-to-date)



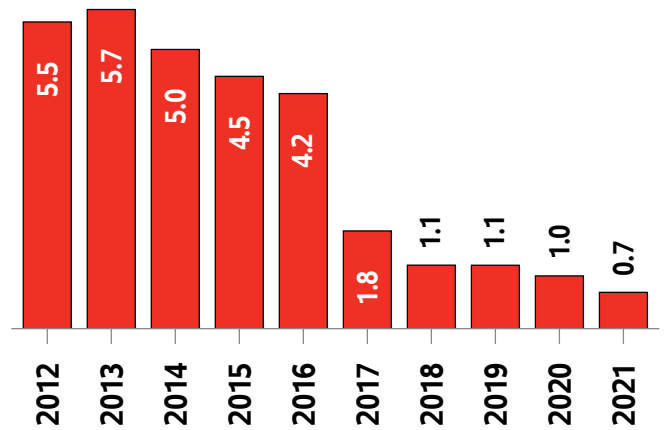
New Listings (August Year-to-date)



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



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



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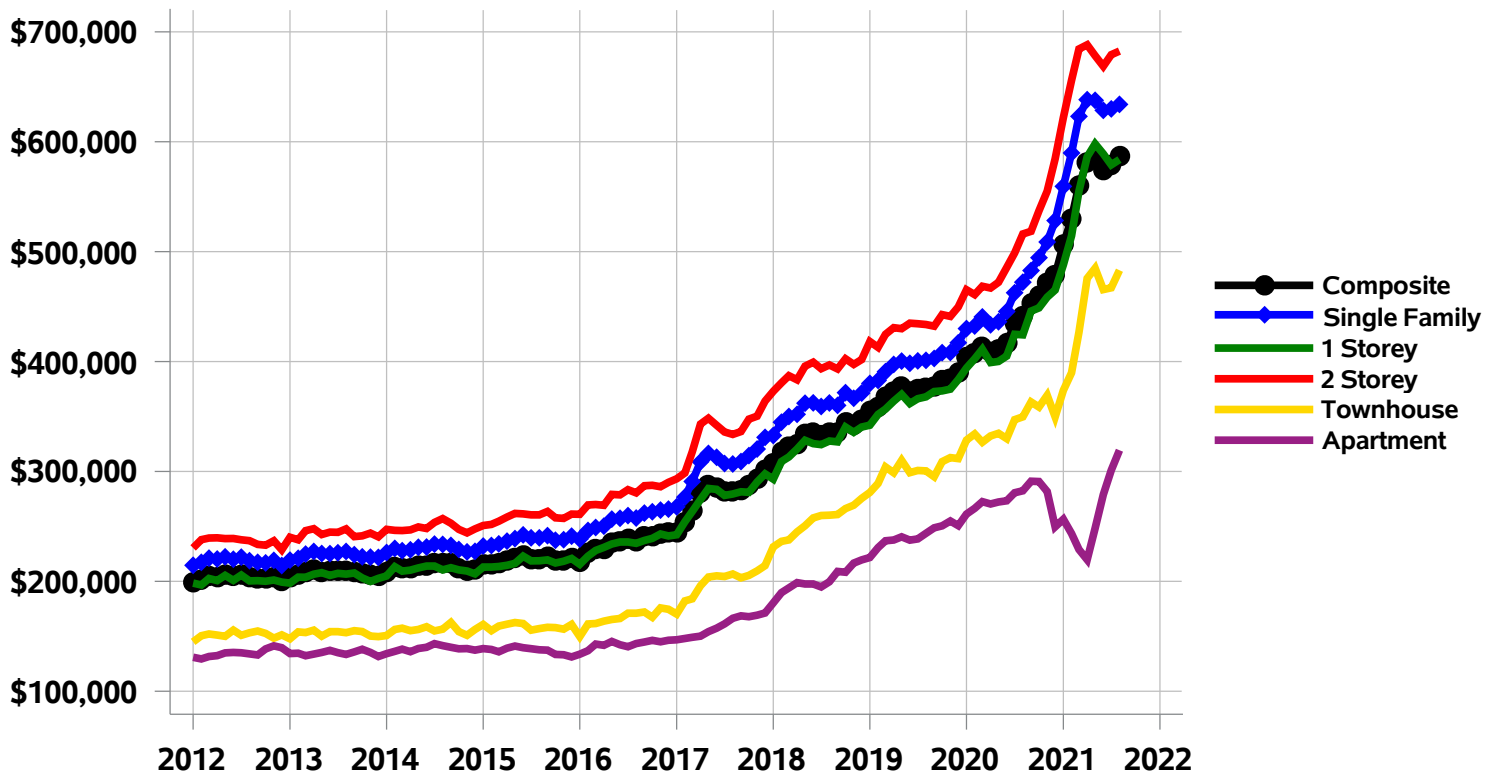
<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

## London and St. Thomas MLS® HPI Benchmark Price

### MLS® Home Price Index Benchmark Price

Benchmark Type:	August 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$586,800	1.4	0.1	10.7	32.9	74.8	147.7
Single Family	\$634,000	0.7	-0.6	7.5	34.3	75.0	146.1
One Storey	\$583,800	0.8	-2.4	13.5	37.6	78.2	148.8
Two Storey	\$682,500	0.5	0.6	4.1	32.2	72.0	143.3
Townhouse	\$483,100	3.4	-0.4	23.9	38.1	85.7	182.5
Apartment	\$319,300	6.0	28.6	31.1	13.1	60.0	122.7

### MLS® HPI Benchmark Price



## London and St. Thomas MLS® HPI Benchmark Descriptions

### 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

## London and St. Thomas MLS® HPI Benchmark Descriptions

### 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



## London and St. Thomas MLS® HPI Benchmark Descriptions

### 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

## London MLS® Residential Market Activity

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	689	-1.7	14.5	17.0	11.3	42.1	45.4
Dollar Volume	\$425,011,175	20.8	72.2	95.8	146.8	247.3	296.5
New Listings	728	-5.0	0.8	8.5	-8.1	-4.8	-21.3
Active Listings	358	-44.1	-58.7	-53.5	-70.5	-79.6	-82.6
Sales to New Listings Ratio <sup>1</sup>	94.6	91.5	83.4	87.8	78.2	63.4	51.2
Months of Inventory <sup>2</sup>	0.5	0.9	1.4	1.3	2.0	3.6	4.3
Average Price	\$616,852	22.9	50.5	67.4	121.7	144.5	172.8
Median Price	\$575,000	23.7	51.2	70.7	130.0	150.0	173.8
Sale to List Price Ratio	108.3	104.9	101.6	101.8	99.1	98.0	97.4
Median Days on Market	9.0	8.0	12.5	12.0	21.0	31.0	34.0
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	5,797	32.6	24.7	26.7	20.5	39.4	47.0
Dollar Volume	\$3,625,924,709	76.5	90.0	114.9	165.9	240.3	285.6
New Listings	7,095	22.5	10.6	17.8	1.6	-3.9	-6.2
Active Listings <sup>3</sup>	418	-44.2	-48.6	-41.9	-68.0	-75.8	-77.9
Sales to New Listings Ratio <sup>4</sup>	81.7	75.5	72.5	76.0	68.9	56.3	52.1
Months of Inventory <sup>5</sup>	0.6	1.4	1.4	1.3	2.2	3.3	3.8
Average Price	\$625,483	33.2	52.4	69.6	120.7	144.2	162.4
Median Price	\$585,000	34.4	53.5	72.6	122.5	151.1	165.9
Sale to List Price Ratio	112.4	103.4	103.5	103.4	99.0	97.8	97.7
Median Days on Market	7.0	8.0	8.0	9.0	19.0	27.0	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> 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.

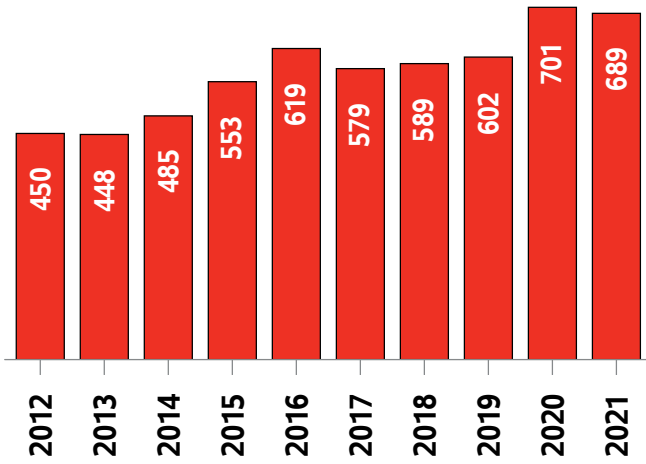
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</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.

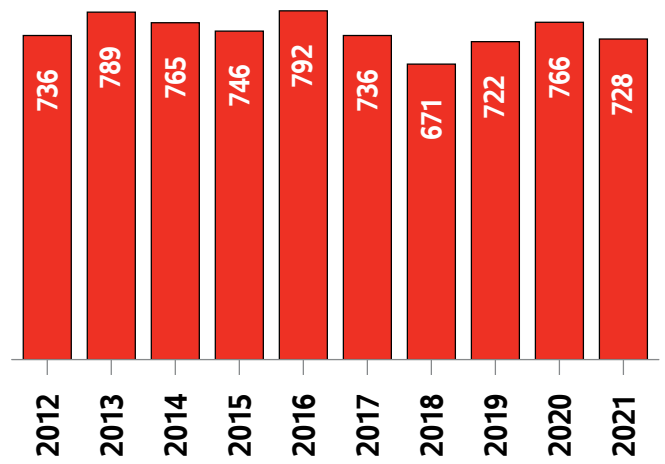
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## London MLS® Residential Market Activity

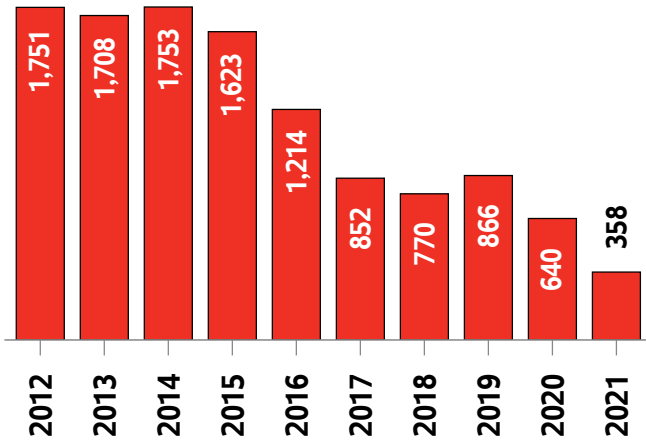
Sales Activity (August only)



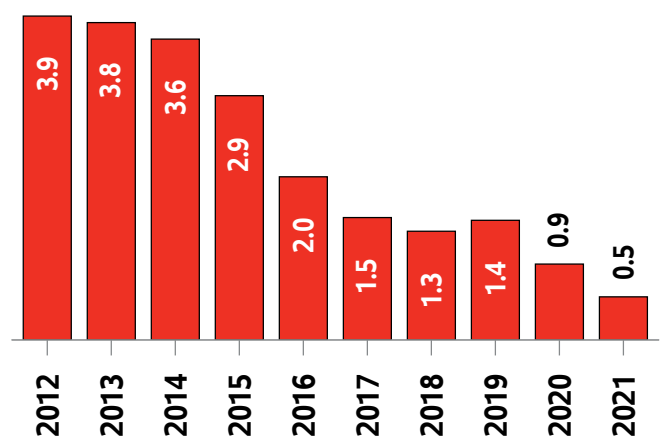
New Listings (August only)



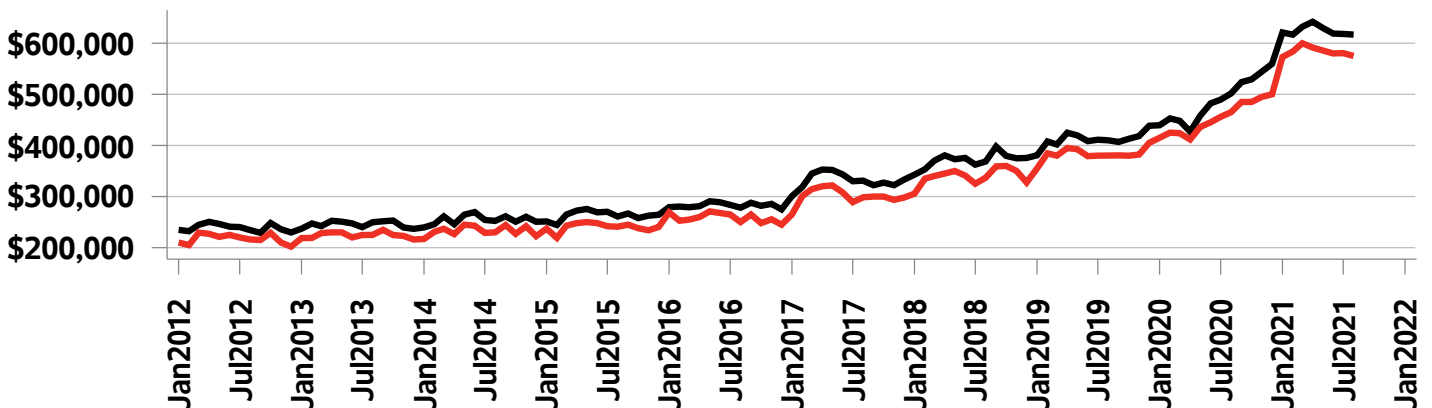
Active Listings (August only)



Months of Inventory (August only)

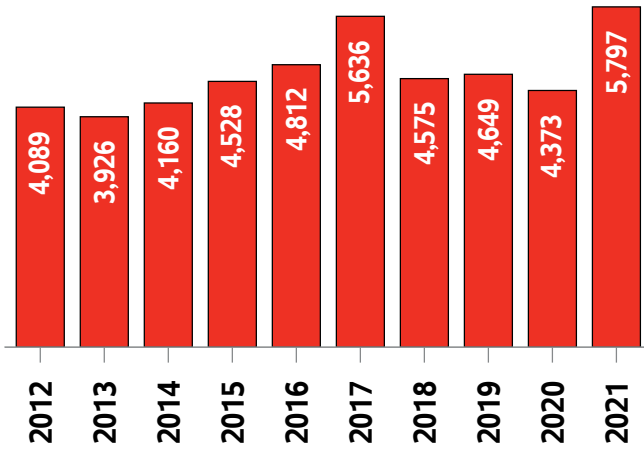


Average Price and Median Price

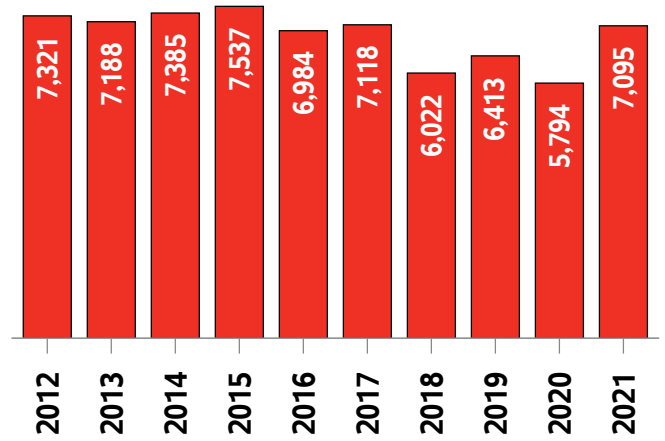


## London MLS® Residential Market Activity

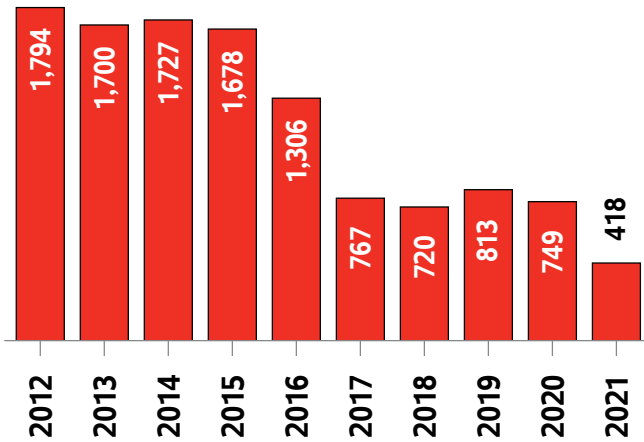
Sales Activity (August Year-to-date)



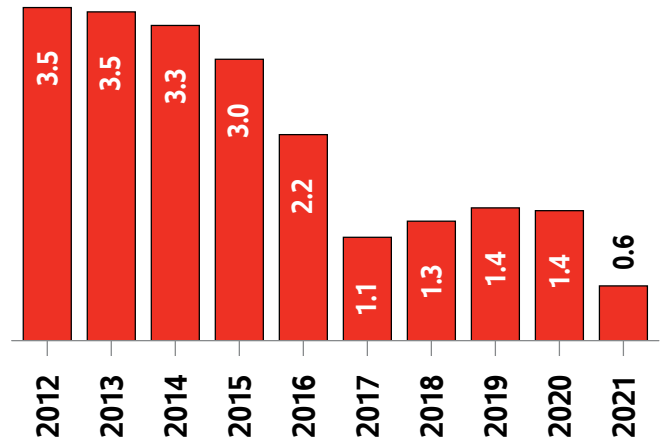
New Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup> (August 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.

## Elgin MLS® Residential Market Activity

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	24	-33.3	14.3	-4.0	-17.2	50.0	0.0
Dollar Volume	\$14,486,979	-16.4	74.6	66.7	115.9	229.5	148.9
New Listings	34	36.0	-10.5	30.8	21.4	-17.1	-35.8
Active Listings	34	-17.1	-63.0	-44.3	-61.8	-79.8	-82.9
Sales to New Listings Ratio <sup>1</sup>	70.6	144.0	55.3	96.2	103.6	39.0	45.3
Months of Inventory <sup>2</sup>	1.4	1.1	4.4	2.4	3.1	10.5	8.3
Average Price	\$603,624	25.4	52.7	73.7	160.9	119.7	148.9
Median Price	\$598,500	32.1	61.8	90.0	182.3	195.6	180.7
Sale to List Price Ratio	108.0	102.7	98.3	98.1	96.7	95.2	95.5
Median Days on Market	10.5	17.0	41.0	17.0	35.0	101.0	58.5
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	235	32.0	47.8	53.6	6.8	55.6	102.6
Dollar Volume	\$147,149,707	86.5	148.3	165.0	158.8	337.6	446.7
New Listings	284	12.3	-2.7	31.5	-6.3	-18.2	-21.5
Active Listings <sup>3</sup>	31	-43.9	-58.1	-43.5	-72.8	-78.8	-81.7
Sales to New Listings Ratio <sup>4</sup>	82.7	70.4	54.5	70.8	72.6	43.5	32.0
Months of Inventory <sup>5</sup>	1.0	2.4	3.7	2.8	4.1	7.6	11.5
Average Price	\$626,169	41.3	68.0	72.5	142.2	181.2	169.8
Median Price	\$622,900	48.3	78.0	91.2	165.1	203.9	207.6
Sale to List Price Ratio	106.9	100.1	99.1	98.6	96.2	95.4	94.9
Median Days on Market	9.0	17.0	21.0	17.0	48.0	56.0	70.0

<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> 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.

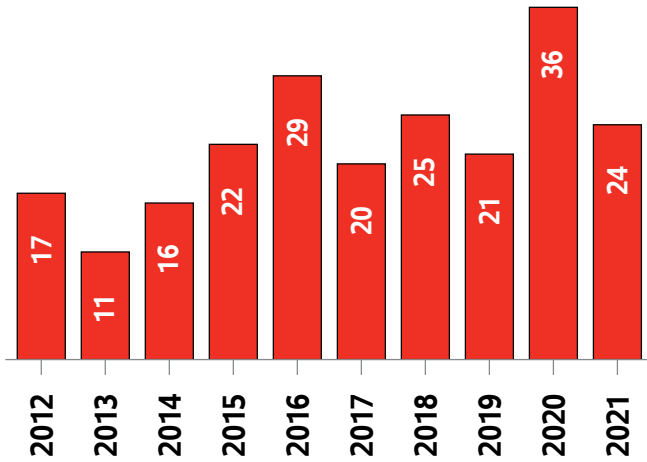
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</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.

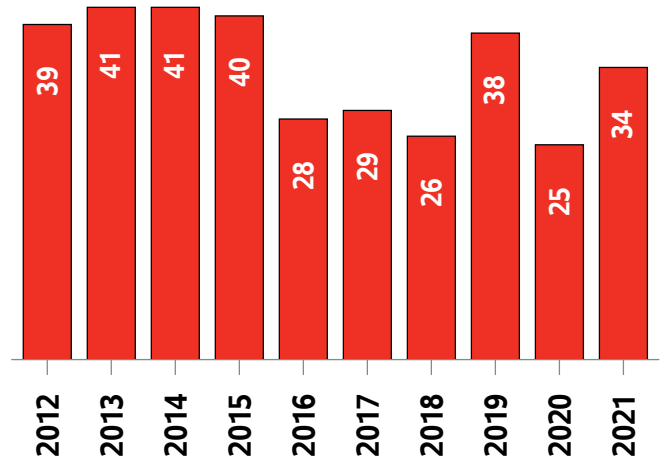
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Elgin MLS® Residential Market Activity

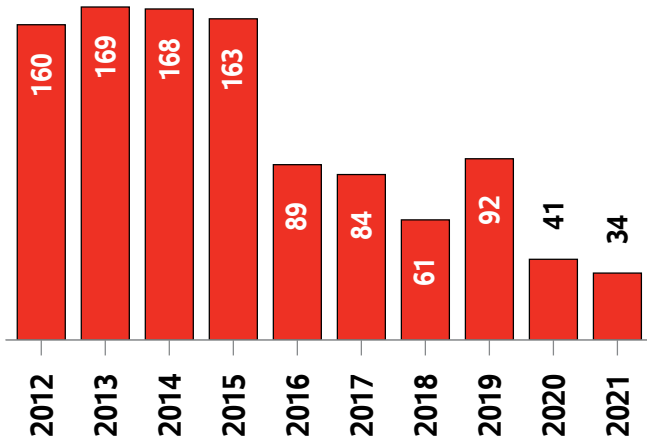
Sales Activity (August only)



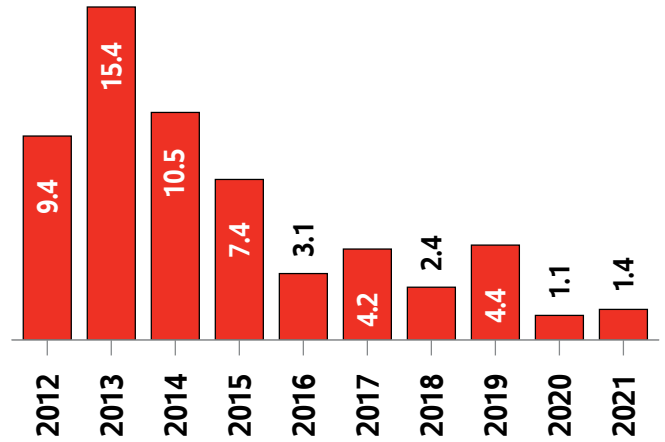
New Listings (August only)



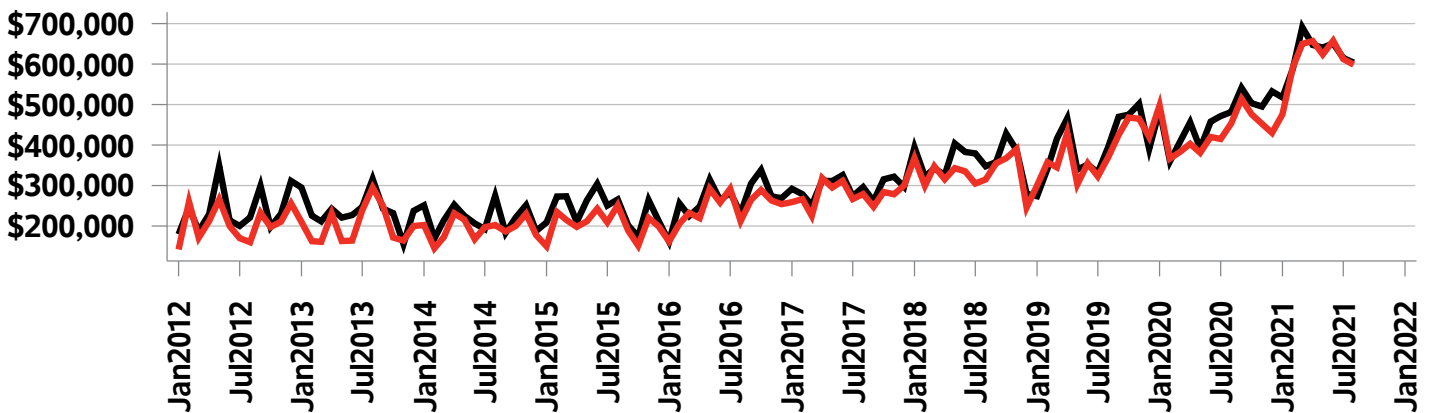
Active Listings (August only)



Months of Inventory (August only)

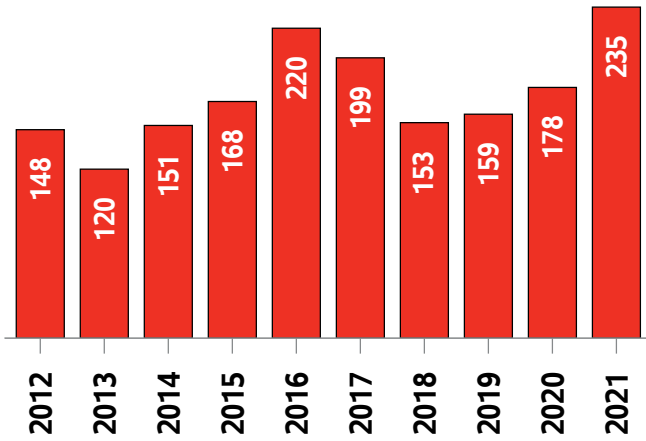


Average Price and Median Price

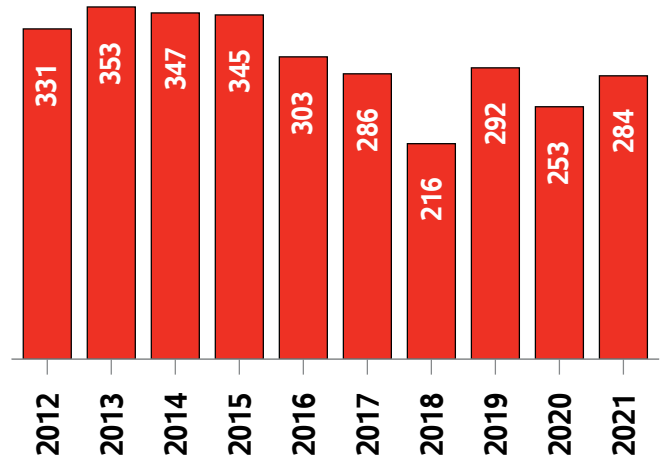


## Elgin MLS® Residential Market Activity

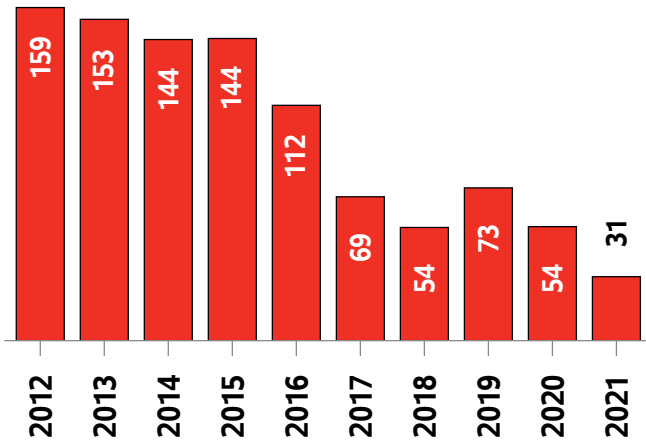
Sales Activity (August Year-to-date)



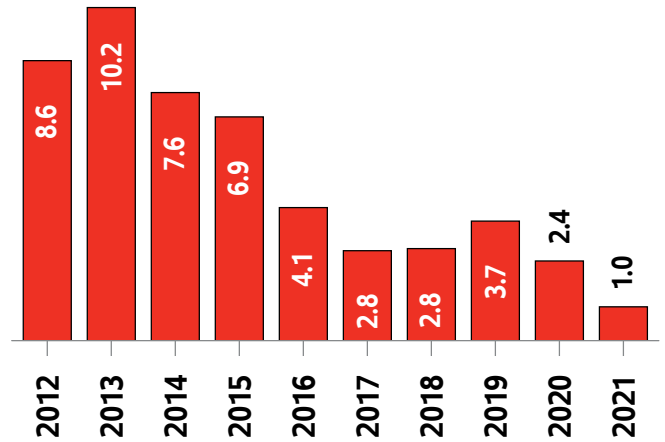
New Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup> (August 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.

## Middlesex MLS® Residential Market Activity

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	29	-6.5	-6.5	-3.3	11.5	7.4	141.7
Dollar Volume	\$25,759,886	12.6	54.4	63.9	144.4	149.2	643.5
New Listings	40	11.1	-16.7	25.0	8.1	8.1	8.1
Active Listings	35	-53.9	-70.1	-39.7	-65.3	-77.3	-73.7
Sales to New Listings Ratio <sup>1</sup>	72.5	86.1	64.6	93.8	70.3	73.0	32.4
Months of Inventory <sup>2</sup>	1.2	2.5	3.8	1.9	3.9	5.7	11.1
Average Price	\$888,272	20.4	65.1	69.6	119.1	132.0	207.6
Median Price	\$880,000	26.3	75.1	96.6	114.6	143.8	223.9
Sale to List Price Ratio	106.9	103.6	102.2	99.7	98.4	97.3	97.1
Median Days on Market	10.0	13.0	13.0	21.5	23.5	29.0	58.5
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	266	44.6	15.7	23.1	20.9	27.3	76.2
Dollar Volume	\$233,490,342	99.9	88.3	108.9	176.7	194.8	363.0
New Listings	351	13.6	-13.1	16.2	-12.5	-20.6	0.9
Active Listings <sup>3</sup>	34	-59.4	-66.1	-49.7	-71.5	-78.4	-71.5
Sales to New Listings Ratio <sup>4</sup>	75.8	59.5	56.9	71.5	54.9	47.3	43.4
Months of Inventory <sup>5</sup>	1.0	3.6	3.5	2.5	4.3	6.0	6.3
Average Price	\$877,783	38.3	62.8	69.7	128.9	131.7	162.8
Median Price	\$825,500	37.9	67.3	72.0	142.3	142.8	182.7
Sale to List Price Ratio	110.7	101.4	101.1	100.6	98.6	97.3	97.0
Median Days on Market	7.0	12.5	13.0	13.5	29.0	37.0	32.0

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

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

<sup>3</sup> 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>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

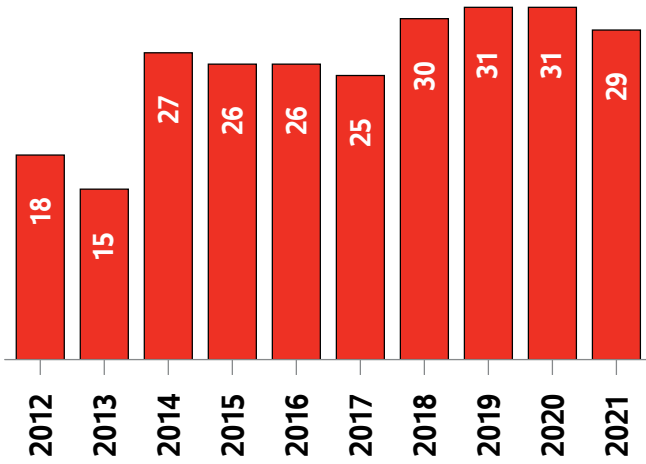
<sup>5</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<sup>6</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.

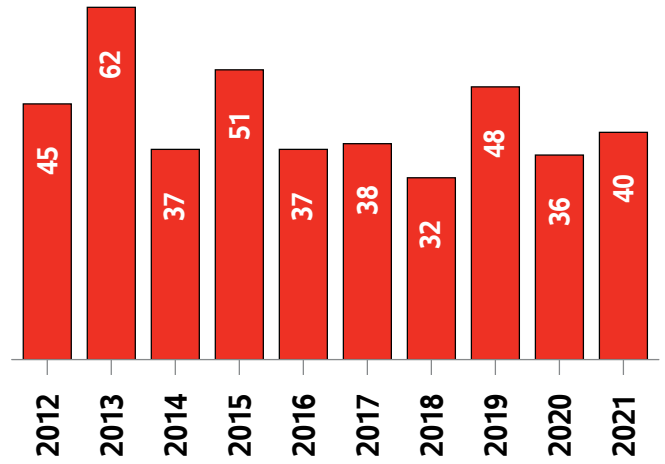


## Middlesex MLS® Residential Market Activity

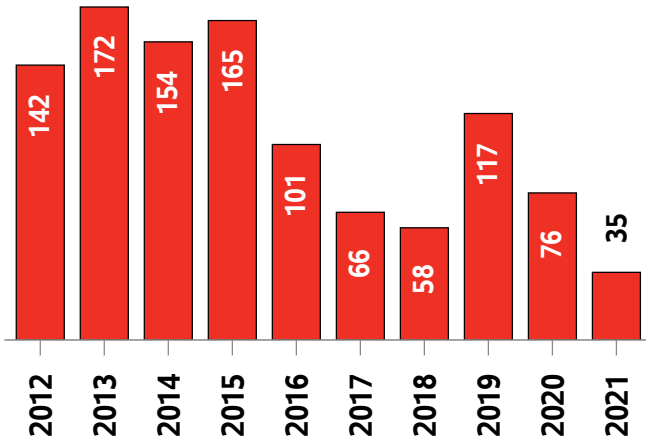
Sales Activity (August only)



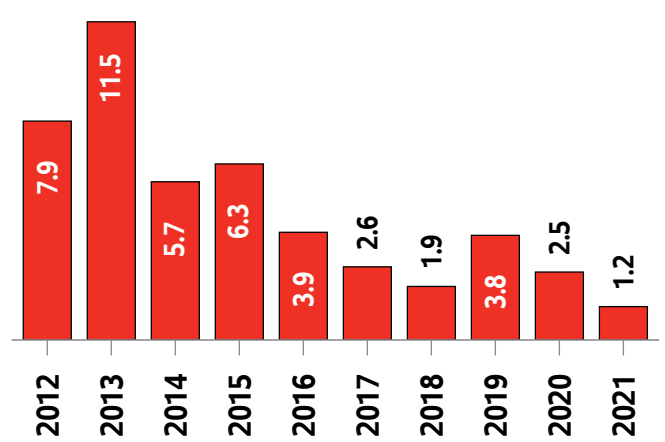
New Listings (August only)



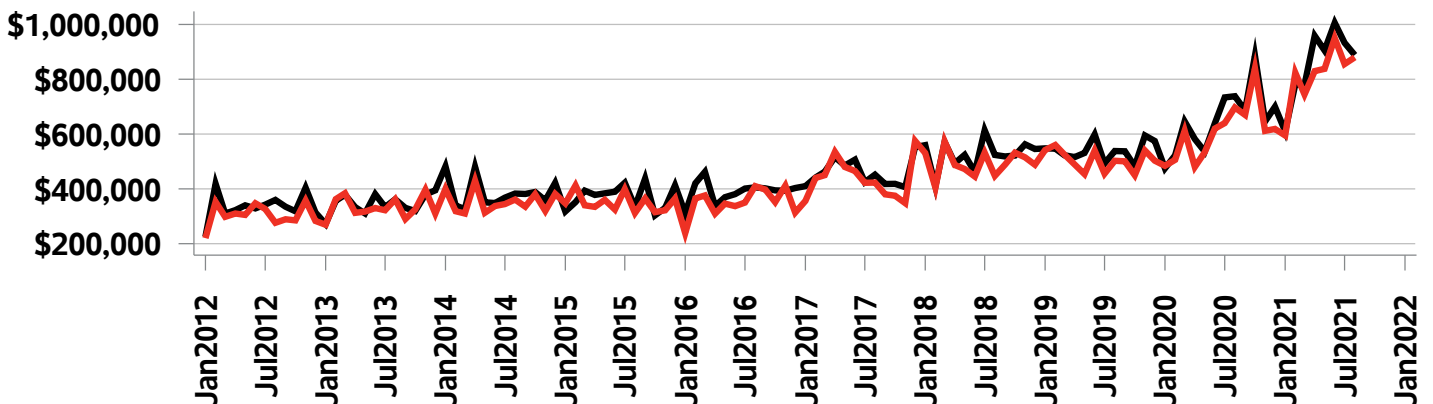
Active Listings (August only)



Months of Inventory (August only)

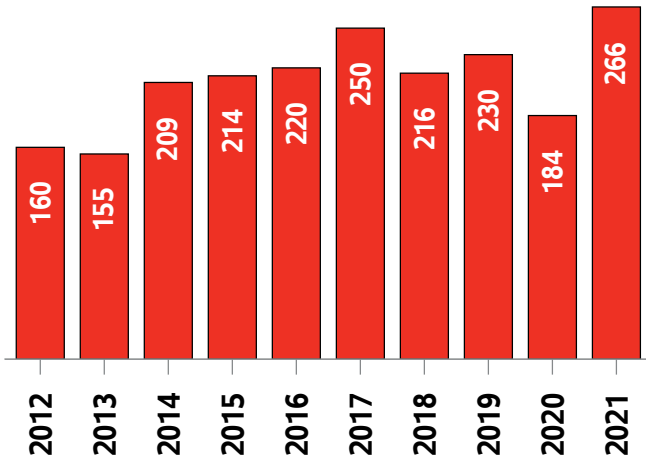


Average Price and Median Price

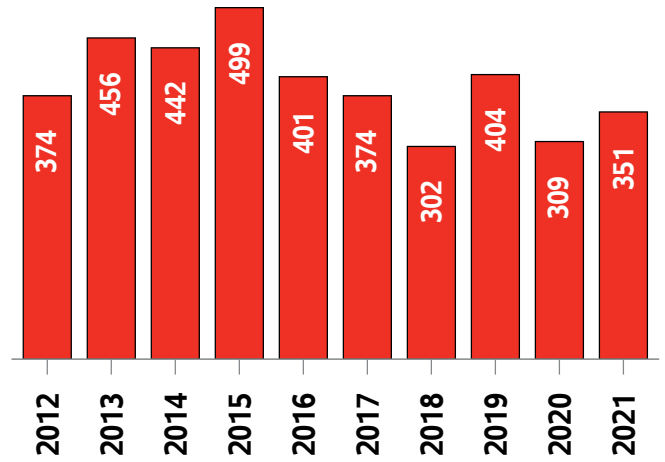


## Middlesex MLS® Residential Market Activity

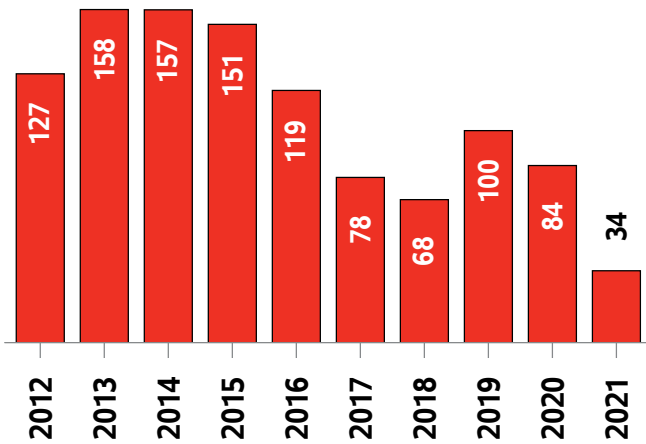
Sales Activity (August Year-to-date)



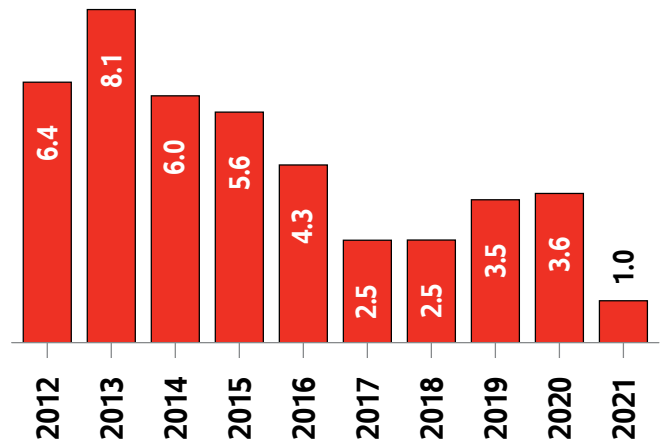
New Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup> (August 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.

## Strathroy- Caradoc MLS® Residential Market Activity

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	29	-52.5	-14.7	31.8	-14.7	7.4	3.6
Dollar Volume	\$17,499,021	-40.9	18.8	119.0	91.4	174.9	158.6
New Listings	33	-44.1	-23.3	-25.0	-21.4	-28.3	-28.3
Active Listings	38	-53.1	-59.1	-51.9	-60.0	-74.1	-71.0
Sales to New Listings Ratio <sup>1</sup>	87.9	103.4	79.1	50.0	81.0	58.7	60.9
Months of Inventory <sup>2</sup>	1.3	1.3	2.7	3.6	2.8	5.4	4.7
Average Price	\$603,415	24.4	39.3	66.1	124.4	156.0	149.7
Median Price	\$550,018	22.2	38.5	60.0	114.9	140.2	136.6
Sale to List Price Ratio	107.1	102.4	100.3	101.6	95.6	97.1	97.1
Median Days on Market	13.0	7.0	13.5	22.0	22.5	45.0	54.0
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	330	6.8	12.2	28.9	20.4	43.5	57.1
Dollar Volume	\$205,301,943	42.8	66.4	134.1	184.4	279.6	341.4
New Listings	386	-7.4	-8.7	6.3	-4.5	-7.7	-4.9
Active Listings <sup>3</sup>	31	-67.4	-64.9	-55.6	-72.1	-79.5	-77.3
Sales to New Listings Ratio <sup>4</sup>	85.5	74.1	69.5	70.5	67.8	55.0	51.7
Months of Inventory <sup>5</sup>	0.8	2.5	2.4	2.2	3.3	5.3	5.3
Average Price	\$622,127	33.7	48.2	81.6	136.2	164.6	180.9
Median Price	\$600,000	37.1	51.9	88.5	138.1	162.9	185.7
Sale to List Price Ratio	112.6	101.3	100.1	100.3	97.2	96.9	97.2
Median Days on Market	7.0	13.0	13.0	12.5	28.0	49.0	38.5

<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.

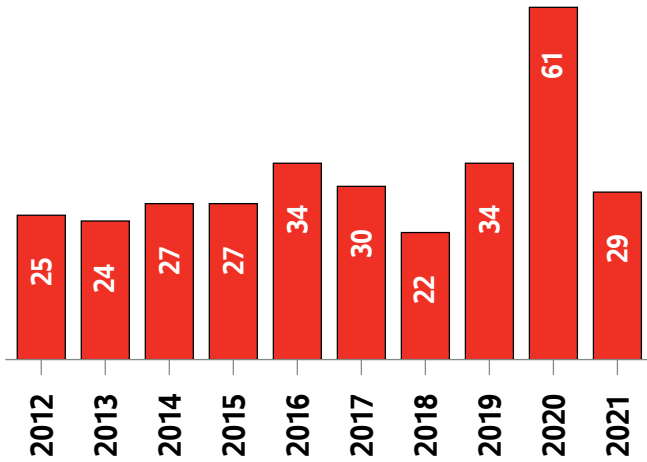
<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

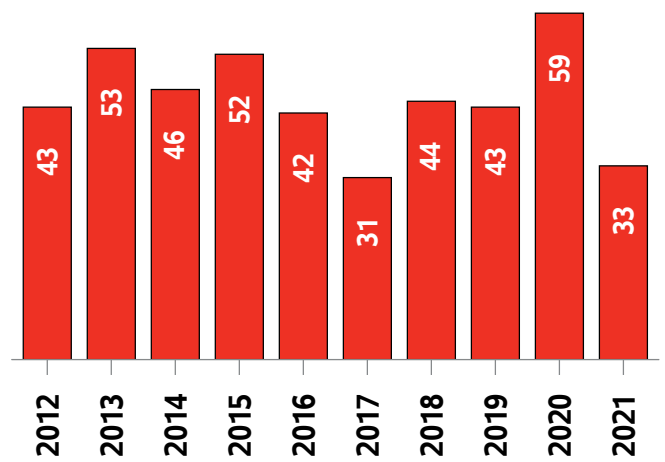
<sup>5</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<sup>6</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.

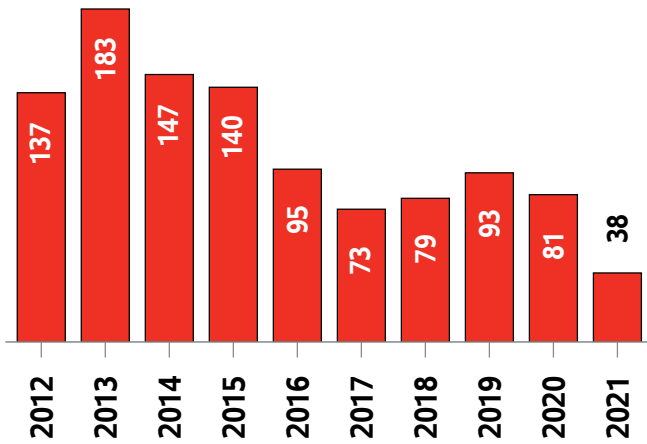
**Sales Activity (August only)**



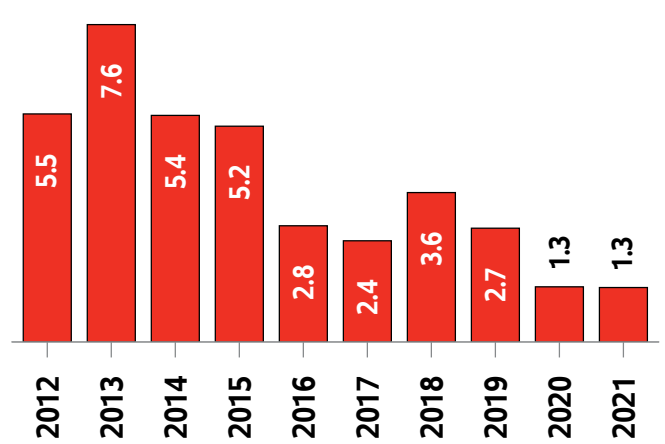
**New Listings (August only)**



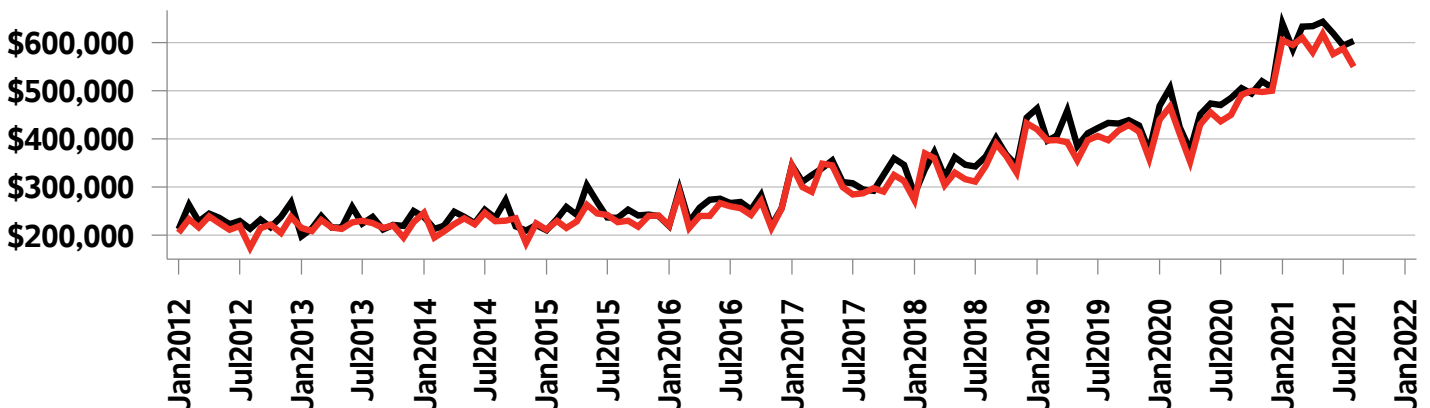
**Active Listings (August only)**



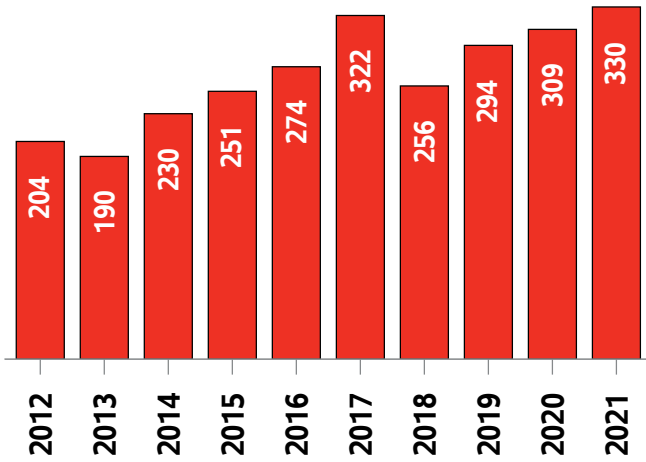
**Months of Inventory (August only)**



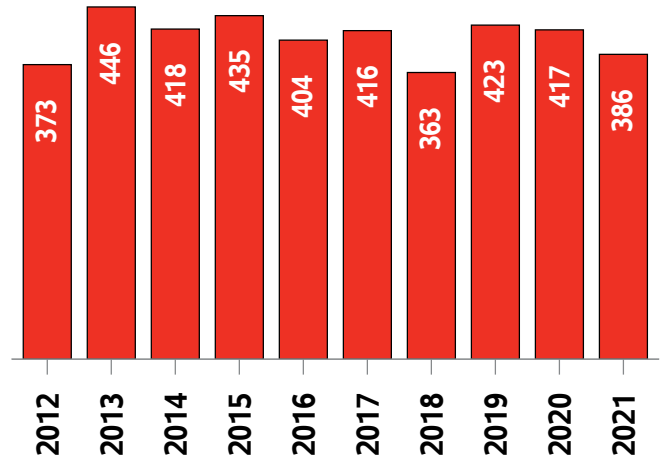
**Average Price and Median Price**



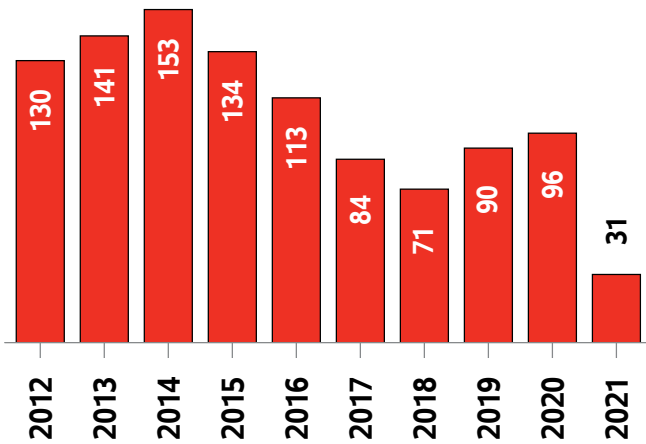
**Sales Activity (August Year-to-date)**



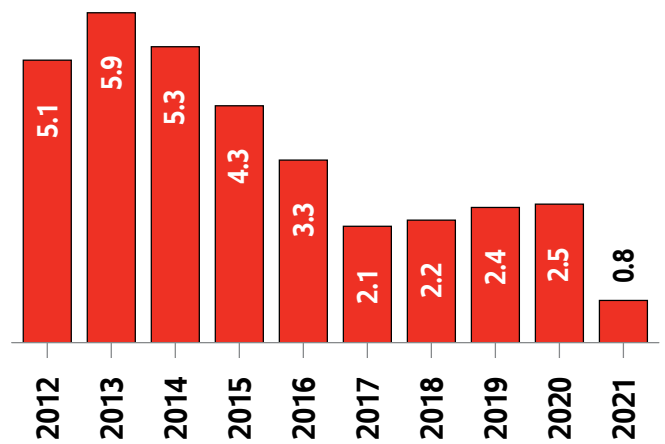
**New Listings (August Year-to-date)**



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



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

## St. Thomas MLS® Residential Market Activity

Actual	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	82	3.8	22.4	15.5	36.7	24.2	41.4
Dollar Volume	\$46,438,226	30.2	99.7	120.8	244.0	267.2	304.0
New Listings	91	18.2	-1.1	15.2	21.3	-8.1	2.2
Active Listings	45	28.6	-45.8	-46.4	-64.0	-81.4	-81.9
Sales to New Listings Ratio <sup>1</sup>	90.1	102.6	72.8	89.9	80.0	66.7	65.2
Months of Inventory <sup>2</sup>	0.5	0.4	1.2	1.2	2.1	3.7	4.3
Average Price	\$566,320	25.4	63.2	91.1	151.7	195.6	185.8
Median Price	\$550,200	23.4	63.0	100.1	153.0	199.8	190.7
Sale to List Price Ratio	107.5	104.4	99.2	100.6	97.9	96.7	97.3
Median Days on Market	8.0	8.0	11.0	12.0	22.0	46.5	42.5
Year-to-date	August 2021	Compared to <sup>6</sup>					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	617	18.7	19.6	11.0	10.0	32.4	34.7
Dollar Volume	\$332,983,288	62.5	86.4	103.6	161.1	254.0	293.2
New Listings	708	19.6	14.2	9.1	2.6	-8.3	-9.6
Active Listings <sup>3</sup>	36	-38.7	-46.8	-46.7	-73.4	-84.7	-85.4
Sales to New Listings Ratio <sup>4</sup>	87.1	87.8	83.2	85.7	81.3	60.4	58.5
Months of Inventory <sup>5</sup>	0.5	0.9	1.0	1.0	1.9	4.0	4.3
Average Price	\$539,681	36.9	55.9	83.5	137.4	167.4	191.9
Median Price	\$525,000	38.2	57.9	84.2	137.6	169.2	190.1
Sale to List Price Ratio	111.2	102.3	101.3	101.6	98.1	96.8	97.4
Median Days on Market	6.0	8.0	11.0	10.0	23.0	38.0	35.0

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

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

<sup>3</sup> 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.

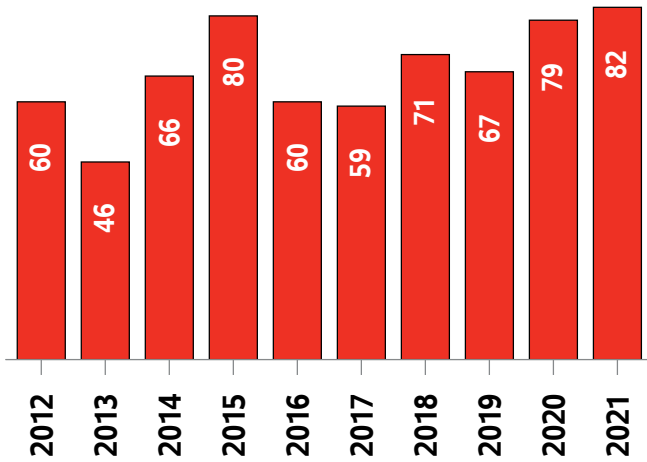
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</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.

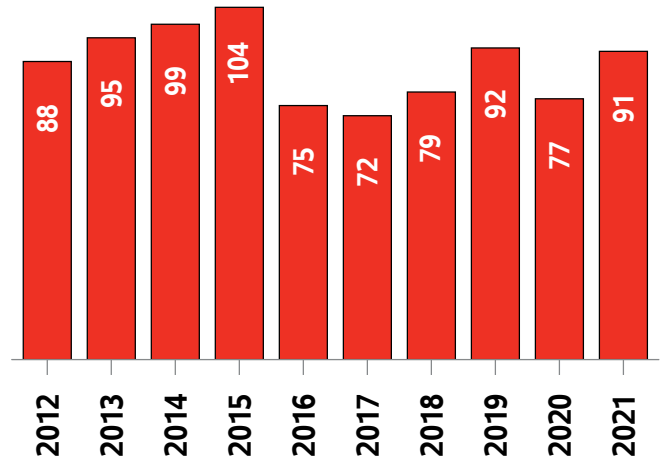
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## St. Thomas MLS® Residential Market Activity

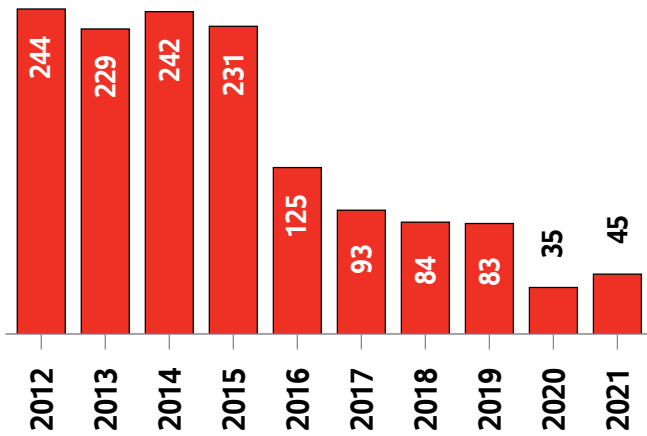
Sales Activity (August only)



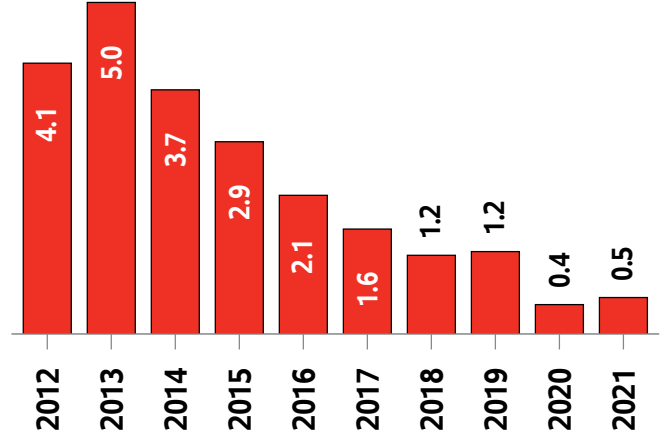
New Listings (August only)



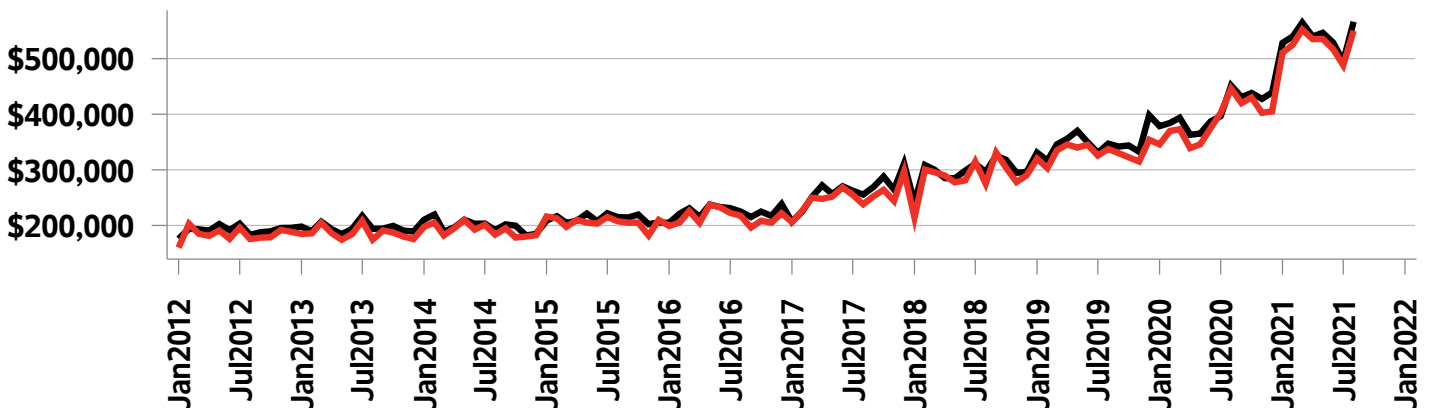
Active Listings (August only)



Months of Inventory (August only)

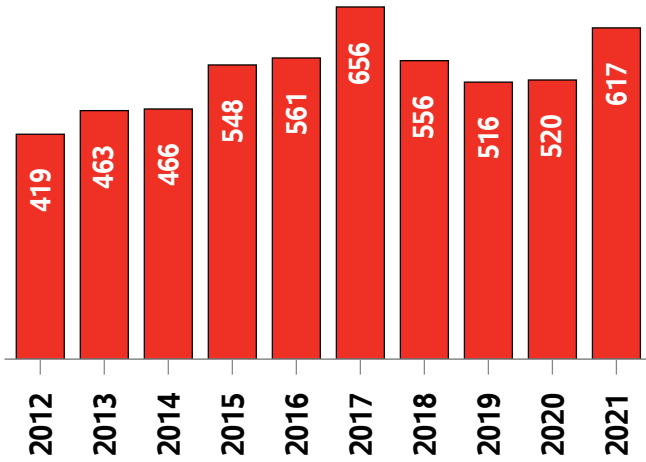


Average Price and Median Price

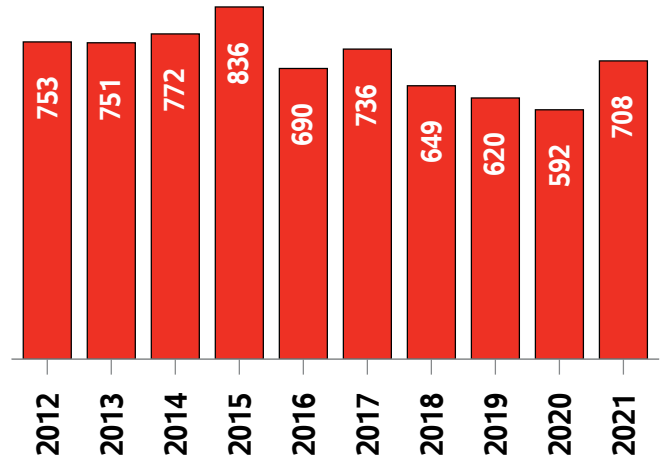


## St. Thomas MLS® Residential Market Activity

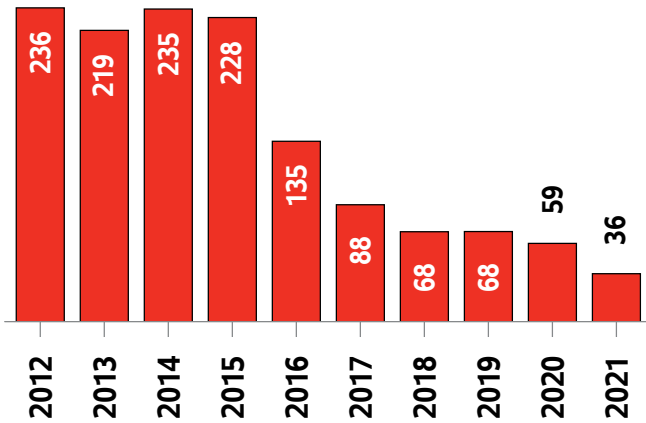
Sales Activity (August Year-to-date)



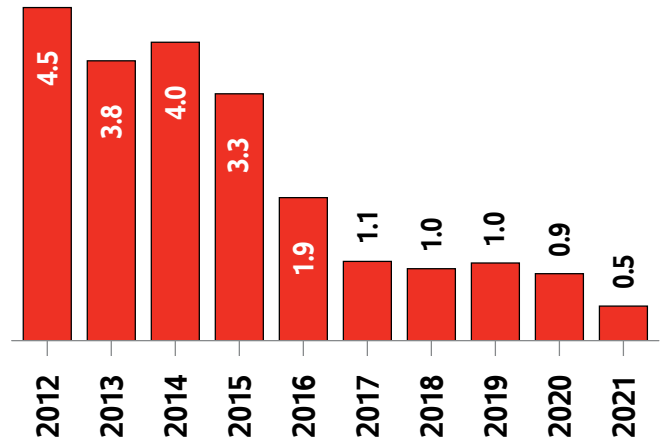
New Listings (August Year-to-date)



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



Months of Inventory <sup>2</sup> (August 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.