



## London and St. Thomas Residential Market Activity and MLS® Home Price Index Report July 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	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	993	-17.9	8.8	7.1	5.0	9.0	46.0
Dollar Volume	\$610,608,797	3.9	65.6	82.5	130.7	164.9	296.8
New Listings	1,196	-10.7	-8.4	0.8	6.2	-20.1	-7.6
Active Listings	822	-33.6	-51.6	-44.5	-64.5	-75.8	-77.1
Sales to New Listings Ratio <sup>1</sup>	83.0	90.4	69.9	78.1	84.0	60.9	52.5
Months of Inventory <sup>2</sup>	0.8	1.0	1.9	1.6	2.4	3.7	5.3
Average Price	\$614,913	26.6	52.2	70.3	119.7	143.0	171.7
Median Price	\$575,000	27.8	55.4	76.9	123.5	151.1	178.5
Sale to List Price Ratio	107.4	103.0	101.2	101.1	98.3	97.2	97.0
Median Days on Market	10.0	10.0	13.0	12.0	25.0	35.0	34.0

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	7,377	34.6	25.9	29.0	21.6	43.6	54.6
Dollar Volume	\$4,645,736,671	85.0	95.9	124.4	175.6	255.9	315.4
New Listings	9,105	21.2	8.5	17.9	0.6	-6.6	-5.7
Active Listings <sup>3</sup>	684	-48.7	-51.6	-44.7	-70.3	-77.8	-78.7
Sales to New Listings Ratio <sup>4</sup>	81.0	72.9	69.8	74.0	67.0	52.7	49.5
Months of Inventory <sup>5</sup>	0.6	1.7	1.7	1.5	2.7	4.2	4.7
Average Price	\$629,760	37.5	55.6	73.9	126.7	147.9	168.8
Median Price	\$586,500	37.0	56.4	77.2	130.0	155.0	172.8
Sale to List Price Ratio	112.0	102.3	102.6	102.6	98.4	97.4	97.4
Median Days on Market	7.0	10.0	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.

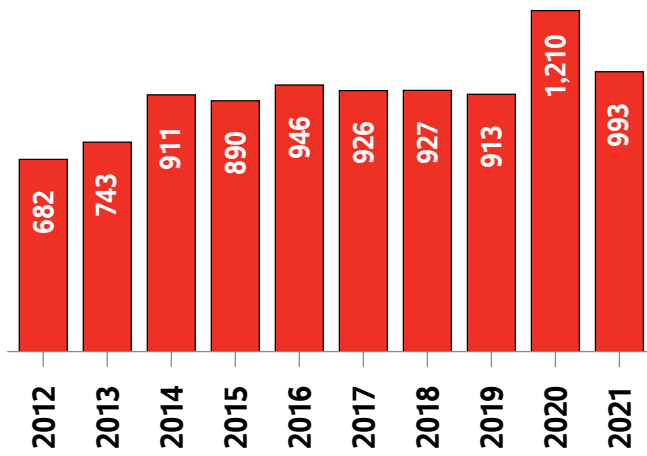
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

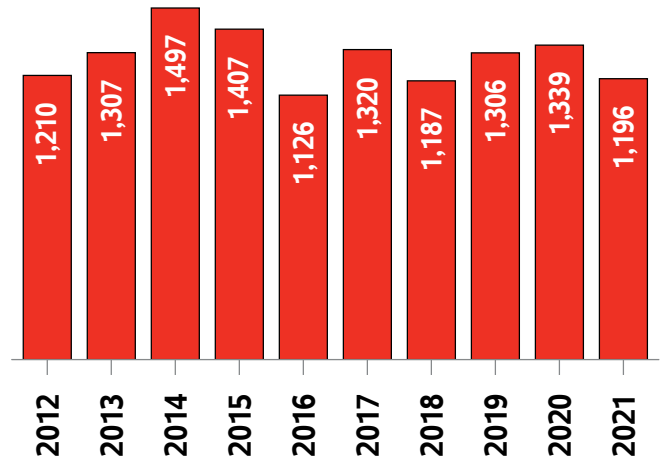
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

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

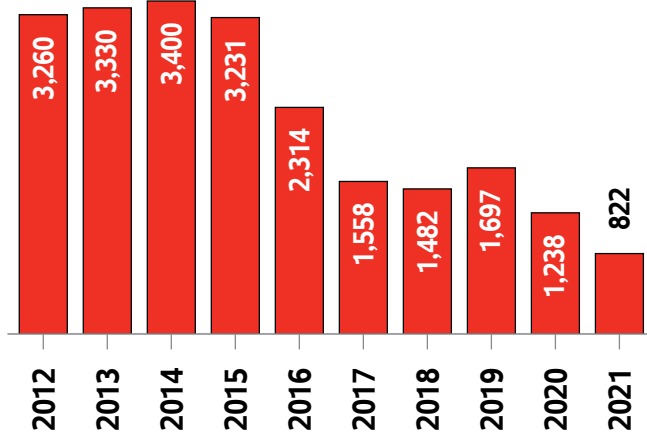
Sales Activity (July only)



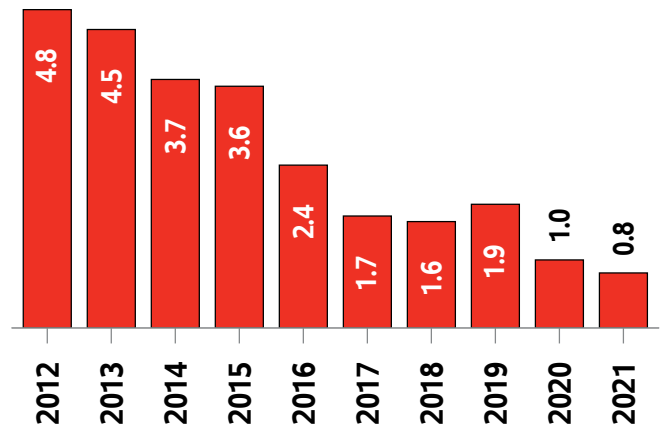
New Listings (July only)



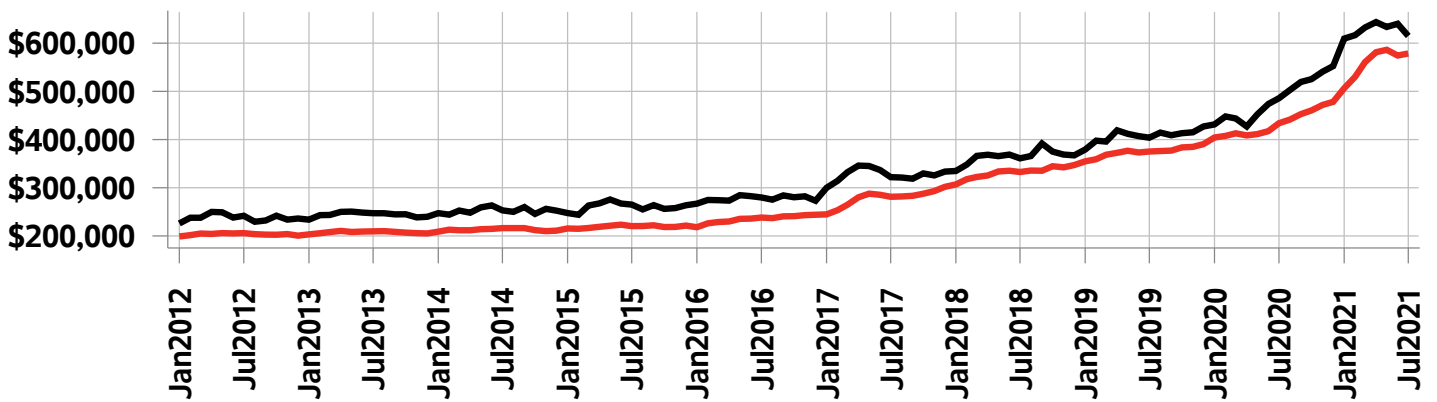
Active Listings (July only)



Months of Inventory (July only)

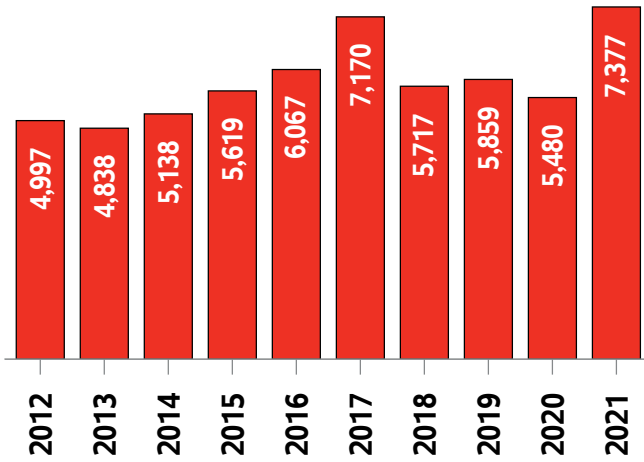


MLS® HPI Composite Benchmark Price and Average Price

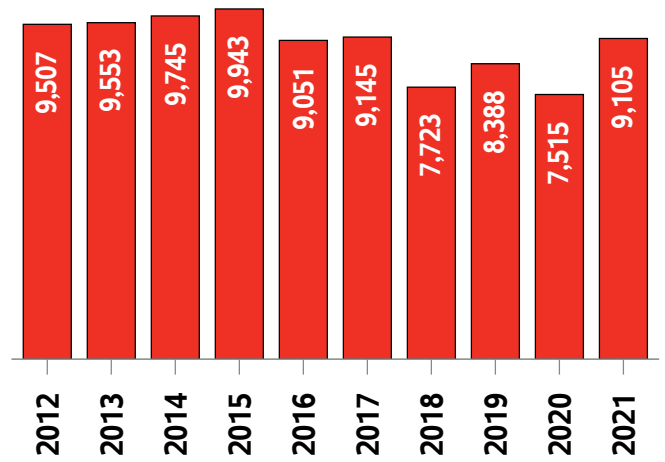


## London and St. Thomas MLS® Residential Market Activity

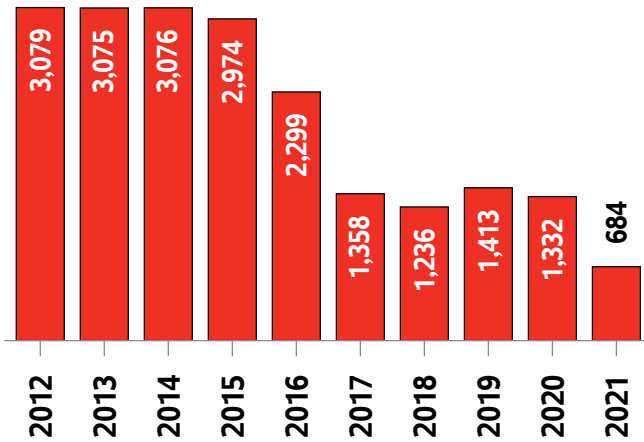
Sales Activity (July Year-to-date)



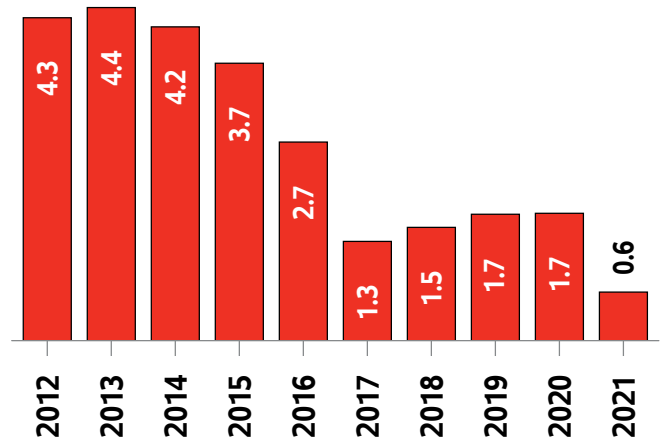
New Listings (July Year-to-date)



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



Months of Inventory <sup>2</sup> (July 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	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	749	-18.1	4.8	5.2	0.0	5.3	40.8
Dollar Volume	\$497,662,524	3.3	62.7	78.7	120.6	154.6	288.9
New Listings	893	-14.7	-15.2	-5.4	-2.9	-26.6	-13.4
Active Listings	631	-38.9	-57.3	-49.8	-64.2	-76.9	-78.2
Sales to New Listings Ratio <sup>1</sup>	83.9	87.3	67.9	75.4	81.4	58.5	51.6
Months of Inventory <sup>2</sup>	0.8	1.1	2.1	1.8	2.4	3.8	5.4
Average Price	\$664,436	26.0	55.3	69.9	120.6	141.7	176.2
Median Price	\$617,000	24.6	58.2	78.8	126.0	149.8	180.5
Sale to List Price Ratio	108.0	103.2	100.9	100.9	98.5	97.2	97.1
Median Days on Market	10.0	9.0	13.0	11.0	22.0	32.0	33.0

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	5,485	33.3	21.6	25.2	13.8	34.4	45.3
Dollar Volume	\$3,751,156,658	84.1	91.3	116.9	160.7	236.5	300.0
New Listings	6,805	17.8	1.1	11.4	-4.0	-11.9	-12.3
Active Listings <sup>3</sup>	515	-53.3	-57.4	-49.6	-70.3	-78.7	-80.0
Sales to New Listings Ratio <sup>4</sup>	80.6	71.2	67.0	71.7	68.0	52.8	48.6
Months of Inventory <sup>5</sup>	0.7	1.9	1.9	1.6	2.5	4.1	4.8
Average Price	\$683,894	38.1	57.3	73.3	129.1	150.3	175.3
Median Price	\$628,000	36.5	57.0	74.4	130.9	155.3	177.9
Sale to List Price Ratio	112.4	102.2	102.1	102.2	98.6	97.4	97.4
Median Days on Market	7.0	9.5	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.

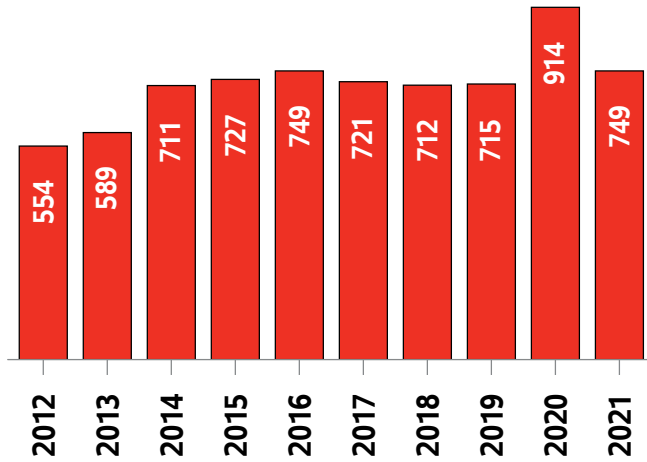
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

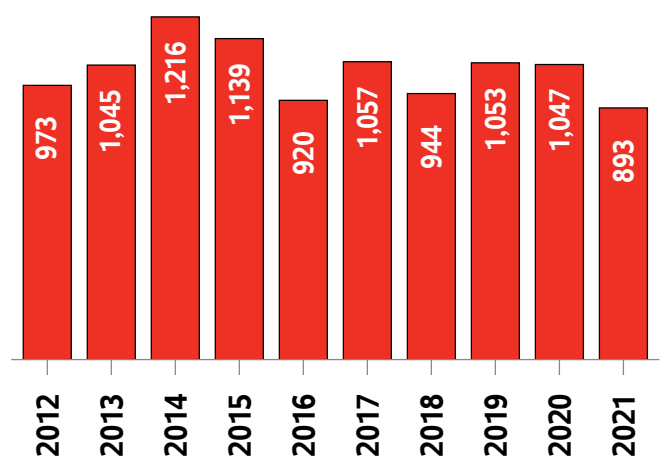
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

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

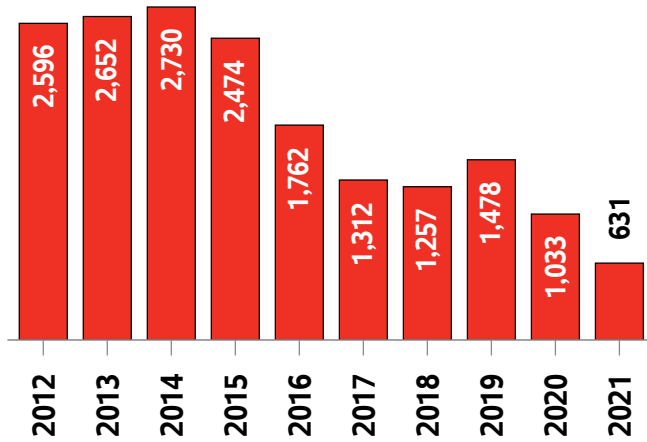
Sales Activity (July only)



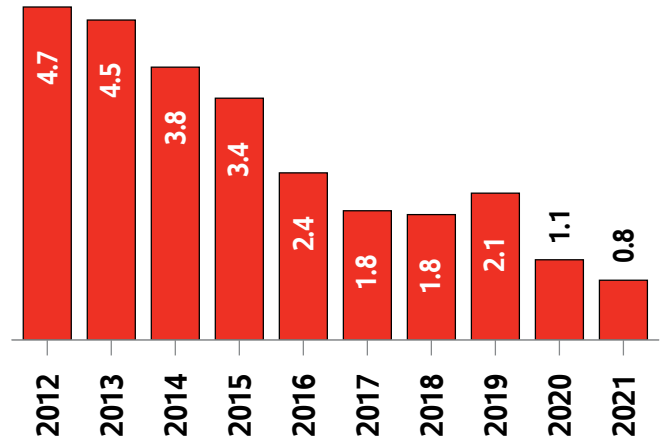
New Listings (July only)



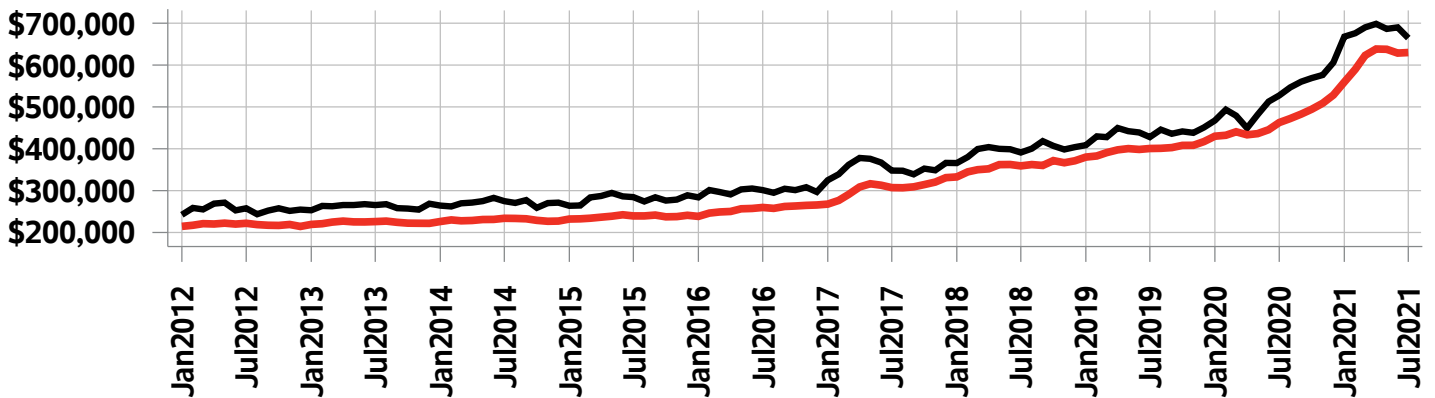
Active Listings (July only)



Months of Inventory (July only)

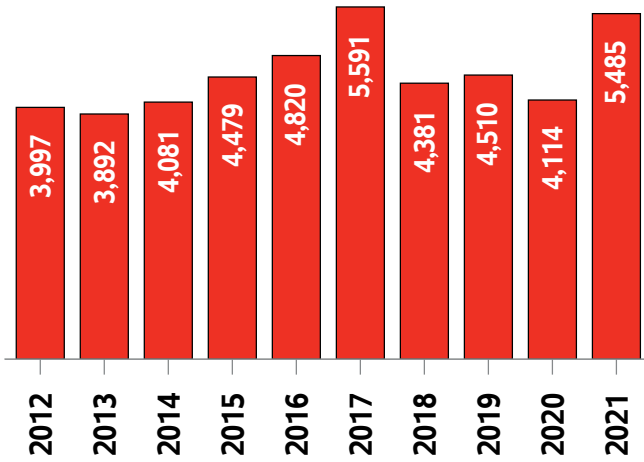


MLS® HPI Single Family Benchmark Price and Average Price

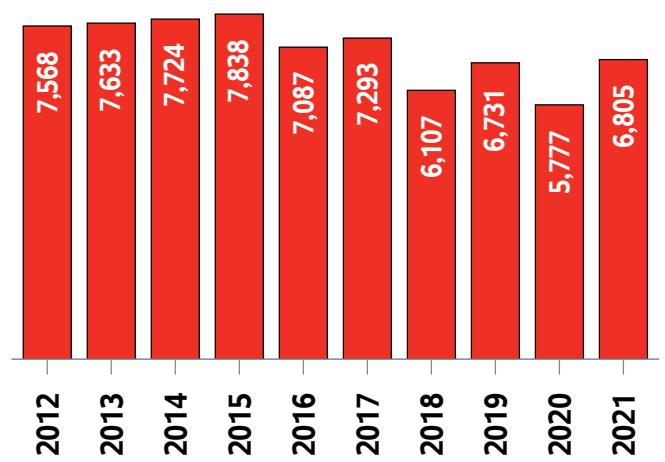


## London and St. Thomas MLS® Single Family Market Activity

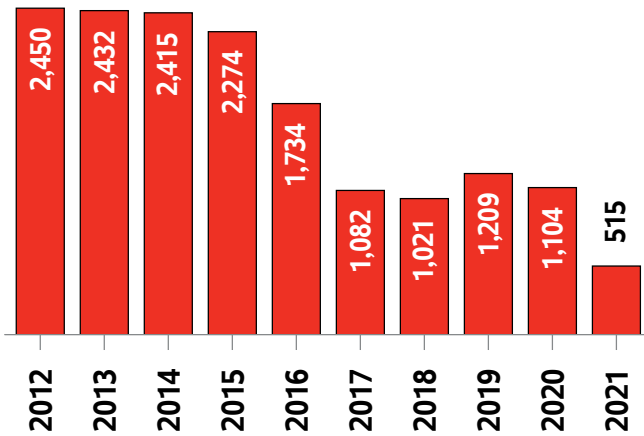
Sales Activity (July Year-to-date)



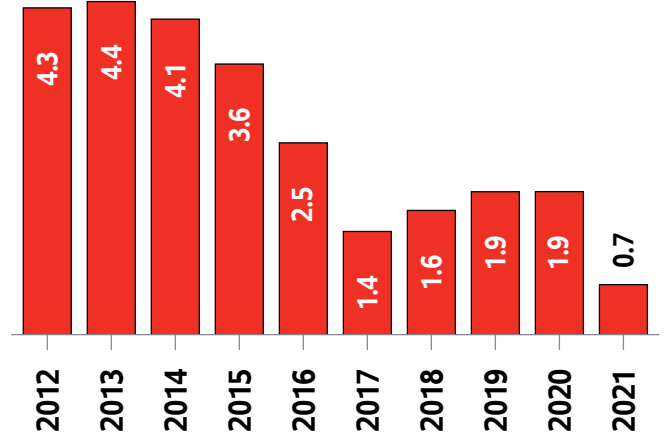
New Listings (July Year-to-date)



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



Months of Inventory <sup>2</sup> (July 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	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	109	-25.3	0.0	-6.0	2.8	-6.0	21.1
Dollar Volume	\$53,295,029	-4.9	55.5	68.2	142.7	160.2	244.2
New Listings	137	0.0	7.0	8.7	22.3	-14.4	-3.5
Active Listings	78	23.8	6.8	1.3	-62.0	-74.3	-76.6
Sales to New Listings Ratio <sup>1</sup>	79.6	106.6	85.2	92.1	94.6	72.5	63.4
Months of Inventory <sup>2</sup>	0.7	0.4	0.7	0.7	1.9	2.6	3.7
Average Price	\$488,945	27.4	55.5	79.0	136.0	176.9	184.2
Median Price	\$452,000	19.4	58.6	78.3	139.8	186.1	174.9
Sale to List Price Ratio	106.5	102.7	102.8	103.1	98.5	97.5	97.2
Median Days on Market	9.0	9.0	12.0	12.5	26.0	34.0	36.5

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	863	34.0	25.1	28.4	22.1	46.3	49.1
Dollar Volume	\$431,008,238	81.9	93.4	139.9	210.8	311.0	319.2
New Listings	1,052	37.3	28.3	36.1	7.7	-1.9	4.4
Active Listings <sup>3</sup>	58	-21.4	-14.4	-1.2	-74.5	-80.5	-81.0
Sales to New Listings Ratio <sup>4</sup>	82.0	84.1	84.1	86.9	72.4	55.0	57.4
Months of Inventory <sup>5</sup>	0.5	0.8	0.7	0.6	2.2	3.5	3.7
Average Price	\$499,430	35.8	54.6	86.8	154.6	181.0	181.2
Median Price	\$473,100	32.9	56.9	89.2	164.3	204.7	194.0
Sale to List Price Ratio	113.7	103.0	105.7	106.0	98.3	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.

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

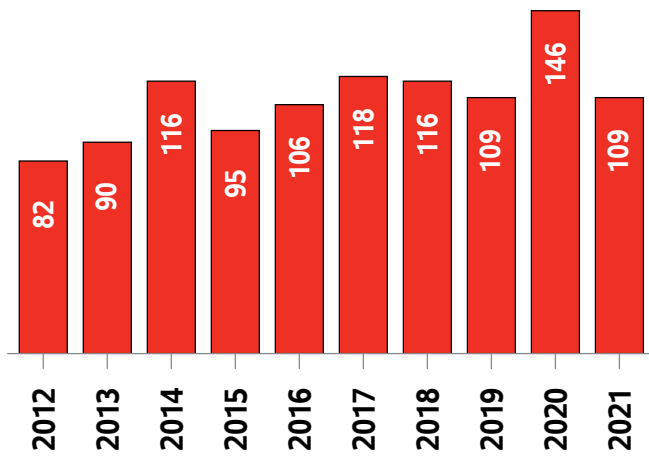
<sup>5</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<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.

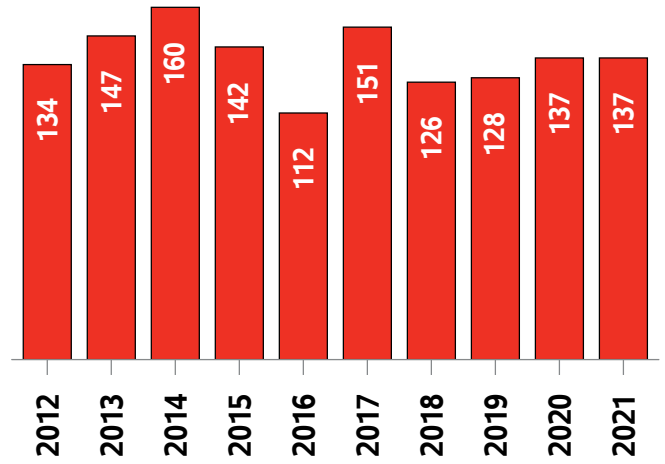


## London and St. Thomas MLS® Condo Townhouse Market Activity

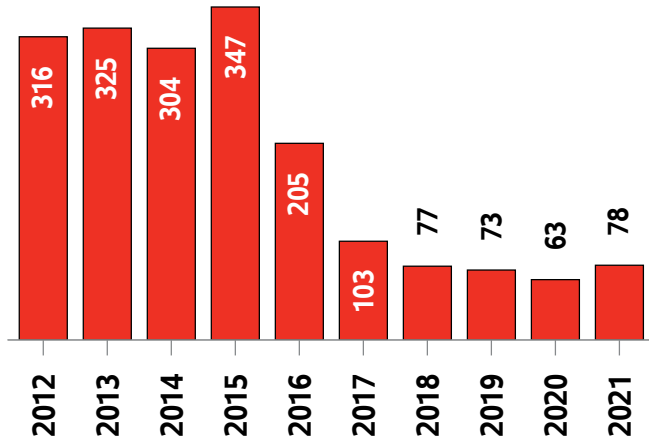
Sales Activity (July only)



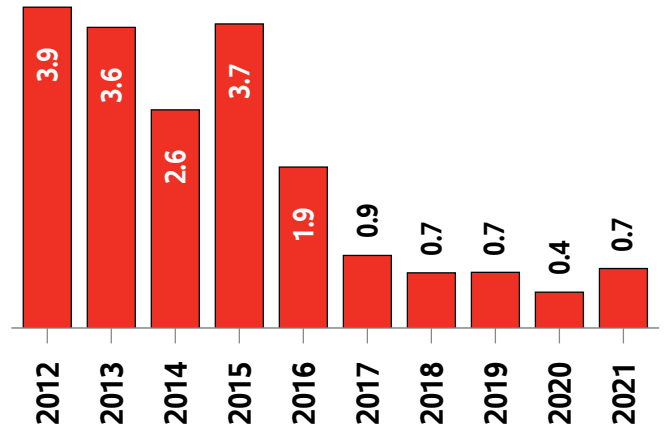
New Listings (July only)



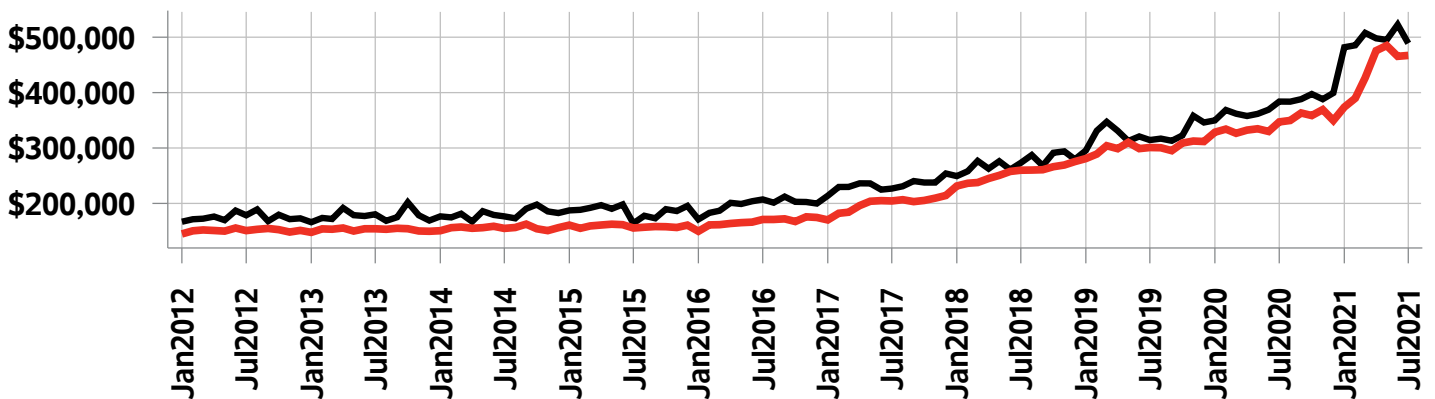
Active Listings (July only)



Months of Inventory (July only)

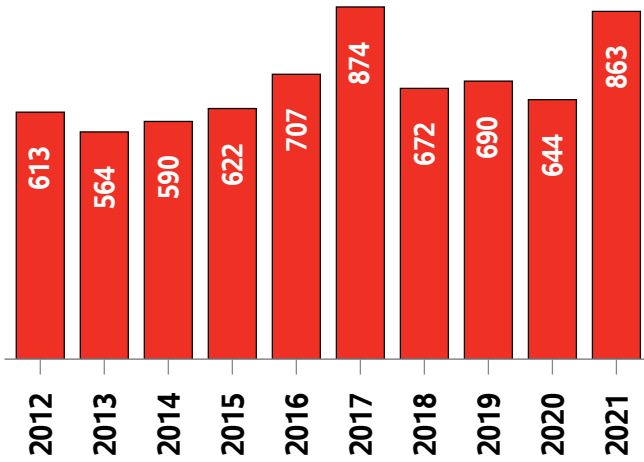


MLS® HPI Townhouse Benchmark Price and Average Price

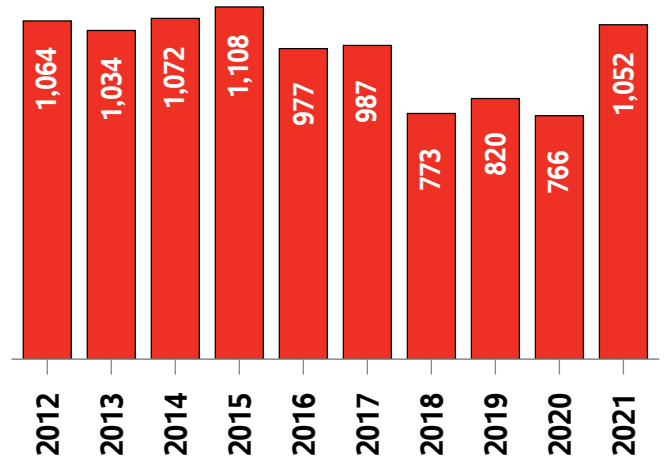


## London and St. Thomas MLS® Condo Townhouse Market Activity

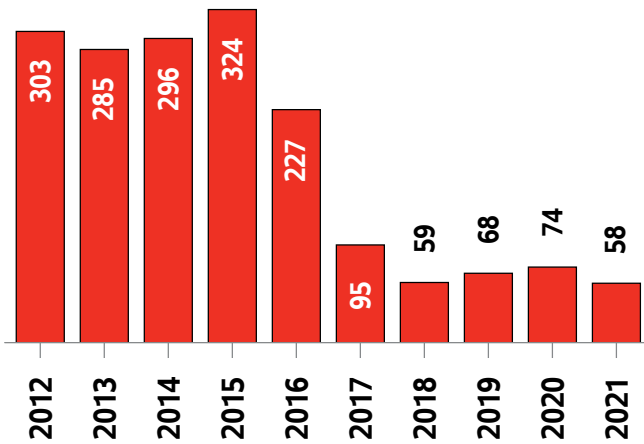
Sales Activity (July Year-to-date)



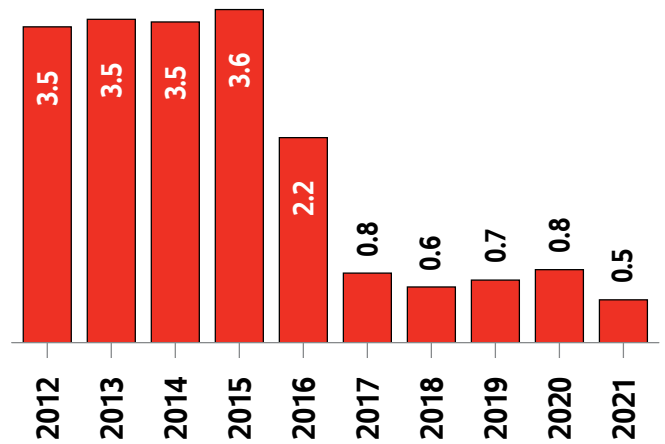
New Listings (July Year-to-date)



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



Months of Inventory <sup>2</sup> (July 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	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	88	-5.4	49.2	33.3	14.3	17.3	72.5
Dollar Volume	\$33,564,045	28.8	92.2	141.0	125.0	158.6	246.7
New Listings	111	19.4	44.2	60.9	40.5	9.9	9.9
Active Listings	75	15.4	-2.6	-8.5	-73.3	-73.5	-74.4
Sales to New Listings Ratio <sup>1</sup>	79.3	100.0	76.6	95.7	97.5	74.3	50.5
Months of Inventory <sup>2</sup>	0.9	0.7	1.3	1.2	3.6	3.8	5.7
Average Price	\$381,410	36.1	28.9	80.8	96.8	120.4	100.9
Median Price	\$350,500	33.3	54.4	93.1	141.7	116.4	142.7
Sale to List Price Ratio	104.9	102.5	101.7	100.1	97.3	96.7	96.8
Median Days on Market	11.0	13.0	13.0	19.0	42.0	49.0	31.0

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	693	48.7	60.8	57.9	57.1	70.7	88.8
Dollar Volume	\$263,751,477	95.6	142.1	194.5	206.4	258.0	275.4
New Listings	837	42.6	54.7	54.4	2.1	5.9	10.6
Active Listings <sup>3</sup>	69	4.5	-4.4	-26.7	-74.0	-76.3	-73.6
Sales to New Listings Ratio <sup>4</sup>	82.8	79.4	79.7	81.0	53.8	51.4	48.5
Months of Inventory <sup>5</sup>	0.7	1.0	1.2	1.5	4.2	5.0	5.0
Average Price	\$380,594	31.5	50.6	86.6	95.0	109.8	98.8
Median Price	\$345,000	32.7	56.0	93.9	119.7	133.6	130.8
Sale to List Price Ratio	109.1	101.7	103.9	101.8	97.2	96.9	97.5
Median Days on Market	7.0	11.0	11.0	16.0	40.0	42.0	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.

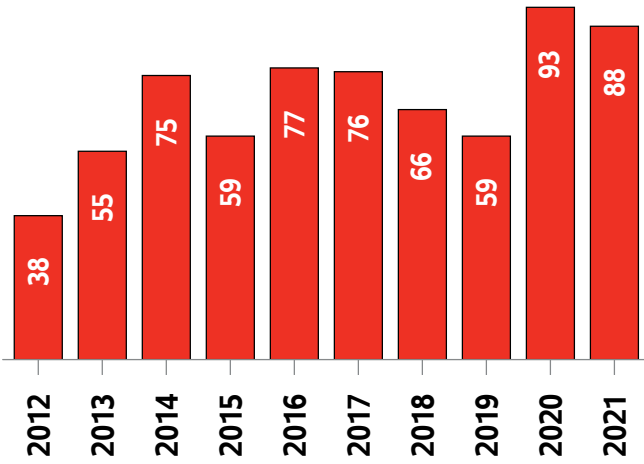
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

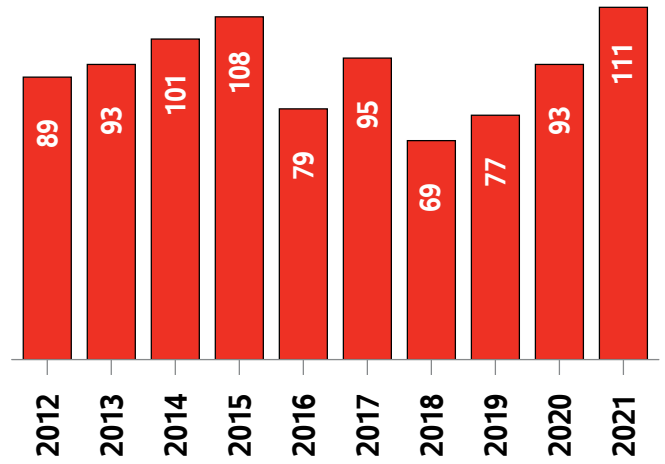
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

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

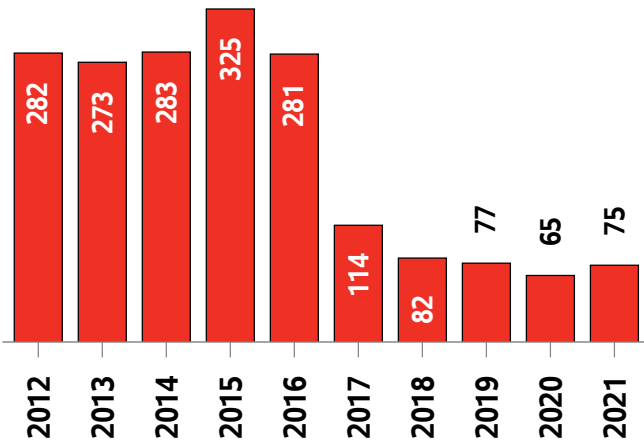
Sales Activity (July only)



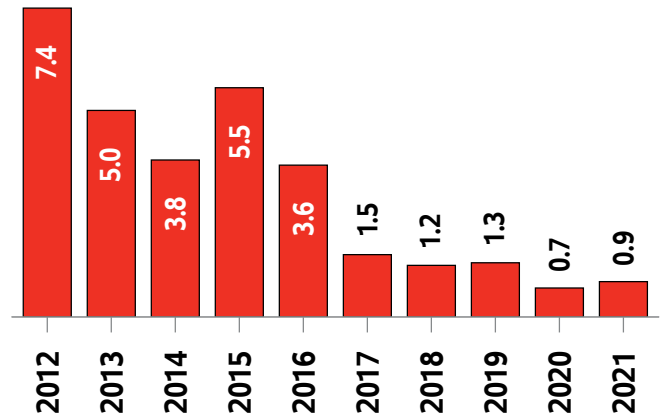
New Listings (July only)



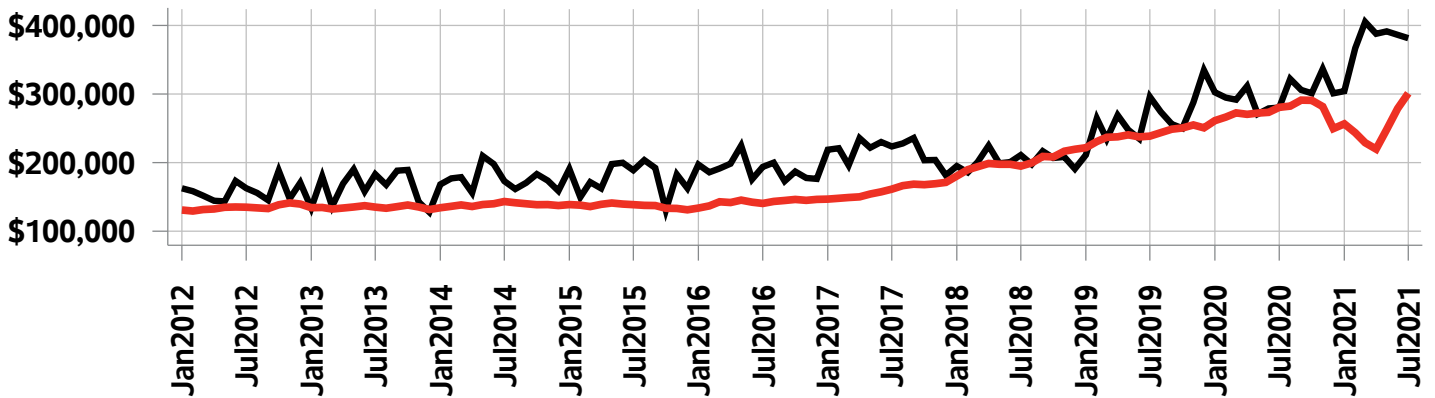
Active Listings (July only)



Months of Inventory (July only)

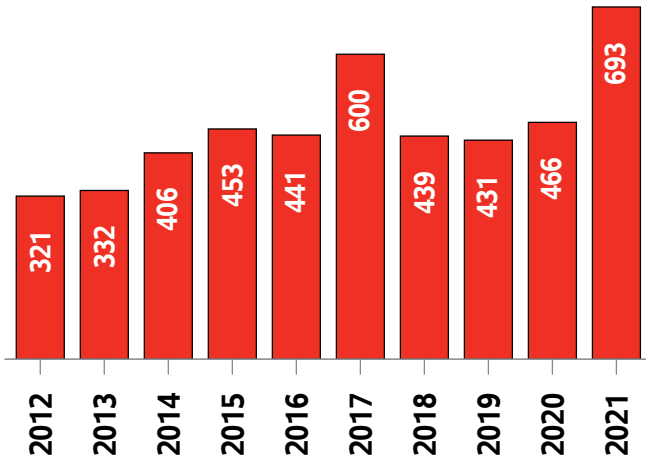


MLS® HPI Apartment Benchmark Price and Average Price

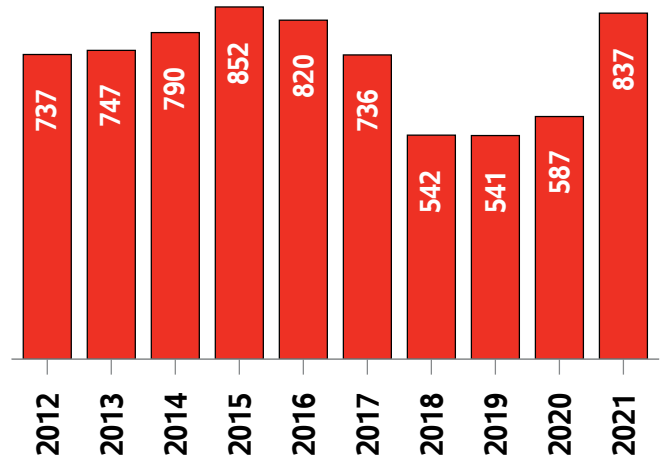


## London and St. Thomas MLS® Apartment Market Activity

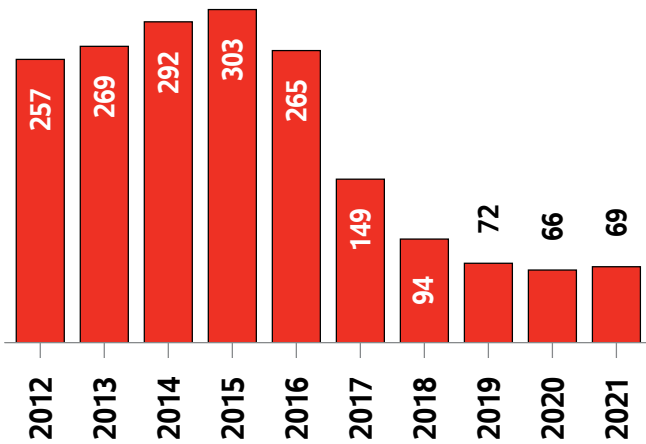
Sales Activity (July Year-to-date)



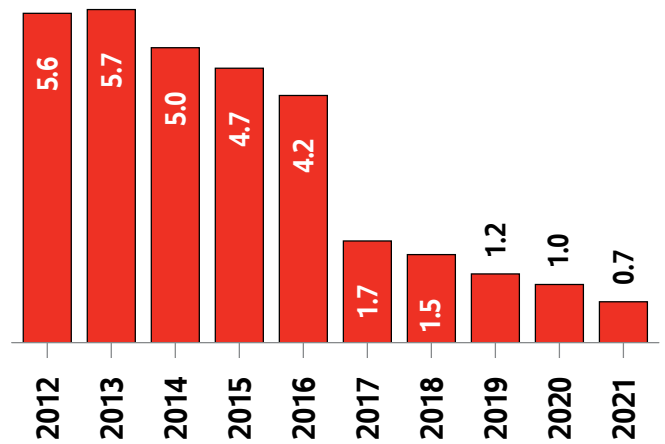
New Listings (July Year-to-date)



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



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

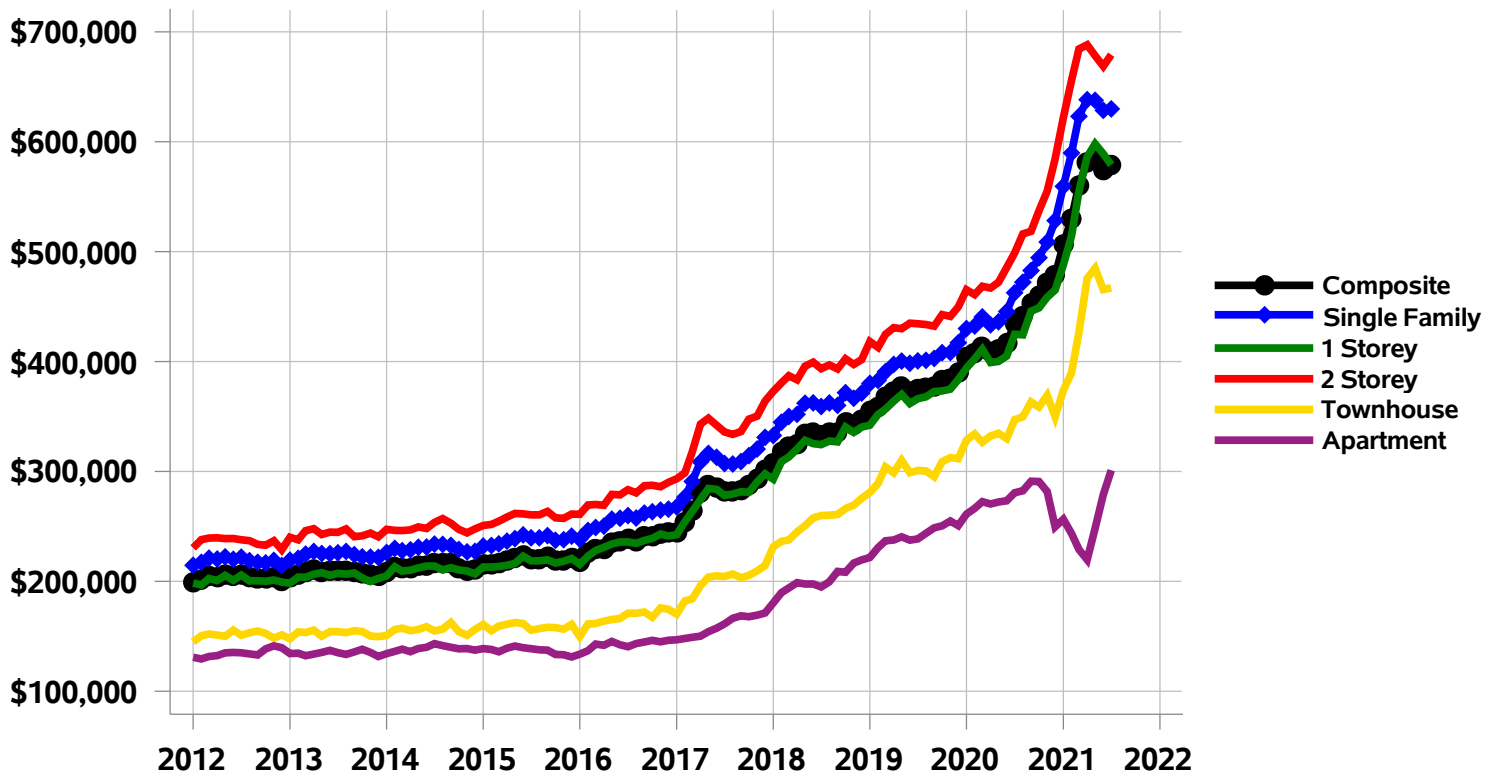
<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

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

### MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$578,600	0.7	-0.4	14.3	33.3	73.9	142.9
Single Family	\$629,900	0.2	-1.3	12.6	36.2	75.4	142.5
One Storey	\$579,000	-1.7	-1.2	18.6	36.3	78.5	145.5
Two Storey	\$679,200	1.6	-1.3	9.2	36.2	72.6	139.7
Townhouse	\$467,100	0.3	-1.8	25.0	34.6	79.7	173.2
Apartment	\$301,100	8.0	37.1	17.4	7.3	54.5	114.3

### 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	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	679	-18.9	10.2	6.6	12.0	6.9	40.6
Dollar Volume	\$419,534,008	2.4	65.7	81.7	144.0	159.9	269.4
New Listings	805	-9.8	-6.8	2.9	11.8	-17.8	-10.6
Active Listings	490	-31.5	-50.3	-43.7	-63.4	-73.9	-76.2
Sales to New Listings Ratio <sup>1</sup>	84.3	93.8	71.3	81.5	84.2	64.9	53.7
Months of Inventory <sup>2</sup>	0.7	0.9	1.6	1.4	2.2	3.0	4.3
Average Price	\$617,870	26.2	50.3	70.5	117.8	143.0	162.7
Median Price	\$580,000	27.2	52.6	78.5	118.9	153.3	163.6
Sale to List Price Ratio	107.1	103.5	102.0	101.8	99.0	97.7	97.4
Median Days on Market	9.0	9.0	12.0	12.0	22.0	30.0	31.0

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	5,099	38.9	26.0	27.9	21.6	38.7	46.9
Dollar Volume	\$3,196,747,895	87.8	92.4	117.5	168.3	238.9	283.7
New Listings	6,369	26.7	11.9	19.0	2.9	-3.8	-4.1
Active Listings <sup>3</sup>	424	-44.5	-47.3	-40.5	-67.8	-75.4	-77.3
Sales to New Listings Ratio <sup>4</sup>	80.1	73.0	71.1	74.5	67.7	55.5	52.3
Months of Inventory <sup>5</sup>	0.6	1.5	1.4	1.3	2.2	3.3	3.8
Average Price	\$626,936	35.2	52.7	70.0	120.6	144.3	161.1
Median Price	\$585,100	35.4	53.6	72.1	120.9	150.0	164.8
Sale to List Price Ratio	112.9	103.1	103.7	103.6	99.0	97.8	97.7
Median Days on Market	7.0	8.0	8.0	8.0	19.0	26.0	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.

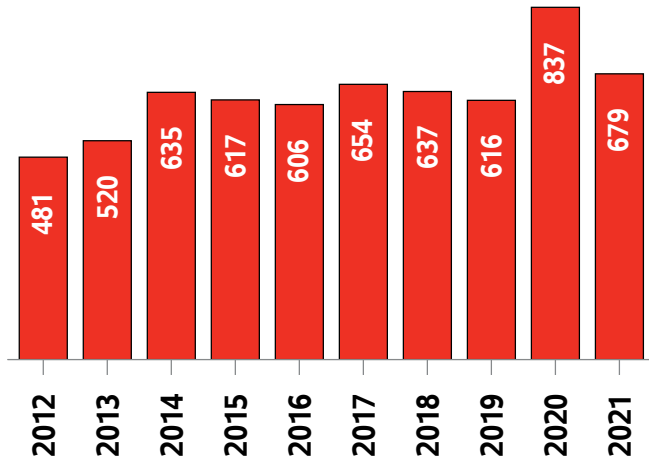
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

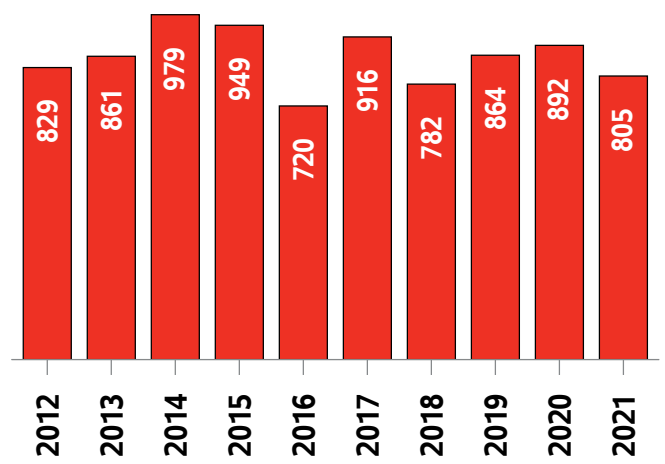
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## London MLS® Residential Market Activity

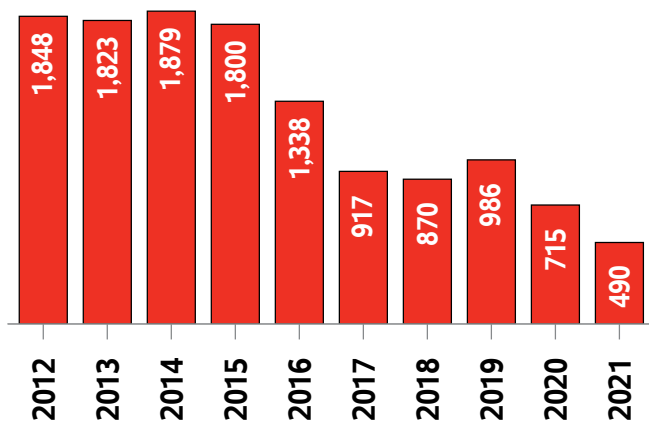
Sales Activity (July only)



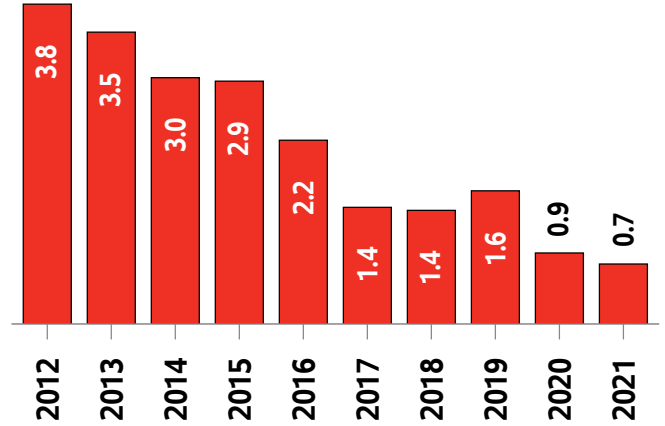
New Listings (July only)



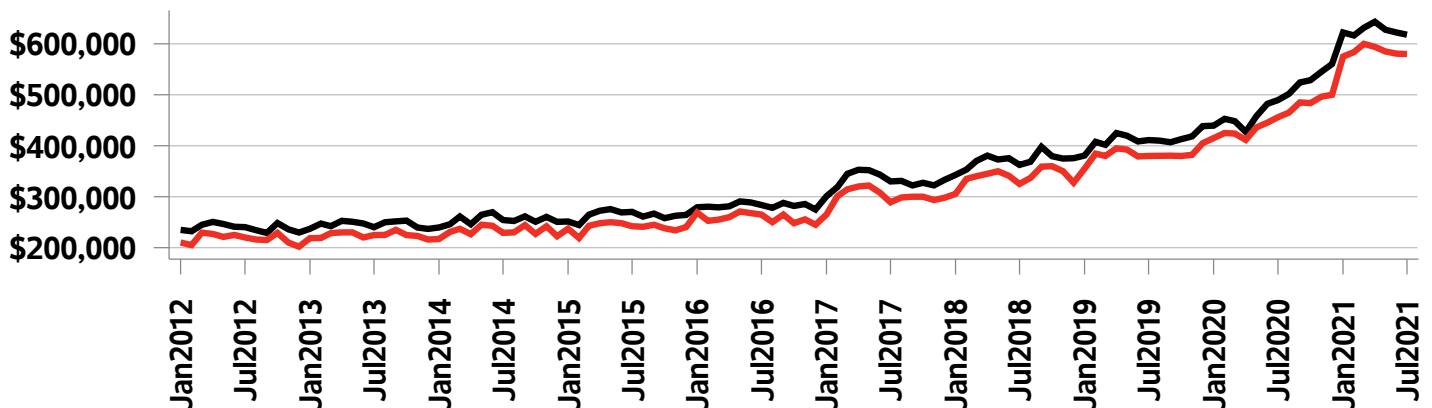
Active Listings (July only)



Months of Inventory (July only)

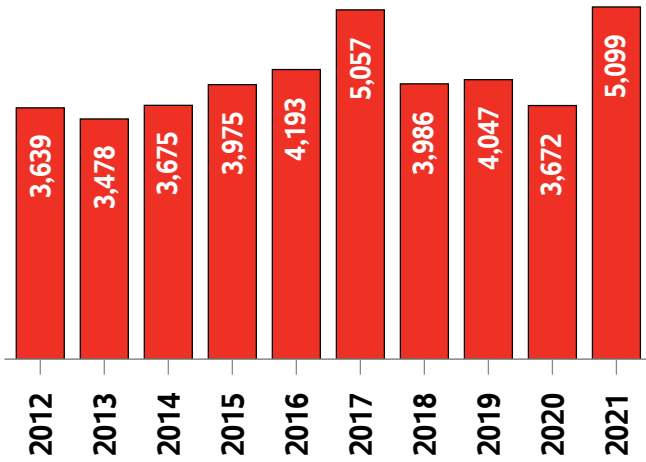


Average Price and Median Price

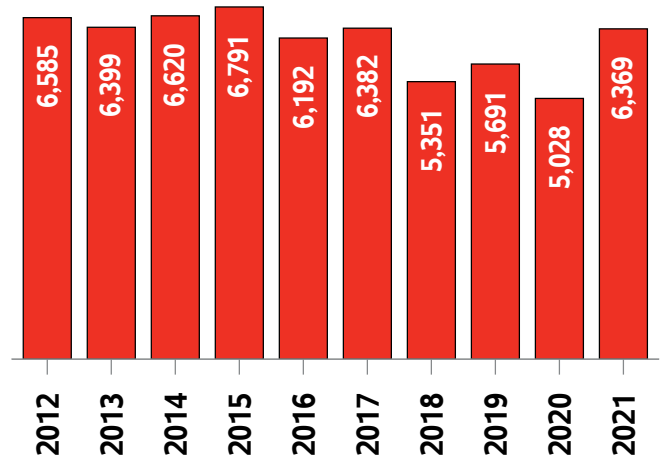


## London MLS® Residential Market Activity

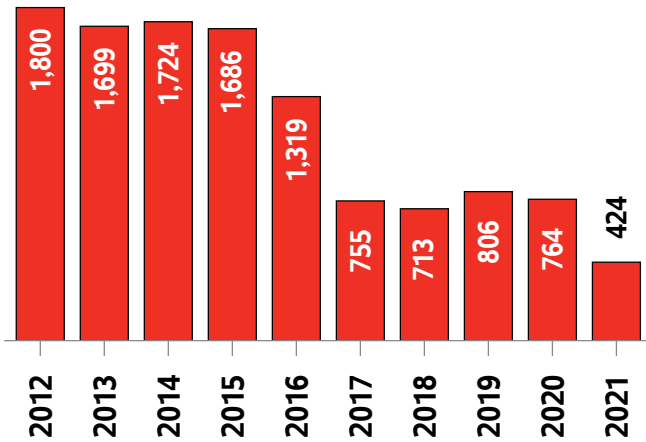
Sales Activity (July Year-to-date)



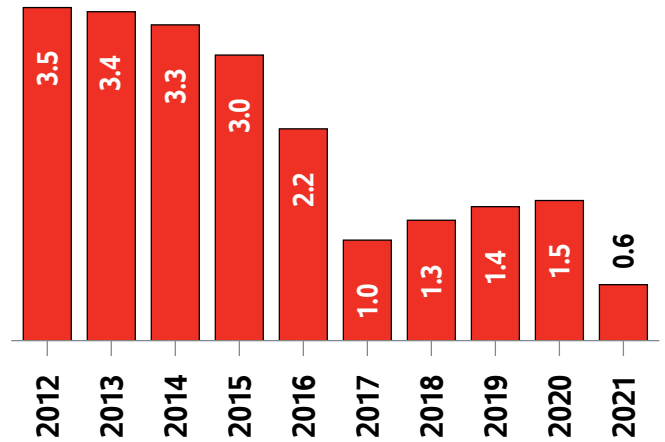
New Listings (July Year-to-date)



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



Months of Inventory <sup>2</sup> (July 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	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	23	-17.9	-17.9	53.3	-43.9	-25.8	155.6
Dollar Volume	\$13,412,343	1.6	44.2	135.7	15.5	124.7	635.2
New Listings	28	-30.0	-36.4	7.7	-15.2	-34.9	-36.4
Active Listings	31	-46.6	-66.3	-53.0	-69.6	-80.7	-83.8
Sales to New Listings Ratio <sup>1</sup>	82.1	70.0	63.6	57.7	124.2	72.1	20.5
Months of Inventory <sup>2</sup>	1.3	2.1	3.3	4.4	2.5	5.2	21.2
Average Price	\$583,145	23.7	75.5	53.7	105.9	202.9	187.7
Median Price	\$600,000	44.6	86.0	96.7	105.5	204.6	211.0
Sale to List Price Ratio	109.2	98.5	98.1	99.2	94.6	95.7	89.4
Median Days on Market	8.0	21.0	18.5	17.0	56.0	44.0	129.0

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	210	45.8	51.1	64.1	9.9	55.6	128.3
Dollar Volume	\$131,312,728	110.6	156.3	180.4	161.8	349.2	522.4
New Listings	250	7.8	-2.0	31.6	-9.1	-18.3	-19.1
Active Listings <sup>3</sup>	30	-46.7	-57.0	-43.1	-73.9	-78.5	-81.4
Sales to New Listings Ratio <sup>4</sup>	84.0	62.1	54.5	67.4	69.5	44.1	29.8
Months of Inventory <sup>5</sup>	1.0	2.7	3.5	2.9	4.2	7.3	12.3
Average Price	\$625,299	44.4	69.7	70.9	138.1	188.8	172.7
Median Price	\$618,950	54.7	82.0	86.1	157.9	201.9	209.5
Sale to List Price Ratio	106.9	99.4	99.2	98.7	96.1	95.4	94.8
Median Days on Market	9.0	17.5	19.0	18.0	48.0	51.0	71.0

<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.

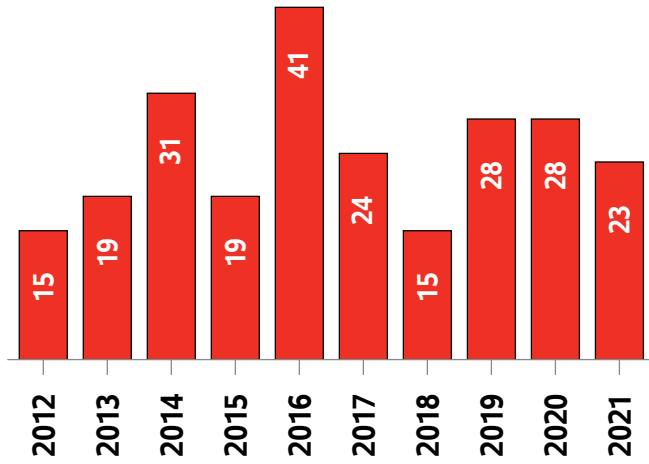
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

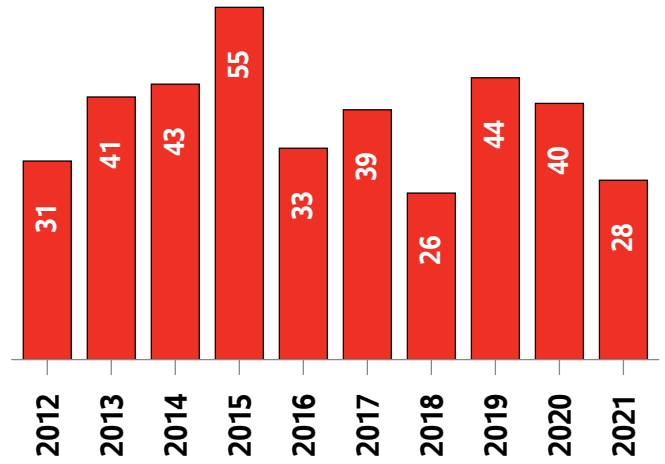
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Elgin MLS® Residential Market Activity

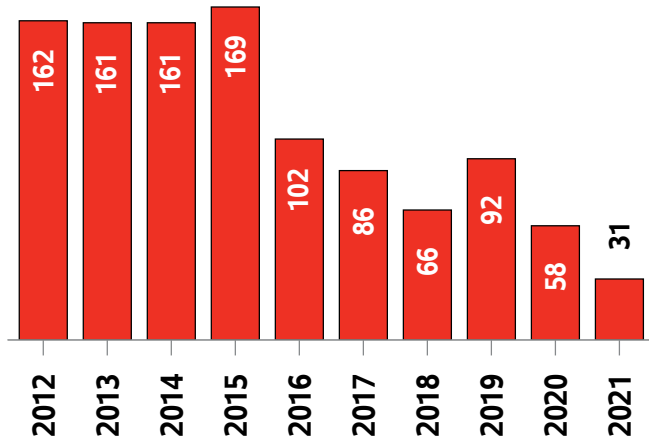
Sales Activity (July only)



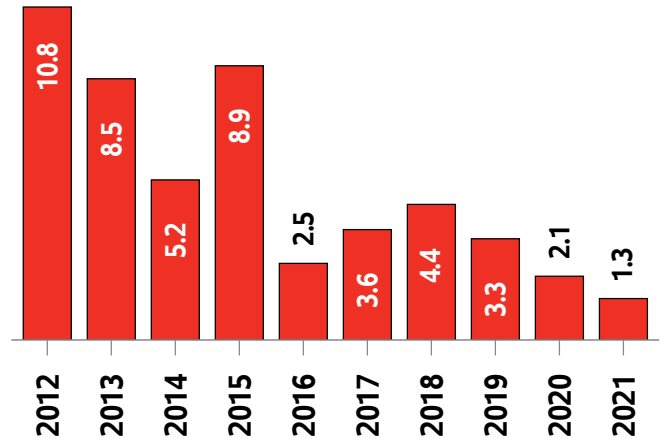
New Listings (July only)



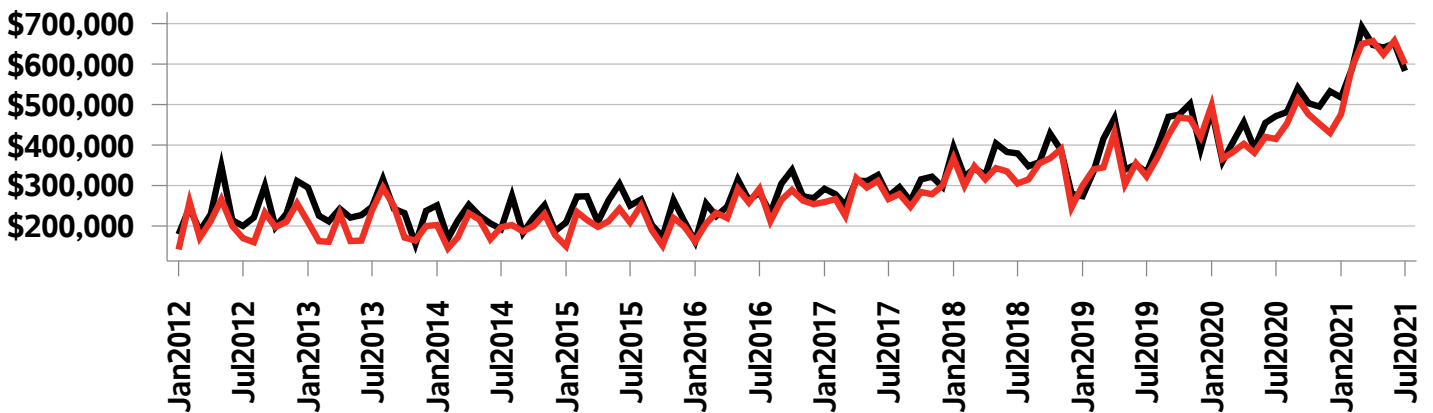
Active Listings (July only)



Months of Inventory (July only)

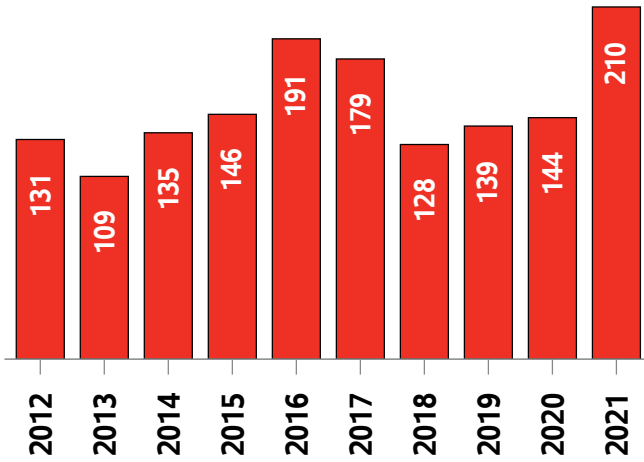


Average Price and Median Price

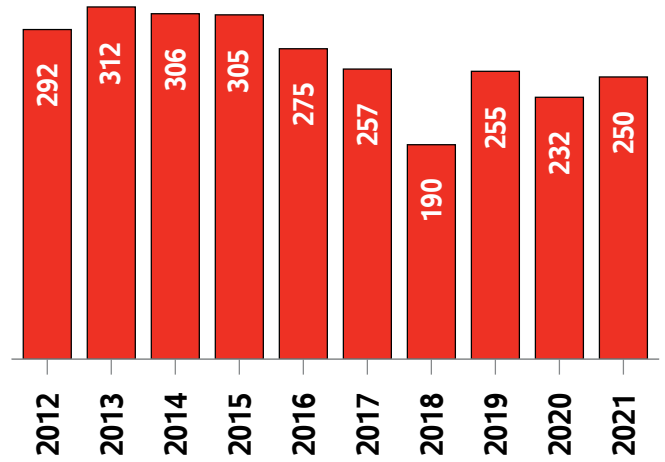


## Elgin MLS® Residential Market Activity

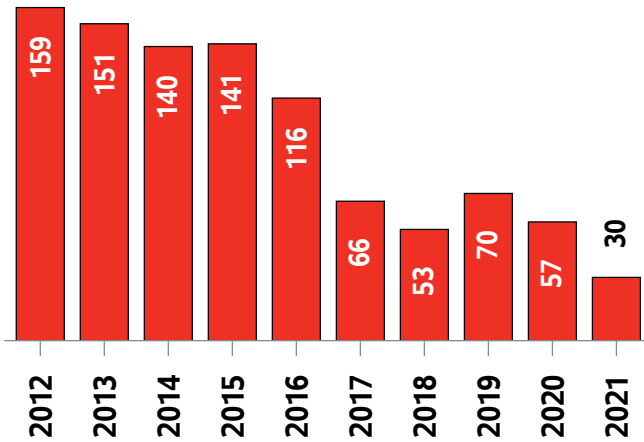
Sales Activity (July Year-to-date)



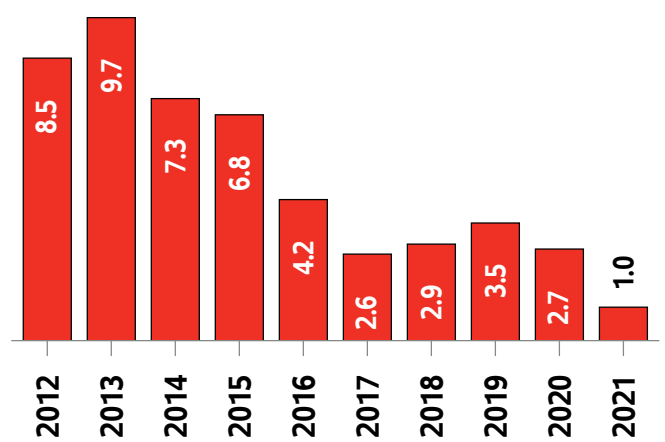
New Listings (July Year-to-date)



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



Months of Inventory <sup>2</sup> (July 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	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	39	-29.1	-17.0	14.7	-9.3	-9.3	160.0
Dollar Volume	\$32,957,000	-3.7	62.1	80.7	107.7	130.7	707.1
New Listings	59	-16.9	-11.9	25.5	-4.8	-33.0	40.5
Active Listings	44	-52.2	-66.9	-51.6	-70.5	-80.6	-76.5
Sales to New Listings Ratio <sup>1</sup>	66.1	77.5	70.1	72.3	69.4	48.9	35.7
Months of Inventory <sup>2</sup>	1.1	1.7	2.8	2.7	3.5	5.3	12.5
Average Price	\$845,051	35.8	95.4	57.6	129.0	154.3	210.4
Median Price	\$720,000	25.2	75.2	61.8	114.6	116.9	172.7
Sale to List Price Ratio	112.4	102.6	99.9	100.7	99.9	95.4	96.3
Median Days on Market	9.0	11.0	20.0	9.5	25.0	41.0	51.0

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	298	41.2	18.3	29.0	20.2	32.4	74.3
Dollar Volume	\$238,117,665	108.2	93.5	121.1	176.3	209.2	353.6
New Listings	380	8.9	-14.2	16.2	-16.3	-25.5	-5.2
Active Listings <sup>3</sup>	38	-61.7	-66.9	-51.5	-75.3	-81.3	-76.0
Sales to New Listings Ratio <sup>4</sup>	78.4	60.5	56.9	70.6	54.6	44.1	42.6
Months of Inventory <sup>5</sup>	0.9	3.3	3.2	2.4	4.3	6.3	6.5
Average Price	\$799,053	47.4	63.7	71.4	129.9	133.4	160.3
Median Price	\$698,750	38.1	53.4	55.3	121.8	120.1	155.0
Sale to List Price Ratio	111.4	101.0	100.9	100.7	98.1	96.5	96.5
Median Days on Market	7.0	12.0	14.0	14.0	29.0	39.0	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> 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.

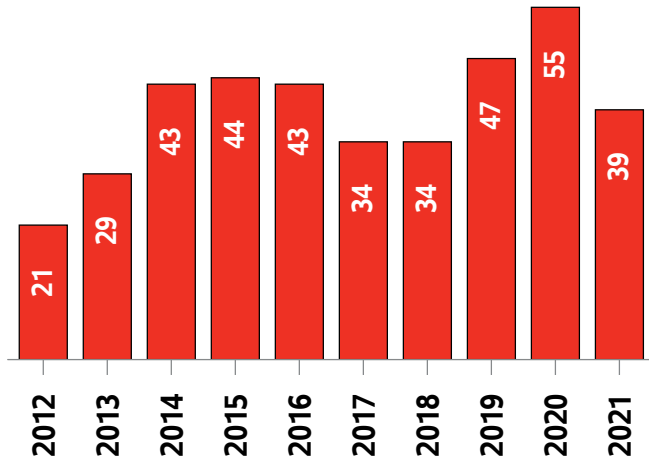
<sup>5</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<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.

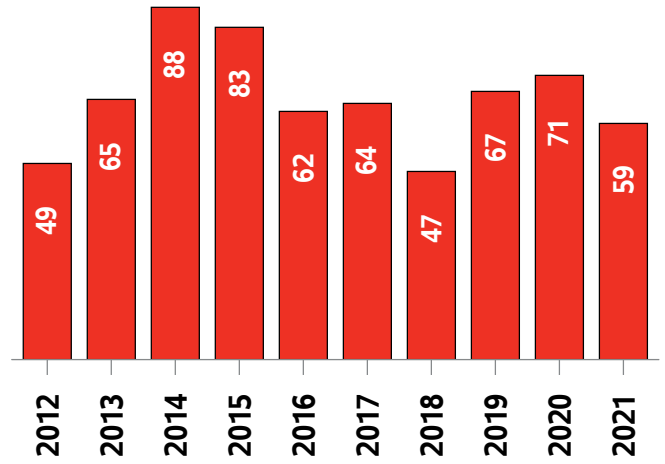


## Middlesex MLS® Residential Market Activity

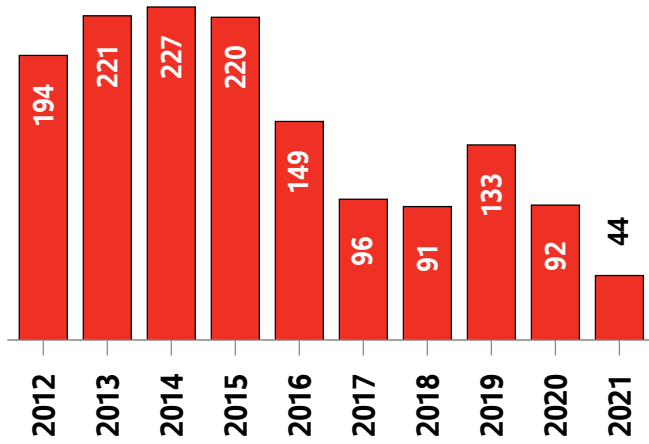
Sales Activity (July only)



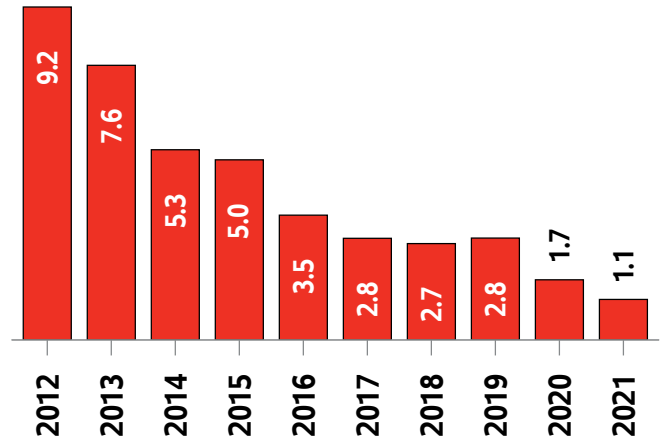
New Listings (July only)



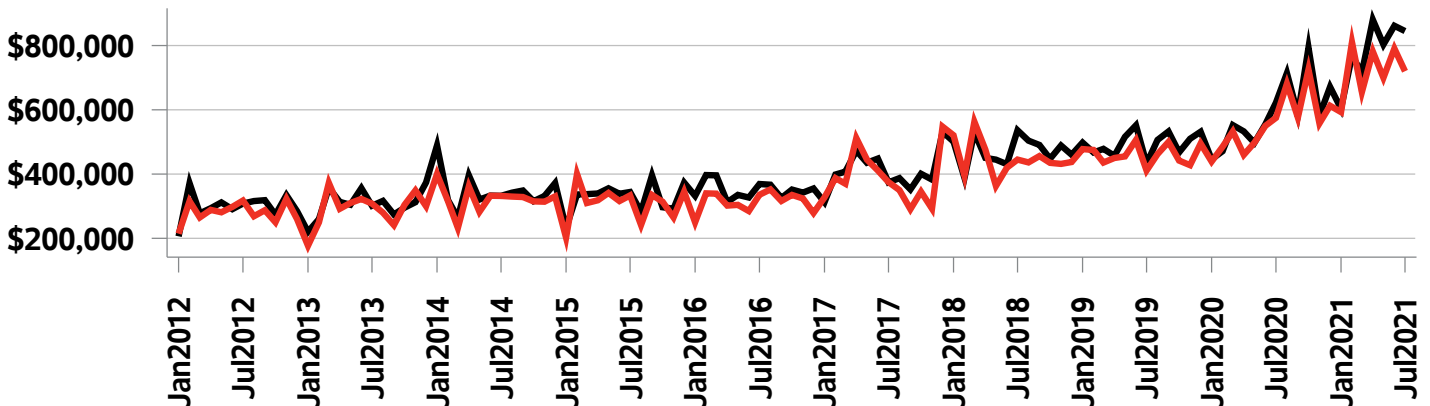
Active Listings (July only)



Months of Inventory (July only)

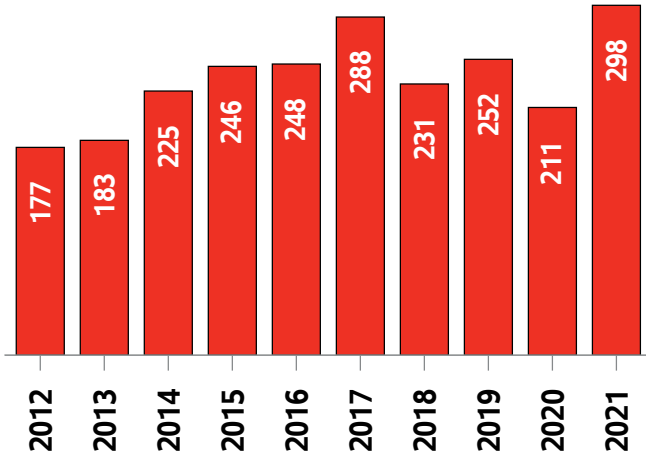


Average Price and Median Price

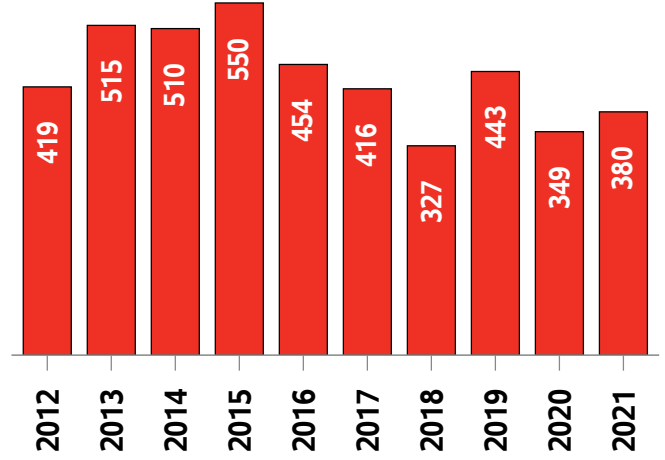


## Middlesex MLS® Residential Market Activity

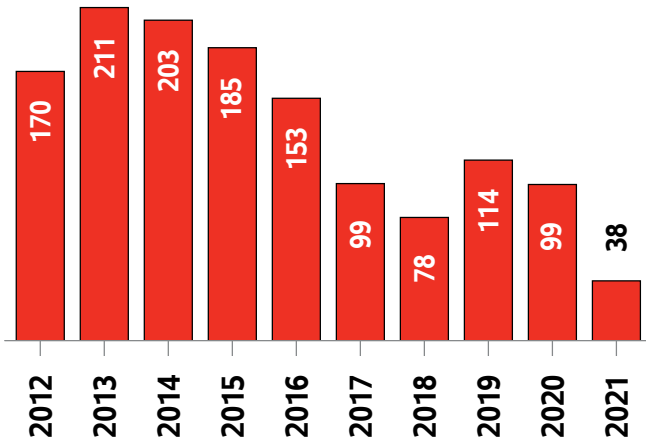
Sales Activity (July Year-to-date)



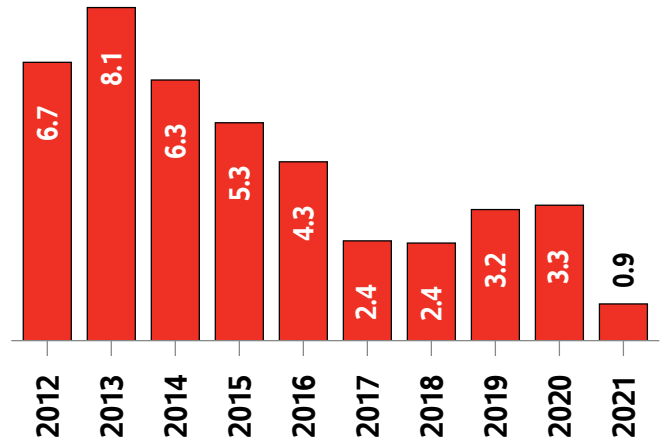
New Listings (July Year-to-date)



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



Months of Inventory <sup>2</sup> (July 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-Cardoc MLS® Residential Market Activity

Actual	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	38	-29.6	0.0	-20.8	-13.6	8.6	0.0
Dollar Volume	\$22,012,328	-13.3	37.1	33.9	87.6	148.8	172.7
New Listings	42	-40.0	-39.1	-23.6	-20.8	-27.6	-6.7
Active Listings	42	-54.3	-60.4	-43.2	-60.4	-73.9	-69.8
Sales to New Listings Ratio <sup>1</sup>	90.5	77.1	55.1	87.3	83.0	60.3	84.4
Months of Inventory <sup>2</sup>	1.1	1.7	2.8	1.5	2.4	4.6	3.7
Average Price	\$579,272	23.2	37.1	69.1	117.2	129.1	172.7
Median Price	\$560,500	28.4	38.1	80.1	115.6	127.4	168.2
Sale to List Price Ratio	111.5	103.2	99.0	101.3	98.0	96.8	96.3
Median Days on Market	9.5	9.0	11.0	14.0	22.0	42.0	53.0

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	301	21.4	15.8	28.6	25.4	48.3	65.4
Dollar Volume	\$187,802,922	64.4	72.8	135.6	197.9	293.6	372.5
New Listings	353	-1.4	-7.1	10.7	-2.5	-5.1	-1.9
Active Listings <sup>3</sup>	31	-68.3	-64.8	-54.9	-72.8	-79.7	-77.5
Sales to New Listings Ratio <sup>4</sup>	85.3	69.3	68.4	73.4	66.3	54.6	50.6
Months of Inventory <sup>5</sup>	0.7	2.8	2.4	2.1	3.4	5.3	5.4
Average Price	\$623,930	35.5	49.3	83.1	137.6	165.4	185.7
Median Price	\$600,000	37.8	51.9	89.5	139.0	163.7	189.2
Sale to List Price Ratio	113.1	101.0	100.1	100.2	97.5	96.8	97.2
Median Days on Market	7.0	14.5	13.0	12.0	28.0	49.0	37.0

<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.

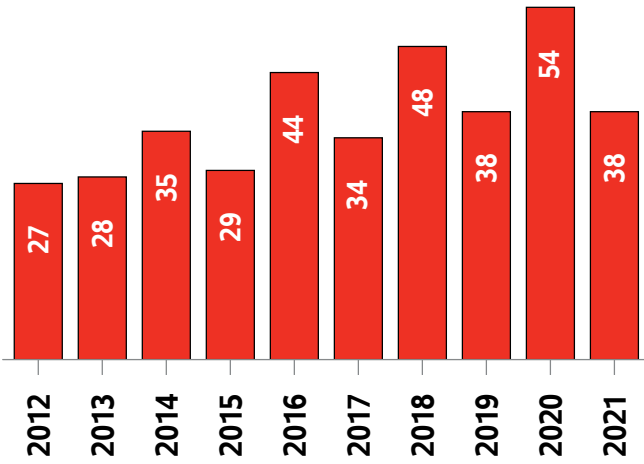
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

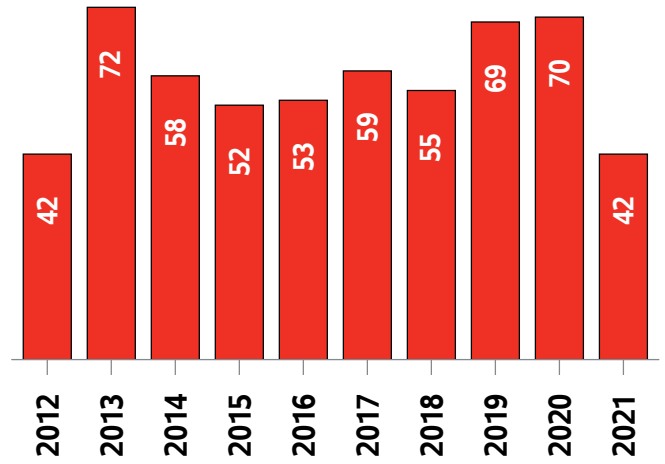
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Strathroy-Cardoc MLS® Residential Market Activity

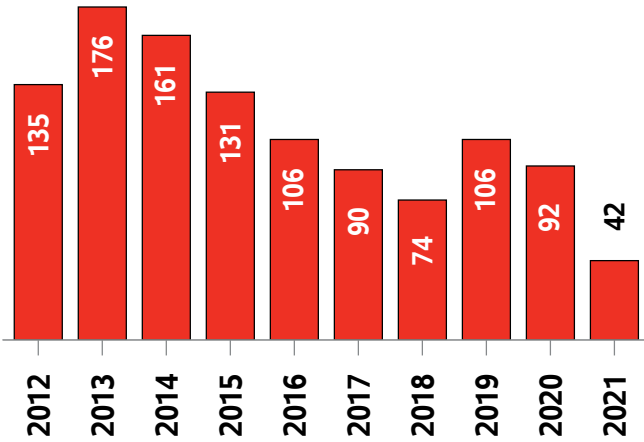
Sales Activity (July only)



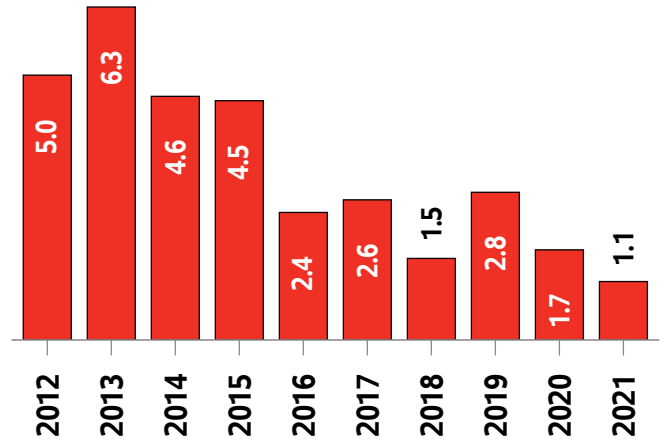
New Listings (July only)



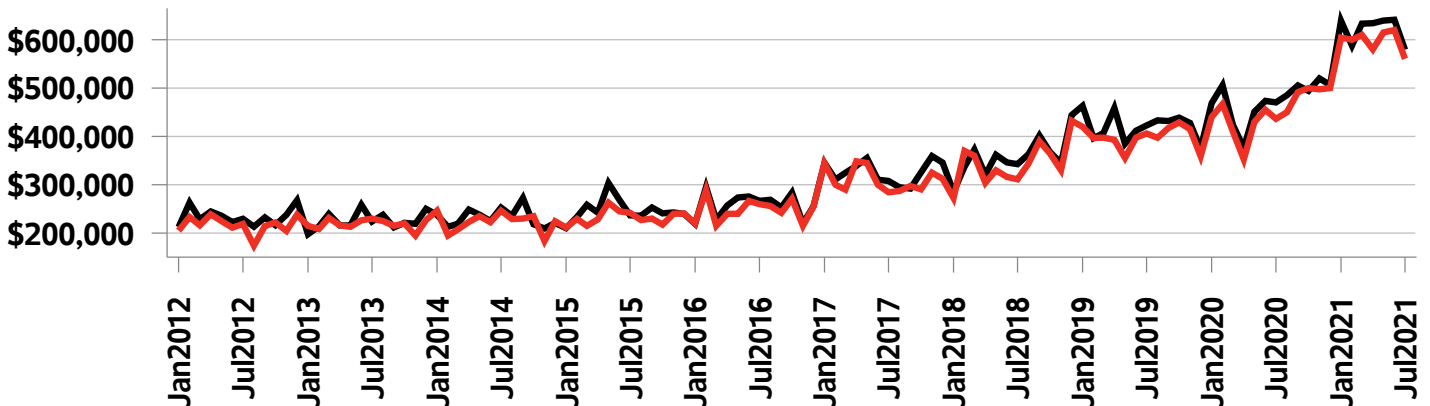
Active Listings (July only)



Months of Inventory (July only)

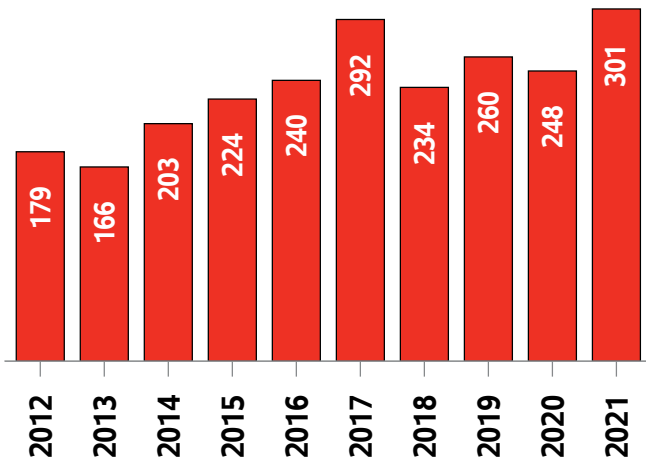


Average Price and Median Price

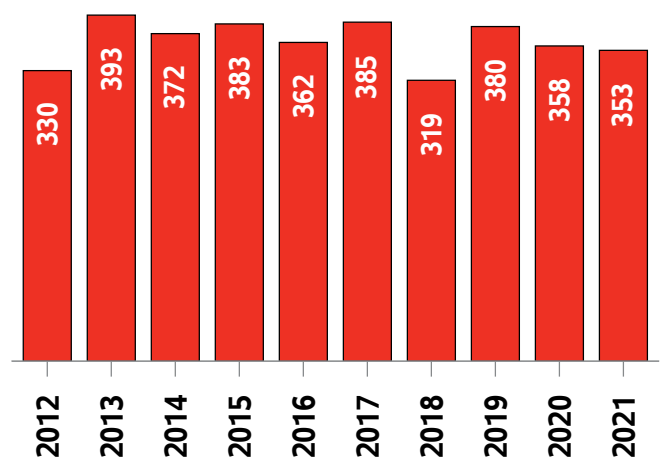


## Strathroy-Cardoc MLS® Residential Market Activity

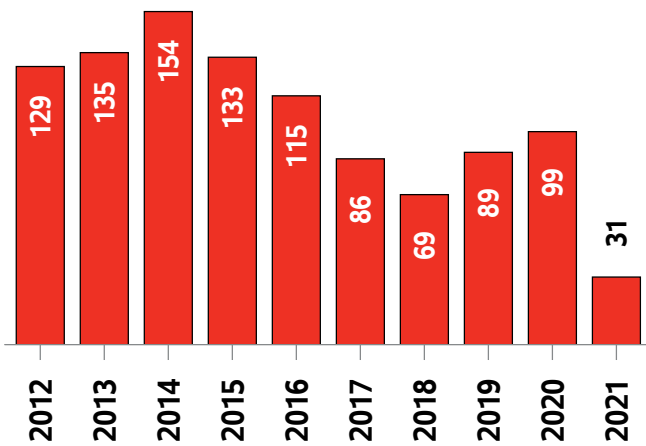
Sales Activity (July Year-to-date)



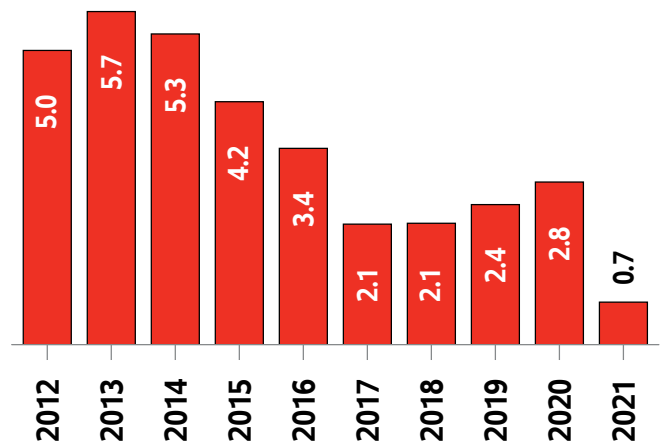
New Listings (July Year-to-date)



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



Months of Inventory <sup>2</sup> (July 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	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	88	7.3	37.5	23.9	-3.3	29.4	57.1
Dollar Volume	\$43,595,961	34.1	106.0	97.4	107.2	215.3	352.6
New Listings	99	23.8	30.3	2.1	11.2	0.0	4.2
Active Listings	51	18.6	-29.2	-38.6	-57.9	-78.5	-81.3
Sales to New Listings Ratio <sup>1</sup>	88.9	102.5	84.2	73.2	102.2	68.7	58.9
Months of Inventory <sup>2</sup>	0.6	0.5	1.1	1.2	1.3	3.5	4.9
Average Price	\$495,409	24.9	49.8	59.3	114.3	143.7	188.0
Median Price	\$488,230	21.3	49.9	55.0	119.4	142.6	196.8
Sale to List Price Ratio	106.3	105.4	100.4	101.5	97.9	97.4	98.5
Median Days on Market	10.0	7.0	11.0	8.0	24.0	37.0	27.5

Year-to-date	July 2021	Compared to <sup>6</sup>					
		July 2020	July 2019	July 2018	July 2016	July 2014	July 2011
Sales Activity	536	21.5	19.4	10.5	7.0	34.0	34.0
Dollar Volume	\$287,135,062	69.6	84.8	101.5	151.8	252.7	292.4
New Listings	617	19.8	16.9	8.2	0.3	-8.3	-11.1
Active Listings <sup>3</sup>	34	-45.7	-48.5	-48.2	-75.4	-85.6	-86.3
Sales to New Listings Ratio <sup>4</sup>	86.9	85.6	85.0	85.1	81.5	59.4	57.6
Months of Inventory <sup>5</sup>	0.4	1.0	1.0	0.9	1.9	4.1	4.3
Average Price	\$535,700	39.6	54.8	82.3	135.4	163.2	192.8
Median Price	\$525,000	41.9	58.9	84.2	136.8	162.5	194.1
Sale to List Price Ratio	111.8	102.0	101.6	101.7	98.1	96.9	97.4
Median Days on Market	6.0	9.0	11.0	10.0	23.0	37.0	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> 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.

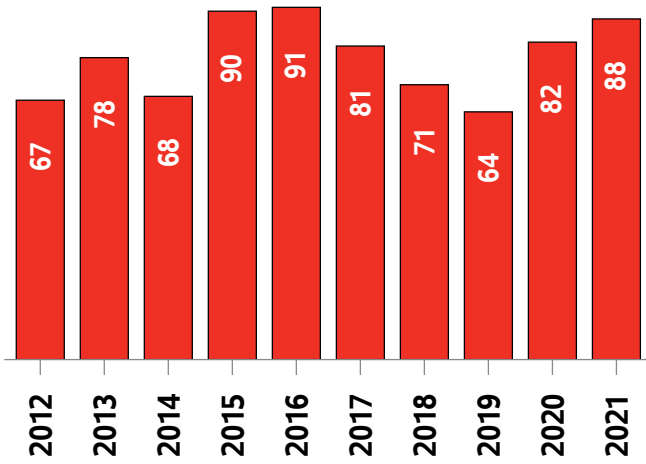
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

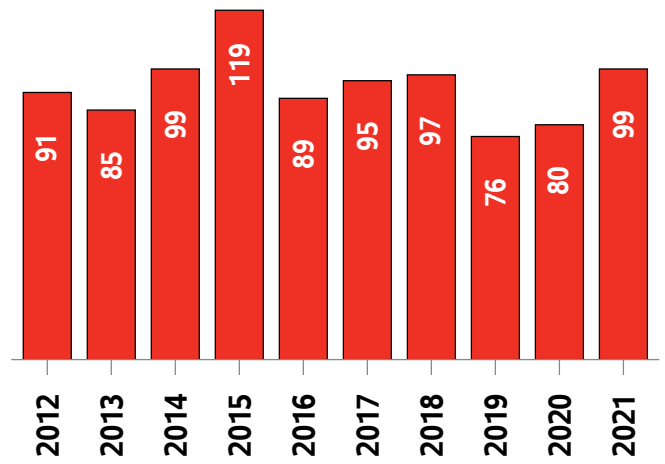
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## St. Thomas MLS® Residential Market Activity

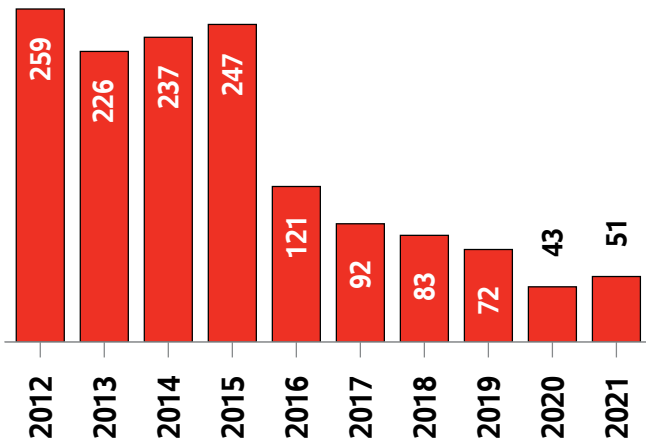
Sales Activity (July only)



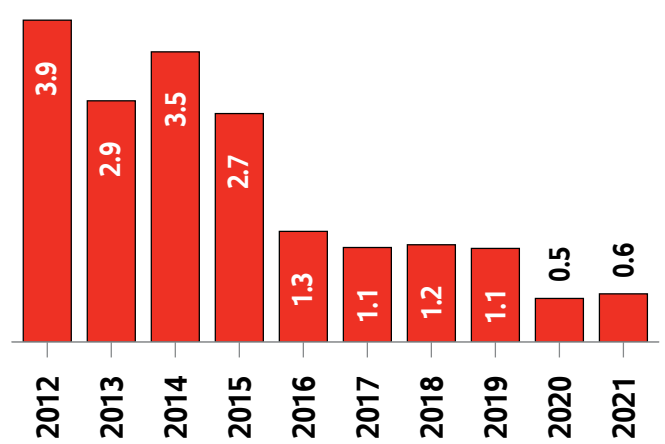
New Listings (July only)



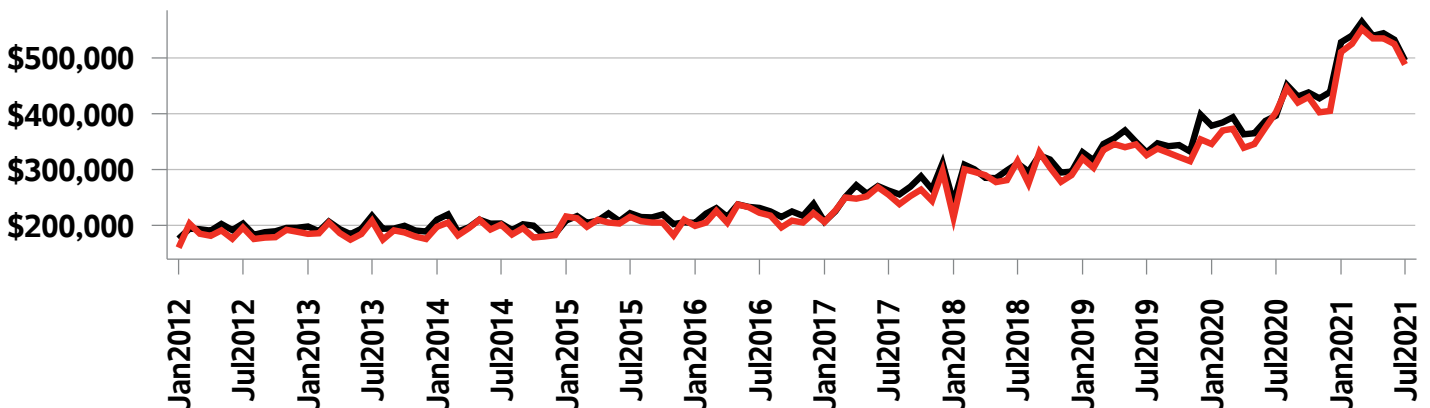
Active Listings (July only)



Months of Inventory (July only)

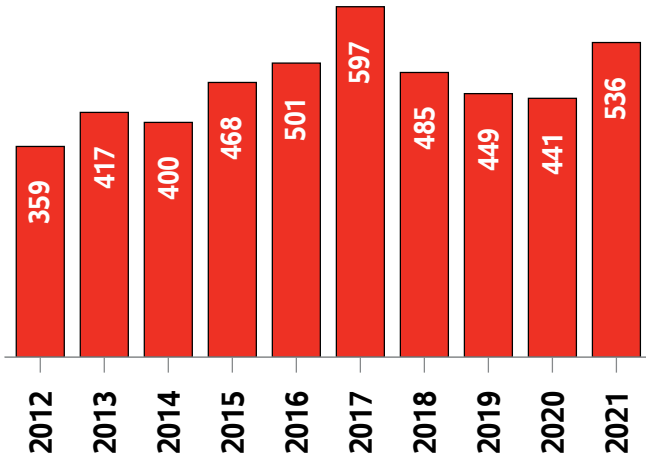


Average Price and Median Price

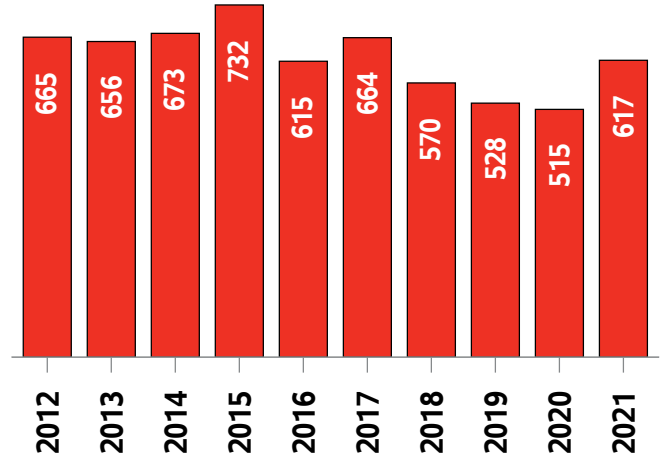


## St. Thomas MLS® Residential Market Activity

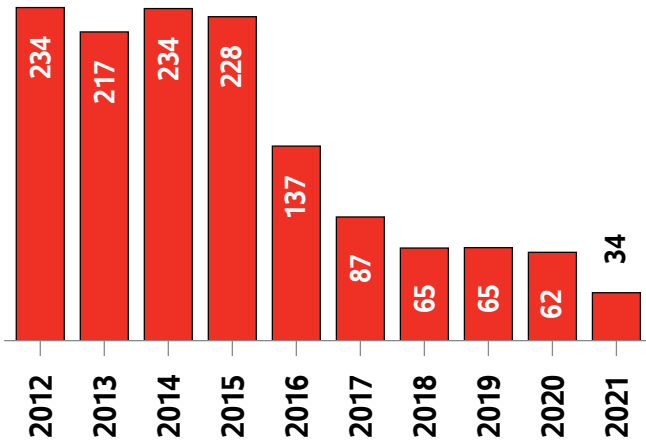
Sales Activity (July Year-to-date)



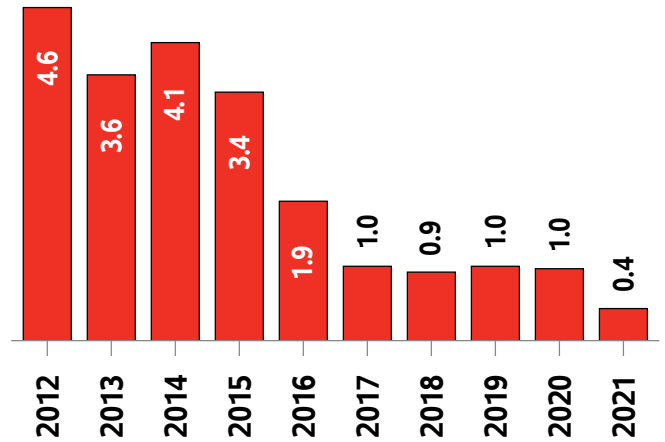
New Listings (July Year-to-date)



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



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