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# STATISTICAL REPORT



(for month ending December 31, 2011)

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## News Release

For Comment: Jack Lane, President, 519-670-6148

For Background: E.L. (Betty) Doré, Executive Vice-President, 519-641-1400

London, January 2, 2012

### Market stable in 2011

2011 proved a solid year for real estate sales, with 8,048 homes exchanging hands over its twelve-month course -- just 1% down from the previous year. "It was a little slow coming out of the gate, but in the end we finished strong, despite concern over the extent to which global economic worries would impact us locally," says Jack Lane, LSTAR President for 2011. "December delivered a strong performance as well, with 384 sales, just 0.8% down from the previous December. "We are especially pleased by how well St. Thomas did in 2011," observes Lane. "Its sales were up 3% over last year's and its average price rose to \$189,413, up 3.7%."

The average price for a detached home in LSTAR's jurisdiction at Year End stands at \$244,430, up 5.3% from January 2011. The average price for a condo stands at \$179,560 year end, down 3.4% from January 2011. The following table, based on data taken from CREA's National MLS® Report for November 2011 (the latest information available), demonstrates how homes in LSTAR's jurisdiction continue to maintain their affordability compared to other major Ontario and Canadian centres.

Metropolitan Centre	Average House Price
Vancouver	\$749,818
Victoria	\$491,000
Toronto	\$479,302
Calgary	\$414,969
Hamilton-Burlington	\$353,524
Ottawa	\$353,344
Kitchener-Waterloo	\$345,729
Edmonton	\$337,969
Saskatoon	\$306,526
Regina	\$286,835
Halifax-Dartmouth	\$264,938
St. Catharines	\$257,348

<b>Newfoundland &amp; Labrador</b>	<b>\$252,932</b>
<b>London St. Thomas</b>	<b>\$244,656*</b>
* The average price as of November 2011, for purposes of comparison	

The average price for a home in Canada overall November month-end stood at \$357,848.

House Style	Units Sold	Average Price
2 storey	1900	\$316,219
Bungalow	1356	\$181,202
Ranch	915	\$283,744
Townhouse Condo	719	\$157,035

The best-selling house style in LSTAR's jurisdiction for 2011 was the two-storey, followed by the bungalow, then the ranch, then the townhouse condominium.

*The London and St. Thomas Association of REALTORS® (LSTAR) is one of Canada's fifteen largest real estate associations, representing 1,500 REALTORS® working in Middlesex and Elgin Counties, a trading area of 500,000 residents. LSTAR adheres to a Quality of Life philosophy, supporting growth that fosters economic vitality, provides housing opportunities, respects the environment and builds good communities and safe neighbourhoods and is a proud participant in the REALTORS Care Foundation's Every REALTOR™ Campaign. As members of the Canadian Real Estate Association, LSTAR members may use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. The Association operates the local Multiple Listing Service® (MLS®) and provides ongoing professional education courses for its members.*

# LSTAR's Market Report for December 2011

<b>Market Activity</b>	306 detached homes and 78 condos exchanged hands in December 2011, for a total of 384 transactions.	
<b>Type of Market</b>	Balanced	
<b>Listings</b>	Active detached home listings end of period were up 3.6 %. Active condo listings end of period were up 5.5%.	
<b>Average Price December 2011 (Compared to November 2011)</b>	Total Residential (Detached & Condo)	\$223,639 down 4.7% (\$234,602)
	All detached homes in LSTAR's jurisdiction	\$242,300 down 1% (\$244,769)
	All condos in LSTAR'S jurisdiction	\$150,432 down 12.3% (\$171,567)
	All two-storeys in LSTAR's jurisdiction	\$323,851 down .2% (\$324,495)
	All bungalows in LSTAR's jurisdiction	\$182,791 up 6.8% (\$171,227)
	All ranches in LSTAR'S jurisdiction	\$266,602 down 1.3% (\$270,178)
	All townhouse condos in LSTAR's jurisdiction	\$143,423 down 4.6% (\$150,347)
<b>Most Popular in December</b>	Two-storeys, then bungalows, then ranches, and then townhouse condos.	
<b>Affordability</b>	<p>Homes in LSTAR's jurisdiction continue to maintain their affordability compared to other major Ontario and Canadian centres. According to the Canadian Real Estate Association's Major Market MLS® Statistical Survey for <u>November 2011</u>, the average price year-to-date for:</p> <ul style="list-style-type: none"> <li>• Vancouver -- \$749,818</li> <li>• Victoria -- \$491,000</li> <li>• Toronto -- \$479,302</li> <li>• Calgary -- \$414,969</li> <li>• Hamilton-Burlington-- \$323,524</li> <li>• Ottawa -- \$353,344</li> <li>• Kitchener-Waterloo -- \$345,729</li> <li>• Edmonton -- \$337,969</li> <li>• Saskatoon -- \$306,526</li> <li>• Regina -- \$286,835</li> <li>• Halifax-Dartmouth -- \$264,938</li> <li>• St. Catharines -- \$257,348</li> <li>• Newfoundland &amp; Labrador -- \$252,932</li> <li>• London and St. Thomas -- \$244,656</li> </ul>	
<b>Market Factors</b>	<p>2011 proved a solid year for real estate sales, with 8,048 homes exchanging hands over its twelve-month course -- just 1% down from the previous year. "It was a little slow coming out of the gate, but in the end we finished strong, despite concern over the extent to which global economic worries would impact us locally," says Jack Lane, LSTAR President for 2011. "December delivered a strong performance as well, with 384 sales, just 0.8% down from the previous December. "We are especially pleased by how well St. Thomas did in 2011," observes Lane. "Its sales were up 3% over last year's and its average price rose to \$189,413, up 3.7%."</p>	

<u>2011 Monthly Data</u>							<u>2010 Monthly Data</u>				
	<b>DETACHED</b>	<b>%</b>	<b>CONDO</b>	<b>%</b>	<b>OTHER</b>	<b>TOTAL</b>	<b>%</b>	<b>DETACHED</b>	<b>CONDO</b>	<b>OTHER</b>	<b>TOTAL</b>
Units Sold	306	1.7	78	-2.5	48	432	1.9	301	80	43	424
Dollar Volume	\$74,143,845	4.2	\$11,733,700	-14.6	\$18,175,050	\$104,052,595	5.4	\$71,151,901	\$13,741,854	\$13,854,035	\$98,747,790
No.of Listings	471	12.1	105	-10.3	146	722	2.6	420	117	167	704

<u>2011 Year-to-Date</u>							<u>2010 Year-to-Date</u>				
	<b>DETACHED</b>	<b>%</b>	<b>CONDO</b>	<b>%</b>	<b>OTHER</b>	<b>TOTAL</b>	<b>%</b>	<b>DETACHED</b>	<b>CONDO</b>	<b>OTHER</b>	<b>TOTAL</b>
Units Sold	6554	-0.5	1494	-3.0	594	8642	-1.8	6587	1541	668	8796
Dollar Volume	\$1,601,991,340	1.3	\$268,263,144	1.7	\$187,929,672	\$ 2,058,184,156	0.7	\$1,581,848,799	\$263,661,932	\$198,581,567	\$2,044,092,298
No.of Listings	13473	5.2	3000	8.0	2991	19,464	3.7	12803	2779	3184	18,766
Active Listings (end of period)	2262	3.6	481	5.5	1405	4148	1.3	2183	456	1457	4096

<b>Detached</b>	<b>2011</b>		<b>2010</b>
Average Price(Month)	\$242,300	2.5	\$236,385
Average Price (YTD)	\$244,430	1.8	\$240,147

<b>Condo</b>	<b>2011</b>		<b>2010</b>
Average Price(Month)	\$150,432	-12.4	\$171,773
Average Price (YTD)	\$179,560	4.9	\$171,098

<b>Total Residential</b>	<b>2011</b>		<b>2010</b>
Average Price(Month)	\$223,639	0.4	\$222,818
Average Price (YTD)	\$232,387	2.3	\$227,056

<u>2011 Monthly Data</u>						<u>2010 Monthly Data</u>				
DETACHED		%	CONDO		%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	306	1.7	78	-2.5	384	0.8	301	80	381	
Dollar Volume	\$74,143,845	4.2	\$11,733,700	-14.6	\$85,877,545	1.2	\$71,151,901	\$13,741,854	\$84,893,755	
No.of Listings	471	12.1	105	-10.3	576	7.3	420	117	537	
Average Price (December)	\$242,300	-1.0	\$150,432	-12.3	\$223,639	-4.7				
Average Price (November)	\$244,769		\$171,567		\$234,602					
* % Difference in Average Price in Current Month Compared to Previous Month										

<u>2011 Year-to Date</u>						<u>2010 Year-to-Date</u>				
DETACHED		%	CONDO		%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	6554	-0.5	1494	-3.0	8048	-1.0	6587	1541	8128	
Dollar Volume	\$1,601,991,340	1.3	\$268,263,144	1.7	1870254484	1.3	\$1,581,848,799	\$263,661,932	\$1,845,510,731	
No.of Listings	13473	5.2	3000	8.0	16473	5.7	12803	2779	15582	
Active Listings (end of period)	2262	3.6	481	5.5	2743	3.9	2183	456	2639	
Average Price YTD	\$244,430	5.3	\$179,560	-3.4	\$232,387	3.9				
Average Price (January)	\$233,798		\$180,268		\$223,667					
* % Difference in Average Price Year-to-Date Compared to January 2011										

**RESIDENTIAL STATISTICS**

## ST. THOMAS STATISTICS

### 2011 Monthly Data

### 2010 Monthly Data

		%	
<b>Units Sold</b>	42	75.0	24
<b>Dollar Volume</b>	\$10,585,600	131.7	\$4,569,000
<b>No.of Listings</b>	48	-15.8	57
<b>Active at End</b>	282	-1.1	285

### 2011 Year-to Date

### 2010 Year-to-Date

		%	
<b>Units Sold</b>	682	3.0	662
<b>Dollar Volume</b>	\$129,179,340	6.8	\$120,959,830
<b>No.of Listings</b>	1289	7.4	1200

### 2011

### 2010

		%	
<b>Average Price(Month)</b>	\$252,038	32.4	\$190,375
<b>Average Price (YTD)</b>	\$189,413	3.7	\$182,719



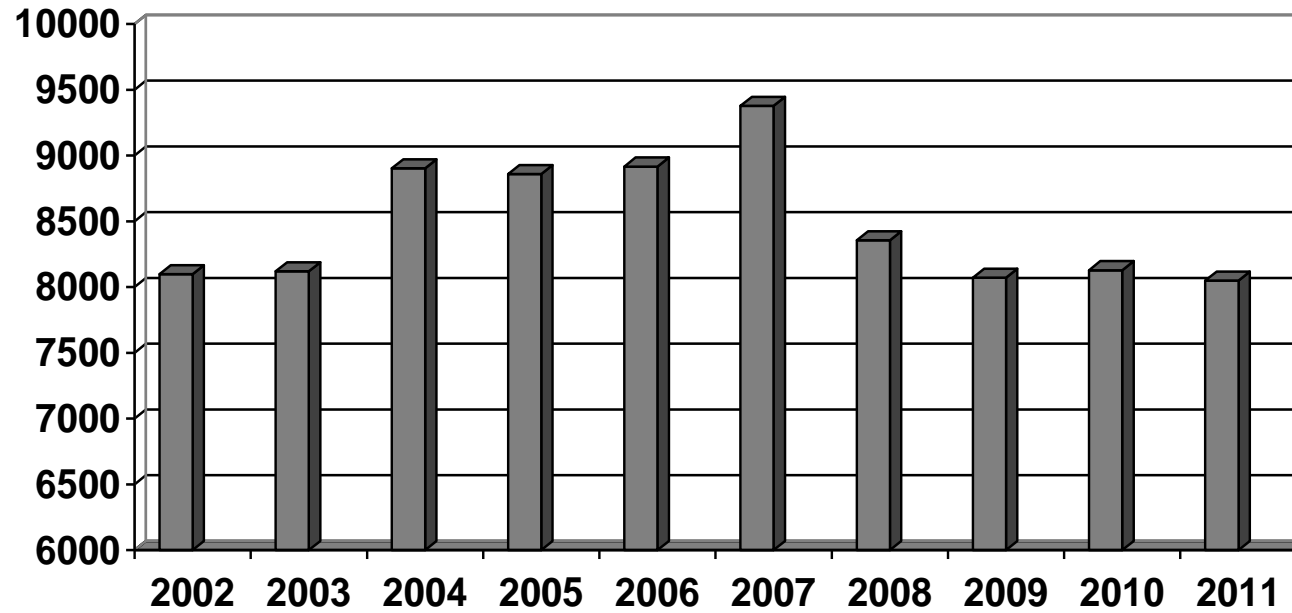
**ST. THOMAS  
Sales by Month**

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
2011	44	40	67	60	72	73	59	64	61	51	50	42
2010	37	44	61	89	77	63	63	55	58	53	41	24
2009	23	52	55	55	75	90	72	75	59	55	57	37
2008	36	53	48	76	86	68	70	50	52	48	25	23
2007	58	80	86	82	97	92	93	84	47	64	52	32
2006	47	36	76	82	87	88	55	67	57	60	59	38
2005	42	46	76	65	76	81	79	78	74	66	58	39
2004	43	59	96	78	79	80	64	75	65	61	59	27
2003	35	52	60	66	63	74	74	53	77	63	55	31
2002	54	49	66	69	59	58	61	50	47	44	44	34
2001	37	34	52	51	84	55	51	65	52	46	41	33
<b>10 Year Average (2000-2009)*</b>	41	51	68	71	78	75	68	65	59	56	49	32

*\* 10 Year Average does not include 2011*

## MLS® Residential Sales

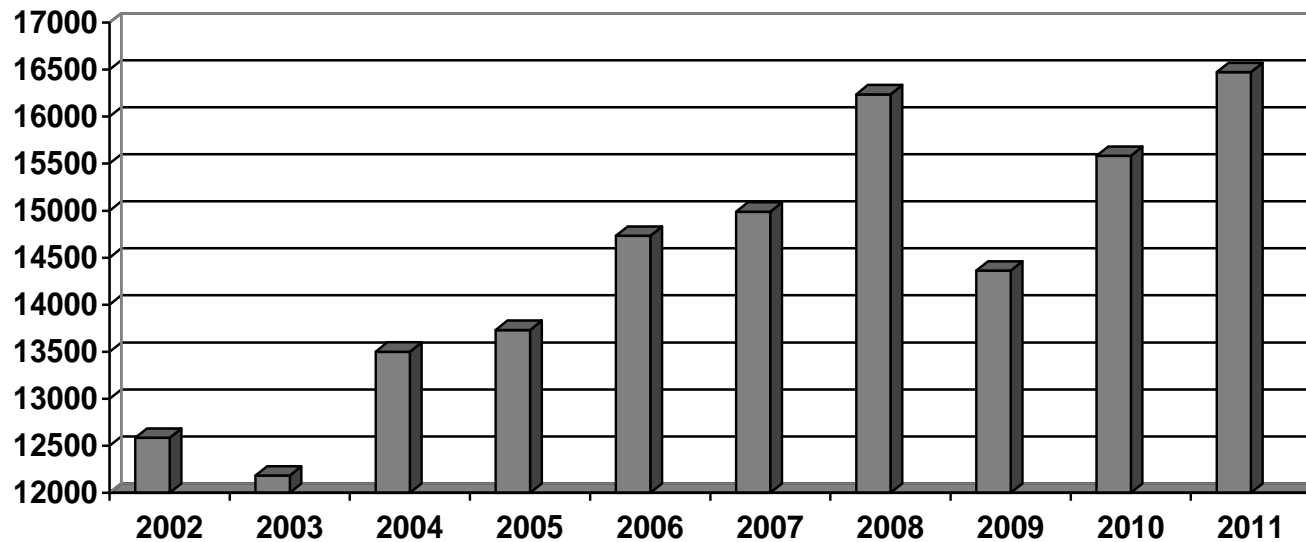
(Jan. 1 to Dec. 31 – a 10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
8097	8120	8903	8859	8916	9378	8356	8070	8128	8048

# MLS® Residential Listings

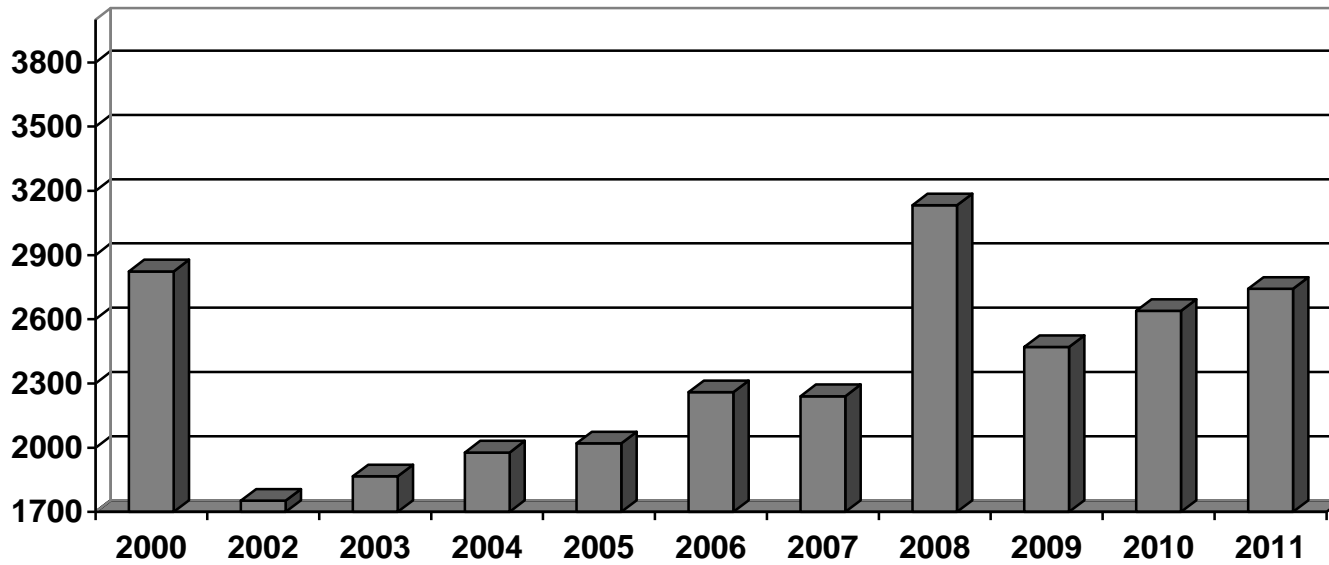
(Jan. 1 to Dec. 31 – a 10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
12585	12184	13501	13732	14732	14990	16236	14362	15582	16473

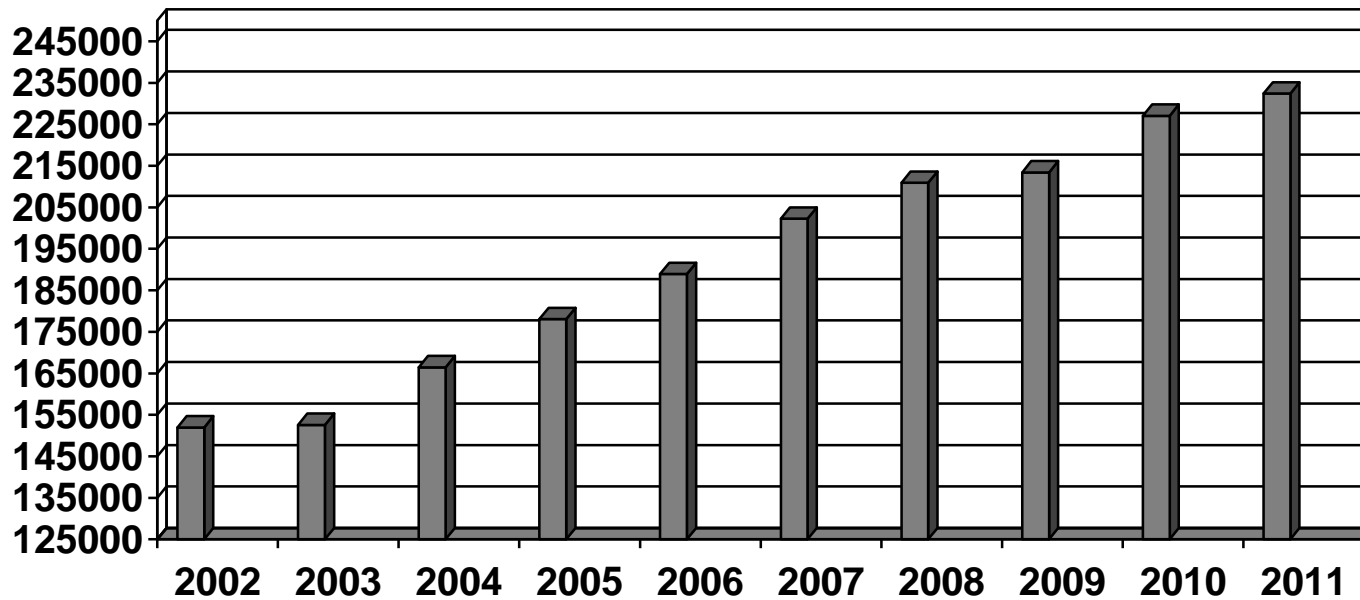
## Residential Listings – End of Period

(Jan. 1 to Dec. 31 – a 10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1753	1866	1978	2021	2260	2241	3133	2470	2639	2743

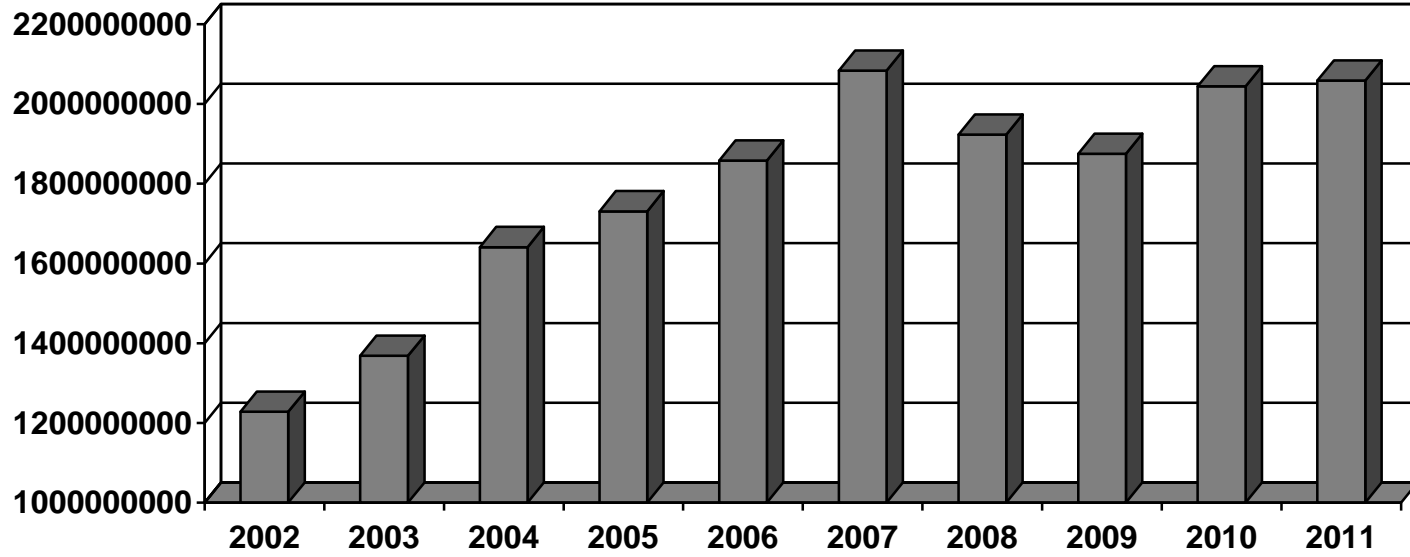
## Average Residential Price in Association's Jurisdiction (10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
\$151,956	\$152,586	\$166,465	\$178,058	\$188,942	\$202,256	\$210,888	\$213,402	\$227,056	\$232,387

## Total MLS® Dollar Volume

(10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1,227,904,141	1,368,440,059	1,640,903,052	1,730,728,695	1,857,909,942	2,083,113,745	1,922,848,300	1,874,879,343	2,044,092,298	2,058,184,156

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total (YTD)
<b>2011</b>	<b>428</b>	<b>552</b>	<b>809</b>	<b>750</b>	<b>882</b>	<b>913</b>	<b>742</b>	<b>763</b>	<b>702</b>	<b>583</b>	<b>576</b>	<b>384</b>	<b>8084</b>
Condo	81	116	162	131	180	172	155	143	113	88	80	78	1499
Detached	347	436	647	619	702	741	587	620	589	495	496	306	6585
<b>2010</b>	<b>472</b>	<b>605</b>	<b>859</b>	<b>1017</b>	<b>898</b>	<b>816</b>	<b>714</b>	<b>627</b>	<b>589</b>	<b>566</b>	<b>620</b>	<b>381</b>	<b>8164</b>
Condo	95	117	157	182	184	156	125	118	114	101	115	80	1544
Detached	377	488	702	835	714	660	589	509	475	465	505	301	6620
<b>2009</b>	<b>305</b>	<b>480</b>	<b>669</b>	<b>804</b>	<b>864</b>	<b>946</b>	<b>904</b>	<b>747</b>	<b>708</b>	<b>664</b>	<b>584</b>	<b>438</b>	<b>8113</b>
Condo	60	98	118	138	166	179	170	147	136	121	99	85	1517
Detached	245	382	551	666	698	767	734	600	572	543	485	353	6596
<b>2008</b>	<b>466</b>	<b>687</b>	<b>745</b>	<b>842</b>	<b>1021</b>	<b>905</b>	<b>950</b>	<b>762</b>	<b>769</b>	<b>581</b>	<b>386</b>	<b>281</b>	<b>8395</b>
Condo	87	140	151	188	196	185	207	155	144	106	87	63	1709
Detached	379	547	594	654	825	720	743	607	625	475	299	218	6686
<b>2007</b>	<b>538</b>	<b>708</b>	<b>846</b>	<b>916</b>	<b>1161</b>	<b>992</b>	<b>1009</b>	<b>871</b>	<b>650</b>	<b>705</b>	<b>654</b>	<b>375</b>	<b>9425</b>
Condo	94	148	168	193	242	207	226	183	126	140	123	91	1941
Detached	444	560	678	723	919	785	783	688	524	565	531	284	7484
<b>2006</b>	<b>529</b>	<b>615</b>	<b>869</b>	<b>857</b>	<b>1013</b>	<b>1011</b>	<b>800</b>	<b>832</b>	<b>692</b>	<b>711</b>	<b>616</b>	<b>421</b>	<b>8966</b>
Condo	113	144	172	179	193	204	155	173	147	139	126	84	1829
Detached	416	471	697	678	820	807	645	659	545	572	490	337	7137
<b>2005</b>	<b>440</b>	<b>657</b>	<b>774</b>	<b>889</b>	<b>973</b>	<b>996</b>	<b>793</b>	<b>894</b>	<b>746</b>	<b>679</b>	<b>645</b>	<b>388</b>	<b>8874</b>
Condo	107	142	149	173	221	199	167	195	156	145	119	87	1860
Detached	333	515	625	716	752	797	626	699	590	534	526	301	7014
<b>2004</b>	<b>427</b>	<b>671</b>	<b>1030</b>	<b>935</b>	<b>973</b>	<b>904</b>	<b>883</b>	<b>781</b>	<b>686</b>	<b>668</b>	<b>607</b>	<b>388</b>	<b>8953</b>
Condo	76	149	215	174	206	191	174	162	135	136	118	93	1829
Detached	351	522	815	761	767	713	709	619	551	532	489	295	7124

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total (YTD)
<b>2003</b>	<b>479</b>	<b>619</b>	<b>722</b>	<b>876</b>	<b>837</b>	<b>835</b>	<b>895</b>	<b>672</b>	<b>671</b>	<b>619</b>	<b>539</b>	<b>389</b>	<b>8153</b>
Condo	378	136	138	180	165	151	192	135	145	117	99	81	1917
Detached	101	483	763	696	672	684	703	537	526	502	440	308	6415
<b>2002</b>	<b>501</b>	<b>703</b>	<b>763</b>	<b>931</b>	<b>852</b>	<b>779</b>	<b>746</b>	<b>695</b>	<b>591</b>	<b>621</b>	<b>558</b>	<b>379</b>	<b>8119</b>
Condo							143	143	113	134	113	85	
Detached							603	552	478	487	445	294	
<b>2001</b>	<b>341</b>	<b>532</b>	<b>668</b>	<b>722</b>	<b>820</b>	<b>776</b>	<b>677</b>	<b>673</b>	<b>558</b>	<b>576</b>	<b>537</b>	<b>427</b>	<b>7307</b>
<b>2000</b>	<b>293</b>	<b>556</b>	<b>756</b>	<b>654</b>	<b>753</b>	<b>664</b>	<b>558</b>	<b>570</b>	<b>466</b>	<b>511</b>	<b>433</b>	<b>291</b>	<b>6505</b>
<b>1999</b>	<b>278</b>	<b>500</b>	<b>677</b>	<b>700</b>	<b>733</b>	<b>735</b>	<b>704</b>	<b>561</b>	<b>563</b>	<b>482</b>	<b>475</b>	<b>312</b>	<b>6720</b>
<b>1998</b>	<b>310</b>	<b>478</b>	<b>569</b>	<b>615</b>	<b>691</b>	<b>648</b>	<b>662</b>	<b>556</b>	<b>563</b>	<b>491</b>	<b>458</b>	<b>375</b>	<b>6416</b>
<b>1997</b>	<b>435</b>	<b>531</b>	<b>537</b>	<b>671</b>	<b>648</b>	<b>545</b>	<b>661</b>	<b>482</b>	<b>524</b>	<b>528</b>	<b>389</b>	<b>358</b>	<b>6309</b>
<b>1996</b>	<b>335</b>	<b>449</b>	<b>649</b>	<b>622</b>	<b>677</b>	<b>544</b>	<b>575</b>	<b>568</b>	<b>550</b>	<b>628</b>	<b>673</b>	<b>500</b>	<b>6770</b>
<b>1995</b>	<b>260</b>	<b>320</b>	<b>398</b>	<b>445</b>	<b>575</b>	<b>559</b>	<b>537</b>	<b>641</b>	<b>498</b>	<b>471</b>	<b>416</b>	<b>277</b>	<b>5397</b>
<b>1994</b>	<b>323</b>	<b>525</b>	<b>786</b>	<b>761</b>	<b>618</b>	<b>534</b>	<b>383</b>	<b>456</b>	<b>356</b>	<b>396</b>	<b>379</b>	<b>276</b>	<b>5793</b>
<b>1993</b>	<b>249</b>	<b>412</b>	<b>508</b>	<b>676</b>	<b>621</b>	<b>639</b>	<b>549</b>	<b>507</b>	<b>479</b>	<b>419</b>	<b>399</b>	<b>347</b>	<b>5805</b>
<b>1992</b>	<b>392</b>	<b>636</b>	<b>715</b>	<b>623</b>	<b>556</b>	<b>586</b>	<b>577</b>	<b>504</b>	<b>534</b>	<b>519</b>	<b>382</b>	<b>261</b>	<b>6285</b>
<b>1991</b>	<b>392</b>	<b>636</b>	<b>715</b>	<b>623</b>	<b>556</b>	<b>586</b>	<b>577</b>	<b>504</b>	<b>534</b>	<b>519</b>	<b>382</b>	<b>261</b>	<b>6285</b>
<b>1990</b>	<b>269</b>	<b>627</b>	<b>618</b>	<b>521</b>	<b>439</b>	<b>398</b>	<b>450</b>	<b>479</b>	<b>385</b>	<b>403</b>	<b>337</b>	<b>254</b>	<b>5180</b>
<b>1989</b>	<b>480</b>	<b>641</b>	<b>687</b>	<b>578</b>	<b>624</b>	<b>567</b>	<b>531</b>	<b>685</b>	<b>568</b>	<b>551</b>	<b>522</b>	<b>337</b>	<b>6771</b>
<b>1988</b>	<b>423</b>	<b>568</b>	<b>742</b>	<b>724</b>	<b>672</b>	<b>665</b>	<b>602</b>	<b>666</b>	<b>557</b>	<b>518</b>	<b>503</b>	<b>363</b>	<b>7003</b>
<b>1987</b>	<b>418</b>	<b>561</b>	<b>534</b>	<b>557</b>	<b>418</b>	<b>483</b>	<b>517</b>	<b>492</b>	<b>455</b>	<b>544</b>	<b>385</b>	<b>284</b>	<b>5648</b>
<b>1986</b>	<b>348</b>	<b>304</b>	<b>348</b>	<b>497</b>	<b>506</b>	<b>529</b>	<b>465</b>	<b>517</b>	<b>561</b>	<b>524</b>	<b>387</b>	<b>301</b>	<b>5287</b>
<b>1985</b>	<b>382</b>	<b>396</b>	<b>445</b>	<b>500</b>	<b>617</b>	<b>582</b>	<b>525</b>	<b>501</b>	<b>462</b>	<b>463</b>	<b>346</b>	<b>202</b>	<b>5421</b>



## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total (YTD)
<b>1984</b>	310	379	507	444	503	421	409	452	313	388	391	245	<b>4762</b>
<b>1983</b>	266	322	443	464	533	472	482	454	406	327	359	211	<b>4739</b>
<b>1982</b>	153	193	262	265	256	271	275	335	410	428	396	331	<b>3575</b>
<b>1981</b>	285	327	414	598	531	368	358	268	222	178	179	153	<b>3881</b>
<b>1980</b>	257	295	289	258	266	385	432	382	337	305	261	209	<b>3676</b>
<b>1979</b>	218	311	370	427	426	452	467	382	317	313	195	97	<b>3975</b>
<b>1978</b>	218	298	316	389	410	395	342	383	303	314	247	353	<b>3968</b>

## Average Residential Prices - 1986 to 2011 YTD

Year	Average Price (London)	Average Price (St. Thomas)	Average Price (Area)
1986	\$86,626	\$58,334	\$83,140
1987	\$106,300	\$72,892	\$97,962
1988	\$117,695	\$90,887	\$111,708
1989	\$134,960	\$101,108	\$128,578
1990	\$141,919	\$106,202	\$134,907
1991	\$143,306	\$106,134	\$134,545
1992	\$141,764	\$112,088	\$135,962
1993	\$139,311	\$106,843	\$133,835
1994	\$138,279	\$111,823	\$134,089
1995	\$131,954	\$109,019	\$127,166
1996	\$129,817	\$107,005	\$127,261
1997	\$132,838	\$111,957	\$130,534
1998	\$133,525	\$109,378	\$129,706
1999	\$133,033	\$116,297	\$131,899
2000	\$135,996	\$115,994	\$134,593
2001	\$137,820	\$114,257	\$136,636
2002	\$143,007	\$121,470	\$142,106
2003	\$155,148	\$129,349	\$152,586
2004	\$169,022	\$141,989	\$166,138
2005	\$178,899	\$155,595	\$178,058
2006	\$193,087	\$162,250	\$188,942
2007	\$208,865	\$172,550	\$202,256
2008	\$211,323	\$187,361	\$210,888
2009	\$214,769	\$182,450	\$213,402
2010	\$231,020	\$182,719	\$227,056
2011	\$238,238	\$189,413	\$232,387

## Condos – 10 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
1997	938	-8.8	\$90,421	538	-7.7	\$90,706
1998	948	1.1	\$94,275	509	-5.4	\$89,513
1999	1129	19.1	\$93,015	607	19.3	\$90,308
2000	1158	2.6	\$96,174	697	14.8	\$91,703
2001	1250	7.9	\$96,902	684	-1.9	\$92,647
2002	1577	26.2	\$102,592	881	28.8	\$98,238
2003	1618	2.6	\$111,498	880	-0.1	\$101,667
2004	1823	12.7	\$120,349	1043	18.5	\$111,921
2005	1850	1.5	\$126,835	946	-9.3	\$123,417
2006	1822	-1.5	\$138,314	894	-5.5	\$131,185
2007	1933	5.6	\$146,062	985	3.8	\$136,120
2008	1704	-11.8	\$151,969	858	-12.9	\$145,292
2009	1509	-11.4	\$158,617	763	-11.1	\$146,272
2010	1541	2.1	\$171,098	781	2.4	\$155,998
2011	1494	-3.0	\$179,560	719	-7.9	\$157,035

## Statistical Breakdown by Area for December 2011

### London

Item	2010 Average Sale Price *	2011 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$301,031	\$303,622	0.9%
Total Condo North	\$205,611	\$208,969	1.6%
Bungalow North	\$222,412	\$219,866	-1.1%
Two Storey North	\$332,575	\$341,265	2.6%
Ranch North	\$325,438	\$332,829	2.3%
Townhouse Condo North	\$190,444	\$190,519	0.0%
<b>SOUTH</b>			
Total Detached South	\$264,782	\$269,759	1.9%
Total Condo South	\$150,589	\$151,805	0.8%
Bungalow South	\$200,736	\$203,748	1.5%
Two Storey South	\$322,404	\$328,724	2.0%
Ranch South	\$286,275	\$304,749	6.5%
Townhouse Condo South	\$142,225	\$143,901	1.2%
<b>EAST</b>			
Total Detached East	\$191,798	\$199,007	3.8%
Total Condo East	\$160,385	\$188,630	17.6%
Bungalow East	\$153,493	\$161,733	5.4%
Two Storey East	\$253,369	\$263,435	4.0%
Ranch East	\$195,815	\$199,511	1.9%
Townhouse Condo East	\$121,424	\$125,301	3.2%

\* up-to-date figures based on January 1, 2010 to December 31, 2010

## Statistical Breakdown by Area for December 2011

### Elgin

Item	2010 Average Sale Price *	2011 Year to Date	%
Total Detached	\$176,134	\$208,022	18.1%
Total Condo	\$205,113	\$195,591	-4.6%
Bungalow	\$158,692	\$166,108	4.7%
Two Storey	\$233,992	\$285,344	21.9%
Ranch	\$240,183	\$243,560	1.4%
Townhouse Condo	\$205,113	\$195,591	-4.6%

### St. Thomas

Item	2010 Average Sale Price *	2011 Year to Date	%
Total Detached	\$181,086	\$184,089	1.7%
Total Condo	\$190,525	\$212,579	11.6%
Bungalow	\$164,660	\$168,315	2.2%
Two Storey	\$221,233	\$227,987	3.1%
Ranch	\$219,280	\$199,370	-9.1%
Townhouse Condo	\$0	\$0	n/a

\* up-to-date figures based on January 1, 2010 to December 31, 2010

## Statistical Breakdown by Area for December 2011

### Middlesex County

Item	2010 Average Sale Price *	2011 Year to Date	%
Total Detached	\$275,885	\$290,615	5.3%
Total Condo	\$252,946	\$276,555	9.3%
Bungalow	\$186,722	\$213,176	14.2%
Two Storey	\$361,378	\$360,419	-0.3%
Ranch	\$316,403	\$327,532	3.5%
Townhouse Condo	\$199,888	\$265,870	33.0%

### Strathroy

Item	2010 Average Sale Price *	2011 Year to Date	%
Total Detached	208,583	\$211,697	1.5%
Total Condo	150,250	\$158,650	5.6%
Bungalow	178,056	\$170,964	-4.0%
Two Storey	255,270	\$261,318	2.4%
Ranch	243,030	\$239,131	-1.6%
Townhouse Condo	106,000	\$128,000	20.8%

\* up-to-date figures based on January 1, 2010 to December 31, 2010