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STATISTICAL REPORT



(for month ending April 30, 2017)

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News Release

May 2, 2017

For Comment: Jim Smith, 519-433-4331

For Background: John Geha, 519-641-1400



Home sales achieve another monthly record in April

London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced another record month for residential sales in April, with a total of 1,220 homes sold, an increase of 14.2% over the same period last year. This represents the best results ever for April, since LSTAR began tracking sales data in 1978.

“Since the beginning of the year, every month has achieved record sales. After the first four months, we’re about 25 percent ahead in home sales compared to 2016,” said Jim Smith, LSTAR President. “It just shows how desirable the region is, when you consider affordability, accessibility and lifestyle. London and St. Thomas have so many features that make them an attractive destination to live, work, raise families and retire. We’ve got farm-to-table restaurants, London Knights hockey, big-name concerts and culture such as the North American Railway Hall of Fame and the Grand Theatre.”

In April, a total of 971 detached homes were sold, an increase of 11.7% over the previous year, while there were 249 condominium sales, up 25.1% from 2016. The average sales price was \$347,062 up 5.4% from the previous month. The average year-to-date sales price was \$325,286 up 16.6% from 2016 average home price of \$279,057.

“With this robust marketplace, it’s a fantastic time to get in touch with a REALTOR®,” Smith said. “With an increase in multiple offer situations, interest from outside of London and St. Thomas, and the regulatory requirements, a REALTOR® can help you manage the process every step of the way.”

St. Thomas also had a very healthy April, with a total of 97 homes sold, up 12.8% from the same time last year. The average home price in St. Thomas was \$270,439 up 9.3% from the previous month.

House Style	Units Sold	Average Price
2 storey	287	\$506,988
Bungalow	119	\$286,981
Ranch	114	\$429,585
Townhouse	97	\$204,960
High rise apt. condo	69	\$200,007

The best-selling house style in April continues to be the two-storey, followed by the bungalow and ranch. The average price for a detached home in April was \$372,461 up 4.7% from the previous month, while the average price for a condominium was \$248,020 up 14.5% from the previous month.

The following table is based on data taken from the Canadian Real Estate Association's (CREA) National MLS® Report for March 2017 (the latest statistics available). It provides a snapshot of how average home prices in London and St. Thomas compare to other major Ontario and Canadian centres.

City	Average Sale \$\$
Vancouver	\$960,517
Toronto	\$893,091
Victoria	\$632,052
Fraser Valley	\$620,081
Hamilton	\$593,797
Kitchener-Waterloo	\$492,815
Calgary	\$469,987
Niagara	\$407,366
Ottawa	\$387,152
Edmonton	\$374,332
Saskatoon	\$343,160
London St. Thomas	\$325,641
CANADA	\$529,778

According to a research report¹, one job is created for every three real estate transactions and approximately \$53,000 in ancillary spending is generated every time a home changes hands in Ontario. "Based on the record sales in April, that translates into creating potentially over 400 jobs and positioning us to potentially generate \$64 million back into the local economy for London and St. Thomas," Smith said.

The London and St. Thomas Association of REALTORS® (LSTAR) exists to provide our REALTOR® Members with the support and tools they need to succeed in their profession. LSTAR is one of Canada's 15 largest real estate associations, representing over 1,700 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.

¹ **Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces**, Altus Group Consulting, 2013.

LSTAR'S Market Report for April 2017

Market Activity	971 detached homes and 249 condos exchanged hands in April 2017, for a total of 1220 transactions.																												
Type of Market	Continues to function as a Balanced Market but tipping slightly towards a Seller's Market																												
Listings	Active detached home listings end of period were down 44.5%. Active condo listings end of period were down 52.6%																												
Average Price April 2017 (Compared to March 2017)	Total Residential (Detached & Condo)	\$347,062 up 4.4% (\$329,218)																											
	All detached homes in LSTAR's jurisdiction	\$372,461 up 4.7% (\$355,651)																											
	All condos in LSTAR'S jurisdiction	\$248,020 up 14.5% (\$216,539)																											
	All two-storeys in LSTAR's jurisdiction	\$487,276 up 7.9% (\$451,639)																											
	All bungalows in LSTAR's jurisdiction	\$276,235 up 8.2% (\$255,262)																											
	All ranches in LSTAR'S jurisdiction	\$408,301 up 1.2% (\$403,346)																											
	All townhouse condos in LSTAR's jurisdiction	\$204,873 up 2.6% (\$199,611)																											
Most Popular in April	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																												
Affordability	<p>In April, a total of 971 detached homes were sold, an increase of 11.7% over the previous year, while there were 249 condominium sales, up 25.1% from 2016. The average sales price was \$347,062 up 5.4% from the previous month. The average year-to-date sales price was \$325,286 up 16.6% from 2016 average home price of \$279,057.</p> <p>“With this robust marketplace, it’s a fantastic time to get in touch with a REALTOR®,” Smith said. “With an increase in multiple offer situations, interest from outside of London and St. Thomas, and the regulatory requirements, a REALTOR® can help you manage the process every step of the way.”</p> <p>St. Thomas also had a very healthy April, with a total of 97 homes sold, up 12.8% from the same time last year. The average home price in St. Thomas was \$270,439 up 9.3% from the previous month.</p>																												
	<table><tr><th>City</th><th>Average Sale \$\$</th></tr><tr><td>Vancouver</td><td>\$960,517</td></tr><tr><td>Toronto</td><td>\$893,091</td></tr><tr><td>Fraser Valley</td><td>\$620,081</td></tr><tr><td>Victoria</td><td>\$632,052</td></tr><tr><td>Hamilton</td><td>\$593,797</td></tr><tr><td>Calgary</td><td>\$469,987</td></tr><tr><td>Kitchener-Waterloo</td><td>\$492,815</td></tr><tr><td>Edmonton</td><td>\$374,332</td></tr><tr><td>Ottawa</td><td>\$387,152</td></tr><tr><td>Niagara</td><td>\$407,366</td></tr><tr><td>Saskatoon</td><td>\$343,160</td></tr><tr><td>London St. Thomas</td><td>\$325,641</td></tr><tr><td>CANADA</td><td>\$529,778</td></tr></table>		City	Average Sale \$\$	Vancouver	\$960,517	Toronto	\$893,091	Fraser Valley	\$620,081	Victoria	\$632,052	Hamilton	\$593,797	Calgary	\$469,987	Kitchener-Waterloo	\$492,815	Edmonton	\$374,332	Ottawa	\$387,152	Niagara	\$407,366	Saskatoon	\$343,160	London St. Thomas	\$325,641	CANADA
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Market Factors	<p>London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced another record month for residential sales in April, with a total of 1,220 homes sold, an increase of 14.2% over the same period last year. This represents the best results ever for April, since LSTAR began tracking sales data in 1978.</p> <p>“Since the beginning of the year, every month has achieved record sales. After the first four months, we’re about 25 percent ahead in home sales compared to 2016,” said Jim Smith, LSTAR President. “It just shows how desirable the region is, when you consider affordability, accessibility and lifestyle.</p> <p>London and St. Thomas have so many features that make them an attractive destination to live, work, raise families and retire. We’ve got farm-to-table restaurants, London Knights hockey, big- name concerts and culture such as the North American Railway Hall of Fame and the Grand Theatre.”</p>																												

Statistical Report (April 2017)

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2017 Monthly Data							2016 Monthly Data				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	971	11.7	249	25.1	95	1315	15.8	869	199	68	1136
Dollar Volume	\$361,659,180	43.7	\$61,757,053	51.2	\$54,961,074	\$478,377,307	50.8	\$251,754,131	\$40,832,837	\$24,734,299	\$317,321,267
No.of Listings	1191	-9.2	289	-14.7	235	1715	-9.1	1311	339	237	1887

<u>2017 Year-to Date</u>							<u>2016 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	2994	22.6	782	33.9	295	4071	25.3	2443	584	223	3250
Dollar Volume	\$1,048,791,464	47.6	\$179,487,566	56.1	\$172,181,568	\$1,400,460,598	53.0	\$710,358,631	\$114,991,338	\$89,699,467	\$915,049,436
No.of Listings	3941	-7.4	1019	-13.1	977	5,937	-8.4	4255	1173	1051	6,479
Active Listings (end of period)	1210	-44.5	307	-52.6	1333	2850	-32.9	2181	647	1422	4250

Detached	2017		2016
Average Price(Month)	\$372,461	28.6	\$289,706
Average Price (YTD)	\$350,298	20.5	\$290,773

Condo	2017		2016
Average Price(Month)	\$248,020	20.9	\$205,190
Average Price (YTD)	\$229,524	16.6	\$196,903

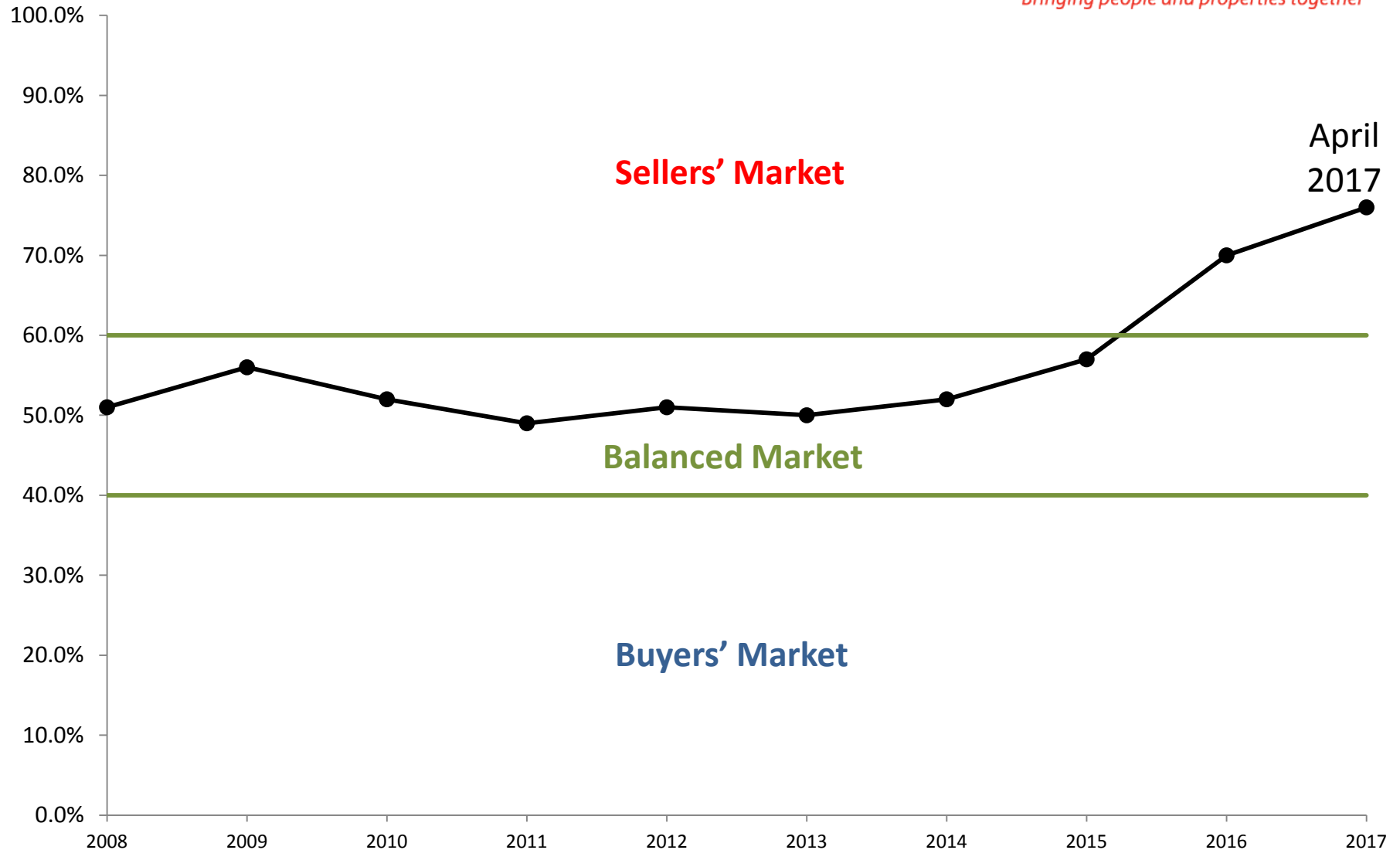
Total Residential	2017		2016
Average Price(Month)	\$347,062	26.7	\$273,958
Average Price (YTD)	\$325,286	19.3	\$272,663

2017 Monthly Data							2016 Monthly Data		
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	971	11.7	249	25.1	1220	14.2	869	199	1068
Dollar Volume	\$361,659,180	43.7	\$61,757,053	51.2	\$423,416,233	44.7	\$251,754,131	\$40,832,837	\$292,586,968
No.of Listings	1191	-9.2	289	-14.7	1480	-10.3	1311	339	1650
Average Price (April)	\$372,461	4.7	\$248,020	14.5	\$347,062	5.4	\$289,706	\$205,190	\$273,958
Average Price (March)	\$355,651		\$216,539		\$329,218		\$293,009	\$193,435	\$272,747
% Difference in Average Price in Current Month Compared to Previous Month									

<u>2017 Year-to-Date</u>							<u>2016 Year-to-Date</u>		
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	2994	22.6	782	33.9	3776	24.7	2443	584	3027
Dollar Volume	\$1,048,791,464	47.6	\$179,487,566	56.1	\$ 1,228,279,030	48.8	\$710,358,631	\$114,991,338	\$ 825,349,969
No.of Listings	3941	-7.4	1019	-13.1	4960	-8.6	4255	1173	5428
Active Listings (end of period)	1210	-44.5	307	-52.6	1517	-46.4	2181	647	2828
Average Price YTD	\$350,298	17.8	\$229,524	14.6	\$325,286	16.6	\$290,773	\$196,903	\$272,663
Average Price (Dec.31/16)*	\$297,480		\$200,335		\$279,057		\$282,229	\$189,798	\$264,435
* % Difference in Average Price Year-to-Date Compared to December 31, 2016									

RESIDENTIAL STATISTICS
April 2017

Sales to New Listings Ratio (10 Year Review)



ST. THOMAS STATISTICS**2017 Monthly Data****2016 Monthly Data**

		%	
Units Sold	97	12.8	86
Dollar Volume	\$26,232,562	39.2	\$18,842,150
No.of Listings	111	-11.9	126
Active at End	169	-39.9	281

2017 Year-to Date**2016 Year-to-Date**

		%	
Units Sold	326	36.4	239
Dollar Volume	\$80,239,391	52.9	\$52,474,910
No.of Listings	399	-4.3	417

Average Price (April 2017)	\$270,439	9.3	Average Price (April 2016)
Average Price (March 2017)	\$247,455		\$219,095
Average Price YTD	\$246,133	5.4	Average Price (YTD 2016)
Average Price (Dec.31/16) *	\$233,476		\$219,560

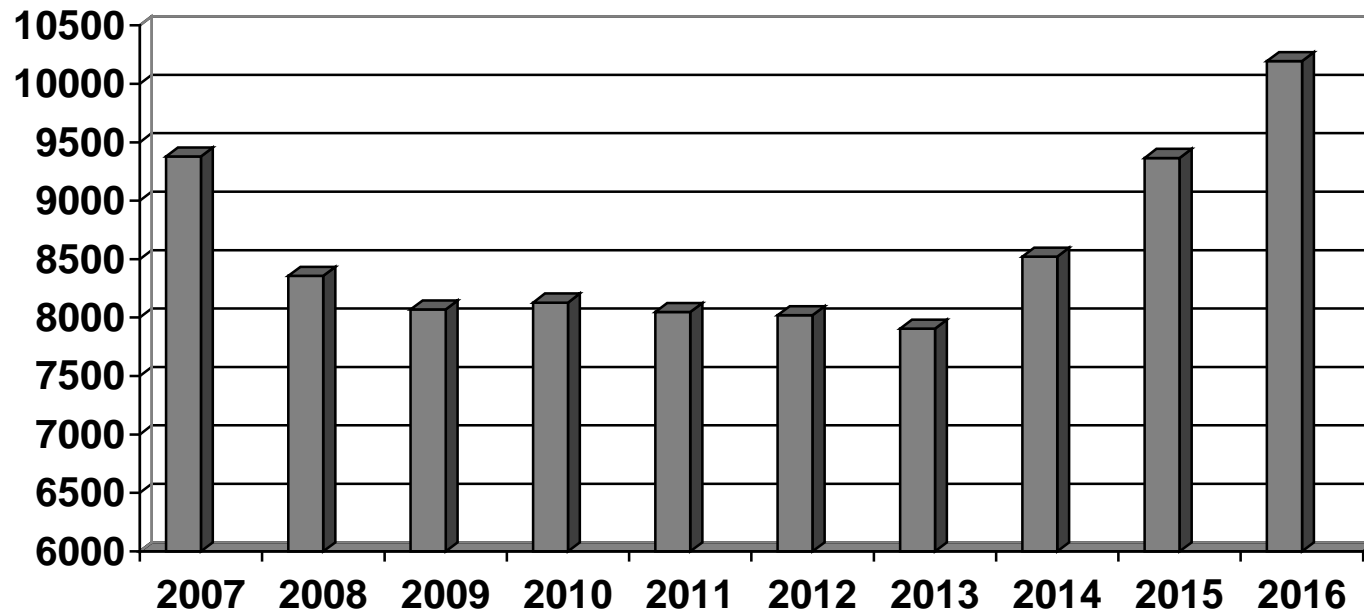
* Difference in Average Price Year-to-Date Compared to December 31, 2016

ST. THOMAS
Sales by Month

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
2017	55	69	108	97									329
2016	23	55	75	86	116	76	97	62	67	84	70	48	859
2015	49	54	58	77	88	85	94	81	77	55	62	56	836
2014	29	42	48	77	73	82	74	68	69	49	59	40	710
2013	42	50	50	76	86	53	78	54	56	48	44	34	671
2012	40	36	50	59	65	57	69	64	51	59	42	24	616
2011	44	40	67	60	72	73	59	64	61	51	50	42	683
2010	37	44	61	89	77	63	63	55	58	53	41	24	665
2009	23	52	55	55	75	90	72	75	59	55	57	37	705
2008	36	53	48	76	86	68	70	50	52	48	25	23	635
2007	58	80	86	82	97	92	93	84	47	64	52	32	867
10 Year Average (2007-2017)	38	51	60	74	84	74	77	66	60	57	50	36	724

MLS® Residential Sales

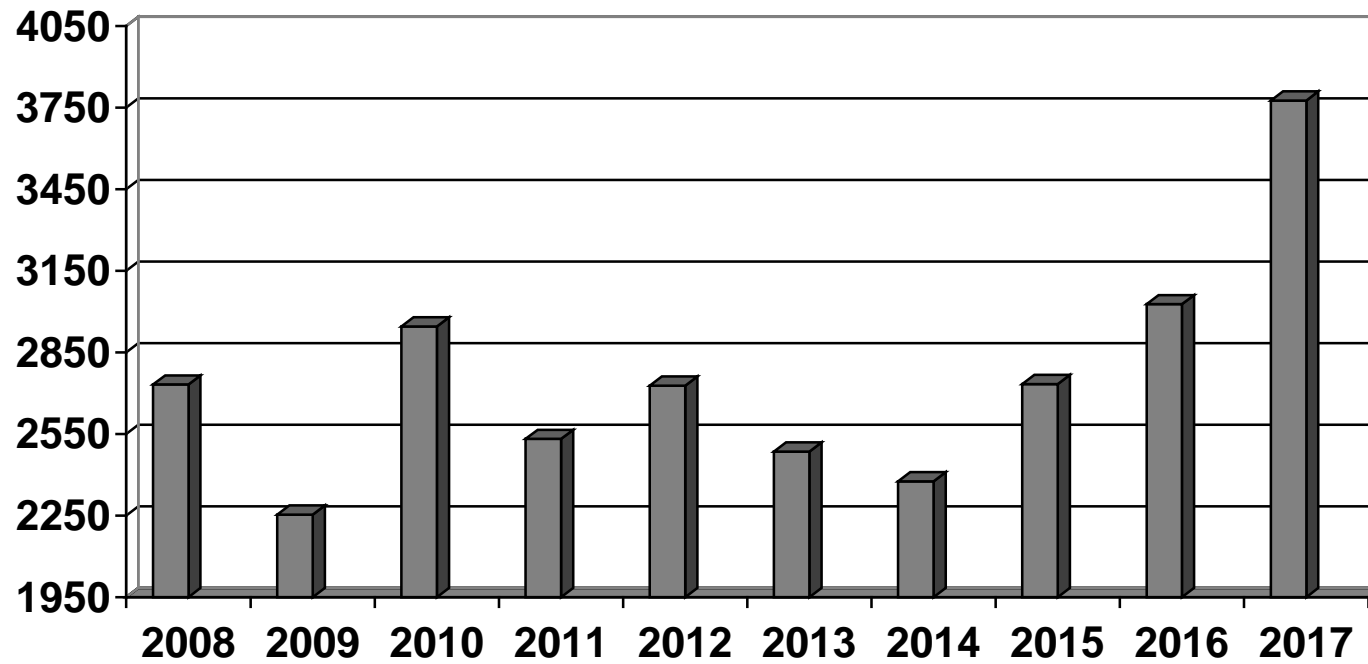
(Jan. 1 to Dec. 31 – a 10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
9378	8356	8070	8128	8048	8020	7905	8521	9366	10,193

MLS® Residential Sales

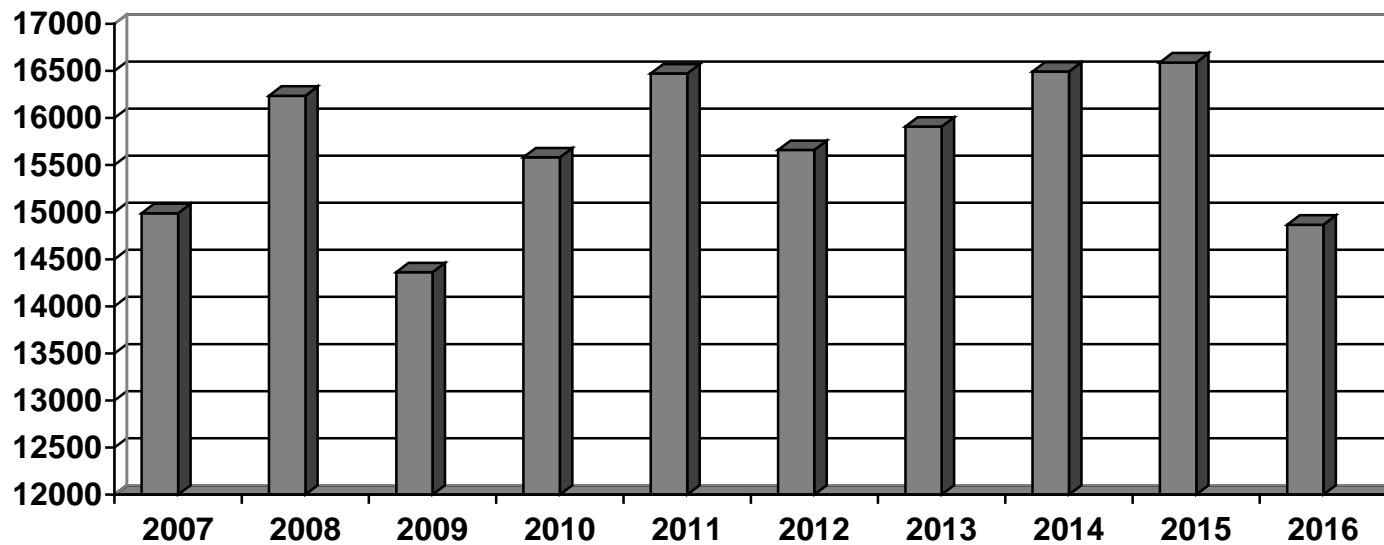
(April YTD – a 10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
2732	2254	2945	2532	2728	2485	2376	2734	3027	3776

MLS® Residential Listings

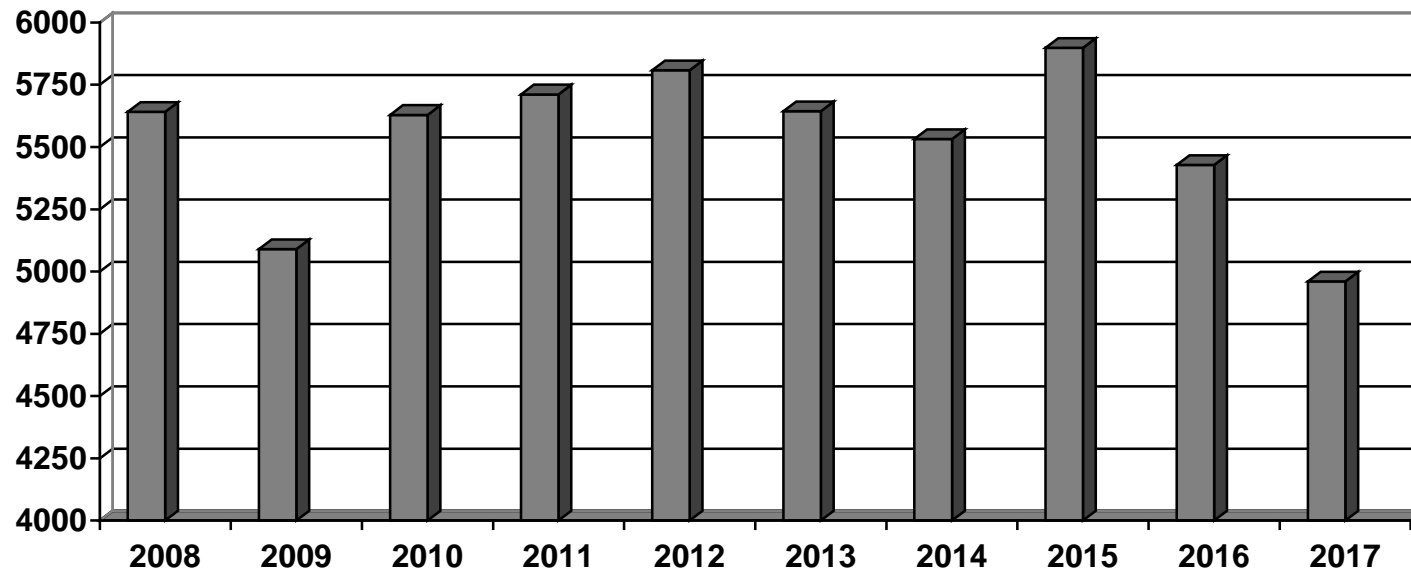
(Jan. 1 to Dec. 31 – a 10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
14,990	16,236	14,362	15,582	16,473	15,661	15,909	16,492	16,590	14,867

MLS® Residential Listings

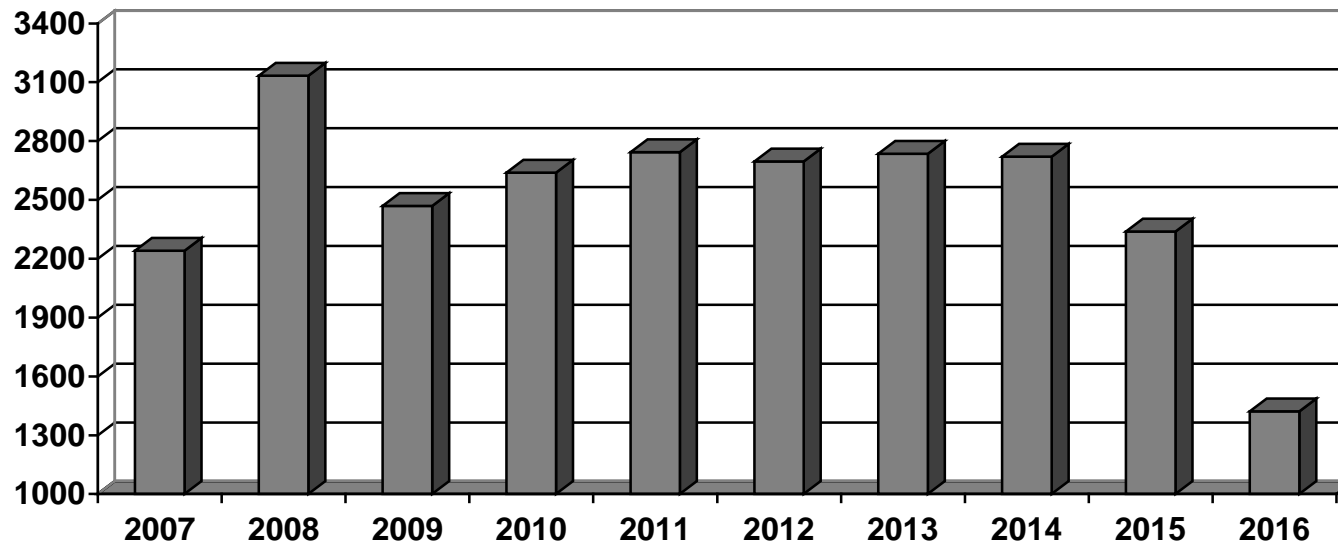
(April YTD – a 10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
5641	5090	5629	5711	5808	5644	5532	5898	5428	4960

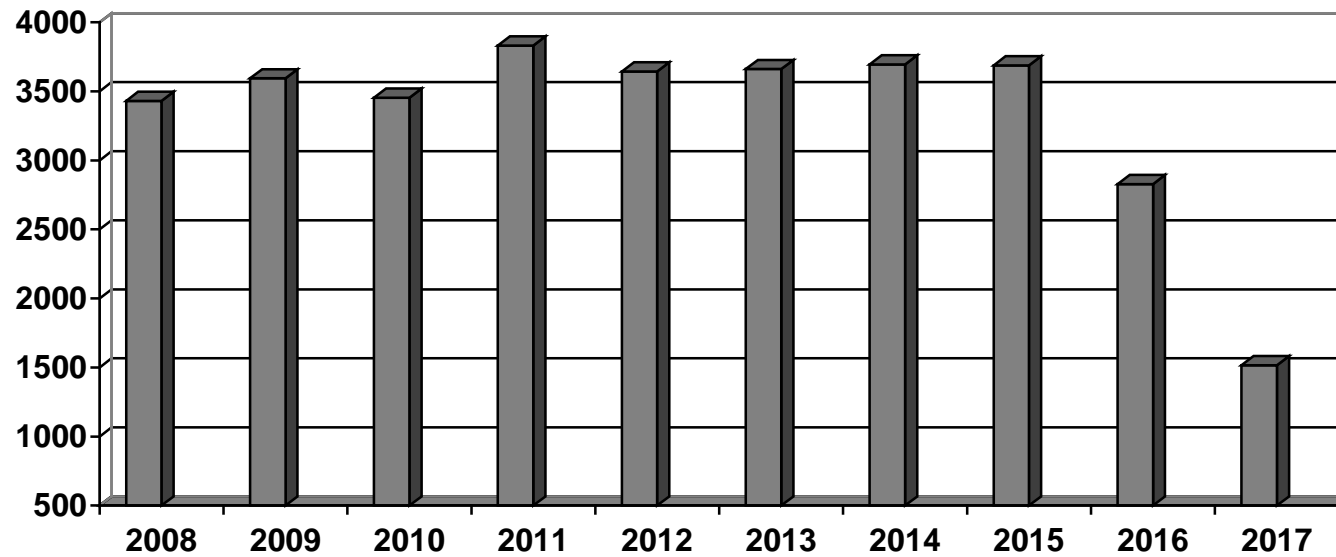
Active MLS® Residential Listings – End of Period

(10 year review)



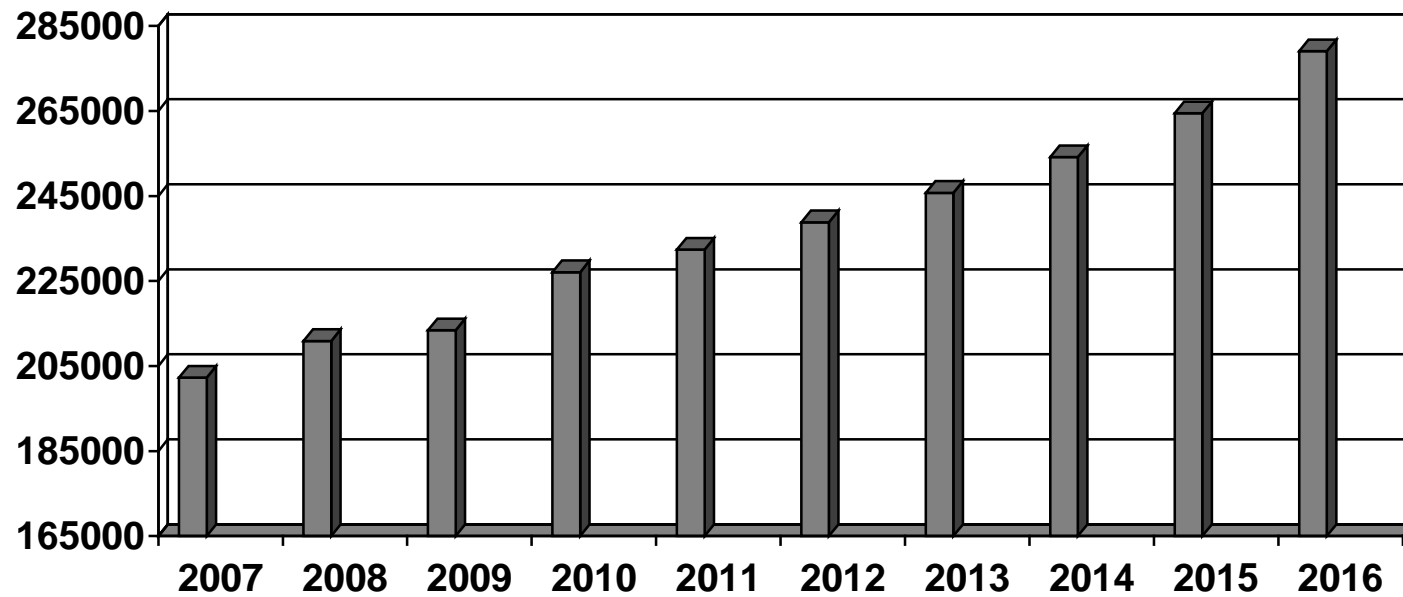
2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
2241	3133	2470	2639	2743	2696	2735	2721	2339	1422

Active MLS® Residential Listings End of Period as of April (10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
3431	3594	3454	3832	3644	3661	3695	3688	2828	1517

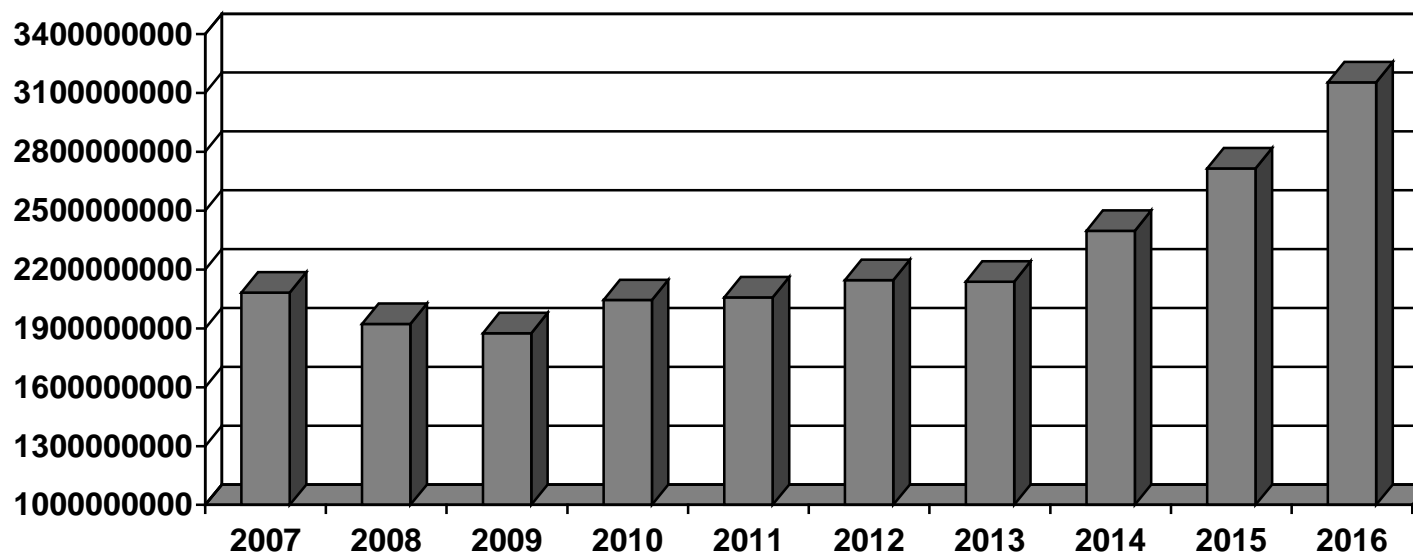
Average Residential Price in Association's Jurisdiction (10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
\$202,256	\$210,888	\$213,402	\$227,056	\$232,387	\$238,822	\$245,737	\$254,141	\$264,435	\$279,057

Total MLS® Dollar Volume

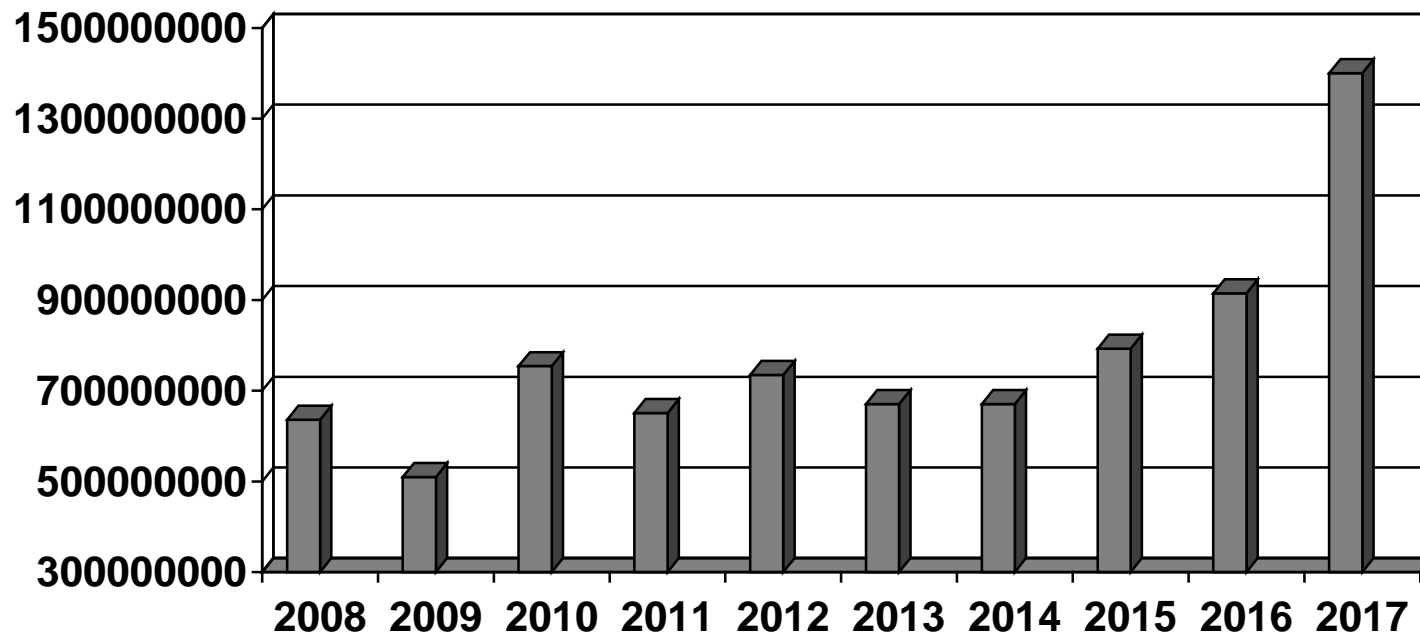
(10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
2,083,113,745	1,922,848,300	1,874,879,343	2,044,092,298	2,058,184,156	2,145,684,491	2,138,447,904	2,397,211,776	2,715,011,106	3,154,520,536

Total MLS® Dollar Volume YTD as of April

(10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
635,944,599	509,924,545	754,285,406	650,767,689	734,974,845	670,502,011	670,754,057	792,542,307	915,049,436	1,400,460,598

Residential Sales by Month 2017

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
5 Year Average: Condos	91	127	160	190	151	151	141	133	101	105	91	79	1665
5 Year Average: Detached	373	477	670	800	677	653	598	537	499	468	404	308	7171
2017	574	763	1242	1220									3799
Condo	140	166	236	249									791
Detached	434	597	1006	971									3008
2016	455	652	860	1068	1154	1133	990	999	866	825	722	504	10228
Condo	78	133	175	199	214	214	183	195	150	156	139	100	1936
Detached	377	519	685	869	940	919	807	804	716	669	583	404	8292
2015	475	535	769	964	1055	1109	934	864	840	695	626	540	9406
Condo	95	103	155	188	194	217	164	180	150	118	127	118	1809
Detached	380	432	614	776	861	892	770	684	690	577	499	422	7597
2014	382	498	666	836	988	981	980	791	682	698	577	475	8554
Condo	67	107	118	170	195	181	199	149	112	126	95	83	1602
Detached	315	391	548	666	793	800	781	642	570	572	482	392	6952
2013	438	576	612	864	941	795	788	696	614	644	551	414	7933
Condo	77	128	117	144	152	141	158	142	95	124	94	94	1466
Detached	361	448	495	720	789	654	630	554	519	520	457	320	6467
2012	454	637	770	880	913	825	746	723	596	624	512	381	8061
Condo	75	137	147	164	162	162	126	139	103	122	95	82	1514
Detached	379	500	623	716	751	663	620	584	493	502	417	299	6547

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
2011	428	552	809	750	882	913	742	763	702	583	576	384	8084
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
2010	472	605	859	1017	898	816	714	627	589	566	620	381	8164
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
2009	305	480	669	804	864	946	904	747	708	664	584	438	8113
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
2008	466	687	745	842	1021	905	950	762	769	581	386	281	8395
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
2007	538	708	846	916	1161	992	1009	871	650	705	654	375	9425
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
2006	529	615	869	857	1013	1011	800	832	692	711	616	421	8966
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
2005	440	657	774	889	973	996	793	894	746	679	645	388	8874
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
2004	427	671	1030	935	973	904	883	781	686	668	607	388	8953
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
2003	479	619	722	876	837	835	895	672	671	619	539	389	8153
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
2002	501	703	763	931	852	779	746	695	591	621	558	379	8119
Condo					1882		143	143	113	134	113	85	
Detached							603	552	478	487	445	294	

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
2001	341	532	668	722	820	776	677	673	558	576	537	427	
2000	293	556	756	654	753	664	558	570	466	511	433	291	
1999	278	500	677	700	733	735	704	561	563	482	475	312	
1998	310	478	569	615	691	648	662	556	563	491	458	375	
1997	435	531	537	671	648	545	661	482	524	528	389	358	
1996	335	449	649	622	677	544	575	568	550	628	673	500	
1995	260	320	398	445	575	559	537	641	498	471	416	277	
1994	323	525	786	761	618	534	383	456	356	396	379	276	
1993	249	412	508	676	621	639	549	507	479	419	399	347	
1992	392	636	715	623	556	586	577	504	534	519	382	261	
1991	392	636	715	623	556	586	577	504	534	519	382	261	
1990	269	627	618	521	439	398	450	479	385	403	337	254	
1989	480	641	687	578	624	567	531	685	568	551	522	337	
1988	423	568	742	724	672	665	602	666	557	518	503	363	
1987	418	561	534	557	418	483	517	492	455	544	385	284	
1986	348	304	348	497	506	529	465	517	561	524	387	301	
1985	382	396	445	500	617	582	525	501	462	463	346	202	
1984	310	379	507	444	503	421	409	452	313	388	391	245	
1983	266	322	443	464	533	472	482	454	406	327	359	211	
1982	153	193	262	265	256	271	275	335	410	428	396	331	
1981	285	327	414	598	531	368	358	268	222	178	179	153	
1980	257	295	289	258	266	385	432	382	337	305	261	209	
1979	218	311	370	427	426	452	467	382	317	313	195	97	
1978	218	298	316	389	410	395	342	383	303	314	247	353	

Average Residential Prices - 1987 to 2017 YTD

Year	Average Price (London)	Average Price (St. Thomas)	Average Price (Area)
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
2012	\$240,370	\$191,607	\$238,822
2013	\$246,919	\$201,586	\$245,737
2014	\$256,154	\$199,885	\$254,141
2015	\$265,831	\$216,800	\$264,435
2016	\$283,778	\$233,476	\$279,057
2017	\$337,011	\$246,133	\$325,286

Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
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	18.6	\$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
2012	1508	0.9	\$171,403	749	4.2	\$154,232
2013	1463	-3.0	\$178,309	723	-3.5	\$159,791
2014	1596	9.1	\$182,844	740	2.3	\$161,241
2015	1803	13.0	\$189,798	809	9.3	\$162,370
2016	1933	7.2	\$200,335	895	10.6	\$173,161

Statistical Breakdown by Area for April 2017

London

Item	2016 Average Sale Price *	2017 Year to Date	%
NORTH			
Total Detached North	\$378,091	\$449,002	18.8%
Total Condo North	\$245,901	\$286,343	16.4%
Bungalow North	\$289,726	\$373,914	29.1%
Two Storey North	\$411,984	\$489,070	18.7%
Ranch North	\$412,835	\$489,708	18.6%
Townhouse Condo North	\$209,561	\$245,446	17.1%
SOUTH			
Total Detached South	\$324,649	\$399,504	23.1%
Total Condo South	\$178,541	\$208,483	16.8%
Bungalow South	\$252,304	\$303,246	20.2%
Two Storey South	\$396,626	\$484,398	22.1%
Ranch South	\$364,611	\$421,655	15.6%
Townhouse Condo South	\$161,119	\$180,035	11.7%
EAST			
Total Detached East	\$228,114	\$271,001	18.8%
Total Condo East	\$167,998	\$183,320	9.1%
Bungalow East	\$189,809	\$214,245	12.9%
Two Storey East	\$304,938	\$372,890	22.3%
Ranch East	\$231,313	\$279,546	20.9%
Townhouse Condo East	\$138,500	\$154,407	11.5%

* up-to-date figures based on January 1, 2016 to December 31, 2016

Statistical Breakdown by Area for April 2017

Elgin

Item	2016 Average Sale Price *	2017 Year to Date	%
Total Detached	\$250,947	\$271,657	8.3%
Total Condo	\$184,865	\$198,960	7.6%
Bungalow	\$205,078	\$224,028	9.2%
Two Storey	\$348,129	\$347,055	-0.3%
Ranch	\$287,054	\$338,681	18.0%
Townhouse Condo	\$234,140	\$219,200	-6.4%

St. Thomas

Item	2016 Year to Date	2017 Year to Date	%
Total Detached	\$224,203	\$242,869	8.3%
Total Condo	\$294,163	\$199,675	-32.1%
Bungalow	\$224,714	\$242,348	7.8%
Two Storey	\$265,420	\$319,355	20.3%
Ranch	\$264,993	\$269,807	1.8%
Townhouse Condo	\$0	\$0	0.0%

* up-to-date figures based on January 1, 2016 to December 31, 2016

Statistical Breakdown by Area for April 2017

Middlesex County

Item	2016 Average Sale Price *	2017 Year to Date	%
Total Detached	\$338,978	\$398,229	17.5%
Total Condo	\$319,235	\$392,766	23.0%
Bungalow	\$260,637	\$292,436	12.2%
Two Storey	\$415,590	\$485,729	16.9%
Ranch	\$396,116	\$438,873	10.8%
Townhouse Condo	\$264,425	\$285,000	7.8%

Strathroy

Item	2016 Year to Date	2017 Year to Date	%
Total Detached	\$243,459	\$307,621	26.4%
Total Condo	\$241,819	\$260,000	7.5%
Bungalow	\$227,045	\$289,038	27.3%
Two Storey	\$307,336	\$361,752	17.7%
Ranch	\$281,289	\$364,552	29.6%
Townhouse Condo	\$188,500	\$0	-100.0%

* up-to-date figures based on January 1, 2016 to December 31, 2016