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London, Ontario N6J 1Y3

## STATISTICAL REPORT



(for month ending August 31, 2014)

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# News Release

For Comment: Jim Holody, President, 519-661-9579

For Background: Betty Doré, Executive Vice-President, 519-641-1400

London, September 1, 2014

## Summer finishes strong

Area home sales began to trend upwards in the Spring of 2014 with sales that exceeded those of the previous year in May (by 5%), June (by 23.4%), July (by 24.4%) and, now, August (by 13.6%). 791 homes sold in August 2014, making last month the best August since 2007, when 871 homes sold. “Even better, we’re starting to pull ahead of last year,” says Jim Holody, President of the London and St. Thomas Association of REALTORS®. “As of August 31, a total of 6,102 homes have sold, 7.1% over 2013 at this same time. We’re seeing a strong recovery on the part of our local market after a long, hard winter and an unusually cool spring. If this continues, 2014 may very well prove to be a better year than 2013.”

642 detached homes exchanged hands last month, up 15.9%; condos were up 4.9%, with 149 sales. By contrast, listings for August were down – 3.8% for detached homes and 10.4% for condos. “The improving job picture in our region supports a higher level of activity,” says Holody. “That, in turn, impacts inventory. However, there are still a lot of great homes out there and more being listed every day.” Despite the slight decline in the number of listings, the market remains balanced, benefiting buyers and sellers alike.

The news for St. Thomas was also good. 68 homes sold in that City last month – an increase of 14 units or 25.9% over the previous August. “This makes August 2014 the best August for St. Thomas since 2009 when 75 homes sold,” says Holody. Year to Date sales in St. Thomas are up 0.6% overall and the average price of a home in that City Year to Date is \$202,122, up 0.3%.

The average price for a home in LSTAR’s jurisdiction (Elgin and Middlesex Counties) Year to Date was up 3.8% for detached homes (\$271,033) and 2.1% for condos (\$182,111). The average price for all homes in the London and St. Thomas area Year to Date stands at \$253,823, up 3.3%.

The following table, based on data taken from CREA’s National MLS® Report for July 2014 (the latest information available), demonstrates how homes in LSTAR’s jurisdiction

continue to maintain their affordability compared to other major Ontario and Canadian centers.

City	Average Sale \$\$
Vancouver	\$821,499
Toronto	\$561,220
Fraser Valley	\$492,407
Victoria	\$487,145
Calgary	\$475,830
Hamilton-Burlington	\$416,946
Edmonton	\$365,850
Kitchener-Waterloo	\$338,361
Ottawa	\$353,349
Montreal	\$337,624
Regina	\$323,256
Newfoundland & Labrador	\$277,352
Halifax-Dartmouth	\$280,673
London St. Thomas	\$253,823
<b>CANADA</b>	<b>\$398,939</b>

House Style	Units Sold	Average Price
2 storey	189	\$347,378
Bungalow	122	\$200,599
Ranch	98	\$328,744
Townhouse	71	\$150,313
High rise apt. condo	32	\$159,392

The best-selling house style in LSTAR's jurisdiction for August 2014 was the two-storey, then the bungalow, followed by ranches, then townhouse condominiums, then high rise apartment condos.

*The London and St. Thomas Association of REALTORS® (LSTAR) mission is to provide our REALTOR® Members with the support and tools they need to succeed in their profession. LSTAR is one of Canada's fifteen largest real estate associations, representing over 1,500 REALTORS® working in Middlesex and Elgin Counties, a trading area of 500,000 residents. The Association 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®).*

# LSTAR'S Market Report for August 2014

Market Activity	642 detached homes and 149 condos exchanged hands in August 2014, for a total of 791 transactions.																																
Type of Market	Balanced																																
Listings	Active detached home listings end of period were up 2.0%. Active condo listings end of period were down 3.1%																																
Average Price August 2014 (Compared to July 2014)	Total Residential (Detached & Condo)	\$251,047 down 0.8% (\$252,981)																															
	All detached homes in LSTAR's jurisdiction	\$269,367 down 0.8% (\$271,539)																															
	All condos in LSTAR'S jurisdiction	\$172,110 down 8.6% (\$180,149)																															
	All two-storeys in LSTAR's jurisdiction	\$347,378 down 0.3% (\$348,575)																															
	All bungalows in LSTAR's jurisdiction	\$200,599 up 0.3% (\$199,952)																															
	All ranches in LSTAR'S jurisdiction	\$328,744 up 5.0% (\$313,050)																															
	All townhouse condos in LSTAR's jurisdiction	\$150,313 down 7.7% (\$162,890)																															
Most Popular in August	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																																
Affordability	<p>The average price for a home in LSTAR's jurisdiction (Elgin and Middlesex Counties) Year to Date was up 3.8% for detached homes (\$271,033) and 2.1% for condos (\$182,111). The average price for all homes in the London and St. Thomas area Year to Date stands at \$253,823, up 3.3%.</p> <p>The following table, based on data taken from CREA's National MLS® Report for July 2014 (the latest information available), demonstrates how homes in LSTAR's jurisdiction continue to maintain their affordability compared to other major Ontario and Canadian centers.</p>																																
	<table border="1"> <thead> <tr> <th>City</th> <th>Average Sale \$\$</th> </tr> </thead> <tbody> <tr> <td>Vancouver</td> <td>\$821,499</td> </tr> <tr> <td>Victoria</td> <td>\$487,145</td> </tr> <tr> <td>Fraser Valley</td> <td>\$492,407</td> </tr> <tr> <td>Toronto</td> <td>\$561,220</td> </tr> <tr> <td>Calgary</td> <td>\$475,830</td> </tr> <tr> <td>Hamilton-Burlington</td> <td>\$416,946</td> </tr> <tr> <td>Ottawa</td> <td>\$353,349</td> </tr> <tr> <td>Kitchener-Waterloo</td> <td>\$338,361</td> </tr> <tr> <td>Montreal</td> <td>\$337,624</td> </tr> <tr> <td>Regina</td> <td>\$323,256</td> </tr> <tr> <td>Newfoundland &amp; Labrador</td> <td>\$277,352</td> </tr> <tr> <td>Edmonton</td> <td>\$365,850</td> </tr> <tr> <td>Halifax-Dartmouth</td> <td>\$280,673</td> </tr> <tr> <td>London St. Thomas (August 2014)</td> <td>\$253,823</td> </tr> <tr> <td>CANADA</td> <td>\$398,939</td> </tr> </tbody> </table>		City	Average Sale \$\$	Vancouver	\$821,499	Victoria	\$487,145	Fraser Valley	\$492,407	Toronto	\$561,220	Calgary	\$475,830	Hamilton-Burlington	\$416,946	Ottawa	\$353,349	Kitchener-Waterloo	\$338,361	Montreal	\$337,624	Regina	\$323,256	Newfoundland & Labrador	\$277,352	Edmonton	\$365,850	Halifax-Dartmouth	\$280,673	London St. Thomas (August 2014)	\$253,823	CANADA
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Market Factors	<p>642 detached homes exchanged hands last month, up 15.9%; condos were up 4.9%, with 149 sales. By contrast, listings for August were down – 3.8% for detached homes and 10.4% for condos. “The improving job picture in our region supports a higher level of activity,” says Holody. “That, in turn, impacts inventory. However, there are still a lot of great homes out there and more being listed every day.” Despite the slight decline in the number of listings, the market remains balanced, benefiting buyers and sellers alike.</p> <p>The news for St. Thomas was also good. 68 homes sold in that City last month – an increase of 14 units or 25.9% over the previous August. “This makes August 2014 the best August for St. Thomas since 2009 when 75 homes sold,” says Holody. Year to Date sales in St. Thomas are up 0.6% overall and the average price of a home in that City Year to Date is \$202,122, up 0.3%.</p>																																

<u>2014 Monthly Data</u>							<u>2013 Monthly Data</u>				
DETACHED	%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL	
Units Sold	642	15.9	149	4.9	47	838	13.9	554	142	40	736
Dollar Volume	\$172,933,436	18.9	\$25,644,363	2.3	\$13,701,888	\$212,279,687	12.1	\$145,442,781	\$25,066,439	\$18,925,050	\$189,434,270
No.of Listings	1047	-3.8	240	-10.4	207	1494	-5.9	1088	268	232	1,588

<u>2014 Year-to Date</u>							<u>2013 Year-to-Date</u>				
DETACHED	%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL	
Units Sold	4921	6.1	1181	11.5	380	6482	7.1	4639	1059	354	6,052
Dollar Volume	\$1,333,753,932	9.5	\$215,073,585	13.8	\$140,001,244	\$1,688,828,761	9.3	\$1,218,242,332	\$189,069,972	\$137,331,751	\$1,544,644,055
No.of Listings	9645	2.0	2403	5.8	2144	14,192	3.4	9452	2271	1,997	13,720
Active Listings (end of period)	3038	2.0	656	-3.1	1583	5277	3.4	2978	677	1,447	5,102

Detached	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$269,367	2.6	\$262,532
Average Price (YTD)	\$271,033	3.2	\$262,609

Condo	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$172,110	-2.5	\$176,524
Average Price (YTD)	\$182,111	2.0	\$178,536

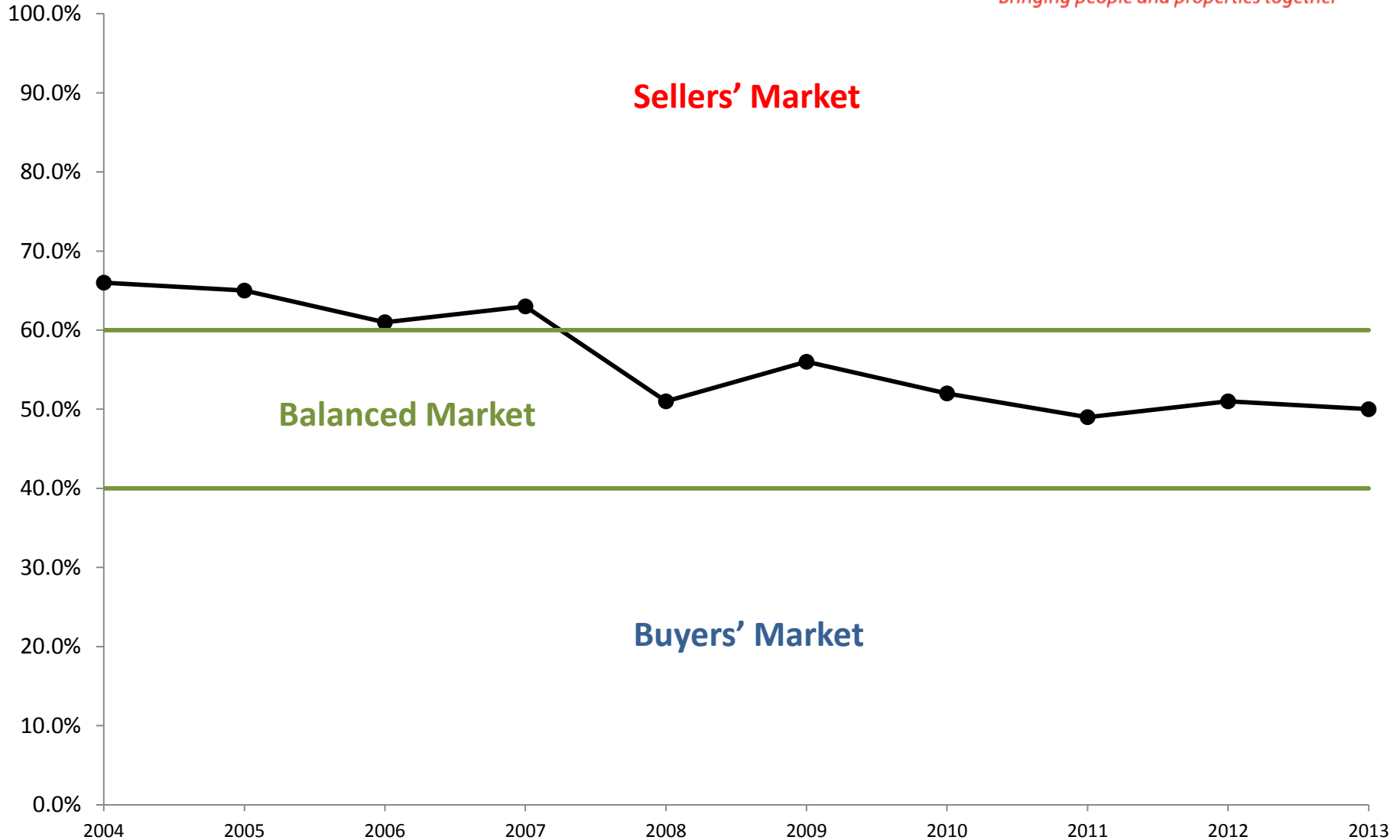
Total Residential	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$251,047	2.5	\$244,985
Average Price (YTD)	\$253,823	2.8	\$246,984

<b>2014 Monthly Data</b>						<b>2013 Monthly Data</b>			
<b>DETACHED</b>	<b>%</b>	<b>CONDO</b>	<b>%</b>	<b>TOTAL</b>	<b>%</b>	<b>DETACHED</b>	<b>CONDO</b>	<b>TOTAL</b>	
Units Sold	642	15.9	149	4.9	791	13.6	554	142	696
Dollar Volume	\$172,933,436	18.9	\$25,644,363	2.3	\$198,577,799	16.5	\$145,442,781	\$25,066,439	\$170,509,220
No.of Listings	1047	-3.8	947	253.4	1994	47.1	1088	268	1356
Average Price (August)	\$269,367	-0.8	\$172,110	-4.5	\$251,047	-0.8			
Average Price (July)	\$271,539		\$180,149		\$252,981				
<b>% Difference in Average Price in Current Month Compared to Previous Month</b>									

<b>2014 Year-to Date</b>						<b>2013 Year-to-Date</b>			
<b>DETACHED</b>	<b>%</b>	<b>CONDO</b>	<b>%</b>	<b>TOTAL</b>	<b>%</b>	<b>DETACHED</b>	<b>CONDO</b>	<b>TOTAL</b>	
Units Sold	4921	6.1	1181	11.5	6102	7.1	4639	1059	5698
Dollar Volume	\$1,333,753,932	9.5	\$215,073,585	13.8	\$ 1,548,827,517	10.1	\$1,218,242,332	\$189,069,972	\$1,407,312,304
No.of Listings	9645	2.0	2403	5.8	12048	2.8	9452	2271	11723
Active Listings (end of period)	3038	2.0	656	-3.1	3694	1.1	2978	677	3655
Average Price YTD	\$271,033	3.8	\$182,111	2.1	\$253,823	3.3			
Average Price (Dec.31/13)*	\$261,051		\$178,309		\$245,737				
<b>* % Difference in Average Price Year-to-Date Compared to December 31, 2013</b>									

**RESIDENTIAL STATISTICS**  
**August 2014**

# Sales to New Listings Ratio (10 Year Review)





### ST. THOMAS STATISTICS

#### 2014 Monthly Data

#### 2013 Monthly Data

		%	
<b>Units Sold</b>	68	25.9	54
<b>Dollar Volume</b>	\$12,841,700	17.0	\$10,976,325
<b>No.of Listings</b>	113	5.6	107
<b>Active at End</b>	351	3.5	339

#### 2014 Year-to Date

#### 2013 Year-to-Date

		%	
<b>Units Sold</b>	491	0.6	488
<b>Dollar Volume</b>	\$99,241,816	3.6	\$95,778,891
<b>No.of Listings</b>	888	0.5	884

<b>Average Price (August 2014)</b>	\$188,849	-5.9	<b>Average Price (August 2013)</b>
<b>Average Price (July 2014)</b>	\$200,625		\$203,265
<b>Average Price YTD</b>	\$202,122	0.3	<b>Average Price (YTD 2013)</b>
<b>Average Price (Dec.31/13) *</b>	\$201,586		\$196,268

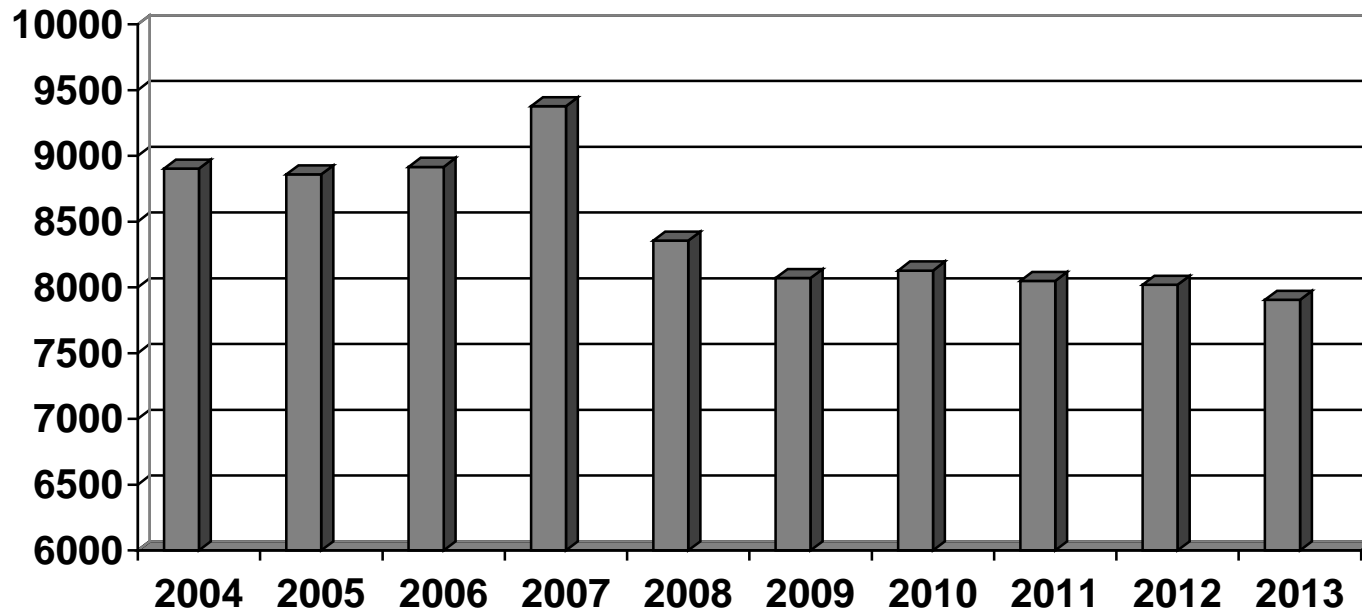
\* Difference in Average Price Year-to-Date Compared to December 31, 2013

**ST. THOMAS**  
**Sales by Month**

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<b>2014</b>	29	42	48	77	73	82	74	68				
<b>2013</b>	42	50	50	76	86	53	78	54	56	48	44	34
<b>2012</b>	40	36	50	59	65	57	69	64	51	59	42	24
<b>2011</b>	44	40	67	60	72	73	59	64	61	51	50	42
<b>2010</b>	37	44	61	89	77	63	63	55	58	53	41	24
<b>2009</b>	23	52	55	55	75	90	72	75	59	55	57	37
<b>2008</b>	36	53	48	76	86	68	70	50	52	48	25	23
<b>2007</b>	58	80	86	82	97	92	93	84	47	64	52	32
<b>2006</b>	47	36	76	82	87	88	55	67	57	60	59	38
<b>2005</b>	42	46	76	65	76	81	79	78	74	66	58	39
<b>10 Year Average (2005-2014)</b>	40	48	62	72	79	75	71	66	52	50	43	29

## MLS® Residential Sales

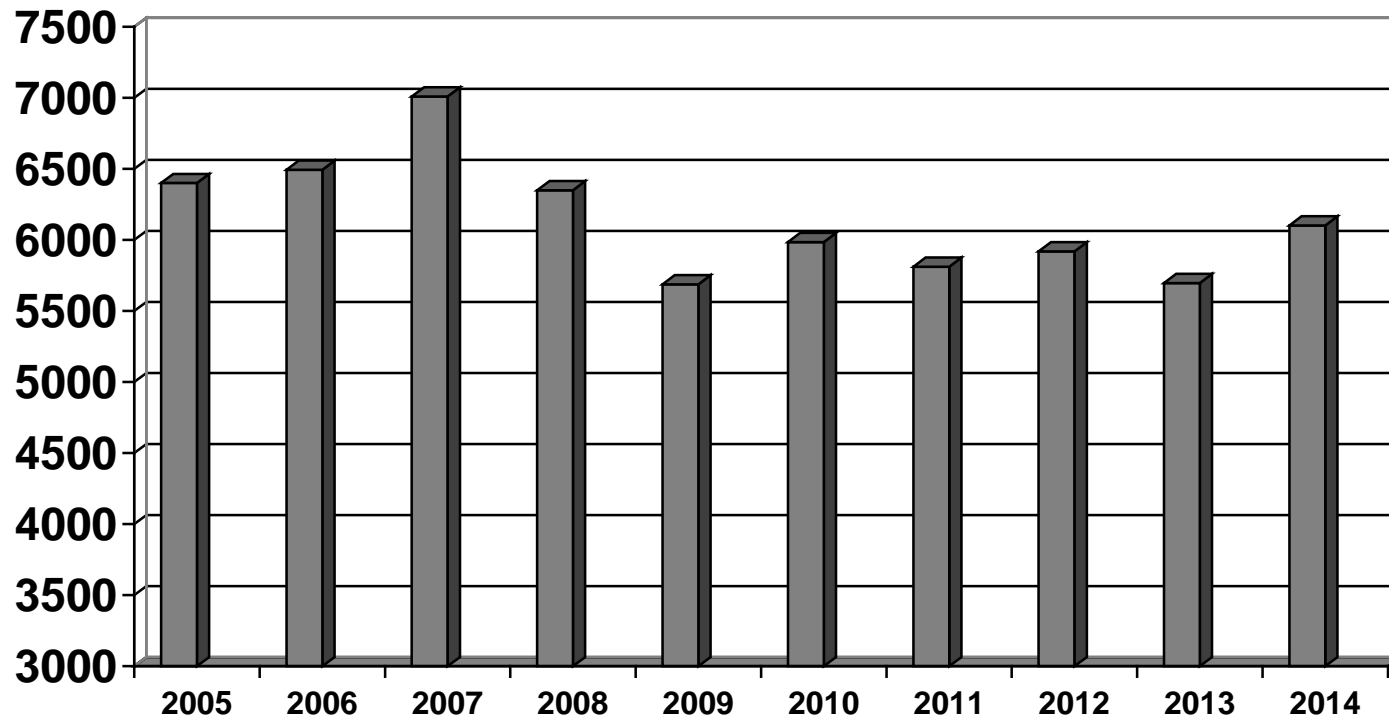
(Jan. 1 to Dec. 31 – a 10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
8903	8859	8916	9378	8356	8070	8128	8048	8020	7905

## MLS® Residential Sales

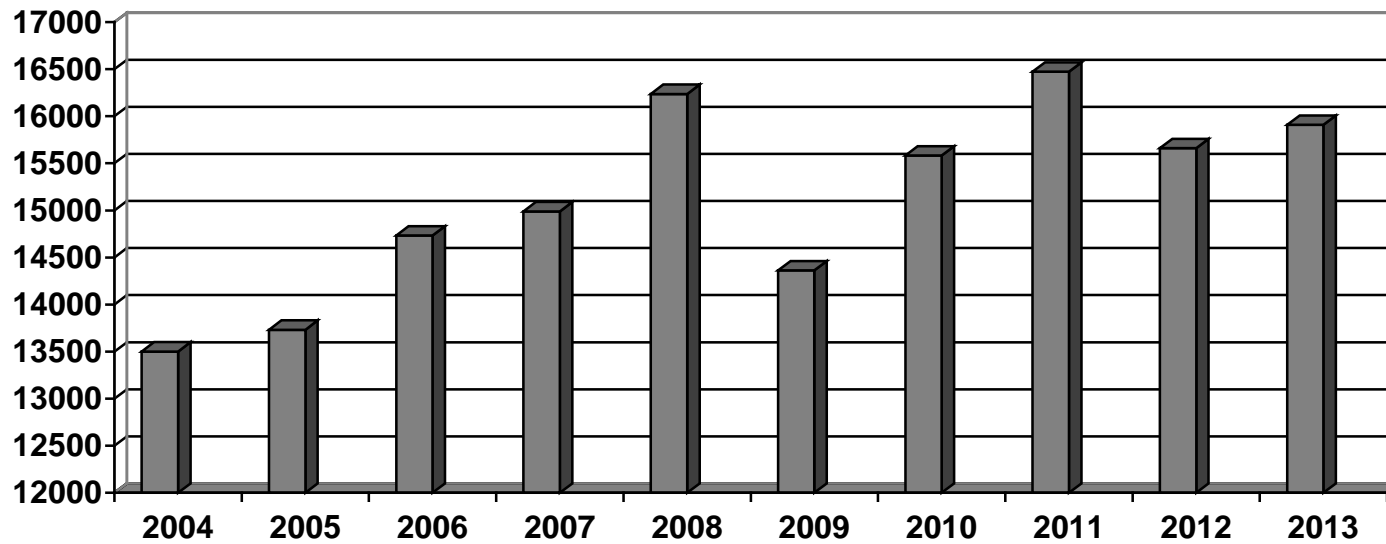
(August YTD – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
6401	6494	7009	6350	5688	5985	5812	5921	5698	6102

## MLS® Residential Listings

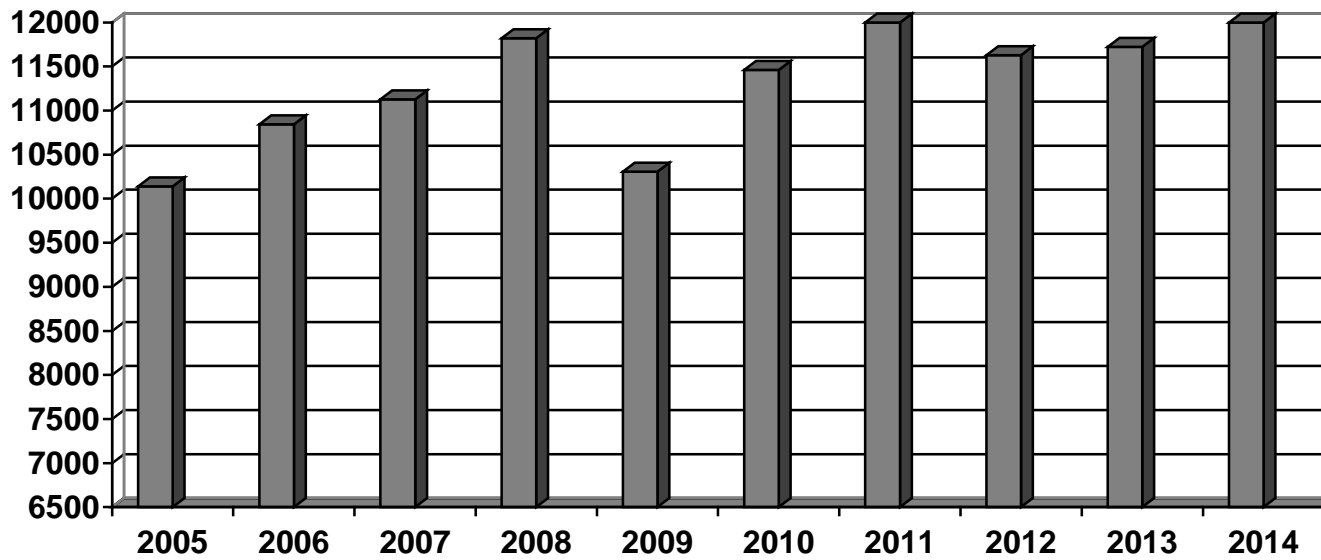
(Jan. 1 to Dec. 31 – a 10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
13501	13732	14732	14990	16236	14362	15582	16473	15661	15909

## MLS® Residential Listings

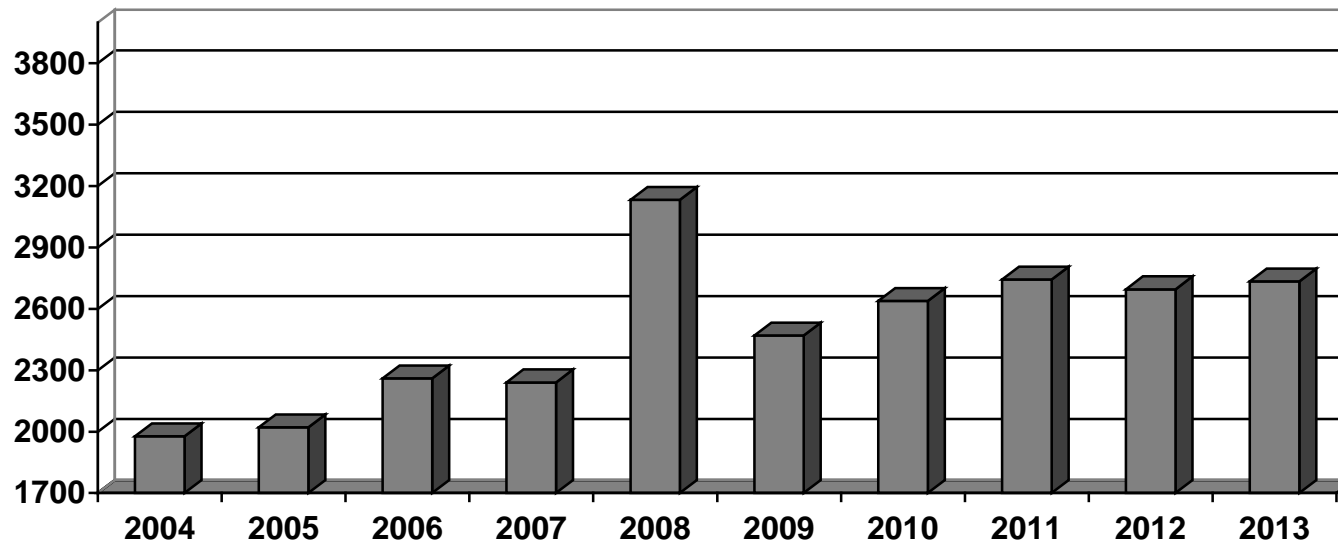
(August YTD – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
10139	10844	11127	11820	10308	11460	12175	11627	11723	12048

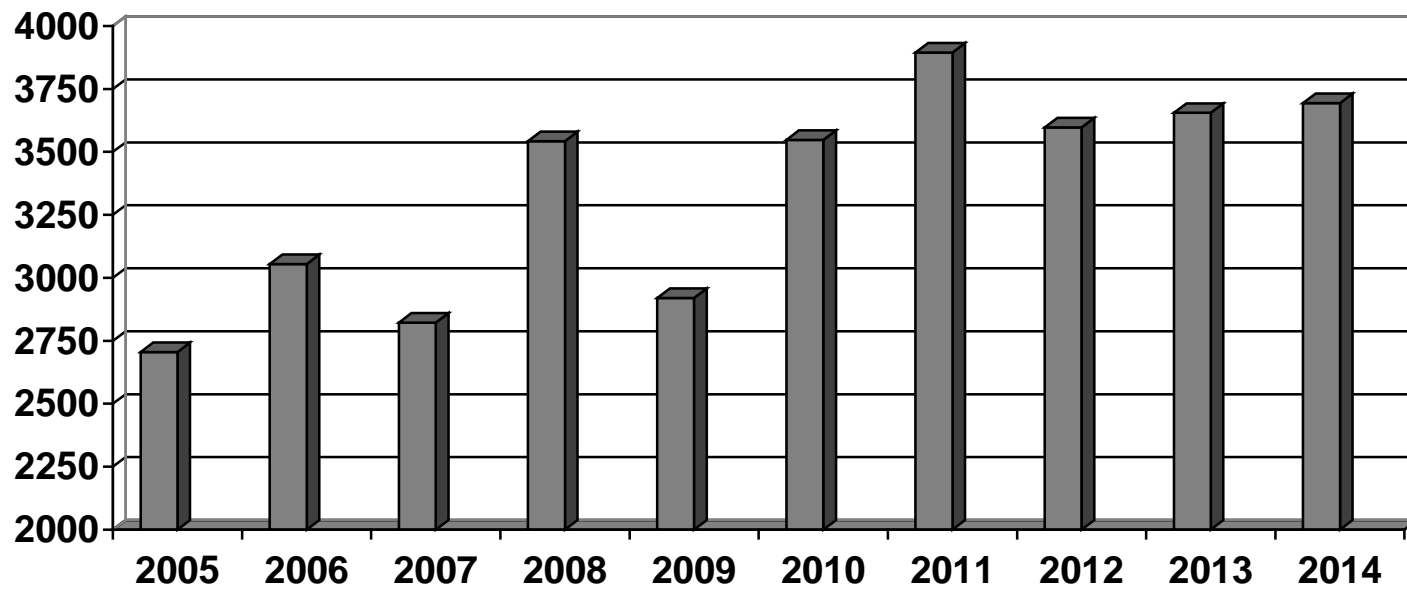
## Active MLS® Residential Listings – End of Period

(10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
1978	2021	2260	2241	3133	2470	2639	2743	2696	2735

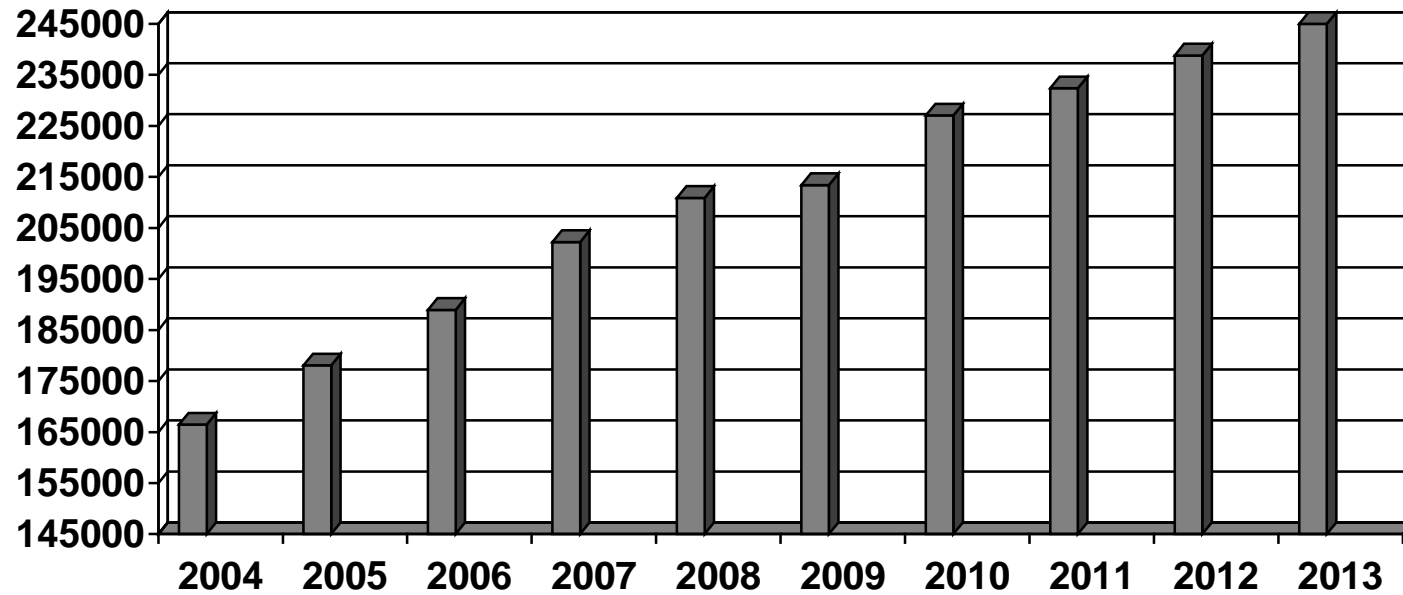
## Active MLS® Residential Listings End of Period as of August (10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
2705	2926	2822	3543	2920	3548	3894	3597	3655	3694

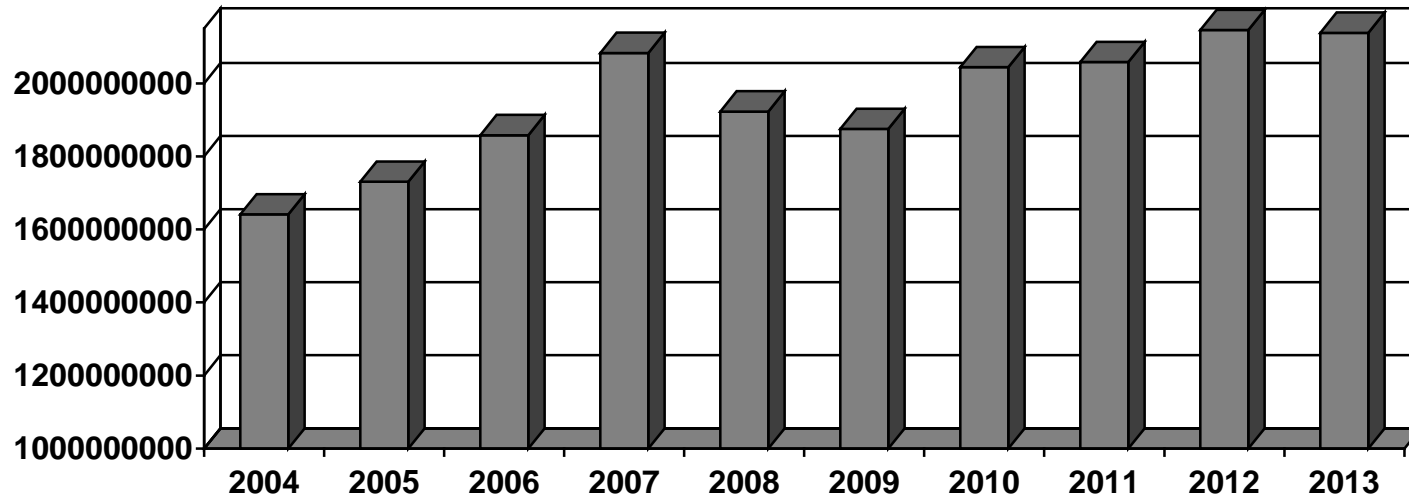


## Average Residential Price in Association's Jurisdiction (10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
\$166,465	\$178,058	\$188,942	\$202,256	\$210,888	\$213,402	\$227,056	\$232,387	\$238,822	\$245,737

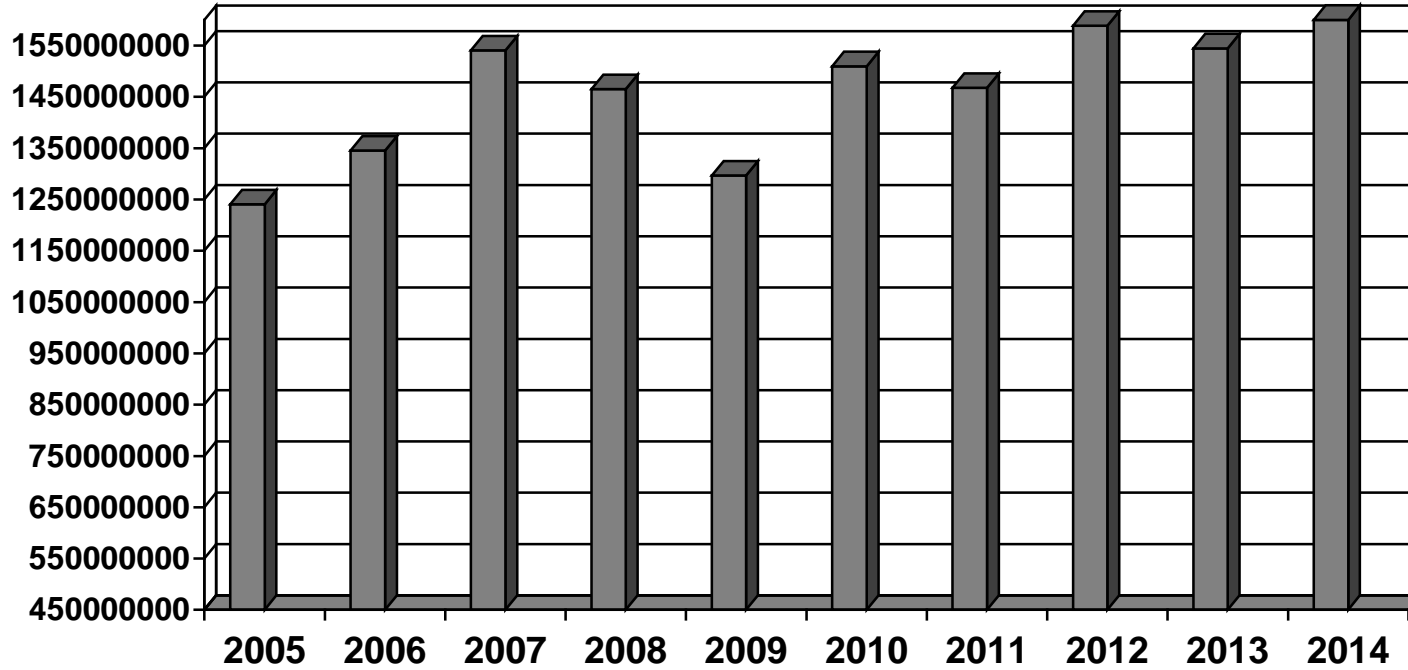
## Total MLS® Dollar Volume (10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
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	2,145,684,491	2,138,447,904

# Total MLS® Dollar Volume YTD as of August

(10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1,240,614,864	1,345,370,399	1,540,417,566	1,464,916,536	1,296,686,731	1,509,788,530	1,467,565,669	1,588,563,907	1,544,644,055	1,688,828,761

## RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>5 Year Average: Condos</b>	<b>79</b>	<b>121</b>	<b>140.2</b>	<b>158.2</b>	<b>174.6</b>	<b>162.4</b>	<b>152.6</b>	<b>138.2</b>	<b>85</b>	<b>87</b>	<b>76.8</b>	<b>66.8</b>	<b>1441.8</b>
<b>5 Year Average: Detached</b>	<b>355.8</b>	<b>452.6</b>	<b>603</b>	<b>711.2</b>	<b>749.8</b>	<b>703.6</b>	<b>641.4</b>	<b>581.8</b>	<b>415.2</b>	<b>396.4</b>	<b>375</b>	<b>245.2</b>	<b>6231</b>
<b>2014</b>	<b>382</b>	<b>498</b>	<b>666</b>	<b>836</b>	<b>988</b>	<b>981</b>	<b>980</b>	<b>791</b>					<b>6122</b>
Condo	67	107	118	170	195	181	199	149					1186
Detached	315	391	548	666	793	800	781	642					4936
<b>2013</b>	<b>438</b>	<b>576</b>	<b>612</b>	<b>864</b>	<b>941</b>	<b>795</b>	<b>788</b>	<b>696</b>	<b>614</b>	<b>644</b>	<b>551</b>	<b>414</b>	<b>7933</b>
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
<b>2012</b>	<b>454</b>	<b>637</b>	<b>770</b>	<b>880</b>	<b>913</b>	<b>825</b>	<b>746</b>	<b>723</b>	<b>596</b>	<b>624</b>	<b>512</b>	<b>381</b>	<b>8061</b>
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
<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

# RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<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
<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					1882		143	143	113	134	113	85	
Detached							603	552	478	487	445	294	
<b>2001</b>	341	532	668	722	820	776	677	673	558	576	537	427	
<b>2000</b>	293	556	756	654	753	664	558	570	466	511	433	291	
<b>1999</b>	278	500	677	700	733	735	704	561	563	482	475	312	
<b>1998</b>	310	478	569	615	691	648	662	556	563	491	458	375	

## RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
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 2014 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	\$253,823	\$202,122	\$254,113

## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
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	18.6	\$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



## Statistical Breakdown by Area for August 2014 London

Item	2013 Average Sale Price *	2014 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$323,658	\$338,342	4.5%
Total Condo North	\$215,715	\$213,169	-1.2%
Bungalow North	\$249,975	\$261,664	4.7%
Two Storey North	\$346,692	\$368,374	6.3%
Ranch North	\$367,291	\$379,500	3.3%
Townhouse Condo North	\$191,446	\$192,261	0.4%
<b>SOUTH</b>			
Total Detached South	\$282,452	\$290,813	3.0%
Total Condo South	\$160,653	\$164,458	2.4%
Bungalow South	\$212,624	\$220,591	3.7%
Two Storey South	\$346,732	\$357,819	3.2%
Ranch South	\$309,729	\$331,981	7.2%
Townhouse Condo South	\$150,793	\$147,151	-2.4%
<b>EAST</b>			
Total Detached East	\$202,185	\$217,290	7.5%
Total Condo East	\$154,208	\$168,014	9.0%
Bungalow East	\$161,679	\$173,524	7.3%
Two Storey East	\$265,287	\$292,154	10.1%
Ranch East	\$208,729	\$225,004	7.8%
Townhouse Condo East	\$120,104	\$128,998	7.4%

\* up-to-date figures based on January 1, 2013 to December 31, 2013

## Statistical Breakdown by Area for August 2014

### Elgin

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$225,526	\$220,283	-2.3%
Total Condo	\$164,031	\$143,673	-12.4%
Bungalow	\$176,801	\$176,112	-0.4%
Two Storey	\$296,524	\$320,307	8.0%
Ranch	\$278,431	\$249,272	-10.5%
Townhouse Condo	\$180,544	\$156,140	-13.5%

### St. Thomas

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$196,667	\$201,882	2.7%
Total Condo	\$206,521	\$237,424	15.0%
Bungalow	\$189,626	\$197,000	3.9%
Two Storey	\$239,651	\$239,022	-0.3%
Ranch	\$217,940	\$218,873	0.4%
Townhouse Condo	\$0	\$225,000	100.0%

\* up-to-date figures based on January 1, 2013 to December 31, 2013

## Statistical Breakdown by Area for August 2014

### Middlesex County

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$298,528	\$319,471	7.0%
Total Condo	\$265,173	\$288,238	8.7%
Bungalow	\$211,377	\$250,262	18.4%
Two Storey	\$368,566	\$398,514	8.1%
Ranch	\$325,107	\$357,348	9.9%
Townhouse Condo	\$291,000	\$316,000	8.6%

### Strathroy

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$217,748	\$227,039	4.3%
Total Condo	\$180,156	\$181,650	0.8%
Bungalow	\$195,323	\$206,547	5.7%
Two Storey	\$269,630	\$276,724	2.6%
Ranch	\$232,815	\$274,665	18.0%
Townhouse Condo	\$122,000	\$120,000	-1.6%

\* up-to-date figures based on January 1, 2013 to December 31, 2013