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London, Ontario N6J 1Y3

# STATISTICAL REPORT



(for month ending June 30, 2016)

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# News Release

For Comment: Stacey Evoy, President, 519-661-0380  
For Background: John Geha, CEO, 519-641-1400

London, July 4, 2016

## Best June EVER

In June 2016 a total of 1,133 homes exchanged hands. That makes last month the best June on record. “Not only are we on a roll, we are on a streak – a winning streak,” says Stacey Evoy, President of the London and St. Thomas Association of REALTORS® (LSTAR). “April 2016 was the best April ever. May 2016 lost out to May 2007 – the best month in the history of LSTAR – by only 7 units, and June was the best June ever.” Sales were up Year-to-Date by 8.6%.

1,612 homes were listed last month, down 9.2%, and Active Listings End of Period – or inventory – was down a significant 24%. “We are still waiting for CMHC to make the final deliberation, but, from where we stand, it sure looks we’re starting to move from a balanced market into a seller’s market,” says Evoy. “Given how tight supply is, if you were thinking of listing your home, now might be a good time to do just that.”

Seventy six homes exchanged hands in the City of St. Thomas, down 10.6% from the previous year; Year-to-Date, sales for London’s Sister City are up 5.4%. As was the case in London, both listings and inventory were down, 30.5% and 33.3% respectively. The average price of a home in St. Thomas so far in 2016 stands at \$232,853, up 1.1%.

House Style	Units Sold	Average Price
2 storey	296	\$382,440
Bungalow	191	\$233,326
Ranch	121	\$331,274
Townhouse	101	\$175,916
High rise apt. condo	45	\$160,923

The best-selling house style in LSTAR’s jurisdiction for June 2016 was the two-storey, then the bungalow, followed by ranches, then townhouse condominiums, then high rise apartment condos. The average price for a detached home Year-to-Date stood at \$295,365 up 4.7%, while the average price for a condo over the same period stood at \$199,465, up 5.1%. The average price of all homes sold through LSTAR’s MLS® Year-to-Date stood at \$277,084, up 4.8%.

The following table, based on data taken from CREA’s National MLS® Report for May 2016 (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	\$1,050,471
Fraser Valley	\$698,982
Toronto	\$709,472
Victoria	\$562,107
Calgary	\$473,910
Hamilton	\$489,146
Edmonton	\$376,752
Ottawa	\$361,371
Montreal	\$358,956
Kitchener-Waterloo	\$353,956
Saskatoon	\$339,107
Regina	\$321,362
London St. Thomas	\$ 277,084 <sup>1</sup>
<b>CANADA</b>	<b>\$ 485,559</b>

“There’s been a lot of recent speculation in the media as to whether Canada is experiencing a housing bubble,” says Evoy. “Certainly the markets in Vancouver and Toronto could be cause for concern, but we have no such fears for the London and St. Thomas area. Over the past two decades average prices have risen at the slow but steady rate that REALTORS® like to see; they are not inflationary. That means they will better maintain their value in the event of turbulent times.”

According to recent research conducted by the Altus Group, one job is created for every three real estate transactions and approximately \$55,000 in ancillary spending is generated every time a house changes hands in Ontario. “That means June home sales in LSTAR’s jurisdiction spun approximately \$62,315,000 into our local economy and created approximately 377.6 jobs,” says Evoy. “The buying and selling of homes plays a vital role in keeping our economy growing and, here at LSTAR, we’re very proud of that fact.”

*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 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.*

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<sup>1</sup> Average price YTD for June 2016

# LSTAR'S Market Report for June 2016

Market Activity	919 detached homes and 214 condos exchanged hands in June 2016, for a total of 1133 transactions.																															
Type of Market	Starting to resemble a Seller's Market																															
Listings	Active detached home listings end of period were down 24.2%. Active condo listings end of period were down 23%																															
Average Price June 2016 (Compared to May 2016)	Total Residential (Detached & Condo)	\$279,916 down 2.0% (\$285,572)																														
	All detached homes in LSTAR's jurisdiction	\$300,067 down 0.7% (\$302,197)																														
	All condos in LSTAR'S jurisdiction	\$193,379 down 9.0% (\$212,544)																														
	All two-storeys in LSTAR's jurisdiction	\$382,440 up 2.2% (\$374,251)																														
	All bungalows in LSTAR's jurisdiction	\$233,326 up 1.8% (\$229,150)																														
	All ranches in LSTAR'S jurisdiction	\$331,274 down 7.2% (\$356,978)																														
	All townhouse condos in LSTAR's jurisdiction	\$175,916 up 7.3% (\$163,905)																														
Most Popular in June	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																															
	<p>1,612 homes were listed last month, down 9.2%, and Active Listings End of Period – or inventory – was down a significant 24%. “We are still waiting for CMHC to make the final deliberation, but, from where we stand, it sure looks like we’re starting to move from a balanced market into a seller’s market,” says Evoy. “Given how tight supply is, if you were thinking of listing your home, now might be a good time to do just that.”</p> <p>Seventy six homes exchanged hands in the City of St. Thomas, down 10.6% from the previous year; Year-to-Date, sales for London’s Sister City are up 5.4%. As was the case in London, both listings and inventory were down, 30.5% and 33.3% respectively. The average price of a home in St. Thomas so far in 2016 stands at \$232,853, up 1.1%.</p> <p>The following table, based on data taken from CREA’s National MLS® Report for May2016 (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" data-bbox="662 1346 1182 1835"> <thead> <tr> <th>City</th> <th>Average Sale \$\$</th> </tr> </thead> <tbody> <tr> <td>Vancouver</td> <td>\$1,050,471</td> </tr> <tr> <td>Toronto</td> <td>\$709,472</td> </tr> <tr> <td>Fraser Valley</td> <td>\$698,982</td> </tr> <tr> <td>Victoria</td> <td>\$562,107</td> </tr> <tr> <td>Calgary</td> <td>\$473,910</td> </tr> <tr> <td>Hamilton-Burlington</td> <td>\$489,146</td> </tr> <tr> <td>Edmonton</td> <td>\$376,752</td> </tr> <tr> <td>Ottawa</td> <td>\$361,371</td> </tr> <tr> <td>Montreal</td> <td>\$358,956</td> </tr> <tr> <td>Kitchener-Waterloo</td> <td>\$353,956</td> </tr> <tr> <td>Saskatoon</td> <td>\$339,107</td> </tr> <tr> <td>Regina</td> <td>\$321,362</td> </tr> <tr> <td>London St. Thomas (June 2016)</td> <td>\$277,084</td> </tr> <tr> <td>CANADA</td> <td>\$485,559</td> </tr> </tbody> </table>		City	Average Sale \$\$	Vancouver	\$1,050,471	Toronto	\$709,472	Fraser Valley	\$698,982	Victoria	\$562,107	Calgary	\$473,910	Hamilton-Burlington	\$489,146	Edmonton	\$376,752	Ottawa	\$361,371	Montreal	\$358,956	Kitchener-Waterloo	\$353,956	Saskatoon	\$339,107	Regina	\$321,362	London St. Thomas (June 2016)	\$277,084	CANADA	\$485,559
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<u>2016 Monthly Data</u>							<u>2015 Monthly Data</u>				
DETACHED	%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL	
Units Sold	919	3.0	214	-1.4	60	1193	2.1	892	217	59	1168
Dollar Volume	\$275,761,761	8.3	\$41,383,082	-4.4	\$24,122,782	\$341,267,625	8.3	\$254,540,141	\$43,297,396	\$17,165,900	\$315,003,437
No.of Listings	1282	-9.1	330	-9.3	286	1898	-9.1	1411	364	312	2087

<u>2016 Year-to Date</u>							<u>2015 Year-to-Date</u>				
DETACHED	%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL	
Units Sold	4297	9.1	1012	6.4	353	5662	9.0	3939	951	304	5194
Dollar Volume	\$1,269,181,368	14.1	\$201,858,822	10.5	\$137,086,124	\$1,608,126,314	13.7	\$1,112,405,017	\$182,634,363	\$118,904,181	\$1,413,943,561
No.of Listings	6902	-8.5	1856	-5.0	1610	10,368	-6.4	7543	1953	1584	11,080
Active Listings (end of period)	2281	-24.2	645	-23.0	1525	4451	-17.1	3010	838	1523	5371

Detached	<u>2016</u>		<u>2015</u>
Average Price(Month)	\$300,067	5.2	\$285,359
Average Price (YTD)	\$295,365	4.6	\$282,408

Condo	<u>2016</u>		<u>2015</u>
Average Price(Month)	\$193,379	-3.1	\$199,527
Average Price (YTD)	\$199,465	3.9	\$192,045

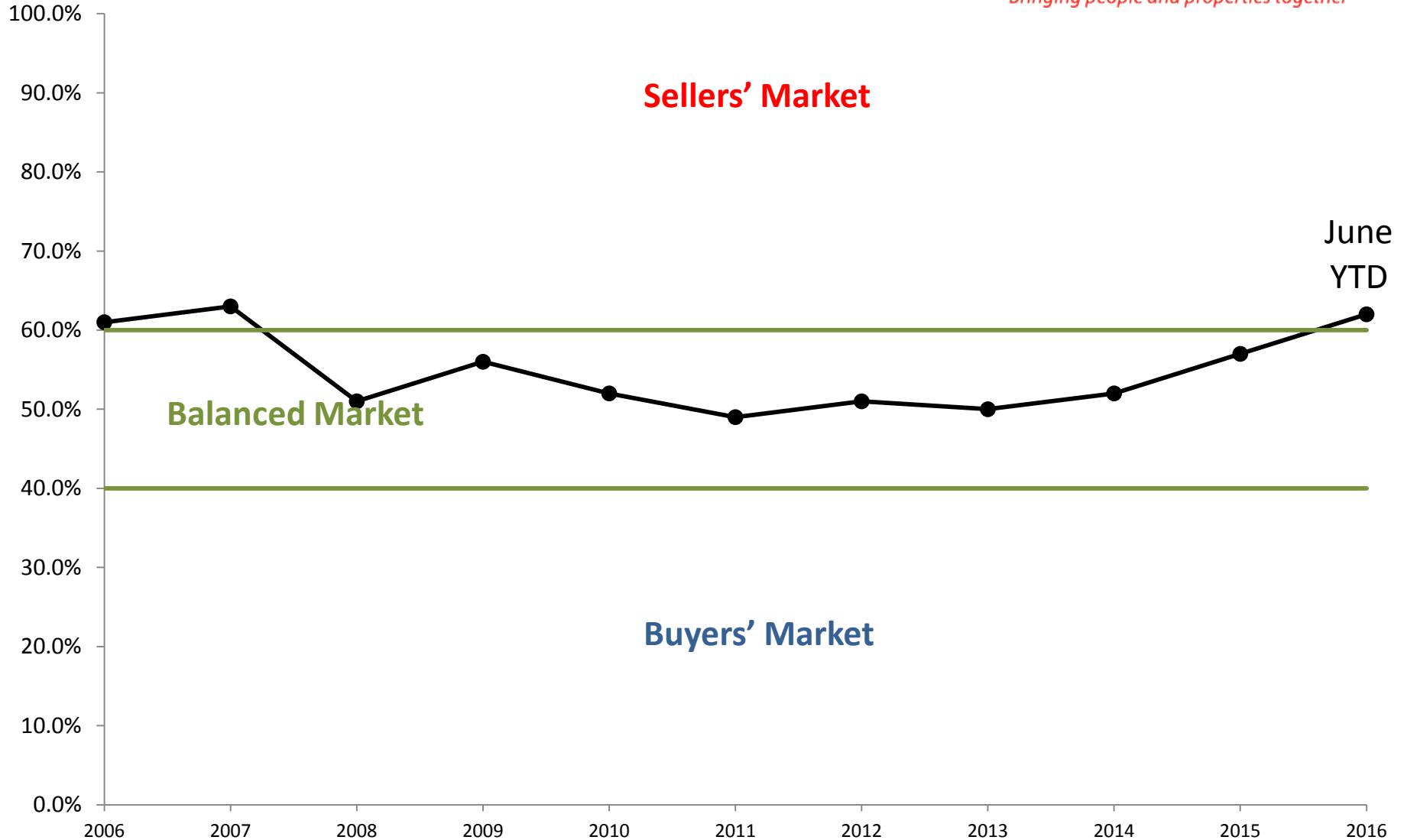
Total Residential	<u>2016</u>		<u>2015</u>
Average Price(Month)	\$279,916	4.2	\$268,564
Average Price (YTD)	\$277,084	4.6	\$264,834

<u>2016 Monthly Data</u>						<u>2015 Monthly Data</u>			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	919	3.0	214	-1.4	1133	2.2	892	217	1109
Dollar Volume	\$275,761,761	8.3	\$41,383,082	-4.4	\$317,144,843	6.5	\$254,540,141	\$43,297,396	\$297,837,537
No.of Listings	1282	-9.1	330	-9.3	1612	-9.2	1411	364	1775
Average Price (June)	\$300,067	-0.7	\$193,379	-9.0	\$279,916	-2.0			
Average Price (May)	\$302,197		\$212,544		\$285,572				
% Difference in Average Price in Current Month Compared to Previous Month									

<u>2016 Year-to-Date</u>						<u>2015 Year-to-Date</u>			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	4297	9.1	1012	6.4	5309	8.6	3939	951	4890
Dollar Volume	\$1,269,181,368	14.1	\$201,858,822	10.5	\$ 1,471,040,190	13.6	\$1,112,405,017	\$182,634,363	\$ 1,295,039,380
No.of Listings	6902	-8.5	1856	-5.0	8758	-7.8	7543	1953	9496
Active Listings (end of period)	2281	-24.2	645	-23.0	2926	-24.0	3010	838	3848
Average Price YTD	\$295,365	4.7	\$199,465	5.1	\$277,084	4.8			
Average Price (Dec.31/15)*	\$282,229		\$189,798		\$264,435				
* % Difference in Average Price Year-to-Date Compared to December 31, 2015									

**RESIDENTIAL STATISTICS**  
**June 2016**

# Sales to New Listings Ratio (10 Year Review)





### ST. THOMAS STATISTICS

**2016 Monthly Data**

**2015 Monthly Data**

		%	
<b>Units Sold</b>	76	-10.6	85
<b>Dollar Volume</b>	\$17,696,844	-1.9	\$18,044,399
<b>No.of Listings</b>	105	-30.5	151
<b>Active at End</b>	270	-33.3	405

**2016 Year-to Date**

**2015 Year-to-Date**

		%	
<b>Units Sold</b>	430	5.4	408
<b>Dollar Volume</b>	\$96,662,022	8.9	\$88,755,138
<b>No.of Listings</b>	645	-10.9	724

<b>Average Price (June 2016)</b>	\$232,853	1.1	<b>Average Price (June 2015)</b>
<b>Average Price (May 2016)</b>	\$230,304		\$212,287
<b>Average Price YTD</b>	\$224,795	3.7	<b>Average Price (YTD 2015)</b>
<b>Average Price (Dec.31/15) *</b>	\$216,800		\$217,537

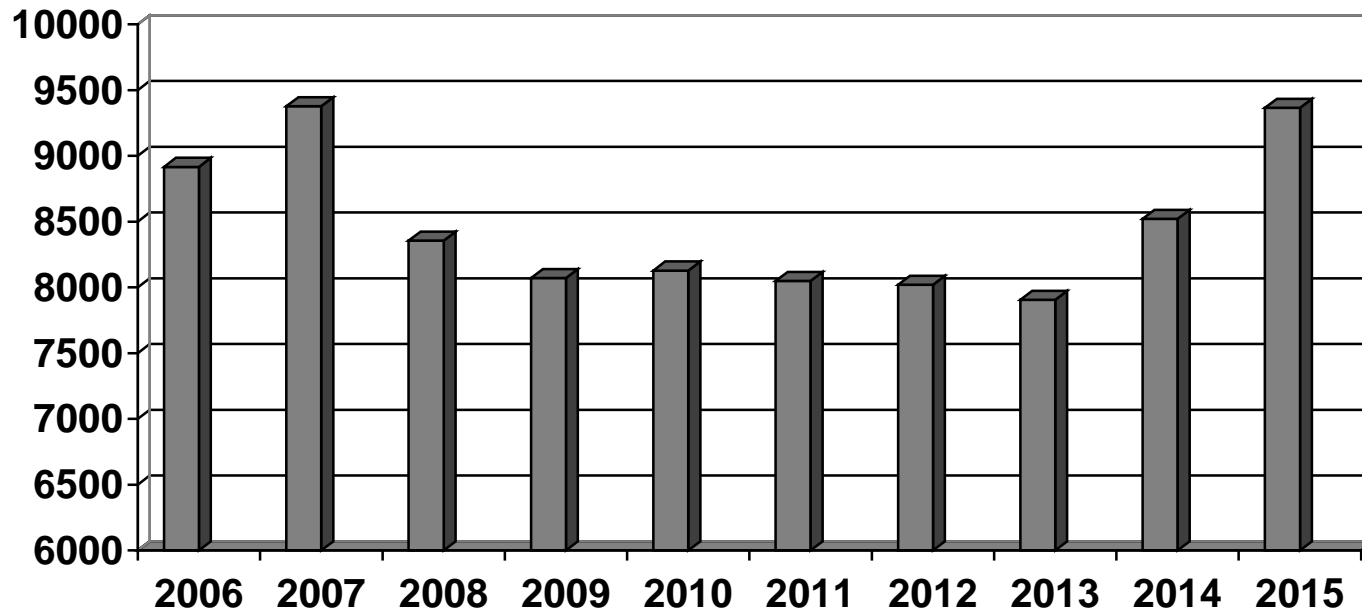
\* Difference in Average Price Year-to-Date Compared to December 31, 2015

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

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b>2016</b>	23	55	75	86	116	76							<b>431</b>
<b>2015</b>	49	54	58	77	88	85	94	81	77	55	62	56	<b>836</b>
<b>2014</b>	29	42	48	77	73	82	74	68	69	49	59	40	<b>710</b>
<b>2013</b>	42	50	50	76	86	53	78	54	56	48	44	34	<b>671</b>
<b>2012</b>	40	36	50	59	65	57	69	64	51	59	42	24	<b>616</b>
<b>2011</b>	44	40	67	60	72	73	59	64	61	51	50	42	<b>683</b>
<b>2010</b>	37	44	61	89	77	63	63	55	58	53	41	24	<b>665</b>
<b>2009</b>	23	52	55	55	75	90	72	75	59	55	57	37	<b>705</b>
<b>2008</b>	36	53	48	76	86	68	70	50	52	48	25	23	<b>635</b>
<b>2007</b>	58	80	86	82	97	92	93	84	47	64	52	32	<b>867</b>
<b>10 Year Average (2007-2016)</b>	38	51	60	74	84	74	67	60	53	48	43	31	<b>682</b>

## MLS® Residential Sales

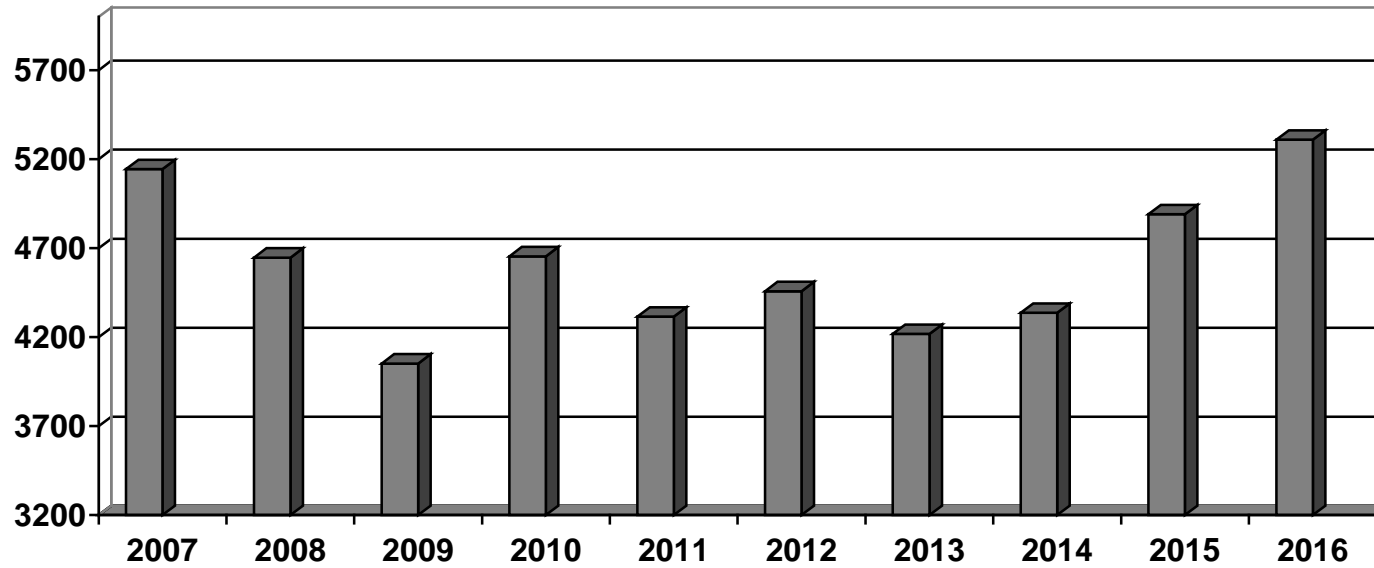
(Jan. 1 to Dec. 31 – a 10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
8916	9378	8356	8070	8128	8048	8020	7905	8521	9366

# MLS® Residential Sales

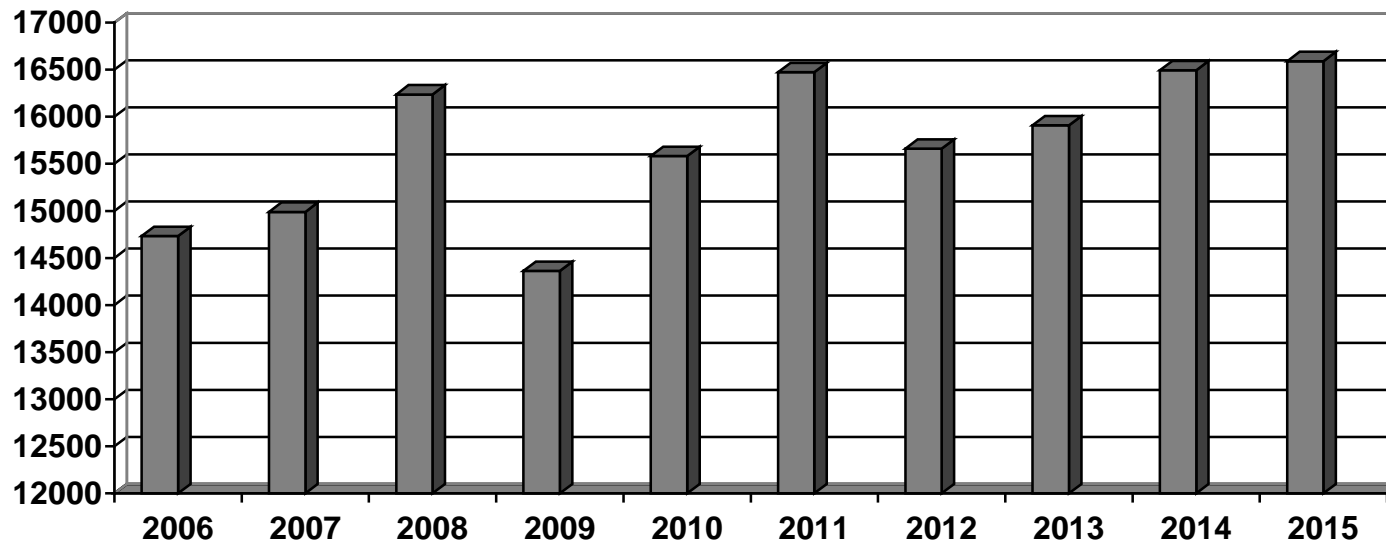
(June YTD – a 10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
5144	4647	4052	4654	4315	4458	4218	4337	4890	5309

# MLS® Residential Listings

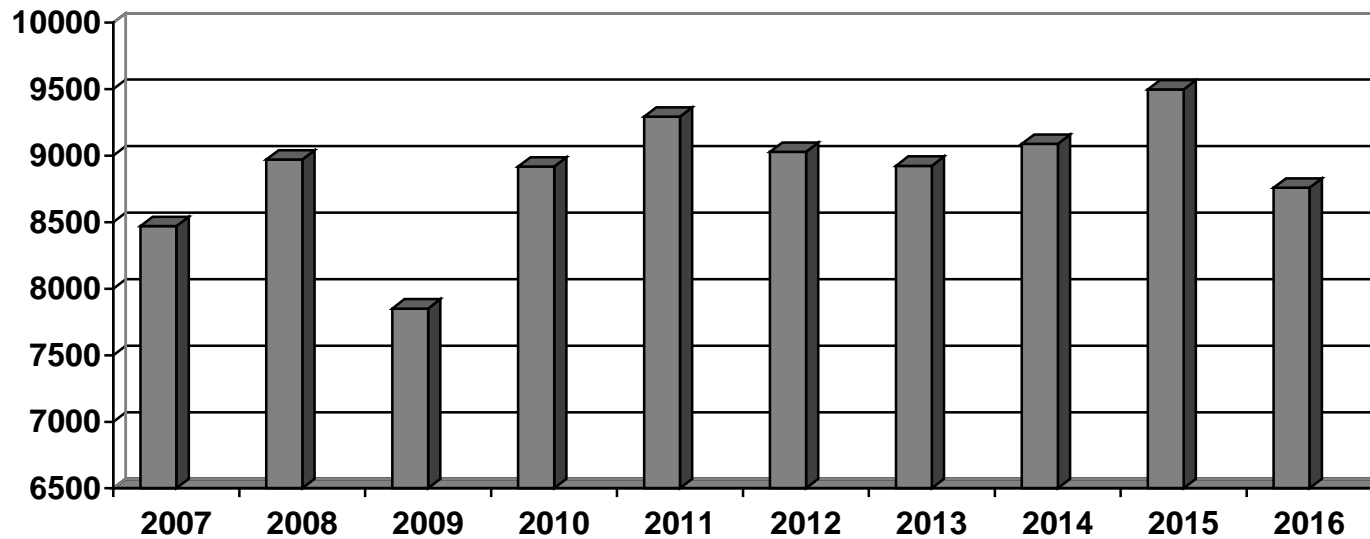
(Jan. 1 to Dec. 31 – a 10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
14732	14990	16236	14362	15582	16473	15661	15909	16492	16590

## MLS® Residential Listings

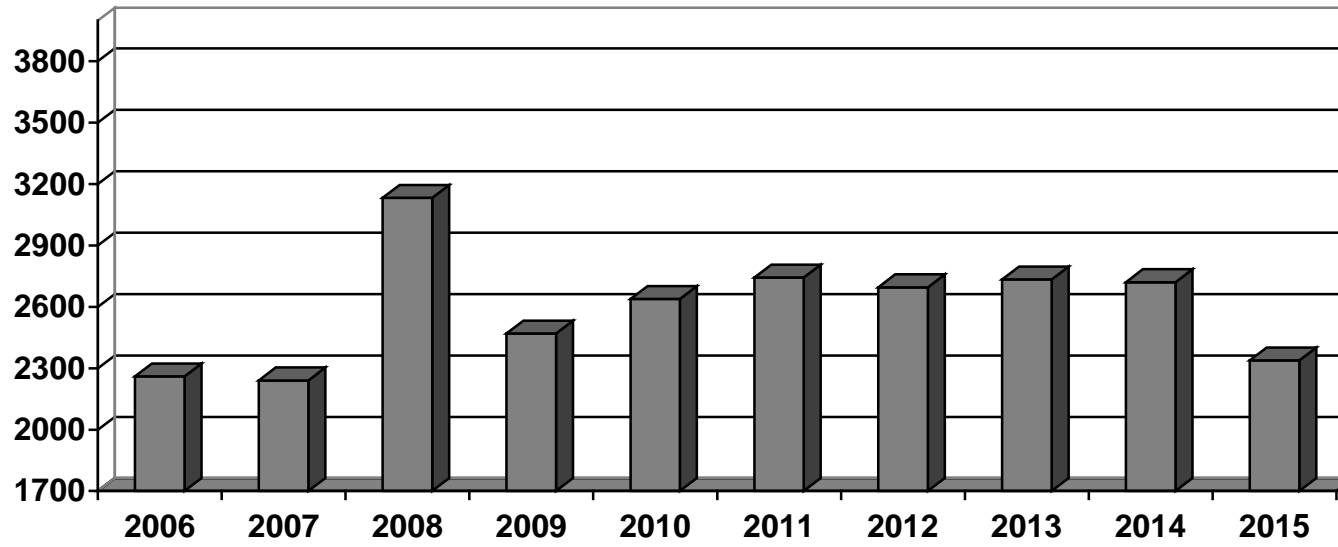
(June YTD – a 10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
8469	8969	7851	8918	9293	9027	8923	9087	9496	8758

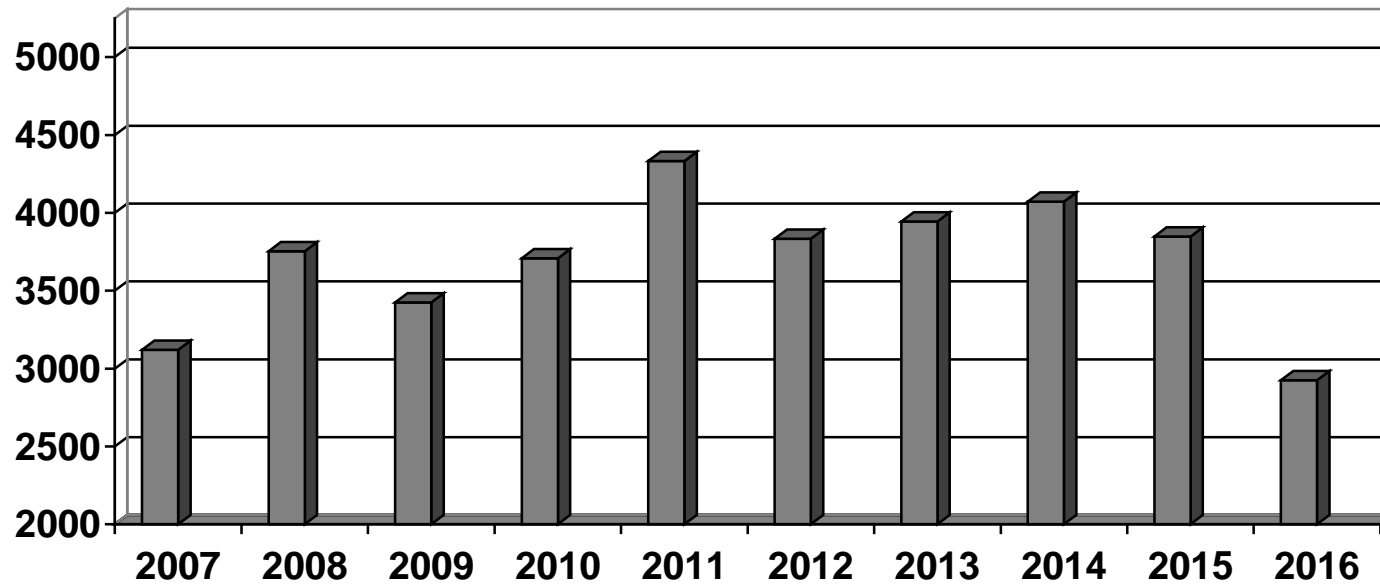
## Active MLS® Residential Listings – End of Period

(10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
2260	2241	3133	2470	2639	2743	2696	2735	2721	2339

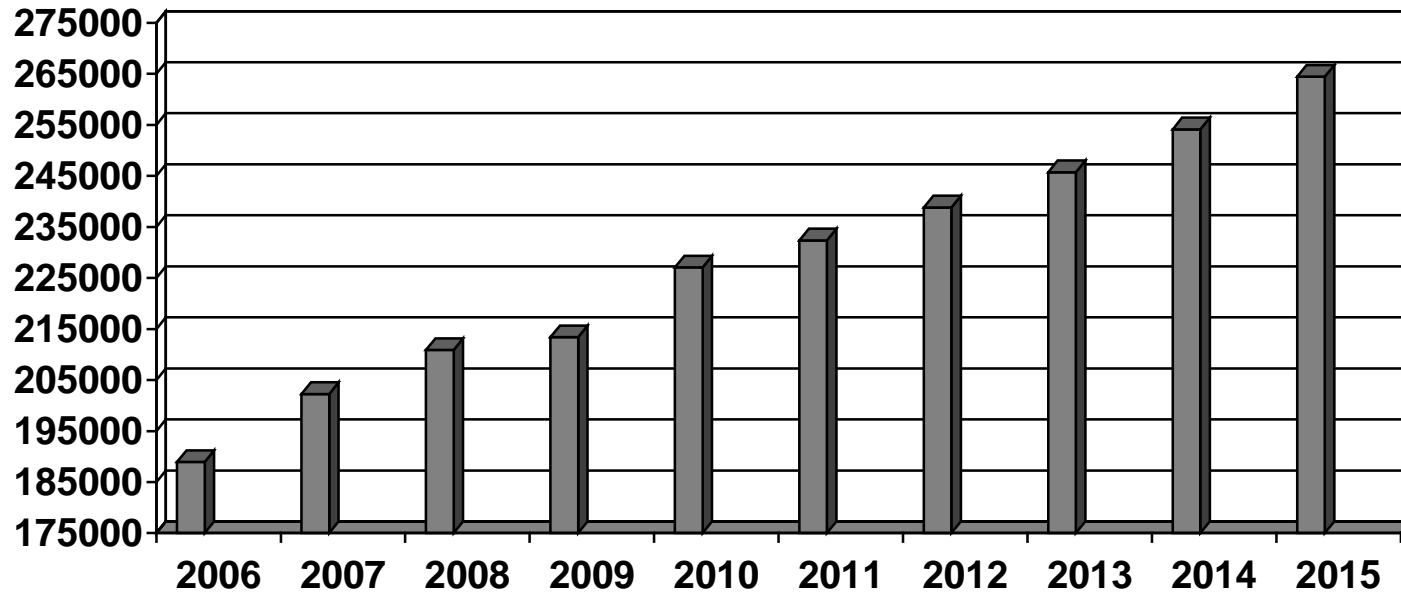
## Active MLS® Residential Listings End of Period as of June (10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
3121	3753	3424	3708	4333	3834	3944	4072	3848	2926



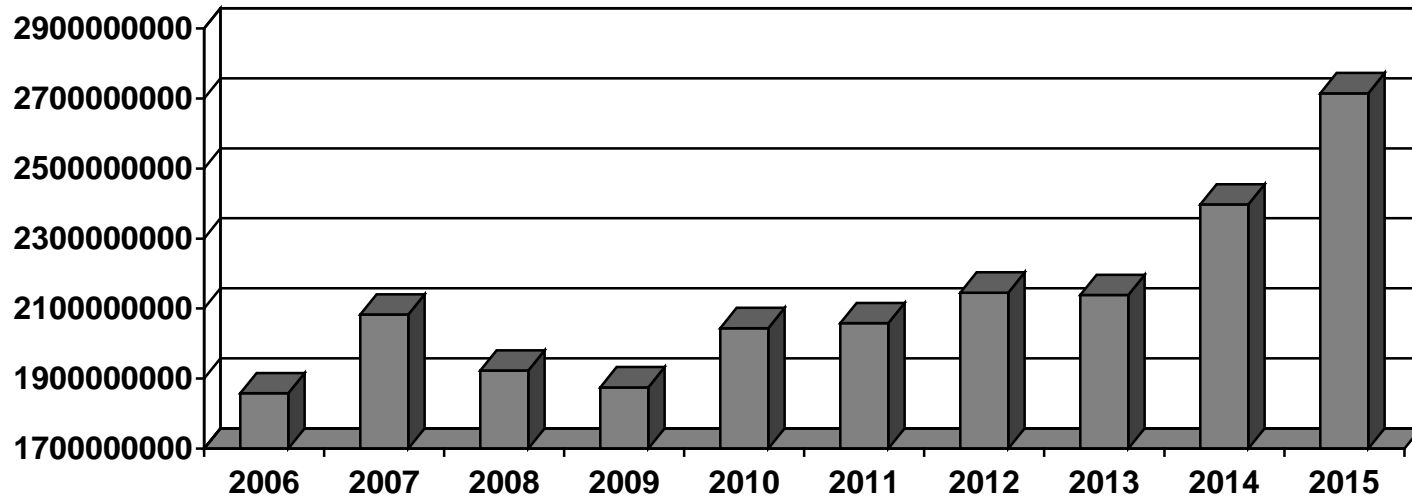
## Average Residential Price in Association's Jurisdiction (10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
\$188,942	\$202,256	\$210,888	\$213,402	\$227,056	\$232,387	\$238,822	\$245,737	\$254,141	\$264,435

## Total MLS® Dollar Volume

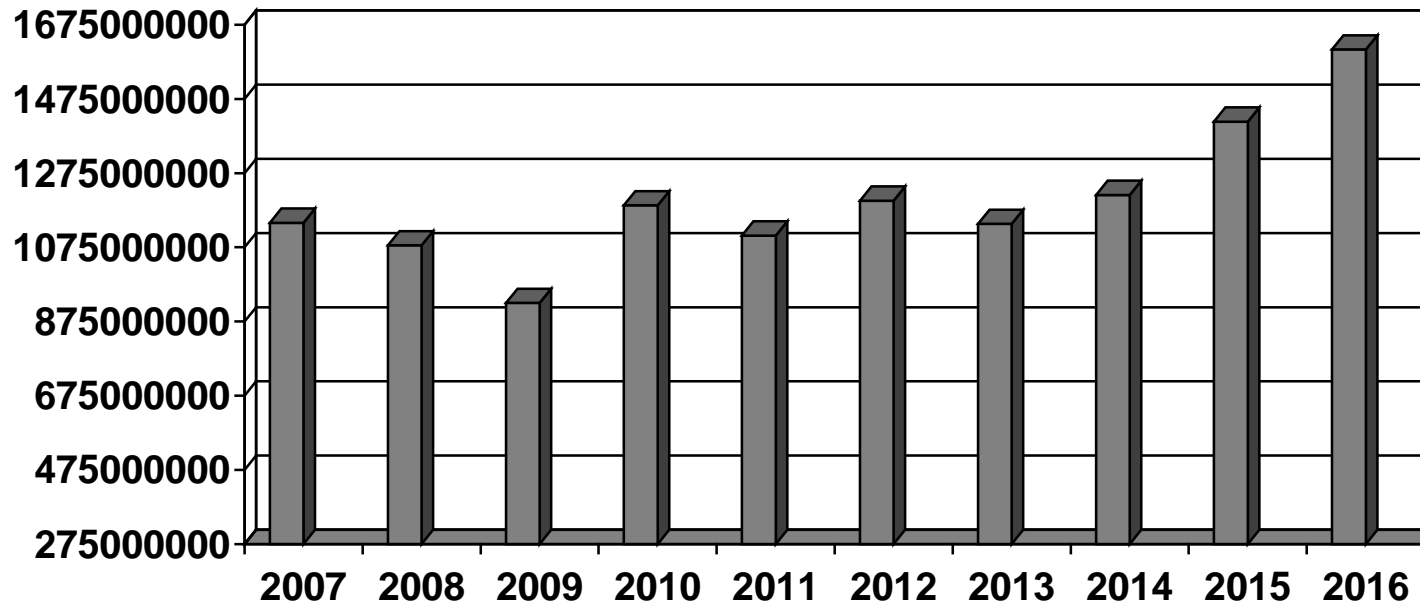
(10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
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	2,397,211,776	2,715,011,106

# Total MLS® Dollar Volume YTD as of June

(10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
1,141,130,230	1,080,281,719	924,942,999	1,188,079,379	1,106,759,816	1,200,628,830	1,137,894,640	1,215,977,002	1,413,943,561	1,608,126,314

## RESIDENTIAL SALES BY MONTH 2016

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>5 Year Average: Condos</b>	<b>78</b>	<b>122</b>	<b>142</b>	<b>173</b>	<b>183</b>	<b>183</b>	<b>129</b>	<b>122</b>	<b>92</b>	<b>98</b>	<b>82</b>	<b>75</b>	<b>1481</b>
<b>5 Year Average: Detached</b>	<b>362</b>	<b>458</b>	<b>593</b>	<b>749</b>	<b>827</b>	<b>786</b>	<b>560</b>	<b>493</b>	<b>454</b>	<b>434</b>	<b>371</b>	<b>287</b>	<b>6374</b>
<b>2016</b>	<b>455</b>	<b>652</b>	<b>860</b>	<b>1068</b>	<b>1154</b>	<b>1133</b>							<b>5322</b>
Condo	78	133	175	199	214	214							1013
Detached	377	519	685	869	940	919							4309
<b>2015</b>	<b>475</b>	<b>535</b>	<b>769</b>	<b>964</b>	<b>1055</b>	<b>1109</b>	<b>934</b>	<b>864</b>	<b>840</b>	<b>695</b>	<b>626</b>	<b>540</b>	<b>9406</b>
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
<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>682</b>	<b>698</b>	<b>577</b>	<b>475</b>	<b>8554</b>
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
<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

## RESIDENTIAL SALES BY MONTH 2016

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<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
<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	

## RESIDENTIAL SALES BY MONTH 2016

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 2016 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	\$283,701	\$224,795	\$277,084

## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
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
2014	1596	9.1	\$182,844	740	2.3	\$161,241
2015	1803	13.0	\$189,798	809	9.3	\$162,370



## Statistical Breakdown by Area for June 2016 London

Item	2015 Average Sale Price *	2016 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$346,638	\$368,519	6.3%
Total Condo North	\$225,531	\$238,884	5.9%
Bungalow North	\$267,562	\$291,129	8.8%
Two Storey North	\$380,228	\$397,903	4.6%
Ranch North	\$386,819	\$394,336	1.9%
Townhouse Condo North	\$199,469	\$198,789	-0.3%
<b>SOUTH</b>			
Total Detached South	\$305,723	\$323,927	6.0%
Total Condo South	\$169,510	\$179,100	5.7%
Bungalow South	\$237,196	\$246,550	3.9%
Two Storey South	\$371,558	\$395,180	6.4%
Ranch South	\$337,878	\$367,415	8.7%
Townhouse Condo South	\$151,674	\$158,292	4.4%
<b>EAST</b>			
Total Detached East	\$222,077	\$231,851	4.4%
Total Condo East	\$161,379	\$167,932	4.1%
Bungalow East	\$173,654	\$188,074	8.3%
Two Storey East	\$297,522	\$301,597	1.4%
Ranch East	\$219,669	\$234,336	6.7%
Townhouse Condo East	\$126,162	\$135,228	7.2%

\* up-to-date figures based on January 1, 2015 to December 31, 2015

## Statistical Breakdown by Area for June 2016

### Elgin

Item	2015 Average Sale Price *	2016 Year to Date	%
Total Detached	\$239,489	\$240,545	0.4%
Total Condo	\$163,414	\$184,990	13.2%
Bungalow	\$184,052	\$208,676	13.4%
Two Storey	\$323,242	\$303,522	-6.1%
Ranch	\$275,236	\$279,832	1.7%
Townhouse Condo	\$165,467	\$248,750	50.3%

### St. Thomas

Item	2015 Year to Date	2015 Year to Date	%
Total Detached	\$211,235	\$223,941	6.0%
Total Condo	\$254,737	\$301,869	18.5%
Bungalow	\$201,313	\$227,678	13.1%
Two Storey	\$260,287	\$263,476	1.2%
Ranch	\$222,220	\$277,722	25.0%
Townhouse Condo	\$0	\$0	#DIV/0!

\* up-to-date figures based on January 1, 2015 to December 31, 2015

## Statistical Breakdown by Area for June 2016

### Middlesex County

Item	2015 Average Sale Price *	2016 Year to Date	%
Total Detached	\$322,346	\$334,019	3.6%
Total Condo	\$314,213	\$324,883	3.4%
Bungalow	\$238,135	\$273,647	14.9%
Two Storey	\$423,414	\$401,924	-5.1%
Ranch	\$341,614	\$389,458	14.0%
Townhouse Condo	\$257,467	\$247,650	-3.8%

### Strathroy

Item	2015 Year to Date	2015 Year to Date	%
Total Detached	\$240,671	\$235,632	-2.1%
Total Condo	\$242,713	\$226,131	-6.8%
Bungalow	\$218,423	\$222,456	1.8%
Two Storey	\$277,112	\$294,236	6.2%
Ranch	\$300,551	\$276,668	-7.9%
Townhouse Condo	\$122,500	\$188,500	53.9%

\* up-to-date figures based on January 1, 2015 to December 31, 2015