



## London and St. Thomas Residential Market Activity and MLS® Home Price Index Report June 2023



Prepared for the London and St. Thomas Association of REALTORS® by the Canadian Real Estate Association

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	745	15.9%	-32.6%	-26.1%	-24.4%	-27.2%	4.2%
Dollar Volume	\$503,562,973	14.3%	-27.7%	4.8%	38.5%	74.1%	182.5%
New Listings	1,414	-18.1%	-3.9%	7.0%	8.4%	1.8%	13.3%
Active Listings	1,661	-10.7%	107.6%	31.2%	20.2%	-26.3%	-47.1%
Sales to New Listings Ratio <sup>1</sup>	52.7	37.2	75.1	76.2	75.5	73.7	57.3
Months of Inventory <sup>2</sup>	2.2	2.9	0.7	1.3	1.4	2.2	4.4
Average Price	\$675,923	-1.4%	7.2%	41.8%	83.1%	139.1%	171.1%
Median Price	\$635,000	-2.3%	8.5%	43.7%	89.6%	140.9%	191.3%
Sale to List Price Ratio <sup>3</sup>	100.5	101.0	110.0	101.9	102.6	98.9	97.5
Median Days on Market	13.0	12.0	7.0	9.0	10.0	20.0	32.0

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	3,776	-20.8%	-37.6%	-4.0%	-17.2%	-23.3%	-4.3%
Dollar Volume	\$2,473,148,485	-33.4%	-35.4%	38.7%	49.1%	80.7%	155.4%
New Listings	6,437	-23.4%	-13.9%	12.8%	4.1%	-14.8%	-17.6%
Active Listings <sup>4</sup>	1,405	48.0%	136.7%	16.7%	30.5%	-32.9%	-48.9%
Sales to New Listings Ratio <sup>5</sup>	58.7	56.7	81.0	68.9	73.7	65.2	50.5
Months of Inventory <sup>6</sup>	2.2	1.2	0.6	1.8	1.4	2.6	4.2
Average Price	\$654,965	-15.9%	3.6%	44.6%	80.1%	135.4%	166.9%
Median Price	\$615,000	-15.5%	4.2%	44.7%	83.6%	138.4%	176.7%
Sale to List Price Ratio <sup>7</sup>	99.2	114.5	113.0	102.3	103.1	98.6	97.6
Median Days on Market	15.0	7.0	6.0	9.0	9.0	21.0	29.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

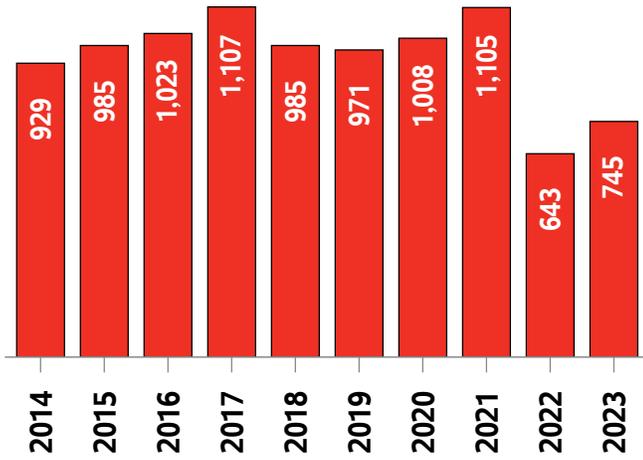
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

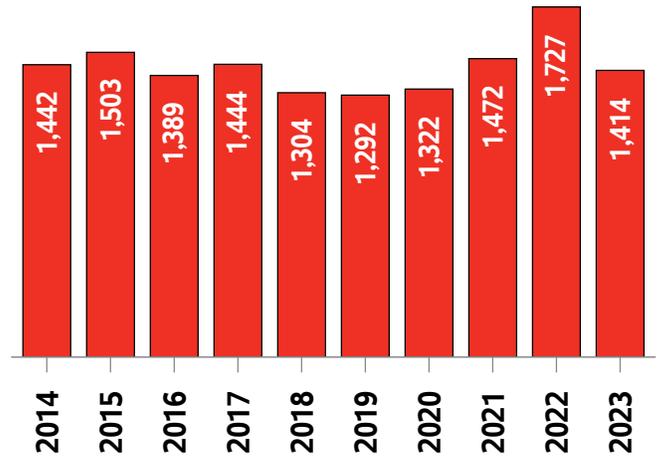
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

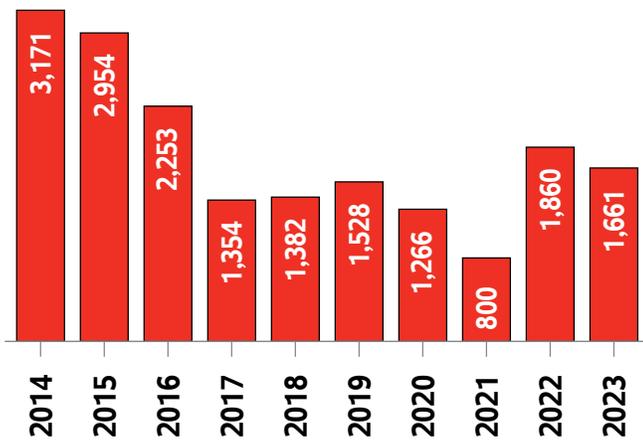
**Sales Activity (June only)**



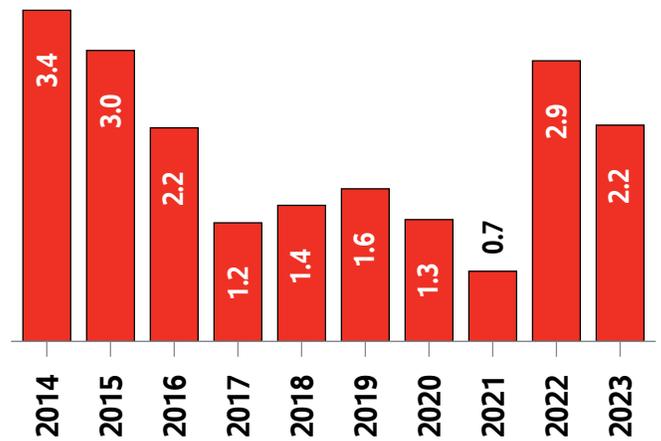
**New Listings (June only)**



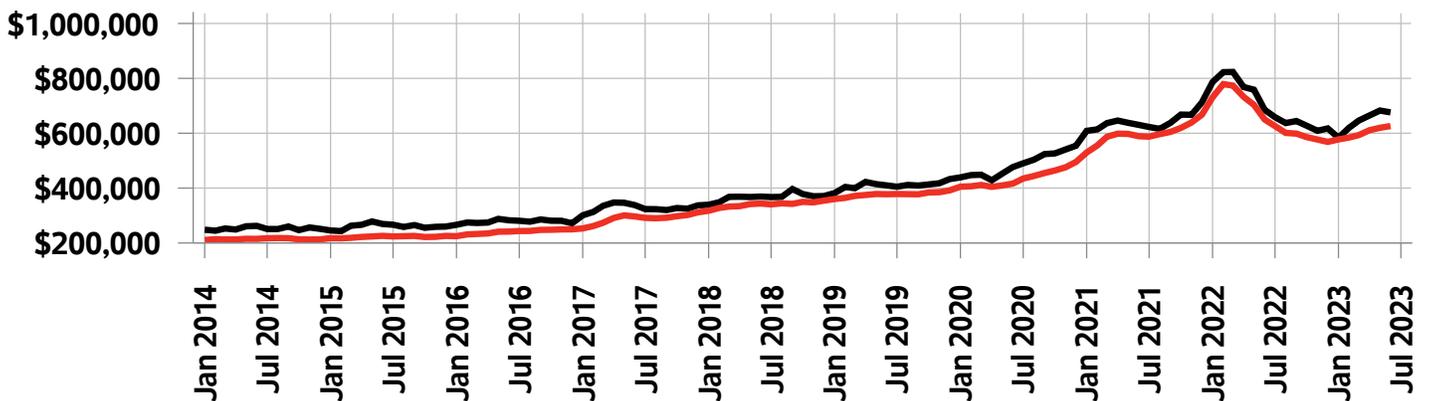
**Active Listings (June only)**



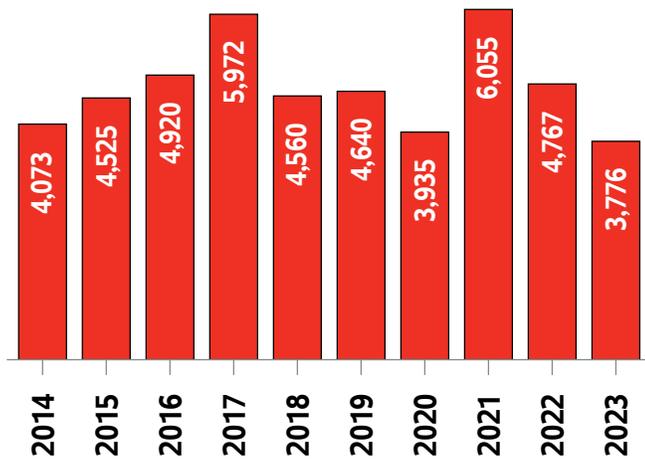
**Months of Inventory (June only)**



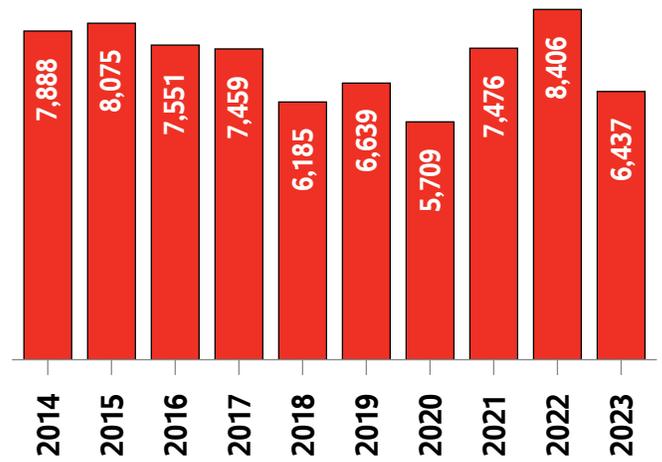
**MLS® HPI Composite Benchmark Price and Average Price**



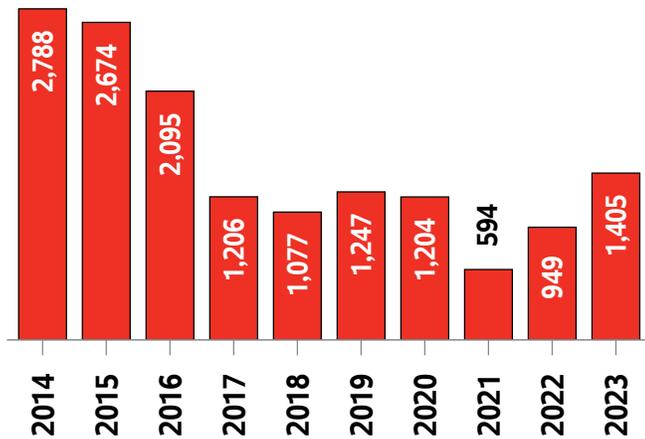
**Sales Activity (June Year-to-date)**



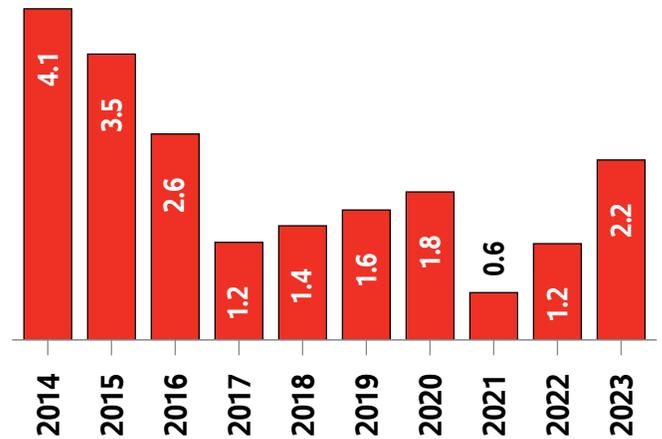
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	543	15.8%	-33.0%	-30.9%	-30.9%	-33.0%	-5.2%
Dollar Volume	\$399,675,633	16.0%	-27.6%	-1.3%	27.4%	60.9%	157.9%
New Listings	1,039	-18.3%	-6.3%	1.8%	-2.7%	-1.9%	2.7%
Active Listings	1,203	-11.1%	92.8%	17.5%	3.6%	-26.8%	-50.8%
Sales to New Listings Ratio <sup>1</sup>	52.3	36.9	73.1	77.0	73.6	76.6	56.6
Months of Inventory <sup>2</sup>	2.2	2.9	0.8	1.3	1.5	2.0	4.3
Average Price	\$736,051	0.2%	8.2%	42.8%	84.5%	140.3%	172.2%
Median Price	\$680,000	-0.1%	9.7%	44.7%	88.9%	142.4%	181.0%
Sale to List Price Ratio <sup>3</sup>	100.7	101.0	110.8	102.2	102.4	99.2	97.4
Median Days on Market	11.0	11.0	7.0	8.0	9.0	17.0	29.0

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	2,732	-21.1%	-39.0%	-6.8%	-21.9%	-29.7%	-13.8%
Dollar Volume	\$1,945,969,690	-33.6%	-36.8%	35.4%	40.1%	66.9%	132.8%
New Listings	4,685	-23.2%	-16.0%	7.4%	-3.7%	-19.6%	-24.4%
Active Listings <sup>4</sup>	1,022	48.4%	129.8%	2.8%	13.6%	-33.8%	-52.4%
Sales to New Listings Ratio <sup>5</sup>	58.3	56.7	80.2	67.2	71.9	66.7	51.2
Months of Inventory <sup>6</sup>	2.2	1.2	0.6	2.0	1.5	2.4	4.1
Average Price	\$712,288	-15.8%	3.6%	45.2%	79.3%	137.5%	170.2%
Median Price	\$655,000	-16.0%	3.5%	44.0%	80.4%	138.3%	175.2%
Sale to List Price Ratio <sup>7</sup>	99.3	114.4	113.3	102.2	102.6	98.8	97.7
Median Days on Market	14.0	7.0	6.0	9.0	9.0	18.0	28.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

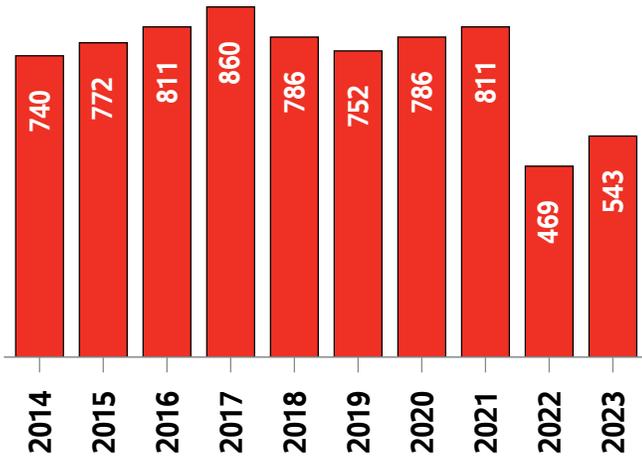
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

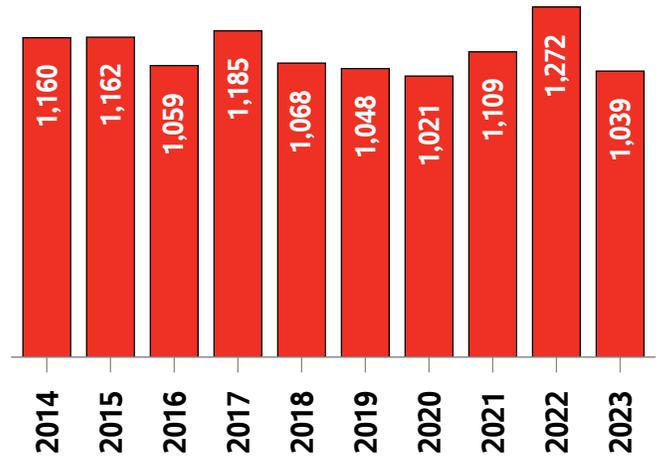
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

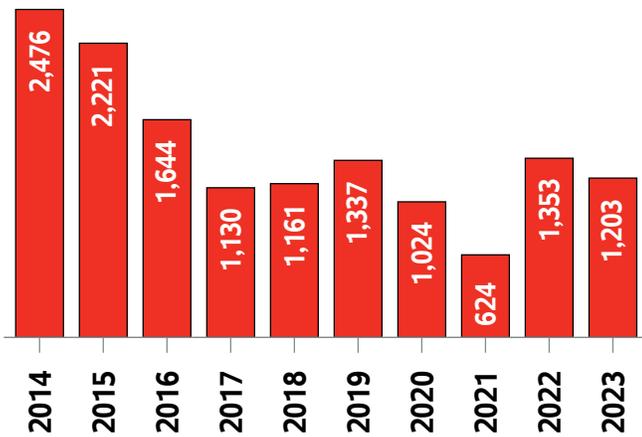
**Sales Activity (June only)**



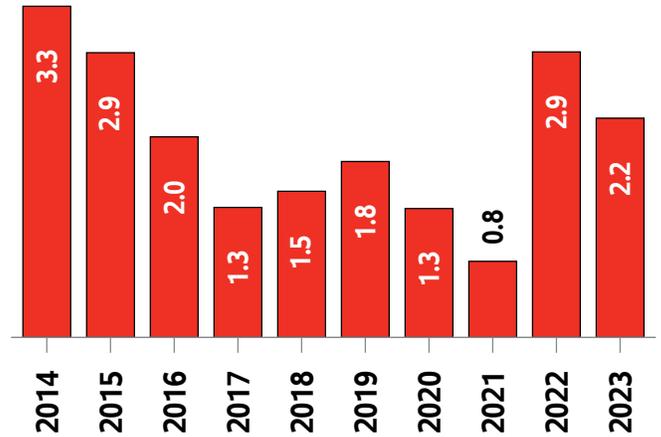
**New Listings (June only)**



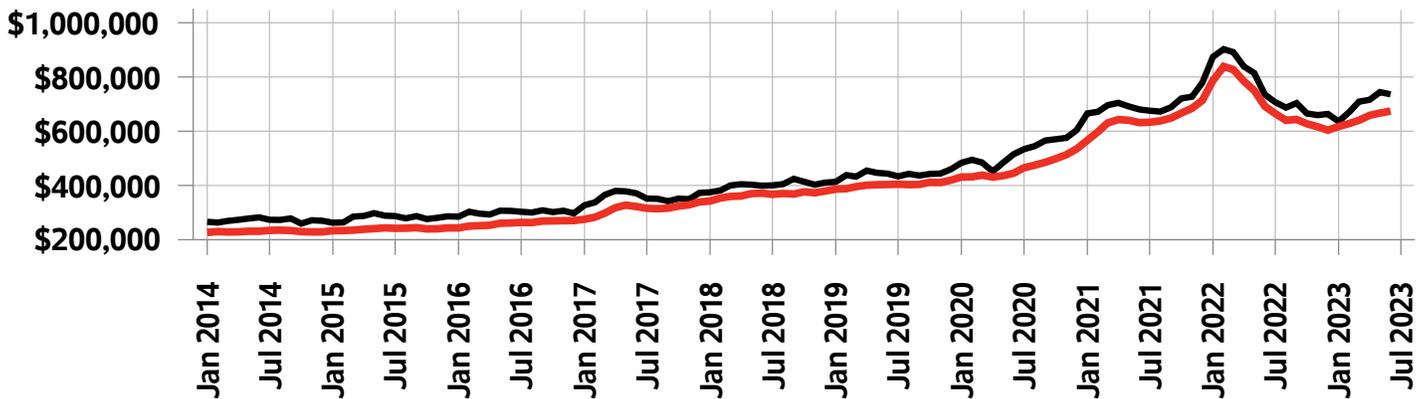
**Active Listings (June only)**



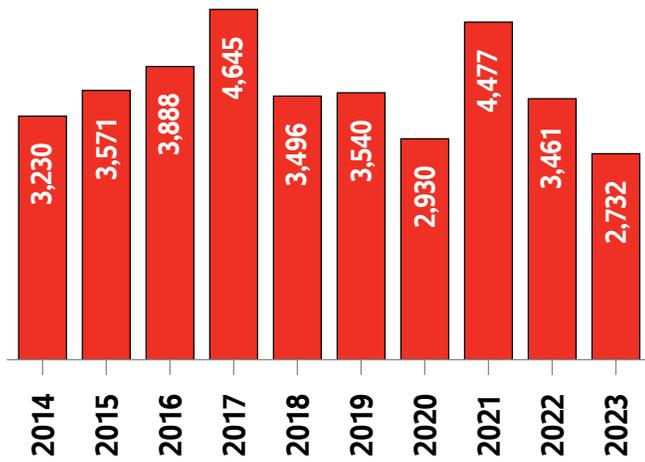
**Months of Inventory (June only)**



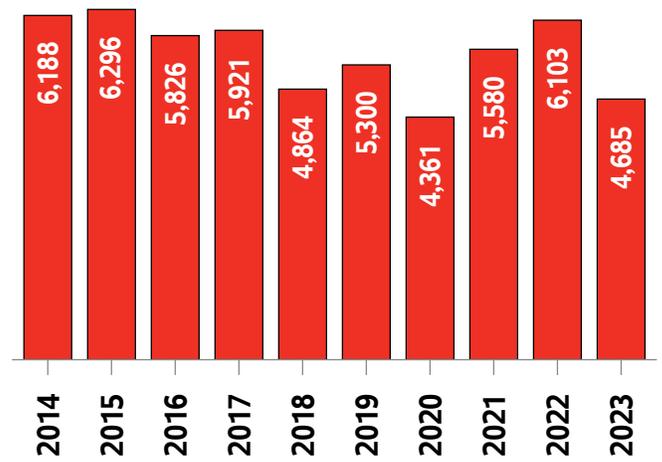
**MLS® HPI Single Family Benchmark Price and Average Price**



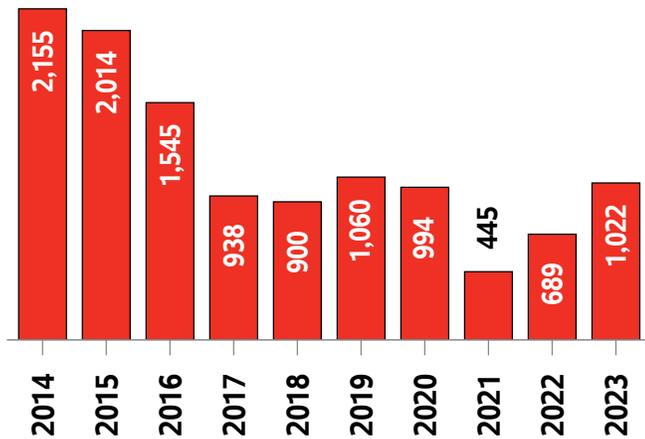
**Sales Activity (June Year-to-date)**



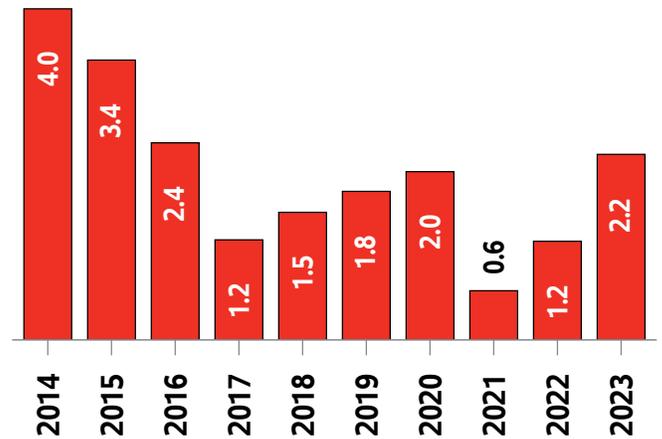
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	108	33.3%	-19.4%	-6.1%	6.9%	-10.7%	35.0%
Dollar Volume	\$57,818,931	22.4%	-17.1%	35.7%	119.3%	134.4%	311.6%
New Listings	186	-21.8%	6.9%	31.9%	57.6%	23.2%	42.0%
Active Listings	214	-17.7%	193.2%	125.3%	185.3%	-4.9%	-30.3%
Sales to New Listings Ratio <sup>1</sup>	58.1	34.0	77.0	81.6	85.6	80.1	61.1
Months of Inventory <sup>2</sup>	2.0	3.2	0.5	0.8	0.7	1.9	3.8
Average Price	\$535,360	-8.2%	2.9%	44.5%	105.1%	162.6%	204.9%
Median Price	\$502,500	-8.6%	-2.4%	40.4%	112.0%	157.6%	204.5%
Sale to List Price Ratio <sup>3</sup>	100.9	102.7	109.6	101.1	105.7	98.5	97.8
Median Days on Market	13.0	13.0	8.0	8.0	9.0	24.0	33.5

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	536	-18.4%	-28.9%	12.1%	-1.7%	-9.3%	16.0%
Dollar Volume	\$282,548,094	-33.3%	-24.9%	62.6%	95.6%	145.8%	245.8%
New Listings	870	-28.0%	-4.1%	43.1%	38.3%	2.7%	1.0%
Active Listings <sup>4</sup>	181	36.3%	247.6%	153.0%	254.4%	-17.5%	-30.5%
Sales to New Listings Ratio <sup>5</sup>	61.6	54.4	83.1	78.6	86.6	69.8	53.7
Months of Inventory <sup>6</sup>	2.0	1.2	0.4	0.9	0.6	2.2	3.4
Average Price	\$527,142	-18.2%	5.7%	45.0%	98.9%	171.1%	198.0%
Median Price	\$510,000	-19.7%	7.4%	45.7%	106.7%	186.4%	211.5%
Sale to List Price Ratio <sup>7</sup>	99.7	117.8	114.8	103.2	106.7	98.3	97.6
Median Days on Market	14.0	7.0	6.0	8.0	7.0	26.0	29.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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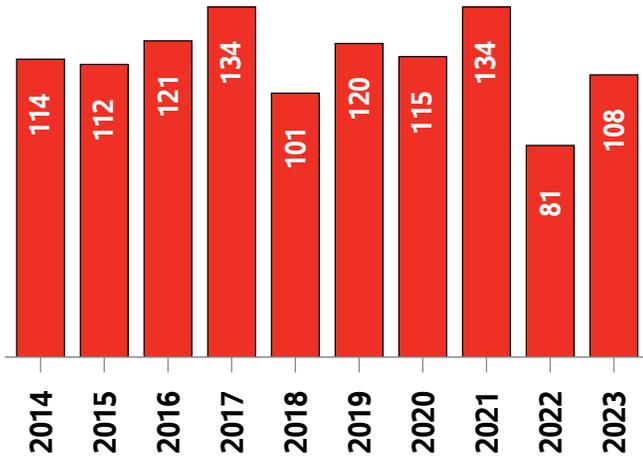
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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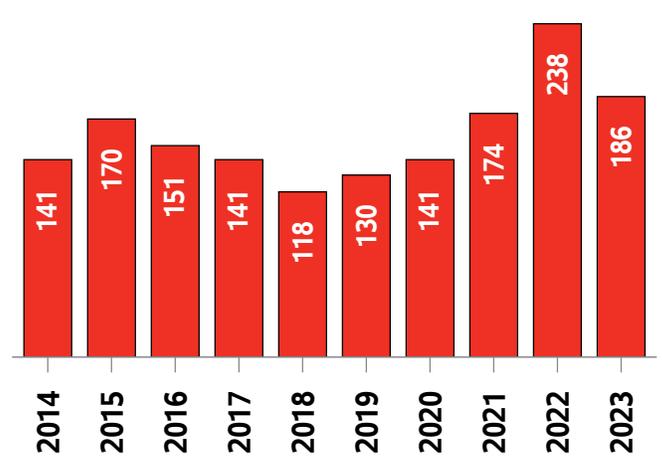
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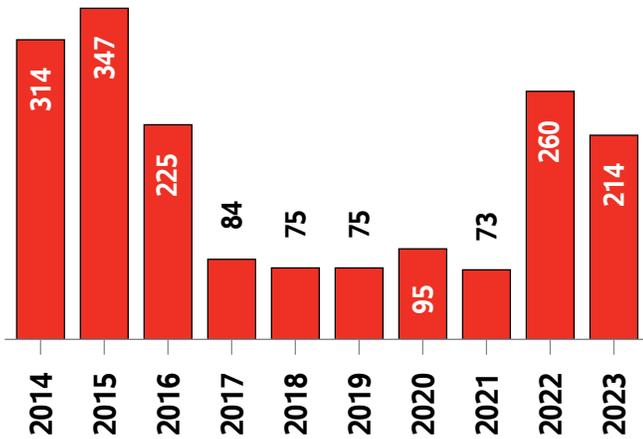
**Sales Activity (June only)**



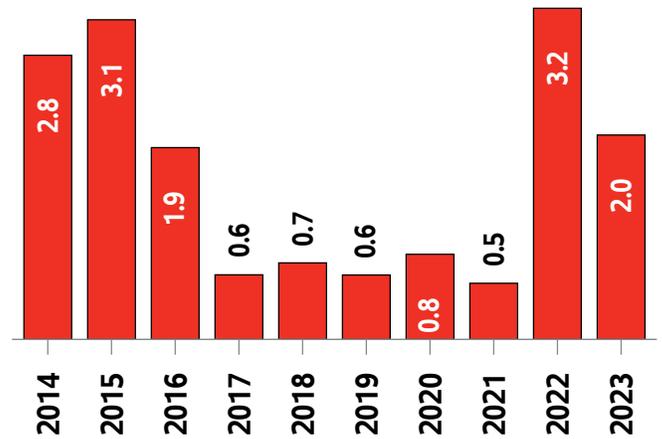
**New Listings (June only)**



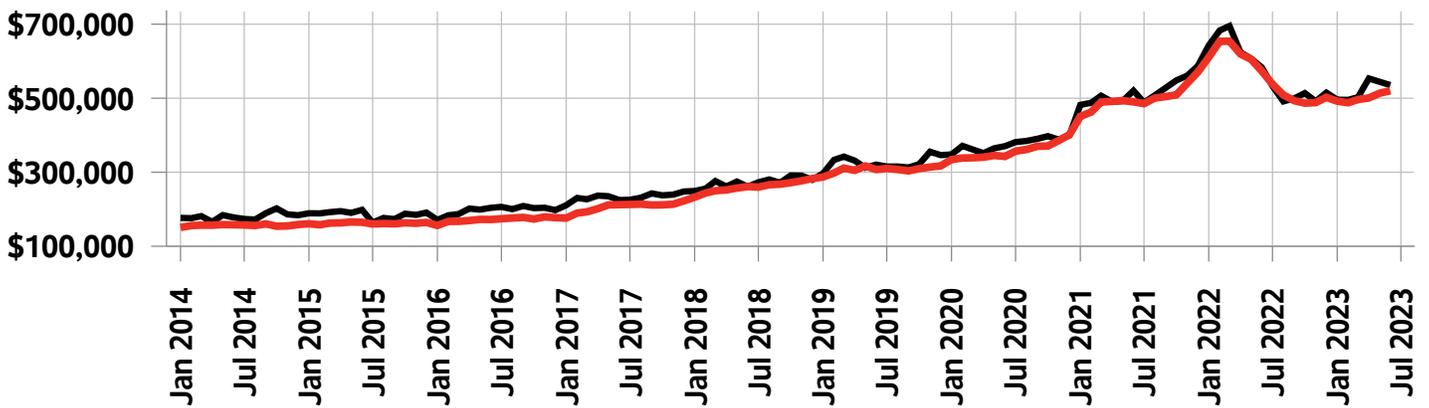
**Active Listings (June only)**



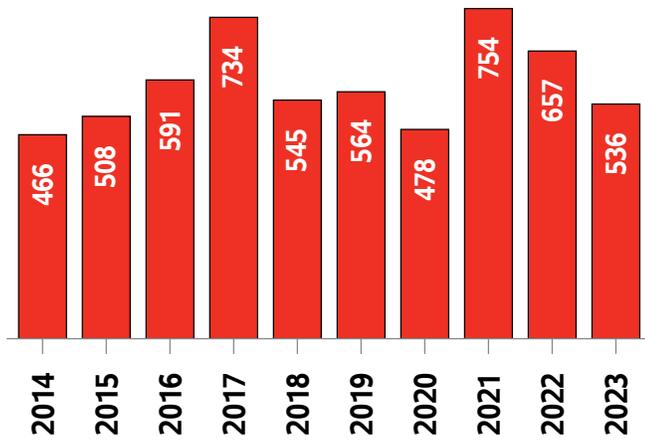
**Months of Inventory (June only)**



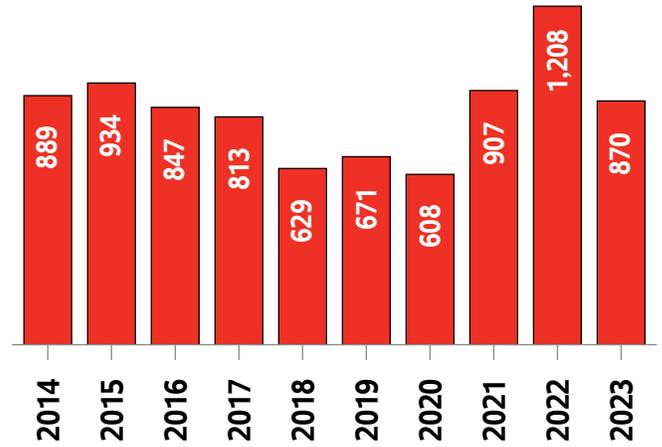
**MLS® HPI Townhouse Benchmark Price and Average Price**



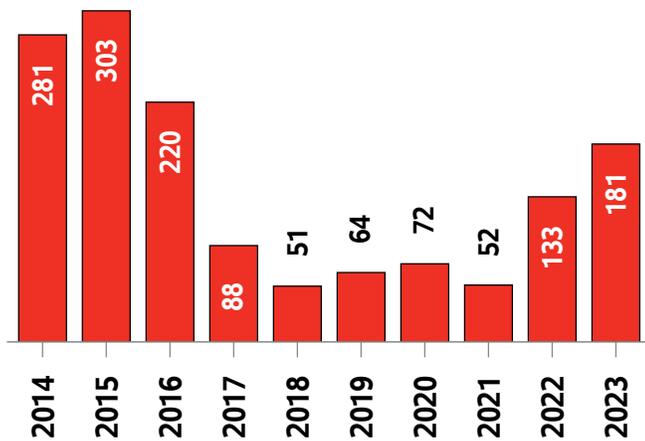
**Sales Activity (June Year-to-date)**



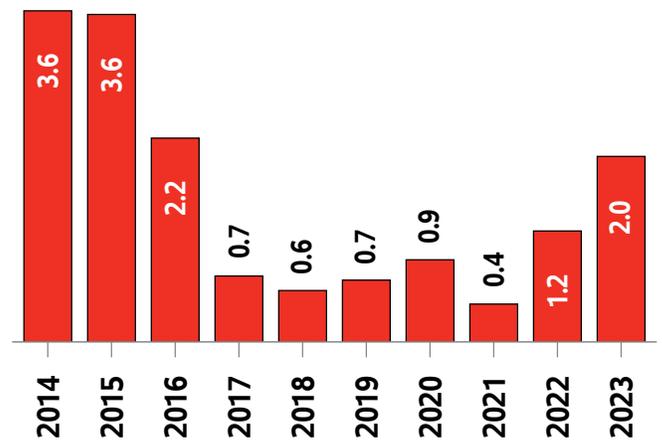
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



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

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	52	-17.5%	-48.5%	-28.8%	-17.5%	-32.5%	4.0%
Dollar Volume	\$22,360,087	-21.6%	-42.4%	12.9%	87.1%	64.8%	193.8%
New Listings	111	-11.9%	-13.3%	14.4%	46.1%	-26.0%	27.6%
Active Listings	122	-15.3%	71.8%	74.3%	38.6%	-60.5%	-59.3%
Sales to New Listings Ratio <sup>1</sup>	46.8	50.0	78.9	75.3	82.9	51.3	57.5
Months of Inventory <sup>2</sup>	2.3	2.3	0.7	1.0	1.4	4.0	6.0
Average Price	\$430,002	-5.1%	11.8%	58.5%	126.7%	144.1%	182.5%
Median Price	\$386,794	-4.5%	9.0%	51.7%	134.4%	213.2%	189.8%
Sale to List Price Ratio <sup>3</sup>	99.1	99.7	107.1	100.9	101.2	97.6	99.5
Median Days on Market	14.0	15.0	8.0	10.0	18.0	28.0	45.5

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	313	-29.5%	-45.8%	-12.8%	-10.1%	-11.3%	15.1%
Dollar Volume	\$128,382,713	-38.1%	-41.8%	22.8%	91.3%	87.0%	191.8%
New Listings	483	-31.6%	-29.2%	3.0%	5.7%	-33.2%	-24.5%
Active Listings <sup>4</sup>	95	18.4%	51.7%	53.4%	36.8%	-63.0%	-63.6%
Sales to New Listings Ratio <sup>5</sup>	64.8	62.9	84.8	76.5	76.1	48.8	42.5
Months of Inventory <sup>6</sup>	1.8	1.1	0.7	1.0	1.2	4.4	5.8
Average Price	\$410,168	-12.2%	7.4%	40.9%	112.7%	110.9%	153.6%
Median Price	\$360,000	-16.0%	4.3%	38.5%	113.8%	126.4%	169.8%
Sale to List Price Ratio <sup>7</sup>	98.0	112.6	109.8	101.6	102.3	97.2	97.5
Median Days on Market	18.0	7.0	7.0	10.0	14.0	40.0	44.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

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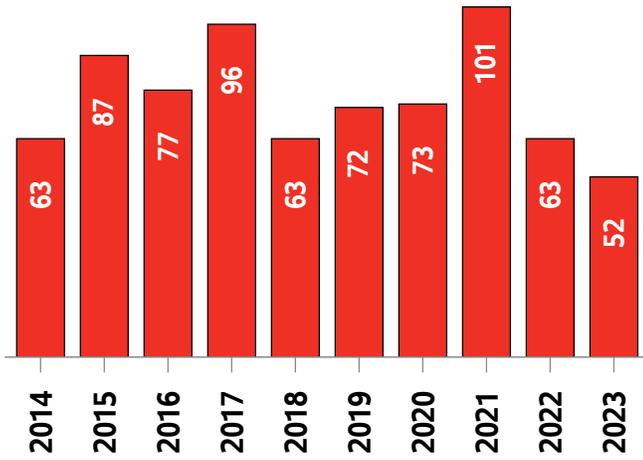
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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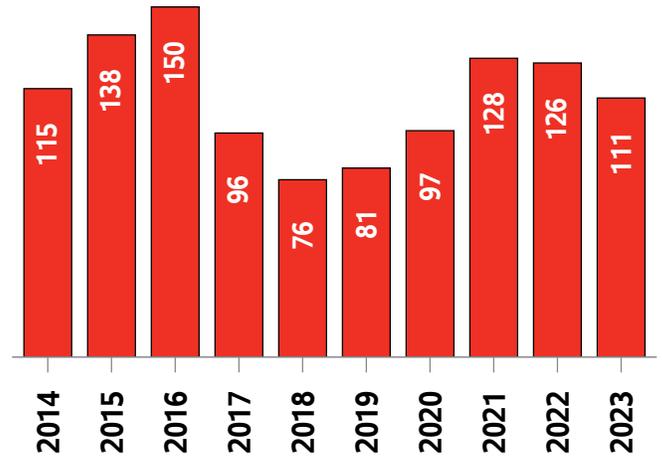
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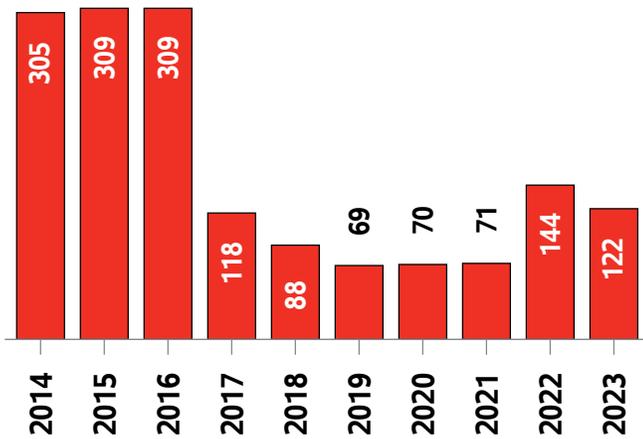
**Sales Activity (June only)**



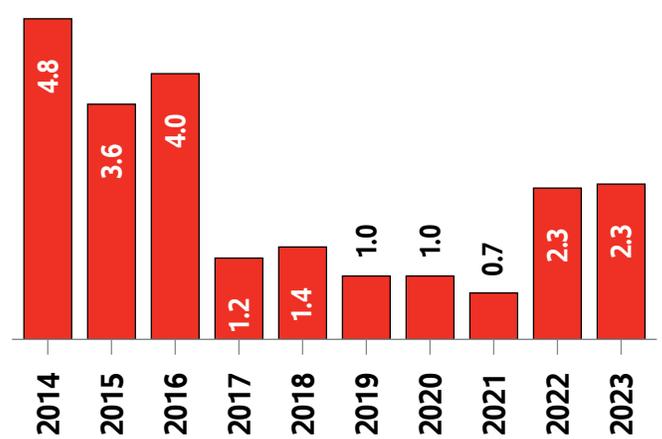
**New Listings (June only)**



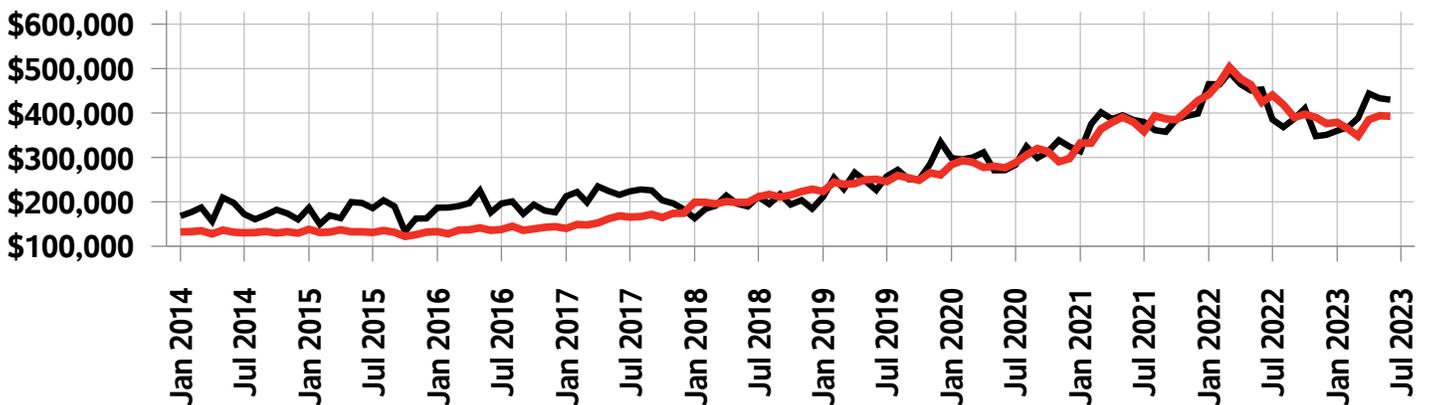
**Active Listings (June only)**



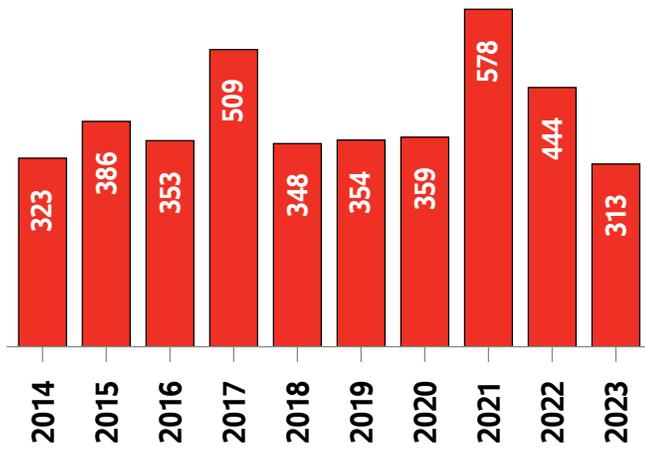
**Months of Inventory (June only)**



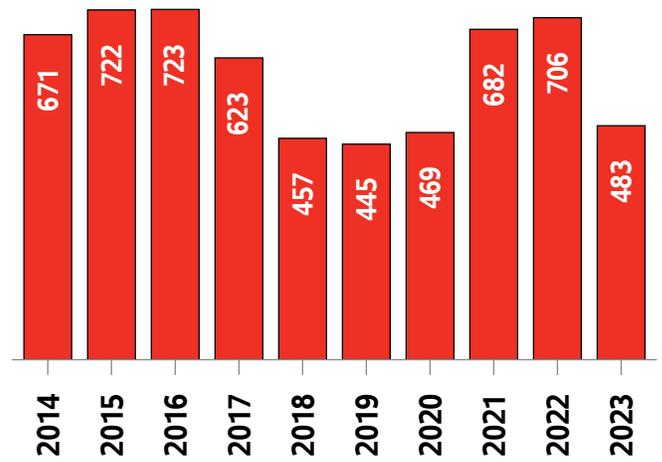
**MLS® HPI Apartment Benchmark Price and Average Price**



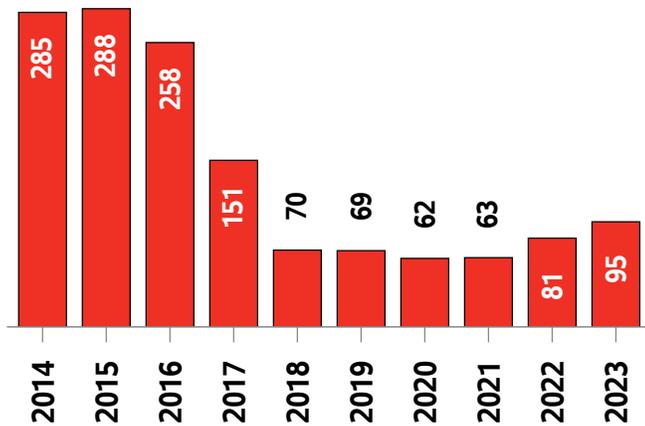
**Sales Activity (June Year-to-date)**



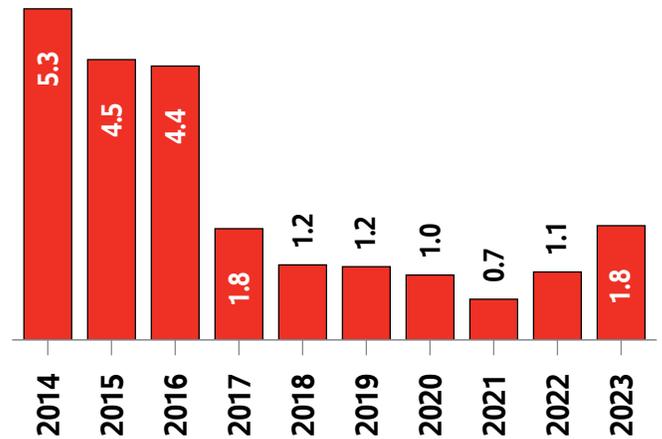
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



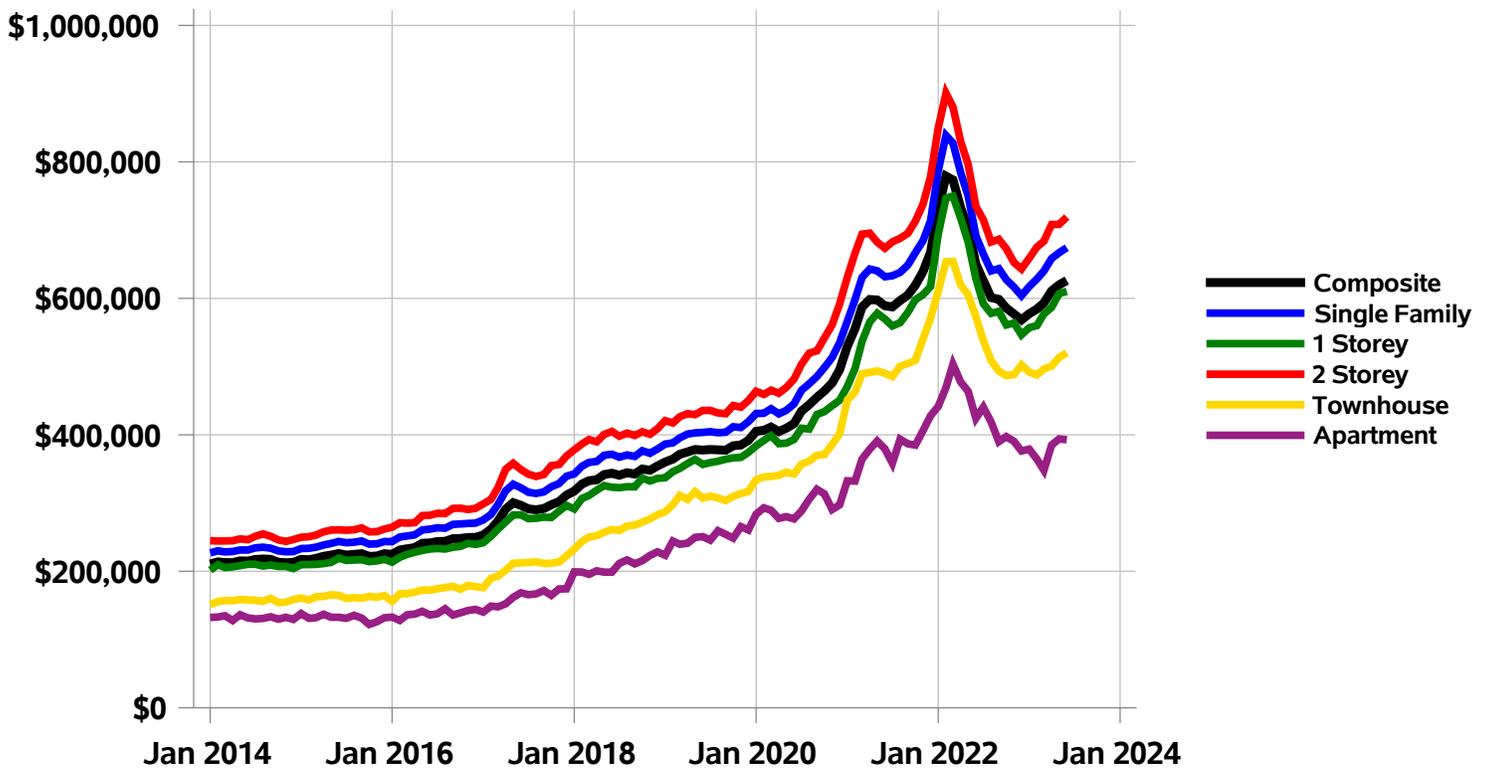
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	June 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$626,200	1.0	5.6	10.2	-3.7	50.4	82.2
Single Family	\$674,300	1.1	5.3	11.7	-2.5	51.4	81.5
One Storey	\$610,300	0.5	5.7	11.7	-3.0	55.2	88.8
Two Storey	\$719,200	1.5	5.2	11.8	-2.1	49.3	77.6
Townhouse	\$520,300	1.3	4.8	3.5	-9.2	51.8	99.1
Apartment	\$392,800	-0.3	12.8	4.4	-7.4	41.9	97.7

**MLS® HPI Benchmark Price**



**Composite** 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1310
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

**Single Family** 

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1393
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5939
Number of Fireplaces	0
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**1 Storey** 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1150
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6599
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**2 Storey** 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1638
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5585
Number of Fireplaces	1
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**Townhouse** 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1244
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

**Apartment** 

Features	Value
Above Ground Bedrooms	2
Age Category	31 to 50
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	963
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	532	9.7%	-35.7%	-26.1%	-25.5%	-29.4%	3.5%
Dollar Volume	\$351,720,672	5.4%	-31.3%	1.3%	31.2%	61.6%	176.5%
New Listings	992	-19.7%	-9.6%	1.5%	2.5%	-4.2%	13.1%
Active Listings	1,016	-19.0%	87.5%	18.8%	8.7%	-30.2%	-46.8%
Sales to New Listings Ratio <sup>1</sup>	53.6	39.2	75.4	73.7	73.8	72.9	58.6
Months of Inventory <sup>2</sup>	1.9	2.6	0.7	1.2	1.3	1.9	3.7
Average Price	\$661,129	-3.9%	6.8%	37.1%	76.0%	129.0%	167.2%
Median Price	\$628,200	-3.4%	8.2%	41.1%	84.2%	134.6%	185.5%
Sale to List Price Ratio <sup>3</sup>	101.0	101.5	110.1	102.3	103.4	99.4	97.8
Median Days on Market	11.0	11.0	7.0	8.0	9.0	19.0	28.0

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	2,637	-23.2%	-40.7%	-7.0%	-21.3%	-26.5%	-10.9%
Dollar Volume	\$1,688,724,087	-35.8%	-39.5%	30.7%	36.3%	65.6%	130.9%
New Listings	4,374	-29.0%	-21.4%	5.8%	-4.3%	-20.1%	-21.0%
Active Listings <sup>4</sup>	830	28.5%	103.3%	7.4%	20.8%	-36.9%	-50.6%
Sales to New Listings Ratio <sup>5</sup>	60.3	55.7	79.9	68.5	73.3	65.6	53.4
Months of Inventory <sup>6</sup>	1.9	1.1	0.6	1.6	1.2	2.2	3.4
Average Price	\$640,396	-16.3%	2.0%	40.5%	73.1%	125.3%	159.0%
Median Price	\$605,000	-16.0%	2.9%	41.4%	77.9%	128.4%	168.4%
Sale to List Price Ratio <sup>7</sup>	99.6	115.8	113.7	103.0	104.0	99.0	97.9
Median Days on Market	13.0	7.0	6.0	8.0	8.0	19.0	26.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

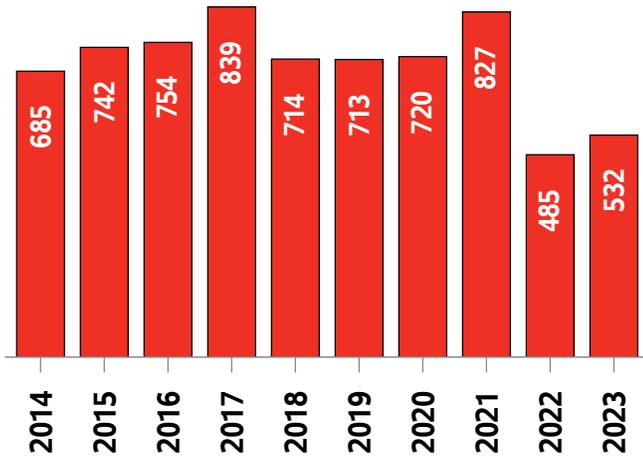
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

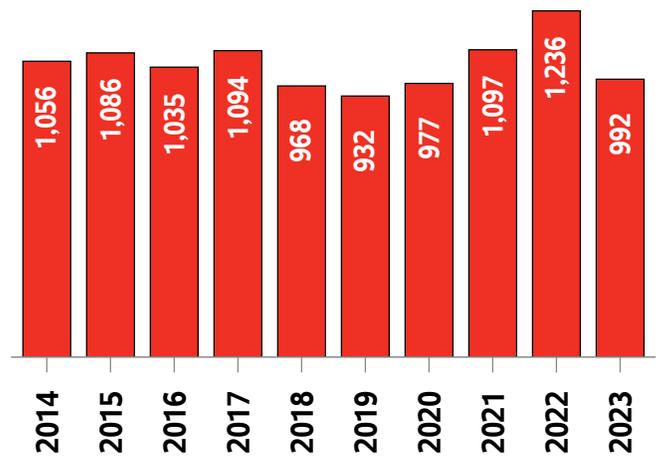
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

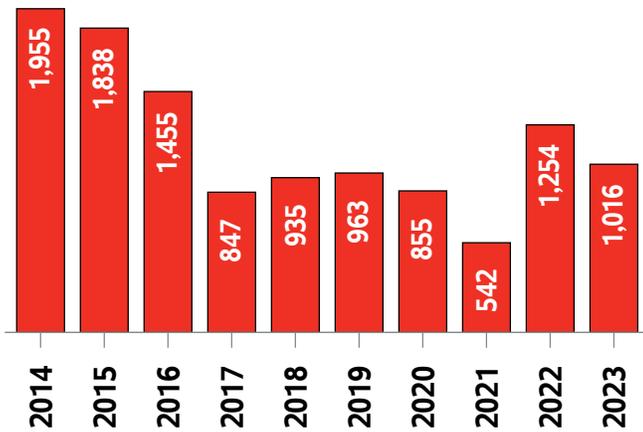
**Sales Activity (June only)**



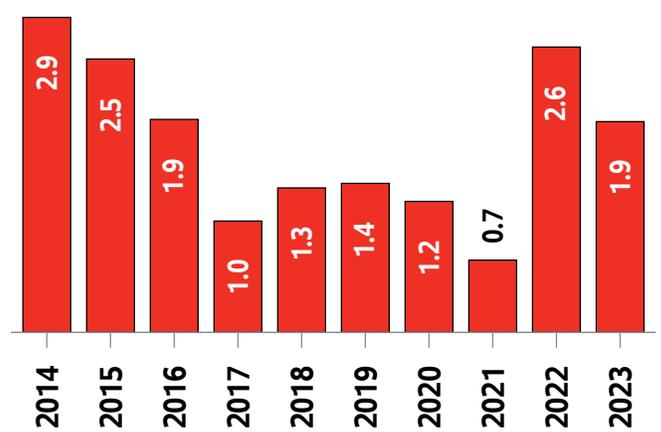
**New Listings (June only)**



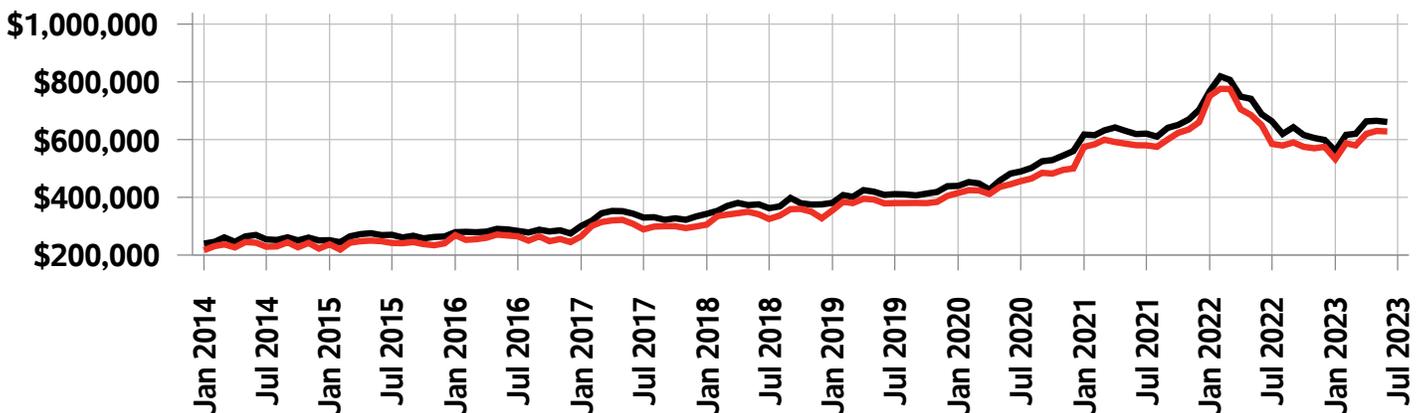
**Active Listings (June only)**



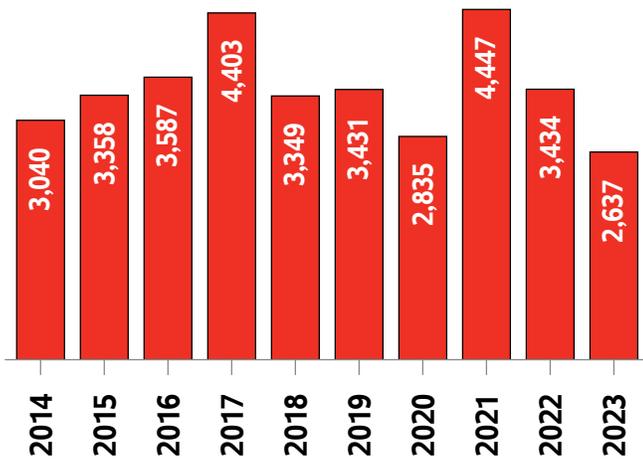
**Months of Inventory (June only)**



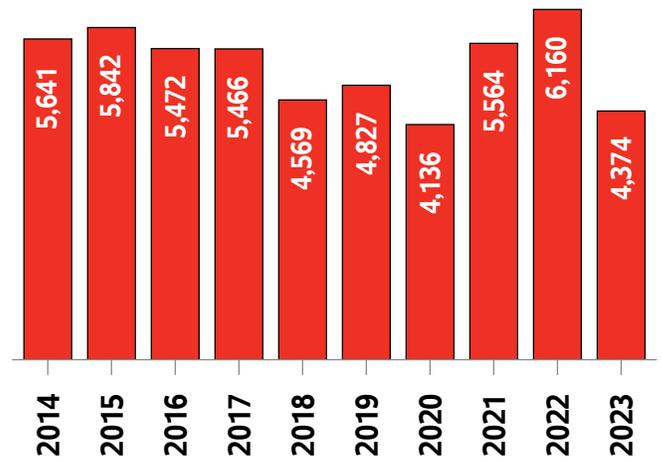
**Average Price and Median Price**



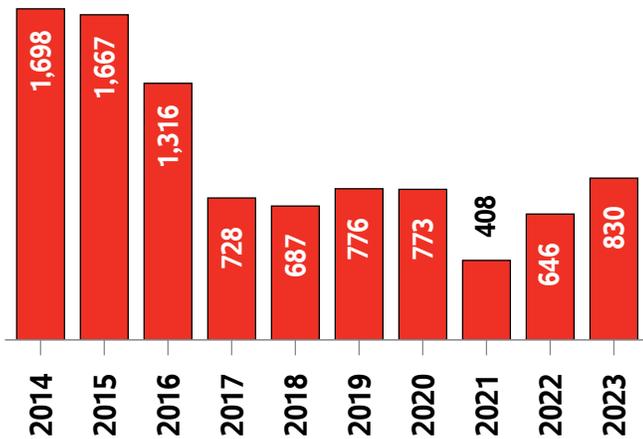
**Sales Activity (June Year-to-date)**



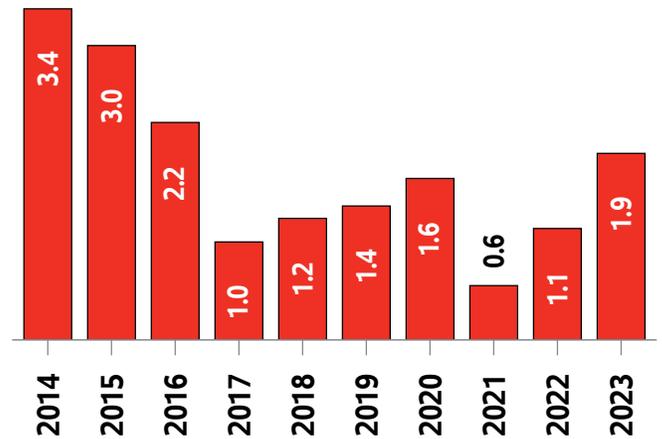
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	26	36.8%	-21.2%	-29.7%	-3.7%	-10.3%	18.2%
Dollar Volume	\$19,276,700	89.9%	-10.3%	13.8%	86.5%	152.2%	286.1%
New Listings	70	22.8%	55.6%	45.8%	94.4%	48.9%	79.5%
Active Listings	108	36.7%	191.9%	86.2%	77.0%	-10.7%	-36.1%
Sales to New Listings Ratio <sup>1</sup>	37.1	33.3	73.3	77.1	75.0	61.7	56.4
Months of Inventory <sup>2</sup>	4.2	4.2	1.1	1.6	2.3	4.2	7.7
Average Price	\$741,412	38.8%	13.9%	61.9%	93.7%	181.3%	226.7%
Median Price	\$687,500	52.8%	4.5%	63.7%	105.2%	166.5%	319.3%
Sale to List Price Ratio <sup>3</sup>	98.0	98.3	108.8	99.0	100.1	97.2	95.0
Median Days on Market	24.5	28.0	8.0	16.0	17.0	23.0	65.0

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	134	-5.6%	-28.0%	17.5%	18.6%	-10.7%	48.9%
Dollar Volume	\$94,686,968	-11.8%	-19.3%	95.8%	130.1%	145.6%	354.6%
New Listings	282	11.0%	27.0%	50.0%	72.0%	16.5%	4.1%
Active Listings <sup>4</sup>	89	130.9%	198.3%	58.0%	74.1%	-24.9%	-40.7%
Sales to New Listings Ratio <sup>5</sup>	47.5	55.9	83.8	60.6	68.9	62.0	33.2
Months of Inventory <sup>6</sup>	4.0	1.6	1.0	2.9	2.7	4.7	10.0
Average Price	\$706,619	-6.5%	12.0%	66.6%	94.1%	175.0%	205.3%
Median Price	\$700,000	-0.4%	12.2%	75.0%	109.0%	200.4%	273.3%
Sale to List Price Ratio <sup>7</sup>	97.3	108.6	106.6	99.6	98.6	96.5	95.6
Median Days on Market	33.0	9.0	9.0	16.0	19.0	48.0	52.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

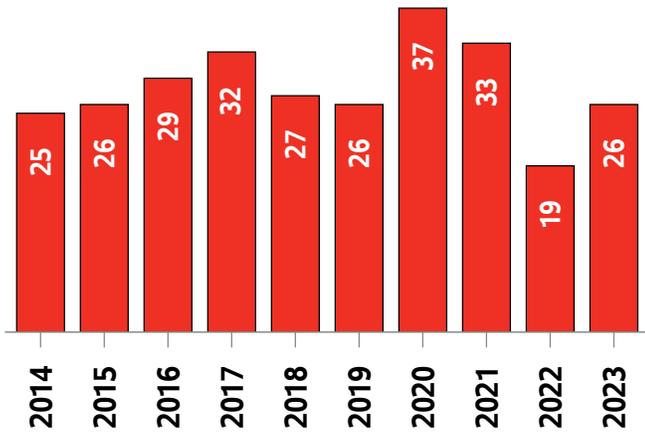
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

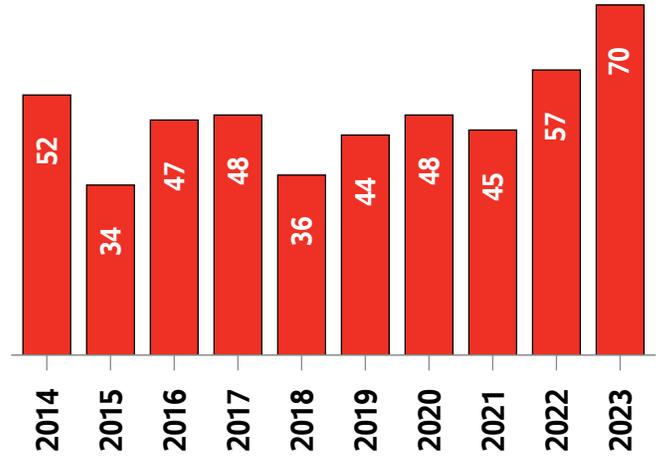
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

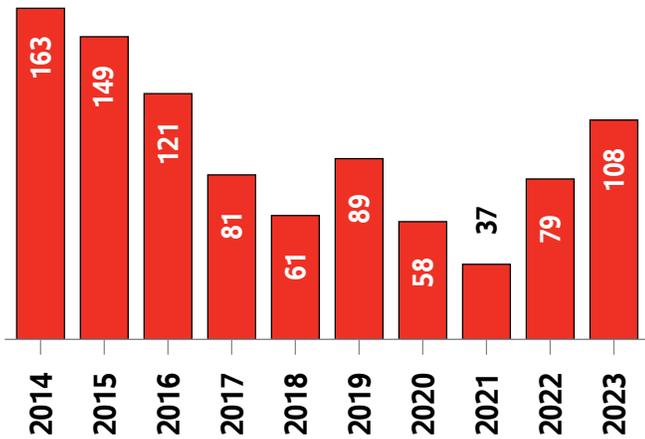
Sales Activity (June only)



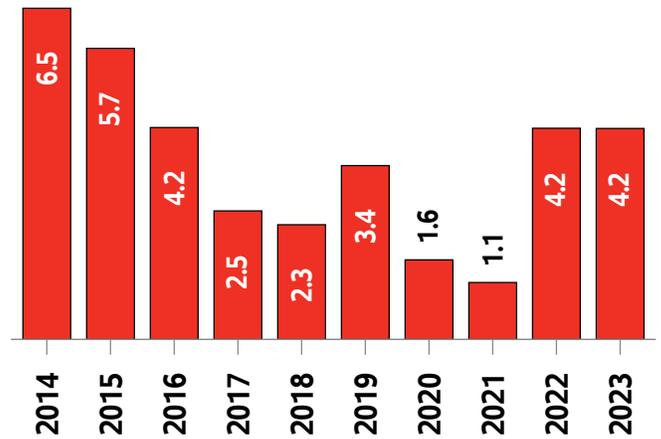
New Listings (June only)



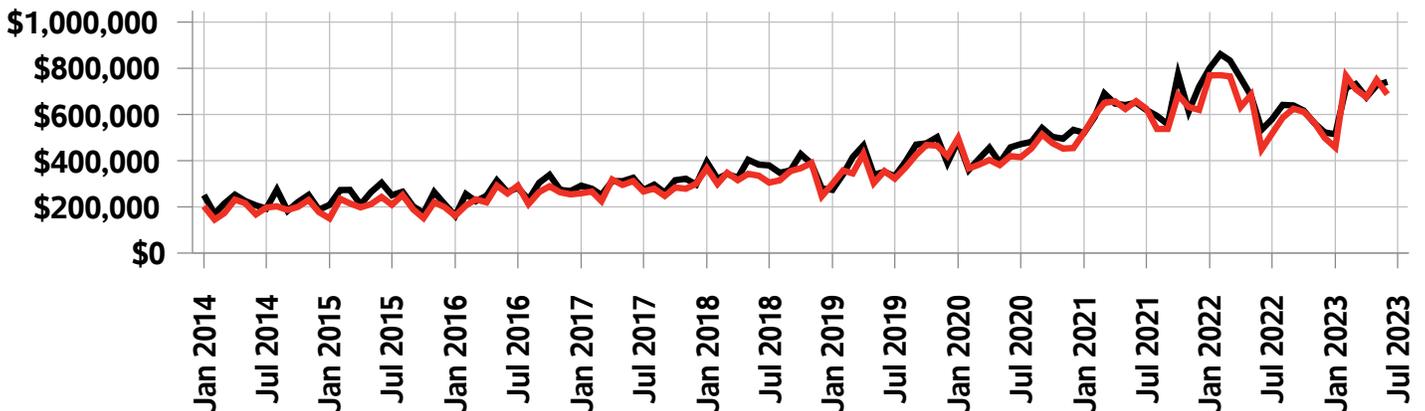
Active Listings (June only)



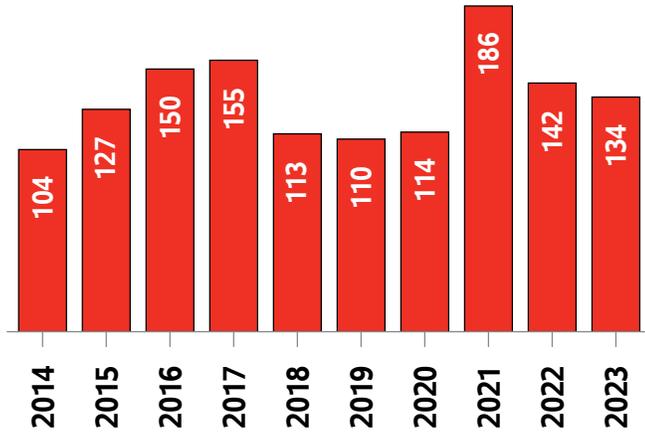
Months of Inventory (June only)



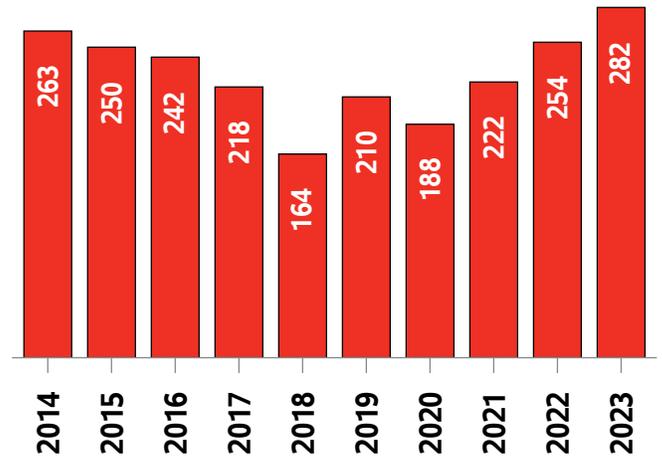
Average Price and Median Price



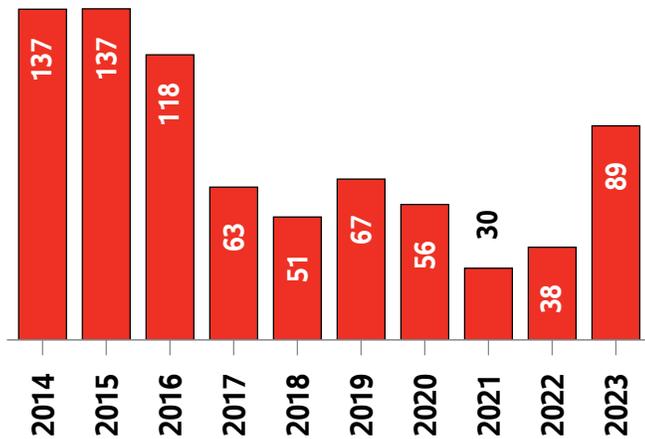
**Sales Activity (June Year-to-date)**



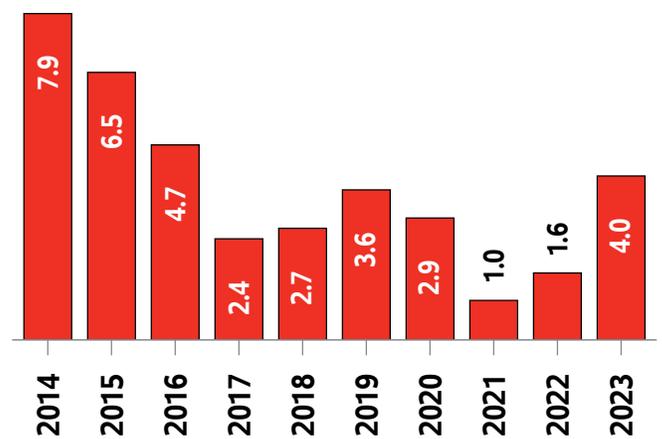
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	27	12.5%	-28.9%	-12.9%	-32.5%	-15.6%	-15.6%
Dollar Volume	\$26,841,450	22.8%	-29.8%	35.5%	45.7%	120.3%	120.3%
New Listings	65	-15.6%	22.6%	8.3%	35.4%	44.4%	25.0%
Active Listings	96	15.7%	128.6%	12.9%	28.0%	-24.4%	-47.0%
Sales to New Listings Ratio <sup>1</sup>	41.5	31.2	71.7	51.7	83.3	71.1	61.5
Months of Inventory <sup>2</sup>	3.6	3.5	1.1	2.7	1.9	4.0	5.7
Average Price	\$994,128	9.2%	-1.2%	55.5%	115.8%	161.1%	161.0%
Median Price	\$875,000	3.6%	-7.9%	41.1%	96.6%	159.6%	165.2%
Sale to List Price Ratio <sup>3</sup>	101.1	101.3	111.3	100.4	99.8	97.7	96.8
Median Days on Market	14.0	8.5	7.0	8.0	13.0	26.0	55.5

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	154	-13.0%	-25.2%	35.1%	-3.7%	-2.5%	31.6%
Dollar Volume	\$137,246,559	-28.8%	-23.1%	110.2%	71.4%	131.1%	238.7%
New Listings	321	2.9%	21.1%	47.2%	36.6%	1.6%	-5.9%
Active Listings <sup>4</sup>	91	153.0%	170.6%	6.9%	34.7%	-26.1%	-41.4%
Sales to New Listings Ratio <sup>5</sup>	48.0	56.7	77.7	52.3	68.1	50.0	34.3
Months of Inventory <sup>6</sup>	3.5	1.2	1.0	4.5	2.5	4.7	7.9
Average Price	\$891,211	-18.2%	2.9%	55.6%	78.0%	137.1%	157.4%
Median Price	\$847,885	-14.8%	5.0%	57.0%	74.1%	153.1%	150.1%
Sale to List Price Ratio <sup>7</sup>	97.7	109.5	111.1	100.5	100.7	98.3	96.9
Median Days on Market	22.0	7.0	7.0	12.0	13.0	29.5	47.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

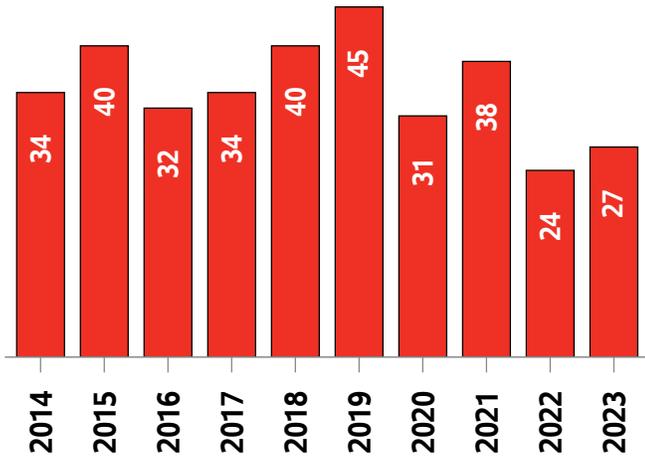
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

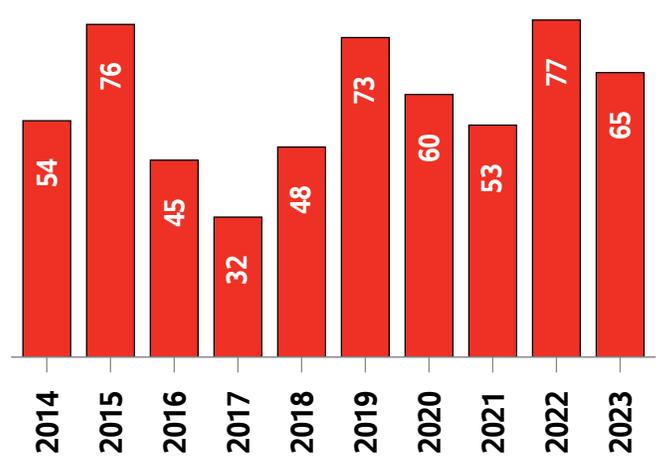
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

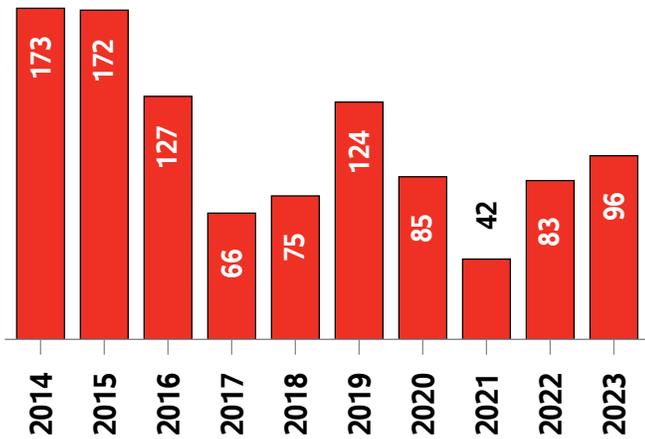
**Sales Activity (June only)**



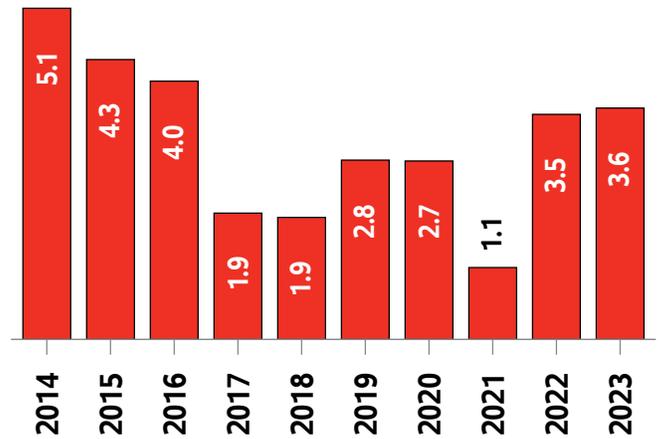
**New Listings (June only)**



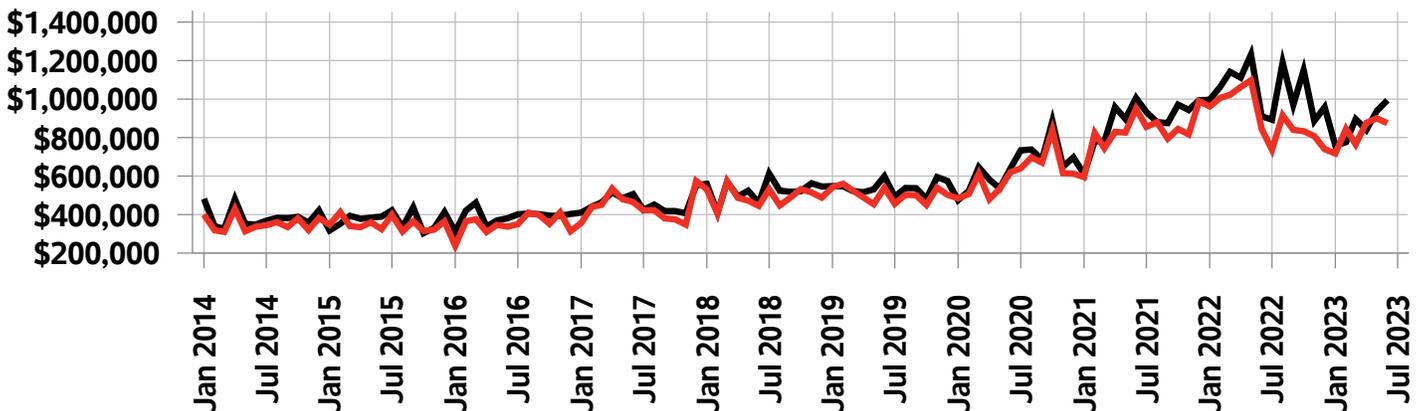
**Active Listings (June only)**



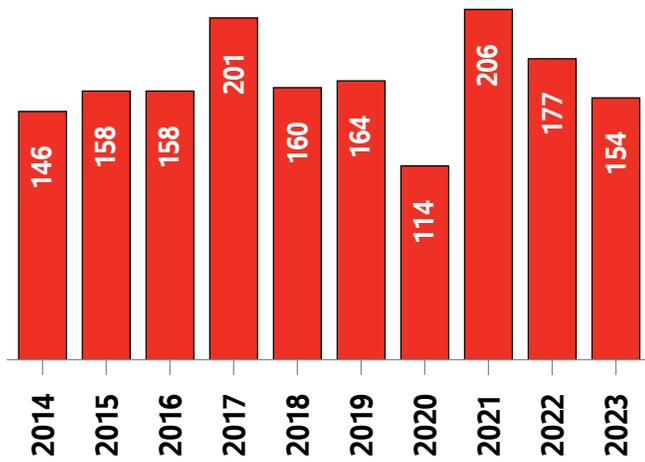
**Months of Inventory (June only)**



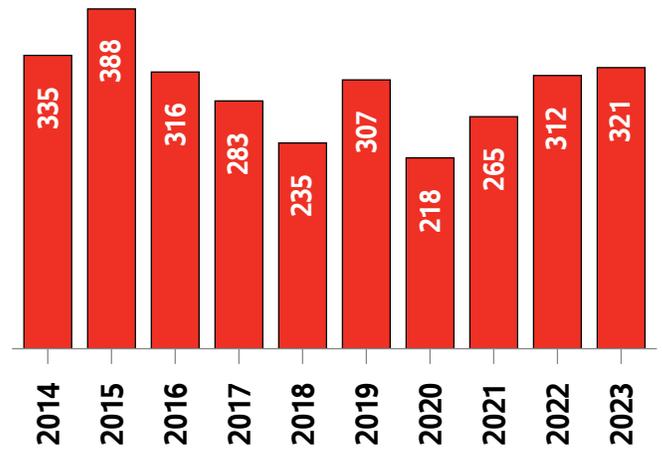
**Average Price and Median Price**



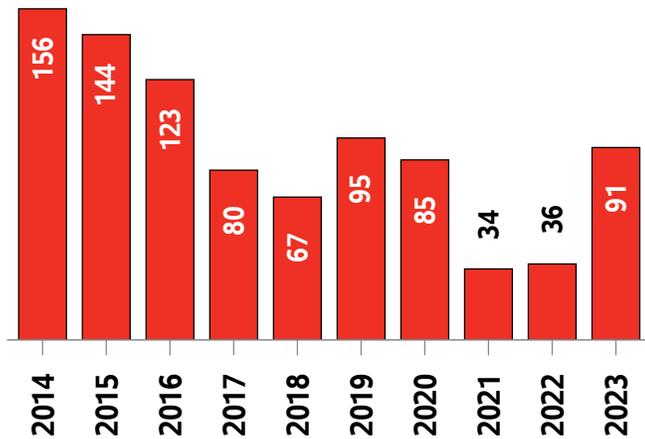
**Sales Activity (June Year-to-date)**



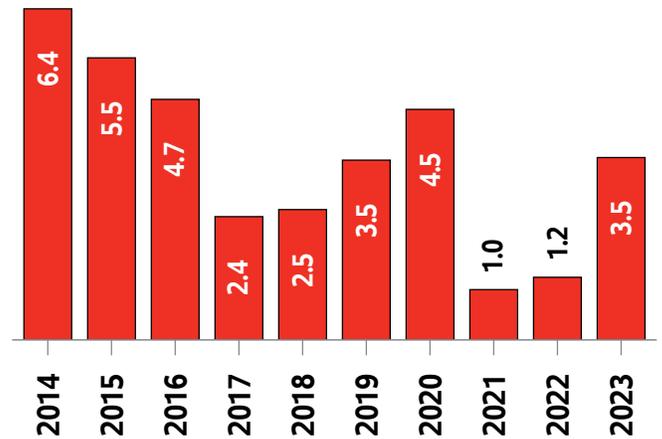
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	32	39.1%	-23.8%	-37.3%	-27.3%	-25.6%	23.1%
Dollar Volume	\$22,678,001	42.4%	-12.8%	-6.1%	48.9%	91.3%	237.3%
New Listings	54	-37.2%	1.9%	-8.5%	-18.2%	14.9%	-3.6%
Active Listings	87	-17.1%	128.9%	-11.2%	-2.2%	-21.6%	-44.9%
Sales to New Listings Ratio <sup>1</sup>	59.3	26.7	79.2	86.4	66.7	91.5	46.4
Months of Inventory <sup>2</sup>	2.7	4.6	0.9	1.9	2.0	2.6	6.1
Average Price	\$708,688	2.4%	14.4%	49.7%	104.7%	157.0%	174.1%
Median Price	\$715,500	13.6%	24.2%	57.3%	126.2%	168.5%	215.9%
Sale to List Price Ratio <sup>3</sup>	98.1	100.4	111.4	101.1	99.8	96.6	96.8
Median Days on Market	17.0	7.0	6.0	15.0	9.0	34.0	33.0

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	175	-15.9%	-34.5%	-9.8%	-5.9%	-10.7%	26.8%
Dollar Volume	\$116,786,159	-29.2%	-30.3%	31.5%	84.6%	127.7%	276.2%
New Listings	324	-15.0%	4.2%	12.5%	22.7%	4.9%	0.9%
Active Listings <sup>4</sup>	79	16.8%	181.5%	-20.9%	14.8%	-32.4%	-38.6%
Sales to New Listings Ratio <sup>5</sup>	54.0	54.6	85.9	67.4	70.5	63.4	43.0
Months of Inventory <sup>6</sup>	2.7	1.9	0.6	3.1	2.2	3.6	5.6
Average Price	\$667,349	-15.8%	6.3%	45.8%	96.2%	155.0%	196.7%
Median Price	\$635,000	-15.3%	5.8%	45.8%	99.5%	158.4%	191.3%
Sale to List Price Ratio <sup>7</sup>	97.8	113.0	113.3	100.5	99.9	97.4	96.7
Median Days on Market	19.0	7.0	6.0	17.0	12.0	31.5	29.5

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

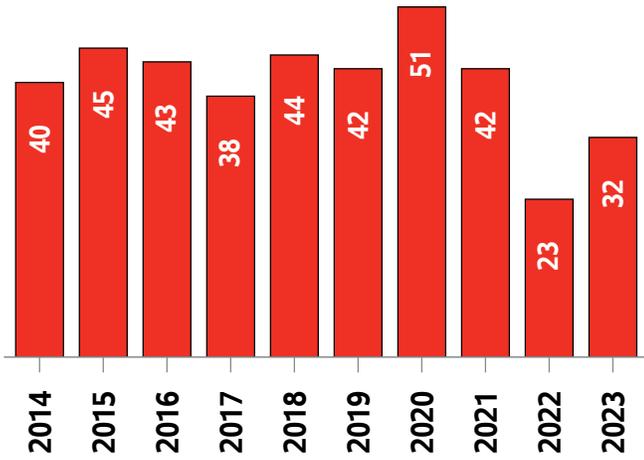
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

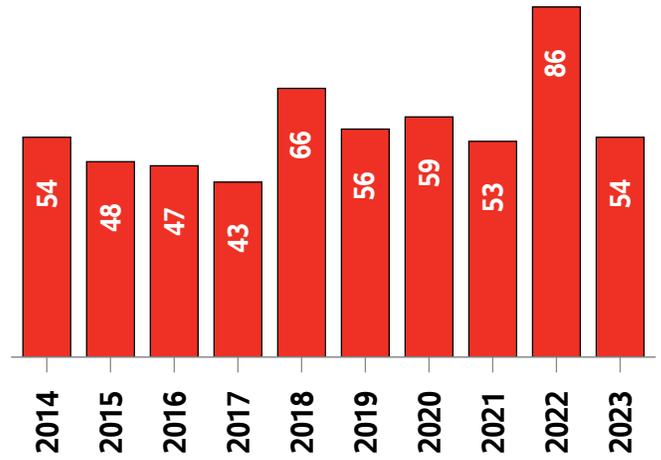
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

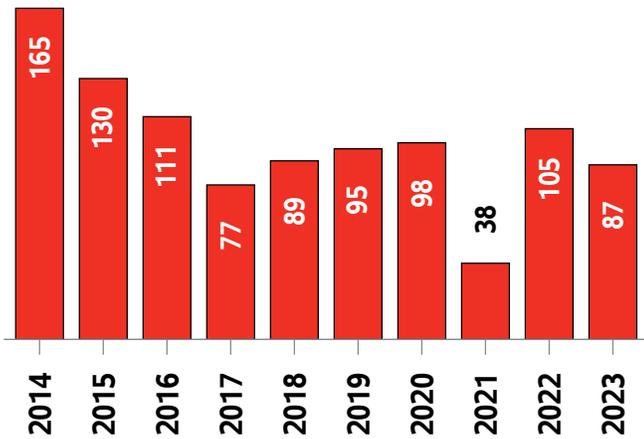
**Sales Activity (June only)**



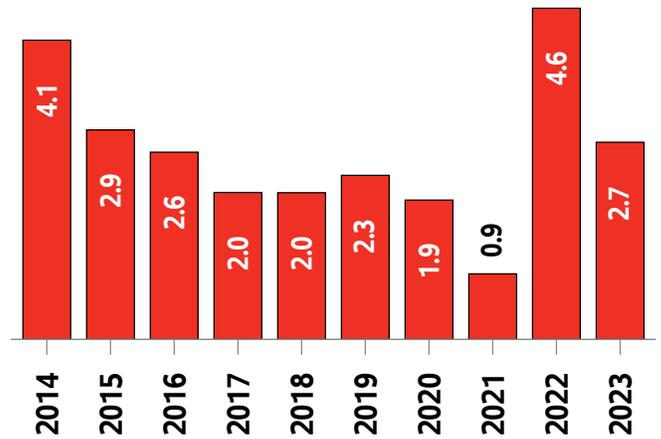
**New Listings (June only)**



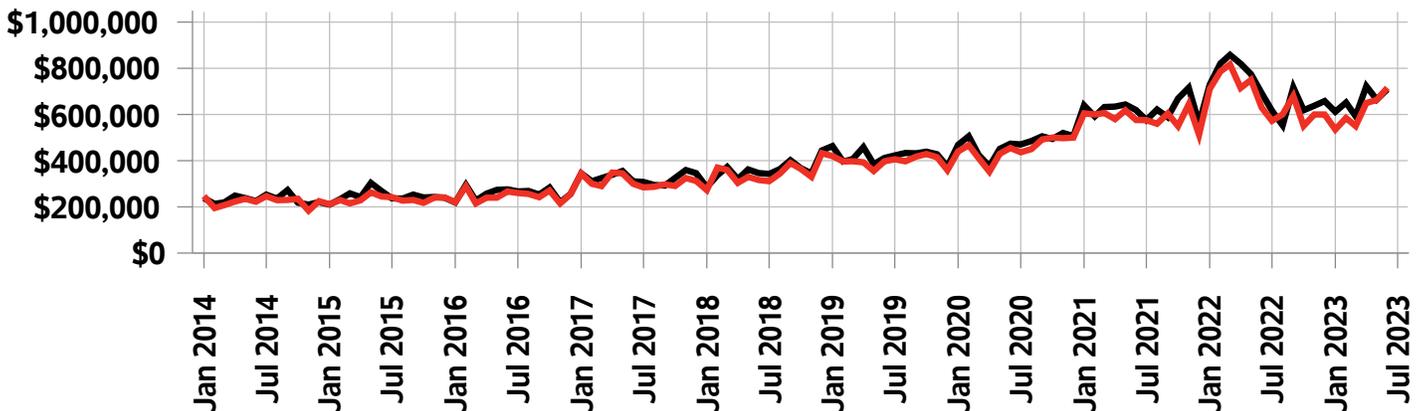
**Active Listings (June only)**



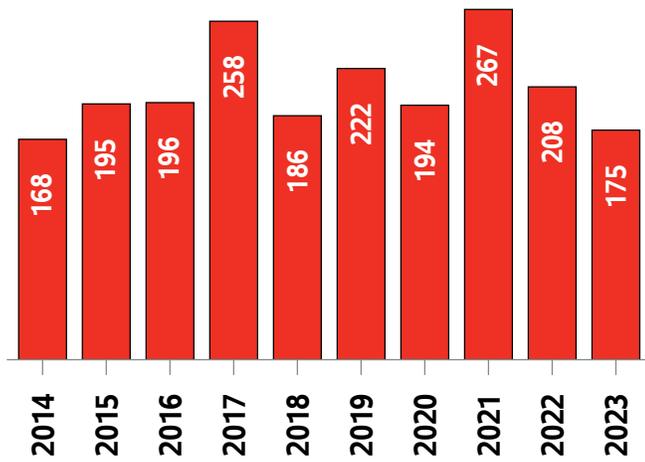
**Months of Inventory (June only)**



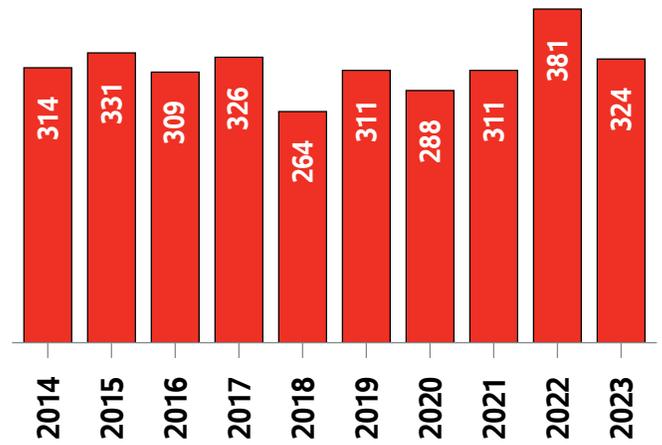
**Average Price and Median Price**



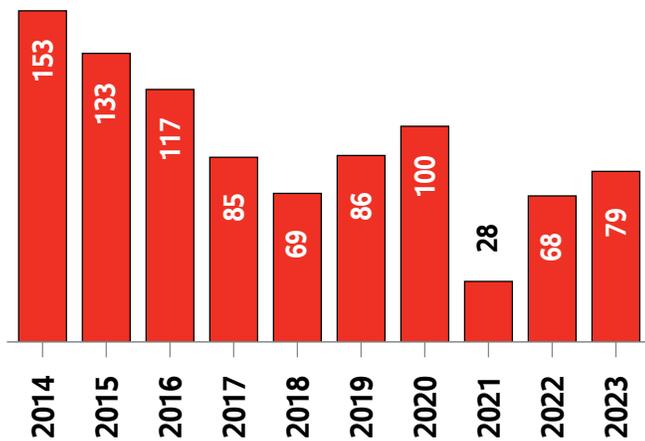
**Sales Activity (June Year-to-date)**



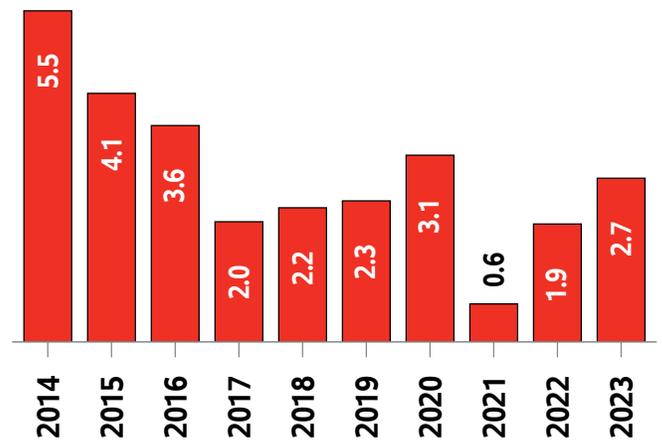
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

Actual	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	54	12.5%	-23.9%	-41.3%	-41.9%	-23.9%	3.8%
Dollar Volume	\$31,683,876	15.9%	-16.3%	-11.0%	14.1%	91.5%	214.3%
New Listings	87	-35.1%	-7.4%	-4.4%	-1.1%	3.6%	-10.3%
Active Listings	94	-30.4%	88.0%	70.9%	40.3%	-30.9%	-63.1%
Sales to New Listings Ratio <sup>1</sup>	62.1	35.8	75.5	101.1	105.7	84.5	53.6
Months of Inventory <sup>2</sup>	1.7	2.8	0.7	0.6	0.7	1.9	4.9
Average Price	\$586,738	3.0%	10.1%	51.6%	96.6%	151.7%	202.7%
Median Price	\$569,018	5.6%	8.4%	51.7%	102.5%	144.7%	208.5%
Sale to List Price Ratio <sup>3</sup>	100.0	100.4	110.4	101.6	101.5	99.2	97.2
Median Days on Market	10.0	15.0	7.0	8.0	11.0	18.0	31.5

Year-to-date	June 2023	Compared to <sup>8</sup>					
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	362	-17.9%	-19.0%	0.8%	-12.6%	-11.7%	6.8%
Dollar Volume	\$209,913,377	-30.3%	-13.7%	53.5%	74.3%	125.8%	220.0%
New Listings	489	-26.8%	-5.6%	12.4%	3.4%	-7.0%	-14.4%
Active Listings <sup>4</sup>	95	54.7%	205.3%	45.7%	53.1%	-31.8%	-55.9%
Sales to New Listings Ratio <sup>5</sup>	74.0	66.0	86.3	82.5	87.5	77.9	59.4
Months of Inventory <sup>6</sup>	1.6	0.8	0.4	1.1	0.9	2.0	3.8
Average Price	\$579,871	-15.1%	6.6%	52.2%	99.4%	155.7%	199.7%
Median Price	\$570,000	-13.6%	7.5%	56.2%	103.2%	157.5%	208.1%
Sale to List Price Ratio <sup>7</sup>	99.4	114.0	112.8	101.2	101.7	98.1	97.3
Median Days on Market	17.0	6.0	6.0	9.0	10.0	23.0	35.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

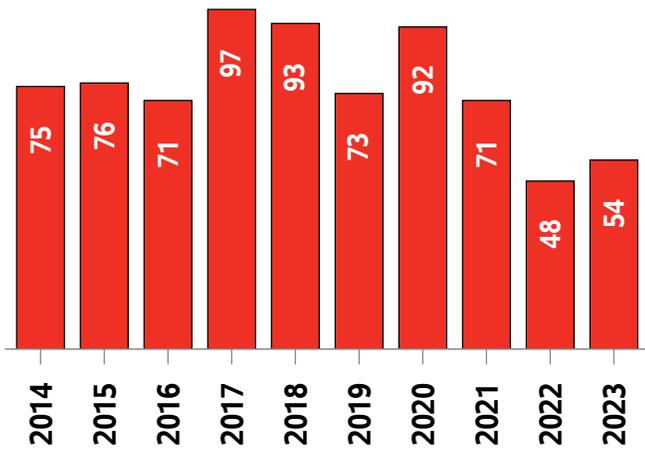
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

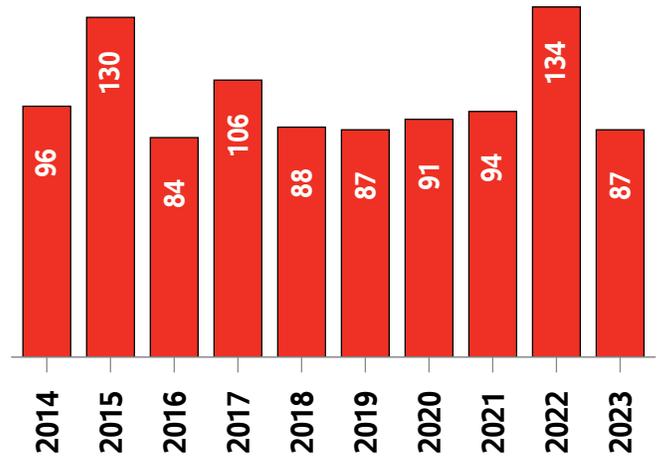
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

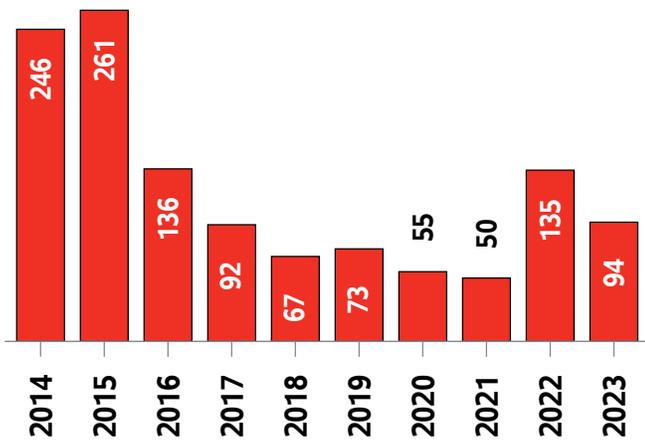
**Sales Activity (June only)**



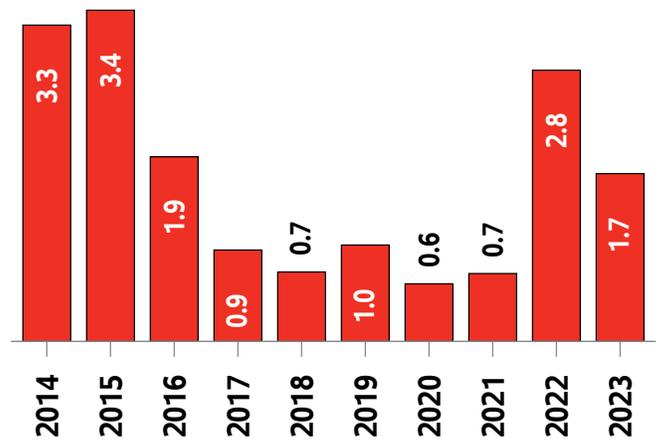
**New Listings (June only)**



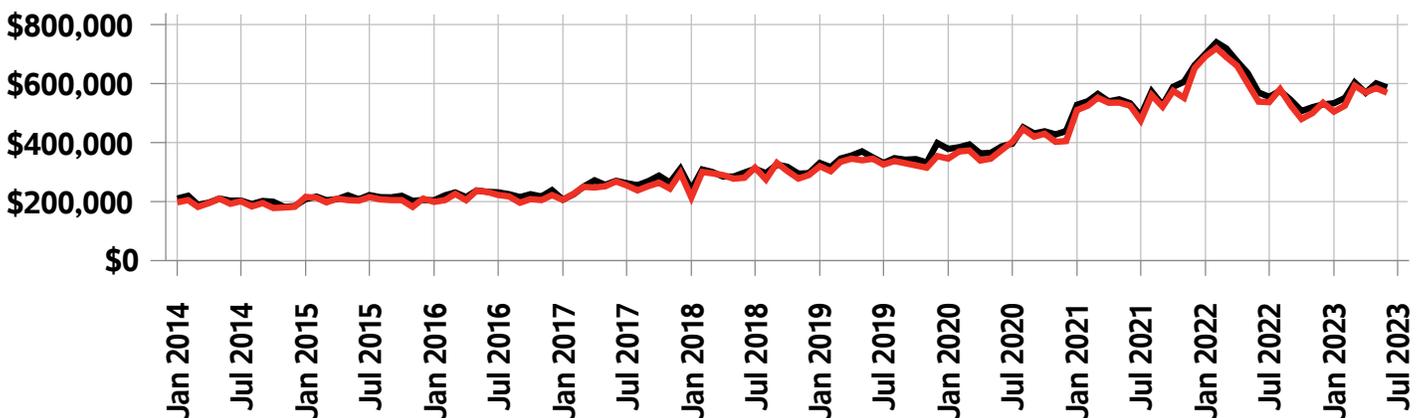
**Active Listings (June only)**



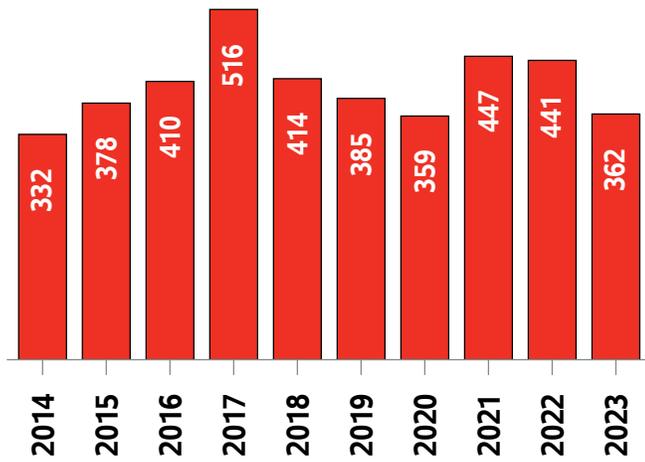
**Months of Inventory (June only)**



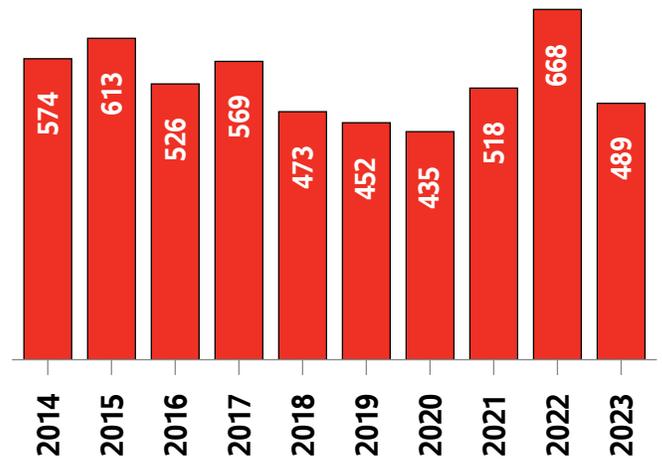
**Average Price and Median Price**



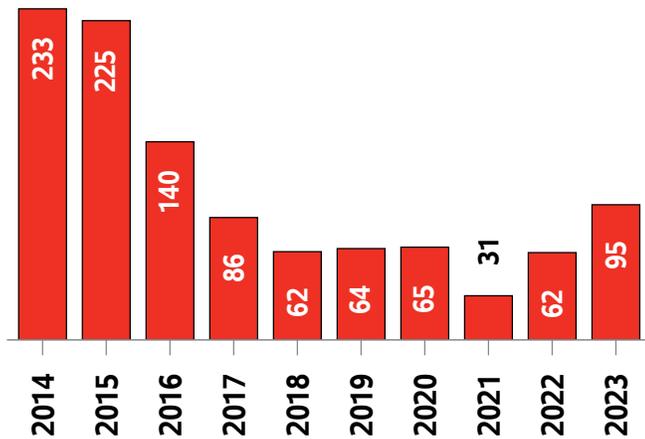
**Sales Activity (June Year-to-date)**



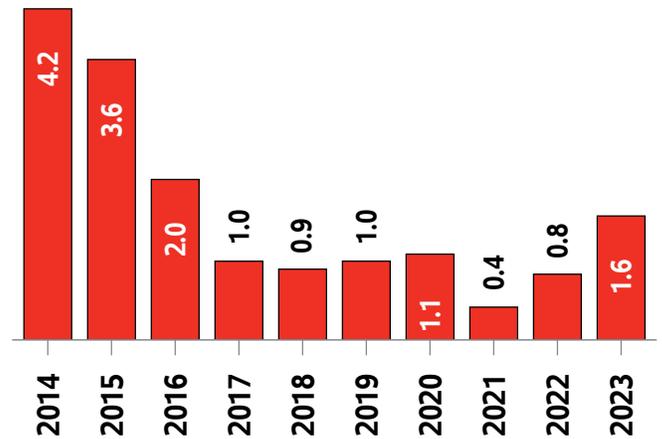
**New Listings (June Year-to-date)**



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



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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