



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



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

Actual	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	436	-46.4%	-46.7%	-32.6%	-16.6%	-26.6%	-18.7%
Dollar Volume	\$271,153,706	-59.4%	-46.0%	-6.3%	48.7%	66.2%	110.6%
New Listings	761	-25.5%	-20.1%	-16.3%	4.5%	-23.5%	-22.5%
Active Listings	1,320	234.2%	190.1%	19.0%	46.8%	-30.2%	-43.3%
Sales to New Listings Ratio ¹	57.3	79.7	85.9	71.2	71.8	59.7	54.6
Months of Inventory ²	3.0	0.5	0.6	1.7	1.7	3.2	4.3
Average Price	\$621,912	-24.2%	1.3%	39.0%	78.4%	126.5%	158.9%
Median Price	\$585,000	-24.7%	-0.1%	37.6%	77.3%	143.8%	172.1%
Sale to List Price Ratio ³	97.3	123.1	114.1	103.9	102.7	98.1	97.6
Median Days on Market	21.0	6.0	6.0	8.0	10.0	23.0	29.0

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	777	-43.8%	-43.3%	-31.9%	-13.3%	-23.3%	-18.6%
Dollar Volume	\$470,395,631	-57.9%	-43.9%	-7.1%	52.3%	71.2%	107.1%
New Listings	1,584	-6.3%	-0.9%	-8.9%	23.7%	-16.7%	-23.3%
Active Listings ⁴	1,295	290.6%	202.2%	22.5%	52.4%	-29.6%	-43.1%
Sales to New Listings Ratio ⁵	49.1	81.8	85.7	65.6	69.9	53.3	46.2
Months of Inventory ⁶	3.3	0.5	0.6	1.9	1.9	3.6	4.8
Average Price	\$605,400	-25.0%	-1.0%	36.4%	75.6%	123.3%	154.5%
Median Price	\$570,000	-26.0%	-1.7%	35.4%	80.8%	132.7%	165.1%
Sale to List Price Ratio ⁷	97.0	121.4	112.6	103.0	102.1	97.9	97.3
Median Days on Market	23.0	6.0	6.0	9.0	12.0	27.0	35.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ 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.

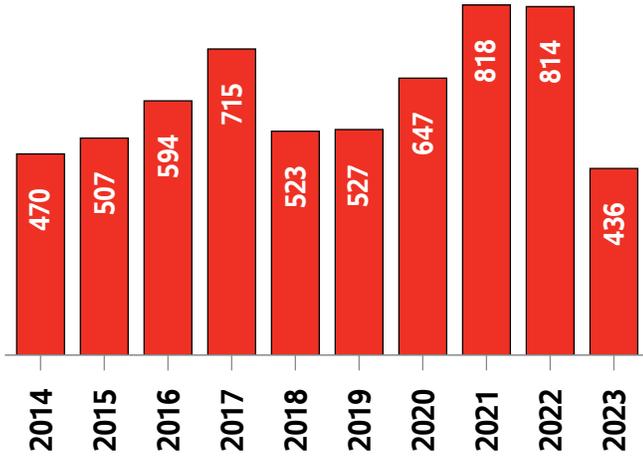
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

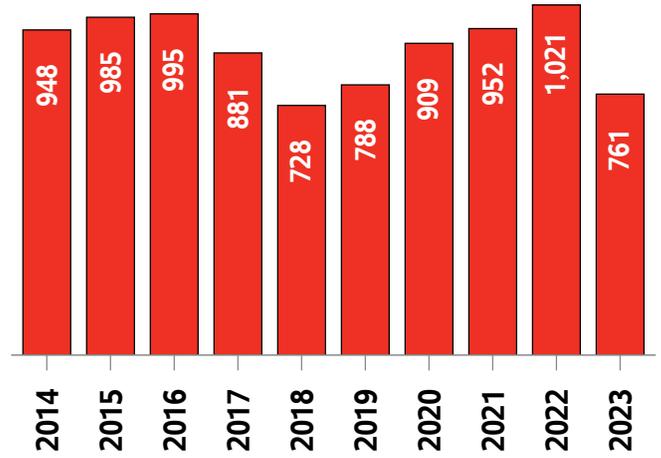
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

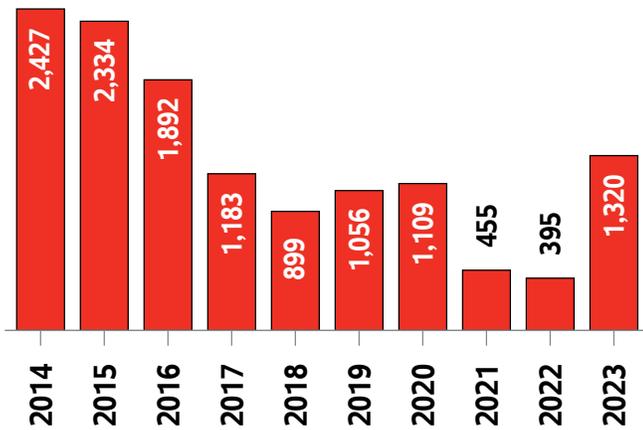
Sales Activity (February only)



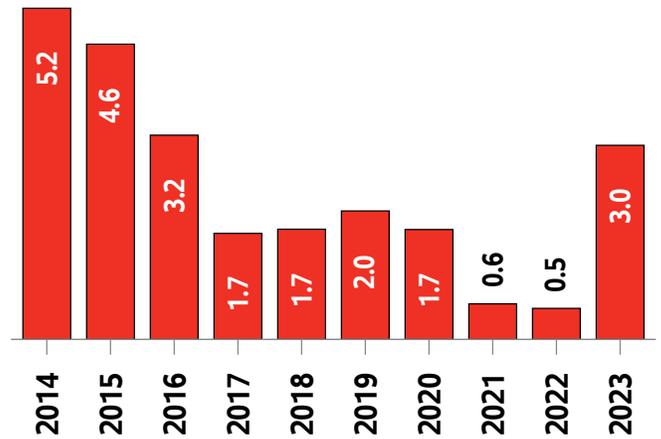
New Listings (February only)



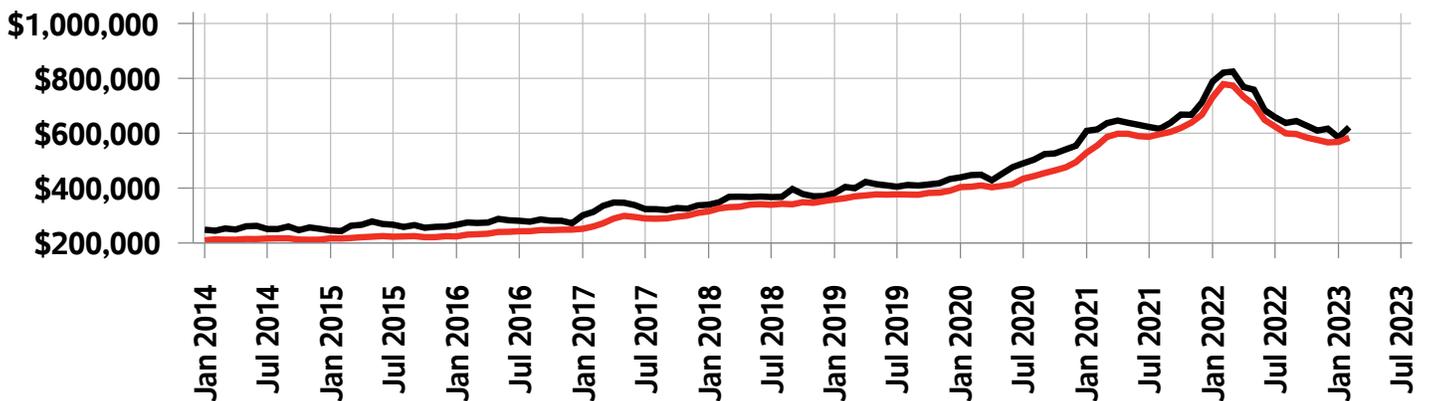
Active Listings (February only)



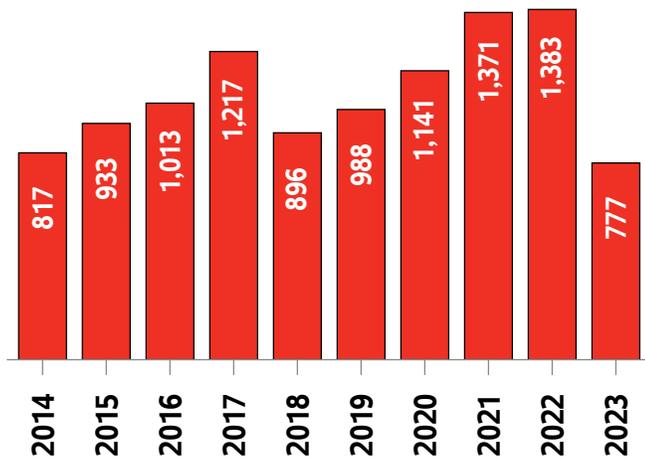
Months of Inventory (February only)



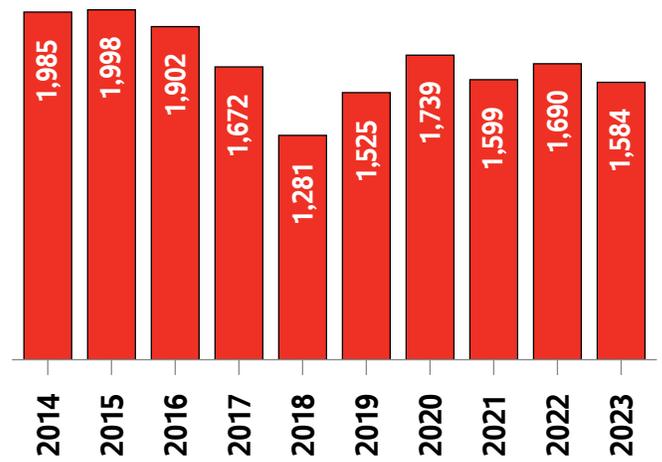
MLS® HPI Composite Benchmark Price and Average Price



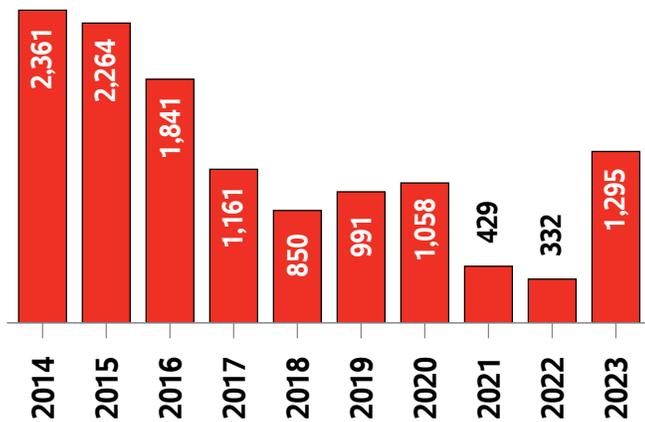
Sales Activity (February Year-to-date)



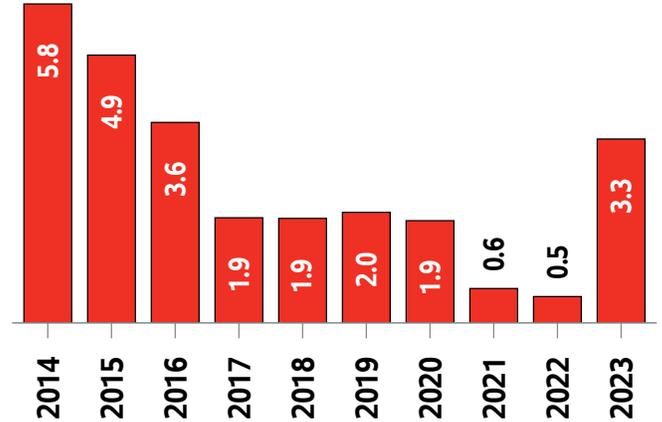
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



Months of Inventory ²(February Year-to-date)



¹ 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.

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

Actual	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	325	-42.9%	-45.7%	-25.8%	-16.7%	-28.1%	-20.0%
Dollar Volume	\$218,798,342	-57.3%	-45.6%	1.0%	46.8%	59.7%	107.0%
New Listings	555	-26.5%	-19.3%	-14.2%	-0.7%	-29.1%	-27.5%
Active Listings	962	201.6%	200.6%	4.9%	27.2%	-31.6%	-47.4%
Sales to New Listings Ratio ¹	58.6	75.4	87.1	67.7	69.8	57.7	53.1
Months of Inventory ²	3.0	0.6	0.5	2.1	1.9	3.1	4.5
Average Price	\$673,226	-25.2%	0.2%	36.1%	76.1%	122.1%	158.6%
Median Price	\$629,900	-24.7%	0.1%	33.6%	76.1%	135.4%	170.1%
Sale to List Price Ratio ³	97.2	123.0	114.3	103.4	102.0	98.3	97.7
Median Days on Market	21.0	6.0	6.0	8.0	10.0	20.0	29.0

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	570	-41.4%	-44.2%	-27.5%	-14.8%	-28.1%	-23.5%
Dollar Volume	\$374,679,533	-56.7%	-45.2%	-2.7%	47.7%	60.0%	95.4%
New Listings	1,145	-6.0%	-2.2%	-9.2%	16.2%	-21.4%	-29.4%
Active Listings ⁴	955	271.4%	209.9%	9.0%	32.8%	-29.6%	-46.5%
Sales to New Listings Ratio ⁵	49.8	79.8	87.2	62.3	67.9	54.5	46.0
Months of Inventory ⁶	3.3	0.5	0.6	2.2	2.1	3.4	4.8
Average Price	\$657,333	-26.2%	-1.8%	34.2%	73.4%	122.6%	155.4%
Median Price	\$618,872	-25.0%	-1.2%	32.6%	76.8%	129.6%	165.6%
Sale to List Price Ratio ⁷	97.0	121.3	112.5	102.5	101.4	98.1	97.4
Median Days on Market	24.0	6.0	6.0	10.0	12.0	25.0	34.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ 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.

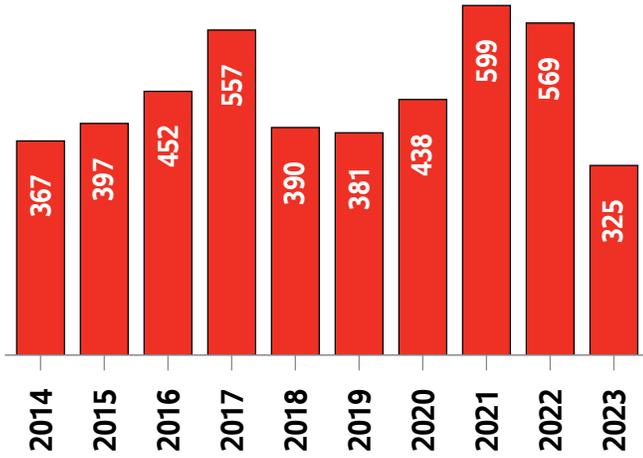
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

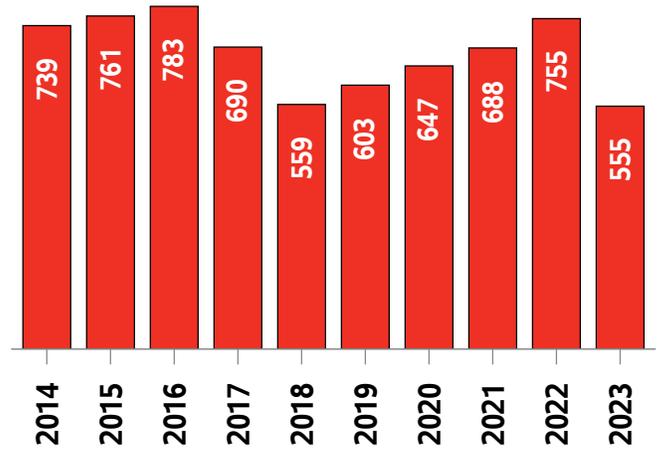
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

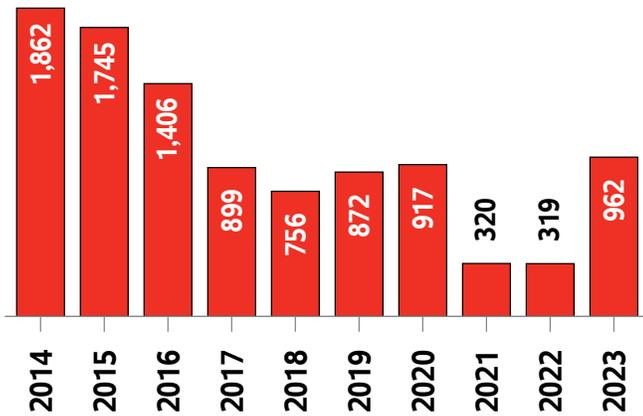
Sales Activity (February only)



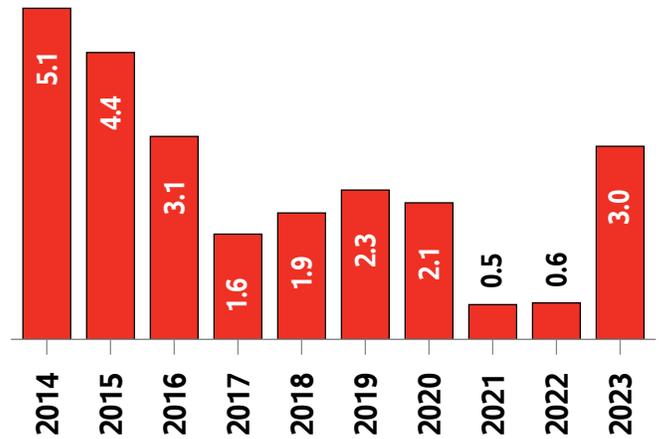
New Listings (February only)



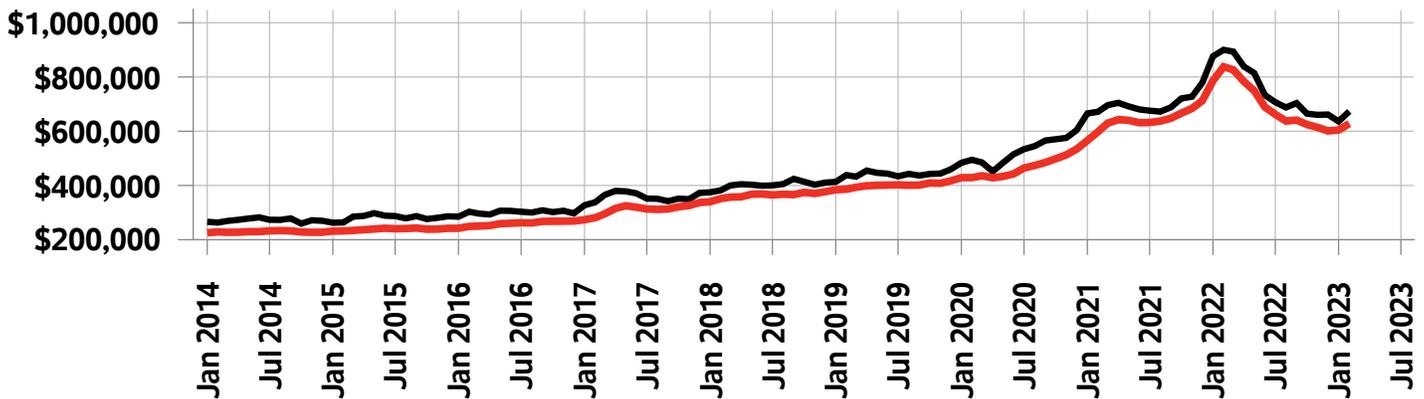
Active Listings (February only)



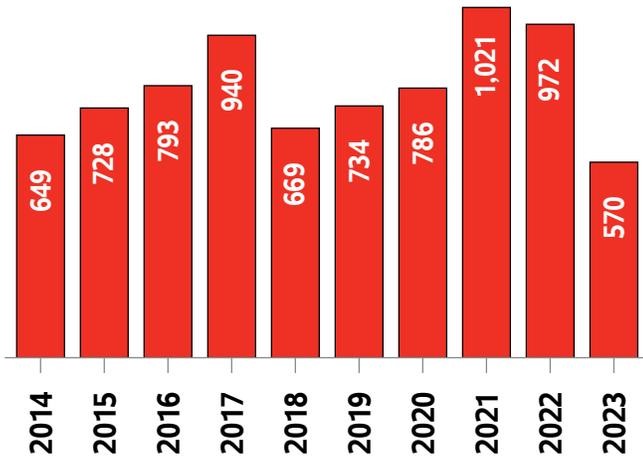
Months of Inventory (February only)



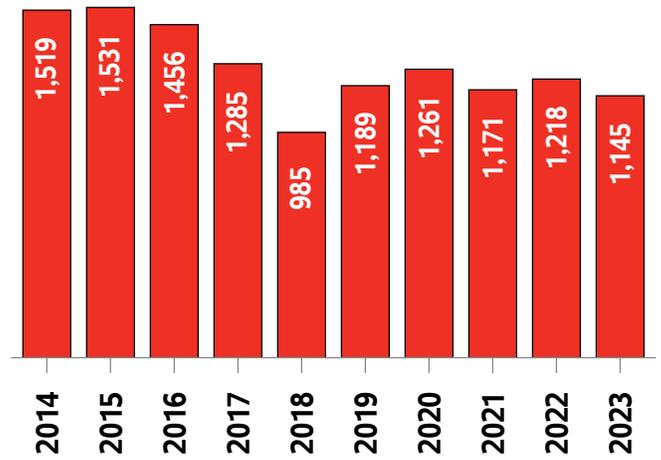
MLS® HPI Single Family Benchmark Price and Average Price



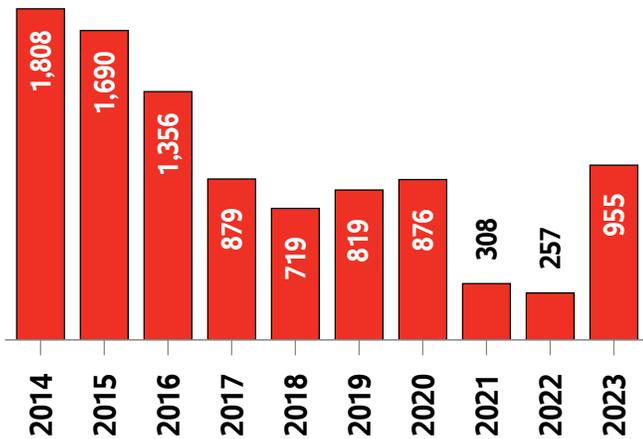
Sales Activity (February Year-to-date)



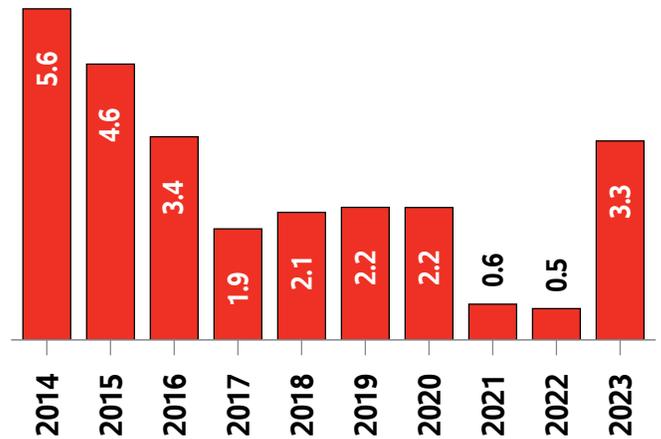
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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.

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

Actual	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	56	-58.5%	-45.6%	-39.8%	-16.4%	-34.1%	-33.3%
Dollar Volume	\$27,446,114	-70.2%	-45.4%	-20.5%	60.3%	75.8%	88.9%
New Listings	89	-39.9%	-27.6%	-11.0%	3.5%	-19.8%	-29.9%
Active Listings	172	454.8%	330.0%	258.3%	364.9%	-12.7%	-18.1%
Sales to New Listings Ratio ¹	62.9	91.2	83.7	93.0	77.9	76.6	66.1
Months of Inventory ²	3.1	0.2	0.4	0.5	0.6	2.3	2.5
Average Price	\$490,109	-28.2%	0.5%	32.0%	91.7%	166.9%	183.3%
Median Price	\$472,800	-28.4%	0.6%	29.5%	97.0%	178.1%	200.5%
Sale to List Price Ratio ³	97.8	127.6	119.1	106.7	107.5	97.8	97.2
Median Days on Market	16.0	5.0	5.0	6.0	7.0	28.0	27.0

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	100	-53.1%	-37.5%	-32.0%	-9.9%	-23.1%	-20.0%
Dollar Volume	\$49,710,522	-65.1%	-36.0%	-6.8%	76.9%	113.3%	133.3%
New Listings	208	-15.8%	8.3%	21.6%	57.6%	-5.5%	-13.0%
Active Listings ⁴	166	482.5%	444.3%	260.9%	482.5%	-16.4%	-20.4%
Sales to New Listings Ratio ⁵	48.1	86.2	83.3	86.0	84.1	59.1	52.3
Months of Inventory ⁶	3.3	0.3	0.4	0.6	0.5	3.1	3.3
Average Price	\$497,105	-25.6%	2.4%	37.1%	96.4%	177.2%	191.6%
Median Price	\$472,800	-27.3%	1.4%	31.3%	97.0%	187.9%	191.9%
Sale to List Price Ratio ⁷	97.9	126.8	118.2	105.7	106.9	97.9	97.0
Median Days on Market	17.0	5.0	5.0	6.0	7.0	33.5	31.0

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

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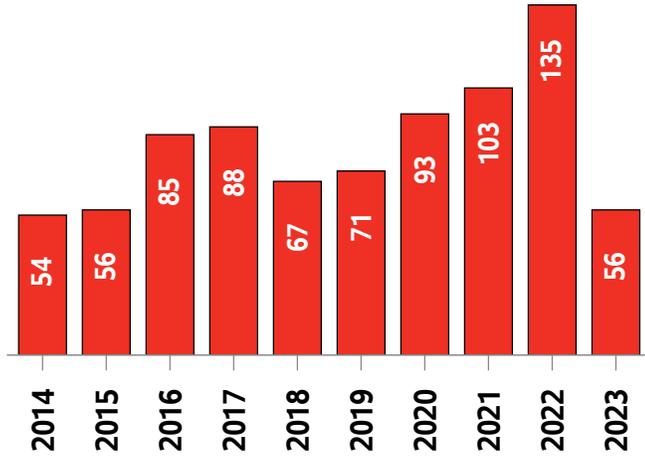
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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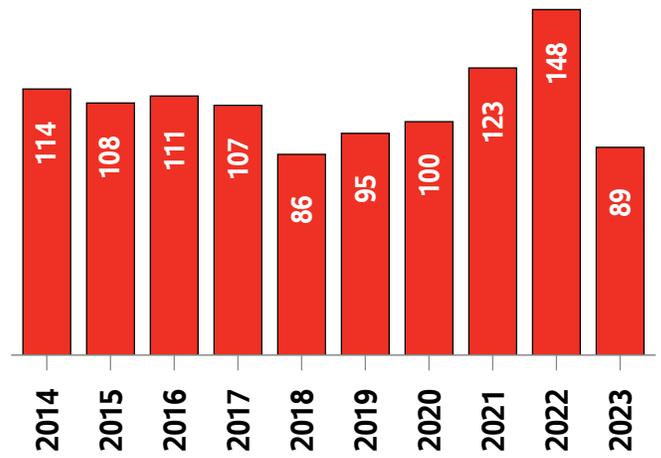
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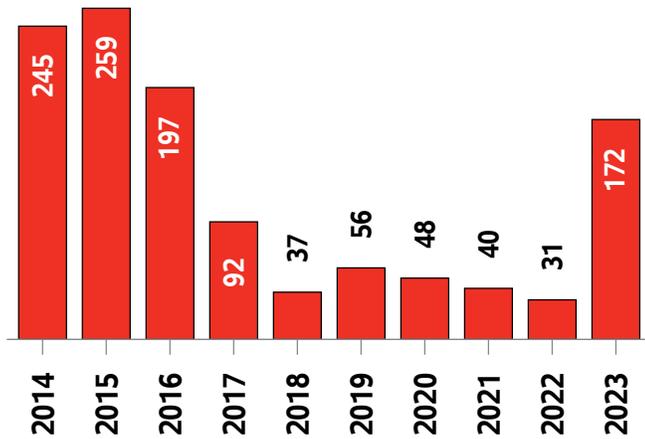
Sales Activity (February only)



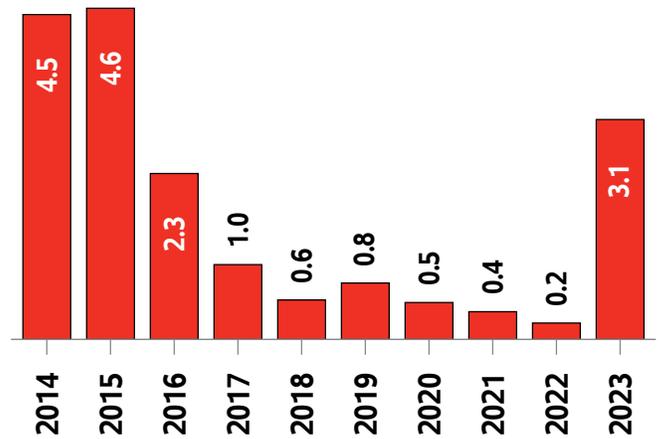
New Listings (February only)



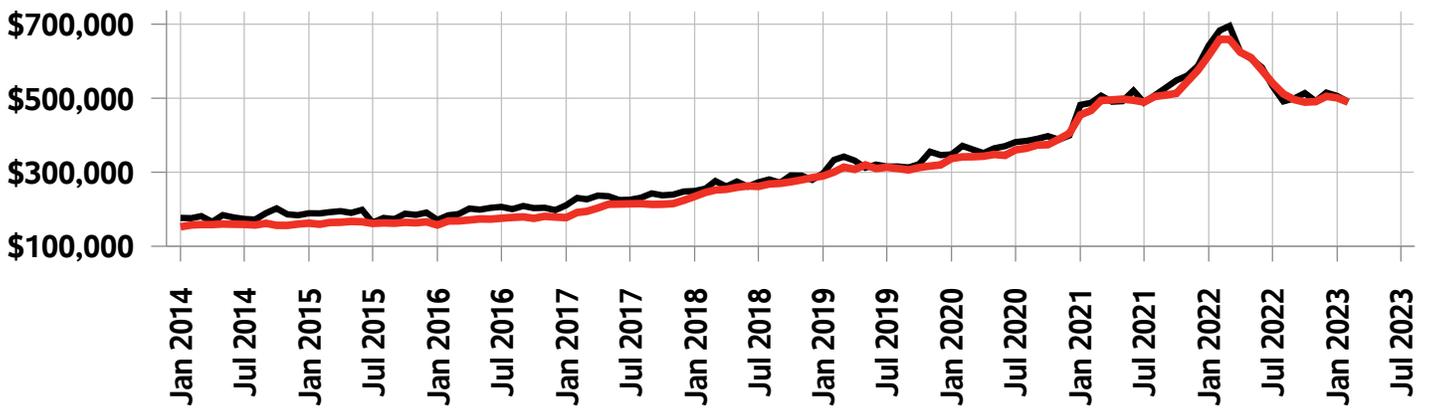
Active Listings (February only)



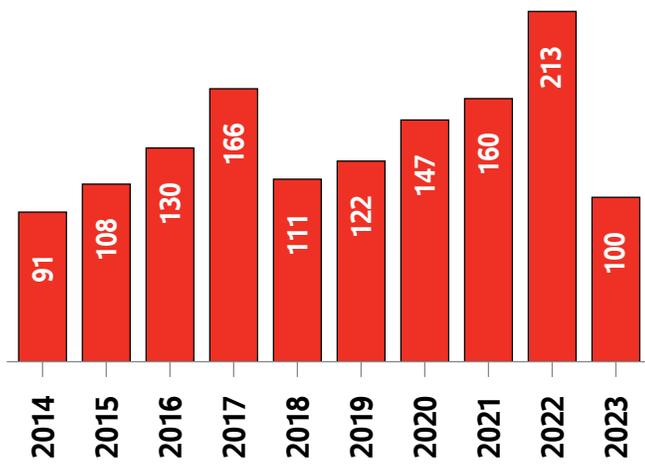
Months of Inventory (February only)



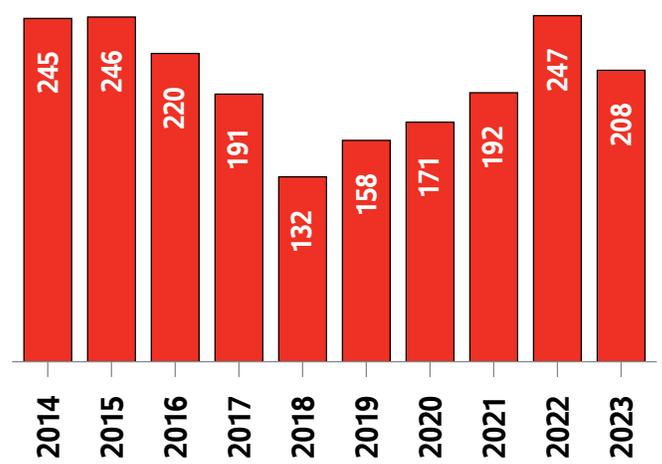
MLS® HPI Townhouse Benchmark Price and Average Price



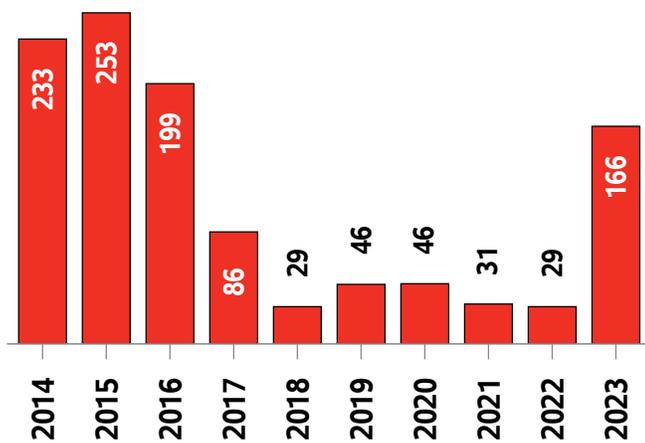
Sales Activity (February Year-to-date)



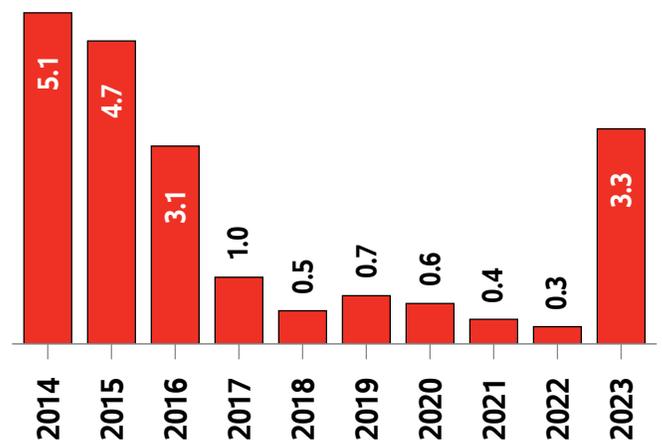
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



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

Actual	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	34	-53.4%	-62.2%	-55.3%	-20.9%	-22.7%	-19.0%
Dollar Volume	\$12,536,800	-63.0%	-62.9%	-44.2%	58.2%	52.2%	69.0%
New Listings	54	-34.9%	-46.0%	-50.0%	1.9%	-36.5%	-30.8%
Active Listings	87	180.6%	35.9%	29.9%	52.6%	-59.9%	-59.3%
Sales to New Listings Ratio ¹	63.0	88.0	90.0	70.4	81.1	51.8	53.8
Months of Inventory ²	2.6	0.4	0.7	0.9	1.3	4.9	5.1
Average Price	\$368,729	-20.7%	-1.8%	24.7%	100.1%	97.0%	108.8%
Median Price	\$300,000	-33.3%	-9.2%	8.0%	70.0%	99.4%	109.8%
Sale to List Price Ratio ³	97.3	119.4	108.5	103.7	102.2	97.6	96.6
Median Days on Market	28.0	5.0	7.0	8.0	14.0	39.0	42.0

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	73	-48.6%	-49.7%	-50.3%	-2.7%	4.3%	-2.7%
Dollar Volume	\$26,374,700	-60.0%	-48.3%	-39.6%	100.6%	101.5%	122.9%
New Listings	120	-23.6%	-30.2%	-41.7%	14.3%	-34.4%	-33.0%
Active Listings ⁴	85	209.1%	31.8%	39.3%	53.2%	-60.1%	-60.2%
Sales to New Listings Ratio ⁵	60.8	90.4	84.3	71.4	71.4	38.3	41.9
Months of Inventory ⁶	2.3	0.4	0.9	0.8	1.5	6.1	5.7
Average Price	\$361,297	-22.3%	2.6%	21.6%	106.1%	93.2%	129.0%
Median Price	\$310,000	-27.9%	-3.4%	17.0%	90.2%	100.0%	129.6%
Sale to List Price Ratio ⁷	96.6	116.4	108.0	103.1	101.5	96.9	96.7
Median Days on Market	28.0	5.0	7.0	8.0	14.0	39.0	53.0

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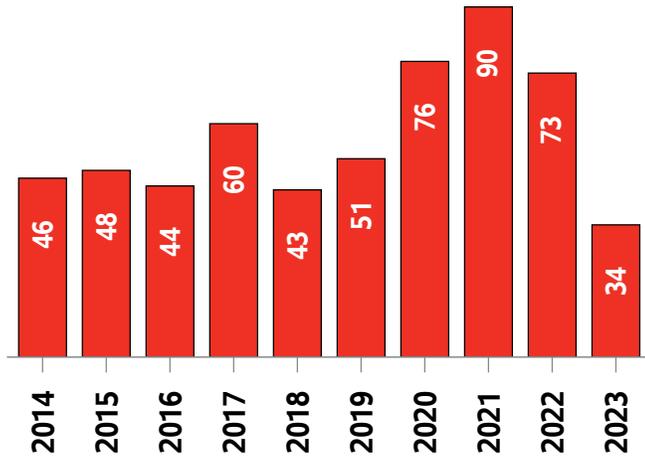
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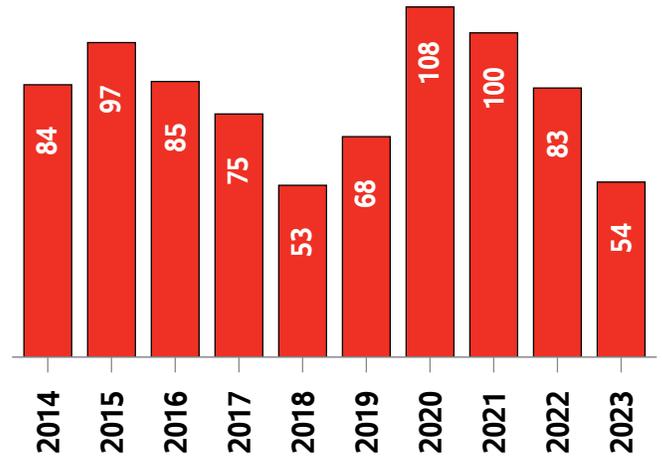
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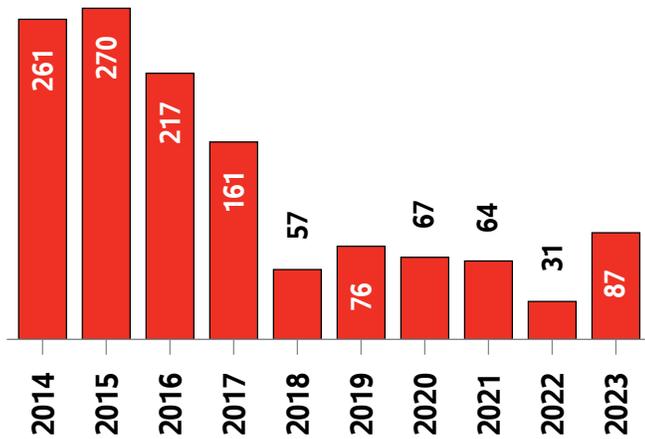
Sales Activity (February only)



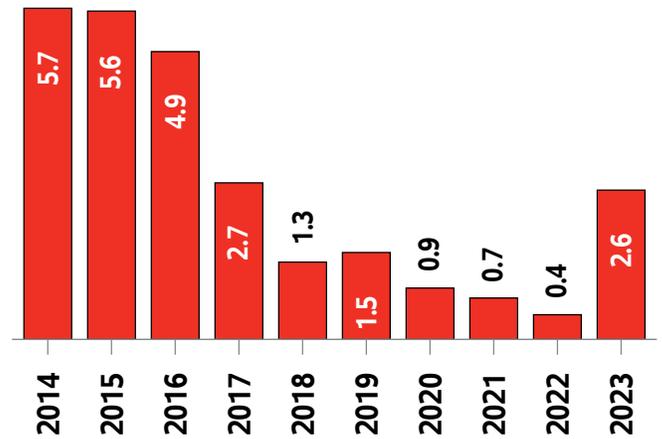
New Listings (February only)



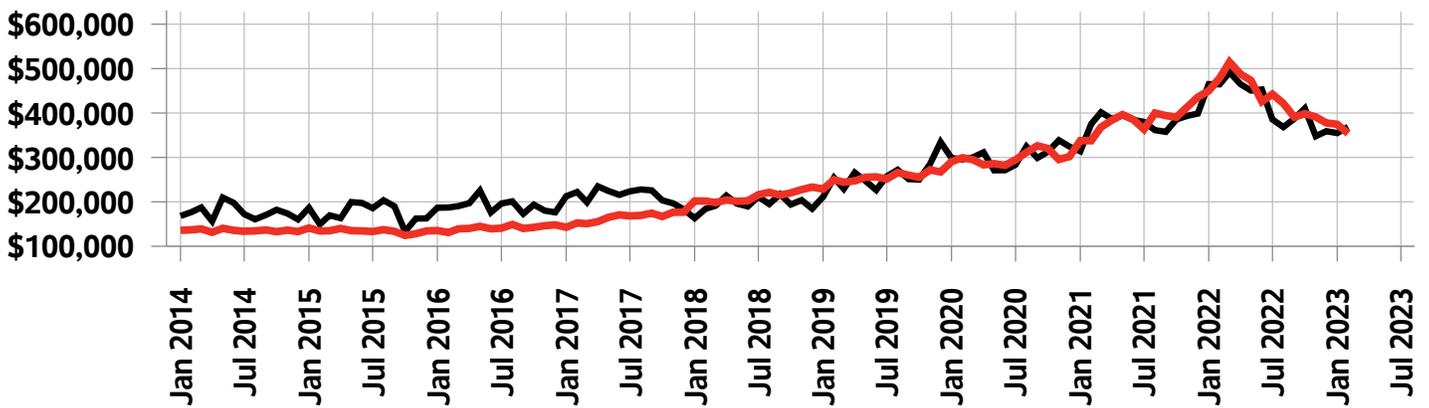
Active Listings (February only)



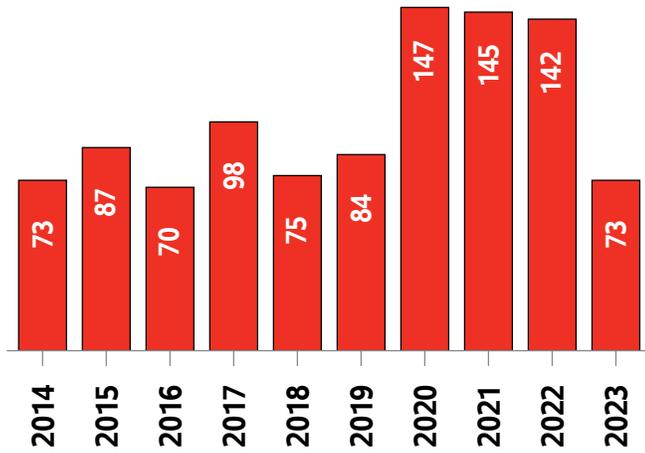
Months of Inventory (February only)



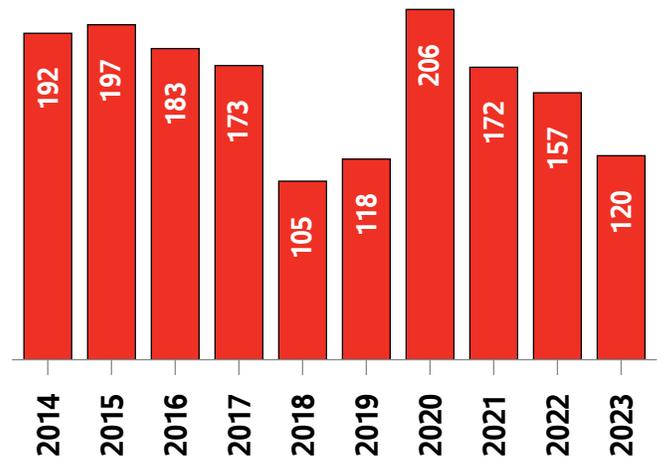
MLS® HPI Apartment Benchmark Price and Average Price



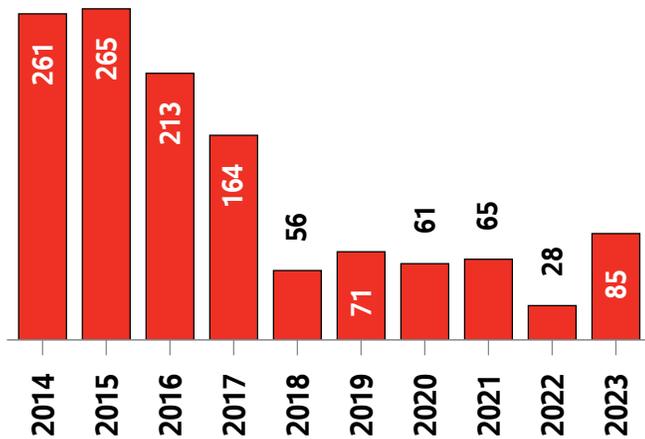
Sales Activity (February Year-to-date)



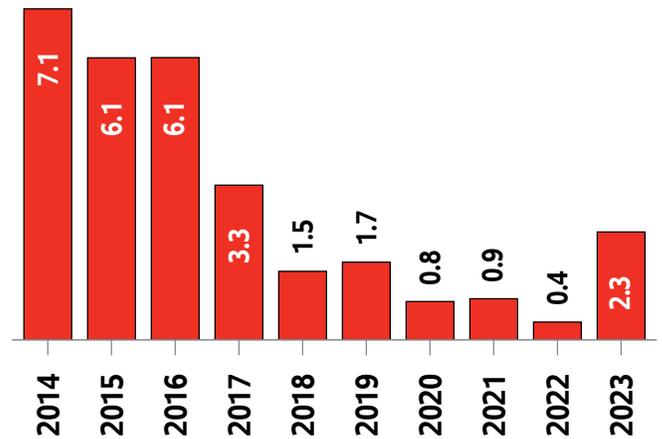
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



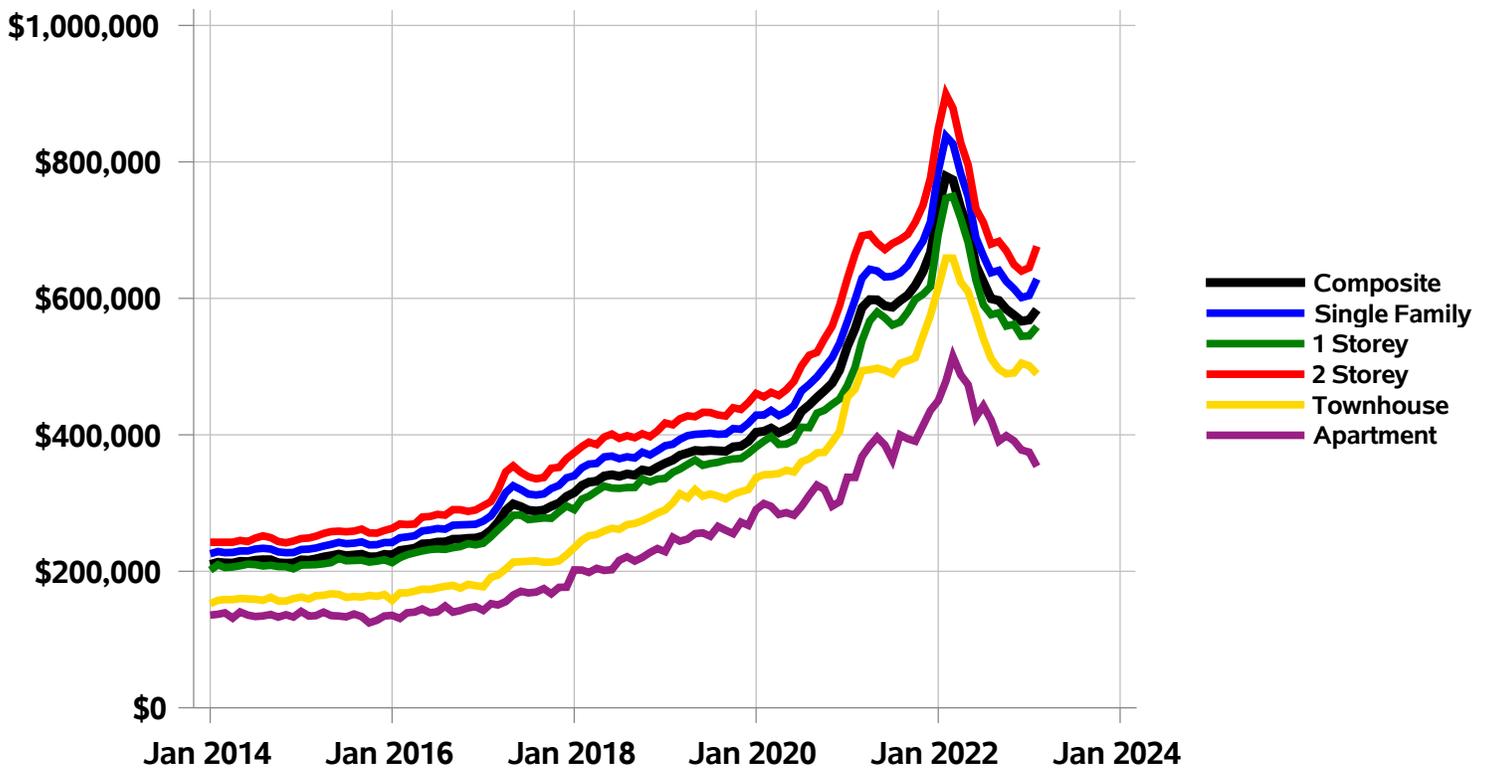
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MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$583,500	2.7	1.4	-2.7	-25.1	44.0	79.0
Single Family	\$628,300	4.0	2.3	-1.5	-25.0	46.4	78.6
One Storey	\$558,400	2.5	-0.6	-3.1	-25.2	43.0	82.6
Two Storey	\$676,300	4.9	4.1	-0.5	-24.8	48.4	76.6
Townhouse	\$489,400	-2.3	-0.3	-4.4	-25.7	43.3	99.3
Apartment	\$353,800	-5.6	-9.6	-16.1	-26.1	18.2	75.3

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.)	1323
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.)	1406
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5938
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.)	1163
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6600
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.)	1646
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5581
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.)	1245
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
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1006
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	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	302	-48.7%	-48.8%	-35.3%	-20.3%	-31.4%	-29.9%
Dollar Volume	\$185,493,166	-61.5%	-48.9%	-12.3%	38.5%	50.4%	74.0%
New Listings	505	-33.6%	-28.2%	-23.0%	-6.1%	-28.9%	-29.0%
Active Listings	760	200.4%	137.5%	10.6%	39.7%	-34.0%	-45.9%
Sales to New Listings Ratio ¹	59.8	77.5	83.9	71.2	70.4	62.0	60.6
Months of Inventory ²	2.5	0.4	0.5	1.5	1.4	2.6	3.3
Average Price	\$614,216	-25.0%	-0.2%	35.7%	73.9%	119.1%	148.4%
Median Price	\$588,600	-24.1%	0.8%	38.5%	75.7%	133.0%	168.8%
Sale to List Price Ratio ³	97.5	125.6	115.4	105.2	103.9	98.7	97.8
Median Days on Market	17.0	6.0	6.0	6.0	8.0	20.5	28.0

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	551	-44.2%	-44.4%	-33.5%	-14.0%	-27.0%	-26.2%
Dollar Volume	\$325,979,625	-58.7%	-46.6%	-11.9%	45.7%	54.2%	79.6%
New Listings	1,046	-15.4%	-12.2%	-15.8%	12.4%	-22.6%	-28.5%
Active Listings ⁴	743	275.0%	152.6%	14.1%	48.8%	-33.9%	-46.5%
Sales to New Listings Ratio ⁵	52.7	79.9	83.1	66.6	68.9	55.9	51.1
Months of Inventory ⁶	2.7	0.4	0.6	1.6	1.6	3.0	3.7
Average Price	\$591,615	-26.0%	-4.0%	32.4%	69.5%	111.4%	143.5%
Median Price	\$565,000	-26.2%	-2.6%	34.4%	76.0%	115.6%	158.0%
Sale to List Price Ratio ⁷	97.2	124.2	114.0	104.2	103.1	98.5	97.5
Median Days on Market	20.0	6.0	6.0	7.0	10.0	23.0	32.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ 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.

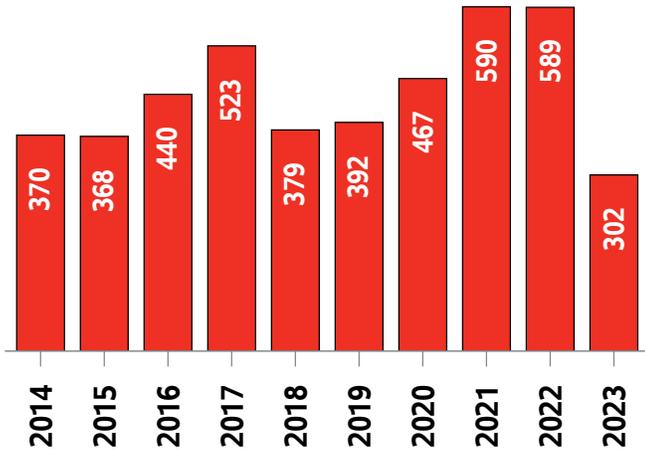
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

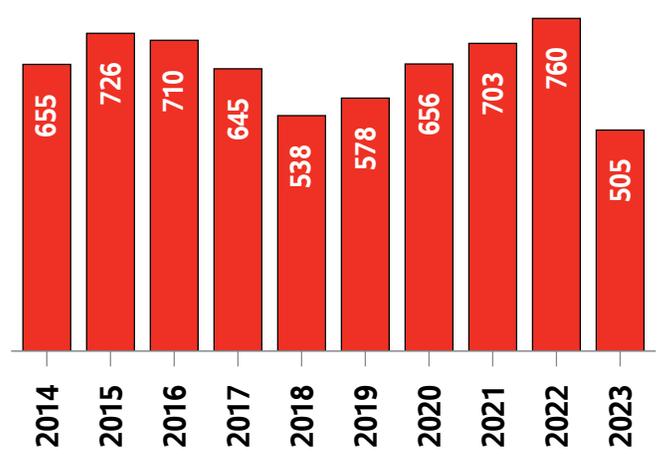
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

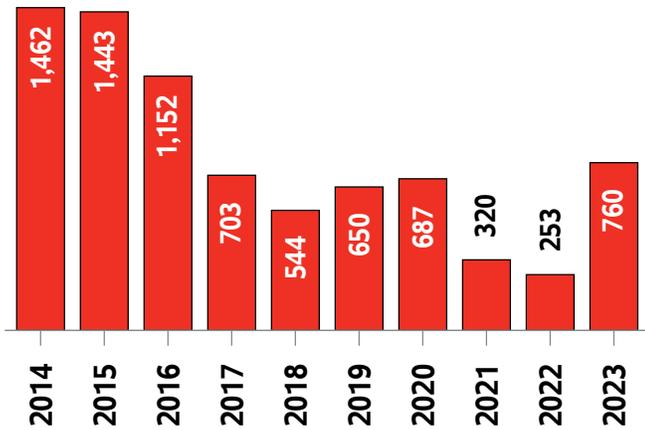
Sales Activity (February only)



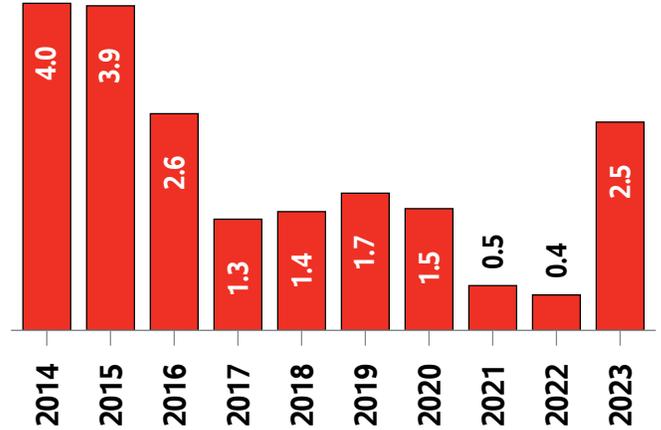
New Listings (February only)



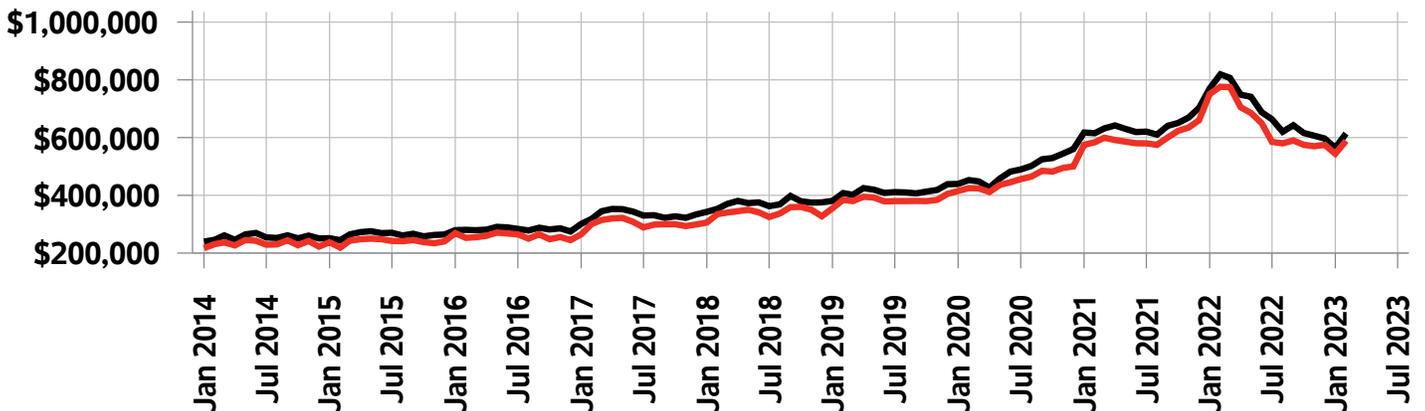
Active Listings (February only)



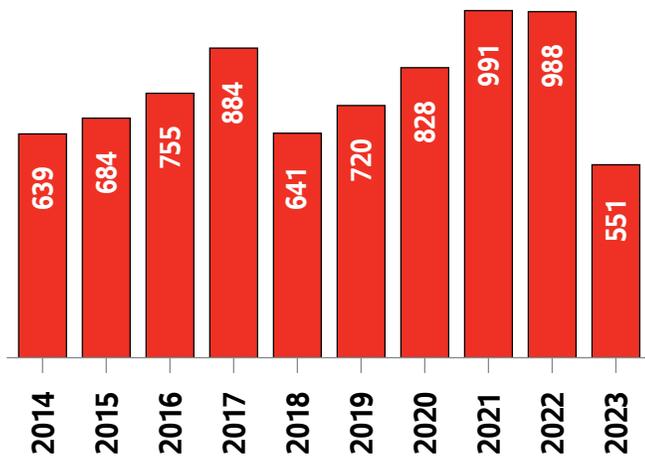
Months of Inventory (February only)



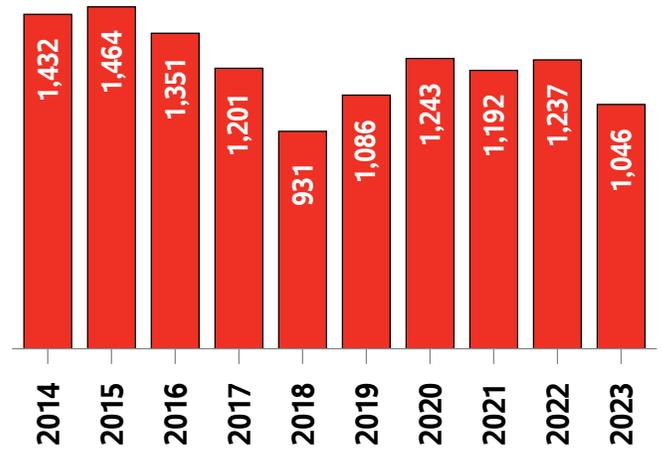
Average Price and Median Price



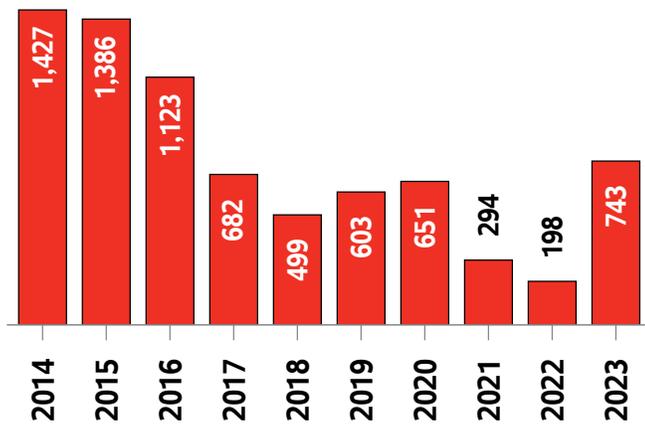
Sales Activity (February Year-to-date)



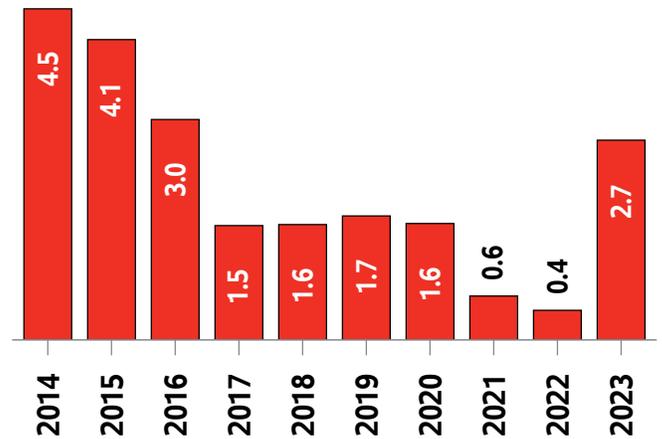
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



Months of Inventory ²(February Year-to-date)



¹ 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.

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

Actual	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	11	-56.0%	-64.5%	-45.0%	-8.3%	-38.9%	-15.4%
Dollar Volume	\$7,539,900	-65.0%	-58.8%	4.8%	95.3%	63.9%	157.3%
New Listings	23	-11.5%	-30.3%	-14.8%	4.5%	-14.8%	-25.8%
Active Listings	77	450.0%	250.0%	67.4%	75.0%	-28.0%	-43.4%
Sales to New Listings Ratio ¹	47.8	96.2	93.9	74.1	54.5	66.7	41.9
Months of Inventory ²	7.0	0.6	0.7	2.3	3.7	5.9	10.5
Average Price	\$685,445	-20.4%	16.2%	90.5%	113.0%	168.2%	204.1%
Median Price	\$710,000	-7.8%	18.9%	93.7%	137.1%	244.7%	336.9%
Sale to List Price Ratio ³	99.3	111.6	105.3	98.0	99.2	96.0	95.7
Median Days on Market	41.0	8.0	8.0	25.0	24.0	84.5	68.0

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	19	-53.7%	-63.5%	-44.1%	-24.0%	-34.5%	-5.0%
Dollar Volume	\$11,653,700	-66.1%	-60.1%	-16.8%	29.6%	82.7%	133.3%
New Listings	65	38.3%	14.0%	27.5%	80.6%	20.4%	-18.8%
Active Listings ⁴	80	412.9%	245.7%	74.7%	87.1%	-25.4%	-40.0%
Sales to New Listings Ratio ⁵	29.2	87.2	91.2	66.7	69.4	53.7	25.0
Months of Inventory ⁶	8.4	0.8	0.9	2.7	3.4	7.3	13.3
Average Price	\$613,353	-26.8%	9.1%	48.8%	70.6%	178.9%	145.6%
Median Price	\$525,000	-31.8%	-3.6%	40.9%	63.6%	163.8%	169.9%
Sale to List Price Ratio ⁷	96.0	109.0	102.8	97.6	98.0	94.8	95.4
Median Days on Market	37.0	8.0	10.0	28.5	25.0	85.0	70.5

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ 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.

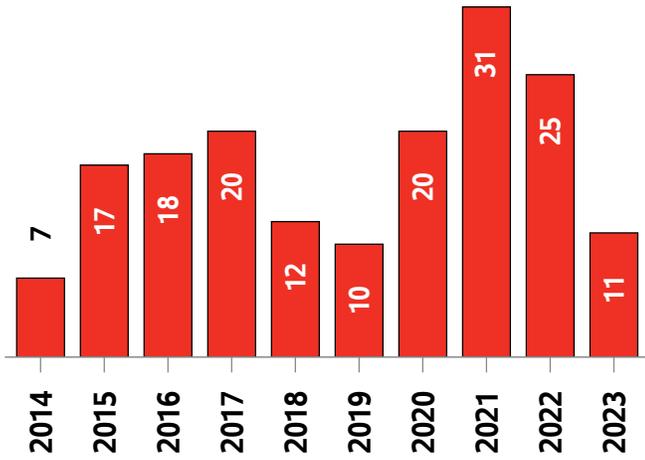
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

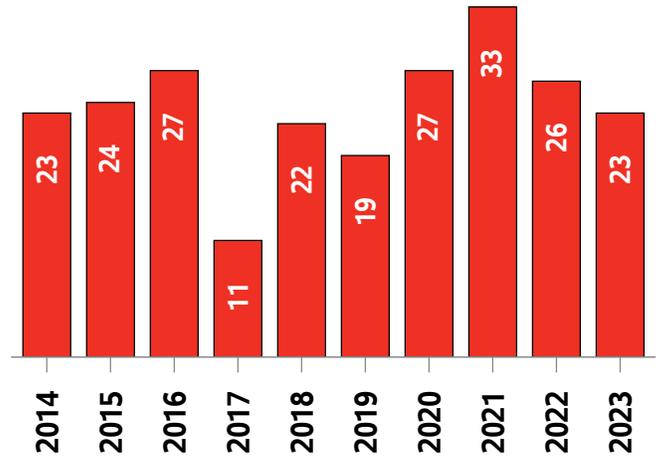
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

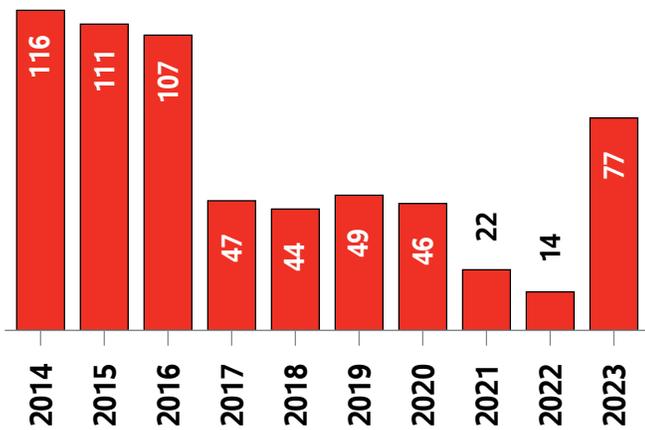
Sales Activity (February only)



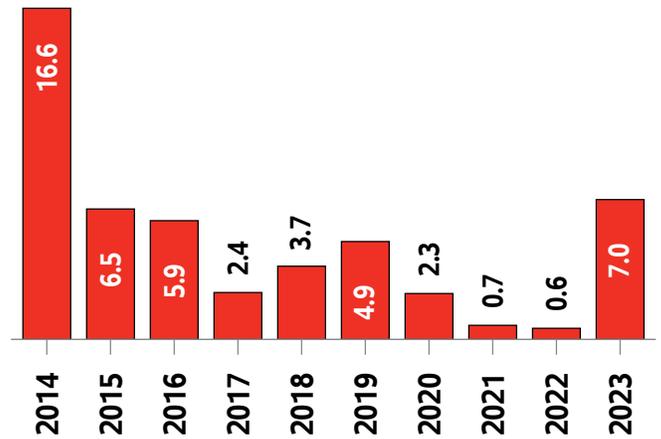
New Listings (February only)



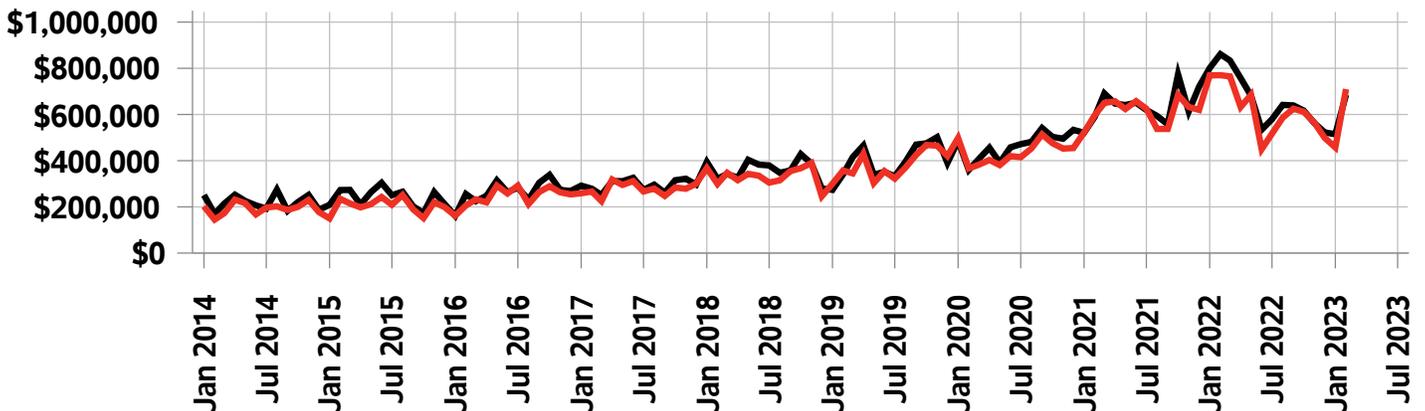
Active Listings (February only)



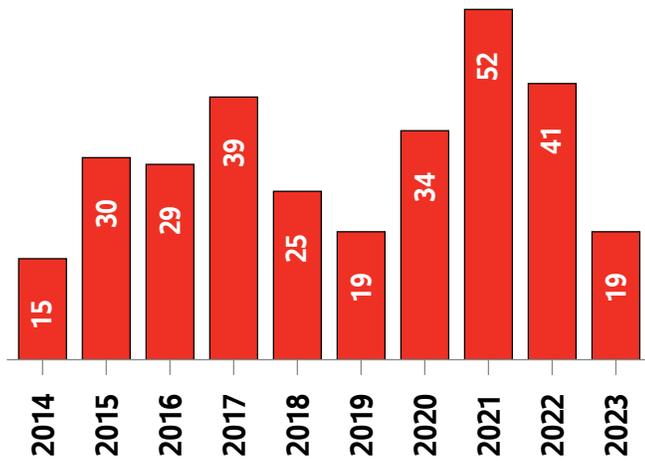
Months of Inventory (February only)



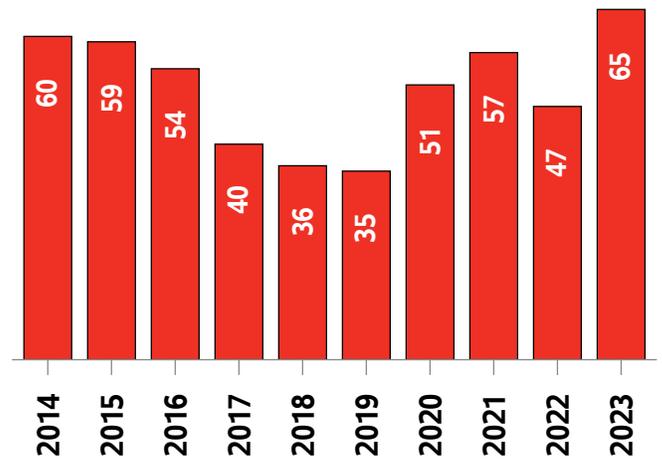
Average Price and Median Price



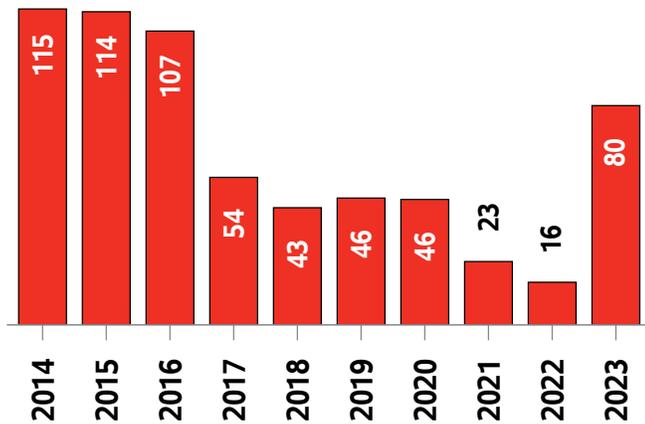
Sales Activity (February Year-to-date)



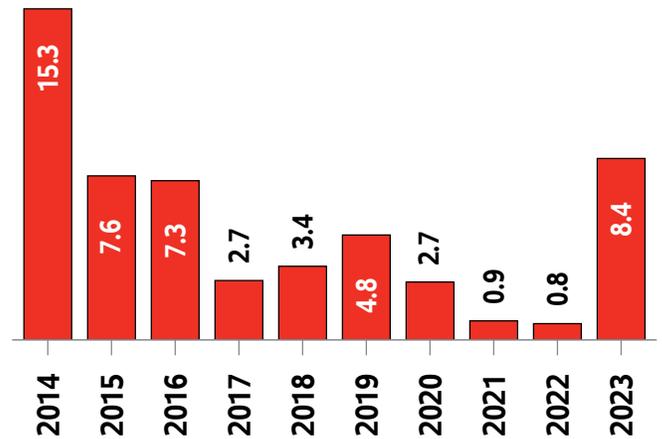
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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.

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

Actual	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	18	-5.3%	-10.0%	-14.3%	12.5%	0.0%	63.6%
Dollar Volume	\$13,905,409	-27.0%	-11.1%	26.7%	112.1%	83.8%	254.5%
New Listings	43	53.6%	79.2%	95.5%	43.3%	-10.4%	-2.3%
Active Listings	90	350.0%	221.4%	13.9%	57.9%	-16.7%	-29.7%
Sales to New Listings Ratio ¹	41.9	67.9	83.3	95.5	53.3	37.5	25.0
Months of Inventory ²	5.0	1.1	1.4	3.8	3.6	6.0	11.6
Average Price	\$772,523	-22.9%	-1.2%	47.8%	88.5%	83.8%	116.6%
Median Price	\$797,500	-20.7%	-3.2%	57.6%	97.2%	118.5%	120.0%
Sale to List Price Ratio ³	95.0	115.9	112.9	102.7	101.6	96.1	97.7
Median Days on Market	24.0	6.0	7.0	15.0	6.5	46.0	36.0

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	28	-37.8%	-31.7%	-20.0%	-17.6%	-12.5%	55.6%
Dollar Volume	\$21,494,409	-52.2%	-24.4%	22.0%	29.3%	80.4%	268.9%
New Listings	88	66.0%	87.2%	76.0%	79.6%	10.0%	-2.2%
Active Listings ⁴	87	427.3%	216.4%	6.1%	54.0%	-17.9%	-24.7%
Sales to New Listings Ratio ⁵	31.8	84.9	87.2	70.0	69.4	40.0	20.0
Months of Inventory ⁶	6.2	0.7	1.3	4.7	3.3	6.6	12.8
Average Price	\$767,657	-23.1%	10.6%	52.5%	57.0%	106.2%	137.1%
Median Price	\$762,500	-23.4%	16.1%	53.7%	55.2%	150.0%	116.6%
Sale to List Price Ratio ⁷	95.5	111.2	109.7	102.2	101.1	97.3	96.7
Median Days on Market	34.5	7.0	8.0	13.0	30.0	53.0	31.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ 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.

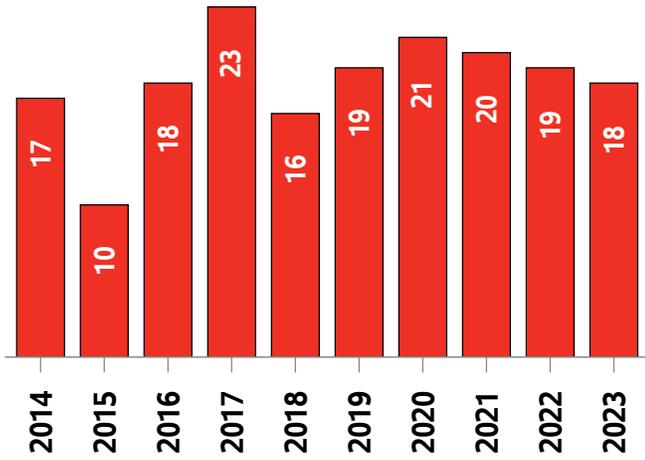
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

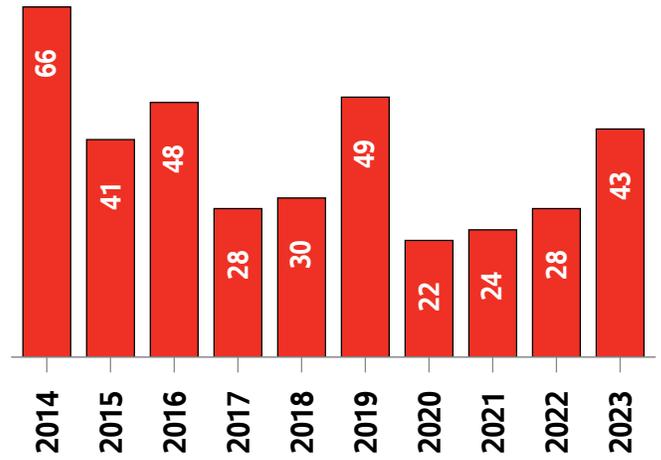
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

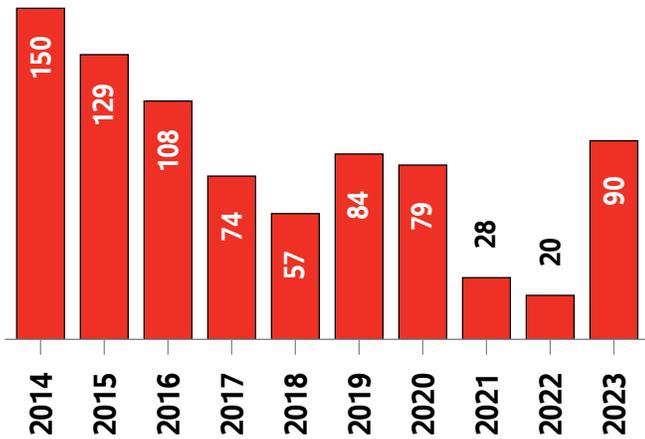
Sales Activity (February only)



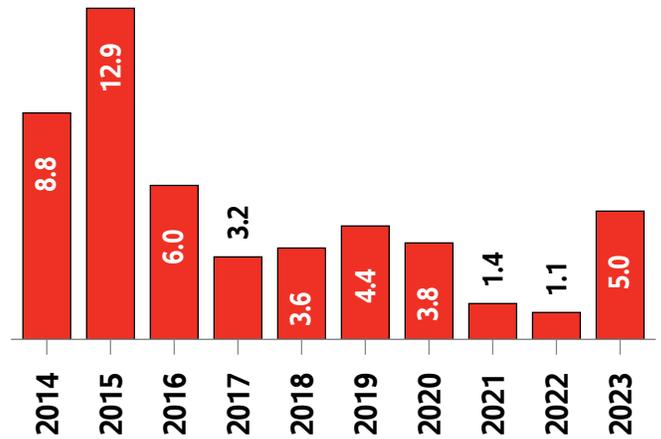
New Listings (February only)



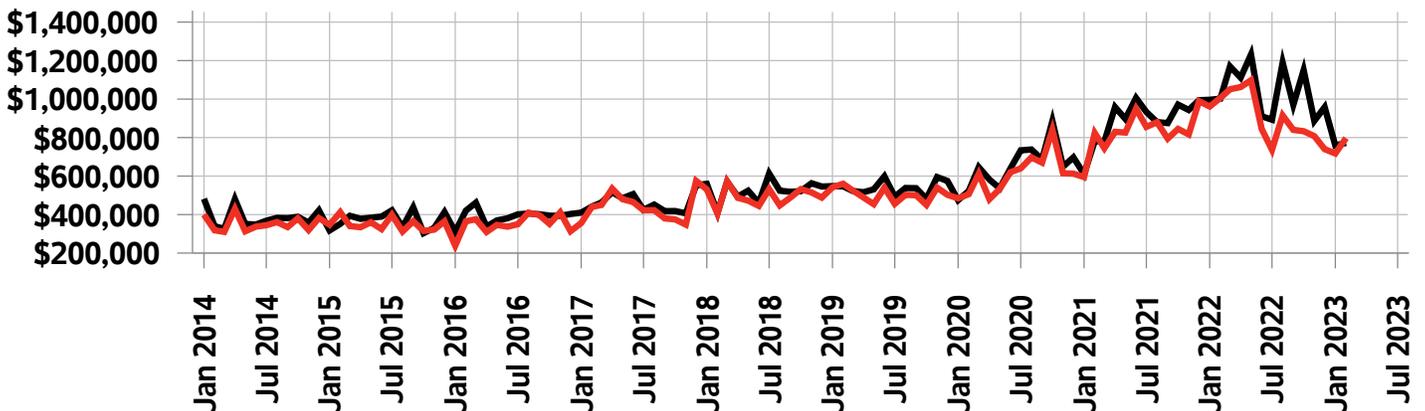
Active Listings (February only)



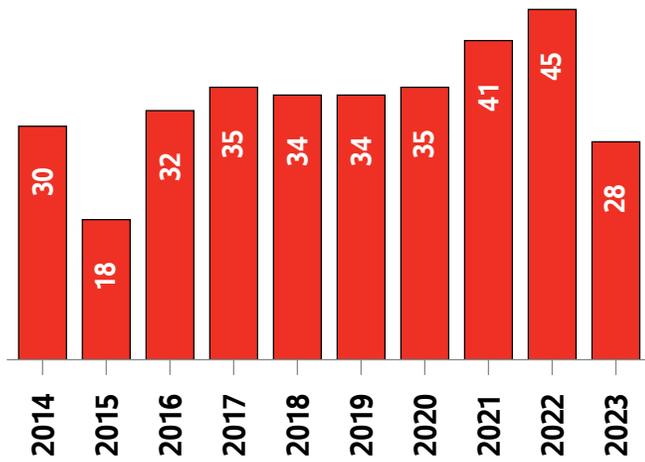
Months of Inventory (February only)



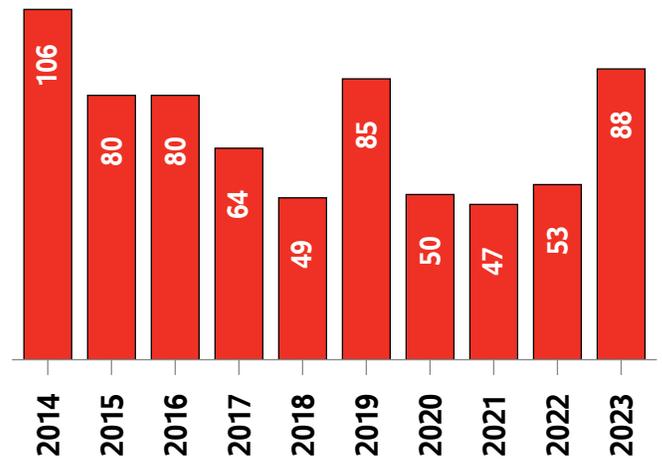
Average Price and Median Price



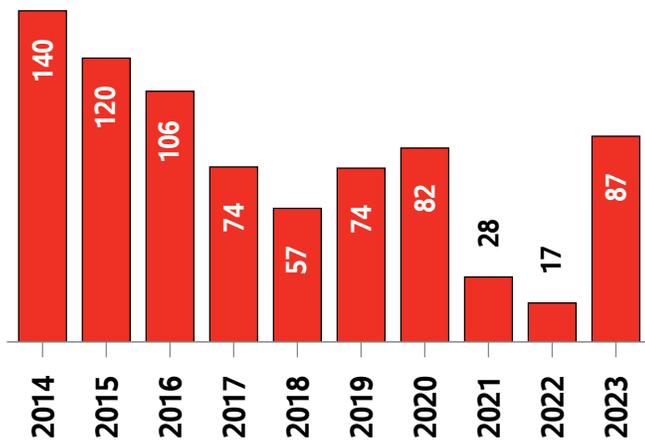
Sales Activity (February Year-to-date)



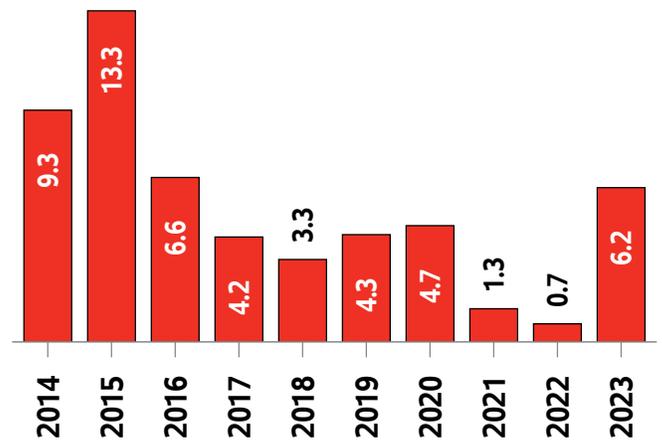
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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.

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

Actual	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	24	-36.8%	-35.1%	-11.1%	60.0%	9.1%	140.0%
Dollar Volume	\$16,128,308	-48.3%	-26.3%	18.1%	219.0%	148.2%	654.4%
New Listings	42	13.5%	-16.0%	-27.6%	50.0%	-4.5%	20.0%
Active Listings	77	97.4%	196.2%	-25.2%	32.8%	-30.6%	-16.3%
Sales to New Listings Ratio ¹	57.1	102.7	74.0	46.6	53.6	50.0	28.6
Months of Inventory ²	3.2	1.0	0.7	3.8	3.9	5.0	9.2
Average Price	\$672,013	-18.1%	13.6%	32.9%	99.4%	127.5%	214.3%
Median Price	\$617,500	-21.5%	2.9%	32.2%	66.9%	113.6%	196.2%
Sale to List Price Ratio ³	95.8	115.9	115.1	100.3	100.5	96.4	97.5
Median Days on Market	25.0	7.0	6.0	23.0	22.0	34.0	13.5

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	43	-33.8%	-34.8%	-23.2%	22.9%	10.3%	59.3%
Dollar Volume	\$27,752,208	-45.4%	-31.4%	1.9%	158.0%	171.5%	404.7%
New Listings	97	16.9%	36.6%	-17.8%	86.5%	12.8%	36.6%
Active Listings ⁴	77	82.1%	232.6%	-16.4%	44.3%	-27.5%	-13.6%
Sales to New Listings Ratio ⁵	44.3	78.3	93.0	47.5	67.3	45.3	38.0
Months of Inventory ⁶	3.6	1.3	0.7	3.3	3.0	5.4	6.6
Average Price	\$645,400	-17.5%	5.3%	32.7%	110.0%	146.2%	216.9%
Median Price	\$560,000	-27.7%	-6.7%	21.3%	99.3%	127.2%	164.2%
Sale to List Price Ratio ⁷	96.0	115.5	111.2	99.2	99.5	96.6	95.5
Median Days on Market	27.0	7.0	8.5	21.0	25.0	29.0	17.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ 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.

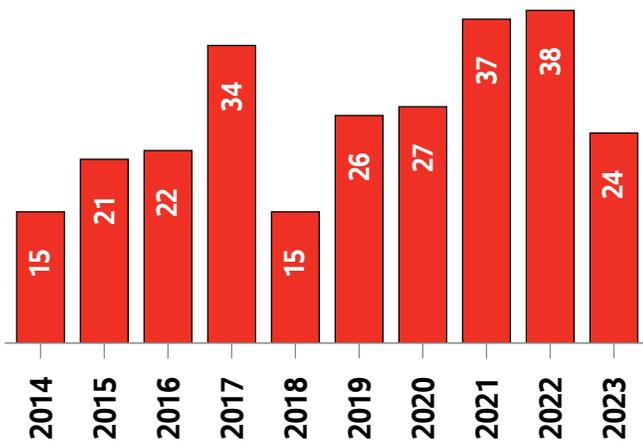
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

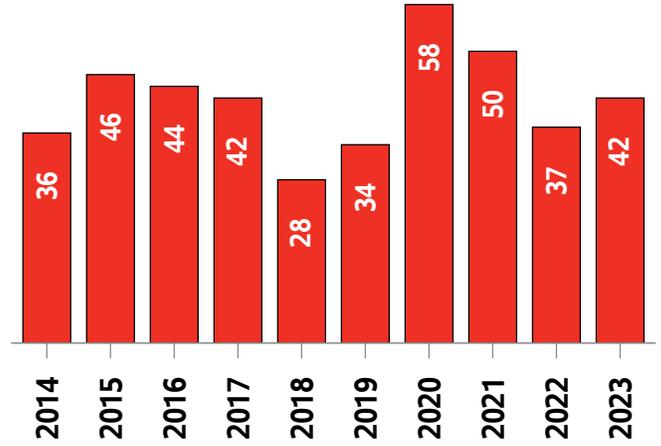
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

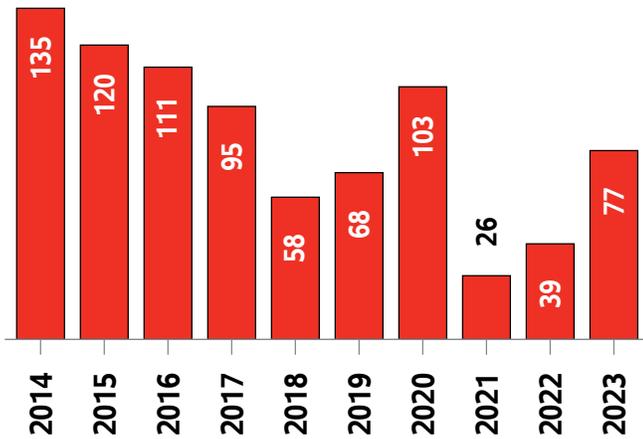
Sales Activity (February only)



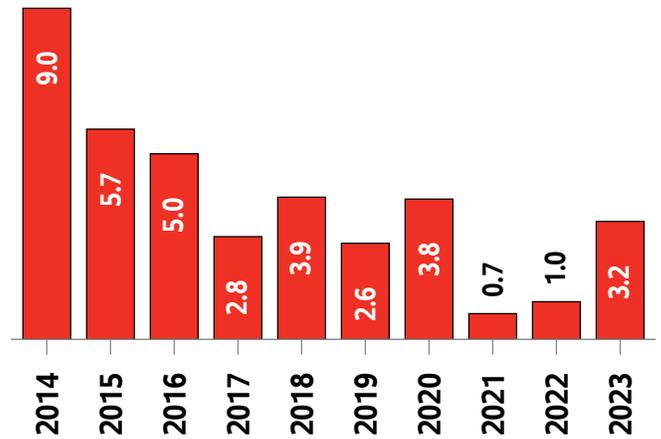
New Listings (February only)



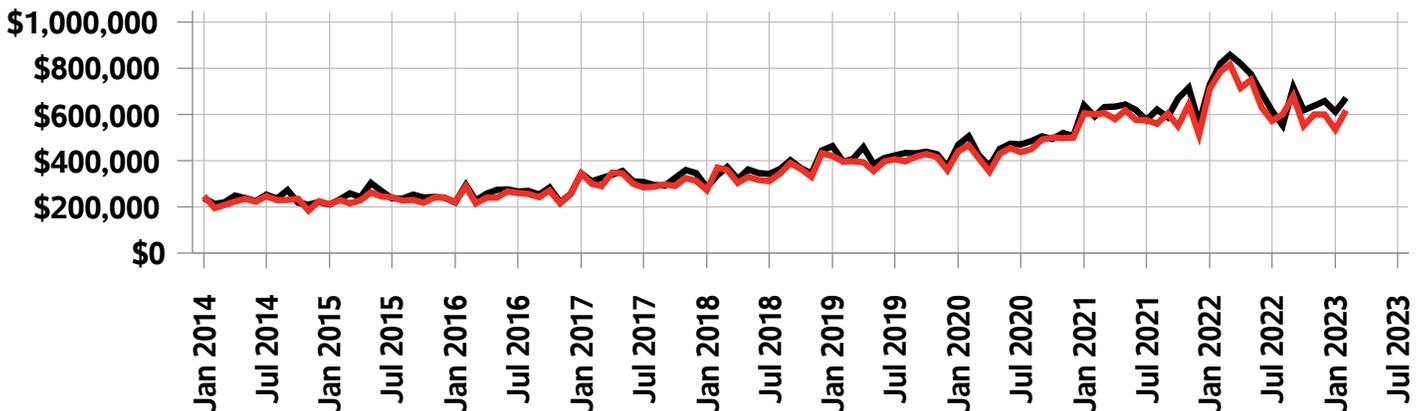
Active Listings (February only)



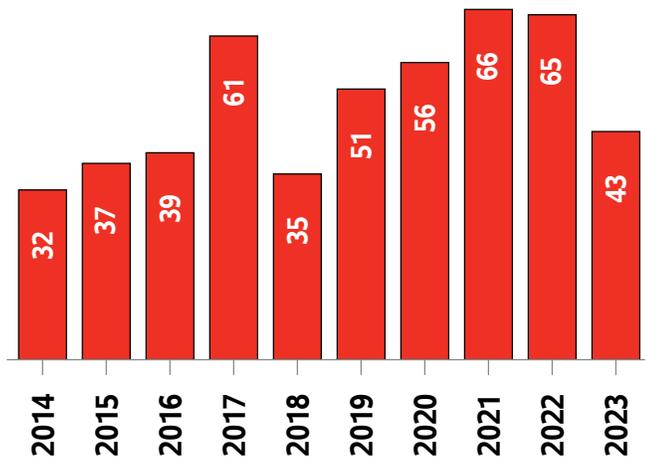
Months of Inventory (February only)



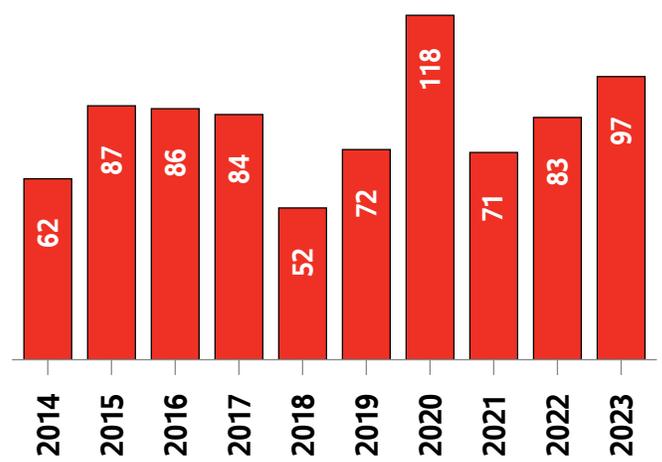
Average Price and Median Price



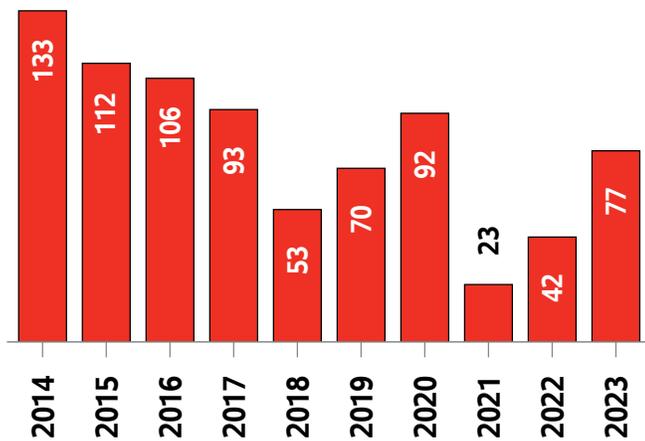
Sales Activity (February Year-to-date)



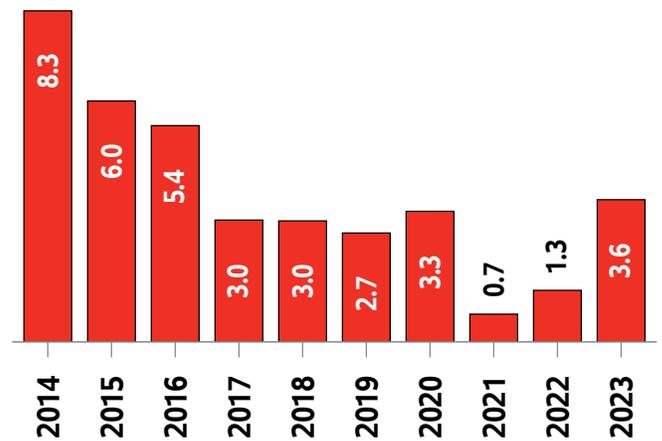
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February Year-to-date)



¹ 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.

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

Actual	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	53	-38.4%	-7.0%	-22.1%	-1.9%	8.2%	26.2%
Dollar Volume	\$29,282,521	-54.0%	-4.9%	12.1%	75.7%	170.3%	268.0%
New Listings	74	-20.4%	17.5%	-2.6%	19.4%	2.8%	10.4%
Active Listings	115	505.3%	576.5%	85.5%	74.2%	-17.9%	-37.5%
Sales to New Listings Ratio ¹	71.6	92.5	90.5	89.5	87.1	68.1	62.7
Months of Inventory ²	2.2	0.2	0.3	0.9	1.2	2.9	4.4
Average Price	\$552,500	-25.3%	2.3%	43.8%	79.0%	149.9%	191.7%
Median Price	\$530,000	-26.4%	0.9%	43.2%	76.4%	158.5%	185.3%
Sale to List Price Ratio ³	98.1	120.7	116.5	101.7	99.9	96.8	97.1
Median Days on Market	35.0	6.0	5.0	11.0	11.5	25.0	31.5

Year-to-date	February 2023	Compared to ⁸					
		February 2022	February 2021	February 2020	February 2018	February 2016	February 2013
Sales Activity	83	-38.1%	-8.8%	-21.7%	1.2%	7.8%	-1.2%
Dollar Volume	\$45,177,389	-53.5%	-7.3%	11.5%	93.0%	172.9%	177.7%
New Listings	146	2.1%	47.5%	2.1%	37.7%	0.7%	-5.2%
Active Listings ⁴	116	648.4%	700.0%	90.2%	79.8%	-13.8%	-37.0%
Sales to New Listings Ratio ⁵	56.8	93.7	91.9	74.1	77.4	53.1	54.5
Months of Inventory ⁶	2.8	0.2	0.3	1.2	1.6	3.5	4.4
Average Price	\$544,306	-25.0%	1.6%	42.4%	90.7%	153.1%	181.0%
Median Price	\$520,000	-26.3%	-1.0%	43.4%	97.1%	160.0%	181.5%
Sale to List Price Ratio ⁷	98.1	119.5	114.3	101.0	99.9	96.2	97.1
Median Days on Market	35.0	6.0	5.0	10.0	14.0	29.0	46.5

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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⁴ 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.

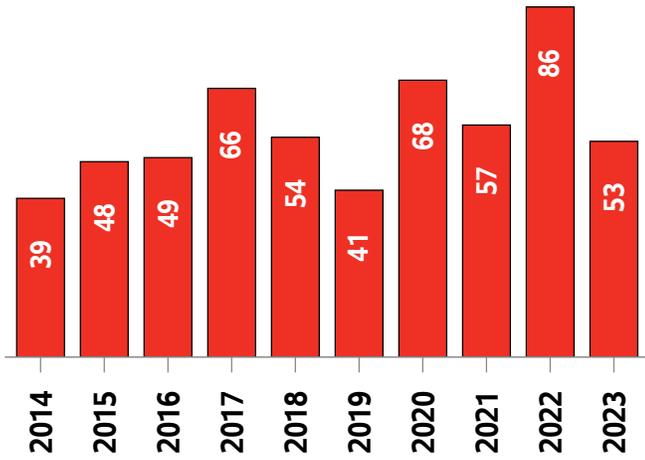
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

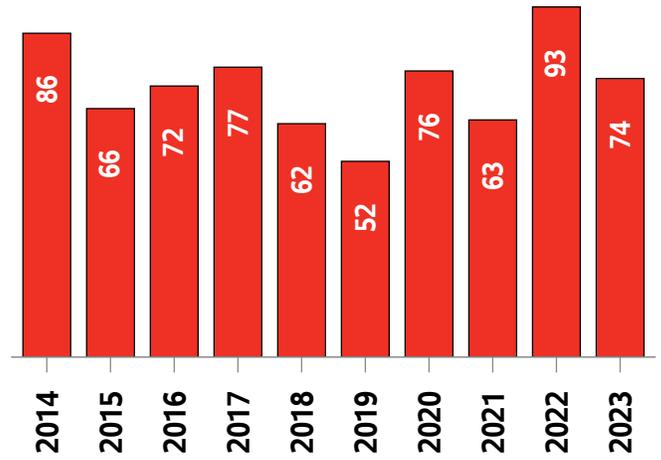
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

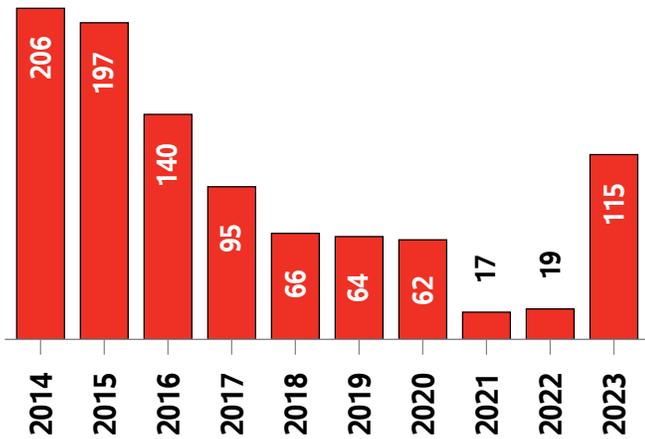
Sales Activity (February only)



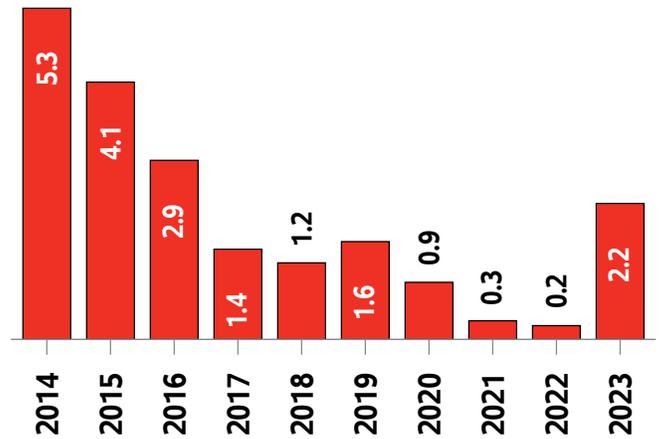
New Listings (February only)



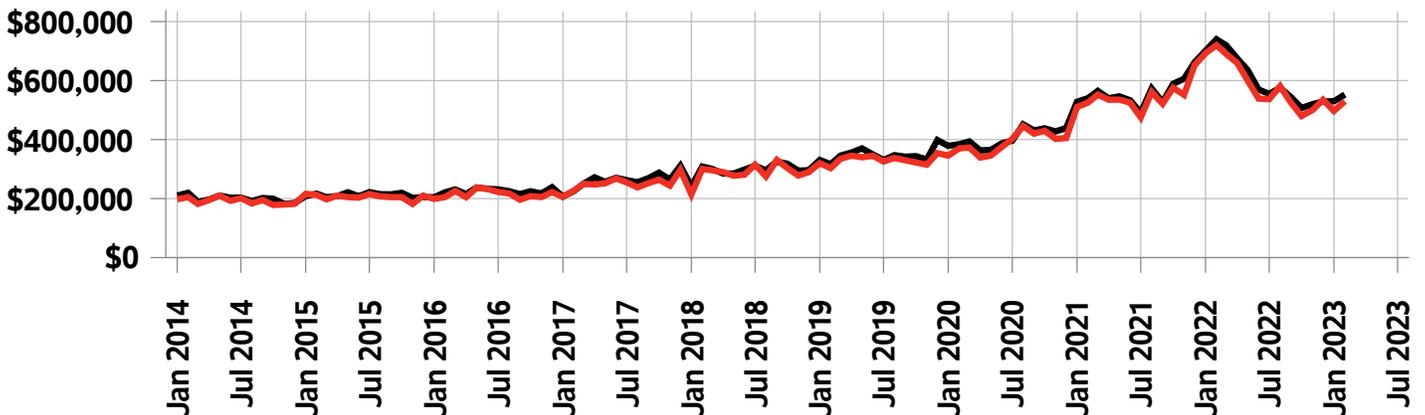
Active Listings (February only)



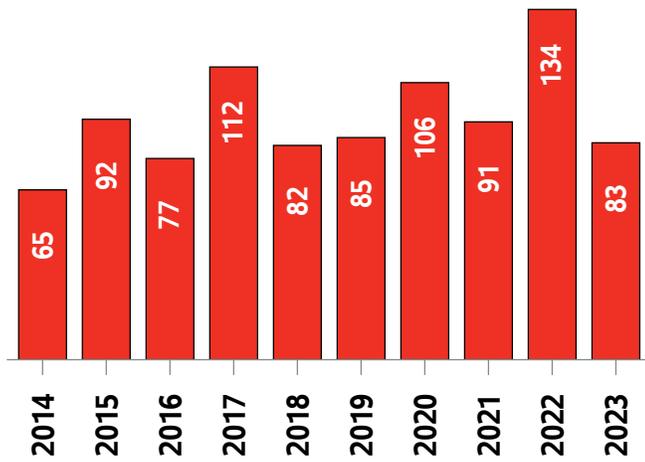
Months of Inventory (February only)



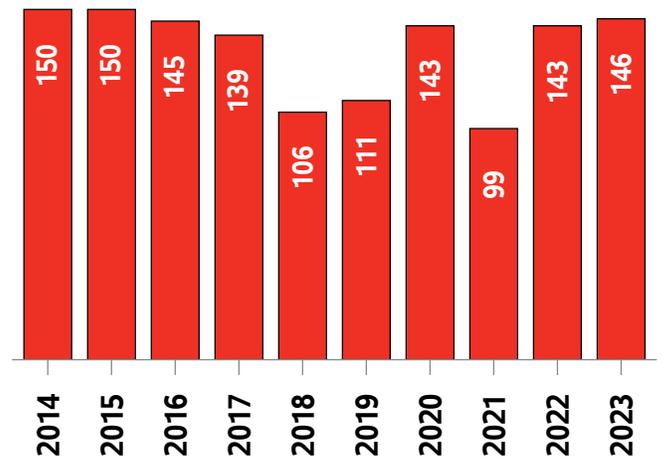
Average Price and Median Price



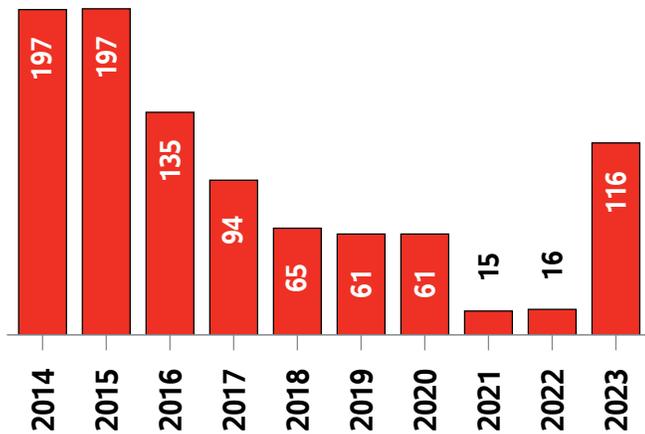
Sales Activity (February Year-to-date)



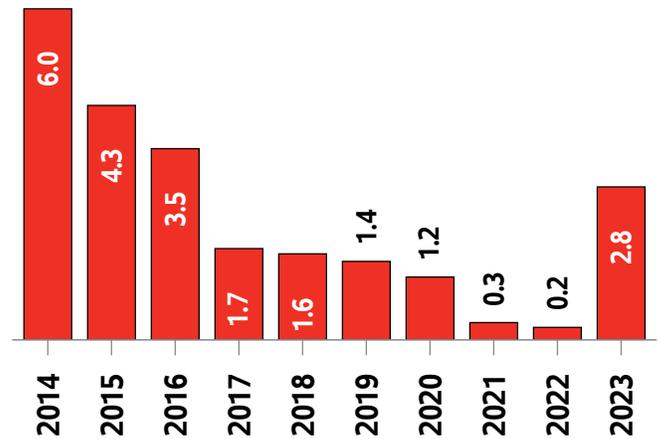
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



Months of Inventory ²(February Year-to-date)



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