



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report October 2022



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

| Actual | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 504 | -41.7% | -45.7% | -39.0% | -29.9% | -18.6% | -9.0% |
| Dollar Volume | \$322,847,412 | -44.1% | -33.9% | -5.4% | 37.1% | 104.2% | 139.3% |
| New Listings | 975 | 10.7% | -7.6% | -4.4% | 26.6% | -3.8% | -13.9% |
| Active Listings | 1,620 | 224.6% | 89.3% | 20.0% | 37.4% | -33.9% | -41.2% |
| Sales to New Listings Ratio ¹ | 51.7 | 98.1 | 88.0 | 81.0 | 93.4 | 61.1 | 48.9 |
| Months of Inventory ² | 3.2 | 0.6 | 0.9 | 1.6 | 1.6 | 4.0 | 5.0 |
| Average Price | \$640,570 | -4.1% | 21.7% | 55.0% | 95.6% | 150.7% | 163.0% |
| Median Price | \$575,000 | -8.0% | 19.5% | 50.7% | 91.7% | 146.8% | 161.4% |
| Sale to List Price Ratio ³ | 97.1 | 109.2 | 105.3 | 101.0 | 99.6 | 97.4 | 97.0 |
| Median Days on Market | 23.0 | 7.0 | 7.0 | 14.0 | 18.0 | 29.0 | 34.0 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|-----------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 6,886 | -28.6% | -12.7% | -13.1% | -24.3% | -8.2% | 5.7% |
| Dollar Volume | \$5,075,579,960 | -16.9% | 33.6% | 56.7% | 68.5% | 156.7% | 224.9% |
| New Listings | 12,852 | 11.3% | 27.1% | 15.9% | 11.1% | 0.8% | 4.2% |
| Active Listings ⁴ | 1,250 | 107.7% | 13.1% | -5.7% | -0.9% | -53.2% | -55.6% |
| Sales to New Listings Ratio ⁵ | 53.6 | 83.5 | 78.0 | 71.5 | 78.6 | 58.8 | 52.8 |
| Months of Inventory ⁶ | 1.8 | 0.6 | 1.4 | 1.7 | 1.4 | 3.6 | 4.3 |
| Average Price | \$737,087 | 16.4% | 53.0% | 80.2% | 122.5% | 179.8% | 207.3% |
| Median Price | \$681,309 | 15.1% | 51.4% | 79.3% | 127.2% | 184.0% | 209.7% |
| Sale to List Price Ratio ⁷ | 109.3 | 111.2 | 103.3 | 102.3 | 102.2 | 97.7 | 97.3 |
| Median Days on Market | 8.0 | 7.0 | 8.0 | 10.0 | 13.0 | 28.0 | 33.0 |

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.

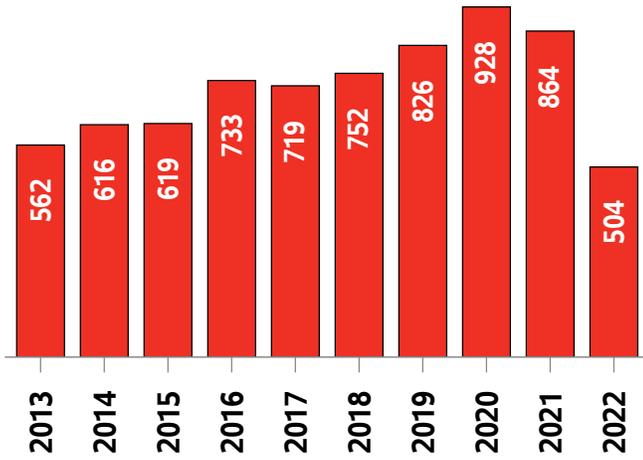
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

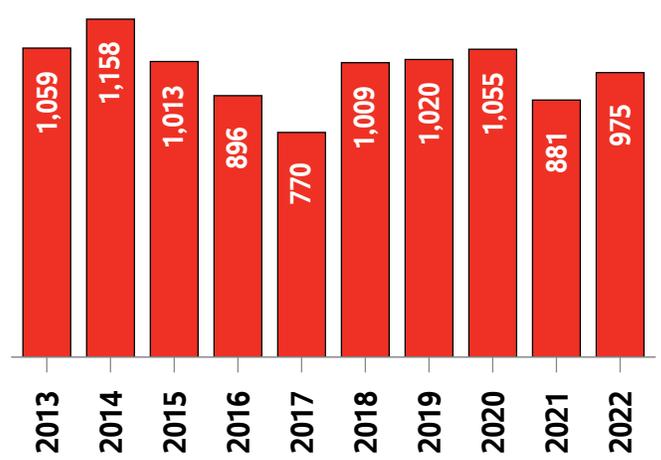
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

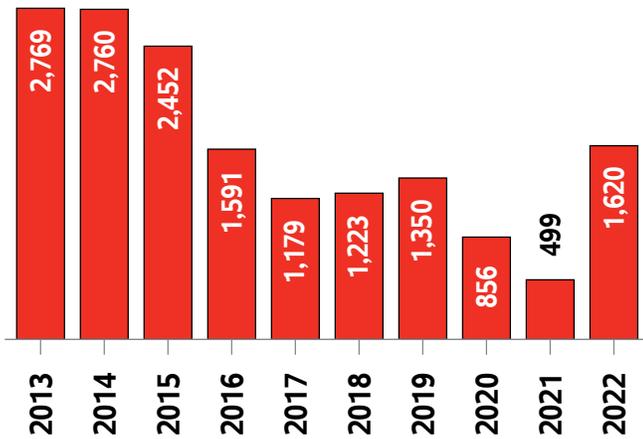
Sales Activity (October only)



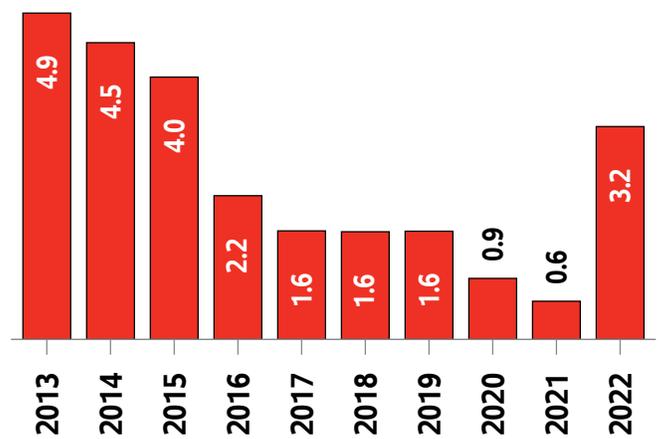
New Listings (October only)



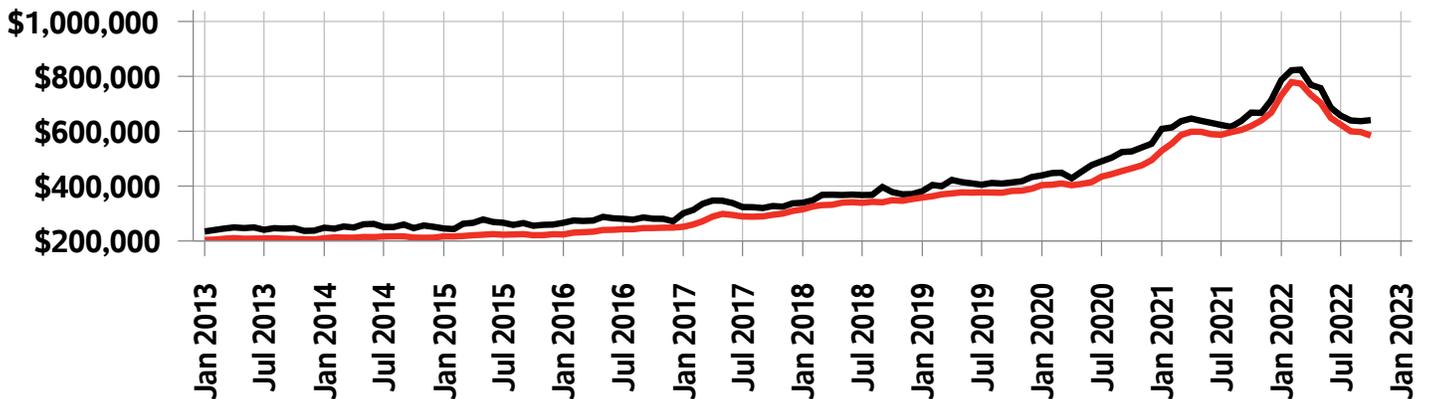
Active Listings (October only)



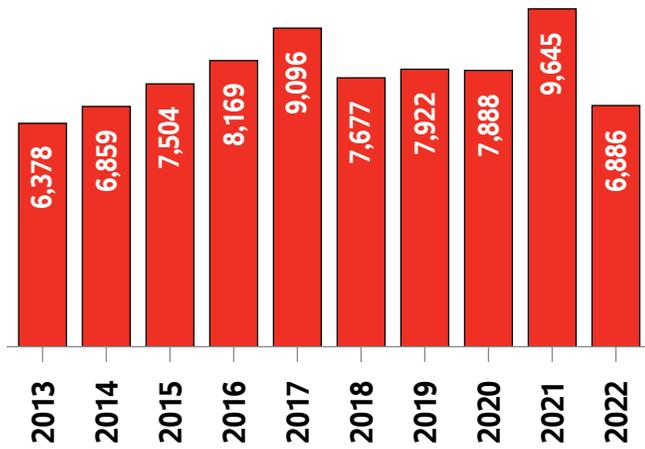
Months of Inventory (October only)



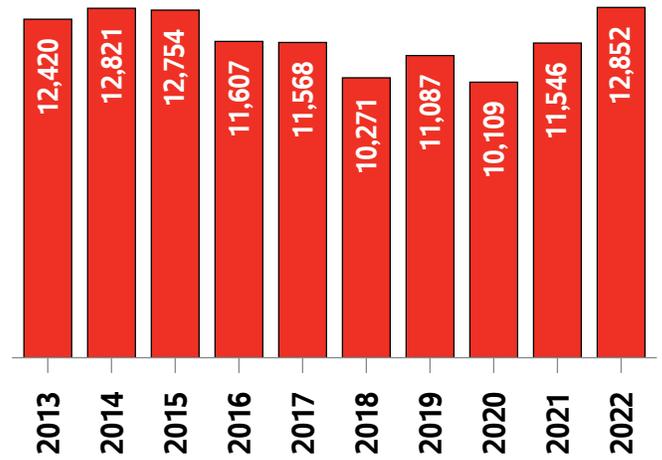
MLS® HPI Composite Benchmark Price and Average Price



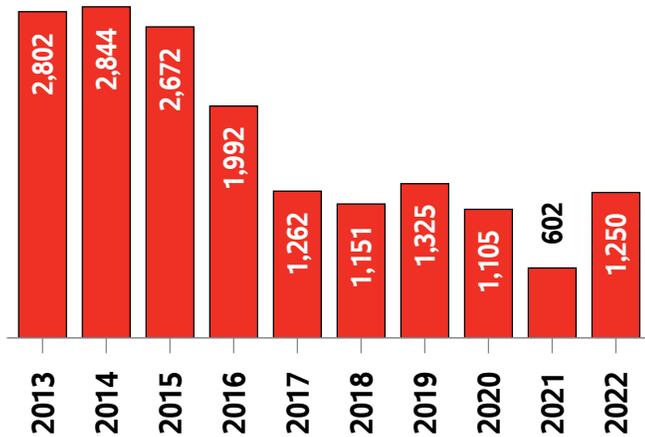
Sales Activity (October Year-to-date)



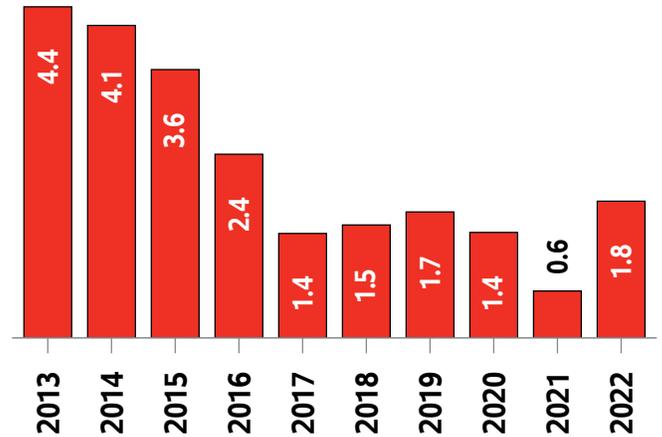
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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 | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 363 | -43.6% | -47.5% | -43.4% | -37.4% | -26.8% | -18.1% |
| Dollar Volume | \$248,113,862 | -46.6% | -37.1% | -12.5% | 21.7% | 81.1% | 116.4% |
| New Listings | 719 | 8.4% | -10.5% | -11.6% | 13.8% | -7.6% | -19.2% |
| Active Listings | 1,158 | 196.2% | 66.6% | -0.3% | 18.2% | -38.2% | -47.0% |
| Sales to New Listings Ratio ¹ | 50.5 | 97.1 | 86.2 | 78.8 | 91.8 | 63.8 | 49.8 |
| Months of Inventory ² | 3.2 | 0.6 | 1.0 | 1.8 | 1.7 | 3.8 | 4.9 |
| Average Price | \$683,509 | -5.2% | 19.8% | 54.5% | 94.4% | 147.4% | 164.1% |
| Median Price | \$612,000 | -8.1% | 14.7% | 50.4% | 93.4% | 145.3% | 158.7% |
| Sale to List Price Ratio ³ | 97.1 | 109.3 | 105.5 | 100.5 | 99.4 | 97.6 | 97.0 |
| Median Days on Market | 21.0 | 7.0 | 7.0 | 15.0 | 18.0 | 26.0 | 32.0 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|-----------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 5,047 | -29.4% | -14.5% | -17.1% | -28.9% | -15.2% | -2.6% |
| Dollar Volume | \$4,027,854,887 | -18.1% | 30.7% | 50.3% | 57.7% | 138.3% | 201.1% |
| New Listings | 9,357 | 8.5% | 21.4% | 5.7% | 1.4% | -6.6% | -4.1% |
| Active Listings ⁴ | 900 | 96.0% | -0.9% | -20.7% | -11.1% | -55.6% | -59.5% |
| Sales to New Listings Ratio ⁵ | 53.9 | 82.9 | 76.6 | 68.8 | 76.8 | 59.4 | 53.1 |
| Months of Inventory ⁶ | 1.8 | 0.6 | 1.5 | 1.9 | 1.4 | 3.4 | 4.3 |
| Average Price | \$798,069 | 16.0% | 52.9% | 81.3% | 121.7% | 181.0% | 209.1% |
| Median Price | \$730,000 | 14.8% | 50.5% | 80.2% | 124.6% | 186.4% | 210.6% |
| Sale to List Price Ratio ⁷ | 109.1 | 111.5 | 103.4 | 101.8 | 102.3 | 97.8 | 97.4 |
| Median Days on Market | 8.0 | 7.0 | 8.0 | 10.0 | 12.0 | 25.0 | 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.

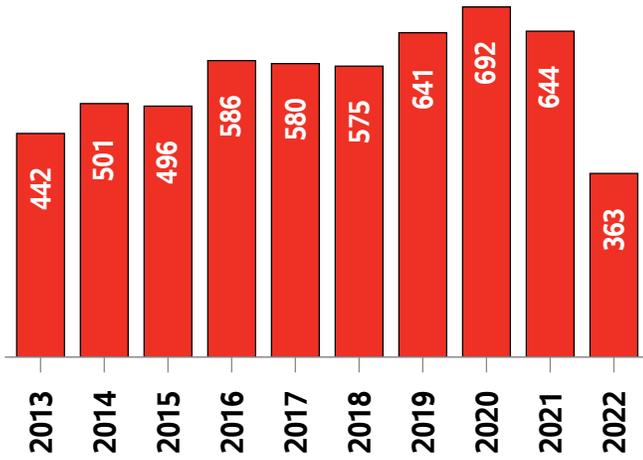
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

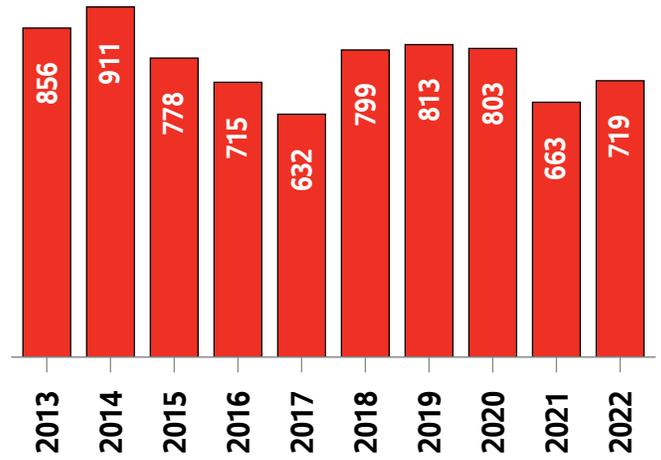
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

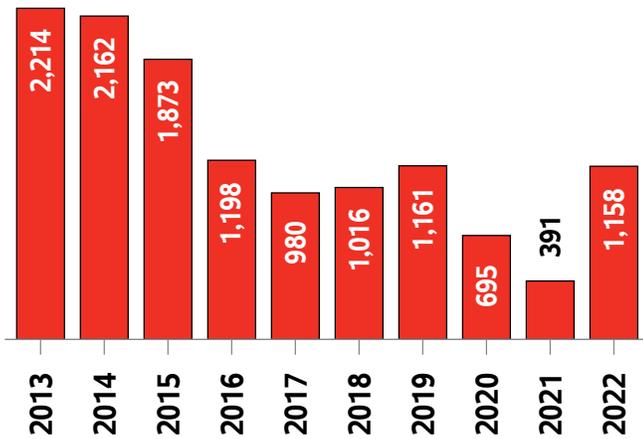
Sales Activity (October only)



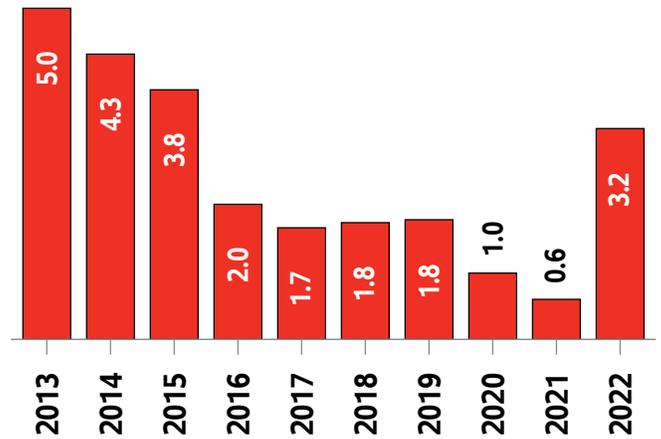
New Listings (October only)



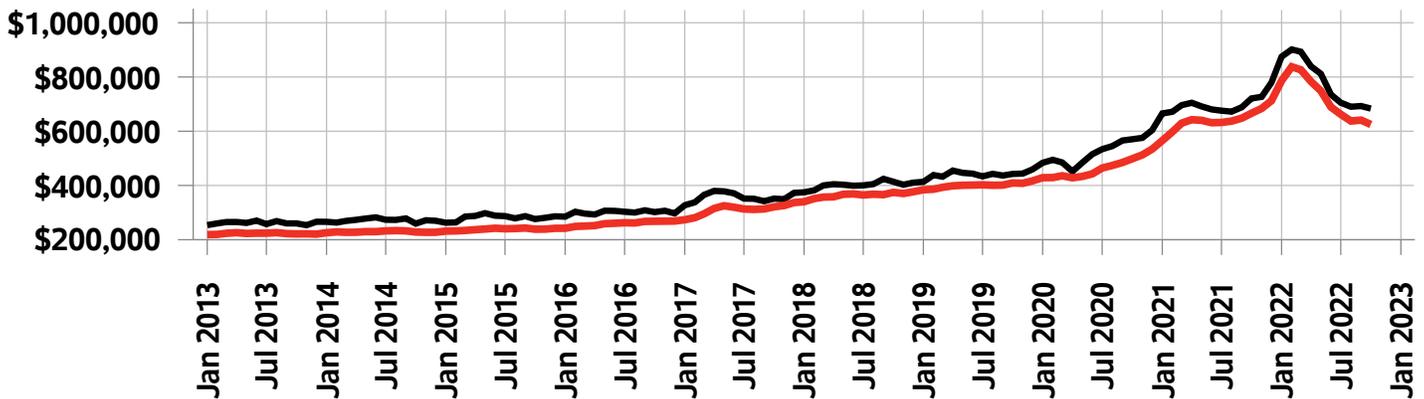
Active Listings (October only)



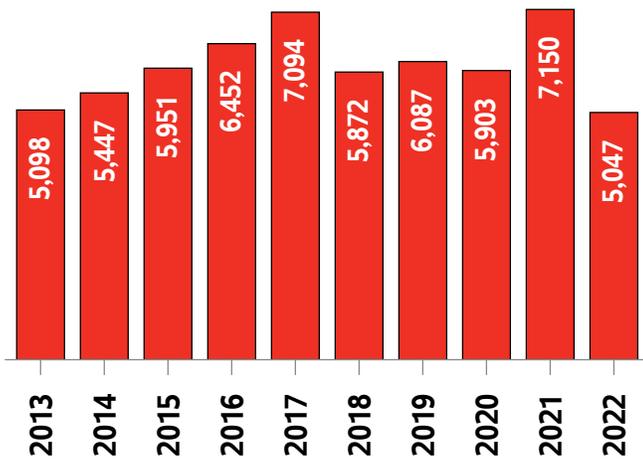
Months of Inventory (October only)



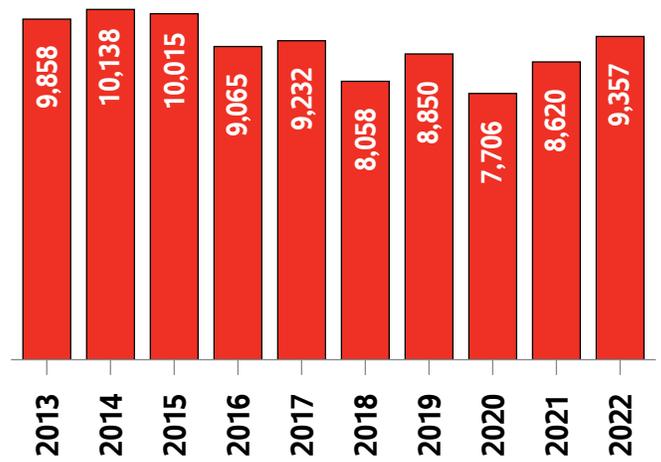
MLS® HPI Single Family Benchmark Price and Average Price



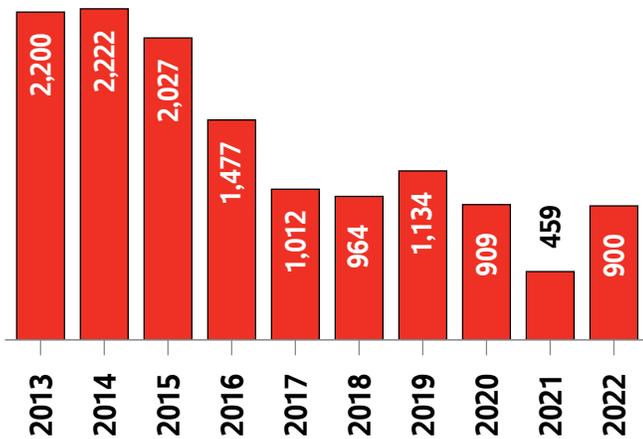
Sales Activity (October Year-to-date)



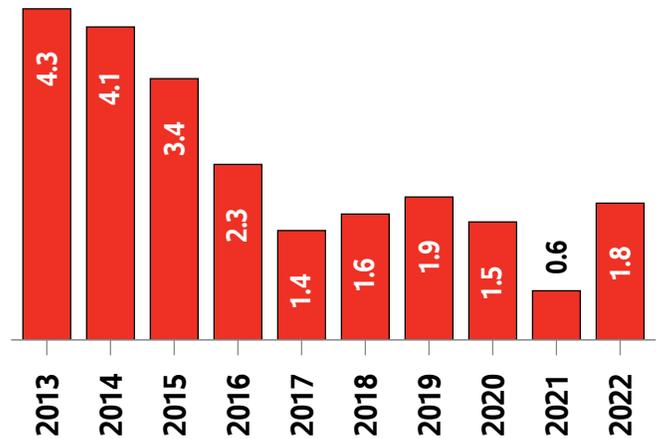
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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 | October 2022 | Compared to ⁸ | | | | | |
|--|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 73 | -34.2% | -40.7% | -13.1% | -15.1% | -6.4% | 0.0% |
| Dollar Volume | \$37,309,050 | -38.7% | -23.7% | 38.1% | 82.5% | 154.5% | 183.9% |
| New Listings | 129 | 17.3% | 19.4% | 31.6% | 74.3% | 5.7% | -2.3% |
| Active Listings | 209 | 450.0% | 386.0% | 167.9% | 221.5% | -19.6% | -23.7% |
| Sales to New Listings Ratio ¹ | 56.6 | 100.9 | 113.9 | 85.7 | 116.2 | 63.9 | 55.3 |
| Months of Inventory ² | 2.9 | 0.3 | 0.3 | 0.9 | 0.8 | 3.3 | 3.8 |
| Average Price | \$511,083 | -6.8% | 28.6% | 58.9% | 115.1% | 171.9% | 183.9% |
| Median Price | \$490,000 | -9.3% | 29.6% | 59.2% | 115.4% | 184.1% | 206.3% |
| Sale to List Price Ratio ³ | 98.3 | 111.9 | 106.4 | 103.6 | 101.3 | 97.6 | 97.0 |
| Median Days on Market | 24.0 | 6.0 | 7.0 | 13.5 | 15.0 | 36.0 | 42.0 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 938 | -22.1% | -4.7% | -0.4% | -17.9% | 7.9% | 14.1% |
| Dollar Volume | \$566,407,358 | -7.1% | 53.0% | 87.4% | 114.8% | 251.5% | 290.8% |
| New Listings | 1,820 | 29.6% | 61.6% | 61.9% | 45.0% | 25.6% | 29.4% |
| Active Listings ⁴ | 172 | 224.8% | 156.4% | 150.8% | 98.4% | -41.8% | -40.2% |
| Sales to New Listings Ratio ⁵ | 51.5 | 85.8 | 87.4 | 83.8 | 91.1 | 60.0 | 58.4 |
| Months of Inventory ⁶ | 1.8 | 0.4 | 0.7 | 0.7 | 0.8 | 3.4 | 3.5 |
| Average Price | \$603,846 | 19.3% | 60.5% | 88.2% | 161.8% | 225.6% | 242.5% |
| Median Price | \$596,000 | 22.9% | 62.7% | 98.7% | 180.5% | 250.6% | 280.2% |
| Sale to List Price Ratio ⁷ | 112.0 | 112.7 | 103.9 | 105.1 | 103.5 | 97.6 | 97.3 |
| Median Days on Market | 8.0 | 7.0 | 8.0 | 8.0 | 14.0 | 35.0 | 36.0 |

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.

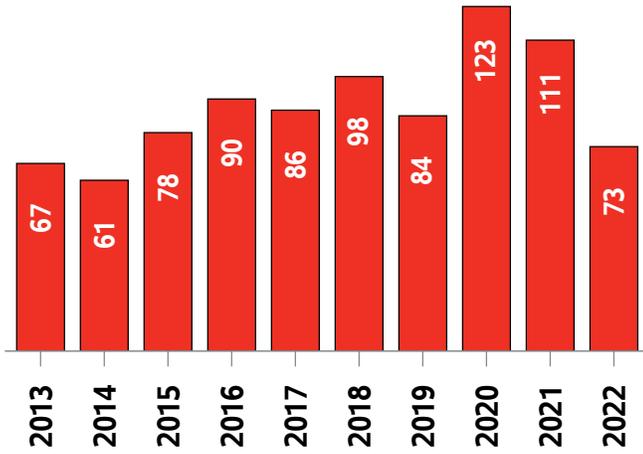
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

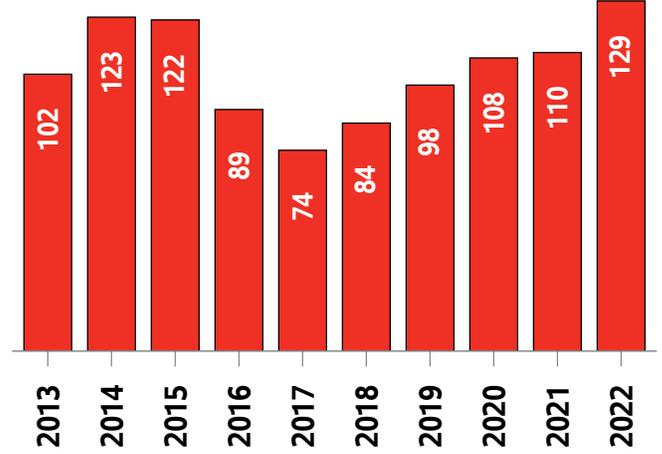
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

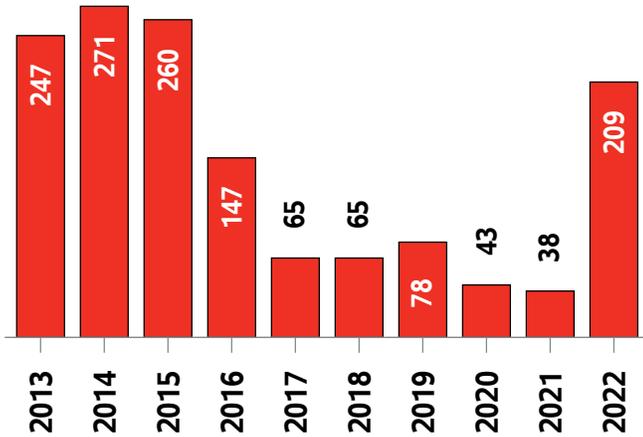
Sales Activity (October only)



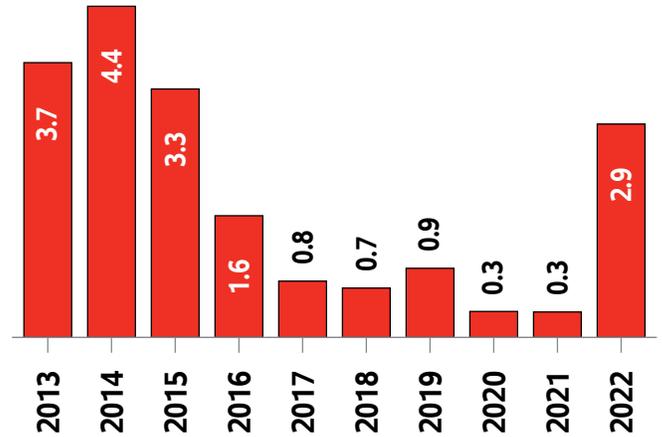
New Listings (October only)



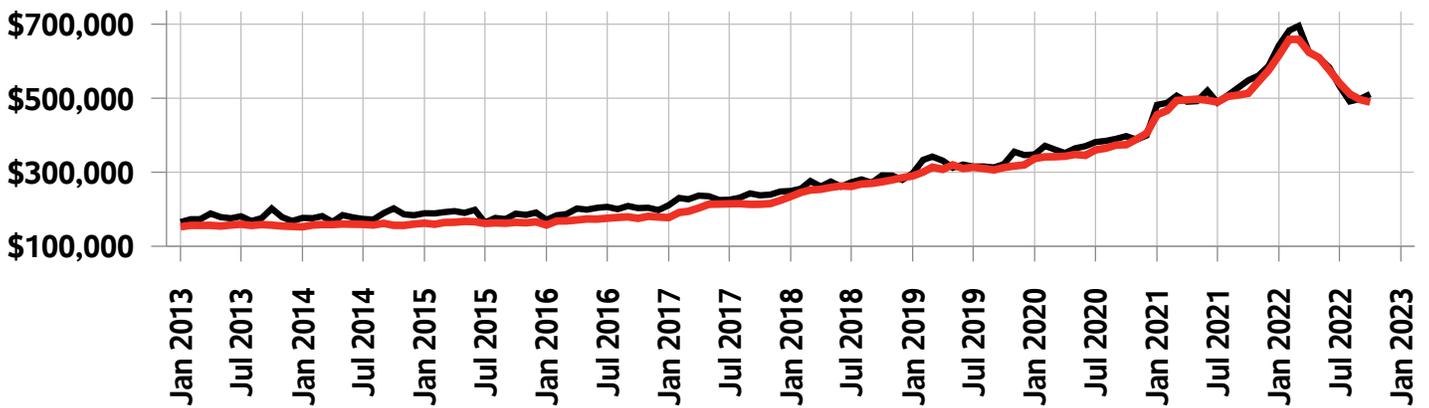
Active Listings (October only)



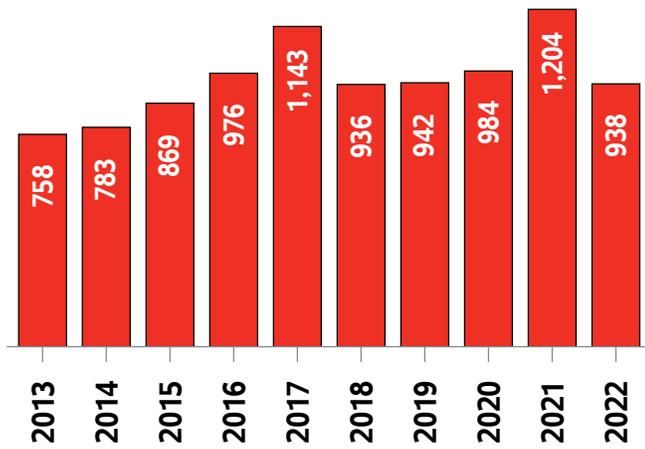
Months of Inventory (October only)



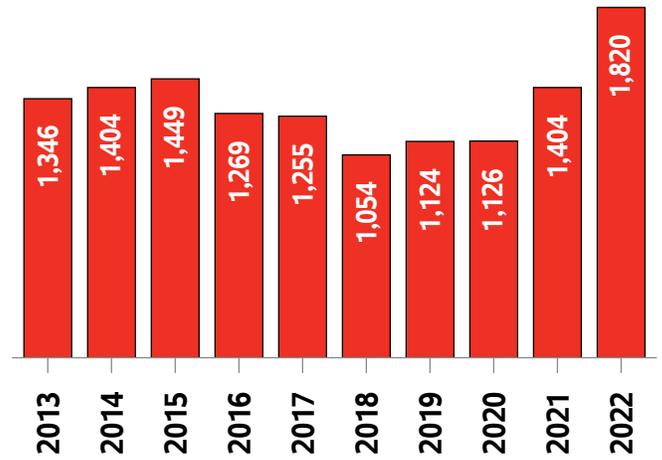
MLS® HPI Townhouse Benchmark Price and Average Price



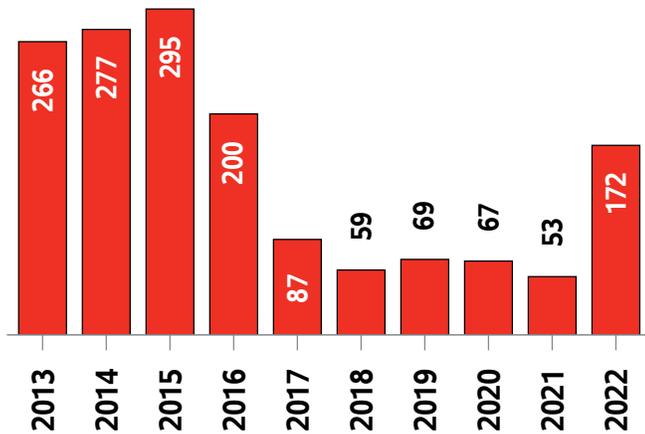
Sales Activity (October Year-to-date)



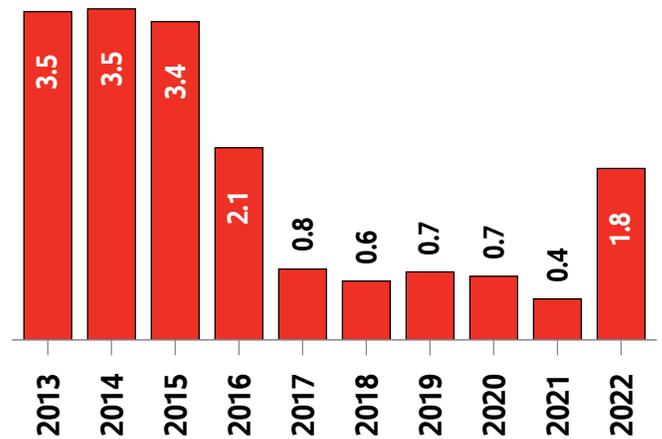
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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 | October 2022 | Compared to ⁸ | | | | | |
|--|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 37 | -37.3% | -50.7% | -41.3% | -17.8% | 2.8% | 19.4% |
| Dollar Volume | \$15,411,100 | -32.3% | -34.3% | -2.2% | 68.3% | 221.8% | 153.7% |
| New Listings | 67 | 1.5% | -33.7% | 17.5% | 52.3% | -31.6% | -21.2% |
| Active Listings | 133 | 171.4% | 82.2% | 177.1% | 41.5% | -46.8% | -44.1% |
| Sales to New Listings Ratio ¹ | 55.2 | 89.4 | 74.3 | 110.5 | 102.3 | 36.7 | 36.5 |
| Months of Inventory ² | 3.6 | 0.8 | 1.0 | 0.8 | 2.1 | 6.9 | 7.7 |
| Average Price | \$416,516 | 8.0% | 33.2% | 66.5% | 104.7% | 213.1% | 112.5% |
| Median Price | \$349,900 | -0.0% | 24.1% | 48.9% | 141.3% | 208.3% | 127.9% |
| Sale to List Price Ratio ³ | 96.7 | 106.0 | 103.3 | 103.0 | 98.8 | 95.8 | 96.8 |
| Median Days on Market | 27.0 | 7.0 | 10.0 | 11.0 | 24.0 | 35.5 | 46.0 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 595 | -32.0% | -10.9% | 1.0% | -19.4% | 0.5% | 39.0% |
| Dollar Volume | \$266,365,483 | -19.5% | 34.2% | 82.4% | 64.1% | 148.2% | 297.7% |
| New Listings | 1,040 | 1.5% | 24.7% | 47.5% | 14.3% | -5.5% | 7.1% |
| Active Listings ⁴ | 104 | 79.6% | 64.5% | 56.8% | -22.1% | -62.9% | -57.4% |
| Sales to New Listings Ratio ⁵ | 57.2 | 85.4 | 80.1 | 83.5 | 81.1 | 53.8 | 44.1 |
| Months of Inventory ⁶ | 1.7 | 0.7 | 0.9 | 1.1 | 1.8 | 4.7 | 5.7 |
| Average Price | \$447,673 | 18.4% | 50.7% | 80.5% | 103.6% | 146.9% | 186.1% |
| Median Price | \$410,000 | 19.2% | 54.7% | 82.2% | 141.2% | 192.9% | 212.4% |
| Sale to List Price Ratio ⁷ | 108.6 | 108.3 | 102.4 | 103.7 | 99.4 | 97.4 | 96.8 |
| Median Days on Market | 9.0 | 7.0 | 10.0 | 11.0 | 23.0 | 43.0 | 41.0 |

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.

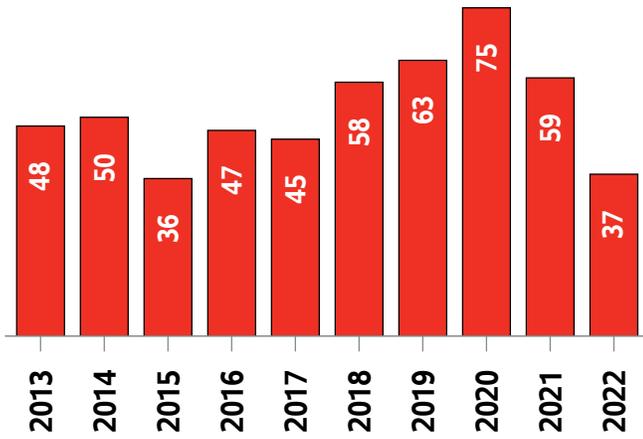
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

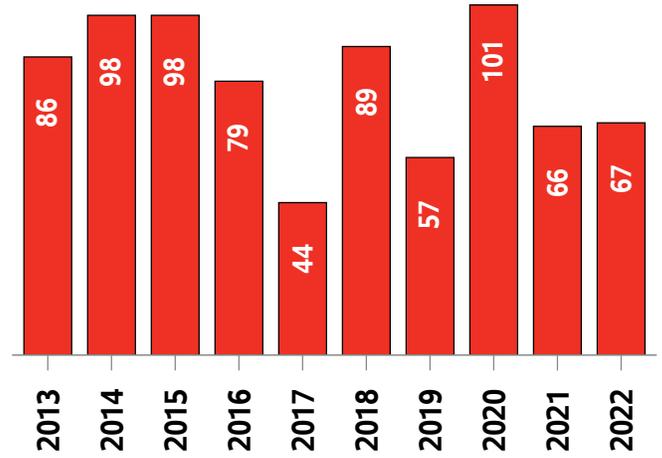
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

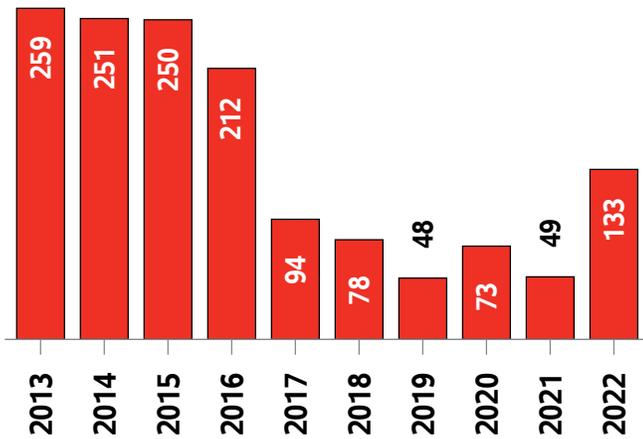
Sales Activity (October only)



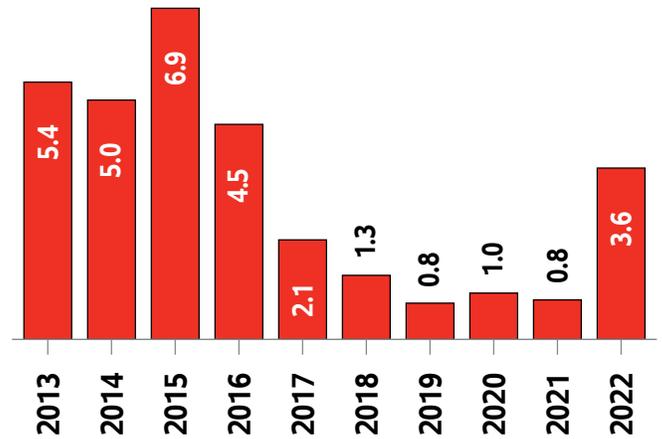
New Listings (October only)



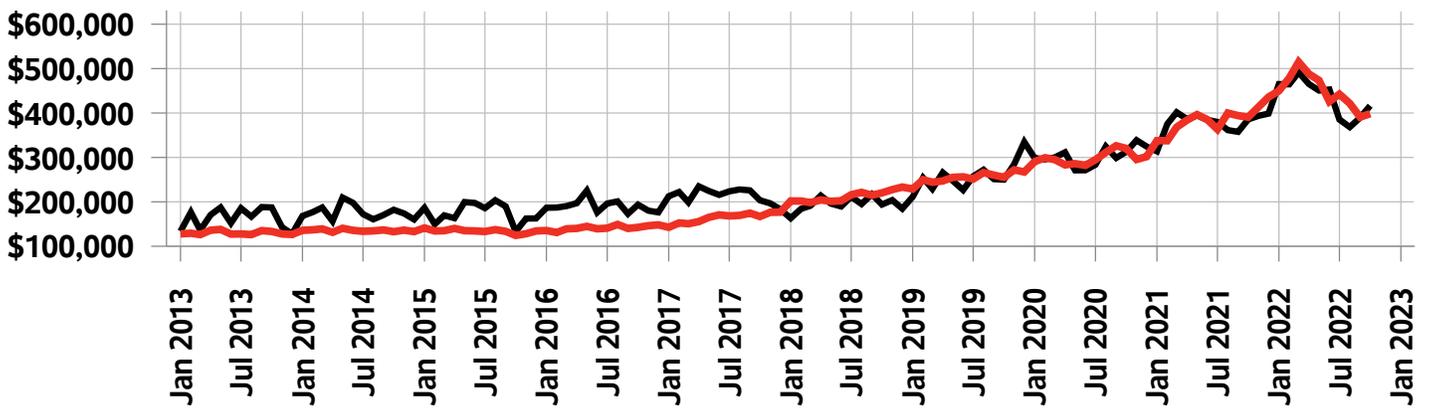
Active Listings (October only)



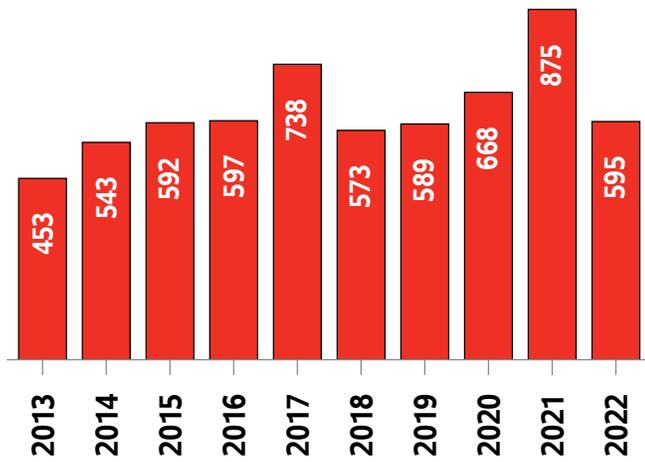
Months of Inventory (October only)



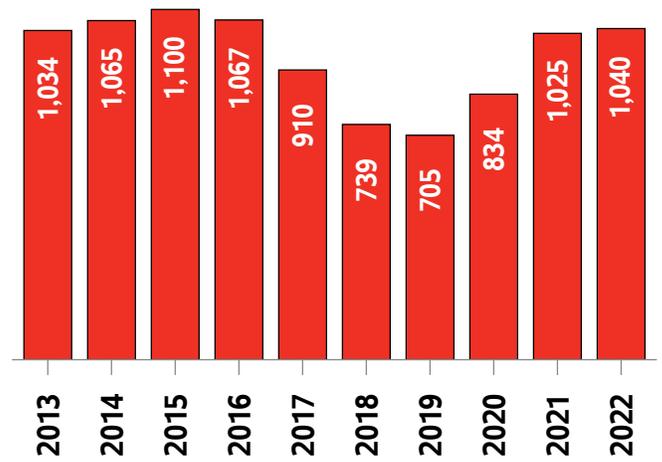
MLS® HPI Apartment Benchmark Price and Average Price



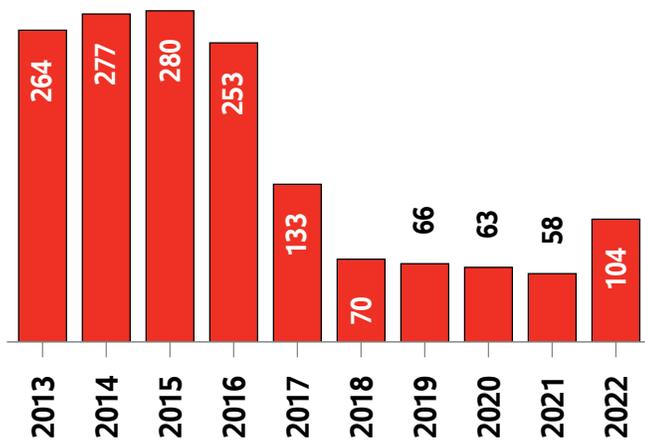
Sales Activity (October Year-to-date)



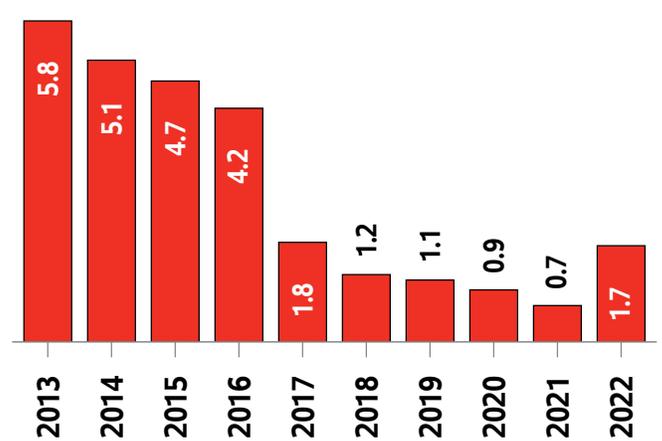
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



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



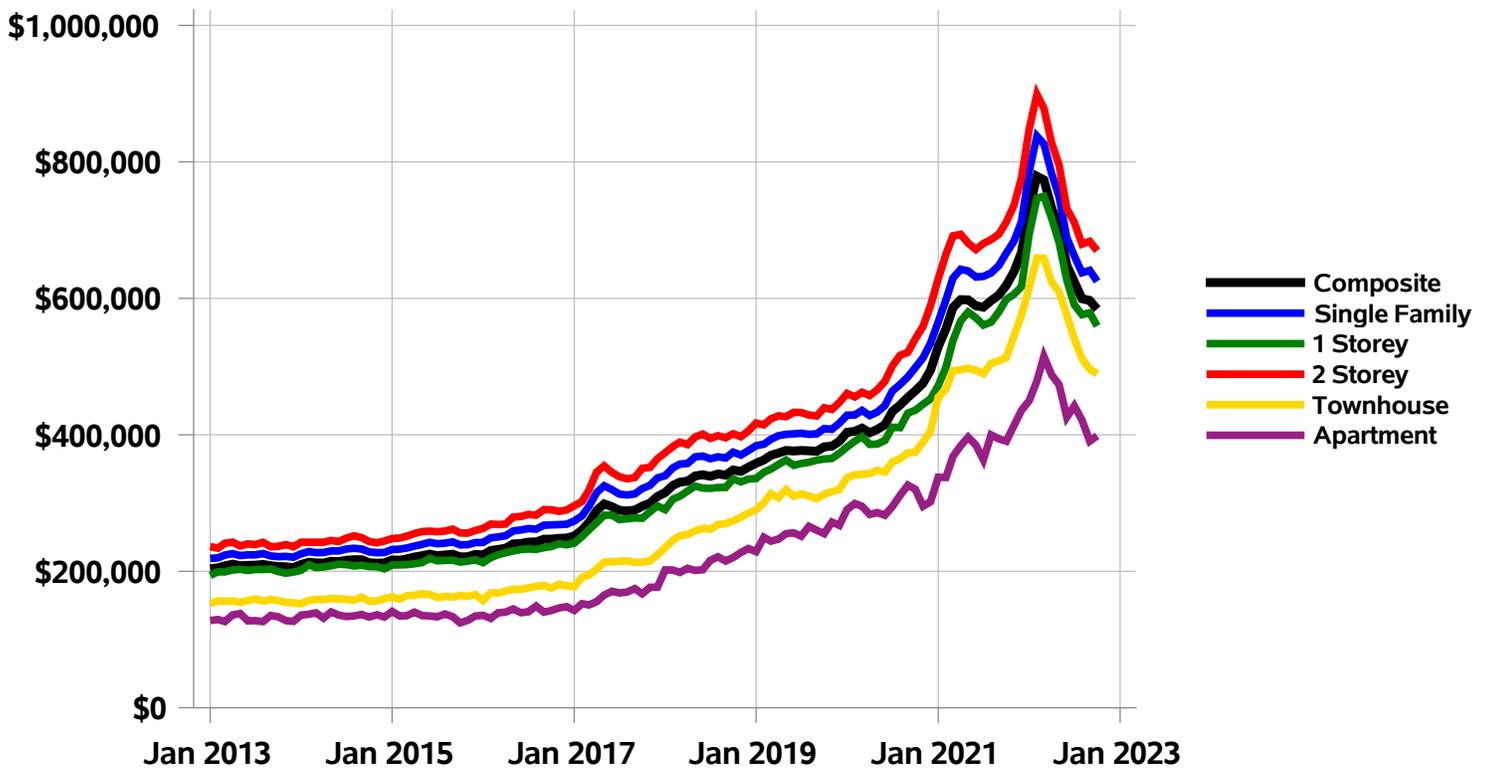
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

| Benchmark Type: | October 2022 | percentage change vs. | | | | | |
|-----------------|--------------|-----------------------|--------------|--------------|---------------|-------------|-------------|
| | | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$584,200 | -2.1 | -6.4 | -20.3 | -5.6 | 52.8 | 97.8 |
| Single Family | \$624,900 | -2.5 | -5.6 | -20.2 | -6.2 | 52.7 | 94.5 |
| One Storey | \$559,400 | -3.4 | -5.3 | -22.0 | -6.5 | 53.4 | 101.4 |
| Two Storey | \$669,800 | -2.0 | -5.8 | -19.1 | -5.9 | 52.3 | 90.8 |
| Townhouse | \$489,400 | -1.4 | -9.6 | -21.6 | -4.6 | 56.5 | 129.3 |
| Apartment | \$398,600 | 2.0 | -9.9 | -18.3 | 2.0 | 56.2 | 138.7 |

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.) | 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 | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 355 | -43.1% | -48.6% | -40.9% | -30.3% | -23.0% | -11.5% |
| Dollar Volume | \$223,749,942 | -44.9% | -38.8% | -9.8% | 34.3% | 88.2% | 124.7% |
| New Listings | 637 | 4.9% | -15.7% | -12.6% | 16.0% | -10.0% | -21.4% |
| Active Listings | 1,003 | 259.5% | 83.4% | 17.6% | 38.7% | -31.5% | -42.9% |
| Sales to New Listings Ratio ¹ | 55.7 | 102.8 | 91.4 | 82.4 | 92.7 | 65.1 | 49.5 |
| Months of Inventory ² | 2.8 | 0.4 | 0.8 | 1.4 | 1.4 | 3.2 | 4.4 |
| Average Price | \$630,282 | -3.1% | 19.1% | 52.7% | 92.6% | 144.4% | 153.9% |
| Median Price | \$575,000 | -7.7% | 19.2% | 51.4% | 91.7% | 141.6% | 151.1% |
| Sale to List Price Ratio ³ | 97.0 | 110.2 | 105.8 | 101.7 | 100.1 | 97.8 | 97.1 |
| Median Days on Market | 22.0 | 7.0 | 7.0 | 13.0 | 16.0 | 26.0 | 31.0 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|-----------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 4,935 | -30.2% | -14.6% | -14.8% | -26.4% | -10.3% | 0.9% |
| Dollar Volume | \$3,584,286,107 | -19.3% | 28.3% | 50.7% | 58.9% | 145.4% | 204.1% |
| New Listings | 9,212 | 8.6% | 24.8% | 15.2% | 8.9% | 1.2% | 2.6% |
| Active Listings ⁴ | 824 | 108.0% | 15.2% | -0.7% | 6.4% | -50.0% | -53.9% |
| Sales to New Listings Ratio ⁵ | 53.6 | 83.3 | 78.3 | 72.5 | 79.3 | 60.4 | 54.4 |
| Months of Inventory ⁶ | 1.7 | 0.6 | 1.2 | 1.4 | 1.2 | 3.0 | 3.7 |
| Average Price | \$726,299 | 15.6% | 50.2% | 77.0% | 115.8% | 173.6% | 201.4% |
| Median Price | \$675,000 | 14.4% | 50.0% | 77.4% | 121.3% | 177.8% | 206.5% |
| Sale to List Price Ratio ⁷ | 110.3 | 111.8 | 103.9 | 103.1 | 103.2 | 97.9 | 97.6 |
| Median Days on Market | 8.0 | 7.0 | 8.0 | 9.0 | 12.0 | 25.0 | 29.0 |

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.

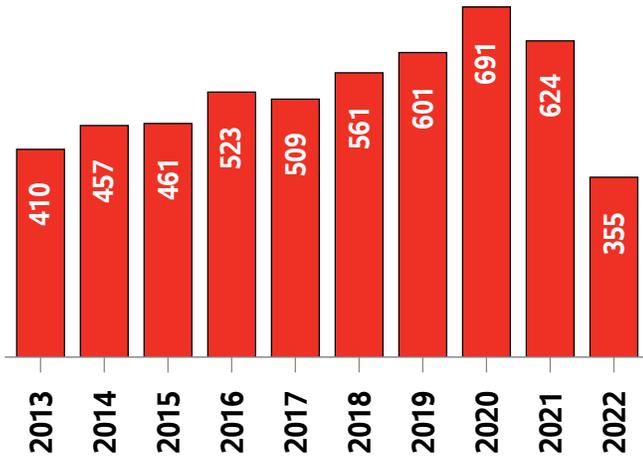
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

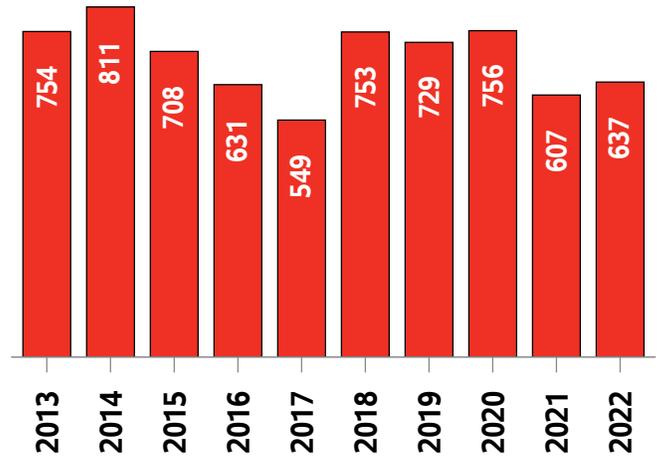
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

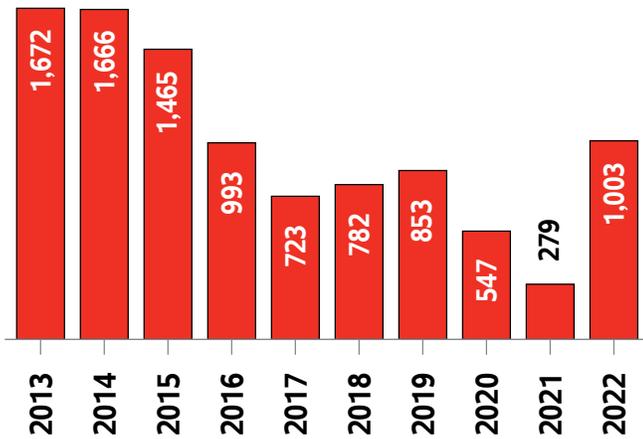
Sales Activity (October only)



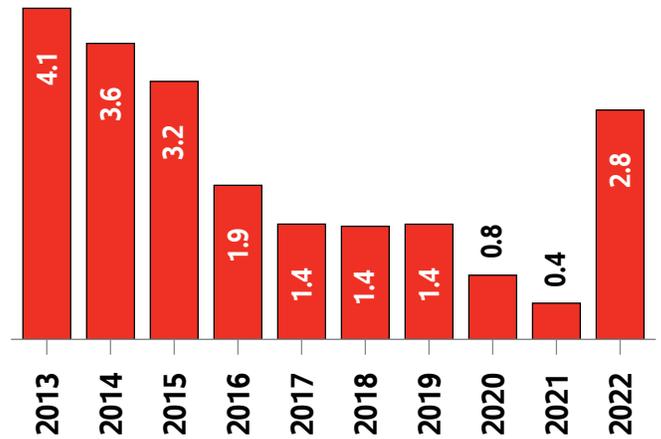
New Listings (October only)



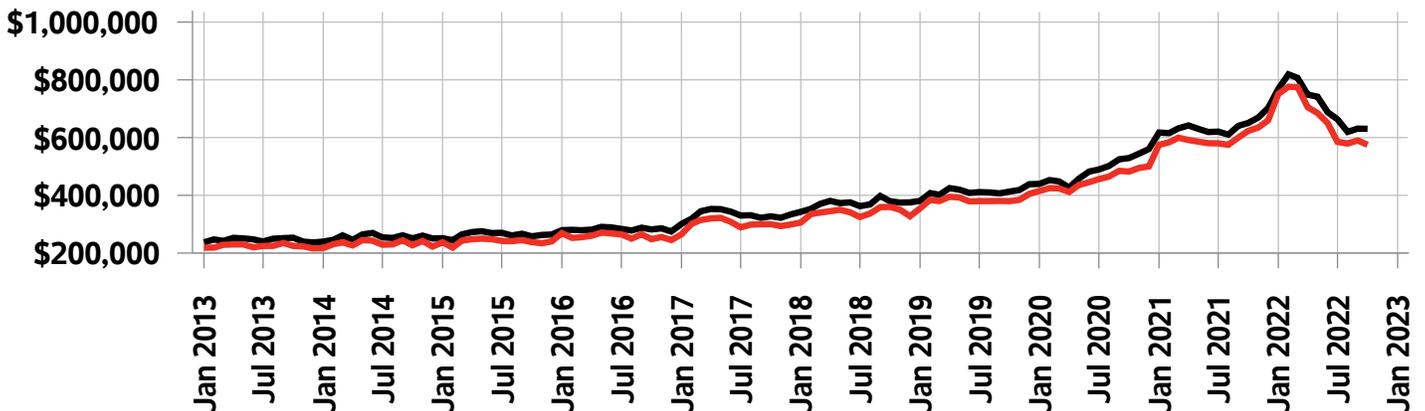
Active Listings (October only)



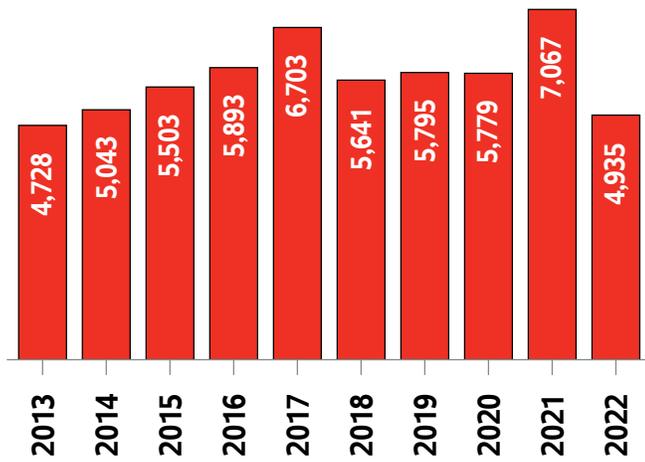
Months of Inventory (October only)



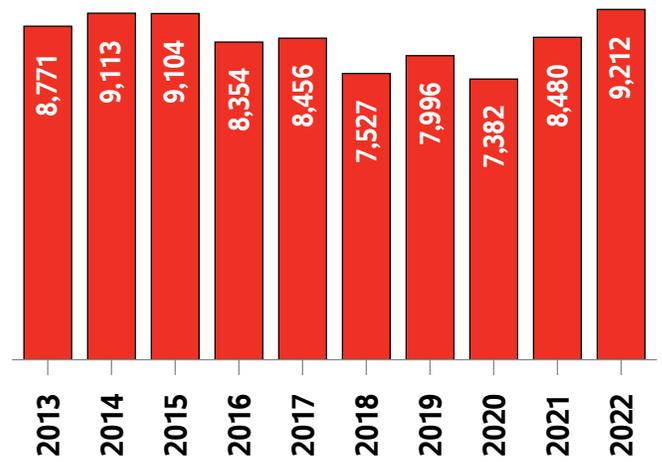
Average Price and Median Price



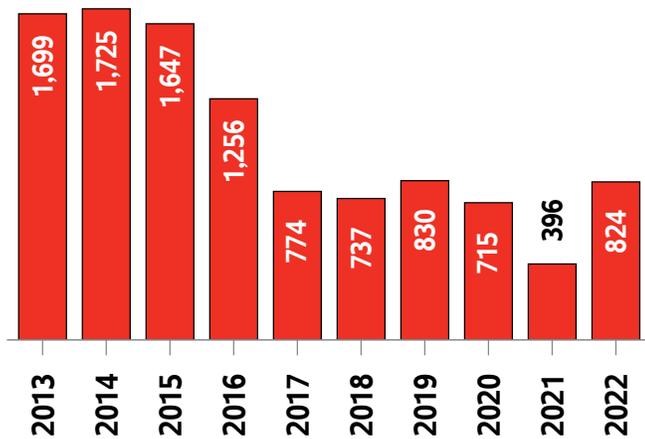
Sales Activity (October Year-to-date)



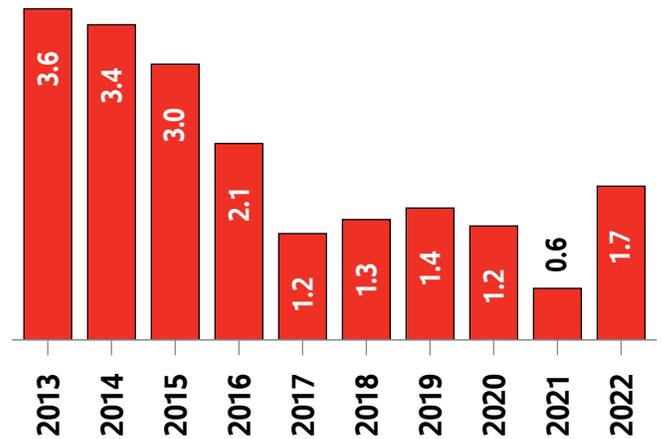
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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 | October 2022 | Compared to ⁸ | | | | | |
|--|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 13 | -50.0% | -62.9% | -23.5% | -50.0% | 8.3% | 0.0% |
| Dollar Volume | \$8,022,900 | -60.1% | -54.5% | -0.6% | -2.1% | 285.4% | 212.5% |
| New Listings | 37 | 19.4% | 12.1% | 42.3% | 131.3% | 2.8% | 5.7% |
| Active Listings | 69 | 122.6% | 130.0% | 21.1% | 23.2% | -51.1% | -50.0% |
| Sales to New Listings Ratio ¹ | 35.1 | 83.9 | 106.1 | 65.4 | 162.5 | 33.3 | 37.1 |
| Months of Inventory ² | 5.3 | 1.2 | 0.9 | 3.4 | 2.2 | 11.8 | 10.6 |
| Average Price | \$617,146 | -20.2% | 22.6% | 29.9% | 95.8% | 255.8% | 212.5% |
| Median Price | \$612,000 | -10.7% | 28.6% | 30.8% | 115.5% | 304.0% | 209.9% |
| Sale to List Price Ratio ³ | 96.0 | 106.2 | 98.7 | 99.6 | 97.7 | 90.8 | 94.1 |
| Median Days on Market | 50.0 | 10.0 | 16.0 | 37.0 | 33.5 | 59.5 | 70.0 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 213 | -24.7% | -10.9% | 8.1% | -13.4% | 1.9% | 18.3% |
| Dollar Volume | \$151,692,578 | -15.5% | 37.2% | 96.5% | 109.9% | 192.7% | 255.1% |
| New Listings | 399 | 16.0% | 23.5% | 17.7% | 18.8% | -6.6% | 1.8% |
| Active Listings ⁴ | 53 | 73.9% | 6.0% | -25.0% | -22.7% | -63.2% | -65.8% |
| Sales to New Listings Ratio ⁵ | 53.4 | 82.3 | 74.0 | 58.1 | 73.2 | 48.9 | 45.9 |
| Months of Inventory ⁶ | 2.5 | 1.1 | 2.1 | 3.6 | 2.8 | 6.9 | 8.6 |
| Average Price | \$712,172 | 12.3% | 53.9% | 81.7% | 142.4% | 187.3% | 200.1% |
| Median Price | \$675,000 | 8.7% | 55.2% | 84.7% | 150.0% | 222.4% | 241.3% |
| Sale to List Price Ratio ⁷ | 104.5 | 106.2 | 99.9 | 98.9 | 97.9 | 95.5 | 95.3 |
| Median Days on Market | 13.0 | 9.0 | 16.0 | 25.0 | 27.0 | 54.0 | 64.5 |

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.

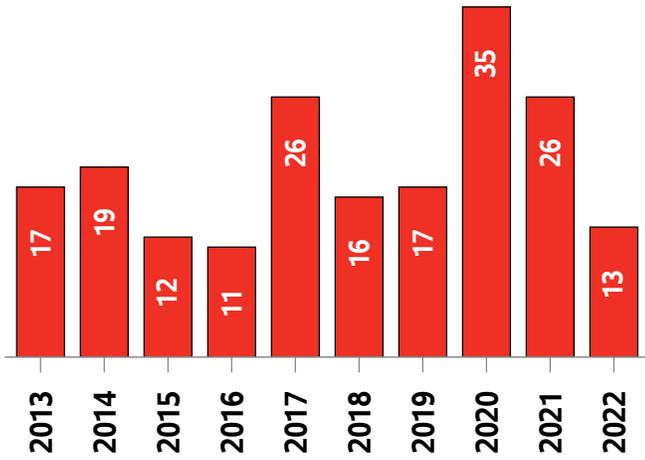
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

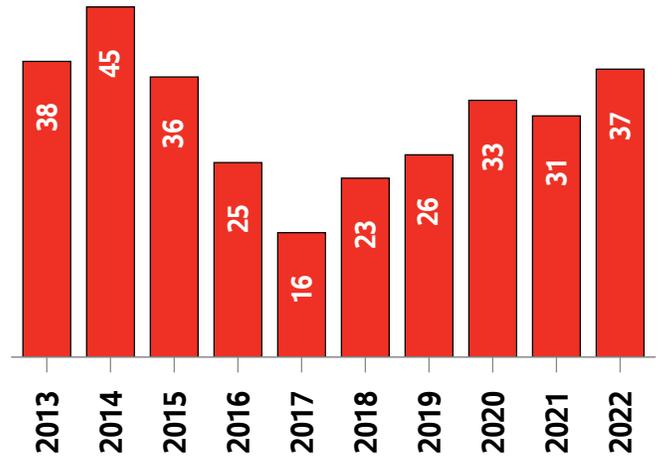
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

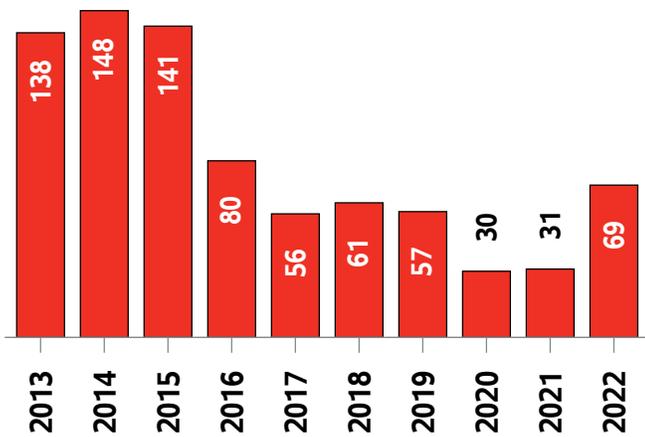
Sales Activity (October only)



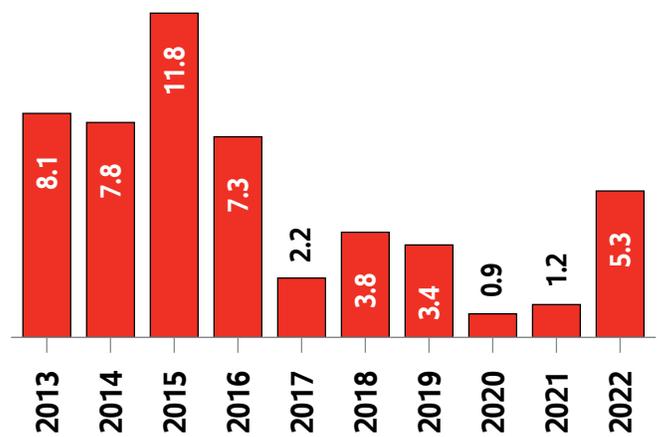
New Listings (October only)



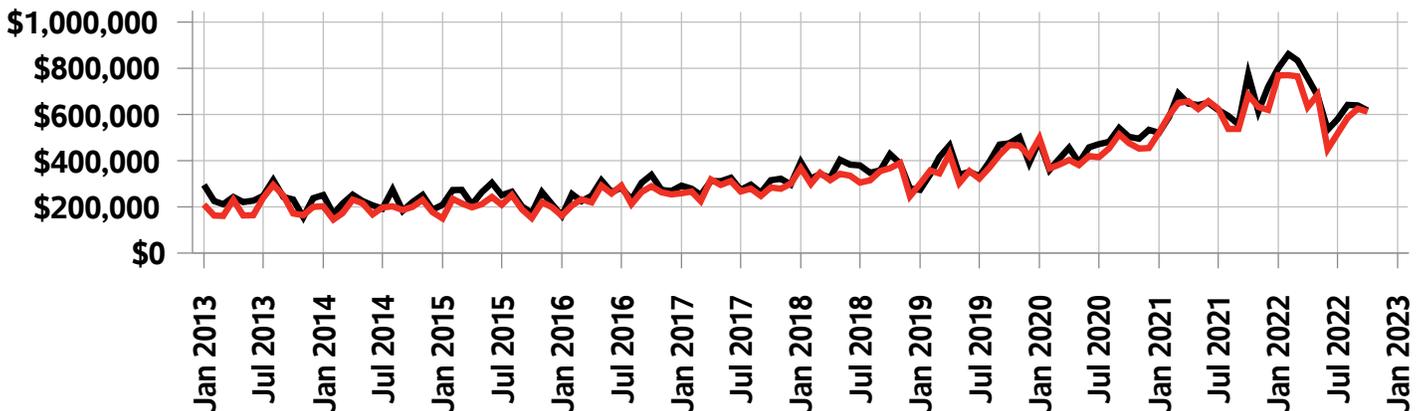
Active Listings (October only)



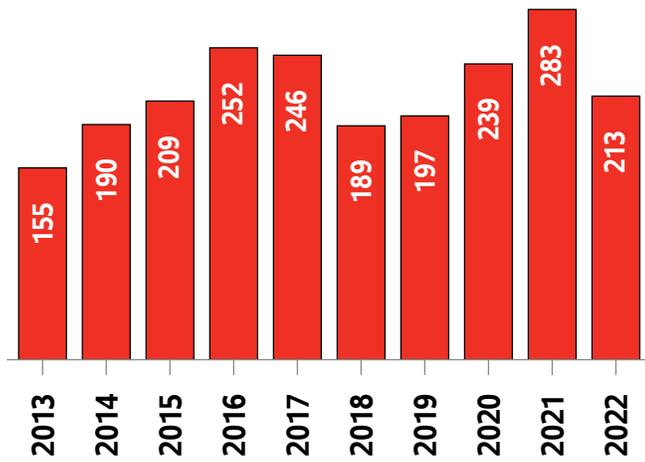
Months of Inventory (October only)



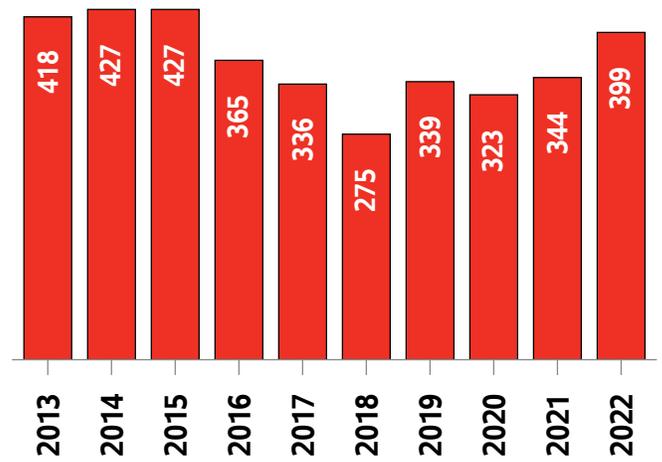
Average Price and Median Price



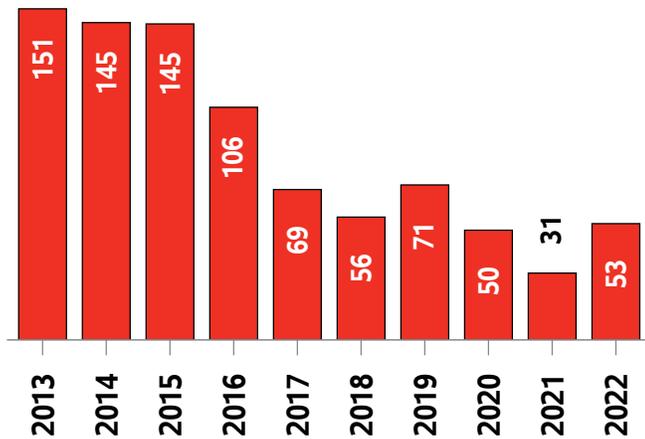
Sales Activity (October Year-to-date)



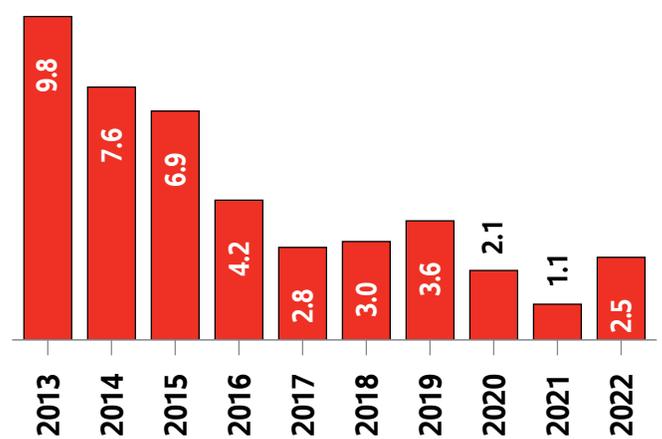
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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 | October 2022 | Compared to ⁸ | | | | | |
|--|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 15 | -58.3% | -37.5% | -63.4% | -50.0% | -25.0% | -28.6% |
| Dollar Volume | \$18,459,270 | -47.2% | -13.2% | -6.6% | 47.1% | 204.2% | 176.3% |
| New Listings | 59 | 78.8% | 55.3% | 73.5% | 90.3% | -3.3% | 7.3% |
| Active Listings | 99 | 200.0% | 41.4% | 11.2% | 57.1% | -37.3% | -25.0% |
| Sales to New Listings Ratio ¹ | 25.4 | 109.1 | 63.2 | 120.6 | 96.8 | 32.8 | 38.2 |
| Months of Inventory ² | 6.6 | 0.9 | 2.9 | 2.2 | 2.1 | 7.9 | 6.3 |
| Average Price | \$1,230,618 | 26.7% | 39.0% | 155.2% | 194.2% | 305.6% | 286.8% |
| Median Price | \$875,000 | 3.6% | 4.2% | 94.5% | 133.3% | 177.8% | 207.0% |
| Sale to List Price Ratio ³ | 98.7 | 105.8 | 101.0 | 100.3 | 99.0 | 96.5 | 97.2 |
| Median Days on Market | 28.0 | 12.0 | 22.5 | 24.0 | 28.0 | 29.0 | 86.0 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 238 | -28.5% | -2.9% | -20.4% | -20.4% | -10.5% | 19.0% |
| Dollar Volume | \$257,025,296 | -12.9% | 57.3% | 61.9% | 85.3% | 153.1% | 283.2% |
| New Listings | 523 | 22.5% | 37.6% | 7.0% | 15.2% | -16.3% | 15.5% |
| Active Listings ⁴ | 58 | 63.8% | -28.3% | -42.8% | -24.6% | -61.9% | -55.0% |
| Sales to New Listings Ratio ⁵ | 45.5 | 78.0 | 64.5 | 61.1 | 65.9 | 42.6 | 44.2 |
| Months of Inventory ⁶ | 2.4 | 1.1 | 3.3 | 3.4 | 2.6 | 5.7 | 6.4 |
| Average Price | \$1,079,938 | 21.9% | 61.9% | 103.3% | 132.8% | 182.9% | 222.0% |
| Median Price | \$950,050 | 15.2% | 52.0% | 95.1% | 111.1% | 177.8% | 211.5% |
| Sale to List Price Ratio ⁷ | 106.2 | 110.0 | 101.6 | 100.7 | 101.4 | 97.9 | 96.8 |
| Median Days on Market | 9.0 | 7.0 | 13.0 | 14.0 | 18.0 | 31.0 | 39.5 |

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.

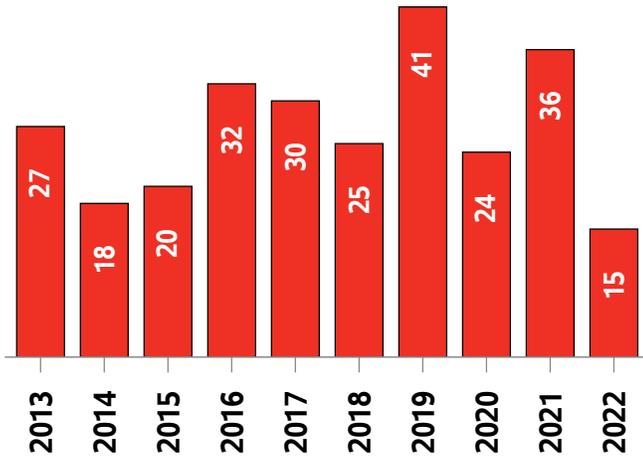
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

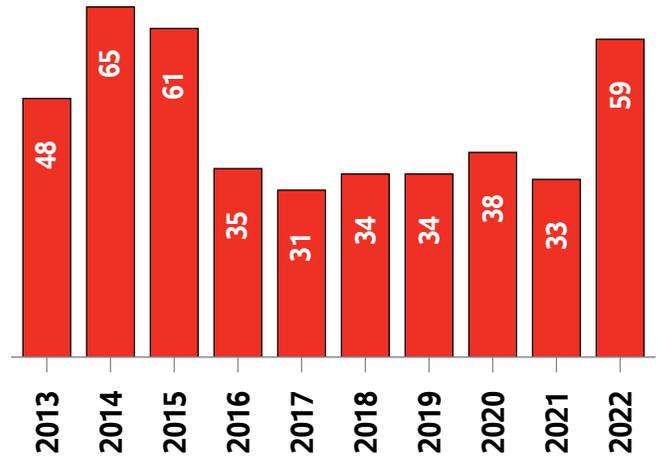
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

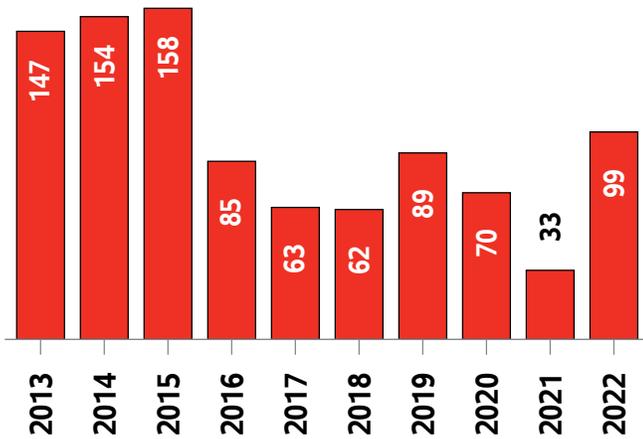
Sales Activity (October only)



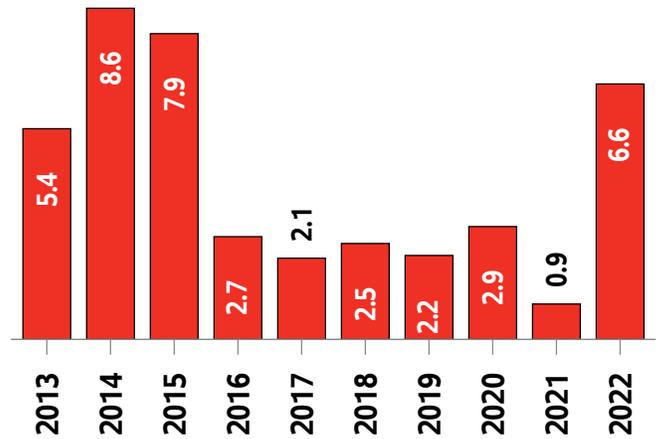
New Listings (October only)



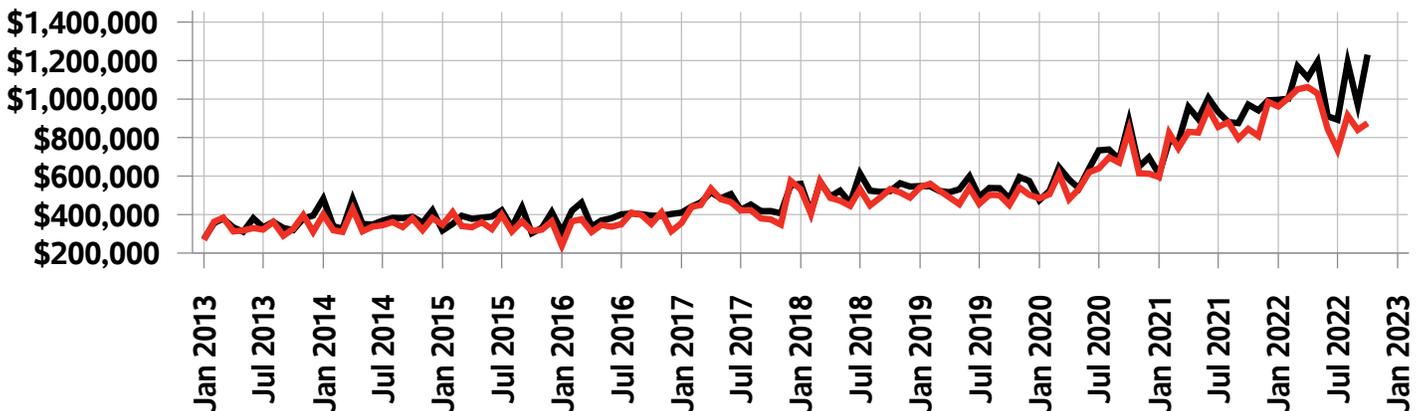
Active Listings (October only)



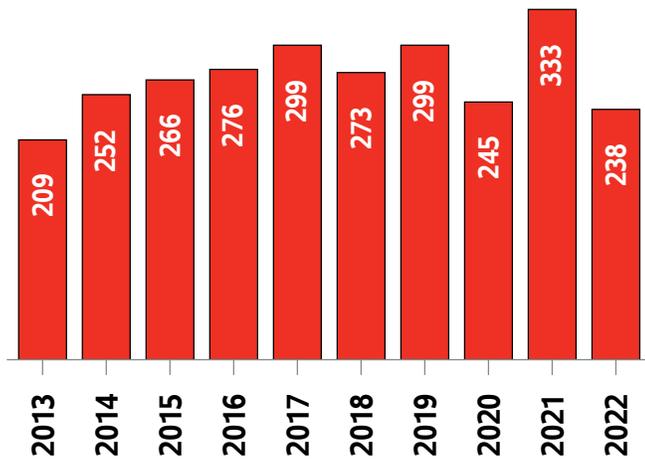
Months of Inventory (October only)



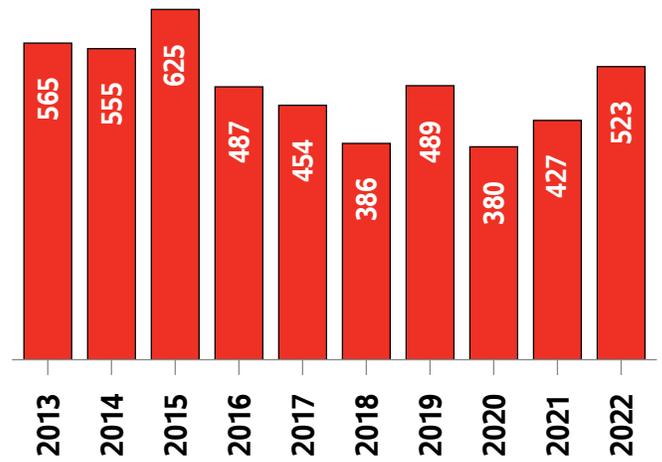
Average Price and Median Price



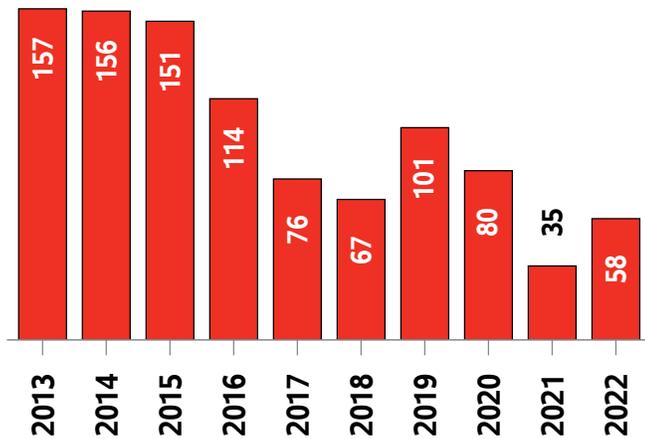
Sales Activity (October Year-to-date)



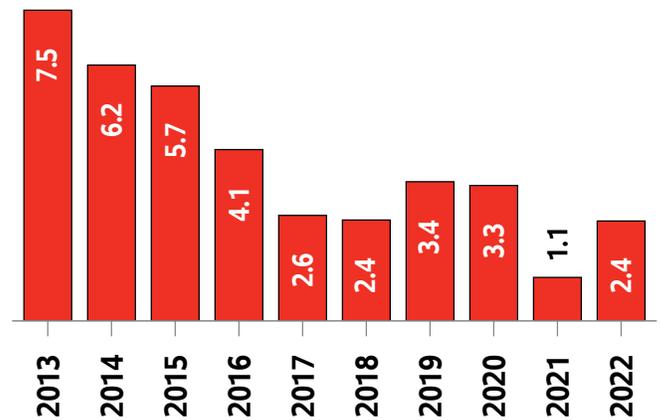
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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 | October 2022 | Compared to ⁸ | | | | | |
|--|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 18 | -45.5% | -63.3% | -25.0% | -40.0% | -30.8% | 5.9% |
| Dollar Volume | \$10,970,900 | -50.3% | -54.7% | 4.2% | 12.4% | 75.2% | 198.3% |
| New Listings | 58 | 28.9% | 11.5% | 1.8% | 45.0% | 0.0% | 48.7% |
| Active Listings | 104 | 136.4% | 89.1% | -10.3% | 16.9% | -29.3% | -18.1% |
| Sales to New Listings Ratio ¹ | 31.0 | 73.3 | 94.2 | 42.1 | 75.0 | 44.8 | 43.6 |
| Months of Inventory ² | 5.8 | 1.3 | 1.1 | 4.8 | 3.0 | 5.7 | 7.5 |
| Average Price | \$609,494 | -8.9% | 23.3% | 38.9% | 87.3% | 153.1% | 181.7% |
| Median Price | \$538,000 | -2.2% | 7.6% | 25.4% | 85.2% | 147.4% | 142.3% |
| Sale to List Price Ratio ³ | 96.8 | 104.2 | 106.5 | 100.8 | 98.6 | 97.6 | 96.5 |
| Median Days on Market | 16.0 | 7.0 | 7.0 | 27.0 | 22.5 | 20.5 | 62.0 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 298 | -25.3% | -26.1% | -16.5% | -21.6% | -4.5% | 19.2% |
| Dollar Volume | \$221,119,337 | -11.0% | 15.9% | 46.6% | 79.6% | 179.8% | 283.7% |
| New Listings | 607 | 28.1% | 17.9% | 9.4% | 18.6% | 10.0% | 31.7% |
| Active Listings ⁴ | 73 | 119.8% | -17.9% | -21.6% | -14.0% | -46.1% | -43.6% |
| Sales to New Listings Ratio ⁵ | 49.1 | 84.2 | 78.3 | 64.3 | 74.2 | 56.5 | 54.2 |
| Months of Inventory ⁶ | 2.5 | 0.8 | 2.2 | 2.6 | 2.2 | 4.3 | 5.2 |
| Average Price | \$742,011 | 19.1% | 56.8% | 75.7% | 129.1% | 192.9% | 221.9% |
| Median Price | \$699,900 | 16.7% | 55.5% | 75.0% | 131.2% | 197.8% | 220.0% |
| Sale to List Price Ratio ⁷ | 108.1 | 111.7 | 102.4 | 100.2 | 99.3 | 97.5 | 96.8 |
| Median Days on Market | 8.0 | 7.0 | 11.0 | 13.0 | 16.5 | 28.0 | 47.5 |

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.

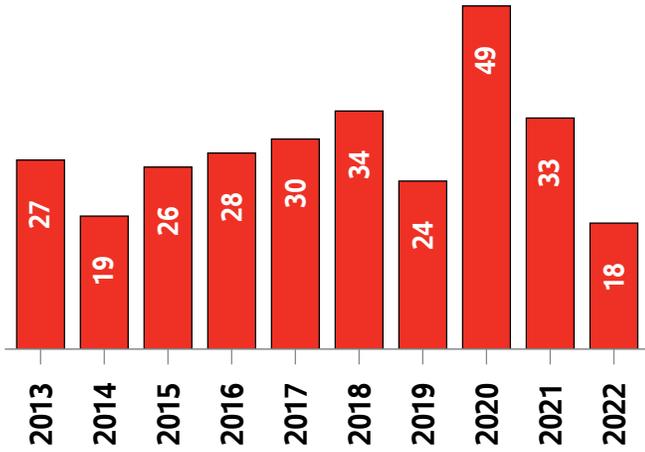
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

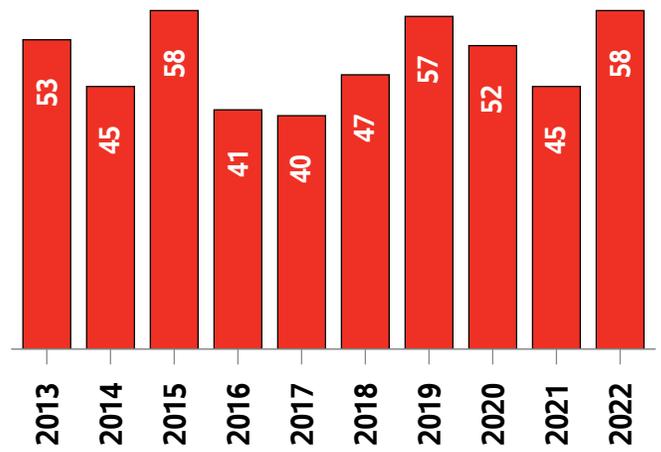
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

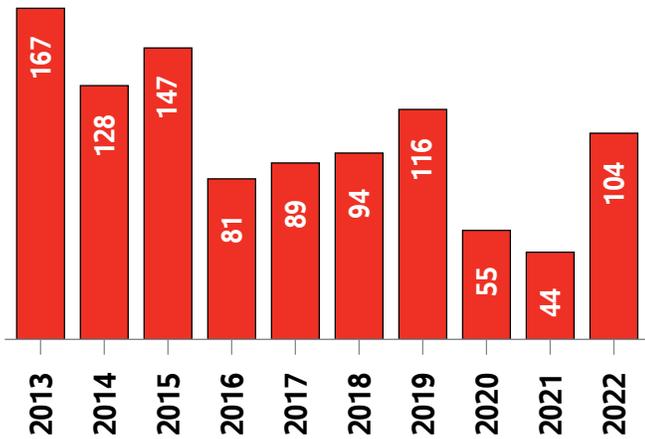
Sales Activity (October only)



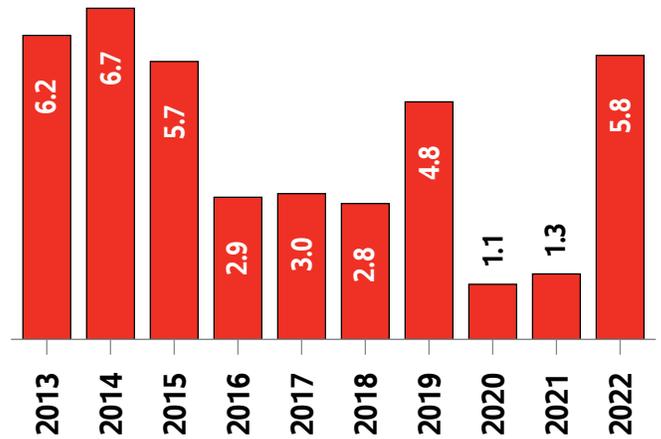
New Listings (October only)



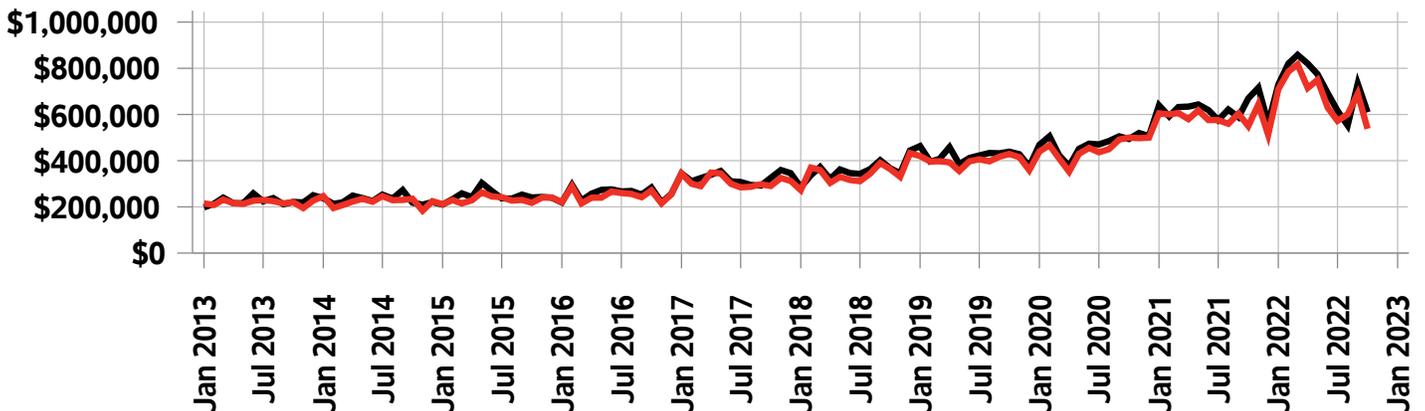
Active Listings (October only)



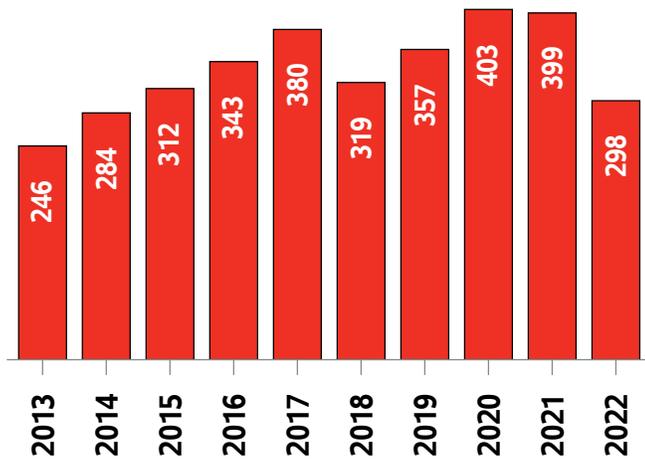
Months of Inventory (October only)



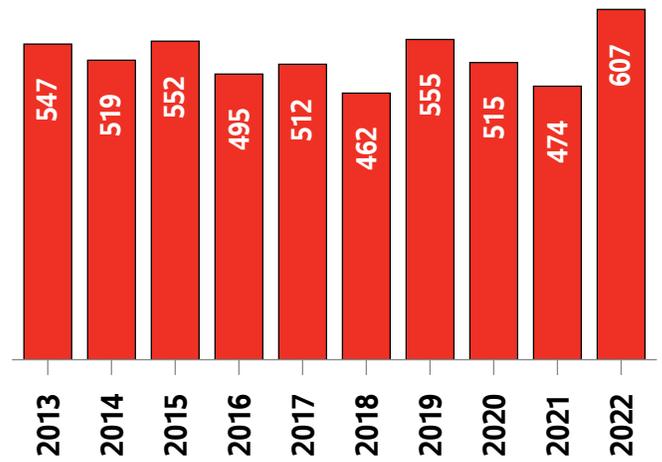
Average Price and Median Price



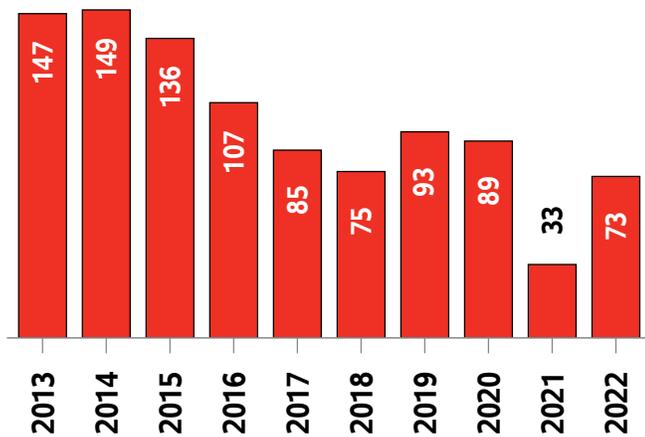
Sales Activity (October Year-to-date)



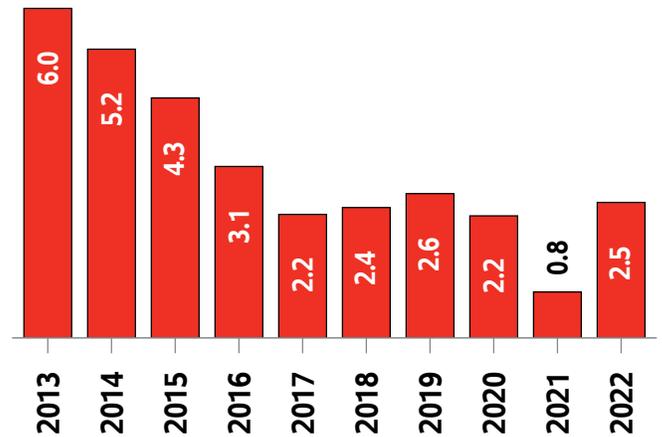
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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 | October 2022 | Compared to ⁸ | | | | | |
|--|--------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 50 | -34.2% | -25.4% | -35.9% | -23.1% | 0.0% | -7.4% |
| Dollar Volume | \$25,459,915 | -43.1% | -13.3% | -5.1% | 36.1% | 132.0% | 148.9% |
| New Listings | 90 | 12.5% | 5.9% | 16.9% | 40.6% | 38.5% | 21.6% |
| Active Listings | 130 | 333.3% | 209.5% | 100.0% | 88.4% | -31.9% | -39.0% |
| Sales to New Listings Ratio ¹ | 55.6 | 95.0 | 78.8 | 101.3 | 101.6 | 76.9 | 73.0 |
| Months of Inventory ² | 2.6 | 0.4 | 0.6 | 0.8 | 1.1 | 3.8 | 3.9 |
| Average Price | \$509,198 | -13.5% | 16.2% | 48.1% | 76.9% | 132.0% | 168.8% |
| Median Price | \$480,000 | -16.6% | 11.6% | 48.9% | 81.8% | 134.1% | 168.5% |
| Sale to List Price Ratio ³ | 98.1 | 108.6 | 106.8 | 99.9 | 98.9 | 97.1 | 97.2 |
| Median Days on Market | 21.0 | 7.0 | 7.0 | 15.0 | 14.0 | 39.0 | 36.5 |

| Year-to-date | October 2022 | Compared to ⁸ | | | | | |
|--|---------------|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | | October 2021 | October 2020 | October 2019 | October 2017 | October 2015 | October 2012 |
| Sales Activity | 640 | -17.0% | -2.1% | -5.2% | -18.9% | -4.6% | 22.8% |
| Dollar Volume | \$410,228,172 | -2.2% | 55.9% | 76.0% | 101.5% | 185.4% | 310.3% |
| New Listings | 1,046 | 20.2% | 39.3% | 32.4% | 20.9% | 5.8% | 14.9% |
| Active Listings ⁴ | 93 | 166.1% | 69.9% | 35.0% | 8.8% | -58.3% | -60.4% |
| Sales to New Listings Ratio ⁵ | 61.2 | 88.6 | 87.1 | 85.4 | 91.2 | 67.8 | 57.3 |
| Months of Inventory ⁶ | 1.4 | 0.5 | 0.8 | 1.0 | 1.1 | 3.3 | 4.5 |
| Average Price | \$640,982 | 17.9% | 59.3% | 85.6% | 148.4% | 199.2% | 234.0% |
| Median Price | \$622,500 | 17.5% | 59.6% | 88.6% | 151.5% | 200.0% | 242.0% |
| Sale to List Price Ratio ⁷ | 109.0 | 110.8 | 103.0 | 101.0 | 99.8 | 97.4 | 97.2 |
| Median Days on Market | 7.0 | 6.0 | 8.0 | 11.0 | 14.0 | 32.0 | 45.0 |

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.

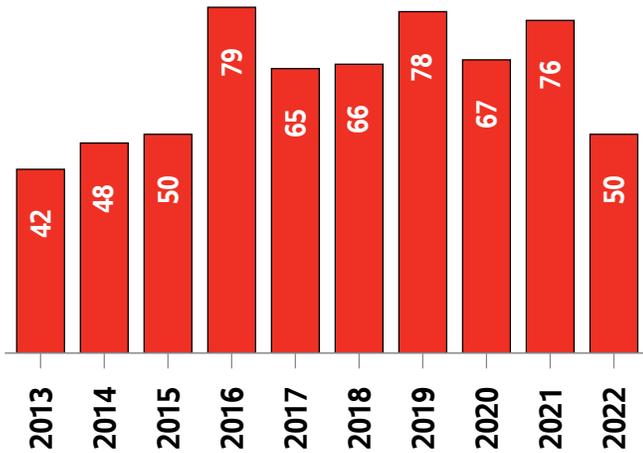
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

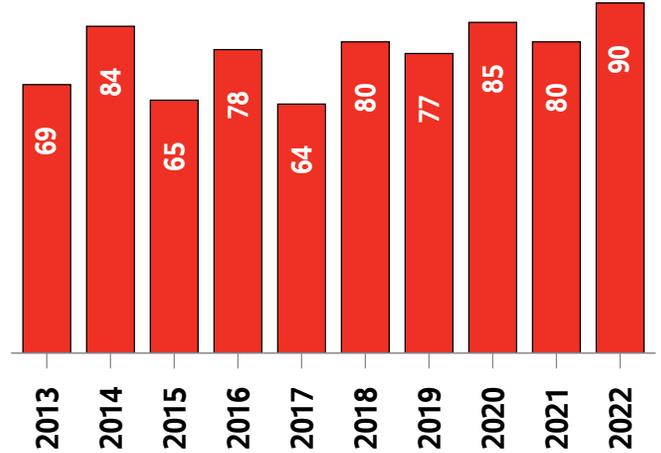
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

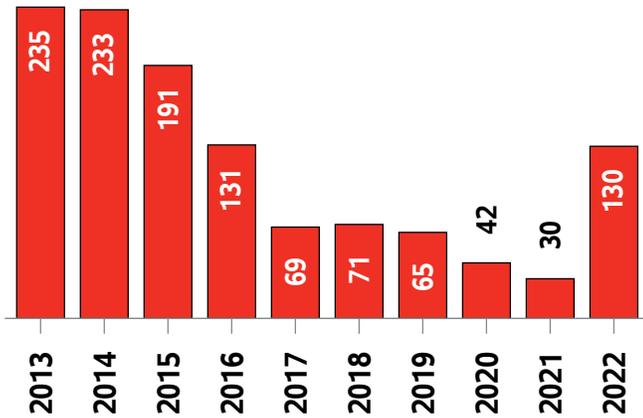
Sales Activity (October only)



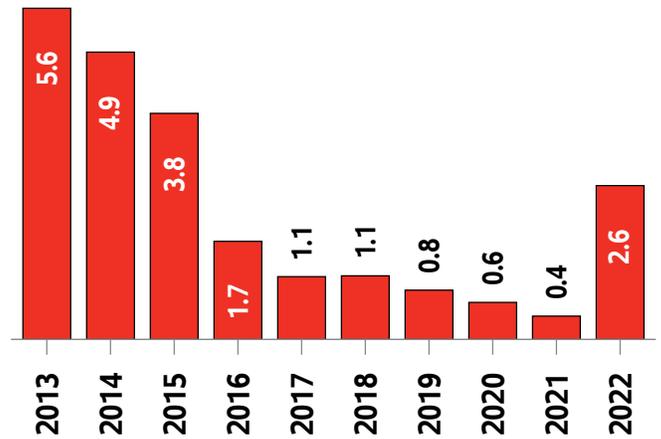
New Listings (October only)



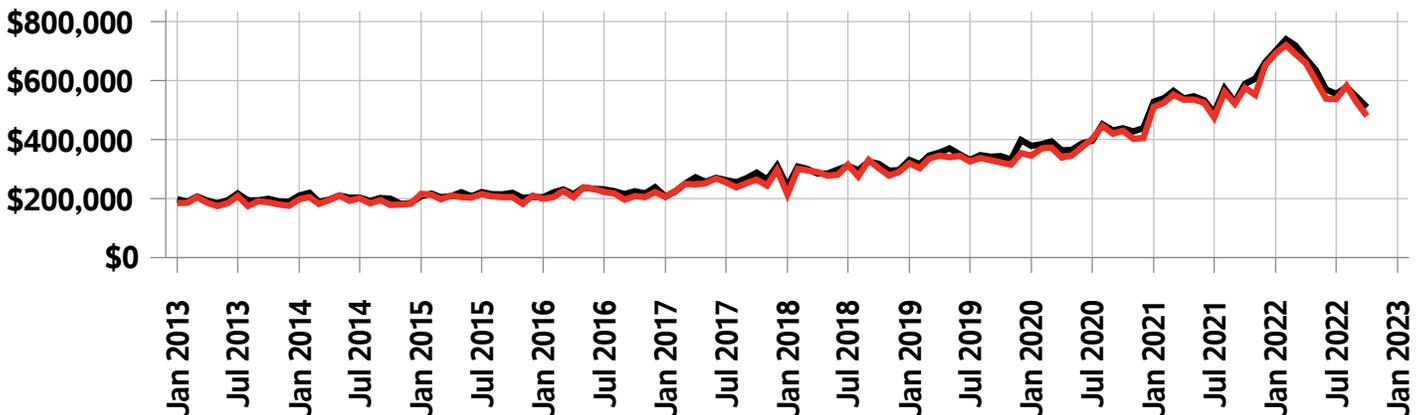
Active Listings (October only)



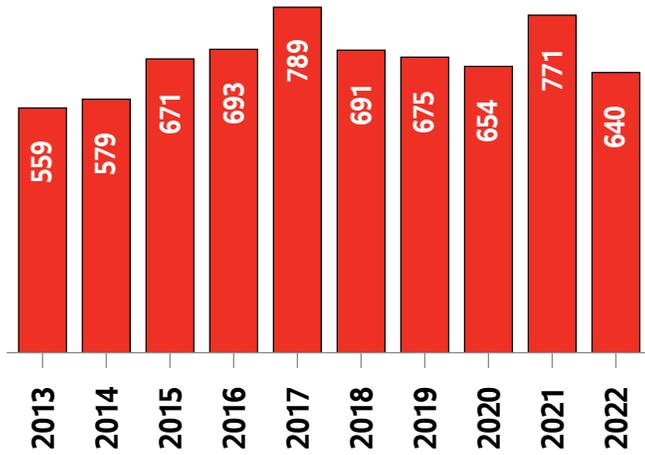
Months of Inventory (October only)



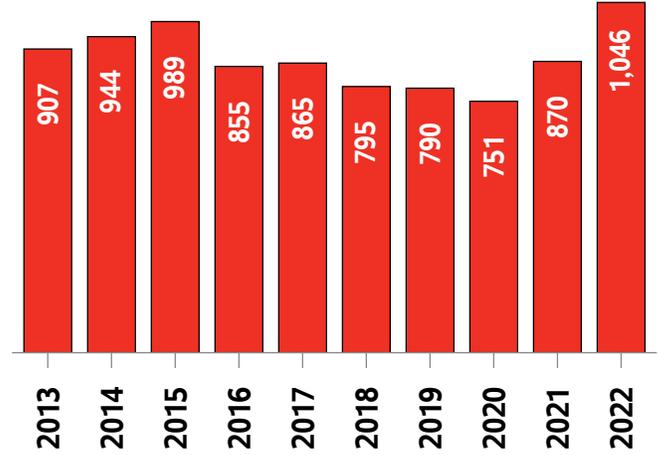
Average Price and Median Price



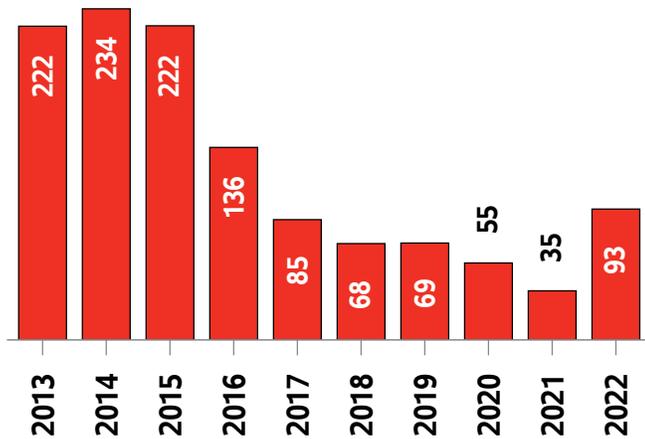
Sales Activity (October Year-to-date)



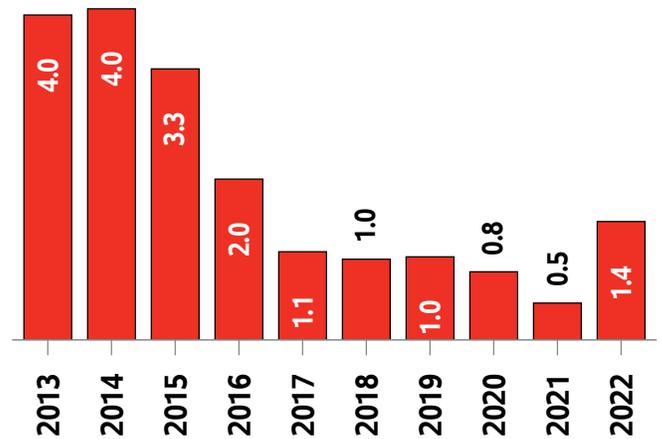
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October 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.