



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



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

Actual	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	335	11.7%	-33.1%	-39.6%	-9.5%	-24.0%	-6.9%
Dollar Volume	\$210,395,854	13.7%	-41.0%	-31.6%	53.2%	75.5%	145.9%
New Listings	386	-3.7%	-10.2%	-17.7%	11.9%	-2.0%	-13.5%
Active Listings	1,475	27.4%	567.4%	272.5%	75.0%	41.7%	-27.8%
Sales to New Listings Ratio ¹	86.8	74.8	116.5	118.3	107.2	111.9	80.7
Months of Inventory ²	4.4	3.9	0.4	0.7	2.3	2.4	5.7
Average Price	\$628,047	1.8%	-11.8%	13.3%	69.2%	131.1%	164.3%
Median Price	\$588,000	1.4%	-11.3%	17.6%	80.9%	140.0%	176.7%
Sale to List Price Ratio ³	97.1	96.4	112.4	107.3	101.1	98.1	96.7
Median Days on Market	34.0	28.0	7.0	8.0	14.0	27.0	47.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	6,717	-12.3%	-38.7%	-27.8%	-22.8%	-27.4%	-7.4%
Dollar Volume	\$4,347,176,808	-21.6%	-37.9%	-4.9%	35.4%	68.5%	145.5%
New Listings	12,848	-9.1%	0.3%	12.9%	12.4%	1.2%	-6.5%
Active Listings ⁴	1,666	30.8%	200.6%	65.2%	47.9%	-10.7%	-38.9%
Sales to New Listings Ratio ⁵	52.3	54.2	85.5	81.8	76.1	72.8	52.8
Months of Inventory ⁶	3.0	2.0	0.6	1.3	1.6	2.4	4.5
Average Price	\$647,190	-10.6%	1.3%	31.7%	75.3%	132.0%	165.2%
Median Price	\$605,000	-9.7%	0.8%	33.6%	78.5%	137.3%	173.1%
Sale to List Price Ratio ⁷	98.8	108.0	111.3	103.8	102.3	98.6	97.4
Median Days on Market	16.0	9.0	7.0	8.0	10.0	22.0	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.

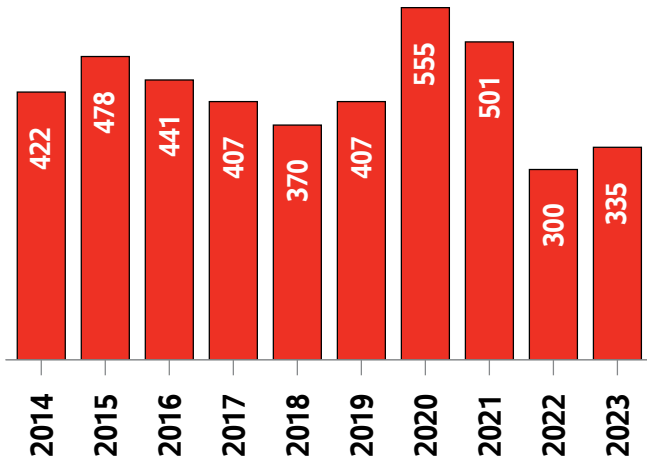
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

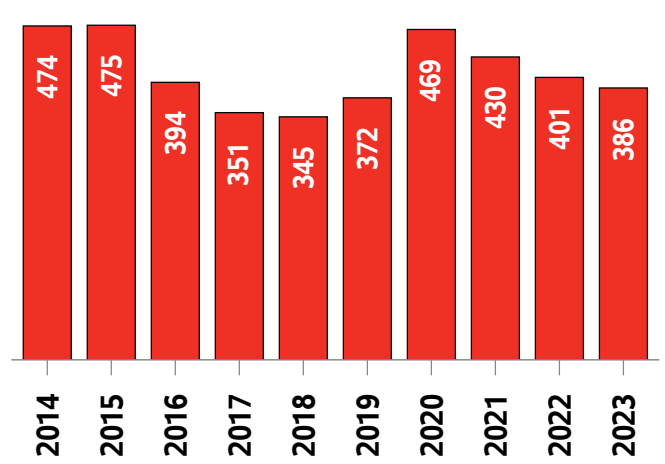
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

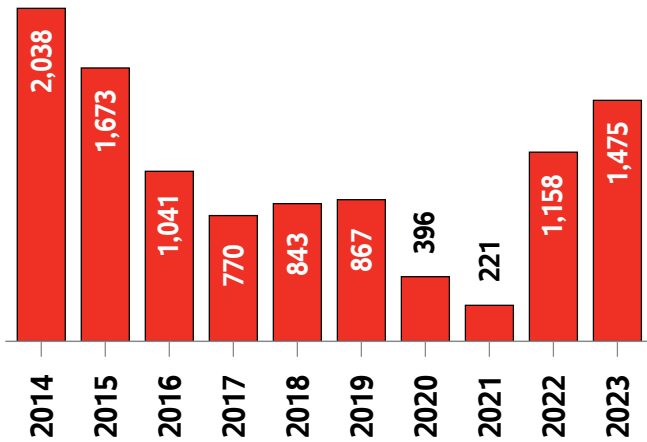
Sales Activity (December only)



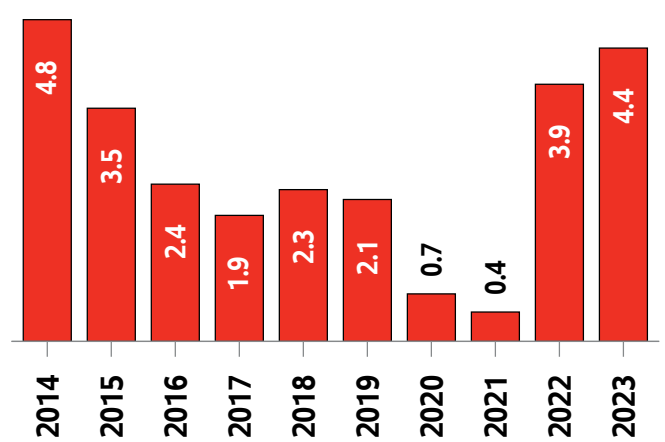
New Listings (December only)



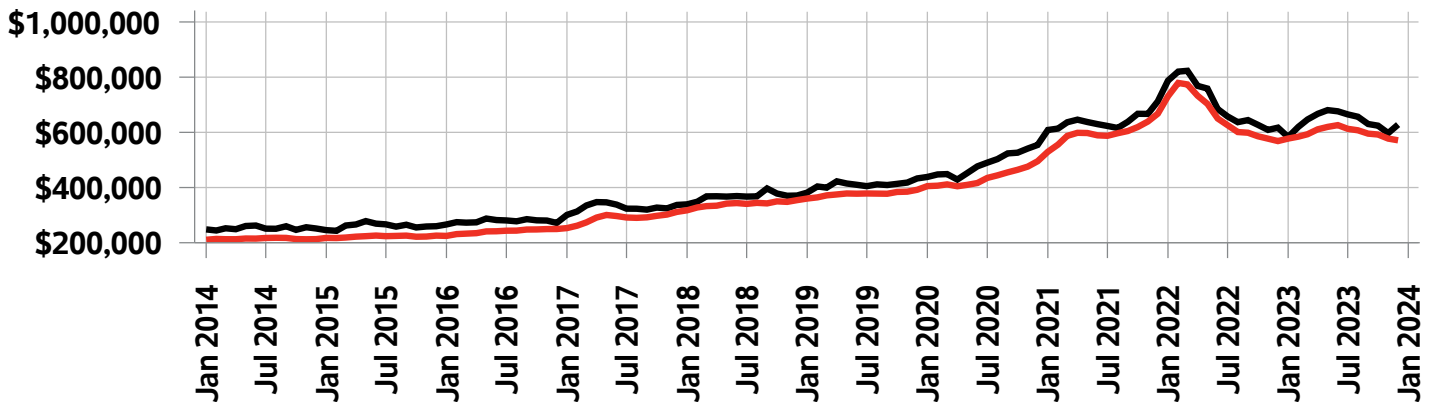
Active Listings (December only)



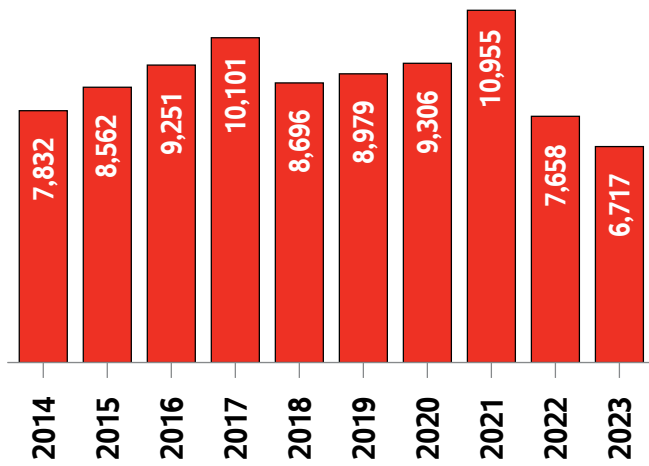
Months of Inventory (December only)



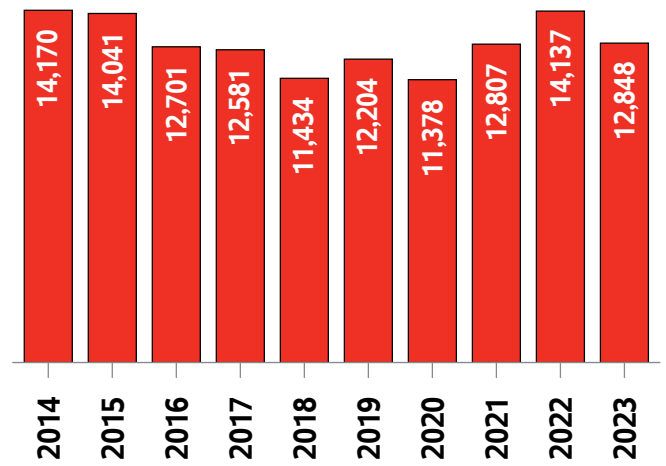
MLS® HPI Composite Benchmark Price and Average Price



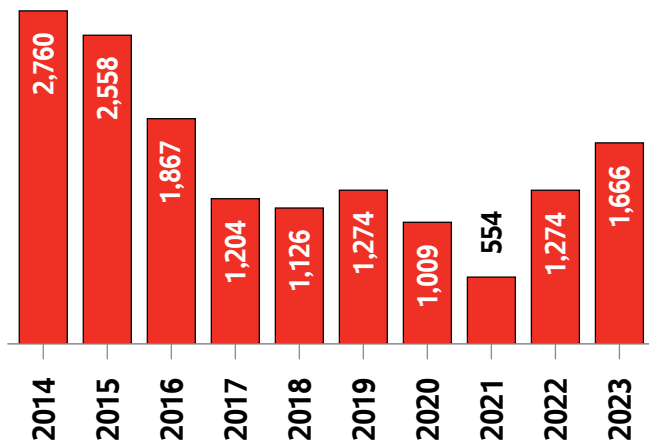
Sales Activity (December Year-to-date)



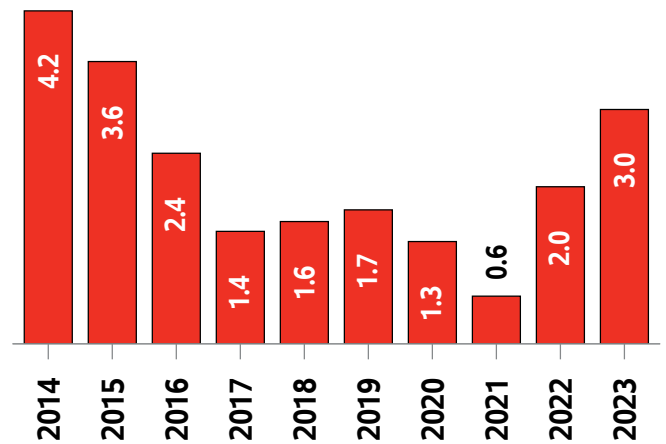
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	248	3.8%	-35.2%	-42.3%	-8.1%	-27.1%	-8.8%
Dollar Volume	\$171,228,754	8.1%	-42.6%	-34.0%	52.8%	69.6%	136.4%
New Listings	291	-4.9%	-11.8%	-20.7%	10.2%	-6.4%	-16.4%
Active Listings	1,093	22.8%	510.6%	239.4%	50.1%	36.3%	-32.4%
Sales to New Listings Ratio ¹	85.2	78.1	116.1	117.2	102.3	109.3	78.2
Months of Inventory ²	4.4	3.7	0.5	0.7	2.7	2.4	5.9
Average Price	\$690,439	4.2%	-11.3%	14.4%	66.4%	132.5%	159.3%
Median Price	\$631,500	2.2%	-12.9%	14.8%	75.4%	141.5%	166.2%
Sale to List Price Ratio ³	97.2	96.5	112.1	107.6	100.6	98.0	96.8
Median Days on Market	35.0	29.0	7.0	8.0	16.0	26.0	47.5

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	5,006	-12.9%	-39.5%	-30.3%	-26.1%	-31.8%	-13.8%
Dollar Volume	\$3,524,053,844	-21.9%	-38.8%	-8.0%	28.7%	59.2%	131.2%
New Listings	9,692	-8.3%	-0.6%	8.7%	5.8%	-3.2%	-11.3%
Active Listings ⁴	1,258	32.3%	187.9%	45.8%	28.9%	-10.6%	-41.7%
Sales to New Listings Ratio ⁵	51.7	54.4	84.9	80.6	73.9	73.3	53.1
Months of Inventory ⁶	3.0	2.0	0.6	1.4	1.7	2.3	4.5
Average Price	\$703,966	-10.3%	1.2%	32.1%	74.1%	133.5%	168.3%
Median Price	\$650,000	-9.7%	0.3%	31.3%	76.9%	136.4%	174.3%
Sale to List Price Ratio ⁷	98.9	107.7	111.4	103.9	101.9	98.7	97.4
Median Days on Market	15.0	9.0	7.0	8.0	10.0	20.0	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.

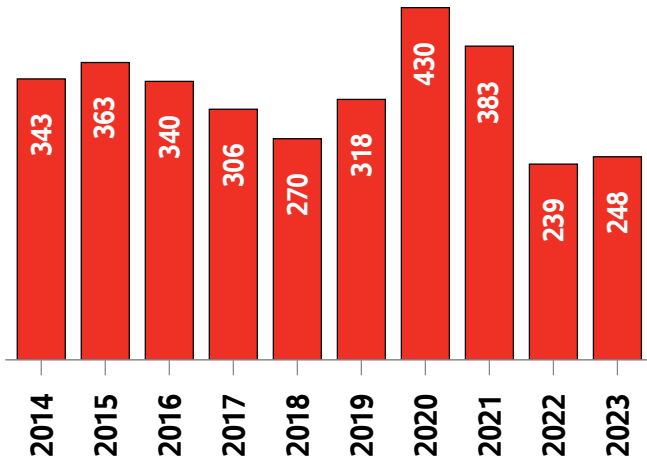
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

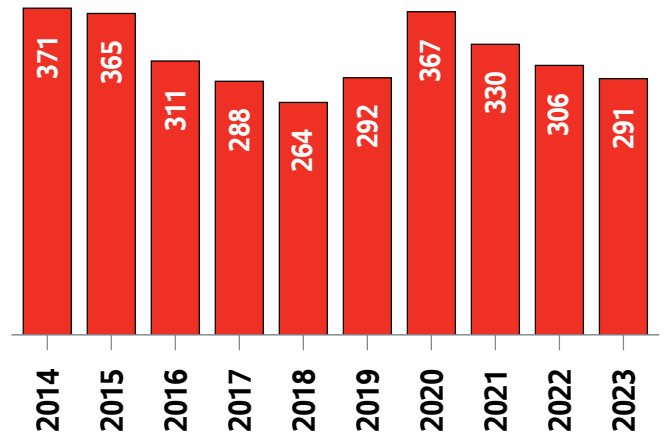
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

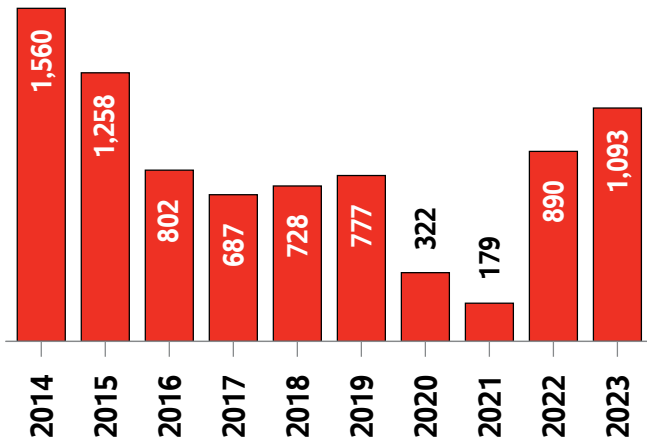
Sales Activity (December only)



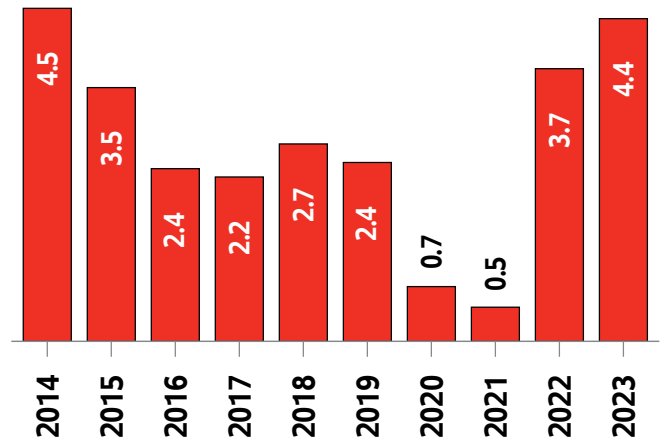
New Listings (December only)



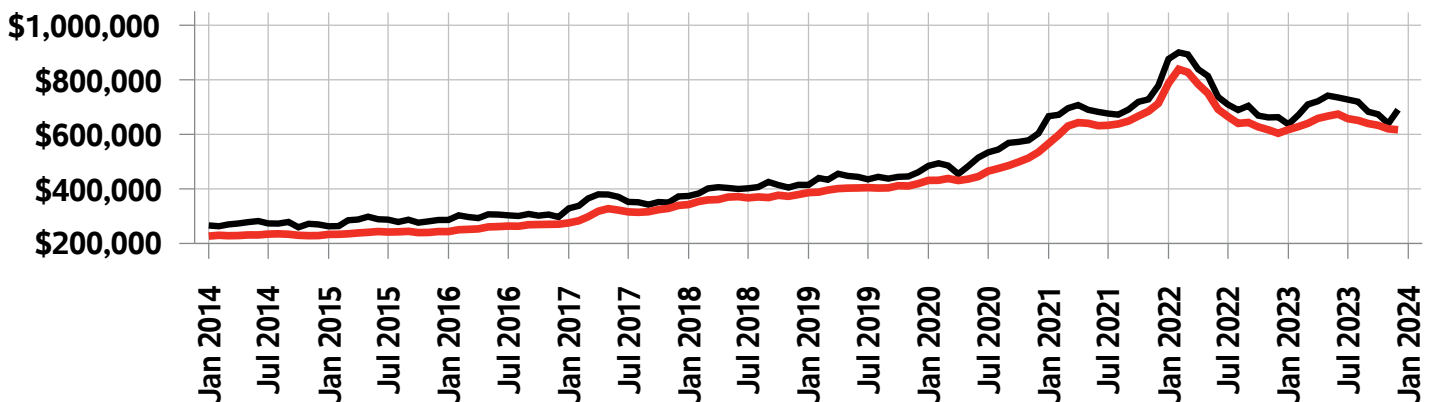
Active Listings (December only)



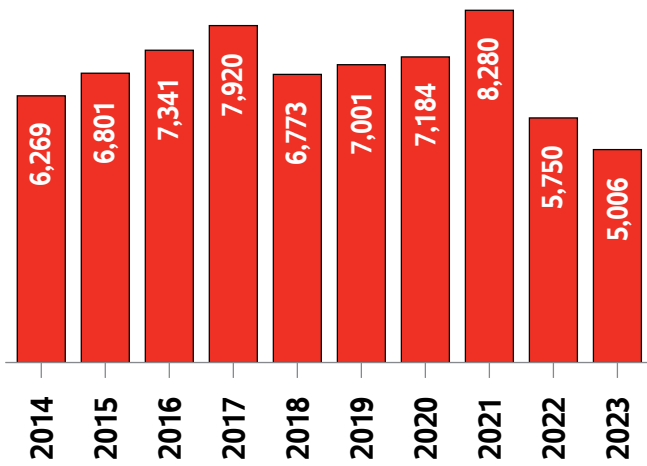
Months of Inventory (December only)



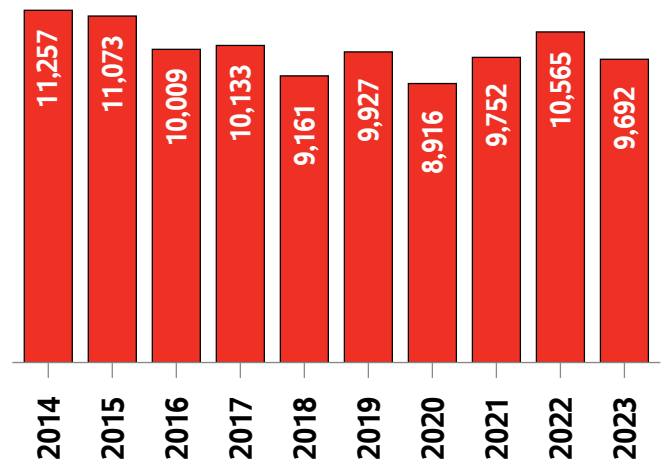
MLS® HPI Single Family Benchmark Price and Average Price



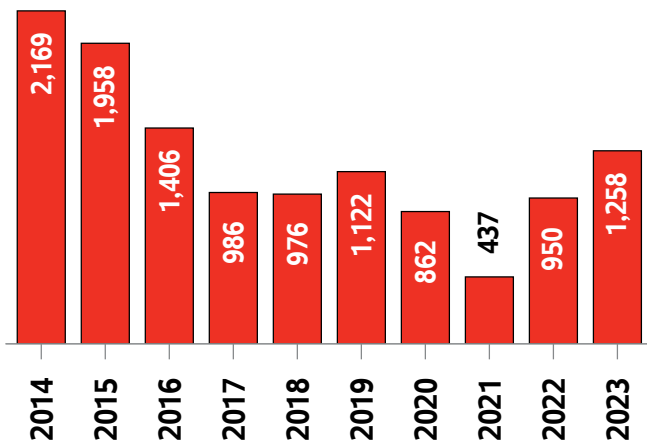
Sales Activity (December Year-to-date)



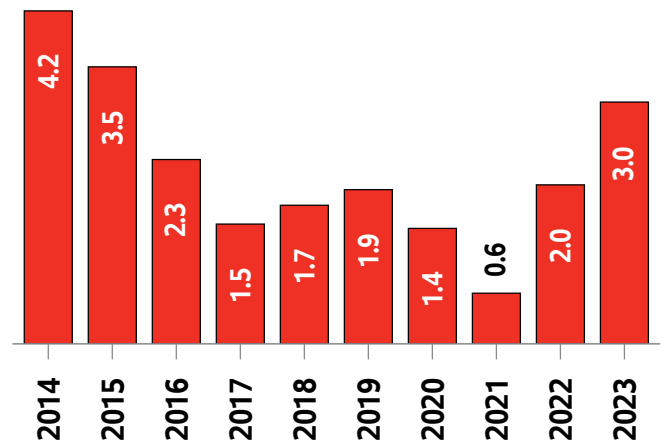
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	58	75.8%	5.5%	-22.7%	-6.5%	11.5%	7.4%
Dollar Volume	\$28,376,200	66.8%	-13.0%	-12.6%	54.7%	174.4%	212.4%
New Listings	50	2.0%	13.6%	22.0%	2.0%	16.3%	6.4%
Active Listings	228	42.5%	2,433.3%	1,800.0%	385.1%	150.5%	31.0%
Sales to New Listings Ratio ¹	116.0	67.3	125.0	182.9	126.5	120.9	114.9
Months of Inventory ²	3.9	4.8	0.2	0.2	0.8	1.8	3.2
Average Price	\$489,245	-5.1%	-17.5%	13.0%	65.3%	146.0%	190.8%
Median Price	\$461,500	-12.9%	-14.2%	18.3%	82.7%	206.6%	218.3%
Sale to List Price Ratio ³	97.2	97.0	117.7	108.6	102.7	99.5	97.3
Median Days on Market	29.5	28.0	6.0	8.0	14.0	21.5	57.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	1,078	-5.3%	-27.8%	-16.5%	-9.3%	-6.4%	21.5%
Dollar Volume	\$576,905,210	-16.4%	-26.1%	15.9%	74.3%	150.6%	266.6%
New Listings	1,996	-9.9%	17.3%	38.8%	49.1%	39.6%	32.5%
Active Listings ⁴	257	33.9%	397.7%	235.1%	288.2%	33.3%	-2.2%
Sales to New Listings Ratio ⁵	54.0	51.4	87.7	89.8	88.7	80.6	58.9
Months of Inventory ⁶	2.9	2.0	0.4	0.7	0.7	2.0	3.6
Average Price	\$535,163	-11.7%	2.3%	38.8%	92.1%	167.8%	201.6%
Median Price	\$526,000	-12.3%	3.1%	39.2%	102.7%	190.0%	230.8%
Sale to List Price Ratio ⁷	99.2	110.4	113.0	104.5	104.9	98.7	97.5
Median Days on Market	16.0	9.0	6.0	8.0	9.0	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.

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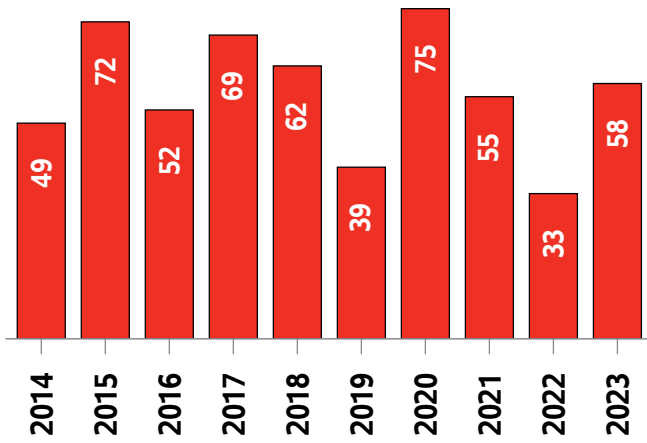
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

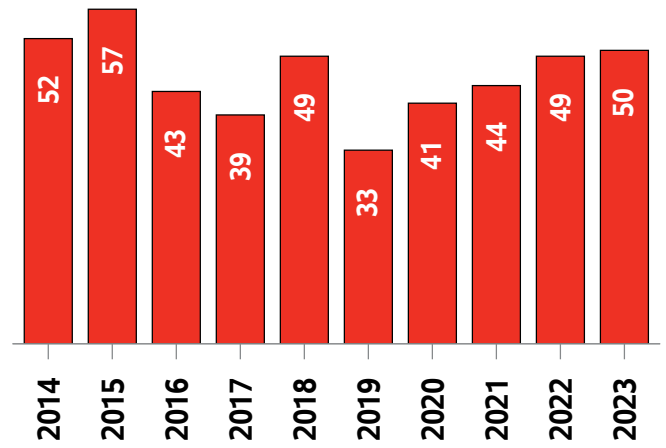
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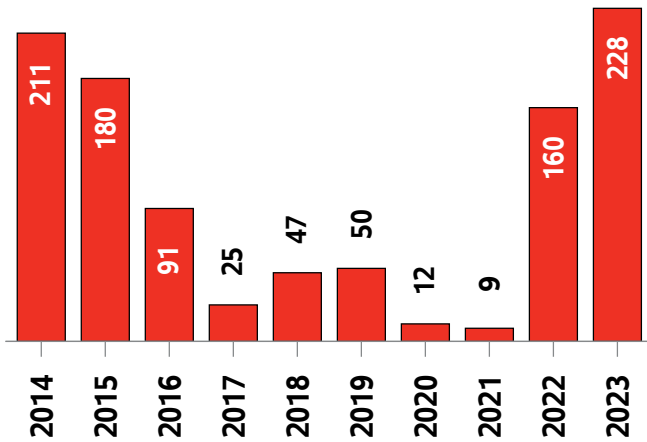
Sales Activity (December only)



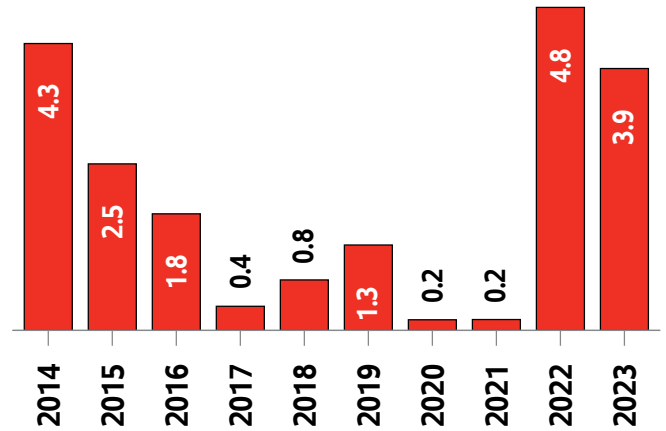
New Listings (December only)



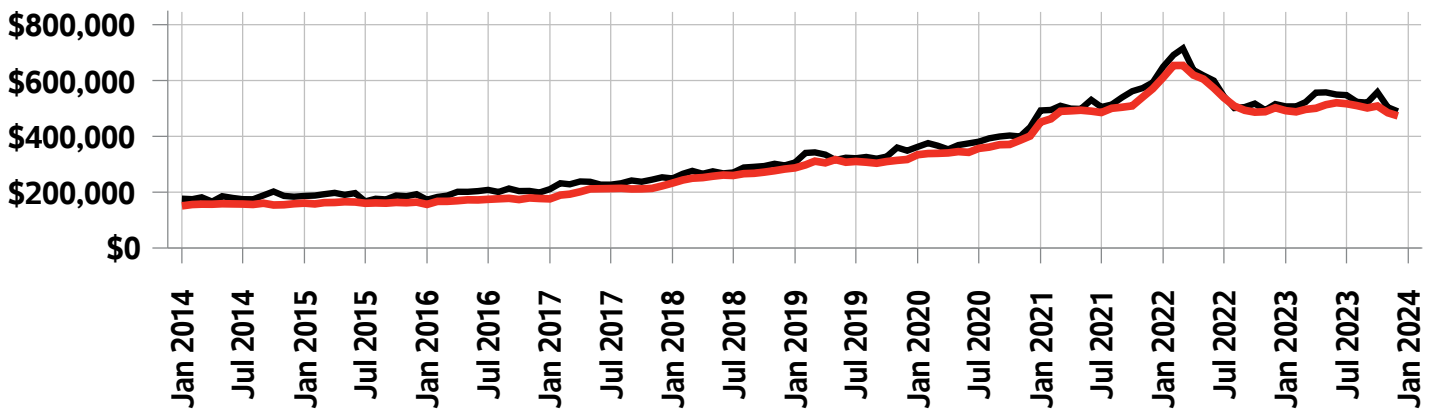
Active Listings (December only)



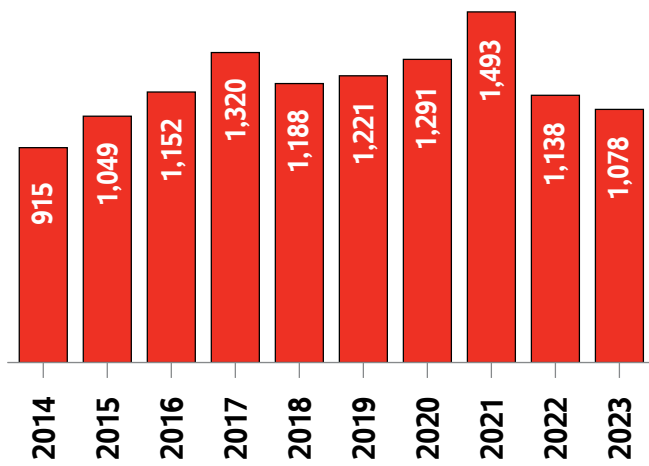
Months of Inventory (December only)



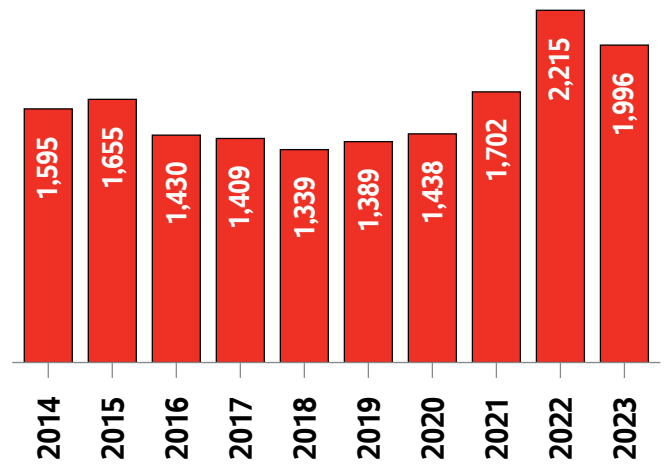
MLS® HPI Townhouse Benchmark Price and Average Price



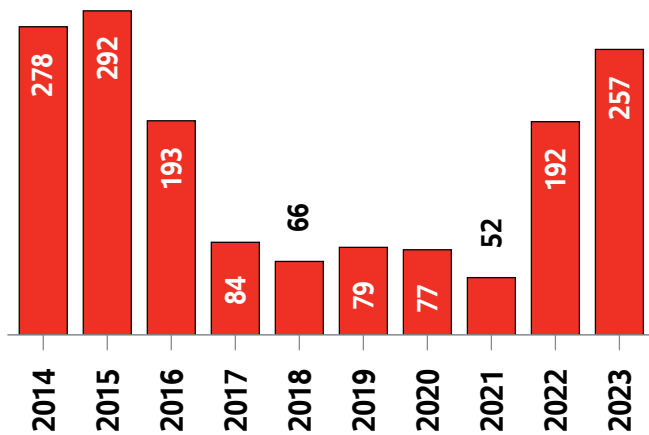
Sales Activity (December Year-to-date)



New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	27	8.0%	-50.9%	-43.8%	-27.0%	-43.8%	-12.9%
Dollar Volume	\$10,524,900	20.0%	-52.0%	-31.4%	54.1%	24.4%	164.6%
New Listings	37	-9.8%	-26.0%	-37.3%	27.6%	0.0%	-22.9%
Active Listings	121	42.4%	404.2%	120.0%	98.4%	-12.9%	-46.0%
Sales to New Listings Ratio ¹	73.0	61.0	110.0	81.4	127.6	129.7	64.6
Months of Inventory ²	4.5	3.4	0.4	1.1	1.6	2.9	7.2
Average Price	\$389,811	11.1%	-2.2%	22.0%	111.1%	121.1%	203.8%
Median Price	\$353,000	5.4%	0.3%	26.1%	98.4%	166.5%	171.6%
Sale to List Price Ratio ³	96.6	95.6	110.1	102.9	102.4	97.4	96.6
Median Days on Market	38.0	23.0	7.0	12.0	11.0	35.0	35.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	552	-16.1%	-45.9%	-29.9%	-19.3%	-20.6%	4.7%
Dollar Volume	\$218,926,005	-24.0%	-43.7%	-7.9%	62.6%	64.5%	151.0%
New Listings	976	-14.4%	-16.1%	0.4%	12.7%	-16.8%	-19.5%
Active Listings ⁴	121	16.7%	125.0%	91.4%	69.4%	-49.8%	-56.3%
Sales to New Listings Ratio ⁵	56.6	57.7	87.7	81.0	79.0	59.2	43.5
Months of Inventory ⁶	2.6	1.9	0.6	1.0	1.2	4.1	6.3
Average Price	\$396,605	-9.4%	4.0%	31.4%	101.5%	107.1%	139.7%
Median Price	\$350,000	-12.8%	1.3%	29.7%	98.0%	131.8%	167.2%
Sale to List Price Ratio ⁷	97.8	107.5	108.4	102.4	102.3	97.3	97.2
Median Days on Market	21.0	10.0	7.0	10.0	13.0	41.0	44.0

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.

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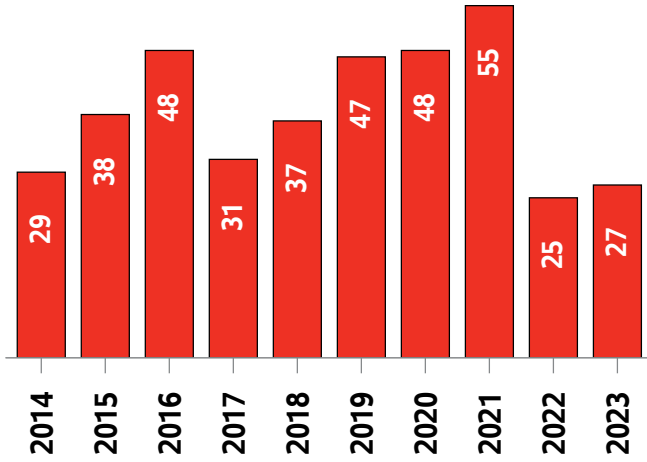
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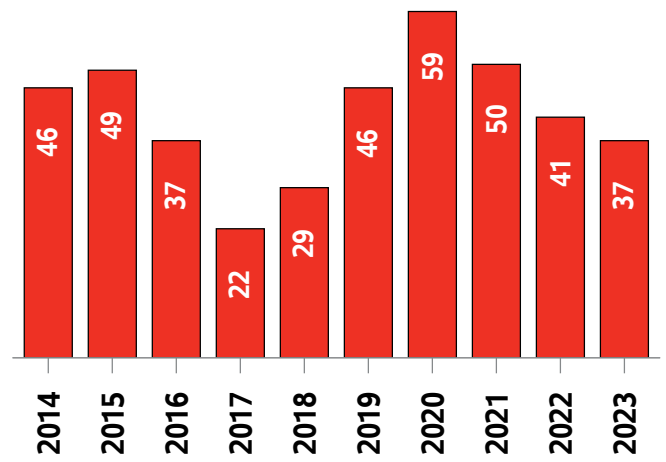
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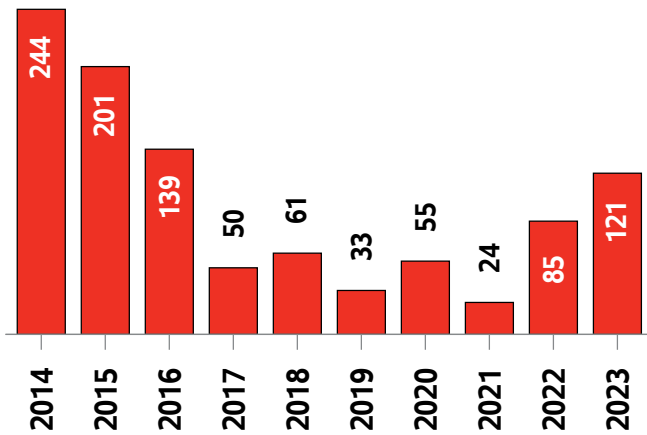
Sales Activity (December only)



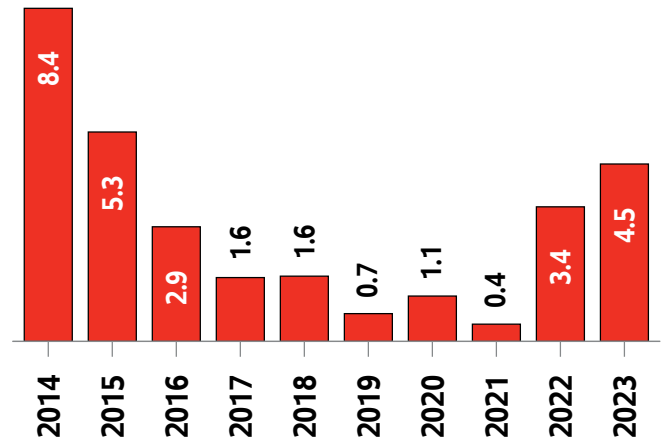
New Listings (December only)



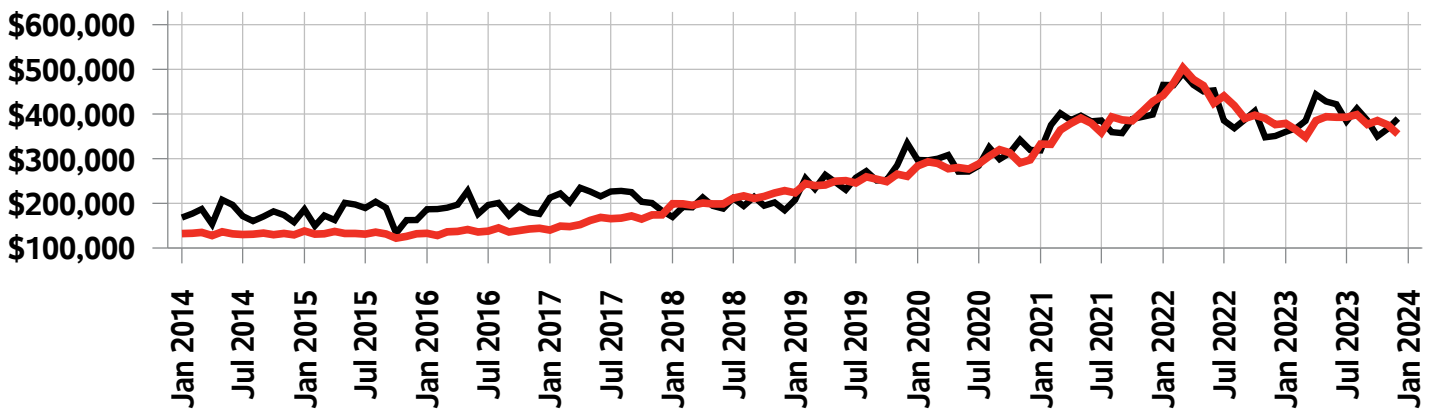
Active Listings (December only)



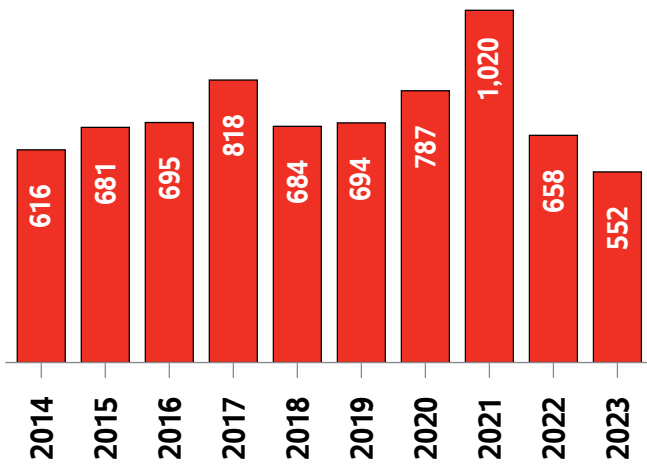
Months of Inventory (December only)



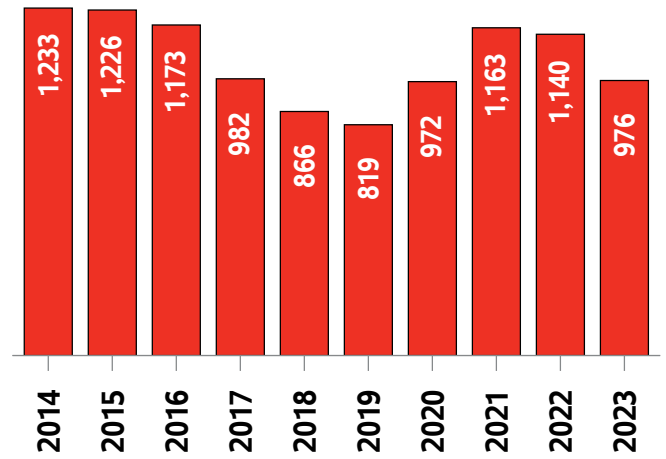
MLS® HPI Apartment Benchmark Price and Average Price



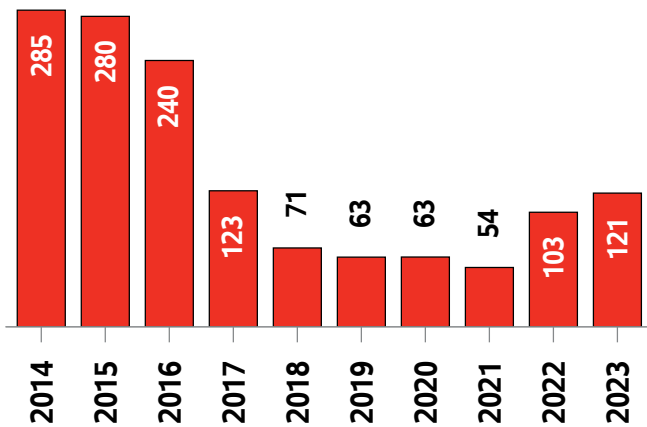
Sales Activity (December Year-to-date)



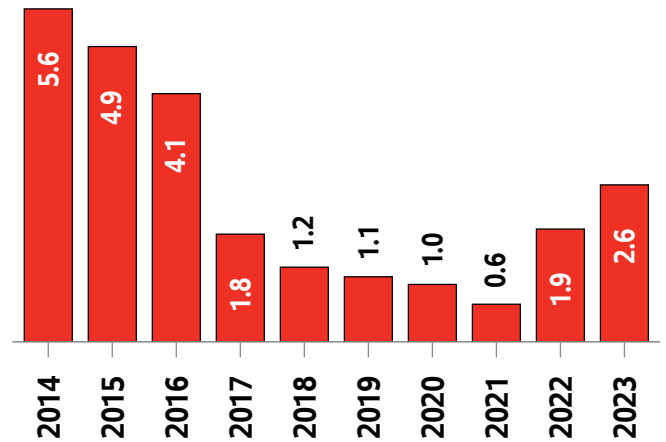
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



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



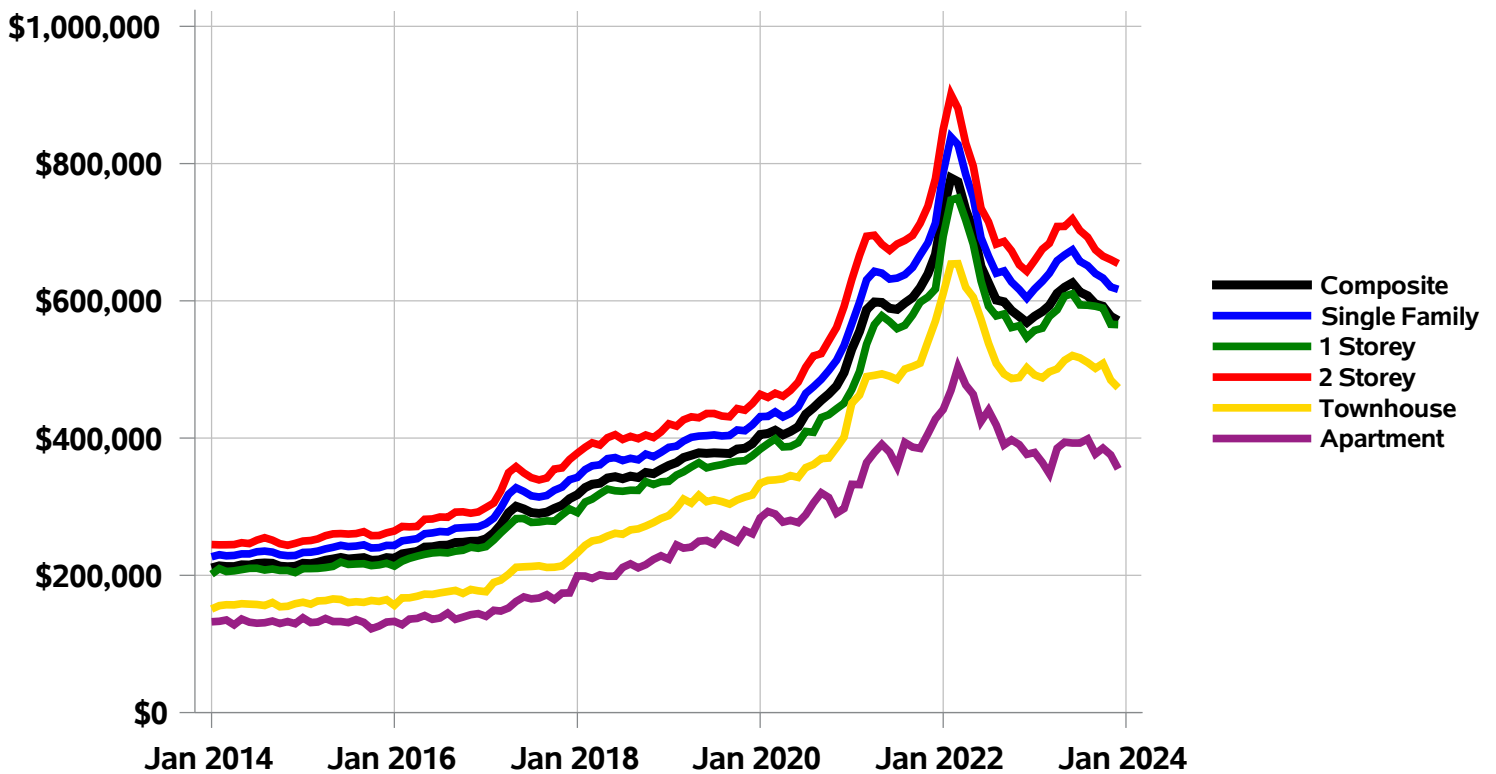
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MLS® Home Price Index Benchmark Price

Benchmark Type:	December 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$571,200	-1.1	-4.0	-8.8	0.5	15.3	61.2
Single Family	\$616,700	-0.6	-3.6	-8.5	2.1	15.3	62.6
One Storey	\$565,300	-0.1	-4.5	-7.4	3.4	25.4	68.1
Two Storey	\$654,300	-0.9	-3.0	-9.0	1.7	10.6	60.0
Townhouse	\$473,300	-2.3	-5.7	-9.0	-5.8	18.0	67.3
Apartment	\$355,100	-5.4	-5.8	-9.6	-5.6	19.4	55.4

MLS® HPI Benchmark Price



Composite 

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

Single Family 

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

1 Storey 🏠

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

2 Storey 🏠

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

Townhouse 

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

Apartment 

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

Actual	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	246	19.4%	-29.5%	-37.7%	-10.2%	-20.9%	-9.6%
Dollar Volume	\$151,262,283	22.8%	-38.3%	-31.7%	47.0%	77.0%	134.8%
New Listings	264	1.5%	-8.7%	-21.2%	11.4%	3.5%	-12.0%
Active Listings	924	36.9%	904.3%	296.6%	81.2%	55.3%	-20.8%
Sales to New Listings Ratio ¹	93.2	79.2	120.8	117.9	115.6	122.0	90.7
Months of Inventory ²	3.8	3.3	0.3	0.6	1.9	1.9	4.3
Average Price	\$614,887	2.9%	-12.5%	9.7%	63.7%	123.7%	159.7%
Median Price	\$586,500	2.0%	-11.1%	17.3%	79.1%	139.4%	171.5%
Sale to List Price Ratio ³	97.0	96.3	115.0	108.0	101.6	98.6	97.2
Median Days on Market	33.5	25.5	7.0	8.0	13.0	24.0	42.5

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	4,711	-13.8%	-41.0%	-30.8%	-26.3%	-29.5%	-12.3%
Dollar Volume	\$2,978,820,268	-23.7%	-41.2%	-11.4%	25.0%	57.4%	125.0%
New Listings	8,907	-11.3%	-4.7%	7.1%	6.7%	-2.1%	-7.7%
Active Listings ⁴	1,017	24.4%	186.4%	56.9%	41.9%	-12.8%	-38.0%
Sales to New Listings Ratio ⁵	52.9	54.5	85.5	81.9	76.6	73.4	55.6
Months of Inventory ⁶	2.6	1.8	0.5	1.1	1.3	2.1	3.7
Average Price	\$632,312	-11.5%	-0.4%	28.1%	69.6%	123.1%	156.5%
Median Price	\$600,000	-9.1%	0.8%	31.9%	76.5%	130.8%	166.7%
Sale to List Price Ratio ⁷	99.1	109.0	112.0	104.4	103.1	99.0	97.7
Median Days on Market	14.0	8.0	7.0	8.0	9.0	20.0	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.

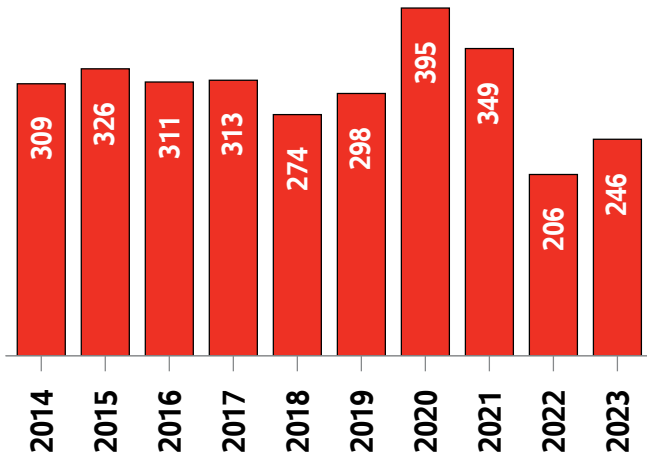
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

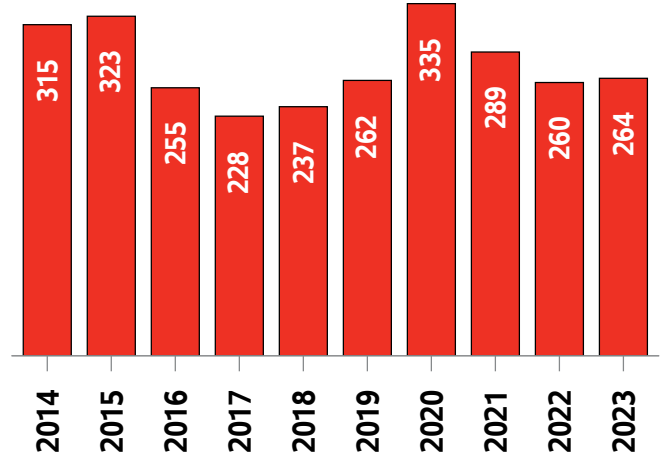
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

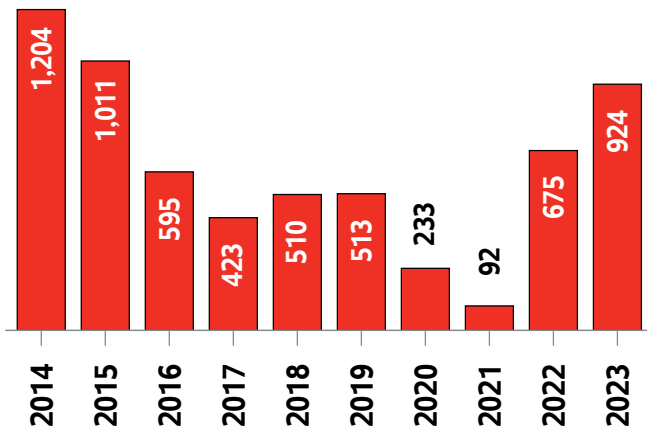
Sales Activity (December only)



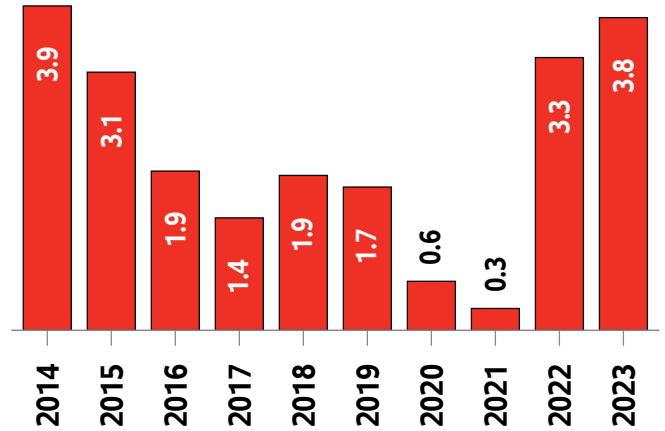
New Listings (December only)



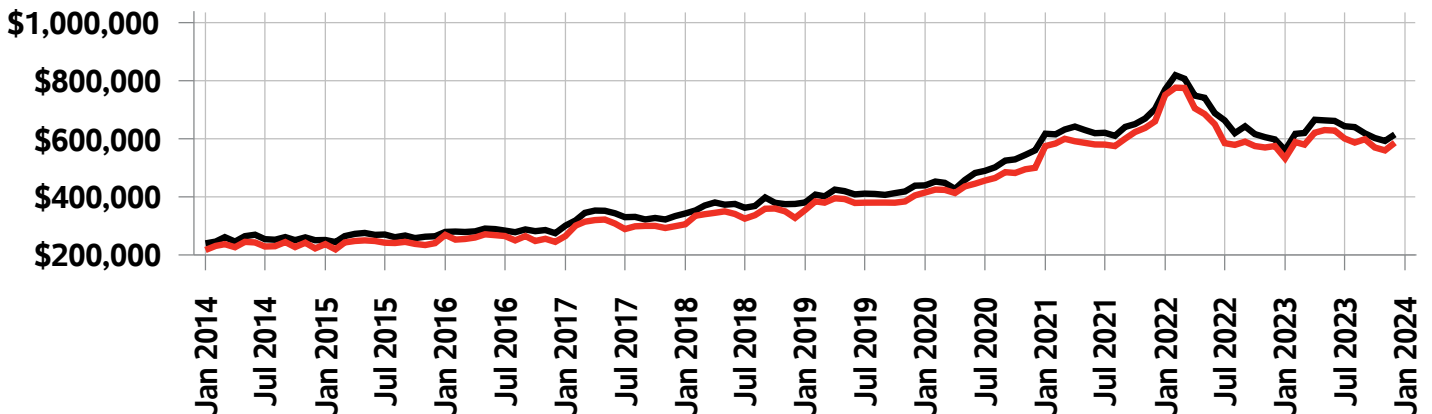
Active Listings (December only)



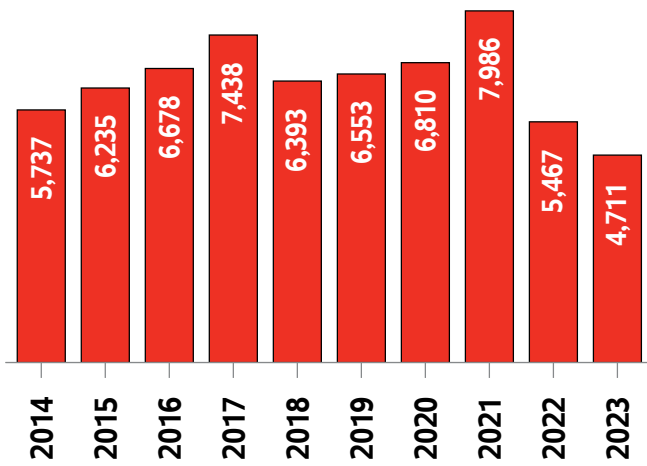
Months of Inventory (December only)



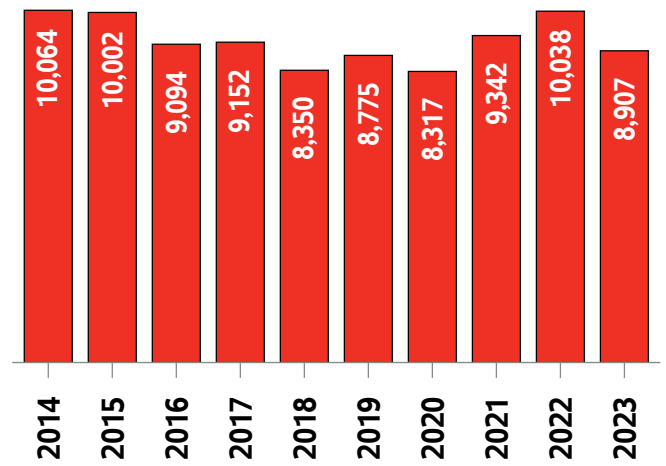
Average Price and Median Price



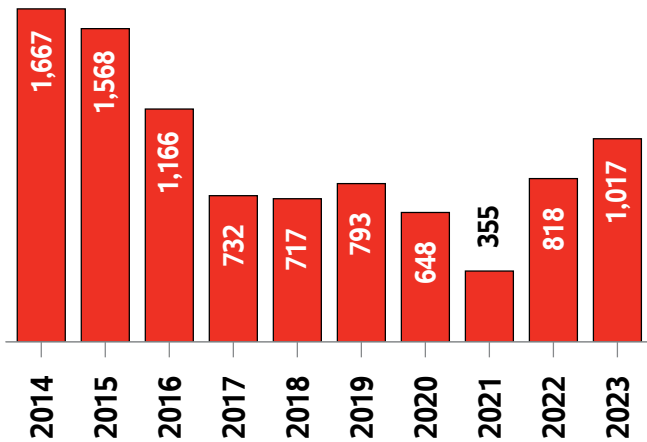
Sales Activity (December Year-to-date)



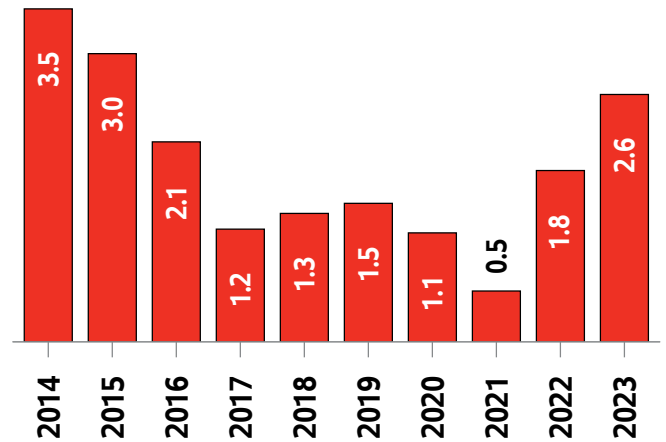
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	0	—	-100.0%	-100.0%	-100.0%	—	—
Dollar Volume	\$0	—	-100.0%	-100.0%	-100.0%	—	—
New Listings	0	—	-100.0%	-100.0%	-100.0%	—	-100.0%
Active Listings	2	100.0%	100.0%	100.0%	-60.0%	-33.3%	0.0%
Sales to New Listings Ratio ¹	0.0	—	100.0	100.0	50.0	—	—
Months of Inventory ²	0.0	—	1.0	1.0	5.0	—	—
Average Price	\$0	—	-100.0%	-100.0%	-100.0%	—	—
Median Price	\$0	—	-100.0%	-100.0%	-100.0%	—	—
Sale to List Price Ratio ³	0.0	—	96.7	116.9	96.5	—	—
Median Days on Market	0.0	—	8.0	6.0	38.0	—	—

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	5	-64.3%	-58.3%	-68.8%	-68.8%	-50.0%	-50.0%
Dollar Volume	\$2,463,500	-79.7%	-71.1%	-73.2%	-71.0%	-31.2%	-20.0%
New Listings	10	-41.2%	-37.5%	-37.5%	-54.5%	-16.7%	-28.6%
Active Listings ⁴	1	-49.4%	-18.2%	-30.2%	-51.5%	-58.4%	-59.4%
Sales to New Listings Ratio ⁵	50.0	82.4	75.0	100.0	72.7	83.3	71.4
Months of Inventory ⁶	3.5	2.5	1.8	1.6	2.3	4.2	4.3
Average Price	\$492,700	-43.1%	-30.6%	-14.3%	-7.3%	37.5%	60.1%
Median Price	\$525,000	-30.2%	-9.9%	-10.3%	16.7%	90.9%	121.5%
Sale to List Price Ratio ⁷	96.3	103.9	108.3	99.7	100.1	97.2	94.2
Median Days on Market	31.0	19.0	8.0	24.5	9.5	56.5	78.5

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.

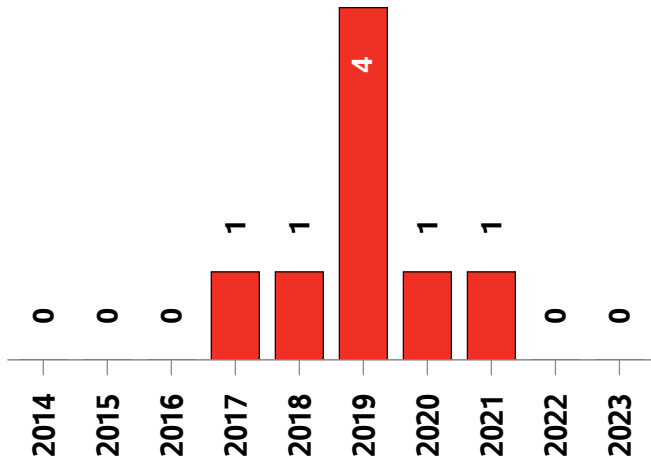
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

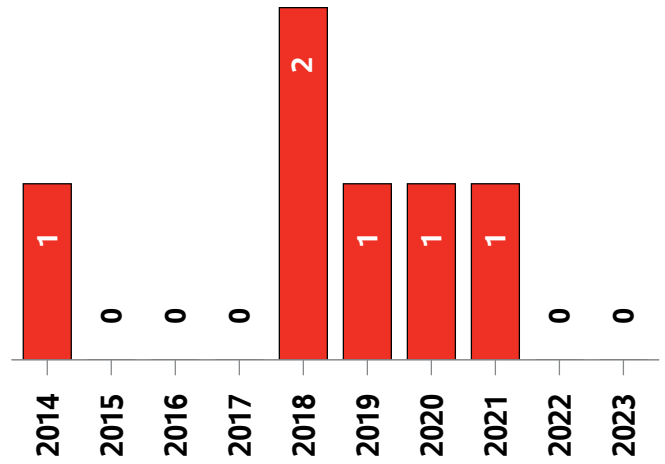
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

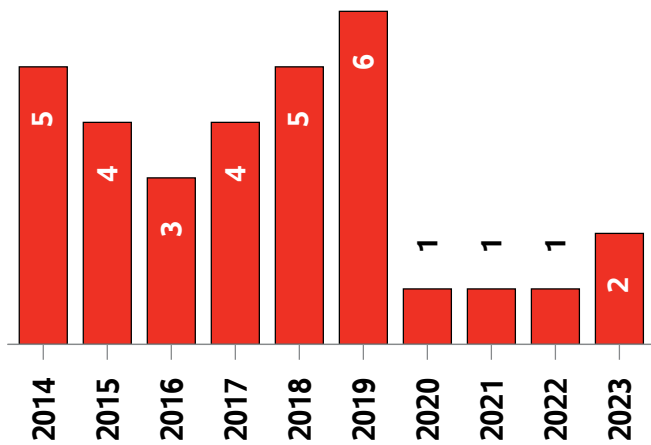
Sales Activity (December only)



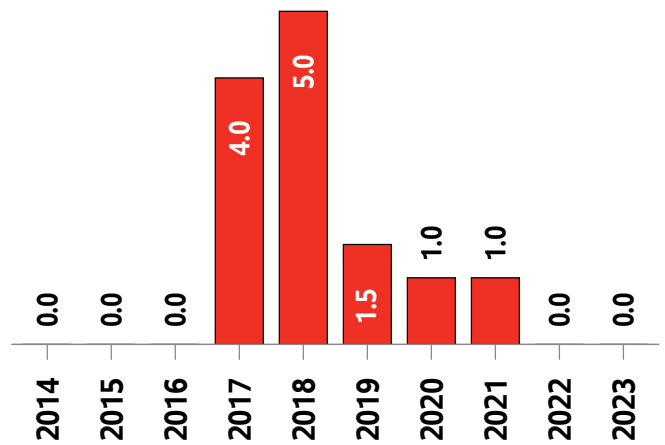
New Listings (December only)



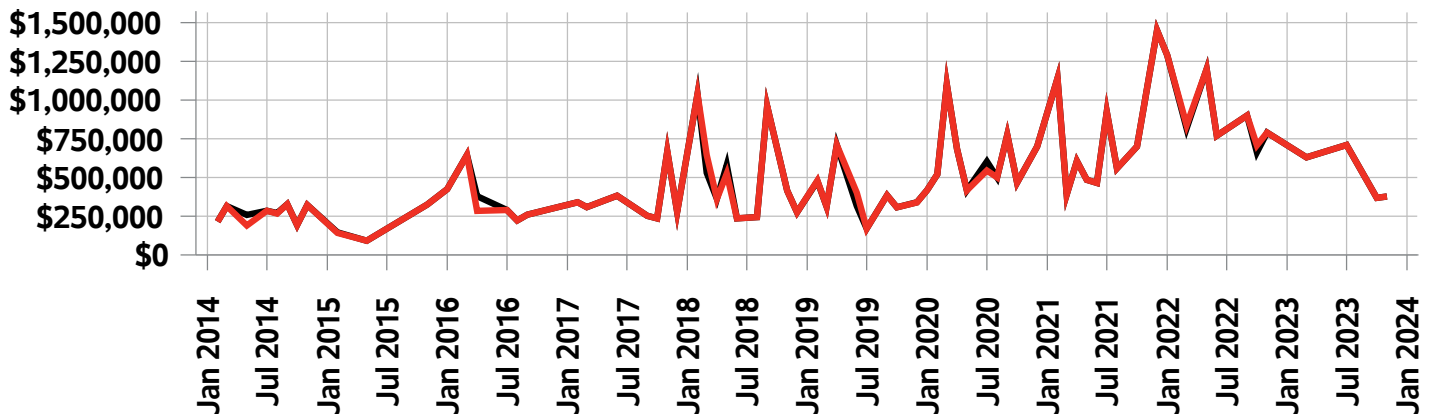
Active Listings (December only)



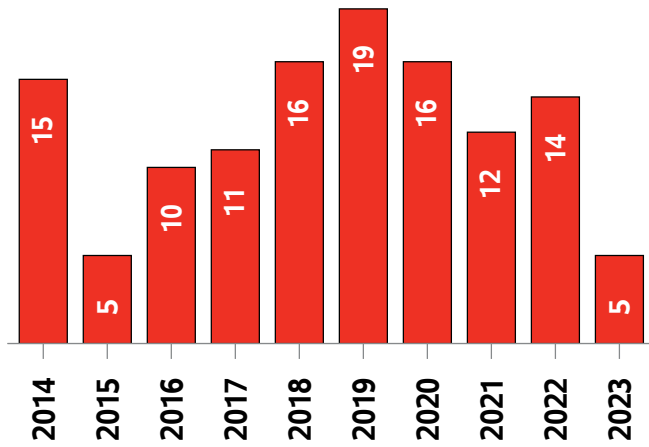
Months of Inventory (December only)



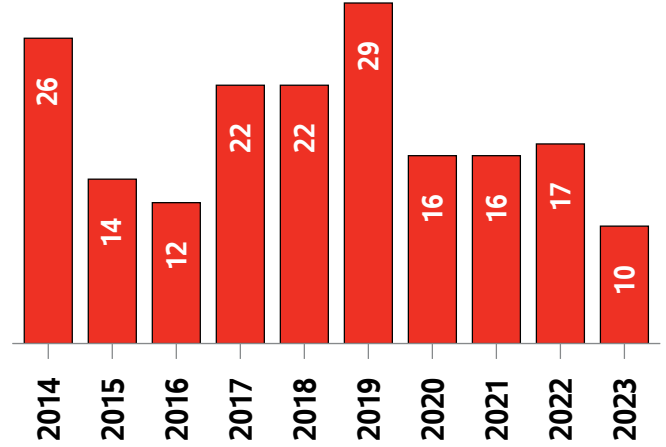
Average Price and Median Price



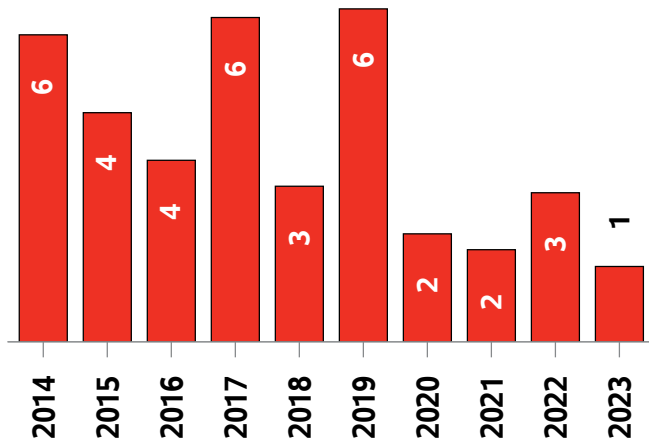
Sales Activity (December Year-to-date)



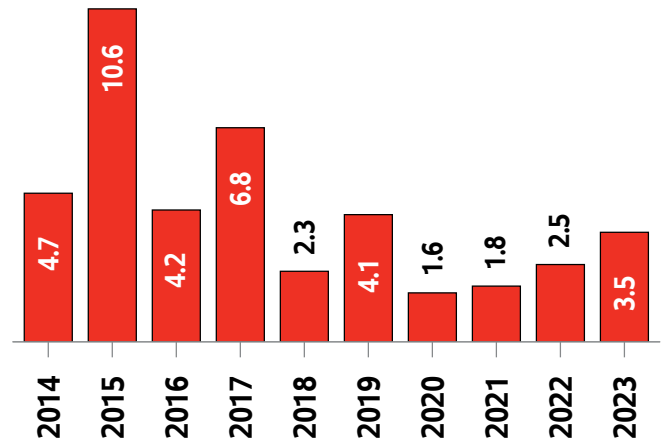
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	8	-11.1%	-55.6%	-60.0%	-20.0%	-65.2%	-11.1%
Dollar Volume	\$4,408,900	-6.3%	-66.0%	-58.7%	57.7%	-28.7%	106.3%
New Listings	17	-26.1%	21.4%	-22.7%	54.5%	112.5%	30.8%
Active Listings	82	18.8%	412.5%	192.9%	90.7%	57.7%	-24.1%
Sales to New Listings Ratio ¹	47.1	39.1	128.6	90.9	90.9	287.5	69.2
Months of Inventory ²	10.3	7.7	0.9	1.4	4.3	2.3	12.0
Average Price	\$551,113	5.5%	-23.5%	3.3%	97.2%	105.1%	132.1%
Median Price	\$549,500	10.1%	-11.4%	20.8%	123.4%	116.3%	174.8%
Sale to List Price Ratio ³	95.4	95.1	98.9	102.9	95.0	97.1	94.0
Median Days on Market	30.5	31.0	11.5	13.5	44.0	49.0	72.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	240	0.8%	-27.9%	-12.1%	11.6%	-16.7%	38.7%
Dollar Volume	\$166,397,595	0.5%	-21.7%	29.8%	111.9%	116.9%	307.3%
New Listings	546	15.9%	40.0%	52.1%	76.7%	38.6%	16.9%
Active Listings ⁴	99	70.2%	246.4%	115.6%	80.0%	-0.6%	-32.4%
Sales to New Listings Ratio ⁵	44.0	50.5	85.4	76.0	69.6	73.1	37.0
Months of Inventory ⁶	5.0	2.9	1.0	2.0	3.1	4.1	10.2
Average Price	\$693,323	-0.3%	8.7%	47.7%	89.8%	160.3%	193.6%
Median Price	\$699,900	7.3%	12.4%	60.9%	112.1%	189.2%	246.5%
Sale to List Price Ratio ⁷	97.0	103.5	105.7	100.1	98.2	96.4	95.2
Median Days on Market	33.0	14.0	10.0	16.0	20.0	49.0	58.0

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.

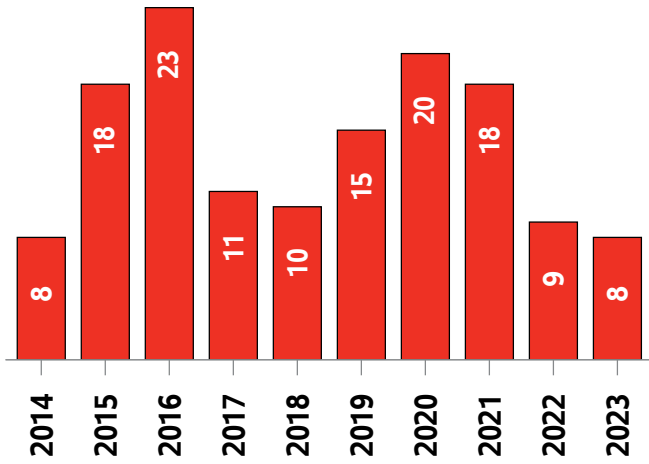
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

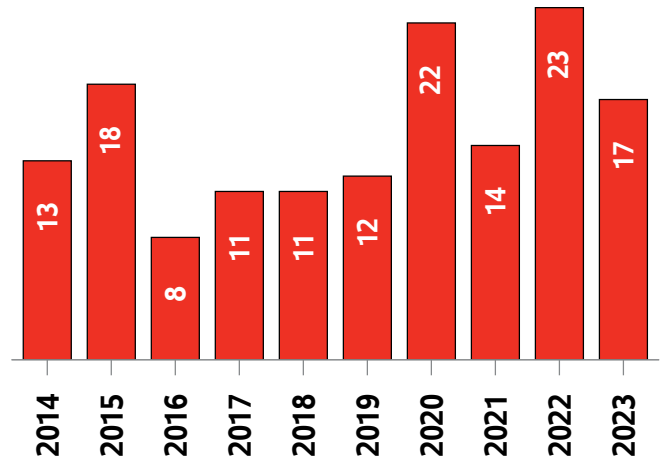
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

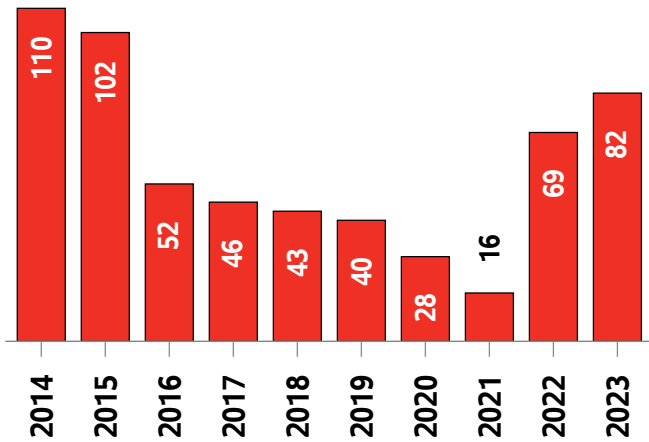
Sales Activity (December only)



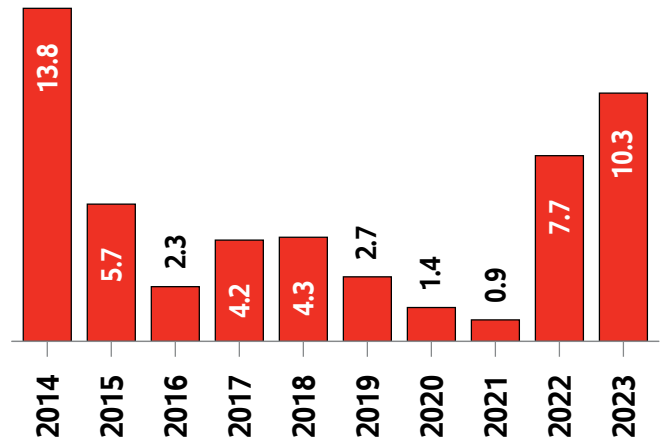
New Listings (December only)



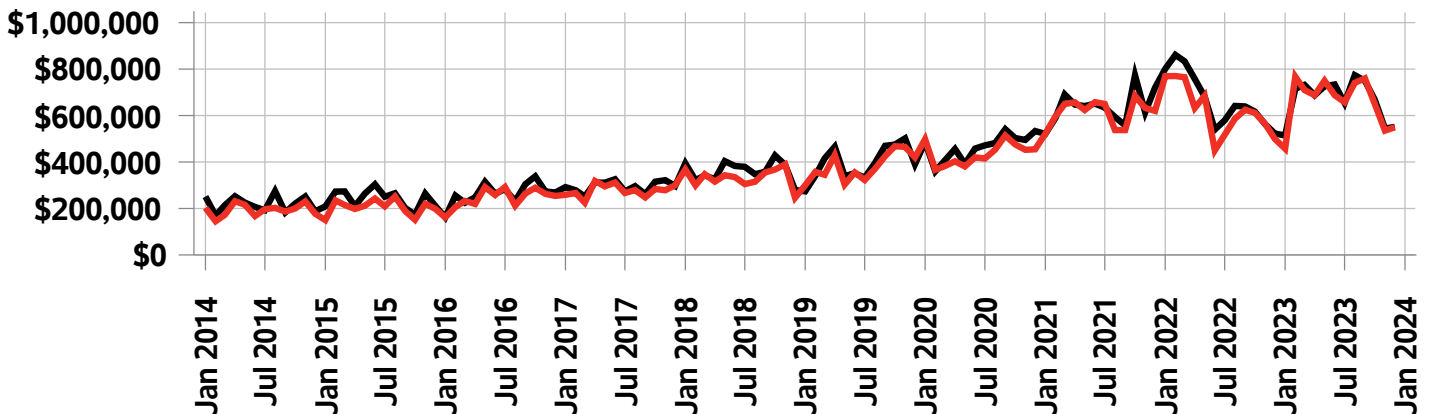
Active Listings (December only)



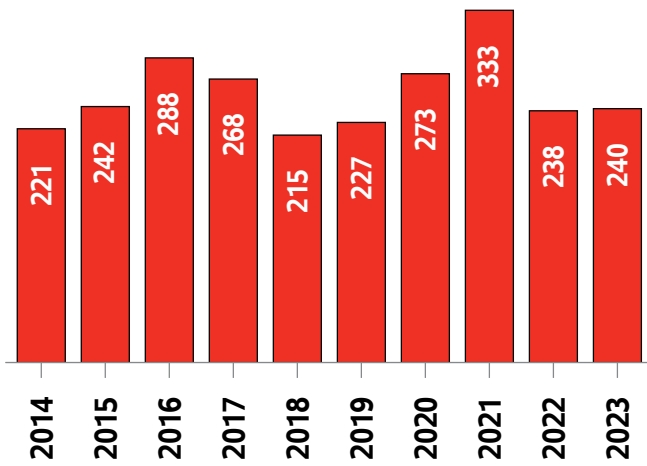
Months of Inventory (December only)



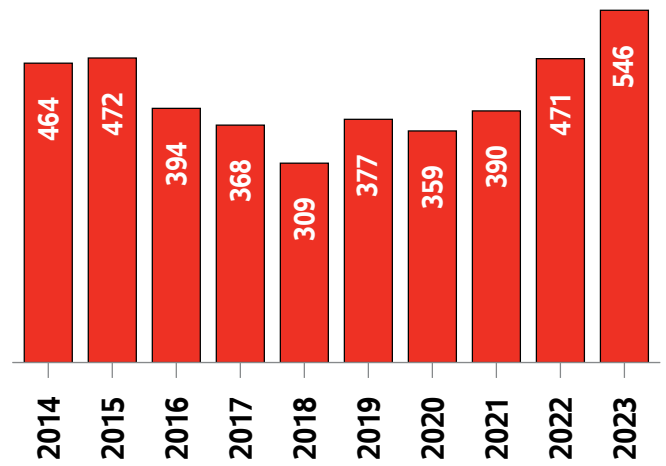
Average Price and Median Price



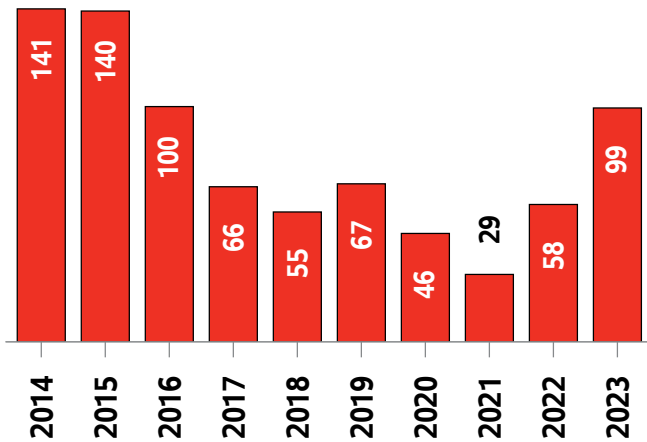
Sales Activity (December Year-to-date)



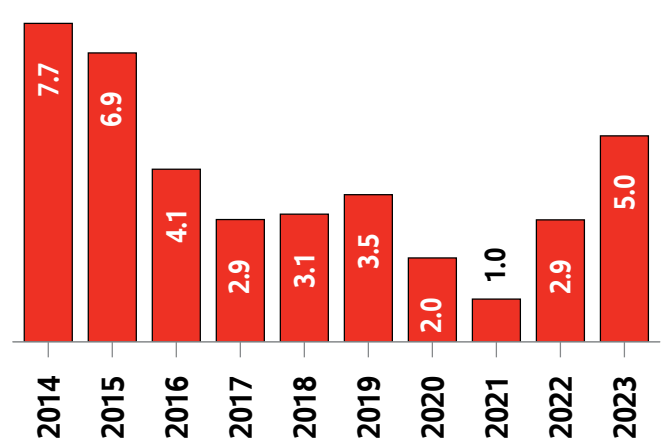
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	8	-27.3%	-50.0%	-65.2%	0.0%	-55.6%	-42.9%
Dollar Volume	\$10,850,131	3.0%	-31.8%	-32.4%	148.6%	49.6%	96.4%
New Listings	17	-5.6%	-34.6%	-32.0%	13.3%	-37.0%	-29.2%
Active Listings	110	42.9%	340.0%	214.3%	107.5%	77.4%	-15.4%
Sales to New Listings Ratio ¹	47.1	61.1	61.5	92.0	53.3	66.7	58.3
Months of Inventory ²	13.8	7.0	1.6	1.5	6.6	3.4	9.3
Average Price	\$1,356,266	41.6%	36.4%	94.5%	148.6%	236.5%	243.6%
Median Price	\$1,142,500	54.4%	15.5%	86.5%	134.1%	264.4%	268.5%
Sale to List Price Ratio ³	97.0	94.4	104.0	107.7	100.4	95.8	97.4
Median Days on Market	37.5	35.0	15.5	8.0	14.0	64.0	74.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	246	-7.5%	-33.7%	-19.3%	-18.0%	-21.2%	1.7%
Dollar Volume	\$222,048,564	-21.1%	-33.2%	9.1%	41.9%	83.5%	164.7%
New Listings	603	2.7%	25.6%	38.9%	41.5%	12.7%	-4.4%
Active Listings ⁴	107	69.0%	214.7%	43.6%	65.1%	0.2%	-30.6%
Sales to New Listings Ratio ⁵	40.8	45.3	77.3	70.3	70.4	58.3	38.4
Months of Inventory ⁶	5.2	2.8	1.1	2.9	2.6	4.1	7.6
Average Price	\$902,636	-14.6%	0.8%	35.3%	73.1%	132.8%	160.4%
Median Price	\$820,000	-12.8%	-0.7%	31.3%	68.4%	137.7%	144.0%
Sale to List Price Ratio ⁷	97.6	105.1	109.7	102.6	100.7	98.3	97.2
Median Days on Market	25.0	9.0	7.0	11.0	13.0	30.0	45.5

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.

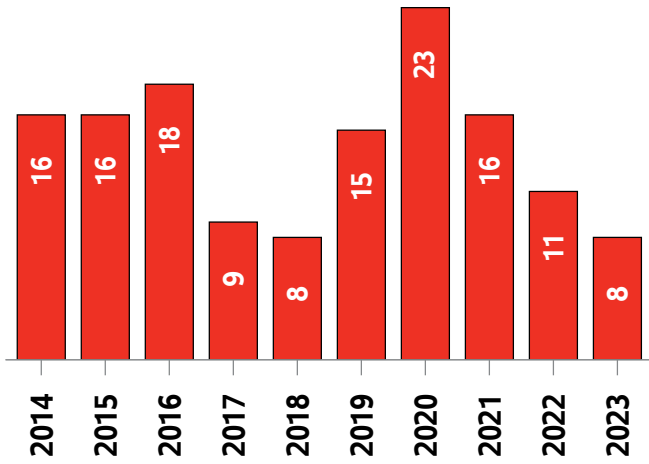
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

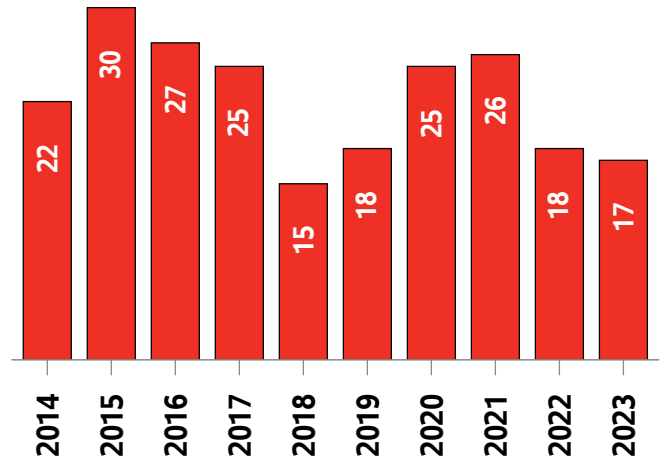
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

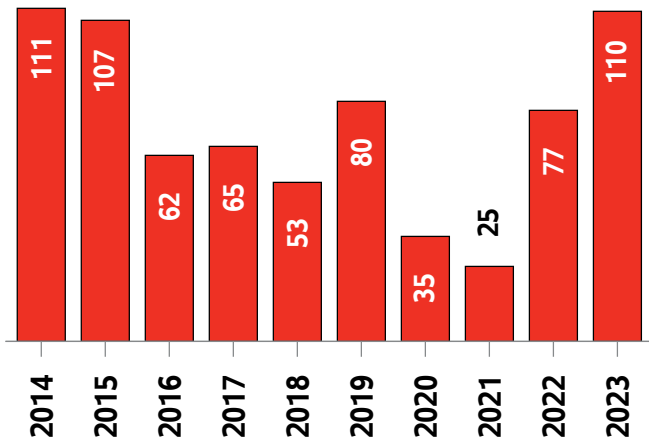
Sales Activity (December only)



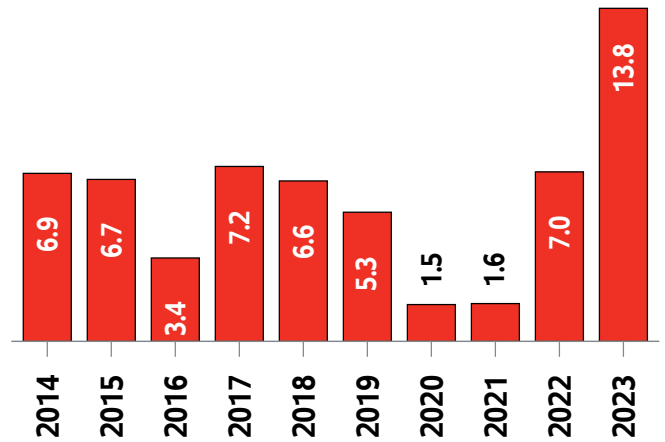
New Listings (December only)



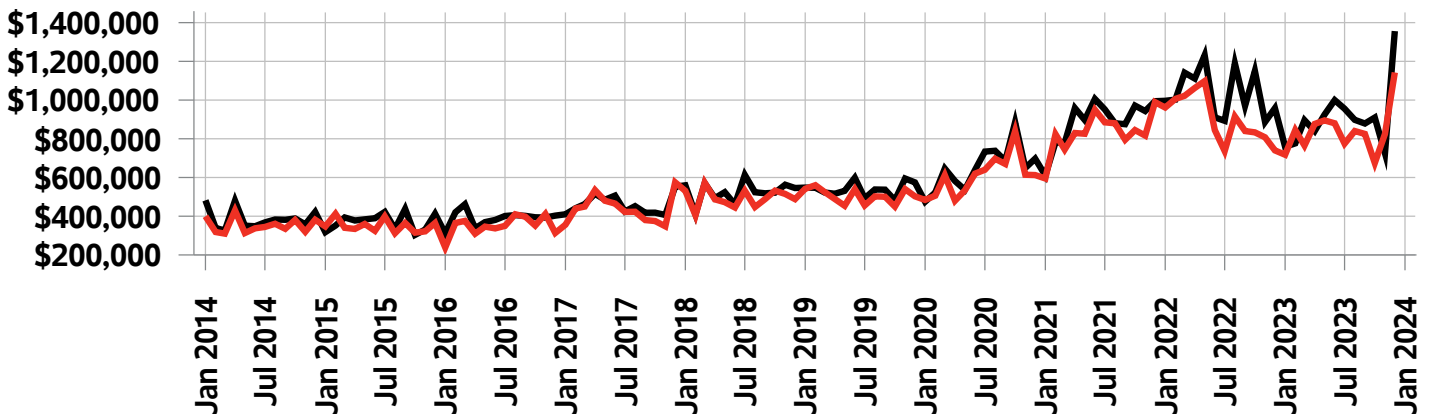
Active Listings (December only)



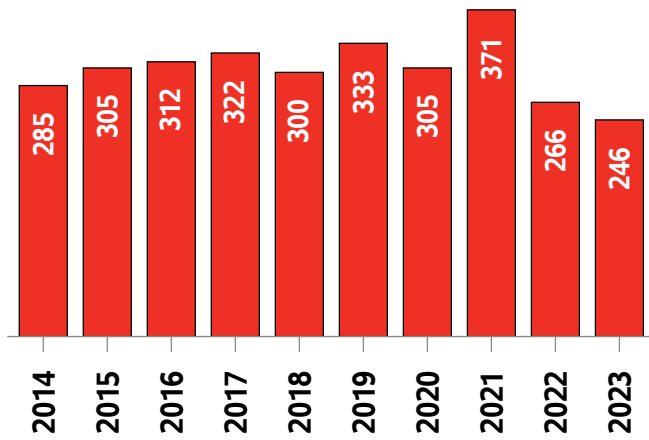
Months of Inventory (December only)



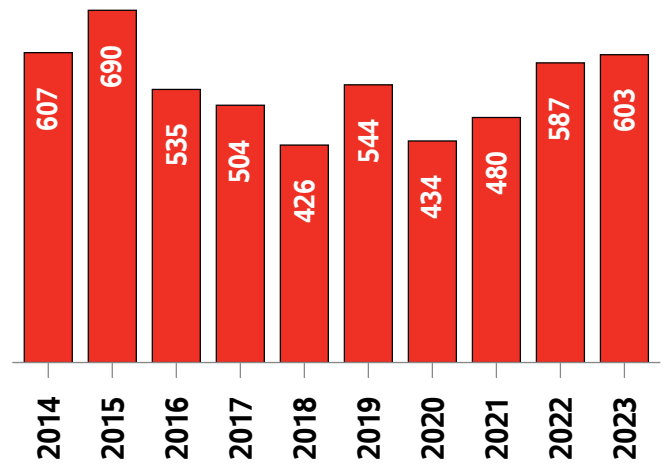
Average Price and Median Price



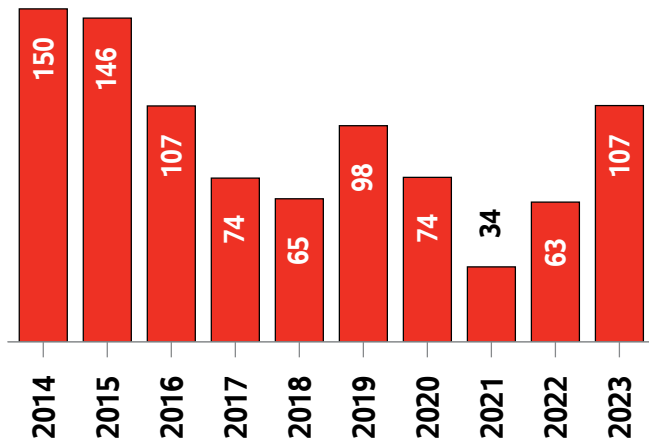
Sales Activity (December Year-to-date)



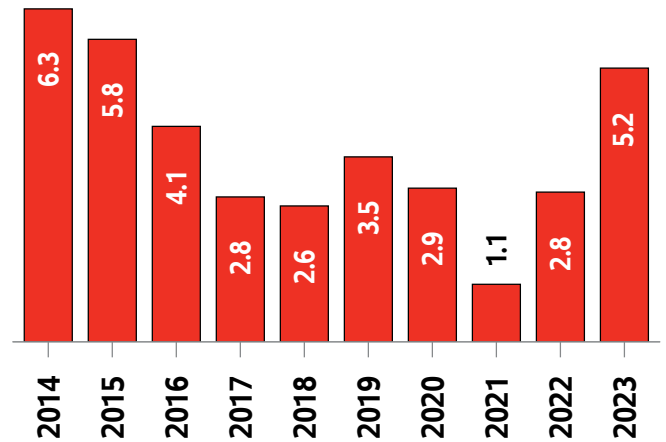
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	13	0.0%	0.0%	-48.0%	30.0%	-13.3%	-13.3%
Dollar Volume	\$8,915,200	4.2%	22.3%	-29.6%	100.8%	132.4%	137.5%
New Listings	17	-22.7%	88.9%	13.3%	0.0%	-29.2%	-32.0%
Active Listings	83	25.8%	219.2%	167.7%	22.1%	3.8%	-41.1%
Sales to New Listings Ratio ¹	76.5	59.1	144.4	166.7	58.8	62.5	60.0
Months of Inventory ²	6.4	5.1	2.0	1.2	6.8	5.3	9.4
Average Price	\$685,785	4.2%	22.3%	35.4%	54.4%	168.2%	174.1%
Median Price	\$625,000	4.2%	22.0%	25.0%	44.5%	145.1%	175.3%
Sale to List Price Ratio ³	96.5	95.6	112.6	107.2	100.8	98.0	95.5
Median Days on Market	37.0	29.0	8.0	13.0	40.0	53.0	81.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	308	-7.5%	-30.6%	-33.3%	-14.7%	-17.6%	8.8%
Dollar Volume	\$209,789,683	-13.9%	-24.7%	-5.1%	64.8%	114.4%	229.3%
New Listings	624	-7.6%	21.6%	10.1%	20.7%	12.2%	0.8%
Active Listings ⁴	91	10.7%	173.3%	12.1%	20.6%	-11.0%	-38.3%
Sales to New Listings Ratio ⁵	49.4	49.3	86.5	81.5	69.8	67.3	45.7
Months of Inventory ⁶	3.6	3.0	0.9	2.1	2.5	3.3	6.3
Average Price	\$681,135	-6.9%	8.5%	42.3%	93.1%	160.3%	202.5%
Median Price	\$632,500	-9.6%	5.4%	39.0%	91.7%	153.0%	190.1%
Sale to List Price Ratio ⁷	97.4	106.7	111.5	102.9	100.3	97.2	96.4
Median Days on Market	23.5	9.0	7.0	10.0	14.0	28.0	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.

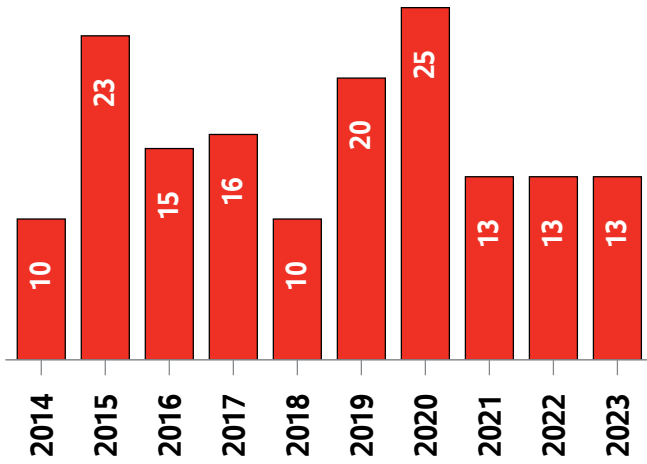
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

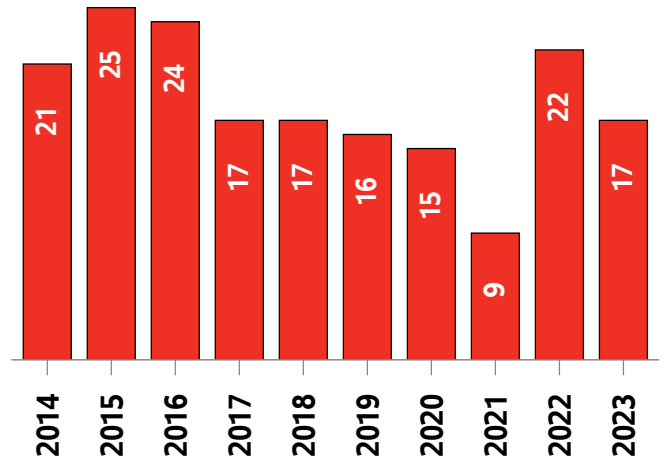
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

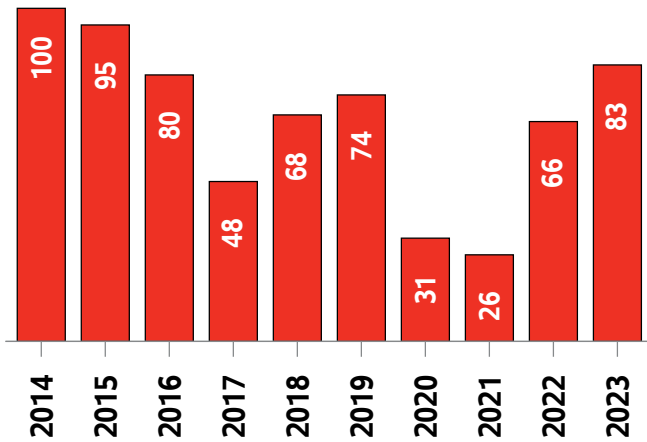
Sales Activity (December only)



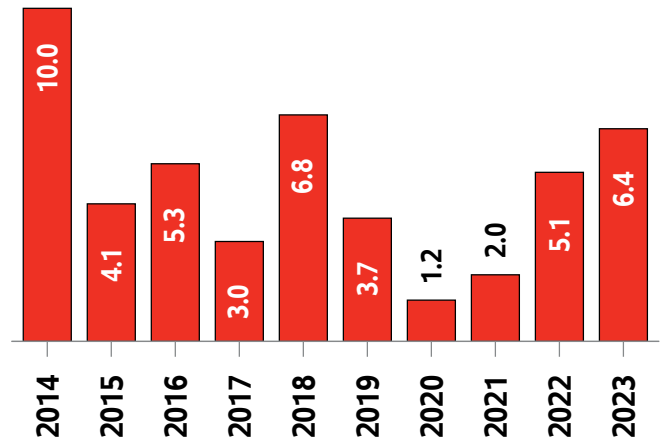
New Listings (December only)



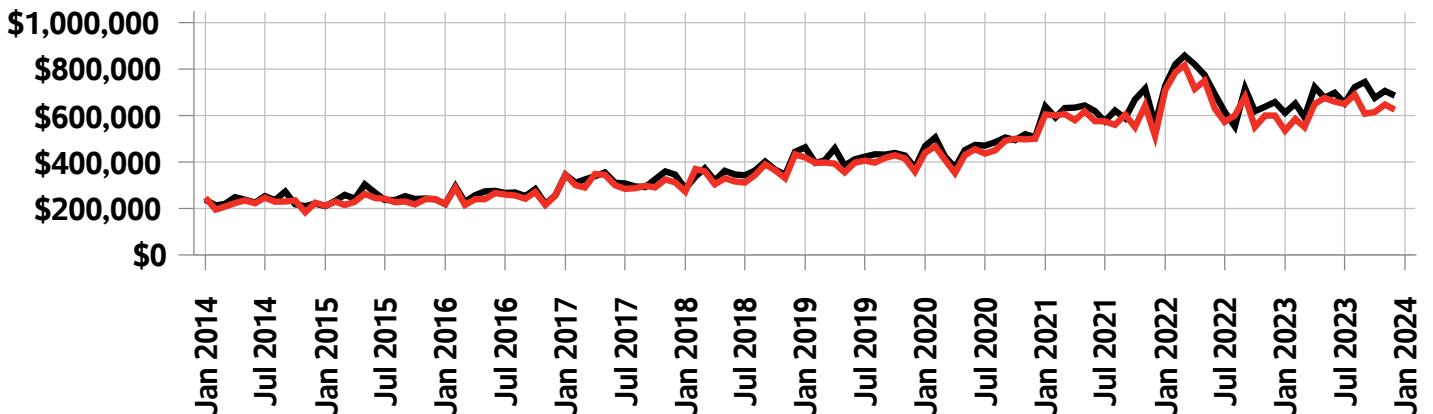
Active Listings (December only)



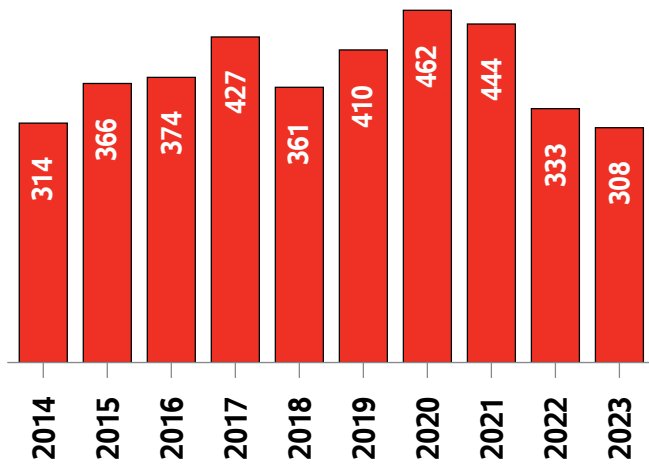
Months of Inventory (December only)



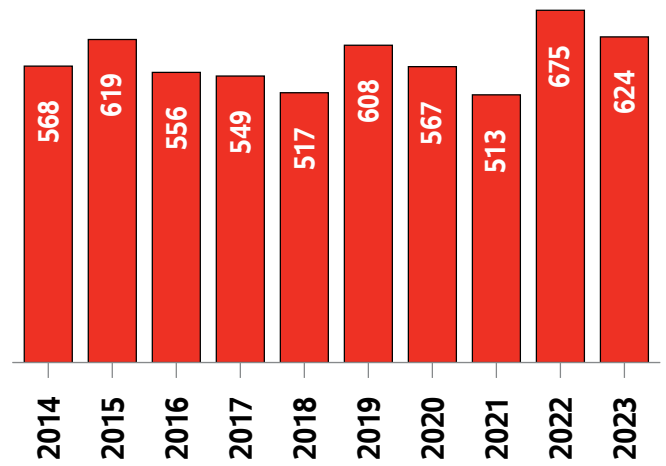
Average Price and Median Price



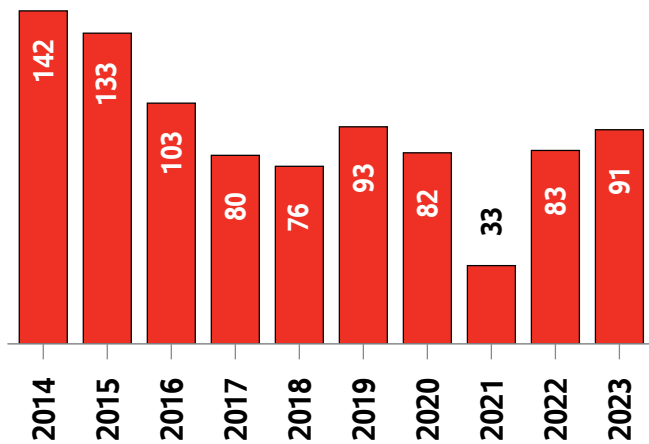
Sales Activity (December Year-to-date)



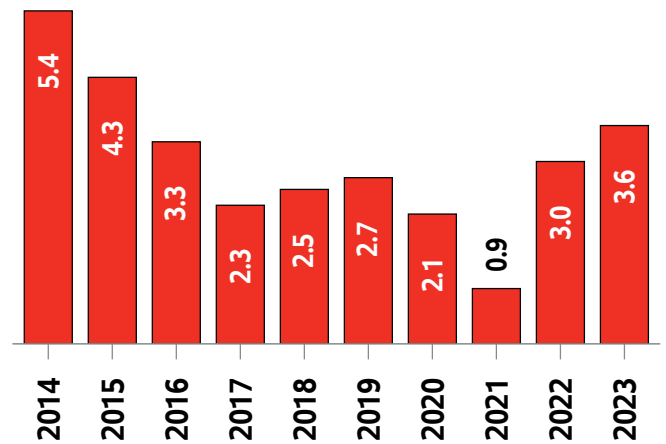
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



Months of Inventory ²(December 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	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	38	15.2%	-35.6%	-26.9%	18.8%	-19.1%	31.0%
Dollar Volume	\$20,785,524	19.0%	-46.8%	-8.9%	119.3%	85.4%	279.2%
New Listings	31	6.9%	-42.6%	-13.9%	3.3%	-16.2%	-13.9%
Active Listings	101	9.8%	676.9%	676.9%	94.2%	16.1%	-41.6%
Sales to New Listings Ratio ¹	122.6	113.8	109.3	144.4	106.7	127.0	80.6
Months of Inventory ²	2.7	2.8	0.2	0.3	1.6	1.9	6.0
Average Price	\$546,987	3.4%	-17.4%	24.6%	84.6%	129.3%	189.4%
Median Price	\$545,000	1.9%	-16.4%	34.5%	87.9%	145.6%	210.5%
Sale to List Price Ratio ³	97.9	98.6	112.8	107.0	100.7	97.5	95.7
Median Days on Market	24.5	21.0	7.0	7.0	12.5	25.0	56.0

Year-to-date	December 2023	Compared to ⁸					
		December 2022	December 2021	December 2020	December 2018	December 2016	December 2013
Sales Activity	660	-8.1%	-27.1%	-14.3%	-15.7%	-17.6%	4.3%
Dollar Volume	\$376,545,876	-16.5%	-25.3%	20.2%	60.8%	107.9%	202.7%
New Listings	1,054	-8.1%	5.4%	24.7%	18.6%	9.8%	5.8%
Active Listings ⁴	119	27.2%	273.6%	142.3%	79.5%	-8.9%	-45.1%
Sales to New Listings Ratio ⁵	62.6	62.6	90.5	91.1	88.1	83.4	63.6
Months of Inventory ⁶	2.2	1.6	0.4	0.8	1.0	2.0	4.1
Average Price	\$570,524	-9.1%	2.5%	40.2%	90.8%	152.3%	190.4%
Median Price	\$560,000	-6.8%	3.7%	41.8%	93.1%	158.8%	201.1%
Sale to List Price Ratio ⁷	98.9	107.9	111.1	103.5	101.3	98.0	97.0
Median Days on Market	17.5	8.0	6.0	8.0	10.0	23.0	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.

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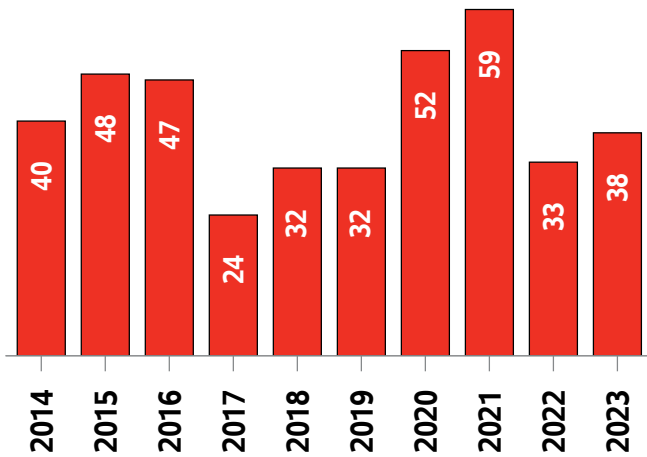
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

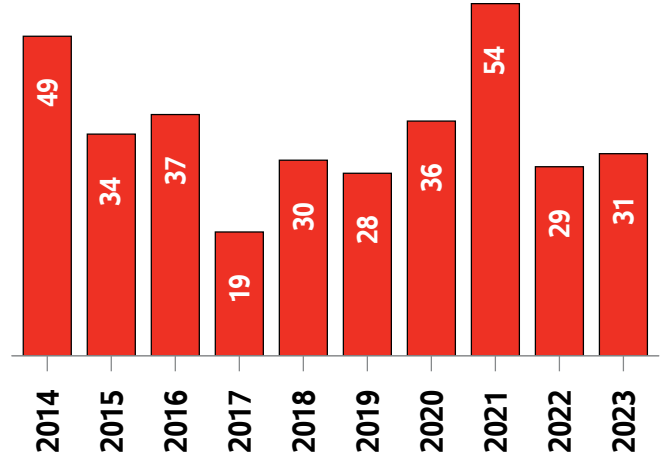
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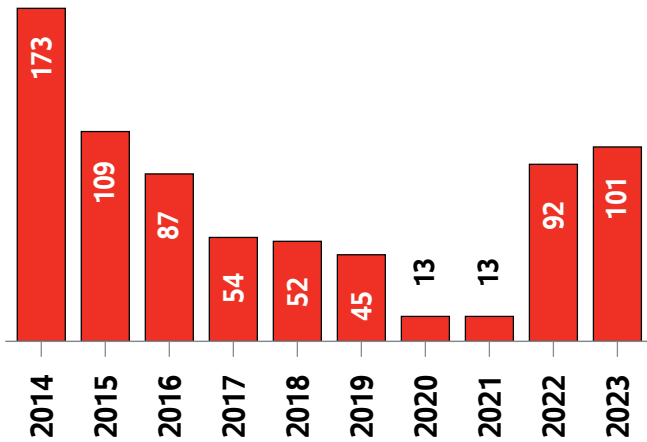
Sales Activity (December only)



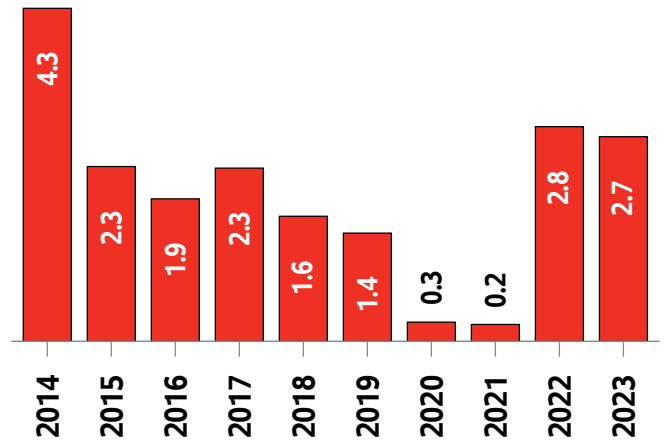
New Listings (December only)



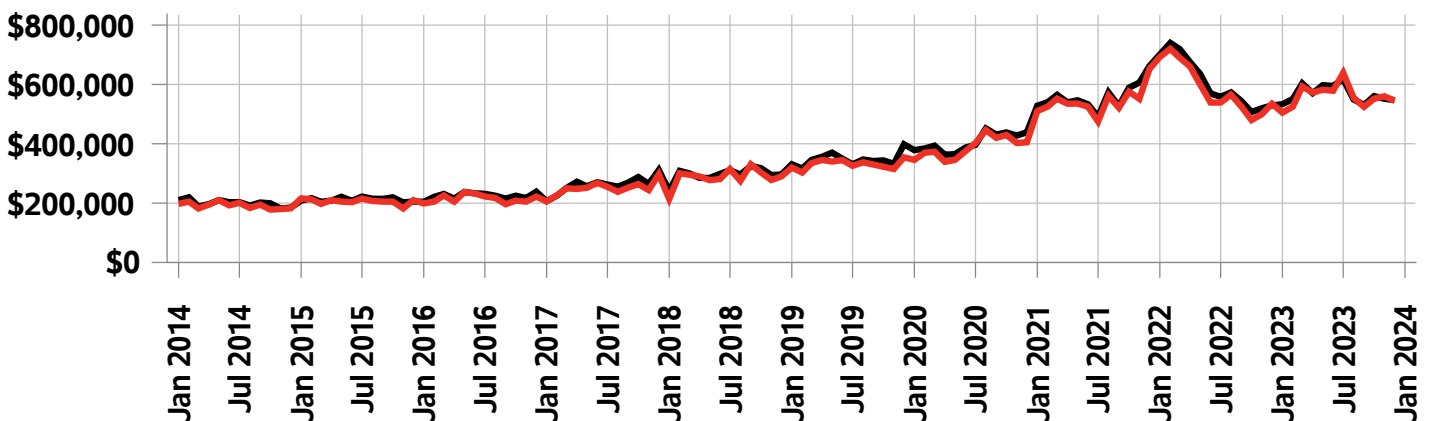
Active Listings (December only)



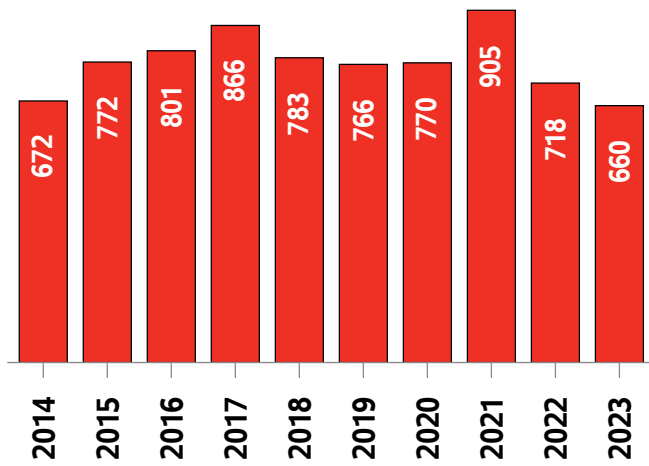
Months of Inventory (December only)



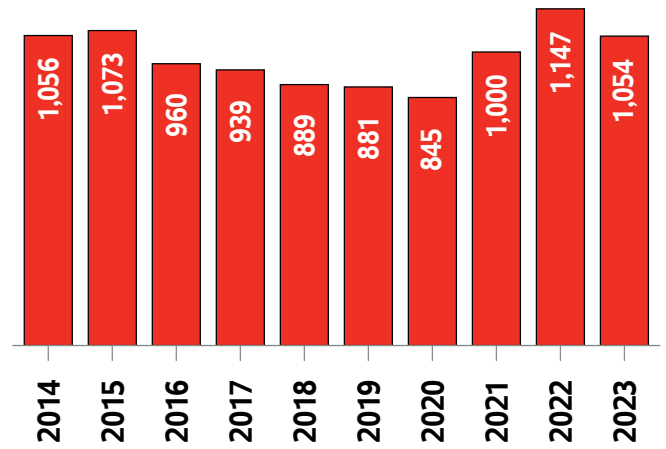
Average Price and Median Price



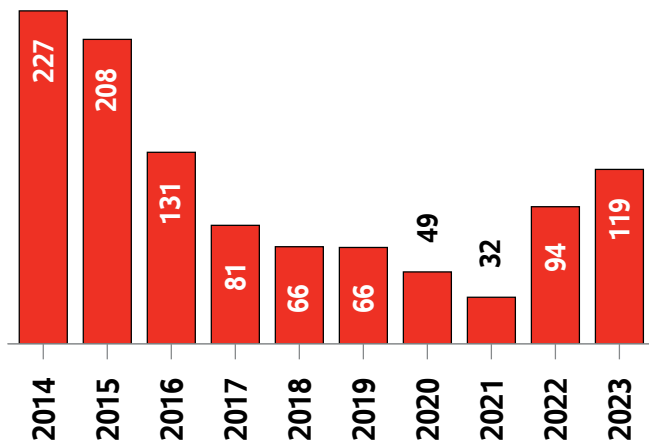
Sales Activity (December Year-to-date)



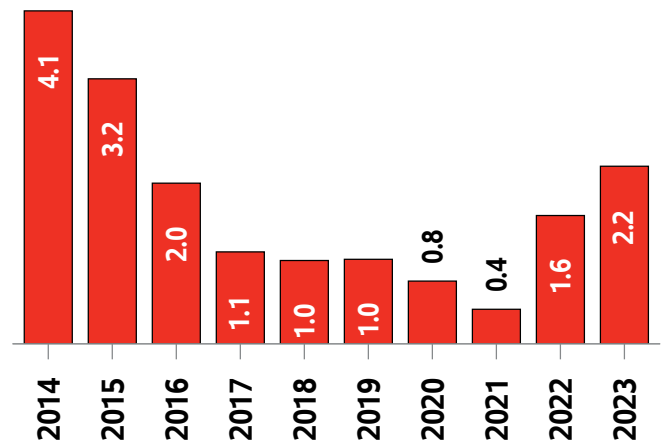
New Listings (December Year-to-date)



Active Listings ¹(December Year-to-date)



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



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