



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



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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	514	-44.7	-53.8	-40.1	-41.9	-39.7	-21.4
Dollar Volume	\$343,003,957	-40.7	-37.1	-1.3	19.8	51.0	119.0
New Listings	1,230	10.5	1.0	2.0	-2.7	-8.4	7.1
Active Listings	1,855	148.0	68.9	21.2	27.5	-36.6	-37.5
Sales to New Listings Ratio <sup>1</sup>	41.8	83.5	91.3	71.1	70.0	63.4	57.0
Months of Inventory <sup>2</sup>	3.6	0.8	1.0	1.8	1.6	3.4	4.5
Average Price	\$667,323	7.1	36.1	64.8	106.2	150.3	178.7
Median Price	\$587,450	1.1	28.8	56.7	105.3	145.1	167.7
Sale to List Price Ratio <sup>3</sup>	98.7	107.5	103.2	101.2	101.3	97.5	97.2
Median Days on Market	18.0	8.0	9.0	13.0	14.0	28.5	36.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	5,274	-24.5	4.5	-4.1	-23.1	-1.9	10.3
Dollar Volume	\$4,052,278,122	-8.0	74.1	80.7	77.1	184.5	251.0
New Listings	9,636	12.2	39.1	22.8	10.5	2.3	6.9
Active Listings <sup>4</sup>	1,071	73.9	-9.9	-16.8	-13.7	-60.5	-62.0
Sales to New Listings Ratio <sup>5</sup>	54.7	81.3	72.9	70.1	78.6	57.1	53.1
Months of Inventory <sup>6</sup>	1.4	0.6	1.6	1.6	1.3	3.5	4.1
Average Price	\$768,350	21.8	66.6	88.4	130.2	190.1	218.3
Median Price	\$715,000	21.2	66.3	88.2	138.3	197.9	225.0
Sale to List Price Ratio <sup>7</sup>	113.0	112.2	102.5	102.9	103.0	97.7	97.4
Median Days on Market	7.0	7.0	9.0	9.0	12.0	27.0	31.0

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

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

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

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

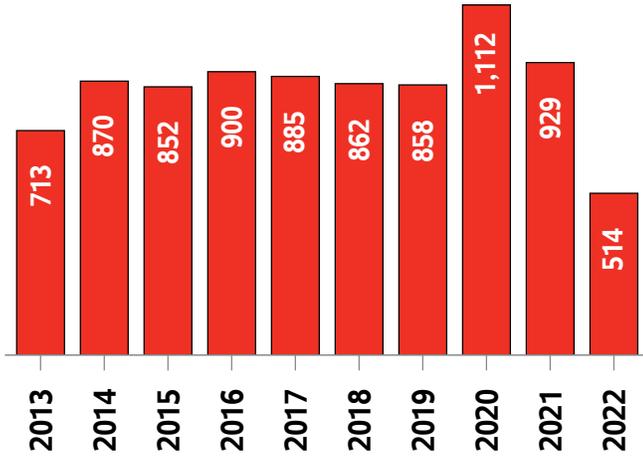
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

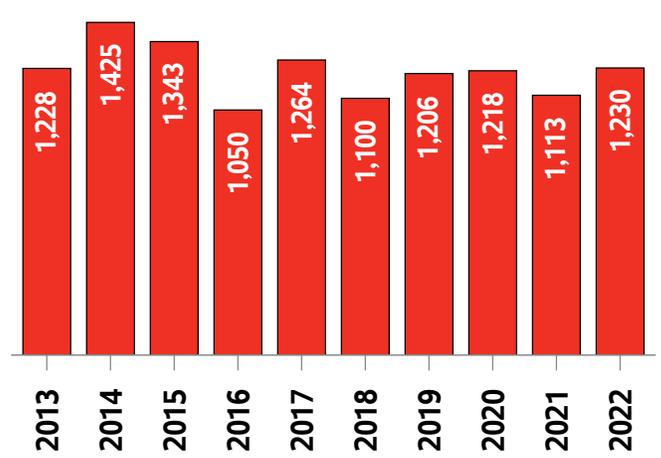
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

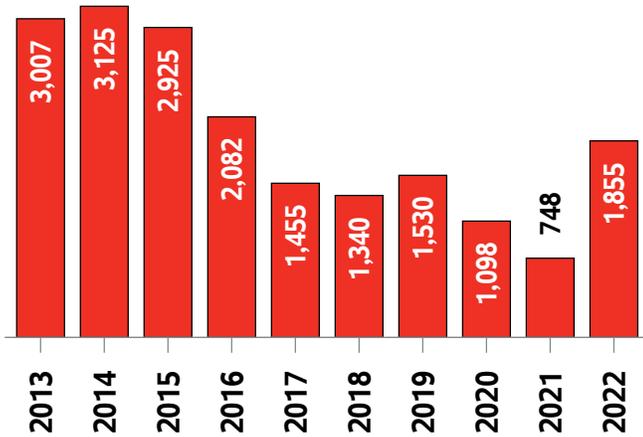
**Sales Activity (July only)**



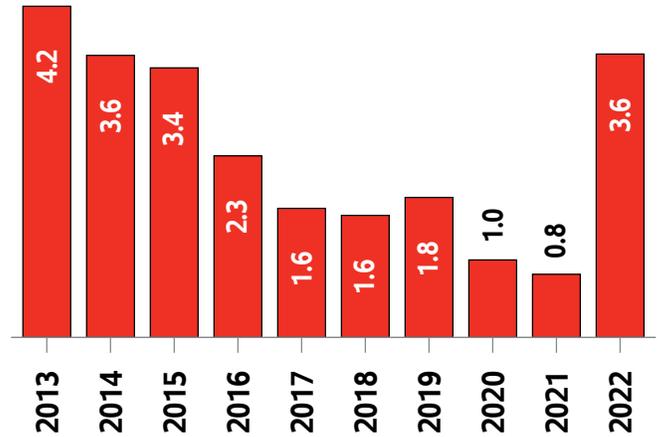
**New Listings (July only)**



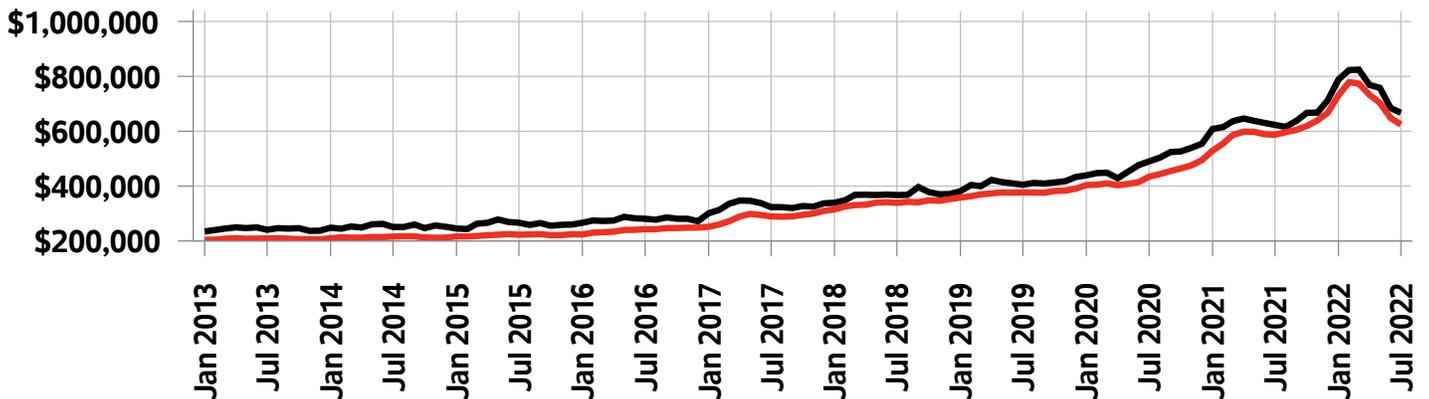
**Active Listings (July only)**



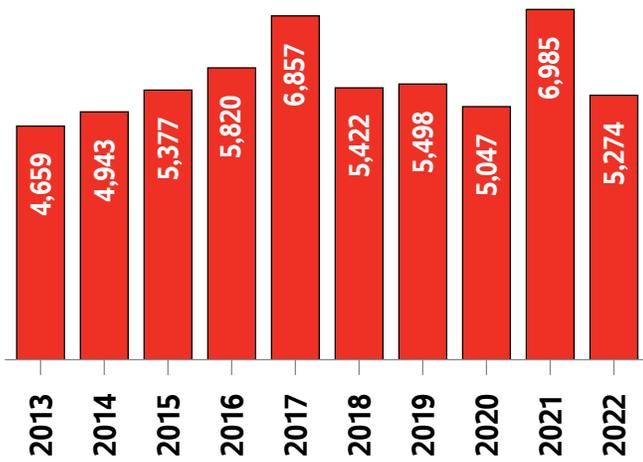
**Months of Inventory (July only)**



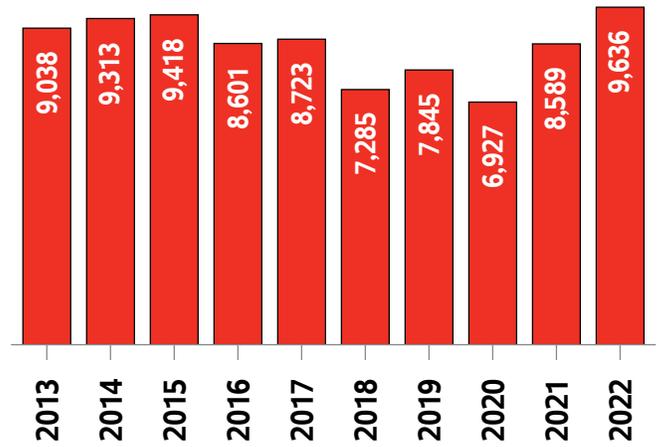
**MLS® HPI Composite Benchmark Price and Average Price**



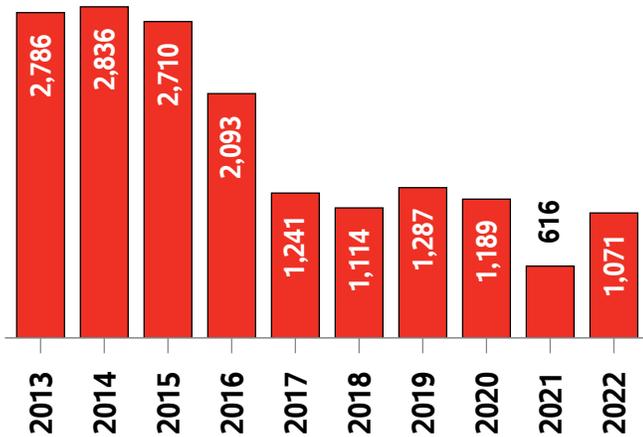
**Sales Activity (July Year-to-date)**



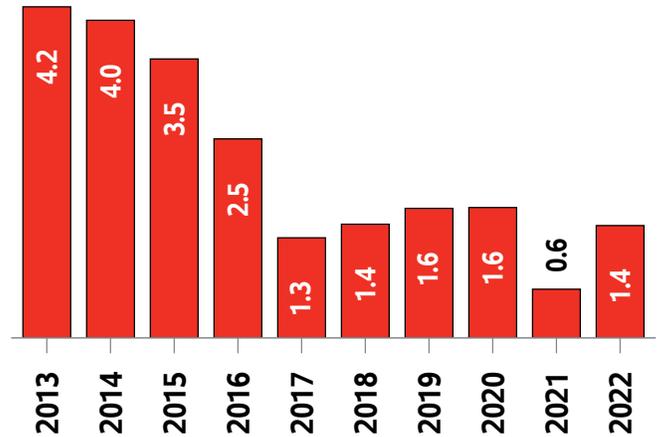
**New Listings (July Year-to-date)**



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



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



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

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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	384	-44.9	-54.1	-42.6	-43.6	-44.5	-27.1
Dollar Volume	\$273,562,071	-41.9	-38.7	-5.7	14.2	37.7	102.9
New Listings	896	8.6	-6.1	-7.3	-10.7	-17.1	-2.6
Active Listings	1,342	131.4	46.0	0.9	10.1	-39.1	-42.9
Sales to New Listings Ratio <sup>1</sup>	42.9	84.5	87.6	69.2	67.9	64.0	57.3
Months of Inventory <sup>2</sup>	3.5	0.8	1.1	2.0	1.8	3.2	4.5
Average Price	\$712,401	5.4	33.5	64.3	102.5	148.1	178.5
Median Price	\$621,900	-0.5	24.4	57.4	98.5	143.6	165.8
Sale to List Price Ratio <sup>3</sup>	98.6	108.0	103.5	101.0	101.2	97.6	97.3
Median Days on Market	17.0	8.0	9.0	13.0	13.0	25.0	35.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	3,848	-25.6	2.2	-8.6	-27.8	-9.7	1.2
Dollar Volume	\$3,207,267,120	-9.7	70.3	73.2	65.5	163.8	223.8
New Listings	6,999	9.3	31.7	11.7	1.1	-5.1	-1.9
Active Listings <sup>4</sup>	772	66.4	-21.4	-29.7	-21.0	-62.2	-65.3
Sales to New Listings Ratio <sup>5</sup>	55.0	80.8	70.9	67.2	76.9	57.8	53.3
Months of Inventory <sup>6</sup>	1.4	0.6	1.8	1.8	1.3	3.4	4.1
Average Price	\$833,489	21.4	66.6	89.4	129.0	192.2	220.0
Median Price	\$770,000	22.0	65.6	91.1	133.4	202.0	227.7
Sale to List Price Ratio <sup>7</sup>	112.8	112.6	102.5	102.4	103.3	97.8	97.5
Median Days on Market	7.0	7.0	9.0	9.0	10.0	24.0	30.0

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

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

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

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

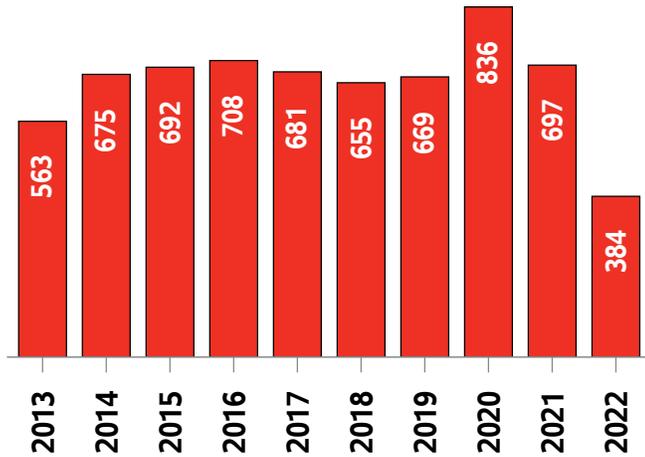
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

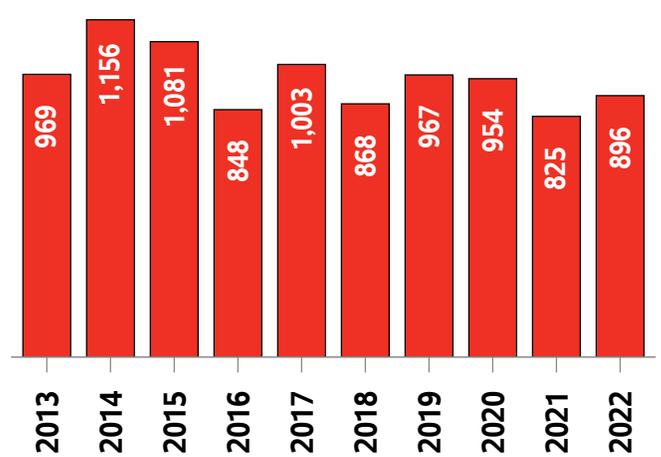
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

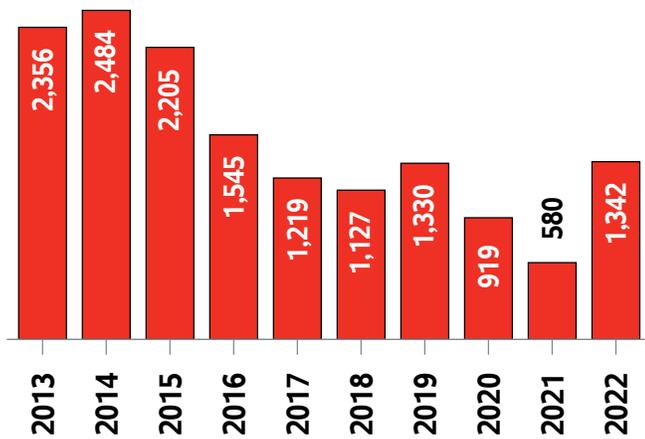
**Sales Activity (July only)**



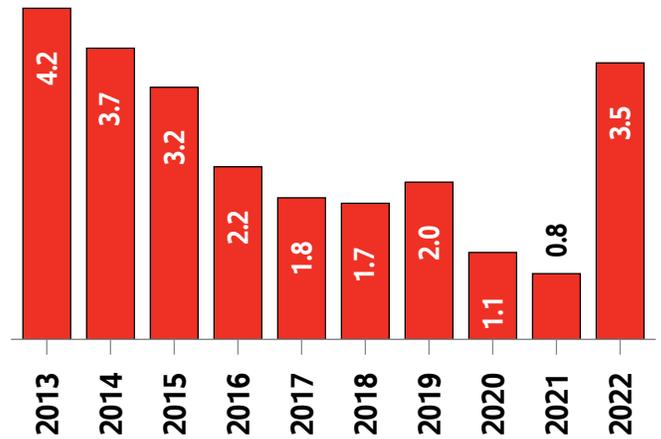
**New Listings (July only)**



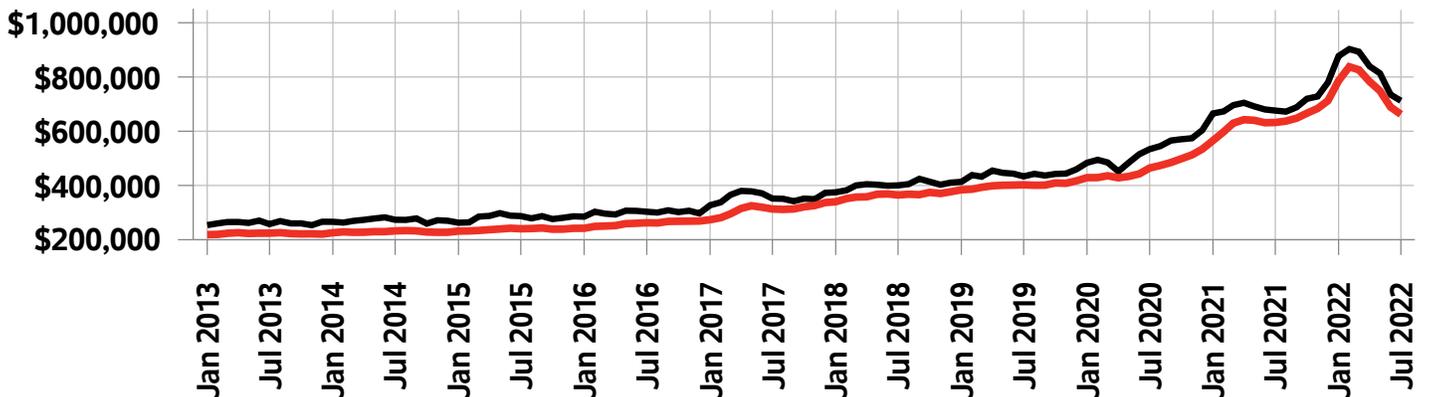
**Active Listings (July only)**



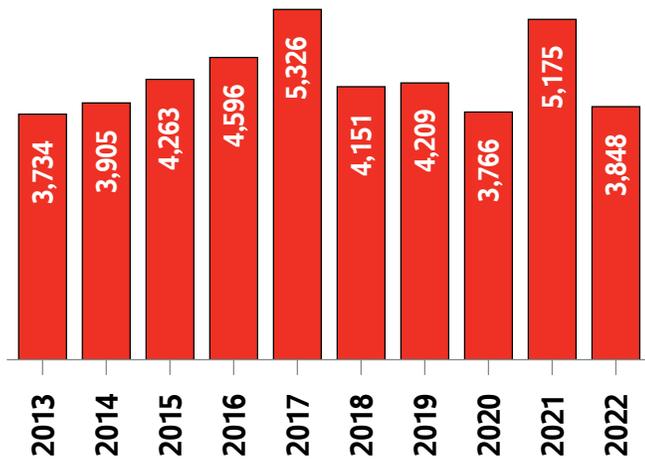
**Months of Inventory (July only)**



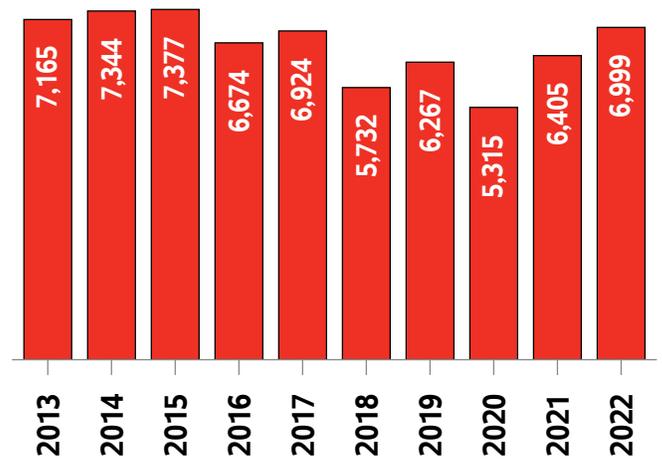
**MLS® HPI Single Family Benchmark Price and Average Price**



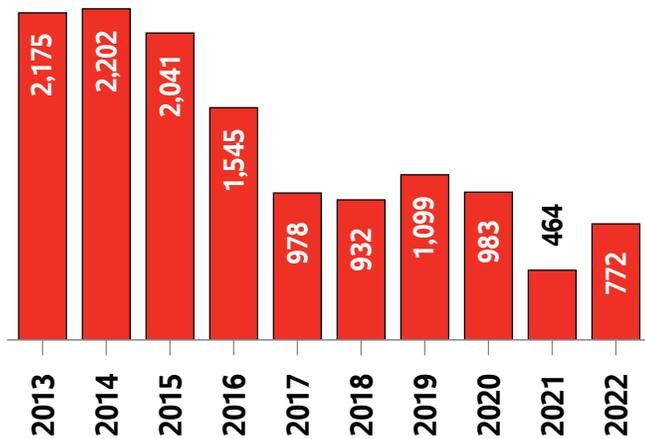
**Sales Activity (July Year-to-date)**



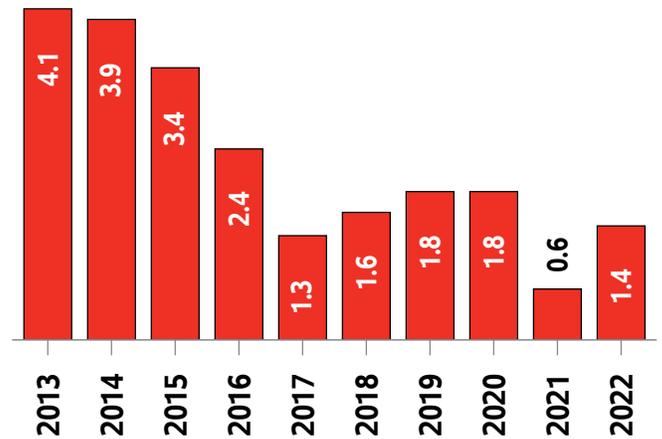
**New Listings (July Year-to-date)**



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



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



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

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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	66	-35.9	-53.5	-37.7	-43.1	-30.5	-18.5
Dollar Volume	\$35,710,286	-29.0	-34.1	6.8	36.4	129.3	147.1
New Listings	163	21.6	24.4	29.4	9.4	17.3	25.4
Active Listings	241	209.0	301.7	239.4	141.0	-26.1	-19.9
Sales to New Listings Ratio <sup>1</sup>	40.5	76.9	108.4	84.1	77.9	68.3	62.3
Months of Inventory <sup>2</sup>	3.7	0.8	0.4	0.7	0.9	3.4	3.7
Average Price	\$541,065	10.8	41.8	71.6	139.8	230.0	203.3
Median Price	\$508,750	12.6	35.7	78.5	159.6	268.7	189.9
Sale to List Price Ratio <sup>3</sup>	99.9	106.9	102.7	103.0	102.8	96.9	97.2
Median Days on Market	19.0	7.0	9.0	12.0	15.0	39.0	36.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	717	-16.3	15.6	7.0	-15.6	18.9	18.9
Dollar Volume	\$454,863,741	6.7	99.5	110.4	134.2	300.4	331.7
New Listings	1,361	30.7	84.2	70.8	41.5	26.8	30.6
Active Listings <sup>4</sup>	147	163.9	110.6	127.8	63.8	-51.9	-50.0
Sales to New Listings Ratio <sup>5</sup>	52.7	82.3	83.9	84.1	88.4	56.2	57.9
Months of Inventory <sup>6</sup>	1.4	0.5	0.8	0.7	0.7	3.6	3.4
Average Price	\$634,399	27.5	72.5	96.6	177.6	236.7	263.0
Median Price	\$625,179	32.5	76.1	108.0	195.6	259.3	300.8
Sale to List Price Ratio <sup>7</sup>	116.2	113.8	103.1	105.9	104.3	97.6	97.3
Median Days on Market	7.0	7.0	8.0	8.0	14.0	34.0	35.0

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

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

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

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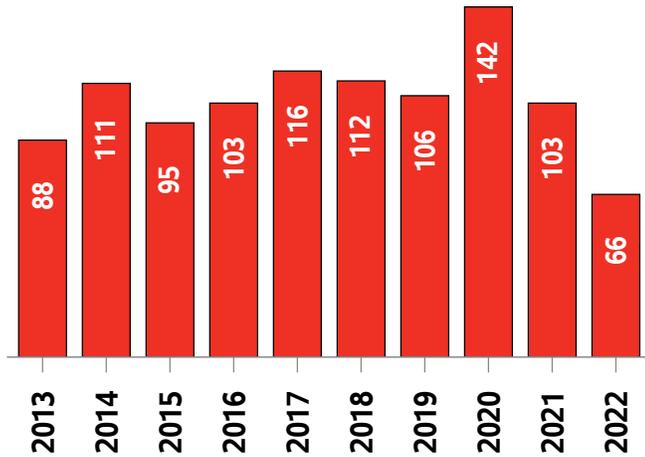
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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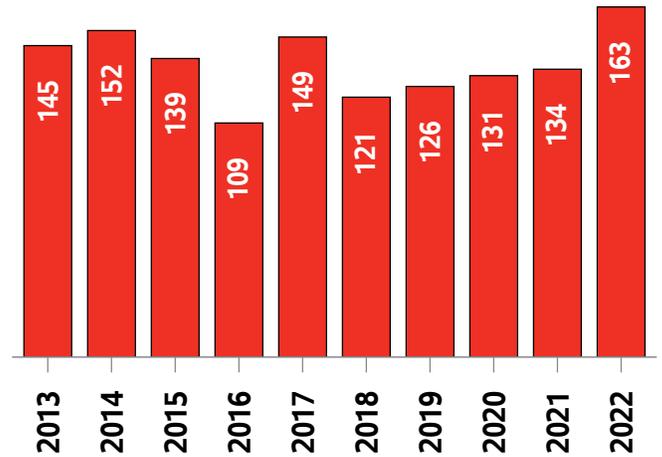
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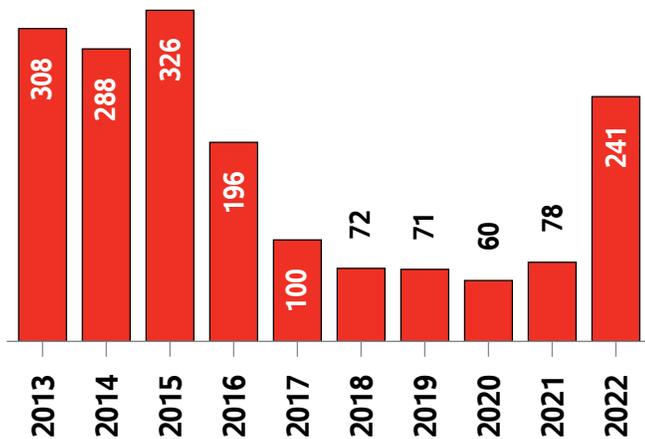
**Sales Activity (July only)**



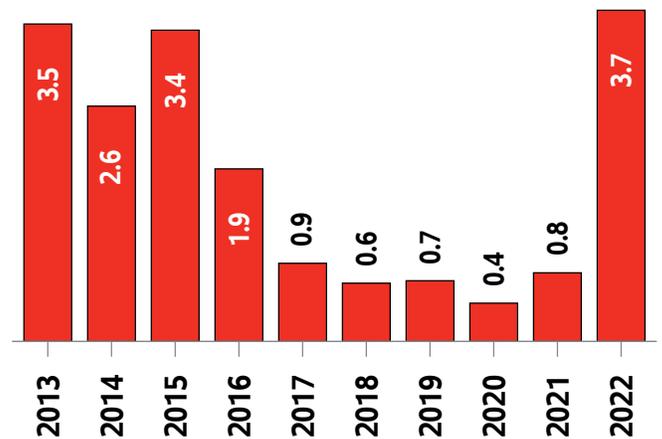
**New Listings (July only)**



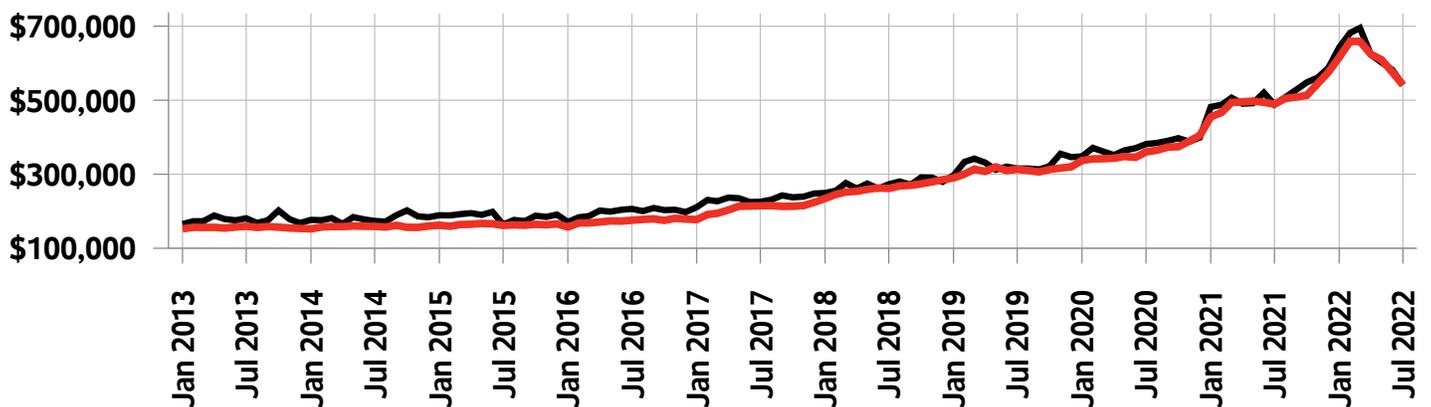
**Active Listings (July only)**



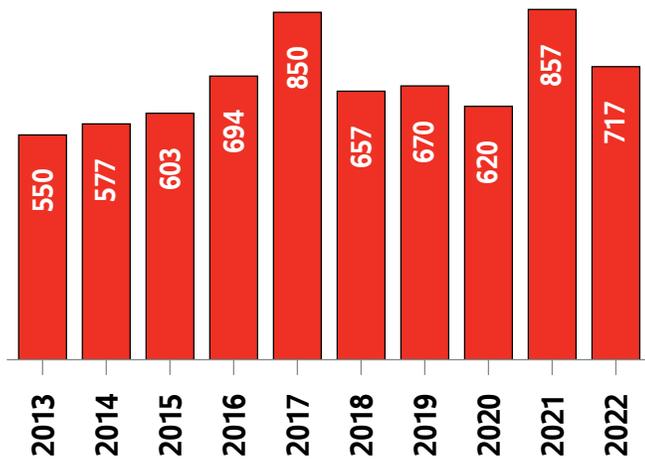
**Months of Inventory (July only)**



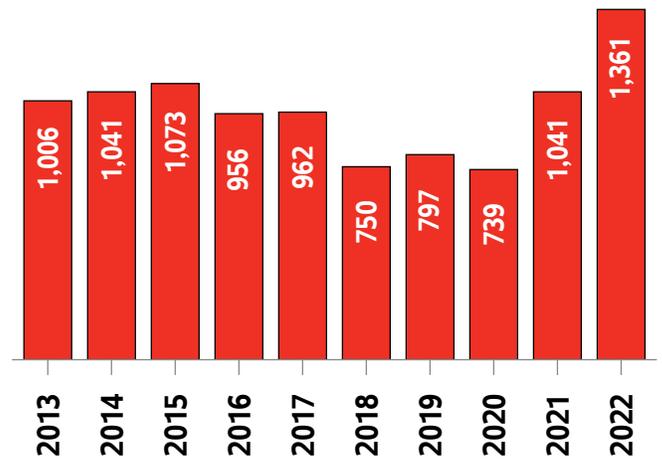
**MLS® HPI Townhouse Benchmark Price and Average Price**



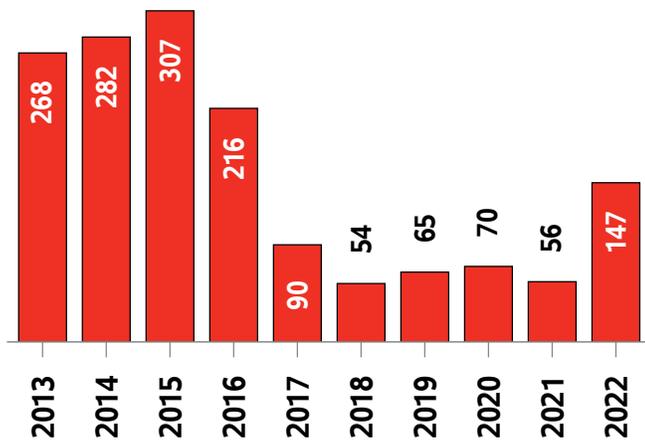
**Sales Activity (July Year-to-date)**



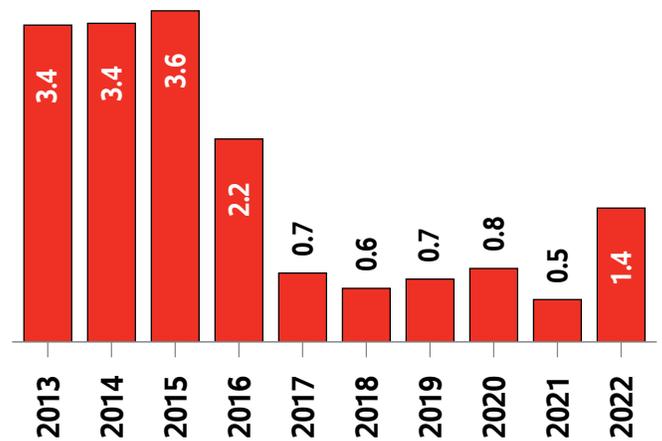
**New Listings (July Year-to-date)**



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



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



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

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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	39	-55.2	-55.7	-31.6	-48.7	-30.4	5.4
Dollar Volume	\$17,722,400	-46.4	-29.0	20.8	4.3	70.3	194.0
New Listings	105	-0.9	25.0	43.8	11.7	-0.9	23.5
Active Listings	154	152.5	175.0	111.0	40.0	-51.0	-41.4
Sales to New Listings Ratio <sup>1</sup>	37.1	82.1	104.8	78.1	80.9	52.8	43.5
Months of Inventory <sup>2</sup>	3.9	0.7	0.6	1.3	1.4	5.6	7.1
Average Price	\$454,421	19.6	60.2	76.6	103.3	144.6	179.0
Median Price	\$380,000	8.6	44.8	67.4	115.3	205.2	183.6
Sale to List Price Ratio <sup>3</sup>	98.2	105.1	102.4	101.6	99.4	97.4	96.6
Median Days on Market	19.0	10.0	13.0	13.0	21.0	38.5	38.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	482	-27.5	7.8	17.3	-17.6	9.0	53.0
Dollar Volume	\$224,043,083	-11.7	73.0	124.0	74.2	180.1	358.5
New Listings	816	3.6	47.6	57.5	13.8	-1.4	15.3
Active Listings <sup>4</sup>	92	47.0	50.1	32.0	-36.6	-68.5	-62.1
Sales to New Listings Ratio <sup>5</sup>	59.1	84.4	80.8	79.3	81.6	53.4	44.5
Months of Inventory <sup>6</sup>	1.3	0.7	1.0	1.2	1.7	4.6	5.4
Average Price	\$464,820	21.8	60.4	91.0	111.4	156.8	199.7
Median Price	\$426,500	23.6	64.0	93.9	145.1	204.7	218.3
Sale to List Price Ratio <sup>7</sup>	111.6	109.2	101.7	104.0	99.5	97.4	97.0
Median Days on Market	7.0	7.0	11.0	11.0	23.0	41.5	39.0

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

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

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

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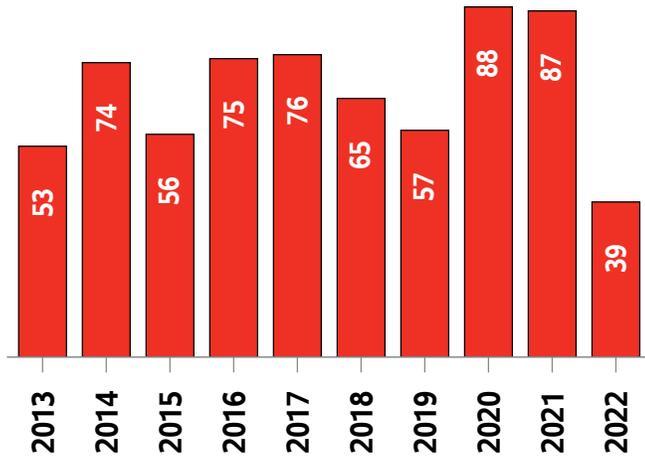
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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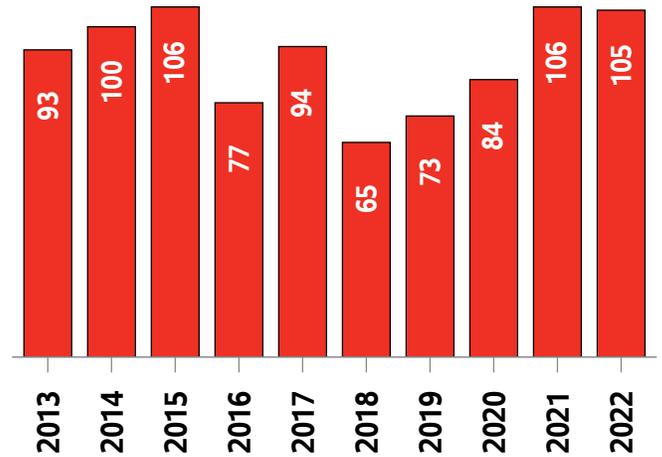
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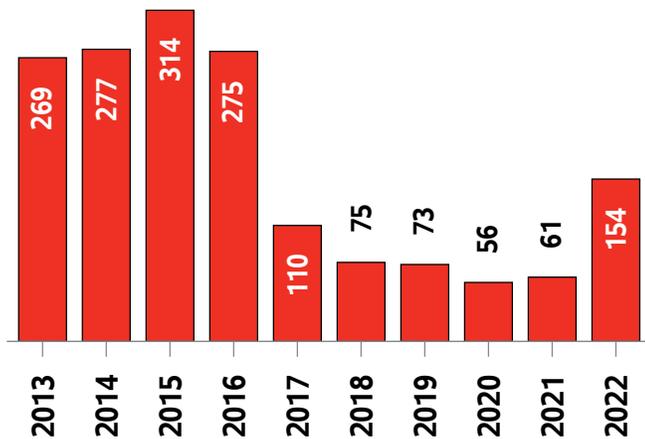
**Sales Activity (July only)**



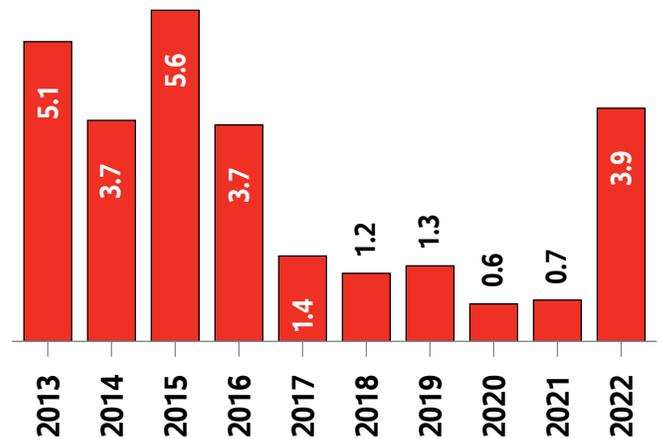
**New Listings (July only)**



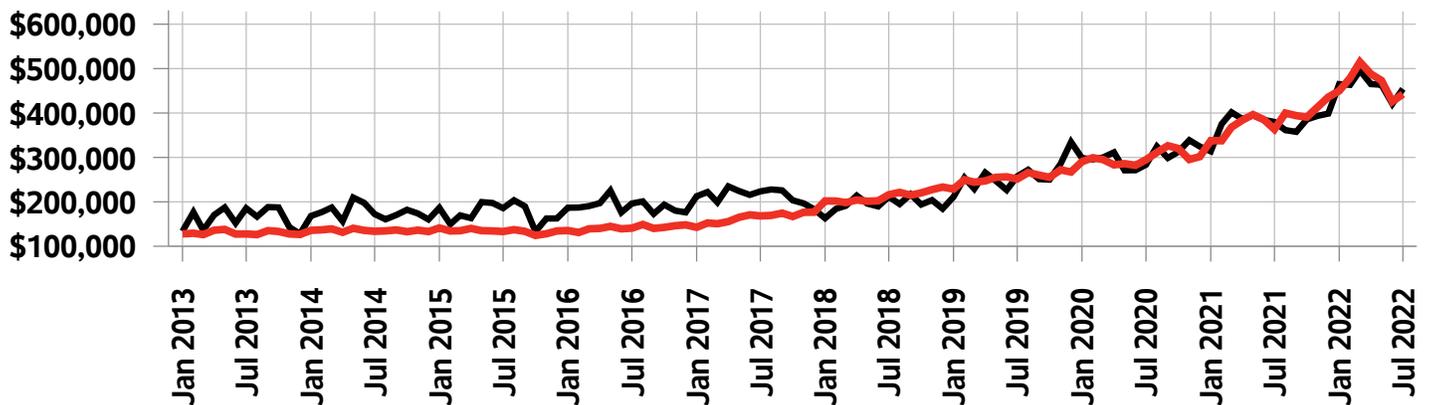
**Active Listings (July only)**



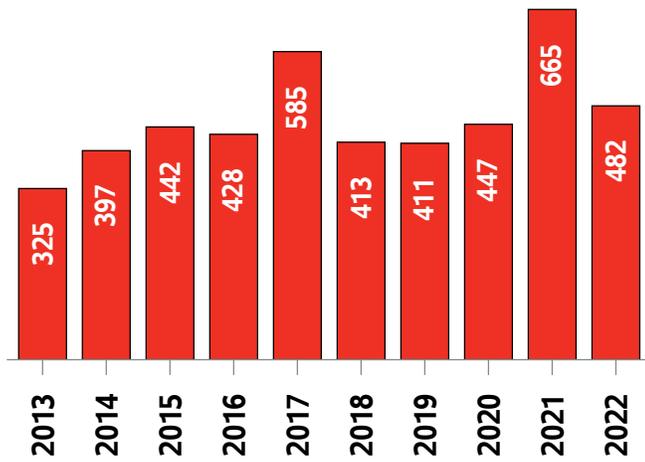
**Months of Inventory (July only)**



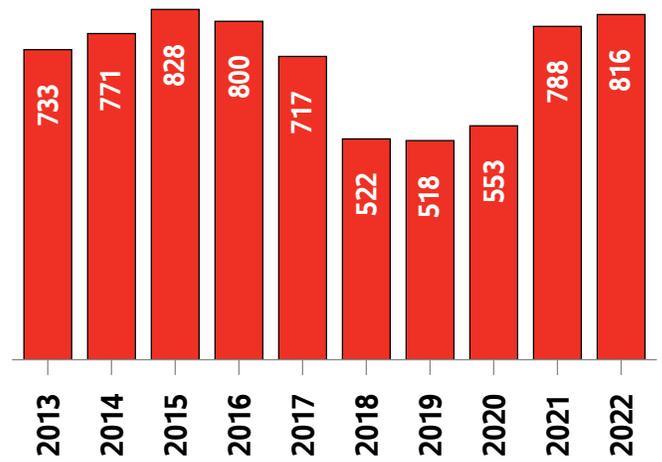
**MLS® HPI Apartment Benchmark Price and Average Price**



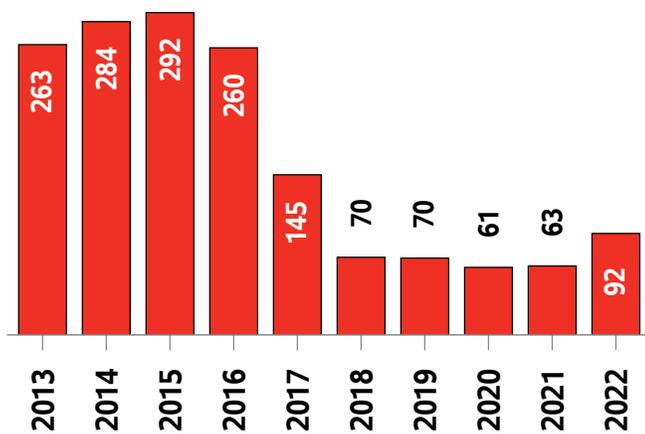
**Sales Activity (July Year-to-date)**



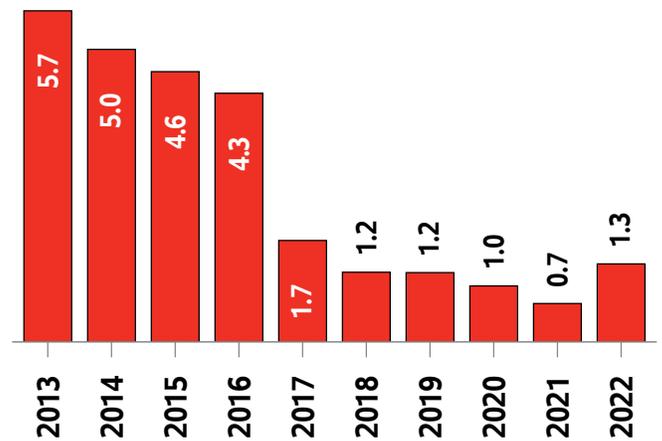
**New Listings (July Year-to-date)**



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



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



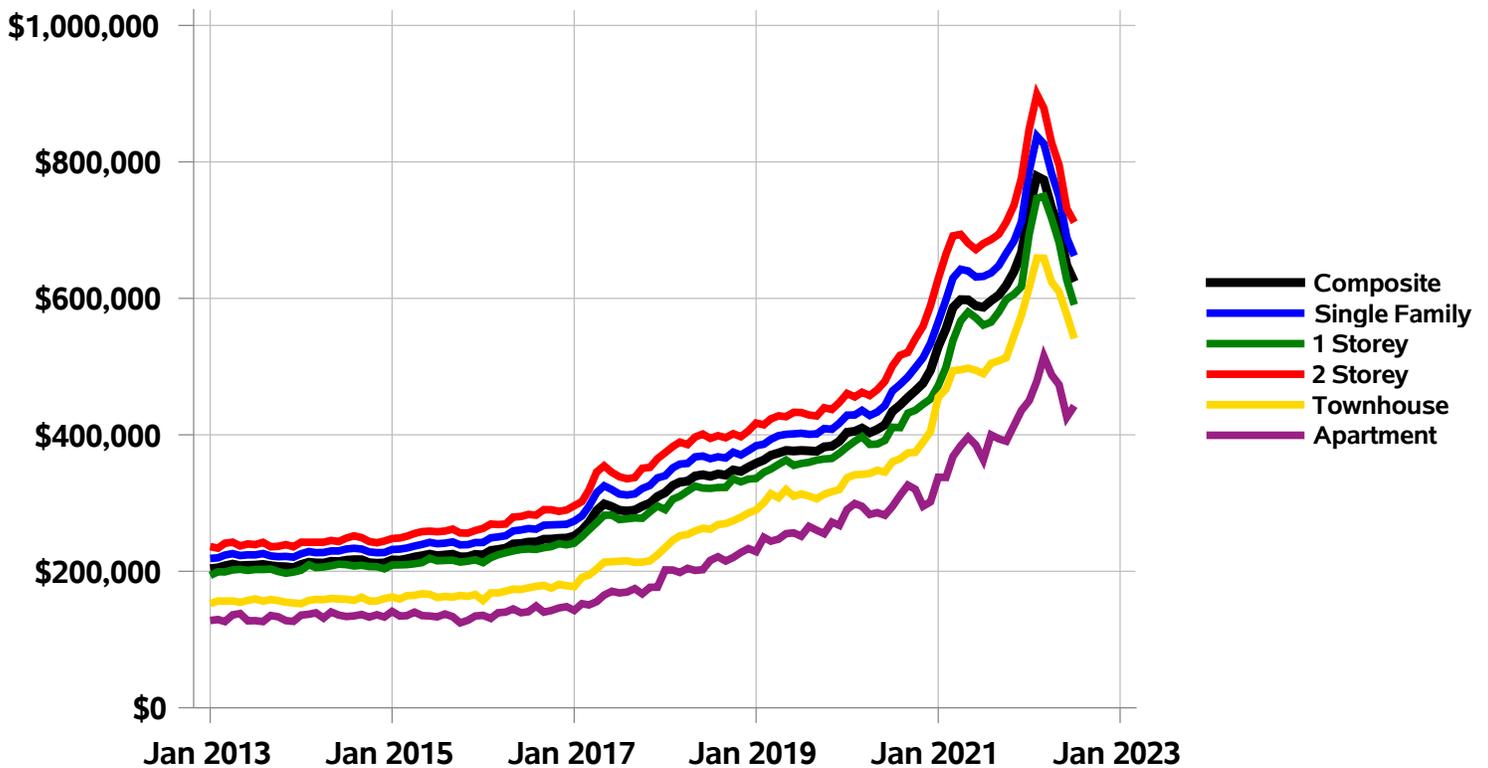
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	July 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$624,400	-3.7	-14.8	-14.6	6.4	65.6	115.8
Single Family	\$662,300	-3.9	-15.4	-15.8	4.8	64.6	111.5
One Storey	\$590,600	-5.8	-17.7	-14.9	5.3	65.0	114.1
Two Storey	\$711,400	-2.7	-14.1	-16.1	4.6	64.4	110.1
Townhouse	\$541,200	-6.0	-13.3	-12.1	10.5	72.7	152.1
Apartment	\$442,500	3.9	-9.3	-1.7	21.7	76.0	162.9

**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	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	377	-44.1	-55.0	-38.8	-42.4	-38.9	-21.6
Dollar Volume	\$253,949,552	-39.4	-38.0	0.3	17.7	52.3	119.7
New Listings	871	8.5	-2.4	0.8	-4.9	-8.2	5.1
Active Listings	1,210	145.4	69.2	22.7	32.0	-32.8	-34.5
Sales to New Listings Ratio <sup>1</sup>	43.3	84.1	93.8	71.3	71.4	65.0	58.0
Months of Inventory <sup>2</sup>	3.2	0.7	0.9	1.6	1.4	2.9	3.8
Average Price	\$673,606	8.5	37.6	63.8	104.1	149.3	180.3
Median Price	\$590,000	1.7	29.4	55.3	104.2	143.8	168.2
Sale to List Price Ratio <sup>3</sup>	98.9	107.2	103.5	102.0	102.0	97.7	97.3
Median Days on Market	17.0	8.0	9.0	12.0	14.0	25.0	34.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	3,799	-25.8	3.5	-6.1	-24.9	-4.4	4.4
Dollar Volume	\$2,874,792,407	-10.5	68.9	73.0	67.4	171.1	226.0
New Listings	7,031	10.4	39.8	23.5	10.2	3.5	6.8
Active Listings <sup>4</sup>	727	73.0	-4.8	-9.7	-3.7	-56.9	-59.6
Sales to New Listings Ratio <sup>5</sup>	54.0	80.5	73.0	71.1	79.2	58.5	55.3
Months of Inventory <sup>6</sup>	1.3	0.6	1.5	1.4	1.0	3.0	3.5
Average Price	\$756,723	20.7	63.2	84.3	122.8	183.7	212.3
Median Price	\$710,000	21.3	64.4	86.4	132.0	189.9	220.5
Sale to List Price Ratio <sup>7</sup>	114.2	112.9	103.1	103.7	104.1	98.0	97.6
Median Days on Market	7.0	6.0	8.0	8.0	10.0	24.0	29.0

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

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

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

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

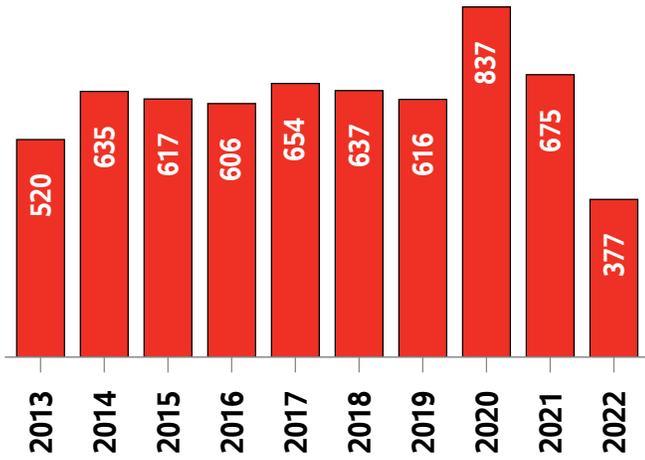
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

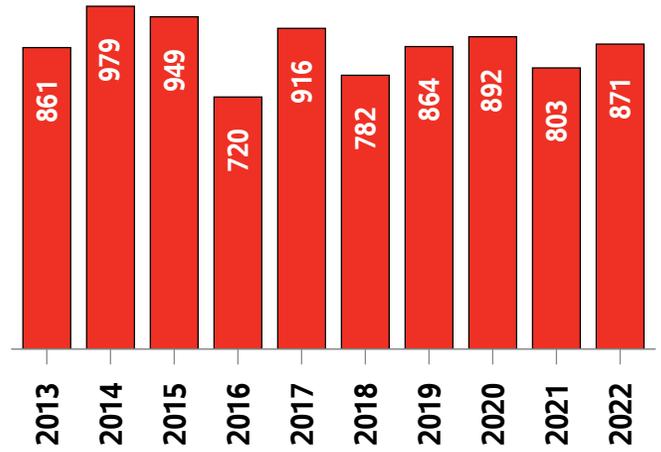
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

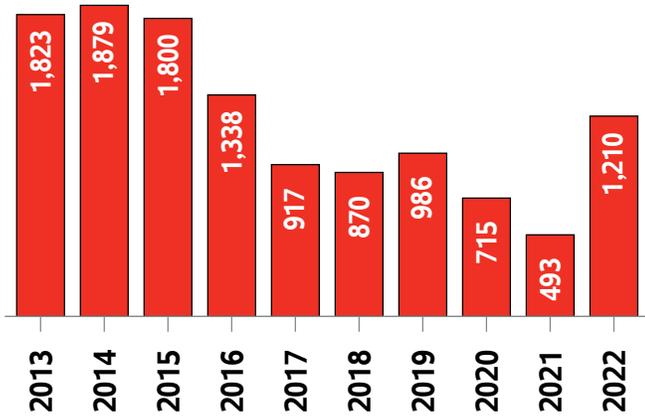
**Sales Activity (July only)**



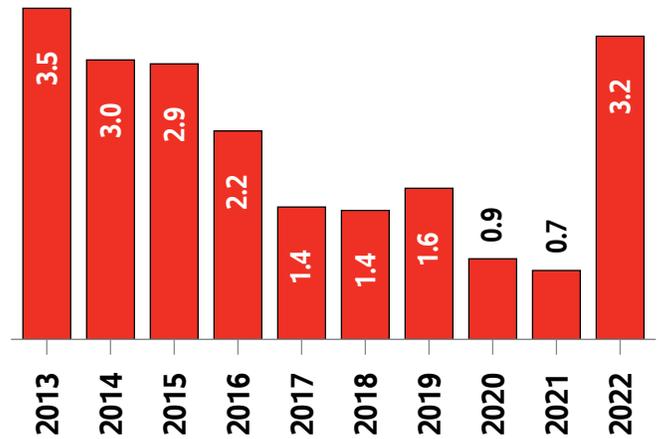
**New Listings (July only)**



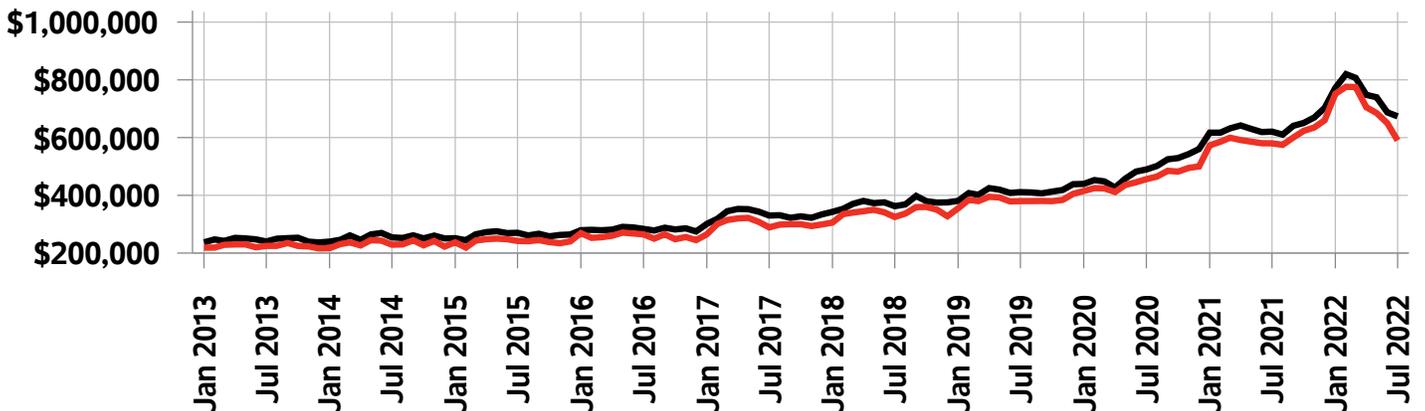
**Active Listings (July only)**



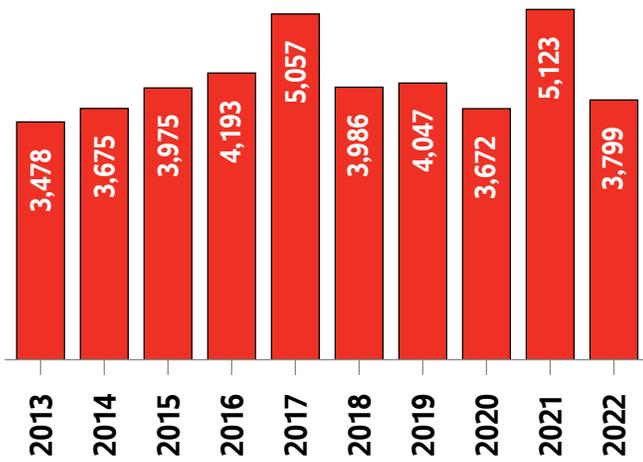
**Months of Inventory (July only)**



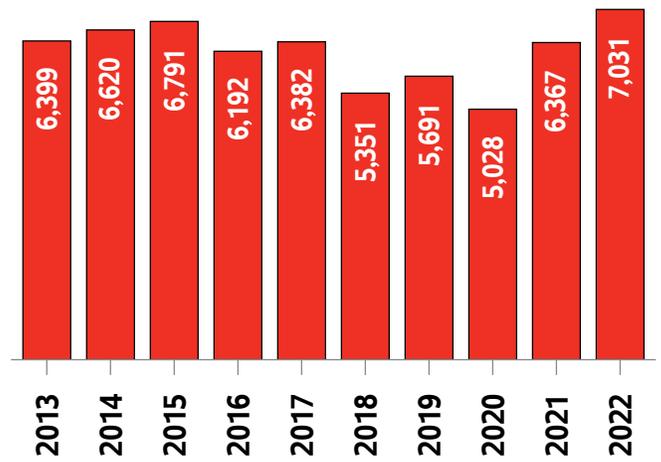
**Average Price and Median Price**



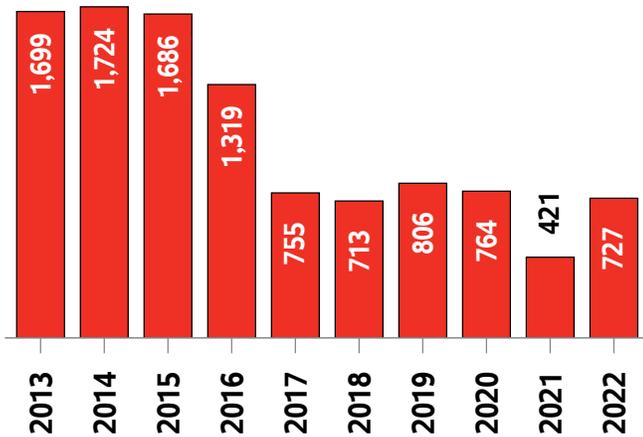
**Sales Activity (July Year-to-date)**



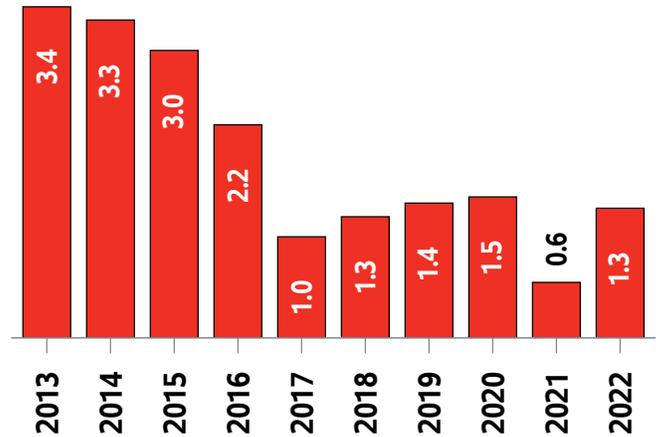
**New Listings (July Year-to-date)**



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



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



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

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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	13	-48.0	-53.6	-53.6	-45.8	-31.6	-13.3
Dollar Volume	\$7,609,400	-50.9	-42.4	-18.2	15.8	59.9	153.4
New Listings	50	72.4	25.0	13.6	28.2	-9.1	61.3
Active Listings	96	220.0	65.5	4.3	11.6	-43.2	-40.7
Sales to New Listings Ratio <sup>1</sup>	26.0	86.2	70.0	63.6	61.5	34.5	48.4
Months of Inventory <sup>2</sup>	7.4	1.2	2.1	3.3	3.6	8.9	10.8
Average Price	\$585,338	-5.5	24.1	76.2	113.8	133.7	192.4
Median Price	\$530,000	-15.2	27.7	64.3	98.8	153.6	211.8
Sale to List Price Ratio <sup>3</sup>	98.0	107.5	98.5	98.1	98.3	96.7	96.3
Median Days on Market	21.0	7.0	21.0	18.5	26.5	54.0	55.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	155	-26.5	9.2	12.3	-13.4	6.2	18.3
Dollar Volume	\$114,975,877	-13.4	86.8	125.6	118.3	202.3	274.5
New Listings	304	21.1	33.3	19.7	18.3	-0.3	4.1
Active Listings <sup>4</sup>	47	56.5	-17.0	-33.4	-29.7	-67.0	-70.6
Sales to New Listings Ratio <sup>5</sup>	51.0	84.1	62.3	54.3	69.6	47.9	44.9
Months of Inventory <sup>6</sup>	2.1	1.0	2.8	3.6	2.6	6.8	8.5
Average Price	\$741,780	17.8	71.1	100.9	152.1	184.7	216.5
Median Price	\$699,000	11.8	74.8	104.1	158.9	225.0	255.7
Sale to List Price Ratio <sup>7</sup>	107.7	106.8	99.4	99.2	98.1	96.2	95.4
Median Days on Market	10.0	9.0	17.5	19.5	26.0	54.0	62.0

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

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

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

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

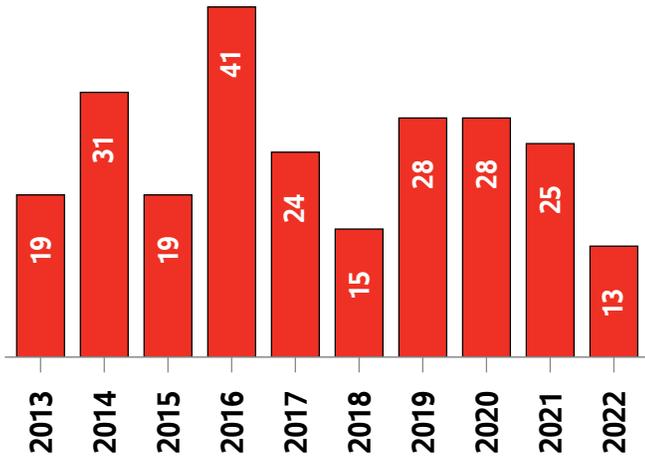
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

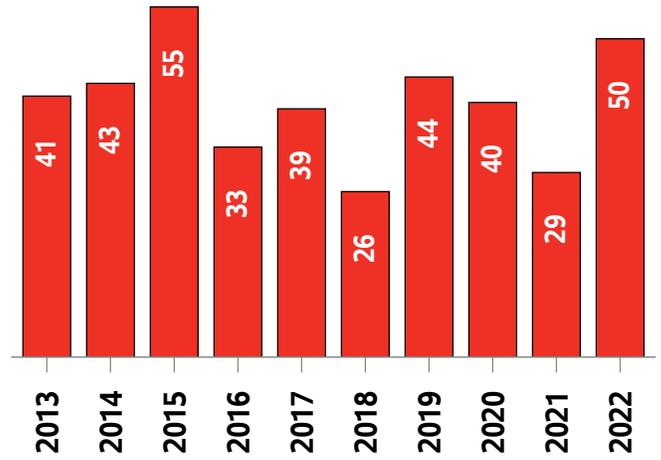
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

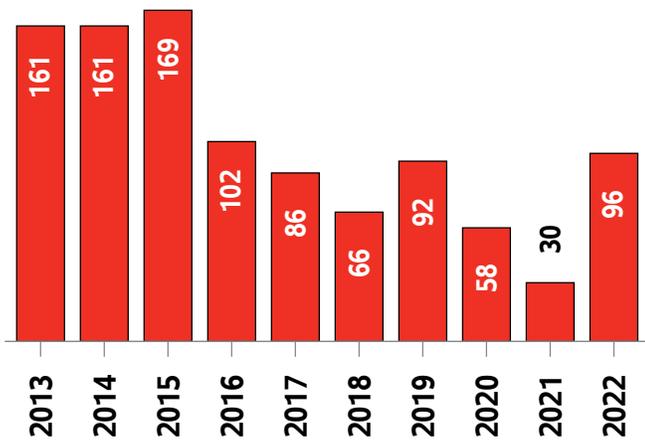
**Sales Activity (July only)**



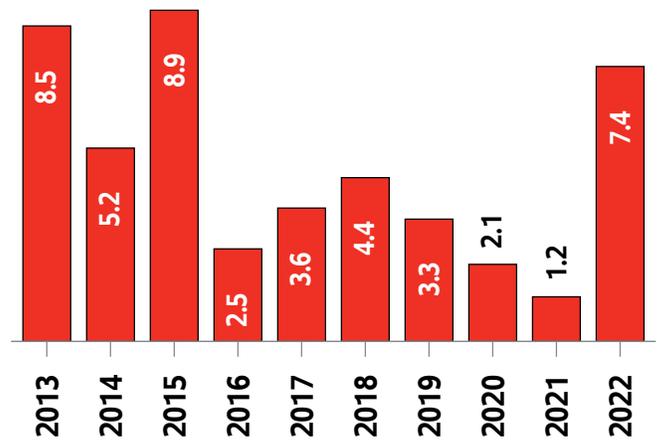
**New Listings (July only)**



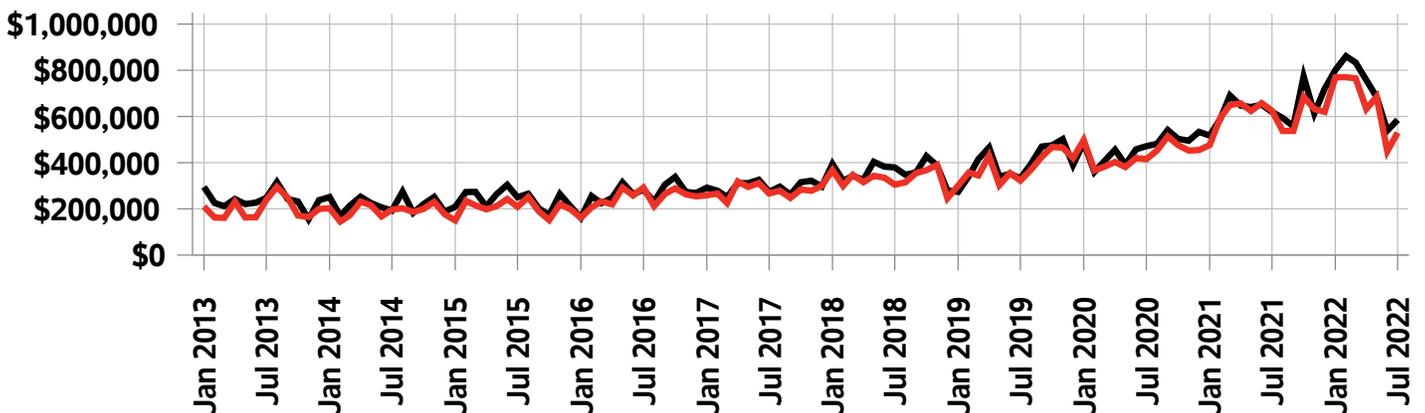
**Active Listings (July only)**



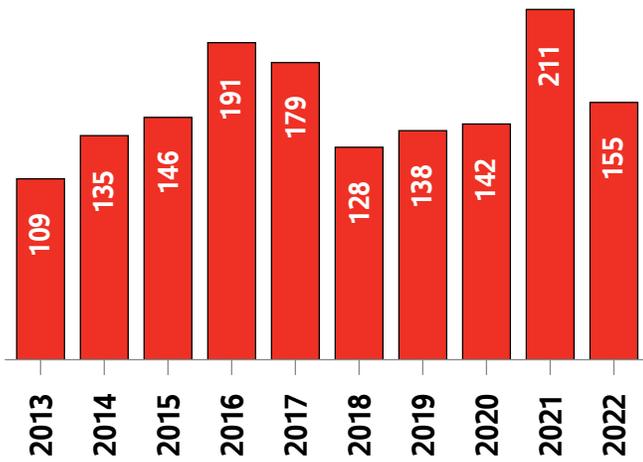
**Months of Inventory (July only)**



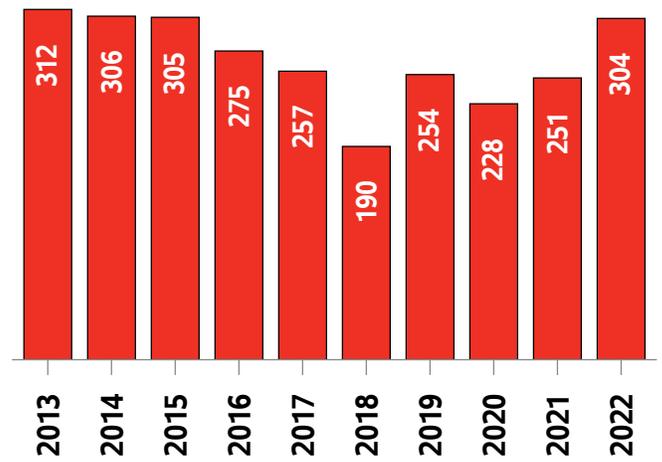
**Average Price and Median Price**



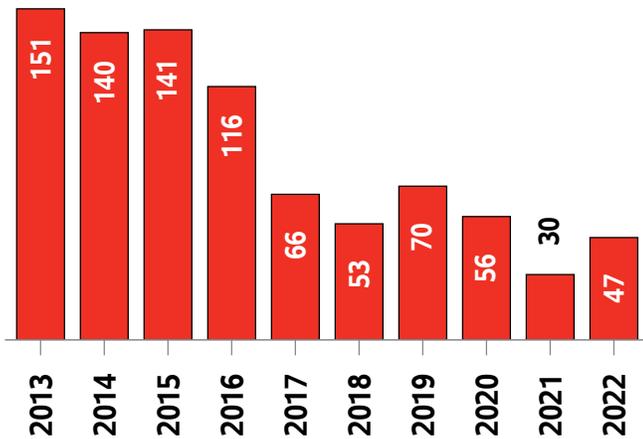
**Sales Activity (July Year-to-date)**



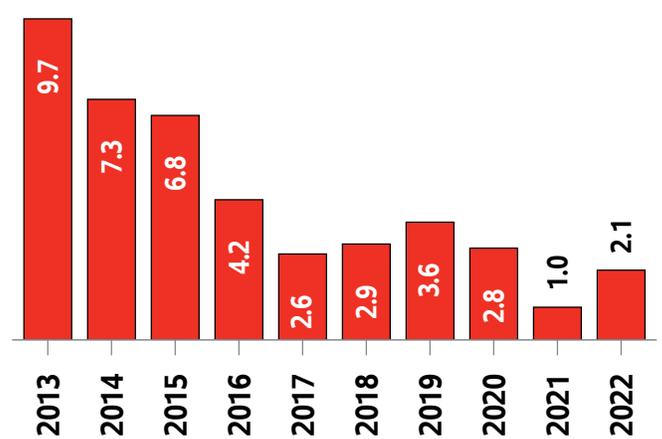
**New Listings (July Year-to-date)**



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



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



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

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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	15	-50.0	-61.5	-57.1	-37.5	-50.0	-16.7
Dollar Volume	\$13,796,055	-50.7	-51.8	-20.0	35.4	8.9	123.9
New Listings	41	-10.9	-25.5	-16.3	-22.6	-31.7	-2.4
Active Listings	79	97.5	-7.1	-30.7	0.0	-55.1	-45.1
Sales to New Listings Ratio <sup>1</sup>	36.6	65.2	70.9	71.4	45.3	50.0	42.9
Months of Inventory <sup>2</sup>	5.3	1.3	2.2	3.3	3.3	5.9	8.0
Average Price	\$919,737	-1.4	25.3	86.7	116.7	117.8	168.7
Median Price	\$748,555	-12.5	17.0	64.3	77.4	87.6	129.1
Sale to List Price Ratio <sup>3</sup>	97.8	112.1	102.3	99.6	103.1	98.5	96.8
Median Days on Market	25.0	8.0	13.0	20.0	9.0	45.0	36.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	193	-18.2	26.1	-3.0	-14.2	2.7	35.9
Dollar Volume	\$207,796,596	0.7	121.3	93.6	94.4	185.5	337.0
New Listings	353	13.5	29.3	-0.8	5.1	-21.2	7.3
Active Listings <sup>4</sup>	42	21.6	-50.7	-57.2	-47.6	-71.8	-66.5
Sales to New Listings Ratio <sup>5</sup>	54.7	75.9	56.0	55.9	67.0	42.0	43.2
Months of Inventory <sup>6</sup>	1.5	1.0	3.9	3.4	2.5	5.5	6.2
Average Price	\$1,076,666	23.1	75.4	99.7	126.6	178.1	221.5
Median Price	\$980,000	21.0	69.0	100.0	105.2	171.5	211.1
Sale to List Price Ratio <sup>7</sup>	108.6	111.3	101.0	101.0	102.2	98.1	96.9
Median Days on Market	7.0	7.0	12.0	13.0	16.0	33.0	36.0

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

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

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

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

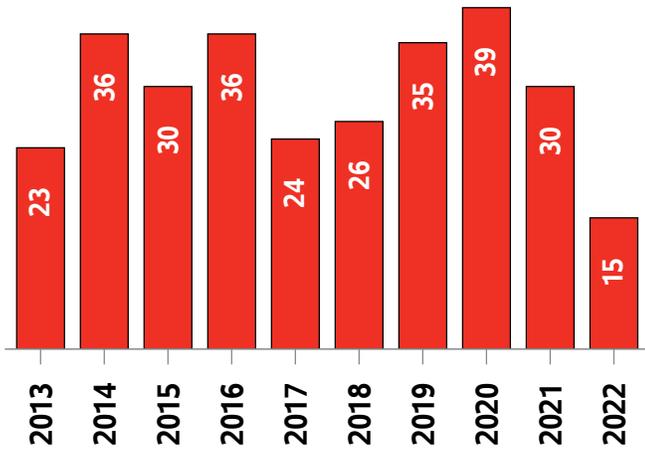
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

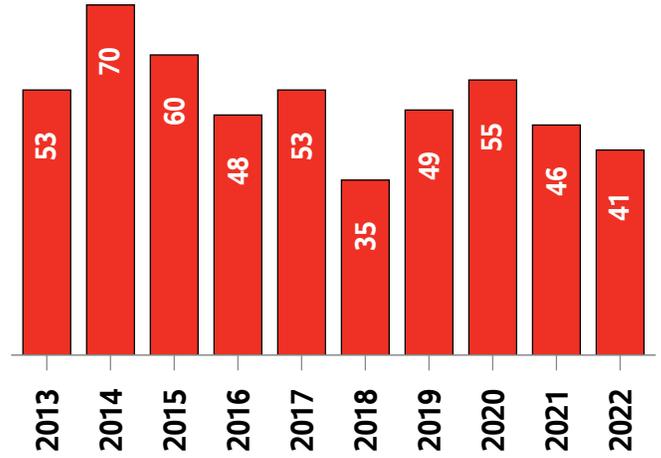
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

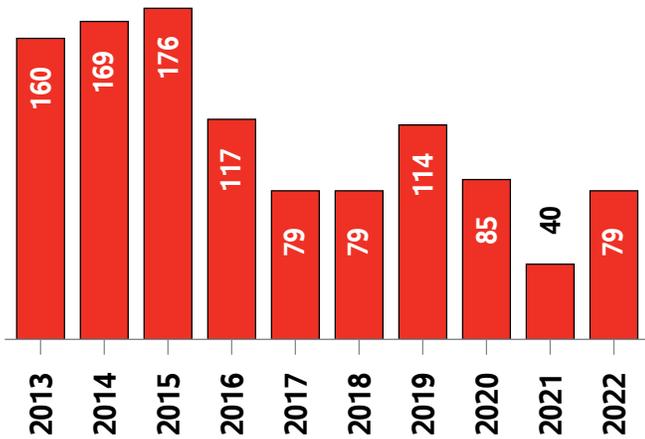
**Sales Activity (July only)**



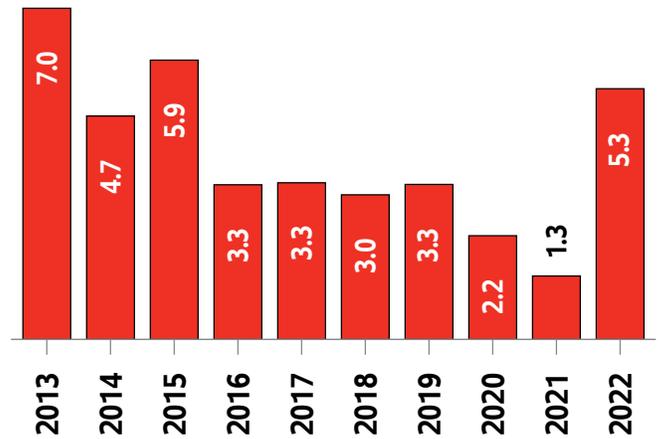
**New Listings (July only)**



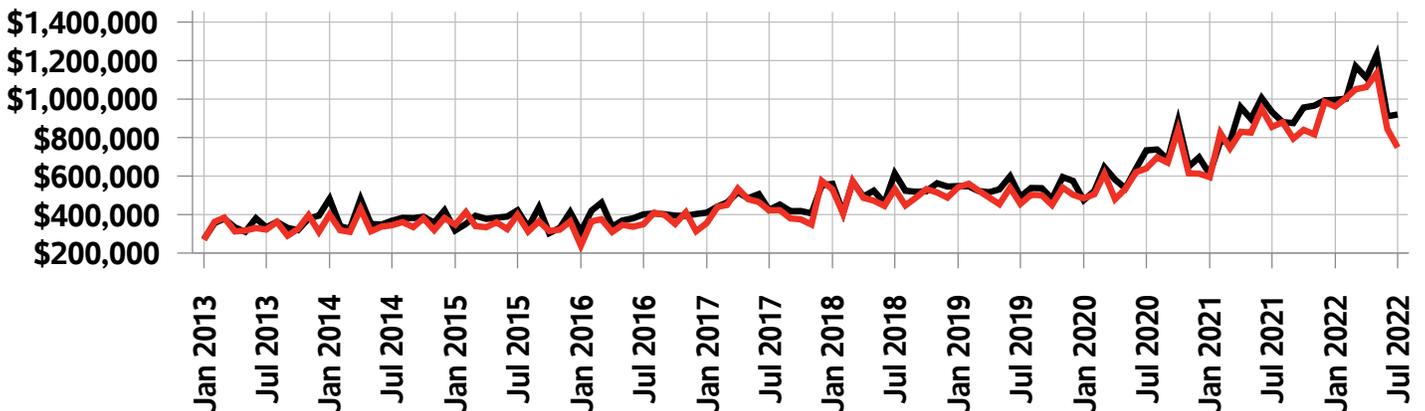
**Active Listings (July only)**



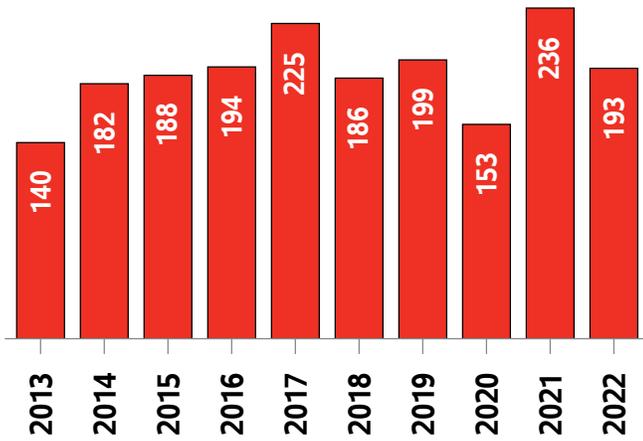
**Months of Inventory (July only)**



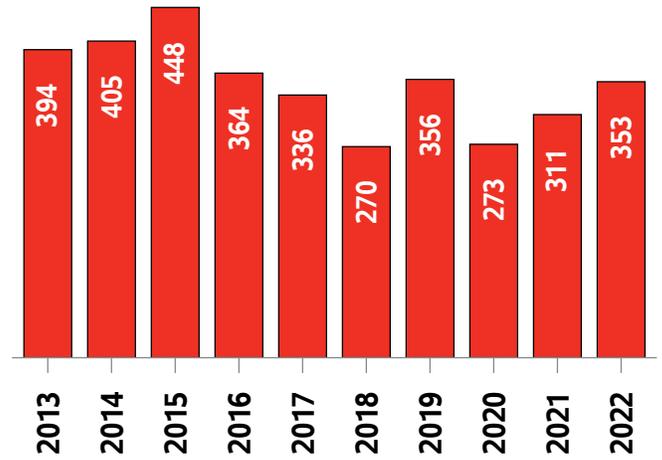
**Average Price and Median Price**



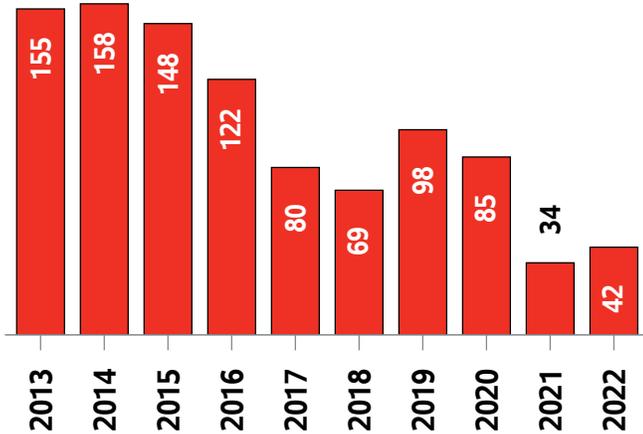
**Sales Activity (July Year-to-date)**



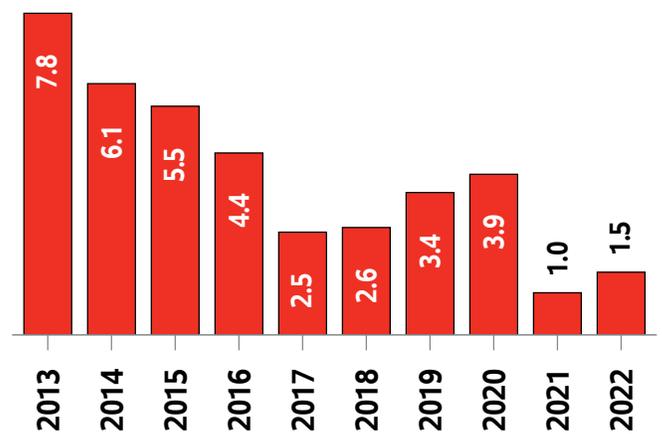
**New Listings (July Year-to-date)**



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



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



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

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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	29	-12.1	-46.3	-23.7	-14.7	0.0	7.4
Dollar Volume	\$18,497,300	-2.6	-27.2	15.2	76.7	169.4	198.4
New Listings	60	42.9	-14.3	-13.0	1.7	15.4	42.9
Active Listings	94	113.6	2.2	-11.3	4.4	-28.2	-30.4
Sales to New Listings Ratio <sup>1</sup>	48.3	78.6	77.1	55.1	57.6	55.8	64.3
Months of Inventory <sup>2</sup>	3.2	1.3	1.7	2.8	2.6	4.5	5.0
Average Price	\$637,838	10.8	35.6	50.9	107.2	169.4	177.8
Median Price	\$575,000	-0.1	31.8	41.6	102.1	137.6	162.6
Sale to List Price Ratio <sup>3</sup>	97.5	112.0	103.2	99.0	99.4	96.0	97.1
Median Days on Market	20.0	7.0	9.0	11.0	15.0	22.0	55.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	236	-21.3	-4.8	-9.2	-19.2	5.4	31.8
Dollar Volume	\$181,997,196	-2.5	59.3	67.5	89.0	216.3	334.6
New Listings	441	24.9	23.2	16.1	14.5	15.1	33.6
Active Listings <sup>4</sup>	64	110.4	-35.4	-28.4	-25.9	-52.1	-50.5
Sales to New Listings Ratio <sup>5</sup>	53.5	85.0	69.3	68.4	75.8	58.5	54.2
Months of Inventory <sup>6</sup>	1.9	0.7	2.8	2.4	2.1	4.2	5.0
Average Price	\$771,175	24.0	67.5	84.5	133.8	200.2	229.6
Median Price	\$731,500	21.9	68.0	85.2	135.2	208.6	232.5
Sale to List Price Ratio <sup>7</sup>	111.2	113.1	101.0	100.1	99.6	97.4	97.1
Median Days on Market	7.0	6.0	14.5	13.0	14.5	28.0	48.0

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

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

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

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

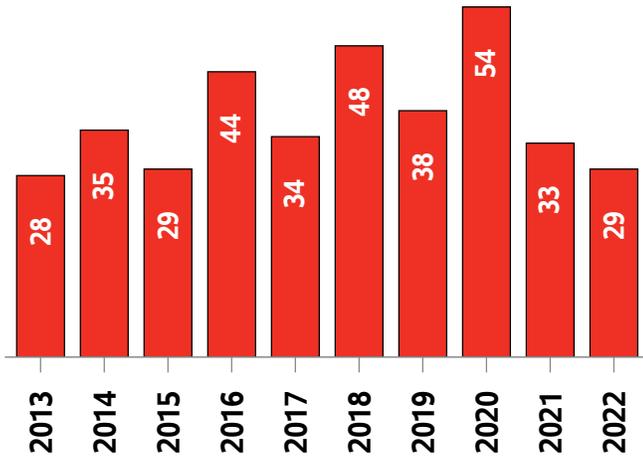
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

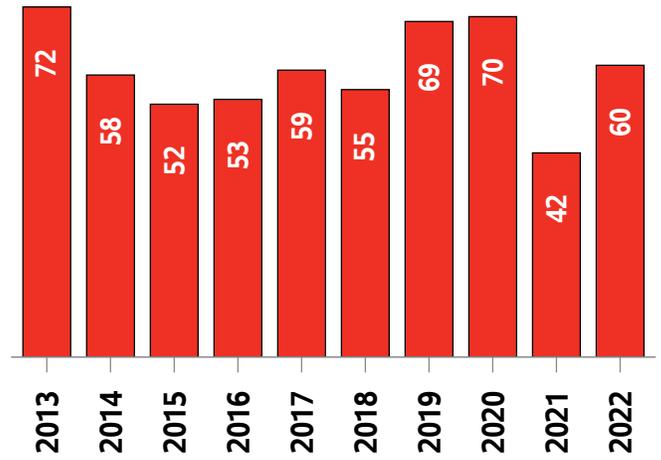
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

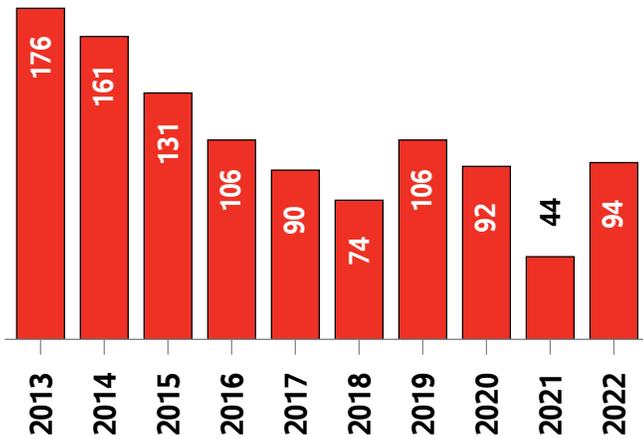
**Sales Activity (July only)**



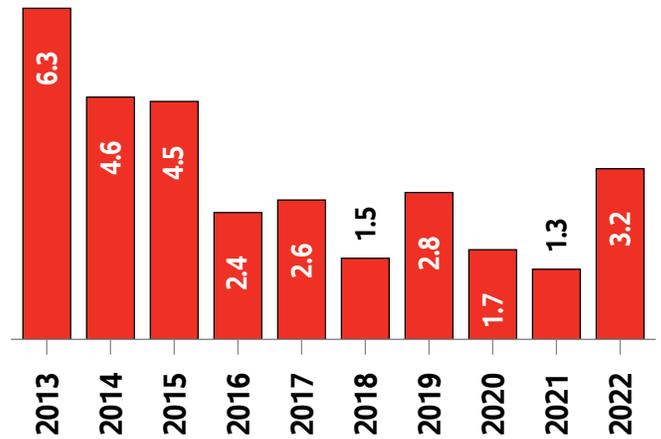
**New Listings (July only)**



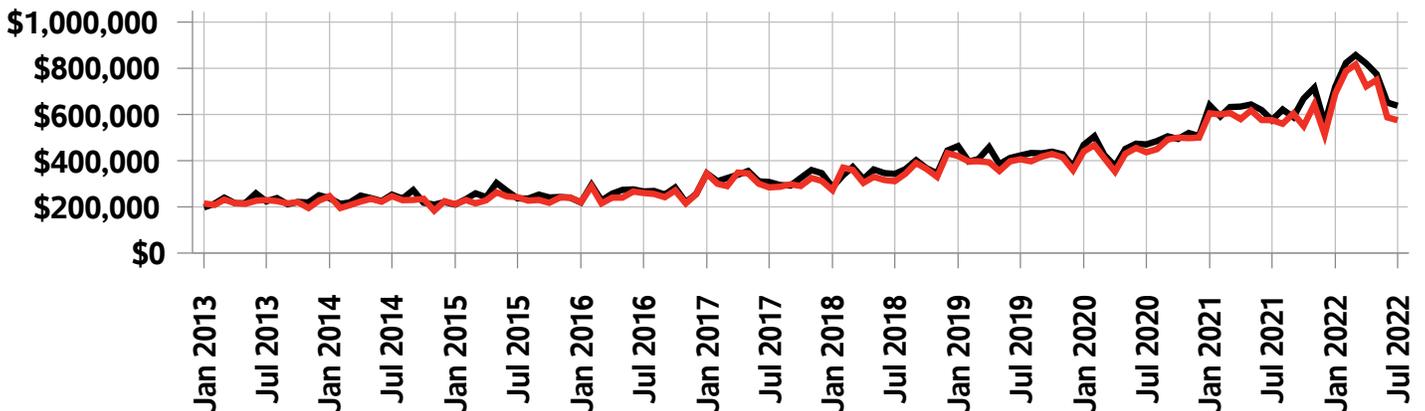
**Active Listings (July only)**



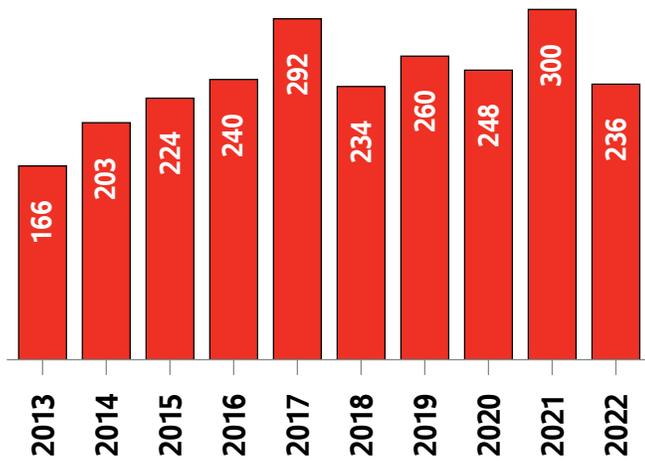
**Months of Inventory (July only)**



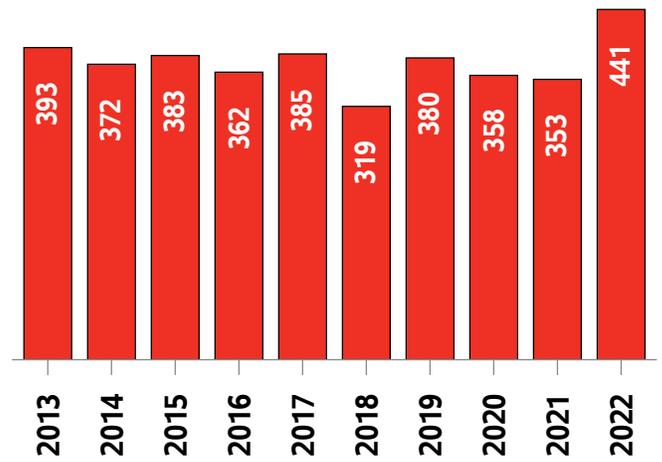
**Average Price and Median Price**



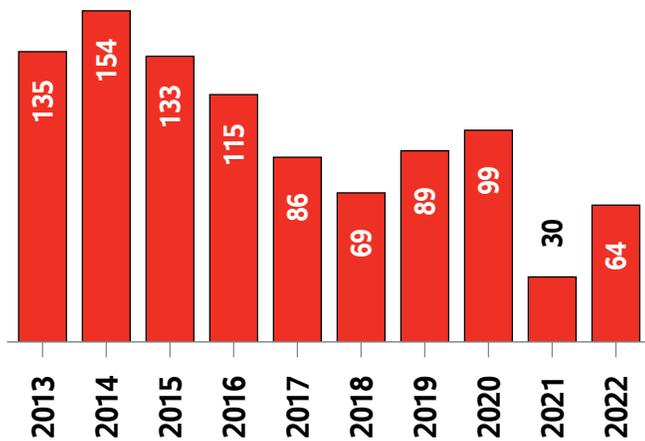
**Sales Activity (July Year-to-date)**



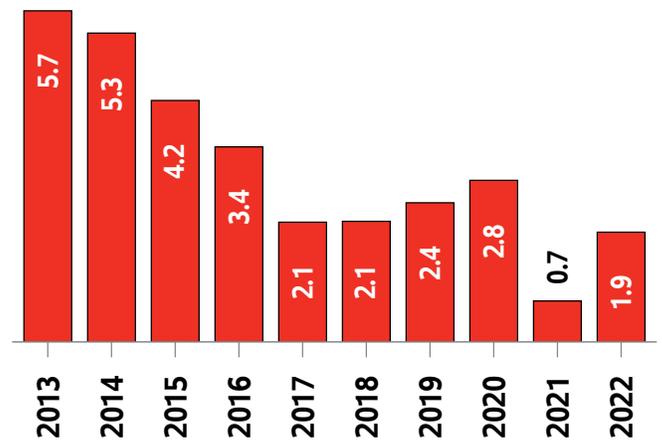
**New Listings (July Year-to-date)**



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



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



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

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

Actual	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	42	-53.3	-48.8	-34.4	-48.1	-53.3	-37.3
Dollar Volume	\$23,535,100	-46.7	-27.6	11.2	10.7	17.9	72.8
New Listings	90	-8.2	12.5	18.4	-5.3	-24.4	-1.1
Active Listings	140	169.2	225.6	94.4	52.2	-43.3	-45.9
Sales to New Listings Ratio <sup>1</sup>	46.7	91.8	102.5	84.2	85.3	75.6	73.6
Months of Inventory <sup>2</sup>	3.3	0.6	0.5	1.1	1.1	2.7	3.9
Average Price	\$560,360	14.2	41.3	69.4	113.5	152.5	175.7
Median Price	\$550,000	15.8	36.6	68.8	115.7	155.5	180.6
Sale to List Price Ratio <sup>3</sup>	99.7	106.1	105.4	100.4	99.7	97.0	97.7
Median Days on Market	15.5	9.0	7.0	11.0	13.0	33.5	43.0

Year-to-date	July 2022	Compared to <sup>8</sup>					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	486	-9.5	10.2	8.2	-18.6	3.8	35.4
Dollar Volume	\$327,447,861	13.9	93.5	110.8	116.1	227.6	369.5
New Listings	758	23.1	47.2	43.6	14.2	3.6	14.0
Active Listings <sup>4</sup>	72	110.5	15.6	9.8	-17.4	-68.5	-69.3
Sales to New Listings Ratio <sup>5</sup>	64.1	87.2	85.6	85.0	89.9	63.9	54.0
Months of Inventory <sup>6</sup>	1.0	0.4	1.0	1.0	1.0	3.4	4.6
Average Price	\$673,761	25.9	75.5	94.7	165.4	215.5	246.8
Median Price	\$651,750	24.1	76.1	97.2	166.0	213.4	250.4
Sale to List Price Ratio <sup>7</sup>	112.6	111.7	102.0	101.6	100.2	97.4	97.3
Median Days on Market	7.0	6.0	9.0	11.0	13.0	32.0	42.0

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

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

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

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

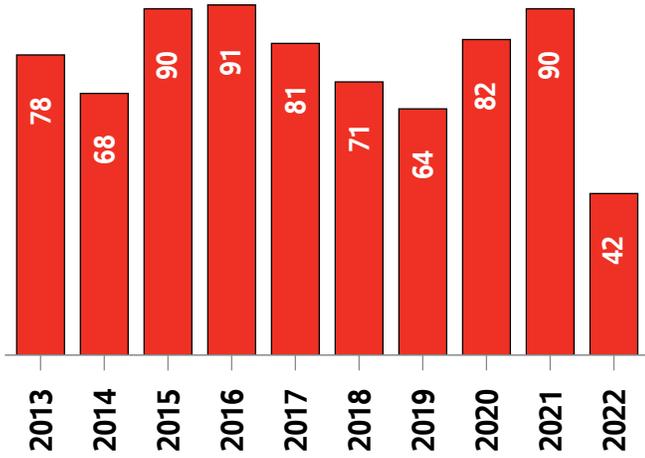
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

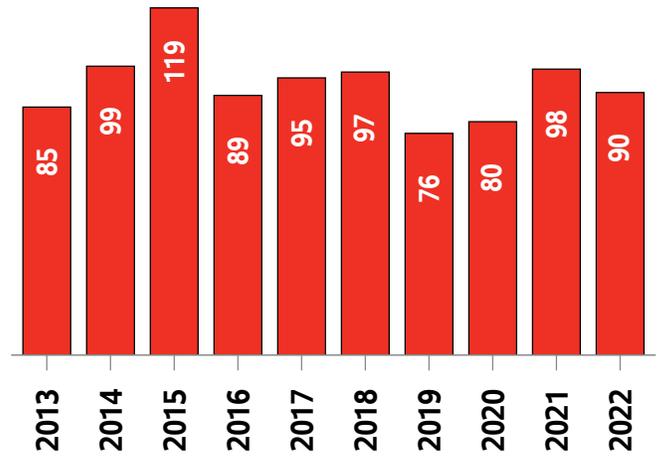
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

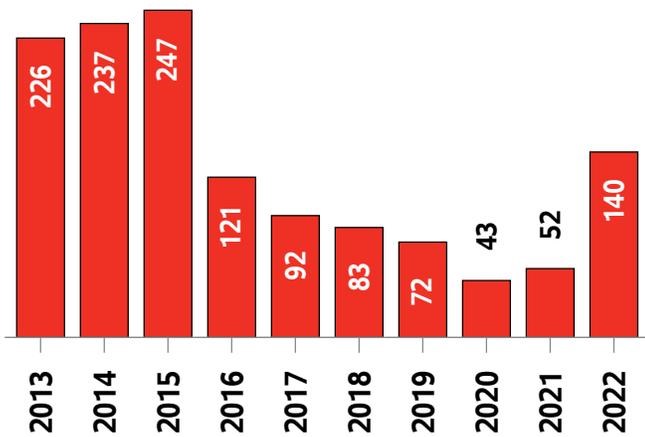
**Sales Activity (July only)**



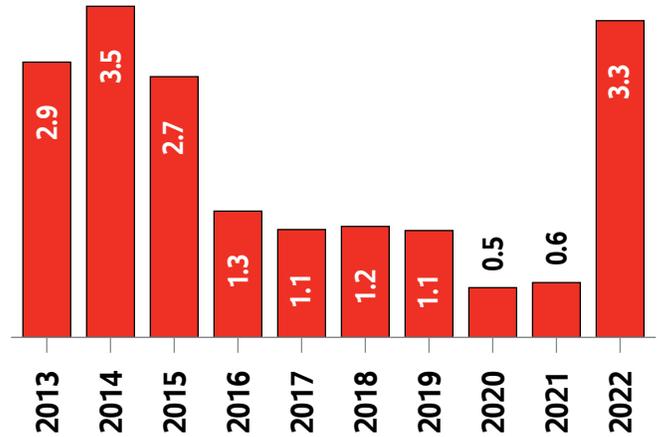
**New Listings (July only)**



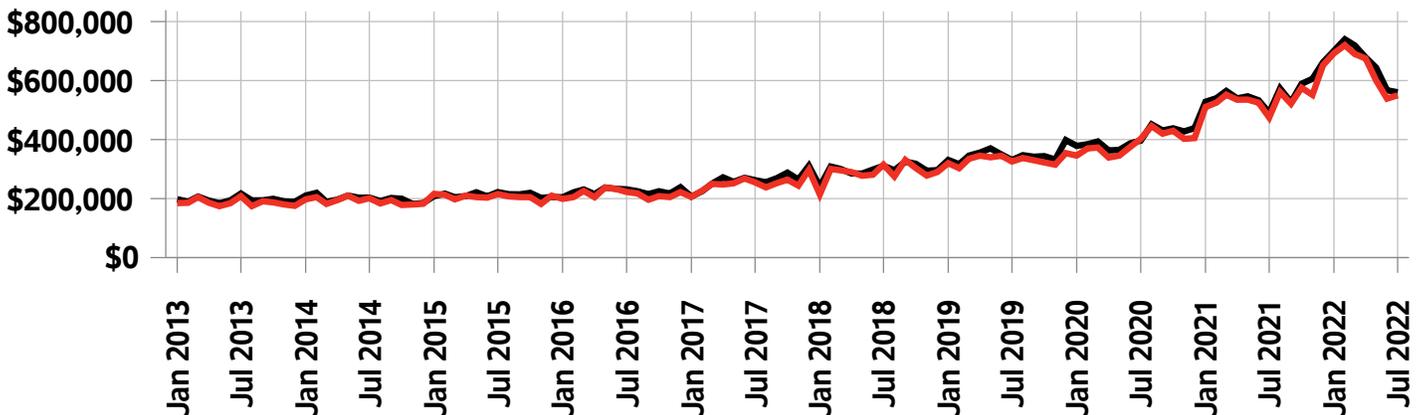
**Active Listings (July only)**



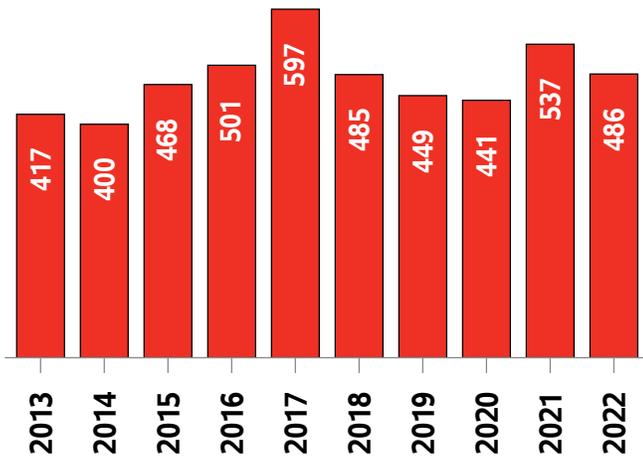
**Months of Inventory (July only)**



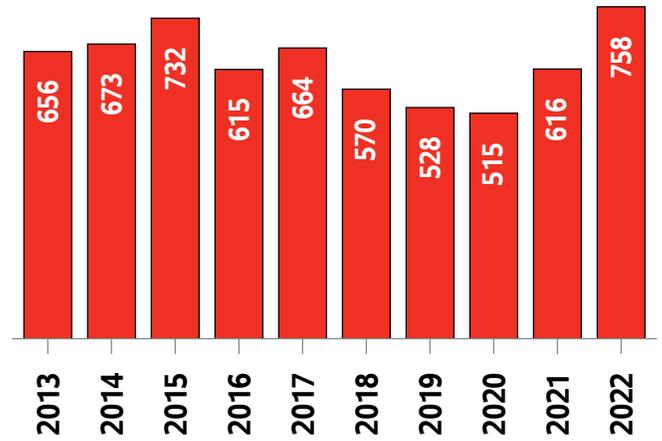
**Average Price and Median Price**



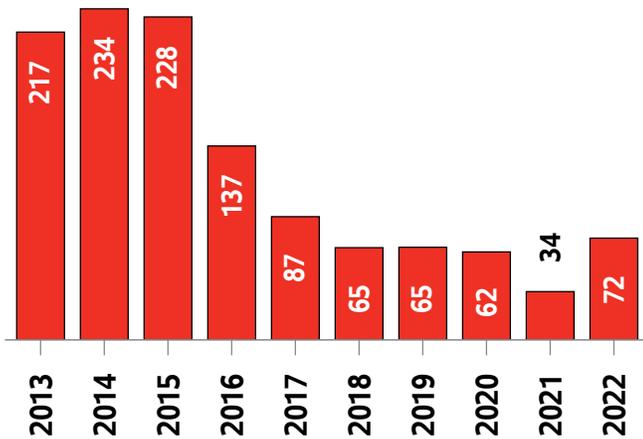
**Sales Activity (July Year-to-date)**



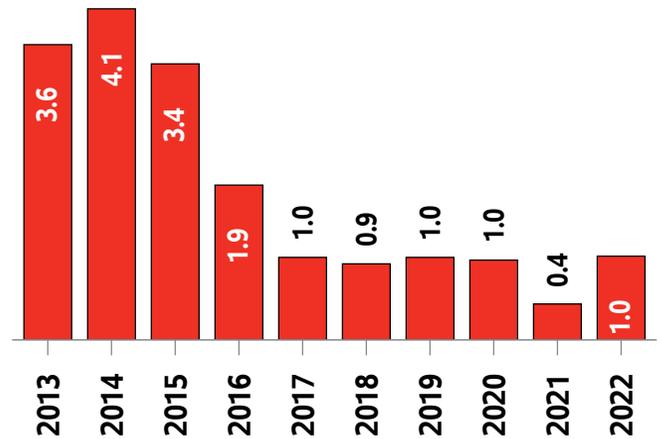
**New Listings (July Year-to-date)**



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



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



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

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