



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



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

Actual	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	846	1.3%	-30.9%	36.9%	-18.7%	-22.5%	-2.3%
Dollar Volume	\$577,446,941	-8.8%	-26.0%	106.5%	51.1%	83.9%	170.0%
New Listings	1,397	-23.9%	-4.7%	65.7%	-2.8%	-5.4%	-13.2%
Active Listings	1,477	0.9%	113.4%	16.6%	12.4%	-34.6%	-53.7%
Sales to New Listings Ratio ¹	60.6	45.5	83.5	73.3	72.4	73.9	53.8
Months of Inventory ²	1.7	1.8	0.6	2.1	1.3	2.1	3.7
Average Price	\$682,561	-10.0%	7.0%	50.8%	85.7%	137.1%	176.4%
Median Price	\$640,000	-7.2%	6.7%	49.9%	88.2%	137.9%	184.4%
Sale to List Price Ratio ³	100.5	107.2	113.1	100.8	103.5	99.1	97.6
Median Days on Market	13.0	8.0	6.0	12.0	9.0	19.0	26.5

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	3,027	-26.6%	-38.8%	3.4%	-15.3%	-22.3%	-6.3%
Dollar Volume	\$1,967,634,111	-39.9%	-37.1%	51.1%	52.0%	82.3%	149.0%
New Listings	5,023	-24.8%	-16.3%	14.5%	2.9%	-18.5%	-23.5%
Active Listings ⁴	1,352	76.3%	144.9%	13.5%	33.2%	-34.4%	-49.4%
Sales to New Listings Ratio ⁵	60.3	61.7	82.4	66.7	73.2	63.2	49.2
Months of Inventory ⁶	2.2	0.9	0.6	2.0	1.4	2.6	4.1
Average Price	\$650,028	-18.1%	2.8%	46.1%	79.5%	134.6%	165.8%
Median Price	\$610,000	-18.6%	3.0%	45.2%	82.1%	139.2%	173.2%
Sale to List Price Ratio ⁷	98.9	116.6	113.6	102.4	103.2	98.5	97.7
Median Days on Market	15.0	6.0	6.0	9.0	9.0	21.0	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.

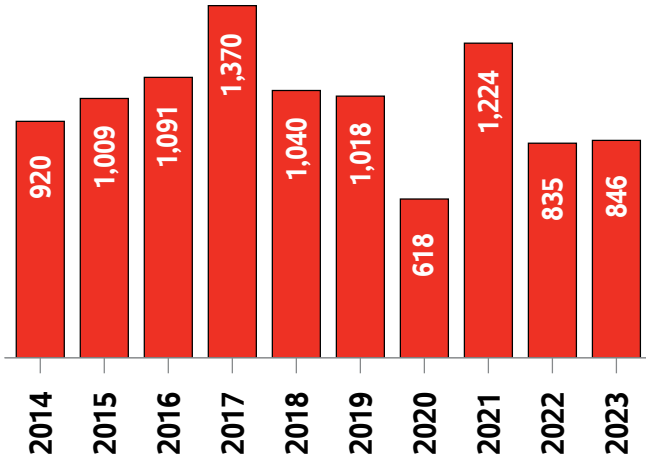
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

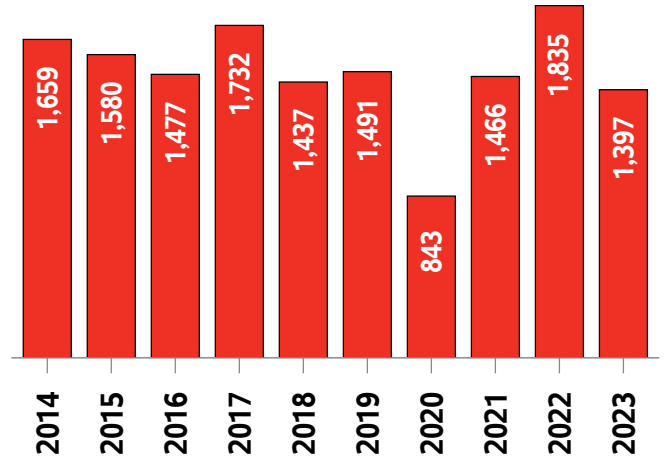
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

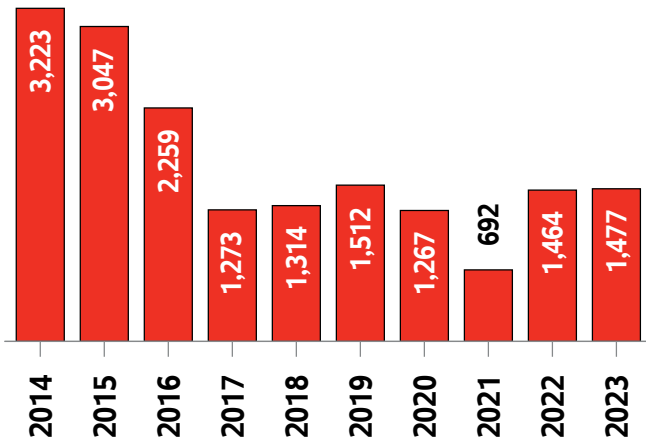
Sales Activity (May only)



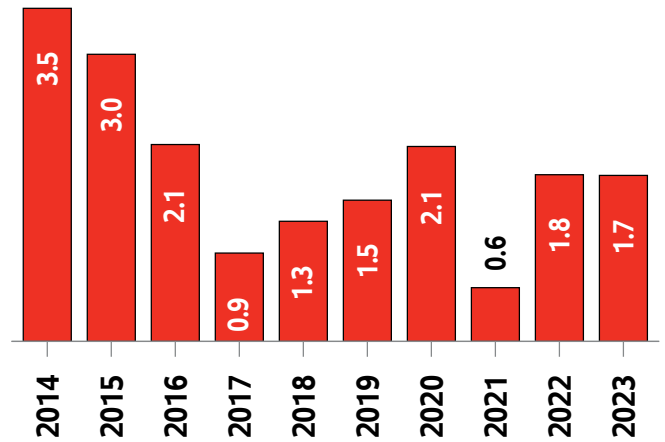
New Listings (May only)



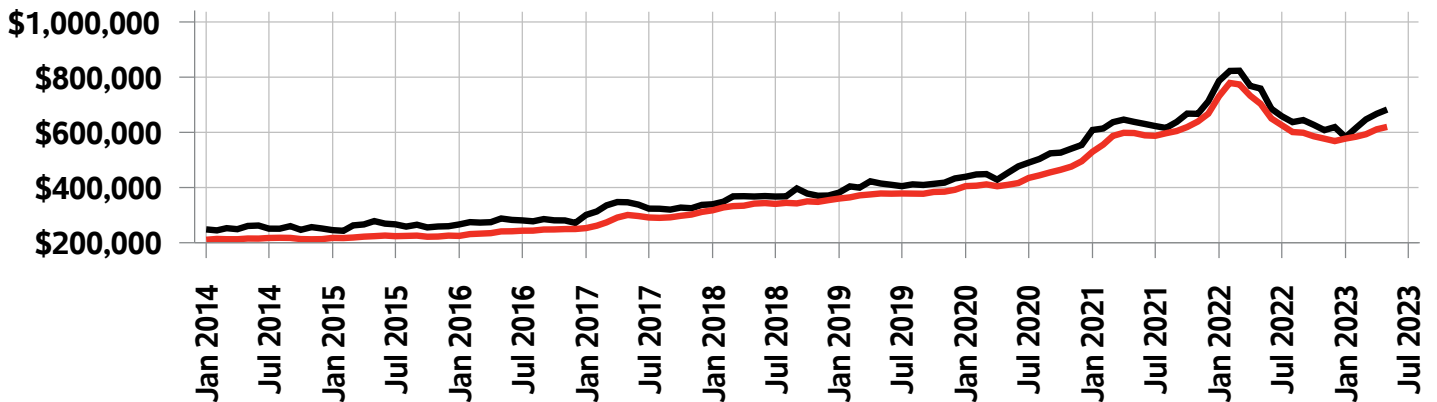
Active Listings (May only)



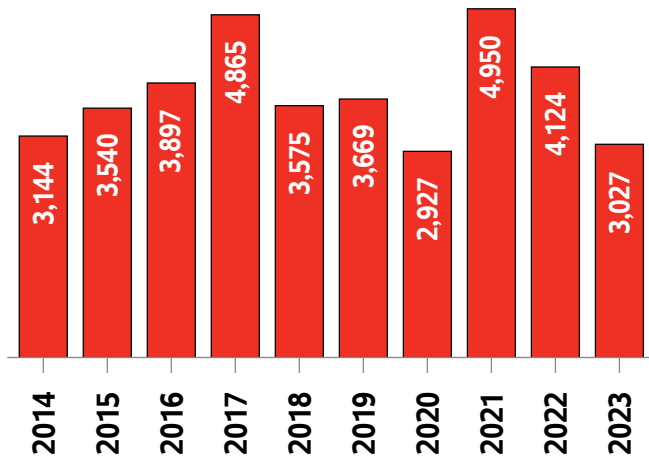
Months of Inventory (May only)



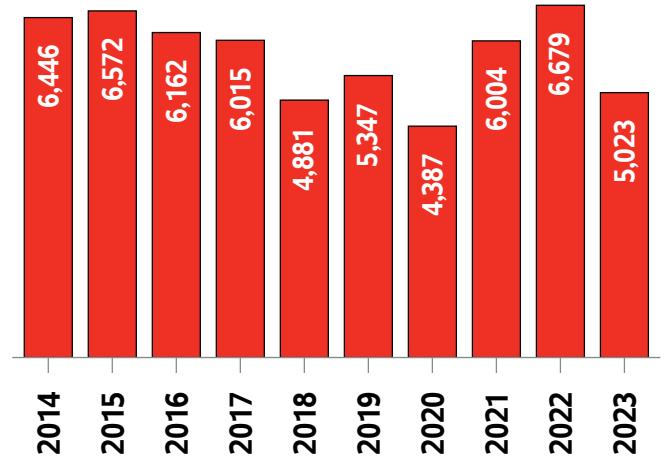
MLS® HPI Composite Benchmark Price and Average Price



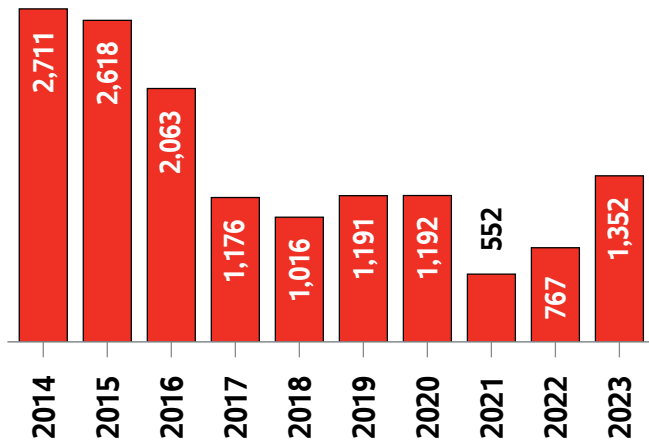
Sales Activity (May Year-to-date)



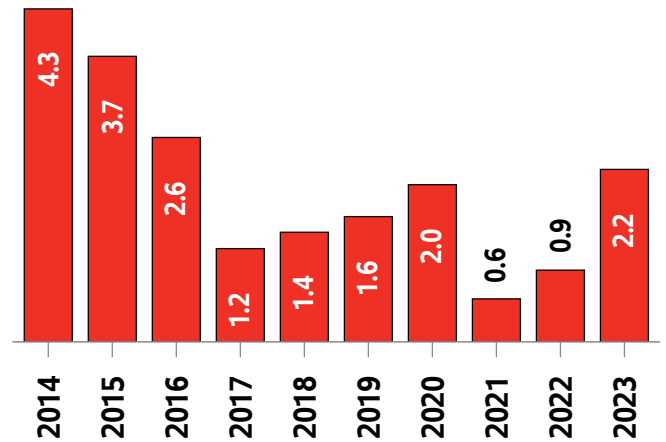
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



Months of Inventory ² (May 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	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	608	-3.3%	-33.6%	25.9%	-23.4%	-30.0%	-14.5%
Dollar Volume	\$451,862,860	-11.8%	-28.7%	93.4%	41.3%	69.4%	142.6%
New Listings	1,044	-22.6%	-5.5%	54.7%	-8.6%	-9.6%	-19.2%
Active Listings	1,079	3.9%	102.4%	2.9%	-1.6%	-35.5%	-56.1%
Sales to New Listings Ratio ¹	58.2	46.7	82.9	71.6	69.5	75.2	55.0
Months of Inventory ²	1.8	1.7	0.6	2.2	1.4	1.9	3.5
Average Price	\$743,195	-8.7%	7.5%	53.6%	84.5%	142.1%	183.7%
Median Price	\$684,500	-5.6%	8.1%	52.4%	87.0%	140.2%	189.4%
Sale to List Price Ratio ³	100.8	107.4	113.6	101.1	103.3	99.5	97.7
Median Days on Market	11.0	8.0	6.0	10.0	8.0	16.0	26.0

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	2,188	-26.9%	-40.3%	2.1%	-19.3%	-28.9%	-15.8%
Dollar Volume	\$1,546,021,381	-40.2%	-38.8%	49.8%	43.8%	68.5%	127.1%
New Listings	3,646	-24.5%	-18.5%	9.2%	-4.0%	-23.5%	-29.7%
Active Listings ⁴	985	77.3%	141.0%	-0.3%	16.3%	-35.4%	-52.8%
Sales to New Listings Ratio ⁵	60.0	61.9	82.0	64.2	71.4	64.5	50.1
Months of Inventory ⁶	2.3	0.9	0.6	2.3	1.6	2.5	4.0
Average Price	\$706,591	-18.2%	2.5%	46.7%	78.1%	137.0%	169.6%
Median Price	\$650,000	-18.8%	1.6%	44.4%	78.1%	137.7%	174.3%
Sale to List Price Ratio ⁷	99.0	116.5	113.9	102.3	102.7	98.7	97.8
Median Days on Market	15.0	6.0	6.0	9.0	9.0	18.0	28.0

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.

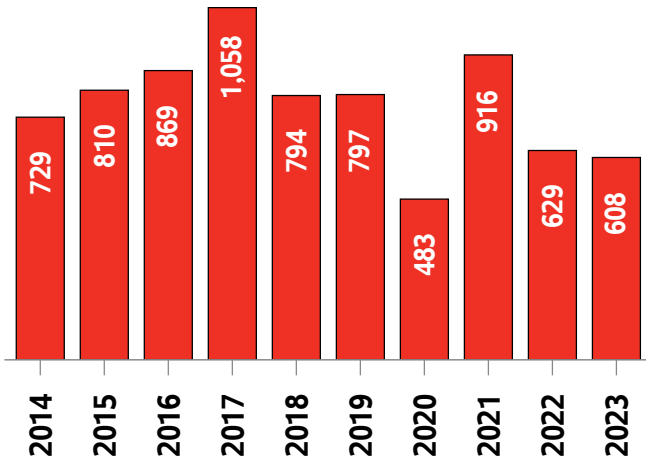
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

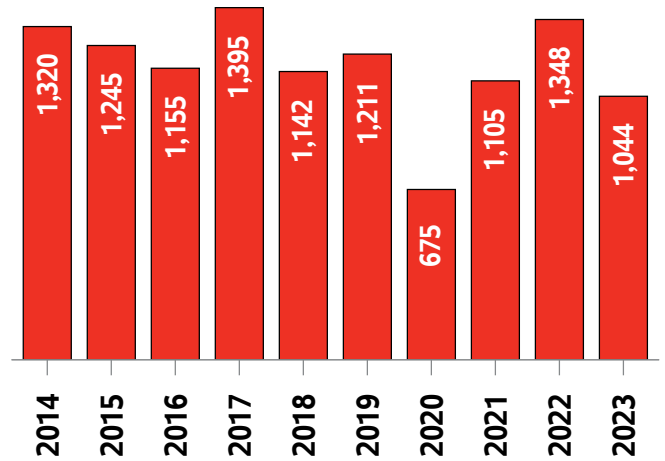
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

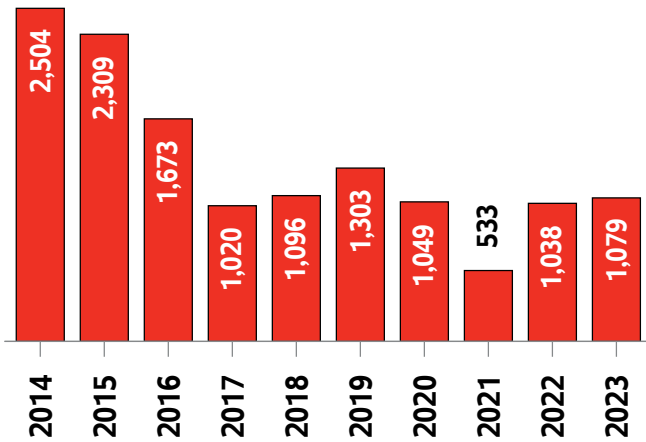
Sales Activity (May only)



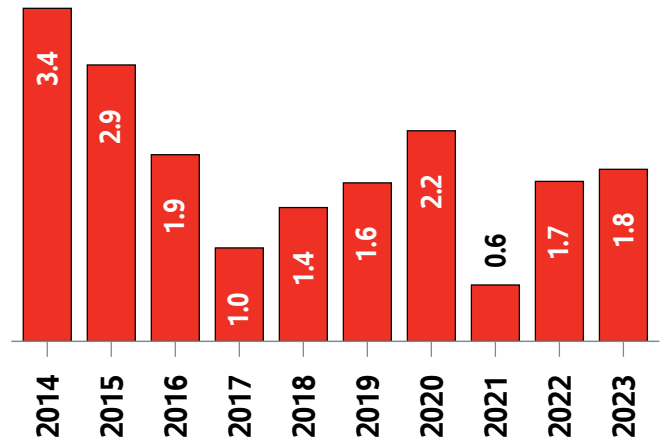
New Listings (May only)



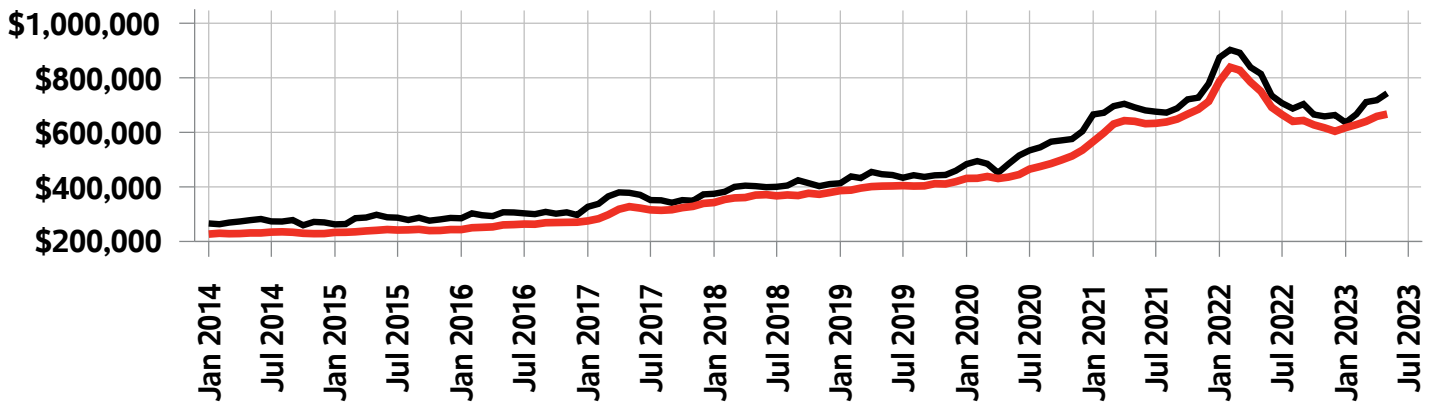
Active Listings (May only)



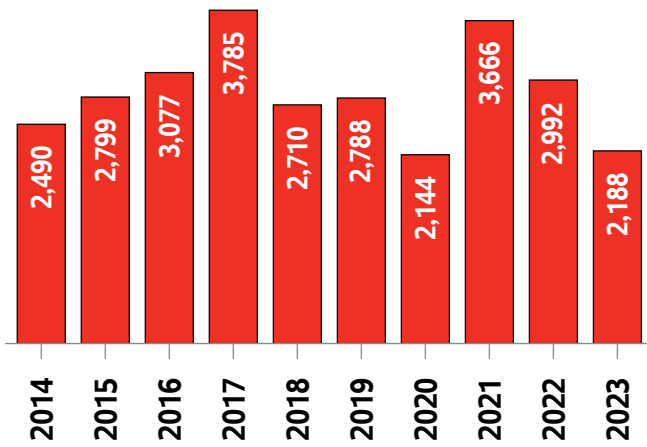
Months of Inventory (May only)



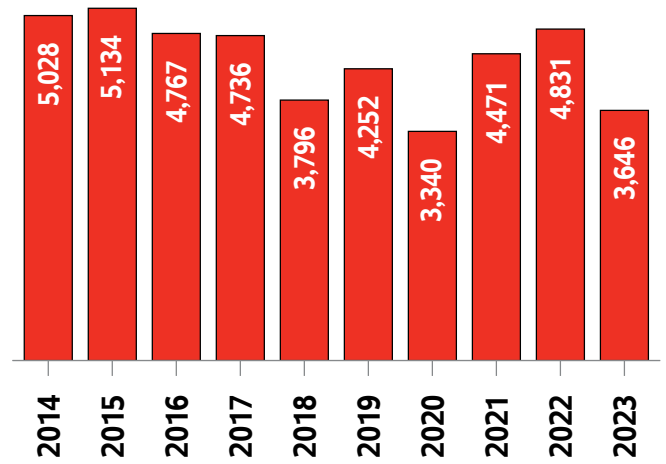
MLS® HPI Single Family Benchmark Price and Average Price



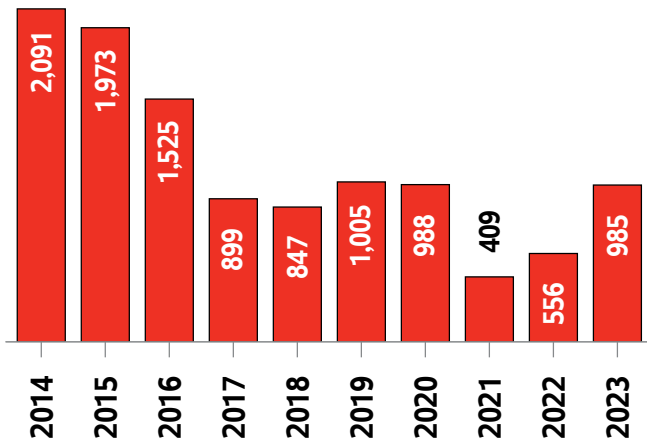
Sales Activity (May Year-to-date)



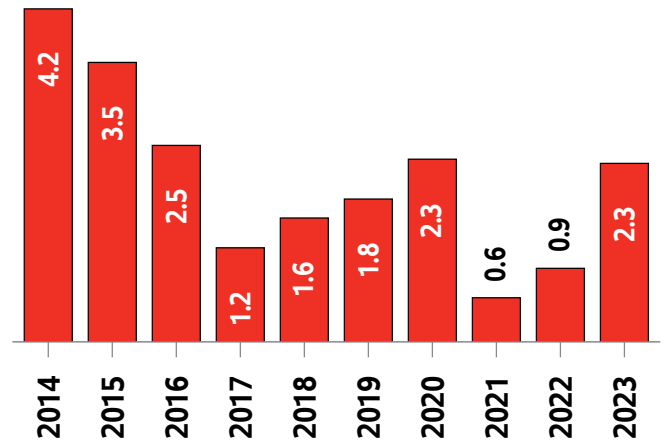
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



Months of Inventory ² (May 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	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	128	18.5%	-18.5%	77.8%	3.2%	-5.2%	37.6%
Dollar Volume	\$69,234,175	5.6%	-10.4%	163.8%	103.2%	157.7%	316.4%
New Listings	180	-28.0%	7.8%	125.0%	31.4%	5.3%	6.5%
Active Listings	180	-18.2%	210.3%	119.5%	153.5%	-23.1%	-43.9%
Sales to New Listings Ratio ¹	71.1	43.2	94.0	90.0	90.5	78.9	55.0
Months of Inventory ²	1.4	2.0	0.4	1.1	0.6	1.7	3.5
Average Price	\$540,892	-10.9%	9.9%	48.4%	96.9%	171.8%	202.6%
Median Price	\$507,500	-15.3%	10.3%	48.2%	105.2%	172.1%	202.1%
Sale to List Price Ratio ³	100.5	107.3	113.1	100.0	105.9	98.2	97.4
Median Days on Market	14.0	9.0	7.0	14.5	8.0	24.0	29.0

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	425	-26.2%	-31.5%	17.1%	-4.3%	-9.6%	11.3%
Dollar Volume	\$222,766,438	-40.8%	-27.3%	69.8%	88.7%	146.8%	229.2%
New Listings	682	-29.7%	-7.0%	46.0%	33.5%	-2.0%	-6.6%
Active Listings ⁴	174	61.9%	262.9%	160.0%	275.4%	-20.3%	-30.8%
Sales to New Listings Ratio ⁵	62.3	59.4	84.6	77.7	86.9	67.5	52.3
Months of Inventory ⁶	2.0	0.9	0.4	0.9	0.5	2.3	3.3
Average Price	\$524,156	-19.8%	6.1%	45.0%	97.1%	172.9%	195.9%
Median Price	\$510,000	-20.9%	8.5%	45.8%	104.8%	193.6%	212.4%
Sale to List Price Ratio ⁷	99.4	119.9	115.9	103.9	107.0	98.2	97.6
Median Days on Market	15.0	6.0	6.0	7.0	7.0	27.0	28.5

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.

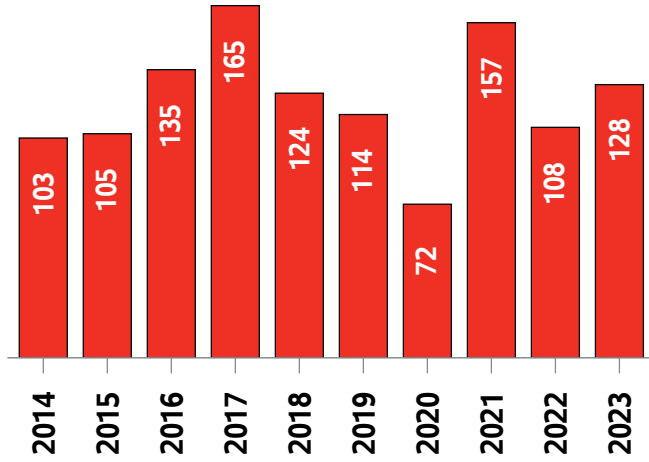
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

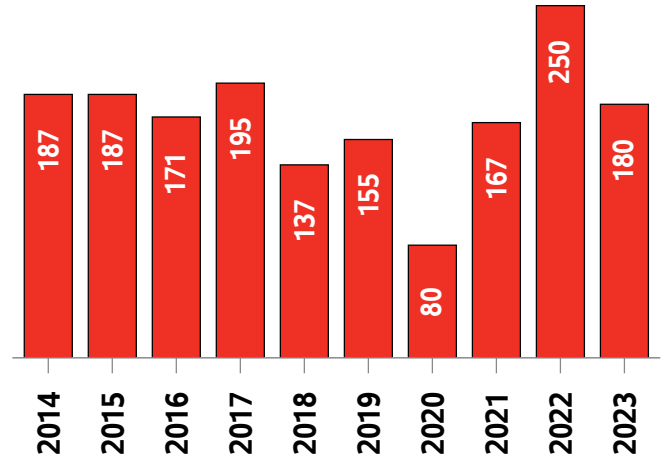
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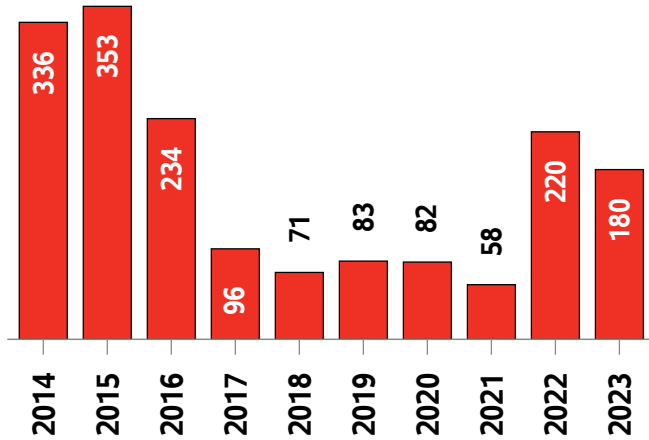
Sales Activity (May only)



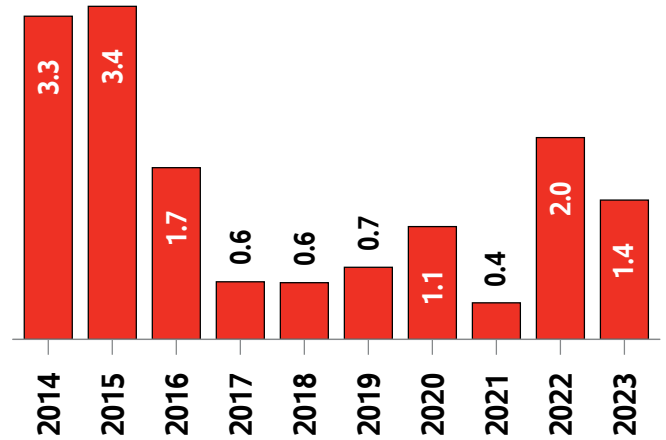
New Listings (May only)



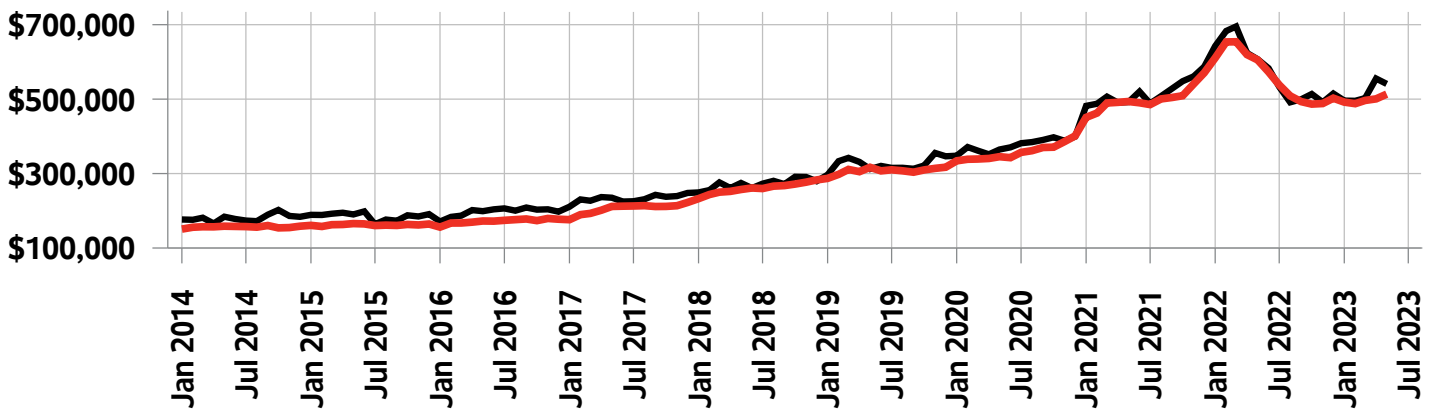
Active Listings (May only)



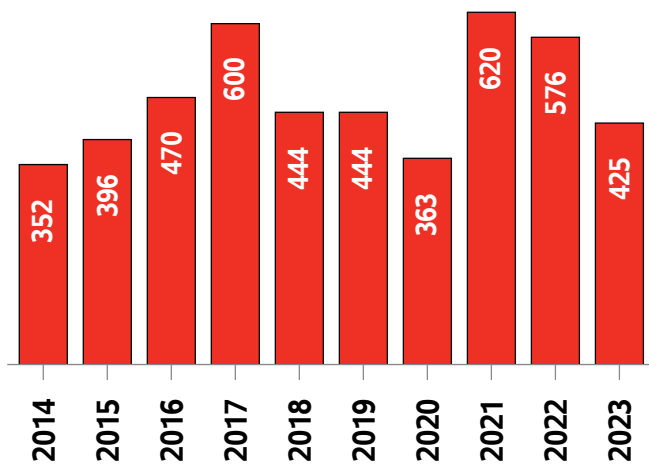
Months of Inventory (May only)



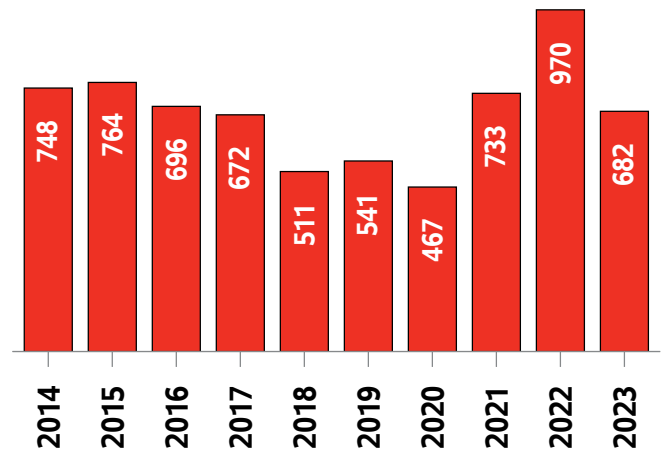
MLS® HPI Townhouse Benchmark Price and Average Price



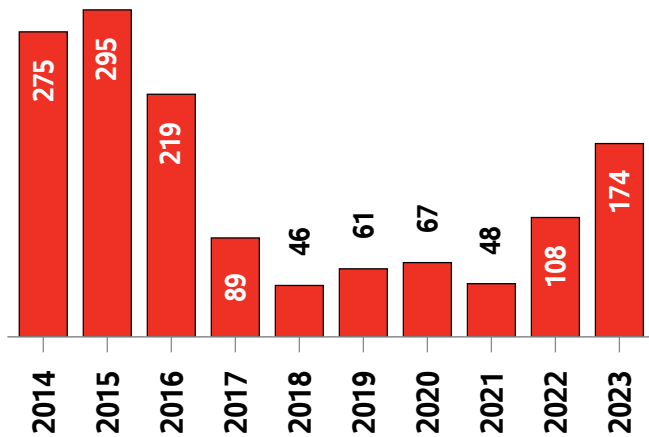
Sales Activity (May Year-to-date)



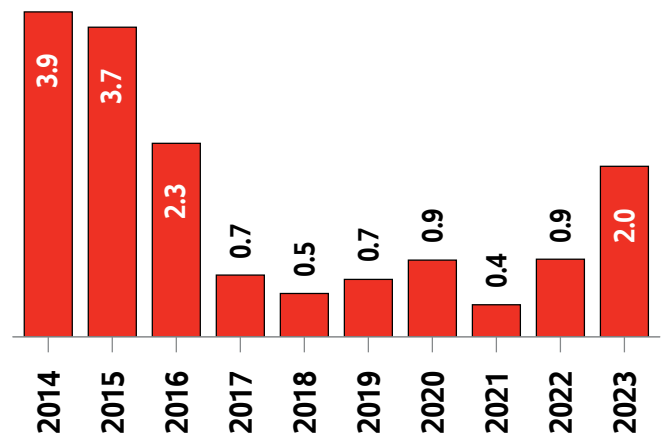
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



Months of Inventory ²(May 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	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	68	13.3%	-34.6%	88.9%	-16.0%	1.5%	28.3%
Dollar Volume	\$29,919,716	10.7%	-27.1%	206.7%	88.3%	98.1%	201.3%
New Listings	94	-37.7%	-27.7%	88.0%	-17.5%	-27.1%	-28.8%
Active Listings	94	-33.3%	59.3%	64.9%	8.0%	-66.8%	-70.6%
Sales to New Listings Ratio ¹	72.3	39.7	80.0	72.0	71.1	51.9	40.2
Months of Inventory ²	1.4	2.4	0.6	1.6	1.1	4.2	6.0
Average Price	\$439,996	-2.4%	11.4%	62.4%	124.4%	95.2%	134.9%
Median Price	\$390,000	-4.3%	9.8%	59.2%	136.4%	110.8%	169.0%
Sale to List Price Ratio ³	98.9	105.8	111.2	98.7	102.8	96.9	97.1
Median Days on Market	14.0	12.0	6.5	18.0	11.0	47.0	26.0

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	261	-31.5%	-45.3%	-8.7%	-8.4%	-5.4%	17.6%
Dollar Volume	\$105,995,626	-40.8%	-41.7%	25.1%	92.1%	92.4%	191.3%
New Listings	373	-35.7%	-32.7%	0.3%	-2.1%	-34.9%	-32.5%
Active Listings ⁴	89	31.9%	46.1%	47.5%	35.5%	-63.9%	-64.9%
Sales to New Listings Ratio ⁵	70.0	65.7	86.1	76.9	74.8	48.2	40.1
Months of Inventory ⁶	1.7	0.9	0.6	1.1	1.2	4.5	5.7
Average Price	\$406,114	-13.5%	6.5%	37.1%	109.8%	103.5%	147.8%
Median Price	\$355,000	-17.6%	4.0%	35.5%	108.8%	115.8%	166.0%
Sale to List Price Ratio ⁷	97.6	114.8	110.4	101.8	102.6	97.1	97.0
Median Days on Market	20.0	6.0	7.0	9.5	13.0	44.0	43.5

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

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

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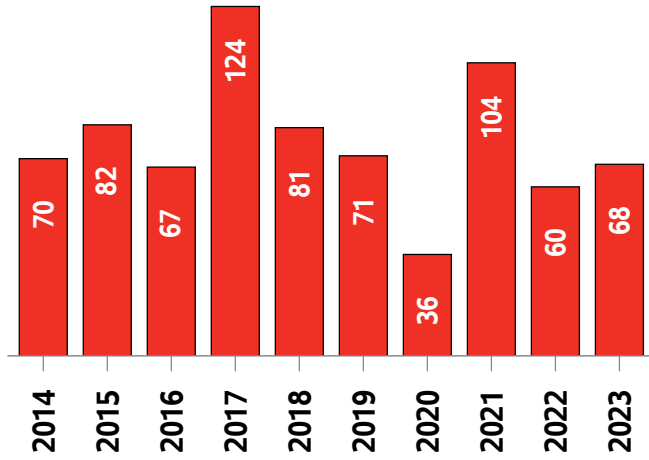
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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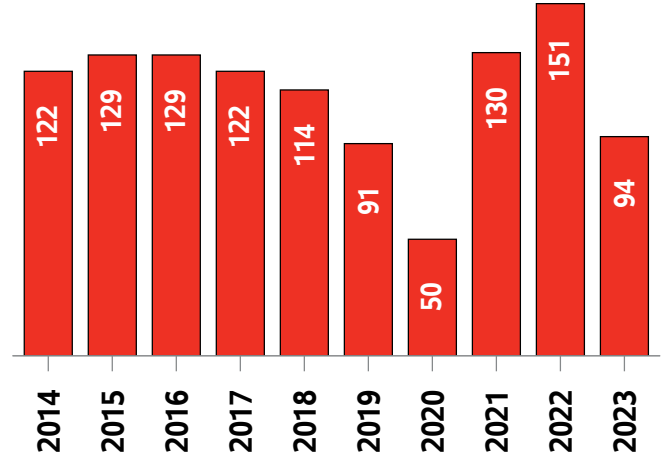
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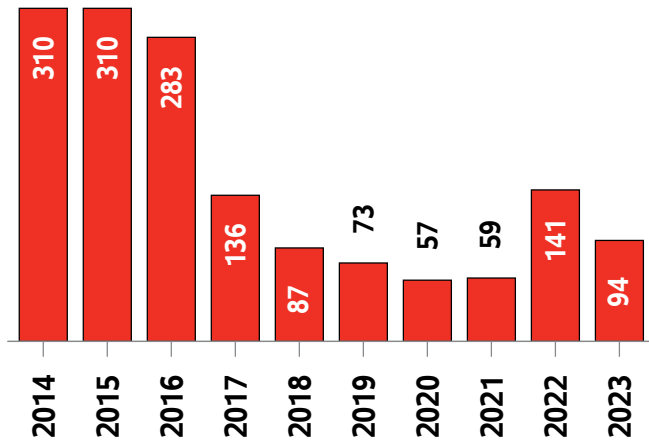
Sales Activity (May only)



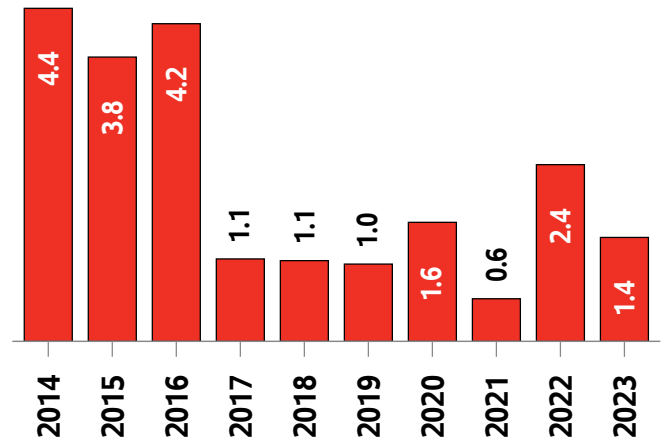
New Listings (May only)



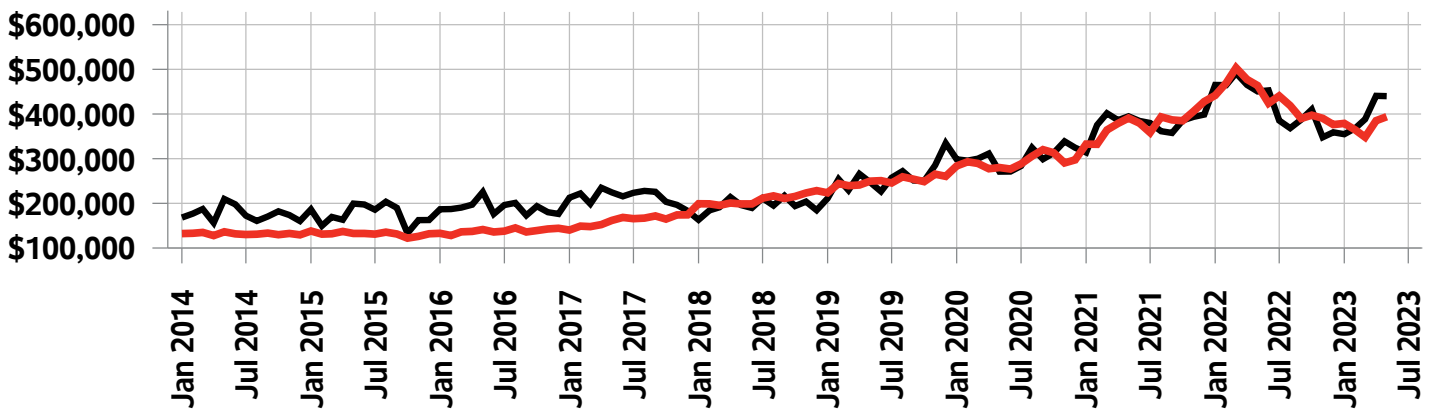
Active Listings (May only)



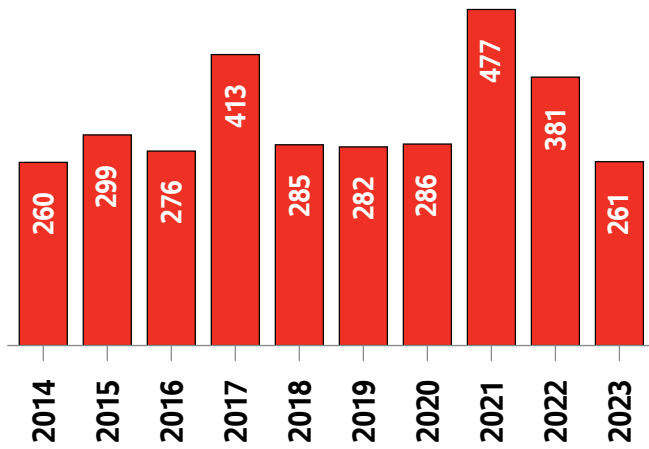
Months of Inventory (May only)



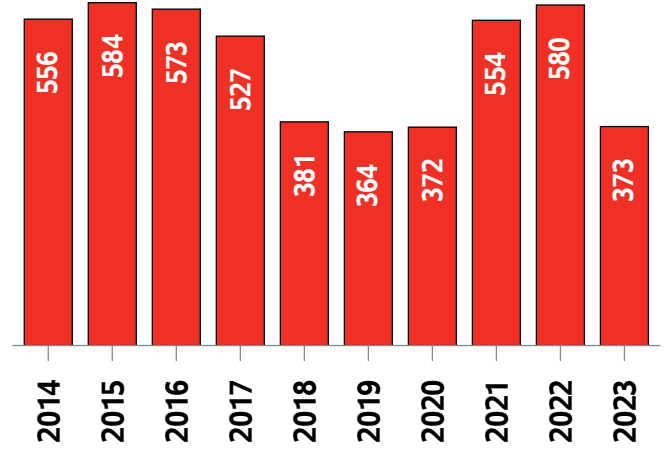
MLS® HPI Apartment Benchmark Price and Average Price



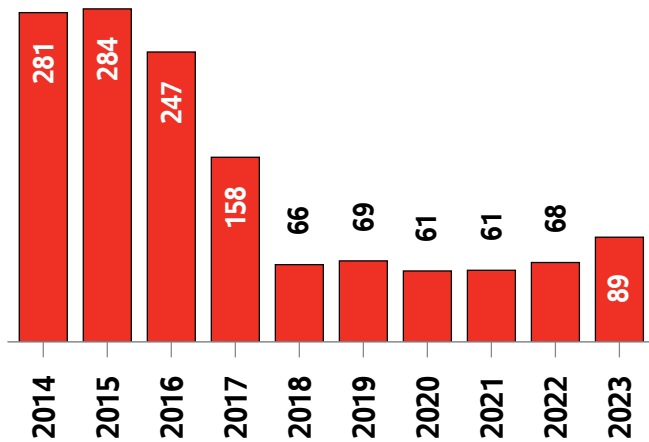
Sales Activity (May Year-to-date)



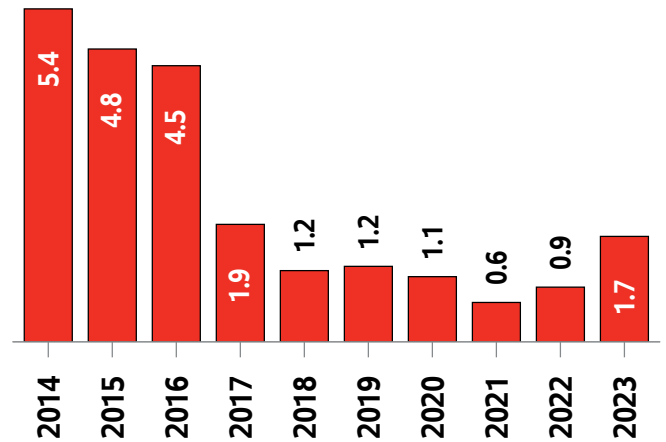
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



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



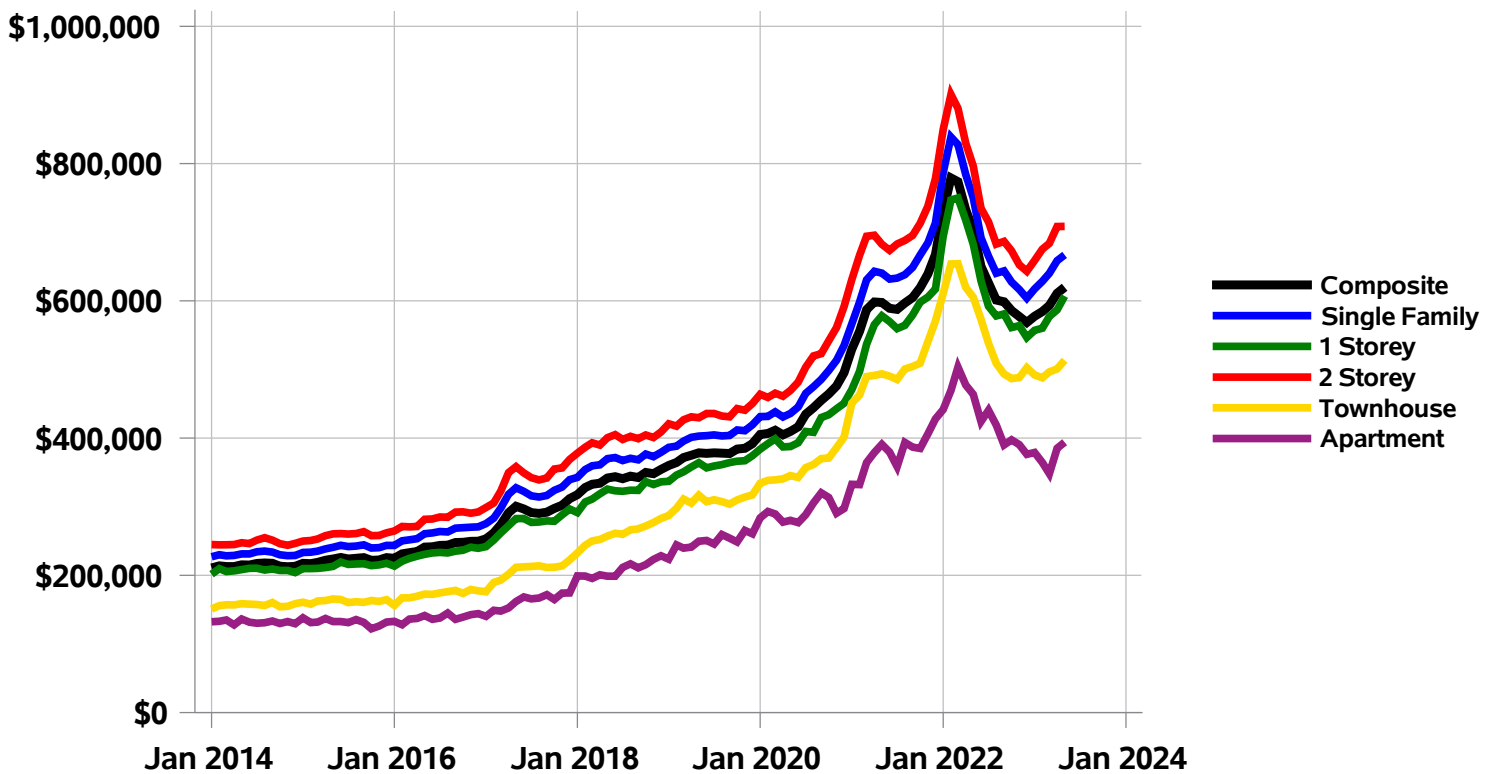
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² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	May 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$619,800	1.4	6.1	7.4	-11.9	51.3	81.3
Single Family	\$666,900	1.3	6.1	8.2	-11.1	53.0	80.2
One Storey	\$607,000	3.4	8.4	7.7	-11.1	56.6	86.4
Two Storey	\$708,500	0.0	4.9	8.6	-11.0	50.9	76.9
Townhouse	\$513,400	2.5	5.2	5.2	-15.2	48.7	99.6
Apartment	\$394,000	2.3	8.1	0.9	-15.0	40.7	98.3

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	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	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	604	-1.6%	-34.3%	39.2%	-21.7%	-22.9%	-3.4%
Dollar Volume	\$401,221,702	-11.8%	-30.7%	101.9%	39.5%	76.3%	155.9%
New Listings	962	-29.6%	-13.4%	55.9%	-7.9%	-12.1%	-15.5%
Active Listings	893	-12.7%	87.6%	8.2%	3.5%	-38.2%	-54.3%
Sales to New Listings Ratio ¹	62.8	44.9	82.7	70.3	73.8	71.5	54.9
Months of Inventory ²	1.5	1.7	0.5	1.9	1.1	1.8	3.1
Average Price	\$664,274	-10.4%	5.4%	45.0%	78.1%	128.5%	164.8%
Median Price	\$625,000	-8.8%	6.7%	43.3%	78.6%	130.6%	171.7%
Sale to List Price Ratio ³	101.0	107.7	113.6	101.1	104.2	99.4	97.9
Median Days on Market	11.0	8.0	6.0	11.0	8.0	17.0	24.0

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	2,103	-28.7%	-41.9%	-0.6%	-20.2%	-25.8%	-14.0%
Dollar Volume	\$1,336,040,515	-41.8%	-41.4%	41.4%	37.6%	66.6%	121.1%
New Listings	3,382	-31.3%	-24.3%	7.1%	-6.1%	-23.8%	-27.4%
Active Listings ⁴	790	50.8%	107.2%	4.6%	24.0%	-38.6%	-51.6%
Sales to New Listings Ratio ⁵	62.2	59.9	81.0	67.0	73.2	63.8	52.4
Months of Inventory ⁶	1.9	0.9	0.5	1.8	1.2	2.3	3.3
Average Price	\$635,302	-18.4%	0.9%	42.2%	72.4%	124.5%	157.0%
Median Price	\$600,000	-18.6%	1.7%	42.2%	76.5%	128.1%	165.5%
Sale to List Price Ratio ⁷	99.2	118.2	114.6	103.3	104.2	98.8	97.9
Median Days on Market	14.0	6.0	6.0	8.0	8.0	19.0	26.0

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.

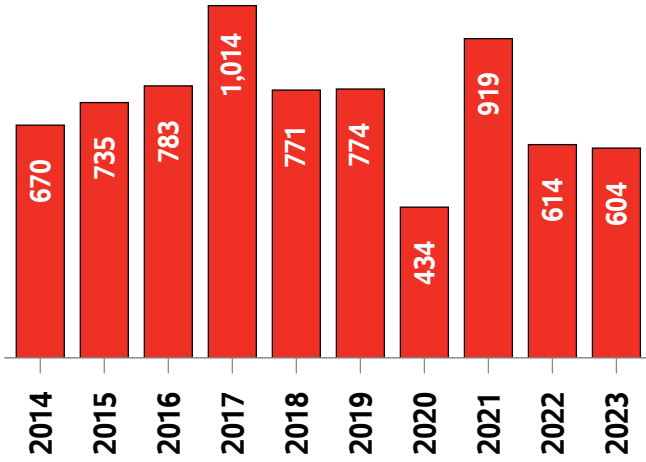
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

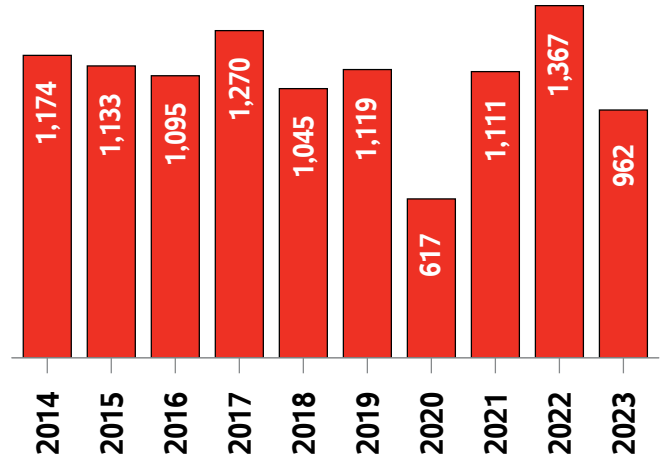
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

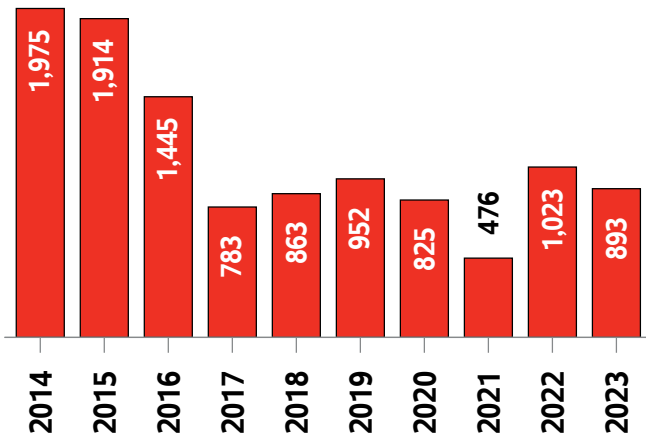
Sales Activity (May only)



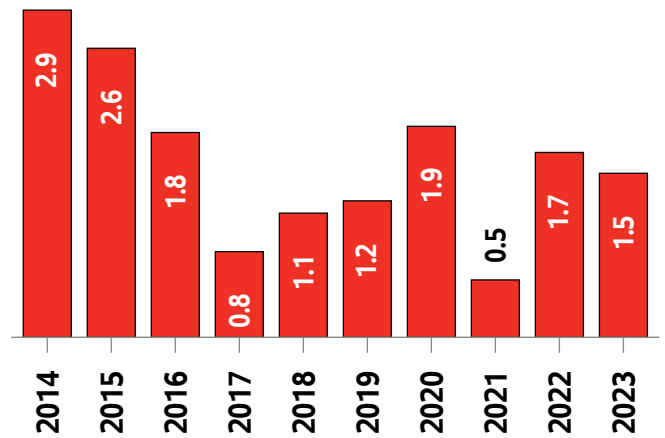
New Listings (May only)



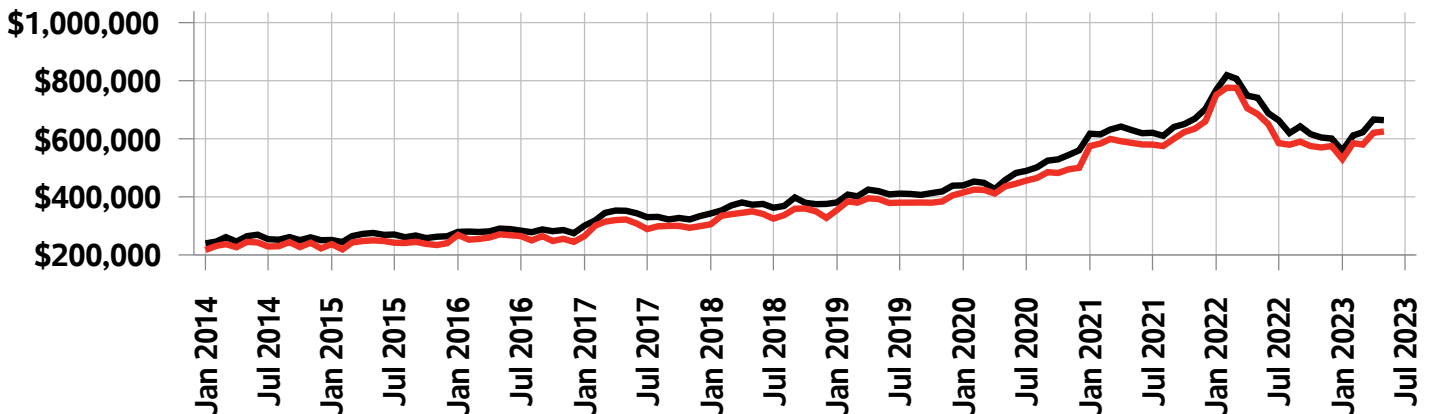
Active Listings (May only)



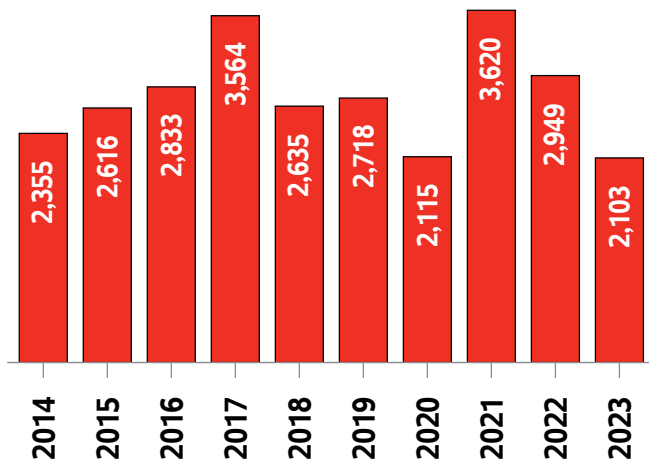
Months of Inventory (May only)



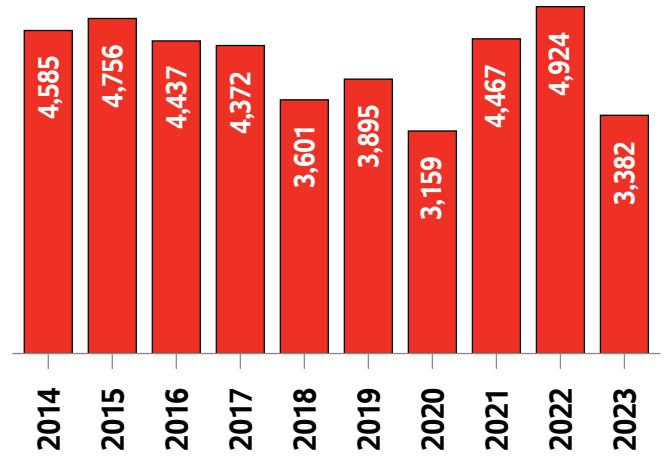
Average Price and Median Price



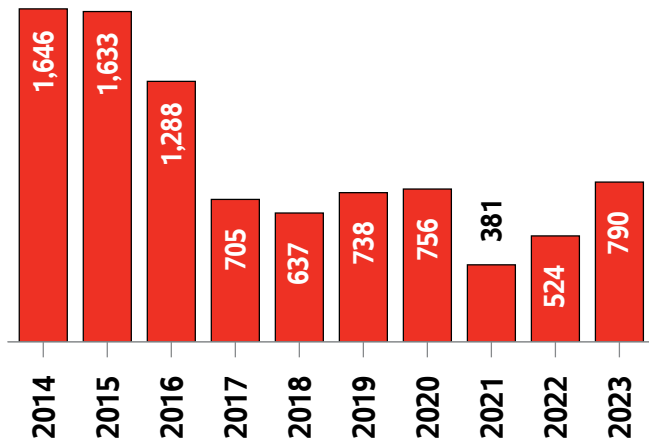
Sales Activity (May Year-to-date)



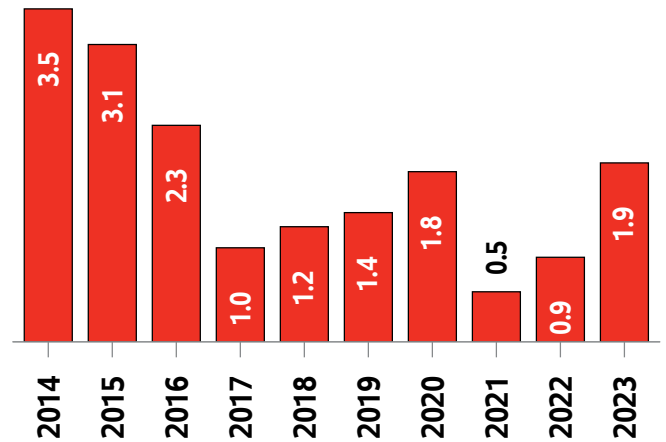
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



Months of Inventory ² (May 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	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	34	61.9%	0.0%	54.5%	61.9%	0.0%	100.0%
Dollar Volume	\$24,589,555	71.8%	12.9%	185.5%	190.0%	129.7%	554.8%
New Listings	66	20.0%	88.6%	100.0%	73.7%	57.1%	11.9%
Active Listings	86	45.8%	177.4%	30.3%	48.3%	-27.1%	-50.9%
Sales to New Listings Ratio ¹	51.5	38.2	97.1	66.7	55.3	81.0	28.8
Months of Inventory ²	2.5	2.8	0.9	3.0	2.8	3.5	10.3
Average Price	\$723,222	6.1%	12.9%	84.7%	79.1%	129.7%	227.4%
Median Price	\$750,000	9.5%	20.2%	96.9%	118.7%	156.8%	360.4%
Sale to List Price Ratio ³	97.9	104.3	106.4	99.9	96.6	96.2	96.1
Median Days on Market	25.5	11.0	9.0	16.0	19.0	49.0	57.0

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	108	-12.2%	-29.4%	40.3%	25.6%	-10.7%	58.8%
Dollar Volume	\$75,410,268	-22.4%	-21.3%	140.1%	144.8%	144.0%	376.2%
New Listings	212	7.6%	19.8%	51.4%	65.6%	8.7%	-8.6%
Active Listings ⁴	85	180.1%	200.0%	52.2%	73.4%	-27.8%	-41.8%
Sales to New Listings Ratio ⁵	50.9	62.4	86.4	55.0	67.2	62.1	29.3
Months of Inventory ⁶	3.9	1.2	0.9	3.6	2.8	4.8	10.7
Average Price	\$698,243	-11.7%	11.4%	71.1%	94.9%	173.4%	199.8%
Median Price	\$710,000	-2.7%	16.4%	89.3%	111.9%	215.6%	259.5%
Sale to List Price Ratio ⁷	97.2	110.2	106.2	99.9	98.1	96.3	95.8
Median Days on Market	36.0	8.0	9.0	15.0	19.5	52.0	51.0

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.

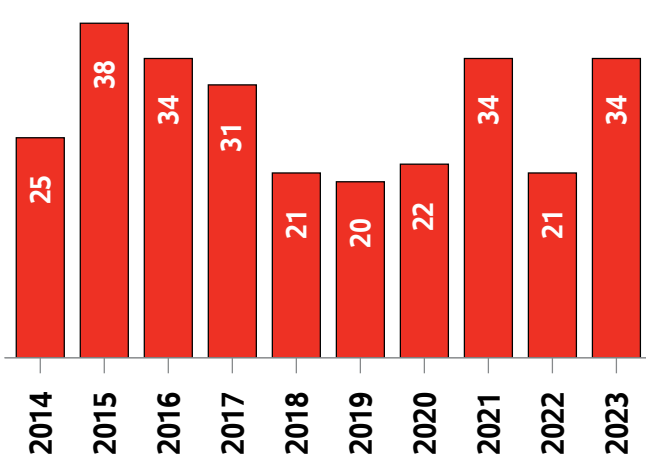
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

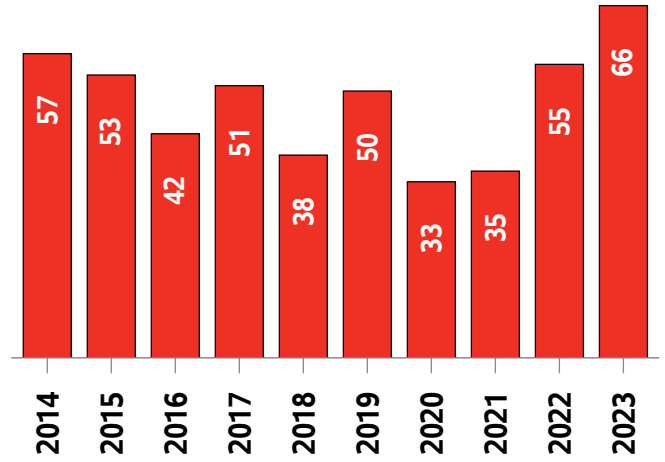
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

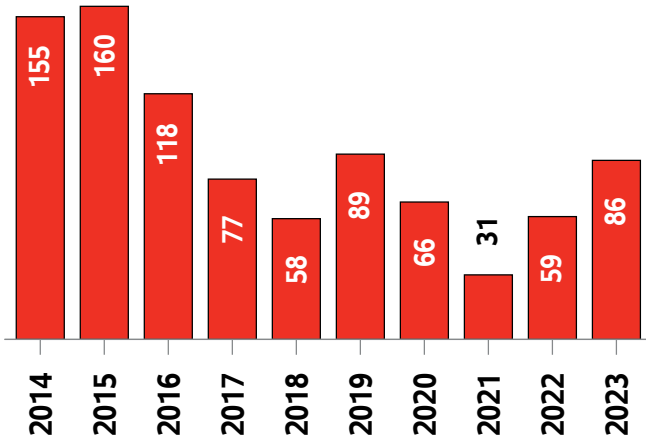
Sales Activity (May only)



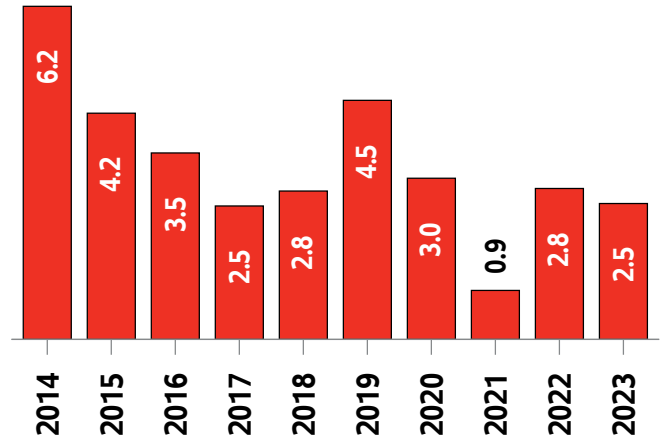
New Listings (May only)



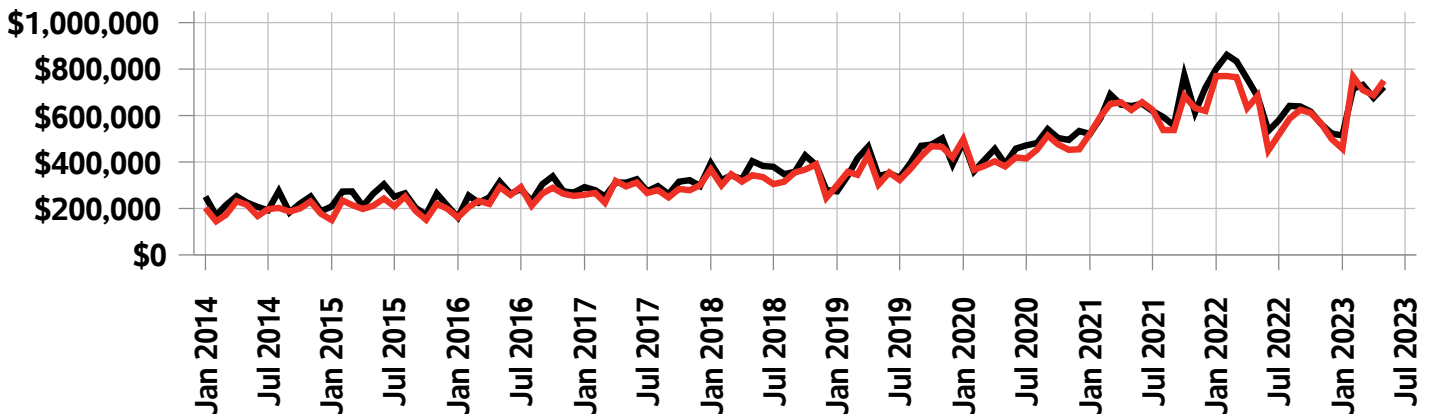
Active Listings (May only)



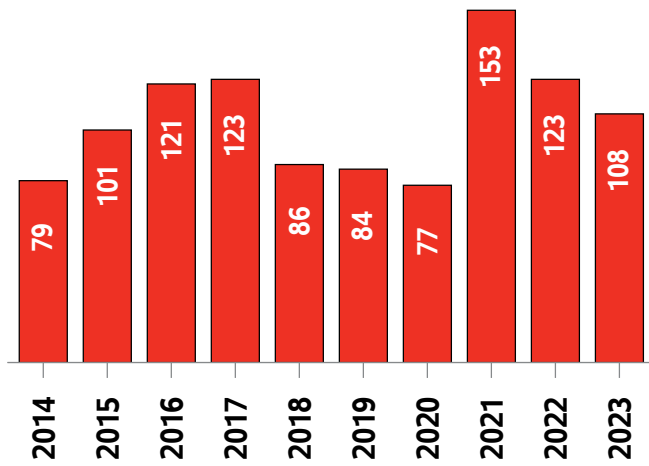
Months of Inventory (May only)



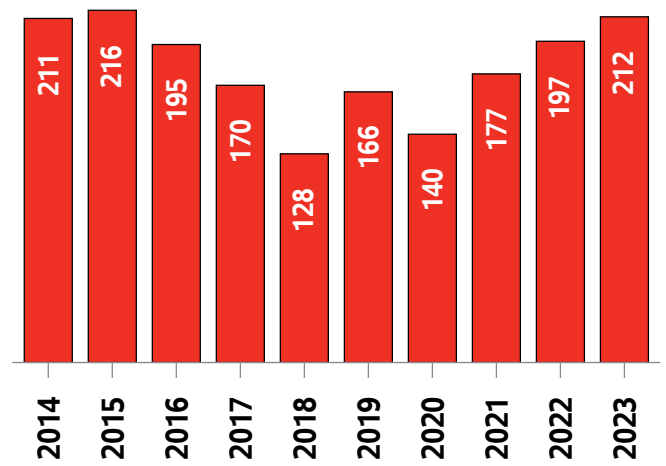
Average Price and Median Price



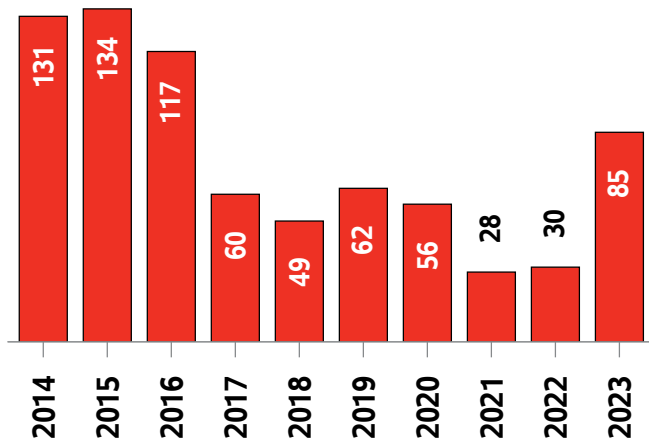
Sales Activity (May Year-to-date)



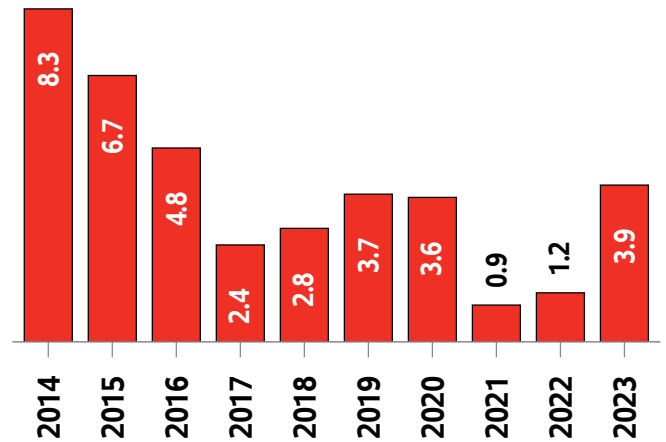
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



Months of Inventory ² (May 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	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	39	25.8%	-13.3%	95.0%	34.5%	2.6%	39.3%
Dollar Volume	\$36,549,901	-4.3%	-9.5%	240.8%	140.5%	160.3%	320.5%
New Listings	66	-5.7%	17.9%	135.7%	24.5%	-5.7%	-16.5%
Active Listings	96	88.2%	152.6%	17.1%	18.5%	-29.4%	-49.5%
Sales to New Listings Ratio ¹	59.1	44.3	80.4	71.4	54.7	54.3	35.4
Months of Inventory ²	2.5	1.6	0.8	4.1	2.8	3.6	6.8
Average Price	\$937,177	-23.9%	4.5%	74.7%	78.8%	153.7%	201.9%
Median Price	\$900,000	-18.0%	9.0%	68.7%	90.5%	159.9%	183.9%
Sale to List Price Ratio ³	98.2	107.3	112.5	101.1	99.4	99.5	96.9
Median Days on Market	12.0	7.0	6.0	15.5	15.0	22.0	26.5

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	127	-17.0%	-24.4%	53.0%	5.8%	0.8%	49.4%
Dollar Volume	\$110,405,109	-35.4%	-21.3%	142.8%	79.0%	133.9%	289.7%
New Listings	256	8.9%	20.8%	62.0%	36.9%	-5.5%	-11.4%
Active Listings ⁴	89	237.9%	180.5%	5.2%	35.6%	-26.8%	-40.3%
Sales to New Listings Ratio ⁵	49.6	65.1	79.2	52.5	64.2	46.5	29.4
Months of Inventory ⁶	3.5	0.9	0.9	5.1	2.7	4.8	8.8
Average Price	\$869,332	-22.2%	4.1%	58.7%	69.2%	132.0%	160.8%
Median Price	\$845,000	-15.9%	8.9%	66.4%	65.8%	152.2%	138.7%
Sale to List Price Ratio ⁷	96.9	110.8	111.1	100.6	101.1	98.4	97.0
Median Days on Market	24.0	7.0	7.0	14.0	14.0	33.5	37.0

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.

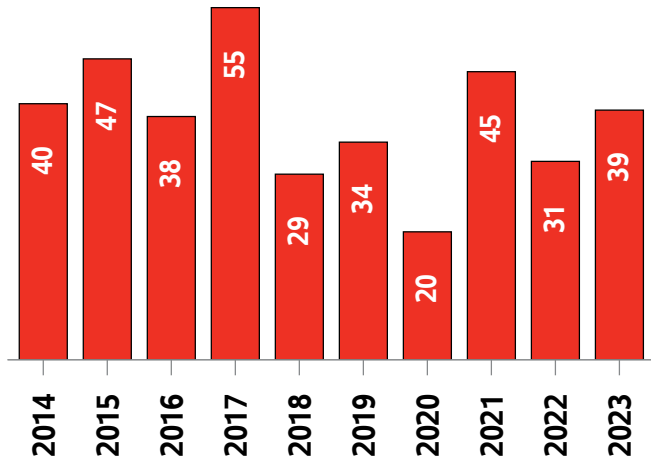
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

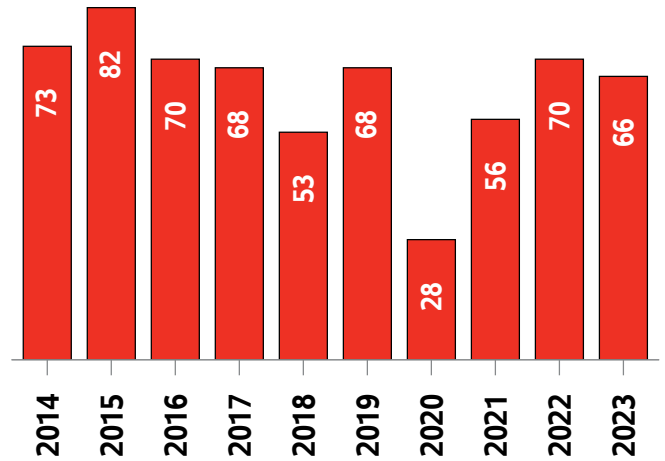
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

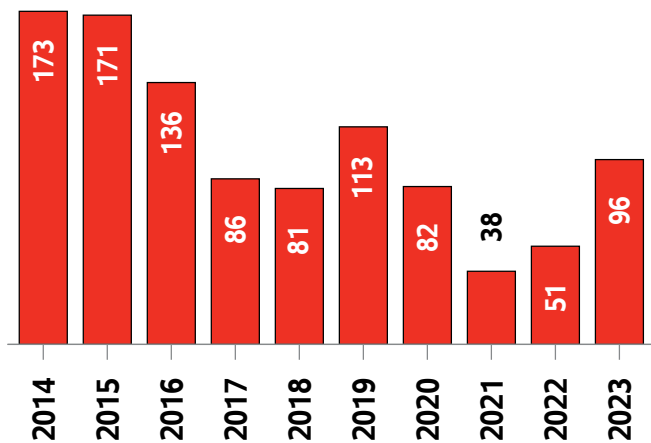
Sales Activity (May only)



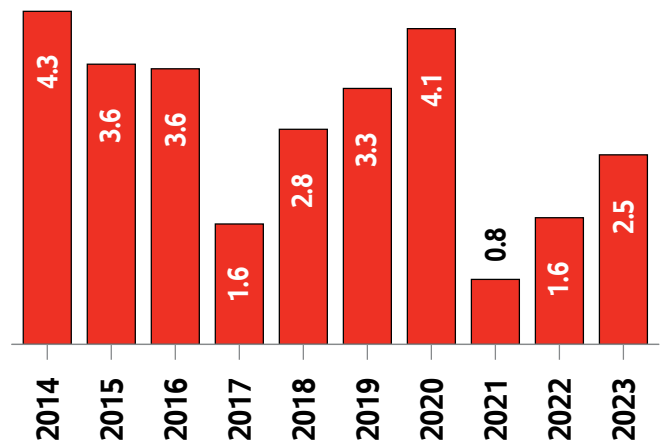
New Listings (May only)



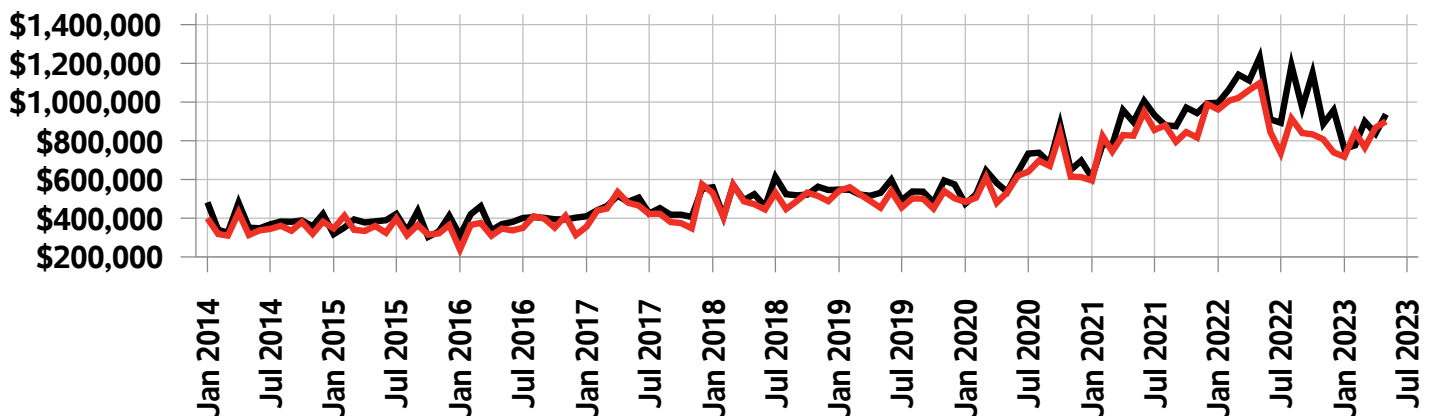
Active Listings (May only)



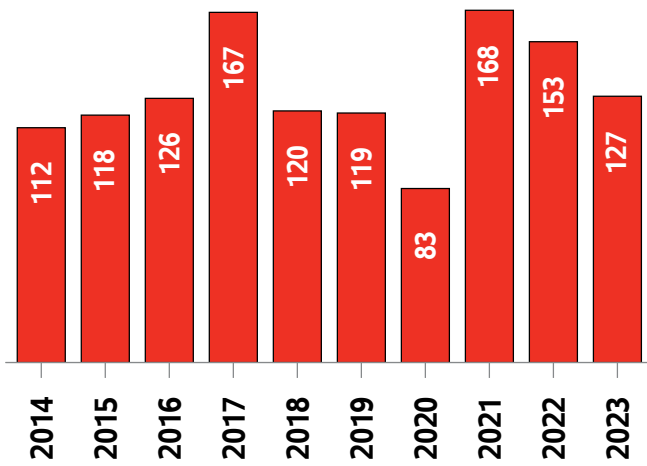
Months of Inventory (May only)



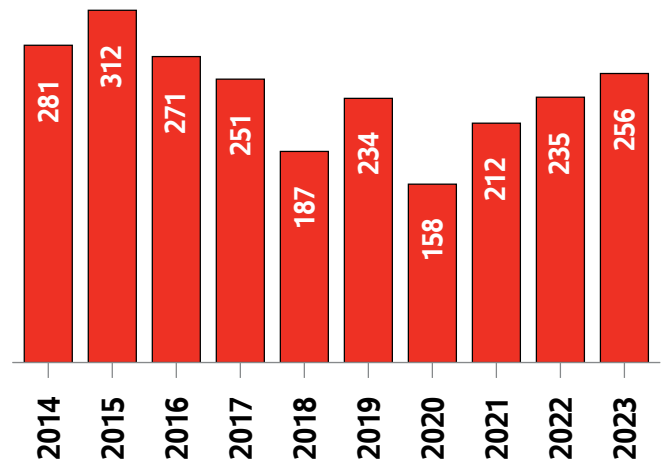
Average Price and Median Price



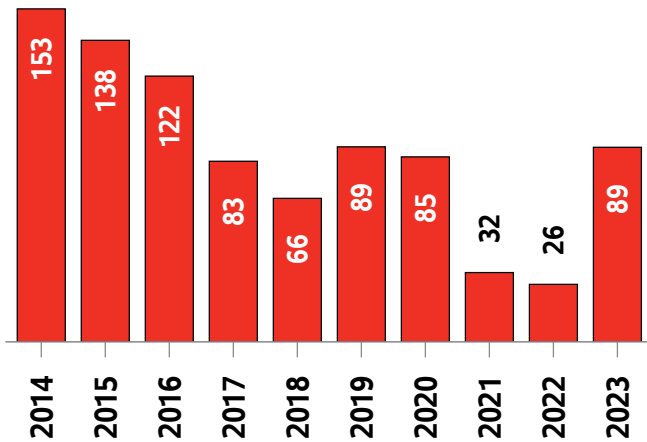
Sales Activity (May Year-to-date)



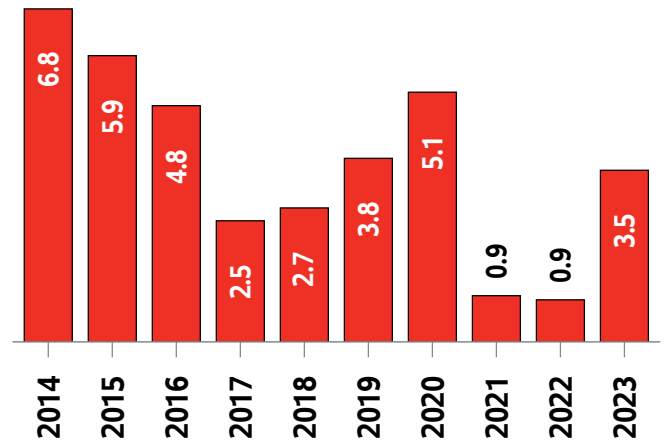
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



Months of Inventory ² (May 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	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	28	-24.3%	-44.0%	-31.7%	-26.3%	-37.8%	-15.2%
Dollar Volume	\$19,151,700	-33.2%	-40.5%	3.6%	39.2%	55.6%	169.0%
New Listings	74	4.2%	23.3%	124.2%	32.1%	48.0%	19.4%
Active Listings	88	3.5%	166.7%	-6.4%	11.4%	-28.5%	-47.0%
Sales to New Listings Ratio ¹	37.8	52.1	83.3	124.2	67.9	90.0	53.2
Months of Inventory ²	3.1	2.3	0.7	2.3	2.1	2.7	5.0
Average Price	\$683,989	-11.7%	6.3%	51.7%	89.0%	150.0%	217.0%
Median Price	\$675,750	-9.9%	9.3%	57.2%	104.8%	181.7%	217.3%
Sale to List Price Ratio ³	101.2	106.9	113.7	99.3	101.3	97.7	96.8
Median Days on Market	9.0	8.0	6.0	29.0	9.0	27.0	29.0

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	143	-22.7%	-36.4%	0.0%	0.7%	-6.5%	27.7%
Dollar Volume	\$94,108,158	-36.8%	-33.5%	45.5%	95.9%	138.6%	286.9%
New Listings	269	-8.8%	4.3%	17.5%	35.9%	2.7%	1.5%
Active Listings ⁴	78	29.7%	199.2%	-22.2%	20.4%	-34.0%	-36.4%
Sales to New Listings Ratio ⁵	53.2	62.7	87.2	62.4	71.7	58.4	42.3
Months of Inventory ⁶	2.7	1.6	0.6	3.5	2.3	3.8	5.5
Average Price	\$658,099	-18.3%	4.6%	45.5%	94.5%	155.3%	203.1%
Median Price	\$630,000	-16.8%	4.5%	46.5%	97.5%	162.6%	193.1%
Sale to List Price Ratio ⁷	97.7	114.6	113.6	100.2	99.9	97.6	96.6
Median Days on Market	20.0	7.0	6.0	17.0	13.5	29.0	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.

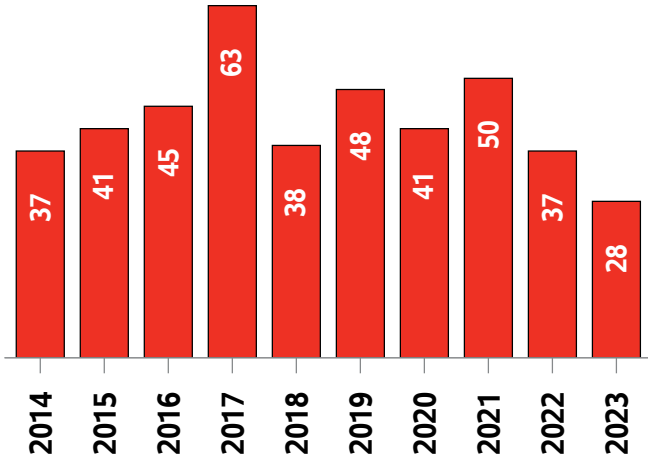
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

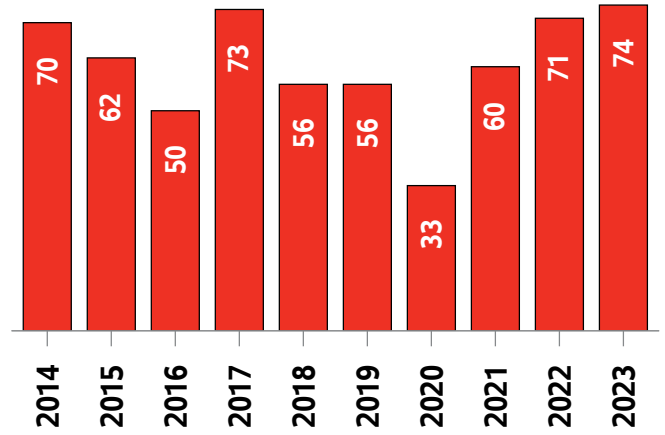
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

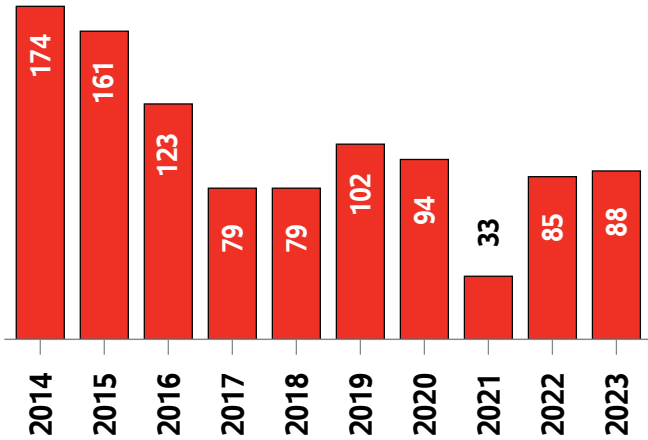
Sales Activity (May only)



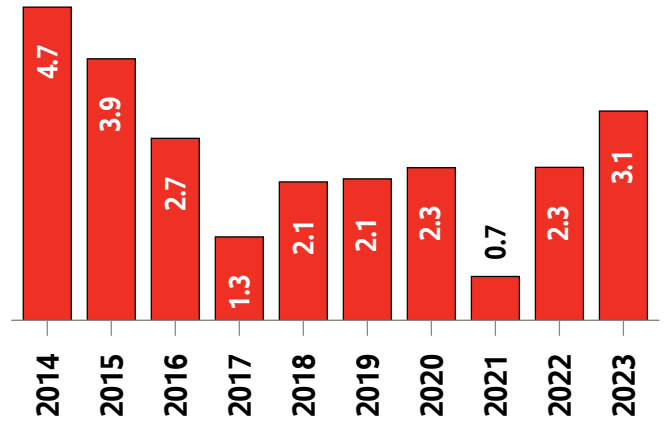
New Listings (May only)



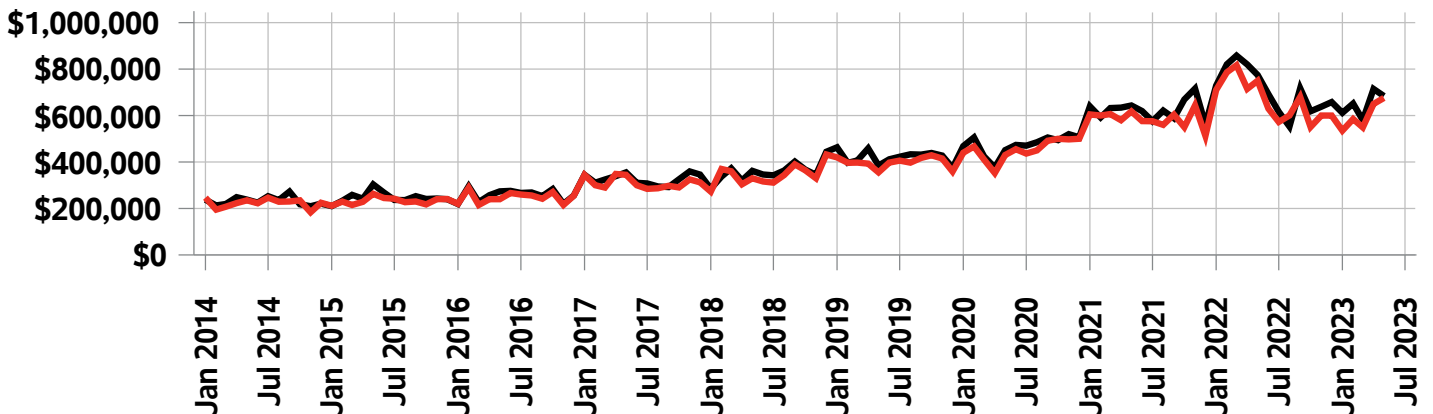
Active Listings (May only)



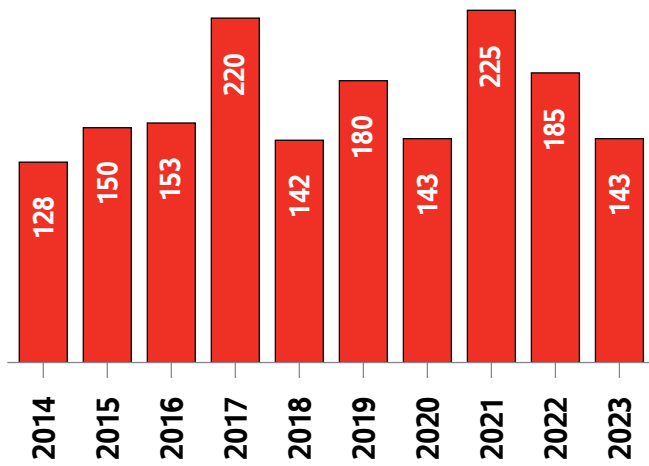
Months of Inventory (May only)



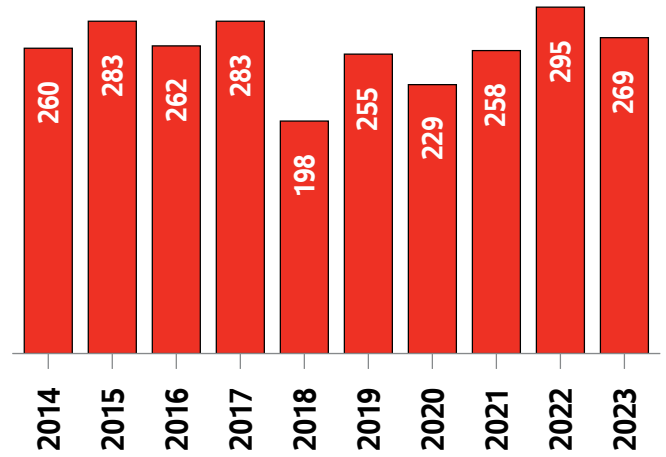
Average Price and Median Price



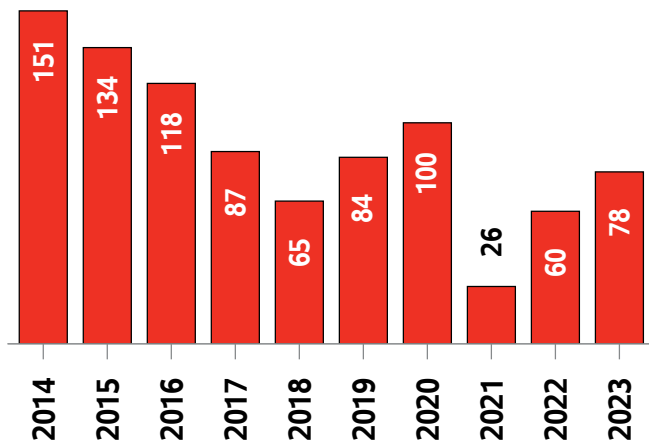
Sales Activity (May Year-to-date)



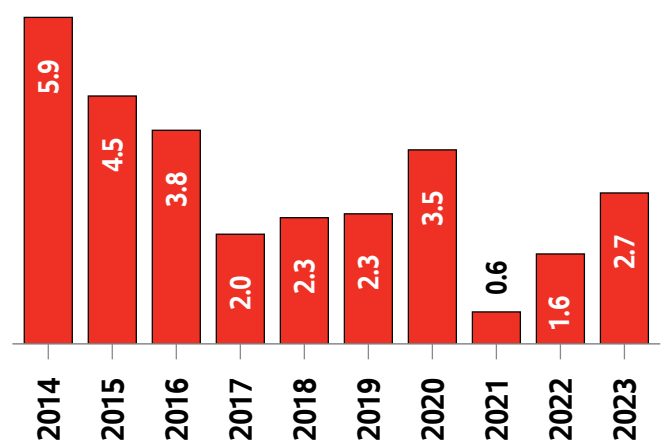
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



Months of Inventory ² (May 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	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	74	4.2%	-14.0%	42.3%	-26.0%	-30.2%	-7.5%
Dollar Volume	\$44,383,790	-1.6%	-5.6%	133.8%	55.9%	76.3%	201.1%
New Listings	96	-15.8%	-1.0%	54.8%	-27.3%	-5.9%	-12.7%
Active Listings	84	-7.7%	121.1%	18.3%	2.4%	-38.2%	-64.4%
Sales to New Listings Ratio ¹	77.1	62.3	88.7	83.9	75.8	103.9	72.7
Months of Inventory ²	1.1	1.3	0.4	1.4	0.8	1.3	3.0
Average Price	\$599,781	-5.6%	9.8%	64.3%	110.7%	152.5%	225.5%
Median Price	\$584,750	-2.5%	9.2%	69.1%	110.7%	146.4%	235.6%
Sale to List Price Ratio ³	100.3	105.3	113.8	101.2	103.3	99.0	97.4
Median Days on Market	17.0	11.0	6.0	9.0	8.0	20.5	30.0

Year-to-date	May 2023	Compared to ⁸					
		May 2022	May 2021	May 2020	May 2018	May 2016	May 2013
Sales Activity	307	-21.9%	-18.4%	15.0%	-4.4%	-9.4%	7.0%
Dollar Volume	\$177,709,501	-35.1%	-13.5%	75.7%	91.8%	132.5%	220.1%
New Listings	402	-24.7%	-5.2%	16.9%	4.4%	-9.0%	-15.2%
Active Listings ⁴	96	104.7%	249.6%	42.1%	56.5%	-31.7%	-53.9%
Sales to New Listings Ratio ⁵	76.4	73.6	88.7	77.6	83.4	76.7	60.5
Months of Inventory ⁶	1.6	0.6	0.4	1.3	1.0	2.1	3.6
Average Price	\$578,858	-16.9%	6.0%	52.8%	100.6%	156.7%	199.2%
Median Price	\$570,000	-14.9%	6.2%	58.8%	103.5%	159.7%	206.5%
Sale to List Price Ratio ⁷	99.3	115.7	113.3	101.1	101.8	97.9	97.3
Median Days on Market	18.0	6.0	6.0	10.0	10.0	25.0	36.0

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

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

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

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

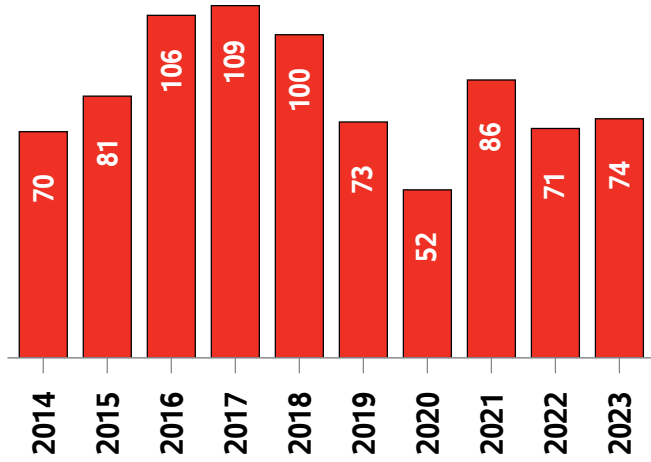
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

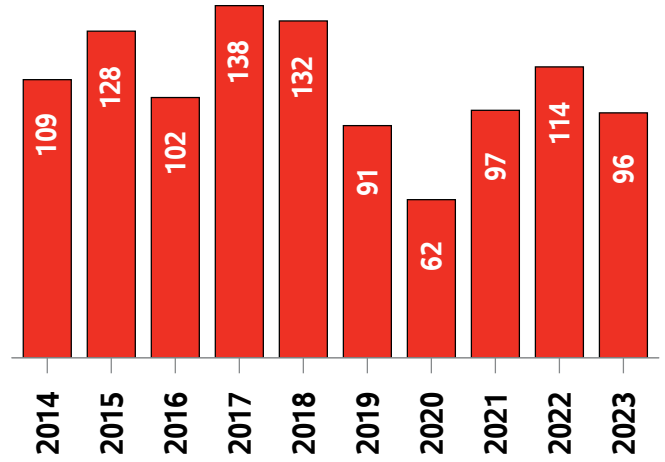
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

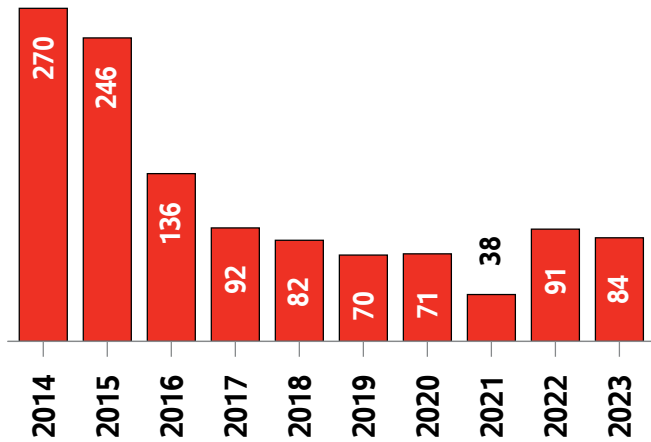
Sales Activity (May only)



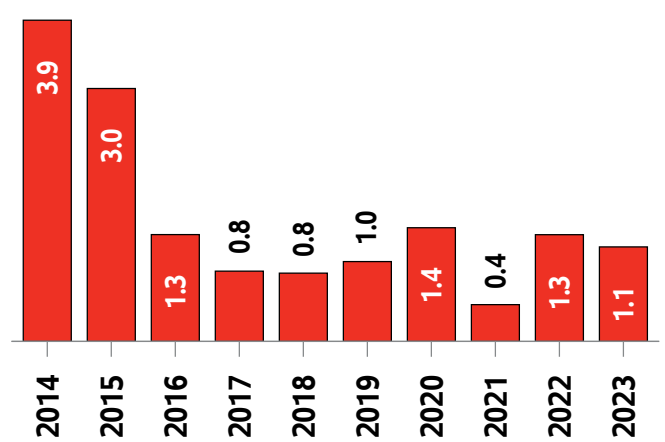
New Listings (May only)



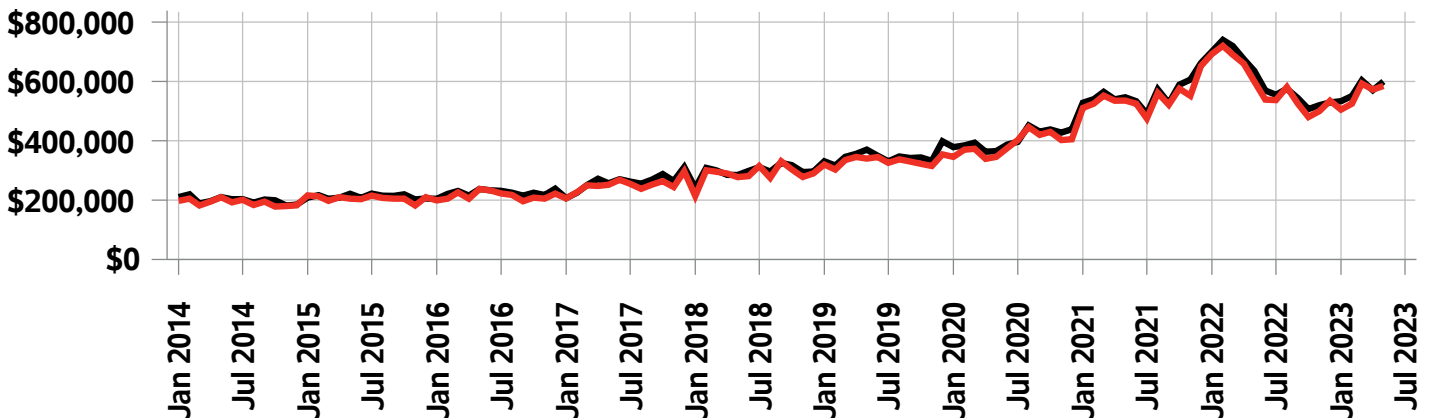
Active Listings (May only)



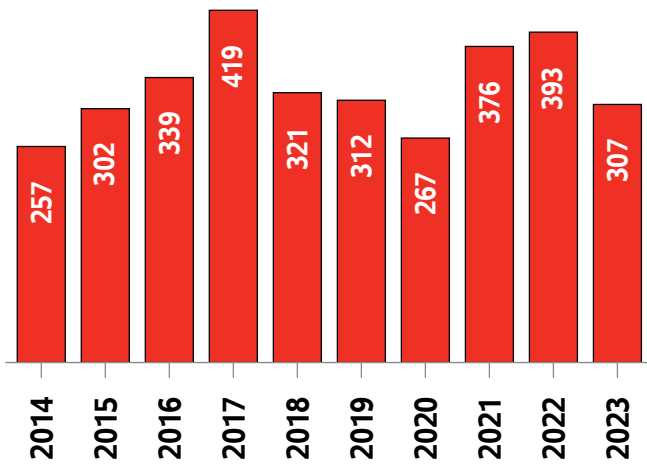
Months of Inventory (May only)



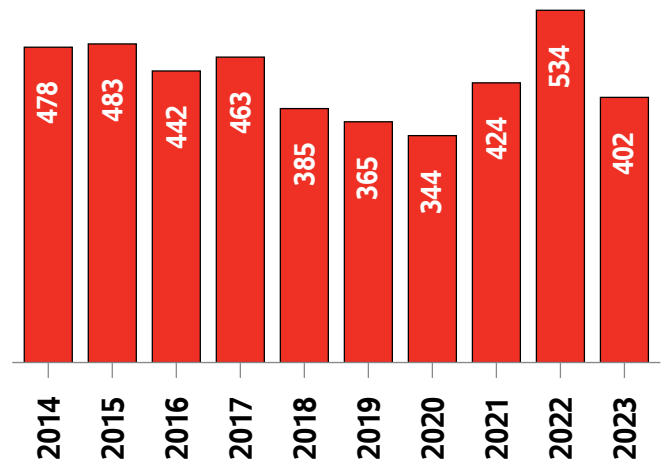
Average Price and Median Price



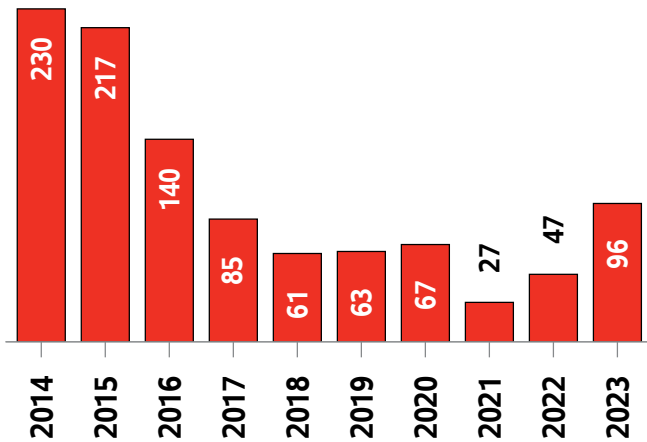
Sales Activity (May Year-to-date)



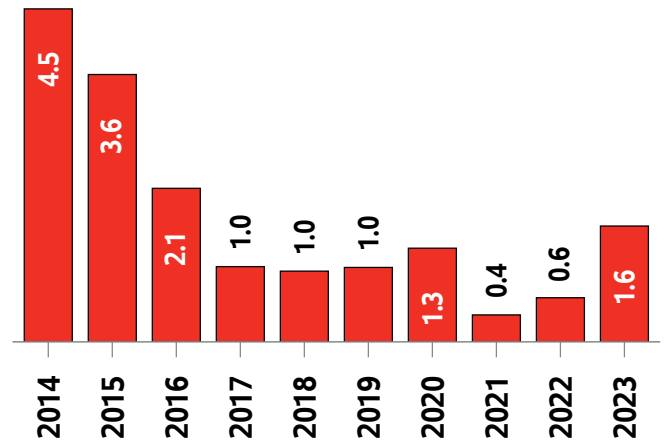
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



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



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