



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report February 2025



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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	476	-23.1%	3.0%	-46.0%	-31.4%	-13.5%	-8.6%
Dollar Volume	\$308,267,028	-20.4%	7.6%	-57.8%	-1.2%	59.3%	145.6%
New Listings	1,026	-4.5%	25.1%	-9.7%	2.7%	30.5%	-2.6%
Active Listings	2,233	27.1%	50.3%	366.2%	78.4%	110.3%	-11.7%
Sales to New Listings Ratio ¹	46.4	57.6	56.3	77.6	69.5	70.0	49.5
Months of Inventory ²	4.7	2.8	3.2	0.5	1.8	1.9	4.9
Average Price	\$647,620	3.6%	4.5%	-21.8%	44.1%	84.1%	168.8%
Median Price	\$598,500	1.4%	2.1%	-23.4%	39.2%	78.7%	173.3%
Sale to List Price Ratio ³	97.9	98.5	97.3	122.8	103.7	102.5	97.6
Median Days on Market	23.0	20.0	21.0	6.0	8.5	11.0	27.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	862	-20.4%	5.3%	-43.0%	-29.5%	-9.1%	-11.0%
Dollar Volume	\$553,508,984	-17.5%	12.0%	-55.1%	1.6%	68.8%	135.3%
New Listings	2,163	5.9%	25.9%	15.1%	14.0%	53.2%	1.9%
Active Listings ⁴	2,139	23.8%	46.5%	434.1%	78.7%	111.5%	-12.2%
Sales to New Listings Ratio ⁵	39.9	53.0	47.7	80.5	64.5	67.1	45.6
Months of Inventory ⁶	5.0	3.2	3.6	0.5	2.0	2.1	5.0
Average Price	\$642,122	3.6%	6.4%	-21.2%	44.1%	85.7%	164.2%
Median Price	\$591,000	0.8%	3.9%	-23.4%	39.1%	85.7%	166.2%
Sale to List Price Ratio ⁷	97.8	98.2	97.1	120.9	102.8	101.9	97.4
Median Days on Market	27.0	24.0	22.0	6.0	10.0	14.0	34.0

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

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

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

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

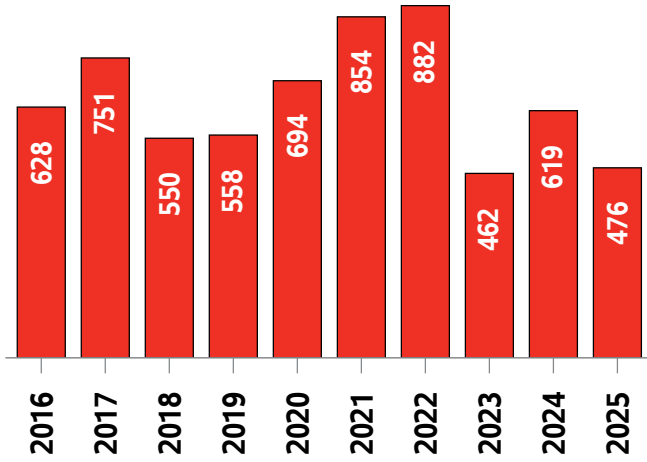
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

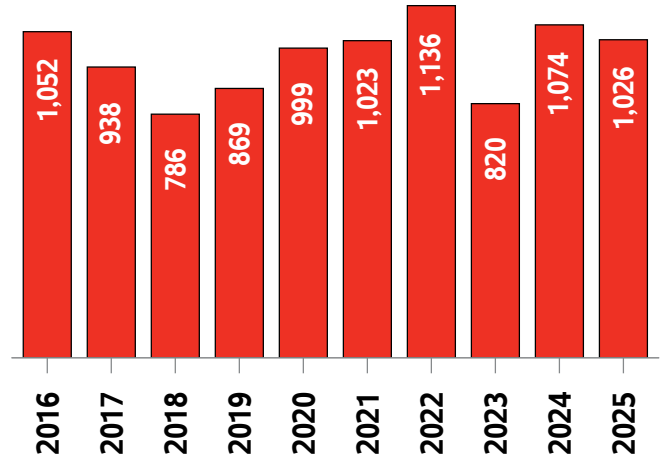
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

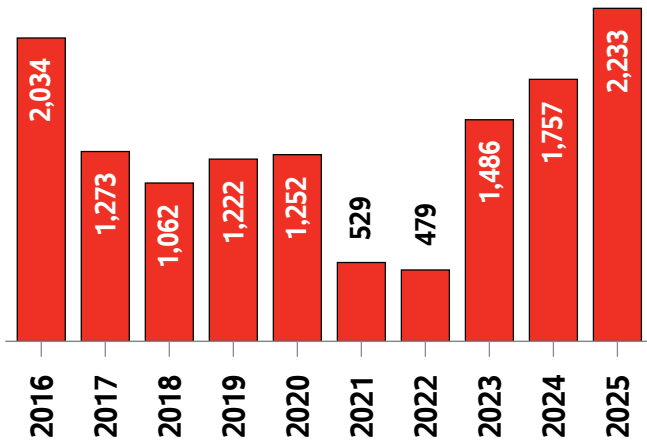
Sales Activity (February only)



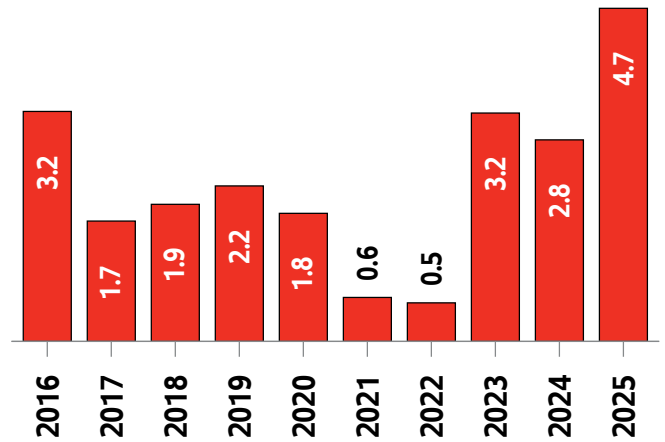
New Listings (February only)



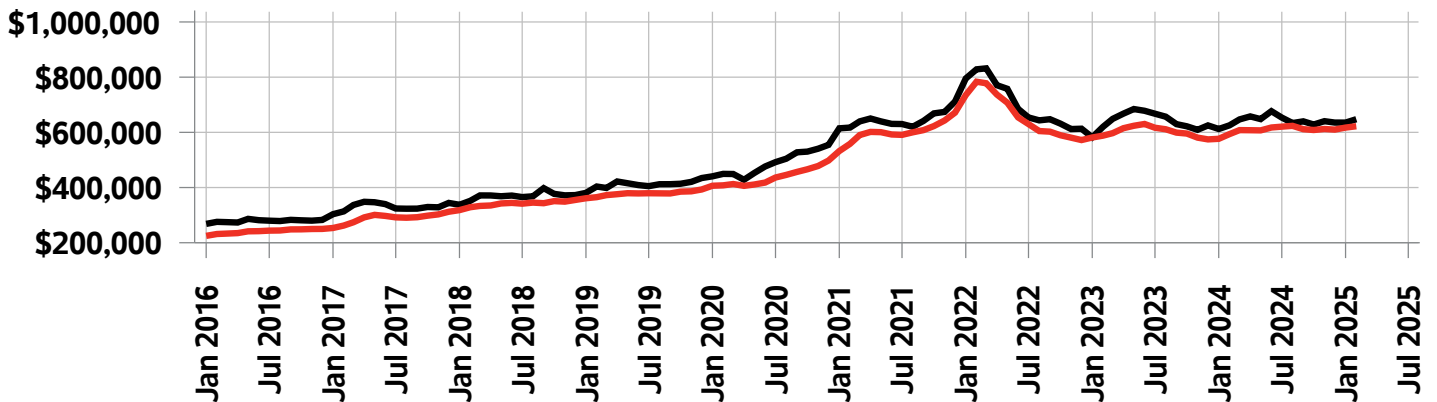
Active Listings (February only)



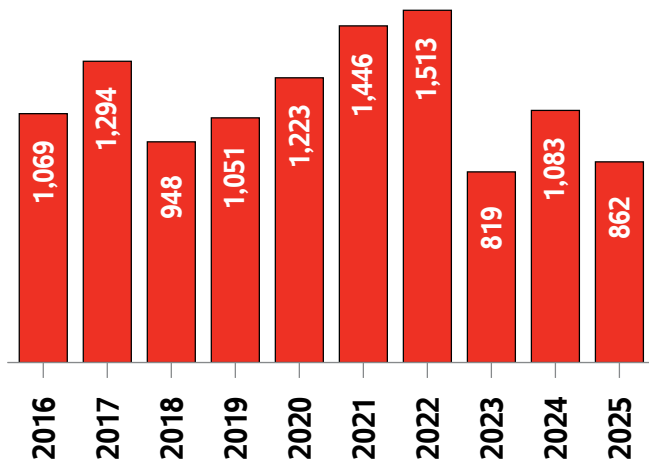
Months of Inventory (February only)



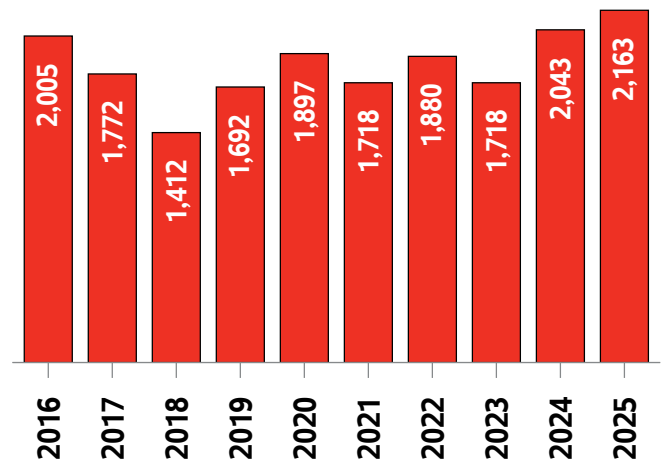
MLS® HPI Composite Benchmark Price and Average Price



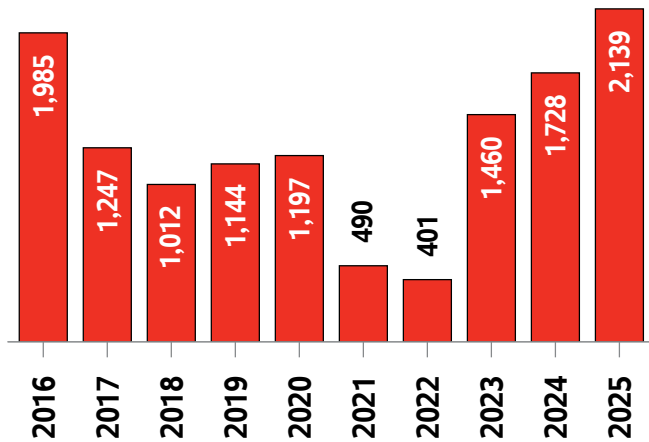
Sales Activity (February Year-to-date)



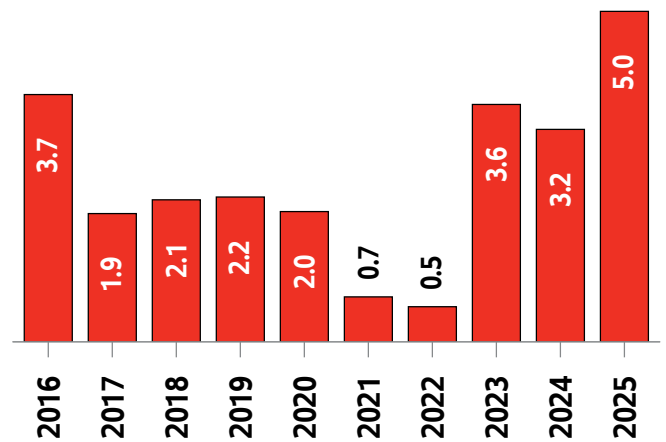
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



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



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

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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	353	-20.1%	1.1%	-44.5%	-28.1%	-17.1%	-14.5%
Dollar Volume	\$249,279,351	-18.2%	6.2%	-56.9%	2.7%	51.1%	131.1%
New Listings	743	-8.0%	21.2%	-12.5%	0.1%	19.3%	-9.9%
Active Listings	1,558	19.0%	38.9%	304.7%	44.8%	66.8%	-20.3%
Sales to New Listings Ratio ¹	47.5	54.7	56.9	74.9	66.2	68.4	50.1
Months of Inventory ²	4.4	3.0	3.2	0.6	2.2	2.2	4.7
Average Price	\$706,174	2.4%	5.0%	-22.4%	42.9%	82.4%	170.4%
Median Price	\$645,000	-1.9%	2.4%	-24.1%	35.8%	78.2%	176.2%
Sale to List Price Ratio ³	97.9	98.7	97.3	122.4	103.2	101.8	97.6
Median Days on Market	21.0	19.5	22.0	6.0	9.0	11.0	25.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	636	-19.3%	4.4%	-41.8%	-27.1%	-13.8%	-17.4%
Dollar Volume	\$447,849,907	-16.2%	11.8%	-54.4%	4.8%	59.4%	121.3%
New Listings	1,537	1.7%	19.6%	10.4%	7.0%	36.0%	-7.1%
Active Listings ⁴	1,500	17.7%	34.4%	370.1%	45.5%	67.1%	-20.6%
Sales to New Listings Ratio ⁵	41.4	52.1	47.4	78.5	60.8	65.3	46.6
Months of Inventory ⁶	4.7	3.2	3.7	0.6	2.4	2.4	4.9
Average Price	\$704,167	3.8%	7.1%	-21.7%	43.9%	85.0%	167.9%
Median Price	\$645,000	0.5%	4.0%	-22.6%	37.2%	81.7%	166.5%
Sale to List Price Ratio ⁷	97.9	98.4	97.0	120.5	102.3	101.2	97.4
Median Days on Market	24.0	23.0	23.0	6.0	12.0	14.0	32.0

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

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

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

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

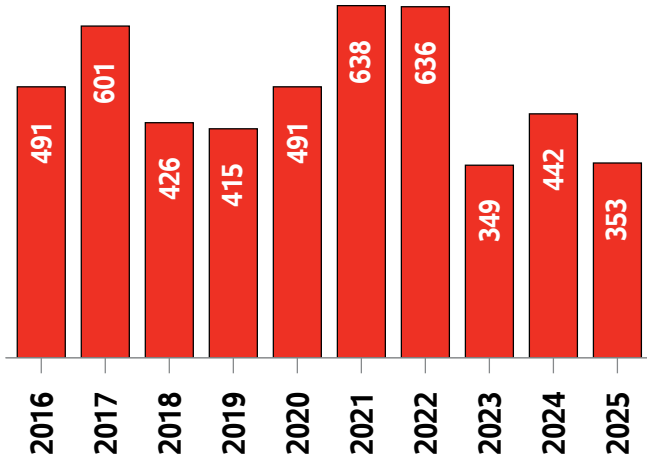
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

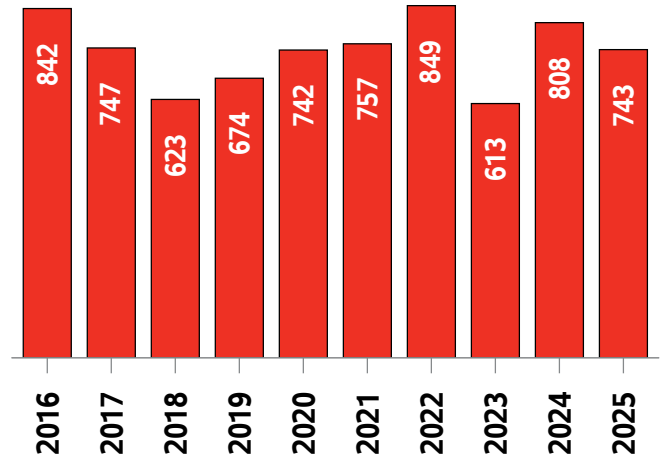
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

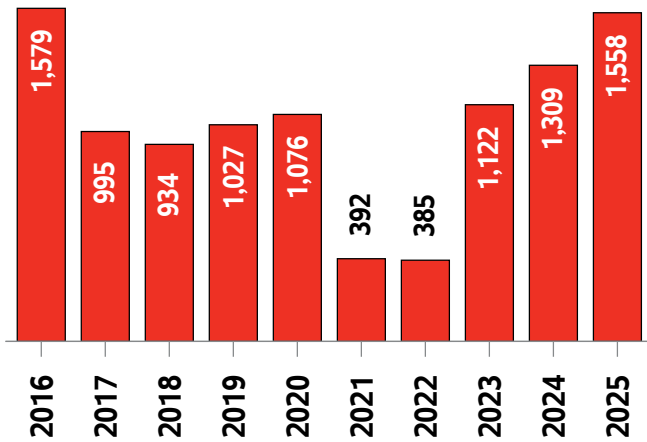
Sales Activity (February only)



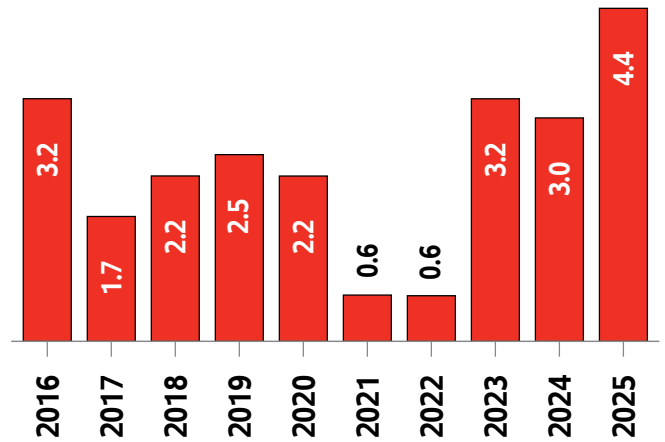
New Listings (February only)



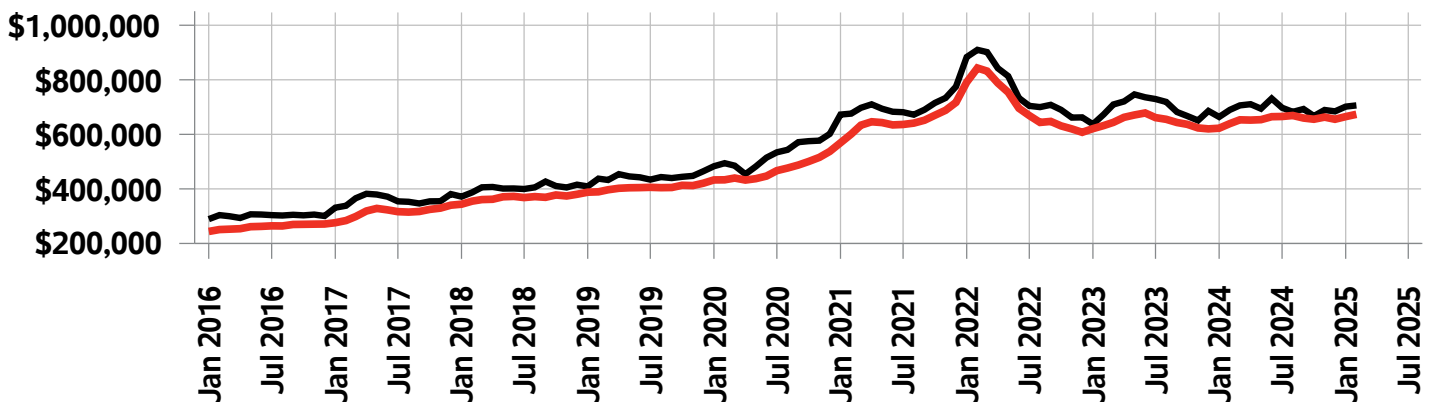
Active Listings (February only)



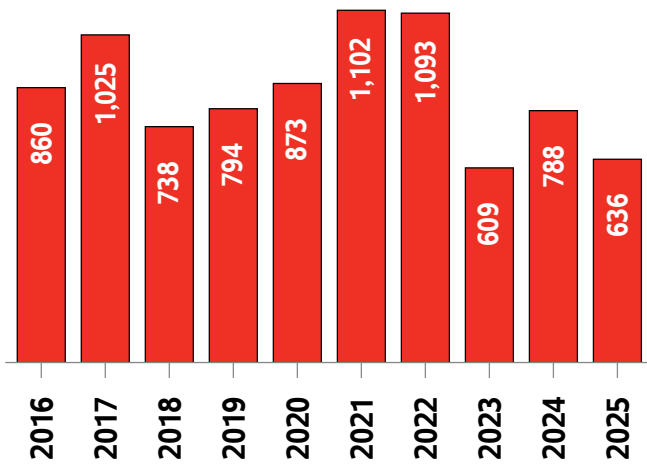
Months of Inventory (February only)



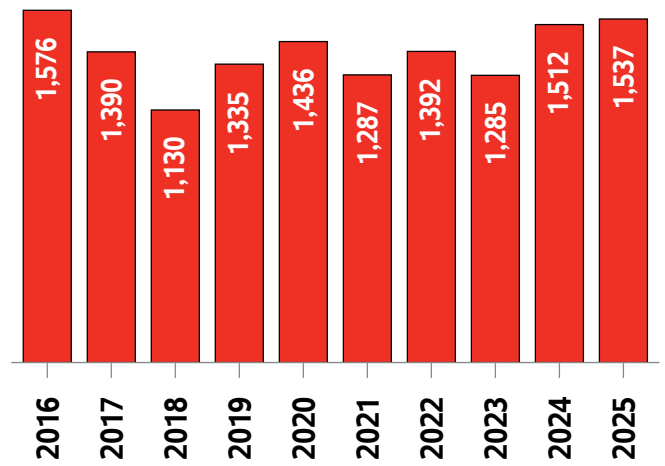
MLS® HPI Single Family Benchmark Price and Average Price



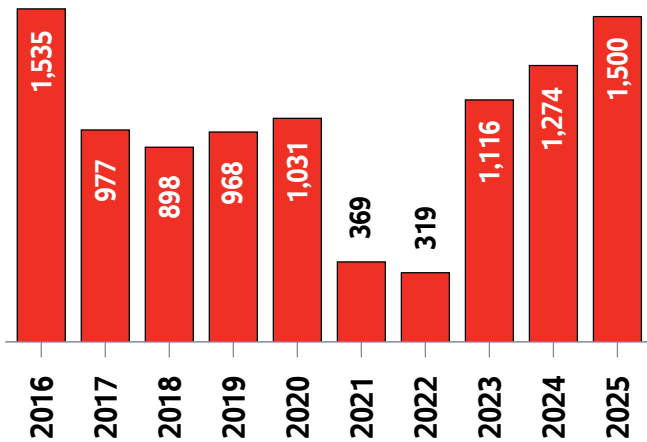
Sales Activity (February Year-to-date)



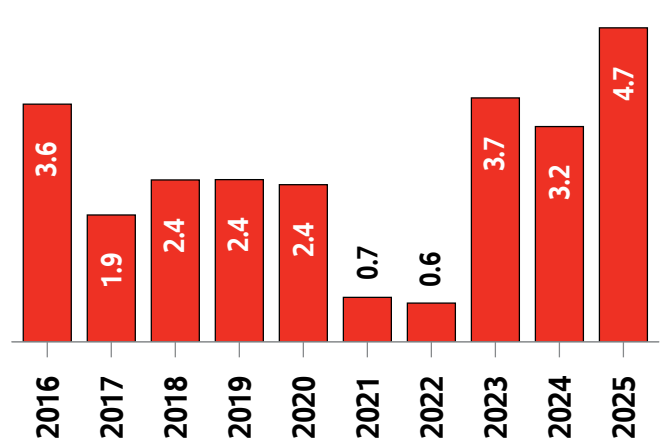
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



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



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

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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	79	-31.3%	9.7%	-50.9%	-21.0%	16.2%	19.7%
Dollar Volume	\$40,790,448	-28.4%	11.3%	-63.6%	12.1%	132.6%	233.6%
New Listings	149	-6.3%	8.8%	-20.7%	23.1%	65.6%	17.3%
Active Listings	334	34.1%	38.0%	568.0%	322.8%	610.6%	15.2%
Sales to New Listings Ratio ¹	53.0	72.3	52.6	85.6	82.6	75.6	52.0
Months of Inventory ²	4.2	2.2	3.4	0.3	0.8	0.7	4.4
Average Price	\$516,335	4.2%	1.5%	-25.9%	41.9%	100.2%	178.7%
Median Price	\$510,000	2.0%	-0.5%	-25.0%	49.5%	112.5%	219.7%
Sale to List Price Ratio ³	98.9	98.3	97.7	127.2	106.9	107.4	97.6
Median Days on Market	27.0	29.0	15.0	5.0	6.0	7.0	30.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	144	-27.6%	15.2%	-44.0%	-10.6%	28.6%	9.9%
Dollar Volume	\$73,445,348	-26.3%	15.8%	-57.8%	26.5%	163.4%	203.6%
New Listings	328	1.2%	15.5%	8.6%	61.6%	134.3%	15.5%
Active Listings ⁴	319	23.0%	40.9%	649.4%	351.8%	738.2%	13.5%
Sales to New Listings Ratio ⁵	43.9	61.4	44.0	85.1	79.3	80.0	46.1
Months of Inventory ⁶	4.4	2.6	3.6	0.3	0.9	0.7	4.3
Average Price	\$510,037	1.8%	0.5%	-24.8%	41.4%	104.9%	176.2%
Median Price	\$515,000	-1.0%	3.0%	-22.0%	44.3%	122.8%	208.4%
Sale to List Price Ratio ⁷	98.5	98.2	97.8	126.0	105.7	106.8	97.6
Median Days on Market	29.0	32.0	16.0	5.0	7.0	8.0	35.0

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

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

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

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

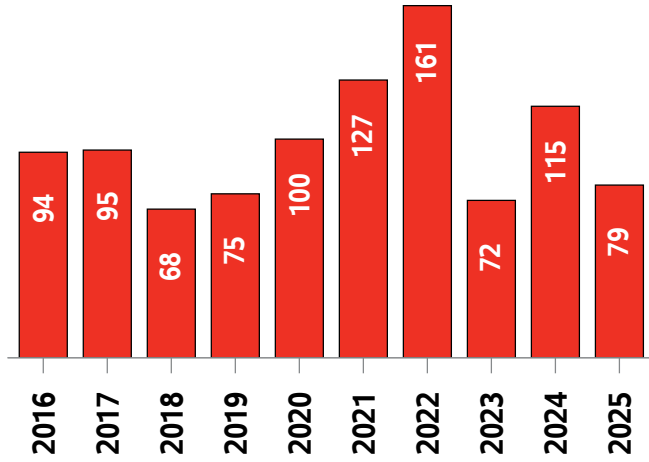
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

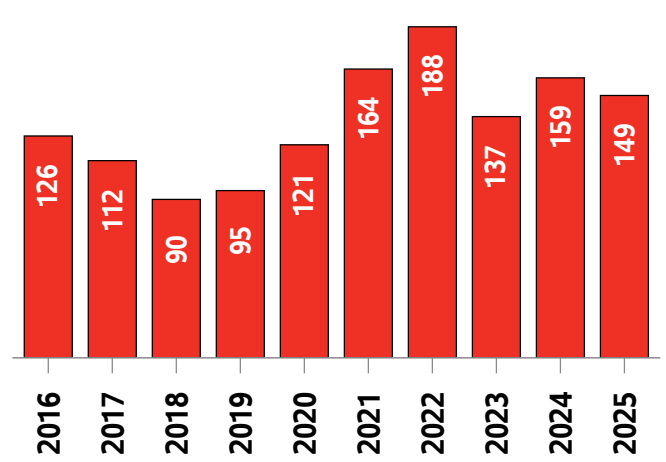
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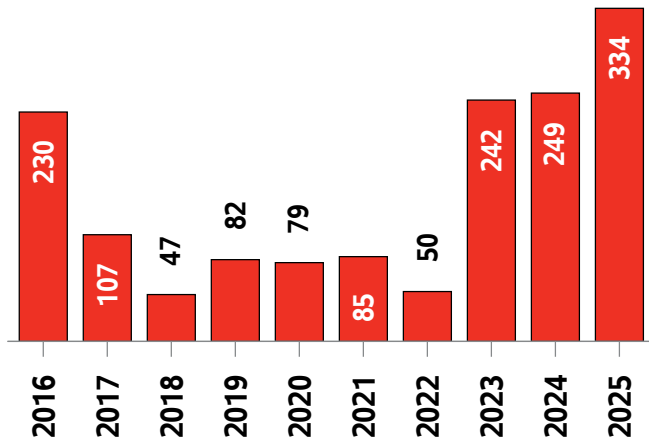
Sales Activity (February only)



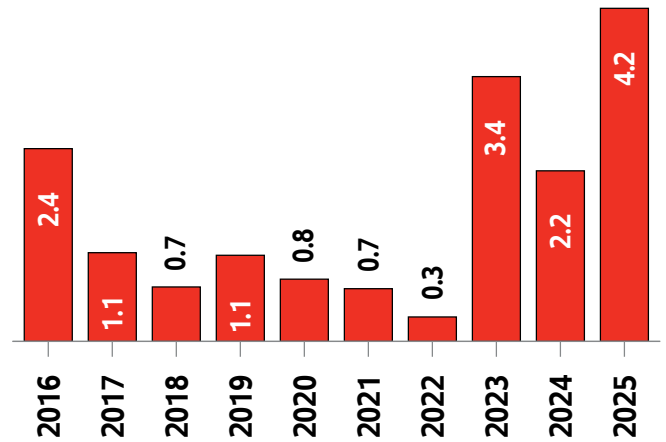
New Listings (February only)



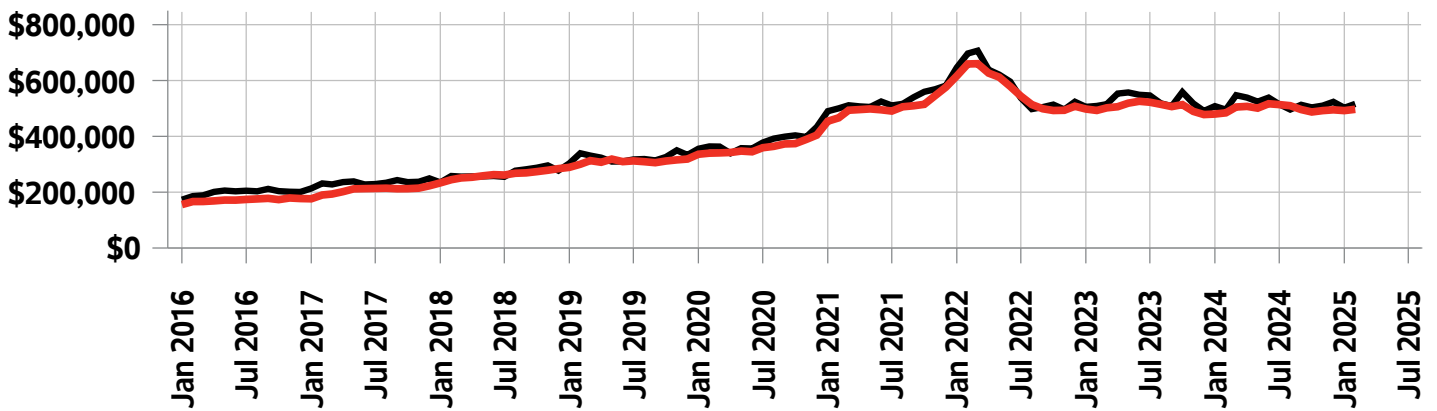
Active Listings (February only)



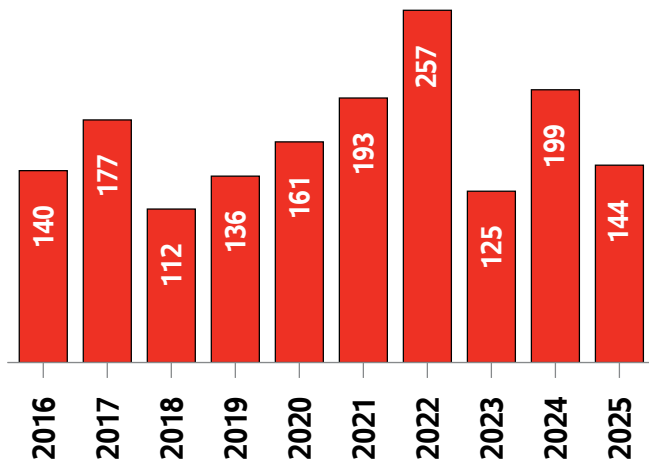
Months of Inventory (February only)



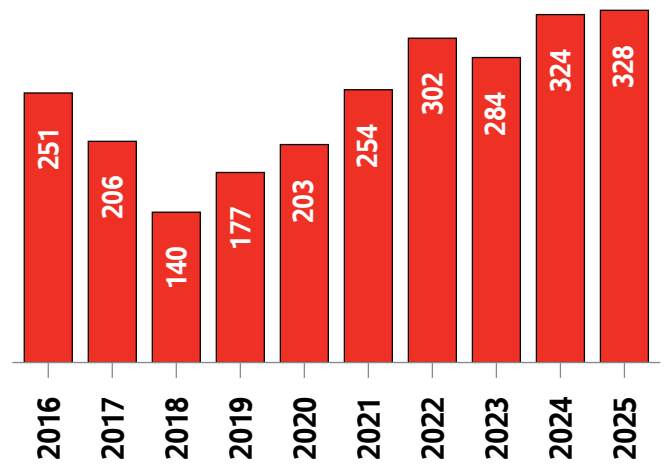
MLS® HPI Townhouse Benchmark Price and Average Price



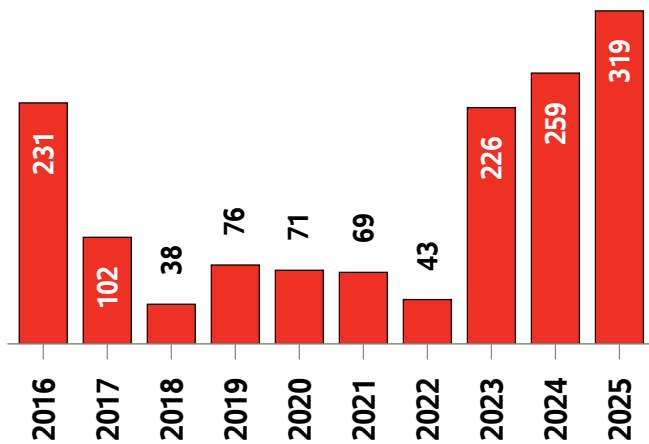
Sales Activity (February Year-to-date)



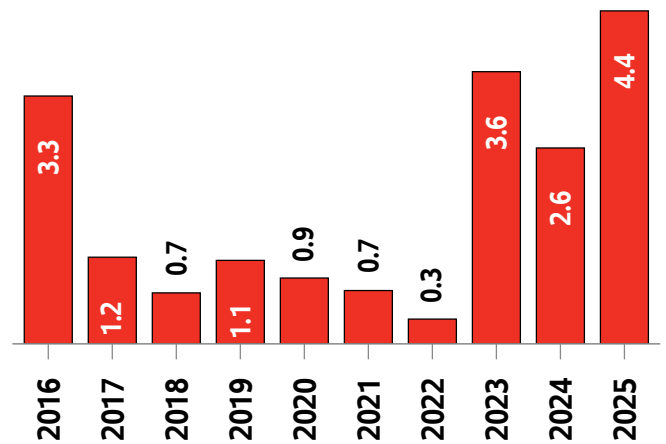
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



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



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

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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	29	-46.3%	-23.7%	-60.3%	-70.1%	-40.8%	-27.5%
Dollar Volume	\$10,254,029	-52.8%	-27.5%	-68.7%	-67.6%	-1.5%	93.0%
New Listings	88	-1.1%	54.4%	3.5%	-32.8%	29.4%	-4.3%
Active Listings	229	47.7%	146.2%	615.6%	166.3%	227.1%	-9.1%
Sales to New Listings Ratio ¹	33.0	60.7	66.7	85.9	74.0	72.1	43.5
Months of Inventory ²	7.9	2.9	2.4	0.4	0.9	1.4	6.3
Average Price	\$353,587	-12.2%	-5.0%	-21.3%	8.5%	66.4%	166.2%
Median Price	\$320,000	-8.4%	0.4%	-27.4%	4.9%	62.4%	164.5%
Sale to List Price Ratio ³	96.5	97.2	97.1	118.6	103.5	102.6	97.1
Median Days on Market	24.0	17.0	29.0	5.0	8.0	16.0	36.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	56	-34.9%	-29.1%	-60.8%	-68.5%	-37.1%	-12.5%
Dollar Volume	\$19,608,629	-40.4%	-31.7%	-69.4%	-65.4%	9.2%	129.4%
New Listings	213	22.4%	74.6%	29.9%	-13.8%	61.4%	23.1%
Active Listings ⁴	216	43.0%	140.0%	671.4%	157.1%	240.2%	-10.4%
Sales to New Listings Ratio ⁵	26.3	49.4	64.8	87.2	72.1	67.4	37.0
Months of Inventory ⁶	7.7	3.5	2.3	0.4	0.9	1.4	7.5
Average Price	\$350,154	-8.5%	-3.7%	-21.9%	9.9%	73.6%	162.2%
Median Price	\$309,500	-10.2%	-2.4%	-27.3%	5.5%	58.7%	165.8%
Sale to List Price Ratio ⁷	97.2	96.8	96.7	116.4	103.1	101.7	97.1
Median Days on Market	31.0	24.0	29.0	5.0	9.0	15.0	56.5

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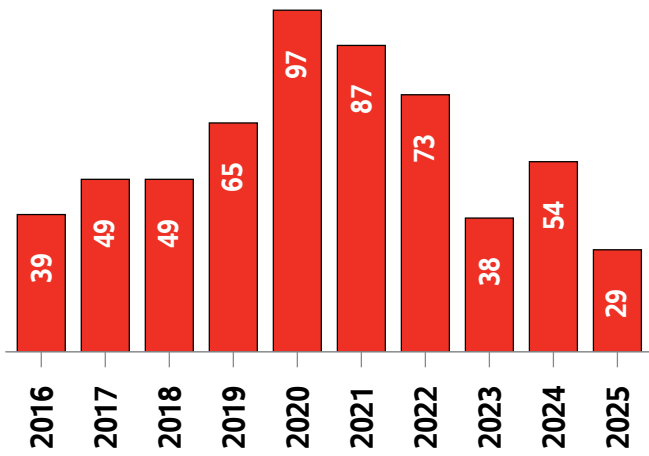
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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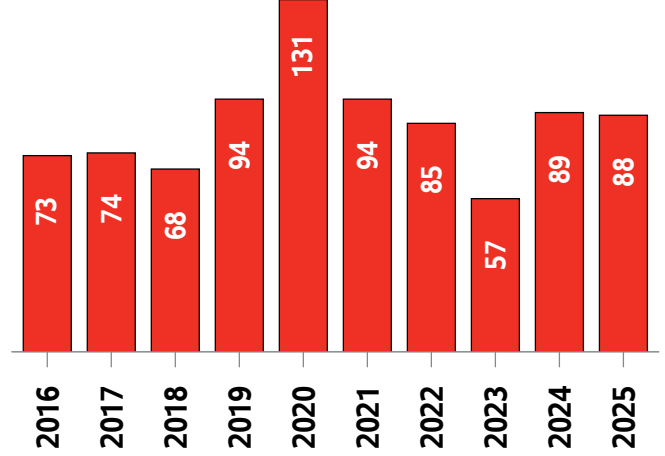
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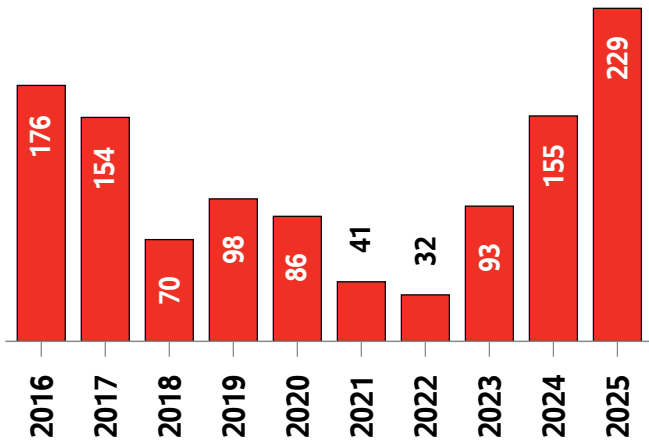
Sales Activity (February only)



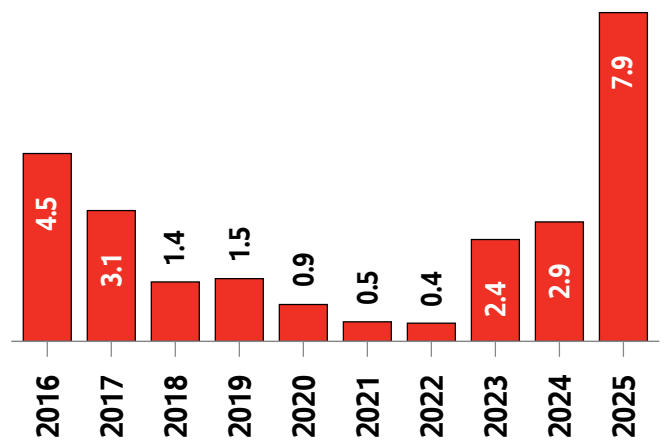
New Listings (February only)



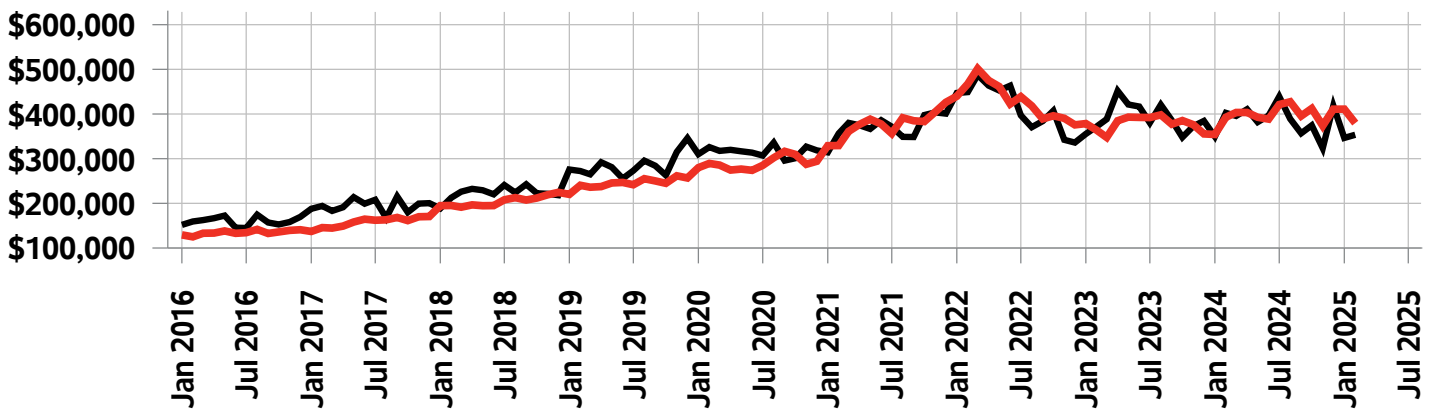
Active Listings (February only)



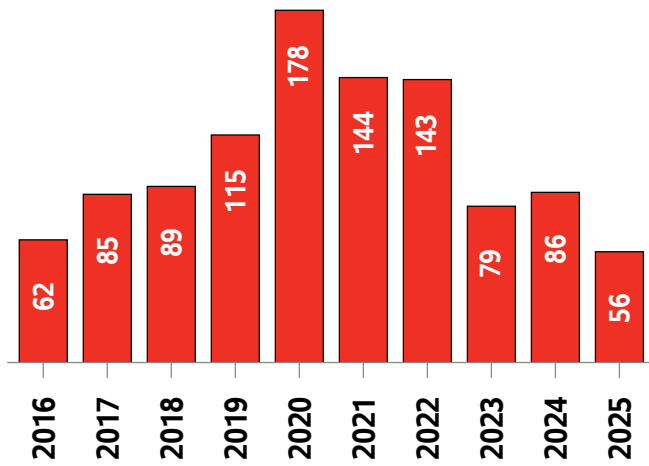
Months of Inventory (February only)



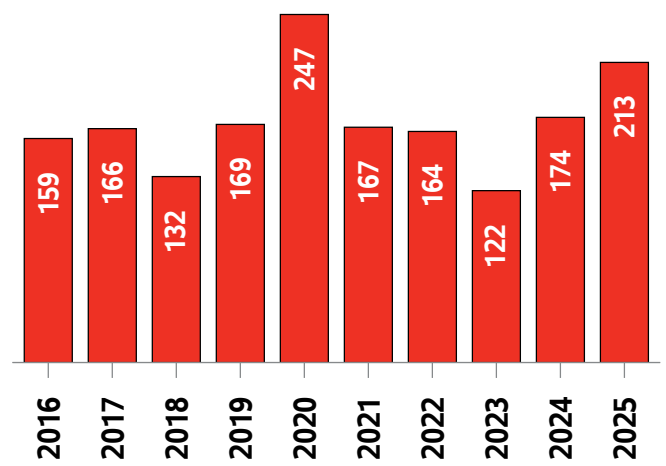
MLS® HPI Apartment Benchmark Price and Average Price



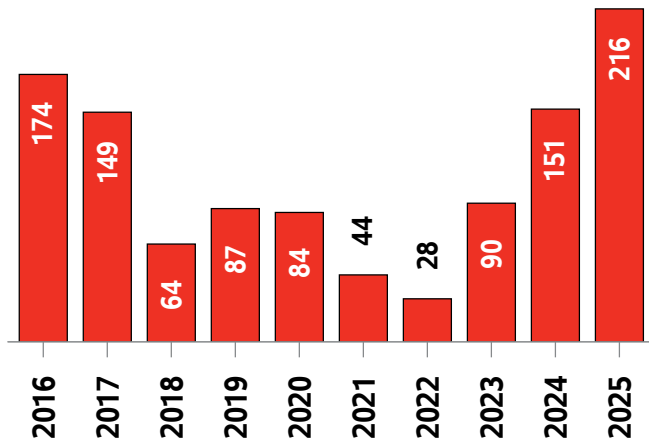
Sales Activity (February Year-to-date)



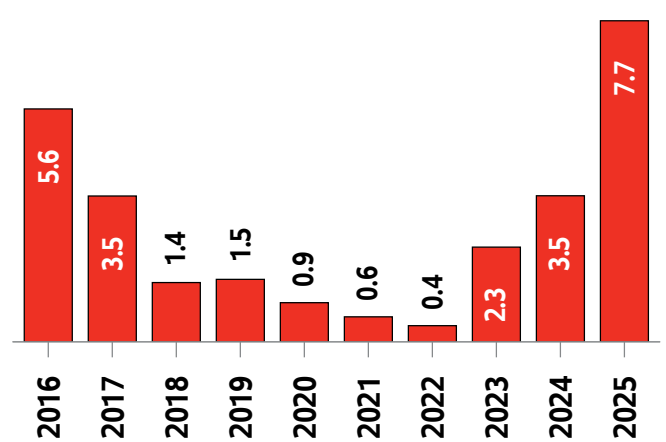
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



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



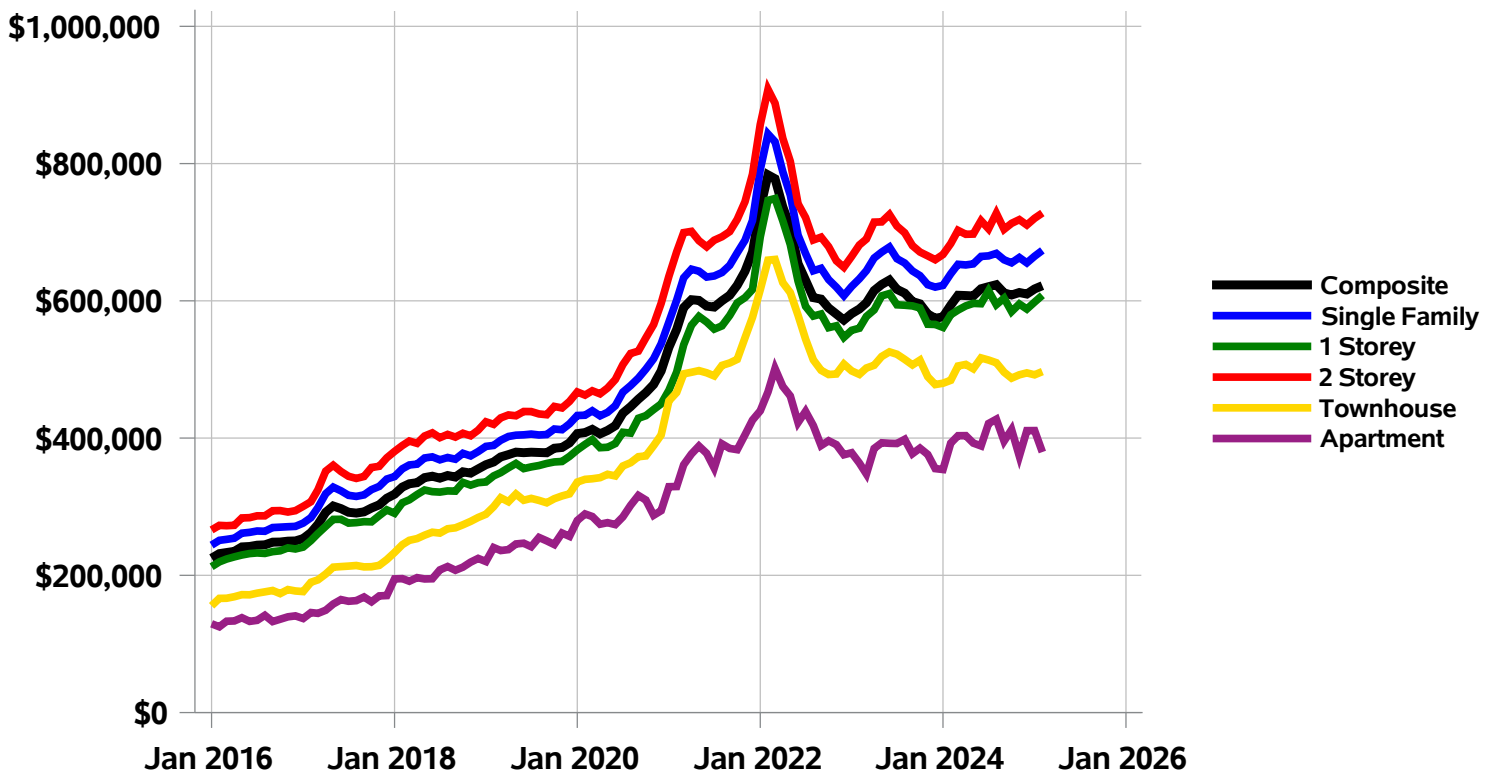
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² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$622,100	0.8	1.6	-0.2	4.8	-20.6	52.5
Single Family	\$673,500	1.3	1.6	0.7	5.3	-20.1	55.4
One Storey	\$608,100	1.7	2.1	2.3	4.9	-18.5	55.6
Two Storey	\$728,000	1.1	1.4	0.1	6.5	-19.8	57.4
Townhouse	\$496,900	1.0	1.0	-2.5	2.6	-24.6	46.2
Apartment	\$379,600	-7.6	1.6	-11.2	-3.3	-18.8	31.2

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.)	1316
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.)	1400
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5933
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.)	1146
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6594
Number of Fireplaces	0
Total Number Of Rooms	11
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.)	1650
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5584
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.)	1260
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.)	960
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	322	-24.6%	-1.2%	-49.9%	-35.9%	-18.7%	-14.8%
Dollar Volume	\$206,559,859	-20.8%	2.2%	-61.3%	-9.8%	45.2%	124.7%
New Listings	705	0.4%	27.7%	-16.3%	-2.1%	21.1%	-7.5%
Active Listings	1,384	33.3%	60.6%	362.9%	77.4%	113.3%	-10.0%
Sales to New Listings Ratio ¹	45.7	60.8	59.1	76.4	69.7	68.0	49.6
Months of Inventory ²	4.3	2.4	2.6	0.5	1.6	1.6	4.1
Average Price	\$641,490	5.0%	3.5%	-22.7%	40.6%	78.6%	163.8%
Median Price	\$587,000	0.3%	-2.2%	-25.5%	35.0%	73.7%	168.1%
Sale to List Price Ratio ³	98.1	98.8	97.5	125.2	104.9	103.7	97.8
Median Days on Market	21.0	17.0	17.0	6.0	7.0	10.0	24.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	580	-24.0%	-0.5%	-46.3%	-34.9%	-13.4%	-17.5%
Dollar Volume	\$369,441,980	-20.9%	6.6%	-57.7%	-7.9%	56.9%	112.4%
New Listings	1,466	8.7%	29.0%	7.3%	8.7%	42.7%	-4.3%
Active Listings ⁴	1,313	27.9%	55.7%	455.0%	77.1%	118.6%	-10.5%
Sales to New Listings Ratio ⁵	39.6	56.6	51.3	79.1	66.0	65.2	45.9
Months of Inventory ⁶	4.5	2.7	2.9	0.4	1.7	1.8	4.2
Average Price	\$636,969	4.1%	7.2%	-21.3%	41.4%	81.3%	157.5%
Median Price	\$586,000	0.2%	3.7%	-24.1%	37.9%	82.0%	160.4%
Sale to List Price Ratio ⁷	98.0	98.5	97.3	123.6	103.9	103.0	97.8
Median Days on Market	23.0	22.0	19.0	6.0	8.0	11.0	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.

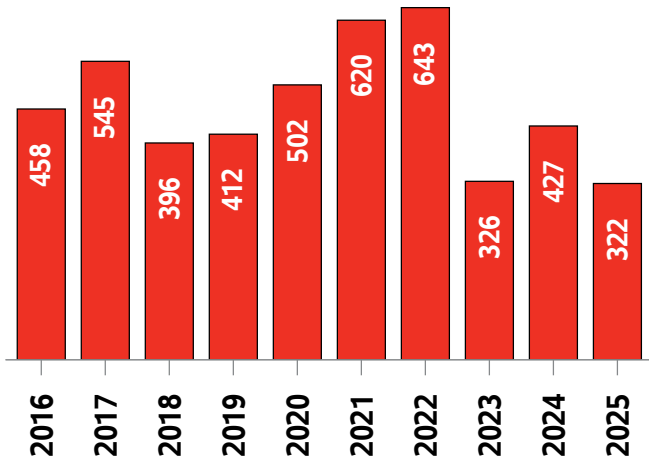
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

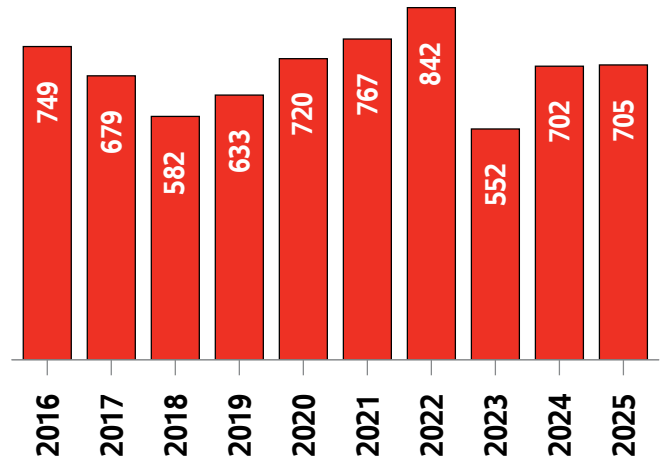
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

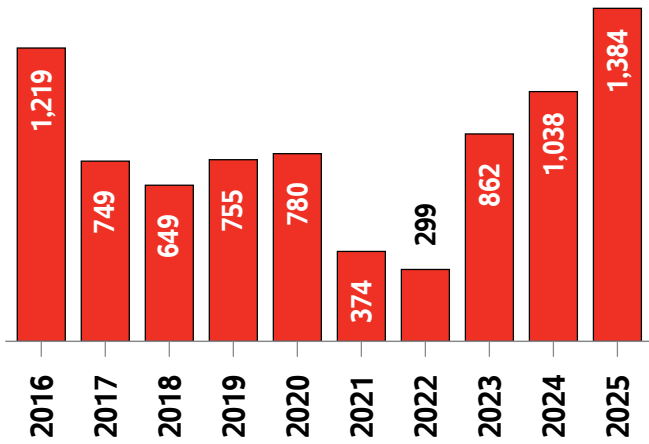
Sales Activity (February only)



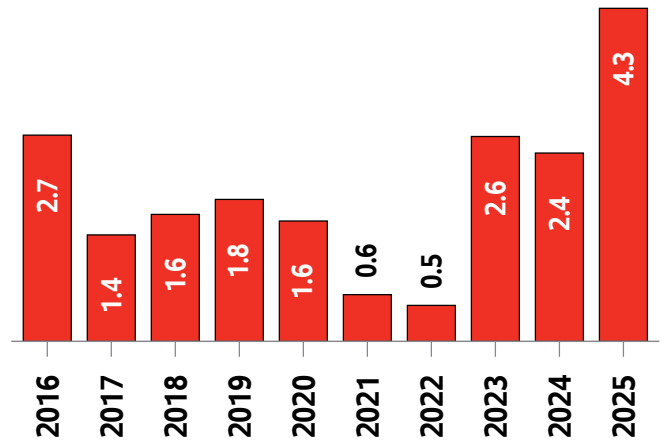
New Listings (February only)



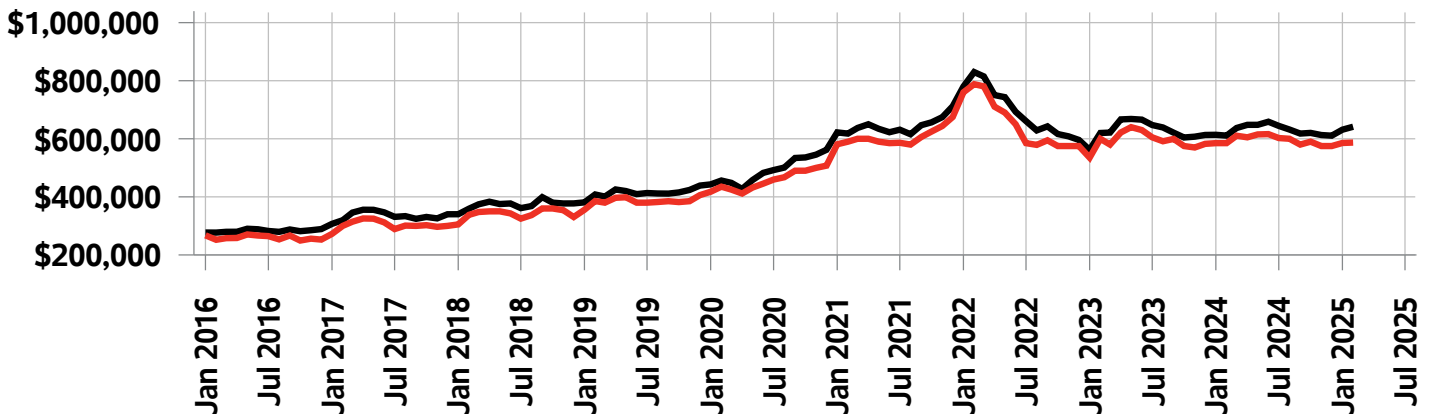
Active Listings (February only)



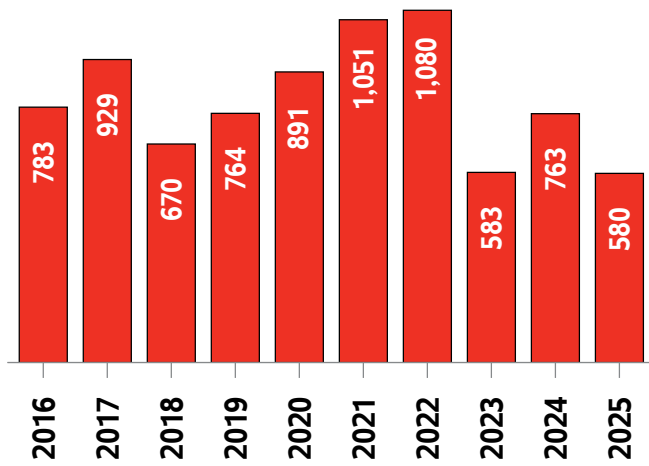
Months of Inventory (February only)



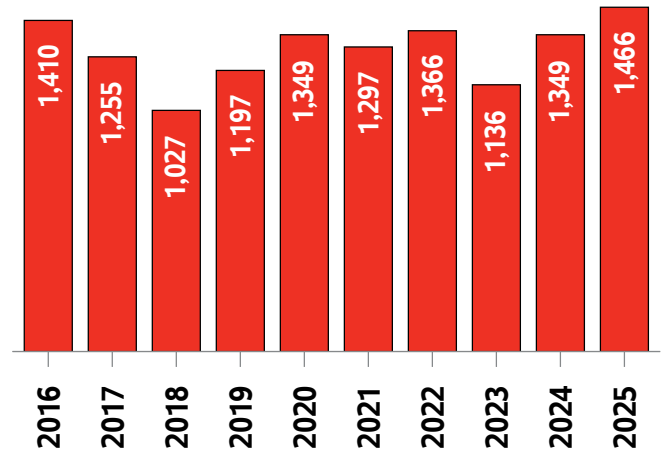
Average Price and Median Price



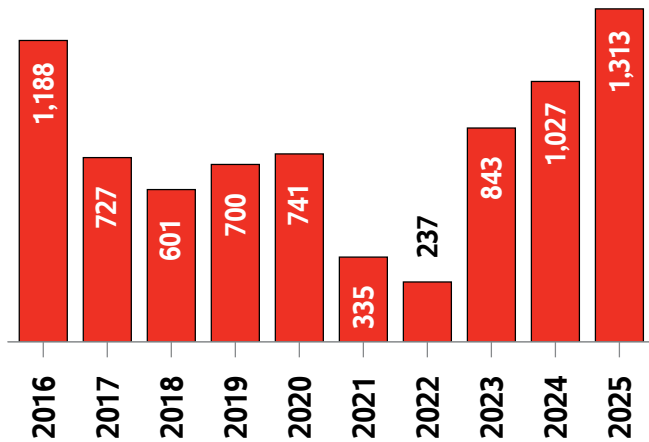
Sales Activity (February Year-to-date)



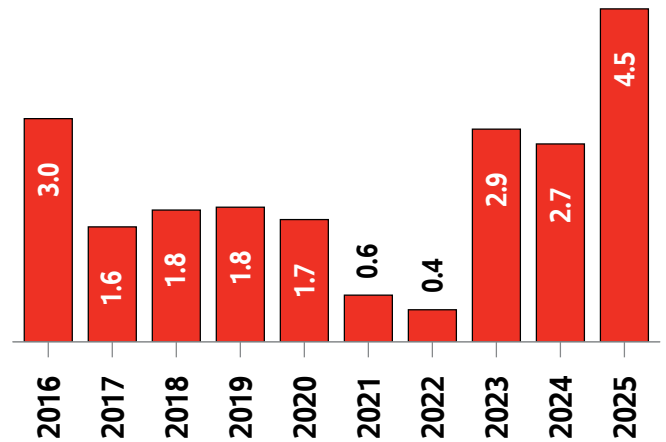
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



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



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

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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	0	-100.0%	—	—	-100.0%	-100.0%	-100.0%
Dollar Volume	\$0	-100.0%	—	—	-100.0%	-100.0%	-100.0%
New Listings	0	—	—	—	-100.0%	-100.0%	-100.0%
Active Listings	6	100.0%	500.0%	—	-14.3%	-25.0%	-33.3%
Sales to New Listings Ratio ¹	0.0	—	—	—	33.3	100.0	100.0
Months of Inventory ²	0.0	3.0	—	—	7.0	4.0	2.3
Average Price	\$0	-100.0%	—	—	-100.0%	-100.0%	-100.0%
Median Price	\$0	-100.0%	—	—	-100.0%	-100.0%	-100.0%
Sale to List Price Ratio ³	0.0	97.3	—	—	96.3	93.3	90.2
Median Days on Market	0.0	131.0	—	—	7.0	123.5	33.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	0	-100.0%	—	-100.0%	-100.0%	-100.0%	-100.0%
Dollar Volume	\$0	-100.0%	—	-100.0%	-100.0%	-100.0%	-100.0%
New Listings	2	0.0%	—	0.0%	-33.3%	0.0%	-66.7%
Active Listings ⁴	6	50.0%	500.0%	—	-14.3%	-25.0%	-36.8%
Sales to New Listings Ratio ⁵	0.0	50.0	—	150.0	100.0	100.0	66.7
Months of Inventory ⁶	0.0	8.0	—	0.0	4.7	8.0	4.8
Average Price	\$0	-100.0%	—	-100.0%	-100.0%	-100.0%	-100.0%
Median Price	\$0	-100.0%	—	-100.0%	-100.0%	-100.0%	-100.0%
Sale to List Price Ratio ⁷	0.0	97.3	—	111.4	95.9	93.3	90.2
Median Days on Market	0.0	131.0	—	16.0	36.0	123.5	33.0

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

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

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

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

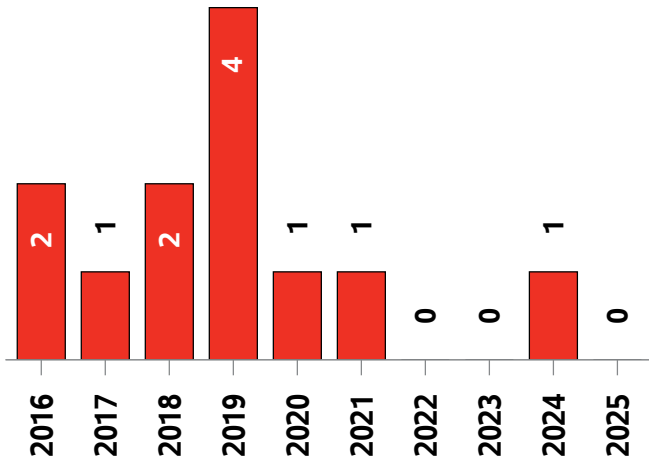
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

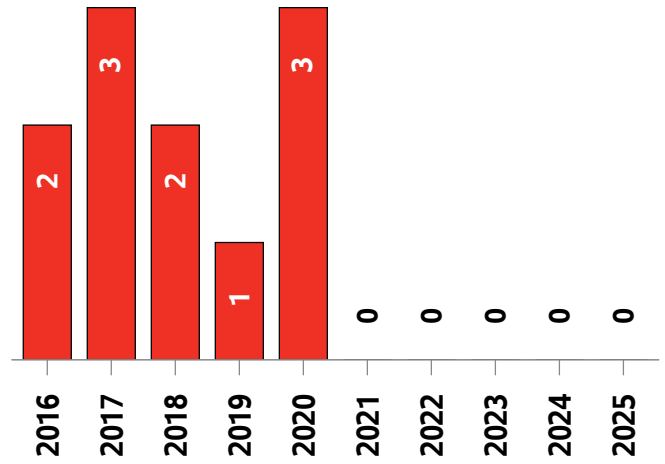
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

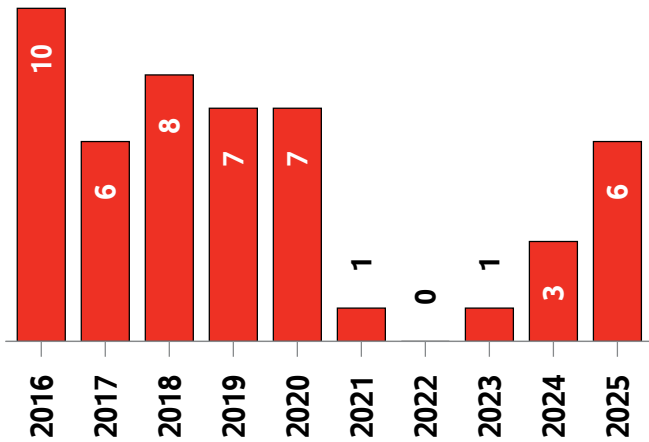
Sales Activity (February only)



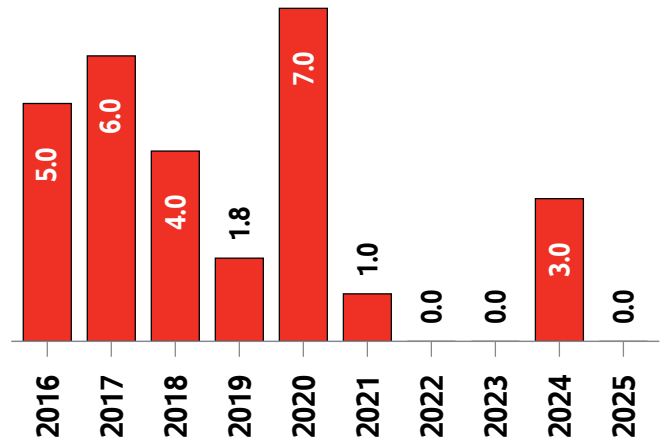
New Listings (February only)



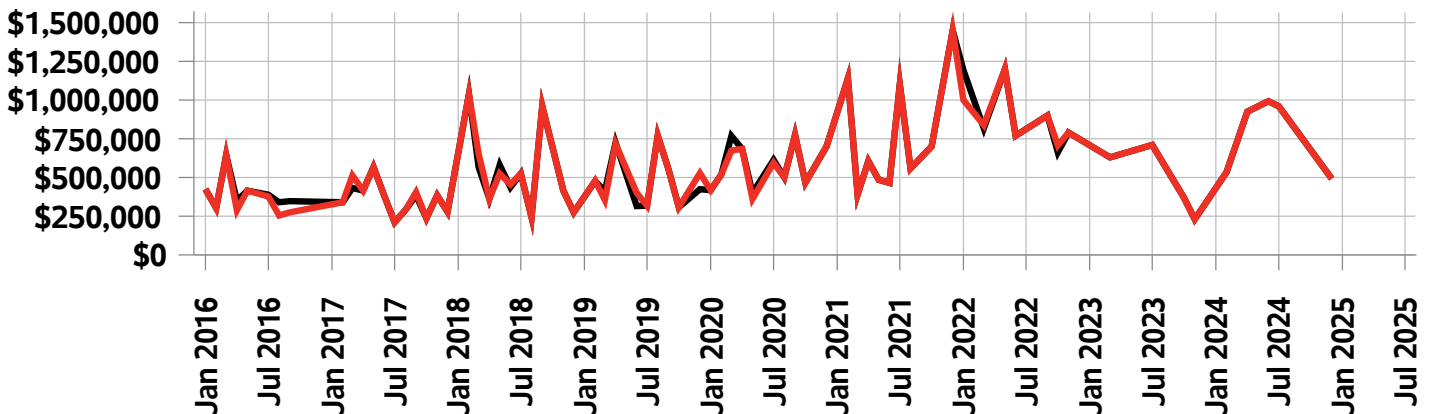
Active Listings (February only)



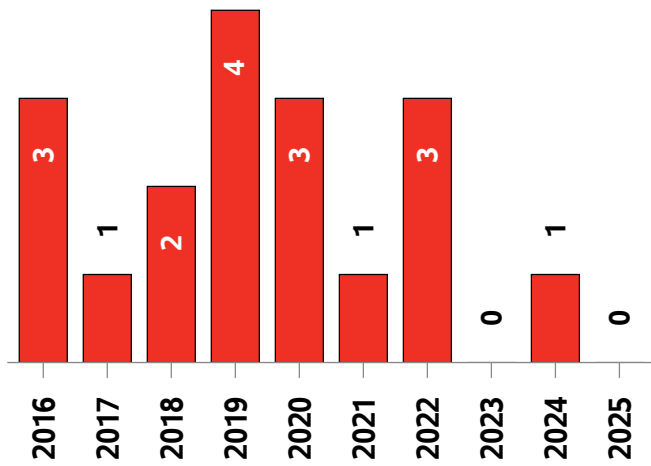
Months of Inventory (February only)



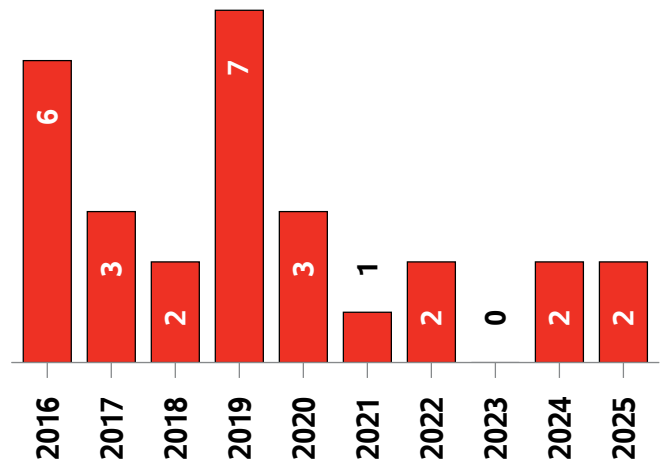
Average Price and Median Price



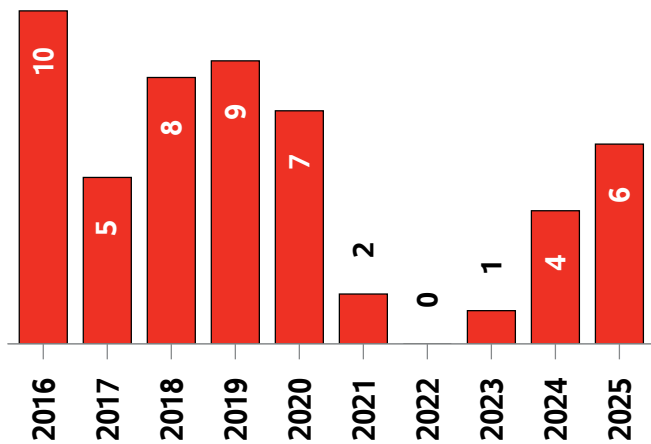
Sales Activity (February Year-to-date)



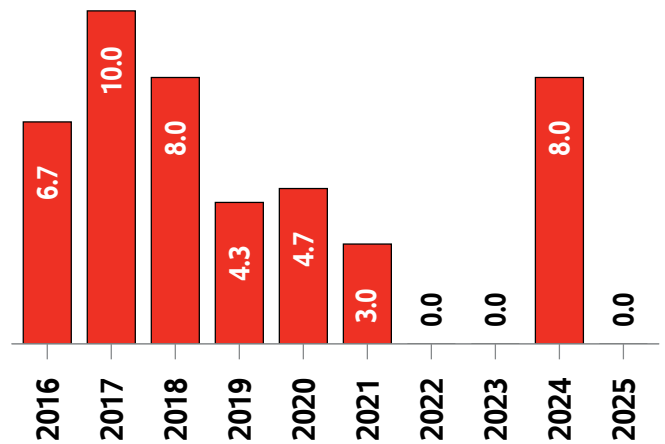
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



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



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

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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	12	-36.8%	20.0%	-52.0%	-60.0%	-33.3%	-40.0%
Dollar Volume	\$7,912,901	-28.9%	10.6%	-64.3%	-33.1%	23.3%	48.8%
New Listings	32	-38.5%	33.3%	18.5%	-8.6%	33.3%	3.2%
Active Listings	87	-9.4%	-4.4%	383.3%	24.3%	33.8%	-35.6%
Sales to New Listings Ratio ¹	37.5	36.5	41.7	92.6	85.7	75.0	64.5
Months of Inventory ²	7.3	5.1	9.1	0.7	2.3	3.6	6.8
Average Price	\$659,408	12.6%	-7.8%	-25.6%	67.2%	84.9%	148.0%
Median Price	\$639,950	19.6%	-16.6%	-20.0%	70.7%	90.7%	182.7%
Sale to List Price Ratio ³	99.1	96.4	99.8	111.9	98.4	99.6	94.9
Median Days on Market	20.5	86.0	38.5	8.0	30.0	18.0	105.5

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	22	-33.3%	22.2%	-48.8%	-56.9%	-33.3%	-45.0%
Dollar Volume	\$14,533,128	-29.8%	29.0%	-60.1%	-33.4%	14.7%	50.1%
New Listings	70	-2.8%	-1.4%	42.9%	-13.6%	52.2%	-1.4%
Active Listings ⁴	83	-2.9%	-10.8%	345.9%	14.6%	23.1%	-39.8%
Sales to New Listings Ratio ⁵	31.4	45.8	25.4	87.8	63.0	71.7	56.3
Months of Inventory ⁶	7.5	5.2	10.3	0.9	2.8	4.1	6.9
Average Price	\$660,597	5.3%	5.5%	-22.1%	54.4%	72.0%	172.8%
Median Price	\$647,500	12.6%	13.1%	-16.5%	53.8%	76.0%	173.8%
Sale to List Price Ratio ⁷	98.4	96.9	96.1	108.7	98.0	98.4	95.6
Median Days on Market	33.0	69.0	34.0	9.0	30.0	21.0	77.5

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

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

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

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

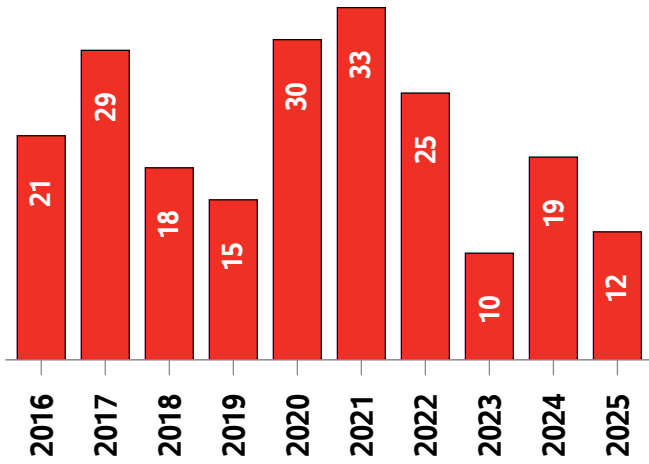
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

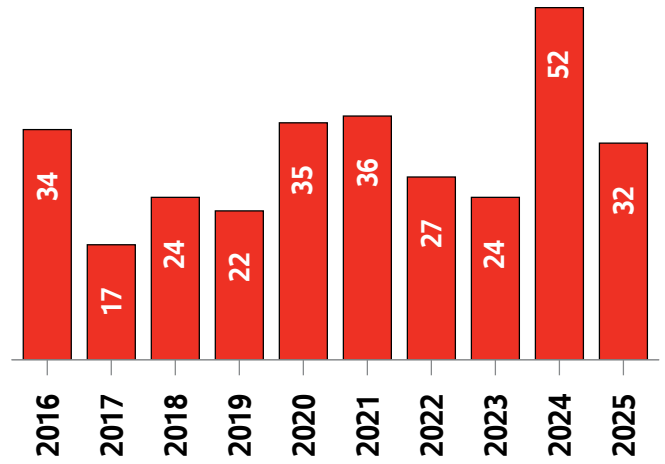
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

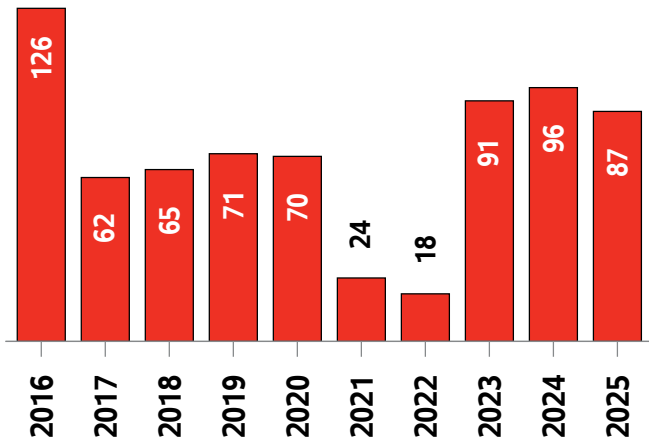
Sales Activity (February only)



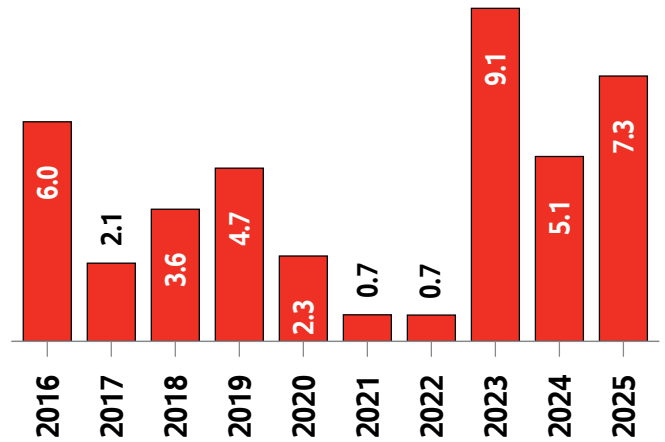
New Listings (February only)



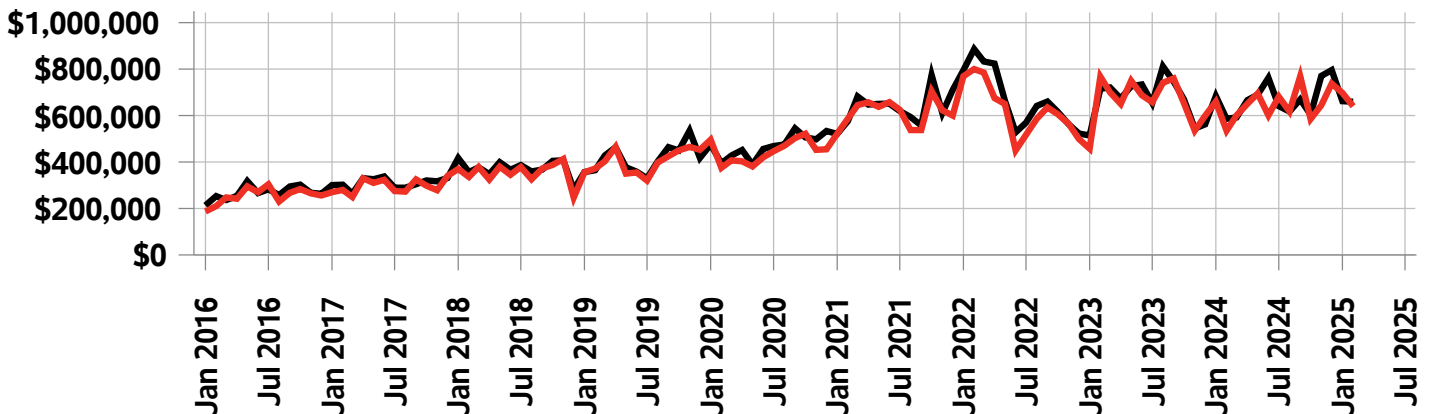
Active Listings (February only)



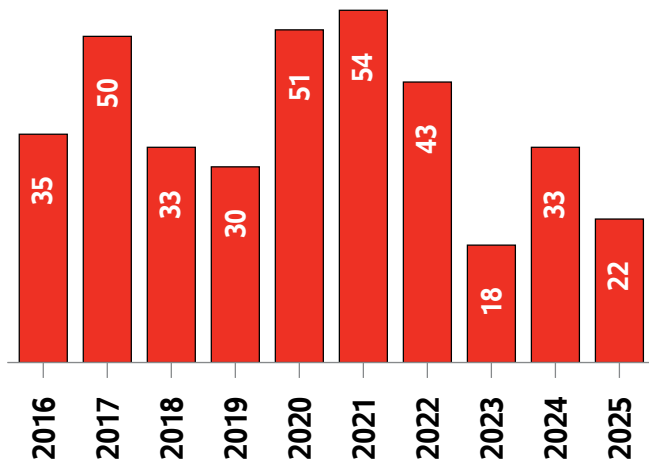
Months of Inventory (February only)



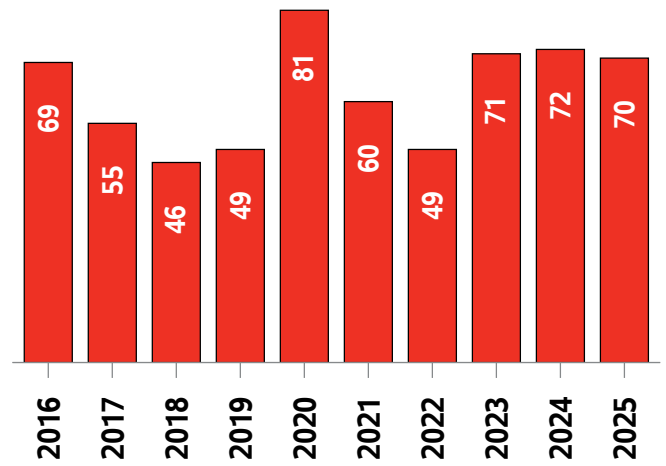
Average Price and Median Price



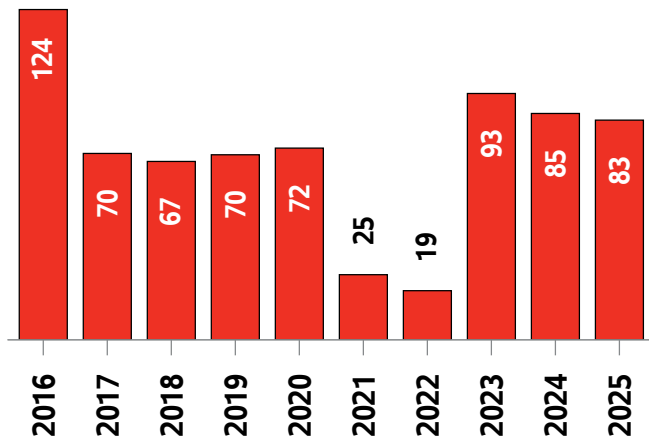
Sales Activity (February Year-to-date)



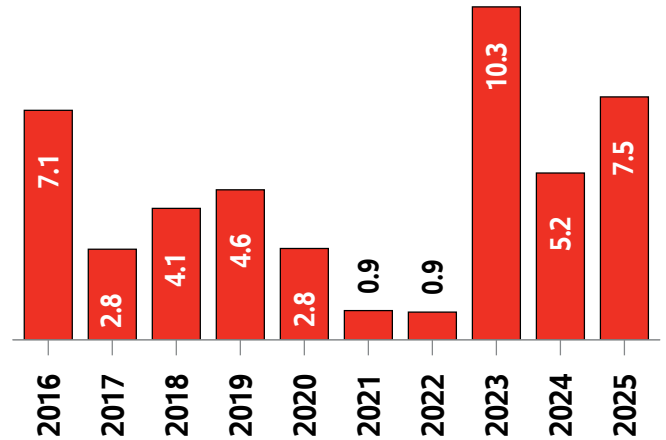
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



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



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

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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	23	-36.1%	-4.2%	-14.8%	-14.8%	15.0%	109.1%
Dollar Volume	\$18,408,660	-33.4%	10.6%	-27.3%	44.3%	137.3%	397.3%
New Listings	68	-11.7%	19.3%	51.1%	88.9%	78.9%	25.9%
Active Listings	211	27.9%	77.3%	486.1%	113.1%	193.1%	15.9%
Sales to New Listings Ratio ¹	33.8	46.8	42.1	60.0	75.0	52.6	20.4
Months of Inventory ²	9.2	4.6	5.0	1.3	3.7	3.6	16.5
Average Price	\$800,377	4.3%	15.4%	-14.7%	69.4%	106.4%	137.9%
Median Price	\$799,900	5.0%	21.4%	-10.1%	65.0%	102.7%	100.0%
Sale to List Price Ratio ³	98.2	97.1	95.7	117.2	102.0	100.1	97.9
Median Days on Market	33.0	24.0	25.0	7.0	15.0	13.0	81.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	41	-21.2%	7.9%	-36.9%	-16.3%	-6.8%	51.9%
Dollar Volume	\$35,837,160	-7.1%	33.9%	-41.7%	59.0%	87.1%	395.2%
New Listings	152	9.4%	28.8%	83.1%	92.4%	149.2%	50.5%
Active Listings ⁴	206	26.9%	77.9%	596.6%	107.6%	191.5%	20.9%
Sales to New Listings Ratio ⁵	27.0	37.4	32.2	78.3	62.0	72.1	26.7
Months of Inventory ⁶	10.0	6.2	6.1	0.9	4.0	3.2	12.6
Average Price	\$874,077	17.8%	24.1%	-7.5%	90.1%	100.8%	226.1%
Median Price	\$800,000	10.4%	22.1%	-9.1%	75.8%	86.8%	240.4%
Sale to List Price Ratio ⁷	98.4	97.6	96.2	111.7	101.2	99.2	96.8
Median Days on Market	33.0	24.0	26.0	7.0	15.0	33.0	73.0

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

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

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

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

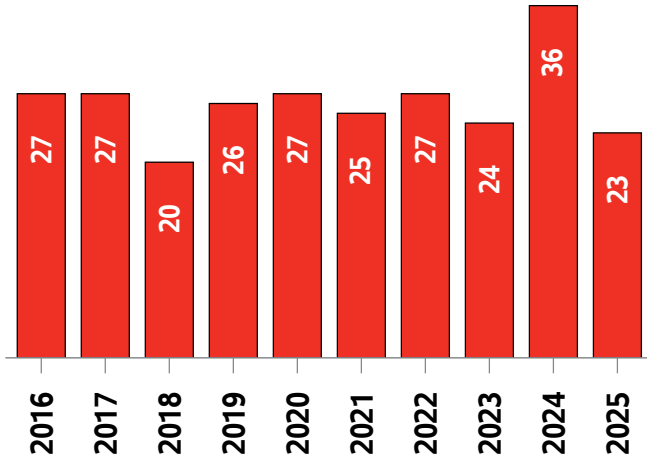
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

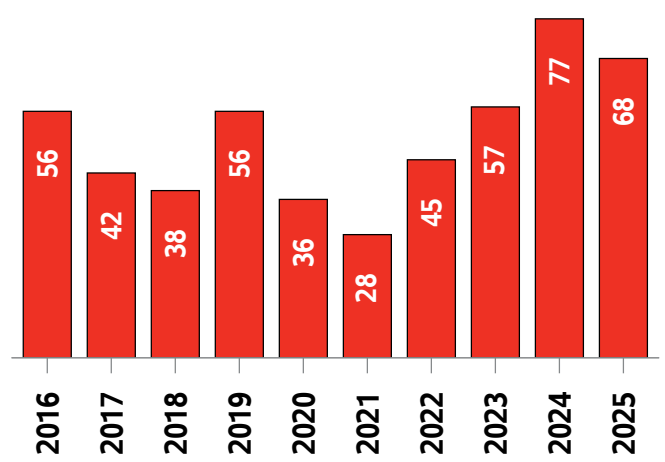
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

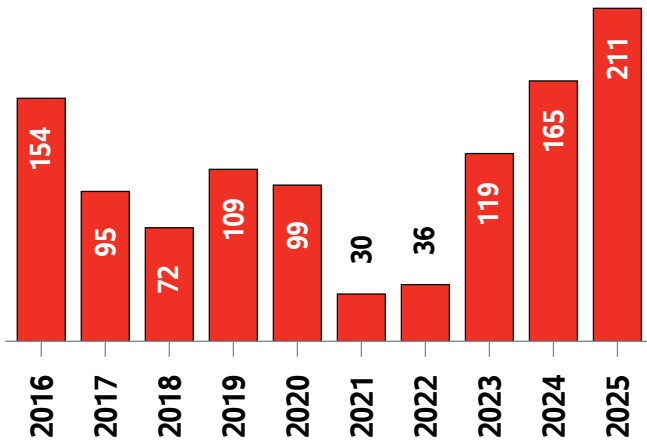
Sales Activity (February only)



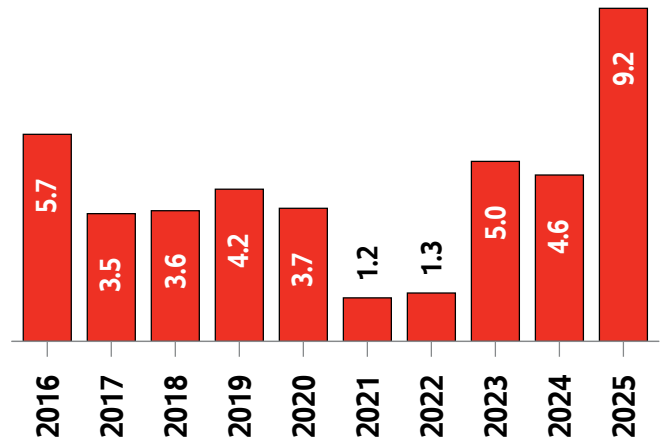
New Listings (February only)



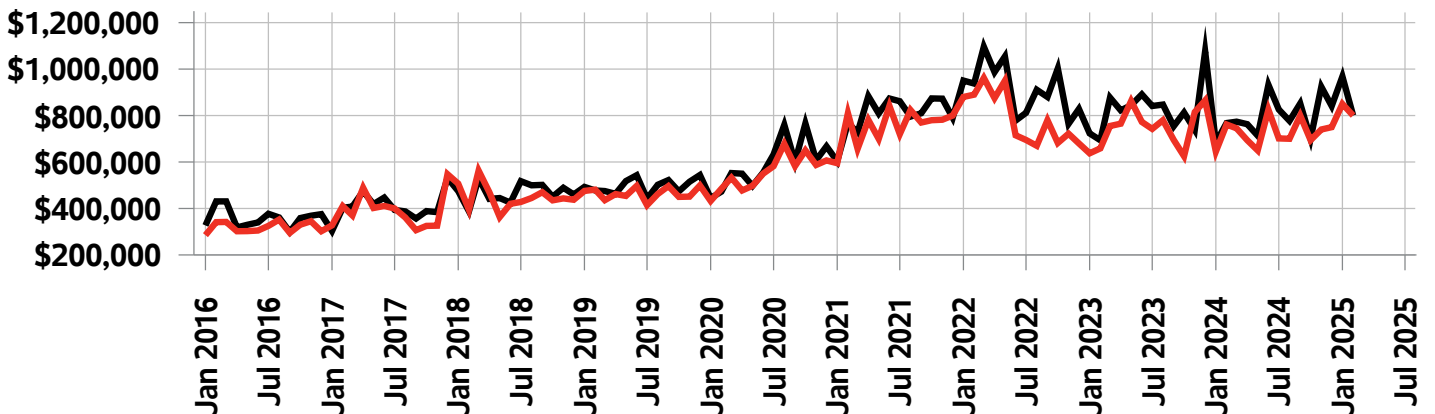
Active Listings (February only)



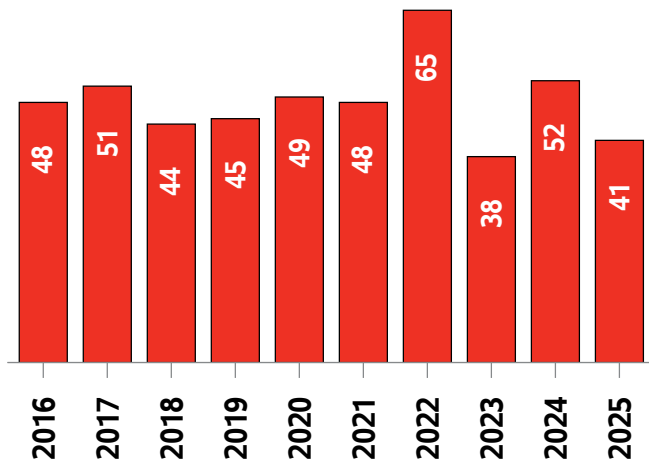
Months of Inventory (February only)



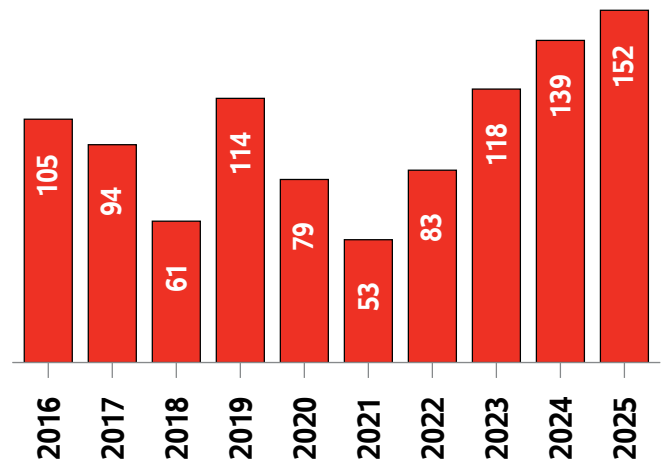
Average Price and Median Price



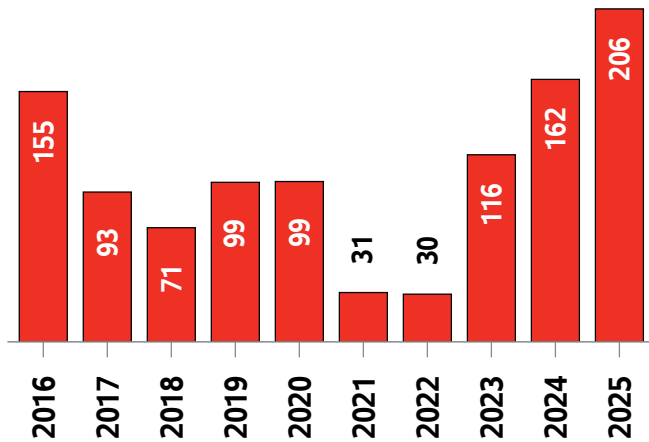
Sales Activity (February Year-to-date)



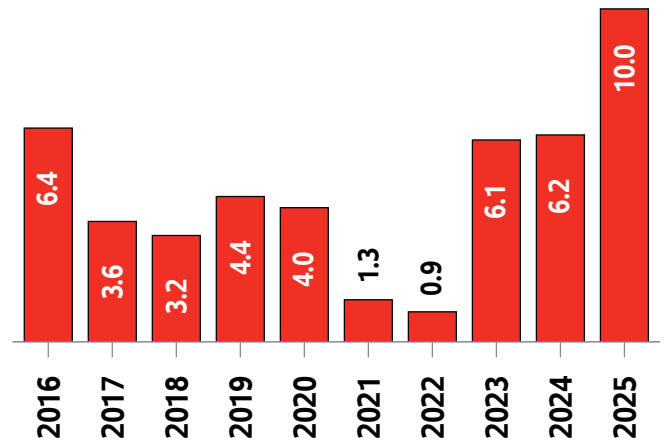
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



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



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

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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	24	-38.5%	-4.0%	-38.5%	-14.3%	14.3%	14.3%
Dollar Volume	\$17,808,513	-32.8%	8.3%	-44.4%	24.0%	157.8%	274.4%
New Listings	63	3.3%	61.5%	65.8%	6.8%	110.0%	37.0%
Active Listings	128	17.4%	54.2%	228.2%	29.3%	113.3%	8.5%
Sales to New Listings Ratio ¹	38.1	63.9	64.1	102.6	47.5	70.0	45.7
Months of Inventory ²	5.3	2.8	3.3	1.0	3.5	2.9	5.6
Average Price	\$742,021	9.3%	12.8%	-9.7%	44.6%	125.6%	227.6%
Median Price	\$712,257	2.5%	18.7%	-9.3%	51.2%	93.8%	210.4%
Sale to List Price Ratio ³	97.1	98.4	95.7	115.3	100.1	100.8	97.6
Median Days on Market	25.5	22.0	24.0	9.0	23.0	23.0	21.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	44	-21.4%	0.0%	-35.3%	-21.4%	7.3%	22.2%
Dollar Volume	\$30,497,512	-15.7%	8.7%	-42.8%	10.7%	141.9%	275.0%
New Listings	123	11.8%	20.6%	41.4%	5.1%	112.1%	43.0%
Active Listings ⁴	117	4.5%	37.6%	178.6%	33.7%	103.5%	5.9%
Sales to New Listings Ratio ⁵	35.8	50.9	43.1	78.2	47.9	70.7	41.9
Months of Inventory ⁶	5.3	4.0	3.9	1.2	3.1	2.8	6.1
Average Price	\$693,125	7.3%	8.7%	-11.6%	40.9%	125.4%	206.8%
Median Price	\$677,500	10.9%	22.1%	-12.9%	43.9%	128.9%	198.6%
Sale to List Price Ratio ⁷	97.1	98.5	95.9	114.9	99.2	99.8	97.6
Median Days on Market	29.0	27.5	25.5	6.5	21.0	32.0	30.0

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

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

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

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

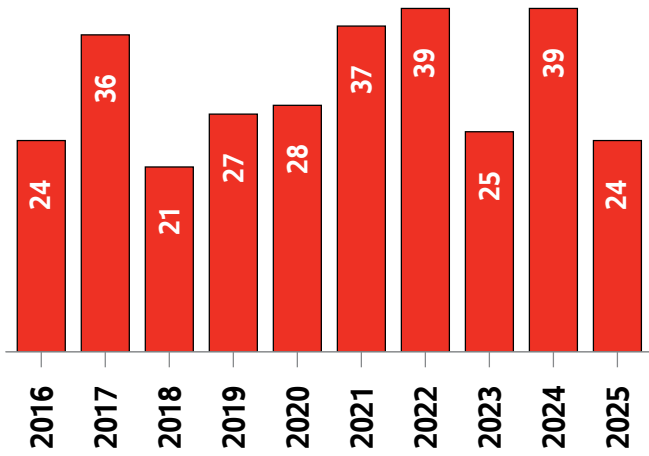
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

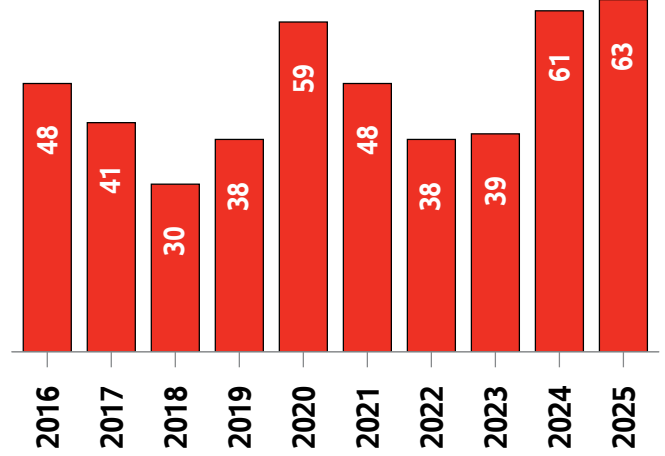
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

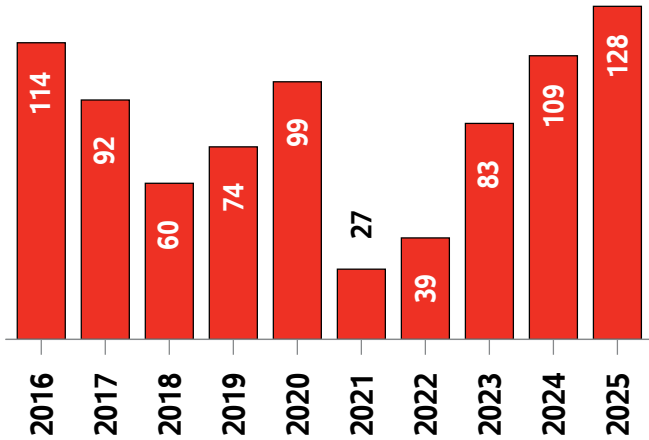
Sales Activity (February only)



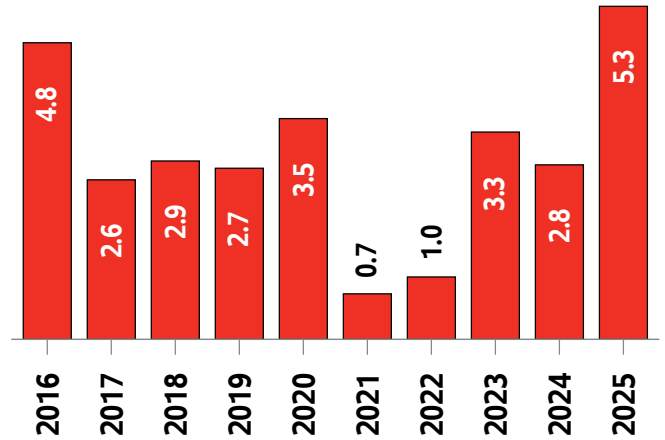
New Listings (February only)



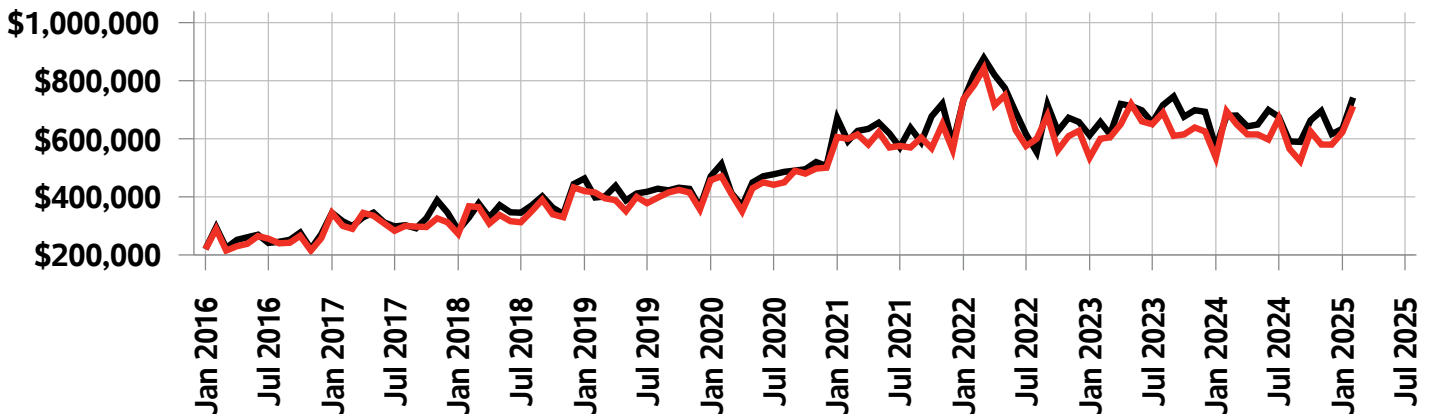
Active Listings (February only)



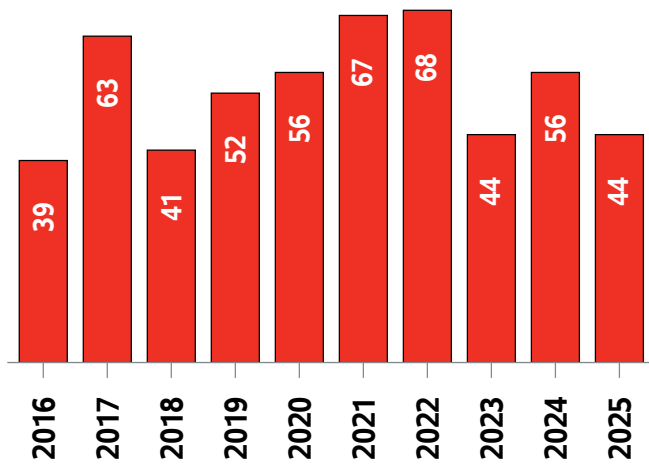
Months of Inventory (February only)



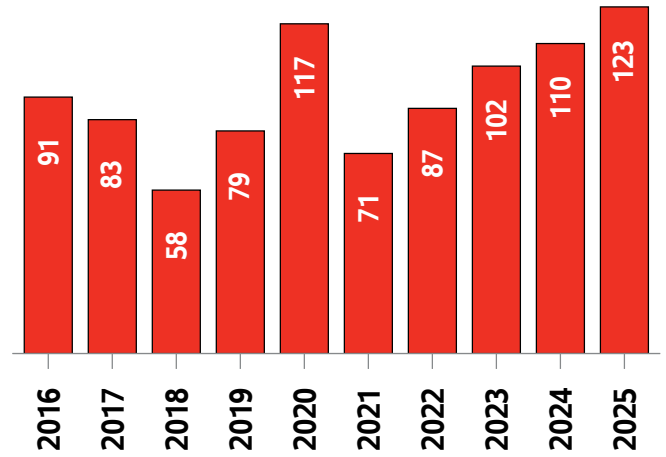
Average Price and Median Price



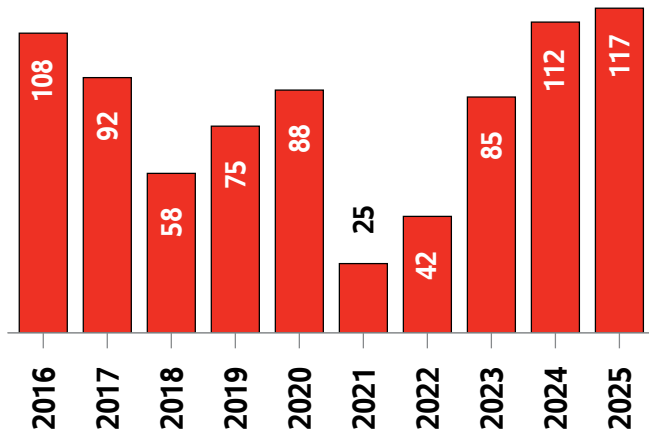
Sales Activity (February Year-to-date)



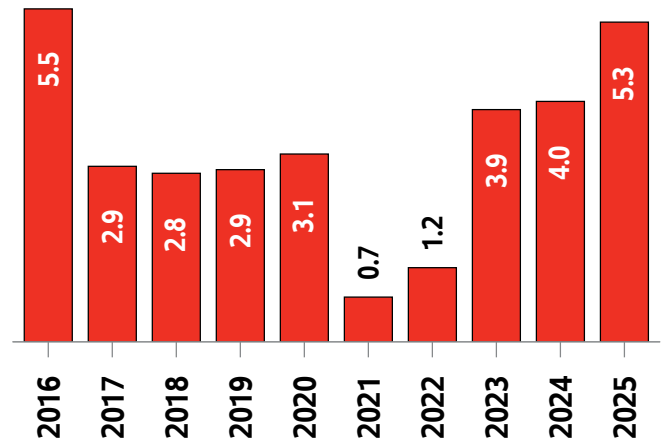
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



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



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

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

Actual	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	47	-11.3%	-7.8%	-47.8%	-21.7%	-2.1%	6.8%
Dollar Volume	\$27,092,695	-16.1%	-4.1%	-59.5%	21.9%	92.0%	204.0%
New Listings	78	-9.3%	8.3%	-20.4%	4.0%	39.3%	18.2%
Active Listings	155	32.5%	32.5%	496.2%	192.5%	187.0%	-16.7%
Sales to New Listings Ratio ¹	60.3	61.6	70.8	91.8	80.0	85.7	66.7
Months of Inventory ²	3.3	2.2	2.3	0.3	0.9	1.1	4.2
Average Price	\$576,440	-5.4%	4.1%	-22.5%	55.6%	96.1%	184.6%
Median Price	\$590,000	1.7%	11.3%	-18.6%	69.3%	106.7%	199.5%
Sale to List Price Ratio ³	98.0	98.0	98.1	120.0	102.0	99.9	98.0
Median Days on Market	25.0	23.0	35.0	6.0	11.5	12.0	25.0

Year-to-date	February 2025	Compared to ⁸					
		February 2024	February 2023	February 2022	February 2020	February 2018	February 2015
Sales Activity	96	-5.0%	15.7%	-31.9%	5.5%	24.7%	18.5%
Dollar Volume	\$53,164,904	-10.3%	17.9%	-48.4%	59.0%	151.7%	227.6%
New Listings	166	-5.1%	13.7%	9.2%	30.7%	67.7%	14.5%
Active Listings ⁴	151	32.6%	24.9%	568.9%	204.0%	186.7%	-18.0%
Sales to New Listings Ratio ⁵	57.8	57.7	56.8	92.8	71.7	77.8	55.9
Months of Inventory ⁶	3.1	2.2	2.9	0.3	1.1	1.4	4.5
Average Price	\$553,801	-5.7%	1.9%	-24.2%	50.7%	101.9%	176.4%
Median Price	\$552,500	-4.7%	7.3%	-22.7%	62.0%	110.4%	183.3%
Sale to List Price Ratio ⁷	97.6	97.7	97.9	119.0	101.3	99.9	97.2
Median Days on Market	40.5	27.0	35.0	6.0	10.0	15.0	43.0

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

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

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

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

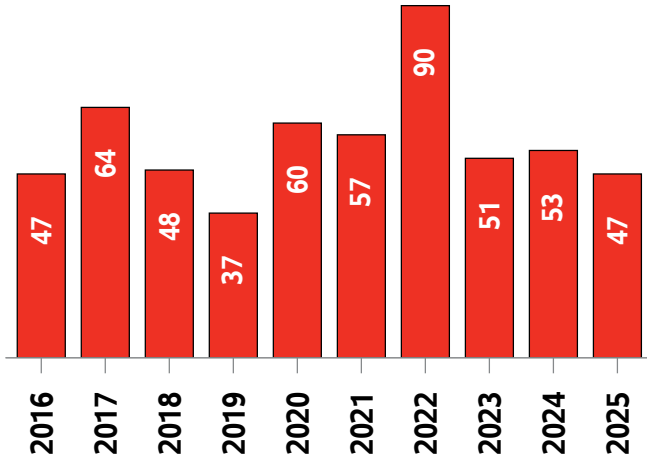
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

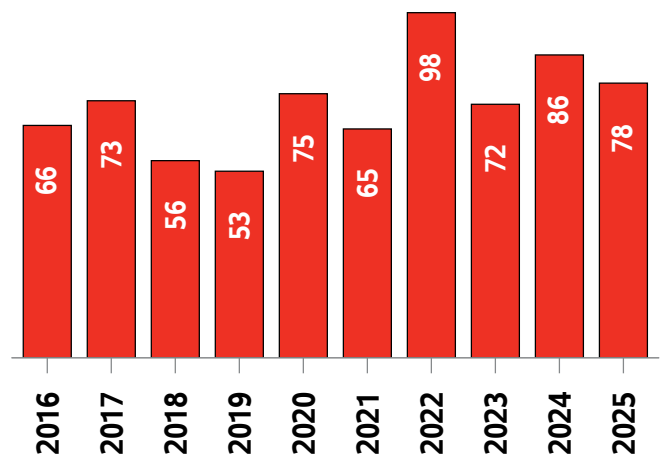
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

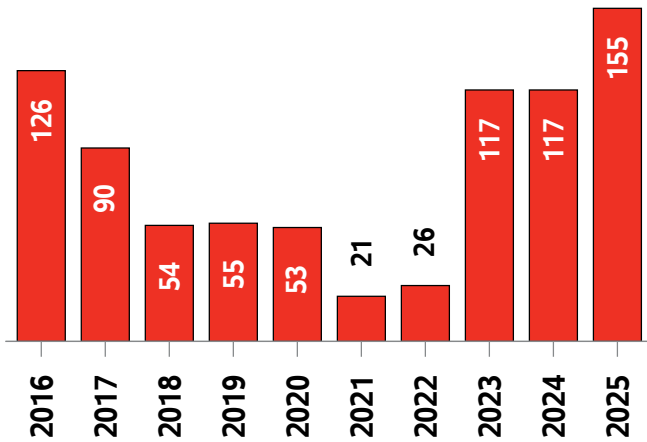
Sales Activity (February only)



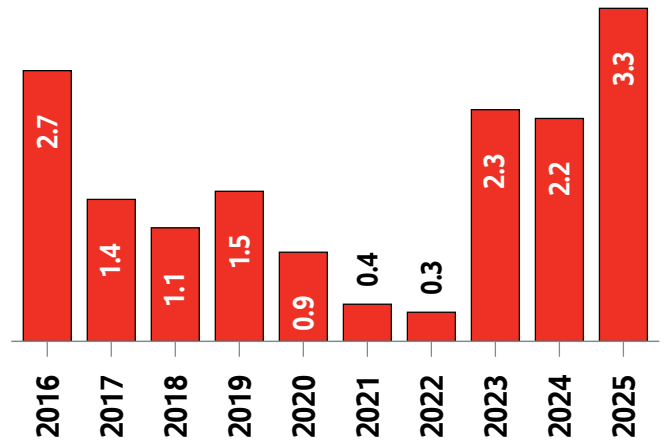
New Listings (February only)



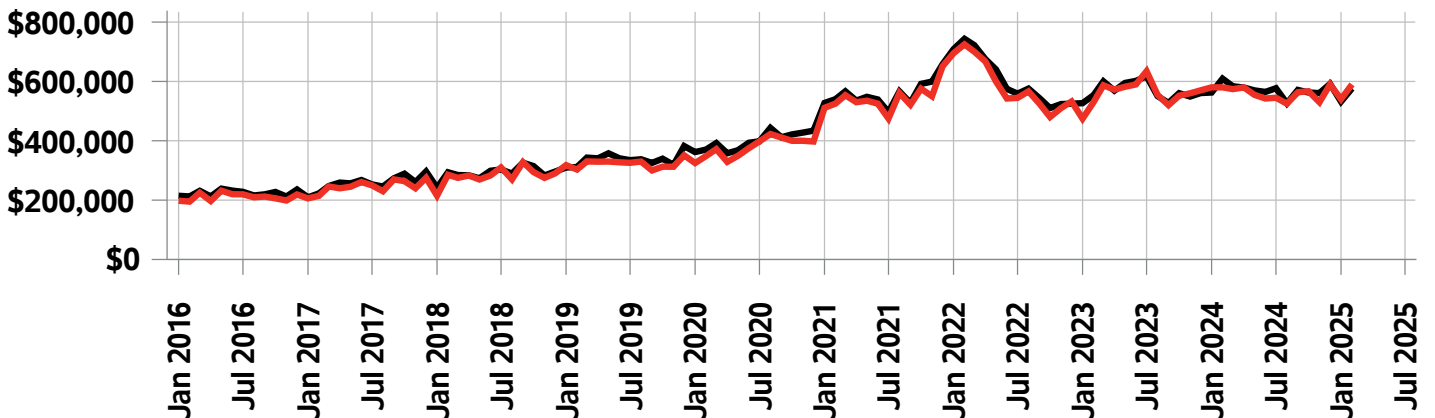
Active Listings (February only)



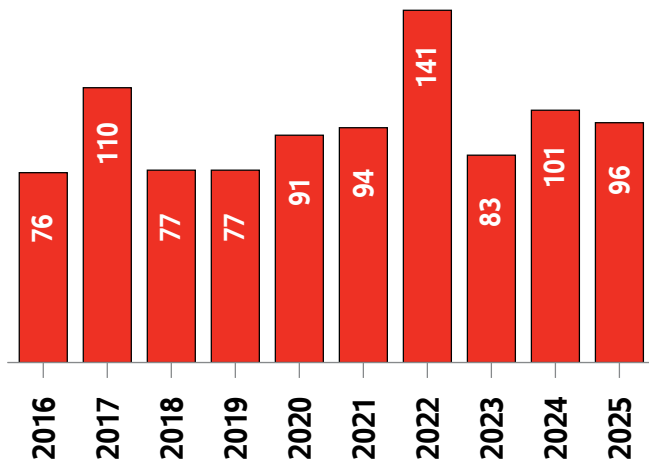
Months of Inventory (February only)



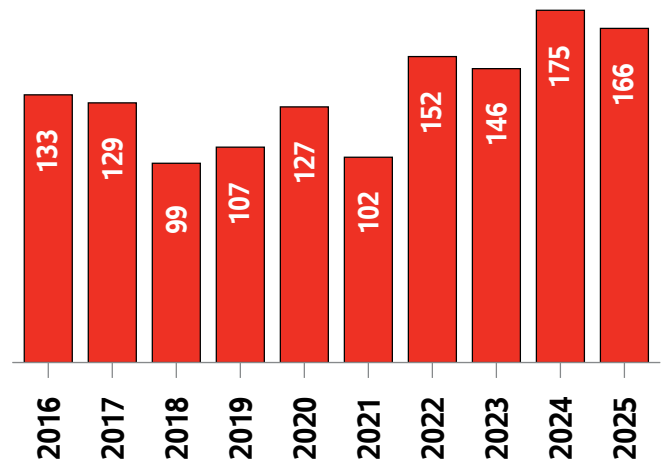
Average Price and Median Price



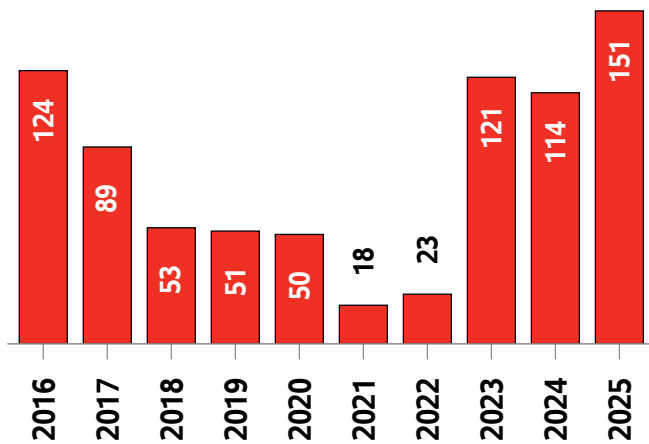
Sales Activity (February Year-to-date)



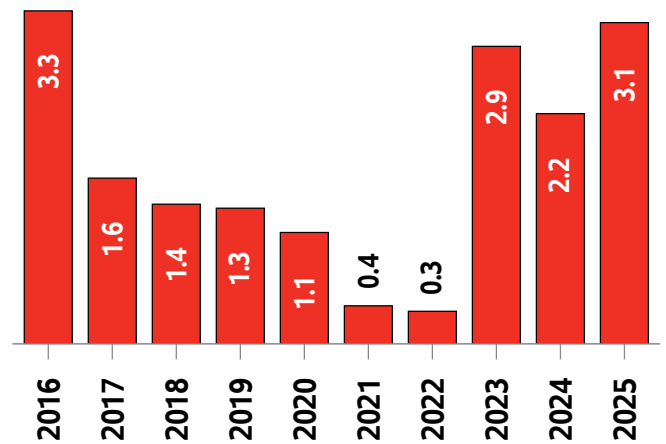
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



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



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

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