



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



Prepared for the London and St. Thomas Association of REALTORS® by the Canadian Real Estate Association. All present and historical information contained within this report is based on the full set of data from the PropTx MLS® System collected on the first calendar day of the month, and cannot be directly compared to previous reports due to possible revisions in the data. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	722	-15.4%	-20.0%	-19.8%	7.8%	-34.1%	-32.1%
Dollar Volume	\$473,944,245	-14.2%	-23.1%	-30.5%	56.0%	17.4%	60.1%
New Listings	1,999	15.3%	30.5%	-3.6%	115.4%	28.2%	19.9%
Active Listings	3,253	26.5%	89.7%	85.5%	127.8%	112.6%	-1.1%
Sales to New Listings Ratio <sup>1</sup>	36.1	49.2	58.9	43.4	72.2	70.3	63.8
Months of Inventory <sup>2</sup>	4.5	3.0	1.9	1.9	2.1	1.4	3.1
Average Price	\$656,432	1.4%	-4.0%	-13.4%	44.8%	78.2%	135.7%
Median Price	\$610,000	-0.8%	-5.4%	-12.2%	43.5%	79.4%	144.1%
Sale to List Price Ratio <sup>3</sup>	98.0	99.0	100.4	107.0	100.6	103.3	97.9
Median Days on Market	21.0	16.0	12.0	8.0	14.0	10.0	24.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	2,859	-17.5%	-11.9%	-36.1%	-8.8%	-24.1%	-23.1%
Dollar Volume	\$1,850,961,634	-16.7%	-12.5%	-48.2%	32.4%	35.0%	89.1%
New Listings	7,277	6.1%	31.8%	-3.2%	51.9%	36.9%	3.8%
Active Listings <sup>4</sup>	2,577	23.2%	67.9%	177.6%	91.5%	115.6%	-9.3%
Sales to New Listings Ratio <sup>5</sup>	39.3	50.6	58.8	59.5	65.5	70.9	53.0
Months of Inventory <sup>6</sup>	4.5	3.0	2.4	1.0	2.1	1.6	3.8
Average Price	\$647,416	1.0%	-0.6%	-18.9%	45.2%	77.8%	145.8%
Median Price	\$597,500	-1.2%	-2.2%	-20.3%	42.3%	78.1%	150.0%
Sale to List Price Ratio <sup>7</sup>	98.0	98.8	98.9	116.4	102.2	103.0	97.7
Median Days on Market	23.0	18.0	15.0	7.0	10.0	10.0	27.0

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

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

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

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

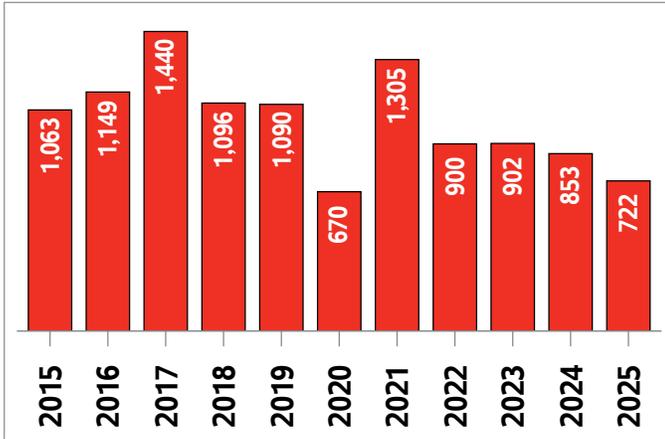
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

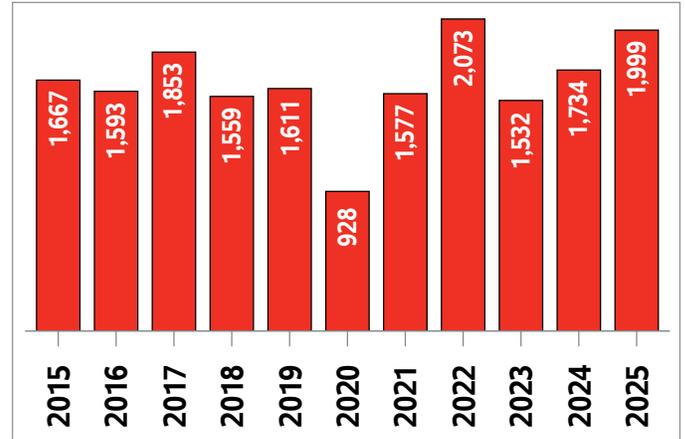
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

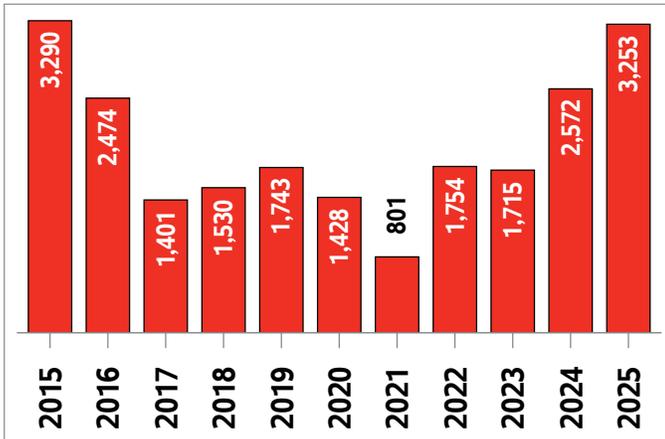
**Sales Activity**  
(May only)



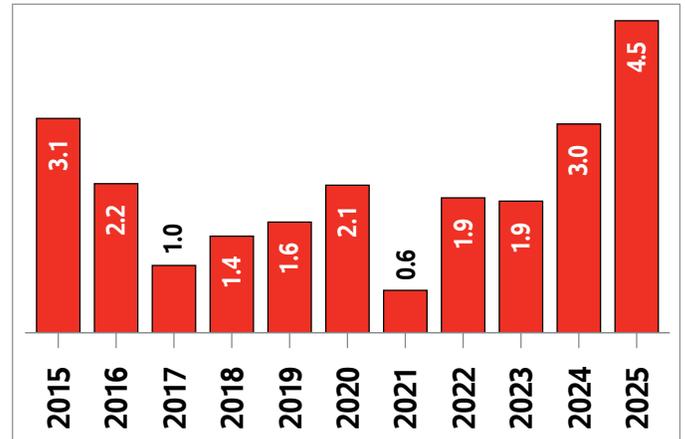
**New Listings**  
(May only)



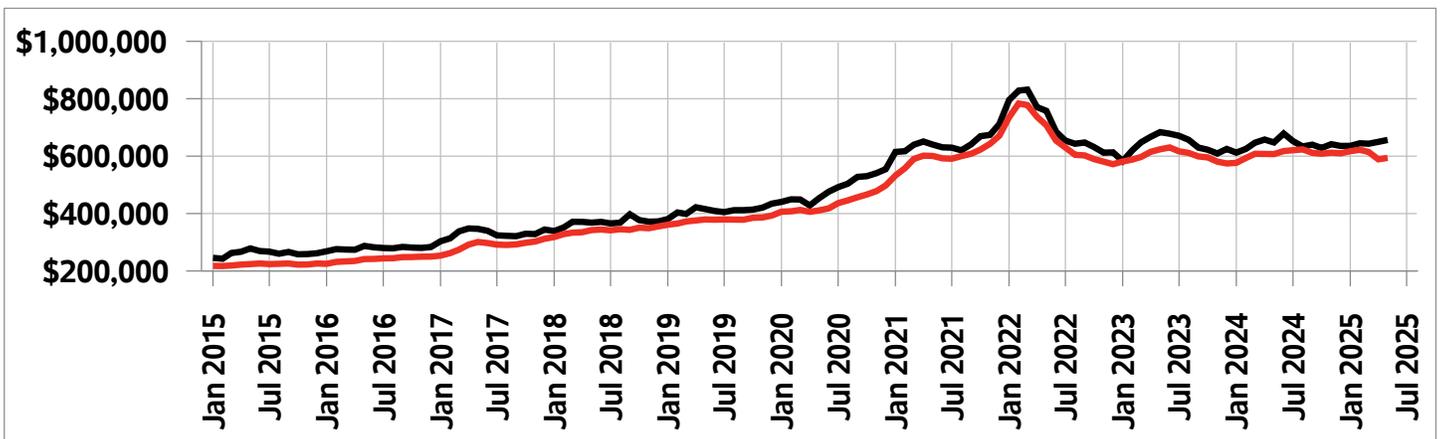
**Active Listings**  
(May only)



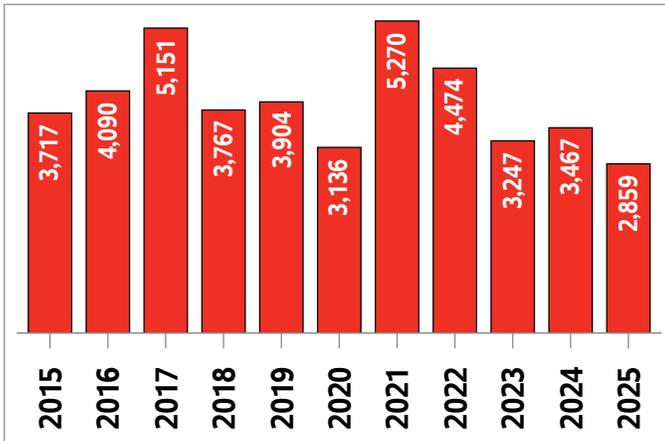
**Months of Inventory**  
(May only)



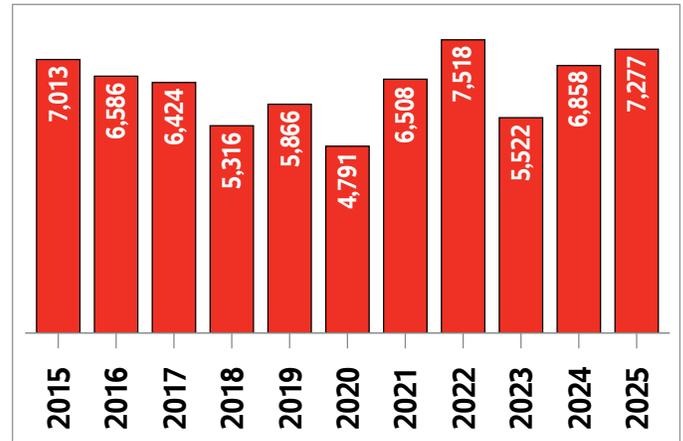
**MLS® HPI Composite Benchmark Price and Average Price**



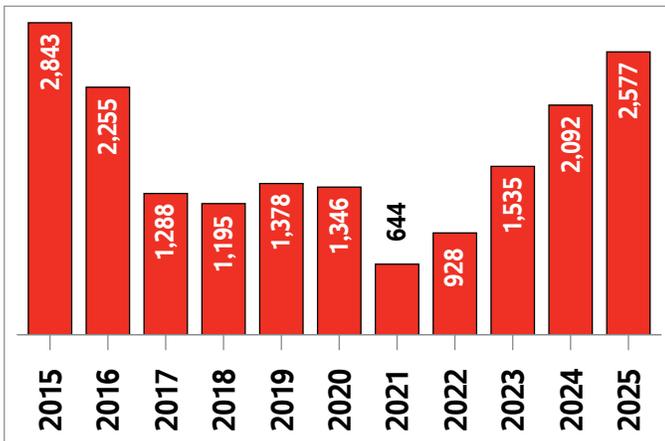
**Sales Activity**  
**(May Year-to-Date)**



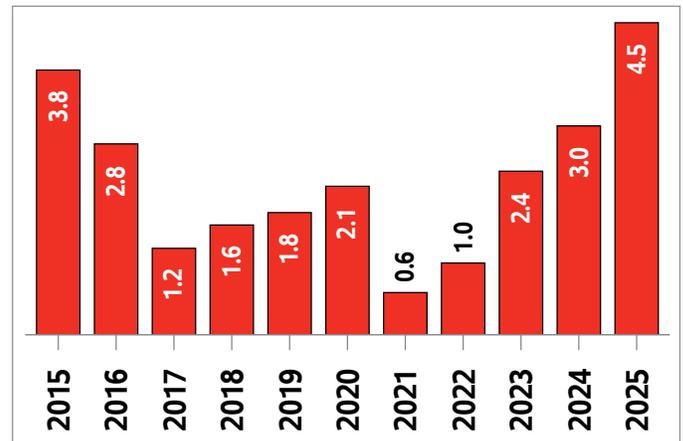
**New Listings**  
**(May Year-to-Date)**



**Active Listings <sup>1</sup>**  
**(May Year-to-Date)**



**Months of Inventory <sup>2</sup>**  
**(May Year-to-Date)**



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

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

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	551	-18.4%	-17.3%	-21.1%	3.0%	-36.6%	-37.3%
Dollar Volume	\$390,773,445	-16.5%	-21.3%	-31.2%	51.3%	12.1%	48.7%
New Listings	1,495	11.2%	26.7%	-3.9%	97.2%	16.8%	11.4%
Active Listings	2,346	23.7%	79.1%	84.4%	90.6%	76.7%	-9.0%
Sales to New Listings Ratio <sup>1</sup>	36.9	50.2	56.4	44.9	70.6	67.9	65.5
Months of Inventory <sup>2</sup>	4.3	2.8	2.0	1.8	2.3	1.5	2.9
Average Price	\$709,208	2.3%	-4.9%	-12.8%	46.9%	76.8%	137.2%
Median Price	\$649,900	-0.0%	-6.1%	-11.0%	46.0%	77.3%	144.3%
Sale to List Price Ratio <sup>3</sup>	98.3	99.1	100.7	107.3	100.8	103.0	98.0
Median Days on Market	19.0	14.0	11.0	8.0	12.0	10.0	23.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	2,133	-17.8%	-11.5%	-36.0%	-9.2%	-27.8%	-29.2%
Dollar Volume	\$1,498,962,369	-16.9%	-12.2%	-48.2%	32.5%	27.2%	75.1%
New Listings	5,359	4.8%	29.1%	-4.1%	42.6%	24.7%	-4.5%
Active Listings <sup>4</sup>	1,837	19.0%	57.6%	166.0%	58.3%	75.8%	-17.3%
Sales to New Listings Ratio <sup>5</sup>	39.8	50.7	58.0	59.6	62.5	68.8	53.7
Months of Inventory <sup>6</sup>	4.3	3.0	2.4	1.0	2.5	1.8	3.7
Average Price	\$702,748	1.1%	-0.8%	-19.1%	45.9%	76.3%	147.1%
Median Price	\$645,000	-0.8%	-0.8%	-19.5%	43.3%	76.5%	152.9%
Sale to List Price Ratio <sup>7</sup>	98.2	99.0	99.0	116.1	102.1	102.5	97.8
Median Days on Market	21.0	16.0	15.0	7.0	10.0	10.0	25.0

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

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

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

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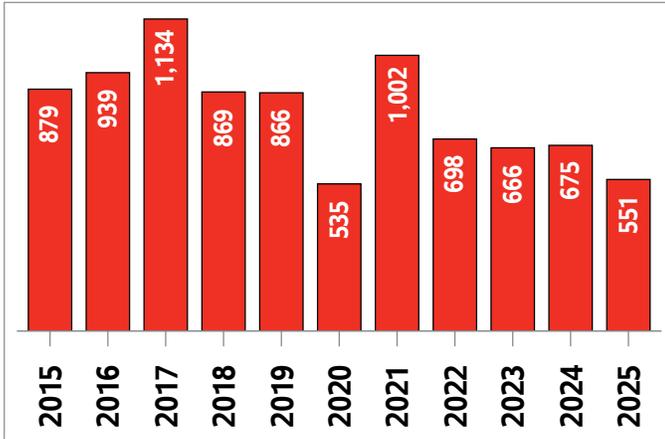
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

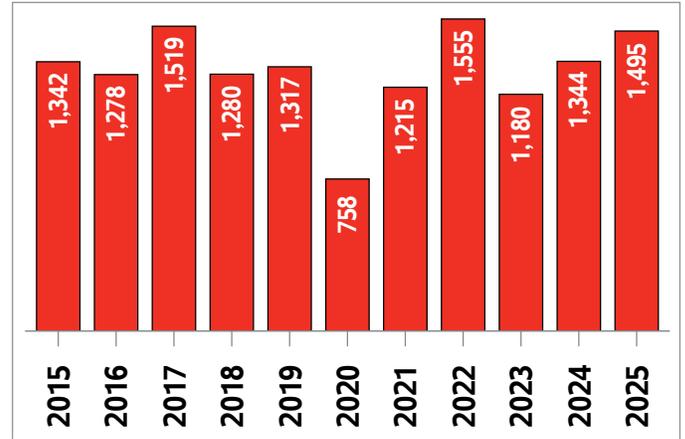
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

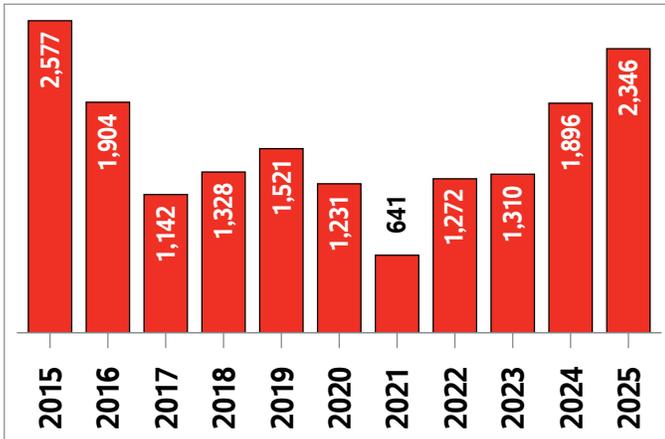
**Sales Activity**  
(May only)



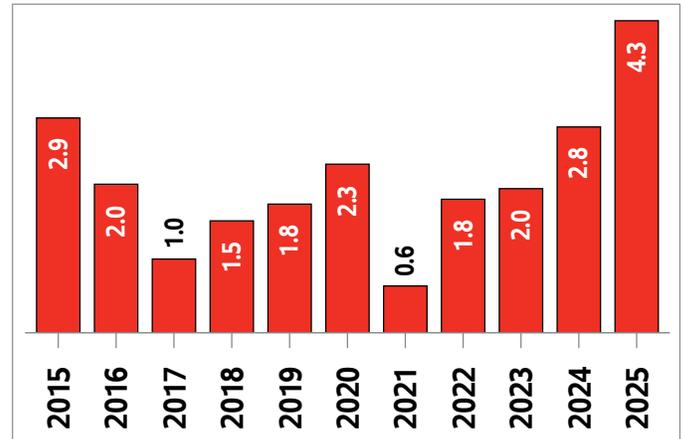
**New Listings**  
(May only)



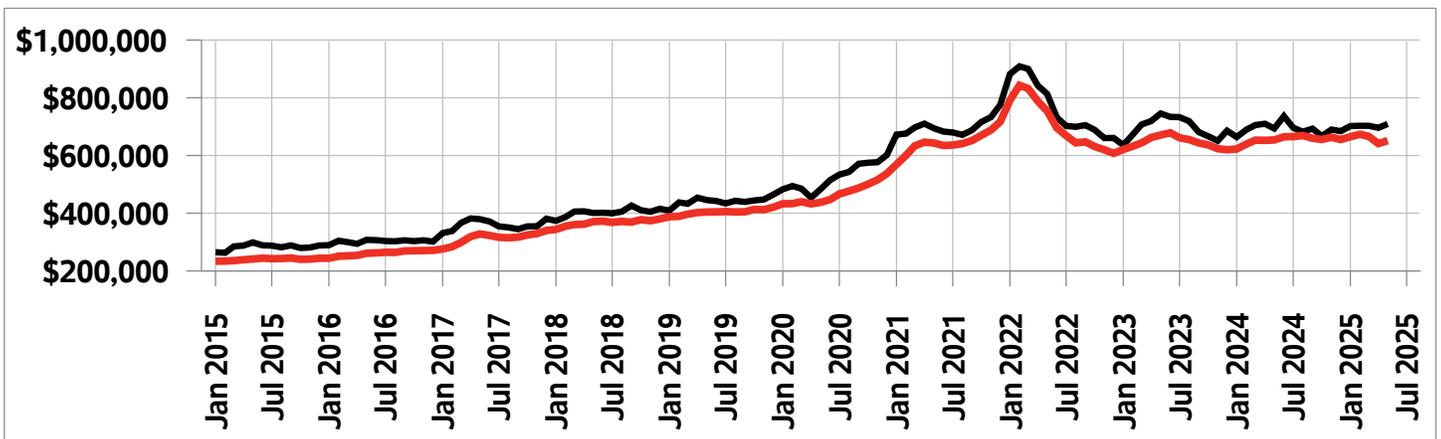
**Active Listings**  
(May only)



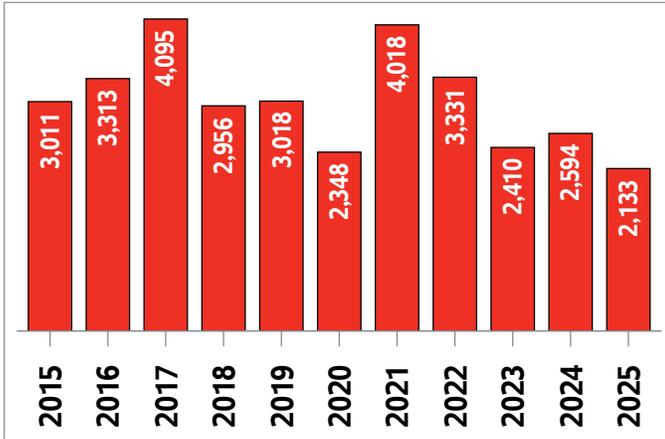
**Months of Inventory**  
(May only)



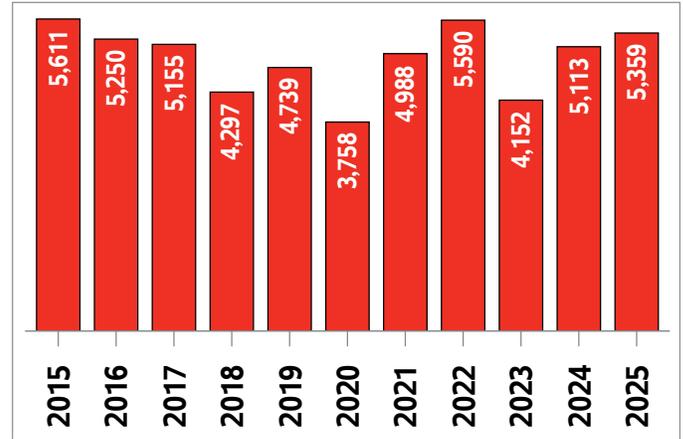
**MLS® HPI Single Family Benchmark Price and Average Price**



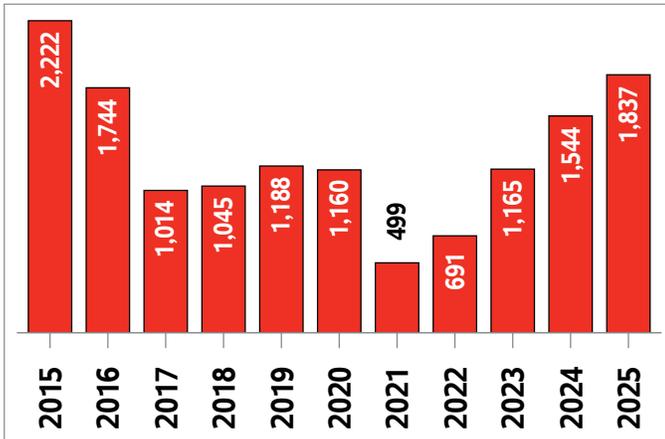
**Sales Activity**  
**(May Year-to-Date)**



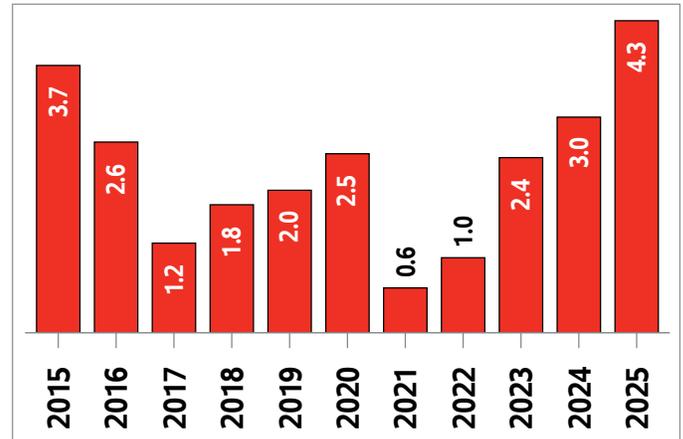
**New Listings**  
**(May Year-to-Date)**



**Active Listings <sup>1</sup>**  
**(May Year-to-Date)**



**Months of Inventory <sup>2</sup>**  
**(May Year-to-Date)**



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

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

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	89	-22.6%	-42.2%	-32.6%	12.7%	-24.6%	-25.8%
Dollar Volume	\$46,504,700	-22.6%	-45.8%	-43.3%	64.6%	53.6%	100.7%
New Listings	267	21.9%	11.3%	-21.2%	175.3%	97.8%	28.4%
Active Listings	445	18.4%	58.9%	47.8%	273.9%	442.7%	12.7%
Sales to New Listings Ratio <sup>1</sup>	33.3	52.5	64.2	38.9	81.4	87.4	57.7
Months of Inventory <sup>2</sup>	5.0	3.3	1.8	2.3	1.5	0.7	3.3
Average Price	\$522,525	-0.0%	-6.2%	-15.9%	46.1%	103.6%	170.7%
Median Price	\$536,000	1.2%	-1.4%	-13.9%	63.4%	129.0%	189.7%
Sale to List Price Ratio <sup>3</sup>	97.6	99.3	100.1	106.5	100.6	105.9	97.9
Median Days on Market	29.0	22.0	14.0	8.0	19.0	10.0	25.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	426	-23.8%	-20.8%	-40.0%	3.9%	-0.5%	-5.5%
Dollar Volume	\$220,224,030	-24.8%	-23.4%	-53.4%	49.9%	102.2%	153.8%
New Listings	1,003	-4.7%	8.7%	-19.4%	81.7%	96.3%	16.4%
Active Listings <sup>4</sup>	365	16.9%	45.4%	149.1%	276.5%	531.8%	10.6%
Sales to New Listings Ratio <sup>5</sup>	42.5	53.1	58.3	57.0	74.3	83.8	52.3
Months of Inventory <sup>6</sup>	4.3	2.8	2.3	1.0	1.2	0.7	3.7
Average Price	\$516,958	-1.3%	-3.3%	-22.4%	44.3%	103.1%	168.7%
Median Price	\$529,000	-0.2%	0.1%	-19.8%	54.9%	124.9%	192.3%
Sale to List Price Ratio <sup>7</sup>	98.4	98.8	99.2	119.3	103.9	106.9	97.8
Median Days on Market	27.5	21.0	15.0	6.0	8.0	8.0	32.0

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

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

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

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

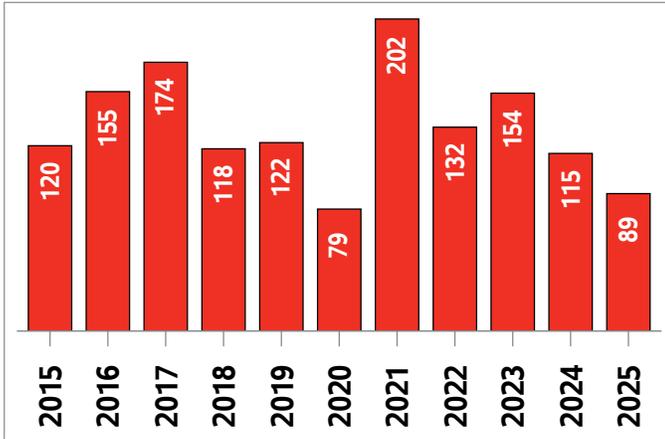
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

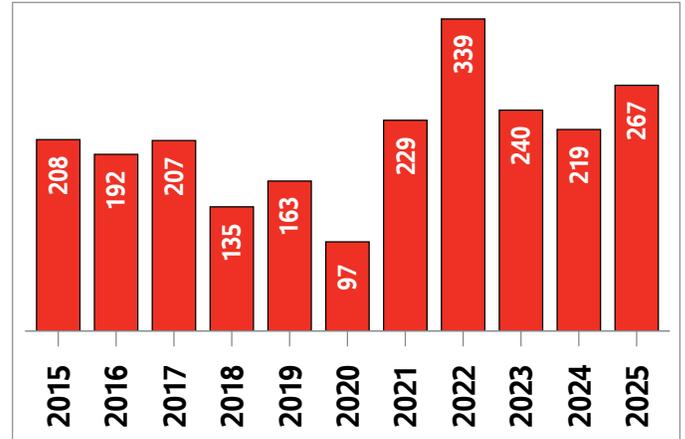
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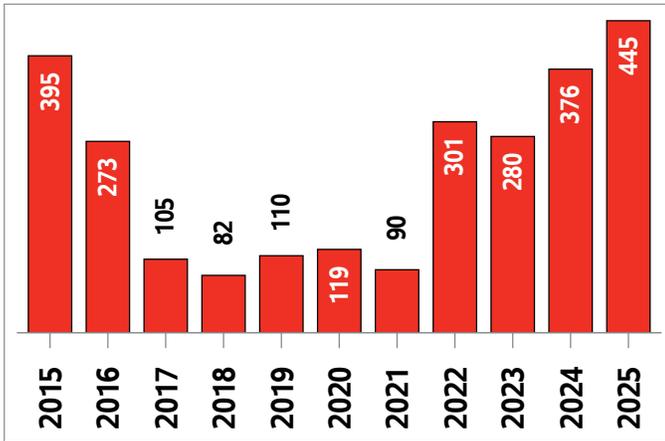
**Sales Activity**  
(May only)



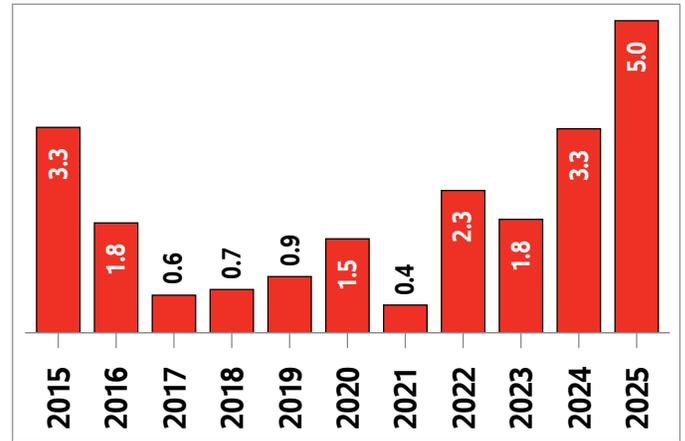
**New Listings**  
(May only)



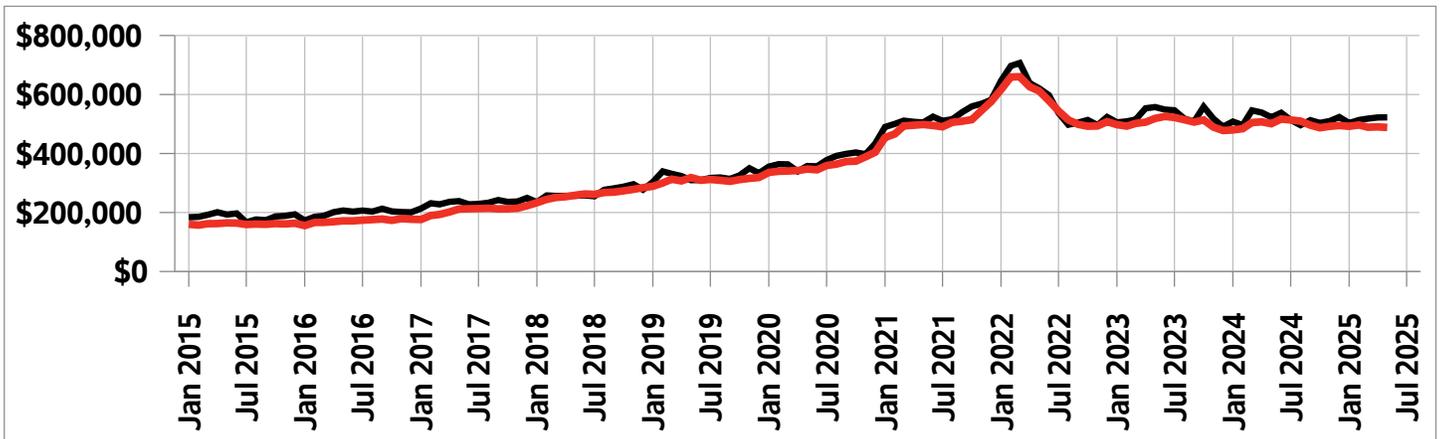
**Active Listings**  
(May only)



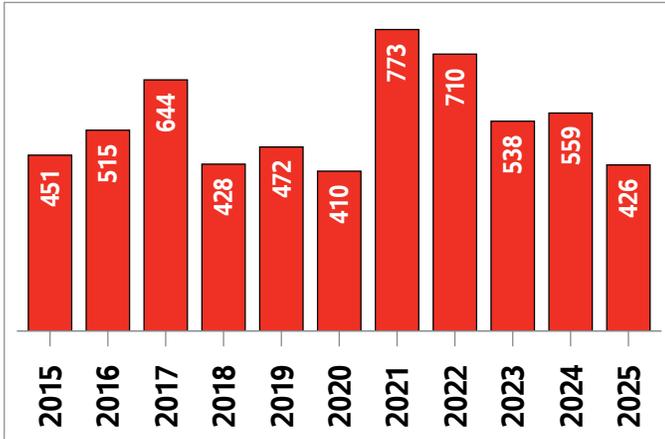
**Months of Inventory**  
(May only)



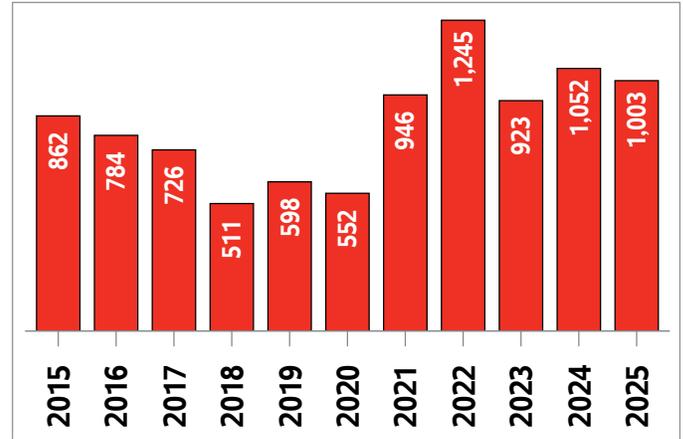
**MLS® HPI Townhouse Benchmark Price and Average Price**



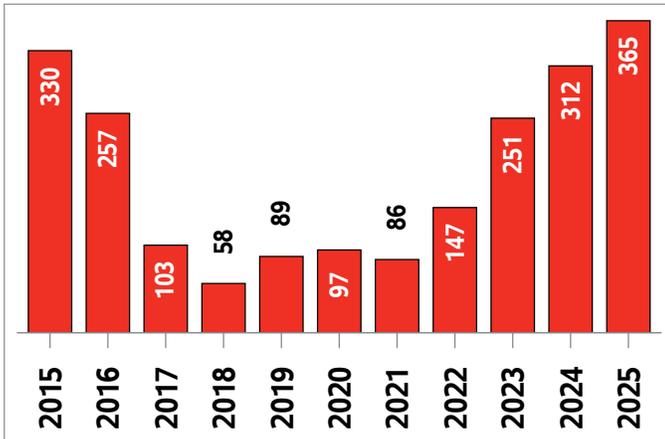
**Sales Activity**  
**(May Year-to-Date)**



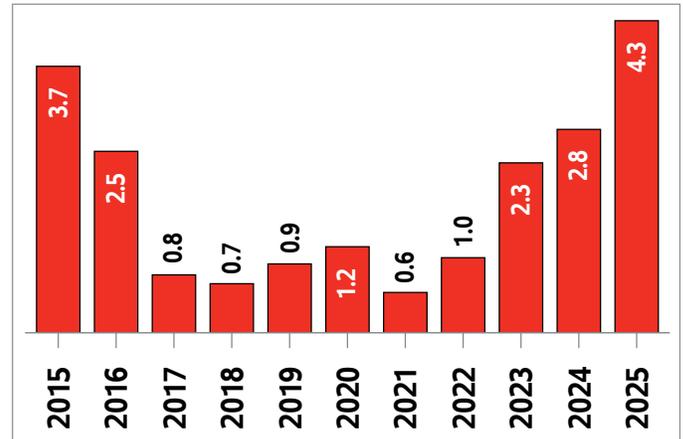
**New Listings**  
**(May Year-to-Date)**



**Active Listings <sup>1</sup>**  
**(May Year-to-Date)**



**Months of Inventory <sup>2</sup>**  
**(May Year-to-Date)**



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

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

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	57	16.3%	-20.8%	-10.9%	11.8%	-47.2%	-8.1%
Dollar Volume	\$22,994,700	22.7%	-24.2%	-20.6%	42.4%	-7.2%	142.3%
New Listings	140	19.7%	47.4%	-9.7%	112.1%	0.7%	30.8%
Active Listings	267	38.3%	175.3%	79.2%	304.5%	161.8%	-4.0%
Sales to New Listings Ratio <sup>1</sup>	40.7	41.9	75.8	41.3	77.3	77.7	57.9
Months of Inventory <sup>2</sup>	4.7	3.9	1.3	2.3	1.3	0.9	4.5
Average Price	\$403,416	5.5%	-4.2%	-10.9%	27.4%	75.9%	163.5%
Median Price	\$345,000	4.5%	-4.2%	-15.3%	30.2%	91.7%	167.6%
Sale to List Price Ratio <sup>3</sup>	96.7	97.3	98.9	105.2	98.8	103.0	96.3
Median Days on Market	25.0	26.0	15.0	12.5	15.0	11.0	44.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	216	-18.8%	-20.0%	-44.5%	-39.2%	-41.1%	-10.0%
Dollar Volume	\$83,663,878	-19.9%	-23.5%	-53.5%	-25.9%	2.4%	142.4%
New Listings	588	11.4%	56.0%	-2.2%	29.8%	22.2%	17.6%
Active Listings <sup>4</sup>	231	36.1%	149.9%	222.3%	203.7%	195.9%	-10.0%
Sales to New Listings Ratio <sup>5</sup>	36.7	50.4	71.6	64.7	78.4	76.3	48.0
Months of Inventory <sup>6</sup>	5.4	3.2	1.7	0.9	1.1	1.1	5.4
Average Price	\$387,333	-1.4%	-4.4%	-16.2%	21.7%	74.0%	169.4%
Median Price	\$335,000	-3.5%	-5.6%	-22.3%	15.5%	71.8%	179.3%
Sale to List Price Ratio <sup>7</sup>	97.1	97.3	97.7	114.8	101.8	103.1	96.8
Median Days on Market	27.5	24.0	21.0	7.0	10.0	13.0	44.0

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

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

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

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

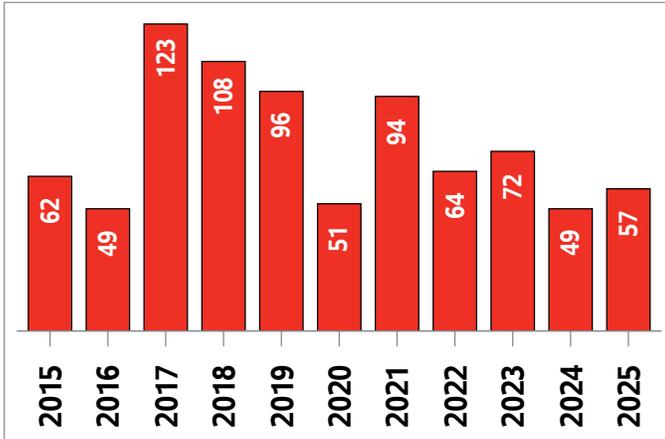
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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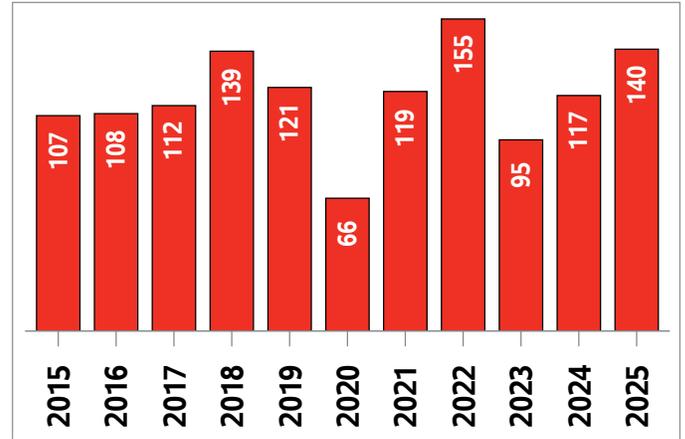
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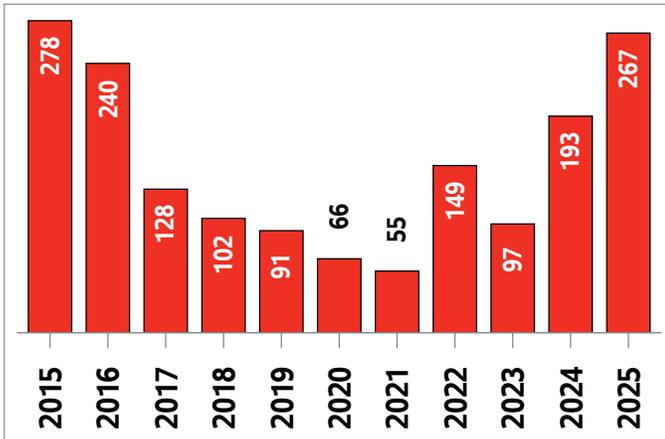
**Sales Activity**  
(May only)



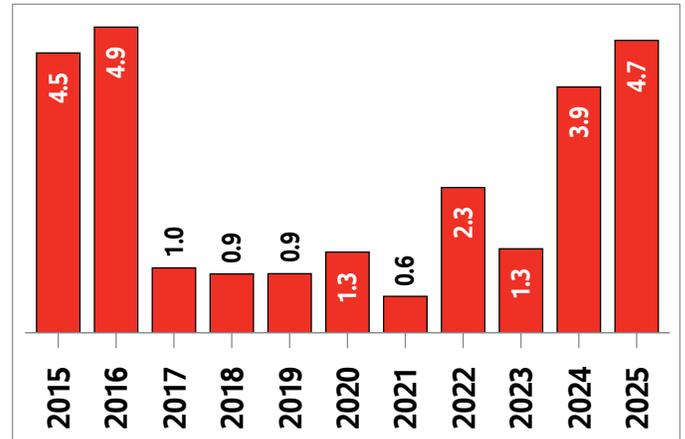
**New Listings**  
(May only)



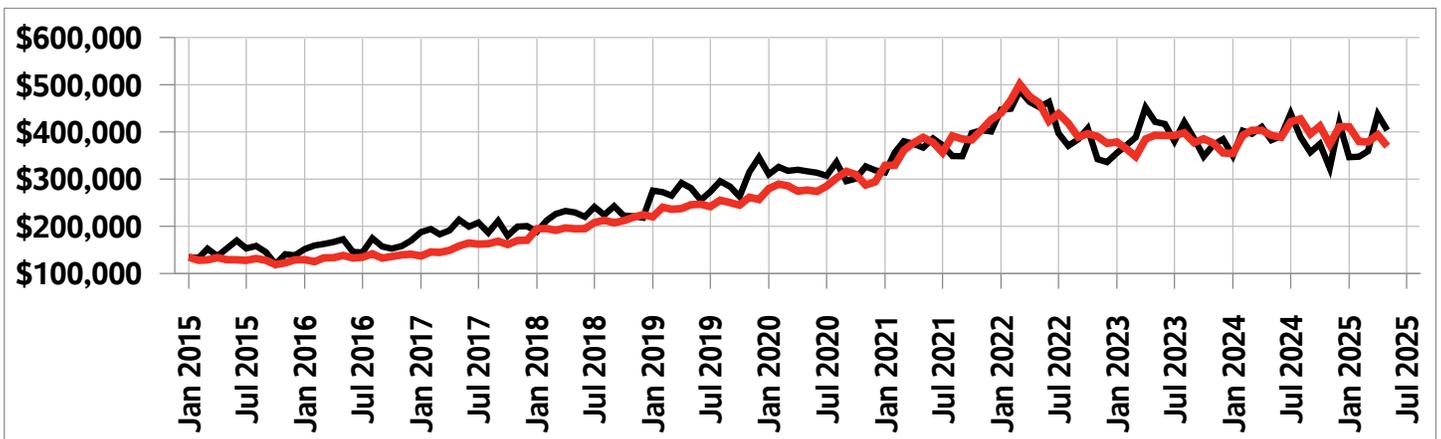
**Active Listings**  
(May only)



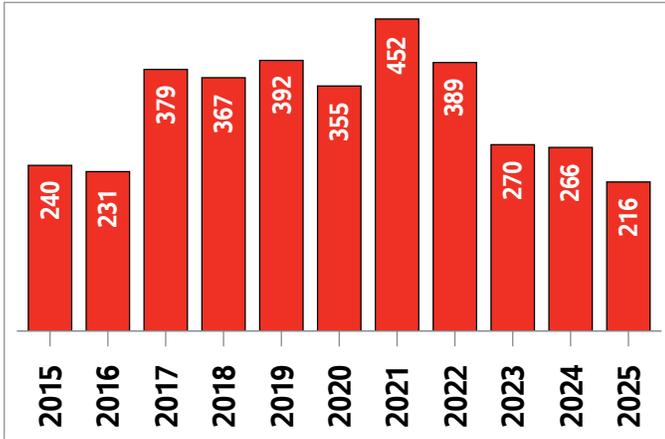
**Months of Inventory**  
(May only)



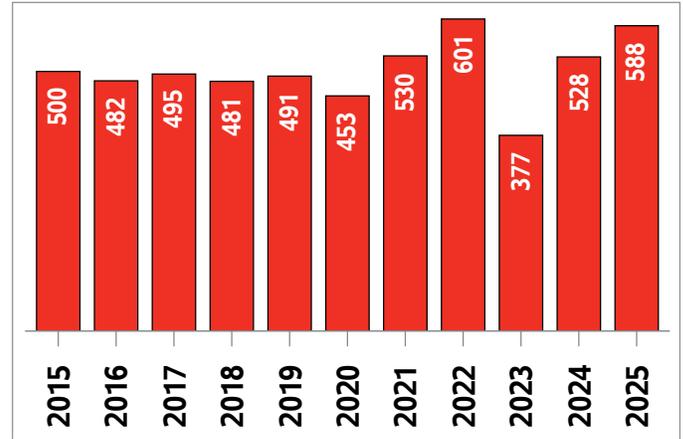
**MLS® HPI Apartment Benchmark Price and Average Price**



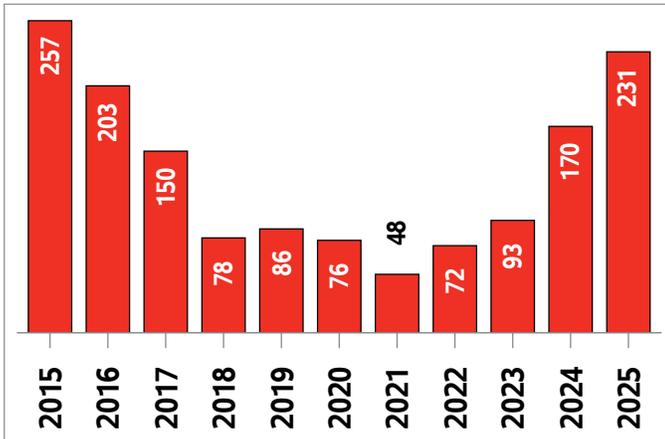
**Sales Activity**  
**(May Year-to-Date)**



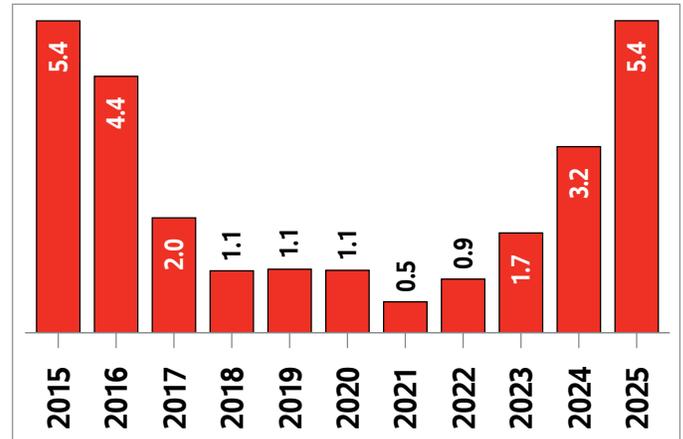
**New Listings**  
**(May Year-to-Date)**



**Active Listings <sup>1</sup>**  
**(May Year-to-Date)**



**Months of Inventory <sup>2</sup>**  
**(May Year-to-Date)**



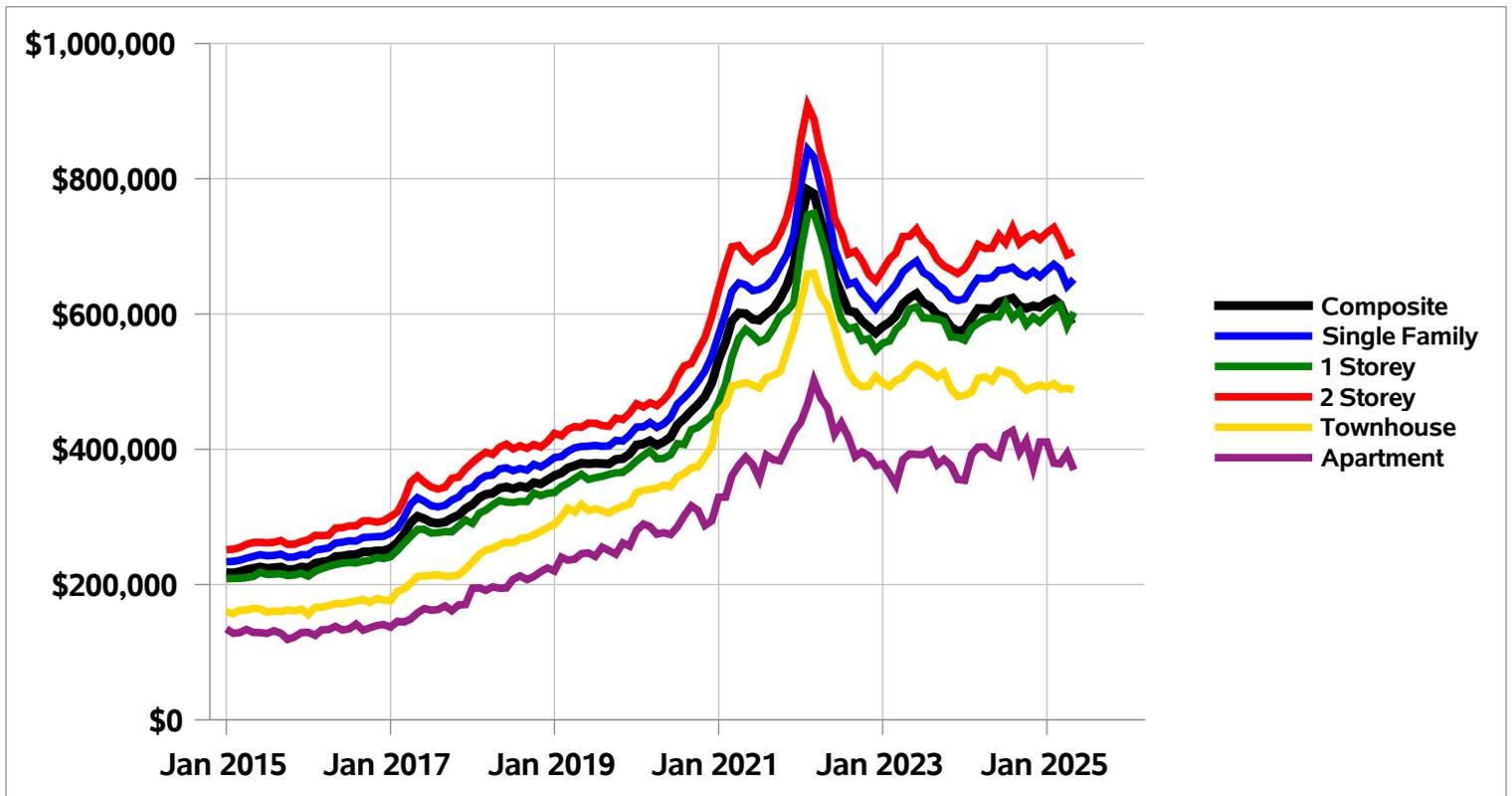
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	May 2025	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$593,900	0.8	-4.5	-3.0	-2.2	-16.0	44.5
Single Family	\$651,500	1.6	-3.3	-1.7	-0.4	-13.6	48.9
One Storey	\$602,700	3.5	-0.9	1.2	1.1	-11.6	55.9
Two Storey	\$691,700	0.6	-5.0	-3.7	-0.8	-13.9	46.3
Townhouse	\$488,200	-0.4	-1.8	-0.8	-2.6	-20.2	40.6
Apartment	\$369,500	-6.2	-2.7	-1.1	-5.9	-19.9	33.5

**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	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	474	-10.6%	-26.5%	-28.4%	1.7%	-40.8%	-38.0%
Dollar Volume	\$307,279,941	-10.3%	-28.7%	-37.5%	43.8%	2.2%	45.2%
New Listings	1,396	17.5%	31.9%	-9.5%	108.4%	23.2%	18.6%
Active Listings	2,110	29.8%	102.7%	70.7%	125.4%	109.1%	3.7%
Sales to New Listings Ratio <sup>1</sup>	34.0	44.6	61.0	42.9	69.6	70.7	65.0
Months of Inventory <sup>2</sup>	4.5	3.1	1.6	1.9	2.0	1.3	2.7
Average Price	\$648,270	0.3%	-3.0%	-12.7%	41.4%	72.6%	134.4%
Median Price	\$605,000	-1.6%	-5.5%	-12.3%	39.6%	72.7%	140.6%
Sale to List Price Ratio <sup>3</sup>	98.1	99.4	100.8	107.5	100.8	104.1	98.0
Median Days on Market	20.0	15.0	11.0	8.0	12.0	9.0	23.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	1,903	-18.5%	-15.7%	-40.5%	-15.9%	-30.9%	-29.7%
Dollar Volume	\$1,222,175,756	-17.3%	-15.2%	-51.2%	20.4%	19.5%	69.6%
New Listings	4,961	9.0%	33.3%	-10.7%	44.1%	27.1%	-0.9%
Active Listings <sup>4</sup>	1,619	29.1%	79.6%	153.2%	87.6%	116.6%	-7.1%
Sales to New Listings Ratio <sup>5</sup>	38.4	51.3	60.7	57.5	65.8	70.5	54.1
Months of Inventory <sup>6</sup>	4.3	2.7	2.0	1.0	1.9	1.4	3.2
Average Price	\$642,236	1.4%	0.6%	-18.1%	43.2%	73.0%	141.3%
Median Price	\$590,026	-1.8%	-2.5%	-21.3%	38.8%	72.0%	143.3%
Sale to List Price Ratio <sup>7</sup>	98.2	99.2	99.2	117.9	103.0	104.0	98.0
Median Days on Market	21.0	16.0	13.0	6.0	9.0	9.0	24.0

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

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

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

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

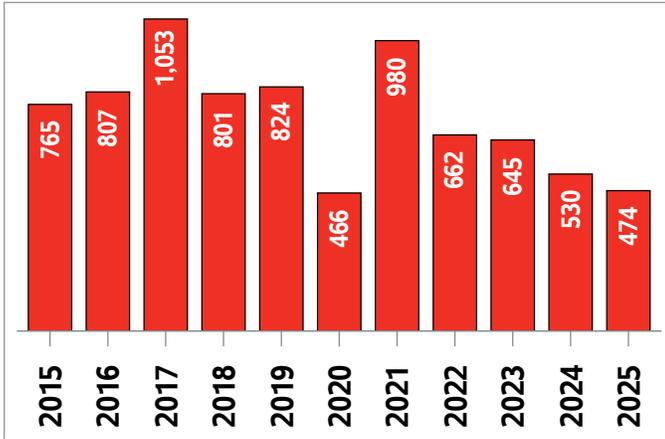
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

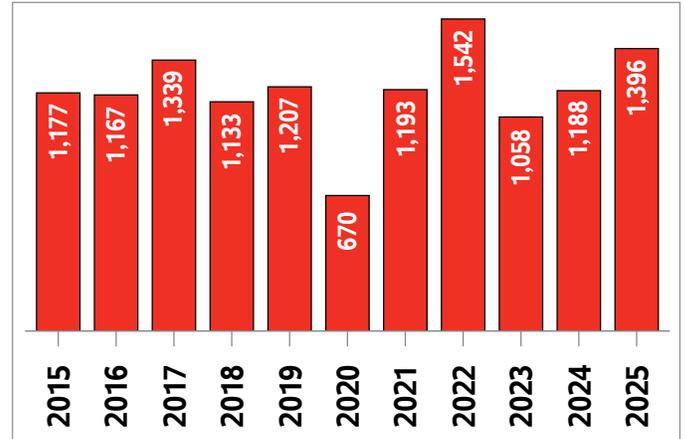
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

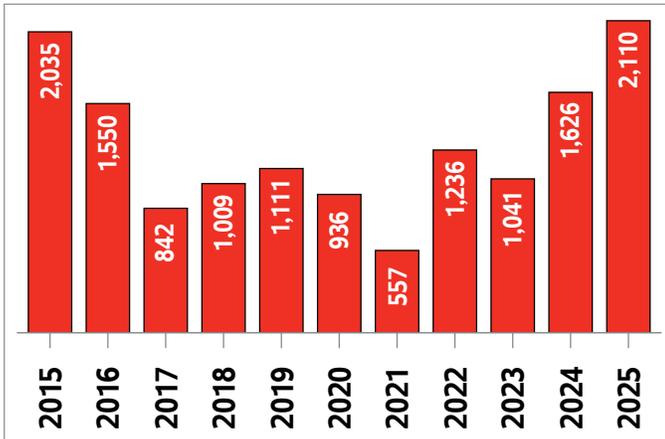
**Sales Activity (May only)**



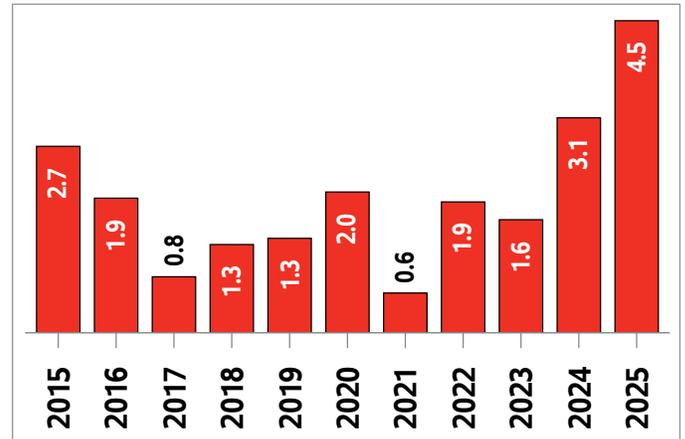
**New Listings (May only)**



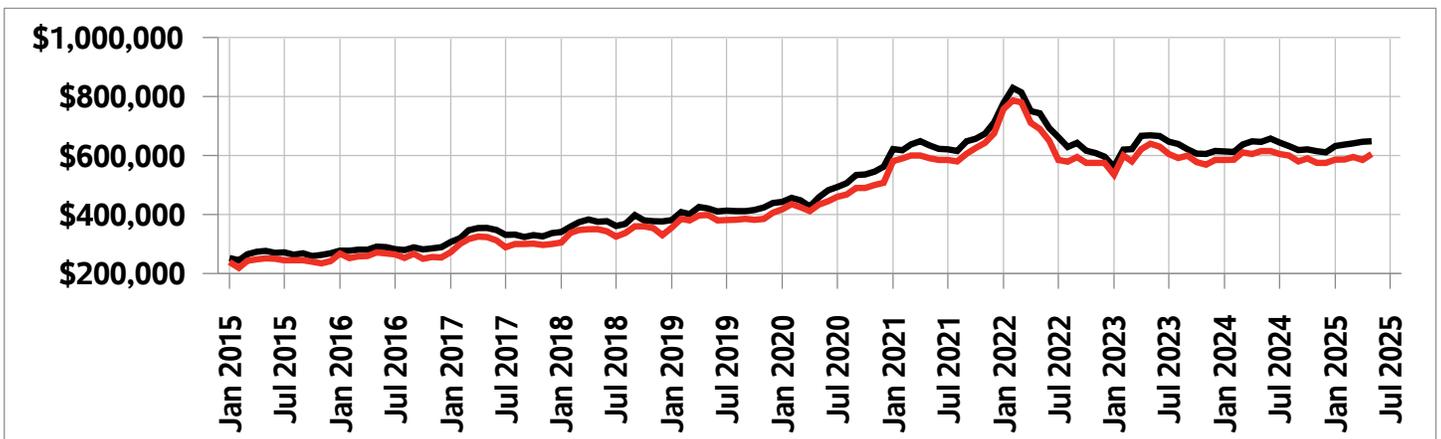
**Active Listings (May only)**



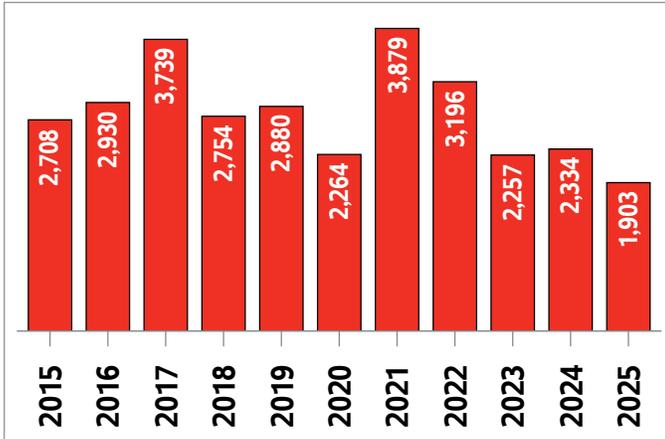
**Months of Inventory (May only)**



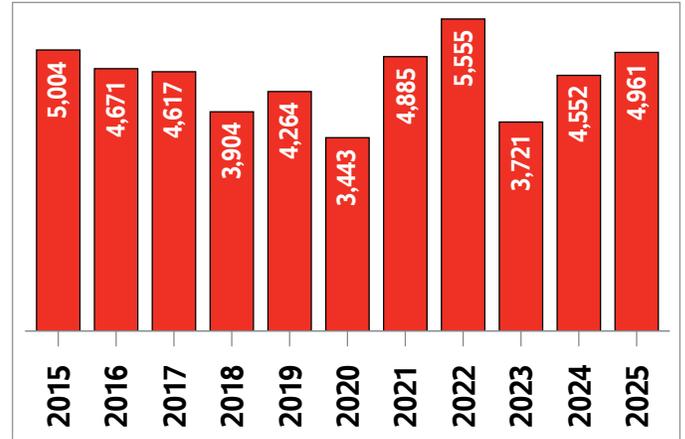
**Average Price and Median Price**



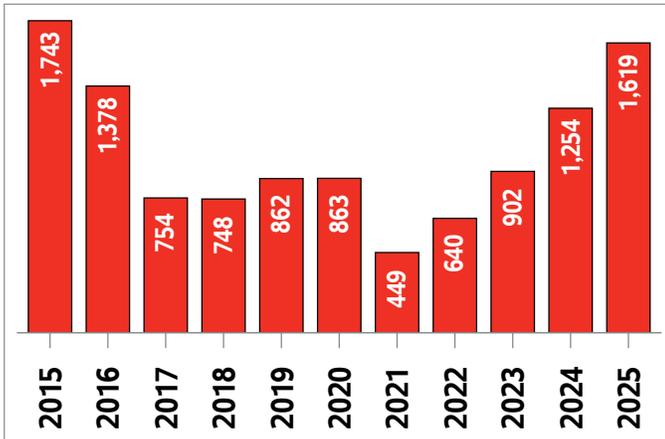
**Sales Activity**  
(May Year-to-Date)



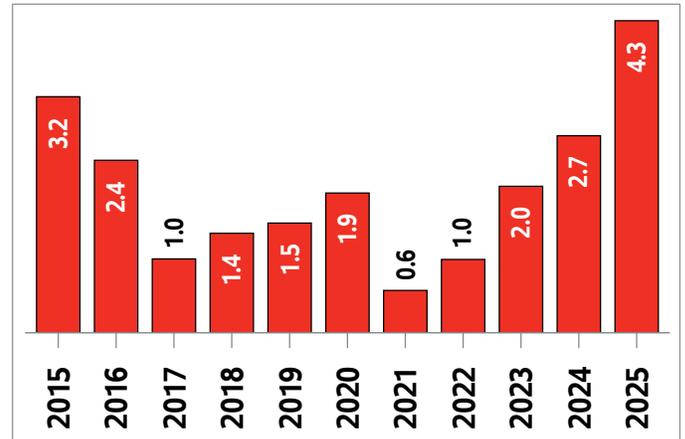
**New Listings**  
(May Year-to-Date)



**Active Listings <sup>1</sup>**  
(May Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(May Year-to-Date)



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

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

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	3	—	—	200.0%	50.0%	0.0%	50.0%
Dollar Volume	\$3,359,000	—	—	179.9%	303.0%	92.8%	509.1%
New Listings	2	100.0%	—	-50.0%	—	-33.3%	-33.3%
Active Listings	4	0.0%	—	33.3%	—	-42.9%	-50.0%
Sales to New Listings Ratio <sup>1</sup>	150.0	—	—	25.0	—	100.0	66.7
Months of Inventory <sup>2</sup>	1.3	—	—	3.0	0.0	2.3	4.0
Average Price	\$1,119,667	—	—	-6.7%	168.7%	92.8%	306.0%
Median Price	\$1,110,000	—	—	-7.5%	166.3%	111.4%	302.5%
Sale to List Price Ratio <sup>3</sup>	94.9	—	—	100.0	95.4	99.0	93.3
Median Days on Market	43.0	—	—	26.0	59.0	8.0	21.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	7	600.0%	250.0%	16.7%	16.7%	-36.4%	16.7%
Dollar Volume	\$6,579,000	1,129.7%	466.2%	4.8%	100.0%	-3.3%	421.5%
New Listings	11	266.7%	450.0%	37.5%	175.0%	-8.3%	-8.3%
Active Listings <sup>4</sup>	4	61.5%	600.0%	600.0%	75.0%	-43.2%	-44.7%
Sales to New Listings Ratio <sup>5</sup>	63.6	33.3	100.0	75.0	150.0	91.7	50.0
Months of Inventory <sup>6</sup>	3.0	13.0	1.5	0.5	2.0	3.4	6.3
Average Price	\$939,857	75.7%	61.8%	-10.2%	71.4%	51.9%	347.0%
Median Price	\$1,050,000	96.3%	80.7%	14.3%	121.9%	62.8%	429.0%
Sale to List Price Ratio <sup>7</sup>	99.4	97.3	95.4	108.6	94.4	98.1	90.1
Median Days on Market	20.0	131.0	102.5	17.5	46.0	11.0	41.0

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

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

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

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

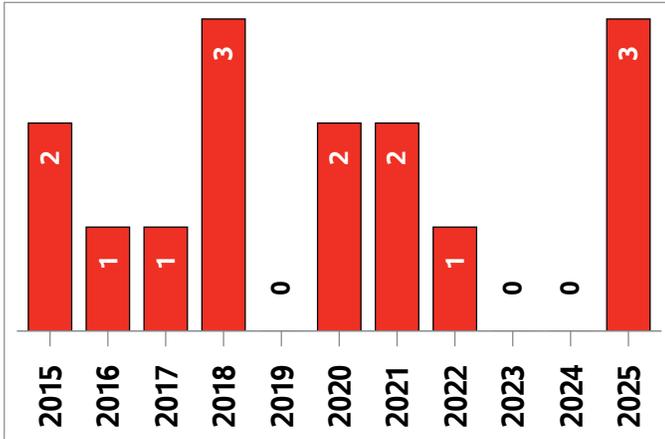
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

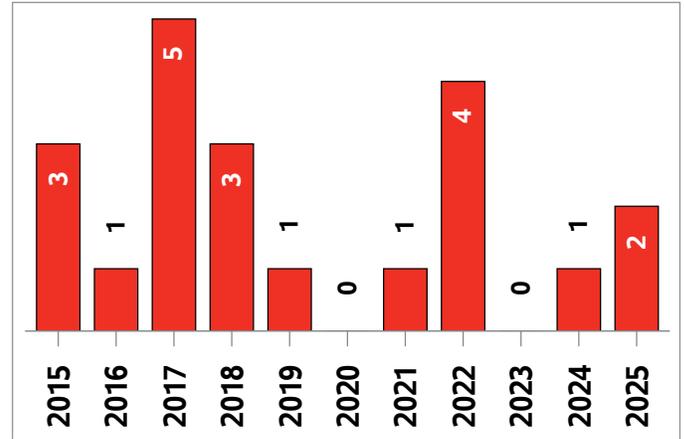
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

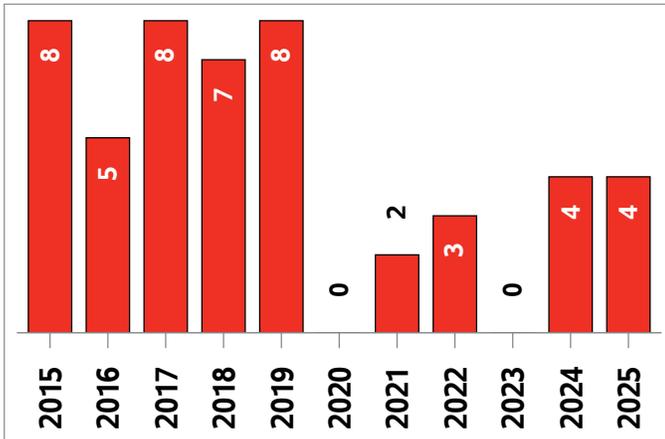
**Sales Activity (May only)**



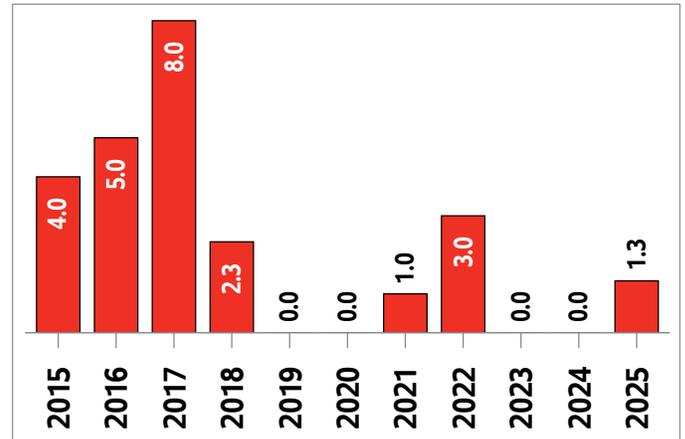
**New Listings (May only)**



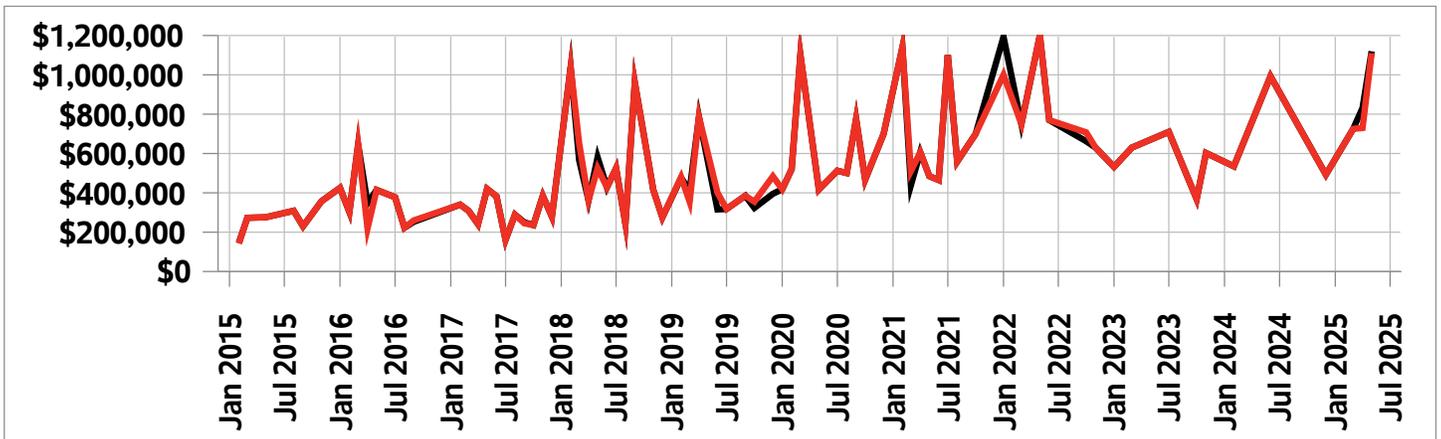
**Active Listings (May only)**



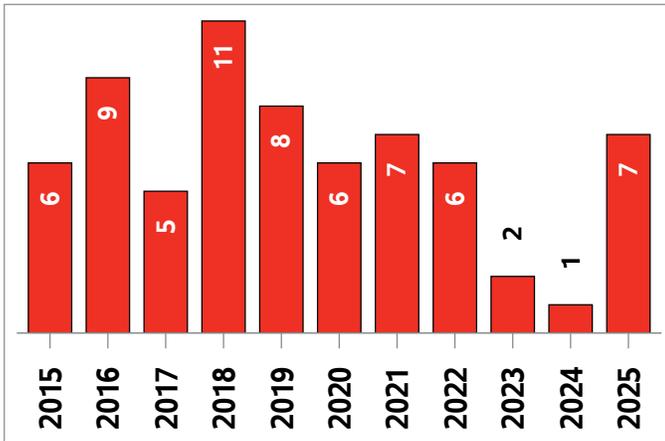
**Months of Inventory (May only)**



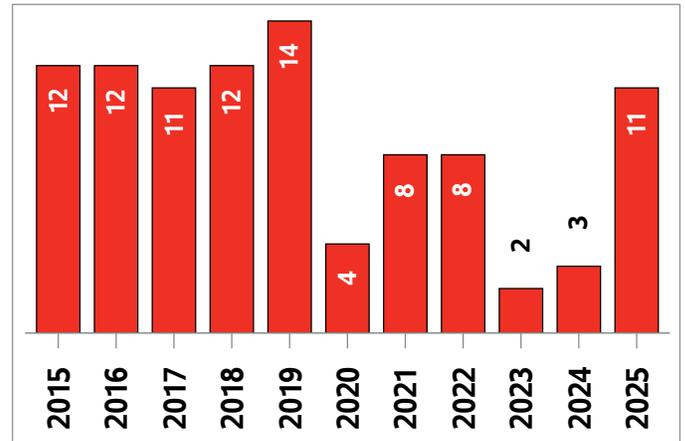
**Average Price and Median Price**



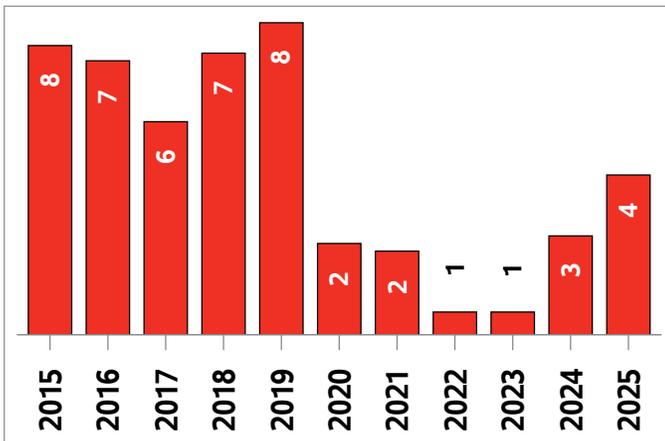
**Sales Activity**  
(May Year-to-Date)



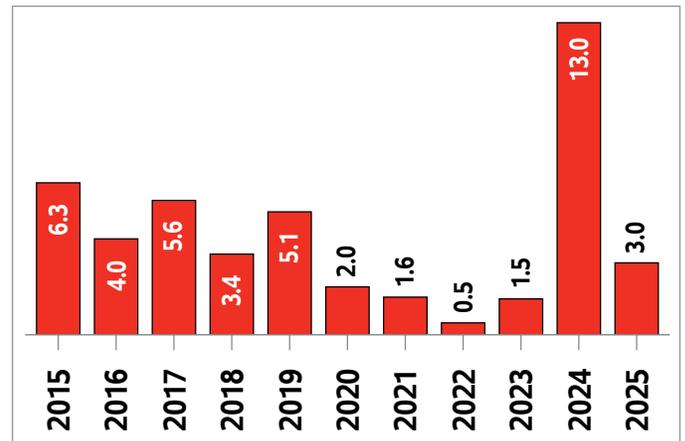
**New Listings**  
(May Year-to-Date)



**Active Listings <sup>1</sup>**  
(May Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(May Year-to-Date)



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

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

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	26	-40.9%	-29.7%	8.3%	8.3%	-25.7%	-40.9%
Dollar Volume	\$16,993,011	-45.1%	-36.7%	3.9%	82.2%	22.6%	48.7%
New Listings	72	1.4%	-10.0%	16.1%	89.5%	22.0%	12.5%
Active Listings	134	1.5%	21.8%	94.2%	47.3%	59.5%	-32.3%
Sales to New Listings Ratio <sup>1</sup>	36.1	62.0	46.3	38.7	63.2	59.3	68.8
Months of Inventory <sup>2</sup>	5.2	3.0	3.0	2.9	3.8	2.4	4.5
Average Price	\$653,577	-7.2%	-10.0%	-4.1%	68.1%	65.1%	151.6%
Median Price	\$641,000	-6.4%	-14.5%	-4.0%	68.2%	68.7%	186.2%
Sale to List Price Ratio <sup>3</sup>	97.3	98.3	97.8	104.6	99.9	97.7	96.7
Median Days on Market	32.5	20.5	23.0	12.0	16.0	16.0	50.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	94	-34.3%	-28.2%	-36.9%	-12.1%	-21.7%	-27.7%
Dollar Volume	\$60,693,339	-35.5%	-31.6%	-49.6%	33.8%	33.1%	87.8%
New Listings	275	-5.5%	6.6%	17.0%	46.3%	54.5%	2.2%
Active Listings <sup>4</sup>	112	-0.5%	8.8%	198.9%	40.1%	57.5%	-35.3%
Sales to New Listings Ratio <sup>5</sup>	34.2	49.1	50.8	63.4	56.9	67.4	48.3
Months of Inventory <sup>6</sup>	5.9	3.9	3.9	1.3	3.7	3.0	6.6
Average Price	\$645,674	-1.9%	-4.6%	-20.1%	52.3%	69.9%	159.7%
Median Price	\$640,000	-0.2%	-4.5%	-14.7%	58.0%	72.0%	172.5%
Sale to List Price Ratio <sup>7</sup>	98.1	98.3	97.2	110.4	99.9	98.8	96.5
Median Days on Market	36.0	29.0	35.0	8.0	19.0	19.0	57.0

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

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

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

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

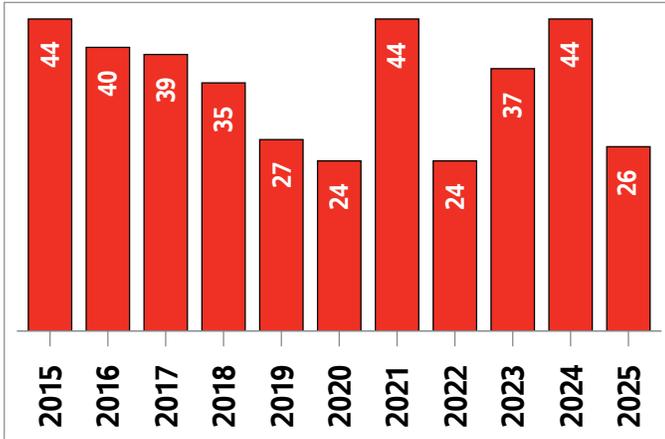
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

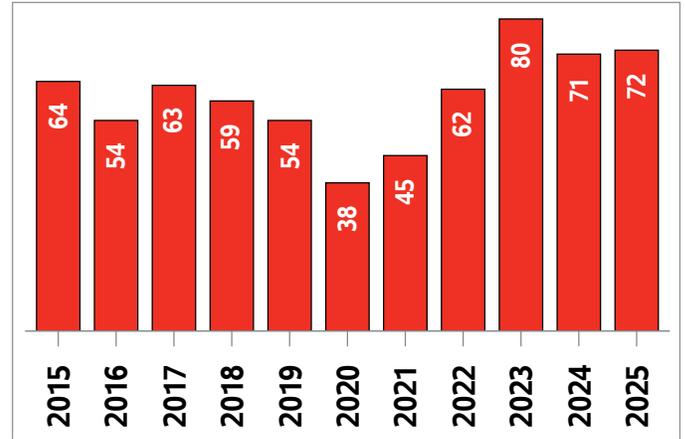
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

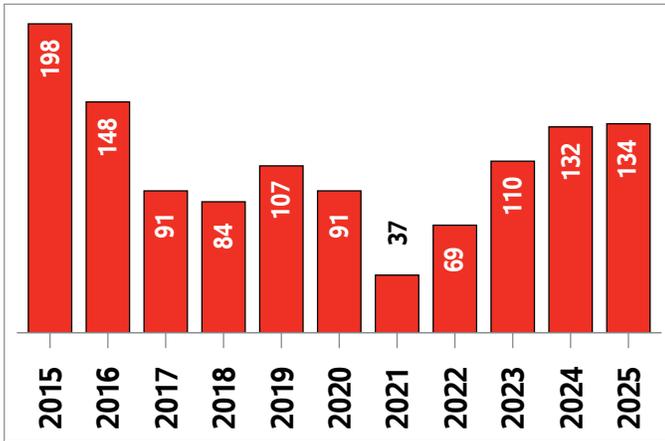
**Sales Activity (May only)**



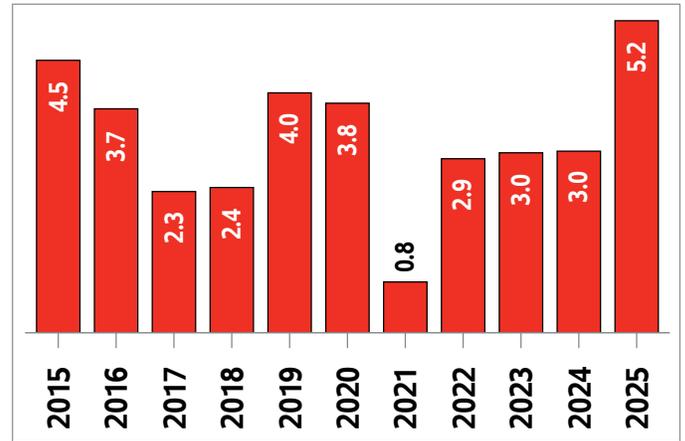
**New Listings (May only)**



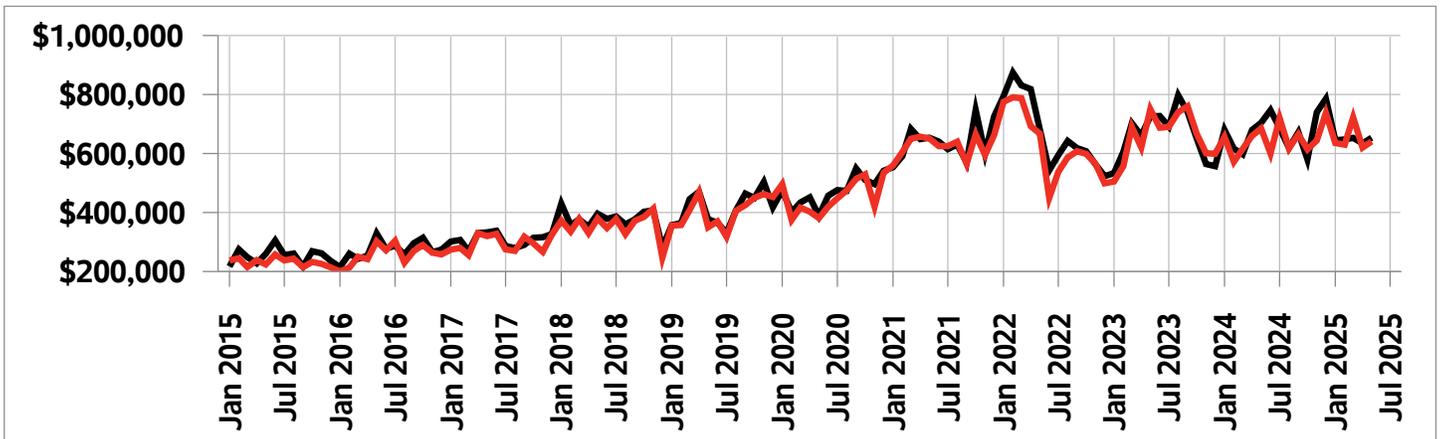
**Active Listings (May only)**



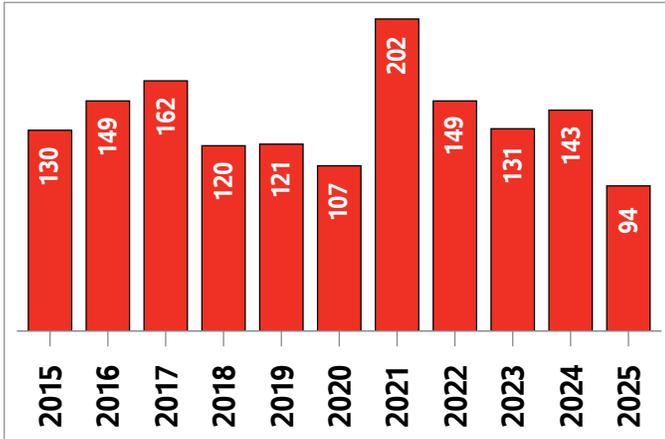
**Months of Inventory (May only)**



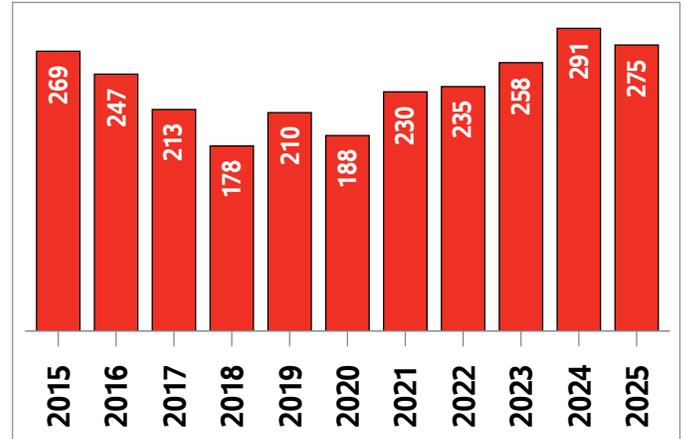
**Average Price and Median Price**



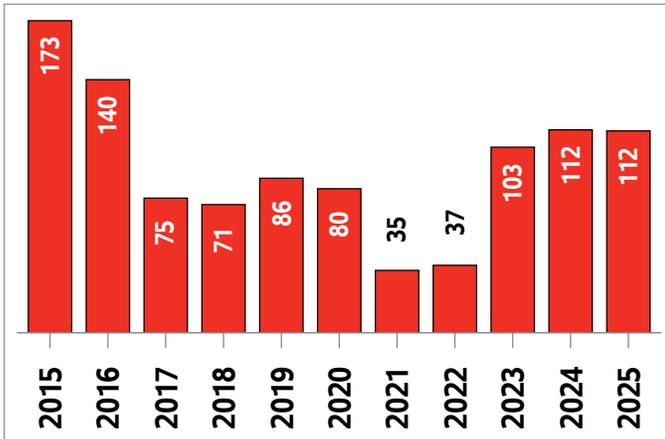
**Sales Activity**  
(May Year-to-Date)



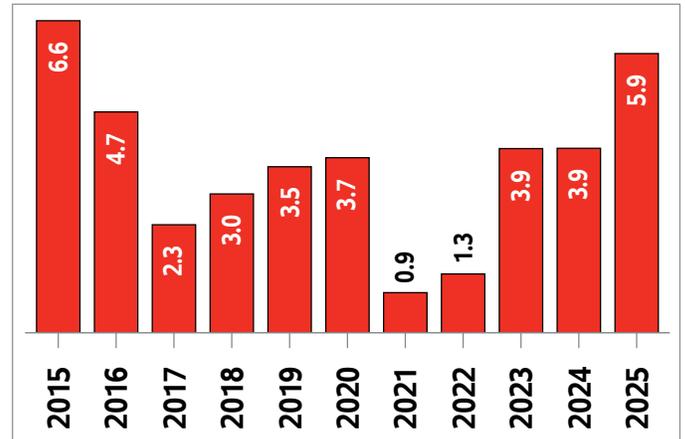
**New Listings**  
(May Year-to-Date)



**Active Listings <sup>1</sup>**  
(May Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(May Year-to-Date)



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

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

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	48	0.0%	-4.0%	6.7%	60.0%	26.3%	-12.7%
Dollar Volume	\$41,685,050	19.6%	-2.3%	-12.0%	179.3%	150.3%	111.9%
New Listings	120	17.6%	50.0%	16.5%	166.7%	81.8%	11.1%
Active Listings	253	12.9%	100.8%	197.6%	145.6%	155.6%	5.0%
Sales to New Listings Ratio <sup>1</sup>	40.0	47.1	62.5	43.7	66.7	57.6	50.9
Months of Inventory <sup>2</sup>	5.3	4.7	2.5	1.9	3.4	2.6	4.4
Average Price	\$868,439	19.6%	1.8%	-17.5%	74.6%	98.2%	142.8%
Median Price	\$748,450	15.1%	-13.2%	-21.2%	50.5%	107.0%	116.9%
Sale to List Price Ratio <sup>3</sup>	97.4	97.8	99.3	107.8	100.1	100.7	98.5
Median Days on Market	33.0	23.0	14.5	7.0	17.5	16.0	24.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	171	-6.0%	3.6%	-20.1%	47.4%	12.5%	11.8%
Dollar Volume	\$140,928,276	3.2%	3.8%	-35.1%	143.4%	101.9%	175.2%
New Listings	462	0.2%	40.0%	35.5%	113.9%	91.7%	14.6%
Active Listings <sup>4</sup>	229	18.8%	93.7%	424.3%	125.4%	165.8%	16.2%
Sales to New Listings Ratio <sup>5</sup>	37.0	39.5	50.0	62.8	53.7	63.1	38.0
Months of Inventory <sup>6</sup>	6.7	5.3	3.6	1.0	4.4	2.8	6.4
Average Price	\$824,142	9.8%	0.2%	-18.8%	65.1%	79.5%	146.2%
Median Price	\$760,000	6.6%	-0.7%	-18.6%	60.0%	62.8%	137.5%
Sale to List Price Ratio <sup>7</sup>	98.1	97.9	97.7	111.9	100.4	100.9	97.4
Median Days on Market	33.0	19.0	23.0	7.0	15.0	16.0	38.0

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

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

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

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

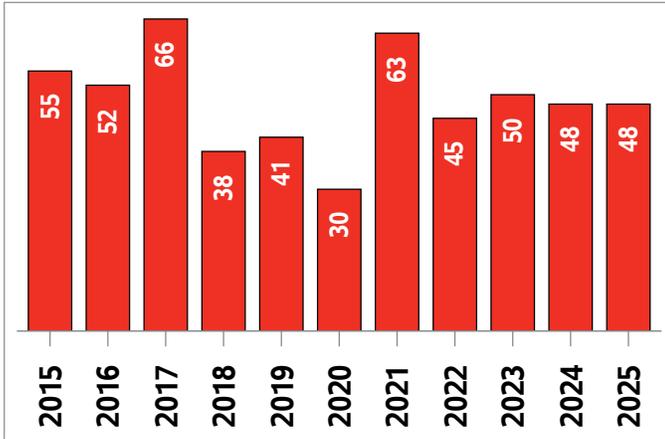
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

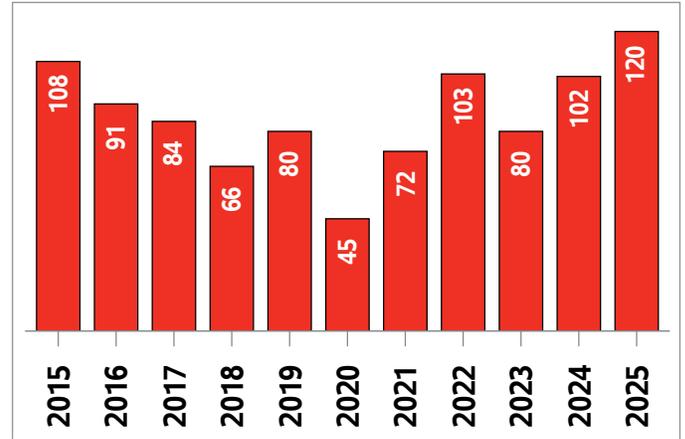
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

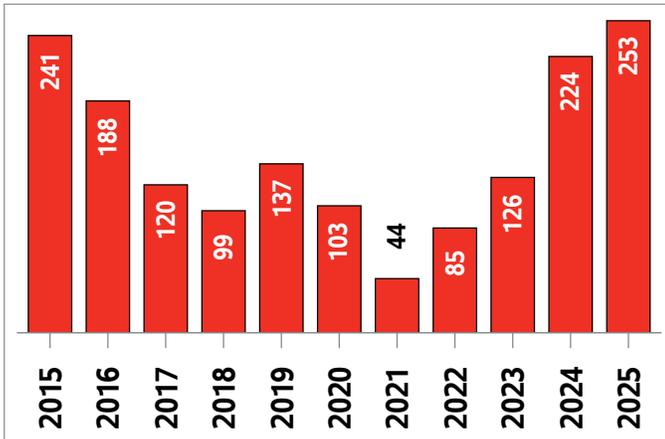
**Sales Activity (May only)**



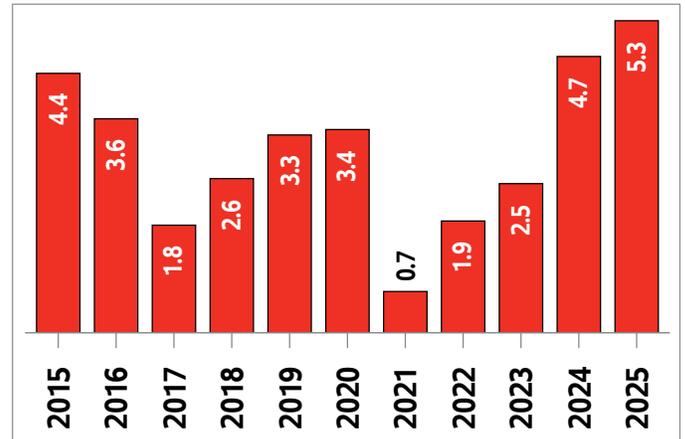
**New Listings (May only)**



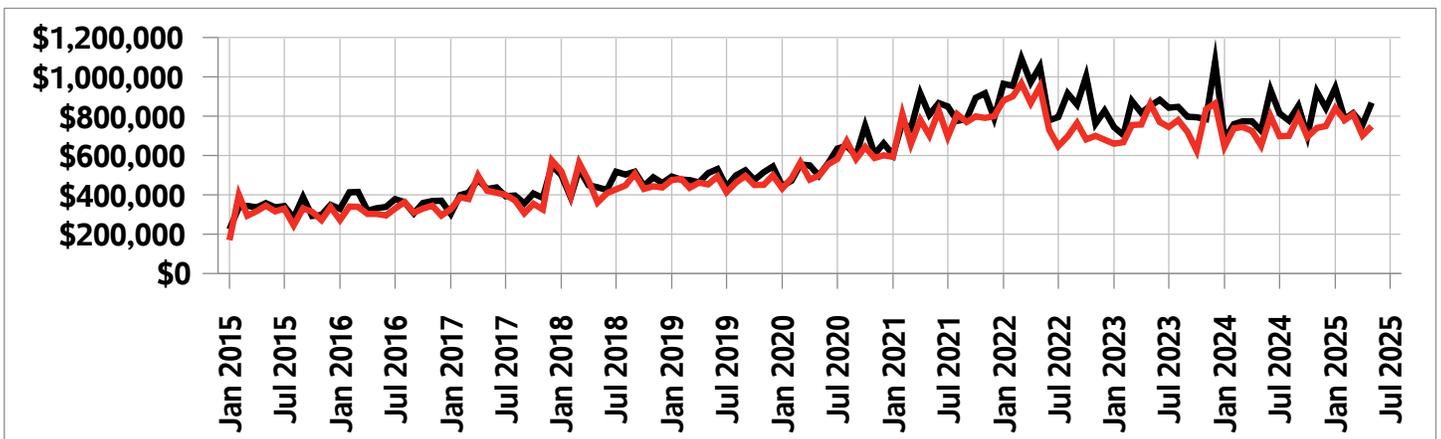
**Active Listings (May only)**



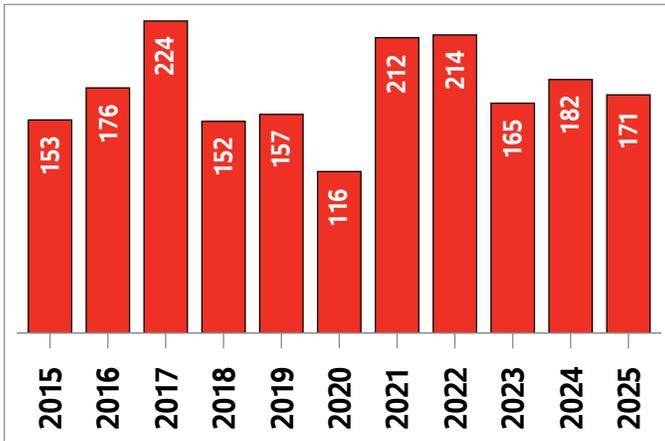
**Months of Inventory (May only)**



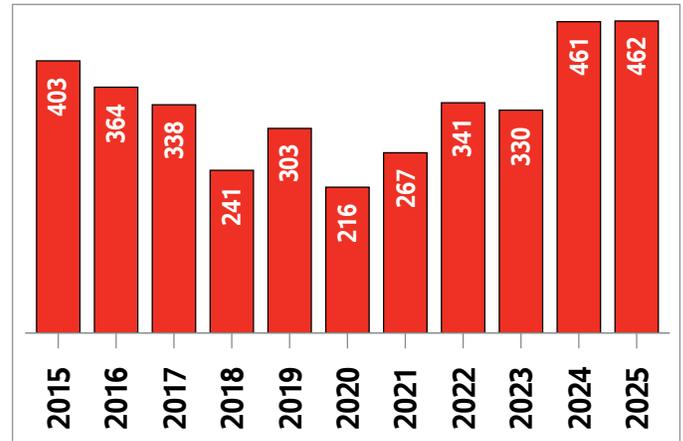
**Average Price and Median Price**



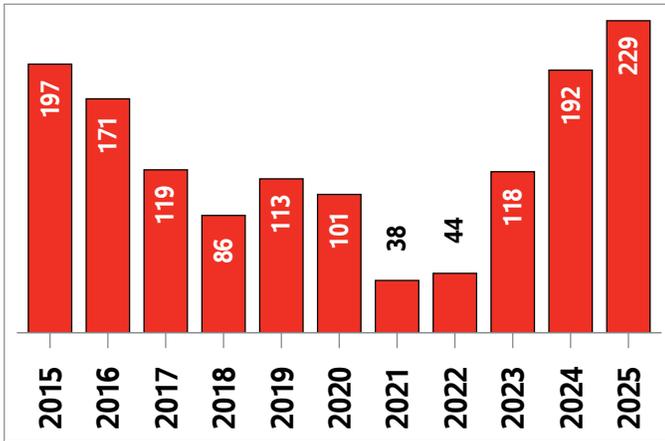
**Sales Activity**  
(May Year-to-Date)



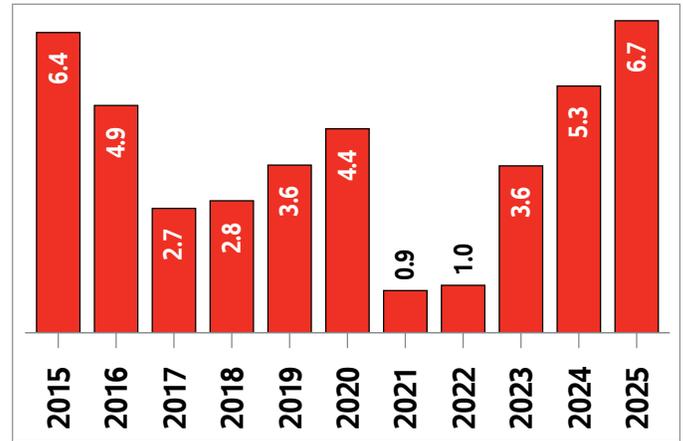
**New Listings**  
(May Year-to-Date)



**Active Listings <sup>1</sup>**  
(May Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(May Year-to-Date)



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

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

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	40	-14.9%	42.9%	8.1%	-7.0%	-4.8%	0.0%
Dollar Volume	\$27,178,118	-10.9%	39.0%	-5.2%	41.2%	74.2%	124.8%
New Listings	91	35.8%	16.7%	16.7%	145.9%	65.5%	42.2%
Active Listings	154	43.9%	55.6%	65.6%	55.6%	81.2%	-5.5%
Sales to New Listings Ratio <sup>1</sup>	44.0	70.1	35.9	47.4	116.2	76.4	62.5
Months of Inventory <sup>2</sup>	3.9	2.3	3.5	2.5	2.3	2.0	4.1
Average Price	\$679,453	4.7%	-2.7%	-12.3%	51.8%	83.0%	124.8%
Median Price	\$632,500	2.8%	-9.7%	-15.7%	47.4%	87.4%	144.9%
Sale to List Price Ratio <sup>3</sup>	97.9	97.8	100.4	106.9	99.5	101.2	97.9
Median Days on Market	25.0	25.0	11.0	8.0	30.0	12.0	30.5

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	151	-27.8%	2.7%	-21.4%	2.7%	-0.7%	1.3%
Dollar Volume	\$101,765,793	-25.5%	3.6%	-34.6%	52.6%	95.5%	162.4%
New Listings	375	6.5%	31.1%	17.9%	57.6%	75.2%	30.7%
Active Listings <sup>4</sup>	137	15.1%	57.3%	118.5%	34.0%	93.8%	1.9%
Sales to New Listings Ratio <sup>5</sup>	40.3	59.4	51.4	60.4	61.8	71.0	51.9
Months of Inventory <sup>6</sup>	4.5	2.9	3.0	1.6	3.5	2.3	4.5
Average Price	\$673,946	3.1%	0.8%	-16.9%	48.6%	96.8%	158.9%
Median Price	\$640,000	3.9%	0.3%	-16.0%	48.8%	96.3%	170.0%
Sale to List Price Ratio <sup>7</sup>	97.5	98.4	97.7	114.4	100.2	100.0	97.8
Median Days on Market	28.0	22.0	20.0	7.0	17.0	16.0	32.0

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

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

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

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

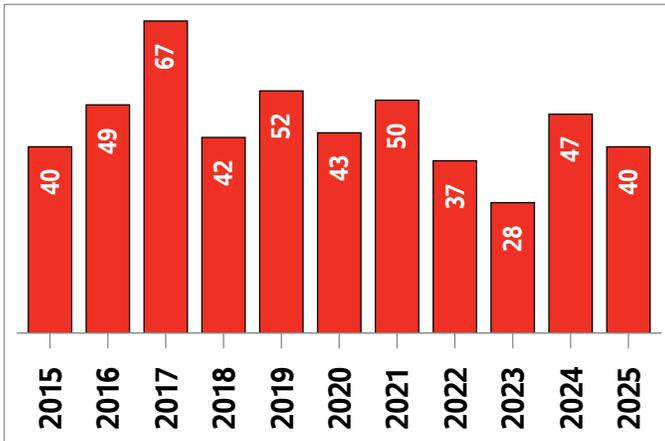
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

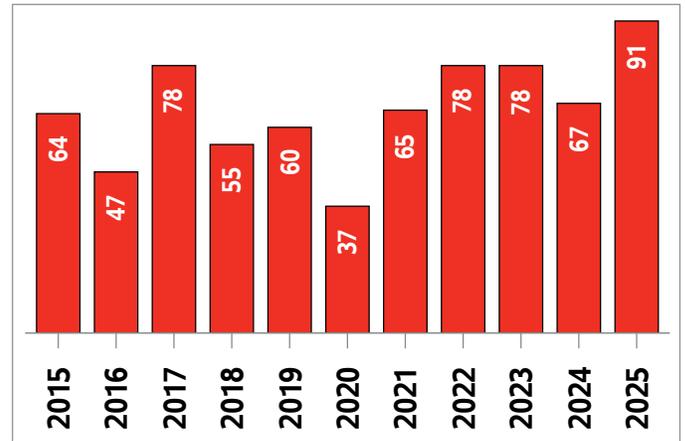
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

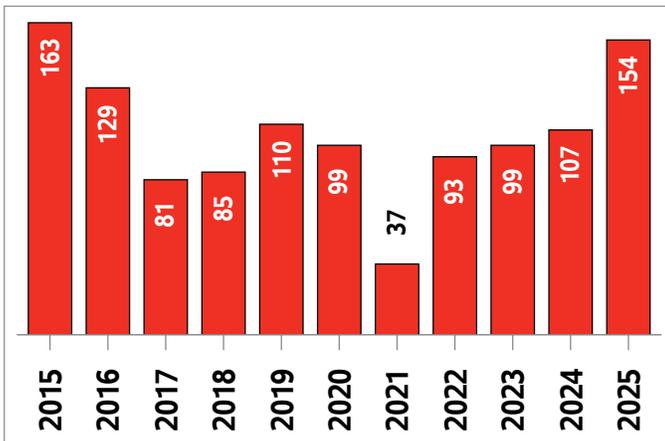
**Sales Activity (May only)**



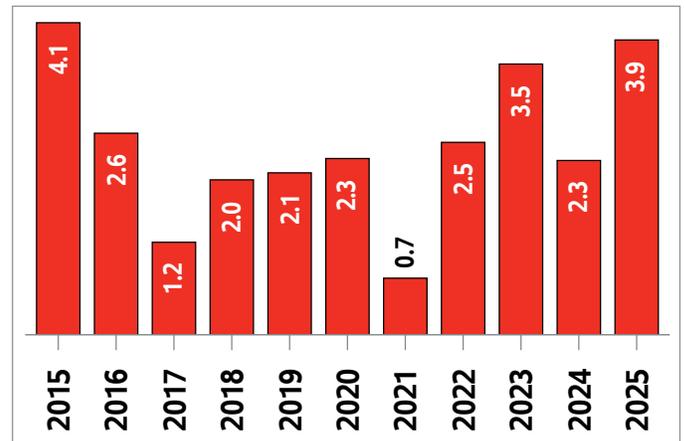
**New Listings (May only)**



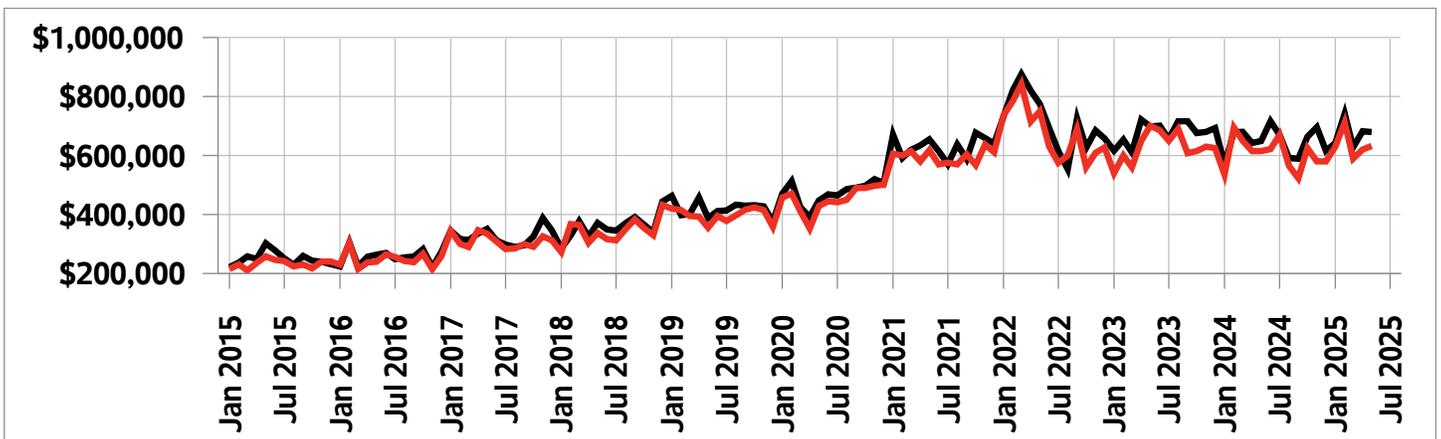
**Active Listings (May only)**



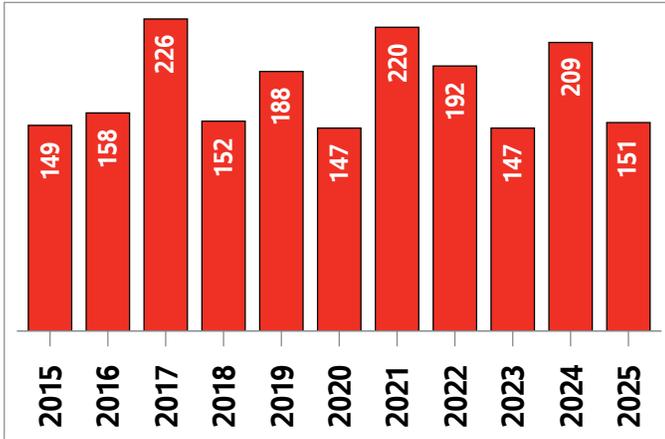
**Months of Inventory (May only)**



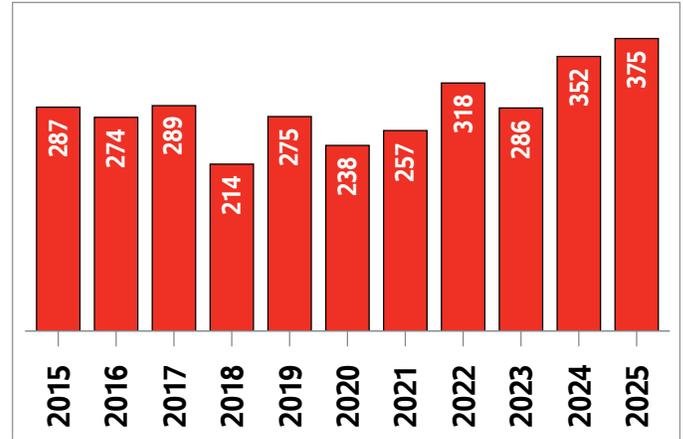
**Average Price and Median Price**



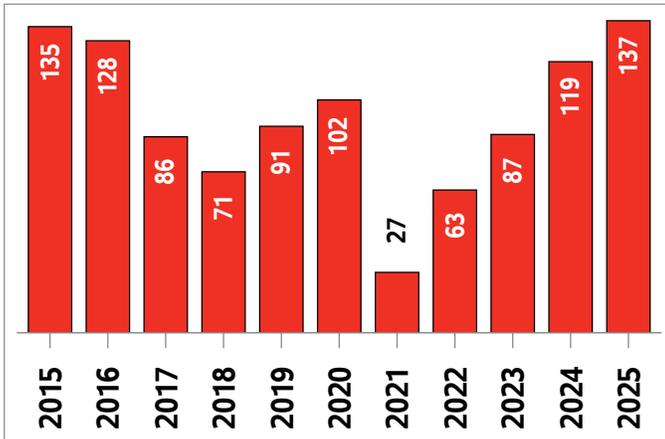
**Sales Activity**  
(May Year-to-Date)



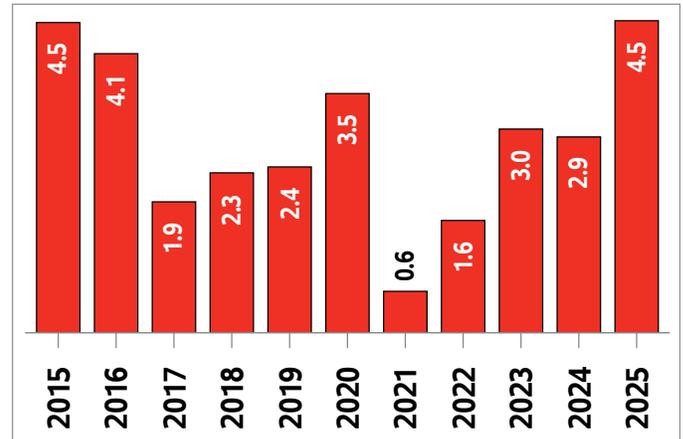
**New Listings**  
(May Year-to-Date)



**Active Listings <sup>1</sup>**  
(May Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(May Year-to-Date)



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

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

Actual	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	59	-29.8%	-21.3%	-13.2%	13.5%	-35.2%	-25.3%
Dollar Volume	\$33,319,475	-28.3%	-24.4%	-22.7%	74.1%	33.9%	95.4%
New Listings	127	2.4%	44.3%	5.8%	92.4%	6.7%	6.7%
Active Listings	218	42.5%	169.1%	113.7%	251.6%	186.8%	-4.0%
Sales to New Listings Ratio <sup>1</sup>	46.5	67.7	85.2	56.7	78.8	76.5	66.4
Months of Inventory <sup>2</sup>	3.7	1.8	1.1	1.5	1.2	0.8	2.9
Average Price	\$564,737	2.0%	-4.0%	-10.9%	53.4%	106.5%	161.7%
Median Price	\$553,000	1.3%	-3.8%	-7.8%	58.4%	106.3%	173.8%
Sale to List Price Ratio <sup>3</sup>	99.1	98.7	100.3	105.3	101.4	103.5	97.8
Median Days on Market	18.0	12.0	13.0	12.0	10.0	10.0	31.0

Year-to-Date	May 2025	Compared to <sup>8</sup>					
		May 2024	May 2023	May 2022	May 2020	May 2018	May 2015
Sales Activity	281	-4.7%	-5.1%	-25.9%	13.8%	-5.1%	-2.1%
Dollar Volume	\$157,994,084	-5.7%	-6.9%	-40.2%	71.6%	92.1%	167.2%
New Listings	527	3.5%	36.9%	-0.4%	60.7%	46.0%	13.8%
Active Listings <sup>4</sup>	168	27.7%	75.9%	215.4%	200.7%	202.9%	-16.5%
Sales to New Listings Ratio <sup>5</sup>	53.3	58.0	76.9	71.6	75.3	82.0	62.0
Months of Inventory <sup>6</sup>	3.0	2.2	1.6	0.7	1.1	0.9	3.5
Average Price	\$562,257	-1.0%	-1.9%	-19.3%	50.8%	102.3%	172.9%
Median Price	\$553,000	-2.1%	-1.7%	-17.5%	58.2%	105.6%	177.9%
Sale to List Price Ratio <sup>7</sup>	98.3	98.2	99.3	115.5	101.2	101.9	97.5
Median Days on Market	25.0	17.0	18.0	6.0	10.0	10.0	32.0

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

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

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

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

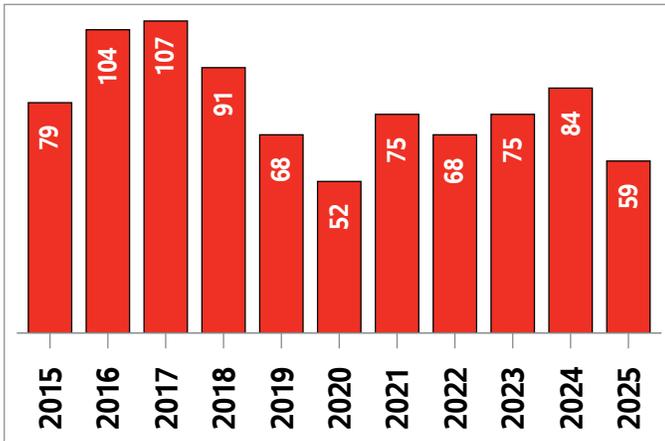
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

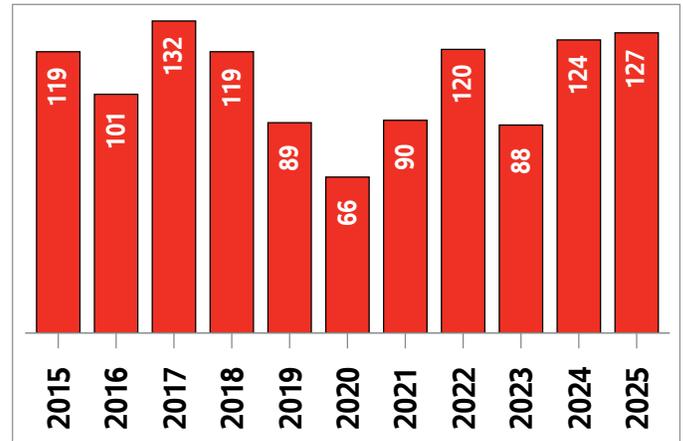
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

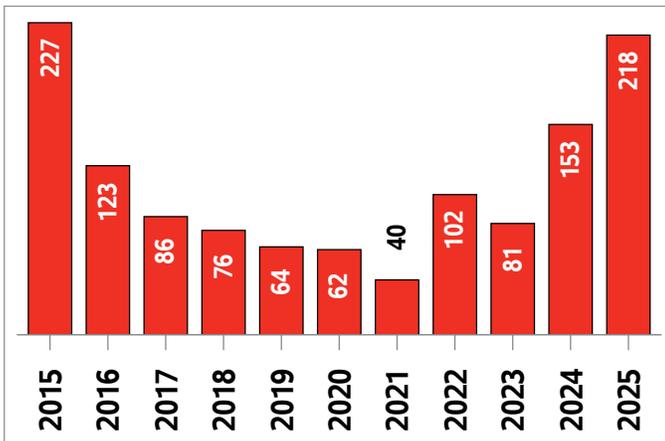
**Sales Activity (May only)**



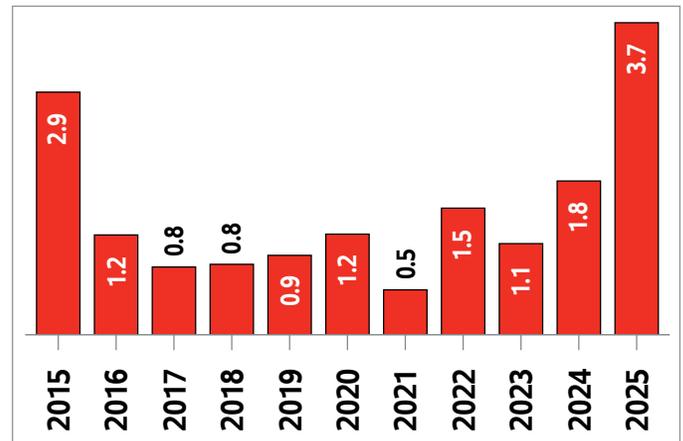
**New Listings (May only)**



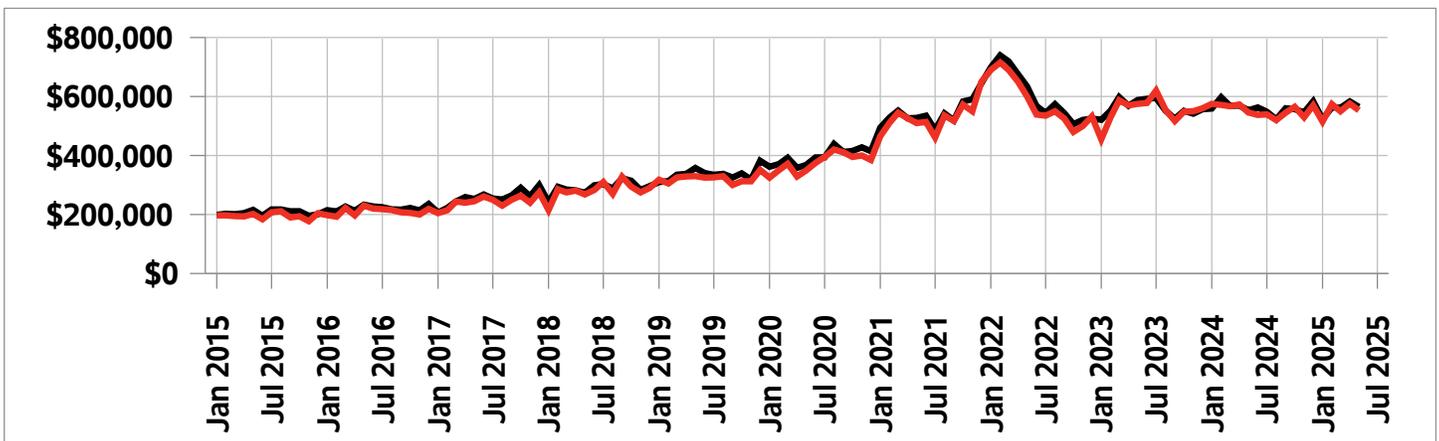
**Active Listings (May only)**



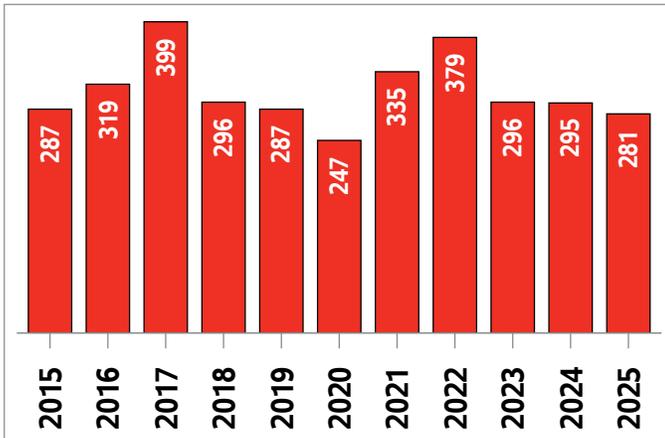
**Months of Inventory (May only)**



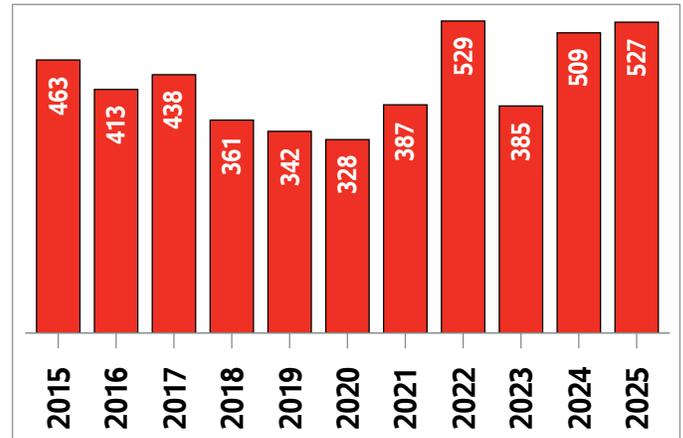
**Average Price and Median Price**



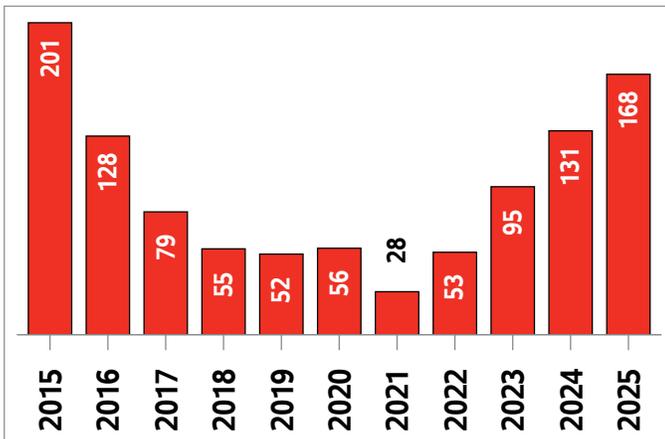
**Sales Activity**  
(May Year-to-Date)



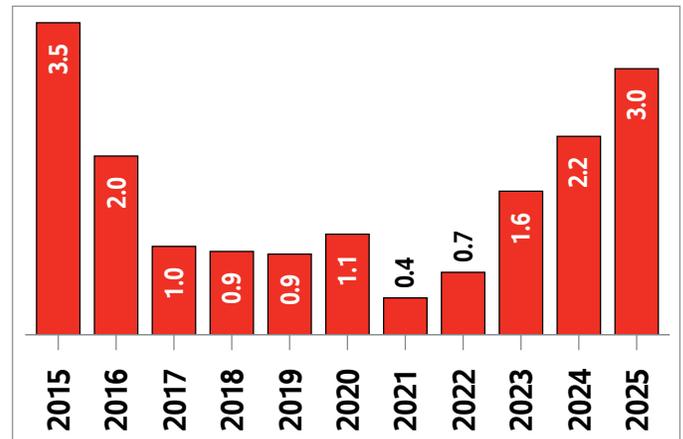
**New Listings**  
(May Year-to-Date)



**Active Listings <sup>1</sup>**  
(May Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(May Year-to-Date)



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

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