



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





		Compared to ⁸					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	745	0.3%	-2.7%	8.4%	-31.0%	-28.5%	-28.5%
Dollar Volume	\$484,623,419	-3.9%	-6.7%	3.0%	-5.8%	25.4%	72.7%
New Listings	1,814	10.5%	15.2%	-6.2%	28.2%	27.3%	11.9%
Active Listings	3,294	21.0%	66.3%	51.4%	133.1%	106.0%	2.7%
Sales to New Listings Ratio ¹	41.1	45.2	48.6	35.5	76.3	73.1	64.3
Months of Inventory ²	4.4	3.7	2.6	3.2	1.3	1.5	3.1
Average Price	\$650,501	-4.2%	-4.1%	-5.0%	36.6%	75.4%	141.5%
Median Price	\$595,000	-3.4%	-6.4%	-8.5%	34.8%	77.1%	142.9%
Sale to List Price Ratio ³	97.9	98.8	100.5	100.9	101.7	102.4	97.8
Median Days on Market	23.0	17.0	11.0	12.0	10.0	11.0	25.0

		Compared to ^a					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	3,597	-14.6%	-10.4%	-30.3%	-14.7%	-25.2%	-24.4%
Dollar Volume	\$2,331,588,764	-14.5%	-11.5%	-42.3%	21.9%	32.6%	85.1%
New Listings	9,088	6.9%	28.1%	-3.9%	46.4%	34.8%	5.3%
Active Listings ⁴	2,696	22.7%	67.5%	137.2%	98.7%	113.5%	-7.2%
Sales to New Listings Ratio ⁵	39.6	49.5	56.5	54.6	67.9	71.3	55.1
Months of Inventory ⁶	4.5	3.1	2.4	1.3	1.9	1.6	3.7
Average Price	\$648,204	0.1%	-1.3%	-17.2%	42.9%	77.3%	144.9%
Median Price	\$597,000	-2.1%	-3.4%	-18.2%	40.4%	77.9%	148.8%
Sale to List Price Ratio ⁷	98.0	98.8	99.2	114.3	102.1	102.9	97.7
Median Days on Market	23.0	17.0	15.0	7.0	10.0	10.0	26.0

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

² Active listings a 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.



London and St. Thomas MLS[®] Residential Market Activity



Sales Activity (June only)



Active Listings (June only)





New Listings

Months of Inventory (June only)



MLS® HPI Composite Benchmark Price and Average Price





London and St. Thomas MLS[®] Residential Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)



9.452 9.088 8.634 8.499 8,117 7,986 6 7.287 7,097 cri 6.741 6,206 2017 2015 2016 2018 2019 2020 2023 2024 2022 2025 2021

New Listings

(June Year-to-Date)

Months of Inventory ² (June 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.





		Compared to ⁸					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	581	2.7%	1.8%	12.6%	-31.8%	-31.2%	-30.8%
Dollar Volume	\$404,421,963	-3.0%	-3.5%	7.1%	-7.7%	19.3%	66.7%
New Listings	1,377	12.7%	15.5%	-6.1%	22.7%	16.7%	5.1%
Active Listings	2,382	19.1%	58.7%	46.6%	100.5%	71.2%	-4.9%
Sales to New Listings Ratio ¹	42.2	46.3	47.9	35.2	75.9	71.5	64.1
Months of Inventory ²	4.1	3.5	2.6	3.1	1.4	1.6	3.0
Average Price	\$696,079	-5.5%	-5.1%	-4.9%	35.3%	73.3%	141.0%
Median Price	\$637,500	-4.6%	-6.1%	-6.8%	35.1%	75.5%	145.2%
Sale to List Price Ratio ³	98.0	98.8	100.6	100.8	102.0	102.2	97.9
Median Days on Market	21.0	15.0	11.0	11.0	10.0	10.0	22.0

		Compared to ^a					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	2,708	-14.3%	-9.2%	-29.6%	-15.4%	-28.7%	-29.7%
Dollar Volume	\$1,899,743,043	-14.4%	-10.6%	-41.9%	21.1%	25.2%	72.9%
New Listings	6,735	6.3%	26.0%	-4.6%	38.0%	23.0%	-2.7%
Active Listings ⁴	1,927	19.0%	57.8%	127.7%	65.4%	74.8%	-15.1%
Sales to New Listings Ratio ⁵	40.2	49.9	55.8	54.5	65.6	69.4	55.6
Months of Inventory ⁶	4.3	3.1	2.5	1.3	2.2	1.7	3.5
Average Price	\$701,530	-0.1%	-1.6%	-17.5%	43.1%	75.7%	145.9%
Median Price	\$643,250	-1.3%	-2.1%	-18.1%	41.2%	76.2%	152.3%
Sale to List Price Ratio ⁷	98.1	99.0	99.3	114.0	102.0	102.4	97.8
Median Days on Market	21.0	16.0	14.0	7.0	10.0	10.0	24.0

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.



London and St. Thomas MLS[®] Single Family Market Activity



Sales Activity (June only)



Active Listings (June only)





New Listings

Months of Inventory (June only)



MLS® HPI Single Family Benchmark Price and Average Price





London and St. Thomas MLS[®] Single Family Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)





New Listings

Months of Inventory ² (June 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.





		Compared to ^a					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	102	-2.9%	-27.7%	-1.0%	-17.1%	-4.7%	-15.7%
Dollar Volume	\$51,813,306	-8.3%	-33.1%	-15.8%	18.2%	87.7%	117.6%
New Listings	239	6.2%	-5.2%	-26.5%	59.3%	92.7%	27.8%
Active Listings	452	24.9%	42.6%	23.8%	261.6%	431.8%	15.6%
Sales to New Listings Ratio ¹	42.7	46.7	56.0	31.7	82.0	86.3	64.7
Months of Inventory ²	4.4	3.4	2.2	3.5	1.0	0.8	3.2
Average Price	\$507,974	-5.6%	-7.5%	-15.0%	42.5%	96.9%	158.1%
Median Price	\$526,700	-5.7%	-0.6%	-8.6%	50.5%	122.2%	177.2%
Sale to List Price Ratio ³	98.3	99.4	100.8	102.2	100.9	105.2	97.8
Median Days on Market	29.0	18.0	13.0	13.0	10.0	11.0	37.0

		Compared to ^a					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	528	-20.5%	-22.2%	-35.1%	-0.9%	-1.3%	-7.7%
Dollar Volume	\$272,037,336	-22.1%	-25.4%	-49.1%	42.6%	99.3%	146.0%
New Listings	1,241	-2.8%	5.6%	-21.0%	76.8%	95.4%	18.3%
Active Listings ⁴	380	18.5%	44.9%	107.6%	273.6%	509.4%	11.6%
Sales to New Listings Ratio ⁵	42.5	52.0	57.8	51.8	75.9	84.3	54.5
Months of Inventory ⁶	4.3	2.9	2.3	1.4	1.1	0.7	3.6
Average Price	\$515,222	-2.0%	-4.1%	-21.6%	44.0%	101.9%	166.5%
Median Price	\$528,700	-1.2%	-0.1%	-18.7%	54.5%	124.7%	185.9%
Sale to List Price Ratio ⁷	98.4	98.9	99.5	117.1	103.2	106.6	97.8
Median Days on Market	28.0	20.0	14.0	7.0	9.0	8.0	33.0

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

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

³ Sale price / list price * 100; average for all homes sold in the current month.
⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

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

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



London and St. Thomas MLS[®] Townhouse Market Activity







Active Listings (June only)





Months of Inventory (June only)



MLS® HPI Townhouse Benchmark Price and Average Price





London and St. Thomas MLS[®] Townhouse Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)





Months of Inventory ² (June 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.





		Compared to ^a					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	41	-25.5%	-4.7%	-34.9%	-58.6%	-50.6%	-46.1%
Dollar Volume	\$14,457,150	-32.8%	-19.3%	-50.5%	-53.4%	-20.9%	12.0%
New Listings	130	-0.8%	18.2%	5.7%	-0.8%	15.0%	11.1%
Active Listings	269	22.3%	105.3%	79.3%	216.5%	140.2%	-2.9%
Sales to New Listings Ratio ¹	31.5	42.0	39.1	51.2	75.6	73.5	65.0
Months of Inventory ²	6.6	4.0	3.0	2.4	0.9	1.3	3.6
Average Price	\$352,613	-9.9%	-15.4%	-23.9%	12.5%	60.1%	107.6%
Median Price	\$315,000	-11.6%	-15.3%	-24.3%	16.7%	80.0%	126.6%
Sale to List Price Ratio ³	97.3	97.3	98.9	99.5	100.7	101.6	97.1
Median Days on Market	29.0	28.0	13.0	16.0	11.0	17.0	49.5

		Compared to ^a					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	256	-20.2%	-18.2%	-43.4%	-43.6%	-43.1%	-19.0%
Dollar Volume	\$97,766,028	-22.4%	-23.2%	-53.2%	-32.1%	-2.2%	106.2%
New Listings	717	8.8%	47.2%	-1.0%	22.8%	20.7%	16.2%
Active Listings ⁴	237	33.1%	139.7%	179.8%	205.6%	183.1%	-8.8%
Sales to New Listings Ratio ⁵	35.7	48.7	64.3	62.4	77.7	75.8	51.2
Months of Inventory ⁶	5.6	3.3	1.9	1.1	1.0	1.1	4.9
Average Price	\$381,899	-2.7%	-6.1%	-17.4%	20.4%	71.9%	154.5%
Median Price	\$325,000	-6.9%	-8.5%	-24.4%	16.1%	70.6%	158.9%
Sale to List Price Ratio ⁷	97.1	97.3	97.9	112.6	101.6	102.8	96.9
Median Days on Market	27.5	25.0	19.0	7.0	11.0	13.0	46.0

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

² Active listings a 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.



London and St. Thomas MLS[®] Apartment Market Activity



Sales Activity (June only)



Active Listings (June only)





New Listings

Months of Inventory (June only)



MLS® HPI Apartment Benchmark Price and Average Price





London and St. Thomas MLS[®] Apartment Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)





New Listings

Months of Inventory ² (June 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.





MLS® Home Price Index Benchmark Price									
			percentage change vs.						
Benchmark Type:	June 2025	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$580,700	-2.2	-5.5	-4.8	-6.0	-11.2	38.9		
Single Family	\$634,900	-2.5	-4.7	-3.1	-4.5	-8.7	42.0		
One Storey	\$578,700	-4.0	-5.6	-1.6	-2.9	-8.0	47.6		
Two Storey	\$681,000	-1.5	-4.2	-4.2	-5.0	-8.1	40.3		
Townhouse	\$477,200	-2.3	-2.4	-3.6	-7.7	-17.6	38.4		
Apartment	\$364,100	-1.5	-3.8	-11.4	-6.3	-13.8	32.9		

MLS® HPI Benchmark Price





London and St. Thomas MLS[®] HPI Benchmark Descriptions



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



London and St. Thomas MLS[®] HPI Benchmark Descriptions



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



London and St. Thomas MLS[®] HPI Benchmark Descriptions



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



London MLS® Residential Market Activity



		Compared to ^a					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	491	-7.9%	-10.7%	-4.8%	-35.9%	-35.1%	-36.4%
Dollar Volume	\$314,585,850	-10.2%	-14.1%	-12.0%	-14.9%	10.3%	51.0%
New Listings	1,204	4.2%	9.4%	-13.7%	15.5%	13.6%	4.1%
Active Listings	2,090	20.9%	71.7%	41.5%	116.1%	91.7%	5.9%
Sales to New Listings Ratio ¹	40.8	46.1	50.0	37.0	73.5	71.3	66.7
Months of Inventory ²	4.3	3.2	2.2	2.9	1.3	1.4	2.6
Average Price	\$640,704	-2.5%	-3.8%	-7.5%	32.8%	69.8%	137.4%
Median Price	\$580,000	-5.7%	-7.9%	-10.8%	30.3%	69.1%	132.1%
Sale to List Price Ratio ³	97.9	98.9	101.0	101.4	102.1	103.2	98.0
Median Days on Market	21.0	16.0	11.0	12.0	9.0	10.0	25.0

		Compared to ^a					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	2,387	-16.7%	-15.0%	-35.7%	-21.2%	-32.0%	-31.4%
Dollar Volume	\$1,532,508,817	-16.2%	-15.2%	-46.5%	10.7%	17.2%	64.9%
New Listings	6,161	8.0%	27.8%	-11.4%	37.4%	24.1%	0.0%
Active Listings ⁴	1,696	27.2%	77.7%	117.7%	92.7%	110.8%	-4.8%
Sales to New Listings Ratio ⁵	38.7	50.2	58.2	53.4	67.6	70.7	56.5
Months of Inventory ⁶	4.3	2.8	2.0	1.3	1.7	1.4	3.1
Average Price	\$642,023	0.6%	-0.3%	-16.8%	40.5%	72.3%	140.5%
Median Price	\$590,000	-2.5%	-3.3%	-18.6%	37.2%	72.0%	140.8%
Sale to List Price Ratio ⁷	98.1	99.1	99.6	115.6	102.8	103.8	98.0
Median Days on Market	21.0	16.0	13.0	7.0	9.0	9.0	24.0

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

² Active listings a month end / monthly sales; compared to levels from previous periods.
³ Sale price / list price * 100; average for all homes sold in the current month.
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⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

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



London MLS[®] Residential Market Activity



Sales Activity (June only)



Active Listings (June only)





Months of Inventory (June only)



Average Price and Median Price





London MLS[®] Residential Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)





New Listings

Months of Inventory ² (June 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.



Adelaide Metcalfe MLS® Residential Market Activity



		Compared to ^a					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	1	-50.0%		0.0%		-50.0%	—
Dollar Volume	\$765,000	-61.5%	_	-0.6%	_	-10.6%	—
New Listings	3	200.0%	200.0%	200.0%		0.0%	50.0%
Active Listings	4	33.3%	300.0%	100.0%		-20.0%	-55.6%
Sales to New Listings Ratio ¹	33.3	200.0	—	100.0	—	66.7	—
Months of Inventory ²	4.0	1.5		2.0		2.5	_
Average Price	\$765,000	-22.9%		-0.6%	—	78.7%	—
Median Price	\$765,000	-22.9%		-0.6%		78.7%	_
Sale to List Price Ratio ³	95.6	101.1		102.7		99.8	_
Median Days on Market	57.0	15.5		8.0	_	26.0	_

		Compared to ^a					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	8	166.7%	300.0%	14.3%	33.3%	-38.5%	33.3%
Dollar Volume	\$7,344,000	191.4%	532.0%	4.2%	123.2%	-4.2%	482.2%
New Listings	14	250.0%	366.7%	55.6%	250.0%	-6.7%	0.0%
Active Listings ⁴	4	56.3%	525.0%	400.0%	108.3%	-40.5%	-46.8%
Sales to New Listings Ratio ⁵	57.1	75.0	66.7	77.8	150.0	86.7	42.9
Months of Inventory ⁶	3.1	5.3	2.0	0.7	2.0	3.2	7.8
Average Price	\$918,000	9.3%	58.0%	-8.8%	67.4%	55.7%	336.6%
Median Price	\$907,500	23.5%	56.2%	8.3%	91.8%	46.4%	357.2%
Sale to List Price Ratio ⁷	98.9	99.8	95.4	107.7	94.4	98.3	90.1
Median Days on Market	31.5	18.0	102.5	16.0	46.0	11.0	41.0

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

² Active listings a 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.



Adelaide Metcalfe MLS[®] Residential Market Activity



Sales Activity (June only)



Active Listings (June only)





New Listings

Months of Inventory (June only)



Average Price and Median Price





Adelaide Metcalfe MLS[®] Residential Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)



<u>∞</u> 15 15 4 14 4 σ 4 ct m 2017 2018 2015 2016 2019 2020 2023 2022 2024 2025 2021

New Listings

(June Year-to-Date)

Months of Inventory ² (June 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.



Elgin MLS® Residential Market Activity



		Compared to ⁸					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	23	-4.2%	-28.1%	15.0%	-48.9%	-28.1%	-36.1%
Dollar Volume	\$13,983,900	-22.0%	-39.9%	28.8%	-32.0%	15.4%	27.3%
New Listings	85	19.7%	4.9%	23.2%	46.6%	84.8%	57.4%
Active Listings	159	6.0%	22.3%	62.2%	101.3%	82.8%	-15.9%
Sales to New Listings Ratio ¹	27.1	33.8	39.5	29.0	77.6	69.6	66.7
Months of Inventory ²	6.9	6.3	4.1	4.9	1.8	2.7	5.3
Average Price	\$607,996	-18.6%	-16.4%	12.0%	33.0%	60.6%	99.2%
Median Price	\$570,000	-5.0%	-17.1%	26.7%	35.7%	64.0%	121.1%
Sale to List Price Ratio ³	97.1	96.9	97.9	98.5	98.9	100.3	96.7
Median Days on Market	25.0	24.5	21.0	25.0	20.0	17.5	39.0

		Compared to ^a					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	117	-29.9%	-28.2%	-30.8%	-23.0%	-23.0%	-29.5%
Dollar Volume	\$74,677,239	-33.3%	-33.3%	-43.1%	13.3%	29.4%	72.4%
New Listings	360	-0.6%	6.2%	18.4%	46.3%	60.7%	11.5%
Active Listings ⁴	120	0.8%	11.5%	151.9%	50.2%	62.4%	-31.8%
Sales to New Listings Ratio ⁵	32.5	46.1	48.1	55.6	61.8	67.9	51.4
Months of Inventory ⁶	6.1	4.3	4.0	1.7	3.1	2.9	6.3
Average Price	\$638,267	-4.8%	-7.1%	-17.8%	47.1%	68.1%	144.6%
Median Price	\$640,000	-0.2%	-5.2%	-12.8%	52.4%	75.1%	168.9%
Sale to List Price Ratio ⁷	97.9	98.1	97.3	109.0	99.6	99.1	96.5
Median Days on Market	33.0	28.0	33.0	9.0	19.0	18.0	52.0

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.



Elgin MLS[®] Residential Market Activity



Sales Activity (June only)



Active Listings (June only)





New Listings

Months of Inventory (June only)



Average Price and Median Price





Elgin MLS[®] Residential Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)



362 360 339 323 304 ğ 266 281 262 246 224 2017 2018 2019 2015 2016 2020 2022 2023 2024 2025 2021

New Listings

(June Year-to-Date)

Months of Inventory ² (June 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.



Middlesex MLS® Residential Market Activity



		Compared to ⁸					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	49	14.0%	40.0%	48.5%	8.9%	6.5%	-9.3%
Dollar Volume	\$40,065,257	-0.2%	29.6%	55.9%	58.6%	105.1%	120.6%
New Listings	110	29.4%	20.9%	5.8%	48.6%	89.7%	8.9%
Active Listings	245	17.2%	77.5%	91.4%	152.6%	172.2%	1.2%
Sales to New Listings Ratio ¹	44.5	50.6	38.5	31.7	60.8	79.3	53.5
Months of Inventory ²	5.0	4.9	3.9	3.9	2.2	2.0	4.5
Average Price	\$817,658	-12.4%	-7.4%	5.0%	45.6%	92.6%	143.1%
Median Price	\$740,000	-7.5%	-3.9%	1.4%	33.2%	81.2%	134.2%
Sale to List Price Ratio ³	99.0	98.3	100.9	100.9	100.2	100.5	97.0
Median Days on Market	21.0	26.0	11.0	8.0	10.0	12.5	27.0

		Compared to ^a					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	220	-2.2%	10.0%	-10.9%	36.6%	11.1%	6.3%
Dollar Volume	\$180,982,533	2.4%	8.6%	-25.5%	117.6%	102.6%	160.9%
New Listings	572	4.8%	35.9%	28.5%	97.2%	91.3%	13.5%
Active Listings ⁴	231	18.5%	90.7%	301.2%	129.8%	166.9%	13.2%
Sales to New Listings Ratio ⁵	38.5	41.2	47.5	55.5	55.5	66.2	41.1
Months of Inventory ⁶	6.3	5.2	3.6	1.4	3.8	2.6	5.9
Average Price	\$822,648	4.7%	-1.3%	-16.3%	59.3%	82.4%	145.5%
Median Price	\$749,950	1.6%	-2.0%	-17.6%	51.5%	66.7%	136.6%
Sale to List Price Ratio ⁷	98.3	98.0	98.2	110.5	100.3	100.8	97.3
Median Days on Market	31.0	20.0	21.0	7.0	13.0	15.0	32.0

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

² Active listings a 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.



Middlesex MLS[®] Residential Market Activity



Sales Activity (June only)



Active Listings (June only)





Months of Inventory (June only)



Average Price and Median Price





Middlesex MLS® Residential Market Activity



Sales Activity (June Year-to-Date)



Active Listings 1 (June Year-to-Date)



(June Year-to-Date)

Months of Inventory²

New Listings



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.



Strathroy-Caradoc MLS[®] Residential Market Activity



		Compared to ⁸					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	34	0.0%	13.3%	47.8%	-34.6%	-24.4%	-34.6%
Dollar Volume	\$23,331,521	-4.2%	10.9%	46.5%	-4.2%	48.5%	61.6%
New Listings	101	98.0%	77.2%	7.4%	83.6%	44.3%	102.0%
Active Listings	178	79.8%	79.8%	53.4%	83.5%	93.5%	41.3%
Sales to New Listings Ratio ¹	33.7	66.7	52.6	24.5	94.5	64.3	104.0
Months of Inventory ²	5.2	2.9	3.3	5.0	1.9	2.0	2.4
Average Price	\$686,221	-4.2%	-2.1%	-0.9%	46.5%	96.5%	147.1%
Median Price	\$697,500	12.2%	1.8%	10.7%	56.7%	120.4%	183.5%
Sale to List Price Ratio ³	98.6	98.0	98.0	100.4	101.1	99.1	97.2
Median Days on Market	22.0	19.0	16.5	7.0	14.5	9.0	27.0

		Compared to ^a						
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015	
Sales Activity	184	-24.3%	4.0%	-14.4%	-7.5%	-6.6%	-8.5%	
Dollar Volume	\$124,627,314	-22.6%	4.5%	-27.4%	36.9%	83.9%	134.2%	
New Listings	477	18.4%	39.1%	15.8%	62.8%	68.0%	41.5%	
Active Listings ⁴	145	24.9%	62.2%	101.9%	42.5%	94.6%	8.6%	
Sales to New Listings Ratio ⁵	38.6	60.3	51.6	52.2	67.9	69.4	59.6	
Months of Inventory ⁶	4.7	2.9	3.0	2.0	3.1	2.3	4.0	
Average Price	\$677,322	2.3%	0.5%	-15.1%	48.1%	96.9%	155.8%	
Median Price	\$645,000	4.7%	0.8%	-14.0%	48.6%	97.9%	168.8%	
Sale to List Price Ratio ⁷	97.7	98.4	97.8	112.9	100.4	99.8	97.7	
Median Days on Market	26.5	22.0	20.0	7.0	17.0	14.0	31.0	

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.



Strathroy-Caradoc MLS[®] Residential Market Activity



Sales Activity (June only)



Active Listings (June only)





New Listings

Months of Inventory (June only)



Average Price and Median Price





Strathroy-Caradoc MLS[®] Residential Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)



New Listings (June Year-to-Date)



Months of Inventory ² (June 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.



St. Thomas MLS® Residential Market Activity



		Compared to ^a						
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015	
Sales Activity	70	12.9%	48.9%	45.8%	-23.1%	-23.9%	6.1%	
Dollar Volume	\$40,844,975	17.0%	46.8%	49.9%	14.1%	48.5%	215.7%	
New Listings	152	29.9%	85.4%	16.0%	61.7%	85.4%	40.7%	
Active Listings	231	34.3%	148.4%	66.2%	335.8%	327.8%	0.0%	
Sales to New Listings Ratio ¹	46.1	53.0	57.3	36.6	96.8	112.2	61.1	
Months of Inventory ²	3.3	2.8	2.0	2.9	0.6	0.6	3.5	
Average Price	\$583,500	3.7%	-1.5%	2.8%	48.3%	95.2%	197.7%	
Median Price	\$577,500	7.4%	-0.1%	7.2%	54.0%	104.1%	214.3%	
Sale to List Price Ratio ³	98.1	99.2	100.0	100.0	101.6	101.3	97.7	
Median Days on Market	28.0	18.5	9.0	15.0	9.0	12.0	19.5	

		Compared to ^a						
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015	
Sales Activity	351	-1.7%	2.3%	-17.8%	3.8%	-9.5%	-0.6%	
Dollar Volume	\$198,839,059	-1.8%	0.7%	-31.7%	55.5%	81.1%	175.9%	
New Listings	679	8.5%	45.4%	2.9%	60.9%	53.3%	18.9%	
Active Listings ⁴	178	29.1%	87.7%	164.2%	222.3%	223.3%	-13.4%	
Sales to New Listings Ratio ⁵	51.7	57.0	73.4	64.7	80.1	87.6	61.8	
Months of Inventory ⁶	3.0	2.3	1.7	0.9	1.0	0.9	3.5	
Average Price	\$566,493	-0.1%	-1.6%	-16.9%	49.7%	100.2%	177.5%	
Median Price	\$560,000	0.0%	-0.9%	-15.2%	55.8%	105.7%	184.3%	
Sale to List Price Ratio ⁷	98.3	98.3	99.4	113.7	101.3	101.7	97.5	
Median Days on Market	27.0	17.0	17.0	7.0	9.0	11.0	28.0	

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

² Active listings a moth 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.



St. Thomas MLS[®] Residential Market Activity



Sales Activity (June only)



Active Listings (June only)



(June only)

New Listings

Months of Inventory (June only)



Average Price and Median Price





St. Thomas MLS[®] Residential Market Activity



Sales Activity (June Year-to-Date)



Active Listings ¹ (June Year-to-Date)



(June Year-to-Date)

New Listings

Months of Inventory ² (June 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.