



## London and St. Thomas Residential Market Activity and MLS® Home Price Index Report August 2024



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

Actual	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	577	-6.0%	-11.5%	-44.8%	-33.6%	-27.3%	-18.3%
Dollar Volume	\$363,082,540	-9.8%	-13.1%	-43.9%	1.3%	41.7%	102.9%
New Listings	1,328	-4.9%	4.3%	12.4%	16.8%	25.8%	17.1%
Active Listings	2,883	19.2%	40.4%	283.4%	77.7%	95.7%	-8.1%
Sales to New Listings Ratio <sup>1</sup>	43.4	44.0	51.2	88.5	76.4	75.2	62.3
Months of Inventory <sup>2</sup>	5.0	3.9	3.2	0.7	1.9	1.9	4.4
Average Price	\$629,259	-4.0%	-1.8%	1.7%	52.6%	95.0%	148.3%
Median Price	\$590,000	-3.2%	0.5%	2.4%	53.2%	103.4%	157.7%
Sale to List Price Ratio <sup>3</sup>	97.9	98.6	97.4	107.5	100.9	99.9	97.5
Median Days on Market	26.0	17.0	23.0	8.0	14.0	16.0	36.0

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	5,577	1.1%	-15.9%	-36.4%	-15.0%	-29.0%	-3.8%
Dollar Volume	\$3,595,897,455	-0.8%	-28.5%	-35.1%	34.1%	36.9%	143.6%
New Listings	11,811	12.5%	-7.0%	8.4%	23.7%	15.9%	8.2%
Active Listings <sup>4</sup>	2,482	32.1%	71.0%	229.3%	68.5%	84.6%	-17.6%
Sales to New Listings Ratio <sup>5</sup>	47.2	52.5	52.2	80.4	68.8	77.1	53.1
Months of Inventory <sup>6</sup>	3.6	2.7	1.8	0.7	1.8	1.4	4.2
Average Price	\$644,773	-1.9%	-15.0%	1.9%	57.9%	92.8%	153.2%
Median Price	\$605,000	-2.4%	-13.8%	2.5%	59.2%	101.7%	161.9%
Sale to List Price Ratio <sup>7</sup>	98.6	99.2	111.2	111.3	102.5	102.7	97.5
Median Days on Market	19.0	15.0	8.0	7.0	11.0	12.0	30.0

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

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

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

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

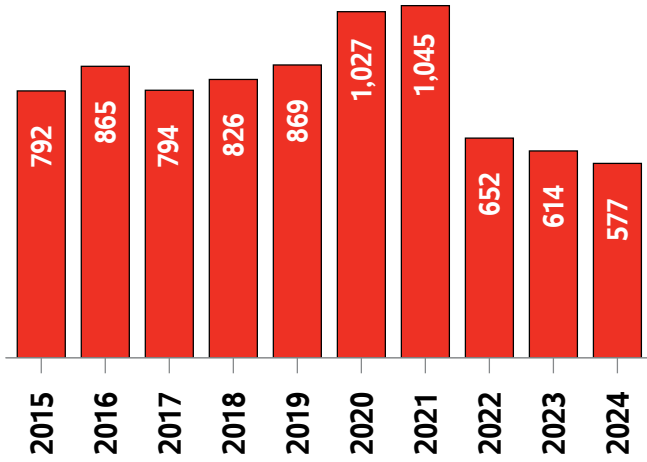
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

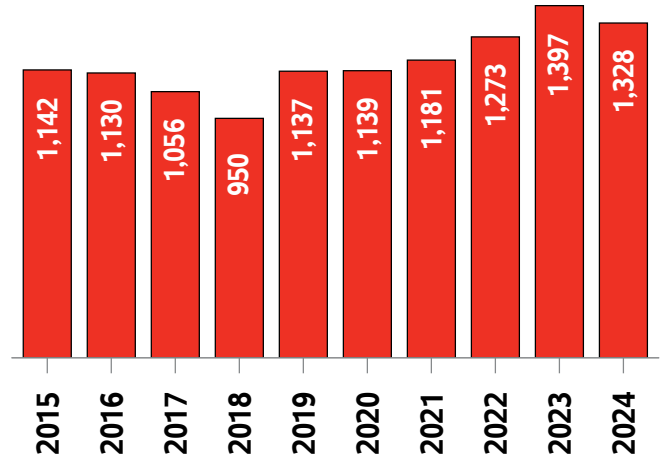
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

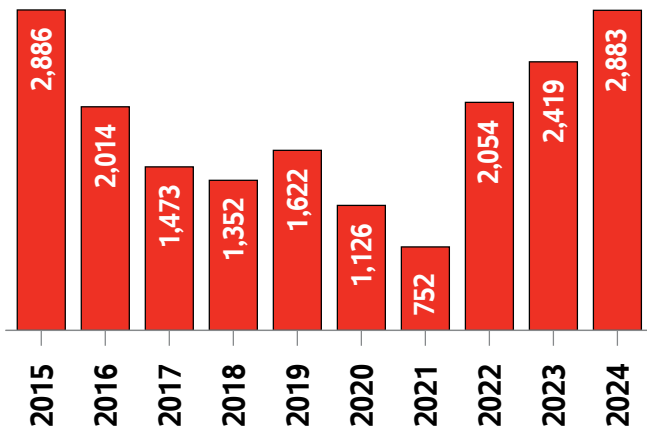
**Sales Activity (August only)**



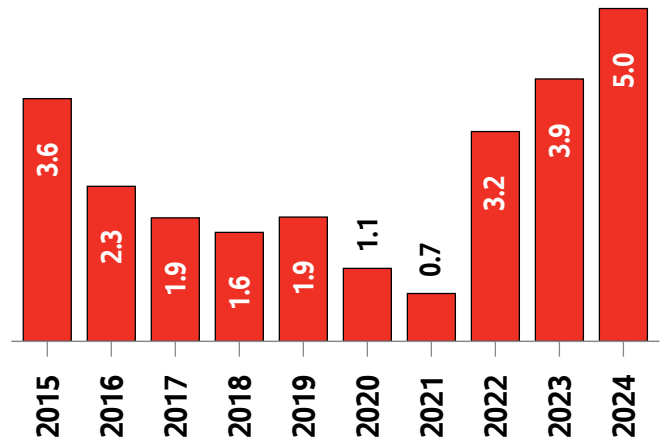
**New Listings (August only)**



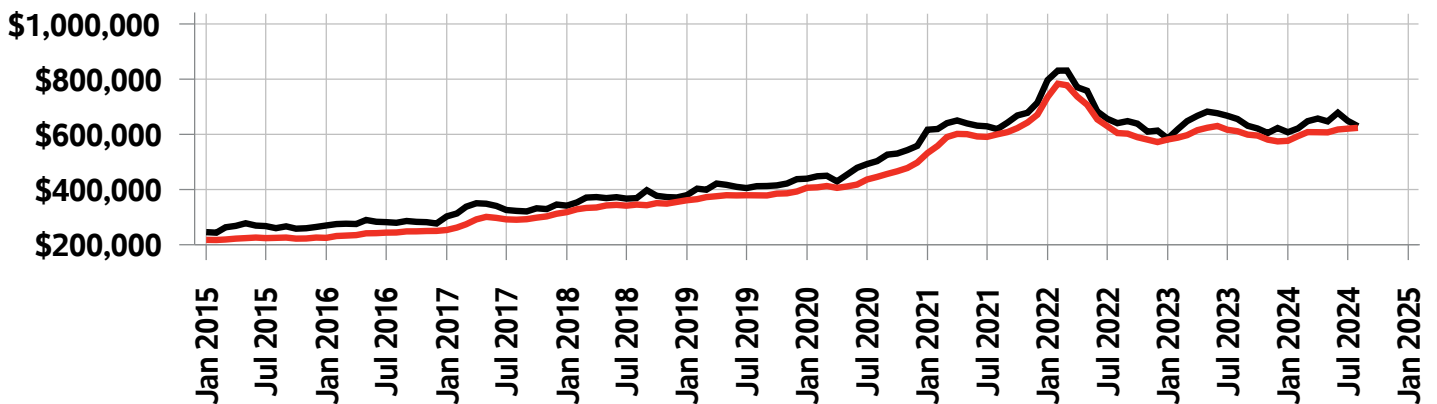
**Active Listings (August only)**



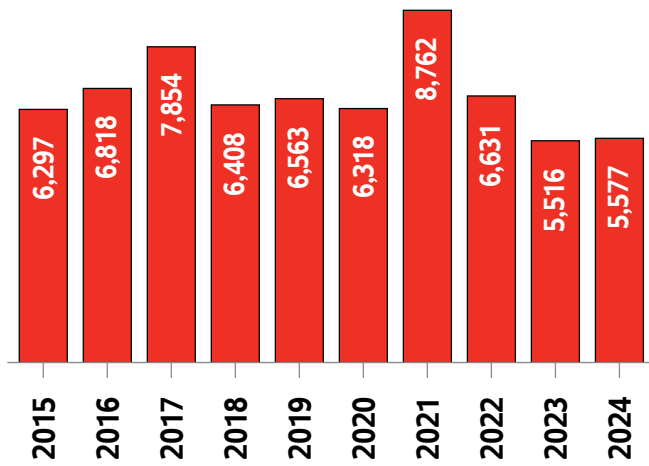
**Months of Inventory (August only)**



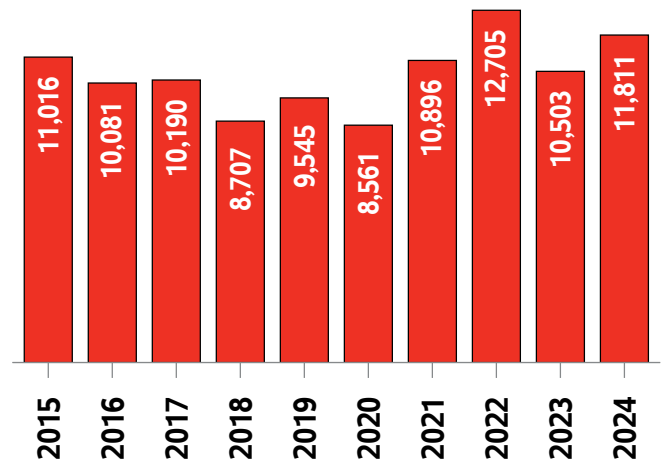
**MLS® HPI Composite Benchmark Price and Average Price**



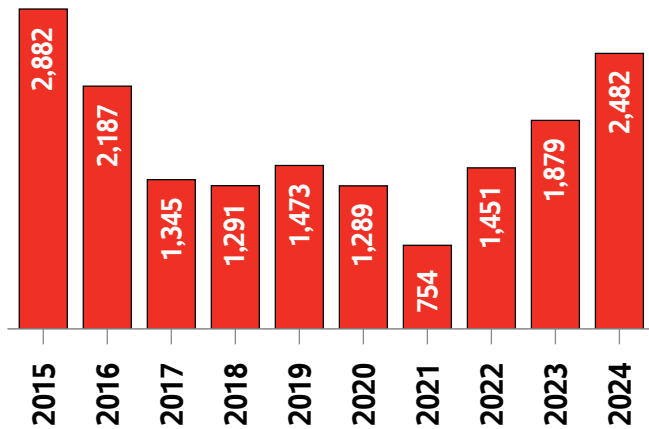
**Sales Activity (August Year-to-date)**



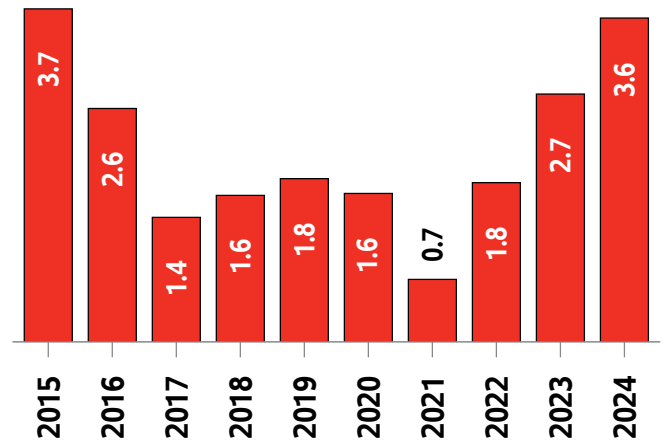
**New Listings (August Year-to-date)**



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



**Months of Inventory <sup>2</sup> (August 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	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	449	-0.9%	-11.3%	-43.5%	-31.8%	-27.8%	-20.4%
Dollar Volume	\$302,996,277	-6.4%	-13.9%	-43.2%	3.4%	38.3%	94.6%
New Listings	973	-8.6%	1.2%	7.5%	5.5%	11.3%	5.5%
Active Listings	2,070	10.6%	35.6%	246.2%	43.4%	64.5%	-19.7%
Sales to New Listings Ratio <sup>1</sup>	46.1	42.6	52.7	87.8	71.4	71.2	61.2
Months of Inventory <sup>2</sup>	4.6	4.1	3.0	0.8	2.2	2.0	4.6
Average Price	\$674,825	-5.6%	-3.0%	0.6%	51.5%	91.6%	144.4%
Median Price	\$625,000	-3.8%	-0.4%	-0.8%	49.7%	96.0%	149.5%
Sale to List Price Ratio <sup>3</sup>	98.0	98.7	97.3	107.8	100.3	99.8	97.8
Median Days on Market	24.0	17.0	23.0	8.0	15.0	15.0	33.5

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	4,203	3.0%	-15.4%	-37.1%	-16.7%	-32.1%	-9.7%
Dollar Volume	\$2,934,437,513	0.4%	-28.3%	-36.2%	31.6%	29.5%	128.8%
New Listings	8,775	10.3%	-7.5%	5.0%	13.8%	6.5%	-0.4%
Active Listings <sup>4</sup>	1,817	26.9%	68.0%	208.0%	42.6%	66.6%	-25.0%
Sales to New Listings Ratio <sup>5</sup>	47.9	51.3	52.4	79.9	65.4	75.2	52.8
Months of Inventory <sup>6</sup>	3.5	2.8	1.7	0.7	2.0	1.4	4.2
Average Price	\$698,177	-2.5%	-15.2%	1.4%	57.9%	90.8%	153.4%
Median Price	\$650,000	-1.5%	-14.5%	1.6%	58.5%	97.0%	160.1%
Sale to List Price Ratio <sup>7</sup>	98.8	99.4	110.9	111.5	102.0	102.9	97.6
Median Days on Market	17.0	14.0	8.0	7.0	11.0	11.0	28.0

<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.

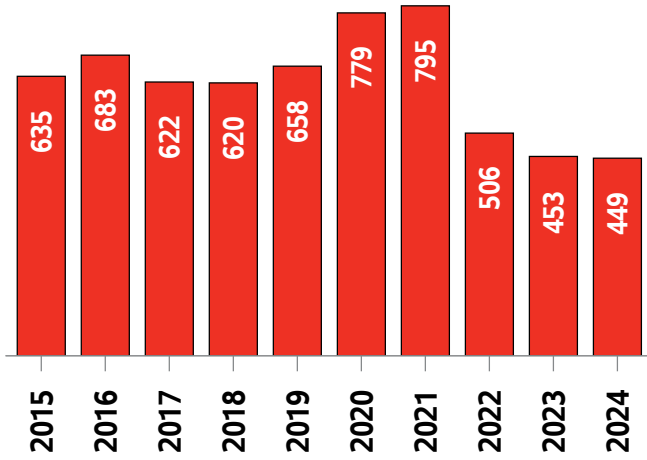
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

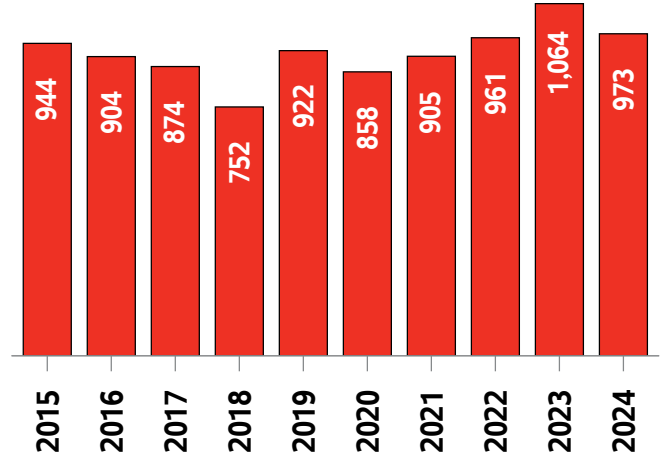
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

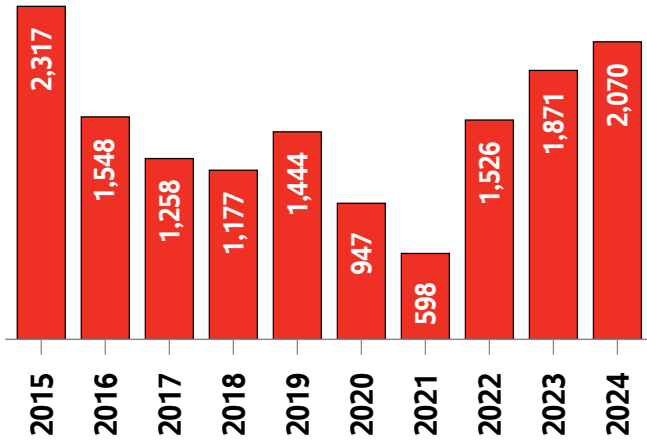
**Sales Activity (August only)**



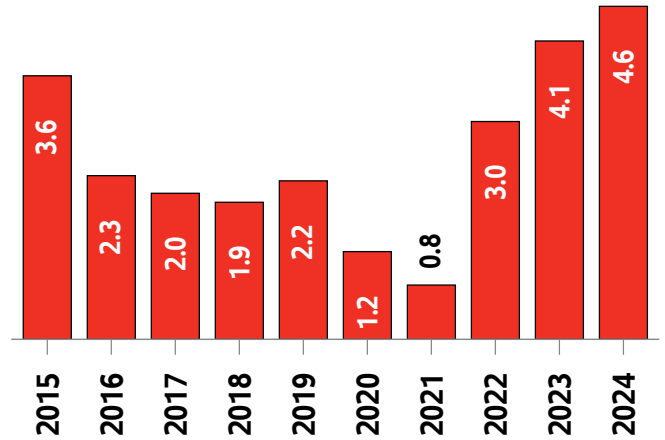
**New Listings (August only)**



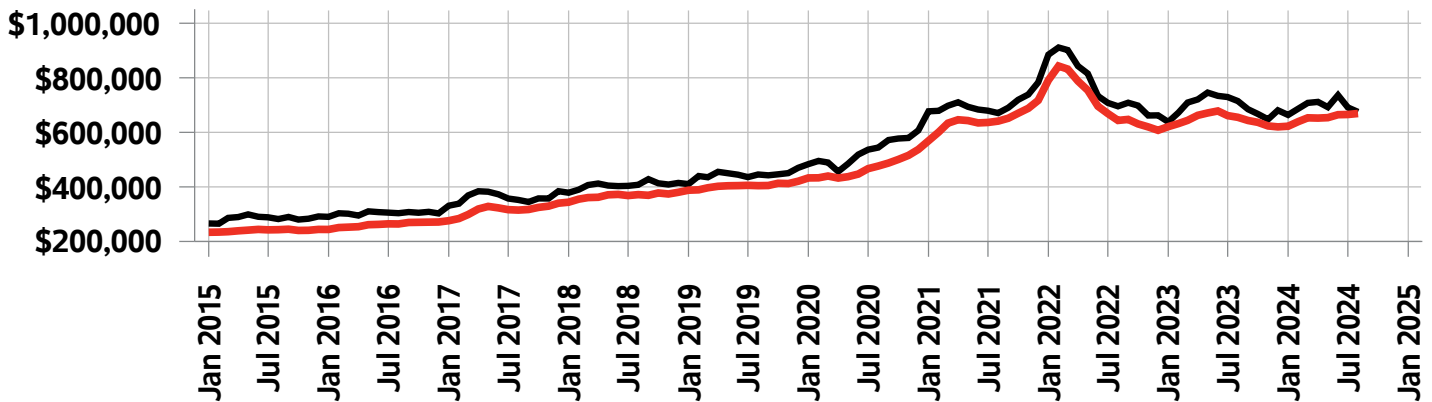
**Active Listings (August only)**



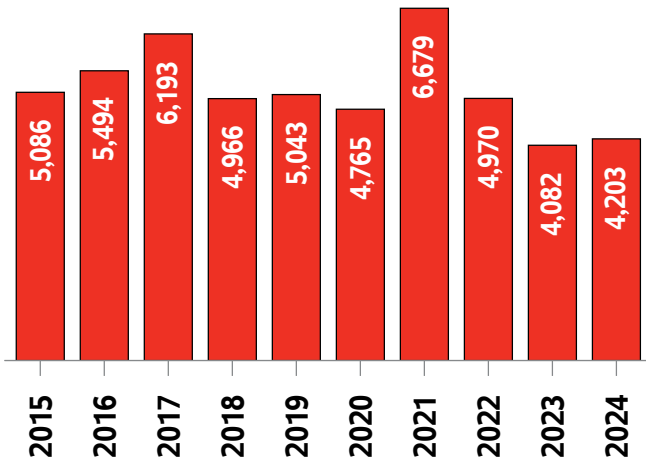
**Months of Inventory (August only)**



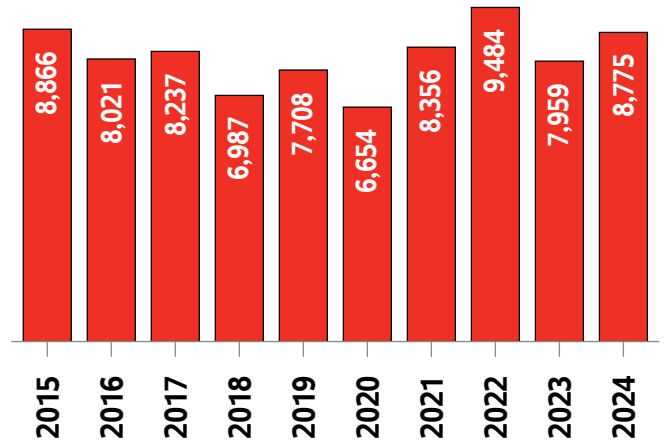
**MLS® HPI Single Family Benchmark Price and Average Price**



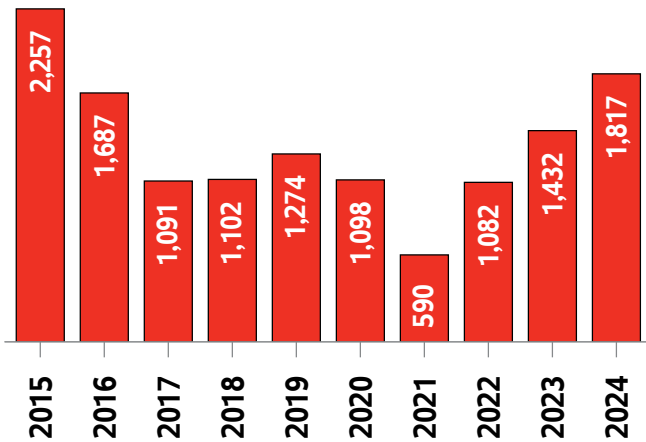
**Sales Activity (August Year-to-date)**



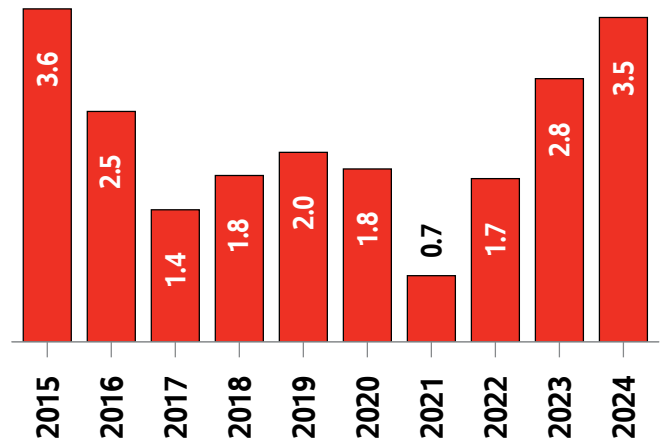
**New Listings (August Year-to-date)**



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



**Months of Inventory <sup>2</sup> (August 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	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	76	-28.3%	-21.6%	-50.6%	-30.3%	-37.7%	-10.6%
Dollar Volume	\$38,104,520	-30.5%	-21.2%	-52.1%	9.7%	34.4%	154.7%
New Listings	206	-1.4%	-2.8%	15.7%	64.8%	82.3%	66.1%
Active Listings	428	25.9%	24.4%	380.9%	350.5%	341.2%	45.1%
Sales to New Listings Ratio <sup>1</sup>	36.9	50.7	45.8	86.5	87.2	108.0	68.5
Months of Inventory <sup>2</sup>	5.6	3.2	3.5	0.6	0.9	0.8	3.5
Average Price	\$501,375	-3.0%	0.5%	-2.9%	57.3%	115.8%	184.8%
Median Price	\$494,000	-0.2%	2.9%	-3.4%	63.0%	123.5%	190.8%
Sale to List Price Ratio <sup>3</sup>	98.4	98.4	99.1	108.0	103.1	101.4	97.6
Median Days on Market	29.0	16.0	18.0	8.0	11.0	18.0	35.0

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	846	-9.7%	-18.2%	-33.9%	2.7%	-18.8%	19.2%
Dollar Volume	\$444,087,250	-11.6%	-32.1%	-31.9%	68.8%	84.7%	250.3%
New Listings	1,792	7.5%	-15.1%	14.3%	78.7%	53.3%	41.9%
Active Listings <sup>4</sup>	361	23.7%	53.2%	282.8%	284.8%	248.6%	16.4%
Sales to New Listings Ratio <sup>5</sup>	47.2	56.2	49.0	81.6	82.2	89.1	56.2
Months of Inventory <sup>6</sup>	3.4	2.5	1.8	0.6	0.9	0.8	3.5
Average Price	\$524,926	-2.0%	-17.0%	3.0%	64.4%	127.5%	194.0%
Median Price	\$535,000	1.9%	-14.9%	7.0%	77.2%	145.4%	228.0%
Sale to List Price Ratio <sup>7</sup>	98.8	99.5	113.8	112.5	105.1	103.8	97.7
Median Days on Market	23.0	15.0	7.0	7.0	9.0	14.0	33.0

<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.

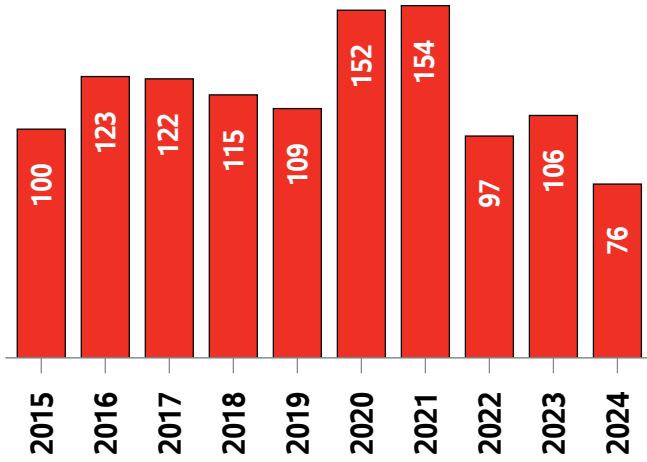
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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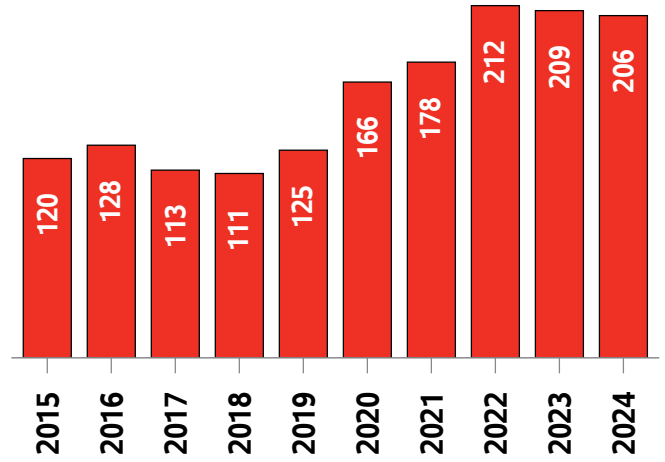
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



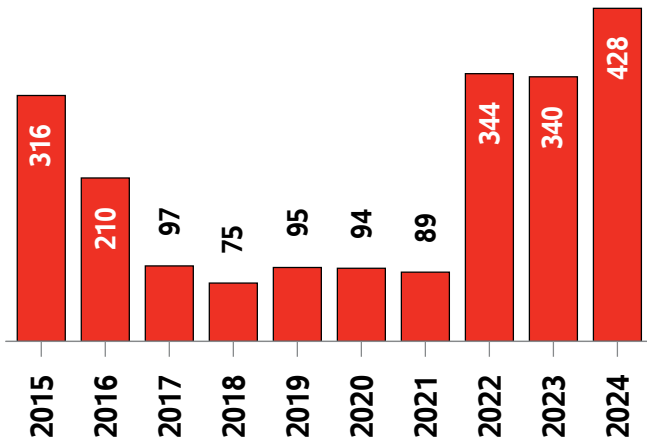
**Sales Activity (August only)**



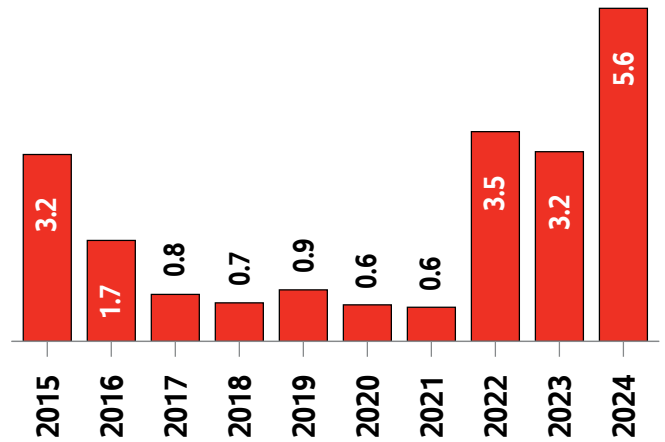
**New Listings (August only)**



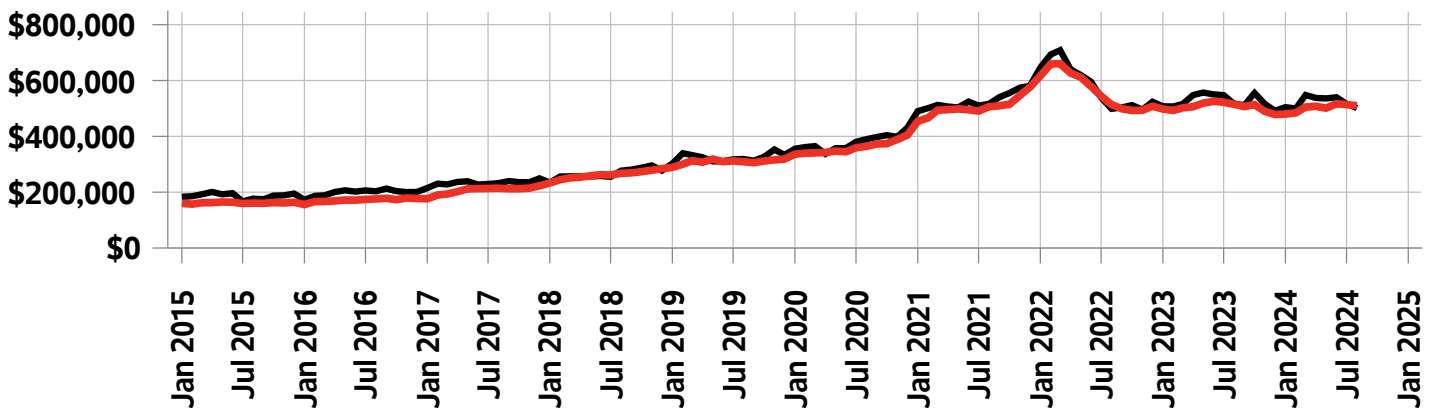
**Active Listings (August only)**



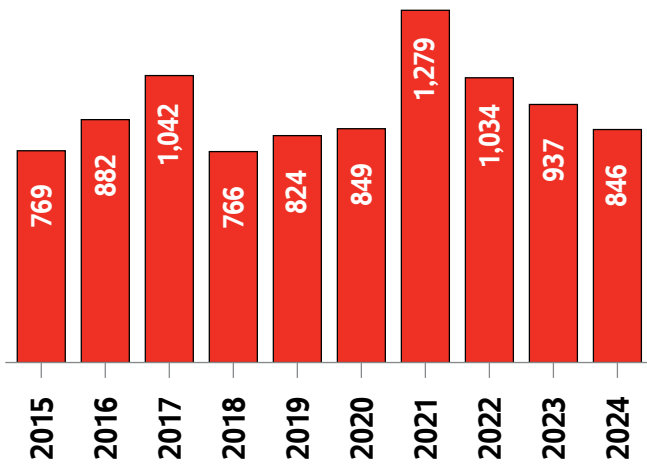
**Months of Inventory (August only)**



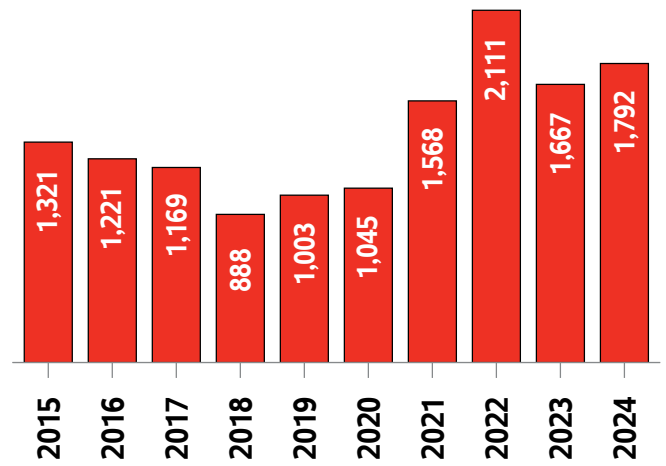
**MLS® HPI Townhouse Benchmark Price and Average Price**



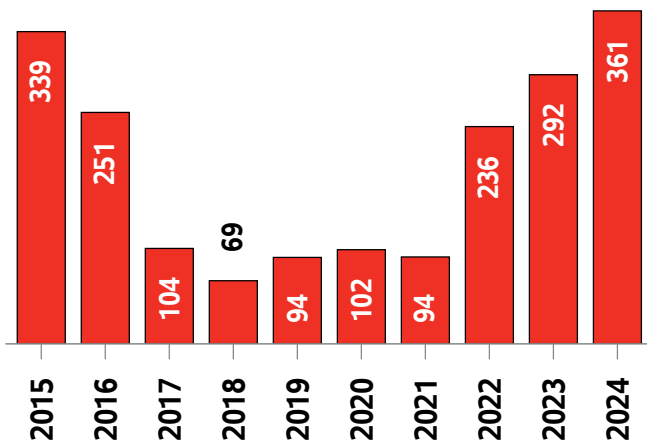
**Sales Activity (August Year-to-date)**



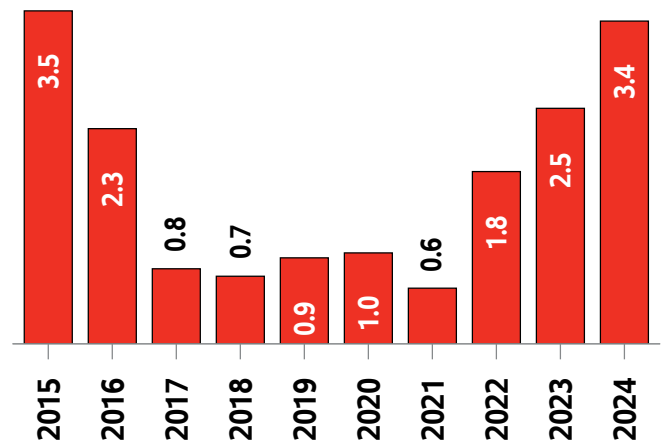
**New Listings (August Year-to-date)**



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



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



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

Actual	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	30	-37.5%	-26.8%	-65.5%	-67.0%	-31.8%	-38.8%
Dollar Volume	\$11,535,000	-41.3%	-24.1%	-62.0%	-57.0%	40.6%	62.7%
New Listings	93	-17.7%	6.9%	13.4%	14.8%	50.0%	10.7%
Active Listings	230	37.7%	55.4%	411.1%	248.5%	125.5%	0.9%
Sales to New Listings Ratio <sup>1</sup>	32.3	42.5	47.1	106.1	112.3	71.0	58.3
Months of Inventory <sup>2</sup>	7.7	3.5	3.6	0.5	0.7	2.3	4.7
Average Price	\$384,500	-6.2%	3.8%	10.2%	30.5%	106.3%	165.7%
Median Price	\$321,250	-6.5%	-5.5%	-4.1%	25.7%	93.8%	172.2%
Sale to List Price Ratio <sup>3</sup>	96.3	97.3	95.3	105.0	102.8	98.2	96.3
Median Days on Market	43.0	27.0	27.0	16.0	15.0	21.5	64.0

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	403	-6.7%	-27.1%	-45.5%	-37.1%	-30.6%	-0.2%
Dollar Volume	\$159,568,989	-9.1%	-36.0%	-41.0%	-9.9%	38.6%	152.0%
New Listings	874	20.2%	-9.0%	0.6%	15.2%	20.9%	13.8%
Active Listings <sup>4</sup>	198	69.0%	84.5%	258.2%	130.7%	50.6%	-18.2%
Sales to New Listings Ratio <sup>5</sup>	46.1	59.4	57.6	85.2	84.5	80.4	52.6
Months of Inventory <sup>6</sup>	3.9	2.2	1.6	0.6	1.1	1.8	4.8
Average Price	\$395,953	-2.6%	-12.2%	8.3%	43.3%	99.9%	152.7%
Median Price	\$349,500	-1.5%	-17.7%	4.3%	45.3%	118.2%	159.9%
Sale to List Price Ratio <sup>7</sup>	97.3	97.8	110.1	108.2	103.7	99.0	96.7
Median Days on Market	28.0	19.0	9.0	8.0	11.0	23.0	44.5

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

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

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

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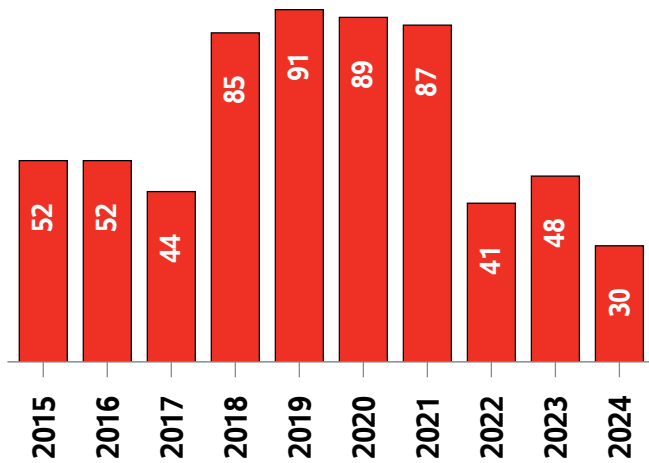
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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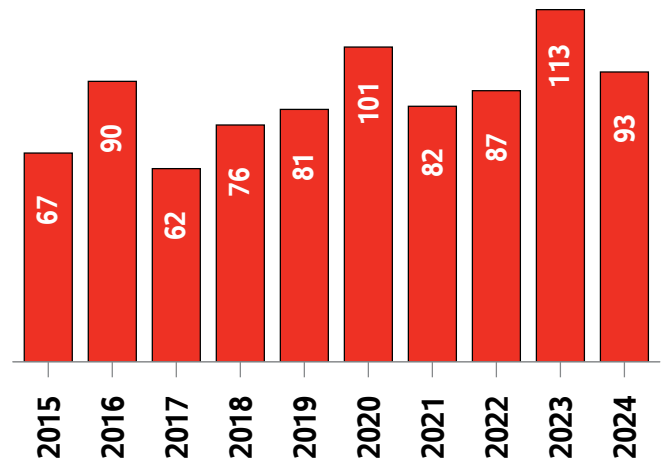
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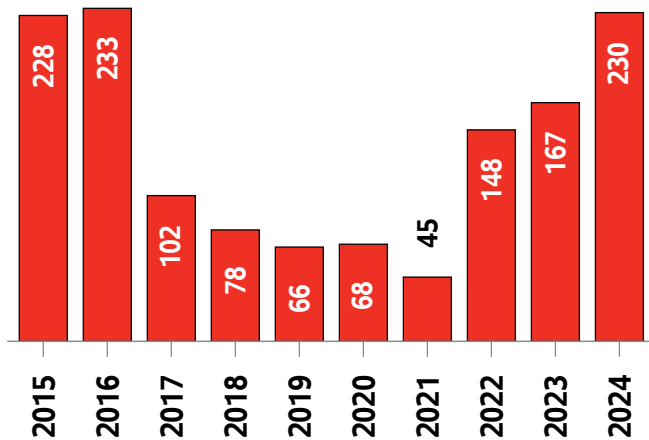
**Sales Activity (August only)**



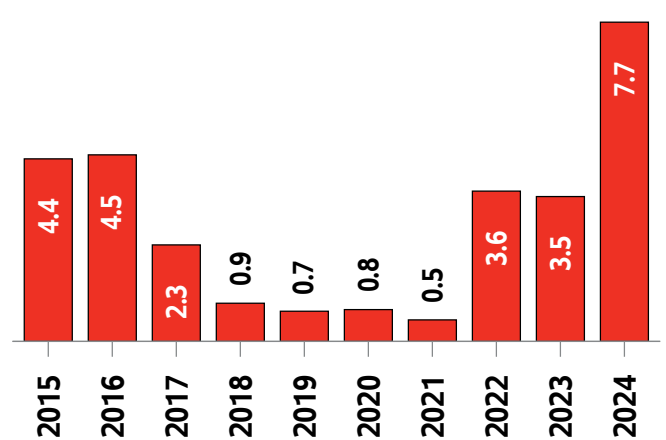
**New Listings (August only)**



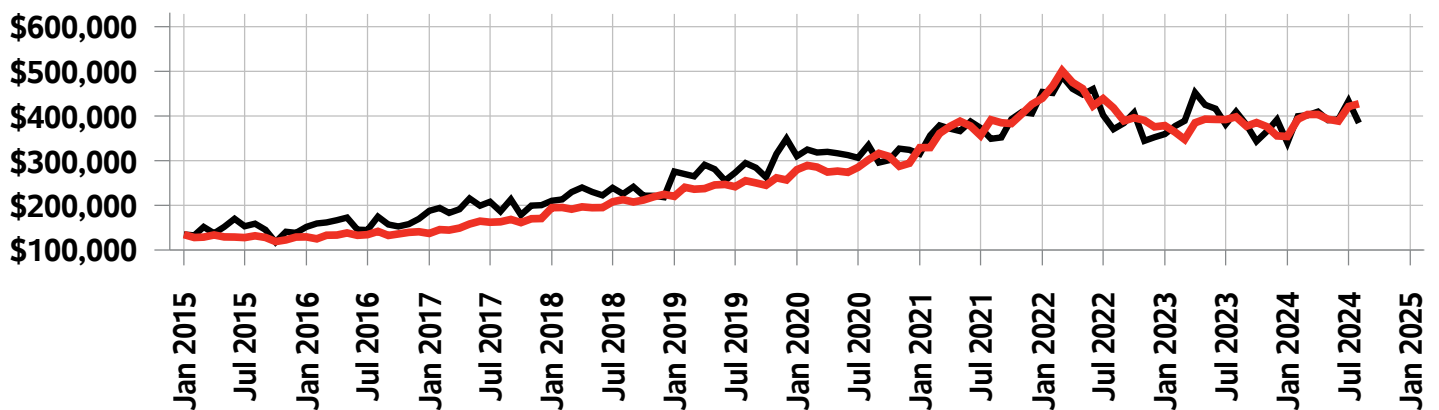
**Active Listings (August only)**



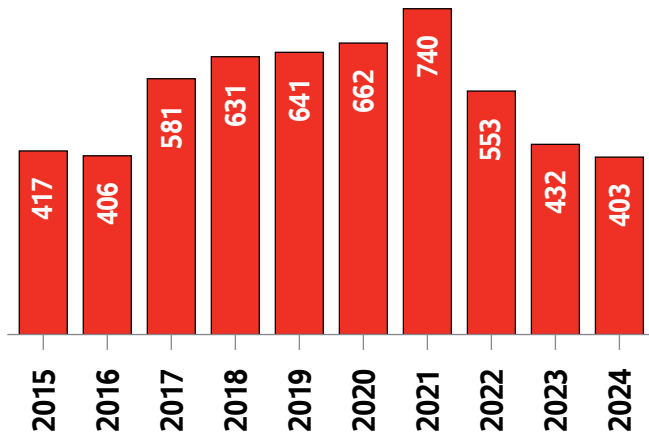
**Months of Inventory (August only)**



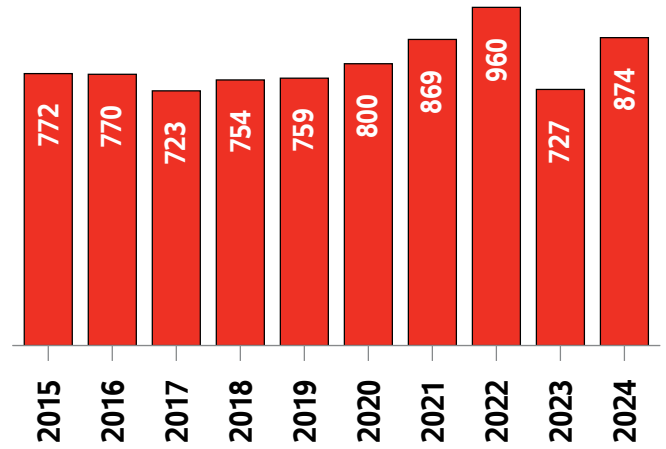
**MLS® HPI Apartment Benchmark Price and Average Price**



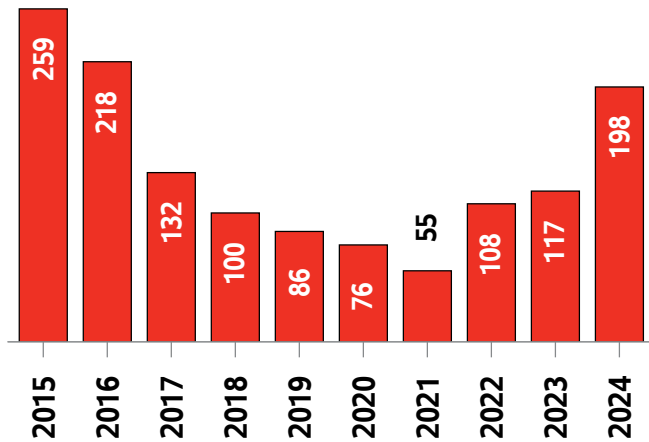
**Sales Activity (August Year-to-date)**



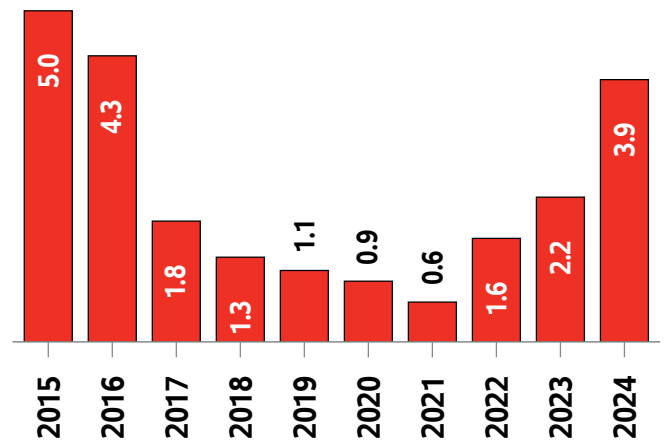
**New Listings (August Year-to-date)**



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



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



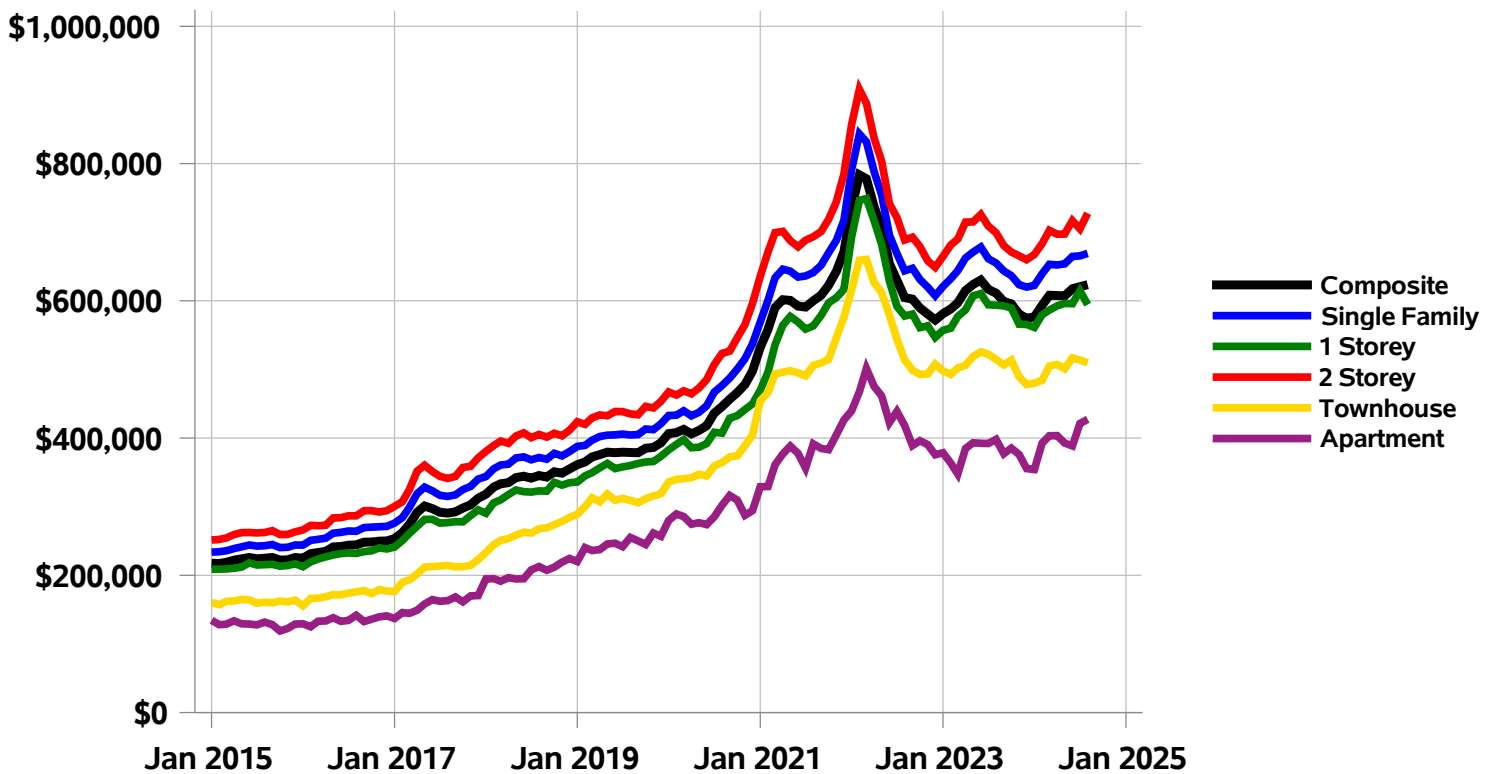
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<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:	August 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$623,500	0.5	2.7	5.0	2.0	3.9	64.5
Single Family	\$669,100	0.5	2.3	4.6	2.1	4.4	65.4
One Storey	\$594,400	-3.3	-0.3	2.5	0.1	5.5	65.1
Two Storey	\$727,600	3.2	4.3	6.5	4.1	4.9	67.2
Townhouse	\$509,800	-0.8	1.8	5.3	-1.0	0.8	64.9
Apartment	\$427,400	1.5	8.8	8.8	7.4	9.1	67.5

**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	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	385	-9.2%	-13.5%	-50.5%	-41.6%	-36.0%	-24.2%
Dollar Volume	\$242,190,131	-10.4%	-13.4%	-49.3%	-11.0%	21.6%	87.0%
New Listings	903	-6.6%	3.8%	6.9%	11.1%	14.7%	12.5%
Active Listings	1,803	20.8%	37.4%	286.9%	74.0%	90.4%	-4.2%
Sales to New Listings Ratio <sup>1</sup>	42.6	43.8	51.1	92.1	81.1	76.5	63.3
Months of Inventory <sup>2</sup>	4.7	3.5	2.9	0.6	1.6	1.6	3.7
Average Price	\$629,065	-1.4%	0.1%	2.5%	52.4%	90.1%	146.8%
Median Price	\$600,000	2.0%	3.4%	4.3%	56.8%	102.2%	160.3%
Sale to List Price Ratio <sup>3</sup>	98.1	98.9	97.7	107.9	101.4	100.4	98.0
Median Days on Market	24.0	16.0	22.0	8.0	13.0	15.0	32.5

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	3,798	-2.0%	-20.1%	-41.4%	-23.6%	-36.0%	-12.7%
Dollar Volume	\$2,417,207,244	-2.9%	-32.1%	-40.8%	18.2%	19.5%	116.2%
New Listings	7,964	10.5%	-13.7%	-1.9%	12.5%	4.7%	1.6%
Active Listings <sup>4</sup>	1,517	34.7%	55.8%	193.8%	58.9%	79.5%	-17.9%
Sales to New Listings Ratio <sup>5</sup>	47.7	53.8	51.5	79.8	70.3	78.0	55.5
Months of Inventory <sup>6</sup>	3.2	2.3	1.6	0.6	1.5	1.1	3.4
Average Price	\$636,442	-1.0%	-15.0%	0.9%	54.7%	86.7%	147.7%
Median Price	\$605,000	-0.8%	-13.6%	2.5%	57.1%	96.6%	157.6%
Sale to List Price Ratio <sup>7</sup>	99.0	99.6	112.4	111.8	103.2	103.6	97.8
Median Days on Market	17.0	13.0	7.0	7.0	9.0	11.0	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.

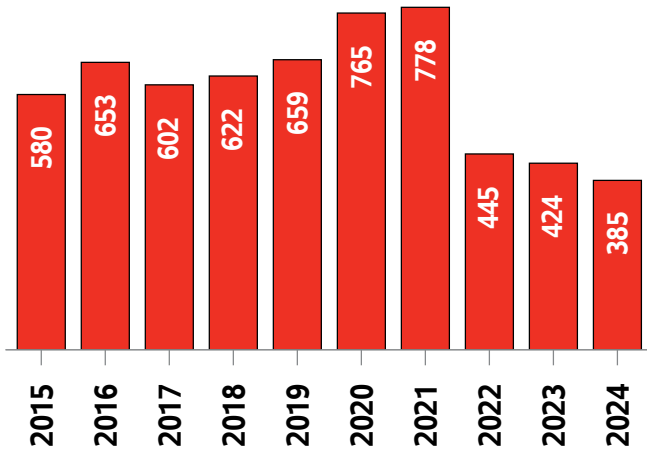
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

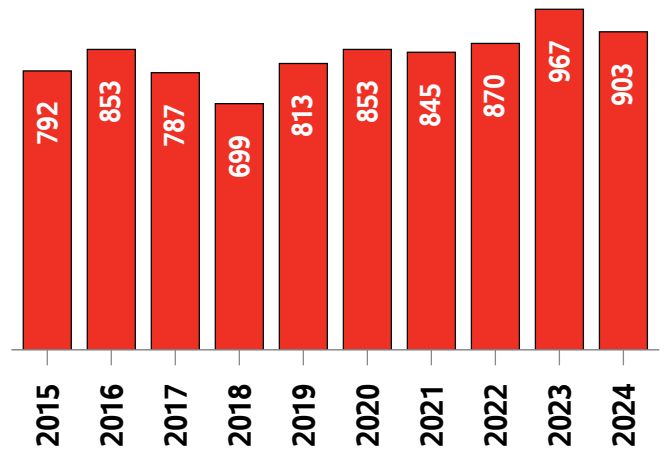
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

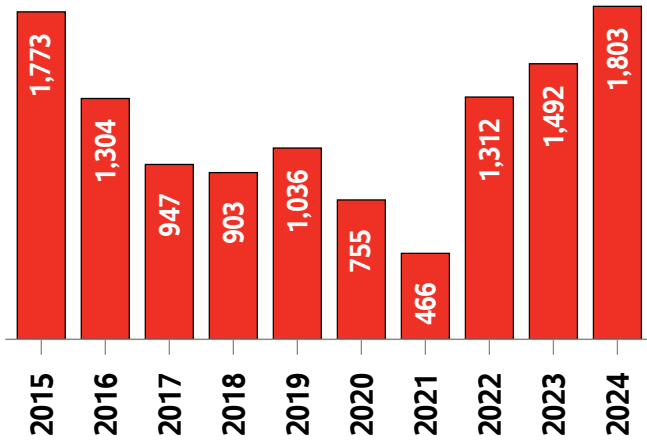
**Sales Activity (August only)**



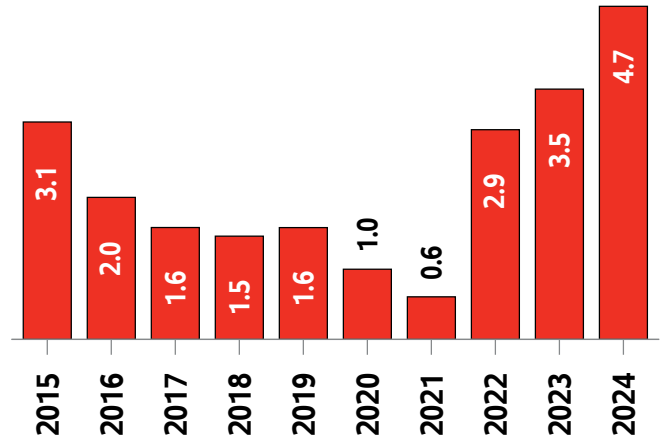
**New Listings (August only)**



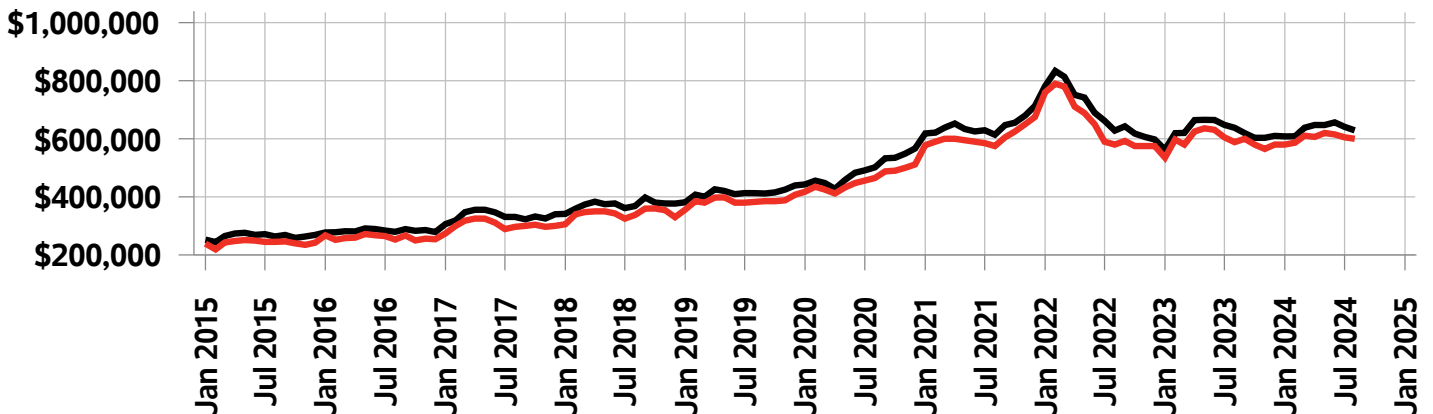
**Active Listings (August only)**



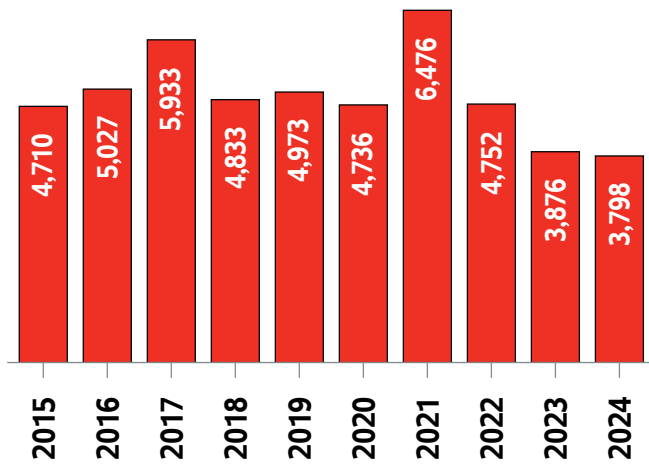
**Months of Inventory (August only)**



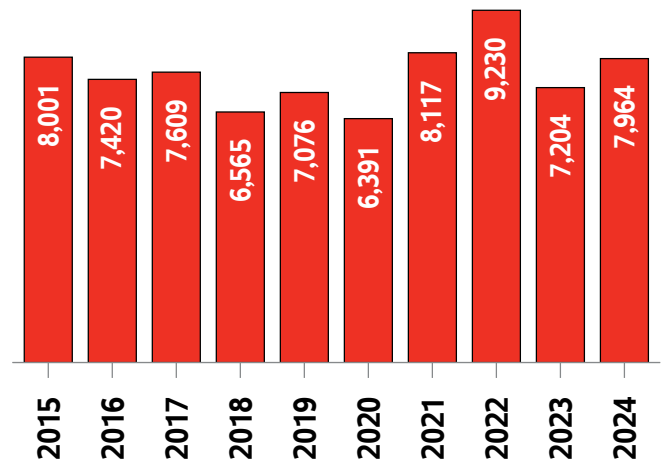
**Average Price and Median Price**



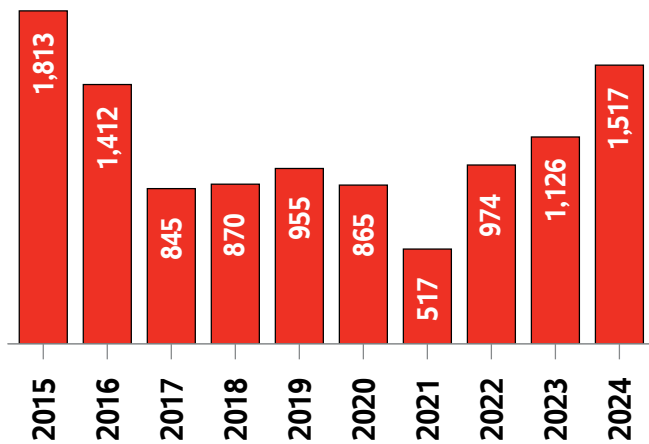
**Sales Activity (August Year-to-date)**



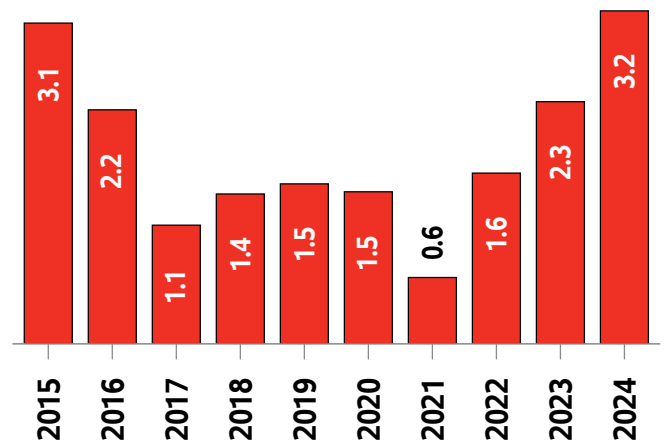
**New Listings (August Year-to-date)**



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



**Months of Inventory <sup>2</sup> (August 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	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	0	—	—	-100.0%	—	—	-100.0%
Dollar Volume	\$0	—	—	-100.0%	—	—	-100.0%
New Listings	0	—	-100.0%	—	-100.0%	-100.0%	-100.0%
Active Listings	5	400.0%	0.0%	—	-28.6%	-54.5%	-28.6%
Sales to New Listings Ratio <sup>1</sup>	0.0	—	—	—	—	—	133.3
Months of Inventory <sup>2</sup>	0.0	—	—	0.0	—	—	1.8
Average Price	\$0	—	—	-100.0%	—	—	-100.0%
Median Price	\$0	—	—	-100.0%	—	—	-100.0%
Sale to List Price Ratio <sup>3</sup>	0.0	—	—	98.1	—	—	93.9
Median Days on Market	0.0	—	—	55.0	—	—	53.0

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	5	150.0%	-37.5%	-50.0%	-58.3%	0.0%	-54.5%
Dollar Volume	\$4,405,000	228.7%	-44.9%	-30.8%	-13.1%	155.8%	49.0%
New Listings	11	120.0%	-21.4%	0.0%	-47.6%	-38.9%	-45.0%
Active Listings <sup>4</sup>	4	400.0%	150.0%	150.0%	-30.0%	-30.0%	-20.5%
Sales to New Listings Ratio <sup>5</sup>	45.5	40.0	57.1	90.9	57.1	27.8	55.0
Months of Inventory <sup>6</sup>	7.0	3.5	1.8	1.4	4.2	10.0	4.0
Average Price	\$881,000	31.5%	-11.9%	38.4%	108.6%	155.8%	227.8%
Median Price	\$925,000	38.1%	3.4%	65.3%	125.3%	172.1%	330.2%
Sale to List Price Ratio <sup>7</sup>	100.1	97.8	108.2	110.3	99.0	99.5	94.2
Median Days on Market	18.0	90.0	13.5	9.0	33.0	24.0	42.0

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

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

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

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

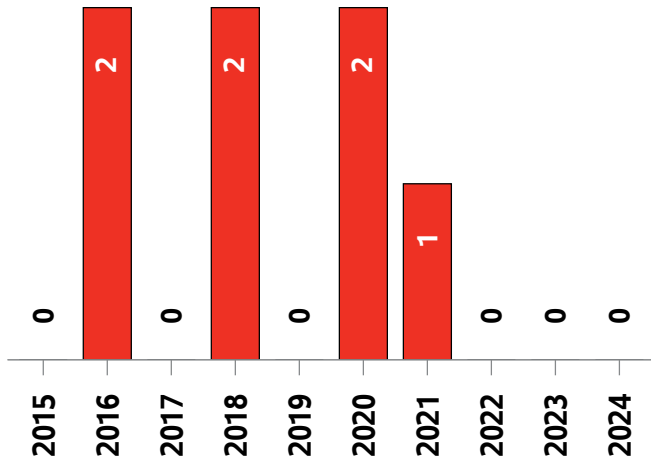
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

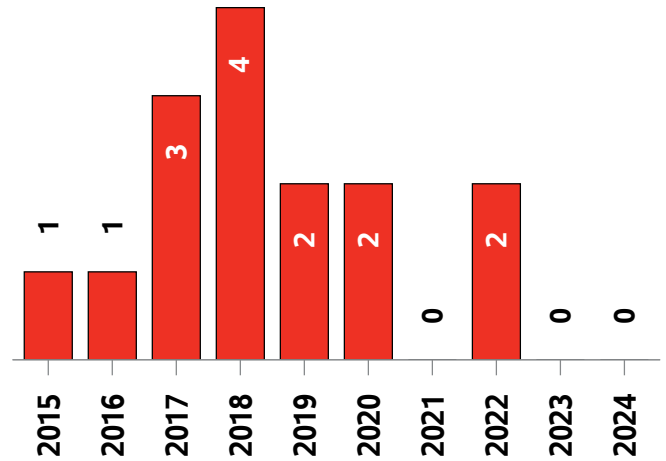
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

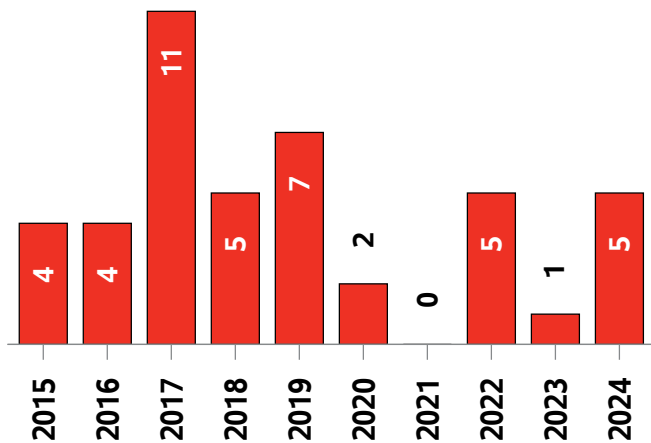
**Sales Activity (August only)**



**New Listings (August only)**



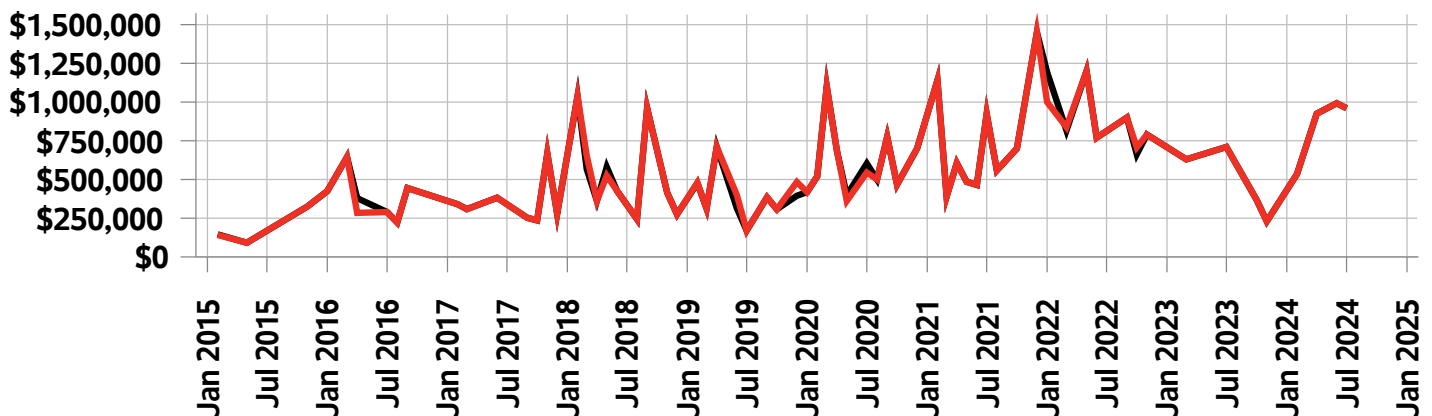
**Active Listings (August only)**



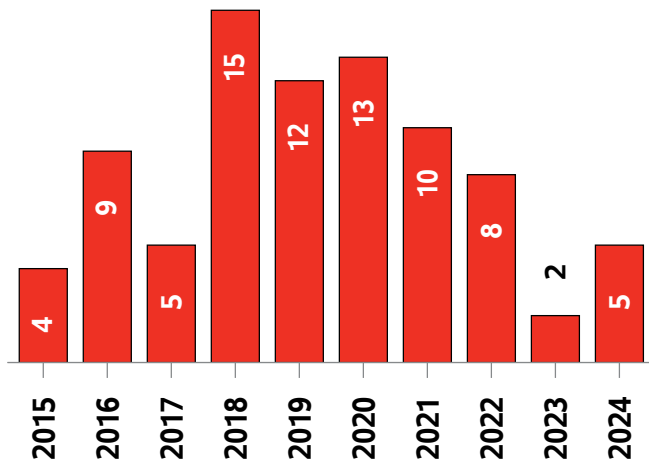
**Months of Inventory (August only)**



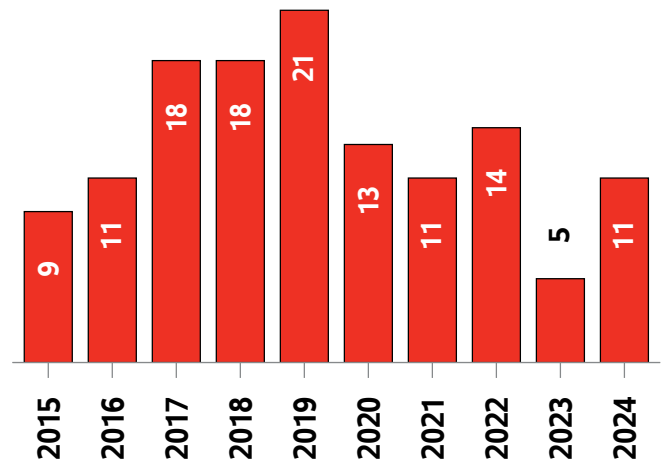
**Average Price and Median Price**



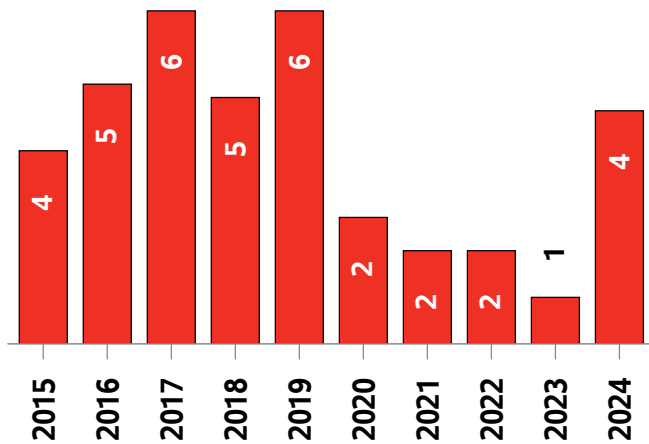
**Sales Activity (August Year-to-date)**



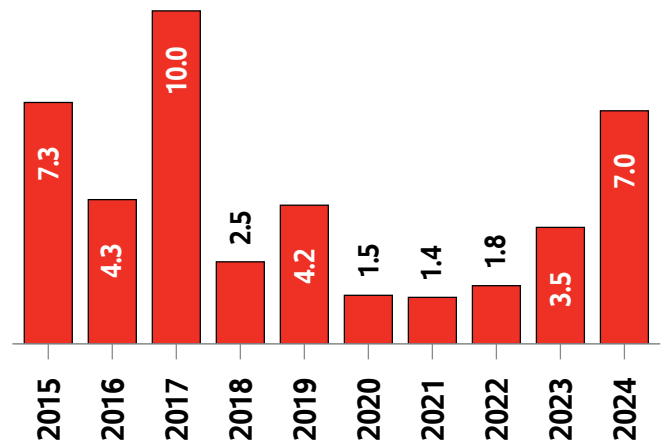
**New Listings (August Year-to-date)**



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



**Months of Inventory <sup>2</sup> (August 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	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	22	-12.0%	-24.1%	-8.3%	4.8%	0.0%	22.2%
Dollar Volume	\$13,232,800	-34.6%	-28.3%	-7.2%	59.5%	100.1%	140.3%
New Listings	47	-16.1%	30.6%	34.3%	20.5%	46.9%	0.0%
Active Listings	144	0.7%	54.8%	289.2%	42.6%	51.6%	-21.7%
Sales to New Listings Ratio <sup>1</sup>	46.8	44.6	80.6	68.6	53.8	68.8	38.3
Months of Inventory <sup>2</sup>	6.5	5.7	3.2	1.5	4.8	4.3	10.2
Average Price	\$601,491	-25.7%	-5.5%	1.3%	52.2%	100.1%	96.6%
Median Price	\$609,000	-17.9%	4.1%	13.3%	64.6%	114.4%	155.9%
Sale to List Price Ratio <sup>3</sup>	97.6	97.0	97.1	108.5	98.3	97.5	95.1
Median Days on Market	37.0	37.0	32.0	9.5	41.0	36.0	101.0

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	200	4.7%	1.5%	-19.4%	21.2%	-3.4%	21.2%
Dollar Volume	\$132,085,462	-2.7%	-9.2%	-14.9%	115.9%	116.1%	250.1%
New Listings	450	2.5%	22.3%	48.5%	47.1%	47.1%	19.0%
Active Listings <sup>4</sup>	125	11.1%	111.7%	278.4%	56.1%	64.0%	-20.3%
Sales to New Listings Ratio <sup>5</sup>	44.4	43.5	53.5	81.8	53.9	67.6	43.7
Months of Inventory <sup>6</sup>	5.0	4.7	2.4	1.1	3.9	2.9	7.6
Average Price	\$660,427	-7.1%	-10.6%	5.6%	78.1%	123.7%	188.8%
Median Price	\$634,000	-10.7%	-9.3%	3.5%	81.2%	130.5%	201.9%
Sale to List Price Ratio <sup>7</sup>	97.8	97.2	105.9	107.0	99.1	98.1	95.5
Median Days on Market	32.5	33.0	12.0	9.0	24.0	26.0	56.0

<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.

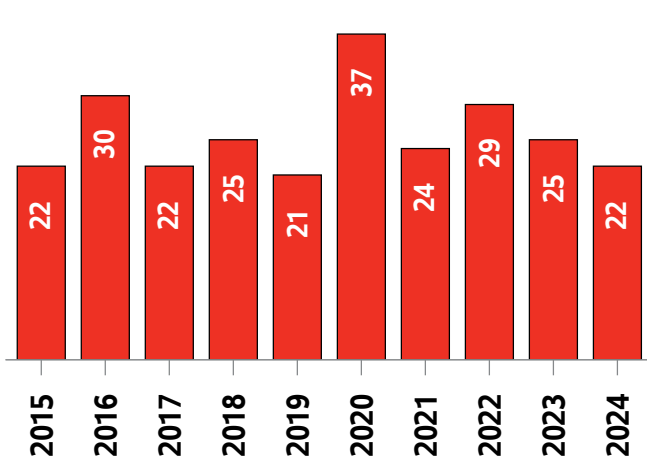
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

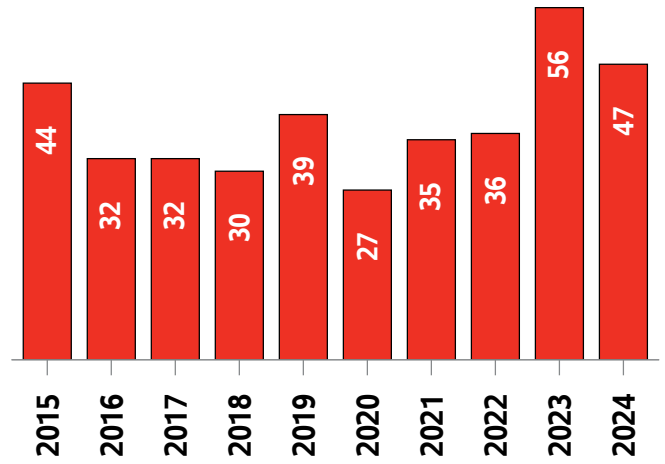
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



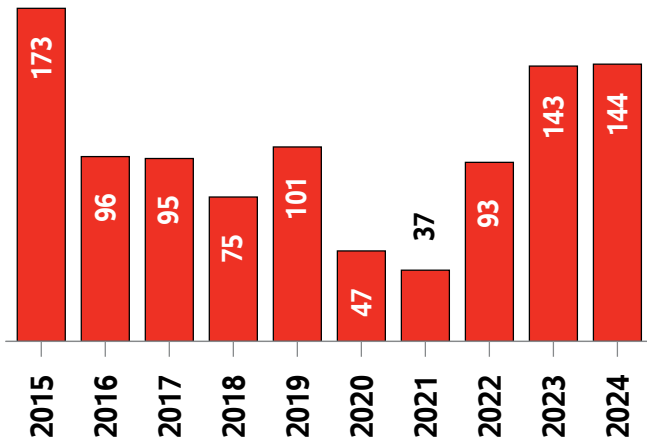
**Sales Activity (August only)**



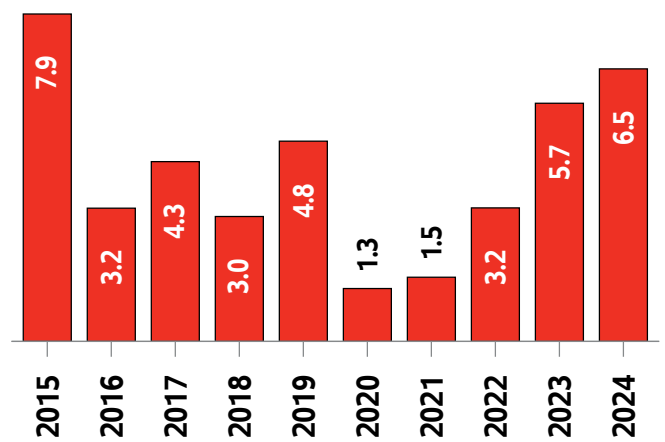
**New Listings (August only)**



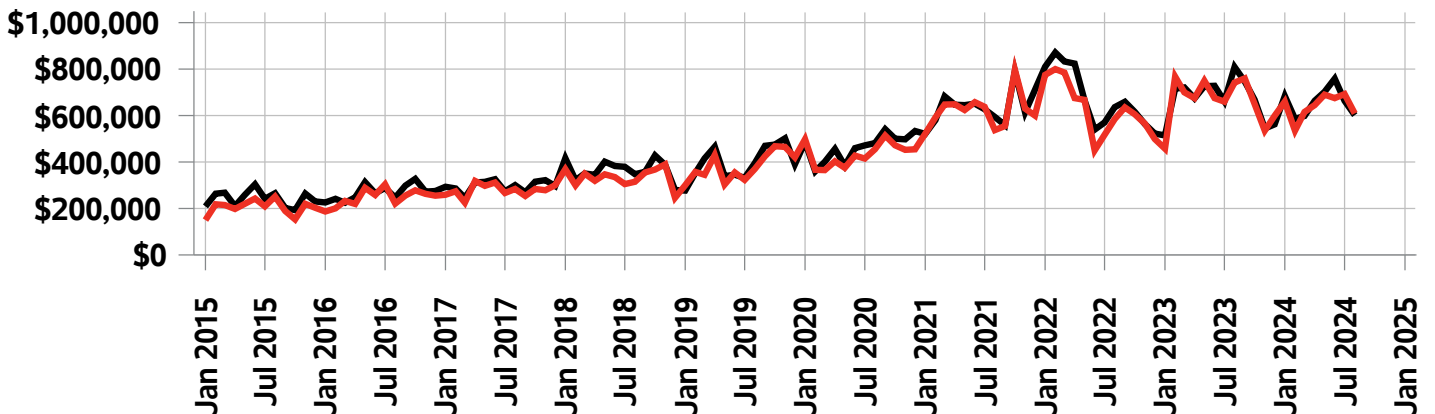
**Active Listings (August only)**



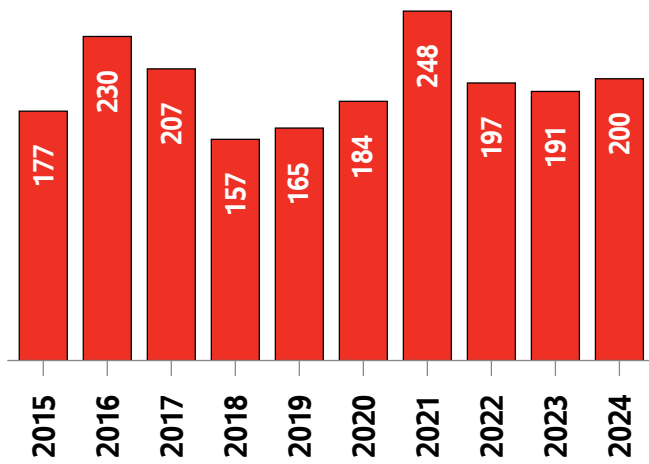
**Months of Inventory (August only)**



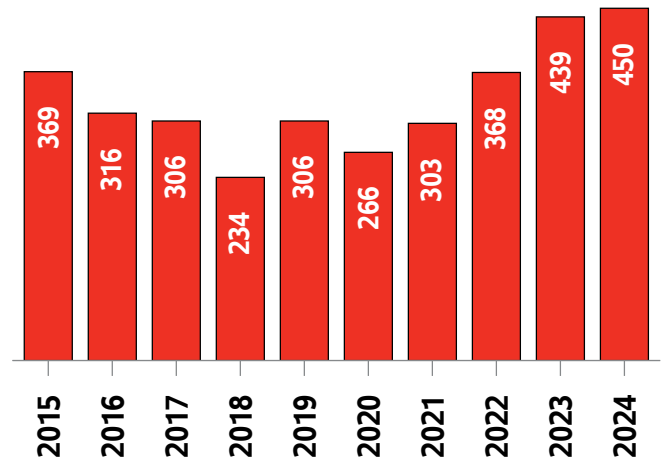
**Average Price and Median Price**



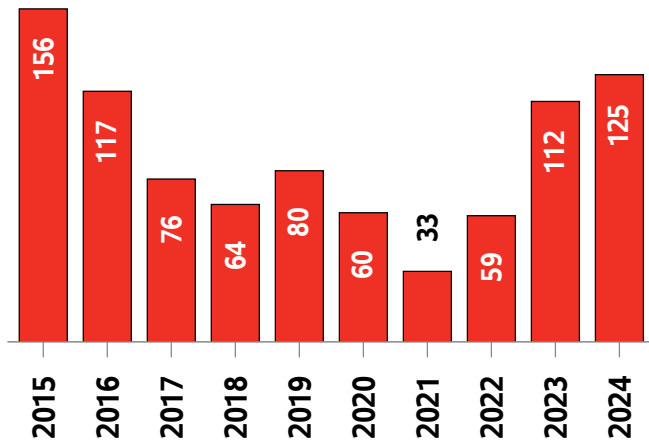
**Sales Activity (August Year-to-date)**



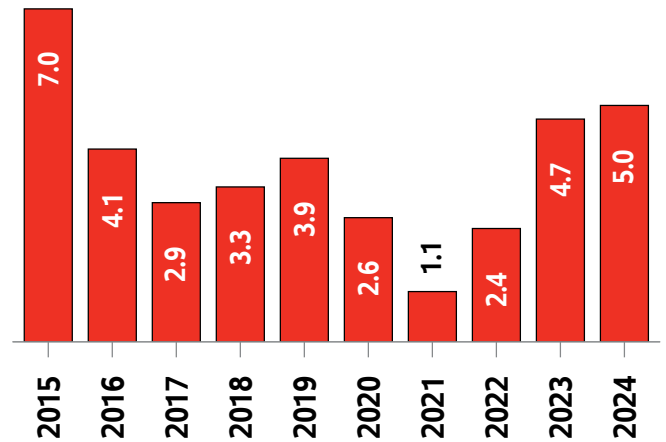
**New Listings (August Year-to-date)**



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



**Months of Inventory <sup>2</sup> (August 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	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	30	20.0%	3.4%	-34.8%	-21.1%	-11.8%	-18.9%
Dollar Volume	\$22,321,000	5.4%	-15.5%	-39.6%	15.6%	66.2%	76.6%
New Listings	97	40.6%	29.3%	67.2%	70.2%	76.4%	86.5%
Active Listings	230	36.9%	84.0%	400.0%	60.8%	139.6%	5.0%
Sales to New Listings Ratio <sup>1</sup>	30.9	36.2	38.7	79.3	66.7	61.8	71.2
Months of Inventory <sup>2</sup>	7.7	6.7	4.3	1.0	3.8	2.8	5.9
Average Price	\$744,033	-12.2%	-18.3%	-7.4%	46.4%	88.3%	117.9%
Median Price	\$667,500	-14.4%	-0.4%	-20.8%	41.1%	84.9%	99.3%
Sale to List Price Ratio <sup>3</sup>	99.4	99.0	96.0	108.0	101.5	98.5	97.5
Median Days on Market	24.0	34.0	26.0	8.5	14.0	17.0	28.0

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	287	12.1%	-5.9%	-19.4%	-5.3%	-13.0%	4.7%
Dollar Volume	\$222,477,756	4.6%	-24.0%	-21.9%	49.7%	60.7%	137.6%
New Listings	730	23.9%	19.3%	56.3%	35.7%	45.4%	22.7%
Active Listings <sup>4</sup>	209	49.7%	164.5%	374.1%	62.5%	92.7%	-4.8%
Sales to New Listings Ratio <sup>5</sup>	39.3	43.5	49.8	76.2	56.3	65.7	46.1
Months of Inventory <sup>6</sup>	5.8	4.4	2.1	1.0	3.4	2.6	6.4
Average Price	\$775,184	-6.7%	-19.3%	-3.1%	58.1%	84.8%	126.9%
Median Price	\$725,000	-4.6%	-15.5%	-2.0%	58.6%	78.5%	127.1%
Sale to List Price Ratio <sup>7</sup>	98.1	98.4	107.7	110.6	100.8	100.9	96.7
Median Days on Market	20.0	23.5	8.0	7.0	14.0	18.0	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.

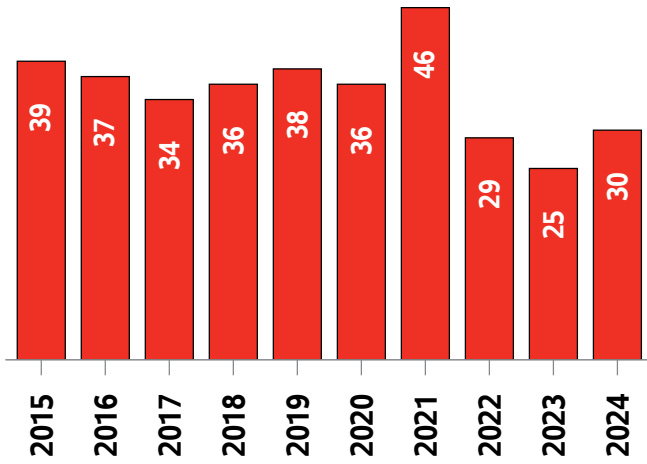
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

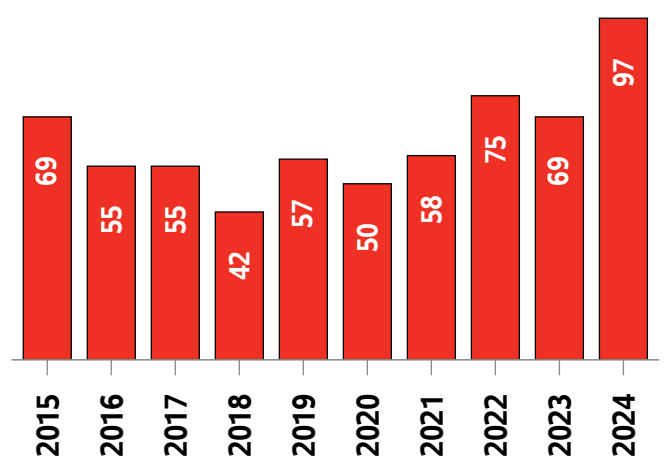
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

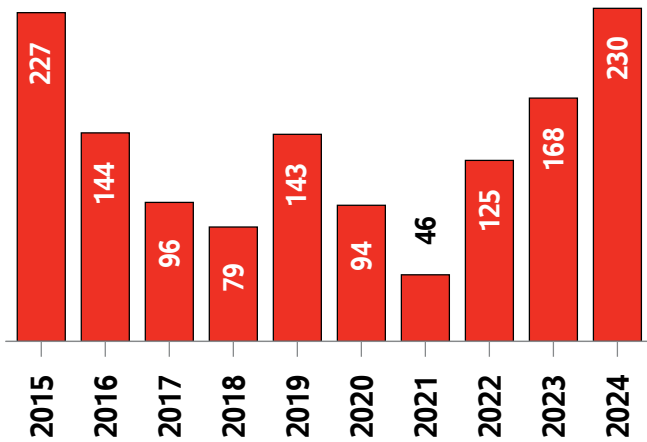
**Sales Activity (August only)**



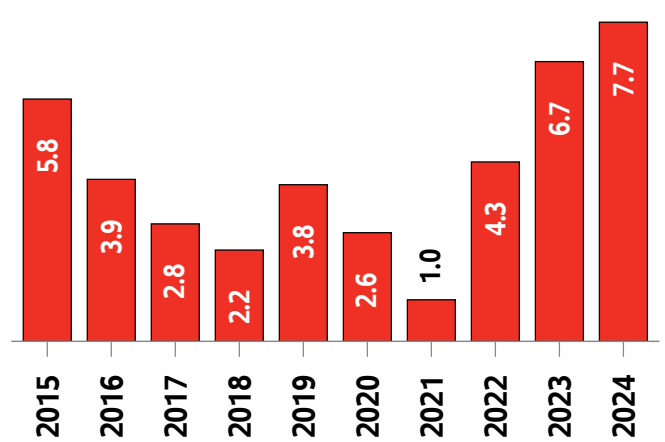
**New Listings (August only)**



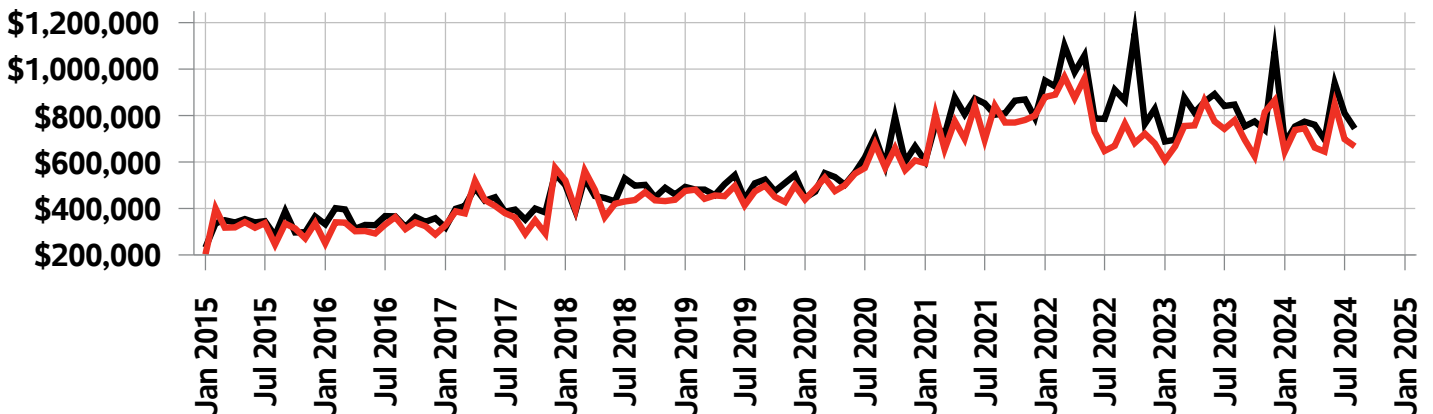
**Active Listings (August only)**



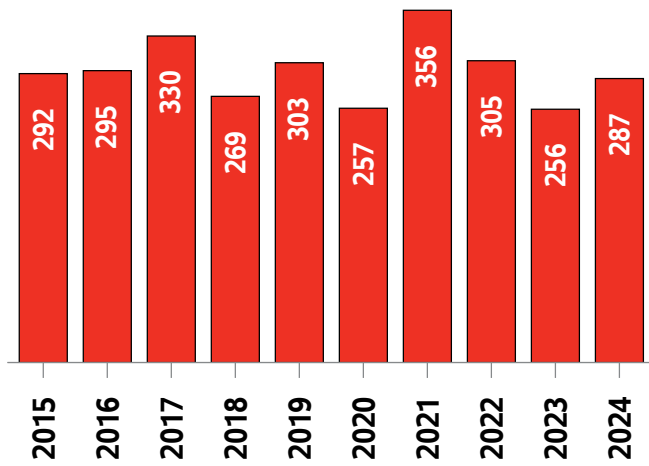
**Months of Inventory (August only)**



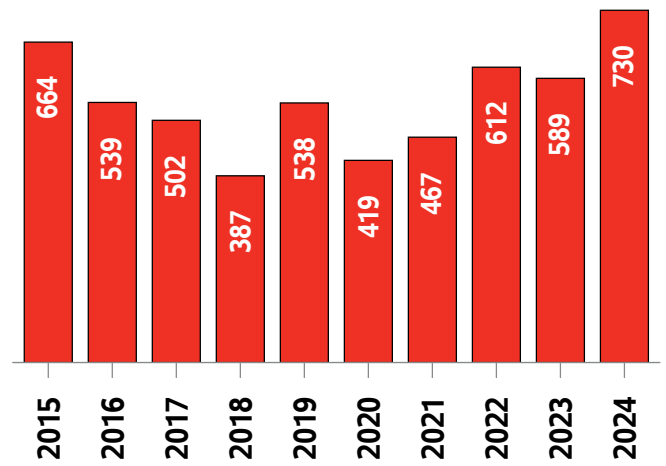
**Average Price and Median Price**



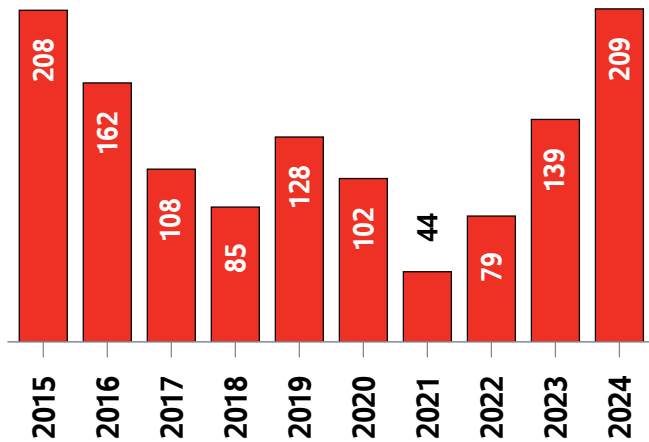
**Sales Activity (August Year-to-date)**



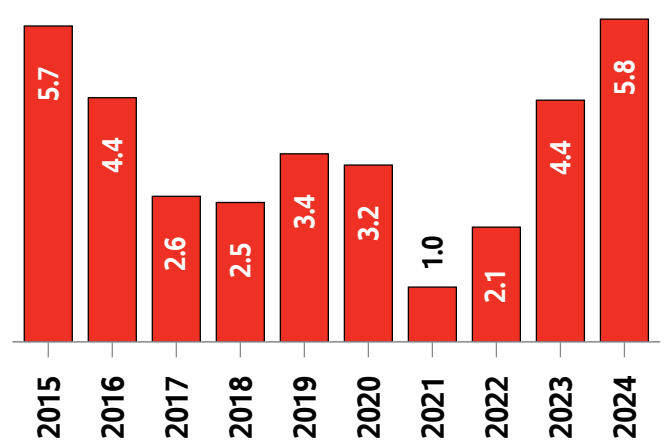
**New Listings (August Year-to-date)**



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



**Months of Inventory <sup>2</sup> (August 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	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	21	-22.2%	-19.2%	-32.3%	75.0%	133.3%	425.0%
Dollar Volume	\$12,312,000	-36.9%	-13.2%	-37.7%	135.4%	387.4%	927.7%
New Listings	48	-15.8%	-21.3%	41.2%	140.0%	269.2%	152.6%
Active Listings	110	0.9%	-5.2%	175.0%	150.0%	358.3%	74.6%
Sales to New Listings Ratio <sup>1</sup>	43.8	47.4	42.6	91.2	60.0	69.2	21.1
Months of Inventory <sup>2</sup>	5.2	4.0	4.5	1.3	3.7	2.7	15.8
Average Price	\$586,286	-18.9%	7.4%	-8.0%	34.5%	108.9%	95.8%
Median Price	\$570,000	-17.4%	-3.4%	0.0%	41.7%	75.4%	111.1%
Sale to List Price Ratio <sup>3</sup>	97.7	97.2	95.9	108.5	100.2	91.3	96.5
Median Days on Market	19.0	26.0	37.0	9.0	24.0	28.0	51.0

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	279	17.2%	1.8%	-18.4%	213.5%	220.7%	342.9%
Dollar Volume	\$181,788,065	13.0%	-11.8%	-15.3%	332.7%	437.0%	1,005.8%
New Listings	503	7.2%	-10.2%	24.2%	218.4%	267.2%	222.4%
Active Listings <sup>4</sup>	117	22.9%	35.0%	240.5%	171.2%	279.3%	106.4%
Sales to New Listings Ratio <sup>5</sup>	55.5	50.7	48.9	84.4	56.3	63.5	40.4
Months of Inventory <sup>6</sup>	3.3	3.2	2.5	0.8	3.9	2.8	7.2
Average Price	\$651,570	-3.6%	-13.4%	3.8%	38.0%	67.4%	149.7%
Median Price	\$615,000	-4.9%	-12.5%	2.5%	34.3%	61.0%	146.0%
Sale to List Price Ratio <sup>7</sup>	98.3	97.8	109.9	112.5	98.8	98.8	96.4
Median Days on Market	22.0	21.5	7.0	7.0	26.0	11.0	47.0

<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.

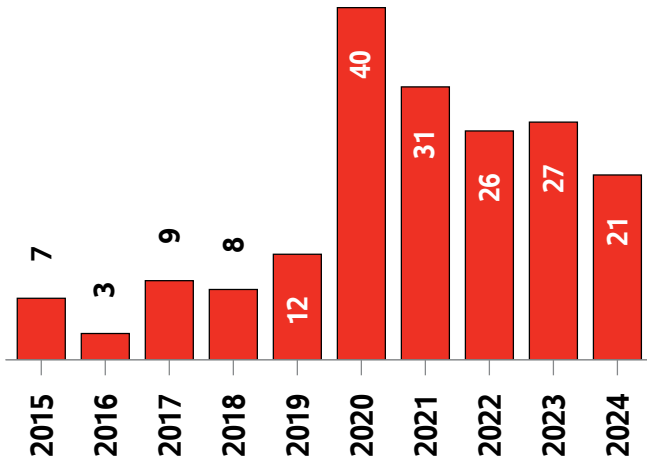
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

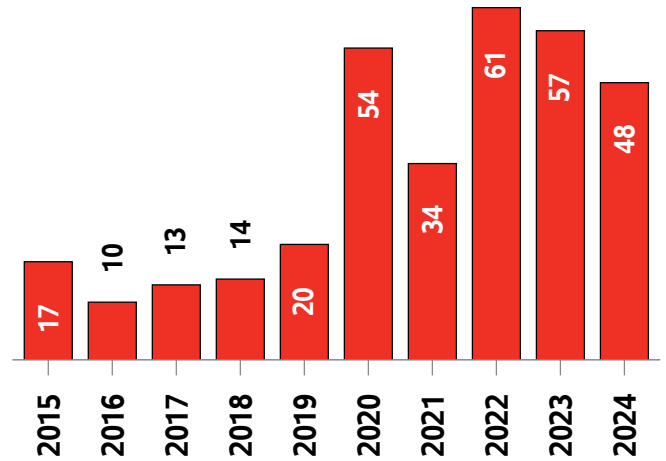
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

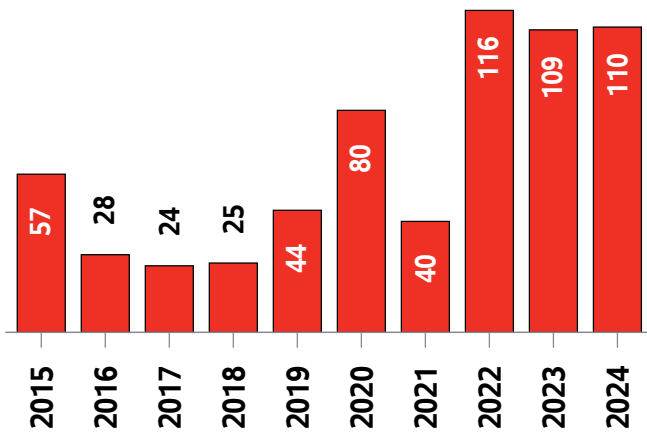
**Sales Activity (August only)**



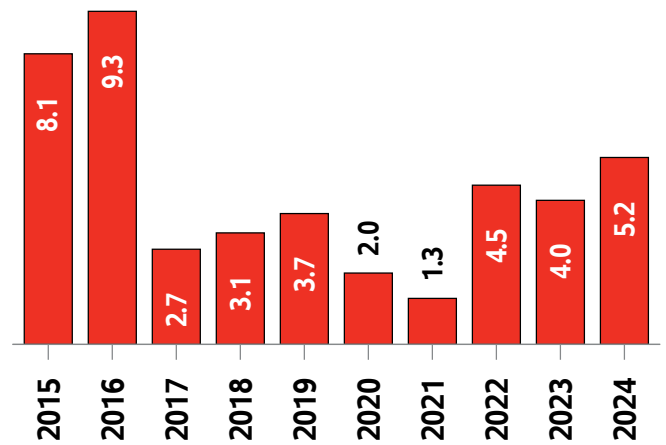
**New Listings (August only)**



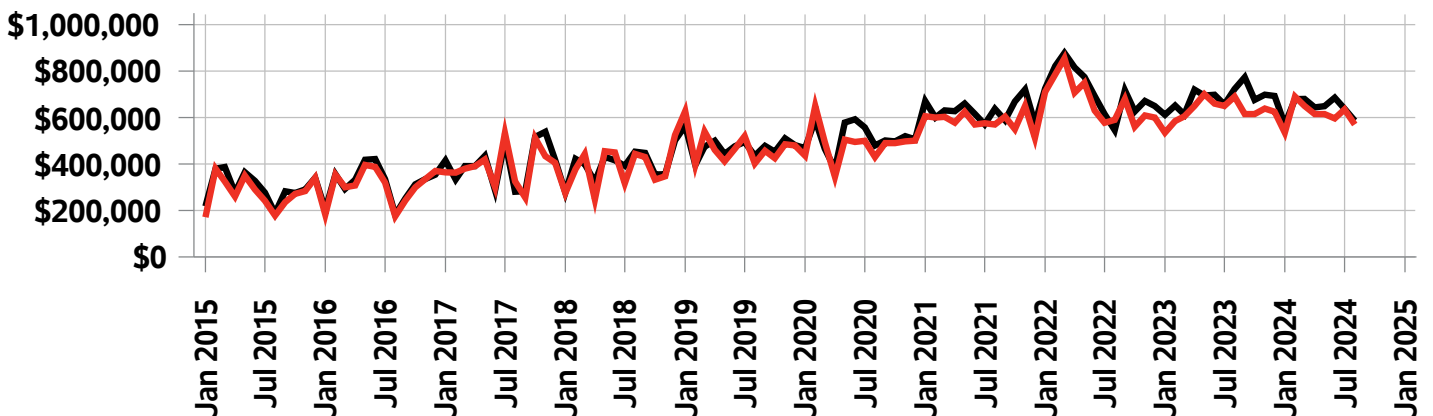
**Active Listings (August only)**



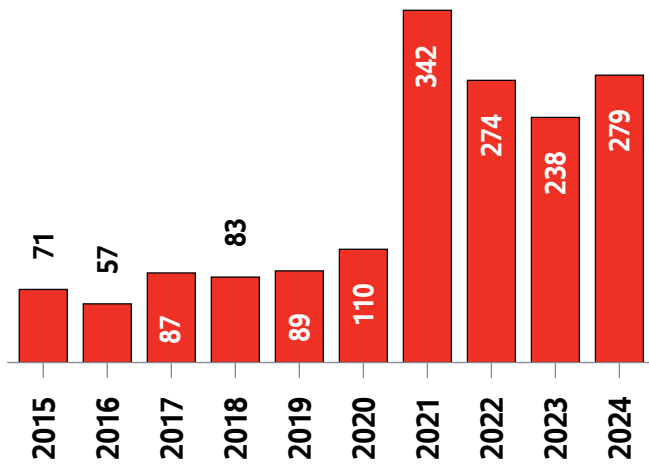
**Months of Inventory (August only)**



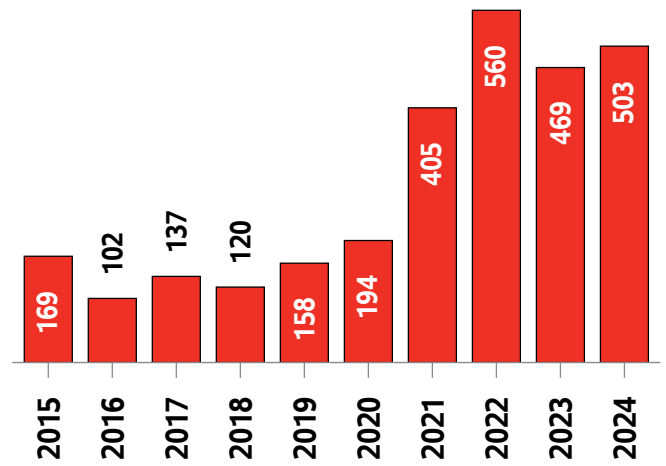
**Average Price and Median Price**



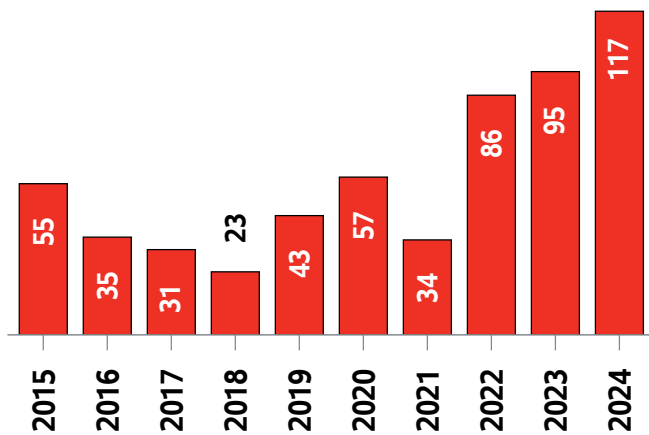
**Sales Activity (August Year-to-date)**



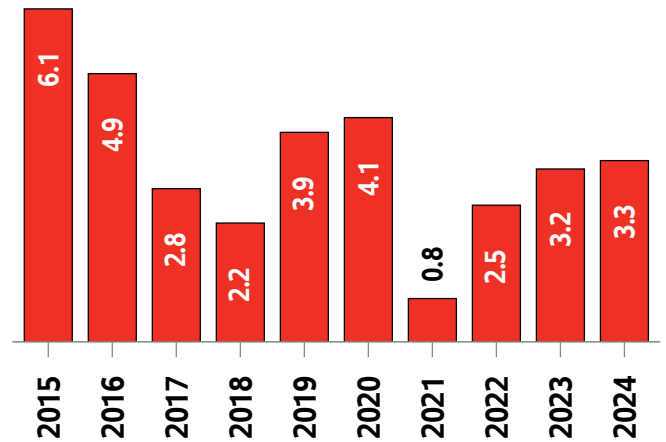
**New Listings (August Year-to-date)**



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



**Months of Inventory <sup>2</sup> (August 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	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	57	-10.9%	-12.3%	-33.7%	-17.4%	-6.6%	-19.7%
Dollar Volume	\$30,432,389	-12.8%	-18.3%	-38.0%	27.2%	95.8%	123.4%
New Listings	105	-17.3%	-10.3%	6.1%	7.1%	38.2%	1.9%
Active Listings	192	10.3%	25.5%	262.3%	100.0%	82.9%	-26.2%
Sales to New Listings Ratio <sup>1</sup>	54.3	50.4	55.6	86.9	70.4	80.3	68.9
Months of Inventory <sup>2</sup>	3.4	2.7	2.4	0.6	1.4	1.7	3.7
Average Price	\$533,902	-2.1%	-6.9%	-6.4%	54.0%	109.6%	178.2%
Median Price	\$547,000	-0.5%	-5.9%	-3.0%	62.1%	129.8%	195.7%
Sale to List Price Ratio <sup>3</sup>	97.9	98.8	97.8	107.6	99.2	98.7	96.8
Median Days on Market	25.0	16.0	20.0	7.0	12.0	16.0	46.0

Year-to-date	August 2024	Compared to <sup>8</sup>					
		August 2023	August 2022	August 2021	August 2019	August 2017	August 2014
Sales Activity	519	6.1%	-10.8%	-19.9%	-3.4%	-25.0%	3.6%
Dollar Volume	\$295,691,757	4.6%	-23.6%	-15.6%	57.9%	66.4%	191.3%
New Listings	945	20.5%	-1.0%	25.0%	43.2%	20.4%	13.4%
Active Listings <sup>4</sup>	171	38.4%	80.5%	292.6%	121.7%	78.2%	-32.5%
Sales to New Listings Ratio <sup>5</sup>	54.9	62.4	60.9	85.7	81.4	88.2	60.1
Months of Inventory <sup>6</sup>	2.6	2.0	1.3	0.5	1.2	1.1	4.1
Average Price	\$569,734	-1.5%	-14.3%	5.4%	63.4%	121.9%	181.2%
Median Price	\$560,000	-1.8%	-13.8%	6.3%	67.2%	125.9%	183.5%
Sale to List Price Ratio <sup>7</sup>	98.3	99.3	110.9	111.1	101.1	100.1	96.9
Median Days on Market	19.0	17.0	7.0	7.0	12.0	13.0	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.

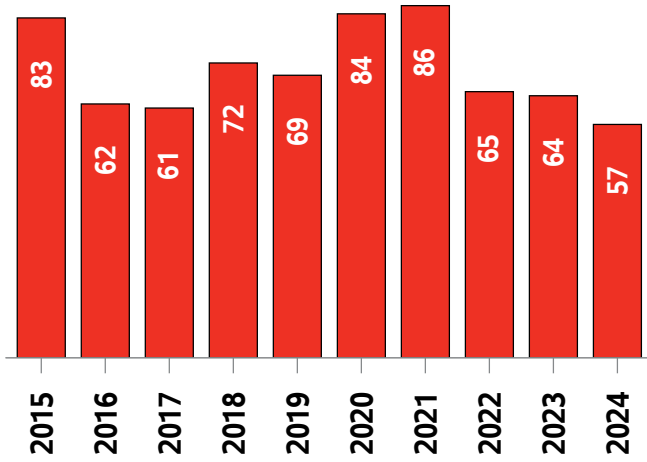
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

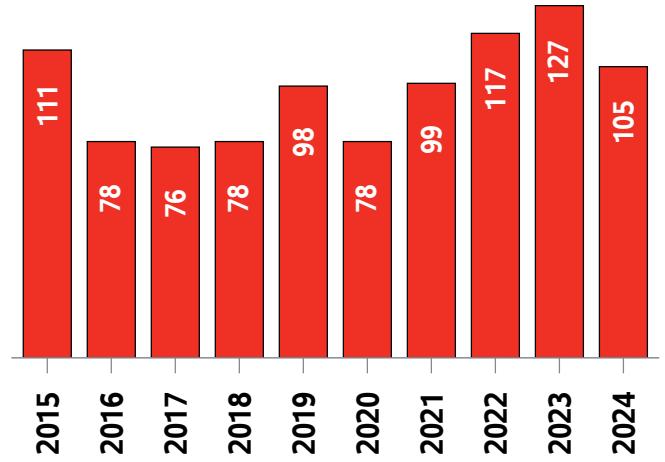
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

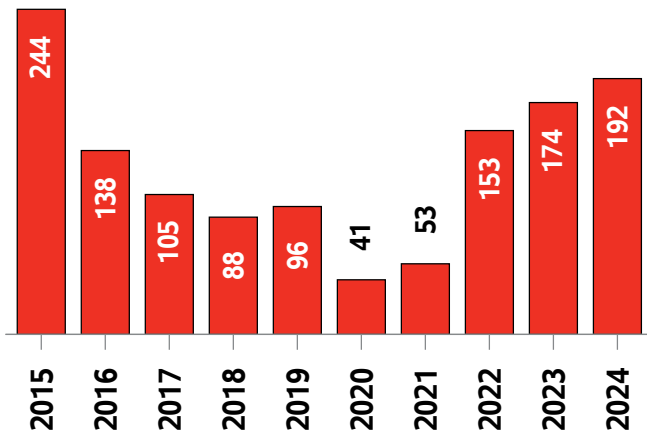
**Sales Activity (August only)**



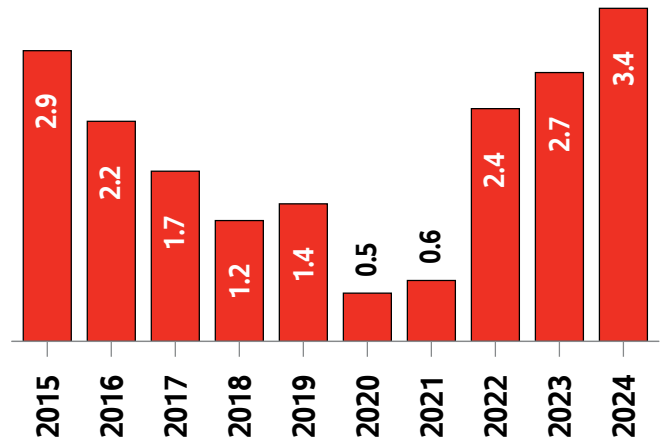
**New Listings (August only)**



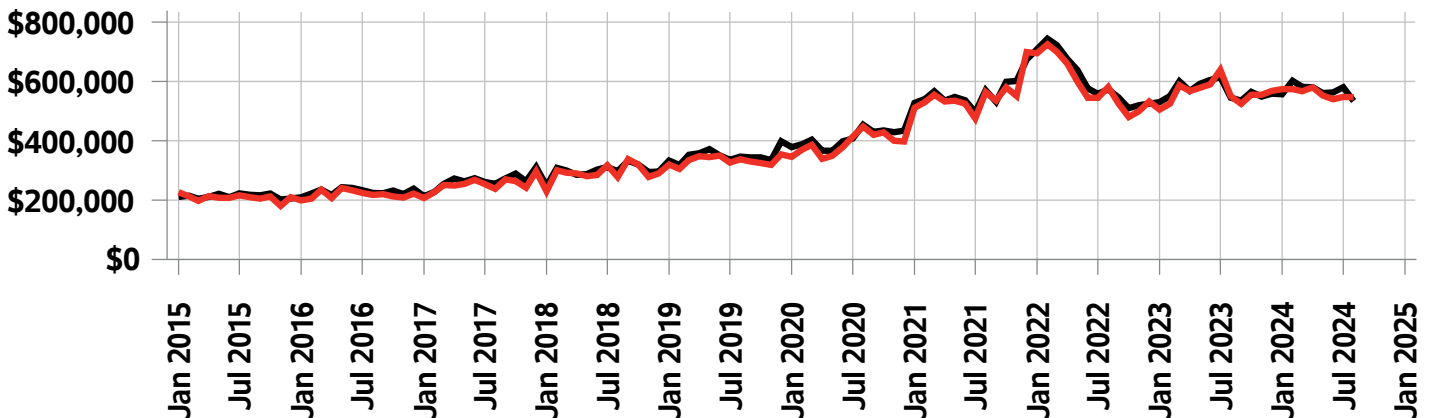
**Active Listings (August only)**



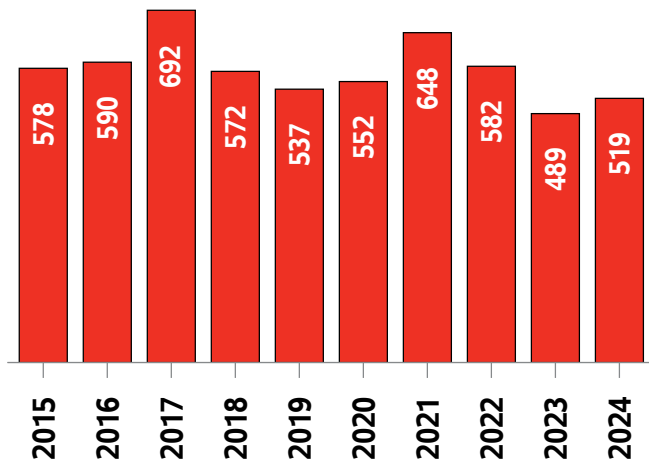
**Months of Inventory (August only)**



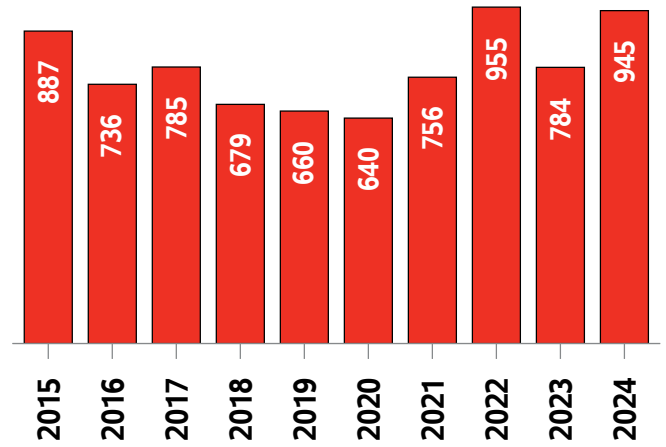
**Average Price and Median Price**



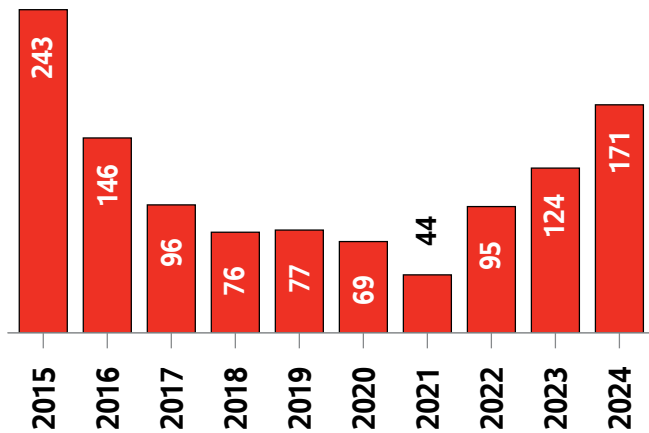
**Sales Activity (August Year-to-date)**



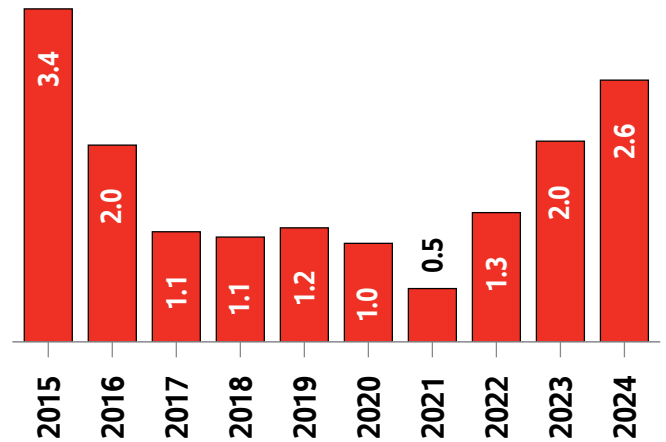
**New Listings (August Year-to-date)**



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



**Months of Inventory <sup>2</sup> (August 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.