



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



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

Actual	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	594	33.2%	-28.9%	-29.2%	10.4%	-18.6%	22.7%
Dollar Volume	\$366,967,532	33.0%	-46.6%	-28.7%	69.5%	60.8%	210.9%
New Listings	1,024	31.8%	-2.2%	3.1%	27.7%	12.9%	5.7%
Active Listings	1,575	14.6%	281.4%	225.4%	45.0%	28.7%	-36.7%
Sales to New Listings Ratio <sup>1</sup>	58.0	57.4	79.8	84.5	67.1	80.5	49.9
Months of Inventory <sup>2</sup>	2.7	3.1	0.5	0.6	2.0	1.7	5.1
Average Price	\$617,790	-0.2%	-25.0%	0.6%	53.6%	97.6%	153.4%
Median Price	\$593,541	1.9%	-23.5%	1.5%	57.3%	107.7%	160.3%
Sale to List Price Ratio <sup>3</sup>	98.6	97.3	122.9	114.0	103.3	100.6	97.3
Median Days on Market	21.0	21.0	6.0	6.0	9.0	16.0	27.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	1,033	29.6%	-27.2%	-26.4%	2.2%	-16.6%	22.5%
Dollar Volume	\$631,471,682	31.6%	-45.0%	-26.5%	59.4%	65.5%	205.1%
New Listings	1,918	18.5%	10.4%	15.9%	23.4%	11.5%	-5.6%
Active Listings <sup>4</sup>	1,546	14.8%	342.8%	243.4%	51.2%	28.9%	-36.2%
Sales to New Listings Ratio <sup>5</sup>	53.9	49.2	81.7	84.8	65.1	72.0	41.5
Months of Inventory <sup>6</sup>	3.0	3.4	0.5	0.6	2.0	1.9	5.7
Average Price	\$611,299	1.5%	-24.4%	-0.1%	56.0%	98.4%	149.0%
Median Price	\$585,000	3.5%	-23.7%	0.9%	60.3%	108.9%	161.7%
Sale to List Price Ratio <sup>7</sup>	98.1	97.1	121.1	112.4	102.7	100.0	97.2
Median Days on Market	25.0	22.0	6.0	6.0	9.0	18.0	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.

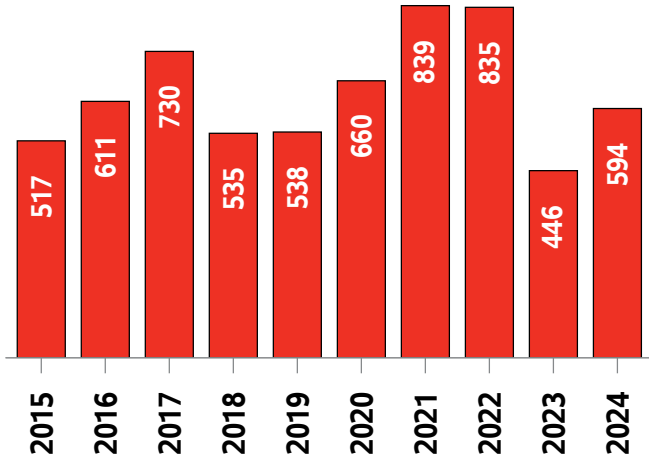
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

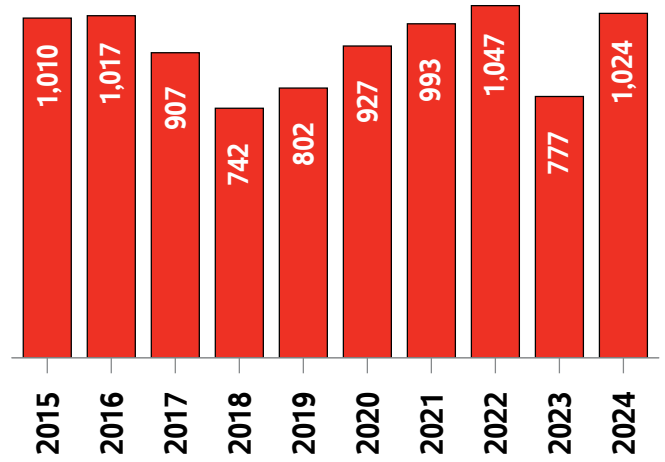
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

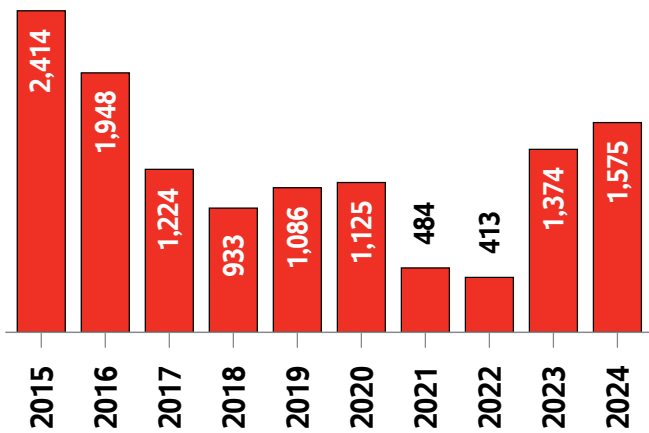
**Sales Activity (February only)**



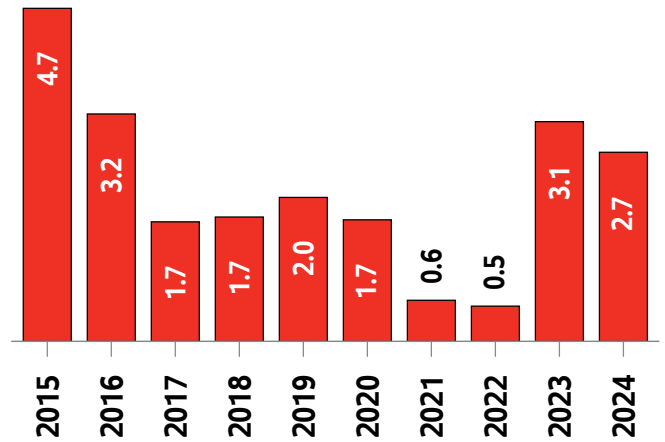
**New Listings (February only)**



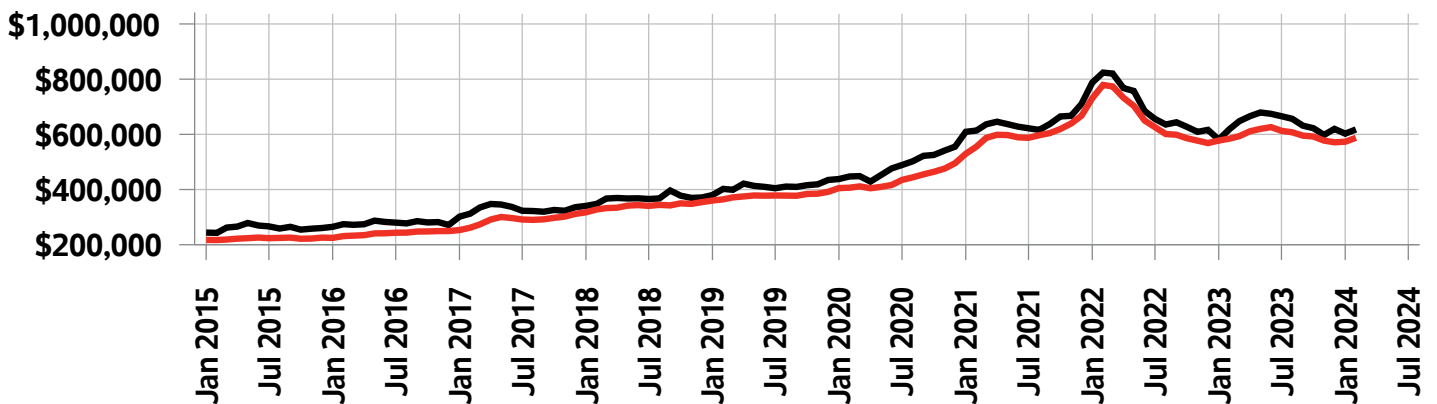
**Active Listings (February only)**



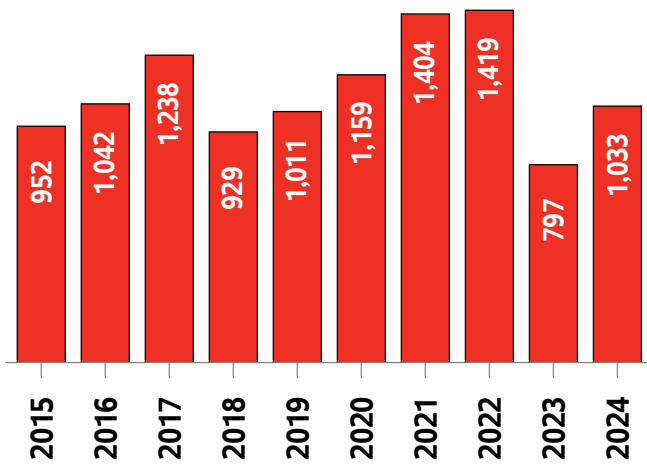
**Months of Inventory (February only)**



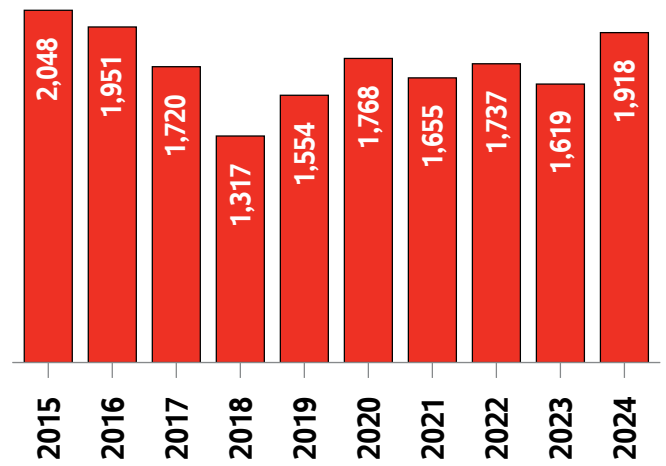
**MLS® HPI Composite Benchmark Price and Average Price**



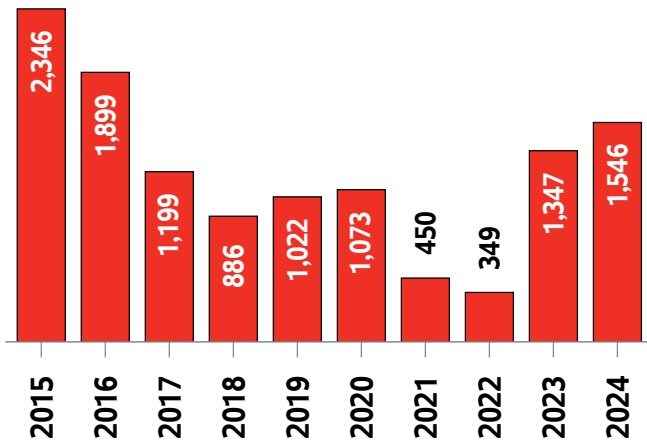
**Sales Activity (February Year-to-date)**



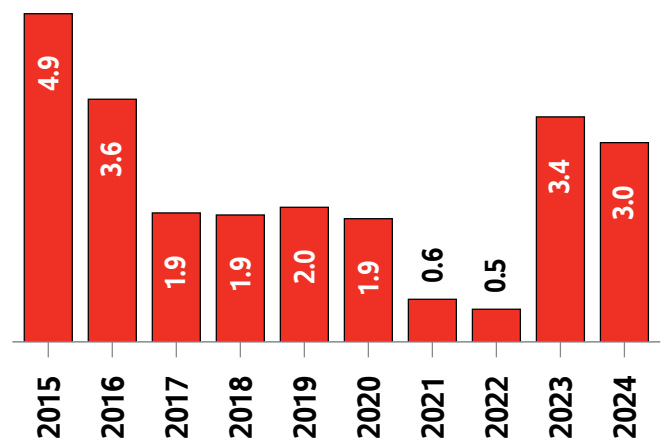
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup> (February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	417	24.1%	-28.6%	-31.9%	8.0%	-25.3%	12.7%
Dollar Volume	\$284,719,196	26.2%	-46.1%	-30.8%	67.1%	50.8%	192.5%
New Listings	740	30.5%	-2.5%	5.6%	21.7%	6.6%	-0.5%
Active Listings	1,123	13.3%	255.4%	237.2%	25.8%	23.5%	-40.2%
Sales to New Listings Ratio <sup>1</sup>	56.4	59.3	76.9	87.3	63.5	80.4	49.7
Months of Inventory <sup>2</sup>	2.7	2.9	0.5	0.5	2.3	1.6	5.1
Average Price	\$682,780	1.7%	-24.5%	1.6%	54.6%	101.8%	159.6%
Median Price	\$645,000	2.6%	-23.7%	2.3%	57.3%	109.4%	168.8%
Sale to List Price Ratio <sup>3</sup>	98.9	97.3	122.7	114.1	102.2	100.7	97.4
Median Days on Market	20.0	21.0	6.0	6.0	10.0	14.0	25.5

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	742	27.1%	-25.2%	-28.7%	-0.5%	-21.1%	13.8%
Dollar Volume	\$498,907,341	30.1%	-43.7%	-28.4%	56.1%	58.5%	189.5%
New Listings	1,370	17.1%	10.7%	14.5%	13.9%	6.2%	-10.3%
Active Listings <sup>4</sup>	1,092	11.0%	316.6%	240.0%	29.9%	23.0%	-40.2%
Sales to New Listings Ratio <sup>5</sup>	54.2	49.9	80.1	87.0	62.0	72.9	42.7
Months of Inventory <sup>6</sup>	2.9	3.4	0.5	0.6	2.3	1.9	5.6
Average Price	\$672,382	2.4%	-24.7%	0.4%	56.9%	101.0%	154.4%
Median Price	\$635,000	2.7%	-23.5%	0.8%	58.8%	108.3%	166.8%
Sale to List Price Ratio <sup>7</sup>	98.3	97.0	121.2	112.3	102.1	100.1	97.3
Median Days on Market	24.0	23.0	6.0	6.0	9.5	16.0	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.

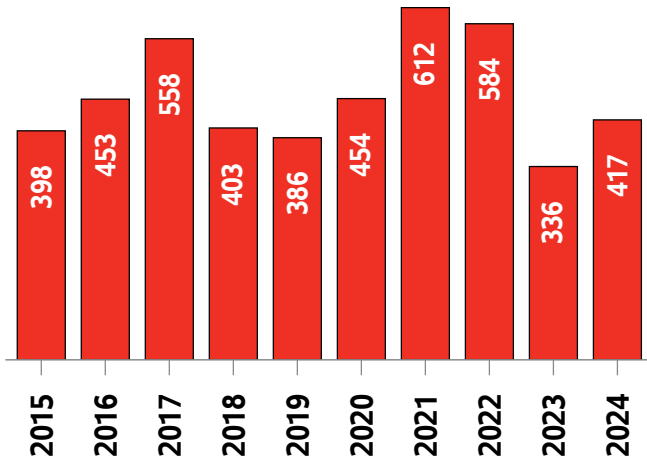
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

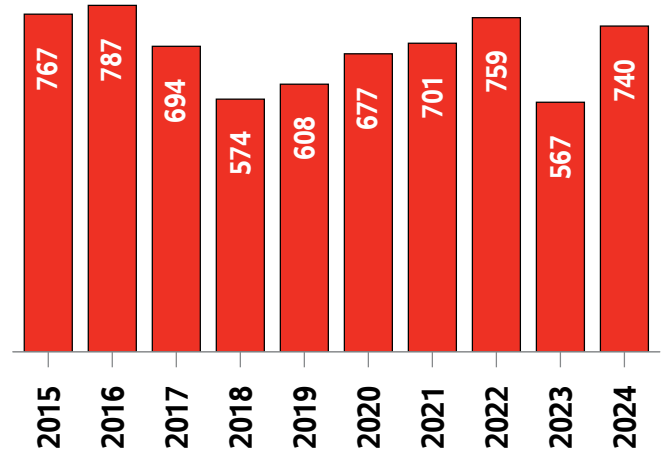
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

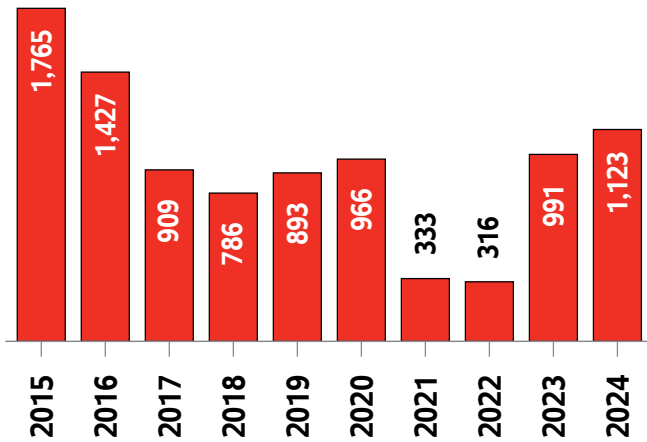
**Sales Activity (February only)**



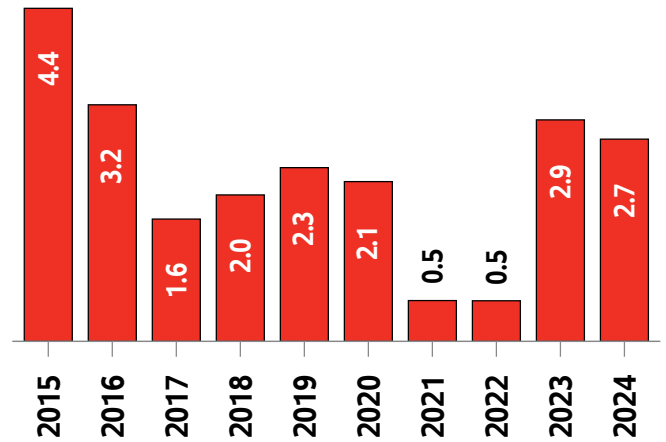
**New Listings (February only)**



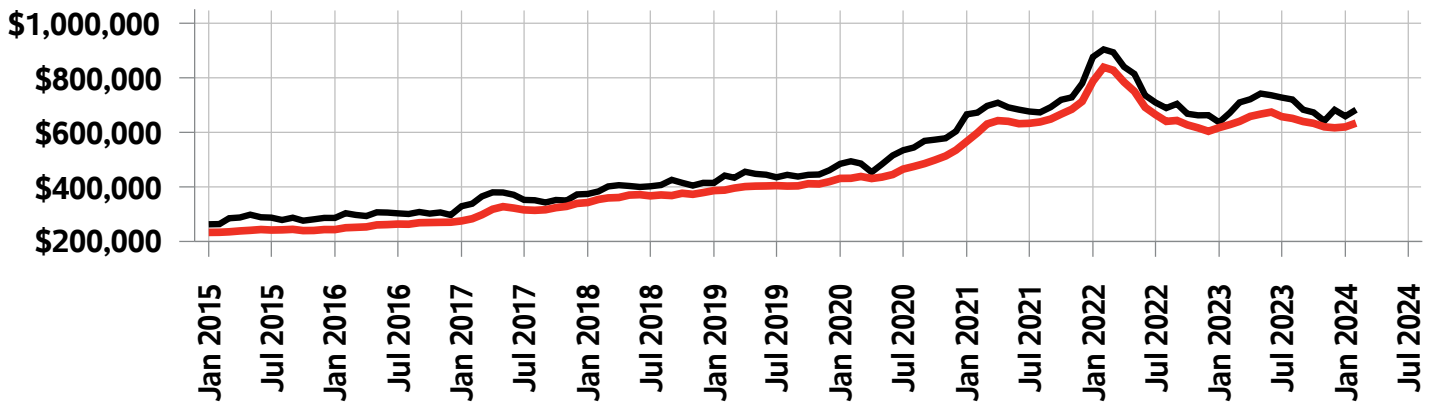
**Active Listings (February only)**



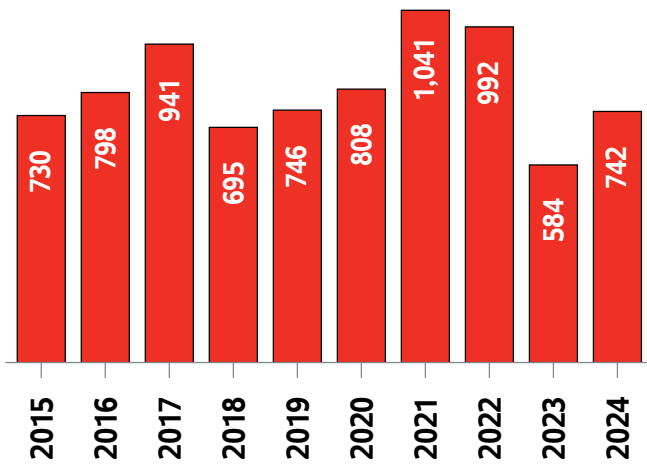
**Months of Inventory (February only)**



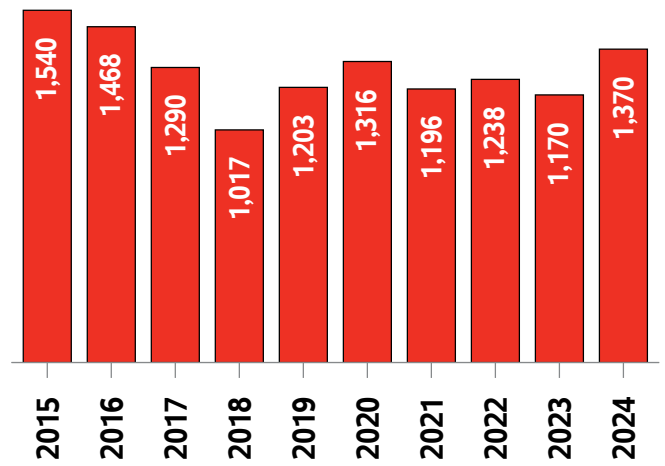
**MLS® HPI Single Family Benchmark Price and Average Price**



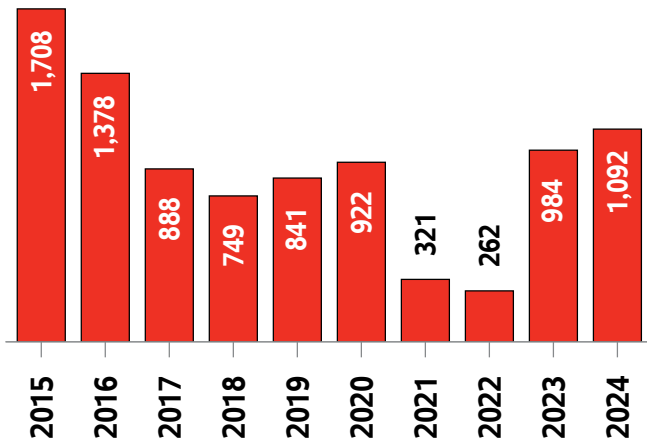
**Sales Activity (February Year-to-date)**



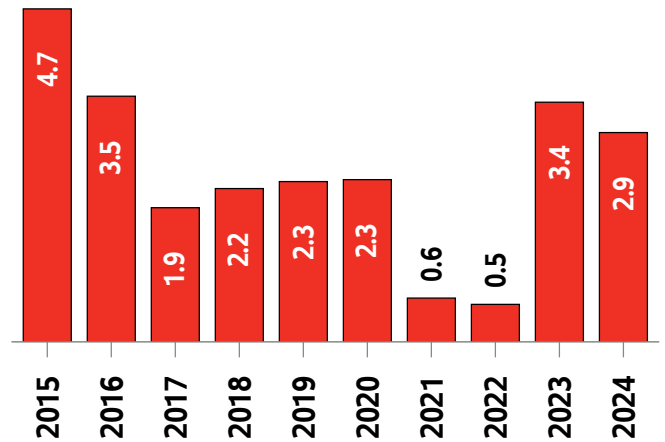
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup> (February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	104	62.5%	-27.8%	-4.6%	25.3%	14.3%	89.1%
Dollar Volume	\$52,751,773	62.5%	-47.0%	-2.1%	86.7%	149.9%	448.4%
New Listings	140	12.0%	-14.1%	2.9%	35.9%	28.4%	18.6%
Active Listings	202	-7.8%	445.9%	339.1%	176.7%	98.0%	-20.2%
Sales to New Listings Ratio <sup>1</sup>	74.3	51.2	88.3	80.1	80.6	83.5	46.6
Months of Inventory <sup>2</sup>	1.9	3.4	0.3	0.4	0.9	1.1	4.6
Average Price	\$507,229	-0.0%	-26.7%	2.6%	49.0%	118.7%	190.0%
Median Price	\$513,200	0.1%	-23.4%	9.0%	57.9%	129.3%	237.6%
Sale to List Price Ratio <sup>3</sup>	98.4	97.8	127.5	119.3	107.2	102.0	97.6
Median Days on Market	31.0	15.5	5.0	5.0	7.0	16.0	26.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	177	53.9%	-22.4%	2.9%	22.1%	4.7%	92.4%
Dollar Volume	\$89,620,278	53.6%	-41.9%	5.5%	89.6%	138.6%	454.8%
New Listings	287	9.5%	7.1%	35.4%	57.7%	44.9%	14.3%
Active Listings <sup>4</sup>	214	5.9%	579.4%	529.4%	224.2%	122.9%	-10.8%
Sales to New Listings Ratio <sup>5</sup>	61.7	43.9	85.1	81.1	79.7	85.4	36.7
Months of Inventory <sup>6</sup>	2.4	3.5	0.3	0.4	0.9	1.1	5.2
Average Price	\$506,329	-0.2%	-25.1%	2.5%	55.4%	127.8%	188.4%
Median Price	\$520,000	3.2%	-21.2%	9.9%	71.6%	144.1%	242.1%
Sale to List Price Ratio <sup>7</sup>	98.3	97.9	126.5	118.6	105.9	101.0	97.5
Median Days on Market	33.0	15.0	5.0	5.0	8.0	17.0	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.

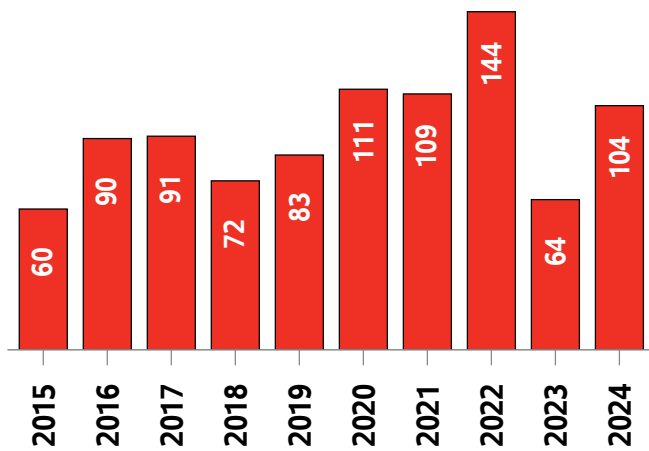
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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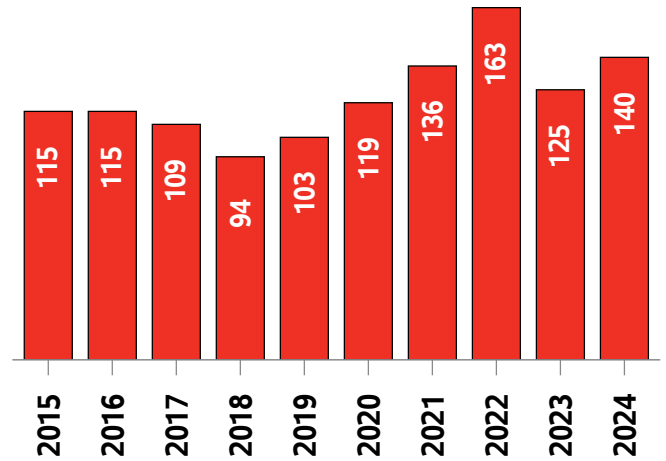
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



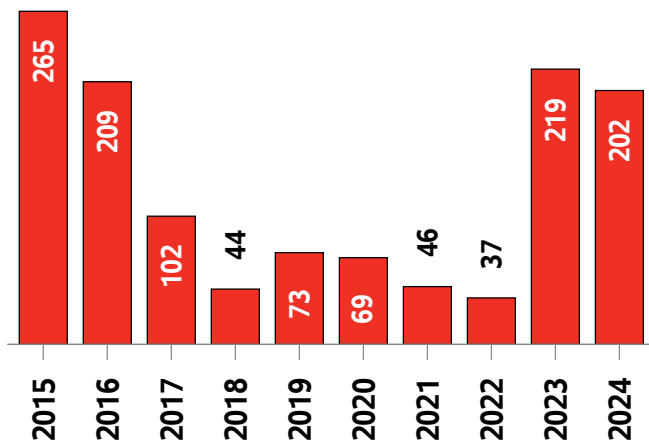
**Sales Activity (February only)**



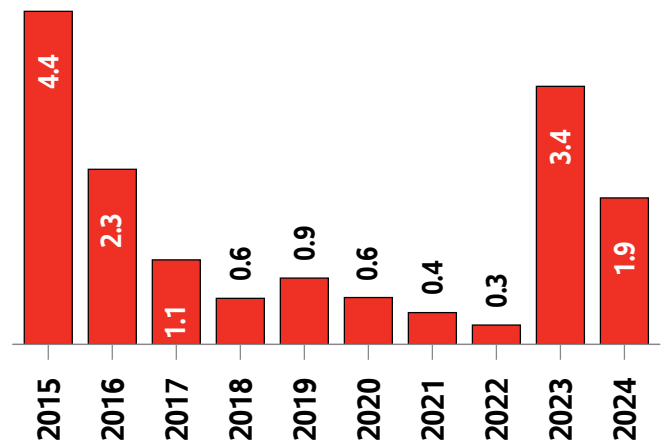
**New Listings (February only)**



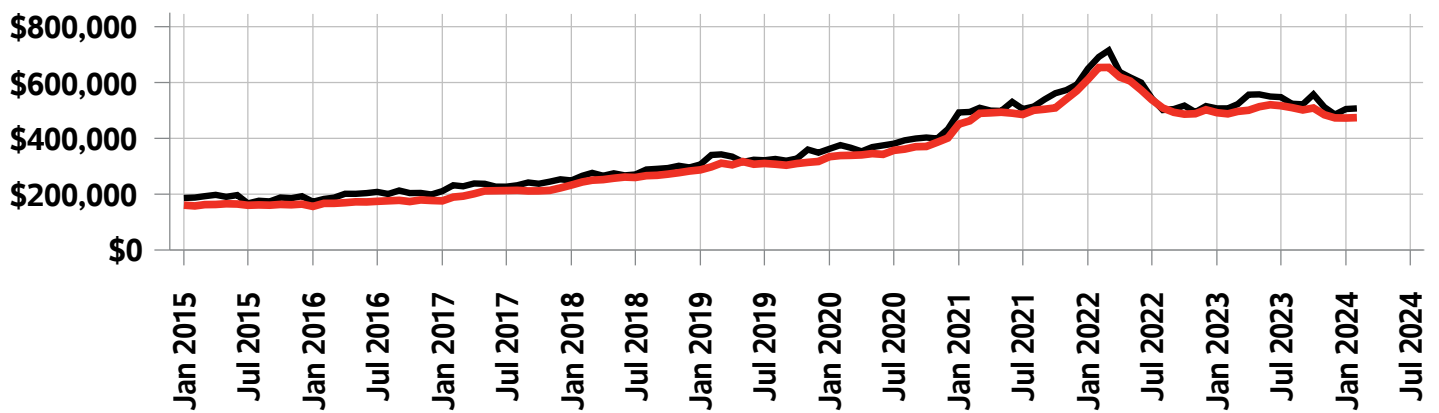
**Active Listings (February only)**



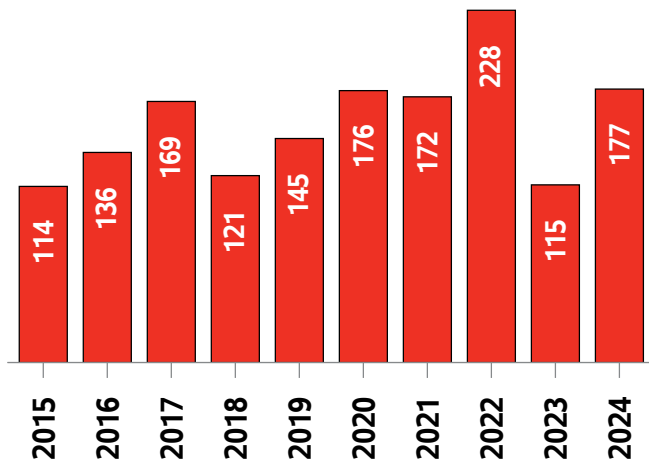
**Months of Inventory (February only)**



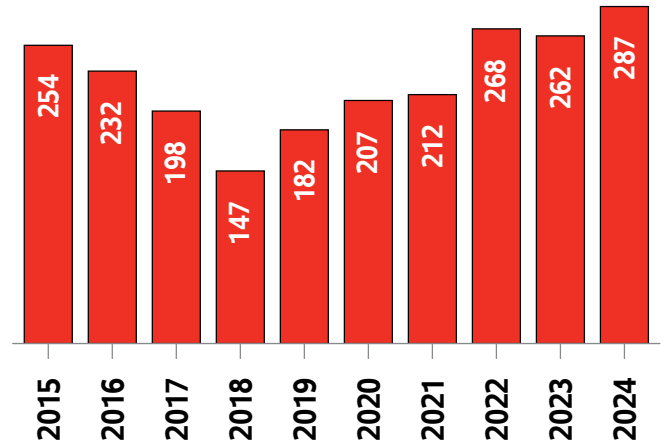
**MLS® HPI Townhouse Benchmark Price and Average Price**



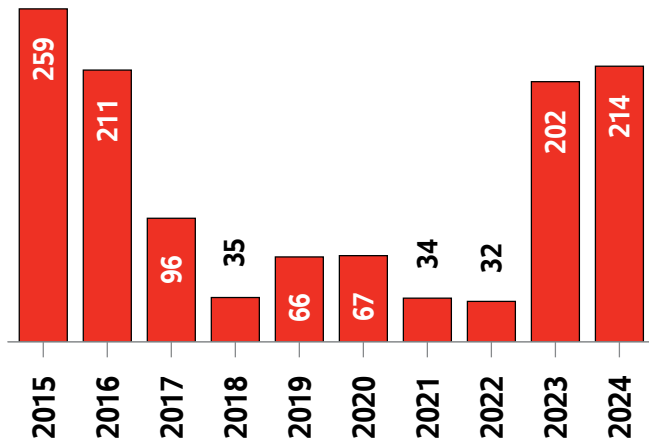
**Sales Activity (February Year-to-date)**



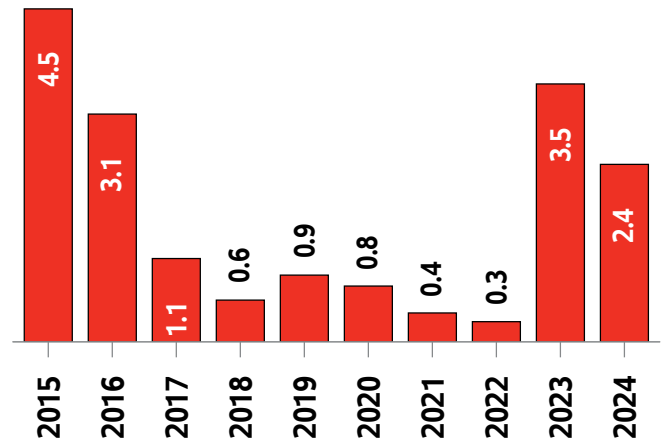
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup>(February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	54	54.3%	-26.0%	-40.0%	1.9%	-10.0%	17.4%
Dollar Volume	\$20,654,763	60.3%	-39.1%	-38.9%	52.2%	54.9%	153.7%
New Listings	89	58.9%	7.2%	-11.0%	27.1%	18.7%	6.0%
Active Listings	150	66.7%	383.9%	134.4%	89.9%	-9.1%	-45.5%
Sales to New Listings Ratio <sup>1</sup>	60.7	62.5	88.0	90.0	75.7	80.0	54.8
Months of Inventory <sup>2</sup>	2.8	2.6	0.4	0.7	1.5	2.8	6.0
Average Price	\$382,496	3.9%	-17.7%	1.9%	49.4%	72.2%	116.1%
Median Price	\$339,000	13.0%	-24.7%	2.6%	54.1%	94.0%	147.5%
Sale to List Price Ratio <sup>3</sup>	97.1	97.4	119.4	108.5	105.1	98.3	96.4
Median Days on Market	18.0	28.0	5.0	7.0	8.0	34.0	36.5

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	85	16.4%	-40.6%	-41.8%	-2.3%	-13.3%	16.4%
Dollar Volume	\$30,802,763	15.9%	-53.7%	-40.3%	49.3%	43.9%	142.9%
New Listings	169	38.5%	7.6%	-2.3%	37.4%	-4.0%	-14.6%
Active Listings <sup>4</sup>	147	68.4%	432.7%	127.1%	99.3%	-12.5%	-46.6%
Sales to New Listings Ratio <sup>5</sup>	50.3	59.8	91.1	84.4	70.7	55.7	36.9
Months of Inventory <sup>6</sup>	3.4	2.4	0.4	0.9	1.7	3.4	7.5
Average Price	\$362,385	-0.4%	-22.1%	2.5%	52.8%	65.9%	108.6%
Median Price	\$331,500	5.2%	-22.9%	3.3%	57.9%	95.0%	139.8%
Sale to List Price Ratio <sup>7</sup>	96.8	96.8	116.6	108.0	103.9	98.0	96.5
Median Days on Market	22.0	27.0	5.0	7.0	11.0	36.5	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.

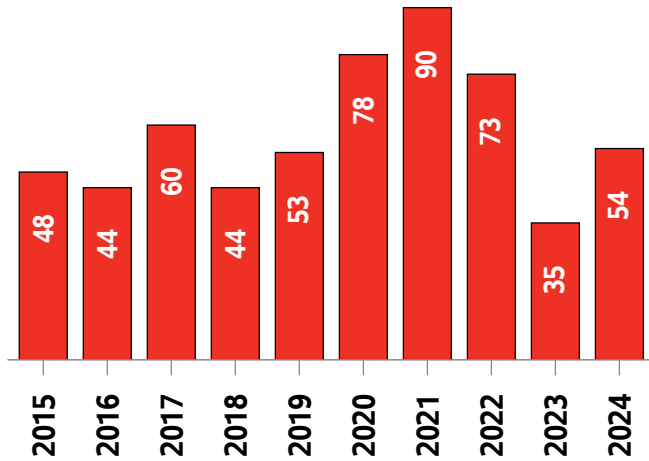
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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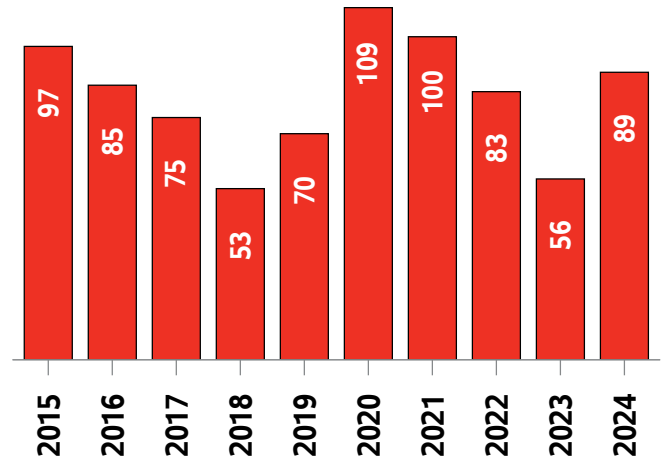
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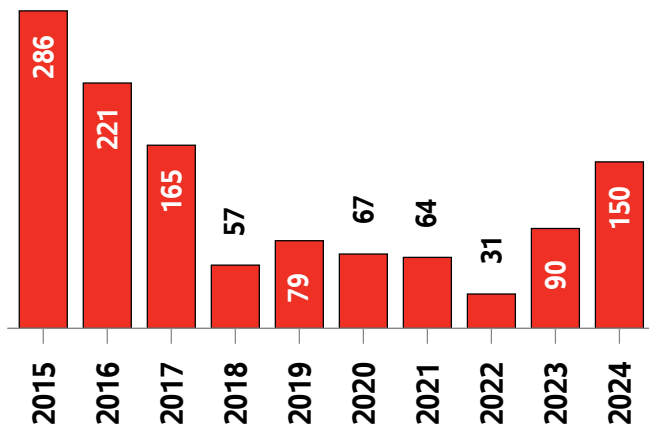
**Sales Activity (February only)**



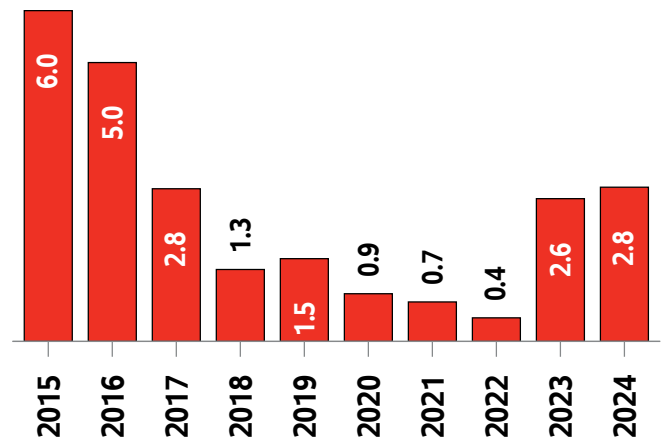
**New Listings (February only)**



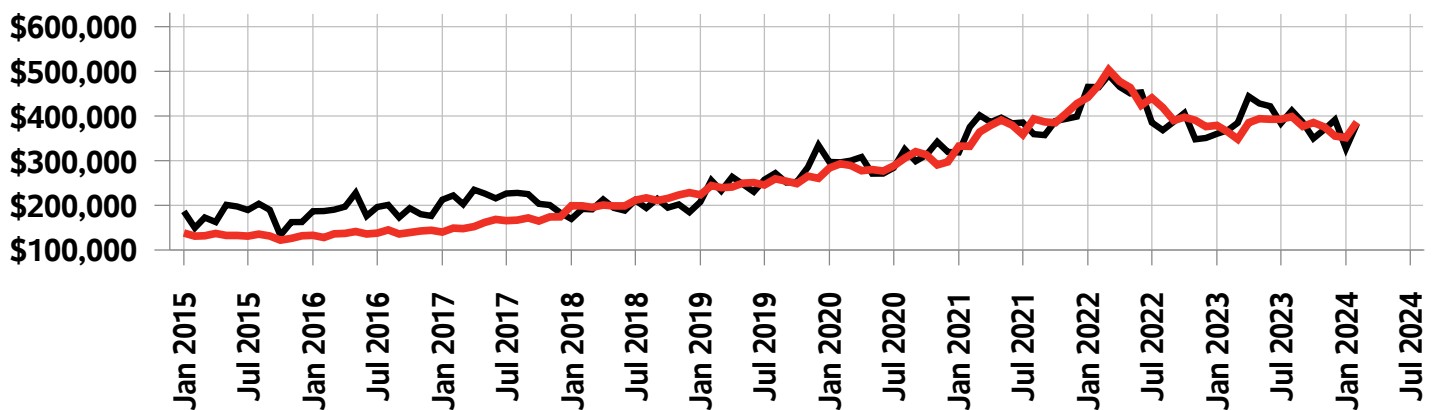
**Active Listings (February only)**



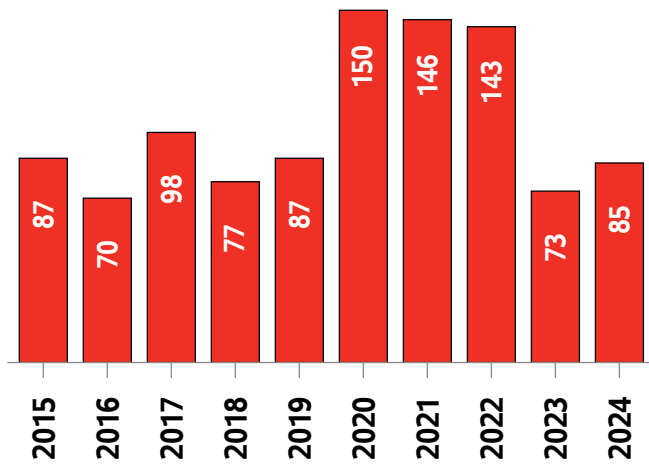
**Months of Inventory (February only)**



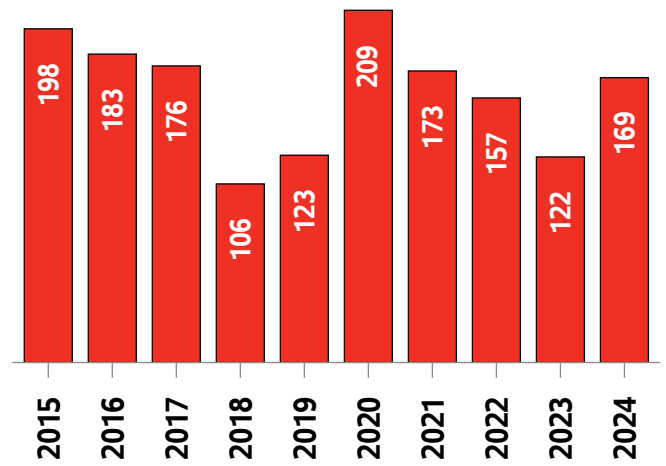
**MLS® HPI Apartment Benchmark Price and Average Price**



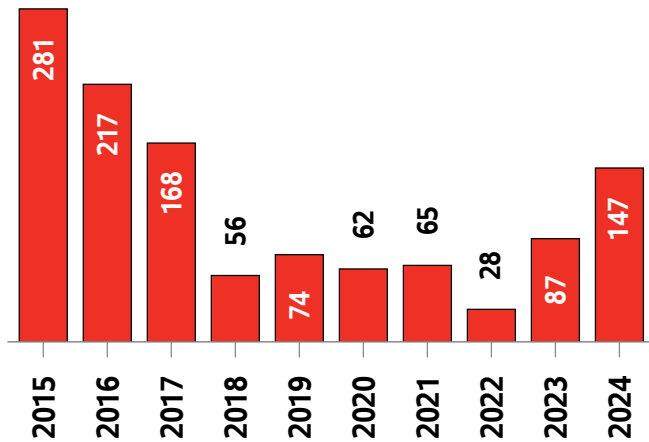
**Sales Activity (February Year-to-date)**



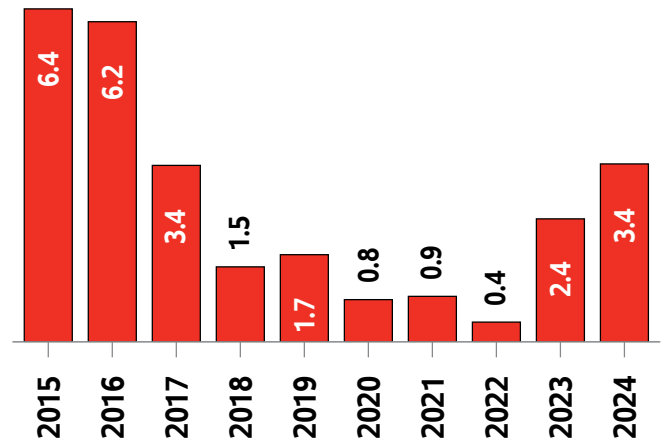
**New Listings (February Year-to-date)**



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



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



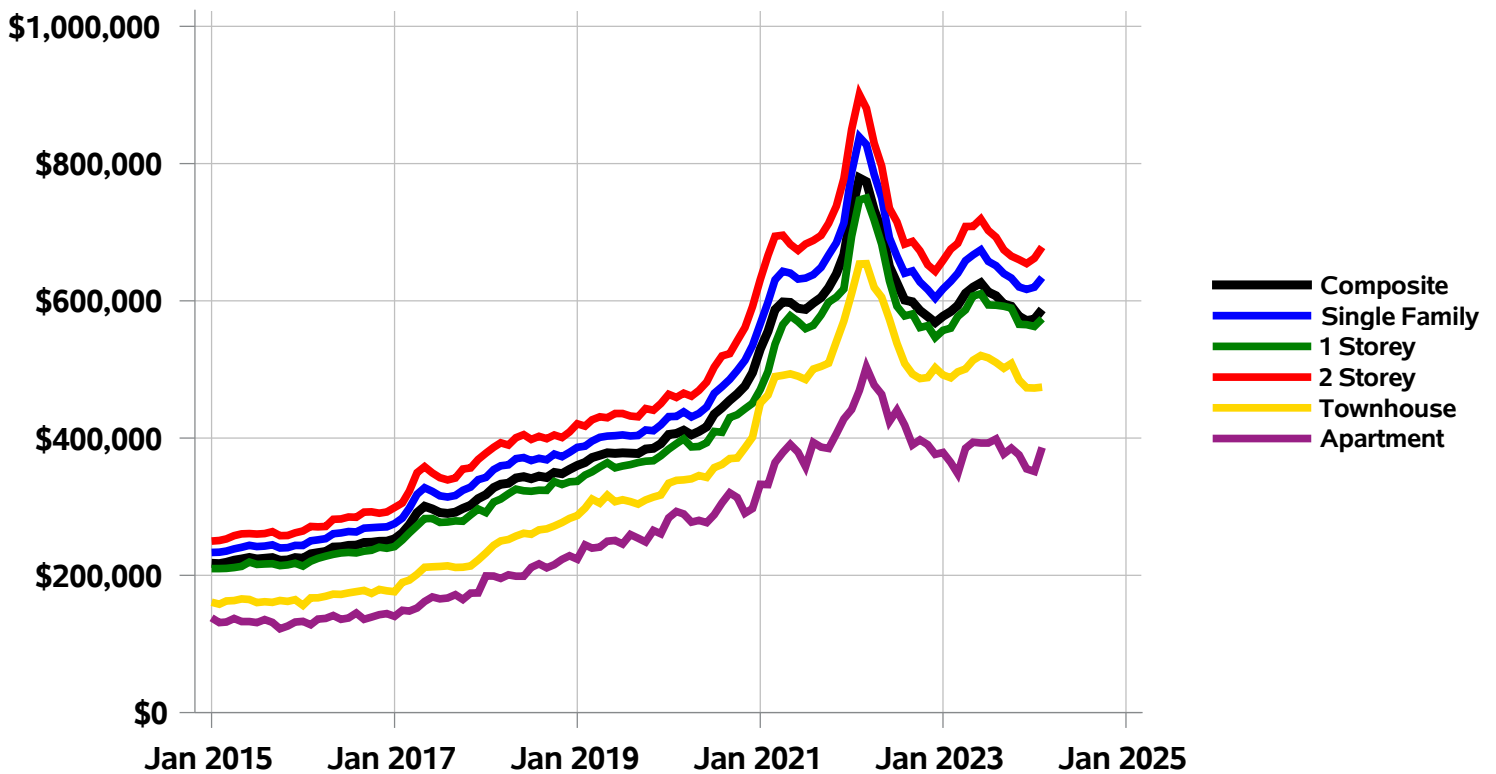
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<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:	February 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$587,400	2.5	1.7	-3.3	0.5	5.7	61.2
Single Family	\$634,000	2.3	2.2	-2.6	0.9	6.0	63.3
One Storey	\$573,900	2.0	1.4	-3.3	2.5	15.4	65.8
Two Storey	\$678,500	2.5	2.8	-2.0	0.5	1.8	62.6
Townhouse	\$474,200	0.3	-2.1	-7.0	-2.8	2.5	59.2
Apartment	\$386,300	9.9	2.9	-3.1	6.0	16.3	58.1

**MLS® HPI Benchmark Price**



**Composite** 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1310
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

**Single Family** 

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1393
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5939
Number of Fireplaces	0
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**1 Storey** 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1150
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6599
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**2 Storey** 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1638
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5585
Number of Fireplaces	1
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers



**Townhouse** 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1244
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

**Apartment** 

Features	Value
Above Ground Bedrooms	2
Age Category	31 to 50
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	963
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Actual	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	413	32.8%	-31.7%	-31.7%	3.8%	-22.8%	8.4%
Dollar Volume	\$249,498,610	30.2%	-49.8%	-33.0%	54.0%	46.4%	166.6%
New Listings	685	32.2%	-12.1%	-6.2%	16.3%	2.9%	2.1%
Active Listings	946	18.4%	257.0%	178.2%	40.8%	29.8%	-36.7%
Sales to New Listings Ratio <sup>1</sup>	60.3	60.0	77.7	82.9	67.6	80.3	56.8
Months of Inventory <sup>2</sup>	2.3	2.6	0.4	0.6	1.7	1.4	3.9
Average Price	\$604,113	-2.0%	-26.5%	-1.8%	48.4%	89.7%	146.0%
Median Price	\$585,000	-0.4%	-24.6%	0.9%	52.1%	95.0%	153.8%
Sale to List Price Ratio <sup>3</sup>	98.9	97.5	125.4	115.3	104.6	101.4	97.6
Median Days on Market	19.0	16.0	6.0	6.0	7.0	14.0	26.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	721	28.5%	-29.0%	-28.8%	-1.8%	-20.0%	9.7%
Dollar Volume	\$434,685,041	31.0%	-46.6%	-30.4%	50.2%	54.7%	172.2%
New Listings	1,282	19.3%	0.8%	4.3%	15.8%	3.7%	-12.6%
Active Listings <sup>4</sup>	931	19.4%	343.3%	199.8%	49.2%	32.1%	-36.2%
Sales to New Listings Ratio <sup>5</sup>	56.2	52.2	79.8	82.4	66.3	72.9	44.8
Months of Inventory <sup>6</sup>	2.6	2.8	0.4	0.6	1.7	1.6	4.4
Average Price	\$602,892	1.9%	-24.8%	-2.3%	52.9%	93.3%	148.1%
Median Price	\$580,000	2.7%	-24.2%	0.0%	58.9%	102.1%	160.1%
Sale to List Price Ratio <sup>7</sup>	98.4	97.3	123.9	113.8	104.0	100.7	97.4
Median Days on Market	22.0	18.0	6.0	6.0	7.0	15.0	29.0

<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.

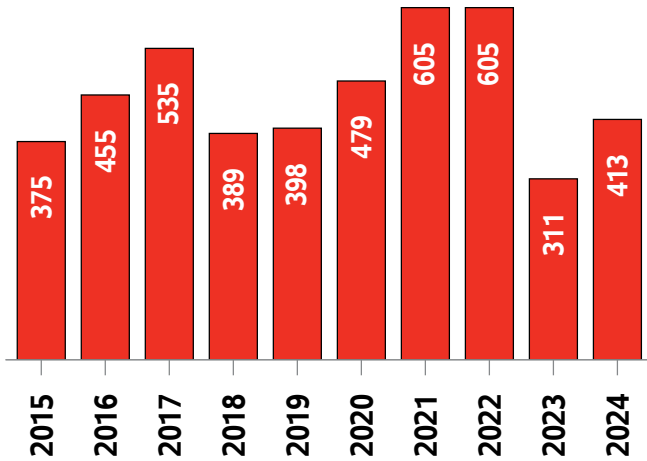
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

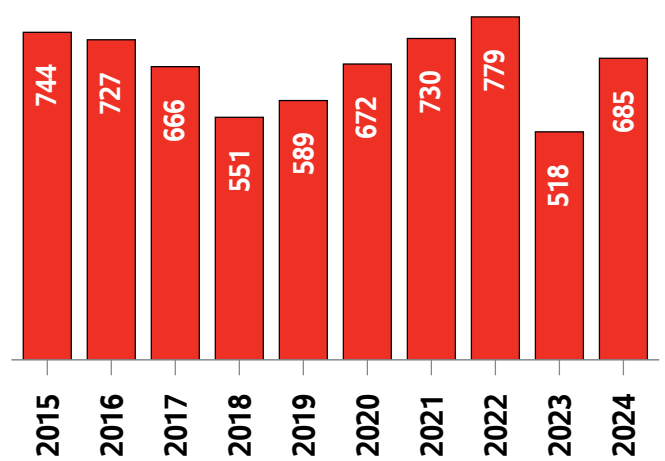
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

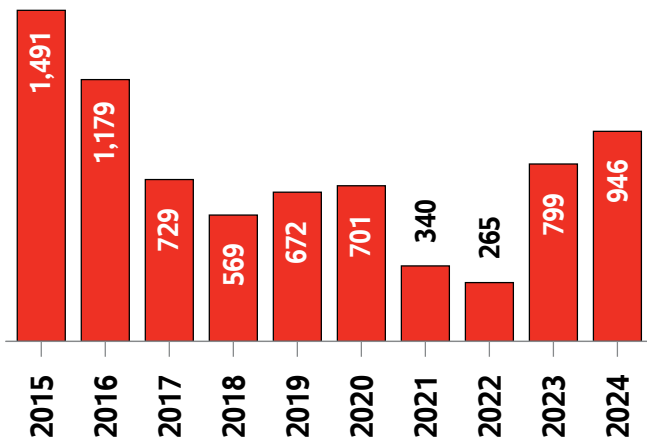
**Sales Activity (February only)**



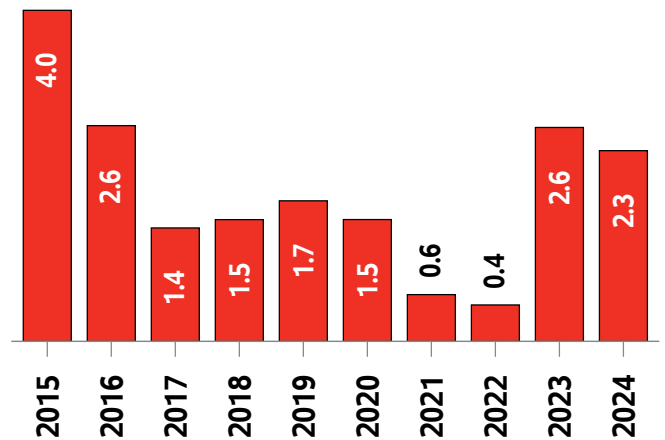
**New Listings (February only)**



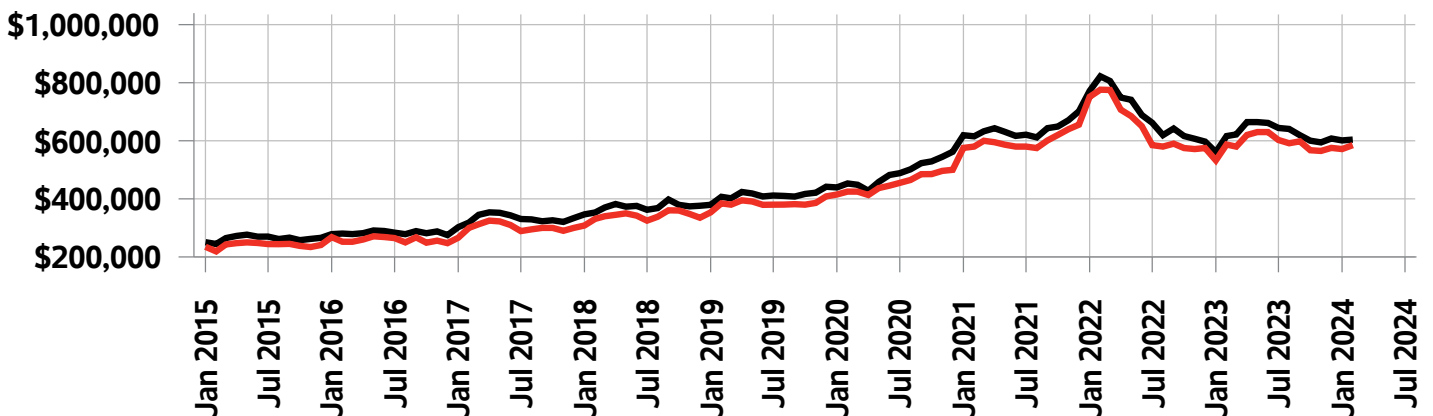
**Active Listings (February only)**



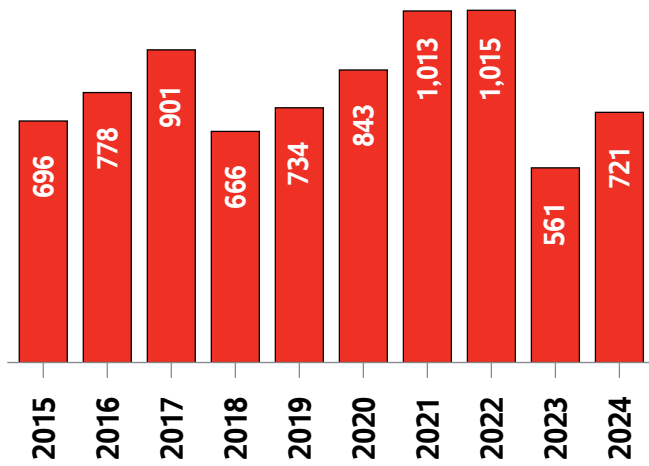
**Months of Inventory (February only)**



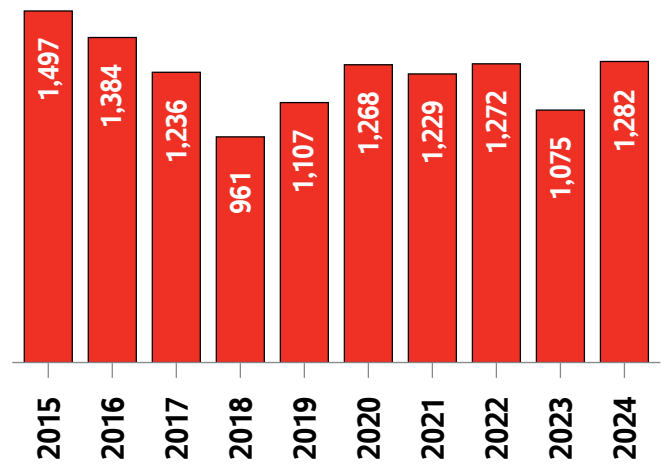
**Average Price and Median Price**



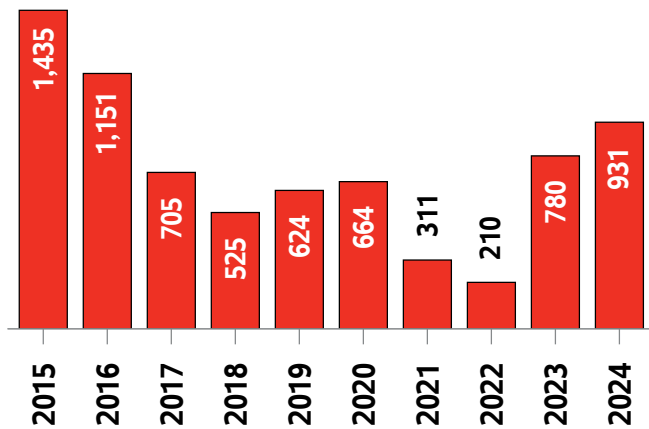
**Sales Activity (February Year-to-date)**



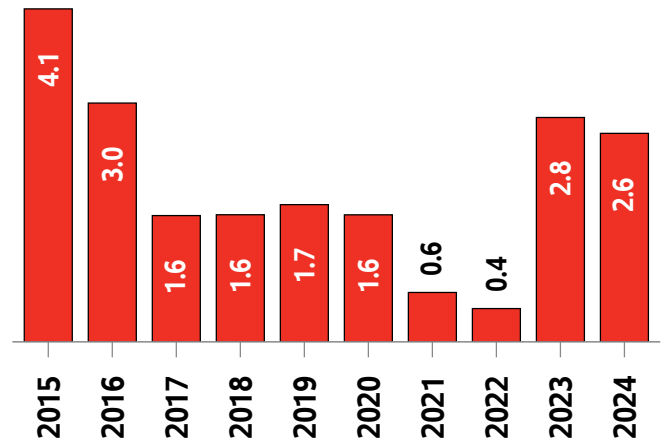
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup> (February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	1	—	—	0.0%	-75.0%	0.0%	0.0%
Dollar Volume	\$535,000	—	—	-53.1%	-71.9%	57.4%	148.8%
New Listings	0	—	—	—	—	-100.0%	-100.0%
Active Listings	3	200.0%	—	200.0%	-25.0%	-25.0%	50.0%
Sales to New Listings Ratio <sup>1</sup>	0.0	—	—	—	—	50.0	100.0
Months of Inventory <sup>2</sup>	3.0	—	—	1.0	1.0	4.0	2.0
Average Price	\$535,000	—	—	-53.1%	12.3%	57.4%	148.8%
Median Price	\$535,000	—	—	-53.1%	11.5%	57.4%	148.8%
Sale to List Price Ratio <sup>3</sup>	97.3	—	—	99.1	98.0	107.9	93.5
Median Days on Market	131.0	—	—	23.0	32.0	14.0	20.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	1	—	-50.0%	0.0%	-75.0%	0.0%	0.0%
Dollar Volume	\$535,000	—	-79.3%	-53.1%	-71.9%	57.4%	148.8%
New Listings	2	—	100.0%	100.0%	-66.7%	0.0%	0.0%
Active Listings <sup>4</sup>	4	300.0%	—	166.7%	-38.5%	14.3%	60.0%
Sales to New Listings Ratio <sup>5</sup>	50.0	—	200.0	100.0	66.7	50.0	50.0
Months of Inventory <sup>6</sup>	8.0	—	—	3.0	3.3	7.0	5.0
Average Price	\$535,000	—	-58.5%	-53.1%	12.3%	57.4%	148.8%
Median Price	\$535,000	—	-58.5%	-53.1%	11.5%	57.4%	148.8%
Sale to List Price Ratio <sup>7</sup>	97.3	—	121.5	99.1	98.0	107.9	93.5
Median Days on Market	131.0	—	28.5	23.0	32.0	14.0	20.0

<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.

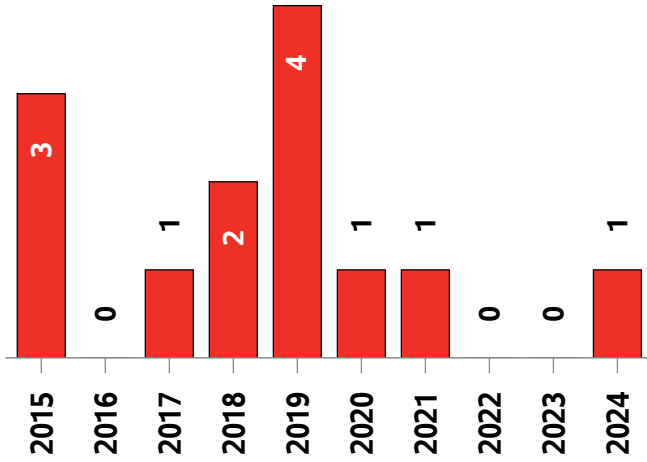
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

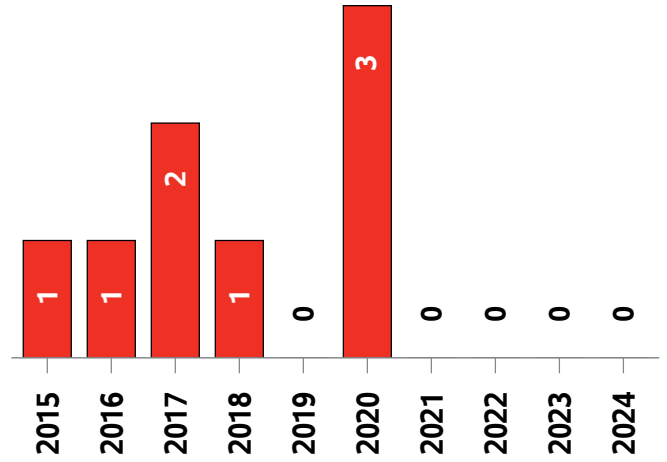
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

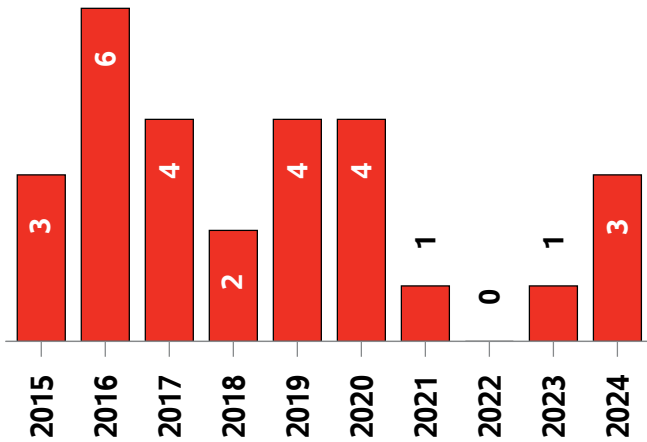
**Sales Activity (February only)**



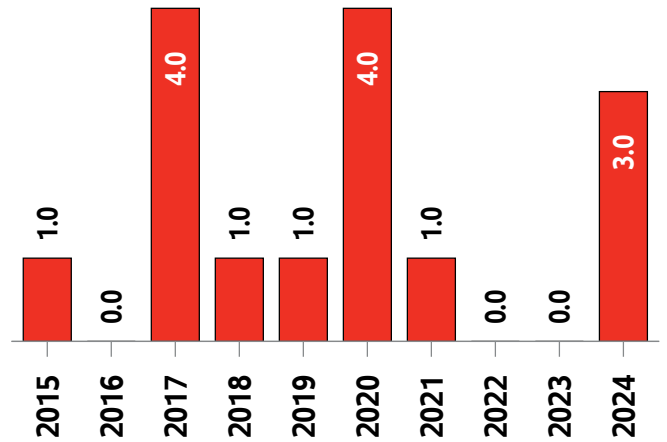
**New Listings (February only)**



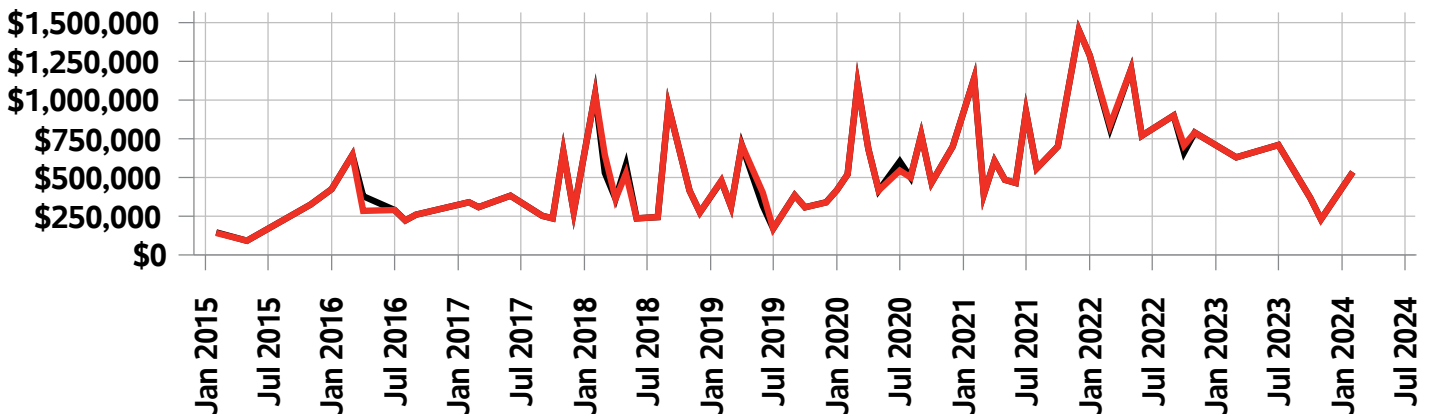
**Active Listings (February only)**



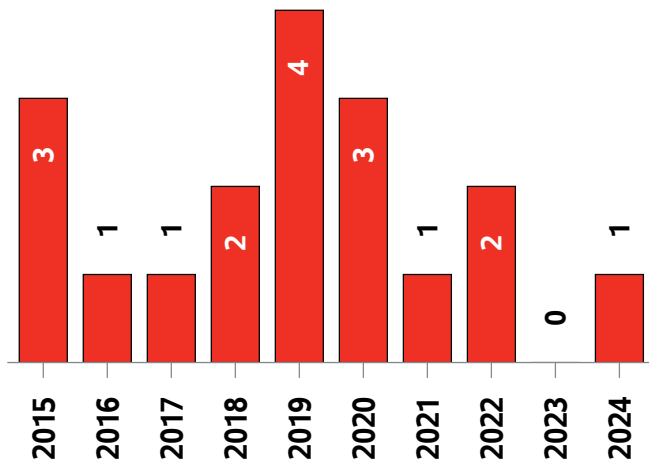
**Months of Inventory (February only)**



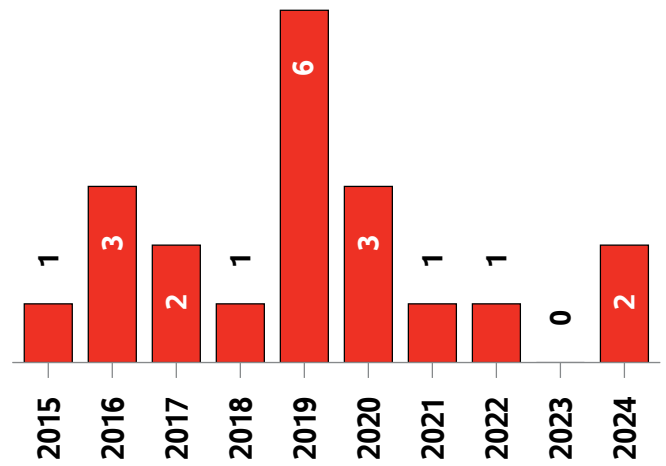
**Average Price and Median Price**



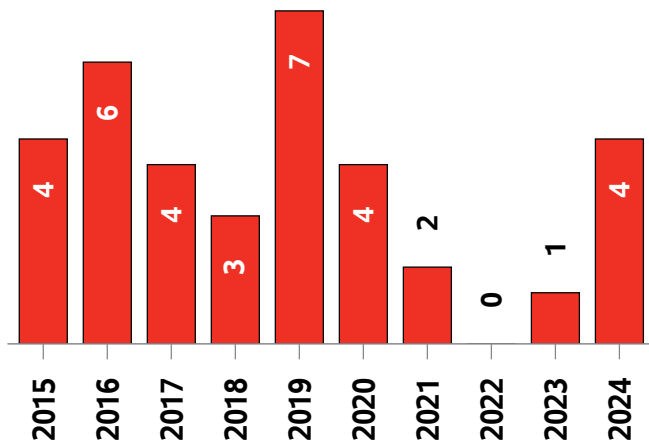
**Sales Activity (February Year-to-date)**



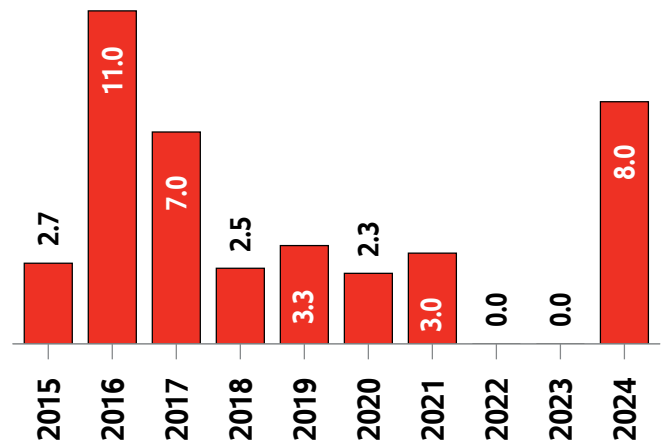
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup>(February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	19	90.0%	-24.0%	-38.7%	90.0%	-5.0%	171.4%
Dollar Volume	\$11,130,400	55.6%	-48.3%	-39.1%	226.2%	99.7%	838.6%
New Listings	48	100.0%	84.6%	45.5%	152.6%	300.0%	108.7%
Active Listings	89	3.5%	535.7%	287.0%	78.0%	85.4%	-25.2%
Sales to New Listings Ratio <sup>1</sup>	39.6	41.7	96.2	93.9	52.6	166.7	30.4
Months of Inventory <sup>2</sup>	4.7	8.6	0.6	0.7	5.0	2.4	17.0
Average Price	\$585,811	-18.1%	-32.0%	-0.7%	71.7%	110.2%	245.8%
Median Price	\$535,000	-30.3%	-30.5%	-10.4%	49.7%	100.7%	269.0%
Sale to List Price Ratio <sup>3</sup>	96.4	99.8	111.6	105.3	97.2	96.5	96.0
Median Days on Market	86.0	38.5	8.0	8.0	54.5	47.5	29.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	34	88.9%	-17.1%	-34.6%	78.9%	-12.8%	126.7%
Dollar Volume	\$21,357,900	89.5%	-37.8%	-26.9%	263.6%	92.1%	568.5%
New Listings	69	1.5%	46.8%	19.0%	97.1%	68.3%	13.1%
Active Listings <sup>4</sup>	80	-8.6%	416.1%	233.3%	70.2%	48.1%	-31.9%
Sales to New Listings Ratio <sup>5</sup>	49.3	26.5	87.2	89.7	54.3	95.1	24.6
Months of Inventory <sup>6</sup>	4.7	9.7	0.8	0.9	4.9	2.8	15.7
Average Price	\$628,174	0.3%	-25.0%	11.8%	103.2%	120.3%	194.9%
Median Price	\$577,500	0.9%	-25.0%	6.1%	83.3%	117.9%	230.0%
Sale to List Price Ratio <sup>7</sup>	96.9	96.1	109.0	102.8	96.7	95.2	95.1
Median Days on Market	70.0	33.5	8.0	10.0	34.0	61.0	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.

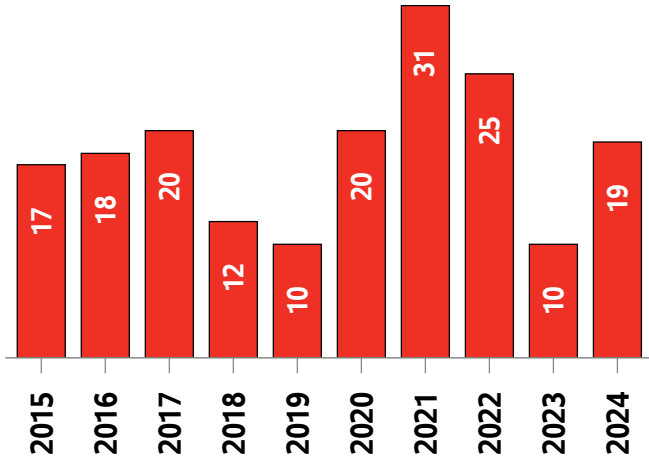
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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

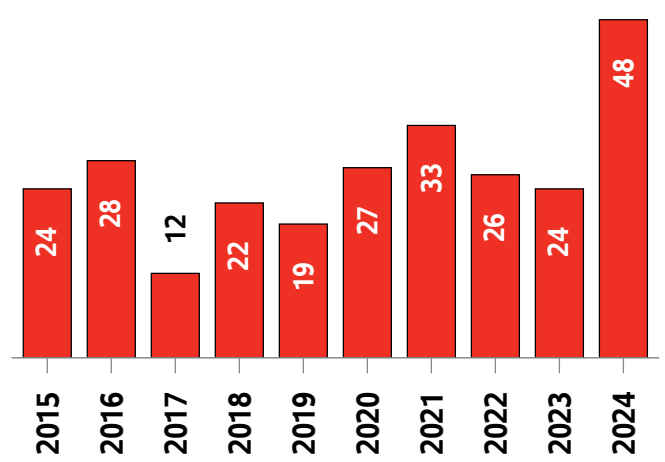
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



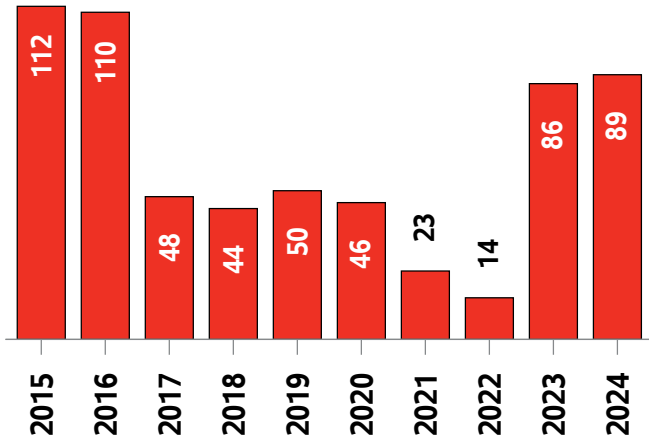
**Sales Activity (February only)**



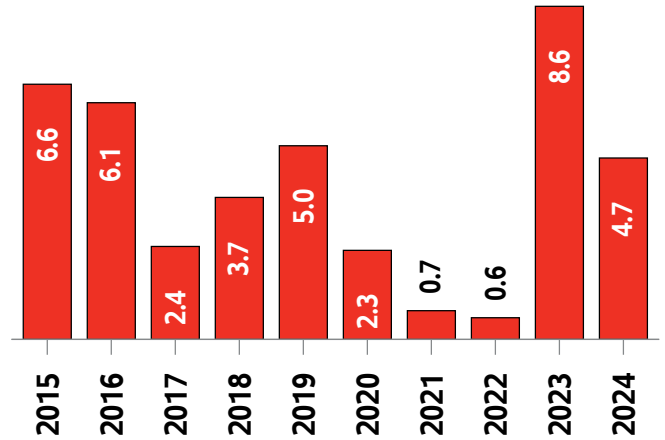
**New Listings (February only)**



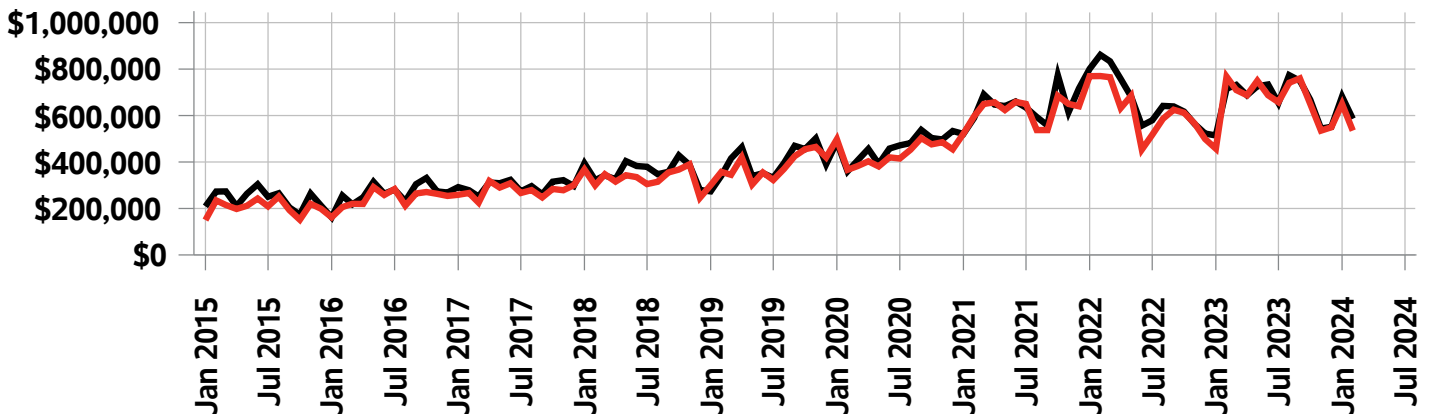
**Active Listings (February only)**



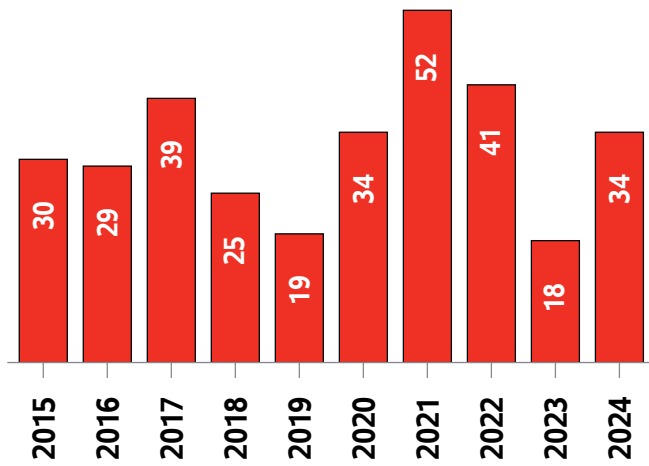
**Months of Inventory (February only)**



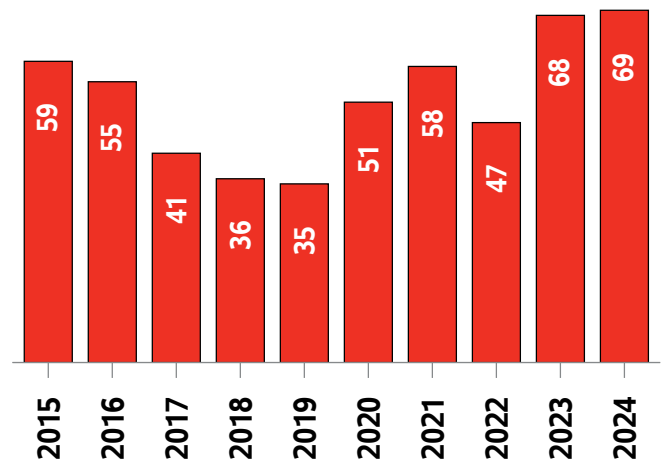
**Average Price and Median Price**



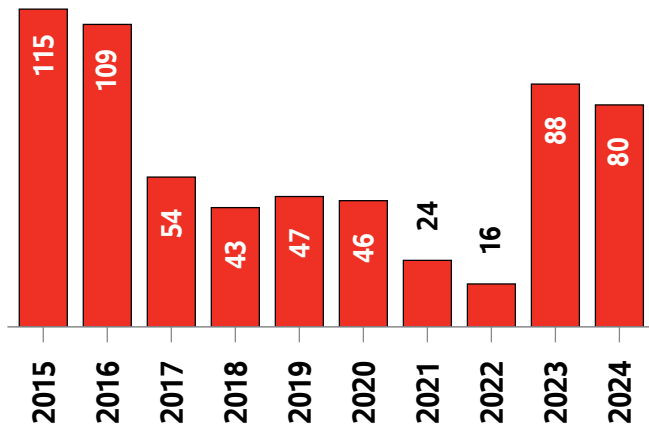
**Sales Activity (February Year-to-date)**



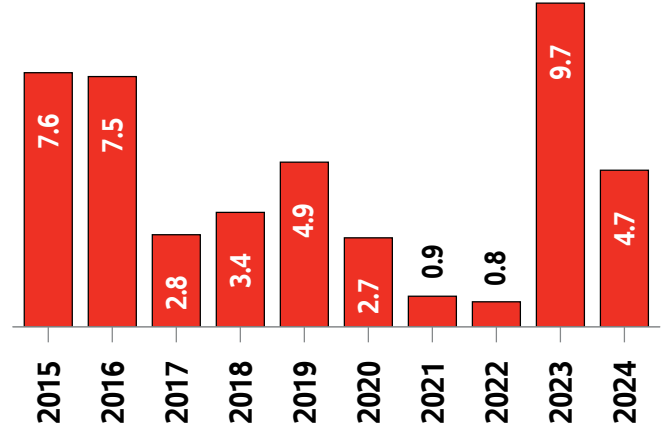
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup> (February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	24	26.3%	14.3%	20.0%	26.3%	4.3%	41.2%
Dollar Volume	\$19,777,300	34.1%	-10.7%	26.5%	90.3%	94.8%	243.0%
New Listings	53	23.3%	82.8%	112.0%	8.2%	89.3%	-19.7%
Active Listings	121	30.1%	536.8%	317.2%	44.0%	61.3%	-19.9%
Sales to New Listings Ratio <sup>1</sup>	45.3	44.2	72.4	80.0	38.8	82.1	25.8
Months of Inventory <sup>2</sup>	5.0	4.9	0.9	1.5	4.4	3.3	8.9
Average Price	\$824,054	6.1%	-21.9%	5.4%	50.7%	86.7%	142.9%
Median Price	\$804,000	-4.9%	-20.1%	-2.4%	43.6%	82.8%	152.5%
Sale to List Price Ratio <sup>3</sup>	96.7	95.1	115.0	112.9	99.2	100.2	95.2
Median Days on Market	17.0	25.0	7.0	7.0	12.0	19.0	24.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	37	27.6%	-21.3%	-9.8%	8.8%	5.7%	23.3%
Dollar Volume	\$29,142,905	30.5%	-39.3%	2.4%	56.6%	93.4%	142.2%
New Listings	101	14.8%	87.0%	110.4%	18.8%	57.8%	-5.6%
Active Listings <sup>4</sup>	120	32.0%	646.9%	326.8%	62.6%	59.3%	-15.2%
Sales to New Listings Ratio <sup>5</sup>	36.6	33.0	87.0	85.4	40.0	54.7	28.0
Months of Inventory <sup>6</sup>	6.5	6.2	0.7	1.4	4.3	4.3	9.4
Average Price	\$787,646	2.2%	-22.9%	13.5%	43.9%	82.9%	96.4%
Median Price	\$800,000	3.2%	-19.6%	21.8%	45.2%	91.2%	127.0%
Sale to List Price Ratio <sup>7</sup>	97.4	95.5	111.0	109.7	99.8	99.5	96.1
Median Days on Market	19.0	35.0	7.0	8.0	11.5	19.0	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.

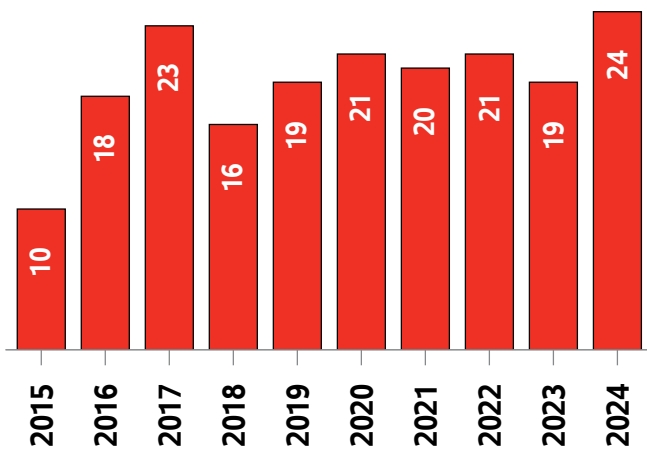
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

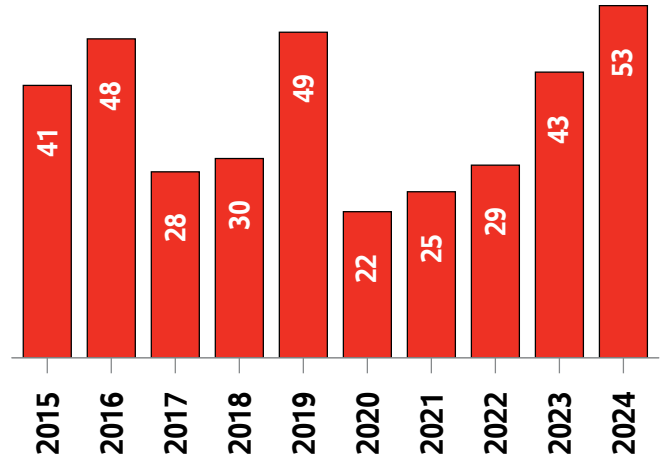
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

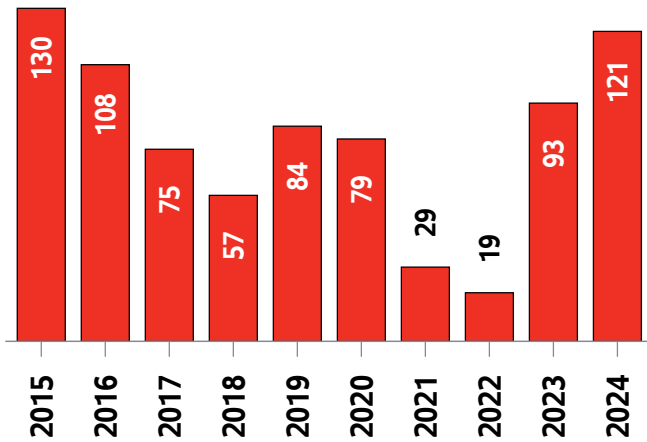
**Sales Activity (February only)**



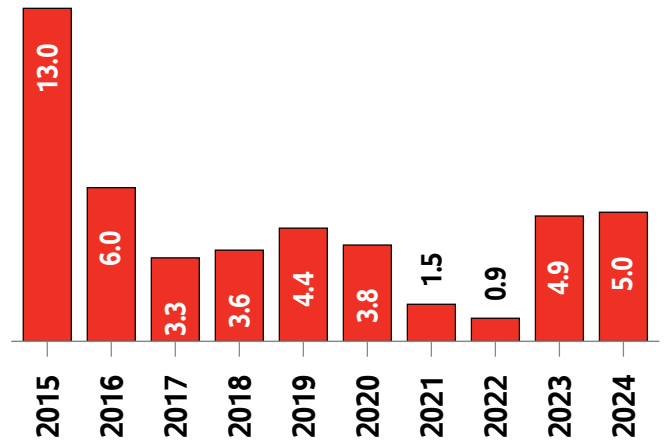
**New Listings (February only)**



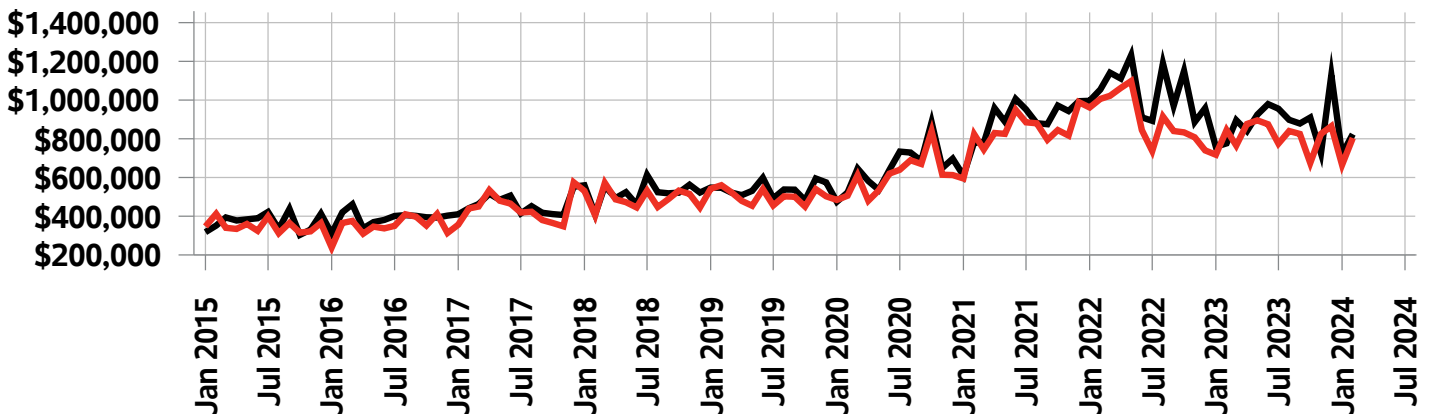
**Active Listings (February only)**



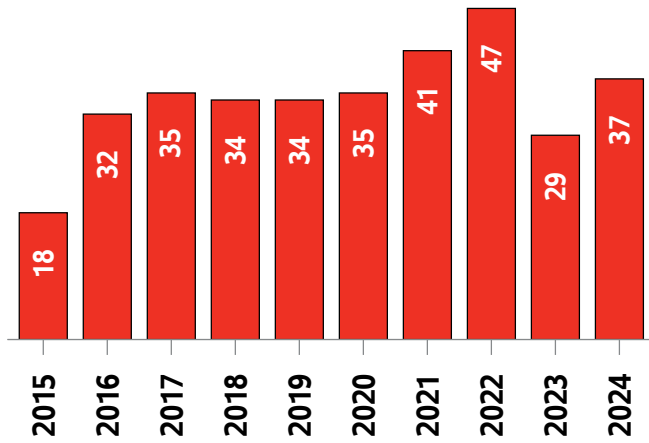
**Months of Inventory (February only)**



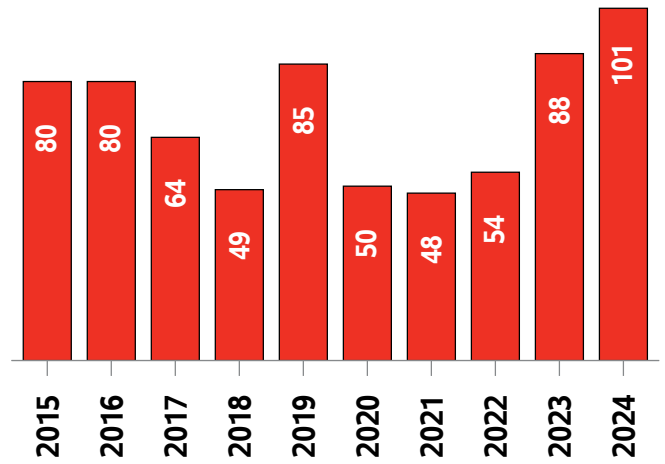
**Average Price and Median Price**



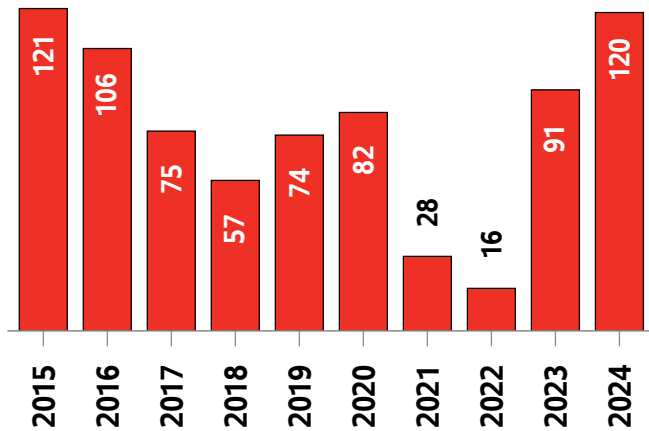
**Sales Activity (February Year-to-date)**



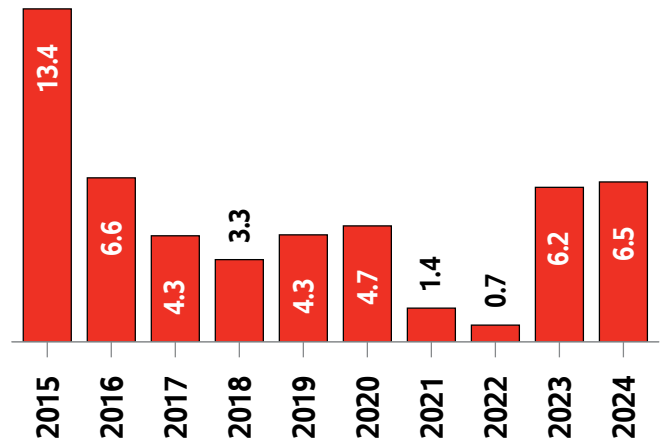
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup> (February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	39	50.0%	2.6%	5.4%	50.0%	14.7%	160.0%
Dollar Volume	\$25,707,131	51.7%	-17.6%	17.4%	149.4%	143.1%	704.5%
New Listings	63	50.0%	70.3%	26.0%	85.3%	50.0%	75.0%
Active Listings	96	24.7%	146.2%	269.2%	39.1%	0.0%	-30.4%
Sales to New Listings Ratio <sup>1</sup>	61.9	61.9	102.7	74.0	76.5	81.0	41.7
Months of Inventory <sup>2</sup>	2.5	3.0	1.0	0.7	2.7	2.8	9.2
Average Price	\$659,157	1.1%	-19.7%	11.4%	66.3%	112.0%	209.4%
Median Price	\$680,000	16.2%	-13.5%	13.3%	71.4%	126.7%	248.7%
Sale to List Price Ratio <sup>3</sup>	98.4	95.7	115.9	115.1	99.2	98.5	96.0
Median Days on Market	24.0	28.5	7.0	6.0	30.5	22.5	91.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	58	26.1%	-10.8%	-12.1%	11.5%	-4.9%	81.3%
Dollar Volume	\$36,921,329	26.7%	-27.4%	-8.7%	66.7%	85.6%	410.2%
New Listings	109	12.4%	31.3%	53.5%	49.3%	28.2%	75.8%
Active Listings <sup>4</sup>	98	26.6%	132.1%	323.9%	38.3%	3.7%	-28.0%
Sales to New Listings Ratio <sup>5</sup>	53.2	47.4	78.3	93.0	71.2	71.8	51.6
Months of Inventory <sup>6</sup>	3.4	3.3	1.3	0.7	2.7	3.1	8.5
Average Price	\$636,575	0.5%	-18.6%	3.9%	49.5%	95.2%	181.5%
Median Price	\$610,000	9.9%	-21.3%	1.6%	49.7%	98.1%	176.0%
Sale to List Price Ratio <sup>7</sup>	98.3	95.9	115.5	111.2	99.4	99.2	96.1
Median Days on Market	25.0	25.5	7.0	8.5	28.0	32.0	78.0

<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.

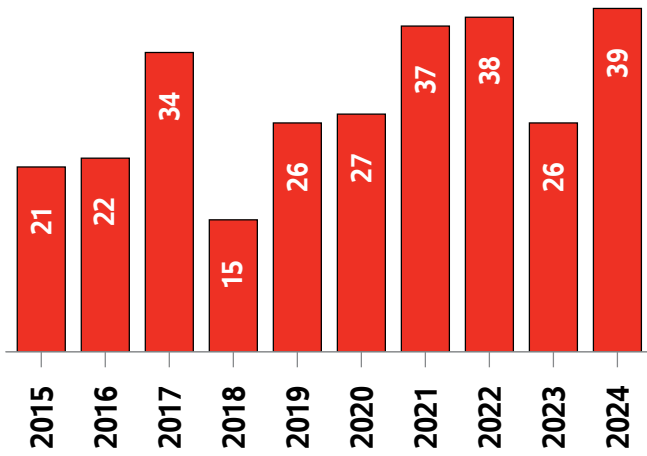
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

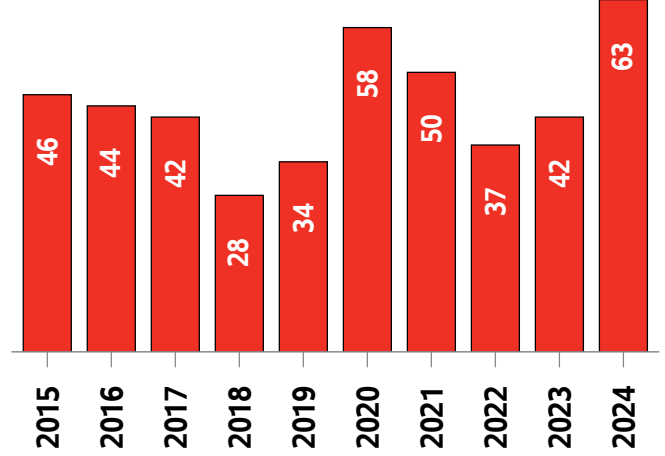
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

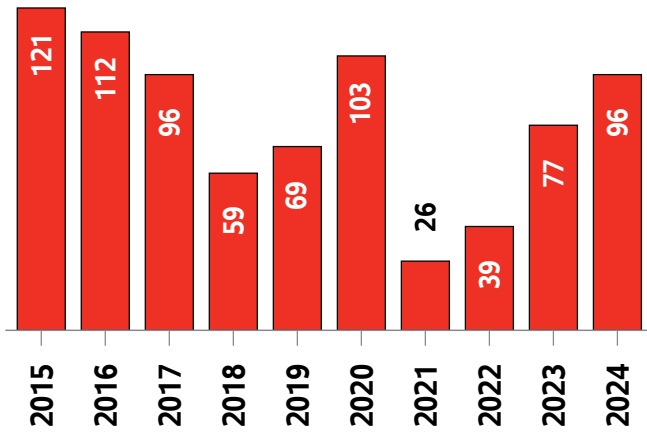
**Sales Activity (February only)**



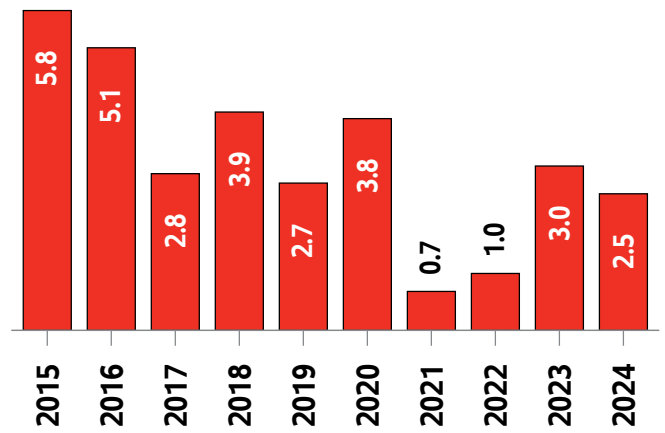
**New Listings (February only)**



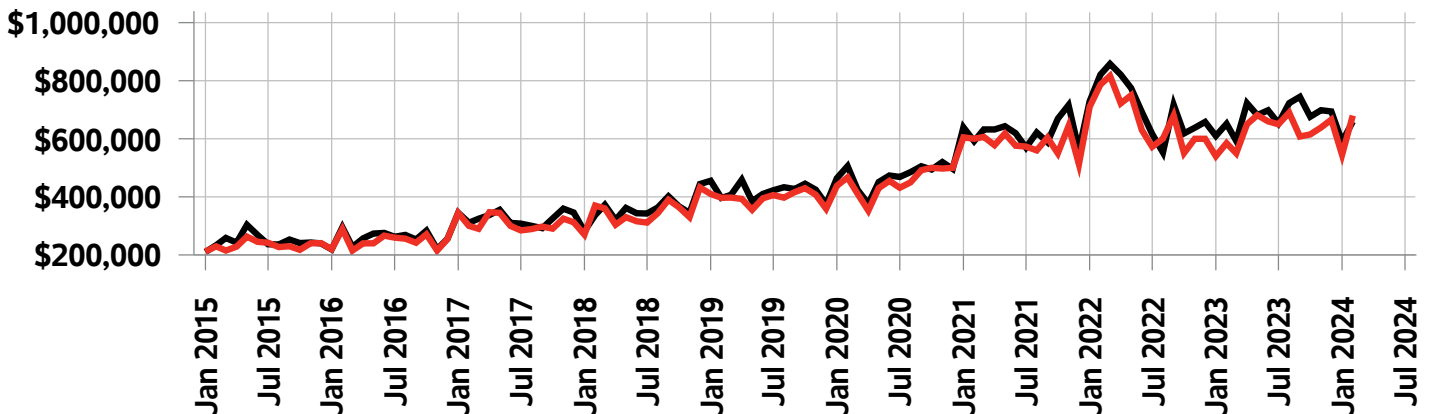
**Active Listings (February only)**



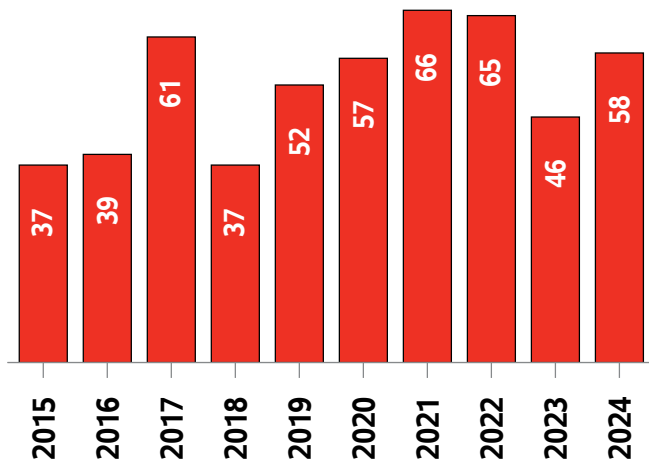
**Months of Inventory (February only)**



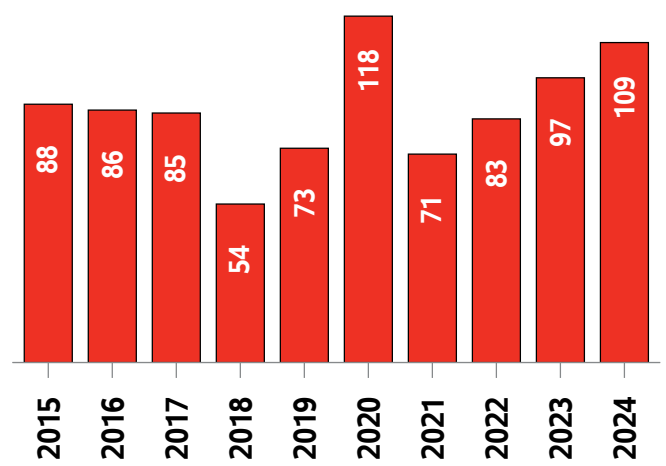
**Average Price and Median Price**



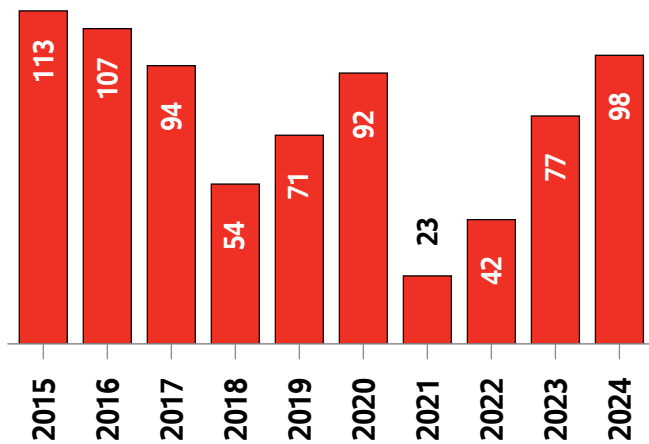
**Sales Activity (February Year-to-date)**



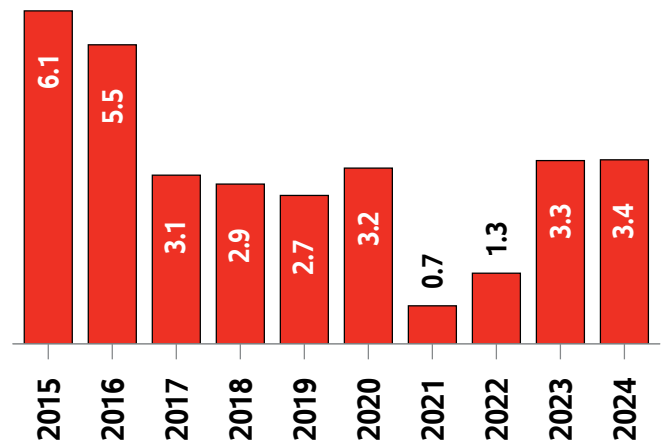
**New Listings (February Year-to-date)**



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



**Months of Inventory <sup>2</sup>(February 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	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	51	-3.8%	-41.4%	-16.4%	13.3%	-26.1%	24.4%
Dollar Volume	\$30,559,802	5.1%	-52.3%	-7.8%	118.2%	98.0%	243.3%
New Listings	90	16.9%	-7.2%	26.8%	63.6%	13.9%	0.0%
Active Listings	119	1.7%	395.8%	466.7%	77.6%	19.0%	-45.9%
Sales to New Listings Ratio <sup>1</sup>	56.7	68.8	89.7	85.9	81.8	87.3	45.6
Months of Inventory <sup>2</sup>	2.3	2.2	0.3	0.3	1.5	1.4	5.4
Average Price	\$599,212	9.2%	-18.7%	10.3%	92.6%	167.9%	176.0%
Median Price	\$593,541	14.1%	-17.0%	10.9%	97.8%	182.6%	193.8%
Sale to List Price Ratio <sup>3</sup>	98.5	98.0	120.4	115.9	101.8	98.8	97.2
Median Days on Market	24.0	35.0	6.0	5.0	17.0	17.0	37.0

Year-to-date	February 2024	Compared to <sup>8</sup>					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	102	15.9%	-25.5%	4.1%	12.1%	-12.1%	41.7%
Dollar Volume	\$58,510,893	23.4%	-40.8%	11.5%	101.1%	132.8%	277.6%
New Listings	178	18.7%	19.5%	63.3%	53.4%	21.9%	12.7%
Active Listings <sup>4</sup>	114	-3.4%	484.6%	590.9%	75.4%	14.0%	-45.7%
Sales to New Listings Ratio <sup>5</sup>	57.3	58.7	91.9	89.9	78.4	79.5	45.6
Months of Inventory <sup>6</sup>	2.2	2.7	0.3	0.3	1.4	1.7	5.8
Average Price	\$573,636	6.5%	-20.5%	7.1%	79.4%	164.7%	166.5%
Median Price	\$574,500	11.6%	-17.9%	9.4%	85.3%	177.5%	182.3%
Sale to List Price Ratio <sup>7</sup>	97.8	97.8	119.0	113.6	100.6	98.6	97.0
Median Days on Market	30.0	36.0	6.0	5.0	17.0	19.0	39.5

<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.

<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.

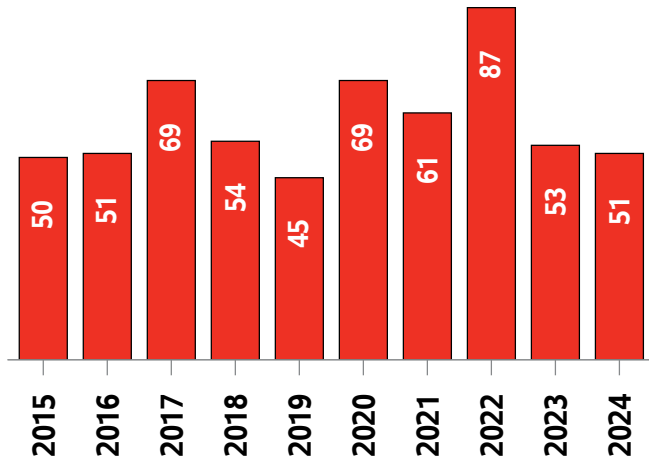
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

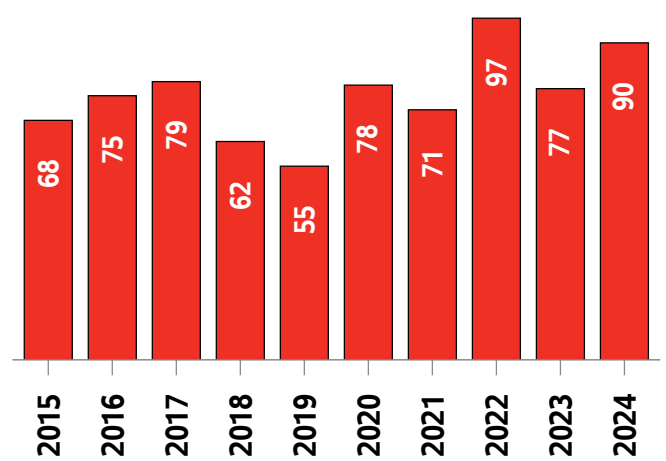
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

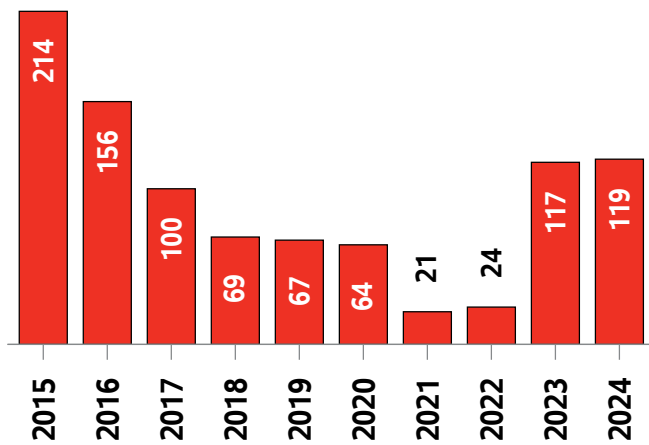
**Sales Activity (February only)**



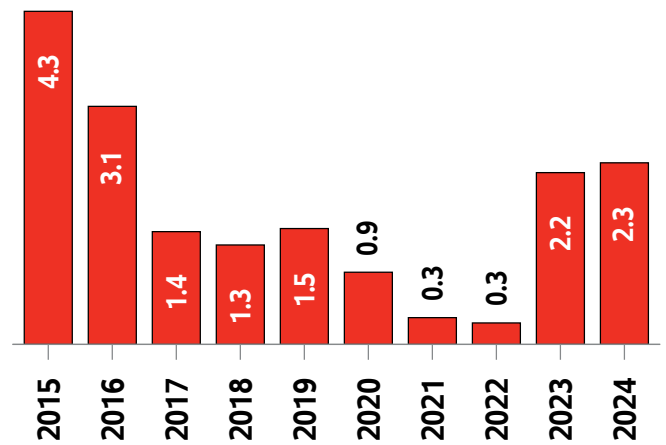
**New Listings (February only)**



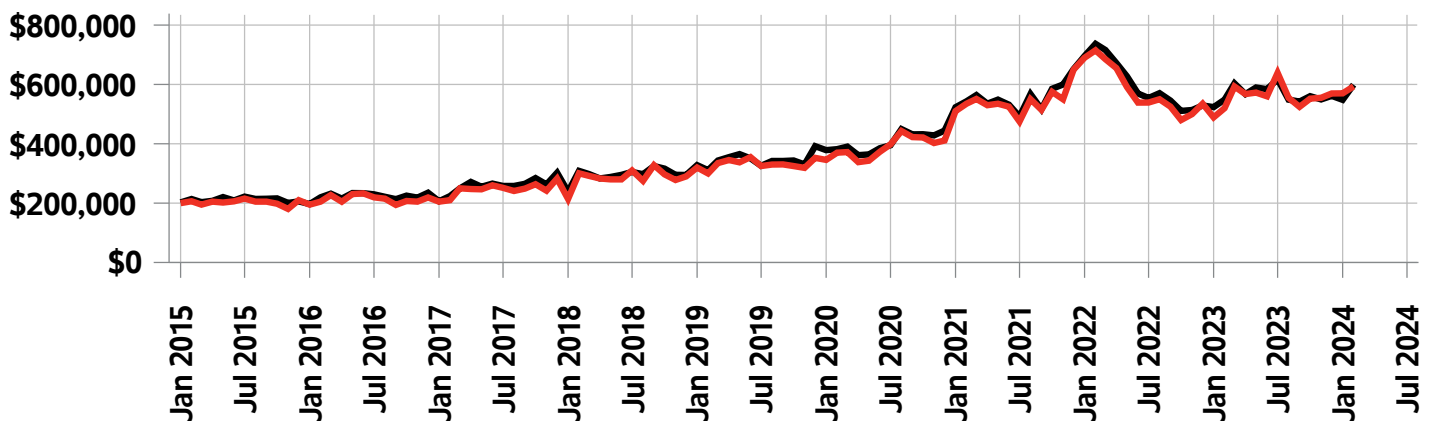
**Active Listings (February only)**



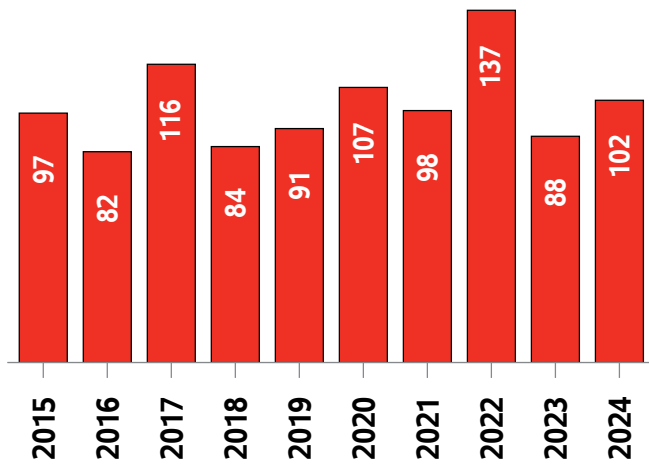
**Months of Inventory (February only)**



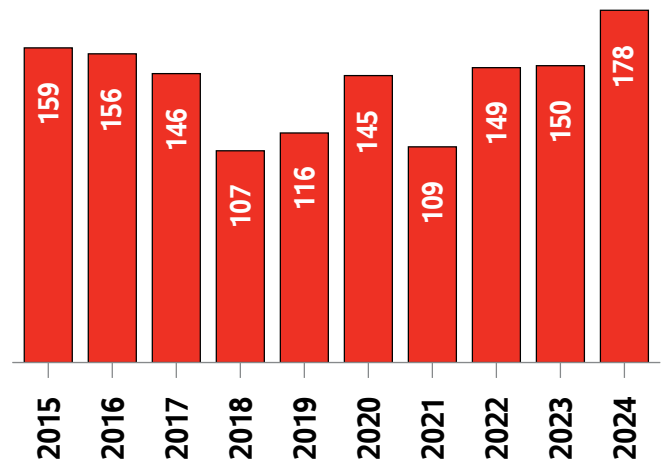
**Average Price and Median Price**



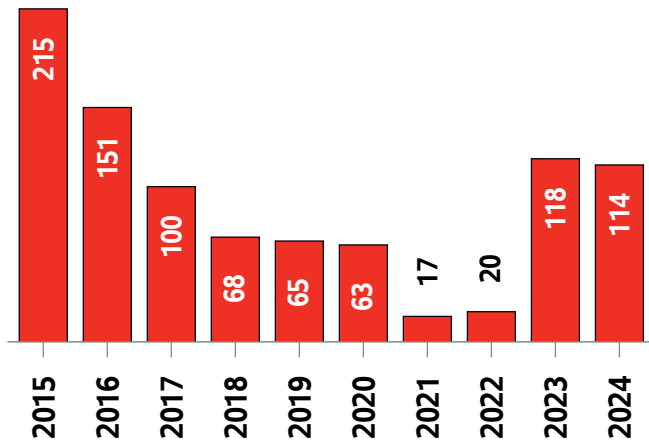
**Sales Activity (February Year-to-date)**



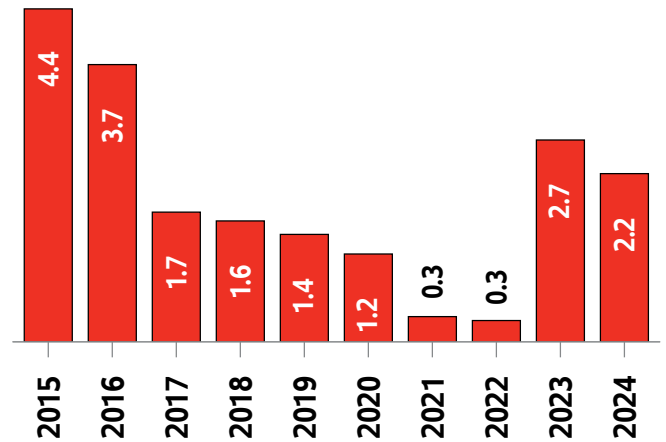
**New Listings (February Year-to-date)**



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



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