



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



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

Actual	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	604	-14.4%	1.9%	-41.2%	-33.1%	-33.8%	-32.5%
Dollar Volume	\$395,374,247	-16.1%	1.6%	-38.8%	8.0%	32.9%	76.5%
New Listings	1,531	-0.9%	7.3%	21.7%	18.7%	14.8%	1.5%
Active Listings	2,901	24.7%	26.9%	216.7%	66.5%	82.8%	-12.8%
Sales to New Listings Ratio <sup>1</sup>	39.5	45.7	41.6	81.6	70.0	68.4	59.3
Months of Inventory <sup>2</sup>	4.8	3.3	3.9	0.9	1.9	1.7	3.7
Average Price	\$654,593	-1.9%	-0.3%	4.1%	61.5%	100.9%	161.6%
Median Price	\$609,000	-3.3%	4.2%	4.1%	62.4%	112.7%	166.9%
Sale to List Price Ratio <sup>3</sup>	98.3	99.6	98.6	107.3	101.1	101.3	97.4
Median Days on Market	22.0	15.0	17.0	8.0	14.0	14.0	33.0

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	4,970	1.4%	-16.9%	-35.6%	-12.7%	-29.6%	-2.4%
Dollar Volume	\$3,217,158,105	-0.2%	-30.2%	-34.3%	38.5%	35.7%	148.0%
New Listings	10,472	15.0%	-8.4%	7.8%	24.5%	14.6%	7.0%
Active Listings <sup>4</sup>	2,425	34.6%	77.7%	221.7%	67.1%	82.9%	-19.0%
Sales to New Listings Ratio <sup>5</sup>	47.5	53.8	52.3	79.4	67.7	77.3	52.0
Months of Inventory <sup>6</sup>	3.4	2.6	1.6	0.7	1.8	1.3	4.1
Average Price	\$647,316	-1.6%	-16.0%	2.0%	58.7%	92.8%	154.1%
Median Price	\$607,250	-2.1%	-15.7%	2.1%	59.8%	102.4%	161.7%
Sale to List Price Ratio <sup>7</sup>	98.7	99.3	112.7	111.8	102.7	103.0	97.5
Median Days on Market	19.0	15.0	7.0	7.0	10.0	12.0	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.

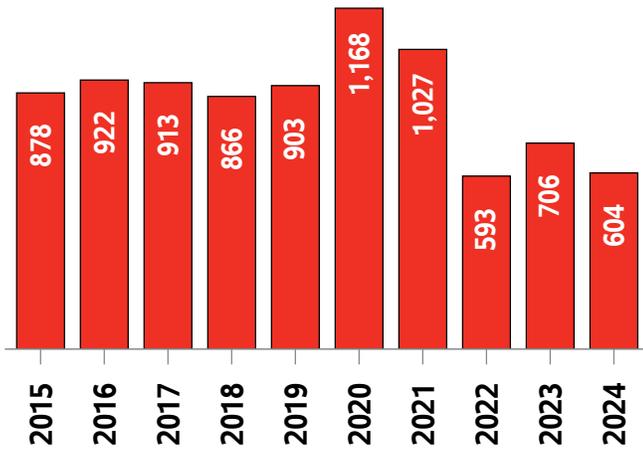
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

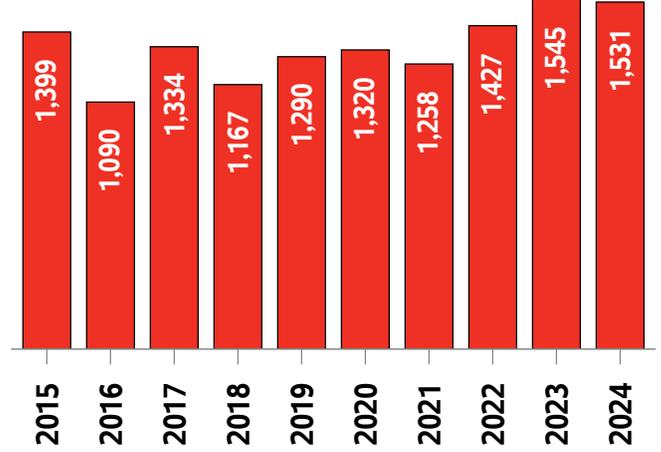
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

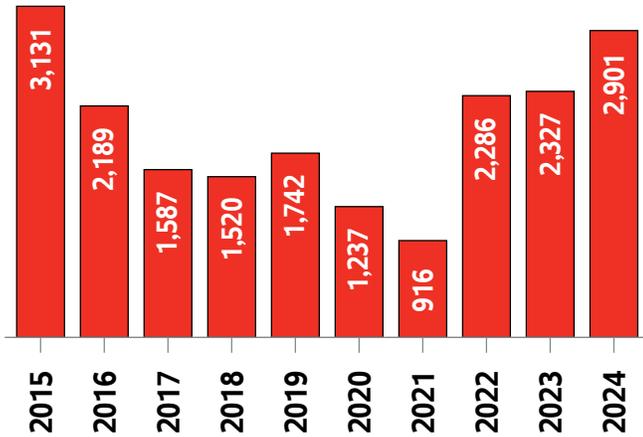
**Sales Activity (July only)**



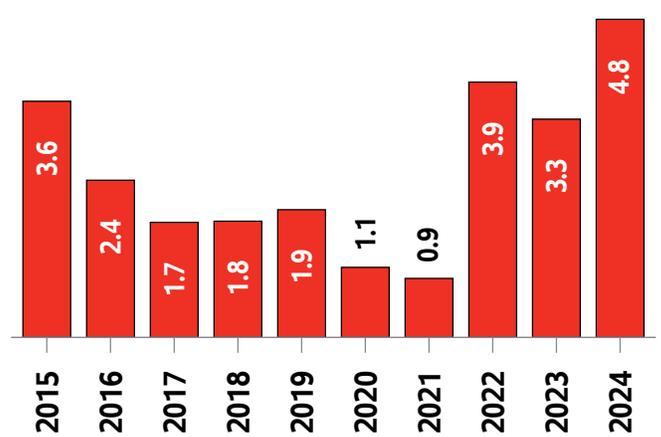
**New Listings (July only)**



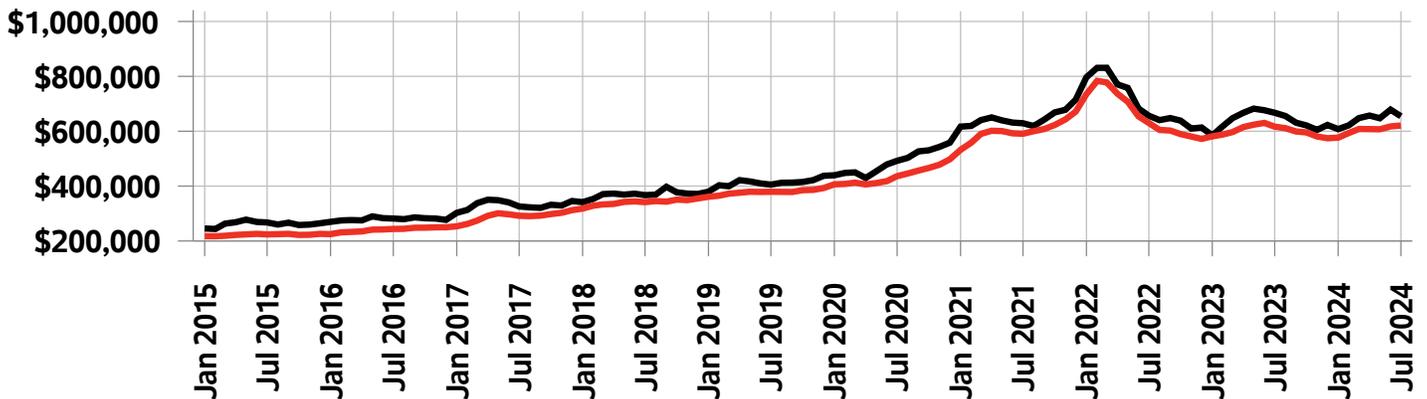
**Active Listings (July only)**



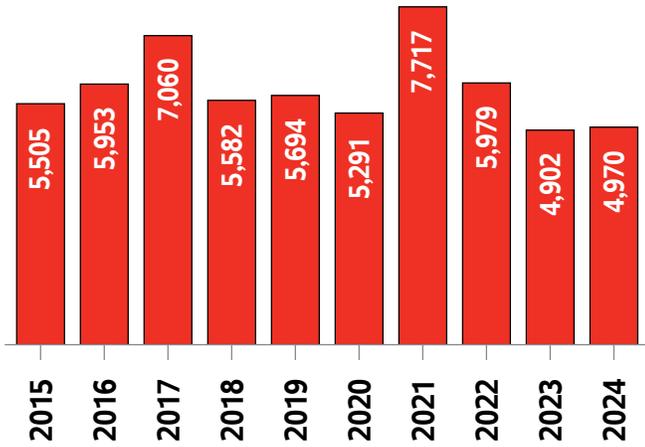
**Months of Inventory (July only)**



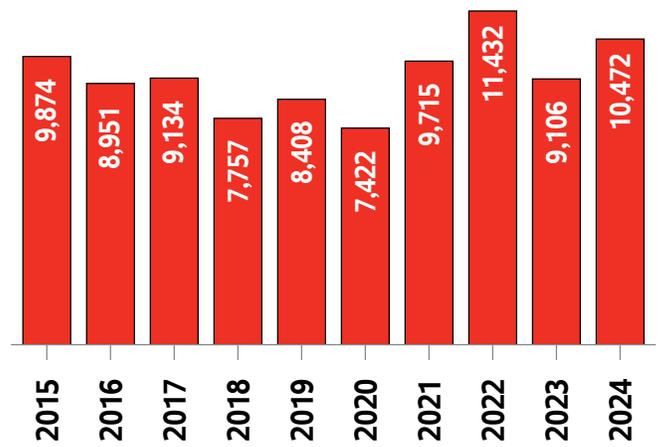
**MLS® HPI Composite Benchmark Price and Average Price**



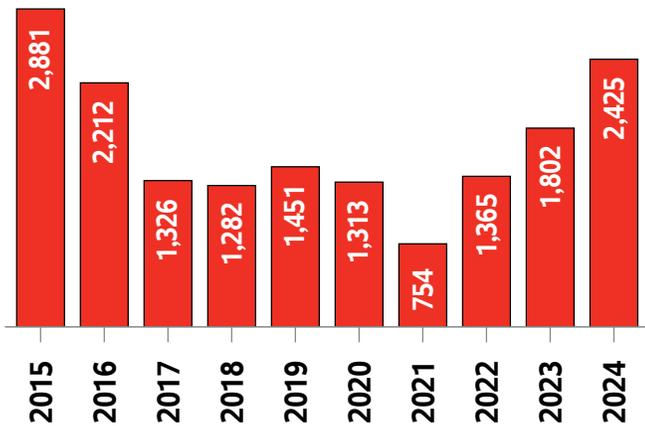
**Sales Activity (July Year-to-date)**



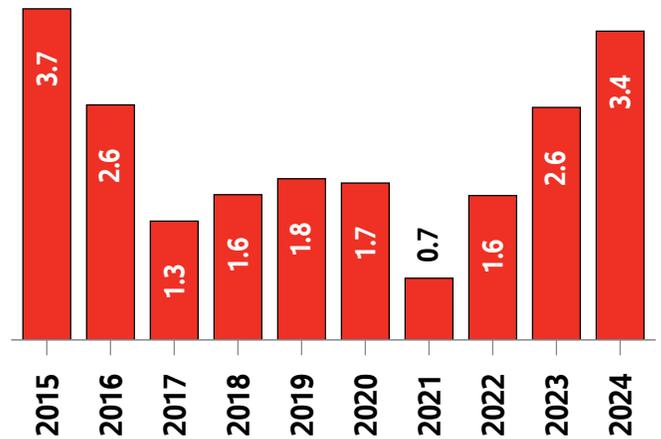
**New Listings (July Year-to-date)**



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



**Months of Inventory <sup>2</sup> (July 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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	472	-9.6%	3.3%	-40.3%	-33.2%	-33.0%	-32.8%
Dollar Volume	\$329,022,097	-13.6%	1.7%	-38.8%	6.8%	30.8%	72.2%
New Listings	1,152	-5.0%	9.6%	20.6%	9.5%	7.2%	-6.8%
Active Listings	2,108	17.5%	23.8%	192.4%	37.4%	56.1%	-22.5%
Sales to New Listings Ratio <sup>1</sup>	41.0	43.1	43.5	82.8	67.2	65.5	56.8
Months of Inventory <sup>2</sup>	4.5	3.4	3.7	0.9	2.2	1.9	3.9
Average Price	\$697,081	-4.4%	-1.5%	2.6%	59.9%	95.0%	156.2%
Median Price	\$647,000	-6.1%	4.4%	2.7%	63.4%	103.5%	163.8%
Sale to List Price Ratio <sup>3</sup>	98.4	99.8	98.5	107.6	100.9	101.3	97.4
Median Days on Market	20.0	14.0	16.0	9.0	14.0	13.0	30.0

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	3,731	2.8%	-16.4%	-36.6%	-14.9%	-33.0%	-8.8%
Dollar Volume	\$2,618,604,826	0.8%	-30.0%	-35.6%	35.2%	27.9%	132.4%
New Listings	7,802	13.2%	-8.5%	4.7%	15.0%	6.0%	-1.1%
Active Listings <sup>4</sup>	1,782	30.2%	75.0%	202.7%	42.6%	67.1%	-25.8%
Sales to New Listings Ratio <sup>5</sup>	47.8	52.6	52.4	79.0	64.6	75.7	51.8
Months of Inventory <sup>6</sup>	3.3	2.6	1.6	0.7	2.0	1.3	4.1
Average Price	\$701,851	-2.0%	-16.2%	1.6%	58.9%	91.0%	154.7%
Median Price	\$650,500	-1.7%	-16.1%	1.6%	59.0%	96.8%	160.3%
Sale to List Price Ratio <sup>7</sup>	98.9	99.4	112.4	112.0	102.2	103.2	97.6
Median Days on Market	17.0	14.0	7.0	7.0	10.0	10.0	27.0

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

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

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

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

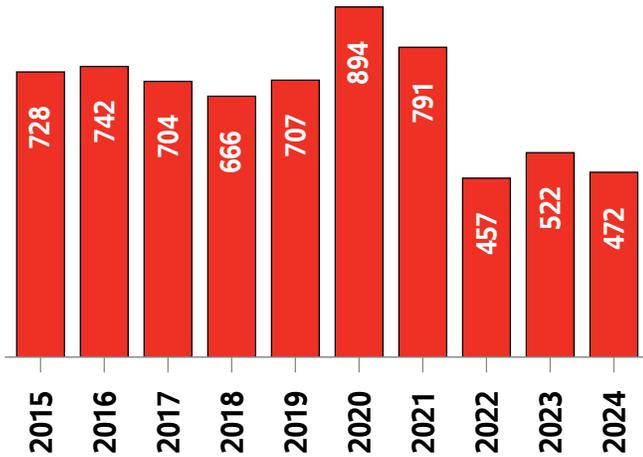
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

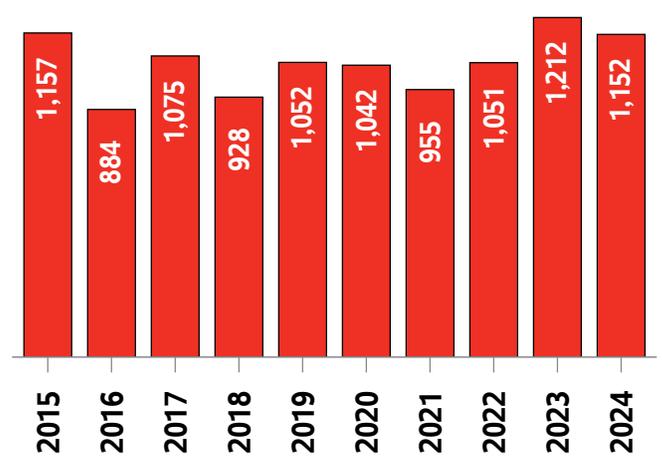
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

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

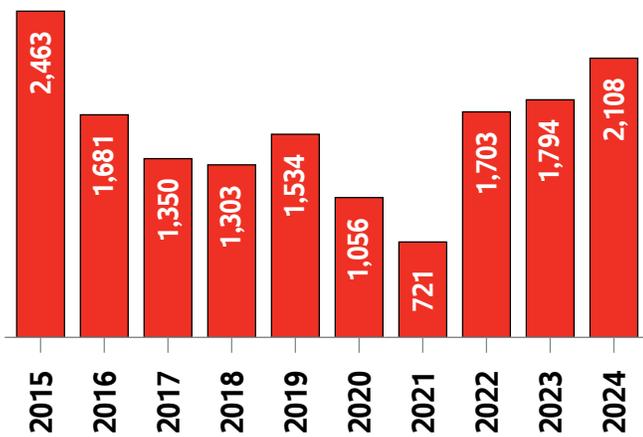
**Sales Activity (July only)**



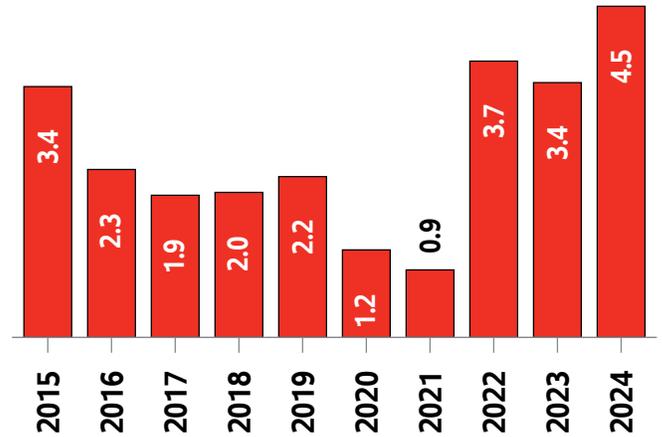
**New Listings (July only)**



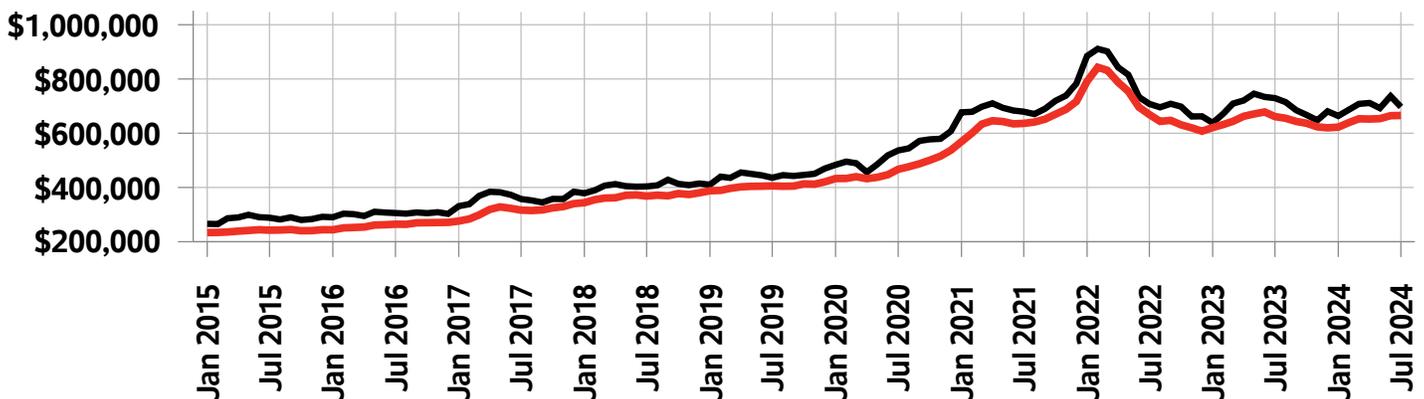
**Active Listings (July only)**



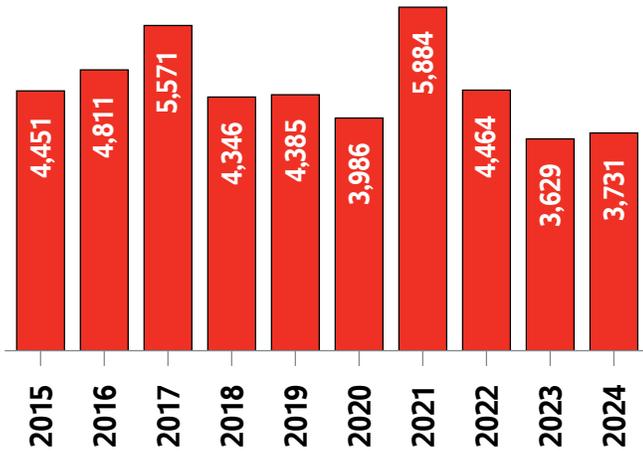
**Months of Inventory (July only)**



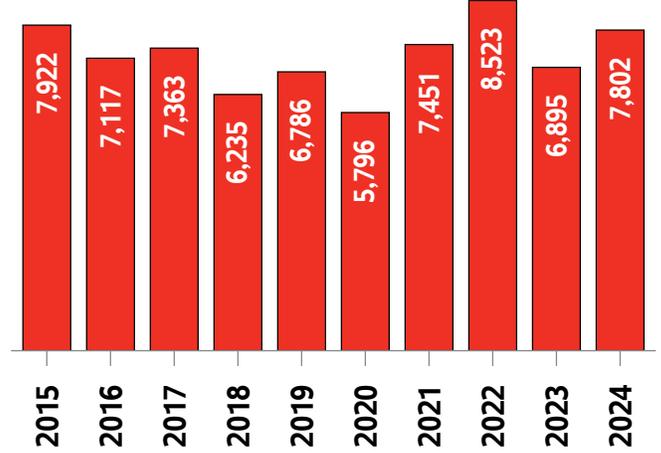
**MLS® HPI Single Family Benchmark Price and Average Price**



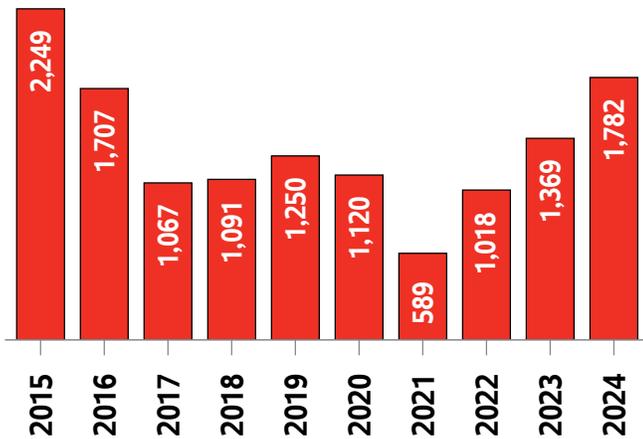
**Sales Activity (July Year-to-date)**



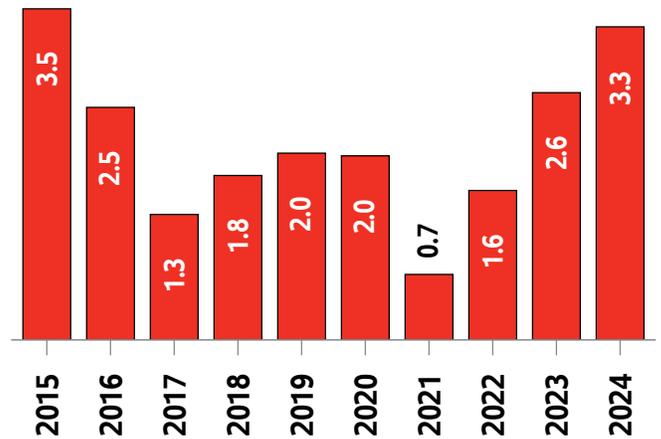
**New Listings (July Year-to-date)**



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



**Months of Inventory <sup>2</sup> (July 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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	82	-35.9%	-5.7%	-43.4%	-31.7%	-37.4%	-33.3%
Dollar Volume	\$42,119,150	-39.9%	-10.2%	-43.0%	10.5%	40.2%	90.3%
New Listings	234	9.9%	-0.8%	30.0%	72.1%	39.3%	38.5%
Active Listings	418	24.8%	11.2%	280.0%	326.5%	254.2%	29.8%
Sales to New Listings Ratio <sup>1</sup>	35.0	60.1	36.9	80.6	88.2	78.0	72.8
Months of Inventory <sup>2</sup>	5.1	2.6	4.3	0.8	0.8	0.9	2.6
Average Price	\$513,648	-6.2%	-4.7%	0.7%	61.7%	124.0%	185.5%
Median Price	\$535,000	1.0%	3.9%	9.4%	83.5%	142.6%	216.2%
Sale to List Price Ratio <sup>3</sup>	98.2	99.6	99.6	106.6	102.9	102.7	97.6
Median Days on Market	30.0	19.0	18.0	8.0	13.0	15.0	36.0

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	767	-7.7%	-18.1%	-31.8%	7.3%	-16.6%	22.7%
Dollar Volume	\$404,083,230	-9.7%	-33.3%	-29.4%	77.0%	90.5%	261.4%
New Listings	1,579	8.3%	-16.9%	13.6%	79.8%	49.5%	38.6%
Active Listings <sup>4</sup>	351	23.2%	59.5%	269.2%	274.8%	235.9%	12.4%
Sales to New Listings Ratio <sup>5</sup>	48.6	57.0	49.3	80.9	81.4	87.1	54.9
Months of Inventory <sup>6</sup>	3.2	2.4	1.6	0.6	0.9	0.8	3.5
Average Price	\$526,836	-2.1%	-18.5%	3.5%	65.0%	128.5%	194.5%
Median Price	\$536,821	1.5%	-16.7%	8.4%	77.8%	147.4%	235.5%
Sale to List Price Ratio <sup>7</sup>	98.8	99.6	115.4	113.1	105.4	104.2	97.7
Median Days on Market	22.0	15.0	7.0	7.0	9.0	14.0	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.

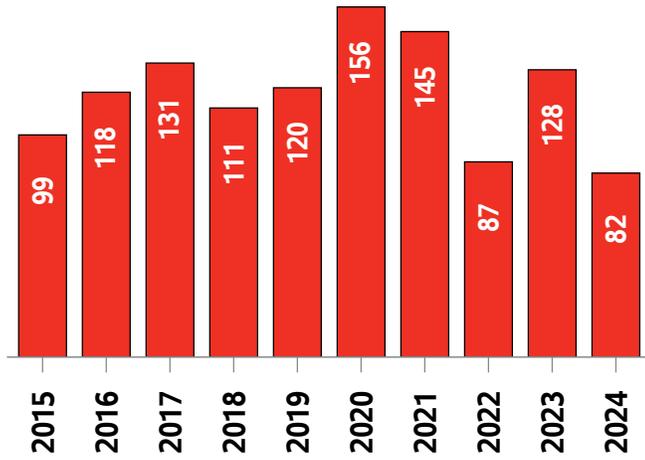
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

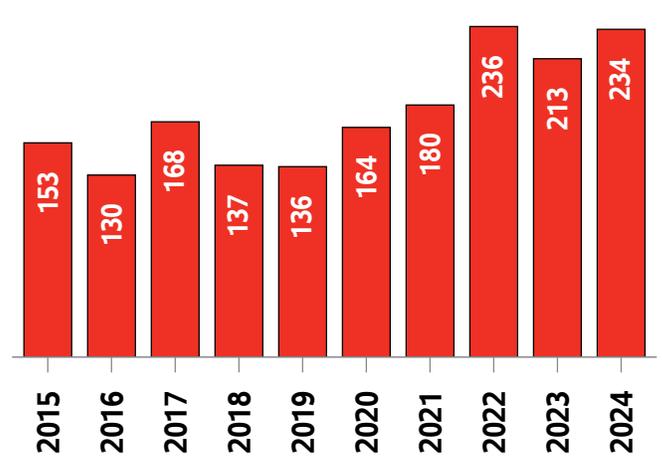
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

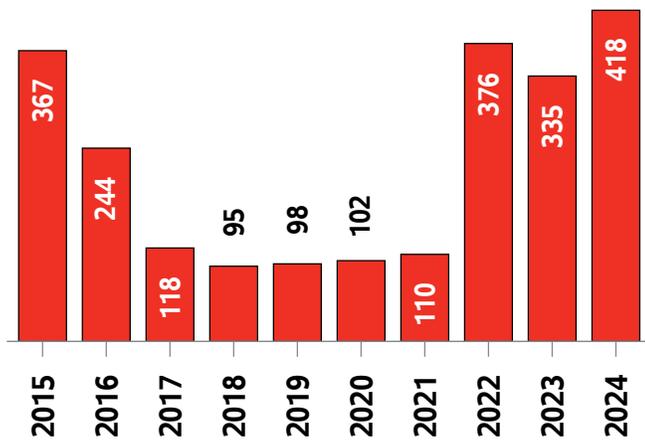
**Sales Activity (July only)**



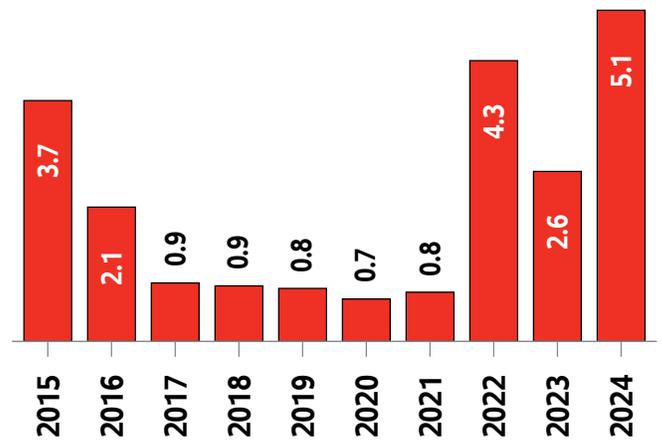
**New Listings (July only)**



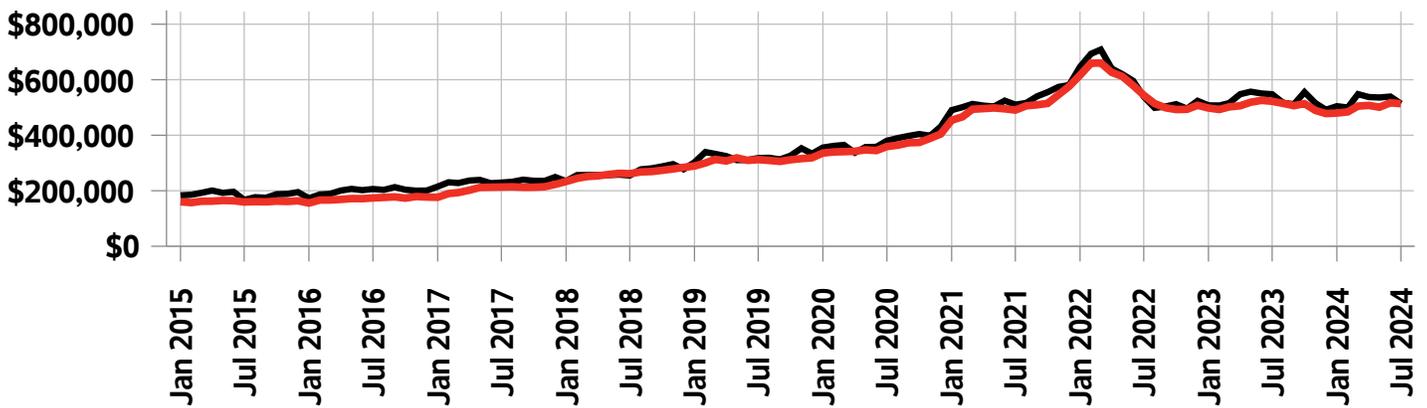
**Active Listings (July only)**



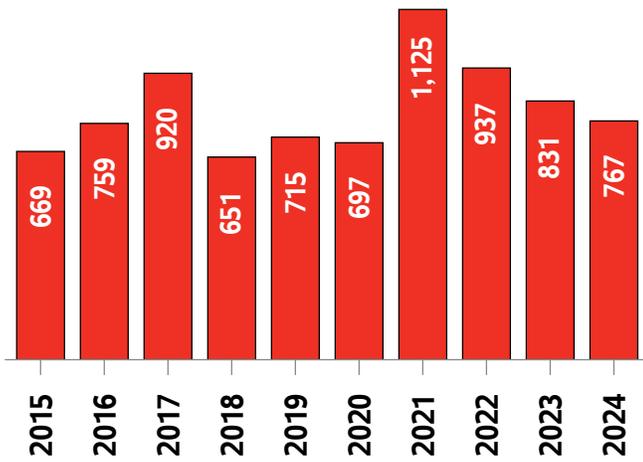
**Months of Inventory (July only)**



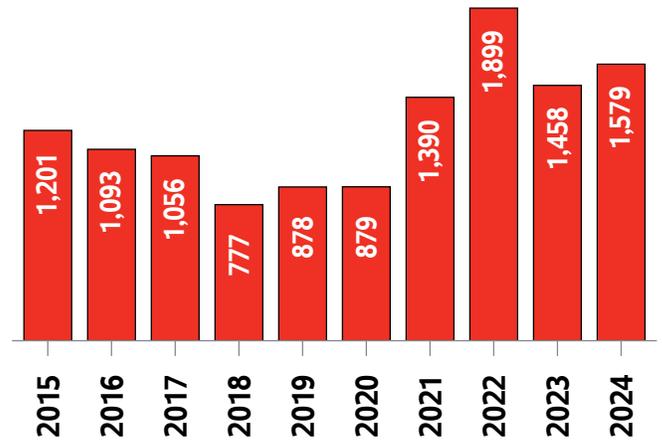
**MLS® HPI Townhouse Benchmark Price and Average Price**



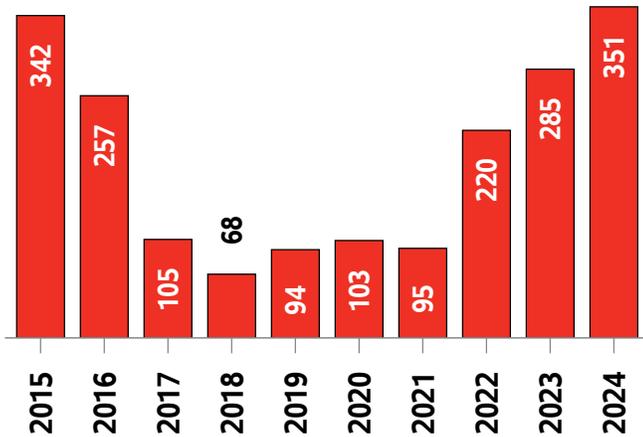
**Sales Activity (July Year-to-date)**



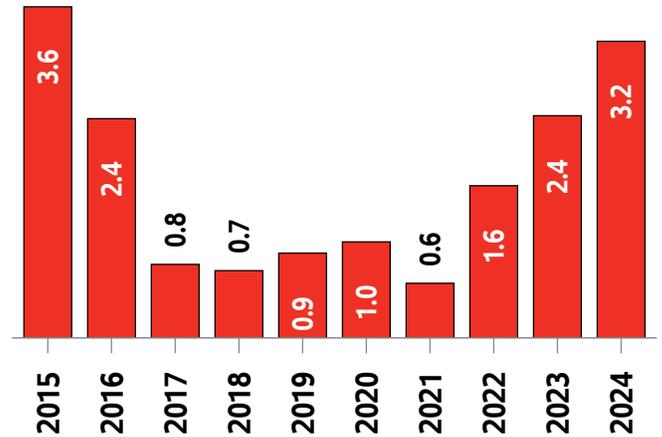
**New Listings (July Year-to-date)**



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



**Months of Inventory <sup>2</sup> (July 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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	30	-41.2%	-30.2%	-64.3%	-56.5%	-59.5%	-55.9%
Dollar Volume	\$13,363,800	-31.3%	-22.7%	-57.4%	-29.1%	-13.2%	24.9%
New Listings	89	-11.0%	-22.6%	-18.3%	-2.2%	7.2%	0.0%
Active Listings	224	45.5%	40.0%	220.0%	151.7%	130.9%	-6.7%
Sales to New Listings Ratio <sup>1</sup>	33.7	51.0	37.4	77.1	75.8	89.2	76.4
Months of Inventory <sup>2</sup>	7.5	3.0	3.7	0.8	1.3	1.3	3.5
Average Price	\$445,460	16.8%	10.8%	19.3%	63.0%	114.1%	183.1%
Median Price	\$411,000	20.2%	12.6%	19.0%	72.0%	150.7%	170.2%
Sale to List Price Ratio <sup>3</sup>	96.9	98.0	98.2	104.9	101.7	99.0	96.6
Median Days on Market	33.0	17.0	18.0	11.0	14.0	21.0	46.5

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	369	-3.9%	-27.9%	-43.5%	-32.9%	-31.3%	3.9%
Dollar Volume	\$146,654,189	-5.9%	-37.4%	-38.9%	-2.4%	37.2%	160.9%
New Listings	776	26.4%	-11.1%	-1.4%	14.5%	17.4%	13.5%
Active Listings <sup>4</sup>	193	75.0%	89.7%	239.4%	117.2%	41.9%	-21.1%
Sales to New Listings Ratio <sup>5</sup>	47.6	62.5	58.6	83.0	81.1	81.2	51.9
Months of Inventory <sup>6</sup>	3.7	2.0	1.4	0.6	1.1	1.8	4.8
Average Price	\$397,437	-2.1%	-13.1%	8.1%	45.5%	99.7%	151.0%
Median Price	\$350,000	-1.5%	-17.9%	4.2%	46.4%	118.8%	157.4%
Sale to List Price Ratio <sup>7</sup>	97.3	97.8	111.2	108.6	103.9	99.1	96.7
Median Days on Market	27.0	18.5	8.0	7.0	10.0	24.0	43.0

<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.

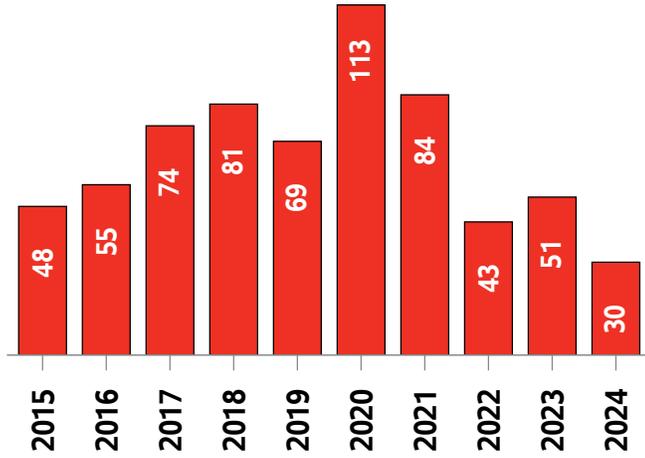
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

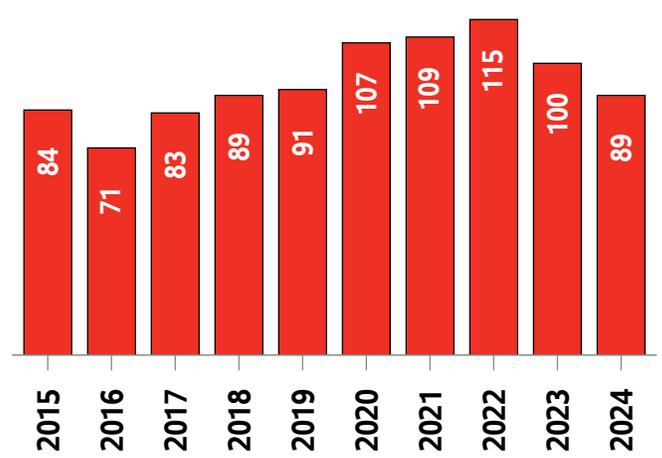
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

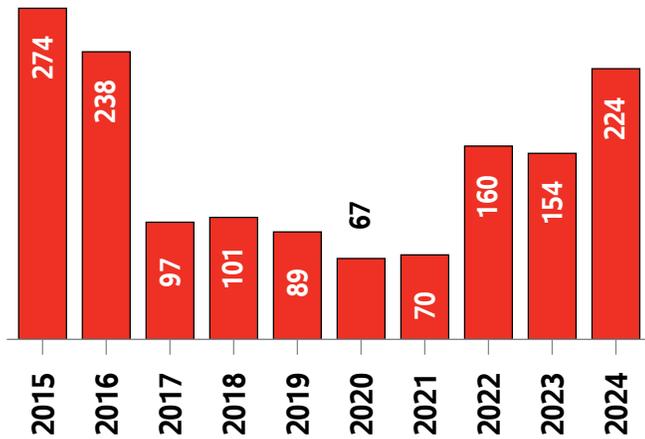
**Sales Activity (July only)**



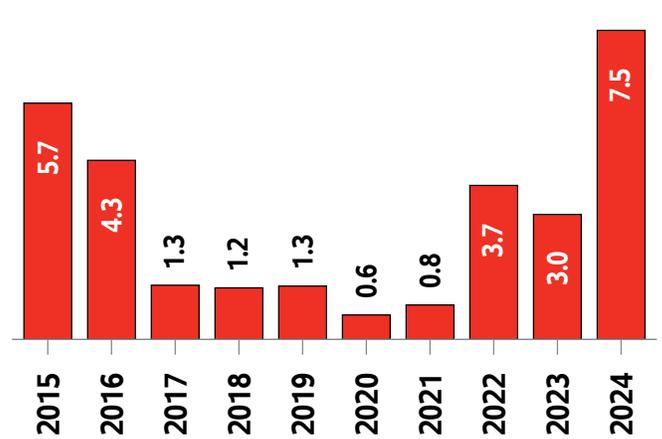
**New Listings (July only)**



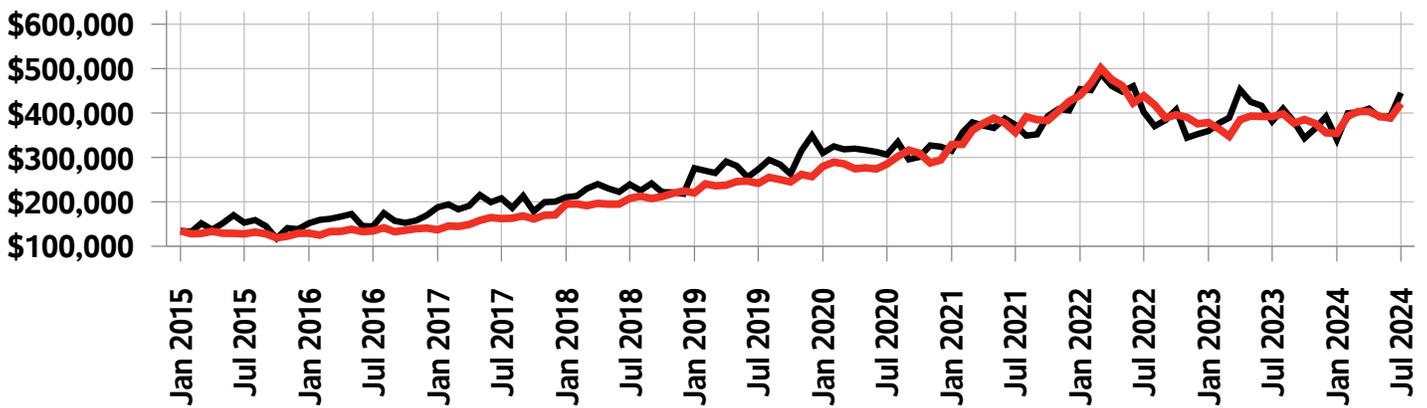
**Active Listings (July only)**



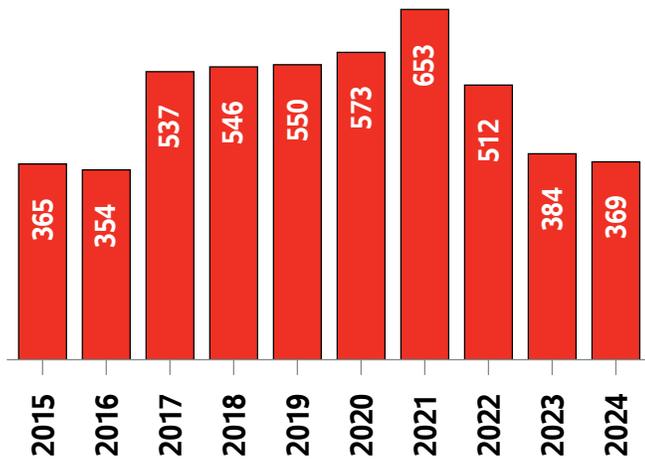
**Months of Inventory (July only)**



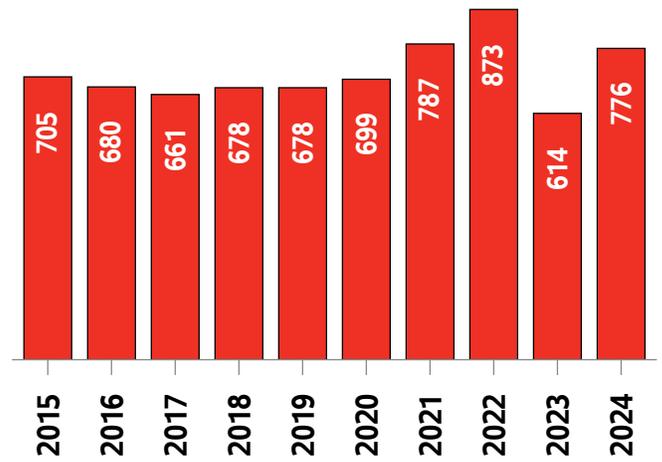
**MLS® HPI Apartment Benchmark Price and Average Price**



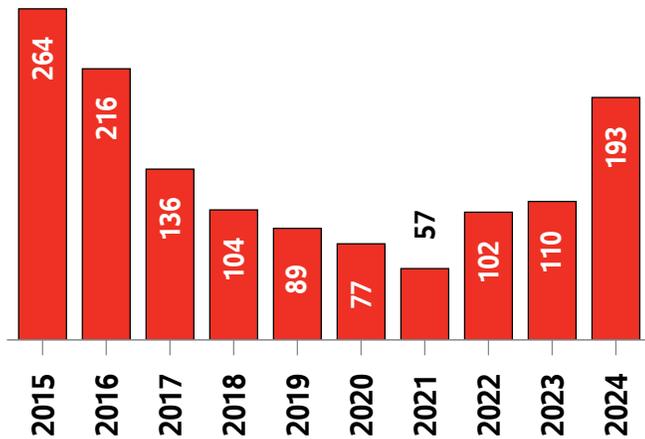
**Sales Activity (July Year-to-date)**



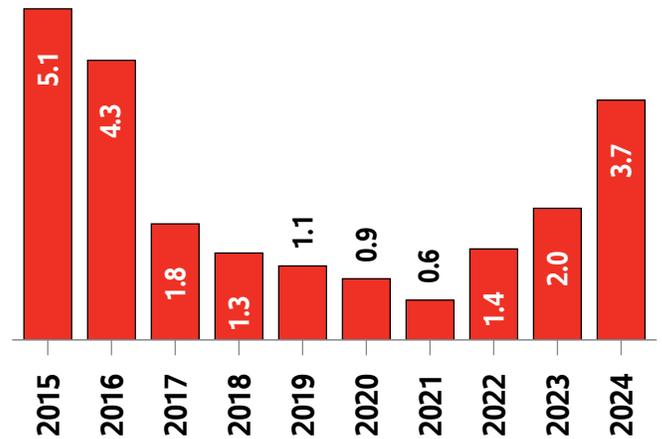
**New Listings (July Year-to-date)**



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



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



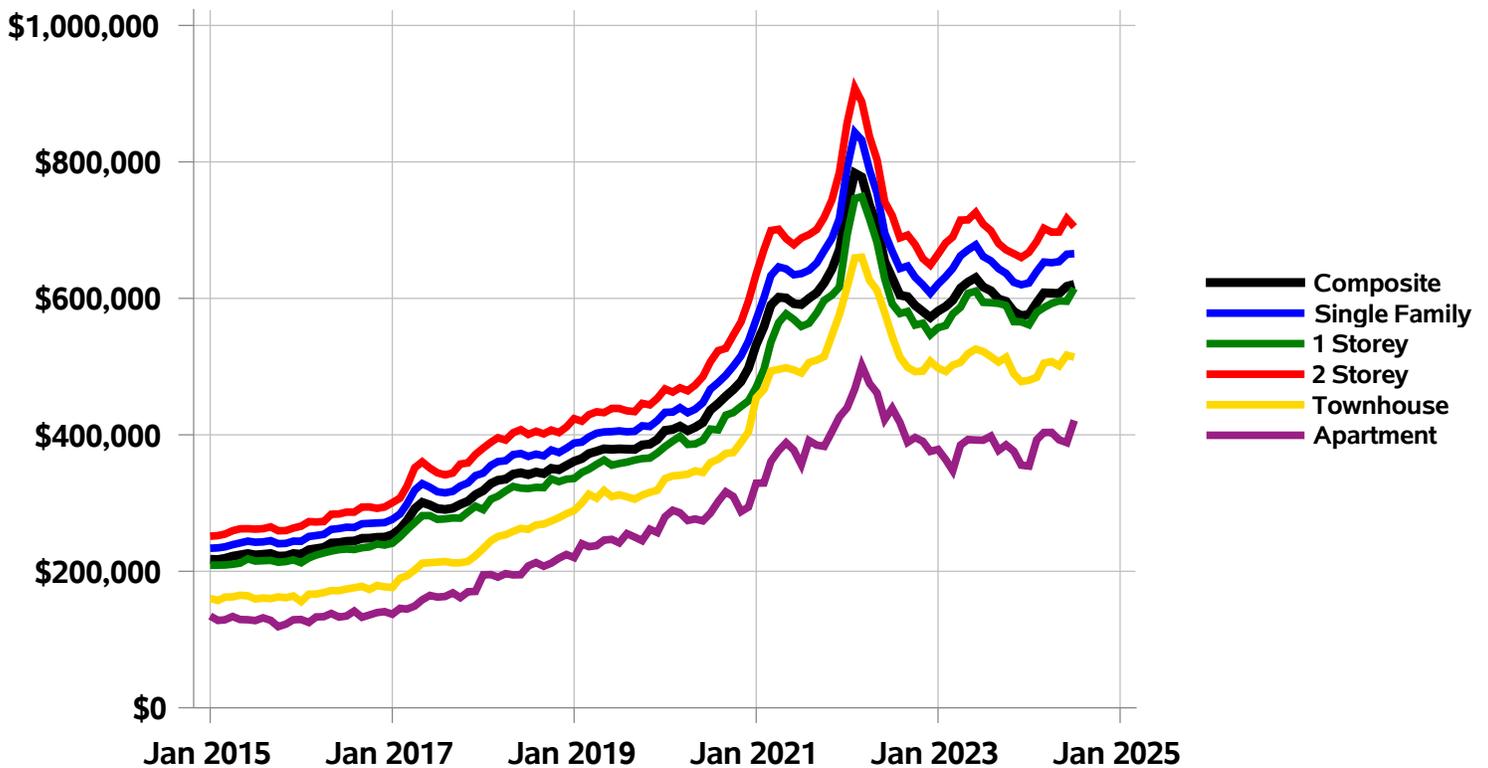
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<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:	July 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$620,600	0.5	2.1	7.6	0.6	5.0	63.6
Single Family	\$665,500	0.1	2.0	6.9	0.6	4.6	64.0
One Storey	\$614,700	3.2	3.7	9.5	3.5	10.0	71.7
Two Storey	\$704,900	-1.7	1.1	5.6	-0.6	2.4	60.7
Townhouse	\$513,700	-0.6	1.3	7.0	-1.6	4.7	64.6
Apartment	\$421,200	8.4	4.4	18.9	7.4	18.2	74.3

**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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	408	-20.5%	-5.1%	-45.9%	-38.5%	-40.8%	-38.6%
Dollar Volume	\$263,215,986	-20.8%	-7.5%	-44.5%	-3.8%	15.4%	55.9%
New Listings	1,050	-5.3%	4.1%	14.6%	8.7%	5.7%	0.3%
Active Listings	1,843	27.5%	23.5%	198.2%	56.9%	79.8%	-8.7%
Sales to New Listings Ratio <sup>1</sup>	38.9	46.3	42.6	82.3	68.6	69.4	63.5
Months of Inventory <sup>2</sup>	4.5	2.8	3.5	0.8	1.8	1.5	3.0
Average Price	\$645,137	-0.4%	-2.5%	2.5%	56.2%	95.0%	154.1%
Median Price	\$606,125	0.2%	2.8%	3.6%	59.5%	109.7%	163.5%
Sale to List Price Ratio <sup>3</sup>	98.5	99.9	99.0	107.0	101.9	102.0	97.7
Median Days on Market	21.0	14.0	16.0	8.0	13.0	14.0	30.0

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	3,387	-1.9%	-21.4%	-40.6%	-21.5%	-36.5%	-11.9%
Dollar Volume	\$2,160,429,203	-2.7%	-34.1%	-40.1%	21.8%	18.5%	118.5%
New Listings	7,056	13.1%	-15.6%	-3.0%	12.7%	3.4%	0.3%
Active Listings <sup>4</sup>	1,478	37.6%	59.7%	182.2%	56.7%	77.9%	-19.9%
Sales to New Listings Ratio <sup>5</sup>	48.0	55.3	51.5	78.4	68.9	78.1	54.7
Months of Inventory <sup>6</sup>	3.1	2.2	1.5	0.6	1.5	1.1	3.4
Average Price	\$637,859	-0.8%	-16.2%	0.8%	55.2%	86.4%	148.0%
Median Price	\$605,775	-0.7%	-15.3%	1.9%	57.3%	95.5%	157.8%
Sale to List Price Ratio <sup>7</sup>	99.0	99.6	113.9	112.4	103.5	104.0	97.8
Median Days on Market	16.0	13.0	7.0	7.0	9.0	10.0	26.0

<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.

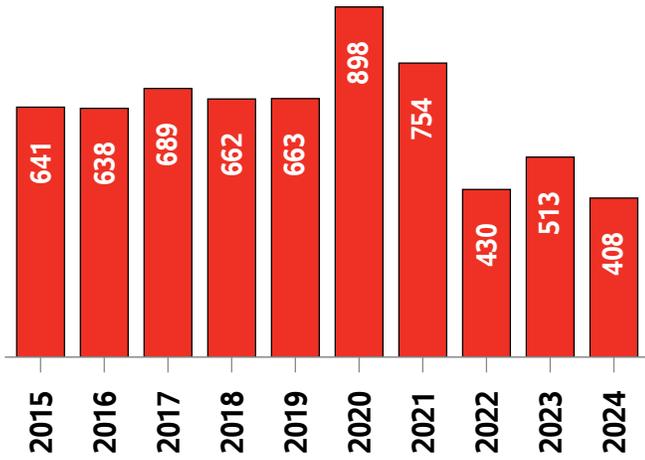
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

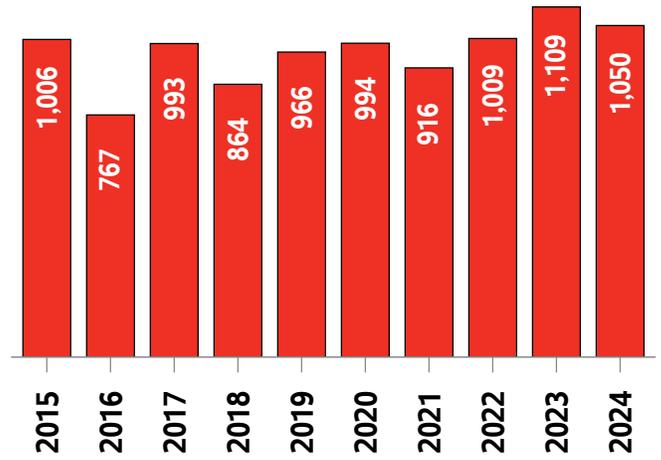
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

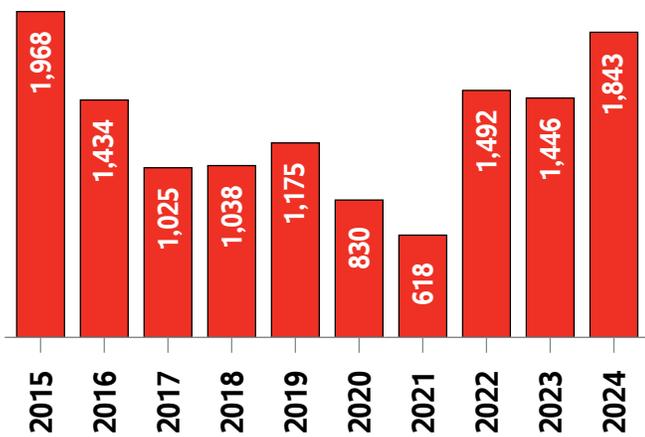
**Sales Activity (July only)**



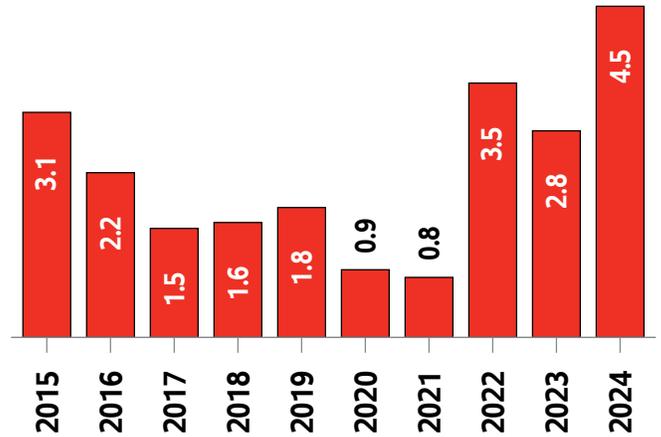
**New Listings (July only)**



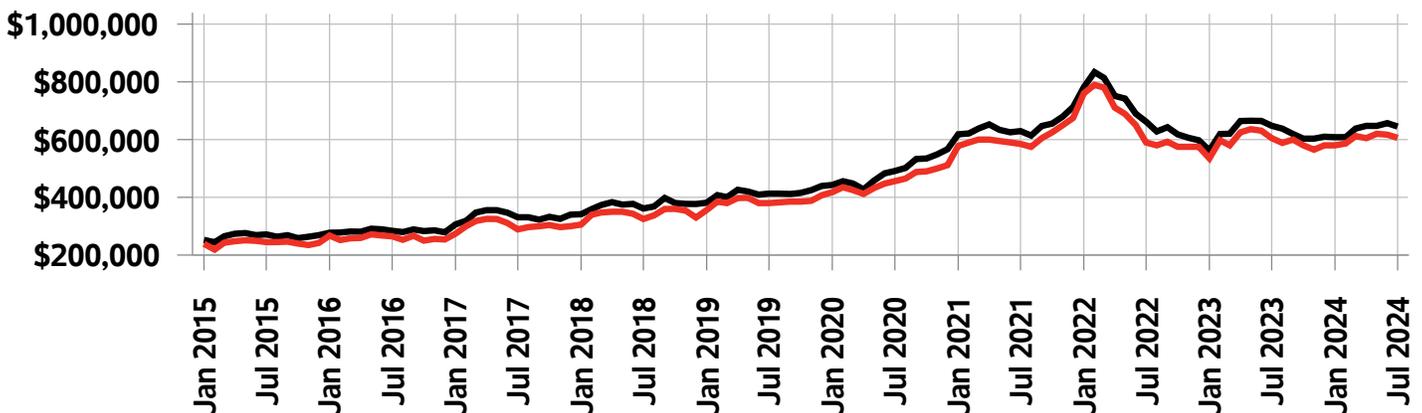
**Active Listings (July only)**



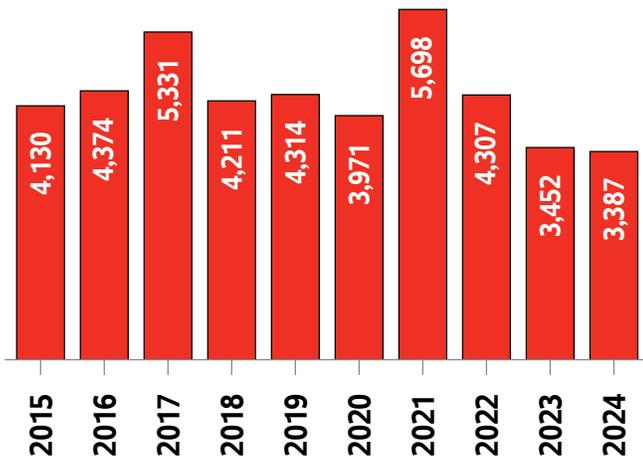
**Months of Inventory (July only)**



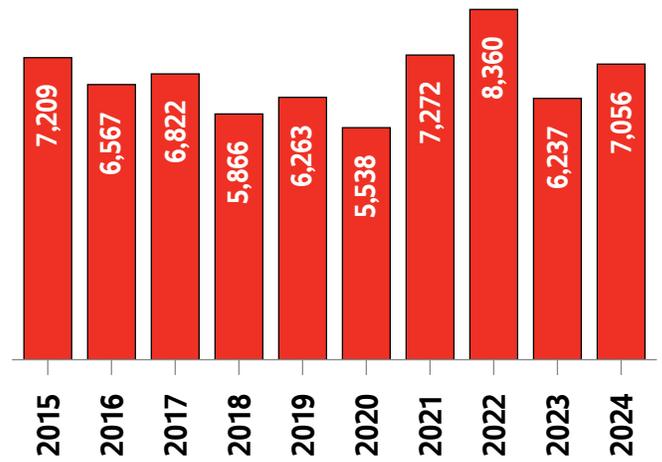
**Average Price and Median Price**



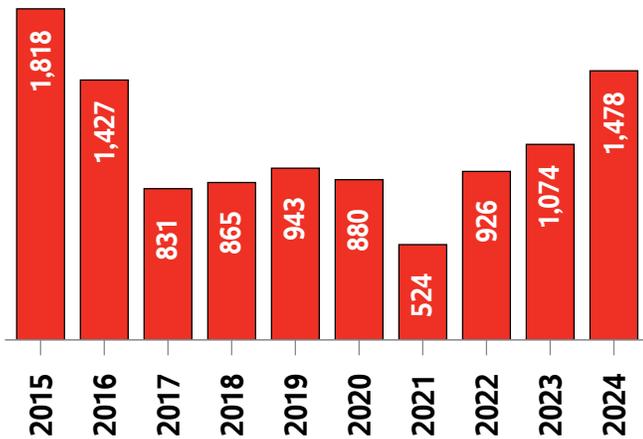
**Sales Activity (July Year-to-date)**



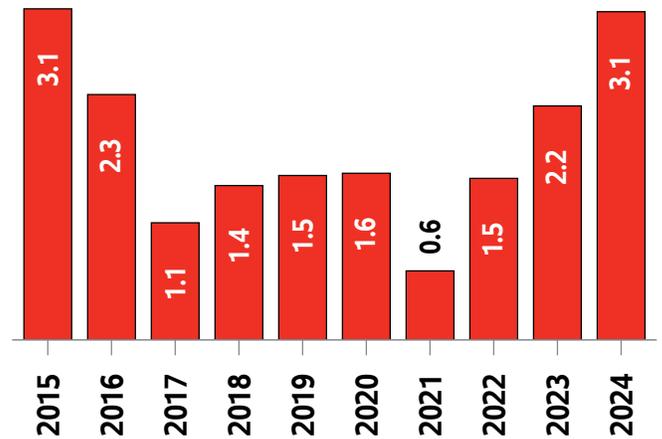
**New Listings (July Year-to-date)**



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



**Months of Inventory <sup>2</sup> (July 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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	1	0.0%	—	-50.0%	0.0%	—	-50.0%
Dollar Volume	\$960,000	35.2%	—	-48.0%	464.7%	—	68.3%
New Listings	1	0.0%	-50.0%	-50.0%	-50.0%	-66.7%	-75.0%
Active Listings	4	300.0%	0.0%	300.0%	-33.3%	-60.0%	-60.0%
Sales to New Listings Ratio <sup>1</sup>	100.0	100.0	—	100.0	50.0	—	50.0
Months of Inventory <sup>2</sup>	4.0	1.0	—	0.5	6.0	—	5.0
Average Price	\$960,000	35.2%	—	4.0%	464.7%	—	236.5%
Median Price	\$960,000	35.2%	—	4.0%	464.7%	—	236.5%
Sale to List Price Ratio <sup>3</sup>	98.5	101.6	—	117.6	85.4	—	95.9
Median Days on Market	26.0	11.0	—	8.5	128.0	—	82.5

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	5	150.0%	-37.5%	-44.4%	-58.3%	0.0%	-28.6%
Dollar Volume	\$4,405,000	228.7%	-44.9%	-24.2%	-13.1%	155.8%	134.9%
New Listings	10	100.0%	-16.7%	-9.1%	-47.4%	-33.3%	-41.2%
Active Listings <sup>4</sup>	4	383.3%	222.2%	107.1%	-32.6%	-25.6%	-21.6%
Sales to New Listings Ratio <sup>5</sup>	50.0	40.0	66.7	81.8	63.2	33.3	41.2
Months of Inventory <sup>6</sup>	5.8	3.0	1.1	1.6	3.6	7.8	5.3
Average Price	\$881,000	31.5%	-11.9%	36.5%	108.6%	155.8%	228.8%
Median Price	\$925,000	38.1%	3.4%	65.2%	125.3%	172.1%	330.2%
Sale to List Price Ratio <sup>7</sup>	100.1	97.8	108.2	111.6	99.0	99.5	94.4
Median Days on Market	18.0	90.0	13.5	8.0	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.

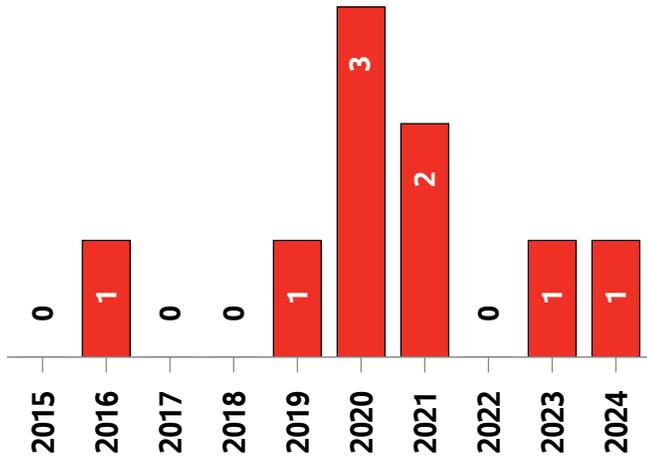
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

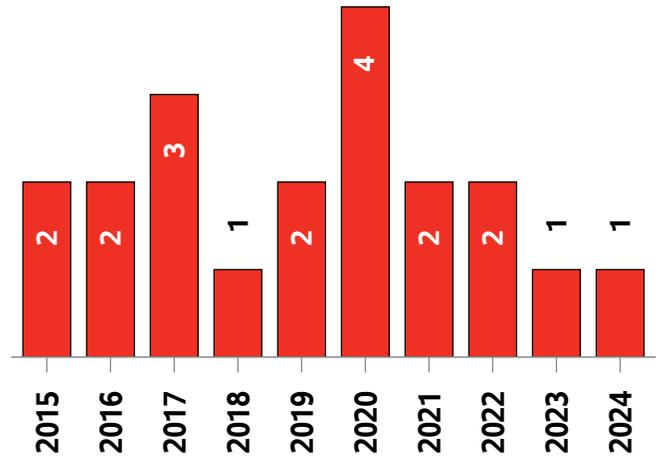
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

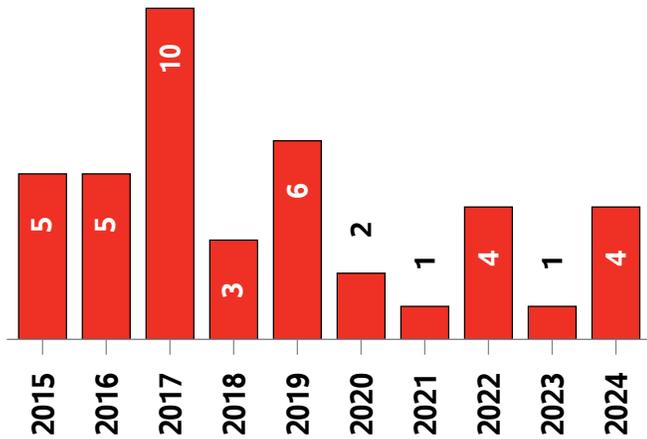
**Sales Activity (July only)**



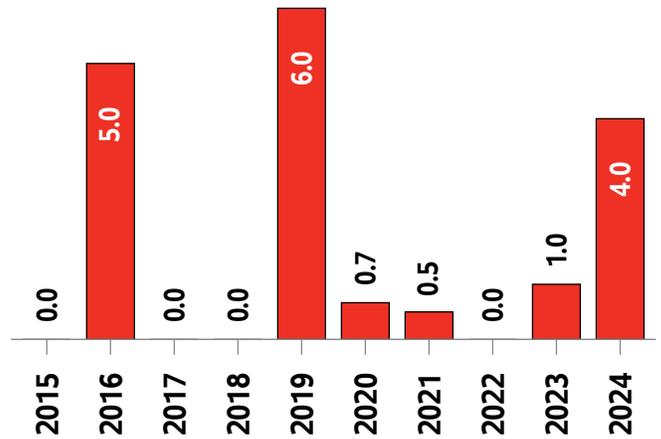
**New Listings (July only)**



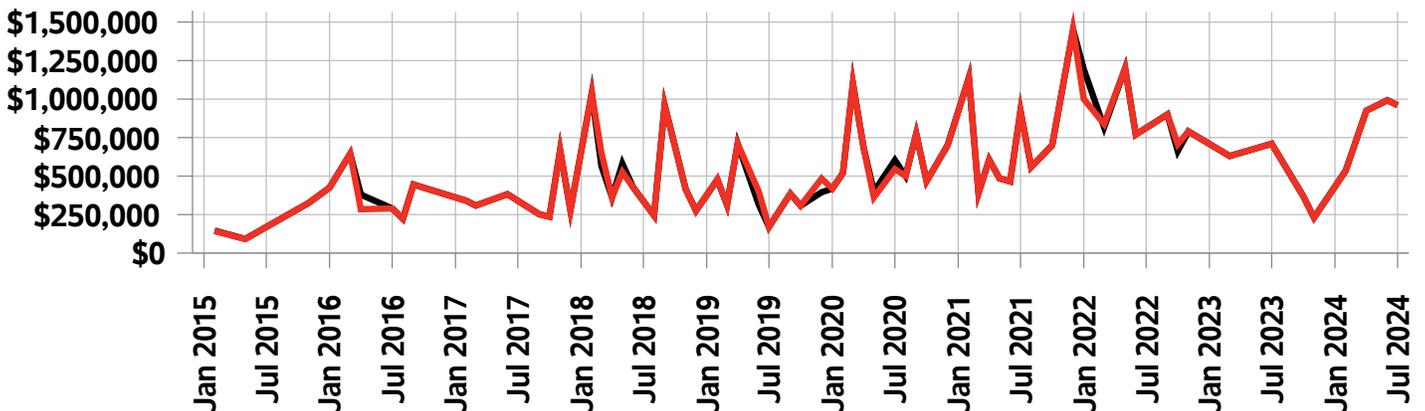
**Active Listings (July only)**



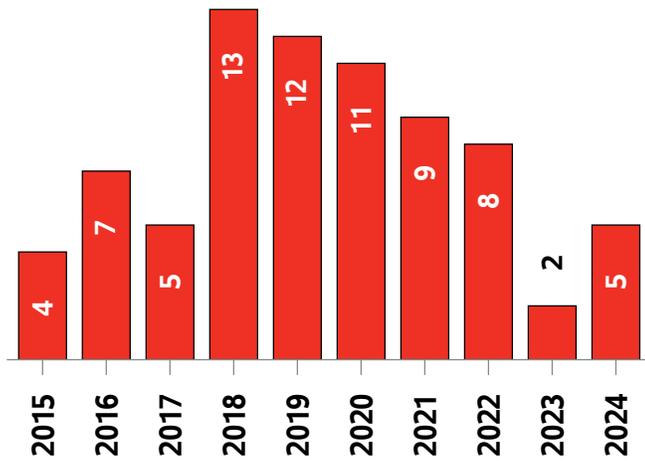
**Months of Inventory (July only)**



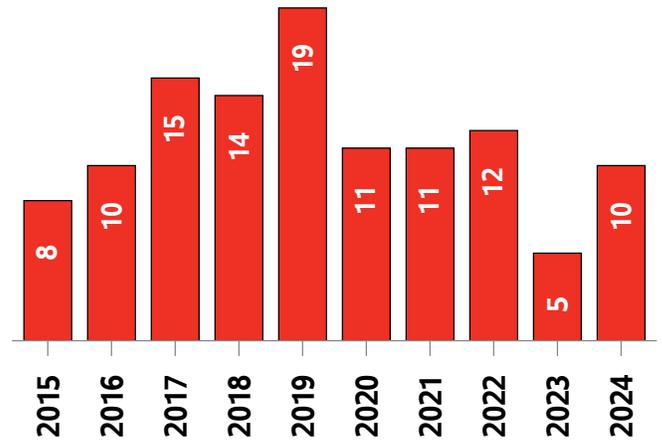
**Average Price and Median Price**



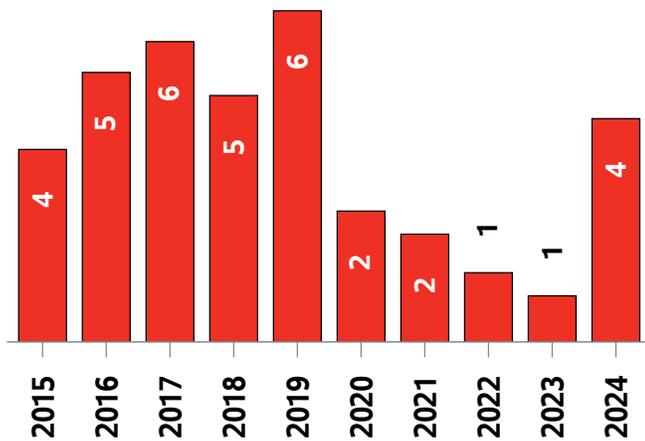
**Sales Activity (July Year-to-date)**



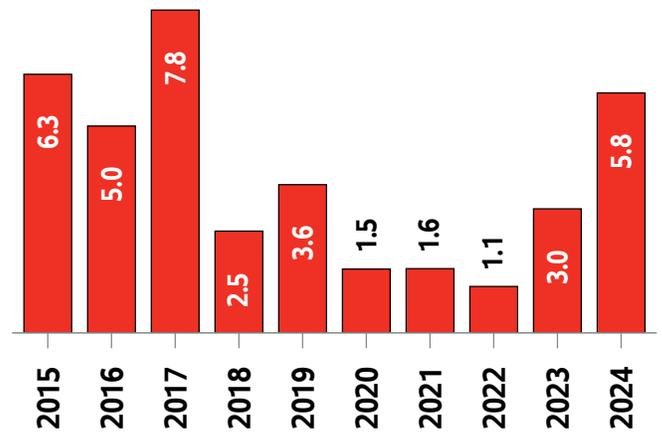
**New Listings (July Year-to-date)**



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



**Months of Inventory <sup>2</sup> (July 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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	21	0.0%	31.3%	-19.2%	-27.6%	-12.5%	-32.3%
Dollar Volume	\$13,902,795	0.1%	52.4%	-14.7%	44.4%	111.6%	132.9%
New Listings	54	-21.7%	1.9%	74.2%	12.5%	22.7%	22.7%
Active Listings	134	-3.6%	22.9%	306.1%	31.4%	35.4%	-23.0%
Sales to New Listings Ratio <sup>1</sup>	38.9	30.4	30.2	83.9	60.4	54.5	70.5
Months of Inventory <sup>2</sup>	6.4	6.6	6.8	1.3	3.5	4.1	5.6
Average Price	\$662,038	0.1%	16.1%	5.6%	99.4%	141.8%	243.9%
Median Price	\$692,500	4.9%	33.9%	8.6%	114.4%	159.8%	251.5%
Sale to List Price Ratio <sup>3</sup>	96.1	96.3	97.9	107.9	98.1	98.3	95.7
Median Days on Market	41.0	28.0	21.5	7.0	19.0	26.5	44.0

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	178	7.2%	6.0%	-20.5%	23.6%	-3.8%	21.1%
Dollar Volume	\$118,822,662	2.9%	-6.5%	-15.7%	124.7%	118.0%	268.7%
New Listings	404	5.5%	21.7%	50.7%	51.3%	47.4%	22.1%
Active Listings <sup>4</sup>	123	13.5%	126.4%	278.0%	59.2%	66.9%	-19.7%
Sales to New Listings Ratio <sup>5</sup>	44.1	43.3	50.6	83.6	53.9	67.5	44.4
Months of Inventory <sup>6</sup>	4.8	4.6	2.3	1.0	3.7	2.8	7.3
Average Price	\$667,543	-4.1%	-11.7%	6.1%	81.8%	126.6%	204.5%
Median Price	\$639,950	-8.6%	-9.6%	3.4%	88.2%	137.0%	204.7%
Sale to List Price Ratio <sup>7</sup>	97.8	97.2	107.4	106.8	99.2	98.1	95.5
Median Days on Market	31.0	33.0	10.0	9.0	22.0	26.0	51.0

<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.

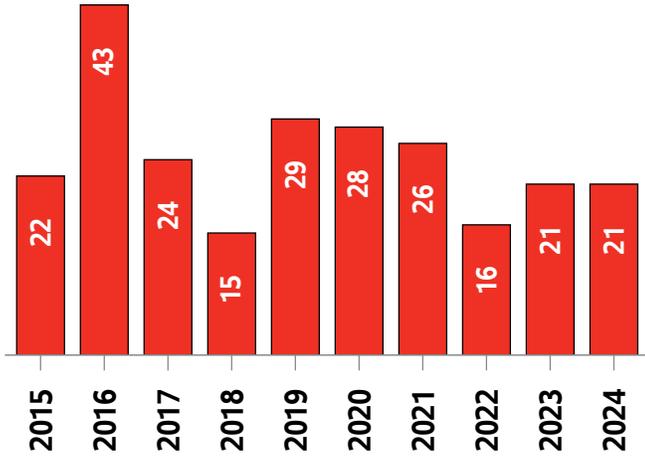
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

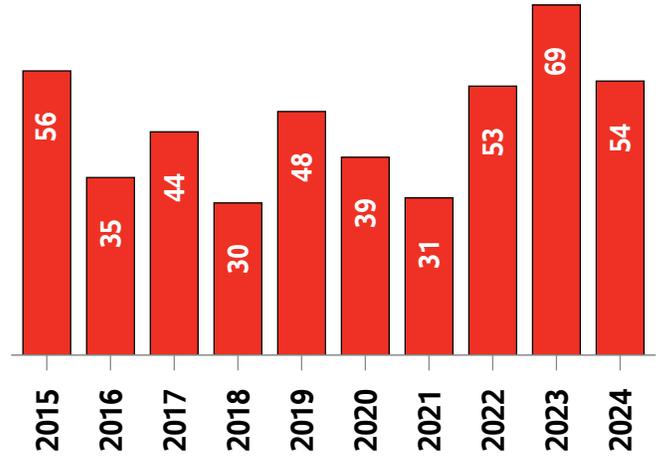
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

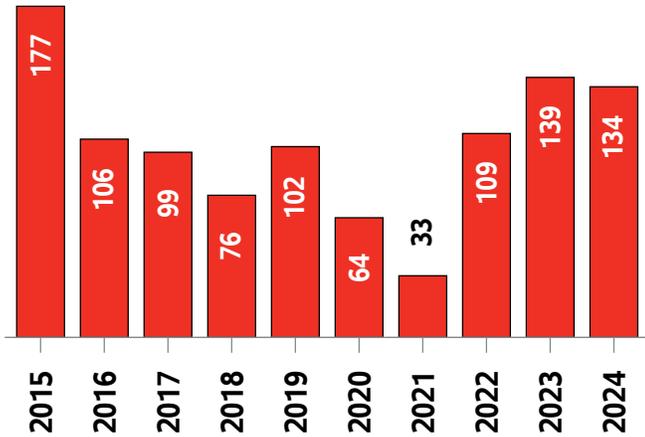
**Sales Activity (July only)**



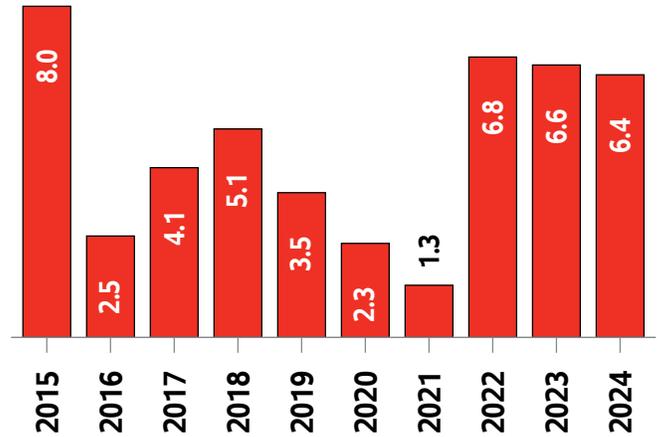
**New Listings (July only)**



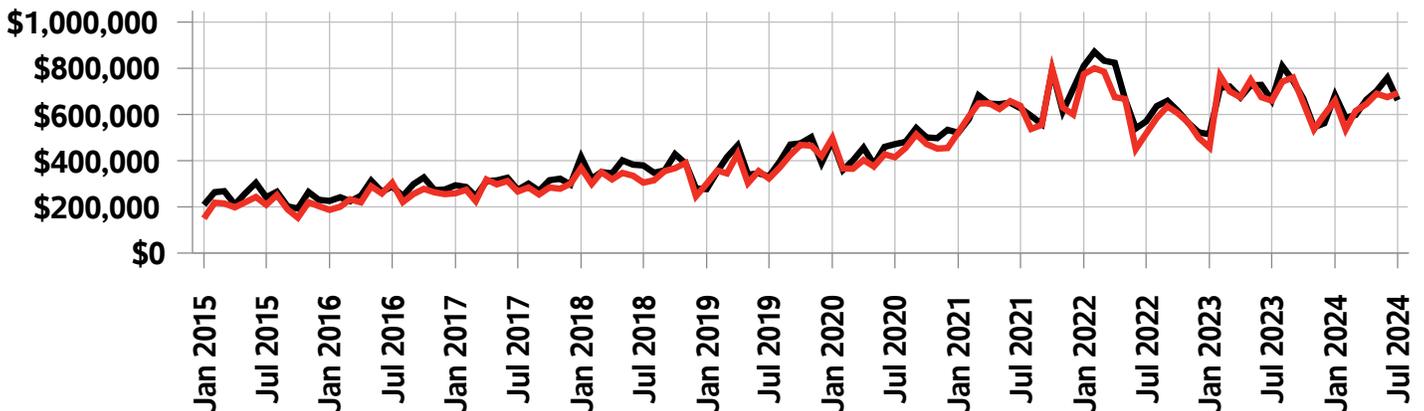
**Active Listings (July only)**



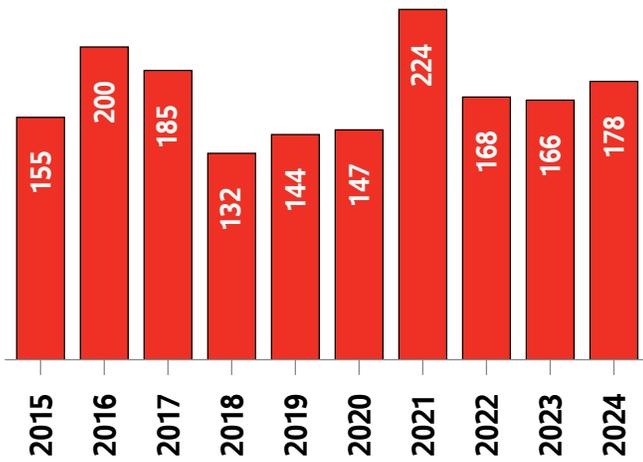
**Months of Inventory (July only)**



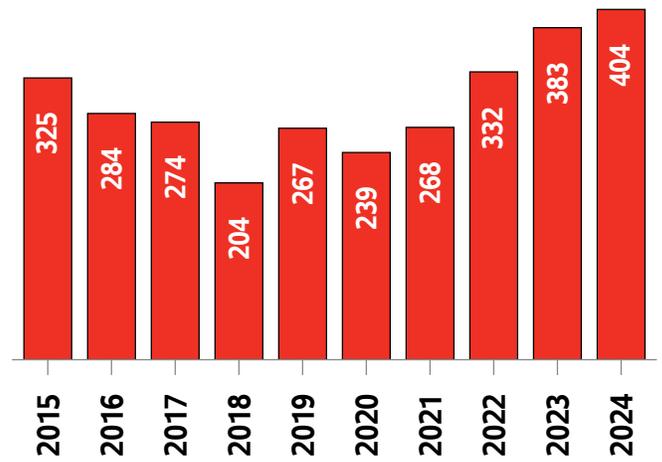
**Average Price and Median Price**



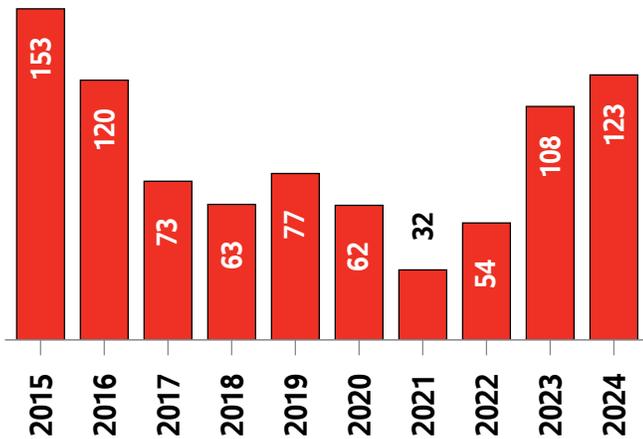
**Sales Activity (July Year-to-date)**



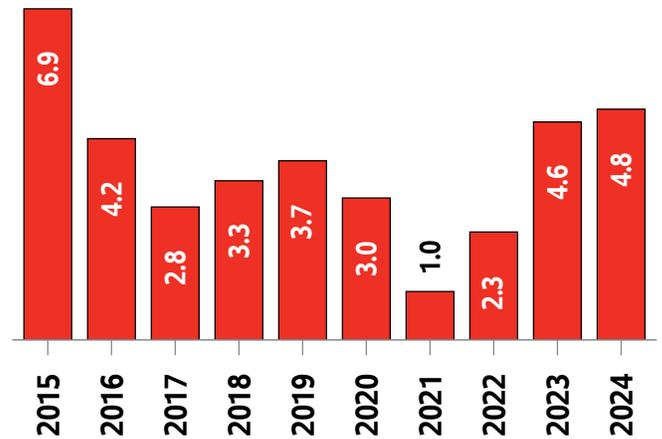
**New Listings (July Year-to-date)**



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



**Months of Inventory <sup>2</sup> (July 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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	30	25.0%	7.1%	-21.1%	-38.8%	-14.3%	-34.8%
Dollar Volume	\$24,547,244	21.6%	11.6%	-24.2%	13.8%	81.8%	61.2%
New Listings	79	12.9%	11.3%	29.5%	11.3%	17.9%	-16.8%
Active Listings	202	21.0%	53.0%	281.1%	37.4%	83.6%	-17.9%
Sales to New Listings Ratio <sup>1</sup>	38.0	34.3	39.4	62.3	69.0	52.2	48.4
Months of Inventory <sup>2</sup>	6.7	7.0	4.7	1.4	3.0	3.1	5.3
Average Price	\$818,241	-2.7%	4.2%	-4.0%	85.9%	112.1%	147.2%
Median Price	\$713,251	-3.9%	10.2%	2.6%	72.5%	87.7%	119.6%
Sale to List Price Ratio <sup>3</sup>	99.0	100.2	97.6	112.0	99.5	101.6	95.6
Median Days on Market	20.0	15.0	19.5	8.0	22.0	15.0	42.0

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	257	11.3%	-6.9%	-17.1%	-3.0%	-13.2%	8.4%
Dollar Volume	\$200,396,756	4.6%	-24.8%	-19.2%	55.0%	60.3%	147.4%
New Listings	632	21.5%	17.7%	54.5%	31.4%	41.4%	16.4%
Active Listings <sup>4</sup>	205	51.3%	183.2%	368.3%	62.1%	86.1%	-6.6%
Sales to New Listings Ratio <sup>5</sup>	40.7	44.4	51.4	75.8	55.1	66.2	43.6
Months of Inventory <sup>6</sup>	5.6	4.1	1.8	1.0	3.3	2.6	6.5
Average Price	\$779,754	-6.0%	-19.2%	-2.5%	59.9%	84.6%	128.2%
Median Price	\$727,828	-3.6%	-16.8%	4.2%	59.8%	77.4%	129.2%
Sale to List Price Ratio <sup>7</sup>	98.0	98.4	109.0	111.0	100.7	101.1	96.6
Median Days on Market	20.0	22.0	8.0	7.0	14.0	18.0	39.0

<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.

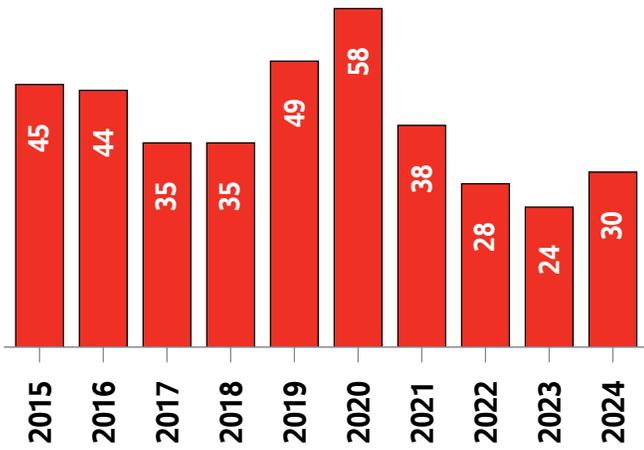
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

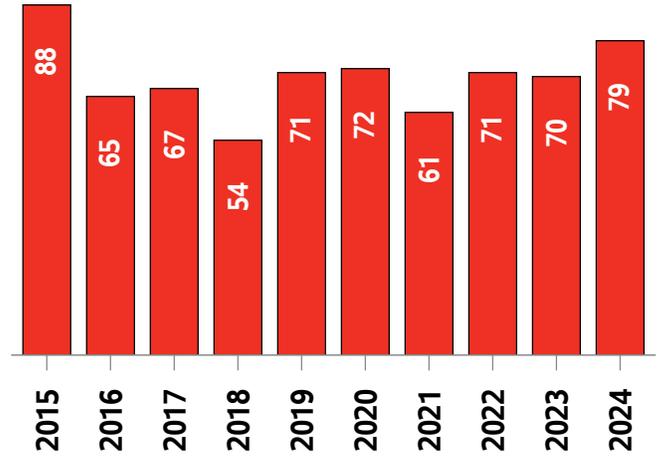
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

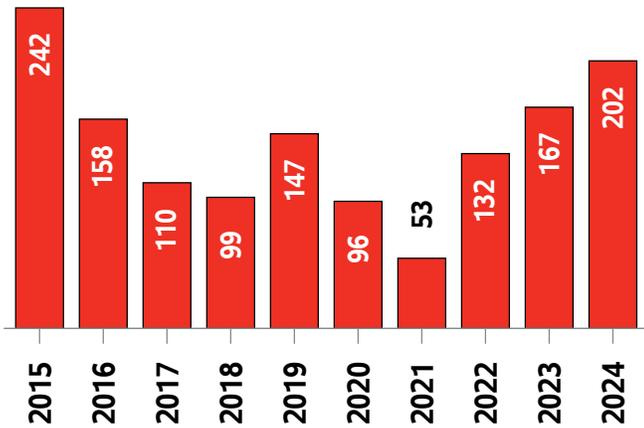
**Sales Activity (July only)**



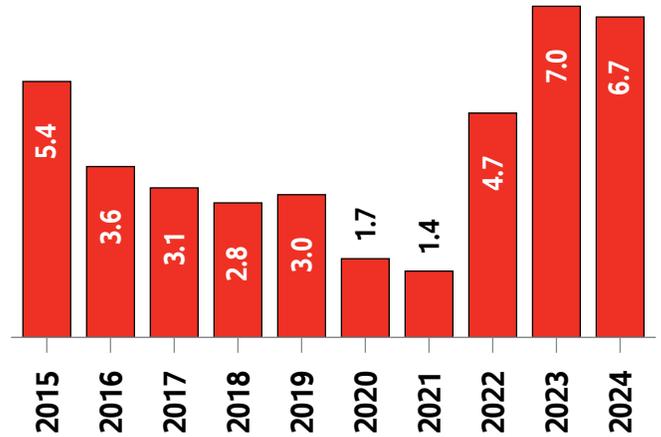
**New Listings (July only)**



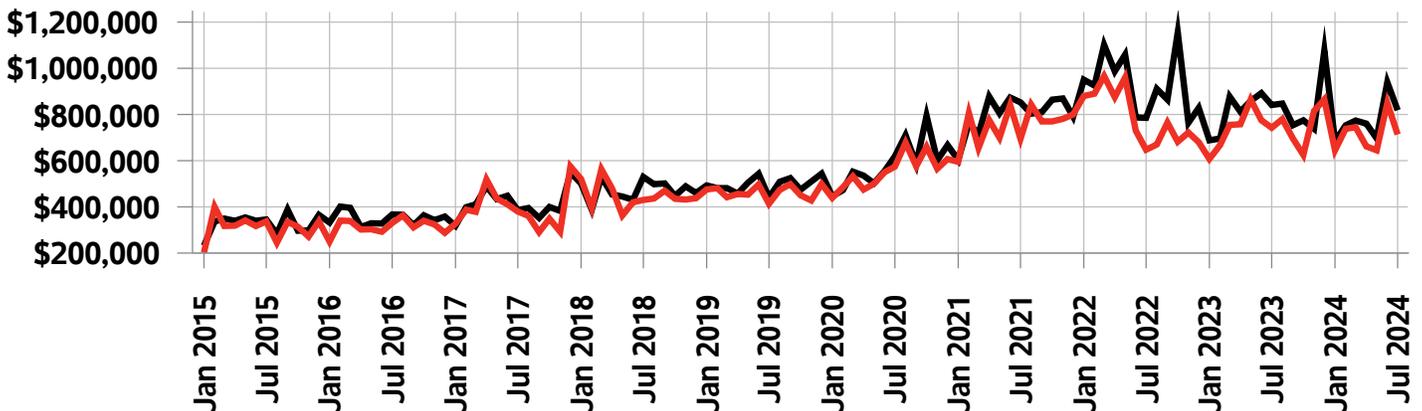
**Active Listings (July only)**



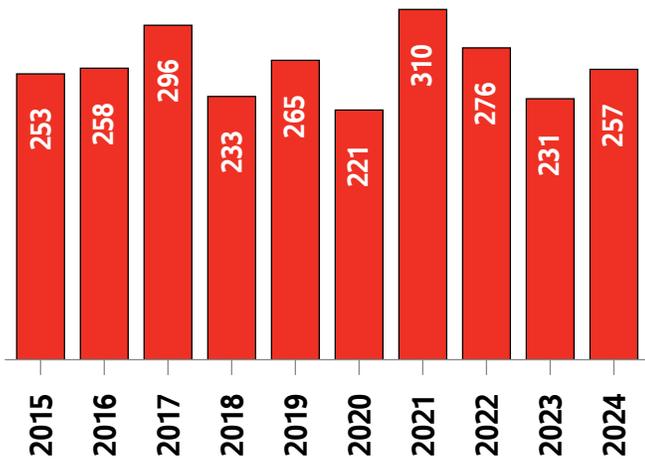
**Months of Inventory (July only)**



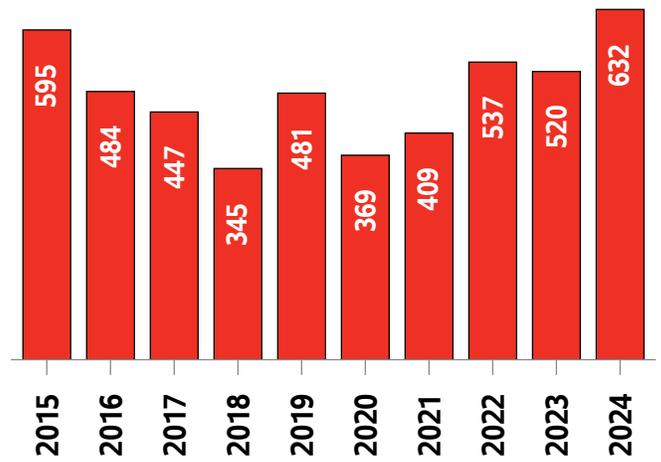
**Average Price and Median Price**



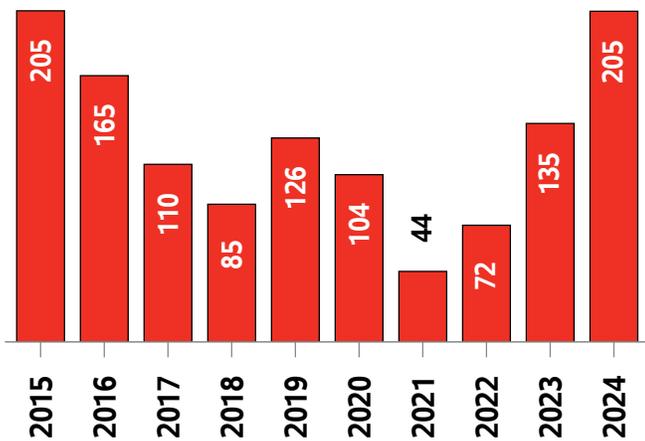
**Sales Activity (July Year-to-date)**



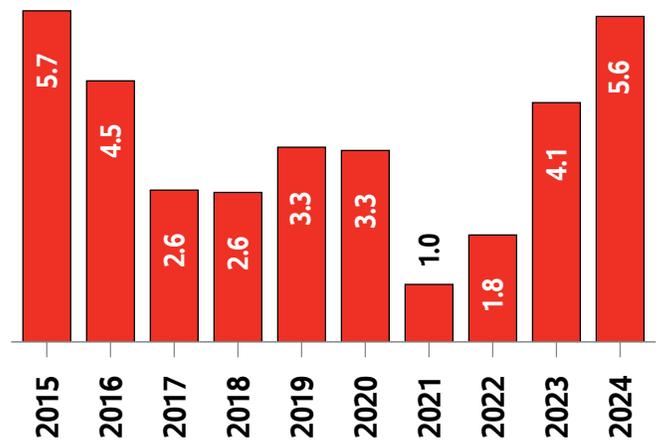
**New Listings (July Year-to-date)**



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



**Months of Inventory <sup>2</sup> (July 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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	17	-41.4%	-43.3%	-51.4%	30.8%	183.3%	21.4%
Dollar Volume	\$10,840,900	-43.0%	-41.3%	-45.7%	68.6%	261.6%	202.4%
New Listings	43	-27.1%	-35.8%	-4.4%	138.9%	207.1%	87.0%
Active Listings	107	3.9%	-13.0%	127.7%	137.8%	245.2%	75.4%
Sales to New Listings Ratio <sup>1</sup>	39.5	49.2	44.8	77.8	72.2	42.9	60.9
Months of Inventory <sup>2</sup>	6.3	3.6	4.1	1.3	3.5	5.2	4.4
Average Price	\$637,700	-2.8%	3.6%	11.8%	28.9%	27.6%	149.0%
Median Price	\$635,000	-2.3%	10.0%	10.3%	22.1%	19.0%	155.8%
Sale to List Price Ratio <sup>3</sup>	98.9	97.7	97.8	111.7	98.6	102.7	97.0
Median Days on Market	35.0	28.0	18.0	8.0	20.0	27.5	36.5

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	258	22.3%	4.0%	-17.0%	235.1%	230.8%	337.3%
Dollar Volume	\$169,476,065	19.9%	-11.7%	-13.0%	360.8%	441.0%	1,012.0%
New Listings	454	10.2%	-9.0%	22.4%	229.0%	266.1%	231.4%
Active Listings <sup>4</sup>	118	27.4%	44.0%	253.8%	176.0%	273.0%	112.9%
Sales to New Listings Ratio <sup>5</sup>	56.8	51.2	49.7	83.8	55.8	62.9	43.1
Months of Inventory <sup>6</sup>	3.2	3.1	2.3	0.8	3.9	2.8	6.6
Average Price	\$656,884	-2.0%	-15.1%	4.9%	37.5%	63.5%	154.3%
Median Price	\$615,500	-3.8%	-15.9%	2.6%	31.0%	58.1%	146.2%
Sale to List Price Ratio <sup>7</sup>	98.3	97.9	111.4	112.9	98.6	99.7	96.4
Median Days on Market	22.0	20.0	7.0	7.0	26.0	10.0	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.

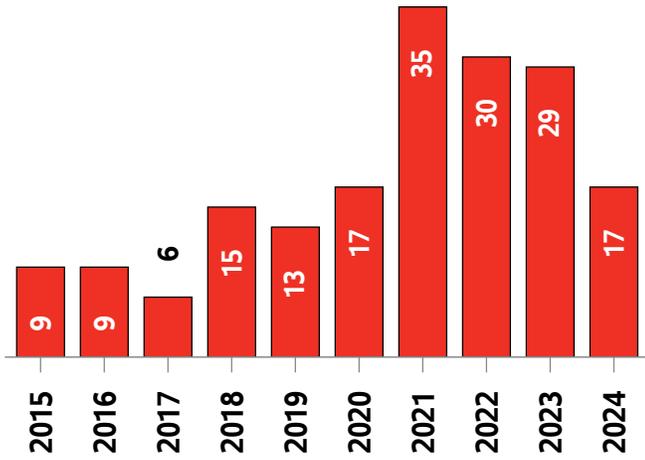
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

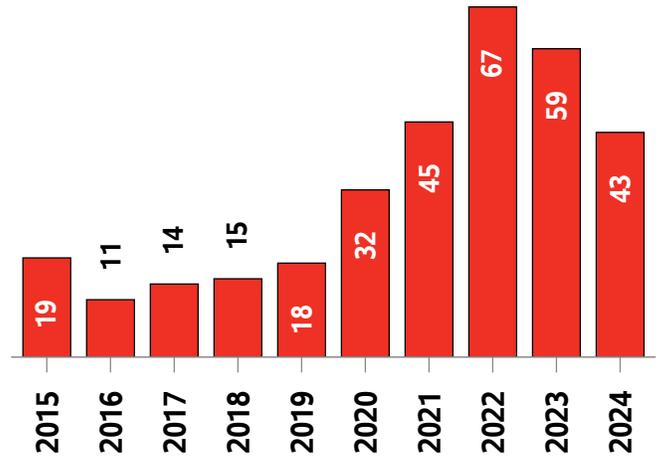
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

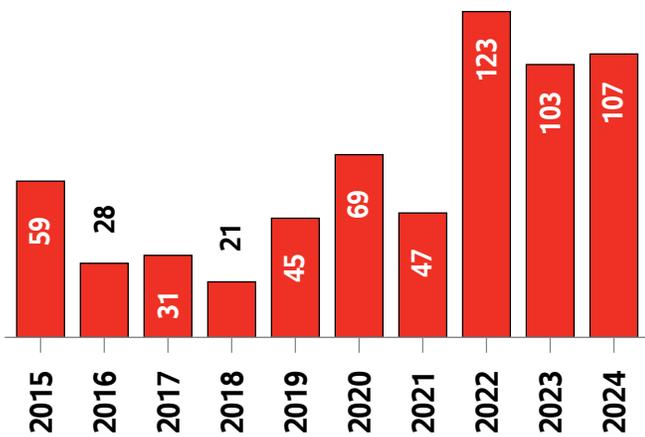
**Sales Activity (July only)**



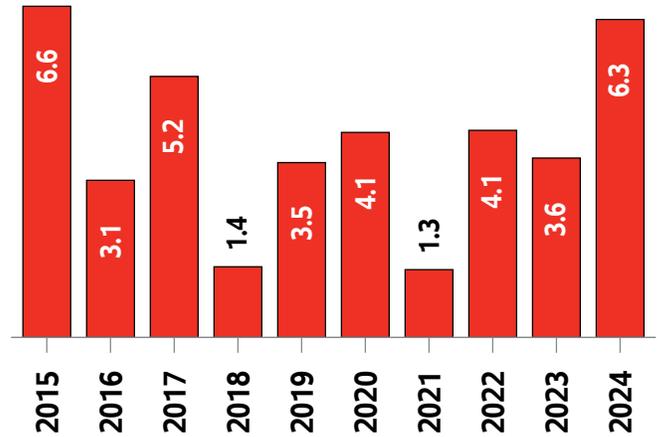
**New Listings (July only)**



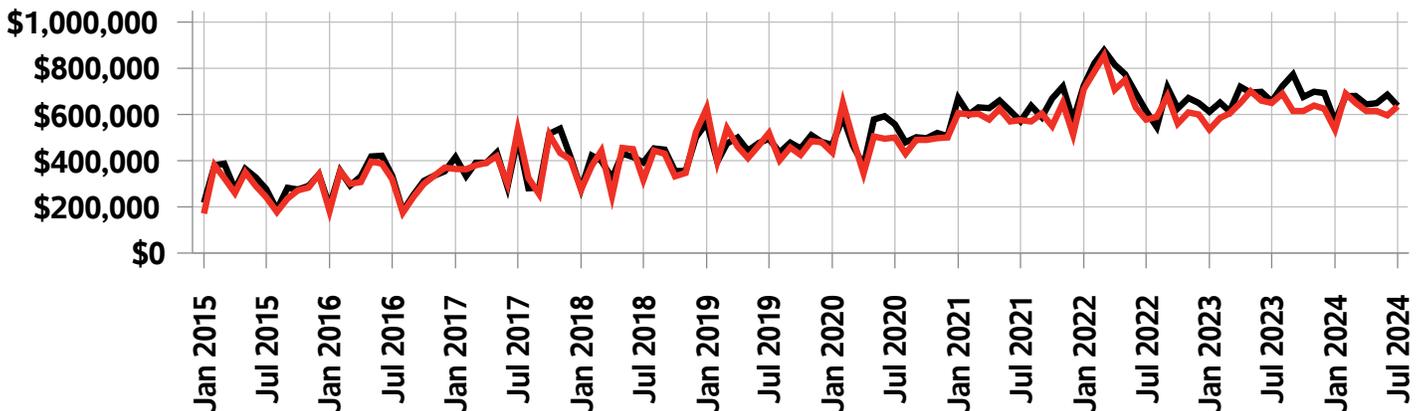
**Active Listings (July only)**



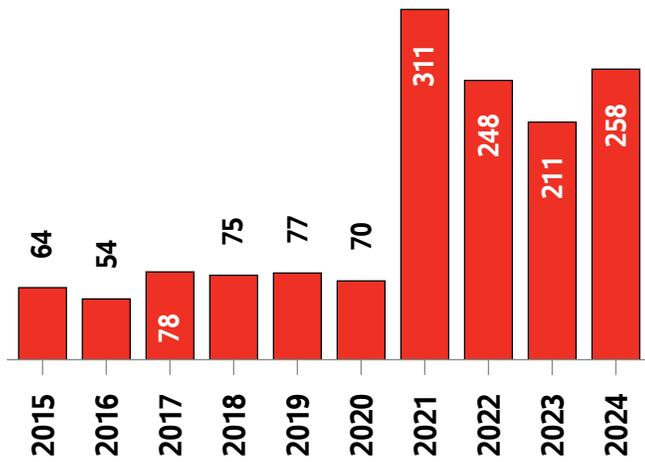
**Months of Inventory (July only)**



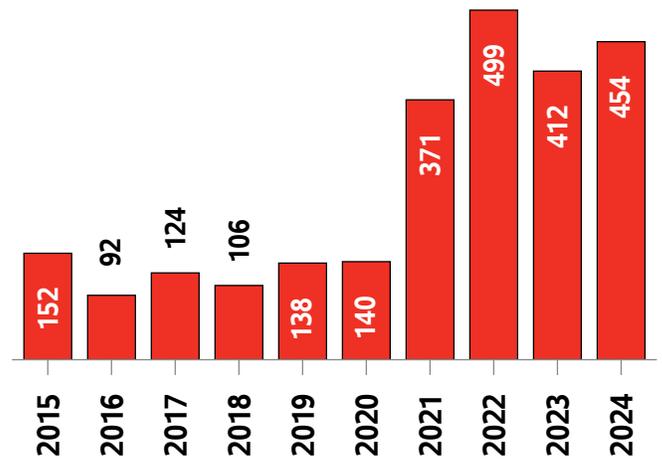
**Average Price and Median Price**



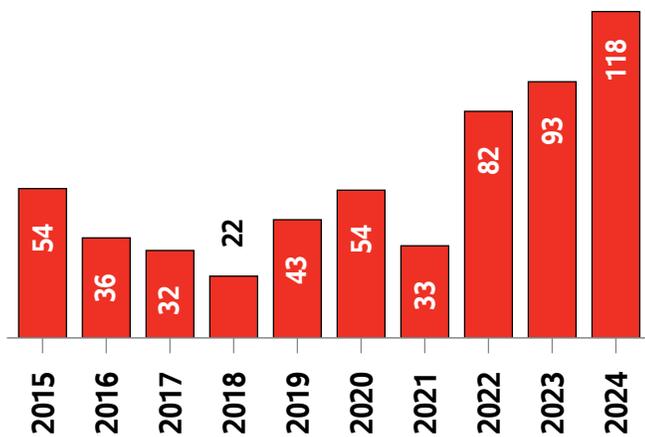
**Sales Activity (July Year-to-date)**



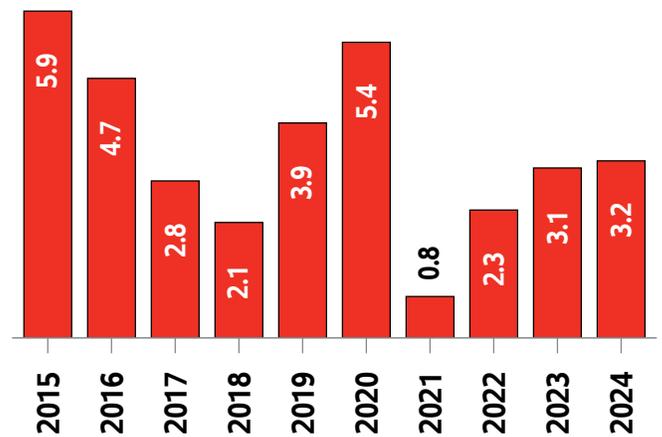
**New Listings (July Year-to-date)**



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



**Months of Inventory <sup>2</sup> (July 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	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	65	44.4%	47.7%	-30.1%	-3.0%	-24.4%	-9.7%
Dollar Volume	\$37,409,128	35.2%	52.3%	-19.0%	66.3%	66.7%	152.4%
New Listings	125	6.8%	28.9%	25.0%	62.3%	19.0%	16.8%
Active Listings	191	29.1%	22.4%	213.1%	135.8%	80.2%	-26.5%
Sales to New Listings Ratio <sup>1</sup>	52.0	38.5	45.4	93.0	87.0	81.9	67.3
Months of Inventory <sup>2</sup>	2.9	3.3	3.5	0.7	1.2	1.2	3.6
Average Price	\$575,525	-6.4%	3.1%	16.0%	71.4%	120.5%	179.6%
Median Price	\$545,000	-14.7%	0.1%	14.7%	66.9%	114.6%	163.9%
Sale to List Price Ratio <sup>3</sup>	98.7	99.2	98.5	106.0	100.4	99.5	97.4
Median Days on Market	24.0	16.0	16.0	9.0	11.0	13.0	37.5

Year-to-date	July 2024	Compared to <sup>8</sup>					
		July 2023	July 2022	July 2021	July 2019	July 2017	July 2014
Sales Activity	459	8.0%	-11.2%	-18.3%	-1.9%	-27.3%	6.7%
Dollar Volume	\$263,210,468	6.2%	-24.7%	-12.7%	61.1%	62.3%	199.5%
New Listings	837	27.4%	-0.1%	27.4%	48.9%	18.1%	14.7%
Active Listings <sup>4</sup>	169	44.6%	94.7%	298.6%	126.1%	77.7%	-33.3%
Sales to New Listings Ratio <sup>5</sup>	54.8	64.7	61.7	85.5	83.3	89.0	58.9
Months of Inventory <sup>6</sup>	2.6	1.9	1.2	0.5	1.1	1.1	4.1
Average Price	\$573,443	-1.7%	-15.2%	6.9%	64.3%	123.2%	180.5%
Median Price	\$560,003	-2.6%	-15.2%	6.7%	67.2%	124.9%	177.2%
Sale to List Price Ratio <sup>7</sup>	98.3	99.3	112.5	111.6	101.4	100.3	96.9
Median Days on Market	18.0	17.0	7.0	6.0	11.5	13.0	37.5

<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.

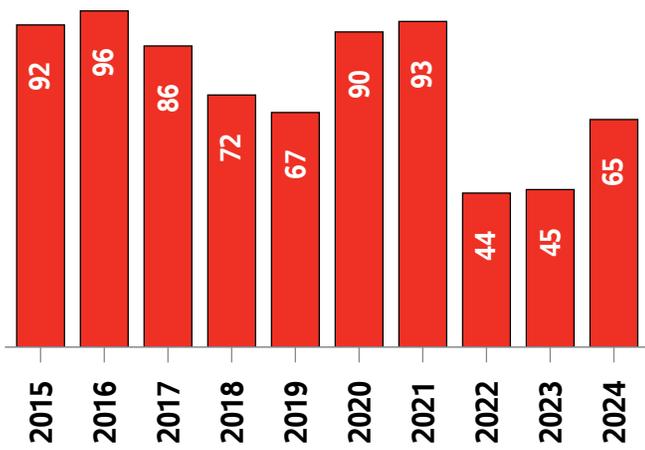
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

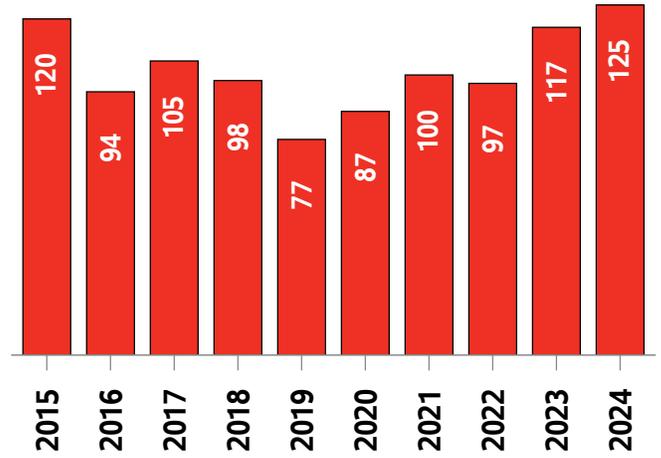
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

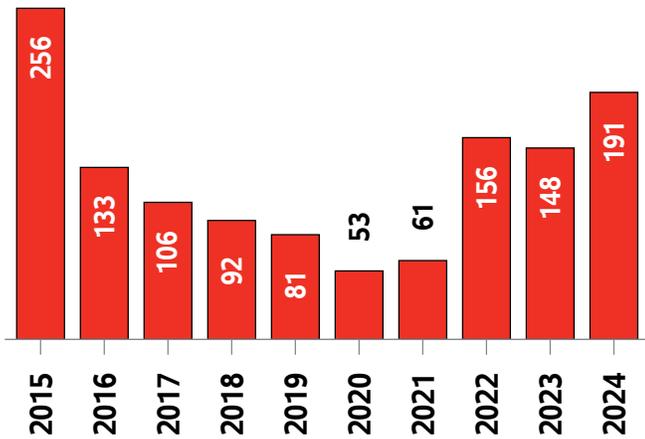
**Sales Activity (July only)**



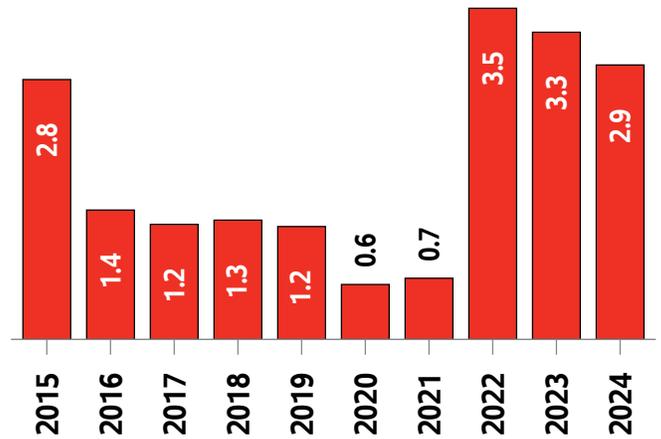
**New Listings (July only)**



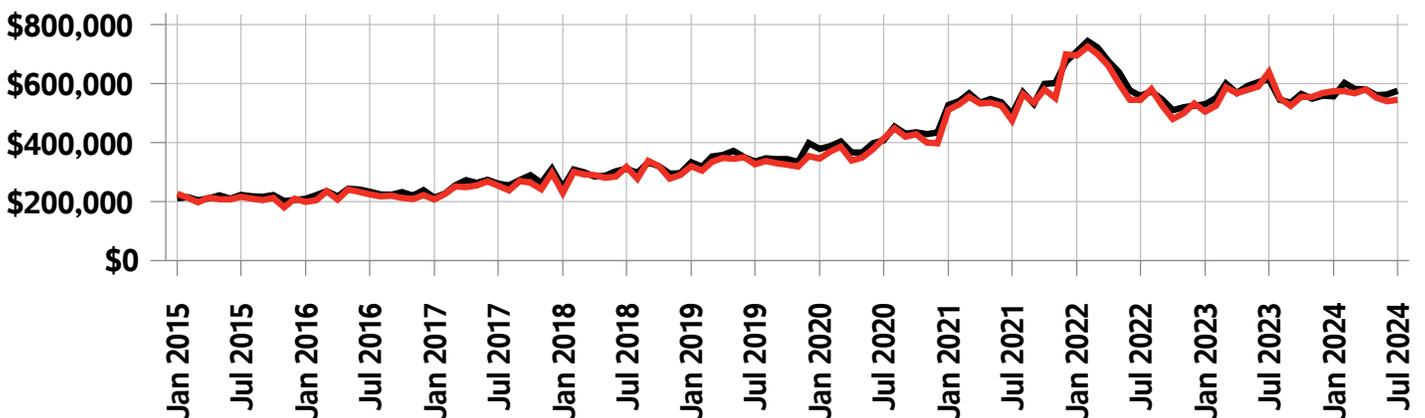
**Active Listings (July only)**



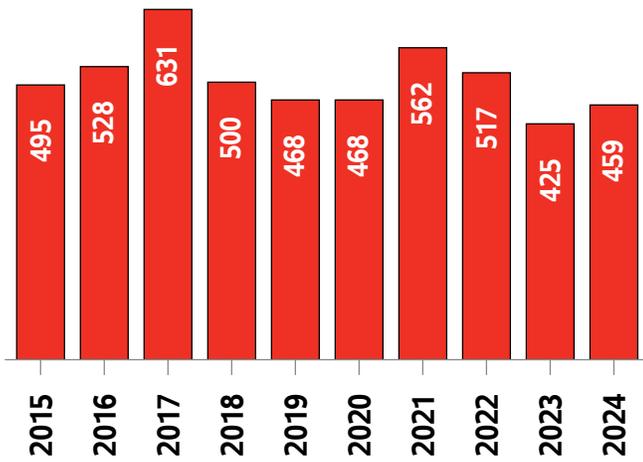
**Months of Inventory (July only)**



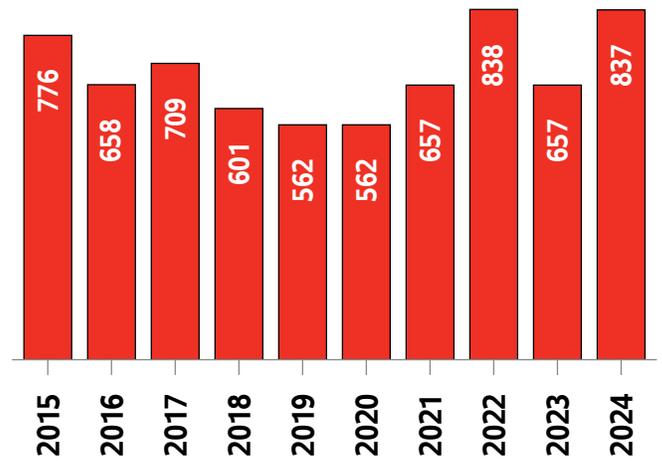
**Average Price and Median Price**



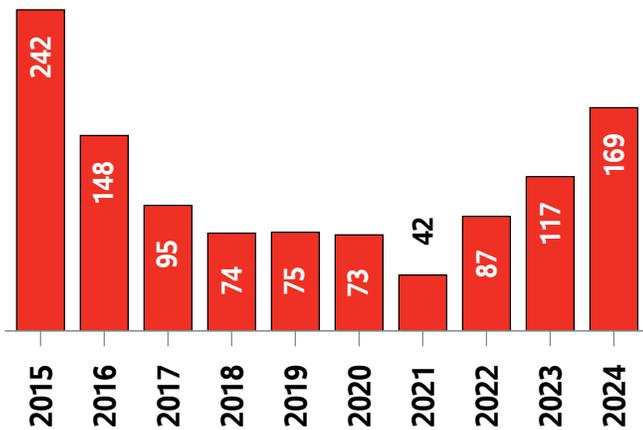
**Sales Activity (July Year-to-date)**



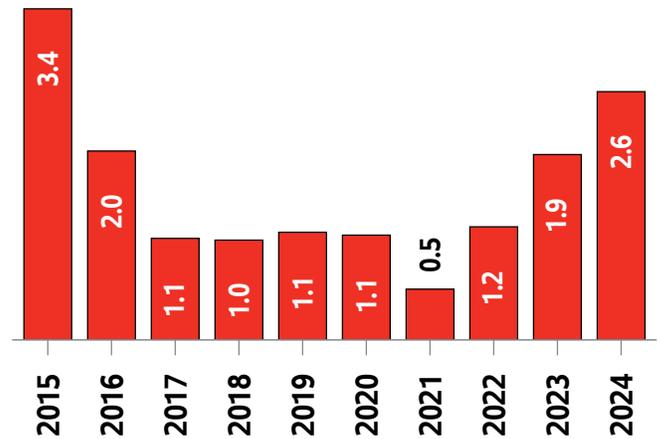
**New Listings (July Year-to-date)**



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



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