



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



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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	661	25.7%	20.8%	-31.8%	-23.5%	-9.6%	4.1%
Dollar Volume	\$411,928,172	26.1%	17.9%	-36.4%	14.9%	69.7%	161.6%
New Listings	1,388	-1.9%	24.6%	38.7%	21.5%	71.8%	15.0%
Active Listings	2,963	13.5%	50.1%	377.9%	90.3%	132.8%	1.3%
Sales to New Listings Ratio ¹	47.6	37.2	49.1	96.8	75.7	90.5	52.6
Months of Inventory ²	4.5	5.0	3.6	0.6	1.8	1.7	4.6
Average Price	\$623,189	0.3%	-2.4%	-6.8%	50.1%	87.7%	151.3%
Median Price	\$595,000	1.2%	3.5%	-5.0%	54.5%	98.3%	166.8%
Sale to List Price Ratio ³	97.6	98.2	96.9	108.9	100.9	99.5	97.5
Median Days on Market	25.0	20.0	22.0	7.0	15.0	18.0	34.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	6,898	5.0%	-10.8%	-35.7%	-16.2%	-26.3%	-2.2%
Dollar Volume	\$4,430,340,999	3.4%	-22.8%	-35.1%	31.4%	42.1%	146.7%
New Listings	14,836	10.2%	-2.1%	13.2%	24.5%	22.5%	10.5%
Active Listings ⁴	2,569	27.2%	64.1%	247.6%	71.4%	89.9%	-14.6%
Sales to New Listings Ratio ⁵	46.5	48.8	51.1	81.8	69.1	77.3	52.6
Months of Inventory ⁶	3.7	3.1	2.0	0.7	1.8	1.4	4.3
Average Price	\$642,265	-1.6%	-13.4%	0.8%	56.8%	92.8%	152.3%
Median Price	\$604,500	-1.7%	-11.8%	1.2%	58.2%	101.5%	161.8%
Sale to List Price Ratio ⁷	98.5	99.0	109.2	110.8	102.2	102.2	97.5
Median Days on Market	20.0	16.0	8.0	7.0	11.0	13.0	31.0

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

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

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

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

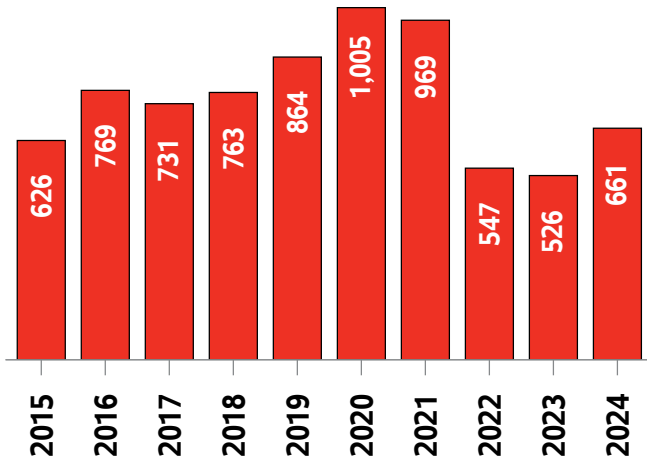
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

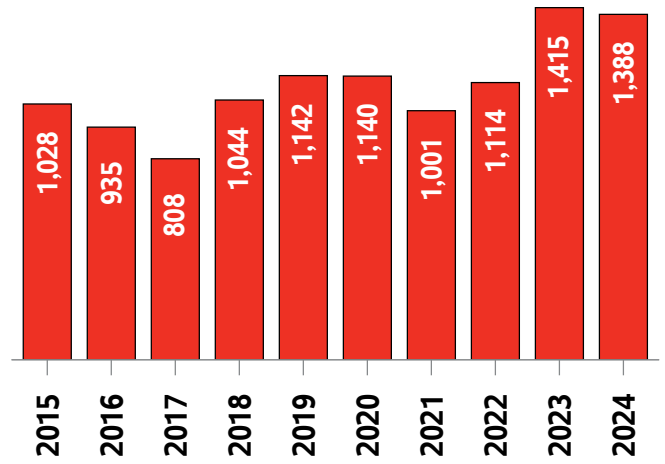
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

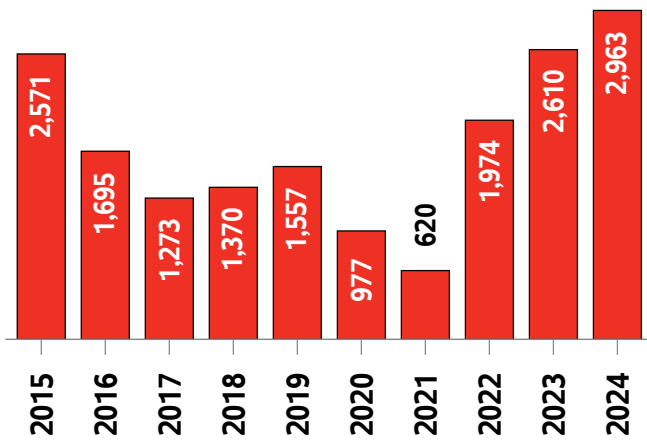
Sales Activity (October only)



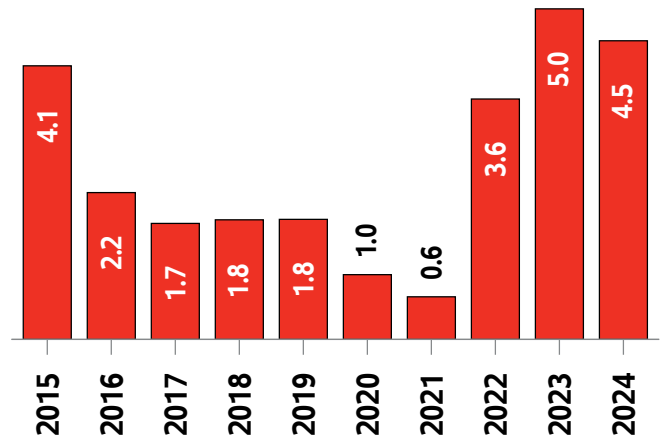
New Listings (October only)



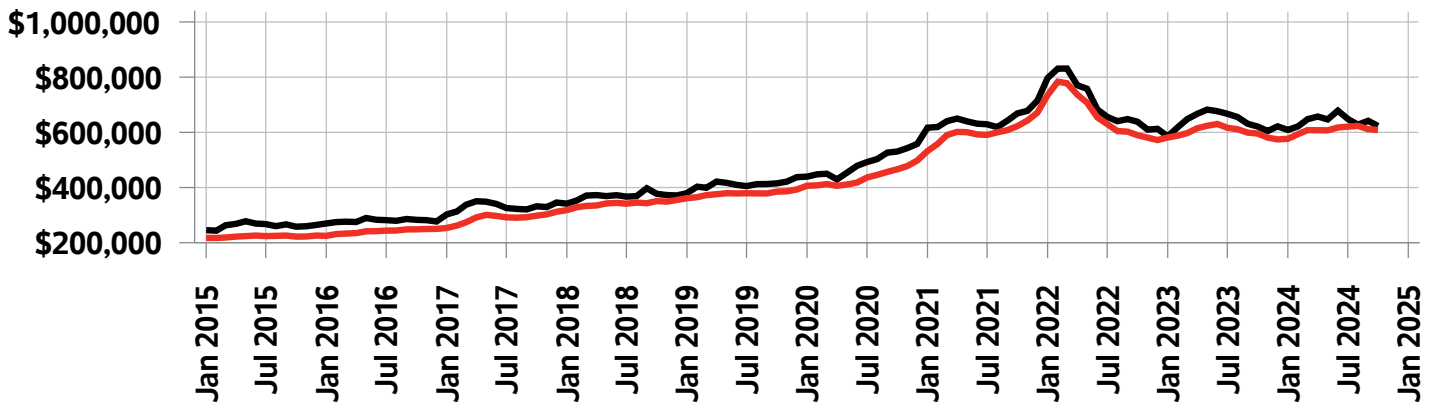
Active Listings (October only)



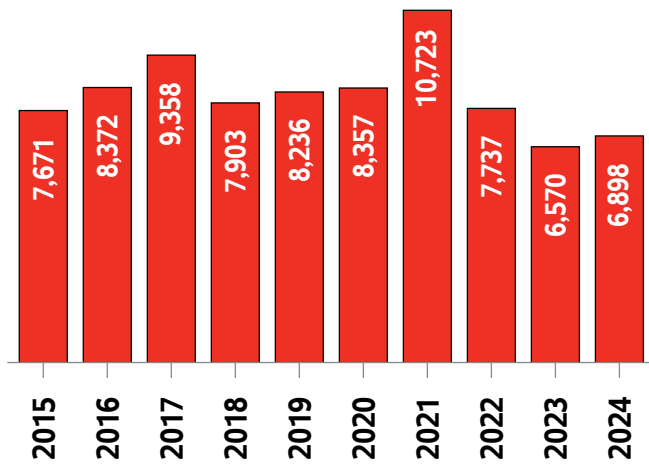
Months of Inventory (October only)



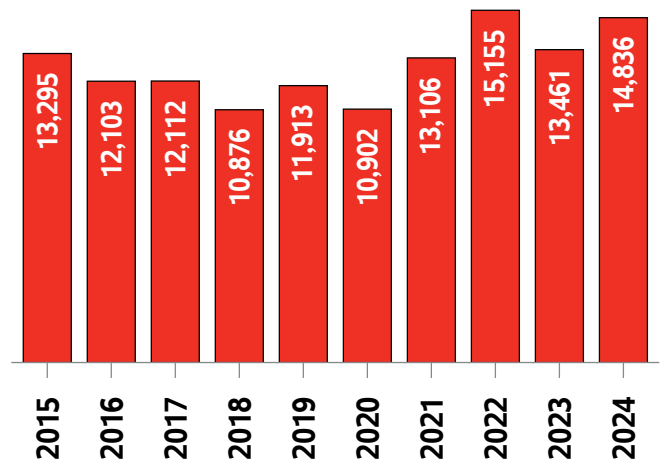
MLS® HPI Composite Benchmark Price and Average Price



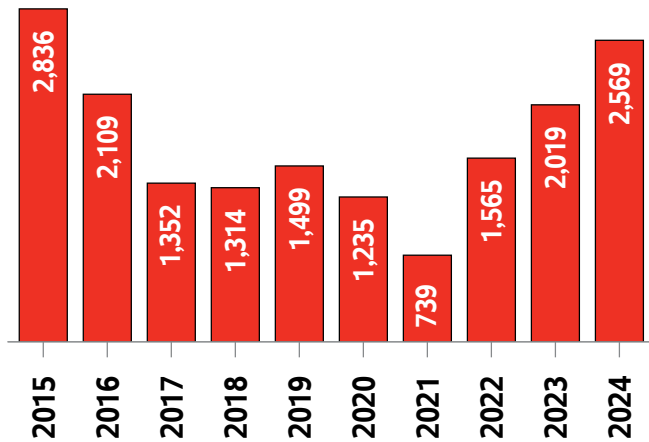
Sales Activity (October Year-to-date)



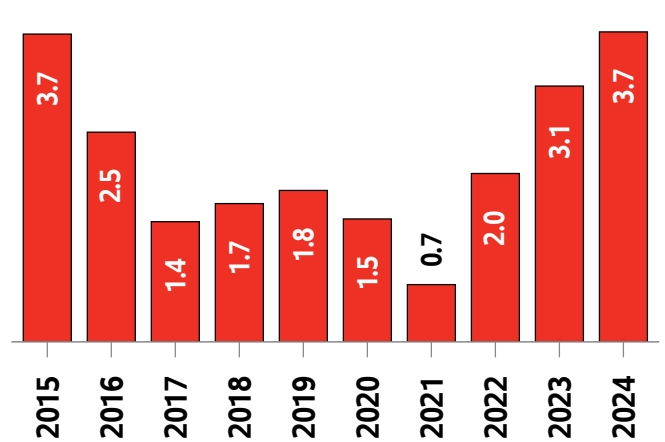
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October Year-to-date)



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

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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	511	30.0%	25.9%	-30.6%	-25.4%	-14.1%	-2.9%
Dollar Volume	\$340,628,538	29.8%	20.2%	-35.7%	11.5%	60.0%	148.3%
New Listings	1,064	-2.2%	27.1%	38.2%	20.6%	56.7%	9.1%
Active Listings	2,164	7.6%	46.2%	338.1%	64.3%	97.6%	-8.7%
Sales to New Listings Ratio ¹	48.0	36.1	48.5	95.6	77.7	87.6	53.9
Months of Inventory ²	4.2	5.1	3.6	0.7	1.9	1.8	4.5
Average Price	\$666,592	-0.1%	-4.5%	-7.4%	49.4%	86.3%	155.6%
Median Price	\$632,000	2.1%	1.9%	-5.7%	51.2%	97.5%	162.8%
Sale to List Price Ratio ³	97.8	98.1	96.9	109.1	100.3	99.3	97.6
Median Days on Market	23.0	19.0	21.0	8.0	15.0	20.0	31.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	5,214	6.8%	-10.1%	-36.2%	-18.1%	-29.5%	-8.4%
Dollar Volume	\$3,620,999,294	4.5%	-22.6%	-35.9%	28.5%	34.7%	131.6%
New Listings	11,053	8.0%	-2.6%	9.9%	15.2%	12.5%	1.9%
Active Listings ⁴	1,874	21.4%	60.2%	223.1%	44.6%	69.0%	-22.7%
Sales to New Listings Ratio ⁵	47.2	47.7	51.1	81.2	66.4	75.3	52.5
Months of Inventory ⁶	3.6	3.2	2.0	0.7	2.0	1.5	4.3
Average Price	\$694,476	-2.1%	-13.9%	0.5%	56.9%	91.1%	152.8%
Median Price	\$645,000	-1.5%	-12.8%	0.8%	57.3%	95.5%	159.0%
Sale to List Price Ratio ⁷	98.6	99.2	108.9	111.0	101.7	102.3	97.6
Median Days on Market	18.0	15.0	8.0	7.0	12.0	12.0	29.0

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

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

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

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

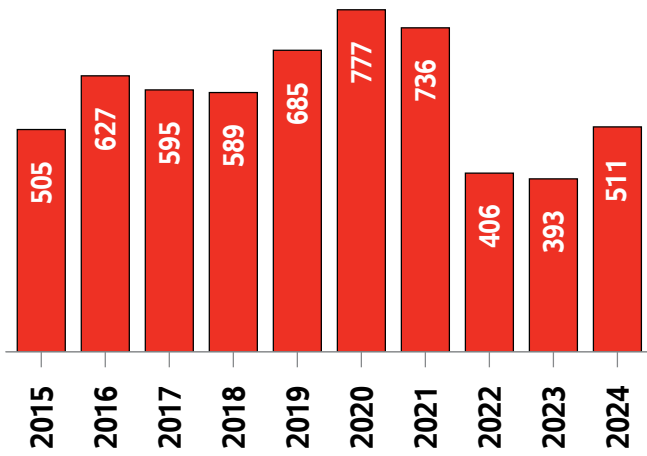
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

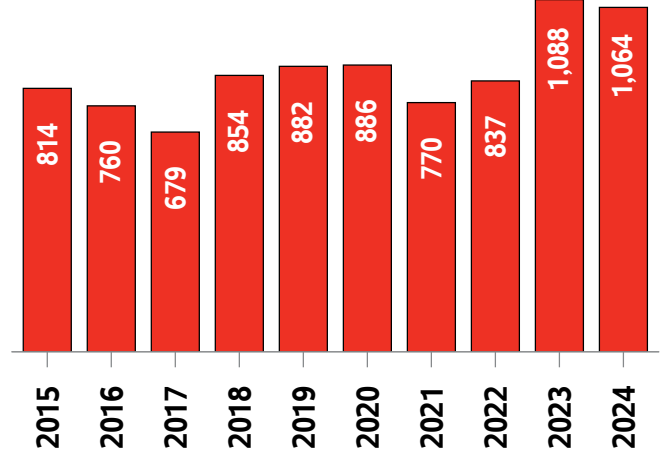
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

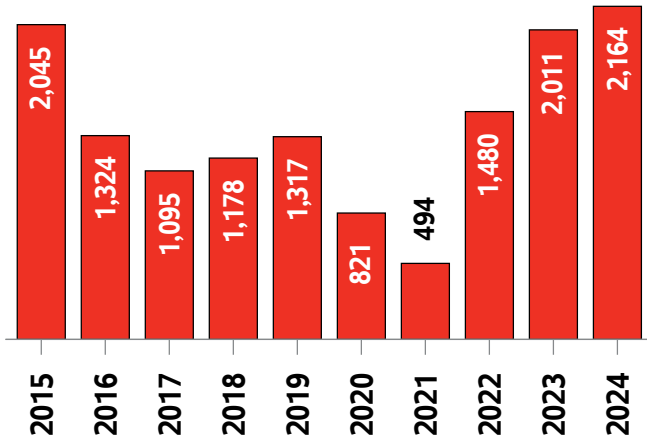
Sales Activity (October only)



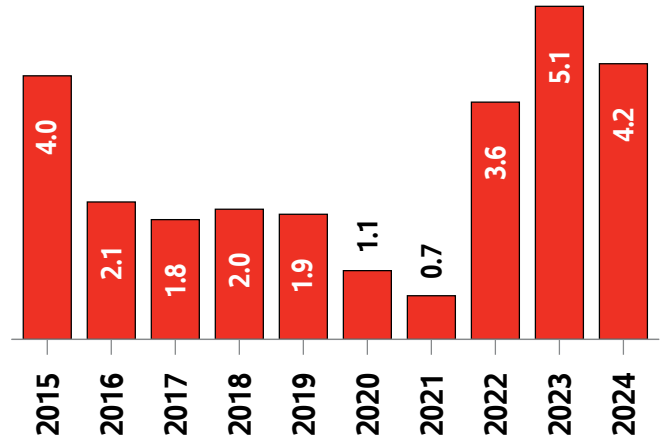
New Listings (October only)



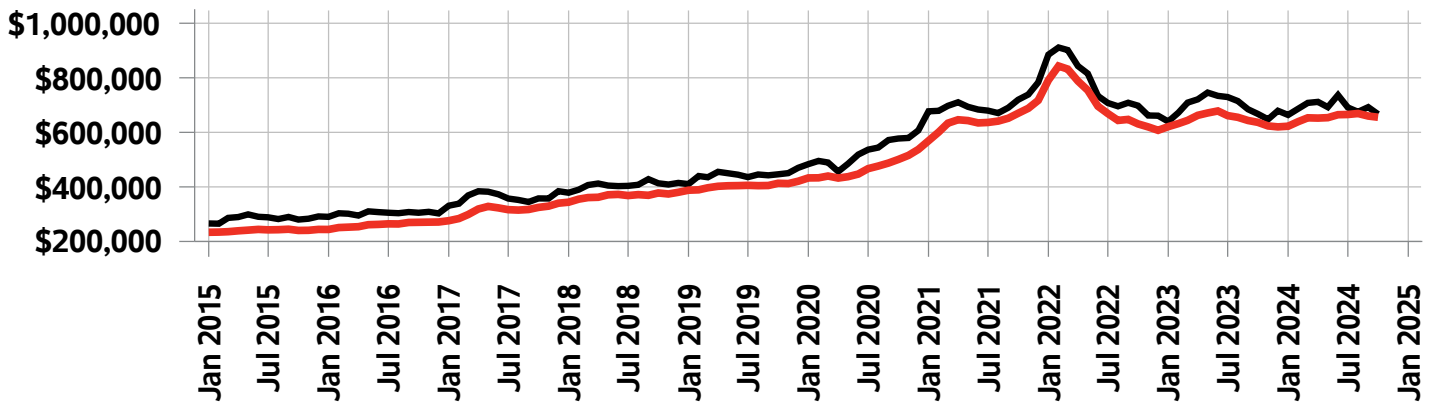
Active Listings (October only)



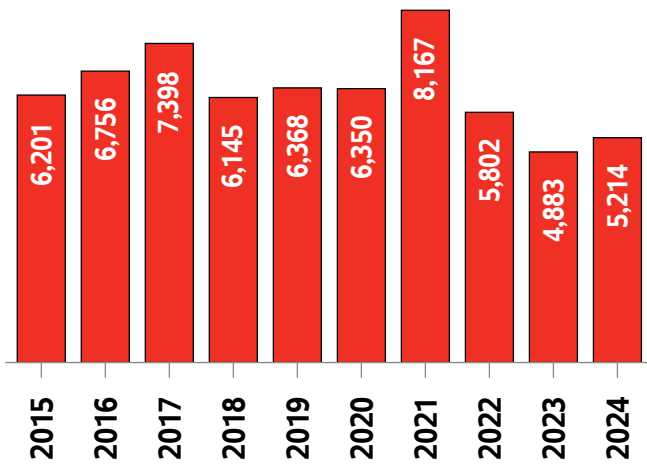
Months of Inventory (October only)



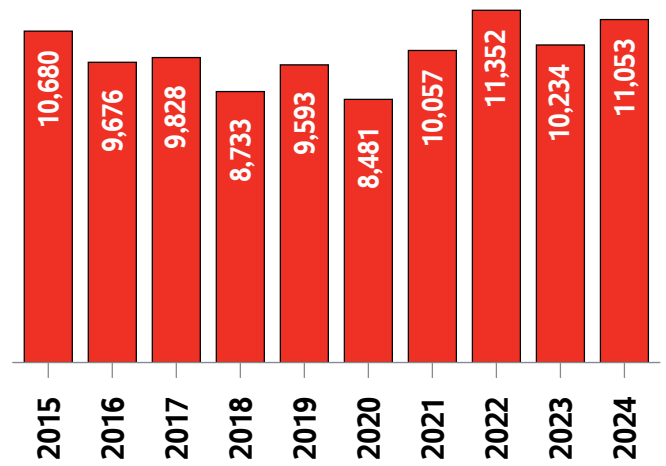
MLS® HPI Single Family Benchmark Price and Average Price



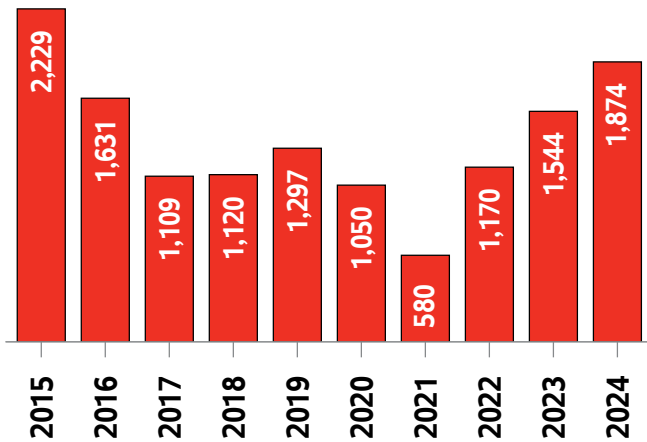
Sales Activity (October Year-to-date)



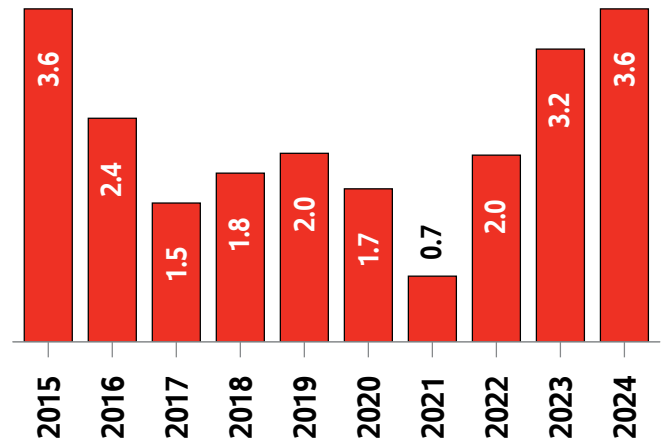
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October Year-to-date)



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

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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	94	4.4%	-1.1%	-40.9%	-5.1%	11.9%	44.6%
Dollar Volume	\$47,684,321	-4.6%	-1.9%	-46.0%	47.6%	140.7%	269.4%
New Listings	184	-12.4%	-2.1%	25.2%	68.8%	166.7%	41.5%
Active Listings	422	8.2%	33.5%	603.3%	363.7%	486.1%	42.6%
Sales to New Listings Ratio ¹	51.1	42.9	50.5	108.2	90.8	121.7	50.0
Months of Inventory ²	4.5	4.3	3.3	0.4	0.9	0.9	4.6
Average Price	\$507,280	-8.6%	-0.9%	-8.6%	55.5%	115.1%	155.5%
Median Price	\$497,000	-6.3%	-0.6%	-11.3%	57.3%	124.9%	180.8%
Sale to List Price Ratio ³	98.1	98.3	97.1	110.2	103.5	101.2	97.8
Median Days on Market	29.0	20.0	24.0	6.0	12.0	15.0	43.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	1,042	-4.7%	-14.2%	-35.0%	1.4%	-15.7%	23.3%
Dollar Volume	\$543,907,600	-7.2%	-27.1%	-34.4%	65.8%	89.8%	255.6%
New Listings	2,224	4.8%	-11.0%	17.2%	79.4%	62.6%	45.2%
Active Listings ⁴	374	20.0%	48.1%	317.2%	297.2%	274.2%	21.7%
Sales to New Listings Ratio ⁵	46.9	51.5	48.6	84.5	82.9	90.4	55.2
Months of Inventory ⁶	3.6	2.9	2.1	0.6	0.9	0.8	3.6
Average Price	\$521,984	-2.6%	-15.0%	0.9%	63.6%	125.1%	188.4%
Median Price	\$529,900	0.9%	-12.4%	3.9%	76.6%	143.6%	221.2%
Sale to List Price Ratio ⁷	98.6	99.3	111.4	111.9	104.7	103.4	97.7
Median Days on Market	23.0	15.0	8.0	7.0	10.0	14.0	34.0

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

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

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

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

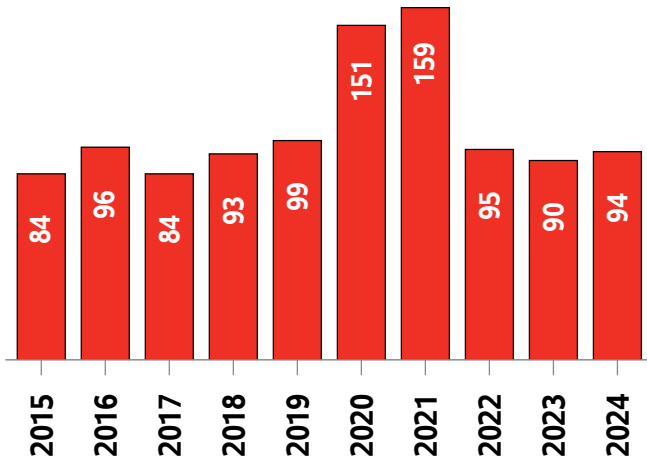
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

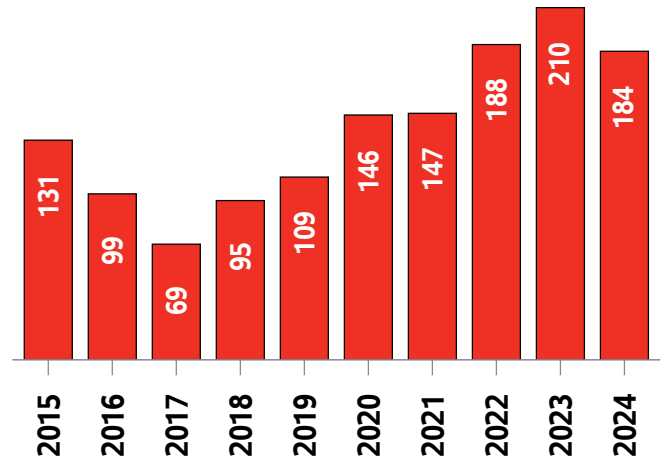
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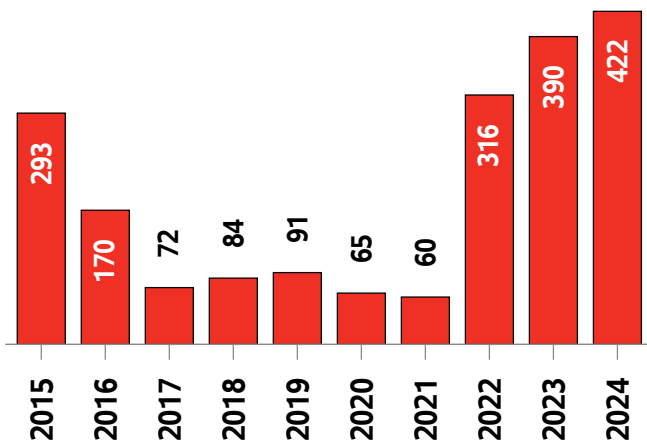
Sales Activity (October only)



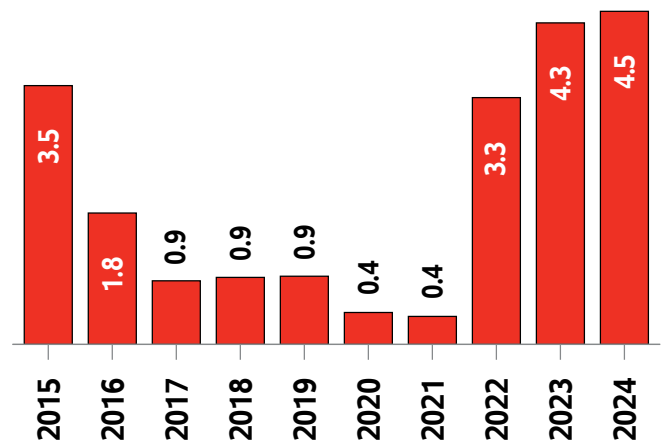
New Listings (October only)



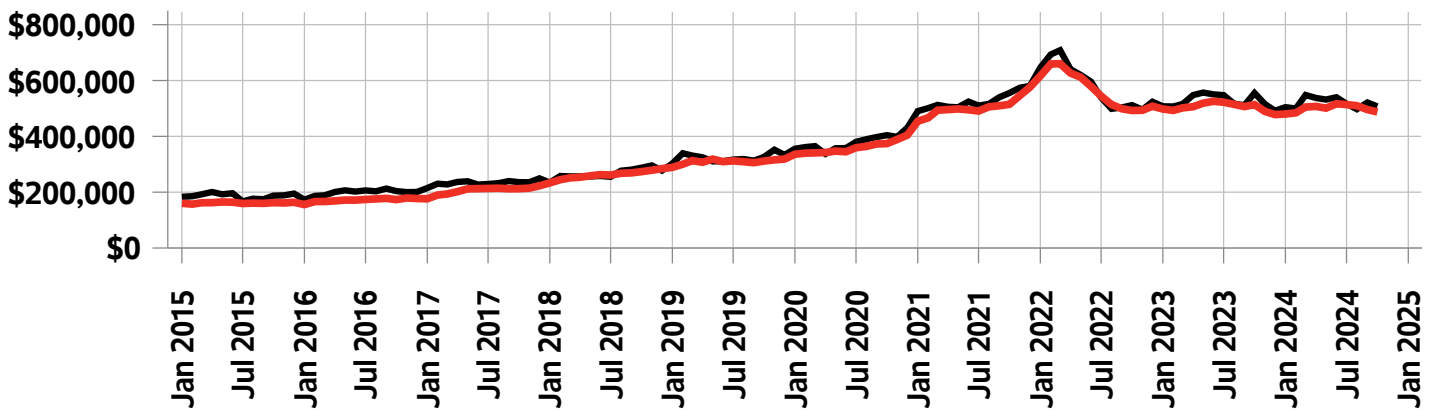
Active Listings (October only)



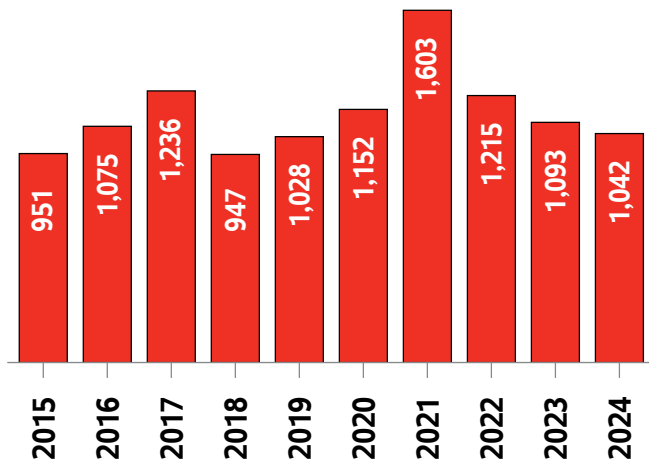
Months of Inventory (October only)



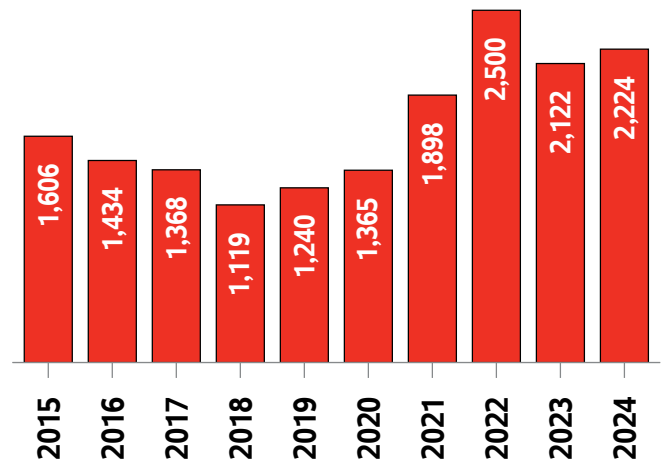
MLS® HPI Townhouse Benchmark Price and Average Price



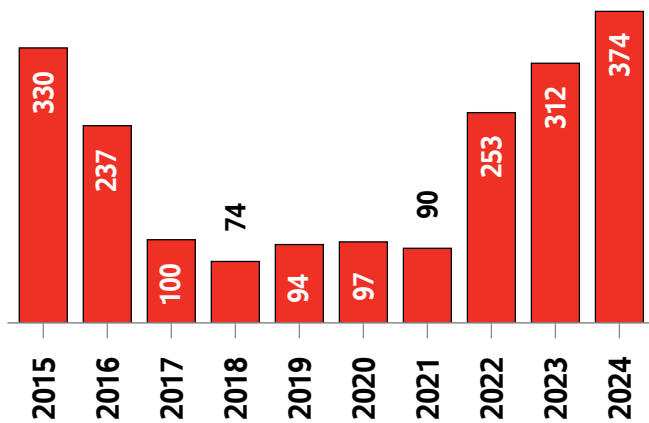
Sales Activity (October Year-to-date)



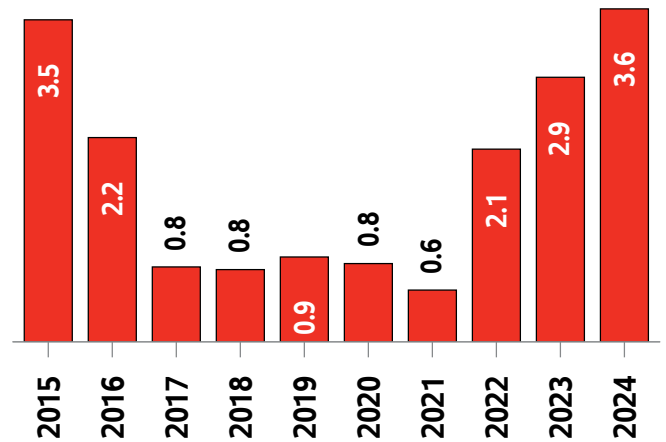
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October Year-to-date)



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

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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	30	-23.1%	-21.1%	-50.0%	-59.5%	-31.8%	-28.6%
Dollar Volume	\$11,383,413	-15.0%	-26.5%	-51.7%	-41.5%	44.9%	66.8%
New Listings	90	-2.2%	26.8%	34.3%	-35.3%	60.7%	-1.1%
Active Listings	234	46.2%	67.1%	397.9%	82.8%	157.1%	3.5%
Sales to New Listings Ratio ¹	33.3	42.4	53.5	89.6	53.2	78.6	46.2
Months of Inventory ²	7.8	4.1	3.7	0.8	1.7	2.1	5.4
Average Price	\$379,447	10.5%	-6.9%	-3.4%	44.3%	112.6%	133.6%
Median Price	\$348,750	5.7%	-0.3%	-0.5%	43.1%	141.8%	145.6%
Sale to List Price Ratio ³	96.1	100.3	96.7	106.0	102.8	99.4	96.6
Median Days on Market	31.0	21.0	23.5	9.0	12.5	20.0	51.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	477	-8.3%	-24.2%	-44.7%	-38.5%	-29.5%	-1.2%
Dollar Volume	\$186,750,802	-10.0%	-33.2%	-40.9%	-12.6%	39.3%	148.2%
New Listings	1,082	17.7%	-3.3%	6.4%	9.8%	28.2%	14.1%
Active Listings ⁴	206	63.9%	80.3%	280.8%	130.6%	65.9%	-13.4%
Sales to New Listings Ratio ⁵	44.1	56.6	56.2	84.9	78.7	80.2	50.9
Months of Inventory ⁶	4.3	2.4	1.8	0.6	1.2	1.8	4.9
Average Price	\$391,511	-1.9%	-11.9%	6.8%	42.1%	97.7%	151.3%
Median Price	\$347,000	-0.9%	-15.4%	3.6%	44.0%	118.2%	159.0%
Sale to List Price Ratio ⁷	97.2	97.9	108.5	107.8	103.6	99.1	96.7
Median Days on Market	28.0	20.0	10.0	8.0	11.0	23.0	46.0

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

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

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

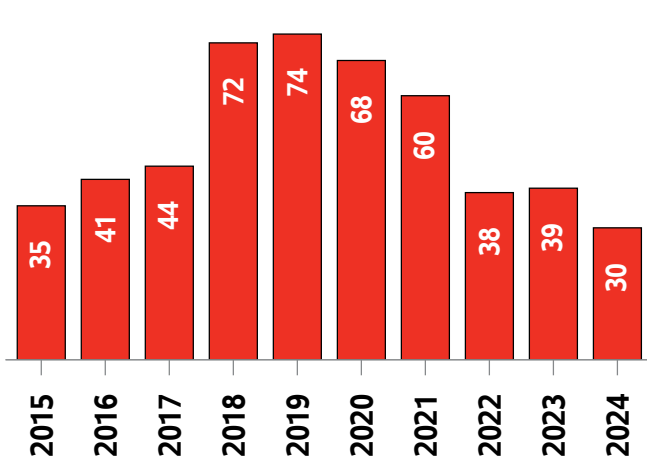
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

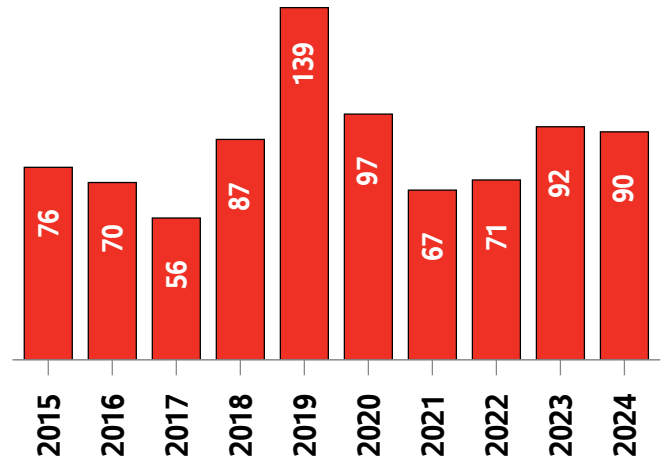
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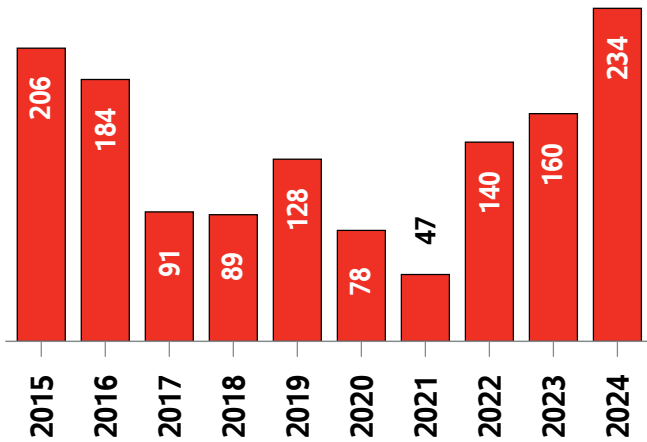
Sales Activity (October only)



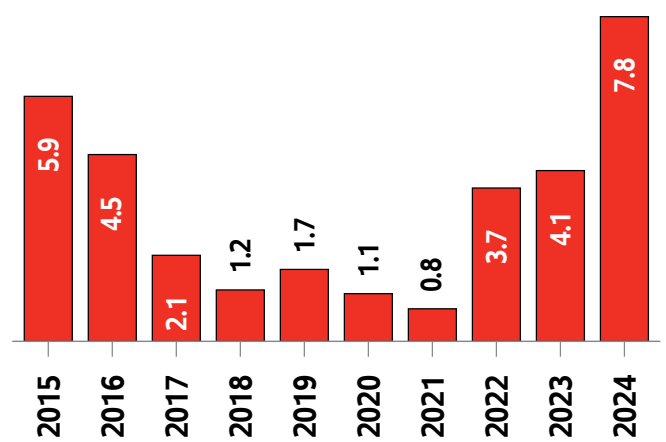
New Listings (October only)



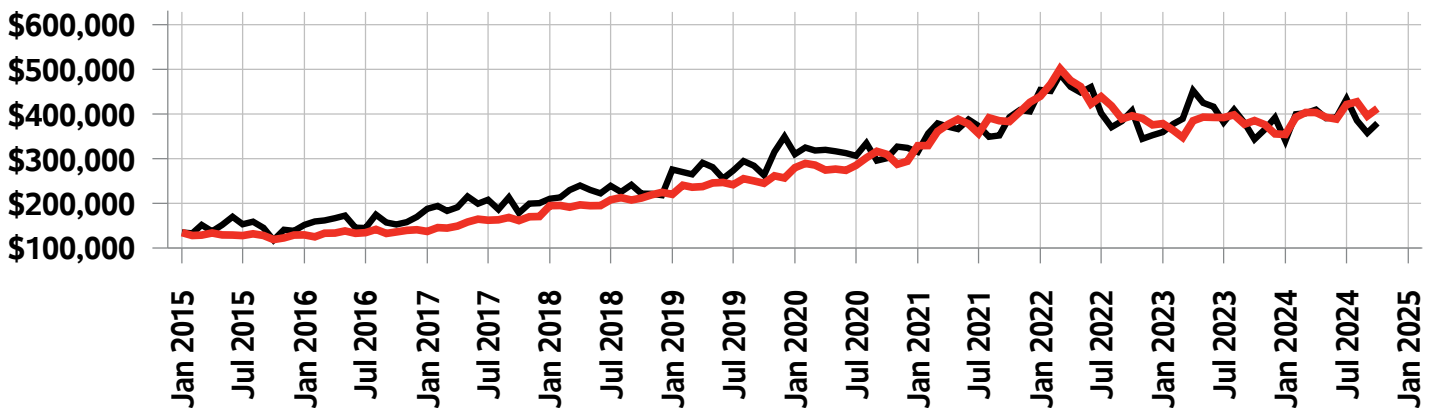
Active Listings (October only)



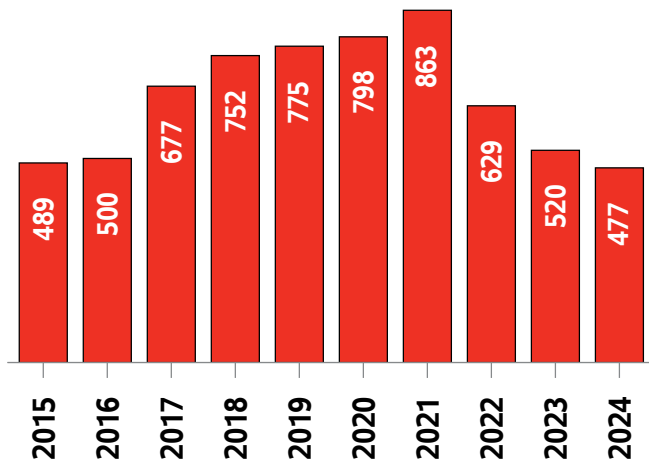
Months of Inventory (October only)



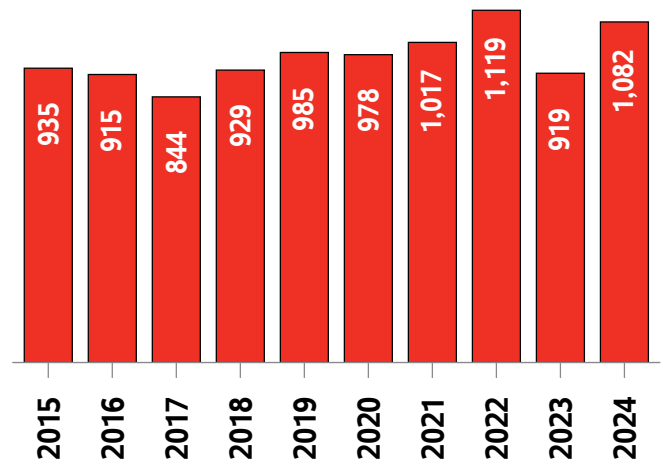
MLS® HPI Apartment Benchmark Price and Average Price



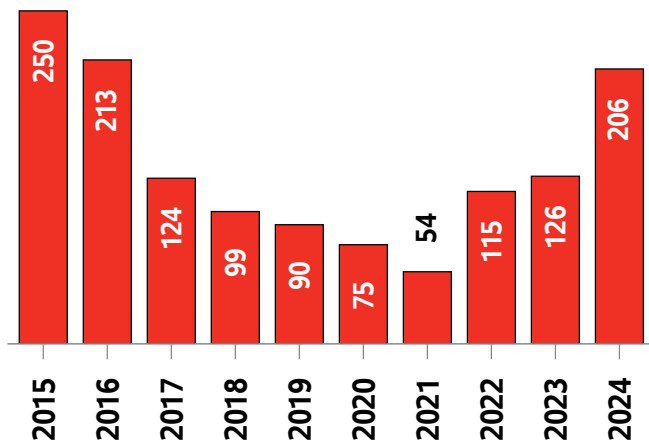
Sales Activity (October Year-to-date)



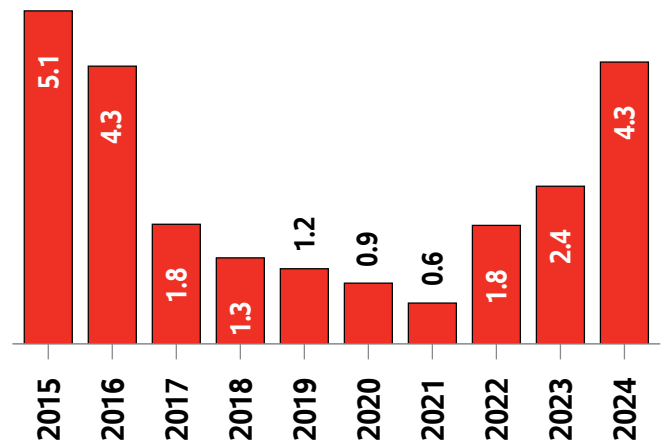
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October Year-to-date)



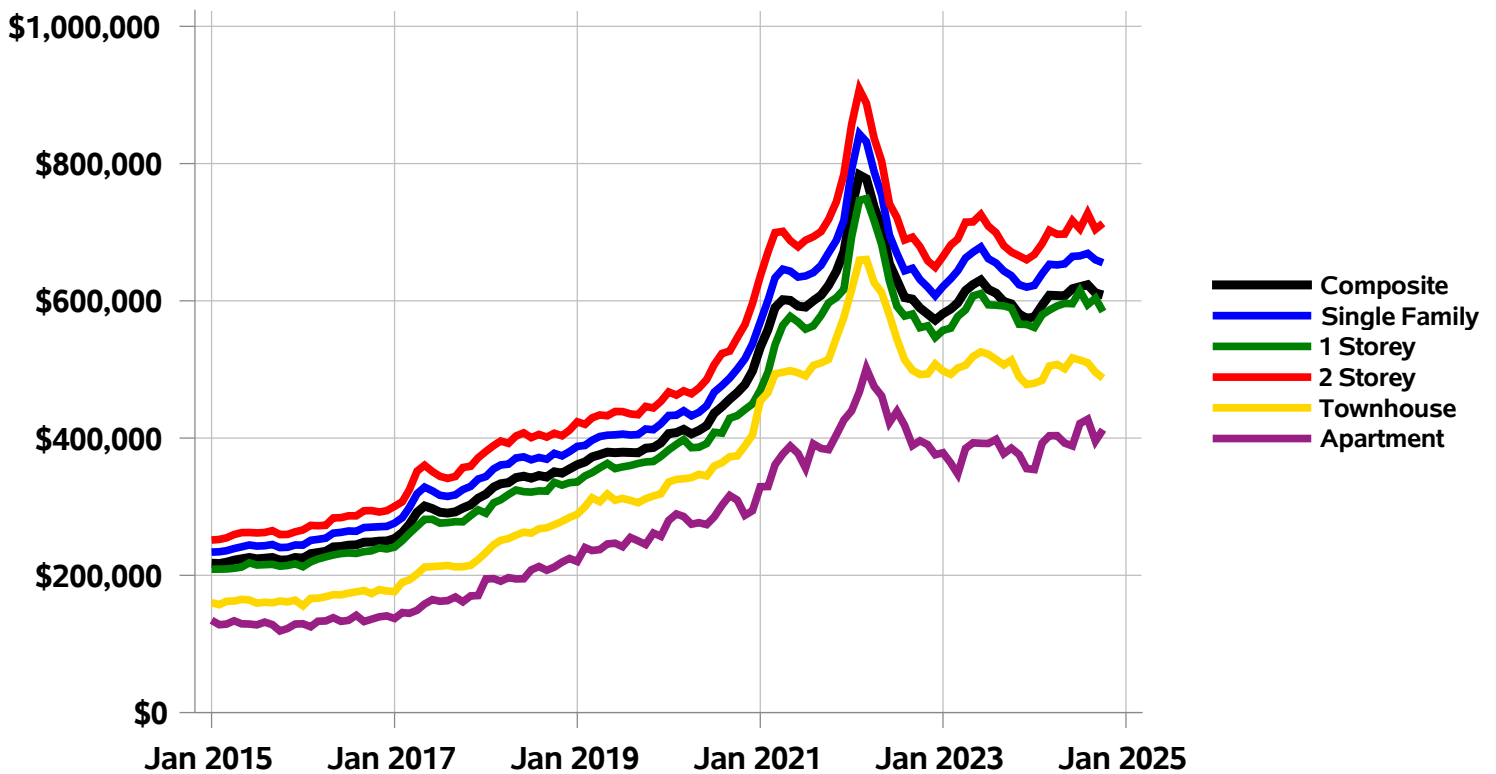
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² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	October 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$608,500	-0.5	-1.9	0.1	2.2	-2.3	58.0
Single Family	\$655,400	-0.7	-1.5	0.5	2.9	-2.2	58.6
One Storey	\$584,300	-3.2	-4.9	-1.4	-0.9	-2.1	60.0
Two Storey	\$712,900	1.2	1.1	2.3	6.2	-0.8	59.8
Townhouse	\$487,300	-1.8	-5.1	-3.9	-5.1	-5.3	56.4
Apartment	\$412,300	4.2	-2.1	2.2	7.0	7.6	68.4

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	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	443	20.1%	16.6%	-37.2%	-30.6%	-16.6%	-7.5%
Dollar Volume	\$272,841,294	22.5%	16.2%	-41.0%	3.0%	54.6%	126.1%
New Listings	951	-6.8%	29.6%	36.2%	9.7%	59.8%	11.9%
Active Listings	1,829	12.1%	48.9%	418.1%	73.0%	123.9%	2.7%
Sales to New Listings Ratio ¹	46.6	36.2	51.8	101.0	73.6	89.2	56.4
Months of Inventory ²	4.1	4.4	3.2	0.5	1.7	1.5	3.7
Average Price	\$615,895	2.1%	-0.3%	-6.0%	48.3%	85.3%	144.5%
Median Price	\$590,000	1.7%	2.6%	-5.6%	53.2%	94.1%	155.4%
Sale to List Price Ratio ³	98.1	98.8	96.7	110.0	101.5	100.1	97.8
Median Days on Market	22.0	18.0	21.0	7.0	14.0	16.0	30.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	4,717	2.1%	-14.7%	-40.4%	-24.0%	-33.1%	-10.6%
Dollar Volume	\$2,984,240,310	1.3%	-26.3%	-40.6%	16.9%	24.9%	120.2%
New Listings	10,018	7.3%	-7.9%	3.3%	13.1%	10.7%	3.8%
Active Listings ⁴	1,571	28.3%	52.2%	217.5%	60.5%	83.7%	-14.8%
Sales to New Listings Ratio ⁵	47.1	49.5	50.8	81.6	70.0	77.9	54.7
Months of Inventory ⁶	3.3	2.7	1.9	0.6	1.6	1.2	3.5
Average Price	\$632,656	-0.8%	-13.6%	-0.3%	53.7%	86.7%	146.3%
Median Price	\$600,000	-0.8%	-11.8%	0.5%	55.8%	96.1%	155.3%
Sale to List Price Ratio ⁷	98.8	99.4	110.2	111.3	102.9	103.1	97.8
Median Days on Market	18.0	14.0	8.0	7.0	10.0	12.0	28.0

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

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

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

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

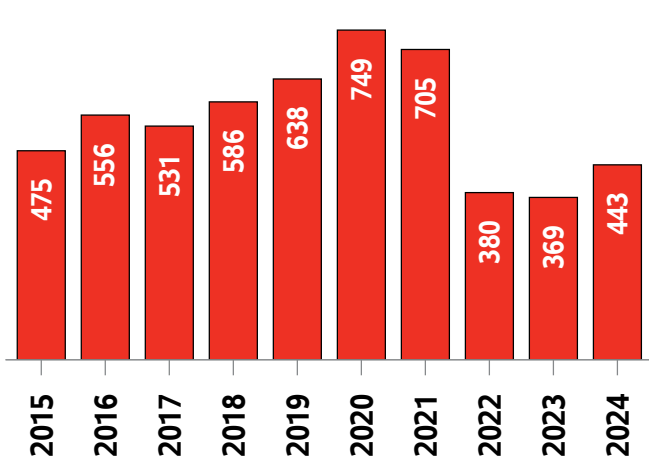
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

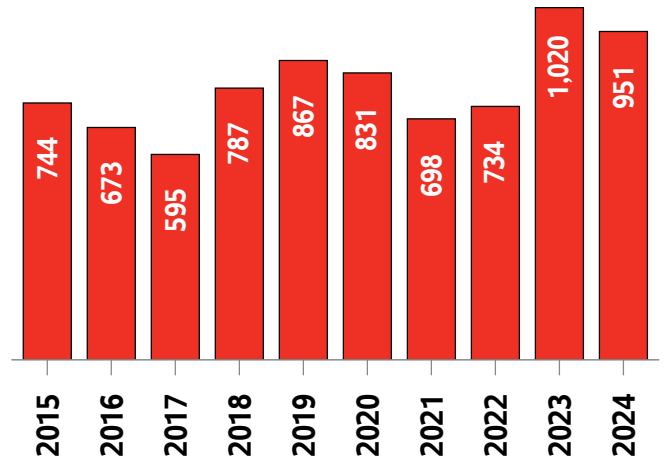
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

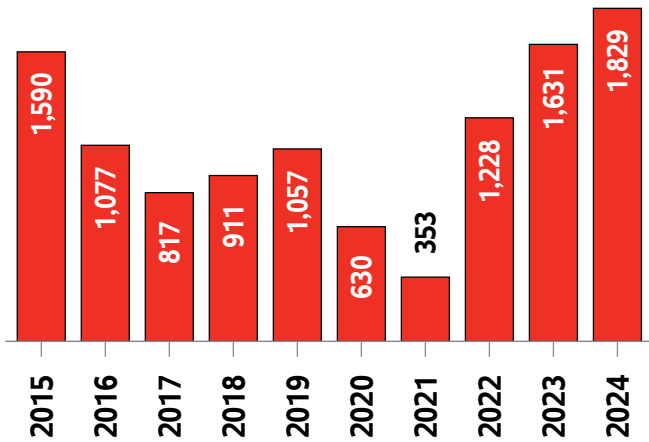
Sales Activity (October only)



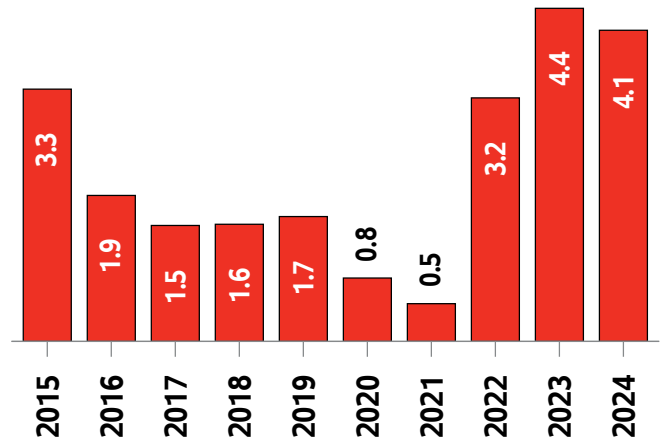
New Listings (October only)



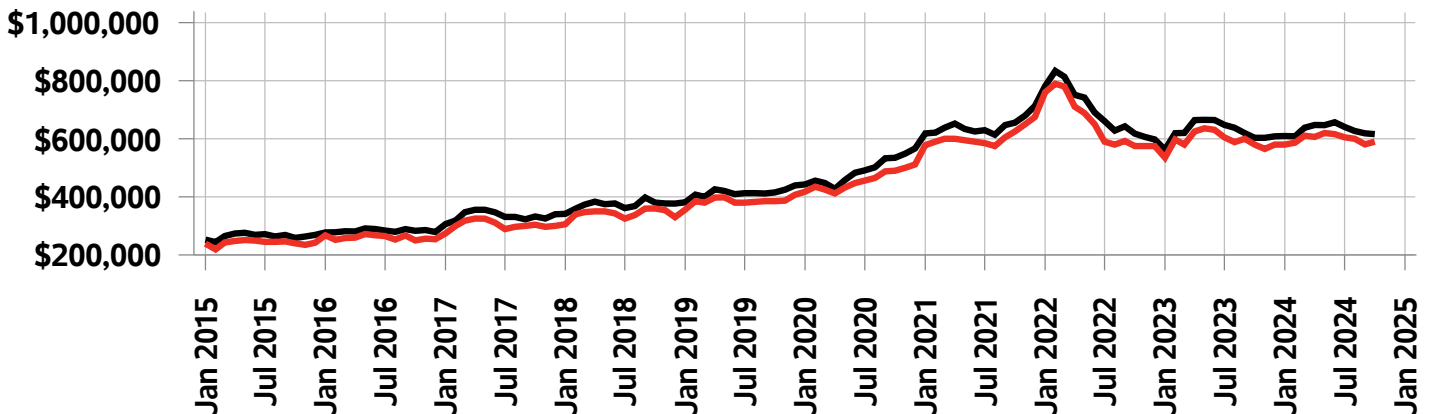
Active Listings (October only)



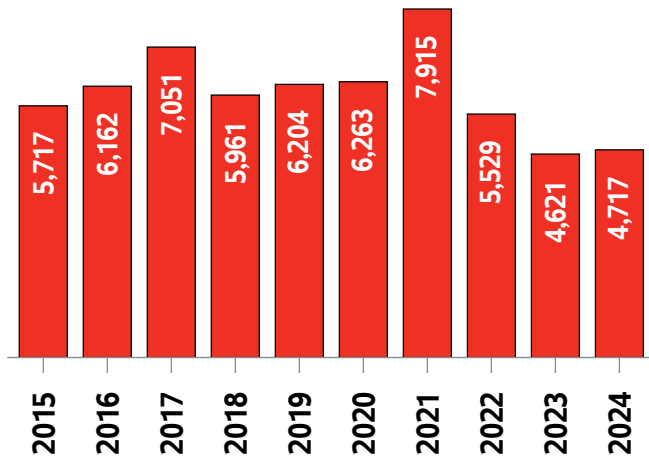
Months of Inventory (October only)



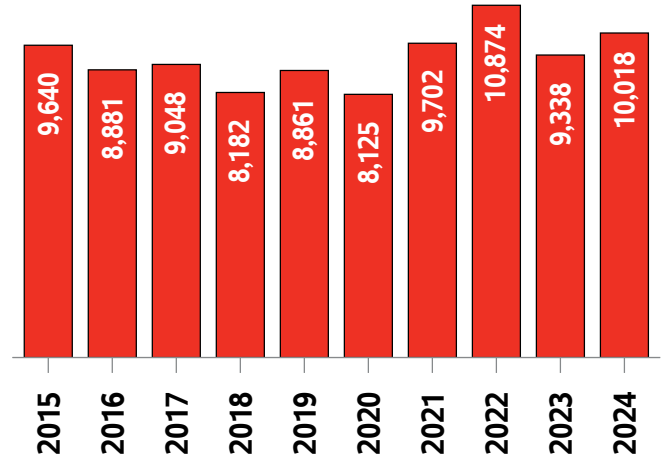
Average Price and Median Price



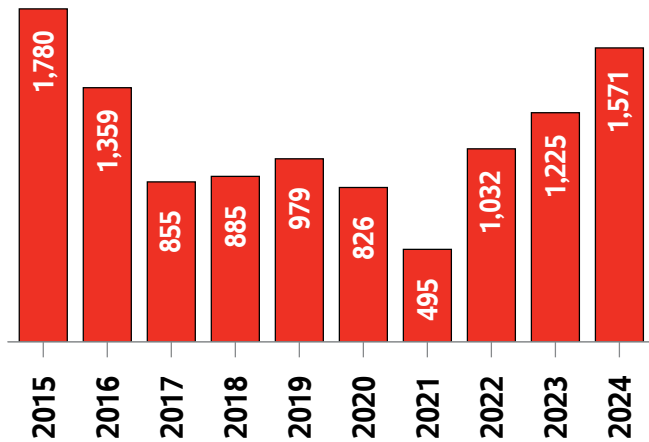
Sales Activity (October Year-to-date)



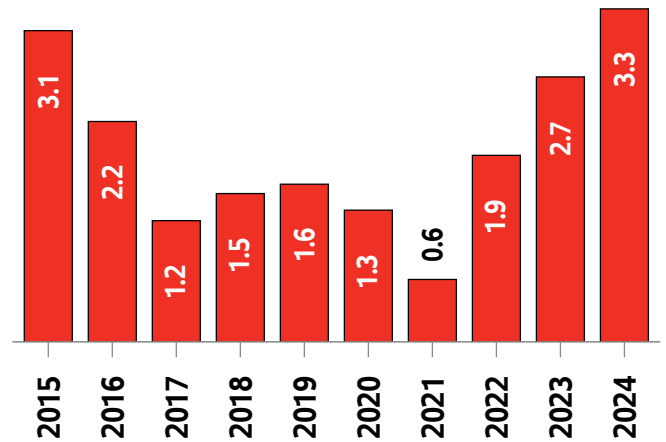
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October Year-to-date)



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

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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Dollar Volume	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
New Listings	4	100.0%	300.0%	300.0%	100.0%	33.3%	300.0%
Active Listings	8	166.7%	100.0%	—	0.0%	-20.0%	0.0%
Sales to New Listings Ratio ¹	0.0	50.0	400.0	100.0	100.0	33.3	100.0
Months of Inventory ²	0.0	3.0	1.0	0.0	4.0	10.0	8.0
Average Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Median Price	\$0	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%
Sale to List Price Ratio ³	0.0	98.3	98.4	100.0	94.8	107.3	97.0
Median Days on Market	0.0	18.0	37.5	6.0	39.5	14.0	86.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	5	66.7%	-61.5%	-54.5%	-66.7%	-37.5%	-64.3%
Dollar Volume	\$4,405,000	157.8%	-61.9%	-37.7%	-27.4%	78.9%	15.8%
New Listings	17	112.5%	-5.6%	30.8%	-34.6%	-26.1%	-32.0%
Active Listings ⁴	5	316.7%	100.0%	257.1%	-24.2%	-27.5%	-16.7%
Sales to New Listings Ratio ⁵	29.4	37.5	72.2	84.6	57.7	34.8	56.0
Months of Inventory ⁶	10.0	4.0	1.9	1.3	4.4	8.6	4.3
Average Price	\$881,000	54.7%	-0.8%	37.1%	117.8%	186.2%	224.2%
Median Price	\$925,000	46.8%	20.1%	65.2%	130.7%	205.8%	353.4%
Sale to List Price Ratio ⁷	100.1	98.0	104.2	109.3	98.5	97.8	94.6
Median Days on Market	18.0	18.0	16.0	8.0	45.0	19.0	44.0

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

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

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

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

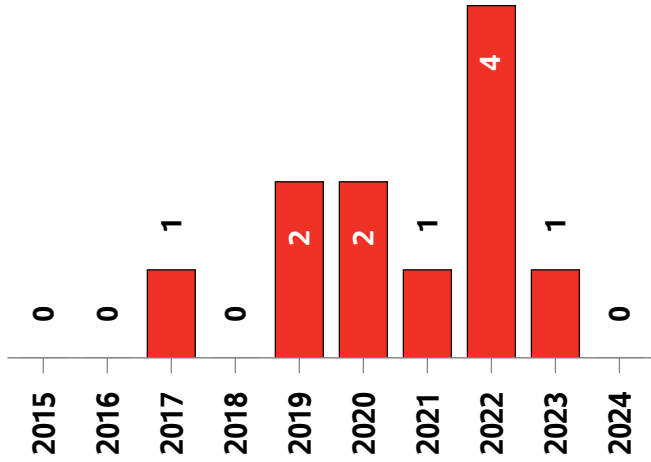
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

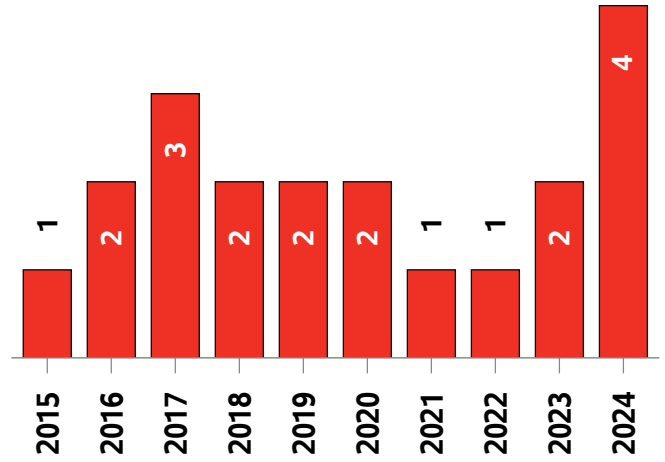
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

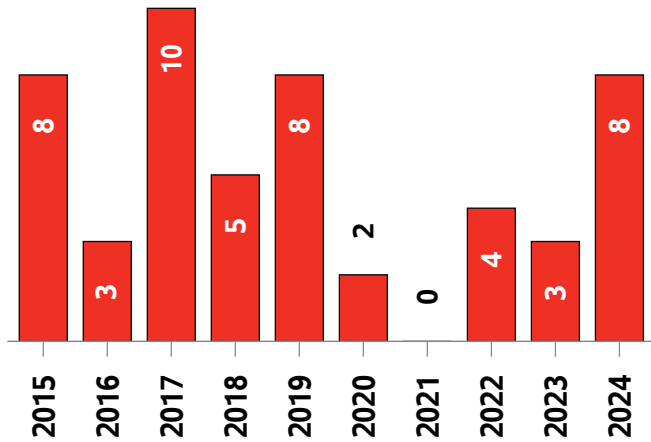
Sales Activity (October only)



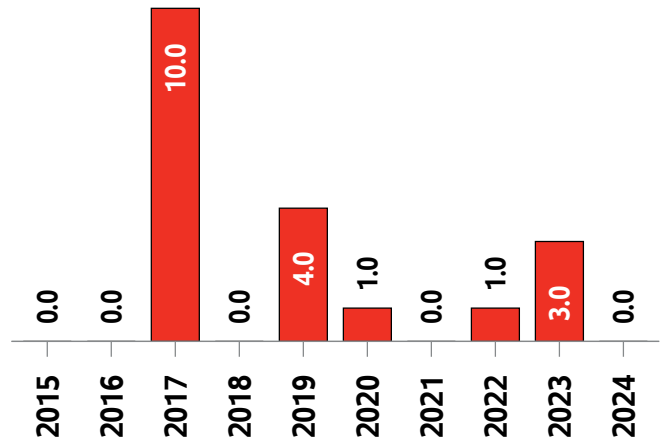
New Listings (October only)



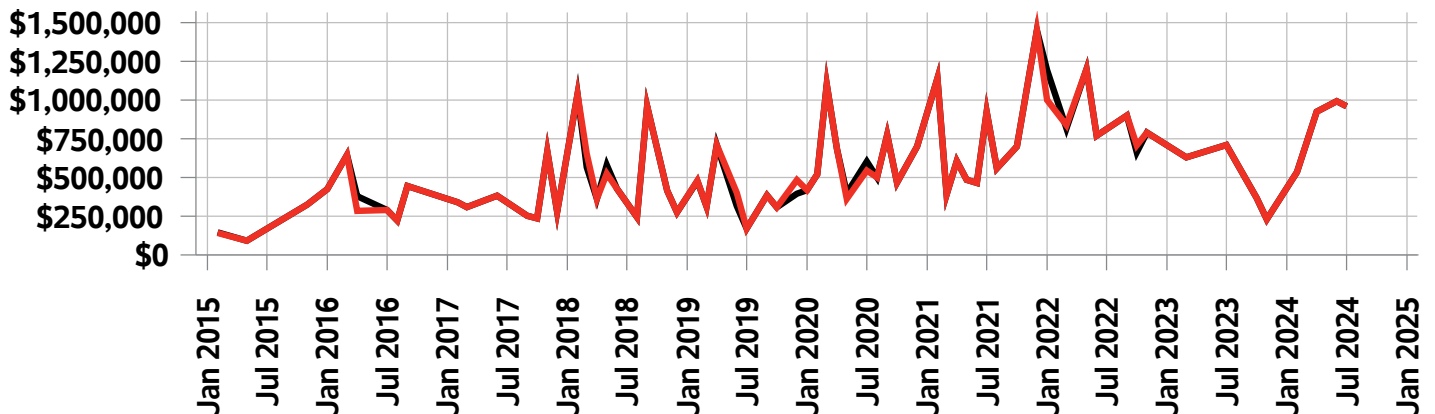
Active Listings (October only)



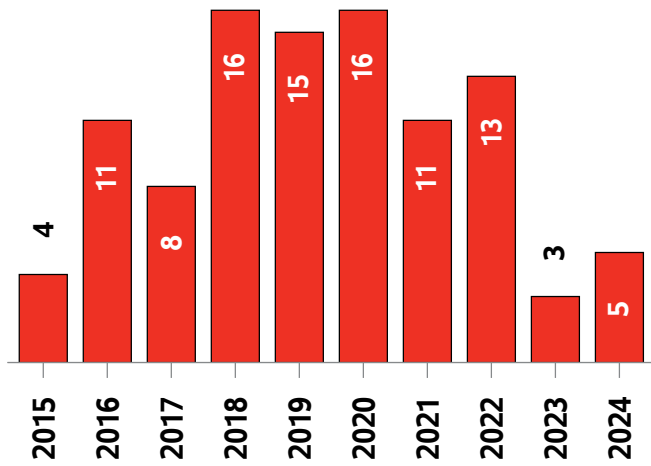
Months of Inventory (October only)



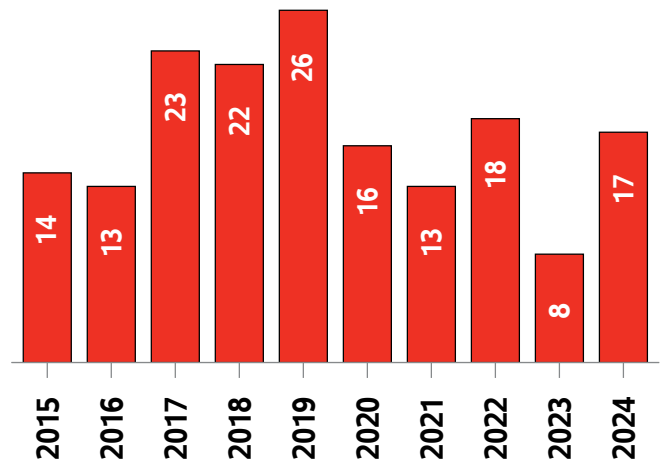
Average Price and Median Price



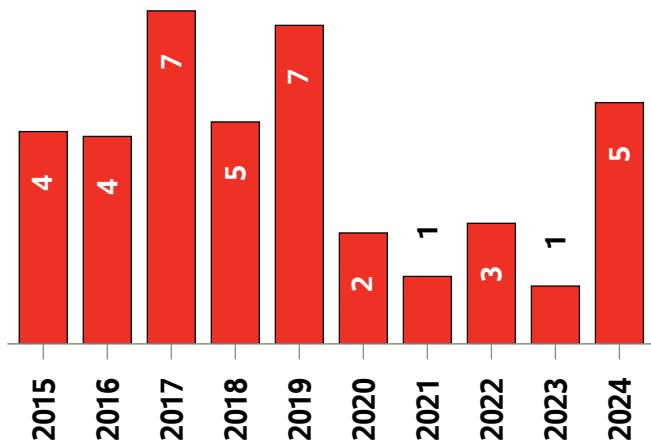
Sales Activity (October Year-to-date)



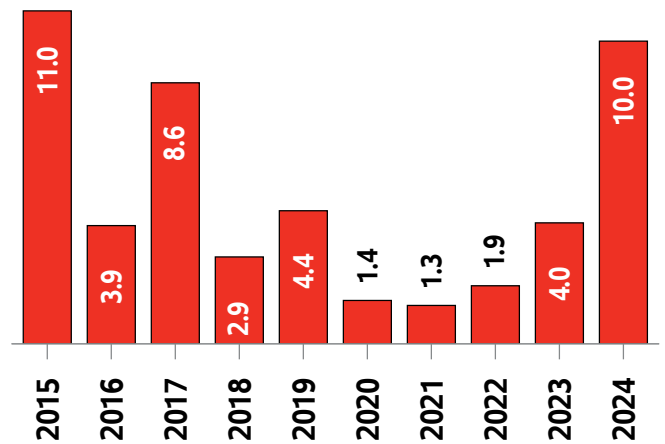
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October Year-to-date)



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

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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	28	16.7%	100.0%	-9.7%	64.7%	7.7%	47.4%
Dollar Volume	\$17,040,118	6.2%	97.6%	-30.5%	111.0%	107.9%	306.4%
New Listings	29	-44.2%	-32.6%	-14.7%	0.0%	61.1%	-38.3%
Active Listings	116	-4.1%	31.8%	251.5%	81.3%	75.8%	-28.4%
Sales to New Listings Ratio ¹	96.6	46.2	32.6	91.2	58.6	144.4	40.4
Months of Inventory ²	4.1	5.0	6.3	1.1	3.8	2.5	8.5
Average Price	\$608,576	-9.0%	-1.2%	-23.0%	28.1%	93.1%	175.8%
Median Price	\$526,000	-19.4%	-13.1%	-34.0%	12.4%	85.2%	163.0%
Sale to List Price Ratio ³	95.0	96.5	96.3	105.6	99.6	97.7	95.2
Median Days on Market	51.5	37.5	48.0	10.0	40.0	33.5	77.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	241	2.1%	4.8%	-20.2%	18.7%	-5.5%	17.0%
Dollar Volume	\$158,178,980	-5.5%	-5.1%	-17.8%	99.9%	110.2%	242.5%
New Listings	528	-1.7%	18.7%	43.9%	47.5%	46.7%	14.8%
Active Listings ⁴	124	9.2%	94.2%	274.4%	59.8%	61.6%	-21.5%
Sales to New Listings Ratio ⁵	45.6	43.9	51.7	82.3	56.7	70.8	44.8
Months of Inventory ⁶	5.2	4.8	2.8	1.1	3.8	3.0	7.7
Average Price	\$656,344	-7.4%	-9.4%	3.0%	68.4%	122.4%	192.8%
Median Price	\$635,000	-10.6%	-7.3%	2.3%	75.4%	130.9%	211.7%
Sale to List Price Ratio ⁷	97.5	97.2	104.3	106.2	98.9	97.9	95.2
Median Days on Market	35.0	34.0	13.5	10.0	27.0	27.0	60.5

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

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

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

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

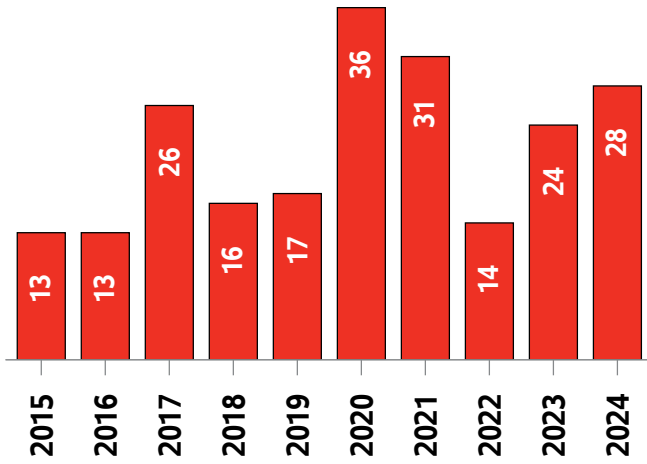
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

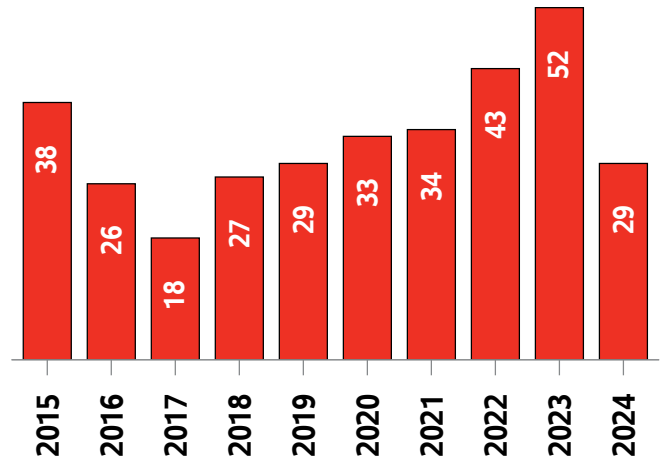
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

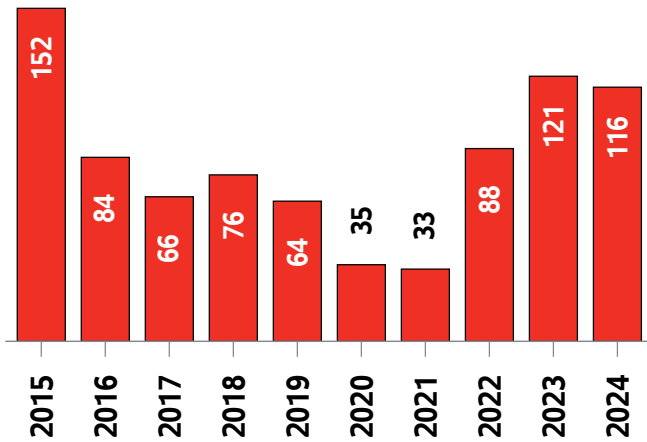
Sales Activity (October only)



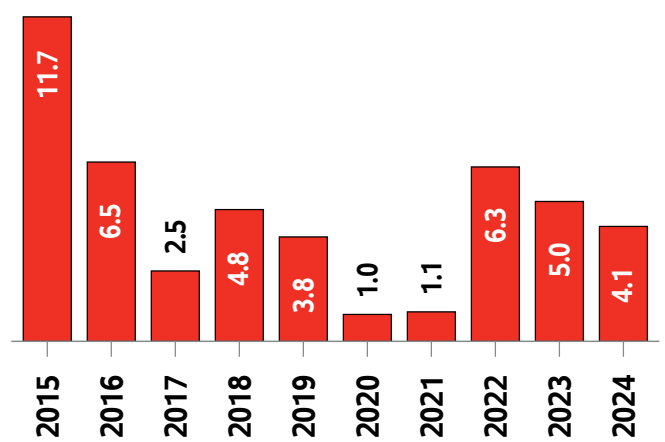
New Listings (October only)



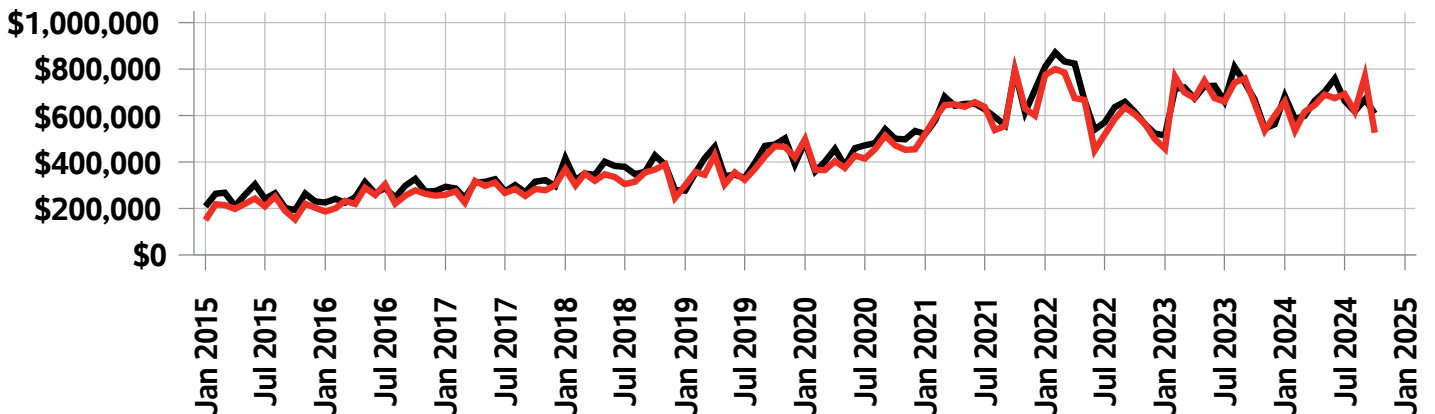
Active Listings (October only)



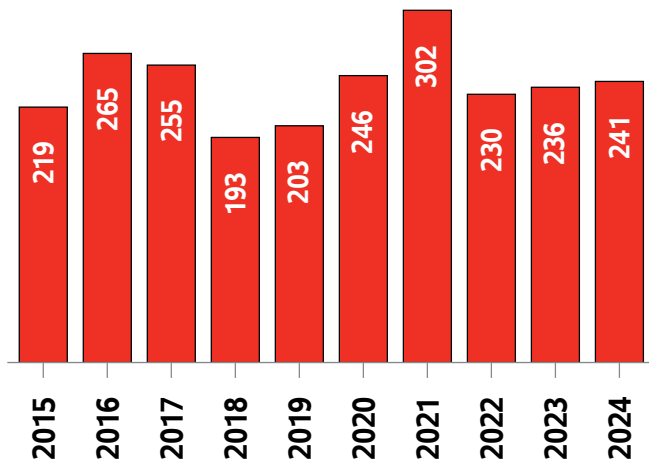
Months of Inventory (October only)



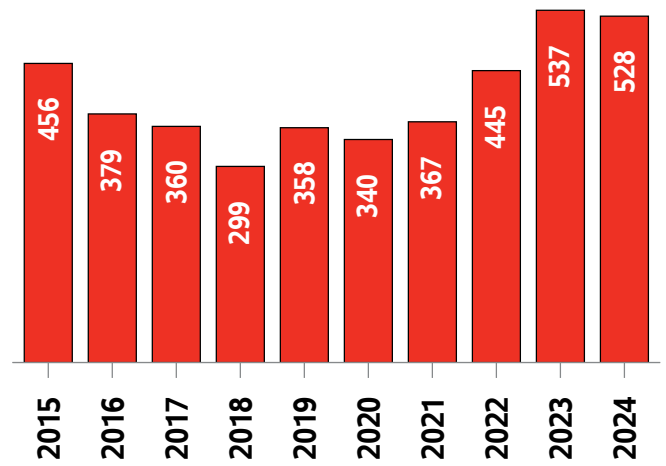
Average Price and Median Price



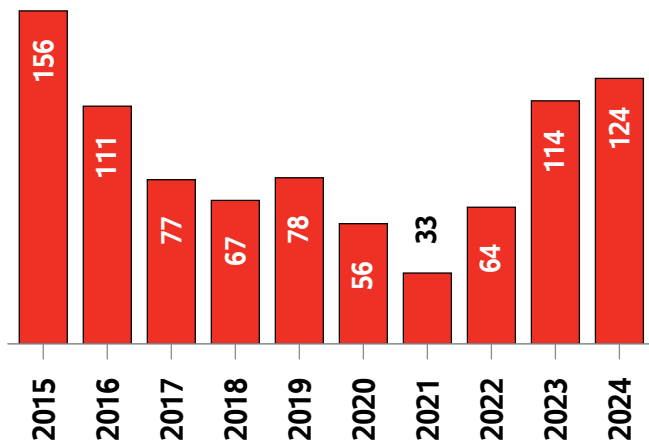
Sales Activity (October Year-to-date)



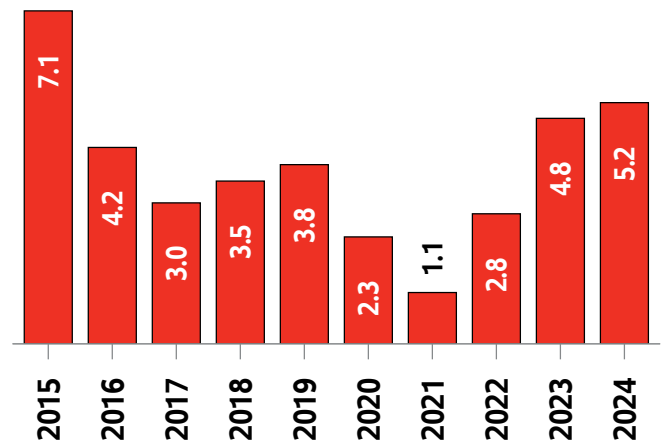
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October Year-to-date)



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

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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	37	37.0%	76.2%	-19.6%	-26.0%	-5.1%	42.3%
Dollar Volume	\$26,068,622	24.6%	7.5%	-34.4%	9.9%	67.3%	214.5%
New Listings	90	34.3%	20.0%	80.0%	136.8%	150.0%	5.9%
Active Listings	256	36.2%	89.6%	412.0%	124.6%	208.4%	23.7%
Sales to New Listings Ratio ¹	41.1	40.3	28.0	92.0	131.6	108.3	30.6
Months of Inventory ²	6.9	7.0	6.4	1.1	2.3	2.1	8.0
Average Price	\$704,557	-9.1%	-39.0%	-18.5%	48.6%	76.3%	121.0%
Median Price	\$694,122	11.1%	1.8%	-9.9%	54.3%	98.9%	113.6%
Sale to List Price Ratio ³	97.8	95.8	99.2	105.0	99.8	98.3	96.1
Median Days on Market	29.0	48.0	28.0	12.0	26.0	30.0	35.5

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	359	20.1%	2.0%	-18.6%	-6.8%	-10.0%	8.8%
Dollar Volume	\$277,934,572	12.8%	-18.2%	-22.0%	47.0%	68.9%	147.6%
New Listings	925	25.0%	19.8%	60.9%	42.7%	54.9%	24.7%
Active Listings ⁴	215	44.5%	138.0%	368.2%	66.8%	104.9%	-0.6%
Sales to New Listings Ratio ⁵	38.8	40.4	45.6	76.7	59.4	66.8	44.5
Months of Inventory ⁶	6.0	5.0	2.6	1.0	3.3	2.6	6.6
Average Price	\$774,191	-6.0%	-19.7%	-4.2%	57.6%	87.7%	127.6%
Median Price	\$725,000	-2.0%	-13.4%	-3.3%	58.6%	88.3%	127.1%
Sale to List Price Ratio ⁷	97.9	98.0	106.3	110.0	100.4	100.4	96.7
Median Days on Market	22.0	25.0	9.0	7.0	15.0	20.0	38.0

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

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

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

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

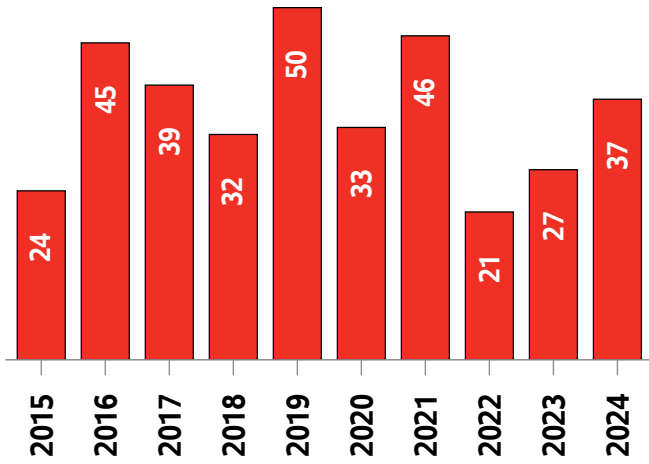
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

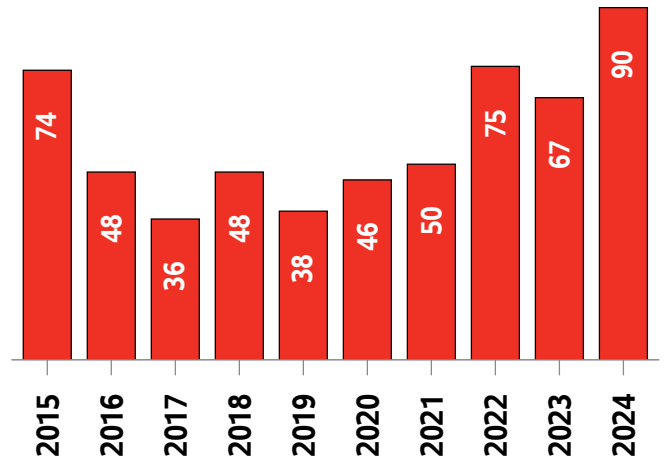
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

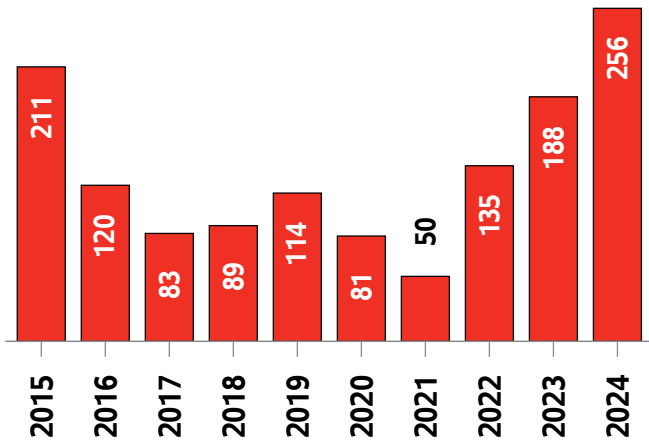
Sales Activity (October only)



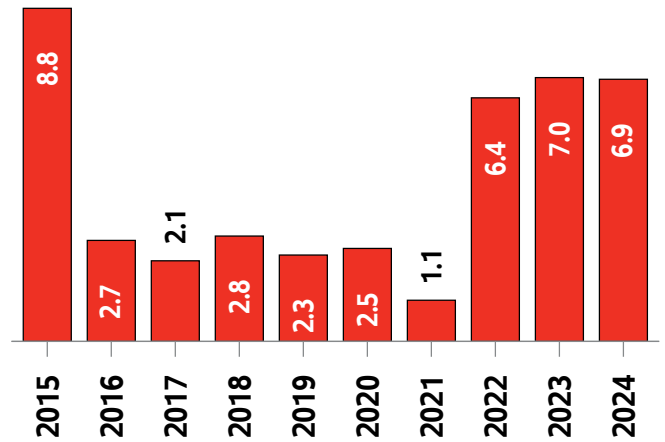
New Listings (October only)



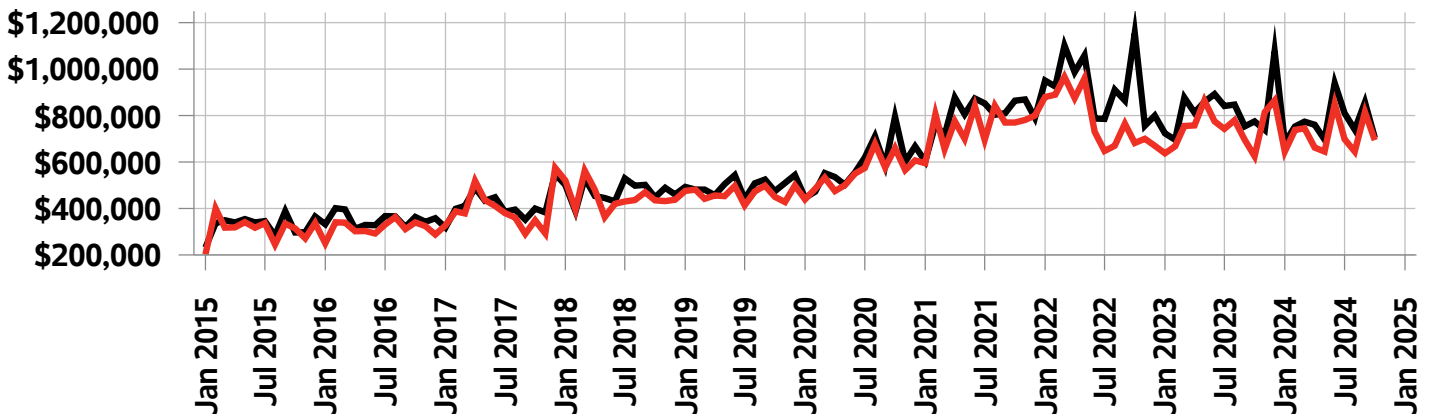
Active Listings (October only)



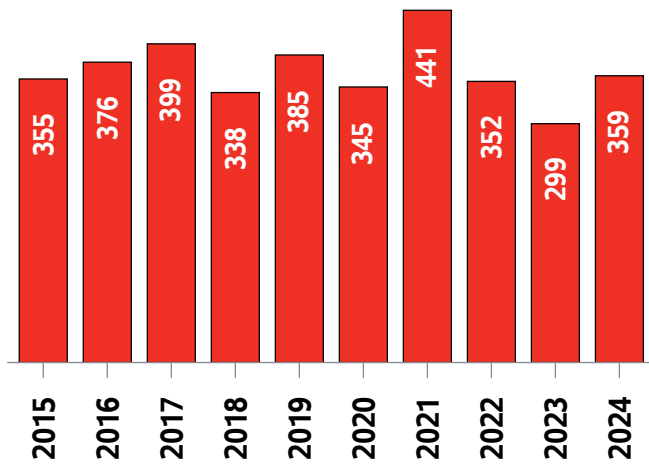
Months of Inventory (October only)



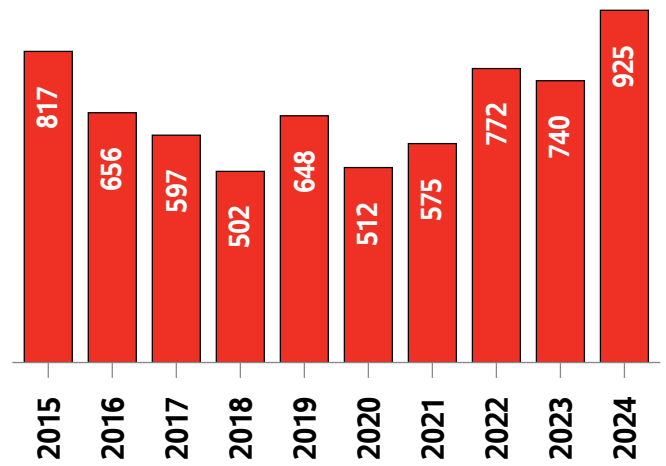
Average Price and Median Price



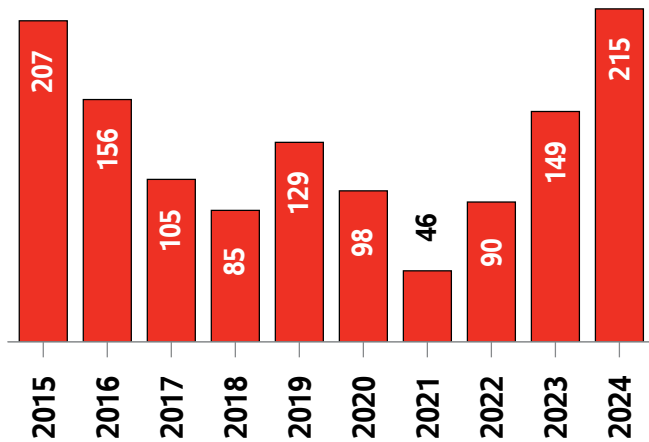
Sales Activity (October Year-to-date)



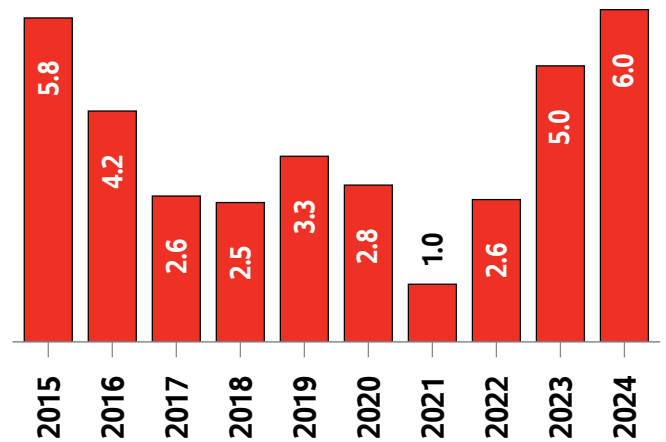
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October Year-to-date)



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

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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	29	31.8%	52.6%	-12.1%	141.7%	625.0%	625.0%
Dollar Volume	\$19,249,800	29.4%	61.8%	-12.8%	254.3%	831.5%	1,524.5%
New Listings	61	13.0%	-4.7%	32.6%	190.5%	662.5%	205.0%
Active Listings	128	1.6%	-2.3%	156.0%	204.8%	374.1%	178.3%
Sales to New Listings Ratio ¹	47.5	40.7	29.7	71.7	57.1	50.0	20.0
Months of Inventory ²	4.4	5.7	6.9	1.5	3.5	6.8	11.5
Average Price	\$663,786	-1.8%	6.0%	-0.8%	46.6%	28.5%	124.1%
Median Price	\$625,000	1.6%	11.5%	13.6%	47.1%	22.1%	247.2%
Sale to List Price Ratio ³	97.4	96.8	96.7	104.2	100.7	98.6	90.2
Median Days on Market	29.0	34.0	15.0	7.0	39.0	33.0	73.0

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	323	11.4%	2.9%	-21.4%	183.3%	233.0%	308.9%
Dollar Volume	\$210,167,000	5.6%	-9.8%	-18.5%	291.7%	458.7%	847.9%
New Listings	634	4.8%	-7.4%	27.6%	223.5%	303.8%	235.4%
Active Listings ⁴	119	16.7%	26.5%	226.9%	180.0%	299.3%	118.8%
Sales to New Listings Ratio ⁵	50.9	47.9	45.8	82.7	58.2	61.8	41.8
Months of Inventory ⁶	3.7	3.5	3.0	0.9	3.7	3.1	6.9
Average Price	\$650,672	-5.2%	-12.3%	3.7%	38.2%	67.8%	131.8%
Median Price	\$615,000	-3.9%	-12.1%	2.5%	34.9%	61.8%	146.0%
Sale to List Price Ratio ⁷	98.3	97.6	108.2	111.6	98.9	98.7	96.1
Median Days on Market	21.0	23.0	8.0	7.0	27.0	13.0	47.0

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

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

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

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

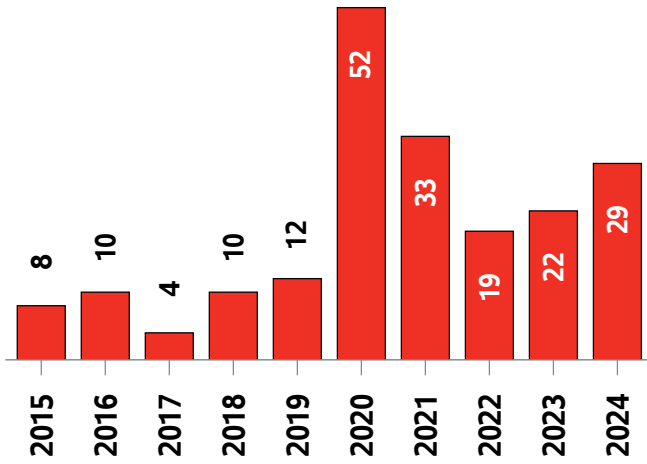
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

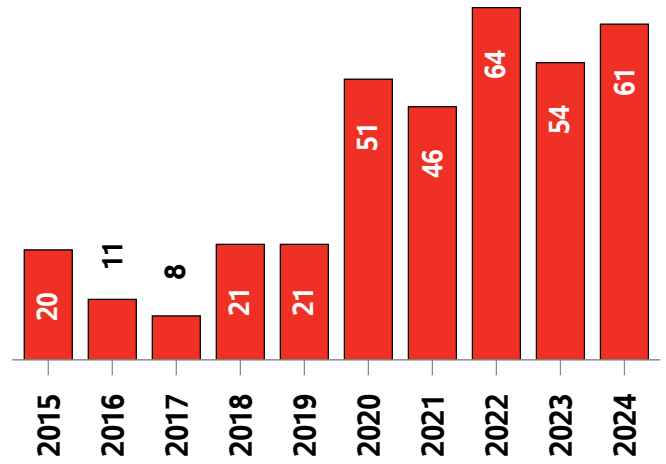
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

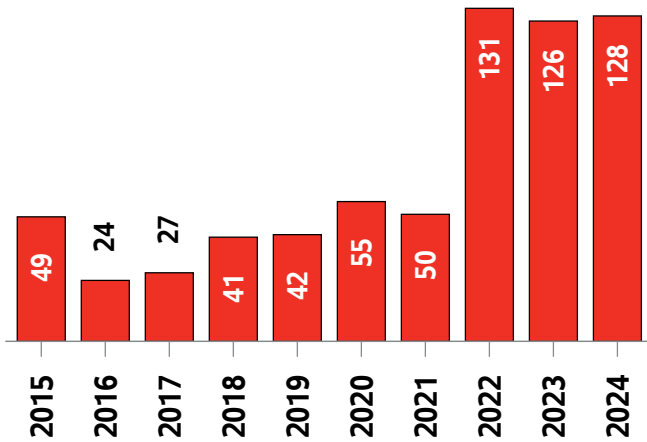
Sales Activity (October only)



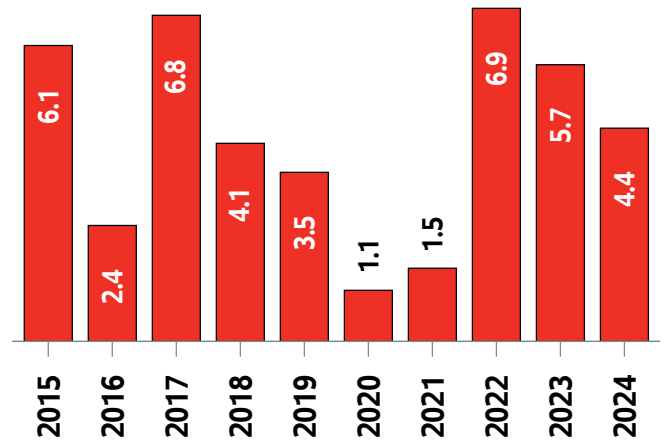
New Listings (October only)



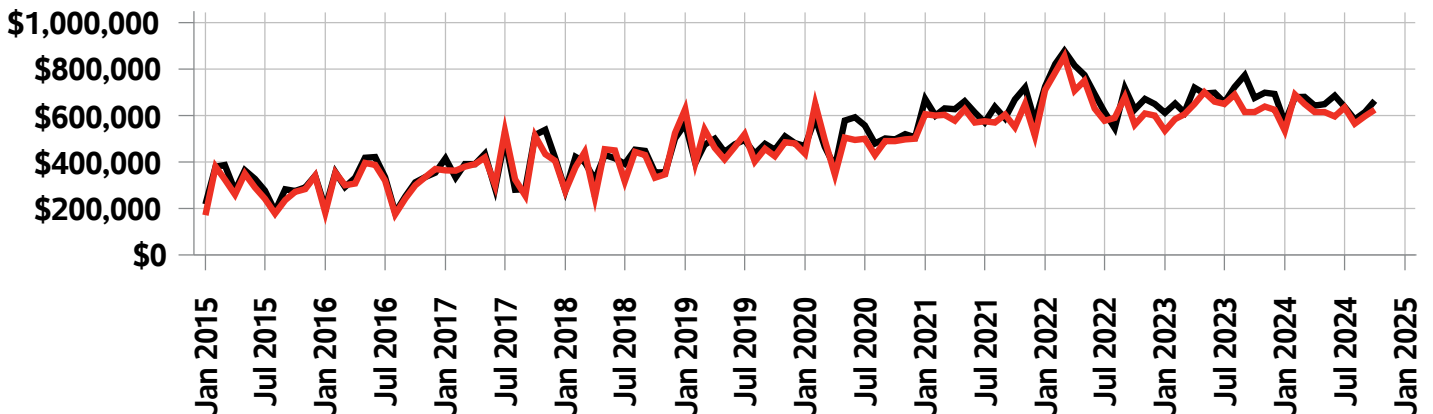
Active Listings (October only)



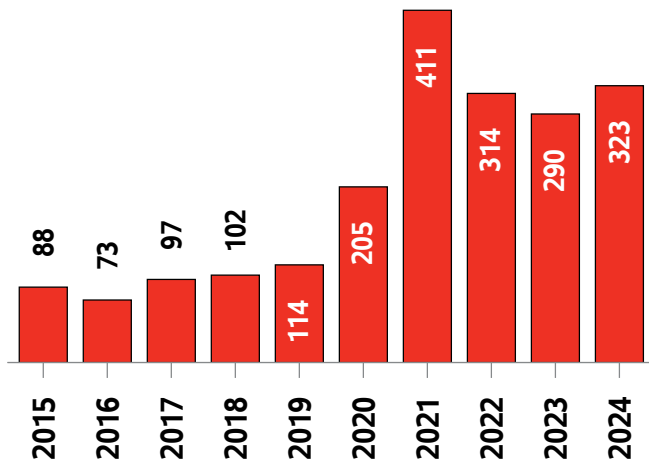
Months of Inventory (October only)



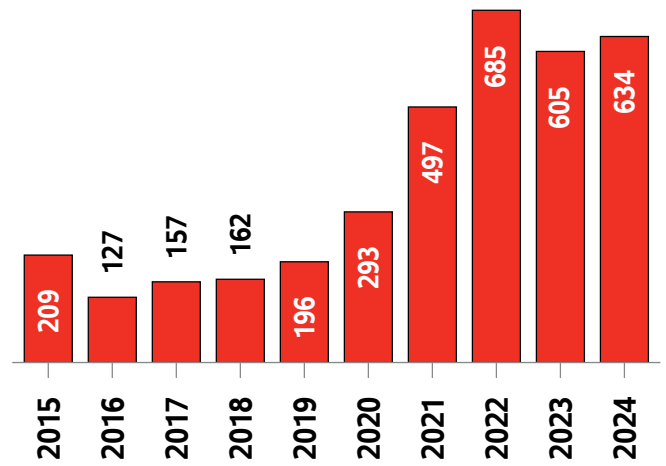
Average Price and Median Price



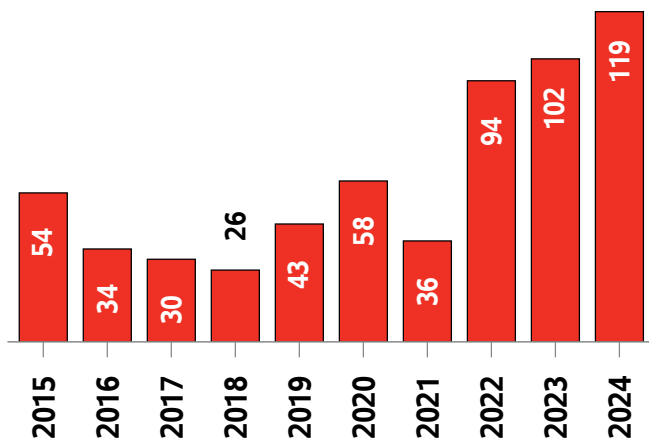
Sales Activity (October Year-to-date)



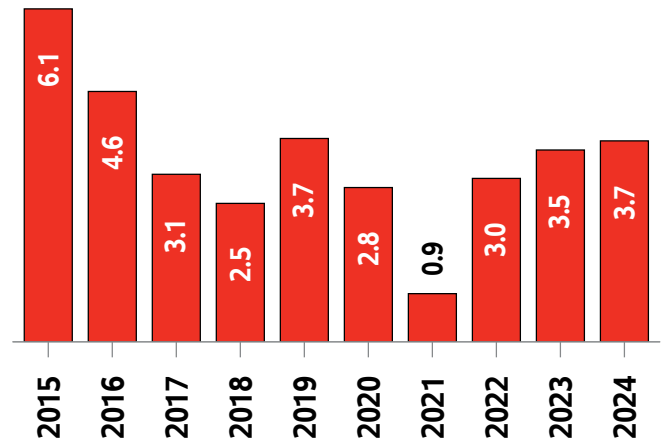
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October Year-to-date)



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

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

Actual	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	68	44.7%	28.3%	-13.9%	-13.9%	-1.4%	36.0%
Dollar Volume	\$37,850,338	42.6%	41.1%	-20.0%	39.3%	89.6%	279.4%
New Listings	101	-14.4%	4.1%	18.8%	21.7%	46.4%	12.2%
Active Listings	208	8.9%	47.5%	477.8%	173.7%	173.7%	-18.8%
Sales to New Listings Ratio ¹	67.3	39.8	54.6	92.9	95.2	100.0	55.6
Months of Inventory ²	3.1	4.1	2.7	0.5	1.0	1.1	5.1
Average Price	\$556,623	-1.4%	10.0%	-7.0%	61.8%	92.4%	179.0%
Median Price	\$565,000	1.8%	17.7%	-2.6%	73.9%	114.0%	217.0%
Sale to List Price Ratio ³	97.3	98.2	98.7	108.5	99.9	98.8	97.8
Median Days on Market	30.0	18.0	19.0	7.0	15.0	15.0	24.5

Year-to-date	October 2024	Compared to ⁸					
		October 2023	October 2022	October 2021	October 2019	October 2017	October 2014
Sales Activity	648	10.0%	-5.0%	-20.1%	-7.3%	-22.3%	4.9%
Dollar Volume	\$368,394,745	9.1%	-16.2%	-16.7%	51.6%	69.3%	194.7%
New Listings	1,193	17.3%	3.6%	27.7%	42.0%	29.4%	17.0%
Active Listings ⁴	179	31.5%	69.3%	319.7%	128.4%	91.6%	-29.6%
Sales to New Listings Ratio ⁵	54.3	57.9	59.3	86.8	83.2	90.5	60.6
Months of Inventory ⁶	2.8	2.3	1.5	0.5	1.1	1.1	4.1
Average Price	\$568,510	-0.8%	-11.8%	4.2%	63.5%	117.9%	181.1%
Median Price	\$560,000	0.0%	-10.6%	4.7%	69.2%	124.1%	187.2%
Sale to List Price Ratio ⁷	98.2	99.0	109.0	110.7	101.0	99.8	96.9
Median Days on Market	19.5	17.0	8.0	7.0	12.0	14.0	38.0

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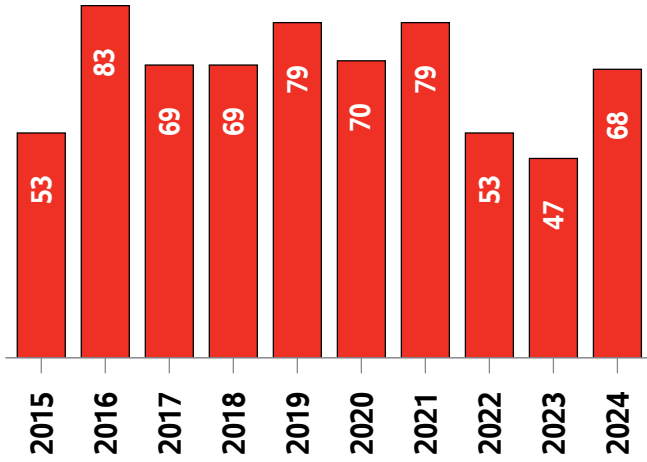
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

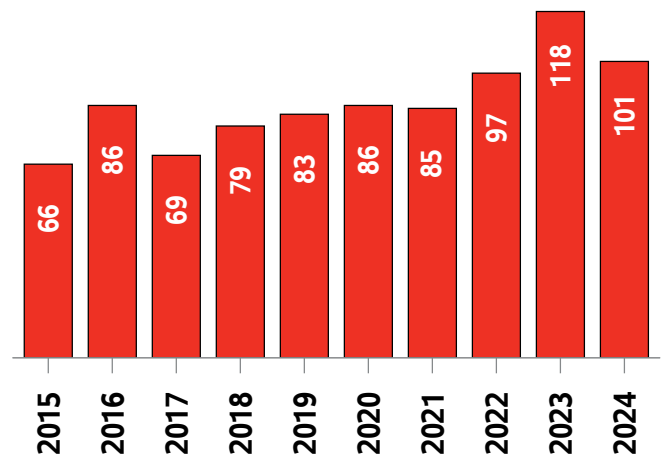
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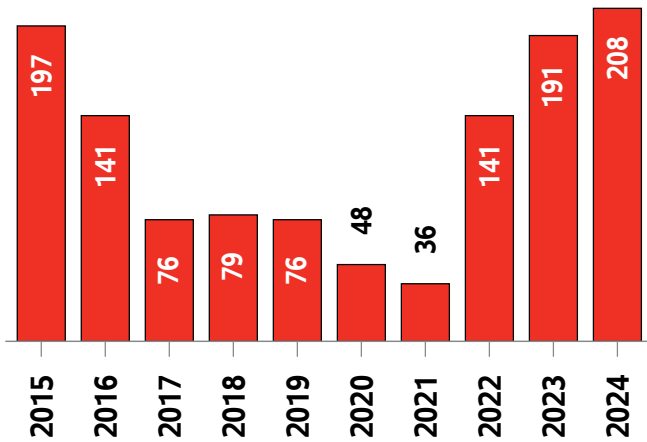
Sales Activity (October only)



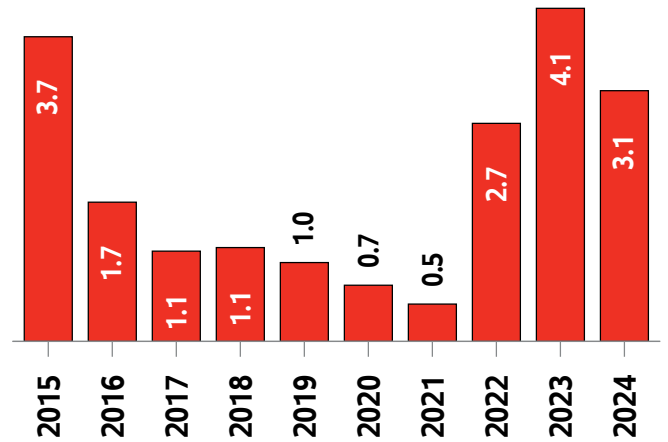
New Listings (October only)



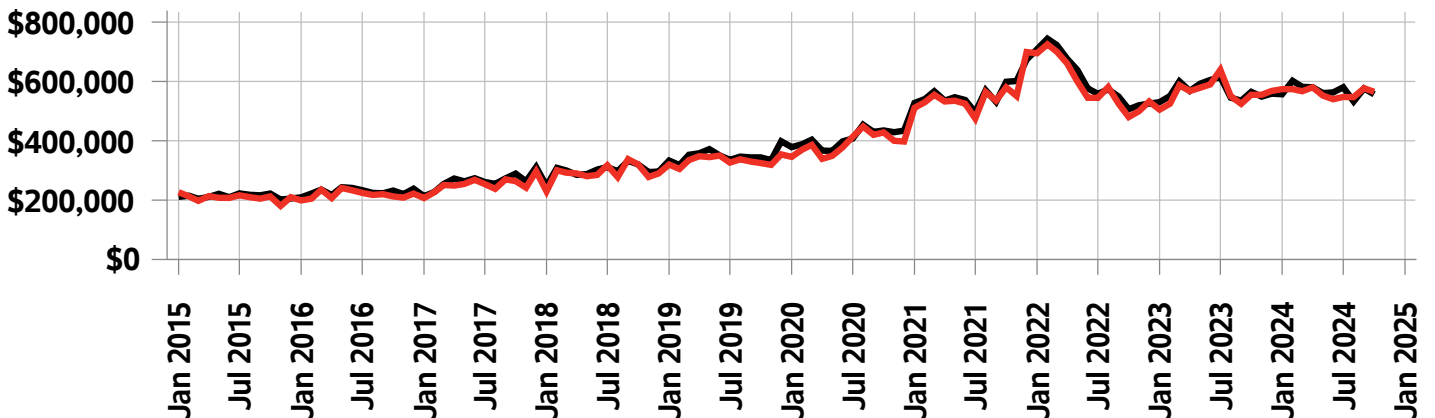
Active Listings (October only)



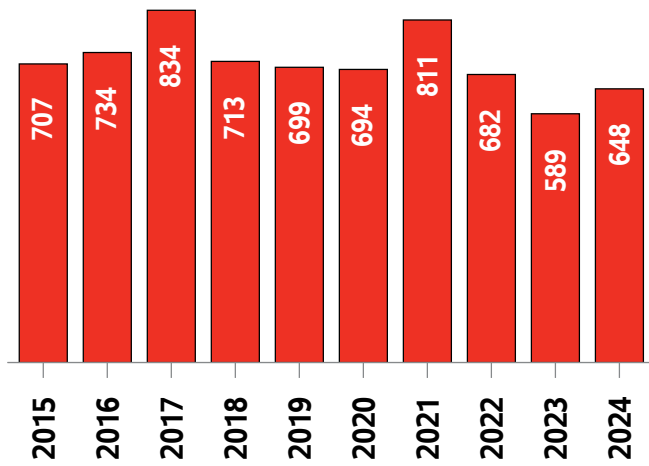
Months of Inventory (October only)



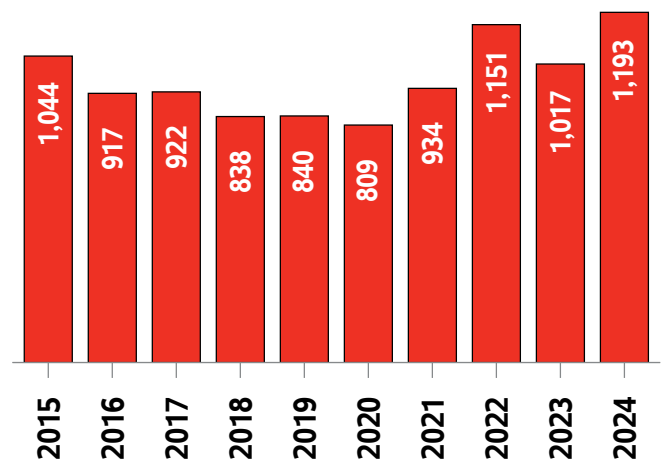
Average Price and Median Price



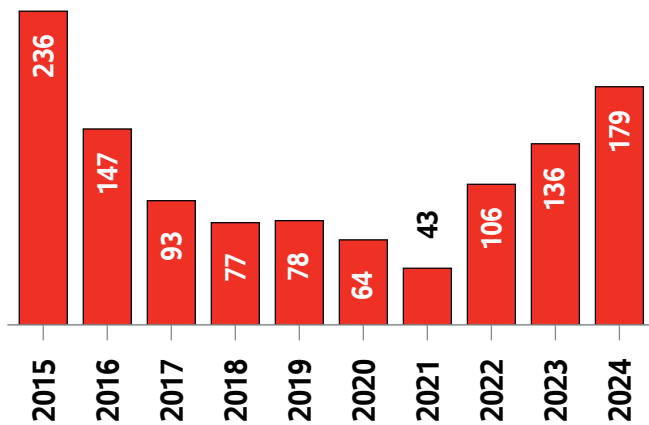
Sales Activity (October Year-to-date)



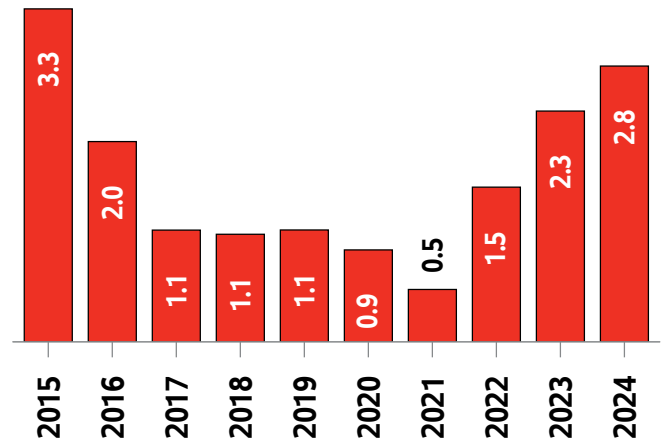
New Listings (October Year-to-date)



Active Listings ¹(October Year-to-date)



Months of Inventory ²(October Year-to-date)



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