



**LONDON
ST. THOMAS
ASSOCIATION OF
REALTORS**

**London - St. Thomas
Residential Market Activity Report
August 2020**

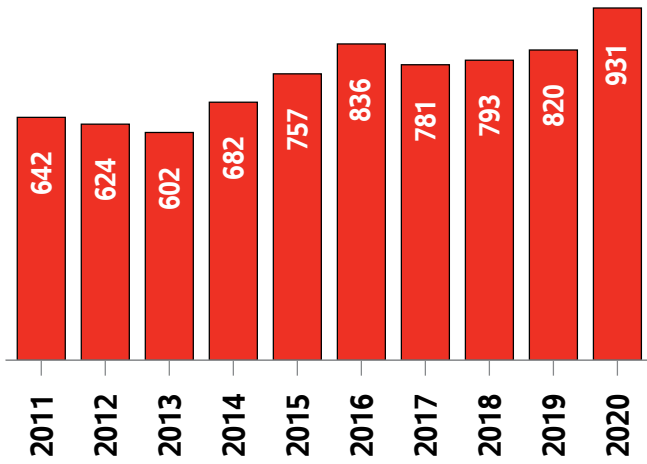
Bringing people and properties together



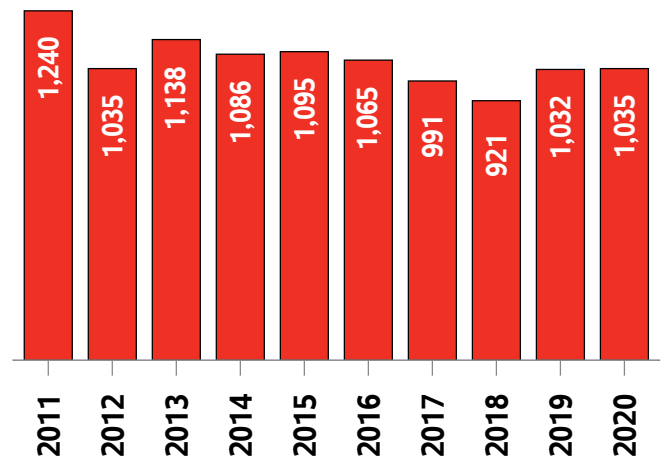
Prepared for the London & St. Thomas Association of REALTORS® by the Canadian Real Estate Association

London St. Thomas MLS® Residential Market Activity

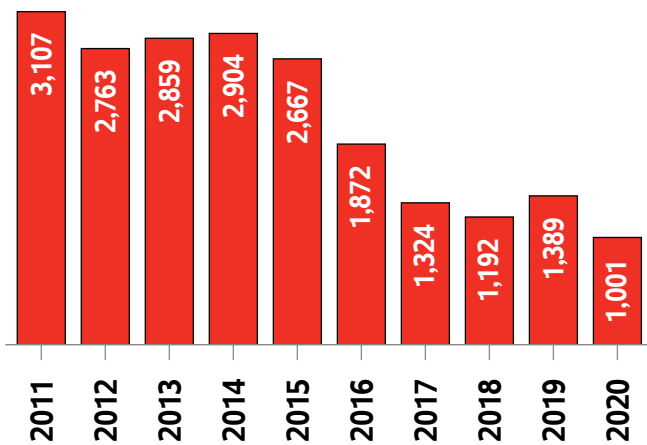
Sales Activity (August only)



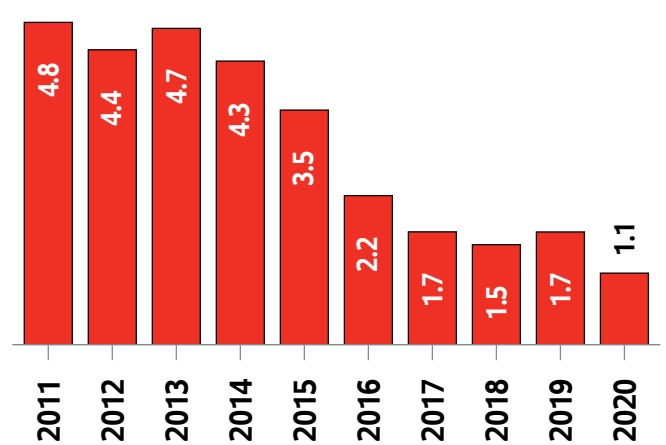
New Listings (August only)



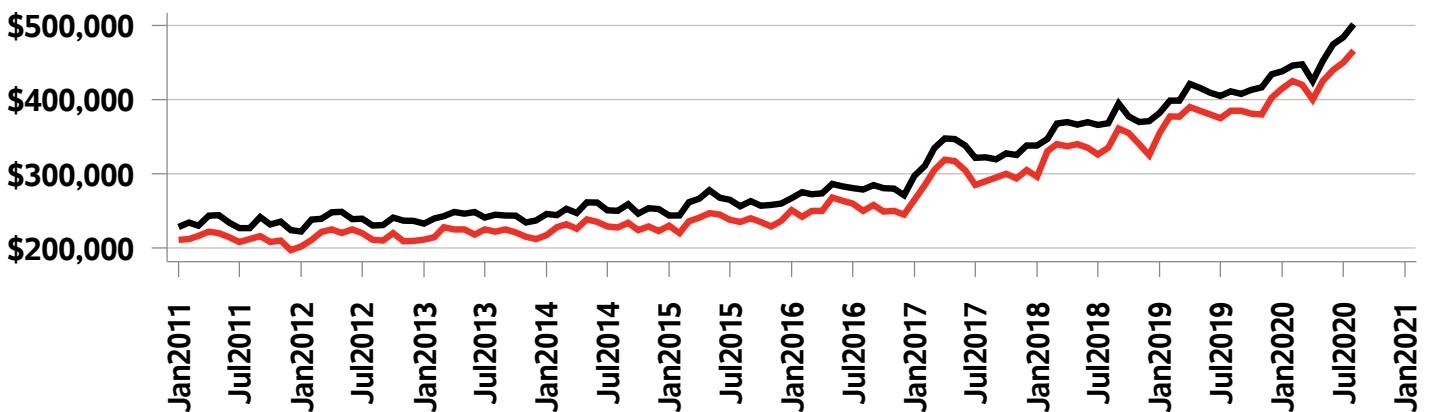
Active Listings (August only)



Months of Inventory (August only)

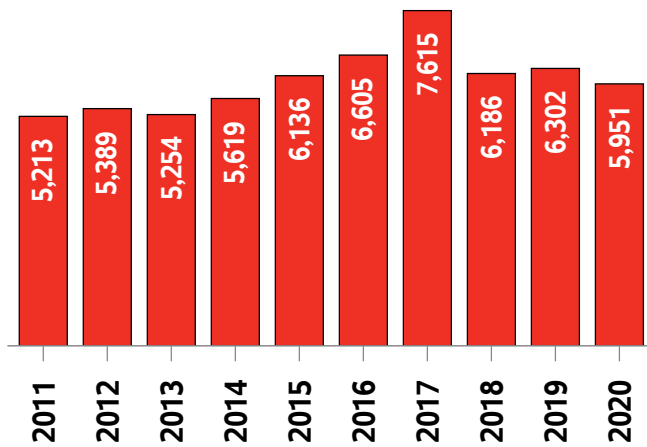


Average Price and Median Price

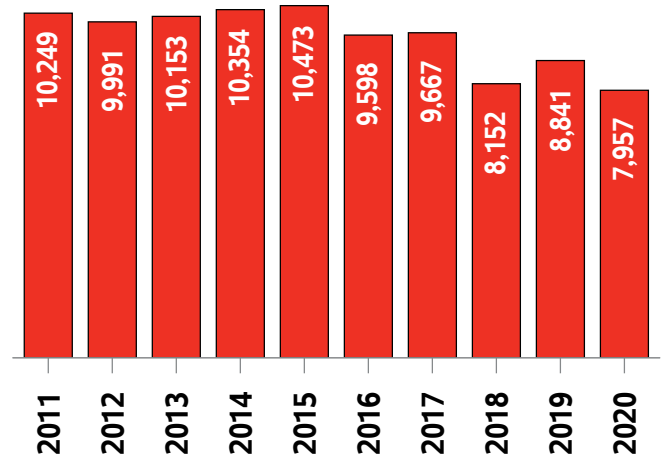


London St. Thomas MLS® Residential Market Activity

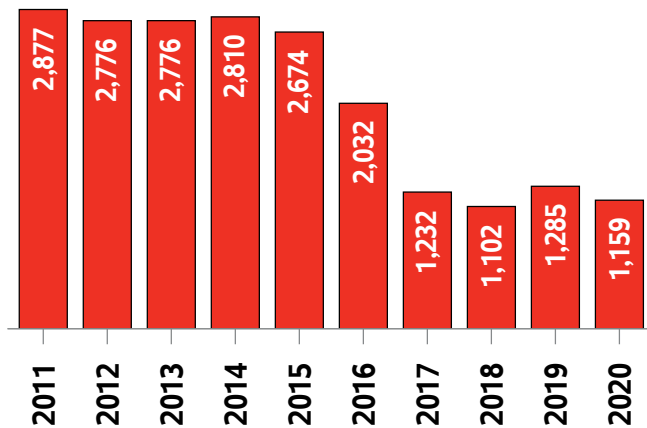
Sales Activity (August Year-to-date)



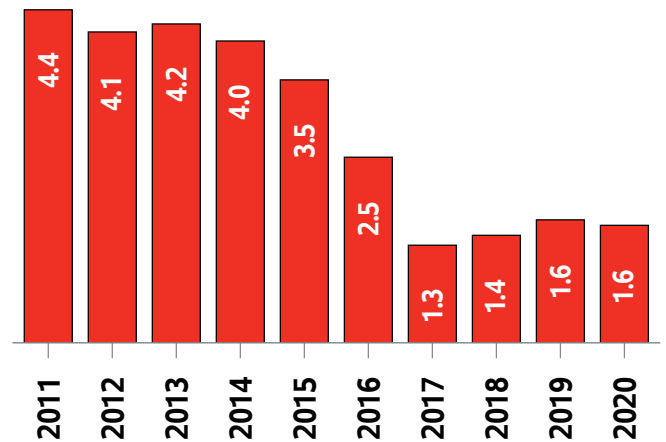
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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 of sales January to the current month

London St. Thomas MLS® Residential Market Activity

Actual	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	931	13.5	17.4	19.2	23.0	54.7	72.7
Dollar Volume	\$466,974,796	38.5	60.0	85.6	140.8	216.9	292.6
New Listings	1,035	0.3	12.4	4.4	-5.5	-9.1	-6.9
Active Listings	1,001	-27.9	-16.0	-24.4	-62.5	-65.0	-62.8
Sales to New Listings Ratio ¹	90.0	79.5	86.1	78.8	69.1	52.9	48.5
Months of Inventory ²	1.1	1.7	1.5	1.7	3.5	4.7	5.0
Average Price	\$501,584	22.0	36.3	55.7	95.8	104.9	127.3
Median Price	\$466,000	21.0	39.1	60.7	98.3	110.0	123.0
Sales to List Price Ratio	104.5	101.0	101.2	99.9	97.7	97.1	97.0
Median Days on Market	10.0	13.0	12.0	16.0	31.0	38.0	34.0
Year-to-date	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	5,951	-5.6	-3.8	-21.9	-3.0	13.3	9.3
Dollar Volume	\$2,768,458,260	7.8	22.8	9.6	71.5	116.1	123.5
New Listings	7,957	-10.0	-2.4	-17.7	-24.0	-21.6	-18.1
Active Listings ³	1,159	-9.8	5.1	-5.9	-56.6	-58.2	-54.3
Sales to New Listings Ratio ⁴	74.8	71.3	75.9	78.8	58.6	51.7	56.1
Months of Inventory ⁵	1.6	1.6	1.4	1.3	3.5	4.2	3.7
Average Price	\$465,209	14.1	27.7	40.2	76.9	90.8	104.5
Median Price	\$435,000	14.5	30.7	45.0	82.4	95.9	108.6
Sales to List Price Ratio	102.9	102.7	102.6	102.7	97.7	97.5	97.7
Median Days on Market	9.0	10.0	10.0	12.0	27.0	30.0	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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

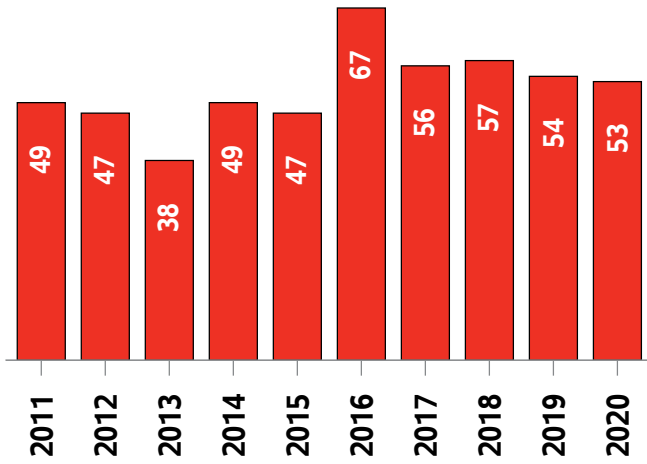
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

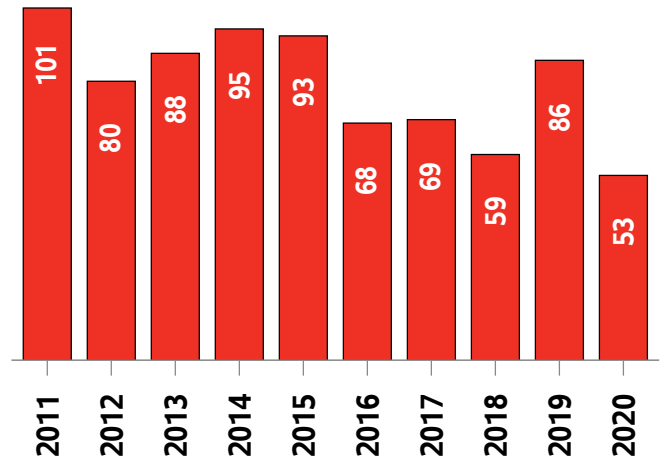
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MLS® Residential Market Activity

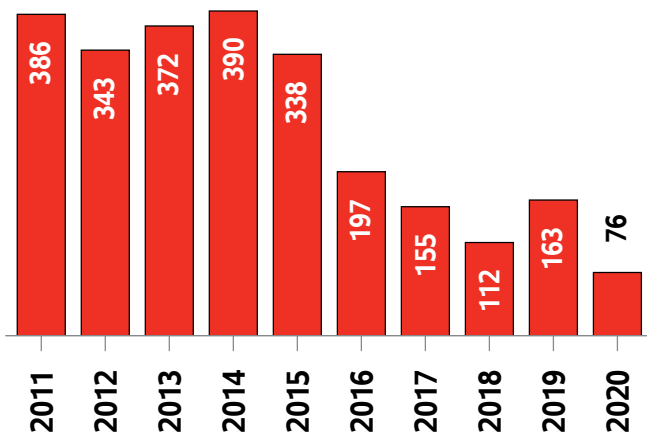
Sales Activity (August only)



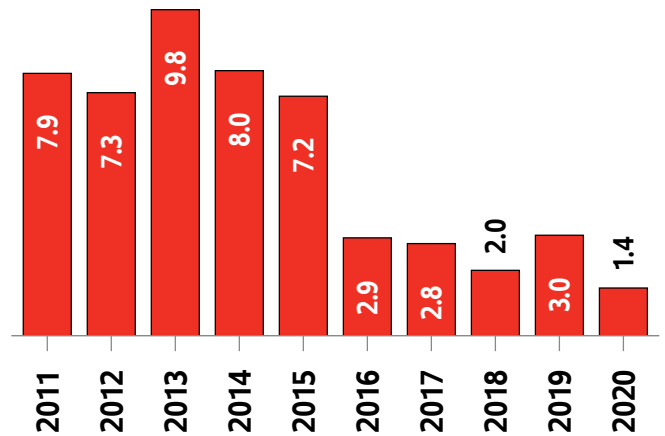
New Listings (August only)



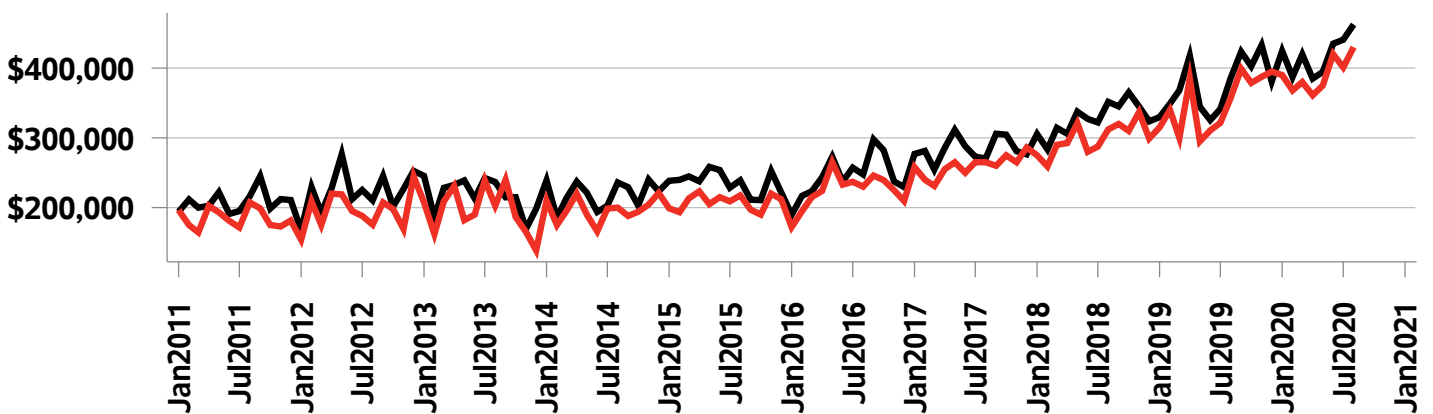
Active Listings (August only)



Months of Inventory (August only)



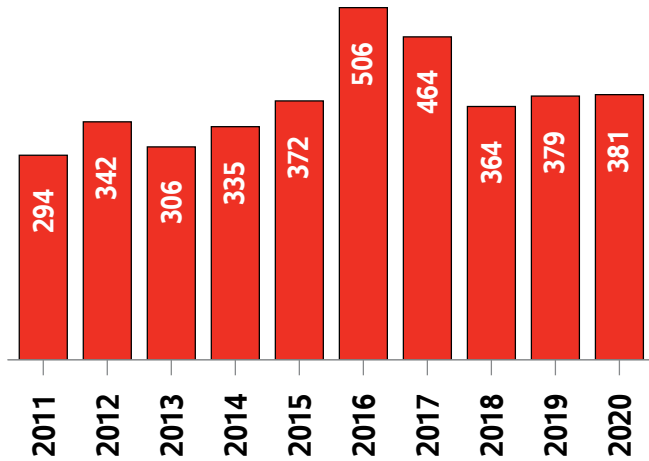
Average Price and Median Price



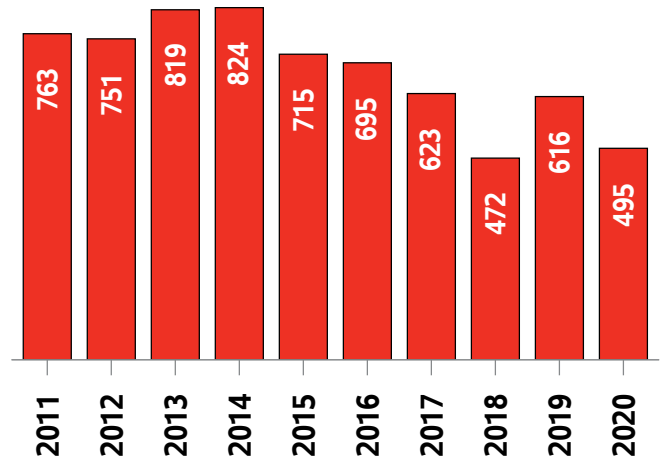
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MLS® Residential Market Activity

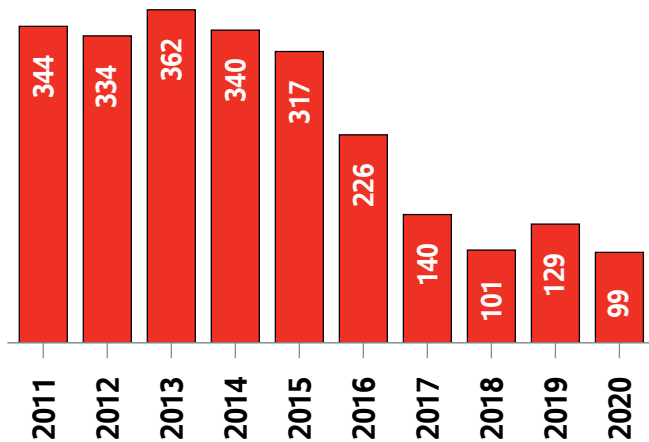
Sales Activity (August Year-to-date)



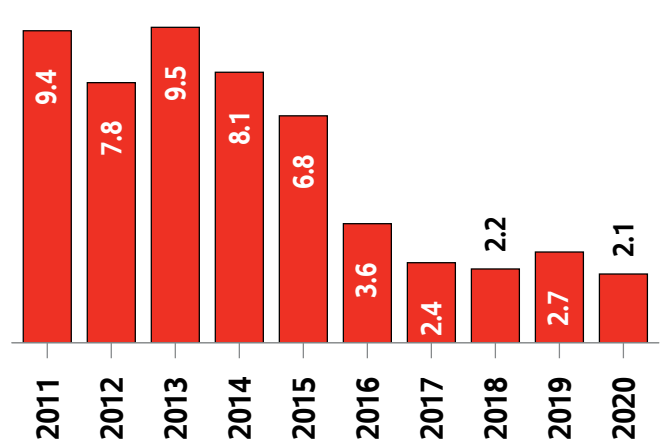
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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 of sales January to the current month

Elgin MLS® Residential Market Activity

Actual	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	53	-1.9	-7.0	-5.4	12.8	39.5	71.0
Dollar Volume	\$24,515,206	17.6	22.3	61.9	118.1	172.5	266.2
New Listings	53	-38.4	-10.2	-23.2	-43.0	-39.8	-37.6
Active Listings	76	-53.4	-32.1	-51.0	-77.5	-79.6	-77.4
Sales to New Listings Ratio ¹	100.0	62.8	96.6	81.2	50.5	43.2	36.5
Months of Inventory ²	1.4	3.0	2.0	2.8	7.2	9.8	10.9
Average Price	\$462,551	19.9	31.5	71.0	93.4	95.3	114.2
Median Price	\$430,000	20.3	37.8	62.3	97.7	112.1	125.1
Sales to List Price Ratio	103.8	98.6	98.2	98.0	96.2	95.1	96.4
Median Days on Market	17.0	27.0	18.0	22.5	44.0	82.0	52.0
Year-to-date	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	381	0.5	4.7	-17.9	2.4	24.5	16.5
Dollar Volume	\$161,136,537	18.5	37.5	23.5	77.9	131.0	145.7
New Listings	495	-19.6	4.9	-20.5	-30.8	-39.6	-37.1
Active Listings ³	99	-23.8	-2.5	-29.5	-68.9	-72.8	-70.4
Sales to New Listings Ratio ⁴	77.0	61.5	77.1	74.5	52.0	37.4	41.6
Months of Inventory ⁵	2.1	2.7	2.2	2.4	6.8	9.5	8.1
Average Price	\$422,931	17.9	31.4	50.5	73.7	85.5	110.8
Median Price	\$395,000	21.5	36.2	54.9	85.4	100.5	114.7
Sales to List Price Ratio	100.4	99.5	98.7	98.1	96.2	95.8	95.4
Median Days on Market	15.0	18.0	18.0	23.0	55.0	55.5	56.0

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 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.

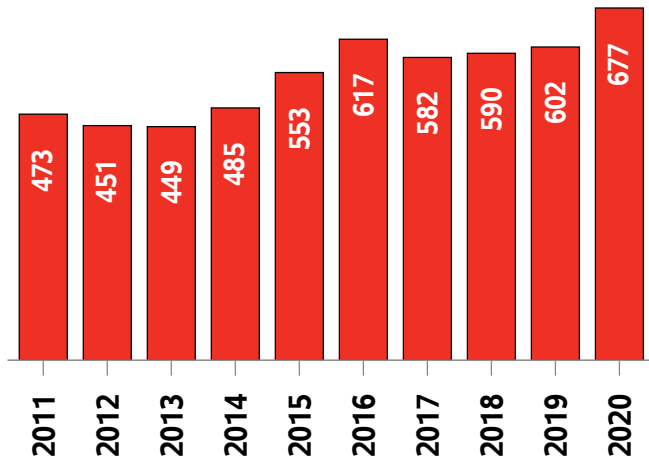
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

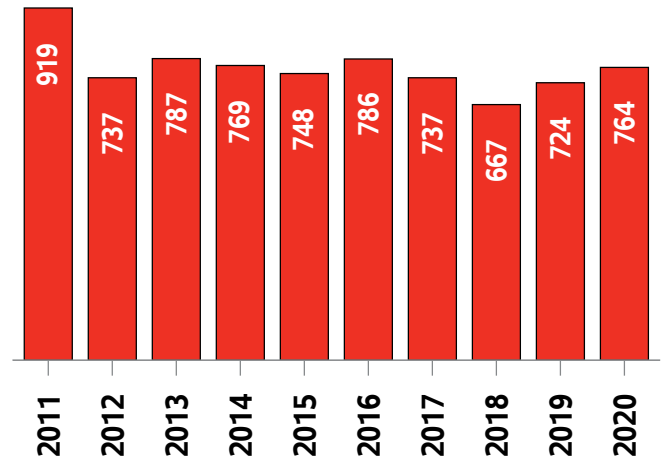
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

London MLS® Residential Market Activity

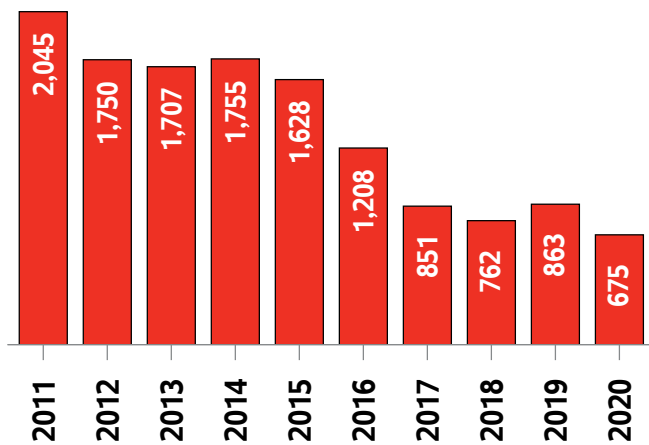
Sales Activity (August only)



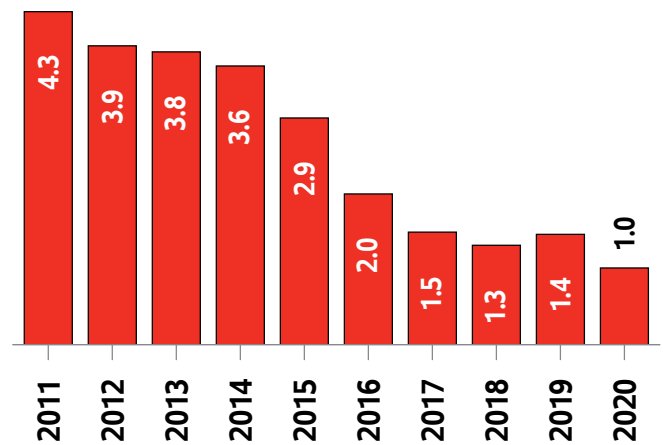
New Listings (August only)



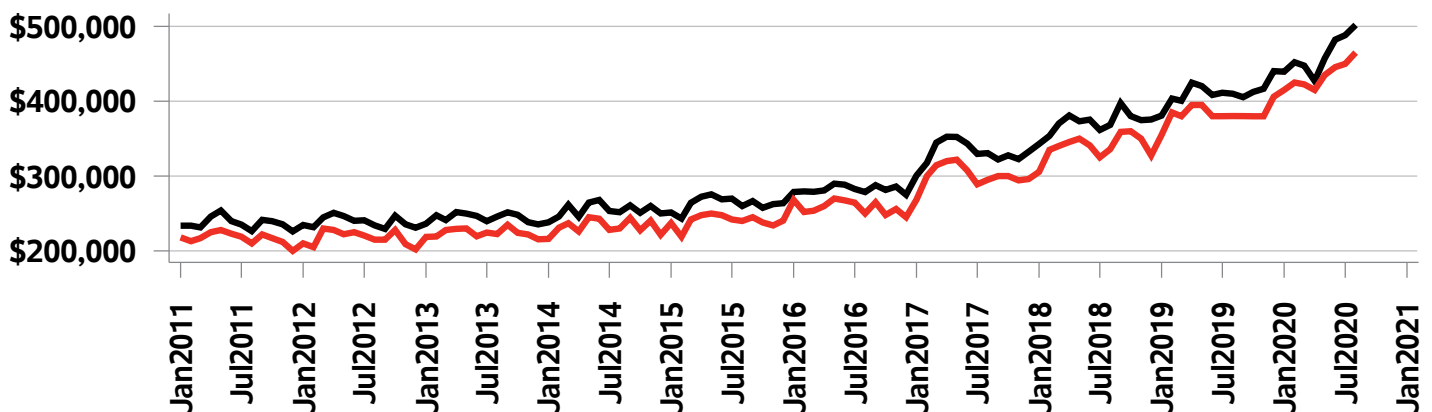
Active Listings (August only)



Months of Inventory (August only)

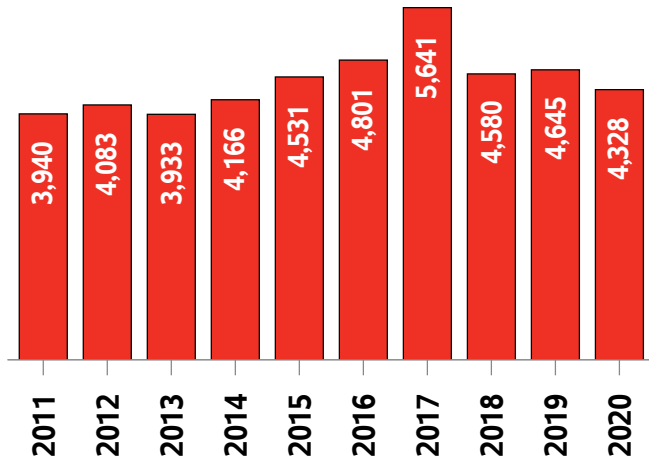


Average Price and Median Price

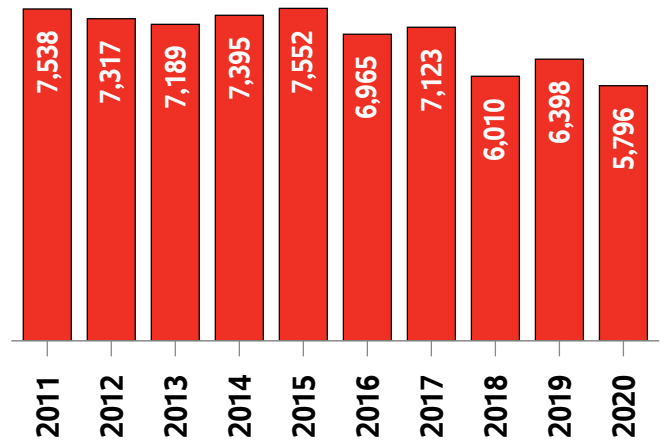


London MLS® Residential Market Activity

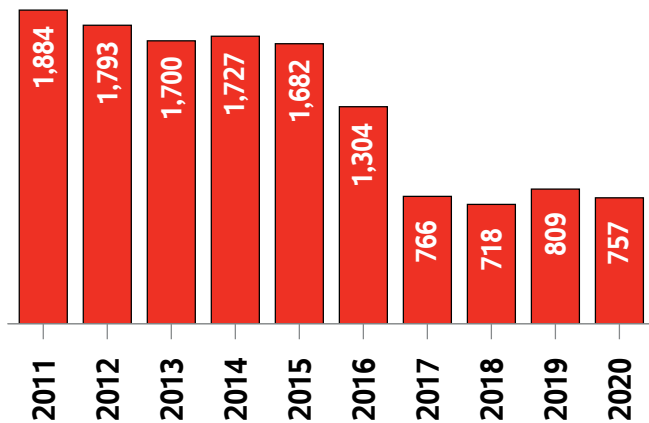
Sales Activity (August Year-to-date)



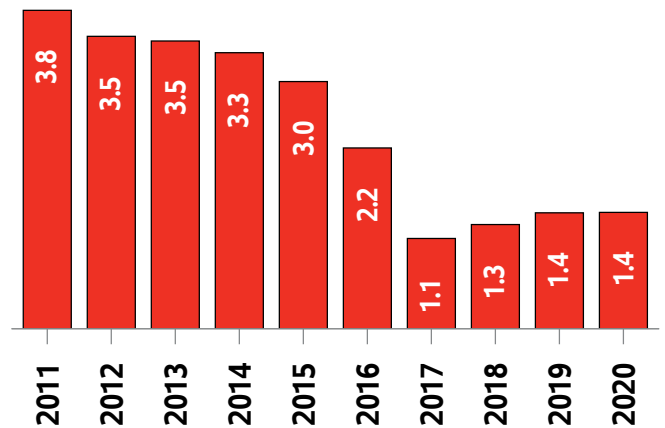
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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 of sales January to the current month

London MLS® Residential Market Activity

Actual	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	677	12.5	14.7	16.3	22.4	50.8	72.7
Dollar Volume	\$339,751,825	37.7	56.3	76.6	136.4	207.7	292.5
New Listings	764	5.5	14.5	3.7	2.1	-2.9	-5.6
Active Listings	675	-21.8	-11.4	-20.7	-58.5	-60.5	-61.7
Sales to New Listings Ratio ¹	88.6	83.1	88.5	79.0	73.9	57.1	48.5
Months of Inventory ²	1.0	1.4	1.3	1.5	2.9	3.8	4.5
Average Price	\$501,849	22.4	36.2	51.8	93.1	104.1	127.3
Median Price	\$465,000	22.3	38.4	57.6	93.8	109.0	121.4
Sales to List Price Ratio	104.8	101.6	101.7	100.5	97.7	97.2	97.2
Median Days on Market	10.0	12.5	12.0	15.0	30.0	34.0	33.0
Year-to-date	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	4,328	-6.8	-5.5	-23.3	-4.5	10.0	6.2
Dollar Volume	\$2,029,533,759	6.6	20.2	6.3	68.6	110.1	116.0
New Listings	5,796	-9.4	-3.6	-18.6	-23.3	-19.4	-18.5
Active Listings ³	757	-6.5	5.5	-1.1	-55.0	-55.5	-53.1
Sales to New Listings Ratio ⁴	74.7	72.6	76.2	79.2	60.0	54.7	57.3
Months of Inventory ⁵	1.4	1.4	1.3	1.1	3.0	3.5	3.2
Average Price	\$468,931	14.4	27.2	38.5	76.5	90.9	103.5
Median Price	\$435,000	14.2	28.0	42.6	79.0	93.3	104.3
Sales to List Price Ratio	103.4	103.5	103.4	103.8	97.9	97.7	98.0
Median Days on Market	8.0	8.0	9.0	11.0	25.0	28.0	25.0

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

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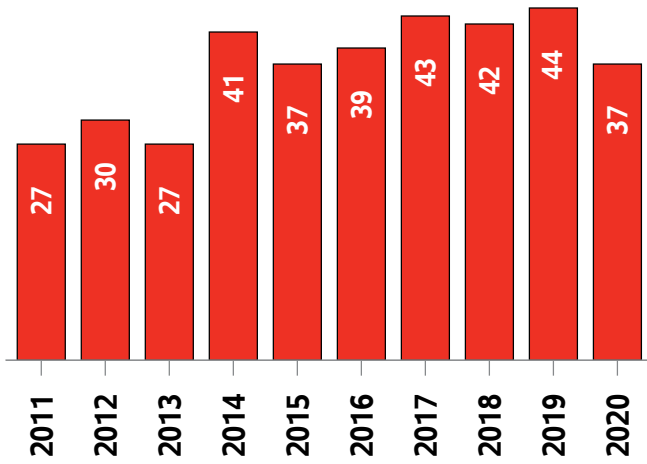
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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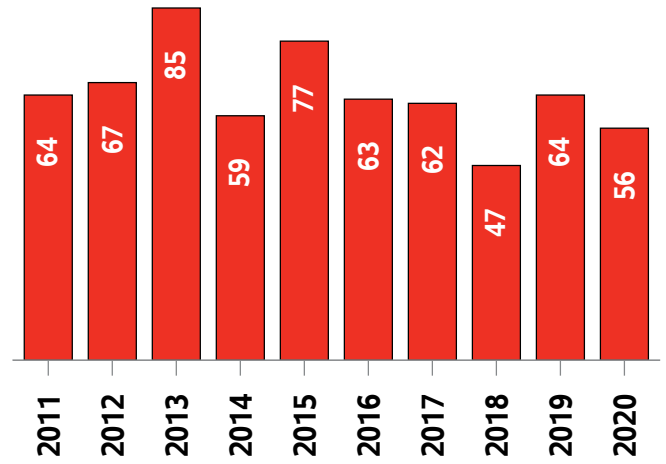
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Middlesex MLS® Residential Market Activity

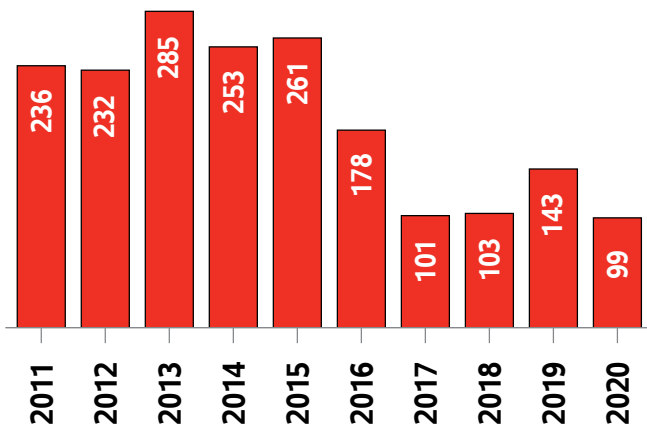
Sales Activity (August only)



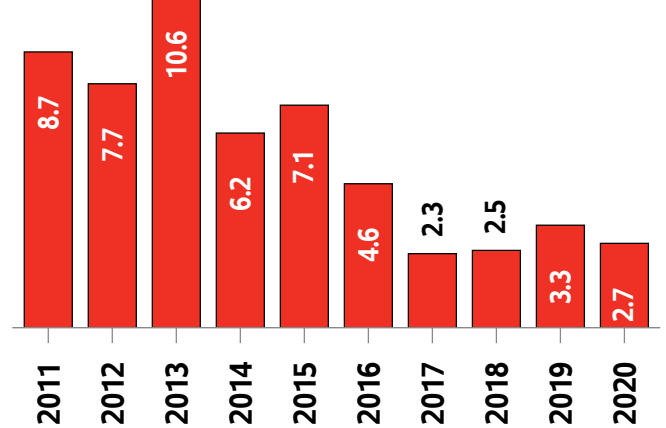
New Listings (August only)



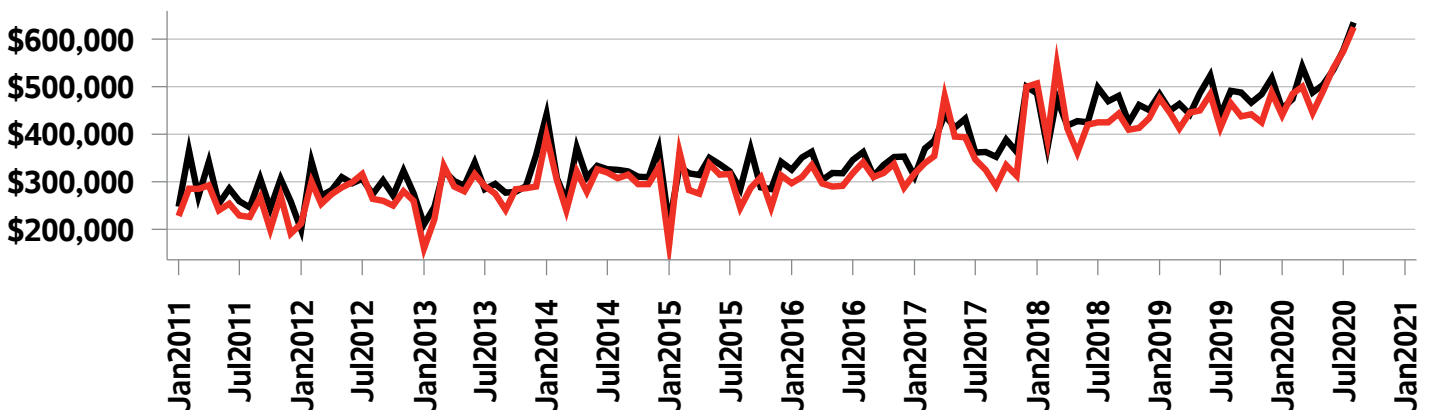
Active Listings (August only)



Months of Inventory (August only)

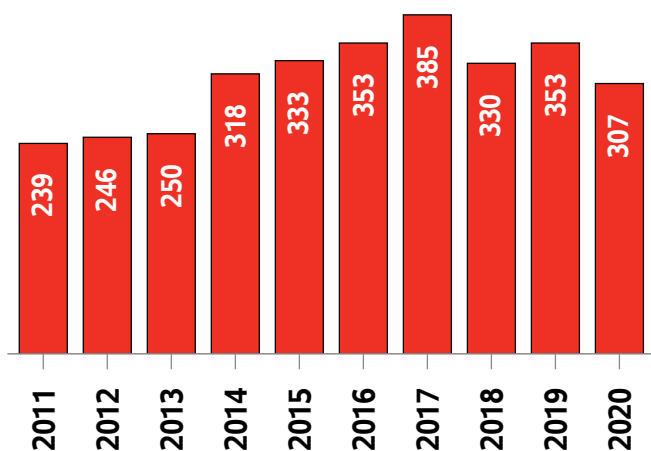


Average Price and Median Price

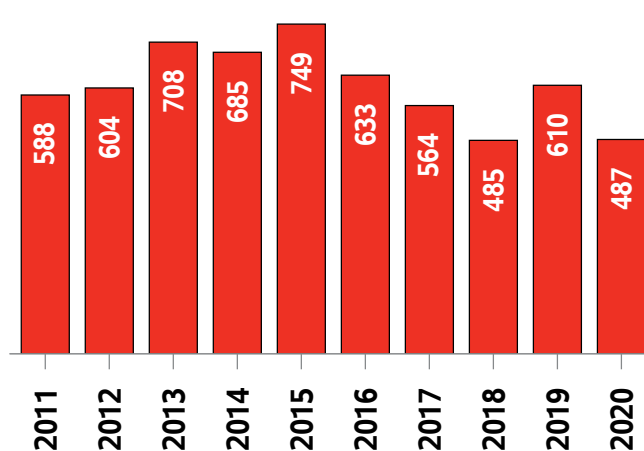


Middlesex MLS® Residential Market Activity

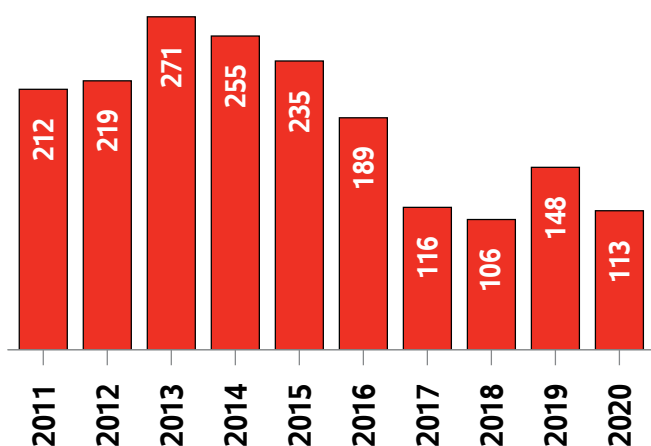
Sales Activity (August Year-to-date)



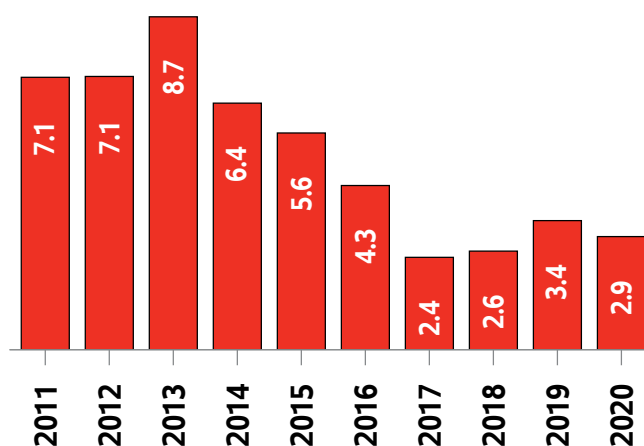
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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 of sales January to the current month

Middlesex MLS® Residential Market Activity

Actual	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	37	-15.9	-11.9	-14.0	0.0	37.0	12.1
Dollar Volume	\$23,497,857	8.7	19.2	50.7	123.2	194.4	153.2
New Listings	56	-12.5	19.1	-9.7	-27.3	-34.1	-6.7
Active Listings	99	-30.8	-3.9	-2.0	-62.1	-65.3	-46.8
Sales to New Listings Ratio ¹	66.1	68.8	89.4	69.4	48.1	31.8	55.0
Months of Inventory ²	2.7	3.3	2.5	2.3	7.1	10.6	5.6
Average Price	\$635,077	29.3	35.3	75.1	123.2	114.8	125.9
Median Price	\$625,000	34.3	47.1	92.4	155.1	127.3	121.6
Sales to List Price Ratio	103.7	101.3	99.7	98.4	97.7	98.0	95.1
Median Days on Market	13.0	11.5	20.0	19.0	41.0	62.0	48.0
Year-to-date	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	307	-13.0	-7.0	-20.3	-7.8	22.8	10.8
Dollar Volume	\$164,504,287	-1.7	12.1	8.4	55.6	122.7	113.1
New Listings	487	-20.2	0.4	-13.7	-35.0	-31.2	-12.6
Active Listings ³	113	-23.8	6.7	-2.4	-51.8	-58.2	-44.5
Sales to New Listings Ratio ⁴	63.0	57.9	68.0	68.3	44.5	35.3	49.7
Months of Inventory ⁵	2.9	3.4	2.6	2.4	5.6	8.7	5.9
Average Price	\$535,845	13.0	20.5	35.9	68.7	81.3	92.3
Median Price	\$511,000	13.6	21.7	41.6	67.7	82.5	101.2
Sales to List Price Ratio	101.2	101.0	100.5	100.9	97.4	96.7	97.2
Median Days on Market	13.0	14.0	13.5	18.0	37.0	44.5	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.

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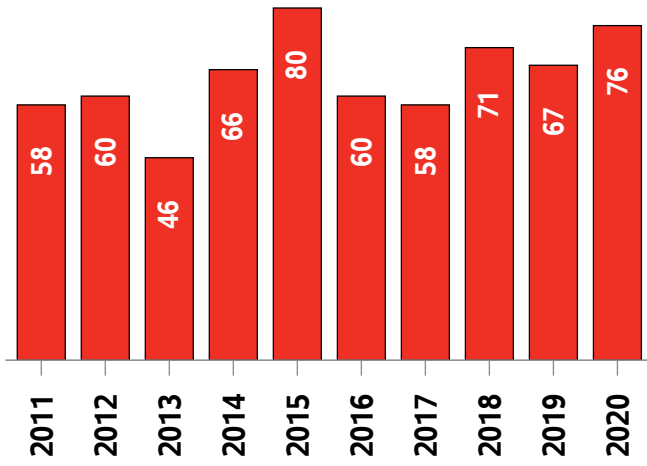
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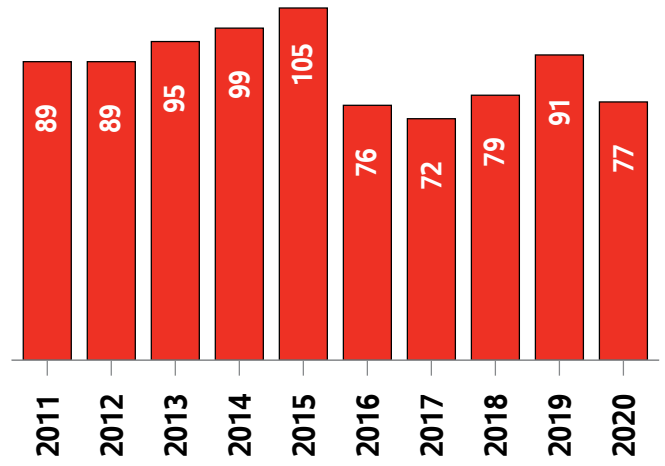
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St. Thomas MLS® Residential Market Activity

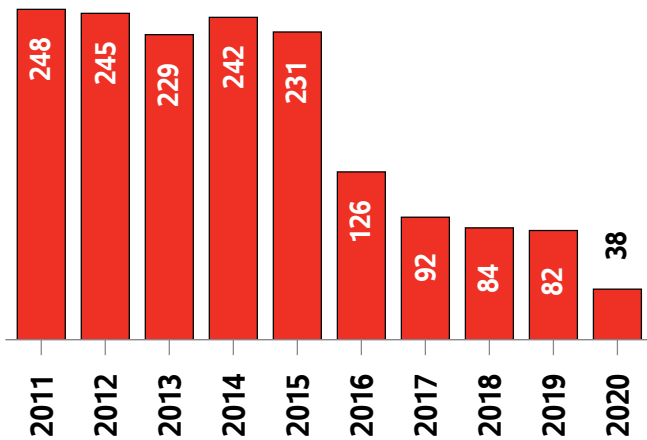
Sales Activity (August only)



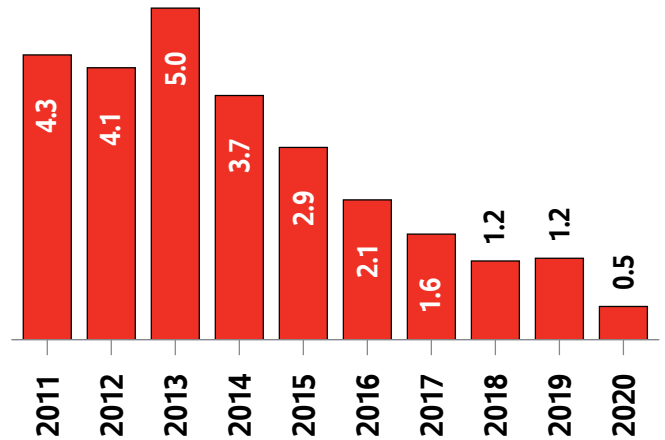
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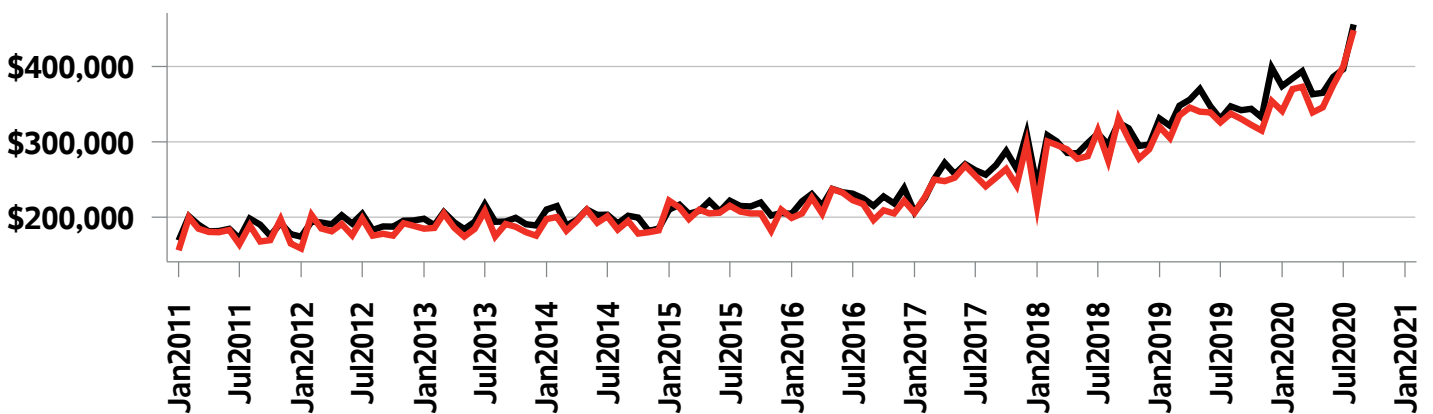
Active Listings (August only)



Months of Inventory (August only)

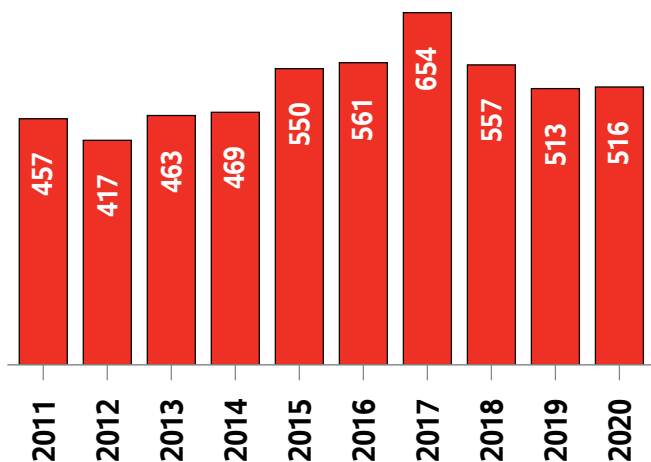


Average Price and Median Price

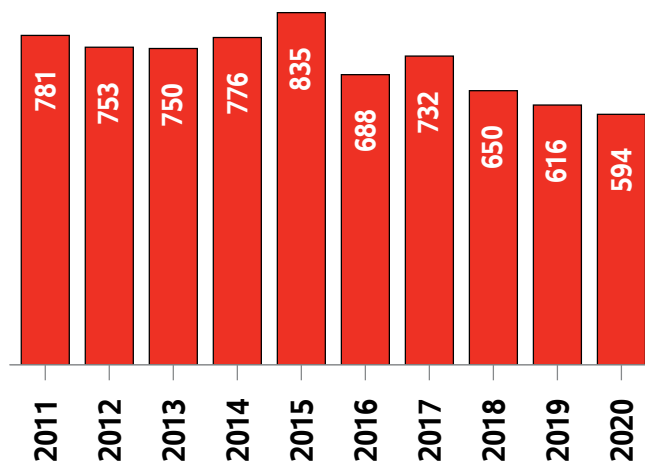


St. Thomas MLS® Residential Market Activity

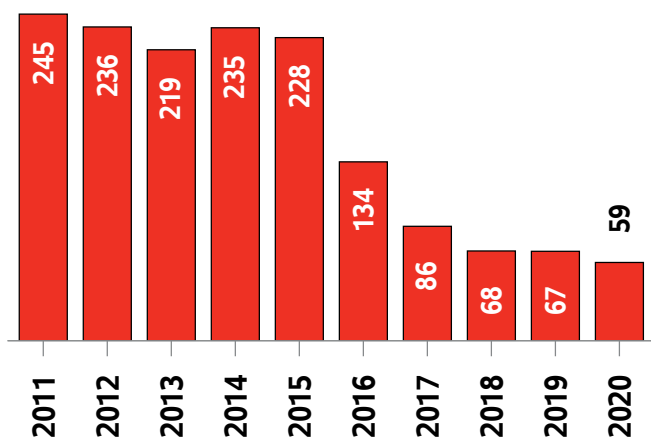
Sales Activity (August Year-to-date)



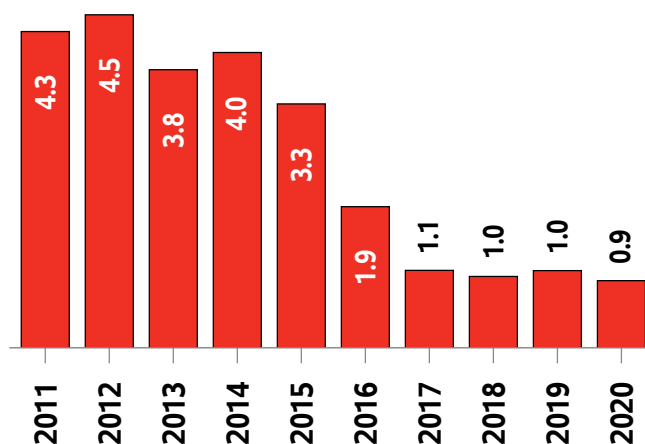
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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 of sales January to the current month

St. Thomas MLS® Residential Market Activity

Actual	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	76	13.4	7.0	31.0	-5.0	65.2	52.0
Dollar Volume	\$34,639,741	49.0	64.7	132.9	101.5	288.3	283.4
New Listings	77	-15.4	-2.5	6.9	-26.7	-18.9	-15.4
Active Listings	38	-53.7	-54.8	-58.7	-83.5	-83.4	-82.2
Sales to New Listings Ratio ¹	98.7	73.6	89.9	80.6	76.2	48.4	54.9
Months of Inventory ²	0.5	1.2	1.2	1.6	2.9	5.0	4.3
Average Price	\$455,786	31.3	53.8	77.7	112.1	135.1	152.2
Median Price	\$448,000	32.7	62.9	85.9	116.0	156.7	147.4
Sales to List Price Ratio	104.6	99.2	100.6	98.9	97.6	96.9	96.9
Median Days on Market	9.0	11.0	12.0	17.5	36.0	40.0	46.5
Year-to-date	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	516	0.6	-7.4	-21.1	-6.2	11.4	11.2
Dollar Volume	\$203,258,247	14.3	24.1	22.3	72.8	122.2	139.3
New Listings	594	-3.6	-8.6	-18.9	-28.9	-20.8	-18.5
Active Listings ³	59	-12.5	-12.8	-31.5	-74.1	-73.1	-72.1
Sales to New Listings Ratio ⁴	86.9	83.3	85.7	89.3	65.9	61.7	63.6
Months of Inventory ⁵	0.9	1.0	1.0	1.1	3.3	3.8	3.6
Average Price	\$393,911	13.7	33.9	55.0	84.2	99.4	115.2
Median Price	\$379,450	13.9	33.1	54.9	82.4	104.0	114.7
Sales to List Price Ratio	102.4	101.2	101.6	100.1	97.4	97.3	97.0
Median Days on Market	9.0	11.0	10.0	14.0	32.0	36.0	36.0

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 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.

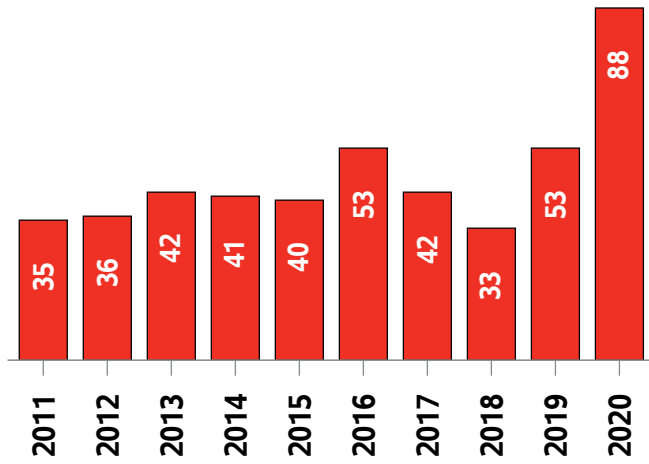
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

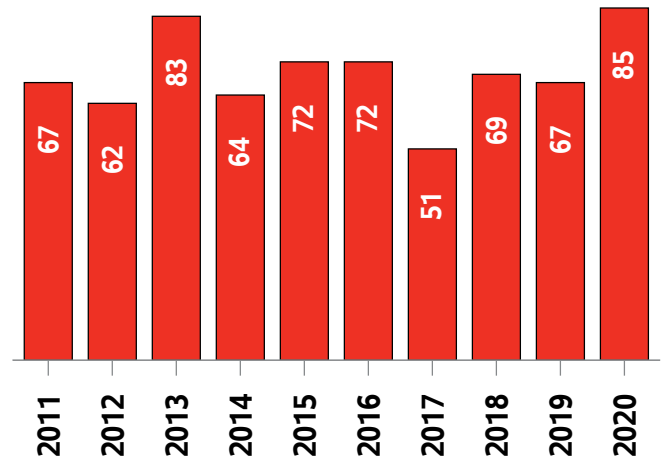
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Strathroy MLS® Residential Market Activity

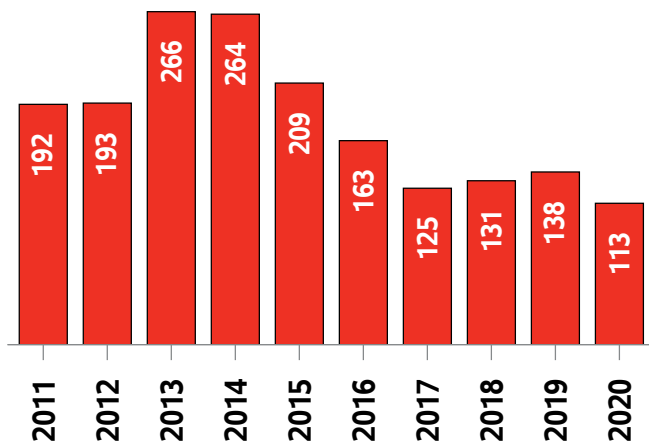
Sales Activity (August only)



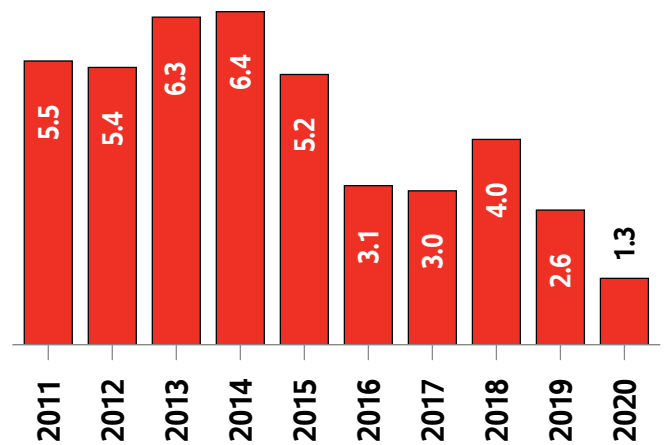
New Listings (August only)



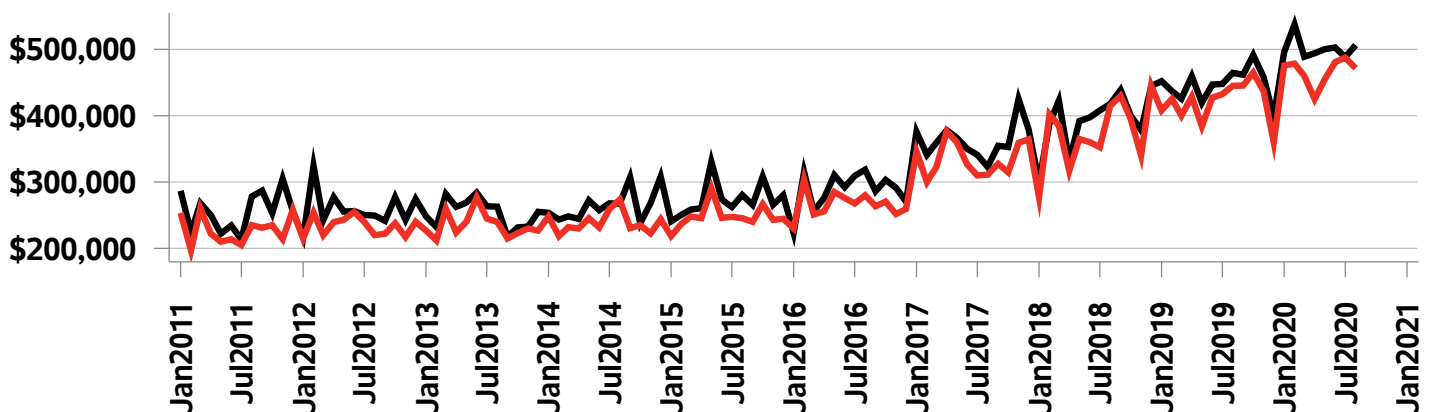
Active Listings (August only)



Months of Inventory (August only)

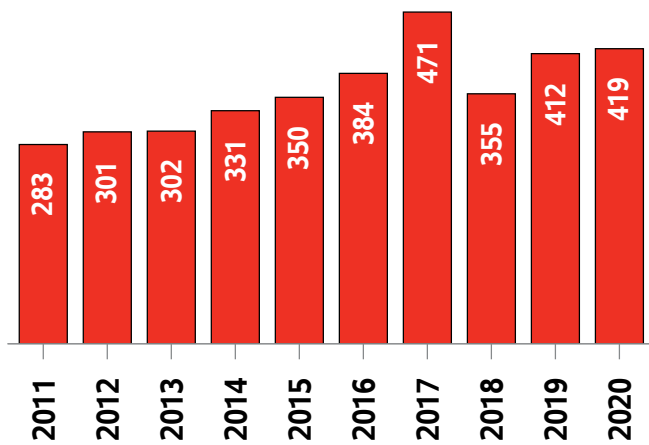


Average Price and Median Price

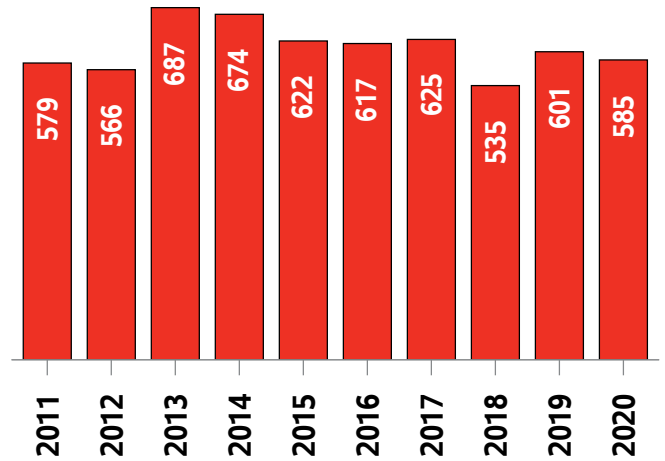


Strathroy MLS® Residential Market Activity

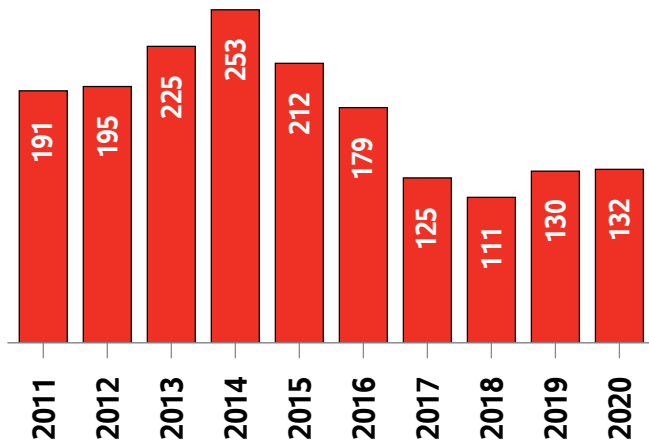
Sales Activity (August Year-to-date)



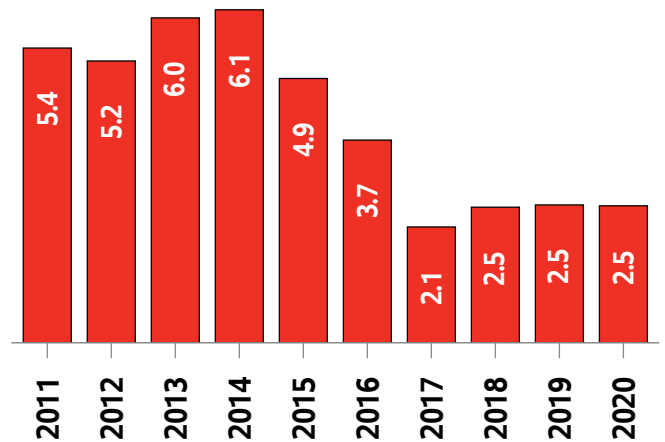
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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 of sales January to the current month

Strathroy MLS® Residential Market Activity

Actual	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	88	66.0	166.7	109.5	120.0	109.5	166.7
Dollar Volume	\$44,570,167	81.0	223.3	228.8	297.2	303.7	503.4
New Listings	85	26.9	23.2	66.7	18.1	2.4	26.9
Active Listings	113	-18.1	-13.7	-9.6	-45.9	-57.5	-40.2
Sales to New Listings Ratio ¹	103.5	79.1	47.8	82.4	55.6	50.6	49.3
Months of Inventory ²	1.3	2.6	4.0	3.0	5.2	6.3	5.7
Average Price	\$506,479	9.0	21.2	56.9	80.6	92.7	126.3
Median Price	\$471,500	6.0	13.6	51.6	92.1	96.5	110.0
Sales to List Price Ratio	102.6	99.0	100.8	98.2	99.0	97.3	97.1
Median Days on Market	9.5	21.0	20.0	22.5	36.5	49.0	21.0
Year-to-date	August 2020	Compared to ⁶					
		August 2019	August 2018	August 2017	August 2015	August 2013	August 2010
Sales Activity	419	1.7	18.0	-11.0	19.7	38.7	39.2
Dollar Volume	\$210,025,430	14.9	52.9	24.9	118.1	161.5	193.9
New Listings	585	-2.7	9.3	-6.4	-5.9	-14.8	10.2
Active Listings ³	132	1.1	19.2	5.2	-37.9	-41.5	-23.7
Sales to New Listings Ratio ⁴	71.6	68.6	66.4	75.4	56.3	44.0	56.7
Months of Inventory ⁵	2.5	2.5	2.5	2.1	4.9	6.0	4.6
Average Price	\$501,254	12.9	29.6	40.4	82.2	88.5	111.1
Median Price	\$475,000	13.4	32.7	37.4	90.1	97.9	115.9
Sales to List Price Ratio	101.3	99.9	100.5	100.0	97.5	97.3	97.1
Median Days on Market	13.0	15.0	13.0	17.0	32.5	37.5	32.0

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 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.

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