



Residential Market Activity

February 2019

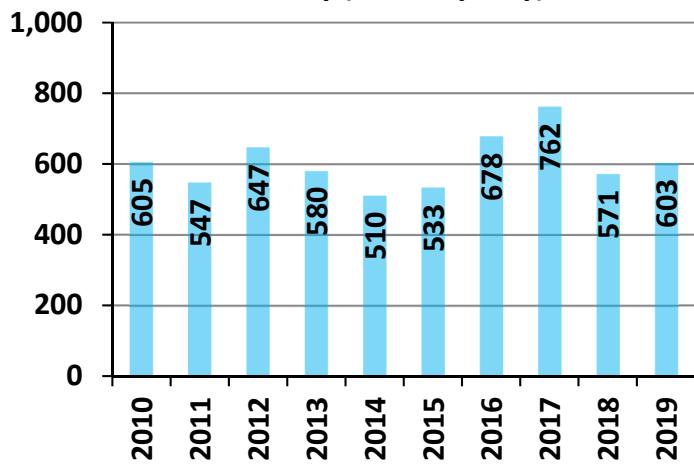


Prepared for the London & St. Thomas Association of REALTORS®
by the Canadian Real Estate Association

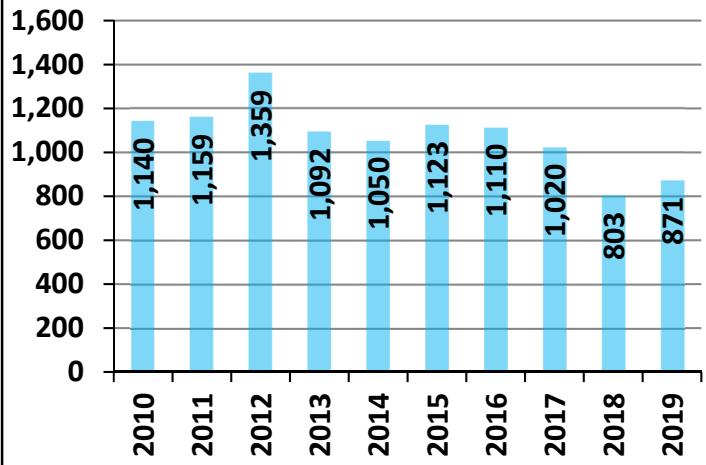
London and St. Thomas

Residential Market Activity

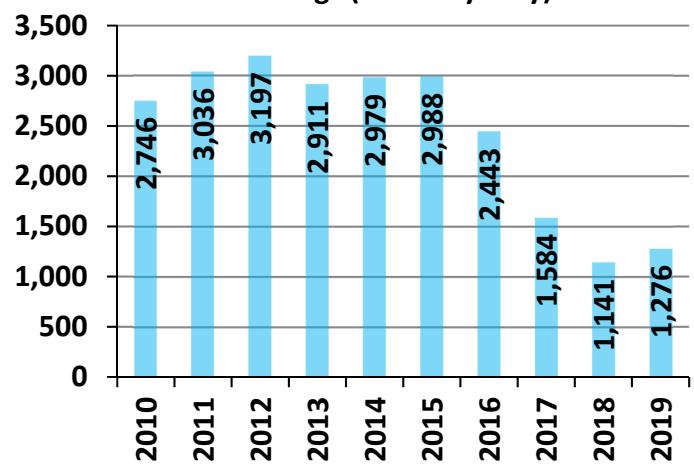
Sales activity (February only)



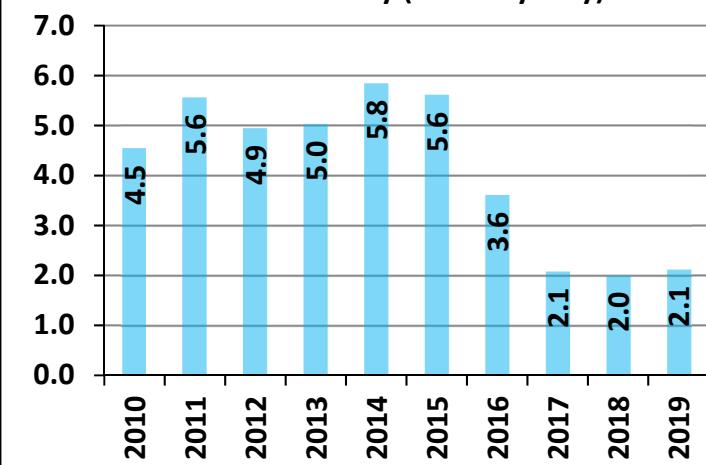
New listings (February only)



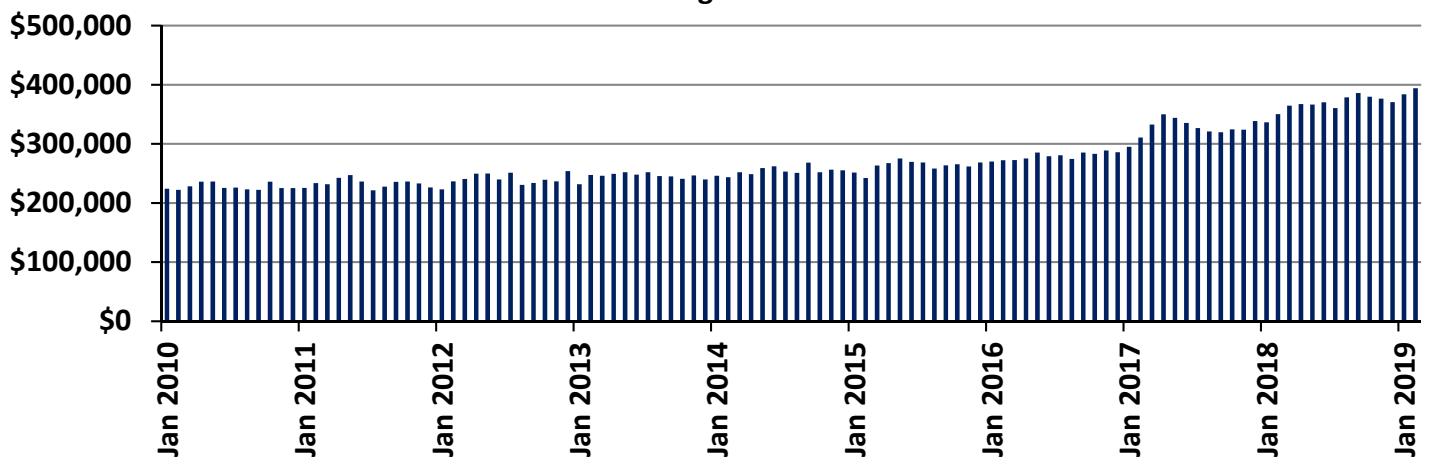
Active listings (February only)



Months of inventory (February only)



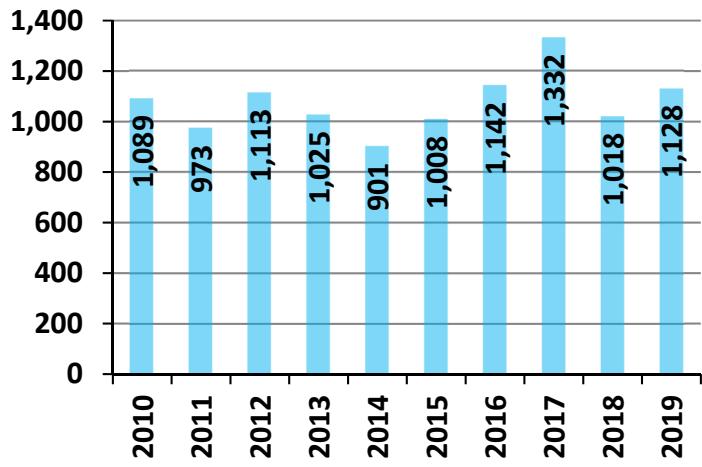
Average Price



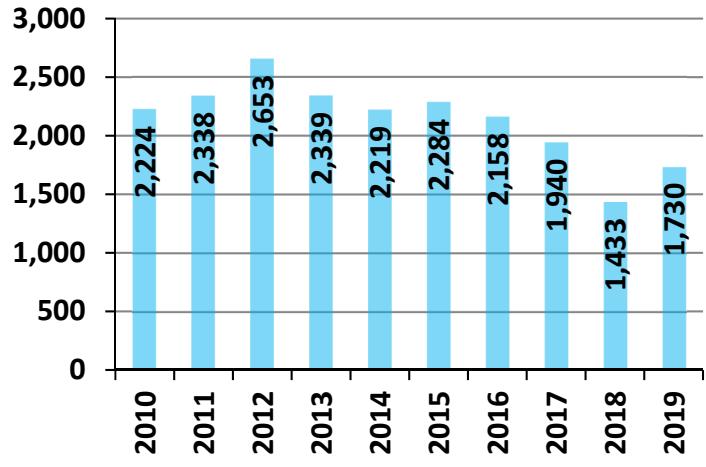
London and St. Thomas

Residential Market Activity

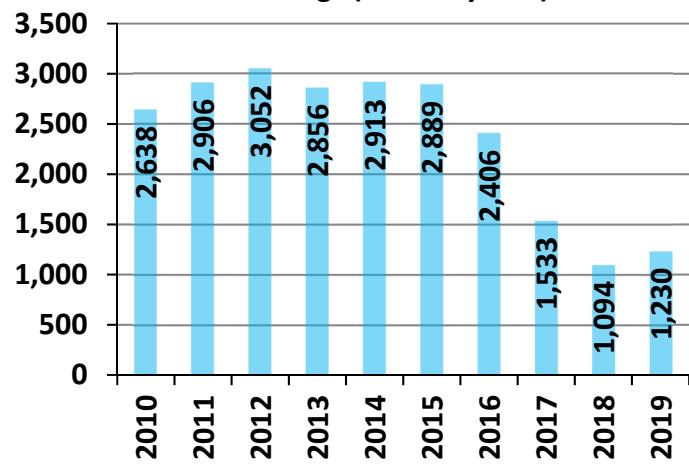
Sales activity (February YTD)



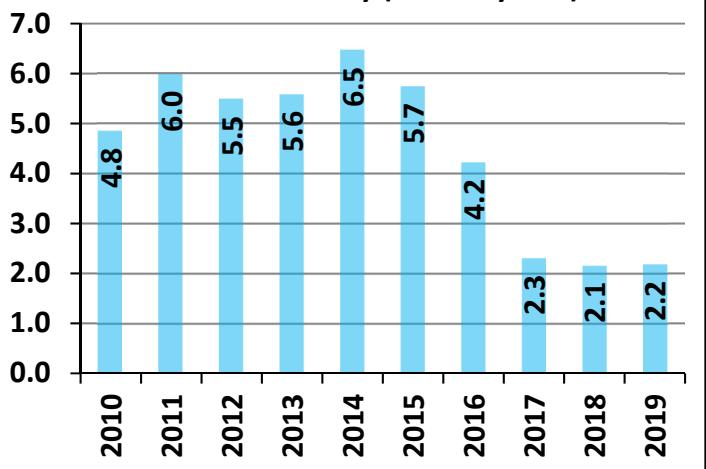
New listings (February YTD)



Active listings (February YTD)



Months of inventory (February YTD)



London and St. Thomas

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	603	5.6	-20.9	-11.1	18.2	-6.8	23.1
Dollar Volume	\$237,528,097	18.8	0.3	28.7	91.2	55.2	127.9
New Listings	871	8.5	-14.6	-21.5	-17.0	-35.9	-22.2
Active Listings	1,276	11.8	-19.4	-47.8	-57.2	-60.1	-61.2
Sales to New Listings Ratio ¹	69.2	71.1	74.7	61.1	48.6	47.6	43.8
Months of Inventory ²	2.1	2.0	2.1	3.6	5.8	4.9	6.7
Average Price	\$393,911	12.5	26.8	44.7	61.7	66.5	85.2

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	1,128	10.8	-15.3	-1.2	25.2	1.3	41.4
Dollar Volume	\$439,018,206	25.3	8.4	41.7	99.2	70.9	161.6
New Listings	1,730	20.7	-10.8	-19.8	-22.0	-34.8	-22.2
Active Listings ³	1,230	12.4	-19.8	-48.9	-57.8	-59.7	-61.7
Sales to New Listings Ratio ⁴	65.2	71.0	68.7	52.9	40.6	42.0	35.9
Months of Inventory ⁵	2.2	2.1	2.3	4.2	6.5	5.5	8.1
Average Price	\$389,201	13.1	28.0	43.5	59.1	68.6	85.1

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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

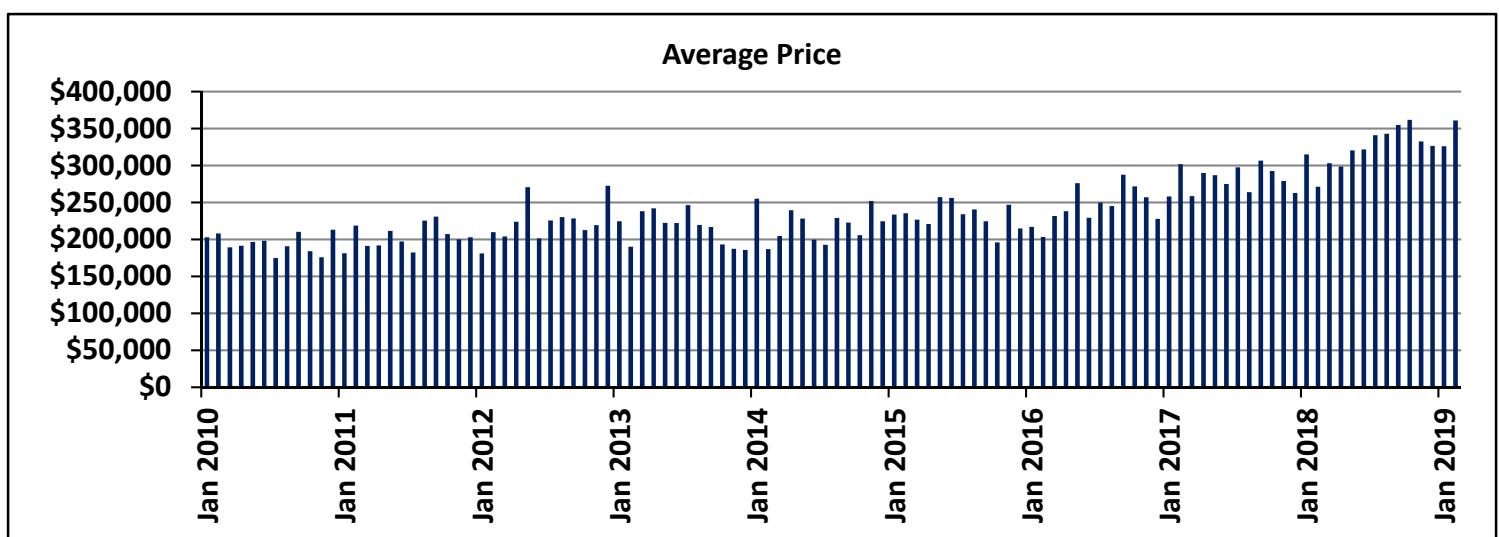
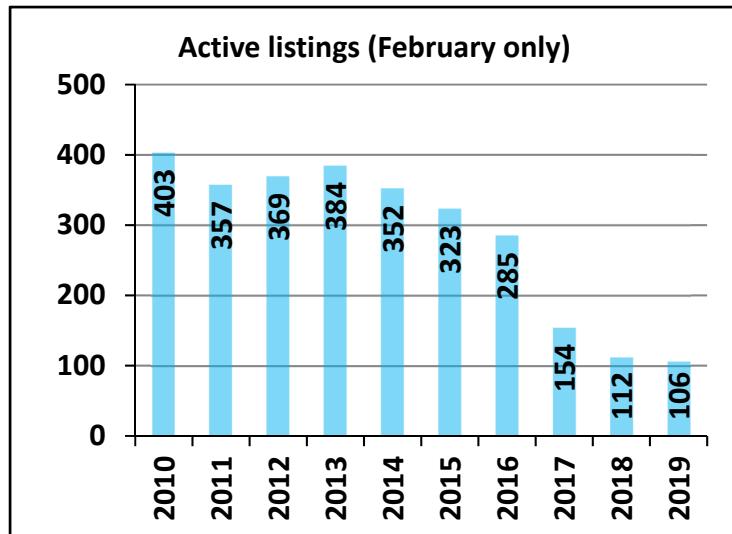
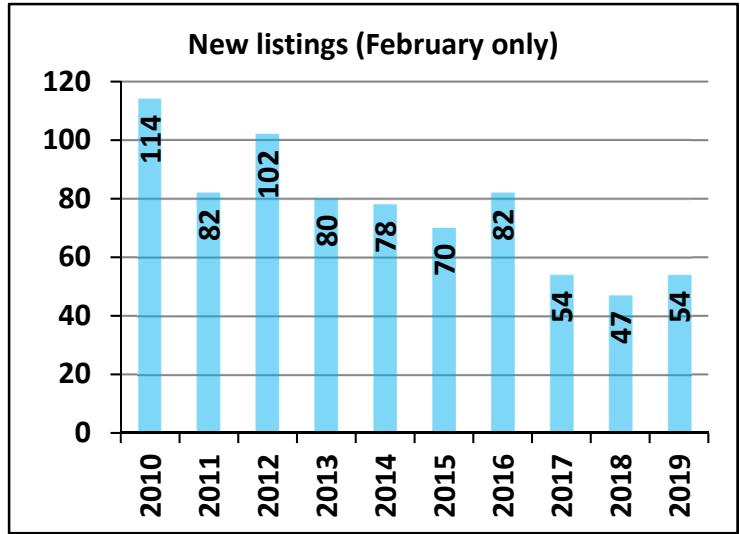
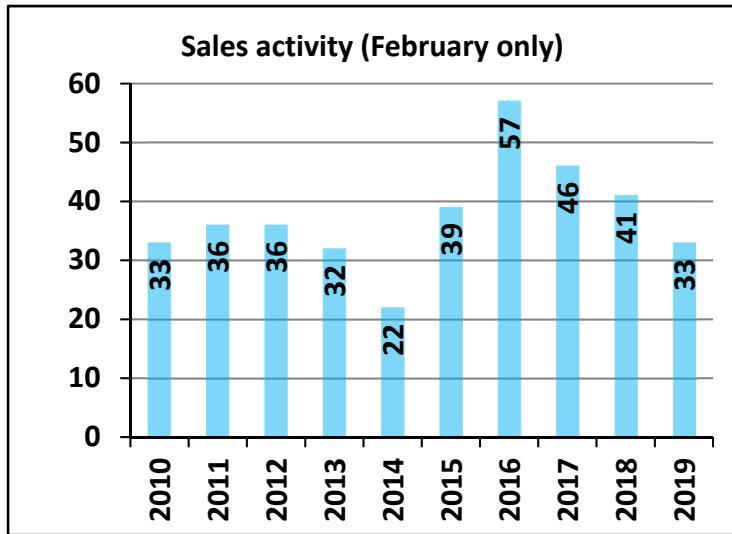
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

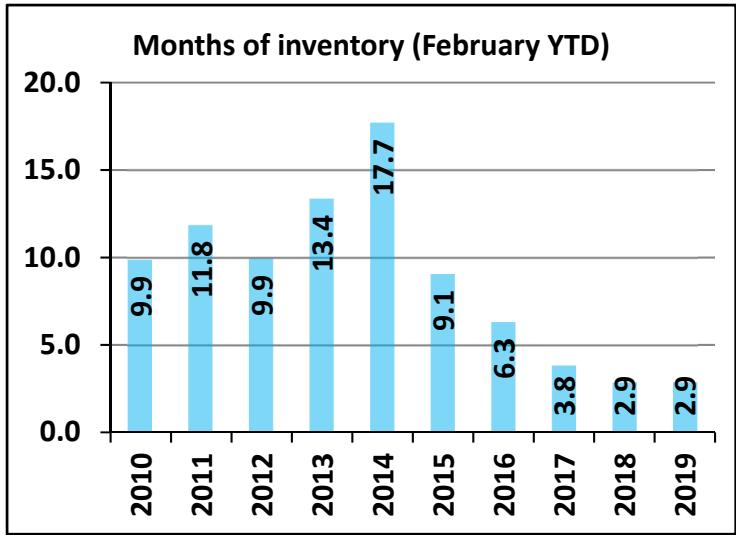
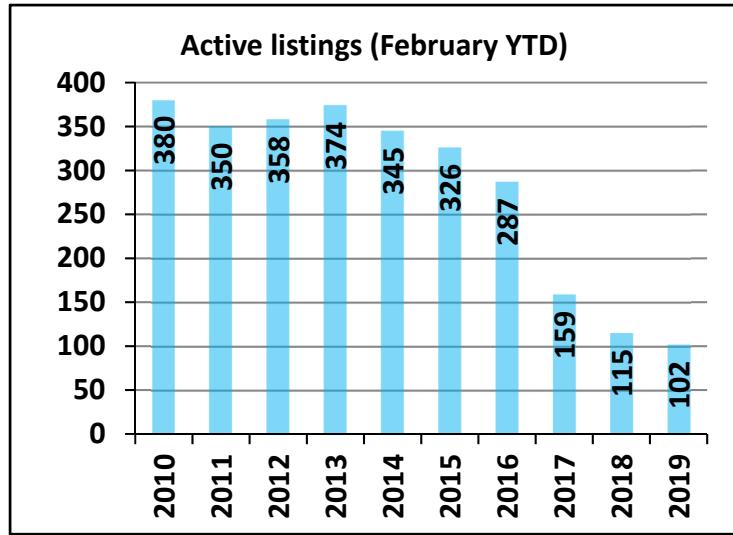
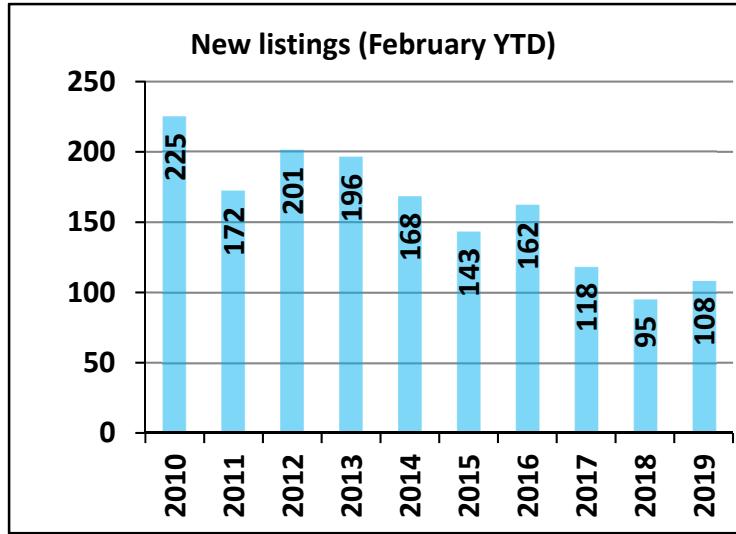
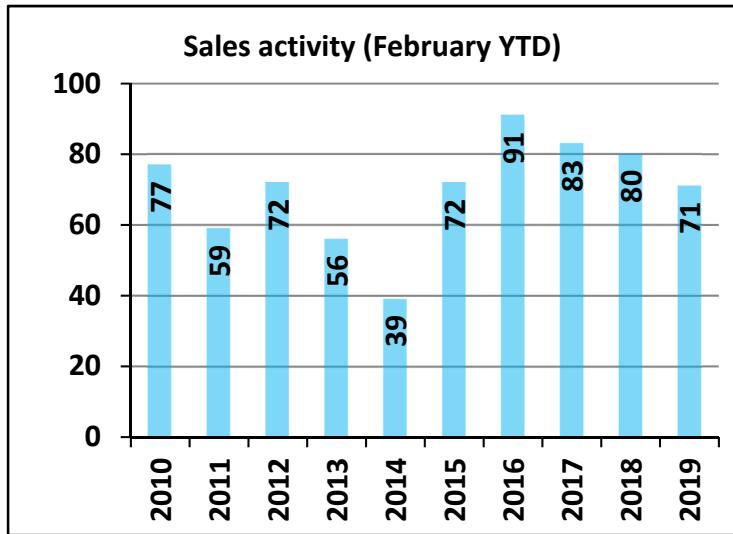
Elgin County

Residential Market Activity



Elgin County

Residential Market Activity



Elgin County

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	33	-19.5	-28.3	-42.1	50.0	-8.3	3.1
Dollar Volume	\$11,906,400	7.0	-14.2	2.7	189.8	57.6	82.5
New Listings	54	14.9	0.0	-34.1	-30.8	-47.1	-45.5
Active Listings	106	-5.4	-31.2	-62.8	-69.9	-71.3	-75.4
Sales to New Listings Ratio ¹	61.1	87.2	85.2	69.5	28.2	35.3	32.3
Months of Inventory ²	3.2	2.7	3.3	5.0	16.0	10.3	13.5
Average Price	\$360,800	33.0	19.6	77.5	93.2	72.0	77.0

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	71	-11.3	-14.5	-22.0	82.1	-1.4	44.9
Dollar Volume	\$24,296,244	3.8	3.7	28.1	187.8	72.7	146.1
New Listings	108	13.7	-8.5	-33.3	-35.7	-46.3	-44.9
Active Listings ³	102	-11.3	-35.8	-64.5	-70.4	-71.5	-75.7
Sales to New Listings Ratio ⁴	65.7	84.2	70.3	56.2	23.2	35.8	25.0
Months of Inventory ⁵	2.9	2.9	3.8	6.3	17.7	9.9	17.1
Average Price	\$342,201	17.0	21.2	64.2	58.1	75.1	69.8

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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

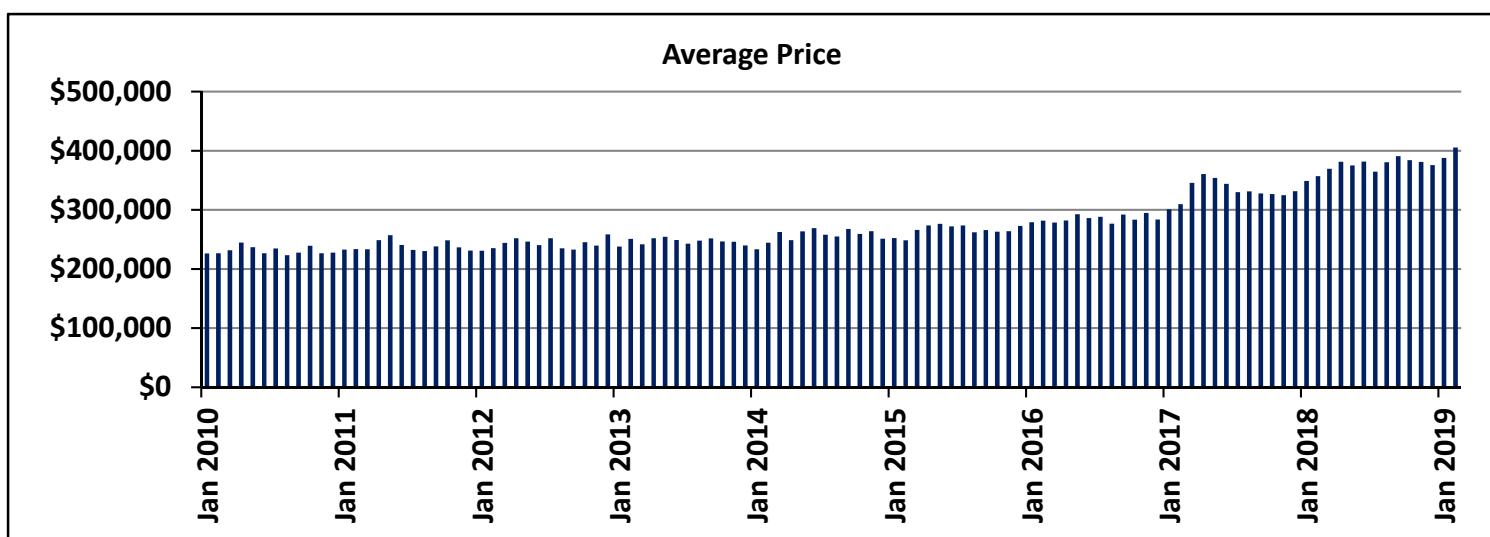
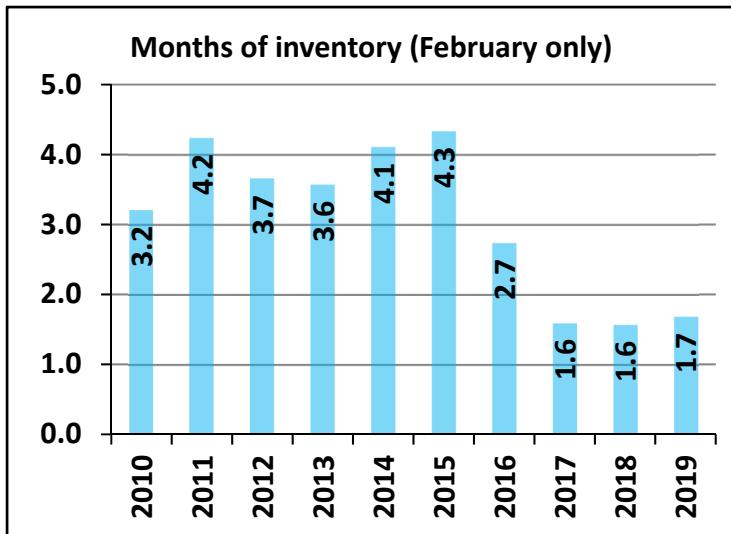
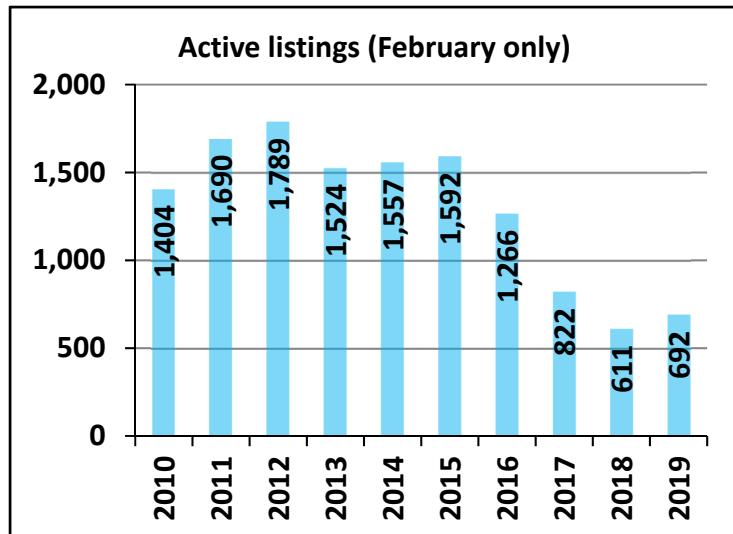
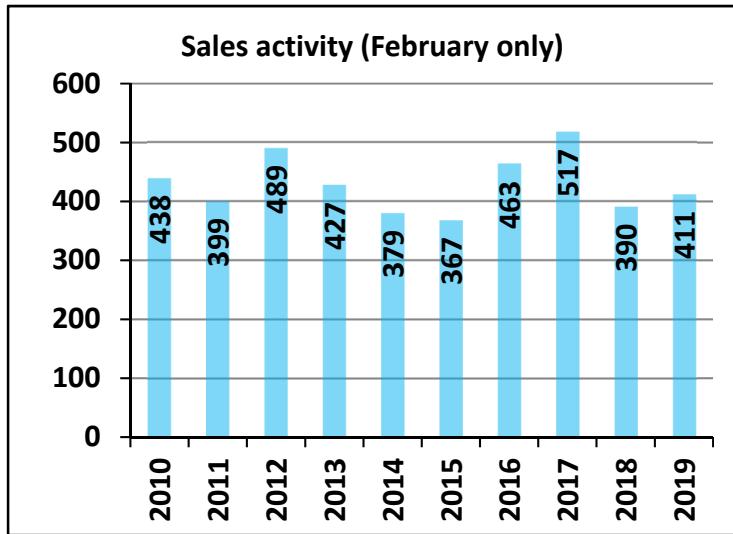
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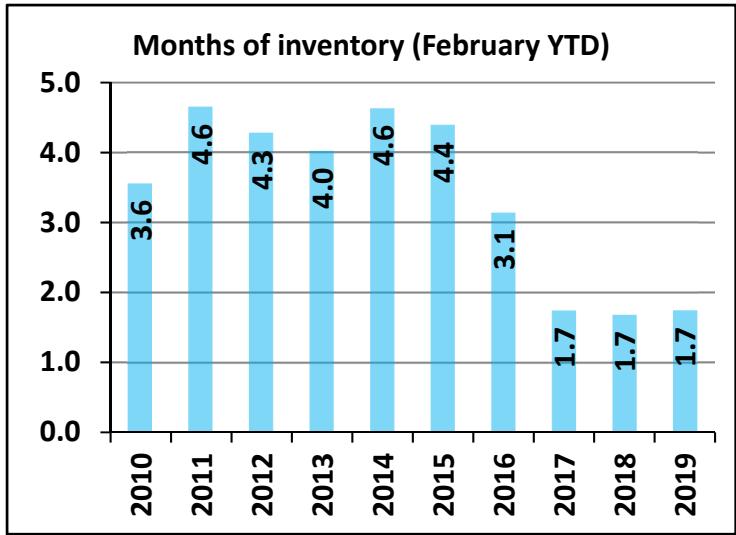
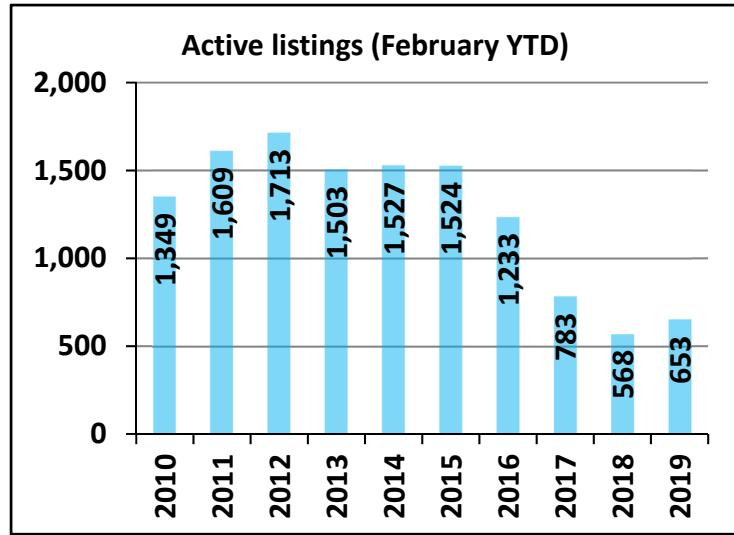
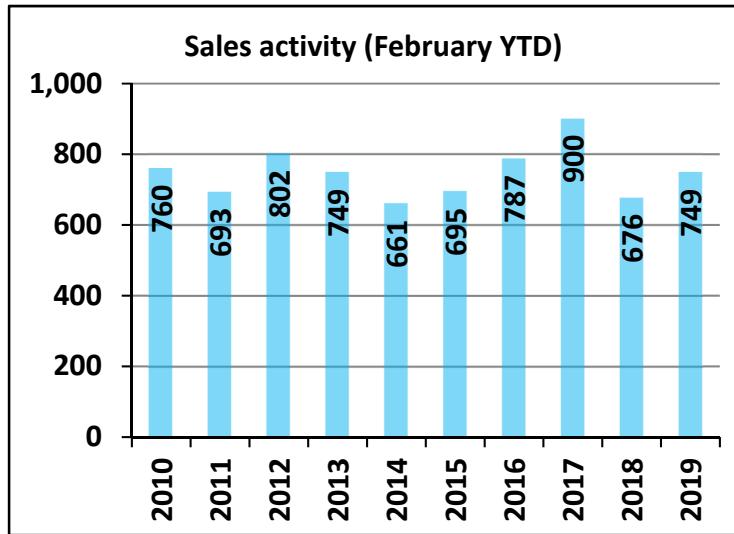
London

Residential Market Activity



London

Residential Market Activity



London

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	411	5.4	-20.5	-11.2	8.4	-16.0	17.4
Dollar Volume	\$166,531,251	19.6	4.0	27.8	79.9	44.8	127.5
New Listings	596	7.2	-12.6	-21.5	-11.8	-35.6	-22.9
Active Listings	692	13.3	-15.8	-45.3	-55.6	-61.3	-60.6
Sales to New Listings Ratio ¹	69.0	70.1	75.8	61.0	56.1	52.9	45.3
Months of Inventory ²	1.7	1.6	1.6	2.7	4.1	3.7	5.0
Average Price	\$405,186	13.5	30.9	43.9	65.9	72.3	93.8

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	749	10.8	-16.8	-4.8	13.3	-6.6	31.2
Dollar Volume	\$297,627,638	24.6	8.1	34.8	88.0	58.9	148.8
New Listings	1,129	15.8	-11.5	-21.0	-24.0	-37.7	-24.3
Active Listings ³	653	15.0	-16.6	-47.0	-57.2	-61.9	-61.7
Sales to New Listings Ratio ⁴	66.3	69.3	70.6	55.0	44.5	44.3	38.3
Months of Inventory ⁵	1.7	1.7	1.7	3.1	4.6	4.3	6.0
Average Price	\$397,367	12.4	29.9	41.7	65.9	70.2	89.7

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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

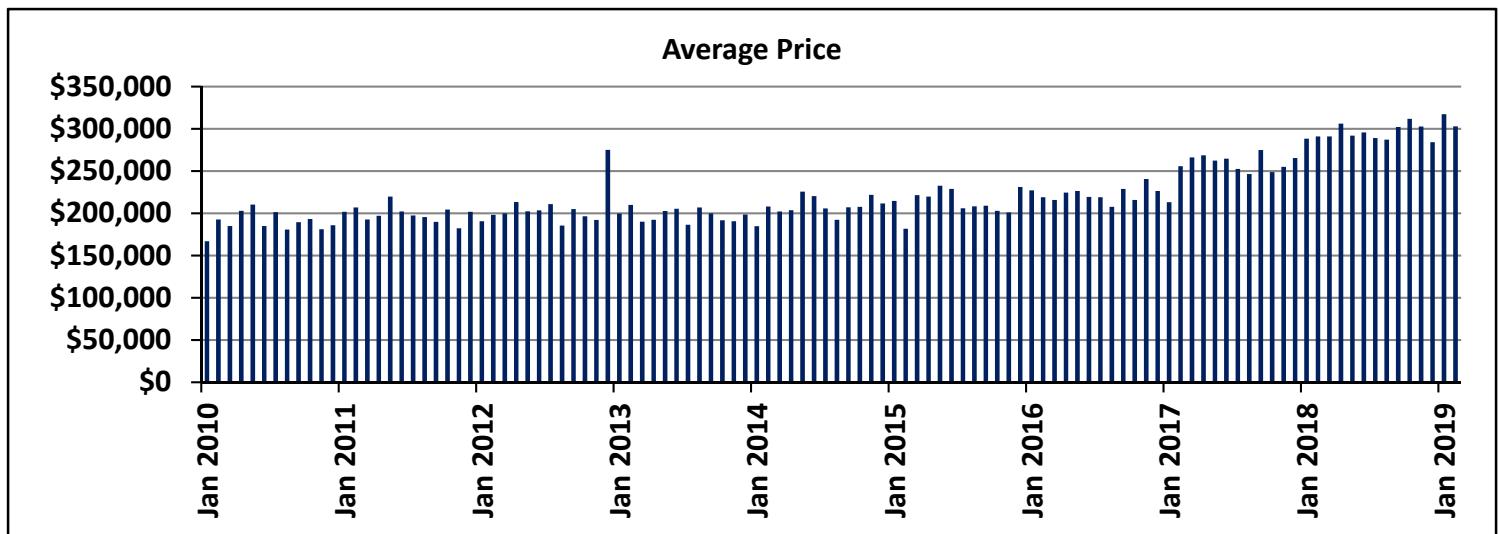
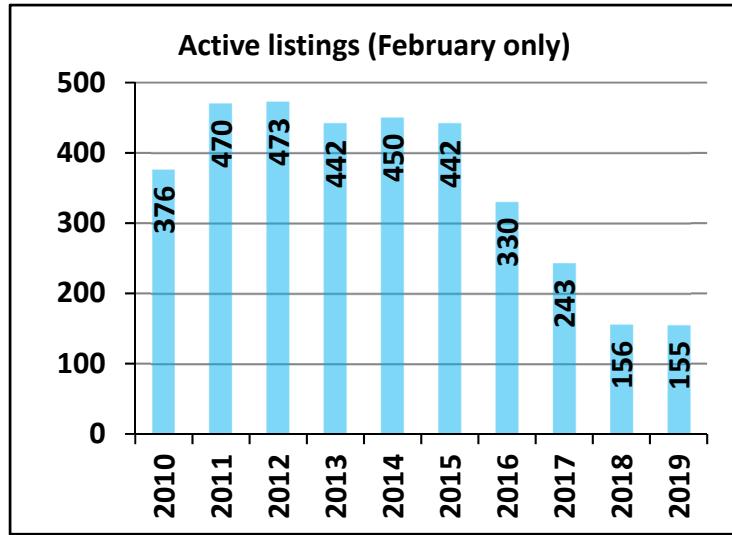
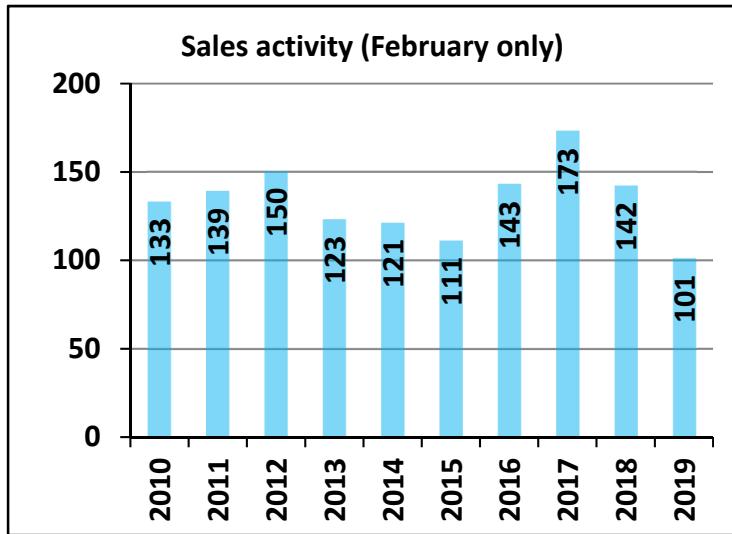
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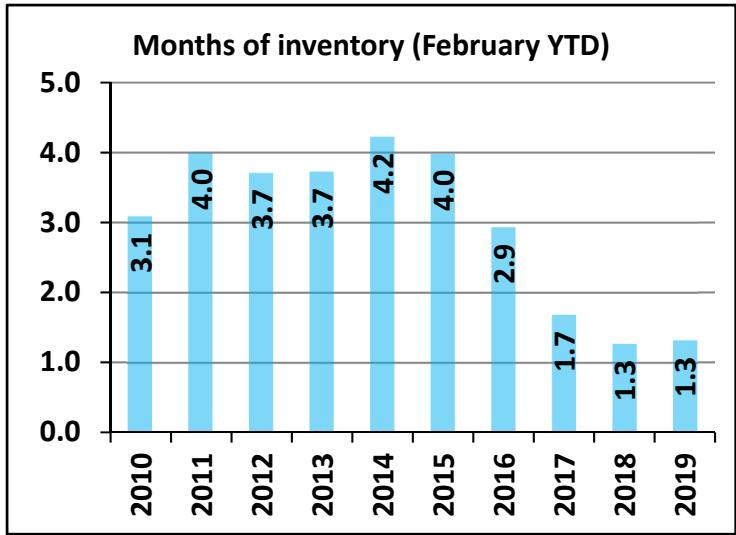
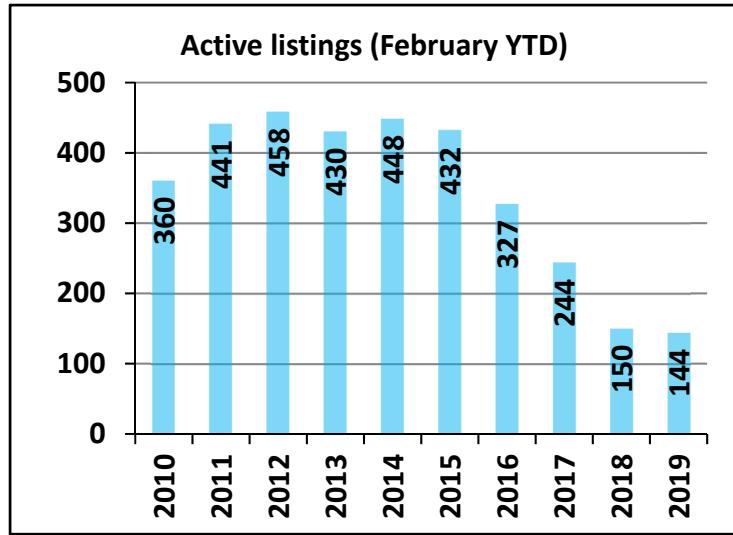
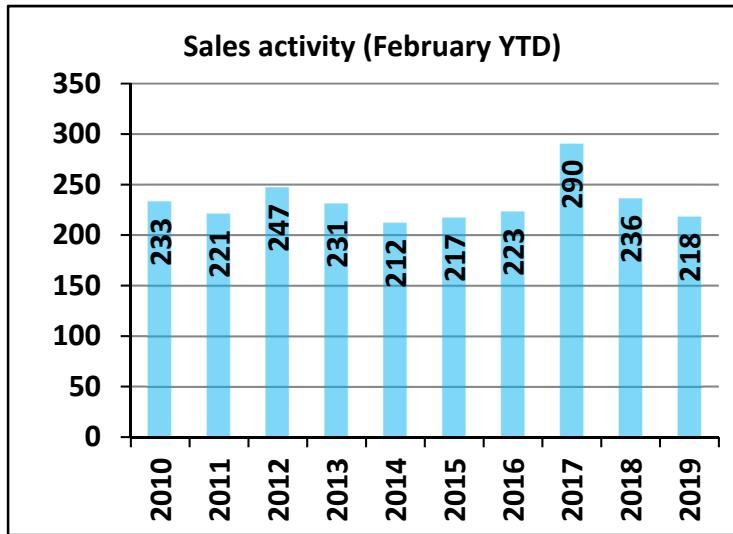
London East

Residential Market Activity



London East

Residential Market Activity



London East

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	101	-28.9	-41.6	-29.4	-16.5	-32.7	1.0
Dollar Volume	\$30,597,450	-25.9	-30.8	-2.2	21.6	2.9	73.5
New Listings	154	-13.5	-23.8	-27.0	-24.9	-37.7	-40.8
Active Listings	155	-0.6	-36.2	-53.0	-65.6	-67.2	-69.2
Sales to New Listings Ratio ¹	65.6	79.8	85.6	67.8	59.0	60.7	38.5
Months of Inventory ²	1.5	1.1	1.4	2.3	3.7	3.2	5.0
Average Price	\$302,945	4.1	18.5	38.4	45.7	52.9	71.7

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	218	-7.6	-24.8	-2.2	2.8	-11.7	27.5
Dollar Volume	\$67,720,349	-1.0	-2.1	36.9	61.4	40.5	121.2
New Listings	314	4.7	-19.9	-22.1	-30.8	-37.6	-30.1
Active Listings ³	144	-4.0	-41.0	-56.0	-67.9	-68.6	-68.9
Sales to New Listings Ratio ⁴	69.4	78.7	74.0	55.3	46.7	49.1	38.1
Months of Inventory ⁵	1.3	1.3	1.7	2.9	4.2	3.7	5.4
Average Price	\$310,644	7.2	30.2	40.1	56.9	59.1	73.5

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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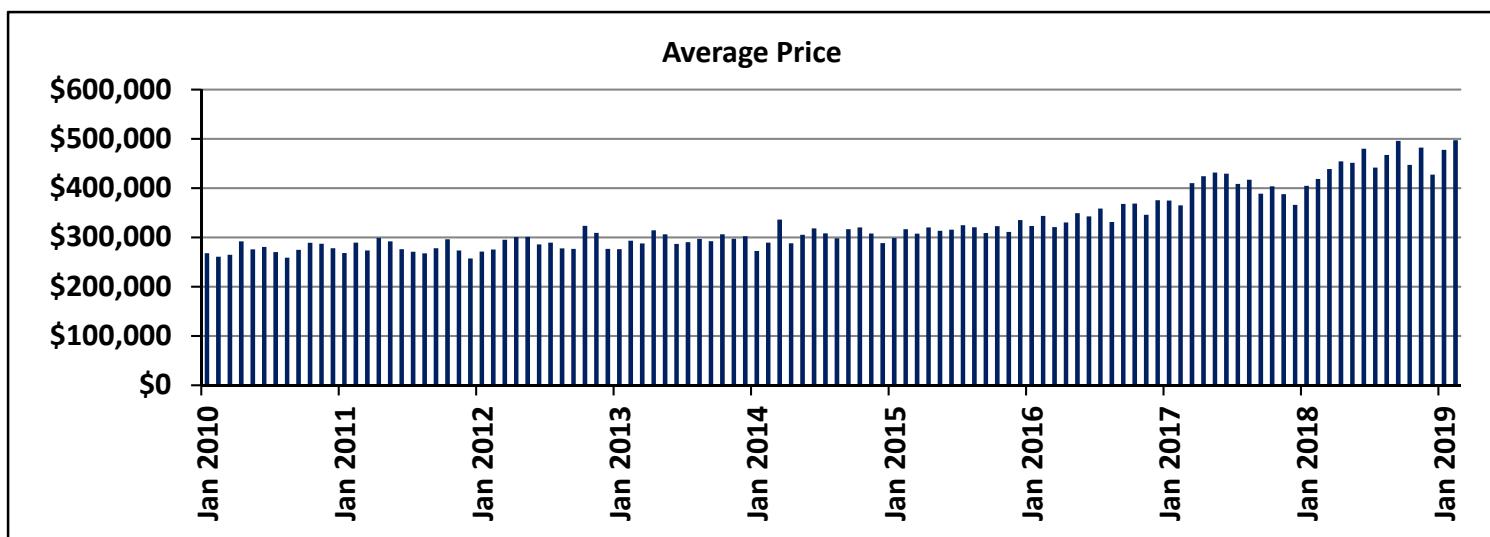
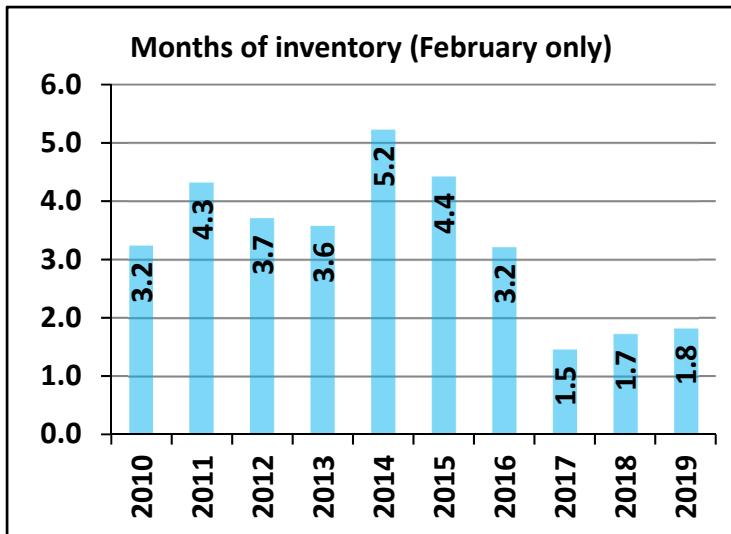
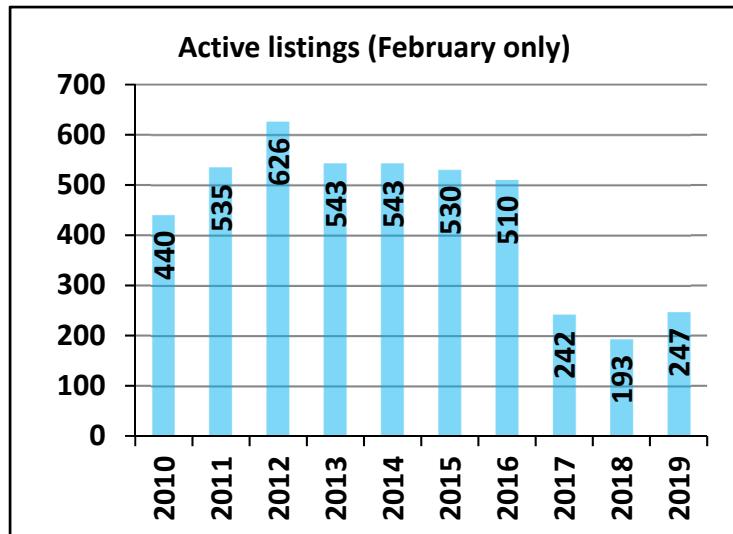
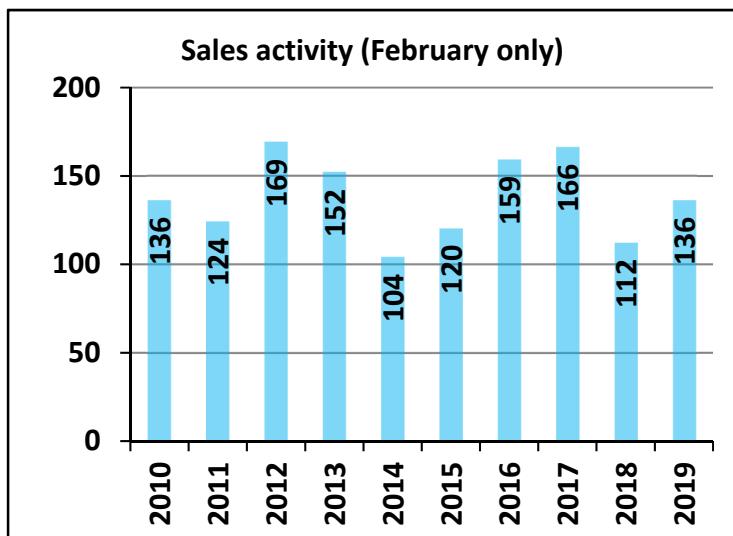
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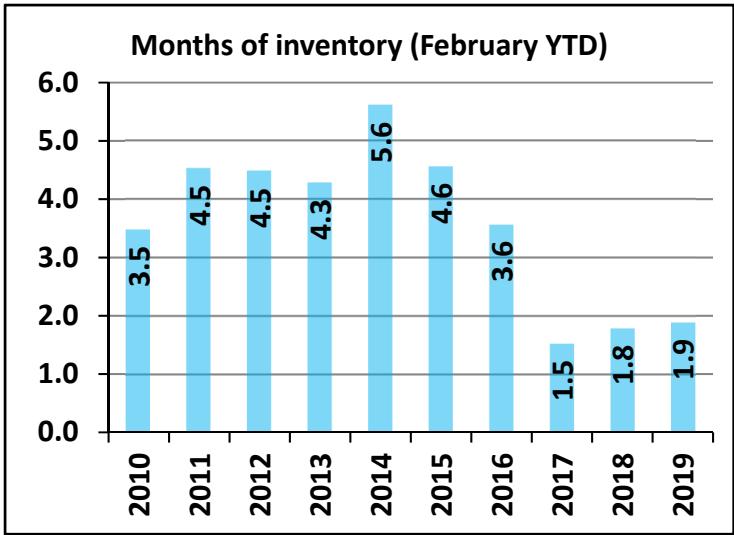
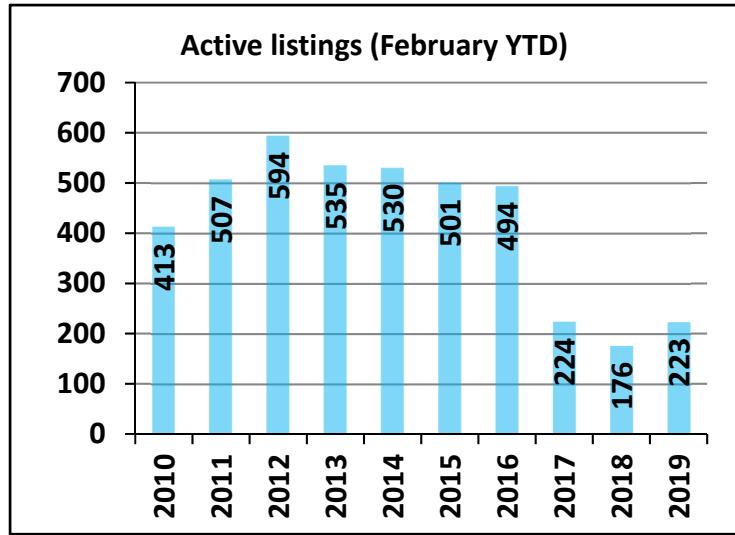
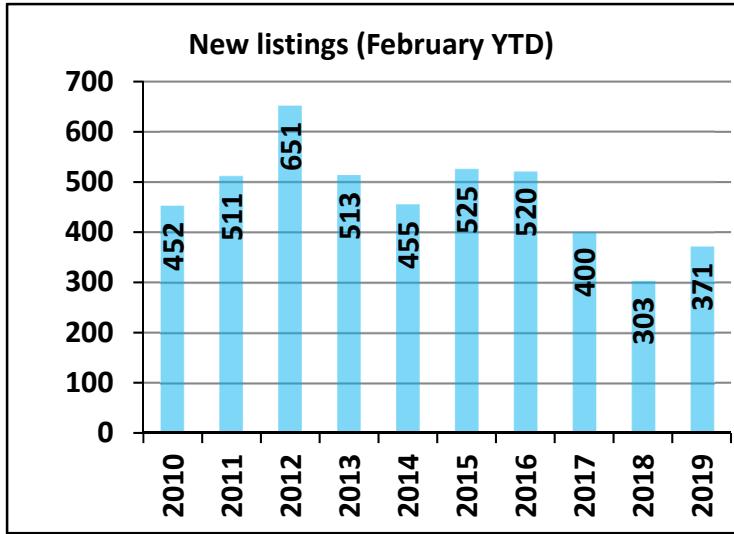
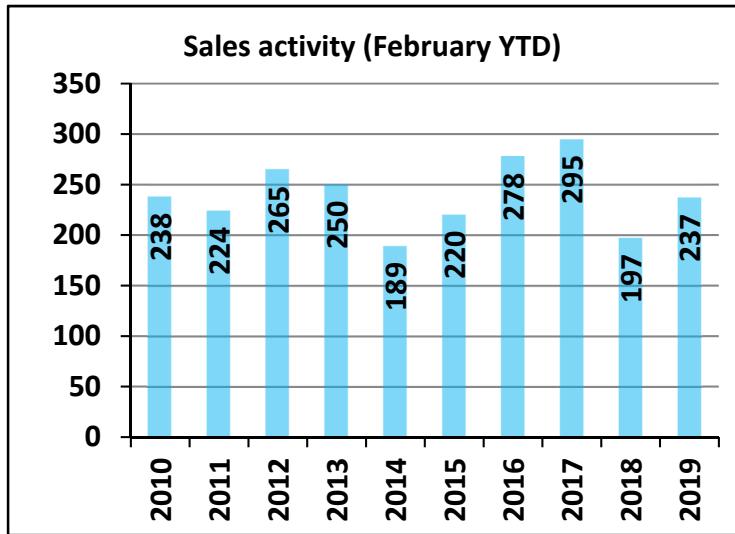
London North

Residential Market Activity



London North

Residential Market Activity



London North

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	136	21.4	-18.1	-14.5	30.8	-19.5	28.3
Dollar Volume	\$67,594,301	44.2	11.6	23.8	124.7	45.2	154.1
New Listings	213	21.0	-5.3	-25.8	2.4	-37.0	-8.2
Active Listings	247	28.0	2.1	-51.6	-54.5	-60.5	-51.9
Sales to New Listings Ratio ¹	63.8	63.6	73.8	55.4	50.0	50.0	45.7
Months of Inventory ²	1.8	1.7	1.5	3.2	5.2	3.7	4.8
Average Price	\$497,017	18.7	36.2	44.7	71.9	80.5	98.1

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	237	20.3	-19.7	-14.7	25.4	-10.6	37.0
Dollar Volume	\$115,833,401	42.5	6.4	24.5	117.6	59.6	163.8
New Listings	371	22.4	-7.3	-28.7	-18.5	-43.0	-18.5
Active Listings ³	223	26.7	-0.4	-54.9	-57.9	-62.5	-55.5
Sales to New Listings Ratio ⁴	63.9	65.0	73.8	53.5	41.5	40.7	38.0
Months of Inventory ⁵	1.9	1.8	1.5	3.6	5.6	4.5	5.8
Average Price	\$488,749	18.5	32.4	46.0	73.5	78.5	92.5

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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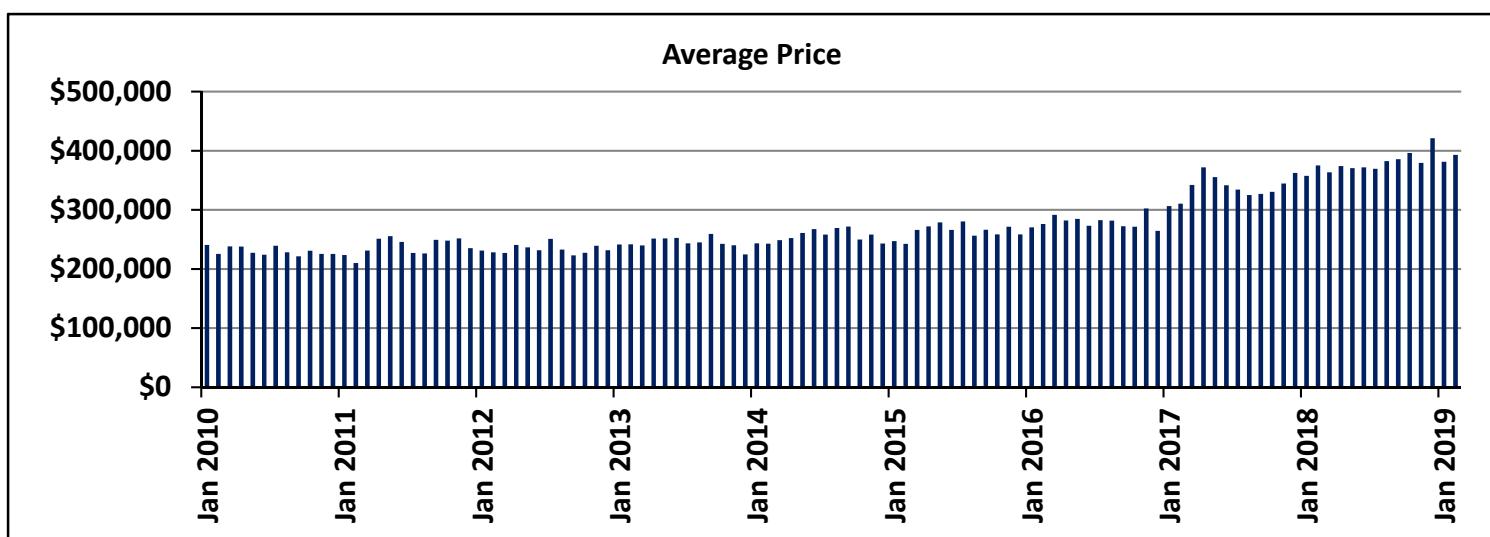
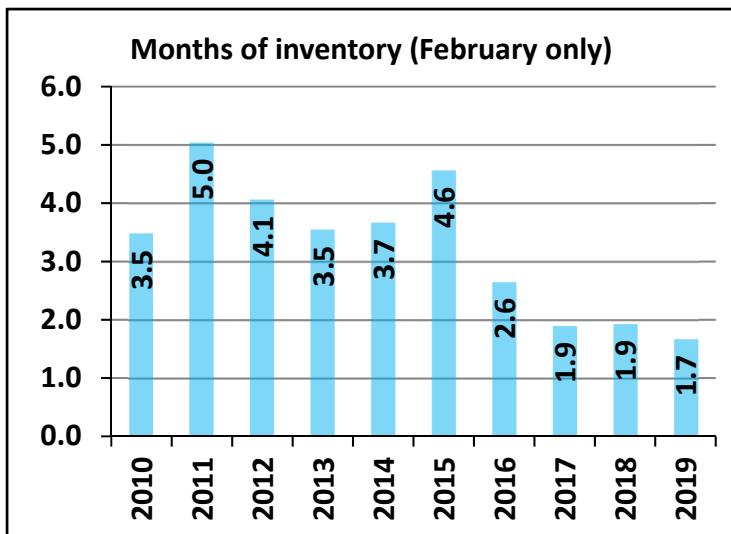
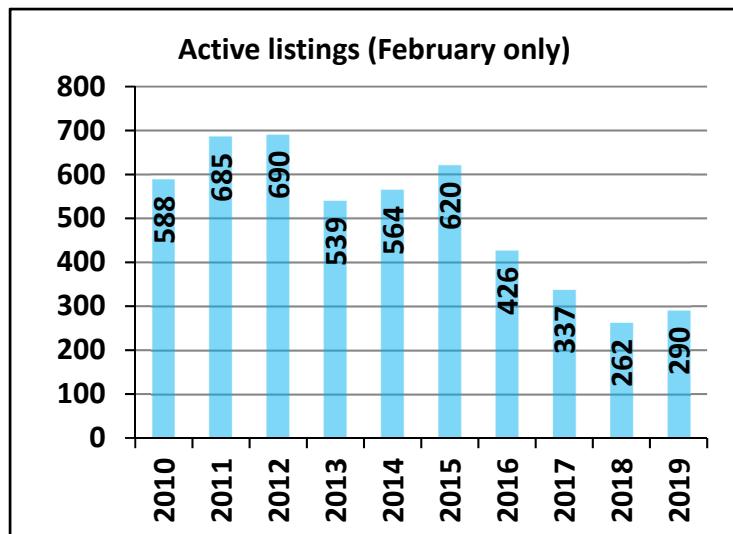
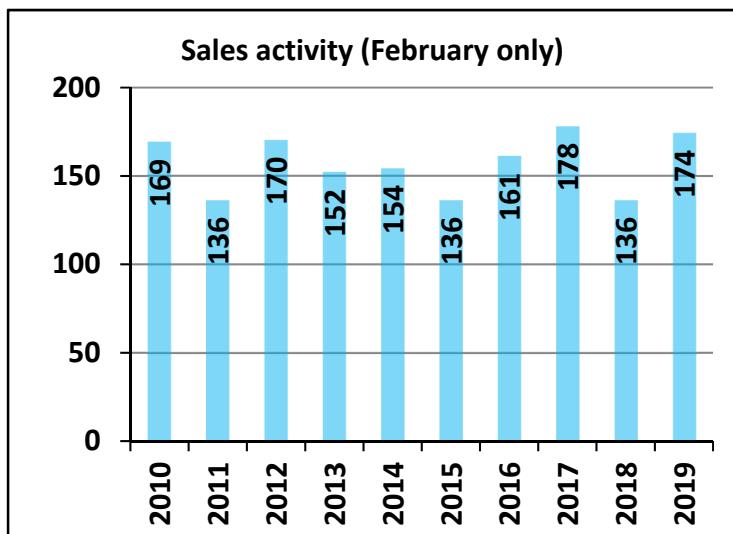
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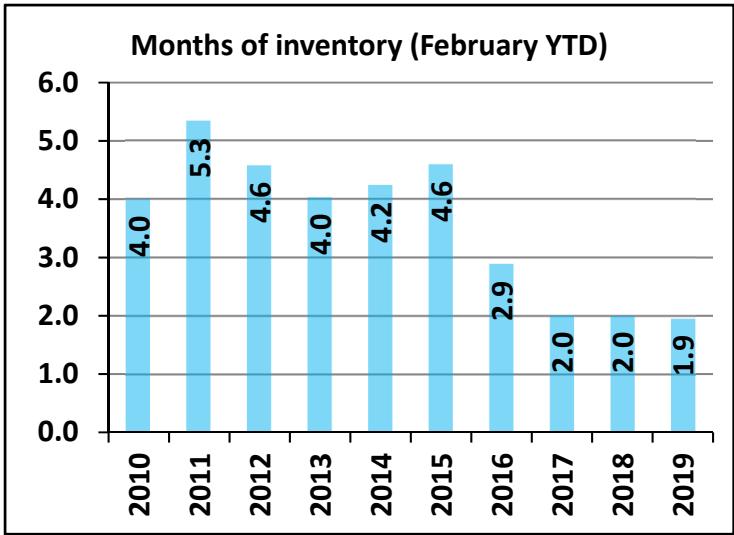
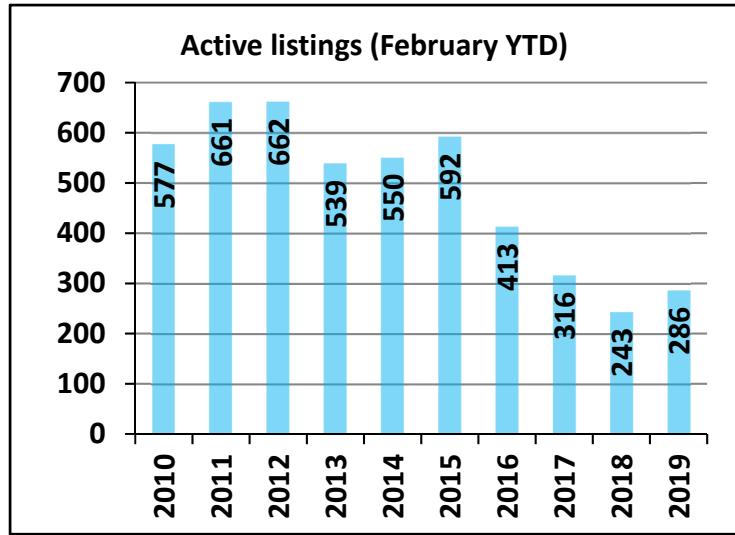
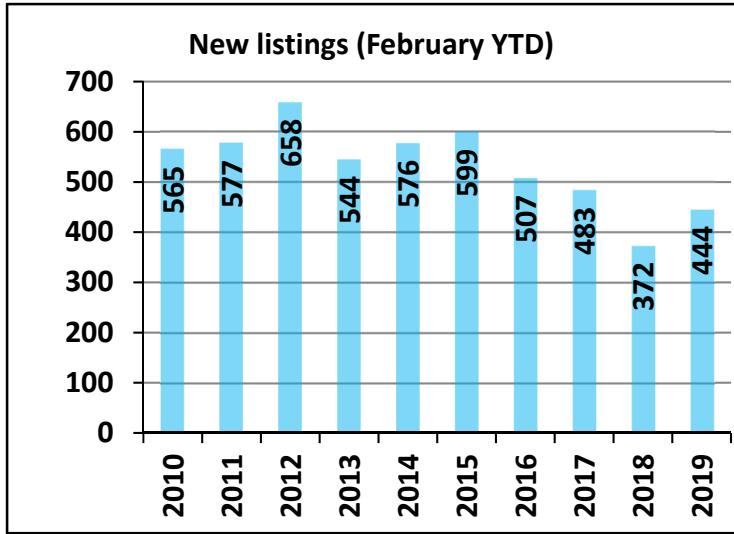
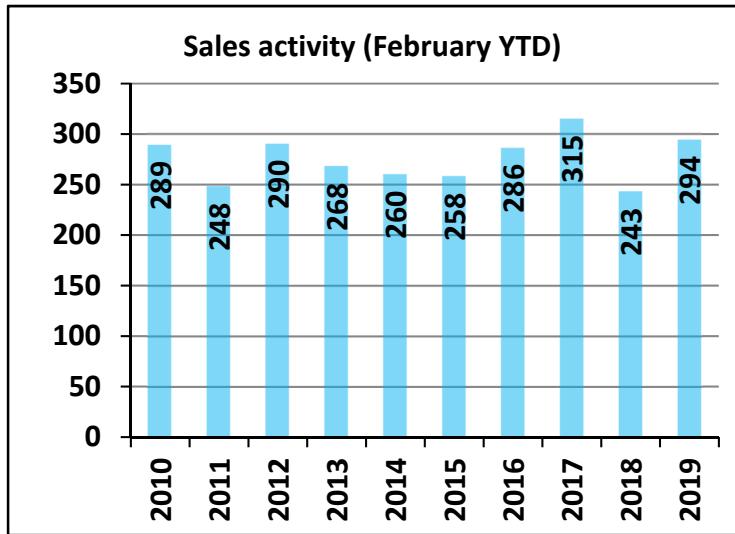
London South

Residential Market Activity



London South

Residential Market Activity



London South

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	174	27.9	-2.2	8.1	13.0	2.4	20.8
Dollar Volume	\$68,339,500	34.0	23.7	53.8	82.9	76.3	136.0
New Listings	229	13.4	-10.2	-12.3	-12.9	-32.6	-18.5
Active Listings	290	10.7	-13.9	-31.9	-48.6	-58.0	-60.7
Sales to New Listings Ratio ¹	76.0	67.3	69.8	61.7	58.6	50.0	51.2
Months of Inventory ²	1.7	1.9	1.9	2.6	3.7	4.1	5.1
Average Price	\$392,756	4.7	26.5	42.3	61.9	72.3	95.3

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	294	21.0	-6.7	2.8	13.1	1.4	29.5
Dollar Volume	\$114,073,889	27.8	17.3	45.9	80.7	71.6	152.9
New Listings	444	19.4	-8.1	-12.4	-22.9	-32.5	-24.4
Active Listings ³	286	17.7	-9.5	-30.8	-48.0	-56.8	-61.5
Sales to New Listings Ratio ⁴	66.2	65.3	65.2	56.4	45.1	44.1	38.7
Months of Inventory ⁵	1.9	2.0	2.0	2.9	4.2	4.6	6.5
Average Price	\$388,006	5.6	25.7	41.9	59.8	69.2	95.3

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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

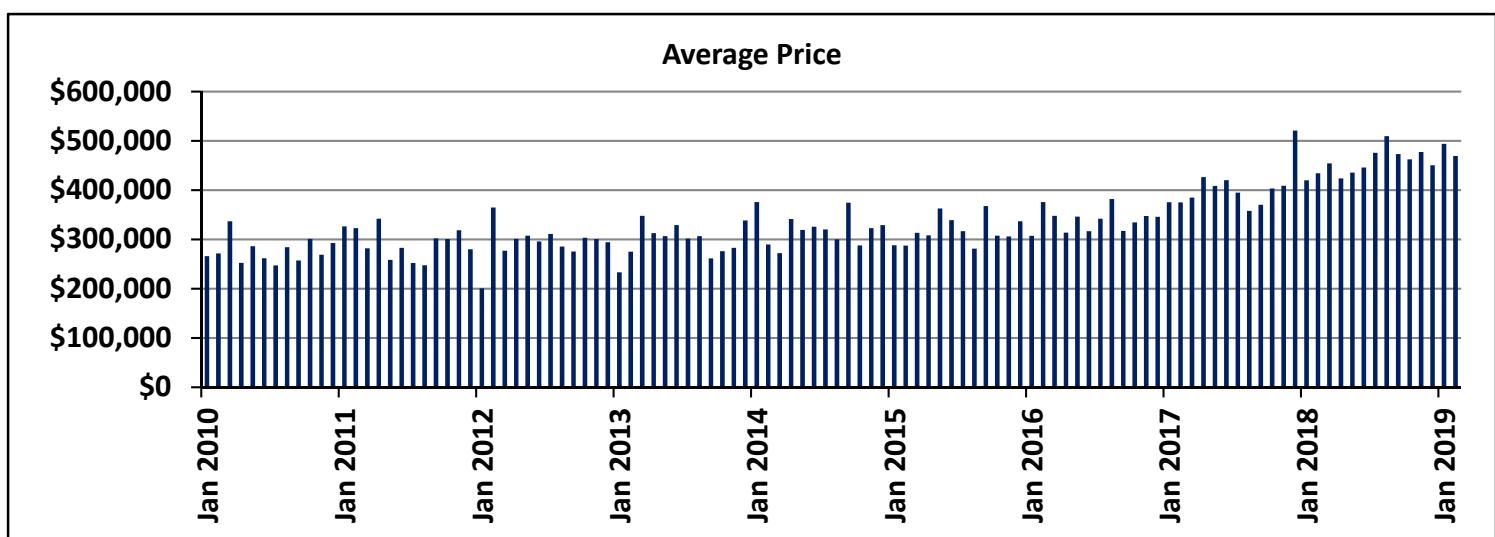
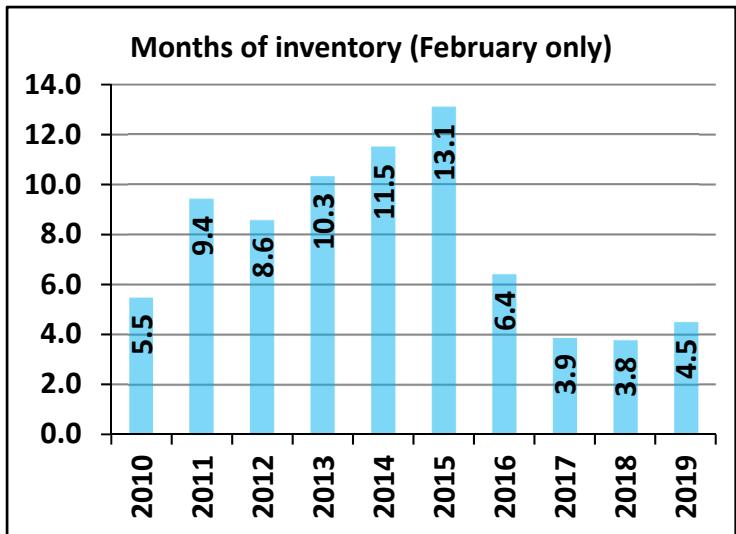
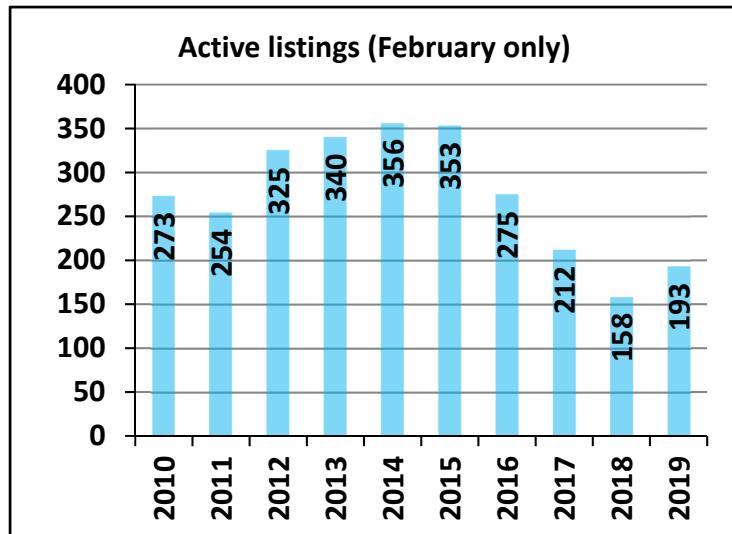
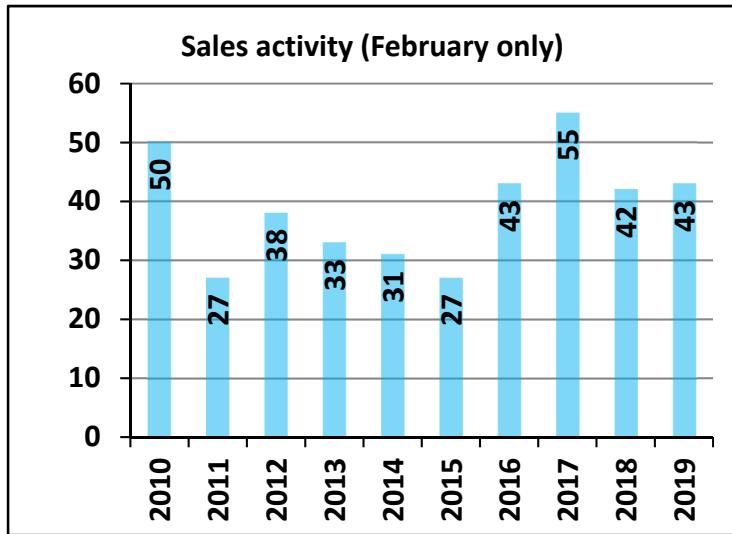
⁴ Sum of sales from January to current month / sum of new listings from January to current month

⁵ Average active listings from January to current month / average sales from January to current month

⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

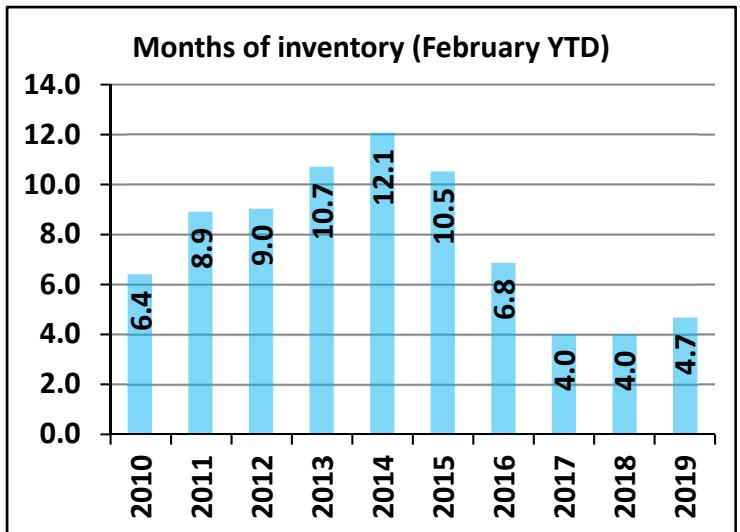
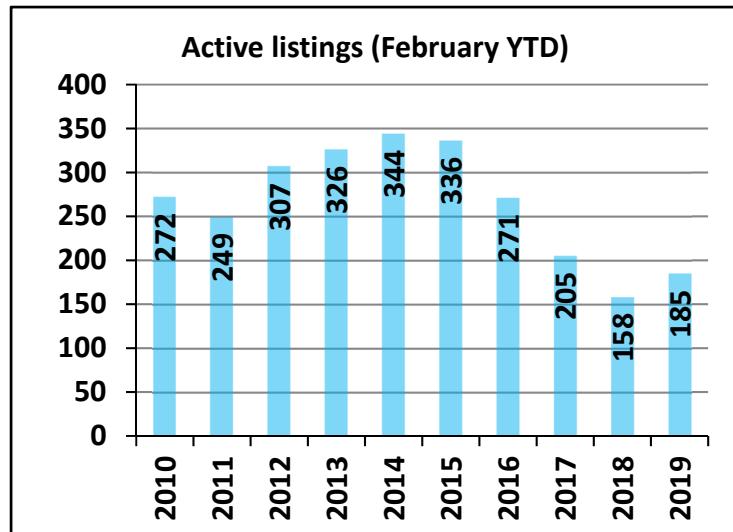
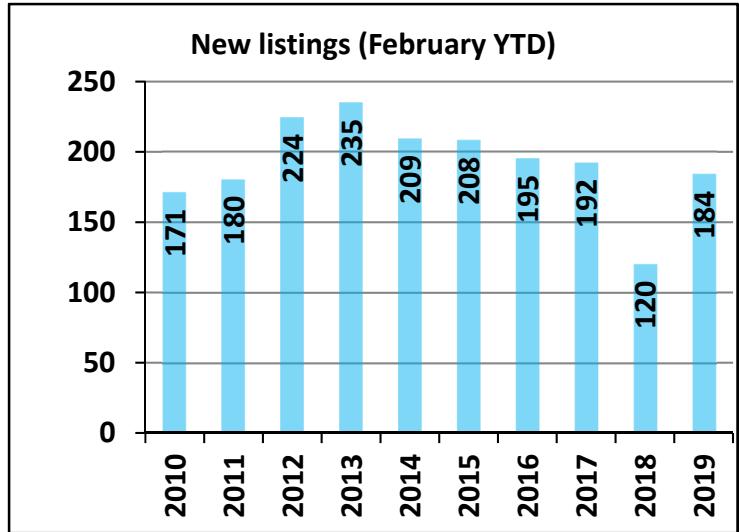
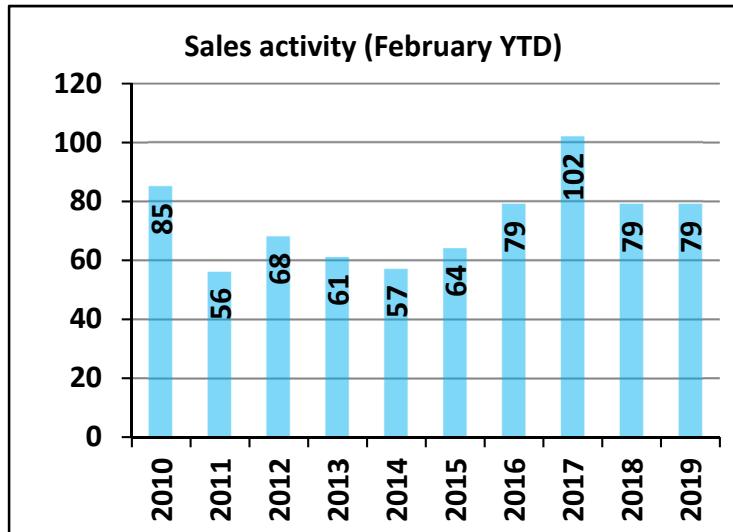
Middlesex County

Residential Market Activity



Middlesex County

Residential Market Activity



Middlesex County

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	43	2.4	-21.8	0.0	38.7	13.2	59.3
Dollar Volume	\$20,171,063	10.7	-2.2	24.8	124.7	45.6	139.1
New Listings	78	21.9	-11.4	-20.4	-34.5	-29.1	8.3
Active Listings	193	22.2	-9.0	-29.8	-45.8	-40.6	-40.4
Sales to New Listings Ratio ¹	55.1	65.6	62.5	43.9	26.1	34.5	37.5
Months of Inventory ²	4.5	3.8	3.9	6.4	11.5	8.6	12.0
Average Price	\$469,094	8.1	25.1	24.8	62.0	28.7	50.2

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	79	0.0	-22.5	0.0	38.6	16.2	79.5
Dollar Volume	\$37,947,132	12.4	-0.8	39.4	102.5	90.9	206.1
New Listings	184	53.3	-4.2	-5.6	-12.0	-17.9	4.5
Active Listings ³	185	17.1	-9.8	-31.7	-46.2	-39.7	-42.0
Sales to New Listings Ratio ⁴	42.9	65.8	53.1	40.5	27.3	30.4	25.0
Months of Inventory ⁵	4.7	4.0	4.0	6.8	12.1	9.0	14.5
Average Price	\$480,343	12.4	28.0	39.4	46.1	64.4	70.5

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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

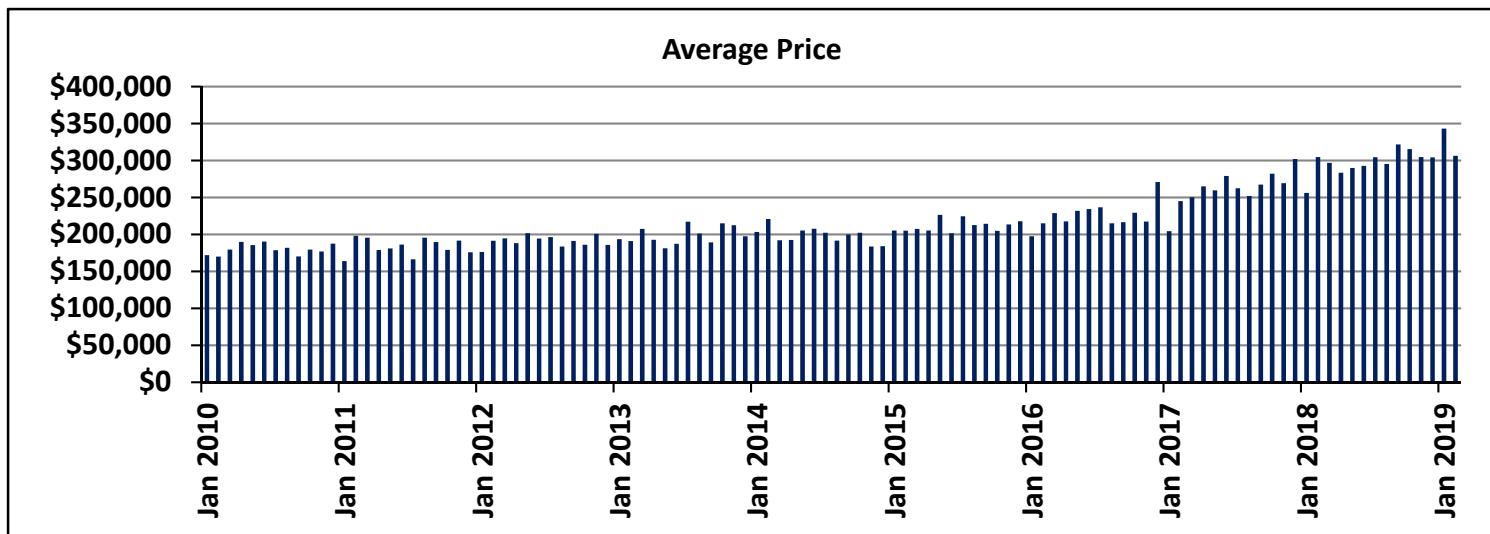
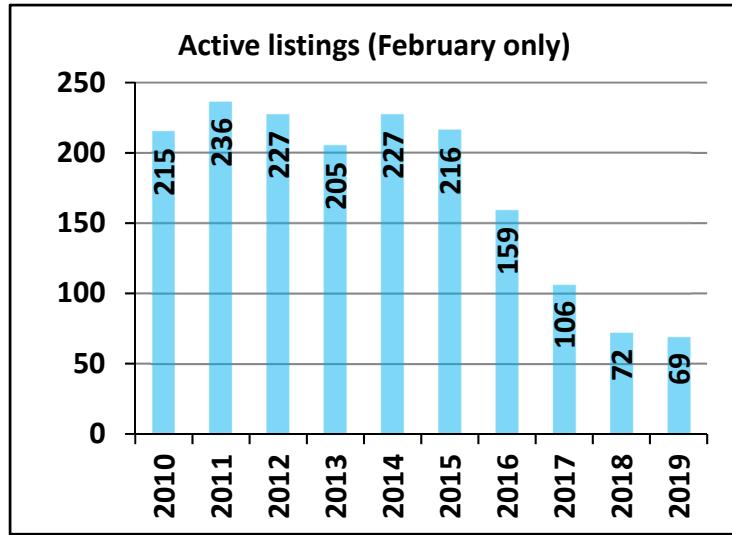
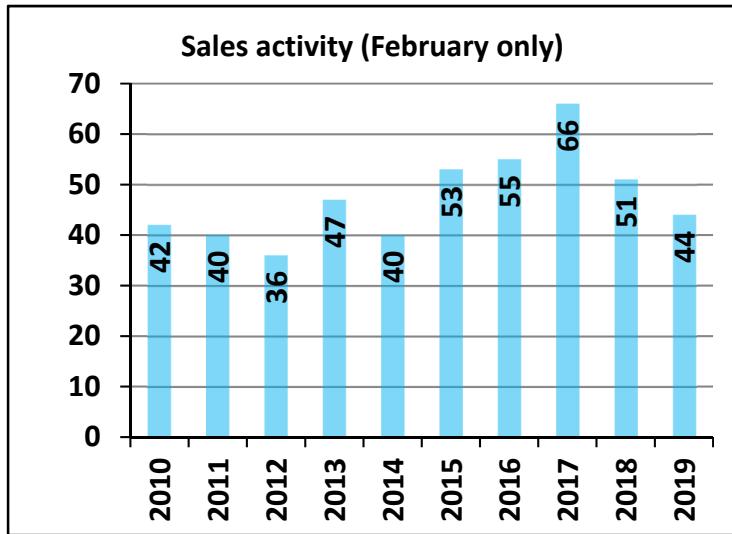
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

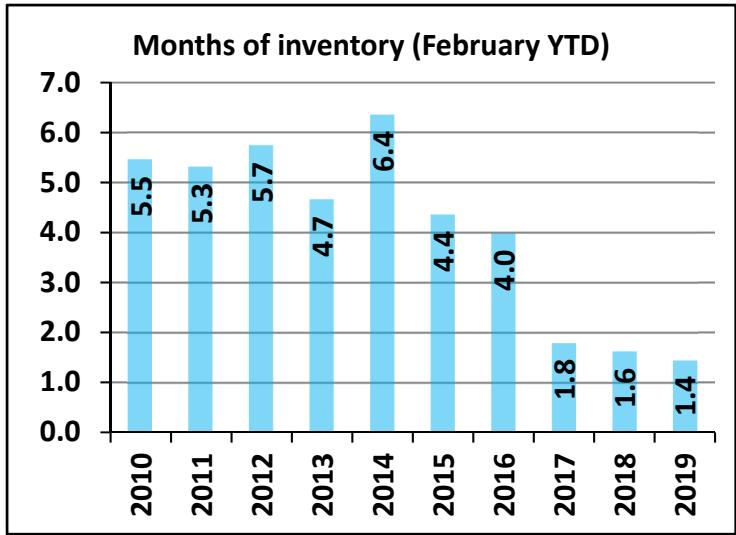
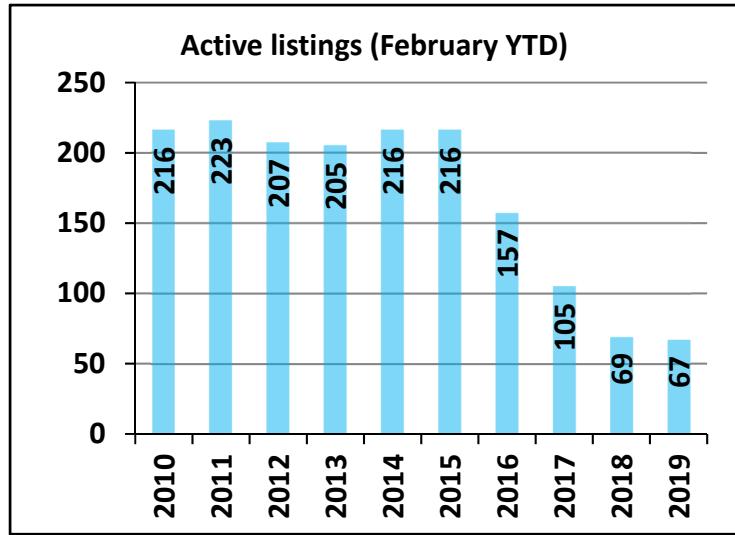
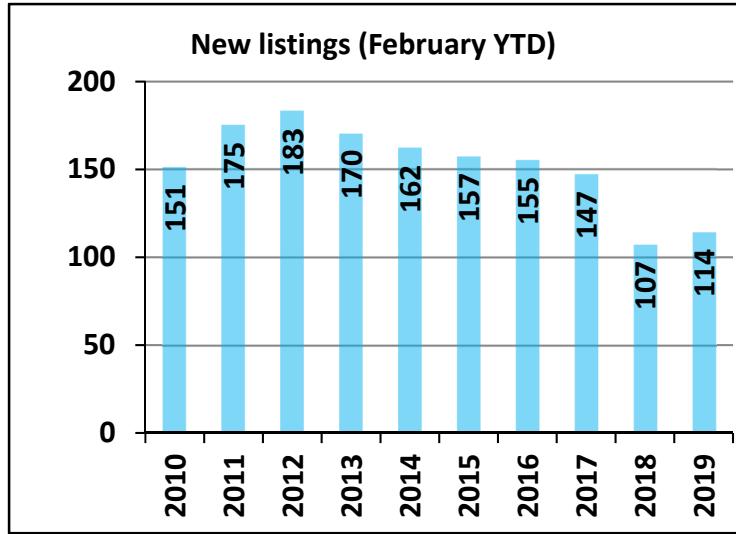
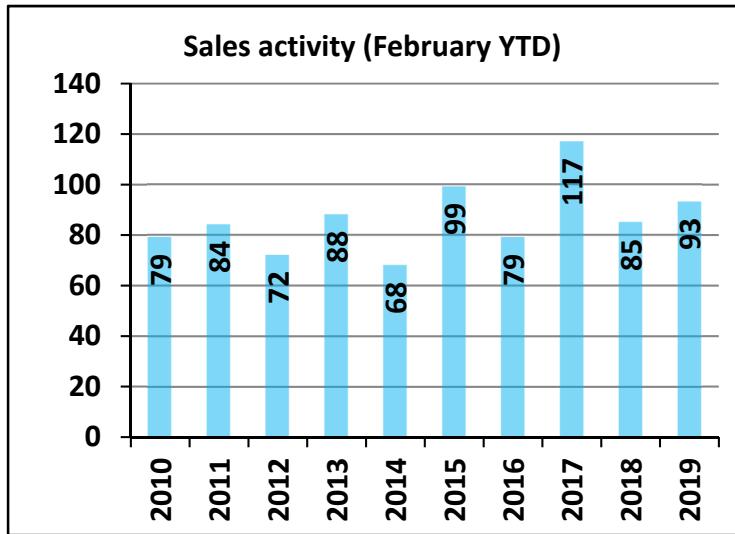
St. Thomas

Residential Market Activity



St. Thomas

Residential Market Activity



St. Thomas

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	44	-13.7	-33.3	-20.0	10.0	22.2	-10.2
Dollar Volume	\$13,476,274	-13.3	-16.7	14.0	52.6	95.7	53.9
New Listings	54	-12.9	-31.6	-26.0	-40.7	-44.9	-40.7
Active Listings	69	-4.2	-34.9	-56.6	-69.6	-69.6	-78.7
Sales to New Listings Ratio ¹	81.5	82.3	83.5	75.3	44.0	36.7	53.8
Months of Inventory ²	1.6	1.4	1.6	2.9	5.7	6.3	6.6
Average Price	\$306,279	0.5	25.0	42.5	38.8	60.2	71.4

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	93	9.4	-20.5	17.7	36.8	29.2	29.2
Dollar Volume	\$30,291,974	24.9	13.9	82.9	108.7	129.0	133.3
New Listings	114	6.5	-22.4	-26.5	-29.6	-37.7	-32.9
Active Listings ³	67	-2.9	-36.2	-57.3	-69.0	-67.6	-79.8
Sales to New Listings Ratio ⁴	81.6	79.4	79.6	51.0	42.0	39.3	42.4
Months of Inventory ⁵	1.4	1.6	1.8	4.0	6.4	5.7	9.2
Average Price	\$325,720	14.2	43.3	55.4	52.6	77.3	80.6

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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

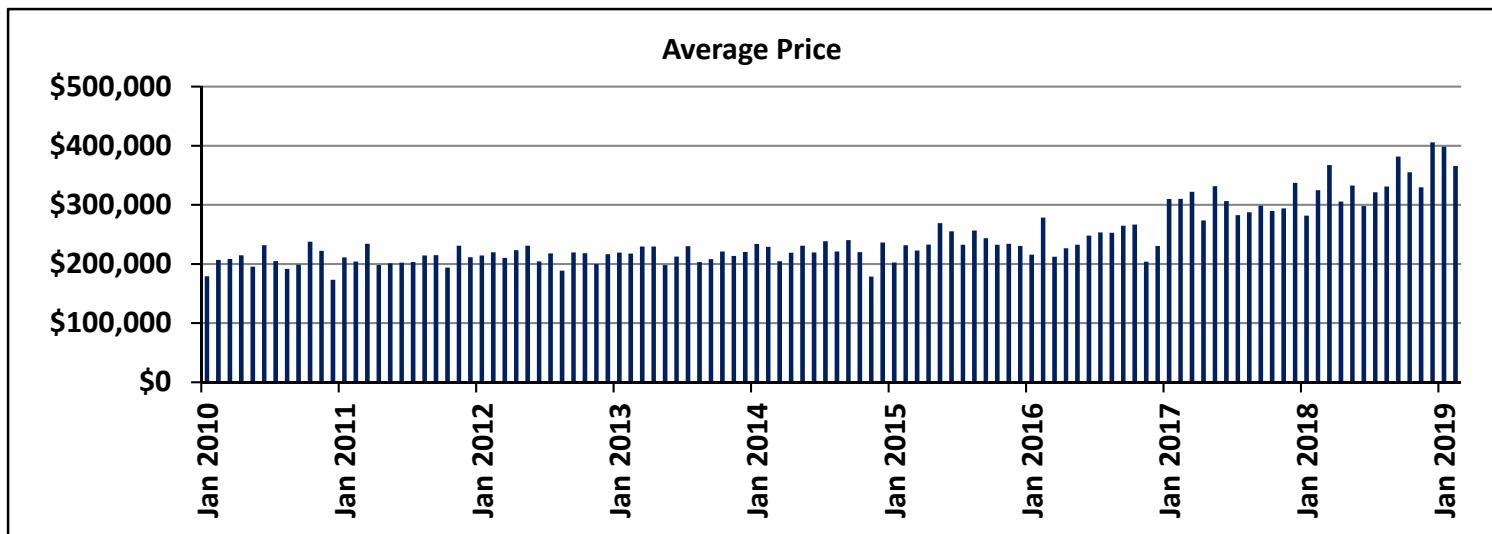
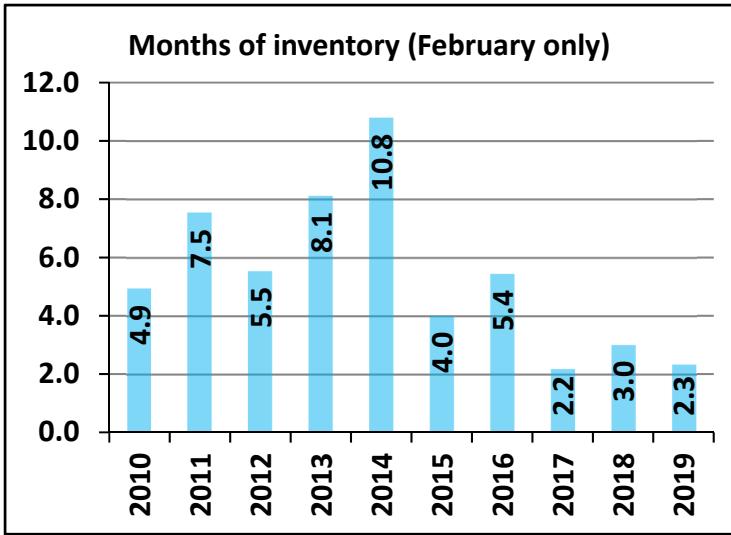
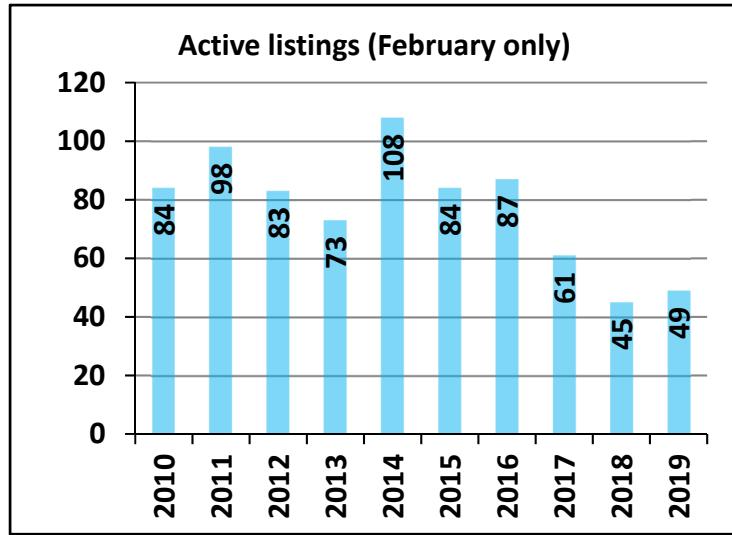
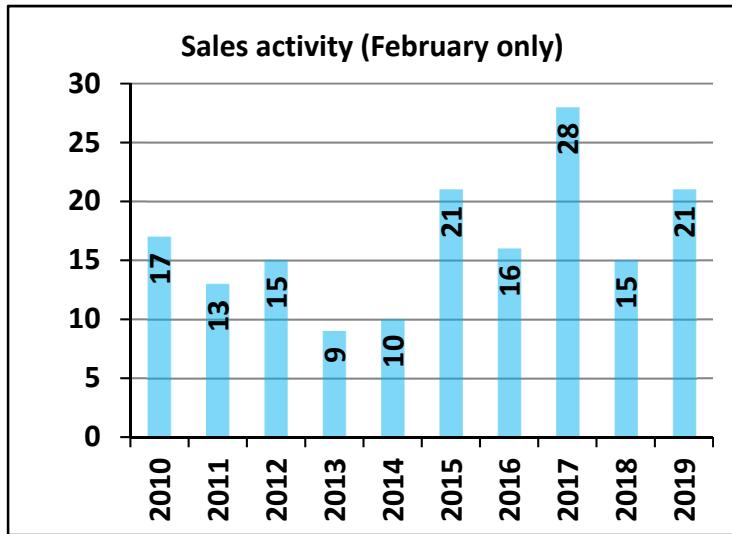
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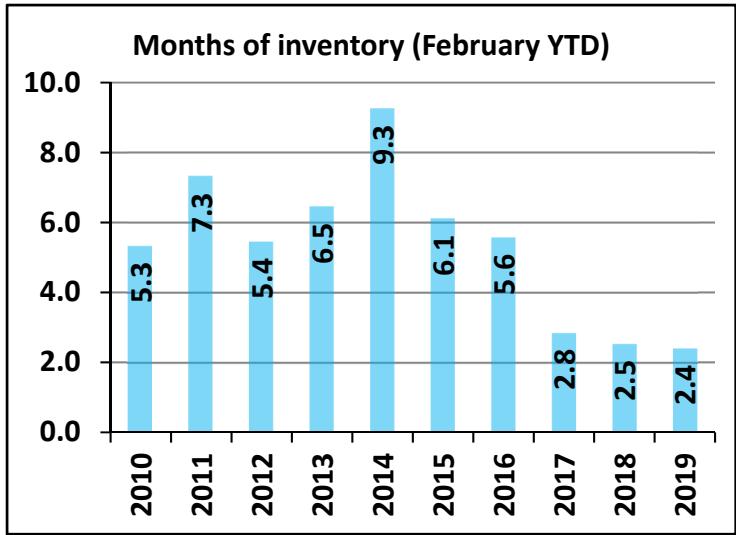
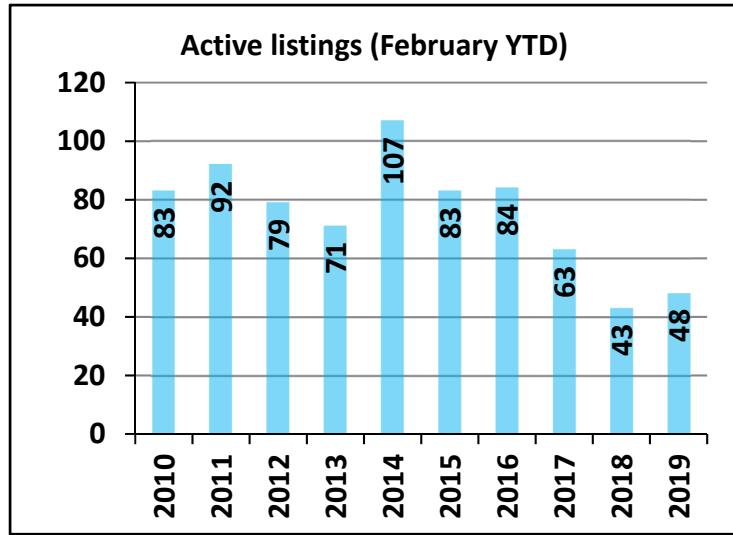
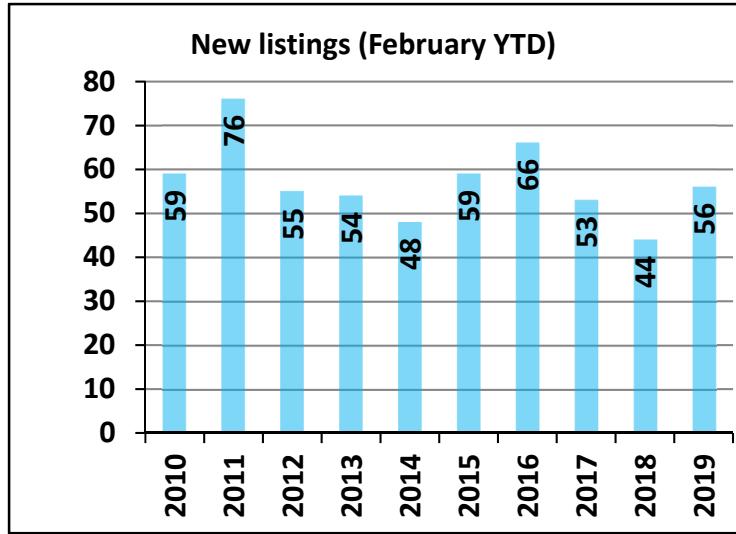
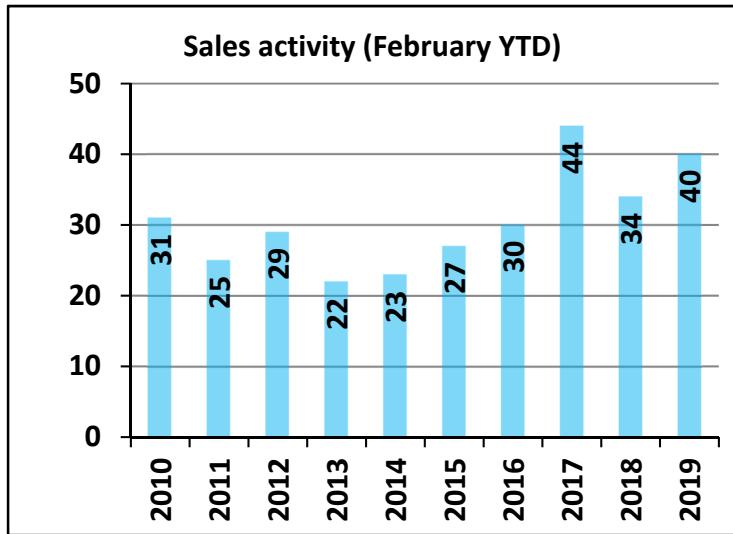
Strathroy

Residential Market Activity



Strathroy

Residential Market Activity



Strathroy

Residential Market Activity

Actual	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	21	40.0	-25.0	31.3	110.0	40.0	50.0
Dollar Volume	\$7,676,211	57.6	-11.6	72.4	235.4	132.9	180.4
New Listings	28	27.3	7.7	-9.7	33.3	-6.7	33.3
Active Listings	49	8.9	-19.7	-43.7	-54.6	-41.0	-58.1
Sales to New Listings Ratio ¹	75.0	68.2	107.7	51.6	47.6	50.0	66.7
Months of Inventory ²	2.3	3.0	2.2	5.4	10.8	5.5	8.4
Average Price	\$365,534	12.6	17.9	31.3	59.7	66.4	87.0

Year-to-date	February 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
Sales Activity	40	17.6	-9.1	33.3	73.9	37.9	90.5
Dollar Volume	\$15,241,061	49.1	11.7	104.0	186.1	142.1	290.8
New Listings	56	27.3	5.7	-15.2	16.7	1.8	-3.4
Active Listings ³	48	11.6	-23.8	-42.9	-55.1	-39.2	-59.3
Sales to New Listings Ratio ⁴	71.4	77.3	83.0	45.5	47.9	52.7	36.2
Months of Inventory ⁵	2.4	2.5	2.8	5.6	9.3	5.4	11.2
Average Price	\$381,027	26.8	22.9	53.0	64.5	75.5	105.2

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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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