



## London and St. Thomas Residential Market Activity and MLS® Home Price Index Report May 2021



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

## London and St. Thomas MLS® Residential Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	1,258	87.5	17.0	14.2	12.0	32.0	49.6
Dollar Volume	\$800,155,083	163.5	80.6	98.6	150.3	223.9	289.5
New Listings	1,563	68.2	-0.6	1.8	1.0	-8.9	-4.1
Active Listings	796	-44.5	-51.2	-45.4	-67.7	-77.2	-77.9
Sales to New Listings Ratio <sup>1</sup>	80.5	72.2	68.4	71.7	72.5	55.5	51.6
Months of Inventory <sup>2</sup>	0.6	2.1	1.5	1.3	2.2	3.7	4.3
Average Price	\$636,053	40.6	54.3	74.0	123.5	145.3	160.4
Median Price	\$595,000	40.0	56.6	76.2	123.7	153.2	170.5
Sale to List Price Ratio	112.6	100.6	103.0	103.2	99.0	97.9	97.5
Median Days on Market	8.0	13.0	9.0	9.0	19.0	27.0	30.0

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	5,175	63.9	31.9	37.5	27.6	58.1	61.1
Dollar Volume	\$3,265,413,682	133.7	105.8	140.6	191.5	296.4	330.2
New Listings	6,341	33.5	11.3	22.9	-1.7	-6.0	-6.9
Active Listings <sup>3</sup>	617	-53.7	-52.6	-45.3	-72.7	-79.0	-79.7
Sales to New Listings Ratio <sup>4</sup>	81.6	66.5	68.8	72.9	62.9	48.5	47.2
Months of Inventory <sup>5</sup>	0.6	2.1	1.7	1.5	2.8	4.5	4.7
Average Price	\$630,998	42.6	56.0	75.0	128.5	150.8	167.0
Median Price	\$590,000	41.1	55.8	77.9	133.2	157.6	171.7
Sale to List Price Ratio	113.4	102.2	103.1	103.0	98.4	97.5	97.4
Median Days on Market	7.0	10.0	9.0	9.0	22.0	29.0	31.0

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

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

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

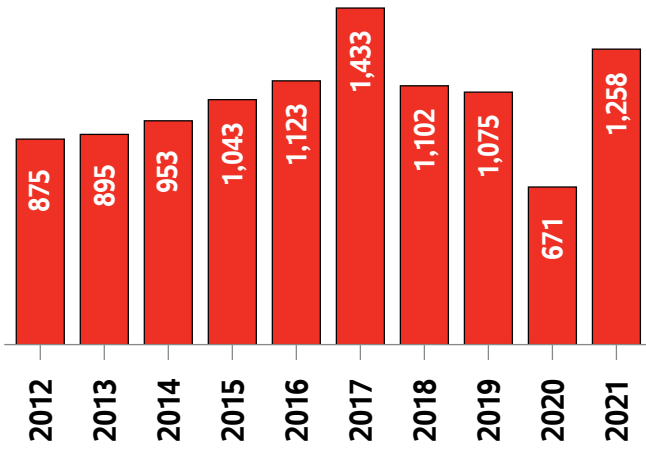
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

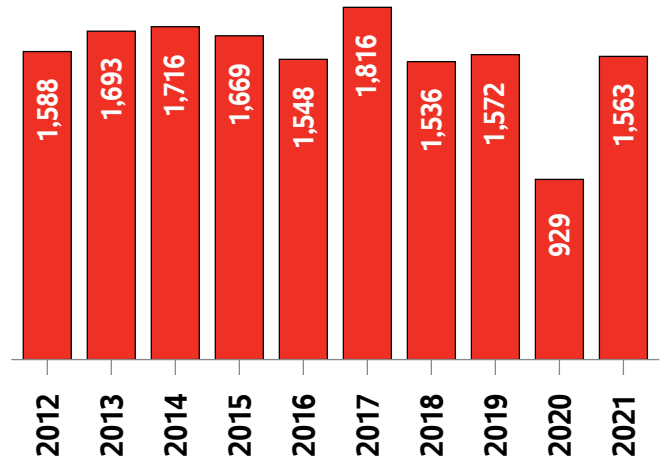
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## London and St. Thomas MLS® Residential Market Activity

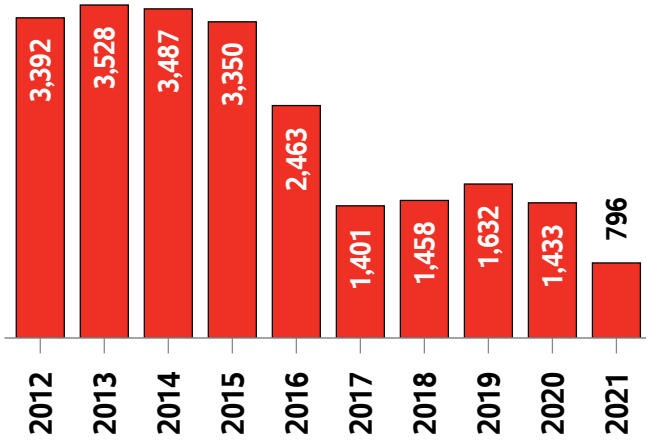
Sales Activity (May only)



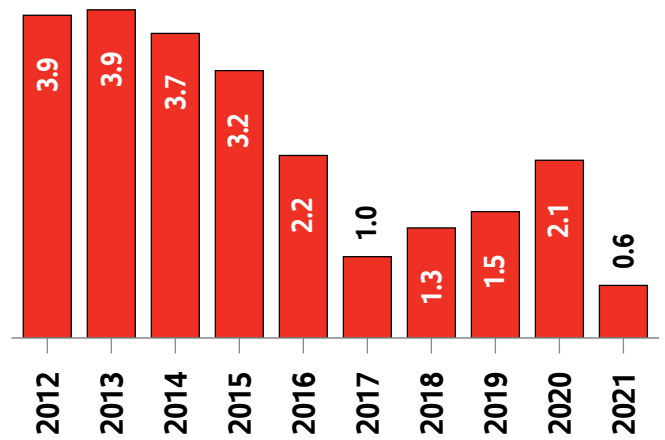
New Listings (May only)



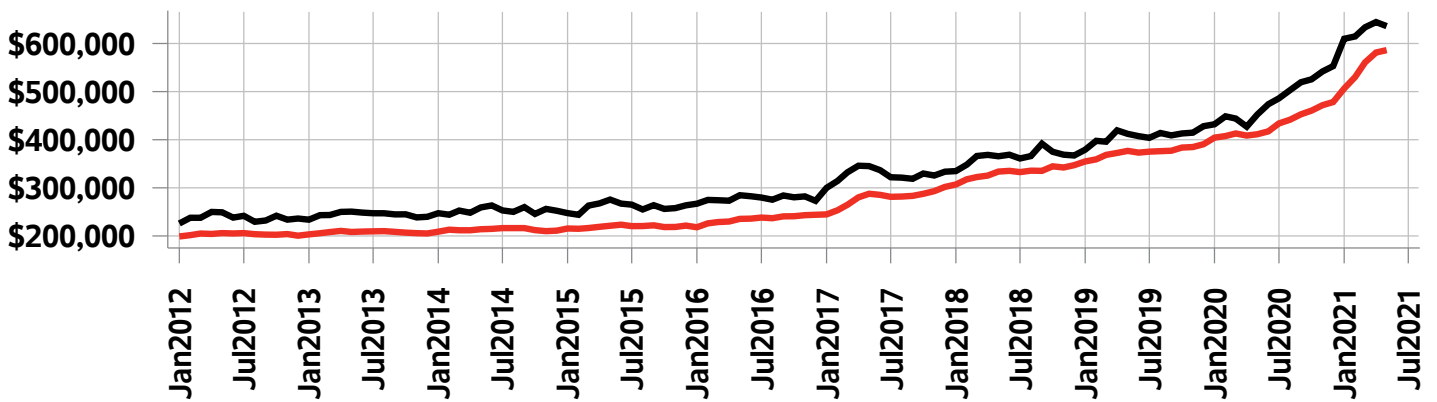
Active Listings (May only)



Months of Inventory (May only)

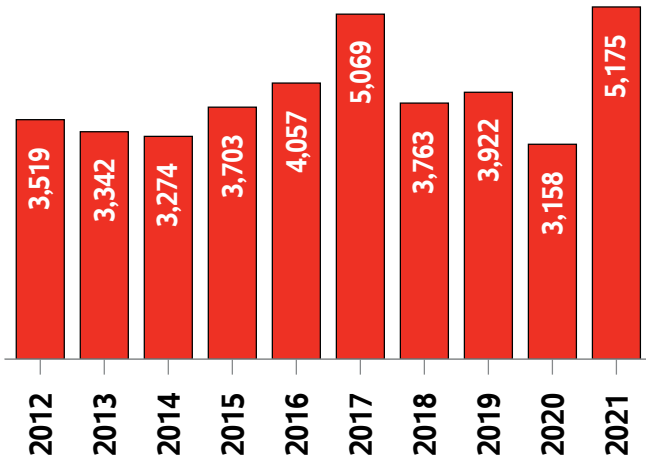


MLS® HPI Composite Benchmark Price and Average Price

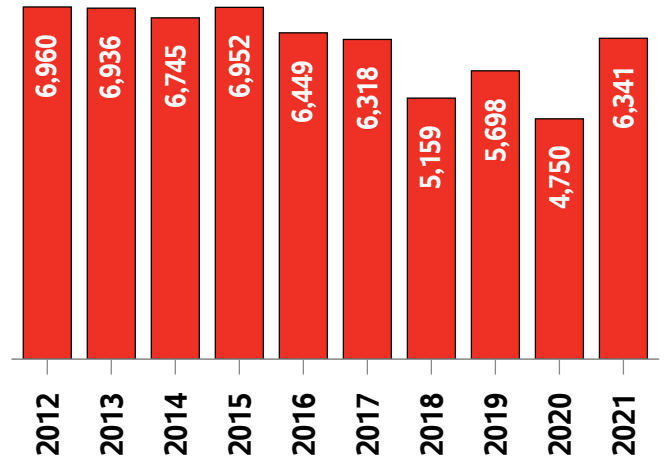


## London and St. Thomas MLS® Residential Market Activity

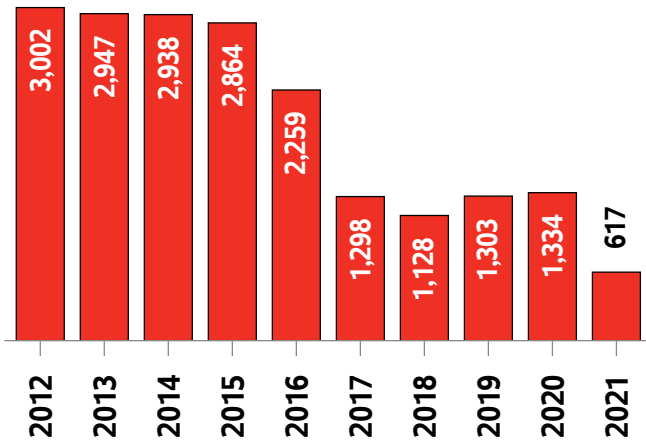
Sales Activity (May Year-to-date)



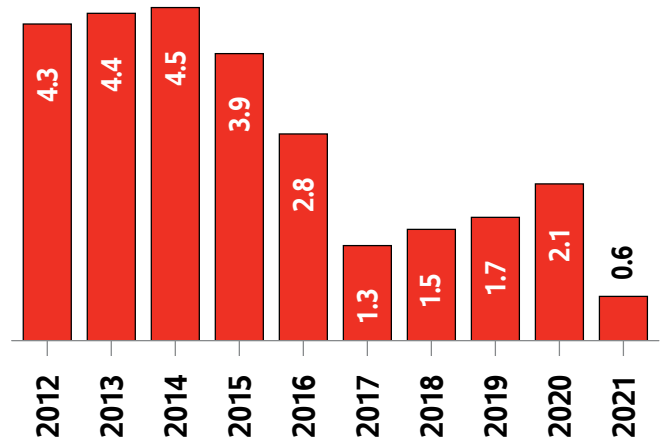
New Listings (May Year-to-date)



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



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



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

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

## London and St. Thomas MLS® Single Family Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	937	77.1	10.6	11.3	4.5	23.3	41.5
Dollar Volume	\$647,363,057	154.0	72.7	92.3	138.3	209.8	283.9
New Listings	1,180	59.7	-8.2	-3.9	-2.7	-13.9	-12.6
Active Listings	614	-48.1	-56.5	-49.1	-66.9	-77.6	-79.0
Sales to New Listings Ratio <sup>1</sup>	79.4	71.6	65.9	68.6	73.9	55.4	49.0
Months of Inventory <sup>2</sup>	0.7	2.2	1.7	1.4	2.1	3.6	4.4
Average Price	\$690,889	43.4	56.1	72.8	128.1	151.3	171.2
Median Price	\$635,000	42.7	53.9	74.0	124.0	154.2	178.5
Sale to List Price Ratio	113.0	100.7	102.5	103.1	99.3	97.8	97.6
Median Days on Market	7.0	11.0	9.0	9.0	16.0	26.0	29.5

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	3,836	64.3	28.0	34.6	19.0	47.1	51.4
Dollar Volume	\$2,637,100,196	136.8	102.0	134.6	176.3	274.5	314.7
New Listings	4,721	30.2	3.7	17.1	-6.0	-10.8	-13.9
Active Listings <sup>3</sup>	458	-58.7	-58.5	-50.3	-73.2	-80.0	-81.3
Sales to New Listings Ratio <sup>4</sup>	81.3	64.4	65.8	70.7	64.2	49.3	46.2
Months of Inventory <sup>5</sup>	0.6	2.4	1.8	1.6	2.6	4.4	4.8
Average Price	\$687,461	44.1	57.9	74.3	132.1	154.6	173.9
Median Price	\$632,396	42.1	57.3	74.3	134.2	160.2	177.4
Sale to List Price Ratio	113.6	102.0	102.5	102.5	98.5	97.5	97.4
Median Days on Market	7.0	10.0	9.0	9.0	19.0	28.0	30.0

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

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

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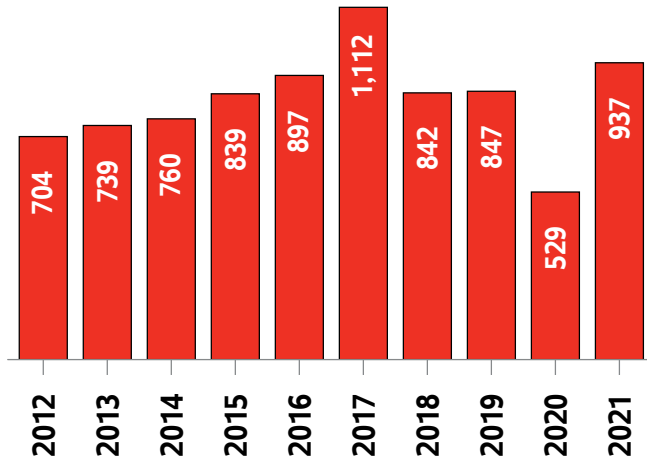
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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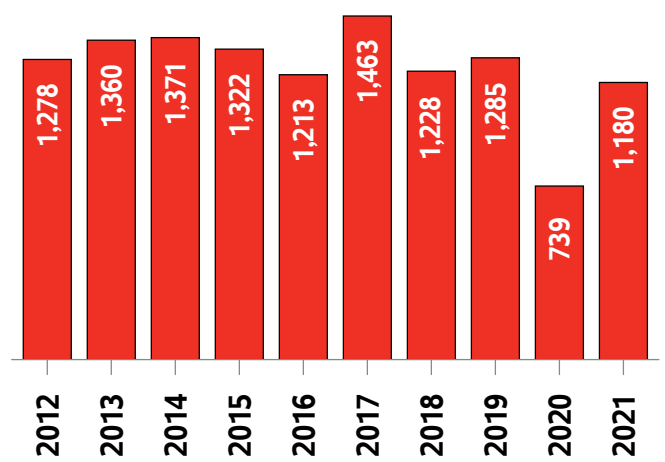
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## London and St. Thomas MLS® Single Family Market Activity

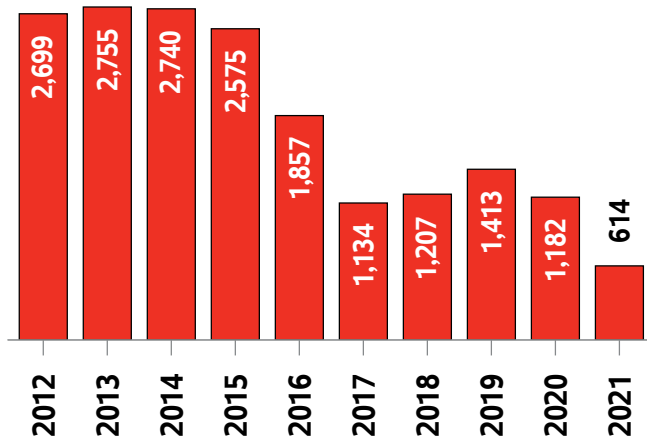
Sales Activity (May only)



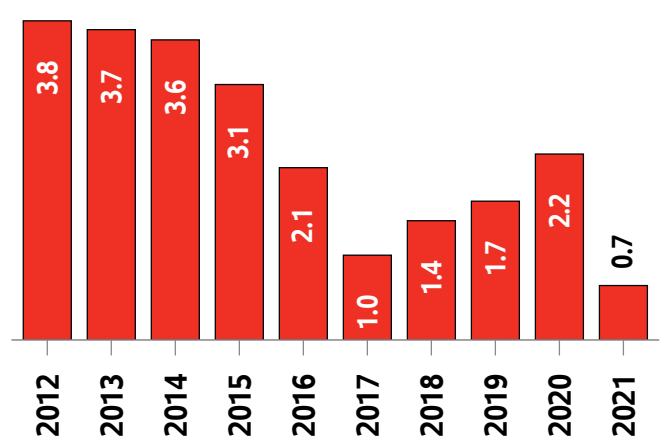
New Listings (May only)



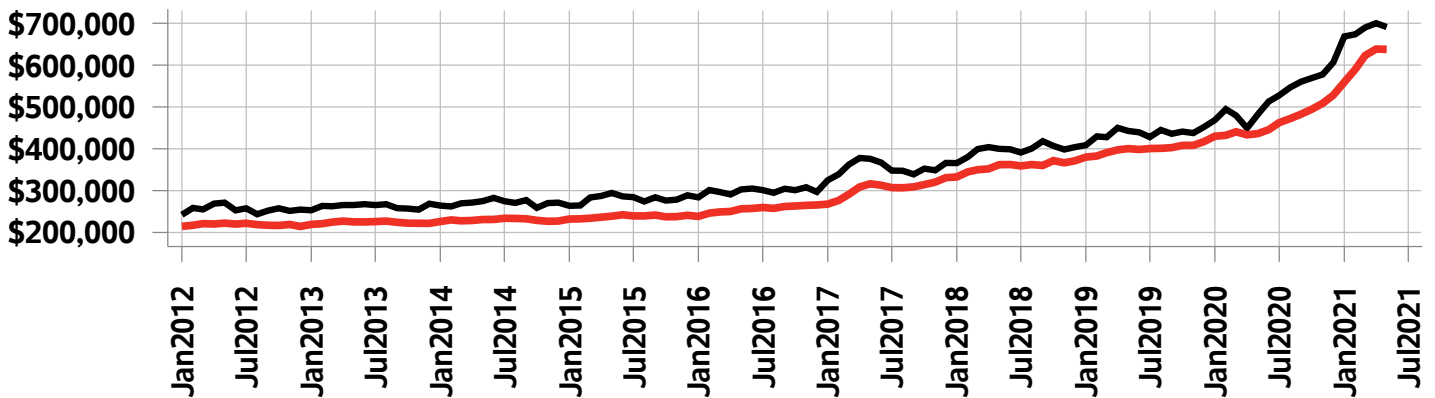
Active Listings (May only)



Months of Inventory (May only)



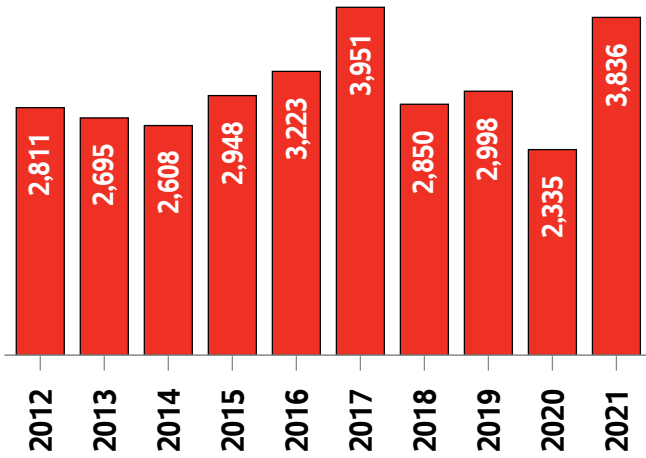
MLS® HPI Single Family Benchmark Price and Average Price



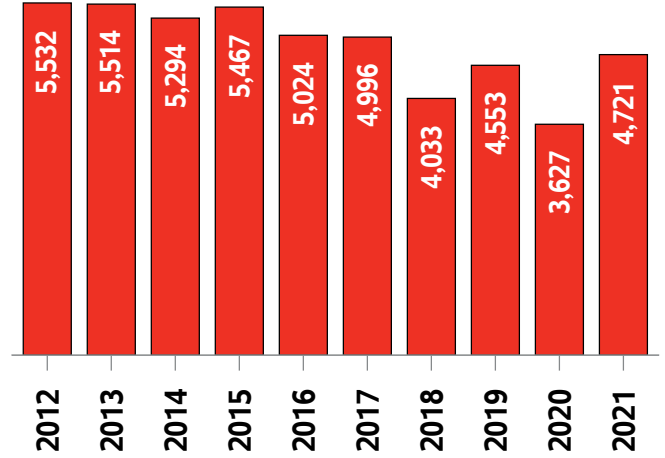


## London and St. Thomas MLS® Single Family Market Activity

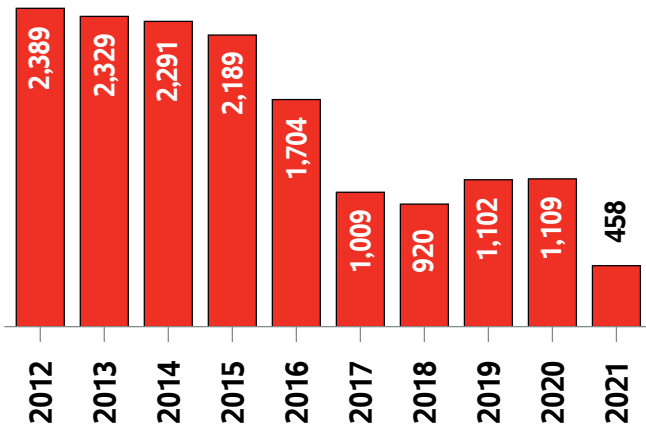
Sales Activity (May Year-to-date)



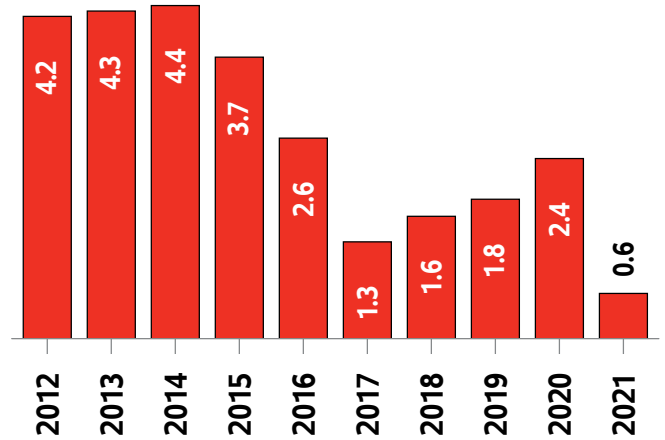
New Listings (May Year-to-date)



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



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



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

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

## London and St. Thomas MLS® Condo Townhouse Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	158	110.7	36.2	20.6	17.0	47.7	69.9
Dollar Volume	\$77,526,854	185.8	113.8	114.4	188.6	289.7	376.1
New Listings	170	100.0	9.0	19.7	-2.3	-10.5	17.2
Active Listings	62	-29.5	-27.1	-16.2	-74.9	-82.2	-80.9
Sales to New Listings Ratio <sup>1</sup>	92.9	88.2	74.4	92.3	77.6	56.3	64.1
Months of Inventory <sup>2</sup>	0.4	1.2	0.7	0.6	1.8	3.3	3.5
Average Price	\$490,676	35.7	56.9	77.7	146.6	163.9	180.2
Median Price	\$457,500	36.6	60.5	84.5	145.3	175.6	195.4
Sale to List Price Ratio	113.0	100.0	106.4	105.6	98.2	98.4	97.2
Median Days on Market	8.0	14.0	8.0	8.0	24.0	29.0	31.0

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	619	64.2	35.2	36.0	30.3	71.9	58.7
Dollar Volume	\$306,924,017	125.3	105.8	152.4	236.9	380.3	340.0
New Listings	741	52.5	33.0	40.9	4.4	-3.0	4.5
Active Listings <sup>3</sup>	52	-27.3	-19.6	2.4	-77.5	-82.1	-82.5
Sales to New Listings Ratio <sup>4</sup>	83.5	77.6	82.2	86.5	66.9	47.1	55.0
Months of Inventory <sup>5</sup>	0.4	0.9	0.7	0.6	2.4	4.0	3.8
Average Price	\$495,838	37.2	52.3	85.5	158.5	179.3	177.3
Median Price	\$470,000	34.3	54.5	88.0	168.7	205.2	188.8
Sale to List Price Ratio	115.8	103.8	106.6	106.8	98.2	97.8	97.7
Median Days on Market	7.0	7.0	7.0	7.0	27.0	30.0	33.0

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

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

<sup>3</sup> 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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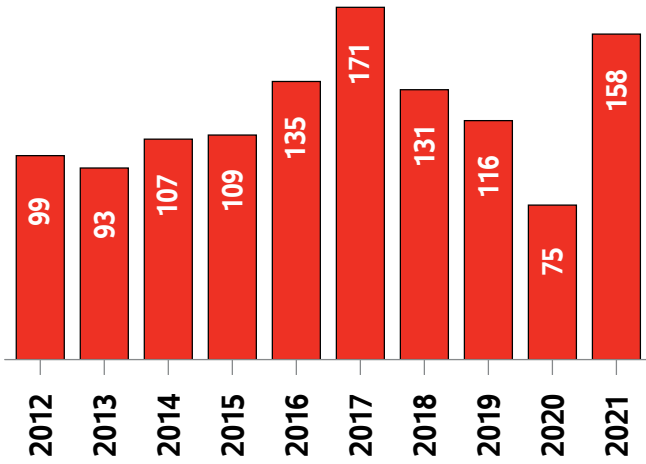
<sup>5</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

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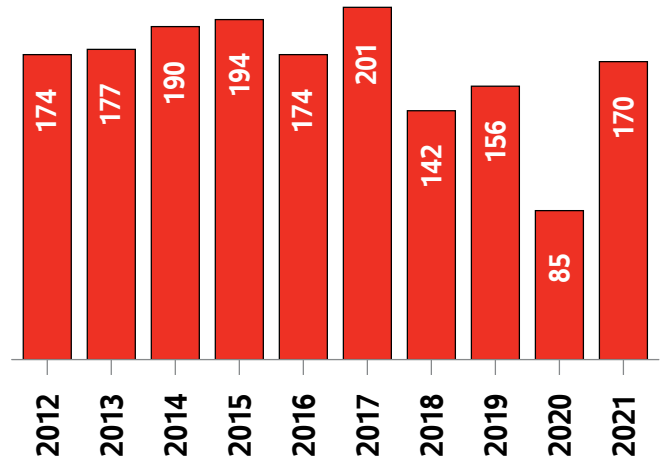


## London and St. Thomas MLS® Condo Townhouse Market Activity

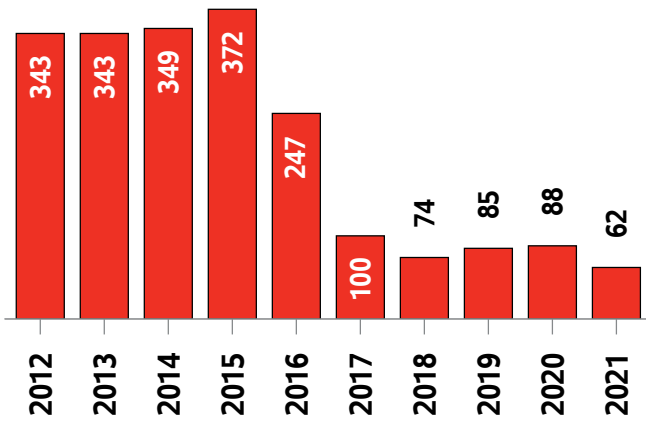
Sales Activity (May only)



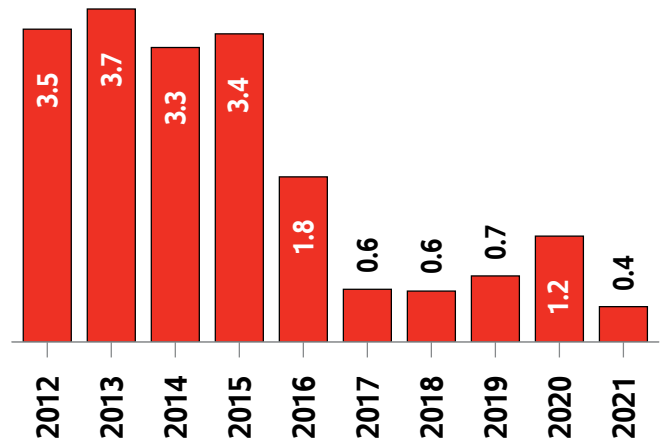
New Listings (May only)



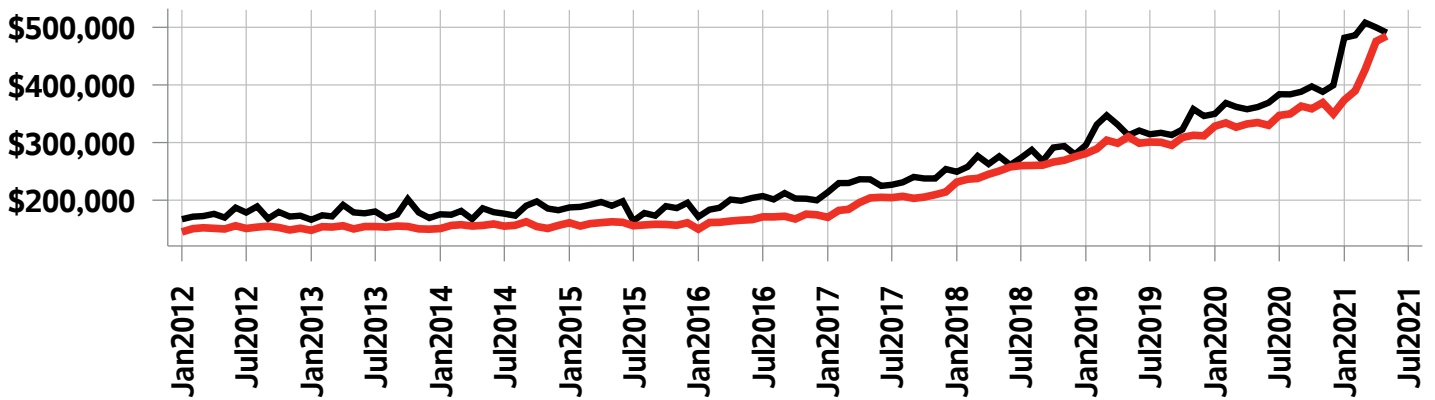
Active Listings (May only)



Months of Inventory (May only)

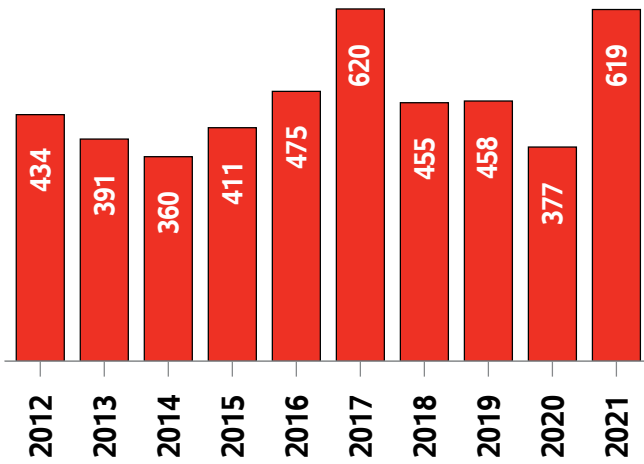


MLS® HPI Townhouse Benchmark Price and Average Price

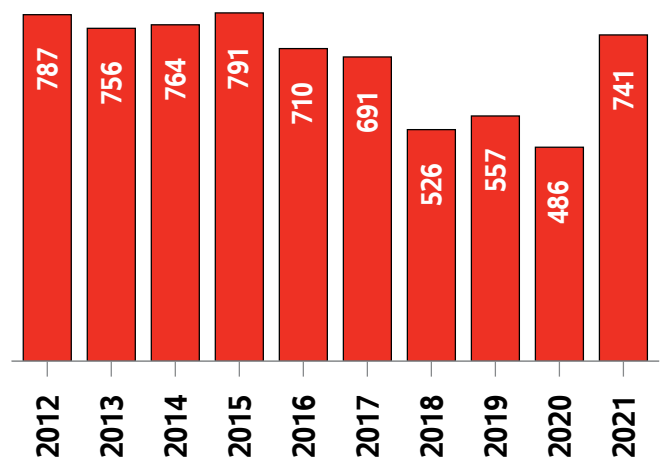


## London and St. Thomas MLS® Condo Townhouse Market Activity

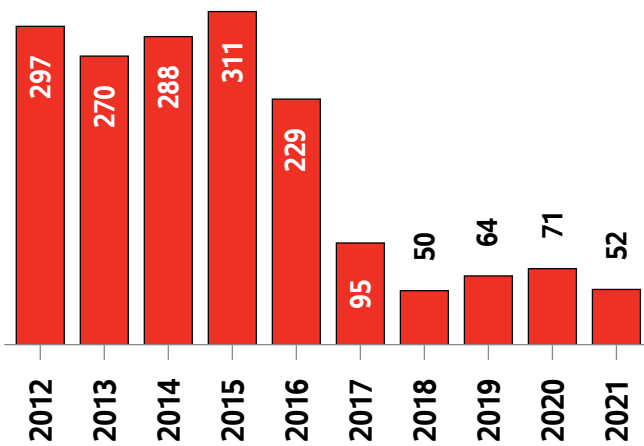
Sales Activity (May Year-to-date)



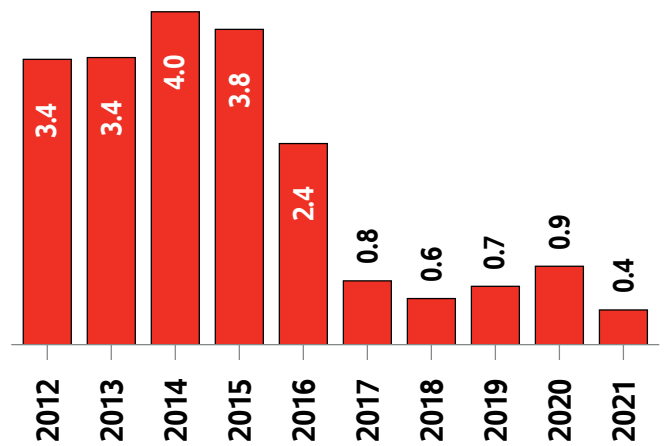
New Listings (May Year-to-date)



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



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



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

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

## London and St. Thomas MLS® Apartment Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	108	191.9	47.9	30.1	54.3	54.3	40.3
Dollar Volume	\$42,304,510	322.1	133.9	156.1	168.8	188.3	121.1
New Listings	138	150.9	45.3	16.9	3.0	10.4	21.1
Active Listings	65	3.2	-14.5	-43.0	-77.3	-79.6	-77.6
Sales to New Listings Ratio <sup>1</sup>	78.3	67.3	76.8	70.3	52.2	56.0	67.5
Months of Inventory <sup>2</sup>	0.6	1.7	1.0	1.4	4.1	4.5	3.8
Average Price	\$391,708	44.6	58.1	96.8	74.2	86.8	57.7
Median Price	\$355,143	42.1	49.7	115.2	93.5	122.0	93.5
Sale to List Price Ratio	111.2	98.5	103.6	102.7	96.9	97.2	98.4
Median Days on Market	7.5	18.0	13.0	11.0	46.0	28.5	27.0

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	497	68.5	67.9	61.9	73.8	87.5	100.4
Dollar Volume	\$188,602,383	116.8	156.1	202.3	228.2	296.1	298.5
New Listings	588	51.2	54.7	49.2	0.2	2.8	11.4
Active Listings <sup>3</sup>	65	2.5	-8.4	-32.2	-74.1	-77.4	-73.6
Sales to New Listings Ratio <sup>4</sup>	84.5	75.8	77.9	77.9	48.7	46.3	47.0
Months of Inventory <sup>5</sup>	0.7	1.1	1.2	1.6	4.4	5.5	5.0
Average Price	\$379,482	28.7	52.5	86.7	88.9	111.2	98.8
Median Price	\$341,500	31.3	51.8	89.7	107.6	140.5	129.6
Sale to List Price Ratio	110.3	101.8	104.3	102.4	97.1	96.9	97.6
Median Days on Market	7.0	10.0	10.5	14.0	43.5	41.0	35.0

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

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

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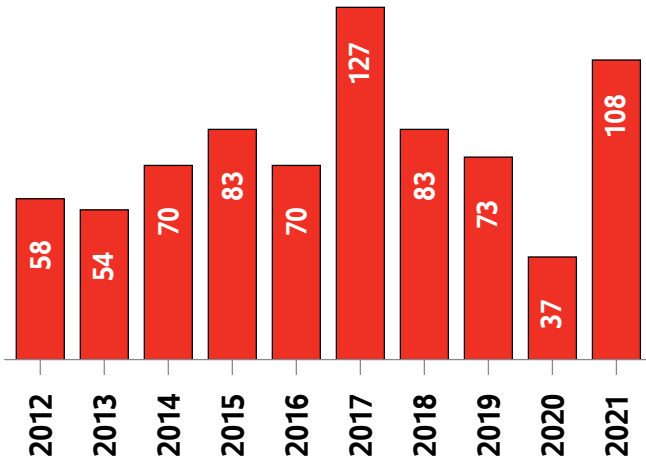
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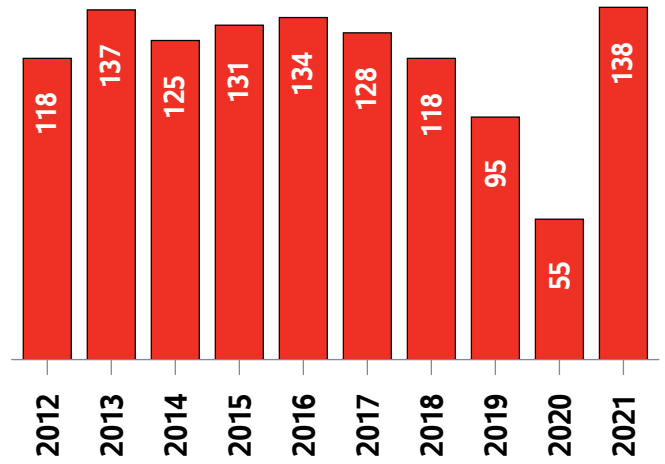
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## London and St. Thomas MLS® Apartment Market Activity

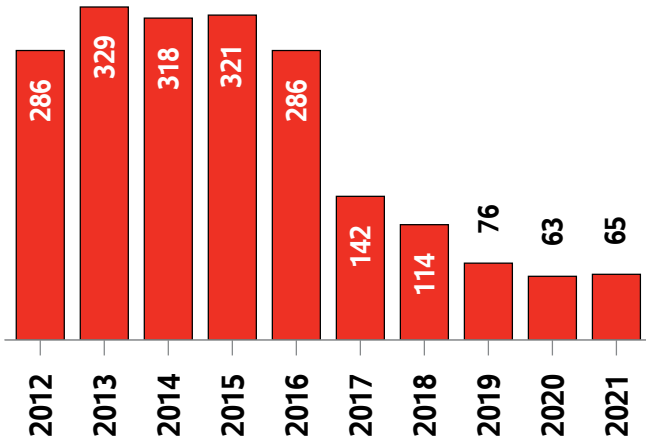
Sales Activity (May only)



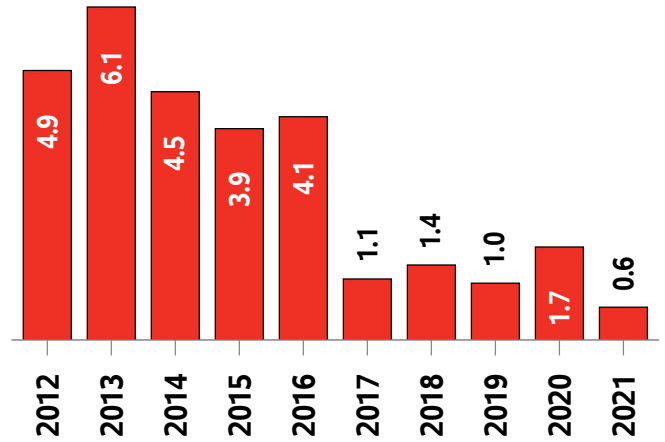
New Listings (May only)



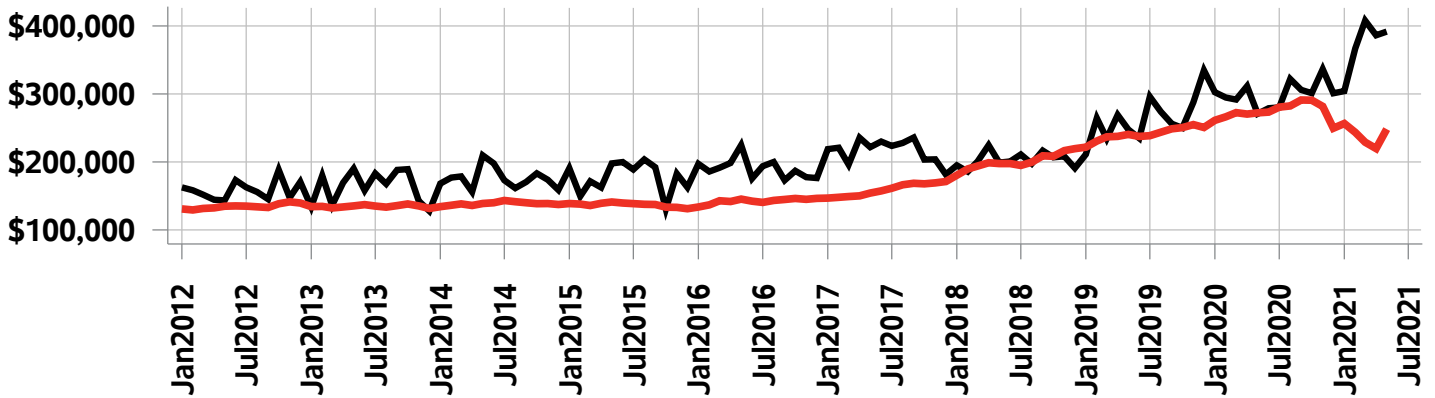
Active Listings (May only)



Months of Inventory (May only)

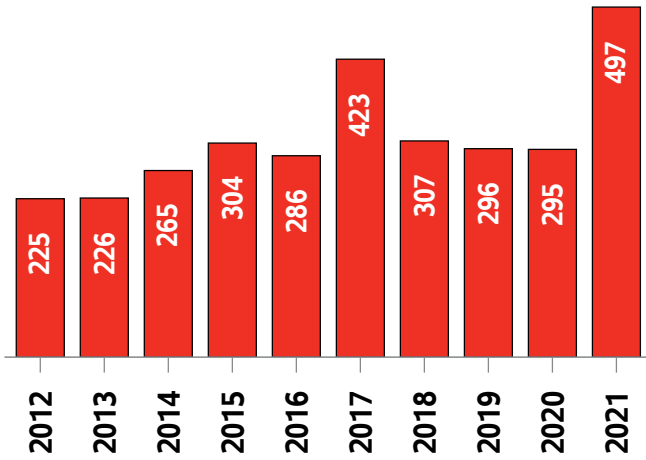


MLS® HPI Apartment Benchmark Price and Average Price

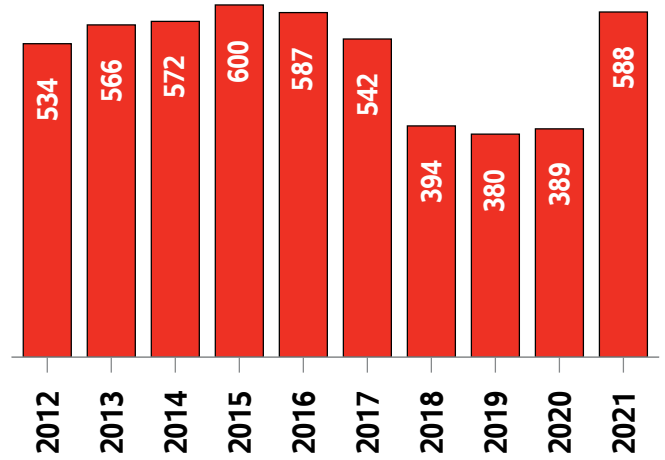


## London and St. Thomas MLS® Apartment Market Activity

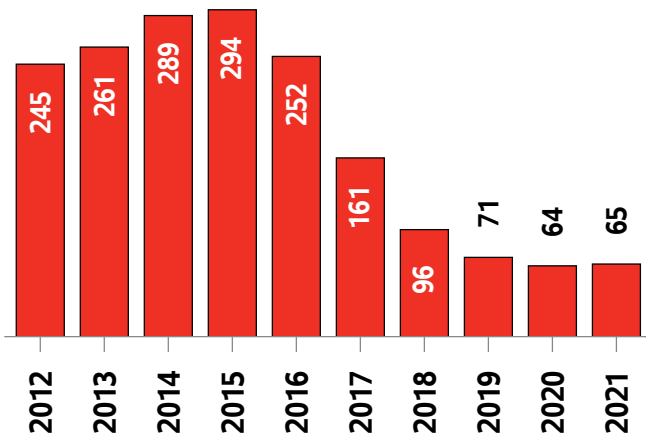
Sales Activity (May Year-to-date)



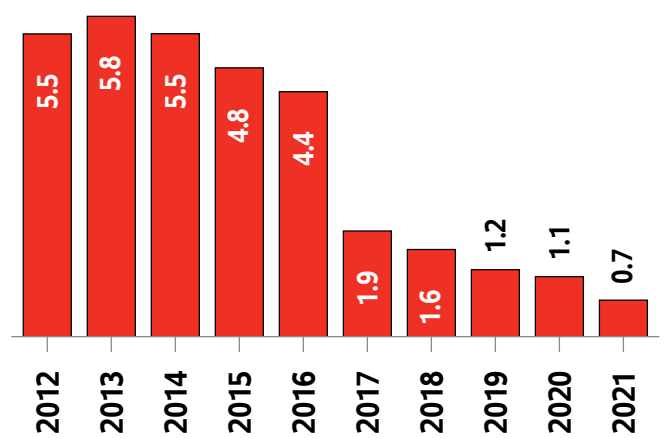
New Listings (May Year-to-date)



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



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



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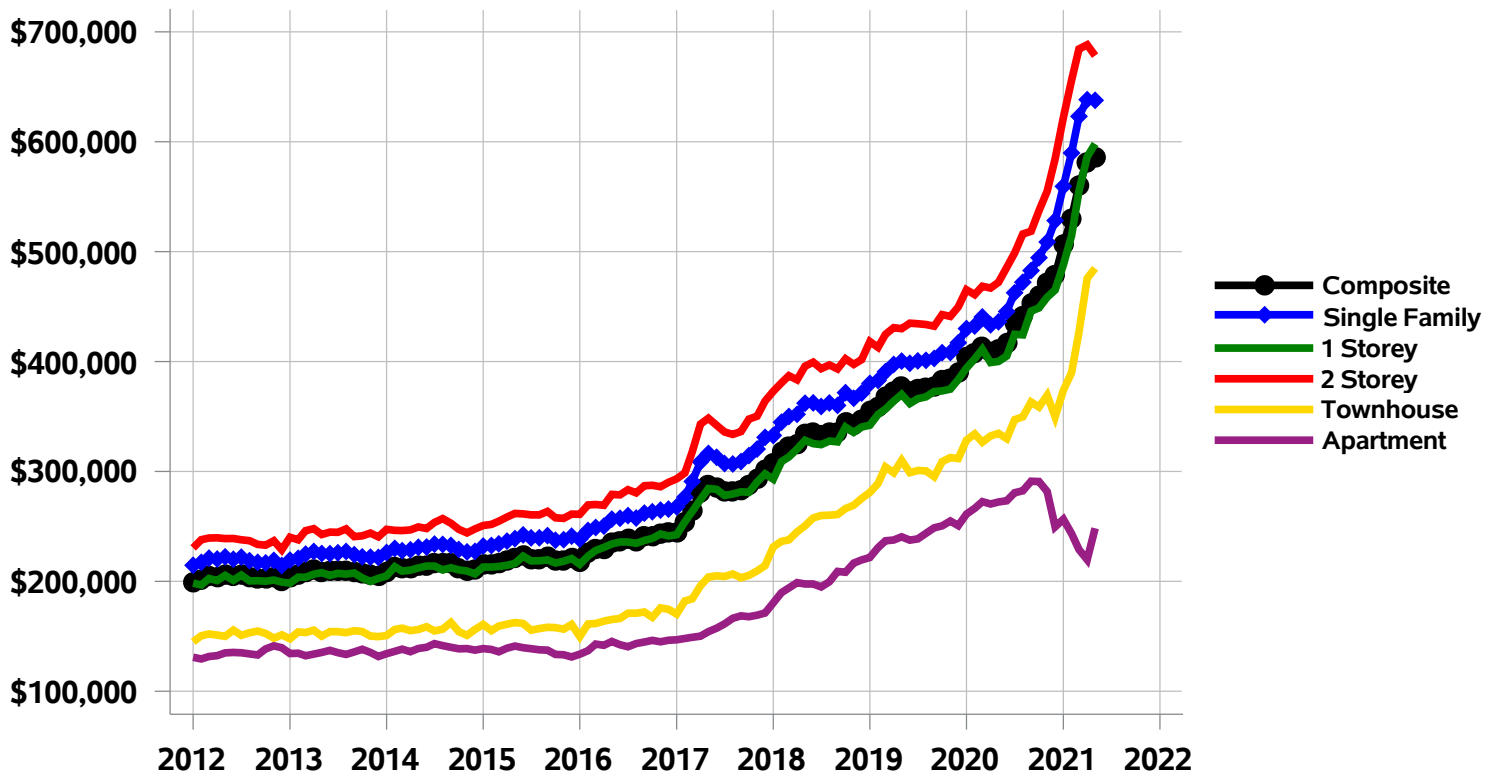
<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

## London and St. Thomas MLS® HPI Benchmark Price

### MLS® Home Price Index Benchmark Price

Benchmark Type:	May 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$586,200	0.9	10.5	24.2	42.5	75.6	148.9
Single Family	\$637,700	-0.1	8.1	25.3	46.2	76.1	148.5
One Storey	\$598,100	2.0	16.3	30.4	49.5	82.2	155.6
Two Storey	\$678,300	-1.4	3.4	22.2	43.7	71.4	143.0
Townhouse	\$484,900	1.9	24.4	31.3	44.9	93.5	193.3
Apartment	\$248,300	13.0	2.0	-11.9	-8.8	25.7	70.9

### MLS® HPI Benchmark Price



## London and St. Thomas MLS® HPI Benchmark Descriptions

### 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.)	1355
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	1
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.)	1435
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5974
Number of Fireplaces	1
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers



## London and St. Thomas MLS® HPI Benchmark Descriptions

### 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.)	1202
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6603
Number of Fireplaces	1
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

### 2 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1670
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5607
Number of Fireplaces	1
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

## London and St. Thomas MLS® HPI Benchmark Descriptions

### Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1265
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

### Apartment

Features	Value
Above Ground Bedrooms	2
Age Category	16 to 30
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1043
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

## London MLS® Residential Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	880	102.8	14.0	14.1	12.4	31.3	45.5
Dollar Volume	\$554,149,534	178.8	71.0	92.7	143.4	212.6	260.3
New Listings	1,111	80.1	-0.4	6.3	1.5	-5.4	0.0
Active Listings	503	-39.0	-47.2	-41.7	-65.2	-74.5	-75.9
Sales to New Listings Ratio <sup>1</sup>	79.2	70.3	69.2	73.8	71.5	57.1	54.5
Months of Inventory <sup>2</sup>	0.6	1.9	1.2	1.1	1.8	2.9	3.5
Average Price	\$629,715	37.5	50.0	68.8	116.6	138.0	147.7
Median Price	\$585,750	34.3	49.2	67.4	116.1	139.1	157.2
Sale to List Price Ratio	113.6	101.1	103.9	104.2	99.4	98.3	97.8
Median Days on Market	7.0	11.0	8.0	8.0	17.0	23.0	26.0

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	3,573	68.9	31.5	35.6	26.1	51.7	50.9
Dollar Volume	\$2,251,761,579	138.2	101.7	131.9	180.8	277.1	294.4
New Listings	4,465	41.3	14.7	24.0	0.6	-2.6	-4.4
Active Listings <sup>3</sup>	387	-48.8	-47.5	-39.2	-69.9	-76.5	-78.3
Sales to New Listings Ratio <sup>4</sup>	80.0	67.0	69.8	73.2	63.8	51.4	50.7
Months of Inventory <sup>5</sup>	0.5	1.8	1.4	1.2	2.3	3.5	3.8
Average Price	\$630,216	41.0	53.4	71.0	122.7	148.6	161.4
Median Price	\$590,000	39.8	53.2	73.5	124.3	154.9	167.0
Sale to List Price Ratio	114.6	103.3	104.4	104.2	98.8	97.9	97.8
Median Days on Market	7.0	8.0	7.0	8.0	19.0	26.0	28.0

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

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

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

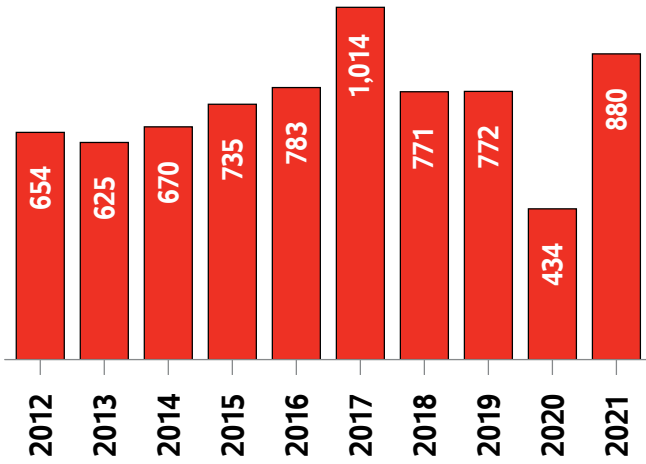
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

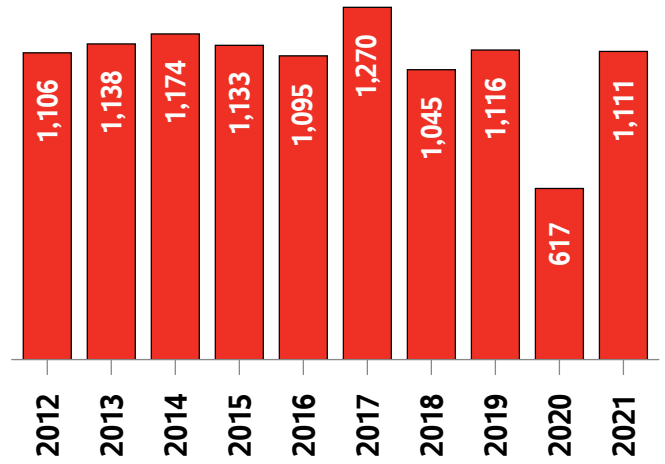
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## London MLS® Residential Market Activity

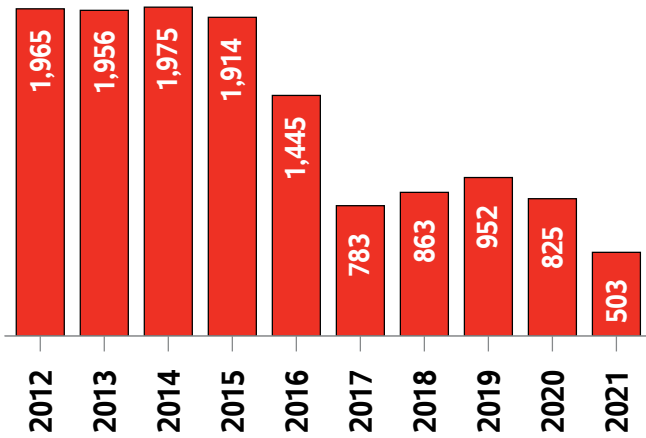
Sales Activity (May only)



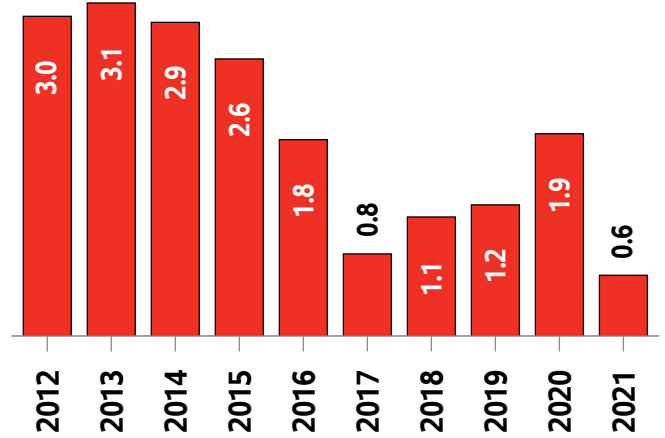
New Listings (May only)



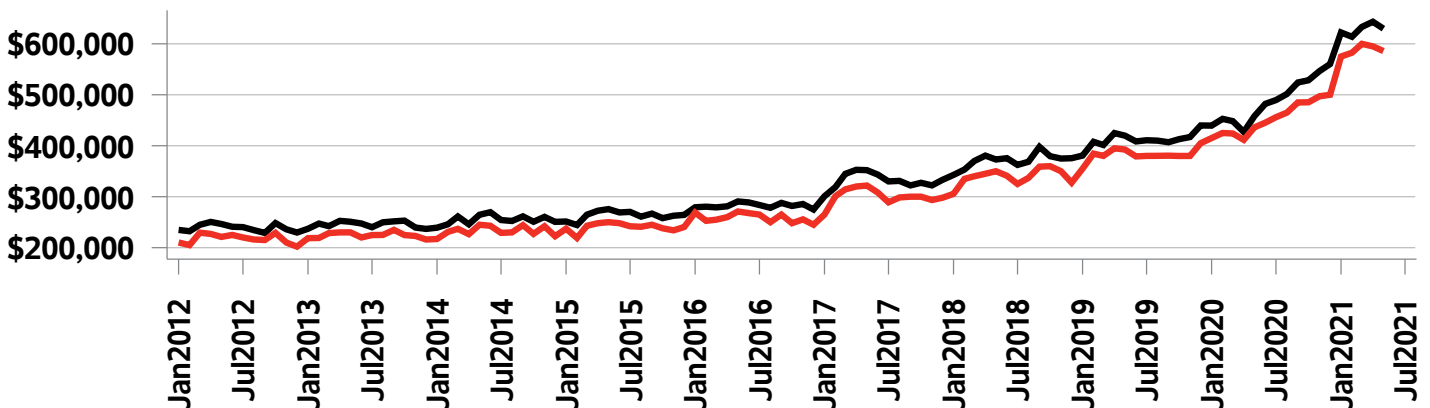
Active Listings (May only)



Months of Inventory (May only)

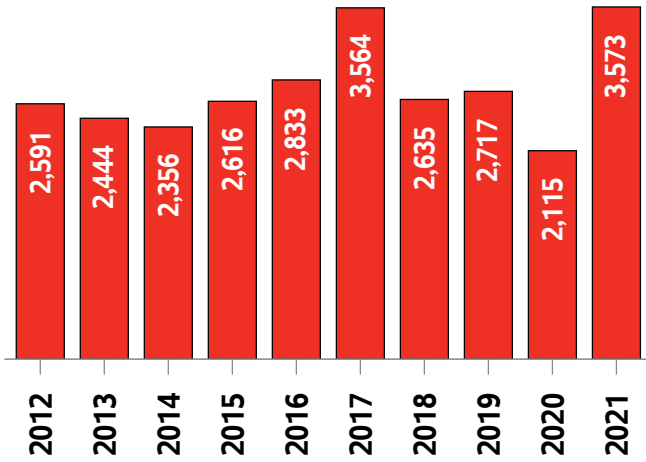


Average Price and Median Price

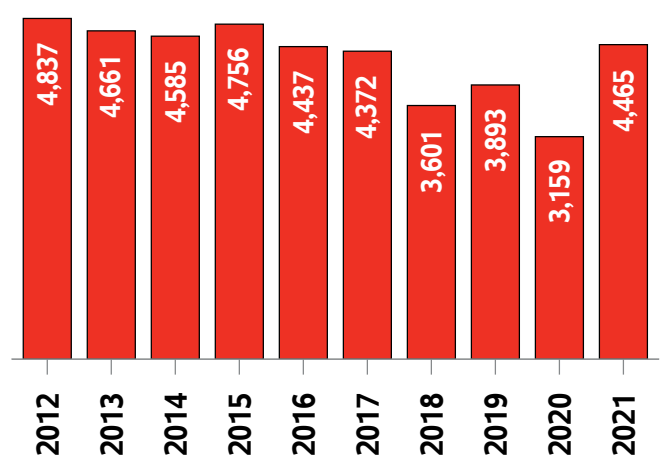


## London MLS® Residential Market Activity

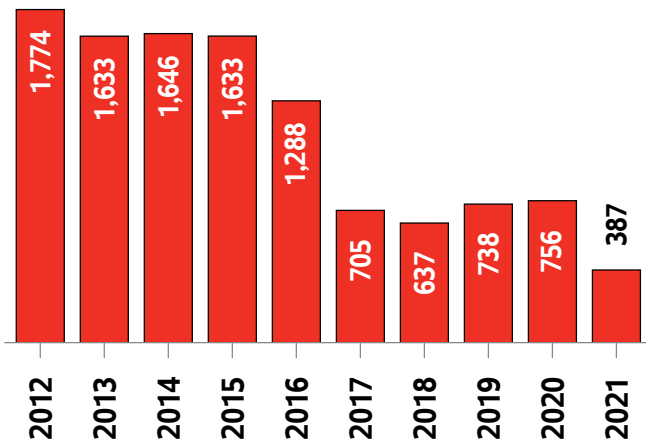
Sales Activity (May Year-to-date)



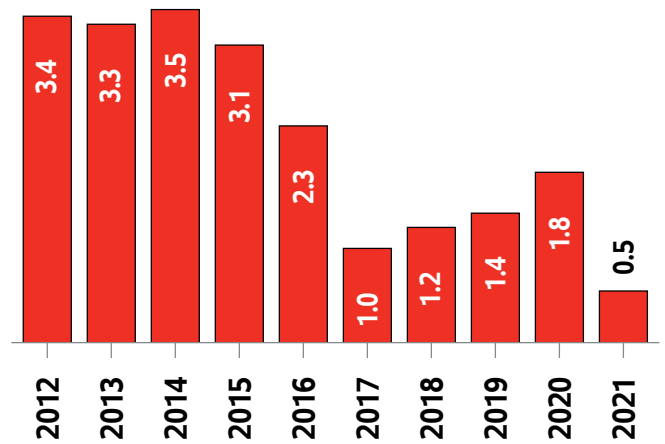
New Listings (May Year-to-date)



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



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



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

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

## Elgin MLS® Residential Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	35	59.1	75.0	66.7	2.9	40.0	52.2
Dollar Volume	\$22,624,943	162.7	233.6	166.8	111.4	301.4	264.2
New Listings	35	2.9	-30.0	-7.9	-16.7	-38.6	-5.4
Active Listings	29	-56.7	-67.4	-50.0	-75.4	-81.3	-83.7
Sales to New Listings Ratio <sup>1</sup>	100.0	64.7	40.0	55.3	81.0	43.9	62.2
Months of Inventory <sup>2</sup>	0.8	3.0	4.5	2.8	3.5	6.2	7.7
Average Price	\$646,427	65.1	90.6	60.1	105.3	186.7	139.4
Median Price	\$637,500	67.3	110.4	85.9	118.3	195.1	150.0
Sale to List Price Ratio	106.4	99.9	99.1	96.6	96.2	95.8	95.3
Median Days on Market	11.0	16.0	31.0	19.0	49.0	50.0	52.0

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	154	100.0	81.2	79.1	27.3	94.9	144.4
Dollar Volume	\$96,420,015	206.9	194.1	213.0	212.0	432.6	525.9
New Listings	177	23.8	6.0	38.3	-9.2	-16.1	-10.2
Active Listings <sup>3</sup>	28	-50.7	-55.5	-43.4	-76.5	-79.0	-81.6
Sales to New Listings Ratio <sup>4</sup>	87.0	53.8	50.9	67.2	62.1	37.4	32.0
Months of Inventory <sup>5</sup>	0.9	3.6	3.6	2.8	4.8	8.3	11.9
Average Price	\$626,104	53.5	62.4	74.8	145.2	173.2	156.1
Median Price	\$608,400	62.2	76.3	81.6	170.4	187.0	193.2
Sale to List Price Ratio	106.1	99.9	99.0	98.1	96.3	95.3	94.9
Median Days on Market	10.0	15.0	22.0	19.5	52.0	63.0	72.0

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

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

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

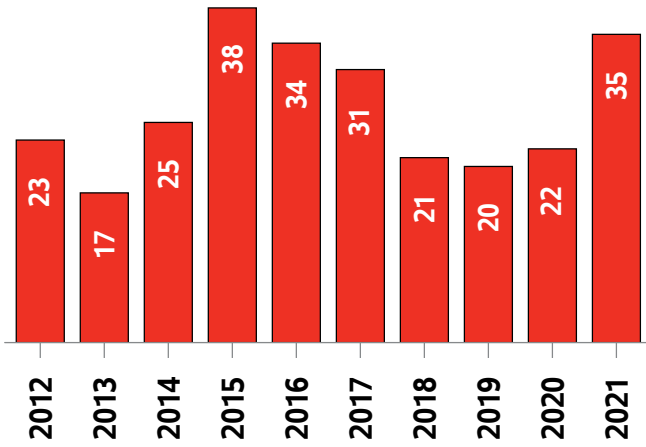
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

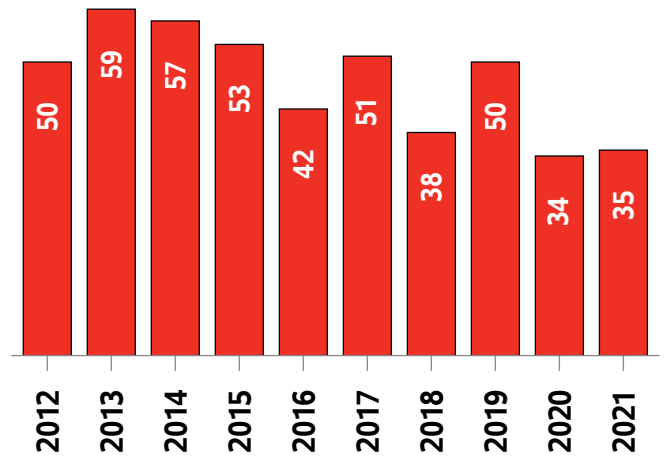
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Elgin MLS® Residential Market Activity

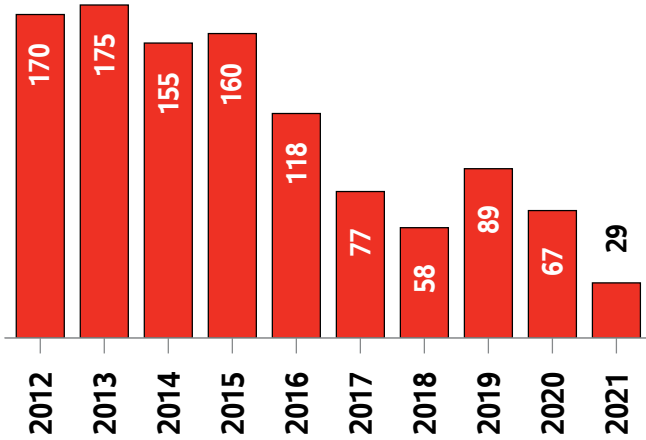
Sales Activity (May only)



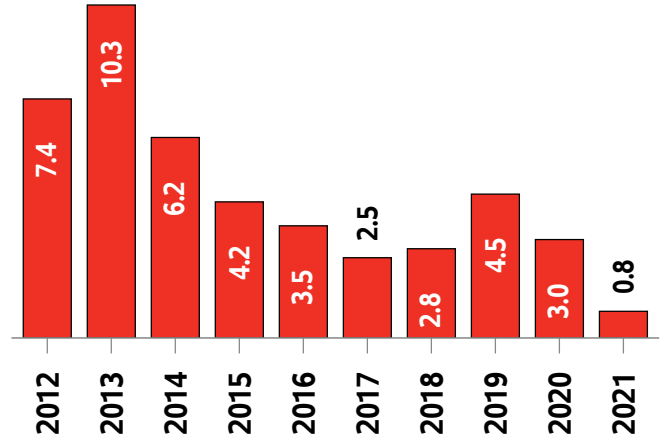
New Listings (May only)



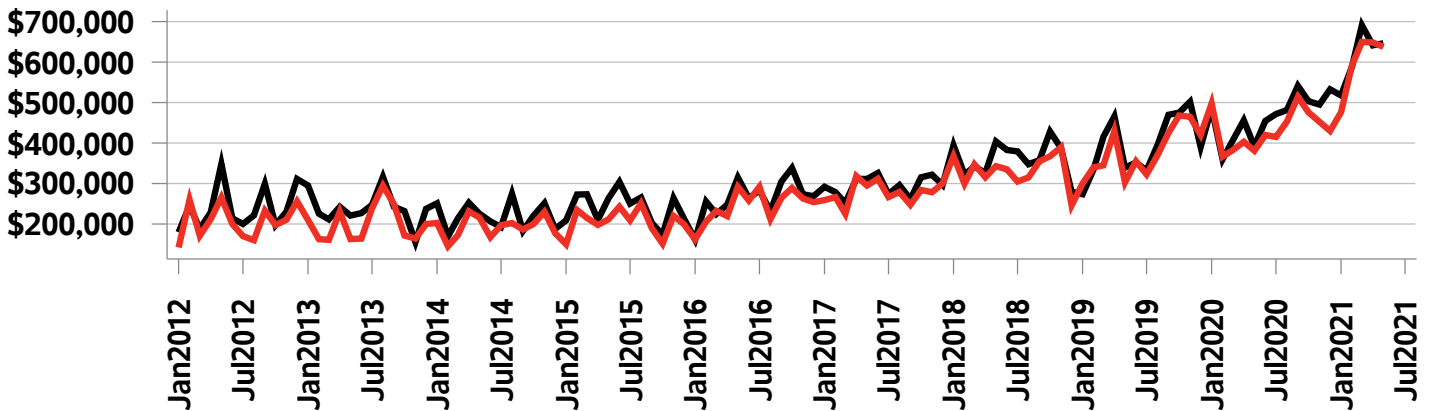
Active Listings (May only)



Months of Inventory (May only)



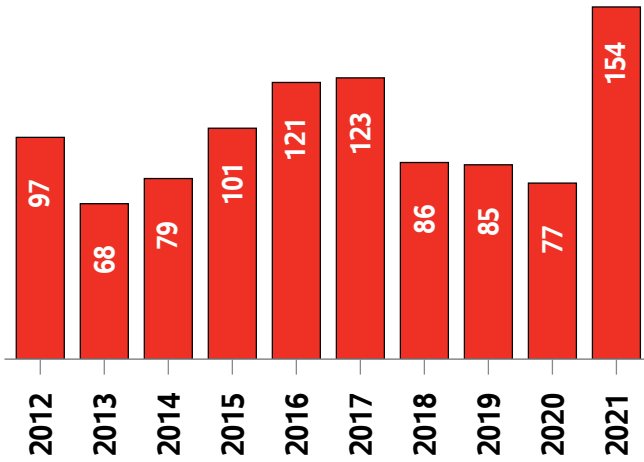
Average Price and Median Price



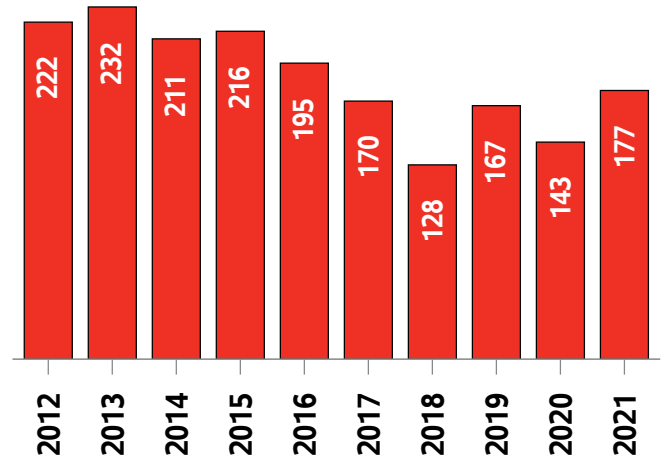


## Elgin MLS® Residential Market Activity

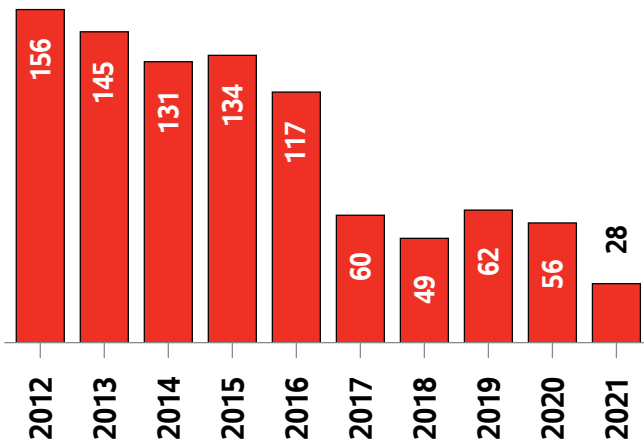
Sales Activity (May Year-to-date)



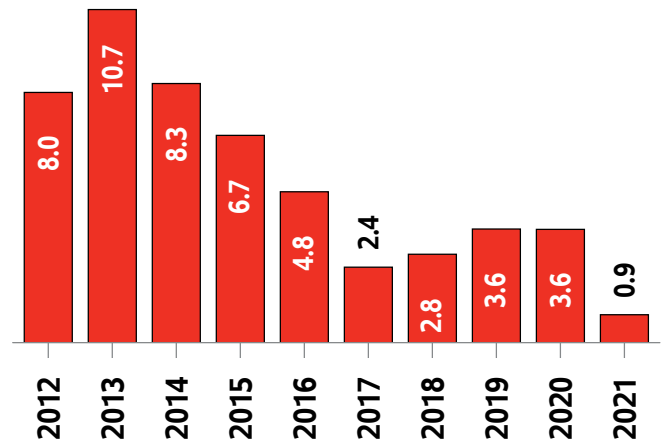
New Listings (May Year-to-date)



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



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



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

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

## Middlesex MLS® Residential Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	58	107.1	41.5	48.7	26.1	20.8	93.3
Dollar Volume	\$46,918,309	236.9	121.8	170.4	204.4	204.9	490.5
New Listings	68	70.0	-10.5	13.3	-20.9	-20.0	0.0
Active Listings	44	-55.6	-65.6	-48.2	-73.8	-80.0	-75.4
Sales to New Listings Ratio <sup>1</sup>	85.3	70.0	53.9	65.0	53.5	56.5	44.1
Months of Inventory <sup>2</sup>	0.8	3.5	3.1	2.2	3.7	4.6	6.0
Average Price	\$808,936	62.7	56.8	81.8	141.4	152.3	205.5
Median Price	\$699,750	40.7	53.8	92.8	130.1	147.7	191.5
Sale to List Price Ratio	110.3	99.9	101.2	100.6	99.1	97.8	96.2
Median Days on Market	8.0	17.0	15.0	15.0	22.0	27.5	18.5

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	207	84.8	35.3	36.2	28.6	45.8	72.5
Dollar Volume	\$160,816,355	188.7	117.3	129.4	187.5	225.5	328.6
New Listings	256	23.7	-10.5	15.8	-22.4	-27.7	-13.8
Active Listings <sup>3</sup>	36	-64.3	-65.2	-51.2	-76.4	-81.3	-75.5
Sales to New Listings Ratio <sup>4</sup>	80.9	54.1	53.5	68.8	48.8	40.1	40.4
Months of Inventory <sup>5</sup>	0.9	4.5	3.4	2.4	4.8	6.8	6.2
Average Price	\$776,891	56.2	60.6	68.4	123.6	123.3	148.5
Median Price	\$681,413	43.5	49.6	44.7	117.8	121.6	143.4
Sale to List Price Ratio	111.1	100.5	100.7	100.9	97.8	96.7	96.7
Median Days on Market	7.0	14.5	13.0	15.0	34.0	35.5	31.0

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

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

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

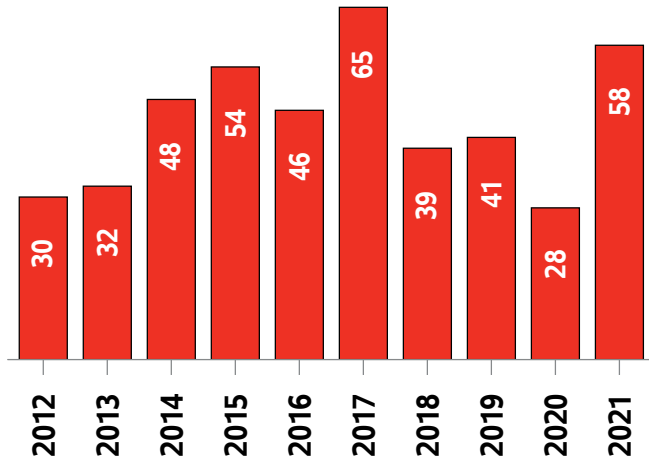
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

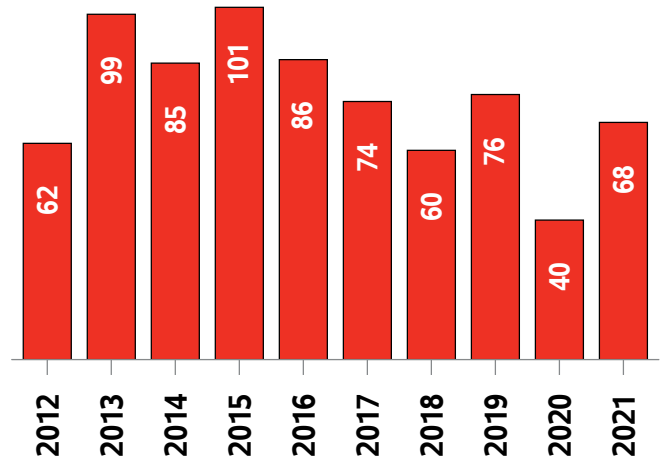
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Middlesex MLS® Residential Market Activity

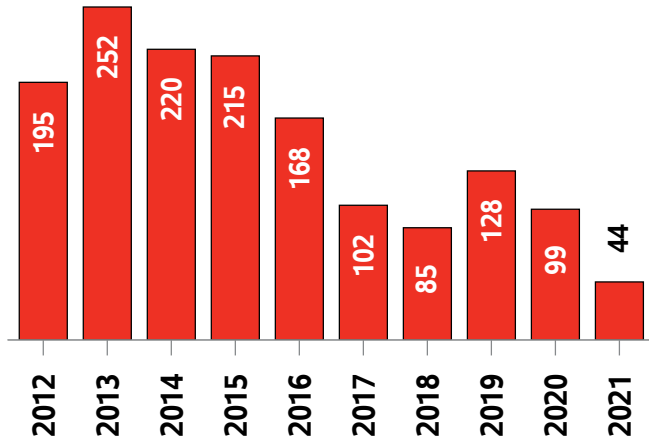
Sales Activity (May only)



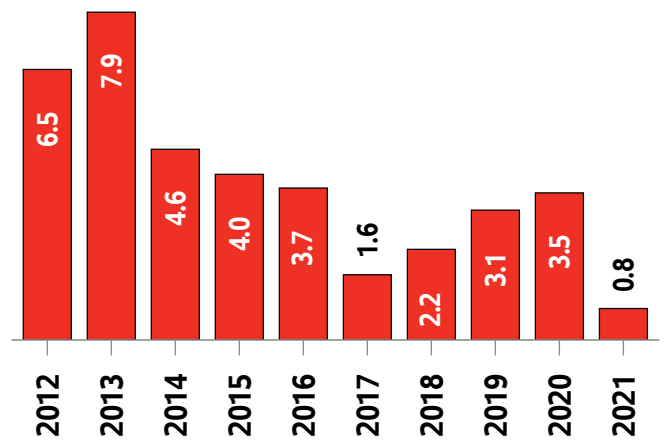
New Listings (May only)



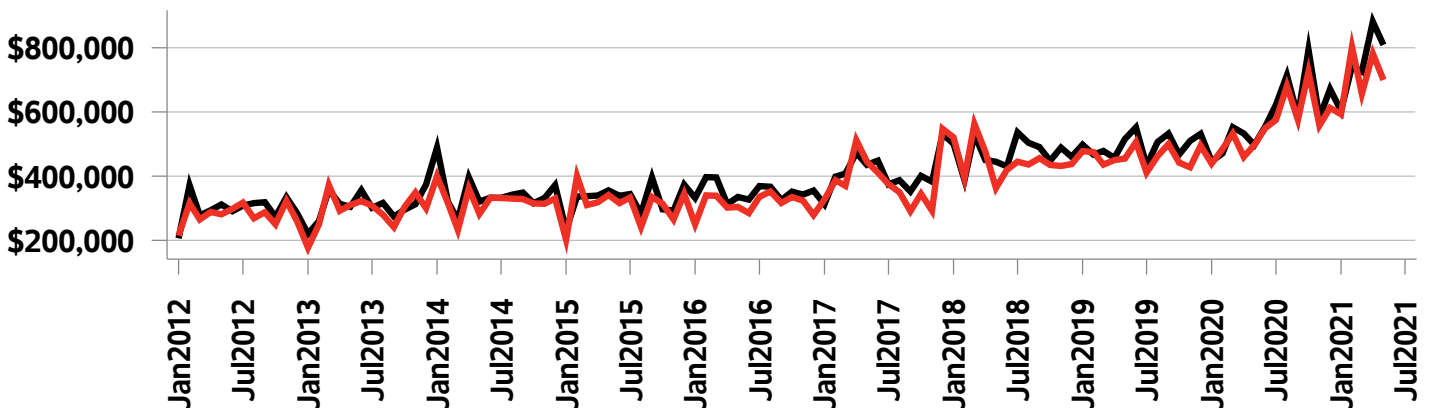
Active Listings (May only)



Months of Inventory (May only)

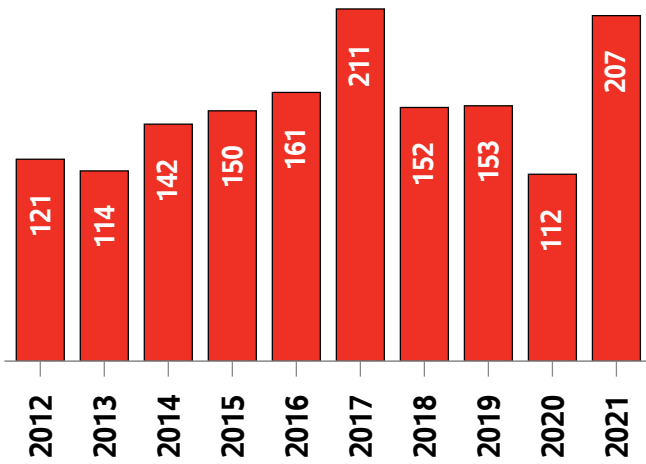


Average Price and Median Price

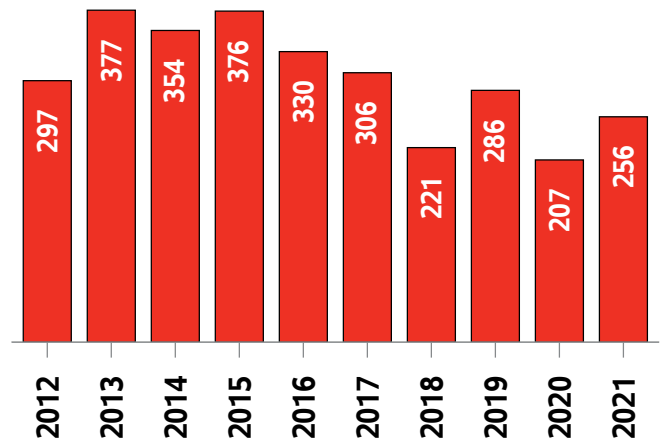


## Middlesex MLS® Residential Market Activity

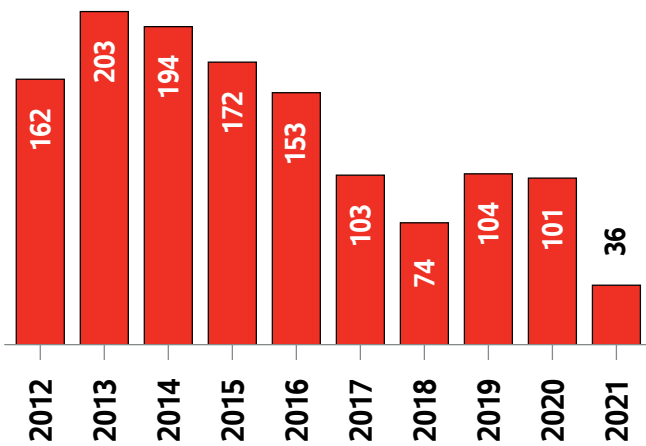
Sales Activity (May Year-to-date)



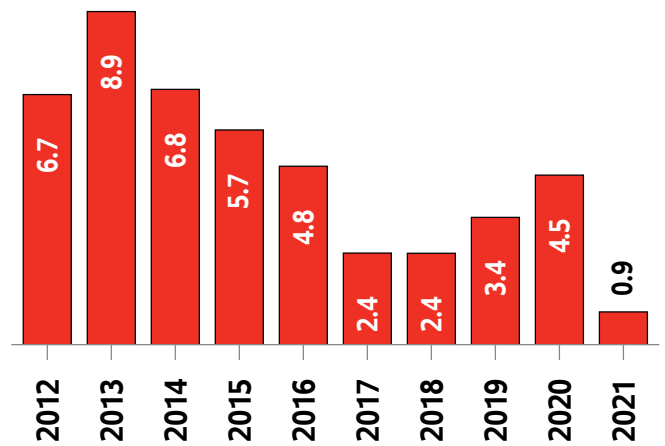
New Listings (May Year-to-date)



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



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



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

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

## Strathroy-Cardoc MLS® Residential Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	47	14.6	-2.1	23.7	4.4	27.0	62.1
Dollar Volume	\$29,915,076	61.8	61.9	117.5	143.0	239.6	413.5
New Listings	60	81.8	7.1	7.1	20.0	-14.3	-6.3
Active Listings	36	-61.7	-64.7	-54.4	-70.7	-79.3	-78.2
Sales to New Listings Ratio <sup>1</sup>	78.3	124.2	85.7	67.9	90.0	52.9	45.3
Months of Inventory <sup>2</sup>	0.8	2.3	2.1	2.1	2.7	4.7	5.7
Average Price	\$636,491	41.1	65.4	75.8	132.7	167.3	216.8
Median Price	\$610,000	41.9	71.6	84.9	154.3	159.6	212.8
Sale to List Price Ratio	113.0	99.3	101.4	101.3	97.7	97.4	98.9
Median Days on Market	7.0	29.0	12.0	9.0	27.0	49.0	36.0

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	222	55.2	23.3	56.3	45.1	73.4	111.4
Dollar Volume	\$139,355,318	115.5	85.0	190.1	253.3	366.6	495.4
New Listings	258	12.7	1.2	30.3	-1.5	-0.8	-3.0
Active Listings <sup>3</sup>	28	-72.4	-67.3	-57.3	-76.6	-81.7	-79.8
Sales to New Listings Ratio <sup>4</sup>	86.0	62.4	70.6	71.7	58.4	49.2	39.5
Months of Inventory <sup>5</sup>	0.6	3.5	2.3	2.3	3.8	5.9	6.5
Average Price	\$627,727	38.8	50.0	85.6	143.5	169.0	181.6
Median Price	\$600,550	39.7	52.4	88.3	150.3	167.5	186.1
Sale to List Price Ratio	113.5	100.2	100.3	99.9	97.6	96.7	97.7
Median Days on Market	7.0	17.0	14.0	13.5	29.0	56.5	33.0

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

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

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

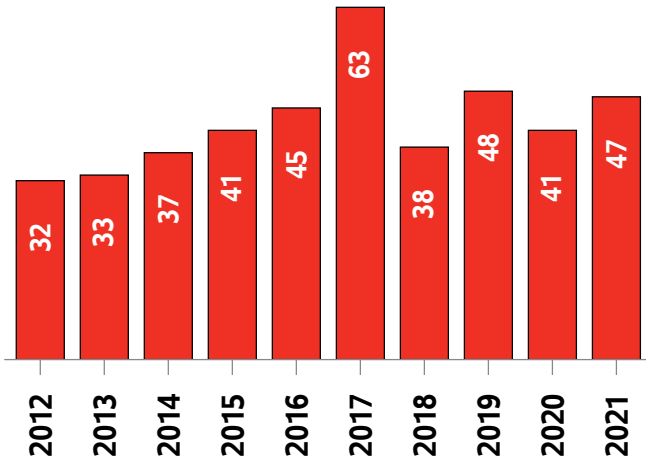
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

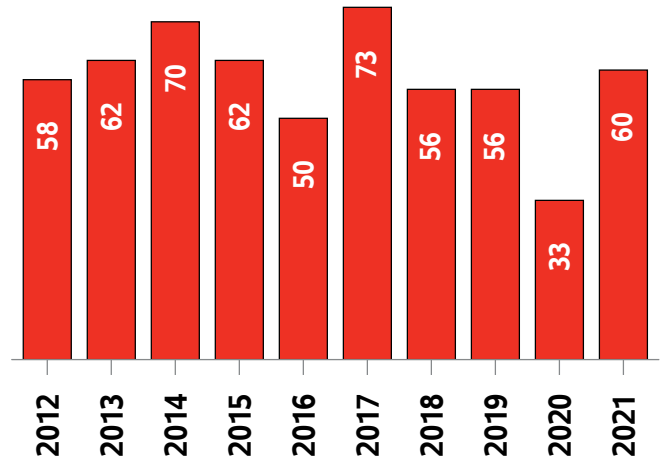
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Strathroy-Cardoc MLS® Residential Market Activity

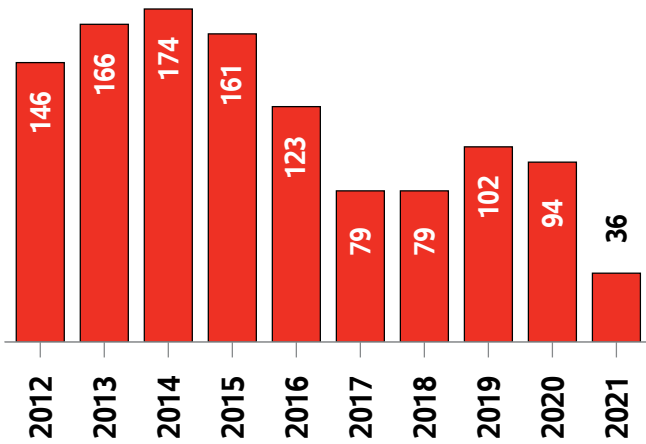
Sales Activity (May only)



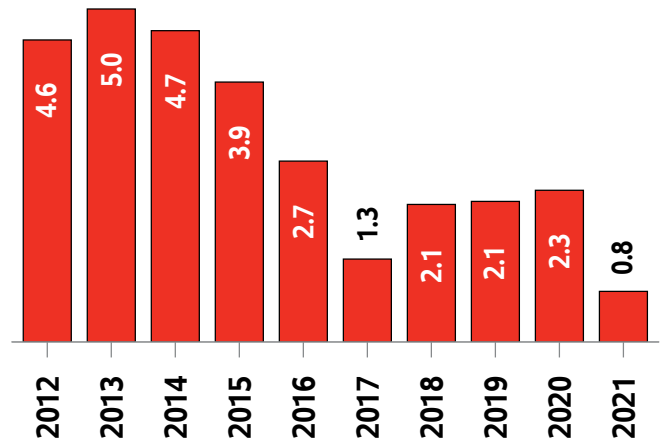
New Listings (May only)



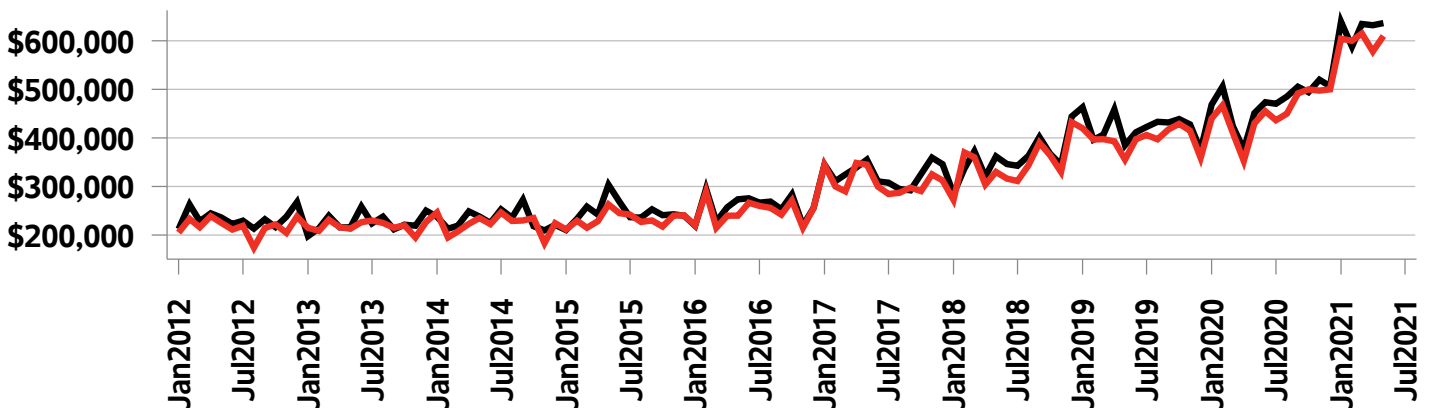
Active Listings (May only)



Months of Inventory (May only)

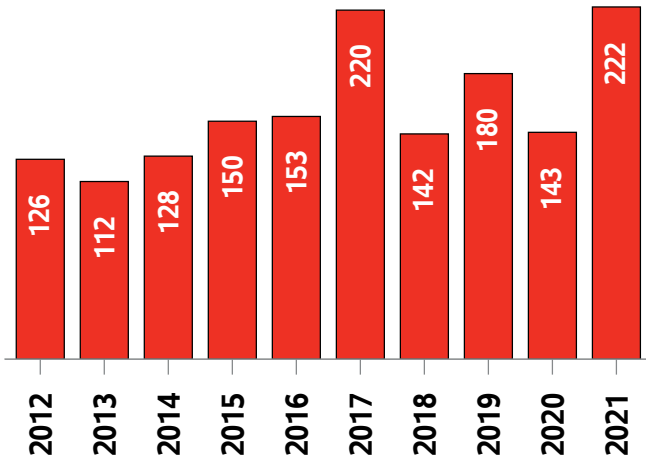


Average Price and Median Price

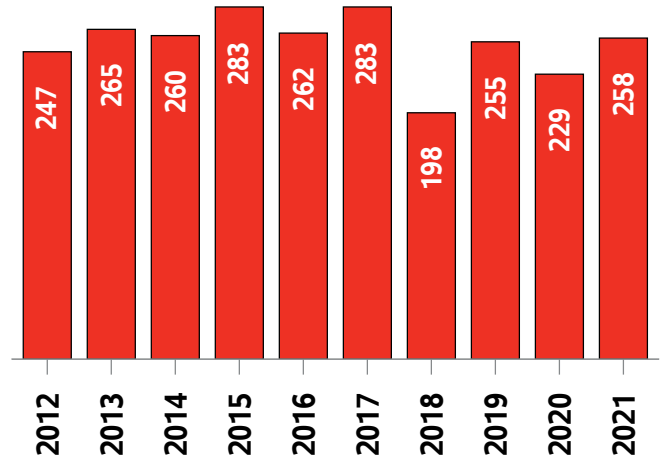


## Strathroy-Cardoc MLS® Residential Market Activity

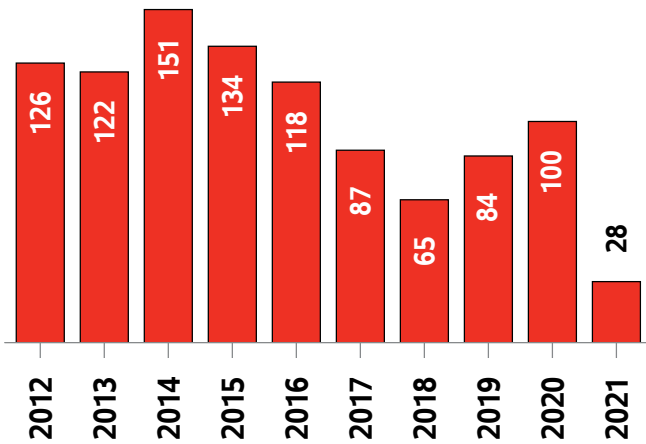
Sales Activity (May Year-to-date)



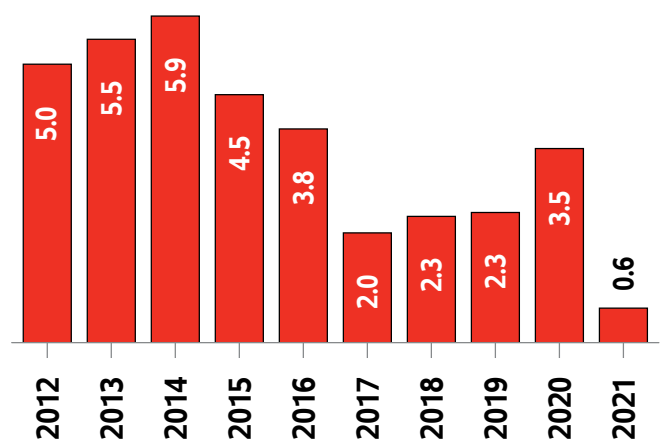
New Listings (May Year-to-date)



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



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



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

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



## St. Thomas MLS® Residential Market Activity

Actual	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	82	57.7	12.3	-18.0	-22.6	17.1	22.4
Dollar Volume	\$44,917,745	136.6	66.2	57.8	78.4	205.3	269.1
New Listings	97	56.5	6.6	-26.5	-4.9	-11.0	-22.4
Active Listings	40	-43.7	-42.9	-51.2	-70.6	-85.2	-85.5
Sales to New Listings Ratio <sup>1</sup>	84.5	83.9	80.2	75.8	103.9	64.2	53.6
Months of Inventory <sup>2</sup>	0.5	1.4	1.0	0.8	1.3	3.9	4.1
Average Price	\$547,777	50.1	48.0	92.5	130.6	160.6	201.6
Median Price	\$542,500	56.9	59.6	95.5	128.6	158.3	201.4
Sale to List Price Ratio	113.8	101.2	101.4	103.3	99.0	96.9	97.9
Median Days on Market	7.0	9.0	11.0	8.0	20.5	36.5	41.0

Year-to-date	May 2021	Compared to <sup>6</sup>					
		May 2020	May 2019	May 2018	May 2016	May 2014	May 2011
Sales Activity	372	39.3	19.2	15.9	9.7	44.7	39.3
Dollar Volume	\$203,072,608	100.8	86.8	119.2	165.7	287.8	311.6
New Listings	424	23.3	16.2	10.1	-4.1	-11.3	-15.4
Active Listings <sup>3</sup>	28	-59.1	-55.9	-54.9	-80.3	-88.0	-88.2
Sales to New Listings Ratio <sup>4</sup>	87.7	77.6	85.5	83.4	76.7	53.8	53.3
Months of Inventory <sup>5</sup>	0.4	1.3	1.0	1.0	2.1	4.5	4.4
Average Price	\$545,894	44.1	56.7	89.1	142.1	167.9	195.4
Median Price	\$538,551	50.0	61.1	92.3	145.4	171.3	199.2
Sale to List Price Ratio	113.4	101.1	101.6	101.8	97.9	96.7	97.2
Median Days on Market	6.0	10.0	11.0	10.0	25.0	34.0	37.0

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

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

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

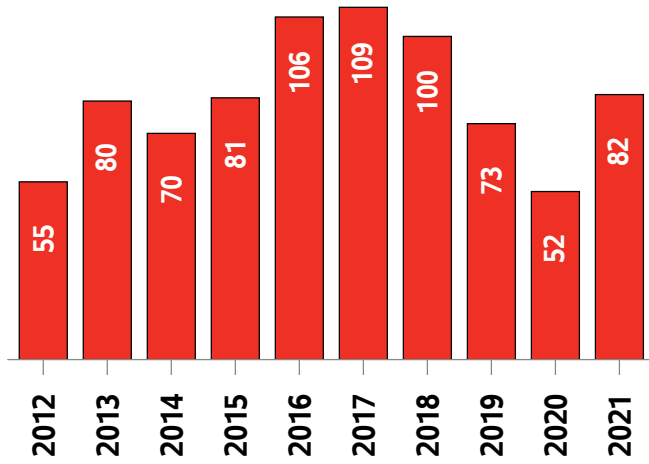
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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

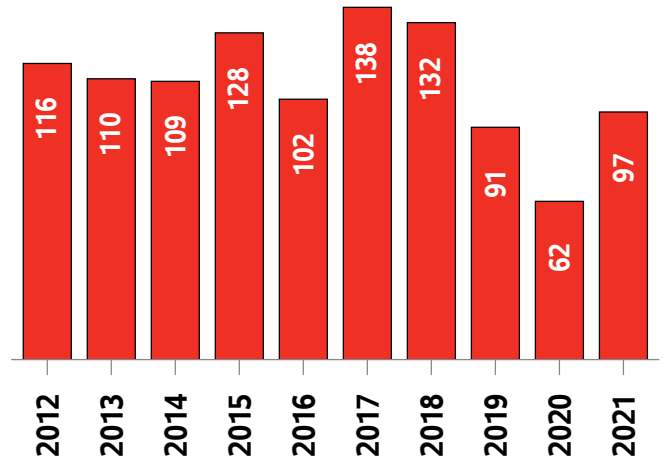
<sup>6</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## St. Thomas MLS® Residential Market Activity

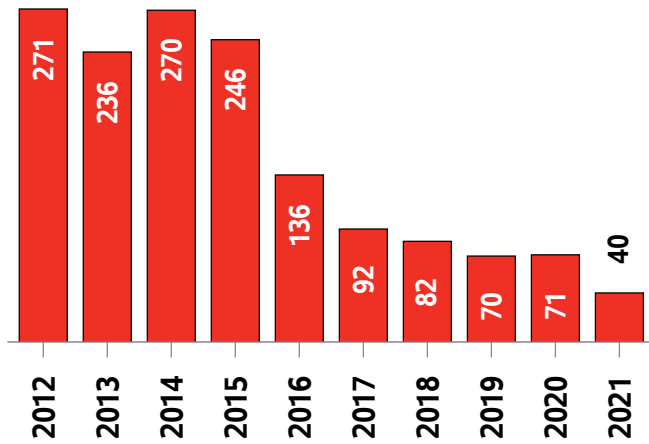
Sales Activity (May only)



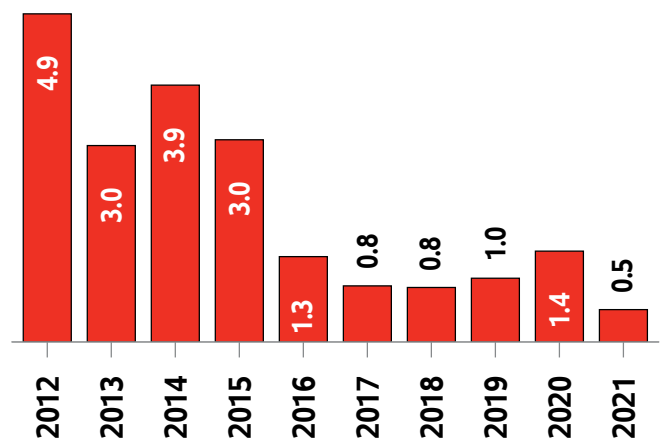
New Listings (May only)



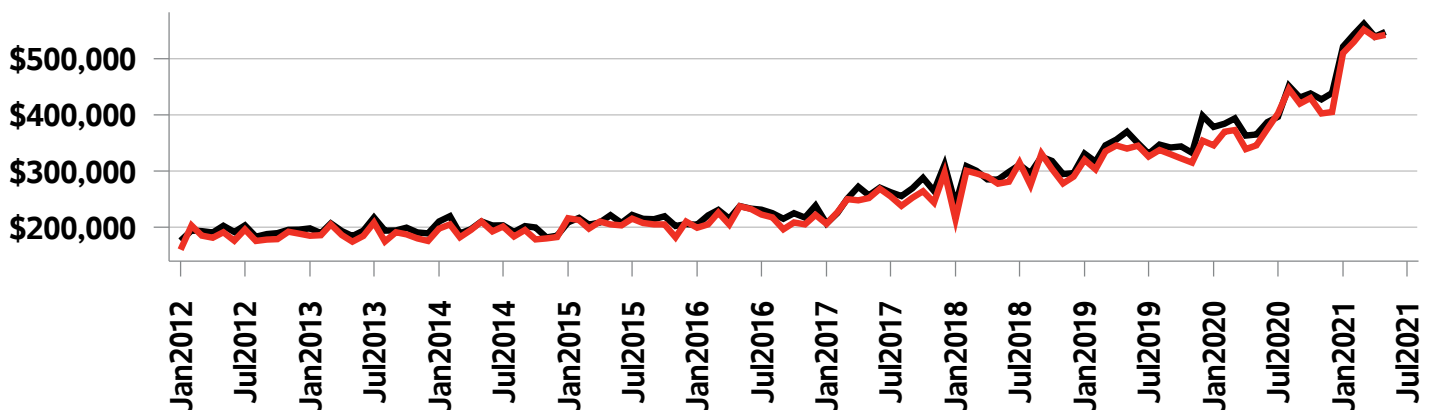
Active Listings (May only)



Months of Inventory (May only)

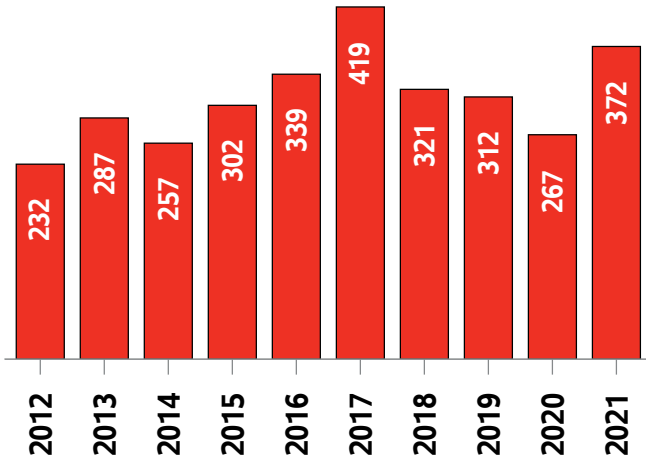


Average Price and Median Price

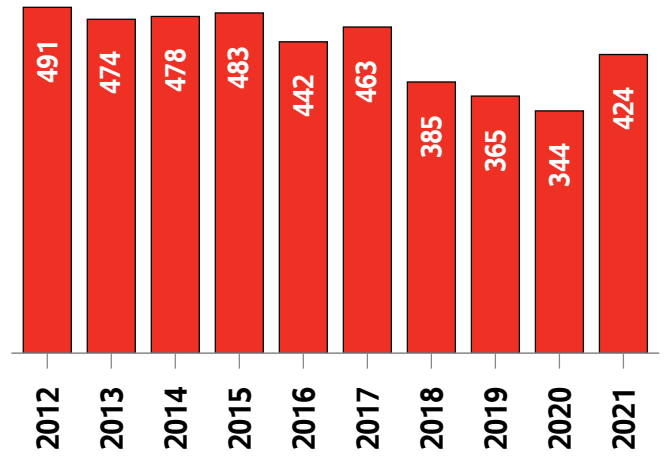


## St. Thomas MLS® Residential Market Activity

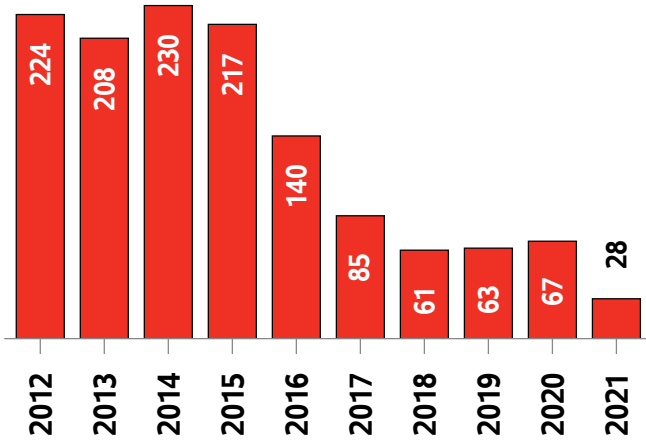
Sales Activity (May Year-to-date)



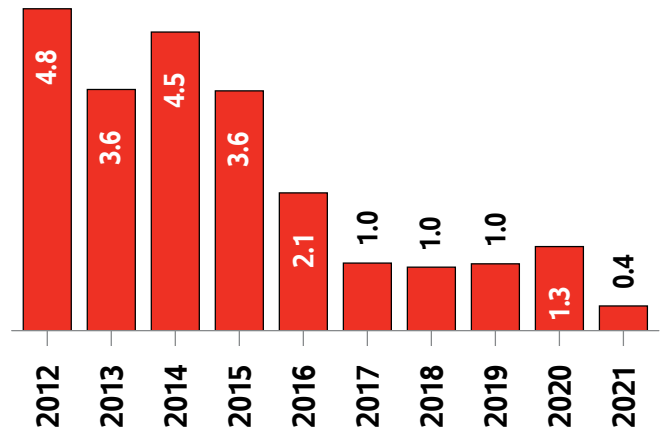
New Listings (May Year-to-date)



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



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



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

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