



**LONDON
ST. THOMAS
ASSOCIATION OF
REALTORS**

**London and St. Thomas
Residential Market Activity Report
November 2020**

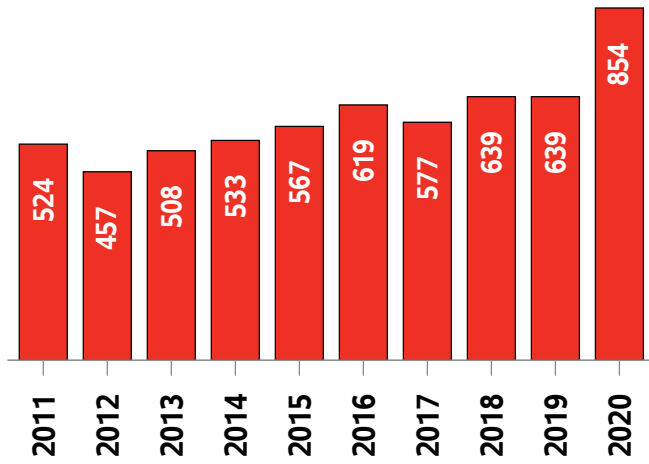
Bringing people and properties together



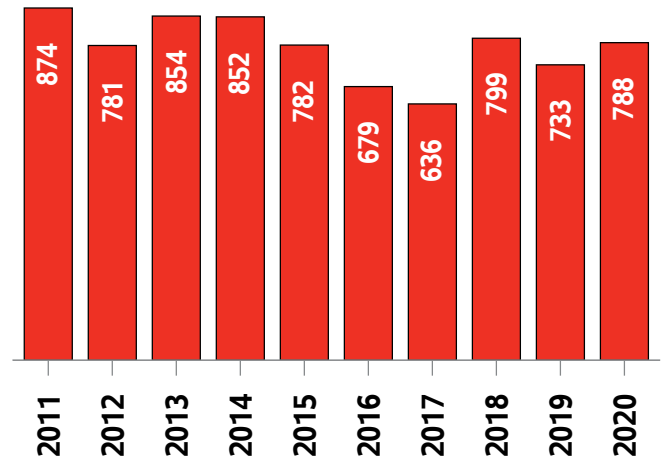
Prepared for the London & St. Thomas Association of REALTORS® by the Canadian Real Estate Association

London and St. Thomas MLS® Residential Market Activity

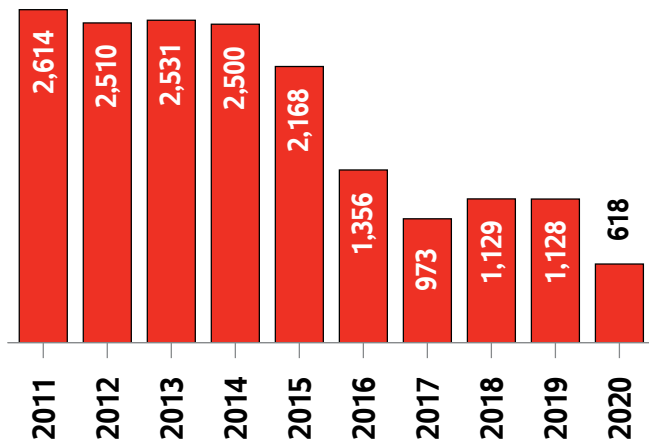
Sales Activity (November only)



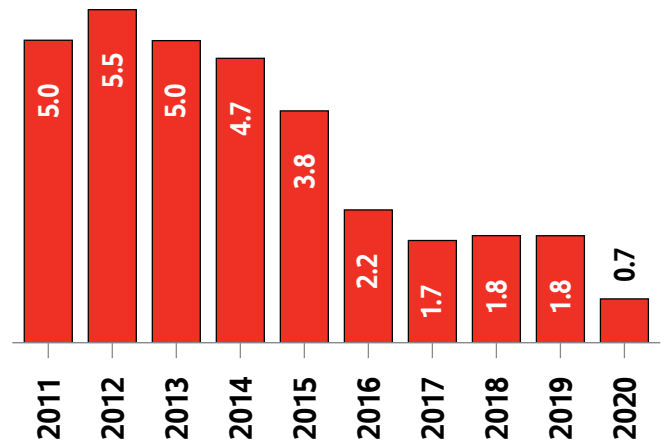
New Listings (November only)



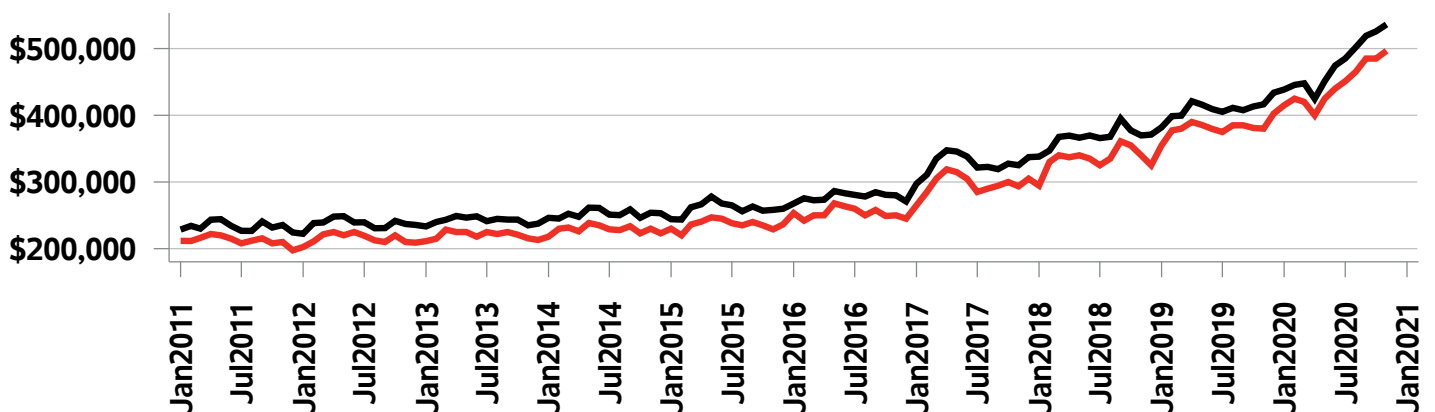
Active Listings (November only)



Months of Inventory (November only)

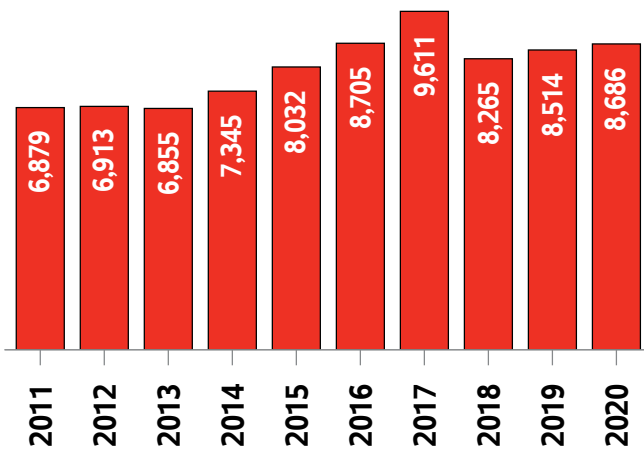


Average Price and Median Price

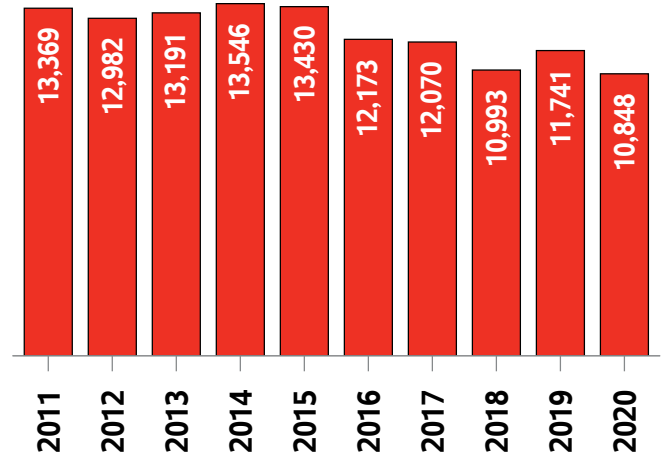


London and St. Thomas MLS® Residential Market Activity

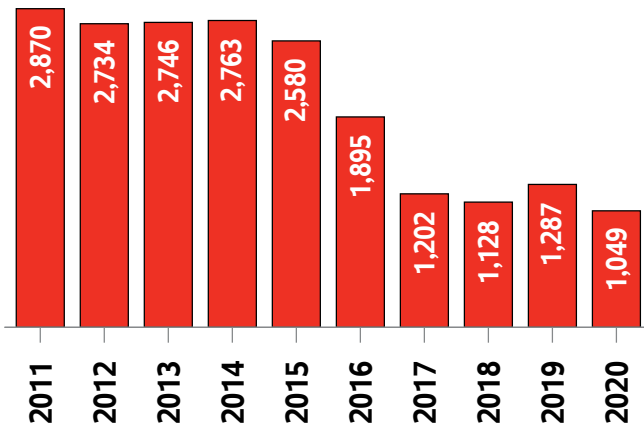
Sales Activity (November Year-to-date)



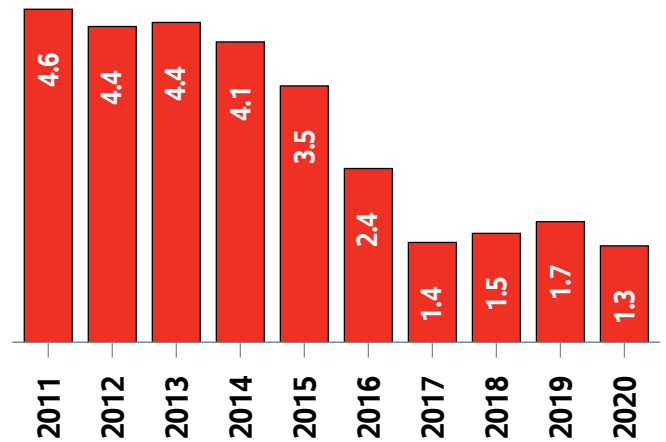
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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 and St. Thomas MLS® Residential Market Activity

Actual	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	854	33.6	33.6	48.0	50.6	68.1	65.2
Dollar Volume	\$457,896,060	72.1	93.8	144.1	212.8	283.5	298.9
New Listings	788	7.5	-1.4	23.9	0.8	-7.7	-7.0
Active Listings	618	-45.2	-45.3	-36.5	-71.5	-75.6	-74.6
Sales to New Listings Ratio ¹	108.4	87.2	80.0	90.7	72.5	59.5	61.0
Months of Inventory ²	0.7	1.8	1.8	1.7	3.8	5.0	4.7
Average Price	\$536,178	28.8	45.0	64.9	107.7	128.1	141.5
Median Price	\$496,650	30.7	46.1	69.2	116.9	130.5	154.7
Sales to List Price Ratio	105.8	101.3	101.7	99.6	97.1	96.9	96.8
Median Days on Market	9.0	12.0	11.0	20.0	34.0	38.0	41.0
Year-to-date	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	8,686	2.0	5.1	-9.6	8.1	26.7	24.9
Dollar Volume	\$4,209,802,472	20.9	38.2	32.7	99.8	152.3	166.4
New Listings	10,848	-7.6	-1.3	-10.1	-19.2	-17.8	-14.2
Active Listings ³	1,049	-18.5	-7.0	-12.7	-59.3	-61.8	-58.8
Sales to New Listings Ratio ⁴	80.1	72.5	75.2	79.6	59.8	52.0	55.0
Months of Inventory ⁵	1.3	1.7	1.5	1.4	3.5	4.4	4.0
Average Price	\$484,665	18.5	31.5	46.9	84.7	99.1	113.4
Median Price	\$450,000	18.4	32.9	50.6	89.5	102.7	116.3
Sales to List Price Ratio	103.6	102.3	102.4	102.1	97.6	97.4	97.5
Median Days on Market	8.0	10.0	10.0	13.0	28.0	32.0	29.0

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

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

³ 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.

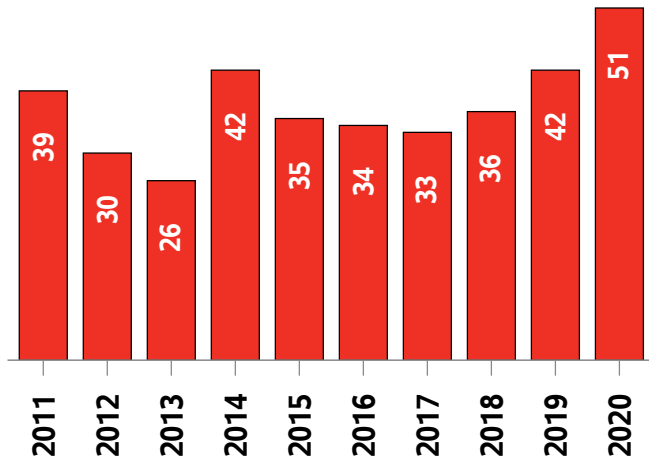
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

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

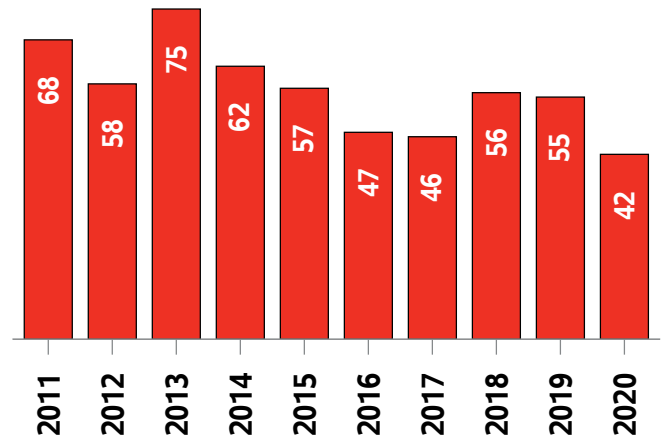
Elgin

MLS® Residential Market Activity

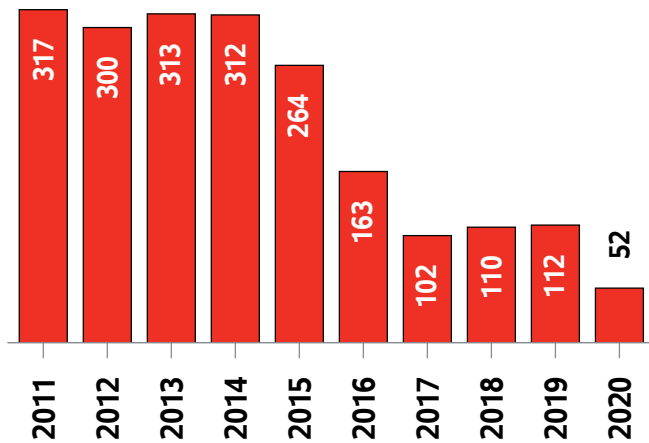
Sales Activity (November only)



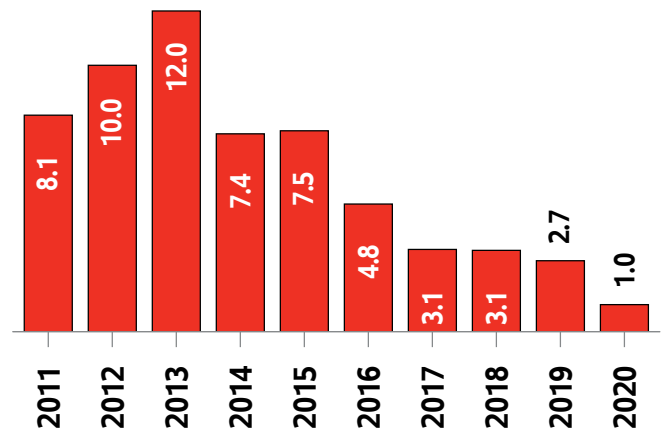
New Listings (November only)



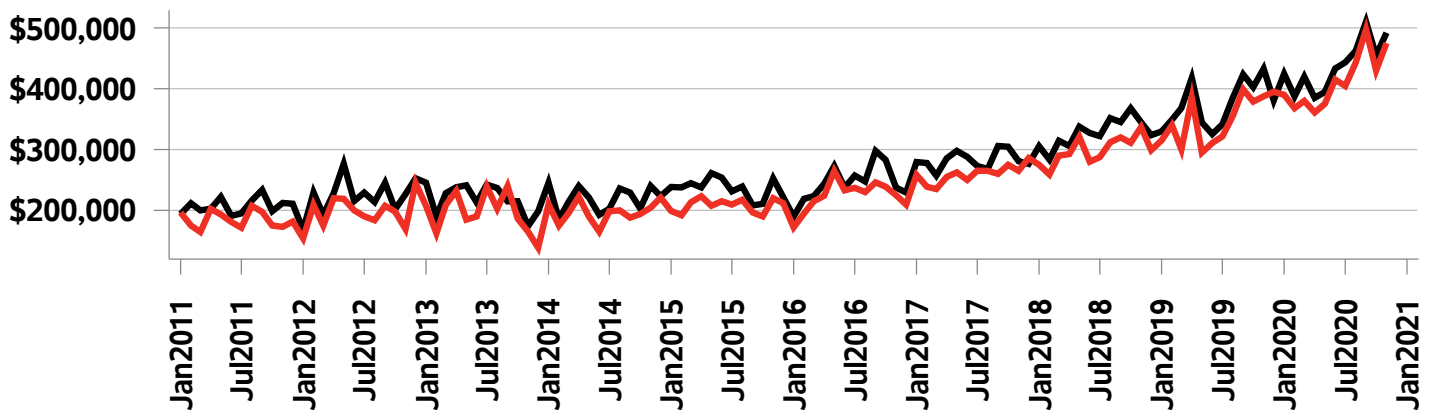
Active Listings (November only)



Months of Inventory (November only)



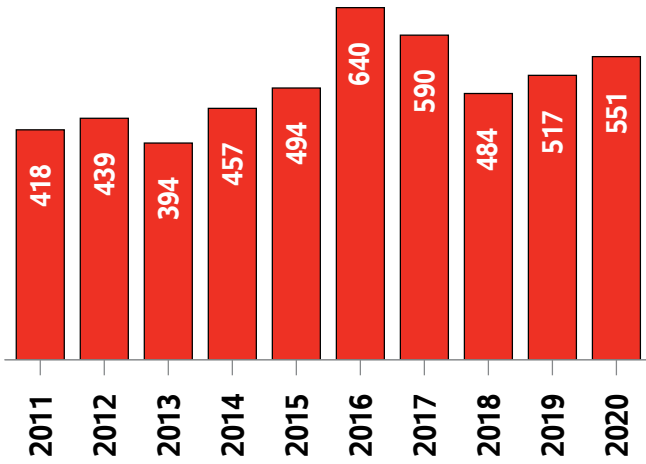
Average Price and Median Price



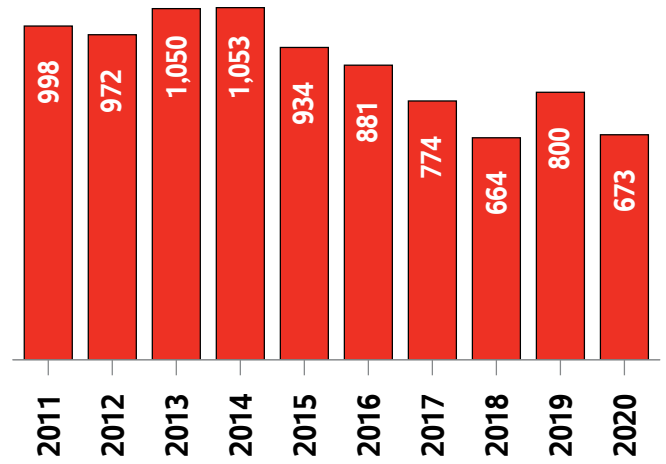
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MLS® Residential Market Activity

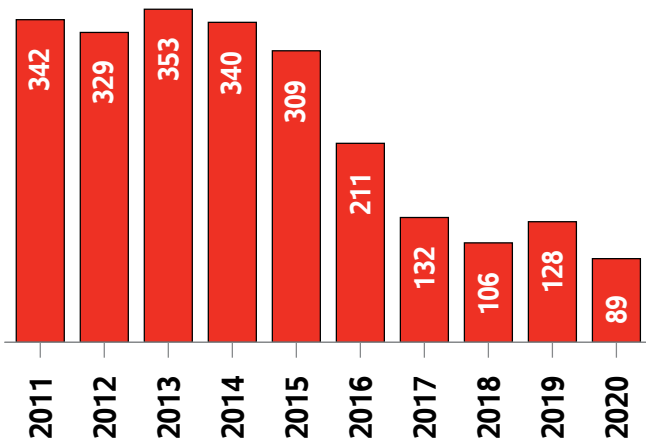
Sales Activity (November Year-to-date)



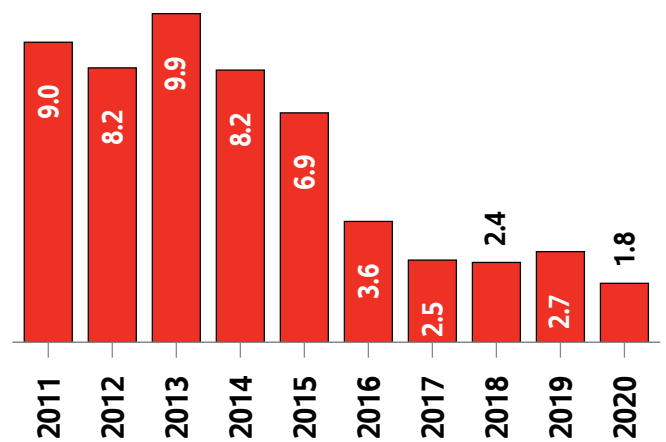
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	51	21.4	41.7	54.5	45.7	96.2	82.1
Dollar Volume	\$25,091,315	38.0	102.1	170.7	183.9	454.3	391.5
New Listings	42	-23.6	-25.0	-8.7	-26.3	-44.0	-44.0
Active Listings	52	-53.6	-52.7	-49.0	-80.3	-83.4	-81.8
Sales to New Listings Ratio ¹	121.4	76.4	64.3	71.7	61.4	34.7	37.3
Months of Inventory ²	1.0	2.7	3.1	3.1	7.5	12.0	10.2
Average Price	\$491,987	13.6	42.7	75.2	94.8	182.6	169.9
Median Price	\$475,000	22.6	41.0	79.2	115.9	187.9	168.7
Sales to List Price Ratio	102.3	99.1	99.7	98.2	94.9	95.9	95.7
Median Days on Market	18.0	19.0	10.0	24.0	60.0	64.5	66.5
Year-to-date	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	551	6.6	13.8	-6.6	11.5	39.8	33.1
Dollar Volume	\$243,257,040	25.4	52.5	45.4	106.5	176.4	199.4
New Listings	673	-15.9	1.4	-13.0	-27.9	-35.9	-32.6
Active Listings ³	89	-30.6	-15.8	-32.9	-71.3	-74.9	-72.4
Sales to New Listings Ratio ⁴	81.9	64.6	72.9	76.2	52.9	37.5	41.4
Months of Inventory ⁵	1.8	2.7	2.4	2.5	6.9	9.9	8.6
Average Price	\$441,483	17.7	34.0	55.7	85.2	97.6	125.0
Median Price	\$414,900	20.3	38.3	61.1	97.9	112.2	130.6
Sales to List Price Ratio	100.8	99.2	98.7	97.9	96.0	95.7	95.2
Median Days on Market	14.0	20.0	17.0	24.5	55.0	60.0	57.0

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.

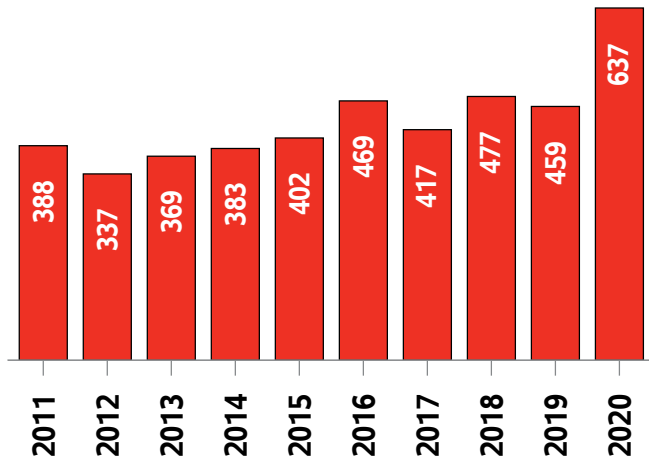
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

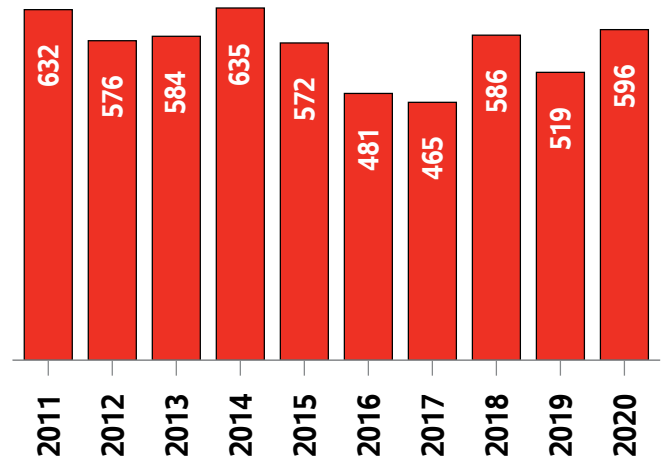
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

London MLS® Residential Market Activity

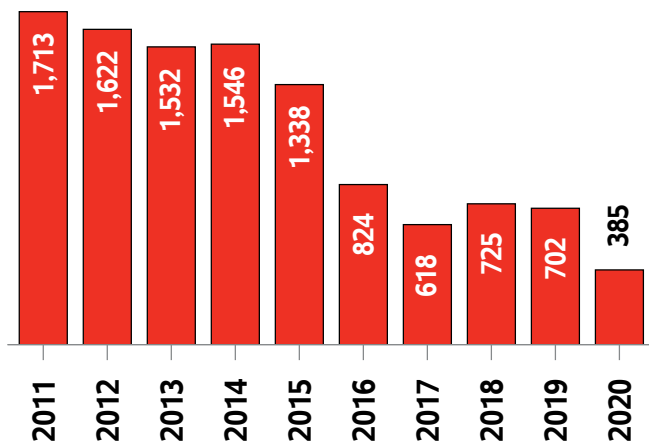
Sales Activity (November only)



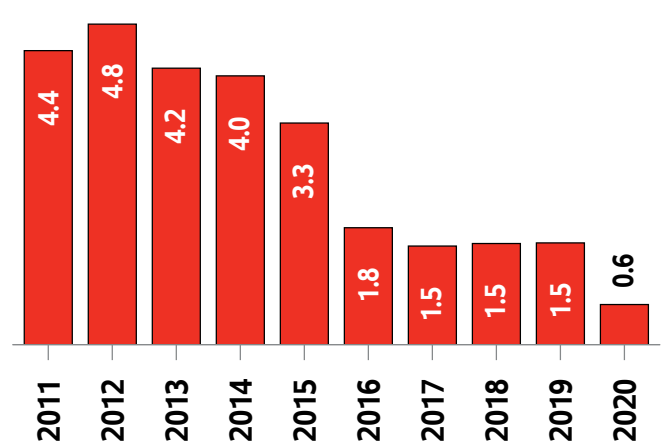
New Listings (November only)



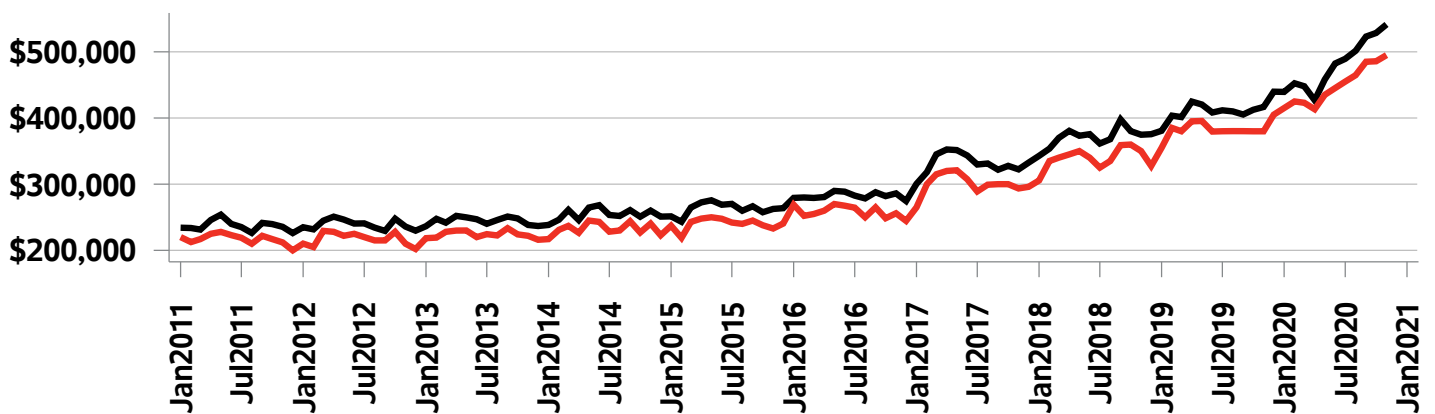
Active Listings (November only)



Months of Inventory (November only)

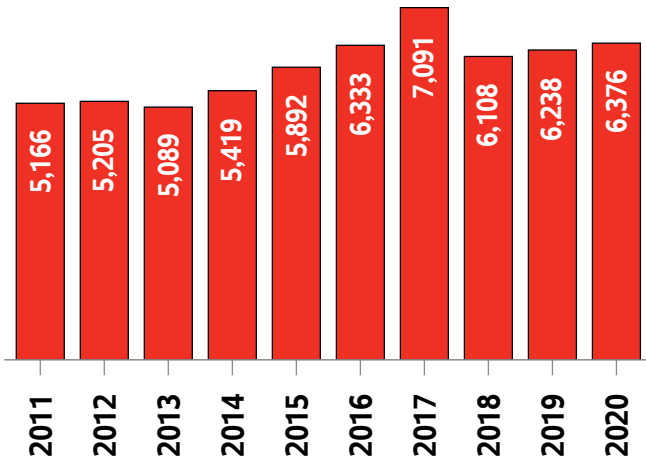


Average Price and Median Price

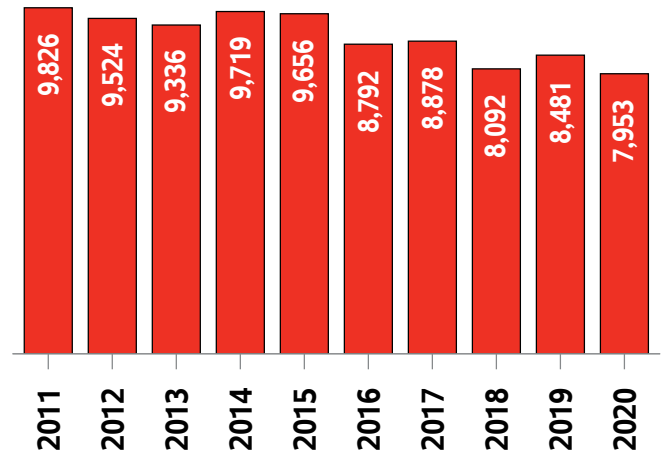


London MLS® Residential Market Activity

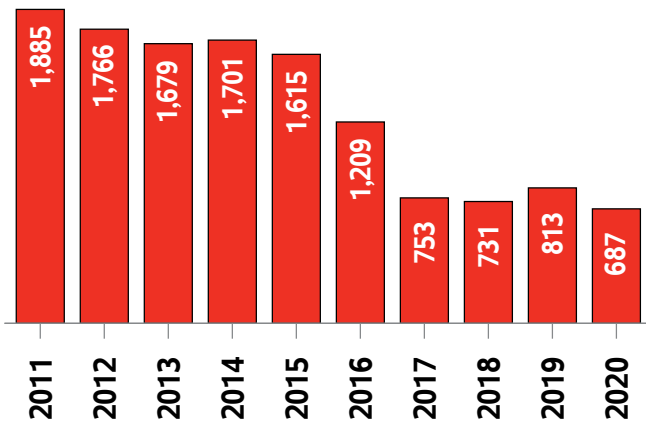
Sales Activity (November Year-to-date)



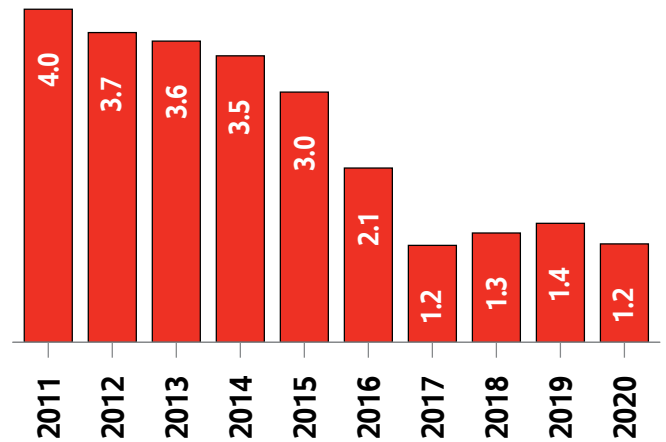
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	637	38.8	33.5	52.8	58.5	72.6	64.6
Dollar Volume	\$344,857,411	80.3	92.9	156.5	226.7	292.0	296.7
New Listings	596	14.8	1.7	28.2	4.2	2.1	-0.8
Active Listings	385	-45.2	-46.9	-37.7	-71.2	-74.9	-75.8
Sales to New Listings Ratio ¹	106.9	88.4	81.4	89.7	70.3	63.2	64.4
Months of Inventory ²	0.6	1.5	1.5	1.5	3.3	4.2	4.1
Average Price	\$541,377	29.9	44.5	67.9	106.2	127.1	141.0
Median Price	\$495,000	30.3	41.4	68.7	112.4	123.0	147.5
Sales to List Price Ratio	106.1	101.8	102.4	99.9	97.3	97.3	97.1
Median Days on Market	8.0	11.0	10.0	18.0	31.5	36.0	40.0
Year-to-date	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	6,376	2.2	4.4	-10.1	8.2	25.3	22.4
Dollar Volume	\$3,117,297,298	21.7	37.0	31.0	99.6	149.1	159.4
New Listings	7,953	-6.2	-1.7	-10.4	-17.6	-14.8	-14.3
Active Listings ³	687	-15.5	-6.0	-8.7	-57.4	-59.1	-58.1
Sales to New Listings Ratio ⁴	80.2	73.6	75.5	79.9	61.0	54.5	56.1
Months of Inventory ⁵	1.2	1.4	1.3	1.2	3.0	3.6	3.5
Average Price	\$488,911	19.1	31.2	45.7	84.5	98.9	112.0
Median Price	\$450,744	18.6	32.6	48.2	86.3	100.3	111.9
Sales to List Price Ratio	104.1	103.0	103.2	103.0	97.9	97.7	97.8
Median Days on Market	8.0	9.0	9.0	12.0	25.0	28.0	27.0

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.

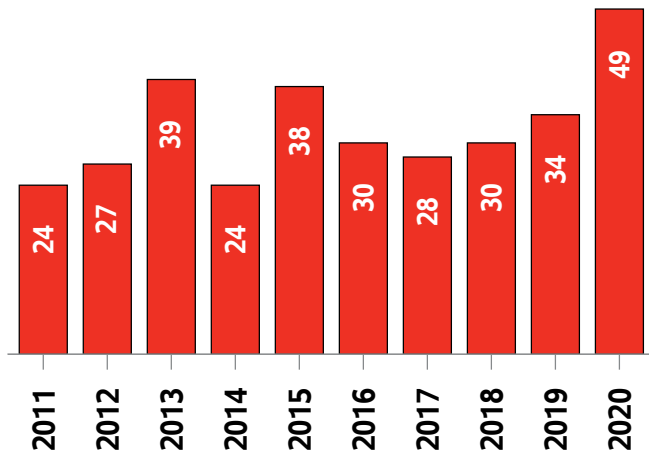
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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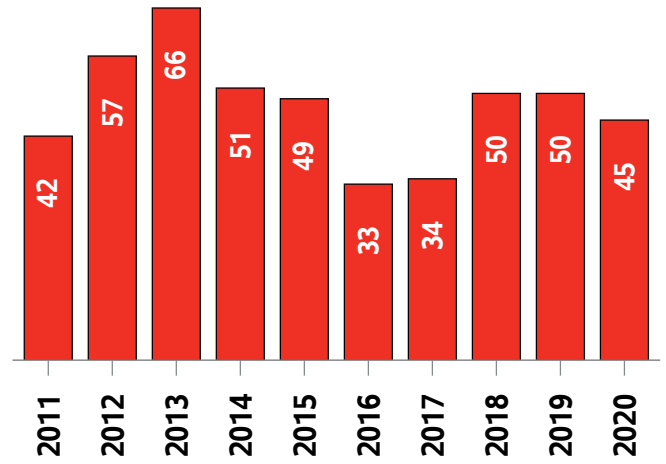
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Middlesex MLS® Residential Market Activity

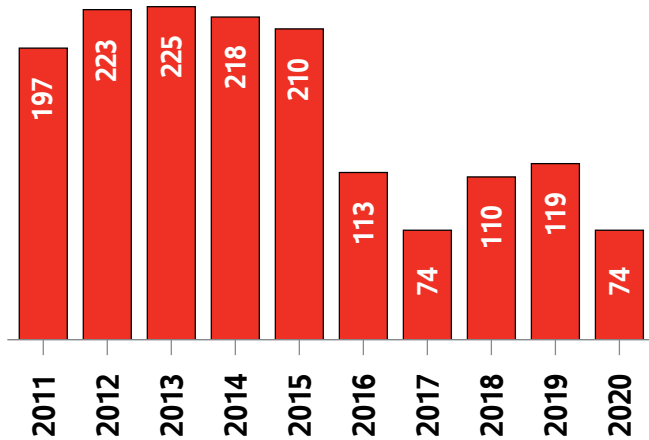
Sales Activity (November only)



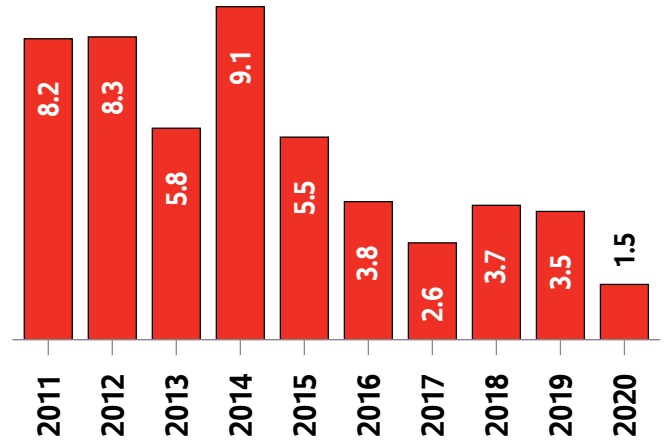
New Listings (November only)



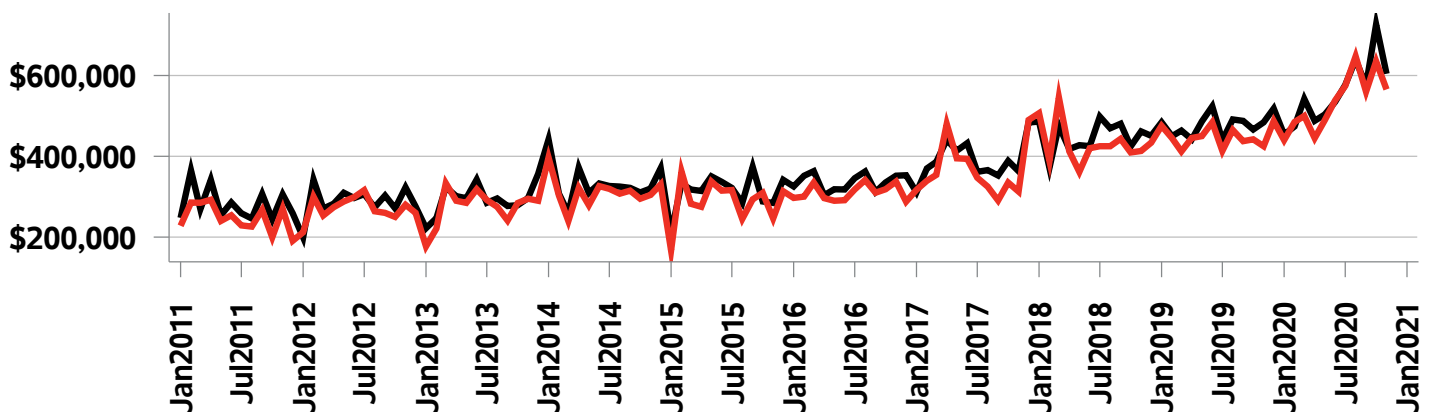
Active Listings (November only)



Months of Inventory (November only)

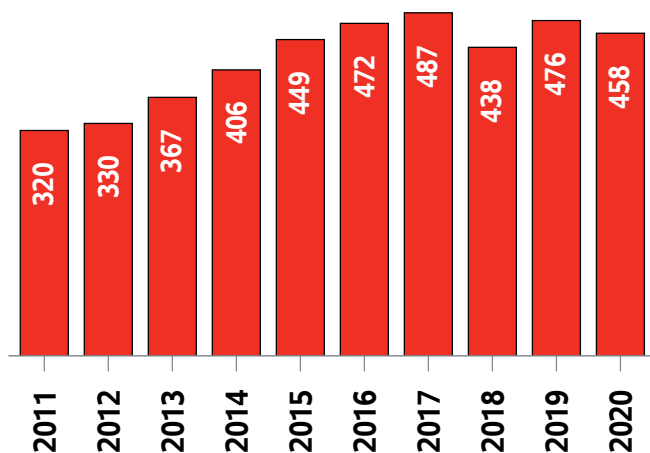


Average Price and Median Price

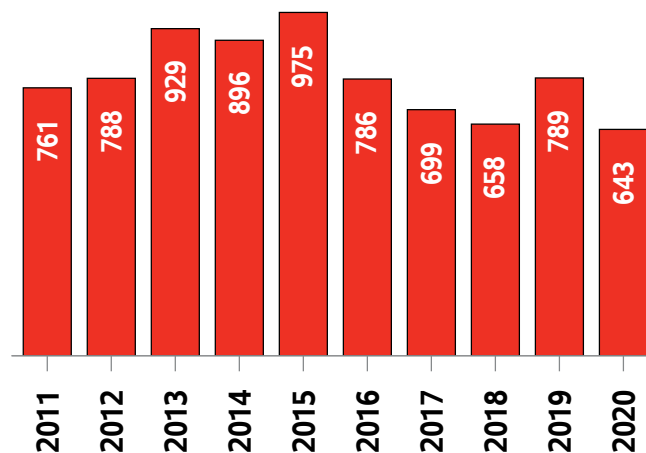


Middlesex MLS® Residential Market Activity

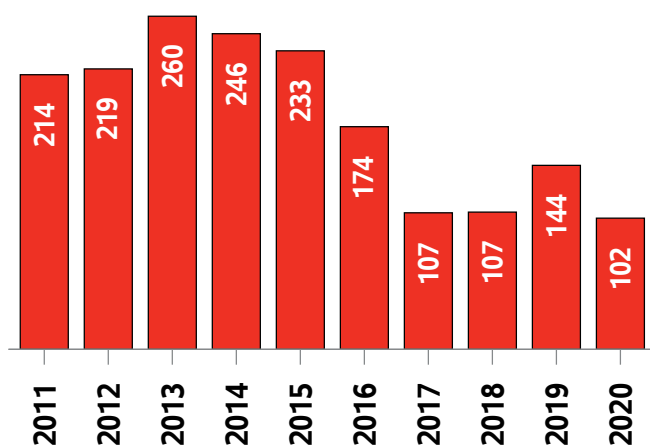
Sales Activity (November Year-to-date)



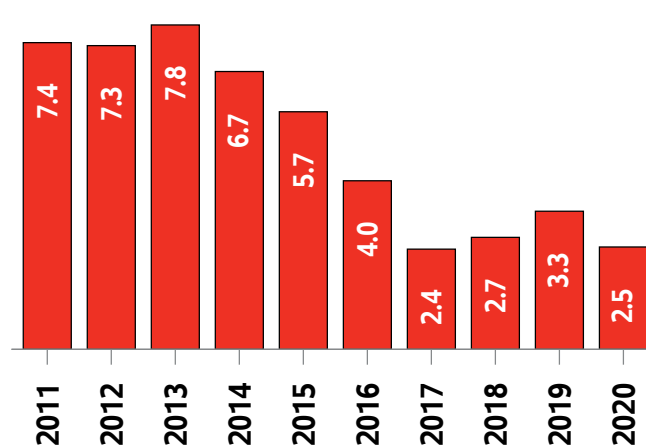
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	49	44.1	63.3	75.0	28.9	25.6	81.5
Dollar Volume	\$29,606,388	79.9	113.8	191.2	173.8	155.9	341.0
New Listings	45	-10.0	-10.0	32.4	-8.2	-31.8	-16.7
Active Listings	74	-37.8	-32.7	0.0	-64.8	-67.1	-58.9
Sales to New Listings Ratio ¹	108.9	68.0	60.0	82.4	77.6	59.1	50.0
Months of Inventory ²	1.5	3.5	3.7	2.6	5.5	5.8	6.7
Average Price	\$604,212	24.8	30.9	66.4	112.3	103.7	143.0
Median Price	\$565,578	33.1	36.9	80.8	129.7	91.7	205.9
Sales to List Price Ratio	106.2	99.1	99.1	99.2	96.7	94.1	95.9
Median Days on Market	9.0	19.5	25.5	23.5	49.0	33.0	68.0
Year-to-date	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	458	-3.8	4.6	-6.0	2.0	24.8	32.0
Dollar Volume	\$258,760,941	14.5	32.0	36.4	81.2	140.6	171.8
New Listings	643	-18.5	-2.3	-8.0	-34.1	-30.8	-11.4
Active Listings ³	102	-28.7	-4.4	-3.9	-56.0	-60.6	-49.0
Sales to New Listings Ratio ⁴	71.2	60.3	66.6	69.7	46.1	39.5	47.8
Months of Inventory ⁵	2.5	3.3	2.7	2.4	5.7	7.8	6.4
Average Price	\$564,980	19.0	26.3	45.0	77.6	92.8	105.9
Median Price	\$549,950	23.6	30.0	55.4	86.3	97.8	117.4
Sales to List Price Ratio	102.2	100.4	100.4	100.4	97.3	96.4	96.9
Median Days on Market	12.0	14.0	14.0	19.0	38.0	42.0	41.0

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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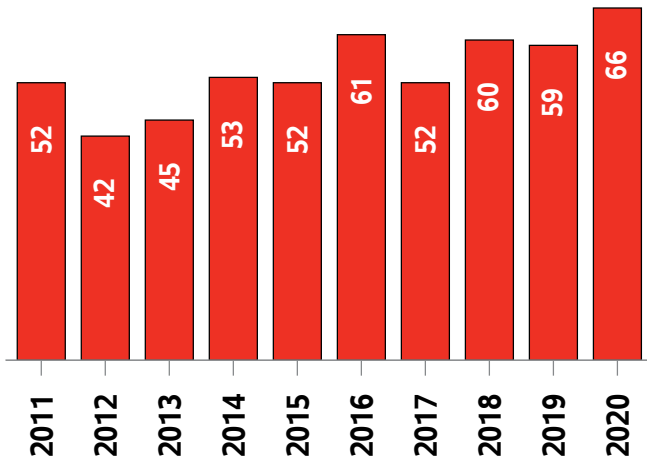
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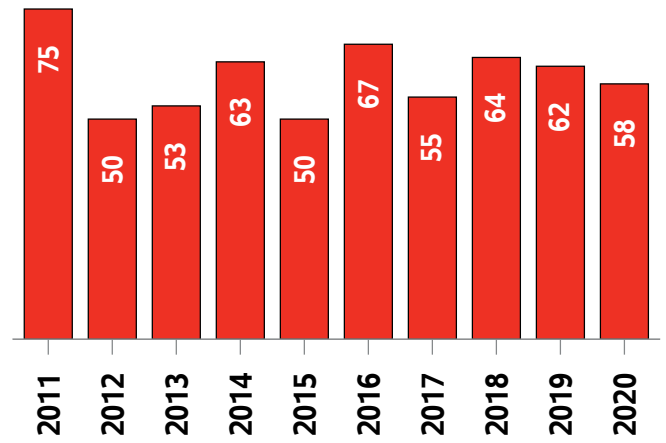
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St. Thomas MLS® Residential Market Activity

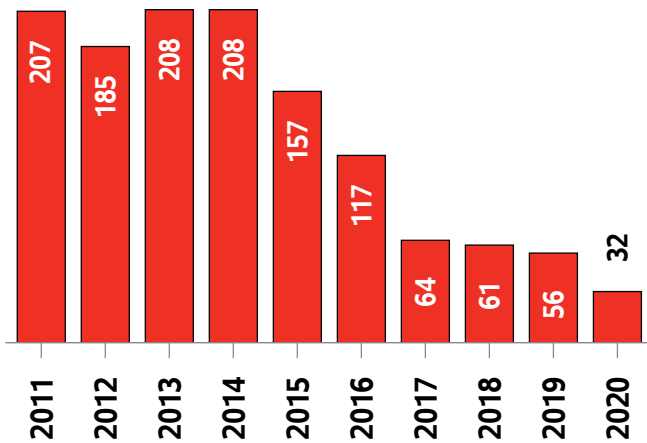
Sales Activity (November only)



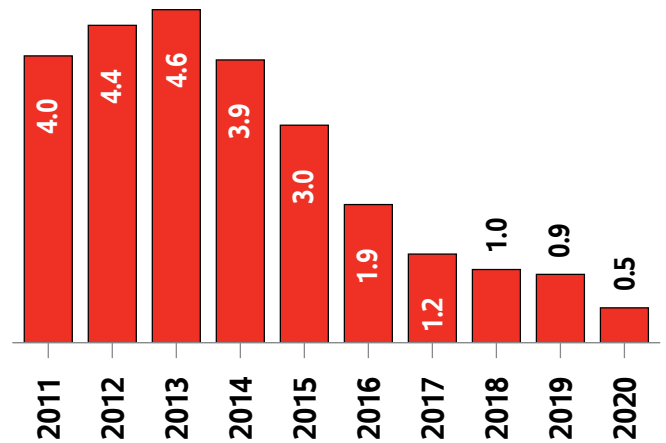
New Listings (November only)



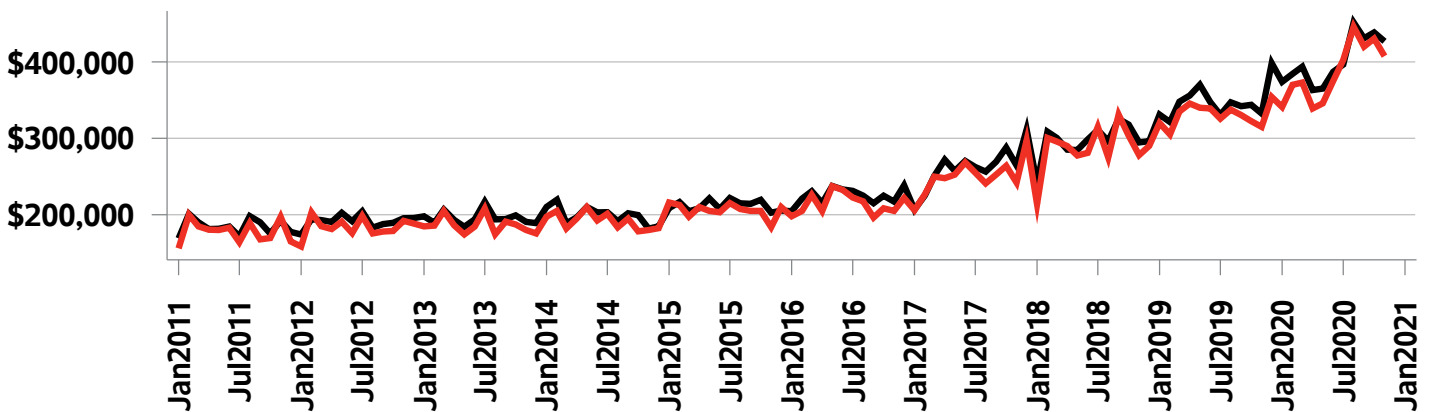
Active Listings (November only)



Months of Inventory (November only)

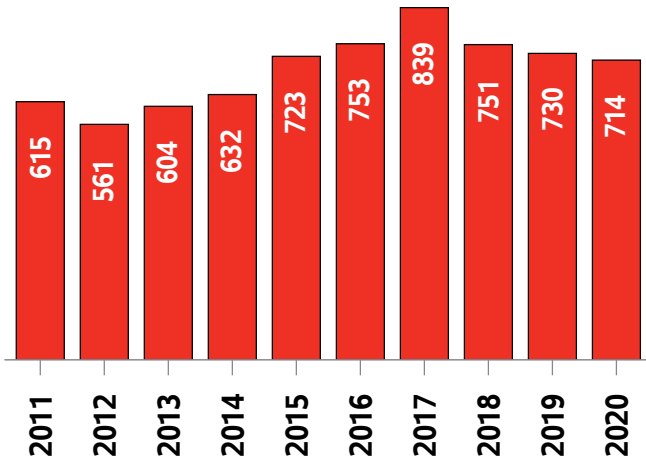


Average Price and Median Price

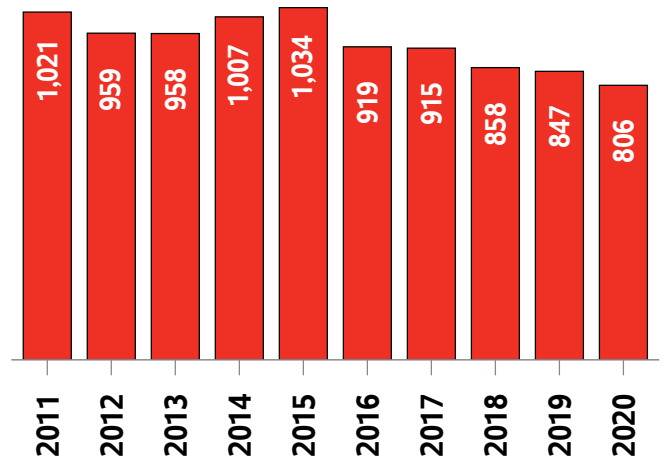


St. Thomas MLS® Residential Market Activity

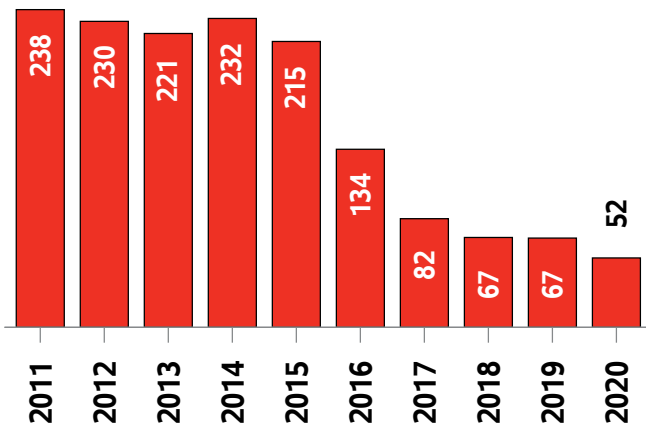
Sales Activity (November Year-to-date)



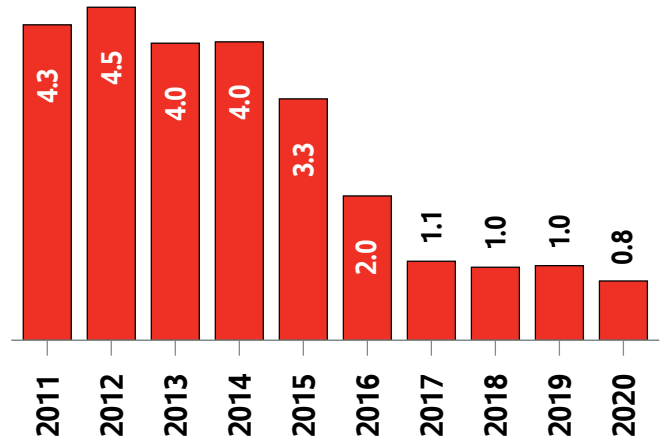
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	66	11.9	10.0	26.9	26.9	46.7	78.4
Dollar Volume	\$28,175,808	43.7	59.4	104.8	167.4	228.4	341.7
New Listings	58	-6.5	-9.4	5.5	16.0	9.4	-19.4
Active Listings	32	-42.9	-47.5	-50.0	-79.6	-84.6	-83.9
Sales to New Listings Ratio ¹	113.8	95.2	93.8	94.5	104.0	84.9	51.4
Months of Inventory ²	0.5	0.9	1.0	1.2	3.0	4.6	5.4
Average Price	\$426,906	28.4	44.9	61.4	110.7	123.9	147.6
Median Price	\$407,550	29.4	46.6	68.4	121.8	126.4	143.3
Sales to List Price Ratio	105.6	100.7	100.4	98.6	96.6	97.1	97.0
Median Days on Market	12.0	9.0	10.5	21.5	47.5	45.0	26.0
Year-to-date	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	714	-2.2	-4.9	-14.9	-1.2	18.2	18.4
Dollar Volume	\$288,626,135	14.7	28.5	33.0	87.1	142.8	164.5
New Listings	806	-4.8	-6.1	-11.9	-22.1	-15.9	-14.8
Active Listings ³	52	-22.3	-22.8	-36.1	-75.7	-76.4	-74.9
Sales to New Listings Ratio ⁴	88.6	86.2	87.5	91.7	69.9	63.0	63.7
Months of Inventory ⁵	0.8	1.0	1.0	1.1	3.3	4.0	3.8
Average Price	\$404,238	17.3	35.1	56.3	89.4	105.4	123.3
Median Price	\$391,450	18.6	35.0	58.2	91.0	110.5	123.7
Sales to List Price Ratio	103.2	101.0	101.3	99.8	97.4	97.1	97.1
Median Days on Market	8.5	11.0	10.0	14.0	32.0	39.0	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.

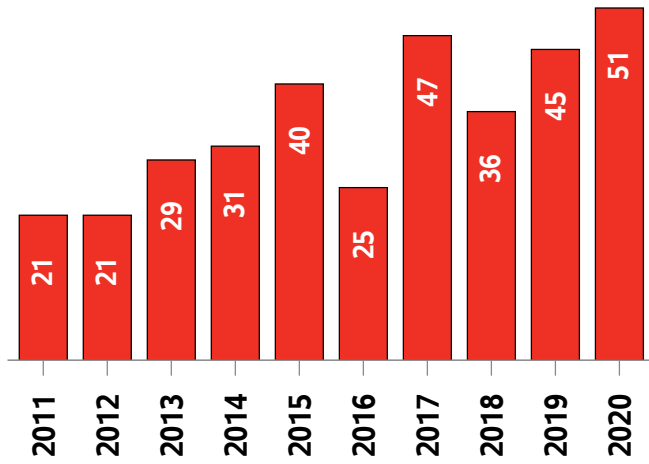
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

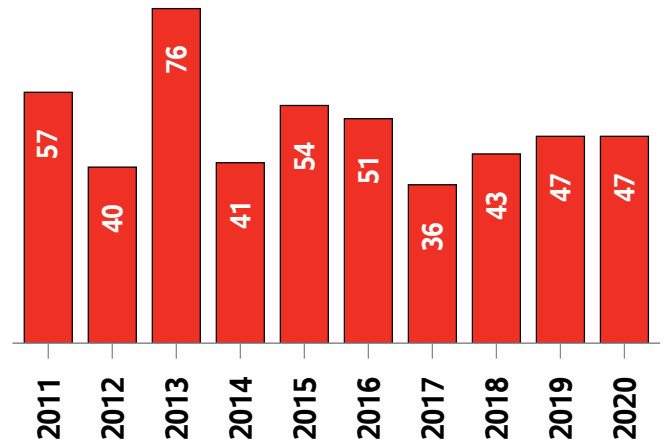
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Strathroy MLS® Residential Market Activity

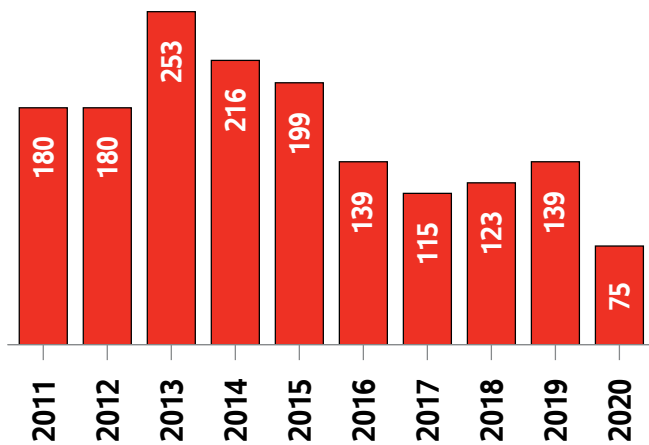
Sales Activity (November only)



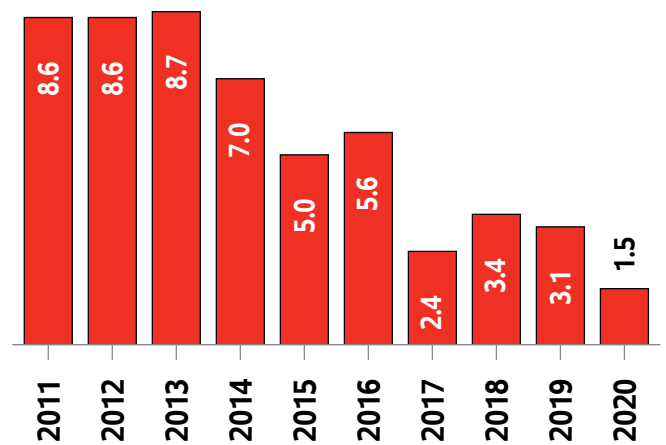
New Listings (November only)



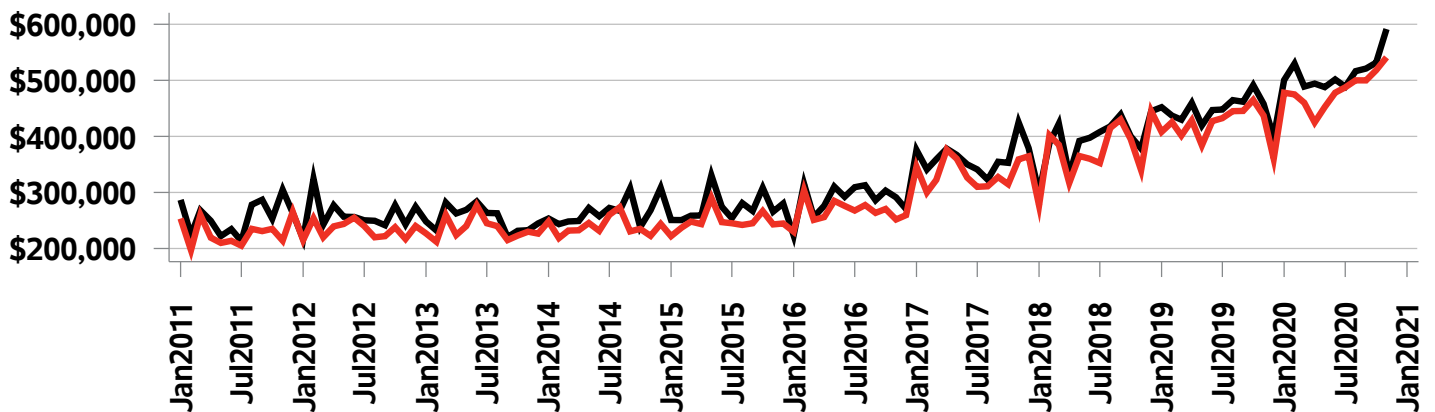
Active Listings (November only)



Months of Inventory (November only)



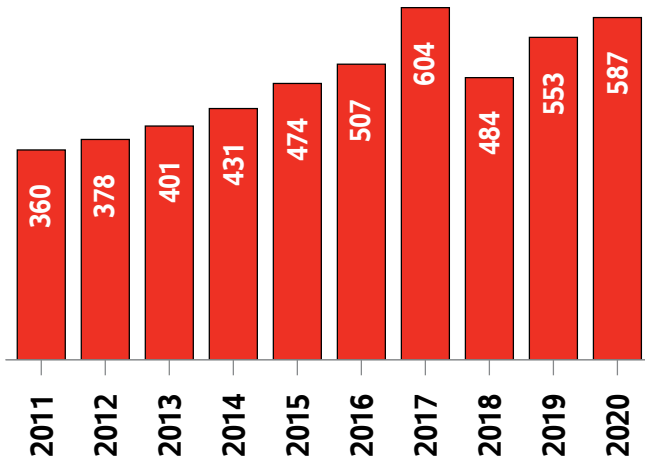
Average Price and Median Price



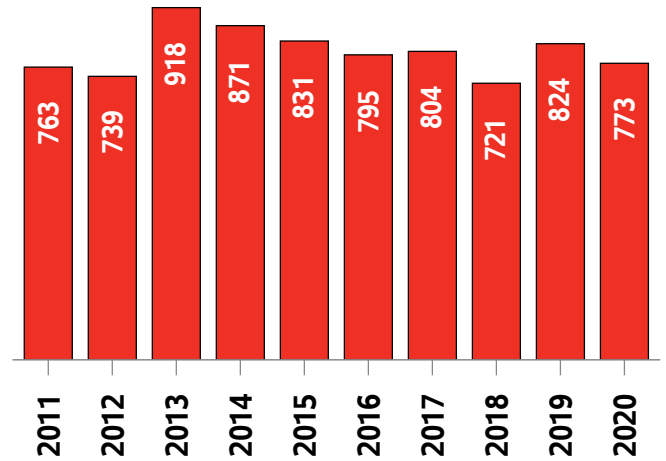
Strathroy

MLS® Residential Market Activity

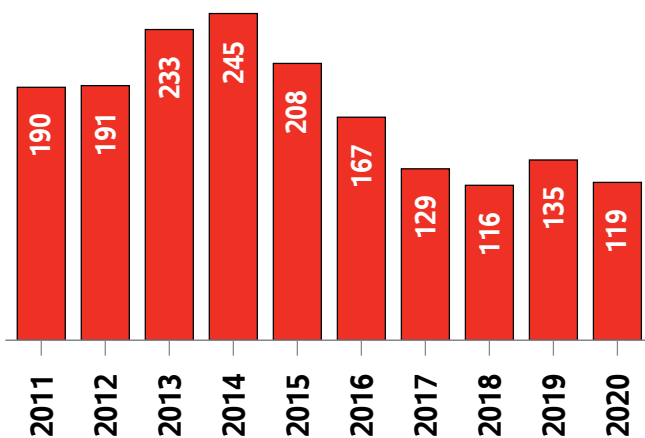
Sales Activity (November Year-to-date)



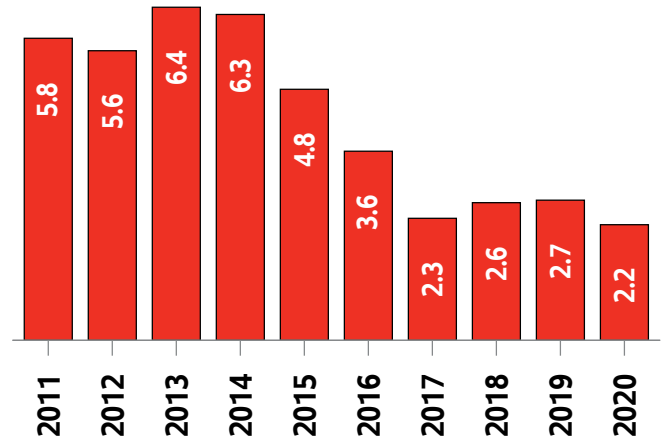
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	51	13.3	41.7	8.5	27.5	75.9	34.2
Dollar Volume	\$30,165,138	46.4	121.6	51.0	183.8	347.1	211.9
New Listings	47	0.0	9.3	30.6	-13.0	-38.2	4.4
Active Listings	75	-46.0	-39.0	-34.8	-62.3	-70.4	-56.6
Sales to New Listings Ratio ¹	108.5	95.7	83.7	130.6	74.1	38.2	84.4
Months of Inventory ²	1.5	3.1	3.4	2.4	5.0	8.7	4.6
Average Price	\$591,473	29.2	56.4	39.1	122.6	154.2	132.4
Median Price	\$541,020	23.8	59.2	50.7	122.7	135.2	129.7
Sales to List Price Ratio	105.0	99.8	100.0	99.1	98.3	96.1	95.5
Median Days on Market	13.0	26.0	13.5	43.0	24.0	41.0	58.0
Year-to-date	November 2020	Compared to ⁶					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	587	6.1	21.3	-2.8	23.8	46.4	53.3
Dollar Volume	\$301,861,059	21.1	58.9	38.1	130.7	193.3	224.9
New Listings	773	-6.2	7.2	-3.9	-7.0	-15.8	12.8
Active Listings ³	119	-12.4	1.9	-7.9	-43.0	-49.2	-32.8
Sales to New Listings Ratio ⁴	75.9	67.1	67.1	75.1	57.0	43.7	55.9
Months of Inventory ⁵	2.2	2.7	2.6	2.3	4.8	6.4	5.1
Average Price	\$514,244	14.1	31.0	42.1	86.3	100.4	112.0
Median Price	\$497,800	16.0	35.1	44.8	99.9	111.9	122.7
Sales to List Price Ratio	102.3	100.0	100.3	99.7	97.2	97.1	96.9
Median Days on Market	12.0	16.0	13.0	19.0	31.0	40.0	37.0

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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