



**LONDON
ST. THOMAS
ASSOCIATION OF
REALTORS®**

Bringing people and properties together

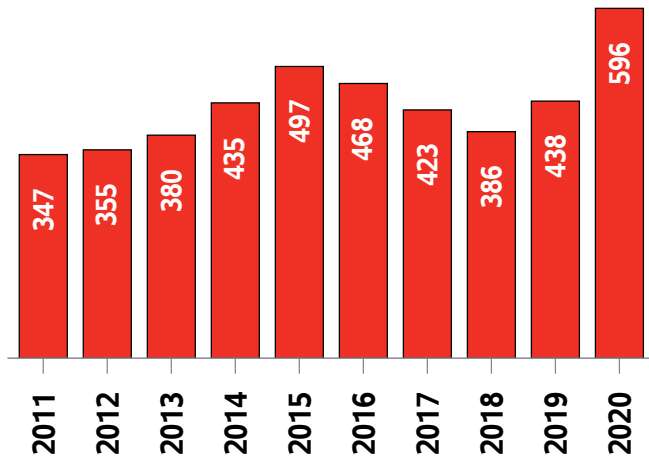
**London and St. Thomas Association of
REALTORS®
Residential Market Activity and MLS® HPI
Report
December 2020**



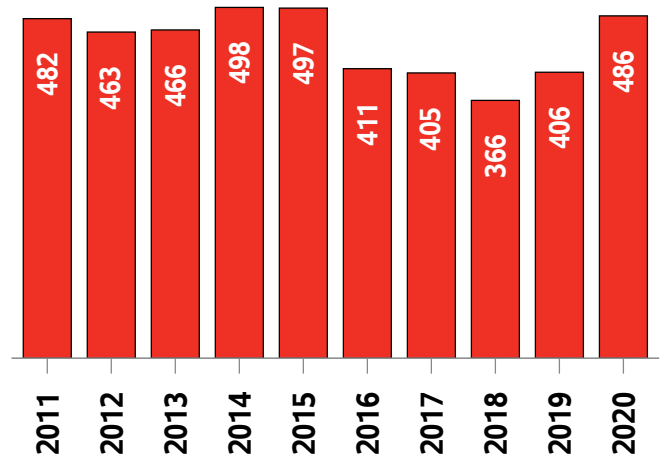
Prepared for the London and St. Thomas Association of REALTORS® by the Canadian Real Estate Association

London and St. Thomas MLS® Residential Market Activity

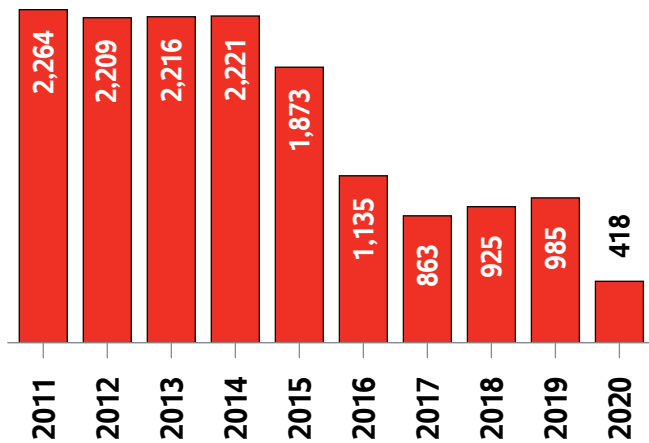
Sales Activity (December only)



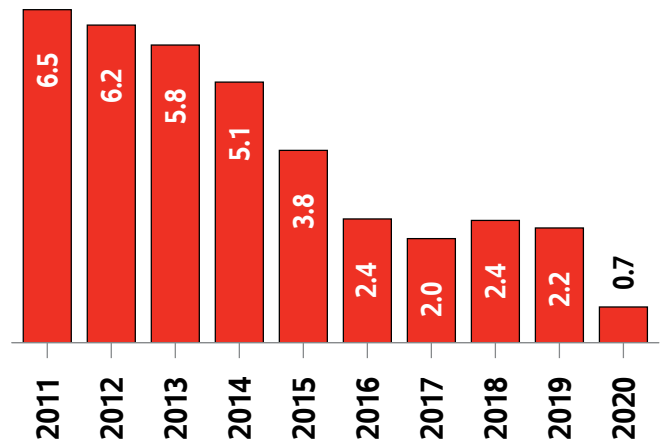
New Listings (December only)



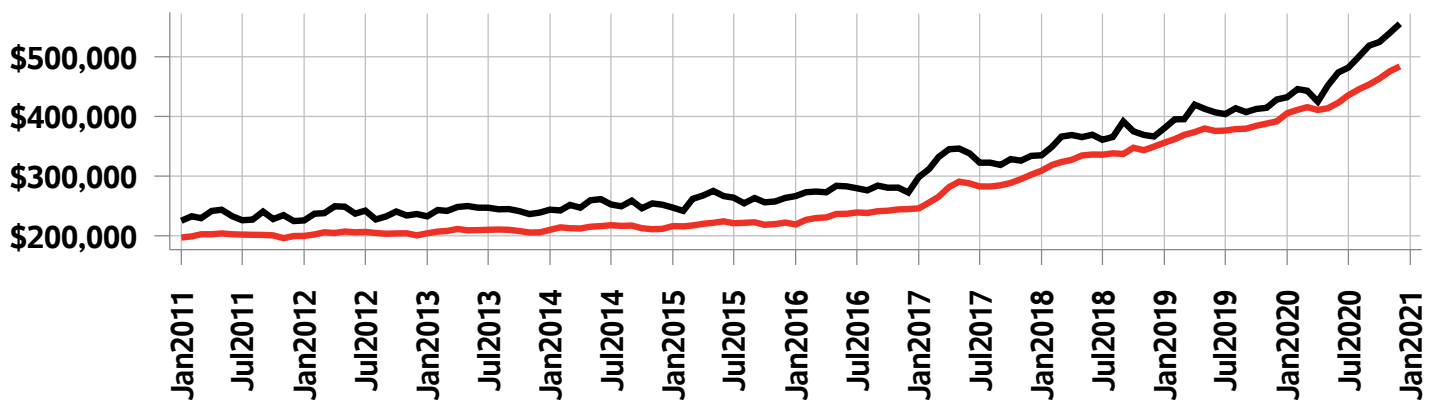
Active Listings (December only)



Months of Inventory (December only)

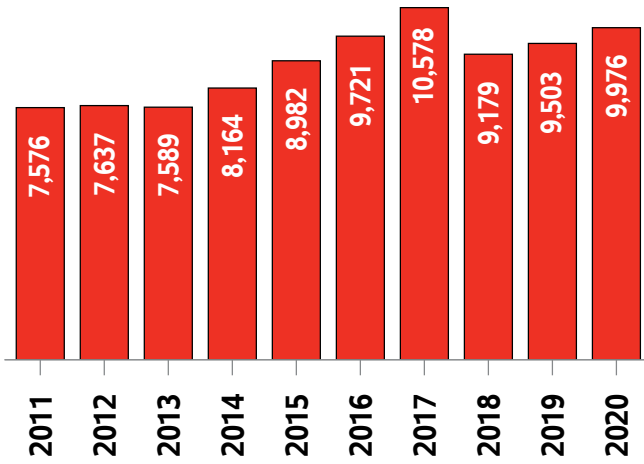


MLS® HPI Composite Benchmark Price and Average Price

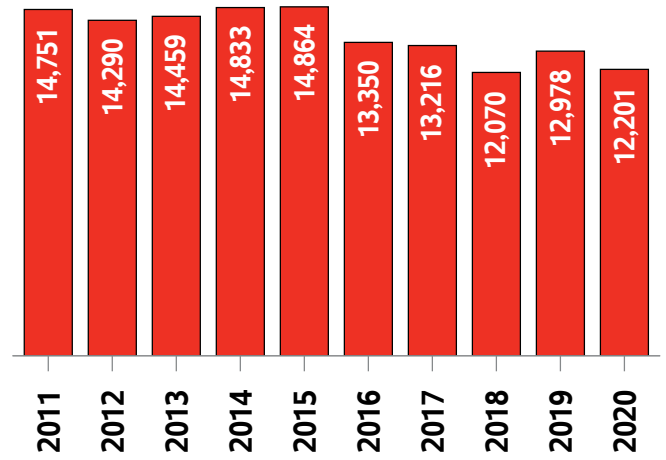


London and St. Thomas MLS® Residential Market Activity

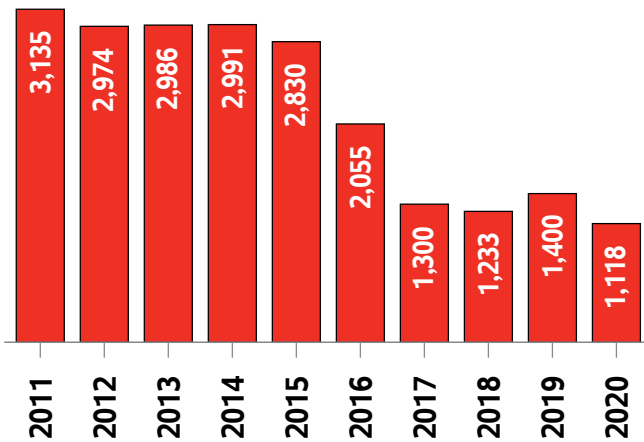
Sales Activity (December Year-to-date)



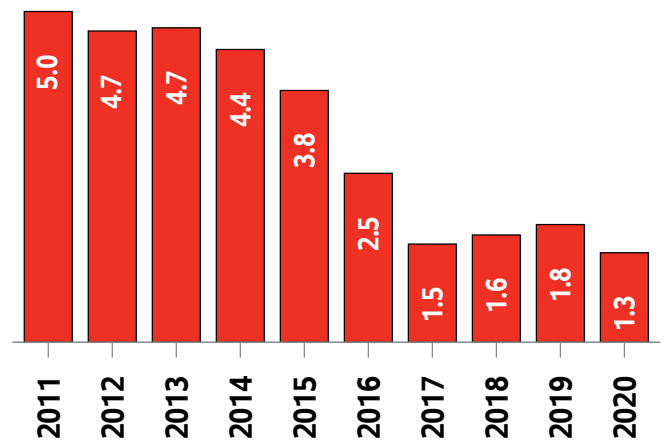
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	596	36.1	54.4	40.9	19.9	56.8	65.1
Dollar Volume	\$330,973,271	76.4	134.0	134.3	152.8	264.7	311.9
New Listings	486	19.7	32.8	20.0	-2.2	4.3	5.2
Active Listings	418	-57.6	-54.8	-51.6	-77.7	-81.1	-80.7
Sales to New Listings Ratio ¹	122.6	107.9	105.5	104.4	100.0	81.5	78.1
Months of Inventory ²	0.7	2.2	2.4	2.0	3.8	5.8	6.0
Average Price	\$555,324	29.6	51.6	66.3	110.8	132.5	149.5
Median Price	\$500,000	24.4	58.0	66.7	111.0	135.3	143.9
Sales to List Price Ratio	107.0	100.6	100.9	99.4	96.7	96.6	96.7
Median Days on Market	10.0	18.0	15.0	19.0	40.0	48.0	43.0
Year-to-date	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	9,976	5.0	8.7	-5.7	11.1	31.5	30.1
Dollar Volume	\$4,863,308,632	25.4	44.4	39.4	106.9	162.7	180.0
New Listings	12,201	-6.0	1.1	-7.7	-17.9	-15.6	-12.6
Active Listings ³	1,118	-20.2	-9.3	-14.0	-60.5	-62.6	-59.9
Sales to New Listings Ratio ⁴	81.8	73.2	76.0	80.0	60.4	52.5	54.9
Months of Inventory ⁵	1.3	1.8	1.6	1.5	3.8	4.7	4.4
Average Price	\$487,501	19.4	32.9	47.8	86.3	99.8	115.2
Median Price	\$450,000	18.4	34.3	51.5	90.5	104.5	116.9
Sales to List Price Ratio	103.5	102.0	102.1	101.7	97.4	97.2	97.3
Median Days on Market	9.0	11.0	11.0	14.0	29.0	34.0	31.0

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

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

³ 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.

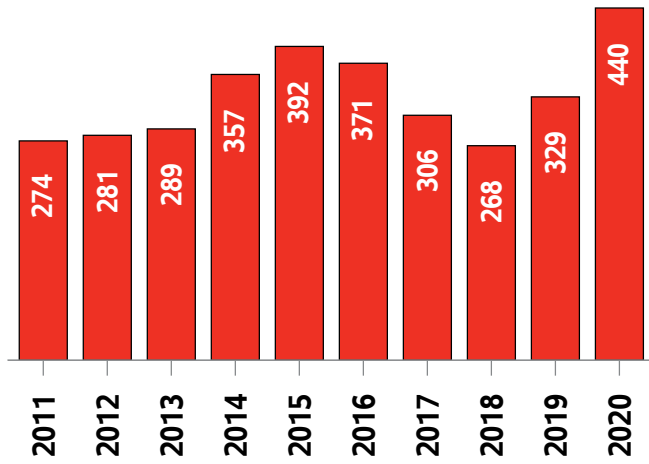
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

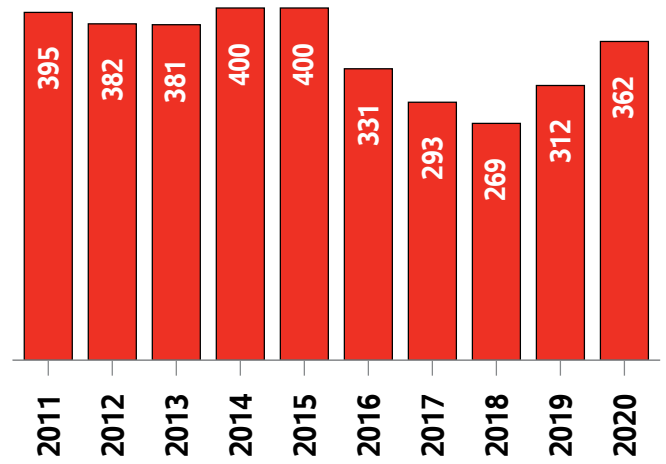
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

London and St. Thomas MLS® Single Family Market Activity

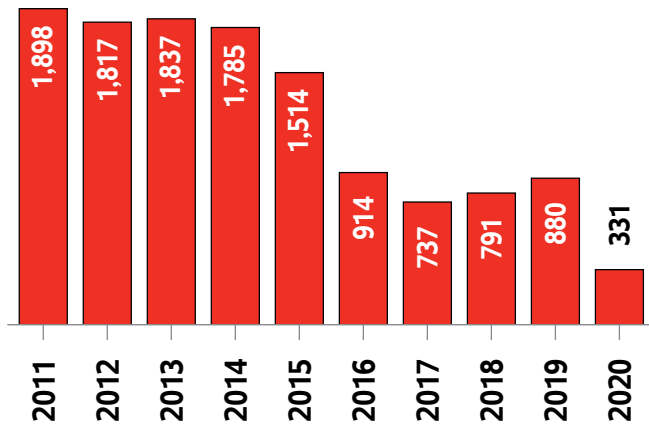
Sales Activity (December only)



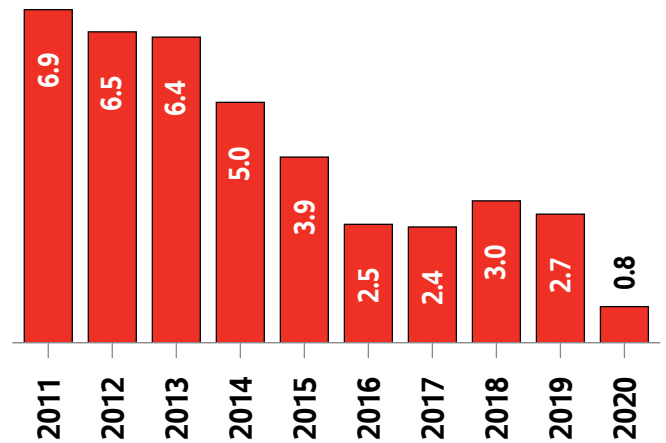
New Listings (December only)



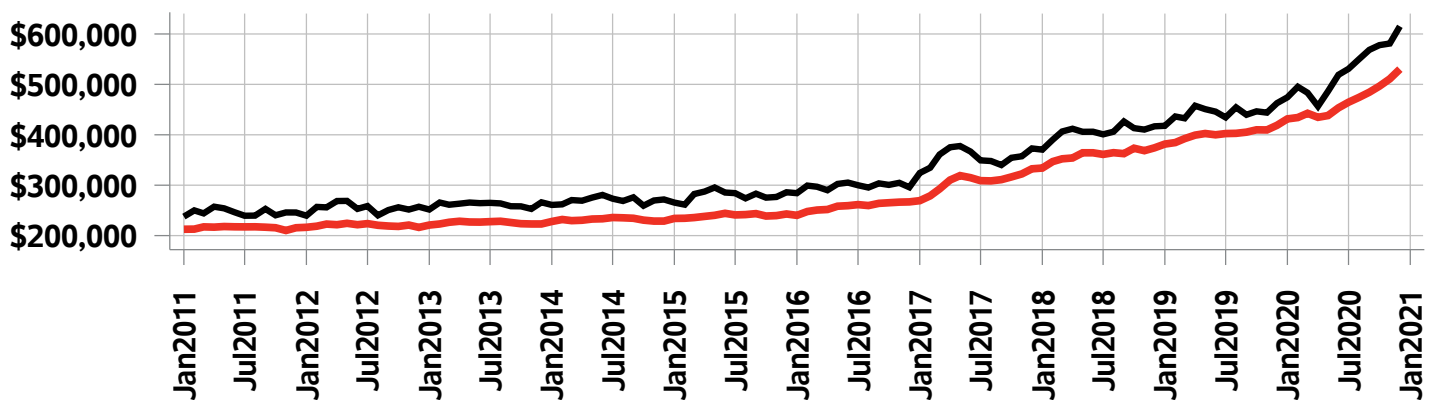
Active Listings (December only)



Months of Inventory (December only)

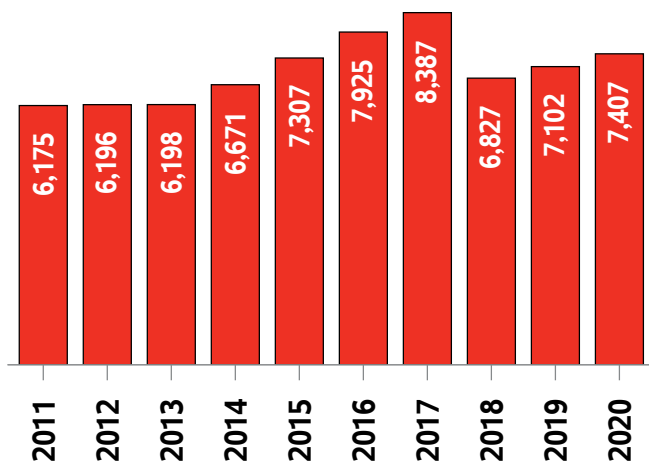


MLS® HPI Single Family Benchmark Price and Average Price

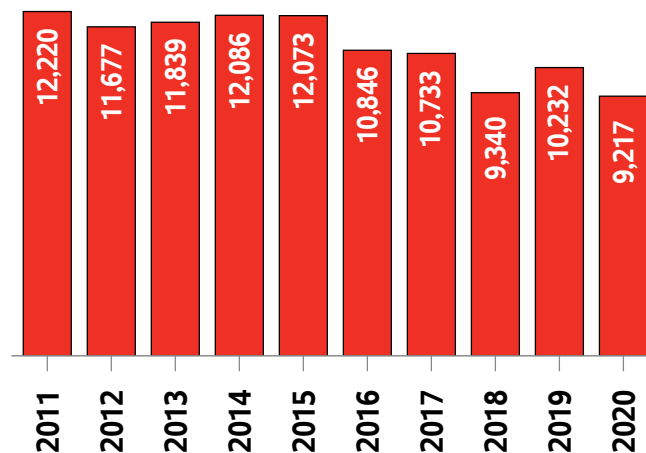


London and St. Thomas MLS® Single Family Market Activity

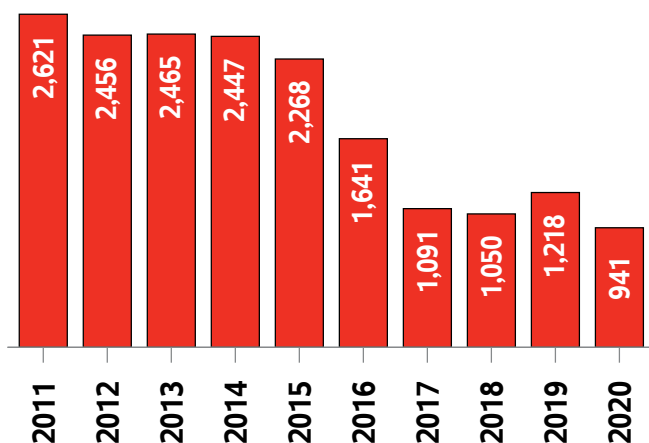
Sales Activity (December Year-to-date)



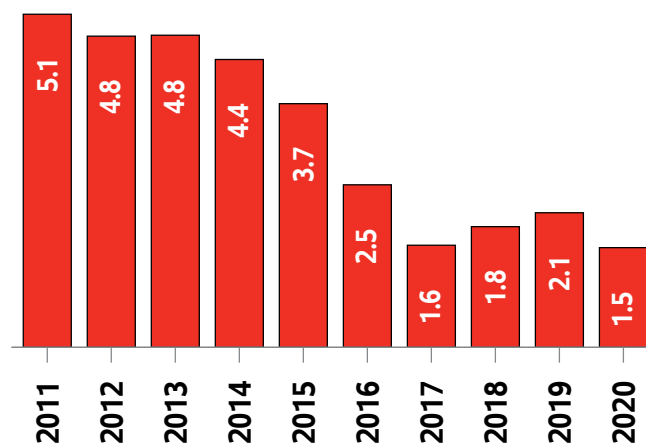
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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® Single Family Market Activity

Actual	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	440	33.7	64.2	43.8	12.2	52.2	52.2
Dollar Volume	\$270,676,525	77.8	142.3	137.2	141.4	252.1	291.0
New Listings	362	16.0	34.6	23.5	-9.5	-5.0	-1.4
Active Listings	331	-62.4	-58.2	-55.1	-78.1	-82.0	-81.7
Sales to New Listings Ratio ¹	121.5	105.4	99.6	104.4	98.0	75.9	78.7
Months of Inventory ²	0.8	2.7	3.0	2.4	3.9	6.4	6.3
Average Price	\$615,174	32.9	47.6	64.9	115.1	131.2	156.8
Median Price	\$568,303	29.7	54.2	72.2	126.6	139.8	160.7
Sales to List Price Ratio	106.6	100.1	100.3	98.7	96.6	96.5	96.6
Median Days on Market	9.5	21.0	17.0	22.0	37.5	48.0	41.0
Year-to-date	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	7,407	4.3	8.5	-11.7	1.4	19.5	19.0
Dollar Volume	\$3,958,789,208	25.4	42.6	31.9	92.4	144.0	163.7
New Listings	9,217	-9.9	-1.3	-14.1	-23.7	-22.1	-20.5
Active Listings ³	941	-22.8	-10.4	-13.8	-58.5	-61.8	-59.8
Sales to New Listings Ratio ⁴	80.4	69.4	73.1	78.1	60.5	52.4	53.7
Months of Inventory ⁵	1.5	2.1	1.8	1.6	3.7	4.8	4.5
Average Price	\$534,466	20.2	31.4	49.3	89.8	104.1	121.6
Median Price	\$499,900	21.0	34.2	53.8	98.4	111.8	127.2
Sales to List Price Ratio	103.4	101.3	101.5	101.7	97.4	97.2	97.2
Median Days on Market	9.0	12.0	11.0	13.0	27.0	33.0	30.0

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.

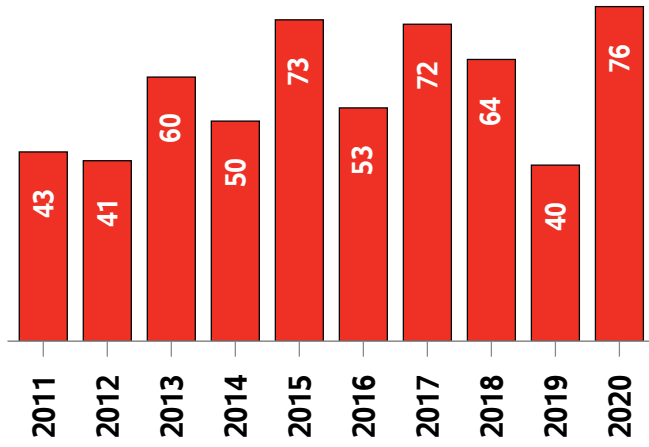
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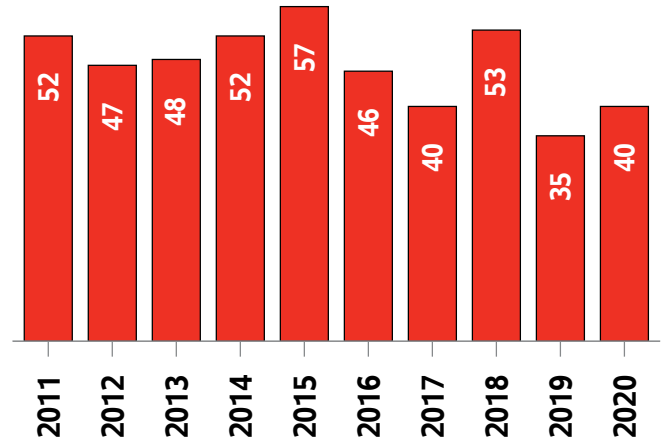
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

London and St. Thomas MLS® Townhouse Market Activity

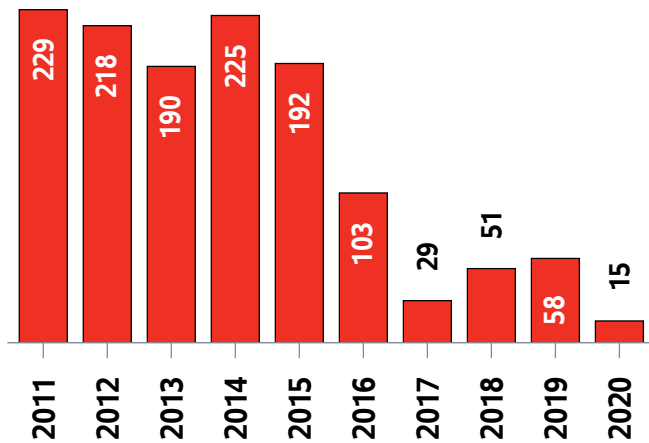
Sales Activity (December only)



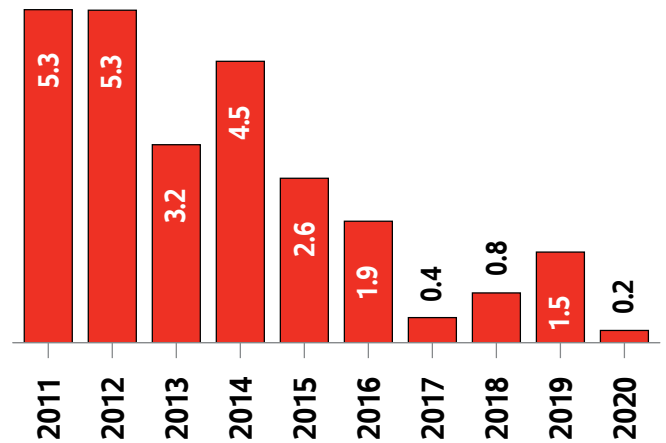
New Listings (December only)



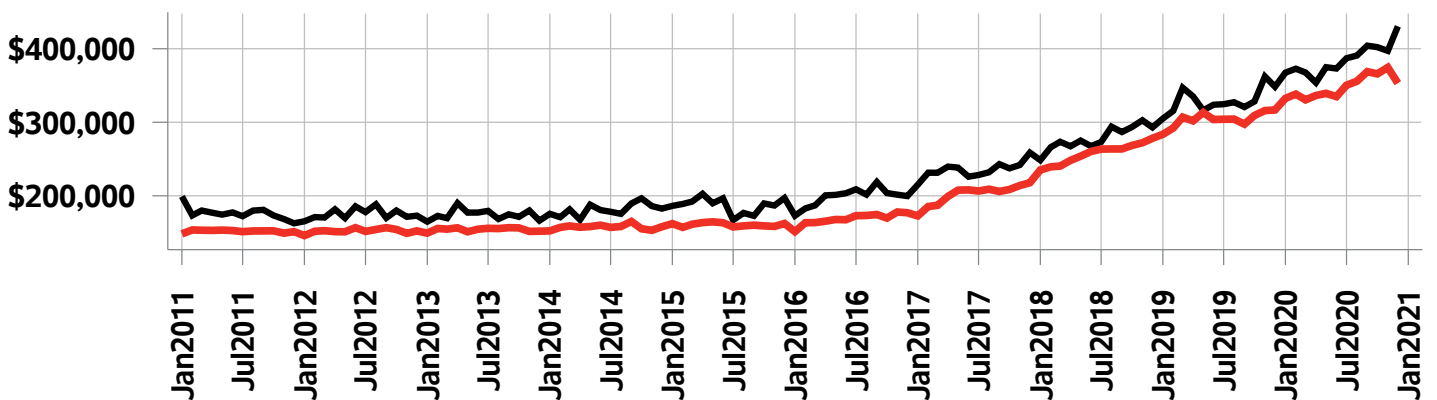
Active Listings (December only)



Months of Inventory (December only)

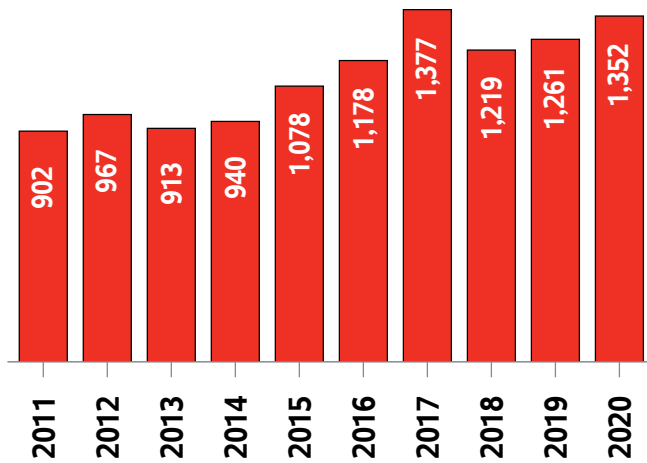


MLS® HPI Townhouse Benchmark Price and Average Price

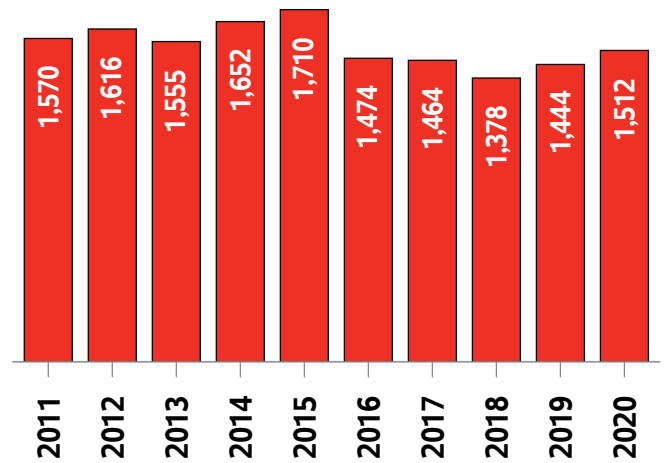


London and St. Thomas MLS® Townhouse Market Activity

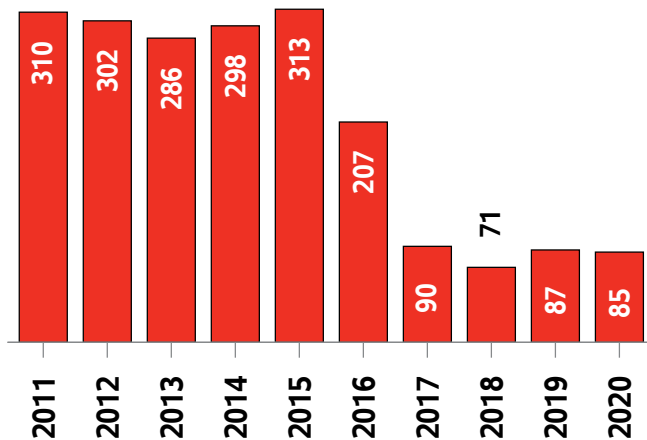
Sales Activity (December Year-to-date)



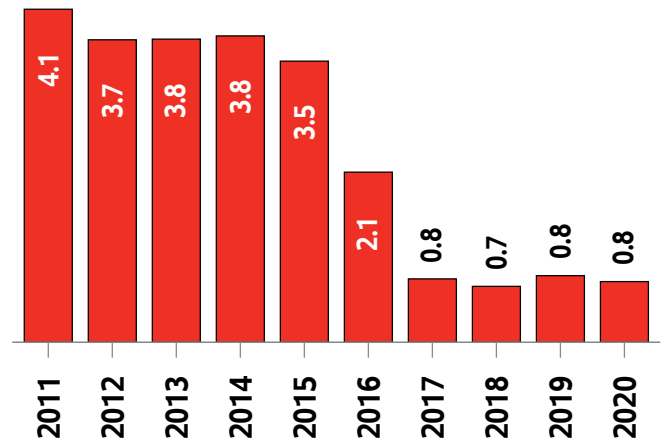
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December 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® Townhouse Market Activity

Actual	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	76	90.0	18.8	5.6	4.1	26.7	46.2
Dollar Volume	\$32,713,314	134.8	74.5	75.6	127.5	227.9	281.1
New Listings	40	14.3	-24.5	0.0	-29.8	-16.7	-27.3
Active Listings	15	-74.1	-70.6	-48.3	-92.2	-92.1	-92.9
Sales to New Listings Ratio ¹	190.0	114.3	120.8	180.0	128.1	125.0	94.5
Months of Inventory ²	0.2	1.5	0.8	0.4	2.6	3.2	4.1
Average Price	\$430,438	23.6	46.9	66.4	118.5	158.9	160.7
Median Price	\$387,500	16.5	53.4	50.5	98.7	172.9	170.5
Sales to List Price Ratio	108.5	104.6	102.6	101.3	97.0	97.0	97.3
Median Days on Market	9.0	13.0	13.5	14.0	40.0	58.5	44.0
Year-to-date	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	1,352	7.2	10.9	-1.8	25.4	48.1	39.8
Dollar Volume	\$522,178,723	25.7	53.5	61.5	158.6	226.7	210.6
New Listings	1,512	4.7	9.7	3.3	-11.6	-2.8	-1.0
Active Listings ³	85	-2.3	20.3	-6.0	-72.9	-70.3	-70.2
Sales to New Listings Ratio ⁴	89.4	87.3	88.5	94.1	63.0	58.7	63.3
Months of Inventory ⁵	0.8	0.8	0.7	0.8	3.5	3.8	3.5
Average Price	\$386,227	17.2	38.4	64.5	106.2	120.6	122.2
Median Price	\$377,389	17.9	45.1	71.9	120.7	137.5	137.4
Sales to List Price Ratio	104.3	104.6	104.8	103.2	97.5	97.4	97.9
Median Days on Market	8.0	9.0	9.0	14.0	36.0	35.0	32.0

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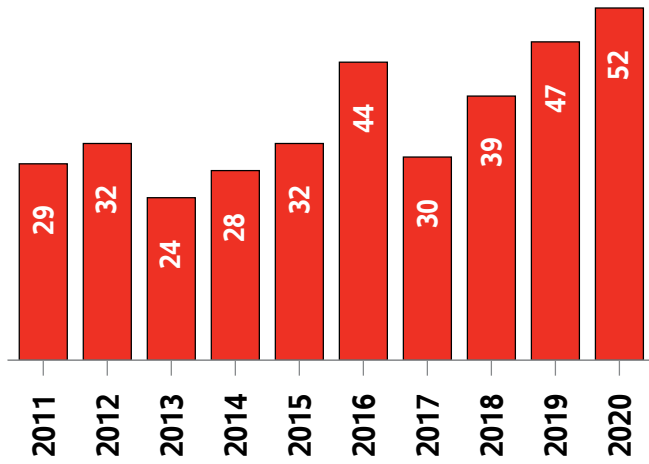
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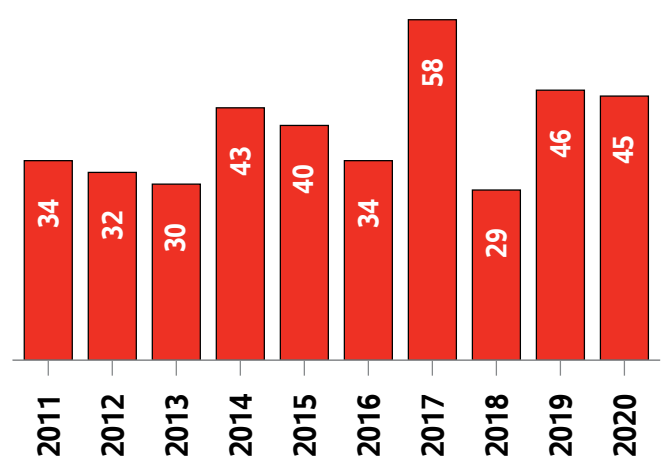
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London and St. Thomas MLS® Apartment Market Activity

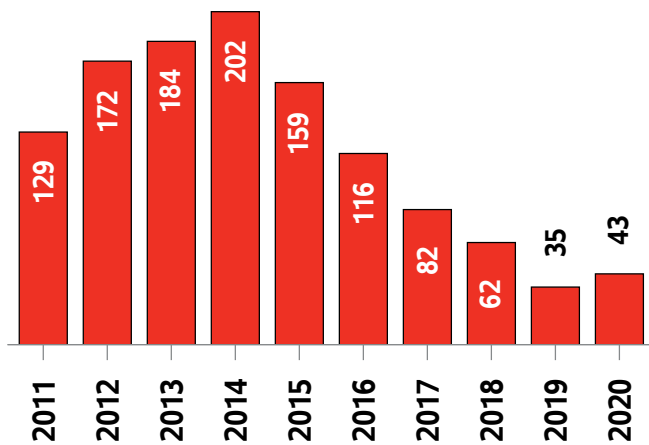
Sales Activity (December only)



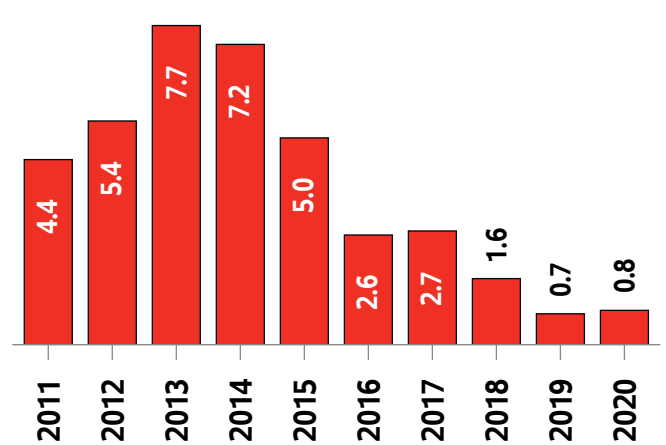
New Listings (December only)



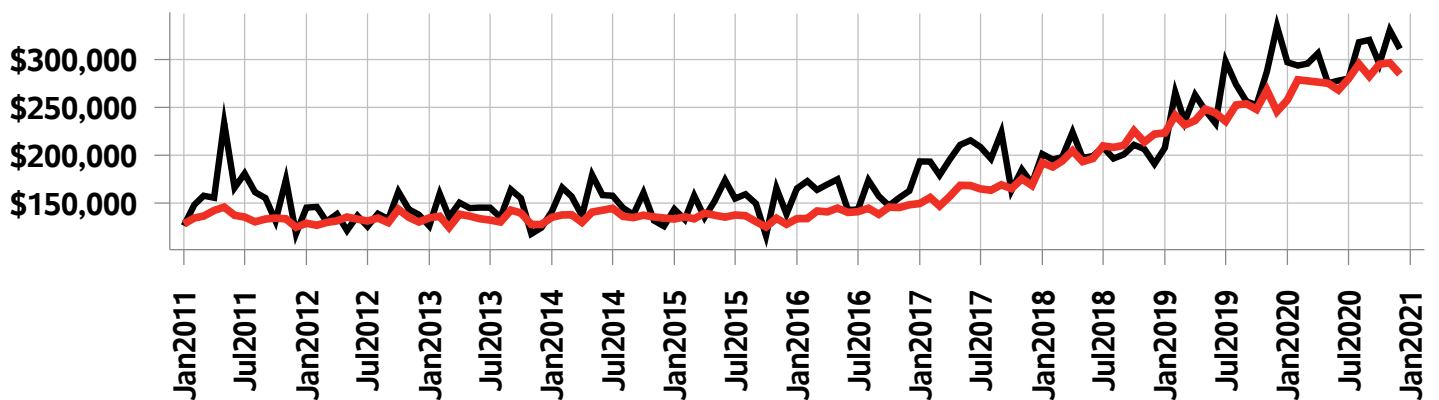
Active Listings (December only)



Months of Inventory (December only)

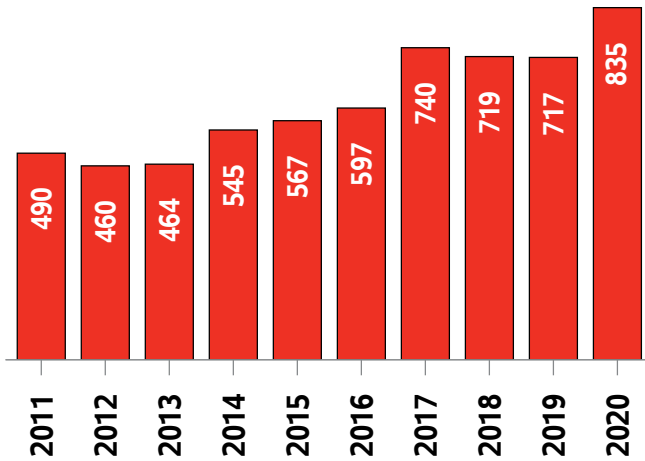


MLS® HPI Apartment Benchmark Price and Average Price

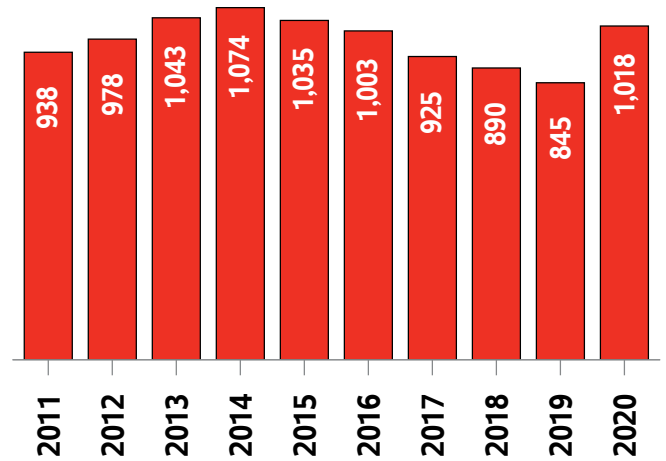


London and St. Thomas MLS® Apartment Market Activity

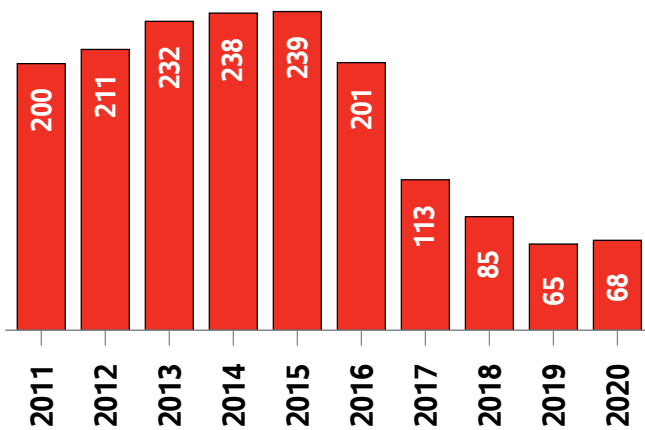
Sales Activity (December Year-to-date)



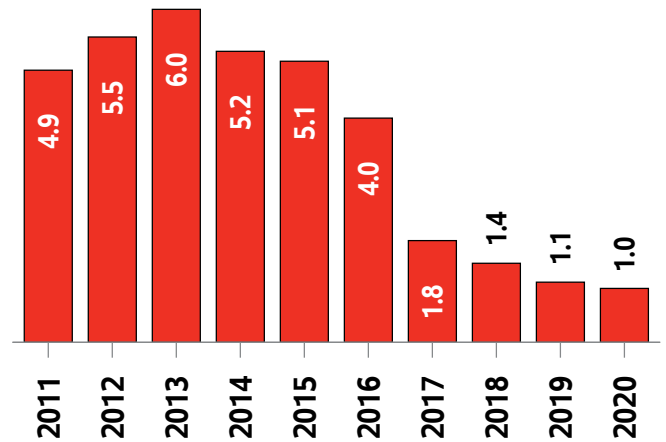
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



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



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

London and St. Thomas MLS® Apartment Market Activity

Actual	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	52	10.6	33.3	73.3	62.5	116.7	160.0
Dollar Volume	\$16,180,650	2.9	117.3	216.6	265.4	442.6	538.5
New Listings	45	-2.2	55.2	-22.4	12.5	50.0	12.5
Active Listings	43	22.9	-30.6	-47.6	-73.0	-76.6	-69.9
Sales to New Listings Ratio ¹	115.6	102.2	134.5	51.7	80.0	80.0	50.0
Months of Inventory ²	0.8	0.7	1.6	2.7	5.0	7.7	7.2
Average Price	\$311,166	-7.0	63.0	82.6	124.8	150.4	145.6
Median Price	\$277,500	-5.0	53.9	91.4	130.3	122.5	138.2
Sales to List Price Ratio	102.5	101.4	101.9	99.3	97.2	95.7	95.9
Median Days on Market	14.0	7.0	11.0	24.5	61.0	49.5	54.0
Year-to-date	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	835	16.5	16.1	12.8	47.3	80.0	78.8
Dollar Volume	\$250,354,976	33.3	71.4	70.4	192.8	276.7	276.5
New Listings	1,018	20.5	14.4	10.1	-1.6	-2.4	24.8
Active Listings ³	68	4.4	-20.8	-40.2	-71.8	-70.9	-57.1
Sales to New Listings Ratio ⁴	82.0	84.9	80.8	80.0	54.8	44.5	57.2
Months of Inventory ⁵	1.0	1.1	1.4	1.8	5.1	6.0	4.1
Average Price	\$299,826	14.5	47.6	51.0	98.8	109.3	110.6
Median Price	\$265,000	15.2	47.2	69.3	115.4	113.3	115.4
Sales to List Price Ratio	102.2	103.3	102.1	99.0	96.6	96.9	97.6
Median Days on Market	11.0	11.0	14.0	23.0	48.0	43.5	36.0

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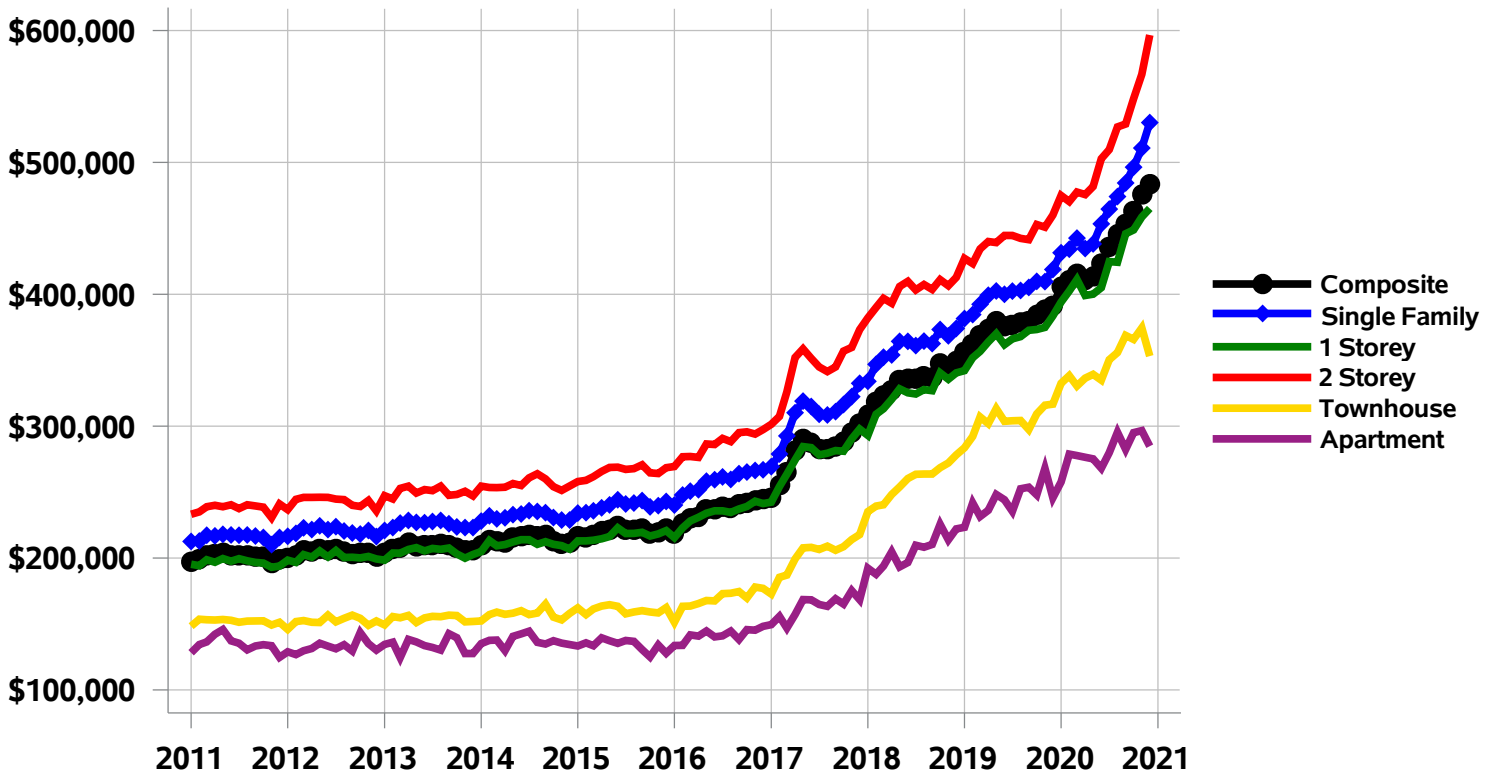
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London and St. Thomas MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	December 2020	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$483,900	1.7	6.7	14.4	23.5	60.0	117.9
Single Family	\$530,200	3.8	9.5	16.9	26.6	59.5	118.3
One Storey	\$465,100	1.4	4.3	14.8	21.2	56.2	110.6
Two Storey	\$596,600	5.3	12.8	18.7	29.7	59.9	122.2
Townhouse	\$353,100	-5.7	-4.3	5.4	11.5	62.1	117.4
Apartment	\$284,800	-4.0	0.8	6.2	15.9	69.1	122.8

MLS® HPI Benchmark Price



London and St. Thomas MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
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
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.)	1433
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5980
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
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.)	1277
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6427
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
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.)	1671
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5612
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
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.)	1266
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
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.)	1046
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers