



**LONDON  
ST. THOMAS  
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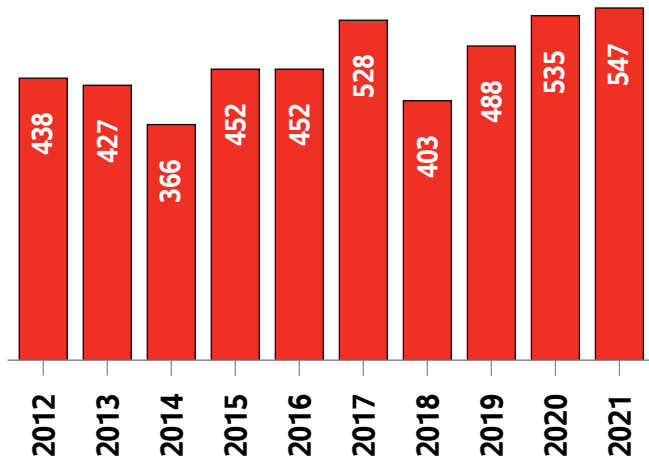
**London and St. Thomas Association of  
REALTORS®  
Residential Market Activity and MLS® HPI  
Report  
January 2021**



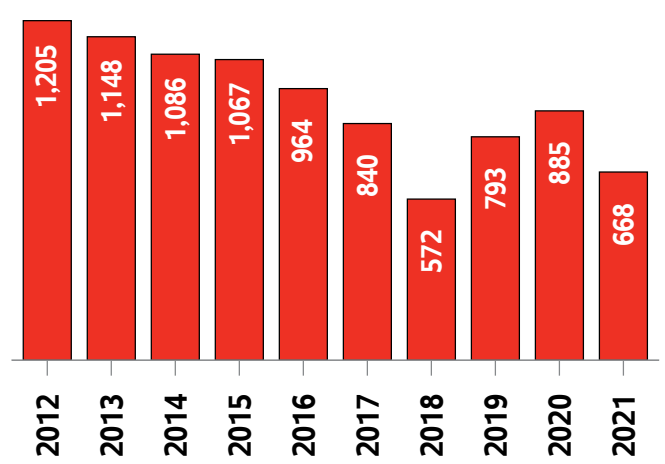
Prepared for the London and St. Thomas Association of REALTORS® by the Canadian Real Estate Association

# London and St. Thomas MLS® Residential Market Activity

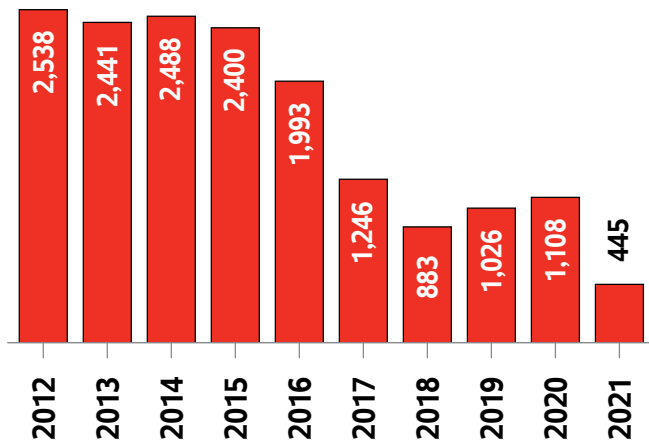
Sales Activity (January only)



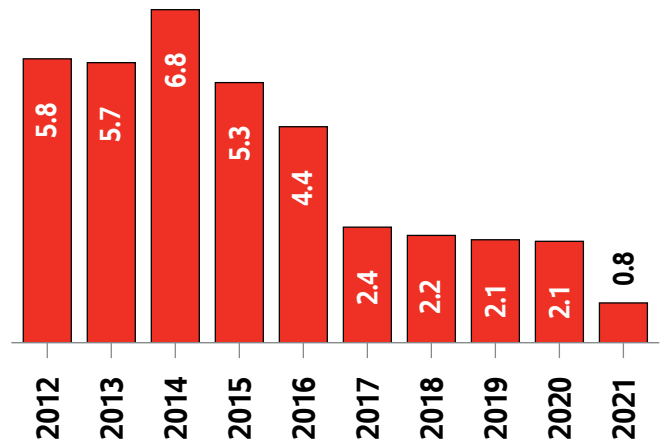
New Listings (January only)



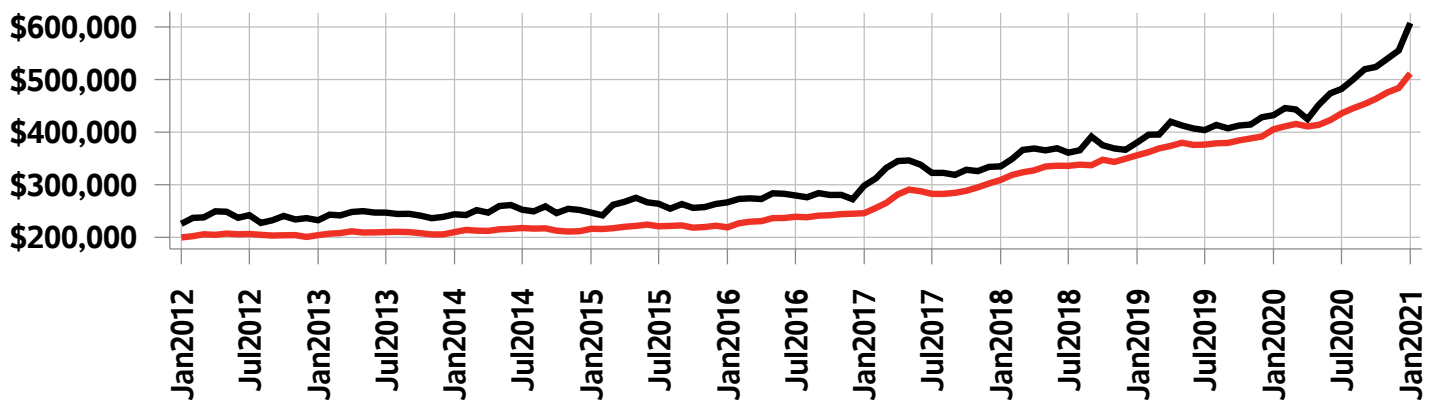
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



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

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	547	2.2	12.1	35.7	21.0	49.5	35.4
Dollar Volume	\$332,264,982	43.7	79.1	146.2	175.8	272.4	265.3
New Listings	668	-24.5	-15.8	16.8	-30.7	-38.5	-40.6
Active Listings	445	-59.8	-56.6	-49.6	-77.7	-82.1	-81.9
Sales to New Listings Ratio <sup>1</sup>	81.9	60.5	61.5	70.5	46.9	33.7	35.9
Months of Inventory <sup>2</sup>	0.8	2.1	2.1	2.2	4.4	6.8	6.1
Average Price	\$607,431	40.5	59.8	81.4	127.9	149.1	169.8
Median Price	\$560,000	34.9	59.4	89.2	125.8	158.1	167.9
Sales to List Price Ratio	110.0	101.5	101.9	101.0	97.3	97.0	97.2
Median Days on Market	8.0	13.0	11.0	17.0	41.0	48.0	45.0

<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.

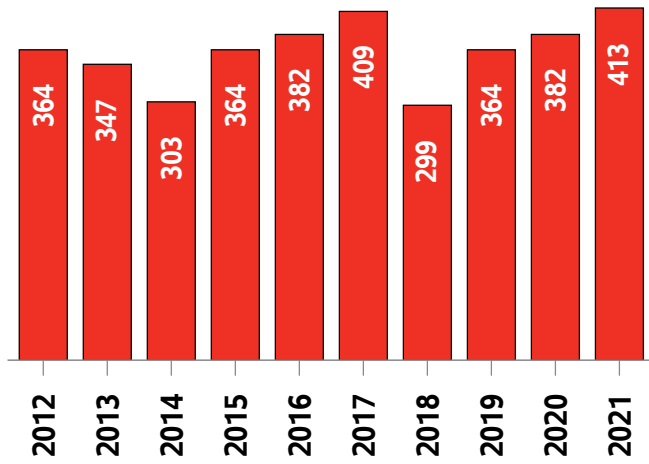
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

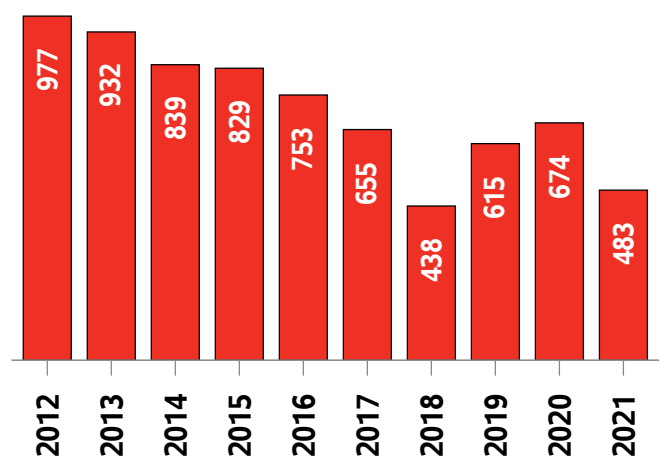
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

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

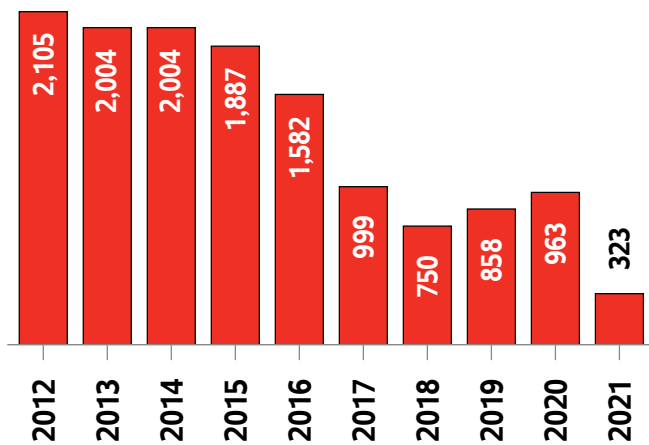
Sales Activity (January only)



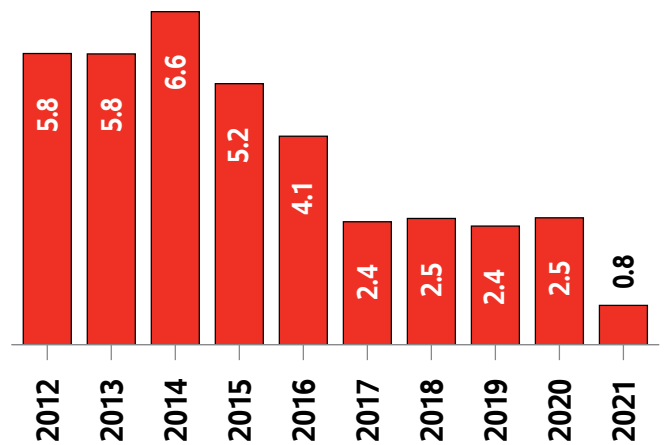
New Listings (January only)



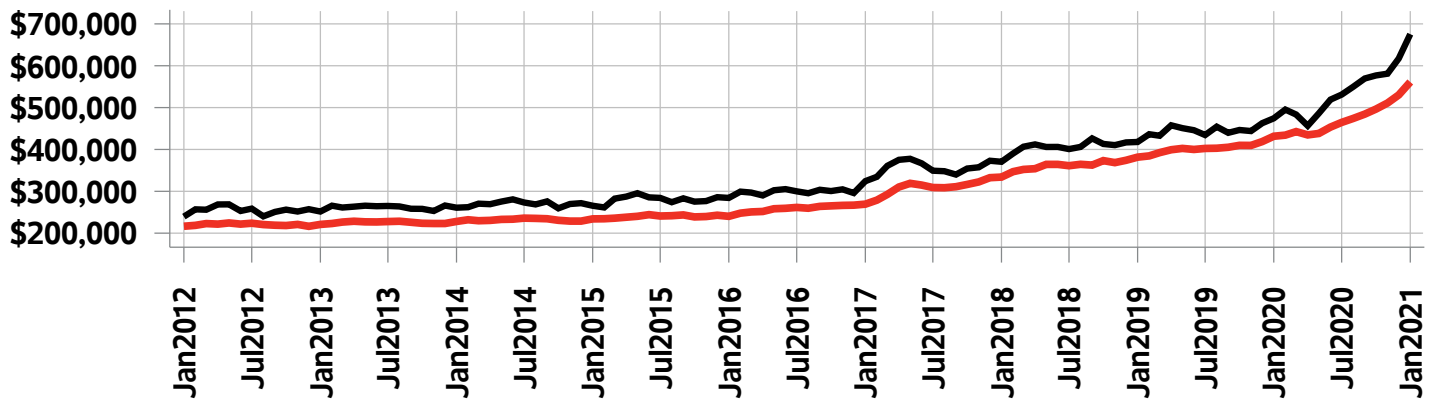
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



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

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	413	8.1	13.5	38.1	8.1	36.3	27.1
Dollar Volume	\$278,963,893	54.0	83.4	151.8	157.0	253.0	261.1
New Listings	483	-28.3	-21.5	10.3	-35.9	-42.4	-47.0
Active Listings	323	-66.5	-62.4	-56.9	-79.6	-83.9	-84.2
Sales to New Listings Ratio <sup>1</sup>	85.5	56.7	59.2	68.3	50.7	36.1	35.7
Months of Inventory <sup>2</sup>	0.8	2.5	2.4	2.5	4.1	6.6	6.3
Average Price	\$675,457	42.4	61.7	82.3	137.7	159.0	184.2
Median Price	\$621,000	37.5	59.7	82.6	130.6	172.4	182.3
Sales to List Price Ratio	109.2	100.9	101.2	100.1	97.4	96.9	97.1
Median Days on Market	8.0	14.5	11.0	20.0	40.5	47.0	46.0

<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.

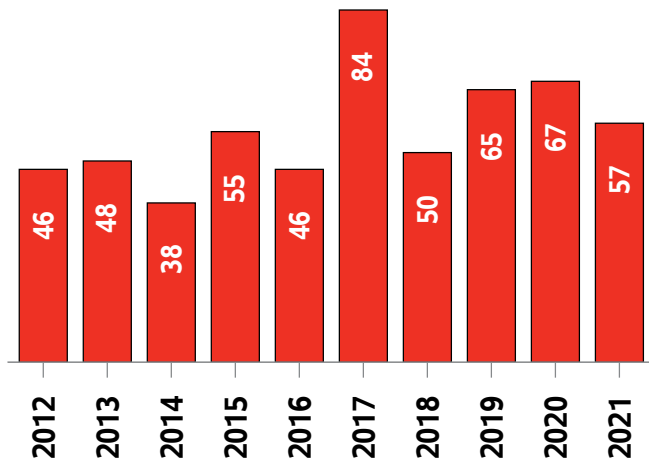
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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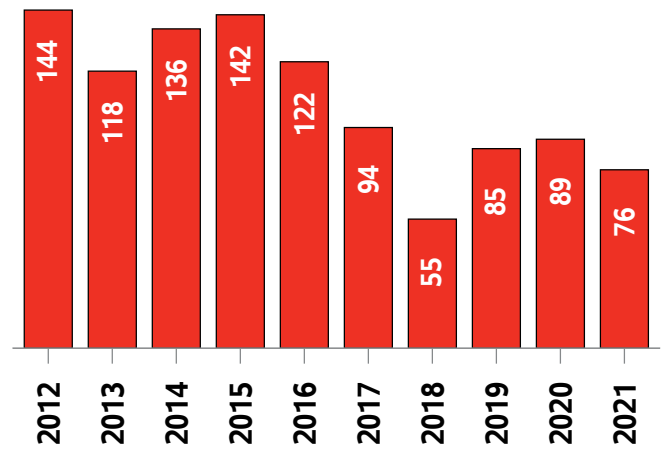
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# London and St. Thomas MLS® Townhouse Market Activity

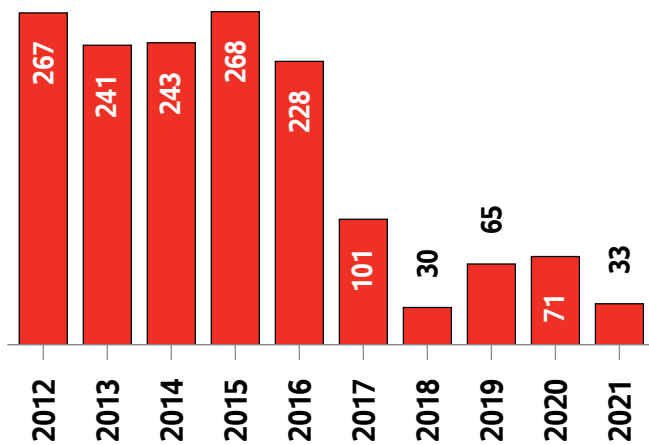
Sales Activity (January only)



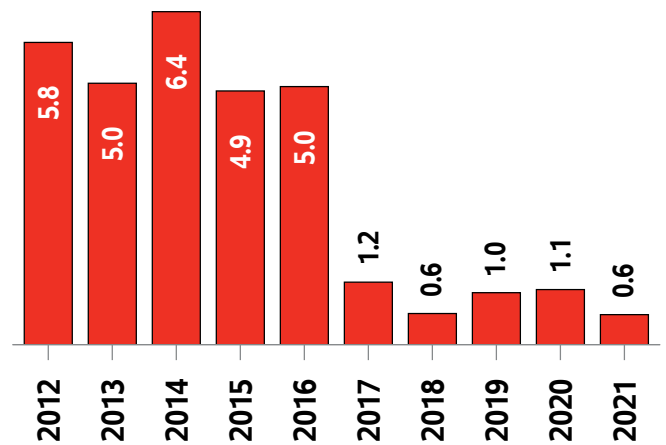
New Listings (January only)



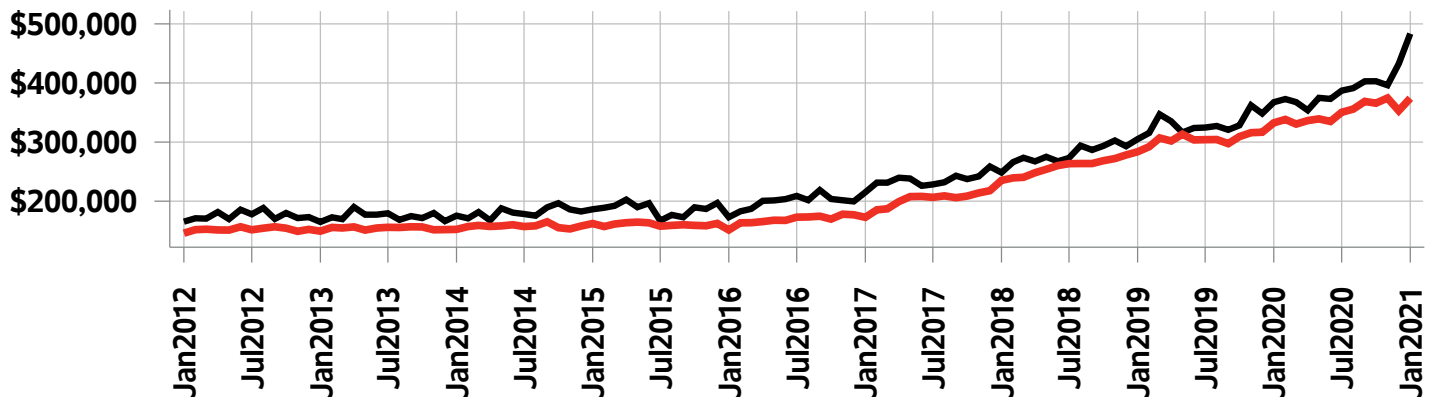
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Townhouse Benchmark Price and Average Price



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

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	57	-14.9	-12.3	14.0	23.9	50.0	11.8
Dollar Volume	\$27,559,225	11.9	39.0	121.9	246.4	313.2	171.3
New Listings	76	-14.6	-10.6	38.2	-37.7	-44.1	-44.9
Active Listings	33	-53.5	-49.2	10.0	-85.5	-86.4	-87.5
Sales to New Listings Ratio <sup>1</sup>	75.0	75.3	76.5	90.9	37.7	27.9	37.0
Months of Inventory <sup>2</sup>	0.6	1.1	1.0	0.6	5.0	6.4	5.2
Average Price	\$483,495	31.6	58.5	94.6	179.6	175.5	142.7
Median Price	\$462,500	20.1	65.2	110.7	223.2	207.8	116.1
Sales to List Price Ratio	117.2	104.0	104.0	105.9	97.9	97.4	97.9
Median Days on Market	7.0	8.0	9.0	10.5	44.5	39.5	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.

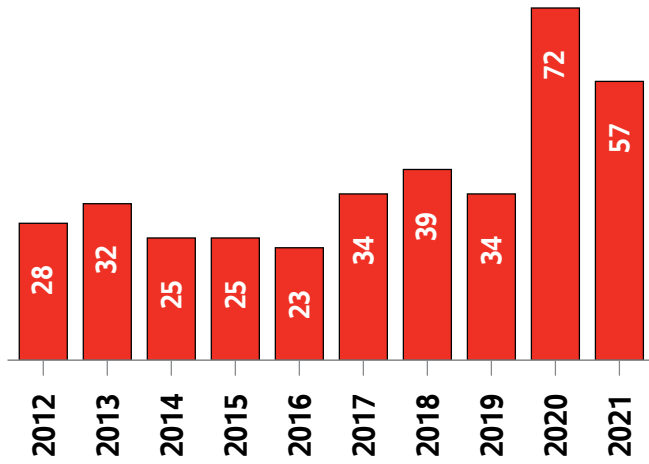
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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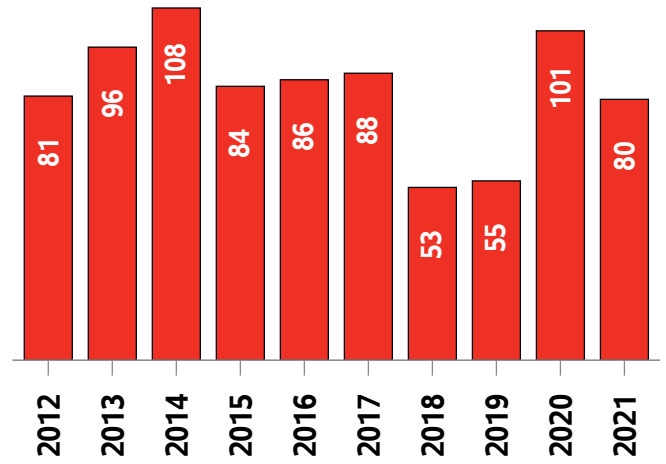
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# London and St. Thomas MLS® Apartment Market Activity

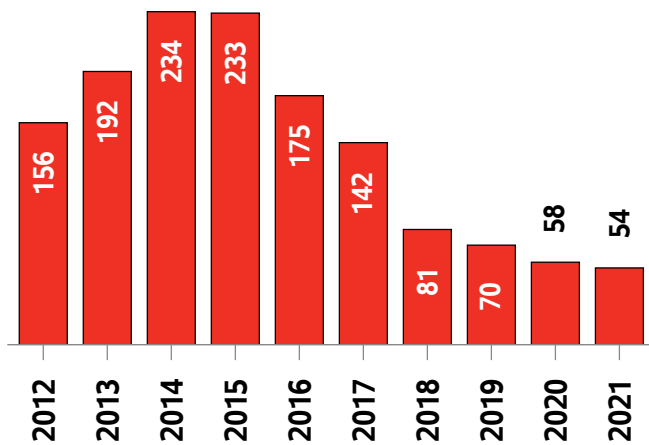
Sales Activity (January only)



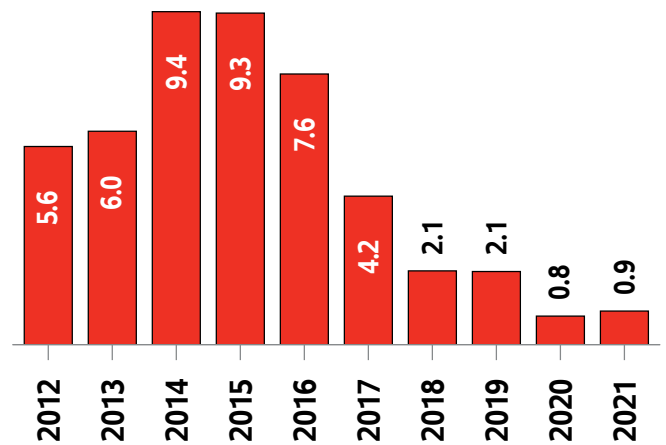
New Listings (January only)



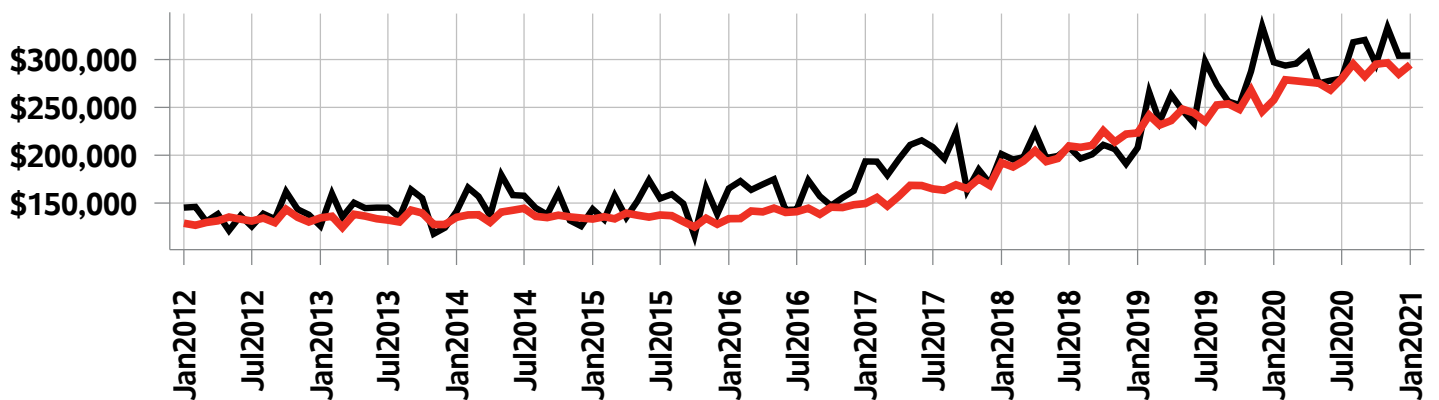
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Apartment Benchmark Price and Average Price





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

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	57	-20.8	67.6	46.2	147.8	128.0	111.1
Dollar Volume	\$17,332,798	-19.0	145.4	120.9	356.0	391.2	408.3
New Listings	80	-20.8	45.5	50.9	-7.0	-25.9	6.7
Active Listings	54	-6.9	-22.9	-33.3	-69.1	-76.9	-64.7
Sales to New Listings Ratio <sup>1</sup>	71.3	71.3	61.8	73.6	26.7	23.1	36.0
Months of Inventory <sup>2</sup>	0.9	0.8	2.1	2.1	7.6	9.4	5.7
Average Price	\$304,084	2.3	46.4	51.1	84.0	115.4	140.8
Median Price	\$270,150	4.1	49.3	38.5	103.9	95.8	130.9
Sales to List Price Ratio	106.5	102.5	102.1	100.4	95.7	96.5	97.0
Median Days on Market	9.0	8.0	15.5	20.0	39.0	59.0	34.0

<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.

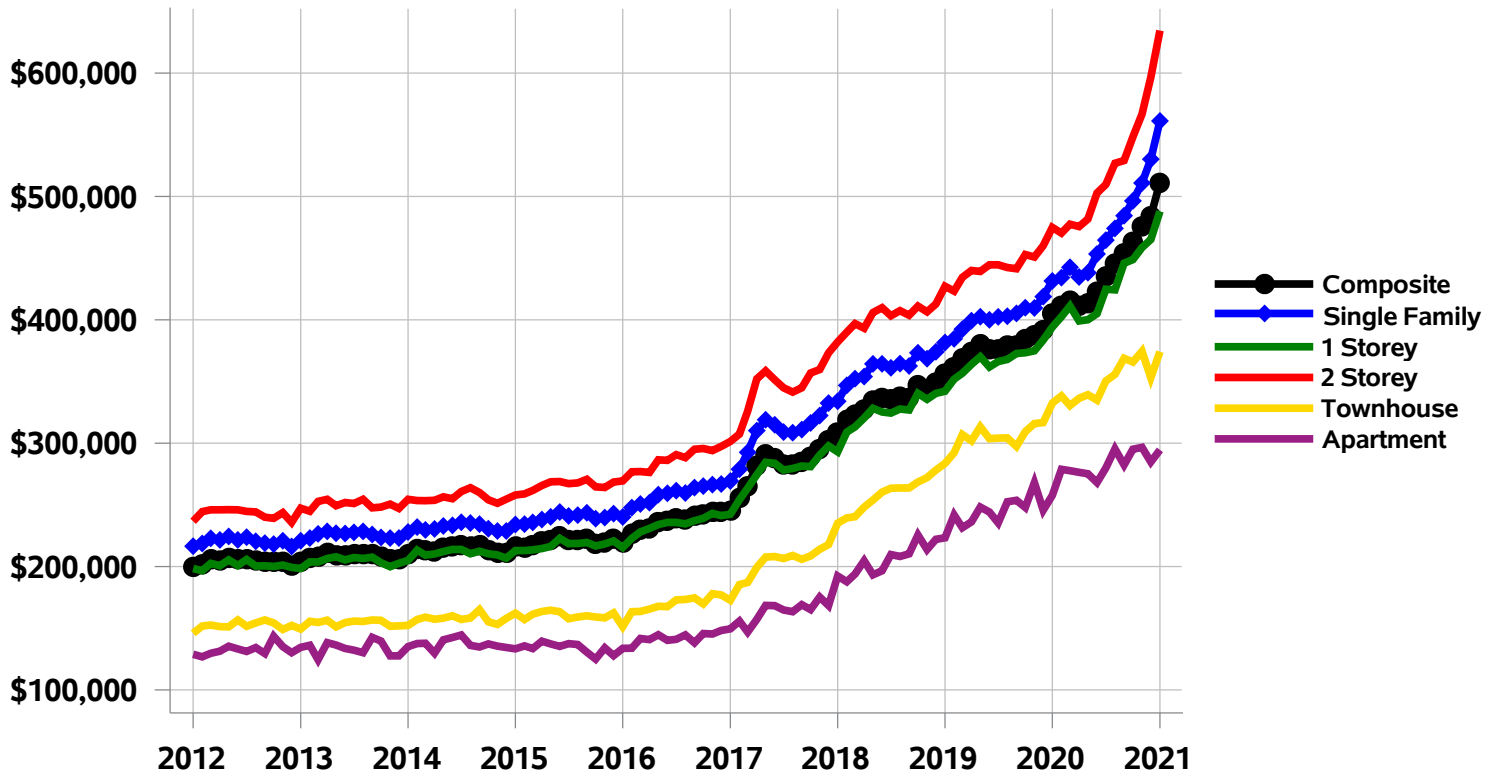
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

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

### MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$511,500	5.7	10.4	17.4	26.2	65.5	133.6
Single Family	\$561,200	5.8	13.1	20.8	30.1	68.0	133.6
One Storey	\$488,000	4.9	8.7	14.9	23.8	66.6	126.5
Two Storey	\$634,500	6.4	15.7	24.5	33.6	66.1	135.5
Townhouse	\$374,200	6.0	2.3	6.8	12.5	59.1	147.3
Apartment	\$294,600	3.4	-0.2	5.3	14.3	53.2	120.3

### 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

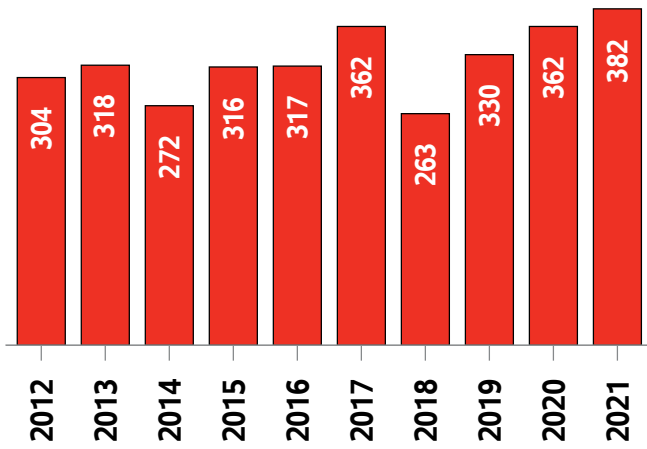
Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1266
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

### Apartment

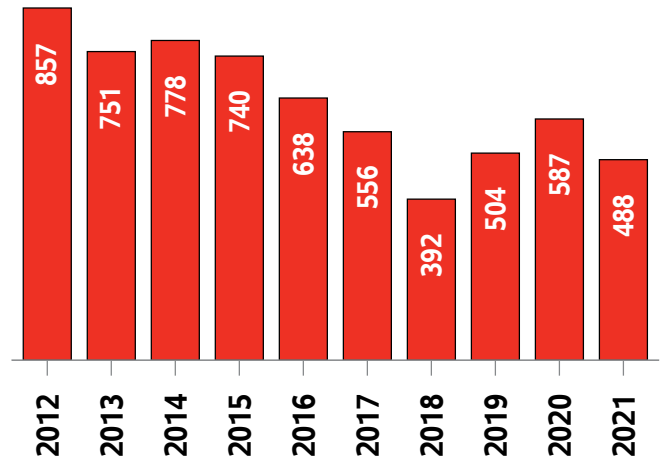
Features	Value
Above Ground Bedrooms	2
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1046
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

# London MLS® Residential Market Activity

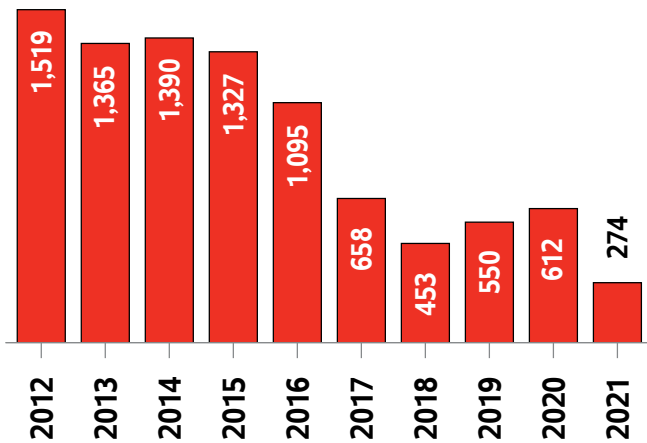
Sales Activity (January only)



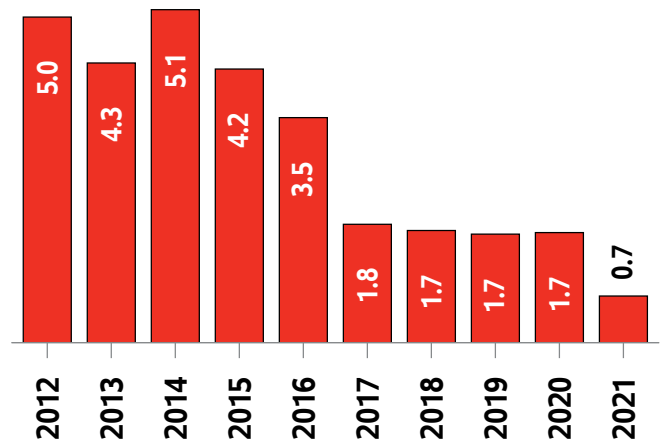
New Listings (January only)



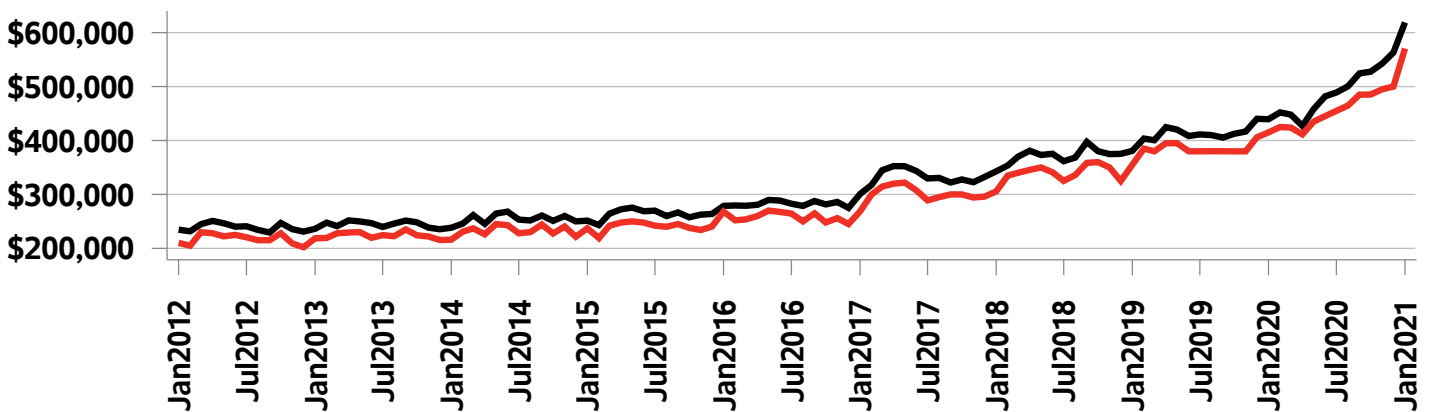
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



## London MLS® Residential Market Activity

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
<b>Sales Activity</b>	<b>382</b>	5.5	15.8	45.2	20.5	40.4	32.2
<b>Dollar Volume</b>	<b>\$236,426,853</b>	48.6	88.2	162.2	167.6	264.9	250.1
<b>New Listings</b>	<b>488</b>	-16.9	-3.2	24.5	-23.5	-37.3	-35.1
<b>Active Listings</b>	<b>274</b>	-55.2	-50.2	-39.5	-75.0	-80.3	-80.9
<b>Sales to New Listings Ratio <sup>1</sup></b>	<b>78.3</b>	61.7	65.5	67.1	49.7	35.0	38.4
<b>Months of Inventory <sup>2</sup></b>	<b>0.7</b>	1.7	1.7	1.7	3.5	5.1	5.0
<b>Average Price</b>	<b>\$618,918</b>	40.8	62.5	80.5	122.1	159.8	164.9
<b>Median Price</b>	<b>\$570,500</b>	37.5	60.7	86.7	112.7	164.1	161.7
<b>Sales to List Price Ratio</b>	<b>111.7</b>	102.8	103.4	102.0	98.1	97.2	97.6
<b>Median Days on Market</b>	<b>7.0</b>	9.0	8.0	14.0	33.0	43.5	39.0

<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.

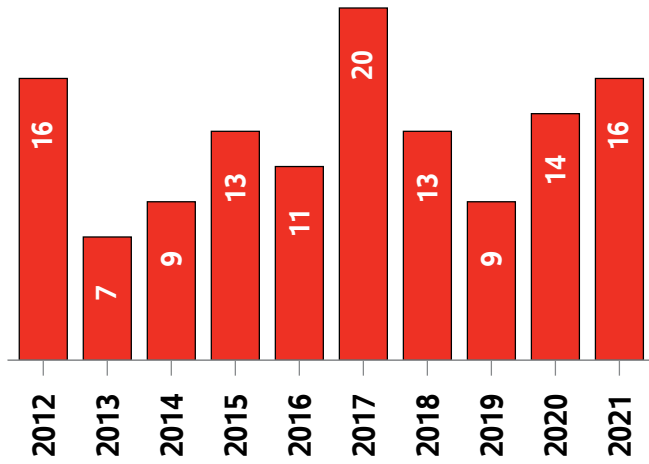
<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

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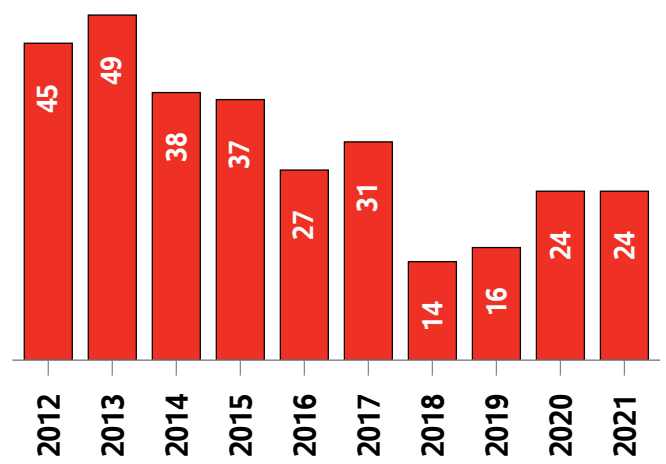
# Elgin

## MLS® Residential Market Activity

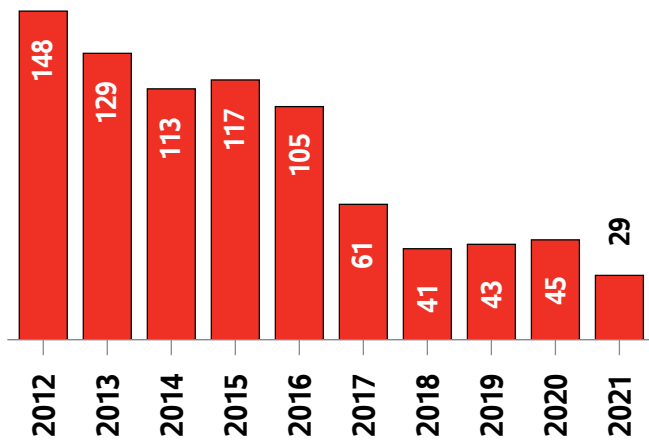
Sales Activity (January only)



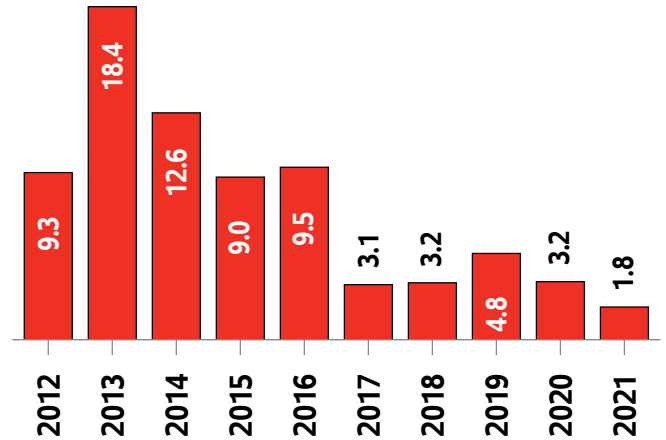
New Listings (January only)



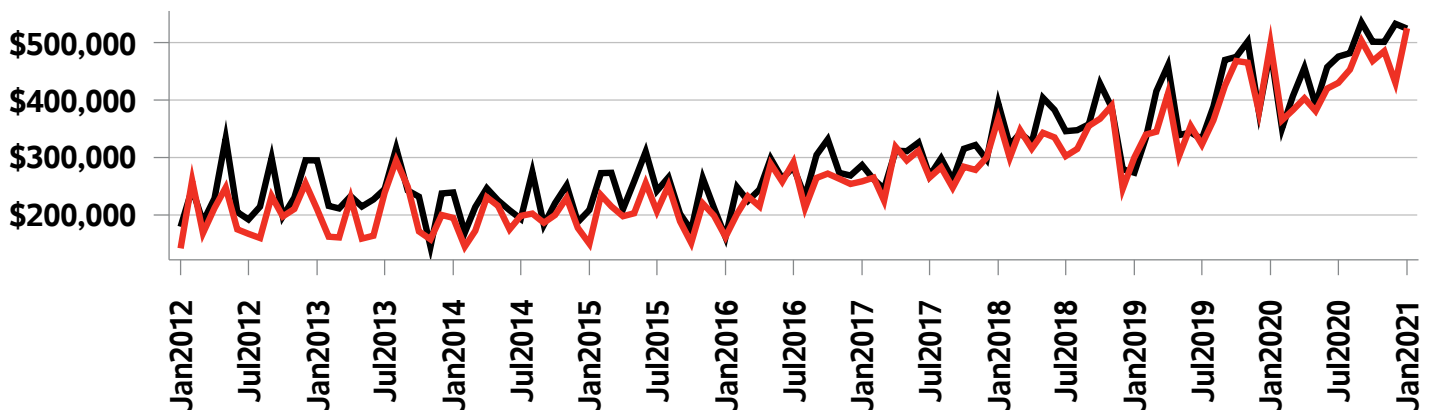
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price





## Elgin MLS® Residential Market Activity

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	16	14.3	77.8	23.1	45.5	77.8	166.7
Dollar Volume	\$8,387,800	23.1	240.6	63.5	372.0	289.6	676.7
New Listings	24	0.0	50.0	71.4	-11.1	-36.8	-27.3
Active Listings	29	-35.6	-32.6	-29.3	-72.4	-74.3	-75.6
Sales to New Listings Ratio <sup>1</sup>	66.7	58.3	56.3	92.9	40.7	23.7	18.2
Months of Inventory <sup>2</sup>	1.8	3.2	4.8	3.2	9.5	12.6	19.8
Average Price	\$524,238	7.7	91.6	32.9	224.5	119.1	191.3
Median Price	\$524,950	5.4	75.0	42.6	224.0	169.2	213.4
Sales to List Price Ratio	101.9	97.0	96.2	96.8	92.9	94.5	95.2
Median Days on Market	16.5	53.5	26.0	25.0	89.0	62.0	103.0

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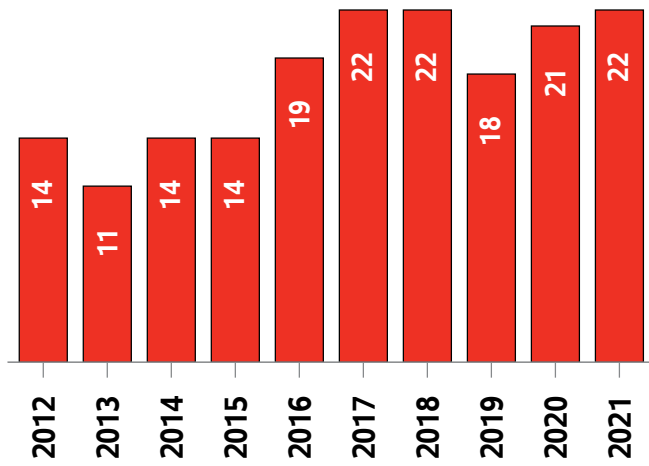
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

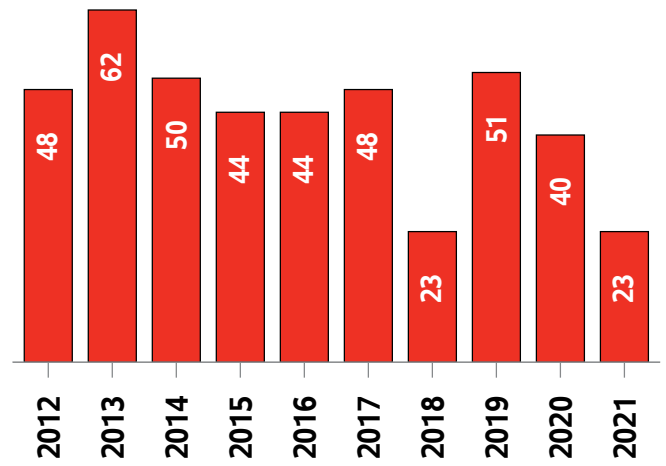
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# Middlesex MLS® Residential Market Activity

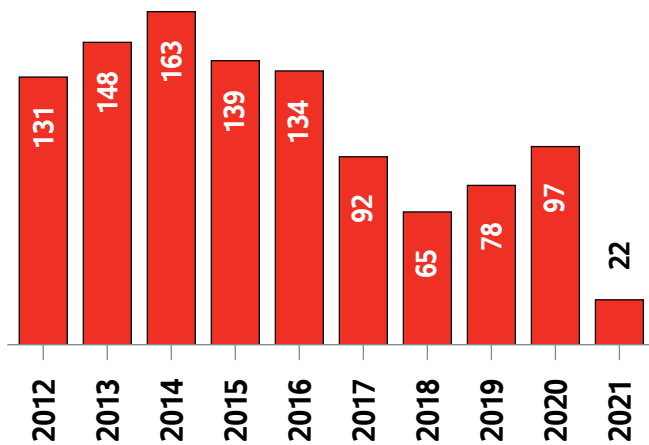
Sales Activity (January only)



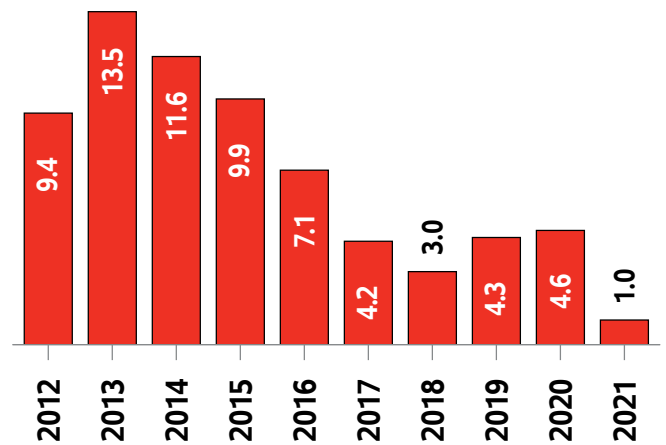
New Listings (January only)



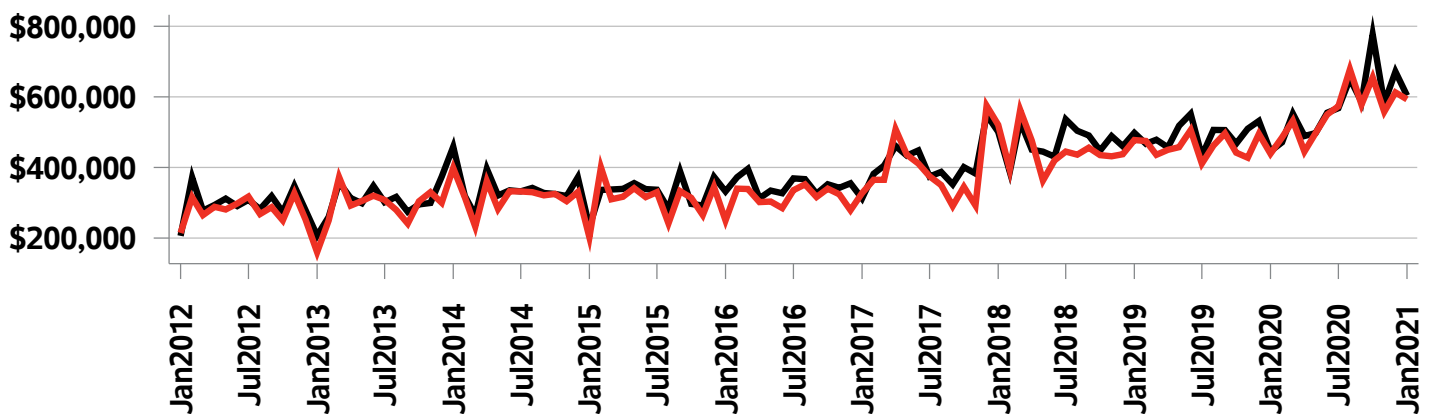
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



## Middlesex MLS® Residential Market Activity

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	22	4.8	22.2	0.0	15.8	57.1	83.3
Dollar Volume	\$13,282,270	41.8	48.2	20.5	110.5	106.9	285.0
New Listings	23	-42.5	-54.9	0.0	-47.7	-54.0	-59.6
Active Listings	22	-77.3	-71.8	-66.2	-83.6	-86.5	-81.8
Sales to New Listings Ratio <sup>1</sup>	95.7	52.5	35.3	95.7	43.2	28.0	21.1
Months of Inventory <sup>2</sup>	1.0	4.6	4.3	3.0	7.1	11.6	10.1
Average Price	\$603,740	35.4	21.2	20.5	81.8	31.6	110.0
Median Price	\$592,962	35.1	24.1	13.9	137.3	48.8	116.0
Sales to List Price Ratio	107.2	100.6	99.6	99.8	98.0	97.2	96.9
Median Days on Market	13.5	14.0	11.0	47.0	77.0	41.5	47.0

<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.

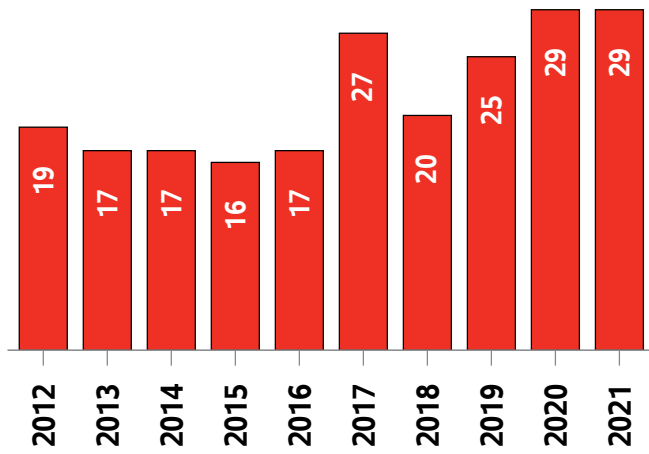
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

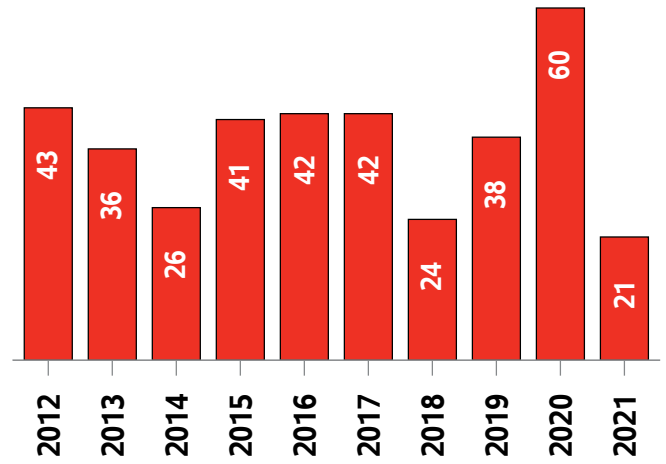
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# Strathroy-Cardoc MLS® Residential Market Activity

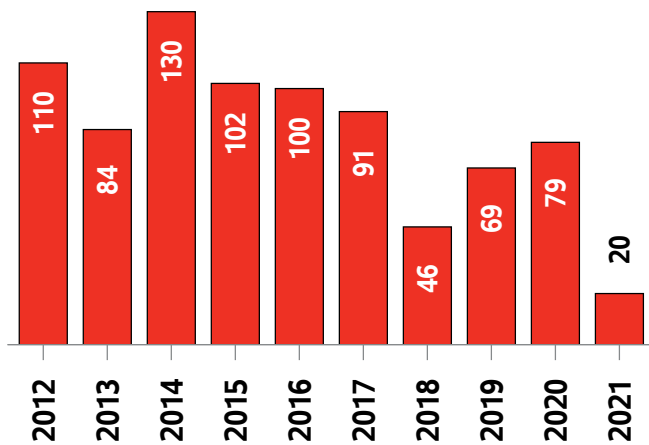
Sales Activity (January only)



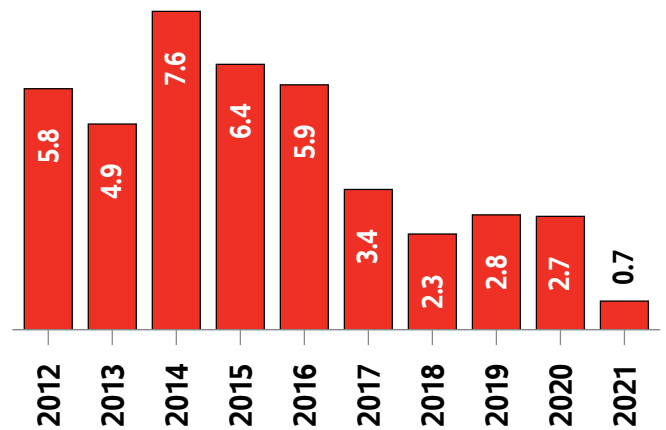
New Listings (January only)



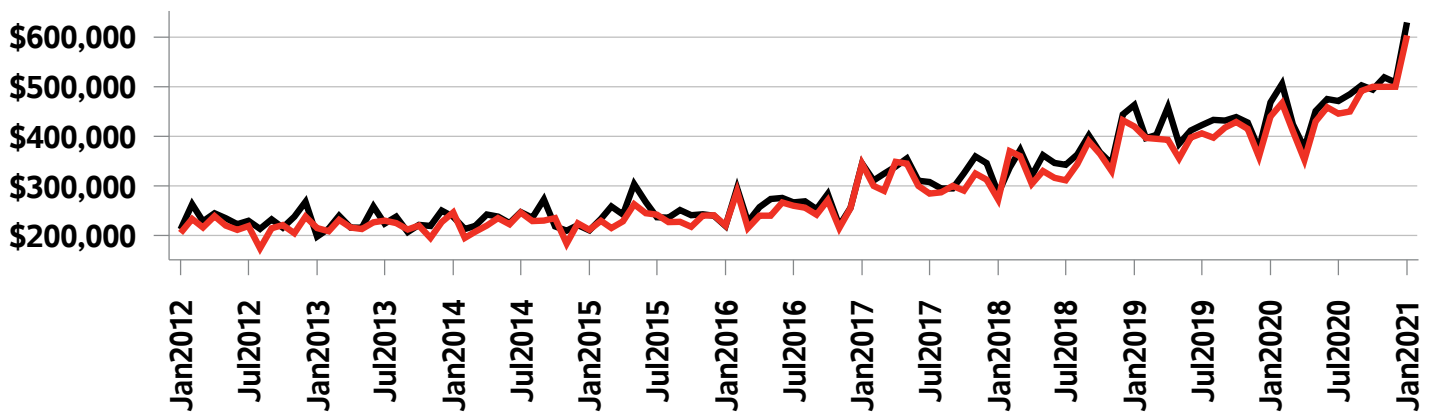
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



## Strathroy-Cardoc MLS® Residential Market Activity

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	29	0.0	16.0	45.0	70.6	70.6	123.1
Dollar Volume	\$18,262,490	34.4	57.7	220.4	390.3	351.9	540.1
New Listings	21	-65.0	-44.7	-12.5	-50.0	-19.2	-61.1
Active Listings	20	-74.7	-71.0	-56.5	-80.0	-84.6	-81.7
Sales to New Listings Ratio <sup>1</sup>	138.1	48.3	65.8	83.3	40.5	65.4	24.1
Months of Inventory <sup>2</sup>	0.7	2.7	2.8	2.3	5.9	7.6	8.4
Average Price	\$629,741	34.4	36.0	121.0	187.4	164.9	186.9
Median Price	\$603,593	37.2	43.7	121.5	174.4	144.9	162.5
Sales to List Price Ratio	106.7	98.2	100.0	98.8	96.8	96.2	96.7
Median Days on Market	69.0	17.0	25.0	36.5	27.0	59.0	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.

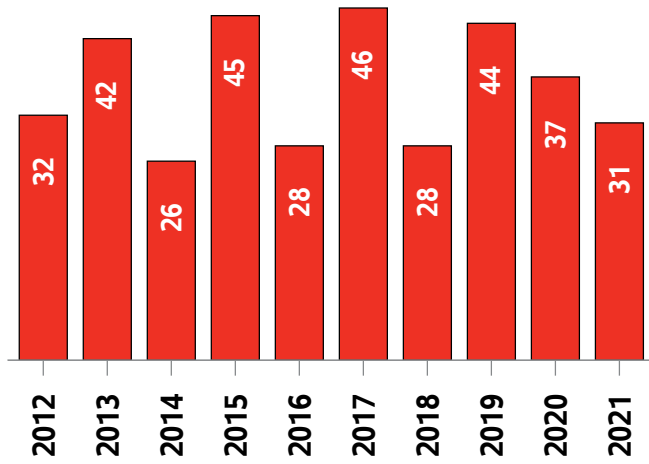
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

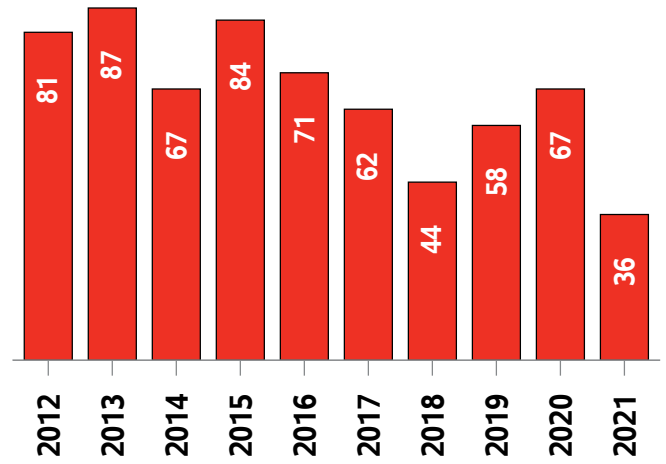
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# St. Thomas MLS® Residential Market Activity

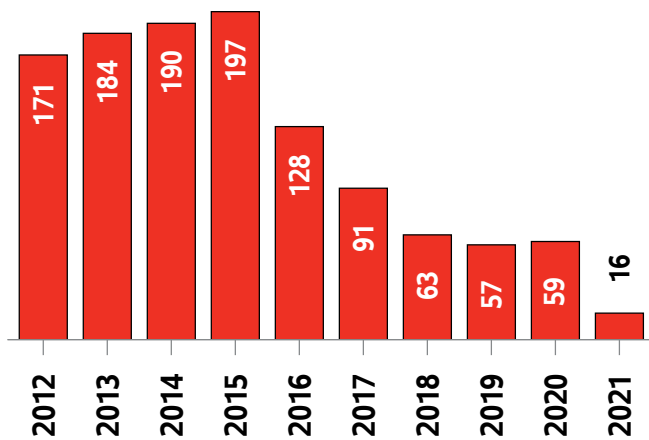
Sales Activity (January only)



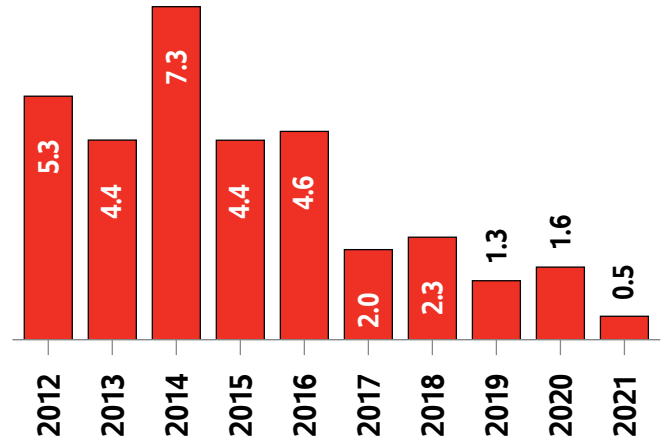
New Listings (January only)



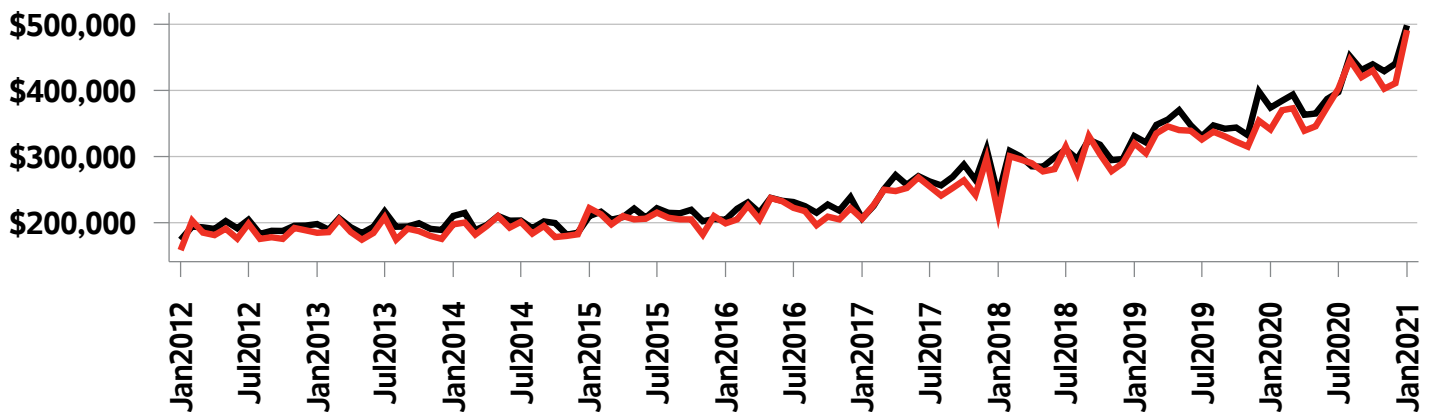
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



## St. Thomas MLS® Residential Market Activity

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
<b>Sales Activity</b>	<b>31</b>	-16.2	-29.5	10.7	10.7	19.2	-22.5
<b>Dollar Volume</b>	<b>\$15,449,534</b>	11.7	6.1	129.1	169.9	182.7	128.5
<b>New Listings</b>	<b>36</b>	-46.3	-37.9	-18.2	-49.3	-46.3	-55.6
<b>Active Listings</b>	<b>16</b>	-72.9	-71.9	-74.6	-87.5	-91.6	-91.8
<b>Sales to New Listings Ratio <sup>1</sup></b>	<b>86.1</b>	55.2	75.9	63.6	39.4	38.8	49.4
<b>Months of Inventory <sup>2</sup></b>	<b>0.5</b>	1.6	1.3	2.3	4.6	7.3	4.9
<b>Average Price</b>	<b>\$498,372</b>	33.3	50.6	106.9	143.8	137.1	194.9
<b>Median Price</b>	<b>\$491,100</b>	44.0	53.5	129.5	146.8	148.7	214.8
<b>Sales to List Price Ratio</b>	<b>110.4</b>	99.8	99.5	99.8	95.1	97.1	96.7
<b>Median Days on Market</b>	<b>6.0</b>	9.0	14.0	22.0	51.5	52.0	47.5

<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 and median days on market shown as levels; all others calculated as percentage changes.