



**LONDON
ST. THOMAS
ASSOCIATION OF
REALTORS**

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

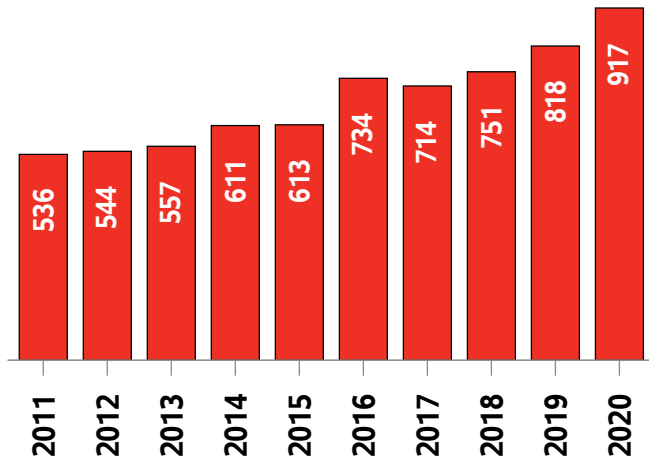
Bringing people and properties together



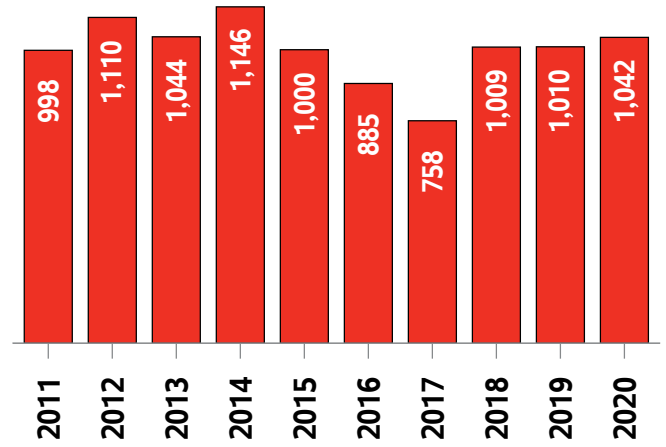
Prepared for the London & St. Thomas Association of REALTORS® by the Canadian Real Estate Association

London and St. Thomas MLS® Residential Market Activity

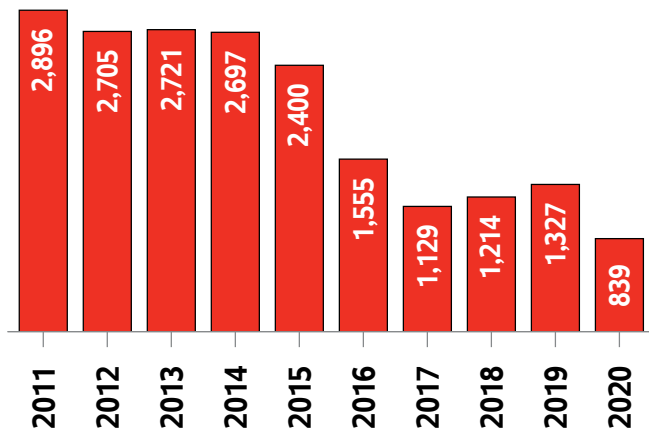
Sales Activity (October only)



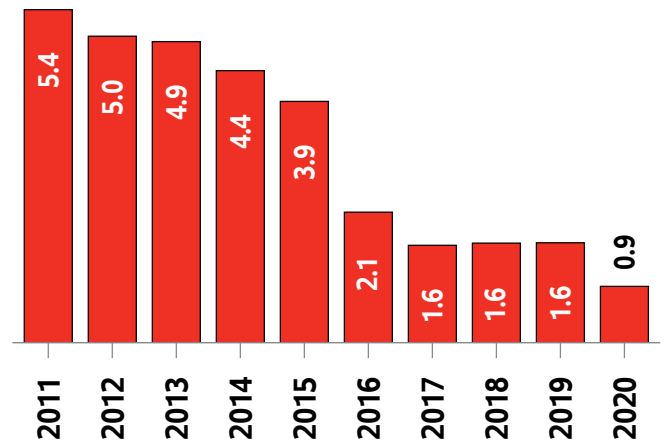
New Listings (October only)



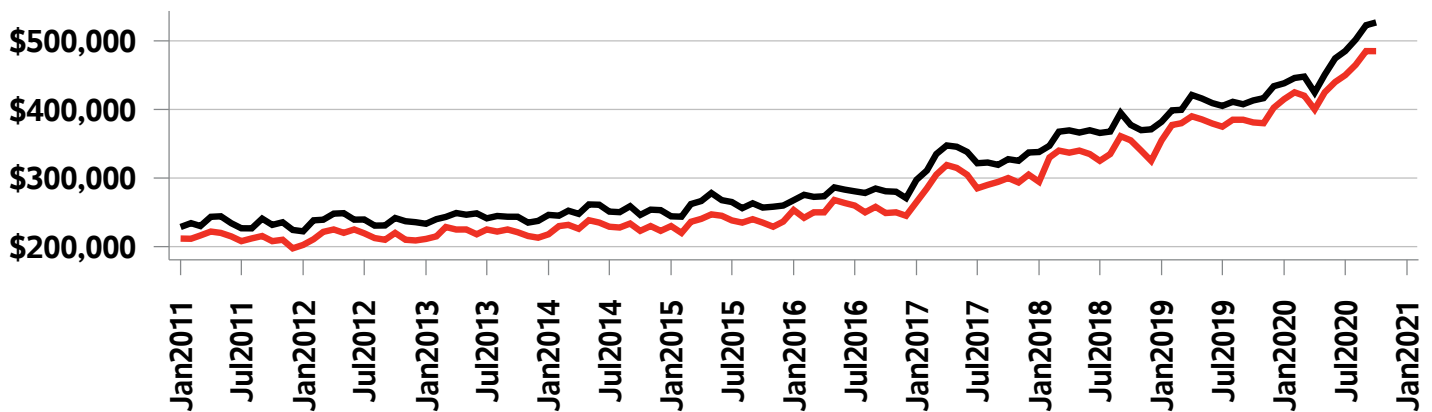
Active Listings (October only)



Months of Inventory (October only)

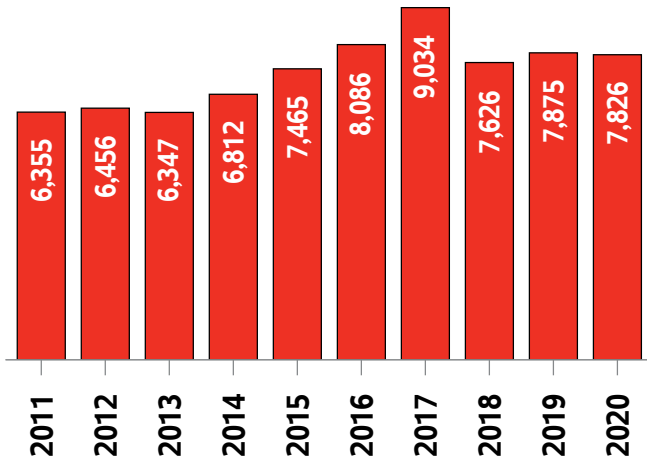


Average Price and Median Price

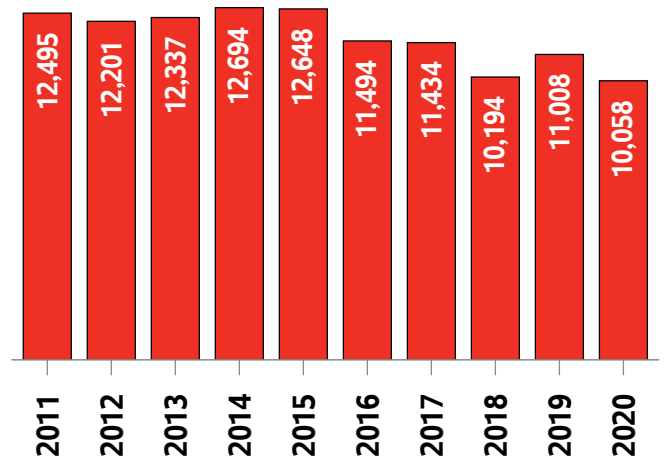


London and St. Thomas MLS® Residential Market Activity

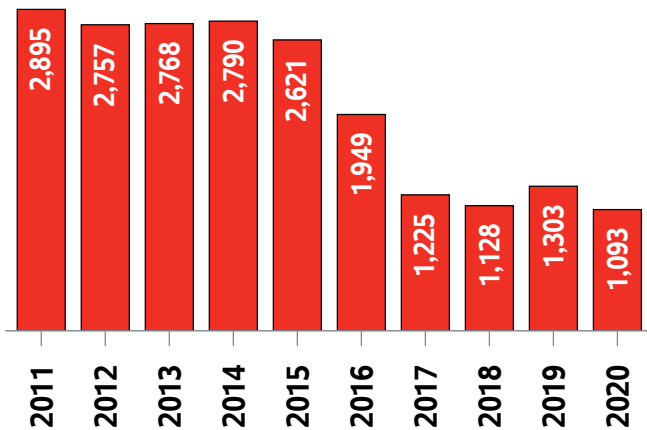
Sales Activity (October Year-to-date)



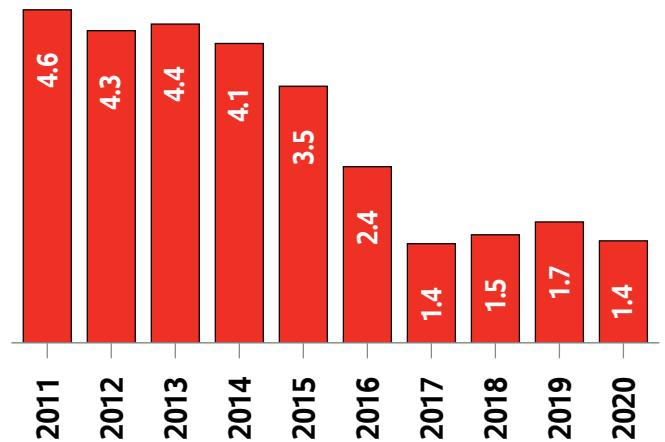
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	917	12.1	22.1	28.4	49.6	64.6	76.7
Dollar Volume	\$483,119,546	43.0	70.4	106.6	206.7	256.1	301.3
New Listings	1,042	3.2	3.3	37.5	4.2	-0.2	5.6
Active Listings	839	-36.8	-30.9	-25.7	-65.0	-69.2	-68.3
Sales to New Listings Ratio ¹	88.0	81.0	74.4	94.2	61.3	53.4	52.6
Months of Inventory ²	0.9	1.6	1.6	1.6	3.9	4.9	5.1
Average Price	\$526,848	27.5	39.6	60.9	105.1	116.3	127.1
Median Price	\$485,000	27.3	36.6	61.7	106.4	119.5	131.0
Sales to List Price Ratio	105.2	101.1	102.0	99.5	97.4	96.9	97.0
Median Days on Market	8.0	14.0	12.0	18.0	29.0	36.0	36.0
Year-to-date	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	7,826	-0.6	2.6	-13.4	4.8	23.3	21.5
Dollar Volume	\$3,753,256,024	16.7	33.6	25.8	91.4	142.3	156.1
New Listings	10,058	-8.6	-1.3	-12.0	-20.5	-18.5	-14.7
Active Listings ³	1,093	-16.2	-3.1	-10.8	-58.3	-60.5	-57.3
Sales to New Listings Ratio ⁴	77.8	71.5	74.8	79.0	59.0	51.4	54.6
Months of Inventory ⁵	1.4	1.7	1.5	1.4	3.5	4.4	4.0
Average Price	\$479,588	17.5	30.2	45.2	82.6	96.5	110.8
Median Price	\$445,325	17.2	31.9	48.5	86.7	100.1	113.1
Sales to List Price Ratio	103.5	102.4	102.5	102.2	97.7	97.4	97.6
Median Days on Market	9.0	10.0	10.0	13.0	28.0	31.0	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.

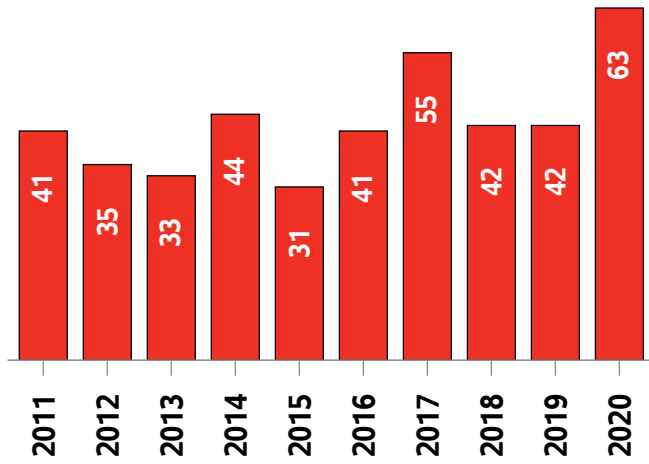
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

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

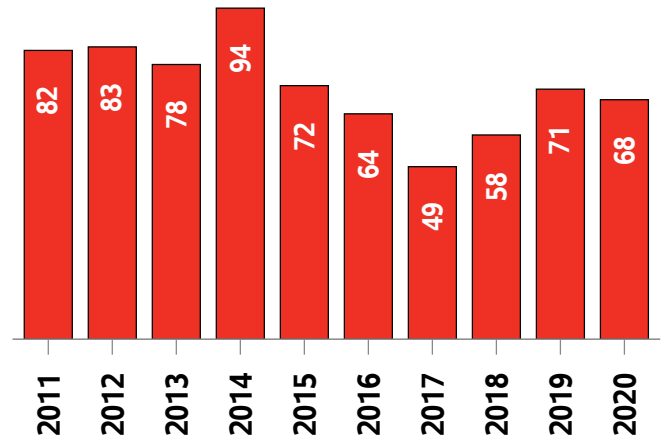
Elgin

MLS® Residential Market Activity

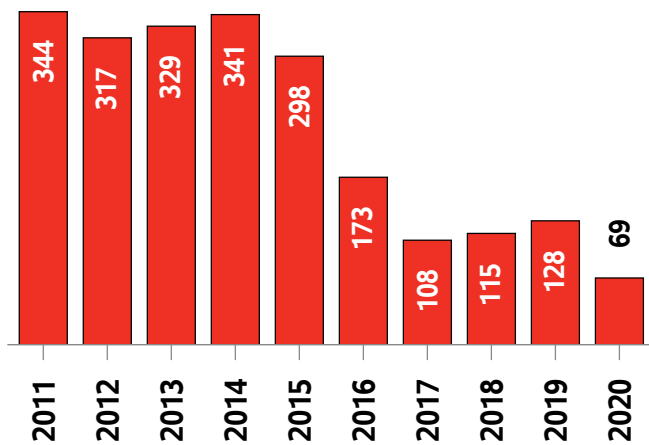
Sales Activity (October only)



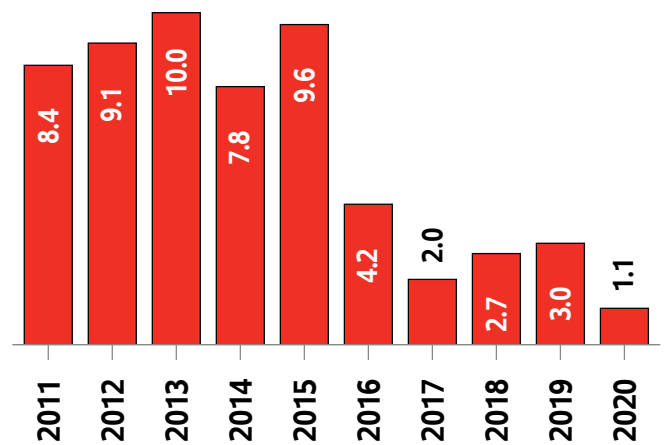
New Listings (October only)



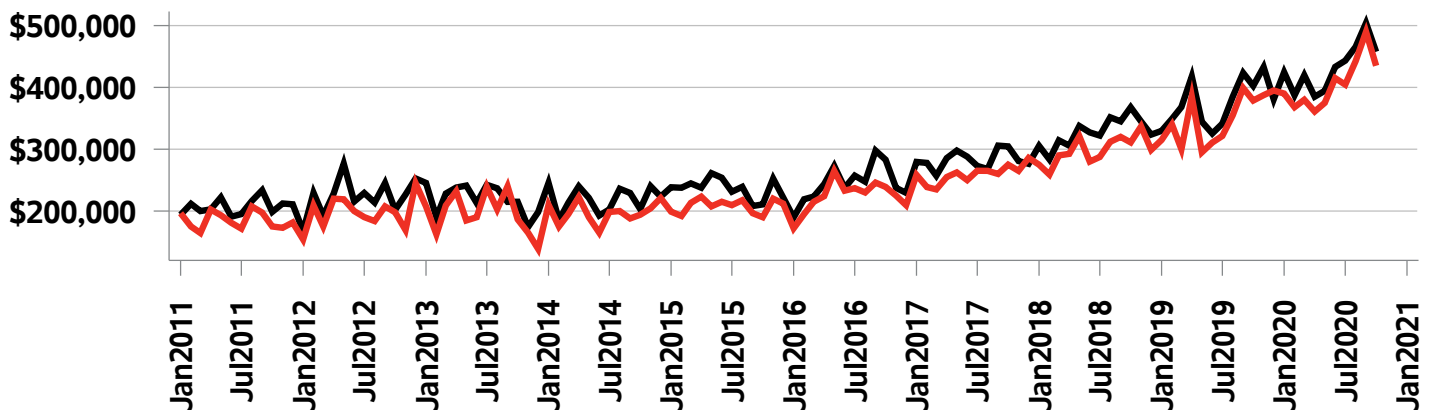
Active Listings (October only)



Months of Inventory (October only)



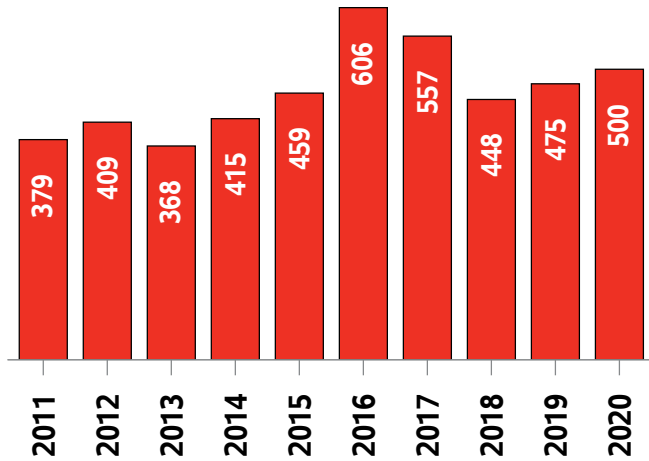
Average Price and Median Price



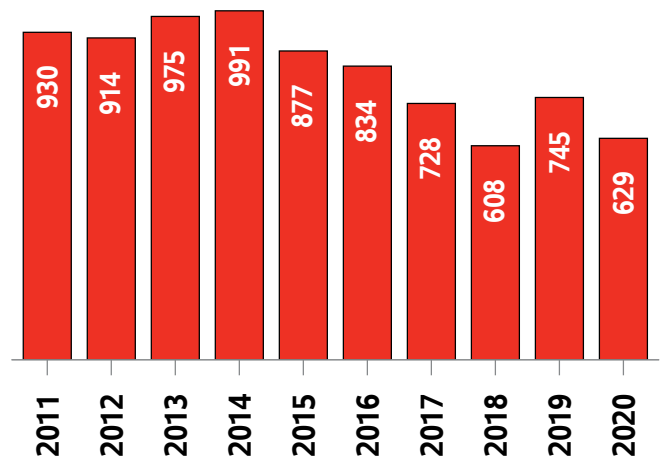
Elgin

MLS® Residential Market Activity

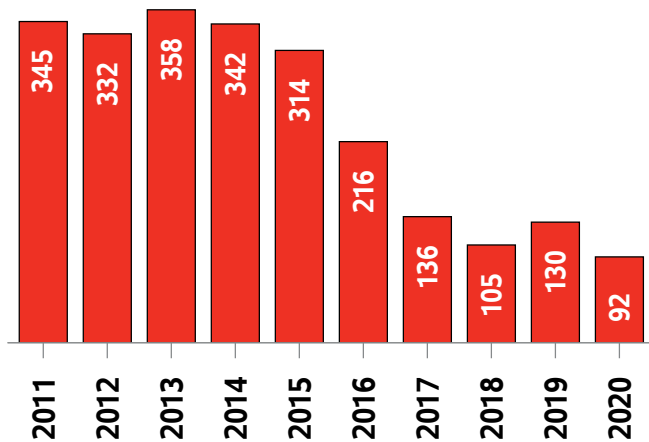
Sales Activity (October Year-to-date)



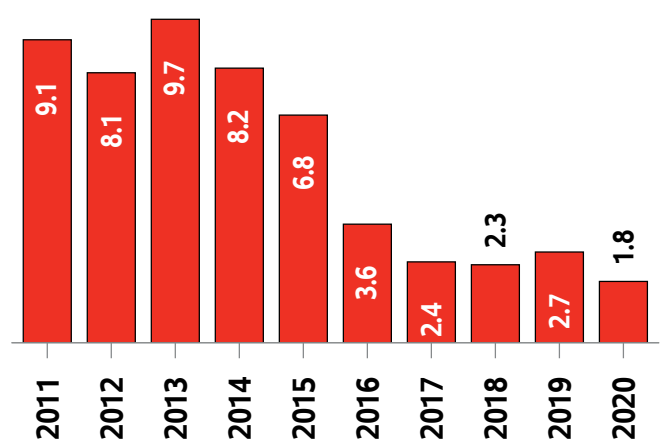
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	63	50.0	50.0	14.5	103.2	90.9	110.0
Dollar Volume	\$28,830,400	70.5	86.6	72.1	341.4	306.4	532.3
New Listings	68	-4.2	17.2	38.8	-5.6	-12.8	3.0
Active Listings	69	-46.1	-40.0	-36.1	-76.8	-79.0	-76.1
Sales to New Listings Ratio ¹	92.6	59.2	72.4	112.2	43.1	42.3	45.5
Months of Inventory ²	1.1	3.0	2.7	2.0	9.6	10.0	9.6
Average Price	\$457,625	13.7	24.4	50.2	117.2	112.9	201.1
Median Price	\$435,000	14.9	39.9	58.2	128.9	133.2	166.9
Sales to List Price Ratio	100.8	99.0	98.2	96.7	94.5	93.7	93.9
Median Days on Market	14.0	17.5	22.5	32.0	53.0	65.0	57.5
Year-to-date	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	500	5.3	11.6	-10.2	8.9	35.9	29.5
Dollar Volume	\$218,287,725	24.2	48.4	38.2	100.4	161.5	186.7
New Listings	629	-15.6	3.5	-13.6	-28.3	-35.5	-31.9
Active Listings ³	92	-28.8	-12.2	-31.9	-70.6	-74.2	-71.7
Sales to New Listings Ratio ⁴	79.5	63.8	73.7	76.5	52.3	37.7	41.8
Months of Inventory ⁵	1.8	2.7	2.3	2.4	6.8	9.7	8.4
Average Price	\$436,575	18.0	33.0	53.9	83.9	92.4	121.3
Median Price	\$409,000	20.3	36.4	59.1	95.7	106.0	127.2
Sales to List Price Ratio	100.7	99.2	98.6	97.9	96.1	95.7	95.2
Median Days on Market	14.0	20.0	17.5	25.0	55.0	58.0	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.

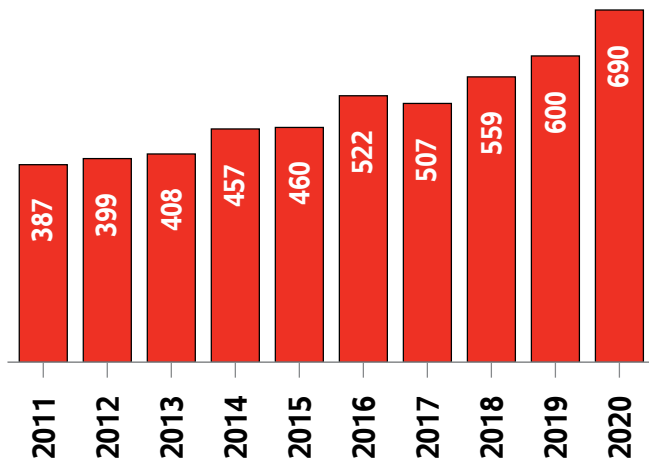
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

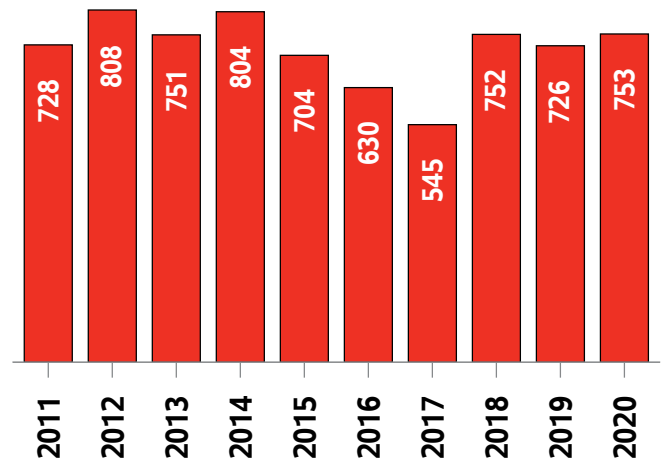
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

London MLS® Residential Market Activity

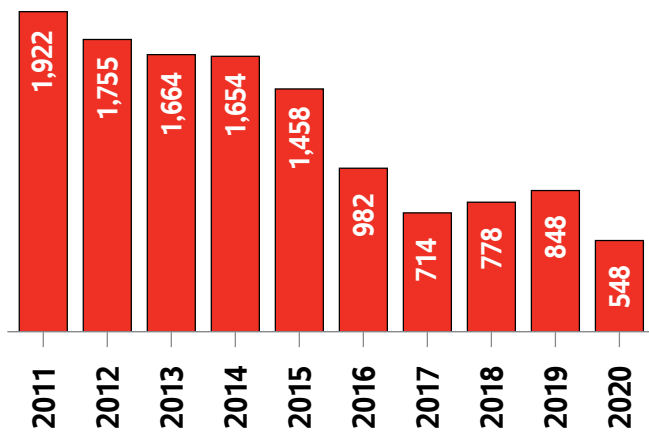
Sales Activity (October only)



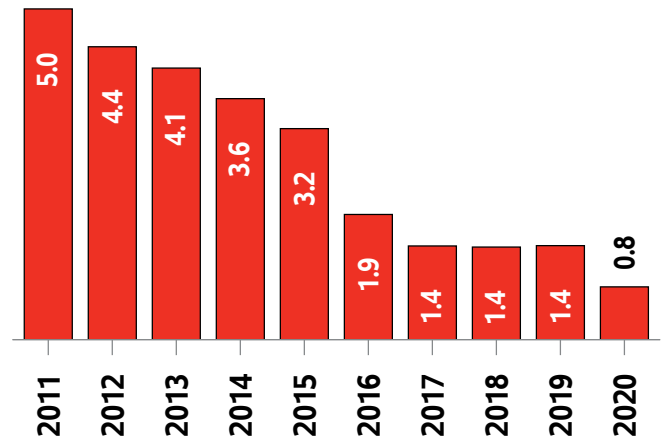
New Listings (October only)



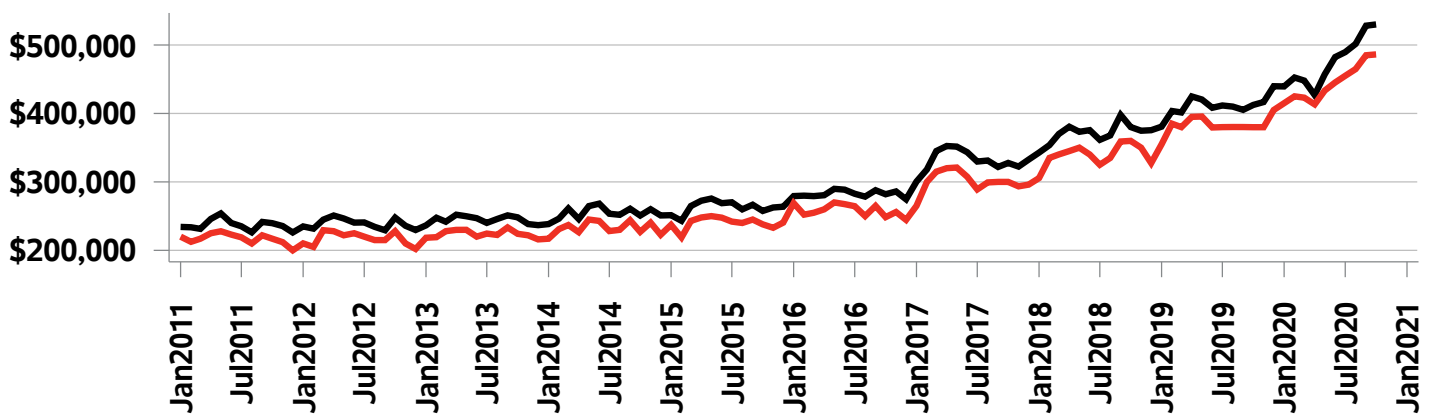
Active Listings (October only)



Months of Inventory (October only)

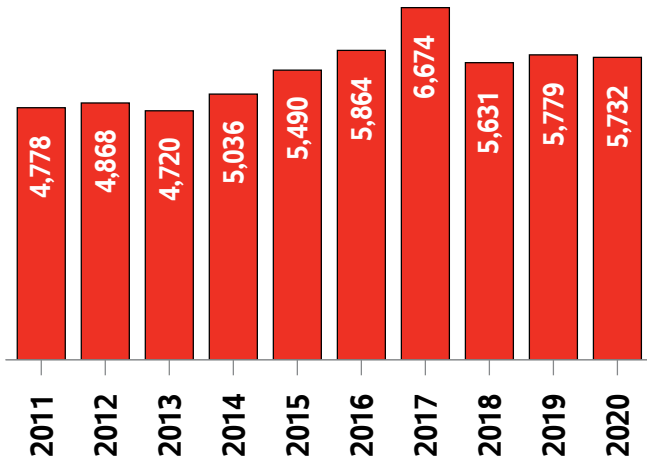


Average Price and Median Price

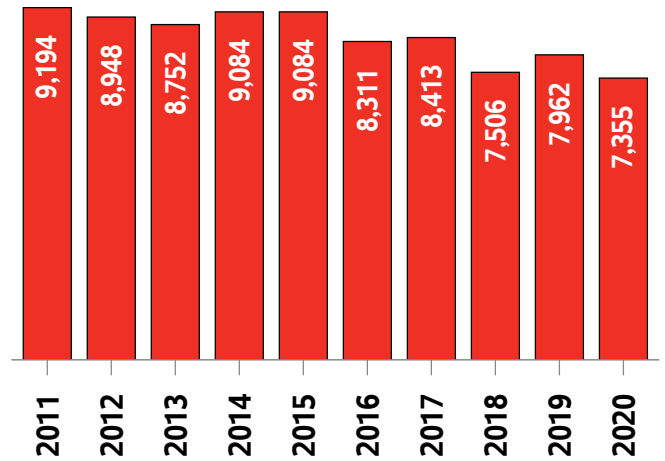


London MLS® Residential Market Activity

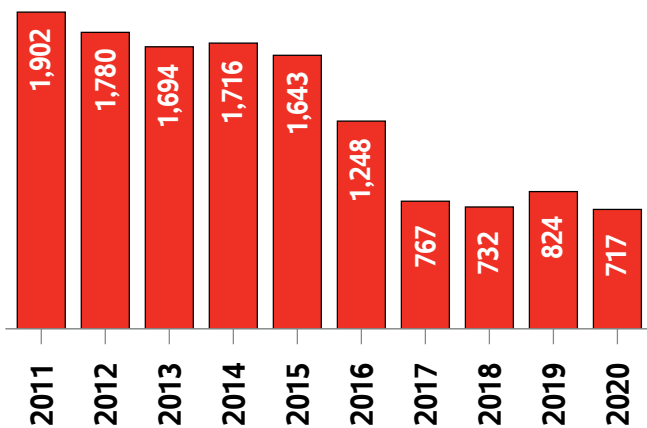
Sales Activity (October Year-to-date)



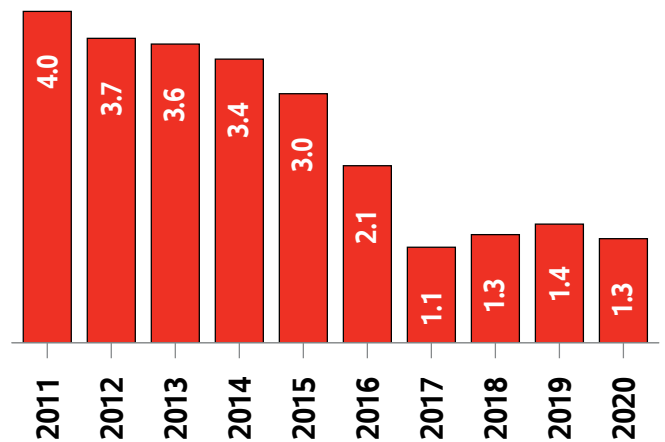
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	690	15.0	23.4	36.1	50.0	69.1	78.8
Dollar Volume	\$365,704,012	47.8	72.1	120.1	208.7	261.1	299.9
New Listings	753	3.7	0.1	38.2	7.0	0.3	0.9
Active Listings	548	-35.4	-29.6	-23.2	-62.4	-67.1	-69.3
Sales to New Listings Ratio ¹	91.6	82.6	74.3	93.0	65.3	54.3	51.7
Months of Inventory ²	0.8	1.4	1.4	1.4	3.2	4.1	4.6
Average Price	\$530,006	28.5	39.4	61.7	105.8	113.5	123.7
Median Price	\$486,250	28.0	35.1	62.1	104.3	117.0	124.1
Sales to List Price Ratio	105.5	101.7	102.8	100.1	97.6	97.4	97.4
Median Days on Market	8.0	13.0	11.0	16.0	26.0	31.5	33.0
Year-to-date	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	5,732	-0.8	1.8	-14.1	4.4	21.4	18.8
Dollar Volume	\$2,773,367,399	17.1	32.3	23.6	90.5	138.4	148.8
New Listings	7,355	-7.6	-2.0	-12.6	-19.0	-16.0	-15.3
Active Listings ³	717	-13.0	-2.0	-6.4	-56.3	-57.6	-56.4
Sales to New Listings Ratio ⁴	77.9	72.6	75.0	79.3	60.4	53.9	55.6
Months of Inventory ⁵	1.3	1.4	1.3	1.1	3.0	3.6	3.4
Average Price	\$483,839	18.0	30.0	43.9	82.5	96.3	109.3
Median Price	\$449,500	18.1	32.2	47.4	85.0	99.8	110.0
Sales to List Price Ratio	104.1	103.1	103.2	103.2	97.9	97.7	97.9
Median Days on Market	8.0	9.0	9.0	12.0	25.0	28.0	26.0

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.

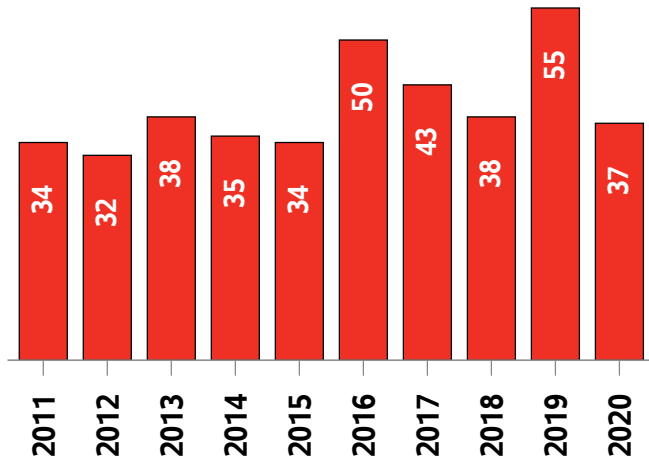
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

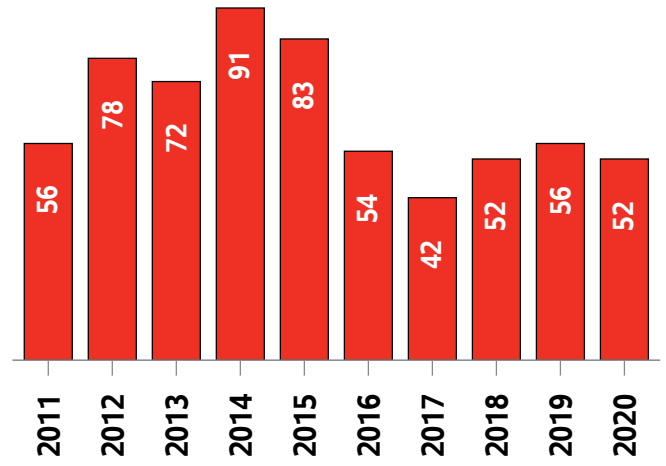
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Middlesex MLS® Residential Market Activity

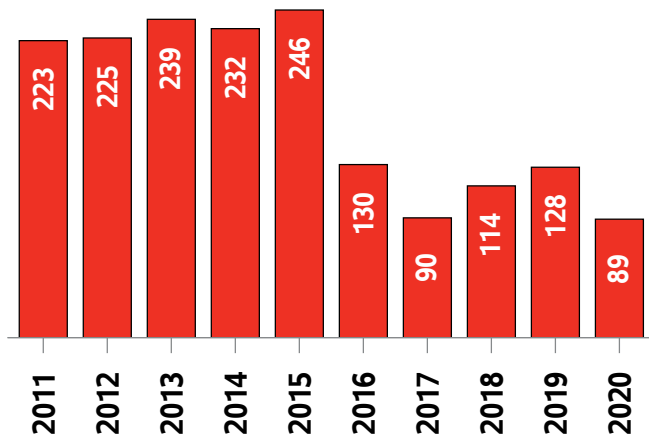
Sales Activity (October only)



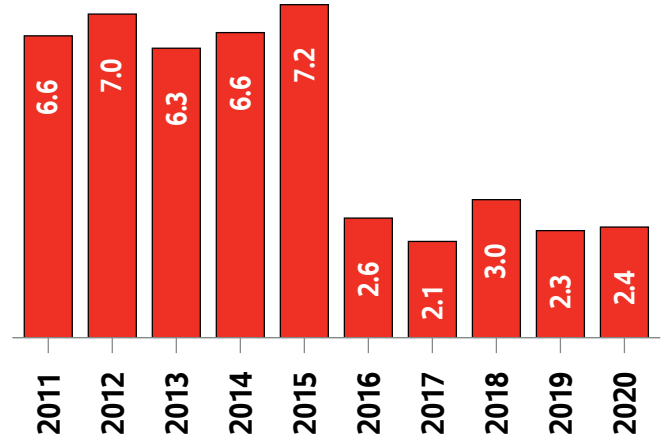
New Listings (October only)



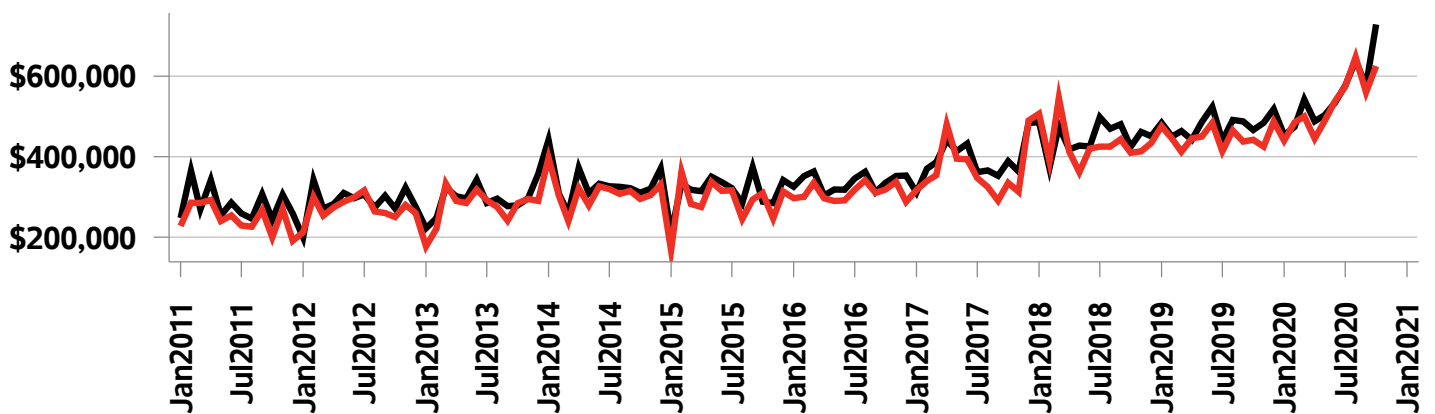
Active Listings (October only)



Months of Inventory (October only)

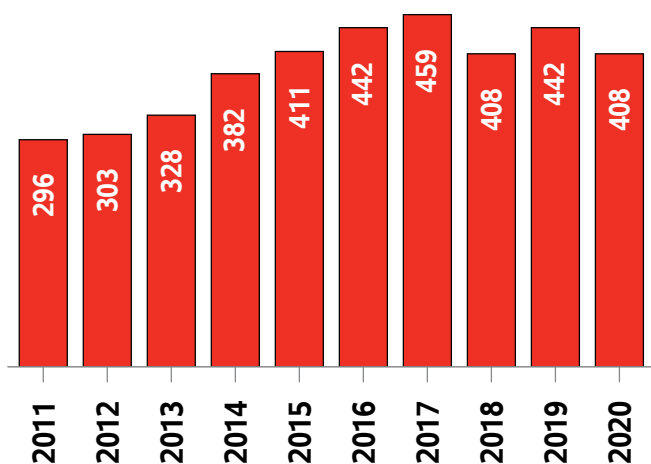


Average Price and Median Price

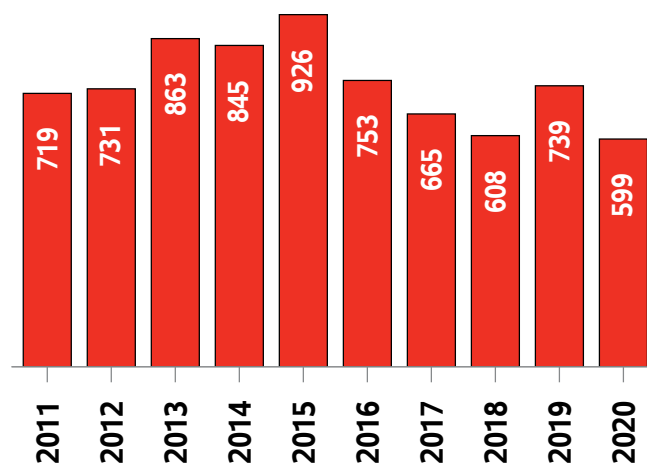


Middlesex MLS® Residential Market Activity

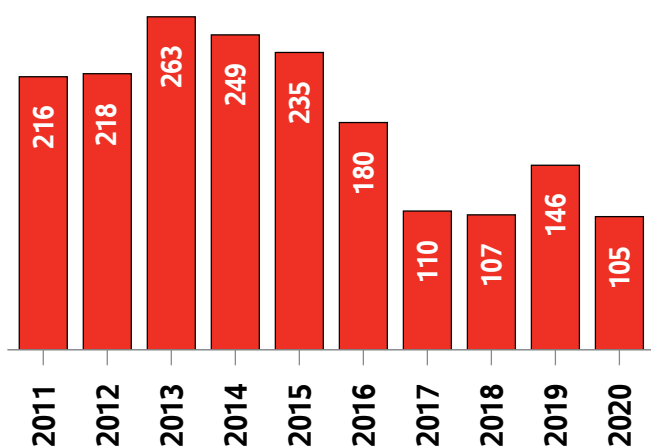
Sales Activity (October Year-to-date)



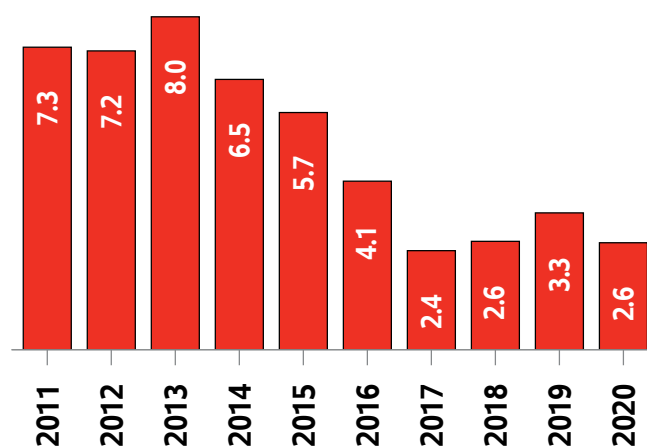
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	37	-32.7	-2.6	-14.0	8.8	-2.6	48.0
Dollar Volume	\$26,957,821	5.1	67.1	61.3	175.0	154.3	278.5
New Listings	52	-7.1	0.0	23.8	-37.3	-27.8	0.0
Active Listings	89	-30.5	-21.9	-1.1	-63.8	-62.8	-53.6
Sales to New Listings Ratio ¹	71.2	98.2	73.1	102.4	41.0	52.8	48.1
Months of Inventory ²	2.4	2.3	3.0	2.1	7.2	6.3	7.7
Average Price	\$728,590	56.2	71.7	87.4	152.7	161.2	155.7
Median Price	\$625,100	41.4	52.6	86.6	102.0	119.8	123.3
Sales to List Price Ratio	103.7	98.6	100.6	98.1	96.3	96.5	94.8
Median Days on Market	17.0	24.0	12.0	30.0	43.0	38.0	57.0
Year-to-date	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	408	-7.7	0.0	-11.1	-0.7	24.4	27.5
Dollar Volume	\$228,534,552	9.0	25.5	27.3	73.1	138.2	158.2
New Listings	599	-18.9	-1.5	-9.9	-35.3	-30.6	-10.9
Active Listings ³	105	-27.8	-1.3	-4.0	-55.2	-60.0	-48.0
Sales to New Listings Ratio ⁴	68.1	59.8	67.1	69.0	44.4	38.0	47.6
Months of Inventory ⁵	2.6	3.3	2.6	2.4	5.7	8.0	6.3
Average Price	\$560,134	18.1	25.5	43.2	74.4	91.5	102.5
Median Price	\$539,950	20.8	27.1	52.1	77.2	95.3	112.2
Sales to List Price Ratio	101.7	100.5	100.5	100.5	97.3	96.7	96.9
Median Days on Market	13.0	14.0	13.0	19.0	37.0	42.5	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.

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.

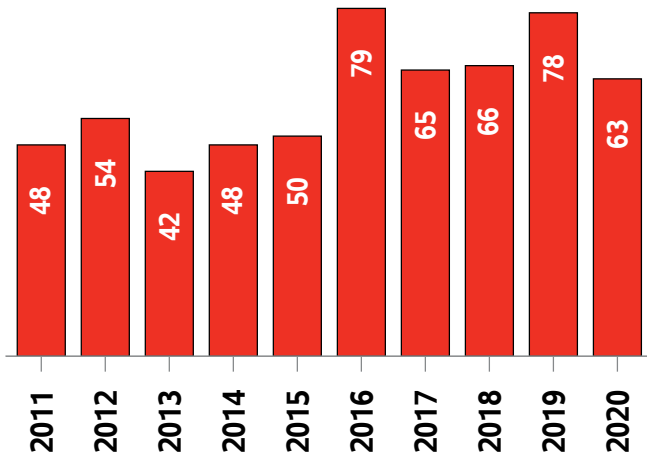
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

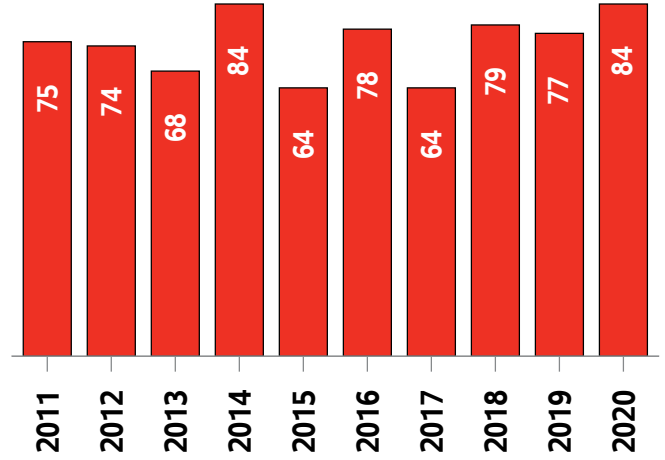
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

St. Thomas MLS® Residential Market Activity

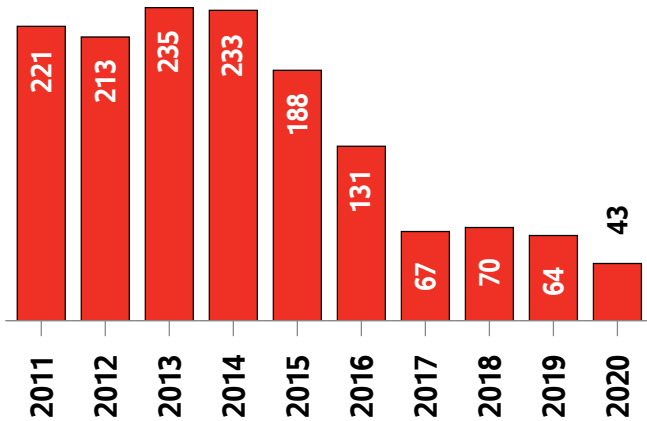
Sales Activity (October only)



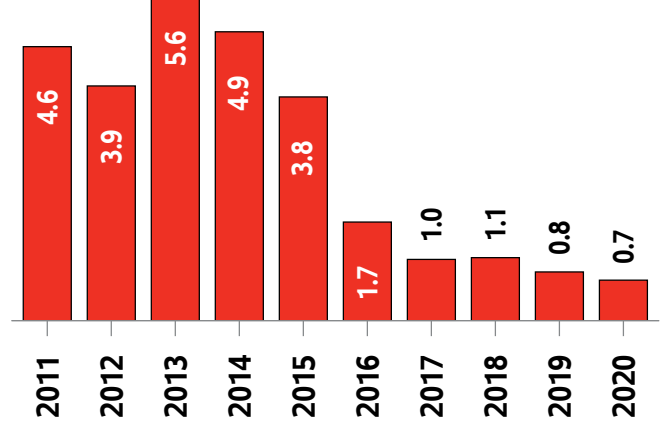
New Listings (October only)



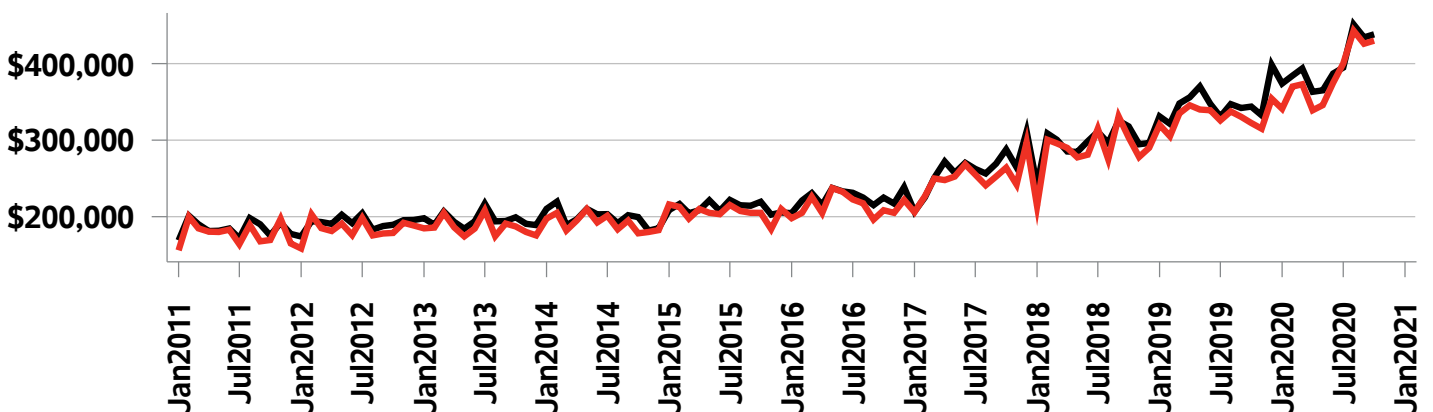
Active Listings (October only)



Months of Inventory (October only)

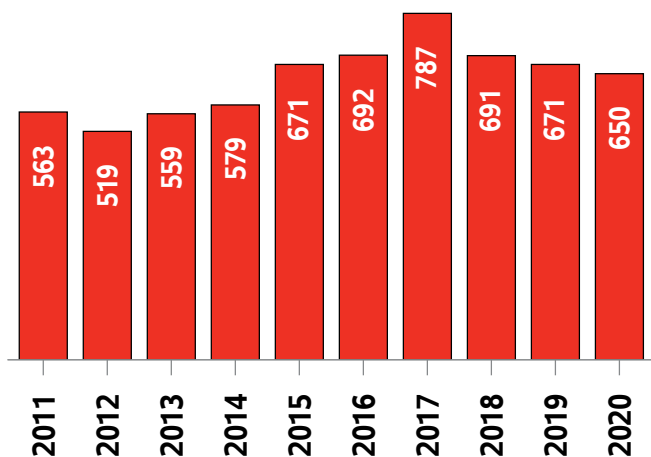


Average Price and Median Price

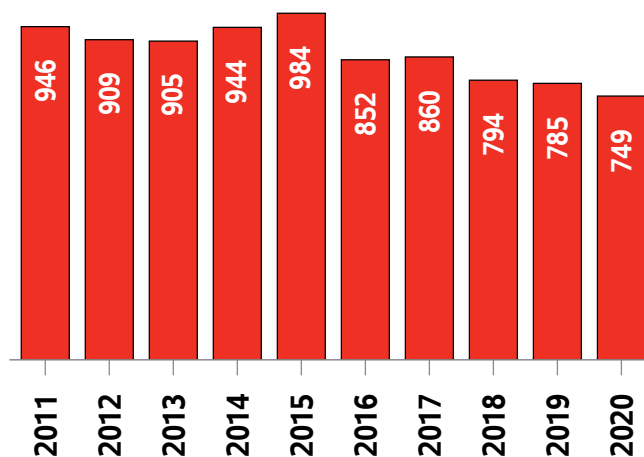


St. Thomas MLS® Residential Market Activity

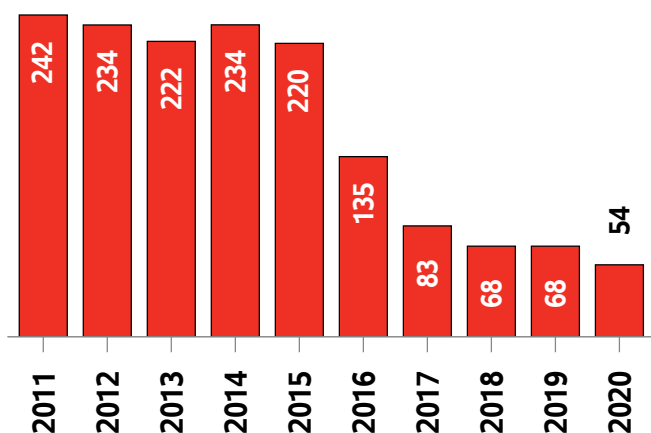
Sales Activity (October Year-to-date)



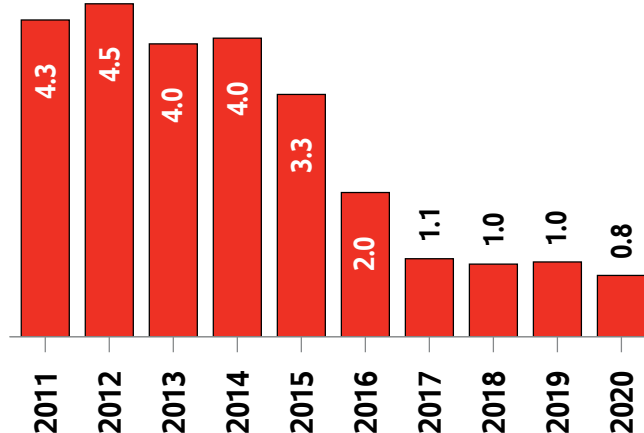
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	63	-19.2	-4.5	-3.1	26.0	50.0	28.6
Dollar Volume	\$27,611,411	3.0	31.6	47.6	151.6	230.1	217.3
New Listings	84	9.1	6.3	31.3	31.3	23.5	12.0
Active Listings	43	-32.8	-38.6	-35.8	-77.1	-81.7	-78.4
Sales to New Listings Ratio ¹	75.0	101.3	83.5	101.6	78.1	61.8	65.3
Months of Inventory ²	0.7	0.8	1.1	1.0	3.8	5.6	4.1
Average Price	\$438,276	27.5	37.9	52.3	99.7	120.1	146.8
Median Price	\$430,000	33.4	41.7	62.9	109.8	129.6	132.4
Sales to List Price Ratio	107.0	99.9	100.4	98.9	97.1	95.4	97.0
Median Days on Market	8.0	15.0	10.0	14.0	39.0	50.0	46.0
Year-to-date	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	650	-3.1	-5.9	-17.4	-3.1	16.3	14.8
Dollar Volume	\$261,370,427	12.7	26.3	28.6	81.8	136.9	154.4
New Listings	749	-4.6	-5.7	-12.9	-23.9	-17.2	-14.3
Active Listings ³	54	-20.6	-20.6	-35.1	-75.4	-75.6	-74.0
Sales to New Listings Ratio ⁴	86.8	85.5	87.0	91.5	68.2	61.8	64.8
Months of Inventory ⁵	0.8	1.0	1.0	1.1	3.3	4.0	3.7
Average Price	\$402,108	16.3	34.3	55.7	87.7	103.8	121.5
Median Price	\$390,000	18.2	34.5	57.3	88.0	108.6	121.9
Sales to List Price Ratio	103.0	101.0	101.4	99.9	97.4	97.1	97.1
Median Days on Market	8.0	11.0	10.0	14.0	32.0	39.0	36.5

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.

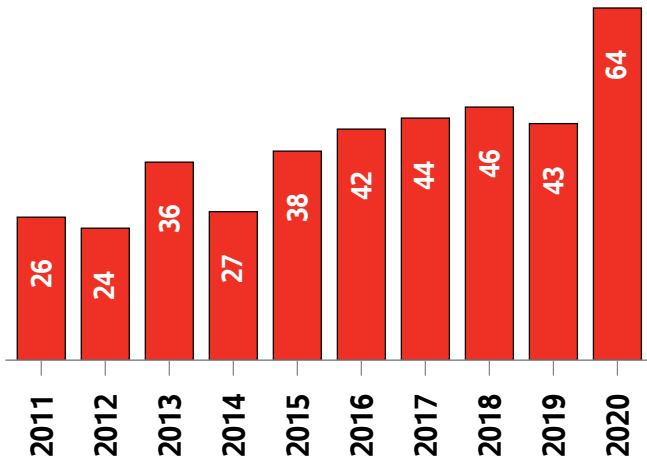
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

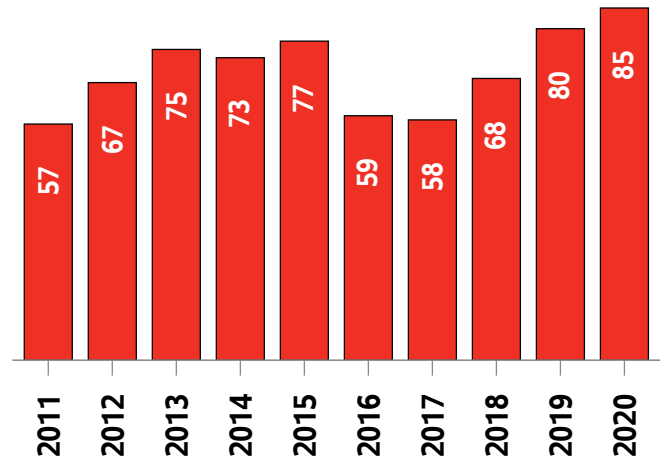
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Strathroy MLS® Residential Market Activity

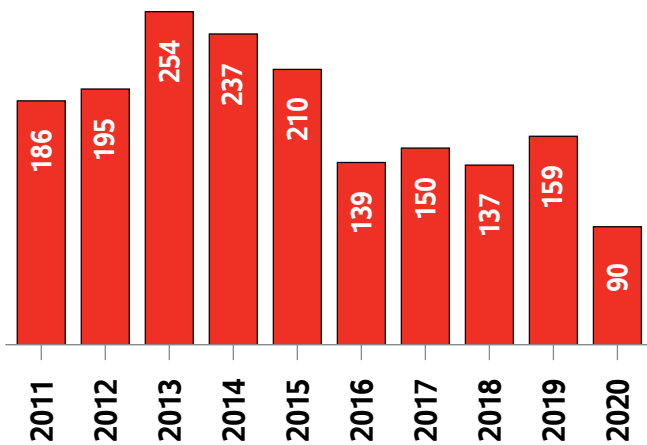
Sales Activity (October only)



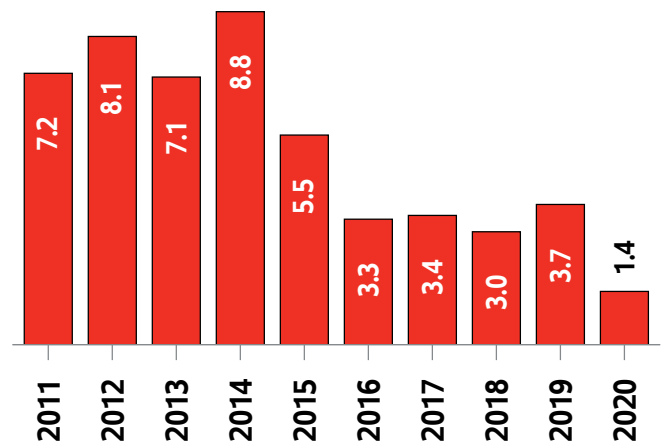
New Listings (October only)



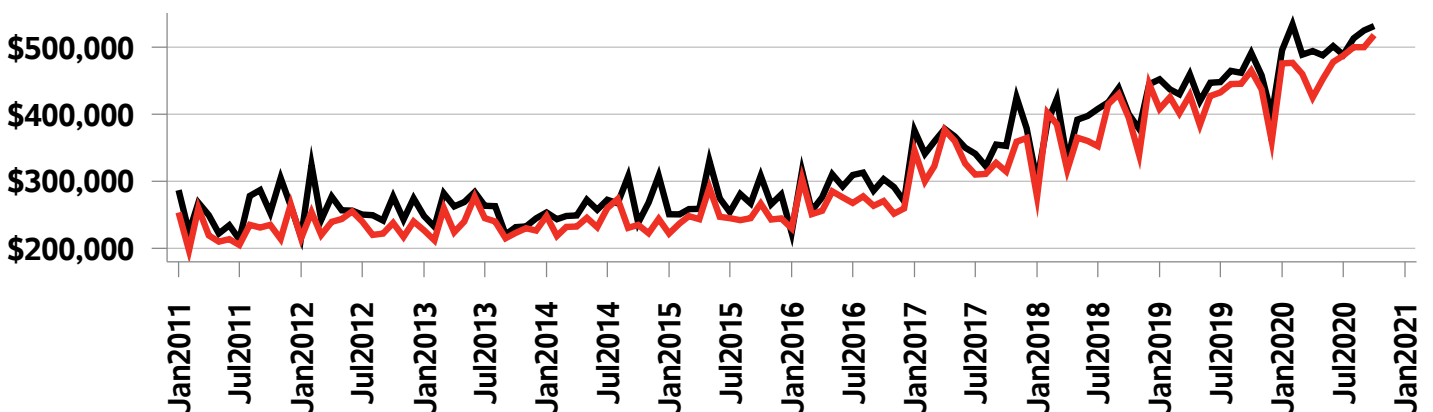
Active Listings (October only)



Months of Inventory (October only)

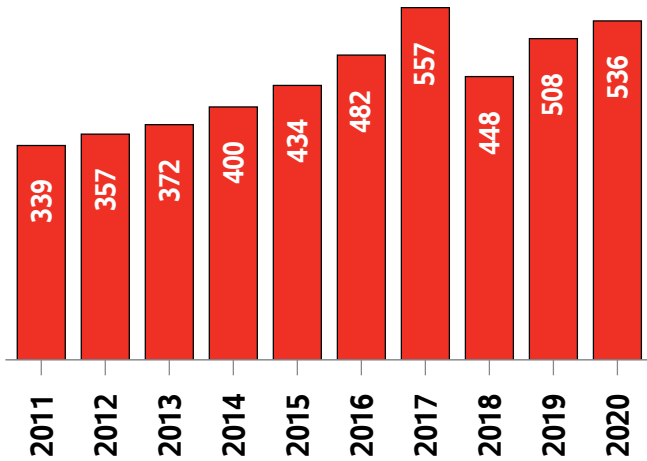


Average Price and Median Price

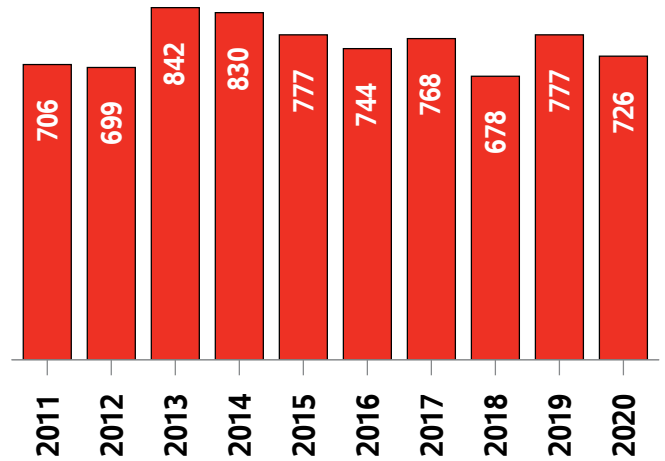


Strathroy MLS® Residential Market Activity

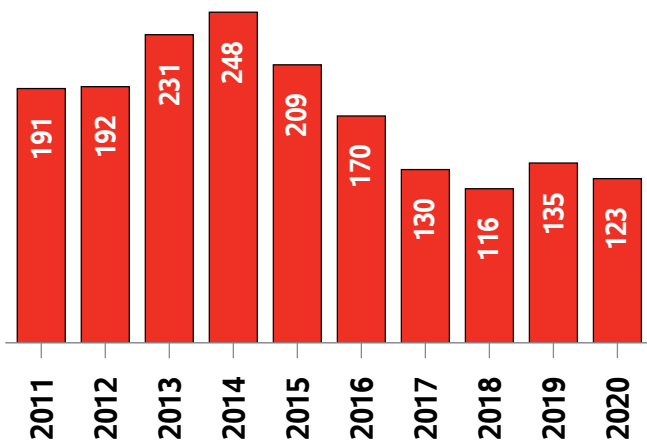
Sales Activity (October Year-to-date)



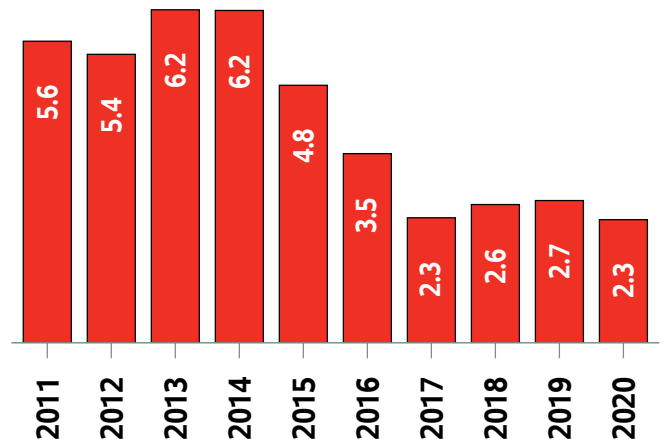
New Listings (October Year-to-date)



Active Listings ¹ (October Year-to-date)



Months of Inventory ² (October 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	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	64	48.8	39.1	45.5	68.4	77.8	120.7
Dollar Volume	\$34,015,902	61.0	84.8	119.1	190.4	308.0	298.0
New Listings	85	6.3	25.0	46.6	10.4	13.3	77.1
Active Listings	90	-43.4	-34.3	-40.0	-57.1	-64.6	-51.6
Sales to New Listings Ratio ¹	75.3	53.8	67.6	75.9	49.4	48.0	60.4
Months of Inventory ²	1.4	3.7	3.0	3.4	5.5	7.1	6.4
Average Price	\$531,498	8.2	32.8	50.7	72.4	129.5	80.4
Median Price	\$518,000	11.4	31.1	64.6	94.2	132.3	89.1
Sales to List Price Ratio	106.0	100.1	98.9	98.5	97.9	96.4	96.2
Median Days on Market	8.5	27.0	23.0	23.0	21.5	51.0	62.0
Year-to-date	October 2020	Compared to ⁶					
		October 2019	October 2018	October 2017	October 2015	October 2013	October 2010
Sales Activity	536	5.5	19.6	-3.8	23.5	44.1	55.4
Dollar Volume	\$271,695,921	18.8	54.1	36.8	126.1	182.5	226.4
New Listings	726	-6.6	7.1	-5.5	-6.6	-13.8	13.4
Active Listings ³	123	-8.7	6.6	-5.2	-40.9	-46.7	-30.3
Sales to New Listings Ratio ⁴	73.8	65.4	66.1	72.5	55.9	44.2	53.9
Months of Inventory ⁵	2.3	2.7	2.6	2.3	4.8	6.2	5.1
Average Price	\$506,895	12.6	28.8	42.2	83.0	96.1	110.1
Median Price	\$493,250	15.1	32.4	43.9	97.4	109.9	122.2
Sales to List Price Ratio	102.0	100.0	100.4	99.8	97.1	97.1	97.0
Median Days on Market	12.0	15.0	13.0	18.0	31.0	39.5	33.0

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.