



*Bringing people and properties together*

**Phone: 519-641-1400**

Fax: 519-641-1419

342 Commissioners Road, W.

London, Ontario N6J 1Y3

# STATISTICAL REPORT



(for month ending November 30, 2015)

# Table of Contents

News Release for November 2015	3
Market Report for November 2015	5
Statistical Report for the Month Ending	6
Residential Statistical Report for the Month Ending	7
Sales to New Listings Ratio – 10 Year Review	8
St. Thomas Statistics	9
St. Thomas Sales by Month	10
MLS® Residential Sales, Jan.1 – Dec. 31, a 10-year review	11
MLS® Residential Sales, Nov. to Nov., a 10-year review	12
MLS® Listings, Jan. 1 – Dec. 31, a 10-year review	13
MLS® Listings, Nov. to Nov., a 10-year review	14
Active MLS® Residential Listings, Jan. 1 – Dec. 31, a 10-year review	15
Active MLS® Residential Listings, Nov. to Nov., a 10-year review	16
Average Residential Price in Association's Jurisdiction	17
Total MLS® Dollar Volume, Jan. 1 – Dec. 31, a 10-year review	18
Total MLS® Dollar Volume, Nov. to Nov., a 10-year review	19
Residential Sales for Month	20
Average Residential Prices, including London and St. Thomas, 1987-2015	23
Fifteen-Year Condo Review	24
Breakdown by Area	25

# News Release

For Comment: Carl Vandergoot, President, 519-519-667-1800

For Background: Betty Doré, Executive Vice-President, 519-641-1400

London, December 1, 2015

## Sales continue robust in November

November 2015 homes sales outstripped those of the previous year by 8.5%. 626 homes exchanged hands last month, making it the best November since 2007. “If this is starting to sound a little repetitive,” says Carl Vandergoot, President of the London and St. Thomas Association of REALTORS®, “it’s because January, May, August and November have all been the best the best months of their kind since 2007, the peak year for real estate sales here in the London and St. Thomas area.” 2015 promises to finish off strong with overall sales up 9.7% Year to Date.

Listings were down for detached homes in November – 8.8% for detached homes and 3.1% for condos. Active Listings End or Period (inventory) was also down 11.6% for detached homes and 3.4% for condos. However, “The ratio of sales to new listings Year to Date shows us that our market continues balanced,” observes Vandergoot.

The real estate market continued to perform well in St. Thomas in November. Sixty two homes sold in that City, making it the best November since LSTAR started breaking out St. Thomas statistics in 2006.. The average price of a home in St. Thomas Year-to-Date stands at \$217,309 up 8.7%.

House Style	Units Sold	Average Price
2 storey	143	\$373,983
Bungalow	107	\$199,854
Ranch	78	\$318,344
Townhouse	67	\$166,885
High rise apt. condo	27	\$167,026

The best-selling house style in LSTAR’s jurisdiction for November 2015 was the two-storey, then the bungalow, followed by ranches, then townhouse condominiums, then high rise apartment condos. The average price for a detached home Year-to-Date stood at \$282,348, up 4.4%, while the average price for a condo over the same period stood at \$189,649, up 3.7%. Year-to-Date the average price of all homes sold through LSTAR’s MLS® stood at \$264,654, up 4.1%.

The following table, based on data taken from CREA’s National MLS® Report for October 2015 (the latest information available), demonstrates how homes in LSTAR’s jurisdiction continue to maintain their affordability compared to other major Ontario and Canadian centers.

City	Average Sale \$\$
Vancouver	\$938,678
Toronto	\$624,990
Fraser Valley	\$603,889
Victoria	\$522,928
Calgary	\$463,741
Hamilton-Burlington	\$448,491
Edmonton	\$381,347
Ottawa	\$358,297
Montreal	\$341,776
Saskatoon	\$335,315
Regina	\$315,696
Niagara	\$282,636
London St. Thomas	\$264,654 <sup>i</sup>
<b>CANADA</b>	<b>\$445,791</b>

According to recent research conducted by the Altus Group, one job is created for every three real estate transactions and approximately \$55,000 in ancillary spending is generated every time a house changes hands in Ontario. “That means the November 2015’s home sales spun approximately \$34,430,000 into our local economy and created approximately 208 jobs,” says Vandergoot. “A vibrant real estate markets means a strong local economy.”

*The London and St. Thomas Association of REALTORS® (LSTAR) exists to provide our REALTOR® Members with the support and tools they need to succeed in their profession. LSTAR is one of Canada’s fifteen largest real estate associations, representing 1,500 REALTORS® working in Middlesex and Elgin Counties, a trading area of 500,000 residents. LSTAR adheres to a Quality of Life philosophy, supporting growth that fosters economic vitality, provides housing opportunities, respects the environment and builds good communities and safe neighbourhoods and is a proud participant in the REALTORS Care Foundation’s Every REALTOR™ Campaign.*

---

<sup>i</sup> Average Price Overall for November 2015

# LSTAR'S Market Report for November 2015

Market Activity	499 detached homes and 127 condos exchanged hands in November 2015, for a total of 626 transactions.																															
Type of Market	Balanced																															
Listings	Active detached home listings end of period were down 11.6%. Active condo listings end of period were down 3.4%																															
Average Price November 2015 (Compared to October 2015)	Total Residential (Detached & Condo)	\$259,851 down 2.8% (\$267,389)																														
	All detached homes in LSTAR’s jurisdiction	\$279,023 down 2.4% (\$286,029)																														
	All condos in LSTAR’S jurisdiction	\$184,521 up 4.7% (\$176,240)																														
	All two-storeys in LSTAR’s jurisdiction	\$373,983 down 3.8% (\$388,629)																														
	All bungalows in LSTAR’s jurisdiction	\$199,854 down 3.7% (\$207,455)																														
	All ranches in LSTAR’S jurisdiction	\$318,344 down 2.2% (\$325,534)																														
	All townhouse condos in LSTAR’s jurisdiction	\$166,885 up 9.9% (\$151,829)																														
Most Popular in November	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																															
Affordability	<p>Listings were down for detached homes in November – 8.8% for detached homes and 3.1% for condos. Active Listings End or Period (inventory) was also down 11.6% for detached homes and 3.4% for condos. However, “The ratio of sales to new listings Year to Date shows us that our market continues balanced,” observes Vandergoot.</p> <p>The real estate market continued to perform well in St. Thomas in November. Sixty two homes sold in that City, making it the best November since LSTAR started breaking out St. Thomas statistics in 2006.. The average price of a home in St. Thomas Year-to-Date stands at \$217,309 up 8.7%.</p> <p>The following table, based on data taken from CREA’s National MLS® Report for October 2015 (the latest information available), demonstrates how homes in LSTAR’s jurisdiction continue to maintain their affordability compared to other major Ontario and Canadian centers.</p> <table><tr><th>City</th><th>Average Sale \$\$</th></tr><tr><td>Vancouver</td><td>\$938,678</td></tr><tr><td>Toronto</td><td>\$624,990</td></tr><tr><td>Fraser Valley</td><td>\$603,889</td></tr><tr><td>Victoria</td><td>\$522,928</td></tr><tr><td>Calgary</td><td>\$463,741</td></tr><tr><td>Hamilton-Burlington</td><td>\$448,491</td></tr><tr><td>Edmonton</td><td>\$381,347</td></tr><tr><td>Ottawa</td><td>\$358,297</td></tr><tr><td>Montreal</td><td>\$341,776</td></tr><tr><td>Saskatoon</td><td>\$335,315</td></tr><tr><td>Regina</td><td>\$315,696</td></tr><tr><td>Newfoundland &amp; Labrador</td><td>\$262,200</td></tr><tr><td>London St. Thomas (November 2015)</td><td>\$264,654</td></tr><tr><td>CANADA</td><td>\$445,791</td></tr></table>		City	Average Sale \$\$	Vancouver	\$938,678	Toronto	\$624,990	Fraser Valley	\$603,889	Victoria	\$522,928	Calgary	\$463,741	Hamilton-Burlington	\$448,491	Edmonton	\$381,347	Ottawa	\$358,297	Montreal	\$341,776	Saskatoon	\$335,315	Regina	\$315,696	Newfoundland & Labrador	\$262,200	London St. Thomas (November 2015)	\$264,654	CANADA	\$445,791
	City	Average Sale \$\$																														
Vancouver	\$938,678																															
Toronto	\$624,990																															
Fraser Valley	\$603,889																															
Victoria	\$522,928																															
Calgary	\$463,741																															
Hamilton-Burlington	\$448,491																															
Edmonton	\$381,347																															
Ottawa	\$358,297																															
Montreal	\$341,776																															
Saskatoon	\$335,315																															
Regina	\$315,696																															
Newfoundland & Labrador	\$262,200																															
London St. Thomas (November 2015)	\$264,654																															
CANADA	\$445,791																															
Market Factors	<p>November 2015 homes sales outstripped those of the previous year by 8.5%. 626 homes exchanged hands last month, making it the best November since 2007. “If this is starting to sound a little repetitive,” says Carl Vandergoot, President of the London and St. Thomas Association of REALTORS®, “it’s because January, May, August and November have all been the best the best months of their kind since 2007, the peak year for real estate sales here in the London and St. Thomas area.” 2015 promises to finish off strong with overall sales up 9.7% Year to Date.</p>																															

2015 Monthly Data							2014 Monthly Data				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	499	3.5	127	33.7	48	674	7.0	482	95	53	630
Dollar Volume	\$139,232,699	7.5	\$23,434,177	32.4	\$18,470,351	\$181,137,227	6.3	\$129,555,044	\$17,701,414	\$23,095,451	\$170,351,909
No.of Listings	719	-8.8	217	-3.1	230	1166	-6.7	788	224	238	1250

<u>2015 Year-to Date</u>							<u>2014 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	7143	9.3	1685	11.3	568	9396	9.6	6536	1514	522	8572
Dollar Volume	\$2,016,809,225	14.0	\$319,559,256	15.4	\$215,889,672	\$2,552,258,153	13.1	\$1,769,628,766	\$276,910,728	\$209,223,845	\$2,255,763,339
No.of Listings	12726	-0.1	3272	3.2	2820	18,818	0.2	12738	3171	2878	18,787
Active Listings (end of period)	2309	-11.6	634	-3.4	1433	4376	-8.8	2612	656	1531	4799

Detached	<u>2015</u>		<u>2014</u>
Average Price(Month)	\$279,023	3.8	\$268,786
Average Price (YTD)	\$282,348	4.3	\$270,751

Condo	<u>2015</u>		<u>2014</u>
Average Price(Month)	\$184,521	-1.0	\$186,331
Average Price (YTD)	\$189,649	3.7	\$182,900

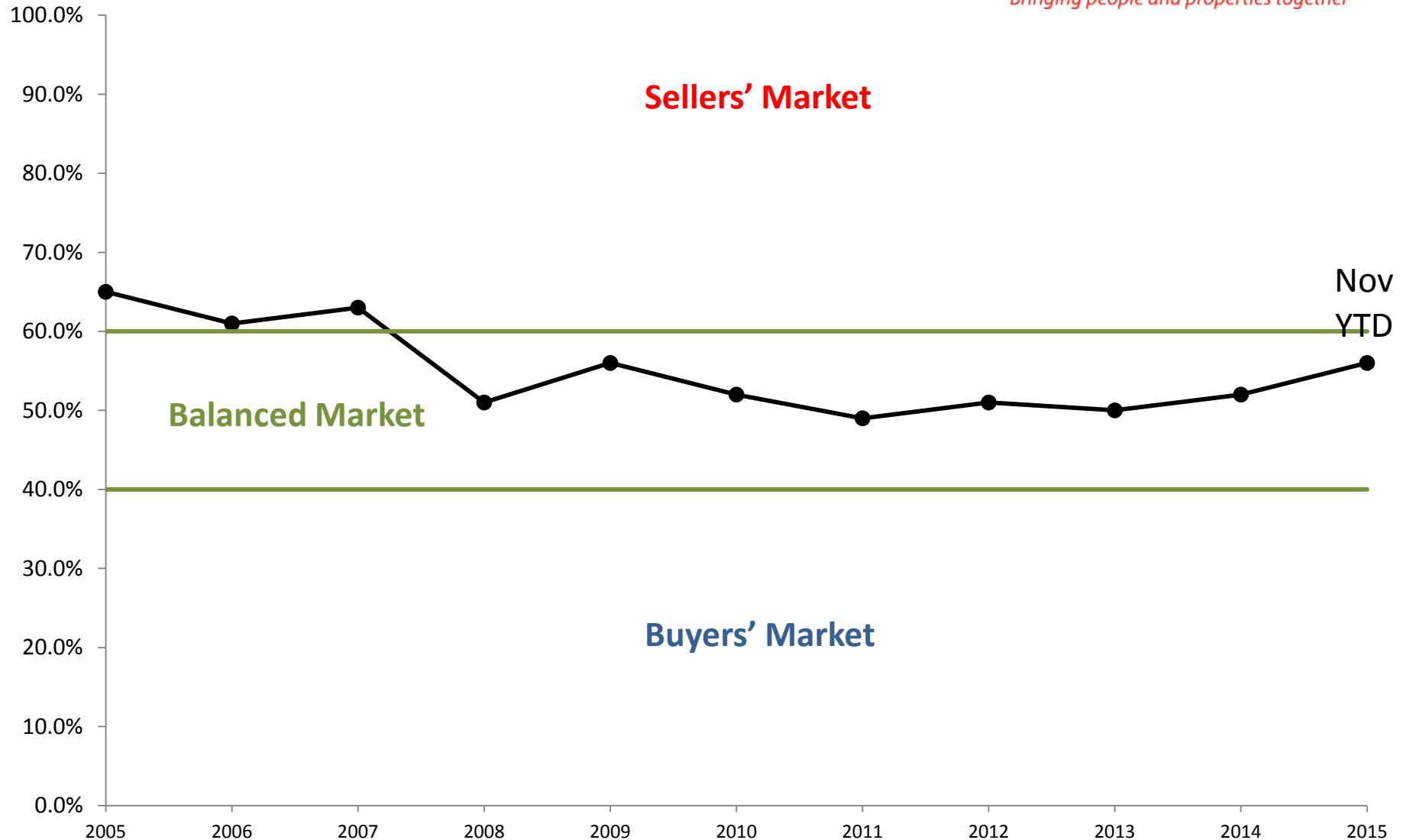
Total Residential	<u>2015</u>		<u>2014</u>
Average Price(Month)	\$259,851	1.8	\$255,210
Average Price (YTD)	\$264,654	4.1	\$254,229

2015 Monthly Data						2014 Monthly Data			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	499	3.5	127	33.7	626	8.5	482	95	577
Dollar Volume	\$139,232,699	7.5	\$23,434,177	32.4	\$162,666,876	10.5	\$129,555,044	\$17,701,414	\$147,256,458
No.of Listings	719	-8.8	217	-3.1	936	-7.5	788	224	1012
Average Price (November)	\$279,023	-2.4	\$184,521	4.7	\$259,851	-2.8			
Average Price (October)	\$286,029		\$176,240		\$267,389				
% Difference in Average Price in Current Month Compared to Previous Month									

2015 Year-to-Date						2014 Year-to-Date			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	7143	9.3	1685	11.3	8828	9.7	6536	1514	8050
Dollar Volume	\$2,016,809,225	14.0	\$319,559,256	15.4	\$ 2,336,368,481	14.2	\$1,769,628,766	\$276,910,728	\$ 2,046,539,494
No.of Listings	12726	-0.1	3272	3.2	15998	0.6	12738	3171	15909
Active Listings (end of period)	2309	-11.6	634	-3.4	2943	-9.9	2612	656	3268
Average Price YTD	\$282,348	4.4	\$189,649	3.7	\$264,654	4.1	RESIDENTIAL STATISTICS November 2015		
Average Price (Dec.31/14)*	\$270,572		\$182,844		\$254,141				
* % Difference in Average Price Year-to-Date Compared to December 31, 2014									

**RESIDENTIAL STATISTICS**  
**November 2015**

# Sales to New Listings Ratio (10 Year Review)





**ST. THOMAS STATISTICS****2015 Monthly Data****2014 Monthly Data**

		%	
<b>Units Sold</b>	62	5.1	59
<b>Dollar Volume</b>	\$13,157,600	23.0	\$10,696,200
<b>No.of Listings</b>	68	-11.7	77
<b>Active at End</b>	291	-10.2	324

**2015 Year-to Date****2014 Year-to-Date**

		%	
<b>Units Sold</b>	774	15.9	668
<b>Dollar Volume</b>	\$168,197,208	25.4	\$134,085,128
<b>No.of Listings</b>	1233	5.2	1172

<b>Average Price (Nov 2015)</b>	\$212,219	6.5	<b>Average Price (Nov 2014)</b>
<b>Average Price (Oct 2015)</b>	\$199,356		\$181,292
<b>Average Price YTD</b>	\$217,309	8.7	<b>Average Price (YTD 2014)</b>
<b>Average Price (Dec.31/14) *</b>	\$199,885		\$200,726

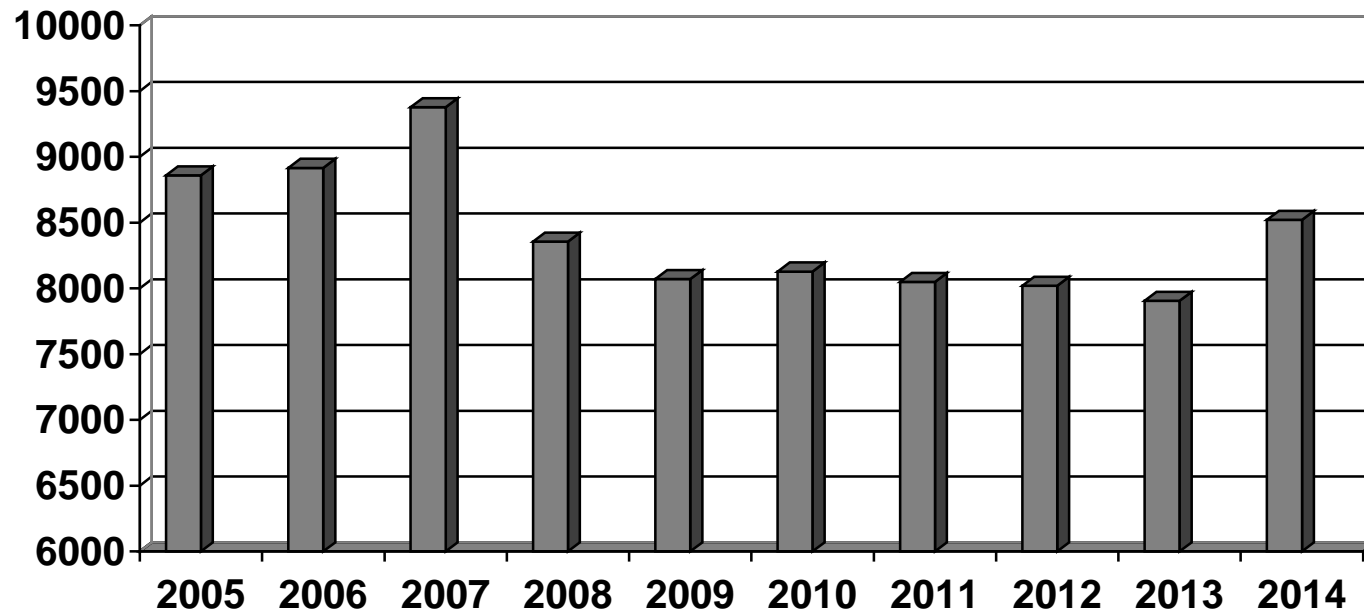
\* Difference in Average Price Year-to-Date Compared to December 31, 2014

**ST. THOMAS**  
**Sales by Month**

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b>2015</b>	49	54	58	77	88	85	94	81	77	55	62		<b>780</b>
<b>2014</b>	29	42	48	77	73	82	74	68	69	49	59	40	<b>710</b>
<b>2013</b>	42	50	50	76	86	53	78	54	56	48	44	34	<b>671</b>
<b>2012</b>	40	36	50	59	65	57	69	64	51	59	42	24	<b>616</b>
<b>2011</b>	44	40	67	60	72	73	59	64	61	51	50	42	<b>683</b>
<b>2010</b>	37	44	61	89	77	63	63	55	58	53	41	24	<b>665</b>
<b>2009</b>	23	52	55	55	75	90	72	75	59	55	57	37	<b>705</b>
<b>2008</b>	36	53	48	76	86	68	70	50	52	48	25	23	<b>635</b>
<b>2007</b>	58	80	86	82	97	92	93	84	47	64	52	32	<b>867</b>
<b>2006</b>	47	36	76	82	87	88	55	67	57	60	59	38	<b>752</b>
<b>10 Year Average (2006-2015)</b>	41	49	60	73	81	75	73	66	59	54	49	29	<b>708</b>

## MLS® Residential Sales

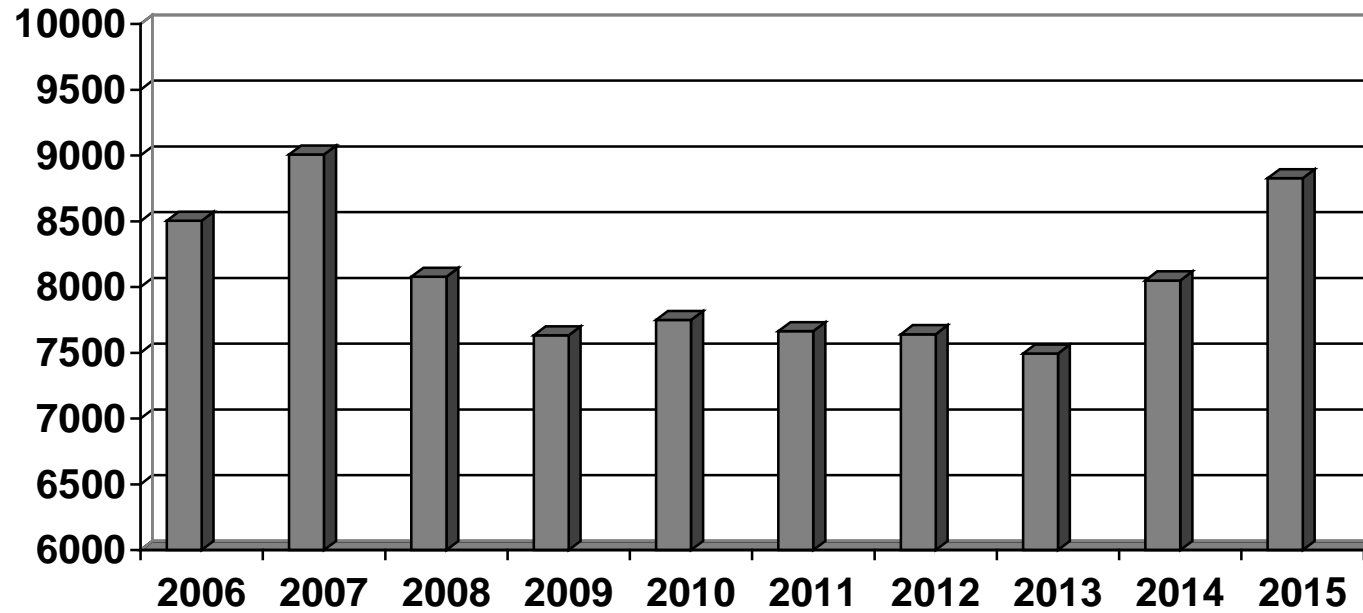
(Jan. 1 to Dec. 31 – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
8859	8916	9378	8356	8070	8128	8048	8020	7905	8521

## MLS® Residential Sales

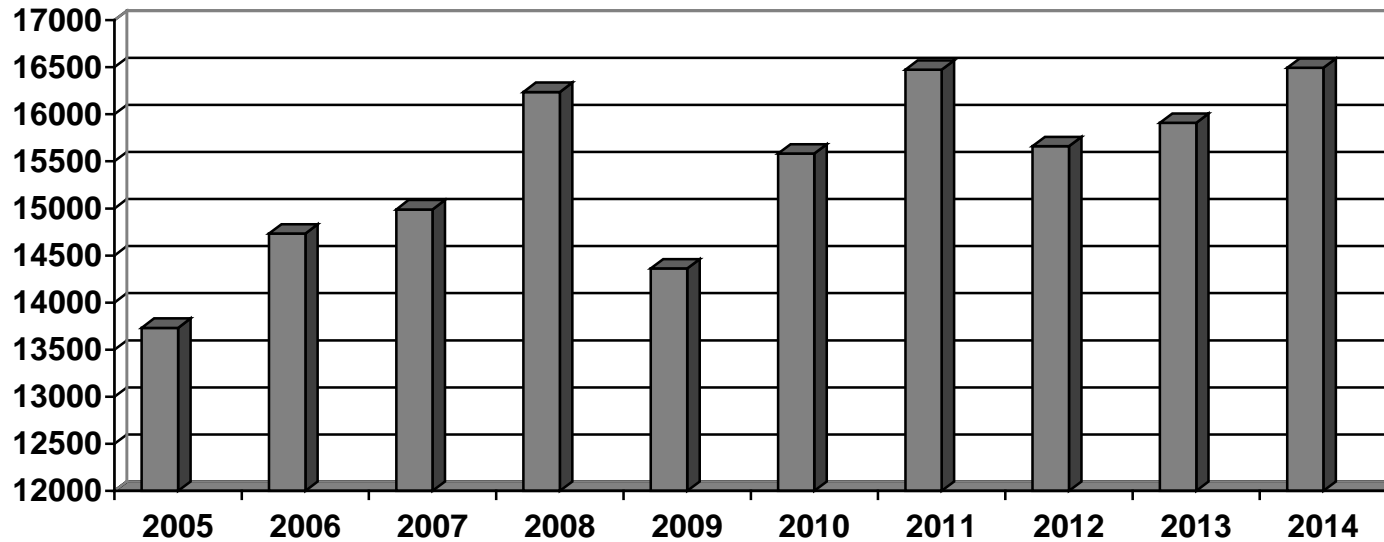
(November YTD – a 10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
8504	9007	8077	7632	7750	7665	7641	7493	8050	8828

## MLS® Residential Listings

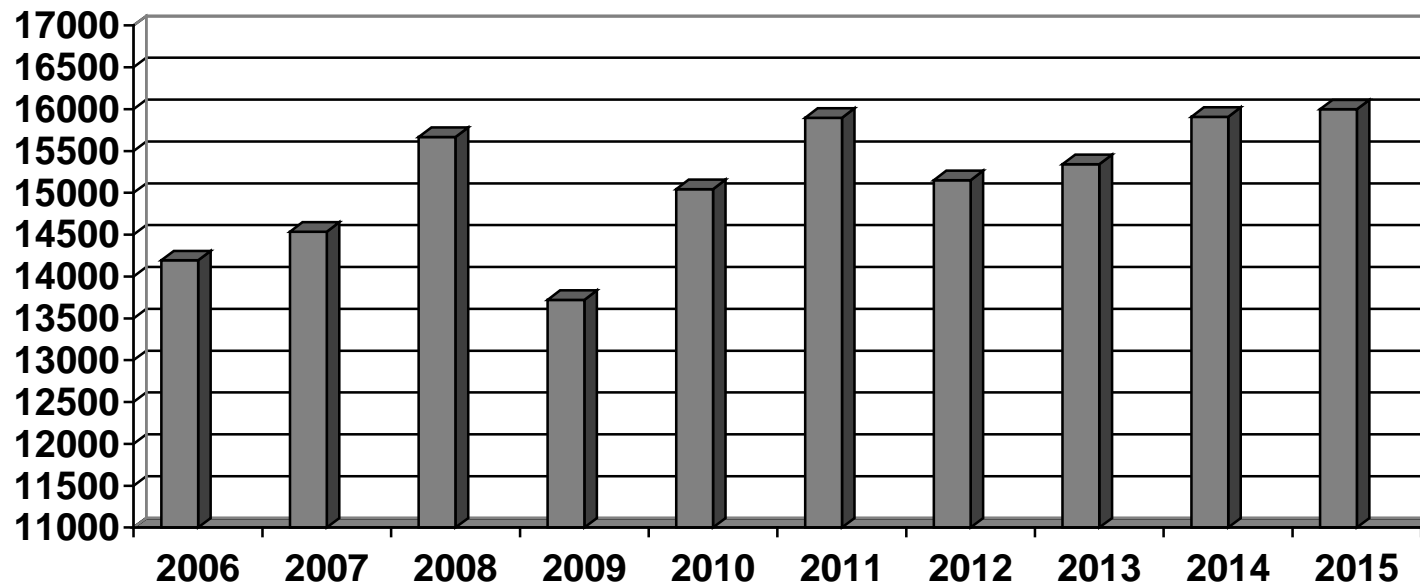
(Jan. 1 to Dec. 31 – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
13732	14732	14990	16236	14362	15582	16473	15661	15909	16492

## MLS® Residential Listings

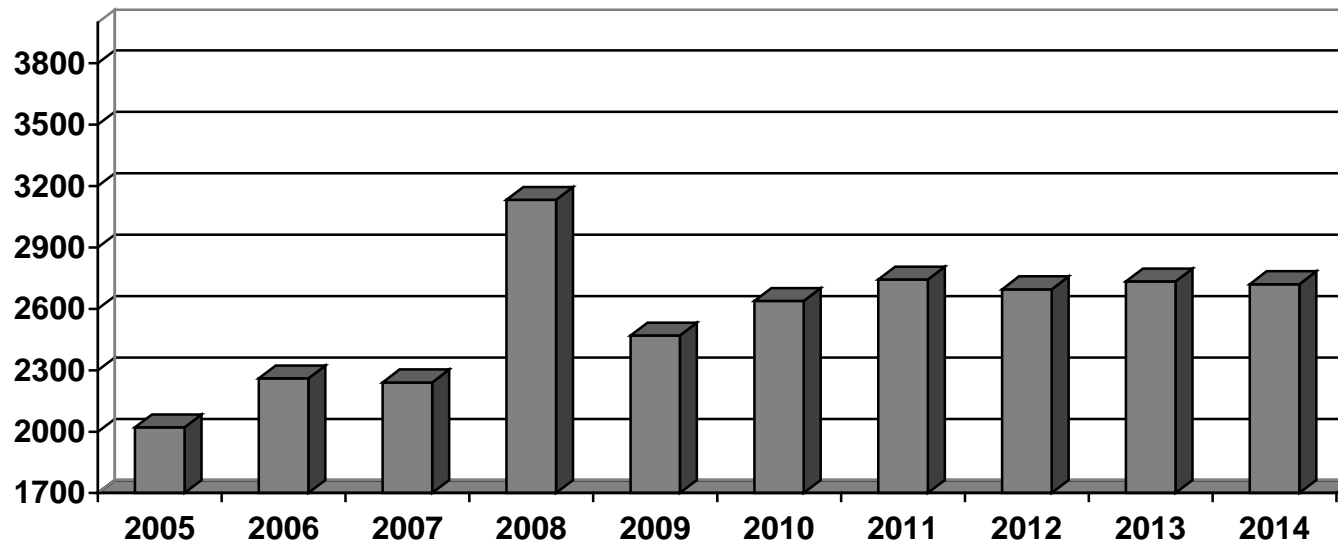
(November YTD – a 10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
14193	14535	15667	13720	15045	15897	15151	15342	15909	15998

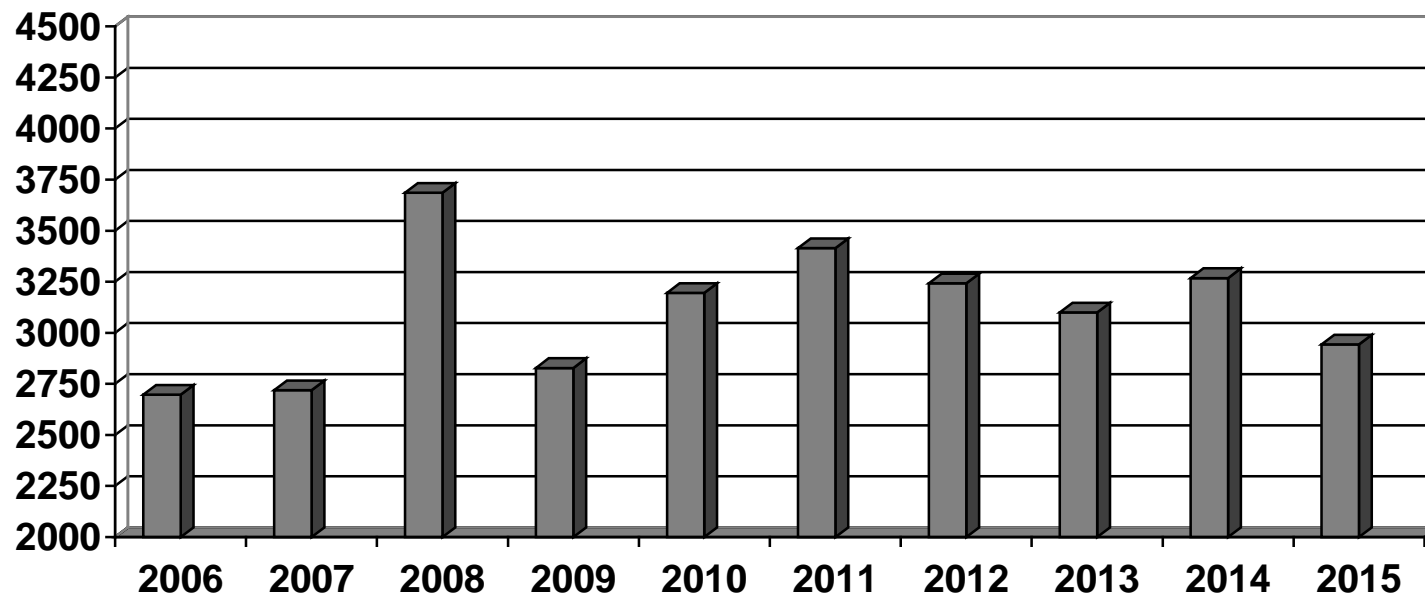
## Active MLS® Residential Listings – End of Period

(10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
2021	2260	2241	3133	2470	2639	2743	2696	2735	2721

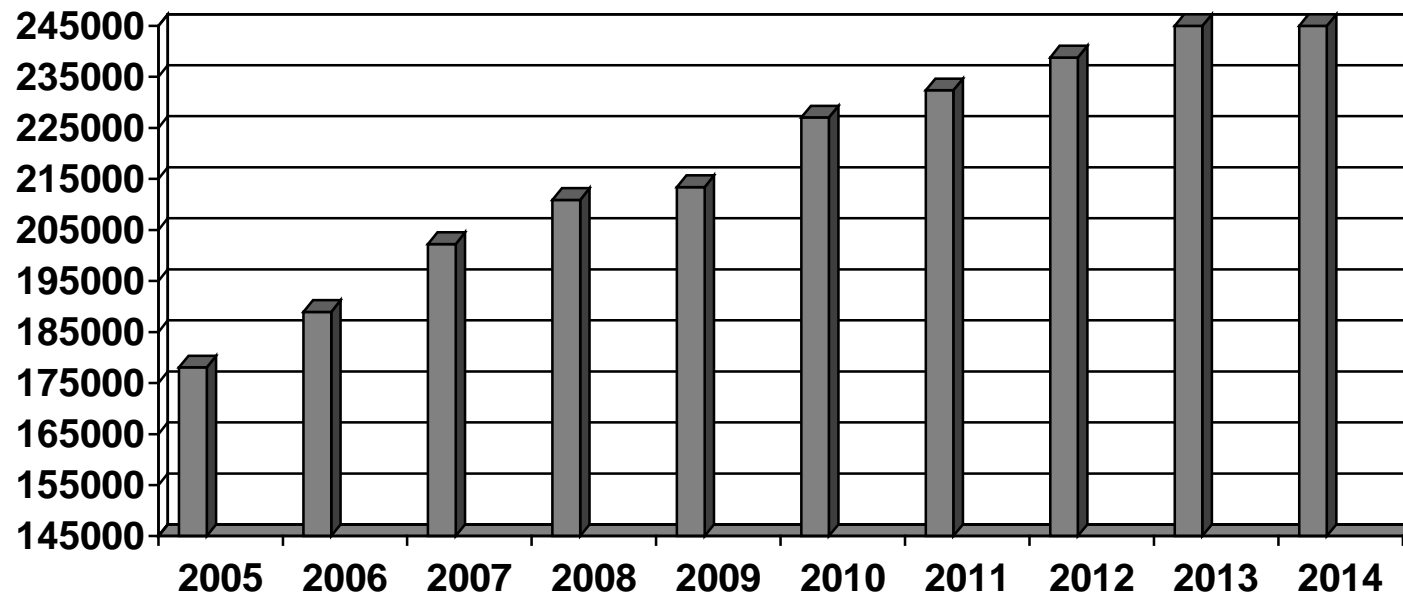
## Active MLS® Residential Listings End of Period as of November (10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
2697	2719	3686	2828	3195	3414	3242	3100	3268	2943



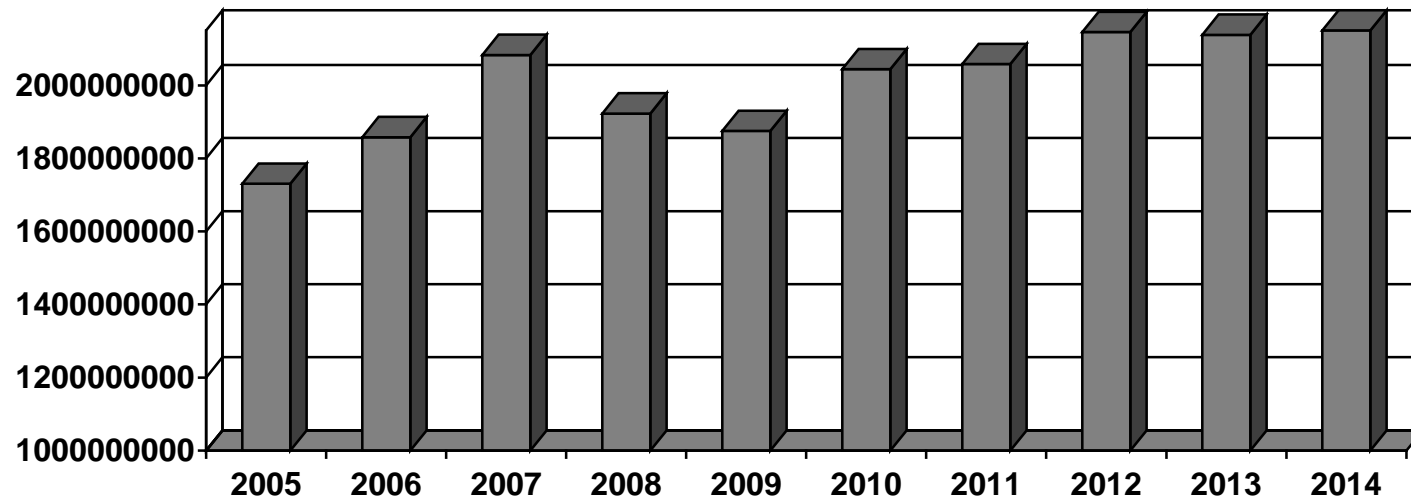
## Average Residential Price in Association's Jurisdiction (10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
\$178,058	\$188,942	\$202,256	\$210,888	\$213,402	\$227,056	\$232,387	\$238,822	\$245,737	\$254,141

## Total MLS® Dollar Volume

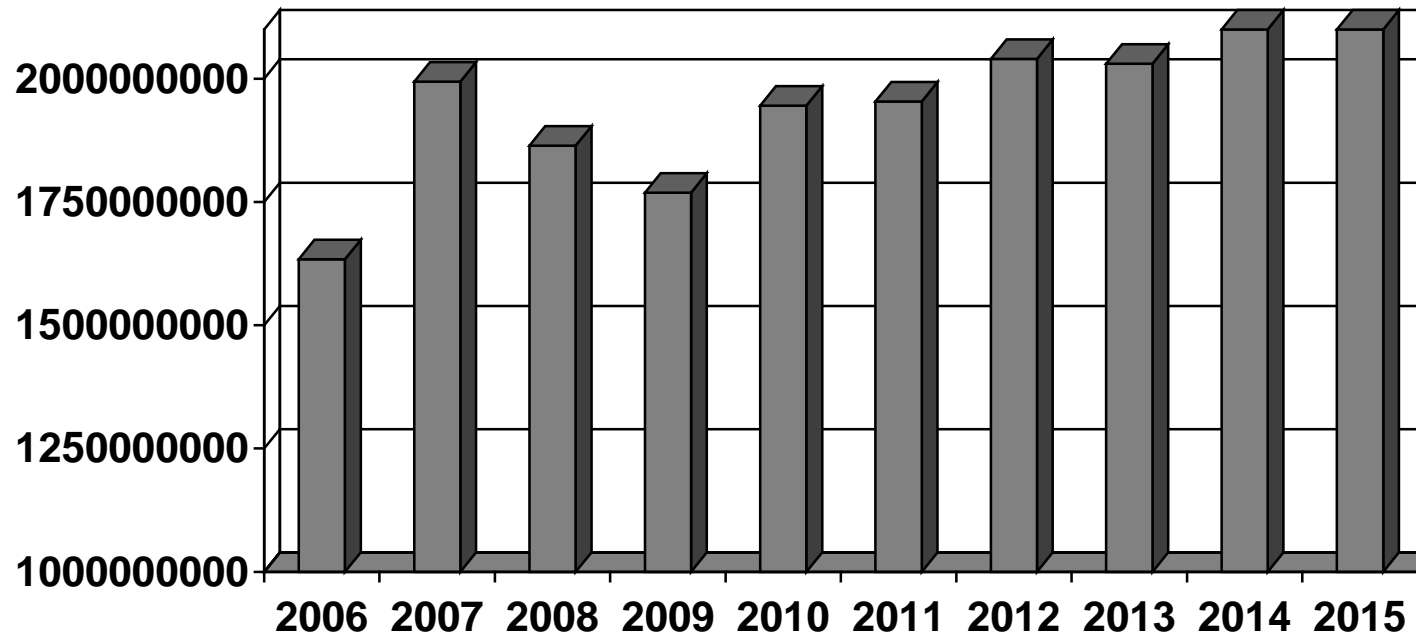
(10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1,730,728,695	1,857,909,942	2,083,113,745	1,922,848,300	1,874,879,343	2,044,092,298	2,058,184,156	2,145,684,491	2,138,447,904	2,397,211,776

## Total MLS® Dollar Volume YTD as of November

(10 year review)



2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
1,634,015,565	1,994,212,450	1,864,681,533	1,769,079,546	1,945,967,508	1,954,314,864	2,040,736,623	2,031,055,881	2,255,763,339	2,552,258,153

## RESIDENTIAL SALES BY MONTH 2015

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>5 Year Average: Condos</b>	<b>98</b>	<b>142</b>	<b>171</b>	<b>196</b>	<b>213</b>	<b>206</b>	<b>185</b>	<b>174</b>	<b>137</b>	<b>136</b>	<b>121</b>	<b>83</b>	<b>1863</b>
<b>5 Year Average: Detached</b>	<b>356</b>	<b>539</b>	<b>726</b>	<b>866</b>	<b>922</b>	<b>882</b>	<b>795</b>	<b>719</b>	<b>667</b>	<b>626</b>	<b>571</b>	<b>324</b>	<b>8069</b>
<b>2015</b>	<b>475</b>	<b>535</b>	<b>769</b>	<b>964</b>	<b>1055</b>	<b>1109</b>	<b>934</b>	<b>864</b>	<b>840</b>	<b>695</b>	<b>626</b>		<b>8866</b>
Condo	95	103	155	188	194	217	164	180	150	118	127		1691
Detached	380	432	614	776	861	892	770	684	690	577	499		7175
<b>2014</b>	<b>382</b>	<b>498</b>	<b>666</b>	<b>836</b>	<b>988</b>	<b>981</b>	<b>980</b>	<b>791</b>	<b>682</b>	<b>698</b>	<b>577</b>	<b>475</b>	<b>8554</b>
Condo	67	107	118	170	195	181	199	149	112	126	95	83	1602
Detached	315	391	548	666	793	800	781	642	570	572	482	392	6952
<b>2013</b>	<b>438</b>	<b>576</b>	<b>612</b>	<b>864</b>	<b>941</b>	<b>795</b>	<b>788</b>	<b>696</b>	<b>614</b>	<b>644</b>	<b>551</b>	<b>414</b>	<b>7933</b>
Condo	77	128	117	144	152	141	158	142	95	124	94	94	1466
Detached	361	448	495	720	789	654	630	554	519	520	457	320	6467
<b>2012</b>	<b>454</b>	<b>637</b>	<b>770</b>	<b>880</b>	<b>913</b>	<b>825</b>	<b>746</b>	<b>723</b>	<b>596</b>	<b>624</b>	<b>512</b>	<b>381</b>	<b>8061</b>
Condo	75	137	147	164	162	162	126	139	103	122	95	82	1514
Detached	379	500	623	716	751	663	620	584	493	502	417	299	6547
<b>2011</b>	<b>428</b>	<b>552</b>	<b>809</b>	<b>750</b>	<b>882</b>	<b>913</b>	<b>742</b>	<b>763</b>	<b>702</b>	<b>583</b>	<b>576</b>	<b>384</b>	<b>8084</b>
Condo	81	116	162	131	180	172	155	143	113	88	80	78	1499
Detached	347	436	647	619	702	741	587	620	589	495	496	306	6585
<b>2010</b>	<b>472</b>	<b>605</b>	<b>859</b>	<b>1017</b>	<b>898</b>	<b>816</b>	<b>714</b>	<b>627</b>	<b>589</b>	<b>566</b>	<b>620</b>	<b>381</b>	<b>8164</b>
Condo	95	117	157	182	184	156	125	118	114	101	115	80	1544
Detached	377	488	702	835	714	660	589	509	475	465	505	301	6620

# RESIDENTIAL SALES BY MONTH 2015

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>2009</b>	<b>305</b>	<b>480</b>	<b>669</b>	<b>804</b>	<b>864</b>	<b>946</b>	<b>904</b>	<b>747</b>	<b>708</b>	<b>664</b>	<b>584</b>	<b>438</b>	<b>8113</b>
Condo	60	98	118	138	166	179	170	147	136	121	99	85	1517
Detached	245	382	551	666	698	767	734	600	572	543	485	353	6596
<b>2008</b>	<b>466</b>	<b>687</b>	<b>745</b>	<b>842</b>	<b>1021</b>	<b>905</b>	<b>950</b>	<b>762</b>	<b>769</b>	<b>581</b>	<b>386</b>	<b>281</b>	<b>8395</b>
Condo	87	140	151	188	196	185	207	155	144	106	87	63	1709
Detached	379	547	594	654	825	720	743	607	625	475	299	218	6686
<b>2007</b>	<b>538</b>	<b>708</b>	<b>846</b>	<b>916</b>	<b>1161</b>	<b>992</b>	<b>1009</b>	<b>871</b>	<b>650</b>	<b>705</b>	<b>654</b>	<b>375</b>	<b>9425</b>
Condo	94	148	168	193	242	207	226	183	126	140	123	91	1941
Detached	444	560	678	723	919	785	783	688	524	565	531	284	7484
<b>2006</b>	<b>529</b>	<b>615</b>	<b>869</b>	<b>857</b>	<b>1013</b>	<b>1011</b>	<b>800</b>	<b>832</b>	<b>692</b>	<b>711</b>	<b>616</b>	<b>421</b>	<b>8966</b>
Condo	113	144	172	179	193	204	155	173	147	139	126	84	1829
Detached	416	471	697	678	820	807	645	659	545	572	490	337	7137
<b>2005</b>	<b>440</b>	<b>657</b>	<b>774</b>	<b>889</b>	<b>973</b>	<b>996</b>	<b>793</b>	<b>894</b>	<b>746</b>	<b>679</b>	<b>645</b>	<b>388</b>	<b>8874</b>
Condo	107	142	149	173	221	199	167	195	156	145	119	87	1860
Detached	333	515	625	716	752	797	626	699	590	534	526	301	7014
<b>2004</b>	<b>427</b>	<b>671</b>	<b>1030</b>	<b>935</b>	<b>973</b>	<b>904</b>	<b>883</b>	<b>781</b>	<b>686</b>	<b>668</b>	<b>607</b>	<b>388</b>	<b>8953</b>
Condo	76	149	215	174	206	191	174	162	135	136	118	93	1829
Detached	351	522	815	761	767	713	709	619	551	532	489	295	7124
<b>2003</b>	<b>479</b>	<b>619</b>	<b>722</b>	<b>876</b>	<b>837</b>	<b>835</b>	<b>895</b>	<b>672</b>	<b>671</b>	<b>619</b>	<b>539</b>	<b>389</b>	<b>8153</b>
Condo	378	136	138	180	165	151	192	135	145	117	99	81	1917
Detached	101	483	763	696	672	684	703	537	526	502	440	308	6415
<b>2002</b>	<b>501</b>	<b>703</b>	<b>763</b>	<b>931</b>	<b>852</b>	<b>779</b>	<b>746</b>	<b>695</b>	<b>591</b>	<b>621</b>	<b>558</b>	<b>379</b>	<b>8119</b>
Condo					1882		143	143	113	134	113	85	
Detached							603	552	478	487	445	294	

## RESIDENTIAL SALES BY MONTH 2015

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
2001	341	532	668	722	820	776	677	673	558	576	537	427	
2000	293	556	756	654	753	664	558	570	466	511	433	291	
1999	278	500	677	700	733	735	704	561	563	482	475	312	
1998	310	478	569	615	691	648	662	556	563	491	458	375	
1997	435	531	537	671	648	545	661	482	524	528	389	358	
1996	335	449	649	622	677	544	575	568	550	628	673	500	
1995	260	320	398	445	575	559	537	641	498	471	416	277	
1994	323	525	786	761	618	534	383	456	356	396	379	276	
1993	249	412	508	676	621	639	549	507	479	419	399	347	
1992	392	636	715	623	556	586	577	504	534	519	382	261	
1991	392	636	715	623	556	586	577	504	534	519	382	261	
1990	269	627	618	521	439	398	450	479	385	403	337	254	
1989	480	641	687	578	624	567	531	685	568	551	522	337	
1988	423	568	742	724	672	665	602	666	557	518	503	363	
1987	418	561	534	557	418	483	517	492	455	544	385	284	
1986	348	304	348	497	506	529	465	517	561	524	387	301	
1985	382	396	445	500	617	582	525	501	462	463	346	202	
1984	310	379	507	444	503	421	409	452	313	388	391	245	
1983	266	322	443	464	533	472	482	454	406	327	359	211	
1982	153	193	262	265	256	271	275	335	410	428	396	331	
1981	285	327	414	598	531	368	358	268	222	178	179	153	
1980	257	295	289	258	266	385	432	382	337	305	261	209	
1979	218	311	370	427	426	452	467	382	317	313	195	97	
1978	218	298	316	389	410	395	342	383	303	314	247	353	

## Average Residential Prices - 1987 to 2015 YTD

Year	Average Price (London)	Average Price (St. Thomas)	Average Price (Area)
1987	\$106,300	\$72,892	\$97,962
1988	\$117,695	\$90,887	\$111,708
1989	\$134,960	\$101,108	\$128,578
1990	\$141,919	\$106,202	\$134,907
1991	\$143,306	\$106,134	\$134,545
1992	\$141,764	\$112,088	\$135,962
1993	\$139,311	\$106,843	\$133,835
1994	\$138,279	\$111,823	\$134,089
1995	\$131,954	\$109,019	\$127,166
1996	\$129,817	\$107,005	\$127,261
1997	\$132,838	\$111,957	\$130,534
1998	\$133,525	\$109,378	\$129,706
1999	\$133,033	\$116,297	\$131,899
2000	\$135,996	\$115,994	\$134,593
2001	\$137,820	\$114,257	\$136,636
2002	\$143,007	\$121,470	\$142,106
2003	\$155,148	\$129,349	\$152,586
2004	\$169,022	\$141,989	\$166,138
2005	\$178,899	\$155,595	\$178,058
2006	\$193,087	\$162,250	\$188,942
2007	\$208,865	\$172,550	\$202,256
2008	\$211,323	\$187,361	\$210,888
2009	\$214,769	\$182,450	\$213,402
2010	\$231,020	\$182,719	\$227,056
2011	\$238,238	\$189,413	\$232,387
2012	\$240,370	\$191,607	\$238,822
2013	\$246,919	\$201,586	\$245,737
2014	\$256,154	\$199,885	\$254,141
2015	\$265,934	\$217,309	\$264,654

## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
2000	1158	2.6	\$96,174	697	14.8	\$91,703
2001	1250	7.9	\$96,902	684	-1.9	\$92,647
2002	1577	26.2	\$102,592	881	28.8	\$98,238
2003	1618	2.6	\$111,498	880	-0.1	\$101,667
2004	1823	12.7	\$120,349	1043	18.6	\$111,921
2005	1850	1.5	\$126,835	946	-9.3	\$123,417
2006	1822	-1.5	\$138,314	894	-5.5	\$131,185
2007	1933	5.6	\$146,062	985	3.8	\$136,120
2008	1704	-11.8	\$151,969	858	-12.9	\$145,292
2009	1509	-11.4	\$158,617	763	-11.1	\$146,272
2010	1541	2.1	\$171,098	781	2.4	\$155,998
2011	1494	-3.0	\$179,560	719	-7.9	\$157,035
2012	1508	0.9	\$171,403	749	4.2	\$154,232
2013	1463	-3.0	\$178,309	723	-3.5	\$159,791
2014	1596	9.1	\$182,844	740	2.3	\$161,241



## Statistical Breakdown by Area for November 2015

### London

Item	2014 Average Sale Price *	2015 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$337,390	\$344,883	2.2%
Total Condo North	\$216,887	\$225,569	4.0%
Bungalow North	\$250,870	\$269,137	7.3%
Two Storey North	\$368,488	\$377,850	2.5%
Ranch North	\$381,435	\$388,634	1.9%
Townhouse Condo North	\$197,262	\$199,104	0.9%
<b>SOUTH</b>			
Total Detached South	\$287,309	\$305,433	6.3%
Total Condo South	\$163,629	\$170,233	4.0%
Bungalow South	\$217,595	\$235,959	8.4%
Two Storey South	\$354,414	\$372,388	5.1%
Ranch South	\$326,859	\$336,485	2.9%
Townhouse Condo South	\$146,572	\$151,925	3.7%
<b>EAST</b>			
Total Detached East	\$214,424	\$222,609	3.8%
Total Condo East	\$165,219	\$161,076	-2.5%
Bungalow East	\$170,734	\$173,678	1.7%
Two Storey East	\$278,711	\$299,892	7.6%
Ranch East	\$234,324	\$220,394	-5.9%
Townhouse Condo East	\$129,194	\$126,169	-2.3%

\* up-to-date figures based on January 1, 2014 to December 31, 2014

## Statistical Breakdown by Area for November 2015

### Elgin

Item	2014 Average Sale Price *	2015 Year to Date	%
Total Detached	\$224,660	\$241,522	7.5%
Total Condo	\$163,609	\$166,005	1.5%
Bungalow	\$180,449	\$184,196	2.1%
Two Storey	\$344,819	\$327,397	-5.1%
Ranch	\$244,528	\$274,789	12.4%
Townhouse Condo	\$182,671	\$169,769	-7.1%

### St. Thomas

Item	2014 Average Sale Price *	2015 Year to Date	%
Total Detached	\$198,748	\$212,160	6.7%
Total Condo	\$239,132	\$247,652	3.6%
Bungalow	\$190,335	\$200,478	5.3%
Two Storey	\$240,554	\$263,641	9.6%
Ranch	\$215,933	\$221,985	2.8%
Townhouse Condo	\$225,000	\$0	100.0%

\* up-to-date figures based on January 1, 2014 to December 31, 2014

## Statistical Breakdown by Area for November 2015

### Middlesex County

Item	2014 Average Sale Price *	2015 Year to Date	%
Total Detached	\$322,754	\$321,243	-0.5%
Total Condo	\$285,590	\$312,964	9.6%
Bungalow	\$241,301	\$209,644	-13.1%
Two Storey	\$405,107	\$418,638	3.3%
Ranch	\$357,582	\$343,655	-3.9%
Townhouse Condo	\$288,667	\$244,950	-15.1%

### Strathroy

Item	2014 Average Sale Price *	2015 Year to Date	%
Total Detached	\$225,733	\$241,533	7.0%
Total Condo	\$186,108	\$243,603	30.9%
Bungalow	\$198,360	\$216,530	9.2%
Two Storey	\$268,971	\$278,068	3.4%
Ranch	\$275,598	\$306,172	11.1%
Townhouse Condo	\$120,000	\$136,500	13.8%

\* up-to-date figures based on January 1, 2014 to December 31, 2014