

# STATISTICAL REPORT



(for month ending July 31, 2016)

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# News Release

For Comment: Stacey Evoy, President, 519-661-0380

For Background: John Geha, CEO, 519-641-1400

London, August 2, 2016

## July home sales finish strong

990 homes exchanged hands in July 2016, making last month the best July ever with the exception of July 2007, which set the all-time record for July with 1,009 sales. “These kinds of numbers, month after month after month, speak to the vibrancy of our current market,” explains Stacey Evoy, President of the London and St. Thomas Association of REALTORS®. 807 detached homes sold last month along with 183 condos. Year-to-Date sales are up 8.2%.

Listings, on the other hand, were down 22.6% this month and Active Listings End of Period – or inventory – was down 28.2%. “It’s no exaggeration to say that supply is extremely tight right now,” says Evoy. “That makes this an incredibly good time to list.”

St. Thomas also had its best July since 2007, when record-keeping on London’s Sister City began. 97 homes sold last month, up 3.2 over last year. The average price for a home in St. Thomas Year-to-Date stands at \$226,717, up 4.6%.

House Style	Units Sold	Average Price
<i>2 storey</i>	240	\$391,057
<i>Bungalow</i>	178	\$209,404
<i>Ranch</i>	127	\$351,411
<i>Townhouse</i>	82	\$188,745
<i>High rise apt. condo</i>	39	\$153,923

The best-selling house style in LSTAR’s jurisdiction for July 2016 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 \$295,769 up 4.8%, while the average price for a condo over the same period stood at \$200,292, up 5.5%. The

average price of all homes sold through LSTAR’s MLS® Year-to-Date stood at \$277,660 up 5%.

The following table, based on data taken from CREA’s National MLS® Report for June 2016 (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	\$1,034,607
Fraser Valley	\$699,572
Toronto	\$723,295
Victoria	\$556,245
Hamilton	\$498,252
Calgary	\$467,873
Edmonton	\$372,683
Ottawa	\$366,245
Montreal	\$357,114
Kitchener-Waterloo	\$356,756
Saskatoon	\$336,677
Regina	\$316,041
<b>Niagara Region</b>	\$313,340
London St. Thomas	\$277,660 <sup>1</sup>
<b>CANADA</b>	<b>\$482,305</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 July home sales in LSTAR’s jurisdiction spun approximately \$54,450,000 into our local economy and created approximately 330 jobs,” says Evoy. “Home sales continue to make a significant contribution to our local economy. Here at LSTAR, we’re very proud of that fact.”

*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.*

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<sup>1</sup> Average price YTD for July 2016

# LSTAR'S Market Report for July 2016

Market Activity	807 detached homes and 183 condos exchanged hands in July 2016, for a total of 990 transactions.																															
Type of Market	Starting to resemble a Seller’s Market																															
Listings	Active detached home listings end of period were down 28.0%. Active condo listings end of period were down 28.9%																															
Average Price July 2016 (Compared to June 2016)	Total Residential (Detached & Condo)	\$280,212 up 0.1% (\$279,916)																														
	All detached homes in LSTAR’s jurisdiction	\$297,459 down 0.9% (\$300,067)																														
	All condos in LSTAR’S jurisdiction	\$204,153 up 5.6% (\$193,379)																														
	All two-storeys in LSTAR’s jurisdiction	\$391,057 up 2.3% (\$382,440)																														
	All bungalows in LSTAR’s jurisdiction	\$209,404 down 10.3% (\$233,326)																														
	All ranches in LSTAR’S jurisdiction	\$351,411 up 6.1% (\$331,274)																														
	All townhouse condos in LSTAR’s jurisdiction	\$188,745 up 7.3% (\$175,916)																														
Most Popular in July	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																															
Affordability	<p>Listings, on the other hand, were down 22.6% this month and Active Listings End of Period – or inventory — was down 28.2%. “It’s no exaggeration to say that supply is extremely tight right now,” says Evoy. “That makes this an incredibly good time to list.”</p> <p>St. Thomas also had its best July since 2007, when record-keeping on London’s Sister City began. 97 homes sold last month, up 3.2 over last year. The average price for a home in St. Thomas Year-to-Date stands at \$226,717, up 4.6%.</p> <p>The following table, based on data taken from CREA’s National MLS® Report for June 2016 (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>\$1,034,607</td></tr><tr><td>Toronto</td><td>\$723,295</td></tr><tr><td>Fraser Valley</td><td>\$699,572</td></tr><tr><td>Victoria</td><td>\$556,245</td></tr><tr><td>Calgary</td><td>\$467,873</td></tr><tr><td>Hamilton-Burlington</td><td>\$498,252</td></tr><tr><td>Edmonton</td><td>\$372,683</td></tr><tr><td>Ottawa</td><td>\$366,245</td></tr><tr><td>Montreal</td><td>\$357,114</td></tr><tr><td>Kitchener-Waterloo</td><td>\$356,756</td></tr><tr><td>Saskatoon</td><td>\$336,677</td></tr><tr><td>Regina</td><td>\$316,041</td></tr><tr><td>London St. Thomas (July 2016)</td><td>\$277,660</td></tr><tr><td>CANADA</td><td>\$482,305</td></tr></table>		City	Average Sale \$\$	Vancouver	\$1,034,607	Toronto	\$723,295	Fraser Valley	\$699,572	Victoria	\$556,245	Calgary	\$467,873	Hamilton-Burlington	\$498,252	Edmonton	\$372,683	Ottawa	\$366,245	Montreal	\$357,114	Kitchener-Waterloo	\$356,756	Saskatoon	\$336,677	Regina	\$316,041	London St. Thomas (July 2016)	\$277,660	CANADA	\$482,305
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Market Factors	<p>990 homes exchanged hands in July 2016, making last month the best July ever with the exception of July 2007, which set the all-time record for July with 1,009 sales. “These kinds of numbers, month after month after month, speak to the vibrancy of our current market,” explains Stacey Evoy, President of the London and St. Thomas Association of REALTORS®. 807 detached homes sold last month along with 183 condos. Year-to-Date sales are up 8.2%.</p>																															

2016 Monthly Data							2015 Monthly Data				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	807	4.8	183	11.6	73	1063	6.9	770	164	60	994
Dollar Volume	\$240,049,578	7.7	\$37,360,075	22.3	\$25,918,450	\$303,328,103	9.9	\$222,927,875	\$30,553,264	\$22,446,600	\$275,927,739
No.of Listings	1023	-21.2	237	-28.0	270	1530	-19.7	1299	329	278	1906

<u>2016 Year-to Date</u>							<u>2015 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	5101	8.4	1194	7.2	425	6720	8.7	4706	1114	364	6184
Dollar Volume	\$1,508,719,146	13.0	\$239,148,997	12.3	\$162,514,574	\$1,910,382,717	13.1	\$1,334,586,492	\$212,962,227	\$141,350,781	\$1,688,899,500
No.of Listings	7925	-10.4	2093	-8.3	1880	11,898	-8.4	8842	2282	1862	12,986
Active Listings (end of period)	2131	-28.0	586	-28.9	1453	4170	-21.2	2958	824	1508	5290

Detached	2016		2015
Average Price(Month)	\$297,459	2.7	\$289,517
Average Price (YTD)	\$295,769	4.3	\$283,593

Condo	2016		2015
Average Price(Month)	\$204,153	9.6	\$186,300
Average Price (YTD)	\$200,292	4.8	\$191,169

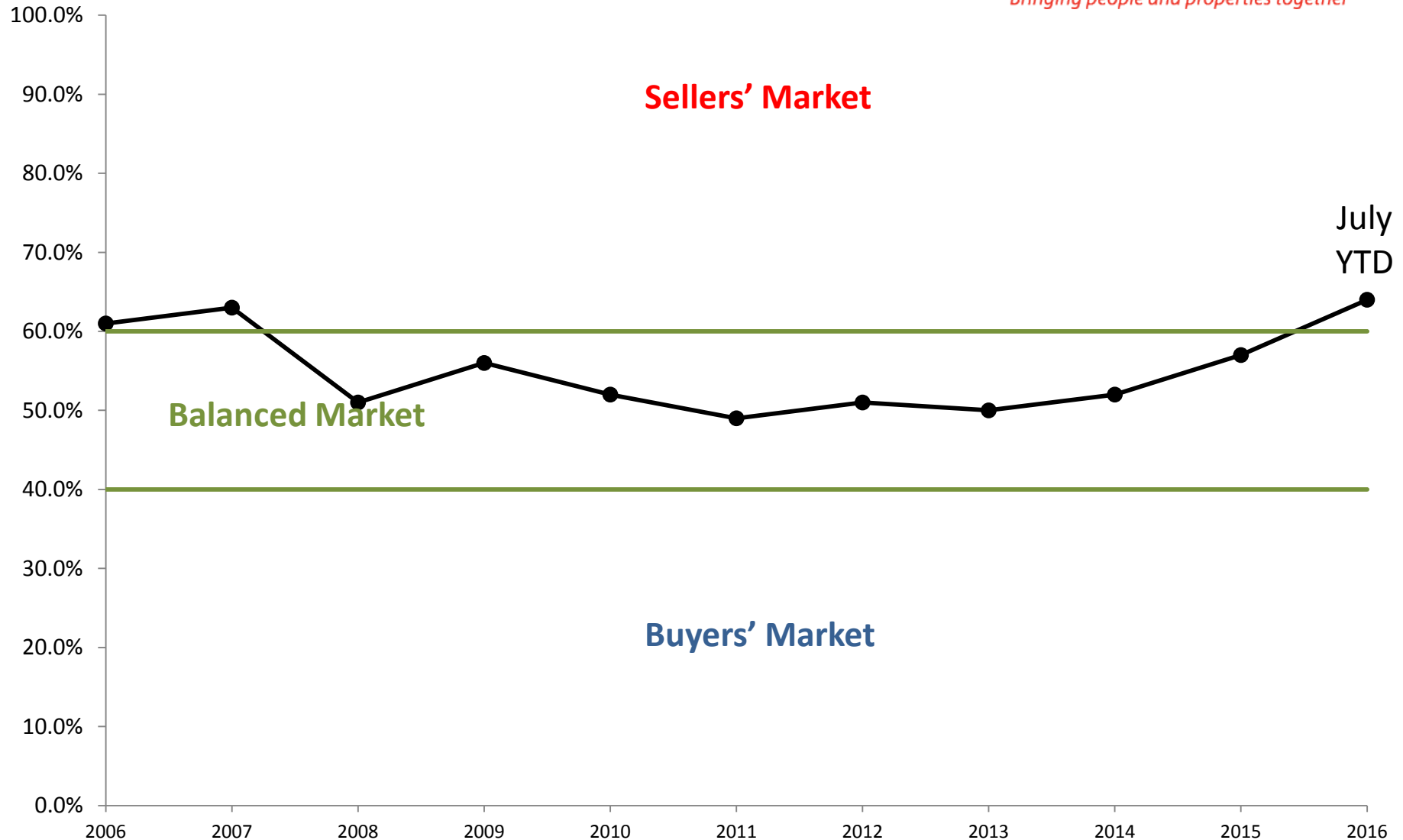
Total Residential	2016		2015
Average Price(Month)	\$280,212	3.2	\$271,393
Average Price (YTD)	\$277,660	4.4	\$265,902

2016 Monthly Data						2015 Monthly Data			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	807	4.8	183	11.6	990	6.0	770	164	934
Dollar Volume	\$240,049,578	7.7	\$37,360,075	22.3	\$277,409,653	9.4	\$222,927,875	\$30,553,264	\$253,481,139
No.of Listings	1023	-21.2	237	-28.0	1260	-22.6	1299	329	1628
Average Price (July)	\$297,459	-0.9	\$204,153	5.6	\$280,212	0.1			
Average Price (June)	\$300,067		\$193,379		\$279,916				
% Difference in Average Price in Current Month Compared to Previous Month									

2016 Year-to-Date						2015 Year-to-Date			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	5101	8.4	1194	7.2	6295	8.2	4706	1114	5820
Dollar Volume	\$1,508,719,146	13.0	\$239,148,997	12.3	\$ 1,747,868,143	12.9	\$1,334,586,492	\$212,962,227	\$ 1,547,548,719
No.of Listings	7925	-10.4	2093	-8.3	10018	-9.9	8842	2282	11124
Active Listings (end of period)	2131	-28.0	586	-28.9	2717	-28.2	2958	824	3782
Average Price YTD	\$295,769	4.8	\$200,292	5.5	\$277,660	5.0	RESIDENTIAL STATISTICS July 2016		
Average Price (Dec.31/15)*	\$282,229		\$189,798		\$264,435				
* % Difference in Average Price Year-to-Date Compared to December 31, 2015									

**RESIDENTIAL STATISTICS**  
**July 2016**

# Sales to New Listings Ratio (10 Year Review)





**ST. THOMAS STATISTICS****2016 Monthly Data****2015 Monthly Data**

		%	
<b>Units Sold</b>	97	3.2	94
<b>Dollar Volume</b>	\$22,715,330	8.0	\$21,036,252
<b>No.of Listings</b>	103	-27.0	141
<b>Active at End</b>	232	-38.1	375

**2016 Year-to Date****2015 Year-to-Date**

		%	
<b>Units Sold</b>	526	5.2	500
<b>Dollar Volume</b>	\$119,253,352	9.0	\$109,387,490
<b>No.of Listings</b>	745	-13.7	863

<b>Average Price (July 2016)</b>	\$234,179	0.6	<b>Average Price (July 2015)</b>
<b>Average Price (June 2016)</b>	\$232,853		\$223,790
<b>Average Price YTD</b>	\$226,717	4.6	<b>Average Price (YTD 2015)</b>
<b>Average Price (Dec.31/15) *</b>	\$216,800		\$218,775

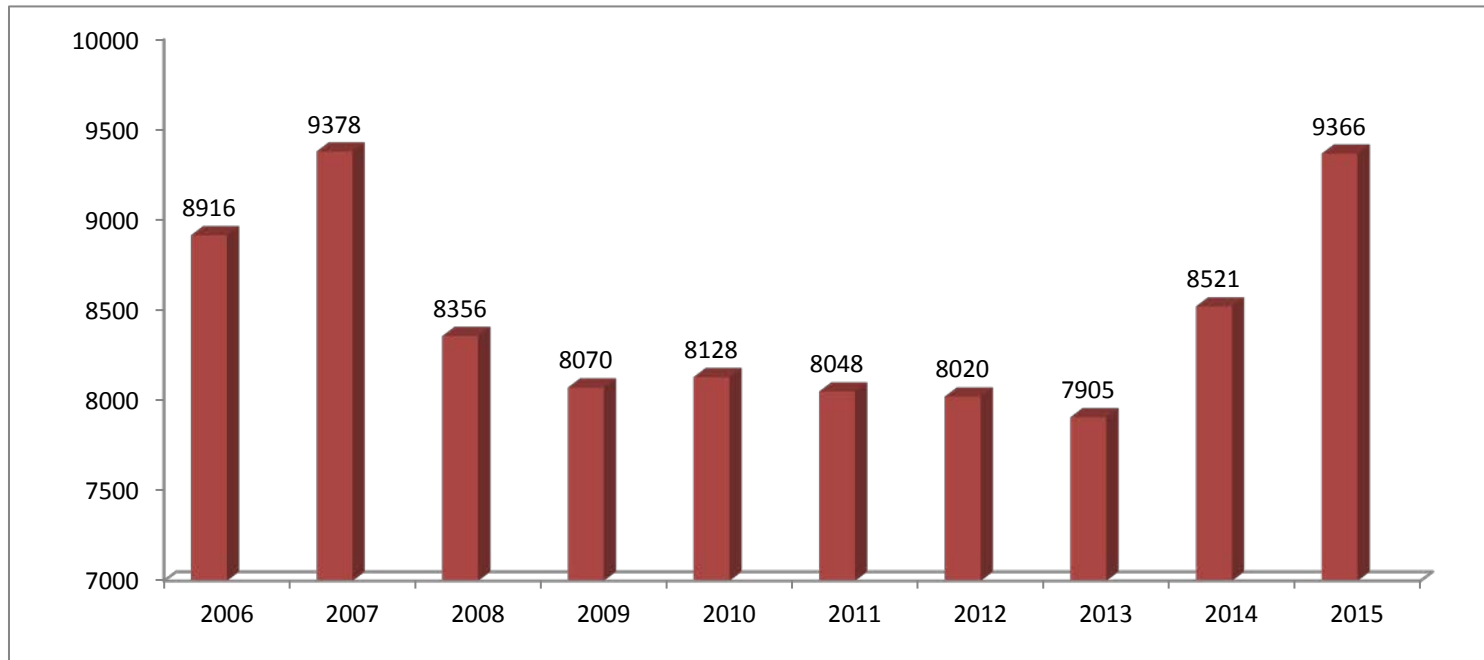
\* Difference in Average Price Year-to-Date Compared to December 31, 2015

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

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b>2016</b>	23	55	75	86	116	76	97						<b>528</b>
<b>2015</b>	49	54	58	77	88	85	94	81	77	55	62	56	<b>836</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>10 Year Average (2007-2016)</b>	38	51	60	74	84	74	77	60	53	48	43	31	<b>692</b>

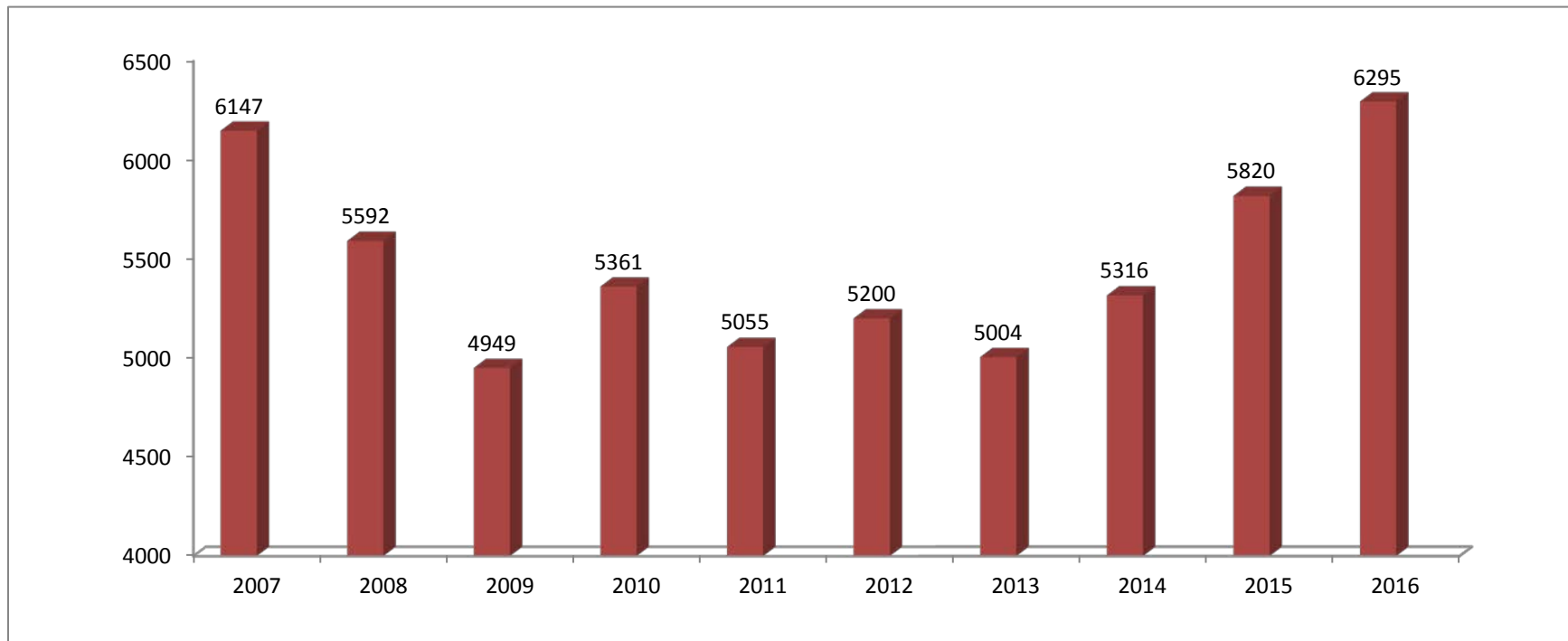
## MLS® Residential Sales

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



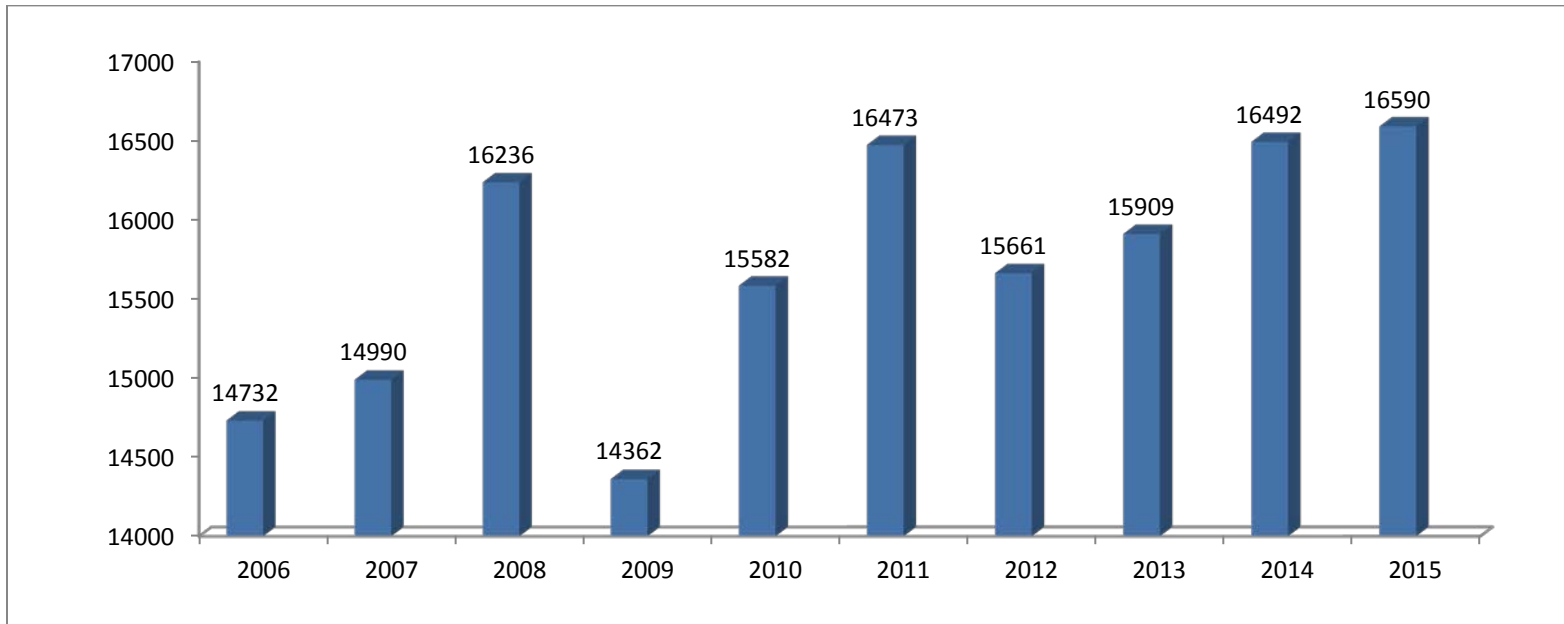
## MLS® Residential Sales

(July YTD – a 10 year review)



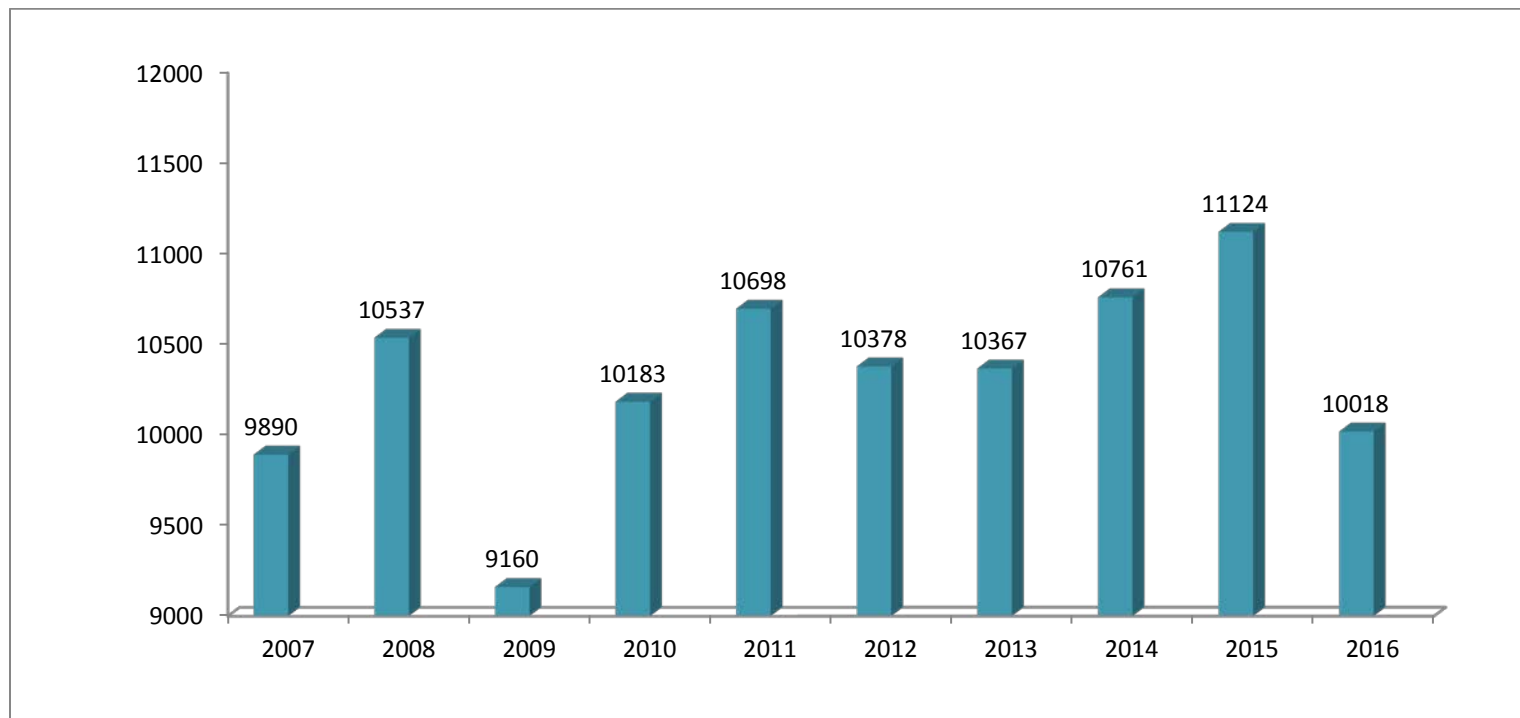
## MLS® Residential Listings

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

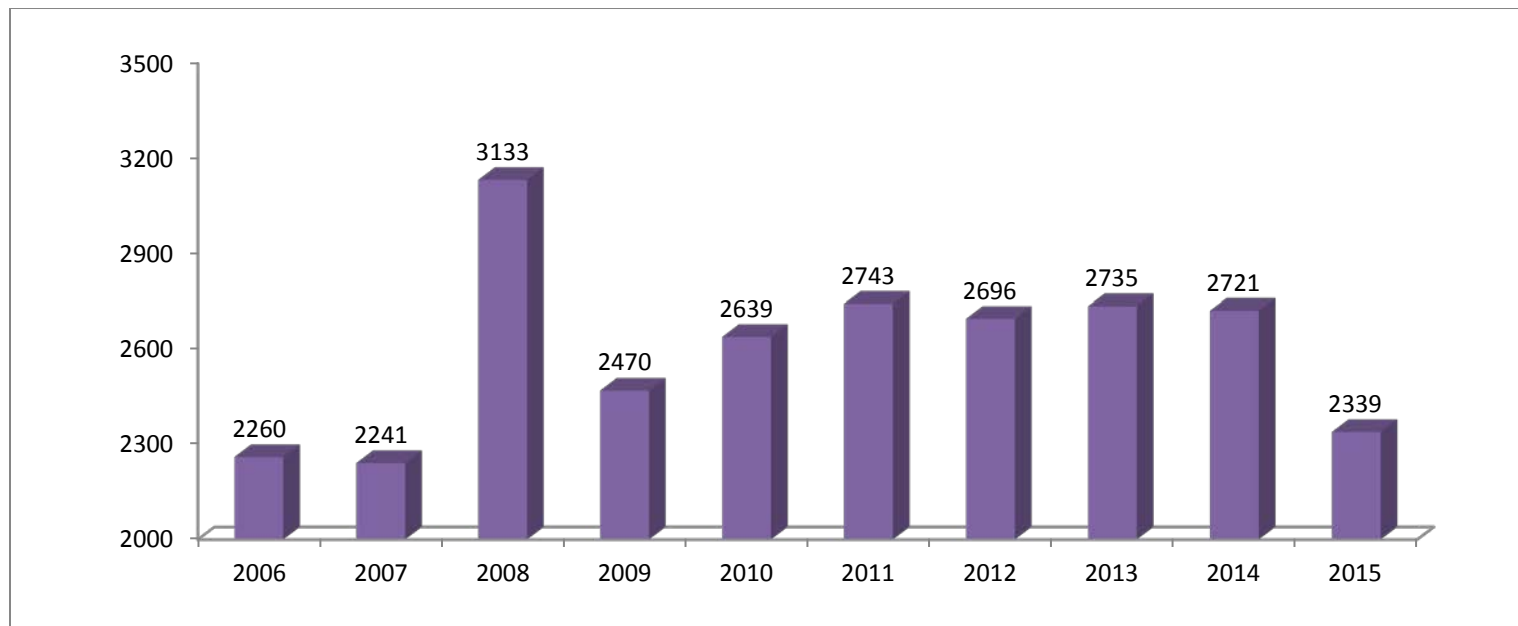


## MLS® Residential Listings

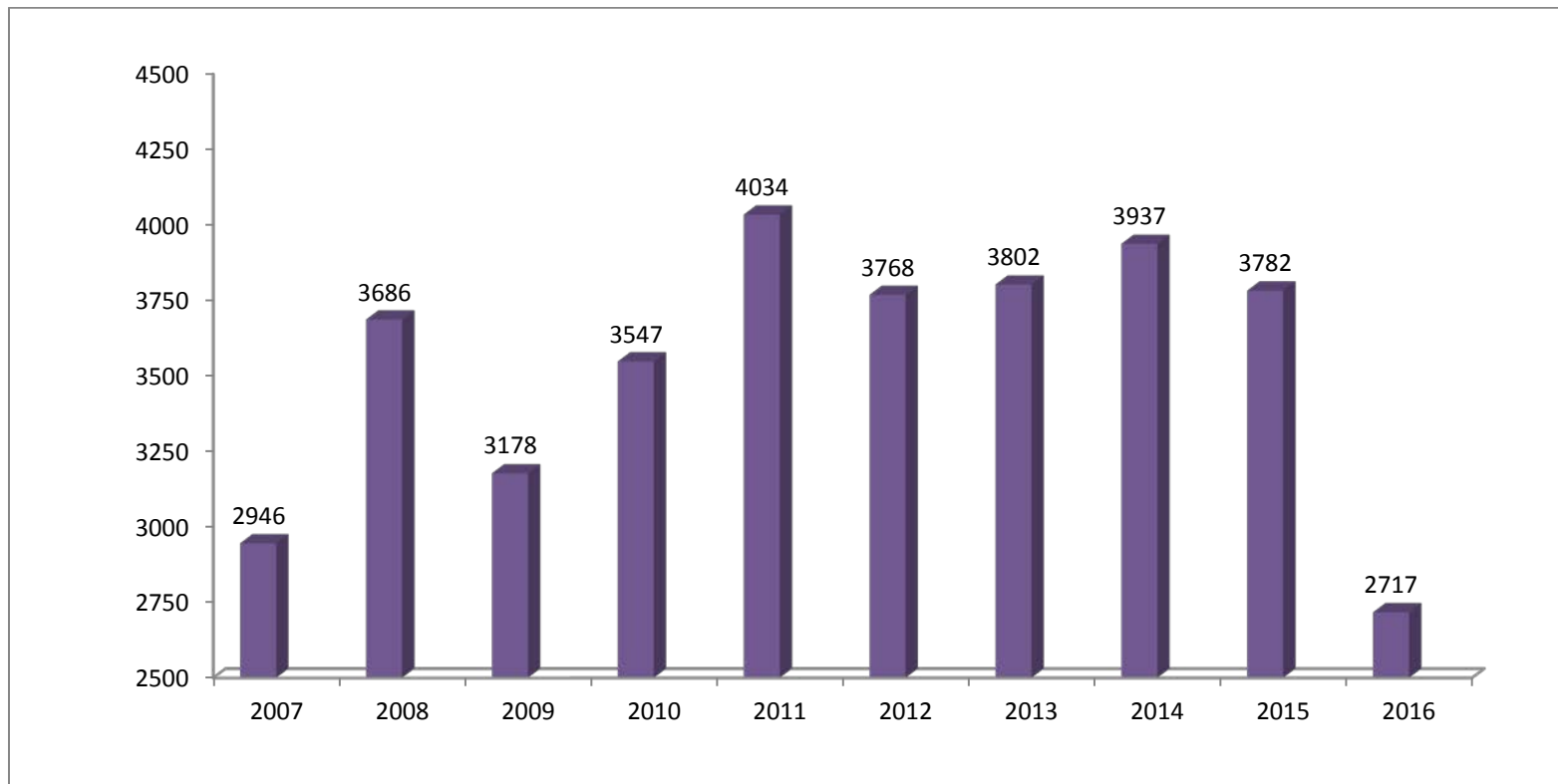
(July YTD – a 10 year review)



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



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

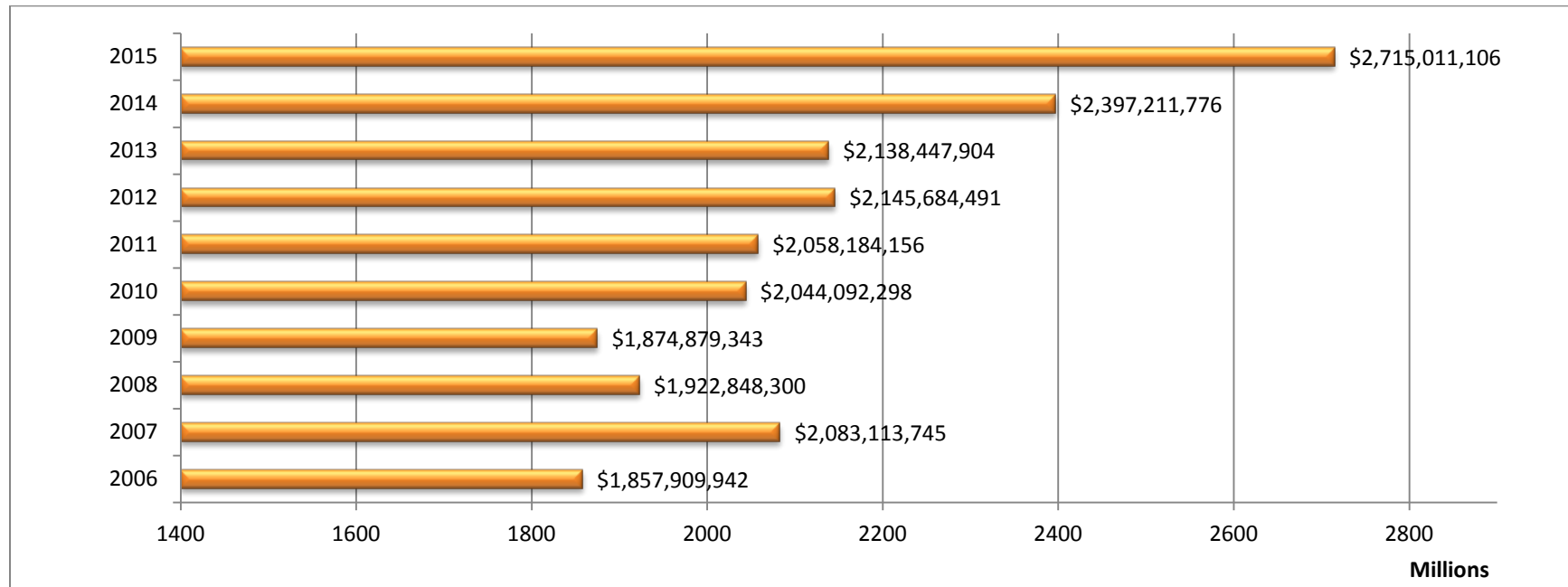




## Average Residential Price in Association's Jurisdiction (10 year review)

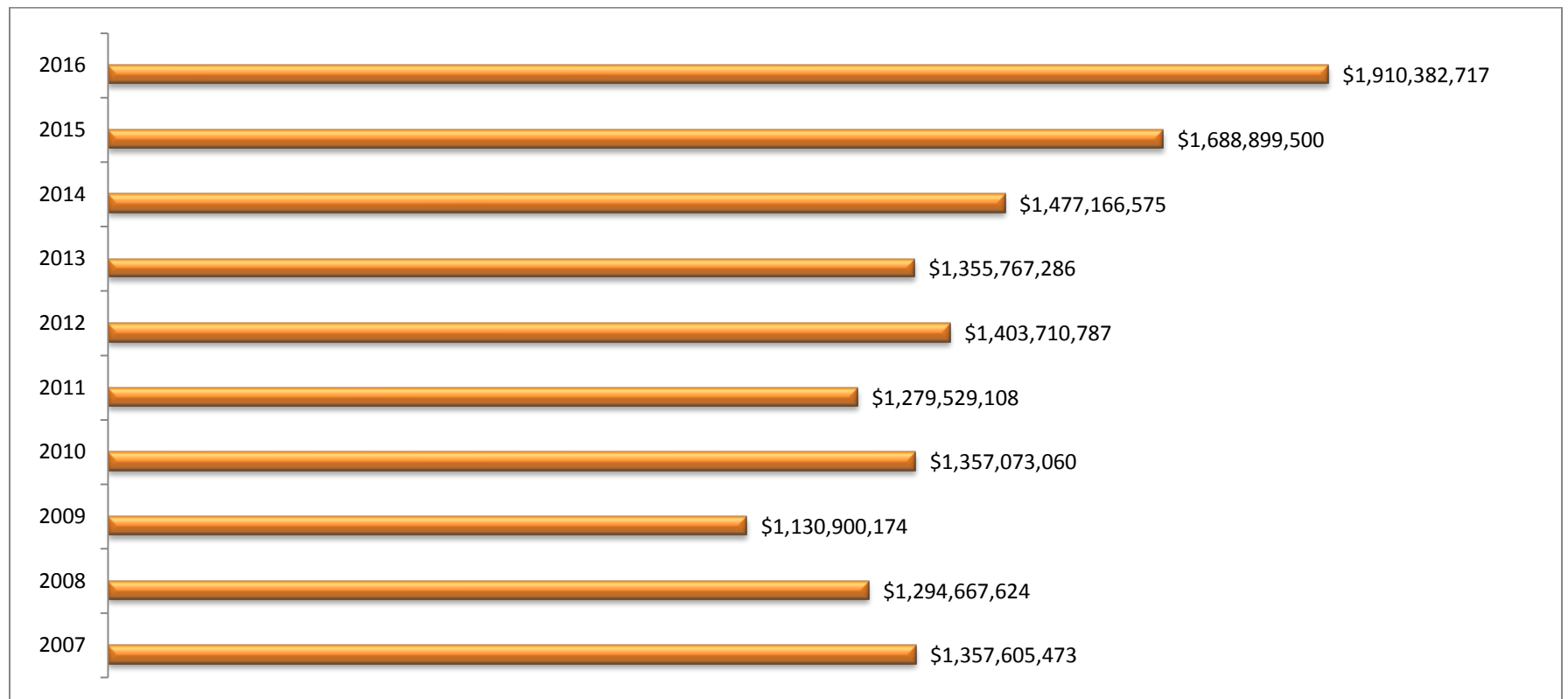


## Total MLS® Dollar Volume (10 year review)



## Total MLS® Dollar Volume YTD as of July

(10 year review)



## RESIDENTIAL SALES BY MONTH 2016

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>5 Year Average: Condos</b>	<b>78</b>	<b>122</b>	<b>142</b>	<b>173</b>	<b>183</b>	<b>183</b>	<b>166</b>	<b>122</b>	<b>92</b>	<b>98</b>	<b>82</b>	<b>75</b>	<b>1517</b>
<b>5 Year Average: Detached</b>	<b>362</b>	<b>458</b>	<b>593</b>	<b>749</b>	<b>827</b>	<b>786</b>	<b>722</b>	<b>493</b>	<b>454</b>	<b>434</b>	<b>371</b>	<b>287</b>	<b>6536</b>
<b>2016</b>	<b>455</b>	<b>652</b>	<b>860</b>	<b>1068</b>	<b>1154</b>	<b>1133</b>	<b>990</b>						<b>6312</b>
Condo	78	133	175	199	214	214	183						1196
Detached	377	519	685	869	940	919	807						5116
<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>540</b>	<b>9406</b>
Condo	95	103	155	188	194	217	164	180	150	118	127	118	1809
Detached	380	432	614	776	861	892	770	684	690	577	499	422	7597
<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 2016

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 2016

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 2016 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	\$265,831	\$216,800	\$264,435
2016	\$284,309	\$226,717	\$277,660

## Relative Affordability



According to CREA's statistics for July 2016. The figure given for London is the average price for a home in LSTAR's jurisdiction for July 2016.



## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
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
2015	1803	13.0	\$189,798	809	9.3	\$162,370

## Statistical Breakdown by Area for July 2016

### London

Item	2015 Average Sale Price *	2016 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$346,638	\$371,723	7.2%
Total Condo North	\$225,531	\$242,578	7.6%
Bungalow North	\$267,562	\$284,907	6.5%
Two Storey North	\$380,228	\$401,454	5.6%
Ranch North	\$386,819	\$401,113	3.7%
Townhouse Condo North	\$199,469	\$204,985	2.8%
<b>SOUTH</b>			
Total Detached South	\$305,723	\$324,409	6.1%
Total Condo South	\$169,510	\$178,125	5.1%
Bungalow South	\$237,196	\$246,735	4.0%
Two Storey South	\$371,558	\$394,749	6.2%
Ranch South	\$337,878	\$373,446	10.5%
Townhouse Condo South	\$151,674	\$158,772	4.7%
<b>EAST</b>			
Total Detached East	\$222,077	\$231,796	4.4%
Total Condo East	\$161,379	\$168,544	4.4%
Bungalow East	\$173,654	\$188,043	8.3%
Two Storey East	\$297,522	\$303,670	2.1%
Ranch East	\$219,669	\$234,031	6.5%
Townhouse Condo East	\$126,162	\$138,492	9.8%

\* up-to-date figures based on January 1, 2015 to December 31, 2015

## Statistical Breakdown by Area for July 2016

### Elgin

Item	2015 Average Sale Price *	2016 Year to Date	%
Total Detached	\$239,489	\$242,623	1.3%
Total Condo	\$163,414	\$199,707	22.2%
Bungalow	\$184,052	\$201,718	9.6%
Two Storey	\$323,242	\$332,661	2.9%
Ranch	\$275,236	\$282,732	2.7%
Townhouse Condo	\$165,467	\$258,000	55.9%

### St. Thomas

Item	2015 Year to Date	2015 Year to Date	%
Total Detached	\$211,235	\$225,654	6.8%
Total Condo	\$254,737	\$297,418	16.8%
Bungalow	\$201,313	\$229,736	14.1%
Two Storey	\$260,287	\$264,913	1.8%
Ranch	\$222,220	\$268,726	20.9%
Townhouse Condo	\$0	\$0	#DIV/0!

\* up-to-date figures based on January 1, 2015 to December 31, 2015

## Statistical Breakdown by Area for July 2016

### Middlesex County

Item	2015 Average Sale Price *	2016 Year to Date	%
Total Detached	\$322,346	\$335,897	4.2%
Total Condo	\$314,213	\$325,646	3.6%
Bungalow	\$238,135	\$269,023	13.0%
Two Storey	\$423,414	\$417,048	-1.5%
Ranch	\$341,614	\$384,994	12.7%
Townhouse Condo	\$257,467	\$247,650	-3.8%

### Strathroy

Item	2015 Year to Date	2015 Year to Date	%
Total Detached	\$240,671	\$239,367	-0.5%
Total Condo	\$242,713	\$226,131	-6.8%
Bungalow	\$218,423	\$230,603	5.6%
Two Storey	\$277,112	\$311,238	12.3%
Ranch	\$300,551	\$276,881	-7.9%
Townhouse Condo	\$122,500	\$188,500	53.9%

\* up-to-date figures based on January 1, 2015 to December 31, 2015