



*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 December 31, 2014)

# Table of Contents

News Release for December 2014	3
Market Report for December 2014	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® Listings, Jan. 1 – Dec. 31, a 10-year review	12
Active MLS® Residential Listings, Jan. 1 – Dec. 31, a 10-year review	13
Average Residential Price in Association's Jurisdiction	14
Total MLS® Dollar Volume, Jan. 1 – Dec. 31, a 10-year review	15
Residential Sales for December	16
Average Residential Prices, including London and St. Thomas, 1987-2014	19
Fifteen-Year Condo Review	20
Breakdown by Area	21

# News Release

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

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

London, January 2, 2015

## Best home sales since 2007

A total of 475 home sales took place in December, making the last month of 2014 not only the best December since 2006, but also the eighth straight month in a row in which area home sales outstripped those of the previous year:

- May by 5%
- June by 23.4%
- July by 24.4%
- August by 13.6%
- September by 11.1%
- October by 8.4%
- November by 4.7%
- December by 14.7%

“A total of 8,521 homes sold in 2014, the highest number since 2007, just prior to the global financial meltdown that impacted housing markets in both Canada and the United States,” explains Carl Vandergoot, the 2015 President of the London and St. Thomas Association of REALTORS®. “It’s been seven lean years, but our market is definitely showing signs of a strong, steady and sustainable recovery.”

Also up for the year were listings -- a total of 16,492 homes were listed in 2014, up 3.7% -- while inventory -- active listings end of period -- was down a marginal 0.5%. Throughout 2014 the market remained balanced.

The average price of a home in the Association’s jurisdiction for the year stands at \$254,141, up 3.4% over what it was on December 31, 2013.

House Style	Units Sold	Average Price
<i>2 storey</i>	2,092	\$349,182
<i>Bungalow</i>	1,405	\$199,436
<i>Ranch</i>	1,043	\$310,344
<i>Townhouse</i>	740	\$161,241
<i>High rise apt. condo</i>	413	\$164,566

The best-selling house style in LSTAR’s jurisdiction for 2014 was the two-storey, then the bungalow, followed by ranches, then townhouse condominiums, then high rise apartment condos.

“These stats are good news not just for REALTORS® but for our local economy as a whole,” says Vandergoot. “According to

research 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. Do the math. You'll be impressed."

2014 also proved a good year for London's Sister City of St. Thomas. "As was the case London, the best year for home sales in St. Thomas was 2007, when 867 homes exchanged hands," says Vandergoot, "while its second best was 2014, when 708 homes sold." Forty homes sold in St. Thomas in December, making it the best December for that City in the past decade, second only to 2011. The average price for a home in St. Thomas in 2014 stood at \$199,885, a marginal 0.8% lower than that of 2013.

The average price for all homes in the London and St. Thomas area for the month of December stands at \$252,746. The following table, based on data taken from CREA's National MLS® Report for November 2014 (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	\$820,062
Toronto	\$581,720
Fraser Valley	\$532,694
Victoria	\$469,606
Calgary	\$471,453
Hamilton-Burlington	\$396,588
Edmonton	\$384,589
Kitchener-Waterloo	\$360,220
Ottawa	\$356,619
Montreal	\$345,374
Regina	\$306,766
Halifax-Dartmouth	\$262,787
Newfoundland-Labrador	\$263,528
London St. Thomas	\$ 252,746 <sup>1</sup>
<b>CANADA</b>	<b>\$411,746</b>

*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>1</sup> The average price in the month of December 2014

# LSTAR'S Market Report for December 2014

Market Activity	392 detached homes and 83 condos exchanged hands in December 2014, for a total of 475 transactions.																																	
Type of Market	Balanced																																	
Listings	Active detached home listings end of period were down 3.5%. Active condo listings end of period were up 12.4%																																	
Average Price December 2014 (Compared to November 2014)	Total Residential (Detached & Condo)	\$252,746 down 0.1% (\$255,210)																																
	All detached homes in LSTAR’s jurisdiction	\$267,544 down 0.5% (\$268,786)																																
	All condos in LSTAR’S jurisdiction	\$182,856 down 1.9% (\$186,331)																																
	All two-storeys in LSTAR’s jurisdiction	\$335,366 up 0.2% (\$334,694)																																
	All bungalows in LSTAR’s jurisdiction	\$206,532 up 8.7% (\$189,975)																																
	All ranches in LSTAR’S jurisdiction	\$300,075 down 8.0% (\$326,075)																																
	All townhouse condos in LSTAR’s jurisdiction	\$175,409 up 12.8% (\$155,543)																																
Most Popular in December	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																																	
Affordability	<p>The average price for all homes in the London and St. Thomas area for the month of December stands at \$252,746. The following table, based on data taken from CREA’s National MLS® Report for November 2014 (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>\$820,062</td></tr><tr><td>Victoria</td><td>\$469,606</td></tr><tr><td>Fraser Valley</td><td>\$532,694</td></tr><tr><td>Toronto</td><td>\$581,720</td></tr><tr><td>Calgary</td><td>\$471,453</td></tr><tr><td>Hamilton-Burlington</td><td>\$396,588</td></tr><tr><td>Ottawa</td><td>\$356,619</td></tr><tr><td>Kitchener-Waterloo</td><td>\$360,220</td></tr><tr><td>Montreal</td><td>\$345,374</td></tr><tr><td>Regina</td><td>\$306,766</td></tr><tr><td>Newfoundland &amp; Labrador</td><td>\$263,528</td></tr><tr><td>Edmonton</td><td>\$384,589</td></tr><tr><td>Halifax-Dartmouth</td><td>\$262,787</td></tr><tr><td>London St. Thomas (December 2014)</td><td>\$252,746<sup>1</sup></td></tr><tr><td>CANADA</td><td>\$411,746</td></tr></table>		City	Average Sale \$\$	Vancouver	\$820,062	Victoria	\$469,606	Fraser Valley	\$532,694	Toronto	\$581,720	Calgary	\$471,453	Hamilton-Burlington	\$396,588	Ottawa	\$356,619	Kitchener-Waterloo	\$360,220	Montreal	\$345,374	Regina	\$306,766	Newfoundland & Labrador	\$263,528	Edmonton	\$384,589	Halifax-Dartmouth	\$262,787	London St. Thomas (December 2014)	\$252,746 <sup>1</sup>	CANADA	\$411,746
City	Average Sale \$\$																																	
Vancouver	\$820,062																																	
Victoria	\$469,606																																	
Fraser Valley	\$532,694																																	
Toronto	\$581,720																																	
Calgary	\$471,453																																	
Hamilton-Burlington	\$396,588																																	
Ottawa	\$356,619																																	
Kitchener-Waterloo	\$360,220																																	
Montreal	\$345,374																																	
Regina	\$306,766																																	
Newfoundland & Labrador	\$263,528																																	
Edmonton	\$384,589																																	
Halifax-Dartmouth	\$262,787																																	
London St. Thomas (December 2014)	\$252,746 <sup>1</sup>																																	
CANADA	\$411,746																																	
Market Factors	<p>“A total of 8,521 homes sold in 2014, the highest number since 2007, just prior to the global financial meltdown that impacted housing markets in both Canada and the United States,” explains Carl Vandergoot, the 2015 President of the London and St. Thomas Association of REALTORS®. “It’s been seven lean years, but our market is definitely showing signs of a strong, steady and sustainable recovery.”</p> <p>2014 also proved a good year for London’s Sister City of St. Thomas. “As was the case London, the best year for home sales in St. Thomas was 2007, when 867 homes exchanged hands,” says Vandergoot, “while its second best was 2014, when 708 homes sold.” Forty homes sold in St. Thomas in December, making it the best December for that City in the past decade, second only to 2011. The average price for a home in St. Thomas in 2014 stood at \$199,885, a marginal 0.8% lower than that of 2013.</p>																																	

2014 Monthly Data								2013 Monthly Data			
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	392	22.5	83	-11.7	42	517	17.0	320	94	28	442
Dollar Volume	\$104,877,312	25.4	\$15,177,025	-8.5	\$23,004,001	\$143,058,338	31.1	\$83,667,468	\$16,594,855	\$8,886,700	\$109,149,023
No.of Listings	457	3.4	126	0.8	163	746	1.6	442	125	167	734

<u>2014 Year-to Date</u>							<u>2013 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	6925	7.5	1596	9.1	563	9084	8.1	6442	1463	502	8407
Dollar Volume	\$1,873,714,178	11.4	\$291,819,753	11.9	\$231,677,845	\$2,397,211,776	12.1	\$1,681,687,950	\$260,866,552	\$195,893,402	\$2,138,447,904
No.of Listings	13195	3.0	3297	6.4	3041	19,533	4.1	12811	3098	2857	18,766
Active Listings (end of period)	2149	-3.5	572	12.4	1411	4132	1.0	2226	509	1357	4092

Detached	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$267,544	2.3	\$261,461
Average Price (YTD)	\$270,572	3.6	\$261,051

Condo	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$182,856	3.6	\$176,541
Average Price (YTD)	\$182,844	2.5	\$178,309

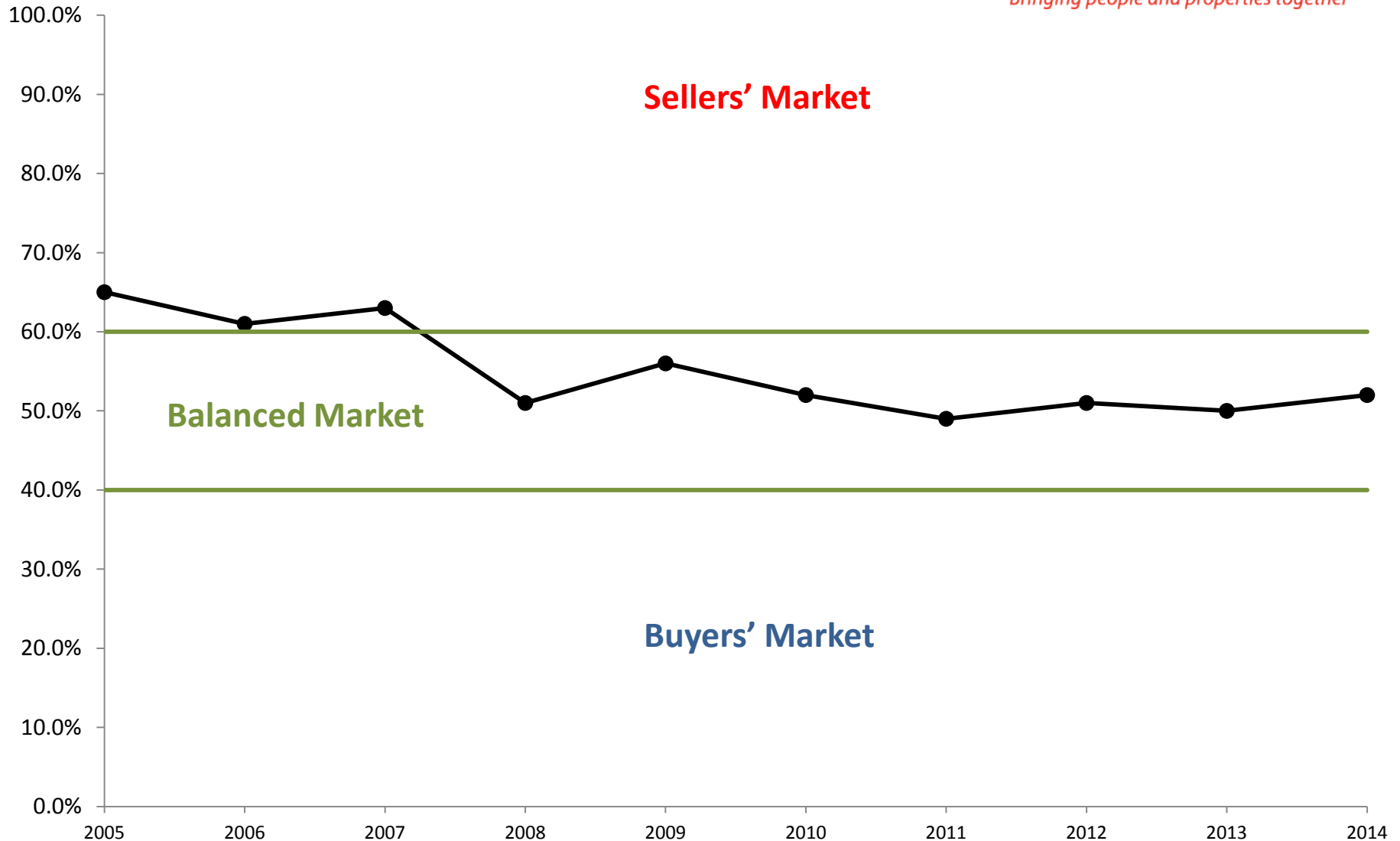
Total Residential	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$252,746	4.4	\$242,180
Average Price (YTD)	\$254,141	3.4	\$245,737

2014 Monthly Data						2013 Monthly Data			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	392	22.5	83	-11.7	475	14.7	320	94	414
Dollar Volume	\$104,877,312	25.4	\$15,177,025	-8.5	\$120,054,337	19.7	\$83,667,468	\$16,594,855	\$100,262,323
No.of Listings	457	3.4	126	0.8	583	2.8	442	125	567
Average Price (December)	\$267,544	-0.5	\$182,856	-1.9	\$252,746	-1.0			
Average Price (November)	\$268,786		\$186,331		\$255,210				
% Difference in Average Price in Current Month Compared to Previous Month									

2014 Year-to-Date						2013 Year-to-Date			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	6925	7.5	1596	9.1	8521	7.8	6442	1463	7905
Dollar Volume	\$1,873,714,178	11.4	\$291,819,753	11.9	\$ 2,165,533,931	11.5	\$1,681,687,950	\$260,866,552	\$ 1,942,554,502
No.of Listings	13195	3.0	3297	6.4	16492	3.7	12811	3098	15909
Active Listings (end of period)	2149	-3.5	572	12.4	2721	-0.5	2226	509	2735
Average Price YTD	\$270,572	3.6	\$182,844	2.5	\$254,141	3.4	<div>RESIDENTIAL STATISTICS Dec 2014</div>		
Average Price (Dec.31/13)*	\$261,051		\$178,309		\$245,737				
* % Difference in Average Price Year-to-Date Compared to December 31, 2013									

**RESIDENTIAL STATISTICS**  
**Dec 2014**

# Sales to New Listings Ratio (10 Year Review)



**ST. THOMAS STATISTICS****2014 Monthly Data****2013 Monthly Data**

		%	
<b>Units Sold</b>	40	17.6	34
<b>Dollar Volume</b>	\$7,433,101	-10.1	\$8,265,400
<b>No.of Listings</b>	56	16.7	48
<b>Active at End</b>	292	5.0	278

**2014 Year-to Date****2013 Year-to-Date**

		%	
<b>Units Sold</b>	708	5.8	669
<b>Dollar Volume</b>	\$141,518,229	4.9	\$134,860,816
<b>No.of Listings</b>	1228	3.6	1185

<b>Average Price (Dec 2014)</b>	\$185,828	2.5	<b>Average Price (Dec 2013)</b>
<b>Average Price (Nov 2014)</b>	\$181,292		\$243,100
<b>Average Price YTD</b>	\$199,885	-0.8	<b>Average Price (YTD 2013)</b>
<b>Average Price (Dec.31/123) *</b>	\$201,586		\$201,586

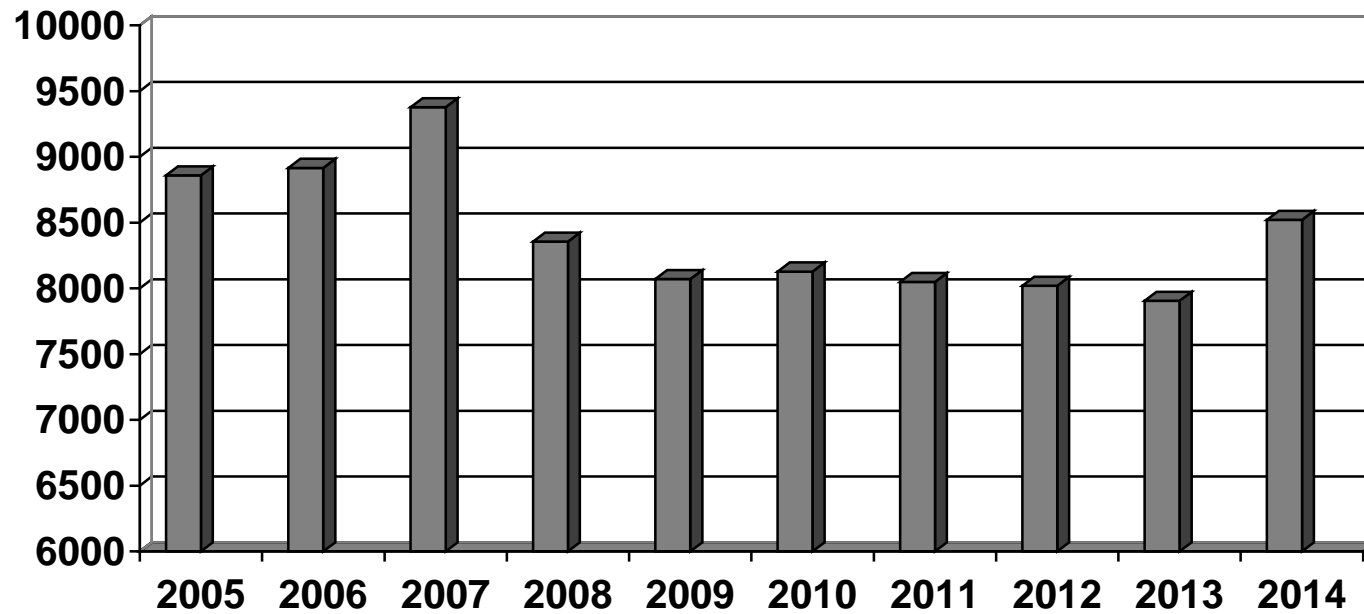
\* Difference in Average Price Year-to-Date Compared to December 31, 2013

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

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<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>2005</b>	42	46	76	65	76	81	79	78	74	66	58	39	<b>780</b>
<b>10 Year Average (2005-2014)</b>	40	48	62	72	79	75	71	66	58	55	49	33	<b>708</b>

## MLS® Residential Sales

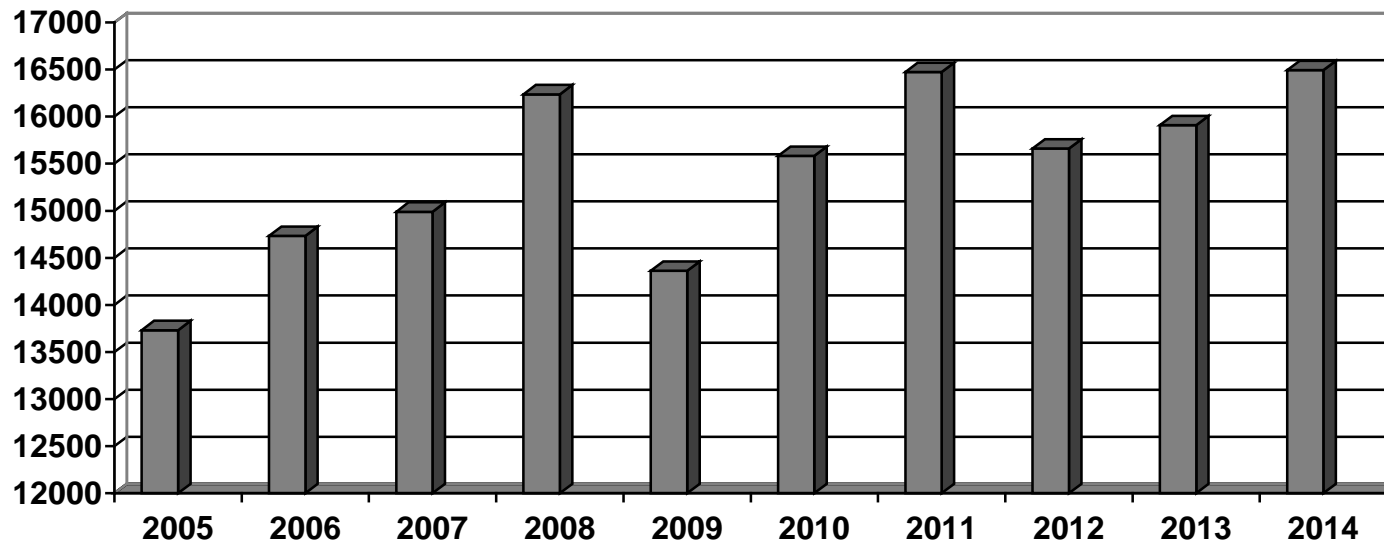
(Jan. 1 to Dec. 31 – a 10 year review)



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

## MLS® Residential Listings

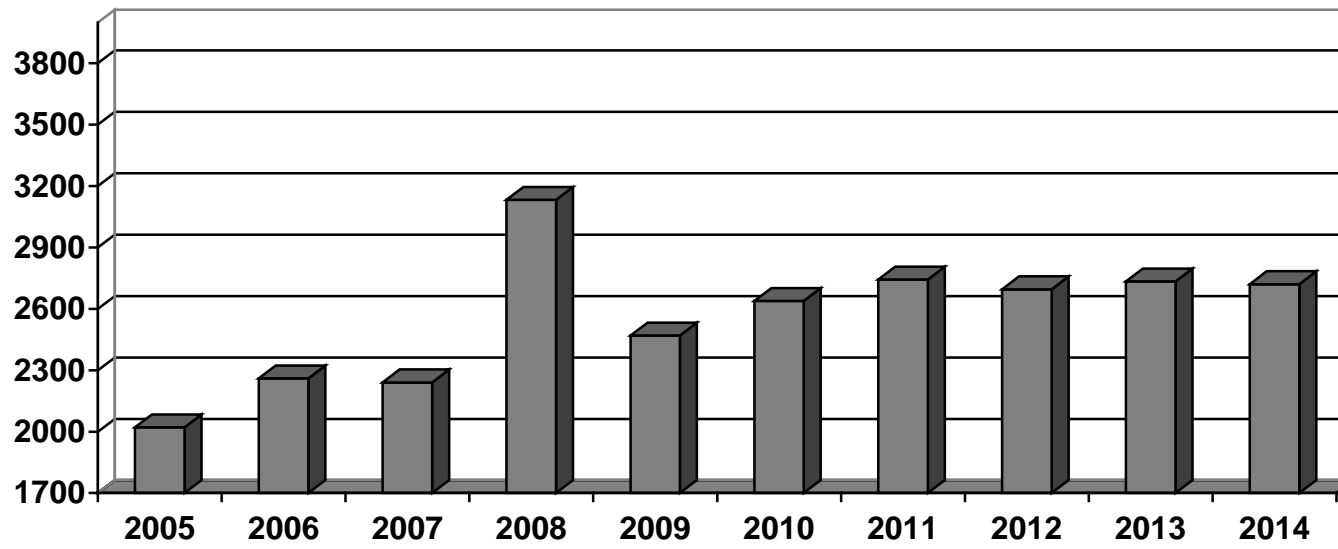
(Jan. 1 to Dec. 31 – a 10 year review)



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

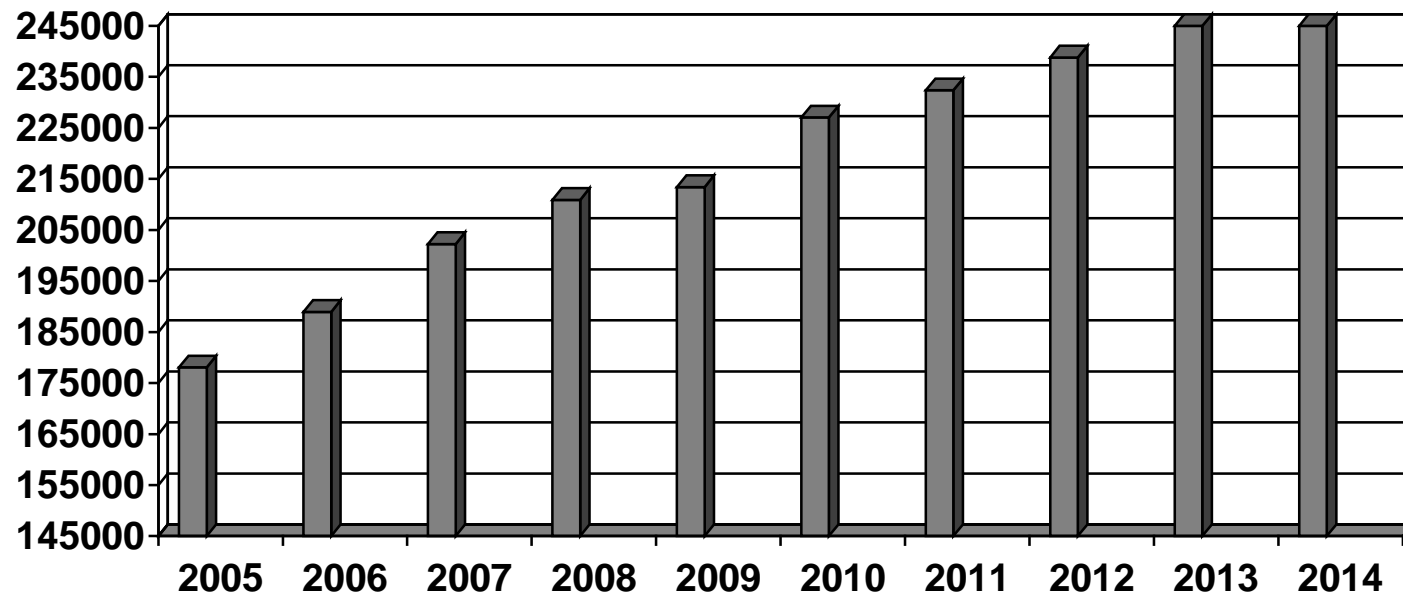
## Active MLS® Residential Listings – End of Period

(10 year review)



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

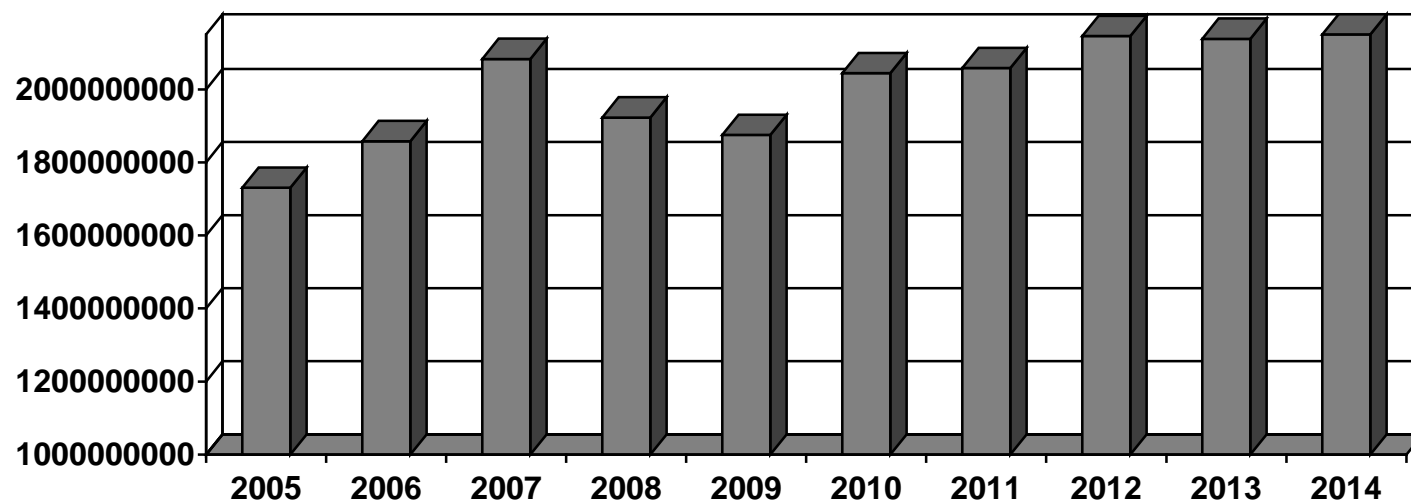
## Average Residential Price in Association's Jurisdiction (10 year review)



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

# RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>5 Year Average: Condos</b>	<b>79</b>	<b>121</b>	<b>140.2</b>	<b>158.2</b>	<b>174.6</b>	<b>162.4</b>	<b>152.6</b>	<b>138.2</b>	<b>107.4</b>	<b>112.2</b>	<b>95.8</b>	<b>83.4</b>	<b>1525</b>
<b>5 Year Average: Detached</b>	<b>355.8</b>	<b>452.6</b>	<b>603</b>	<b>711.2</b>	<b>749.8</b>	<b>703.6</b>	<b>641.4</b>	<b>581.8</b>	<b>529.2</b>	<b>510.8</b>	<b>471.4</b>	<b>323.6</b>	<b>6634.2</b>
<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
<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

# RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<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	
<b>2001</b>	341	532	668	722	820	776	677	673	558	576	537	427	
<b>2000</b>	293	556	756	654	753	664	558	570	466	511	433	291	
<b>1999</b>	278	500	677	700	733	735	704	561	563	482	475	312	
<b>1998</b>	310	478	569	615	691	648	662	556	563	491	458	375	

# RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
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 2014 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

## 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 December 2014

### London

Item	2013 Average Sale Price *	2014 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$323,658	\$337,390	4.2%
Total Condo North	\$215,715	\$216,887	0.5%
Bungalow North	\$249,975	\$250,870	0.4%
Two Storey North	\$346,692	\$368,488	6.3%
Ranch North	\$367,291	\$381,435	3.9%
Townhouse Condo North	\$191,446	\$197,262	3.0%
<b>SOUTH</b>			
Total Detached South	\$282,452	\$287,309	1.7%
Total Condo South	\$160,653	\$163,629	1.9%
Bungalow South	\$212,624	\$217,595	2.3%
Two Storey South	\$346,732	\$354,414	2.2%
Ranch South	\$309,729	\$326,859	5.5%
Townhouse Condo South	\$150,793	\$146,572	-2.8%
<b>EAST</b>			
Total Detached East	\$202,185	\$214,424	6.1%
Total Condo East	\$154,208	\$165,219	7.1%
Bungalow East	\$161,679	\$170,734	5.6%
Two Storey East	\$265,287	\$278,711	5.1%
Ranch East	\$208,729	\$234,324	12.3%
Townhouse Condo East	\$120,104	\$129,194	7.6%

\* up-to-date figures based on January 1, 2013 to December 31, 2013

## Statistical Breakdown by Area for December 2014

### Elgin

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$225,526	\$224,660	-0.4%
Total Condo	\$164,031	\$163,609	-0.3%
Bungalow	\$176,801	\$180,449	2.1%
Two Storey	\$296,524	\$344,819	16.3%
Ranch	\$278,431	\$244,528	-12.2%
Townhouse Condo	\$180,544	\$182,671	1.2%

### St. Thomas

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$196,667	\$198,748	1.1%
Total Condo	\$206,521	\$239,132	15.8%
Bungalow	\$189,626	\$190,335	0.4%
Two Storey	\$239,651	\$240,554	0.4%
Ranch	\$217,940	\$215,933	-0.9%
Townhouse Condo	\$0	\$225,000	100.0%

\* up-to-date figures based on January 1, 2013 to December 31, 2013

## Statistical Breakdown by Area for December 2014

### Middlesex County

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$298,528	\$322,754	8.1%
Total Condo	\$265,173	\$285,590	7.7%
Bungalow	\$211,377	\$241,301	14.2%
Two Storey	\$368,566	\$405,107	9.9%
Ranch	\$325,107	\$357,582	10.0%
Townhouse Condo	\$291,000	\$288,667	-0.8%

### Strathroy

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$217,748	\$225,733	3.7%
Total Condo	\$180,156	\$186,108	3.3%
Bungalow	\$195,323	\$198,360	1.6%
Two Storey	\$269,630	\$268,971	-0.2%
Ranch	\$232,815	\$275,598	18.4%
Townhouse Condo	\$122,000	\$120,000	-1.6%

\* up-to-date figures based on January 1, 2013 to December 31, 2013