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# STATISTICAL REPORT



(for month ending November 30, 2012)

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# News Release

For Comment: Barb Whitney, President, 519-673-3390

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

London, December 3, 2012

## Sales cool in November

Sales of detached homes dipped 15.9% in November 2012, with 417 homes exchanging hands. Sales of condos, however, were up 18.8%, with the result that, Year-to-Date, total sales are down only a modest 0.3%. “With the exception of last month, condo sales have been quite slow over the past half a year,” says Barb Whitney, President of the London and St. Thomas Association of REALTORS® (LSTAR), “so it’s good to see that condos starting to move well again.” Altogether 512 homes sold, down 11.1% from the previous year.

New listings were down 12.9% for detached homes and 9% for condos. Overall new listings were down 12.1%. Inventory – the number of active listings at month end – was also down 5%. However, “Sales to new listings ratio, a measure of market balance, confirm that our market remains a balanced one,” says Whitney.

London’s Sister City of St. Thomas experienced a similar slowdown, with 8 fewer sales than in November 2011. However, its average price Year-to-Date holds steady at \$191,680 up 1.2% from December 31, 2011.

“This month’s sales figures are right in line with what we expected and CMHC forecast,” says Whitney, “and that’s a steady, solid market going forward into the next couple of years.”

The average price for a detached home in LSTAR’s jurisdiction Year-to-Date stands at \$254,389, up 4% compared to December 31, 2011, while the average price for a condo for that same period stands at \$171,581, down 4.4%. The average price for all housing types Year-to-Date stands at \$238,935, up 2.8%.

The average price of a home in Canada in October 2012 (the latest information available) stood at \$361,516.

House Style	Units Sold	Average Price
2 storey	119	\$343,804
Bungalow	95	\$182,087
Ranch	54	\$271,177
Townhouse Condo	49	\$141,180

The best-selling house style in LSTAR’s jurisdiction last month was the two-storey, followed by the bungalow, then the ranch, then the townhouse condominium.

*The London and St. Thomas Association of REALTORS® (LSTAR) is one of Canada's fifteen largest real estate associations, representing over 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.*

*As members of the Canadian Real Estate Association, LSTAR members may use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. The Association operates the local Multiple Listing Service® (MLS®) and provides ongoing professional education courses for its members.*

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# LSTAR's Market Report for November 2012

Market Activity	417 detached homes and 95 condos exchanged hands in November 2012, for a total of 512 transactions.																	
Type of Market	Balanced																	
Listings	Active detached home listings end of period were down 6.0%. Active condo listings end of period were up 0.7%																	
Average Price November 2012 (Compared to October 2012)	Total Residential (Detached & Condo)	\$235,993 down 2.7% (\$242,623)																
	All detached homes in LSTAR’s jurisdiction	\$252,259 down 2.0% (\$257,302)																
	All condos in LSTAR’S jurisdiction	\$164,593 down 9.7% (\$182,223)																
	All two-storeys in LSTAR’s jurisdiction	\$343,804 up 5.7% (\$325,402)																
	All bungalows in LSTAR’s jurisdiction	\$182,087 down 5.7% (\$193,077)																
	All ranches in LSTAR’S jurisdiction	\$271,177 down 11.6% (\$306,614)																
	All townhouse condos in LSTAR’s jurisdiction	\$141,180 down 9.4% (\$155,762)																
Most Popular in November	Two-storeys, then bungalows, then ranches, and then townhouse condos.																	
Affordability	The average price of a home in Canada in October 2012 (the latest information available) stood at \$361,516. <table><tr><td>House Style</td><td>Units Sold</td><td>Average Price</td></tr><tr><td>2 Storey</td><td>119</td><td>\$343,804</td></tr><tr><td>Bungalow</td><td>95</td><td>\$182,087</td></tr><tr><td>Ranch</td><td>54</td><td>\$271,177</td></tr><tr><td>Townhouse Condo</td><td>49</td><td>\$141,180</td></tr></table>			House Style	Units Sold	Average Price	2 Storey	119	\$343,804	Bungalow	95	\$182,087	Ranch	54	\$271,177	Townhouse Condo	49	\$141,180
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2 Storey	119	\$343,804																
Bungalow	95	\$182,087																
Ranch	54	\$271,177																
Townhouse Condo	49	\$141,180																
Market Factors	<p>The average price for a detached home in LSTAR’s jurisdiction Year-to-Date stands at \$254,389, up 4% compared to December 31, 2011, while the average price for a condo for that same period stands at \$171,581, down 4.4%. The average price for all housing types Year-to-Date stands at \$238,935, up 2.8%.</p> <p>“This month’s sales figures are right in line with what we expected and CMHC forecast,” says Whitney, “and that’s a steady, solid market going forward into the next couple of years.”</p>																	

2012 Monthly Data							2011 Monthly Data				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	417	-15.9	95	18.8	44	556	-11.3	496	80	51	627
Dollar Volume	\$105,191,995	-13.4	\$15,636,315	13.9	\$14,956,500	\$135,784,810	-9.6	\$121,405,465	\$13,725,388	\$14,992,550	\$150,123,403
No.of Listings	731	-12.9	183	-9.0	238	1152	-10.8	839	201	252	1292

<u>2012 Year-to Date</u>							<u>2011 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	6215	-0.5	1426	0.7	589	8230	0.2	6249	1416	546	8211
Dollar Volume	\$1,581,028,711	3.5	\$244,675,196	-4.6	\$215,032,716	\$2,040,736,623	4.4	\$1,528,030,798	\$256,529,444	\$169,754,622	\$1,954,314,864
No.of Listings	12213	-6.1	2938	1.5	2821	17,972	-4.1	13002	2895	2845	18742
Active Listings (end of period)	2636	-6.0	606	-0.7	1416	4658	-6.5	2804	610	1568	4982

Detached	<u>2012</u>		<u>2011</u>
Average Price(Month)	\$252,259	3.1	\$244,769
Average Price (YTD)	\$254,389	4.0	\$244,524

Condo	<u>2012</u>		<u>2011</u>
Average Price(Month)	\$164,593	-4.1	\$171,567
Average Price (YTD)	\$171,581	-5.3	\$181,165

Total Residential	<u>2012</u>		<u>2011</u>
Average Price(Month)	\$235,993	0.6	\$234,602
Average Price (YTD)	\$238,935	2.6	\$232,819

2012 Monthly Data						2011 Monthly Data			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	417	-15.9	95	18.8	512	-11.1	496	80	576
Dollar Volume	\$105,191,995	-13.4	\$15,636,315	13.9	\$120,828,310	-10.6	\$121,405,465	\$13,725,388	\$135,130,853
No.of Listings	731	-12.9	183	-9.0	914	-12.1	839	201	1040
Average Price (Nov)	\$252,259	-2.0	\$164,593	-9.7	\$235,993	-2.7			
Average Price (Oct)	\$257,302		\$182,223		\$242,623				
% Difference in Average Price in Current Month Compared to Previous Month									

2012 Year-to Date						2011 Year-to-Date			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	6215	-0.5	1426	0.7	7641	-0.3	6249	1416	7665
Dollar Volume	\$1,581,028,711	3.5	\$244,675,196	-4.6	\$ 1,825,703,907	2.3	\$1,528,030,798	\$256,529,444	\$1,784,560,242
No.of Listings	12213	-6.1	2938	1.5	15151	-4.7	13002	2895	15897
Active Listings (end of period)	2636	-6.0	606	-0.7	3242	-5.0	2804	610	3414
Average Price YTD	\$254,389	4.0	\$171,581	-4.4	\$238,935	2.8	RESIDENTIAL STATISTICS Nov2012		
Average Price (Dec.31/11)*	\$244,560		\$179,560		\$232,387				
* % Difference in Average Price Year-to-Date Compared to December 31, 2011									

**RESIDENTIAL STATISTICS**  
**Nov2012**

**ST. THOMAS STATISTICS****2012 Monthly Data****2011 Monthly Data**

		%	
<b>Units Sold</b>	42	-16.0	50
<b>Dollar Volume</b>	\$8,554,350	-10.7	\$9,579,771
<b>No.of Listings</b>	63	-38.8	103
<b>Active at End</b>	272	-20.9	344

**2012 Year-to Date****2011 Year-to-Date**

		%	
<b>Units Sold</b>	592	-7.5	640
<b>Dollar Volume</b>	\$113,474,624	-4.3	\$118,593,740
<b>No.of Listings</b>	1156	-6.8	1241

<b>Average Price (Nov)</b>	\$203,675	9.5	<b>Average Price (Nov 2011)</b>
<b>Average Price (Oct)</b>	\$185,973		\$191,595
<b>Average Price YTD</b>	\$191,680	1.2	<b>Average Price (YTD 2011)</b>
<b>Average Price (Dec.31/11) *</b>	\$189,413		\$185,303

\* Difference in Average Price Year-to-Date Compared to December 31, 2011

# ST. THOMAS

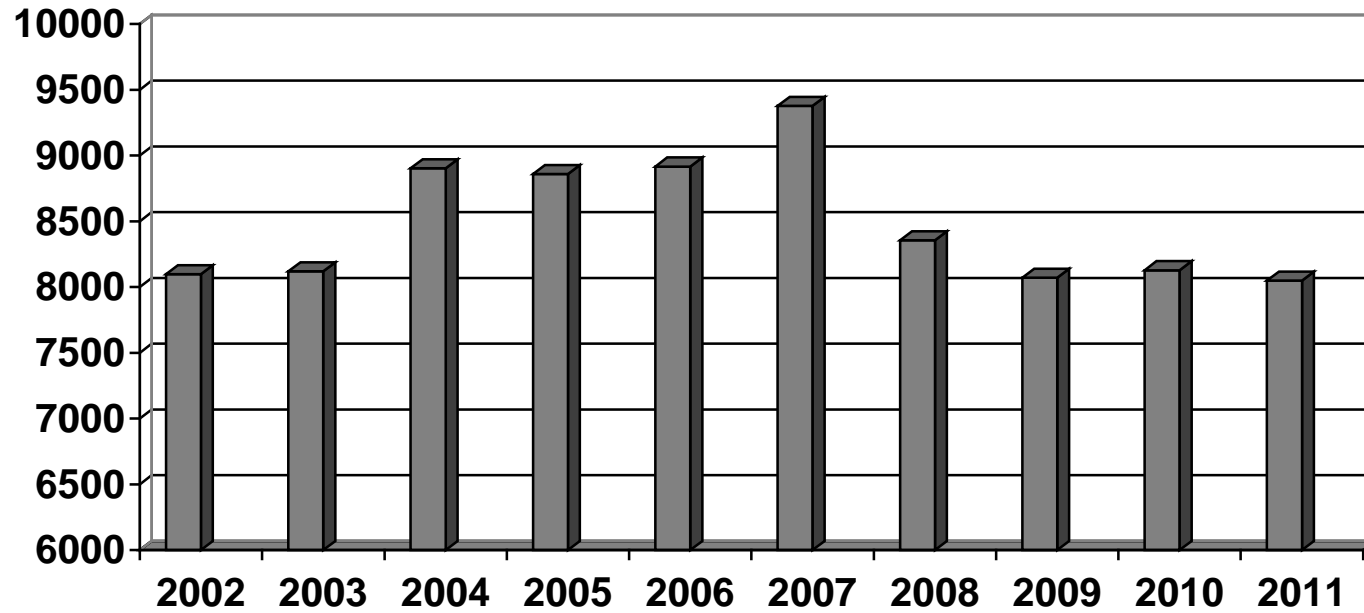
## Sales by Month

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
2012	40	36	50	59	65	57	69	64	51	59	42	
2011	44	40	67	60	72	73	59	64	61	51	50	42
2010	37	44	61	89	77	63	63	55	58	53	41	24
2009	23	52	55	55	75	90	72	75	59	55	57	37
2008	36	53	48	76	86	68	70	50	52	48	25	23
2007	58	80	86	82	97	92	93	84	47	64	52	32
2006	47	36	76	82	87	88	55	67	57	60	59	38
2005	42	46	76	65	76	81	79	78	74	66	58	39
2004	43	59	96	78	79	80	64	75	65	61	59	27
2003	35	52	60	66	63	74	74	53	77	63	55	31
2002	54	49	66	69	59	58	61	50	47	44	44	34
2001	37	34	52	51	84	55	51	65	52	46	41	33
10 Year Average (2000-2009)*	41	51	68	71	78	75	68	65	59	56	49	32

*\* 10 Year Average does not include 2011*

## MLS® Residential Sales

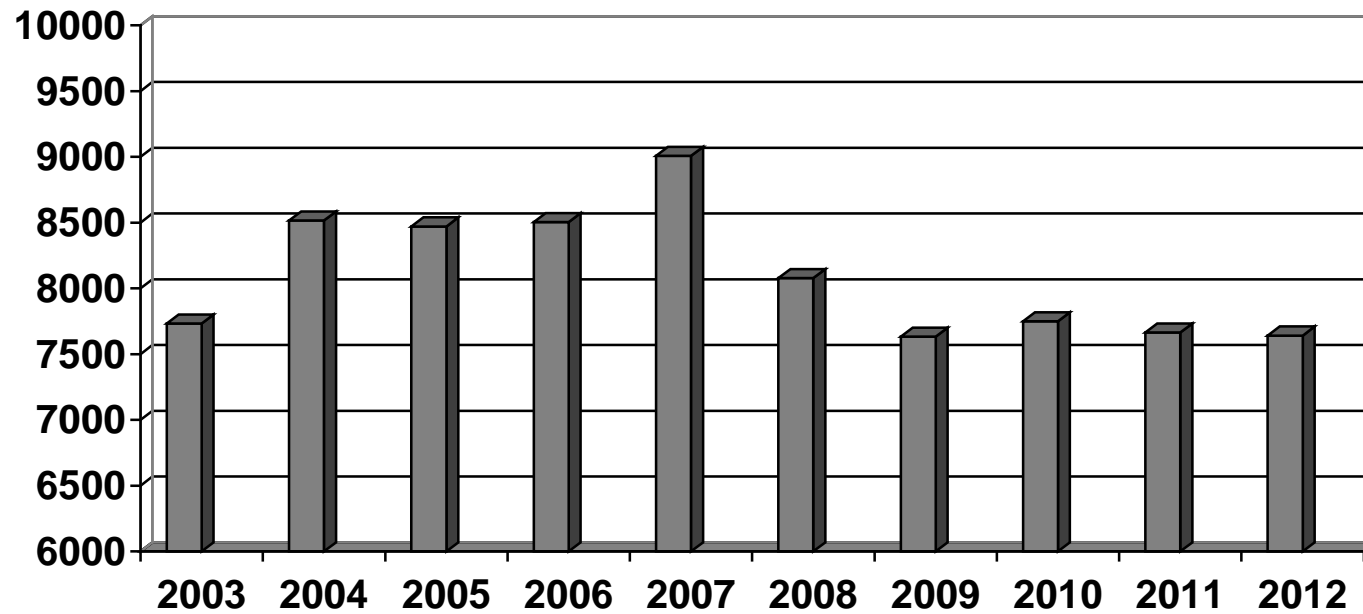
(Jan. 1 to Dec. 31 – a 10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
8097	8120	8903	8859	8916	9378	8356	8070	8128	8048

## MLS® Residential Sales

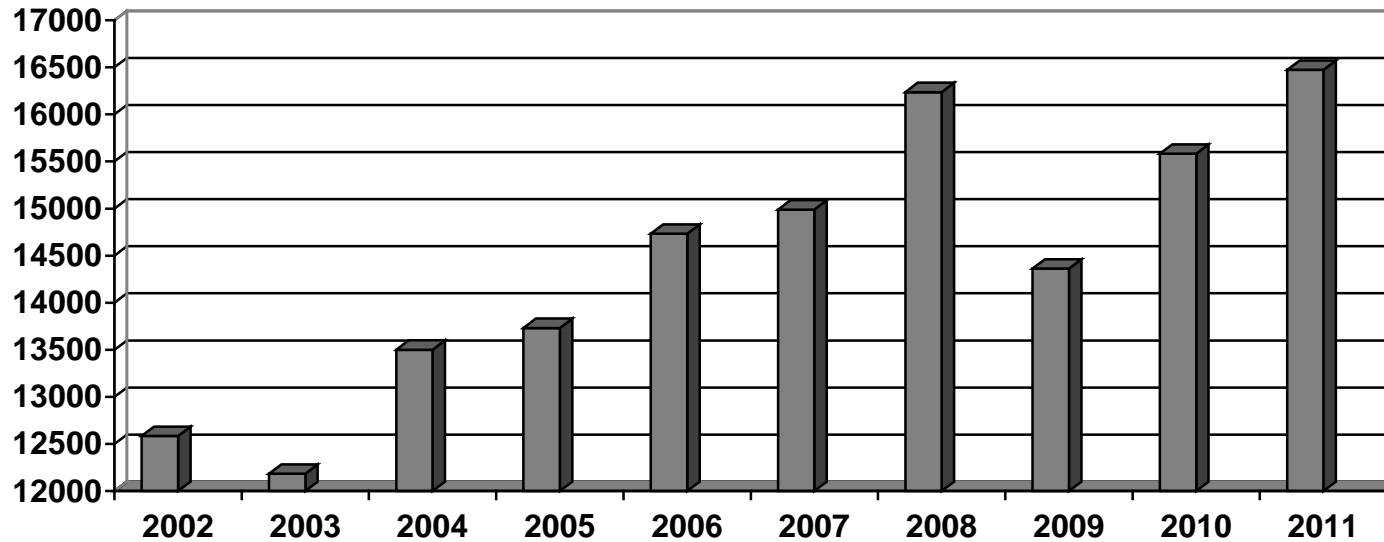
(November YTD – a 10 year review)



2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
7733	8516	8471	8504	9007	8077	7632	7750	7665	7641

## MLS® Residential Listings

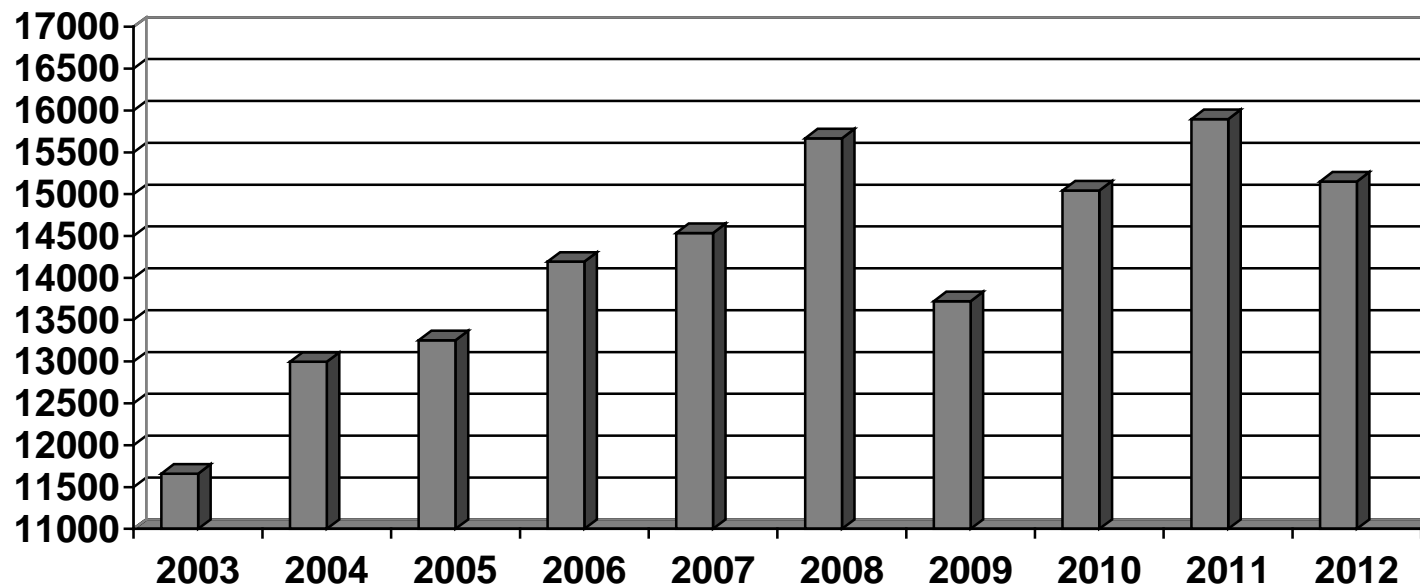
(Jan. 1 to Dec. 31 – a 10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
12585	12184	13501	13732	14732	14990	16236	14362	15582	16473

## MLS® Residential Listings

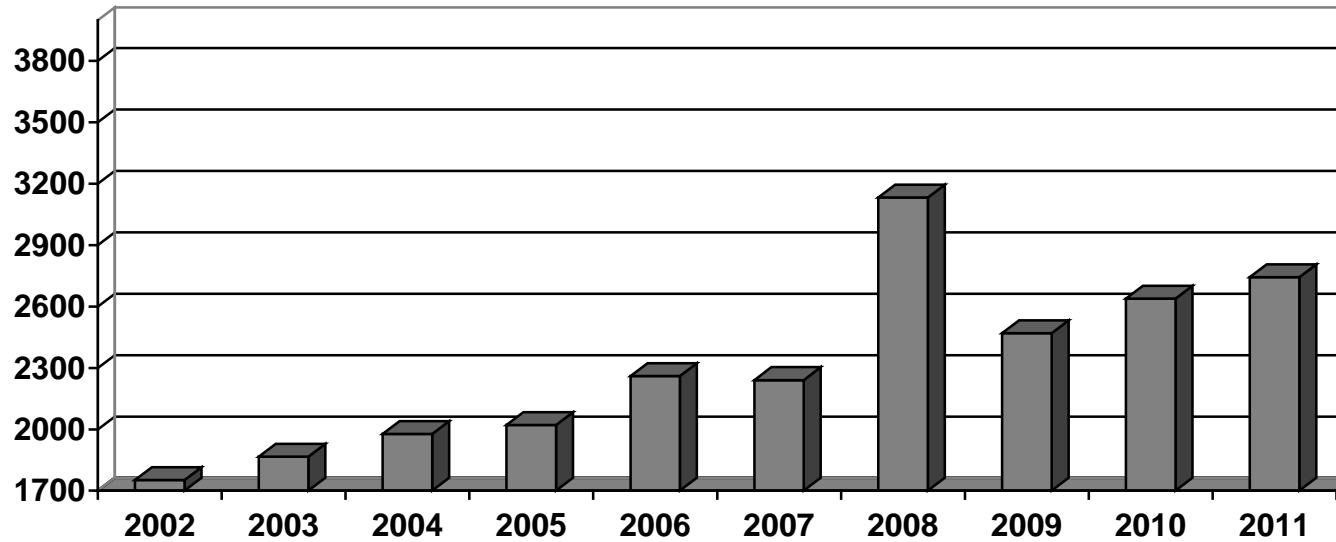
(November YTD – a 10 year review)



2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
11660	12996	13255	14193	14535	15667	13720	15045	15897	15151

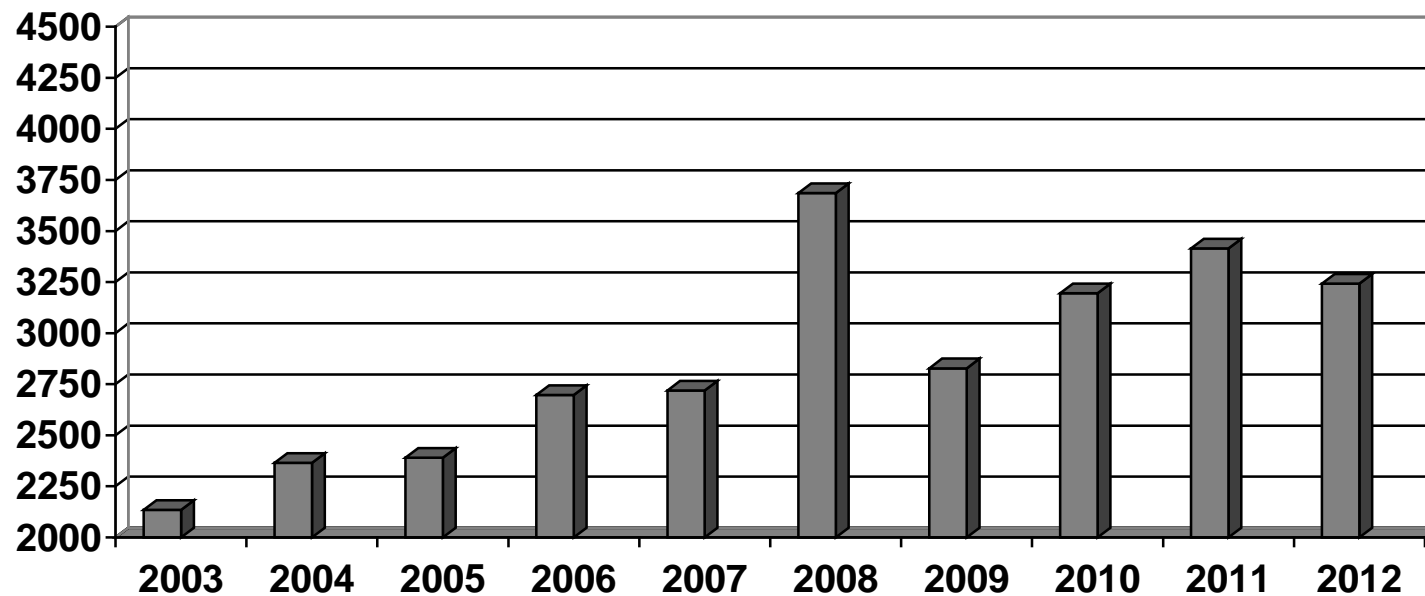
## Active MLS® Residential Listings – End of Period

(10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1753	1866	1978	2021	2260	2241	3133	2470	2639	2743

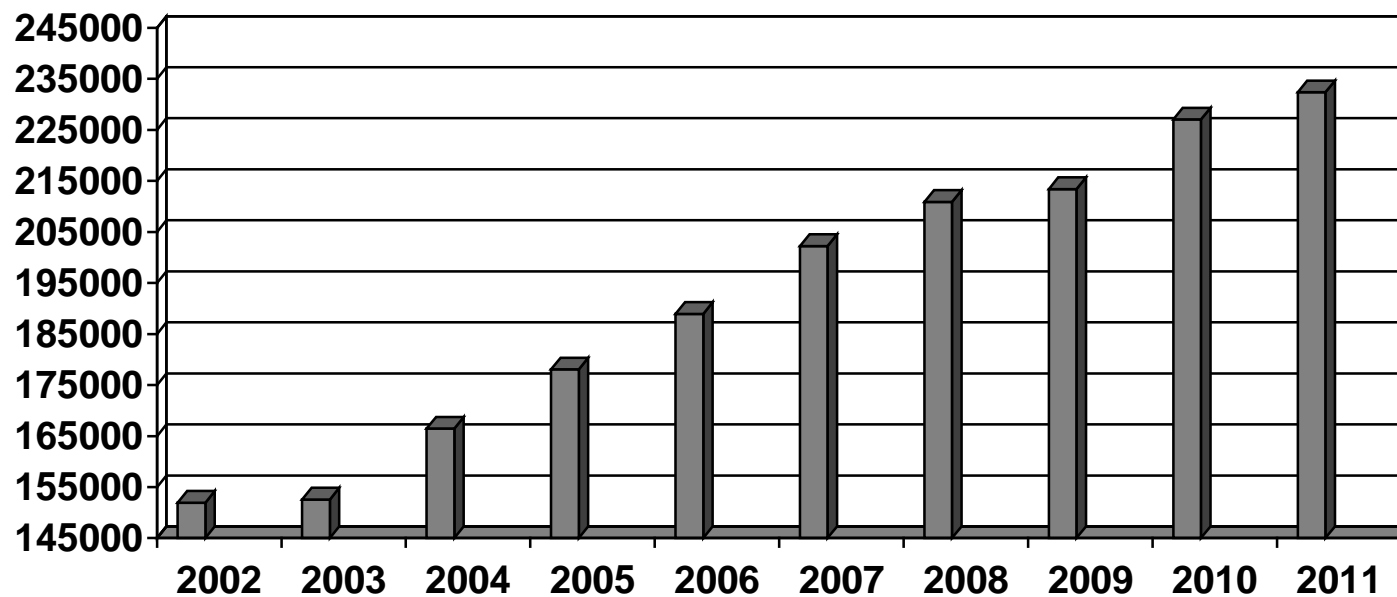
## Active MLS® Residential Listings End of Period as of November (10 year review)



2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
2135	2365	2390	2697	2719	3686	2828	3195	3414	3242

## Average Residential Price in Association's Jurisdiction

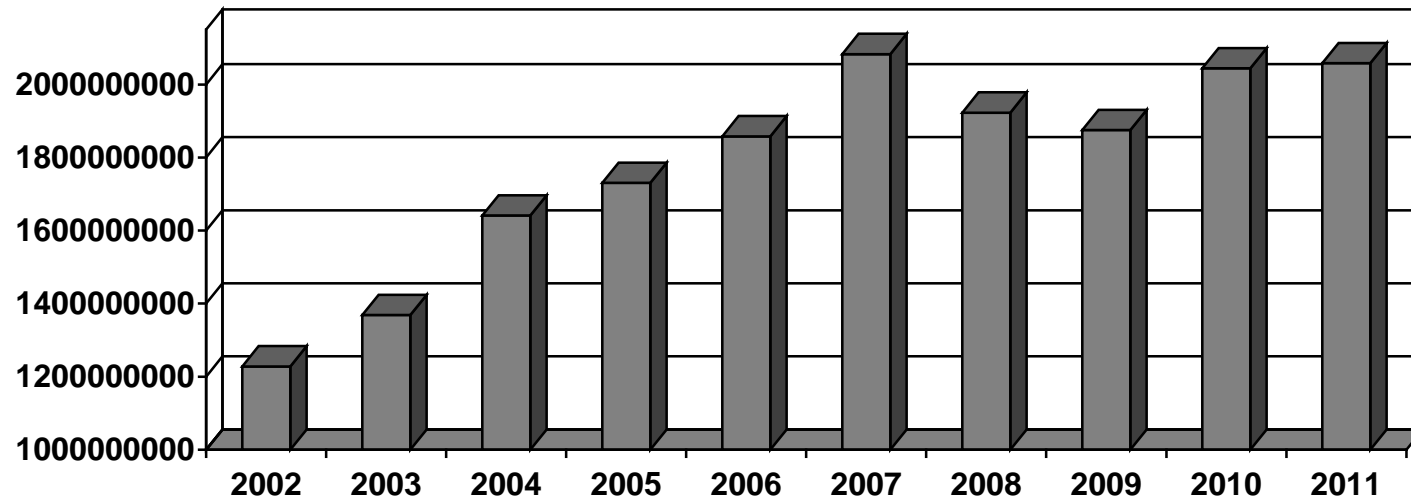
(10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
\$151,956	\$152,586	\$166,465	\$178,058	\$188,942	\$202,256	\$210,888	\$213,402	\$227,056	\$232,387

## Total MLS® Dollar Volume

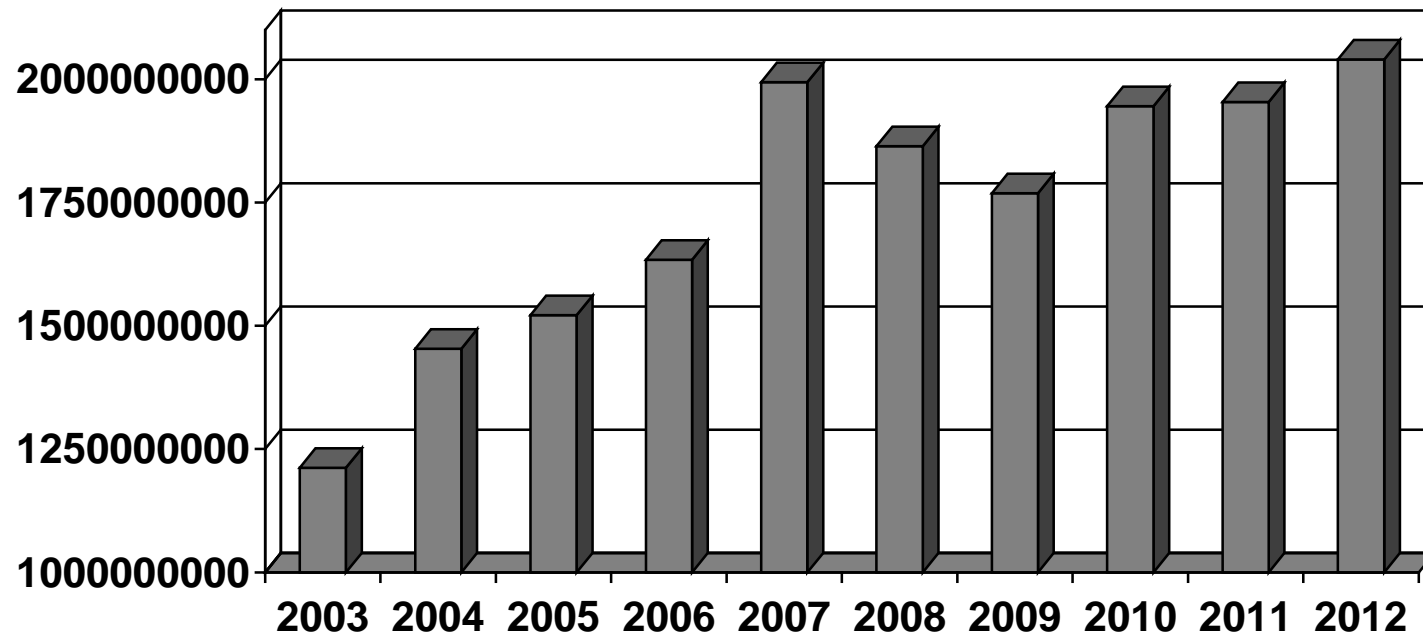
(10 year review)



2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
1,227,904,141	1,368,440,059	1,640,903,052	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

## Total MLS® Dollar Volume YTD as of November

(10 year review)



2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
1,211,846,310	1,453,642,332	1,521,573,592	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

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<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>	
Condo	75	137	147	164	162	162	126	139	103	122	95	
Detached	379	500	623	716	751	663	620	584	493	502	417	
<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>
Condo	81	116	162	131	180	172	155	143	113	88	80	78
Detached	347	436	647	619	702	741	587	620	589	495	496	306
<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>
Condo	95	117	157	182	184	156	125	118	114	101	115	80
Detached	377	488	702	835	714	660	589	509	475	465	505	301
<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>
Condo	60	98	118	138	166	179	170	147	136	121	99	85
Detached	245	382	551	666	698	767	734	600	572	543	485	353
<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>
Condo	87	140	151	188	196	185	207	155	144	106	87	63
Detached	379	547	594	654	825	720	743	607	625	475	299	218
<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>
Condo	94	148	168	193	242	207	226	183	126	140	123	91
Detached	444	560	678	723	919	785	783	688	524	565	531	284
<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>
Condo	113	144	172	179	193	204	155	173	147	139	126	84
Detached	416	471	697	678	820	807	645	659	545	572	490	337
<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>
Condo	107	142	149	173	221	199	167	195	156	145	119	87
Detached	333	515	625	716	752	797	626	699	590	534	526	301
<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>

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Condo	76	149	215	174	206	191	174	162	135	136	118	93
Detached	351	522	815	761	767	713	709	619	551	532	489	295
<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>
Condo	378	136	138	180	165	151	192	135	145	117	99	81
Detached	101	483	763	696	672	684	703	537	526	502	440	308
<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>
Condo							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
<b>1997</b>	435	531	537	671	648	545	661	482	524	528	389	358
<b>1996</b>	335	449	649	622	677	544	575	568	550	628	673	500
<b>1995</b>	260	320	398	445	575	559	537	641	498	471	416	277
<b>1994</b>	323	525	786	761	618	534	383	456	356	396	379	276
<b>1993</b>	249	412	508	676	621	639	549	507	479	419	399	347
<b>1992</b>	392	636	715	623	556	586	577	504	534	519	382	261
<b>1991</b>	392	636	715	623	556	586	577	504	534	519	382	261
<b>1990</b>	269	627	618	521	439	398	450	479	385	403	337	254
<b>1989</b>	480	641	687	578	624	567	531	685	568	551	522	337
<b>1988</b>	423	568	742	724	672	665	602	666	557	518	503	363
<b>1987</b>	418	561	534	557	418	483	517	492	455	544	385	284
<b>1986</b>	348	304	348	497	506	529	465	517	561	524	387	301

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>1985</b>	382	396	445	500	617	582	525	501	462	463	346	202
<b>1984</b>	310	379	507	444	503	421	409	452	313	388	391	245
<b>1983</b>	266	322	443	464	533	472	482	454	406	327	359	211
<b>1982</b>	153	193	262	265	256	271	275	335	410	428	396	331
<b>1981</b>	285	327	414	598	531	368	358	268	222	178	179	153
<b>1980</b>	257	295	289	258	266	385	432	382	337	305	261	209
<b>1979</b>	218	311	370	427	426	452	467	382	317	313	195	97
<b>1978</b>	218	298	316	389	410	395	342	383	303	314	247	353

## Average Residential Prices - 1987 to 2012 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	\$240,735	\$191,680	\$238,935

## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
1997	938	-8.8	\$90,421	538	-7.7	\$90,706
1998	948	1.1	\$94,275	509	-5.4	\$89,513
1999	1129	19.1	\$93,015	607	19.3	\$90,308
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

## Statistical Breakdown by Area for November 2012

### London

Item	2011 Average Sale Price *	2012 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$303,622	\$319,379	5.2%
Total Condo North	\$208,969	\$208,226	-0.4%
Bungalow North	\$219,866	\$257,966	17.3%
Two Storey North	\$341,265	\$345,324	1.2%
Ranch North	\$332,829	\$367,033	10.3%
Townhouse Condo North	\$190,519	\$192,761	1.2%
<b>SOUTH</b>			
Total Detached South	\$269,759	\$269,487	-0.1%
Total Condo South	\$151,805	\$155,123	2.2%
Bungalow South	\$203,748	\$201,136	-1.3%
Two Storey South	\$328,724	\$331,425	0.8%
Ranch South	\$304,749	\$287,719	-5.6%
Townhouse Condo South	\$143,901	\$142,568	-0.9%
<b>EAST</b>			
Total Detached East	\$199,007	\$204,235	2.6%
Total Condo East	\$188,630	\$147,422	-21.8%
Bungalow East	\$161,733	\$165,717	2.5%
Two Storey East	\$263,435	\$269,018	2.1%
Ranch East	\$199,511	\$204,182	2.3%
Townhouse Condo East	\$125,301	\$122,490	-2.2%

\* up-to-date figures based on January 1, 2011 to December 31, 2011

## Statistical Breakdown by Area for November 2012

### Elgin

Item	2011 Average Sale Price *	2012 Year to Date	%
Total Detached	\$208,022	\$226,886	9.1%
Total Condo	\$195,591	\$225,667	15.4%
Bungalow	\$166,108	\$179,060	7.8%
Two Storey	\$285,344	\$309,475	8.5%
Ranch	\$243,560	\$263,369	8.1%
Townhouse Condo	\$195,591	\$233,875	19.6%

### St. Thomas

Item	2011 Average Sale Price *	2012 Year to Date	%
Total Detached	\$184,089	\$192,042	4.3%
Total Condo	\$212,579	\$227,143	6.9%
Bungalow	\$168,315	\$177,560	5.5%
Two Storey	\$227,987	\$237,799	4.3%
Ranch	\$199,370	\$196,947	-1.2%
Townhouse Condo	\$0	\$0	n/a

\* up-to-date figures based on January 1, 2011 to December 31, 2011

## Statistical Breakdown by Area for November 2012

### Middlesex County

Item	2011 Average Sale Price *	2012 Year to Date	%
Total Detached	\$290,615	\$295,935	1.8%
Total Condo	\$276,555	\$252,656	-8.6%
Bungalow	\$213,176	\$193,314	-9.3%
Two Storey	\$360,419	\$358,615	-0.5%
Ranch	\$327,532	\$320,835	-2.0%
Townhouse Condo	\$265,870	\$263,500	-0.9%

### Strathroy

Item	2011 Average Sale Price *	2012 Year to Date	%
Total Detached	211,697	\$217,596	2.8%
Total Condo	158,650	\$154,711	-2.5%
Bungalow	170,964	\$196,885	15.2%
Two Storey	261,318	\$268,216	2.6%
Ranch	239,131	\$262,409	9.7%
Townhouse Condo	128,000	\$138,333	8.1%

\* up-to-date figures based on January 1, 2011 to December 31, 2011