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London, Ontario N6J 1Y3

# STATISTICAL REPORT



(for month ending October 31, 2014)

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# News Release

For Comment: Jim Holody, President, 519-661-9579

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

London, November 3, 2014

## Election signs did not deter sales last month.

In fact, October 2014 proved to be the sixth consecutive month in which area home sales outpaced those of the previous year:

- in May by 5%
- June by 23.4%
- July by 24.4%
- August by 13.6%
- September by 11.1%
- October by 8.4%

698 homes sold last month, making it the best October since 2007. “Year to date, 7,474 homes have exchange hands in our jurisdiction,” says Jim Holody, President of the London and St. Thomas Association of REALTORS®. “That’s 7.6% more transactions than last year at this time.” According to research by the Altus Group, one job is created for every real estate transaction and approximately \$55,000 in ancillary spending is generated every time a house changes hand in Ontario. “By this calculation,” says Holody, “home sales in LSTAR’s jurisdiction have spun off \$411,070,000 into the economy in the first ten months of the year alone and created 2,491 jobs – great news for our local economy.”

572 detached homes exchanged hands last month, up 10%; condos were up 1.6%, with 126 sales. Listings were also up 5.2% for detached homes and 21.3% for condos. Overall inventory was down 0.5%. The market continues to be balanced.

St. Thomas also performed well in October. 49 homes sold in that City last month – up 2.1%. Year to Date sales in St. Thomas are up 2.9% overall and the average price of a home in that City Year to Date is \$202,609, up 0.5%.

The average price for a home in Elgin and Middlesex Counties Year to Date was up 3.8% for detached homes (\$270,935) and 2.4% for condos (\$182,670). The average price for all homes in the London and St. Thomas area Year to Date stands at \$254,178, up 3.4%.

The following table, based on data taken from CREA's National MLS® Report for September 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	\$830,537
Toronto	\$574,087
Fraser Valley	\$514,227
Victoria	\$503,495
Calgary	\$471,929
Hamilton-Burlington	\$419,807
Edmonton	\$374,373
Kitchener-Waterloo	\$336,860
Ottawa	\$361,349
Montreal	\$335,095
Regina	\$324,298
Halifax-Dartmouth	\$274,023
Newfoundland-Labrador	\$257,681
London St. Thomas	\$254,178 <sup>1</sup>
<b>CANADA</b>	<b>\$408,922</b>

House Style	Units Sold	Average Price
2 storey	160	\$355,790
Bungalow	130	\$191,186
Ranch	94	\$289,728
Townhouse	58	\$168,261
High rise apt. condo	37	\$169,027

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

*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> Average Price Year to Date as of October 31, 2014

# LSTAR'S Market Report for October 2014

Market Activity	572 detached homes and 126 condos exchanged hands in October 2014, for a total of 698 transactions.																																
Type of Market	Balanced																																
Listings	Active detached home listings end of period were down 2.3%. Active condo listings end of period were up 7.8%																																
Average Price October 2014 (Compared to September 2014)	Total Residential (Detached & Condo)	\$250,067 down 4.6% (\$261,997)																															
	All detached homes in LSTAR’s jurisdiction	\$263,008 down 5.5% (\$278,337)																															
	All condos in LSTAR’S jurisdiction	\$191,321 up 7.0% (\$178,833)																															
	All two-storeys in LSTAR’s jurisdiction	\$355,790 down 7.2% (\$365,760)																															
	All bungalows in LSTAR’s jurisdiction	\$191,186 down 2.3% (\$195,712)																															
	All ranches in LSTAR’S jurisdiction	\$289,728 down 10.7% (\$324,512)																															
	All townhouse condos in LSTAR’s jurisdiction	\$168,261 down 4.2% (\$175,618)																															
Most Popular in October	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																																
Affordability	<p>The average price for a home in Elgin and Middlesex Counties Year to Date was up 3.8% for detached homes (\$270,935) and 2.4% for condos (\$182,670). The average price for all homes in the London and St. Thomas area Year to Date stands at \$254,178, up 3.4%.</p> <p>The following table, based on data taken from CREA’s National MLS® Report for September 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>\$830,537</td></tr><tr><td>Victoria</td><td>\$503,495</td></tr><tr><td>Fraser Valley</td><td>\$514,227</td></tr><tr><td>Toronto</td><td>\$574,087</td></tr><tr><td>Calgary</td><td>\$471,929</td></tr><tr><td>Hamilton-Burlington</td><td>\$419,807</td></tr><tr><td>Ottawa</td><td>\$361,349</td></tr><tr><td>Kitchener-Waterloo</td><td>\$336,860</td></tr><tr><td>Montreal</td><td>\$335,095</td></tr><tr><td>Regina</td><td>\$324,298</td></tr><tr><td>Newfoundland &amp; Labrador</td><td>\$257,681</td></tr><tr><td>Edmonton</td><td>\$374,373</td></tr><tr><td>Halifax-Dartmouth</td><td>\$274,023</td></tr><tr><td>London St. Thomas (October 2014)</td><td>\$254,178</td></tr><tr><td>CANADA</td><td>\$408,922</td></tr></table>		City	Average Sale \$\$	Vancouver	\$830,537	Victoria	\$503,495	Fraser Valley	\$514,227	Toronto	\$574,087	Calgary	\$471,929	Hamilton-Burlington	\$419,807	Ottawa	\$361,349	Kitchener-Waterloo	\$336,860	Montreal	\$335,095	Regina	\$324,298	Newfoundland & Labrador	\$257,681	Edmonton	\$374,373	Halifax-Dartmouth	\$274,023	London St. Thomas (October 2014)	\$254,178	CANADA
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Market Factors	<p>698 homes sold last month, making it the best October since 2007. “Year to date, 7,474 homes have exchange hands in our jurisdiction,” says Jim Holody, President of the London and St. Thomas Association of REALTORS®. “That’s 7.6% more transactions than last year at this time.”</p> <p>St. Thomas also performed well in October. 49 homes sold in that City last month – up 2.1%. Year to Date sales in St. Thomas are up 2.9% overall and the average price of a home in that City Year to Date is \$202,609, up 0.5%.</p>																																

2014 Monthly Data								2013 Monthly Data			
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	572	10.0	126	1.6	42	740	8.7	520	124	37	681
Dollar Volume	\$150,440,443	13.4	\$24,106,401	10.2	\$19,483,100	\$194,029,944	16.6	\$132,606,741	\$21,869,155	\$11,978,550	\$166,454,446
No.of Listings	1104	5.2	279	21.3	282	1665	8.1	1049	230	261	1540

<u>2014 Year-to Date</u>							<u>2013 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	6055	6.8	1419	11.3	471	7945	7.7	5672	1275	432	7379
Dollar Volume	\$1,640,513,722	10.7	\$259,209,314	13.7	\$186,347,894	\$2,086,070,930	11.2	\$1,482,547,055	\$227,952,271	\$164,650,702	\$1,875,150,028
No.of Listings	11950	2.9	2947	7.0	2640	17,537	4.1	11610	2754	2,479	16,843
Active Listings (end of period)	2844	-2.3	664	7.8	1520	5028	1.0	2911	616	1,453	4980

Detached	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$263,008	3.1	\$255,013
Average Price (YTD)	\$270,935	3.7	\$261,380

Condo	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$191,321	8.5	\$176,364
Average Price (YTD)	\$182,670	2.2	\$178,786

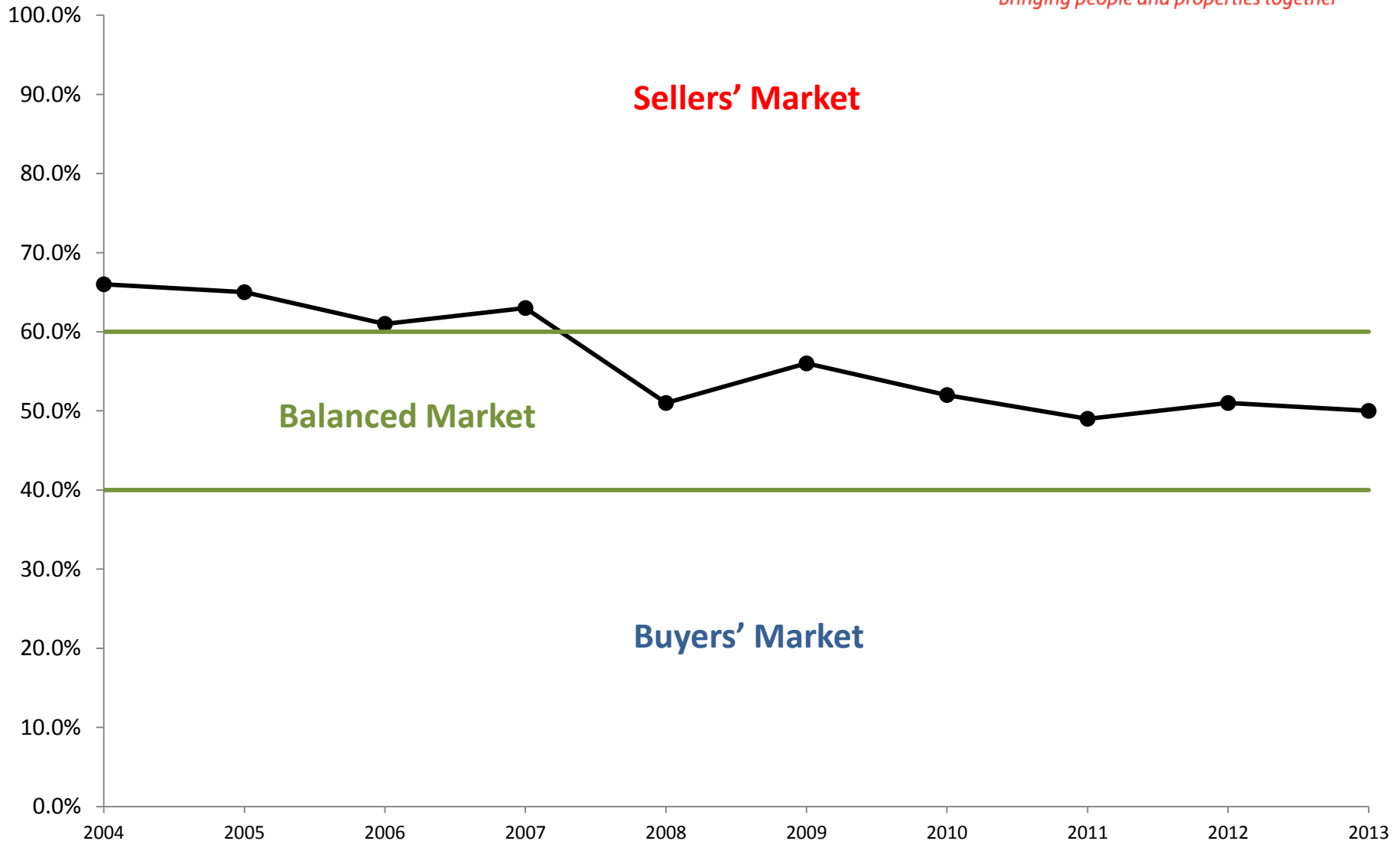
Total Residential	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$250,067	4.3	\$239,869
Average Price (YTD)	\$254,178	3.2	\$246,221

2014 Monthly Data						2013 Monthly Data			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	572	10.0	126	1.6	698	8.4	520	124	644
Dollar Volume	\$150,440,443	13.4	\$24,106,401	10.2	\$174,546,844	13.0	\$132,606,741	\$21,869,155	\$154,475,896
No.of Listings	1104	5.2	279	21.3	1383	8.1	1049	230	1279
Average Price (October)	\$263,008	-5.5	\$191,321	7.0	\$250,067	-4.6			
Average Price (September)	\$278,337		\$178,833		\$261,997				
% 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	6055	6.8	1419	11.3	7474	7.6	5672	1275	6947
Dollar Volume	\$1,640,513,722	10.7	\$259,209,314	13.7	\$ 1,899,723,036	11.1	\$1,482,547,055	\$227,952,271	\$1,710,499,326
No.of Listings	11950	2.9	2947	7.0	14897	3.7	11610	2754	14364
Active Listings (end of period)	2844	-2.3	664	7.8	3508	-0.5	2911	616	3527
Average Price YTD	\$270,935	3.8	\$182,670	2.4	\$254,178	3.4	RESIDENTIAL STATISTICS October 2014		
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**  
**October 2014**

# Sales to New Listings Ratio (10 Year Review)



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

		%	
<b>Units Sold</b>	49	2.1	48
<b>Dollar Volume</b>	\$10,086,312	-7.3	\$10,879,150
<b>No.of Listings</b>	98	3.2	95
<b>Active at End</b>	357	3.5	345

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

		%	
<b>Units Sold</b>	609	2.9	592
<b>Dollar Volume</b>	\$123,388,928	5.2	\$117,251,241
<b>No.of Listings</b>	1095	1.5	1079

<b>Average Price (October 2014)</b>	\$205,843	1.0	<b>Average Price (October 2013)</b>
<b>Average Price (September 2014)</b>	\$203,780		\$226,649

<b>Average Price YTD</b>	\$202,609	0.5	<b>Average Price (YTD 2013)</b>
<b>Average Price (Dec.31/13) *</b>	\$201,586		\$198,060

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

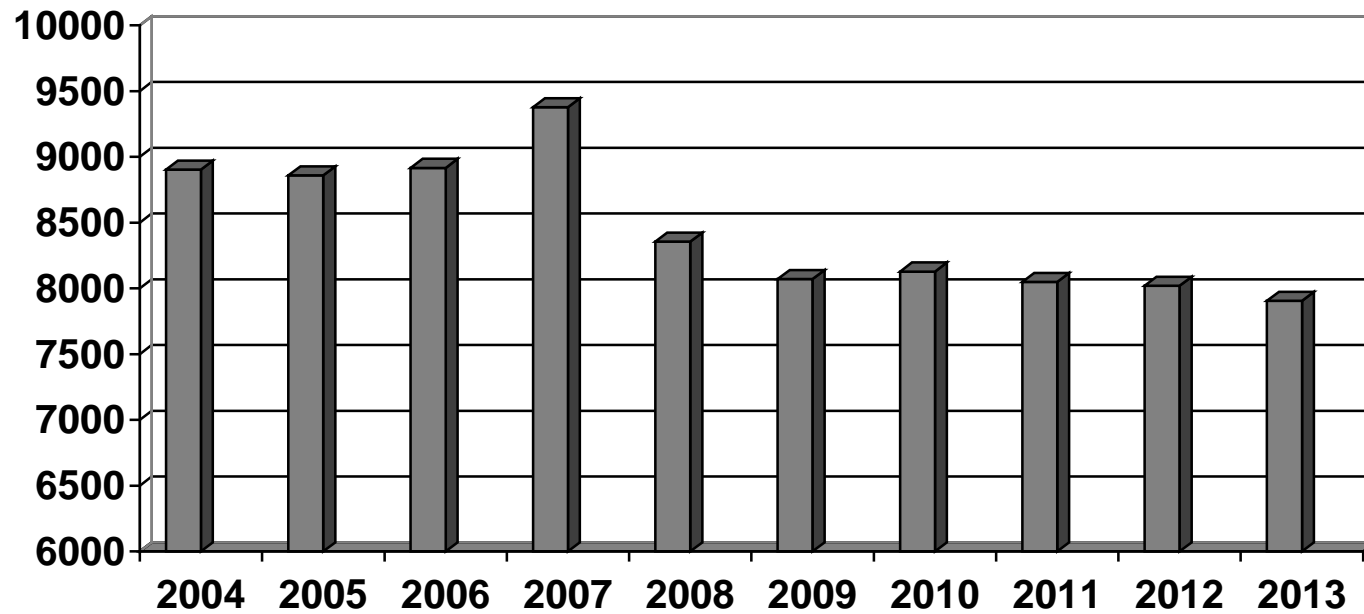
# ST. THOMAS

## Sales by Month

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
2014	29	42	48	77	73	82	74	68	69	49		
2013	42	50	50	76	86	53	78	54	56	48	44	34
2012	40	36	50	59	65	57	69	64	51	59	42	24
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
10 Year Average (2005-2014)	40	48	62	72	79	75	71	66	58	55	43	29

## MLS® Residential Sales

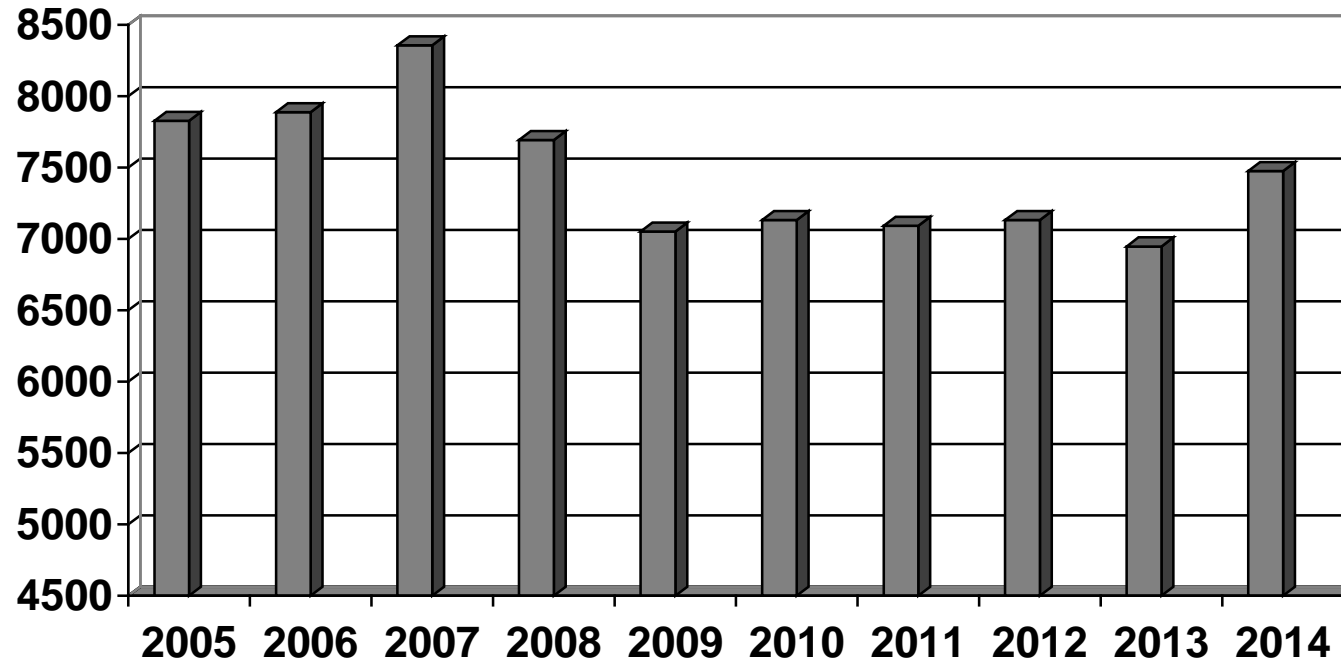
(Jan. 1 to Dec. 31 – a 10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
8903	8859	8916	9378	8356	8070	8128	8048	8020	7905

## MLS® Residential Sales

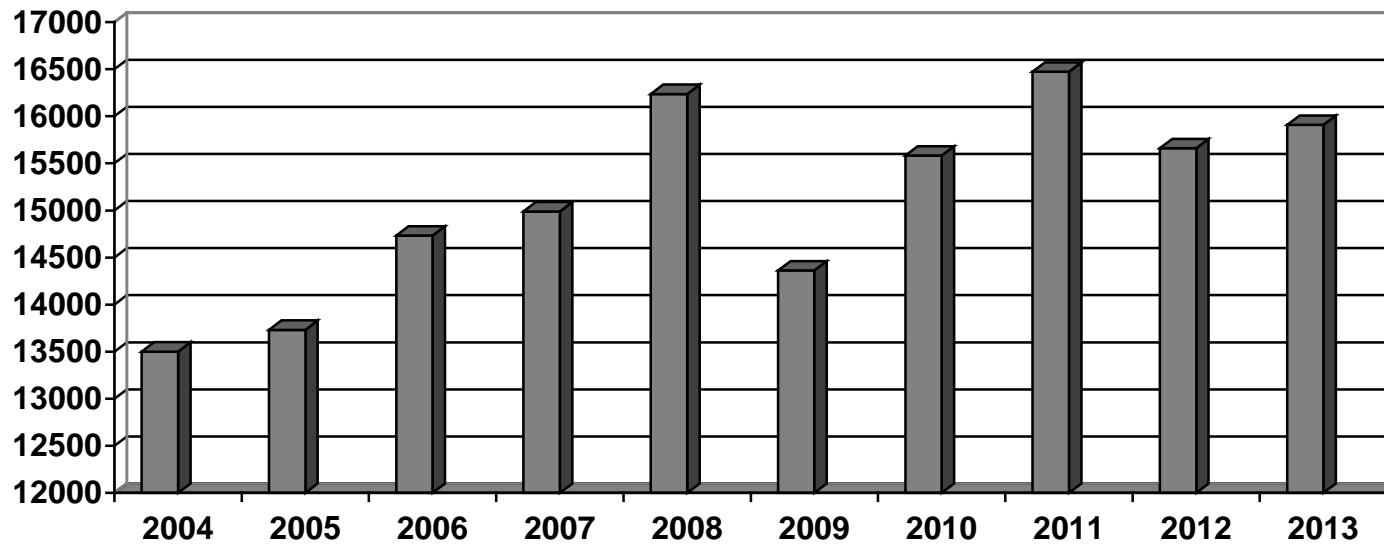
(October YTD – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
7826	7888	8355	7692	7051	7131	7091	7132	6947	7474

## MLS® Residential Listings

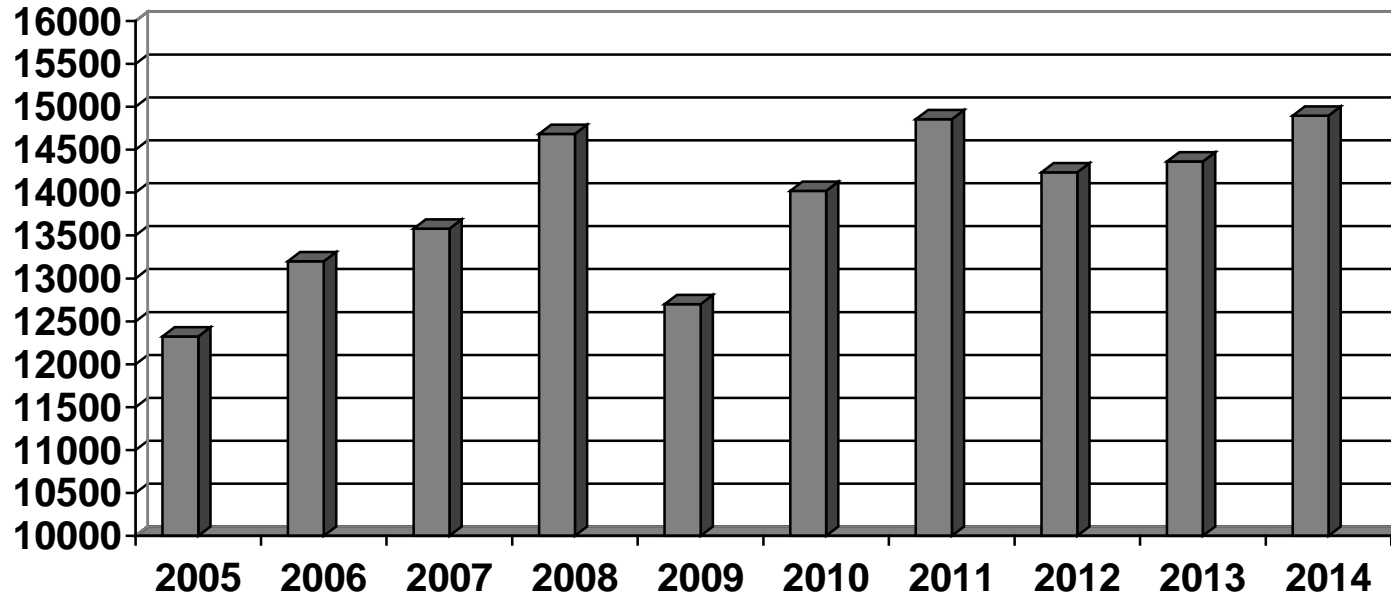
(Jan. 1 to Dec. 31 – a 10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
13501	13732	14732	14990	16236	14362	15582	16473	15661	15909

## MLS® Residential Listings

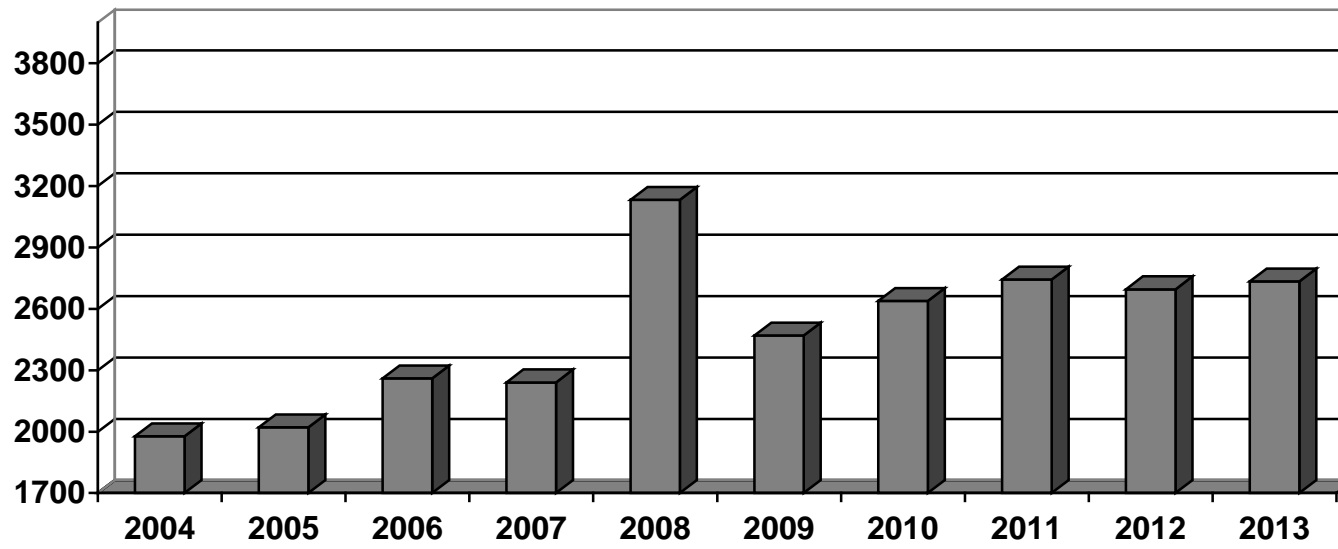
(October YTD – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
12324	13198	13581	14683	12701	14021	14857	14237	14364	14897

## Active MLS® Residential Listings – End of Period

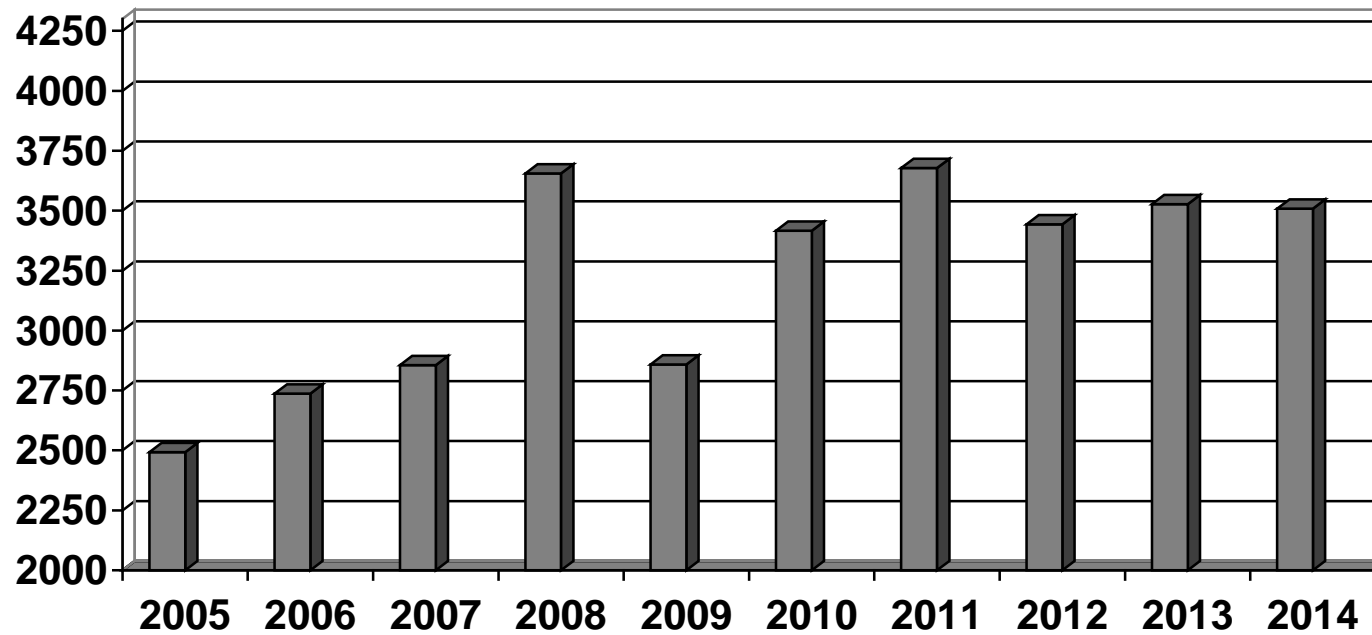
(10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
1978	2021	2260	2241	3133	2470	2639	2743	2696	2735

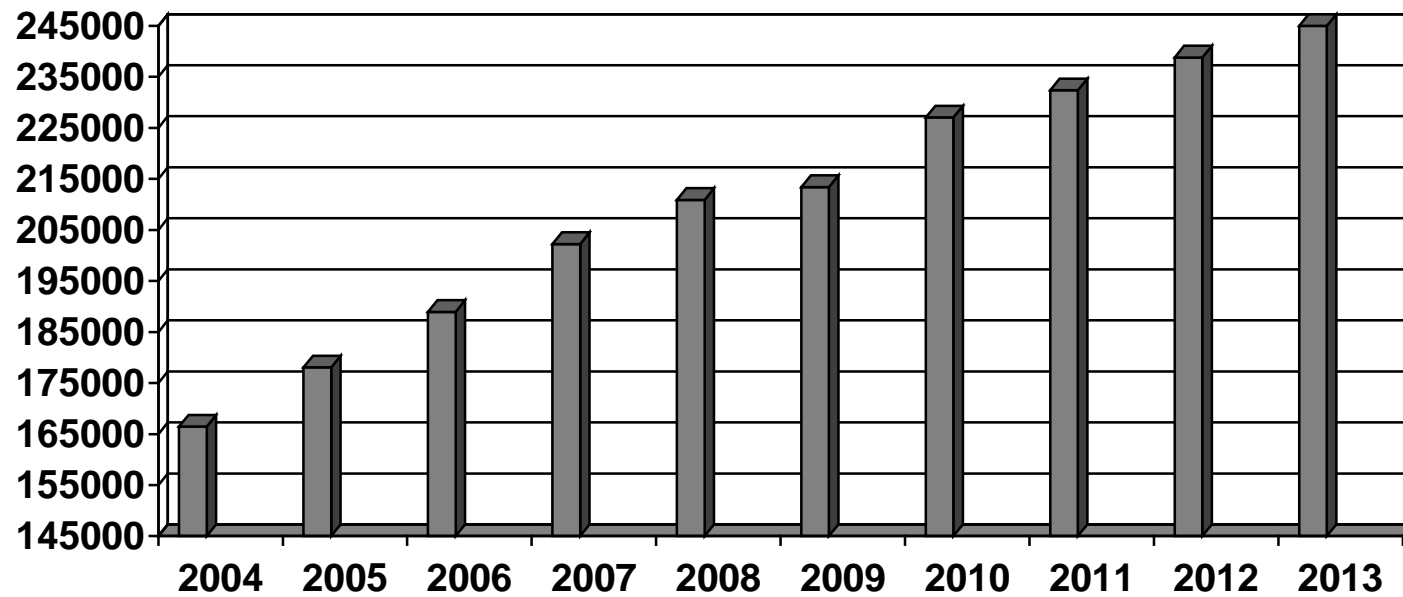
## Active MLS® Residential Listings End of Period as of October

(10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
2493	2737	2856	3655	2858	3416	3678	3443	3527	3508

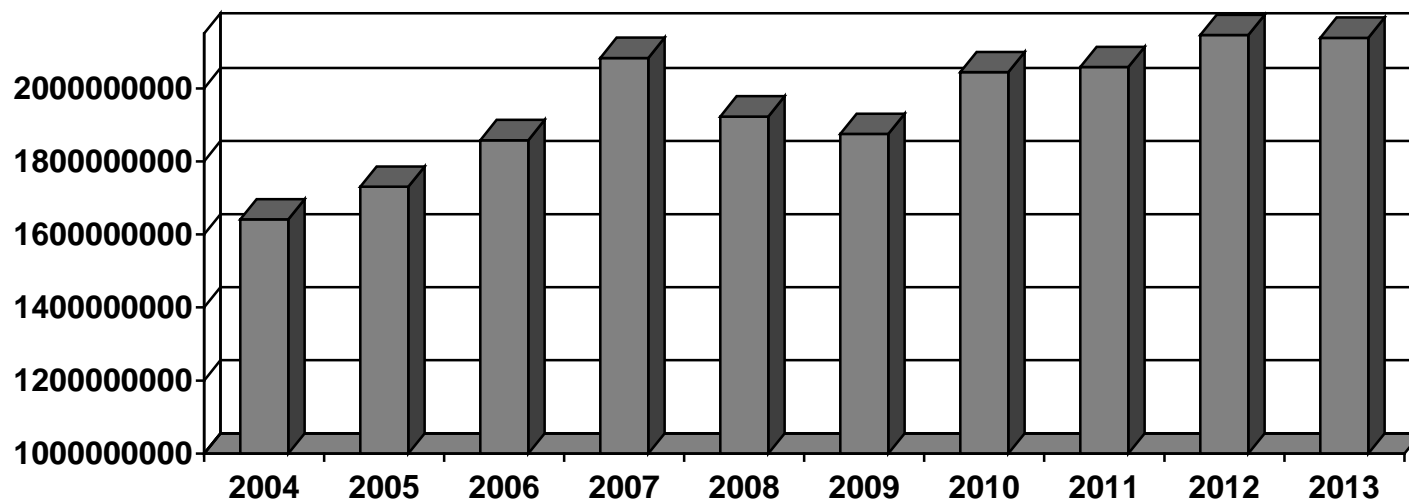
## Average Residential Price in Association's Jurisdiction (10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
\$166,465	\$178,058	\$188,942	\$202,256	\$210,888	\$213,402	\$227,056	\$232,387	\$238,822	\$245,737

## Total MLS® Dollar Volume

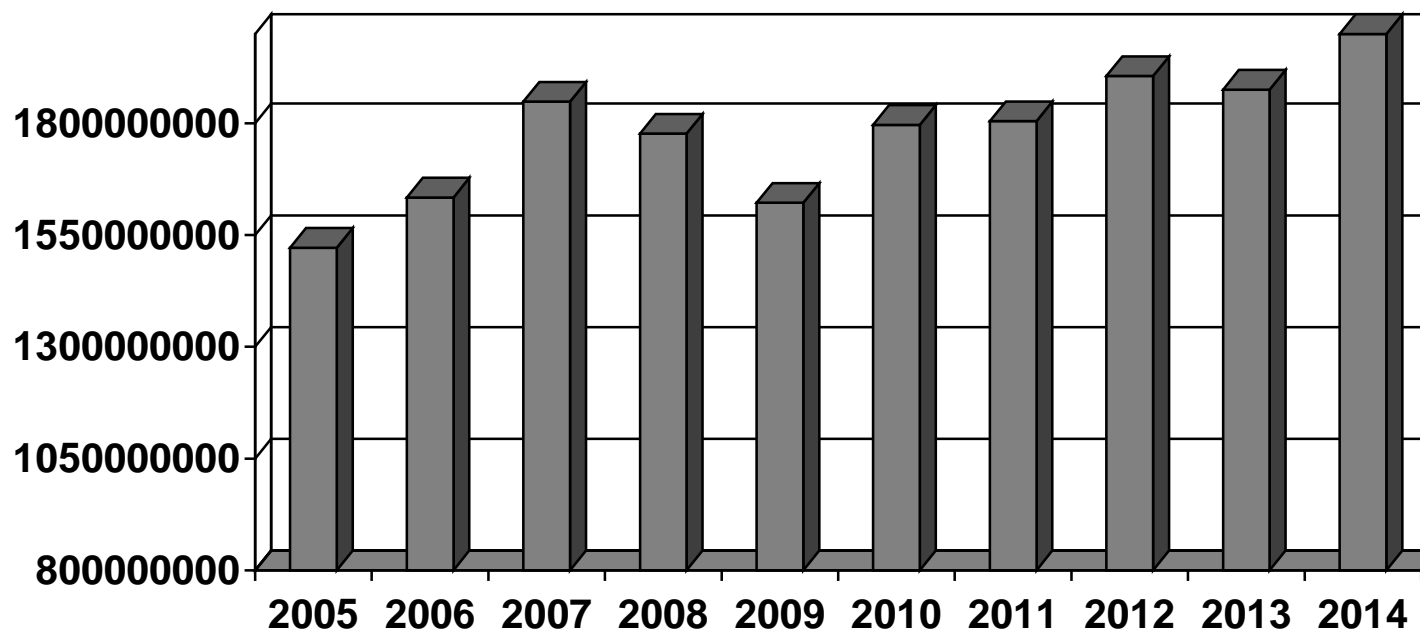
(10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
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	2,145,684,491	2,138,447,904

## Total MLS® Dollar Volume YTD as of October

(10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1,521,573,592	1,634,015,565	1,848,437,849	1,776,985,177	1,622,355,778	1,796,804,790	1,804,939,461	1,905,887,202	1,875,150,028	2,086,070,930

# 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>76.8</b>	<b>66.8</b>	<b>1489.4</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>375</b>	<b>245.2</b>	<b>6459.4</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>7502</b>
Condo	67	107	118	170	195	181	199	149	112	126			1424
Detached	315	391	548	666	793	800	781	642	570	572			6078
<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	\$256,545	\$202,609	\$254,178

## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
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
2012	1508	0.9	\$171,403	749	4.2	\$154,232
2013	1463	-3.0	\$178,309	723	-3.5	\$159,791

## Statistical Breakdown by Area for October 2014

### London

Item	2013 Average Sale Price *	2014 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$323,658	\$338,732	4.7%
Total Condo North	\$215,715	\$217,585	0.9%
Bungalow North	\$249,975	\$256,182	2.5%
Two Storey North	\$346,692	\$369,512	6.6%
Ranch North	\$367,291	\$375,462	2.2%
Townhouse Condo North	\$191,446	\$197,343	3.1%
<b>SOUTH</b>			
Total Detached South	\$282,452	\$287,964	2.0%
Total Condo South	\$160,653	\$162,785	1.3%
Bungalow South	\$212,624	\$219,449	3.2%
Two Storey South	\$346,732	\$357,002	3.0%
Ranch South	\$309,729	\$325,019	4.9%
Townhouse Condo South	\$150,793	\$147,838	-2.0%
<b>EAST</b>			
Total Detached East	\$202,185	\$216,210	6.9%
Total Condo East	\$154,208	\$166,233	7.8%
Bungalow East	\$161,679	\$171,305	6.0%
Two Storey East	\$265,287	\$283,927	7.0%
Ranch East	\$208,729	\$236,388	13.3%
Townhouse Condo East	\$120,104	\$128,330	6.8%

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

## Statistical Breakdown by Area for October 2014

### Elgin

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$225,526	\$219,335	-2.7%
Total Condo	\$164,031	\$163,609	-0.3%
Bungalow	\$176,801	\$177,573	0.4%
Two Storey	\$296,524	\$322,412	8.7%
Ranch	\$278,431	\$243,417	-12.6%
Townhouse Condo	\$180,544	\$182,671	1.2%

### St. Thomas

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$196,667	\$201,177	2.3%
Total Condo	\$206,521	\$241,709	17.0%
Bungalow	\$189,626	\$193,855	2.2%
Two Storey	\$239,651	\$244,474	2.0%
Ranch	\$217,940	\$218,240	0.1%
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 October 2014

### Middlesex County

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$298,528	\$321,609	7.7%
Total Condo	\$265,173	\$287,878	8.6%
Bungalow	\$211,377	\$244,638	15.7%
Two Storey	\$368,566	\$408,606	10.9%
Ranch	\$325,107	\$355,385	9.3%
Townhouse Condo	\$291,000	\$300,500	3.3%

### Strathroy

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$217,748	\$229,071	5.2%
Total Condo	\$180,156	\$180,701	0.3%
Bungalow	\$195,323	\$205,810	5.4%
Two Storey	\$269,630	\$271,728	0.8%
Ranch	\$232,815	\$279,016	19.8%
Townhouse Condo	\$122,000	\$120,000	-1.6%

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