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London, Ontario N6J 1Y3

STATISTICAL REPORT



(for month ending September 30, 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, October 1, 2014

Recovery continues strong

For the fifth month in a row area home sales have exceeded those of the previous year:

- in May by 5%
- June by 23.4%
- July by 24.4%
- August by 13.6% and
- September by 11.1%.

682 homes sold in September 2014, making last month the best September since 2011. “Year to date, we’ve seen 6,778 homes exchange hands,” says Jim Holody, President of the London and St. Thomas Association of REALTORS®. “That’s 7.4% more transactions than last year at this time – great news for our area, given how many jobs home sales create and the amount of ancillary spending generated every time a house exchanges hands – approximately \$55,000 in Ontario. That’s why REALTORS® are taking steps to ensure that our municipal politicians know how much the imposition of a Municipal Land Transfer Tax would hurt our local economy. According to a study done by Altus Group Economic Consulting, the potential economic implications of such a tax on London Ontario in the period 2014-2018 would be a loss of \$270 million in economic activity, a reduction of \$140 million in GDP, a loss of 1,771 jobs at a time when things are just starting to turn around and a loss of \$92 million in wages and salaries.”

570 detached homes exchanged hands last month, up 9.8%; condos were up 17.9%, with 112 sales. Listings were also up 8.3% for detached homes and 4.7% for condos. Overall inventory was up 2%. The market continues to be balanced.

St. Thomas also performed well in September. 69 homes sold in that City last month – an increase of 13 units or 23.2% over the previous September. “This makes September 2014 the best September for St. Thomas since 2005 when 74 homes sold,” says Holody. 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 \$202,326, up 0.4%.

The average price for a home in LSTAR’s jurisdiction (Elgin and Middlesex Counties) Year to Date was up 4.1% for detached homes (\$271,775) and 2% for condos (\$181,827). The average price for all homes in the London and St. Thomas area Year to Date stands at \$254,616, up 3.6%.

The following table, based on data taken from CREA's National MLS® Report for August 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	\$798,832
Toronto	\$568,882
Fraser Valley	\$523,662
Victoria	\$495,442
Calgary	\$482,734
Hamilton-Burlington	\$409,561
Edmonton	\$374,505
Kitchener-Waterloo	\$369,382
Ottawa	\$361,919
Montreal	\$343,906
Regina	\$307,911
Newfoundland & Labrador	\$281,854
Halifax-Dartmouth	\$272,209
London St. Thomas	\$254,616 ¹
CANADA	\$406,135

House Style	Units Sold	Average Price
2 storey	185	\$365,760
Bungalow	114	\$195,712
Ranch	73	\$324,514
Townhouse	51	\$175,618
High rise apt. condo	29	\$128,006

The best-selling house style in LSTAR's jurisdiction for September 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.

¹ Average Price Year to Date as of September 30, 2014

LSTAR'S Market Report for September 2014

Market Activity	570 detached homes and 112 condos exchanged hands in September 2014, for a total of 682 transactions.																																
Type of Market	Balanced																																
Listings	Active detached home listings end of period were up 2.1%. Active condo listings end of period were up 1.8%																																
Average Price September 2014 (Compared to August 2014)	Total Residential (Detached & Condo)	\$261,997 up 4.4% (\$251,047)																															
	All detached homes in LSTAR’s jurisdiction	\$278,337 up 3.3% (\$269,367)																															
	All condos in LSTAR’S jurisdiction	\$178,833 up 3.9% (\$172,110)																															
	All two-storeys in LSTAR’s jurisdiction	\$365,760 up 5.3% (\$347,378)																															
	All bungalows in LSTAR’s jurisdiction	\$195,712 down 2.4% (\$200,599)																															
	All ranches in LSTAR’S jurisdiction	\$324,514 down 1.3% (\$328,744)																															
	All townhouse condos in LSTAR’s jurisdiction	\$175,618 up 16.8% (\$150,313)																															
Most Popular in September	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																																
Affordability	<p>The average price for a home in LSTAR’s jurisdiction (Elgin and Middlesex Counties) Year to Date was up 4,1% for detached homes (\$271,775) and 2% for condos (\$181,827). The average price for all homes in the London and St. Thomas area Year to Date stands at \$254,616, up 3.6%.</p> <p>The following table, based on data taken from CREA’s National MLS® Report for August 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>\$798,832</td></tr><tr><td>Victoria</td><td>\$495,442</td></tr><tr><td>Fraser Valley</td><td>\$523,662</td></tr><tr><td>Toronto</td><td>\$568,882</td></tr><tr><td>Calgary</td><td>\$482,734</td></tr><tr><td>Hamilton-Burlington</td><td>\$409,561</td></tr><tr><td>Ottawa</td><td>\$361,919</td></tr><tr><td>Kitchener-Waterloo</td><td>\$369,382</td></tr><tr><td>Montreal</td><td>\$343,906</td></tr><tr><td>Regina</td><td>\$307,911</td></tr><tr><td>Newfoundland & Labrador</td><td>\$281,854</td></tr><tr><td>Edmonton</td><td>\$374,505</td></tr><tr><td>Halifax-Dartmouth</td><td>\$272,209</td></tr><tr><td>London St. Thomas (September 2014)</td><td>\$254,616</td></tr><tr><td>CANADA</td><td>\$406,135</td></tr></table>		City	Average Sale \$\$	Vancouver	\$798,832	Victoria	\$495,442	Fraser Valley	\$523,662	Toronto	\$568,882	Calgary	\$482,734	Hamilton-Burlington	\$409,561	Ottawa	\$361,919	Kitchener-Waterloo	\$369,382	Montreal	\$343,906	Regina	\$307,911	Newfoundland & Labrador	\$281,854	Edmonton	\$374,505	Halifax-Dartmouth	\$272,209	London St. Thomas (September 2014)	\$254,616	CANADA
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Market Factors	<p>682 homes sold in September 2014, making last month the best September since 2011. “Year to date, we’ve seen 6,778 homes exchange hands,” says Jim Holody, President of the London and St. Thomas Association of REALTORS®. “That’s 7.4% more transactions than last year at this time – great news for our area, given how many jobs home sales create and the amount of ancillary spending generated every time a house exchanges hands – approximately \$55,000 in Ontario.</p> <p>St. Thomas also performed well in September. 69 homes sold in that City last month – an increase of 13 units or 23.2% over the previous September. “This makes September 2014 the best September for St. Thomas since 2005 when 74 homes sold,” says Holody. 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 \$202,326, up 0.4%.</p>																																

2014 Monthly Data							2013 Monthly Data				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	570	9.8	112	17.9	49	731	11.6	519	95	41	655
Dollar Volume	\$158,652,348	19.1	\$20,029,328	14.4	\$26,863,550	\$205,545,226	23.8	\$133,163,982	\$17,508,644	\$15,340,401	\$166,013,027
No.of Listings	1201	8.3	265	4.7	214	1680	6.1	1109	253	221	1,583

<u>2014 Year-to Date</u>								<u>2013 Year-to-Date</u>			
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	5485	6.4	1293	12.2	429	7207	7.5	5157	1152	395	6,704
Dollar Volume	\$1,490,687,279	10.3	\$235,102,913	14.0	\$166,864,794	\$1,892,654,986	10.7	\$1,351,138,314	\$206,232,616	\$152,672,152	\$1,710,043,082
No.of Listings	10846	2.7	2668	5.7	2358	15,872	3.7	10561	2524	2,218	15,303
Active Listings (end of period)	3078	2.1	670	1.8	1556	5304	3.3	3016	658	1,461	5,135

Detached	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$278,337	8.5	\$256,578
Average Price (YTD)	\$271,775	3.7	\$262,001

Condo	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$178,833	-3.0	\$184,302
Average Price (YTD)	\$181,827	1.6	\$179,021

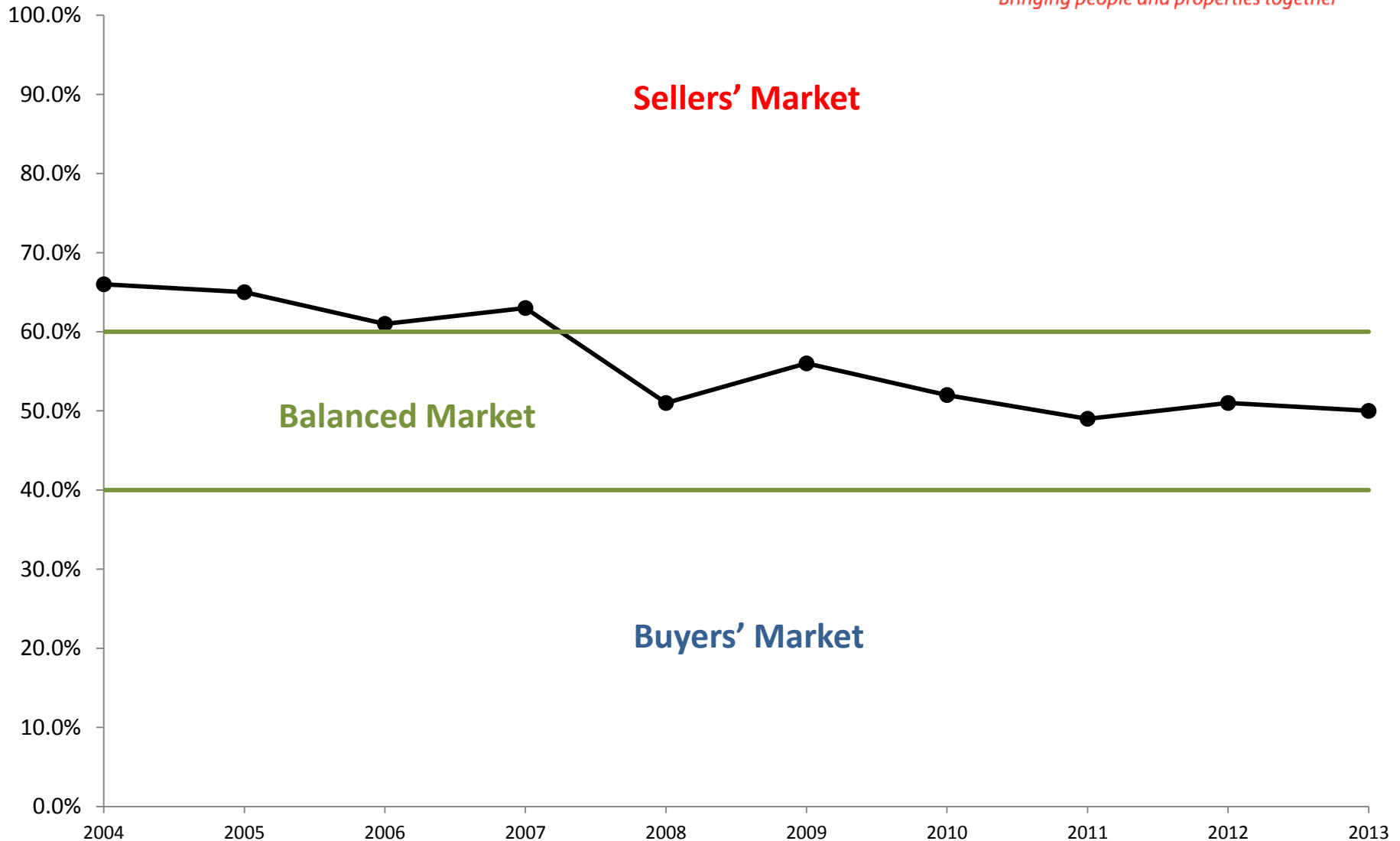
Total Residential	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$261,997	6.8	\$245,395
Average Price (YTD)	\$254,616	3.1	\$246,849

2014 Monthly Data						2013 Monthly Data			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	570	9.8	112	17.9	682	11.1	519	95	614
Dollar Volume	\$158,652,348	19.1	\$20,029,328	14.4	\$178,681,676	18.6	\$133,163,982	\$17,508,644	\$150,672,626
No.of Listings	1201	8.3	265	4.7	1466	7.6	1109	253	1362
Average Price (September)	\$278,337	3.3	\$178,833	3.9	\$261,997	4.4			
Average Price (August)	\$269,367		\$172,110		\$251,047				
% 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	5485	6.4	1293	12.2	6778	7.4	5157	1152	6309
Dollar Volume	\$1,490,687,279	10.3	\$235,102,913	14.0	\$ 1,725,790,192	10.8	\$1,351,138,314	\$206,232,616	\$1,557,370,930
No.of Listings	10846	2.7	2668	5.7	13514	3.3	10561	2524	13085
Active Listings (end of period)	3078	2.1	670	1.8	3748	2.0	3016	658	3674
Average Price YTD	\$271,775	4.1	\$181,827	2.0	\$254,616	3.6	RESIDENTIAL STATISTICS September 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
September 2014

Sales to New Listings Ratio (10 Year Review)



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

		%	
Units Sold	69	23.2	56
Dollar Volume	\$14,060,800	32.7	\$10,593,200
No.of Listings	108	3.8	104
Active at End	353	2.6	344

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

		%	
Units Sold	560	2.9	544
Dollar Volume	\$113,302,616	6.5	\$106,372,091
No.of Listings	997	1.1	986

Average Price (September 2014)	\$203,780	7.9	Average Price (September 2013)
Average Price (August 2014)	\$188,849		\$189,164

Average Price YTD	\$202,326	0.4	Average Price (YTD 2013)
Average Price (Dec.31/13) *	\$201,586		\$195,537

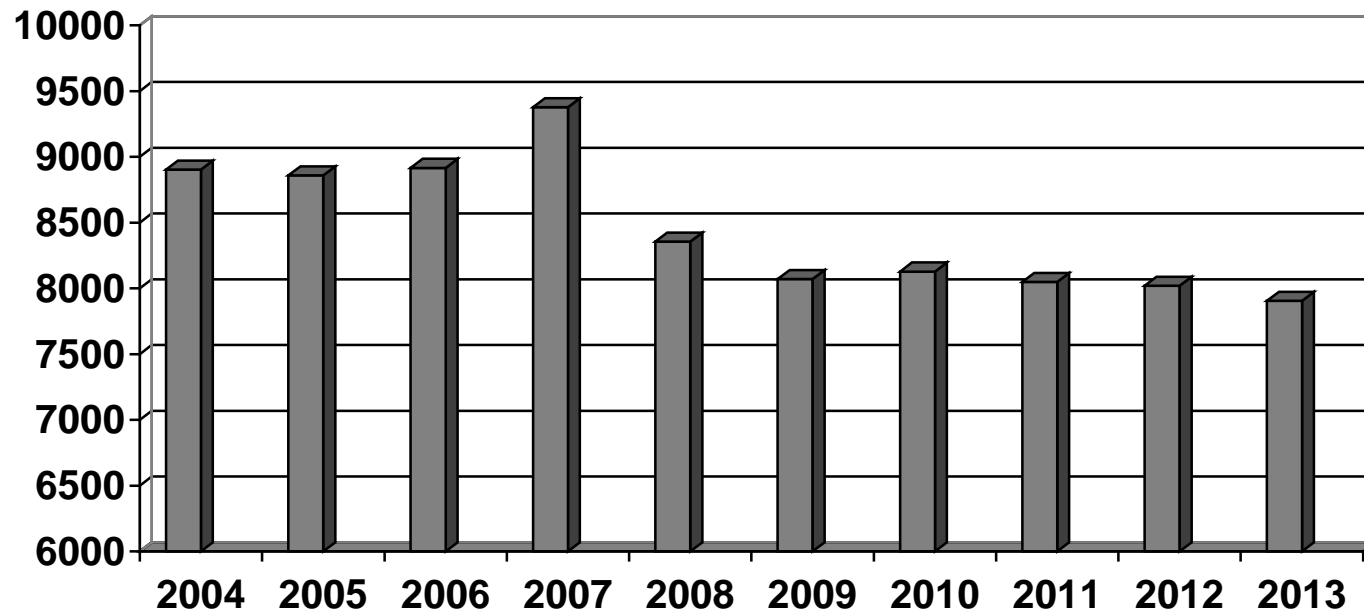
* Difference in Average Price Year-to-Date Compared to December 31, 2013

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			
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	50	43	29

MLS® Residential Sales

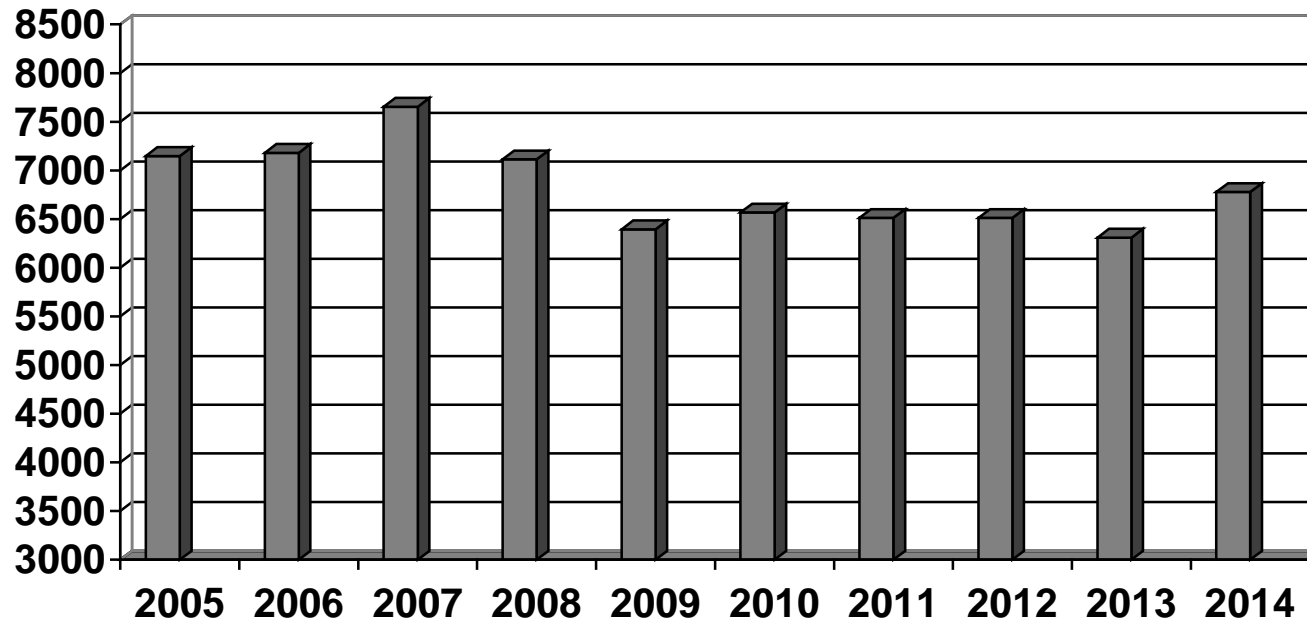
(Jan. 1 to Dec. 31 – a 10 year review)



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

MLS® Residential Sales

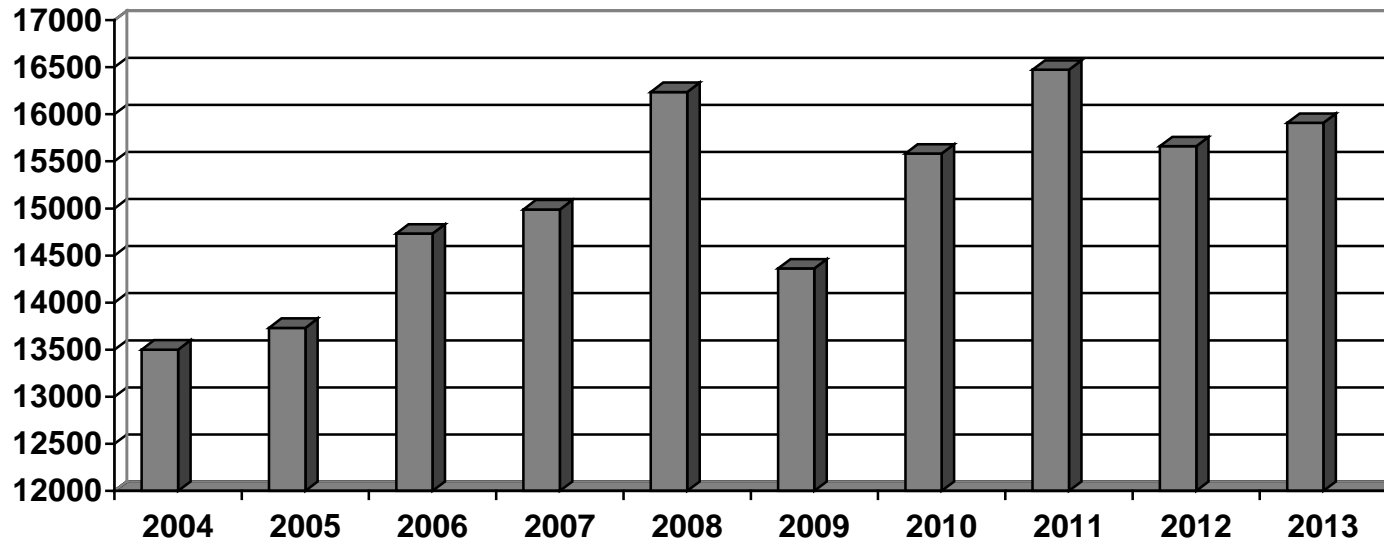
(September YTD – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
7147	7181	7654	7113	6395	6567	6512	6511	6309	6778

MLS® Residential Listings

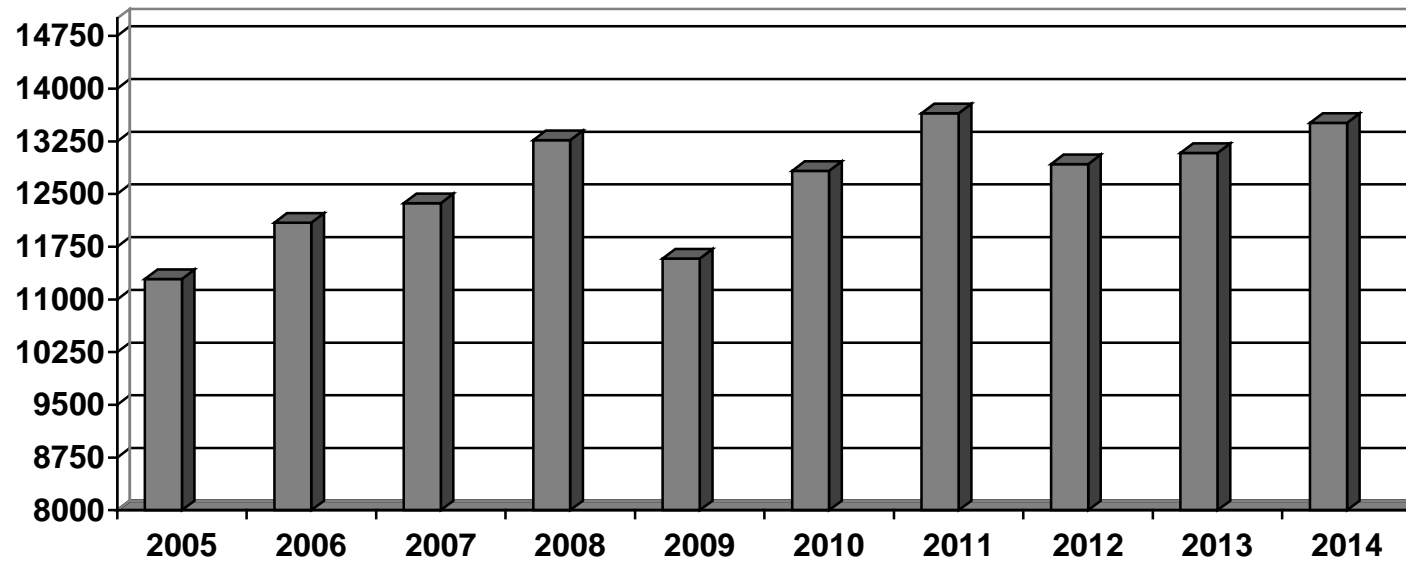
(Jan. 1 to Dec. 31 – a 10 year review)



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

MLS® Residential Listings

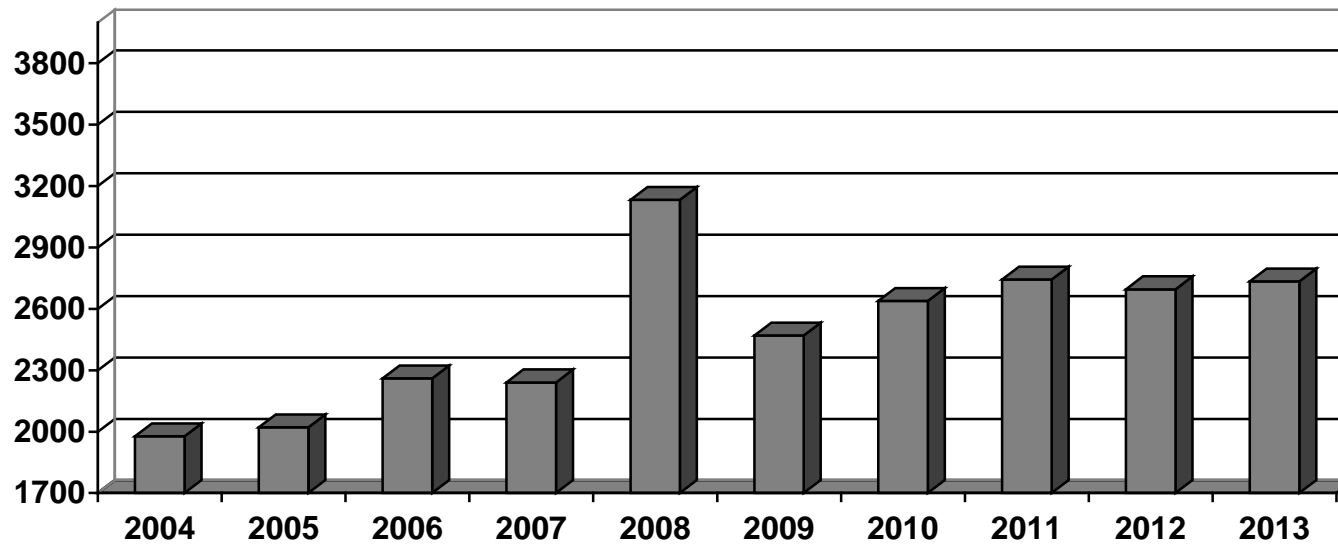
(September YTD – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
11292	12094	12368	13268	11581	12829	13649	12926	13085	13514

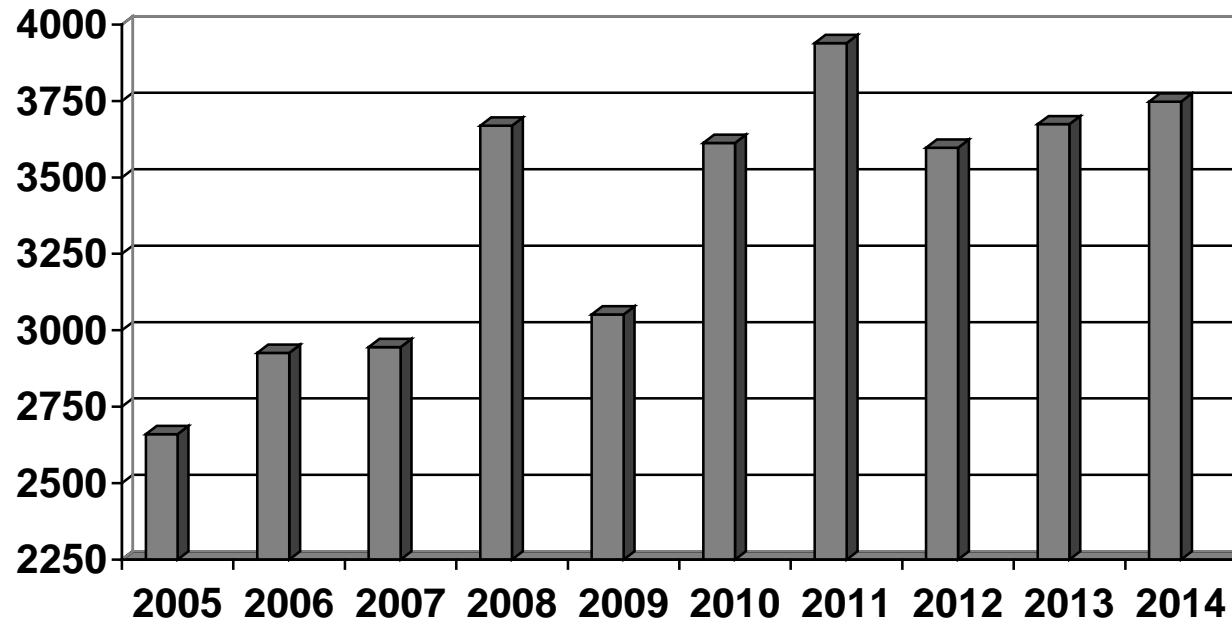
Active MLS® Residential Listings – End of Period

(10 year review)



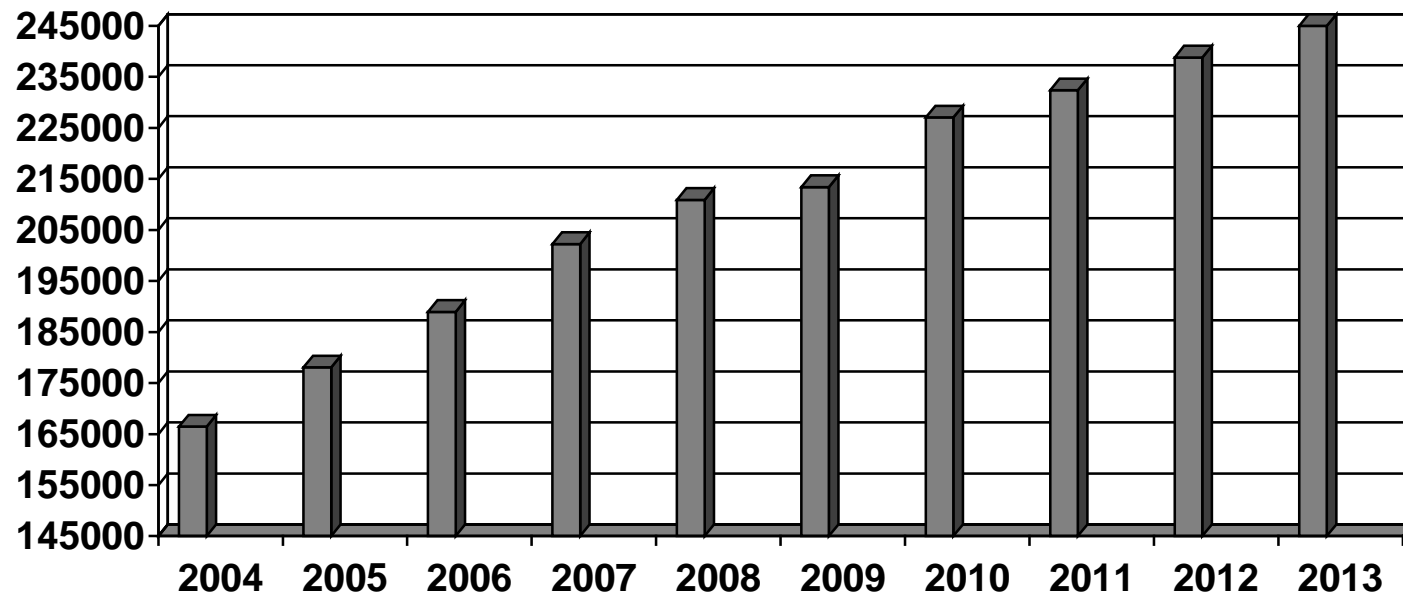
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
1978	2021	2260	2241	3133	2470	2639	2743	2696	2735

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



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
2660	2926	2945	3669	3052	3613	3939	3597	3674	3748

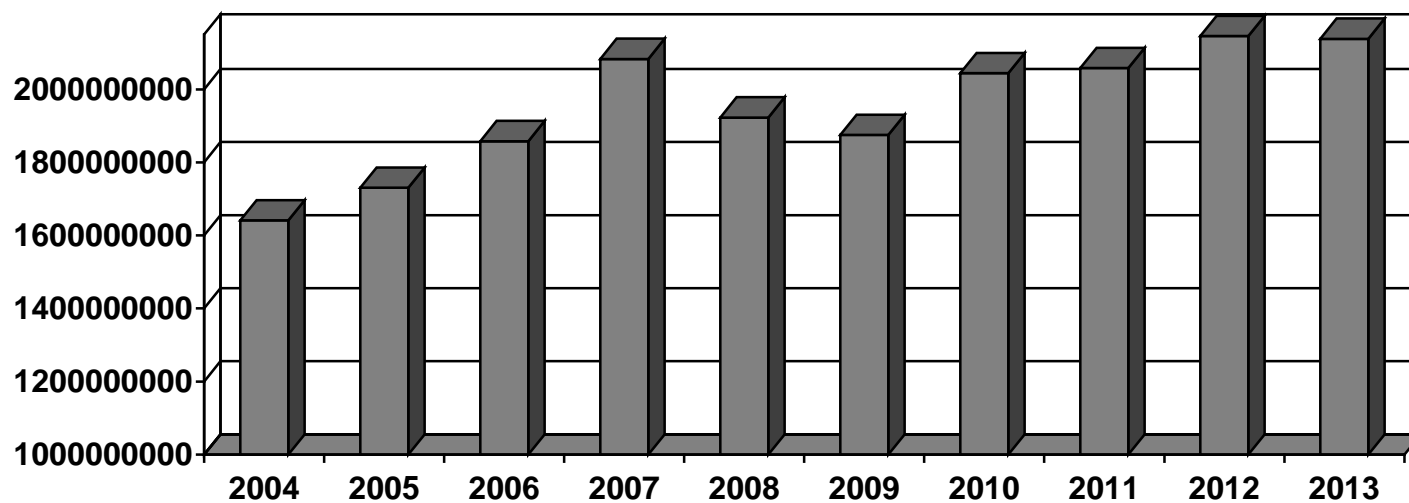
Average Residential Price in Association's Jurisdiction (10 year review)



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

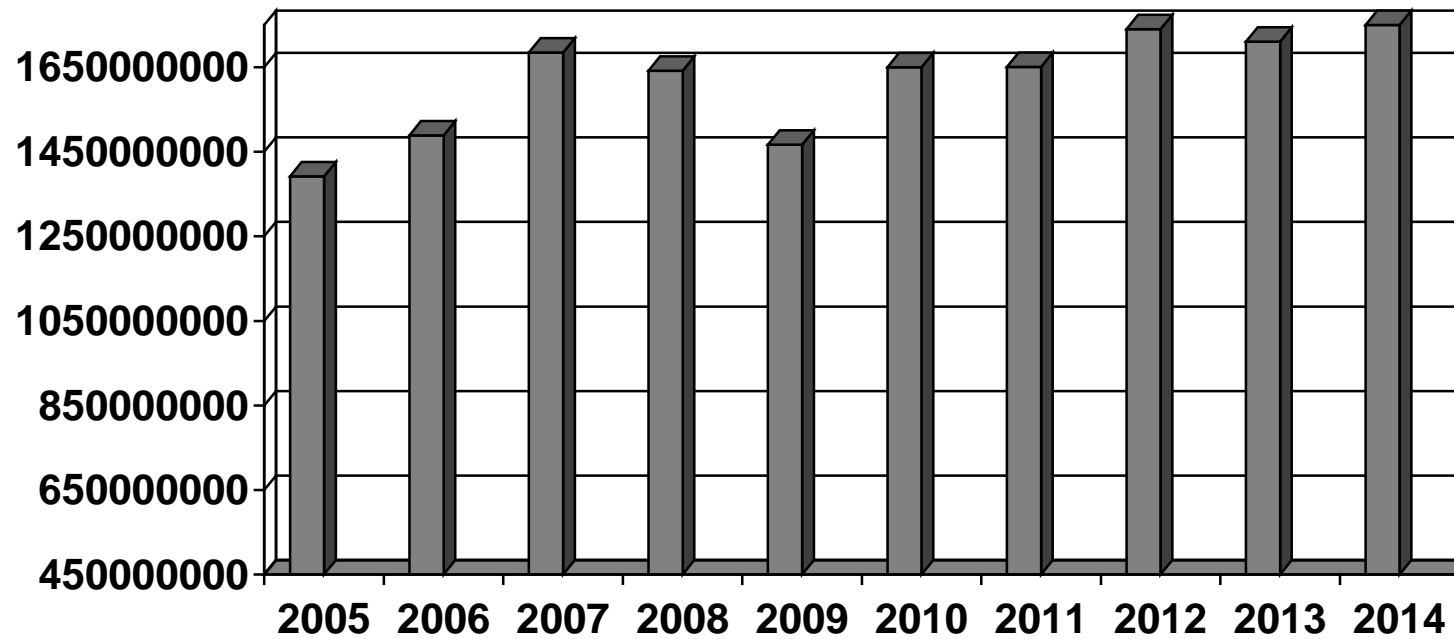
(10 year review)



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 September

(10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1,391,903,903	1,488,369,801	1,684,839,575	1,641,710,812	1,466,373,515	1,649,719,421	1,650,448,117	1,739,860,389	1,710,043,082	1,892,654,986

RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
5 Year Average: Condos	79	121	140.2	158.2	174.6	162.4	152.6	138.2	107.4	87	76.8	66.8	1464.2
5 Year Average: Detached	355.8	452.6	603	711.2	749.8	703.6	641.4	581.8	529.2	396.4	375	245.2	6345
2014	382	498	666	836	988	981	980	791	682				6804
Condo	67	107	118	170	195	181	199	149	112				1298
Detached	315	391	548	666	793	800	781	642	570				5506
2013	438	576	612	864	941	795	788	696	614	644	551	414	7933
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
2012	454	637	770	880	913	825	746	723	596	624	512	381	8061
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
2011	428	552	809	750	882	913	742	763	702	583	576	384	8084
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
2010	472	605	859	1017	898	816	714	627	589	566	620	381	8164
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
2009	305	480	669	804	864	946	904	747	708	664	584	438	8113
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
2008	466	687	745	842	1021	905	950	762	769	581	386	281	8395
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
2007	538	708	846	916	1161	992	1009	871	650	705	654	375	9425
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
2006	529	615	869	857	1013	1011	800	832	692	711	616	421	8966
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
2005	440	657	774	889	973	996	793	894	746	679	645	388	8874
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
2004	427	671	1030	935	973	904	883	781	686	668	607	388	8953
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
2003	479	619	722	876	837	835	895	672	671	619	539	389	8153
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
2002	501	703	763	931	852	779	746	695	591	621	558	379	8119
Condo					1882		143	143	113	134	113	85	
Detached							603	552	478	487	445	294	
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	

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	\$256,513	\$202,326	\$254,616

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 September 2014 London

Item	2013 Average Sale Price *	2014 Year to Date	%
NORTH			
Total Detached North	\$323,658	\$338,433	4.6%
Total Condo North	\$215,715	\$214,540	-0.5%
Bungalow North	\$249,975	\$260,036	4.0%
Two Storey North	\$346,692	\$367,343	6.0%
Ranch North	\$367,291	\$380,363	3.6%
Townhouse Condo North	\$191,446	\$195,370	2.0%
SOUTH			
Total Detached South	\$282,452	\$289,482	2.5%
Total Condo South	\$160,653	\$163,799	2.0%
Bungalow South	\$212,624	\$218,697	2.9%
Two Storey South	\$346,732	\$357,133	3.0%
Ranch South	\$309,729	\$326,263	5.3%
Townhouse Condo South	\$150,793	\$148,101	-1.8%
EAST			
Total Detached East	\$202,185	\$217,002	7.3%
Total Condo East	\$154,208	\$165,320	7.2%
Bungalow East	\$161,679	\$172,351	6.6%
Two Storey East	\$265,287	\$288,021	8.6%
Ranch East	\$208,729	\$236,447	13.3%
Townhouse Condo East	\$120,104	\$129,193	7.6%

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

Statistical Breakdown by Area for September 2014

Elgin

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$225,526	\$220,770	-2.1%
Total Condo	\$164,031	\$156,035	-4.9%
Bungalow	\$176,801	\$175,046	-1.0%
Two Storey	\$296,524	\$324,981	9.6%
Ranch	\$278,431	\$246,588	-11.4%
Townhouse Condo	\$180,544	\$171,575	-5.0%

St. Thomas

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$196,667	\$201,335	2.4%
Total Condo	\$206,521	\$246,862	19.5%
Bungalow	\$189,626	\$194,626	2.6%
Two Storey	\$239,651	\$242,411	1.2%
Ranch	\$217,940	\$215,634	-1.1%
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 September 2014

Middlesex County

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$298,528	\$324,383	8.7%
Total Condo	\$265,173	\$288,238	8.7%
Bungalow	\$211,377	\$250,899	18.7%
Two Storey	\$368,566	\$410,554	11.4%
Ranch	\$325,107	\$358,260	10.2%
Townhouse Condo	\$291,000	\$316,000	8.6%

Strathroy

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$217,748	\$228,735	5.0%
Total Condo	\$180,156	\$181,650	0.8%
Bungalow	\$195,323	\$204,805	4.9%
Two Storey	\$269,630	\$278,965	3.5%
Ranch	\$232,815	\$277,074	19.0%
Townhouse Condo	\$122,000	\$120,000	-1.6%

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