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## STATISTICAL REPORT



(for month ending April 30, 2014)







# LSTAR's Market Report for April 2014

Market Activity	666 detached homes and 170 condos exchanged hands in April 2014, for a total of 836 transactions.																																			
Type of Market	Balanced																																			
Listings	Active detached home listings end of period were down 0.4%. Active condo listings end of period were up 6.7%																																			
Average Price April 2014 (Compared to March 2014)	Total Residential (Detached & Condo)	\$248,966 down 2.0% (\$254,045)																																		
	All detached homes in LSTAR's jurisdiction	\$269,505 up 0.0% (\$269,497)																																		
	All condos in LSTAR'S jurisdiction	\$168,501 down 7.6% (\$182,282)																																		
	All two-storeys in LSTAR's jurisdiction	\$344,843 up 3.5% (\$333,256)																																		
	All bungalows in LSTAR's jurisdiction	\$196,050 down 3.5% (\$203,250)																																		
	All ranches in LSTAR'S jurisdiction	\$305,125 down 4.3% (\$318,786)																																		
	All townhouse condos in LSTAR's jurisdiction	\$158,347 up 0.8% (\$157,124)																																		
Most Popular in April	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																																			
Affordability	<p>The average price of a detached home in LSTAR's jurisdiction Year to Date stands at \$266,536, up 2.1% compared to December 31, 2013, while the price of a condo dropped 2% to \$174,680. The average price for all homes sold in LSTAR's jurisdiction Year to Date was \$248,675, up 1.2%.</p> <p>The following table, based on data taken from CREA's National MLS® Report for March 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 border="1"> <thead> <tr> <th>City</th> <th>Average Sale \$\$</th> </tr> </thead> <tbody> <tr><td>Vancouver</td><td>\$791,550</td></tr> <tr><td>Victoria</td><td>\$486,670</td></tr> <tr><td>Fraser Valley</td><td>\$500,033</td></tr> <tr><td>Toronto</td><td>\$547,757</td></tr> <tr><td>Calgary</td><td>\$477,259</td></tr> <tr><td>Hamilton-Burlington</td><td>\$403,908</td></tr> <tr><td>Ottawa</td><td>\$349,407</td></tr> <tr><td>Kitchener-Waterloo</td><td>\$342,274</td></tr> <tr><td>Montreal</td><td>\$332,126</td></tr> <tr><td>Regina</td><td>\$344,389</td></tr> <tr><td>Newfoundland &amp; Labrador</td><td>\$273,665</td></tr> <tr><td>Edmonton</td><td>\$356,141</td></tr> <tr><td>Halifax-Dartmouth</td><td>\$253,729</td></tr> <tr><td>Quebec City</td><td>\$255,671</td></tr> <tr><td>London St. Thomas (April 2014)</td><td>\$248,966</td></tr> <tr><td>CANADA</td><td>\$393,775</td></tr> </tbody> </table>		City	Average Sale \$\$	Vancouver	\$791,550	Victoria	\$486,670	Fraser Valley	\$500,033	Toronto	\$547,757	Calgary	\$477,259	Hamilton-Burlington	\$403,908	Ottawa	\$349,407	Kitchener-Waterloo	\$342,274	Montreal	\$332,126	Regina	\$344,389	Newfoundland & Labrador	\$273,665	Edmonton	\$356,141	Halifax-Dartmouth	\$253,729	Quebec City	\$255,671	London St. Thomas (April 2014)	\$248,966	CANADA	\$393,775
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Market Factors	<p>April saw the condo market rebound to more normal levels. 170 condos sold last month, up 18.1% from the previous year. "The market for condos has been unusually slow over the last year," says Jim Holody, President of the London and St. Thomas Association of REALTORS®. "However, the five year average for condo sales in April is 158.2, so we're not far in excess of that. This apparent uptick in sales is probably more like a market correction."</p> <p>Detached homes did not fare as well last month. 666 detached homes sold in April, down 7.5%. "The five year average for detached homes in April is 711.2. When you take that into consideration, the numbers are down, but not dramatically," says Holody. Total home sales are down 3.2 for the month.</p>																																			

















































