



*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 April 30, 2015)







# LSTAR'S Market Report for April 2015

Market Activity	776 detached homes and 188 condos exchanged hands in April 2015, for a total of 964 transactions.																																	
Type of Market	Balanced																																	
Listings	Active detached home listings end of period were down 2.1%. Active condo listings end of period were up 7.5%																																	
Average Price April 2015 (Compared to March 2015)	Total Residential (Detached & Condo)	\$266,831 up 0.1% (\$266,435)																																
	All detached homes in LSTAR's jurisdiction	\$286,206 up 0.4% (\$285,141)																																
	All condos in LSTAR'S jurisdiction	\$186,856 down 2.8% (\$192,335)																																
	All two-storeys in LSTAR's jurisdiction	\$374,135 up 3.2% (\$362,464)																																
	All bungalows in LSTAR's jurisdiction	\$213,251 up 5.1% (\$202,913)																																
	All ranches in LSTAR'S jurisdiction	\$293,070 down 8.7% (\$320,870)																																
	All townhouse condos in LSTAR's jurisdiction	\$171,369 up 6.2% (\$161,310)																																
Most Popular in April	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																																	
Affordability	<p>Listings were also up 5.4%, while inventory – active listings end of period – were down a marginal 0.2%. “We still have a good supply of listings,” says Vandergoot, “and our market continues to be a balanced one, good for both buyers and sellers. However, supply does seem to be tightening up a little, meaning that, if anybody’s thinking of listing their home, now might be an excellent time to do it.”</p> <p>The following table, based on data taken from CREA’s National MLS® Report for March 2015 (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>\$869,299</td> </tr> <tr> <td>Victoria</td> <td>\$497,127</td> </tr> <tr> <td>Fraser Valley</td> <td>\$547,660</td> </tr> <tr> <td>Toronto</td> <td>\$601,367</td> </tr> <tr> <td>Calgary</td> <td>\$460,594</td> </tr> <tr> <td>Hamilton-Burlington</td> <td>\$437,613</td> </tr> <tr> <td>Ottawa</td> <td>\$354,903</td> </tr> <tr> <td>Kitchener-Waterloo</td> <td>\$367,451</td> </tr> <tr> <td>Montreal</td> <td>\$349,067</td> </tr> <tr> <td>Regina</td> <td>\$315,550</td> </tr> <tr> <td>Newfoundland &amp; Labrador</td> <td>\$271,244</td> </tr> <tr> <td>Edmonton</td> <td>\$372,833</td> </tr> <tr> <td>Halifax-Dartmouth</td> <td>\$268,091</td> </tr> <tr> <td>London St. Thomas (April 2015)</td> <td>\$266,831</td> </tr> <tr> <td><b>CANADA</b></td> <td><b>\$425,509</b></td> </tr> </tbody> </table>		City	Average Sale \$\$	Vancouver	\$869,299	Victoria	\$497,127	Fraser Valley	\$547,660	Toronto	\$601,367	Calgary	\$460,594	Hamilton-Burlington	\$437,613	Ottawa	\$354,903	Kitchener-Waterloo	\$367,451	Montreal	\$349,067	Regina	\$315,550	Newfoundland & Labrador	\$271,244	Edmonton	\$372,833	Halifax-Dartmouth	\$268,091	London St. Thomas (April 2015)	\$266,831	<b>CANADA</b>	<b>\$425,509</b>
City	Average Sale \$\$																																	
Vancouver	\$869,299																																	
Victoria	\$497,127																																	
Fraser Valley	\$547,660																																	
Toronto	\$601,367																																	
Calgary	\$460,594																																	
Hamilton-Burlington	\$437,613																																	
Ottawa	\$354,903																																	
Kitchener-Waterloo	\$367,451																																	
Montreal	\$349,067																																	
Regina	\$315,550																																	
Newfoundland & Labrador	\$271,244																																	
Edmonton	\$372,833																																	
Halifax-Dartmouth	\$268,091																																	
London St. Thomas (April 2015)	\$266,831																																	
<b>CANADA</b>	<b>\$425,509</b>																																	
Market Factors	<p>The Spring market is off to a good start with 964 homes exchanging hands in April 2015, up 15.3% over the previous April. “This makes last month the second best April in the past decade – second only to April 2010,” says Carl Vandergoot, President of the London and St. Thomas Association of REALTORS®. 776 detached homes sold last month, up 16.5%, along with 188 condos, up 10.6%. Average price, Year-to-Date, was also up 2.2% overall. The average price for a detached house Year-to-Date stood at \$278,094, while the average price of a condo for the same period stood at \$184,982.</p> <p>Sales in London’s Sister City of St. Thomas kept pace with those of last April: in both April 2014 and April 2015, 77 homes exchanged hands, making those two months the best April for St. Thomas since 2010. The average price of a home in St. Thomas Year-to-Date stands at \$216,109, up 8.1% from December 31, 2014.</p>																																	

















































