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**Phone: 519-641-1400**

Fax: 519-641-1419

342 Commissioners Road, W.

London, Ontario N6J 1Y3

# STATISTICAL REPORT



(for month ending April 30, 2017)







# LSTAR'S Market Report for April 2017

Market Activity	971 detached homes and 249 condos exchanged hands in April 2017, for a total of 1220 transactions.																													
Type of Market	Continues to function as a Balanced Market but tipping slightly towards a Seller's Market																													
Listings	Active detached home listings end of period were down 44.5%. Active condo listings end of period were down 52.6%																													
Average Price April 2017 (Compared to March 2017)	Total Residential (Detached & Condo)	\$347,062 up 4.4% (\$329,218)																												
	All detached homes in LSTAR's jurisdiction	\$372,461 up 4.7% (\$355,651)																												
	All condos in LSTAR'S jurisdiction	\$248,020 up 14.5% (\$216,539)																												
	All two-storeys in LSTAR's jurisdiction	\$487,276 up 7.9% (\$451,639)																												
	All bungalows in LSTAR's jurisdiction	\$276,235 up 8.2% (\$255,262)																												
	All ranches in LSTAR'S jurisdiction	\$408,301 up 1.2% (\$403,346)																												
	All townhouse condos in LSTAR's jurisdiction	\$204,873 up 2.6% (\$199,611)																												
Most Popular in April	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																													
Affordability	<p>In April, a total of 971 detached homes were sold, an increase of 11.7% over the previous year, while there were 249 condominium sales, up 25.1% from 2016. The average sales price was \$347,062 up 5.4% from the previous month. The average year-to-date sales price was \$325,286 up 16.6% from 2016 average home price of \$279,057.</p> <p>"With this robust marketplace, it's a fantastic time to get in touch with a REALTOR®," Smith said. "With an increase in multiple offer situations, interest from outside of London and St. Thomas, and the regulatory requirements, a REALTOR® can help you manage the process every step of the way."</p> <p>St. Thomas also had a very healthy April, with a total of 97 homes sold, up 12.8% from the same time last year. The average home price in St. Thomas was \$270,439 up 9.3% from the previous month.</p> <table border="1"> <thead> <tr> <th>City</th> <th>Average Sale \$\$</th> </tr> </thead> <tbody> <tr> <td>Vancouver</td> <td>\$960,517</td> </tr> <tr> <td>Toronto</td> <td>\$893,091</td> </tr> <tr> <td>Fraser Valley</td> <td>\$620,081</td> </tr> <tr> <td>Victoria</td> <td>\$632,052</td> </tr> <tr> <td>Hamilton</td> <td>\$593,797</td> </tr> <tr> <td>Calgary</td> <td>\$469,987</td> </tr> <tr> <td>Kitchener-Waterloo</td> <td>\$492,815</td> </tr> <tr> <td>Edmonton</td> <td>\$374,332</td> </tr> <tr> <td>Ottawa</td> <td>\$387,152</td> </tr> <tr> <td>Niagara</td> <td>\$407,366</td> </tr> <tr> <td>Saskatoon</td> <td>\$343,160</td> </tr> <tr> <td>London St. Thomas</td> <td>\$325,641</td> </tr> <tr> <td>CANADA</td> <td>\$529,778</td> </tr> </tbody> </table>		City	Average Sale \$\$	Vancouver	\$960,517	Toronto	\$893,091	Fraser Valley	\$620,081	Victoria	\$632,052	Hamilton	\$593,797	Calgary	\$469,987	Kitchener-Waterloo	\$492,815	Edmonton	\$374,332	Ottawa	\$387,152	Niagara	\$407,366	Saskatoon	\$343,160	London St. Thomas	\$325,641	CANADA	\$529,778
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Market Factors	<p>London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced another record month for residential sales in April, with a total of 1,220 homes sold, an increase of 14.2% over the same period last year. This represents the best results ever for April, since LSTAR began tracking sales data in 1978.</p> <p>"Since the beginning of the year, every month has achieved record sales. After the first four months, we're about 25 percent ahead in home sales compared to 2016," said Jim Smith, LSTAR President. "It just shows how desirable the region is, when you consider affordability, accessibility and lifestyle.</p> <p>London and St. Thomas have so many features that make them an attractive destination to live, work, raise families and retire. We've got farm-to-table restaurants, London Knights hockey, big-name concerts and culture such as the North American Railway Hall of Fame and the Grand Theatre."</p>																													

















































