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## STATISTICAL REPORT



(for month ending August 30, 2013)

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# News Release

For Comment: Doug Pedlar, President, 519-238-5700  
For Background: Betty Doré, Executive Vice-President, 519-641-1400

London, September 3, 2013

## Condos continue to recover in August

Overall sales were down 3.7% last month, compared with those of the previous August. However, when you look at year-to date we are only down 2% year over year. Condos, however, were up 2.2%. “Condo sales have been slow over the past year or so, with the exception of last month, when they were up 25.4%,” says Doug Pedlar, President of London and St. Thomas Association of REALTORS® (LSTAR). “Obviously that part of the market has been playing catch-up in July and August. That’s good to see. Condos are a significant part of our housing stock and the market is strongest when all of its stock is moving well.” 554 detached homes sold in August 2013, while 142 condos exchanged hands.

The City of St. Thomas’s market slowed a little in August. 54 homes sold in that City, down 15.6%. The average price for a home in St. Thomas Year to Date stands at \$196,268.

As for LSTAR’s jurisdiction overall, the average price for a home Year to Date stands at \$246,984, an increase of 3.4%. The average price for a detached home over that same period stands at \$262,609, up 3.2%, while the average price for a condo stands at \$178,536, up 4.2 % from December 31, 2012. The following table, based on data taken from CREA’s National MLS® Report for July 2013 (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	\$776,249
Victoria	\$482,879
Toronto	\$522,297
Calgary	\$449,409
Hamilton-Burlington	\$390,603
Ottawa	\$355,842
Kitchener-Waterloo	\$391,744
Edmonton	\$348,666
Saskatoon	\$322,005
Regina	\$305,748
Halifax-Dartmouth	\$263,388
London St. Thomas	\$246,984
<b>CANADA</b>	<b>\$380,267</b>

House Style	Units Sold	Average Price
2 storey	150	\$335,095
Bungalow	111	\$186,469
Ranch	85	\$286,101
Townhouse	75	\$154,720

The best-selling house style in LSTAR's jurisdiction in August 2013 was the two-storey, then the bungalow, then the ranch, then the townhouse condominium.

*The London and St. Thomas Association of REALTORS® (LSTAR) is one of Canada's fifteen largest real estate associations, representing over 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.*

*As members of the Canadian Real Estate Association, LSTAR members may use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. The Association operates the local Multiple Listing Service® (MLS®) and provides ongoing professional education courses for its members.*

# LSTAR's Market Report for August 2013

<b>Market Activity</b>	554 detached homes and 142 condos exchanged hands in August 2013, for a total of 696 transactions.																													
<b>Type of Market</b>	Balanced																													
<b>Listings</b>	Active detached home listings end of period were down 8.3%. Active condo listings end of period were up 4.5%																													
<b>Average Price August 2013 (Compared to July 2013)</b>	Total Residential (Detached & Condo)	\$244,985 down 1.7% (\$249,143)																												
	All detached homes in LSTAR's jurisdiction	\$262,532 down 1.2% (\$265,623)																												
	All condos in LSTAR'S jurisdiction	\$176,524 down 3.8% (\$183,429)																												
	All two-storeys in LSTAR's jurisdiction	\$335,095 up 5.9% (\$316,508)																												
	All bungalows in LSTAR's jurisdiction	\$186,469 down 11.4% (\$210,353)																												
	All ranches in LSTAR'S jurisdiction	\$286,101 down 5.3% (\$302,249)																												
	All townhouse condos in LSTAR's jurisdiction	\$154,720 down 5.4% (\$163,470)																												
<b>Most Popular in August</b>	Two-storeys, then bungalows, then ranch, and then the townhouse condominiums.																													
<b>Affordability</b>	<p>As for LSTAR's jurisdiction overall, the average price for a home Year to Date stands at \$246,984, an increase of 3.4%. The average price for a detached home over that same period stands at \$262,609, up 3.2%, while the average price for a condo stands at \$178,536, up 4.2 % from December 31, 2012. The following table, based on data taken from CREA's National MLS® Report for July 2013 (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>\$776,249</td> </tr> <tr> <td>Victoria</td> <td>\$482,879</td> </tr> <tr> <td>Toronto</td> <td>\$522,297</td> </tr> <tr> <td>Calgary</td> <td>\$449,409</td> </tr> <tr> <td>Hamilton-Burlington</td> <td>\$390,603</td> </tr> <tr> <td>Ottawa</td> <td>\$355,842</td> </tr> <tr> <td>Kitchener-Waterloo</td> <td>\$391,744</td> </tr> <tr> <td>Edmonton</td> <td>\$348,666</td> </tr> <tr> <td>Saskatoon</td> <td>\$322,005</td> </tr> <tr> <td>Regina</td> <td>\$305,748</td> </tr> <tr> <td>Halifax-Dartmouth</td> <td>\$263,388</td> </tr> <tr> <td>London St. Thomas</td> <td>\$246,984</td> </tr> <tr> <td>CANADA</td> <td><b>\$380,267</b></td> </tr> </tbody> </table>		City	Average Sale \$\$	Vancouver	\$776,249	Victoria	\$482,879	Toronto	\$522,297	Calgary	\$449,409	Hamilton-Burlington	\$390,603	Ottawa	\$355,842	Kitchener-Waterloo	\$391,744	Edmonton	\$348,666	Saskatoon	\$322,005	Regina	\$305,748	Halifax-Dartmouth	\$263,388	London St. Thomas	\$246,984	CANADA	<b>\$380,267</b>
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<b>Market Factors</b>	<p>Overall sales were down 3.7% last month, compared with those of the previous August. However, when you look at year-to-date we are only down 2% year over year. Condos, however, were up 2.2%. "Condo sales have been slow over the past year or so, with the exception of last month, when they were up 25.4%," says Doug Pedlar, President of London and St. Thomas Association of REALTORS® (LSTAR). "Obviously that part of the market has been playing catch-up in July and August. That's good to see. Condos are a significant part of our housing stock and the market is strongest when all of its stock is moving well."</p>																													

<u>2013 Monthly Data</u>							<u>2012 Monthly Data</u>				
DETACHED	%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL	
Units Sold	554	-5.1	142	2.2	40	736	-4.9	584	139	51	774
Dollar Volume	\$145,442,781	2.9	\$25,066,439	3.4	\$18,925,050	\$189,434,270	2.0	\$141,352,622	\$24,251,966	\$20,135,907	\$185,740,495
No.of Listings	1088	6.8	268	16.5	232	1588	7.2	1019	230	233	1482

<u>2013 Year-to Date</u>							<u>2012 Year-to-Date</u>				
DETACHED	%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL	
Units Sold	4639	-3.6	1059	-4.3	354	6052	-5.0	4814	1107	452	6373
Dollar Volume	\$1,218,242,332	-0.8	\$189,069,972	-0.7	\$137,331,751	\$1,544,644,055	-2.8	\$1,227,582,554	\$190,379,176	\$170,602,177	\$1,588,563,907
No.of Listings	9452	0.7	2271	1.5	1997	13,720	0.1	9390	2237	2077	13,704
Active Listings (end of period)	2978	0.2	677	8.1	1447	5102	2.0	2971	626	1406	5003

Detached	<u>2013</u>		<u>2012</u>
Average Price(Month)	\$262,532	8.5	\$242,042
Average Price (YTD)	\$262,609	3.0	\$255,003

Condo	<u>2013</u>		<u>2012</u>
Average Price(Month)	\$176,524	1.2	\$174,475
Average Price (YTD)	\$178,536	3.8	\$171,978

Total Residential	<u>2013</u>		<u>2012</u>
Average Price(Month)	\$244,985	7.0	\$229,052
Average Price (YTD)	\$246,984	3.1	\$239,480

<u>2013 Monthly Data</u>						<u>2012 Monthly Data</u>					
DETACHED		%	CONDO		%	TOTAL		%	DETACHED	CONDO	TOTAL
Units Sold	554	-5.1	142	2.2	696	-3.7	584	139	723		
Dollar Volume	\$145,442,781	2.9	\$25,066,439	3.4	\$170,509,220	3.0	\$141,352,622	\$24,251,966	\$165,604,588		
No.of Listings	1088	6.8	268	16.5	1356	8.6	1019	230	1,249		
Average Price (August)	\$262,532	-1.2	\$176,524	-3.8	\$244,985	-1.7					
Average Price (July)	\$265,623		\$183,429		\$249,143						
* % Difference in Average Price in Current Month Compared to Previous Month											

<u>2013 Year-to Date</u>						<u>2012 Year-to-Date</u>					
DETACHED		%	CONDO		%	TOTAL		%	DETACHED	CONDO	TOTAL
Units Sold	4639	-3.6	1059	-4.3	5698	-3.8	4814	1107	5,921		
Dollar Volume	\$1,218,242,332	-0.8	\$189,069,972	-0.7	\$ 1,407,312,304	-0.8	\$1,227,582,554	\$190,379,176	\$1,417,961,730		
No.of Listings	9452	0.7	2271	1.5	11723	0.8	9390	2237	11,627		
Active Listings (end of period)	2978	0.2	677	8.1	3655	1.6	2971	626	3,597		
Average Price YTD	\$262,609	3.2	\$178,536	4.2	\$246,984	3.4					
Average Price (Dec.31/12)*	\$254,434		\$171,403		\$238,822						
* % Difference in Average Price Year-to-Date Compared to December 31, 2012											

**RESIDENTIAL STATISTICS  
August 2013**

### ST. THOMAS STATISTICS

#### 2013 Monthly Data

#### 2012 Monthly Data

		%	
<b>Units Sold</b>	54	-15.6	64
<b>Dollar Volume</b>	\$10,976,325	-6.0	\$11,675,800
<b>No.of Listings</b>	107	1.9	105
<b>Active at End</b>	339	-3.4	351

#### 2013 Year-to Date

#### 2012 Year-to-Date

		%	
<b>Units Sold</b>	488	10.9	440
<b>Dollar Volume</b>	\$95,778,891	14.0	\$84,029,647
<b>No.of Listings</b>	884	-1.9	901

<b>Average Price (August 2013)</b>	\$203,265	-6.5	<b>Average Price (August 2012)</b>
<b>Average Price (July 2013)</b>	\$217,446		\$182,434
<b>Average Price YTD</b>	\$196,268	2.4	<b>Average Price (YTD 2012)</b>
<b>Average Price (Dec.31/12) *</b>	\$191,607		\$190,976

\* Difference in Average Price Year-to-Date Compared to December 31, 2012

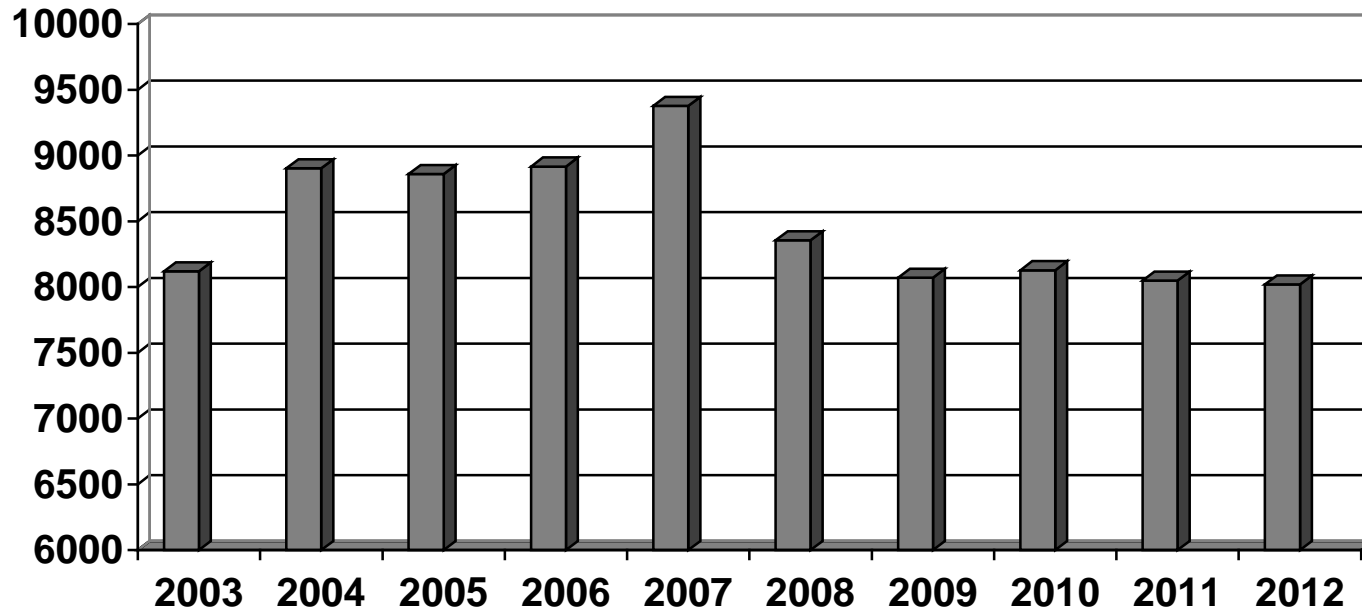


**ST. THOMAS  
Sales by Month**

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<b>2013</b>	42	50	50	76	86	53	78	54				
<b>2012</b>	40	36	50	59	65	57	69	64	51	59	42	24
<b>2011</b>	44	40	67	60	72	73	59	64	61	51	50	42
<b>2010</b>	37	44	61	89	77	63	63	55	58	53	41	24
<b>2009</b>	23	52	55	55	75	90	72	75	59	55	57	37
<b>2008</b>	36	53	48	76	86	68	70	50	52	48	25	23
<b>2007</b>	58	80	86	82	97	92	93	84	47	64	52	32
<b>2006</b>	47	36	76	82	87	88	55	67	57	60	59	38
<b>2005</b>	42	46	76	65	76	81	79	78	74	66	58	39
<b>2004</b>	43	59	96	78	79	80	64	75	65	61	59	27
<b>2003</b>	35	52	60	66	63	74	74	53	77	63	55	31
<b>10 Year Average (2004- 2013)</b>	41	50	67	72	80	75	70	67	52	52	44	29

## MLS® Residential Sales

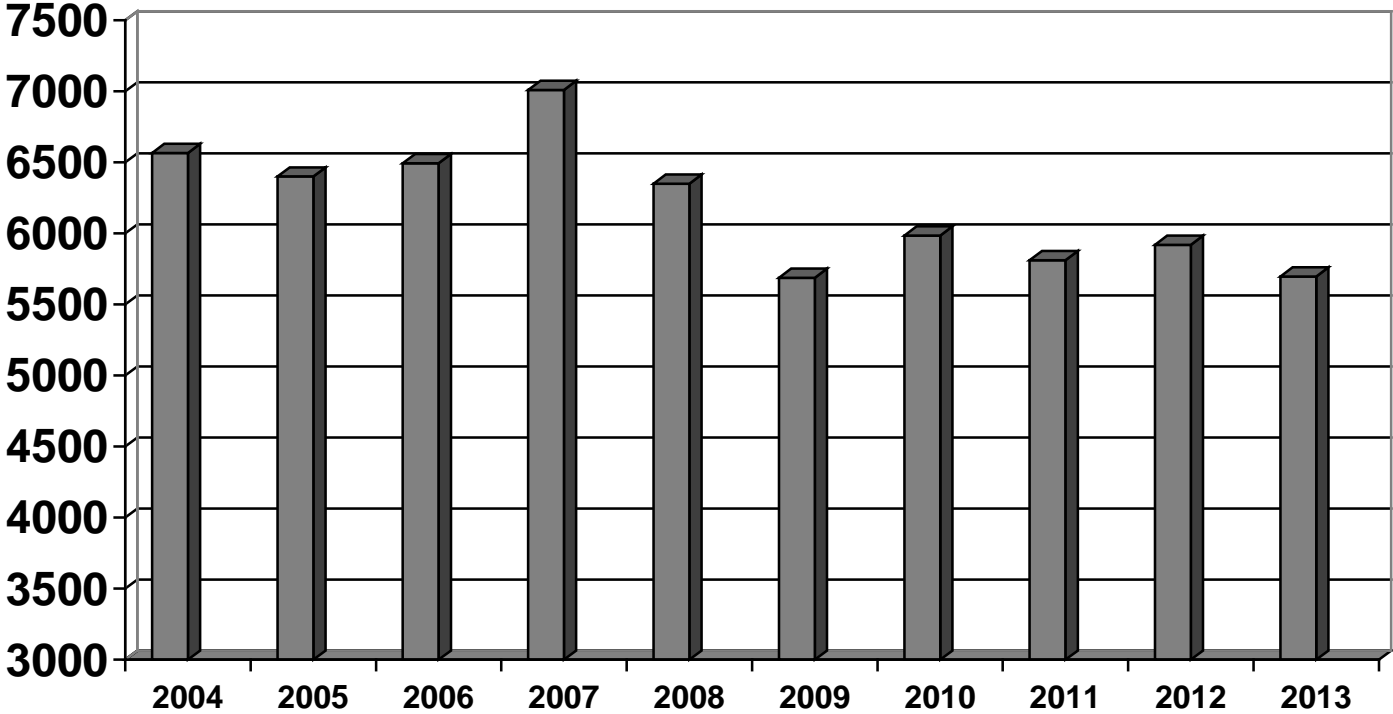
(Jan. 1 to Dec. 31 – a 10 year review)



2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
8120	8903	8859	8916	9378	8356	8070	8128	8048	8020

# MLS® Residential Sales

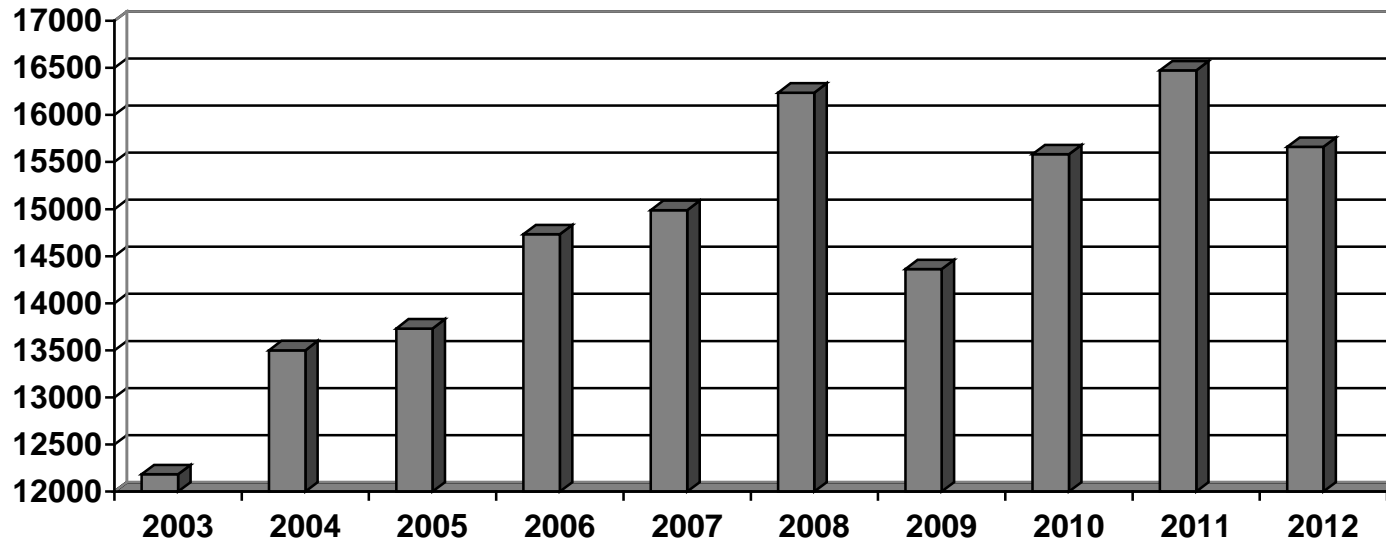
(August YTD – a 10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
6567	6401	6494	7009	6350	5688	5985	5812	5921	5698

# MLS® Residential Listings

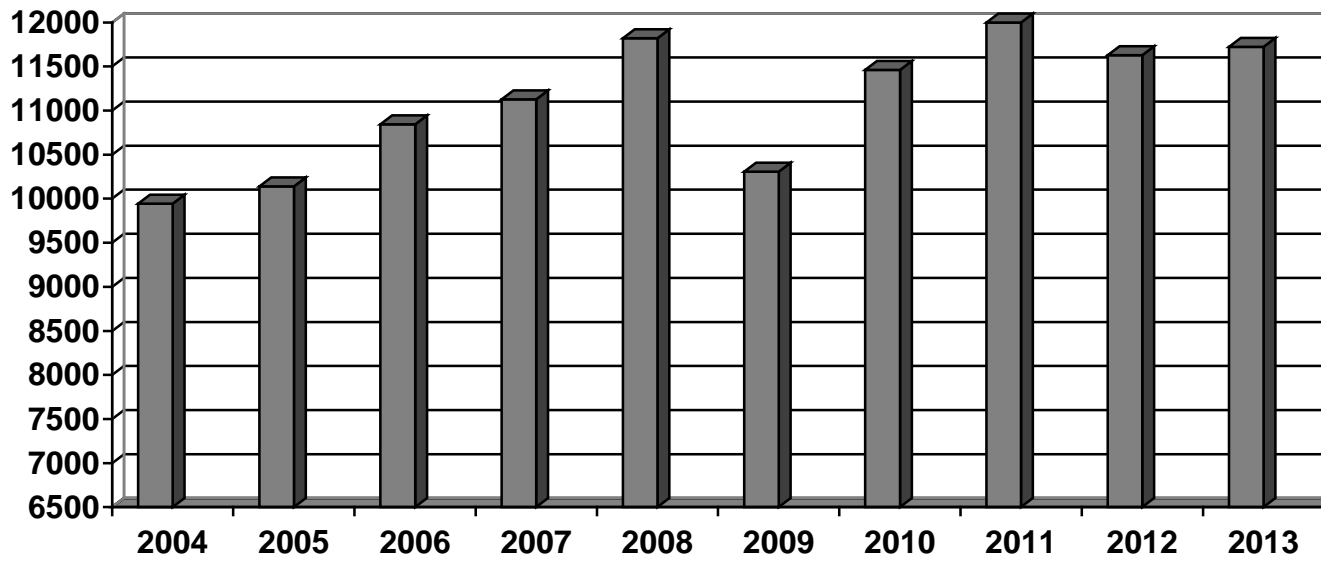
(Jan. 1 to Dec. 31 – a 10 year review)



2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
12184	13501	13732	14732	14990	16236	14362	15582	16473	15661

## MLS® Residential Listings

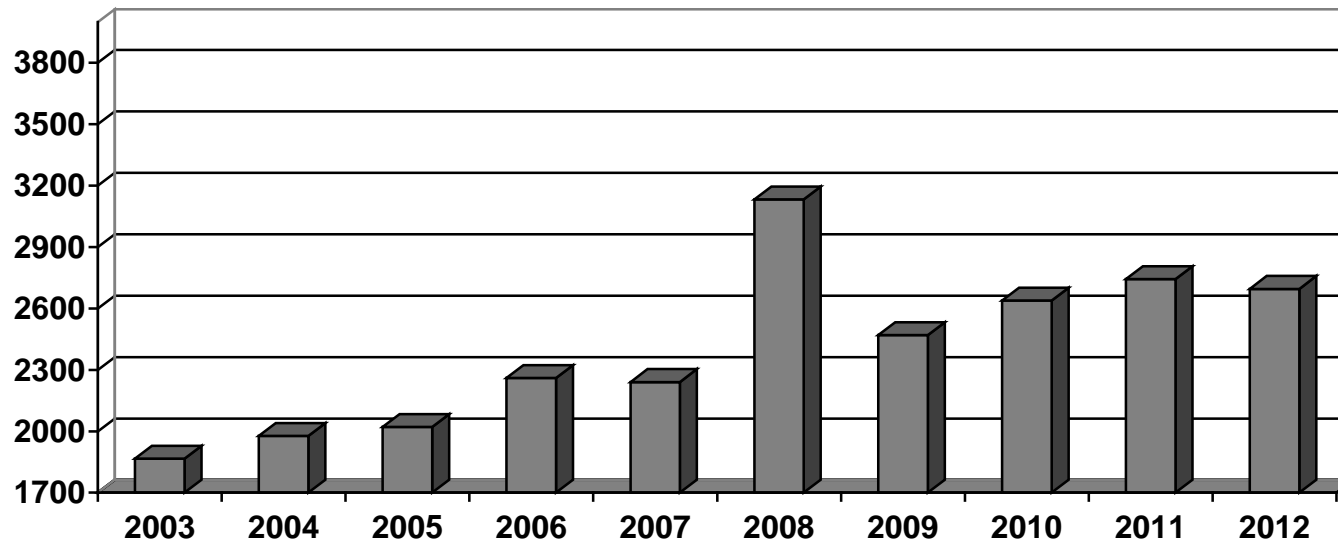
(August YTD – a 10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
9945	10139	10844	11127	11820	10308	11460	12175	11627	11723

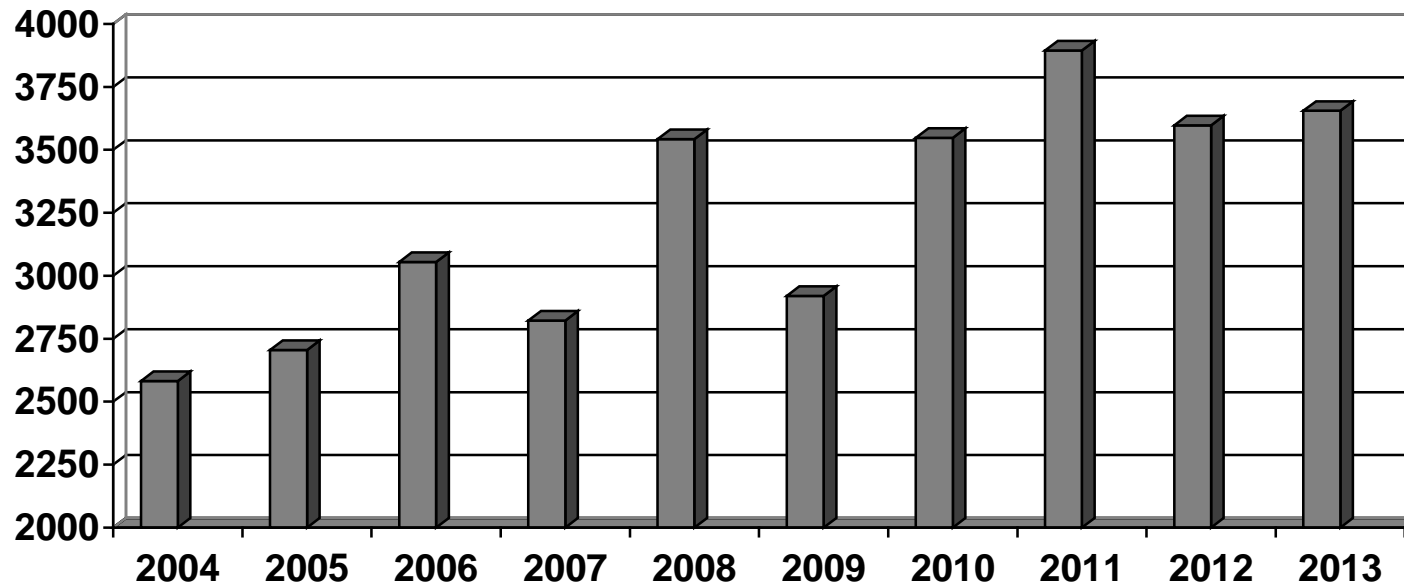
## Active MLS® Residential Listings – End of Period

(10 year review)



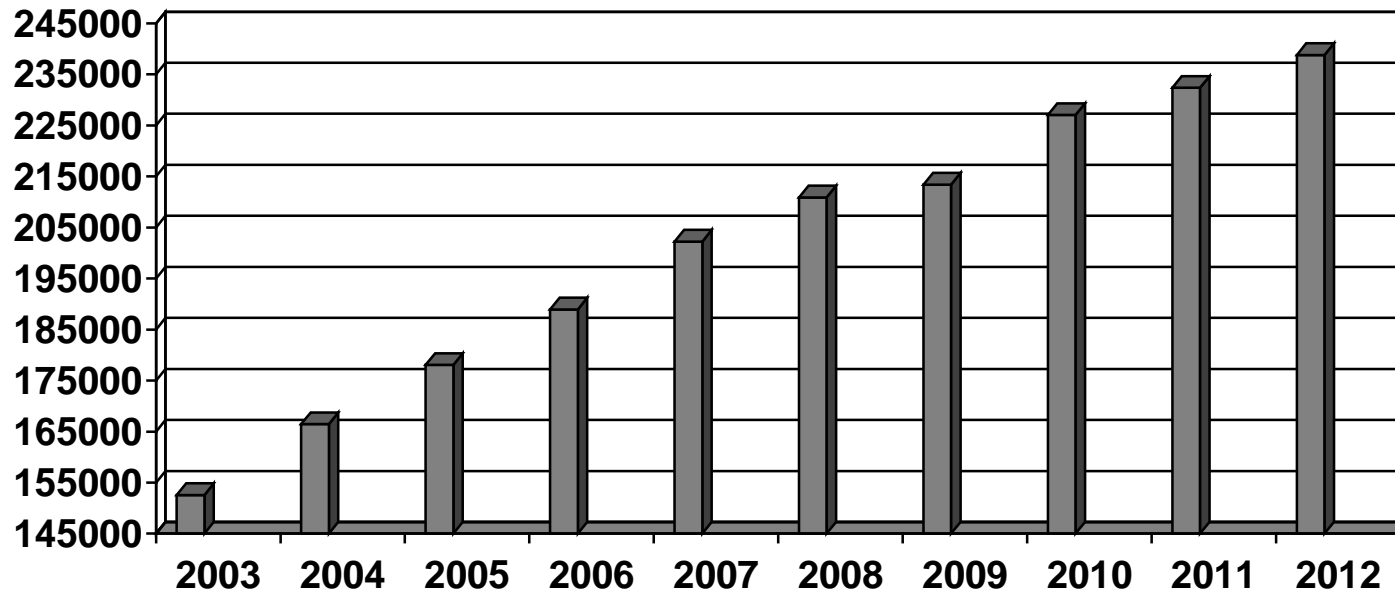
2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
1866	1978	2021	2260	2241	3133	2470	2639	2743	2696

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



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
2582	2705	2926	2822	3543	2920	3548	3894	3597	3655

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

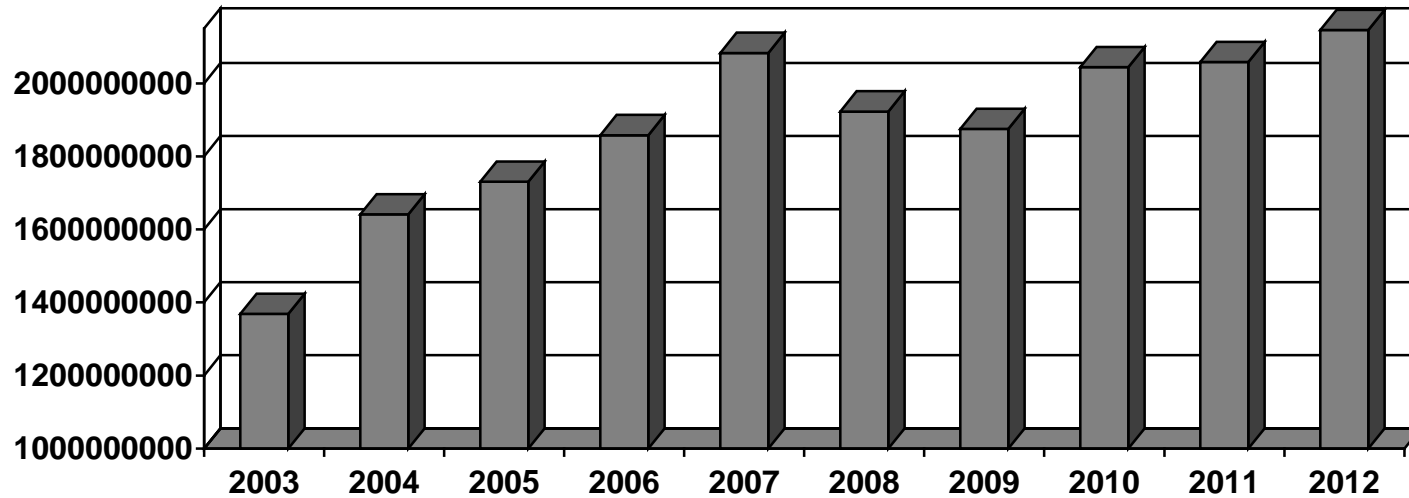


2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
\$152,586	\$166,465	\$178,058	\$188,942	\$202,256	\$210,888	\$213,402	\$227,056	\$232,387	\$238,822



## Total MLS® Dollar Volume

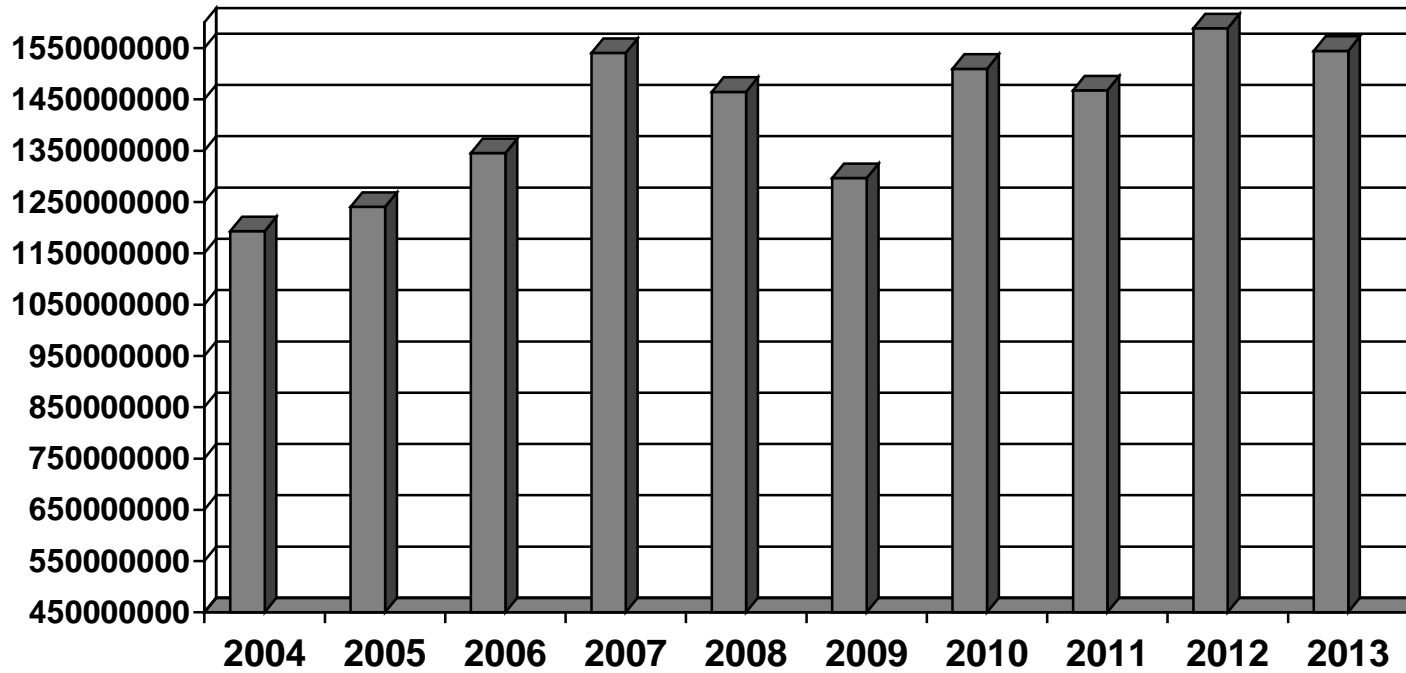
(10 year review)



2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
1,368,440,059	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

# Total MLS® Dollar Volume YTD as of August

(10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
1,193,183,689	1,240,614,864	1,345,370,399	1,540,417,566	1,464,916,536	1,296,686,731	1,509,788,530	1,467,565,669	1,588,563,907	1,544,644,055

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>10 Year Average: Condos</b>	<b>86.5</b>	<b>131.9</b>	<b>155.6</b>	<b>166.6</b>	<b>190.2</b>	<b>179.6</b>	<b>166.3</b>	<b>155.7</b>	<b>117.4</b>	<b>109.8</b>	<b>96.2</b>	<b>74.3</b>
<b>10 Year Average: Detached</b>	<b>363.2</b>	<b>486.9</b>	<b>642.7</b>	<b>708.8</b>	<b>773.7</b>	<b>730.7</b>	<b>666.6</b>	<b>613.9</b>	<b>496.4</b>	<b>468.3</b>	<b>423.8</b>	<b>269.4</b>
<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>				
Condo	77	128	117	144	152	141	158	142				
Detached	361	448	495	720	789	654	630	554				
<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>
Condo	75	137	147	164	162	162	126	139	103	122	95	82
Detached	379	500	623	716	751	663	620	584	493	502	417	299
<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>
Condo	81	116	162	131	180	172	155	143	113	88	80	78
Detached	347	436	647	619	702	741	587	620	589	495	496	306
<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>
Condo	95	117	157	182	184	156	125	118	114	101	115	80
Detached	377	488	702	835	714	660	589	509	475	465	505	301
<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>
Condo	60	98	118	138	166	179	170	147	136	121	99	85
Detached	245	382	551	666	698	767	734	600	572	543	485	353
<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>
Condo	87	140	151	188	196	185	207	155	144	106	87	63
Detached	379	547	594	654	825	720	743	607	625	475	299	218
<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>

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Condo	94	148	168	193	242	207	226	183	126	140	123	91
Detached	444	560	678	723	919	785	783	688	524	565	531	284
<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>
Condo	113	144	172	179	193	204	155	173	147	139	126	84
Detached	416	471	697	678	820	807	645	659	545	572	490	337
<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>
Condo	107	142	149	173	221	199	167	195	156	145	119	87
Detached	333	515	625	716	752	797	626	699	590	534	526	301
<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>
Condo	76	149	215	174	206	191	174	162	135	136	118	93
Detached	351	522	815	761	767	713	709	619	551	532	489	295
<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>
Condo	378	136	138	180	165	151	192	135	145	117	99	81
Detached	101	483	763	696	672	684	703	537	526	502	440	308
<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>
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
<b>1997</b>	435	531	537	671	648	545	661	482	524	528	389	358
<b>1996</b>	335	449	649	622	677	544	575	568	550	628	673	500
<b>1995</b>	260	320	398	445	575	559	537	641	498	471	416	277

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
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 2013 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	\$246,967	\$196,268	\$246,984

## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
1998	948	1.1	\$94,275	509	-5.4	\$89,513
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

## Statistical Breakdown by Area for August 2013 London

Item	2012 Average Sale Price *	2013 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$318,346	\$322,810	1.4%
Total Condo North	\$209,957	\$216,821	3.3%
Bungalow North	\$252,050	\$254,577	1.0%
Two Storey North	\$344,319	\$348,128	1.1%
Ranch North	\$367,893	\$358,897	-2.4%
Townhouse Condo North	\$192,739	\$194,348	0.8%
<b>SOUTH</b>			
Total Detached South	\$269,941	\$283,294	4.9%
Total Condo South	\$153,782	\$158,906	3.3%
Bungalow South	\$201,111	\$212,577	5.7%
Two Storey South	\$334,382	\$351,657	5.2%
Ranch South	\$288,109	\$302,315	4.9%
Townhouse Condo South	\$141,778	\$144,517	1.9%
<b>EAST</b>			
Total Detached East	\$204,486	\$201,751	-1.3%
Total Condo East	\$147,403	\$154,916	5.1%
Bungalow East	\$165,345	\$161,351	-2.4%
Two Storey East	\$272,202	\$265,554	-2.4%
Ranch East	\$202,905	\$201,856	-0.5%
Townhouse Condo East	\$122,821	\$120,025	-2.3%

\* up-to-date figures based on January 1, 2012 to December 31, 2012



## Statistical Breakdown by Area for August 2013

### Elgin

Item	2012 Average Sale Price *	2013 Year to Date	%
Total Detached	\$229,221	\$231,478	1.0%
Total Condo	\$225,667	\$170,857	-24.3%
Bungalow	\$179,060	\$173,196	-3.3%
Two Storey	\$317,989	\$306,012	-3.8%
Ranch	\$265,556	\$290,063	9.2%
Townhouse Condo	\$233,875	\$179,900	-23.1%

### St. Thomas

Item	2012 Average Sale Price *	2013 Year to Date	%
Total Detached	\$191,949	\$198,476	3.4%
Total Condo	\$227,143	\$181,714	-20.0%
Bungalow	\$177,004	\$191,584	8.2%
Two Storey	\$237,513	\$238,834	0.6%
Ranch	\$197,621	\$223,984	13.3%
Townhouse Condo	\$0	\$0	n/a

\* up-to-date figures based on January 1, 2012 to December 31, 2012

## Statistical Breakdown by Area for August 2013

### Middlesex County

Item	2012 Average Sale Price *	2013 Year to Date	%
Total Detached	\$295,540	\$306,734	3.8%
Total Condo	\$252,656	\$269,625	6.7%
Bungalow	\$194,557	\$237,004	21.8%
Two Storey	\$360,149	\$355,425	-1.3%
Ranch	\$320,454	\$331,292	3.4%
Townhouse Condo	\$263,500	\$287,500	9.1%

### Strathroy

Item	2012 Average Sale Price *	2013 Year to Date	%
Total Detached	\$217,860	\$220,053	1.0%
Total Condo	\$154,711	\$147,417	-4.7%
Bungalow	\$196,885	\$193,570	-1.7%
Two Storey	\$260,290	\$274,881	5.6%
Ranch	\$259,220	\$238,041	-8.2%
Townhouse Condo	\$138,333	\$122,000	-11.8%

\* up-to-date figures based on January 1, 2012 to December 31, 2012