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STATISTICAL REPORT



(for month ending August 31, 2017)

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News Release

September 1, 2017

For Comment: Jim Smith, 519-433-4331

For Background: John Geha, 519-641-1400



London-St. Thomas market continues at a healthy pace

London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced that home sales in the London-St. Thomas area continued at a healthy pace in August, with 892 homes exchanging hands.

“Compared to August 2016, which holds an unprecedented record, the August 2017 numbers represent a slight decrease in homes sales activity. However, if you look at the historical data, last month turns out to be the best August for our REALTOR® Members since 2005,” said Jim Smith, 2017 LSTAR President. “Overall, 2017 remains an incredible year for real estate across London and St. Thomas and we expect sales activity to stay fairly strong for the remainder of 2017.”

In August, a total of 712 detached homes were sold, a decrease of 11.4% from the previous year, while condominium sales were down only 7.7% from 2016, with 180 units sold. The average sales price across London and St. Thomas was \$326,122, down 1.4% from the previous month. The average year-to-date sales price was \$329,745 - up 18.2% from the 2016 average home price of \$279,057.

“With real estate impacting so many areas of our community, such as contractors, trades, home stores and small businesses, it plays a significant role to building the local economy,” Smith said. “LSTAR REALTORS® are passionate about delivering the best experience to consumers and I want to stress it’s a great time to get in touch with a REALTOR® who can support all your real estate needs in this robust marketplace.”

In August, there were 1,157 listings, down 9.3% from the same time in 2016. The year-to-date sales are ahead by 15.5%, with a total of 8,421 homes sold. St. Thomas saw a total of 63 homes sold, up 1.6% from the same time last year. The average home price in St. Thomas was \$270,738, up 1.4% from the previous month.

House Style	Units Sold	Average Price
2 storey	208	\$477,904
Bungalow	165	\$251,336
Ranch	95	\$377,486
Townhouse	95	\$210,114
High rise apt. condo	46	\$215,835

The best-selling house style in August in LSTAR’s jurisdiction continues to be the two-storey, followed by the bungalow.

“Interestingly, last month the number of sold units was the same for ranches and townhouse condominiums, which might reflect a shift in the area’s inhabitants’ lifestyles choices,” Smith observed.

The average price for a detached home in August was \$343,541, down 1.9% from the previous month, while the average price for a condominium was \$233,965, down 0.2% from the previous month.

The following table is based on data taken from the Canadian Real Estate Association's (CREA) National MLS® Report for July 2017 (the latest CREA statistics available). It provides a snapshot of how average home prices in London and St. Thomas compare to other major Ontario and Canadian centres.

City	Average Sale \$\$
Vancouver	\$1,052,551
Toronto	\$775,220
Fraser Valley	\$721,281
Victoria	\$651,459
Hamilton	\$538,297
Kitchener-Waterloo	\$455,204
Calgary	\$454,594
Ottawa	\$391,959
Edmonton	\$384,349
Niagara	\$372,051
London St. Thomas	\$323,716
CANADA	\$488,904

According to a research report¹, one job is created for every three real estate transactions and approximately \$53,000 in ancillary spending is generated every time a home changes hands in Ontario. "Based on the monthly total for August, that translates into creating approximately 297 jobs and positioning us to potentially generate nearly \$47,276,000 back into the local economy," Smith concluded.

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 15 largest real estate associations, representing over 1,700 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 **Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces**, Altus Group Consulting, 2013.

LSTAR'S Market Report for August 2017

Market Activity	712 detached homes and 180 condos exchanged hands in August 2017, for a total of 892 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 26.1%. Active condo listings end of period were down 54.0%																										
Average Price August 2017 (Compared to July 2017)	Total Residential (Detached & Condo)	\$321,429 down 1.4% (\$326,122)																									
	All detached homes in LSTAR’s jurisdiction	\$343,541 down 1.9% (\$350,288)																									
	All condos in LSTAR’S jurisdiction	\$233,965 down 0.2% (\$234,431)																									
	All two-storeys in LSTAR’s jurisdiction	\$477,904 up 4.8% (\$455,870)																									
	All bungalows in LSTAR’s jurisdiction	\$251,336 down 10.0% (\$279,125)																									
	All ranches in LSTAR’S jurisdiction	\$377,486 down 3.0% (\$389,303)																									
	All townhouse condos in LSTAR’s jurisdiction	\$210,114 up 1.2% (\$207,693)																									
Most Popular in August	Two-storeys, then bungalows, then ranches and townhouse condominiums, then high rise apartment condos.																										
Affordability	<p>In August, a total of 712 detached homes were sold, a decrease of 11.4% from the previous year, while condominium sales were down only 7.7% from 2016, with 180 units sold. The average sales price across London and St. Thomas was \$326,122, down 1.4% from the previous month. The average year-to-date sales price was \$329,745 - up 18.2% from the 2016 average home price of \$279,057.</p> <p>In August, there were 1,157 listings, down 9.3% from the same time in 2016. The year-to-date sales are ahead by 15.5%, with a total of 8,421 homes sold. St. Thomas saw a total of 63 homes sold, up 1.6% from the same time last year. The average home price in St. Thomas was \$270,738, up 1.4% from the previous month. The average price for a detached home in August was \$343,541, down 1.9% from the previous month, while the average price for a condominium was \$233,965, down 0.2% from the previous month.</p> <p>The following table is based on data taken from the Canadian Real Estate Association’s (CREA) National MLS® Report for July 2017 (the latest CREA statistics available). It provides a snapshot of how average home prices in London and St. Thomas compare to other major Ontario and Canadian centres.</p>																										
	<table><tr><th>City</th><th>Average Sale \$\$</th></tr><tr><td>Vancouver</td><td>\$1,052,551</td></tr><tr><td>Toronto</td><td>\$775,220</td></tr><tr><td>Fraser Valley</td><td>\$721,281</td></tr><tr><td>Victoria</td><td>\$651,459</td></tr><tr><td>Hamilton</td><td>\$538,297</td></tr><tr><td>Calgary</td><td>\$454,594</td></tr><tr><td>Kitchener-Waterloo</td><td>\$455,204</td></tr><tr><td>Edmonton</td><td>\$384,349</td></tr><tr><td>Ottawa</td><td>\$391,959</td></tr><tr><td>Niagara</td><td>\$372,051</td></tr><tr><td>London St. Thomas</td><td>\$323,716</td></tr><tr><td>CANADA</td><td>\$488,904</td></tr></table>		City	Average Sale \$\$	Vancouver	\$1,052,551	Toronto	\$775,220	Fraser Valley	\$721,281	Victoria	\$651,459	Hamilton	\$538,297	Calgary	\$454,594	Kitchener-Waterloo	\$455,204	Edmonton	\$384,349	Ottawa	\$391,959	Niagara	\$372,051	London St. Thomas	\$323,716	CANADA
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Market Factors	<p>London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced that home sales in the London-St. Thomas area continued at a healthy pace in August, with 892 homes exchanging hands.</p> <p>“Compared to August 2016, which holds an unprecedented record, the August 2017 numbers represent a slight decrease in homes sales activity. However, if you look at the historical data, last month turns out to be the best August for our REALTOR® Members since 2005,” said Jim Smith, 2017 LSTAR President. “Overall, 2017 remains an incredible year for real estate across London and St. Thomas and we expect sales activity to stay fairly strong for the remainder of 2017.”</p>																										

2017 Monthly Data								2016 Monthly Data			
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	712	-11.4	180	-7.7	54	946	-10.0	804	195	52	1051
Dollar Volume	\$244,601,164	4.7	\$42,113,701	4.0	\$22,094,257	\$308,809,122	6.9	\$233,625,510	\$40,483,031	\$14,791,400	\$288,899,941
No.of Listings	948	-6.6	209	-19.6	244	1401	-8.4	1015	260	254	1529

<u>2017 Year-to Date</u>							<u>2016 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	6679	13.2	1742	25.5	592	9013	16.1	5900	1388	475	7763
Dollar Volume	\$2,370,831,845	36.2	\$405,948,973	45.2	\$287,767,072	\$3,064,547,890	39.5	\$1,740,960,981	\$279,533,570	\$177,036,699	\$2,197,531,250
No.of Listings	9071	1.5	2177	-7.5	2033	13,281	-1.1	8940	2353	2134	13,427
Active Listings (end of period)	1468	-26.1	247	-54.0	1390	3105	-22.4	1986	537	1479	4002

Detached	2017		2016
Average Price(Month)	\$343,541	18.2	\$290,579
Average Price (YTD)	\$354,968	20.3	\$295,078

Condo	2017		2016
Average Price(Month)	\$233,965	12.7	\$207,605
Average Price (YTD)	\$233,036	15.7	\$201,393

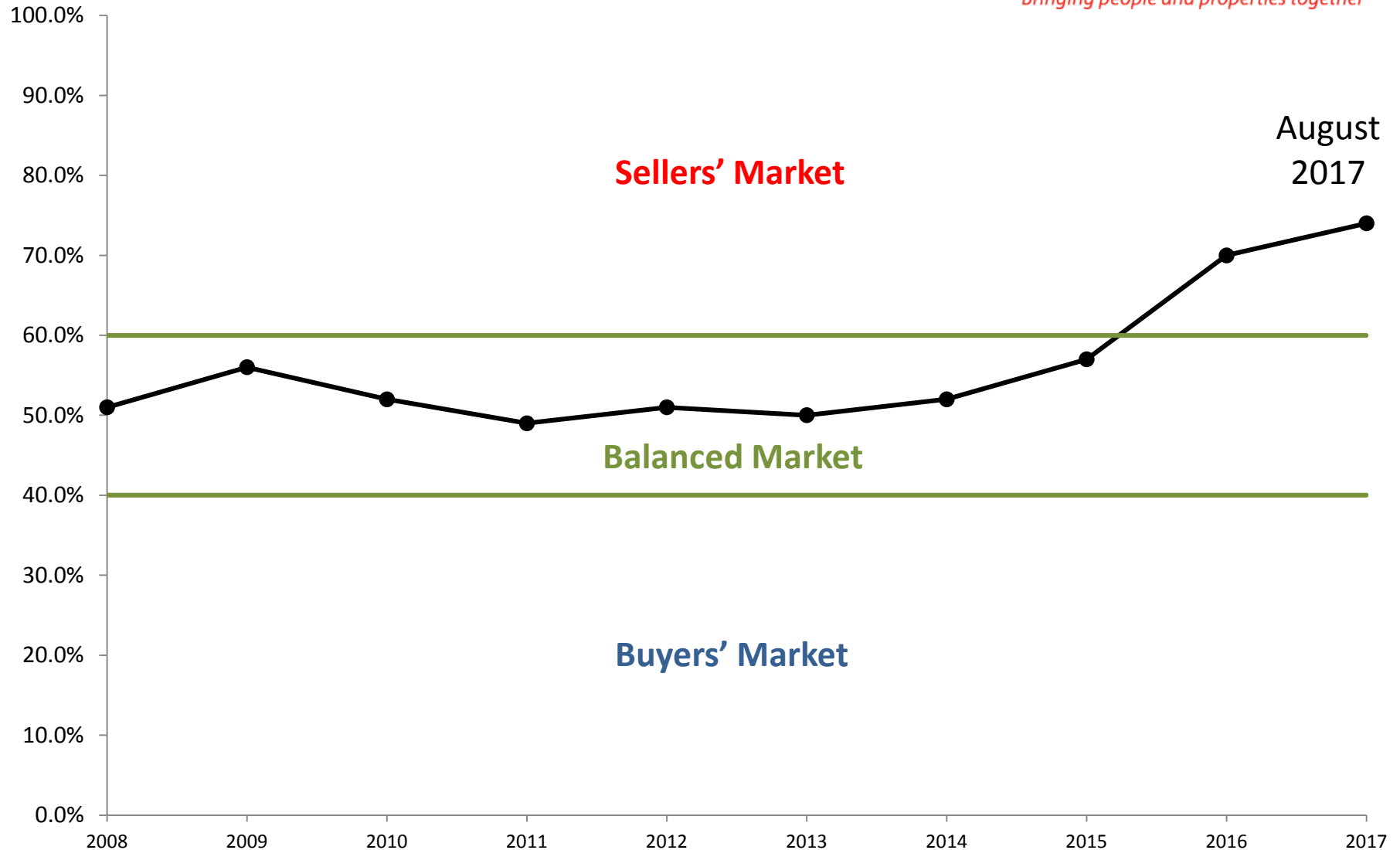
Total Residential	2017		2016
Average Price(Month)	\$321,429	17.1	\$274,383
Average Price (YTD)	\$329,745	18.9	\$277,236

2017 Monthly Data						2016 Monthly Data			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	712	-11.4	180	-7.7	892	-10.7	804	195	999
Dollar Volume	\$244,601,164	4.7	\$42,113,701	4.0	\$286,714,865	4.6	\$233,625,510	\$40,483,031	\$274,108,541
No.of Listings	948	-6.6	209	-19.6	1157	-9.3	1015	260	1275
Average Price (July)	\$343,541	-1.9	\$233,965	-0.2	\$321,429	-1.4	\$290,579	\$207,605	\$274,383
Average Price (June)	\$350,288		\$234,431		\$326,122		\$297,459	\$204,153	\$280,212
% Difference in Average Price in Current Month Compared to Previous Month									

<u>2017 Year-to-Date</u>							<u>2016 Year-to-Date</u>		
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	6679	13.2	1742	25.5	8421	15.5	5900	1388	7288
Dollar Volume	\$2,370,831,845	36.2	\$405,948,973	45.2	\$ 2,776,780,818	37.4	\$1,740,960,981	\$279,533,570	\$ 2,020,494,551
No.of Listings	9071	1.5	2177	-7.5	11248	-0.4	8940	2353	11293
Active Listings (end of period)	1468	-26.1	247	-54.0	1715	-32.0	1986	537	2523
Average Price YTD	\$354,968	19.3	\$233,036	16.3	\$329,745	18.2	\$295,078	\$201,393	\$277,236
Average Price (Dec.31/16)*	\$297,480		\$200,335		\$279,057		\$282,229	\$189,798	\$264,435
* % Difference in Average Price Year-to-Date Compared to December 31, 2016									

RESIDENTIAL STATISTICS
August 2017

Sales to New Listings Ratio (10 Year Review)



ST. THOMAS STATISTICS**2017 Monthly Data****2016 Monthly Data**

		%	
Units Sold	63	1.6	62
Dollar Volume	\$17,056,505	28.9	\$13,230,800
No.of Listings	92	-4.2	96
Active at End	185	-25.7	249

2017 Year-to Date**2016 Year-to-Date**

		%	
Units Sold	698	19.3	585
Dollar Volume	\$180,753,673	37.1	\$131,810,252
No.of Listings	875	4.0	841

Average Price (July 2017)	\$270,738	1.4	Average Price (August 2016)
Average Price (June 2017)	\$267,106		\$213,400
Average Price YTD	\$258,959	10.9	Average Price (YTD 2016)
Average Price (Dec.31/16) *	\$233,476		\$225,317

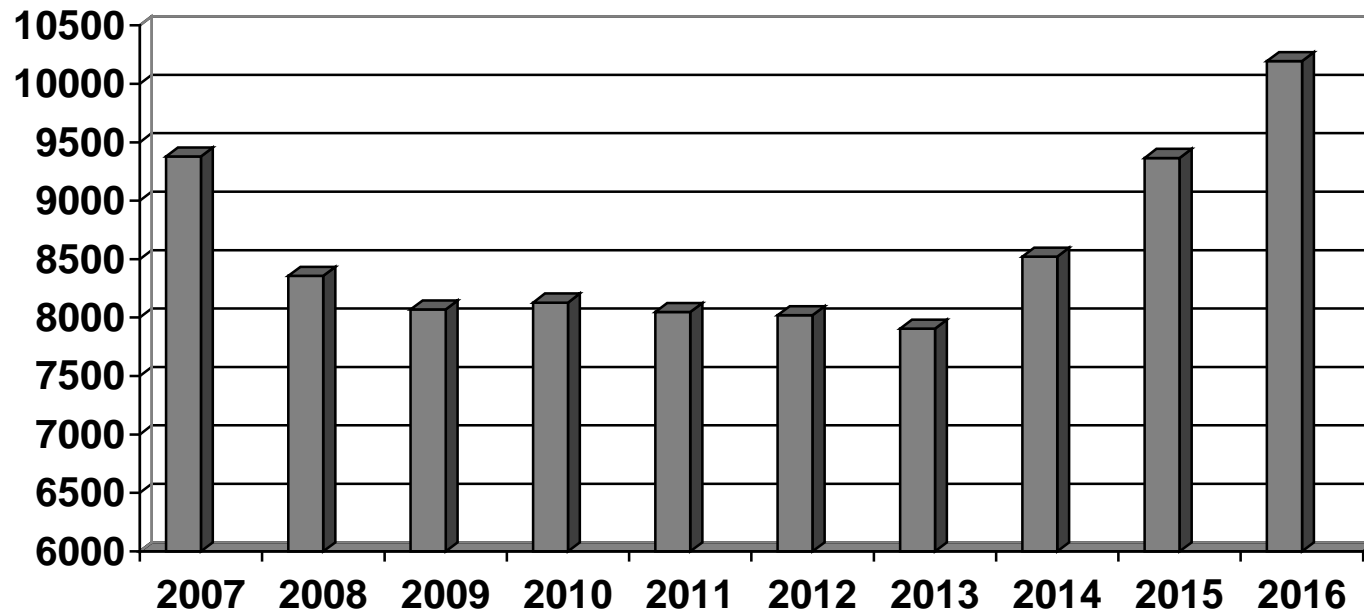
* Difference in Average Price Year-to-Date Compared to December 31, 2016

ST. THOMAS
Sales by Month

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
2017	55	69	108	97	115	111	85	63					703
2016	23	55	75	86	116	76	97	62	67	84	70	48	859
2015	49	54	58	77	88	85	94	81	77	55	62	56	836
2014	29	42	48	77	73	82	74	68	69	49	59	40	710
2013	42	50	50	76	86	53	78	54	56	48	44	34	671
2012	40	36	50	59	65	57	69	64	51	59	42	24	616
2011	44	40	67	60	72	73	59	64	61	51	50	42	683
2010	37	44	61	89	77	63	63	55	58	53	41	24	665
2009	23	52	55	55	75	90	72	75	59	55	57	37	705
2008	36	53	48	76	86	68	70	50	52	48	25	23	635
2007	58	80	86	82	97	92	93	84	47	64	52	32	867
10 Year Average (2007-2017)	38	51	60	74	84	74	77	66	60	57	50	36	724

MLS® Residential Sales

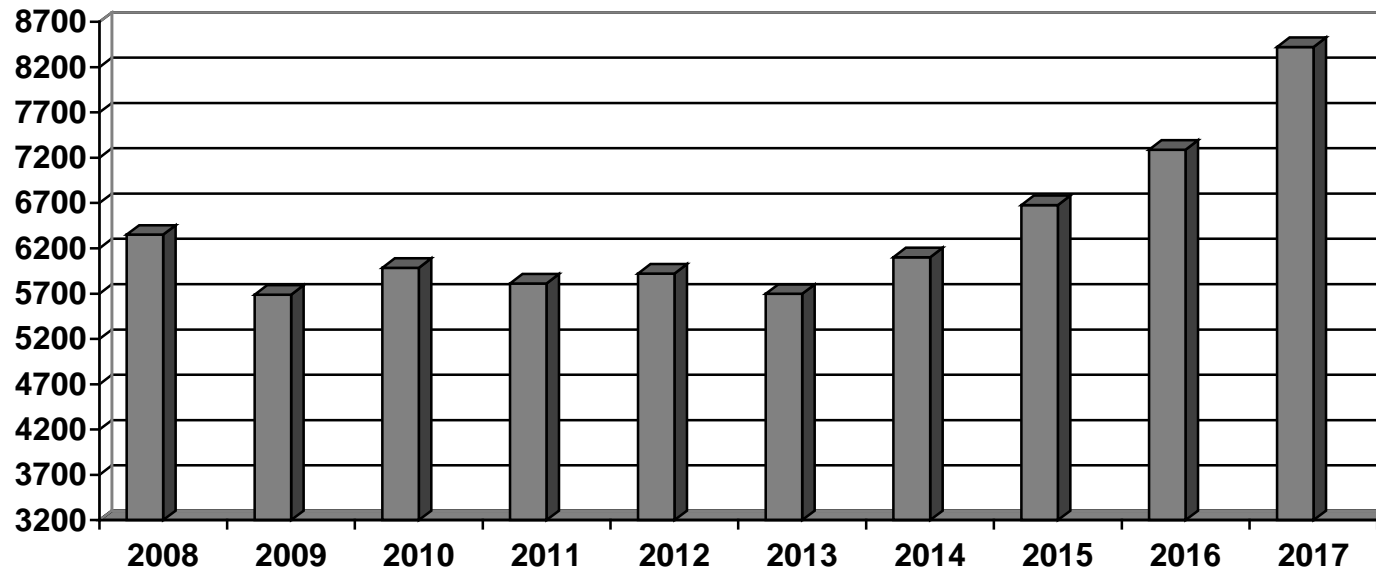
(Jan. 1 to Dec. 31 – a 10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
9378	8356	8070	8128	8048	8020	7905	8521	9366	10,193

MLS® Residential Sales

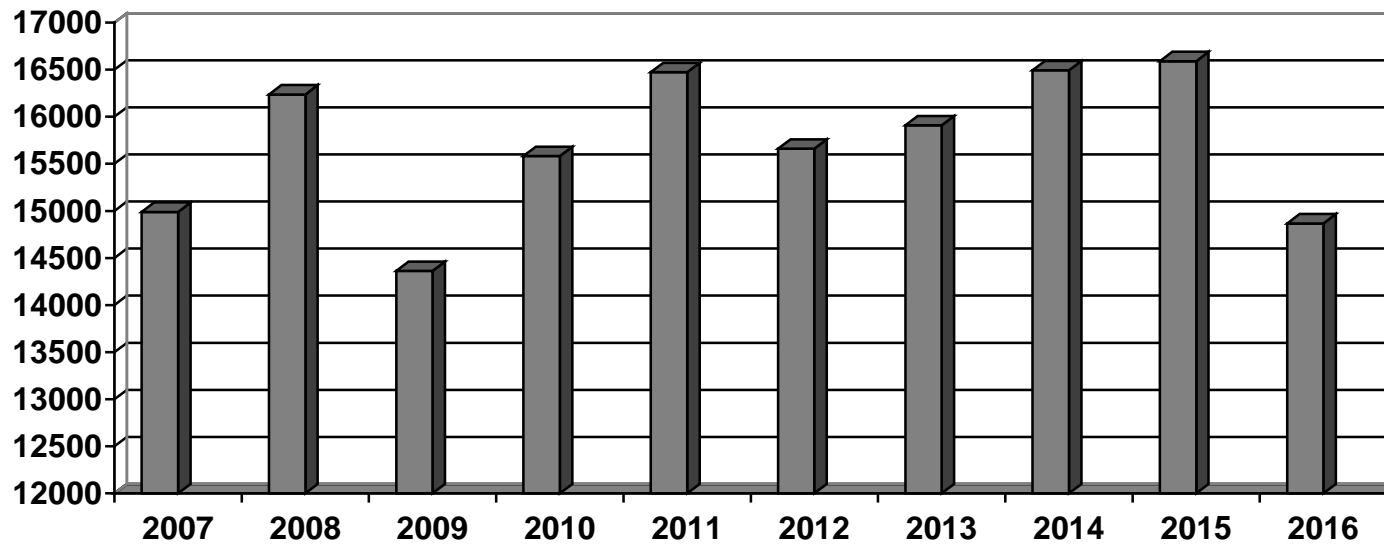
(August YTD – a 10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
6350	5688	5985	5812	5921	5698	6102	6678	7288	8421

MLS® Residential Listings

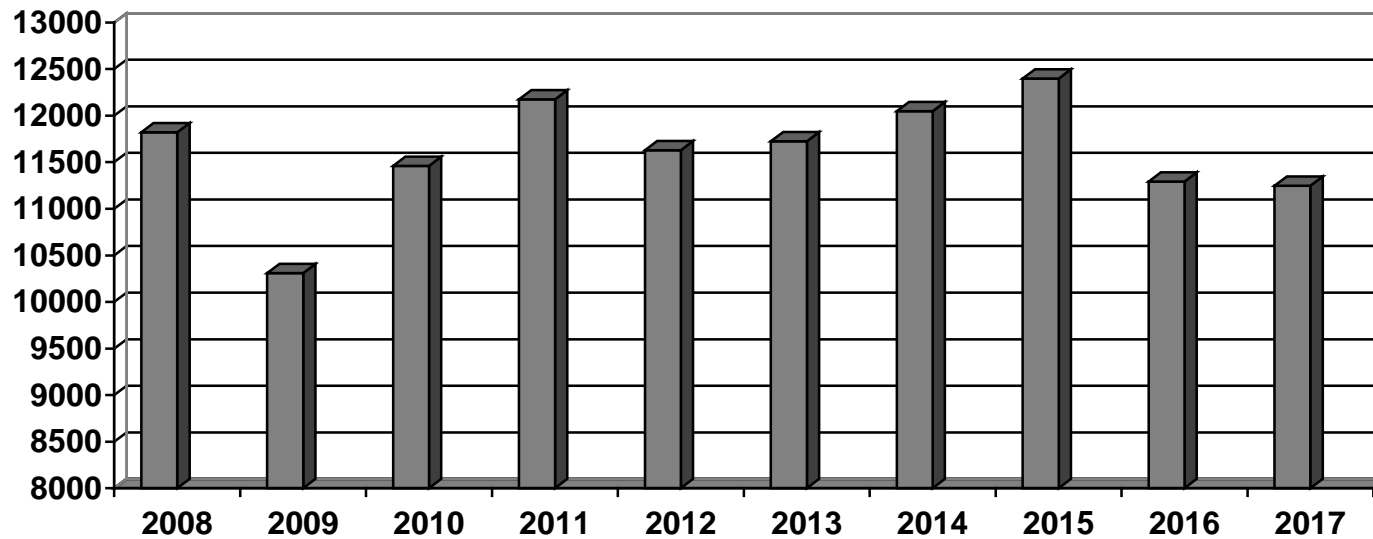
(Jan. 1 to Dec. 31 – a 10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
14,990	16,236	14,362	15,582	16,473	15,661	15,909	16,492	16,590	14,867

MLS® Residential Listings

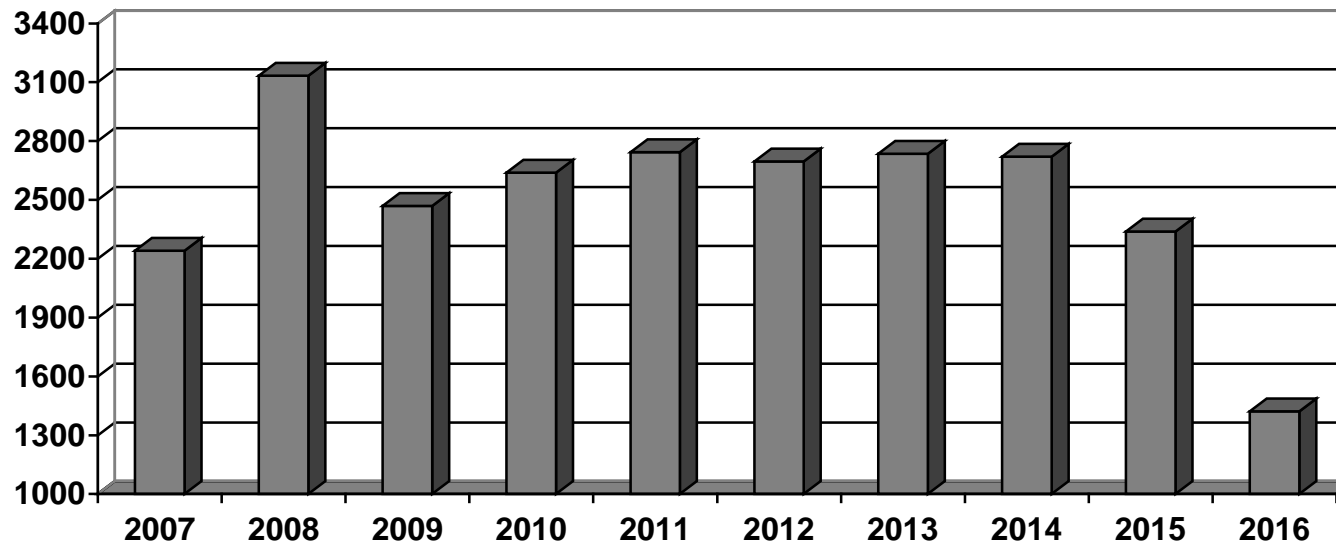
(August YTD – a 10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
11820	10308	11460	12175	11627	11723	12048	12398	11293	11248

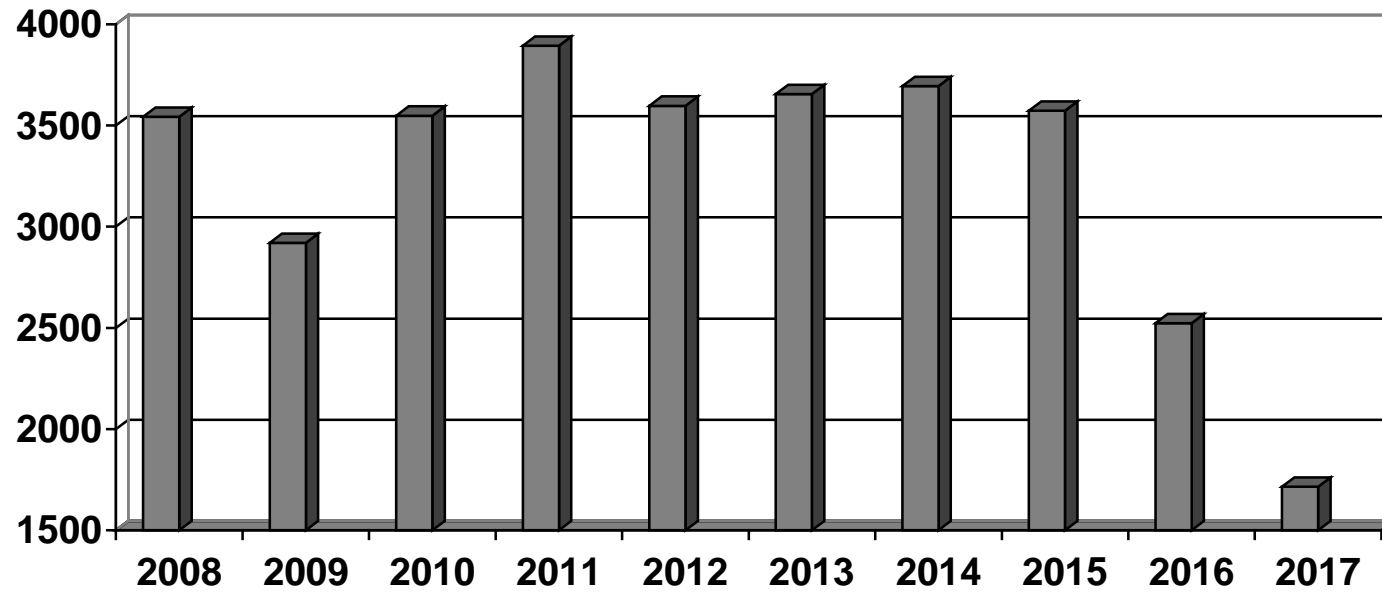
Active MLS® Residential Listings – End of Period

(10 year review)



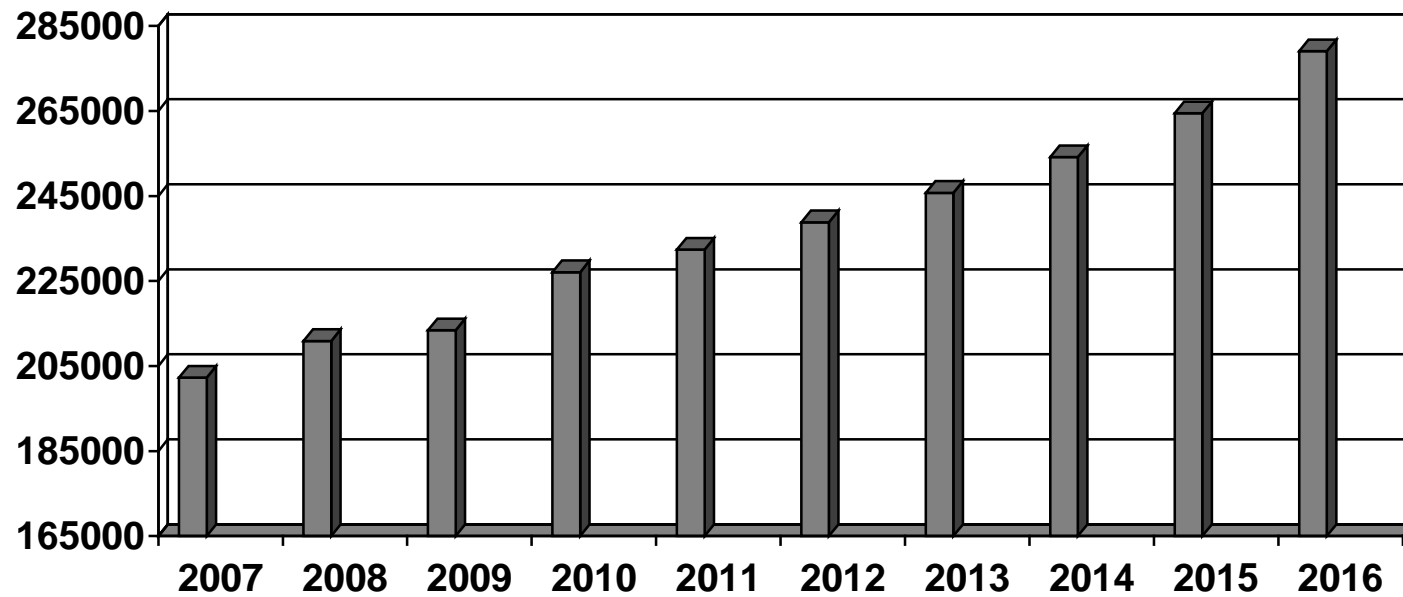
2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
2241	3133	2470	2639	2743	2696	2735	2721	2339	1422

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



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
3543	2920	3548	3894	3597	3655	3694	3573	2523	1715

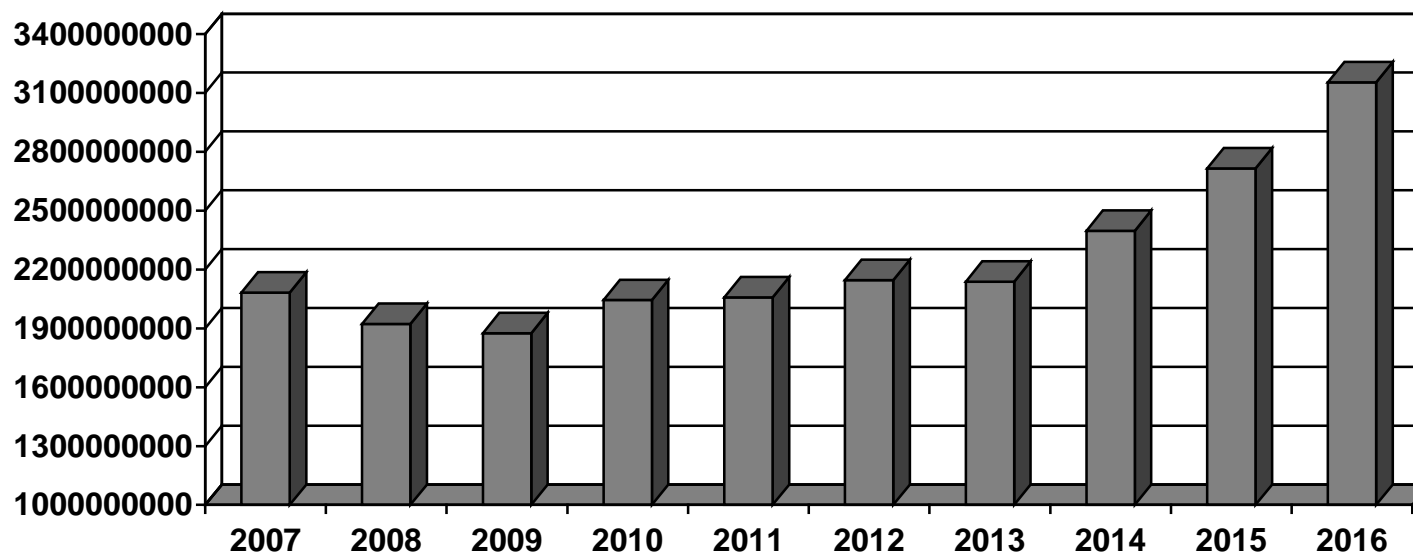
Average Residential Price in Association's Jurisdiction (10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
\$202,256	\$210,888	\$213,402	\$227,056	\$232,387	\$238,822	\$245,737	\$254,141	\$264,435	\$279,057

Total MLS® Dollar Volume

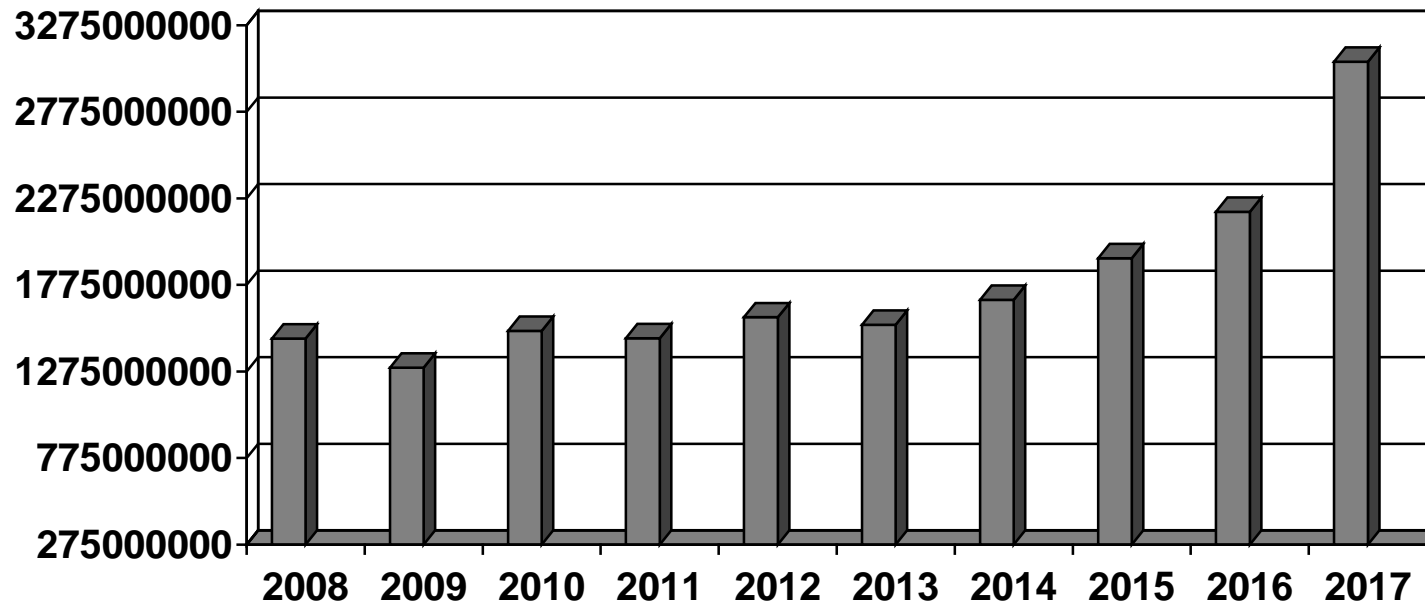
(10 year review)



2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
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	2,397,211,776	2,715,011,106	3,154,520,536

Total MLS® Dollar Volume YTD as of August

(10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
1,464,916,536	1,296,686,731	1,509,788,530	1,467,565,669	1,588,563,907	1,544,644,055	1,688,828,761	1,929,435,037	2,197,531,250	3,064,547,890

Residential Sales by Month 2017

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
5 Year Average: Condos	91	127	160	190	217	200	183	169	101	105	91	79	1665
5 Year Average: Detached	373	477	670	800	918	853	756	679	499	468	404	308	7171
2017	574	763	1242	1220	1539	1245	1002	892					8477
Condo	140	166	236	249	330	247	209	180					1757
Detached	434	597	1006	971	1209	998	793	712					6720
2016	455	652	860	1068	1154	1133	990	999	866	825	722	504	10228
Condo	78	133	175	199	214	214	183	195	150	156	139	100	1936
Detached	377	519	685	869	940	919	807	804	716	669	583	404	8292
2015	475	535	769	964	1055	1109	934	864	840	695	626	540	9406
Condo	95	103	155	188	194	217	164	180	150	118	127	118	1809
Detached	380	432	614	776	861	892	770	684	690	577	499	422	7597
2014	382	498	666	836	988	981	980	791	682	698	577	475	8554
Condo	67	107	118	170	195	181	199	149	112	126	95	83	1602
Detached	315	391	548	666	793	800	781	642	570	572	482	392	6952
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

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
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
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	

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
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	
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 2017 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	\$256,154	\$199,885	\$254,141
2015	\$265,831	\$216,800	\$264,435
2016	\$283,778	\$233,476	\$279,057
2017	\$339,283	\$258,959	\$329,745

Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
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
2014	1596	9.1	\$182,844	740	2.3	\$161,241
2015	1803	13.0	\$189,798	809	9.3	\$162,370
2016	1933	7.2	\$200,335	895	10.6	\$173,161

Statistical Breakdown by Area for August 2017

London

Item	2016 Average Sale Price *	2017 Year to Date	%
NORTH			
Total Detached North	\$378,091	\$462,855	22.4%
Total Condo North	\$245,901	\$283,940	15.5%
Bungalow North	\$289,726	\$363,357	25.4%
Two Storey North	\$411,984	\$505,222	22.6%
Ranch North	\$412,835	\$490,849	18.9%
Townhouse Condo North	\$209,561	\$247,460	18.1%
SOUTH			
Total Detached South	\$324,649	\$398,204	22.7%
Total Condo South	\$178,541	\$210,585	17.9%
Bungalow South	\$252,304	\$302,723	20.0%
Two Storey South	\$396,626	\$494,033	24.6%
Ranch South	\$364,611	\$429,698	17.9%
Townhouse Condo South	\$161,119	\$195,842	21.6%
EAST			
Total Detached East	\$228,114	\$271,575	19.1%
Total Condo East	\$167,998	\$201,318	19.8%
Bungalow East	\$189,809	\$225,037	18.6%
Two Storey East	\$304,938	\$372,707	22.2%
Ranch East	\$231,313	\$279,273	20.7%
Townhouse Condo East	\$138,500	\$154,828	11.8%

* up-to-date figures based on January 1, 2016 to December 31, 2016

Statistical Breakdown by Area for August 2017

Elgin

Item	2016 Average Sale Price *	2017 Year to Date	%
Total Detached	\$250,947	\$277,065	10.4%
Total Condo	\$184,865	\$212,650	15.0%
Bungalow	\$205,078	\$227,874	11.1%
Two Storey	\$348,129	\$384,077	10.3%
Ranch	\$287,054	\$325,355	13.3%
Townhouse Condo	\$234,140	\$248,788	6.3%

St. Thomas

Item	2016 Year to Date	2017 Year to Date	%
Total Detached	\$224,203	\$254,197	13.4%
Total Condo	\$294,163	\$237,329	-19.3%
Bungalow	\$224,714	\$247,243	10.0%
Two Storey	\$265,420	\$319,188	20.3%
Ranch	\$264,993	\$286,450	8.1%
Townhouse Condo	\$0	\$0	0.0%

* up-to-date figures based on January 1, 2016 to December 31, 2016

Statistical Breakdown by Area for August 2017

Middlesex County

Item	2016 Average Sale Price *	2017 Year to Date	%
Total Detached	\$338,978	\$399,348	17.8%
Total Condo	\$319,235	\$394,158	23.5%
Bungalow	\$260,637	\$309,290	18.7%
Two Storey	\$415,590	\$485,057	16.7%
Ranch	\$396,116	\$436,683	10.2%
Townhouse Condo	\$264,425	\$285,000	7.8%

Strathroy

Item	2016 Year to Date	2017 Year to Date	%
Total Detached	\$243,459	\$305,073	25.3%
Total Condo	\$241,819	\$215,083	-11.1%
Bungalow	\$227,045	\$289,770	27.6%
Two Storey	\$307,336	\$365,069	18.8%
Ranch	\$281,289	\$359,572	27.8%
Townhouse Condo	\$188,500	\$0	-100.0%

* up-to-date figures based on January 1, 2016 to December 31, 2016