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London, Ontario N6J 1Y3

# STATISTICAL REPORT



(for month ending July 31, 2014)

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# News Release

For Comment: Jim Holody, President, 519-661-9579

For Background: Betty Doré, Executive Vice-President, 519-641-1400

London, August 1, 2014

## Best July in Seven Years

980 homes sold in July 2014, making last month the second best July on record, surpassed only by July 2007, when 1,009 homes exchanged hands. “This month’s sales, like those of May and June, point to a strong recovery on the part of our local market,” says Jim Holody. “The market was in lockdown during an exceptionally long, drawn out winter and unusually cool Spring. Now it’s in overdrive.”

781 detached homes exchanged hands last month, up 24%; condos were up 25.9%, with 199 sales. All in, sales were up 24.4%. Listings were also up – 15.9% for detached homes and 16.1% for condos, as were Active Listings End-of-Period (inventory) by 3.6%. The market remains balanced, making the playing field for buyers and sellers a level one. “These kind of numbers speak to an uptick in consumer confidence,” says Holody.

74 homes sold in St. Thomas, down four units from the previous July. “Notwithstanding this, this July is the second best for St. Thomas in seven years and, given that the ten year average for this month is 71, it’s safe to say that the St. Thomas market continues to perform well.” The average price for a home in St. Thomas Year to Date stands at \$203,774 – up 1.1% over December 31, 2013.

The average price for a home in LSTAR’s jurisdiction (Elgin and Middlesex Counties) Year to Date was up 3.9% for detached homes (\$271,219) and 2.8% for condos (\$183,359). The average price for all homes in the London and St. Thomas area Year to Date stands at \$254,113, up 3.4%.

The following table, based on data taken from CREA’s National MLS® Report for June 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.

City	Average Sale \$\$
Vancouver	\$800,362
Toronto	\$555,430
Fraser Valley	\$495,499
Victoria	\$492,741

City	Average Sale \$\$
Calgary	\$468,178
Hamilton-Burlington	\$407,627
Edmonton	\$371,380
Kitchener-Waterloo	\$370,719
Ottawa	\$354,381
Montreal	\$331,698
Regina	\$305,483
Newfoundland & Labrador	\$283,157
Halifax-Dartmouth	\$266,841
London St. Thomas	\$254,113
<b>CANADA</b>	<b>\$399,724</b>

House Style	Units Sold	Average Price
2 storey	232	\$348,575
Bungalow	170	\$199,952
Ranch	129	\$313,050
Townhouse	102	\$162,890
High rise apt. condo	47	\$181,012

The best-selling house style in LSTAR's jurisdiction for August 2014 was the two-storey, then the bungalow, followed by ranches, then townhouse condominiums, then high rise apartment condos.

*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 July 2014

Market Activity	781 detached homes and 199 condos exchanged hands in July 2014, for a total of 980 transactions.																																
Type of Market	Balanced																																
Listings	Active detached home listings end of period were up 4.7%. Active condo listings end of period were down 1.3%																																
Average Price July 2014 (Compared to June 2014)	Total Residential (Detached & Condo)	\$252,981 down 4.0% (\$263,462)																															
	All detached homes in LSTAR’s jurisdiction	\$271,539 down 2.5% (\$278,493)																															
	All condos in LSTAR’S jurisdiction	\$180,149 down 8.6% (\$197,026)																															
	All two-storeys in LSTAR’s jurisdiction	\$348,575 down 2.8% (\$358,496)																															
	All bungalows in LSTAR’s jurisdiction	\$199,952 down 3.2% (\$206,548)																															
	All ranches in LSTAR’S jurisdiction	\$313,050 up 2.3% (\$306,078)																															
	All townhouse condos in LSTAR’s jurisdiction	\$162,890 up 1.4% (\$160,620)																															
Most Popular in July	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																																
Affordability	<p>The average price for a home in LSTAR’s jurisdiction (Elgin and Middlesex Counties) Year to Date was up 3.9% for detached homes (\$271,219) and 2.8% for condos (\$183,359). The average price for all homes in the London and St. Thomas area Year to Date stands at \$254,113, up 3.4%.</p> <p>The following table, based on data taken from CREA’s National MLS® Report for June 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><tr><th>City</th><th>Average Sale \$\$</th></tr><tr><td>Vancouver</td><td>\$800,362</td></tr><tr><td>Victoria</td><td>\$492,741</td></tr><tr><td>Fraser Valley</td><td>\$495,499</td></tr><tr><td>Toronto</td><td>\$555,430</td></tr><tr><td>Calgary</td><td>\$468,178</td></tr><tr><td>Hamilton-Burlington</td><td>\$407,627</td></tr><tr><td>Ottawa</td><td>\$354,381</td></tr><tr><td>Kitchener-Waterloo</td><td>\$370,719</td></tr><tr><td>Montreal</td><td>\$331,698</td></tr><tr><td>Regina</td><td>\$305,483</td></tr><tr><td>Newfoundland &amp; Labrador</td><td>\$283,157</td></tr><tr><td>Edmonton</td><td>\$371,380</td></tr><tr><td>Halifax-Dartmouth</td><td>\$266,841</td></tr><tr><td>London St. Thomas (May 2014)</td><td>\$254,113</td></tr><tr><td>CANADA</td><td>\$399,724</td></tr></table>		City	Average Sale \$\$	Vancouver	\$800,362	Victoria	\$492,741	Fraser Valley	\$495,499	Toronto	\$555,430	Calgary	\$468,178	Hamilton-Burlington	\$407,627	Ottawa	\$354,381	Kitchener-Waterloo	\$370,719	Montreal	\$331,698	Regina	\$305,483	Newfoundland & Labrador	\$283,157	Edmonton	\$371,380	Halifax-Dartmouth	\$266,841	London St. Thomas (May 2014)	\$254,113	CANADA
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Market Factors	<p>980 homes sold in July 2014, making last month the second best July on record, surpassed only by July 2007, when 1,009 homes exchanged hands. “This month’s sales, like those of May and June, point to a strong recovery on the part of our local market,” says Jim Holody. “The market was in lockdown during an exceptionally long, drawn out winter and unusually cool Spring. Now it’s in overdrive.”</p> <p>781 detached homes exchanged hands last month, up 24%; condos were up 25.9%, with 199 sales. All in, sales were up 24.4%. Listings were also up – 15.9% for detached homes and 16.1% for condos, as were Active Listings End-of-Period (inventory) by 3.6%. The market remains balanced, making the playing field for buyers and sellers a level one. “These kind of numbers speak to an uptick in consumer confidence,” says Holody.</p>																																

2014 Monthly Data							2013 Monthly Data					
DETACHED		%	CONDO		%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	781	24.0	199	25.9	34	1014	21.7	630	158	45	833	
Dollar Volume	\$212,072,063	26.7	\$35,849,710	23.7	\$13,458,300	\$261,380,073	19.5	\$167,342,499	\$28,981,823	\$22,333,324	\$218,657,646	
No.of Listings	1357	15.9	317	16.1	305	1979	18.6	1171	273	224	1,668	

<u>2014 Year-to Date</u>							<u>2013 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	4281	4.7	1035	12.9	333	5649	6.2	4087	917	314	5,318
Dollar Volume	\$1,161,090,497	8.2	\$189,776,722	15.7	\$126,299,356	\$1,477,166,575	9.0	\$1,073,357,051	\$164,003,533	\$118,406,702	\$1,355,767,286
No.of Listings	8598	2.8	2163	8.0	1937	12,698	4.7	8364	2003	1,765	12,132
Active Listings (end of period)	3229	4.7	708	-1.3	1655	5592	5.2	3085	717	1,512	5,314

Detached	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$271,539	2.2	\$265,623
Average Price (YTD)	\$271,219	3.3	\$262,627

Condo	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$180,149	-1.8	\$183,429
Average Price (YTD)	\$183,359	2.5	\$178,848

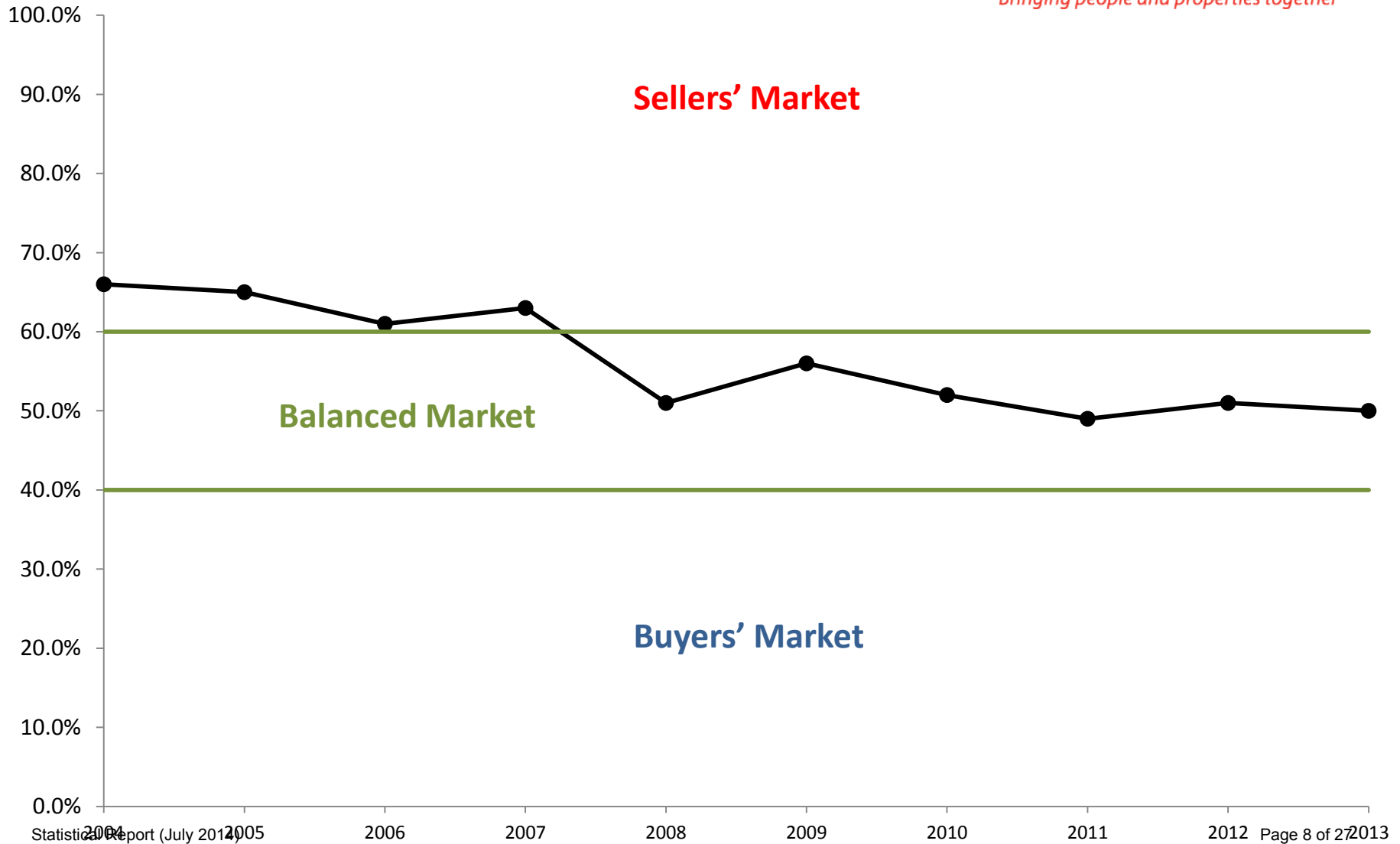
Total Residential	<u>2014</u>		<u>2013</u>
Average Price(Month)	\$252,981	1.5	\$249,143
Average Price (YTD)	\$254,113	2.8	\$247,274

2014 Monthly Data						2013 Monthly Data			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	781	24.0	199	25.9	980	24.4	630	158	788
Dollar Volume	\$212,072,063	26.7	\$35,849,710	23.7	\$247,921,773	26.3	\$167,342,499	\$28,981,823	\$196,324,322
No.of Listings	1357	15.9	317	16.1	1674	15.9	1171	273	1444
Average Price (July)	\$271,539	-2.5	\$180,149	-8.6	\$252,981	-4.0			
Average Price (June)	\$278,493		\$197,026		\$263,462				
% Difference in Average Price in Current Month Compared to Previous Month									

2014 Year-to Date						2013 Year-to-Date			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	4281	4.7	1035	12.9	5316	6.2	4087	917	5004
Dollar Volume	\$1,161,090,497	8.2	\$189,776,722	15.7	\$ 1,350,867,219	9.2	\$1,073,357,051	\$164,003,533	\$1,237,360,584
No.of Listings	8598	2.8	2163	8.0	10761	3.8	8364	2003	10367
Active Listings (end of period)	3229	4.7	708	-1.3	3937	3.6	3085	717	3802
Average Price YTD	\$271,219	3.9	\$183,359	2.8	\$254,113	3.4	RESIDENTIAL STATISTICS July 2014		
Average Price (Dec.31/13)*	\$261,051		\$178,309		\$245,737				
* % Difference in Average Price Year-to-Date Compared to December 31, 2013									

**RESIDENTIAL STATISTICS**  
**July 2014**

# Sales to New Listings Ratio (10 Year Review)



**ST. THOMAS STATISTICS****2014 Monthly Data****2013 Monthly Data**

		%	
Units Sold	74	-5.1	78
Dollar Volume	\$14,846,260	-12.5	\$16,960,800
No.of Listings	125	26.3	99
Active at End	350	-0.8	353

**2014 Year-to Date****2013 Year-to-Date**

		%	
Units Sold	424	-2.3	434
Dollar Volume	\$86,400,117	1.9	\$84,802,566
No.of Listings	775	-0.3	777

Average Price (July 2014)	\$200,625	-5.3	Average Price (July 2013)
Average Price (June 2014)	\$211,784		\$217,446
Average Price YTD	\$203,774	1.1	Average Price (YTD 2013)
Average Price (Dec.31/13) *	\$201,586		\$195,398

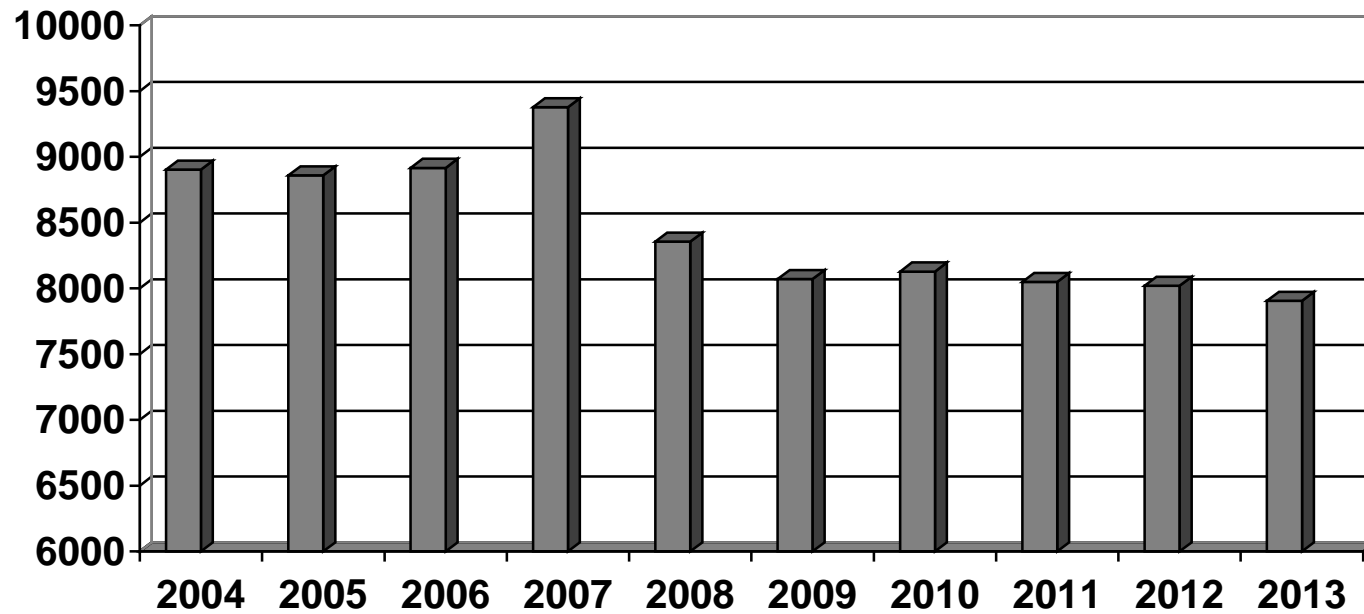
\* Difference in Average Price Year-to-Date Compared to December 31, 2013

**ST. THOMAS**  
**Sales by Month**

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<b>2014</b>	29	42	48	77	73	82	74					
<b>2013</b>	42	50	50	76	86	53	78	54	56	48	44	34
<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>10 Year Average (2005-2014)</b>	40	48	62	72	79	75	71	59	52	50	43	29

## MLS® Residential Sales

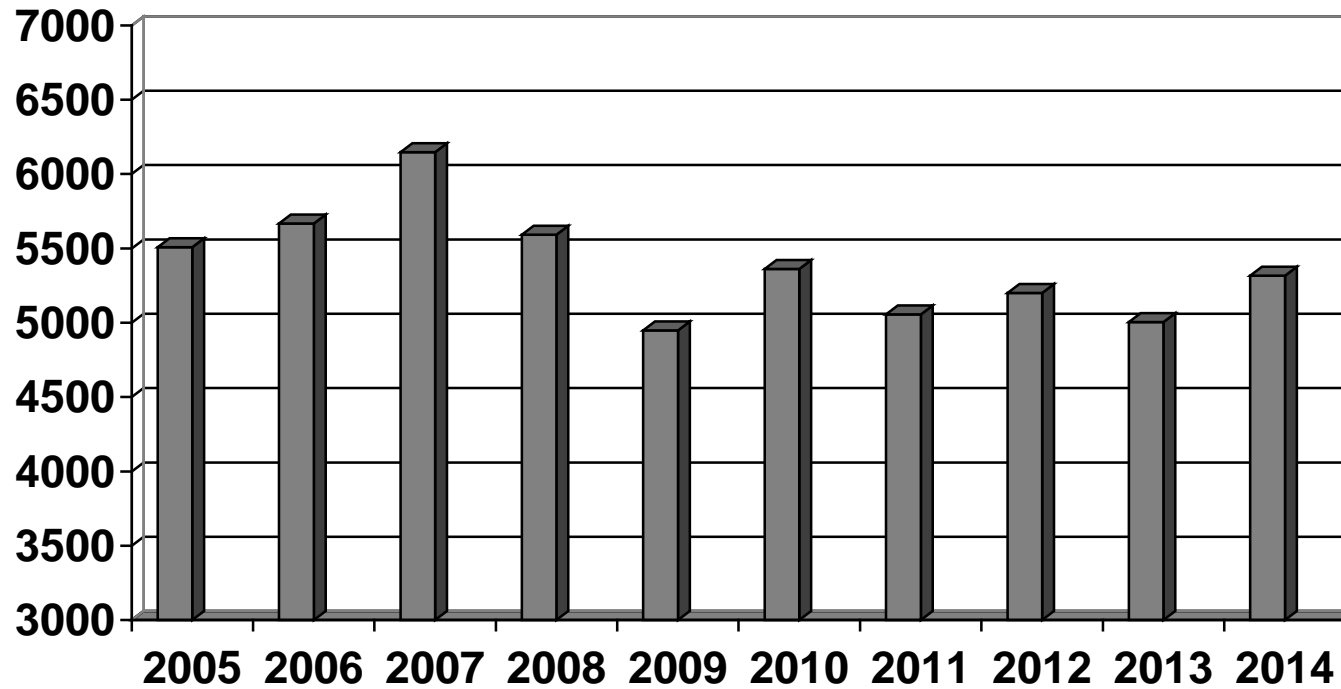
(Jan. 1 to Dec. 31 – a 10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
8903	8859	8916	9378	8356	8070	8128	8048	8020	7905

## MLS® Residential Sales

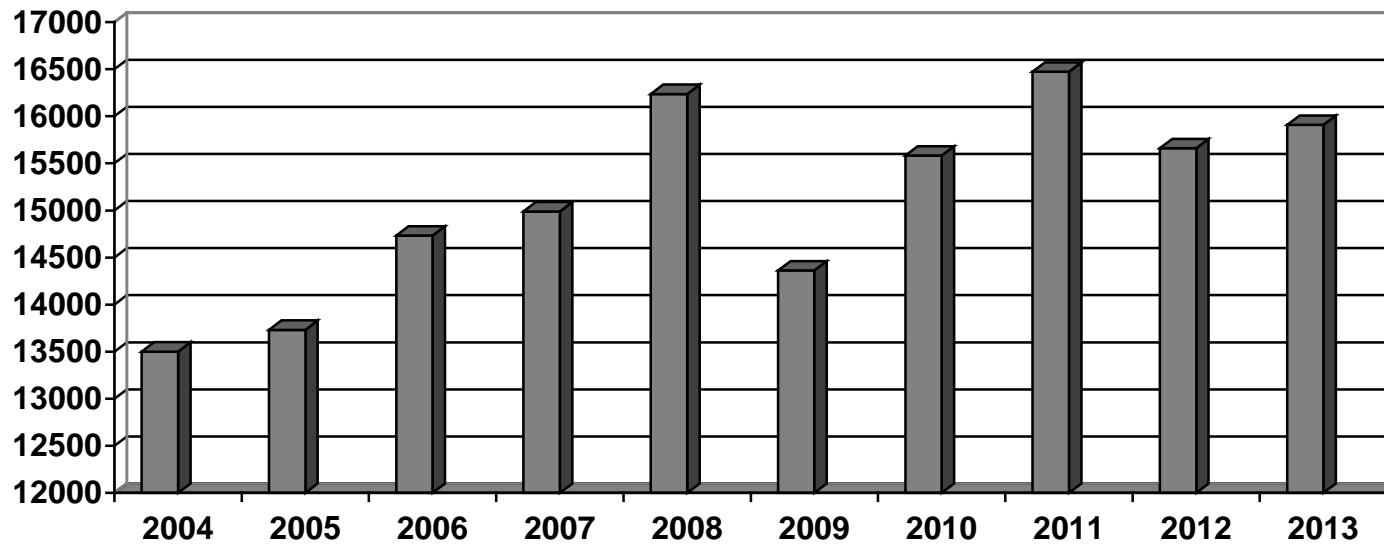
(July YTD – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
5507	5667	6147	5592	4949	5361	5055	5200	5004	5316

## MLS® Residential Listings

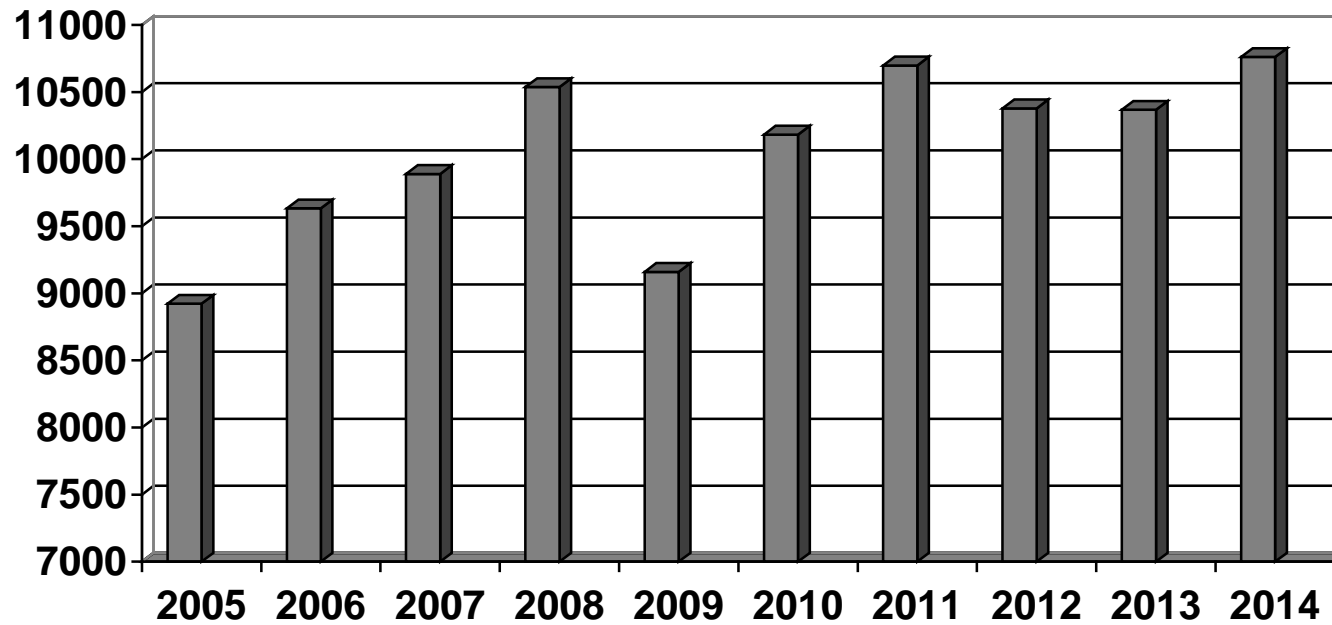
(Jan. 1 to Dec. 31 – a 10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
13501	13732	14732	14990	16236	14362	15582	16473	15661	15909

## MLS® Residential Listings

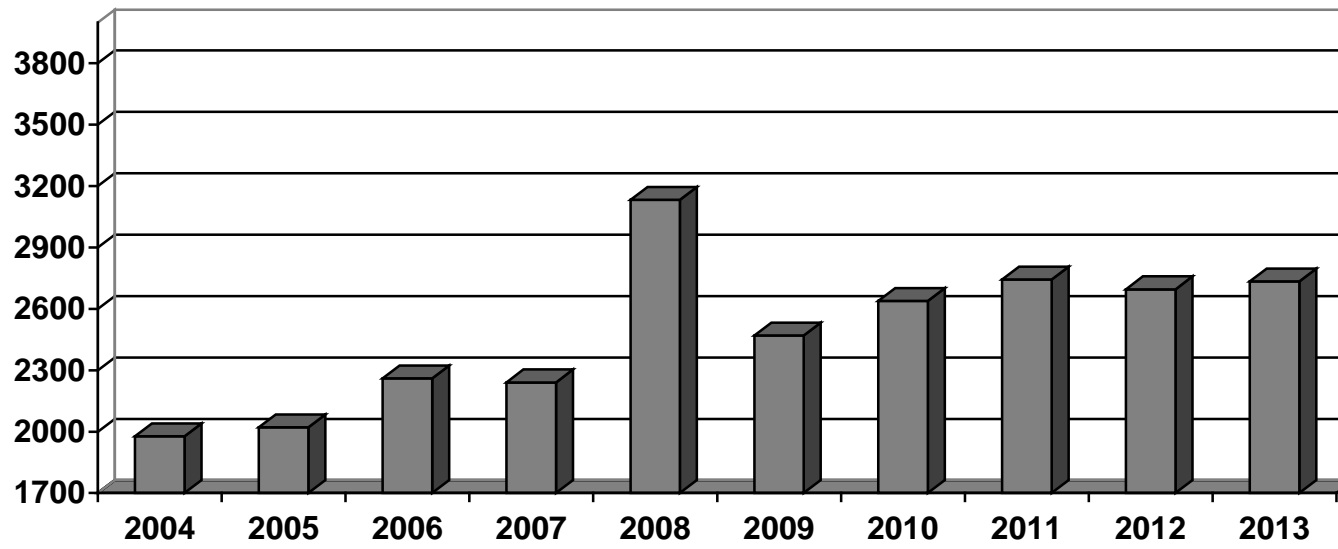
(July YTD – a 10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
8922	9633	9890	10537	9160	10183	10698	10378	10367	10761

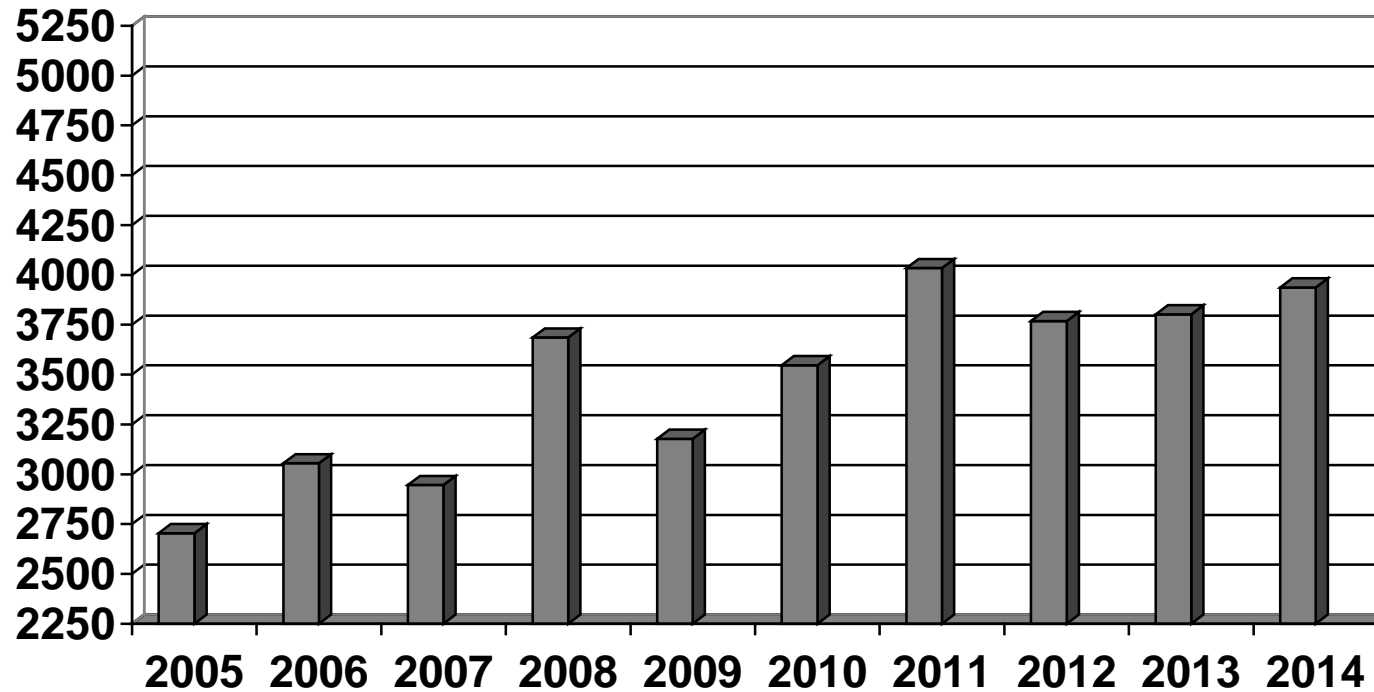
## Active MLS® Residential Listings – End of Period

(10 year review)



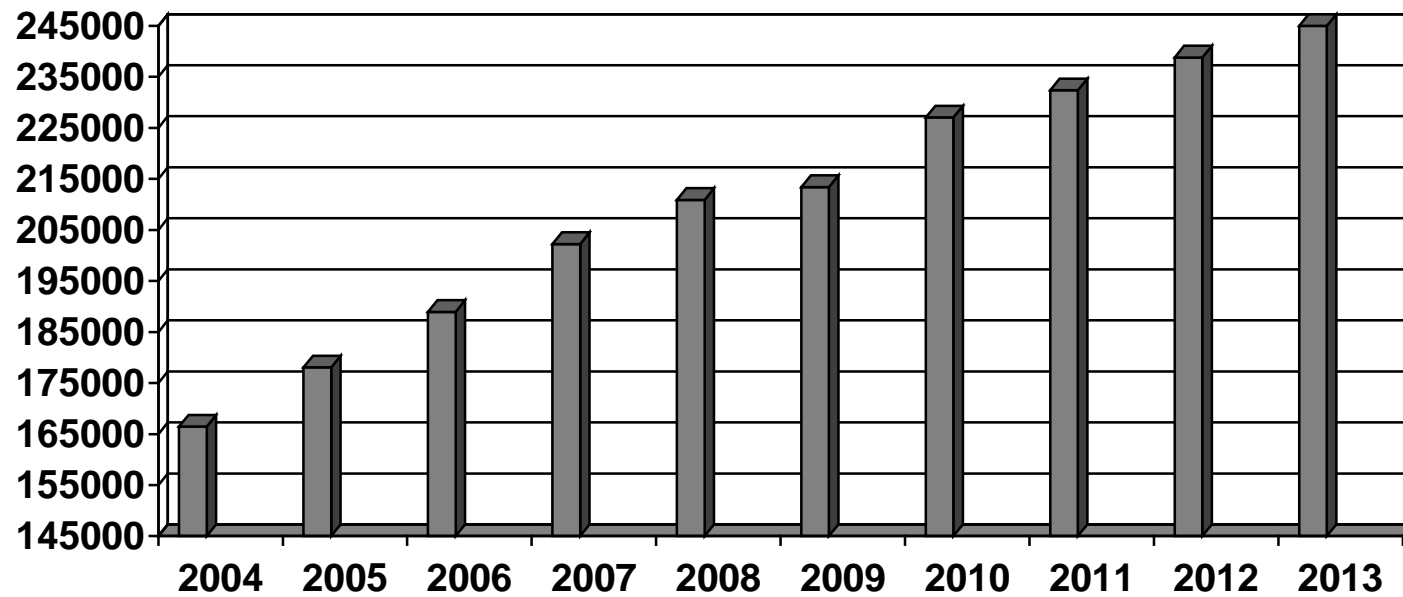
2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
1978	2021	2260	2241	3133	2470	2639	2743	2696	2735

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



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
2705	3055	2946	3686	3178	3547	4034	3768	3802	3937

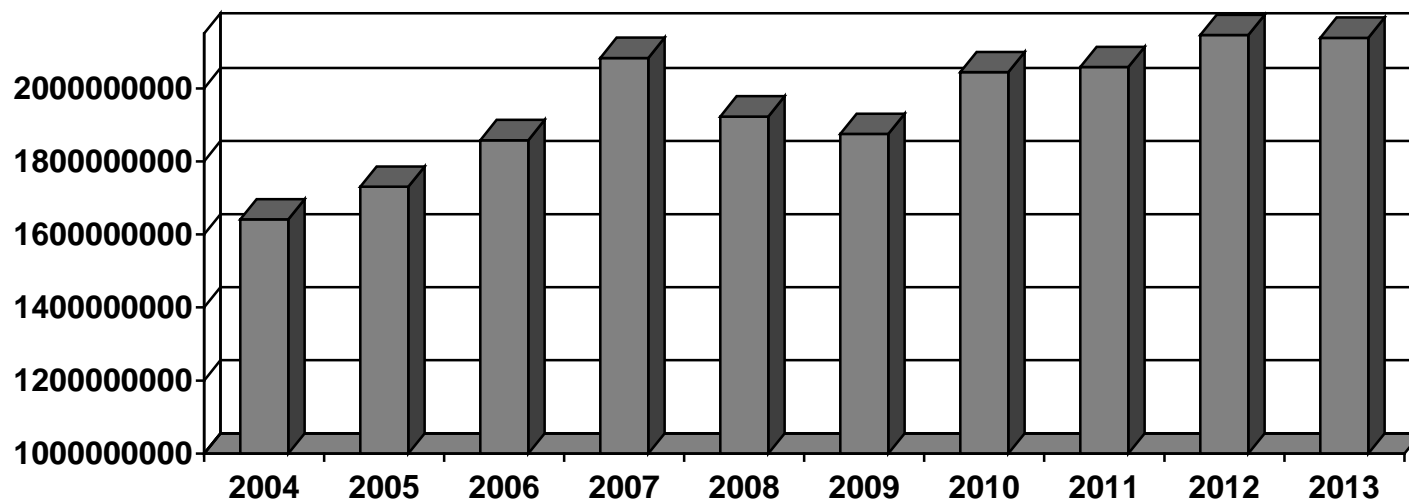
## Average Residential Price in Association's Jurisdiction (10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
\$166,465	\$178,058	\$188,942	\$202,256	\$210,888	\$213,402	\$227,056	\$232,387	\$238,822	\$245,737

## Total MLS® Dollar Volume

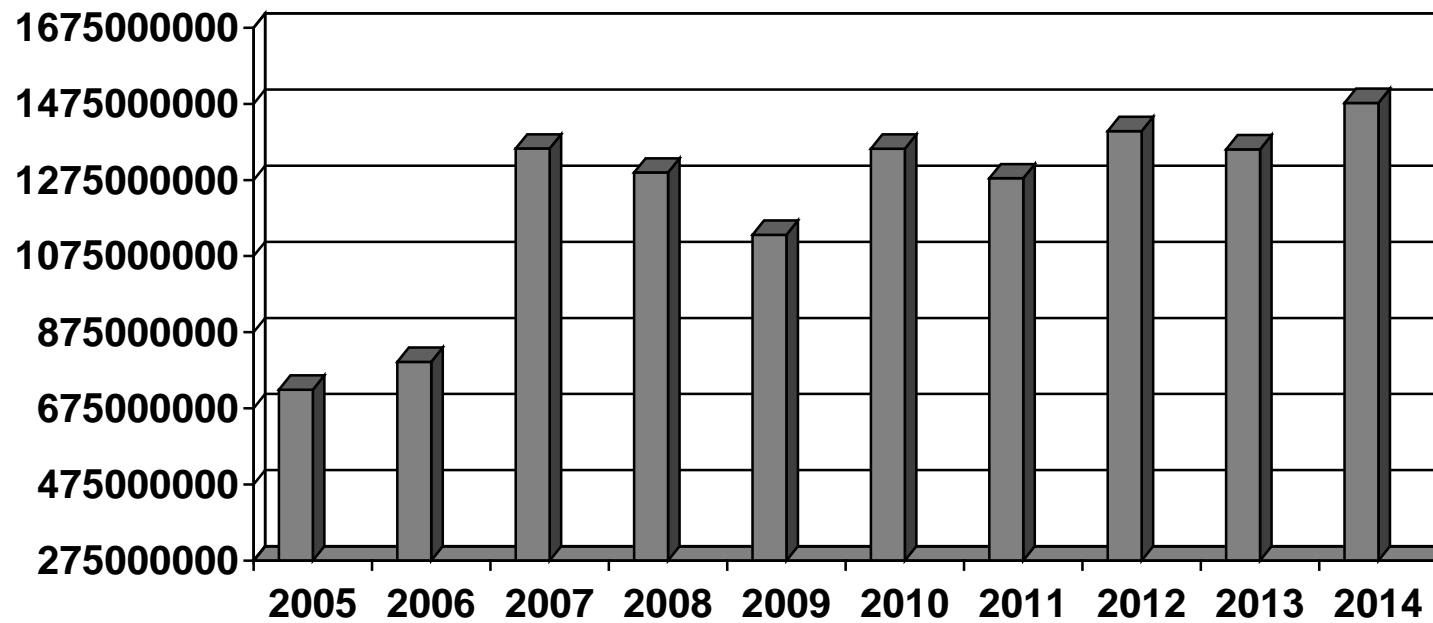
(10 year review)



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
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	2,138,447,904

## Total MLS® Dollar Volume YTD as of July

(10 year review)



2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
723,874,084	796,951,934	1,357,605,473	1,294,667,624	1,130,900,174	1,357,073,060	1,279,529,108	1,403,710,787	1,355,767,286	1,477,166,575

# RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>5 Year Average: Condos</b>	<b>79</b>	<b>121</b>	<b>140.2</b>	<b>158.2</b>	<b>174.6</b>	<b>162.4</b>	<b>152.6</b>	<b>108.4</b>	<b>85</b>	<b>87</b>	<b>76.8</b>	<b>66.8</b>	<b>1412</b>
<b>5 Year Average: Detached</b>	<b>355.8</b>	<b>452.6</b>	<b>603</b>	<b>711.2</b>	<b>749.8</b>	<b>703.6</b>	<b>641.4</b>	<b>453.4</b>	<b>415.2</b>	<b>396.4</b>	<b>375</b>	<b>245.2</b>	<b>6102.6</b>
<b>2014</b>	<b>382</b>	<b>498</b>	<b>666</b>	<b>836</b>	<b>988</b>	<b>981</b>	<b>980</b>						<b>5331</b>
Condo	67	107	118	170	195	181	199						1037
Detached	315	391	548	666	793	800	781						4294
<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>	<b>614</b>	<b>644</b>	<b>551</b>	<b>414</b>	<b>7933</b>
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
<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>	<b>8061</b>
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
<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>	<b>8084</b>
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
<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>	<b>8164</b>
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
<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>	<b>8113</b>
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

# RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<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>	<b>8395</b>
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
<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>	<b>9425</b>
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
<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>	<b>8966</b>
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
<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>	<b>8874</b>
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
<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>	<b>8953</b>
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
<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>	<b>8153</b>
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
<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>	<b>8119</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	

# RESIDENTIAL SALES BY MONTH 2014

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
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 2014 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	\$256,950	\$203,774	\$254,113

## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
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
2013	1463	-3.0	\$178,309	723	-3.5	\$159,791

## Statistical Breakdown by Area for July 2014 London

Item	2013 Average Sale Price *	2014 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$323,658	\$337,237	4.2%
Total Condo North	\$215,715	\$218,287	1.2%
Bungalow North	\$249,975	\$254,287	1.7%
Two Storey North	\$346,692	\$367,178	5.9%
Ranch North	\$367,291	\$382,126	4.0%
Townhouse Condo North	\$191,446	\$196,166	2.5%
<b>SOUTH</b>			
Total Detached South	\$282,452	\$289,680	2.6%
Total Condo South	\$160,653	\$164,153	2.2%
Bungalow South	\$212,624	\$220,684	3.8%
Two Storey South	\$346,732	\$360,184	3.9%
Ranch South	\$309,729	\$321,939	3.9%
Townhouse Condo South	\$150,793	\$146,919	-2.6%
<b>EAST</b>			
Total Detached East	\$202,185	\$219,884	8.8%
Total Condo East	\$154,208	\$167,553	8.7%
Bungalow East	\$161,679	\$173,561	7.3%
Two Storey East	\$265,287	\$295,427	11.4%
Ranch East	\$208,729	\$227,881	9.2%
Townhouse Condo East	\$120,104	\$129,010	7.4%

\* up-to-date figures based on January 1, 2013 to December 31, 2013

## Statistical Breakdown by Area for July 2014

### Elgin

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$225,526	\$217,114	-3.7%
Total Condo	\$164,031	\$146,733	-10.5%
Bungalow	\$176,801	\$173,696	-1.8%
Two Storey	\$296,524	\$314,085	5.9%
Ranch	\$278,431	\$248,492	-10.8%
Townhouse Condo	\$180,544	\$159,322	-11.8%

### St. Thomas

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$196,667	\$203,053	3.2%
Total Condo	\$206,521	\$235,753	14.2%
Bungalow	\$189,626	\$198,752	4.8%
Two Storey	\$239,651	\$234,389	-2.2%
Ranch	\$217,940	\$225,620	3.5%
Townhouse Condo	\$0	\$225,000	100.0%

\* up-to-date figures based on January 1, 2013 to December 31, 2013

## Statistical Breakdown by Area for July 2014

### Middlesex County

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$298,528	\$320,987	7.5%
Total Condo	\$265,173	\$294,333	11.0%
Bungalow	\$211,377	\$255,703	21.0%
Two Storey	\$368,566	\$401,692	9.0%
Ranch	\$325,107	\$362,975	11.6%
Townhouse Condo	\$291,000	\$316,000	8.6%

### Strathroy

Item	2013 Average Sale Price *	2014 Year to Date	%
Total Detached	\$217,748	\$226,614	4.1%
Total Condo	\$180,156	\$178,475	-0.9%
Bungalow	\$195,323	\$204,809	4.9%
Two Storey	\$269,630	\$276,724	2.6%
Ranch	\$232,815	\$270,585	16.2%
Townhouse Condo	\$122,000	\$0	-100.0%

\* up-to-date figures based on January 1, 2013 to December 31, 2013