



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 July 31, 2017)

Table of Contents

News Release for July 2017	3
Market Report for July 2017	5
Statistical Report for the Month Ending	6
Residential Statistical Report for the Month Ending	7
Sales to New Listings Ratio – 10 Year Review	8
St. Thomas Statistics	9
St. Thomas Sales by Month	10
MLS® Residential Sales, Jan.1 – Dec. 31, a 10-year review	11
MLS® Residential Sales, July. to July., a 10-year review	12
MLS® Listings, Jan. 1 – Dec. 31, a 10-year review	13
MLS® Listings, July. to July., a 10-year review	14
Active MLS® Residential Listings, Jan. 1 – Dec. 31, a 10-year review	15
Active MLS® Residential Listings, July. to July., a 10-year review	16
Average Residential Price in Association's Jurisdiction	17
Total MLS® Dollar Volume, Jan. 1 – Dec. 31, a 10-year review	18
Total MLS® Dollar Volume, July. to July., a 10-year review	19
Residential Sales for Month	20
Average Residential Prices, including London and St. Thomas, 1987-2016	23
Fifteen-Year Condo Review	24
Breakdown by Area	25

News Release

August 1, 2017

For Comment: Jim Smith, 519-433-4331

For Background: John Geha, 519-641-1400



A strong finish for July home sales

London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced 1,002 homes were sold in July, the best July monthly total in 10 years and an increase of 1.2% over the same period last year. July 2007 holds the all-time July monthly record with 1,009 sales, since LSTAR began tracking sales data in 1978*.

“This is an amazing year for real estate in our region. Although shy of the best July ever by a handful of units, home sales are still performing strongly, with year-to-date sales outpacing 2016 by almost 20 percent,” said Jim Smith, LSTAR President. “We are still seeing transactions involving out-of-town agents, but not at the levels we experienced in the spring. The activity is signifying we may be heading toward a more balanced marketplace. In the dog days of summer, we traditionally experience a quieter market, but that’s not the case this year. Now’s the time to get in touch with a REALTOR® to take advantage of this robust market.”

In July, a total of 793 detached homes were sold, a decrease of 1.7% from the previous year, while condominium sales were up 14.2% from 2016, with 209 units sold. The average sales price across London and St. Thomas was \$326,122 down 2.7% from the previous month. The average year-to-date sales price was \$330,718 up 18.5% from the 2016 average home price of \$279,057.

“The greater real estate community is contributing to the steady growth of our local economy,” Smith said. “The City of London just reported that it has issued more building permits compared to last year at this time, another sign of how strong our marketplace is.”

In July, there were 1,449 listings, up 15% from the same time in 2016. The year-to-date sales are ahead by 19.7%, with a total of 7,535 homes sold. St. Thomas saw a total of 85 homes sold, down 12.4% from the same time last year. The average home price in St. Thomas was \$267,106 down 4.7% from the previous month.

House Style	Units Sold	Average Price
2 storey	223	\$455,870
Bungalow	167	\$279,125
Ranch	122	\$389,303
Townhouse	108	\$207,693
High rise apt. condo	56	\$225,802

The best-selling house style in July continues to be the two-storey, followed by the bungalow and ranch. The average price for a detached home in July was \$350,288 down 3.1% from the previous month, while the average price for a condominium was \$234,431 up 2.4% from the previous month.

The following table is based on data taken from the Canadian Real Estate Association's (CREA) National MLS® Report for June 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	\$1,039,043
Toronto	\$764,703
Fraser Valley	\$718,412
Victoria	\$654,146
Hamilton	\$537,367
Calgary	\$473,839
Kitchener-Waterloo	\$465,271
Niagara	\$399,042
Ottawa	\$395,507
Edmonton	\$384,874
London St. Thomas	\$328,951
CANADA	\$491,770

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 July, that translates into creating potentially over 330 jobs and positioning us to potentially generate nearly \$53 million back into the local economy," Smith said. "At the same time, with a very strong real estate market, we have to take a look beyond those numbers and consider the overall impact to the economy, affecting other sectors such as retail, transportation, entertainment, tourism and smart technology."

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.

**These statistics represent a data snapshot taken on August 1, 2017, based on reported sales activity between July 1 and 31, 2017.*

¹ **Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces**, Altus Group Consulting, 2013.

LSTAR'S Market Report for July 2017

Market Activity	793 detached homes and 209 condos exchanged hands in July 2017, for a total of 1002 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 26.6%. Active condo listings end of period were down 52.6%																										
Average Price July 2017 (Compared to June 2017)	Total Residential (Detached & Condo)	\$326,122 down 2.7% (\$335,233)																									
	All detached homes in LSTAR’s jurisdiction	\$350,288 down 3.1% (\$361,560)																									
	All condos in LSTAR’S jurisdiction	\$234,431 up 2.4% (\$228,860)																									
	All two-storeys in LSTAR’s jurisdiction	\$455,870 down 5.9% (\$484,500)																									
	All bungalows in LSTAR’s jurisdiction	\$279,125 up 3.3% (\$270,115)																									
	All ranches in LSTAR’S jurisdiction	\$389,303 down 4.3% (\$406,665)																									
	All townhouse condos in LSTAR’s jurisdiction	\$207,693 up 2.0% (\$203,603)																									
Most Popular in July	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																										
Affordability	<p>In July, a total of 793 detached homes were sold, a decrease of 1.7% from the previous year, while condominium sales were up 14.2% from 2016, with 209 units sold. The average sales price across London and St. Thomas was \$326,122 down 2.7% from the previous month. The average year-to- date sales price was \$330,718 up 18.5% from the 2016 average home price of \$279,057.</p> <p>In July, there were 1,449 listings, up 15% from the same time in 2016. The year-to-date sales are ahead by 19.7%, with a total of 7,535 homes sold. St. Thomas saw a total of 85 homes sold, down 12.4% from the same time last year. The average home price in St. Thomas was \$267,106 down 4.7% 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 June 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>\$1,039,043</td></tr><tr><td>Toronto</td><td>\$764,703</td></tr><tr><td>Fraser Valley</td><td>\$718,412</td></tr><tr><td>Victoria</td><td>\$654,146</td></tr><tr><td>Hamilton</td><td>\$537,367</td></tr><tr><td>Calgary</td><td>\$473,839</td></tr><tr><td>Kitchener-Waterloo</td><td>\$465,271</td></tr><tr><td>Edmonton</td><td>\$384,874</td></tr><tr><td>Ottawa</td><td>\$395,507</td></tr><tr><td>Niagara</td><td>\$399,042</td></tr><tr><td>London St. Thomas</td><td>\$328,951</td></tr><tr><td>CANADA</td><td>\$491,770</td></tr></table>		City	Average Sale \$\$	Vancouver	\$1,039,043	Toronto	\$764,703	Fraser Valley	\$718,412	Victoria	\$654,146	Hamilton	\$537,367	Calgary	\$473,839	Kitchener-Waterloo	\$465,271	Edmonton	\$384,874	Ottawa	\$395,507	Niagara	\$399,042	London St. Thomas	\$328,951	CANADA
City	Average Sale \$\$																										
Vancouver	\$1,039,043																										
Toronto	\$764,703																										
Fraser Valley	\$718,412																										
Victoria	\$654,146																										
Hamilton	\$537,367																										
Calgary	\$473,839																										
Kitchener-Waterloo	\$465,271																										
Edmonton	\$384,874																										
Ottawa	\$395,507																										
Niagara	\$399,042																										
London St. Thomas	\$328,951																										
CANADA	\$491,770																										
Market Factors	<p>London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced 1,002 homes were sold in July, the best July monthly total in 10 years and an increase of 1.2% over the same period last year. July 2007 holds the all-time July monthly record with 1,009 sales, since LSTAR began tracking sales data in 1978*.</p> <p>“This is an amazing year for real estate in our region. Although shy of the best July ever by a handful of units, home sales are still performing strongly, with year-to-date sales outpacing 2016 by almost 20 percent,” said Jim Smith, LSTAR President. “We are still seeing transactions involving out-of-town agents, but not at the levels we experienced in the spring. The activity is signifying we may be heading toward a more balanced marketplace. In the dog days of summer, we traditionally experience a quieter market, but that’s not the case this year. Now’s the time to get in touch with a REALTOR® to take advantage of this robust market.”</p>																										

2017 Monthly Data							2016 Monthly Data				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	793	-1.7	209	14.2	70	1072	0.8	807	183	73	1063
Dollar Volume	\$277,778,193	15.7	\$48,996,065	31.1	\$32,576,764	\$359,351,022	18.5	\$240,049,578	\$37,360,075	\$25,918,450	\$303,328,103
No.of Listings	1169	14.3	280	18.1	206	1655	8.2	1023	237	270	1530

<u>2017 Year-to Date</u>							<u>2016 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	5971	17.1	1564	31.0	539	8074	20.1	5101	1194	425	6720
Dollar Volume	\$2,127,773,581	41.0	\$364,184,172	52.3	\$265,862,815	\$2,757,820,568	44.4	\$1,508,719,146	\$239,148,997	\$162,514,574	\$1,910,382,717
No.of Listings	8123	2.5	1968	-6.0	1789	11,880	-0.2	7925	2093	1880	11,898
Active Listings (end of period)	1565	-26.6	278	-52.6	1341	3184	-23.6	2131	586	1453	4170

Detached	2017		2016
Average Price(Month)	\$350,288	17.8	\$297,459
Average Price (YTD)	\$356,351	20.5	\$295,769

Condo	2017		2016
Average Price(Month)	\$234,431	14.8	\$204,153
Average Price (YTD)	\$232,854	16.3	\$200,292

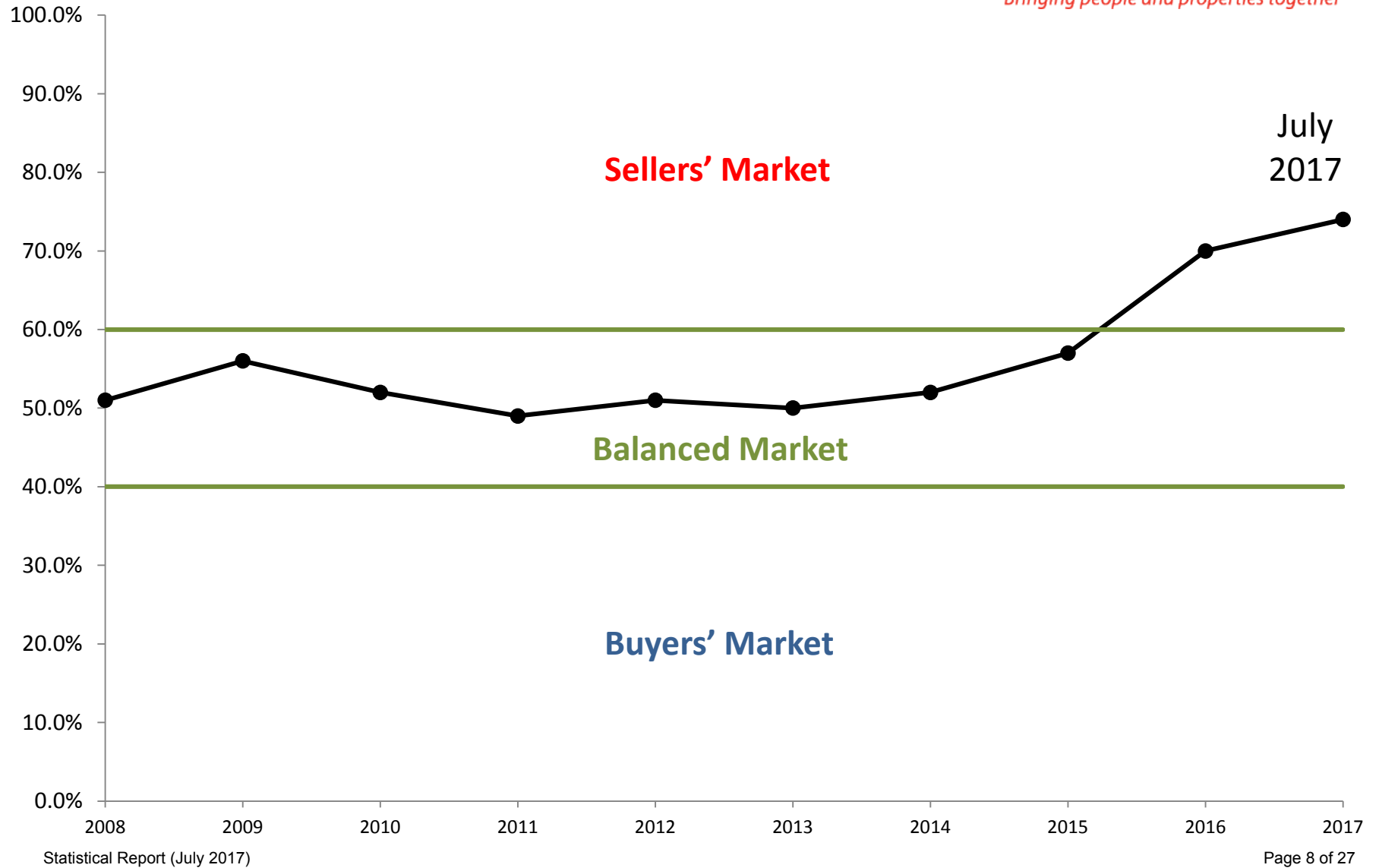
Total Residential	2017		2016
Average Price(Month)	\$326,122	16.4	\$280,212
Average Price (YTD)	\$330,718	19.1	\$277,660

<u>2017 Monthly Data</u>							<u>2016 Monthly Data</u>		
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	793	-1.7	209	14.2	1002	1.2	807	183	990
Dollar Volume	\$277,778,193	15.7	\$48,996,065	31.1	\$326,774,258	17.8	\$240,049,578	\$37,360,075	\$277,409,653
No.of Listings	1169	14.3	280	18.1	1449	15.0	1023	237	1260
Average Price (July)	\$350,288	-3.1	\$234,431	2.4	\$326,122	-2.7	\$297,459	\$204,153	\$280,212
Average Price (June)	\$361,560		\$228,860		\$335,233		\$300,067	\$193,379	\$279,916
% 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	5971	17.1	1564	31.0	7535	19.7	5101	1194	6295
Dollar Volume	\$2,127,773,581	41.0	\$364,184,172	52.3	\$ 2,491,957,753	42.6	\$1,508,719,146	\$239,148,997	\$ 1,747,868,143
No.of Listings	8123	2.5	1968	-6.0	10091	0.7	7925	2093	10018
Active Listings (end of period)	1565	-26.6	278	-52.6	1843	-32.2	2131	586	2717
Average Price YTD	\$356,351	19.8	\$232,854	16.2	\$330,718	18.5	\$295,769	\$200,292	\$277,660
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
July 2017

Sales to New Listings Ratio (10 Year Review)



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

		%	
Units Sold	85	-12.4	97
Dollar Volume	\$22,704,002	0.0	\$22,715,330
No.of Listings	109	5.8	103
Active at End	180	-22.4	232

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

		%	
Units Sold	635	20.7	526
Dollar Volume	\$163,702,168	37.3	\$119,253,352
No.of Listings	783	5.1	745

Average Price (July 2017)	\$267,106	-4.7	Average Price (July 2016)
Average Price (June 2017)	\$280,336		\$234,179
Average Price YTD	\$257,799	10.4	Average Price (YTD 2016)
Average Price (Dec.31/16) *	\$233,476		\$226,717

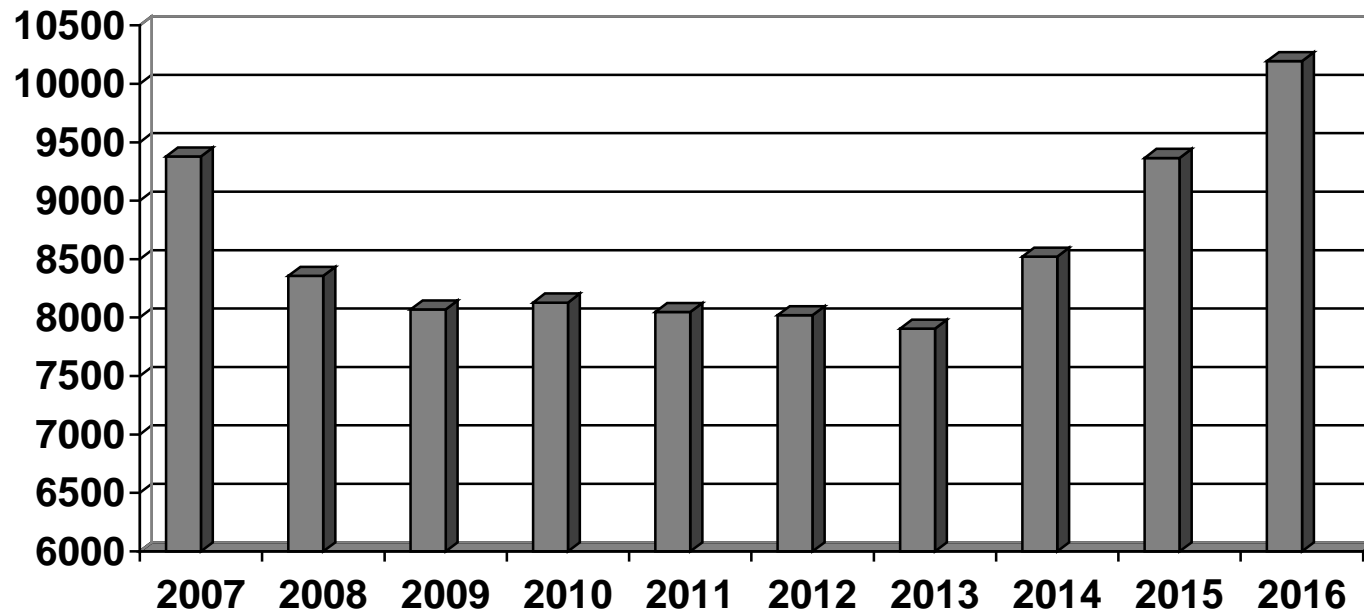
* Difference in Average Price Year-to-Date Compared to December 31, 2016

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						640
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

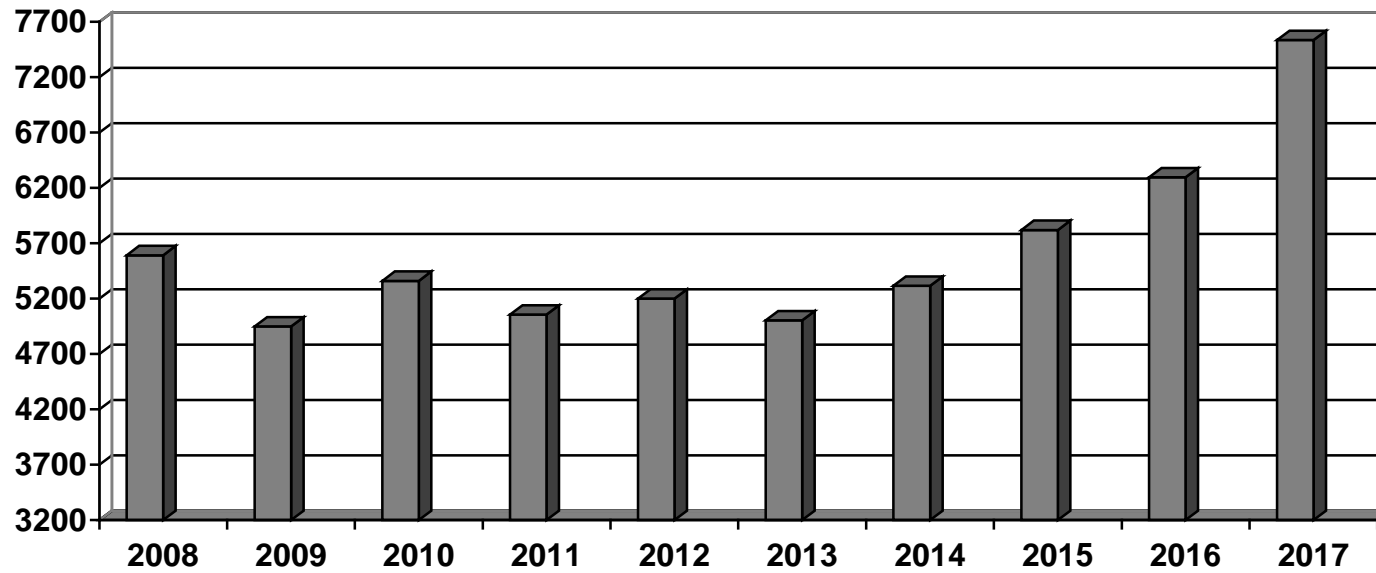
(Jan. 1 to Dec. 31 – a 10 year review)



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

MLS® Residential Sales

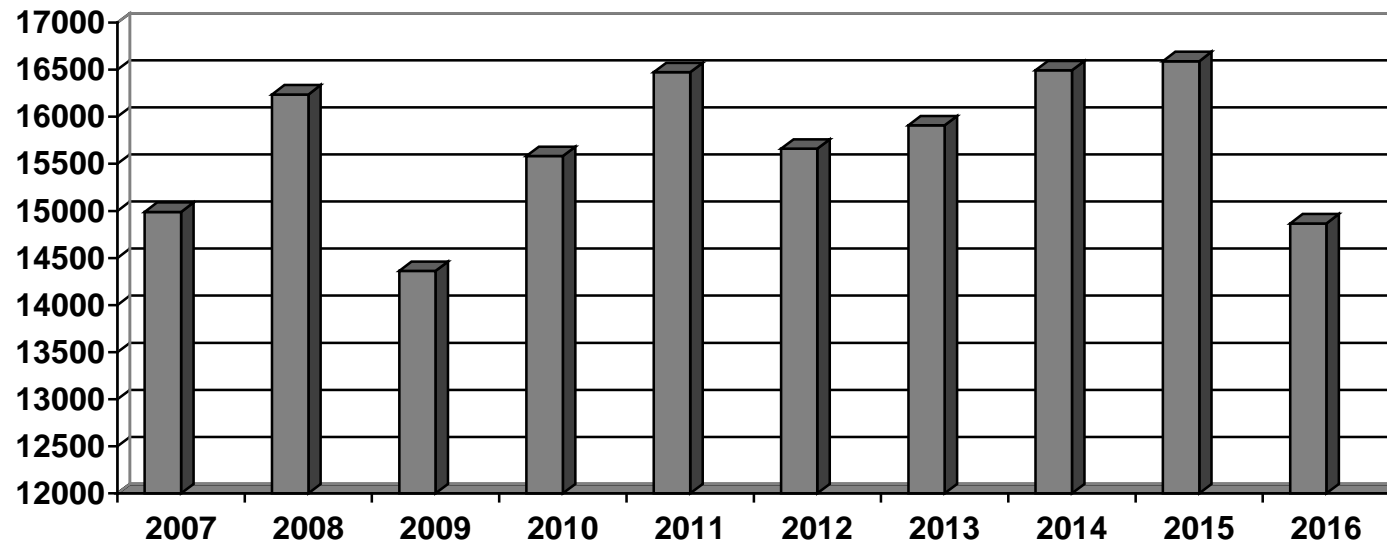
(July YTD – a 10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
5592	4949	5361	5055	5200	5004	5316	5820	6295	7535

MLS® Residential Listings

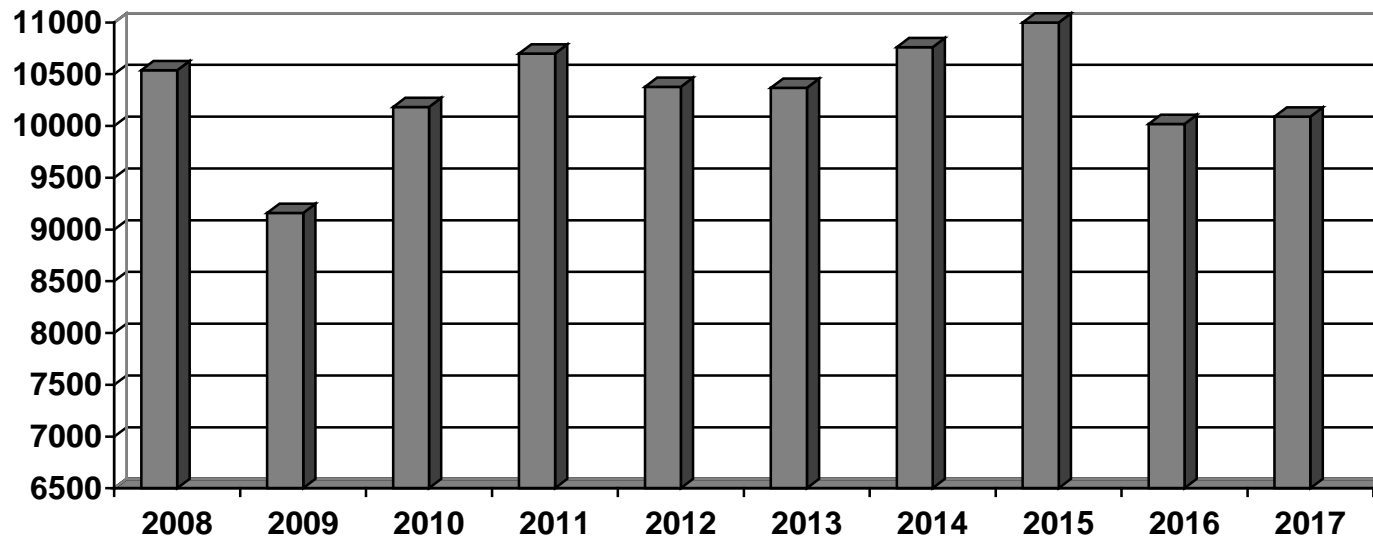
(Jan. 1 to Dec. 31 – a 10 year review)



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

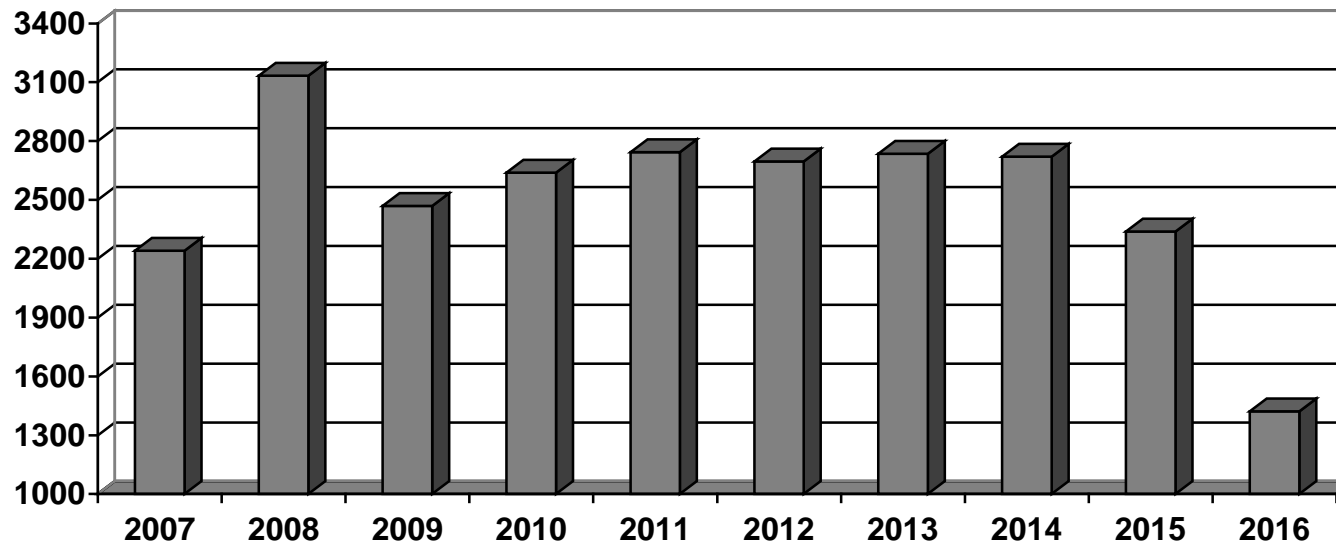
(July YTD – a 10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
10537	9160	10183	10698	10378	10367	10761	11124	10018	10091

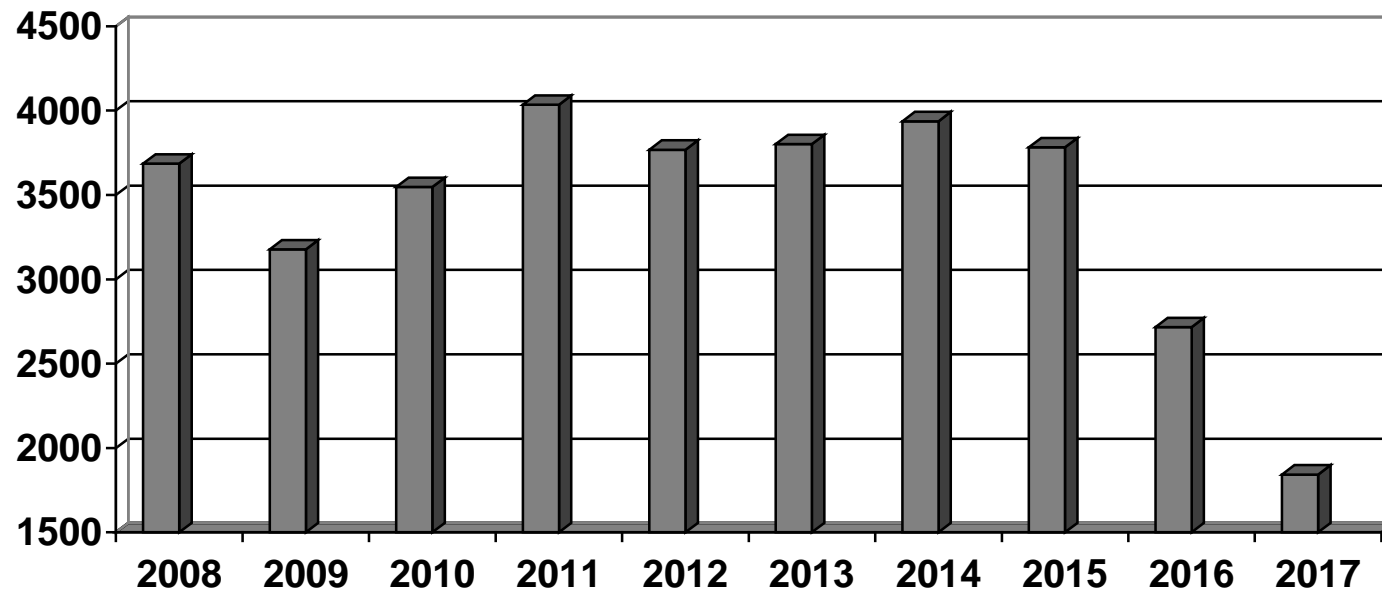
Active MLS® Residential Listings – End of Period

(10 year review)



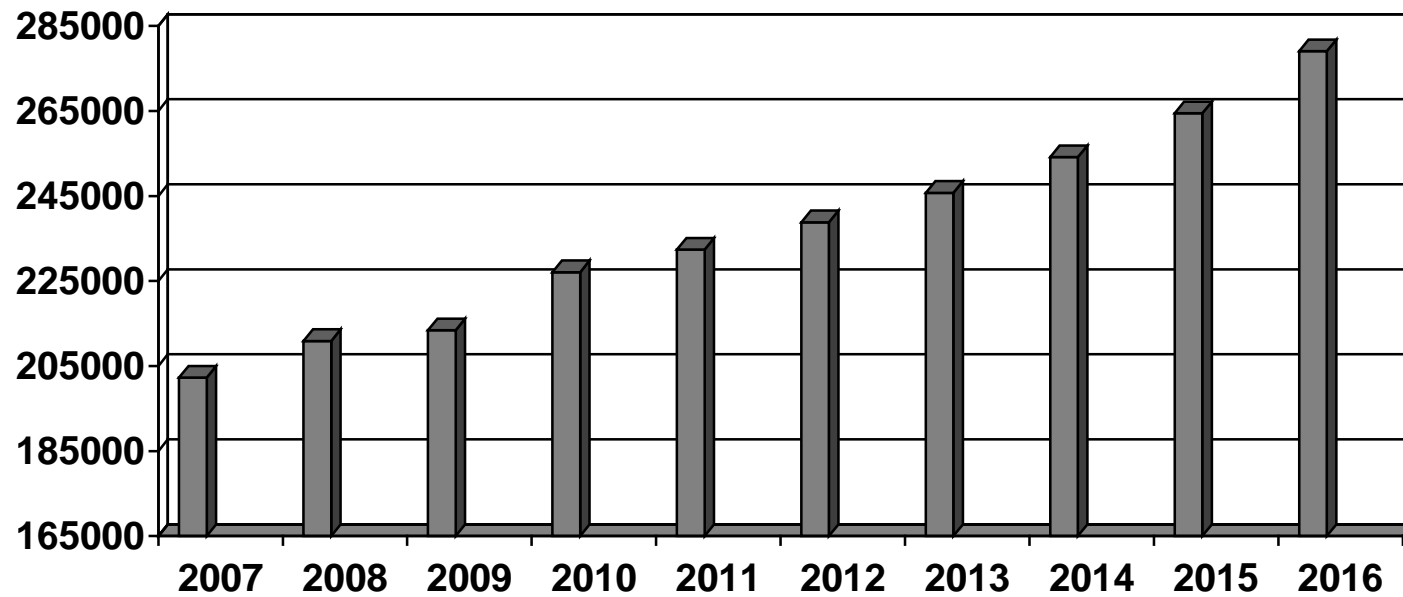
2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
2241	3133	2470	2639	2743	2696	2735	2721	2339	1422

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



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
3686	3178	3547	4034	3768	3802	3937	3782	2717	1843

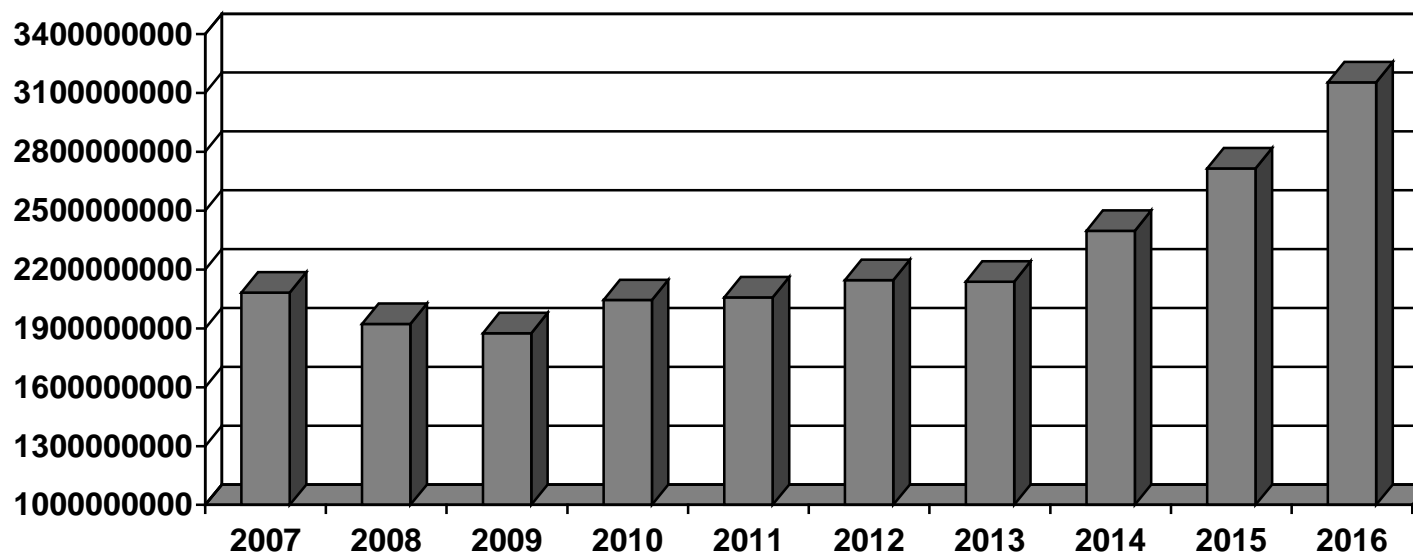
Average Residential Price in Association's Jurisdiction (10 year review)



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

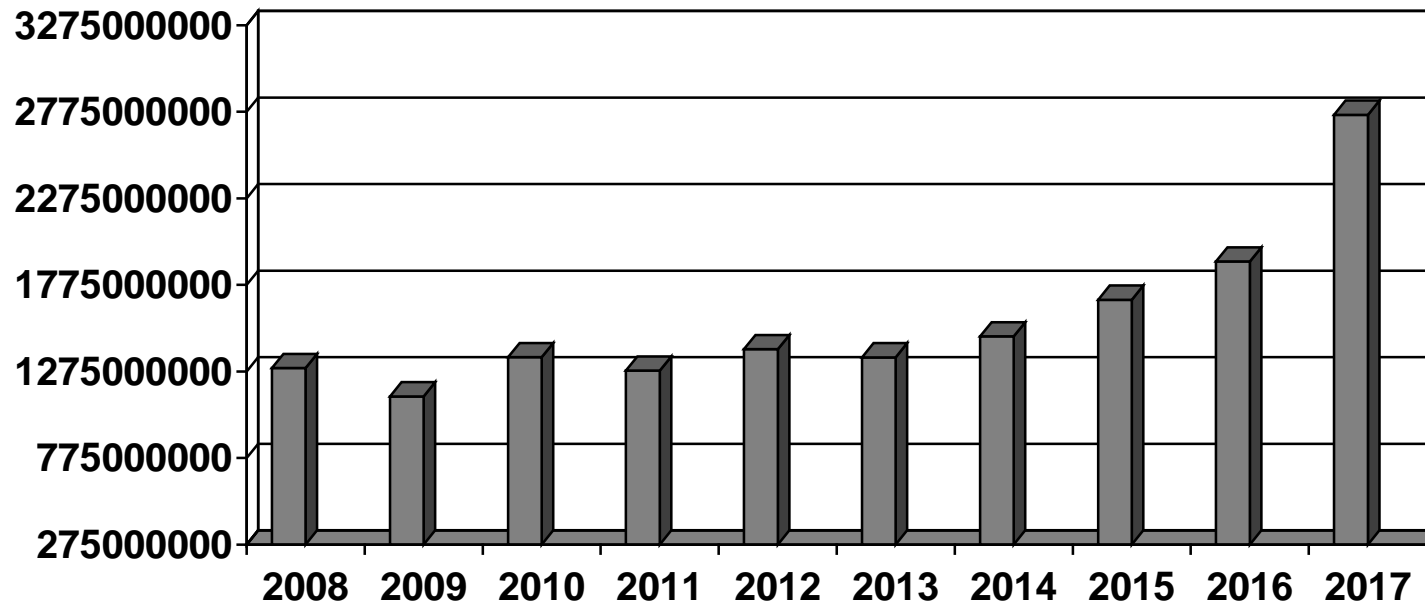
(10 year review)



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 July

(10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
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	1,688,899,500	1,910,382,717	2,757,820,568

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	133	101	105	91	79	1665
5 Year Average: Detached	373	477	670	800	918	853	756	537	499	468	404	308	7171
2017	574	763	1242	1220	1539	1245	1002						7585
Condo	140	166	236	249	330	247	209						1577
Detached	434	597	1006	971	1209	998	793						6008
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	\$339,895	\$257,799	\$330,718

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 July 2017

London

Item	2016 Average Sale Price *	2017 Year to Date	%
NORTH			
Total Detached North	\$378,091	\$460,711	21.9%
Total Condo North	\$245,901	\$284,121	15.5%
Bungalow North	\$289,726	\$367,639	26.9%
Two Storey North	\$411,984	\$500,984	21.6%
Ranch North	\$412,835	\$488,245	18.3%
Townhouse Condo North	\$209,561	\$244,829	16.8%
SOUTH			
Total Detached South	\$324,649	\$399,991	23.2%
Total Condo South	\$178,541	\$210,530	17.9%
Bungalow South	\$252,304	\$304,589	20.7%
Two Storey South	\$396,626	\$493,034	24.3%
Ranch South	\$364,611	\$432,680	18.7%
Townhouse Condo South	\$161,119	\$195,694	21.5%
EAST			
Total Detached East	\$228,114	\$273,237	19.8%
Total Condo East	\$167,998	\$200,877	19.6%
Bungalow East	\$189,809	\$226,111	19.1%
Two Storey East	\$304,938	\$373,022	22.3%
Ranch East	\$231,313	\$279,521	20.8%
Townhouse Condo East	\$138,500	\$154,713	11.7%

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

Statistical Breakdown by Area for July 2017

Elgin

Item	2016 Average Sale Price *	2017 Year to Date	%
Total Detached	\$250,947	\$279,861	11.5%
Total Condo	\$184,865	\$209,709	13.4%
Bungalow	\$205,078	\$226,000	10.2%
Two Storey	\$348,129	\$388,882	11.7%
Ranch	\$287,054	\$326,856	13.9%
Townhouse Condo	\$234,140	\$249,329	6.5%

St. Thomas

Item	2016 Year to Date	2017 Year to Date	%
Total Detached	\$224,203	\$254,273	13.4%
Total Condo	\$294,163	\$237,329	-19.3%
Bungalow	\$224,714	\$249,722	11.1%
Two Storey	\$265,420	\$319,545	20.4%
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 July 2017

Middlesex County

Item	2016 Average Sale Price *	2017 Year to Date	%
Total Detached	\$338,978	\$404,194	19.2%
Total Condo	\$319,235	\$407,036	27.5%
Bungalow	\$260,637	\$313,259	20.2%
Two Storey	\$415,590	\$483,088	16.2%
Ranch	\$396,116	\$444,434	12.2%
Townhouse Condo	\$264,425	\$285,000	7.8%

Strathroy

Item	2016 Year to Date	2017 Year to Date	%
Total Detached	\$243,459	\$307,504	26.3%
Total Condo	\$241,819	\$215,083	-11.1%
Bungalow	\$227,045	\$297,424	31.0%
Two Storey	\$307,336	\$366,316	19.2%
Ranch	\$281,289	\$361,414	28.5%
Townhouse Condo	\$188,500	\$0	-100.0%

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