

# STATISTICAL REPORT



(for month ending October 31, 2016)

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# News Release

For Comment: Stacey Evoy, President, 519-661-0380

For Background: John Geha, CEO, 519-641-1400

London, November 1, 2016

## Best October EVER . . . and by a mile!

Continuing with the positive trend, 825 homes sold in October 2016, 18.7% over last October and the best October since the London and St. Thomas Association of REALTORS® (LSTAR) began keeping score back in 1978. “The runner up for best October ever was in 2006, when 711 homes exchanged hands,” says Stacey Evoy, LSTAR’s 2016 President. “Not even close!” She notes that 2016 continues to break records, scoring the best September, April, June, August and now October. Year to Date sales are up 9.3%.

Listings were down 12.3% in October, while inventory – as represented by the number of active listings at month end -- was down 33.8%. “High demand and low supply continues to fuel this Fall Market,” says Evoy. “As I have stated in the past, this is an excellent time to market your home.”

October 2016 also proved to be a great month for London’s Sister City of St. Thomas. 84 homes exchanged hands in that City, up 52.7% from the previous year. The average price for a home in St. Thomas stands Year to Date at \$231,955.

House Style	Units Sold	Average Price
2 storey	198	\$370,303
Bungalow	155	\$235,189
Ranch	96	\$367,881
Townhouse	69	\$169,031
High rise apt. condo	34	\$155,665

As we have shown in our latest reports, the best-selling house style in LSTAR’s jurisdiction for October 2016 was the two-storey, then the bungalow, followed by ranches, then townhouse condominiums, then high rise apartment condos. The average price for a detached home Year-to-Date stood at \$296,445, up 5%, while the average price for a condo over the same

period stood at \$201,270, up 6%. The average price of all homes sold through LSTAR’s MLS® Year-to-Date stood at \$278,471, up 5.3%.

The following table, based on data taken from CREA’s National MLS® Report for September 2016 (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	\$906,469
Toronto	\$753,057
Fraser Valley	\$613,309
Victoria	\$585,889
Hamilton	\$514,681
Calgary	\$479,381
Kitchener-Waterloo	\$383,141
Edmonton	\$376,580
Montreal	\$370,812
Ottawa	\$362,035
Niagara	\$351,859
Saskatoon	\$350,368
Regina	\$316,713
Halifax-Dartmouth	\$312,684
London St. Thomas	\$287,175
<b>CANADA</b>	<b>\$476,219</b>

According to recent research<sup>1</sup>, one job is created for every three real estate transactions and approximately \$53,000 in ancillary spending is generated every time a house changes hands in Ontario. “That means October home sales in LSTAR’s jurisdiction spun nearly \$45,000,000 into our local economy and created 270 jobs,” says Evoy. “We’re very proud of the role we play in ensuring the vibrancy and prosperity of our region, as well as our continued roll in our focus on Quality of Life.”

*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 fifteen largest real estate associations, representing over 1,600 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.*

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

# LSTAR'S Market Report for October 2016

Market Activity	669 detached homes and 156 condos exchanged hands in October 2016, for a total of 825 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 34.3%. Active condo listings end of period were down 32.0%																															
Average Price October 2016 (Compared to September 2016)	Total Residential (Detached & Condo)	\$279,797 down 2.6% (\$287,175)																														
	All detached homes in LSTAR’s jurisdiction	\$297,626 down 2.7% (\$305,860)																														
	All condos in LSTAR’S jurisdiction	\$203,337 up 2.7% (\$197,984)																														
	All two-storeys in LSTAR’s jurisdiction	\$370,303 down 9.1% (\$407,542)																														
	All bungalows in LSTAR’s jurisdiction	\$235,189 up 3.8% (\$226,645)																														
	All ranches in LSTAR’S jurisdiction	\$367,881 up 6.5% (\$345,427)																														
	All townhouse condos in LSTAR’s jurisdiction	\$169,031 down 5.5% (\$178,896)																														
Most Popular in October	Two-storeys, then bungalows, then ranches, then townhouse condominiums, then high rise apartment condos.																															
Affordability	<p>Listings were down 12.3% in October, while inventory – as represented by the number of active listings at month end -- was down 33.8%. “High demand and low supply continues to fuel this Fall Market,” says Evoy. “As I have stated in the past, this is an excellent time to market your home.”</p> <p>October 2016 also proved to be a great month for London’s Sister City of St. Thomas. 84 homes exchanged hands in that City, up 52.7% from the previous year. The average price for a home in St. Thomas stands Year to Date at \$231,955.</p> <p>The following table, based on data taken from CREA’s National MLS® Report for September 2016 (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>\$906,469</td></tr><tr><td>Toronto</td><td>\$753,057</td></tr><tr><td>Fraser Valley</td><td>\$613,309</td></tr><tr><td>Victoria</td><td>\$585,889</td></tr><tr><td>Calgary</td><td>\$479,381</td></tr><tr><td>Hamilton-Burlington</td><td>\$514,681</td></tr><tr><td>Edmonton</td><td>\$376,580</td></tr><tr><td>Ottawa</td><td>\$362,035</td></tr><tr><td>Montreal</td><td>\$370,812</td></tr><tr><td>Kitchener-Waterloo</td><td>\$383,141</td></tr><tr><td>Saskatoon</td><td>\$350,368</td></tr><tr><td>Regina</td><td>\$316,713</td></tr><tr><td>London St. Thomas</td><td>\$287,175</td></tr><tr><td>CANADA</td><td>\$476,219</td></tr></table>		City	Average Sale \$\$	Vancouver	\$906,469	Toronto	\$753,057	Fraser Valley	\$613,309	Victoria	\$585,889	Calgary	\$479,381	Hamilton-Burlington	\$514,681	Edmonton	\$376,580	Ottawa	\$362,035	Montreal	\$370,812	Kitchener-Waterloo	\$383,141	Saskatoon	\$350,368	Regina	\$316,713	London St. Thomas	\$287,175	CANADA	\$476,219
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Market Factors	Continuing with the positive trend, 825 homes sold in October 2016, 18.7% over last October and the best October since the London and St. Thomas Association of REALTORS® (LSTAR) began keeping score back in 1978. “The runner up for best October ever was in 2006, when 711 homes exchanged hands,” says Stacey Evoy, LSTAR’s 2016 President. “Not even close!” She notes that 2016 continues to break records, scoring the best September, April, June, August and now October. Year to Date sales are up 9.3%.																															

2016 Monthly Data							2015 Monthly Data				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	669	15.9	156	32.2	64	889	17.6	577	118	61	756
Dollar Volume	\$199,112,030	20.6	\$31,720,575	52.5	\$33,903,379	\$264,735,984	28.2	\$165,038,757	\$20,796,311	\$20,691,850	\$206,526,918
No.of Listings	849	-10.3	208	-19.4	225	1282	-11.9	947	258	250	1455

<u>2016 Year-to Date</u>							<u>2015 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	7276	9.4	1694	8.7	619	9589	9.9	6648	1558	523	8729
Dollar Volume	\$2,156,937,134	14.8	\$340,951,766	15.1	\$243,782,666	\$2,741,671,566	15.5	\$1,878,623,526	\$296,125,079	\$198,158,321	\$2,372,906,926
No.of Listings	10782	-10.2	2801	-8.3	2600	16,183	-8.3	12007	3055	2590	17,652
Active Listings (end of period)	1656	-34.3	451	-32.0	1398	3505	-23.6	2520	663	1403	4586

Detached	2016		2015
Average Price(Month)	\$297,626	4.1	\$286,029
Average Price (YTD)	\$296,445	4.9	\$282,585

Condo	2016		2015
Average Price(Month)	\$203,337	15.4	\$176,240
Average Price (YTD)	\$201,270	5.9	\$190,067

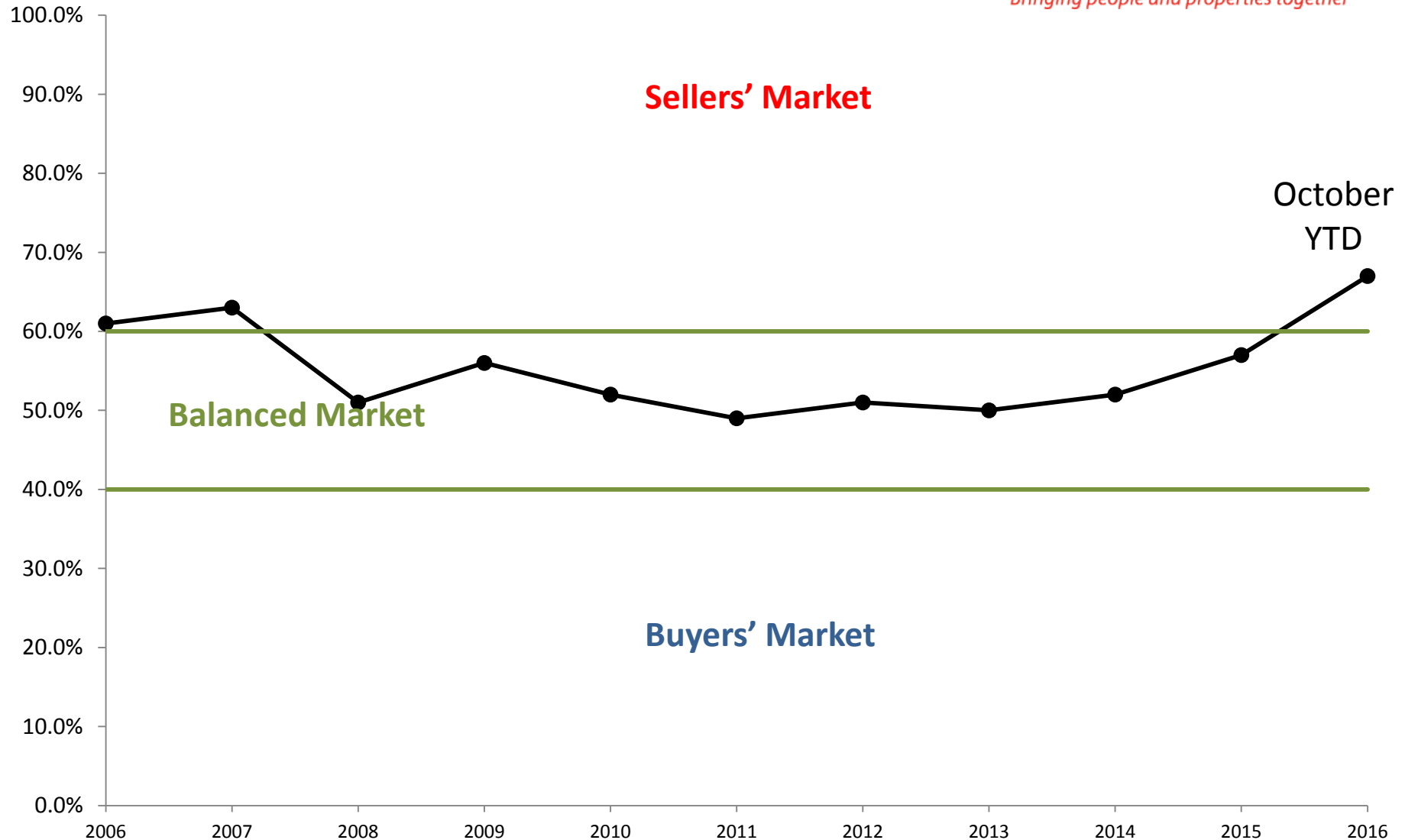
Total Residential	2016		2015
Average Price(Month)	\$279,797	4.6	\$267,389
Average Price (YTD)	\$278,471	5.1	\$265,019

<u>2016 Monthly Data</u>						<u>2015 Monthly Data</u>			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	669	15.9	156	32.2	825	18.7	577	118	695
Dollar Volume	\$199,112,030	20.6	\$31,720,575	52.5	\$230,832,605	24.2	\$165,038,757	\$20,796,311	\$185,835,068
No.of Listings	849	-10.3	208	-19.4	1057	-12.3	947	258	1205
Average Price (October)	\$297,626	-2.7	\$203,337	2.7	\$279,797	-2.6			
Average Price (Septembert)	\$305,860		\$197,984		\$287,175				
% Difference in Average Price in Current Month Compared to Previous Month									

<u>2016 Year-to-Date</u>						<u>2015 Year-to-Date</u>			
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	7276	9.4	1694	8.7	8970	9.3	6648	1558	8206
Dollar Volume	\$2,156,937,134	14.8	\$340,951,766	15.1	\$ 2,497,888,900	14.9	\$1,878,623,526	\$296,125,079	\$ 2,174,748,605
No.of Listings	10782	-10.2	2801	-8.3	13583	-9.8	12007	3055	15062
Active Listings (end of period)	1656	-34.3	451	-32.0	2107	-33.8	2520	663	3183
Average Price YTD	\$296,445	5.0	\$201,270	6.0	\$278,471	5.3	<div>RESIDENTIAL STATISTICS October 2016</div>		
Average Price (Dec.31/15)*	\$282,229		\$189,798		\$264,435				
* % Difference in Average Price Year-to-Date Compared to December 31, 2015									

**RESIDENTIAL STATISTICS**  
**October 2016**

# Sales to New Listings Ratio (10 Year Review)





**ST. THOMAS STATISTICS****2016 Monthly Data****2015 Monthly Data**

		%	
Units Sold	84	52.7	55
Dollar Volume	\$24,519,310	123.6	\$10,964,575
No.of Listings	96	14.3	84
Active at End	233	-26.5	317

**2016 Year-to Date****2015 Year-to-Date**

		%	
Units Sold	736	3.4	712
Dollar Volume	\$170,719,155	10.1	\$155,039,608
No.of Listings	1042	-10.6	1166

Average Price (October 2016)	\$291,897	35.9	Average Price (October 2015)
Average Price (September 2016)	\$214,770		\$199,356
Average Price YTD	\$231,955	7.0	Average Price (YTD 2015)
Average Price (Dec.31/15) *	\$216,800		\$217,752

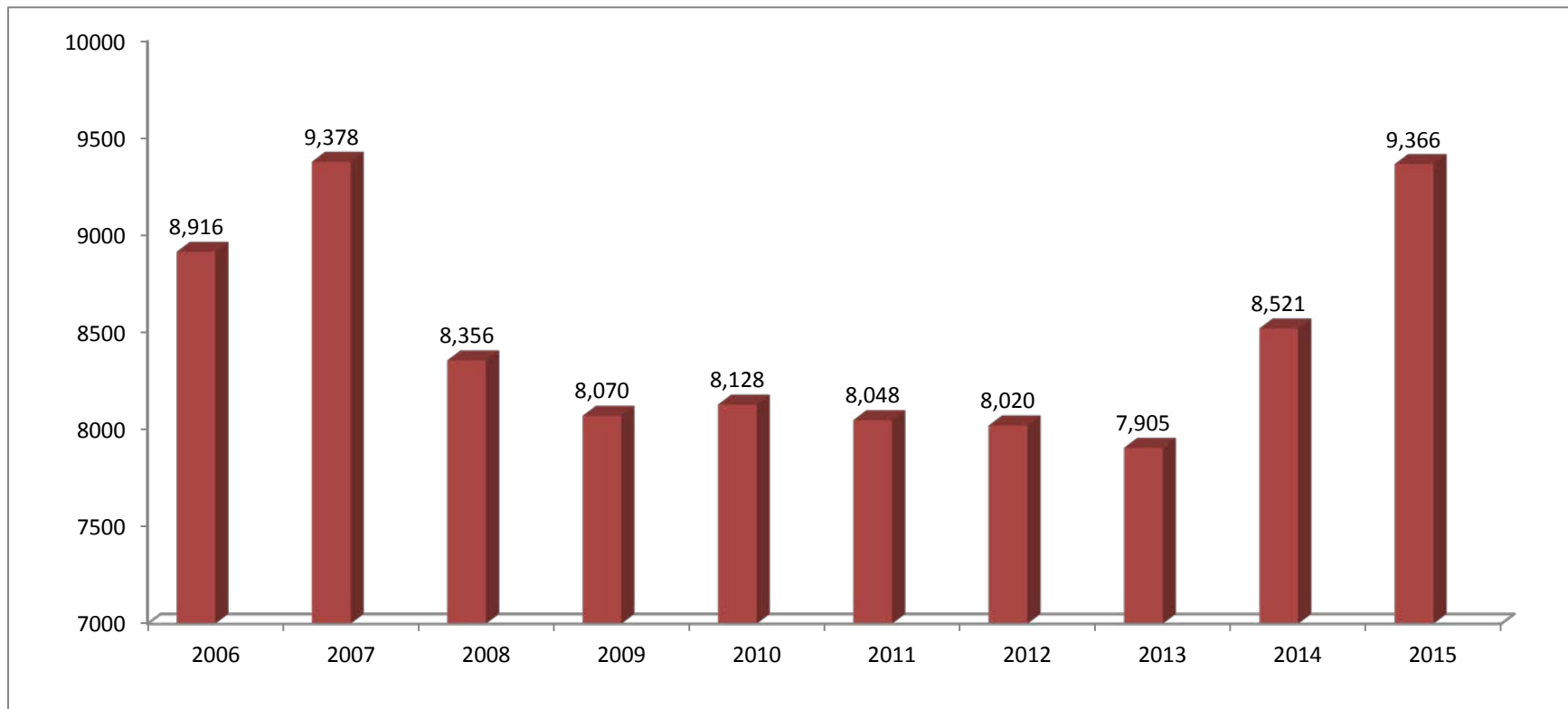
\* Difference in Average Price Year-to-Date Compared to December 31, 2015

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

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b>2016</b>	23	55	75	86	116	76	97	62	67	84			<b>741</b>
<b>2015</b>	49	54	58	77	88	85	94	81	77	55	62	56	<b>836</b>
<b>2014</b>	29	42	48	77	73	82	74	68	69	49	59	40	<b>710</b>
<b>2013</b>	42	50	50	76	86	53	78	54	56	48	44	34	<b>671</b>
<b>2012</b>	40	36	50	59	65	57	69	64	51	59	42	24	<b>616</b>
<b>2011</b>	44	40	67	60	72	73	59	64	61	51	50	42	<b>683</b>
<b>2010</b>	37	44	61	89	77	63	63	55	58	53	41	24	<b>665</b>
<b>2009</b>	23	52	55	55	75	90	72	75	59	55	57	37	<b>705</b>
<b>2008</b>	36	53	48	76	86	68	70	50	52	48	25	23	<b>635</b>
<b>2007</b>	58	80	86	82	97	92	93	84	47	64	52	32	<b>867</b>
<b>10 Year Average (2007-2016)</b>	38	51	60	74	84	74	77	66	60	57	43	31	<b>713</b>

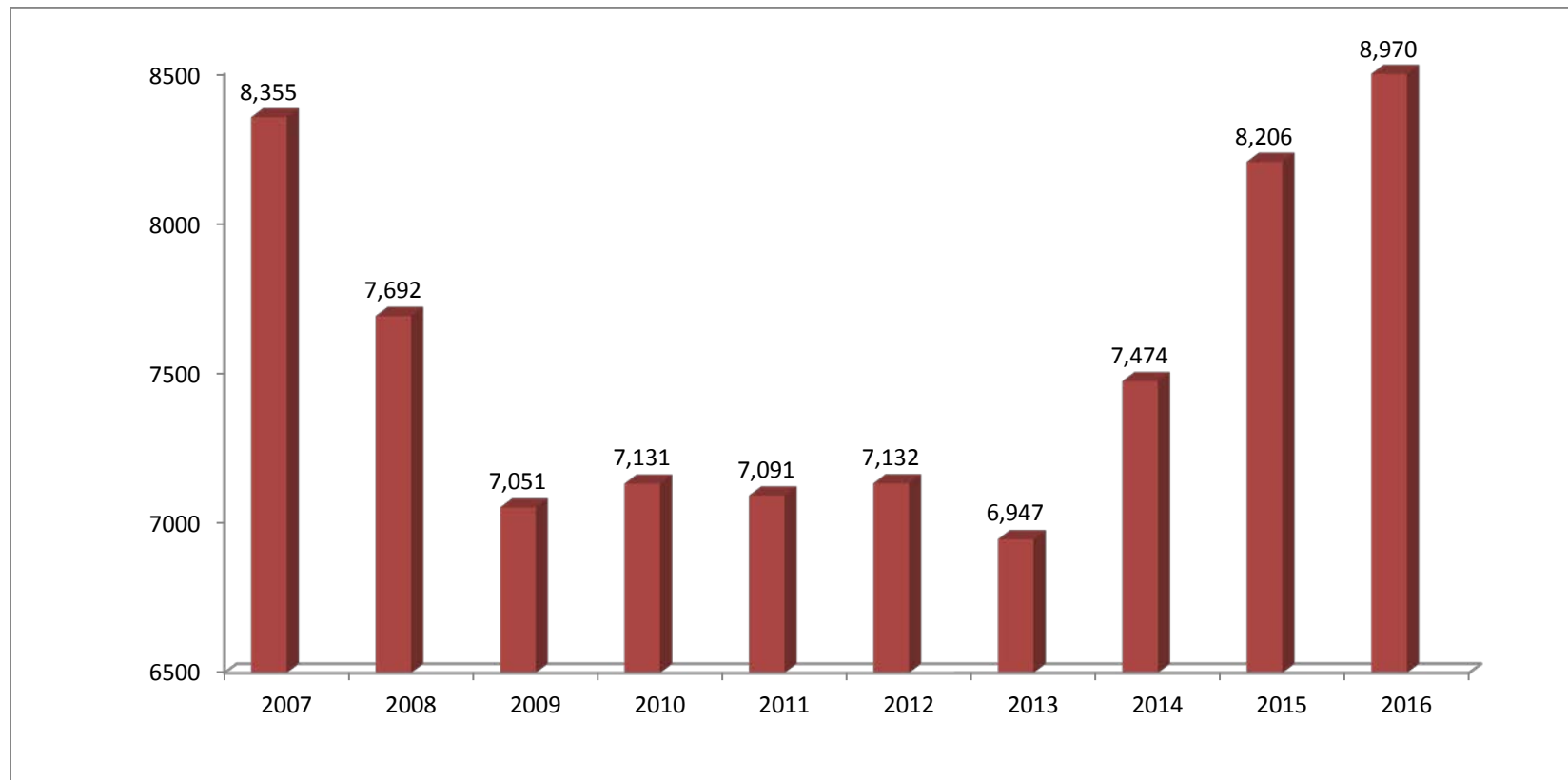
## MLS® Residential Sales

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



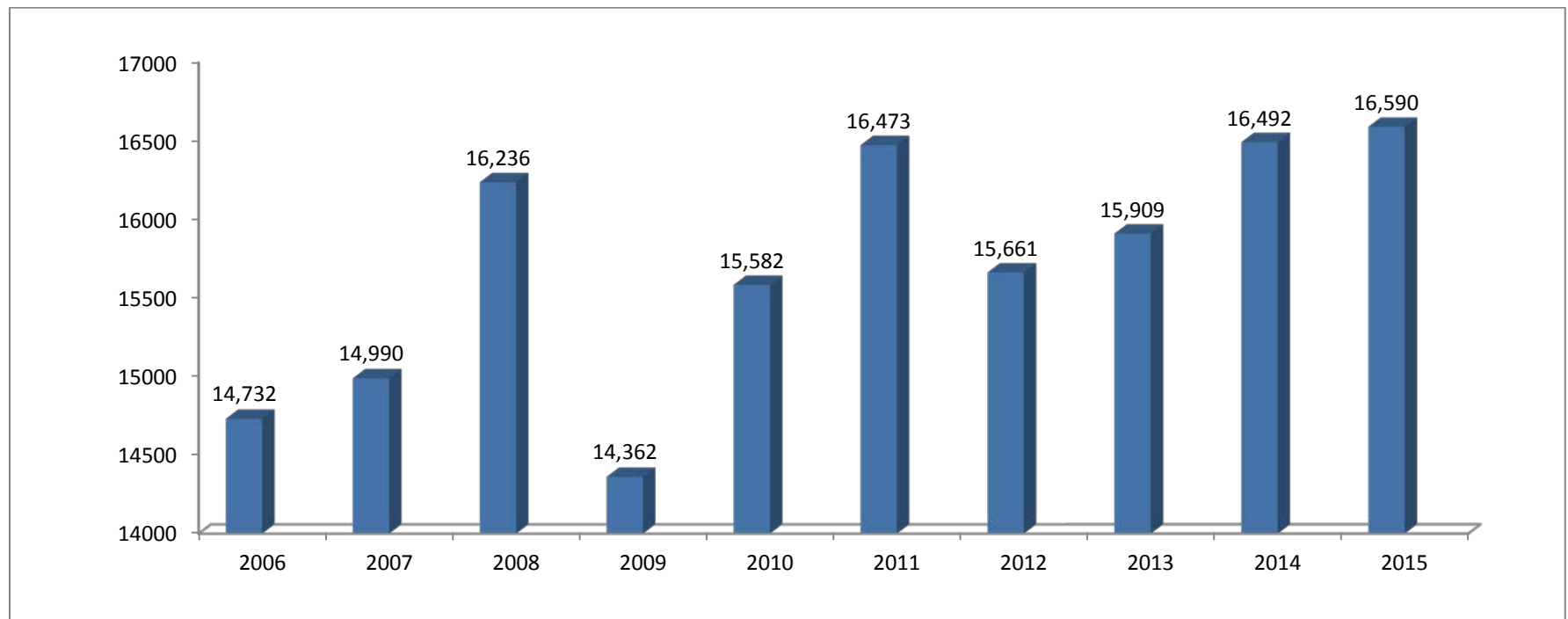
## MLS® Residential Sales

(October YTD – a 10 year review)



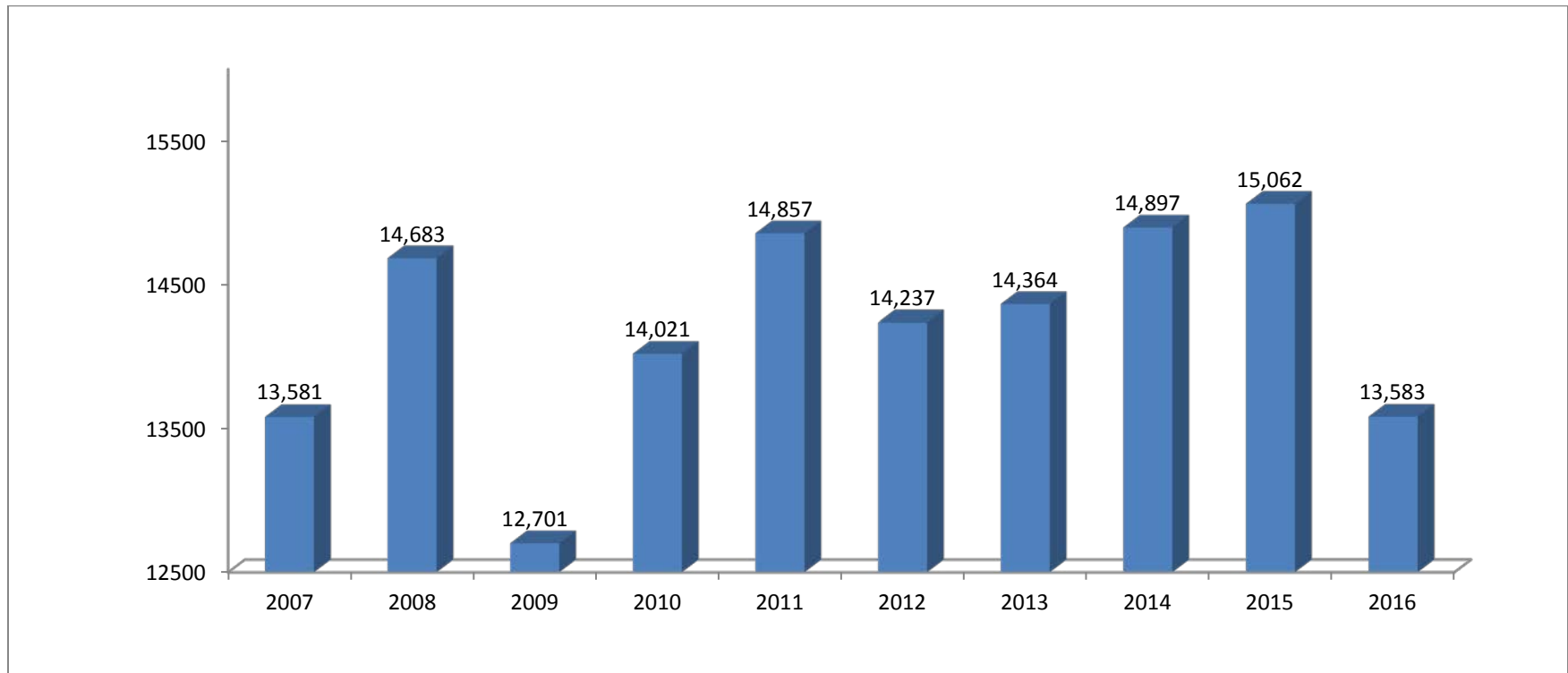
## MLS® Residential Listings

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

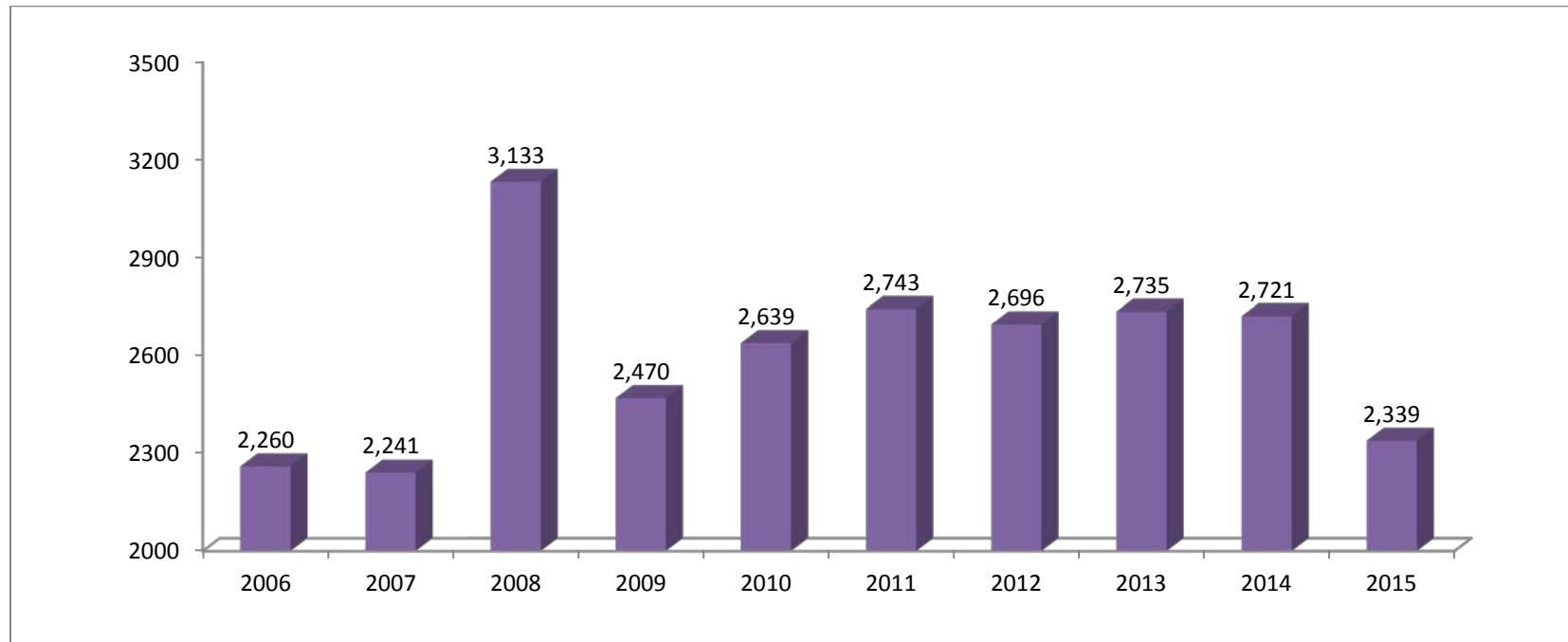


## MLS® Residential Listings

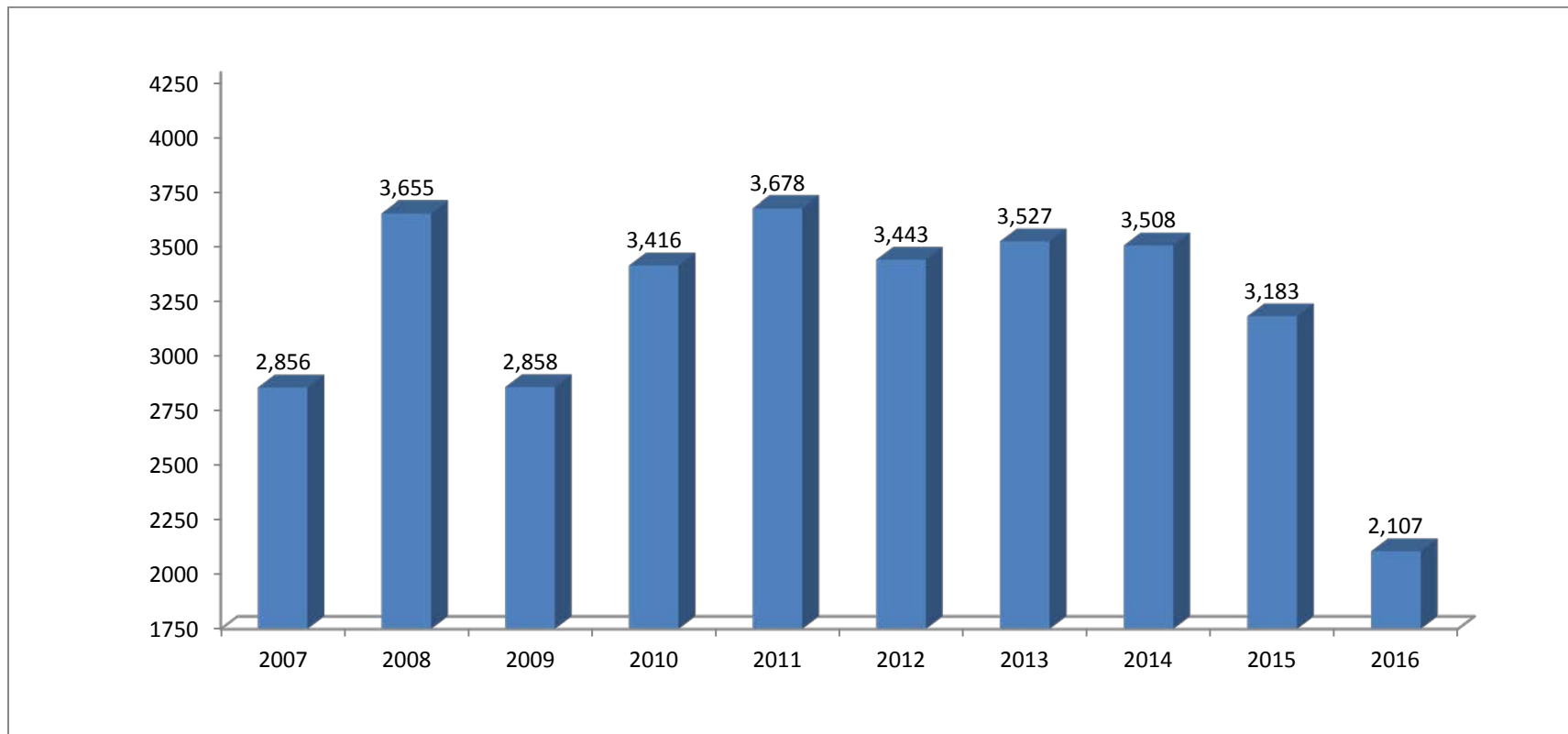
(October YTD – a 10 year review)



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



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



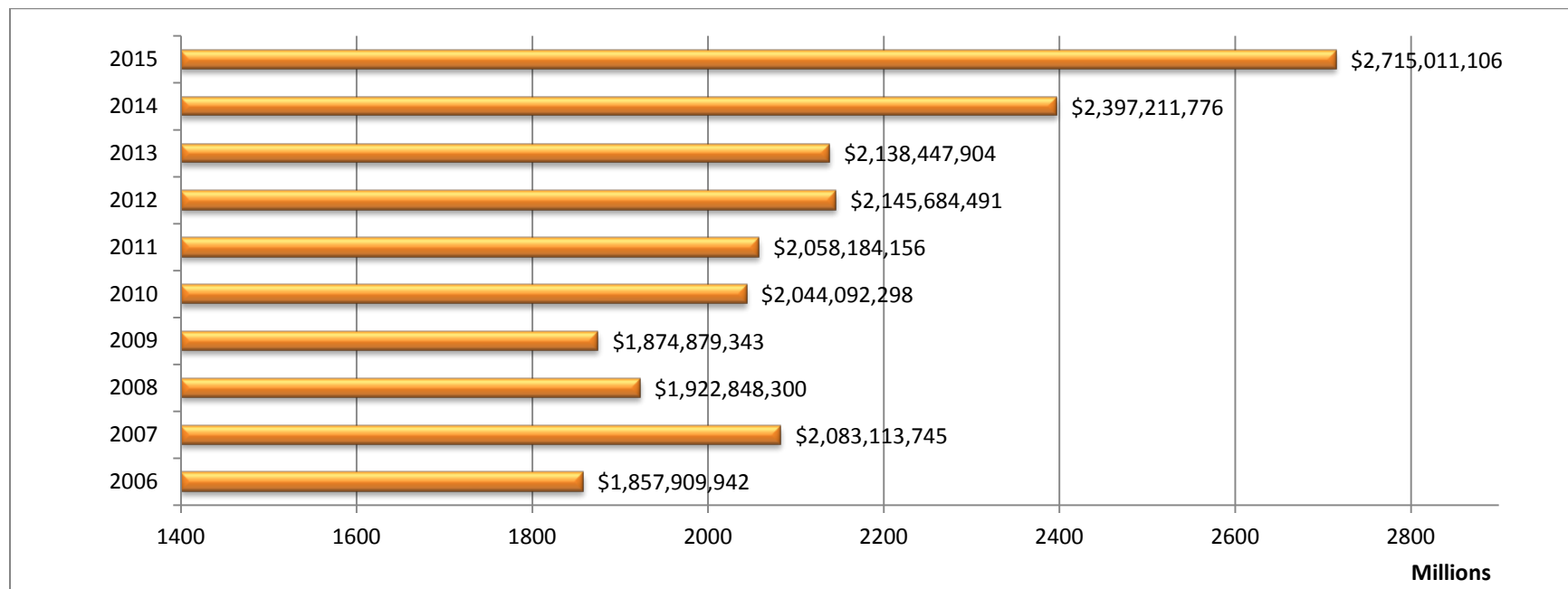


## Average Residential Price in Association's Jurisdiction (10 year review)



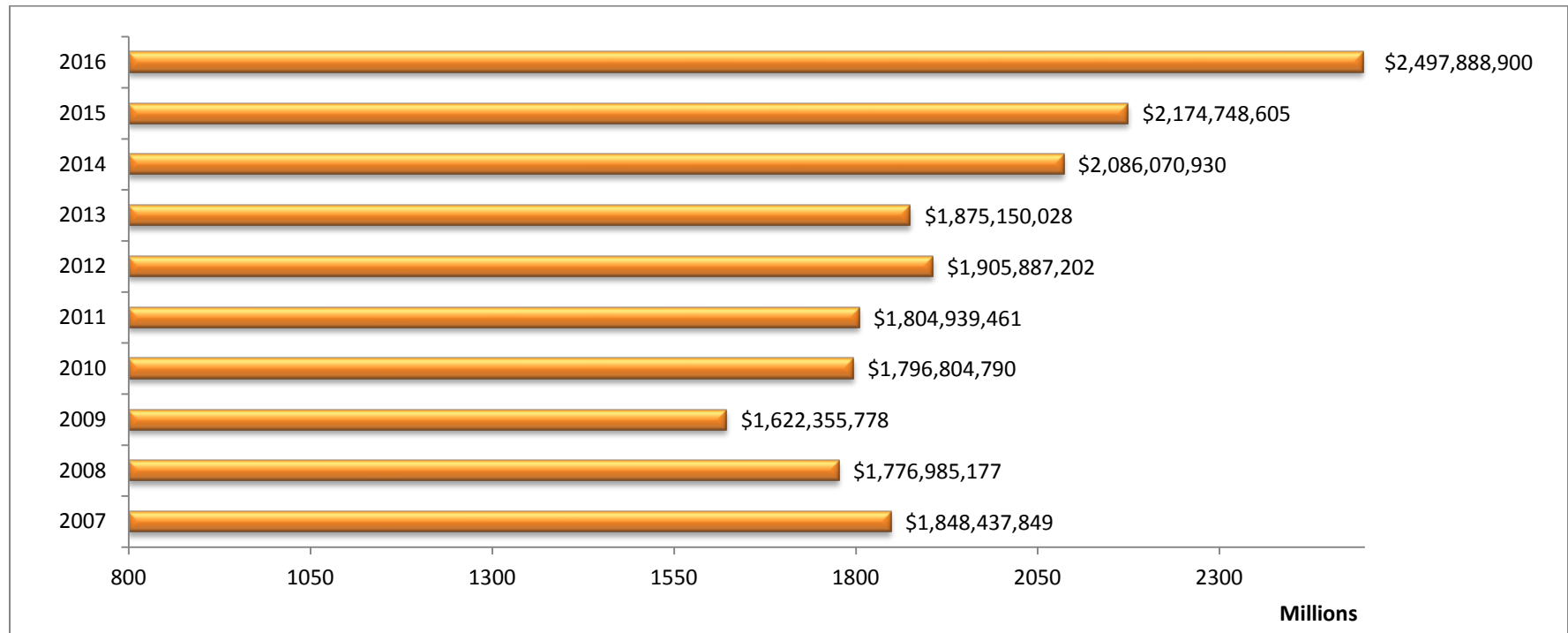
## Total MLS® Dollar Volume

(10 year review)



## Total MLS® Dollar Volume YTD as of October

(10 year review)



## RESIDENTIAL SALES BY MONTH 2016

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>5 Year Average: Condos</b>	<b>78</b>	<b>122</b>	<b>142</b>	<b>173</b>	<b>183</b>	<b>183</b>	<b>166</b>	<b>161</b>	<b>122</b>	<b>129</b>	<b>82</b>	<b>75</b>	<b>1618</b>
<b>5 Year Average: Detached</b>	<b>362</b>	<b>458</b>	<b>593</b>	<b>749</b>	<b>827</b>	<b>786</b>	<b>722</b>	<b>654</b>	<b>598</b>	<b>568</b>	<b>371</b>	<b>287</b>	<b>6974</b>
<b>2016</b>	<b>455</b>	<b>652</b>	<b>860</b>	<b>1068</b>	<b>1154</b>	<b>1133</b>	<b>990</b>	<b>999</b>	<b>866</b>	<b>825</b>			<b>9002</b>
Condo	78	133	175	199	214	214	183	195	150	156			1697
Detached	377	519	685	869	940	919	807	804	716	669			7305
<b>2015</b>	<b>475</b>	<b>535</b>	<b>769</b>	<b>964</b>	<b>1055</b>	<b>1109</b>	<b>934</b>	<b>864</b>	<b>840</b>	<b>695</b>	<b>626</b>	<b>540</b>	<b>9406</b>
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
<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>791</b>	<b>682</b>	<b>698</b>	<b>577</b>	<b>475</b>	<b>8554</b>
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
<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

## RESIDENTIAL SALES BY MONTH 2016

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

## RESIDENTIAL SALES BY MONTH 2016

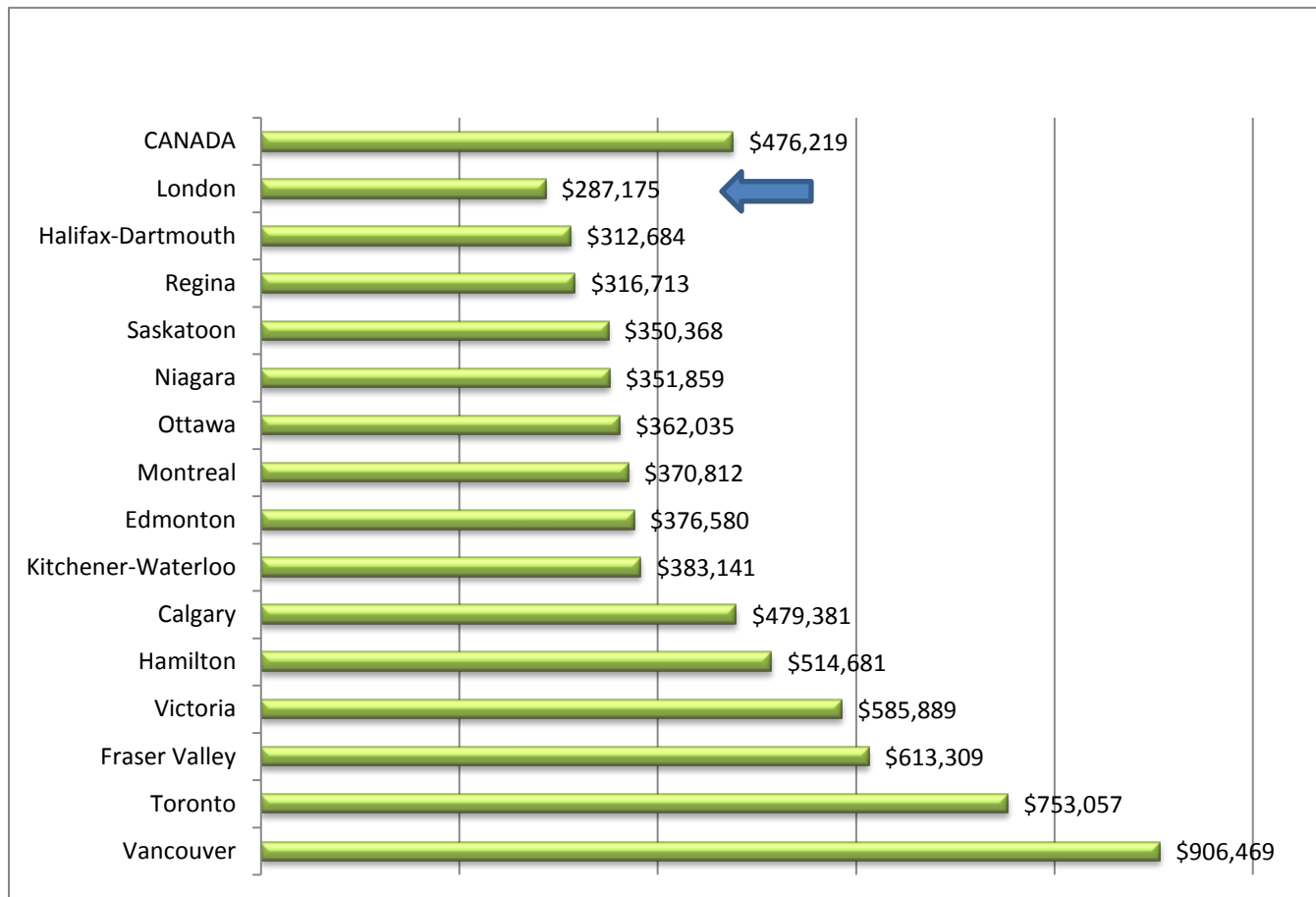
YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
2001	341	532	668	722	820	776	677	673	558	576	537	427	
2000	293	556	756	654	753	664	558	570	466	511	433	291	
1999	278	500	677	700	733	735	704	561	563	482	475	312	
1998	310	478	569	615	691	648	662	556	563	491	458	375	
1997	435	531	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 2016 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	\$283,853	\$231,955	\$278,471

## Relative Affordability

(based on September 2016)





## Condos – 15 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
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
2014	1596	9.1	\$182,844	740	2.3	\$161,241
2015	1803	13.0	\$189,798	809	9.3	\$162,370

## Statistical Breakdown by Area for October 2016

### London

Item	2015 Average Sale Price *	2016 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$346,638	\$375,696	8.4%
Total Condo North	\$225,531	\$245,665	8.9%
Bungalow North	\$267,562	\$287,149	7.3%
Two Storey North	\$380,228	\$407,925	7.3%
Ranch North	\$386,819	\$411,737	6.4%
Townhouse Condo North	\$199,469	\$209,155	4.9%
<b>SOUTH</b>			
Total Detached South	\$305,723	\$323,002	5.7%
Total Condo South	\$169,510	\$179,352	5.8%
Bungalow South	\$237,196	\$245,438	3.5%
Two Storey South	\$371,558	\$395,231	6.4%
Ranch South	\$337,878	\$364,334	7.8%
Townhouse Condo South	\$151,674	\$159,828	5.4%
<b>EAST</b>			
Total Detached East	\$222,077	\$227,014	2.2%
Total Condo East	\$161,379	\$169,593	5.1%
Bungalow East	\$173,654	\$188,855	8.8%
Two Storey East	\$297,522	\$301,096	1.2%
Ranch East	\$219,669	\$232,543	5.9%
Townhouse Condo East	\$126,162	\$139,302	10.4%

\* up-to-date figures based on January 1, 2015 to December 31, 2015

## Statistical Breakdown by Area for October 2016

### Elgin

Item	2015 Average Sale Price *	2016 Year to Date	%
Total Detached	\$239,489	\$251,090	4.8%
Total Condo	\$163,414	\$192,022	17.5%
Bungalow	\$184,052	\$205,859	11.8%
Two Storey	\$323,242	\$351,878	8.9%
Ranch	\$275,236	\$289,428	5.2%
Townhouse Condo	\$165,467	\$244,278	47.6%

### St. Thomas

Item	2015 Year to Date	2015 Year to Date	%
Total Detached	\$211,235	\$224,100	6.1%
Total Condo	\$254,737	\$302,105	18.6%
Bungalow	\$201,313	\$225,511	12.0%
Two Storey	\$260,287	\$264,983	1.8%
Ranch	\$222,220	\$265,822	19.6%
Townhouse Condo	\$0	\$0	#DIV/0!

\* up-to-date figures based on January 1, 2015 to December 31, 2015

## Statistical Breakdown by Area for October 2016

### Middlesex County

Item	2015 Average Sale Price *	2016 Year to Date	%
Total Detached	\$322,346	\$338,396	5.0%
Total Condo	\$314,213	\$320,851	2.1%
Bungalow	\$238,135	\$261,954	10.0%
Two Storey	\$423,414	\$416,043	-1.7%
Ranch	\$341,614	\$391,280	14.5%
Townhouse Condo	\$257,467	\$264,425	2.7%

### Strathroy

Item	2015 Year to Date	2015 Year to Date	%
Total Detached	\$240,671	\$246,215	2.3%
Total Condo	\$242,713	\$239,062	-1.5%
Bungalow	\$218,423	\$233,571	6.9%
Two Storey	\$277,112	\$313,405	13.1%
Ranch	\$300,551	\$285,133	-5.1%
Townhouse Condo	\$122,500	\$188,500	53.9%

\* up-to-date figures based on January 1, 2015 to December 31, 2015