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# STATISTICAL REPORT



(for month ending September 30, 2017)

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## News Release

October 2, 2017

For Comment: Jim Smith, 519-433-4331

For Background: John Geha, 519-641-1400



### Home sales remain steady in September, with year-to-date sales surpassing 9,000 homes

London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced 802 homes exchanged hands last month, marking the third consecutive year that more than 800 homes were sold in the month of September.

“Home sales are slightly down compared to last September, but we are still on track to achieve a record sales year for 2017,” said Jim Smith, 2017 LSTAR President. “We’re experiencing activity that signifies a more balanced marketplace, and expect a strong finish to the year.”

In September, a total of 646 detached homes were sold, a decrease of 9.8% from the previous year, while condominium sales were up 4.0% from 2016, with 156 units sold. The average sales price across London and St. Thomas was \$318,347 slightly down 1.0% from the previous month. The average year-to-date sales price was \$328,759, up 17.8% from the 2016 average home price of \$279,057.

“The activity echoes what’s happening in many other parts of the country,” Smith said. “According to the latest Canadian Real Estate Association (CREA) report, there was a roughly even split of local markets where sales posted a slight decline and others saw a slight increase. I want to stress our region’s marketplace continues to be healthy, and your best source to help you navigate what’s trending is a local REALTOR®.”

In September, there were 1,026 listings, up 3.3% from the same time in 2016. The year-to-date sales are ahead by 13.1%, with a total of 9,219 homes sold. St. Thomas saw a total of 71 homes sold, up 6.0% from the same time last year. The average home price in St. Thomas was \$272,251 slightly up 0.6% from the previous month.

House Style	Units Sold	Average Price
2 storey	169	\$442,317
Bungalow	141	\$249,057
Ranch	101	\$385,034
Townhouse	84	\$219,821
High rise apt. condo	42	\$221,469

The best-selling house style in September in LSTAR’s jurisdiction continues to be the two-storey, followed by the bungalow and ranch. The average price for a detached home in September was \$337,574 down 1.7% from the previous month, while the average price for a condominium was \$238,730 up 2.0% from September 2016.

The following table is based on data taken from the Canadian Real Estate Association's (CREA) National MLS® Report for August 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	\$1,012,520
Toronto	\$773,162
Fraser Valley	\$706,102
Victoria	\$650,203
Hamilton	\$558,027
Calgary	\$466,355
Kitchener-Waterloo	\$441,082
Ottawa	\$391,863
Niagara	\$389,389
Edmonton	\$381,228
London St. Thomas	\$332,052
<b>CANADA</b>	<b>\$491,373</b>

According to a research report<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 home changes hands in Ontario. "Based on the monthly total for September, that translates into creating approximately 267 jobs and positioning us to potentially generate more than \$42 million back into the local economy," Smith said.

*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 October 1, 2017, based on reported sales activity between September 1 and 30, 2017.*

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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 September 2017

Market Activity	646 detached homes and 156 condos exchanged hands in September 2017, for a total of 802 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 19.0%. Active condo listings end of period were down 48.5%																											
	Total Residential (Detached & Condo)	\$318,347 down 1.0% (\$321,429)																										
	All detached homes in LSTAR’s jurisdiction	\$337,574 down 1.7% (\$343,541)																										
	All condos in LSTAR’S jurisdiction	\$238,730 up 2.0% (\$233,965)																										
	All two-storeys in LSTAR’s jurisdiction	\$442,317 down 7.4% (\$477,904)																										
	All bungalows in LSTAR’s jurisdiction	\$249,057 down 0.9% (\$251,336)																										
	All ranches in LSTAR’S jurisdiction	\$385,034 up 2.0% (\$377,486)																										
	All townhouse condos in LSTAR’s jurisdiction	\$219,821 up 4.6% (\$210,114)																										
Most Popular in September	Two-storeys, then bungalows, then ranches and townhouse condominiums, then high rise apartment condos.																											
Affordability	<p>In September, a total of 646 detached homes were sold, a decrease of 9.8% from the previous year, while condominium sales were up 4.0% from 2016, with 156 units sold. The average sales price across London and St. Thomas was \$318,347 slightly down 1.0% from the previous month. The average year-to-date sales price was \$328,759, up 17.8% from the 2016 average home price of \$279,057.</p> <p>“The activity echoes what’s happening in many other parts of the country,” Smith said. “According to the latest Canadian Real Estate Association (CREA) report, there was a roughly even split of local markets where sales posted a slight decline and others saw a slight increase. I want to stress our region’s marketplace continues to be healthy, and your best source to help you navigate what’s trending is a local REALTOR®.”</p> <p>In September, there were 1,026 listings, up 3.3% from the same time in 2016. The year-to-date sales are ahead by 13.1%, with a total of 9,219 homes sold. St. Thomas saw a total of 71 homes sold, up 6.0% from the same time last year. The average home price in St. Thomas was \$272,251 slightly up 0.6% 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 August 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>\$1,012,520</td></tr><tr><td>Toronto</td><td>\$773,162</td></tr><tr><td>Fraser Valley</td><td>\$706,102</td></tr><tr><td>Victoria</td><td>\$650,203</td></tr><tr><td>Hamilton</td><td>\$558,027</td></tr><tr><td>Calgary</td><td>\$466,355</td></tr><tr><td>Kitchener-Waterloo</td><td>\$441,082</td></tr><tr><td>Edmonton</td><td>\$381,228</td></tr><tr><td>Ottawa</td><td>\$391,863</td></tr><tr><td>Niagara</td><td>\$389,389</td></tr><tr><td>London St. Thomas</td><td>\$332,052</td></tr><tr><td>CANADA</td><td>\$491,373</td></tr></table>		City	Average Sale \$\$	Vancouver	\$1,012,520	Toronto	\$773,162	Fraser Valley	\$706,102	Victoria	\$650,203	Hamilton	\$558,027	Calgary	\$466,355	Kitchener-Waterloo	\$441,082	Edmonton	\$381,228	Ottawa	\$391,863	Niagara	\$389,389	London St. Thomas	\$332,052	CANADA	\$491,373
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Market Factors	<p>London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced 802 homes exchanged hands last month, marking the third consecutive year that more than 800 homes were sold in the month of September.</p> <p>“Home sales are slightly down compared to last September, but we are still on track to achieve a record sales year for 2017,” said Jim Smith, 2017 LSTAR President. “We’re experiencing activity that signifies a more balanced marketplace, and expect a strong finish to the year.</p>																											

2017 Monthly Data							2016 Monthly Data				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	646	-9.8	156	4.0	73	875	-7.6	716	150	81	947
Dollar Volume	\$218,072,632	-0.4	\$37,241,899	25.4	\$32,329,523	\$287,644,054	2.1	\$218,995,723	\$29,697,621	\$33,015,088	\$281,708,432
No.of Listings	1026	3.3	237	-1.3	243	1506	2.2	993	240	241	1474

<u>2017 Year-to Date</u>							<u>2016 Year-to-Date</u>				
DETACHED		%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL
Units Sold	7322	10.8	1897	23.3	663	9882	13.5	6611	1538	555	8704
Dollar Volume	\$2,587,757,477	32.1	\$443,067,872	43.3	\$319,118,595	\$3,349,943,944	35.2	\$1,958,724,104	\$309,231,191	\$209,879,287	\$2,477,834,582
No.of Listings	10097	1.7	2414	-6.9	2276	14,787	-0.8	9933	2593	2375	14,901
Active Listings (end of period)	1509	-19.0	267	-48.5	1384	3160	-17.6	1864	518	1455	3837

Detached	2017		2016
Average Price(Month)	\$337,574	10.4	\$305,860
Average Price (YTD)	\$353,422	19.3	\$296,283

Condo	2017		2016
Average Price(Month)	\$238,730	20.6	\$197,984
Average Price (YTD)	\$233,562	16.2	\$201,061

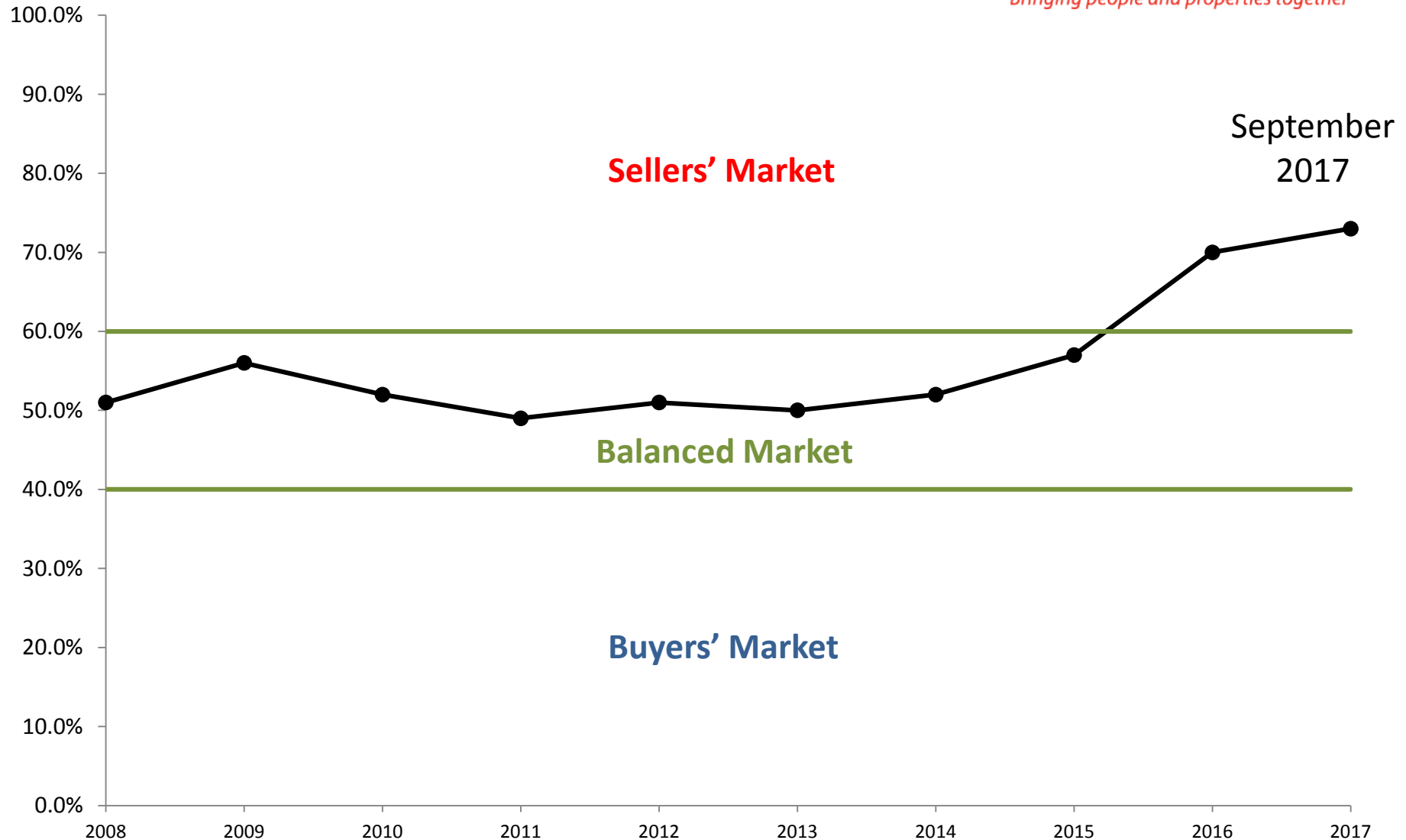
Total Residential	2017		2016
Average Price(Month)	\$318,347	10.9	\$287,175
Average Price (YTD)	\$328,759	18.1	\$278,311

2017 Monthly Data							2016 Monthly Data		
DETACHED		%	CONDO	%	TOTAL	%	DETACHED	CONDO	TOTAL
Units Sold	646	-9.8	156	4.0	802	-7.4	716	150	866
Dollar Volume	\$218,072,632	-0.4	\$37,241,899	25.4	\$255,314,531	2.7	\$218,995,723	\$29,697,621	\$248,693,344
No.of Listings	1026	3.3	237	-1.3	1263	2.4	993	240	1233
Average Price (August)	\$337,574	-1.7	\$238,730	2.0	\$318,347	-1.0	\$305,860	\$197,984	\$287,175
Average Price (July)	\$343,541		\$233,965		\$321,429		\$290,579	\$207,605	\$274,383
% 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	7322	10.8	1897	23.3	9219	13.1	6611	1538	8149
Dollar Volume	\$2,587,757,477	32.1	\$443,067,872	43.3	\$ 3,030,825,349	33.6	\$1,958,724,104	\$309,231,191	\$ 2,267,955,295
No.of Listings	10097	1.7	2414	-6.9	12511	-0.1	9933	2593	12526
Active Listings (end of period)	1509	-19.0	267	-48.5	1776	-25.4	1864	518	2382
Average Price YTD	\$353,422	18.8	\$233,562	16.6	\$328,759	17.8	\$296,283	\$201,061	\$278,311
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**  
**September 2017**

# Sales to New Listings Ratio (10 Year Review)





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

		%	
Units Sold	71	6.0	67
Dollar Volume	\$19,329,850	34.3	\$14,389,593
No.of Listings	76	-26.9	104
Active at End	172	-33.3	258

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

		%	
Units Sold	768	17.8	652
Dollar Volume	\$199,708,523	36.6	\$146,199,845
No.of Listings	950	0.5	945

Average Price (August 2017)	\$272,251	0.6	Average Price (September 2016)
Average Price (July 2017)	\$270,738		\$214,770
Average Price YTD	\$260,037	11.4	Average Price (YTD 2016)
Average Price (Dec.31/16) *	\$233,476		\$224,233

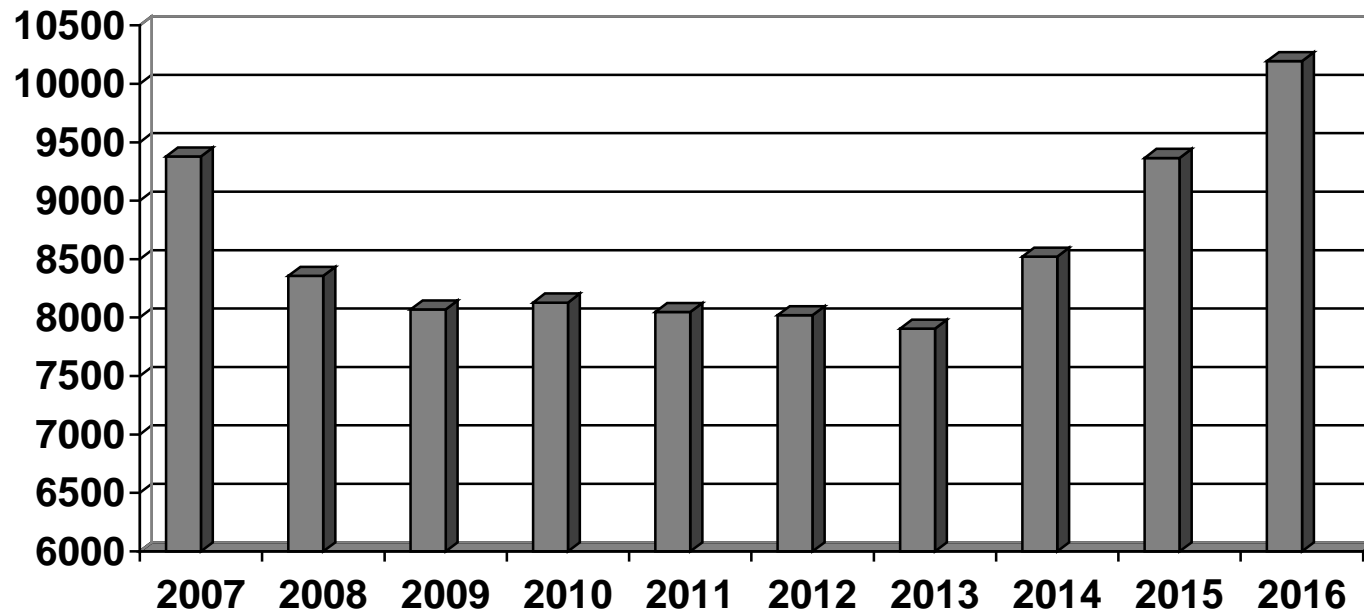
\* Difference in Average Price Year-to-Date Compared to December 31, 2016

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

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL
<b>2017</b>	55	69	108	97	115	111	85	63	71				<b>774</b>
<b>2016</b>	23	55	75	86	116	76	97	62	67	84	70	48	<b>859</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 (2007-2017)</b>	38	51	60	74	84	74	77	66	60	57	50	36	<b>724</b>

## MLS® Residential Sales

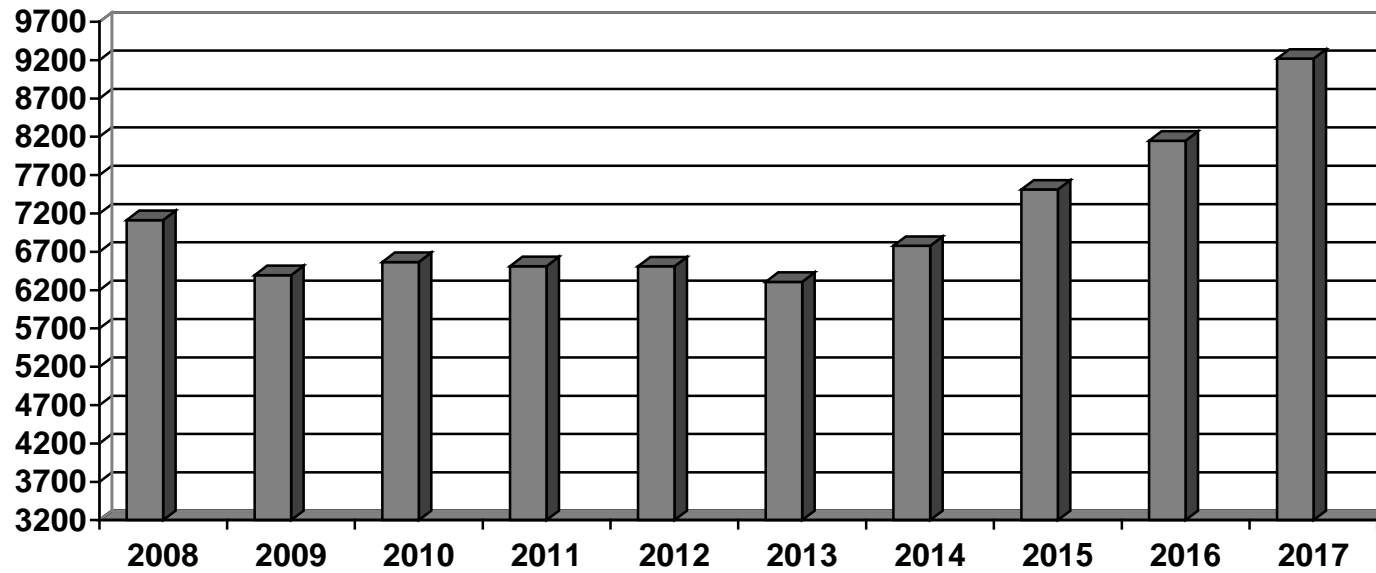
(Jan. 1 to Dec. 31 – a 10 year review)



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

## MLS® Residential Sales

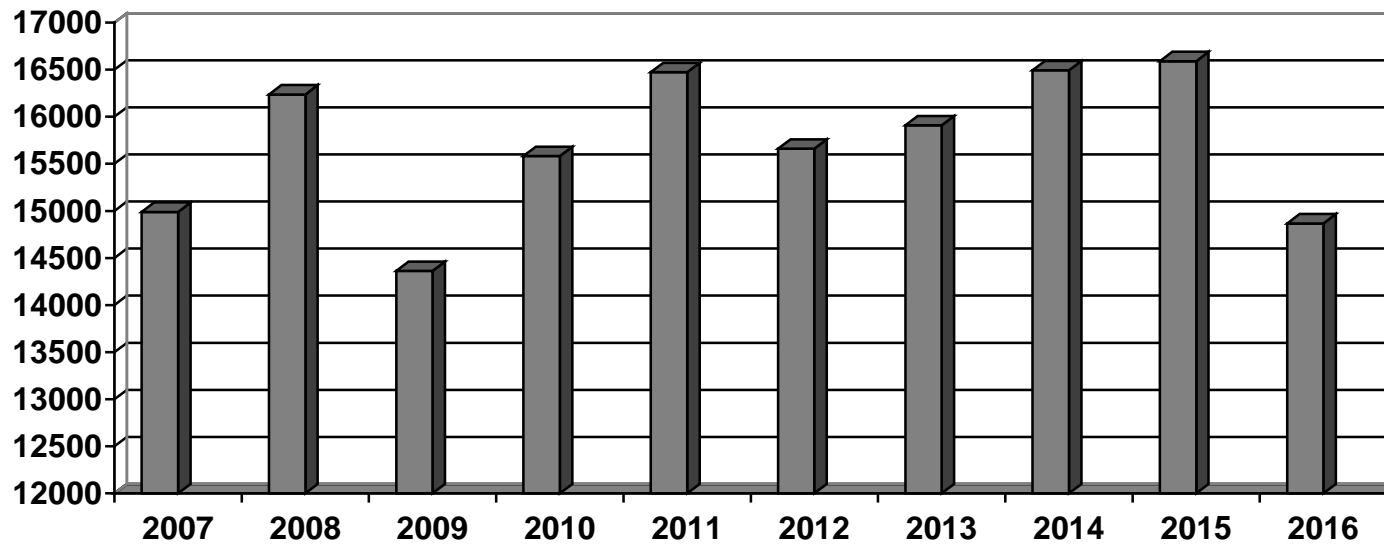
(September YTD – a 10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
7113	6395	6567	6512	6511	6309	6778	7513	8149	9219

## MLS® Residential Listings

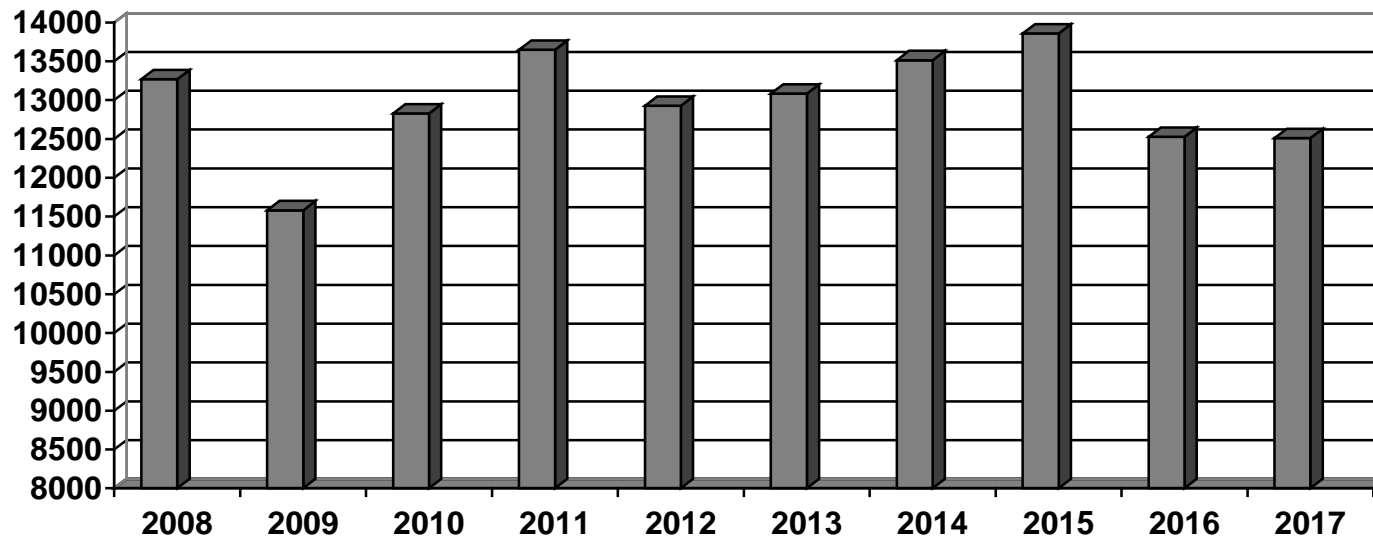
(Jan. 1 to Dec. 31 – a 10 year review)



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

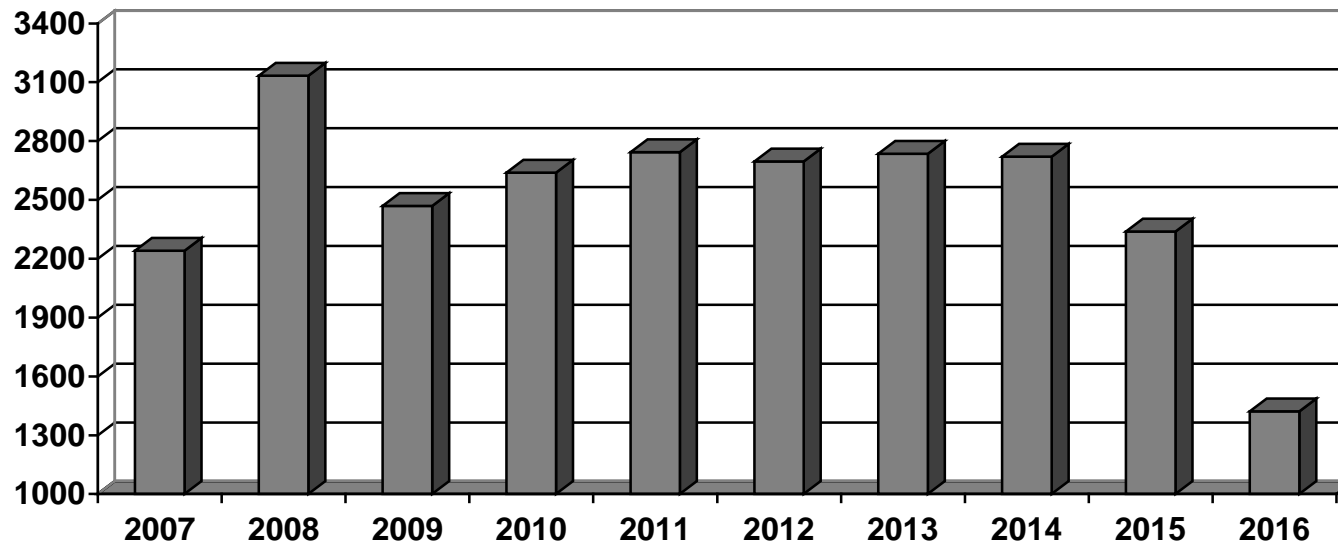
(September YTD – a 10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
13268	11581	12829	13649	12926	13085	13514	13857	12526	12511

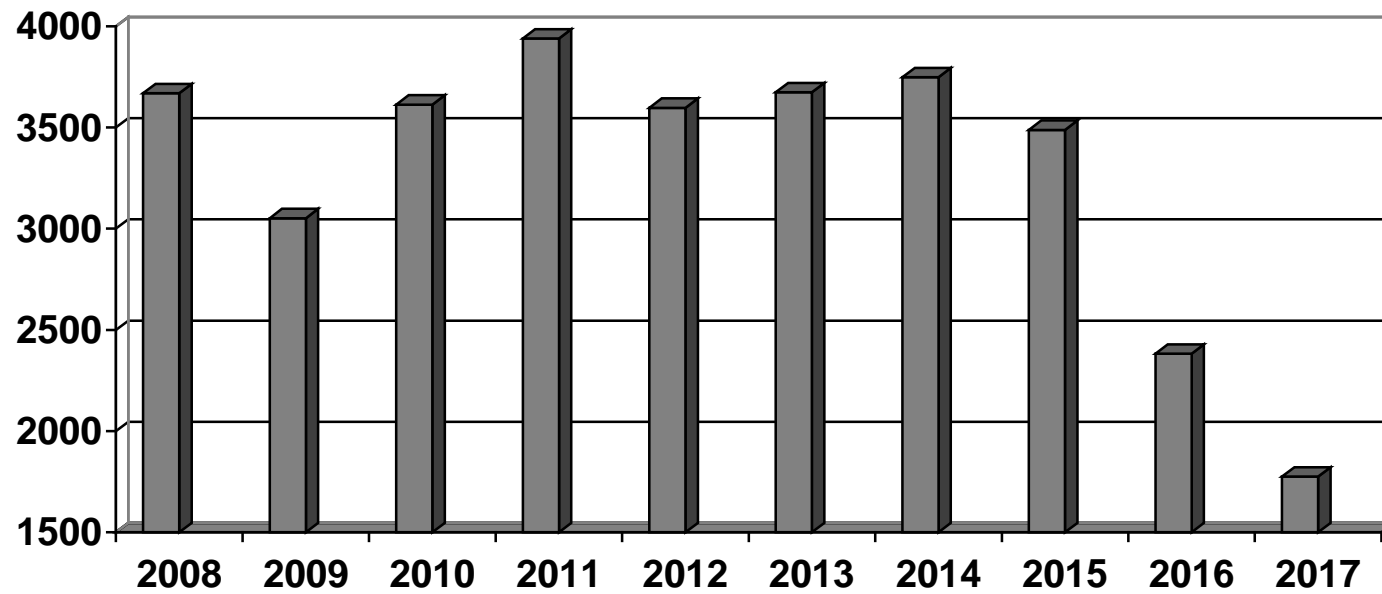
## Active MLS® Residential Listings – End of Period

(10 year review)



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

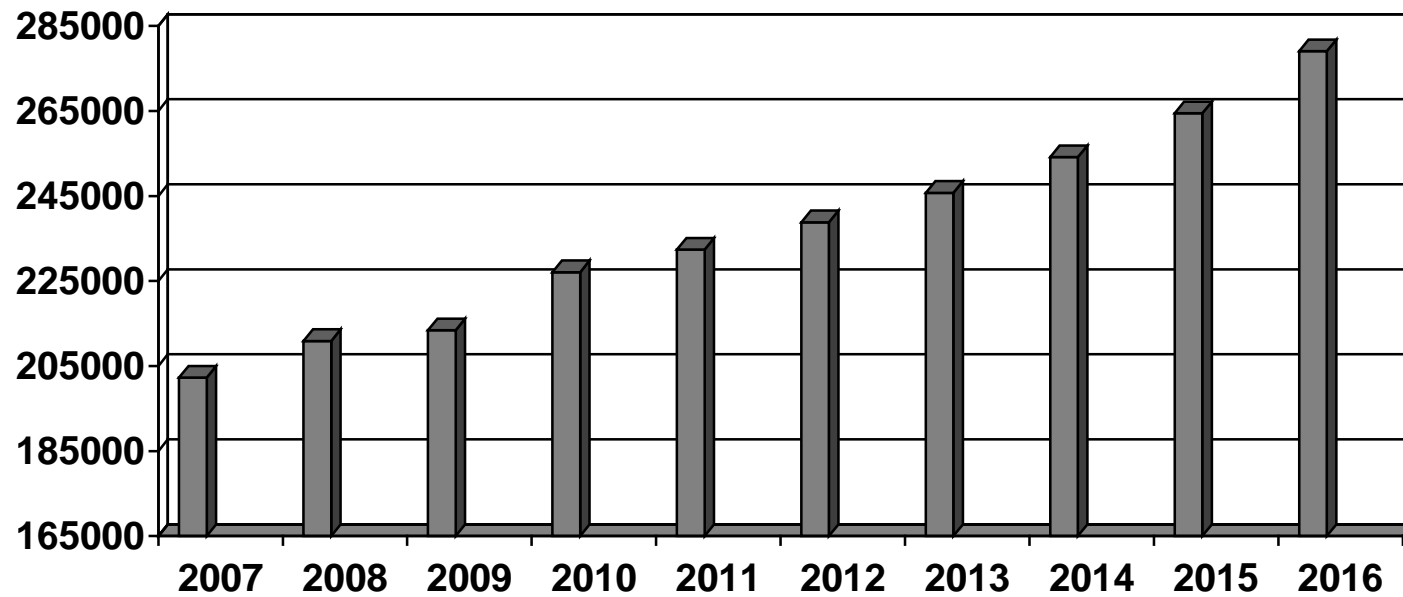
## Active MLS® Residential Listings End of Period as of September (10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
3669	3052	3613	3939	3597	3674	3748	3488	2382	1776



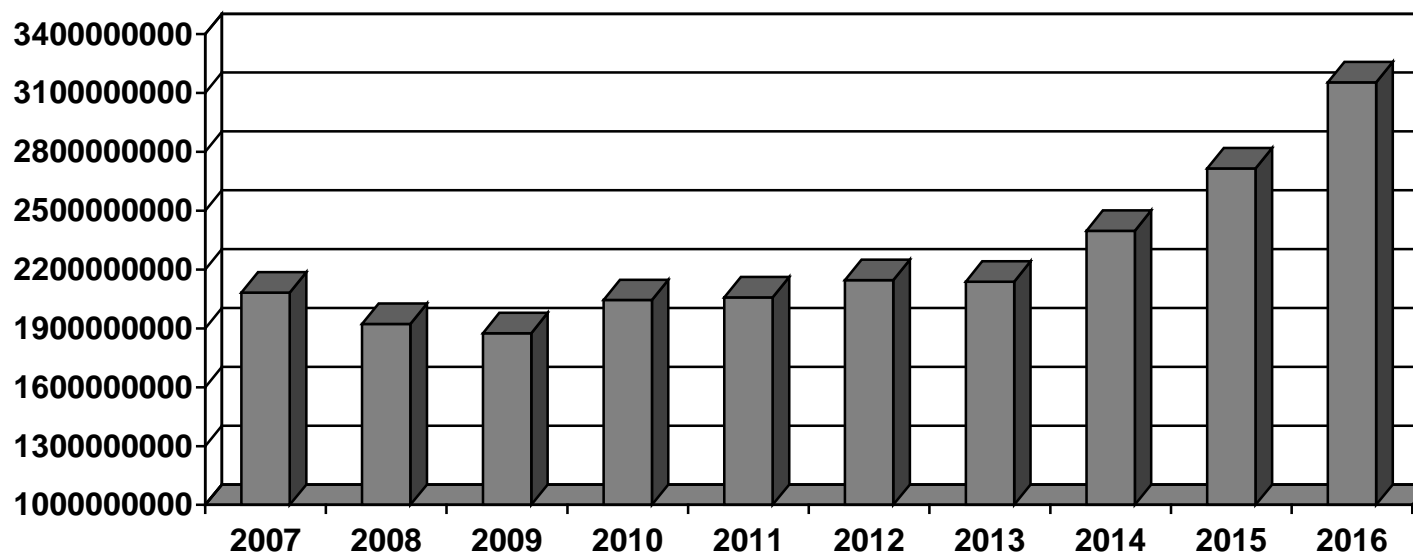
## Average Residential Price in Association's Jurisdiction (10 year review)



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

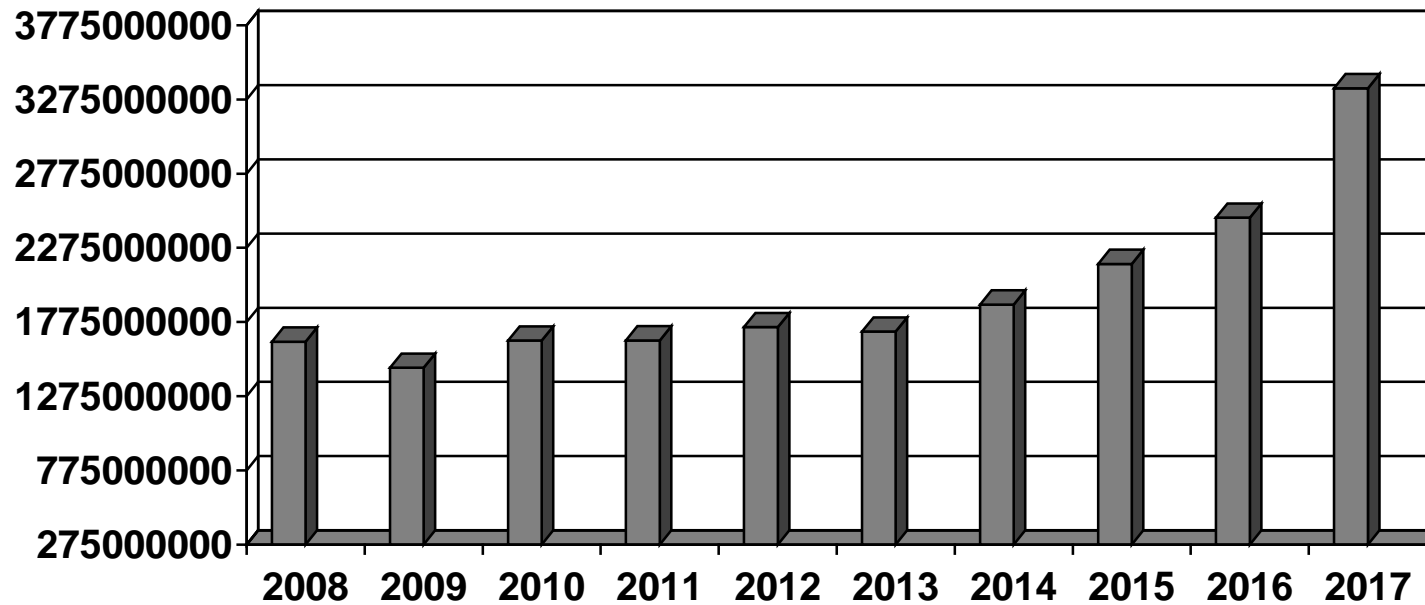
(10 year review)



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 September

(10 year review)



2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
1,641,710,812	1,466,373,515	1,649,719,421	1,650,448,117	1,739,860,389	1,710,043,082	1,892,654,986	2,166,335,508	2,477,834,582	3,349,943,944

## Residential Sales by Month 2017

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD
<b>5 Year Average: Condos</b>	<b>91</b>	<b>127</b>	<b>160</b>	<b>190</b>	<b>217</b>	<b>200</b>	<b>183</b>	<b>169</b>	<b>133</b>	<b>105</b>	<b>91</b>	<b>79</b>	<b>1665</b>
<b>5 Year Average: Detached</b>	<b>373</b>	<b>477</b>	<b>670</b>	<b>800</b>	<b>918</b>	<b>853</b>	<b>756</b>	<b>679</b>	<b>628</b>	<b>468</b>	<b>404</b>	<b>308</b>	<b>7171</b>
<b>2017</b>	<b>574</b>	<b>763</b>	<b>1242</b>	<b>1220</b>	<b>1539</b>	<b>1245</b>	<b>1002</b>	<b>892</b>	<b>802</b>				<b>9279</b>
Condo	140	166	236	249	330	247	209	180	156				1913
Detached	434	597	1006	971	1209	998	793	712	646				7366
<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>722</b>	<b>504</b>	<b>10228</b>
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
<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

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

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	\$338,068	\$260,037	\$328,759

## 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 September 2017 London

Item	2016 Average Sale Price *	2017 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$378,091	\$459,316	21.5%
Total Condo North	\$245,901	\$286,016	16.3%
Bungalow North	\$289,726	\$356,802	23.2%
Two Storey North	\$411,984	\$502,023	21.9%
Ranch North	\$412,835	\$489,266	18.5%
Townhouse Condo North	\$209,561	\$249,419	19.0%
<b>SOUTH</b>			
Total Detached South	\$324,649	\$397,205	22.3%
Total Condo South	\$178,541	\$209,349	17.3%
Bungalow South	\$252,304	\$303,138	20.1%
Two Storey South	\$396,626	\$493,601	24.4%
Ranch South	\$364,611	\$427,163	17.2%
Townhouse Condo South	\$161,119	\$195,833	21.5%
<b>EAST</b>			
Total Detached East	\$228,114	\$271,951	19.2%
Total Condo East	\$167,998	\$203,280	21.0%
Bungalow East	\$189,809	\$224,835	18.5%
Two Storey East	\$304,938	\$372,117	22.0%
Ranch East	\$231,313	\$278,052	20.2%
Townhouse Condo East	\$138,500	\$155,540	12.3%

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

## Statistical Breakdown by Area for September 2017

### Elgin

Item	2016 Average Sale Price *	2017 Year to Date	%
Total Detached	\$250,947	\$278,922	11.1%
Total Condo	\$184,865	\$239,414	29.5%
Bungalow	\$205,078	\$223,041	8.8%
Two Storey	\$348,129	\$384,041	10.3%
Ranch	\$287,054	\$326,390	13.7%
Townhouse Condo	\$234,140	\$279,030	19.2%

### St. Thomas

Item	2016 Year to Date	2017 Year to Date	%
Total Detached	\$224,203	\$255,638	14.0%
Total Condo	\$294,163	\$237,919	-19.1%
Bungalow	\$224,714	\$245,632	9.3%
Two Storey	\$265,420	\$321,842	21.3%
Ranch	\$264,993	\$292,883	10.5%
Townhouse Condo	\$0	\$0	0.0%

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

## Statistical Breakdown by Area for September 2017

### Middlesex County

Item	2016 Average Sale Price *	2017 Year to Date	%
Total Detached	\$338,978	\$397,458	17.3%
Total Condo	\$319,235	\$394,158	23.5%
Bungalow	\$260,637	\$310,335	19.1%
Two Storey	\$415,590	\$485,161	16.7%
Ranch	\$396,116	\$432,947	9.3%
Townhouse Condo	\$264,425	\$285,000	7.8%

### Strathroy

Item	2016 Year to Date	2017 Year to Date	%
Total Detached	\$243,459	\$306,035	25.7%
Total Condo	\$241,819	\$200,786	-17.0%
Bungalow	\$227,045	\$281,872	24.1%
Two Storey	\$307,336	\$365,712	19.0%
Ranch	\$281,289	\$362,836	29.0%
Townhouse Condo	\$188,500	\$0	-100.0%

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