London and St. Thomas
Residential Market Activity Report
September 2020

Prepared for the London & St. Thomas Association of REALTORS® by the Canadian Real Estate Association

RE/MAX

ADVANTAGE Realty Ltd. Brokerage*

LSTAR MARKET STATS

SEPTEMBER 2020

AVERAGE LONDON SALE PRICE	MLS SALES ACTIVITY

$521,883

Up 28%
FROM LSTAR'S
September 2019
AVERAGE
PRICE

SEPT 2020	UNITS 960	PRICE $521.8K
SEPT 2019	UNITS 768	PRICE $412.2K

YTD AVERAGE PRICE

$473,165 UP 16.1% OVER 2019

YTD TOTAL SALES

6,902 DOWN 2.2% OVER 2019

YTD TOTAL NUMBER OF NEW LISTINGS

9,016 DOWN 9.8% OVER 2019

YTD TOTAL VALUE OF HOME SALES

$3,265,781,996 UP 13.5% OVER 2019

News Release
Monday, October 5, 2020
For Comment: Blair Campbell, 519-963-2299;
For Background: Bill Madder, 519-641-1400

LONDON ST. THOMAS ASSOCIATION OF REALTORS®
Bringing people and properties together

LSTAR September home sales sets new record

London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced September achieved a record for residential sales, with 960 homes exchanging hands, up 25% compared to the same time a year ago. This represents the best results ever for September, since the Association began tracking data in 1978.

"The strong momentum experienced during the summer months continued through September," said 2020 LSTAR President Blair Campbell. "Similar to many other housing markets across Canada, many are still playing catch up from the COVID-19 lockdown we had during the spring."

The average home sales price across the region also reached a new peak of $521,883, up 28% over September 2019 and up more than 98% compared to the same time five years ago.

"Each of the five major areas in LSTAR's jurisdiction posted gains, led by Middlesex with average sales price of $575,785," Campbell said. "Again, it's important to note this figure encompasses all housing types, from a 2-storey single detached home to a high-rise apartment condominium."

The following table shows last month's average home prices by area and how they compare to the values recorded at the end of September 2019.

Area	September Average Sale Price	Change over September 2019
Elgin County	$498,098	↑ 17.6%
London	$527,414	↑ 30.1%
Middlesex County	$575,785	↑ 18.1%
St. Thomas	$433,504	↑ 26.7%
Strathroy	$526,614	↑ 14.0%
LSTAR	**$521,883**	**↑ 28.0%**

Taking a closer look at the region's geography, London North achieved a new peak in average sales price, at $613,755, up 28.3% compared to the same time a year ago. It's the first time the average sales price in London North has surpassed $600,000.

"London South (which also includes data from the west side of London) had the largest sales activity," Campbell said. "There were 263 sales, up more than 28% compared to September 2019. Meanwhile, the average sales price jumped to $535,566, up 33.6% over a year ago. That's also up 99% compared to five years ago."

The average sales price in St. Thomas was $433,504, an increase of 26.7% over last year, and up more than 102% compared to September 2015.

The median number of days that a home was on the market in St. Thomas was eight, that's down from 11.5 days in September 2019. Meanwhile, in Strathroy, it was 16.5, up from 12; in Elgin it was 10.5, down from 27; in London it was 8, down from 10; and in Middlesex it was 14, down from 18.

The following table is based on data taken from the CREA National Price Map for August 2020. It provides a snapshot of how home prices in London and St. Thomas compare to some other major Ontario and Canadian centres.

City	August Sale Price
Greater Vancouver*	$1,038,700
Greater Toronto*	$890,400
Fraser Valley*	$862,400
Victoria*	$719,300
Hamilton-Burlington*	$702,600
Kitchener-Waterloo	$634,885
Ottawa*	$517,800
London St. Thomas	$501,071
Niagara Region*	$482,600
Windsor-Essex	$418,477
Calgary*	$414,100
Edmonton*	$322,700
CANADA	**$586,149**

According to a research report[1], a total of $67,425 in ancillary expenditures is generated by the average housing transaction in Ontario over a period of three years from the date of purchase.

"The record sales for September translates into more than $64 million going back into the local economy within the next few years," Campbell said. “As we all manage through the COVID-19 pandemic, real estate is the locomotive that can put Ontario’s economy on the track to recovery.”

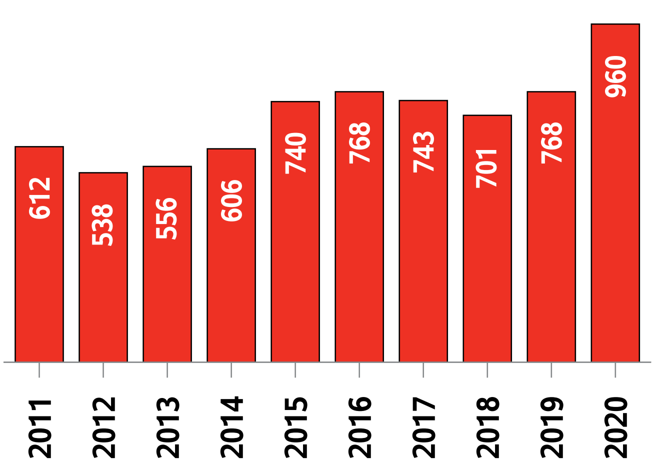
The London and St. Thomas Association of REALTORS® (LSTAR) exists to provide its REALTOR® Members with the support and tools they need to succeed in their profession. LSTAR is one of Canada’s 10 largest real estate associations, representing over 1,900 REALTORS® working in Middlesex and Elgin Counties, 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.*

**Areas displaying MLS® Home Price Index benchmark prices; all other areas display average prices.*

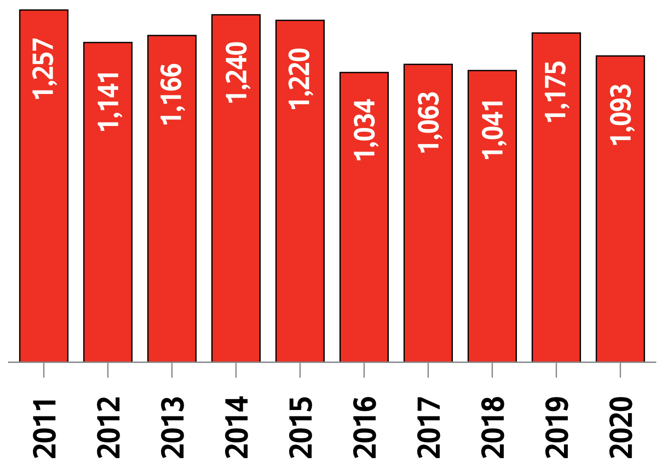
[1] **Economic Impacts of MLS® Systems Home Sales and Purchases in Canada and the Provinces**, Altus Group Economic Consulting, 2017.

London and St. Thomas
MLS® Residential Market Activity

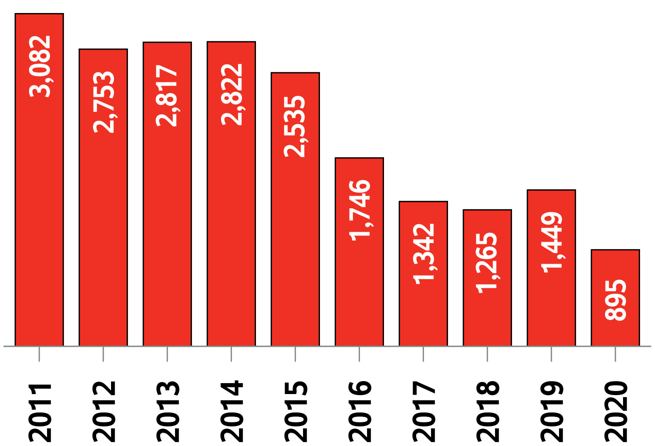
Sales Activity (September only)



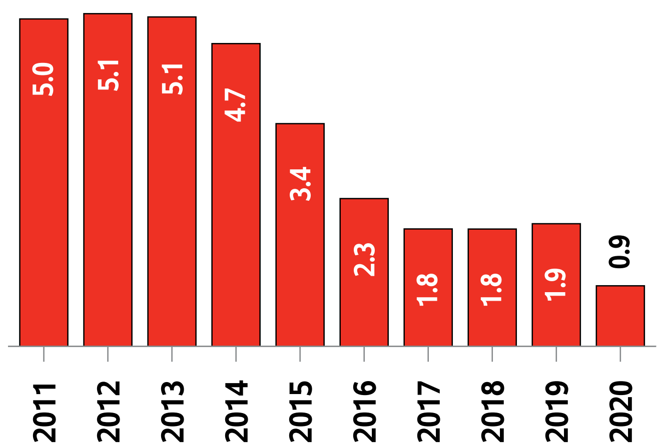
New Listings (September only)



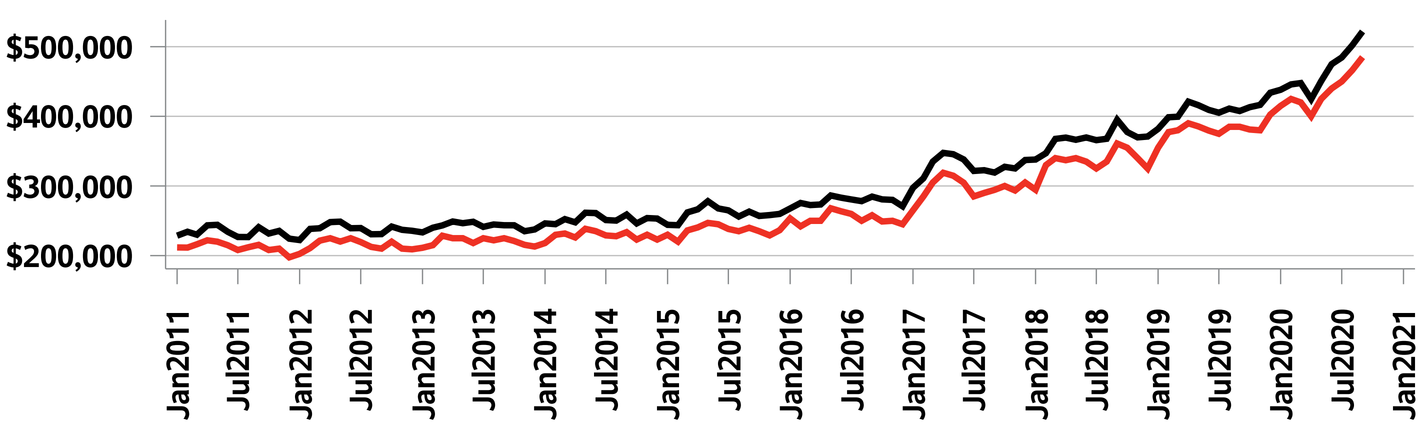
Active Listings (September only)



Months of Inventory (September only)



Average Price and Median Price

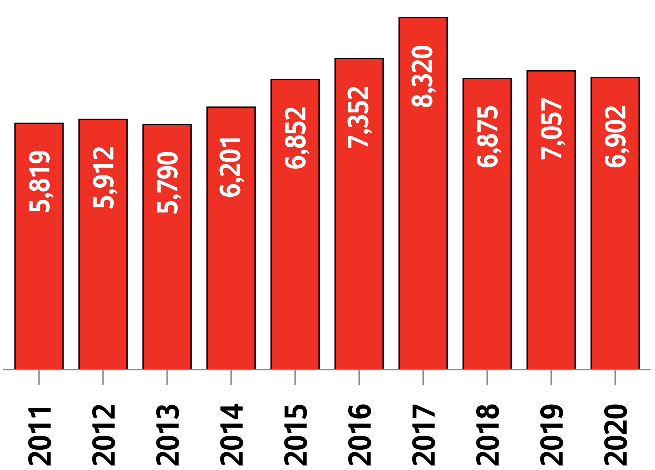


Source: Canadian MLS® Systems, CREA

London and St. Thomas

MLS® Residential Market Activity

Sales Activity (September Year-to-date)



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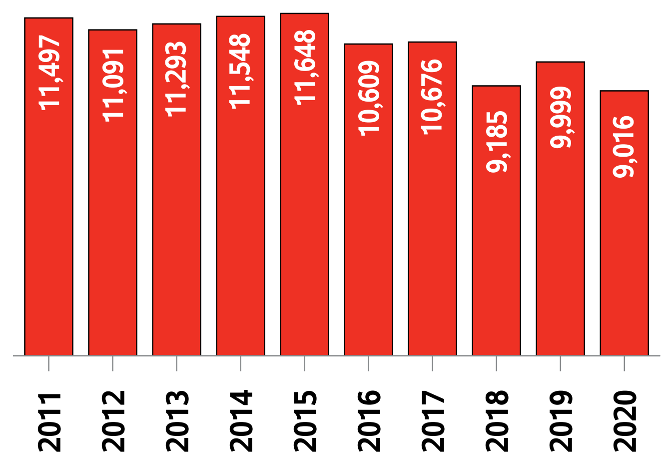
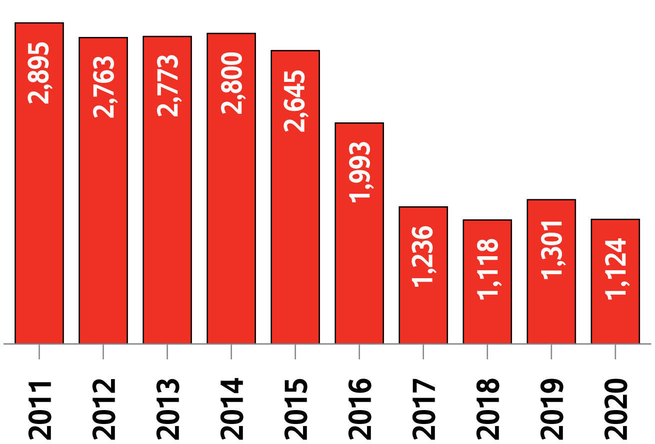
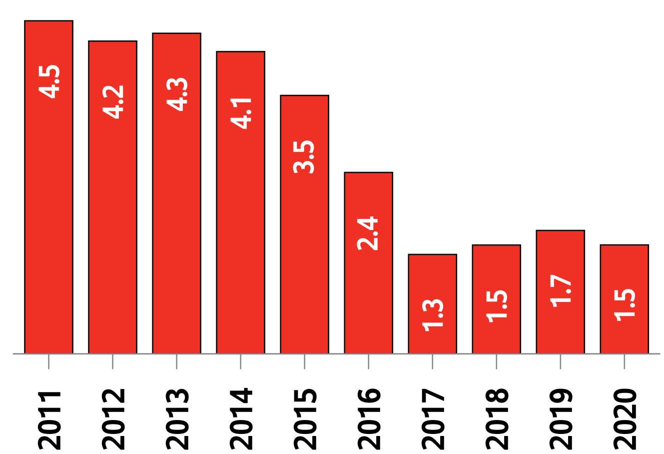


Active Listings [1] (September Year-to-date)



Months of Inventory [2] (September Year-to-date)



[1] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year
[2] Average active listings January to the current month/average of sales January to the current month

Source: Canadian MLS® Systems, CREA

London and St. Thomas
MLS® Residential Market Activity

Actual	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	960	25.0	36.9	29.2	29.7	72.7	98.3
Dollar Volume	$501,007,289	60.0	80.9	111.2	157.2	269.9	363.4
New Listings	1,093	-7.0	5.0	2.8	-10.4	-6.3	-2.1
Active Listings	895	-38.2	-29.2	-33.3	-64.7	-68.2	-67.0
Sales to New Listings Ratio [1]	87.8	65.4	67.3	69.9	60.7	47.7	43.4
Months of Inventory [2]	0.9	1.9	1.8	1.8	3.4	5.1	5.6
Average Price	$521,883	28.0	32.1	63.5	98.3	114.2	133.6
Median Price	$485,000	26.0	34.3	64.7	102.1	115.6	131.3
Sales to List Price Ratio	105.8	101.1	101.6	99.6	97.2	97.3	97.2
Median Days on Market	9.0	12.0	10.0	16.0	30.5	35.0	33.0

Year-to-date	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	6,902	-2.2	0.4	-17.0	0.7	19.2	16.6
Dollar Volume	$3,265,781,996	13.5	29.3	18.7	81.1	131.0	142.8
New Listings	9,016	-9.8	-1.8	-15.5	-22.6	-20.2	-16.6
Active Listings [3]	1,124	-13.6	0.5	-9.1	-57.5	-59.5	-55.9
Sales to New Listings Ratio [4]	76.6	70.6	74.9	77.9	58.8	51.3	54.8
Months of Inventory [5]	1.5	1.7	1.5	1.3	3.5	4.3	3.9
Average Price	$473,165	16.1	28.8	43.1	79.8	93.8	108.3
Median Price	$440,000	15.8	31.3	47.2	84.1	97.4	110.5
Sales to List Price Ratio	103.3	102.5	102.5	102.5	97.7	97.5	97.6
Median Days on Market	9.0	10.0	10.0	13.0	28.0	30.0	28.0

[1] Sales / new listings * 100; Compared to levels from previous periods.
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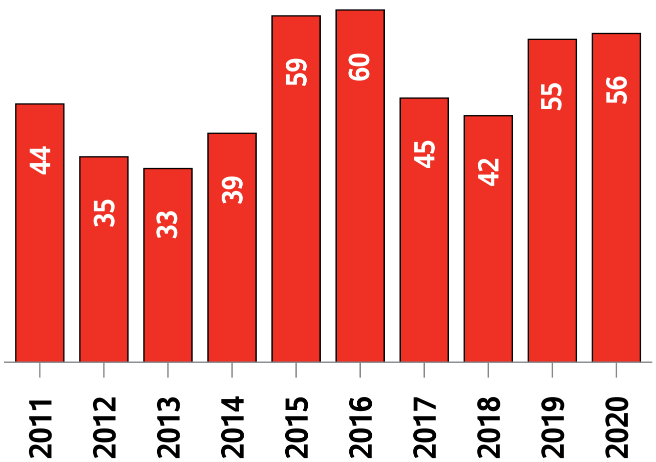
[5] The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.
[6] Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Source: Canadian MLS® Systems, CREA

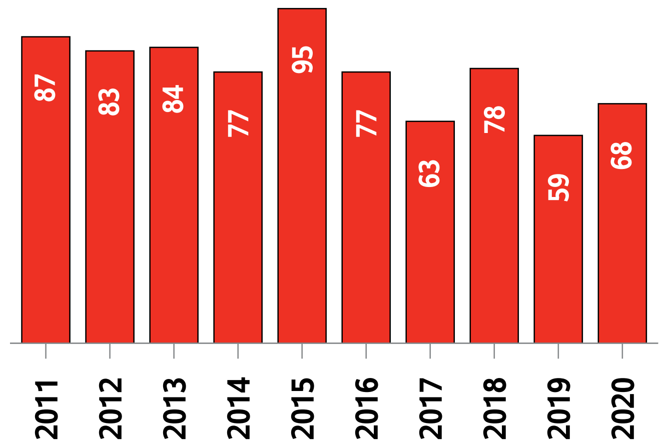
Elgin

MLS® Residential Market Activity

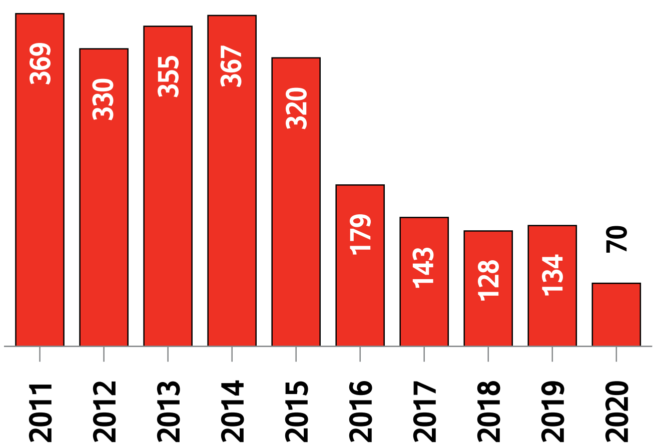
Sales Activity (September only)



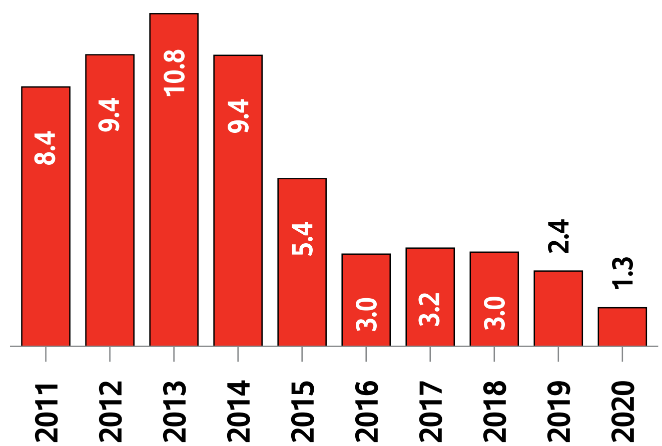
New Listings (September only)



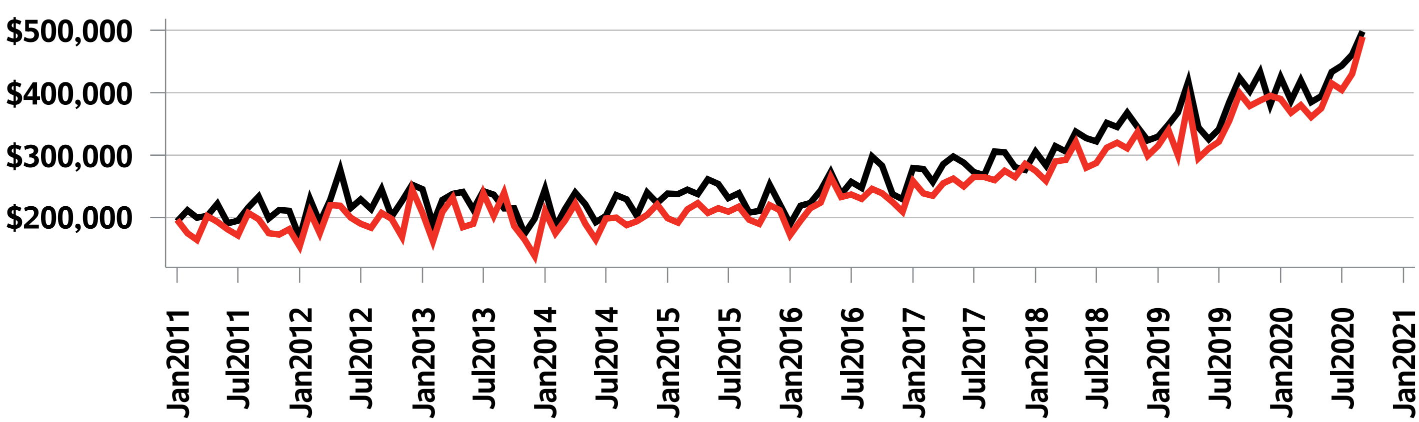
Active Listings (September only)



Months of Inventory (September only)



Average Price and Median Price

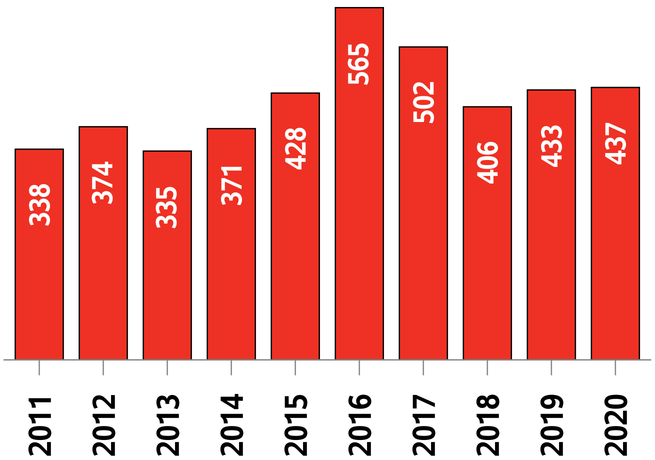


Source: Canadian MLS® Systems, CREA

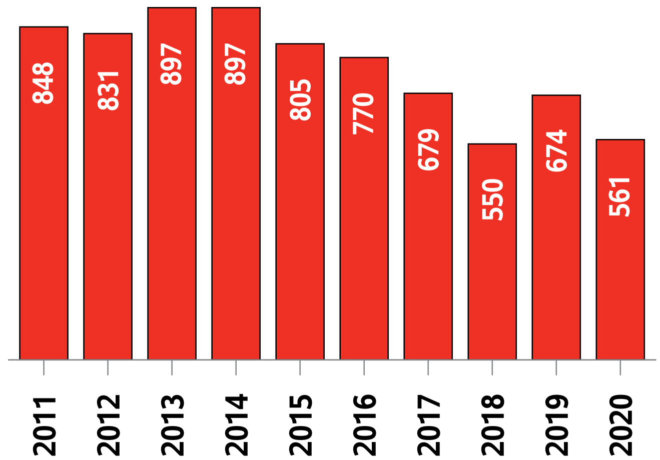
Elgin

MLS® Residential Market Activity

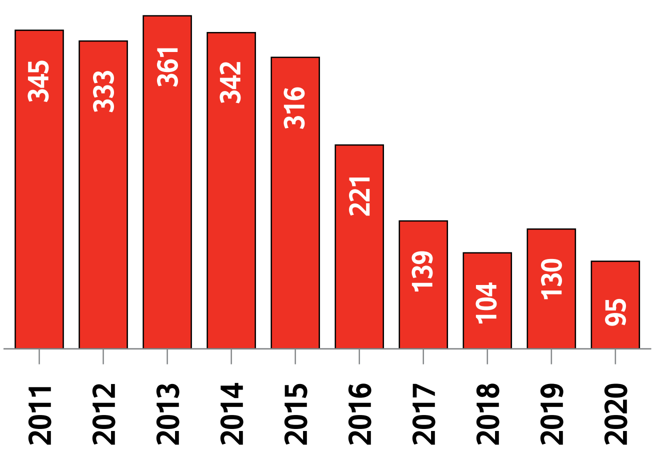
Sales Activity (September Year-to-date)



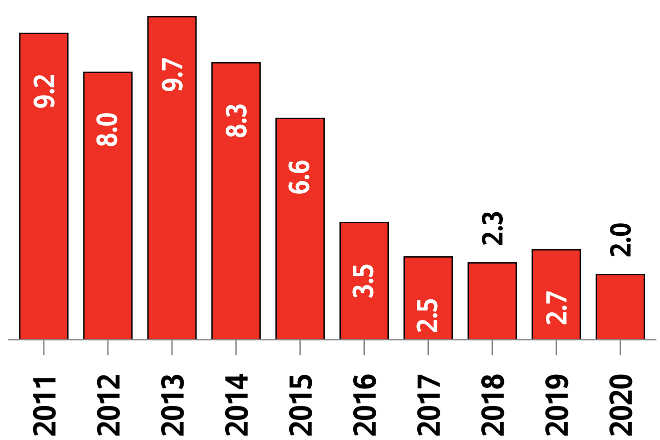
New Listings (September Year-to-date)



Active Listings [1] (September Year-to-date)



Months of Inventory [2] (September Year-to-date)



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Source: Canadian MLS® Systems, CREA

Elgin
MLS® Residential Market Activity

Actual	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	**56**	1.8	33.3	24.4	-5.1	69.7	80.6
Dollar Volume	**$27,893,488**	19.8	92.4	102.7	127.2	293.5	336.7
New Listings	**68**	15.3	-12.8	7.9	-28.4	-19.0	-10.5
Active Listings	**70**	-47.8	-45.3	-51.0	-78.1	-80.3	-78.1
Sales to New Listings Ratio [1]	**82.4**	93.2	53.8	71.4	62.1	39.3	40.8
Months of Inventory [2]	**1.3**	2.4	3.0	3.2	5.4	10.8	10.3
Average Price	**$498,098**	17.6	44.3	62.9	139.3	131.9	141.7
Median Price	**$489,500**	22.7	53.0	88.3	149.1	104.0	144.8
Sales to List Price Ratio	**102.4**	97.4	97.8	97.1	96.0	96.0	94.9
Median Days on Market	**10.5**	27.0	15.0	30.0	54.0	56.0	86.0

Year-to-date	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	**437**	0.9	7.6	-12.9	2.1	30.4	22.8
Dollar Volume	**$188,977,025**	19.0	43.5	33.8	84.5	147.4	164.0
New Listings	**561**	-16.8	2.0	-17.4	-30.3	-37.5	-34.6
Active Listings [3]	**95**	-26.9	-8.8	-31.5	-69.9	-73.7	-71.2
Sales to New Listings Ratio [4]	**77.9**	64.2	73.8	73.9	53.2	37.3	41.5
Months of Inventory [5]	**2.0**	2.7	2.3	2.5	6.6	9.7	8.3
Average Price	**$432,442**	17.9	33.4	53.7	80.7	89.6	115.1
Median Price	**$402,000**	20.0	36.3	57.6	91.4	101.0	117.9
Sales to List Price Ratio	**100.7**	99.2	98.6	98.0	96.2	95.9	95.3
Median Days on Market	**14.0**	20.0	17.0	24.0	55.0	56.0	56.5

[1] Sales / new listings * 100; Compared to levels from previous periods.

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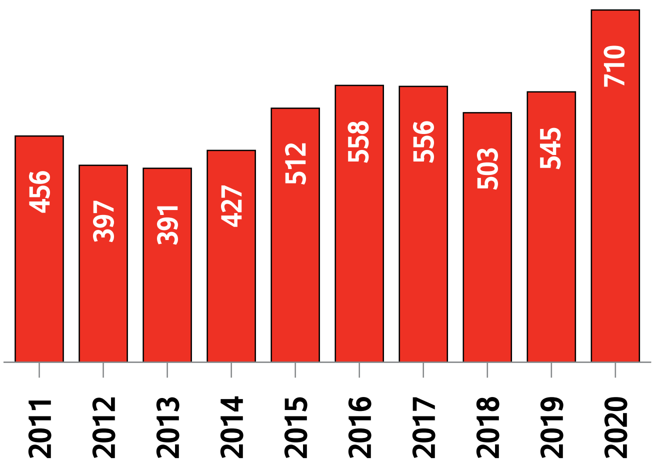
Source: Canadian MLS® Systems, CREA

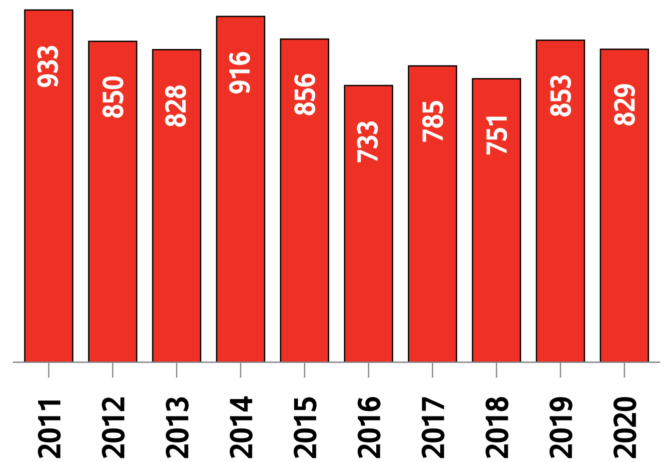
London

MLS® Residential Market Activity

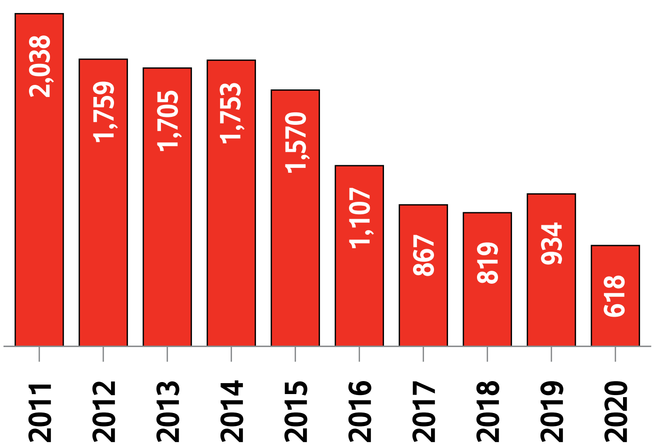
Sales Activity (September only)



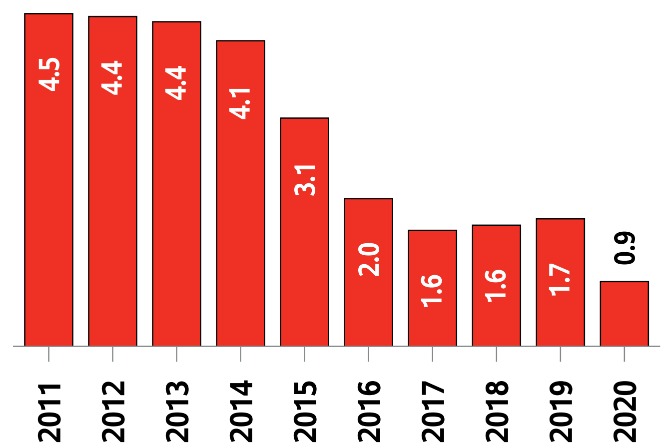
New Listings (September only)



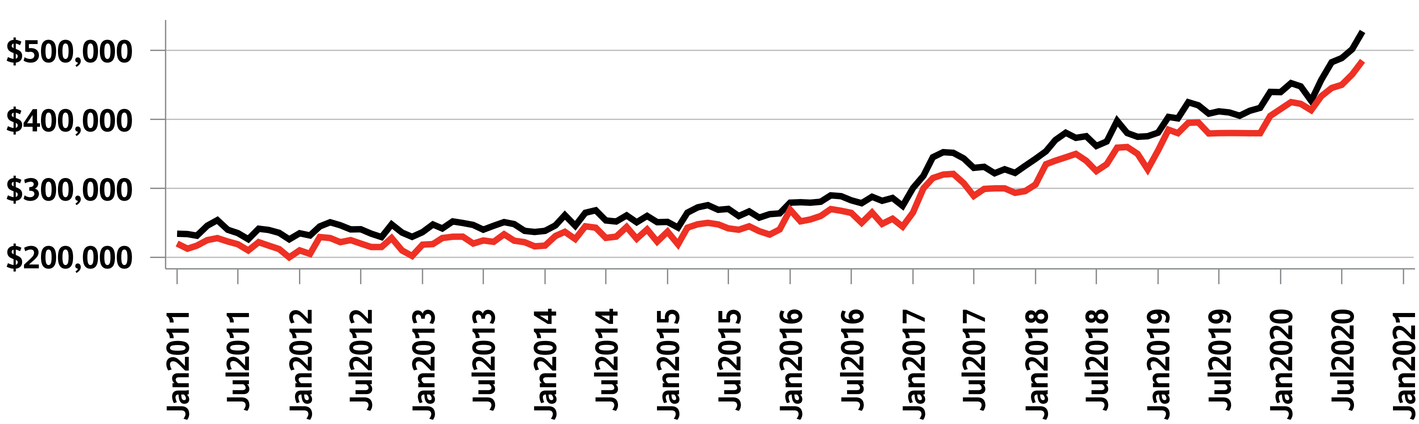
Active Listings (September only)



Months of Inventory (September only)



Average Price and Median Price



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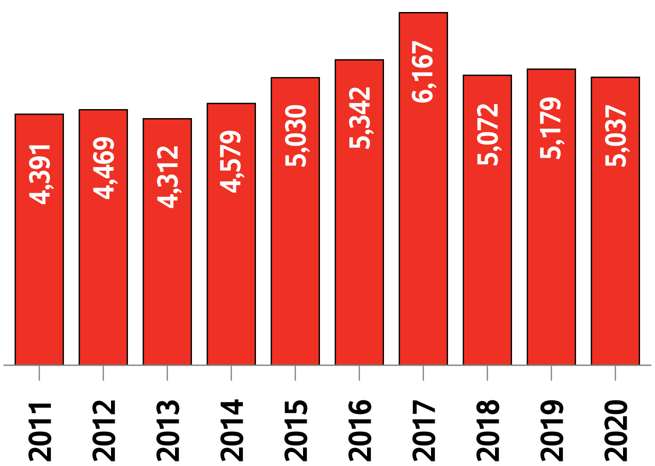
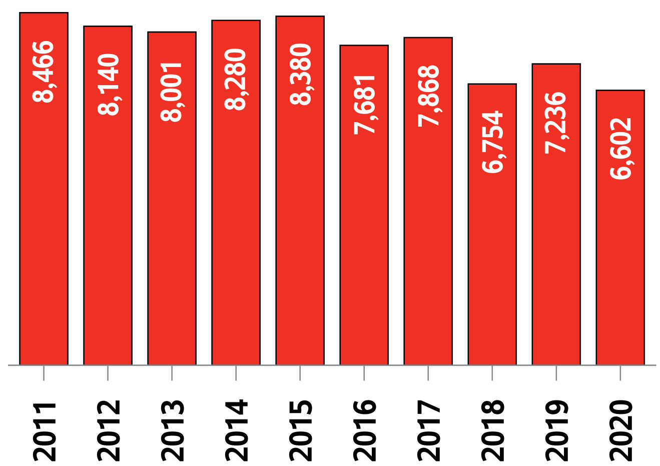
London

MLS® Residential Market Activity

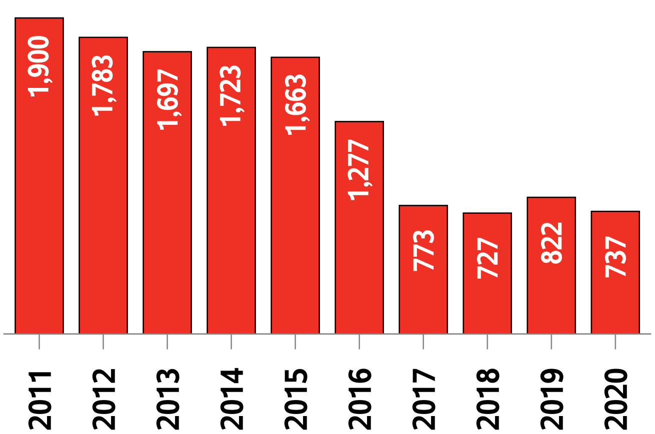
Sales Activity (September Year-to-date)



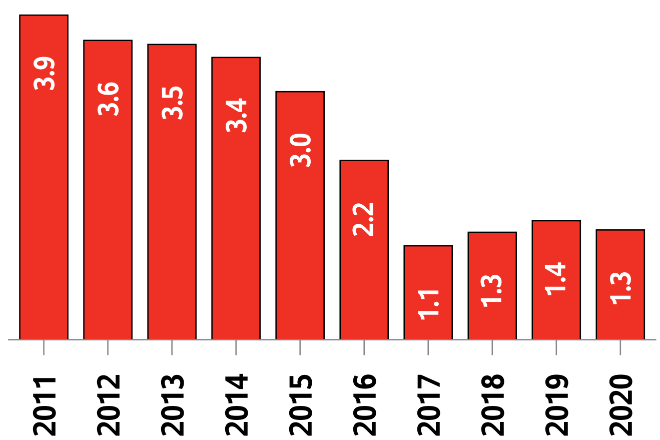
New Listings (September Year-to-date)



Active Listings [1] (September Year-to-date)



Months of Inventory [2] (September Year-to-date)



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Source: Canadian MLS® Systems, CREA

London

MLS® Residential Market Activity

Actual	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	**710**	30.3	41.2	27.7	38.7	81.6	94.0
Dollar Volume	**$374,463,756**	69.5	87.1	109.3	174.3	281.4	340.9
New Listings	**829**	-2.8	10.4	5.6	-3.2	0.1	-1.4
Active Listings	**618**	-33.8	-24.5	-28.7	-60.6	-63.8	-65.5
Sales to New Listings Ratio [1]	**85.6**	63.9	67.0	70.8	59.8	47.2	43.5
Months of Inventory [2]	**0.9**	1.7	1.6	1.6	3.1	4.4	4.9
Average Price	**$527,414**	30.1	32.6	63.9	97.8	110.0	127.3
Median Price	**$484,950**	27.6	35.1	61.7	97.9	107.7	123.7
Sales to List Price Ratio	**106.7**	101.8	102.2	100.2	97.7	97.7	97.4
Median Days on Market	**8.0**	10.0	9.0	14.0	28.0	30.0	30.0

Year-to-date	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	**5,037**	-2.7	-0.7	-18.3	0.1	16.8	13.5
Dollar Volume	**$2,404,734,205**	13.3	27.6	15.7	79.8	126.4	135.0
New Listings	**6,602**	-8.8	-2.3	-16.1	-21.2	-17.5	-16.8
Active Listings [3]	**737**	-10.3	1.4	-4.5	-55.7	-56.5	-54.8
Sales to New Listings Ratio [4]	**76.3**	71.6	75.1	78.4	60.0	53.9	55.9
Months of Inventory [5]	**1.3**	1.4	1.3	1.1	3.0	3.5	3.3
Average Price	**$477,414**	16.5	28.5	41.6	79.6	93.9	107.0
Median Price	**$440,000**	15.5	29.4	44.3	80.3	95.3	105.6
Sales to List Price Ratio	**103.9**	103.3	103.3	103.4	97.9	97.7	97.9
Median Days on Market	**8.0**	9.0	9.0	11.0	25.0	28.0	25.0

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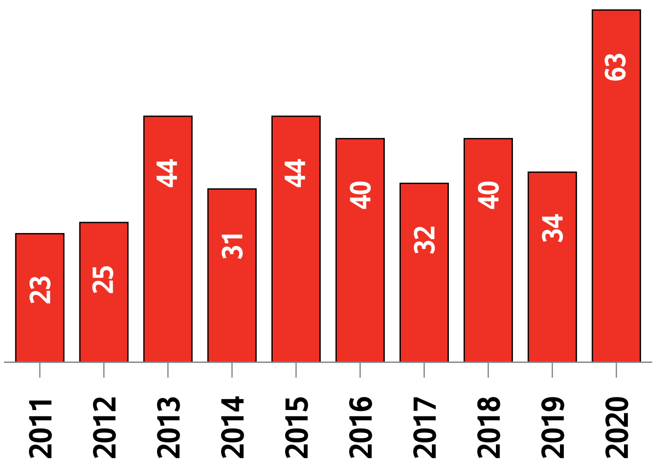
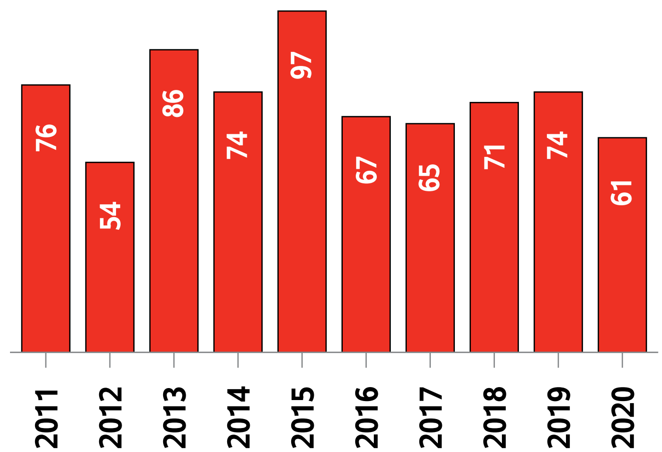
Source: Canadian MLS® Systems, CREA

Middlesex
MLS® Residential Market Activity

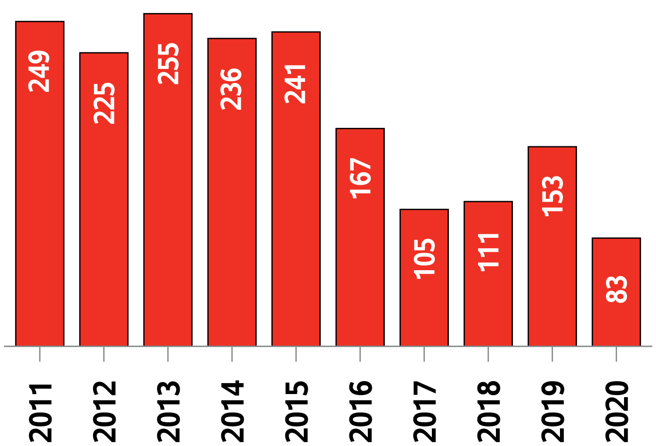
Sales Activity (September only)



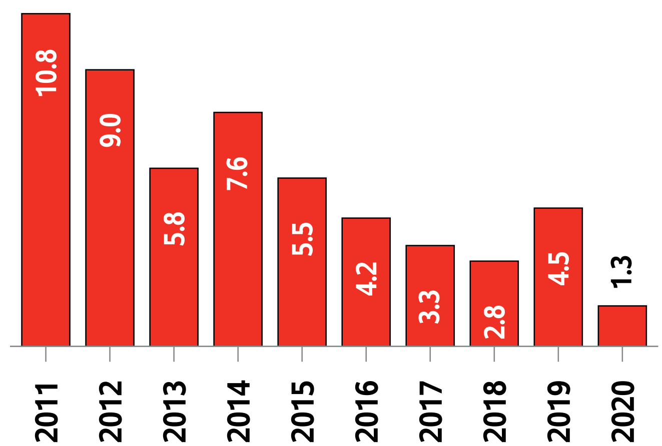
New Listings (September only)



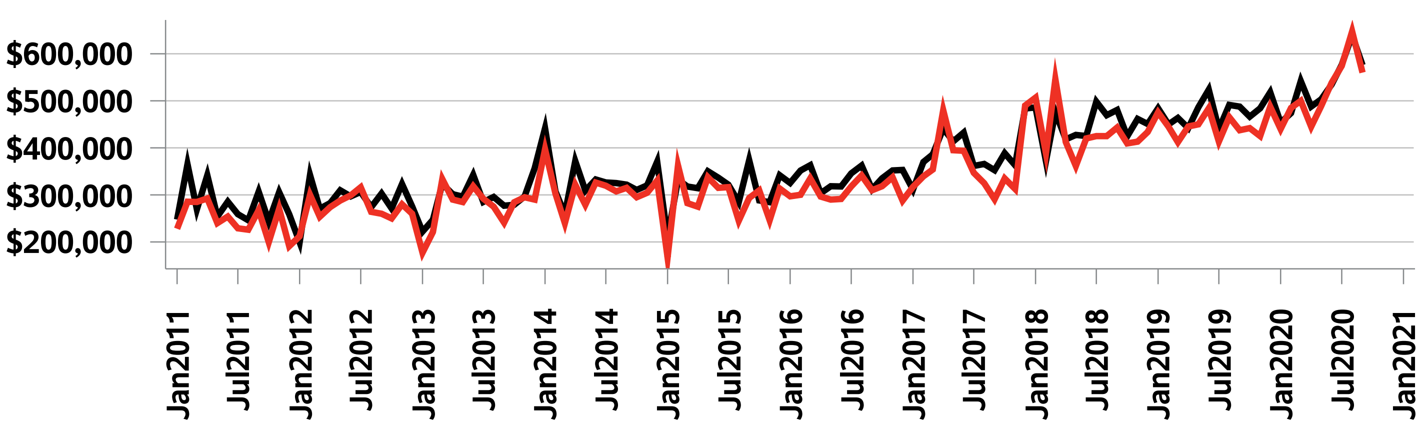
Active Listings (September only)



Months of Inventory (September only)



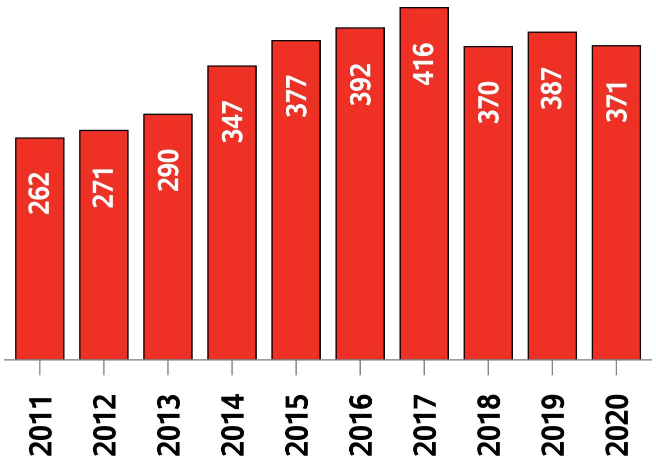
Average Price and Median Price



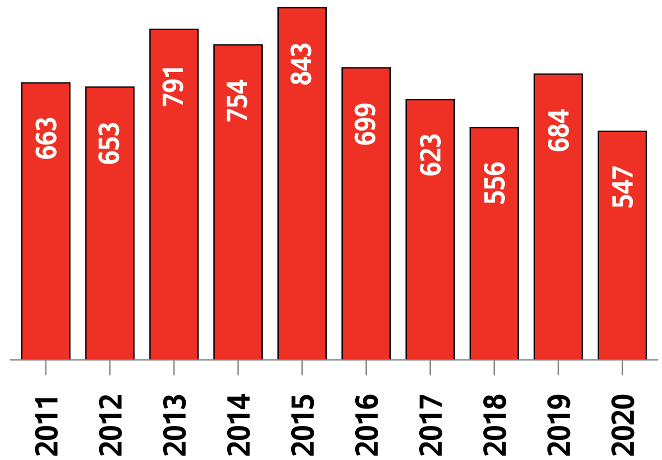
Source: Canadian MLS® Systems, CREA

Middlesex
MLS® Residential Market Activity

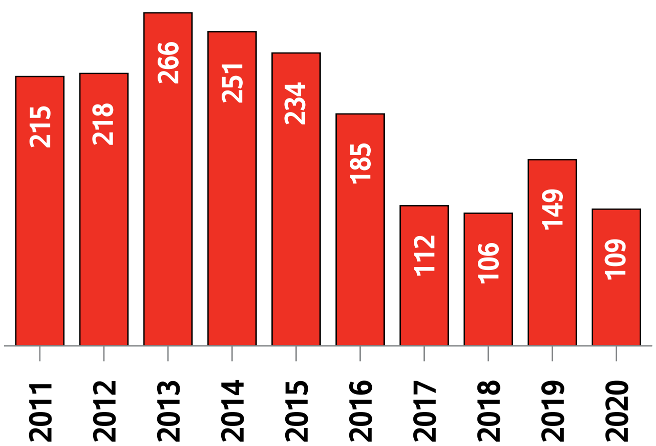
Sales Activity (September Year-to-date)



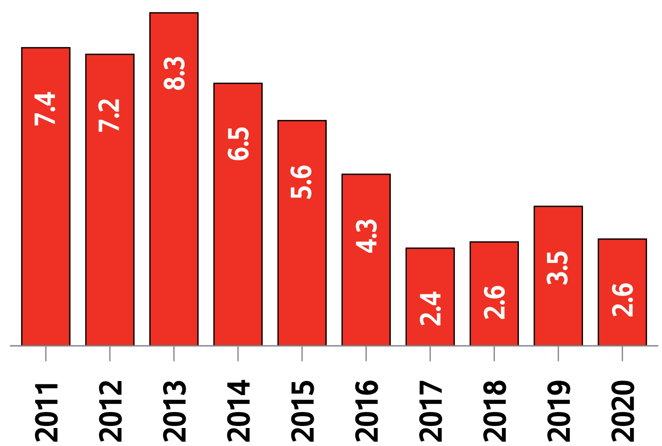
New Listings (September Year-to-date)



Active Listings [1] (September Year-to-date)



Months of Inventory [2] (September Year-to-date)



[1] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year
[2] Average active listings January to the current month/average of sales January to the current month

Source: Canadian MLS® Systems, CREA

Middlesex
MLS® Residential Market Activity

Actual	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	**63**	85.3	57.5	96.9	43.2	43.2	250.0
Dollar Volume	**$36,274,444**	118.8	88.7	221.6	120.5	197.6	765.0
New Listings	**61**	-17.6	-14.1	-6.2	-37.1	-29.1	-4.7
Active Listings	**83**	-45.8	-25.2	-21.0	-65.6	-67.5	-58.3
Sales to New Listings Ratio [1]	**103.3**	45.9	56.3	49.2	45.4	51.2	28.1
Months of Inventory [2]	**1.3**	4.5	2.8	3.3	5.5	5.8	11.1
Average Price	**$575,785**	18.1	19.8	63.3	54.0	107.8	147.1
Median Price	**$560,000**	28.0	26.3	92.6	90.8	132.4	169.9
Sales to List Price Ratio	**102.8**	98.7	101.0	98.0	97.4	96.5	95.5
Median Days on Market	**14.0**	18.0	15.5	31.5	24.5	47.5	62.0

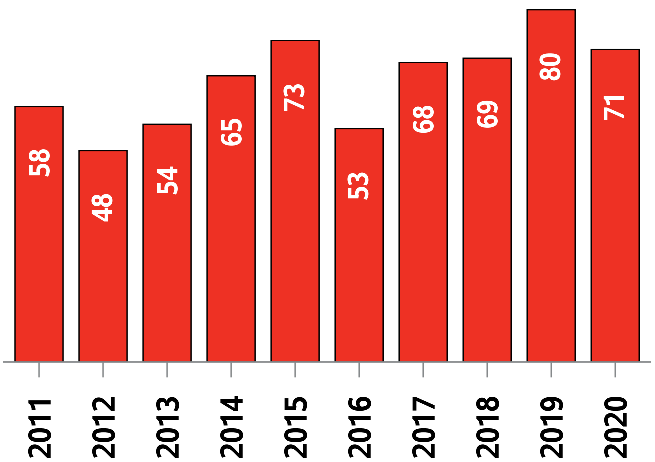
Year-to-date	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	**371**	-4.1	0.3	-10.8	-1.6	27.9	25.8
Dollar Volume	**$201,576,731**	9.6	21.4	23.8	65.0	136.1	147.7
New Listings	**547**	-20.0	-1.6	-12.2	-35.1	-30.8	-11.8
Active Listings [3]	**109**	-26.6	3.0	-2.5	-53.3	-59.0	-46.1
Sales to New Listings Ratio [4]	**67.8**	56.6	66.5	66.8	44.7	36.7	47.6
Months of Inventory [5]	**2.6**	3.5	2.6	2.4	5.6	8.3	6.2
Average Price	**$543,334**	14.3	21.1	38.8	67.6	84.6	97.0
Median Price	**$531,000**	18.0	25.0	49.5	75.2	92.7	109.9
Sales to List Price Ratio	**101.5**	100.8	100.5	100.7	97.4	96.7	97.1
Median Days on Market	**13.0**	14.0	14.0	18.0	34.0	44.0	39.0

[1] Sales / new listings * 100; Compared to levels from previous periods.
[2] Active listings at month end / monthly sales; Compared to levels from previous periods.
[3] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
[4] Sum of sales from January to current month / sum of new listings from January to current month.
[5] The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.
[6] Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

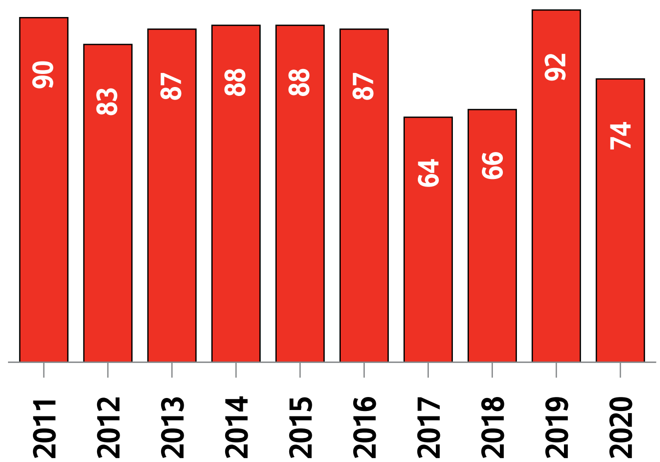
Source: Canadian MLS® Systems, CREA

St. Thomas
MLS® Residential Market Activity

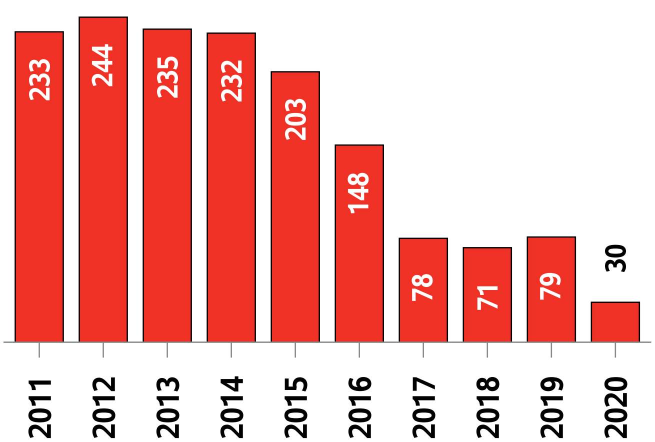
Sales Activity (September only)



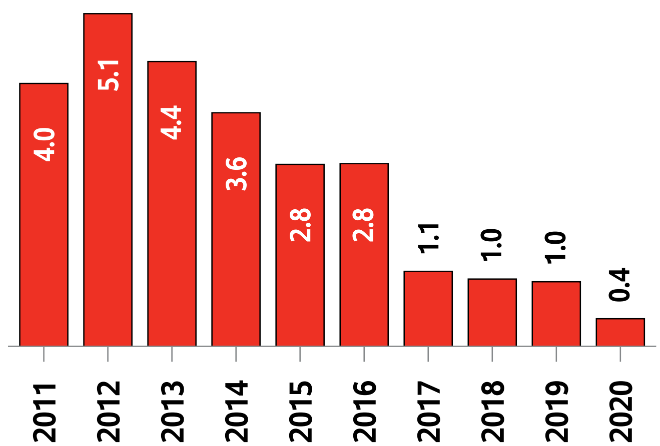
New Listings (September only)



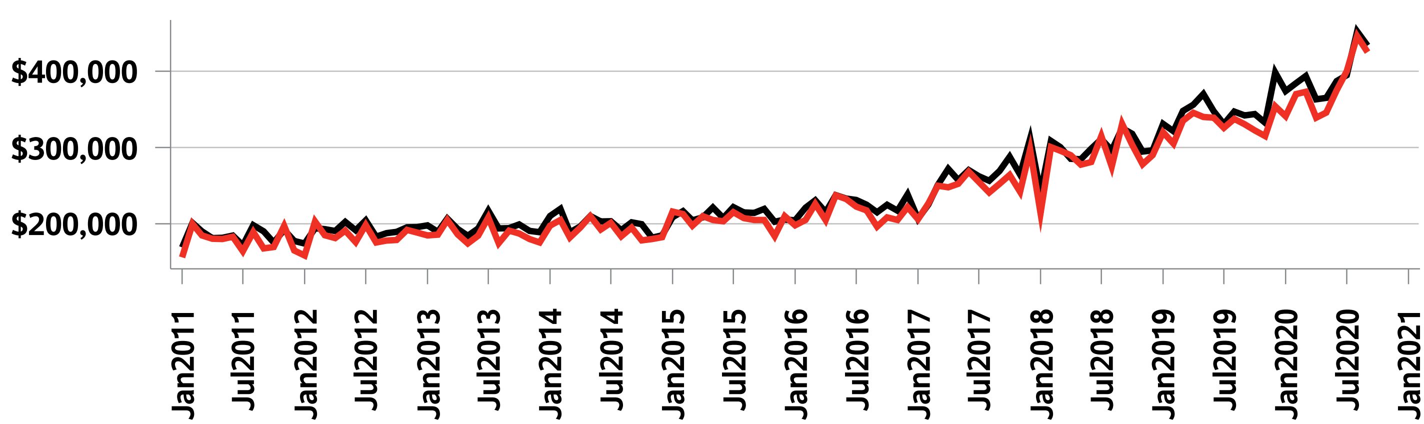
Active Listings (September only)



Months of Inventory (September only)



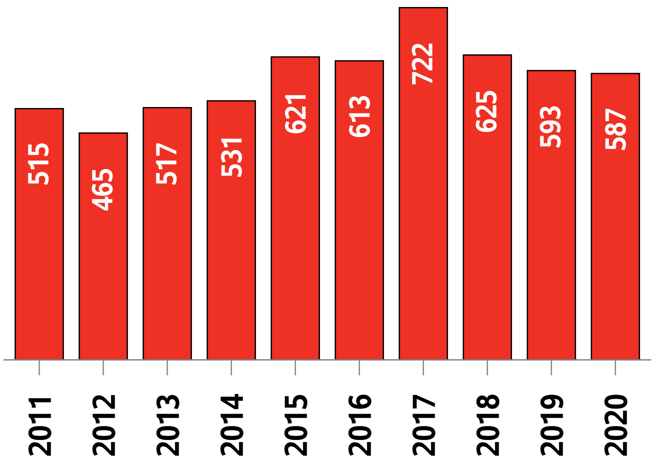
Average Price and Median Price



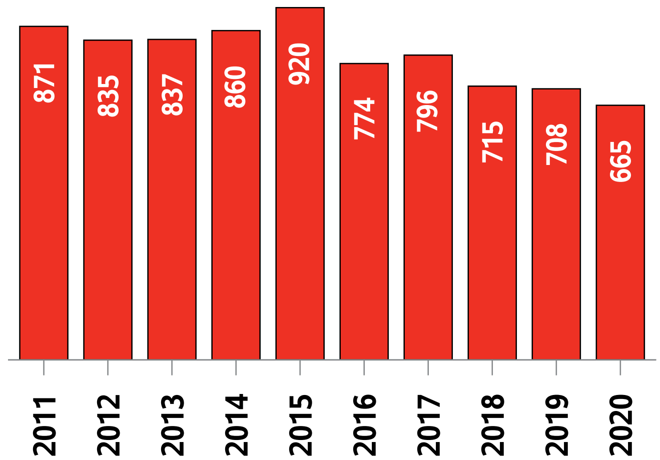
Source: Canadian MLS® Systems, CREA

St. Thomas
MLS® Residential Market Activity

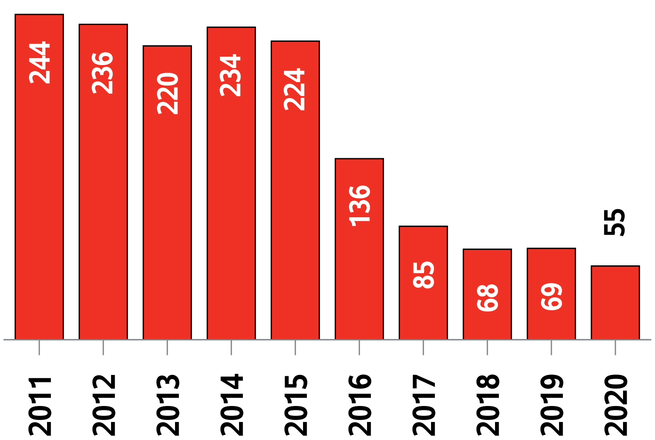
Sales Activity (September Year-to-date)



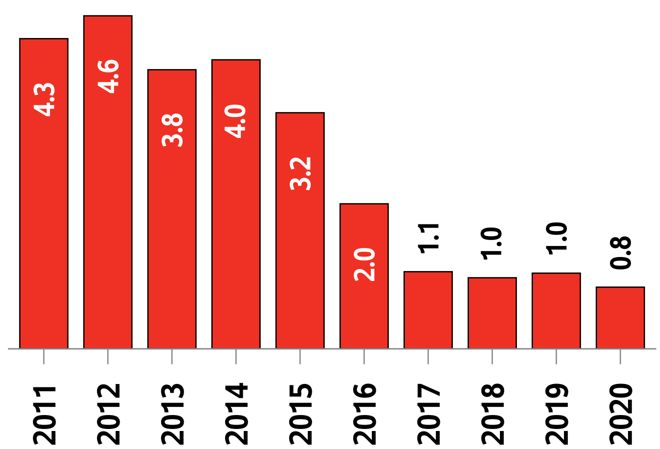
New Listings (September Year-to-date)



Active Listings [1] (September Year-to-date)



Months of Inventory [2] (September Year-to-date)



[1] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year
[2] Average active listings January to the current month/average of sales January to the current month

Source: Canadian MLS® Systems, CREA

St. Thomas
MLS® Residential Market Activity

Actual	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	71	-11.3	2.9	4.4	-2.7	31.5	34.0
Dollar Volume	$30,778,769	12.5	37.1	68.1	96.8	193.4	238.1
New Listings	74	-19.6	12.1	15.6	-15.9	-14.9	2.8
Active Listings	30	-62.0	-57.7	-61.5	-85.2	-87.2	-84.8
Sales to New Listings Ratio [1]	95.9	87.0	104.5	106.3	83.0	62.1	73.6
Months of Inventory [2]	0.4	1.0	1.0	1.1	2.8	4.4	3.7
Average Price	$433,504	26.7	33.2	61.0	102.3	123.1	152.4
Median Price	$425,000	28.6	28.4	68.4	107.3	122.5	171.1
Sales to List Price Ratio	104.3	100.8	101.0	98.0	97.4	96.6	97.2
Median Days on Market	8.0	11.5	14.0	19.5	32.0	43.0	36.0

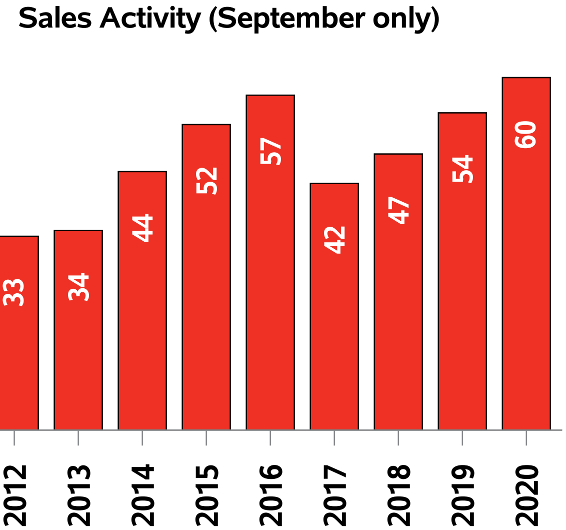
Year-to-date	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	587	-1.0	-6.1	-18.7	-5.5	13.5	13.5
Dollar Volume	$233,761,016	13.9	25.7	26.7	76.1	129.3	148.5
New Listings	665	-6.1	-7.0	-16.5	-27.7	-20.5	-16.8
Active Listings [3]	55	-19.3	-18.5	-35.0	-75.3	-74.9	-73.6
Sales to New Listings Ratio [4]	88.3	83.8	87.4	90.7	67.5	61.8	64.7
Months of Inventory [5]	0.8	1.0	1.0	1.1	3.2	3.8	3.6
Average Price	$398,230	15.1	33.8	55.8	86.3	101.9	118.9
Median Price	$385,000	16.0	32.8	57.1	85.5	105.9	120.0
Sales to List Price Ratio	102.6	101.2	101.5	99.9	97.4	97.2	97.1
Median Days on Market	9.0	11.0	10.0	14.0	32.0	38.0	36.0

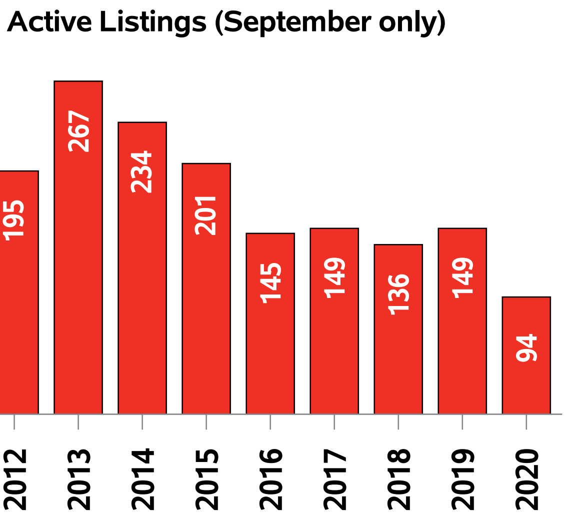
1 Sales / new listings * 100; Compared to levels from previous periods.
2 Active listings at month end / monthly sales; Compared to levels from previous periods.
3 The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
4 Sum of sales from January to current month / sum of new listings from January to current month.
5 The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.
6 Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

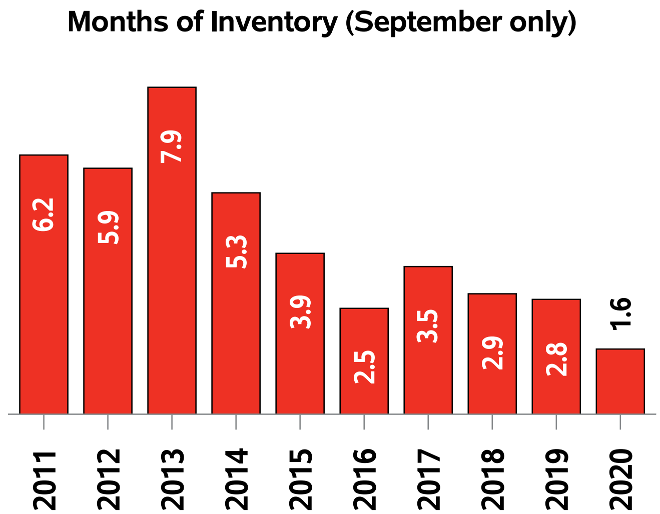
Source: Canadian MLS® Systems, CREA

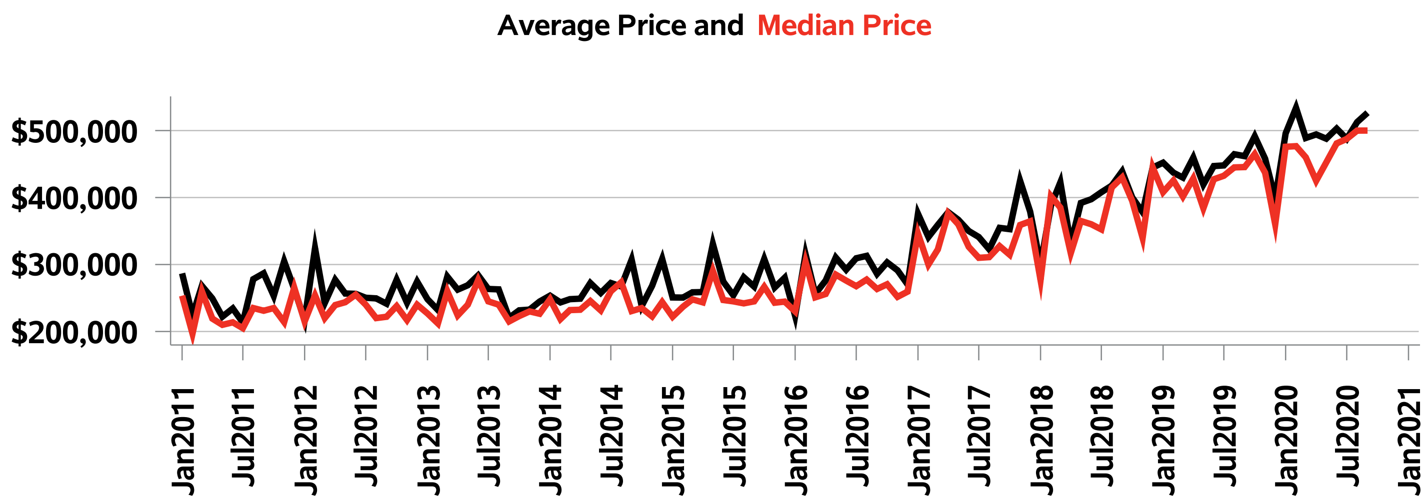
Strathroy

MLS® Residential Market Activity







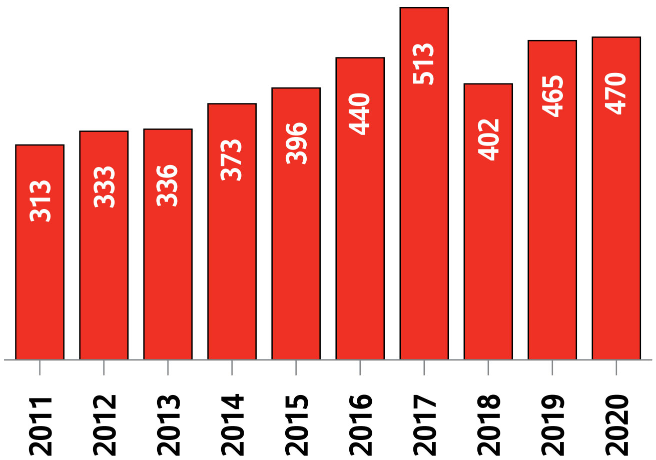


Source: Canadian MLS® Systems, CREA

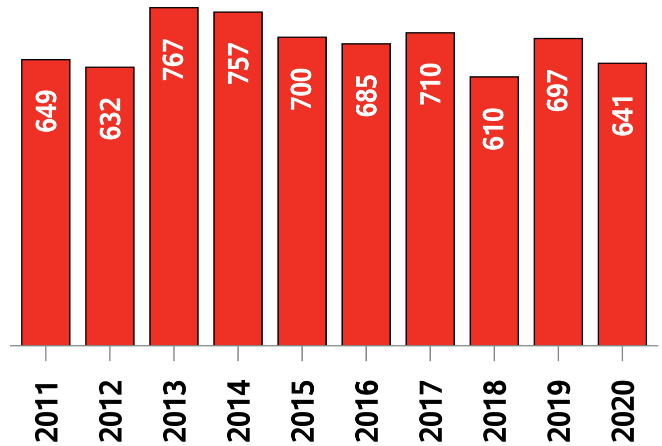
Strathroy

MLS® Residential Market Activity

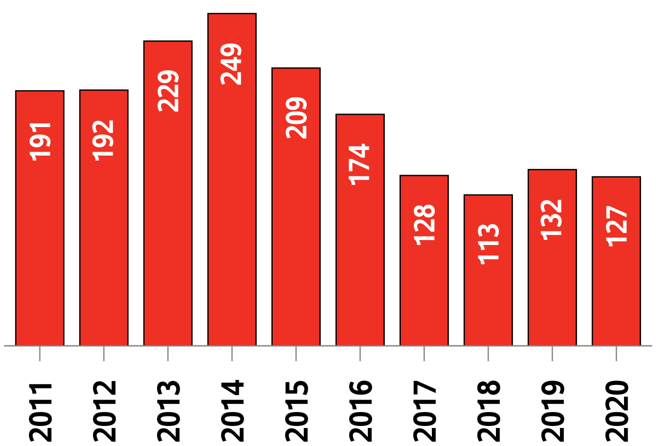
Sales Activity (September Year-to-date)



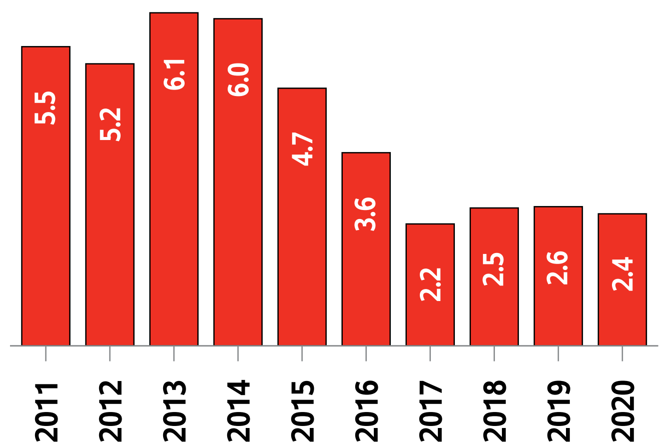
New Listings (September Year-to-date)



Active Listings [1] (September Year-to-date)



Months of Inventory [2] (September Year-to-date)



[1] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year
[2] Average active listings January to the current month/average of sales January to the current month

Source: Canadian MLS® Systems, CREA

Strathroy
MLS® Residential Market Activity

Actual	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	60	11.1	27.7	42.9	15.4	76.5	275.0
Dollar Volume	$31,596,832	26.7	53.1	112.1	127.6	321.5	798.6
New Listings	61	-37.1	-18.7	-29.1	-27.4	-24.7	-3.2
Active Listings	94	-36.9	-30.9	-36.9	-53.2	-64.8	-54.1
Sales to New Listings Ratio [1]	98.4	55.7	62.7	48.8	61.9	42.0	25.4
Months of Inventory [2]	1.6	2.8	2.9	3.5	3.9	7.9	12.8
Average Price	$526,614	14.0	20.0	48.5	97.3	138.8	139.6
Median Price	$500,000	12.2	16.3	52.7	104.1	132.6	143.3
Sales to List Price Ratio	102.8	100.8	100.8	98.3	93.0	96.5	97.5
Median Days on Market	16.5	12.0	12.0	22.5	31.0	47.0	23.0

Year-to-date	September 2020	Compared to [6]					
		September 2019	September 2018	September 2017	September 2015	September 2013	September 2010
Sales Activity	470	1.1	16.9	-8.4	18.7	39.9	48.7
Dollar Volume	$236,733,019	14.1	49.9	29.3	118.2	169.6	216.9
New Listings	641	-8.0	5.1	-9.7	-8.4	-16.4	8.3
Active Listings [3]	127	-4.1	12.0	-0.8	-39.2	-44.5	-27.8
Sales to New Listings Ratio [4]	73.3	66.7	65.9	72.3	56.6	43.8	53.4
Months of Inventory [5]	2.4	2.6	2.5	2.2	4.7	6.1	5.0
Average Price	$503,687	12.8	28.2	41.2	83.9	92.7	113.1
Median Price	$482,412	13.5	32.0	39.8	93.4	105.3	119.3
Sales to List Price Ratio	101.5	100.0	100.5	99.9	97.0	97.2	97.1
Median Days on Market	13.0	15.0	12.0	18.0	31.0	39.0	31.5

[1] Sales / new listings * 100; Compared to levels from previous periods.
[2] Active listings at month end / monthly sales; Compared to levels from previous periods.
[3] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
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Source: Canadian MLS® Systems, CREA