



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report April 2021



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

AVERAGE LONDON
SALE PRICE

\$642,222

MLS SALES
ACTIVITY

YTD AVERAGE PRICE



\$630,334

UP 42.0%
OVER 2020

YTD TOTAL SALES



2,696

UP 60.4%
OVER 2020

YTD TOTAL NUMBER OF NEW LISTINGS



3,354

UP 31.9%
OVER 2020

YTD TOTAL VALUE OF HOME SALES



\$1,699,379,257

UP 127.7%
OVER 2020

News Release

Tuesday, May 4, 2021

For Comment: Jack Lane, 519-670-6148

For Background: Bill Madder, 519-641-1400



Home sales remain strong in April

London, ON – The London and St. Thomas Association of REALTORS® (LSTAR) announced 1,231 homes exchanged hands last month, the highest number of home sales recorded via the MLS® system for the month of April since the Association began tracking data in 1978.

“We are encouraged by the strong sales numbers, as the spring market ramps up,” said LSTAR 2021 President Jack Lane. “Year-to-date sales are also performing ahead of 2020. At the end of April, there have been 3,918 sales, up more than 57% over the same period last year.”

LSTAR’s regions, like many others across the province, are experiencing some of the lowest inventory levels seen in the past 10 years. Combined with a high demand, these dynamics have contributed to a very robust marketplace, with numerous situations of multiple offers and properties being sold for considerably more than their listing prices.

“It’s important for the public to understand that every transaction is different, based on housing type, housing features, geographical location and many other factors,” Lane said. “Each transaction is unique and does not necessarily represent activity across the entire marketplace.”

The following table shows last month’s MLS® Home Price Index (HPI) benchmark prices by area and how they compare to the average sales prices. The HPI benchmark price reflects the value of a “typical home” as assigned by buyers in a certain area based on various housing attributes, while the average sales price is calculated by adding all the sale prices for homes sold and dividing that total by the number of homes sold. Since averages may be affected by the monthly changes in the mix of sales activity, the HPI benchmark price is a more accurate way to gauge price trends over time.

Area	April 2021 MLS® HPI Benchmark Price	April 2021 Average Price
Elgin	\$595,200	\$641,366
London East	\$505,700	\$508,158
London North	\$696,700	\$755,102
London South	\$570,200	\$650,472
Middlesex	\$859,700	\$881,011
St. Thomas	\$490,900	\$541,255
Strathroy	\$691,700	\$633,280
LSTAR	\$583,400	\$643,835

“The pandemic has added another layer to managing the home selling and buying process,” Lane said. “We understand the challenges many potential home buyers are going through right now. A local REALTOR® is always going to be your best resource to help you navigate through this marketplace.”

The single-family home maintains its place as the most popular housing type sold, with 913 sales in April. The table below shows the April benchmark prices for all housing types and how they stack up against the values from a year ago.

MLS® Home Price Index Benchmark Prices		
Benchmark Type	April 2021	Change over April 2020
LSTAR Composite	\$583,400	↑ 42%
LSTAR Single-Family	\$640,300	↑ 47.3%
LSTAR One Storey	\$586,300	↑ 46.9 %
LSTAR Two Storey	\$701,600	↑ 47.5%
LSTAR Townhouse	\$444,500	↑ 32.1%
LSTAR Apartment	\$295,400	↑ 6.9 %

Despite increases to the HPI benchmark price and average sales price, homes in LSTAR’s jurisdiction continue to remain relatively affordable when compared to houses from some other major Ontario and Canadian centres. The following table is based on data taken from the [CREA National Price Map](#) for March 2021.

City	March 2021 Benchmark Price
Greater Vancouver	\$1,123,300
Greater Toronto	\$1,007,600
Fraser Valley	\$981,200
Hamilton-Burlington	\$865,300
Victoria	\$765,300
Kitchener-Waterloo	\$738,200
Niagara Region	\$620,700

Ottawa	\$611,900
London St. Thomas	\$566,000
Windsor-Essex*	\$520,618
Calgary	\$436,800
Edmonton	\$330,200
CANADA	\$716,828

According to a research report^[1], a total of \$73,250 in ancillary expenditures is generated by the average housing transaction in Ontario over a period of three years from the date of purchase.

"Over the next few years, the home sales in April could potentially generate more than \$90 million back into the local economy," Lane said.

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 average prices; all other areas displaying MLS® Home Price Index benchmark prices. The benchmark price reflects the value of a "typical home" as assigned by buyers in a certain area based on various housing attributes.*

^[1]Economic Impacts of MLS® Systems Home Sales and Purchases in Canada and the Provinces, Altus Group, 2019.

London and St. Thomas MLS® Residential Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	1,231	187.6	24.0	32.9	18.4	47.4	71.7
Dollar Volume	\$792,560,930	333.5	90.3	132.3	178.9	282.4	356.6
New Listings	1,554	119.8	11.7	19.6	6.2	-4.3	4.6
Active Listings	701	-52.1	-50.4	-43.7	-70.9	-78.1	-79.4
Sales to New Listings Ratio ¹	79.2	60.5	71.4	71.3	71.1	51.4	48.3
Months of Inventory ²	0.6	3.4	1.4	1.3	2.3	3.8	4.8
Average Price	\$643,835	50.7	53.5	74.7	135.6	159.4	166.0
Median Price	\$590,000	47.5	51.3	74.5	137.2	161.1	168.2
Sale to List Price Ratio	113.9	100.0	103.3	103.8	98.5	97.5	97.4
Median Days on Market	8.0	13.0	9.0	8.0	19.0	28.0	28.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	3,918	57.5	37.6	47.2	33.5	68.8	65.2
Dollar Volume	\$2,466,114,711	125.5	115.7	158.5	208.0	327.6	345.4
New Listings	4,778	25.0	15.8	31.9	-2.5	-5.0	-7.8
Active Listings ³	573	-56.3	-53.1	-45.3	-74.1	-79.6	-80.3
Sales to New Listings Ratio ⁴	82.0	65.1	69.0	73.4	59.9	46.2	45.7
Months of Inventory ⁵	0.6	2.1	1.7	1.6	3.0	4.8	4.9
Average Price	\$629,432	43.1	56.7	75.5	130.6	153.3	169.5
Median Price	\$588,000	41.0	56.3	78.2	138.1	161.3	172.2
Sale to List Price Ratio	113.6	102.6	103.1	102.9	98.1	97.3	97.4
Median Days on Market	7.0	9.0	9.0	10.0	23.0	30.0	31.0

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.

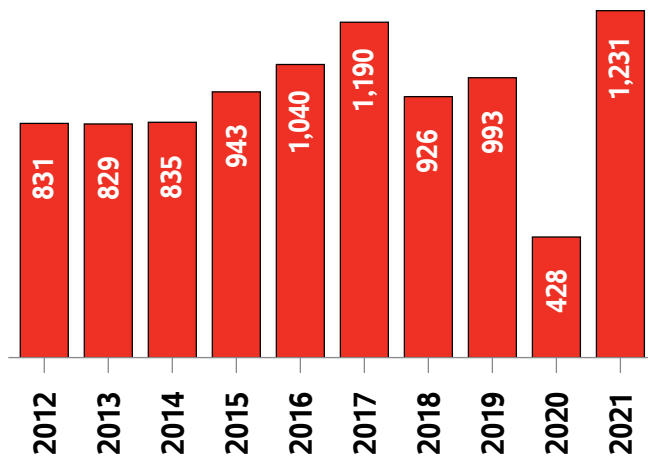
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

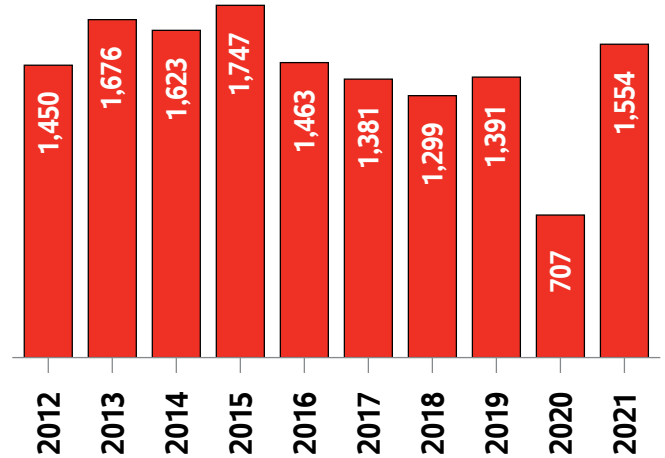
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

London and St. Thomas MLS® Residential Market Activity

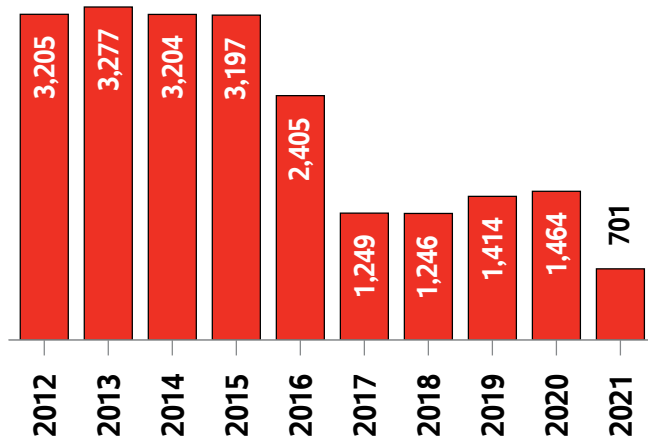
Sales Activity (April only)



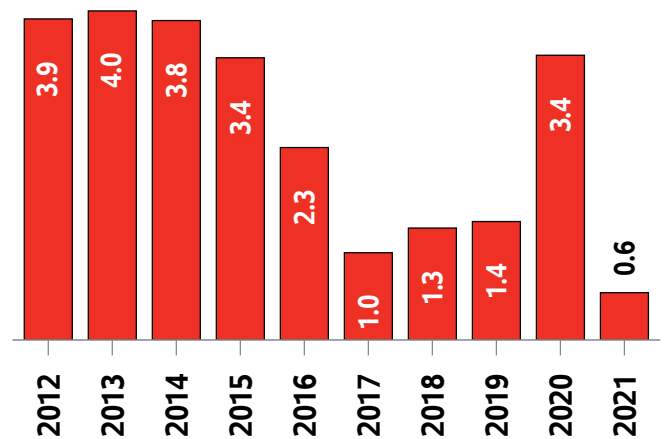
New Listings (April only)



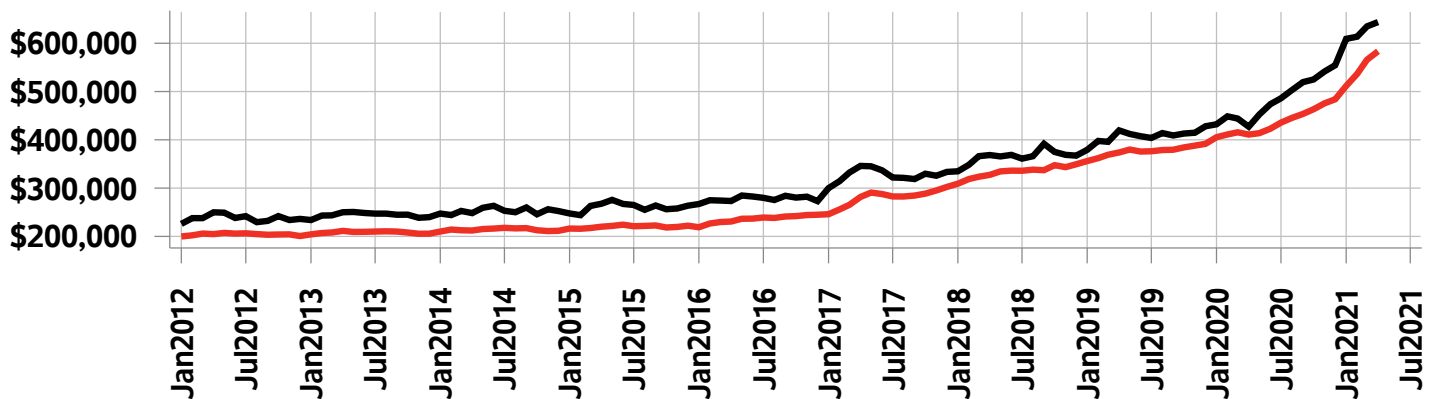
Active Listings (April only)



Months of Inventory (April only)

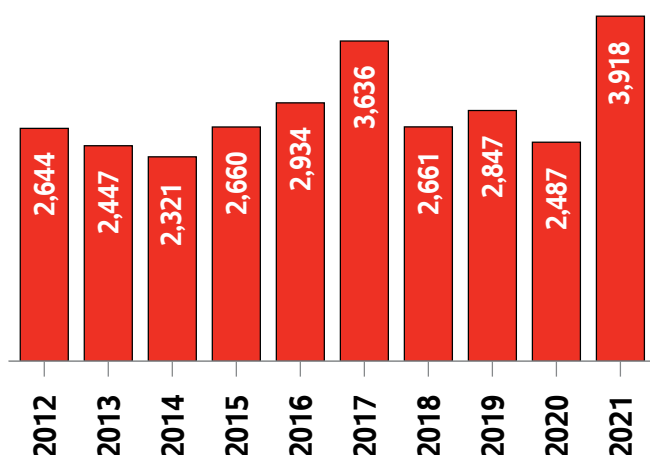


MLS® HPI Composite Benchmark Price and Average Price

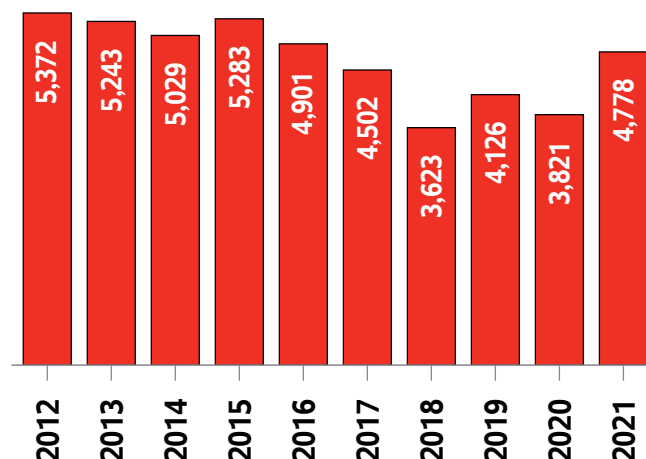


London and St. Thomas MLS® Residential Market Activity

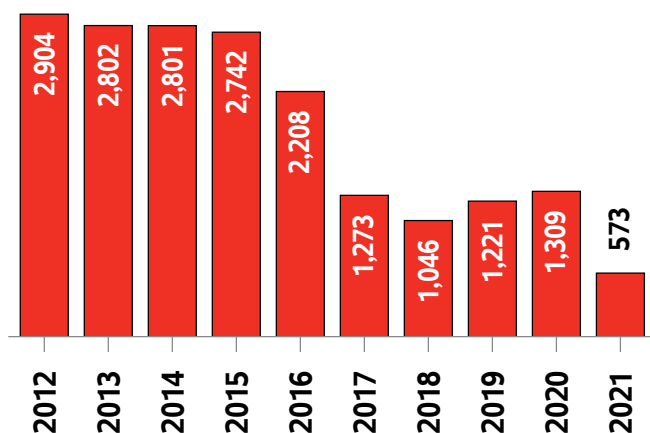
Sales Activity (April Year-to-date)



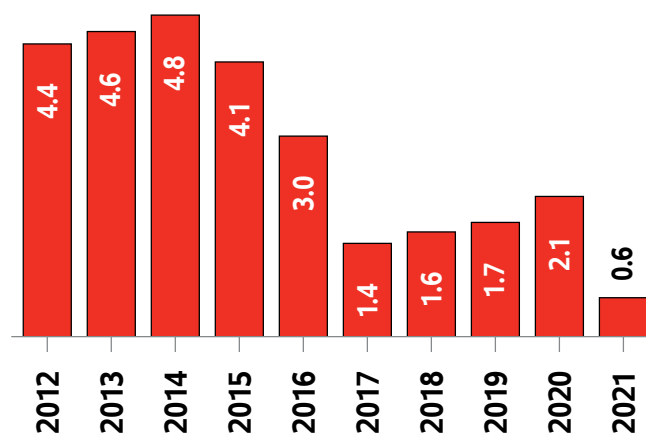
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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 sales January to the current month.

London and St. Thomas MLS® Single Family Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	913	174.2	20.0	31.2	9.1	37.9	58.8
Dollar Volume	\$640,071,162	327.8	86.9	127.6	162.9	256.2	328.8
New Listings	1,177	111.3	4.9	16.1	2.2	-8.0	-0.3
Active Listings	530	-56.3	-56.2	-47.7	-70.8	-78.9	-80.6
Sales to New Listings Ratio ¹	77.6	59.8	67.8	68.6	72.7	51.8	48.7
Months of Inventory ²	0.6	3.6	1.6	1.5	2.2	3.8	4.8
Average Price	\$701,064	56.0	55.8	73.5	141.0	158.3	170.0
Median Price	\$631,000	51.3	52.0	68.3	137.2	158.3	174.3
Sale to List Price Ratio	114.4	100.1	102.7	103.3	98.6	97.6	97.5
Median Days on Market	8.0	12.0	9.0	8.0	18.0	25.0	27.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	2,897	60.4	34.7	44.3	24.5	56.8	54.8
Dollar Volume	\$1,989,279,351	131.6	113.8	152.6	191.3	301.8	325.8
New Listings	3,541	22.6	8.4	26.2	-7.1	-9.7	-14.3
Active Listings ³	420	-61.5	-59.0	-50.5	-74.8	-80.7	-82.0
Sales to New Listings Ratio ⁴	81.8	62.5	65.8	71.6	61.0	47.1	45.3
Months of Inventory ⁵	0.6	2.4	1.9	1.7	2.9	4.7	5.0
Average Price	\$686,669	44.4	58.7	75.1	133.9	156.3	175.0
Median Price	\$632,200	42.1	58.1	75.6	136.3	163.4	177.3
Sale to List Price Ratio	113.8	102.4	102.5	102.2	98.2	97.4	97.4
Median Days on Market	7.0	9.0	9.0	9.0	21.0	28.0	30.0

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.

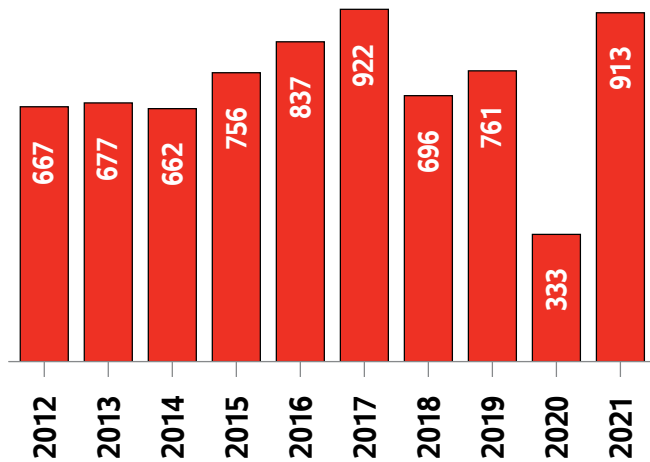
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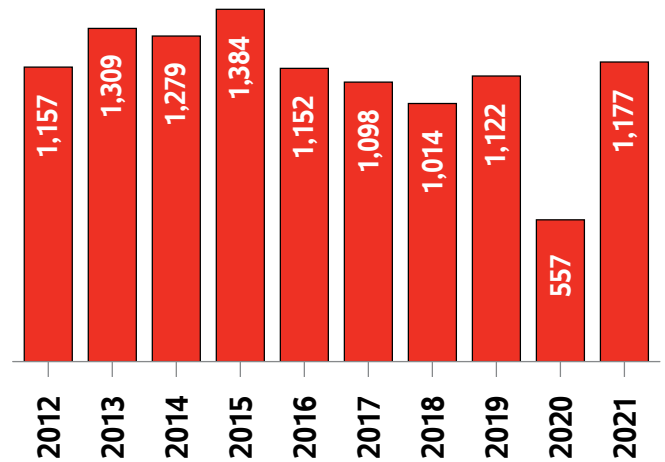
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London and St. Thomas MLS® Single Family Market Activity

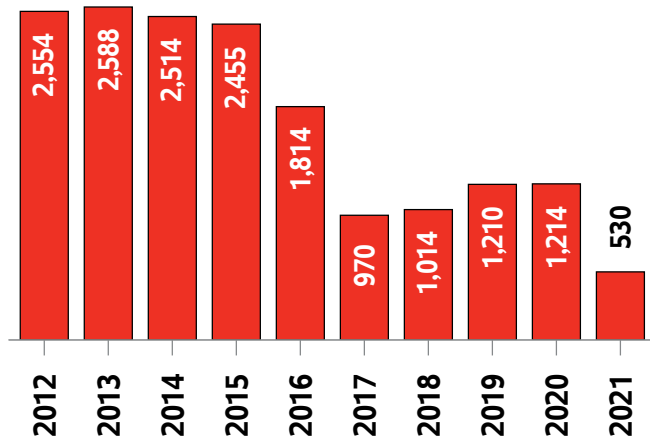
Sales Activity (April only)



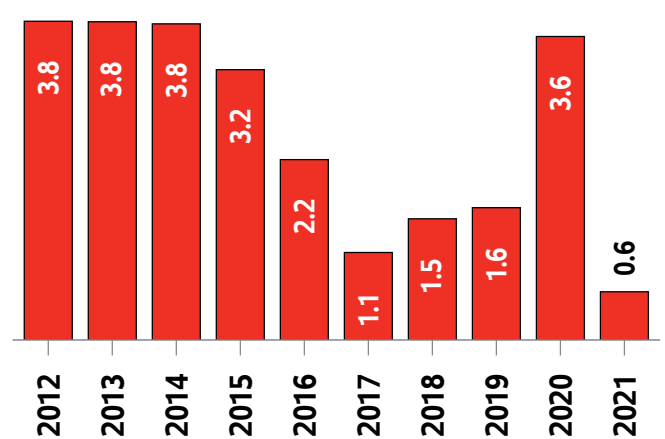
New Listings (April only)



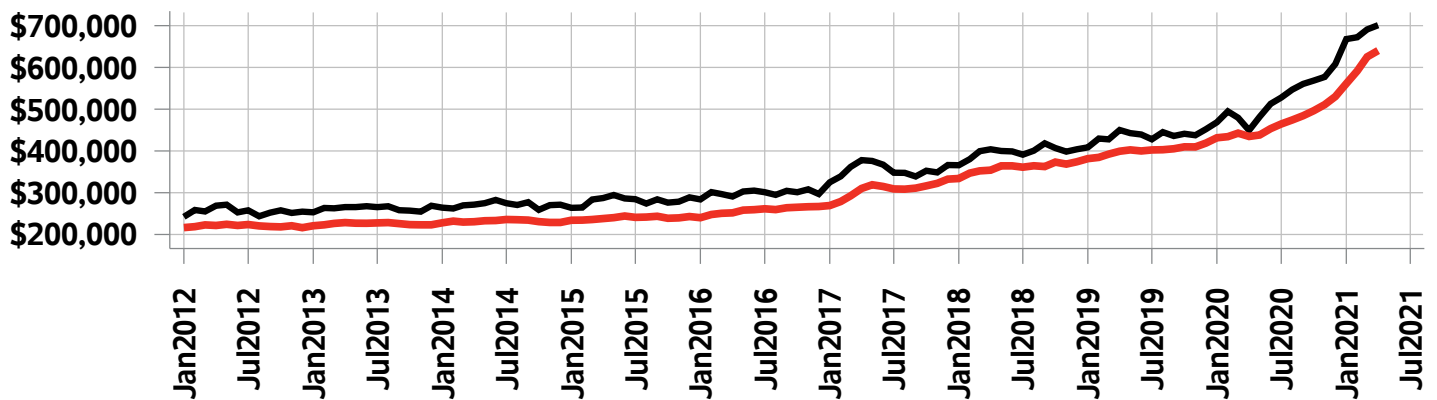
Active Listings (April only)



Months of Inventory (April only)

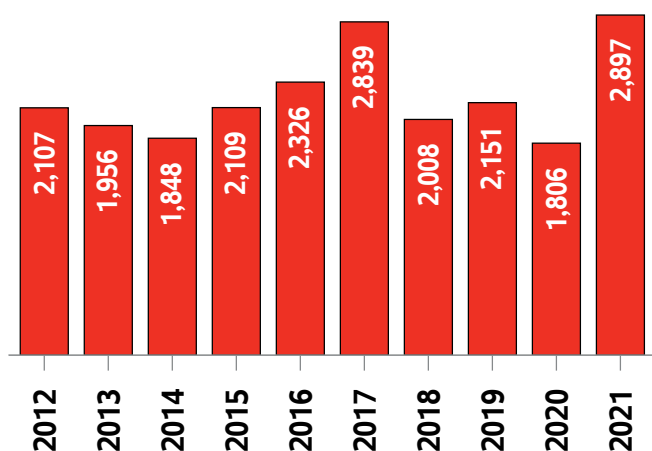


MLS® HPI Single Family Benchmark Price and Average Price

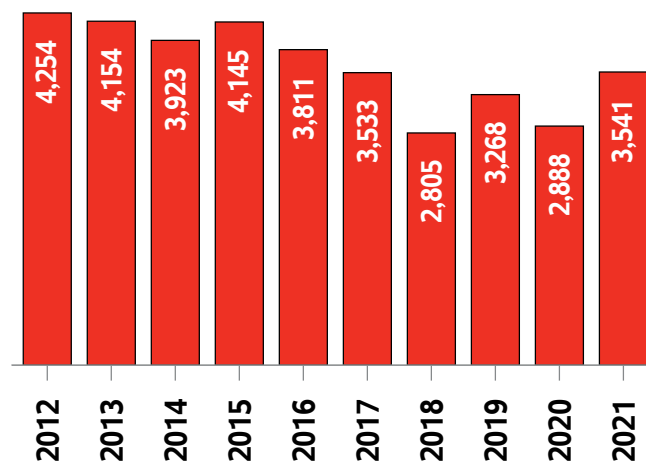


London and St. Thomas MLS® Single Family Market Activity

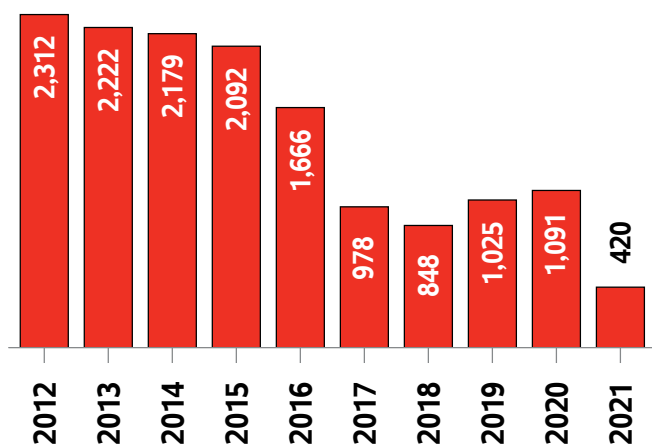
Sales Activity (April Year-to-date)



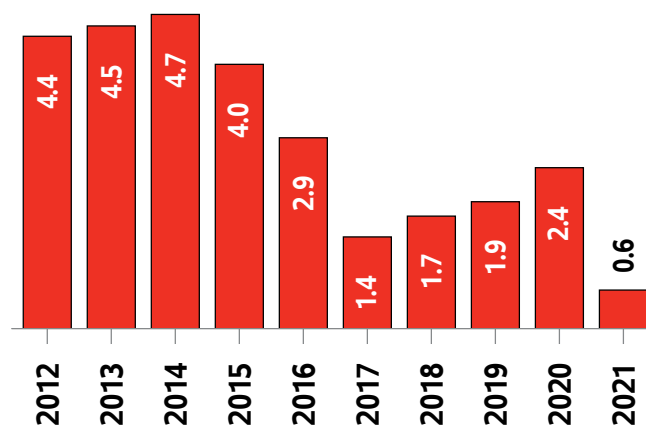
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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 sales January to the current month.

London and St. Thomas MLS® Condo Townhouse Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	138	193.6	15.0	12.2	14.0	51.6	70.4
Dollar Volume	\$68,813,797	309.2	73.2	113.0	182.9	352.4	379.8
New Listings	177	129.9	46.3	14.9	8.6	1.1	12.0
Active Listings	70	-26.3	7.7	1.4	-71.5	-77.7	-78.3
Sales to New Listings Ratio ¹	78.0	61.0	99.2	79.9	74.2	52.0	51.3
Months of Inventory ²	0.5	2.0	0.5	0.6	2.0	3.5	4.0
Average Price	\$498,651	39.4	50.6	89.8	148.0	198.3	181.6
Median Price	\$456,750	36.1	40.6	82.7	146.9	219.4	191.9
Sale to List Price Ratio	114.7	99.6	106.6	108.0	98.7	97.4	97.9
Median Days on Market	8.0	14.0	7.0	6.0	25.0	33.0	35.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	462	53.0	35.1	42.6	35.9	82.6	55.6
Dollar Volume	\$229,802,163	110.7	103.6	168.9	257.7	422.2	329.8
New Listings	571	42.4	42.4	48.7	6.5	-0.5	1.2
Active Listings ³	49	-26.6	-16.9	10.1	-78.2	-82.0	-82.9
Sales to New Listings Ratio ⁴	80.9	75.3	85.3	84.4	63.4	44.1	52.7
Months of Inventory ⁵	0.4	0.9	0.7	0.5	2.6	4.3	3.9
Average Price	\$497,407	37.7	50.7	88.6	163.2	186.0	176.3
Median Price	\$471,250	34.7	50.6	88.5	174.1	211.1	189.1
Sale to List Price Ratio	116.8	104.7	106.7	107.3	98.2	97.6	97.8
Median Days on Market	7.0	6.0	7.0	7.0	28.0	31.0	35.0

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.

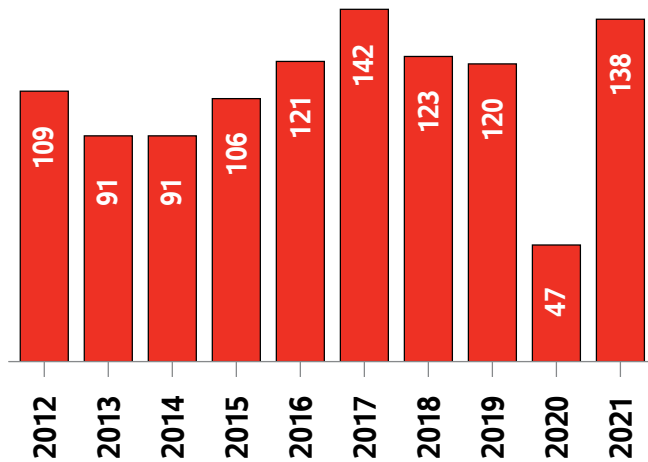
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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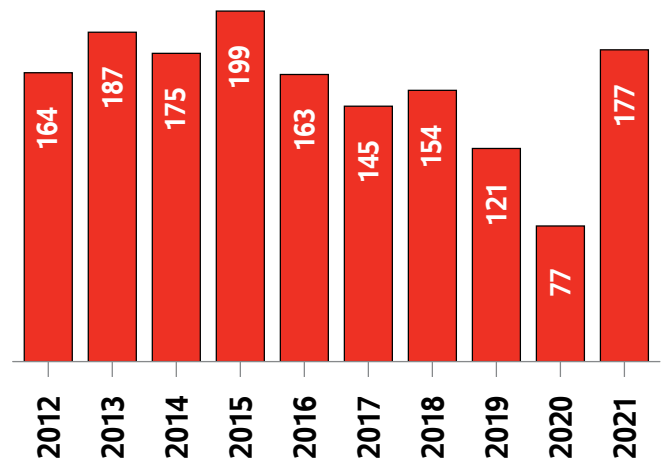
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

London and St. Thomas MLS® Condo Townhouse Market Activity

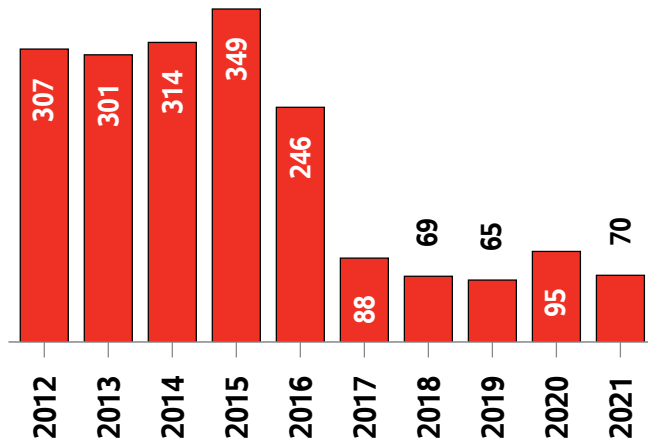
Sales Activity (April only)



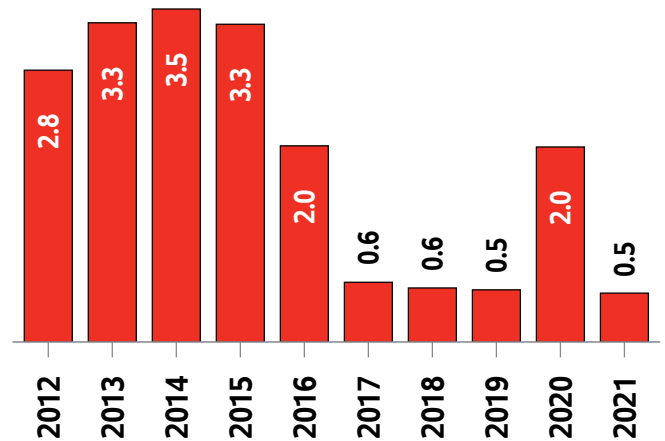
New Listings (April only)



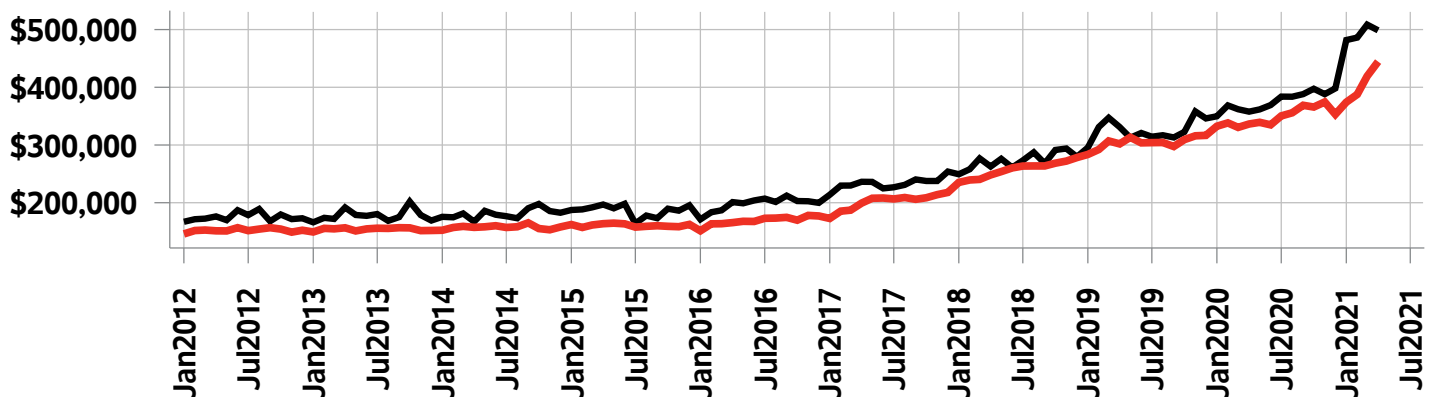
Active Listings (April only)



Months of Inventory (April only)

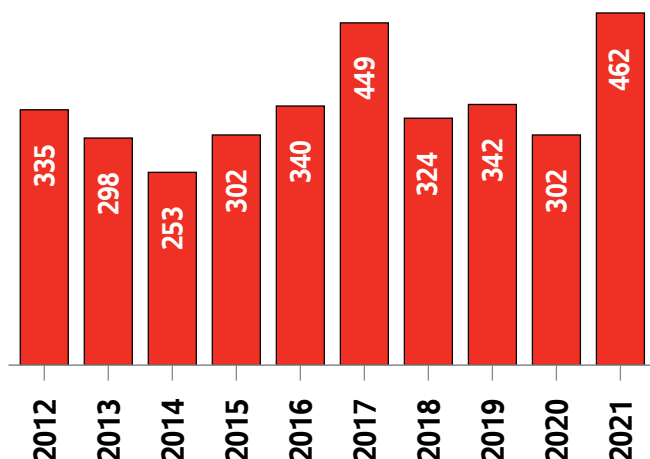


MLS® HPI Townhouse Benchmark Price and Average Price

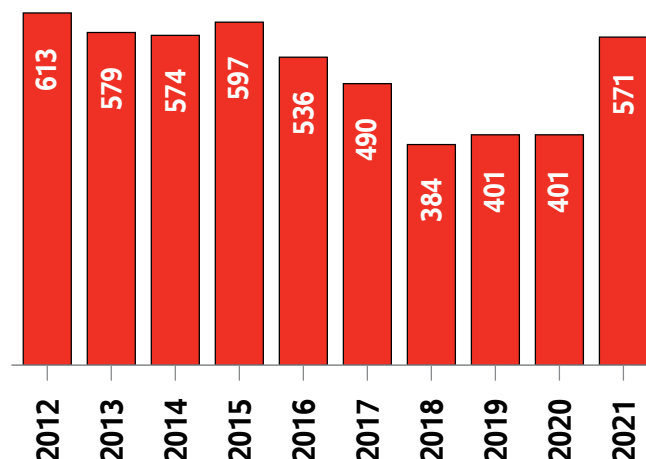


London and St. Thomas MLS® Condo Townhouse Market Activity

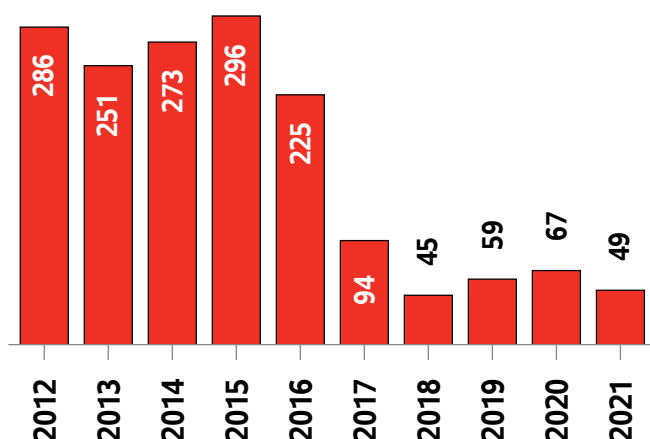
Sales Activity (April Year-to-date)



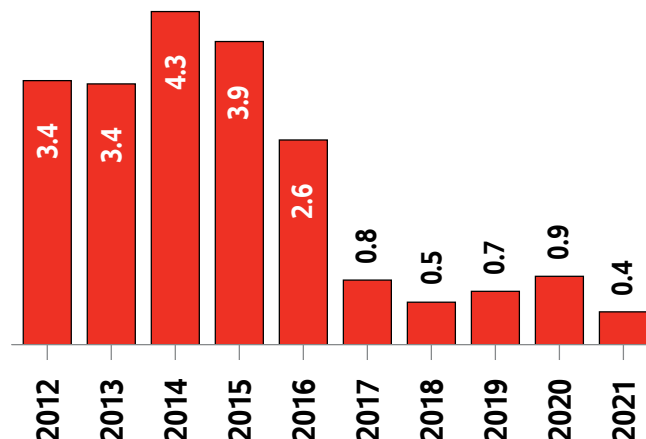
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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 sales January to the current month.

London and St. Thomas MLS® Apartment Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	122	238.9	79.4	64.9	84.8	79.4	134.6
Dollar Volume	\$47,025,569	319.4	156.9	182.8	259.0	343.3	441.9
New Listings	133	216.7	47.8	58.3	16.7	-2.2	9.0
Active Listings	59	-1.7	-15.7	-37.2	-78.1	-80.5	-79.8
Sales to New Listings Ratio ¹	91.7	85.7	75.6	88.1	57.9	50.0	42.6
Months of Inventory ²	0.5	1.7	1.0	1.3	4.1	4.5	5.6
Average Price	\$385,455	23.8	43.2	71.5	94.2	147.1	131.0
Median Price	\$342,750	32.3	44.9	69.3	101.7	172.6	154.4
Sale to List Price Ratio	111.4	100.1	104.3	102.4	97.5	96.9	97.3
Median Days on Market	8.0	18.5	10.5	14.0	38.0	43.0	35.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	390	51.2	74.9	74.1	80.6	100.0	128.1
Dollar Volume	\$146,787,873	90.7	164.3	220.0	251.8	345.6	420.5
New Listings	450	34.7	57.9	63.0	-0.7	0.7	8.7
Active Listings ³	67	4.7	-4.6	-27.2	-72.5	-76.2	-71.8
Sales to New Listings Ratio ⁴	86.7	77.2	78.2	81.2	47.7	43.6	41.3
Months of Inventory ⁵	0.7	1.0	1.3	1.6	4.5	5.8	5.5
Average Price	\$376,379	26.1	51.1	83.8	94.9	122.8	128.2
Median Price	\$335,504	26.6	53.3	75.2	106.5	142.7	141.4
Sale to List Price Ratio	110.1	102.2	104.5	102.3	97.2	96.8	97.2
Median Days on Market	7.0	8.5	9.0	14.0	42.0	43.0	37.0

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.

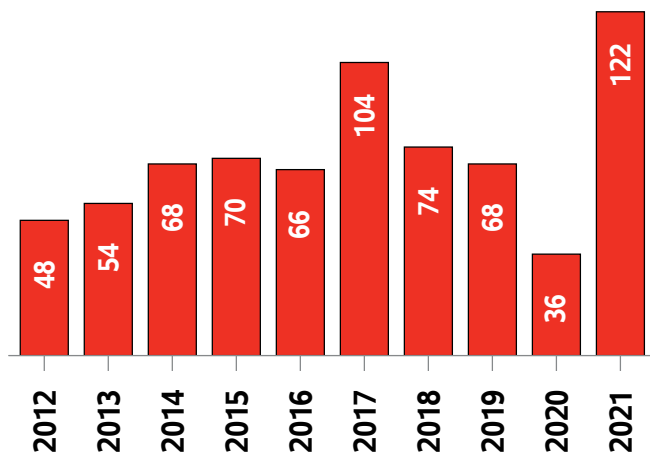
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

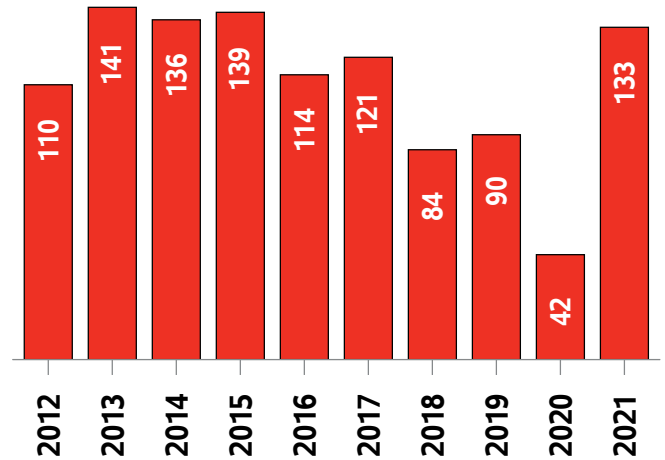
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

London and St. Thomas MLS® Apartment Market Activity

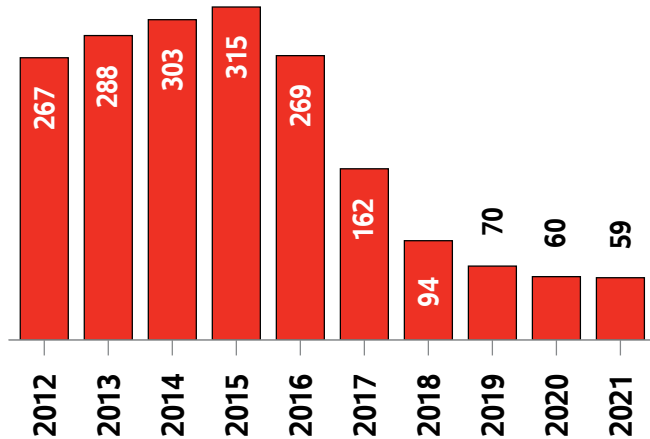
Sales Activity (April only)



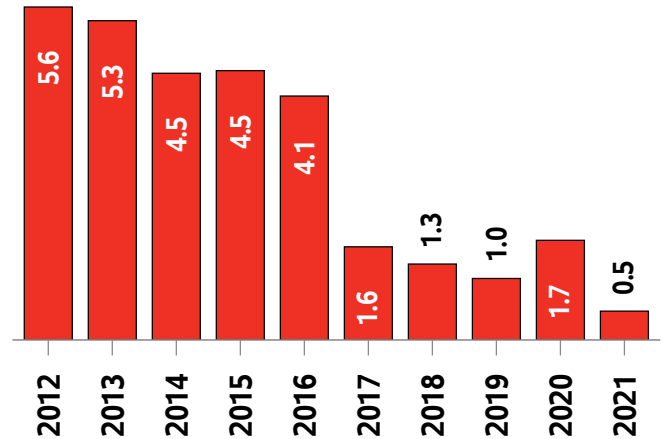
New Listings (April only)



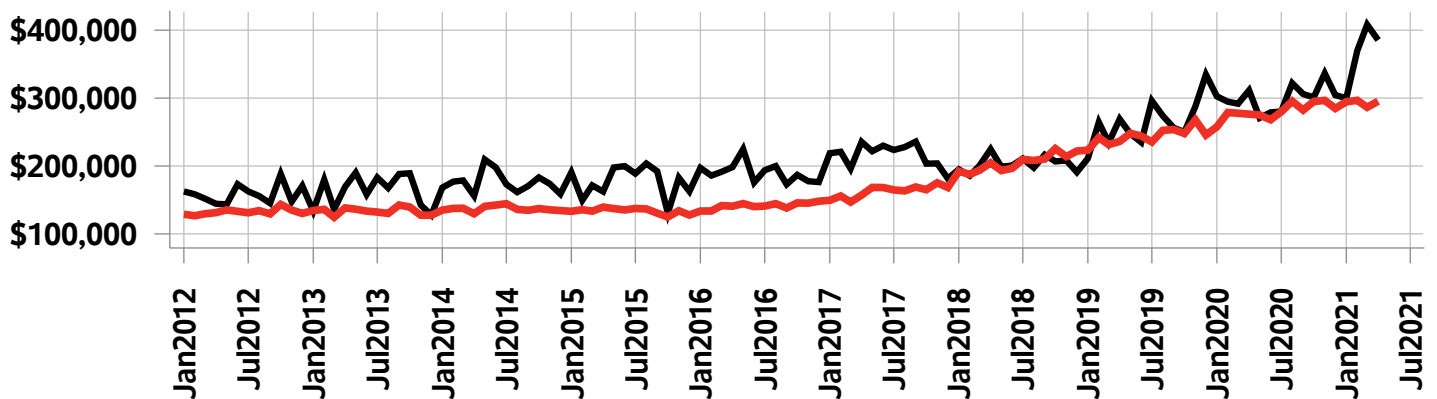
Active Listings (April only)



Months of Inventory (April only)

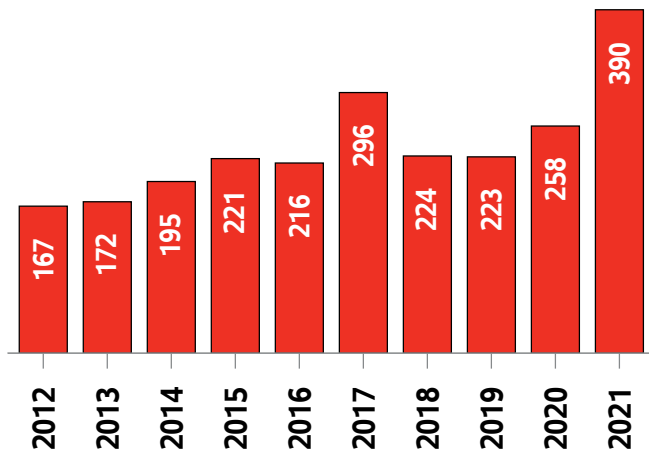


MLS® HPI Apartment Benchmark Price and Average Price

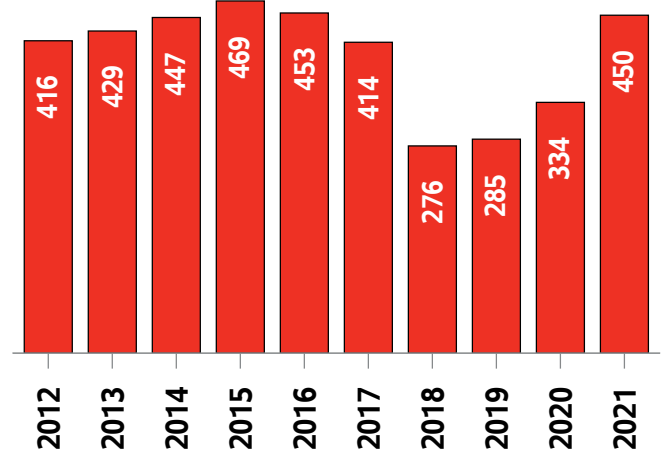


London and St. Thomas MLS® Apartment Market Activity

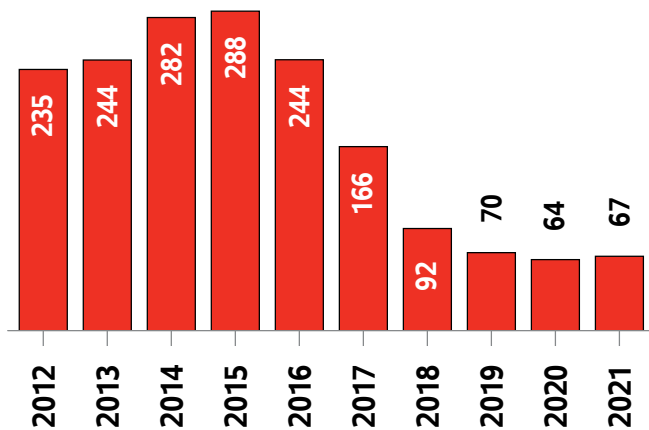
Sales Activity (April Year-to-date)



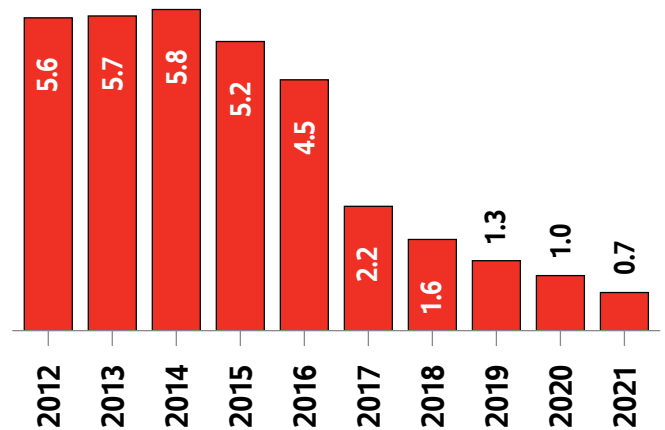
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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.

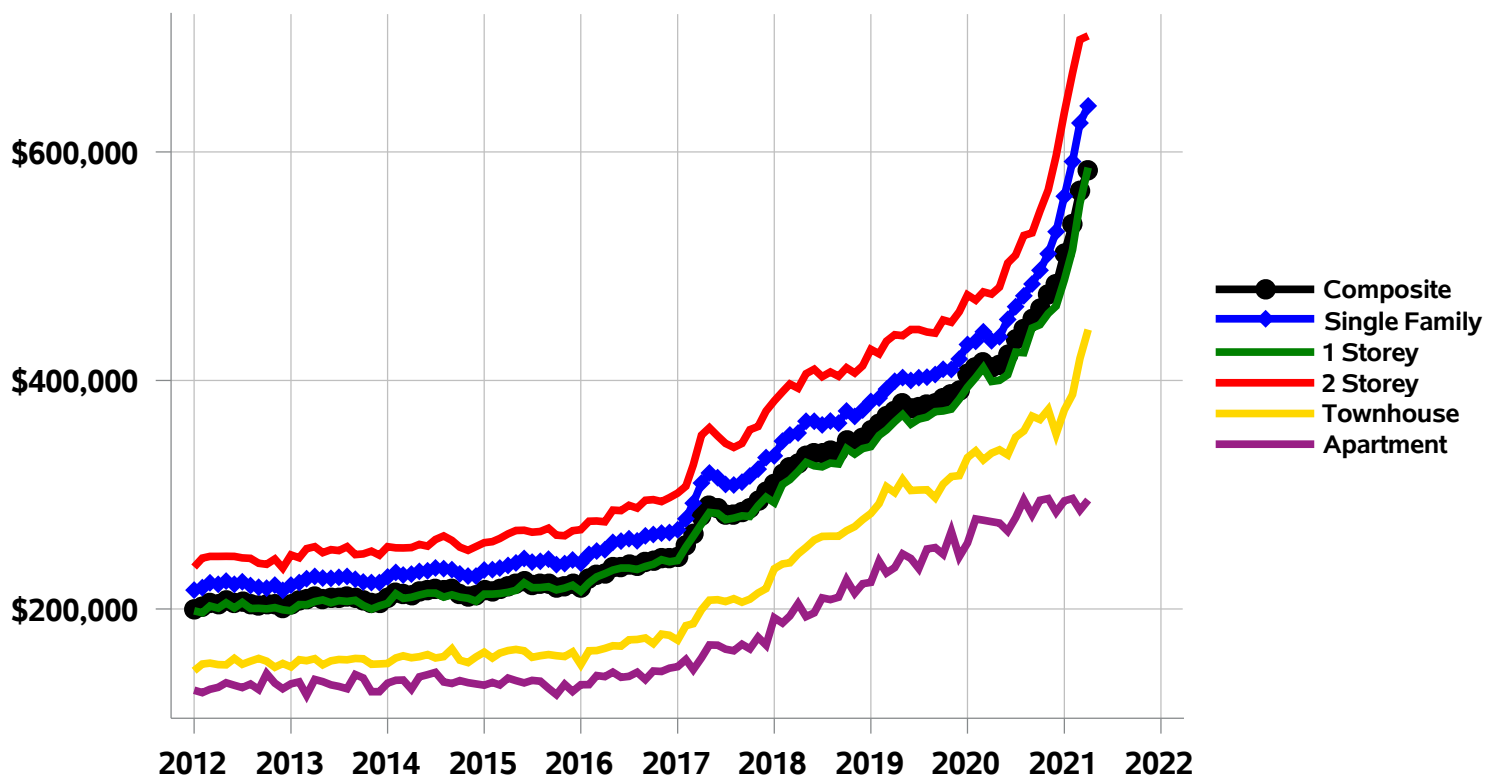
² Average active listings January to the current month / average sales January to the current month.

London and St. Thomas MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$583,400	3.1	14.0	25.9	42.0	78.2	152.8
Single Family	\$640,300	2.4	14.1	29.0	47.3	80.9	154.3
One Storey	\$586,300	5.6	20.1	30.6	46.9	83.0	153.9
Two Storey	\$701,600	0.5	10.6	28.0	47.5	78.4	153.9
Townhouse	\$444,500	6.0	18.8	21.5	32.1	79.1	168.6
Apartment	\$295,400	3.1	0.3	0.1	6.9	44.3	109.8

MLS® HPI Benchmark Price



London and St. Thomas MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1355
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	1
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1433
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5980
Number of Fireplaces	1
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

London and St. Thomas MLS® HPI Benchmark Descriptions

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1277
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6427
Number of Fireplaces	1
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1671
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5612
Number of Fireplaces	1
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

London and St. Thomas MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1266
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	2
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1046
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

London MLS® Residential Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	837	195.8	23.3	27.4	16.6	44.3	58.5
Dollar Volume	\$537,539,661	344.9	86.3	115.0	166.3	276.9	314.0
New Listings	1,070	134.1	13.2	13.6	8.1	-1.1	6.6
Active Listings	436	-48.0	-46.6	-41.6	-68.5	-75.8	-78.2
Sales to New Listings Ratio ¹	78.2	61.9	71.9	69.7	72.5	53.6	52.6
Months of Inventory ²	0.5	3.0	1.2	1.1	1.9	3.1	3.8
Average Price	\$642,222	50.4	51.2	68.7	128.4	161.2	161.2
Median Price	\$593,000	44.1	50.1	71.9	128.2	161.8	163.6
Sale to List Price Ratio	114.6	100.2	104.5	105.1	98.9	98.0	97.8
Median Days on Market	7.0	12.0	7.0	7.0	16.5	23.0	25.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	2,696	60.4	38.6	44.6	31.5	59.9	52.9
Dollar Volume	\$1,699,379,257	127.7	114.5	148.7	195.9	304.7	307.4
New Listings	3,354	31.9	20.8	31.2	0.4	-1.7	-5.8
Active Listings ³	358	-51.6	-47.7	-38.4	-71.4	-77.1	-79.1
Sales to New Listings Ratio ⁴	80.4	66.1	70.0	72.9	61.3	49.4	49.5
Months of Inventory ⁵	0.5	1.8	1.4	1.2	2.4	3.7	3.9
Average Price	\$630,334	42.0	54.7	72.0	125.0	153.1	166.4
Median Price	\$590,000	40.5	55.1	75.9	127.4	158.8	168.2
Sale to List Price Ratio	114.9	103.8	104.5	104.1	98.6	97.8	97.7
Median Days on Market	7.0	7.0	7.0	8.0	19.0	27.0	29.0

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.

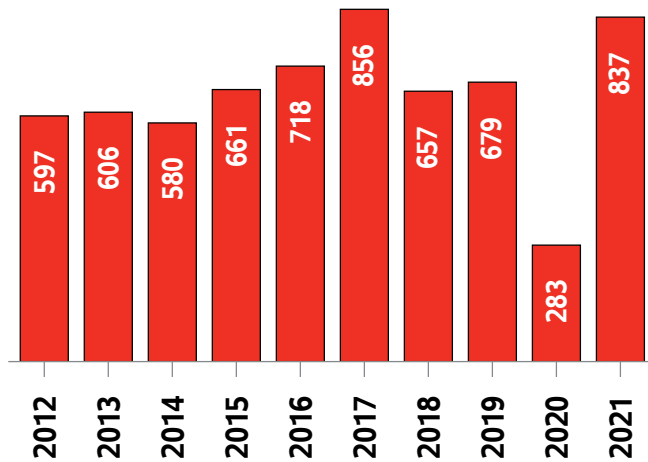
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

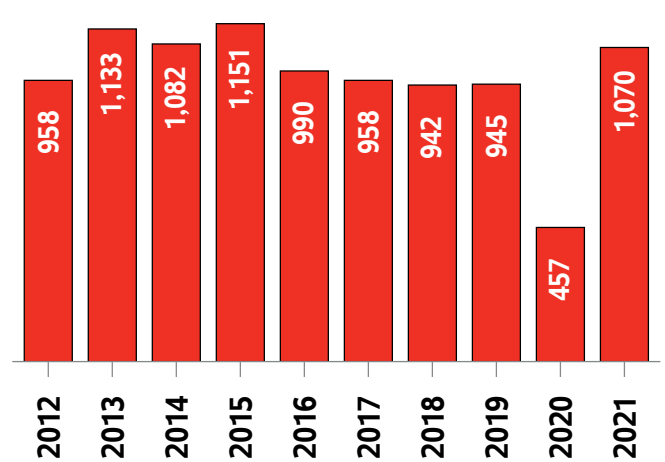
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

London MLS® Residential Market Activity

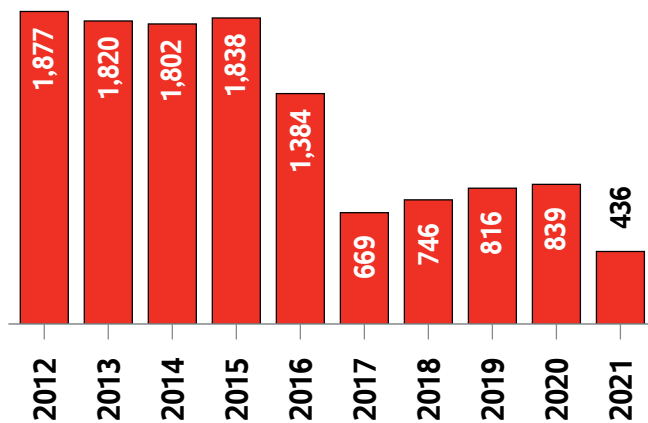
Sales Activity (April only)



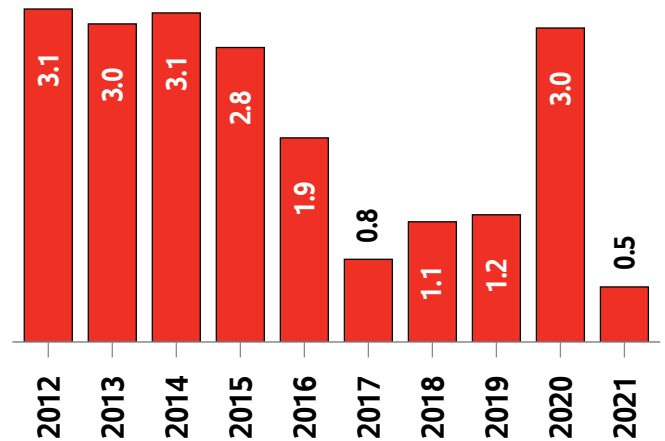
New Listings (April only)



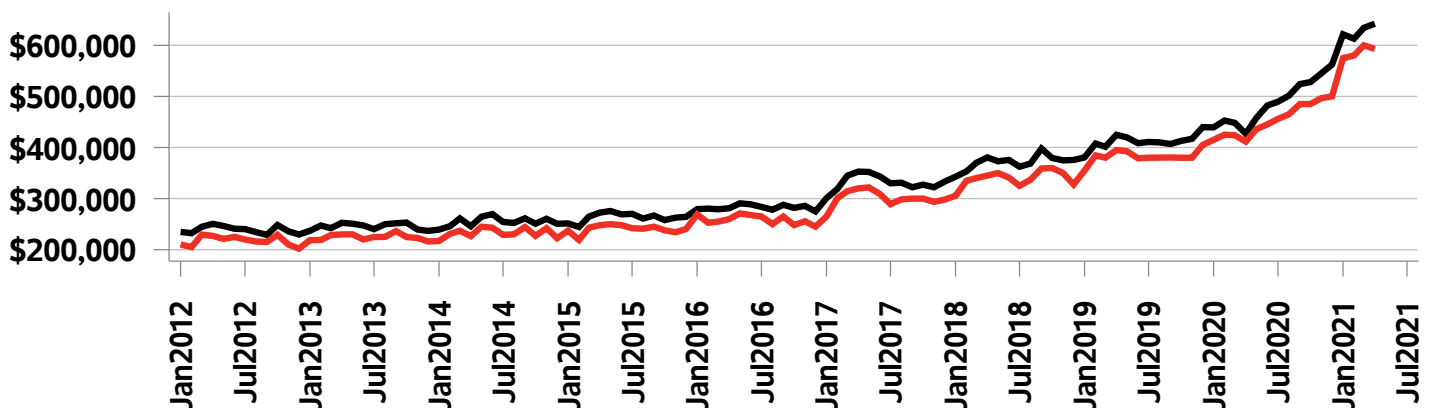
Active Listings (April only)



Months of Inventory (April only)

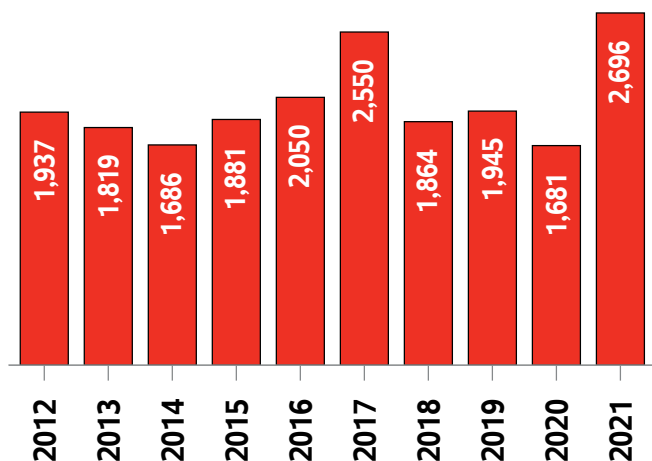


Average Price and Median Price

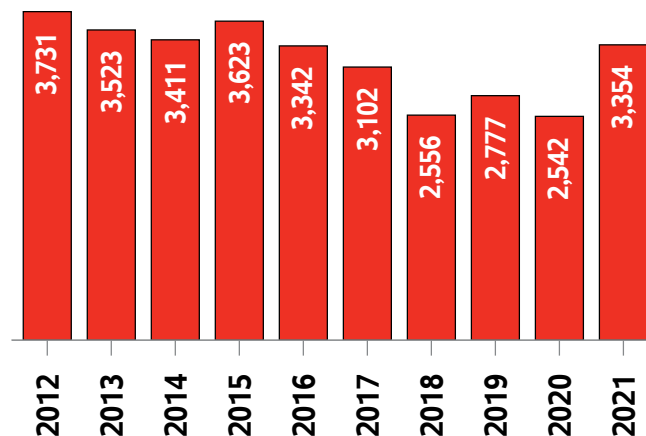


London MLS® Residential Market Activity

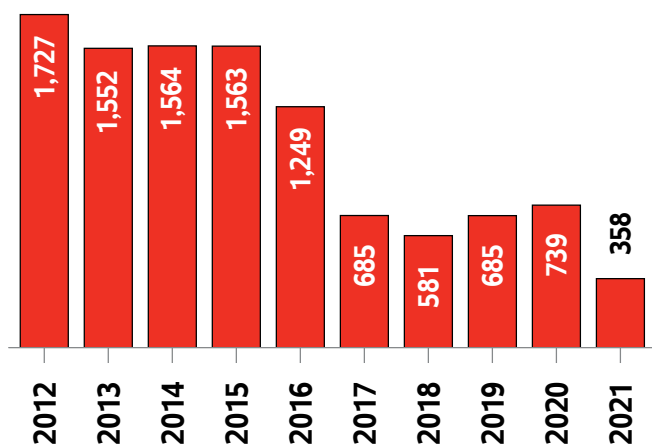
Sales Activity (April Year-to-date)



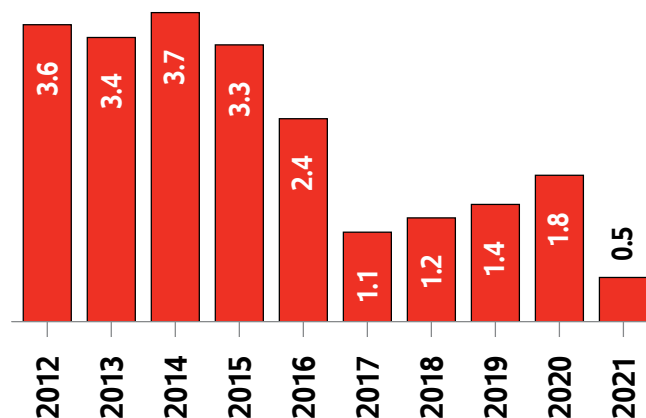
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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 sales January to the current month.

Elgin MLS® Residential Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	32	540.0	39.1	45.5	-5.9	33.3	190.9
Dollar Volume	\$20,523,701	799.7	91.5	186.2	143.5	238.5	604.4
New Listings	40	90.5	2.6	73.9	-16.7	-23.1	-16.7
Active Listings	33	-49.2	-50.7	-32.7	-74.4	-76.8	-80.8
Sales to New Listings Ratio ¹	80.0	23.8	59.0	95.7	70.8	46.2	22.9
Months of Inventory ²	1.0	13.0	2.9	2.2	3.8	5.9	15.6
Average Price	\$641,366	40.6	37.6	96.8	158.7	153.9	142.1
Median Price	\$648,500	60.9	50.8	105.5	195.4	180.4	176.0
Sale to List Price Ratio	108.8	105.9	98.0	99.5	97.0	94.4	94.4
Median Days on Market	12.0	10.0	20.0	18.0	43.5	73.5	75.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	119	116.4	83.1	83.1	36.8	120.4	197.5
Dollar Volume	\$73,795,072	223.7	183.8	230.6	265.4	491.9	702.8
New Listings	143	31.2	22.2	58.9	-6.5	-7.1	-10.6
Active Listings ³	28	-47.9	-49.8	-40.3	-76.3	-77.9	-80.6
Sales to New Listings Ratio ⁴	83.2	50.5	55.6	72.2	56.9	35.1	25.0
Months of Inventory ⁵	0.9	3.9	3.4	2.9	5.4	9.3	14.3
Average Price	\$620,127	49.6	55.0	80.6	167.1	168.6	169.8
Median Price	\$605,000	61.3	70.0	84.7	188.1	191.6	216.8
Sale to List Price Ratio	106.1	100.0	99.0	98.6	96.4	95.0	94.6
Median Days on Market	10.0	15.0	18.0	20.0	52.0	69.5	74.5

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.

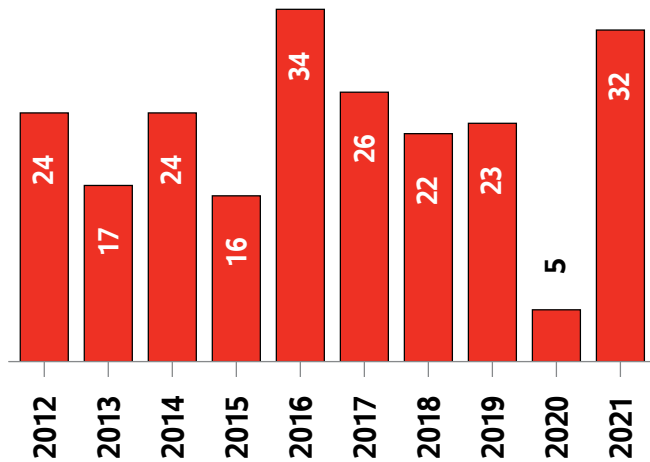
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

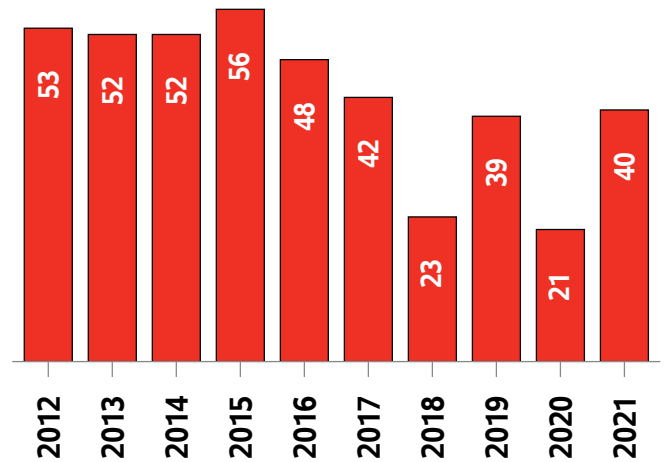
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Elgin MLS® Residential Market Activity

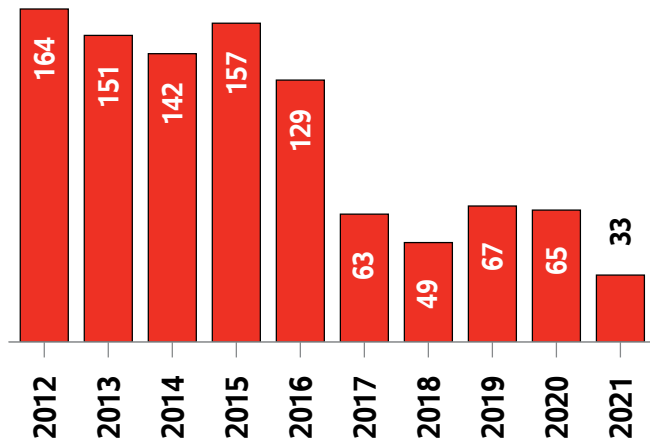
Sales Activity (April only)



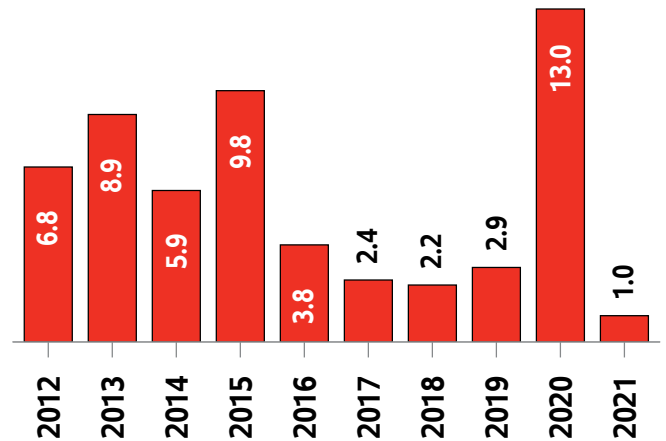
New Listings (April only)



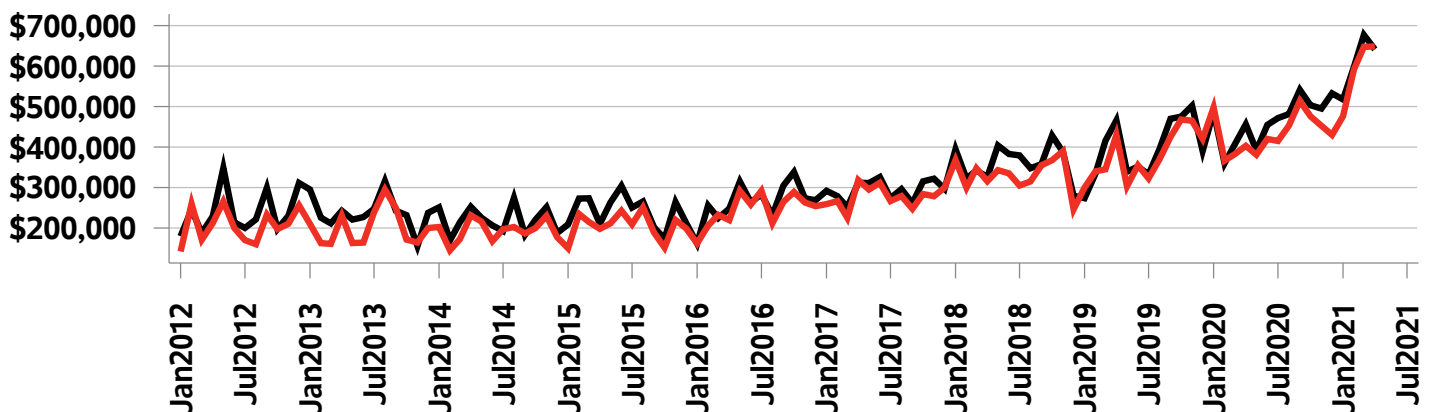
Active Listings (April only)



Months of Inventory (April only)

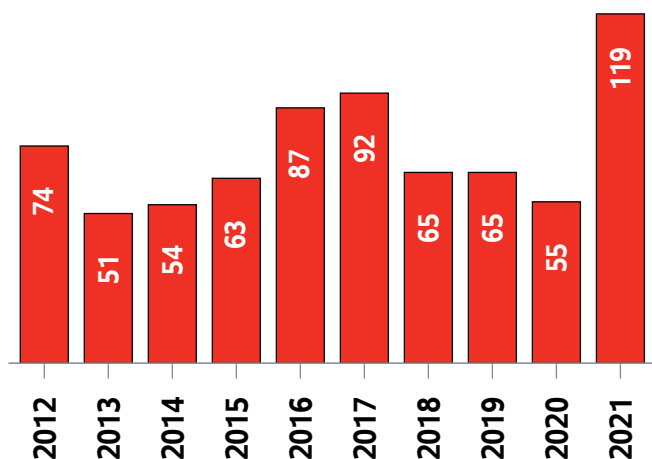


Average Price and Median Price

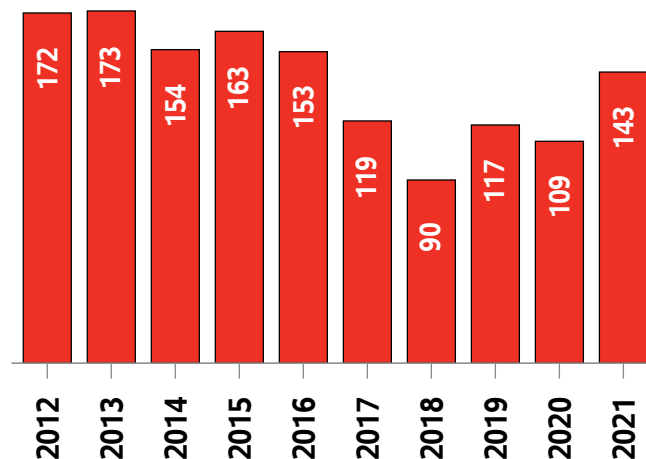


Elgin MLS® Residential Market Activity

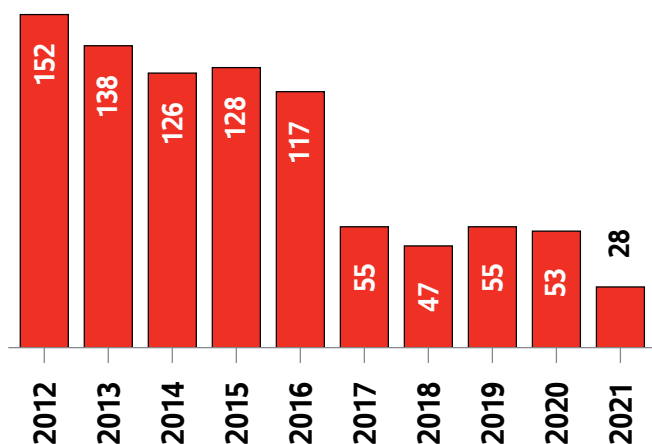
Sales Activity (April Year-to-date)



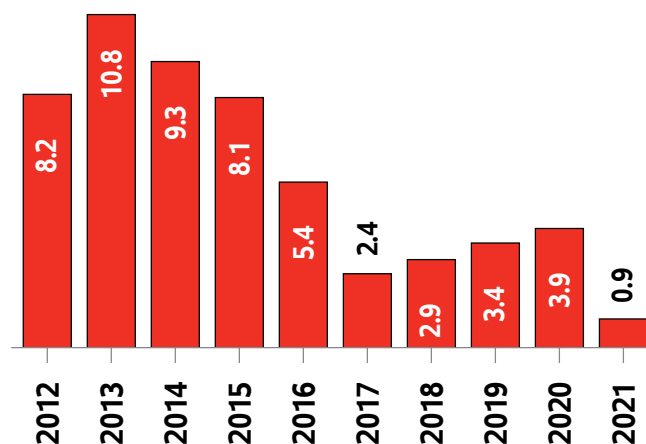
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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 sales January to the current month.

Middlesex MLS® Residential Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	52	188.9	40.5	13.0	13.0	44.4	57.6
Dollar Volume	\$45,812,564	377.7	171.0	121.1	218.6	221.2	294.5
New Listings	71	77.5	4.4	51.1	-1.4	-14.5	-15.5
Active Listings	42	-59.6	-63.5	-44.0	-74.1	-80.2	-74.4
Sales to New Listings Ratio ¹	73.2	45.0	54.4	97.9	63.9	43.4	39.3
Months of Inventory ²	0.8	5.8	3.1	1.6	3.5	5.9	5.0
Average Price	\$881,011	65.4	92.8	95.6	181.8	122.4	150.4
Median Price	\$781,625	69.9	73.7	64.2	158.9	116.2	156.3
Sale to List Price Ratio	111.5	98.3	101.7	101.7	98.1	96.9	97.3
Median Days on Market	7.0	15.5	10.0	13.5	41.5	61.5	25.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	149	77.4	33.0	31.9	29.6	58.5	65.6
Dollar Volume	\$113,898,046	172.6	115.5	115.9	181.1	234.8	285.1
New Listings	189	13.2	-10.0	17.4	-22.5	-29.7	-17.5
Active Listings ³	35	-66.2	-64.8	-51.7	-77.0	-81.6	-75.3
Sales to New Listings Ratio ⁴	78.8	50.3	53.3	70.2	47.1	34.9	39.3
Months of Inventory ⁵	0.9	4.9	3.5	2.5	5.2	8.0	6.2
Average Price	\$764,416	53.7	62.0	63.7	117.0	111.2	132.6
Median Price	\$675,765	42.7	47.3	40.8	115.2	111.7	132.6
Sale to List Price Ratio	111.4	100.7	100.6	101.0	97.2	96.1	96.9
Median Days on Market	7.0	14.0	12.5	15.0	39.0	42.5	35.5

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.

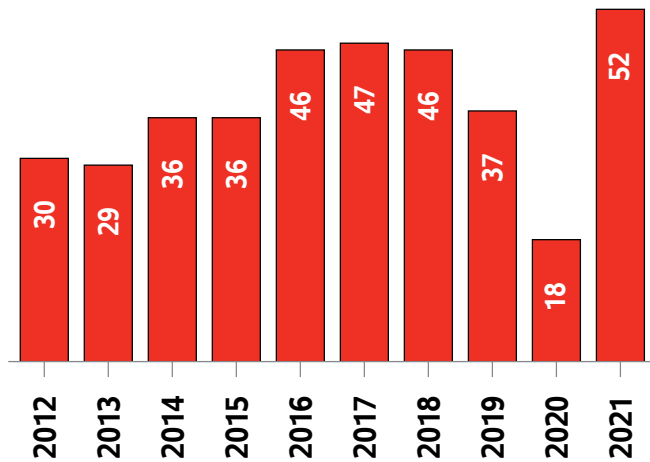
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

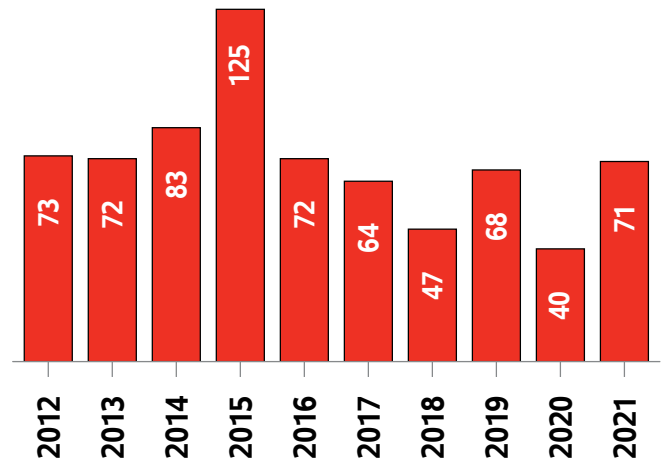
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Middlesex MLS® Residential Market Activity

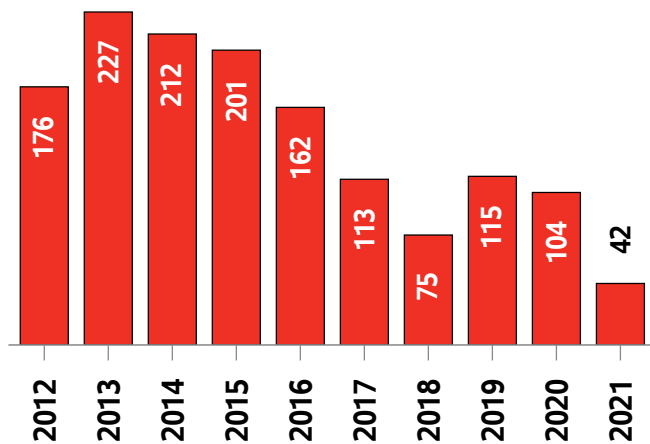
Sales Activity (April only)



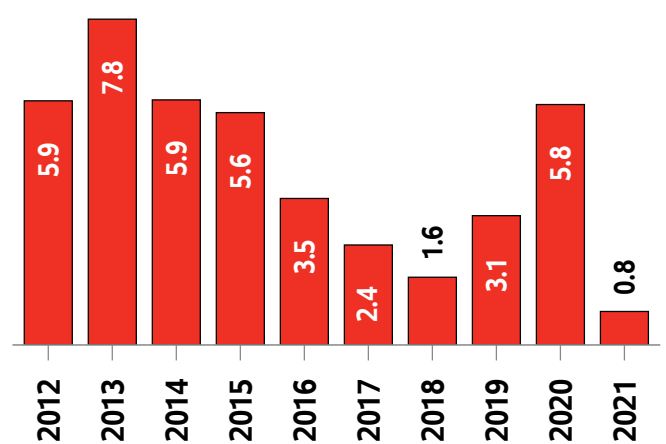
New Listings (April only)



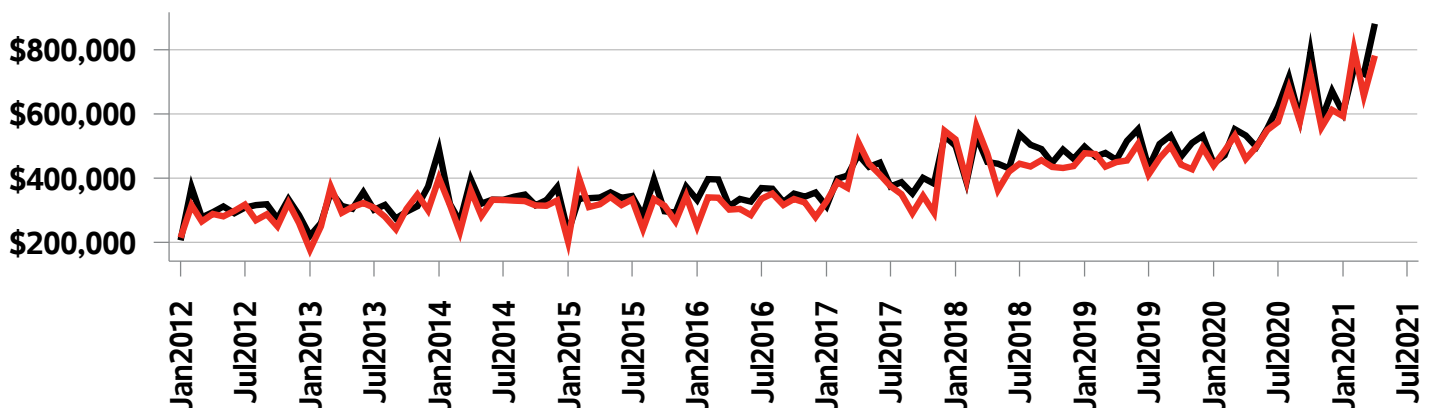
Active Listings (April only)



Months of Inventory (April only)

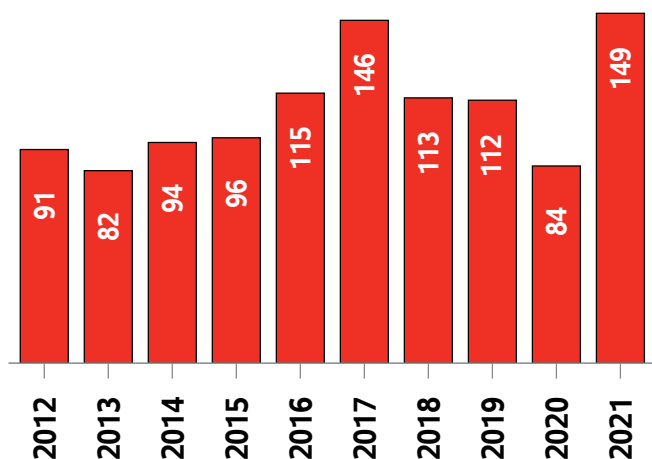


Average Price and Median Price

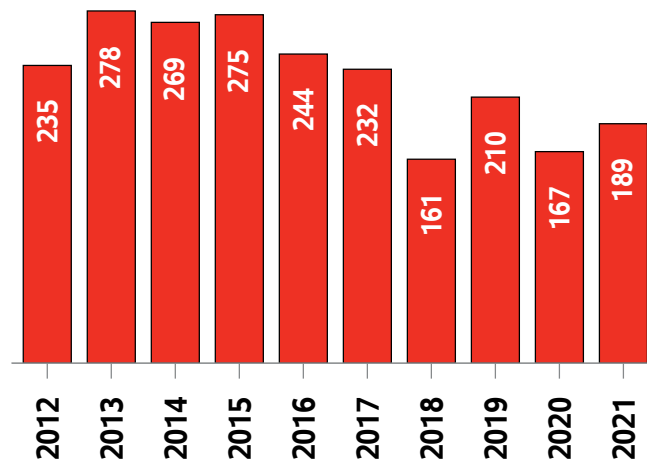


Middlesex MLS® Residential Market Activity

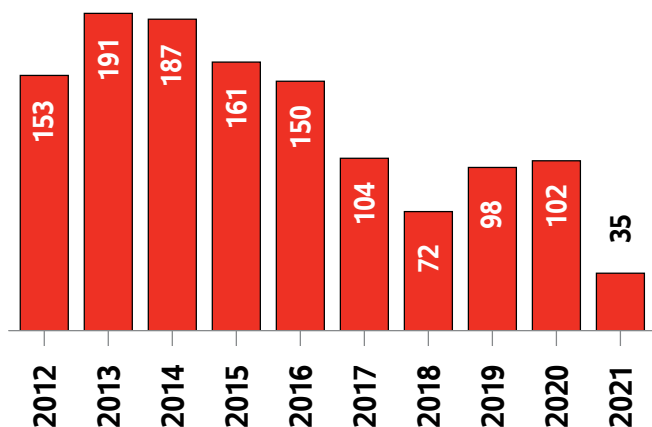
Sales Activity (April Year-to-date)



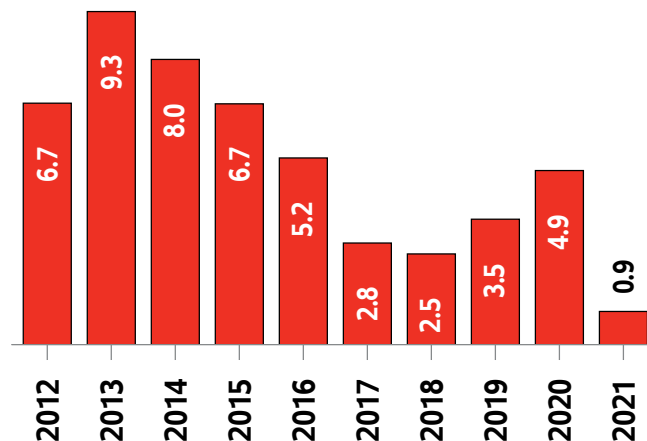
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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 sales January to the current month.

Strathroy-Cardoc MLS® Residential Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	48	300.0	23.1	14.3	17.1	60.0	77.8
Dollar Volume	\$30,397,454	573.4	69.9	125.8	188.4	307.5	363.3
New Listings	62	113.8	-4.6	26.5	-11.4	3.3	8.8
Active Listings	29	-74.8	-71.3	-58.0	-77.7	-82.3	-80.8
Sales to New Listings Ratio ¹	77.4	41.4	60.0	85.7	58.6	50.0	47.4
Months of Inventory ²	0.6	9.6	2.6	1.6	3.2	5.5	5.6
Average Price	\$633,280	68.4	38.0	97.6	146.3	154.7	160.6
Median Price	\$585,000	66.0	48.9	92.4	143.9	162.3	178.6
Sale to List Price Ratio	115.1	101.8	100.2	99.0	98.6	96.8	98.0
Median Days on Market	7.0	7.0	12.0	15.5	37.0	54.5	33.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	175	71.6	32.6	68.3	62.0	92.3	130.3
Dollar Volume	\$109,440,242	137.0	92.5	219.2	303.3	419.8	522.6
New Listings	197	0.5	-1.0	38.7	-7.1	3.7	-2.5
Active Listings ³	25	-75.4	-68.8	-59.0	-78.5	-82.7	-80.7
Sales to New Listings Ratio ⁴	88.8	52.0	66.3	73.2	50.9	47.9	37.6
Months of Inventory ⁵	0.6	4.0	2.4	2.3	4.3	6.4	6.8
Average Price	\$625,373	38.1	45.2	89.7	148.9	170.3	170.4
Median Price	\$600,000	39.5	50.9	89.7	151.1	177.1	176.2
Sale to List Price Ratio	113.6	100.6	99.8	99.4	97.5	96.4	97.2
Median Days on Market	7.0	14.0	16.5	16.5	31.5	58.0	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.

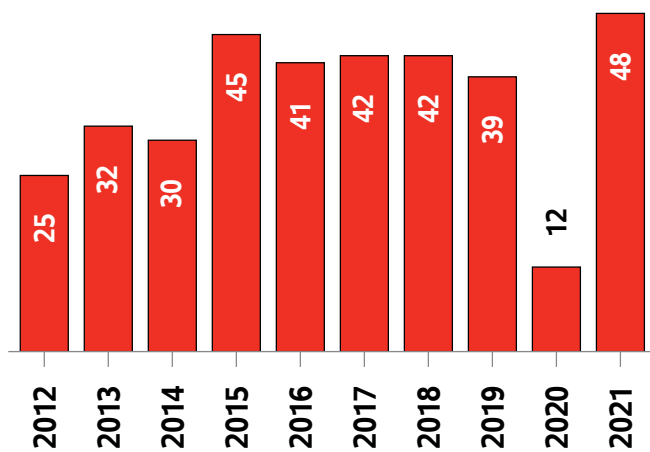
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

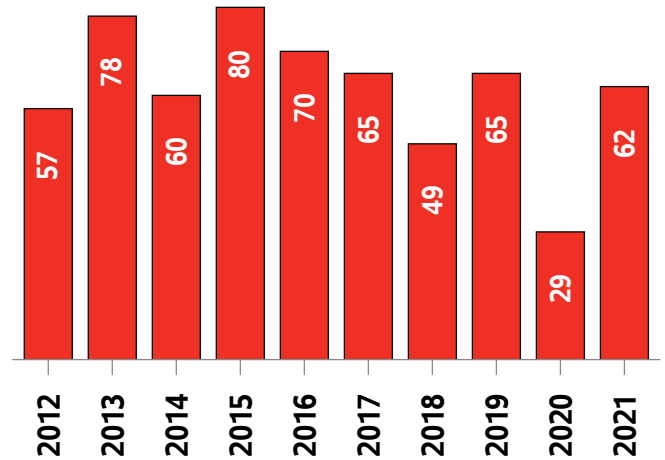
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Strathroy-Cardoc MLS® Residential Market Activity

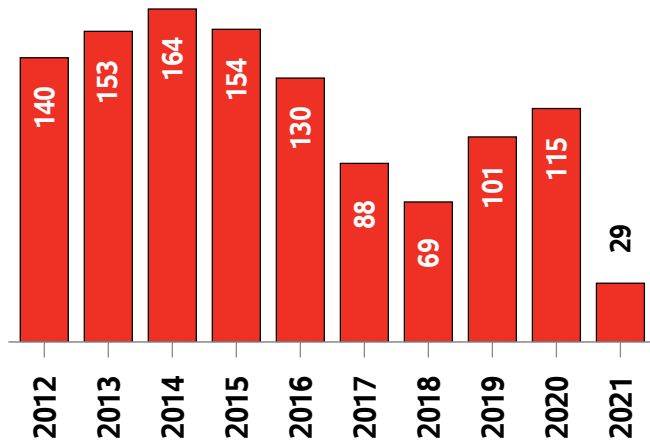
Sales Activity (April only)



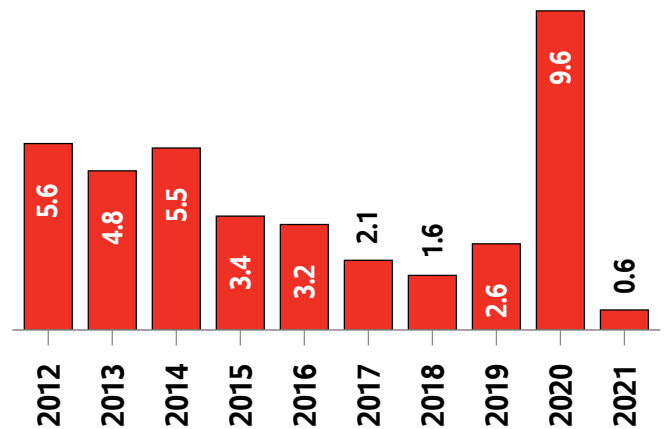
New Listings (April only)



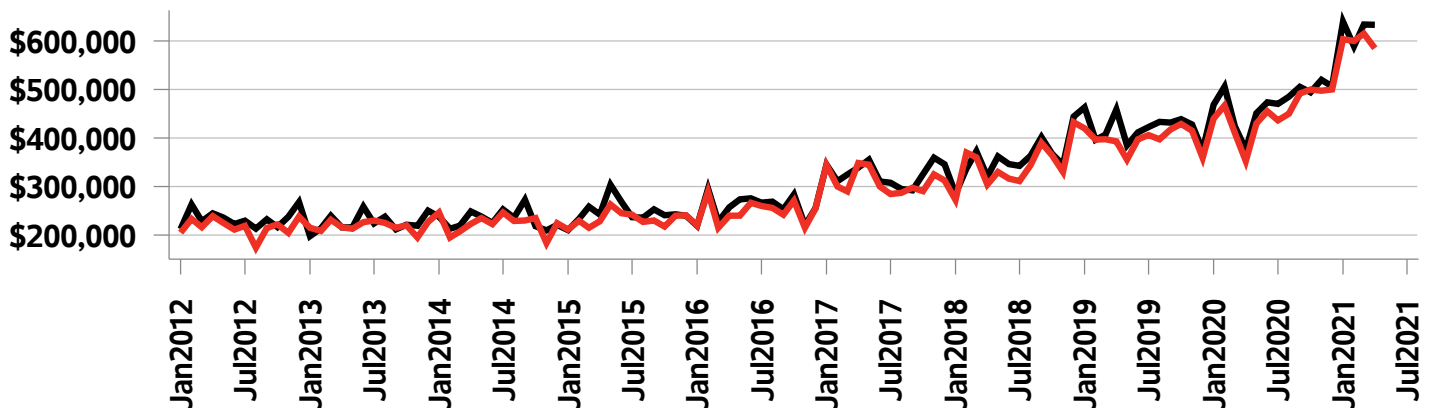
Active Listings (April only)



Months of Inventory (April only)

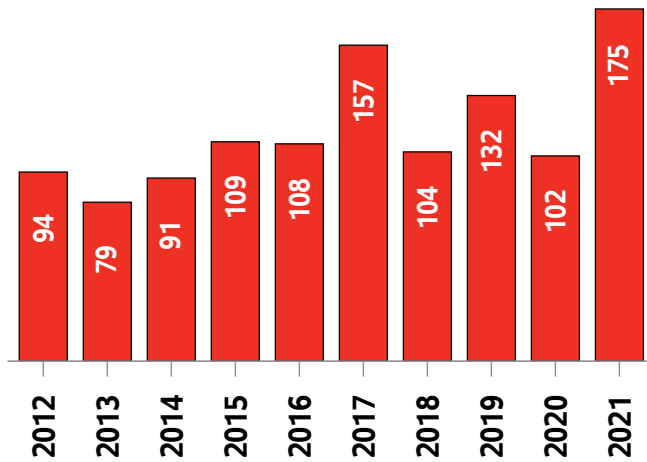


Average Price and Median Price

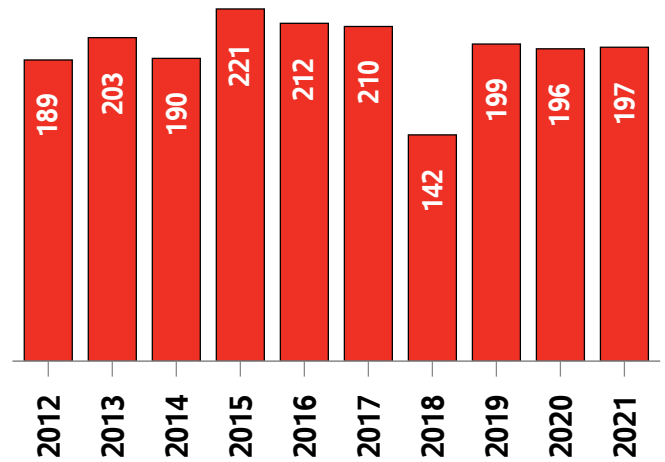


Strathroy-Cardoc MLS® Residential Market Activity

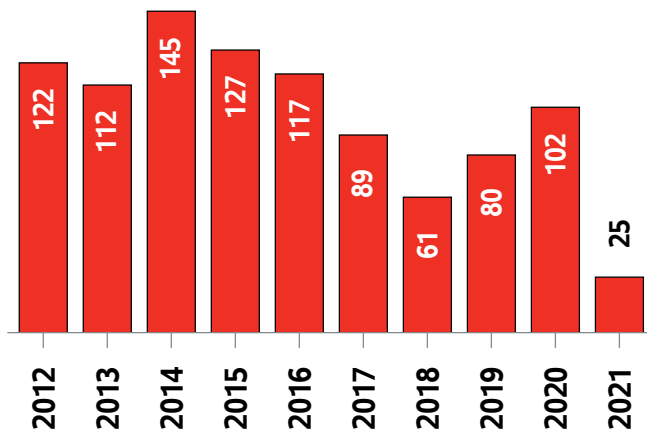
Sales Activity (April Year-to-date)



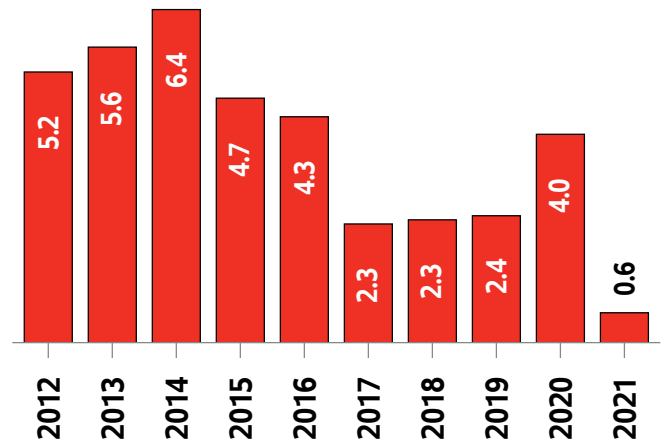
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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 sales January to the current month.

St. Thomas MLS® Residential Market Activity

Actual	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	106	152.4	24.7	63.1	26.2	37.7	86.0
Dollar Volume	\$57,373,058	276.1	89.6	209.5	217.4	279.3	455.4
New Listings	119	95.1	32.2	30.8	8.2	-1.7	20.2
Active Listings	37	-51.3	-38.3	-32.7	-76.0	-85.3	-85.6
Sales to New Listings Ratio ¹	89.1	68.9	94.4	71.4	76.4	63.6	57.6
Months of Inventory ²	0.3	1.8	0.7	0.8	1.8	3.3	4.5
Average Price	\$541,255	49.0	52.0	89.8	151.5	175.5	198.7
Median Price	\$545,957	61.0	58.0	88.3	166.6	180.0	202.6
Sale to List Price Ratio	112.8	100.2	102.8	103.6	97.8	96.5	97.0
Median Days on Market	8.0	13.0	9.0	7.0	23.5	25.0	37.0

Year-to-date	April 2021	Compared to ⁶					
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	288	34.0	20.5	30.3	23.6	54.0	44.0
Dollar Volume	\$157,279,863	91.5	92.6	145.1	206.9	317.7	323.1
New Listings	327	16.0	19.3	29.2	-3.8	-11.4	-13.0
Active Listings ³	25	-62.0	-58.4	-54.9	-82.1	-88.5	-88.8
Sales to New Listings Ratio ⁴	88.1	76.2	87.2	87.4	68.5	50.7	53.2
Months of Inventory ⁵	0.4	1.2	1.0	1.0	2.4	4.7	4.5
Average Price	\$546,111	42.9	59.8	88.0	148.3	171.2	193.9
Median Price	\$540,000	50.0	63.4	91.8	157.0	178.4	199.7
Sale to List Price Ratio	113.4	101.0	101.7	101.2	97.4	96.7	97.0
Median Days on Market	6.0	10.0	11.0	10.0	27.0	29.0	37.0

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.

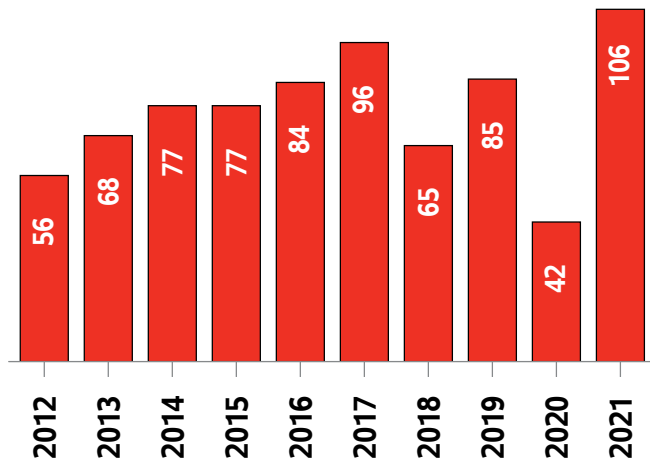
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

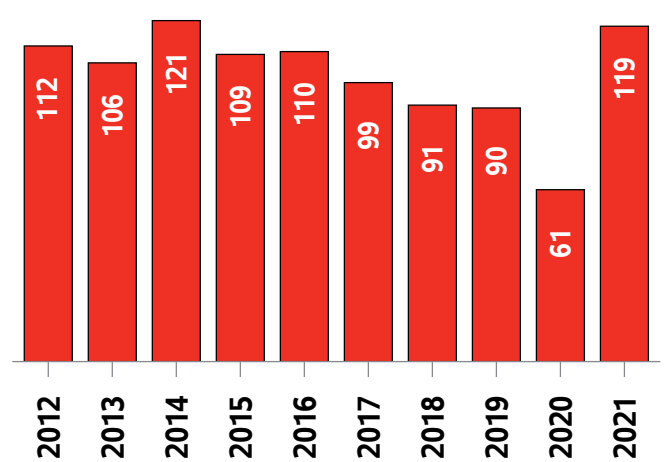
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

St. Thomas MLS® Residential Market Activity

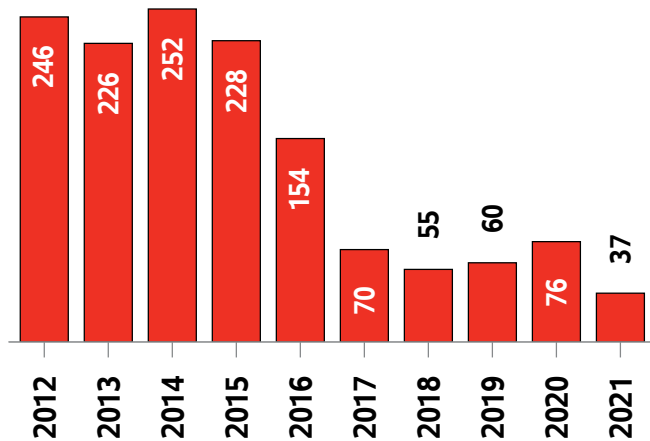
Sales Activity (April only)



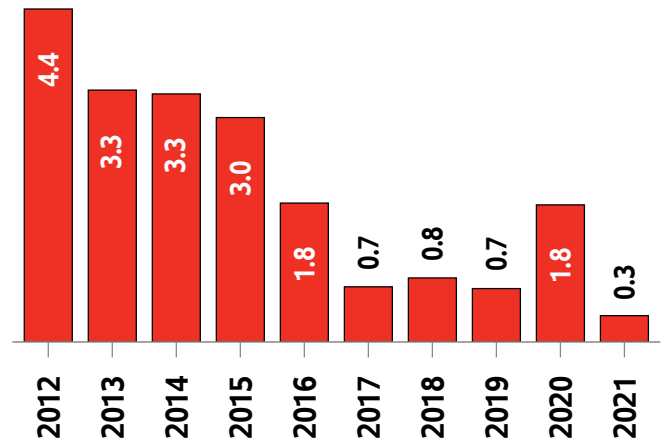
New Listings (April only)



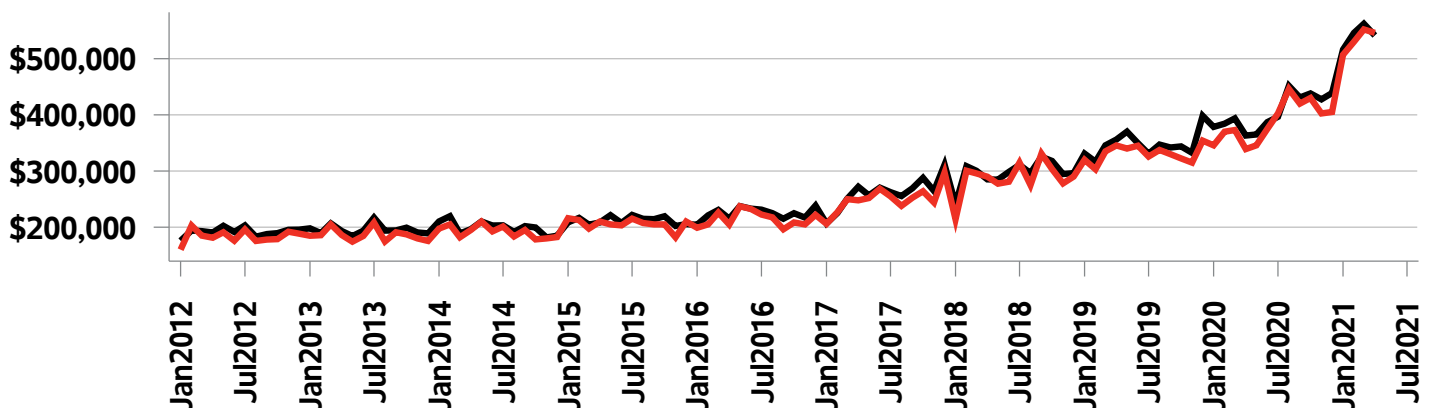
Active Listings (April only)



Months of Inventory (April only)

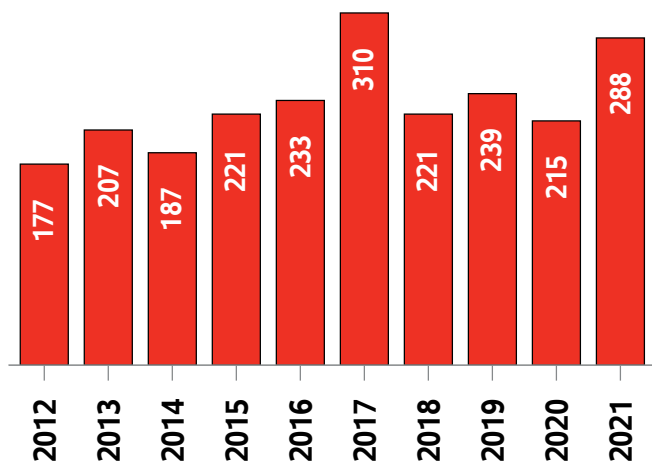


Average Price and Median Price

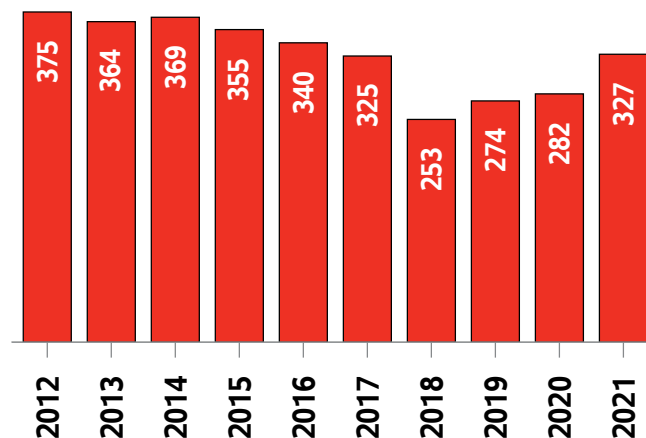


St. Thomas MLS® Residential Market Activity

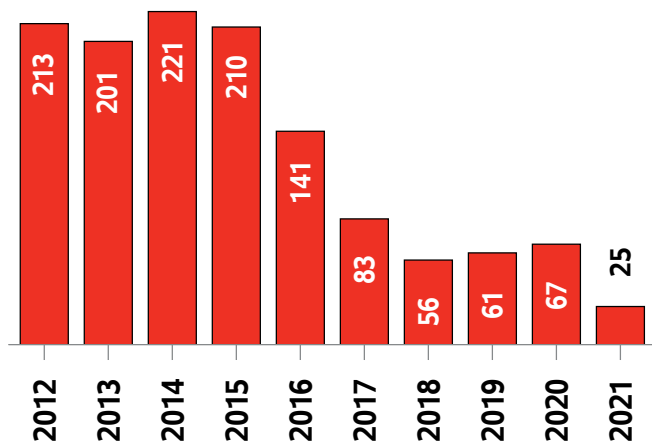
Sales Activity (April Year-to-date)



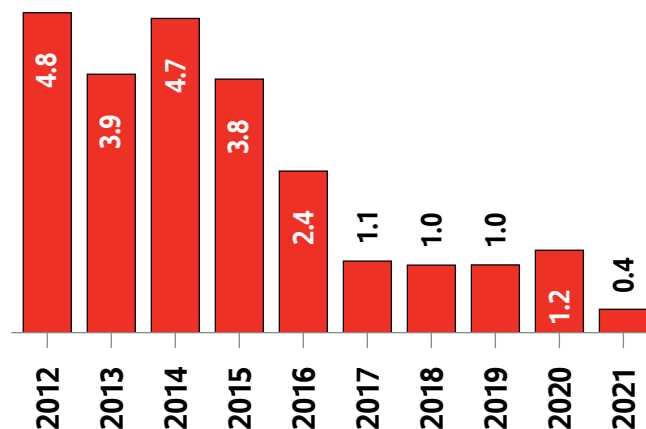
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April Year-to-date)



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