



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report April 2022



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

APRIL 2022 LONDON & ST. THOMAS

MARKET UPDATE

MARKET SUMMARY

\$771,682

AVERAGE SALE PRICE



1609

NEW LISTINGS



1.2

MONTHS OF INVENTORY



877

UNITS SOLD



AVERAGE HOUSING PRICES COMPARED TO 2021

+15.1%



\$874,712

LONDON NORTH

+19.1%



\$772,829

LONDON SOUTH

+18.7%



\$597,652

LONDON EAST

*Stats provided by LSTAR

STREETCITY
REALTY INC., BROKERAGE

Shane Haskell, ABR

REALTOR®

519-200-6868

shane@shanehaskell.ca



News Release

Wednesday, May 4th, 2022

For Comment: Randy Pawlowski, 519-661-7578

For Background: Chad Lovell, 519-641-1400



April Figures Suggest a Soft Landing of the Local Real Estate Market

London, ON – In April 2022, 877 homes traded hands in the London-St. Thomas area and 1,069 new property listings were posted on the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR). The local housing supply bounced up to 1.2 months of inventory in April from only 0.6 months in March.

“These figures suggest a soft landing of the local real estate market: the April home sales are on par with the ten-year average and last month’s sales-to-new listings ratio of 54.5% signals that we’re trending towards a more balanced market,” said Randy Pawlowski, 2022 LSTAR President.

Within the same time frame, LSTAR’s composite Home Price Index Benchmark Price saw a 4.5% month-over-month decline – from \$774,200 in March to \$739,700 in April. A similar difference was also seen in LSTAR’s overall average home price, which decreased from \$823,954 in March to \$771,682 in April.

“There is nothing dramatic about the decline in home prices. These single-digit decreases were actually expected after two consecutive interest rate hikes by the Bank of Canada and the Ontario Government’s decision to expand and increase the non-resident speculation tax,” Pawlowski explained.

The following table shows how April’s average home sales prices in LSTAR’s five main regions compare to the benchmark prices for the same areas.

Area	April 2022 MLS® HPI Benchmark Price	April 2022 Average Price
Central Elgin	\$773,000	\$900,732
London East	\$647,600	\$597,652
London North	\$863,900	\$874,712
London South	\$731,900	\$772,829
Middlesex Centre	\$1,076,700	\$1,192,683
St. Thomas	\$628,100	\$688,116
Strathroy-Caradoc	\$825,500	\$823,380
LSTAR	\$739,700	\$771,682

Out of the 877 units sold last month, 648 were single-family homes, 121 – condo townhouses, and 74 – apartments.

“In April, the average price for a single-family home in LSTAR’s jurisdiction sat at \$840,415, that of a condo – at \$618,049, and the overall average price for an apartment – at \$476,283,” Pawlowski said. “Speaking of apartments, it’s interesting to see that their HPI benchmark price increased in April by 3.7% over the previous month, while the benchmark prices for all the other home types saw month-over-month single-digit reductions,” he noted.

The following table shows the April benchmark prices for all housing types in LSTAR’s jurisdiction and how they measure up to the values from a year ago.

MLS® Home Price Index Benchmark Prices		
Benchmark Type	April 2022	Change over April 2021
LSTAR Composite	\$739,700	↑ 25.1%
LSTAR Single-Family	\$789,700	↑ 23.7%
LSTAR One Storey	\$742,500	↑ 26.6%
LSTAR Two Storey	\$838,300	↑ 21.8%
LSTAR Townhouse	\$599,900	↑ 26.1%
LSTAR Apartment	\$461,400	↑ 37.0%

“Even if it’s much higher than in many cities from Alberta and Saskatchewan, LSTAR’s aggregate HPI benchmark price places our area among the most affordable in Ontario,” Pawlowski observed. The following table is based on data provided by the Canadian Real Estate Association (CREA) for April 1st, 2022.

Area	MLS® Home Price Index Benchmark Price
Oakville - Milton	\$1,608,900
Fraser Valley	\$1,384,000
Greater Vancouver	\$1,374,500
Greater Toronto	\$1,354,000
Mississauga	\$1,323,300
Hamilton-Burlington	\$1,092,800
Victoria	\$1,003,900
Guelph & District	\$1,001,700
Barrie & District	\$939,500
Kitchener-Waterloo	\$929,300
Cambridge	\$913,800
Niagara Region	\$814,600
Brantford Region	\$795,600
Woodstock-Ingersoll	\$756,700
Ottawa	\$754,400
London St. Thomas	\$739,700
Huron - Perth	\$673,200
Calgary	\$511,600
Edmonton	\$371,600
Winnipeg	\$351,100
Saskatoon	\$338,500
CANADA	\$882,400

According to a research report¹ by Altus Group, 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. "In other words, our April home sales could potentially generate more than 64 million in spin-off spending over the next three years, thus making an important contribution to the local economy," Pawlowski concluded.

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

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 2,000 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.

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	877	-23.1	116.5	-4.8	-23.9	-1.3	11.7
Dollar Volume	\$676,765,352	-8.2	290.0	73.9	69.1	185.9	246.2
New Listings	1,609	10.2	141.2	23.8	22.0	-1.5	18.7
Active Listings	1,010	52.1	-23.0	-22.6	-10.0	-65.4	-65.7
Sales to New Listings Ratio ¹	54.5	78.2	60.7	70.8	87.3	54.4	57.9
Months of Inventory ²	1.2	0.6	3.2	1.4	1.0	3.3	3.7
Average Price	\$771,682	19.4	80.1	82.6	122.1	189.8	209.9
Median Price	\$720,000	21.0	79.3	83.7	127.8	199.4	217.2
Sale to List Price Ratio ³	114.6	113.9	100.0	103.6	105.1	98.1	97.5
Median Days on Market	8.0	7.0	13.0	8.0	9.0	23.0	29.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	3,269	-12.3	41.6	23.3	-6.5	29.2	29.6
Dollar Volume	\$2,629,023,327	11.8	157.1	144.6	128.0	303.8	334.6
New Listings	4,843	6.7	36.7	25.6	13.1	-3.0	-4.9
Active Listings ⁴	587	13.0	-50.0	-47.2	-49.1	-76.6	-78.0
Sales to New Listings Ratio ⁵	67.5	82.2	65.2	68.8	81.6	50.7	49.5
Months of Inventory ⁶	0.7	0.6	2.0	1.7	1.3	4.0	4.2
Average Price	\$804,229	27.5	81.6	98.4	143.8	212.7	235.4
Median Price	\$760,000	28.7	81.0	100.0	154.2	223.4	246.2
Sale to List Price Ratio ⁷	119.1	113.8	102.9	103.4	102.4	97.7	97.4
Median Days on Market	7.0	6.0	8.0	8.0	13.0	28.0	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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

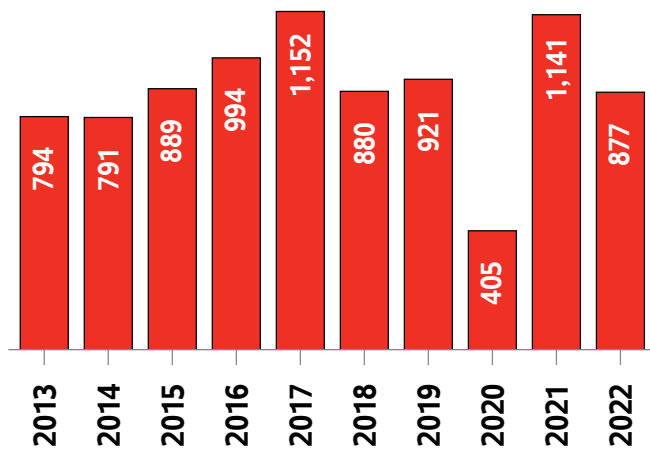
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

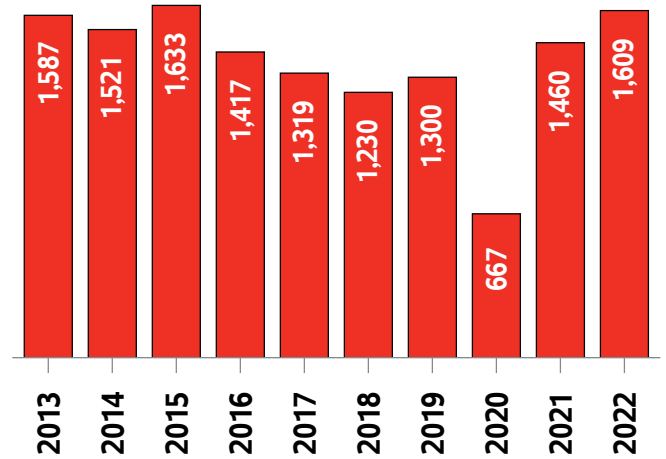
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

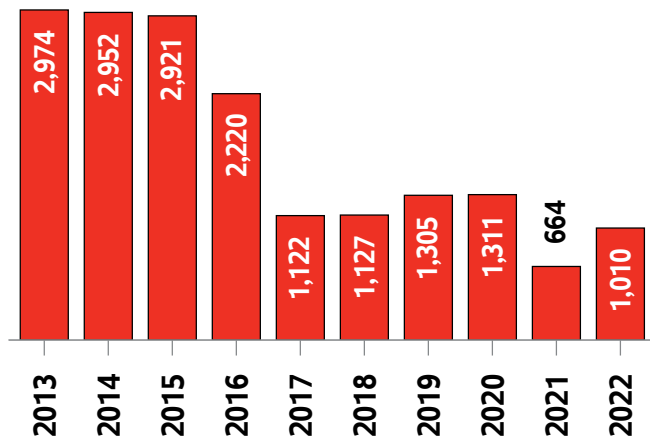
Sales Activity (April only)



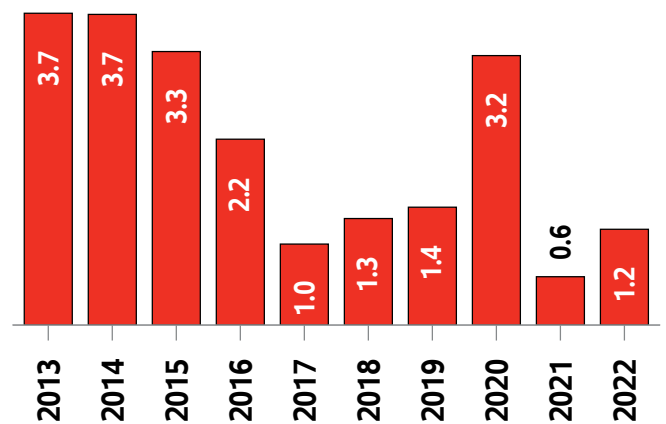
New Listings (April only)



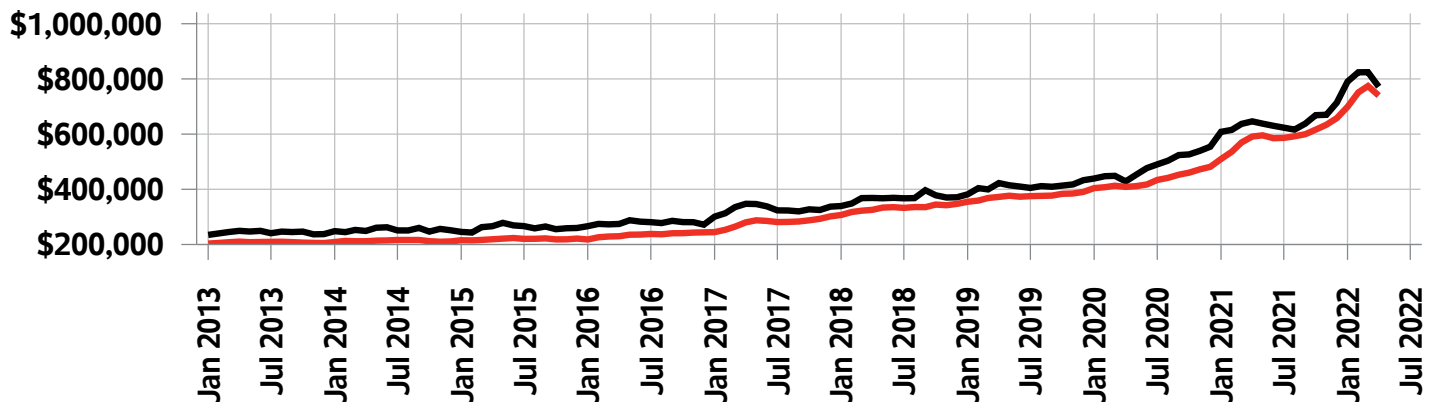
Active Listings (April only)



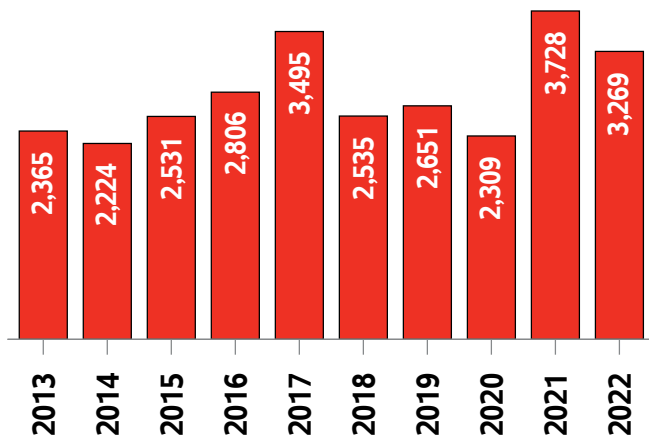
Months of Inventory (April only)



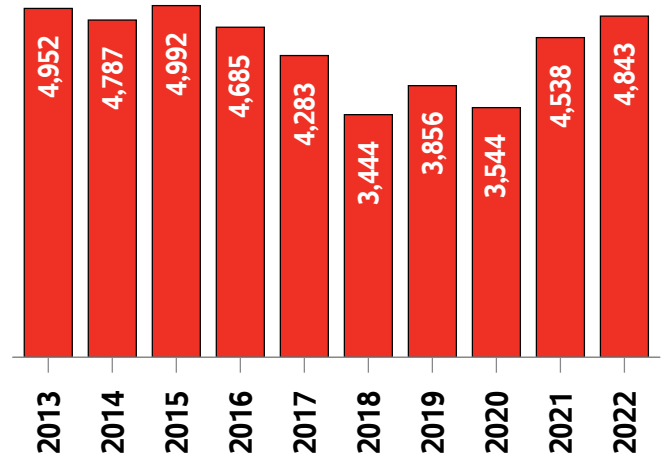
MLS® HPI Composite Benchmark Price and Average Price



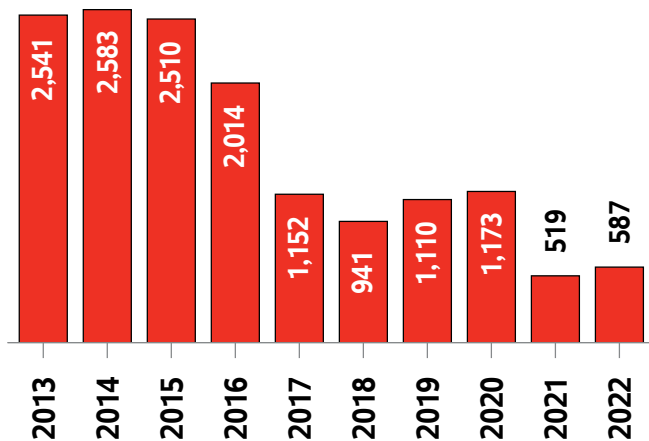
Sales Activity (April Year-to-date)



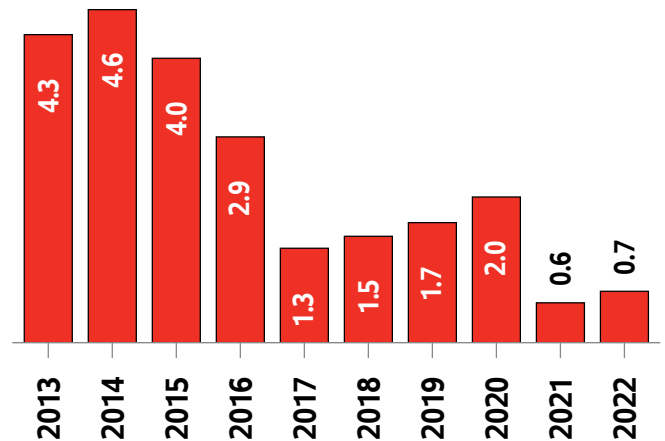
New Listings (April Year-to-date)



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.

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	648	-23.4	105.1	-7.3	-27.4	-8.2	3.5
Dollar Volume	\$544,589,177	-8.6	281.6	71.3	60.7	168.1	222.9
New Listings	1,180	7.1	123.5	13.7	13.4	-8.0	10.0
Active Listings	720	43.4	-33.5	-35.2	-15.3	-67.5	-69.0
Sales to New Listings Ratio ¹	54.9	76.8	59.8	67.3	85.7	55.0	58.3
Months of Inventory ²	1.1	0.6	3.4	1.6	1.0	3.1	3.7
Average Price	\$840,415	19.3	86.1	84.7	121.2	192.1	212.0
Median Price	\$780,000	21.9	84.6	86.8	122.9	205.9	225.0
Sale to List Price Ratio ³	114.7	114.4	100.1	103.1	105.7	98.2	97.6
Median Days on Market	8.0	7.0	11.5	8.0	8.0	21.0	28.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	2,352	-14.5	41.6	18.1	-13.8	18.3	17.6
Dollar Volume	\$2,067,728,535	9.0	158.9	137.1	111.1	273.8	299.1
New Listings	3,481	3.4	30.6	14.5	4.2	-10.5	-13.1
Active Listings ⁴	422	11.2	-56.6	-54.6	-51.4	-77.7	-80.0
Sales to New Listings Ratio ⁵	67.6	81.8	62.3	65.5	81.6	51.1	49.9
Months of Inventory ⁶	0.7	0.6	2.3	1.9	1.3	3.8	4.2
Average Price	\$879,136	27.6	82.8	100.7	144.8	216.1	239.4
Median Price	\$815,000	27.3	81.1	102.7	150.4	226.1	246.8
Sale to List Price Ratio ⁷	119.0	114.0	102.6	102.8	102.7	97.8	97.5
Median Days on Market	7.0	6.0	8.0	9.0	11.0	25.0	30.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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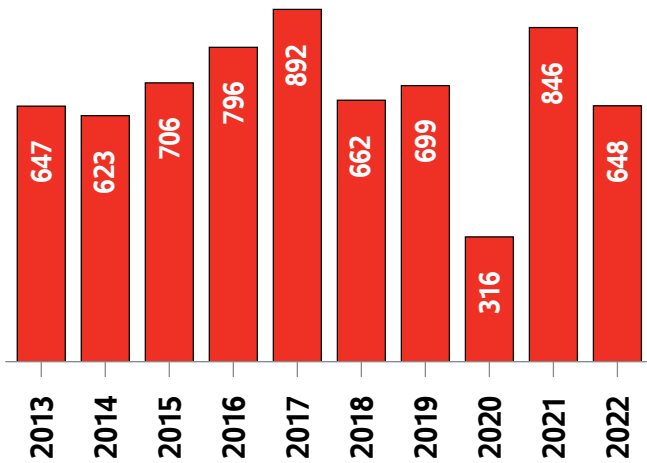
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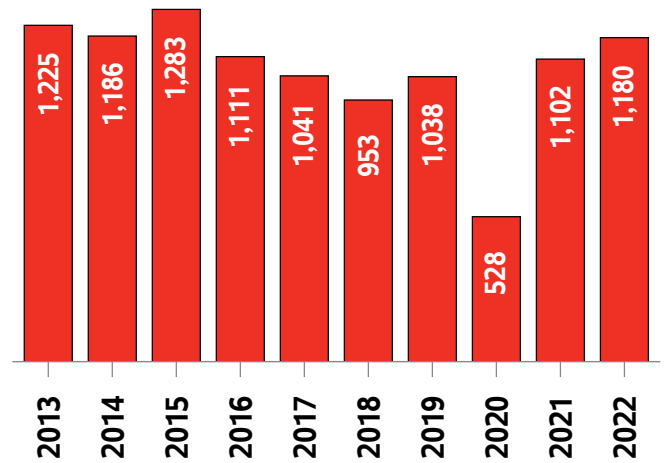
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

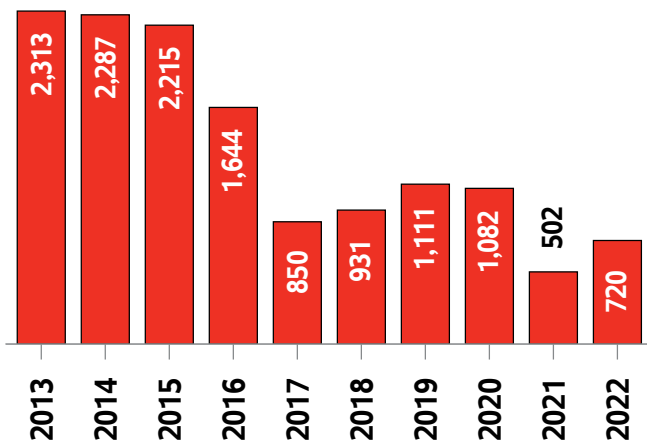
Sales Activity (April only)



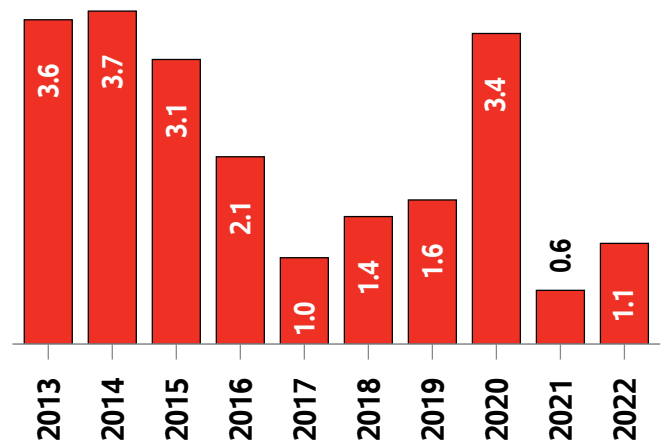
New Listings (April only)



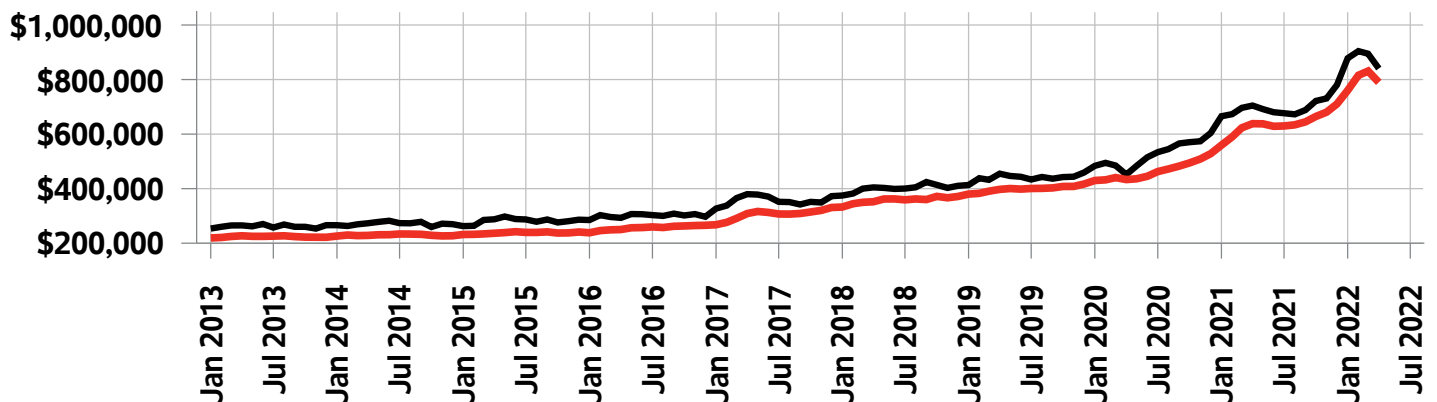
Active Listings (April only)



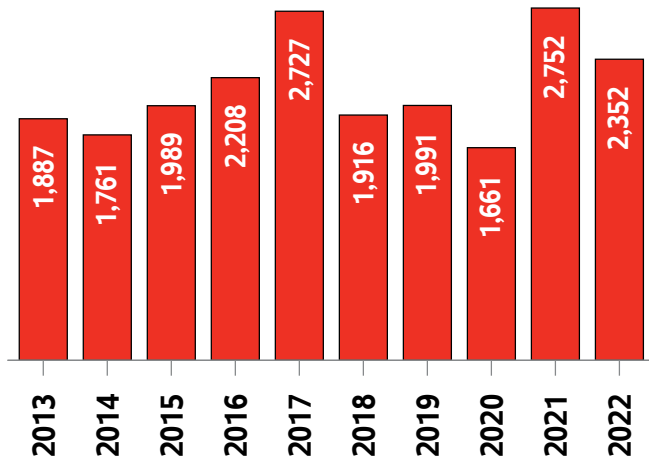
Months of Inventory (April only)



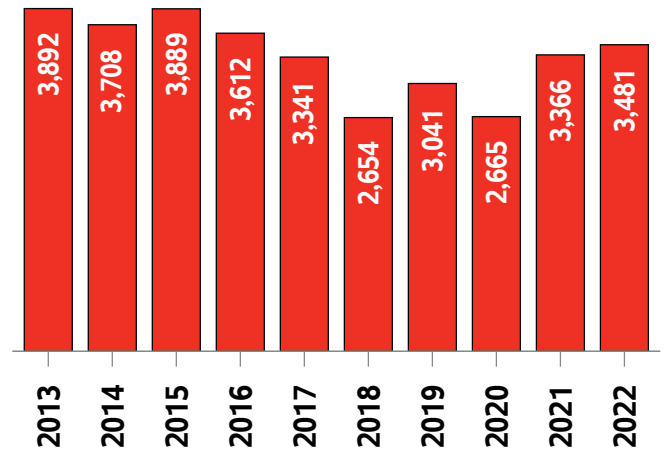
MLS® HPI Single Family Benchmark Price and Average Price



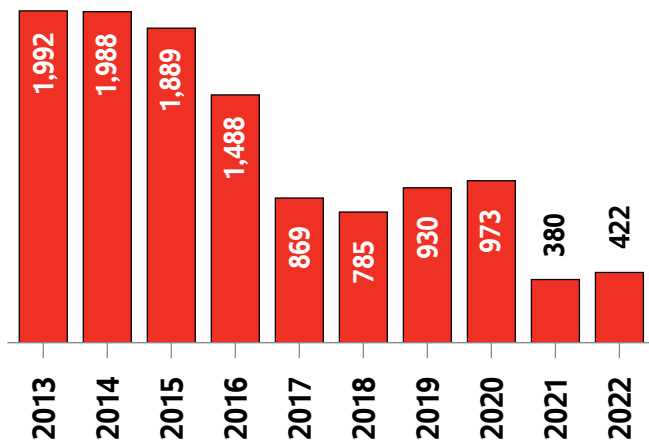
Sales Activity (April Year-to-date)



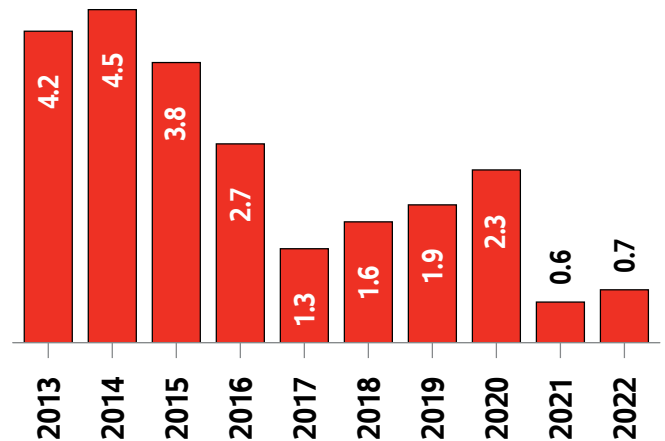
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



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

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	121	-6.2	175.0	3.4	-11.7	19.8	13.1
Dollar Volume	\$74,783,895	18.2	383.3	92.9	130.5	280.1	298.5
New Listings	223	28.9	205.5	90.6	57.0	17.4	40.3
Active Listings	146	114.7	60.4	135.5	73.8	-55.8	-51.2
Sales to New Listings Ratio ¹	54.3	74.6	60.3	100.0	96.5	53.2	67.3
Months of Inventory ²	1.2	0.5	2.1	0.5	0.6	3.3	2.8
Average Price	\$618,049	26.0	75.8	86.5	161.0	217.3	252.4
Median Price	\$600,000	31.6	80.2	84.6	179.1	210.9	297.4
Sale to List Price Ratio ³	116.4	114.9	99.6	106.6	107.1	97.9	97.2
Median Days on Market	9.0	7.0	14.0	7.0	13.0	30.0	31.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	462	-0.2	58.8	40.0	6.2	58.8	40.4
Dollar Volume	\$305,667,110	33.4	191.3	181.2	208.3	447.4	437.8
New Listings	710	25.4	83.5	83.9	48.8	23.1	17.7
Active Listings ⁴	80	75.8	26.5	42.9	-8.6	-71.4	-71.5
Sales to New Listings Ratio ⁵	65.1	81.8	75.2	85.5	91.2	50.4	54.6
Months of Inventory ⁶	0.7	0.4	0.9	0.7	0.8	3.8	3.4
Average Price	\$661,617	33.7	83.5	100.9	190.3	244.8	283.0
Median Price	\$650,000	38.3	85.8	107.0	201.5	269.3	318.0
Sale to List Price Ratio ⁷	122.8	116.8	104.9	107.0	103.2	97.6	97.4
Median Days on Market	7.0	6.0	6.0	7.0	15.0	35.0	32.0

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 Sale price / list price * 100; average for all homes sold in the current month.

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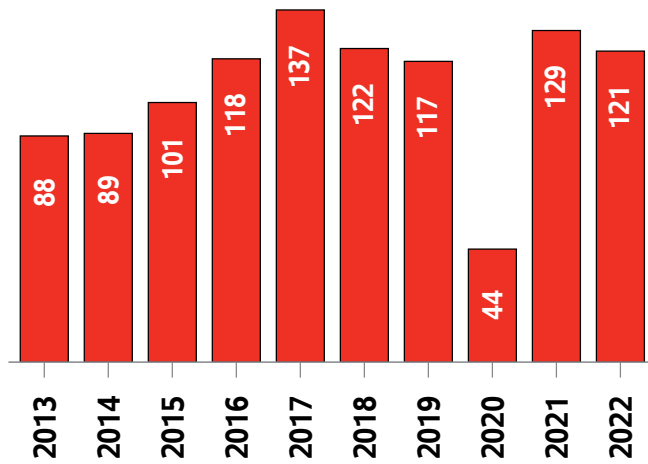
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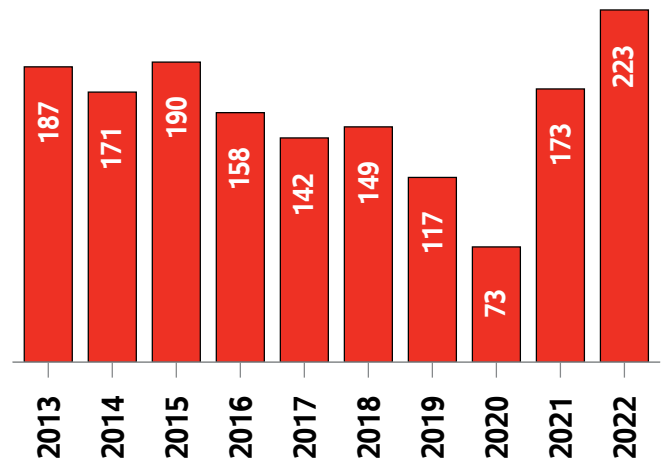
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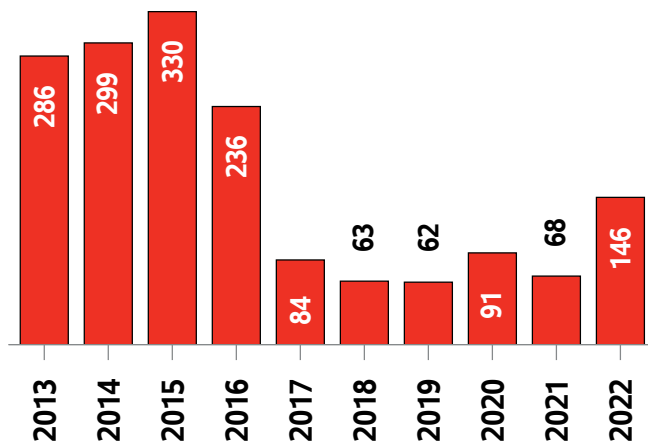
Sales Activity (April only)



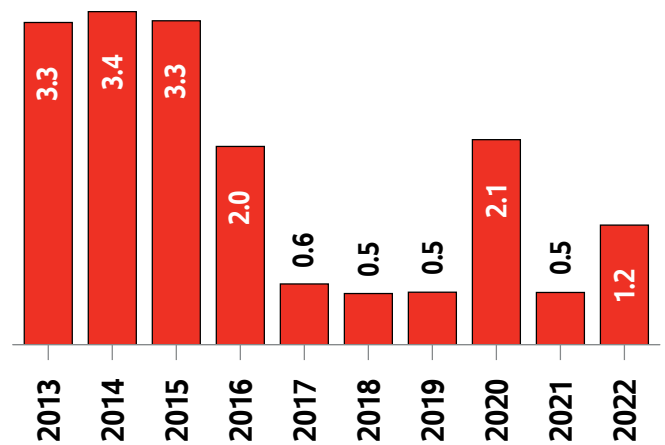
New Listings (April only)



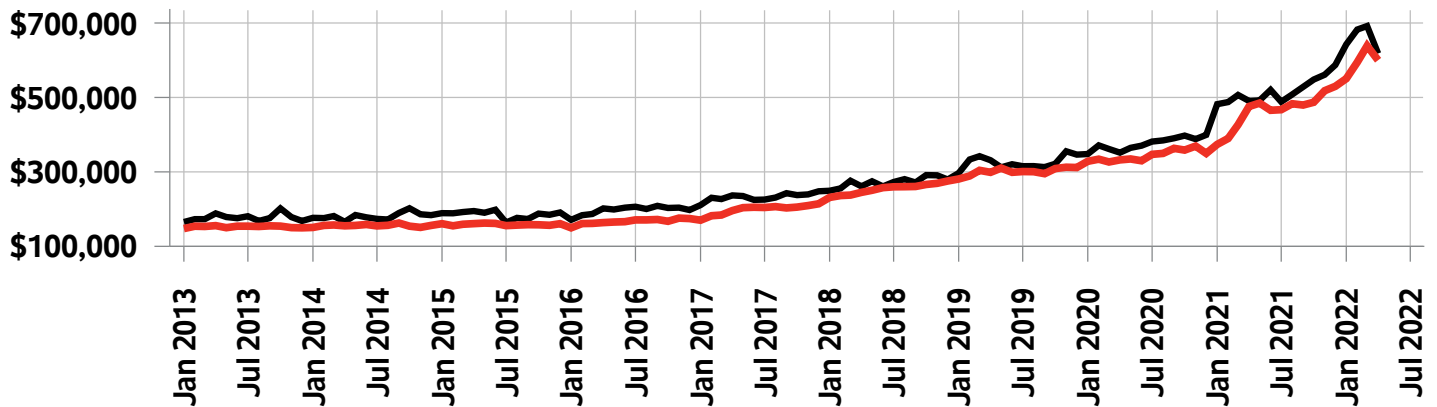
Active Listings (April only)



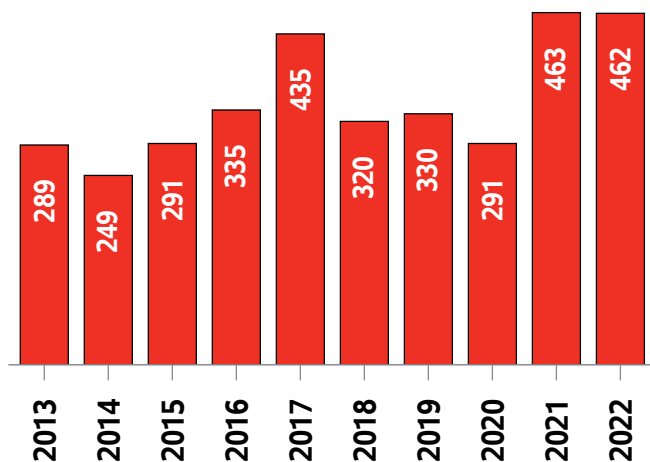
Months of Inventory (April only)



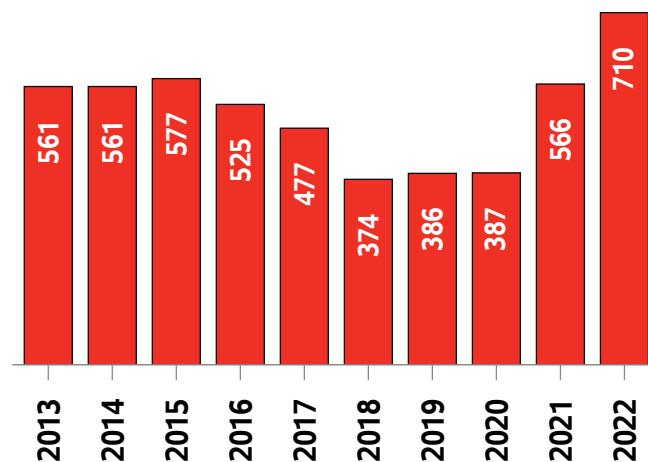
MLS® HPI Townhouse Benchmark Price and Average Price



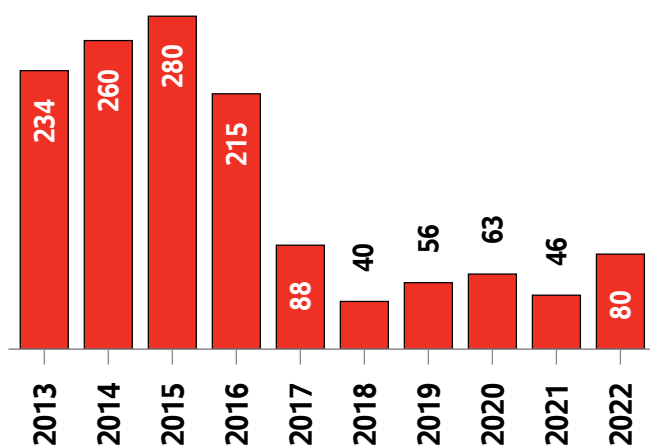
Sales Activity (April Year-to-date)



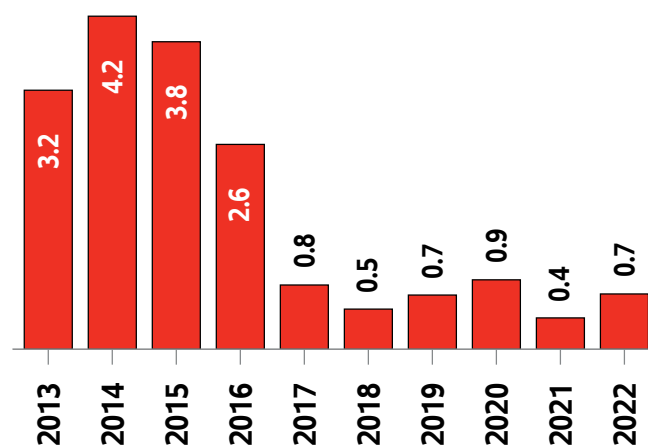
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



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

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	74	-34.5	105.6	12.1	-28.2	7.2	57.4
Dollar Volume	\$35,244,917	-19.2	214.3	100.8	45.7	212.9	424.5
New Listings	136	7.9	231.7	54.5	14.3	0.7	28.3
Active Listings	95	72.7	66.7	37.7	-40.3	-68.6	-62.6
Sales to New Listings Ratio ¹	54.4	89.7	87.8	75.0	86.6	51.1	44.3
Months of Inventory ²	1.3	0.5	1.6	1.0	1.5	4.4	5.4
Average Price	\$476,283	23.3	52.9	79.1	102.8	191.7	233.1
Median Price	\$437,000	28.0	68.7	84.8	144.1	248.1	219.2
Sale to List Price Ratio ³	113.3	111.1	100.1	104.4	99.0	97.6	96.6
Median Days on Market	8.0	7.0	18.5	10.5	24.0	35.0	35.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	319	-14.5	27.6	51.2	10.4	47.0	94.5
Dollar Volume	\$152,985,337	8.6	104.0	197.2	142.4	324.3	515.6
New Listings	435	2.6	35.1	59.3	7.4	-4.4	8.7
Active Listings ⁴	53	-13.8	-13.4	-22.0	-67.3	-80.8	-76.2
Sales to New Listings Ratio ⁵	73.3	88.0	77.6	77.3	71.4	47.7	41.0
Months of Inventory ⁶	0.7	0.7	1.0	1.3	2.3	5.1	5.5
Average Price	\$479,578	27.0	59.9	96.6	119.6	188.6	216.5
Median Price	\$440,000	31.3	66.0	101.1	151.4	233.3	220.0
Sale to List Price Ratio ⁷	116.7	110.1	102.2	104.6	98.5	97.5	96.9
Median Days on Market	7.0	7.0	8.5	9.0	28.0	42.0	38.0

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

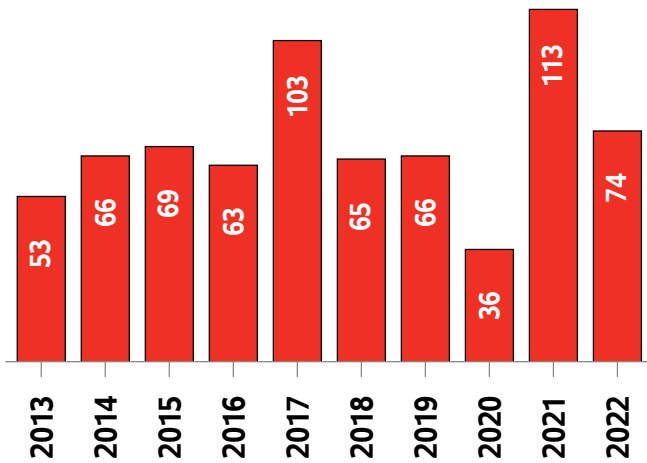
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

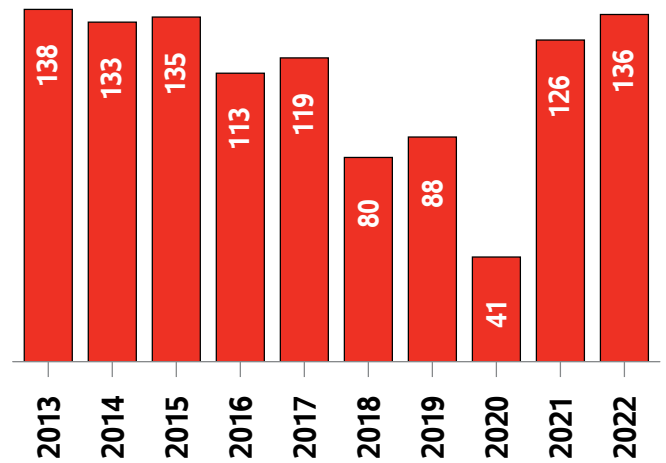
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

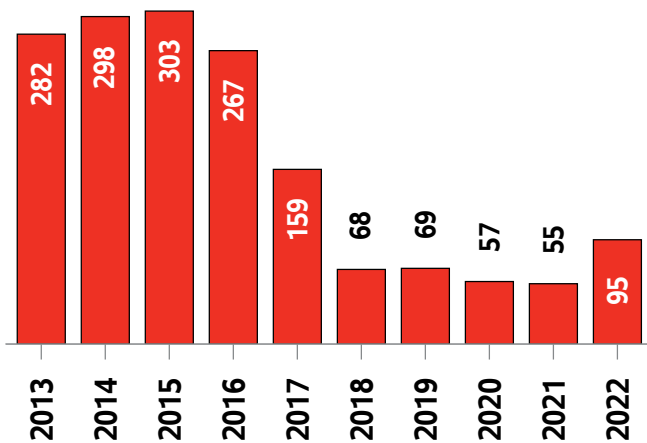
Sales Activity (April only)



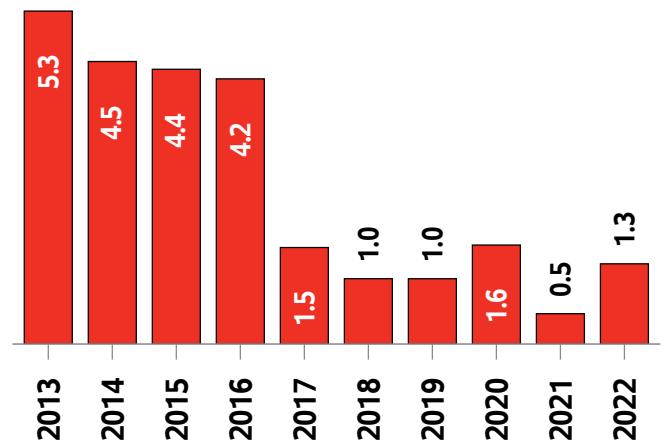
New Listings (April only)



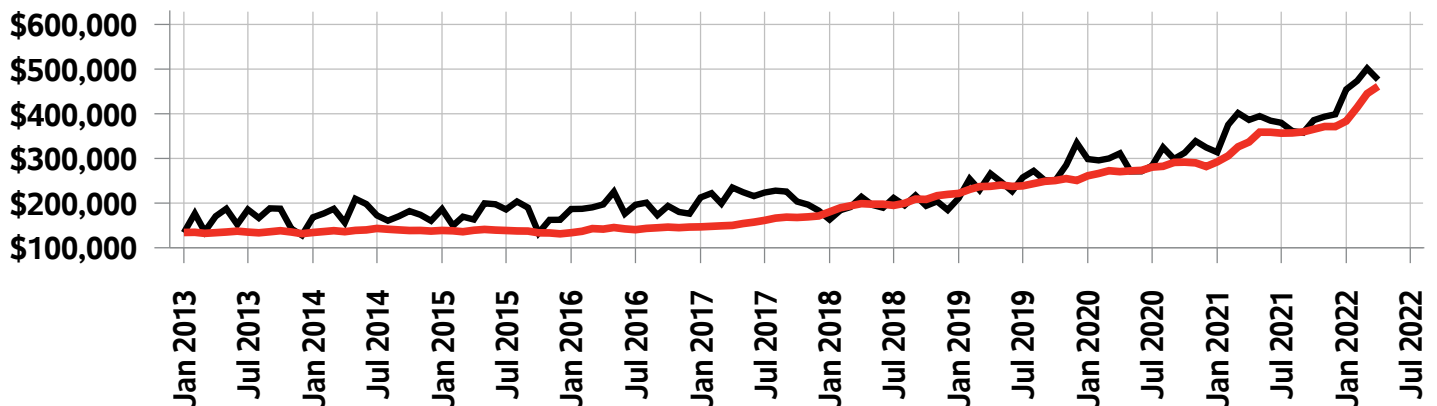
Active Listings (April only)



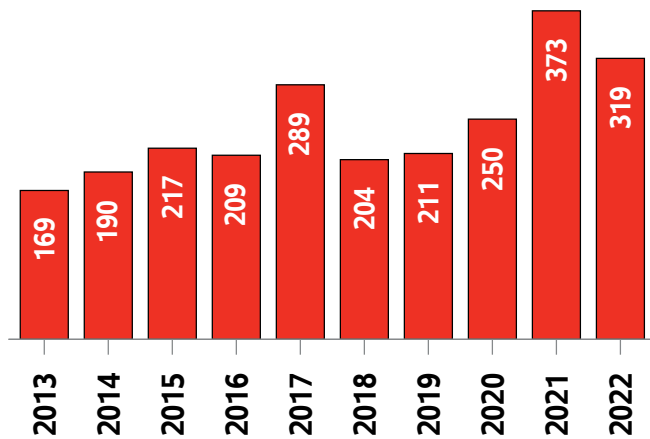
Months of Inventory (April only)



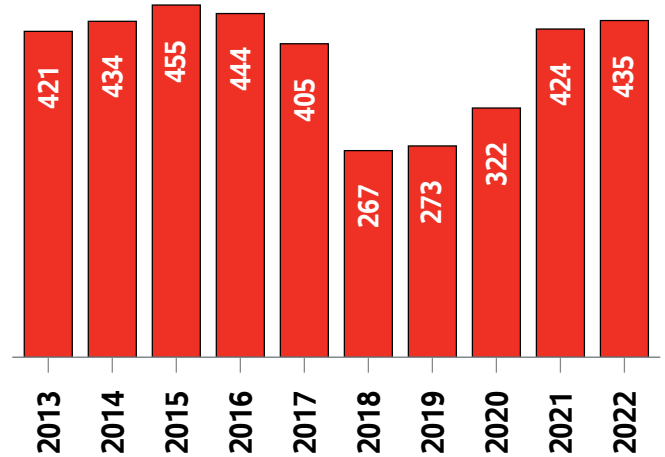
MLS® HPI Apartment Benchmark Price and Average Price



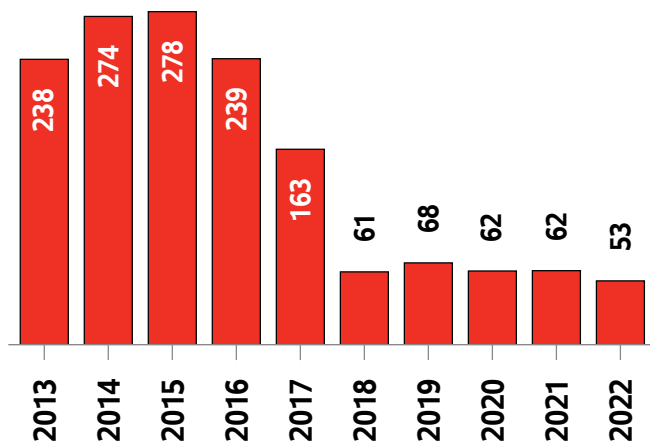
Sales Activity (April Year-to-date)



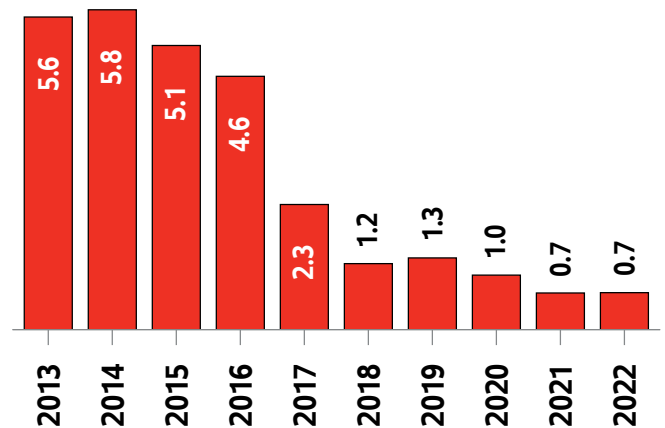
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



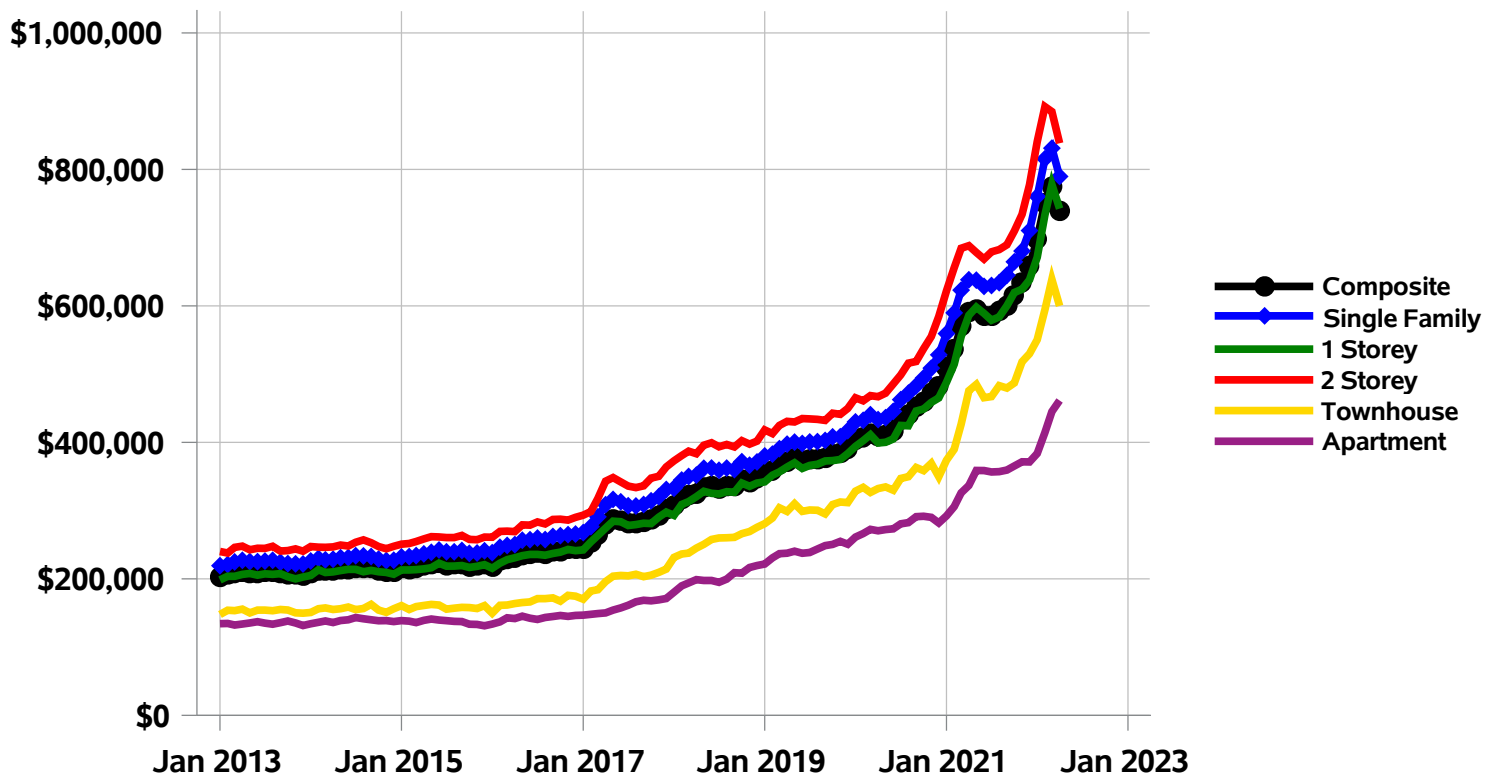
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$739,700	-4.5	5.9	20.1	25.1	98.6	164.0
Single Family	\$789,700	-5.0	3.9	18.8	23.7	98.7	155.8
One Storey	\$742,500	-4.6	10.6	19.8	26.6	104.0	170.6
Two Storey	\$838,300	-5.2	-0.3	18.1	21.8	94.6	144.3
Townhouse	\$599,900	-6.1	9.0	23.2	26.1	100.8	206.1
Apartment	\$461,400	3.7	20.3	26.3	37.0	94.2	207.4

MLS® HPI Benchmark Price



Composite

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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
Age Category	51 to 99
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.)	1435
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5974
Number of Fireplaces	1
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
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.)	1202
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6603
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
Age Category	31 to 50
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.)	1670
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5607
Number of Fireplaces	1
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
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.)	1265
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
Age Category	16 to 30
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.)	1043
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	596	-27.6	110.6	-12.2	-30.4	-9.8	-0.2
Dollar Volume	\$445,469,992	-15.7	268.7	54.4	47.5	147.3	197.9
New Listings	1,175	9.7	157.1	24.3	22.7	2.1	22.7
Active Listings	737	59.5	-12.2	-9.7	10.2	-59.9	-60.7
Sales to New Listings Ratio ¹	50.7	76.8	61.9	71.9	89.4	57.4	62.3
Months of Inventory ²	1.2	0.6	3.0	1.2	0.8	2.8	3.1
Average Price	\$747,433	16.4	75.1	75.9	111.9	174.3	198.4
Median Price	\$703,000	19.2	70.8	78.0	119.7	183.5	209.7
Sale to List Price Ratio ³	115.5	114.7	100.2	104.5	106.6	98.3	97.8
Median Days on Market	8.0	6.0	12.0	7.0	8.0	21.0	27.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	2,317	-14.2	37.8	19.2	-9.1	23.2	19.6
Dollar Volume	\$1,830,651,571	7.6	145.3	131.1	113.7	272.6	290.8
New Listings	3,556	6.0	39.9	28.1	14.6	-1.8	-4.7
Active Listings ⁴	407	13.1	-44.9	-40.6	-40.6	-74.0	-76.4
Sales to New Listings Ratio ⁵	65.2	80.5	66.1	70.0	82.2	51.9	51.9
Months of Inventory ⁶	0.7	0.5	1.8	1.4	1.1	3.3	3.6
Average Price	\$790,096	25.5	77.9	93.9	135.2	202.5	226.7
Median Price	\$751,700	27.4	79.0	97.5	146.5	213.2	241.5
Sale to List Price Ratio ⁷	121.1	114.9	103.8	104.5	103.5	98.0	97.7
Median Days on Market	7.0	6.0	7.0	7.0	11.0	24.0	28.0

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

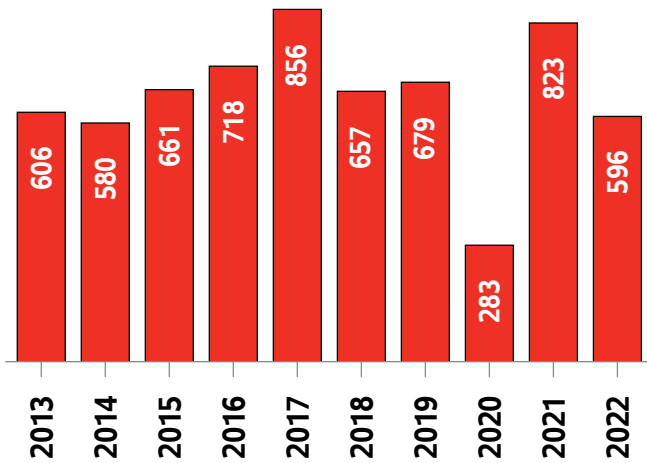
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

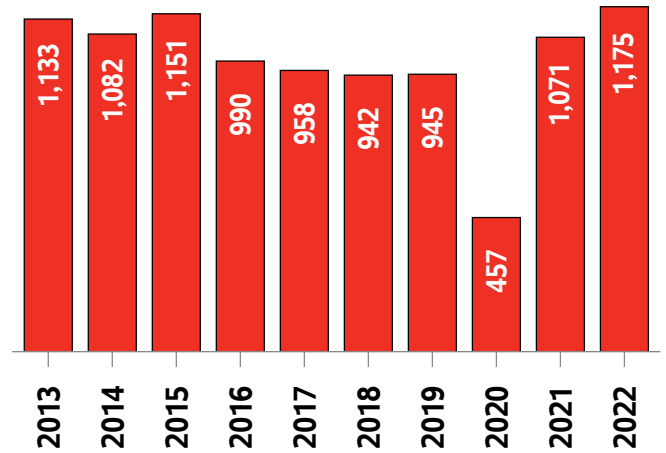
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

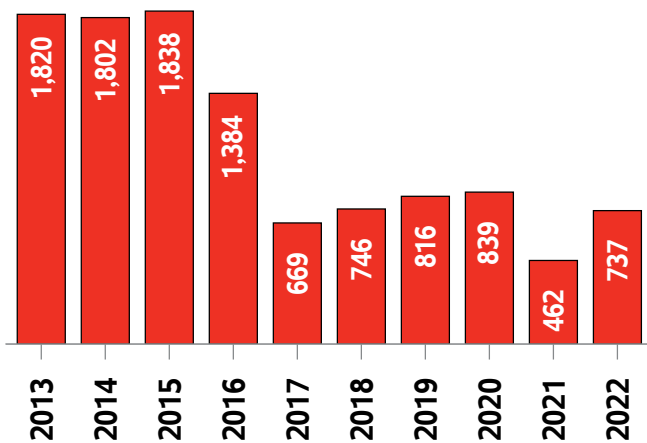
Sales Activity (April only)



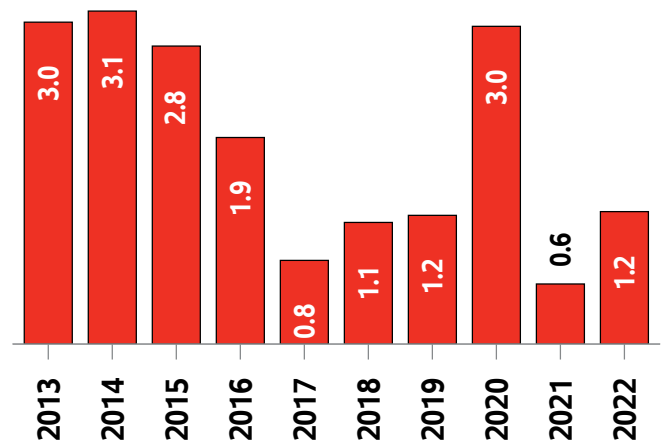
New Listings (April only)



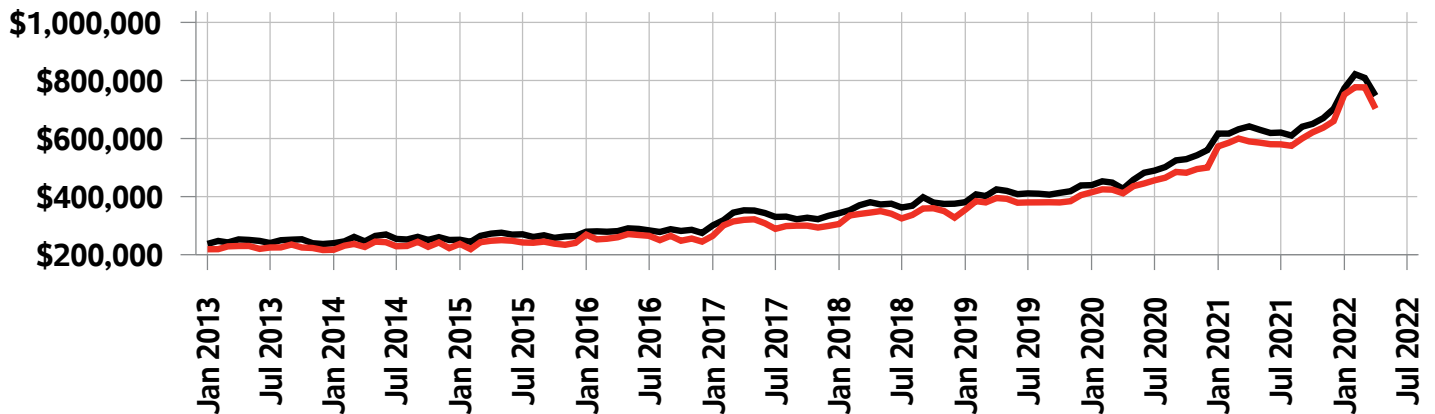
Active Listings (April only)



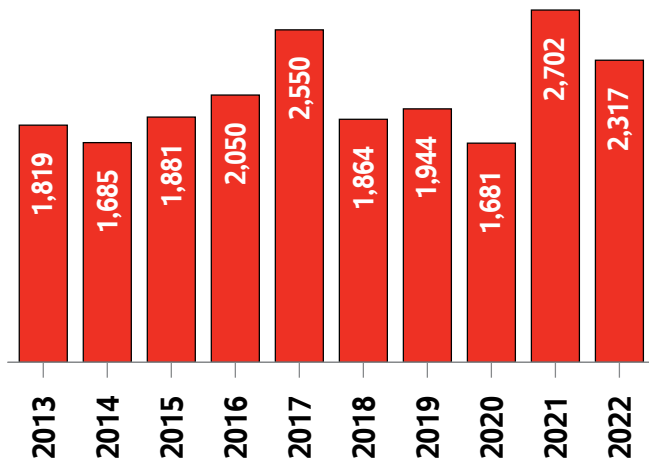
Months of Inventory (April only)



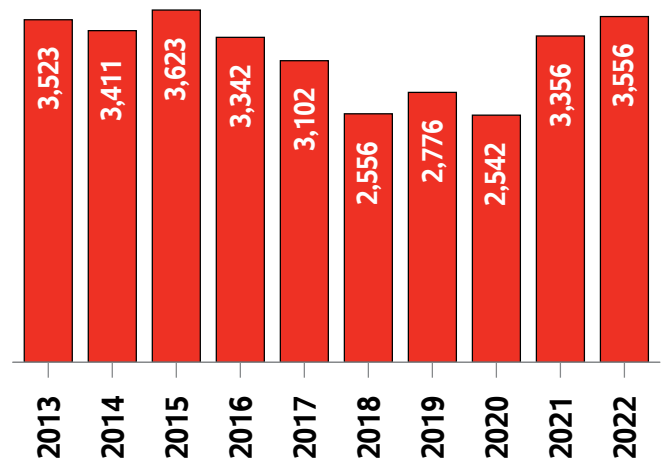
Average Price and Median Price



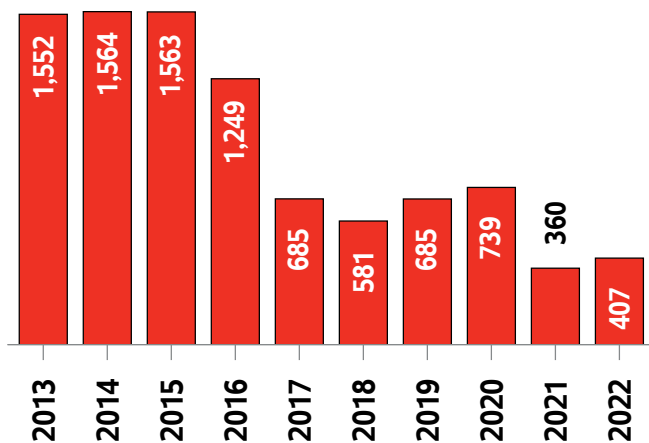
Sales Activity (April Year-to-date)



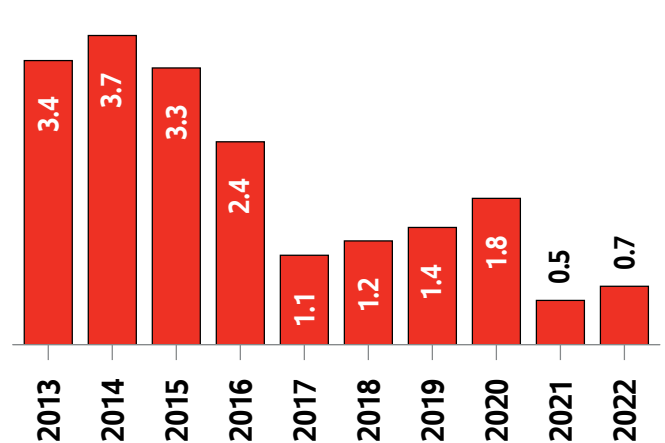
New Listings (April Year-to-date)



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.

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	33	0.0	560.0	43.5	26.9	106.3	37.5
Dollar Volume	\$26,319,361	23.2	1,053.8	145.6	224.6	682.9	378.7
New Listings	49	25.6	133.3	25.6	16.7	-12.5	-7.5
Active Listings	34	0.0	-47.7	-49.3	-46.0	-78.3	-79.3
Sales to New Listings Ratio ¹	67.3	84.6	23.8	59.0	61.9	28.6	45.3
Months of Inventory ²	1.0	1.0	13.0	2.9	2.4	9.8	6.8
Average Price	\$797,556	23.2	74.8	71.2	155.7	279.6	248.2
Median Price	\$675,000	2.7	67.5	57.0	111.9	241.1	218.0
Sale to List Price Ratio ³	113.6	108.7	105.9	98.0	99.2	97.1	95.7
Median Days on Market	9.0	11.0	10.0	20.0	17.0	35.5	36.5

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	103	-13.4	87.3	60.9	12.0	63.5	39.2
Dollar Volume	\$84,507,418	14.1	270.6	228.4	224.8	450.1	441.1
New Listings	142	0.0	32.7	22.4	19.3	-12.9	-17.4
Active Listings ⁴	24	-14.4	-55.2	-57.0	-57.0	-81.4	-84.4
Sales to New Listings Ratio ⁵	72.5	83.8	51.4	55.2	77.3	38.7	43.0
Months of Inventory ⁶	0.9	0.9	3.9	3.5	2.4	8.1	8.2
Average Price	\$820,460	31.8	97.9	104.1	190.1	236.4	288.7
Median Price	\$753,000	24.1	100.8	106.0	186.9	251.0	302.8
Sale to List Price Ratio ⁷	111.6	106.1	100.0	99.0	96.9	95.8	95.1
Median Days on Market	9.0	9.0	15.0	18.0	33.0	66.0	65.5

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

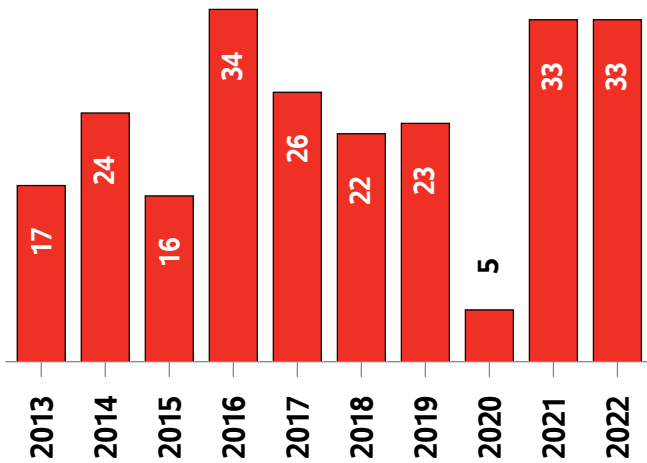
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

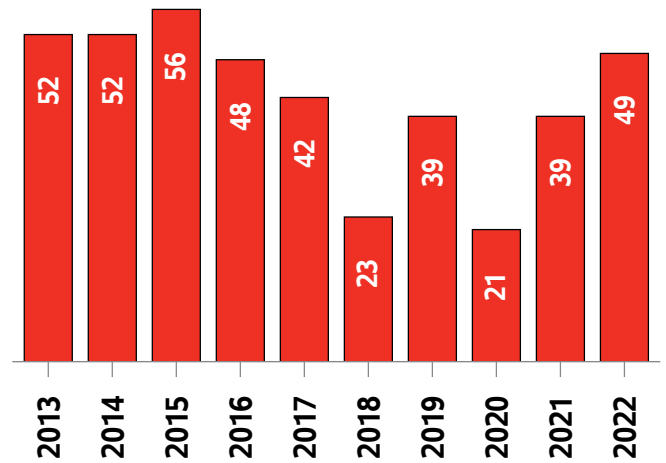
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

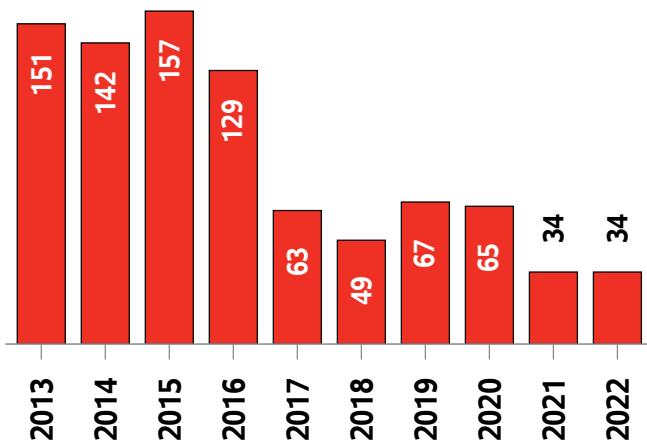
Sales Activity (April only)



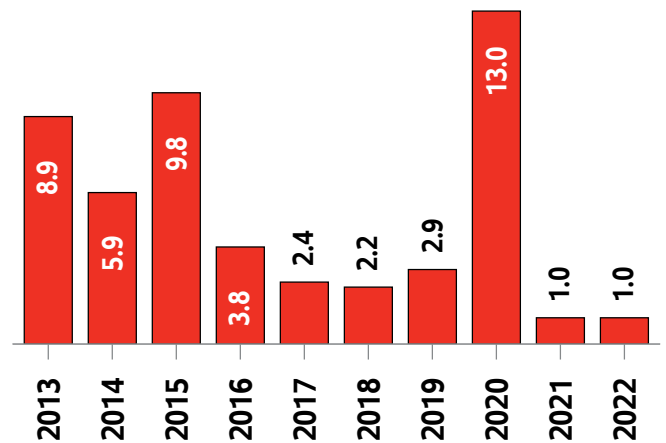
New Listings (April only)



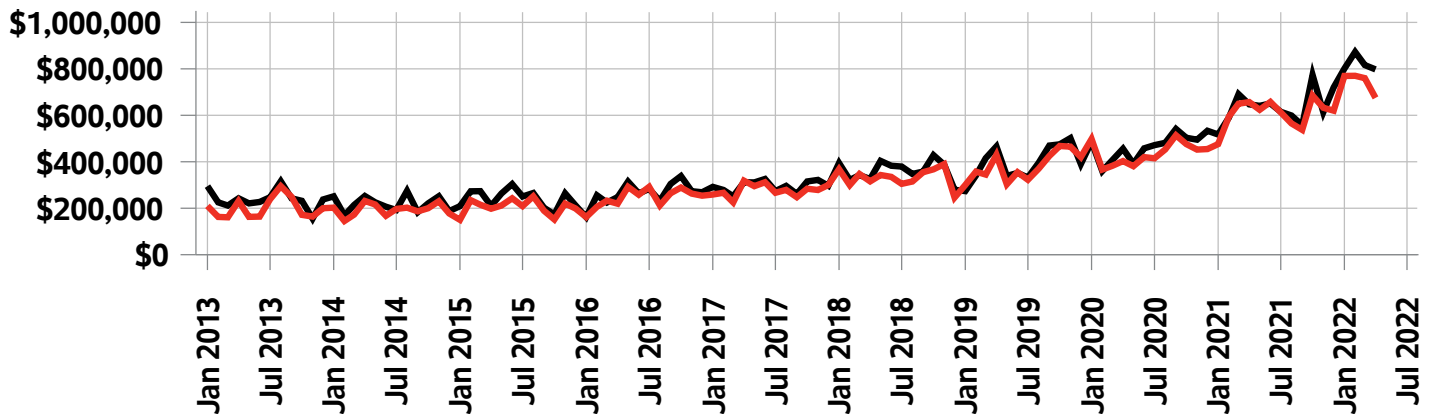
Active Listings (April only)



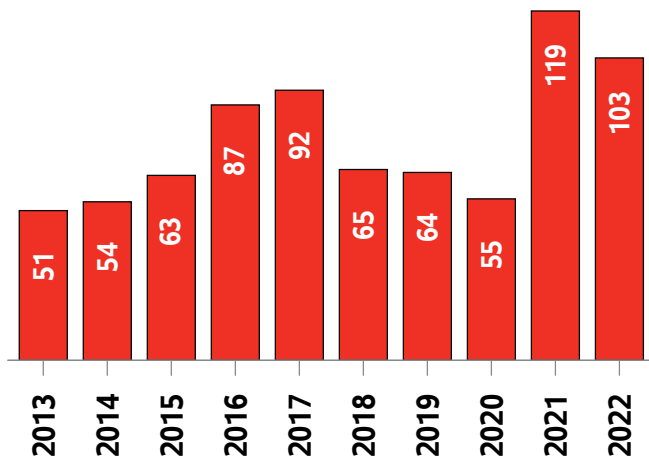
Months of Inventory (April only)



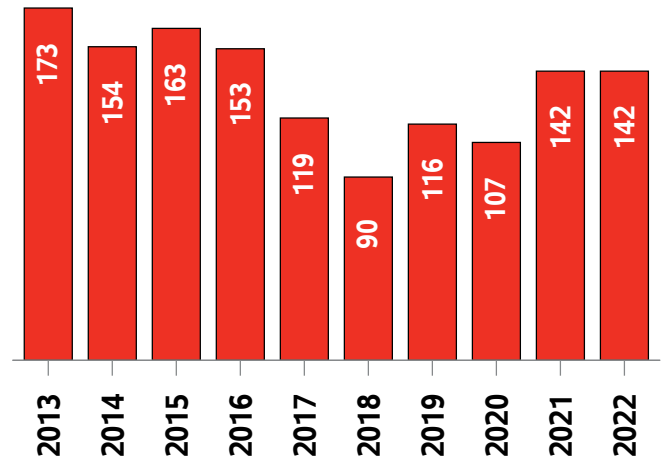
Average Price and Median Price



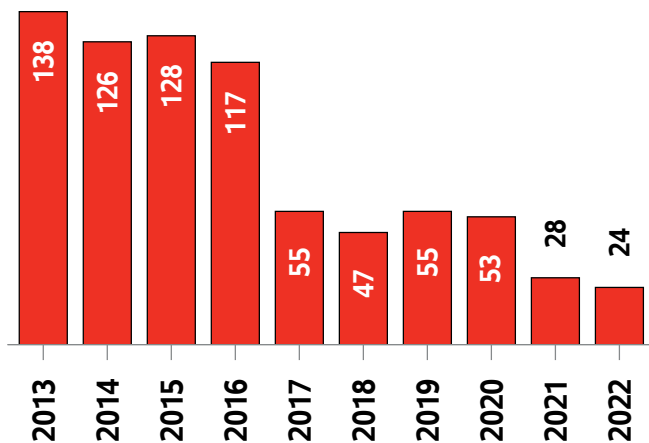
Sales Activity (April Year-to-date)



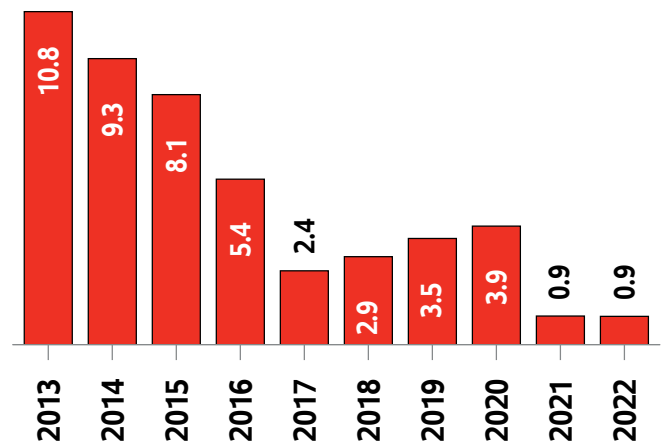
New Listings (April Year-to-date)



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.

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	40	-4.8	166.7	42.9	0.0	53.8	60.0
Dollar Volume	\$43,776,222	8.7	401.6	203.0	112.1	345.6	443.3
New Listings	65	16.1	91.2	27.5	25.0	-36.3	10.2
Active Listings	32	-3.0	-63.6	-68.0	-64.0	-80.5	-74.8
Sales to New Listings Ratio ¹	61.5	75.0	44.1	54.9	76.9	25.5	42.4
Months of Inventory ²	0.8	0.8	5.9	3.6	2.2	6.3	5.1
Average Price	\$1,094,406	14.2	88.1	112.1	112.1	189.7	239.6
Median Price	\$1,015,000	22.3	111.5	107.6	89.8	203.7	227.4
Sale to List Price Ratio ³	109.5	110.2	98.2	102.0	103.0	98.4	97.4
Median Days on Market	7.5	6.0	17.0	10.0	20.5	22.0	49.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	122	-0.8	93.7	43.5	8.9	71.8	71.8
Dollar Volume	\$132,162,931	32.3	280.3	193.2	150.2	398.6	457.8
New Listings	165	5.8	26.9	-0.6	-9.8	-28.3	-7.8
Active Listings ⁴	21	-29.8	-75.1	-74.6	-74.1	-83.7	-80.9
Sales to New Listings Ratio ⁵	73.9	78.8	48.5	51.2	61.2	30.9	39.7
Months of Inventory ⁶	0.7	1.0	5.4	3.9	2.9	7.3	6.3
Average Price	\$1,083,303	33.4	96.4	104.3	129.7	190.2	224.6
Median Price	\$999,950	32.0	97.3	90.5	107.2	194.1	232.0
Sale to List Price Ratio ⁷	111.6	110.6	100.4	100.7	100.9	97.6	96.6
Median Days on Market	7.0	7.0	14.0	12.0	18.5	41.0	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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

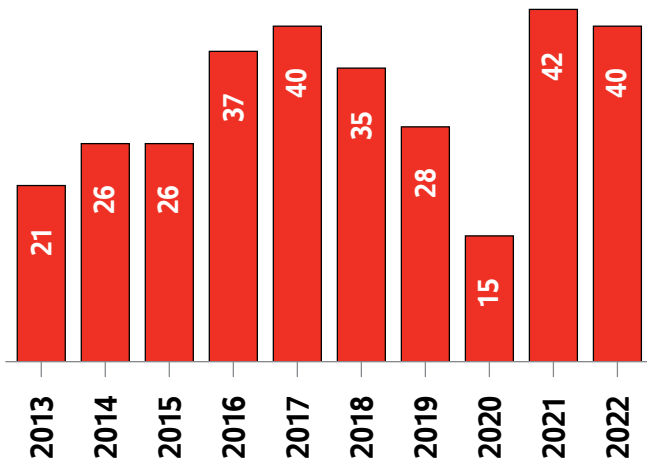
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

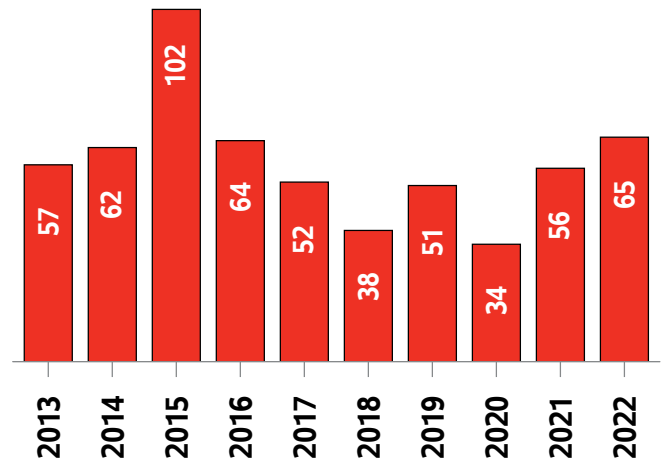
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

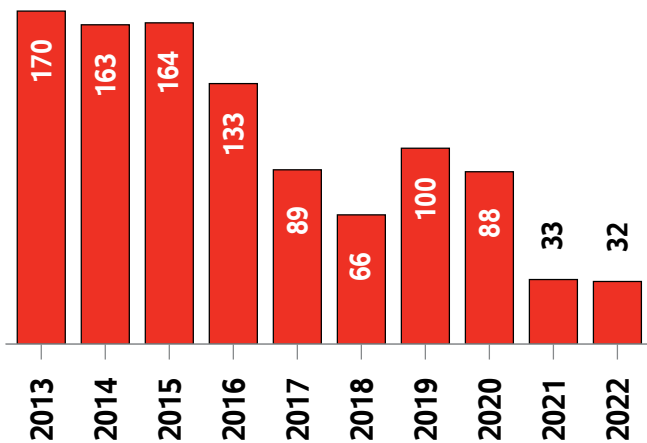
Sales Activity (April only)



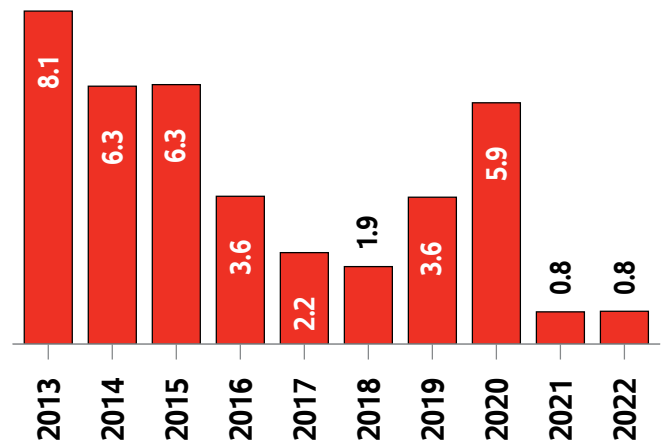
New Listings (April only)



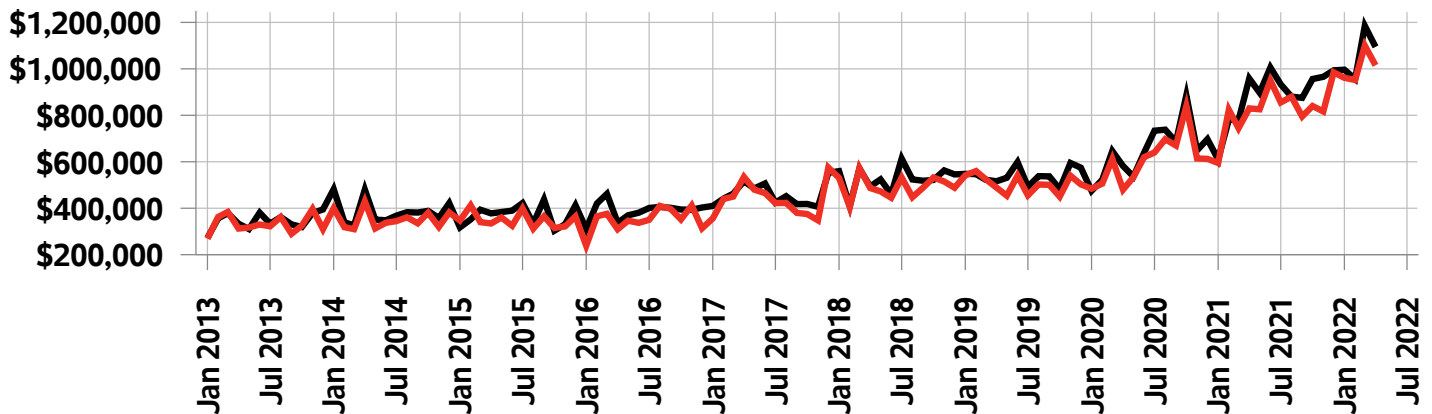
Active Listings (April only)



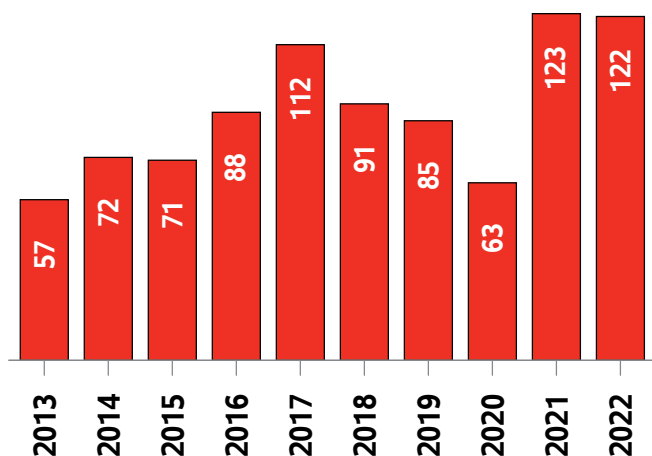
Months of Inventory (April only)



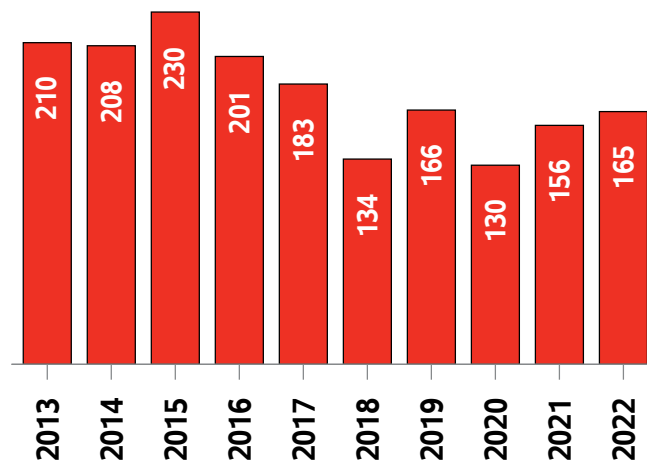
Average Price and Median Price



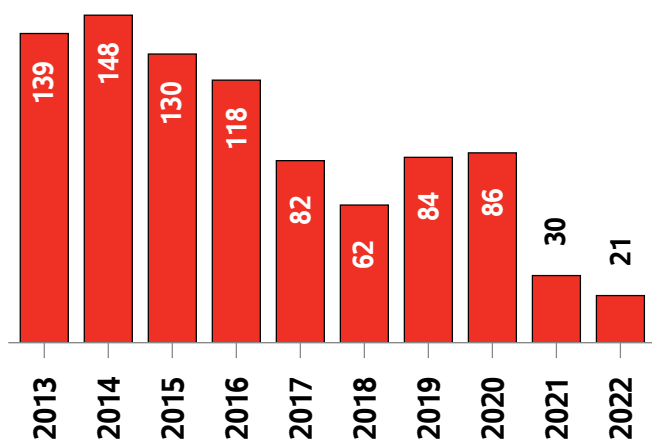
Sales Activity (April Year-to-date)



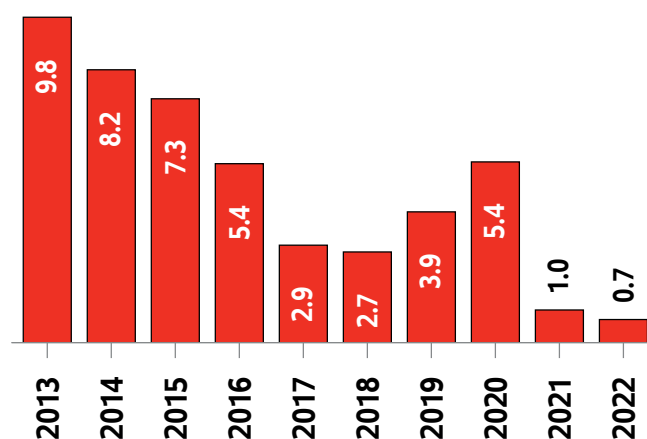
New Listings (April Year-to-date)



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.

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	45	0.0	275.0	15.4	7.1	0.0	80.0
Dollar Volume	\$37,052,096	29.8	720.8	107.1	160.2	240.0	505.5
New Listings	68	7.9	134.5	4.6	4.6	-15.0	19.3
Active Listings	45	40.6	-60.9	-55.4	-48.9	-70.8	-67.9
Sales to New Listings Ratio ¹	66.2	71.4	41.4	60.0	64.6	56.3	43.9
Months of Inventory ²	1.0	0.7	9.6	2.6	2.1	3.4	5.6
Average Price	\$823,380	29.8	118.9	79.5	142.9	240.0	236.4
Median Price	\$729,000	25.7	106.8	85.5	109.2	219.0	205.0
Sale to List Price Ratio ³	114.1	115.3	101.8	100.2	98.8	98.3	97.9
Median Days on Market	8.0	6.0	7.0	12.0	11.0	30.0	42.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	149	-14.9	46.1	12.9	-5.1	36.7	58.5
Dollar Volume	\$122,117,568	11.6	164.4	114.8	136.4	367.1	446.7
New Listings	224	13.1	14.3	12.6	6.7	1.4	18.5
Active Listings ⁴	34	38.1	-67.0	-58.1	-62.4	-73.7	-72.4
Sales to New Listings Ratio ⁵	66.5	88.4	52.0	66.3	74.8	49.3	49.7
Months of Inventory ⁶	0.9	0.6	4.0	2.4	2.3	4.7	5.2
Average Price	\$819,581	31.1	81.0	90.3	149.1	241.7	244.9
Median Price	\$775,000	29.2	80.2	95.0	146.1	244.6	246.8
Sale to List Price Ratio ⁷	116.3	113.6	100.6	99.8	98.9	97.7	96.9
Median Days on Market	7.0	6.0	14.0	16.5	16.0	32.0	53.5

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

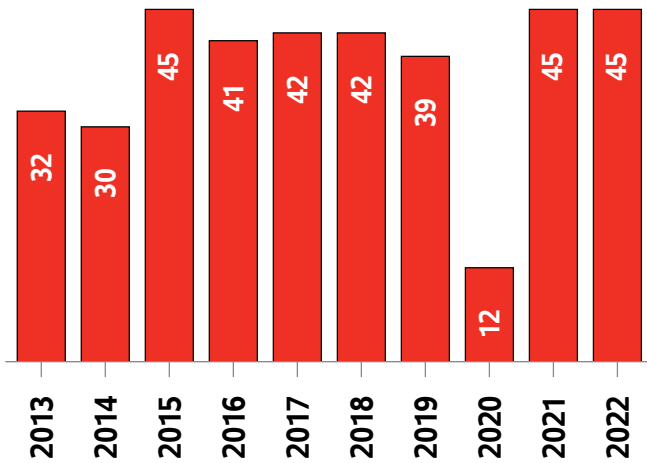
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

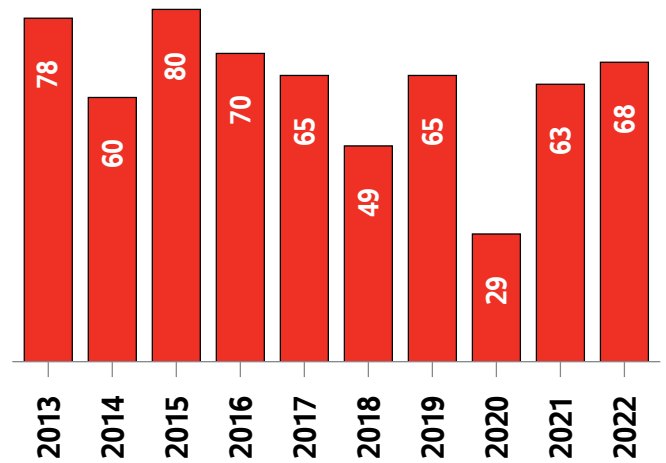
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

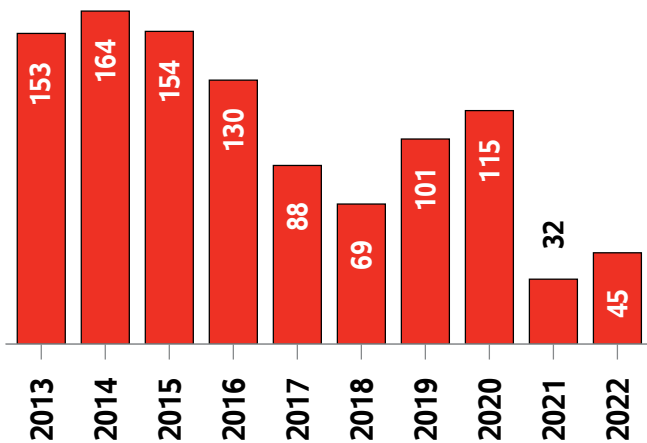
Sales Activity (April only)



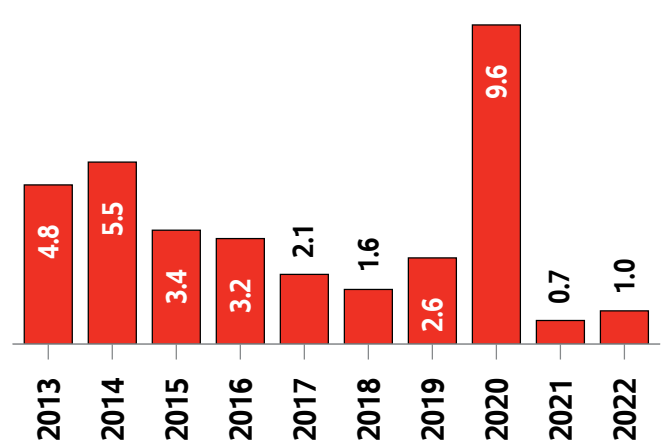
New Listings (April only)



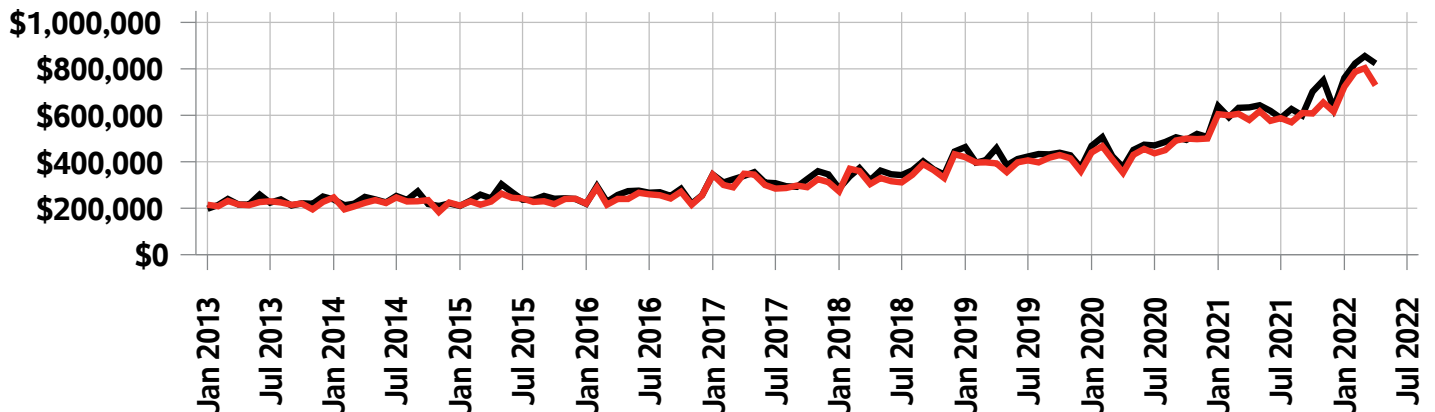
Active Listings (April only)



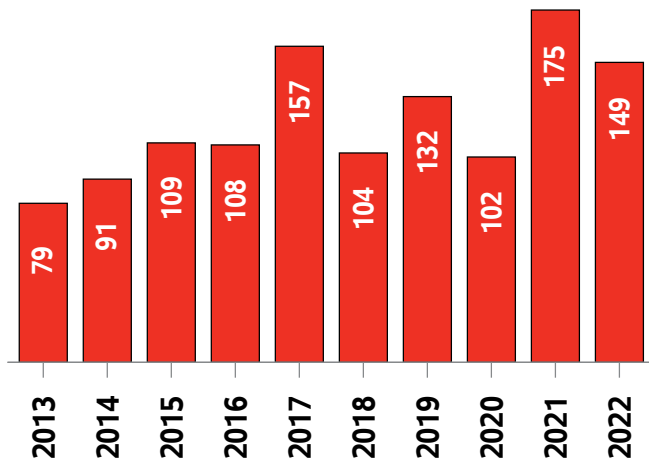
Months of Inventory (April only)



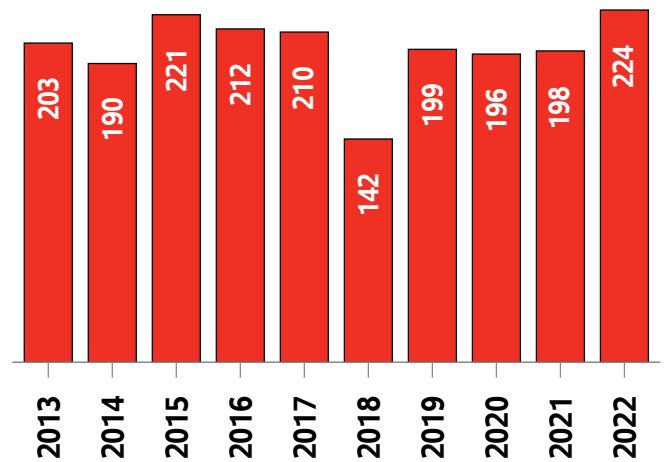
Average Price and Median Price



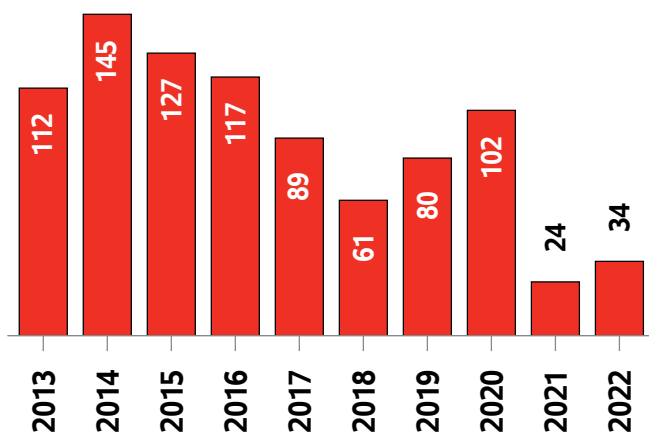
Sales Activity (April Year-to-date)



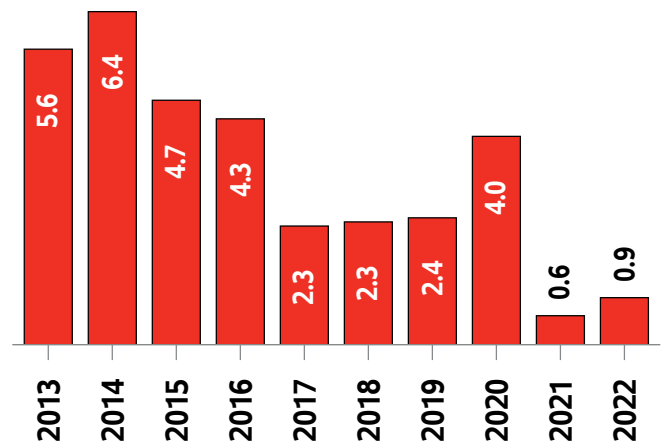
New Listings (April Year-to-date)



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.

Actual	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	87	-20.2	107.1	2.4	-9.4	13.0	55.4
Dollar Volume	\$59,866,093	1.8	292.5	97.8	129.3	273.0	461.0
New Listings	148	24.4	142.6	64.4	49.5	35.8	32.1
Active Listings	75	102.7	-1.3	25.0	7.1	-67.1	-69.5
Sales to New Listings Ratio ¹	58.8	91.6	68.9	94.4	97.0	70.6	50.0
Months of Inventory ²	0.9	0.3	1.8	0.7	0.7	3.0	4.4
Average Price	\$688,116	27.5	89.5	93.3	153.0	230.1	261.1
Median Price	\$685,000	28.0	102.0	98.3	176.4	226.2	277.9
Sale to List Price Ratio ³	113.3	112.5	100.2	102.8	101.6	98.0	96.8
Median Days on Market	8.0	7.0	13.0	9.0	13.5	25.0	43.0

Year-to-date	April 2022	Compared to ⁸					
		April 2021	April 2020	April 2019	April 2017	April 2015	April 2012
Sales Activity	322	11.0	49.8	34.7	3.9	45.7	81.9
Dollar Volume	\$229,961,418	45.2	179.9	181.6	202.3	397.1	586.4
New Listings	420	28.4	48.9	53.3	29.2	18.3	12.0
Active Listings ⁴	38	54.5	-42.5	-37.0	-54.1	-81.8	-82.0
Sales to New Listings Ratio ⁵	76.7	88.7	76.2	87.2	95.4	62.3	47.2
Months of Inventory ⁶	0.5	0.3	1.2	1.0	1.1	3.8	4.8
Average Price	\$714,166	30.7	86.9	109.0	191.0	241.2	277.3
Median Price	\$699,950	30.0	94.4	111.8	196.6	233.3	293.2
Sale to List Price Ratio ⁷	118.0	113.2	101.0	101.7	99.8	97.4	97.3
Median Days on Market	7.0	6.0	10.0	11.0	15.0	35.0	42.0

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.

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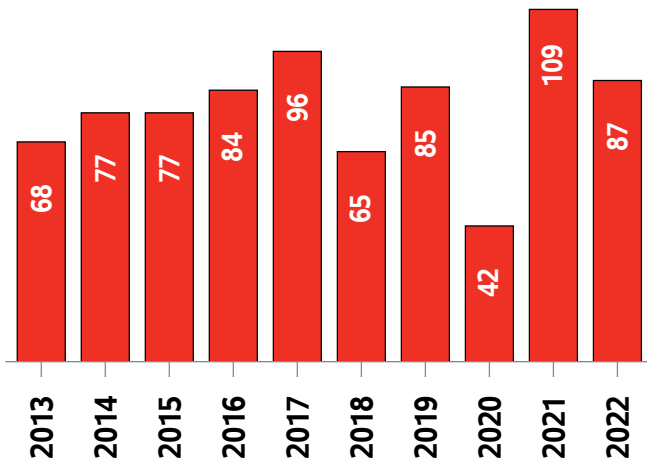
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

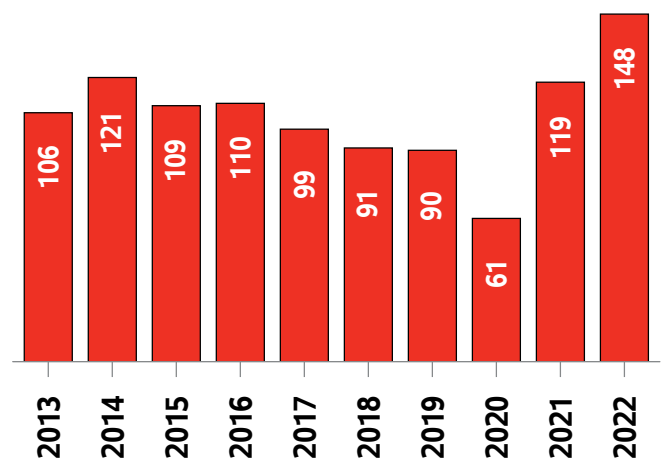
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ 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.

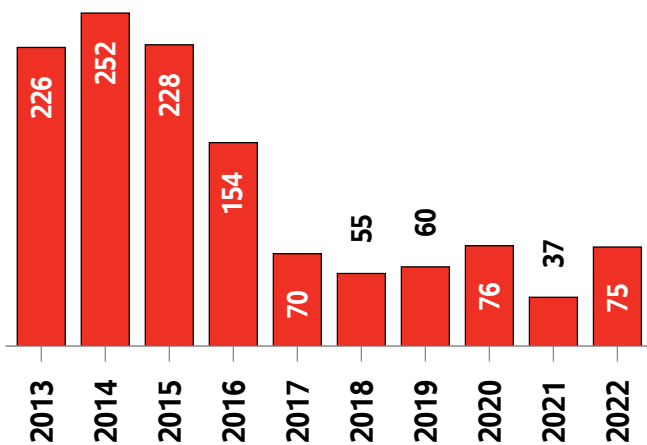
Sales Activity (April only)



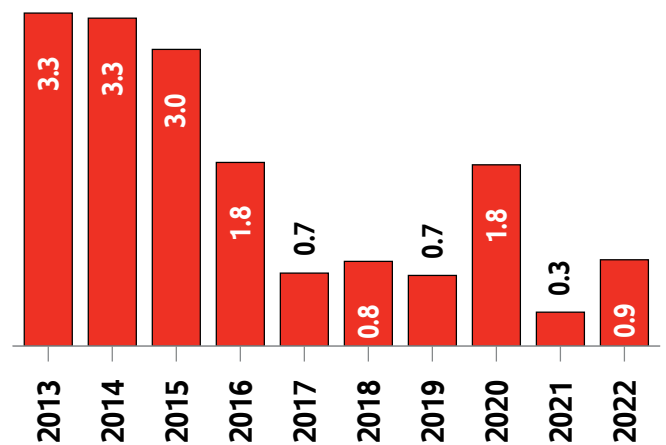
New Listings (April only)



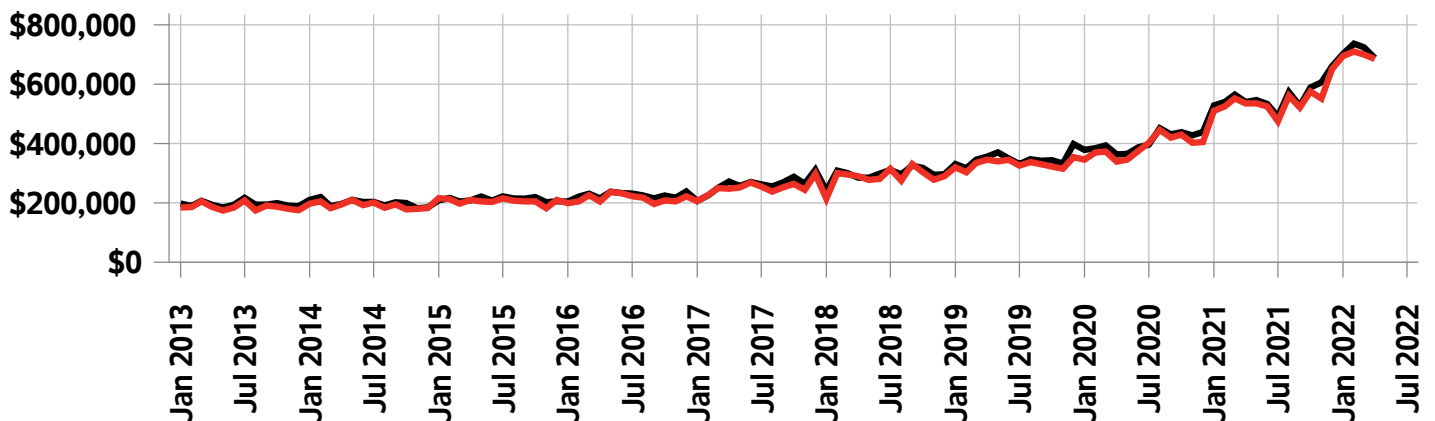
Active Listings (April only)



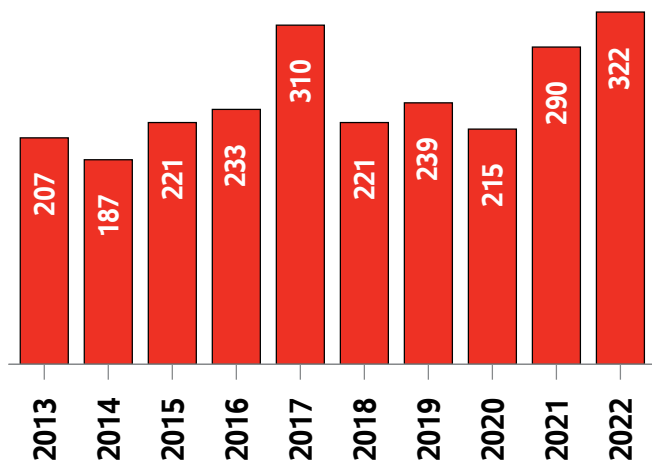
Months of Inventory (April only)



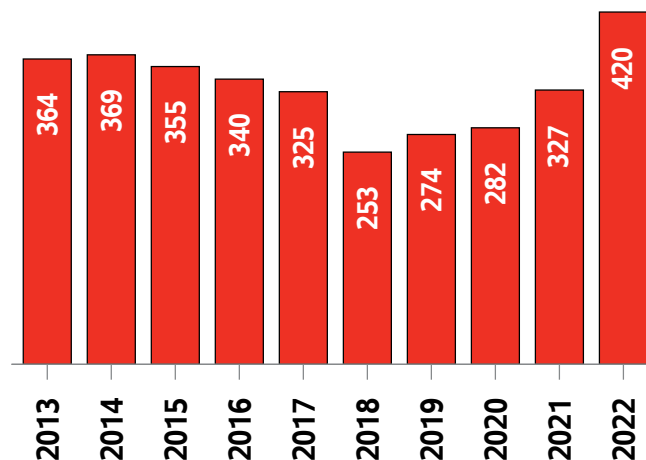
Average Price and Median Price



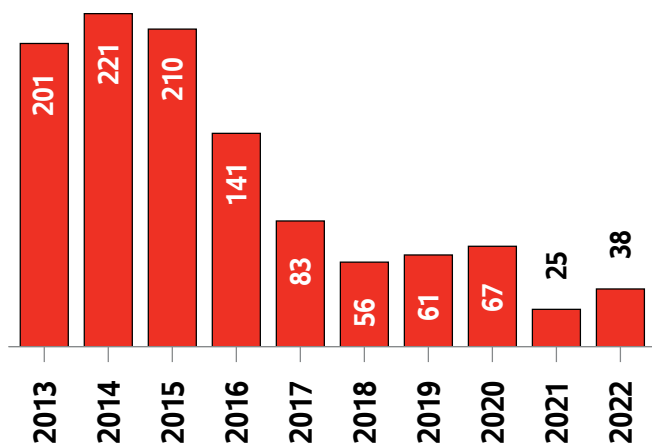
Sales Activity (April Year-to-date)



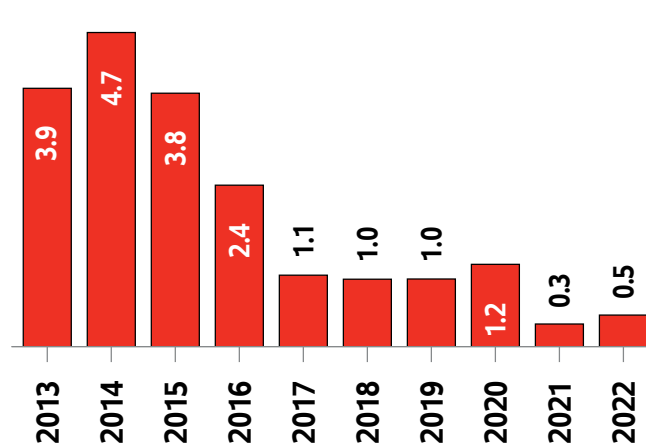
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



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