



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



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

MAY 2022 LONDON & ST. THOMAS

MARKET UPDATE

MARKET SUMMARY

\$762,397

AVERAGE SALE PRICE



1835

NEW LISTINGS



1.7

MONTHS OF INVENTORY



844

UNITS SOLD



AVERAGE HOUSING PRICES COMPARED TO 2021

+20.2%



\$890,455

LONDON NORTH

+14.0%



\$750,388

LONDON SOUTH

+14.3%



\$575,867

LONDON EAST

*Stats provided by LSTAR



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STREETCITY
REALTY INC., BROKERAGE



inventory levels rise, but prices remain elevated

June 2, 2022

In May 2022, 1,835 new residential listings were posted on the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR), more than in any previous May in the Association's history. The local housing supply increased from only 1.2 months of inventory in April to 1.7 months of inventory in May.

Sales, on the other hand, were more on par with those from the former decade, with only 844 homes exchanging hands last month in LSTAR's jurisdiction.

"Even if in May the sales-to-new listings ratio dropped to 46%, a figure that, typically, indicates a market that tends to favour home buyers, benchmark and average prices saw only modest month-over-month declines," said Randy Pawlowski, 2022 LSTAR President. "Compared to last year's figures, both of these values are substantially higher," he added.

LSTAR's composite MLS® Home Price Index Benchmark Price was down 4% over April, falling from \$736,700 in April to \$703,300 last month. However, this value is still 17.6% greater than the figure recorded in May 2021. Similarly, LSTAR's overall average home price decreased from \$771,682 in April to \$762,287 in May. Compared to the same period last year, this figure is 18.5% higher.

"One of the reasons why we are witnessing this level of stability is the change in population from migration and immigration. Only in the fourth quarter of 2021, Ontario's population saw a net increase of 34,074 people. Many of these new Ontarians are now looking to buy homes they can afford in regions with good schools and hospitals. And, as it happens, our area checks all these boxes," Pawlowski explained.

"Aside from the growing population, the existing housing supply is another factor that puts upward pressure on the local home prices. While the months of inventory saw slight increases, they are still at lower-than-usual levels. Normally, a healthy inventory should sit at around 3.5 or 4 months," Pawlowski said.

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

Area	May 2022 MLS® HPI Benchmark Price	May 2022 Average Price
Central Region	\$718,000	\$825,725
London East	\$575,000	\$575,807
London North	\$665,000	\$850,450
London South	\$558,500	\$730,388
Midwest	\$595,500	\$1,275,884
St. Thomas	\$597,800	\$645,711
Strathroy	\$675,000	\$779,451
Overall	\$703,300	\$762,287

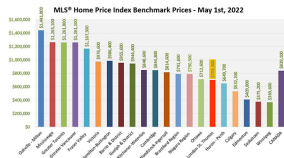
Out of the 844 units sold last month, 635 were single-family homes, 105 – condo townhouses, and 65 – apartments.

In May, the average price for a single-family home in LSTAR's jurisdiction stood at \$818,977, that of a condo – at \$608,332, and the overall average price for an apartment – at \$465,364.

The following table shows the May benchmark prices for all housing types in LSTAR's jurisdiction and how they stack up against the values from a year ago.

MLS® Home Price Index Benchmark Prices		
Benchmark Type	May 2022	Change over May 2021
LSTAR Composite	\$703,300	+ 17.6%
LSTAR Single-Family	\$748,100	+ 17%
LSTAR One Storey	\$681,800	+ 17.6%
LSTAR Two Storey	\$755,300	+ 18.3%
LSTAR Townhouse	\$559,700	+ 22.3%
LSTAR Apartment	\$472,400	+ 19.4%

"Even if it's higher than in many cities from other Canadian provinces, LSTAR's composite HPI benchmark price places our area among the most affordable in Ontario," Pawlowski observed. The following chart is based on data provided by the Canadian Real Estate Association (CREA) for May 1st, 2022.



According to a research report^[1] 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. "This means that our May home sales could contribute over \$81 million in spin-off spending to the local economy over the next three years," Pawlowski concluded.

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

☐ Perf. over time (line chart) ☒ HPI or Benchmark Price ☐ Adding Labels

MLS® Home Price Index (Applies to all tabs) ☐ HPI ☐ Benchmark Price

Click here to learn more

☐ Property Type (Applies to all tabs) ☐ Area/Property Type Selection (Applies to all tabs)

☐ Composite ☐ All Areas

HPI Performance over Time

Select Date Range:

To begin, use the **Property Type** dropdown if you need to narrow your search

Select options from the searchable **Area/Property Type Selection** dropdown and click **Apply**

To clear all selections use the **Reset** feature at the bottom right of the dashboard

*** Your session will time out after 10 minutes of inactivity, returning the dashboard to the default settings ***

Note: Areas with insufficient sales are not included in the HPI. Contact your local REALTOR® for exclusive and in-depth neighbourhood level price information.
Source: London and St. Thomas Association of REALTORS®



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Actual	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	844	-31.0	36.6	-17.1	-38.4	-16.4	-0.2
Dollar Volume	\$643,463,428	-17.6	130.1	52.4	35.5	129.1	205.9
New Listings	1,835	25.2	117.7	23.1	5.9	16.1	21.4
Active Listings	1,436	107.5	13.3	-5.0	12.8	-52.9	-53.8
Sales to New Listings Ratio ¹	46.0	83.5	73.3	68.3	79.1	63.9	56.0
Months of Inventory ²	1.7	0.6	2.1	1.5	0.9	3.0	3.7
Average Price	\$762,397	19.5	68.5	83.9	120.0	173.9	206.7
Median Price	\$699,000	16.5	63.7	81.6	120.4	181.9	217.7
Sale to List Price Ratio ³	107.4	113.1	100.8	103.2	105.2	97.9	97.5
Median Days on Market	9.0	6.0	12.0	9.0	9.5	24.0	28.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	4,114	-16.9	40.6	12.1	-15.4	16.2	22.1
Dollar Volume	\$3,271,641,005	4.4	151.3	118.6	101.0	251.1	301.3
New Listings	6,679	11.2	52.2	24.9	11.0	1.6	1.1
Active Listings ⁴	751	35.7	-37.0	-36.9	-36.1	-71.3	-72.8
Sales to New Listings Ratio ⁵	61.6	82.5	66.7	68.6	80.9	53.9	51.0
Months of Inventory ⁶	0.9	0.6	2.0	1.6	1.2	3.7	4.1
Average Price	\$795,246	25.7	78.8	94.9	137.7	202.1	228.6
Median Price	\$750,000	26.5	78.6	97.4	149.1	214.5	240.9
Sale to List Price Ratio ⁷	116.7	113.6	102.4	103.4	103.2	97.8	97.4
Median Days on Market	7.0	6.0	9.0	9.0	12.0	26.0	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 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.

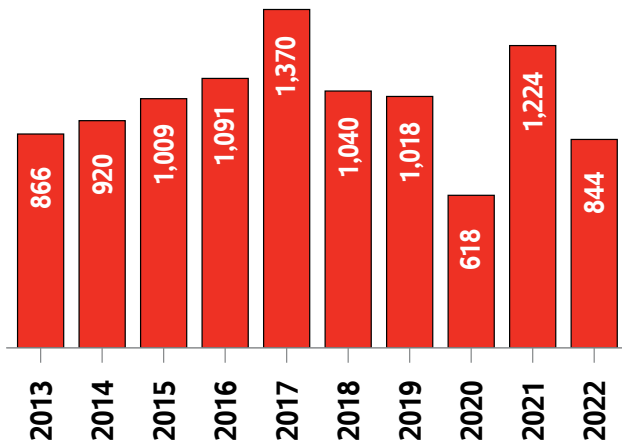
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

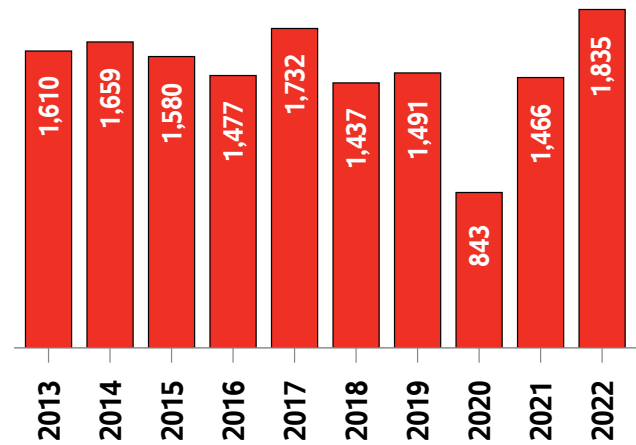
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

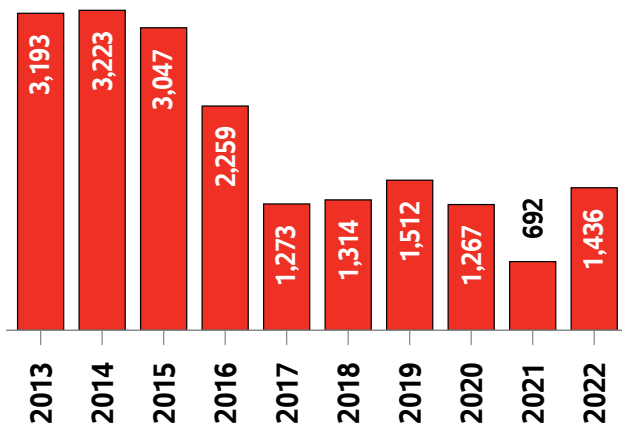
Sales Activity (May only)



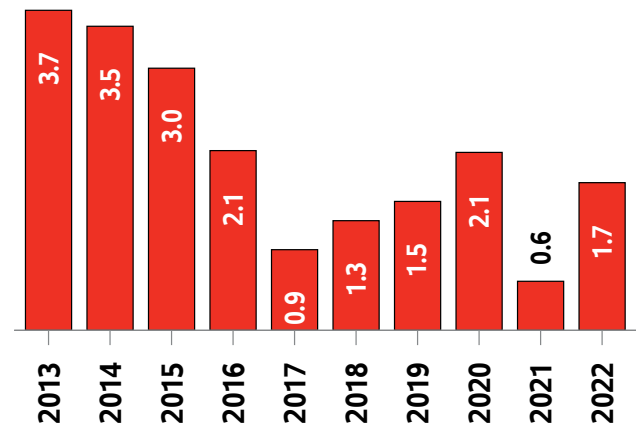
New Listings (May only)



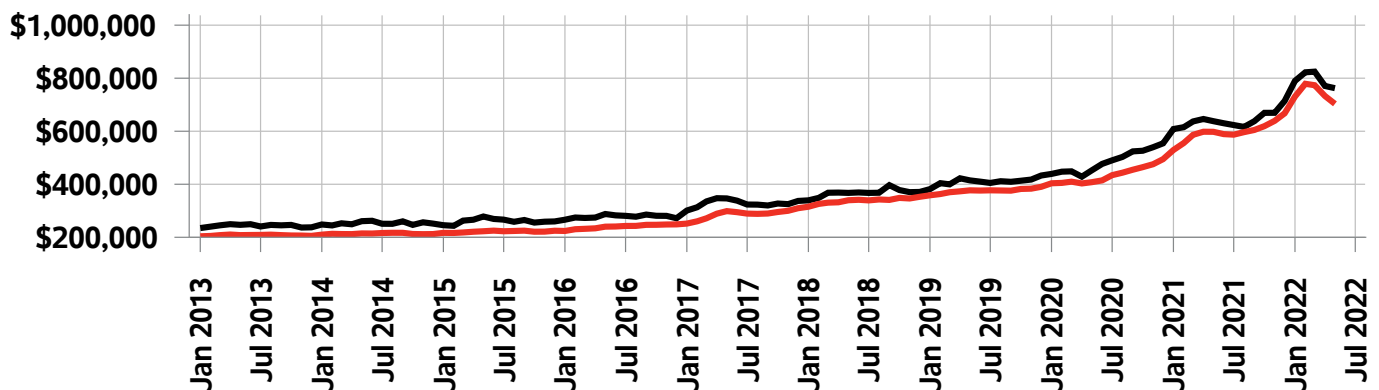
Active Listings (May only)



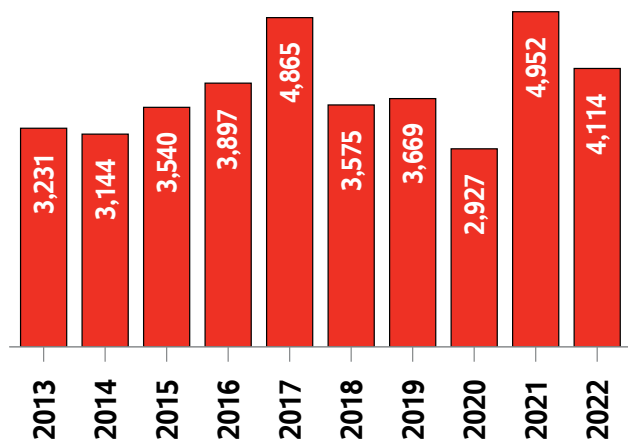
Months of Inventory (May only)



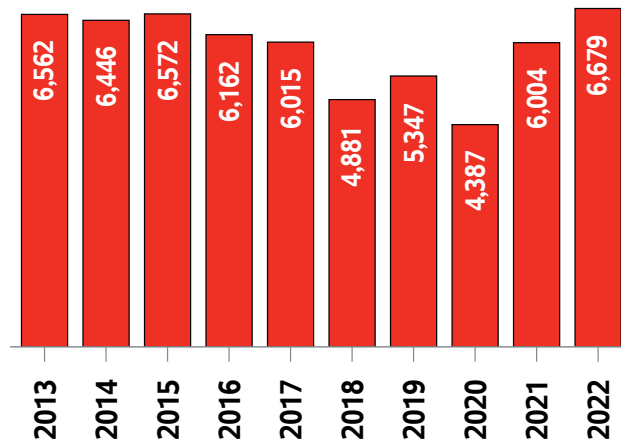
MLS® HPI Composite Benchmark Price and Average Price



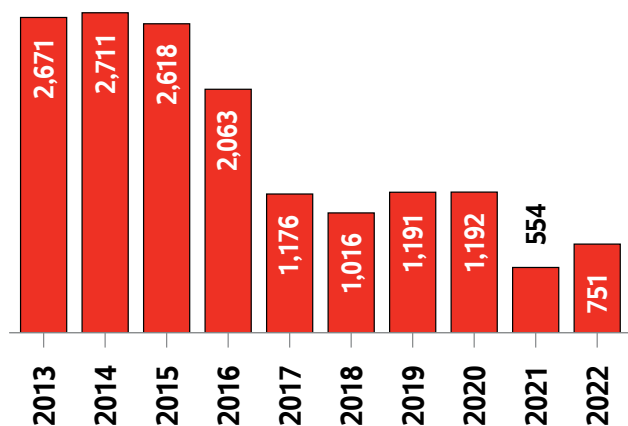
Sales Activity (May Year-to-date)



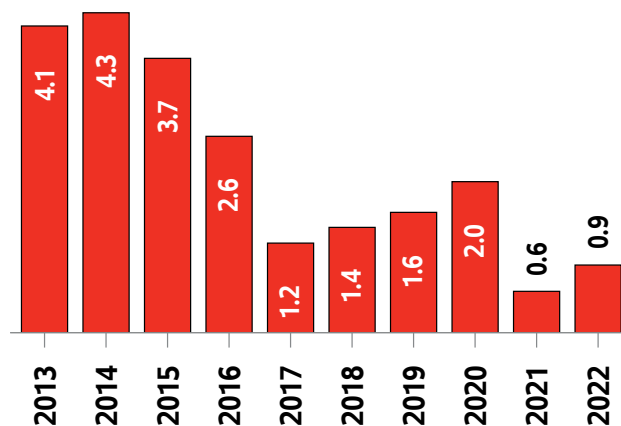
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



Months of Inventory ²(May 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	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	635	-30.7	31.5	-20.3	-40.0	-21.6	-6.2
Dollar Volume	\$520,050,094	-17.9	122.6	46.1	29.9	115.5	182.4
New Listings	1,349	22.1	99.9	11.4	-3.3	8.4	11.8
Active Listings	1,012	89.9	-3.5	-22.3	-0.8	-56.2	-58.6
Sales to New Listings Ratio ¹	47.1	82.9	71.6	65.8	75.8	65.1	56.1
Months of Inventory ²	1.6	0.6	2.2	1.6	1.0	2.9	3.6
Average Price	\$818,977	18.4	69.3	83.4	116.5	174.9	201.1
Median Price	\$730,000	15.2	62.6	76.3	109.5	177.6	201.7
Sale to List Price Ratio ³	107.4	113.6	101.1	102.8	105.5	98.0	97.7
Median Days on Market	9.0	6.0	10.0	8.0	8.0	22.0	26.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	2,986	-18.6	39.3	7.1	-21.1	6.7	11.5
Dollar Volume	\$2,586,464,479	2.2	150.5	110.6	87.5	225.6	268.3
New Listings	4,832	8.1	44.7	13.6	2.0	-5.9	-7.3
Active Listings ⁴	538	31.1	-45.6	-46.5	-40.2	-72.7	-75.3
Sales to New Listings Ratio ⁵	61.8	82.0	64.2	65.6	79.9	54.5	51.3
Months of Inventory ⁶	0.9	0.6	2.3	1.8	1.2	3.5	4.1
Average Price	\$866,197	25.6	79.9	96.6	137.6	205.2	230.2
Median Price	\$800,000	25.0	77.8	97.5	142.4	214.6	240.4
Sale to List Price Ratio ⁷	116.5	113.9	102.3	102.8	103.5	97.9	97.6
Median Days on Market	7.0	6.0	9.0	8.0	10.0	24.0	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 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.

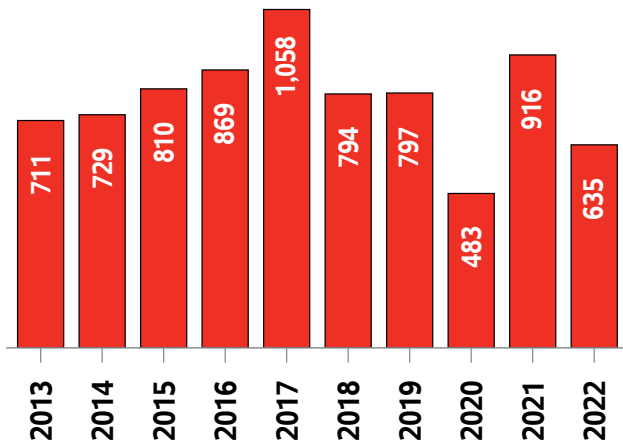
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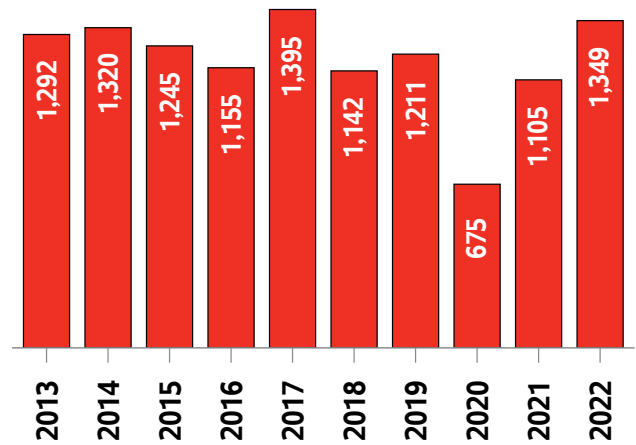
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

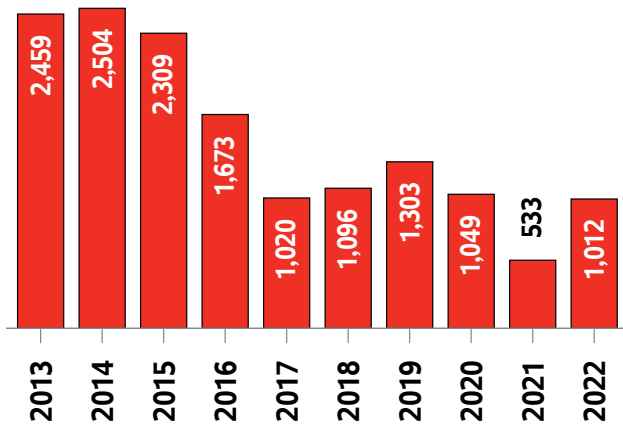
Sales Activity (May only)



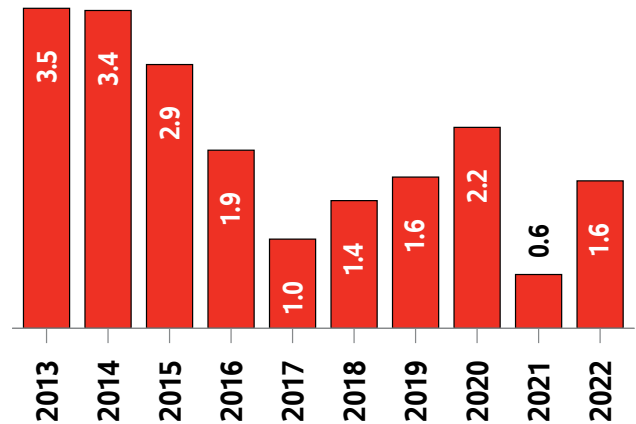
New Listings (May only)



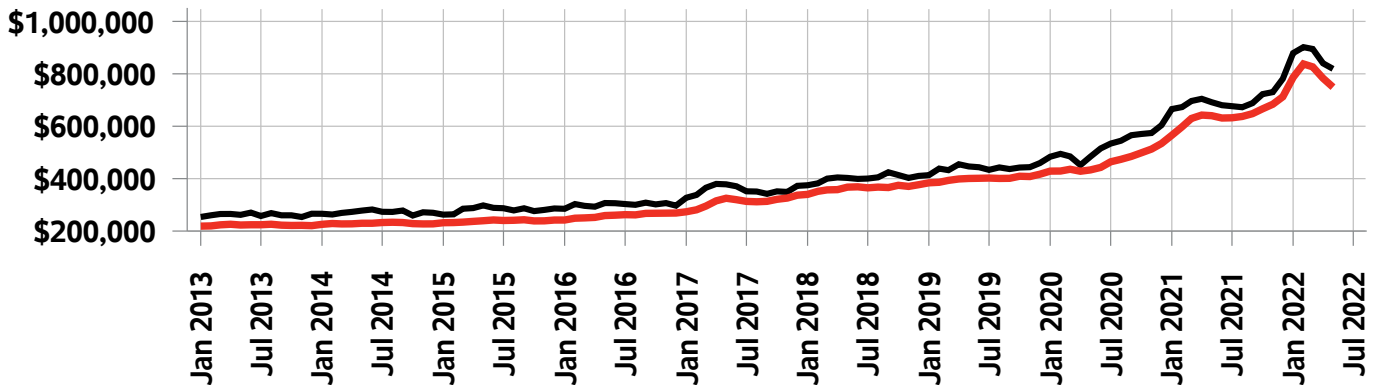
Active Listings (May only)



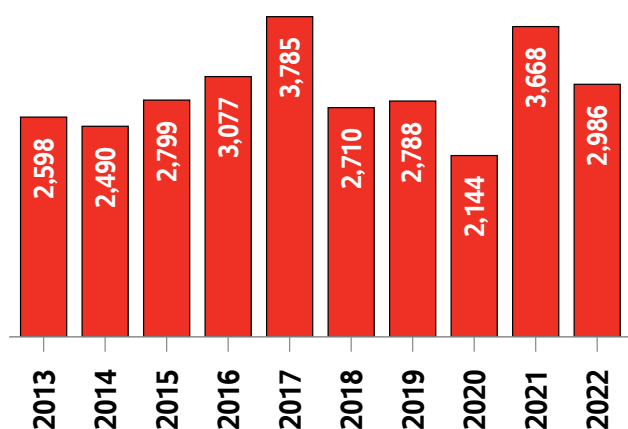
Months of Inventory (May only)



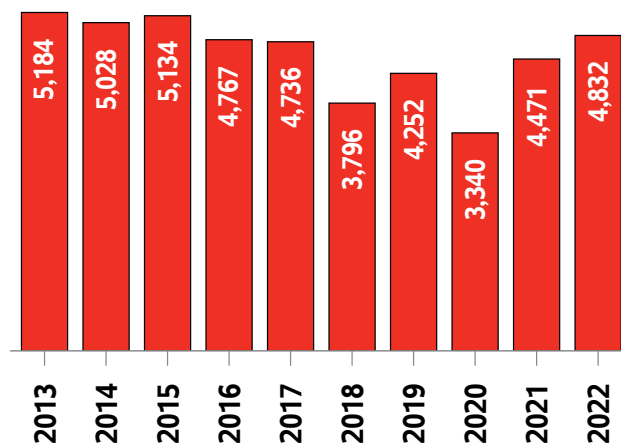
MLS® HPI Single Family Benchmark Price and Average Price



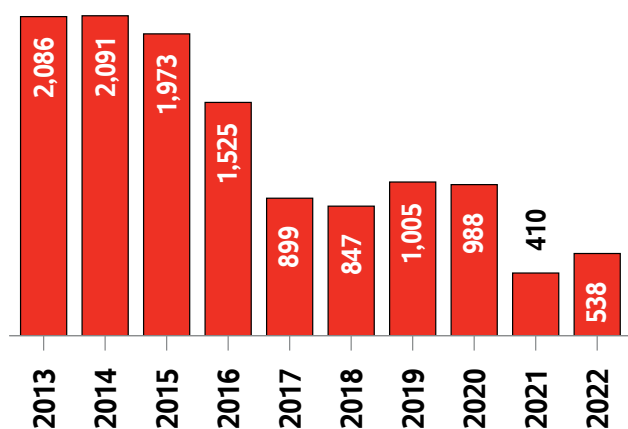
Sales Activity (May Year-to-date)



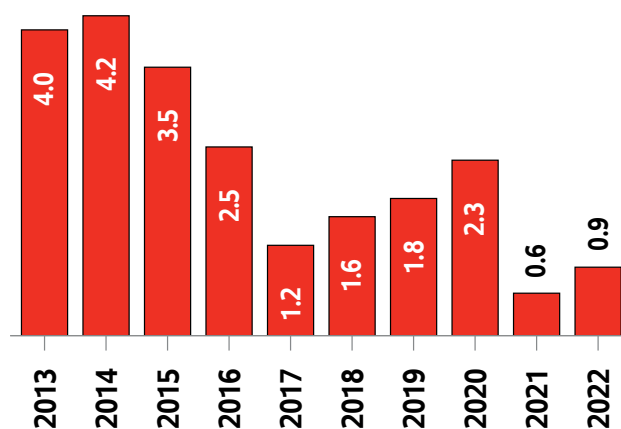
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



Months of Inventory ²(May 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	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	105	-33.1	45.8	-7.9	-36.4	0.0	9.4
Dollar Volume	\$63,559,913	-17.7	142.2	78.6	63.9	218.2	298.8
New Listings	242	44.9	202.5	56.1	24.1	29.4	40.7
Active Listings	214	269.0	161.0	157.8	122.9	-39.4	-36.3
Sales to New Listings Ratio ¹	43.4	94.0	90.0	73.5	84.6	56.1	55.8
Months of Inventory ²	2.0	0.4	1.1	0.7	0.6	3.4	3.5
Average Price	\$605,333	23.0	66.1	93.9	157.5	218.2	264.6
Median Price	\$585,000	27.2	70.8	106.2	172.1	216.4	302.2
Sale to List Price Ratio ³	108.3	113.1	100.0	106.5	107.5	97.9	97.0
Median Days on Market	10.0	7.0	14.5	8.0	12.0	25.0	35.5

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	565	-8.9	55.6	27.3	-5.8	42.7	32.9
Dollar Volume	\$367,920,423	20.1	180.5	155.0	166.7	385.3	405.6
New Listings	956	30.4	104.7	76.7	42.3	25.1	23.4
Active Listings ⁴	108	124.6	60.9	75.6	20.9	-63.4	-63.0
Sales to New Listings Ratio ⁵	59.1	84.6	77.7	82.1	89.3	51.8	54.8
Months of Inventory ⁶	1.0	0.4	0.9	0.7	0.7	3.7	3.4
Average Price	\$651,187	31.8	80.2	100.4	183.3	240.1	280.3
Median Price	\$640,000	36.2	82.9	110.3	197.5	263.6	318.3
Sale to List Price Ratio ⁷	120.2	115.9	103.9	106.8	104.4	97.7	97.3
Median Days on Market	7.0	6.0	7.0	7.0	14.0	33.0	33.0

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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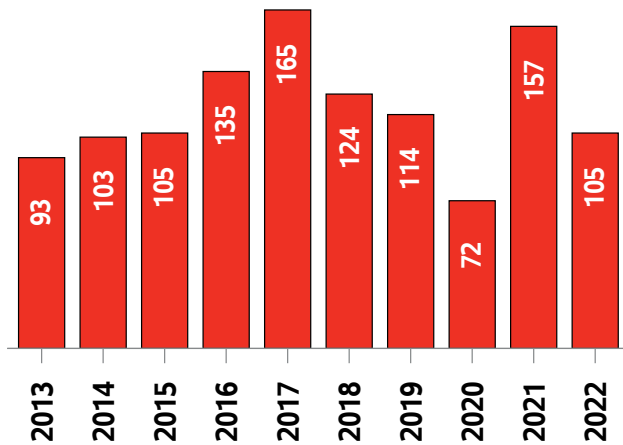
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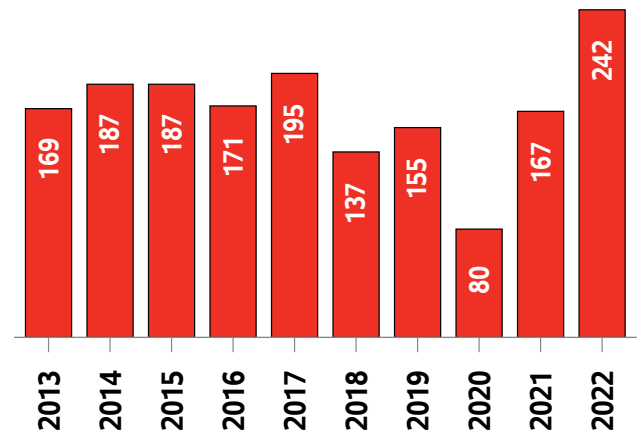
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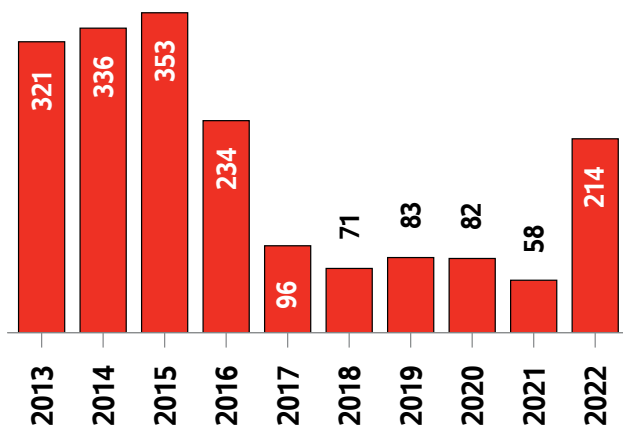
Sales Activity (May only)



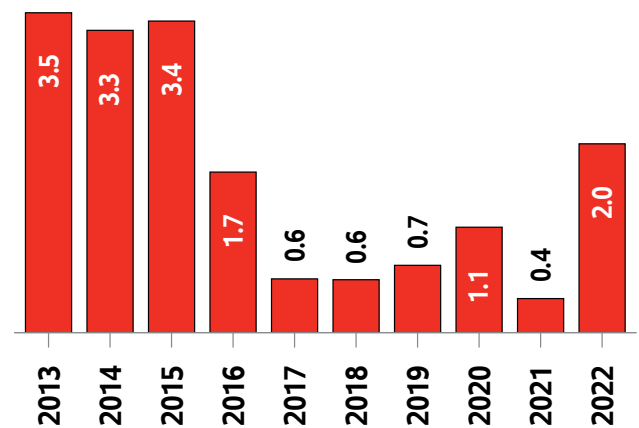
New Listings (May only)



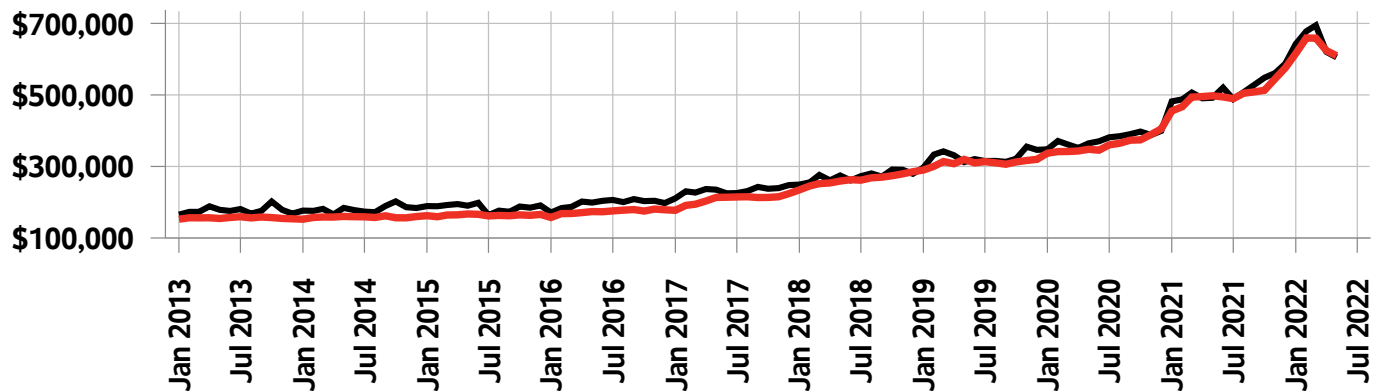
Active Listings (May only)



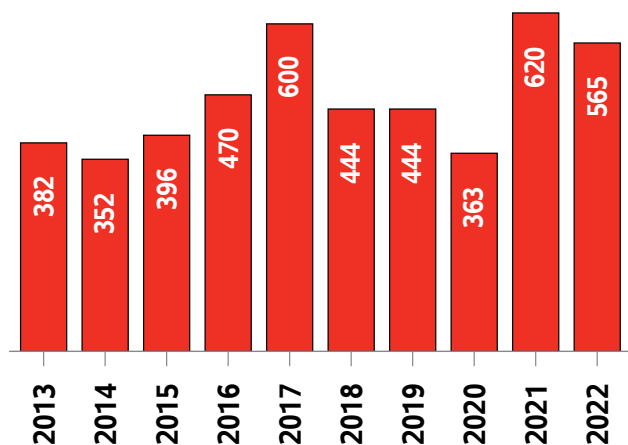
Months of Inventory (May only)



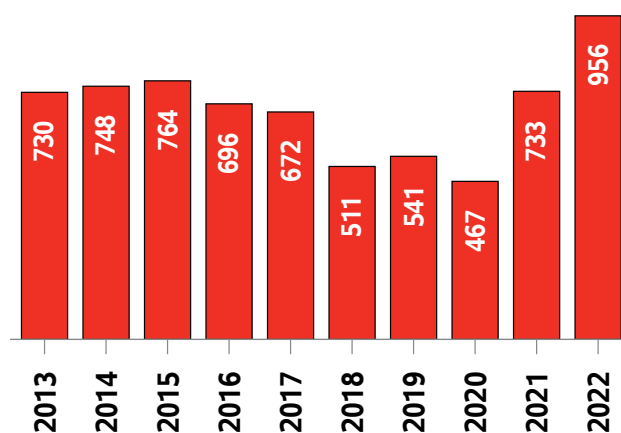
MLS® HPI Townhouse Benchmark Price and Average Price



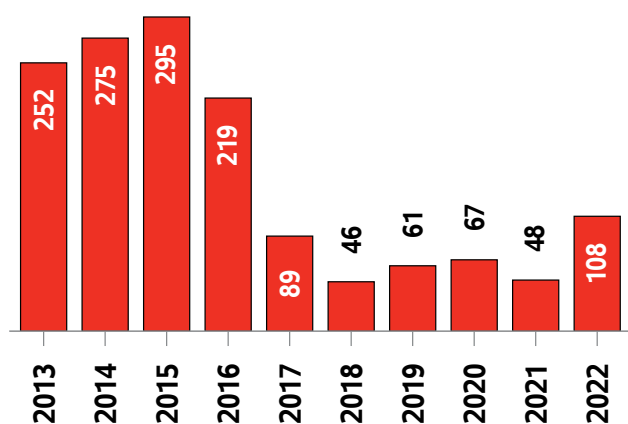
Sales Activity (May Year-to-date)



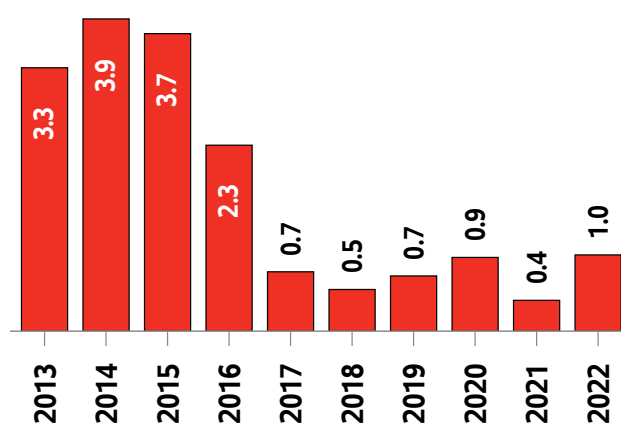
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



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



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

Actual	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	65	-37.5	80.6	-8.5	-47.6	-20.7	12.1
Dollar Volume	\$30,248,688	-26.3	210.0	72.2	8.7	84.9	263.5
New Listings	156	20.0	212.0	71.4	27.9	20.9	36.8
Active Listings	144	144.1	152.6	97.3	5.9	-53.5	-46.5
Sales to New Listings Ratio ¹	41.7	80.0	72.0	78.0	101.6	63.6	50.9
Months of Inventory ²	2.2	0.6	1.6	1.0	1.1	3.8	4.6
Average Price	\$465,364	17.9	71.7	88.1	107.3	133.3	224.3
Median Price	\$418,000	17.7	70.6	76.2	131.6	150.3	249.1
Sale to List Price Ratio ³	106.5	111.2	98.7	103.6	100.1	97.3	97.3
Median Days on Market	12.0	6.5	18.0	13.0	20.0	41.0	36.5

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	388	-18.7	35.7	37.6	-6.1	29.8	74.8
Dollar Volume	\$185,009,025	1.7	118.3	168.0	103.4	253.0	457.7
New Listings	591	6.7	58.9	62.4	12.1	1.2	15.0
Active Listings ⁴	69	13.4	14.5	0.3	-56.0	-75.6	-70.2
Sales to New Listings Ratio ⁵	65.7	86.1	76.9	77.5	78.4	51.2	43.2
Months of Inventory ⁶	0.9	0.6	1.1	1.2	1.9	4.8	5.2
Average Price	\$476,827	25.0	60.9	94.8	116.6	172.0	219.1
Median Price	\$435,000	27.4	66.0	93.3	148.6	210.7	229.5
Sale to List Price Ratio ⁷	114.8	110.4	101.8	104.3	99.0	97.4	97.0
Median Days on Market	7.0	7.0	9.5	10.5	26.0	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.

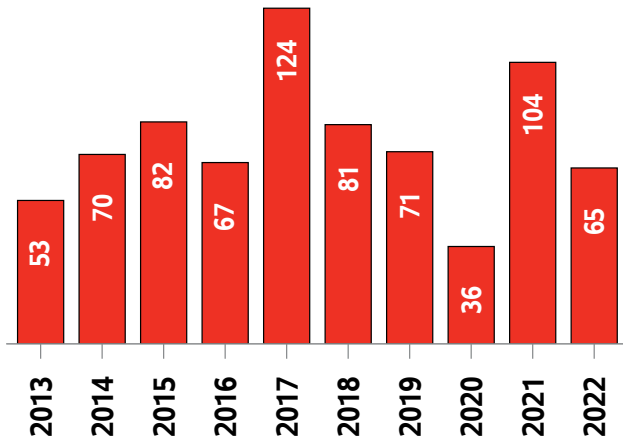
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

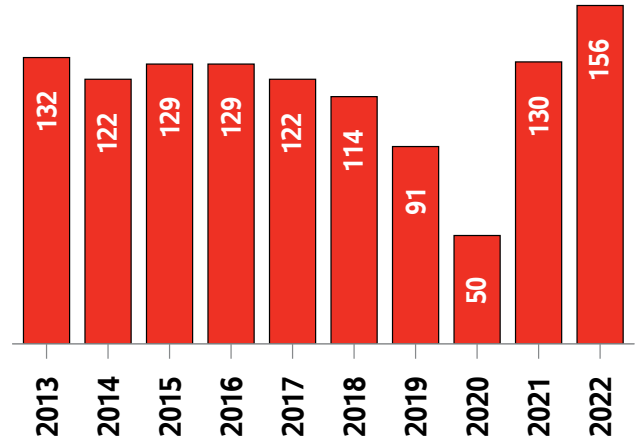
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

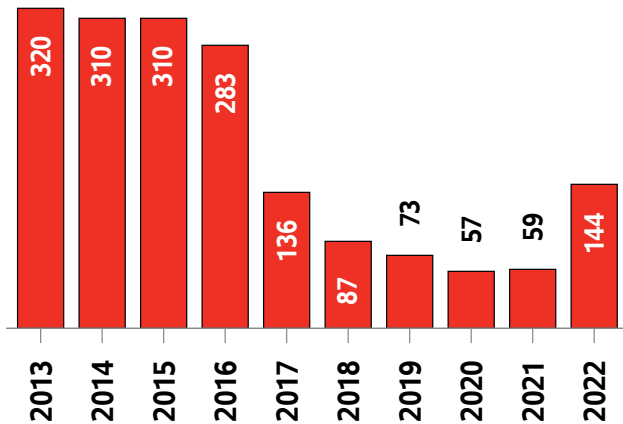
Sales Activity (May only)



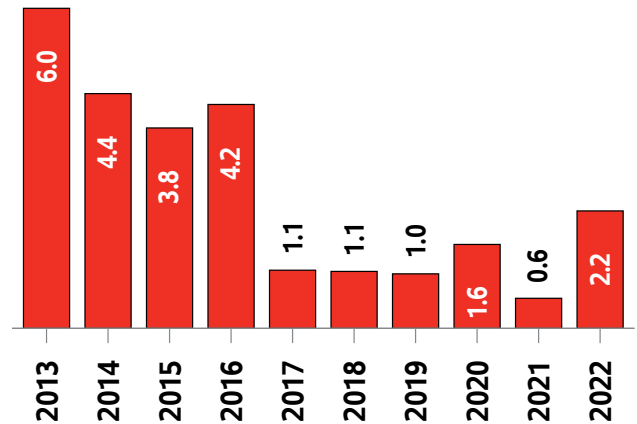
New Listings (May only)



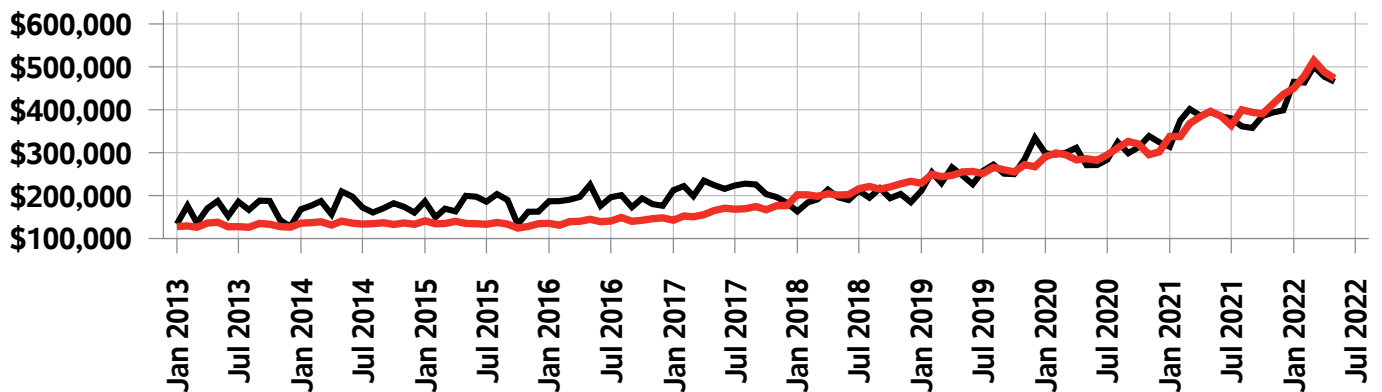
Active Listings (May only)



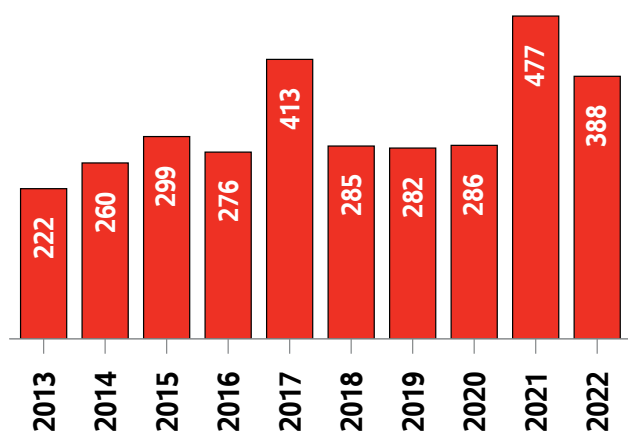
Months of Inventory (May only)



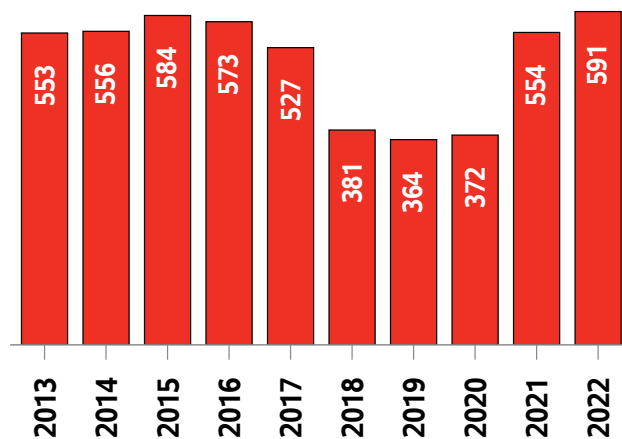
MLS® HPI Apartment Benchmark Price and Average Price



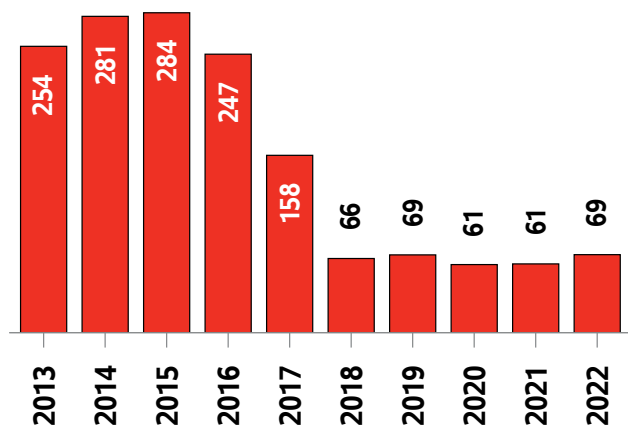
Sales Activity (May Year-to-date)



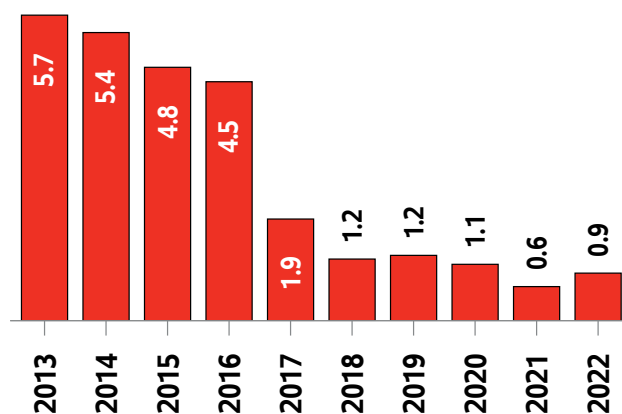
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



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



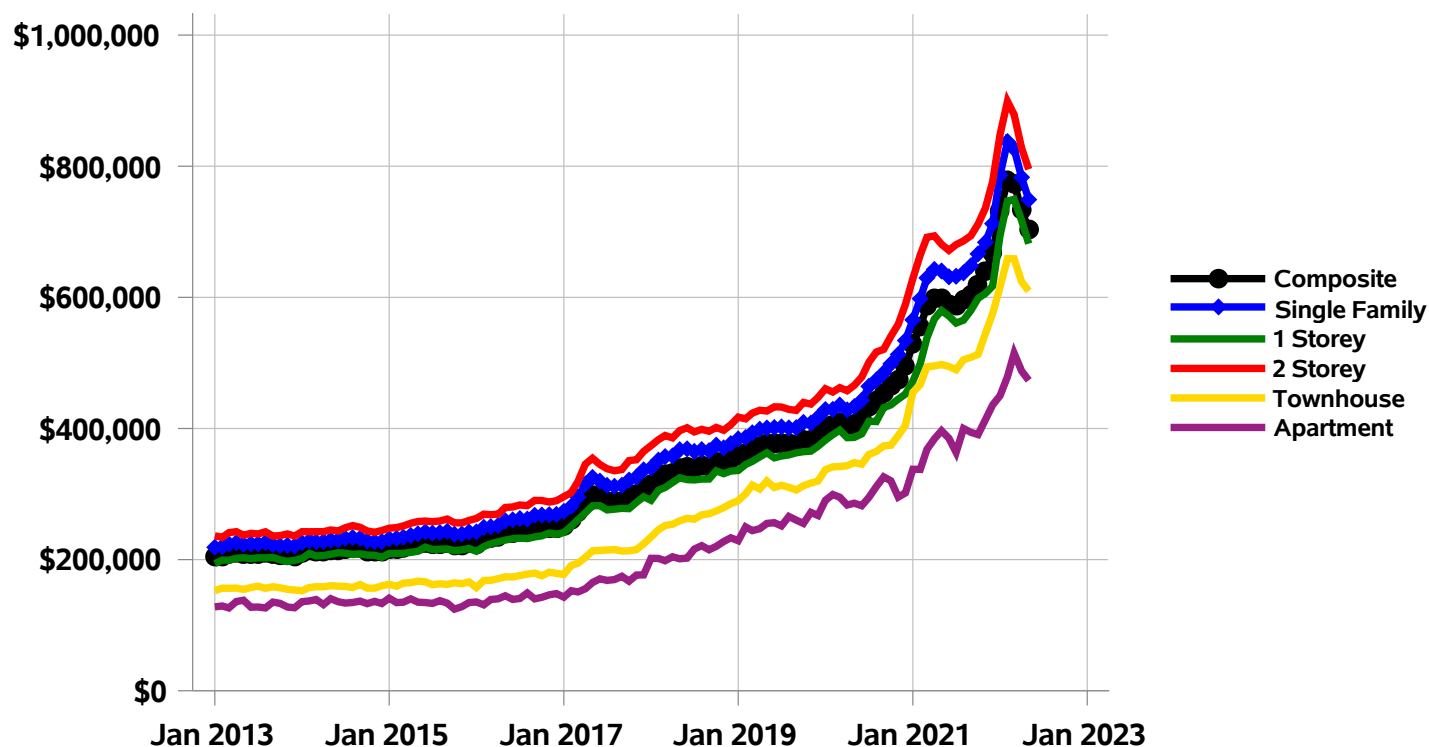
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	May 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$703,300	-4.0	-9.7	10.0	17.6	86.5	135.4
Single Family	\$749,100	-4.3	-10.6	9.5	17.0	86.9	130.3
One Storey	\$681,800	-5.0	-8.7	12.5	17.6	87.8	141.7
Two Storey	\$795,300	-4.0	-11.5	8.0	16.8	86.4	124.3
Townhouse	\$609,700	-2.3	-7.5	11.9	22.5	90.7	185.7
Apartment	\$473,400	-3.0	-1.1	14.5	19.4	85.5	186.7

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.)	1323
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
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.)	1406
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5938
Number of Fireplaces	0
Total Number Of Rooms	11
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.)	1163
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6600
Number of Fireplaces	0
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.)	1646
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5581
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	31 to 50
Attached Specification	Row
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.)	1245
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	2
Age Category	31 to 50
Attached Specification	Row
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.)	1006
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	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	613	-33.3	41.2	-20.8	-39.5	-16.6	-6.3
Dollar Volume	\$455,848,075	-21.3	129.3	40.3	27.7	125.0	182.8
New Listings	1,367	23.0	121.6	22.2	7.6	20.7	23.6
Active Listings	1,025	114.9	24.2	7.7	30.9	-46.4	-47.8
Sales to New Listings Ratio ¹	44.8	82.7	70.3	69.2	79.8	64.9	59.1
Months of Inventory ²	1.7	0.5	1.9	1.2	0.8	2.6	3.0
Average Price	\$743,635	18.0	62.4	77.2	111.2	169.8	201.8
Median Price	\$687,000	17.2	57.6	75.0	113.4	174.8	210.7
Sale to List Price Ratio ³	108.1	113.6	101.1	103.9	106.6	98.0	97.6
Median Days on Market	9.0	6.0	11.0	8.0	8.0	23.0	27.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	2,931	-19.1	38.6	7.8	-17.8	12.0	13.1
Dollar Volume	\$2,286,056,896	0.3	141.9	104.7	88.3	229.4	263.1
New Listings	4,924	10.2	55.9	26.4	12.6	3.5	1.8
Active Listings ⁴	529	38.1	-30.1	-28.3	-25.0	-67.6	-70.2
Sales to New Listings Ratio ⁵	59.5	81.1	67.0	69.8	81.5	55.0	53.6
Months of Inventory ⁶	0.9	0.5	1.8	1.4	1.0	3.1	3.4
Average Price	\$779,958	23.9	74.5	89.8	129.0	194.0	221.0
Median Price	\$740,000	25.4	75.4	92.2	138.7	205.8	236.0
Sale to List Price Ratio ⁷	118.3	114.6	103.3	104.4	104.4	98.0	97.7
Median Days on Market	7.0	6.0	8.0	7.0	10.0	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.

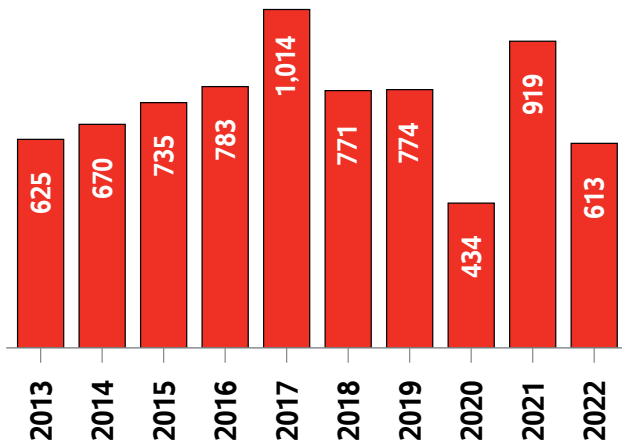
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

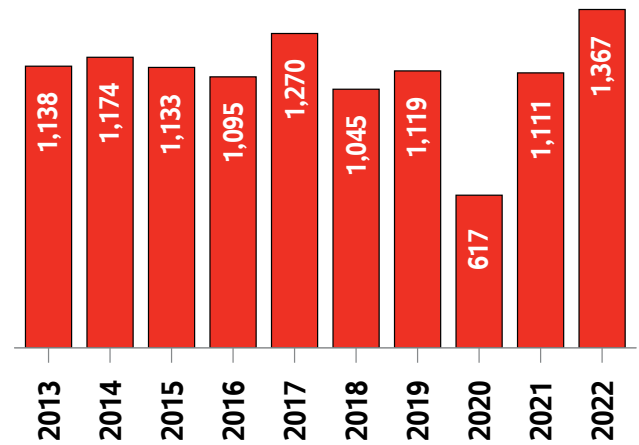
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

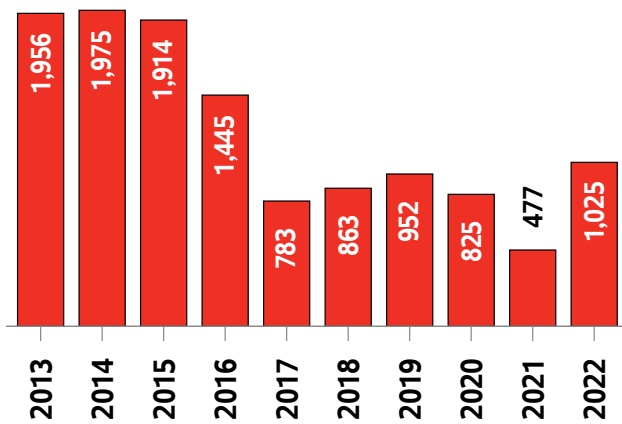
Sales Activity (May only)



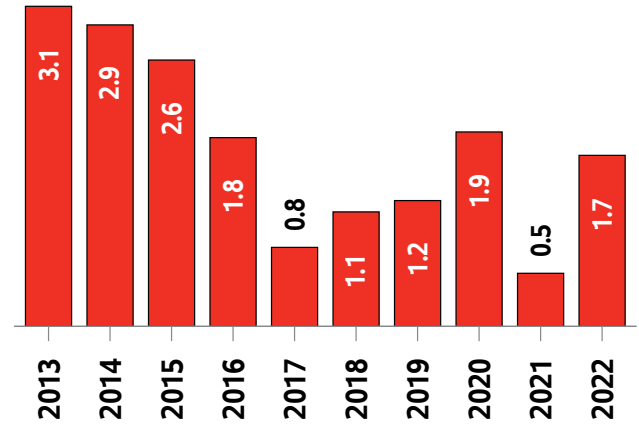
New Listings (May only)



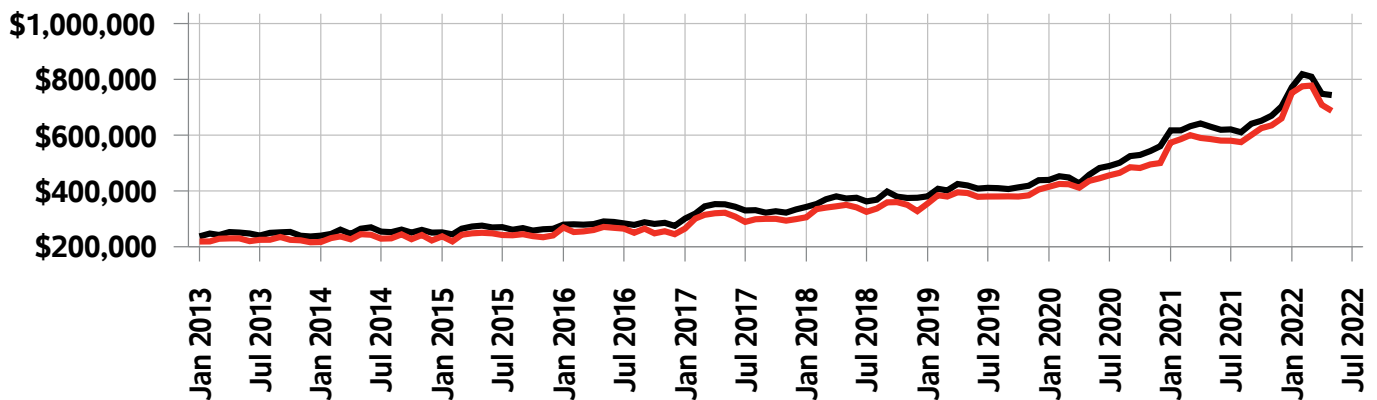
Active Listings (May only)



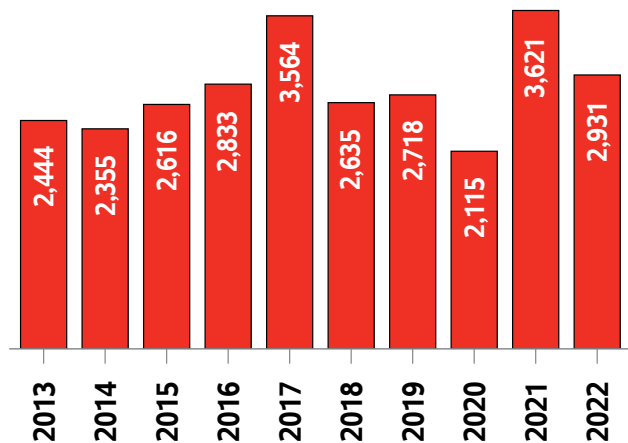
Months of Inventory (May only)



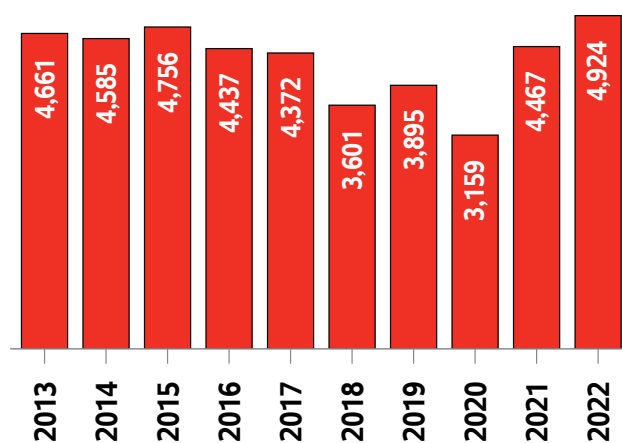
Average Price and Median Price



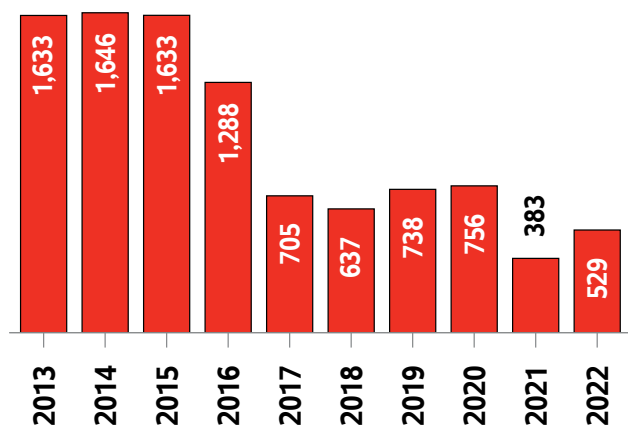
Sales Activity (May Year-to-date)



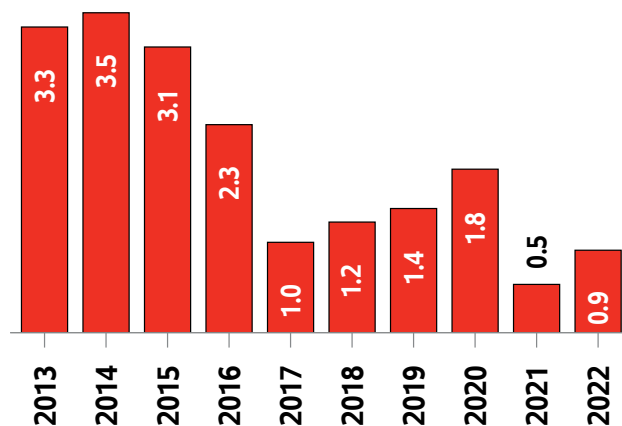
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



Months of Inventory ²(May 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	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	20	-41.2	-9.1	0.0	-35.5	-47.4	-13.0
Dollar Volume	\$13,684,160	-37.2	58.9	101.8	41.9	36.7	70.7
New Listings	55	57.1	66.7	10.0	7.8	3.8	10.0
Active Listings	60	93.5	-9.1	-32.6	-22.1	-62.5	-64.7
Sales to New Listings Ratio ¹	36.4	97.1	66.7	40.0	60.8	71.7	46.0
Months of Inventory ²	3.0	0.9	3.0	4.5	2.5	4.2	7.4
Average Price	\$684,208	6.8	74.8	101.8	120.0	159.8	96.4
Median Price	\$685,000	9.8	79.8	126.1	132.2	223.9	158.0
Sale to List Price Ratio ³	103.3	106.4	99.9	99.1	100.6	96.3	95.4
Median Days on Market	14.0	9.0	16.0	31.0	18.0	50.0	52.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	122	-20.3	58.4	45.2	-0.8	20.8	25.8
Dollar Volume	\$96,591,578	0.8	207.5	197.1	170.9	280.7	308.7
New Listings	197	11.3	40.7	18.7	15.9	-8.8	-11.3
Active Listings ⁴	31	7.7	-45.0	-50.6	-48.7	-77.2	-80.4
Sales to New Listings Ratio ⁵	61.9	86.4	55.0	50.6	72.4	46.8	43.7
Months of Inventory ⁶	1.3	0.9	3.6	3.7	2.4	6.7	8.0
Average Price	\$791,734	26.4	94.1	104.6	173.1	215.2	225.0
Median Price	\$732,000	20.0	95.2	110.7	173.0	241.3	251.9
Sale to List Price Ratio ⁷	110.1	106.2	99.9	99.0	97.8	96.0	95.1
Median Days on Market	9.0	9.0	15.0	22.0	29.0	57.0	62.0

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.

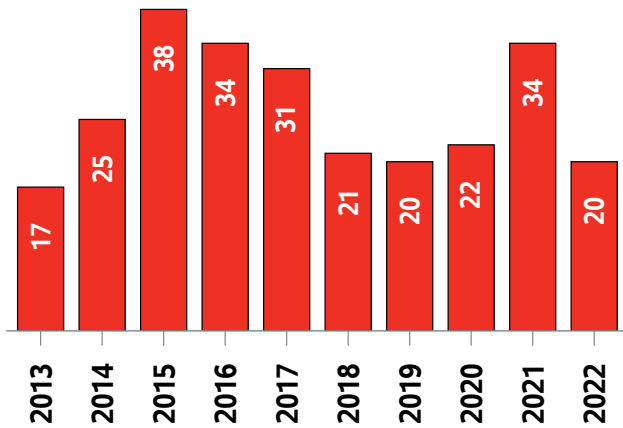
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

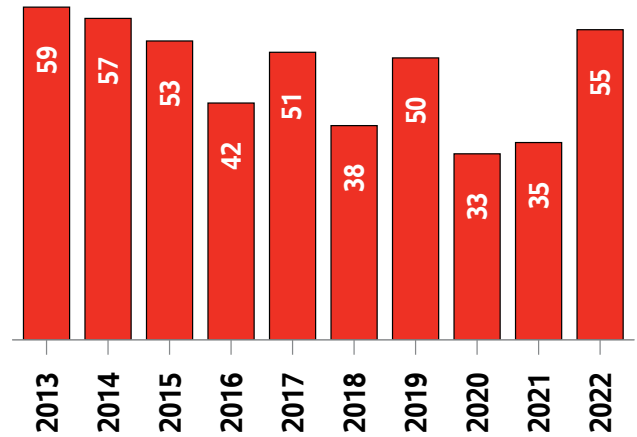
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

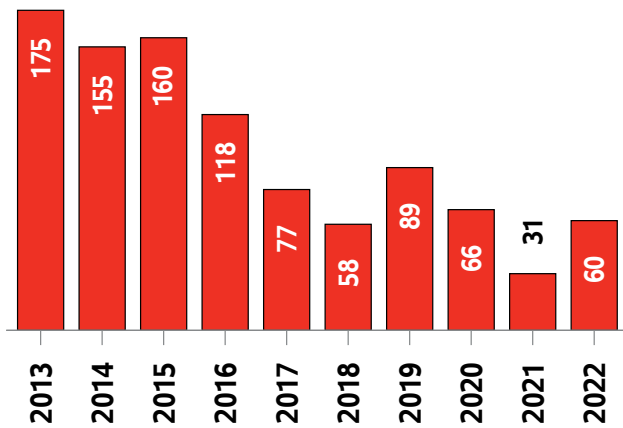
Sales Activity (May only)



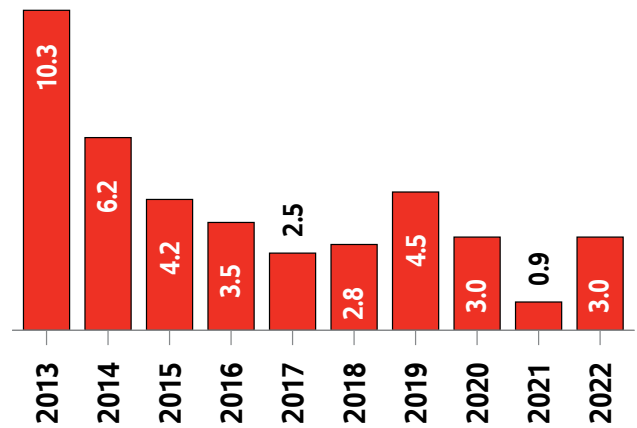
New Listings (May only)



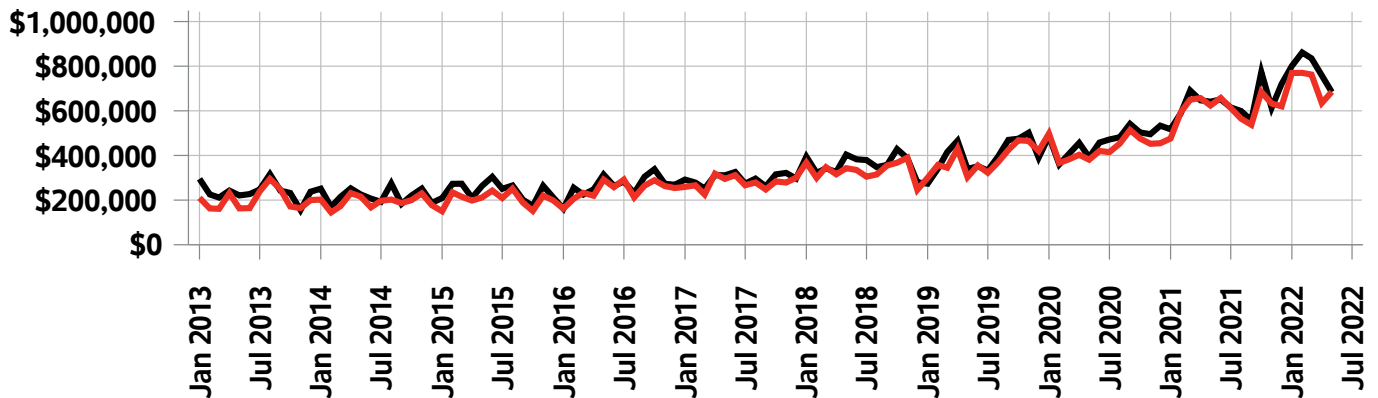
Active Listings (May only)



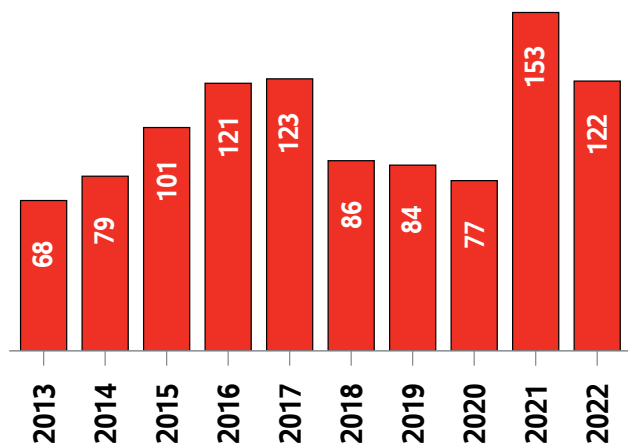
Months of Inventory (May only)



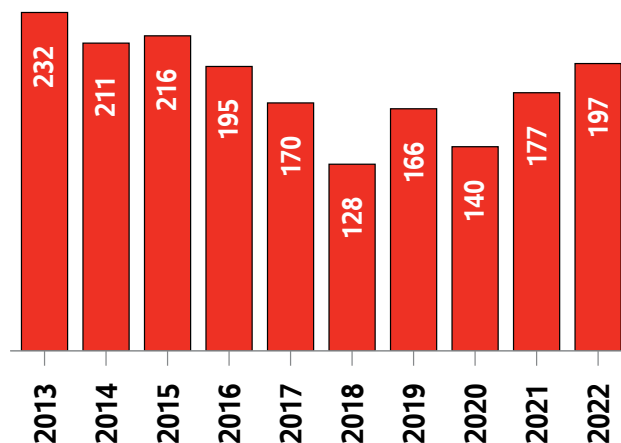
Average Price and Median Price



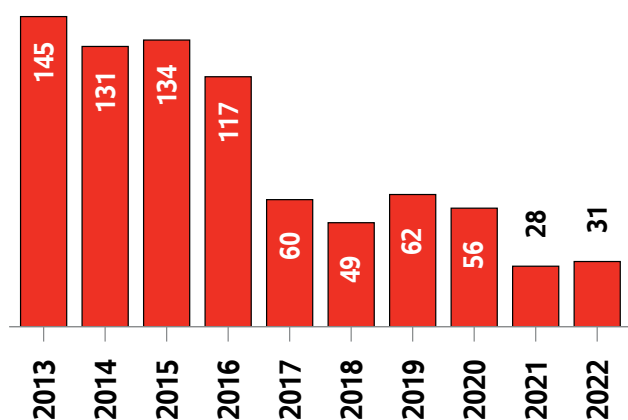
Sales Activity (May Year-to-date)



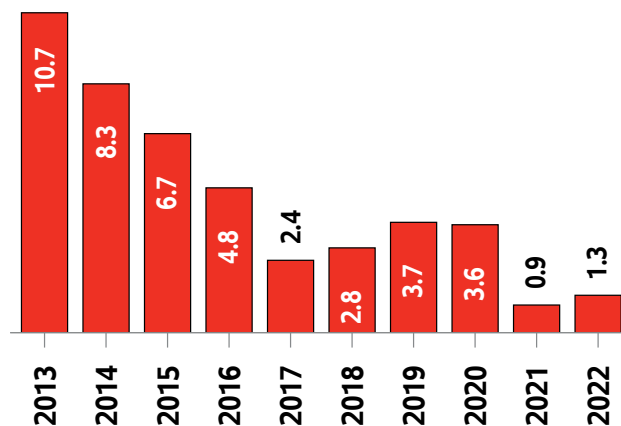
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



Months of Inventory ² (May 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	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	33	-26.7	65.0	-2.9	-40.0	-29.8	32.0
Dollar Volume	\$41,026,218	1.6	282.5	127.2	53.8	127.5	383.0
New Listings	70	25.0	150.0	2.9	2.9	-14.6	37.3
Active Listings	49	28.9	-40.2	-56.6	-43.0	-71.3	-66.2
Sales to New Listings Ratio ¹	47.1	80.4	71.4	50.0	80.9	57.3	49.0
Months of Inventory ²	1.5	0.8	4.1	3.3	1.6	3.6	5.8
Average Price	\$1,243,219	38.6	131.8	134.1	156.3	224.0	265.9
Median Price	\$1,170,000	41.6	119.3	157.7	143.8	225.0	283.6
Sale to List Price Ratio ³	108.1	112.5	101.1	101.9	104.5	99.2	97.6
Median Days on Market	8.0	6.0	15.5	11.0	15.0	24.0	31.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	155	-7.7	86.7	30.3	-7.2	31.4	61.5
Dollar Volume	\$173,189,149	23.5	280.8	174.3	117.8	288.8	438.1
New Listings	235	10.8	48.7	0.4	-6.4	-24.7	2.2
Active Listings ⁴	27	-16.4	-68.6	-70.2	-67.9	-80.8	-77.5
Sales to New Listings Ratio ⁵	66.0	79.2	52.5	50.9	66.5	37.8	41.7
Months of Inventory ⁶	0.9	0.9	5.1	3.8	2.5	5.9	6.1
Average Price	\$1,117,349	33.8	103.9	110.6	134.7	196.0	233.3
Median Price	\$1,005,000	29.6	97.9	109.4	109.4	180.1	231.6
Sale to List Price Ratio ⁷	110.9	111.1	100.6	101.0	102.1	98.2	96.9
Median Days on Market	7.0	7.0	14.0	12.0	17.0	33.5	34.0

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.

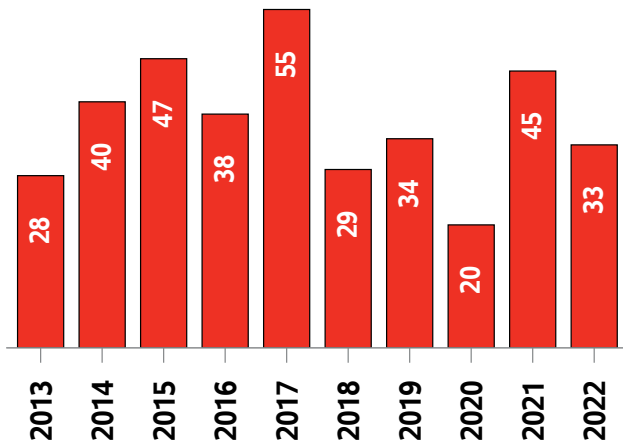
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

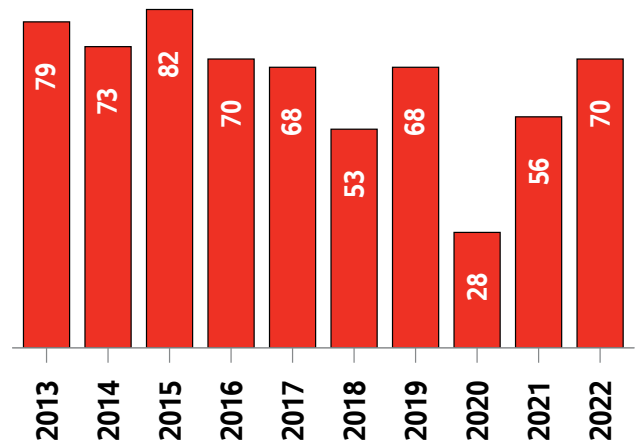
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

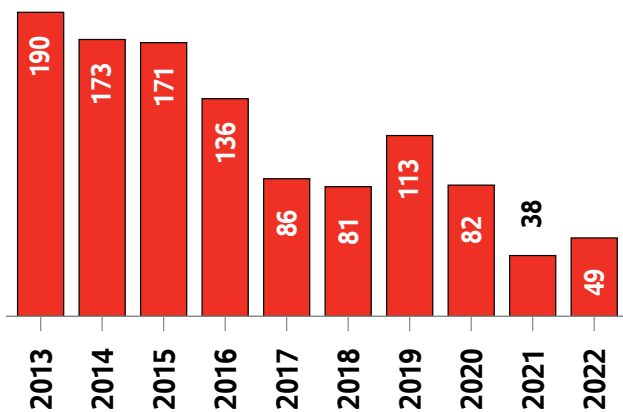
Sales Activity (May only)



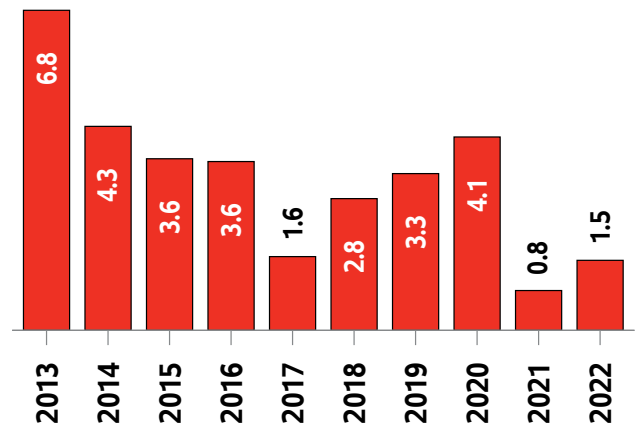
New Listings (May only)



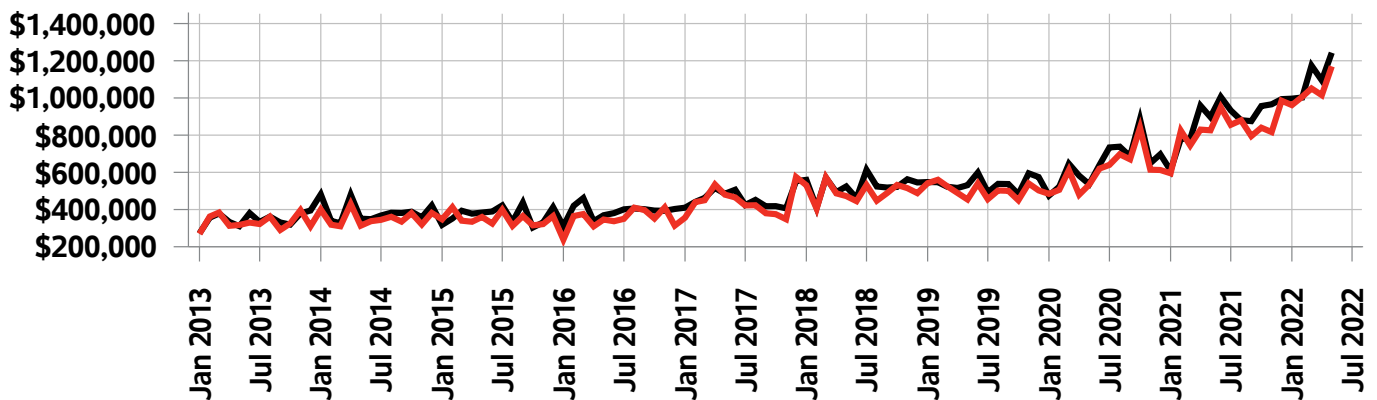
Active Listings (May only)



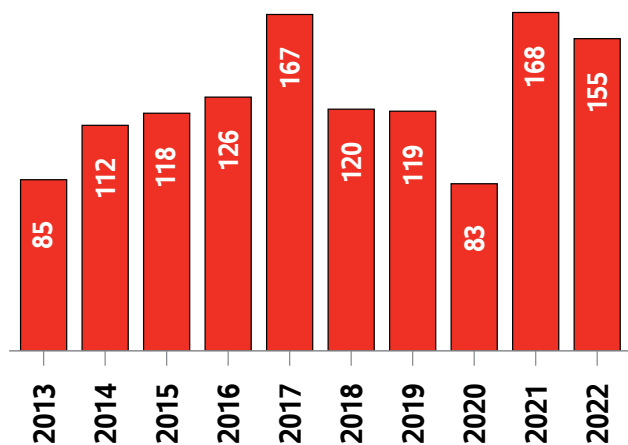
Months of Inventory (May only)



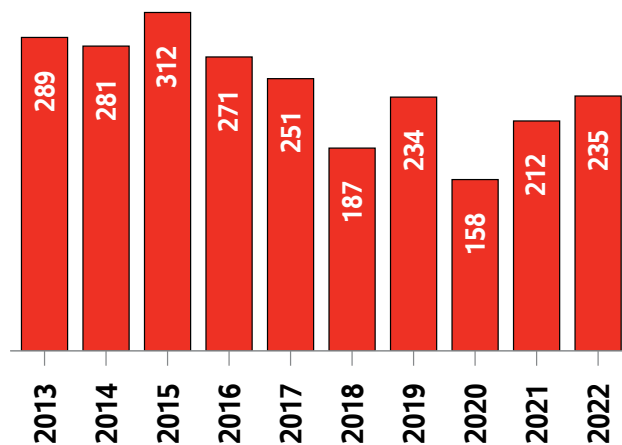
Average Price and Median Price



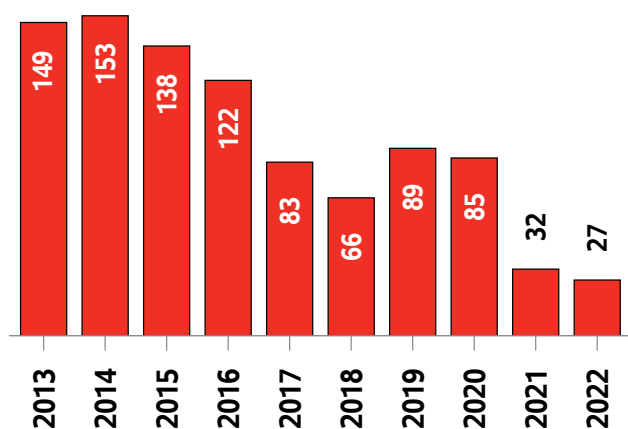
Sales Activity (May Year-to-date)



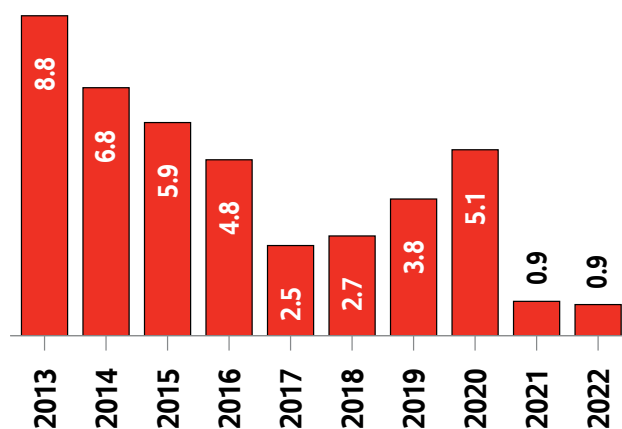
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



Months of Inventory ² (May 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	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	37	-26.0	-9.8	-22.9	-41.3	-9.8	15.6
Dollar Volume	\$28,838,952	-10.3	56.0	56.1	28.8	131.6	281.8
New Listings	71	18.3	115.2	26.8	-2.7	14.5	22.4
Active Listings	64	93.9	-31.9	-37.3	-19.0	-60.2	-56.2
Sales to New Listings Ratio ¹	52.1	83.3	124.2	85.7	86.3	66.1	55.2
Months of Inventory ²	1.7	0.7	2.3	2.1	1.3	3.9	4.6
Average Price	\$779,431	21.2	72.8	102.5	119.4	156.7	230.2
Median Price	\$749,900	21.3	74.4	111.0	117.4	185.1	233.3
Sale to List Price Ratio ³	106.9	113.7	99.3	101.4	100.6	97.7	97.4
Median Days on Market	9.0	6.0	29.0	12.0	16.0	26.0	36.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	186	-17.3	30.1	3.3	-15.5	24.0	47.6
Dollar Volume	\$150,956,520	6.6	133.4	100.4	103.9	291.2	405.0
New Listings	295	14.3	28.8	15.7	4.2	4.2	19.4
Active Listings ⁴	39	51.5	-60.6	-53.3	-54.7	-70.6	-68.8
Sales to New Listings Ratio ⁵	63.1	87.2	62.4	70.6	77.7	53.0	51.0
Months of Inventory ⁶	1.1	0.6	3.5	2.3	2.0	4.5	5.0
Average Price	\$811,594	29.0	79.5	93.9	141.1	215.4	242.1
Median Price	\$762,750	26.5	77.4	93.6	135.3	226.0	241.3
Sale to List Price Ratio ⁷	114.5	113.6	100.2	100.3	99.4	97.7	97.1
Median Days on Market	7.0	6.0	17.0	14.0	16.0	31.0	43.5

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.

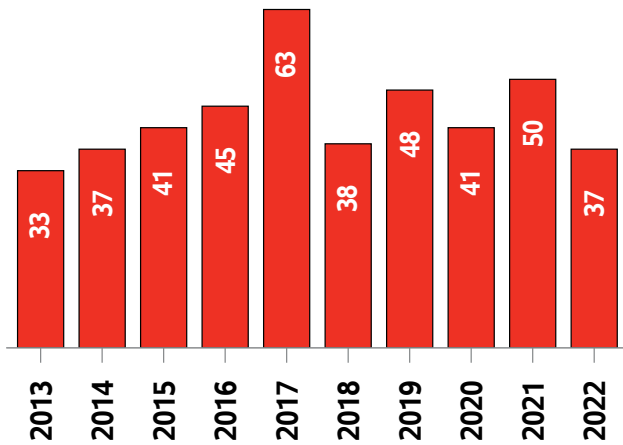
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

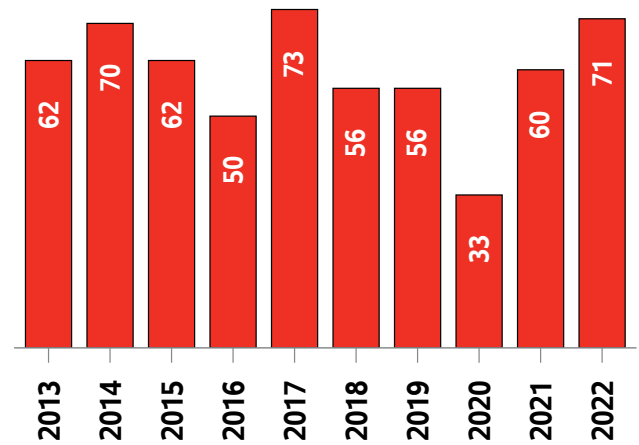
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

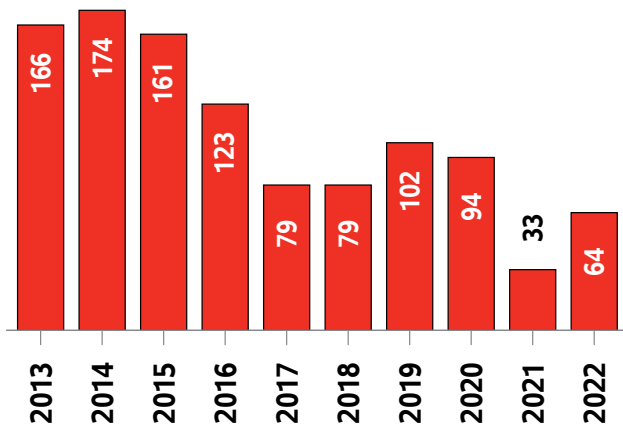
Sales Activity (May only)



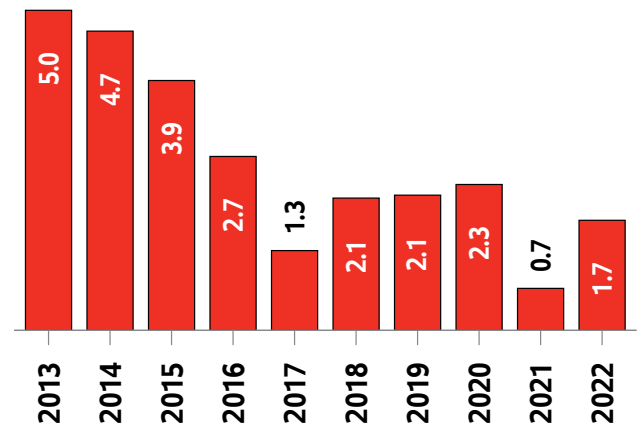
New Listings (May only)



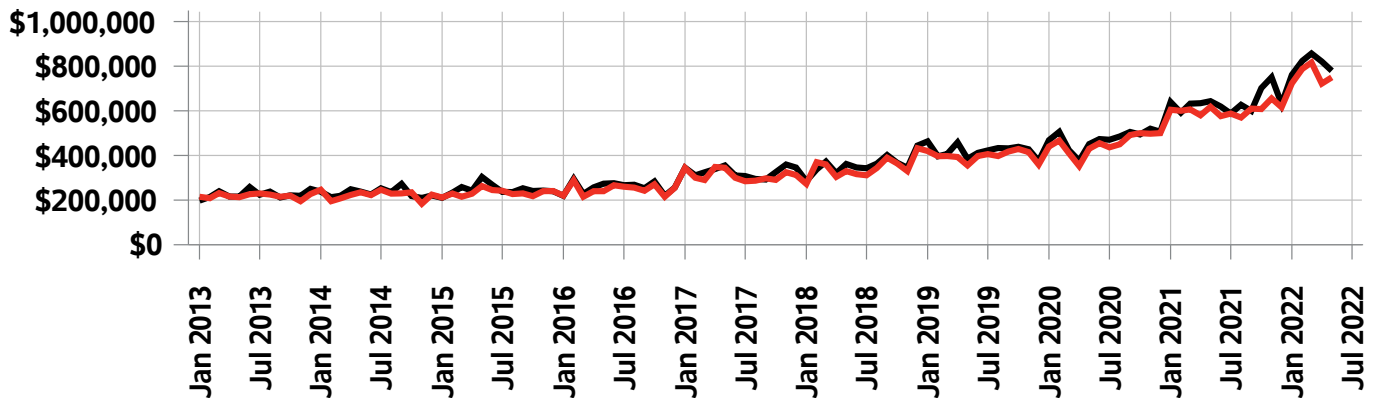
Active Listings (May only)



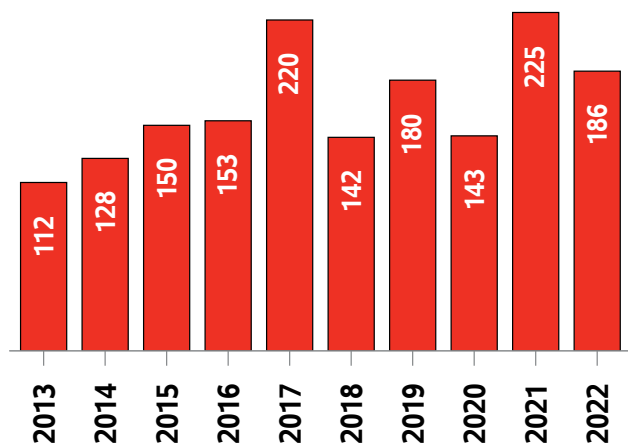
Months of Inventory (May only)



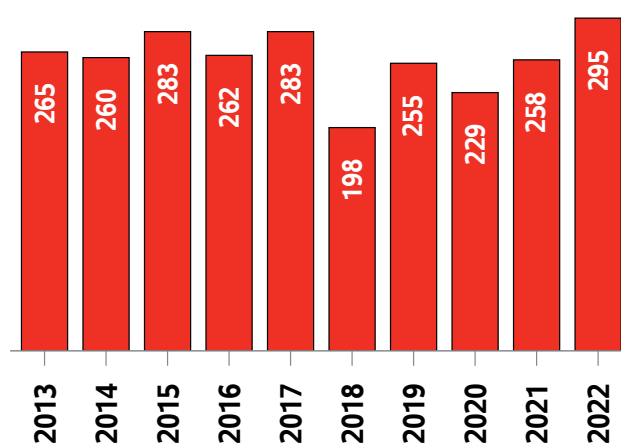
Average Price and Median Price



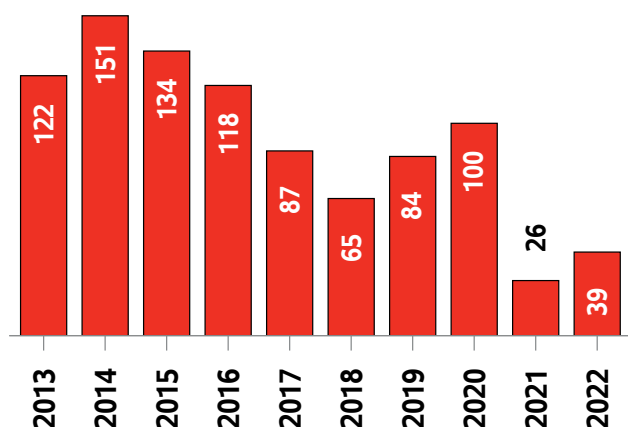
Sales Activity (May Year-to-date)



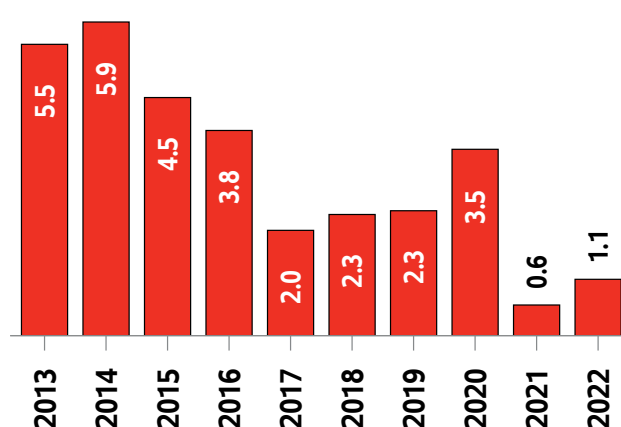
New Listings (May Year-to-date)



Active Listings ¹(May Year-to-date)



Months of Inventory ²(May 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	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	76	-11.6	46.2	4.1	-30.3	-6.2	38.2
Dollar Volume	\$49,074,043	4.4	158.5	81.6	75.4	173.7	340.6
New Listings	114	17.5	83.9	25.3	-17.4	-10.9	-1.7
Active Listings	85	123.7	19.7	21.4	-7.6	-65.4	-68.6
Sales to New Listings Ratio ¹	66.7	88.7	83.9	80.2	79.0	63.3	47.4
Months of Inventory ²	1.1	0.4	1.4	1.0	0.8	3.0	4.9
Average Price	\$645,711	18.2	76.9	74.5	151.6	191.7	218.8
Median Price	\$600,000	12.0	73.5	76.5	138.2	192.7	214.1
Sale to List Price Ratio ³	105.1	113.8	101.2	101.4	101.7	97.9	97.0
Median Days on Market	12.0	6.0	9.0	11.0	10.0	29.0	33.0

Year-to-date	May 2022	Compared to ⁸					
		May 2021	May 2020	May 2019	May 2017	May 2015	May 2012
Sales Activity	398	5.9	49.1	27.6	-5.0	31.8	71.6
Dollar Volume	\$278,046,461	35.4	174.9	155.8	167.2	333.1	522.8
New Listings	534	25.9	55.2	46.3	15.3	10.6	8.8
Active Listings ⁴	46	67.2	-32.0	-26.8	-46.1	-78.9	-79.6
Sales to New Listings Ratio ⁵	74.5	88.7	77.6	85.5	90.5	62.5	47.3
Months of Inventory ⁶	0.6	0.4	1.3	1.0	1.0	3.6	4.8
Average Price	\$698,609	27.9	84.4	100.6	181.3	228.7	263.1
Median Price	\$673,350	25.5	87.6	101.4	180.6	226.2	264.0
Sale to List Price Ratio ⁷	115.5	113.3	101.1	101.6	100.3	97.5	97.3
Median Days on Market	7.0	6.0	10.0	11.0	14.0	33.5	41.0

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.

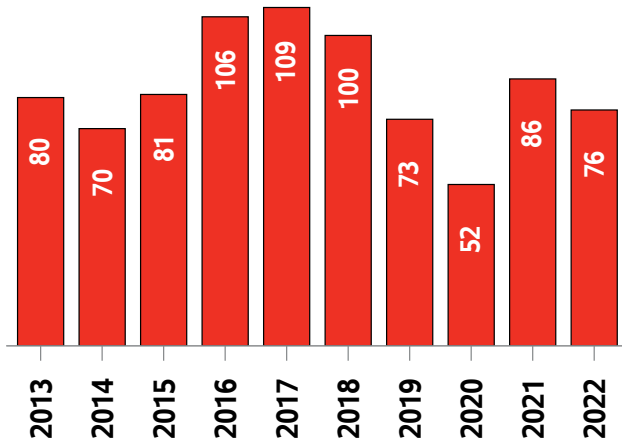
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

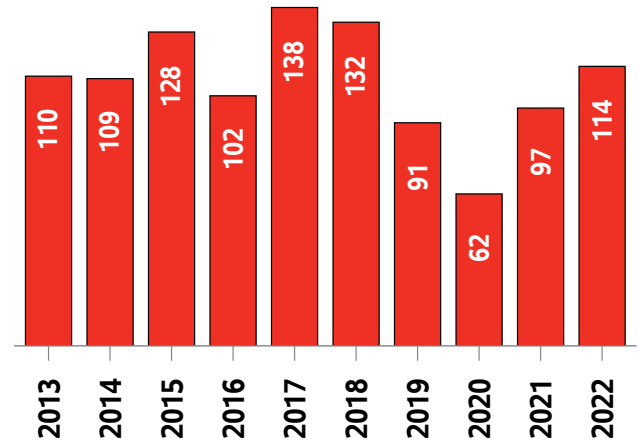
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

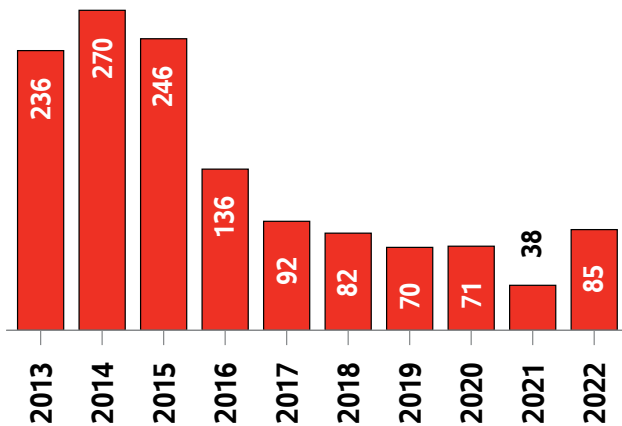
Sales Activity (May only)



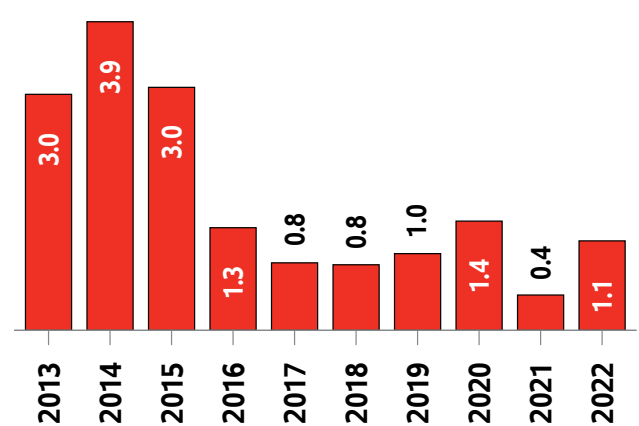
New Listings (May only)



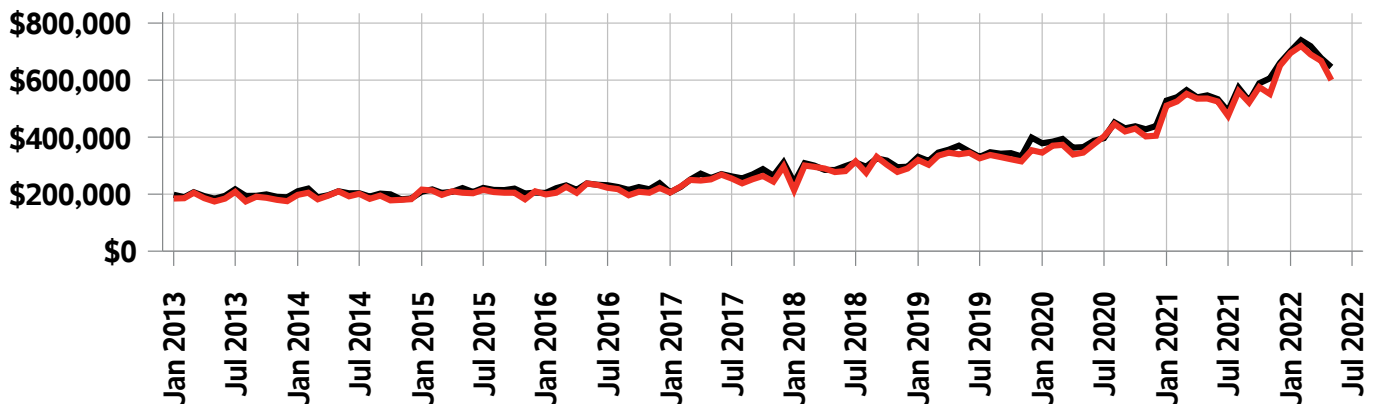
Active Listings (May only)



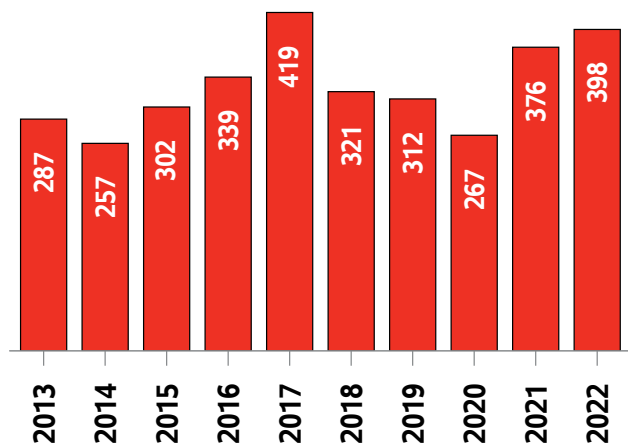
Months of Inventory (May only)



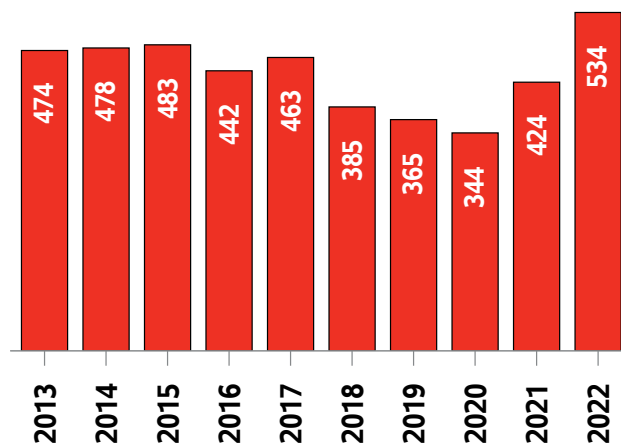
Average Price and Median Price



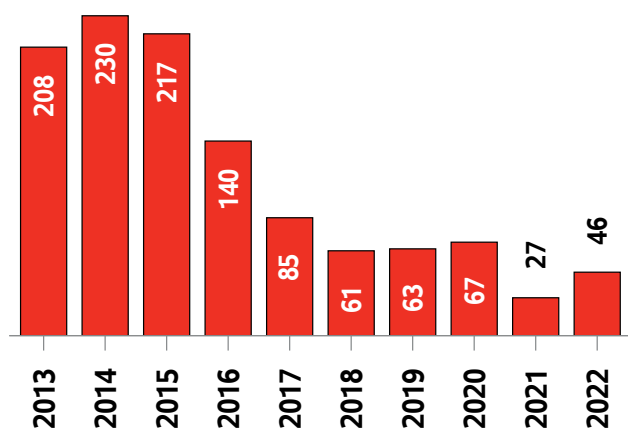
Sales Activity (May Year-to-date)



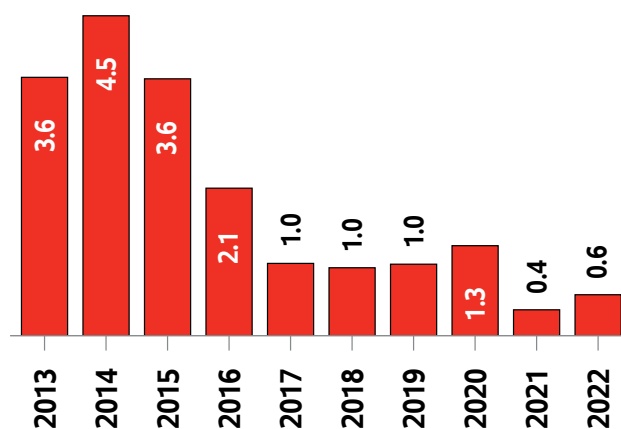
New Listings (May Year-to-date)



Active Listings ¹ (May Year-to-date)



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



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