



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



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

JUNE 2022 LONDON & ST. THOMAS

MARKET UPDATE

MARKET SUMMARY

\$686,287

AVERAGE SALE PRICE



1727

NEW LISTINGS



2.8

MONTHS OF INVENTORY



663

UNITS SOLD



AVERAGE HOUSING PRICES COMPARED TO 2021

+12.2%

\$807,984

LONDON NORTH

+11.0%

\$696,067

LONDON SOUTH

+10.5%

\$547,492

LONDON EAST

*Stats provided by LSTAR

STREETCITY
REALTY INC., BROKERAGE

Shane Haskell, ABR

REALTOR®

519-200-6868

shane@shanehaskell.ca





market cools off in june

July 6, 2022

1,727 new residential listings and 663 home sales were recorded in June 2022 in the London-St. Thomas area via the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR). The local housing supply increased from only 1.7 months of inventory in May to 2.8 months of inventory in June.

"While the number of new listings is the highest ever recorded by LSTAR in the month of June, the number of June home sales is at its lowest point in the last ten years," said Randy Pawlowski, 2022 LSTAR President. "Our local market is cooling off rapidly, but home prices don't follow suit as fast," he added.

LSTAR's composite MLS® Home Price Index Benchmark Price was down 7.8% from May, decreasing from \$703,300 in May to \$648,500 last month. However, this value is still 10.1% greater than the figure recorded in June 2021. Similarly, LSTAR's overall average home price fell from \$762,397 in May to \$686,287 in June. Compared to the same period last year, this figure is still 8.9% higher.

"While the three consecutive interest rate hikes by the Bank of Canada succeeded to put some downward pressure on the home prices, the low housing supply is what keeps them relatively elevated. Even if the number of months of inventory increased to almost three, this value is still lower than normal. In a balanced market, the inventory should sit at 3.5 or 4 months," Pawlowski said.

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

Area	June 2022 MLS® HPI Benchmark Price	June 2022 Average Price
Central Elgin	\$637,700	\$616,591
London East	\$524,900	\$547,492
London North	\$781,700	\$807,884
London South	\$644,100	\$696,087
Middlesex County	\$925,400	\$1,007,905
St. Thomas	\$537,300	\$576,680
Strathroy- Carleton Place	\$794,000	\$857,051
LSTAR	\$648,500	\$686,287

"The favourite dwelling type of the local home buyers remains the single-family home: out of the 663 units sold last month, 493 were single-family homes," Pawlowski explained. "The rest of the June transactions were comprised of 82 condo sales and 58 apartment sales," he added.

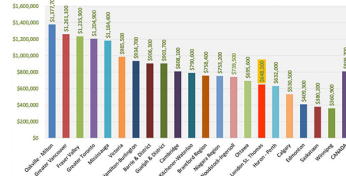
In June, the average price for a single-family home in LSTAR's jurisdiction stood at \$736,156, that of a condo – at \$583,321, and the overall average price for an apartment – at \$415,576.

The following table shows the June 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	June 2022	Change over June 2021
LSTAR Composite	\$648,500	↑ 10.1%
LSTAR Single-Family	\$699,000	↑ 9.1%
LSTAR One-Storey	\$629,900	↑ 9.7%
LSTAR Two-Storey	\$729,500	↑ 8.8%
LSTAR Townhouse	\$576,800	↑ 16.4%
LSTAR Apartment	\$425,900	↑ 10.6%

"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 June 1st, 2022.

MLS® Home Price Index Benchmark Prices - June 1st, 2022



Actual	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	663	-39.9	-34.2	-31.7	-40.1	-32.7	-12.6
Dollar Volume	\$455,008,240	-34.6	-5.3	14.3	21.6	71.6	149.3
New Listings	1,727	17.3	30.6	33.7	19.6	14.9	37.2
Active Listings	1,831	128.9	44.6	19.8	35.2	-38.0	-38.8
Sales to New Listings Ratio ¹	38.4	75.0	76.2	75.2	76.7	65.5	60.3
Months of Inventory ²	2.8	0.7	1.3	1.6	1.2	3.0	3.9
Average Price	\$686,287	8.9	44.0	67.4	103.0	154.9	185.4
Median Price	\$650,000	11.1	47.1	71.1	113.2	164.8	187.6
Sale to List Price Ratio ³	101.4	110.0	101.9	102.5	103.7	97.8	97.4
Median Days on Market	13.0	7.0	9.0	9.0	10.0	26.0	32.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	4,764	-21.3	21.1	2.7	-20.2	5.3	15.4
Dollar Volume	\$3,712,982,965	-3.0	108.3	95.9	85.4	210.2	272.1
New Listings	8,406	12.4	47.2	26.6	12.7	4.1	6.9
Active Listings ⁴	943	58.8	-21.7	-24.4	-21.8	-64.7	-66.3
Sales to New Listings Ratio ⁵	56.7	81.0	68.9	69.9	80.1	56.0	52.5
Months of Inventory ⁶	1.2	0.6	1.8	1.6	1.2	3.5	4.1
Average Price	\$779,383	23.3	72.0	90.8	132.5	194.6	222.4
Median Price	\$729,500	23.6	71.6	92.0	141.6	204.0	231.6
Sale to List Price Ratio ⁷	114.5	113.0	102.3	103.2	103.3	97.8	97.4
Median Days on Market	7.0	6.0	9.0	9.0	11.0	26.0	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.

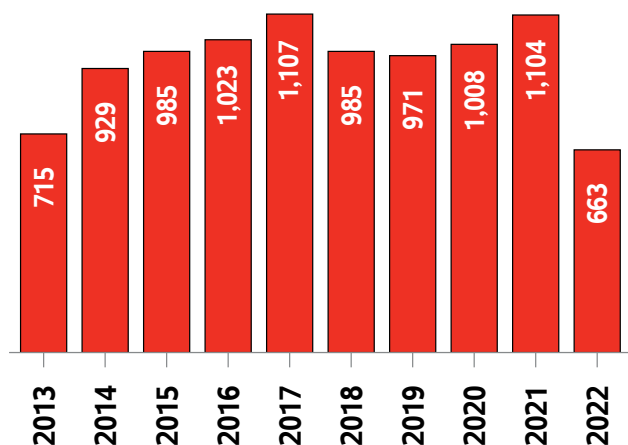
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

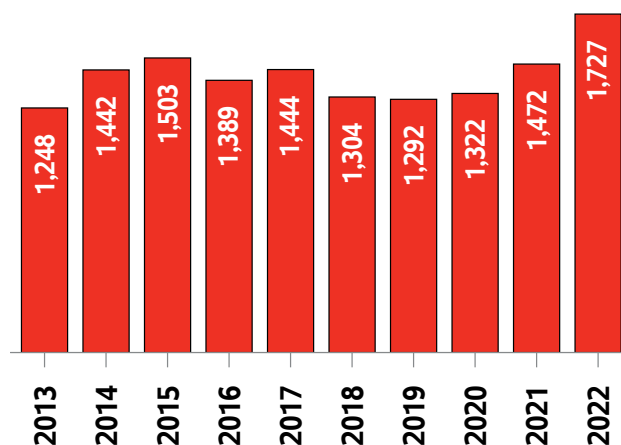
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

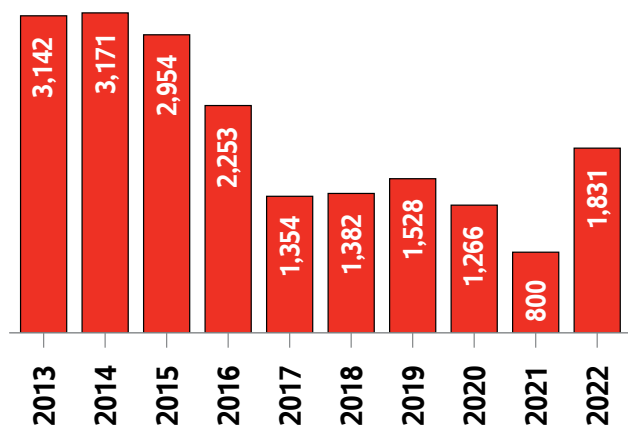
Sales Activity (June only)



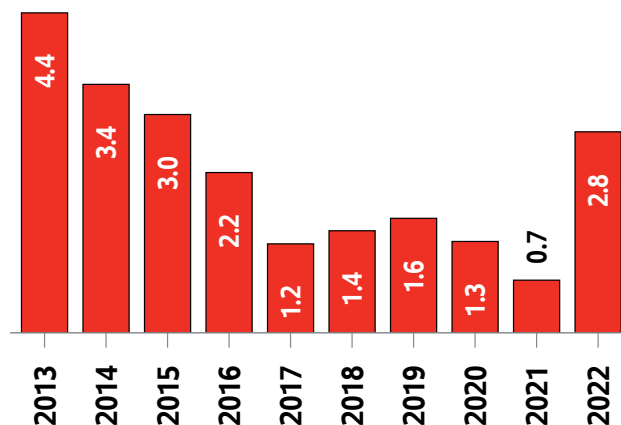
New Listings (June only)



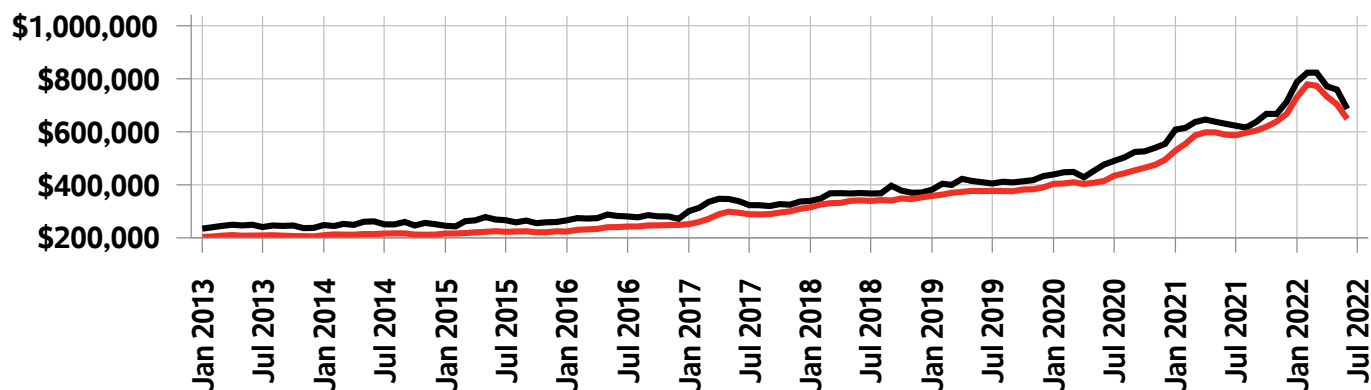
Active Listings (June only)



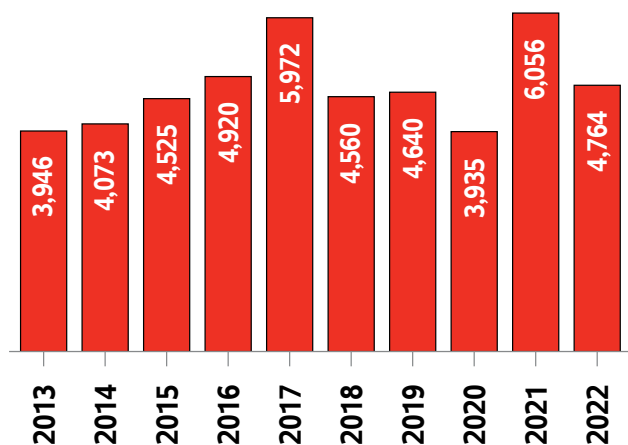
Months of Inventory (June only)



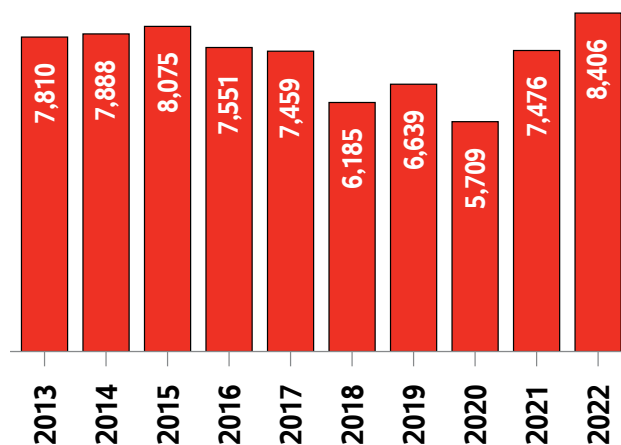
MLS® HPI Composite Benchmark Price and Average Price



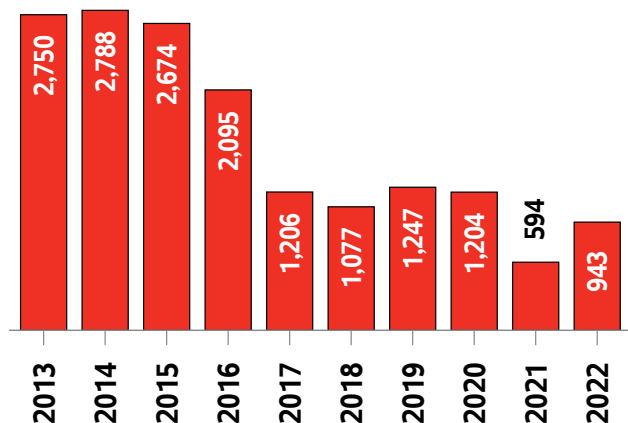
Sales Activity (June Year-to-date)



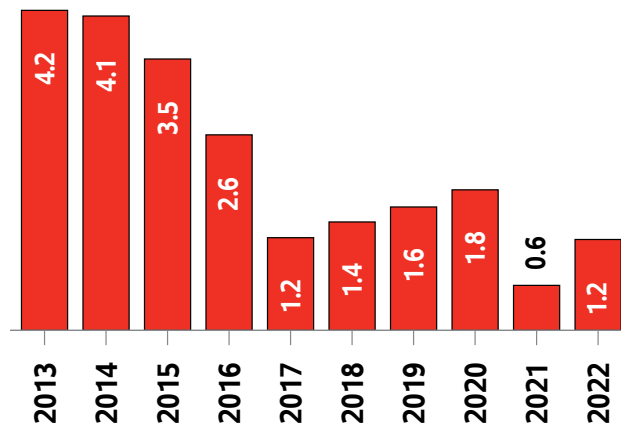
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	493	-39.1	-37.3	-34.4	-42.7	-36.1	-17.7
Dollar Volume	\$362,925,750	-34.1	-10.4	8.8	13.8	62.9	136.6
New Listings	1,272	14.7	24.6	21.4	7.3	9.5	27.6
Active Listings	1,322	111.9	29.1	-1.1	17.0	-40.5	-43.9
Sales to New Listings Ratio ¹	38.8	73.0	77.0	71.8	72.6	66.4	60.1
Months of Inventory ²	2.7	0.8	1.3	1.8	1.3	2.9	3.9
Average Price	\$736,158	8.2	42.9	66.0	98.5	155.1	187.5
Median Price	\$682,500	10.1	45.2	68.5	106.8	163.5	190.4
Sale to List Price Ratio ³	101.6	110.8	102.2	102.0	103.7	97.9	97.5
Median Days on Market	12.0	7.0	8.0	10.0	9.0	22.0	30.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	3,468	-22.6	18.4	-2.0	-25.3	-2.9	5.9
Dollar Volume	\$2,937,118,949	-4.7	104.3	88.1	72.9	188.7	243.3
New Listings	6,104	9.4	40.0	15.2	3.1	-3.0	-1.7
Active Listings ⁴	680	52.9	-31.6	-35.8	-27.4	-66.2	-69.1
Sales to New Listings Ratio ⁵	56.8	80.3	67.2	66.8	78.4	56.7	52.7
Months of Inventory ⁶	1.2	0.6	2.0	1.8	1.2	3.4	4.0
Average Price	\$846,920	23.1	72.6	92.0	131.6	197.3	224.3
Median Price	\$780,000	23.1	71.4	92.6	136.4	205.9	231.9
Sale to List Price Ratio ⁷	114.4	113.3	102.2	102.6	103.6	97.9	97.6
Median Days on Market	7.0	6.0	9.0	9.0	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.

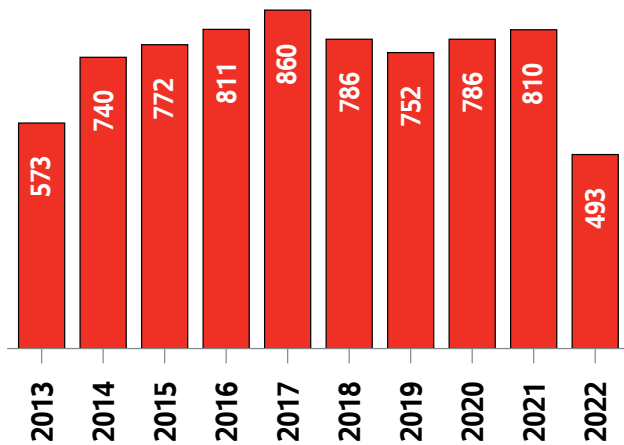
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

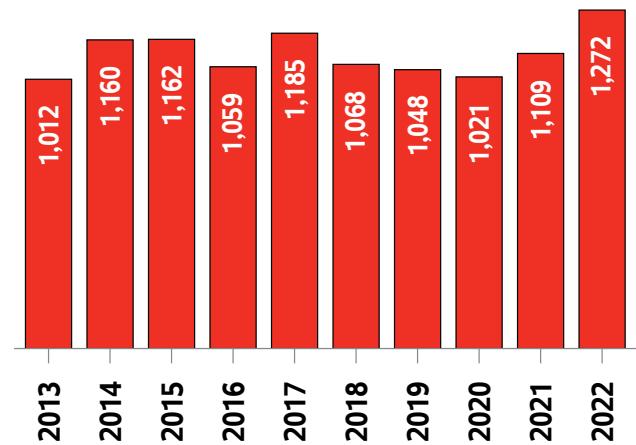
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

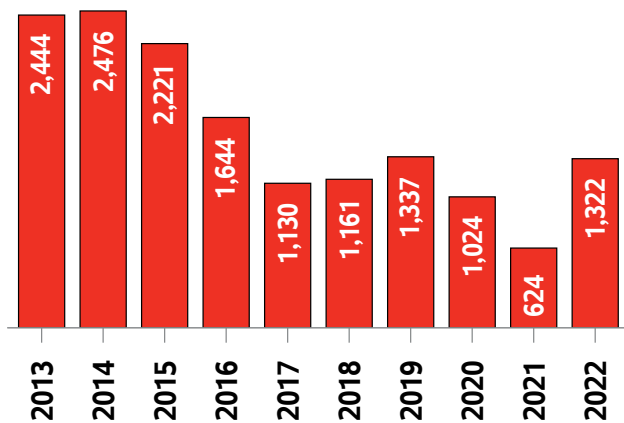
Sales Activity (June only)



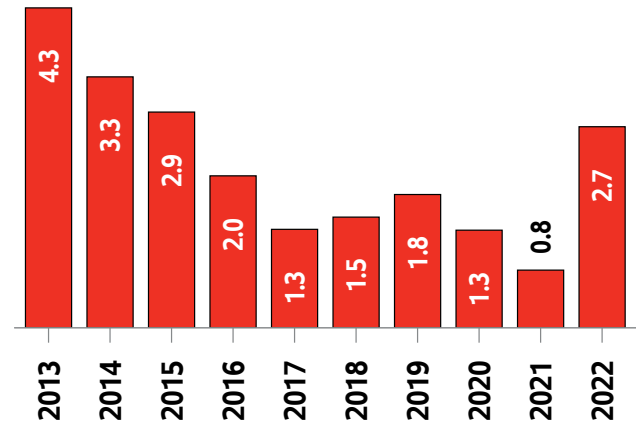
New Listings (June only)



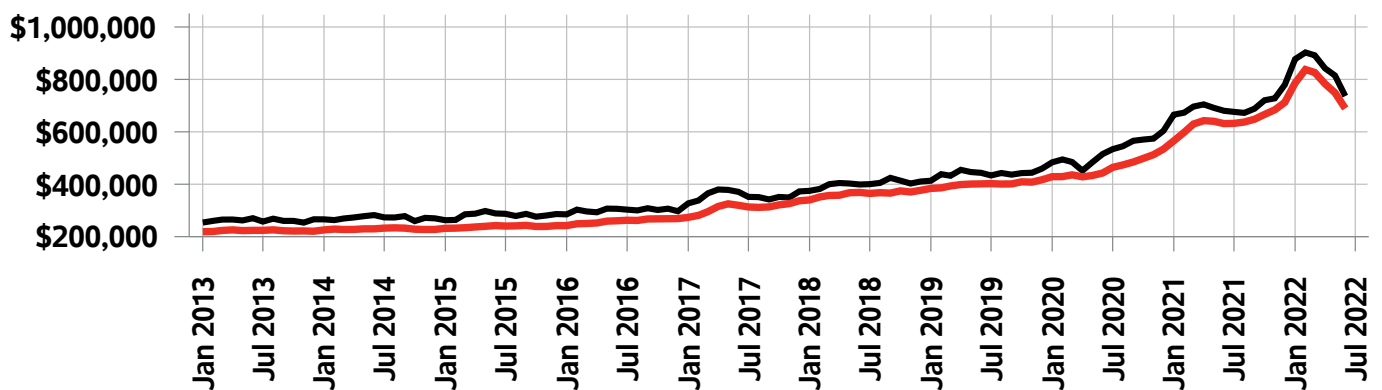
Active Listings (June only)



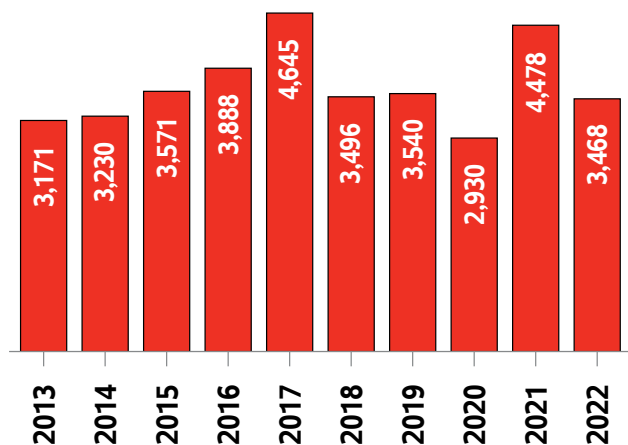
Months of Inventory (June only)



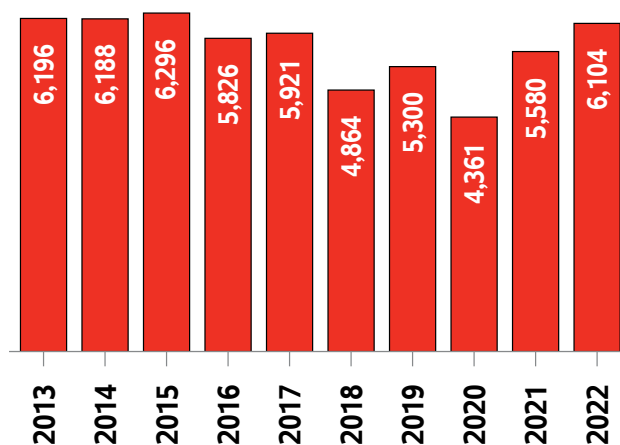
MLS® HPI Single Family Benchmark Price and Average Price



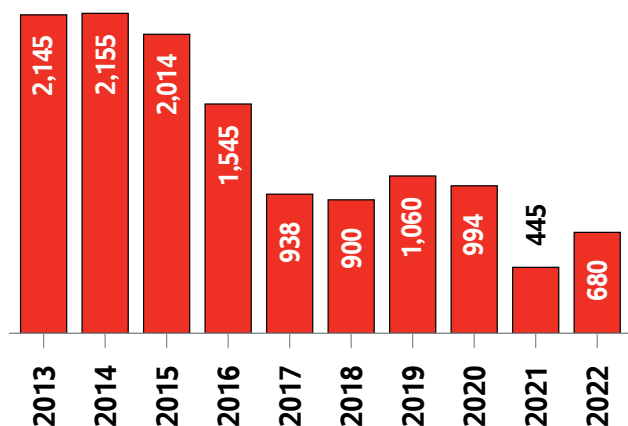
Sales Activity (June Year-to-date)



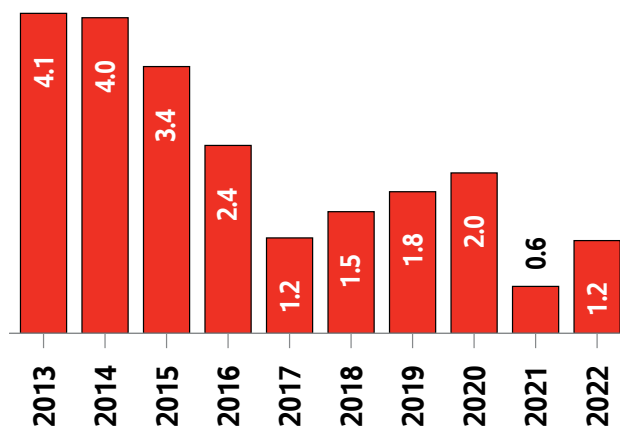
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	82	-38.8	-28.7	-31.7	-38.8	-26.8	-15.5
Dollar Volume	\$47,832,290	-31.4	12.3	24.4	58.7	115.3	163.6
New Listings	229	31.6	62.4	76.2	62.4	34.7	67.2
Active Listings	247	238.4	160.0	229.3	194.0	-28.8	-19.3
Sales to New Listings Ratio ¹	35.8	77.0	81.6	92.3	95.0	65.9	70.8
Months of Inventory ²	3.0	0.5	0.8	0.6	0.6	3.1	3.2
Average Price	\$583,321	12.1	57.4	82.0	159.4	194.0	211.9
Median Price	\$550,000	6.8	53.6	81.0	181.9	188.7	203.0
Sale to List Price Ratio ³	102.4	109.6	101.1	104.7	105.0	97.9	97.5
Median Days on Market	14.0	8.0	8.0	7.0	11.0	37.0	43.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	648	-14.1	35.6	14.9	-11.7	27.6	24.1
Dollar Volume	\$416,967,713	10.9	139.9	128.2	148.1	325.3	358.6
New Listings	1,191	31.3	95.9	77.5	46.5	27.5	30.6
Active Listings ⁴	132	152.1	83.5	106.5	48.9	-56.6	-55.3
Sales to New Listings Ratio ⁵	54.4	83.1	78.6	84.1	90.3	54.4	57.2
Months of Inventory ⁶	1.2	0.4	0.9	0.7	0.7	3.6	3.4
Average Price	\$643,469	29.0	77.0	98.6	181.0	233.4	269.4
Median Price	\$635,000	33.7	81.4	108.7	199.5	247.9	309.7
Sale to List Price Ratio ⁷	117.8	114.8	103.2	106.4	104.5	97.7	97.3
Median Days on Market	7.0	6.0	8.0	7.0	13.0	34.0	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.

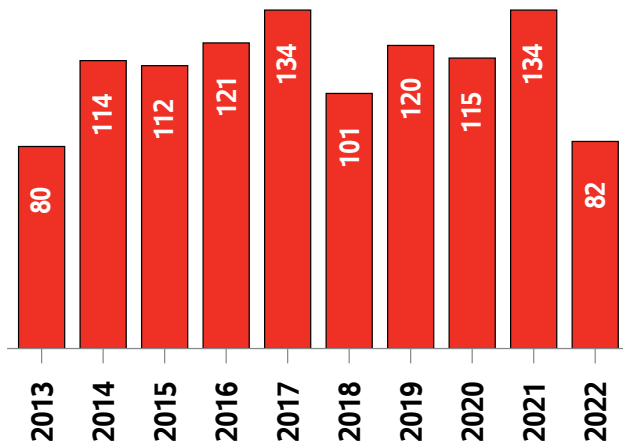
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

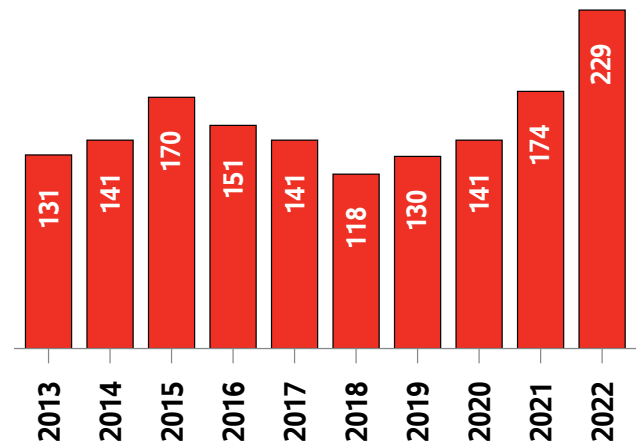
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

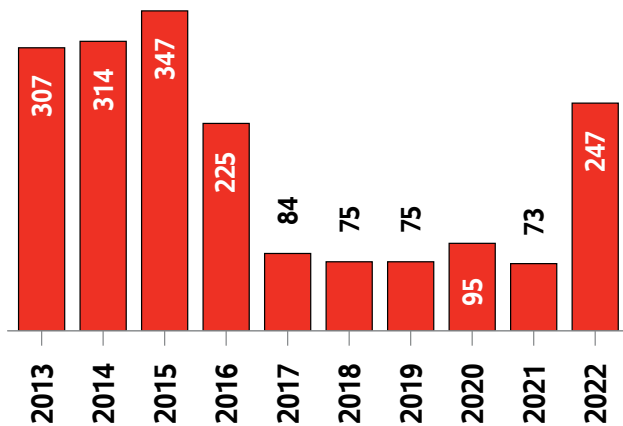
Sales Activity (June only)



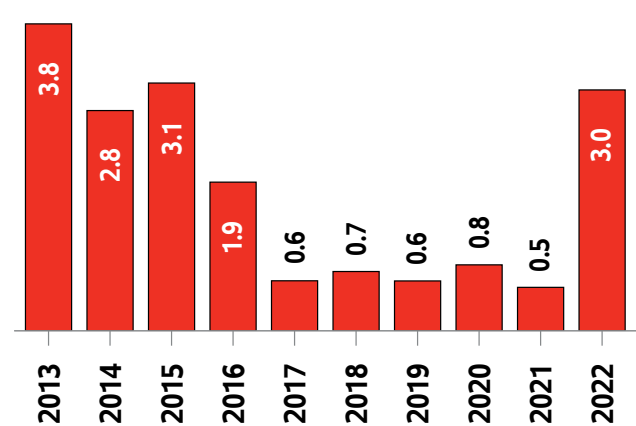
New Listings (June only)



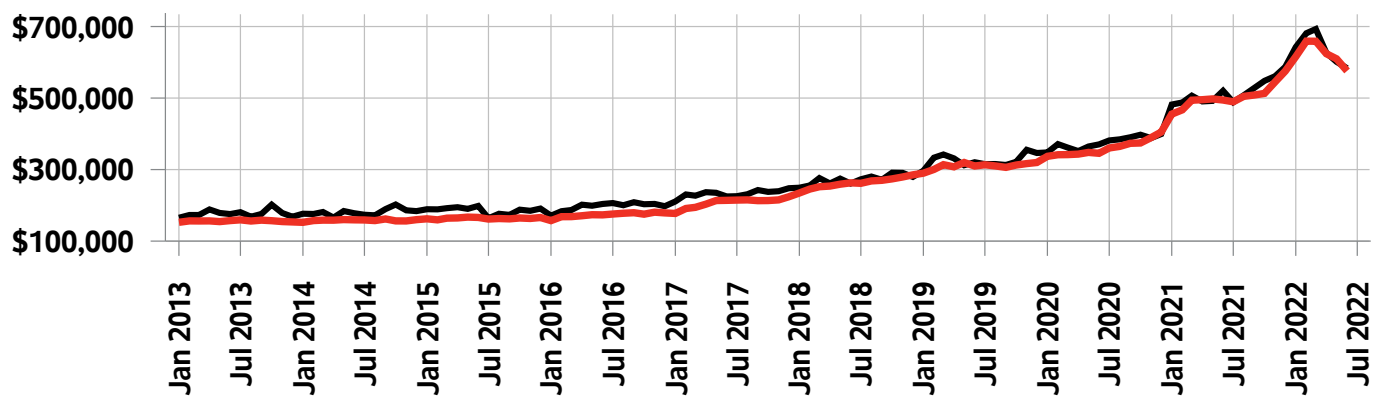
Active Listings (June only)



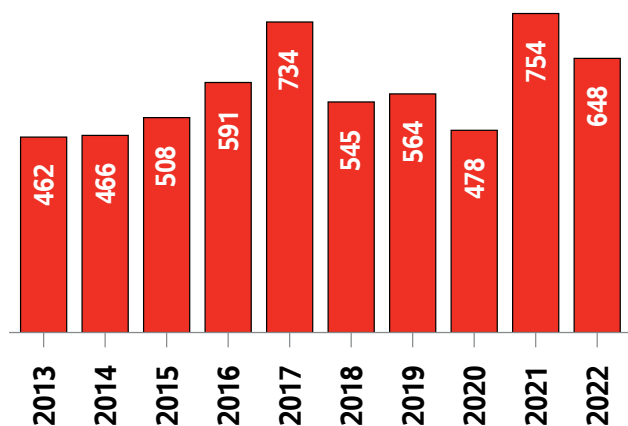
Months of Inventory (June only)



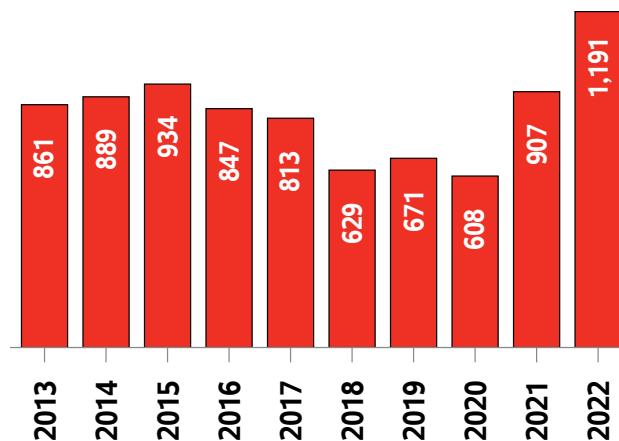
MLS® HPI Townhouse Benchmark Price and Average Price



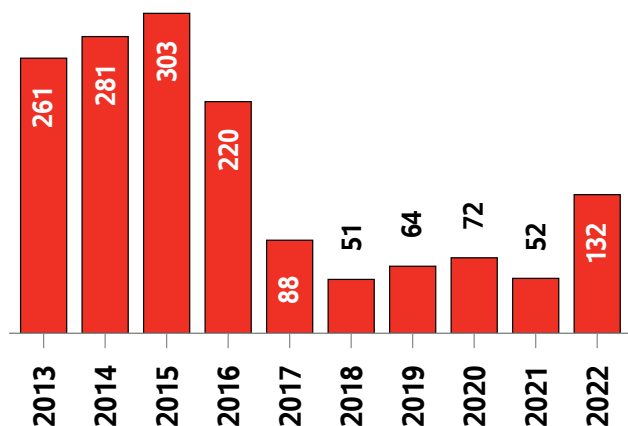
Sales Activity (June Year-to-date)



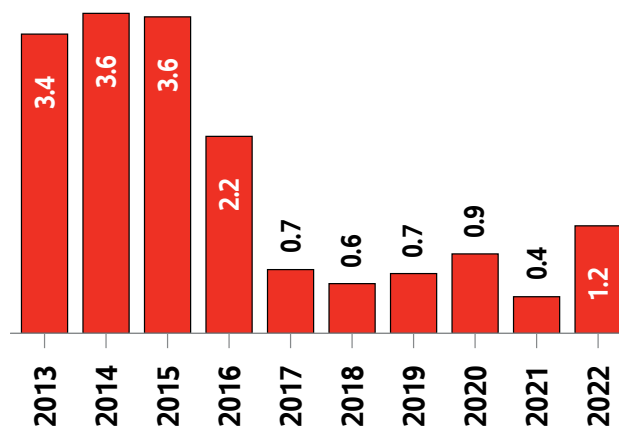
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	58	-42.6	-20.5	-19.4	-39.6	-33.3	3.6
Dollar Volume	\$23,987,400	-38.2	21.1	47.1	15.8	39.6	148.2
New Listings	130	1.6	34.0	60.5	35.4	-5.8	19.3
Active Listings	153	115.5	118.6	121.7	29.7	-50.5	-44.4
Sales to New Listings Ratio ¹	44.6	78.9	75.3	88.9	100.0	63.0	51.4
Months of Inventory ²	2.6	0.7	1.0	1.0	1.2	3.6	4.9
Average Price	\$413,576	7.6	52.5	82.6	91.7	109.5	139.7
Median Price	\$392,500	10.6	53.9	91.6	134.3	137.9	181.9
Sale to List Price Ratio ³	100.2	107.1	100.9	104.7	101.4	97.6	97.1
Median Days on Market	16.0	8.0	10.0	8.5	18.0	37.0	48.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	444	-23.2	23.7	25.4	-12.8	15.0	59.7
Dollar Volume	\$207,201,425	-6.1	98.2	142.8	85.6	197.7	383.7
New Listings	717	5.1	52.9	61.1	15.1	-0.7	15.1
Active Listings ⁴	83	31.3	32.7	19.3	-45.4	-71.4	-65.6
Sales to New Listings Ratio ⁵	61.9	84.8	76.5	79.6	81.7	53.5	44.6
Months of Inventory ⁶	1.1	0.7	1.0	1.2	1.8	4.5	5.2
Average Price	\$466,670	22.2	60.3	93.6	112.8	158.8	202.9
Median Price	\$428,694	24.3	64.9	95.5	146.4	195.7	219.8
Sale to List Price Ratio ⁷	113.0	109.8	101.6	104.4	99.5	97.5	97.0
Median Days on Market	7.0	7.0	10.0	9.5	24.0	42.0	39.0

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

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ 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.

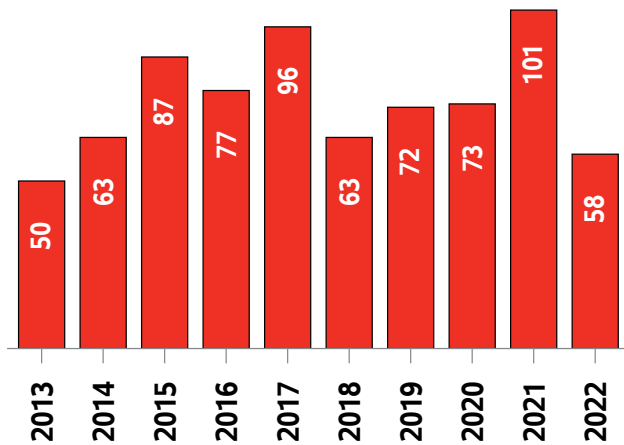
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

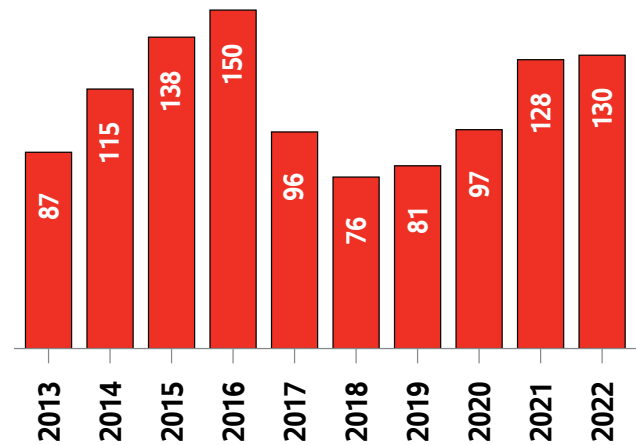
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

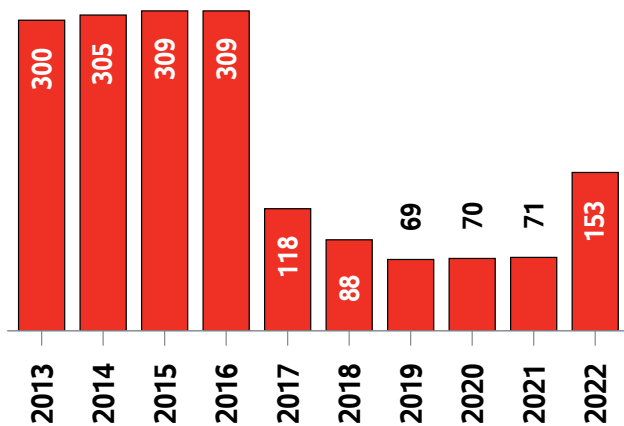
Sales Activity (June only)



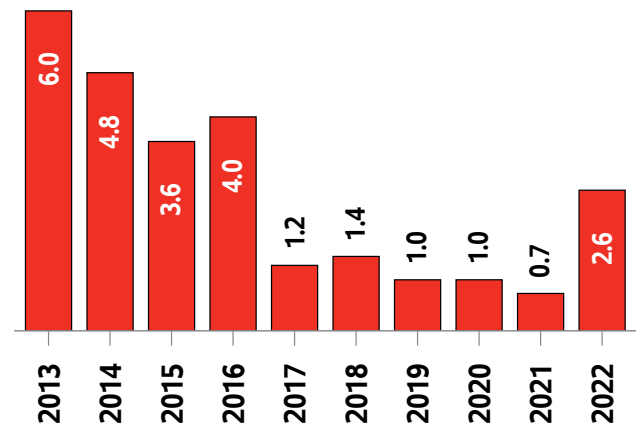
New Listings (June only)



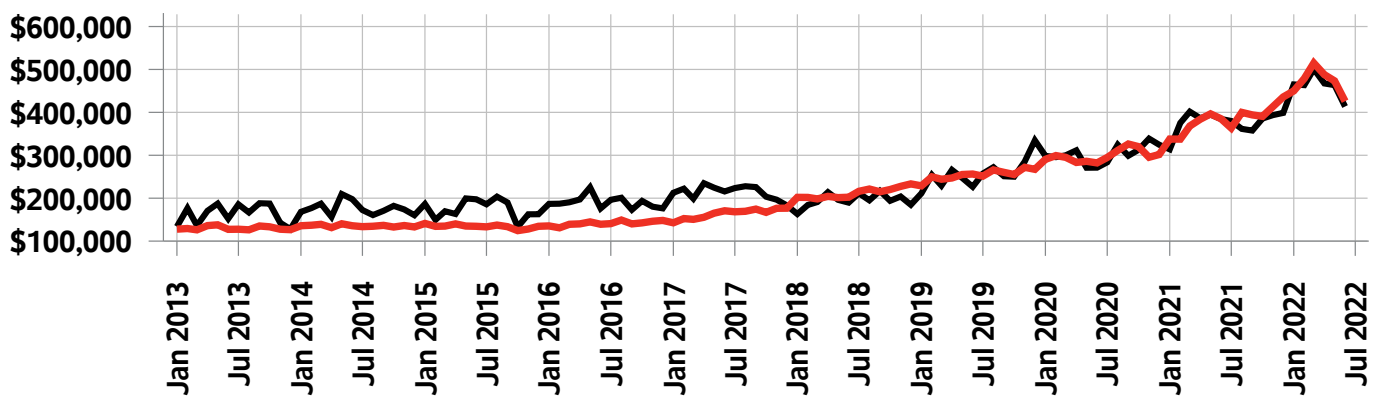
Active Listings (June only)



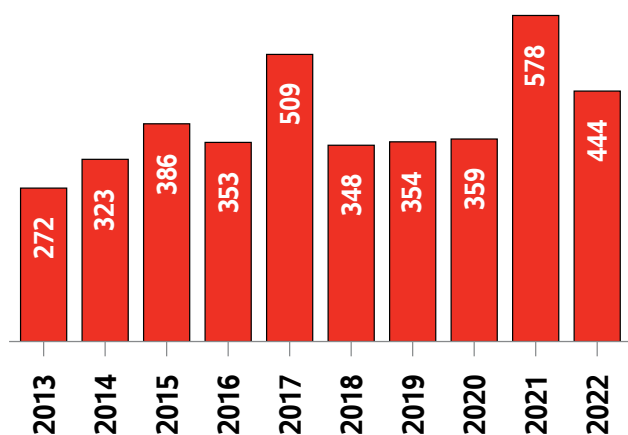
Months of Inventory (June only)



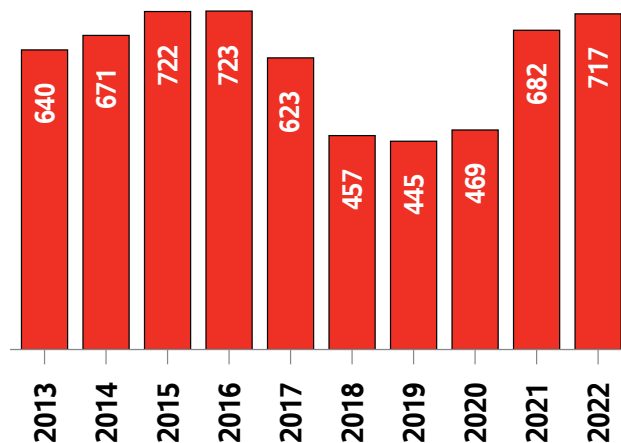
MLS® HPI Apartment Benchmark Price and Average Price



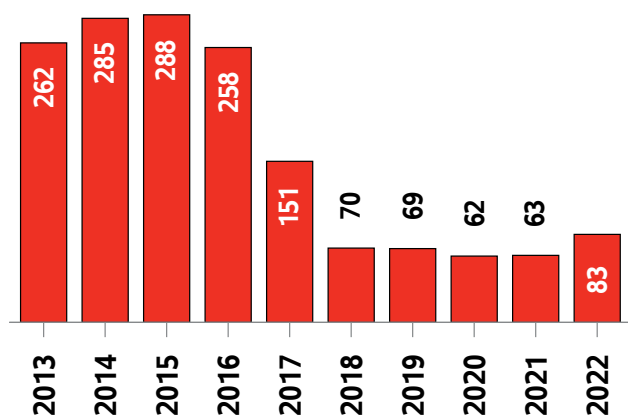
Sales Activity (June Year-to-date)



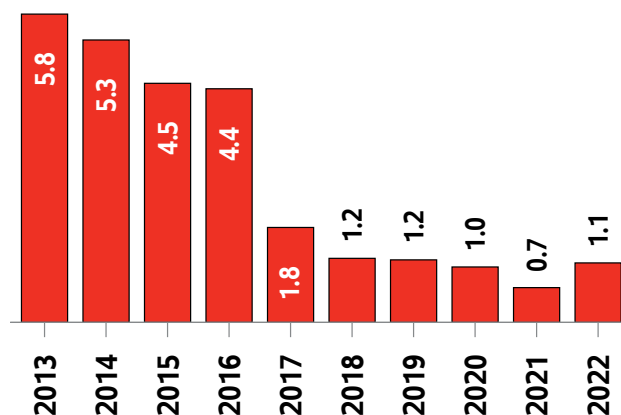
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



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



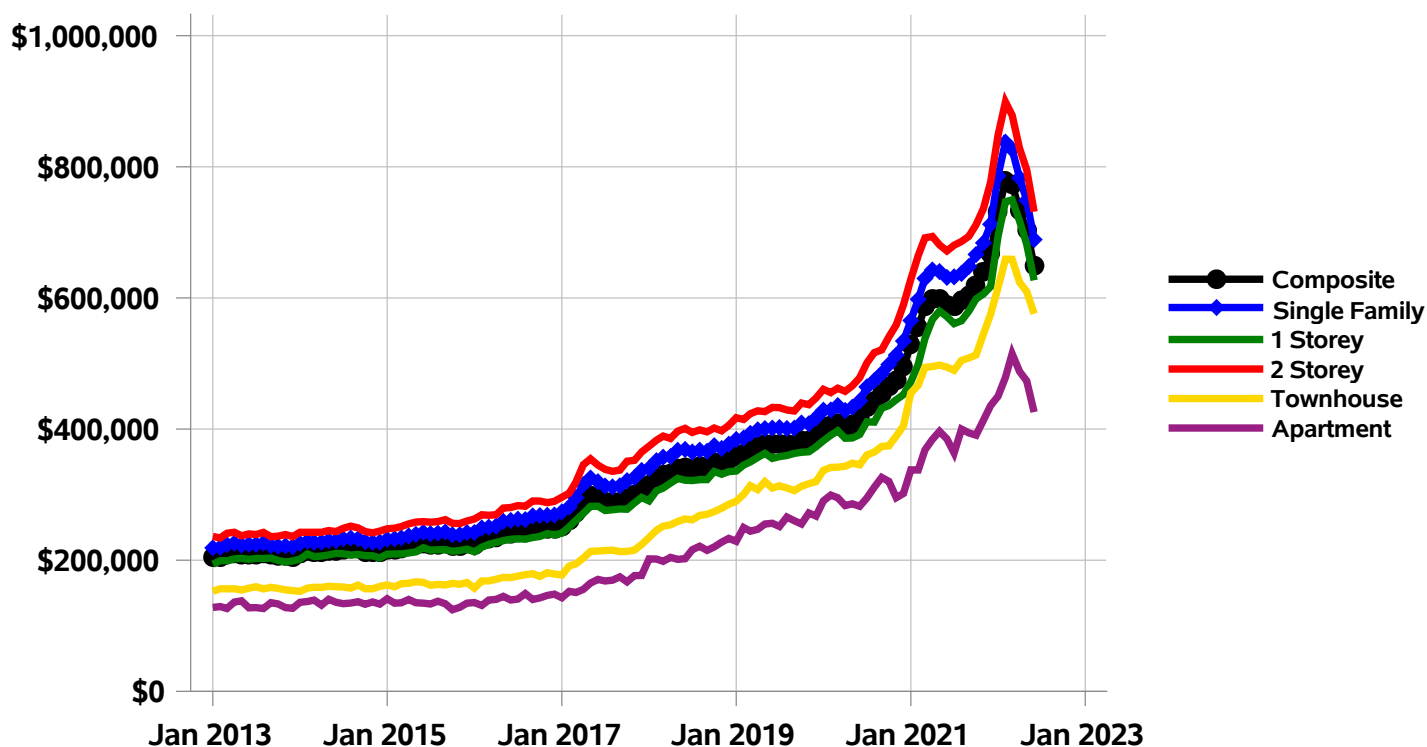
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	June 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$648,500	-7.8	-16.2	-2.8	10.1	72.3	120.1
Single Family	\$689,000	-8.0	-16.6	-3.3	9.1	71.6	115.5
One Storey	\$626,900	-8.1	-16.4	1.6	9.7	76.4	122.0
Two Storey	\$731,500	-8.0	-16.8	-5.8	8.9	68.9	112.0
Townhouse	\$575,800	-5.6	-12.6	0.1	16.4	85.7	169.1
Apartment	\$425,900	-10.0	-17.3	-2.3	10.6	66.2	149.5

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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	499	-39.7	-30.7	-30.0	-40.5	-32.7	-12.0
Dollar Volume	\$343,633,339	-32.9	-1.0	18.0	19.3	72.1	151.5
New Listings	1,237	12.8	26.6	32.7	13.1	13.9	34.6
Active Listings	1,240	128.8	45.0	28.8	46.4	-32.5	-34.1
Sales to New Listings Ratio ¹	40.3	75.4	73.7	76.5	76.7	68.3	61.7
Months of Inventory ²	2.5	0.7	1.2	1.4	1.0	2.5	3.3
Average Price	\$688,644	11.2	42.8	68.6	100.6	155.9	185.7
Median Price	\$650,000	12.0	46.0	71.5	111.0	162.1	188.9
Sale to List Price Ratio ³	102.0	110.1	102.3	102.8	104.7	98.0	97.6
Median Days on Market	13.0	7.0	8.0	8.0	9.0	25.0	29.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	3,424	-23.0	20.8	-0.2	-22.2	2.0	8.4
Dollar Volume	\$2,623,176,755	-6.1	103.0	86.3	74.7	193.5	242.3
New Listings	6,161	10.7	49.0	27.6	12.7	5.5	7.0
Active Listings ⁴	648	58.6	-16.1	-16.4	-11.0	-61.1	-63.8
Sales to New Listings Ratio ⁵	55.6	79.9	68.5	71.1	80.6	57.5	54.9
Months of Inventory ⁶	1.1	0.6	1.6	1.4	1.0	3.0	3.4
Average Price	\$766,115	22.0	68.1	86.7	124.6	187.9	215.7
Median Price	\$720,168	22.5	68.3	88.5	132.4	193.9	224.4
Sale to List Price Ratio ⁷	115.9	113.7	103.0	104.0	104.4	98.0	97.7
Median Days on Market	7.0	6.0	8.0	8.0	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.

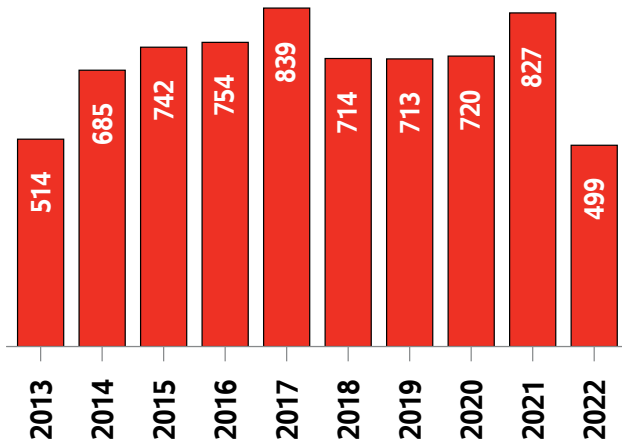
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

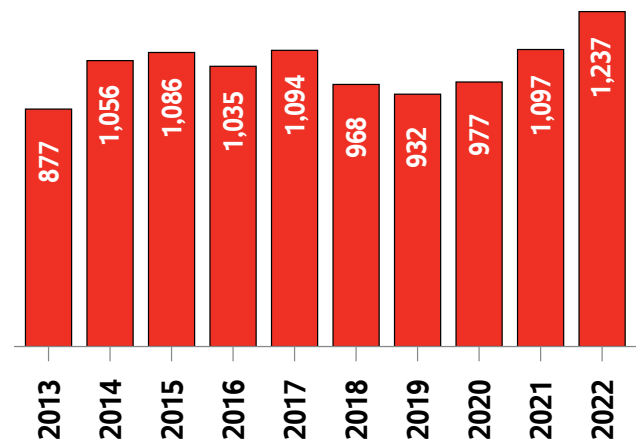
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

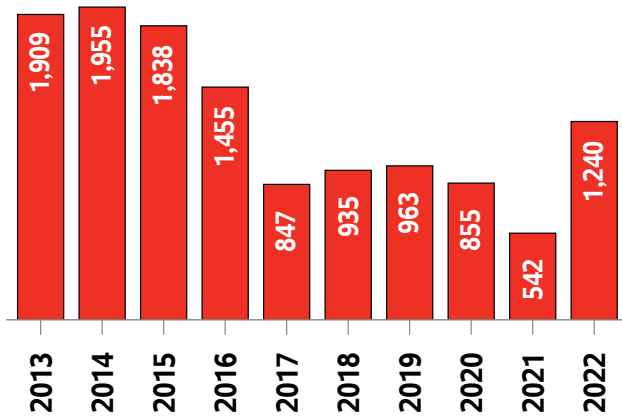
Sales Activity (June only)



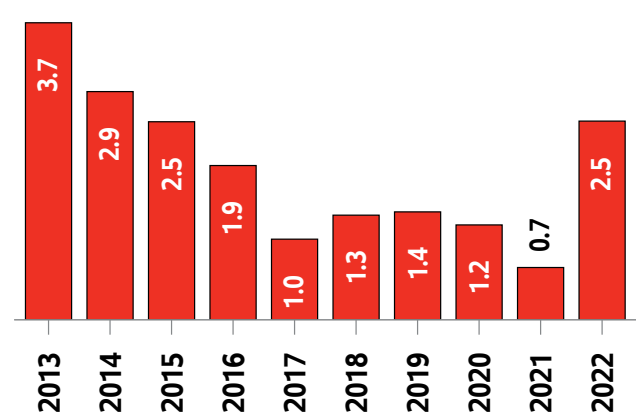
New Listings (June only)



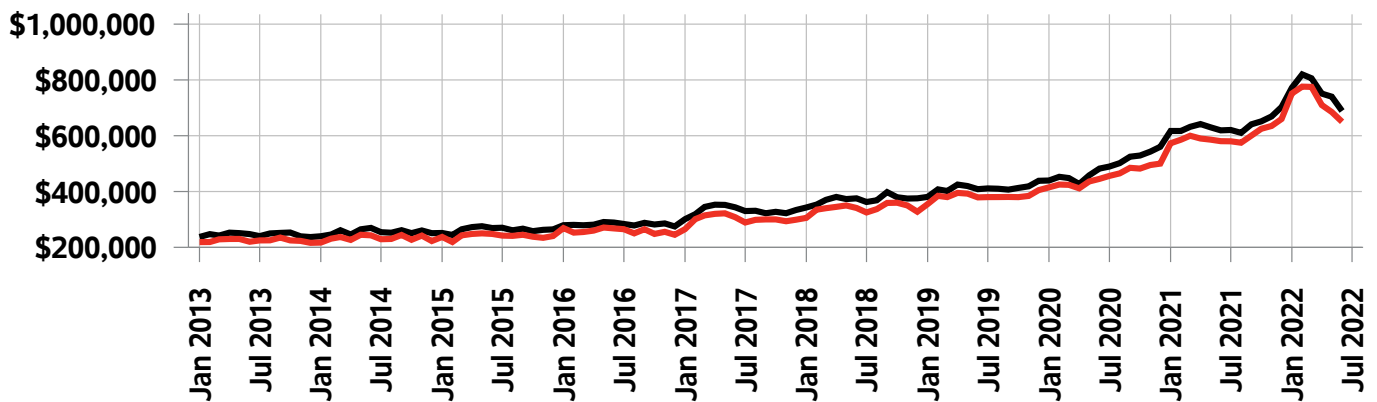
Active Listings (June only)



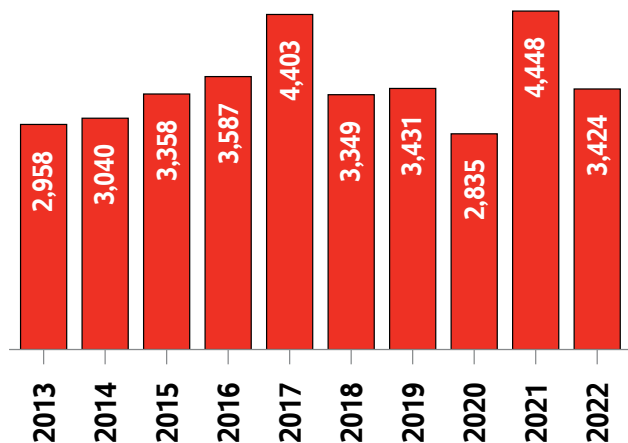
Months of Inventory (June only)



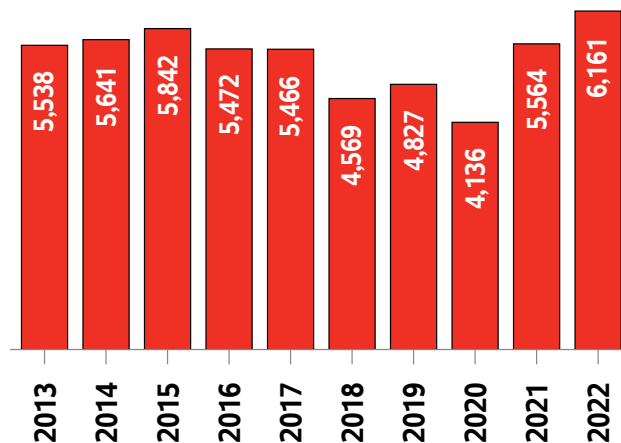
Average Price and Median Price



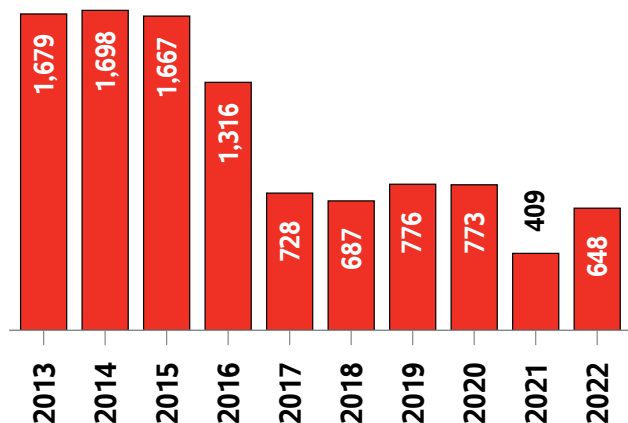
Sales Activity (June Year-to-date)



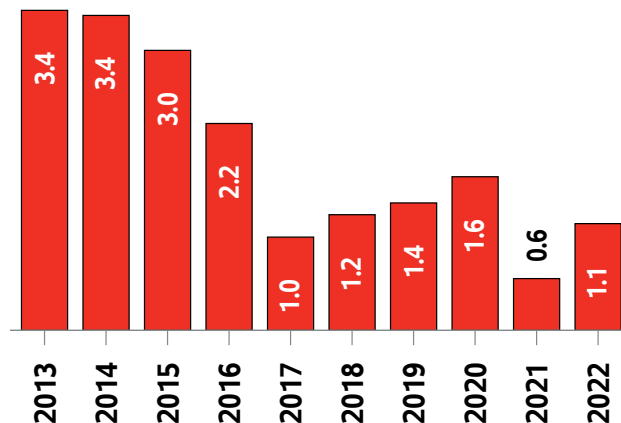
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	20	-39.4	-45.9	-23.1	-37.5	-23.1	5.3
Dollar Volume	\$10,774,899	-49.9	-36.4	17.8	3.3	36.3	165.0
New Listings	56	24.4	16.7	27.3	16.7	64.7	43.6
Active Listings	77	108.1	32.8	-13.5	-4.9	-48.3	-54.7
Sales to New Listings Ratio ¹	35.7	73.3	77.1	59.1	66.7	76.5	48.7
Months of Inventory ²	3.9	1.1	1.6	3.4	2.5	5.7	8.9
Average Price	\$538,745	-17.3	17.7	53.1	65.3	77.2	151.7
Median Price	\$450,000	-31.6	7.1	26.8	44.3	85.4	125.0
Sale to List Price Ratio ³	99.7	108.8	99.0	101.1	99.0	96.8	96.1
Median Days on Market	24.5	8.0	16.0	18.0	15.5	46.0	66.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	142	-23.7	24.6	29.1	-8.4	11.8	22.4
Dollar Volume	\$107,366,477	-8.5	122.0	157.7	133.0	222.7	287.6
New Listings	253	14.0	34.6	20.5	16.1	1.2	-3.1
Active Listings ⁴	38	27.9	-31.8	-42.6	-39.6	-72.1	-75.9
Sales to New Listings Ratio ⁵	56.1	83.8	60.6	52.4	71.1	50.8	44.4
Months of Inventory ⁶	1.6	1.0	2.9	3.6	2.4	6.5	8.2
Average Price	\$756,102	19.8	78.3	99.6	154.3	188.6	216.6
Median Price	\$702,580	12.6	75.6	100.8	152.7	222.6	247.0
Sale to List Price Ratio ⁷	108.6	106.6	99.6	99.5	98.0	96.2	95.3
Median Days on Market	9.5	9.0	16.0	20.0	24.0	54.0	62.5

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.

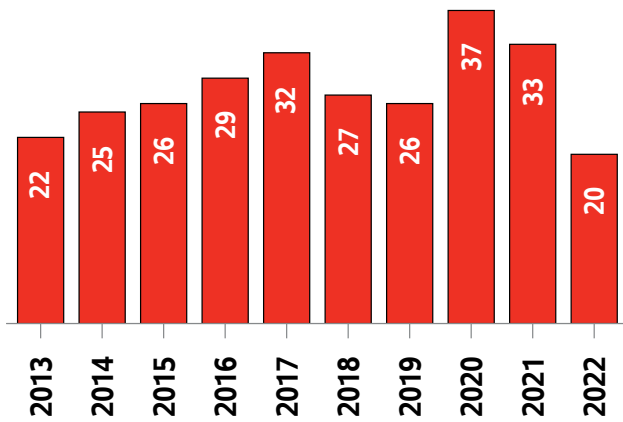
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

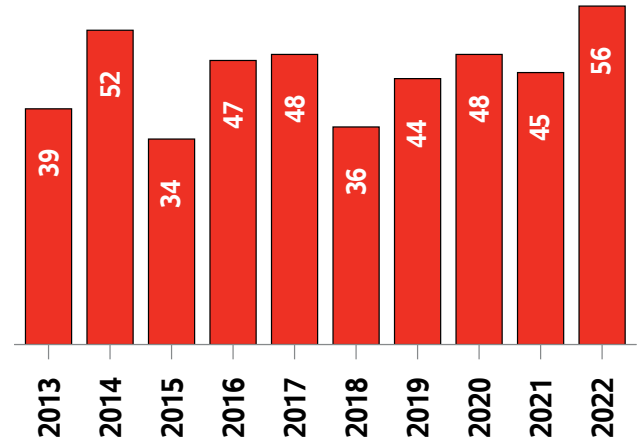
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

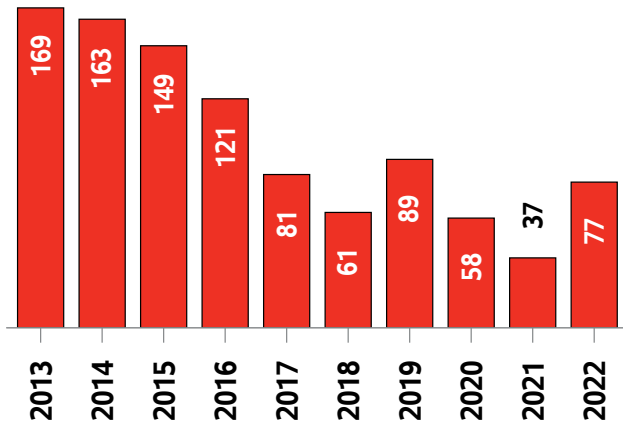
Sales Activity (June only)



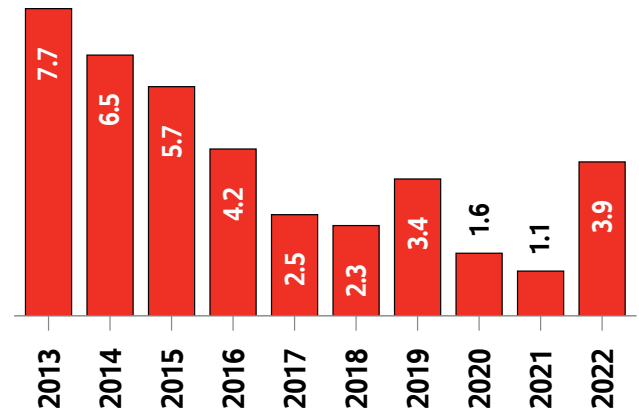
New Listings (June only)



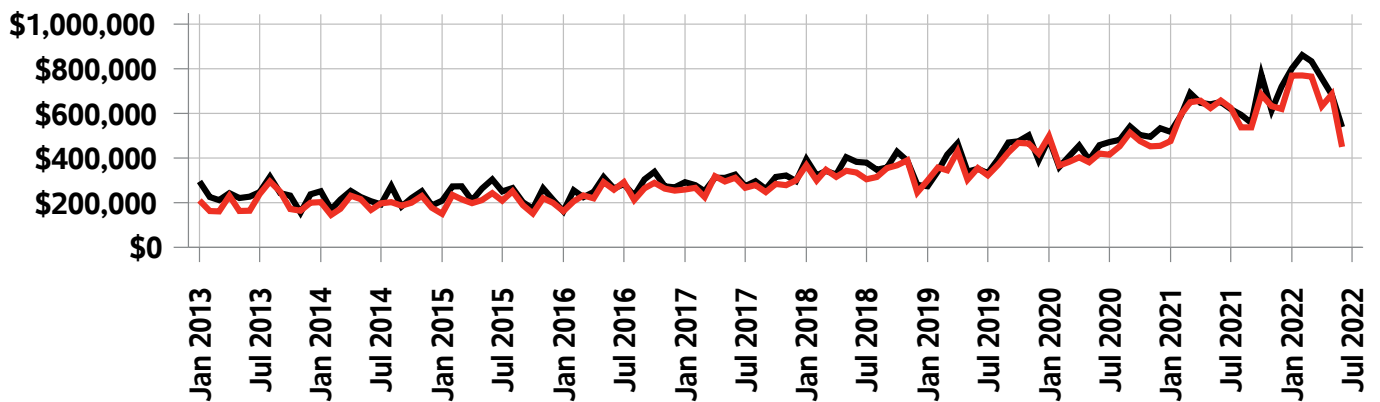
Active Listings (June only)



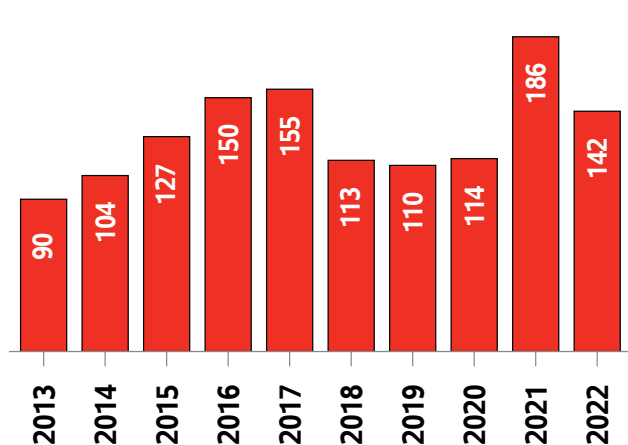
Months of Inventory (June only)



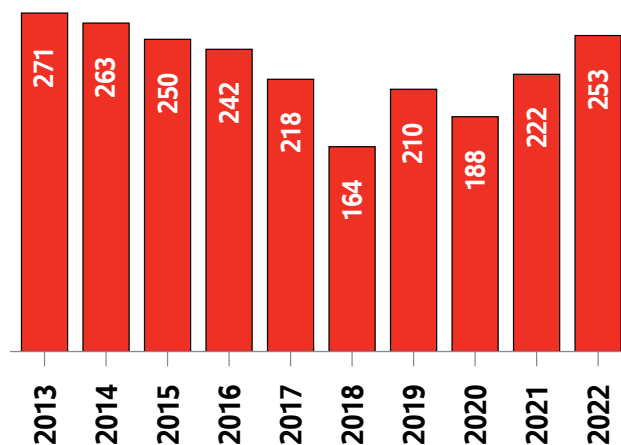
Average Price and Median Price



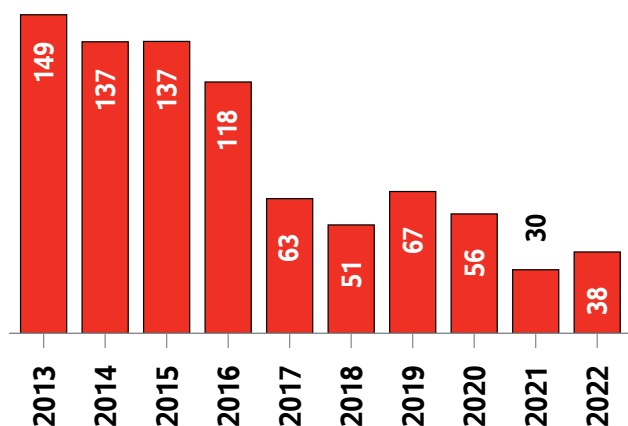
Sales Activity (June Year-to-date)



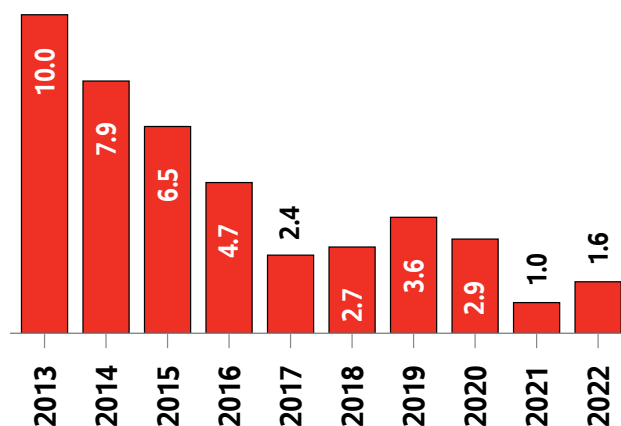
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	26	-31.6	-16.1	-42.2	-23.5	-35.0	-7.1
Dollar Volume	\$23,076,292	-39.6	16.5	-14.3	34.0	48.1	150.7
New Listings	77	45.3	28.3	5.5	140.6	1.3	35.1
Active Listings	81	92.9	-4.7	-34.7	22.7	-52.9	-42.6
Sales to New Listings Ratio ¹	33.8	71.7	51.7	61.6	106.3	52.6	49.1
Months of Inventory ²	3.1	1.1	2.7	2.8	1.9	4.3	5.0
Average Price	\$887,550	-11.8	38.8	48.3	75.2	127.8	170.0
Median Price	\$812,450	-14.5	31.0	50.5	74.7	150.4	133.8
Sale to List Price Ratio ³	100.9	111.3	100.4	101.9	102.2	97.3	96.9
Median Days on Market	8.5	7.0	8.0	12.0	21.5	25.5	53.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	180	-12.6	57.9	9.8	-10.4	13.9	45.2
Dollar Volume	\$195,450,441	9.5	199.3	117.0	102.1	225.1	372.2
New Listings	312	17.7	43.1	1.6	10.2	-19.6	8.7
Active Listings ⁴	36	6.5	-58.0	-62.5	-55.4	-75.2	-70.7
Sales to New Listings Ratio ⁵	57.7	77.7	52.3	53.4	71.0	40.7	43.2
Months of Inventory ⁶	1.2	1.0	4.5	3.5	2.4	5.5	5.9
Average Price	\$1,085,836	25.3	89.6	97.7	125.7	185.4	225.3
Median Price	\$994,000	23.1	84.1	98.1	107.1	187.9	225.8
Sale to List Price Ratio ⁷	109.4	111.1	100.5	101.3	102.1	98.0	96.9
Median Days on Market	7.0	7.0	12.0	12.0	17.0	30.0	35.5

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

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ 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.

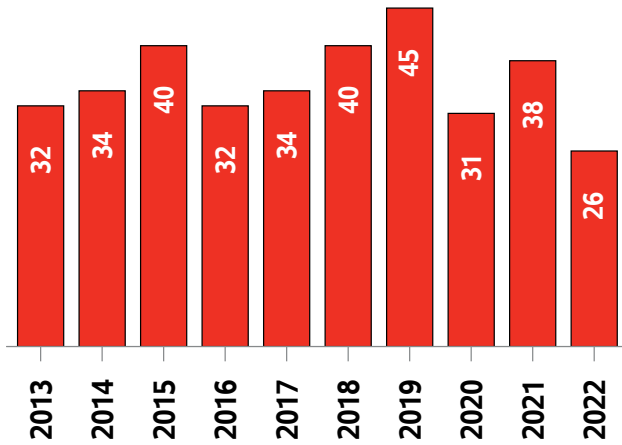
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

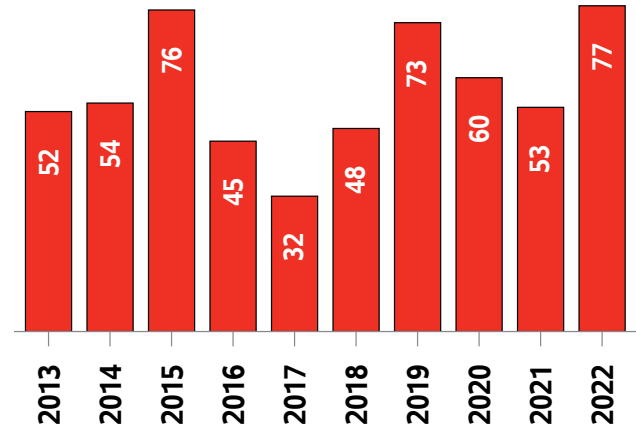
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

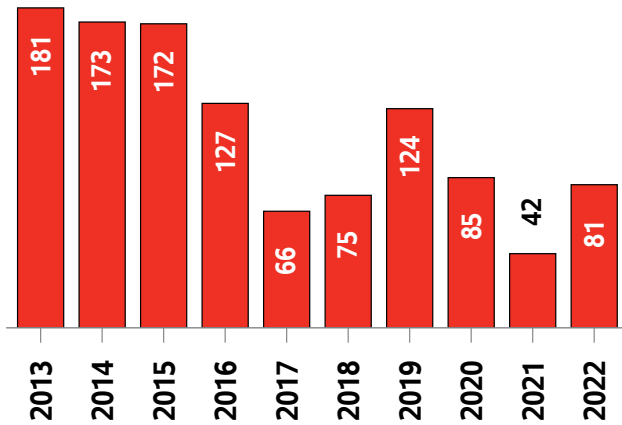
Sales Activity (June only)



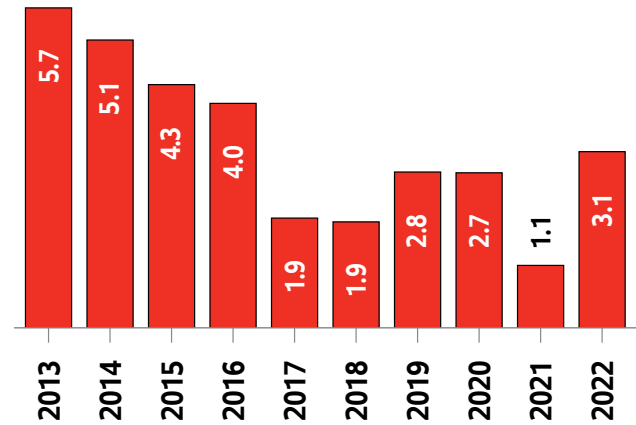
New Listings (June only)



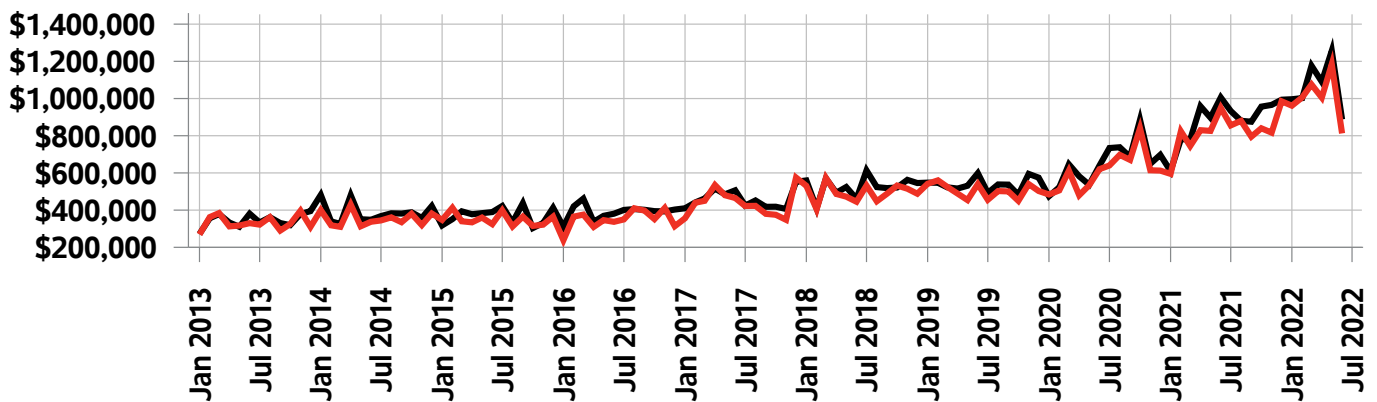
Active Listings (June only)



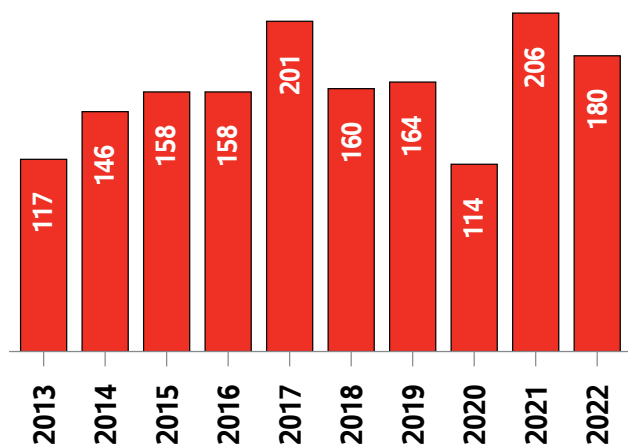
Months of Inventory (June only)



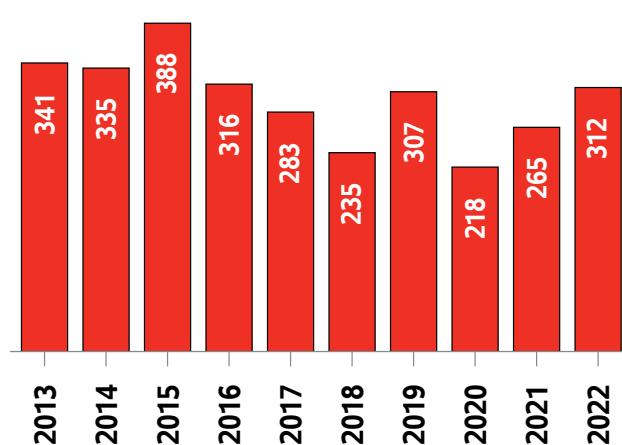
Average Price and Median Price



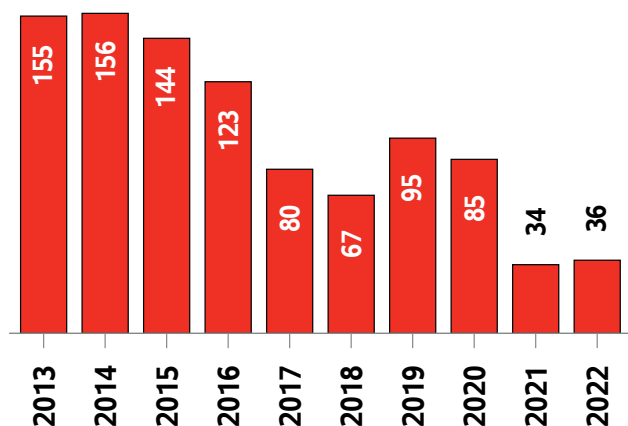
Sales Activity (June Year-to-date)



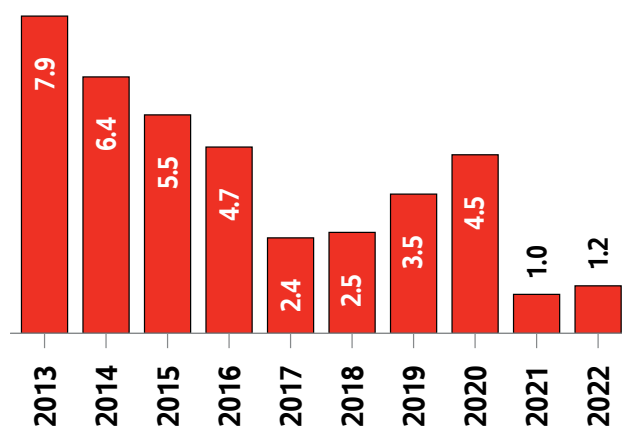
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	23	-45.2	-54.9	-45.2	-39.5	-48.9	-11.5
Dollar Volume	\$15,112,176	-41.9	-37.4	-12.6	28.1	25.1	161.0
New Listings	86	62.3	45.8	53.6	100.0	79.2	109.8
Active Listings	97	155.3	-1.0	2.1	26.0	-25.4	-27.6
Sales to New Listings Ratio ¹	26.7	79.2	86.4	75.0	88.4	93.8	63.4
Months of Inventory ²	4.2	0.9	1.9	2.3	2.0	2.9	5.2
Average Price	\$657,051	6.1	38.8	59.6	111.7	144.7	195.0
Median Price	\$630,000	9.3	38.5	58.5	110.0	157.1	198.2
Sale to List Price Ratio ³	101.8	111.4	101.1	100.4	100.8	97.0	97.2
Median Days on Market	8.0	6.0	15.0	8.0	10.5	27.0	55.0

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	207	-22.5	6.7	-6.8	-19.8	6.2	36.2
Dollar Volume	\$163,499,896	-2.5	84.1	76.5	90.5	222.6	358.2
New Listings	381	22.5	32.3	22.5	16.9	15.1	32.3
Active Listings ⁴	59	110.7	-40.8	-31.5	-30.9	-55.8	-53.8
Sales to New Listings Ratio ⁵	54.3	85.9	67.4	71.4	79.1	58.9	52.8
Months of Inventory ⁶	1.7	0.6	3.1	2.3	2.0	4.1	5.0
Average Price	\$789,855	25.8	72.5	89.3	137.4	203.9	236.5
Median Price	\$750,000	25.0	72.2	89.9	134.4	216.5	239.0
Sale to List Price Ratio ⁷	113.1	113.3	100.5	100.3	99.6	97.6	97.1
Median Days on Market	7.0	6.0	17.0	14.0	14.0	30.0	47.0

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.

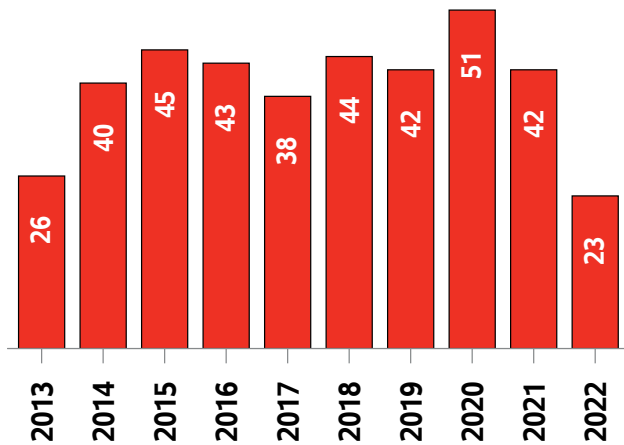
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

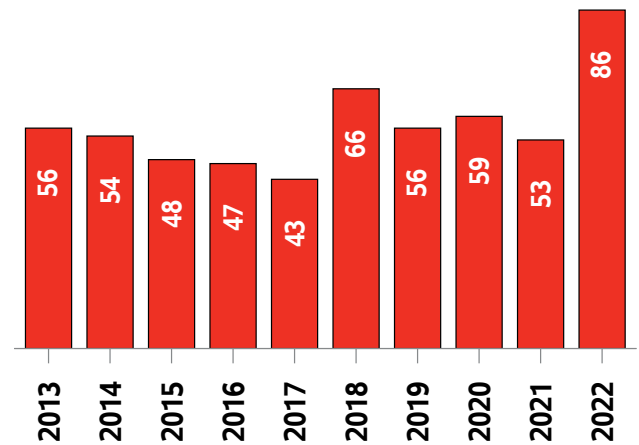
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

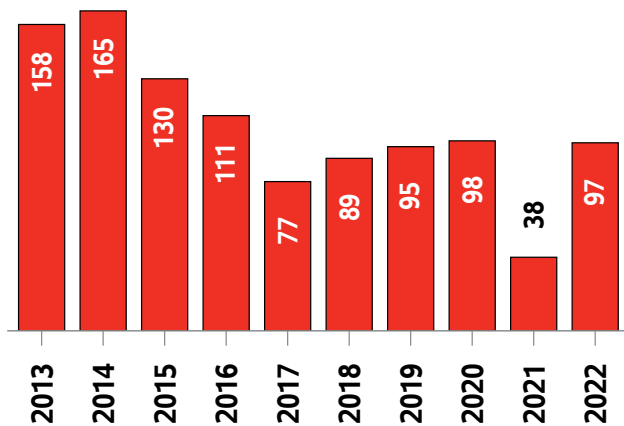
Sales Activity (June only)



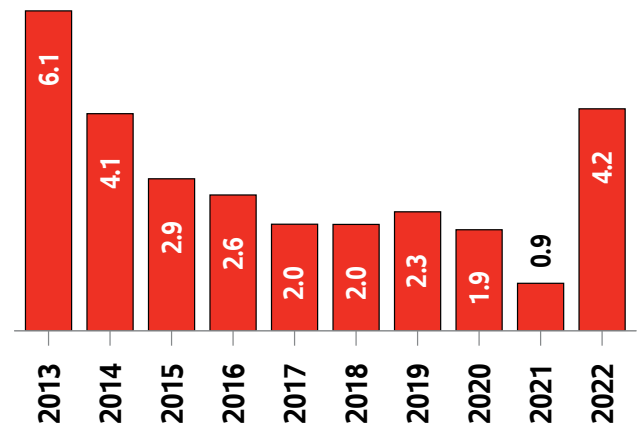
New Listings (June only)



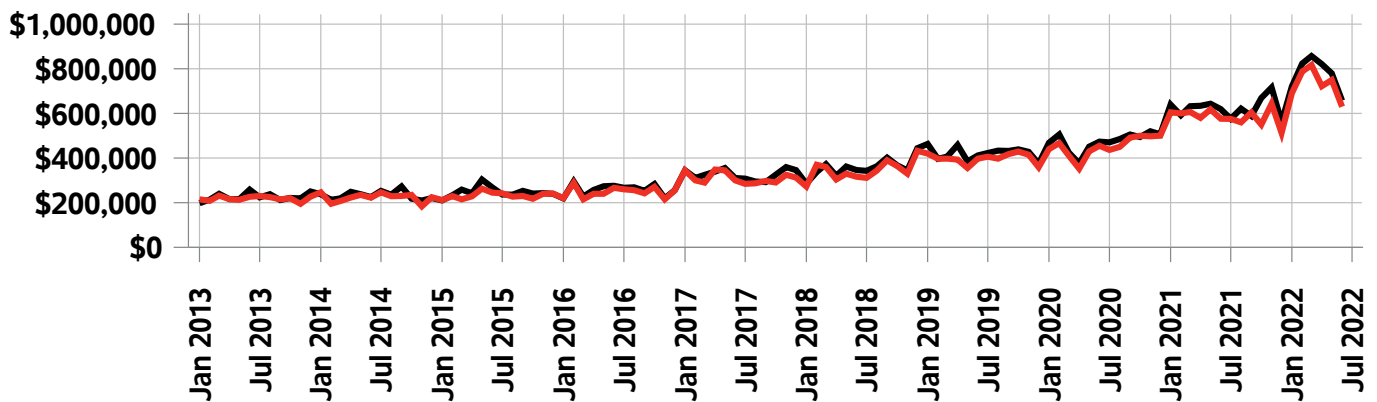
Active Listings (June only)



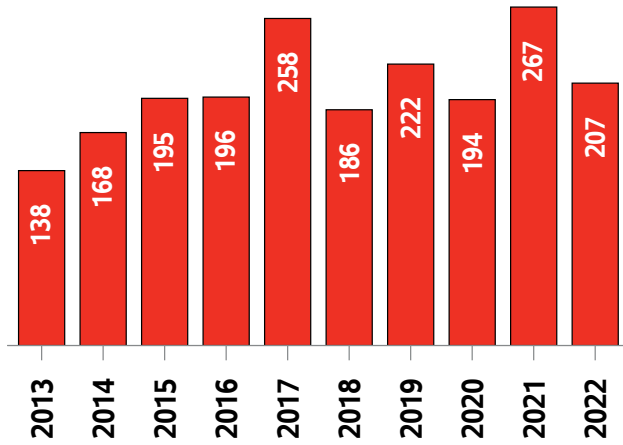
Months of Inventory (June only)



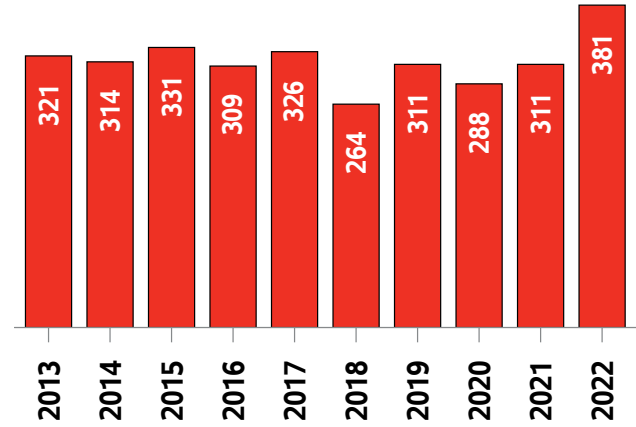
Average Price and Median Price



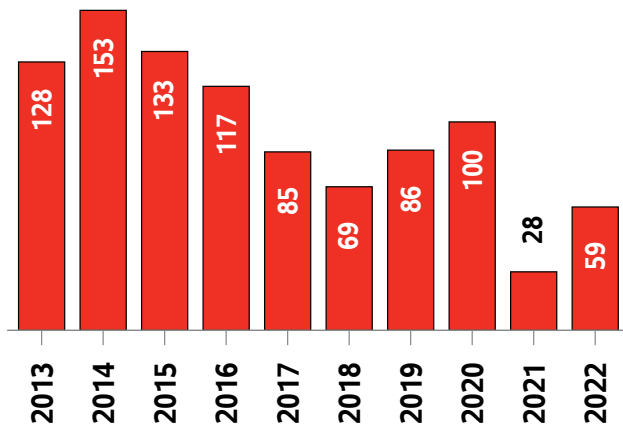
Sales Activity (June Year-to-date)



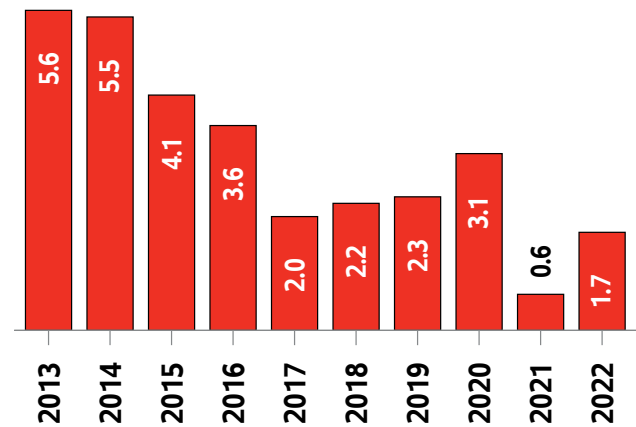
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	49	-31.0	-46.7	-32.9	-49.5	-35.5	-18.3
Dollar Volume	\$28,257,300	-25.3	-20.6	10.8	7.7	79.1	146.0
New Listings	135	43.6	48.4	55.2	27.4	3.8	62.7
Active Listings	134	168.0	143.6	83.6	45.7	-48.7	-48.5
Sales to New Listings Ratio ¹	36.3	75.5	101.1	83.9	91.5	58.5	72.3
Months of Inventory ²	2.7	0.7	0.6	1.0	0.9	3.4	4.3
Average Price	\$576,680	8.2	49.0	65.0	113.3	177.8	201.2
Median Price	\$540,000	2.9	44.0	56.5	101.2	165.7	206.9
Sale to List Price Ratio ³	100.3	110.4	101.6	102.2	100.4	97.5	97.1
Median Days on Market	15.0	7.0	8.0	9.0	12.0	23.0	44.5

Year-to-date	June 2022	Compared to ⁸					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	445	-0.4	24.0	15.6	-13.8	17.7	52.4
Dollar Volume	\$304,512,761	25.2	122.7	126.9	133.7	280.8	442.5
New Listings	669	29.2	53.8	48.0	17.6	9.1	16.6
Active Listings ⁴	61	96.3	-6.4	-4.9	-29.0	-72.8	-73.4
Sales to New Listings Ratio ⁵	66.5	86.3	82.5	85.2	90.7	61.7	50.9
Months of Inventory ⁶	0.8	0.4	1.1	1.0	1.0	3.6	4.7
Average Price	\$684,298	25.7	79.7	96.3	171.0	223.4	256.0
Median Price	\$660,500	24.6	81.0	97.2	169.6	221.4	258.0
Sale to List Price Ratio ⁷	113.8	112.8	101.2	101.7	100.3	97.5	97.2
Median Days on Market	7.0	6.0	9.0	11.0	14.0	30.0	41.5

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.

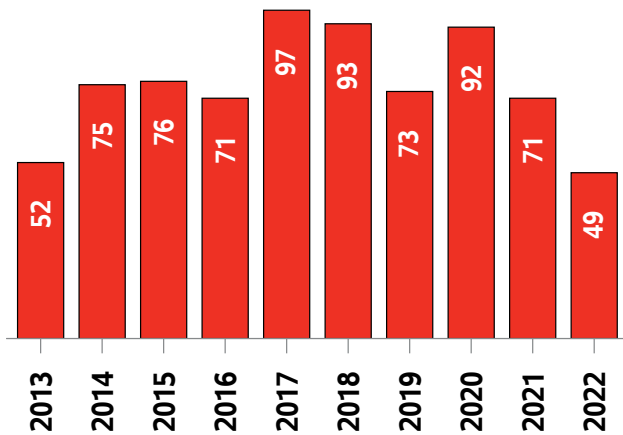
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

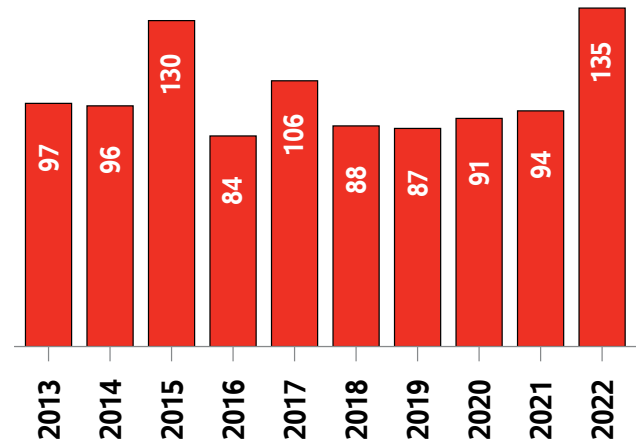
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

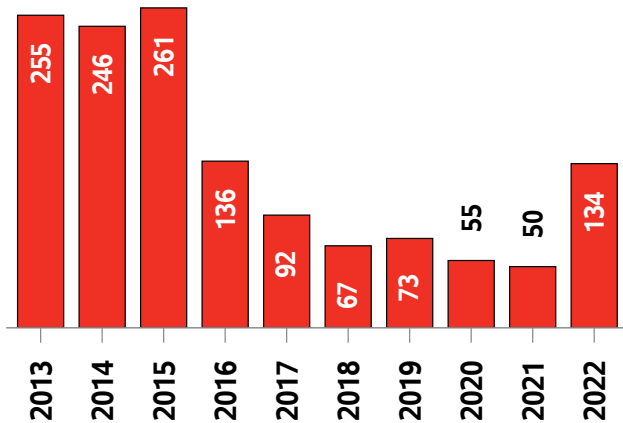
Sales Activity (June only)



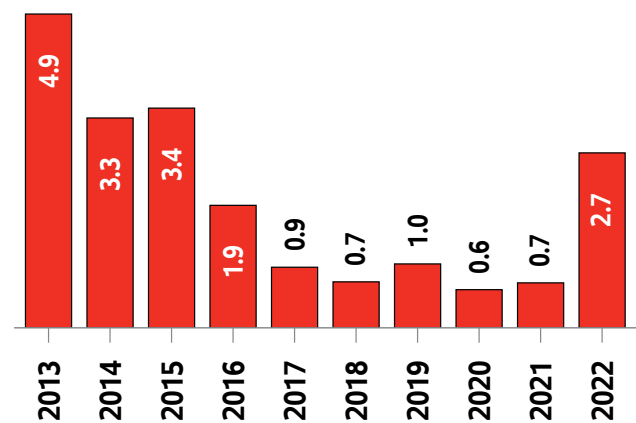
New Listings (June only)



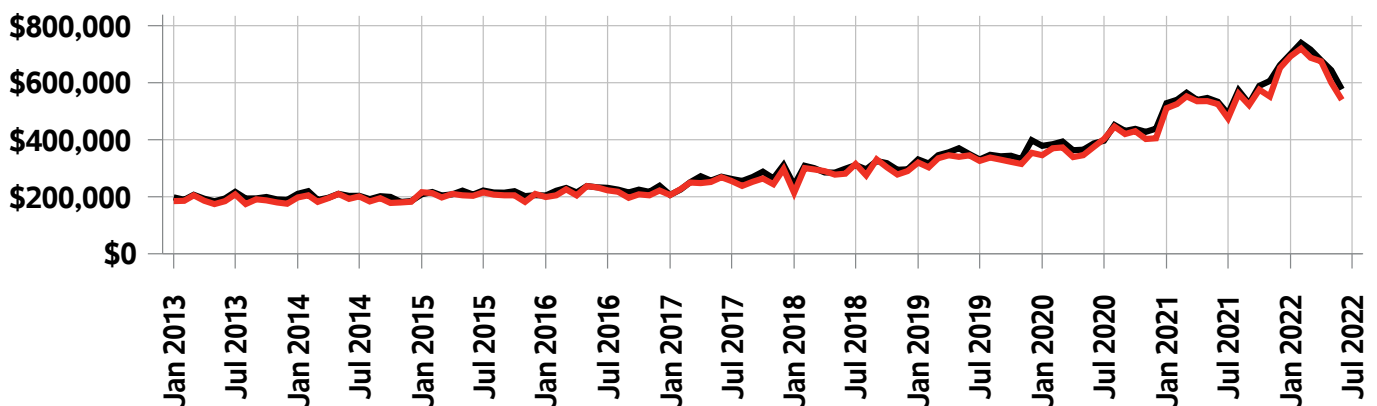
Active Listings (June only)



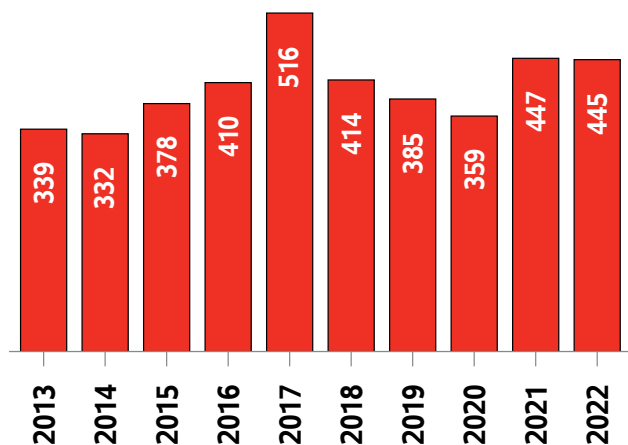
Months of Inventory (June only)



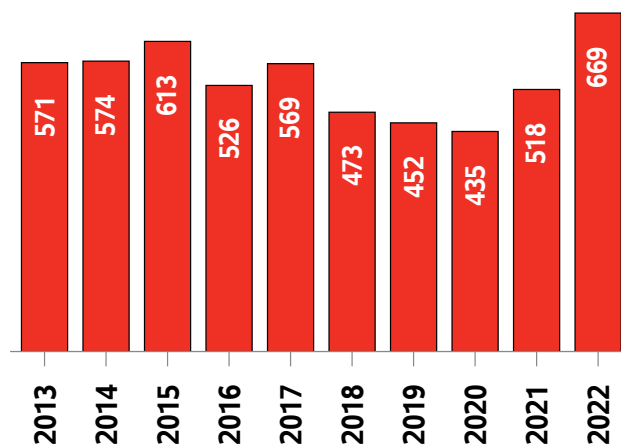
Average Price and Median Price



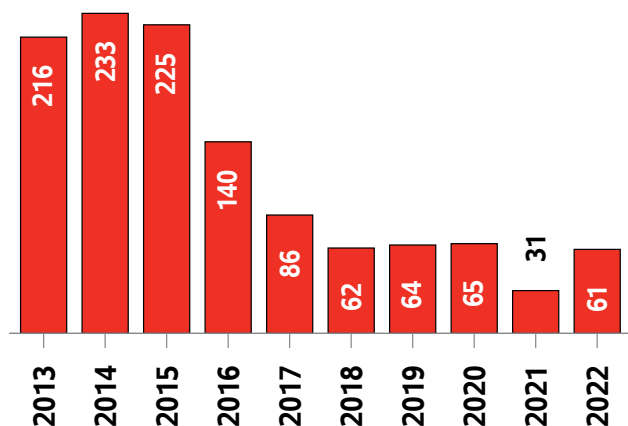
Sales Activity (June Year-to-date)



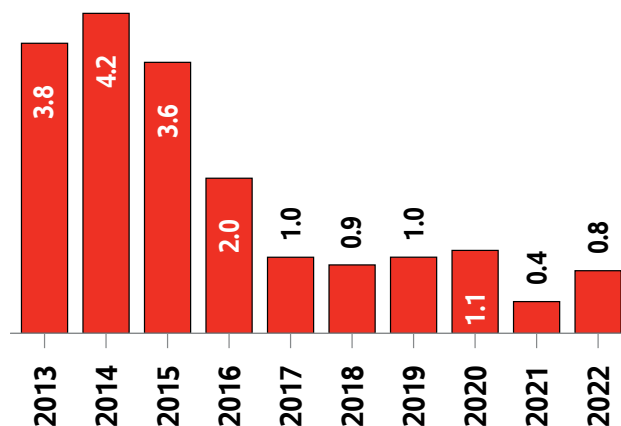
New Listings (June Year-to-date)



Active Listings ¹ (June Year-to-date)



Months of Inventory ² (June 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.