



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



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

JULY 2022 LONDON & ST. THOMAS

MARKET UPDATE

MARKET SUMMARY

\$667,323

AVERAGE SALE PRICE



1230

NEW LISTINGS



3.6

MONTHS OF INVENTORY



514

UNITS SOLD



AVERAGE HOUSING PRICES COMPARED TO 2021

+8.5%



\$764,082

LONDON NORTH

+4.8%



\$669,723

LONDON SOUTH

+9.7%



\$559,189

LONDON EAST

*Stats provided by LSTAR

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july shows more signs of market stabilization

August 4, 2022

The local housing market continued to cool off in July, with 514 homes exchanging hands via the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR). The housing supply made a steady gain from 2.8 months of inventory in June to 3.6 months of inventory in July, signaling movement toward a more balanced market.

"With rising interest rates, July saw home sales activity continue to slow down," said Randy Pawlowski, 2022 LSTAR President. "Inventory has increased, showing more signs of a balanced market. The 3.6 months of inventory in July is in line with the months of inventory recorded during the same month in 2014 and 2015."

While LSTAR's composite MLS® Home Price Index Benchmark Price of \$624,400 was down 3.7% from June, this value is still 6.4% higher than the figure recorded for July 2021. Similarly, LSTAR's overall average home price fell slightly from \$686,287 in June to \$667,323 in July. Compared to the same period last year, this figure is still 7.1% higher. This represents a trend the majority of local markets are experiencing across the country, according to CREA.

"It's also important to note that every home transaction is unique and does not represent activity across the entire marketplace," Pawlowski said. "When markets fluctuate, your local REALTOR® can help you navigate through the changing environment, with professional guidance and real-time data whether you're looking to buy or sell."

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

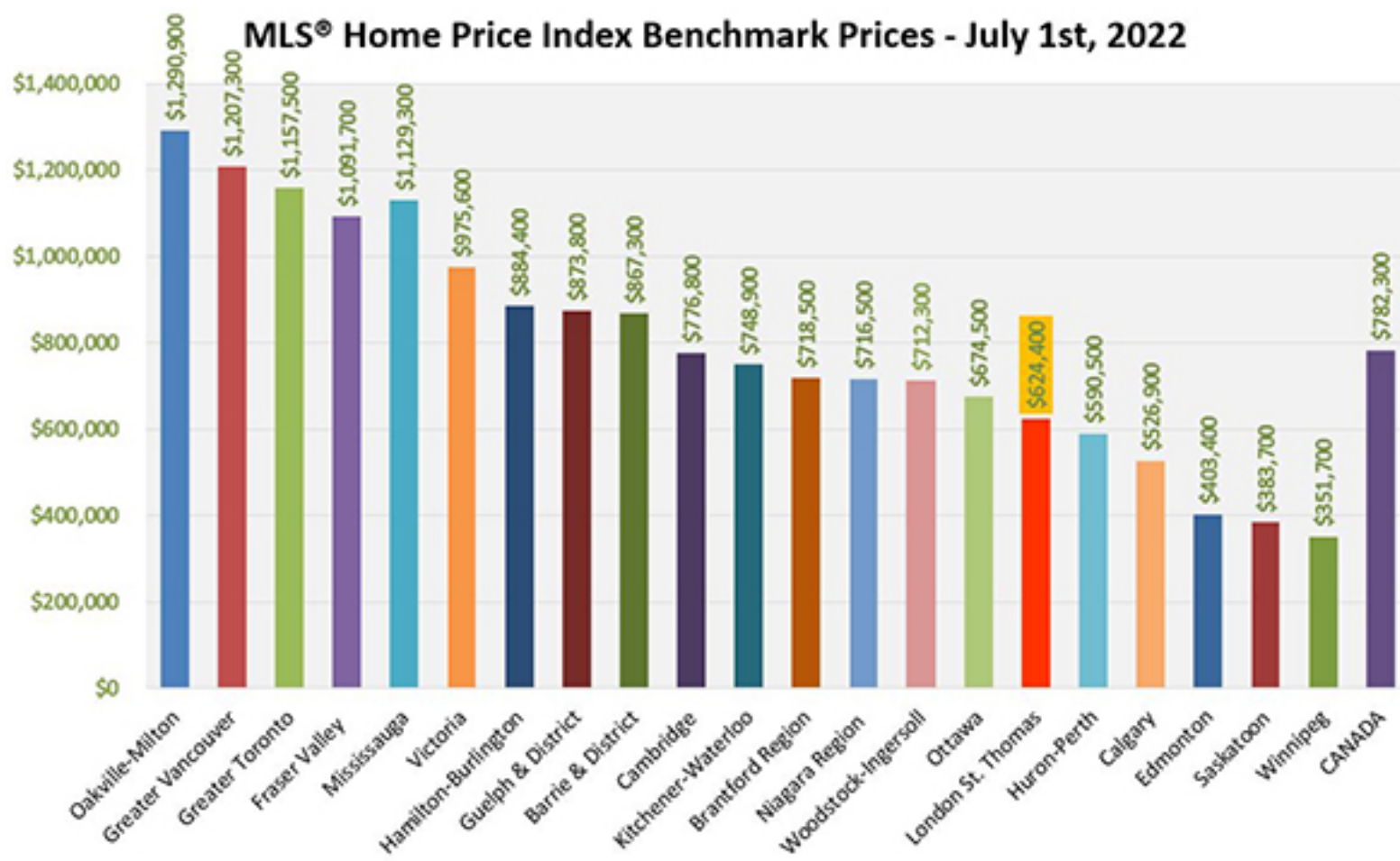
Area	July 2022 MLS® HPI Benchmark Price	July 2022 Average Price
Central Elgin	\$627,700	\$629,313
London East	\$511,900	\$559,189
London North	\$747,900	\$764,082
London South	\$620,700	\$669,723
Middlesex Centre	\$876,300	\$1,047,045
St. Thomas	\$531,900	\$560,360
Strathroy-Caradoc	\$740,000	\$637,838
LSTAR	\$624,400	\$667,323

"The single-family home remains the most popular housing style, with 384 units sold," Pawlowski said. "Apartment sales saw the largest gain in average price, at \$454,421, up 19.6% compared to the same time a year ago."

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

MLS® Home Price Index Benchmark Prices		
Benchmark Type	July 2022	Change over July 2021
LSTAR Composite	\$624,400	↑ 6.4%
LSTAR Single-Family	\$662,300	↑ 4.8%
LSTAR One Storey	\$590,600	↑ 5.3%
LSTAR Two Storey	\$711,400	↑ 4.6%
LSTAR Townhouse	\$541,200	↑ 10.5%
LSTAR Apartment	\$442,500	↑ 21.7%

"When compared to other cities in Ontario and across Canada, homes in our area continue to remain relatively affordable," Pawlowski said. The following chart shows HPI benchmark prices for July, courtesy of the Canadian Real Estate Association (CREA).



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 over the next few years, the sales in July could potentially generate more than \$37 million in spin-off spending to our local economy," Pawlowski said.

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

market updates

news

[July Shows More Signs of Market Stabilization](#)

The local housing market continued to cool off in July, with 514 homes exchanging hands via the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR).

[Market Cools Off in June](#)

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).

statistics

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August 4, 2022

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Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	514	-44.7	-53.8	-40.1	-41.9	-39.7	-21.4
Dollar Volume	\$343,003,957	-40.7	-37.1	-1.3	19.8	51.0	119.0
New Listings	1,230	10.5	1.0	2.0	-2.7	-8.4	7.1
Active Listings	1,855	148.0	68.9	21.2	27.5	-36.6	-37.5
Sales to New Listings Ratio ¹	41.8	83.5	91.3	71.1	70.0	63.4	57.0
Months of Inventory ²	3.6	0.8	1.0	1.8	1.6	3.4	4.5
Average Price	\$667,323	7.1	36.1	64.8	106.2	150.3	178.7
Median Price	\$587,450	1.1	28.8	56.7	105.3	145.1	167.7
Sale to List Price Ratio ³	98.7	107.5	103.2	101.2	101.3	97.5	97.2
Median Days on Market	18.0	8.0	9.0	13.0	14.0	28.5	36.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	5,274	-24.5	4.5	-4.1	-23.1	-1.9	10.3
Dollar Volume	\$4,052,278,122	-8.0	74.1	80.7	77.1	184.5	251.0
New Listings	9,636	12.2	39.1	22.8	10.5	2.3	6.9
Active Listings ⁴	1,071	73.9	-9.9	-16.8	-13.7	-60.5	-62.0
Sales to New Listings Ratio ⁵	54.7	81.3	72.9	70.1	78.6	57.1	53.1
Months of Inventory ⁶	1.4	0.6	1.6	1.6	1.3	3.5	4.1
Average Price	\$768,350	21.8	66.6	88.4	130.2	190.1	218.3
Median Price	\$715,000	21.2	66.3	88.2	138.3	197.9	225.0
Sale to List Price Ratio ⁷	113.0	112.2	102.5	102.9	103.0	97.7	97.4
Median Days on Market	7.0	7.0	9.0	9.0	12.0	27.0	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.

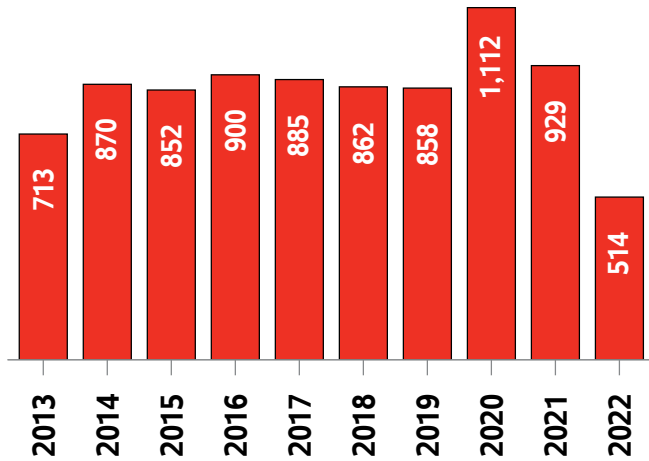
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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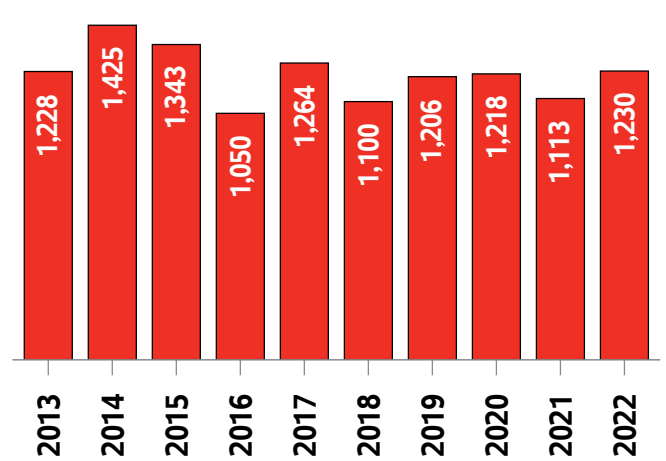
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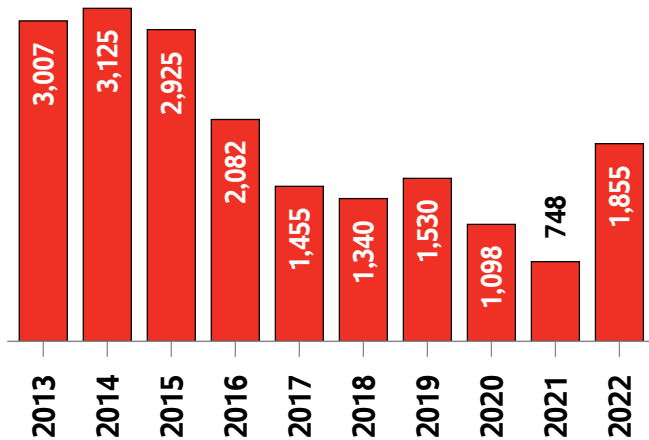
Sales Activity (July only)



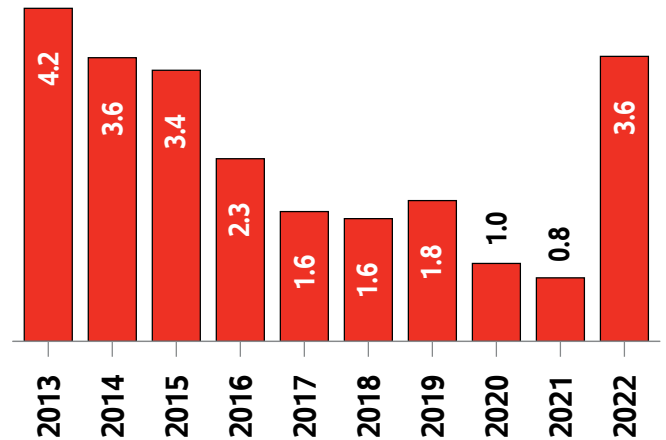
New Listings (July only)



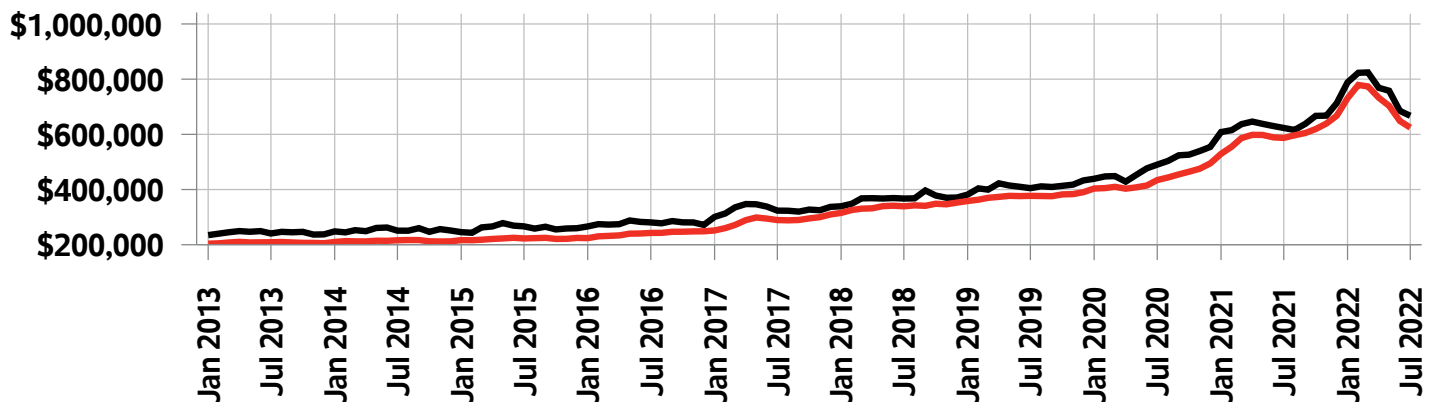
Active Listings (July only)



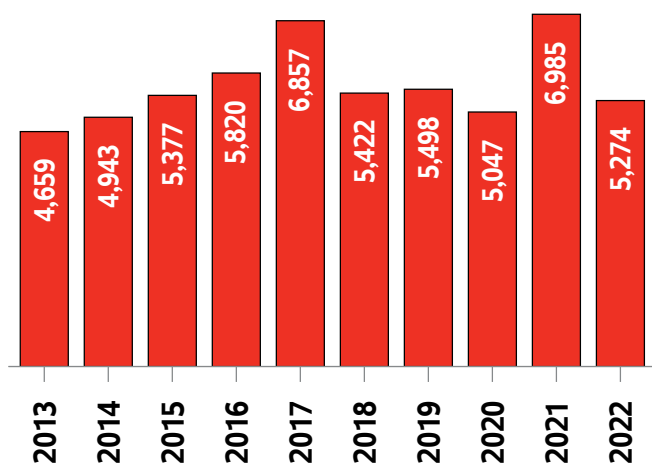
Months of Inventory (July only)



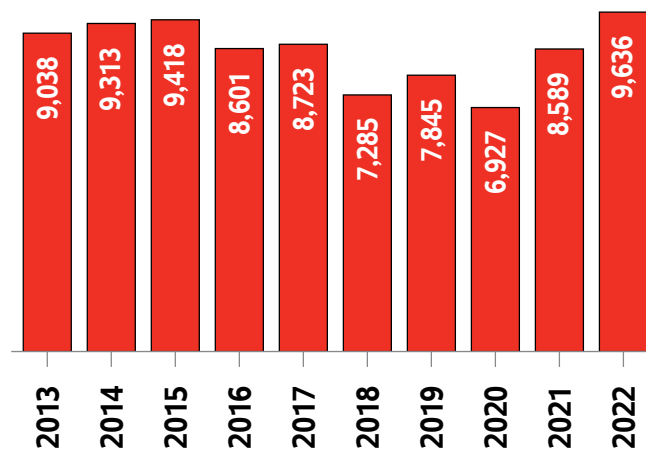
MLS® HPI Composite Benchmark Price and Average Price



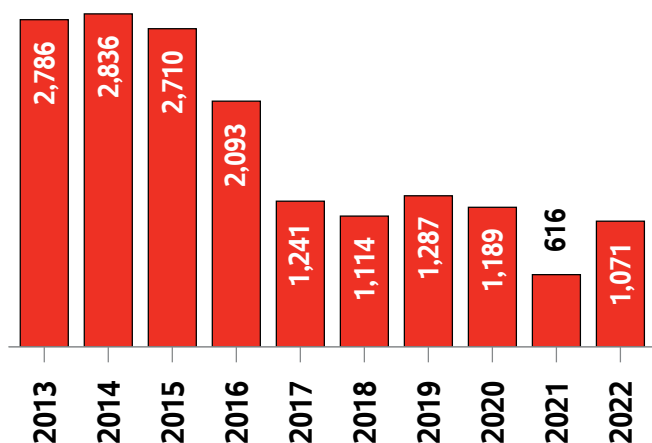
Sales Activity (July Year-to-date)



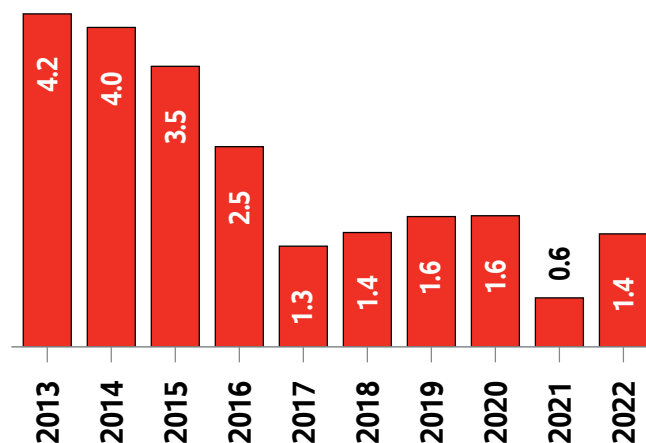
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	384	-44.9	-54.1	-42.6	-43.6	-44.5	-27.1
Dollar Volume	\$273,562,071	-41.9	-38.7	-5.7	14.2	37.7	102.9
New Listings	896	8.6	-6.1	-7.3	-10.7	-17.1	-2.6
Active Listings	1,342	131.4	46.0	0.9	10.1	-39.1	-42.9
Sales to New Listings Ratio ¹	42.9	84.5	87.6	69.2	67.9	64.0	57.3
Months of Inventory ²	3.5	0.8	1.1	2.0	1.8	3.2	4.5
Average Price	\$712,401	5.4	33.5	64.3	102.5	148.1	178.5
Median Price	\$621,900	-0.5	24.4	57.4	98.5	143.6	165.8
Sale to List Price Ratio ³	98.6	108.0	103.5	101.0	101.2	97.6	97.3
Median Days on Market	17.0	8.0	9.0	13.0	13.0	25.0	35.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	3,848	-25.6	2.2	-8.6	-27.8	-9.7	1.2
Dollar Volume	\$3,207,267,120	-9.7	70.3	73.2	65.5	163.8	223.8
New Listings	6,999	9.3	31.7	11.7	1.1	-5.1	-1.9
Active Listings ⁴	772	66.4	-21.4	-29.7	-21.0	-62.2	-65.3
Sales to New Listings Ratio ⁵	55.0	80.8	70.9	67.2	76.9	57.8	53.3
Months of Inventory ⁶	1.4	0.6	1.8	1.8	1.3	3.4	4.1
Average Price	\$833,489	21.4	66.6	89.4	129.0	192.2	220.0
Median Price	\$770,000	22.0	65.6	91.1	133.4	202.0	227.7
Sale to List Price Ratio ⁷	112.8	112.6	102.5	102.4	103.3	97.8	97.5
Median Days on Market	7.0	7.0	9.0	9.0	10.0	24.0	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.

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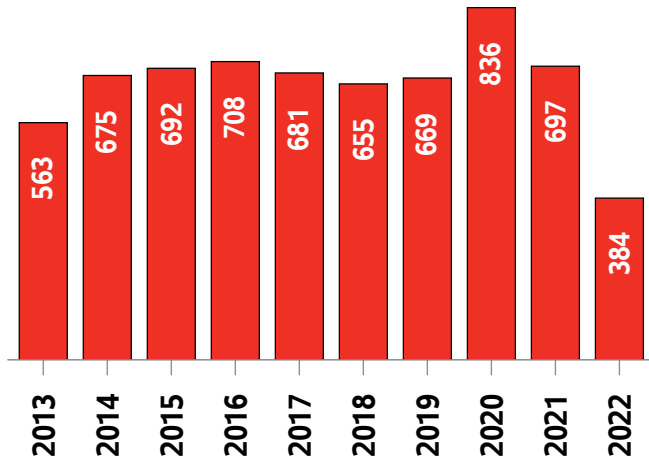
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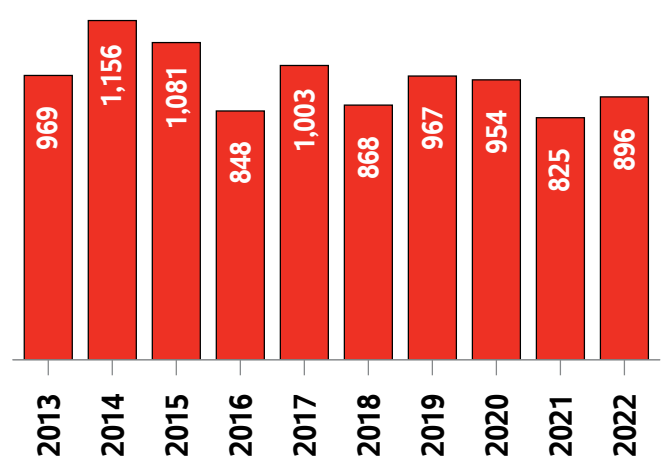
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⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

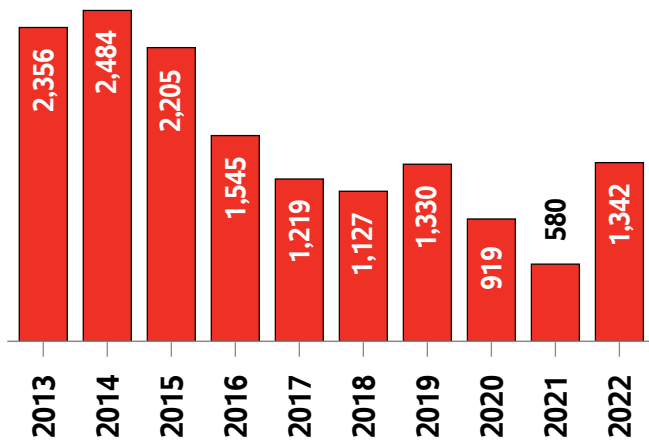
Sales Activity (July only)



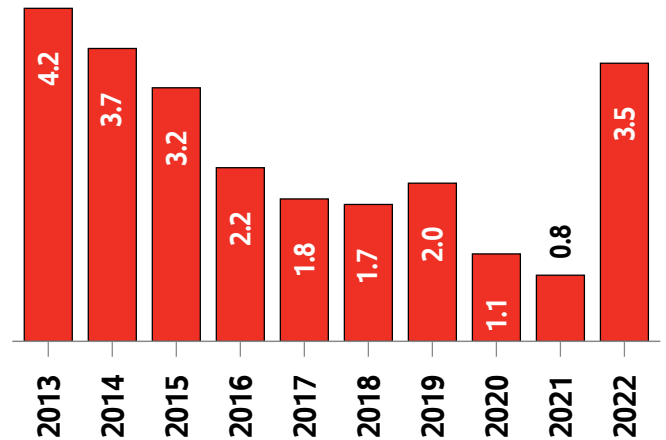
New Listings (July only)



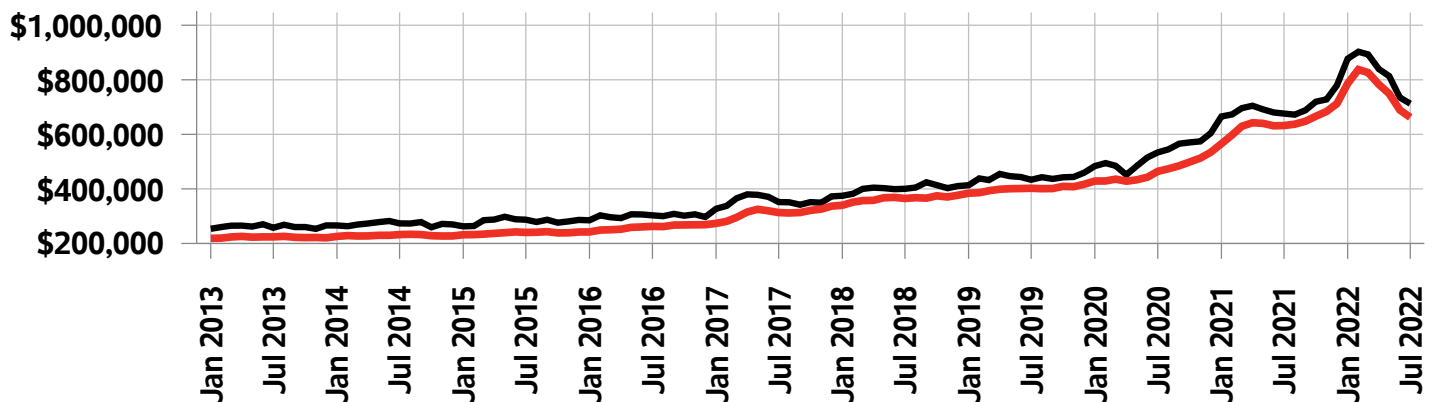
Active Listings (July only)



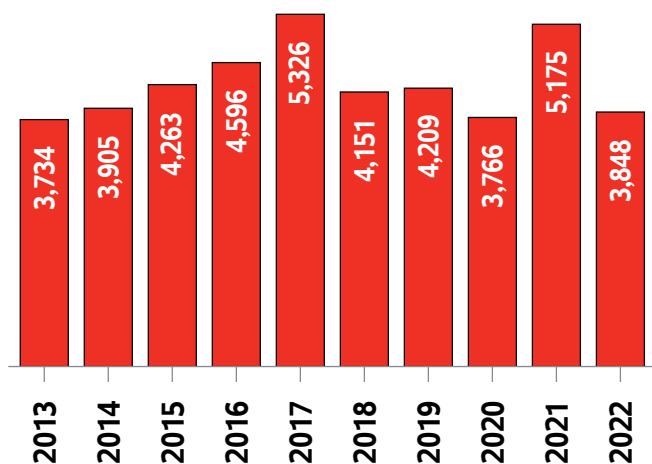
Months of Inventory (July only)



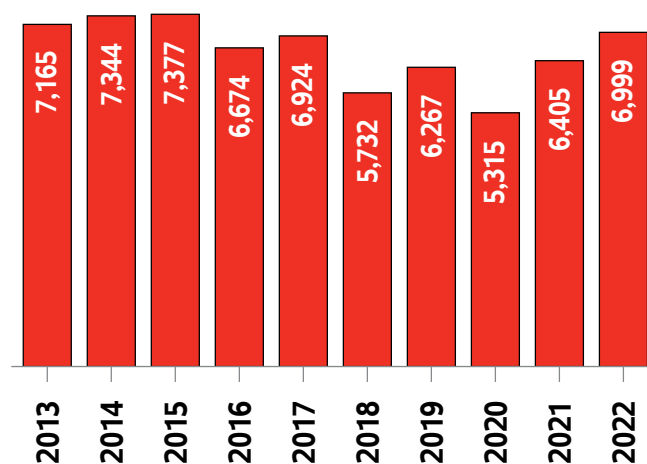
MLS® HPI Single Family Benchmark Price and Average Price



Sales Activity (July Year-to-date)



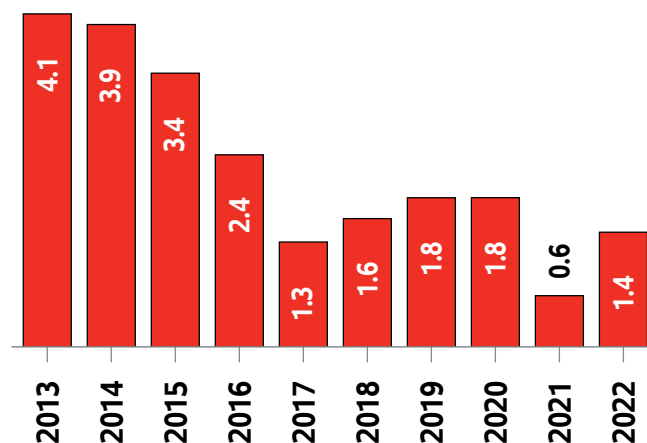
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	66	-35.9	-53.5	-37.7	-43.1	-30.5	-18.5
Dollar Volume	\$35,710,286	-29.0	-34.1	6.8	36.4	129.3	147.1
New Listings	163	21.6	24.4	29.4	9.4	17.3	25.4
Active Listings	241	209.0	301.7	239.4	141.0	-26.1	-19.9
Sales to New Listings Ratio ¹	40.5	76.9	108.4	84.1	77.9	68.3	62.3
Months of Inventory ²	3.7	0.8	0.4	0.7	0.9	3.4	3.7
Average Price	\$541,065	10.8	41.8	71.6	139.8	230.0	203.3
Median Price	\$508,750	12.6	35.7	78.5	159.6	268.7	189.9
Sale to List Price Ratio ³	99.9	106.9	102.7	103.0	102.8	96.9	97.2
Median Days on Market	19.0	7.0	9.0	12.0	15.0	39.0	36.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	717	-16.3	15.6	7.0	-15.6	18.9	18.9
Dollar Volume	\$454,863,741	6.7	99.5	110.4	134.2	300.4	331.7
New Listings	1,361	30.7	84.2	70.8	41.5	26.8	30.6
Active Listings ⁴	147	163.9	110.6	127.8	63.8	-51.9	-50.0
Sales to New Listings Ratio ⁵	52.7	82.3	83.9	84.1	88.4	56.2	57.9
Months of Inventory ⁶	1.4	0.5	0.8	0.7	0.7	3.6	3.4
Average Price	\$634,399	27.5	72.5	96.6	177.6	236.7	263.0
Median Price	\$625,179	32.5	76.1	108.0	195.6	259.3	300.8
Sale to List Price Ratio ⁷	116.2	113.8	103.1	105.9	104.3	97.6	97.3
Median Days on Market	7.0	7.0	8.0	8.0	14.0	34.0	35.0

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

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

³ Sale price / list price * 100; average for all homes sold in the current month.

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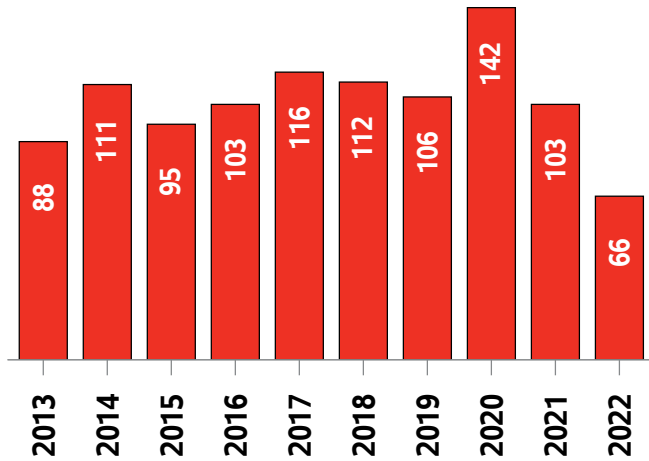
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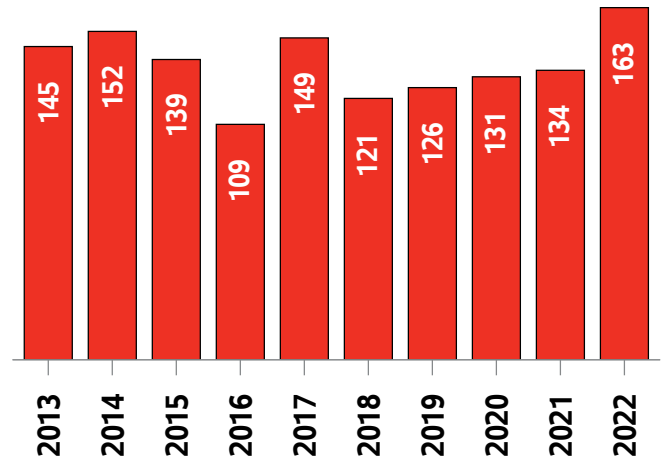
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⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

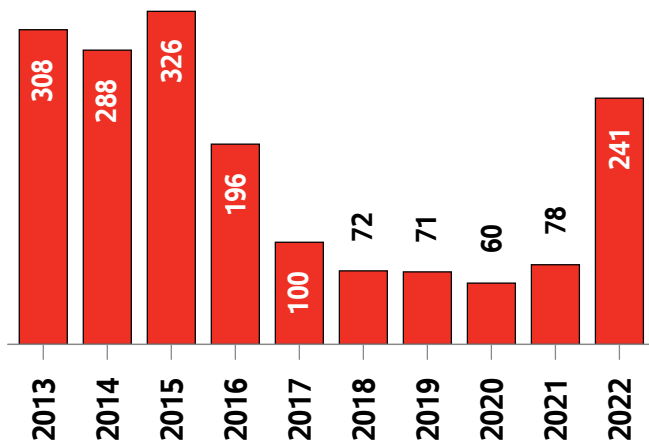
Sales Activity (July only)



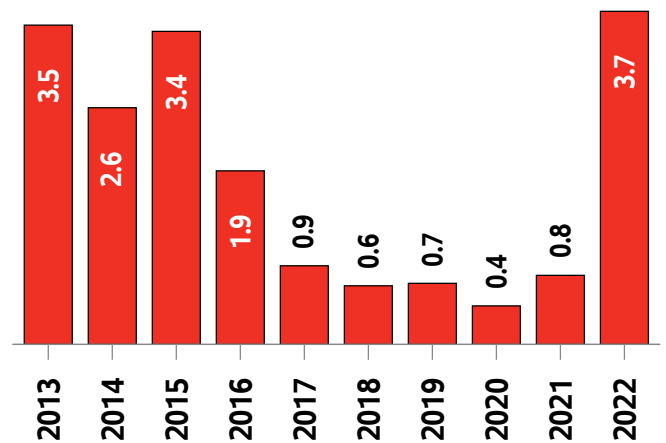
New Listings (July only)



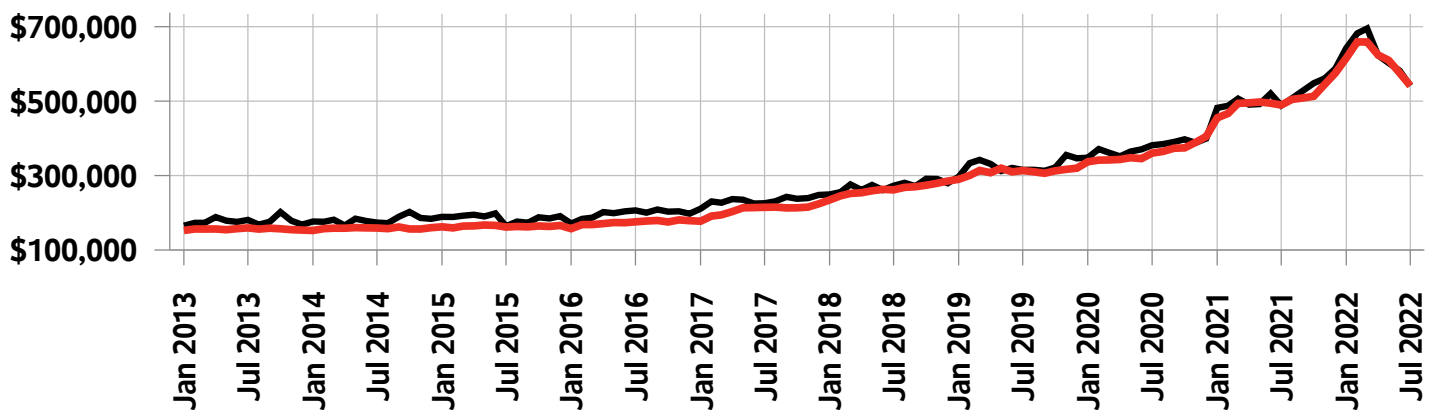
Active Listings (July only)



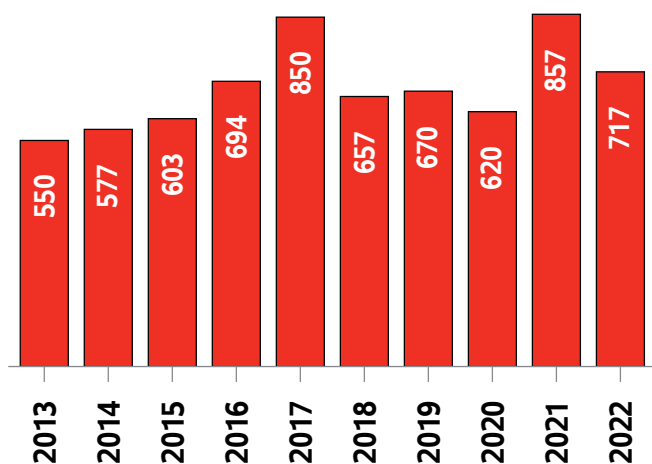
Months of Inventory (July only)



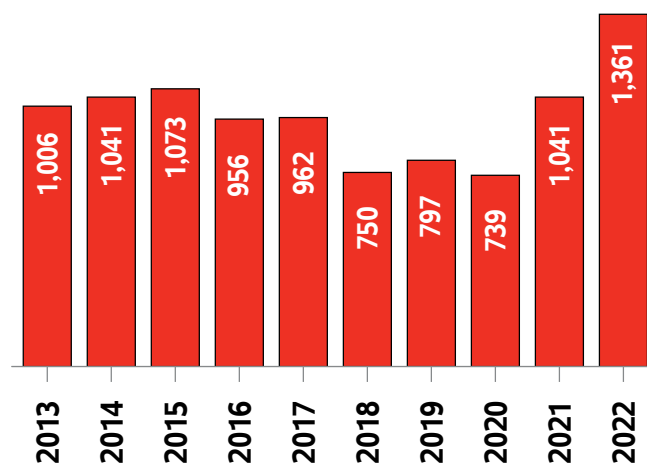
MLS® HPI Townhouse Benchmark Price and Average Price



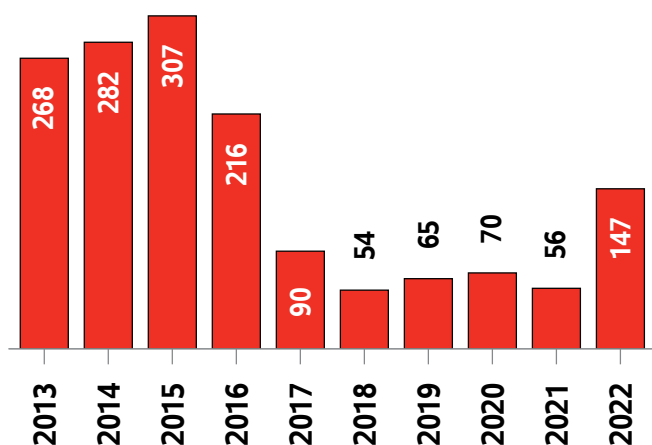
Sales Activity (July Year-to-date)



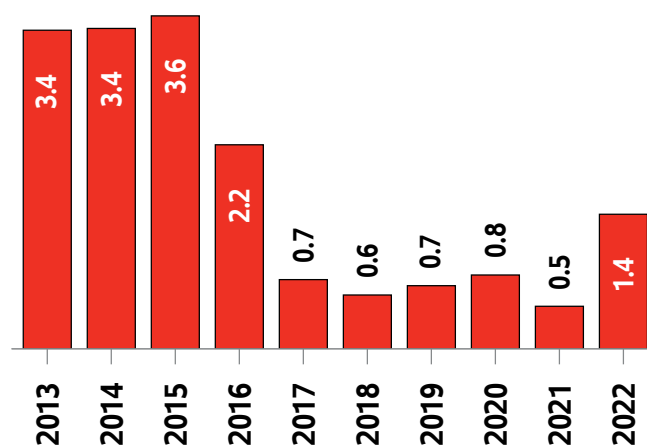
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



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

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	39	-55.2	-55.7	-31.6	-48.7	-30.4	5.4
Dollar Volume	\$17,722,400	-46.4	-29.0	20.8	4.3	70.3	194.0
New Listings	105	-0.9	25.0	43.8	11.7	-0.9	23.5
Active Listings	154	152.5	175.0	111.0	40.0	-51.0	-41.4
Sales to New Listings Ratio ¹	37.1	82.1	104.8	78.1	80.9	52.8	43.5
Months of Inventory ²	3.9	0.7	0.6	1.3	1.4	5.6	7.1
Average Price	\$454,421	19.6	60.2	76.6	103.3	144.6	179.0
Median Price	\$380,000	8.6	44.8	67.4	115.3	205.2	183.6
Sale to List Price Ratio ³	98.2	105.1	102.4	101.6	99.4	97.4	96.6
Median Days on Market	19.0	10.0	13.0	13.0	21.0	38.5	38.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	482	-27.5	7.8	17.3	-17.6	9.0	53.0
Dollar Volume	\$224,043,083	-11.7	73.0	124.0	74.2	180.1	358.5
New Listings	816	3.6	47.6	57.5	13.8	-1.4	15.3
Active Listings ⁴	92	47.0	50.1	32.0	-36.6	-68.5	-62.1
Sales to New Listings Ratio ⁵	59.1	84.4	80.8	79.3	81.6	53.4	44.5
Months of Inventory ⁶	1.3	0.7	1.0	1.2	1.7	4.6	5.4
Average Price	\$464,820	21.8	60.4	91.0	111.4	156.8	199.7
Median Price	\$426,500	23.6	64.0	93.9	145.1	204.7	218.3
Sale to List Price Ratio ⁷	111.6	109.2	101.7	104.0	99.5	97.4	97.0
Median Days on Market	7.0	7.0	11.0	11.0	23.0	41.5	39.0

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³ Sale price / list price * 100; average for all homes sold in the current month.

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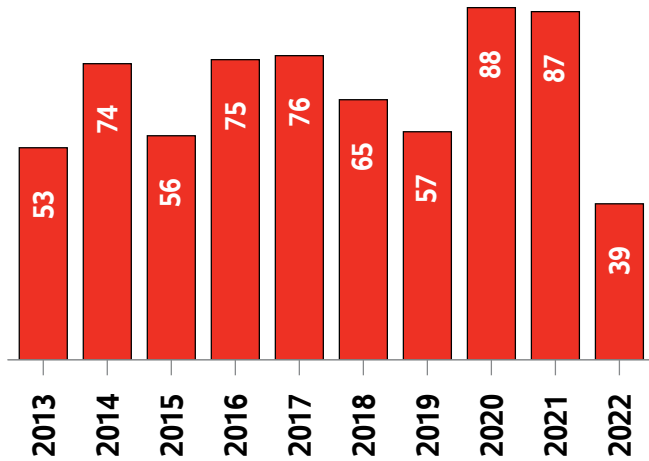
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

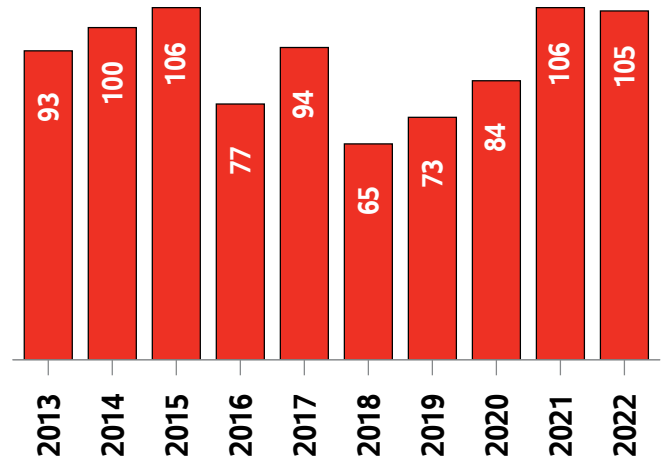
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

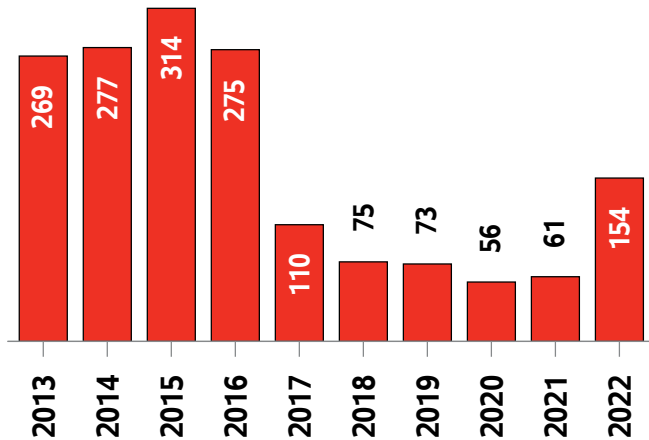
Sales Activity (July only)



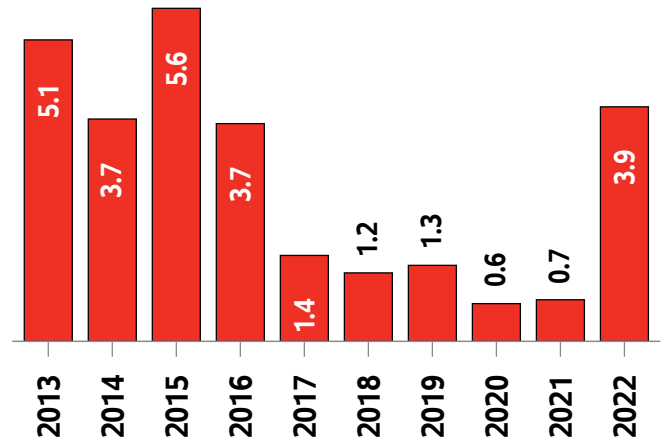
New Listings (July only)



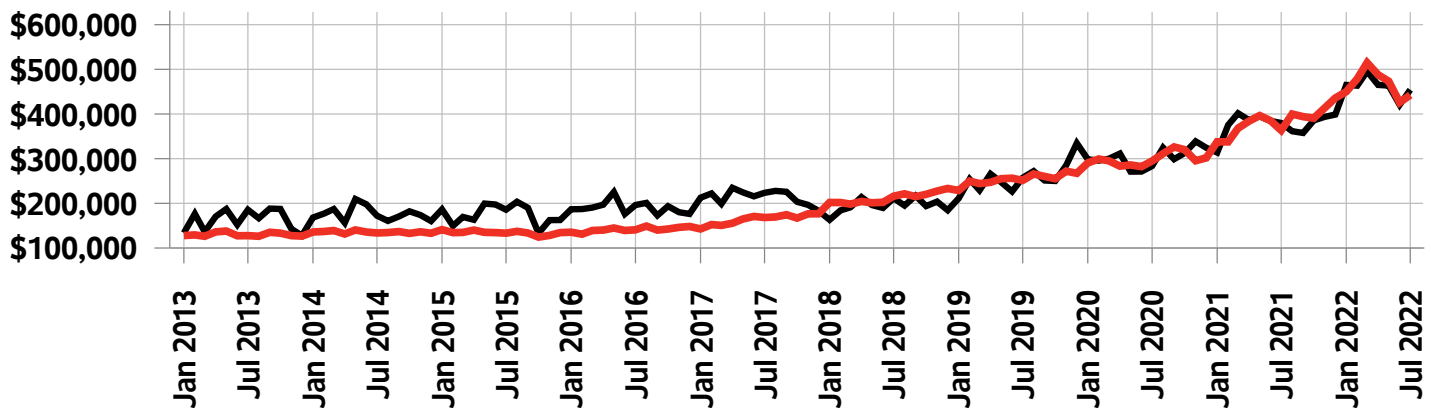
Active Listings (July only)



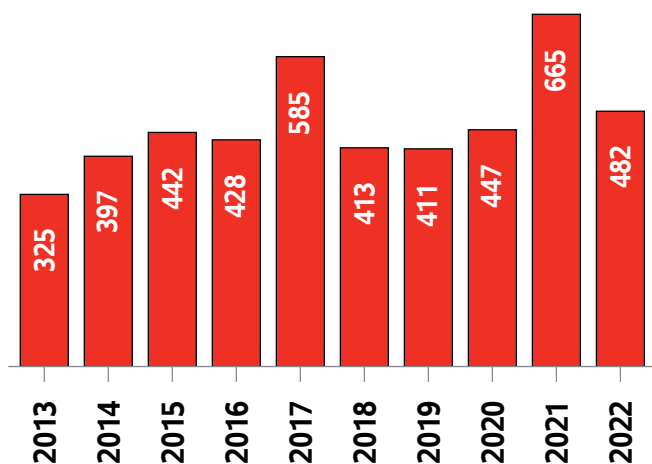
Months of Inventory (July only)



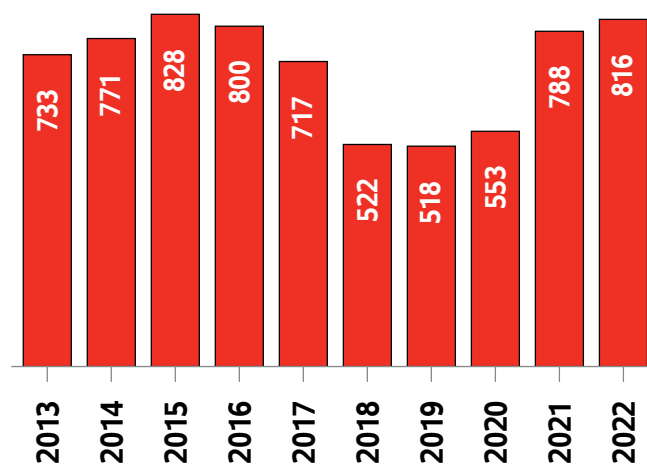
MLS® HPI Apartment Benchmark Price and Average Price



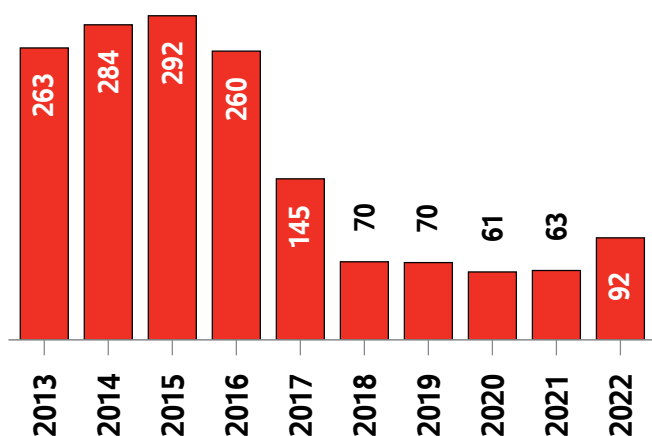
Sales Activity (July Year-to-date)



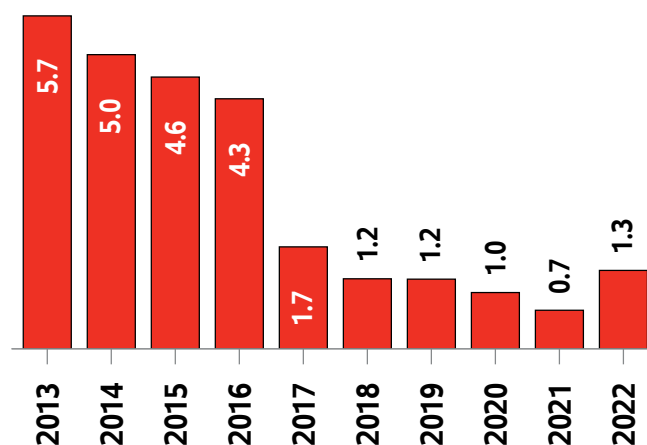
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



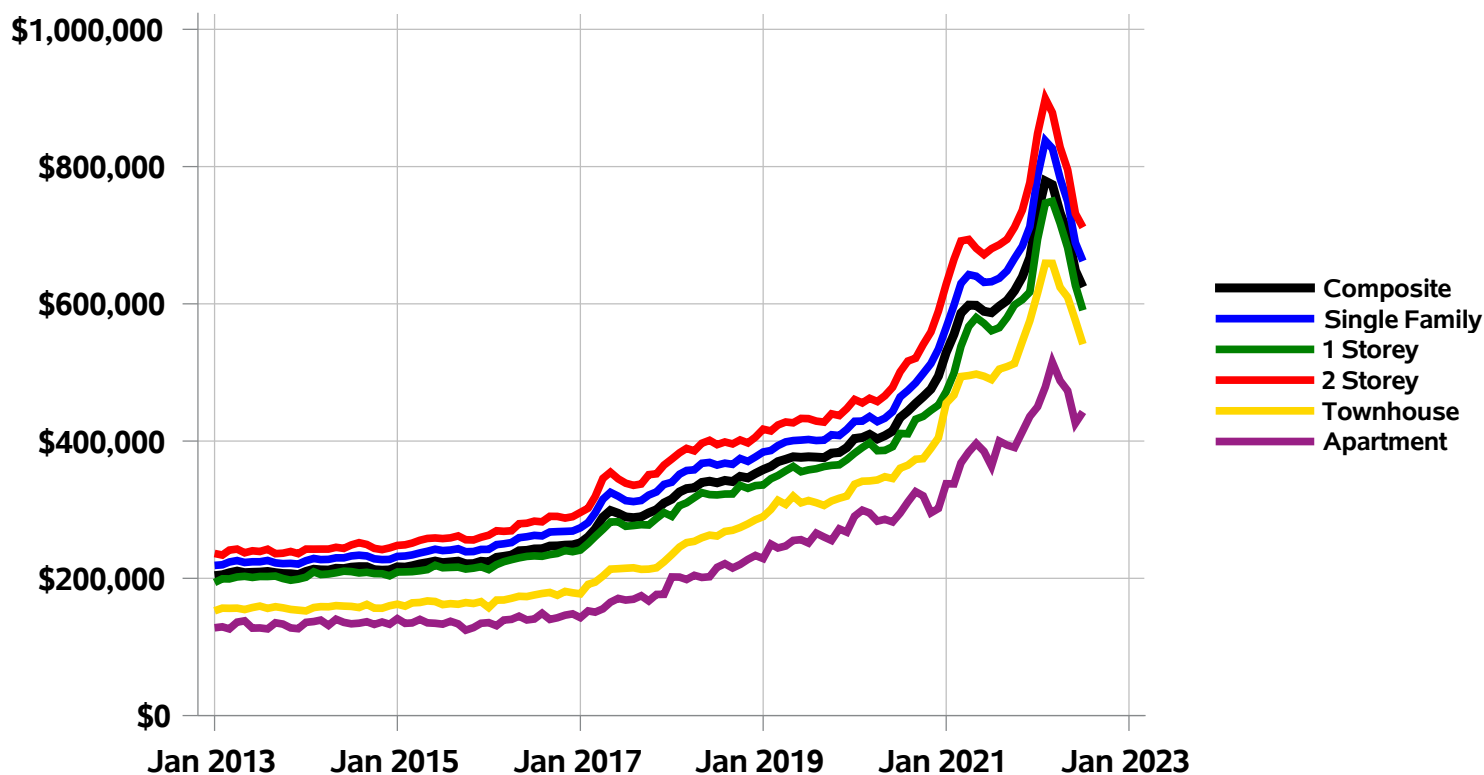
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$624,400	-3.7	-14.8	-14.6	6.4	65.6	115.8
Single Family	\$662,300	-3.9	-15.4	-15.8	4.8	64.6	111.5
One Storey	\$590,600	-5.8	-17.7	-14.9	5.3	65.0	114.1
Two Storey	\$711,400	-2.7	-14.1	-16.1	4.6	64.4	110.1
Townhouse	\$541,200	-6.0	-13.3	-12.1	10.5	72.7	152.1
Apartment	\$442,500	3.9	-9.3	-1.7	21.7	76.0	162.9

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	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	377	-44.1	-55.0	-38.8	-42.4	-38.9	-21.6
Dollar Volume	\$253,949,552	-39.4	-38.0	0.3	17.7	52.3	119.7
New Listings	871	8.5	-2.4	0.8	-4.9	-8.2	5.1
Active Listings	1,210	145.4	69.2	22.7	32.0	-32.8	-34.5
Sales to New Listings Ratio ¹	43.3	84.1	93.8	71.3	71.4	65.0	58.0
Months of Inventory ²	3.2	0.7	0.9	1.6	1.4	2.9	3.8
Average Price	\$673,606	8.5	37.6	63.8	104.1	149.3	180.3
Median Price	\$590,000	1.7	29.4	55.3	104.2	143.8	168.2
Sale to List Price Ratio ³	98.9	107.2	103.5	102.0	102.0	97.7	97.3
Median Days on Market	17.0	8.0	9.0	12.0	14.0	25.0	34.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	3,799	-25.8	3.5	-6.1	-24.9	-4.4	4.4
Dollar Volume	\$2,874,792,407	-10.5	68.9	73.0	67.4	171.1	226.0
New Listings	7,031	10.4	39.8	23.5	10.2	3.5	6.8
Active Listings ⁴	727	73.0	-4.8	-9.7	-3.7	-56.9	-59.6
Sales to New Listings Ratio ⁵	54.0	80.5	73.0	71.1	79.2	58.5	55.3
Months of Inventory ⁶	1.3	0.6	1.5	1.4	1.0	3.0	3.5
Average Price	\$756,723	20.7	63.2	84.3	122.8	183.7	212.3
Median Price	\$710,000	21.3	64.4	86.4	132.0	189.9	220.5
Sale to List Price Ratio ⁷	114.2	112.9	103.1	103.7	104.1	98.0	97.6
Median Days on Market	7.0	6.0	8.0	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.

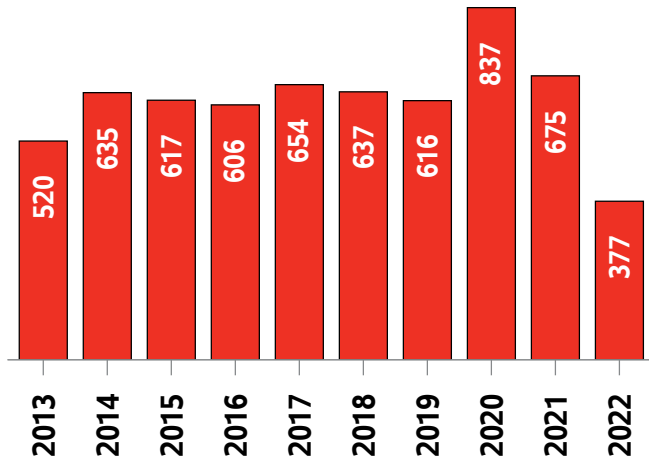
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

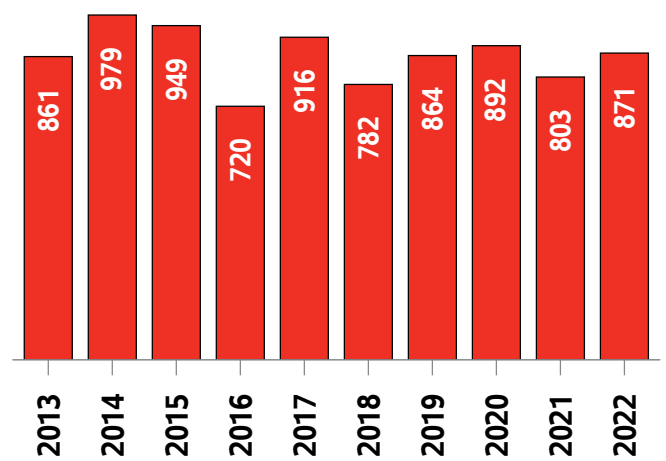
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

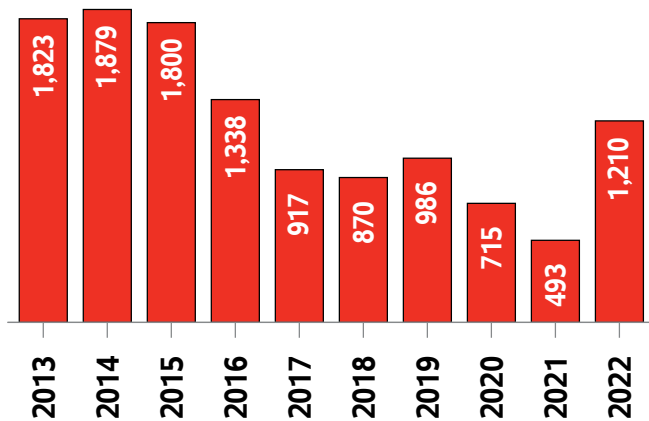
Sales Activity (July only)



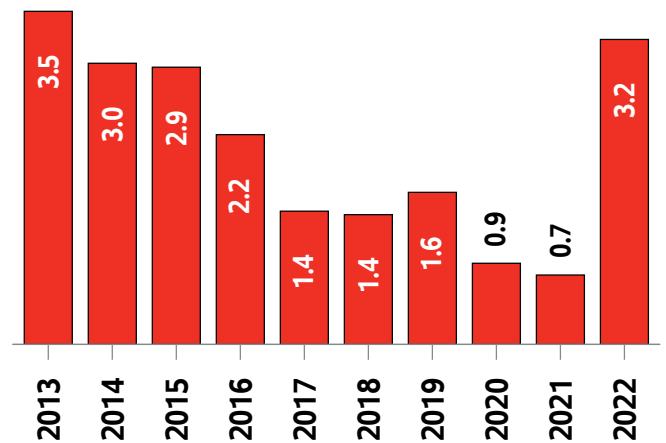
New Listings (July only)



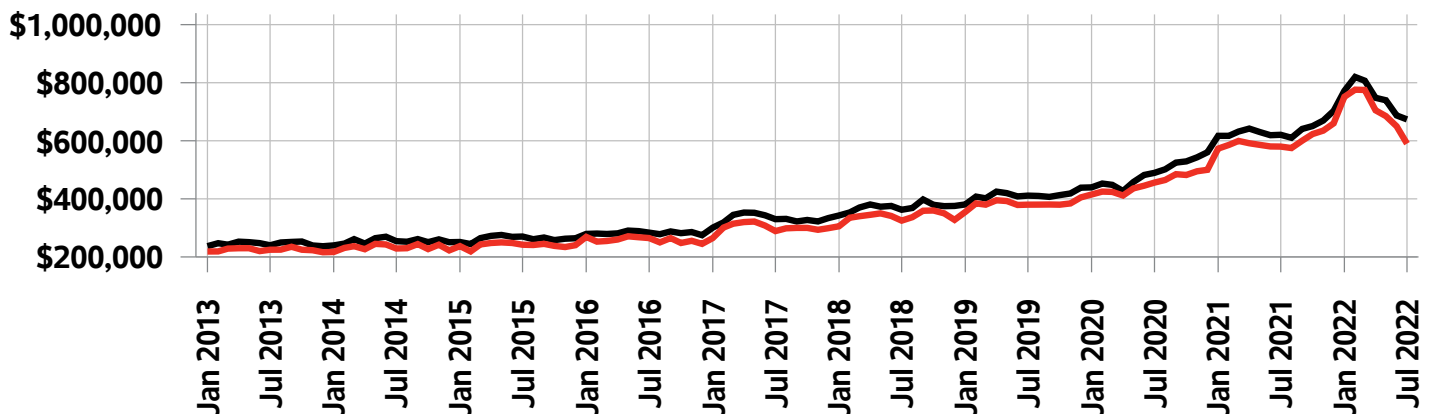
Active Listings (July only)



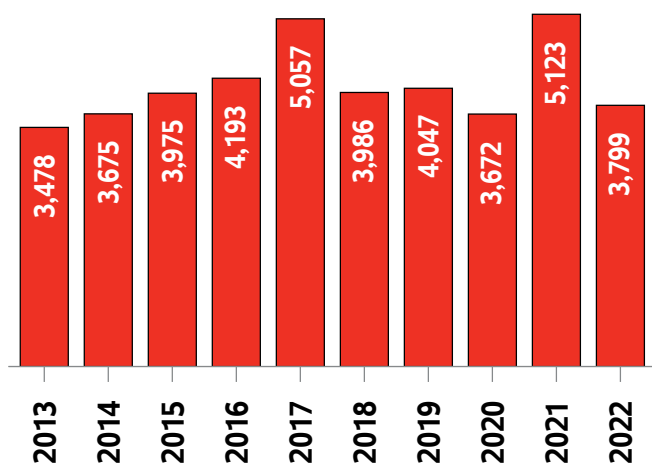
Months of Inventory (July only)



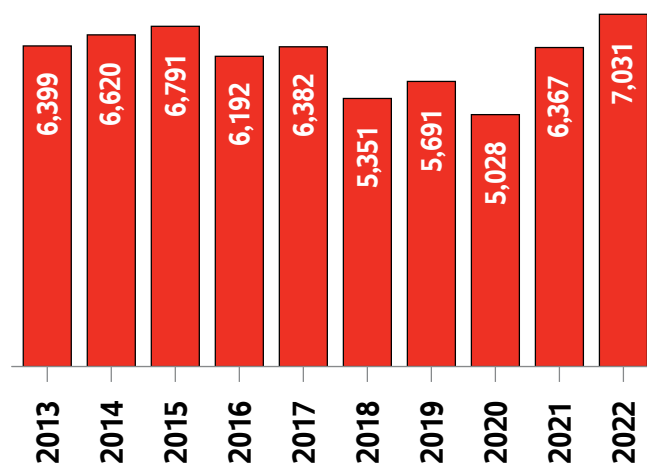
Average Price and Median Price



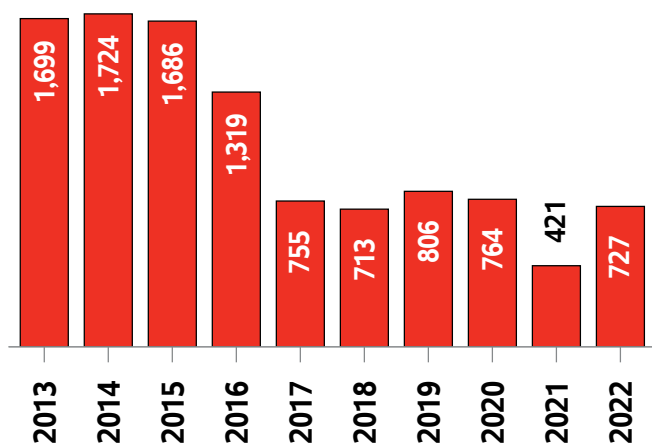
Sales Activity (July Year-to-date)



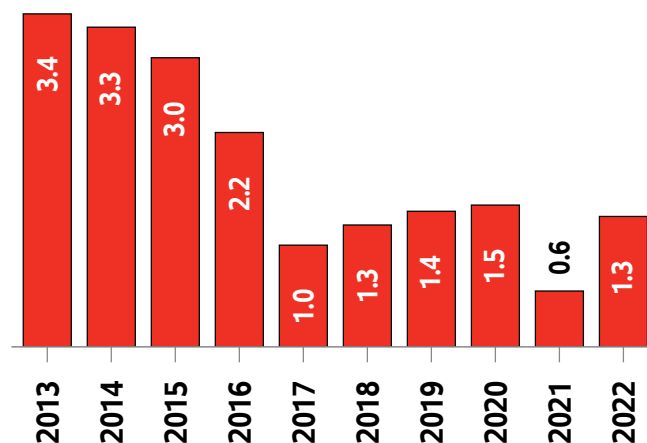
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	13	-48.0	-53.6	-53.6	-45.8	-31.6	-13.3
Dollar Volume	\$7,609,400	-50.9	-42.4	-18.2	15.8	59.9	153.4
New Listings	50	72.4	25.0	13.6	28.2	-9.1	61.3
Active Listings	96	220.0	65.5	4.3	11.6	-43.2	-40.7
Sales to New Listings Ratio ¹	26.0	86.2	70.0	63.6	61.5	34.5	48.4
Months of Inventory ²	7.4	1.2	2.1	3.3	3.6	8.9	10.8
Average Price	\$585,338	-5.5	24.1	76.2	113.8	133.7	192.4
Median Price	\$530,000	-15.2	27.7	64.3	98.8	153.6	211.8
Sale to List Price Ratio ³	98.0	107.5	98.5	98.1	98.3	96.7	96.3
Median Days on Market	21.0	7.0	21.0	18.5	26.5	54.0	55.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	155	-26.5	9.2	12.3	-13.4	6.2	18.3
Dollar Volume	\$114,975,877	-13.4	86.8	125.6	118.3	202.3	274.5
New Listings	304	21.1	33.3	19.7	18.3	-0.3	4.1
Active Listings ⁴	47	56.5	-17.0	-33.4	-29.7	-67.0	-70.6
Sales to New Listings Ratio ⁵	51.0	84.1	62.3	54.3	69.6	47.9	44.9
Months of Inventory ⁶	2.1	1.0	2.8	3.6	2.6	6.8	8.5
Average Price	\$741,780	17.8	71.1	100.9	152.1	184.7	216.5
Median Price	\$699,000	11.8	74.8	104.1	158.9	225.0	255.7
Sale to List Price Ratio ⁷	107.7	106.8	99.4	99.2	98.1	96.2	95.4
Median Days on Market	10.0	9.0	17.5	19.5	26.0	54.0	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.

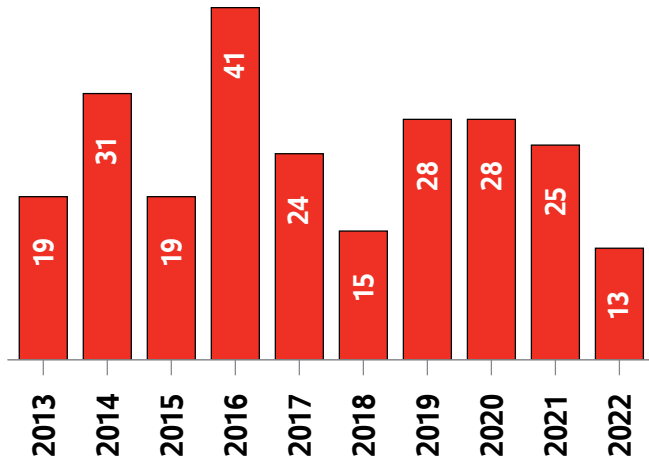
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

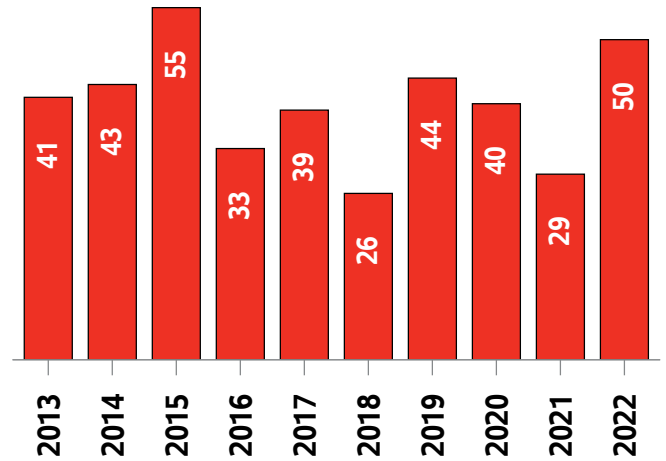
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

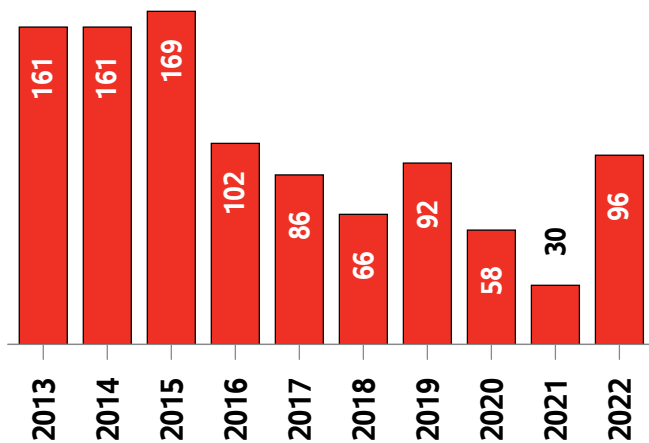
Sales Activity (July only)



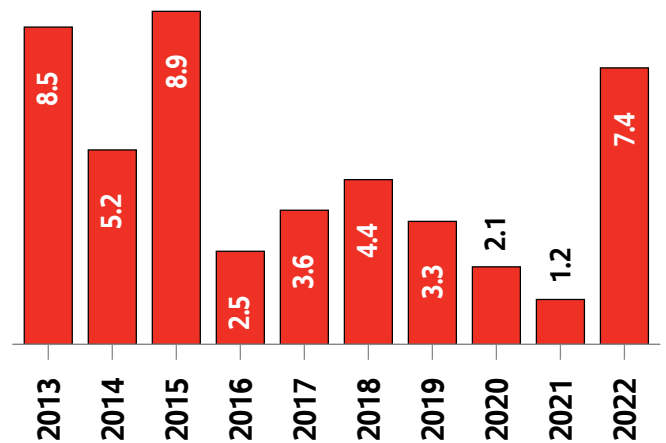
New Listings (July only)



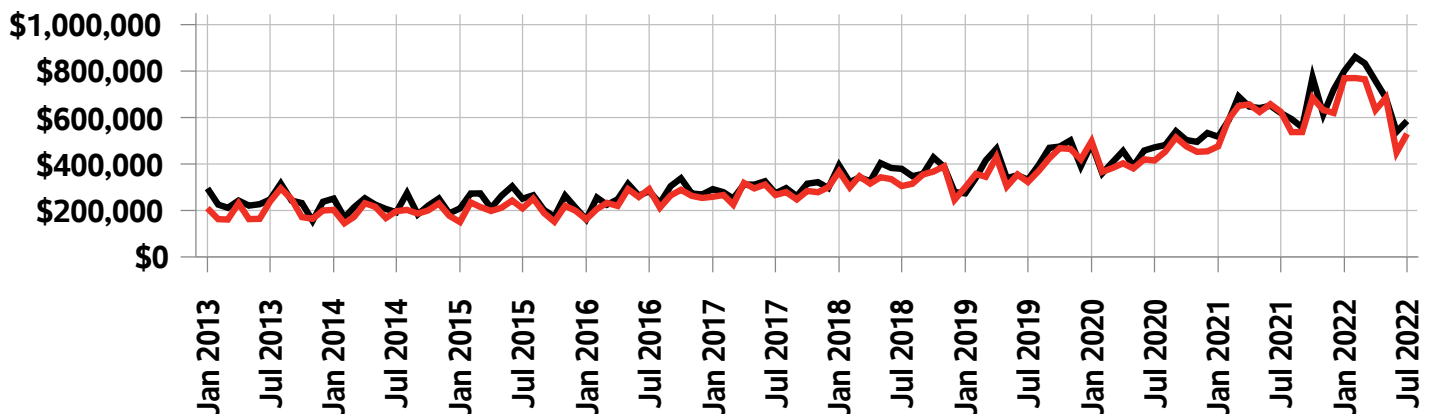
Active Listings (July only)



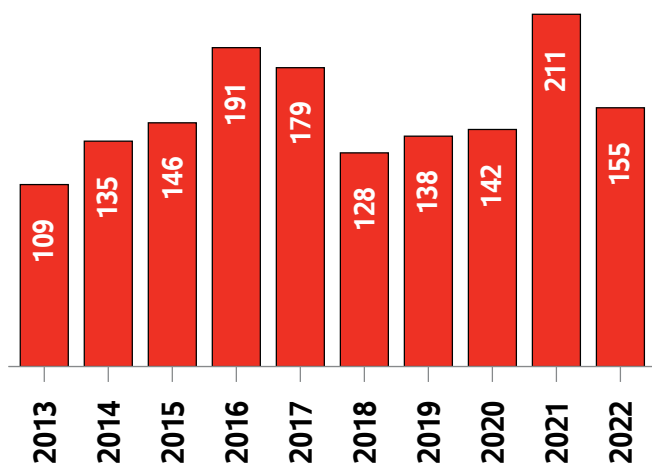
Months of Inventory (July only)



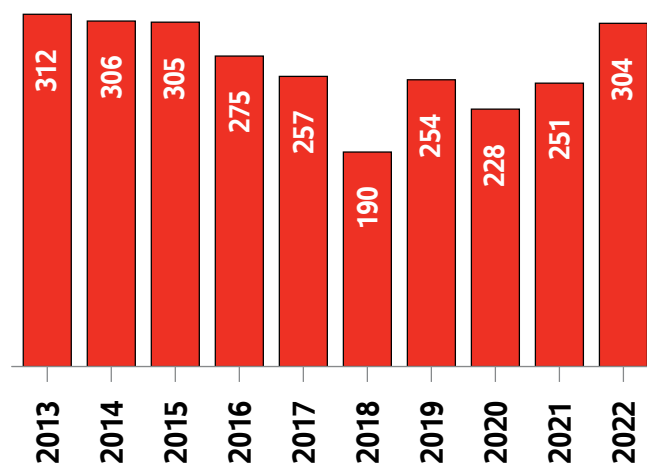
Average Price and Median Price



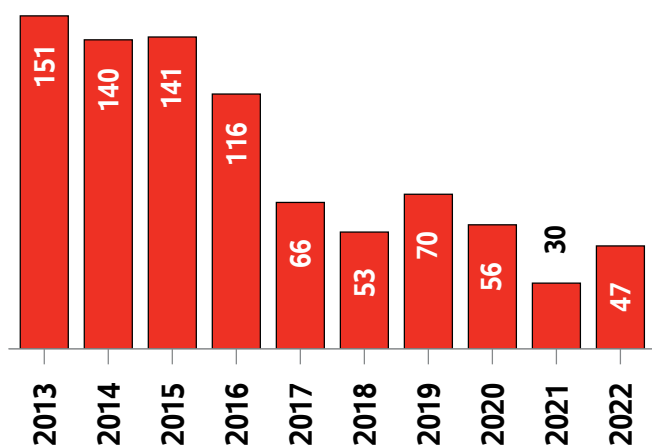
Sales Activity (July Year-to-date)



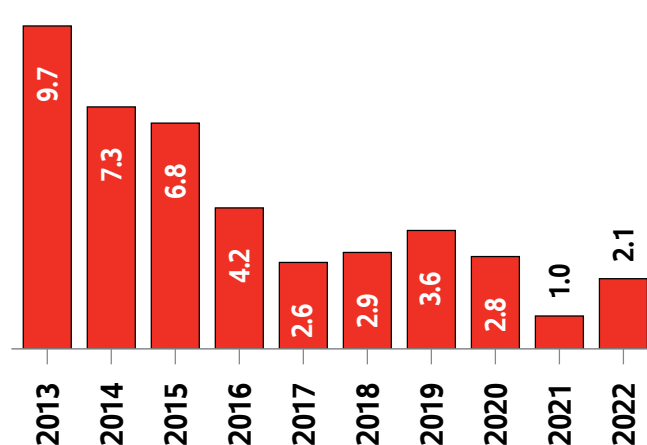
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	15	-50.0	-61.5	-57.1	-37.5	-50.0	-16.7
Dollar Volume	\$13,796,055	-50.7	-51.8	-20.0	35.4	8.9	123.9
New Listings	41	-10.9	-25.5	-16.3	-22.6	-31.7	-2.4
Active Listings	79	97.5	-7.1	-30.7	0.0	-55.1	-45.1
Sales to New Listings Ratio ¹	36.6	65.2	70.9	71.4	45.3	50.0	42.9
Months of Inventory ²	5.3	1.3	2.2	3.3	3.3	5.9	8.0
Average Price	\$919,737	-1.4	25.3	86.7	116.7	117.8	168.7
Median Price	\$748,555	-12.5	17.0	64.3	77.4	87.6	129.1
Sale to List Price Ratio ³	97.8	112.1	102.3	99.6	103.1	98.5	96.8
Median Days on Market	25.0	8.0	13.0	20.0	9.0	45.0	36.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	193	-18.2	26.1	-3.0	-14.2	2.7	35.9
Dollar Volume	\$207,796,596	0.7	121.3	93.6	94.4	185.5	337.0
New Listings	353	13.5	29.3	-0.8	5.1	-21.2	7.3
Active Listings ⁴	42	21.6	-50.7	-57.2	-47.6	-71.8	-66.5
Sales to New Listings Ratio ⁵	54.7	75.9	56.0	55.9	67.0	42.0	43.2
Months of Inventory ⁶	1.5	1.0	3.9	3.4	2.5	5.5	6.2
Average Price	\$1,076,666	23.1	75.4	99.7	126.6	178.1	221.5
Median Price	\$980,000	21.0	69.0	100.0	105.2	171.5	211.1
Sale to List Price Ratio ⁷	108.6	111.3	101.0	101.0	102.2	98.1	96.9
Median Days on Market	7.0	7.0	12.0	13.0	16.0	33.0	36.0

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

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

³ 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.

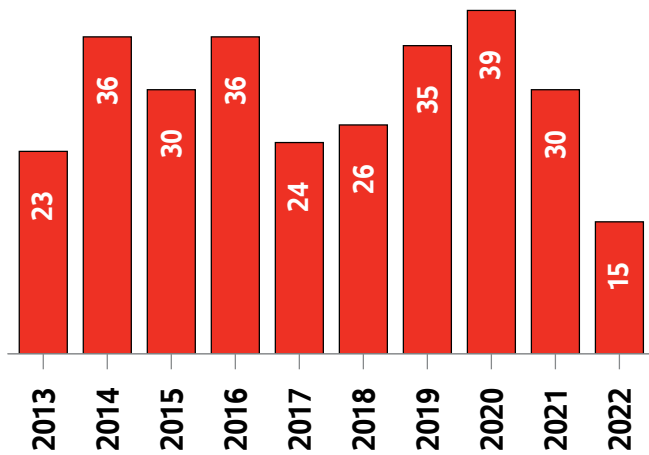
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

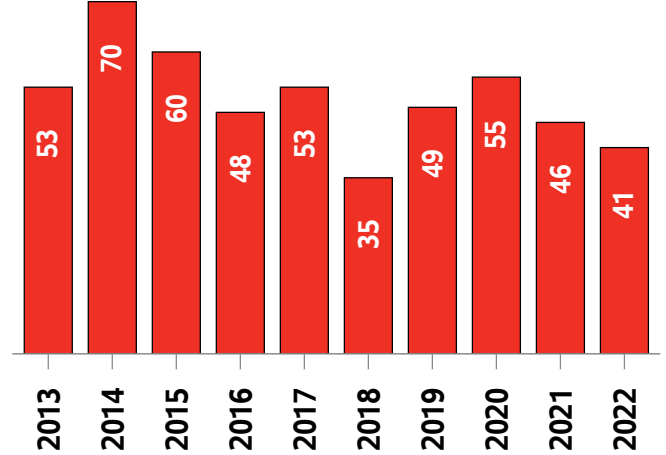
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

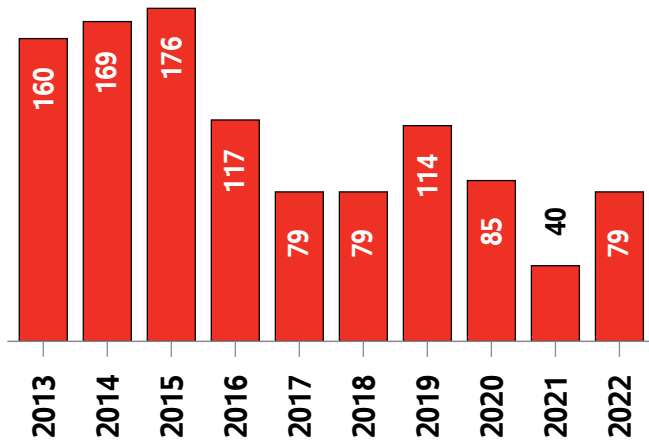
Sales Activity (July only)



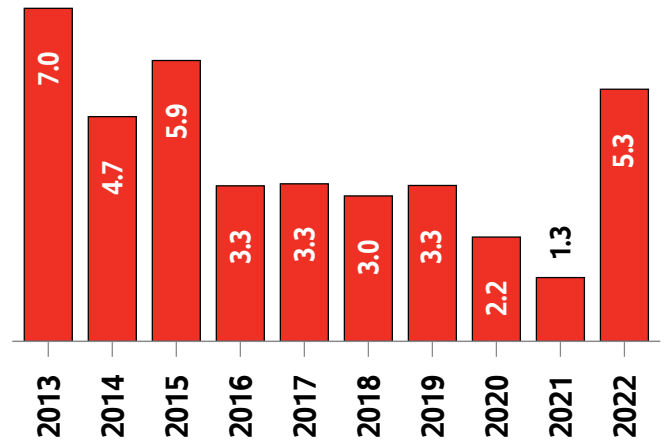
New Listings (July only)



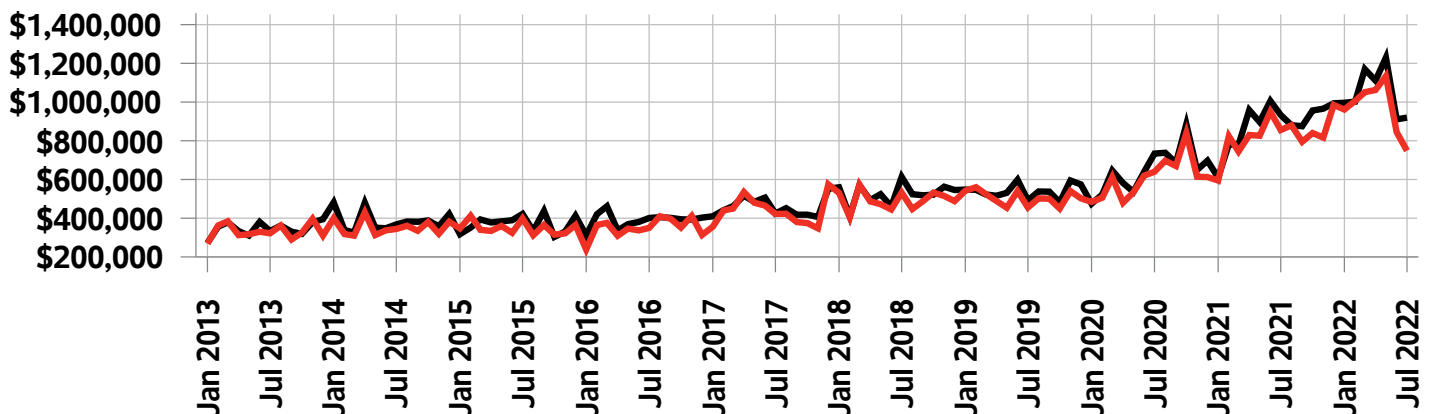
Active Listings (July only)



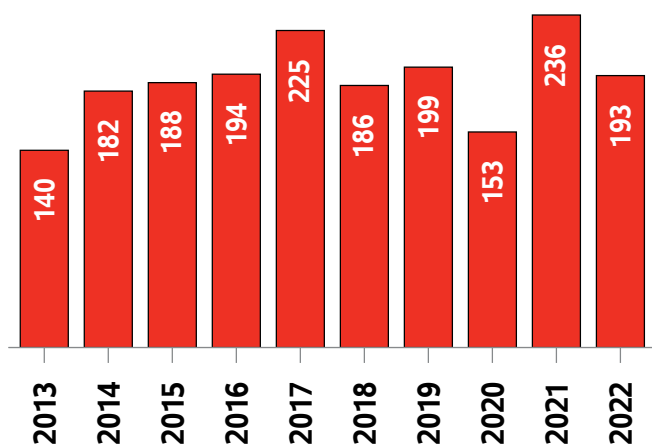
Months of Inventory (July only)



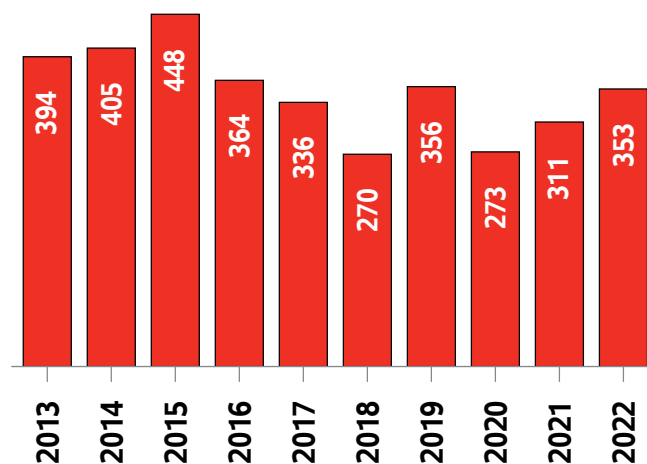
Average Price and Median Price



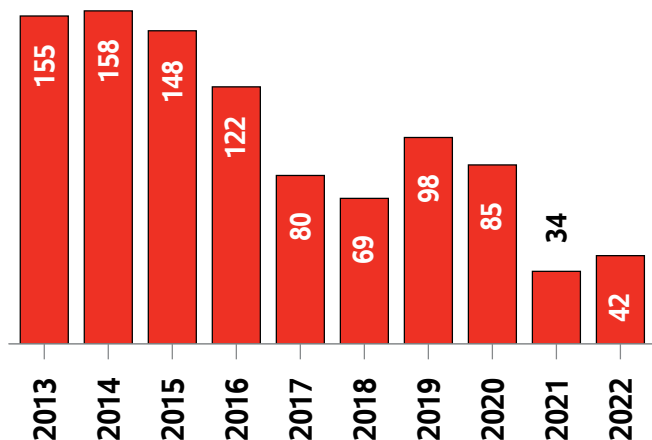
Sales Activity (July Year-to-date)



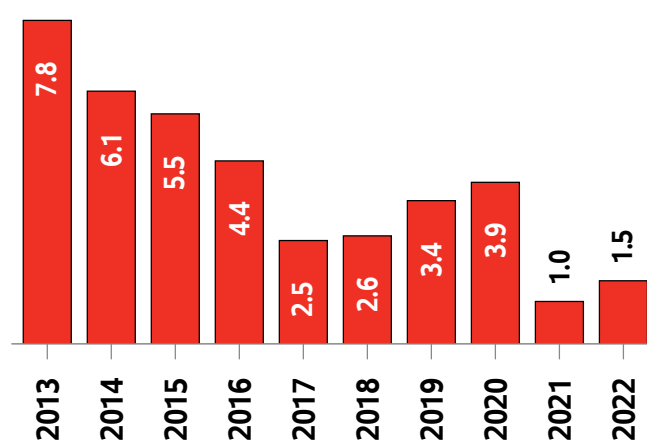
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	29	-12.1	-46.3	-23.7	-14.7	0.0	7.4
Dollar Volume	\$18,497,300	-2.6	-27.2	15.2	76.7	169.4	198.4
New Listings	60	42.9	-14.3	-13.0	1.7	15.4	42.9
Active Listings	94	113.6	2.2	-11.3	4.4	-28.2	-30.4
Sales to New Listings Ratio ¹	48.3	78.6	77.1	55.1	57.6	55.8	64.3
Months of Inventory ²	3.2	1.3	1.7	2.8	2.6	4.5	5.0
Average Price	\$637,838	10.8	35.6	50.9	107.2	169.4	177.8
Median Price	\$575,000	-0.1	31.8	41.6	102.1	137.6	162.6
Sale to List Price Ratio ³	97.5	112.0	103.2	99.0	99.4	96.0	97.1
Median Days on Market	20.0	7.0	9.0	11.0	15.0	22.0	55.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	236	-21.3	-4.8	-9.2	-19.2	5.4	31.8
Dollar Volume	\$181,997,196	-2.5	59.3	67.5	89.0	216.3	334.6
New Listings	441	24.9	23.2	16.1	14.5	15.1	33.6
Active Listings ⁴	64	110.4	-35.4	-28.4	-25.9	-52.1	-50.5
Sales to New Listings Ratio ⁵	53.5	85.0	69.3	68.4	75.8	58.5	54.2
Months of Inventory ⁶	1.9	0.7	2.8	2.4	2.1	4.2	5.0
Average Price	\$771,175	24.0	67.5	84.5	133.8	200.2	229.6
Median Price	\$731,500	21.9	68.0	85.2	135.2	208.6	232.5
Sale to List Price Ratio ⁷	111.2	113.1	101.0	100.1	99.6	97.4	97.1
Median Days on Market	7.0	6.0	14.5	13.0	14.5	28.0	48.0

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.

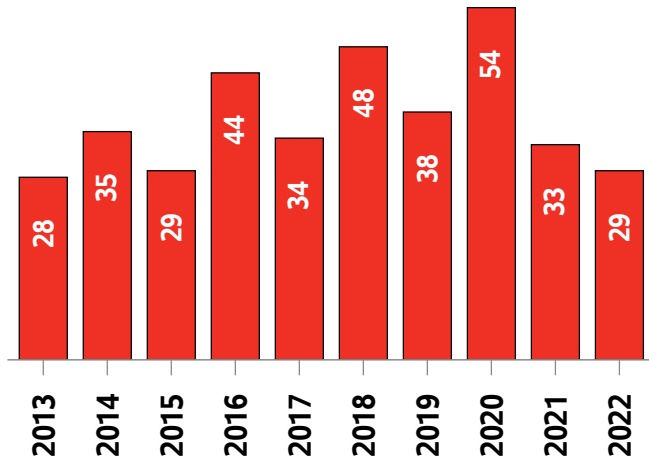
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

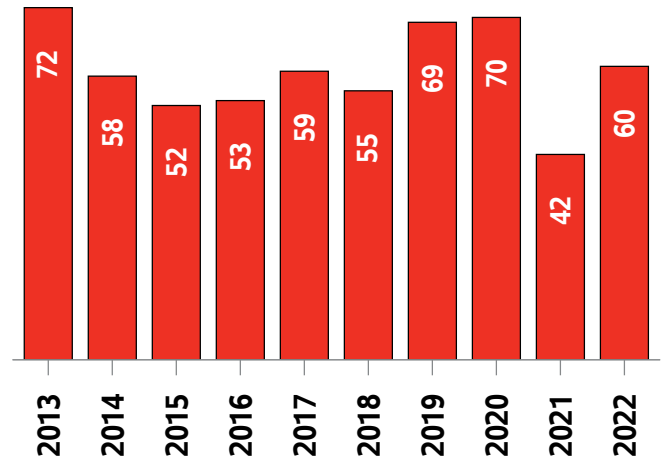
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

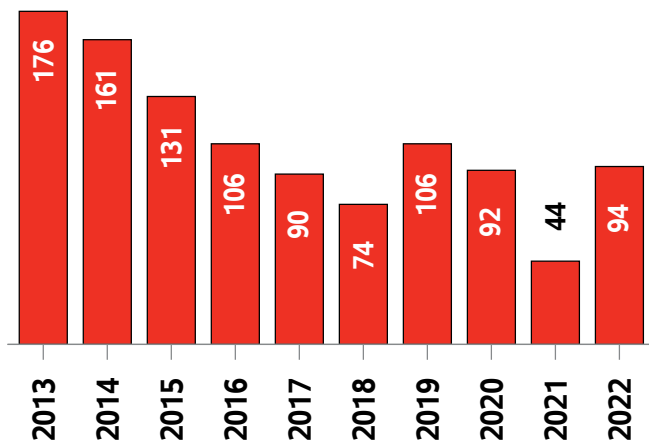
Sales Activity (July only)



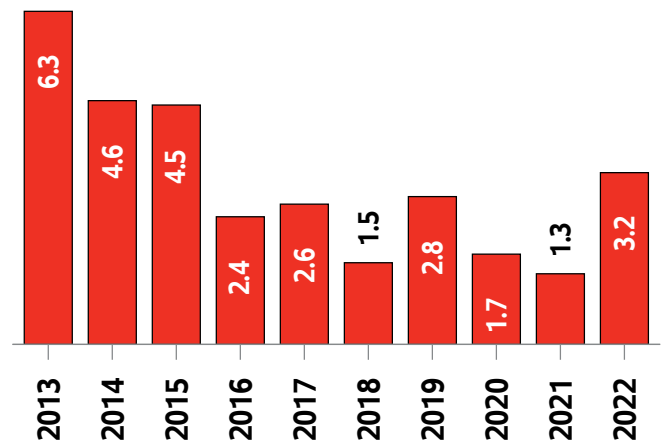
New Listings (July only)



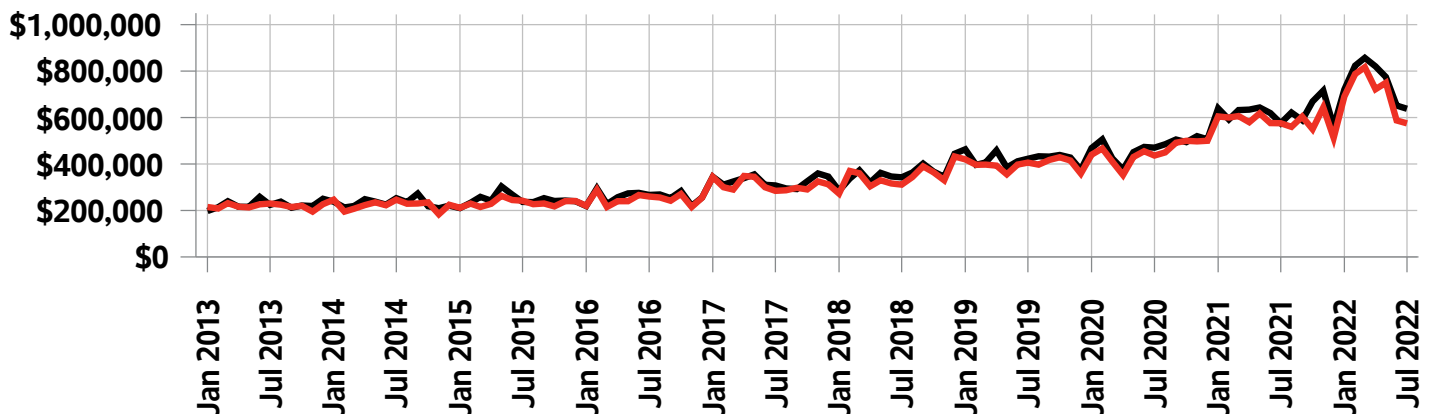
Active Listings (July only)



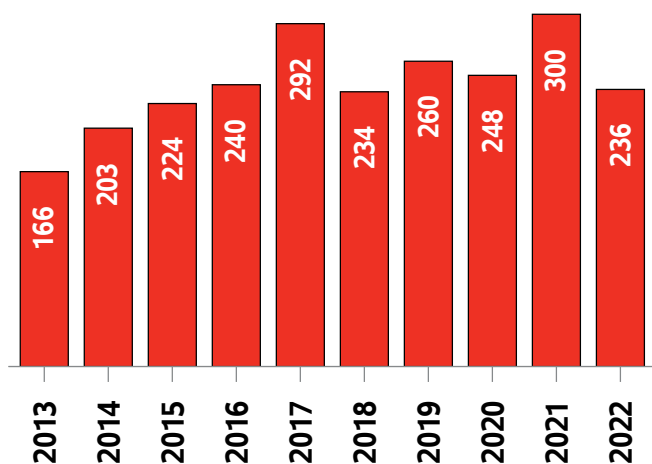
Months of Inventory (July only)



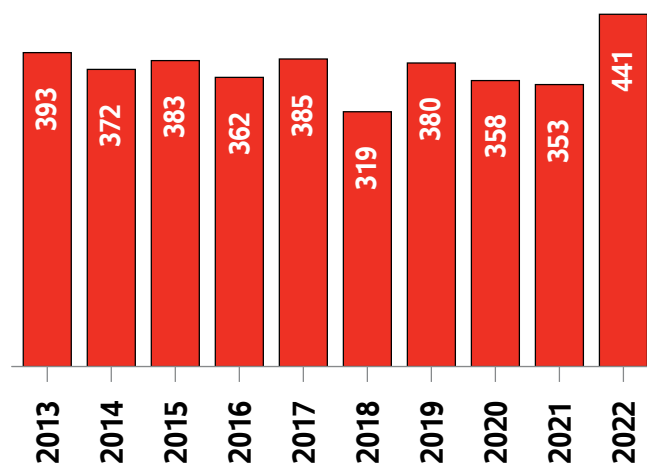
Average Price and Median Price



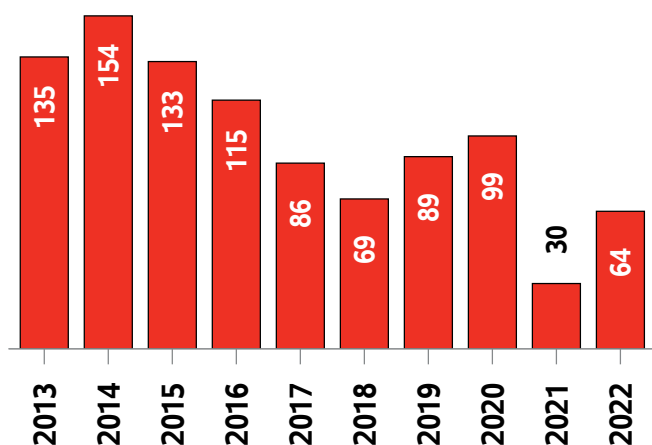
Sales Activity (July Year-to-date)



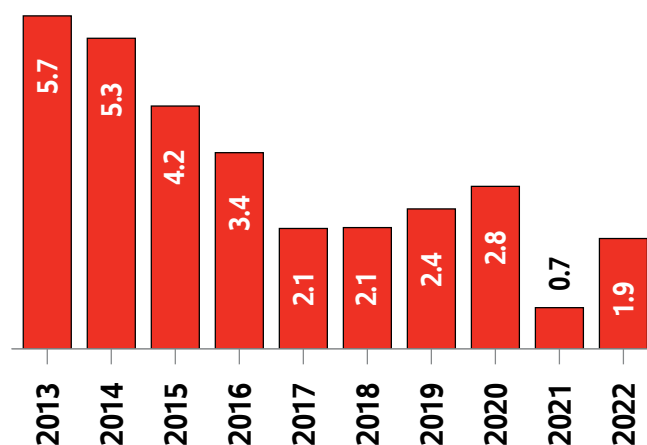
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



Months of Inventory ² (July 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	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	42	-53.3	-48.8	-34.4	-48.1	-53.3	-37.3
Dollar Volume	\$23,535,100	-46.7	-27.6	11.2	10.7	17.9	72.8
New Listings	90	-8.2	12.5	18.4	-5.3	-24.4	-1.1
Active Listings	140	169.2	225.6	94.4	52.2	-43.3	-45.9
Sales to New Listings Ratio ¹	46.7	91.8	102.5	84.2	85.3	75.6	73.6
Months of Inventory ²	3.3	0.6	0.5	1.1	1.1	2.7	3.9
Average Price	\$560,360	14.2	41.3	69.4	113.5	152.5	175.7
Median Price	\$550,000	15.8	36.6	68.8	115.7	155.5	180.6
Sale to List Price Ratio ³	99.7	106.1	105.4	100.4	99.7	97.0	97.7
Median Days on Market	15.5	9.0	7.0	11.0	13.0	33.5	43.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	486	-9.5	10.2	8.2	-18.6	3.8	35.4
Dollar Volume	\$327,447,861	13.9	93.5	110.8	116.1	227.6	369.5
New Listings	758	23.1	47.2	43.6	14.2	3.6	14.0
Active Listings ⁴	72	110.5	15.6	9.8	-17.4	-68.5	-69.3
Sales to New Listings Ratio ⁵	64.1	87.2	85.6	85.0	89.9	63.9	54.0
Months of Inventory ⁶	1.0	0.4	1.0	1.0	1.0	3.4	4.6
Average Price	\$673,761	25.9	75.5	94.7	165.4	215.5	246.8
Median Price	\$651,750	24.1	76.1	97.2	166.0	213.4	250.4
Sale to List Price Ratio ⁷	112.6	111.7	102.0	101.6	100.2	97.4	97.3
Median Days on Market	7.0	6.0	9.0	11.0	13.0	32.0	42.0

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

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

³ Sale price / list price * 100; average for all homes sold in the current month.

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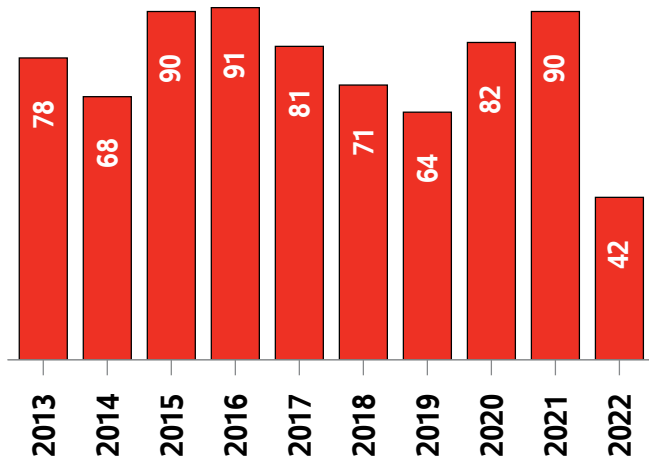
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

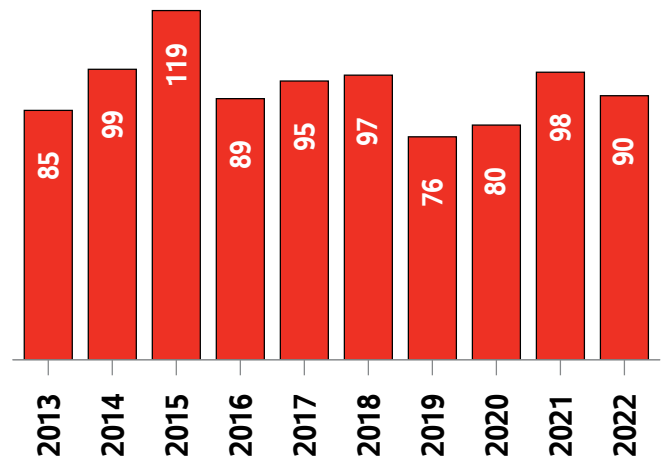
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

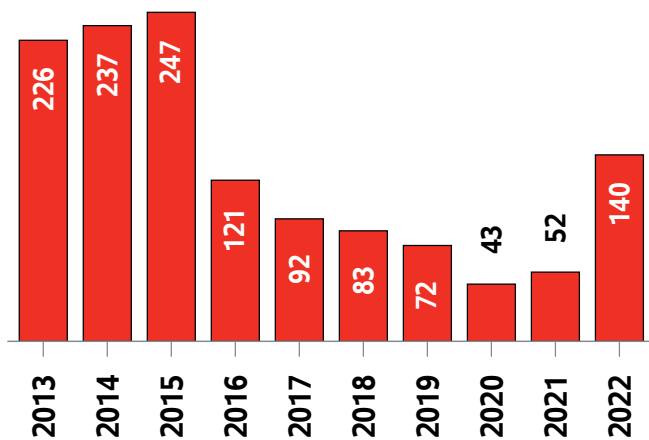
Sales Activity (July only)



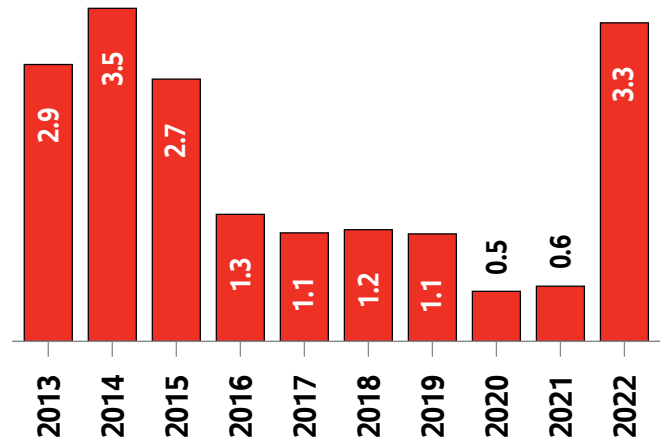
New Listings (July only)



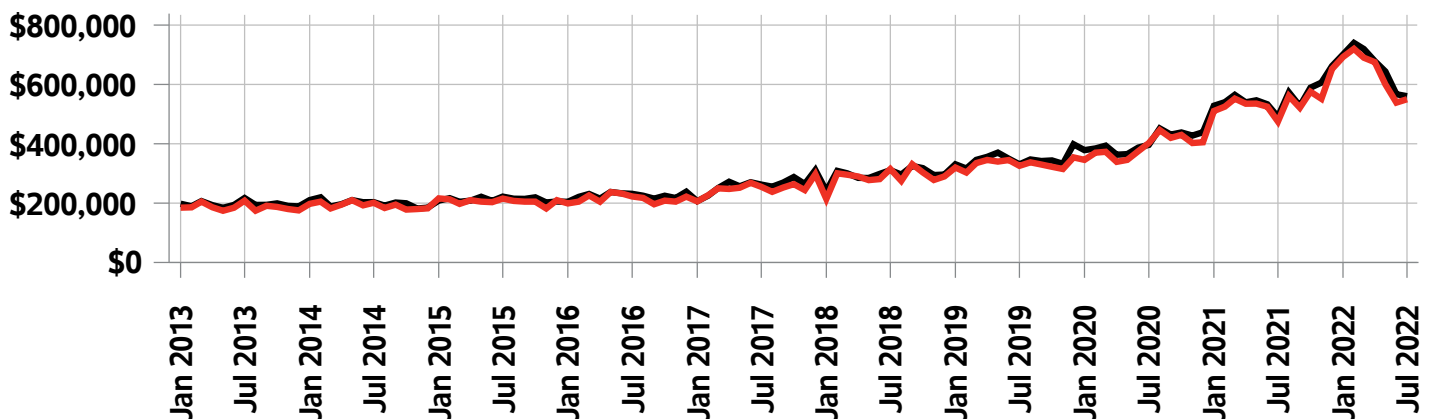
Active Listings (July only)



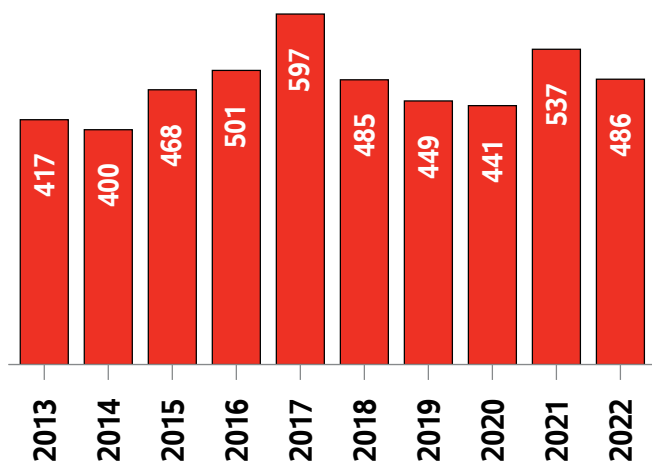
Months of Inventory (July only)



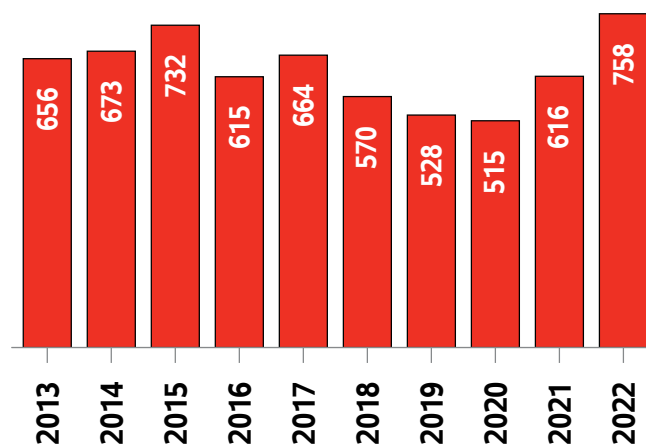
Average Price and Median Price



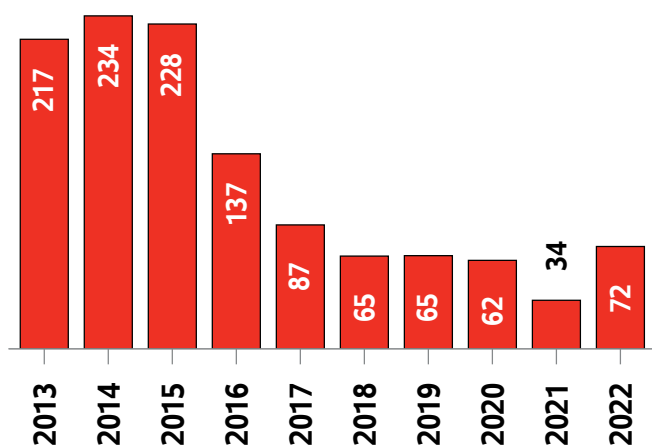
Sales Activity (July Year-to-date)



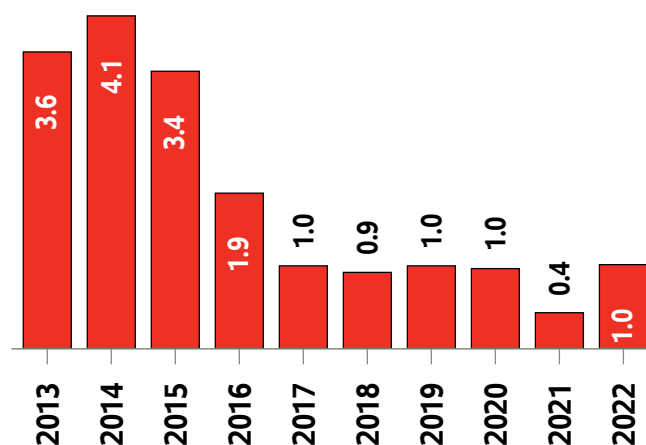
New Listings (July Year-to-date)



Active Listings ¹ (July Year-to-date)



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



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