



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



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

AUGUST 2022 LONDON & ST. THOMAS

MARKET UPDATE

MARKET SUMMARY

\$648,036

AVERAGE SALE PRICE



1071

NEW LISTINGS



2.7

MONTHS OF INVENTORY



607

UNITS SOLD



AVERAGE HOUSING PRICES COMPARED TO 2021

+7.2%



\$777,251

LONDON NORTH

-0.1%



\$630,632

LONDON SOUTH

+5.3%



\$504,787

LONDON EAST

*Stats provided by LSTAR

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AUGUST SIGNALS A SOFT LANDING OF THE LOCAL REAL ESTATE MARKET

The number of homes sold in the jurisdiction of the London and St. Thomas Association of REALTORS® (LSTAR) fell by 34.8% in August from the same month last year, but saw an increase over the previous month, which indicates a soft landing of the local real estate market. More specifically, 607 residential transactions were recorded last month by LSTAR's MLS® System - 324 less than a year ago, but up by 53 units from July.

"The softness seen over the last few months in the local real estate market was, undoubtedly, caused by the continuous rise in the mortgage interest rates, which has translated into higher borrowing costs," said 2022 LSTAR President Randy Pawlowski. "However, the sales-to-new listings ratio, which reflects the share of new listings out of the total number of home sales, increased from 41.8% in July to 56.7% in August, moving our market into a more balanced territory," he added. "This is encouraging, as it could signal a bit more support for the home selling prices in the coming months."

In August, LSTAR's composite MLS® Home Price Index Benchmark Price was \$599,500, down 4% from July. However, this value is still 0.5% higher than the figure recorded for August 2021. Similarly, LSTAR's overall average home price dropped slightly from \$667,223 in July to \$648,036 in August. Compared to the same period last year, this figure is still 5.2% higher. This represents a trend the majority of local markets are experiencing across the country, according to the Canadian Real Estate Association (CREA).

"When looking to buy or sell a home, it's essential to remember that each transaction is unique and does not always reflect the trends observed in the overall activity of the local marketplace," Pawlowski said. "Especially in changing markets, the expertise and real-time data provided by your local REALTOR® can be invaluable resources."

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

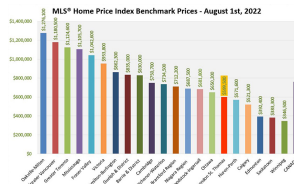
AREA	AUGUST 2022 MLS® HPI BENCHMARK PRICE	AUGUST 2022 AVERAGE PRICE
Central Elgin	\$600,700	\$731,641
London East	\$488,900	\$504,787
London North	\$714,600	\$777,251
London South	\$594,200	\$630,632
Middlesex Centre	\$851,000	\$1,335,846
St. Thomas	\$520,600	\$582,851
Strathroy-Caradoc	\$719,800	\$570,692
LSTAR	\$599,500	\$648,036

"The single-family home remained on top of the local home buyers' preferences - with 473 units sold - but apartments saw the largest gain in average price, increasing 5.4% over the same time a year ago," Pawlowski said.

The following table shows the August 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	AUGUST 2022	CHANGE OVER AUGUST 2021
LSTAR Composite	\$599,500	↑ 0.5%
LSTAR Single-Family	\$637,600	↑ 0.0%
LSTAR One Storey	\$576,100	↑ 1.9%
LSTAR Two Storey	\$679,600	↓ 0.9%
LSTAR Townhouse	\$511,700	↑ 1.4%
LSTAR Apartment	\$421,600	↑ 5.4%

"When compared to other values recorded provincially and nationally, homes in our area continue to remain relatively affordable," Pawlowski said. "The following table shows HPI benchmark prices for August, courtesy of the Canadian Real Estate Association (CREA)."



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

"In other words, our August home sales could potentially bring more than \$44 million in spin-off spending to our local economy over the next three years," Pawlowski concluded.

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We would like to acknowledge the Indigenous Peoples in whose traditional territory we work and live: the Anishinabek, the Haudenosaunee, and the Lenape. The three distinct First Nations communities within the London-St. Thomas area are: Chippewas of the Thames First Nation, Ojibwa Nation of the Thames and Anishinabek Nation. We acknowledge the many longstanding treaty relationships between Indigenous Nations and Canada - including the London Township Purchase of 1798 between the Haudenosaunee and the Crown. This territory is now home to many First Nations, Métis, and Inuit peoples. Each of us must honour these relationships, and we all have a responsibility to honour.

Actual	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	607	-34.8	-37.2	-26.2	-21.5	-20.5	-3.8
Dollar Volume	\$393,357,990	-31.4	-19.2	16.3	57.4	99.2	167.7
New Listings	1,071	5.1	3.5	3.0	8.1	-2.1	2.7
Active Listings	1,639	174.5	69.5	15.8	21.0	-39.5	-41.8
Sales to New Listings Ratio ¹	56.7	91.4	93.4	79.0	78.0	69.8	60.5
Months of Inventory ²	2.7	0.6	1.0	1.7	1.8	3.5	4.5
Average Price	\$648,036	5.2	28.7	57.5	100.5	150.8	178.3
Median Price	\$595,000	3.5	28.0	54.5	105.2	151.1	178.0
Sale to List Price Ratio ³	97.4	107.7	104.5	101.0	100.0	97.7	96.9
Median Days on Market	22.0	8.0	8.0	13.0	16.0	32.0	38.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	5,889	-25.6	-2.1	-6.8	-22.8	-4.1	8.8
Dollar Volume	\$4,445,684,842	-10.7	57.9	72.3	75.1	174.2	241.6
New Listings	10,705	11.4	34.5	20.5	10.2	1.8	6.4
Active Listings ⁴	1,140	86.0	-1.8	-12.5	-9.2	-57.9	-59.6
Sales to New Listings Ratio ⁵	55.0	82.4	75.5	71.1	78.5	58.4	53.8
Months of Inventory ⁶	1.5	0.6	1.5	1.6	1.3	3.5	4.2
Average Price	\$754,913	20.0	61.3	84.9	126.9	185.9	214.0
Median Price	\$700,000	18.8	60.9	84.2	133.3	191.8	218.2
Sale to List Price Ratio ⁷	111.4	111.7	102.8	102.6	102.7	97.7	97.3
Median Days on Market	7.0	7.0	9.0	10.0	12.0	27.0	32.0

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

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

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

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.

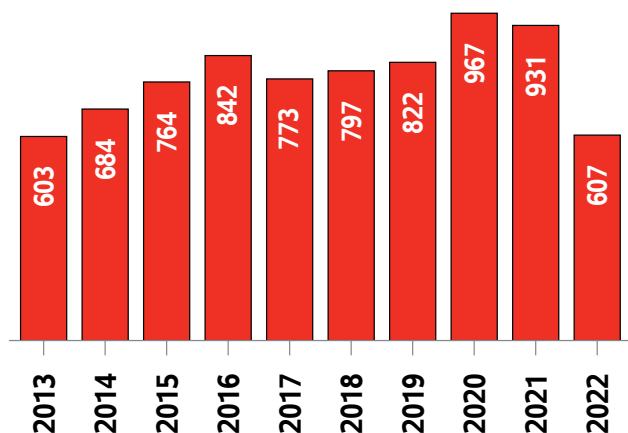
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

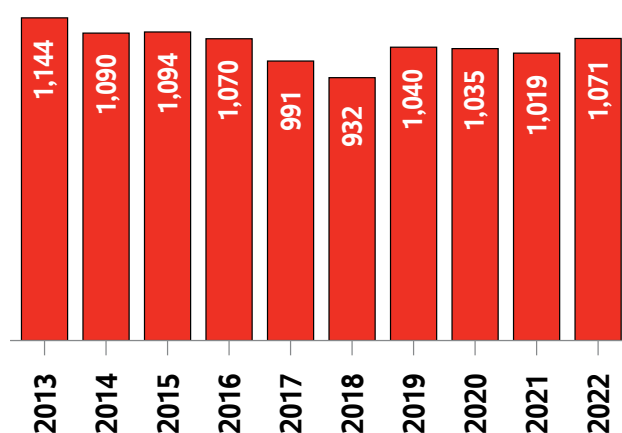
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

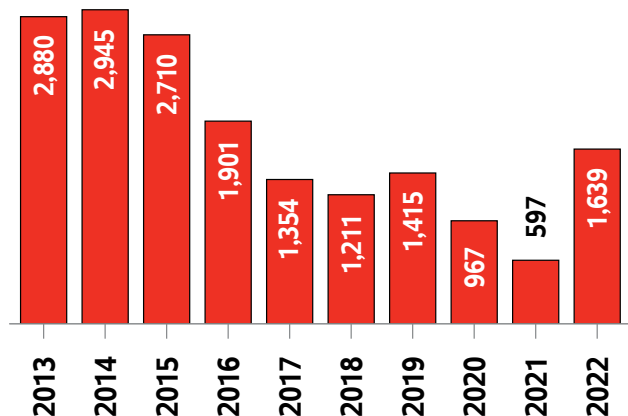
Sales Activity (August only)



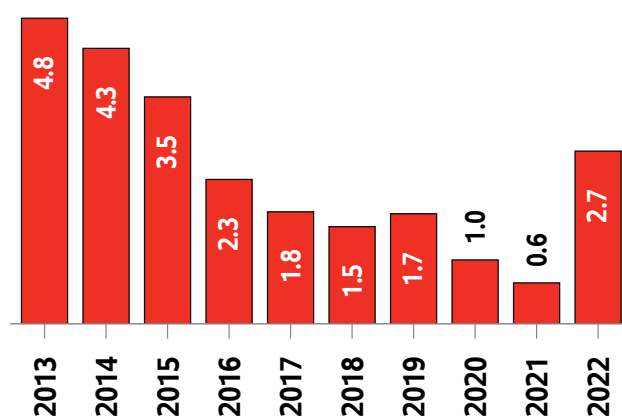
New Listings (August only)



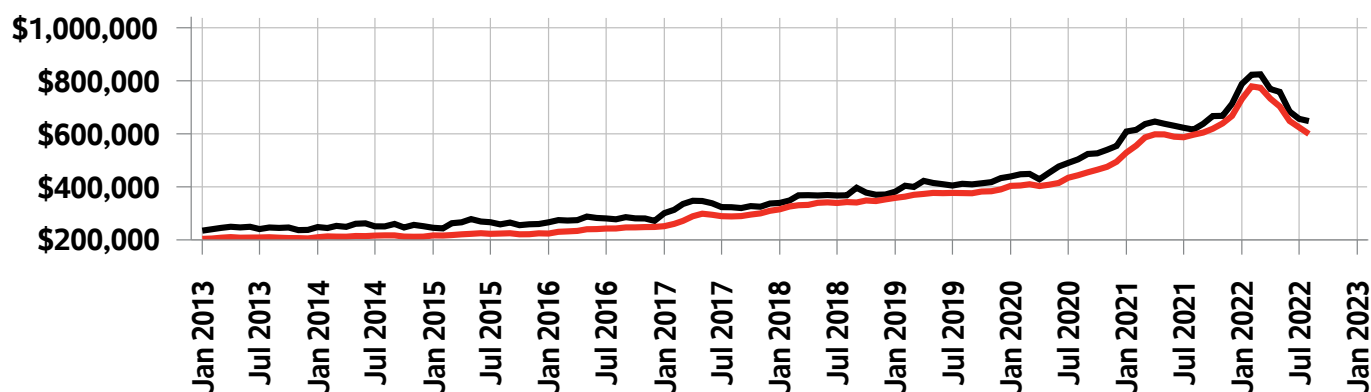
Active Listings (August only)



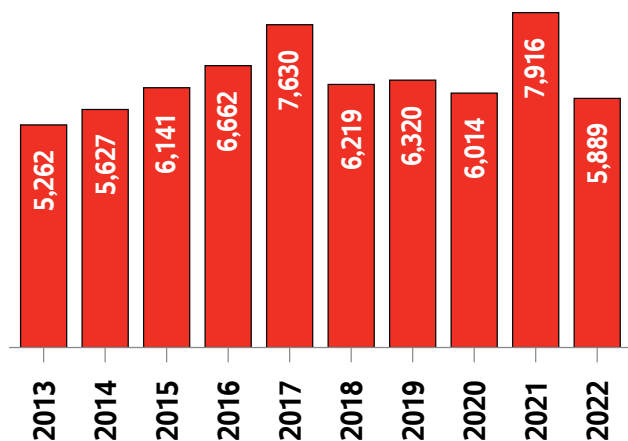
Months of Inventory (August only)



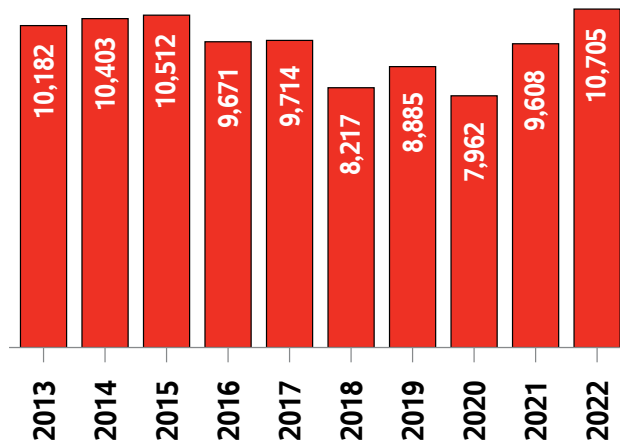
MLS® HPI Composite Benchmark Price and Average Price



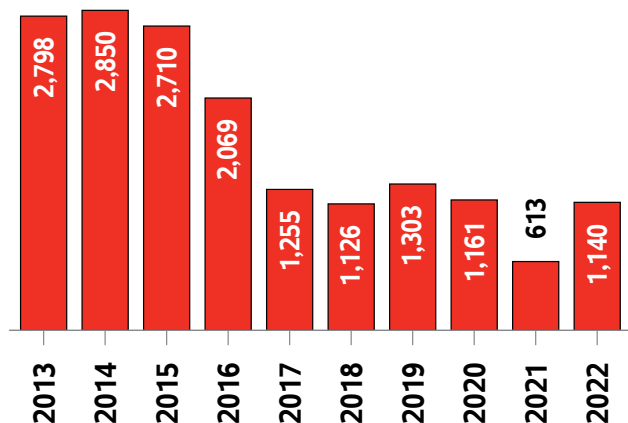
Sales Activity (August Year-to-date)



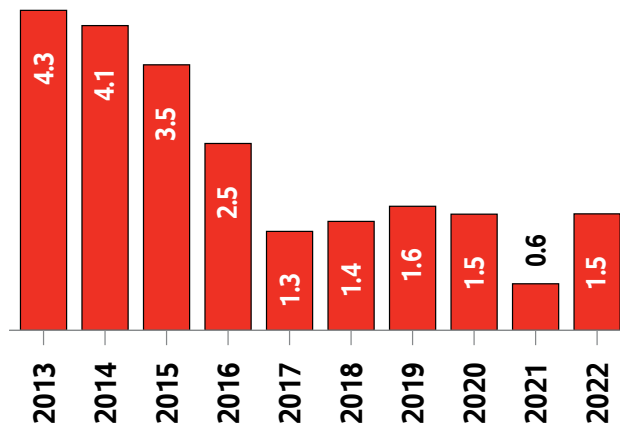
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	473	-31.1	-35.2	-24.2	-21.0	-20.9	-6.3
Dollar Volume	\$329,524,025	-28.6	-17.2	19.2	56.8	97.7	163.7
New Listings	775	2.0	2.4	-4.9	-3.4	-13.5	-7.0
Active Listings	1,158	144.3	48.3	-5.7	1.9	-44.8	-48.4
Sales to New Listings Ratio ¹	61.0	90.4	96.4	76.6	74.7	66.7	60.6
Months of Inventory ²	2.4	0.7	1.1	2.0	1.9	3.5	4.4
Average Price	\$696,668	3.6	27.8	57.3	98.5	149.9	181.5
Median Price	\$630,000	-0.8	25.1	51.8	100.0	150.0	180.0
Sale to List Price Ratio ³	97.3	107.9	104.8	100.4	99.9	97.7	96.9
Median Days on Market	23.0	7.0	8.0	14.0	15.0	28.0	36.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	4,323	-26.3	-3.8	-10.6	-27.0	-11.1	0.3
Dollar Volume	\$3,534,628,375	-11.9	54.9	66.1	64.5	155.6	216.9
New Listings	7,773	8.5	28.0	9.8	0.6	-6.0	-2.4
Active Listings ⁴	821	76.5	-14.3	-26.4	-17.7	-59.9	-63.1
Sales to New Listings Ratio ⁵	55.6	81.8	74.0	68.2	76.7	58.8	54.1
Months of Inventory ⁶	1.5	0.6	1.7	1.8	1.3	3.4	4.1
Average Price	\$817,633	19.4	61.1	85.7	125.5	187.5	215.8
Median Price	\$750,000	18.7	58.9	85.2	129.0	194.1	219.1
Sale to List Price Ratio ⁷	111.1	112.0	102.9	102.1	102.9	97.8	97.4
Median Days on Market	7.0	7.0	9.0	10.0	11.0	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.

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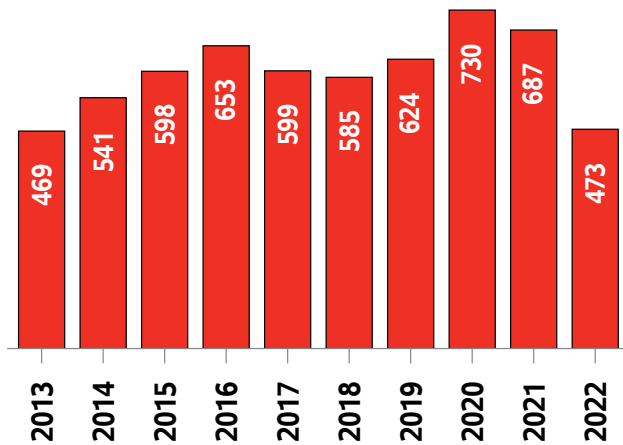
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⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

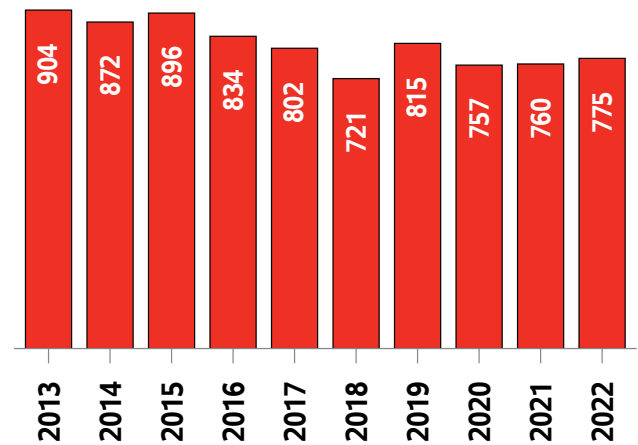
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

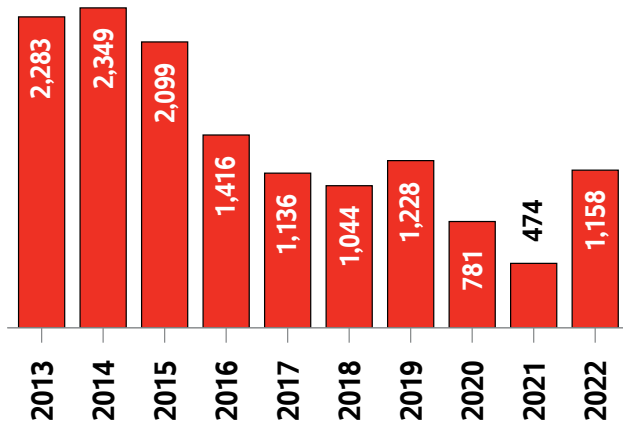
Sales Activity (August only)



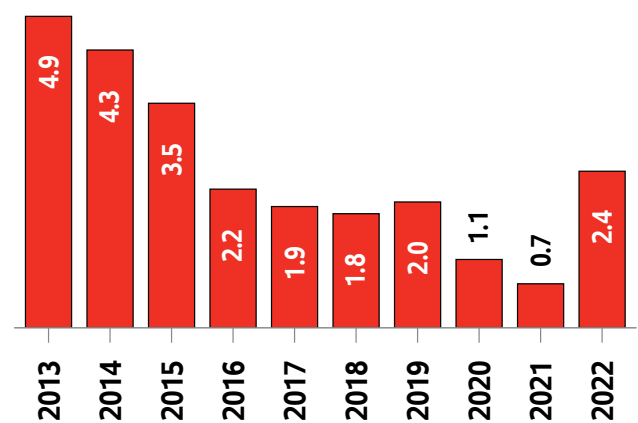
New Listings (August only)



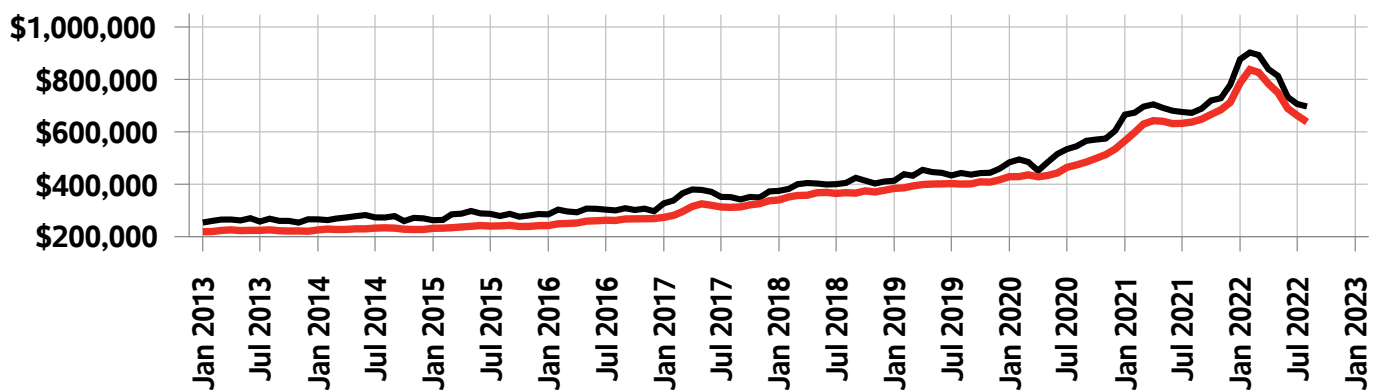
Active Listings (August only)



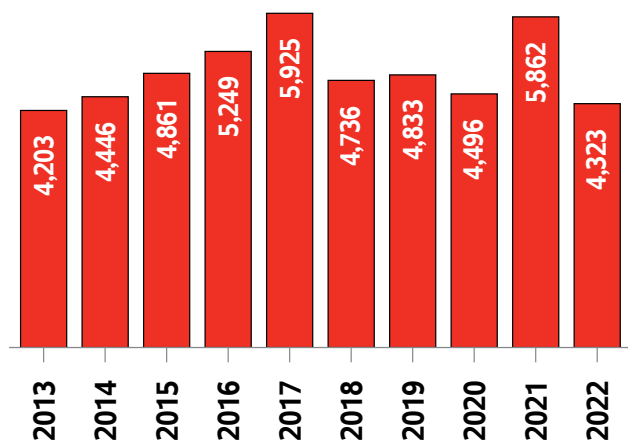
Months of Inventory (August only)



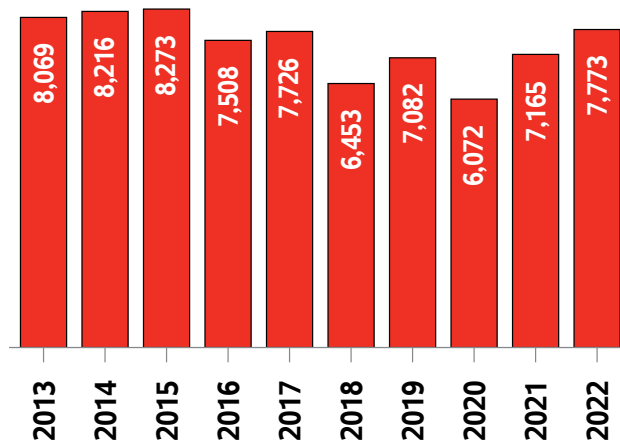
MLS® HPI Single Family Benchmark Price and Average Price



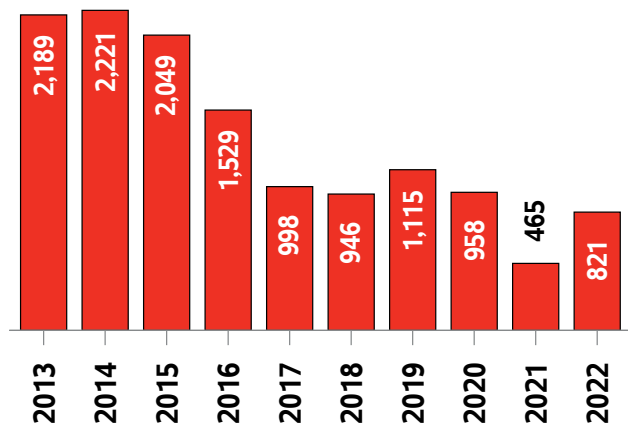
Sales Activity (August Year-to-date)



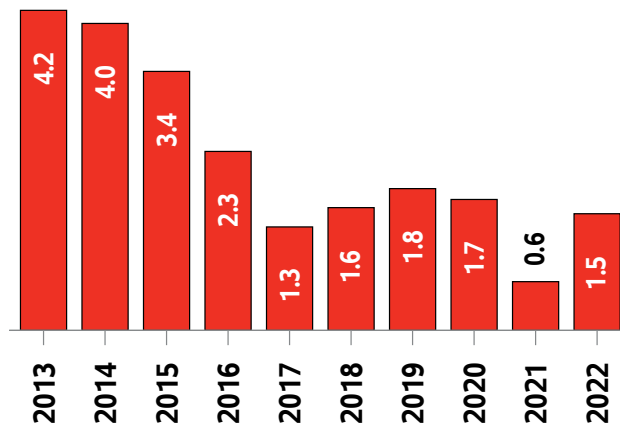
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	74	-38.8	-41.7	-23.7	-32.1	-22.9	-10.8
Dollar Volume	\$36,259,665	-41.0	-25.8	18.5	44.0	114.1	129.0
New Listings	160	22.1	11.1	44.1	56.9	44.1	36.8
Active Listings	234	333.3	254.5	220.5	181.9	-16.4	-12.0
Sales to New Listings Ratio ¹	46.3	92.4	88.2	87.4	106.9	86.5	70.9
Months of Inventory ²	3.2	0.4	0.5	0.8	0.8	2.9	3.2
Average Price	\$489,995	-3.5	27.4	55.3	112.1	177.8	156.8
Median Price	\$464,950	-5.1	20.8	57.6	111.4	194.3	151.3
Sale to List Price Ratio ³	98.8	109.0	104.1	102.9	101.5	97.6	97.7
Median Days on Market	17.5	7.0	7.0	8.0	18.0	41.5	44.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	795	-18.7	6.4	3.7	-17.1	13.7	15.9
Dollar Volume	\$493,375,406	1.1	78.2	99.9	124.9	277.9	307.1
New Listings	1,534	30.9	73.7	68.9	44.2	29.6	32.4
Active Listings ⁴	160	187.6	130.2	143.3	79.5	-47.2	-45.1
Sales to New Listings Ratio ⁵	51.8	83.4	84.6	84.5	90.1	59.0	59.2
Months of Inventory ⁶	1.6	0.5	0.7	0.7	0.7	3.5	3.4
Average Price	\$620,598	24.4	67.5	92.9	171.3	232.3	251.2
Median Price	\$608,000	28.4	68.9	102.7	186.8	254.5	287.3
Sale to List Price Ratio ⁷	114.5	113.2	103.3	105.5	104.0	97.6	97.4
Median Days on Market	7.0	7.0	8.0	8.0	14.0	35.0	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.

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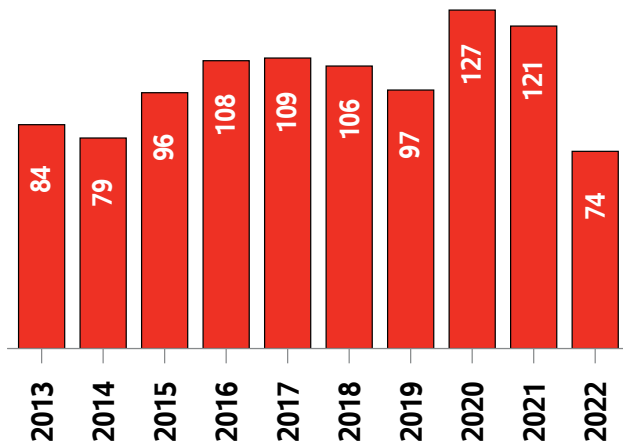
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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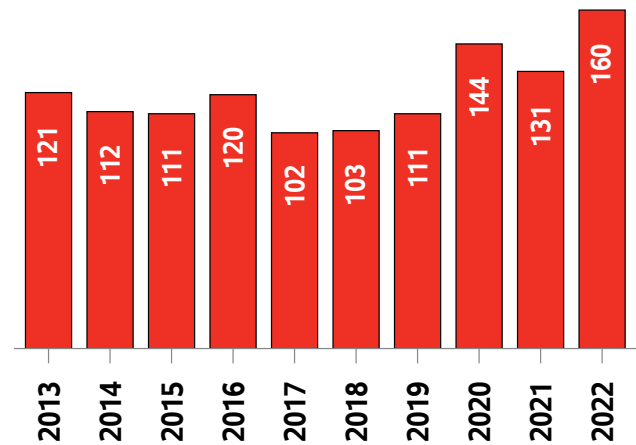
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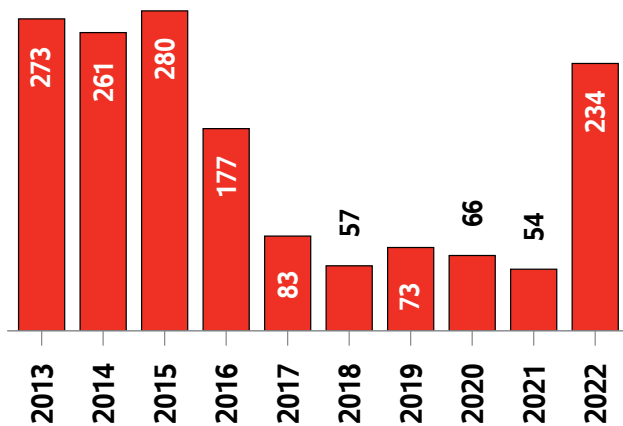
Sales Activity (August only)



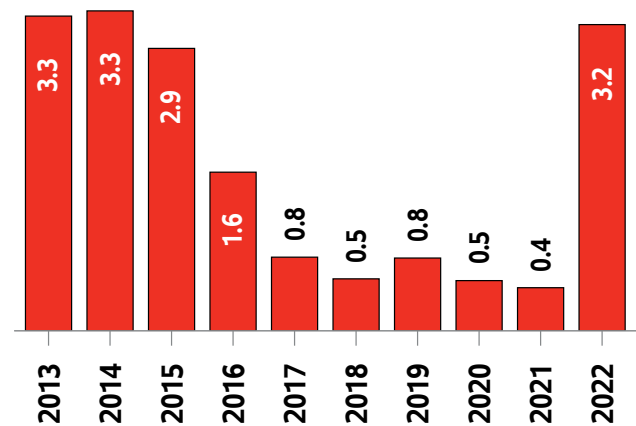
New Listings (August only)



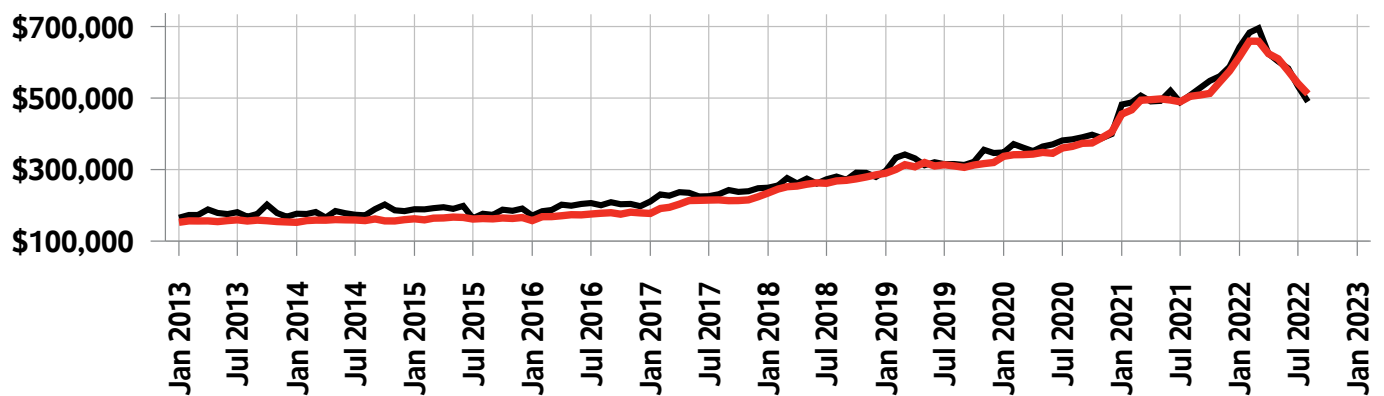
Active Listings (August only)



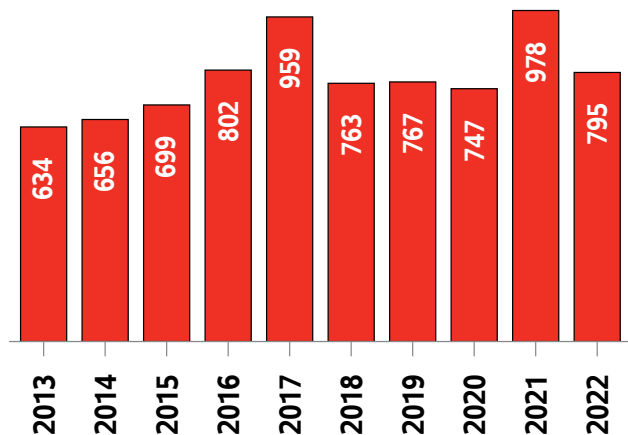
Months of Inventory (August only)



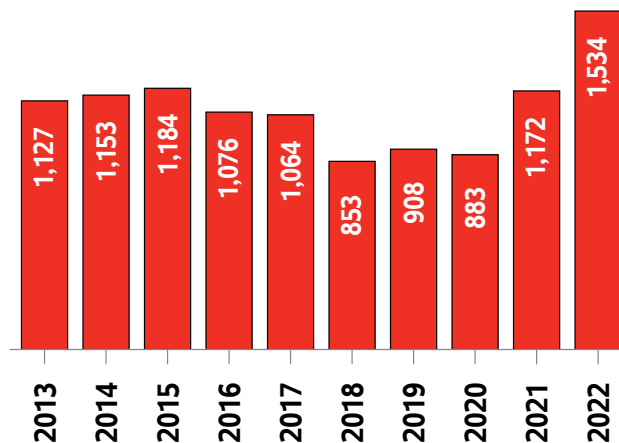
MLS® HPI Townhouse Benchmark Price and Average Price



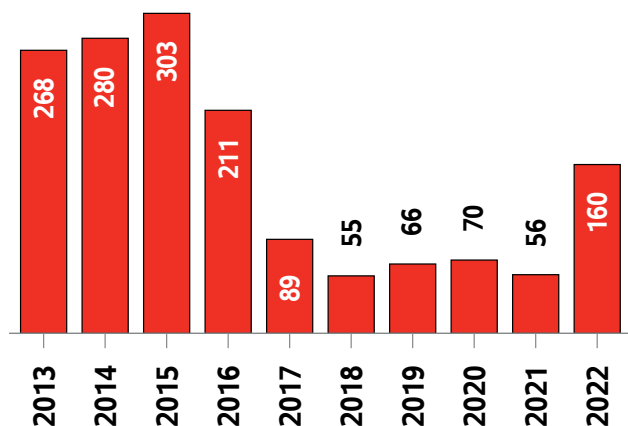
Sales Activity (August Year-to-date)



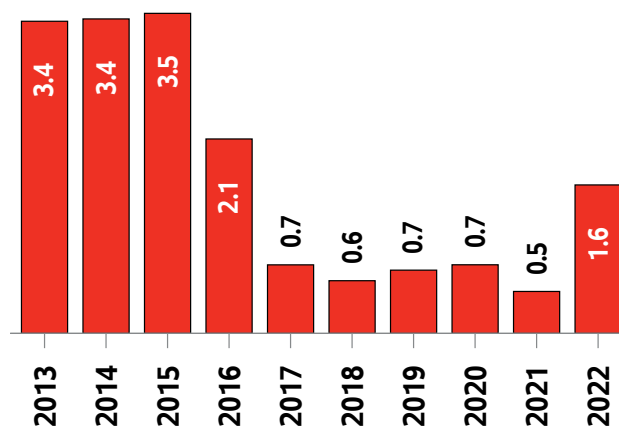
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



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

Actual	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	37	-57.5	-50.0	-44.8	-30.2	-43.1	-2.6
Dollar Volume	\$13,944,600	-55.7	-42.0	-23.5	15.4	5.4	147.5
New Listings	80	-3.6	-14.9	29.0	15.9	6.7	6.7
Active Listings	139	256.4	110.6	139.7	29.9	-46.5	-44.2
Sales to New Listings Ratio ¹	46.3	104.8	78.7	108.1	76.8	86.7	50.7
Months of Inventory ²	3.8	0.4	0.9	0.9	2.0	4.0	6.6
Average Price	\$376,881	4.3	16.1	38.5	65.4	85.1	154.2
Median Price	\$340,000	0.7	21.4	37.1	77.1	139.4	167.2
Sale to List Price Ratio ³	95.4	104.7	103.3	103.4	98.6	97.9	95.7
Median Days on Market	26.0	13.0	8.0	15.0	21.0	50.0	63.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	521	-30.7	0.0	9.0	-18.3	2.8	47.6
Dollar Volume	\$237,947,183	-16.6	55.0	101.2	69.1	155.2	336.6
New Listings	891	2.3	37.7	53.6	13.4	-1.3	13.8
Active Listings ⁴	97	62.3	56.4	41.8	-31.1	-66.4	-60.3
Sales to New Listings Ratio ⁵	58.5	86.3	80.5	82.4	81.2	56.1	45.1
Months of Inventory ⁶	1.5	0.6	1.0	1.1	1.8	4.5	5.5
Average Price	\$456,712	20.4	55.0	84.6	107.1	148.4	195.8
Median Price	\$421,777	22.3	60.4	87.7	141.4	201.3	219.5
Sale to List Price Ratio ⁷	110.4	108.7	102.0	103.9	99.4	97.5	96.8
Median Days on Market	8.0	7.0	10.0	11.0	23.0	43.0	41.0

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

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

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

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

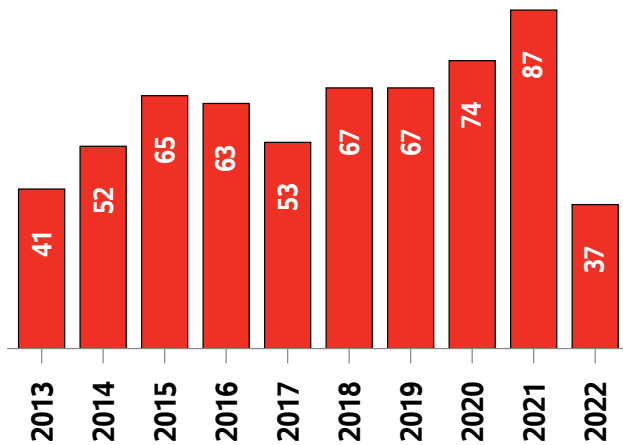
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

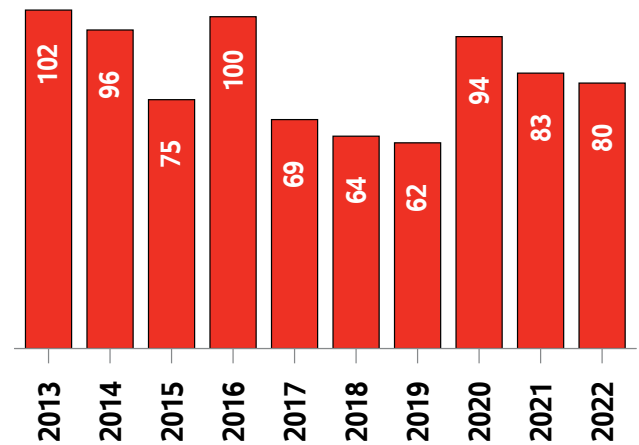
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

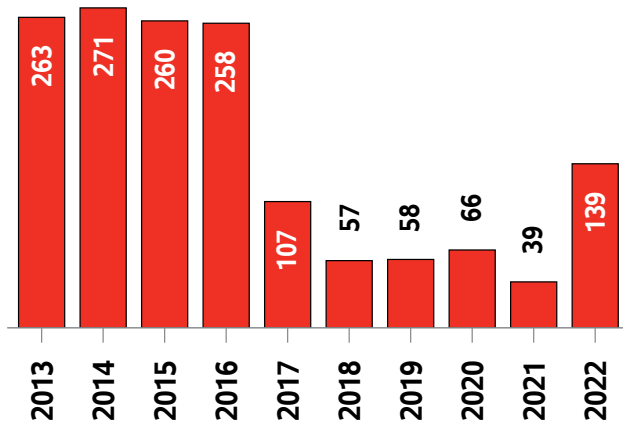
Sales Activity (August only)



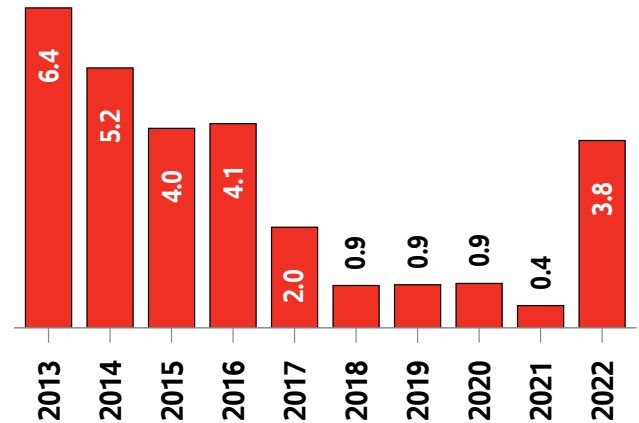
New Listings (August only)



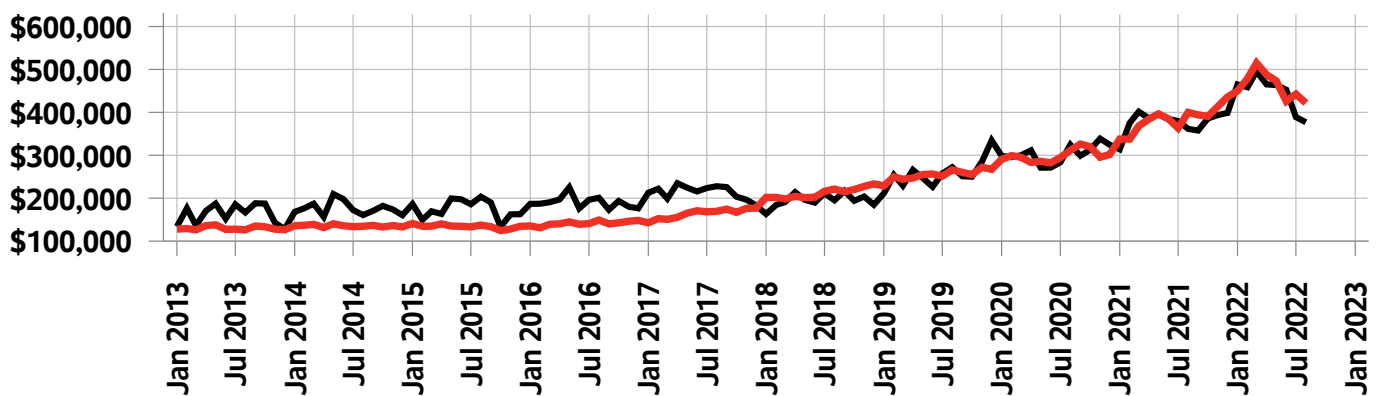
Active Listings (August only)



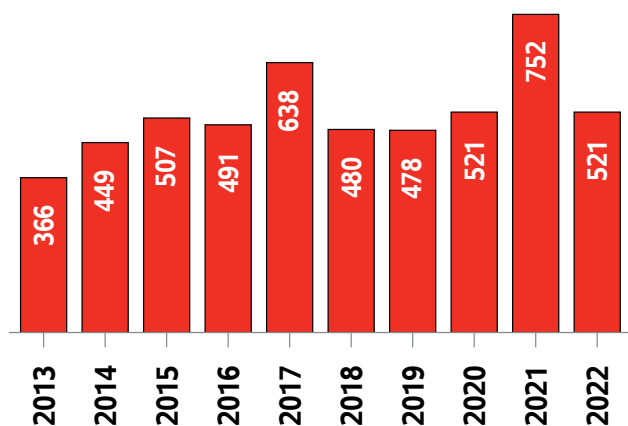
Months of Inventory (August only)



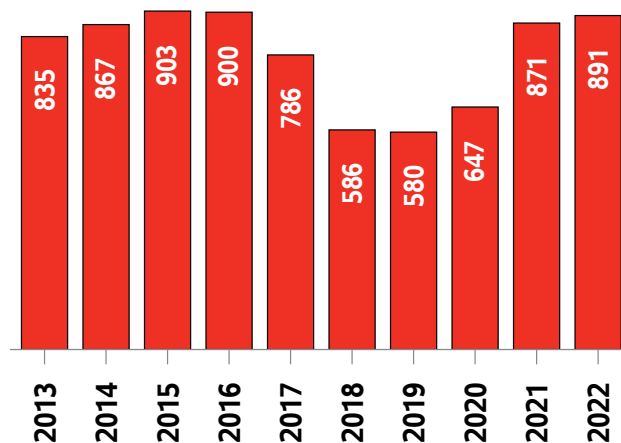
MLS® HPI Apartment Benchmark Price and Average Price



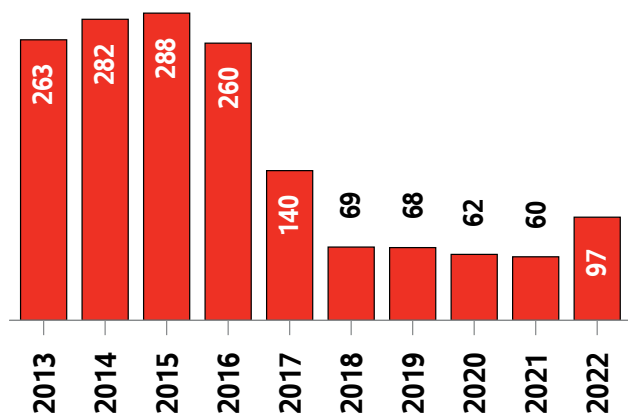
Sales Activity (August Year-to-date)



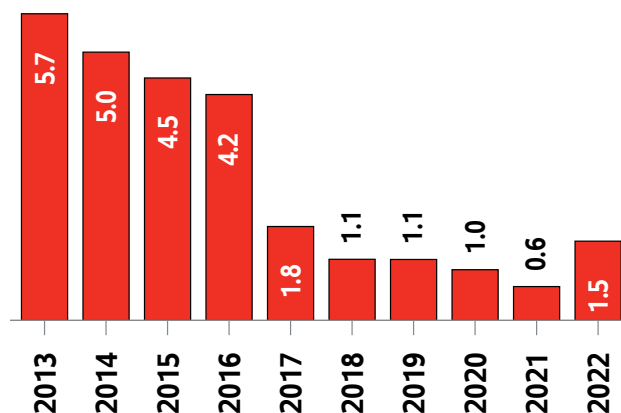
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



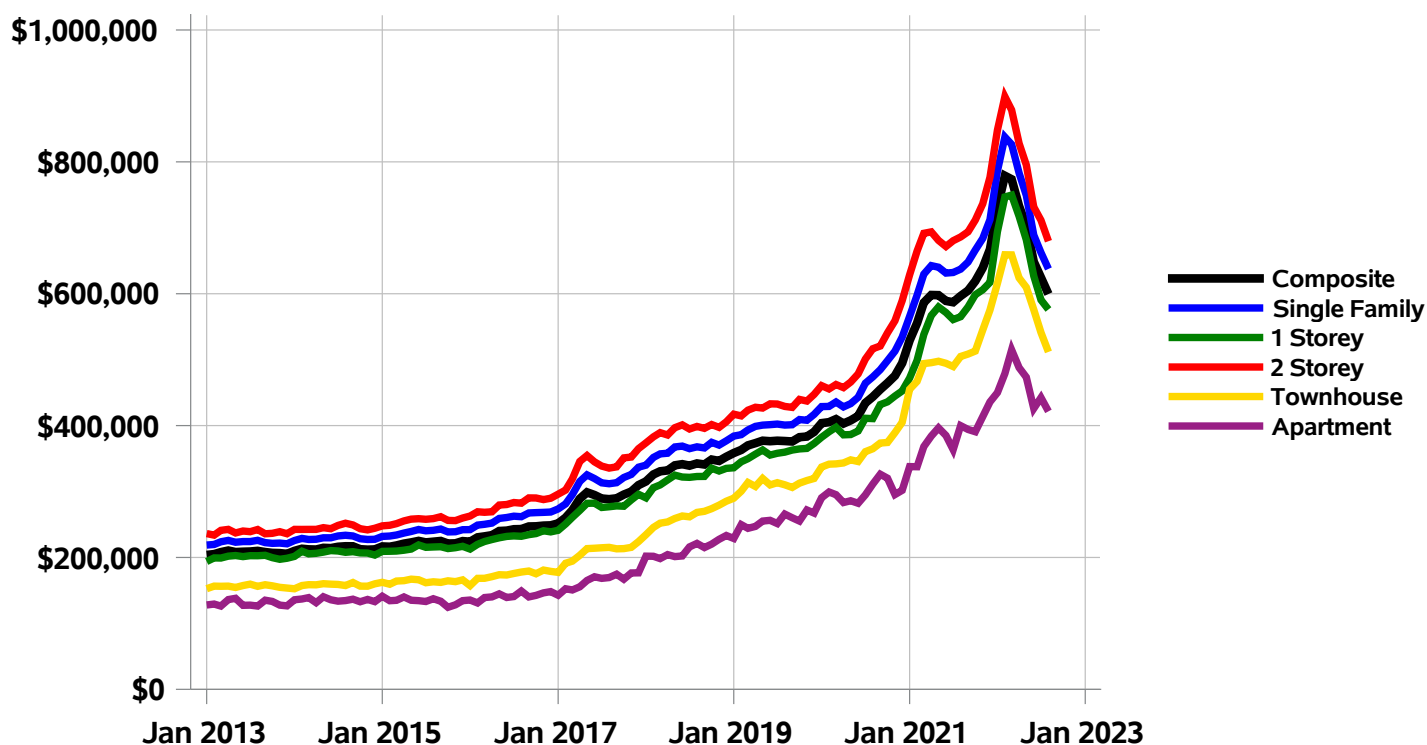
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	August 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$599,500	-4.0	-14.8	-23.0	0.5	59.2	107.9
Single Family	\$637,600	-3.7	-14.9	-23.9	0.0	59.1	104.5
One Storey	\$576,100	-2.5	-15.5	-22.9	1.9	60.2	108.1
Two Storey	\$679,600	-4.5	-14.5	-24.4	-0.9	58.4	102.6
Townhouse	\$511,700	-5.4	-16.1	-22.4	1.4	65.0	137.7
Apartment	\$421,600	-4.7	-10.9	-12.0	5.4	58.6	148.7

MLS® HPI Benchmark Price



Composite

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1323
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1406
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5938
Number of Fireplaces	0
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1163
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6600
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1646
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5581
Number of Fireplaces	1
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1245
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	2
Age Category	31 to 50
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1006
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Actual	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	414	-39.9	-40.9	-31.2	-28.5	-25.1	-8.0
Dollar Volume	\$261,812,561	-37.7	-25.6	6.1	36.6	81.4	148.2
New Listings	745	2.3	-2.7	3.2	1.2	-0.1	1.2
Active Listings	1,052	196.3	64.4	21.5	23.5	-35.2	-39.9
Sales to New Listings Ratio ¹	55.6	94.6	91.5	83.4	78.7	74.1	61.1
Months of Inventory ²	2.5	0.5	0.9	1.4	1.5	2.9	3.9
Average Price	\$632,397	3.6	26.0	54.2	91.0	142.4	169.8
Median Price	\$585,000	1.7	25.8	53.9	96.0	142.7	170.8
Sale to List Price Ratio ³	97.8	108.3	104.9	101.6	100.5	97.9	97.2
Median Days on Market	21.0	7.0	8.0	12.5	15.0	30.0	34.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	4,221	-27.4	-3.5	-9.2	-25.1	-6.8	3.2
Dollar Volume	\$3,137,573,698	-13.6	52.8	64.4	64.3	160.5	217.8
New Listings	7,775	9.6	34.2	21.2	9.2	3.2	6.2
Active Listings ⁴	766	85.8	2.3	-5.8	-0.2	-54.4	-57.3
Sales to New Listings Ratio ⁵	54.3	81.9	75.5	72.5	79.2	60.1	55.9
Months of Inventory ⁶	1.5	0.6	1.4	1.4	1.1	3.0	3.5
Average Price	\$743,325	19.0	58.3	81.1	119.4	179.4	207.8
Median Price	\$699,900	19.6	60.8	83.7	129.5	186.8	218.1
Sale to List Price Ratio ⁷	112.6	112.3	103.4	103.5	103.7	98.0	97.6
Median Days on Market	7.0	7.0	8.0	8.0	11.0	25.0	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.

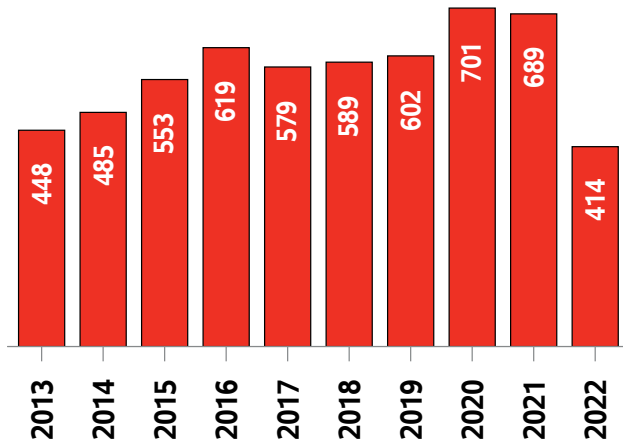
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

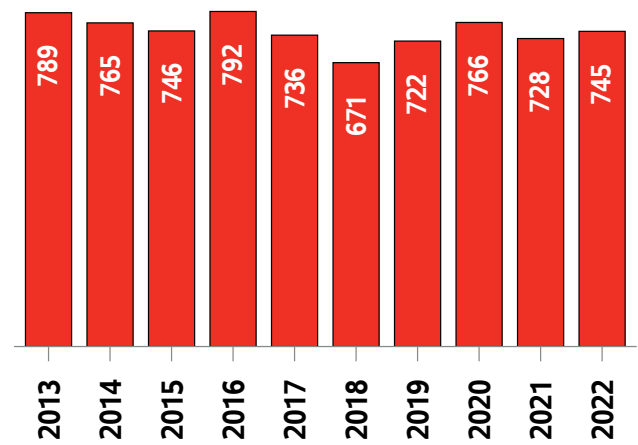
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

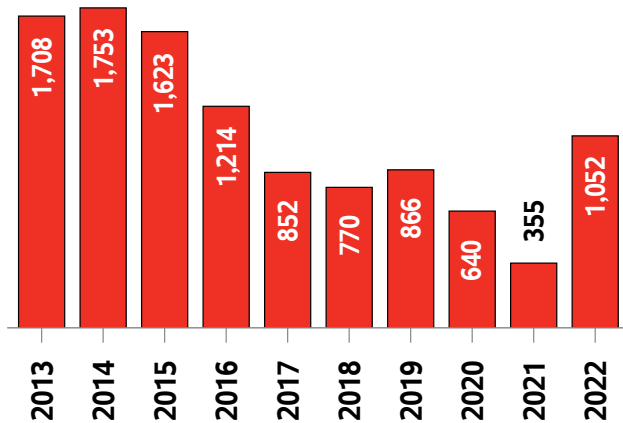
Sales Activity (August only)



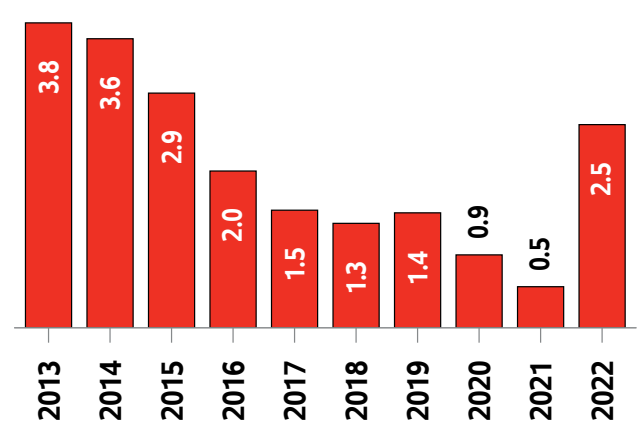
New Listings (August only)



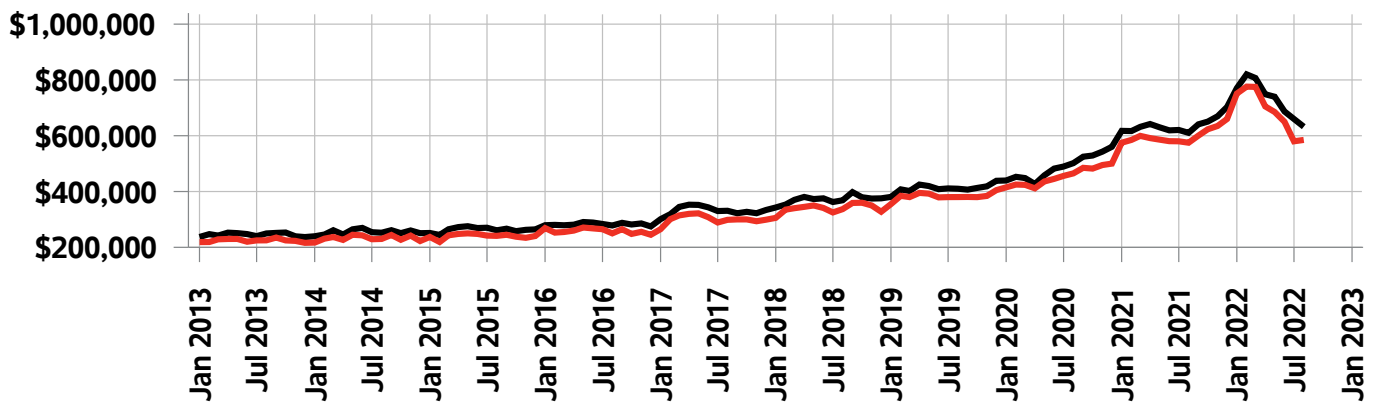
Active Listings (August only)



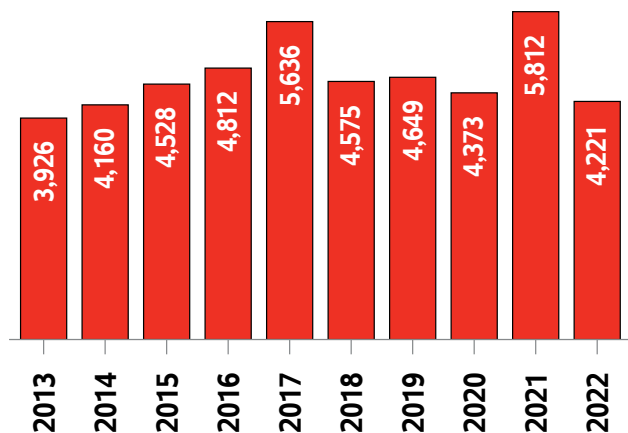
Months of Inventory (August only)



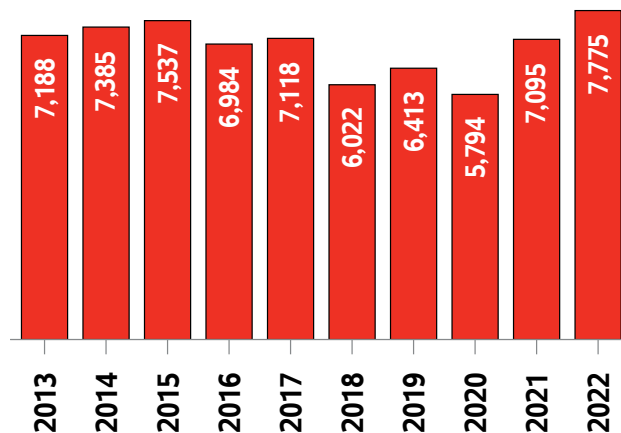
Average Price and Median Price



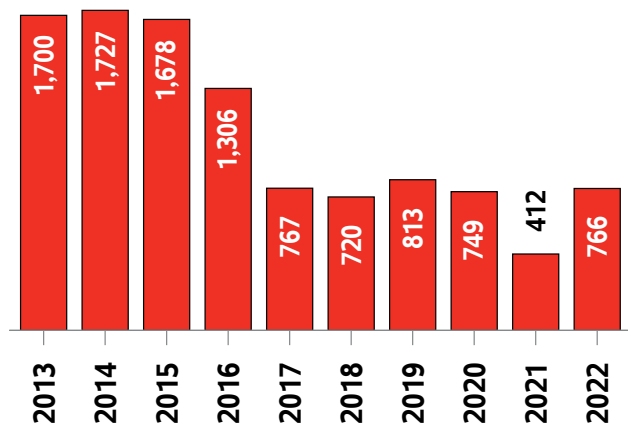
Sales Activity (August Year-to-date)



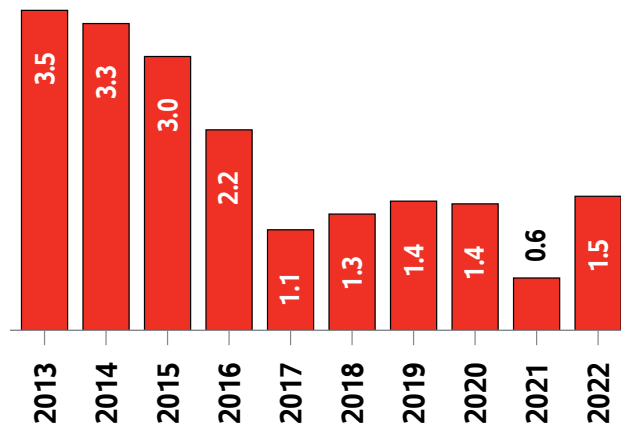
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	28	16.7	-22.2	33.3	40.0	27.3	64.7
Dollar Volume	\$18,251,801	28.1	5.3	119.9	208.2	212.5	385.4
New Listings	29	-14.7	16.0	-23.7	0.0	-27.5	-25.6
Active Listings	73	114.7	78.0	-20.7	-13.1	-55.2	-54.4
Sales to New Listings Ratio ¹	96.6	70.6	144.0	55.3	69.0	55.0	43.6
Months of Inventory ²	2.6	1.4	1.1	4.4	4.2	7.4	9.4
Average Price	\$651,850	9.8	35.4	65.0	120.1	145.5	194.7
Median Price	\$626,000	16.5	38.2	69.2	124.4	149.2	291.3
Sale to List Price Ratio ³	96.9	108.5	102.7	98.3	97.4	95.0	95.5
Median Days on Market	38.0	9.0	17.0	41.0	43.0	54.5	77.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	184	-21.7	3.4	15.7	-7.5	9.5	24.3
Dollar Volume	\$133,731,678	-9.1	69.5	125.7	128.3	204.8	288.1
New Listings	332	16.5	31.2	13.7	16.1	-3.8	0.3
Active Listings ⁴	50	64.0	-8.7	-31.9	-27.7	-65.6	-68.8
Sales to New Listings Ratio ⁵	55.4	82.5	70.4	54.5	69.6	48.7	44.7
Months of Inventory ⁶	2.2	1.0	2.4	3.7	2.8	6.9	8.6
Average Price	\$726,803	16.1	64.0	95.0	146.9	178.3	212.1
Median Price	\$690,500	10.9	64.4	97.3	155.7	215.4	263.4
Sale to List Price Ratio ⁷	106.0	106.9	100.1	99.1	98.0	96.1	95.4
Median Days on Market	11.0	9.0	17.0	21.0	26.0	54.0	64.0

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.

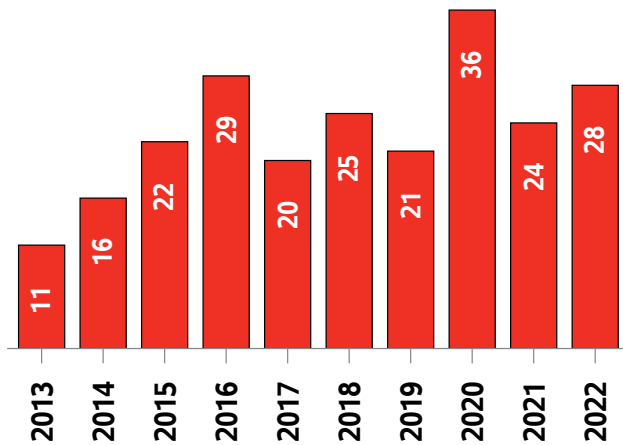
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

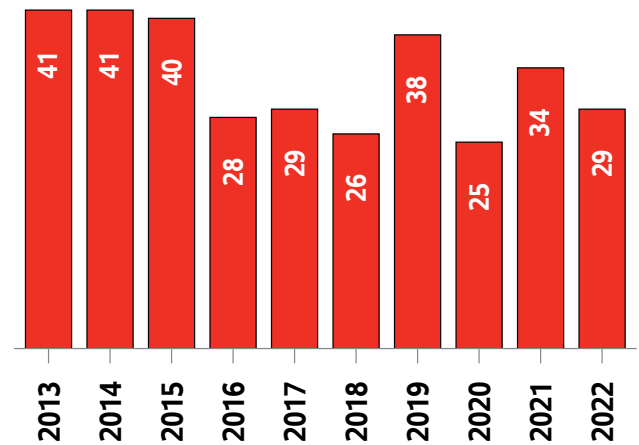
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

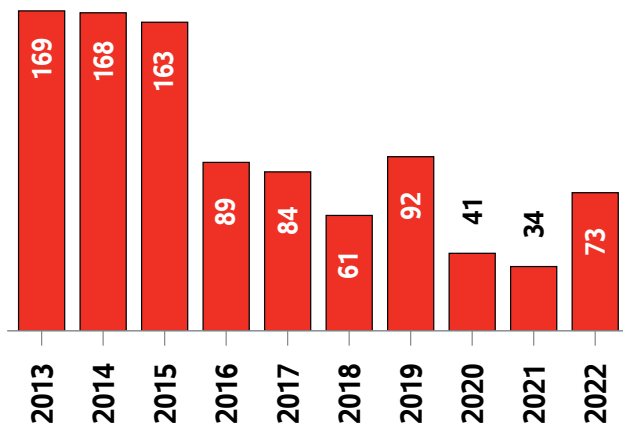
Sales Activity (August only)



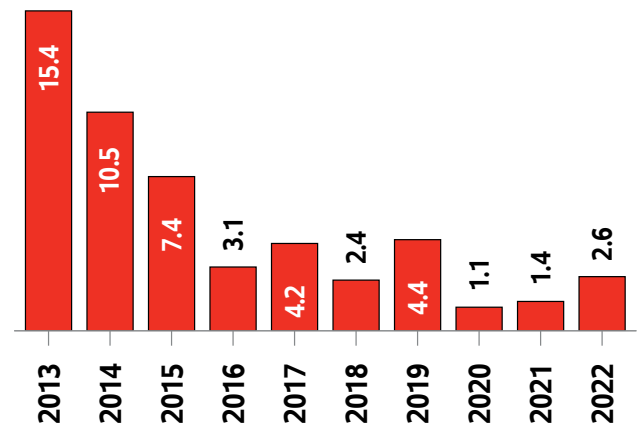
New Listings (August only)



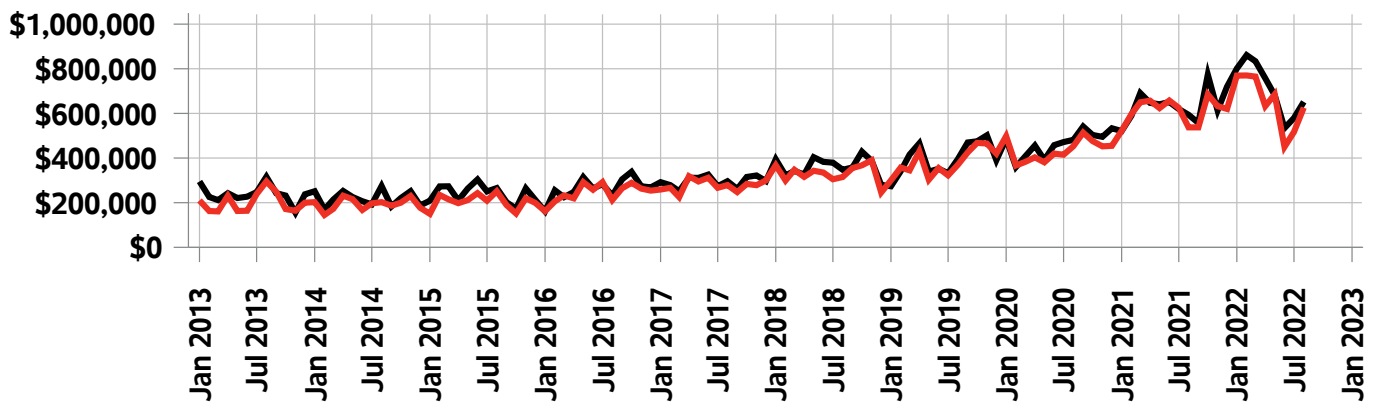
Active Listings (August only)



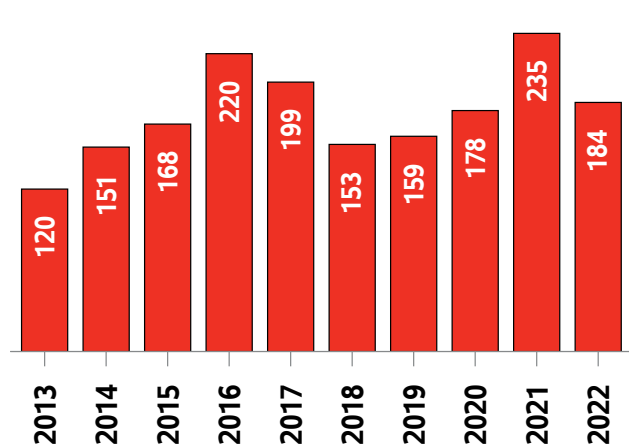
Months of Inventory (August only)



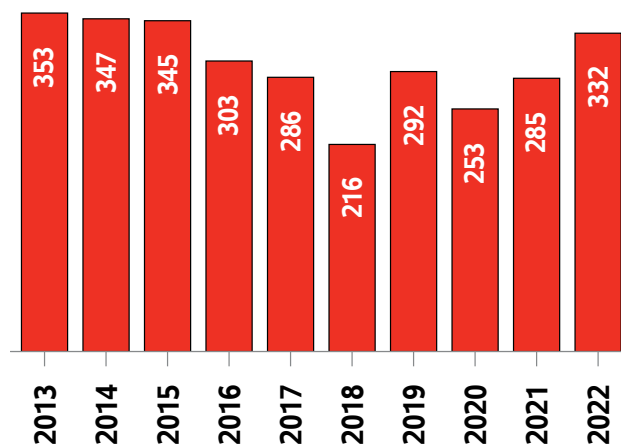
Average Price and Median Price



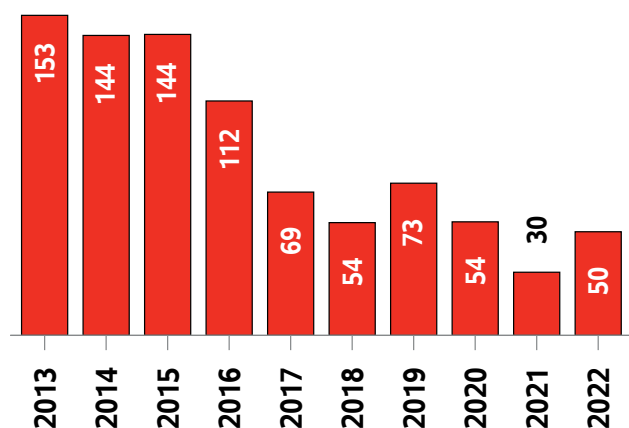
Sales Activity (August Year-to-date)



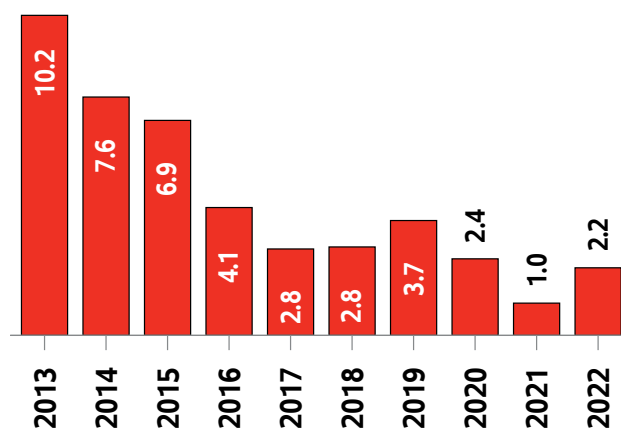
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	18	-41.9	-41.9	-41.9	-28.0	-30.8	0.0
Dollar Volume	\$20,710,800	-24.1	-9.5	24.2	83.3	138.4	219.9
New Listings	48	20.0	33.3	0.0	26.3	-5.9	6.7
Active Listings	80	128.6	5.3	-31.6	21.2	-51.5	-43.7
Sales to New Listings Ratio ¹	37.5	77.5	86.1	64.6	65.8	51.0	40.0
Months of Inventory ²	4.4	1.1	2.5	3.8	2.6	6.3	7.9
Average Price	\$1,150,600	30.7	55.9	113.8	154.6	244.3	219.9
Median Price	\$852,500	-3.1	22.3	69.7	101.5	173.2	208.6
Sale to List Price Ratio ³	96.0	106.4	103.6	102.2	99.1	97.6	97.5
Median Days on Market	27.0	8.0	13.0	13.0	16.0	38.0	43.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	211	-21.0	14.7	-8.3	-15.6	-1.4	31.9
Dollar Volume	\$228,507,396	-2.2	95.7	84.3	93.3	180.5	323.0
New Listings	401	14.2	29.8	-0.7	7.2	-19.6	7.2
Active Listings ⁴	47	35.5	-44.2	-53.4	-40.2	-68.9	-63.2
Sales to New Listings Ratio ⁵	52.6	76.1	59.5	56.9	66.8	42.9	42.8
Months of Inventory ⁶	1.8	1.0	3.6	3.5	2.5	5.6	6.4
Average Price	\$1,082,973	23.7	70.6	100.9	129.0	184.4	220.7
Median Price	\$962,000	16.6	60.7	95.0	106.4	175.2	212.8
Sale to List Price Ratio ⁷	107.5	110.7	101.4	101.1	101.9	98.0	97.0
Median Days on Market	7.0	7.0	12.5	13.0	16.0	33.0	36.5

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.

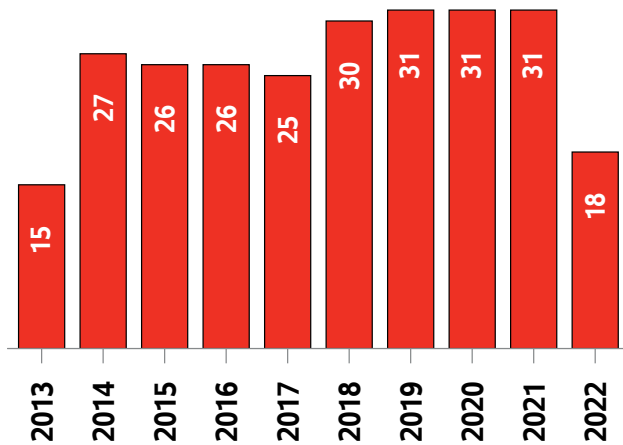
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

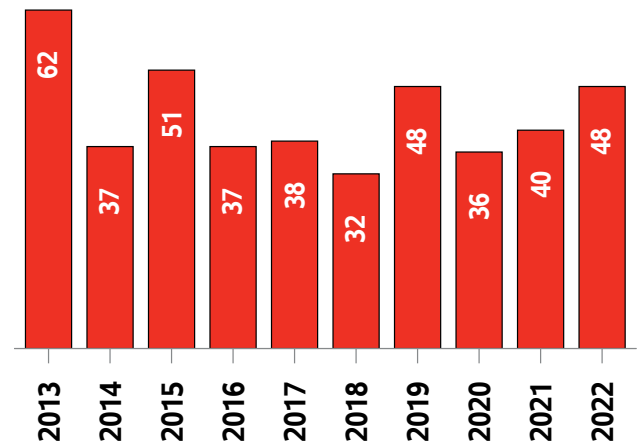
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

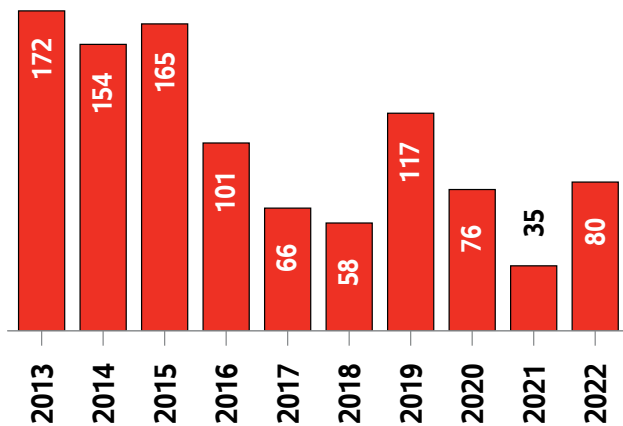
Sales Activity (August only)



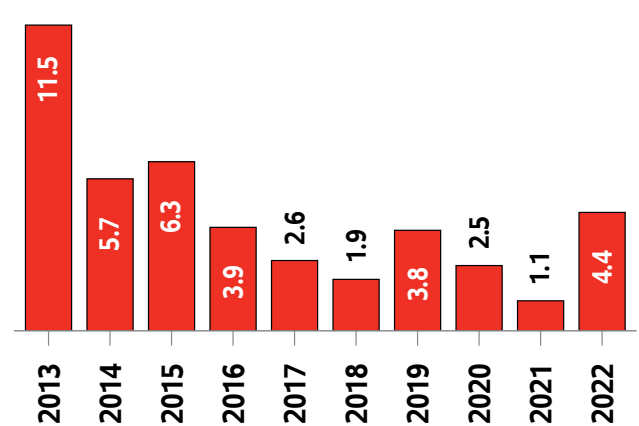
New Listings (August only)



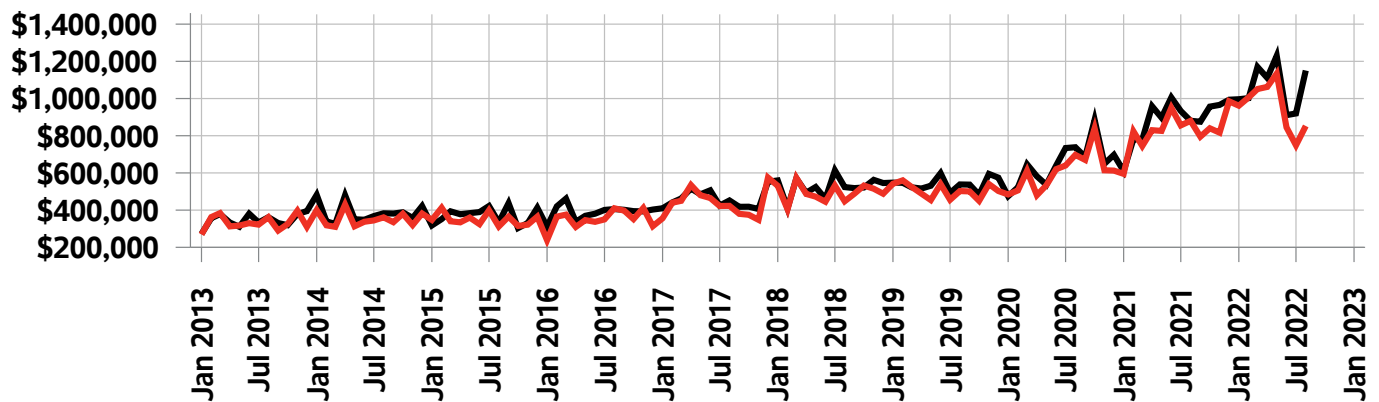
Active Listings (August only)



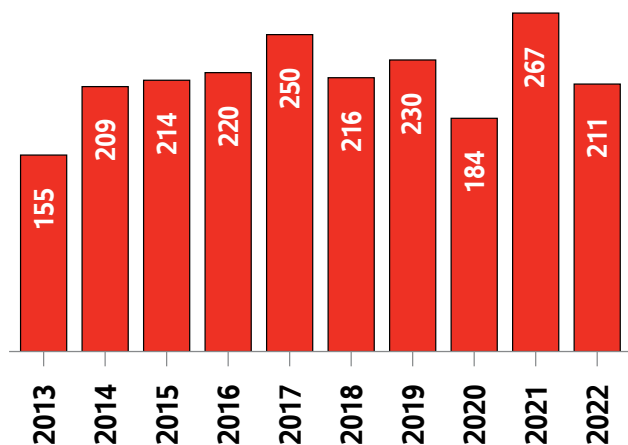
Months of Inventory (August only)



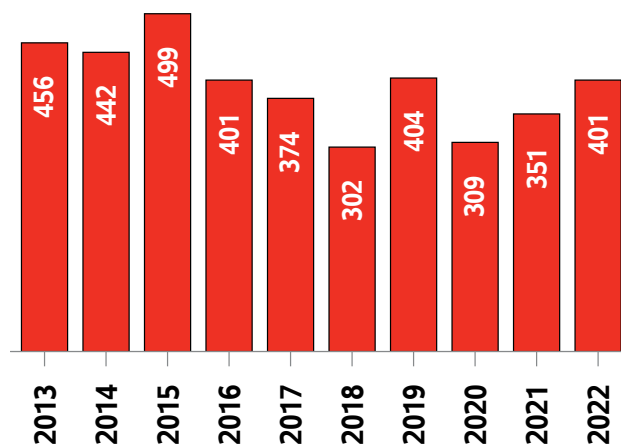
Average Price and Median Price



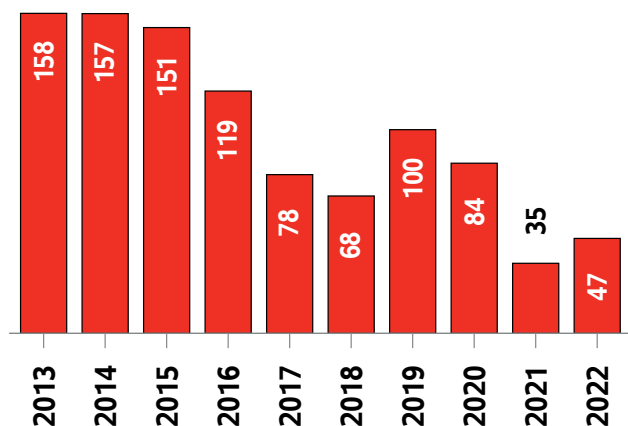
Sales Activity (August Year-to-date)



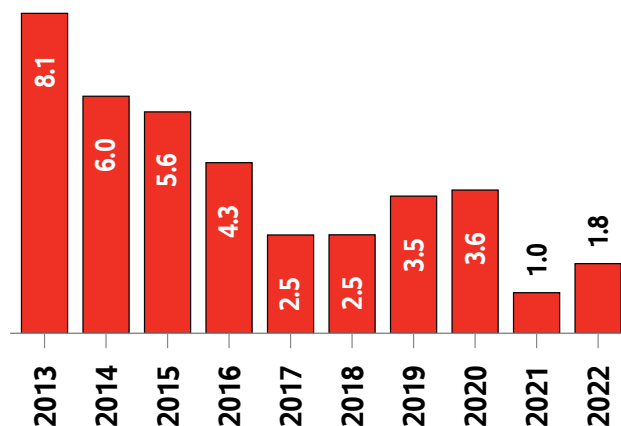
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	25	-16.7	-59.0	-26.5	-16.7	-7.4	0.0
Dollar Volume	\$14,267,300	-23.5	-51.8	-3.1	61.3	124.0	167.6
New Listings	51	54.5	-13.6	18.6	64.5	-1.9	18.6
Active Listings	85	117.9	4.9	-8.6	16.4	-39.3	-38.0
Sales to New Listings Ratio ¹	49.0	90.9	103.4	79.1	96.8	51.9	58.1
Months of Inventory ²	3.4	1.3	1.3	2.7	2.4	5.2	5.5
Average Price	\$570,692	-8.2	17.6	31.7	93.6	141.9	167.6
Median Price	\$601,000	7.3	33.6	51.3	109.4	164.8	245.4
Sale to List Price Ratio ³	96.4	108.8	102.4	100.3	97.7	99.5	95.4
Median Days on Market	36.0	9.5	7.0	13.5	22.5	44.0	51.0

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	261	-20.9	-15.5	-11.2	-18.9	4.0	27.9
Dollar Volume	\$196,264,496	-4.4	36.5	59.0	86.7	207.1	315.7
New Listings	491	27.2	17.7	16.1	18.0	12.9	31.6
Active Listings ⁴	66	111.6	-31.1	-25.8	-21.3	-50.4	-48.8
Sales to New Listings Ratio ⁵	53.2	85.5	74.1	69.5	77.4	57.7	54.7
Months of Inventory ⁶	2.0	0.8	2.5	2.4	2.1	4.3	5.1
Average Price	\$751,971	20.9	61.6	79.1	130.3	195.3	224.9
Median Price	\$710,000	18.3	62.3	79.7	131.6	201.5	225.3
Sale to List Price Ratio ⁷	109.8	112.7	101.3	100.1	99.4	97.6	96.9
Median Days on Market	7.0	7.0	13.0	13.0	16.0	30.0	50.0

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.

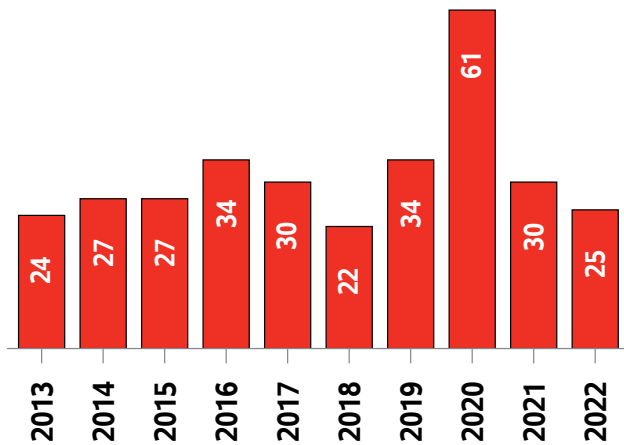
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

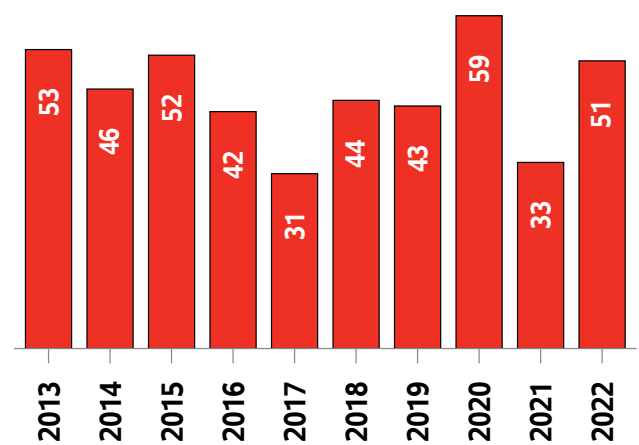
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

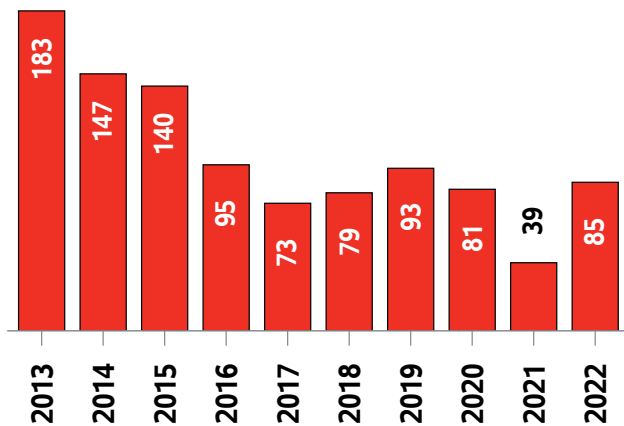
Sales Activity (August only)



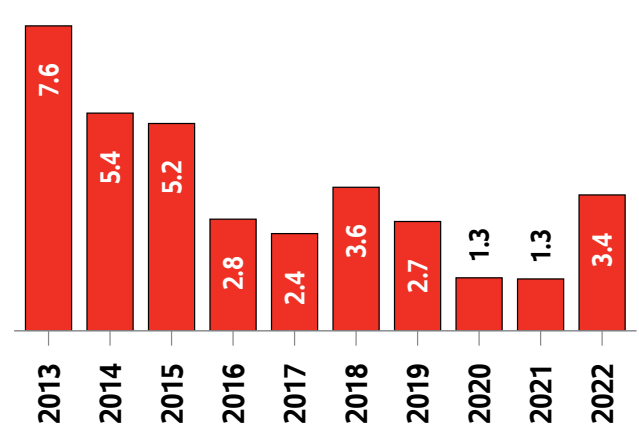
New Listings (August only)



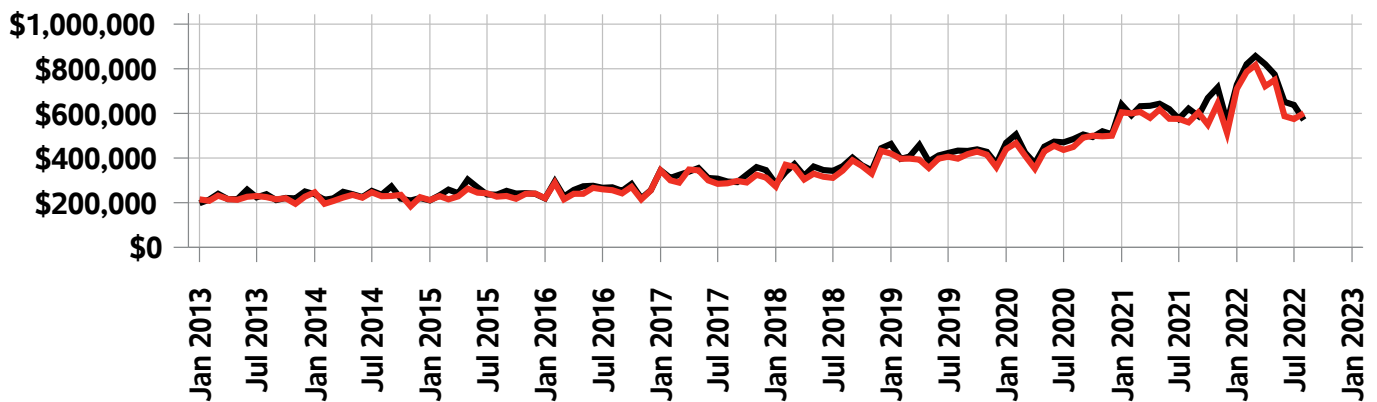
Active Listings (August only)



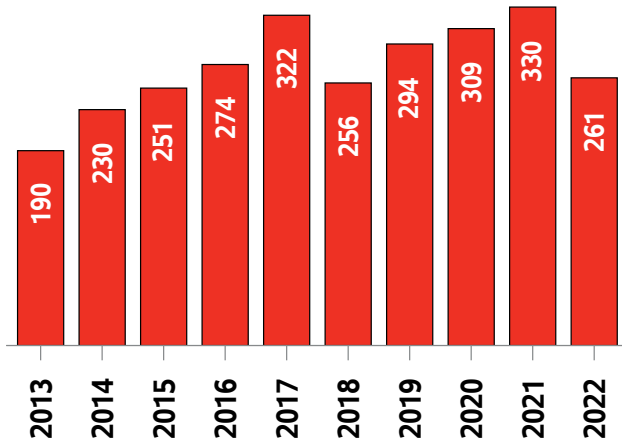
Months of Inventory (August only)



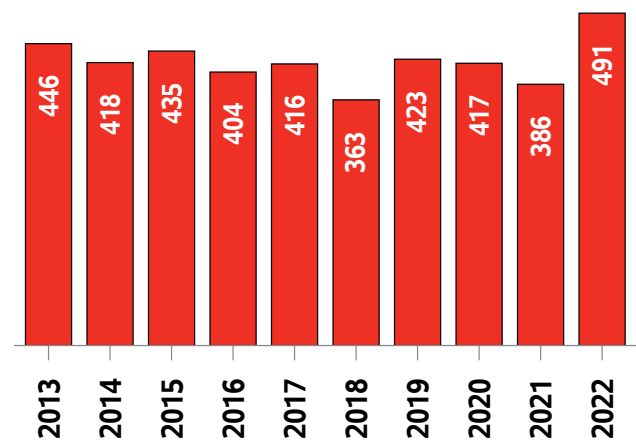
Average Price and Median Price



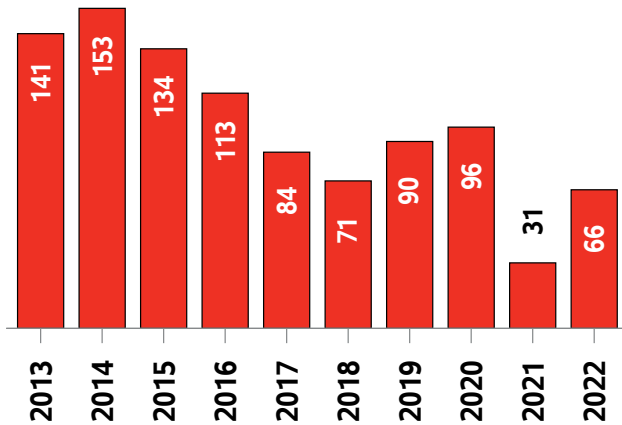
Sales Activity (August Year-to-date)



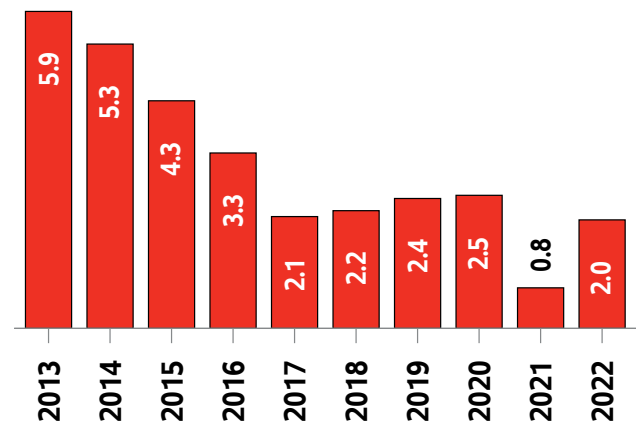
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



Months of Inventory ² (August 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	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	63	-24.1	-20.3	-6.0	6.8	-21.3	5.0
Dollar Volume	\$36,719,628	-22.8	2.9	57.9	143.7	113.6	234.2
New Listings	105	16.7	36.4	14.1	45.8	1.0	19.3
Active Listings	138	220.9	294.3	66.3	48.4	-40.3	-43.4
Sales to New Listings Ratio ¹	60.0	92.2	102.6	72.8	81.9	76.9	68.2
Months of Inventory ²	2.2	0.5	0.4	1.2	1.6	2.9	4.1
Average Price	\$582,851	1.7	29.1	67.9	128.2	171.2	218.3
Median Price	\$583,000	3.9	30.7	72.7	145.0	181.0	232.2
Sale to List Price Ratio ³	97.5	107.6	104.4	99.2	98.9	97.6	96.5
Median Days on Market	21.0	7.0	8.0	11.0	19.0	36.0	56.5

Year-to-date	August 2022	Compared to ⁸					
		August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	547	-11.8	5.2	6.0	-16.6	-0.2	30.5
Dollar Volume	\$361,914,489	8.0	76.6	102.6	117.2	209.0	348.3
New Listings	864	22.4	45.9	39.4	17.4	3.3	14.7
Active Listings ⁴	81	129.8	37.9	19.8	-7.7	-64.5	-65.6
Sales to New Listings Ratio ⁵	63.3	87.8	87.8	83.2	89.1	65.6	55.6
Months of Inventory ⁶	1.2	0.5	0.9	1.0	1.1	3.3	4.5
Average Price	\$661,635	22.5	67.9	91.1	160.5	209.5	243.4
Median Price	\$641,100	22.0	68.7	92.8	161.7	208.3	246.5
Sale to List Price Ratio ⁷	110.9	111.2	102.3	101.3	100.1	97.5	97.2
Median Days on Market	7.0	6.0	8.0	11.0	14.0	32.0	44.0

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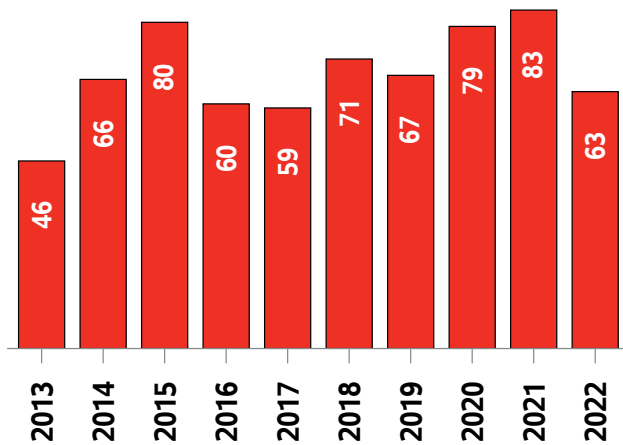
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

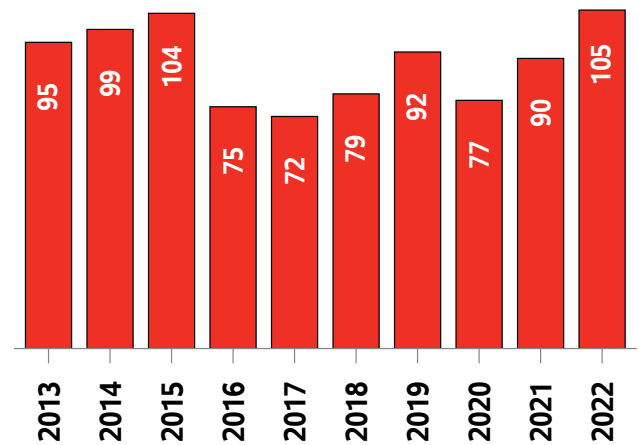
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

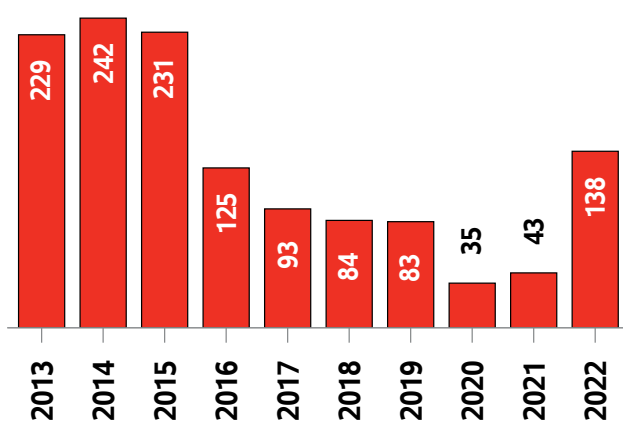
Sales Activity (August only)



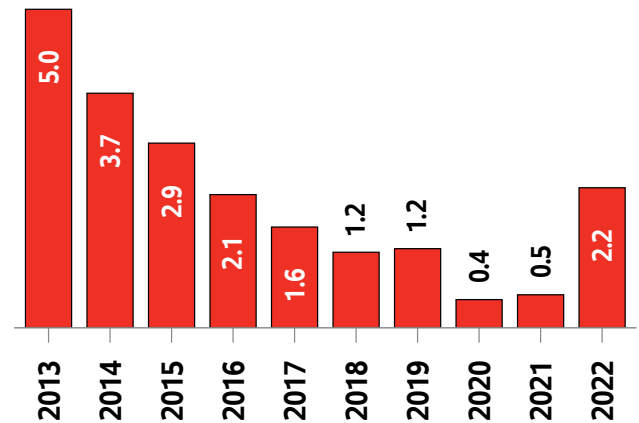
New Listings (August only)



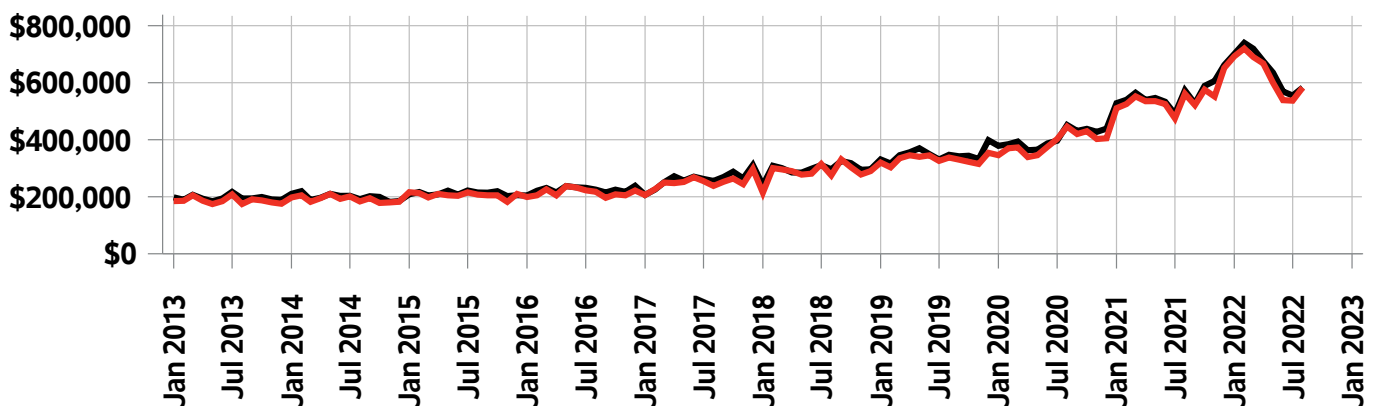
Active Listings (August only)



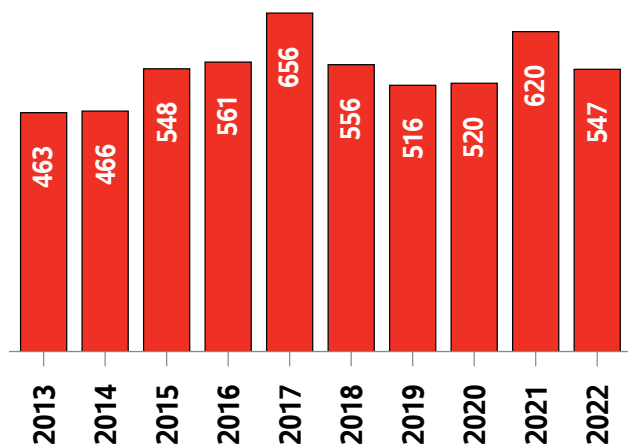
Months of Inventory (August only)



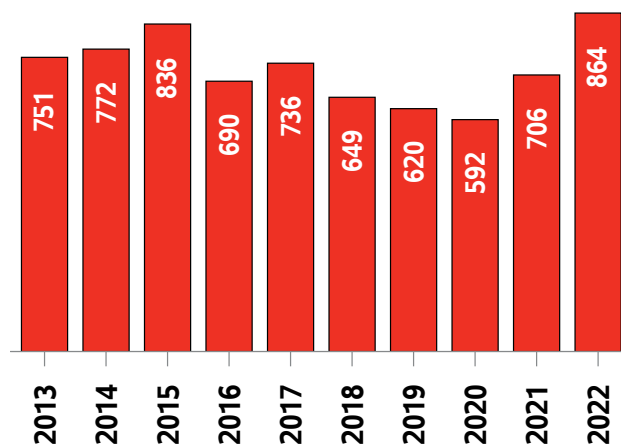
Average Price and Median Price



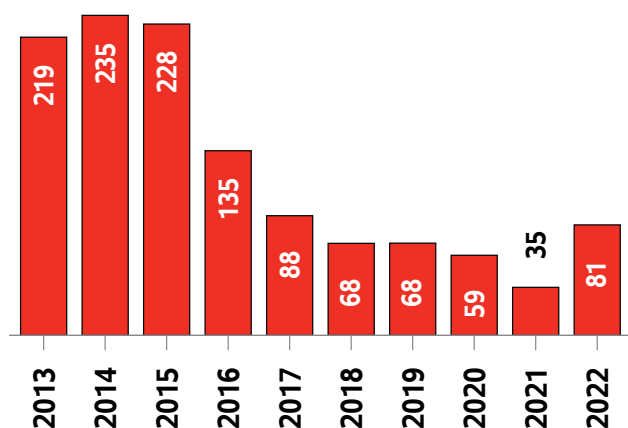
Sales Activity (August Year-to-date)



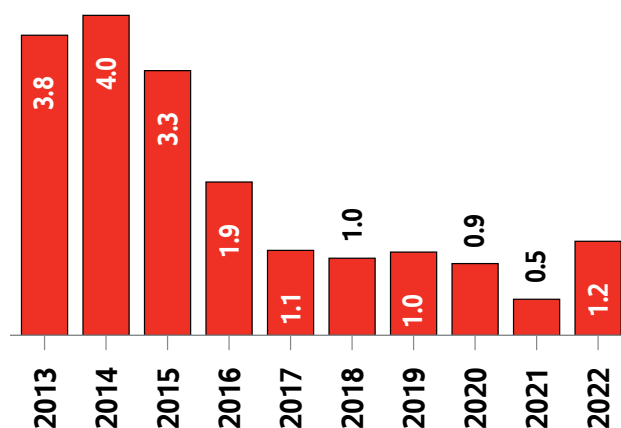
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



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