



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report March 2023



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

MARCH 2023 LONDON & ST. THOMAS

MARKET UPDATE

MARKET SUMMARY

\$653,611

AVERAGE SALE PRICE



1079

NEW LISTINGS



2.0

MONTHS OF INVENTORY



685

UNITS SOLD



AVERAGE HOUSING PRICES COMPARED TO 2022

-20.8%



\$749,499

LONDON NORTH

-20.1%



\$659,698

LONDON SOUTH

-28.4%



\$476,392

LONDON EAST

*Stats provided by LSTAR based
on residential market activity

STREETCITY
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News Release

Wednesday, April 5th, 2023

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LOCAL HOUSING MARKET TIGHTENS

London, ON – In March 2023, only 1,079 new residential listings were posted on the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR). This makes last month the March with the third lowest number of new listings in the last decade.

The number of residential transactions for the month stood at 685, thus marking the lowest number of home sales seen by LSTAR in March since 2014. The overall sales-to-new listings ratio for the entire jurisdiction of LSTAR jumped to 63.5%, and the inventory fell from 3 months in February to only 2 in March.

"The market downturn caused by the rising borrowing costs has created a window of opportunity for buyers to enter the market at a potentially lower price point, but the lack of inventory remains a concern. The coming months will be crucial in determining if the current trend continues, or if there will be a rebound in the market," said 2023 LSTAR President Adam Miller.

"Despite the ongoing economic uncertainty, the figures recorded by LSTAR in March indicate a tightening of the local real estate market, which is also reflected in the average and HPI benchmark prices observed across the region," Miller added.

In March 2023, the average home price and composite MLS® Home Price Index (HPI) Benchmark Price in the jurisdiction of LSTAR were significantly lower compared to the same month in the previous year, by 20.6% and 23.4% respectively. However, these figures were notably higher than those recorded in 2020 and earlier years. In addition, both metrics saw modest month-over-month gains. The average home price for LSTAR in March 2023 was **\$653,611**, while the composite MLS® HPI Benchmark Price was **\$592,600**.

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

AREA	MARCH 2023 MLS® HPI BENCHMARK PRICE	MARCH 2023 AVERAGE PRICE
Central Elgin	\$605,200	\$789,663
London East	\$484,000	\$476,392
London North	\$706,000	\$749,499
London South	\$588,100	\$659,698
Middlesex Centre	\$825,600	\$957,712
St. Thomas	\$517,400	\$602,530
Strathroy-Caradoc	\$723,600	\$564,180
LSTAR	\$592,600	\$653,611

Last month, the most popular type of housing in LSTAR's jurisdiction remained the single-family home, with 497 units sold, followed by the condo townhouse with 98 units changing hands. The apartment came in third place, with only 57 units sold.

"While the average price of single-family homes experienced a year-over-year decline, they still fared better than other house types, with a decrease of only 19.5% compared to March 2022. Moreover, their average price remains 48% higher than that of the third month of 2020. Additionally, the MLS® HPI benchmark price for single-family homes is 46.5% higher than three years ago," noted Miller.

The following table shows the March 2023 benchmark prices for all housing types in LSTAR's jurisdiction and how they compare with the values from 2022 and 2020.

MLS® HOME PRICE INDEX BENCHMARK PRICES			
Benchmark Type	March 2023	Change over March 2022	Change over March 2020
LSTAR Composite	\$592,600	↓ 23.4%	↑ 44.6%
LSTAR Single-Family	\$638,500	↓ 22.7%	↑ 46.5%
LSTAR One Storey	\$576,000	↓ 23.2%	↑ 44.9%
LSTAR Two Storey	\$681,800	↓ 22.4%	↑ 47.5%
LSTAR Townhouse	\$499,500	↓ 24.2%	↑ 46.1
LSTAR Apartment	\$350,600	↓ 31.9%	↑ 18.8%

"When compared to other values recorded provincially and nationally, homes in our area continue to remain relatively affordable," Miller said. The most recent HPI benchmark prices for March, provided by CREA, can be found in the following table.

AREA	MLS® HOME PRICE INDEX BENCHMARK PRICE
Oakville-Milton	\$1,308,800
Greater Vancouver	\$1,143,900
Greater Toronto	\$1,118,500
Mississauga	\$1,073,000
Fraser Valley	\$965,100
Victoria	\$851,400
Hamilton-Burlington	\$835,800
Guelph & District	\$808,200
Barrie & District	\$798,200
Cambridge	\$764,300
Kitchener-Waterloo	\$739,400
Brantford Region	\$673,200
Niagara Region	\$641,600
Woodstock-Ingersoll	\$631,300
Ottawa	\$622,300
London St. Thomas	\$592,600
Huron-Perth	\$535,100
Calgary	\$528,700
Saskatoon	\$376,300
Edmonton	\$371,200
Winnipeg	\$336,300
CANADA	\$727,700

As per a research report conducted by Altus Group, the average housing transaction in Ontario generates \$73,250 in ancillary expenditures over a period of three years from the purchase date. "Based on this figure, the home sales recorded by LSTAR in March 2023 have the potential to bring over \$61 million in spin-off spending to our local economy by 2026," stated Miller.

"In the coming months and years, potential homebuyers and renters should pay attention to economic trends and the actions taken by policymakers. By staying informed about the factors that influence the housing market and by consulting with a local REALTOR®, they will be better equipped to make informed decisions regarding their housing needs and options," Miller concluded.

The London and St. Thomas Association of REALTORS® (LSTAR) exists to provide its REALTOR® Members with the support and tools they need to succeed in their profession. As one of Canada's largest real estate associations, LSTAR serves and represents over 2,250 REALTORS® who are working in Middlesex and Elgin Counties, a trading area of more than 500,000 residents. LSTAR adheres to a Quality of Life philosophy, supporting growth that fosters economic vitality, and is a proud participant in the REALTORS Care Foundation's Every REALTOR™ Campaign. LSTAR provides housing opportunities, respects the environment, and builds good communities and safe neighbourhoods.

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Actual	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	685	-33.4%	-43.7%	-10.2%	-9.7%	-14.3%	11.2%
Dollar Volume	\$447,723,519	-47.1%	-42.2%	30.8%	60.3%	105.2%	196.5%
New Listings	1,079	-30.1%	-27.0%	-5.2%	15.6%	-21.0%	-16.9%
Active Listings	1,370	100.0%	150.0%	8.1%	46.1%	-36.4%	-48.0%
Sales to New Listings Ratio ¹	63.5	66.6	82.2	67.0	81.4	58.5	47.4
Months of Inventory ²	2.0	0.7	0.5	1.7	1.2	2.7	4.3
Average Price	\$653,611	-20.6%	2.6%	45.7%	77.6%	139.4%	166.6%
Median Price	\$600,000	-23.1%	0.0%	42.9%	76.5%	140.0%	162.5%
Sale to List Price Ratio ³	98.3	120.0	115.1	104.2	103.0	98.3	98.0
Median Days on Market	18.0	6.0	6.0	6.0	8.0	23.0	27.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	1,459	-39.5%	-43.6%	-23.4%	-11.8%	-19.5%	-7.1%
Dollar Volume	\$914,393,651	-53.4%	-43.3%	7.7%	55.4%	85.5%	141.8%
New Listings	2,663	-17.7%	-13.5%	-7.4%	20.3%	-18.5%	-20.9%
Active Listings ⁴	1,326	194.6%	183.1%	17.6%	50.8%	-31.9%	-44.7%
Sales to New Listings Ratio ⁵	54.8	74.5	84.0	66.2	74.8	55.4	46.7
Months of Inventory ⁶	2.7	0.6	0.5	1.8	1.6	3.2	4.6
Average Price	\$626,726	-23.0%	0.5%	40.6%	76.3%	130.4%	160.3%
Median Price	\$584,400	-24.6%	-0.9%	39.1%	77.1%	135.9%	165.6%
Sale to List Price Ratio ⁷	97.6	120.8	113.8	103.5	102.5	98.1	97.6
Median Days on Market	20.0	6.0	6.0	8.0	10.0	25.0	31.0

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

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

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

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

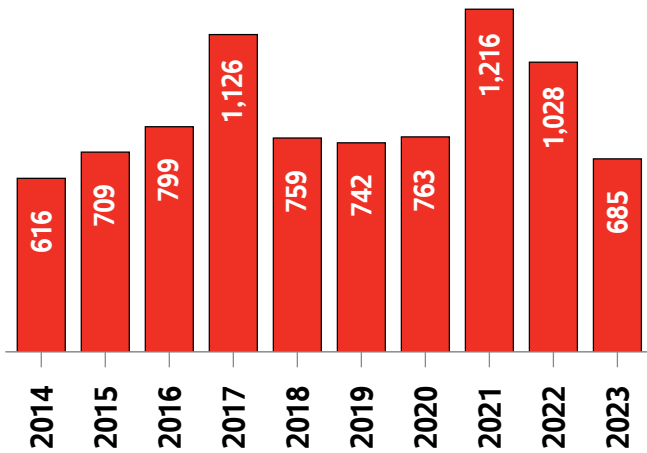
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

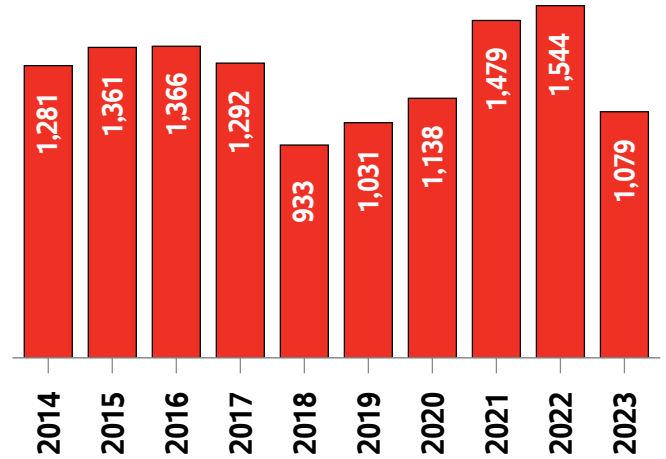
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

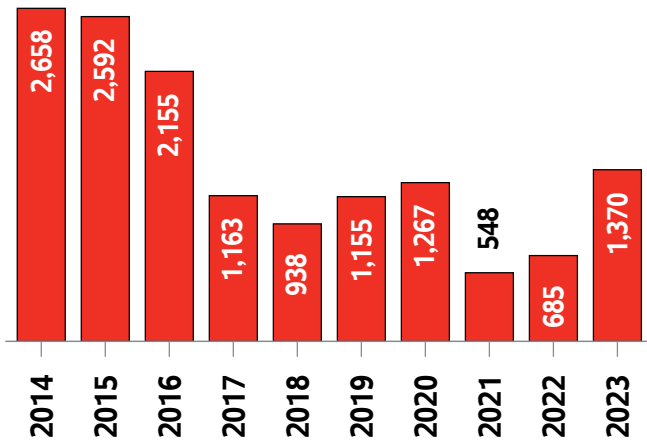
Sales Activity (March only)



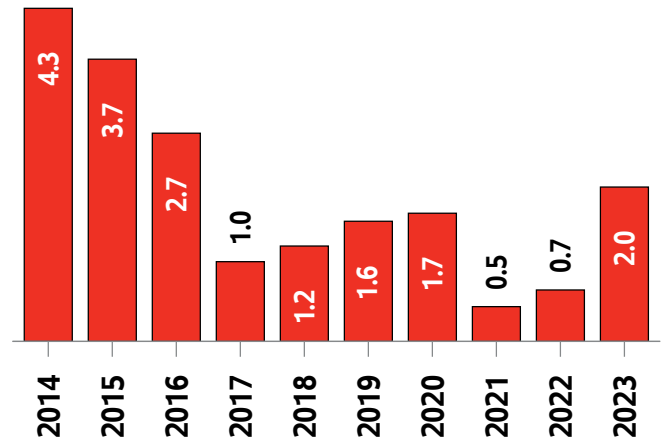
New Listings (March only)



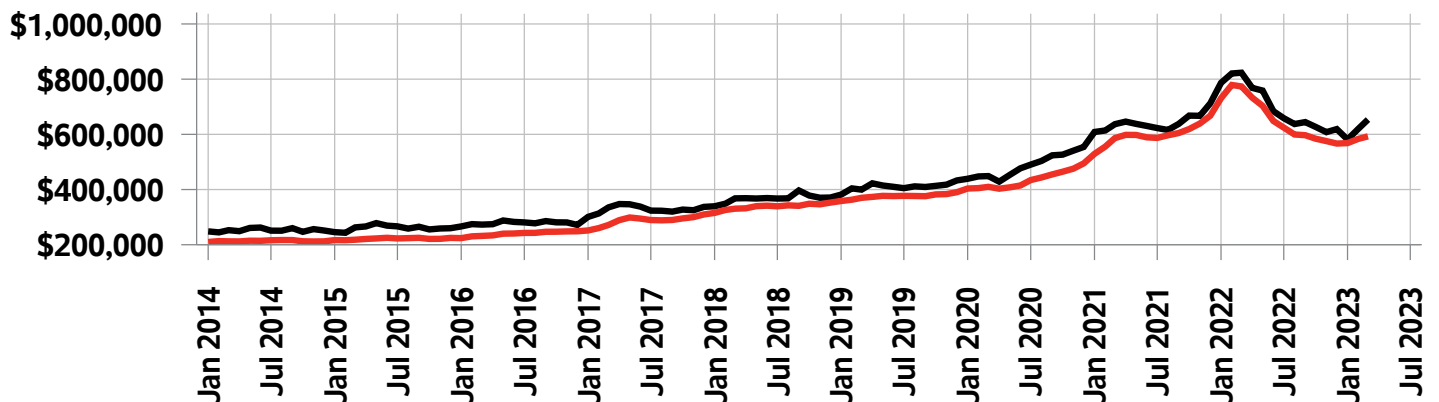
Active Listings (March only)



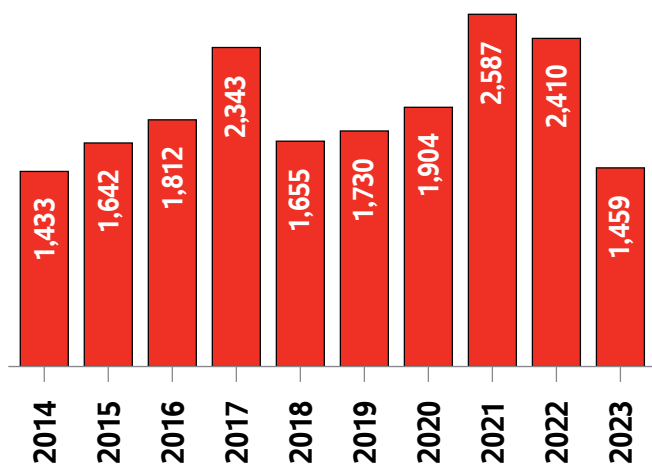
Months of Inventory (March only)



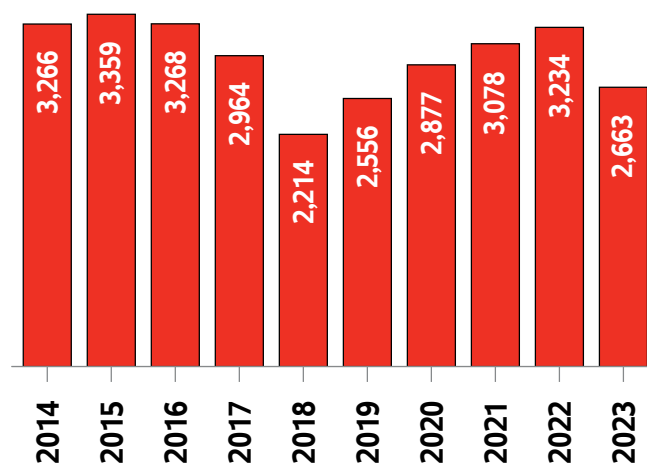
MLS® HPI Composite Benchmark Price and Average Price



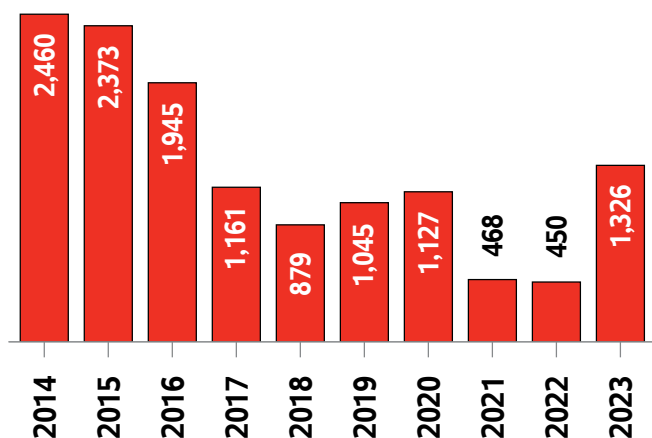
Sales Activity (March Year-to-date)



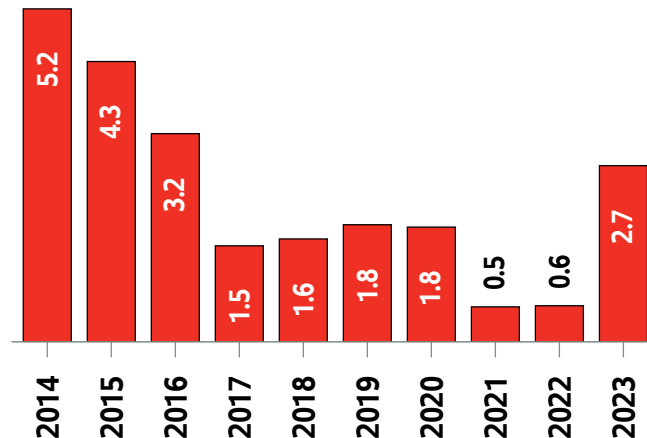
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



Months of Inventory ² (March 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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	497	-33.4%	-43.8%	-11.1%	-15.0%	-19.7%	0.4%
Dollar Volume	\$356,671,953	-46.4%	-42.1%	31.6%	52.4%	94.5%	171.7%
New Listings	743	-31.4%	-32.0%	-15.2%	3.8%	-28.9%	-29.0%
Active Listings	980	101.6%	149.4%	-7.3%	26.9%	-38.6%	-53.0%
Sales to New Listings Ratio ¹	66.9	68.9	81.0	63.8	81.7	59.2	47.3
Months of Inventory ²	2.0	0.7	0.4	1.9	1.3	2.6	4.2
Average Price	\$717,650	-19.5%	3.1%	48.0%	79.3%	142.2%	170.6%
Median Price	\$645,000	-21.8%	-0.9%	43.3%	76.7%	138.9%	163.8%
Sale to List Price Ratio ³	98.2	119.8	115.3	104.2	102.3	98.5	98.2
Median Days on Market	17.0	6.0	6.0	7.0	8.0	20.0	26.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	1,063	-38.1%	-44.2%	-21.0%	-15.2%	-24.7%	-14.3%
Dollar Volume	\$727,332,987	-52.4%	-44.0%	10.9%	49.1%	74.2%	125.2%
New Listings	1,888	-17.9%	-16.6%	-11.7%	11.0%	-24.5%	-29.2%
Active Listings ⁴	968	189.8%	187.8%	3.4%	31.5%	-32.6%	-48.7%
Sales to New Listings Ratio ⁵	56.3	74.6	84.2	62.9	73.7	56.5	46.5
Months of Inventory ⁶	2.7	0.6	0.5	2.1	1.8	3.1	4.6
Average Price	\$684,227	-23.2%	0.4%	40.3%	75.9%	131.4%	162.7%
Median Price	\$628,000	-23.9%	-1.9%	36.5%	74.7%	132.6%	165.0%
Sale to List Price Ratio ⁷	97.6	120.7	113.8	103.2	101.8	98.2	97.7
Median Days on Market	20.0	6.0	6.0	8.0	10.0	22.0	31.0

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

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

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

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

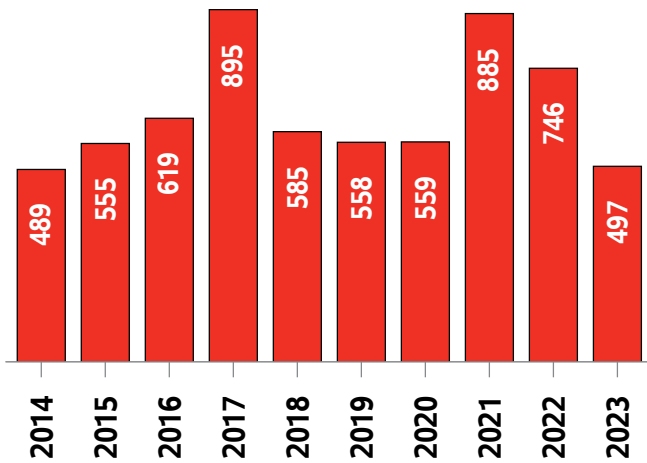
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

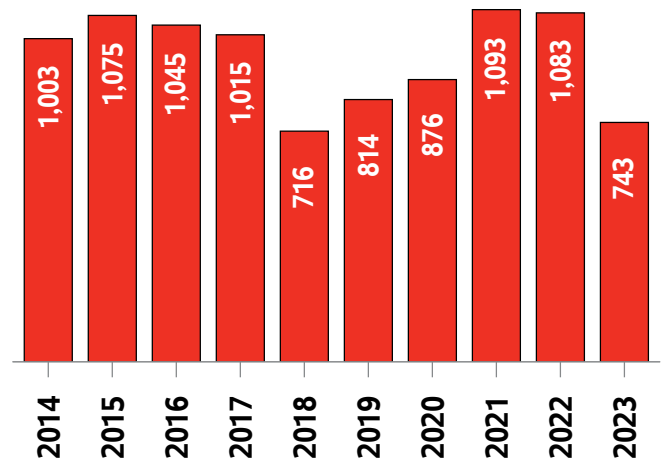
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

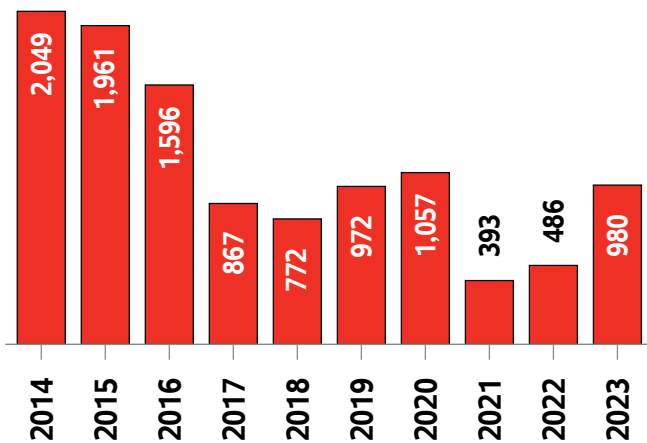
Sales Activity (March only)



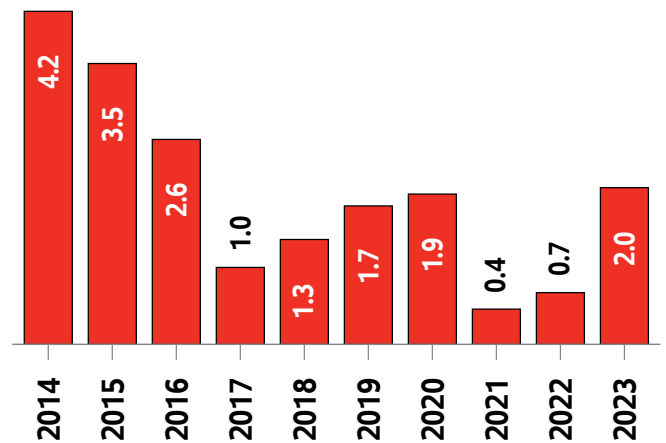
New Listings (March only)



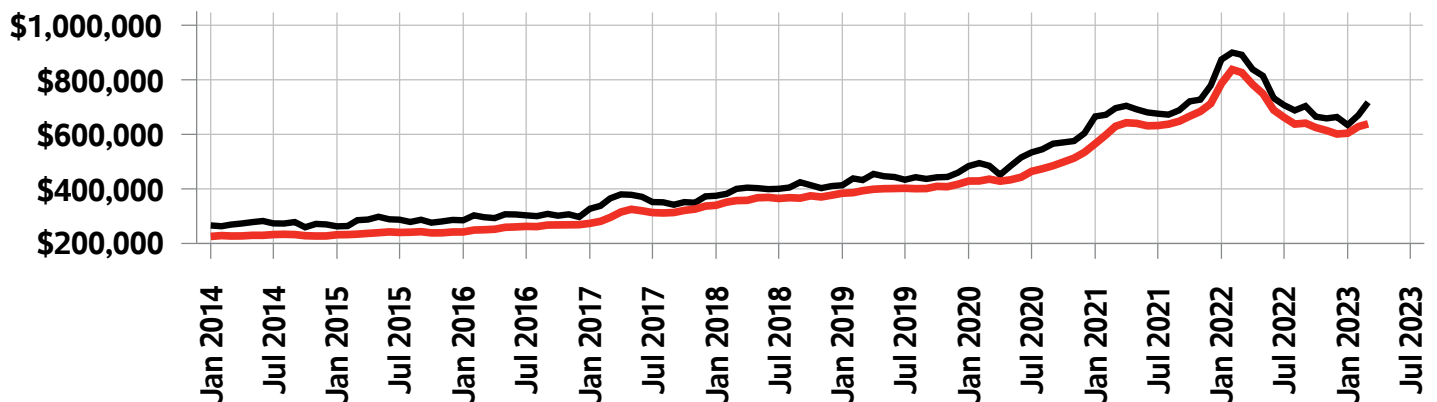
Active Listings (March only)



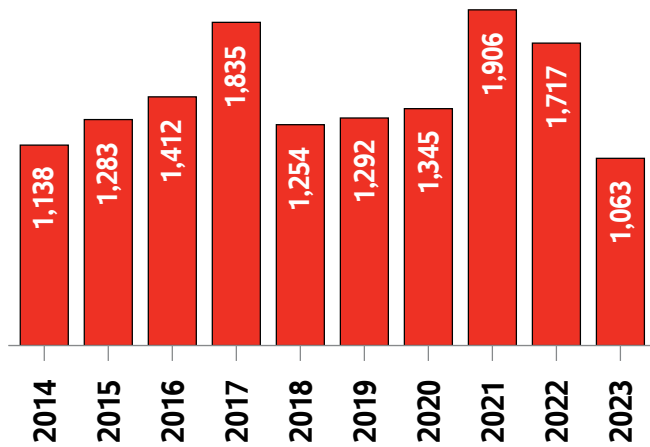
Months of Inventory (March only)



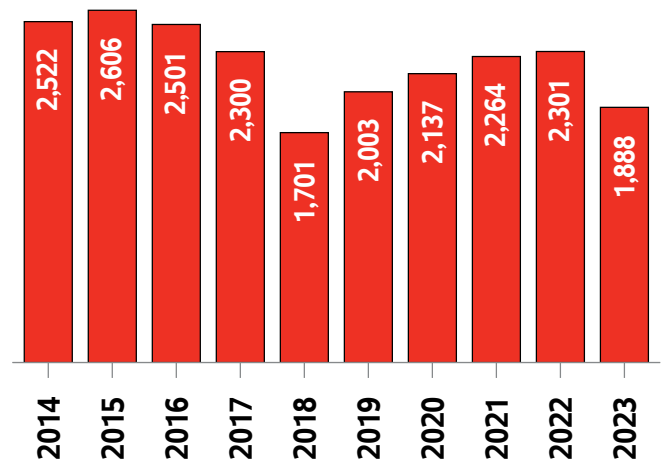
MLS® HPI Single Family Benchmark Price and Average Price



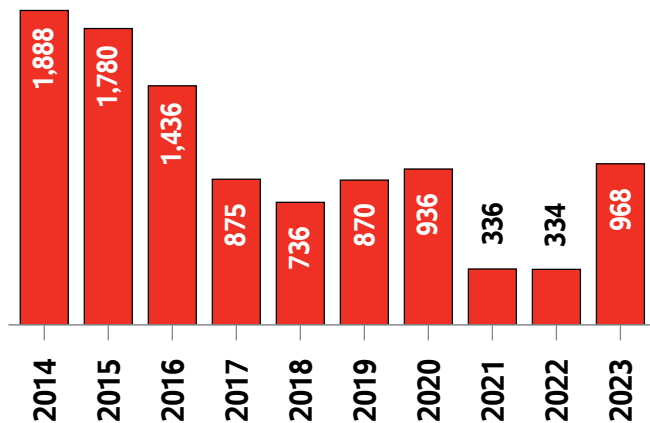
Sales Activity (March Year-to-date)



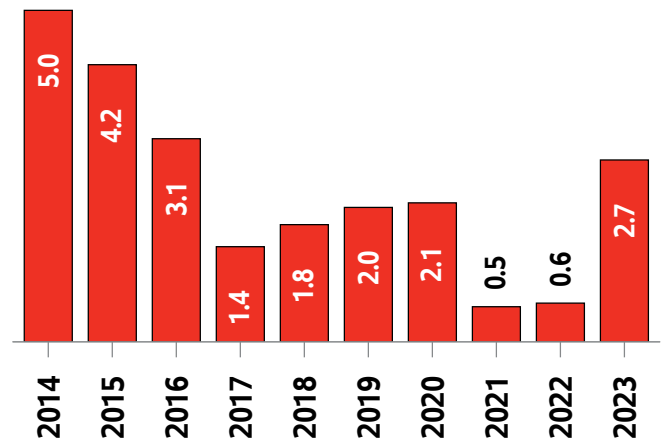
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



Months of Inventory ² (March 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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	98	-25.8%	-43.7%	-2.0%	12.6%	12.6%	28.9%
Dollar Volume	\$49,898,816	-45.6%	-43.4%	38.0%	107.6%	206.8%	279.5%
New Listings	181	-26.1%	-10.0%	26.6%	94.6%	23.1%	34.1%
Active Listings	188	70.9%	254.7%	168.6%	358.5%	-16.8%	-19.7%
Sales to New Listings Ratio ¹	54.1	53.9	86.6	69.9	93.5	59.2	56.3
Months of Inventory ²	1.9	0.8	0.3	0.7	0.5	2.6	3.1
Average Price	\$509,172	-26.8%	0.5%	40.9%	84.3%	172.4%	194.3%
Median Price	\$508,000	-25.4%	1.4%	49.2%	98.4%	208.1%	235.3%
Sale to List Price Ratio ³	99.4	122.5	117.0	106.1	106.9	97.9	97.7
Median Days on Market	16.0	6.0	6.0	5.0	7.0	28.0	27.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	198	-42.6%	-40.7%	-19.8%	0.0%	-8.8%	-1.5%
Dollar Volume	\$99,553,338	-57.5%	-40.0%	11.3%	91.0%	151.6%	188.9%
New Listings	389	-20.9%	-1.0%	23.9%	72.9%	6.0%	4.0%
Active Listings ⁴	174	212.0%	357.0%	221.6%	431.6%	-16.4%	-20.0%
Sales to New Listings Ratio ⁵	50.9	70.1	85.0	78.7	88.0	59.1	53.7
Months of Inventory ⁶	2.6	0.5	0.3	0.7	0.5	2.9	3.2
Average Price	\$502,795	-25.9%	1.3%	38.8%	91.0%	175.7%	193.3%
Median Price	\$483,404	-26.8%	1.8%	38.1%	94.3%	193.1%	202.1%
Sale to List Price Ratio ⁷	98.6	125.2	117.6	105.9	106.9	97.9	97.3
Median Days on Market	16.0	6.0	6.0	6.0	7.0	29.0	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.

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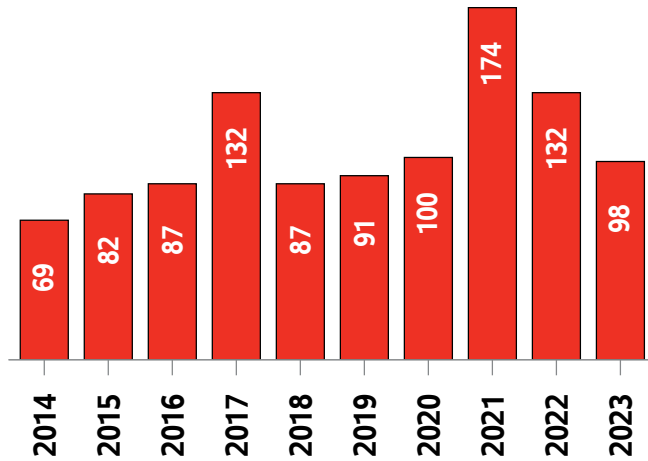
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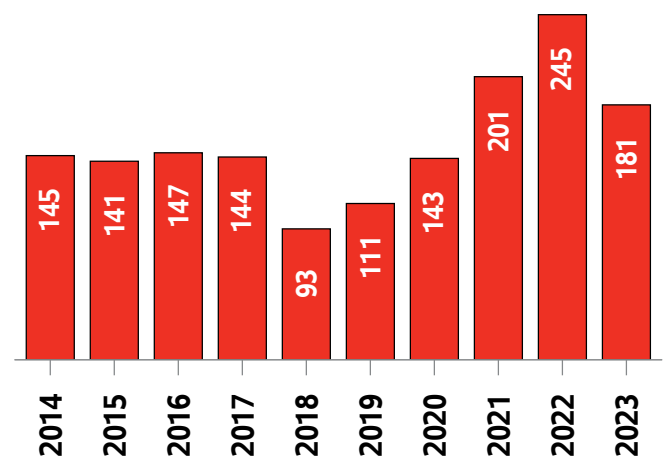
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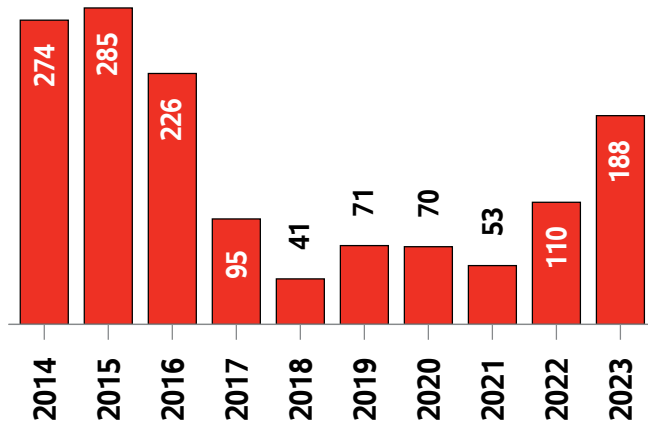
Sales Activity (March only)



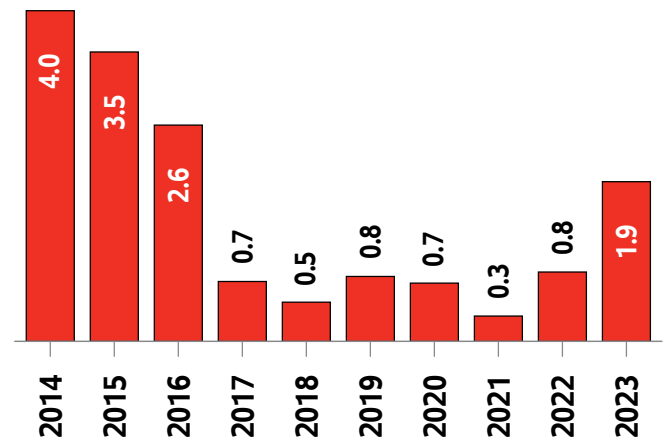
New Listings (March only)



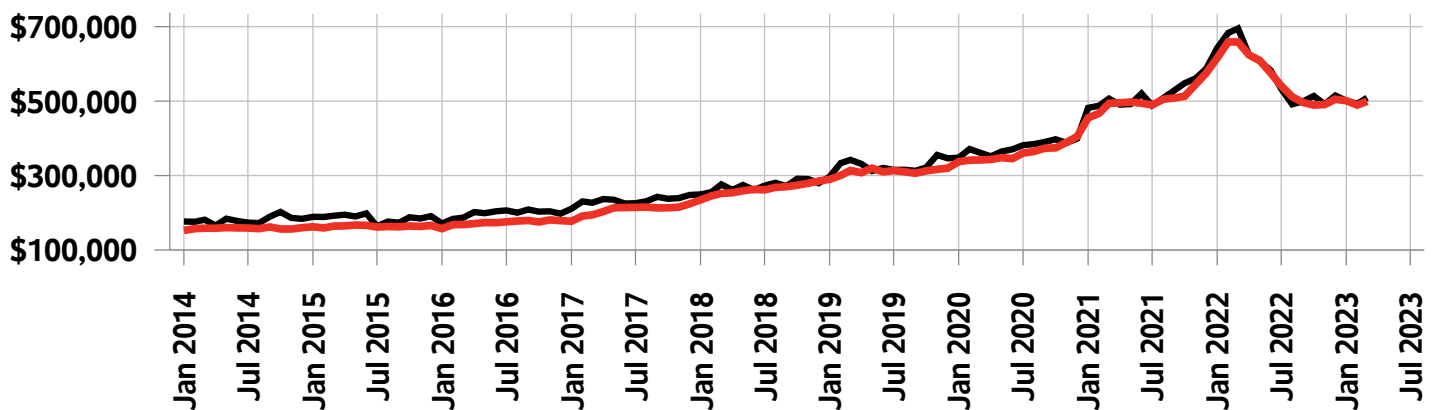
Active Listings (March only)



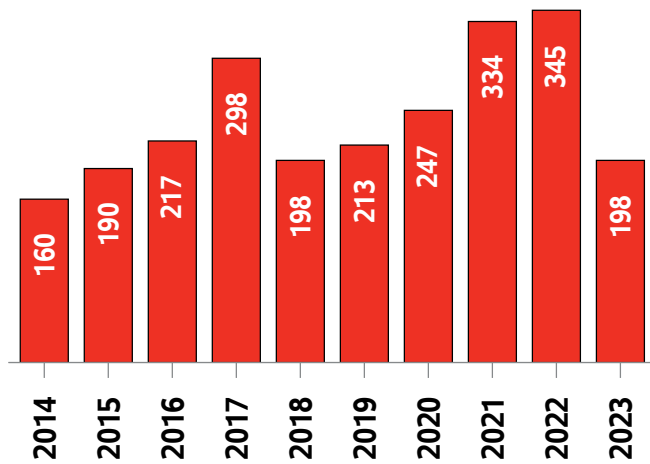
Months of Inventory (March only)



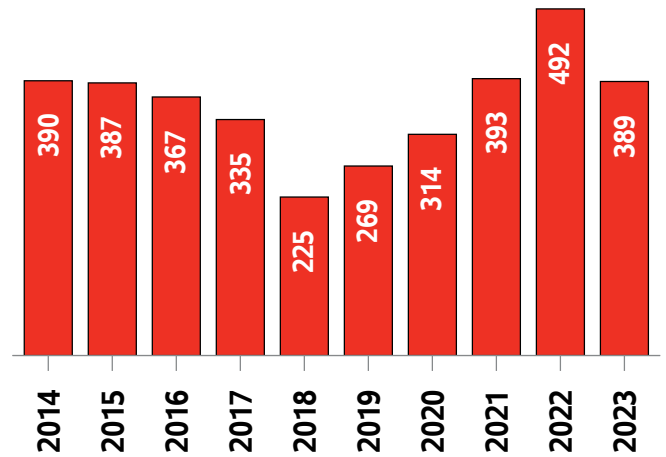
MLS® HPI Townhouse Benchmark Price and Average Price



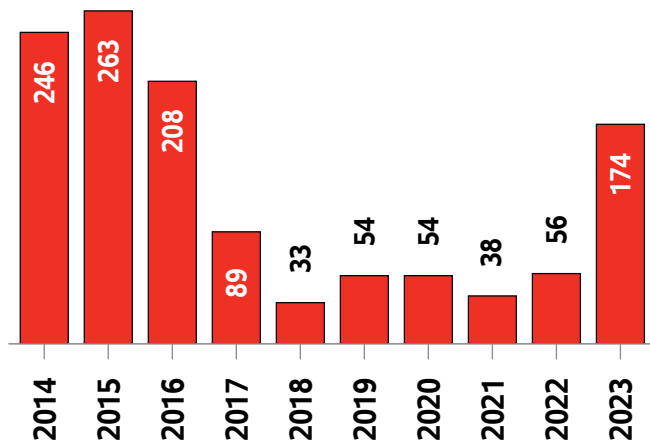
Sales Activity (March Year-to-date)



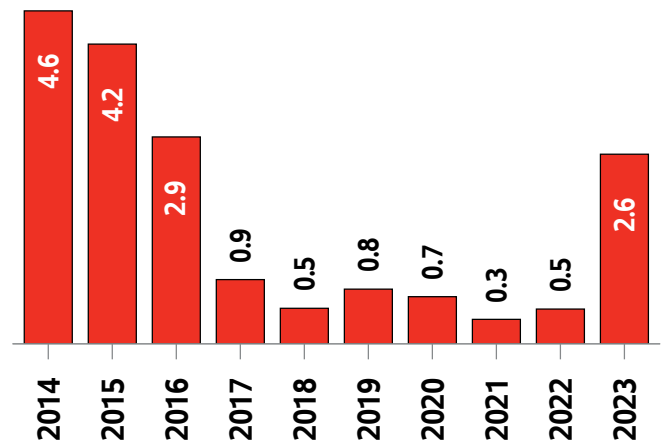
New Listings (March Year-to-date)



Active Listings ¹(March Year-to-date)



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



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

Actual	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	57	-43.6%	-50.4%	-14.9%	-10.9%	-25.0%	39.0%
Dollar Volume	\$22,132,950	-55.4%	-52.1%	10.1%	80.9%	52.9%	296.4%
New Listings	84	-39.6%	-33.3%	12.0%	2.4%	-43.2%	-19.2%
Active Listings	94	70.9%	49.2%	40.3%	46.9%	-64.0%	-61.3%
Sales to New Listings Ratio ¹	67.9	72.7	91.3	89.3	78.0	51.4	39.4
Months of Inventory ²	1.6	0.5	0.5	1.0	1.0	3.4	5.9
Average Price	\$388,297	-21.0%	-3.3%	29.4%	103.2%	103.9%	185.1%
Median Price	\$355,000	-21.1%	-5.4%	33.5%	106.7%	119.1%	184.0%
Sale to List Price Ratio ³	97.9	119.5	111.9	101.4	103.4	97.1	96.8
Median Days on Market	20.0	6.0	6.0	8.0	9.0	50.5	52.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	131	-46.1%	-49.6%	-38.8%	-5.8%	-10.3%	12.9%
Dollar Volume	\$48,856,650	-57.8%	-49.8%	-23.4%	92.5%	77.2%	180.5%
New Listings	207	-30.1%	-30.5%	-26.3%	10.7%	-37.5%	-26.9%
Active Listings ⁴	89	141.8%	38.5%	40.7%	52.0%	-61.3%	-60.3%
Sales to New Listings Ratio ⁵	63.3	82.1	87.2	76.2	74.3	44.1	41.0
Months of Inventory ⁶	2.0	0.5	0.7	0.9	1.3	4.7	5.8
Average Price	\$372,952	-21.6%	-0.3%	25.2%	104.3%	97.5%	148.4%
Median Price	\$330,000	-25.0%	-1.5%	24.3%	94.7%	107.2%	153.8%
Sale to List Price Ratio ⁷	97.2	117.7	109.7	102.6	102.4	97.0	96.7
Median Days on Market	22.0	6.0	7.0	8.0	13.0	44.0	52.0

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.

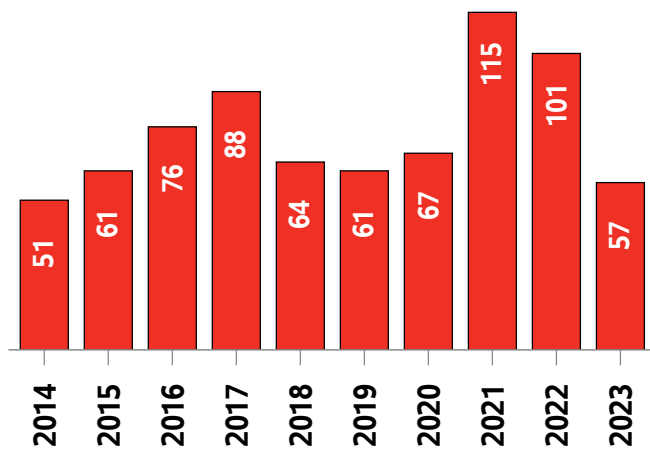
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

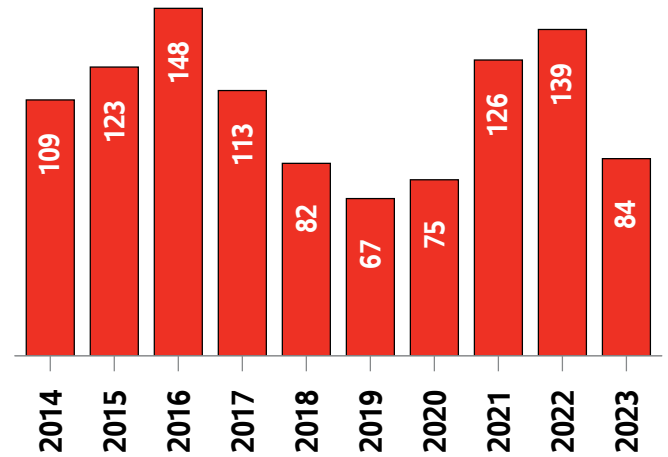
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

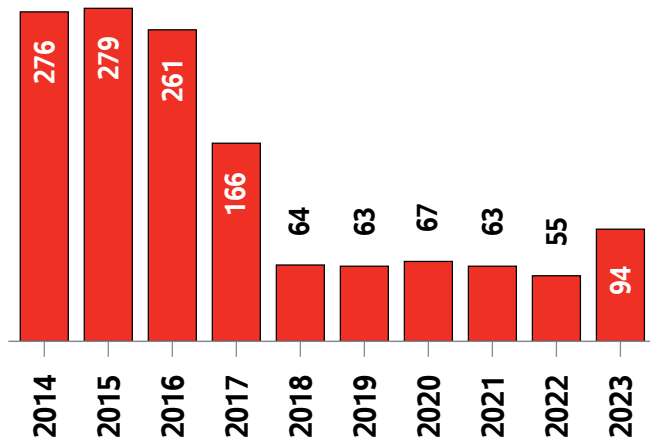
Sales Activity (March only)



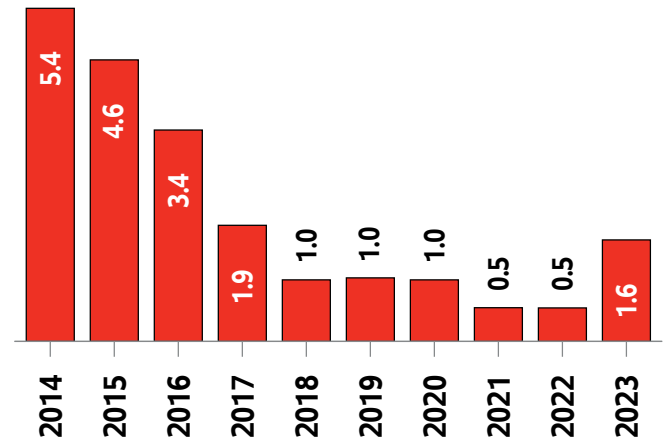
New Listings (March only)



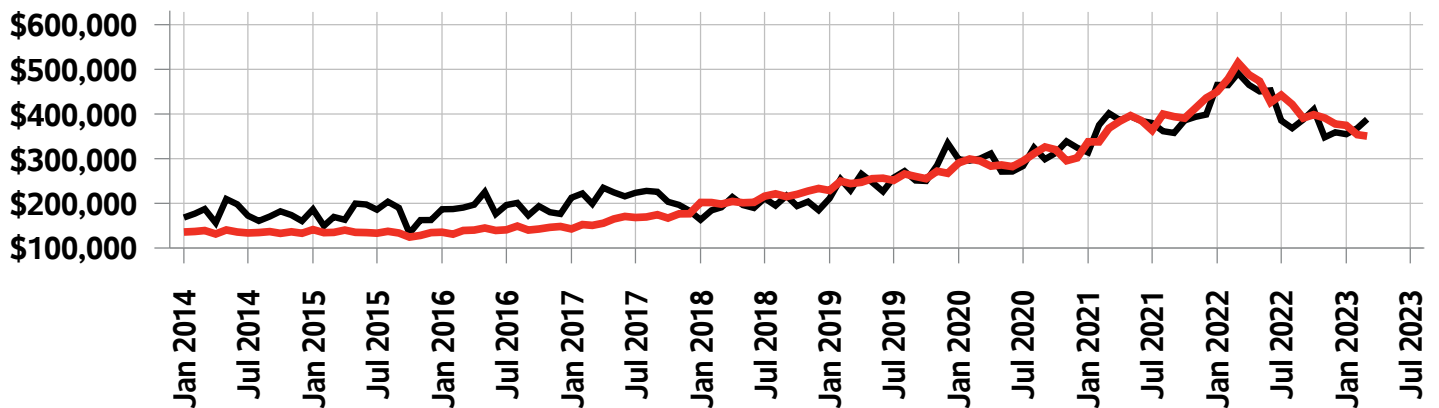
Active Listings (March only)



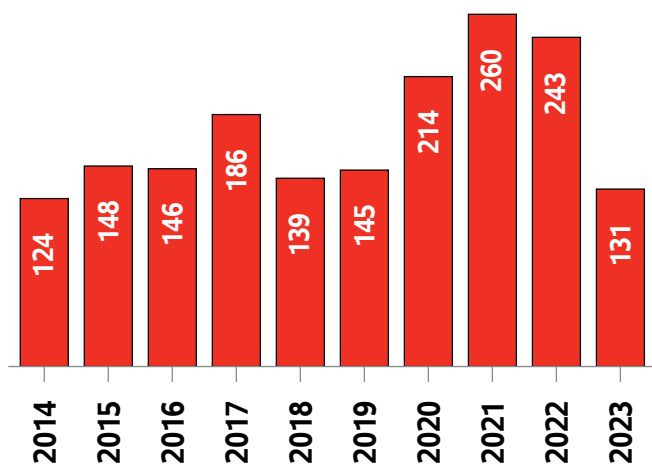
Months of Inventory (March only)



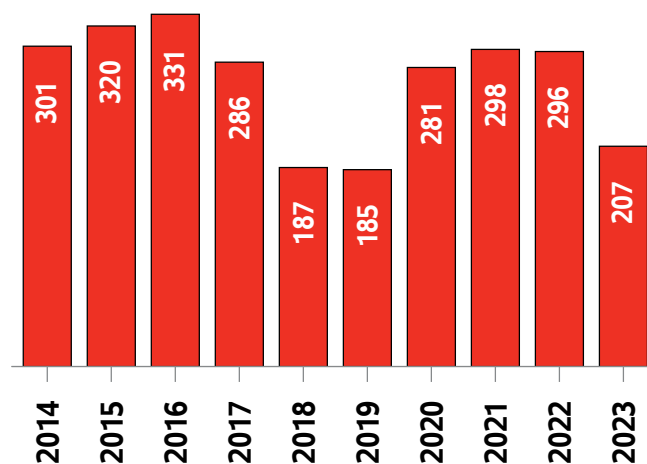
MLS® HPI Apartment Benchmark Price and Average Price



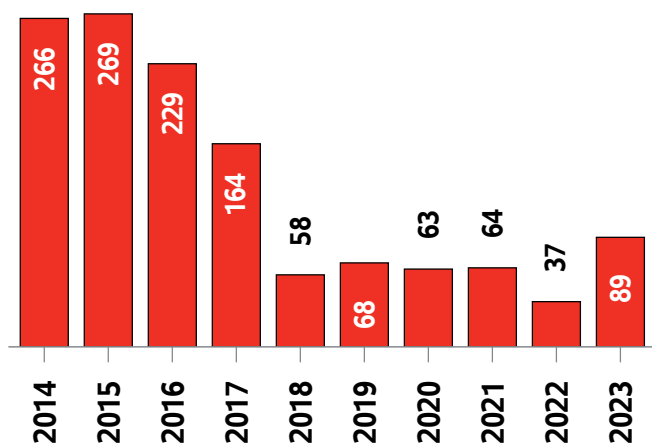
Sales Activity (March Year-to-date)



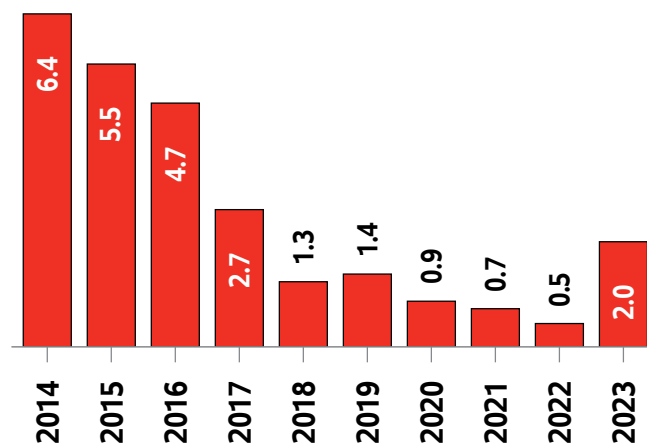
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



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



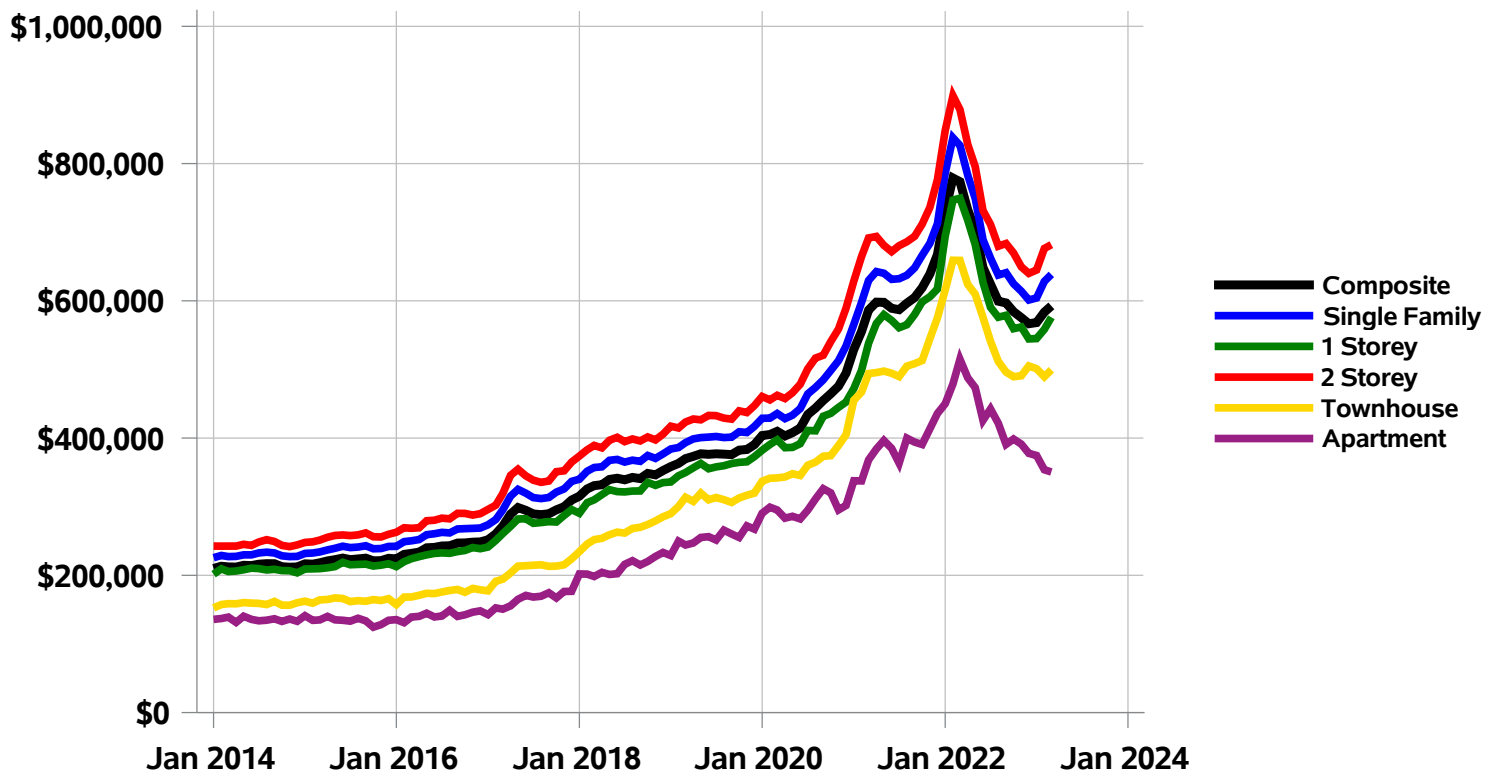
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	March 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$592,600	1.6	4.6	-0.7	-23.4	44.6	79.2
Single Family	\$638,500	1.6	6.2	-0.4	-22.7	46.5	78.8
One Storey	\$576,000	3.2	5.8	-0.5	-23.2	44.9	85.8
Two Storey	\$681,800	0.8	6.5	-0.2	-22.4	47.5	75.1
Townhouse	\$499,500	2.1	-1.1	0.7	-24.2	46.1	98.2
Apartment	\$350,600	-0.9	-7.2	-10.3	-31.9	18.8	76.8

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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	468	-36.8%	-47.3%	-17.9%	-17.3%	-18.9%	0.4%
Dollar Volume	\$295,475,715	-50.6%	-47.3%	15.7%	41.0%	83.5%	161.9%
New Listings	712	-37.8%	-34.9%	-15.4%	4.2%	-28.9%	-23.3%
Active Listings	788	67.3%	106.3%	-3.3%	35.9%	-42.4%	-51.1%
Sales to New Listings Ratio ¹	65.7	64.8	81.2	67.7	82.9	57.6	50.2
Months of Inventory ²	1.7	0.6	0.4	1.4	1.0	2.4	3.5
Average Price	\$631,358	-21.7%	-0.1%	40.9%	70.6%	126.2%	160.7%
Median Price	\$580,000	-25.2%	-3.2%	36.8%	70.5%	127.5%	153.7%
Sale to List Price Ratio ³	98.6	121.3	116.1	105.2	104.2	98.5	98.2
Median Days on Market	14.5	6.0	6.0	6.0	7.0	19.0	23.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	1,016	-41.2%	-45.9%	-27.3%	-15.8%	-23.7%	-16.2%
Dollar Volume	\$617,632,840	-55.4%	-47.3%	-1.3%	42.6%	65.9%	109.8%
New Listings	1,758	-26.2%	-23.1%	-15.7%	8.9%	-25.3%	-26.4%
Active Listings ⁴	761	162.4%	135.4%	7.9%	44.7%	-36.8%	-48.0%
Sales to New Listings Ratio ⁵	57.8	72.5	82.2	67.1	74.8	56.6	50.8
Months of Inventory ⁶	2.2	0.5	0.5	1.5	1.3	2.7	3.6
Average Price	\$607,906	-24.1%	-2.5%	35.9%	69.4%	117.5%	150.5%
Median Price	\$574,000	-25.5%	-2.7%	36.0%	73.2%	122.1%	157.4%
Sale to List Price Ratio ⁷	97.9	123.0	115.0	104.6	103.6	98.5	97.8
Median Days on Market	16.0	6.0	6.0	7.0	8.0	22.0	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.

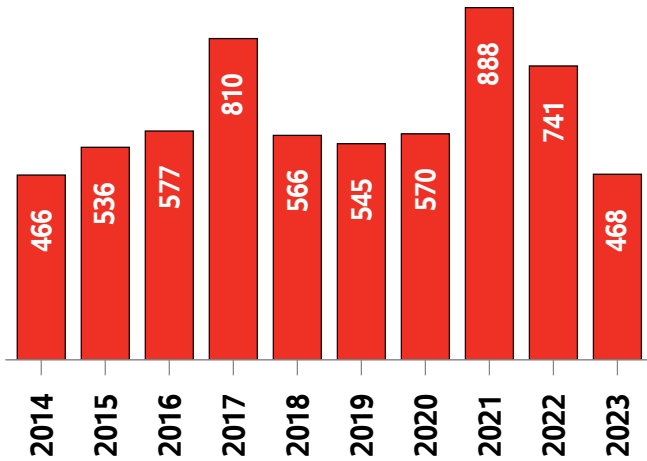
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

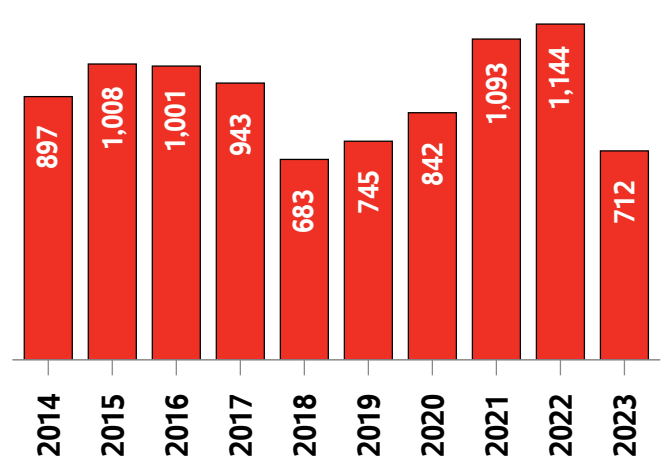
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

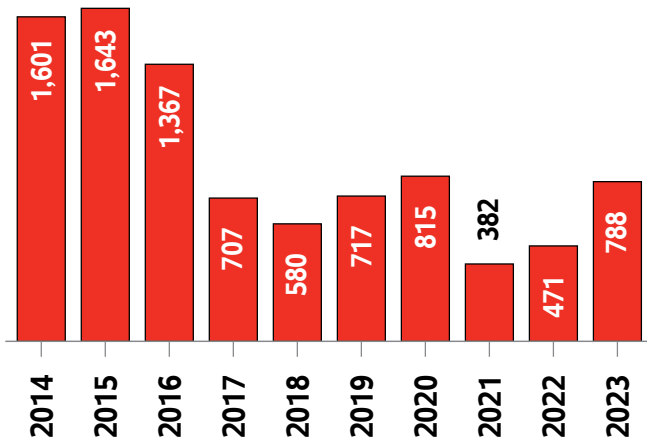
Sales Activity (March only)



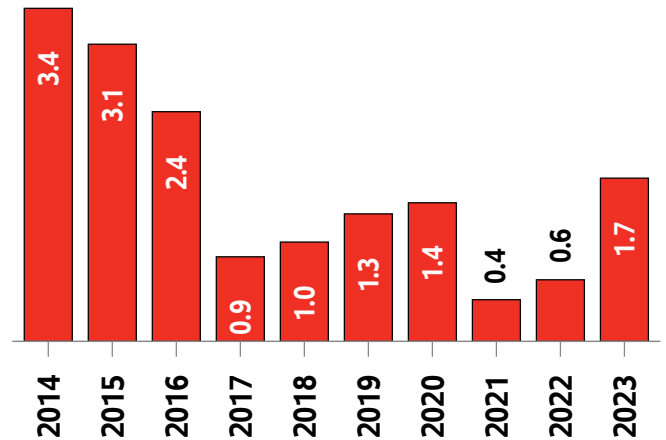
New Listings (March only)



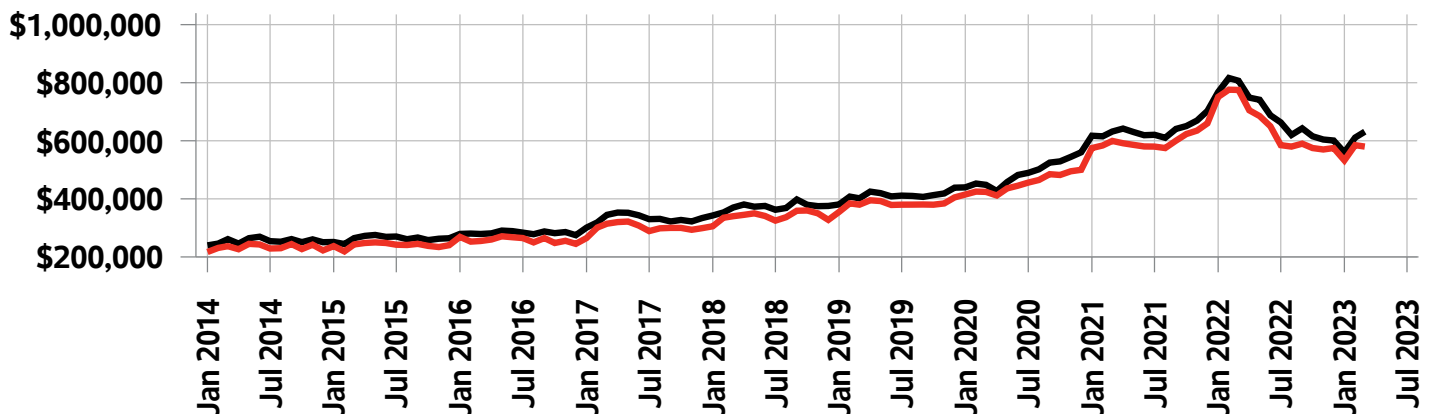
Active Listings (March only)



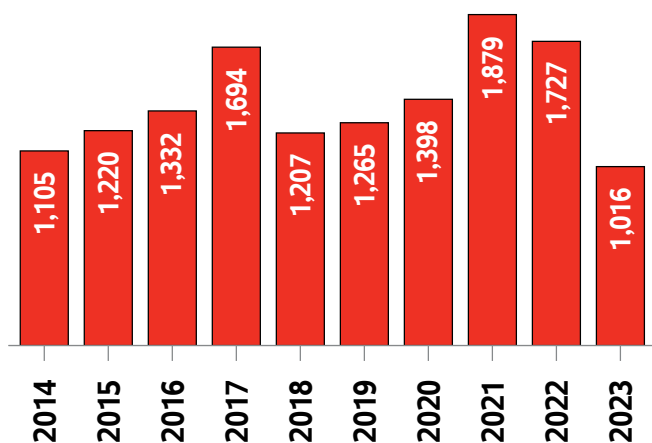
Months of Inventory (March only)



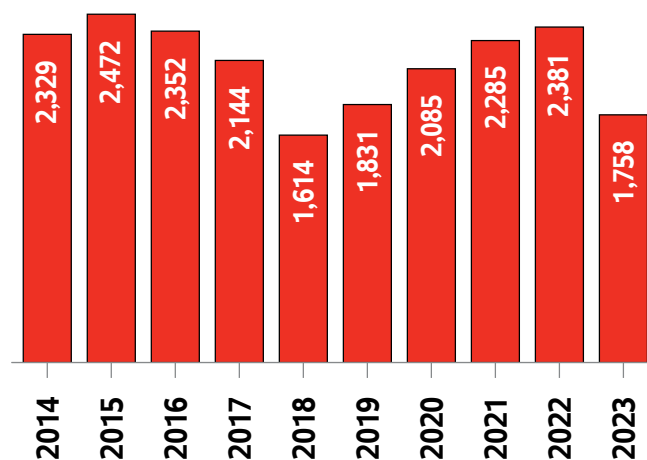
Average Price and Median Price



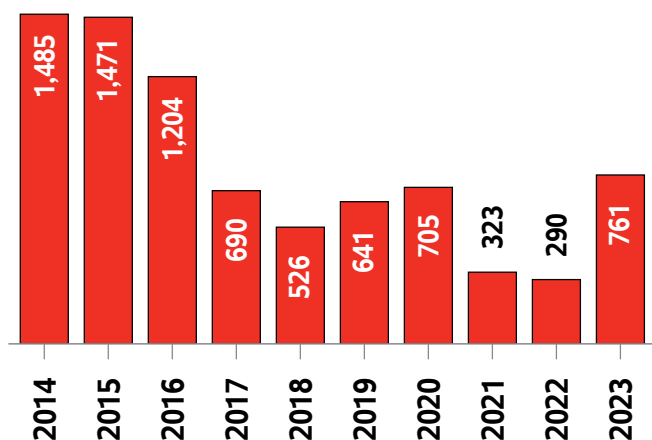
Sales Activity (March Year-to-date)



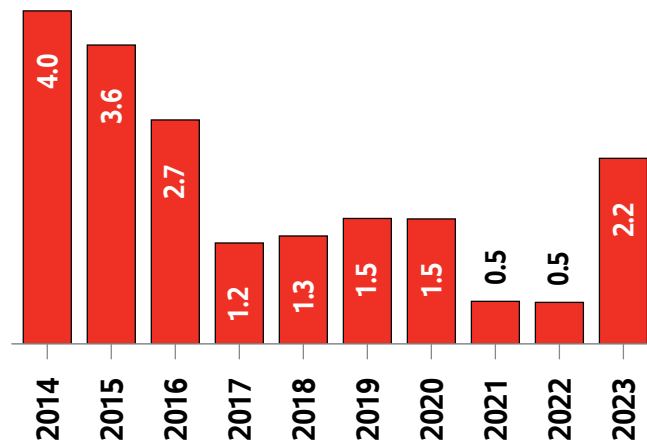
New Listings (March Year-to-date)



Active Listings ¹(March Year-to-date)



Months of Inventory ²(March 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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	29	-6.5%	-14.7%	81.3%	61.1%	20.8%	107.1%
Dollar Volume	\$21,576,900	-16.5%	-8.2%	231.5%	250.1%	300.2%	628.9%
New Listings	48	4.3%	4.3%	37.1%	54.8%	-5.9%	17.1%
Active Listings	88	238.5%	193.3%	57.1%	69.2%	-30.2%	-35.3%
Sales to New Listings Ratio ¹	60.4	67.4	73.9	45.7	58.1	47.1	34.1
Months of Inventory ²	3.0	0.8	0.9	3.5	2.9	5.3	9.7
Average Price	\$744,031	-10.7%	7.7%	82.9%	117.3%	231.2%	251.9%
Median Price	\$720,000	-5.9%	10.8%	88.2%	107.2%	209.7%	347.3%
Sale to List Price Ratio ³	96.2	113.2	108.7	103.2	98.3	97.4	95.3
Median Days on Market	49.0	8.0	7.0	7.5	14.5	44.0	41.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	47	-34.7%	-45.3%	-6.0%	9.3%	-11.3%	38.2%
Dollar Volume	\$32,845,602	-45.4%	-37.7%	60.1%	116.8%	179.1%	312.9%
New Listings	115	23.7%	11.7%	33.7%	71.6%	9.5%	-5.0%
Active Listings ⁴	86	352.6%	239.5%	75.5%	88.3%	-23.9%	-35.7%
Sales to New Listings Ratio ⁵	40.9	77.4	83.5	58.1	64.2	50.5	28.1
Months of Inventory ⁶	5.5	0.8	0.9	2.9	3.2	6.4	11.8
Average Price	\$698,843	-16.4%	14.0%	70.3%	98.3%	214.7%	198.7%
Median Price	\$690,000	-10.1%	15.8%	85.2%	101.2%	241.6%	289.9%
Sale to List Price Ratio ⁷	96.2	110.8	105.1	99.4	98.1	96.0	95.4
Median Days on Market	44.0	8.0	8.0	16.5	20.0	71.0	52.0

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.

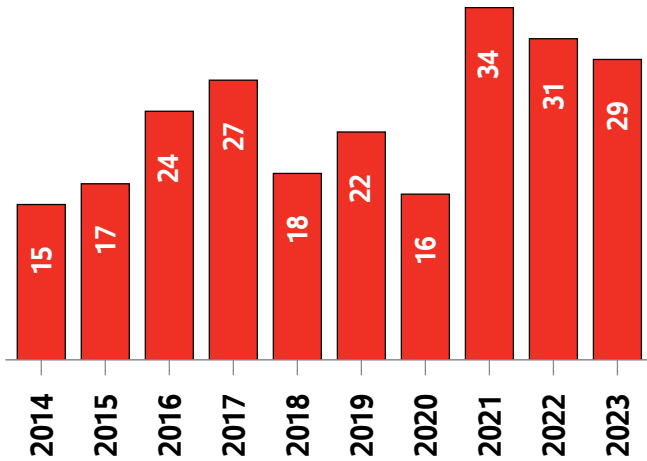
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

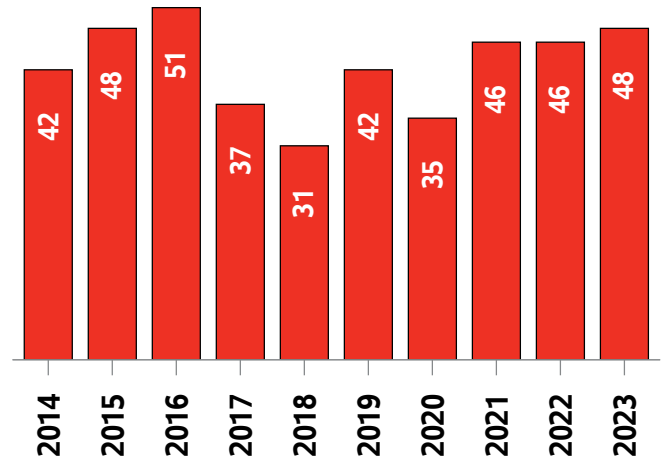
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

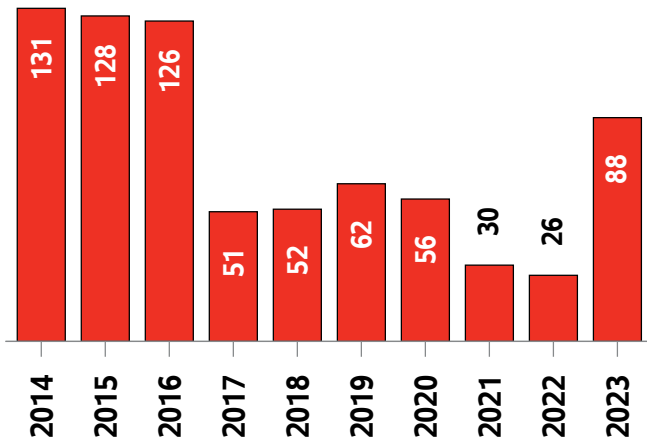
Sales Activity (March only)



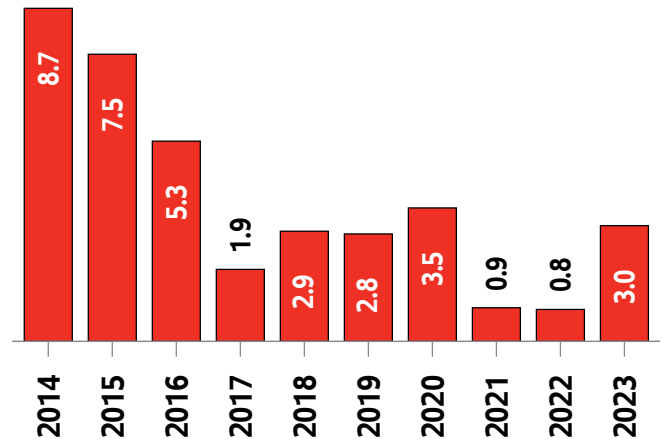
New Listings (March only)



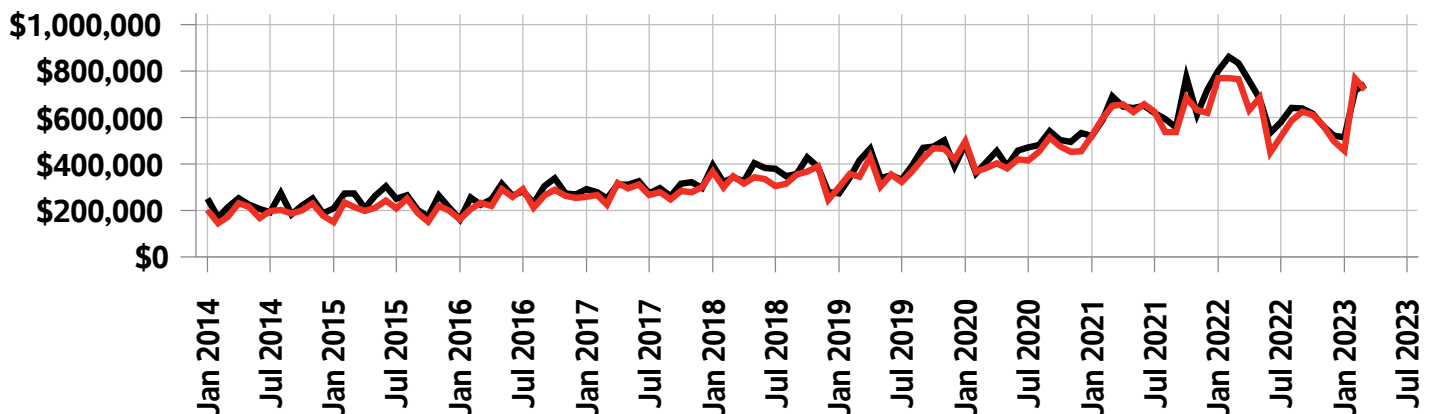
Active Listings (March only)



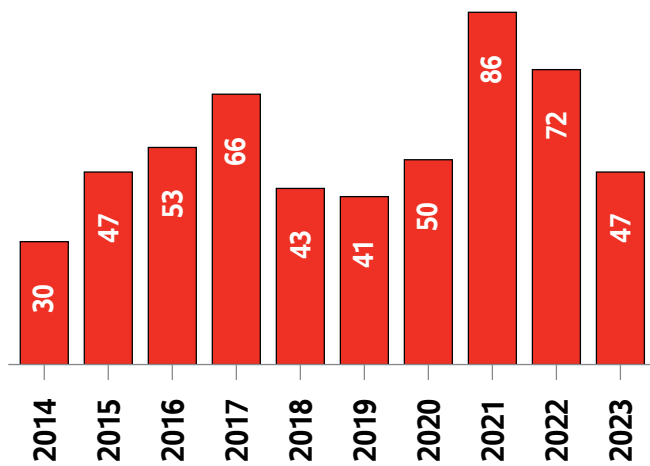
Months of Inventory (March only)



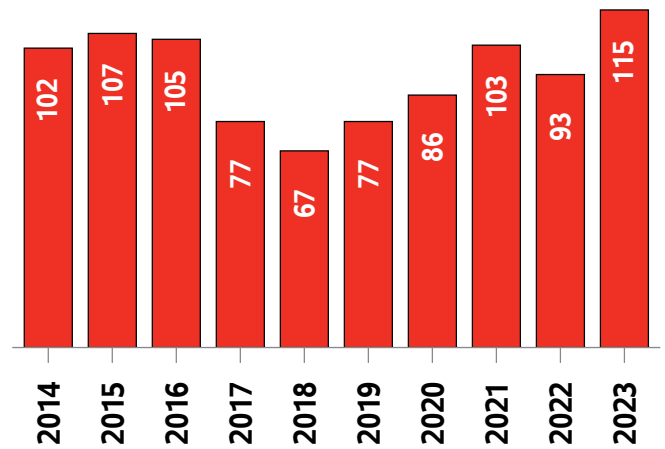
Average Price and Median Price



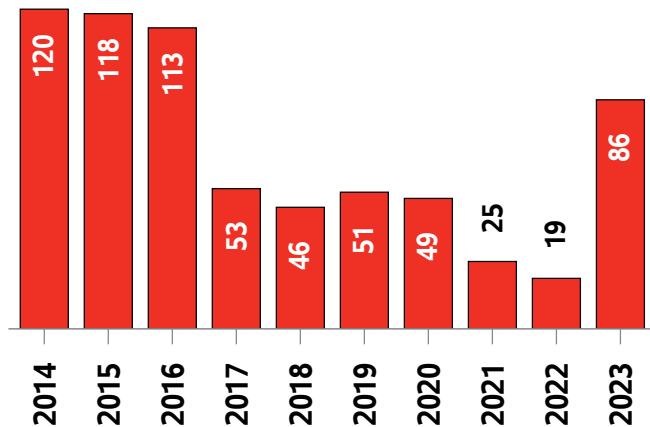
Sales Activity (March Year-to-date)



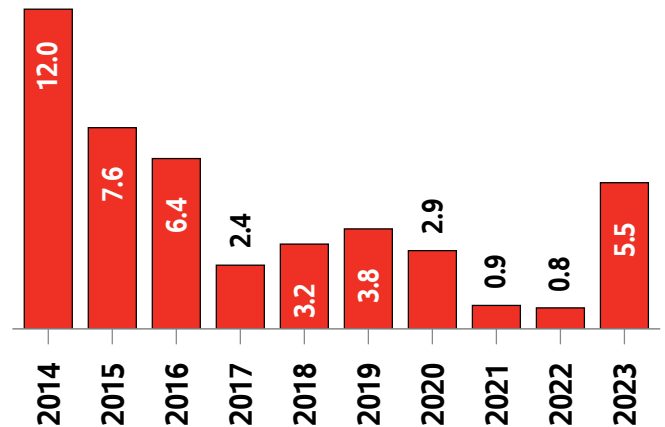
New Listings (March Year-to-date)



Active Listings ¹(March Year-to-date)



Months of Inventory ²(March 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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	34	-10.5%	-15.0%	161.5%	54.5%	78.9%	88.9%
Dollar Volume	\$30,783,400	-29.0%	-1.3%	266.4%	145.1%	250.8%	351.7%
New Listings	44	-6.4%	-17.0%	-4.3%	-6.4%	-22.8%	-30.2%
Active Listings	78	387.5%	136.4%	-13.3%	13.0%	-39.1%	-50.0%
Sales to New Listings Ratio ¹	77.3	80.9	75.5	28.3	46.8	33.3	28.6
Months of Inventory ²	2.3	0.4	0.8	6.9	3.1	6.7	8.7
Average Price	\$905,394	-20.7%	16.2%	40.1%	58.6%	96.0%	139.2%
Median Price	\$777,000	-24.0%	4.3%	27.0%	35.5%	106.7%	102.3%
Sale to List Price Ratio ³	96.4	114.9	111.9	98.3	99.4	98.1	97.2
Median Days on Market	28.0	6.0	6.5	8.0	9.5	27.0	49.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	62	-26.2%	-23.5%	29.2%	10.7%	21.6%	72.2%
Dollar Volume	\$52,277,809	-42.3%	-12.3%	100.9%	79.1%	152.7%	313.6%
New Listings	132	32.0%	32.0%	37.5%	37.5%	-3.6%	-13.7%
Active Listings ⁴	85	433.3%	190.9%	0.8%	40.7%	-24.7%	-33.9%
Sales to New Listings Ratio ⁵	47.0	84.0	81.0	50.0	58.3	37.2	23.5
Months of Inventory ⁶	4.1	0.6	1.1	5.3	3.3	6.7	10.8
Average Price	\$843,190	-21.8%	14.6%	55.5%	61.8%	107.8%	140.1%
Median Price	\$770,000	-22.8%	14.9%	51.8%	45.1%	127.1%	107.4%
Sale to List Price Ratio ⁷	96.0	112.7	110.8	101.1	100.5	97.6	97.0
Median Days on Market	28.5	6.0	7.0	12.5	18.0	44.0	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.

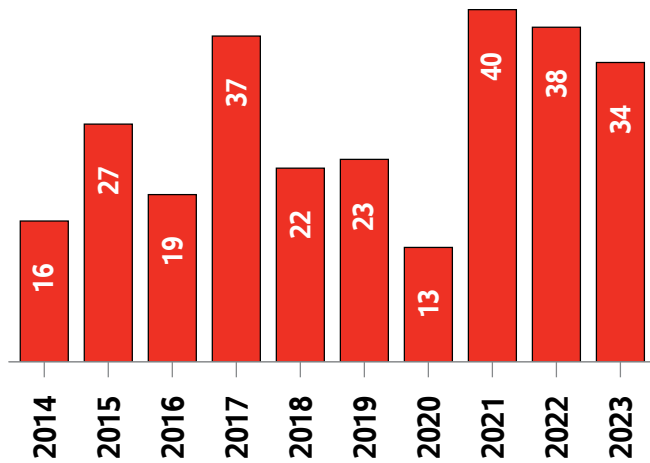
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

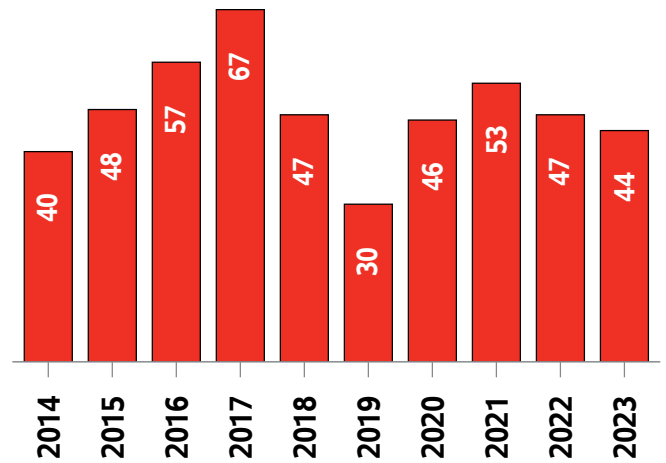
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

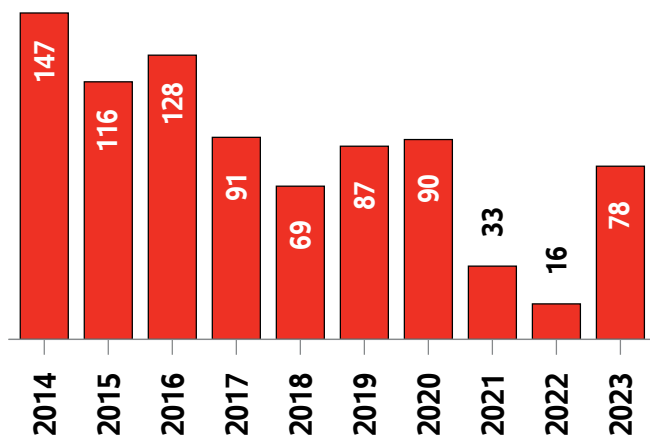
Sales Activity (March only)



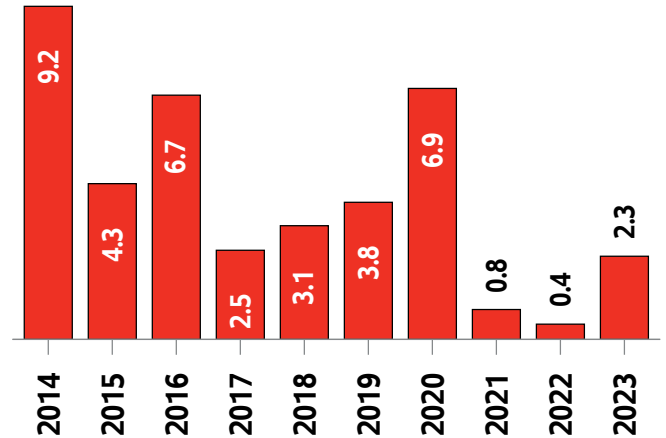
New Listings (March only)



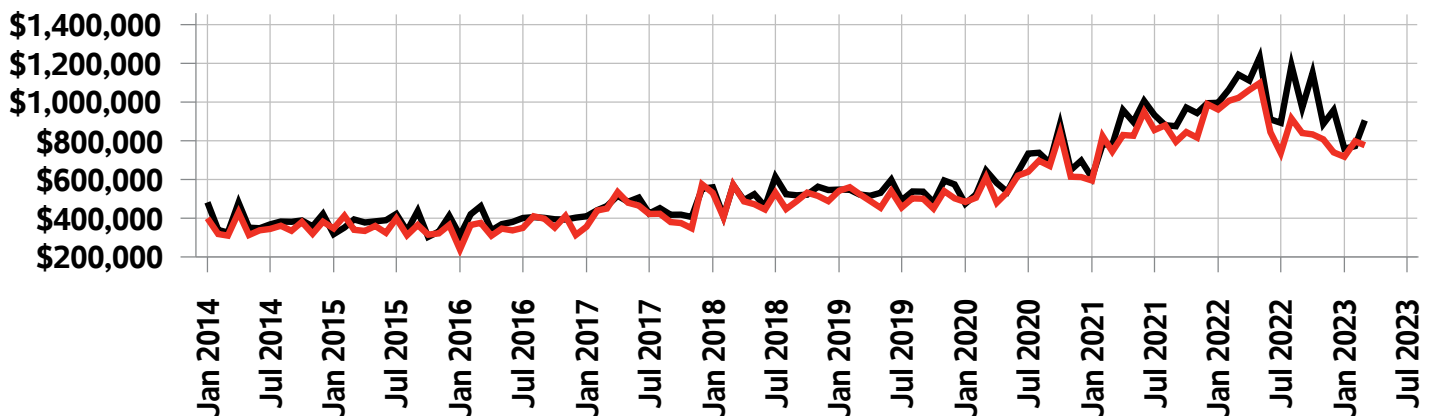
Active Listings (March only)



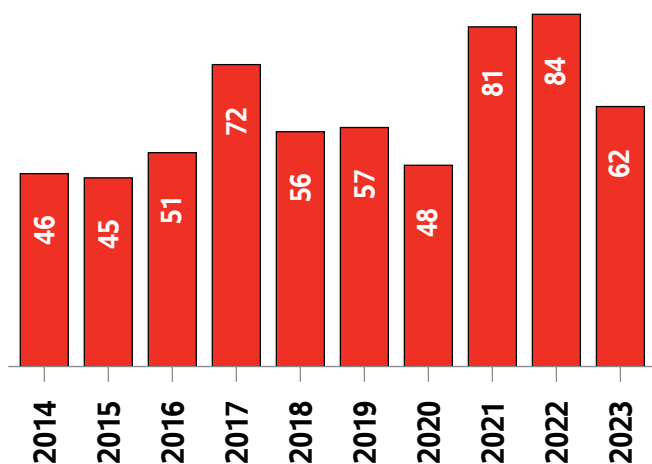
Months of Inventory (March only)



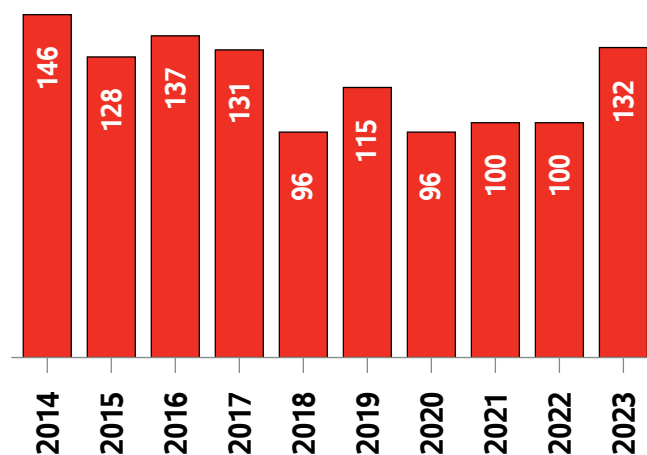
Average Price and Median Price



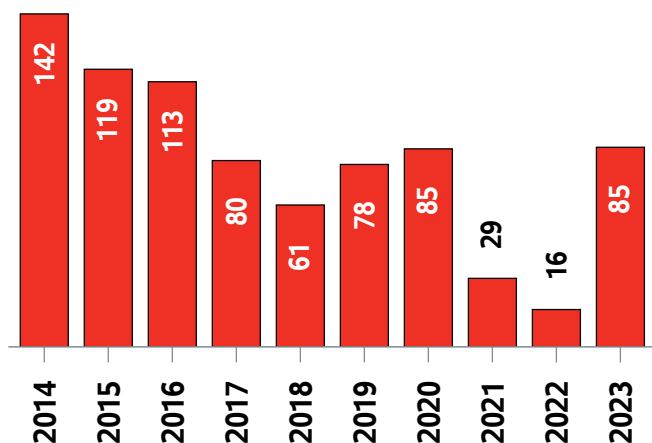
Sales Activity (March Year-to-date)



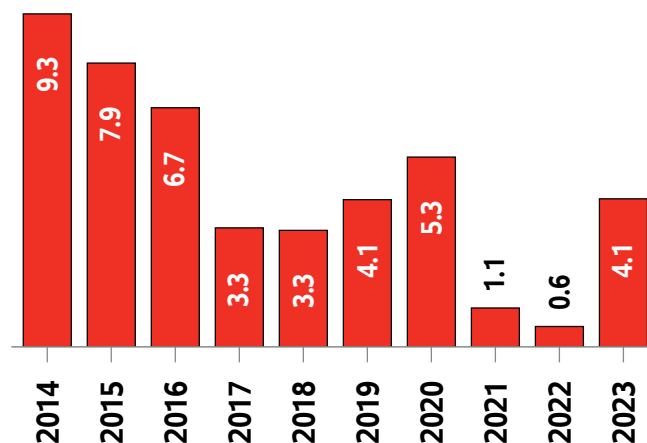
New Listings (March Year-to-date)



Active Listings ¹(March Year-to-date)



Months of Inventory ²(March 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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	27	-28.9%	-57.8%	-20.6%	0.0%	-3.6%	35.0%
Dollar Volume	\$15,232,850	-53.3%	-62.4%	5.6%	51.4%	139.2%	217.7%
New Listings	51	-30.1%	-20.3%	4.1%	24.4%	-8.9%	-5.6%
Active Listings	82	24.2%	331.6%	-24.1%	18.8%	-34.4%	-29.3%
Sales to New Listings Ratio ¹	52.9	52.1	100.0	69.4	65.9	50.0	37.0
Months of Inventory ²	3.0	1.7	0.3	3.2	2.6	4.5	5.8
Average Price	\$564,180	-34.2%	-10.8%	33.0%	51.4%	148.0%	135.4%
Median Price	\$525,000	-35.7%	-13.4%	27.9%	45.8%	144.2%	126.8%
Sale to List Price Ratio ³	95.8	120.6	114.9	102.5	99.9	97.2	96.4
Median Days on Market	34.0	6.0	6.0	6.5	9.0	35.5	48.5

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	71	-31.1%	-45.4%	-21.1%	14.5%	6.0%	51.1%
Dollar Volume	\$43,467,058	-47.9%	-46.3%	4.3%	108.8%	162.0%	322.3%
New Listings	148	-5.1%	9.6%	-11.4%	59.1%	4.2%	18.4%
Active Listings ⁴	78	56.7%	261.5%	-19.2%	34.3%	-30.1%	-19.8%
Sales to New Listings Ratio ⁵	48.0	66.0	96.3	53.9	66.7	47.2	37.6
Months of Inventory ⁶	3.3	1.5	0.5	3.2	2.8	5.0	6.2
Average Price	\$612,212	-24.5%	-1.6%	32.2%	82.3%	147.2%	179.6%
Median Price	\$549,000	-30.3%	-8.8%	25.3%	71.8%	130.7%	155.3%
Sale to List Price Ratio ⁷	95.9	117.4	113.0	100.4	99.7	96.8	95.9
Median Days on Market	33.0	6.0	6.0	16.5	17.5	31.0	34.0

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

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

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

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

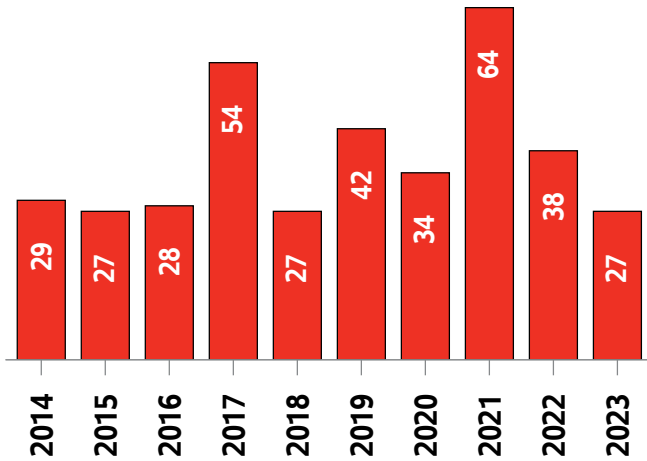
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

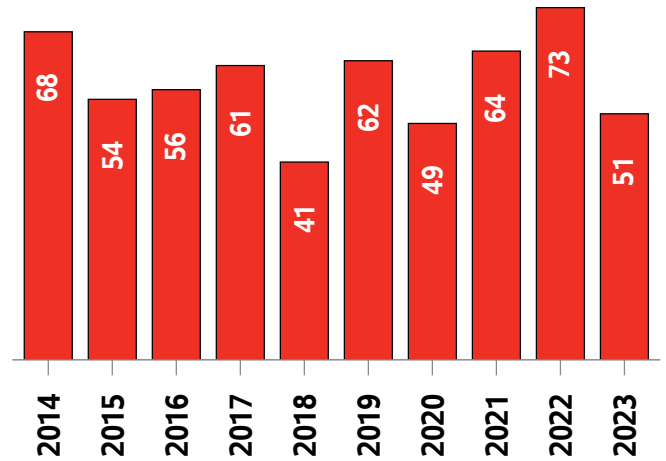
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

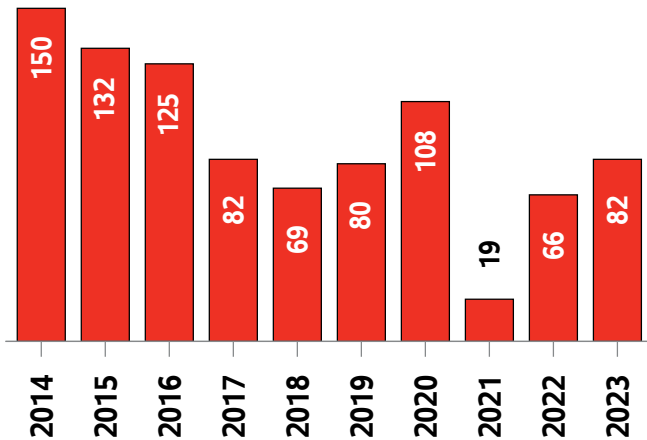
Sales Activity (March only)



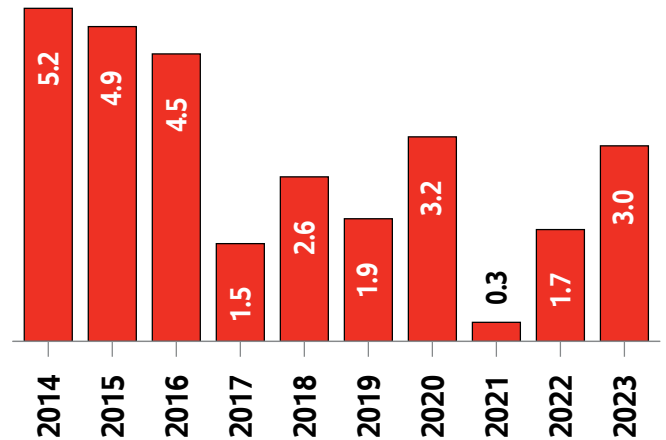
New Listings (March only)



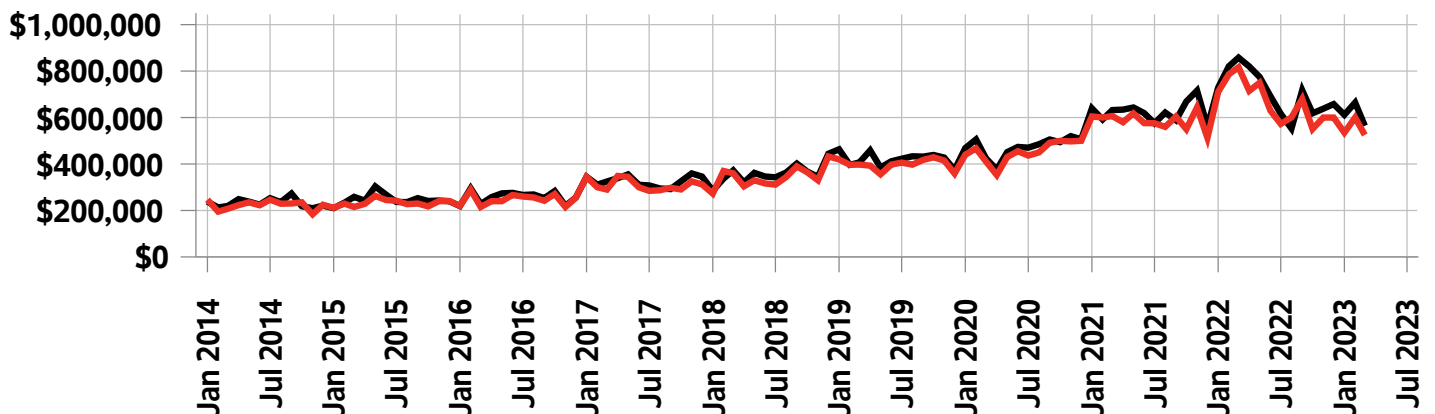
Active Listings (March only)



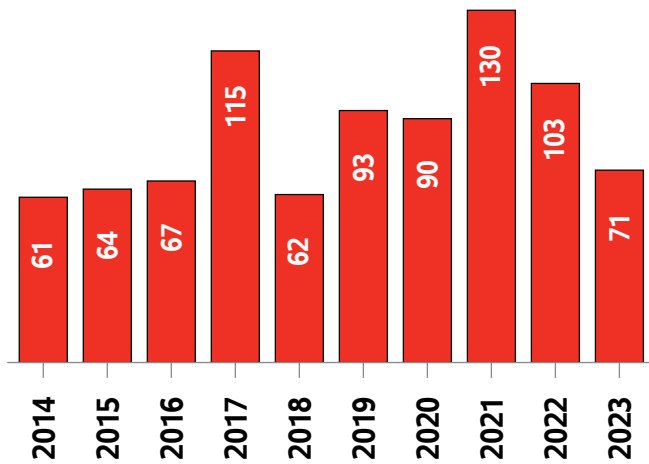
Months of Inventory (March only)



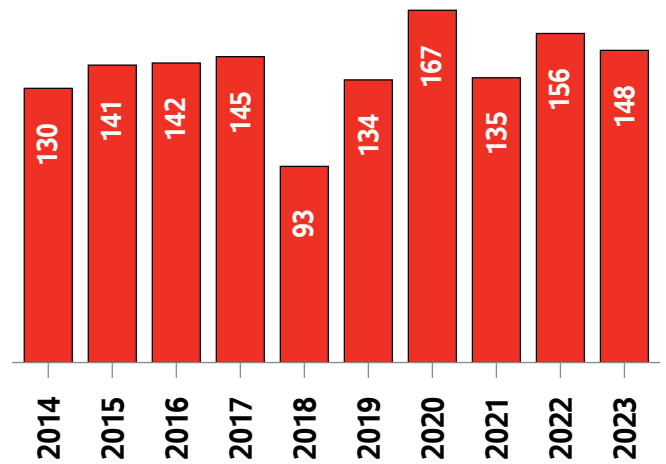
Average Price and Median Price



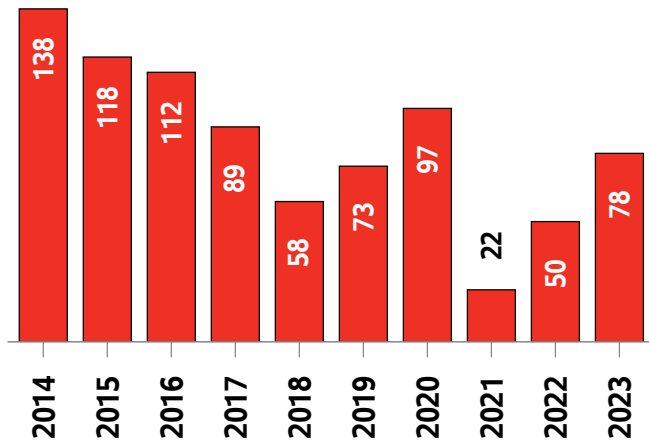
Sales Activity (March Year-to-date)



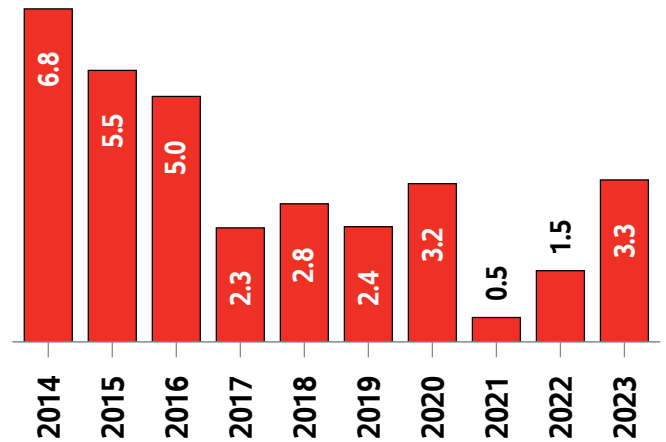
New Listings (March Year-to-date)



Active Listings ¹ (March Year-to-date)



Months of Inventory ² (March 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	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	75	-27.2%	-16.7%	11.9%	1.4%	4.2%	36.4%
Dollar Volume	\$45,189,786	-39.0%	-11.1%	71.3%	103.2%	172.0%	297.3%
New Listings	86	-33.3%	-21.1%	10.3%	53.6%	1.2%	-17.3%
Active Listings	101	173.0%	206.1%	48.5%	152.5%	-28.9%	-51.7%
Sales to New Listings Ratio ¹	87.2	79.8	82.6	85.9	132.1	84.7	52.9
Months of Inventory ²	1.3	0.4	0.4	1.0	0.5	2.0	3.8
Average Price	\$602,530	-16.2%	6.7%	53.0%	100.5%	161.1%	191.4%
Median Price	\$587,000	-14.9%	6.3%	57.4%	98.5%	159.7%	186.3%
Sale to List Price Ratio ³	98.3	120.7	112.8	101.6	100.4	98.2	97.8
Median Days on Market	20.0	5.0	5.0	7.0	10.0	29.0	43.0

Year-to-date	March 2023	Compared to ⁸					
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	158	-33.3%	-12.7%	-8.7%	1.3%	6.0%	13.7%
Dollar Volume	\$90,367,175	-47.3%	-9.2%	35.1%	98.0%	172.4%	226.9%
New Listings	230	-15.4%	10.6%	4.1%	42.0%	0.0%	-10.9%
Active Listings ⁴	108	375.0%	421.0%	70.0%	91.1%	-21.4%	-44.0%
Sales to New Listings Ratio ⁵	68.7	87.1	87.0	78.3	96.3	64.8	53.9
Months of Inventory ⁶	2.0	0.3	0.3	1.1	1.1	2.8	4.2
Average Price	\$571,944	-20.9%	4.0%	47.9%	95.5%	156.9%	187.6%
Median Price	\$547,500	-21.8%	1.4%	48.0%	95.5%	154.7%	186.6%
Sale to List Price Ratio ⁷	98.2	120.0	113.6	101.2	100.2	97.1	97.4
Median Days on Market	27.0	6.0	5.0	9.0	12.0	29.0	44.0

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.

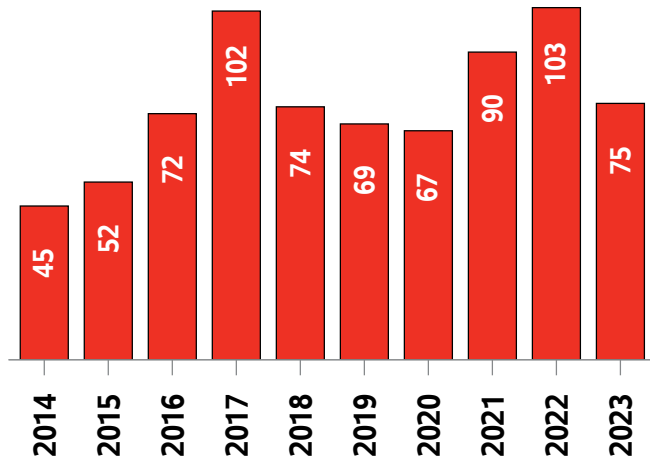
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

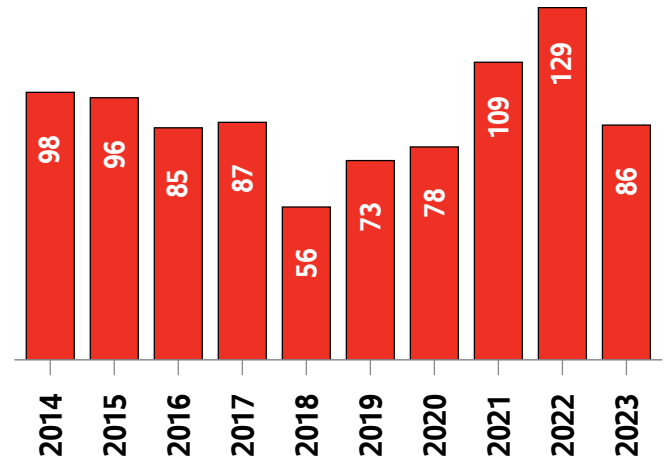
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

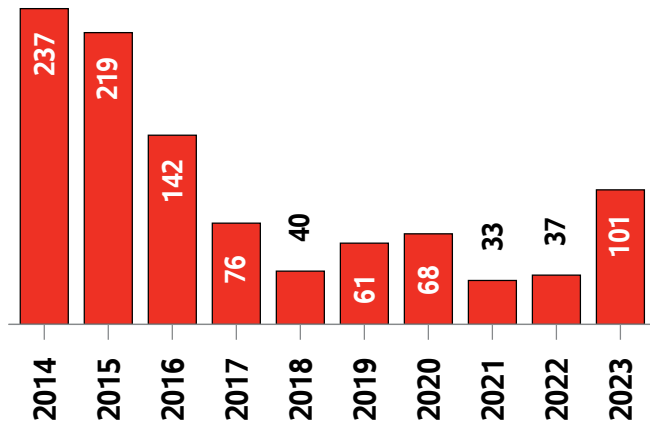
Sales Activity (March only)



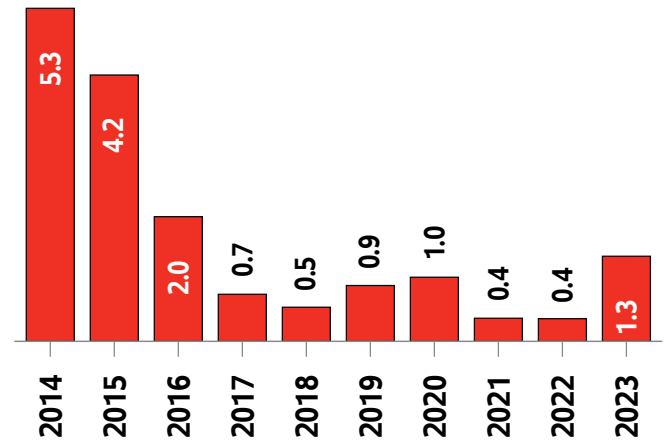
New Listings (March only)



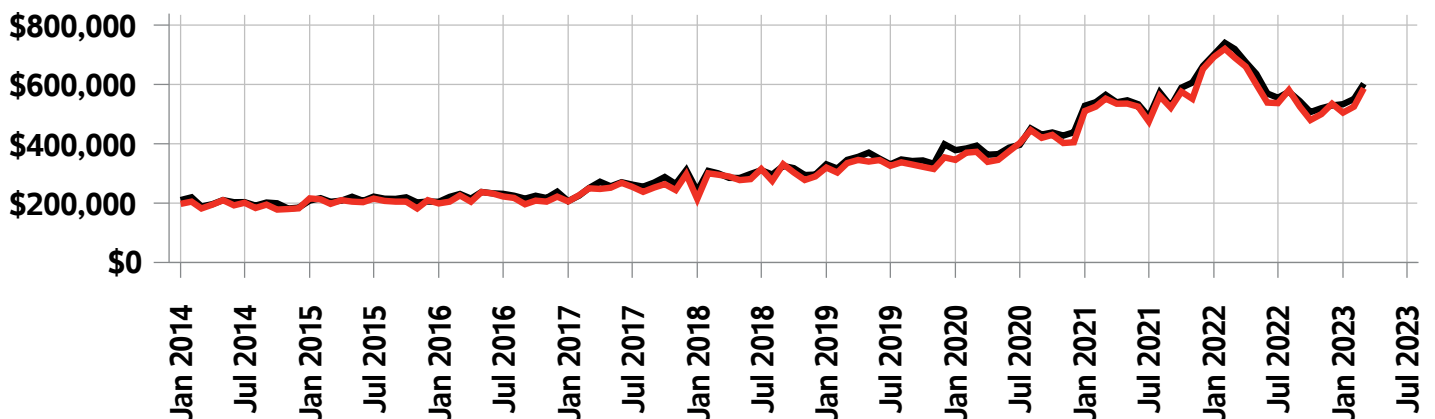
Active Listings (March only)



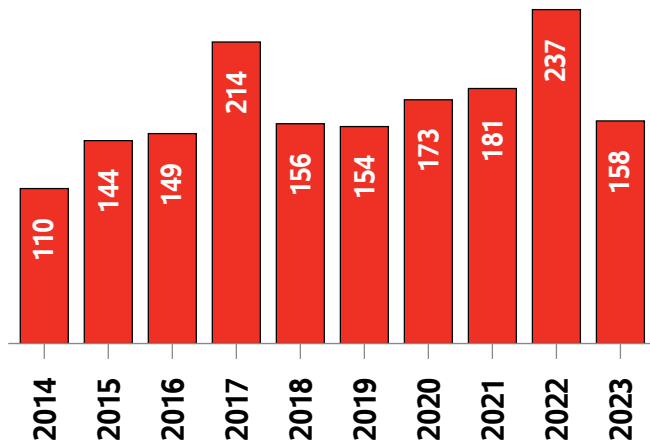
Months of Inventory (March only)



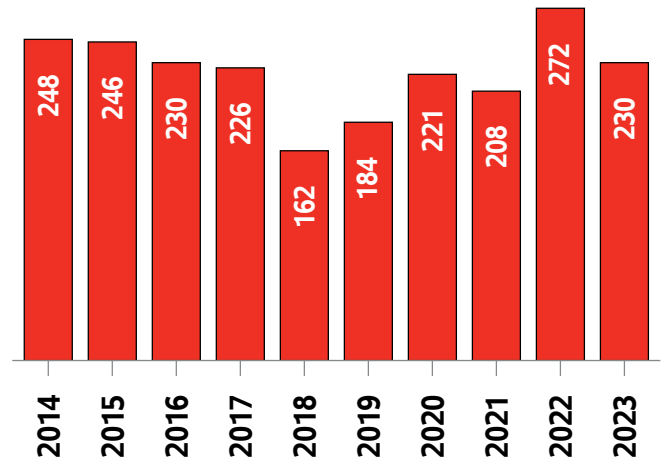
Average Price and Median Price



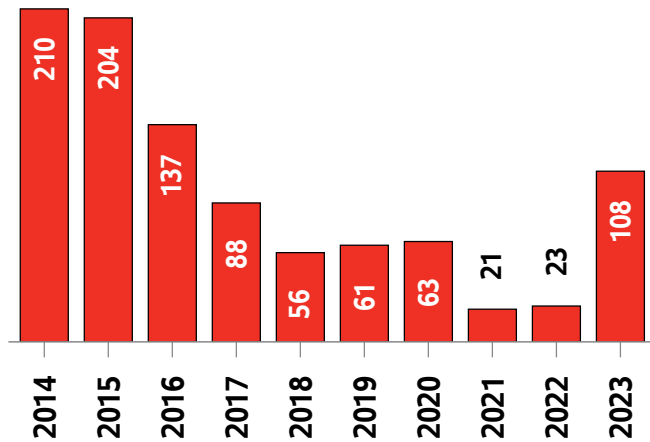
Sales Activity (March Year-to-date)



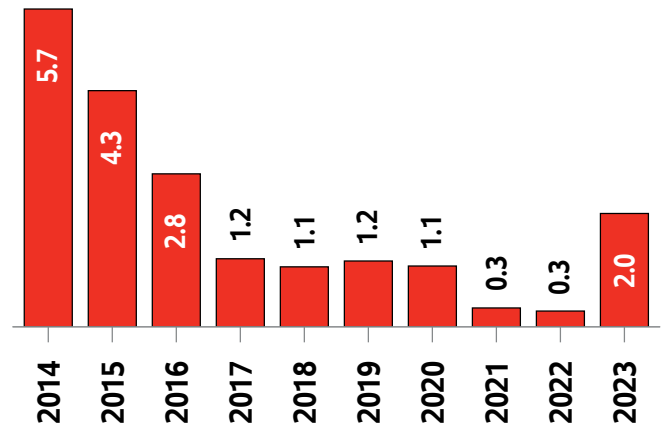
New Listings (March Year-to-date)



Active Listings ¹(March Year-to-date)



Months of Inventory ²(March 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.