



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



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

APRIL 2023 LONDON & ST. THOMAS

MARKET UPDATE

MARKET SUMMARY

\$664,149

AVERAGE SALE PRICE



964

NEW LISTINGS



1.8

MONTHS OF INVENTORY



723

UNITS SOLD



AVERAGE HOUSING PRICES COMPARED TO 2022

-14.4%

\$748,469

LONDON NORTH

-8.7%

\$708,166

LONDON SOUTH

-13.0%

\$521,984

LONDON EAST

*Stats provided by LSTAR based
on residential market activity

STREETCITY
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News Release
Wednesday, May 3rd, 2023
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For Background:
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GROWING DEMAND AND LOW INVENTORY FUEL HOME PRICE GAINS

London, ON – In April 2023, 964 new properties came on the market and 723 homes exchanged hands via the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR).

"Since the beginning of 2023 we've been noticing steady month-over-month increases in the number of home sales and prices, which indicate that the property demand and the housing supply issue are still there. Both of these are also demonstrated by the sales-to-new-listings ratio, which sky-rocketed in April, and by the dwindling housing inventory," said 2023 LSTAR President Adam Miller.

The overall sales-to-new listings ratio for the entire London-St. Thomas area climbed from 63.5% in March to 75% in April, while the inventory plunged from 2 months in March to only 1.8 in April.

"Out of the five main regions of LSTAR, the city of St. Thomas was the one with the lowest number of properties available for sale, with only one month of housing inventory in April," Miller emphasized.

"In their turn, the low inventory and the growing housing demand are putting upward pressure on the local average and MLS® HPI Benchmark Prices," Miller added.

In April 2023, in the jurisdiction of LSTAR, the average home price and the composite MLS® Home Price Index (HPI) Benchmark Price were lower compared to the same month in the previous year, by 13.6% and 17.1% respectively. However, both these figures were higher than those seen in the previous months. The average home price for LSTAR in April 2023 was \$664,149, while the composite MLS® HPI Benchmark Price was \$607,200.

The following table shows how home sales and prices evolved in the first quarter of this year in LSTAR's jurisdiction.

	JANUARY 2023	FEBRUARY 2023	MARCH 2023	APRIL 2023
LSTAR HOME SALES	344	436	685	723
LSTAR'S OVERALL AVERAGE PRICE	\$585,252	\$621,912	\$653,611	\$664,149
LSTAR'S COMPOSITE MLS® HPI BENCHMARK PRICE	\$568,300	\$583,500	\$592,600	\$607,200

Last month, the single-family home remained on top of the local buyers' preferences, with 519 units sold. The condo townhouse ranked second, with 100 units changing hands. The apartment came in third place, with only 61 units sold.

"Since the Bank of Canada pressed the pause button on interest rate hikes, single-family homes saw month-over-month gains in their MLS® HPI Benchmark prices. In April 2023, LSTAR's overall MLS® HPI Benchmark Price for single-family homes stood at \$654,100," observed Miller.

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

LSTAR'S MLS® HPI BENCHMARK PRICES IN APRIL 2023		
Benchmark Type	April 2023	Change over April 2022
Composite	\$607,200	↓17.1%
Single-Family	\$654,100	↓16.5%
One Storey	\$583,400	↓18.7%
Two Storey	\$703,100	↓15.1%
Townhouse	\$500,400	↓19.8%
Apartment	\$382,400	↓21.6%

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

AREA	MLS® HOME PRICE INDEX BENCHMARK PRICE
Oakville-Milton	\$1,355,100
Greater Vancouver	\$1,170,700
Greater Toronto	\$1,145,700
Mississauga	\$1,116,200
Fraser Valley	\$992,000
Hamilton-Burlington	\$868,800
Victoria	\$861,400
Guelph & District	\$824,500
Barrie & District	\$809,000
Cambridge	\$774,500
Kitchener-Waterloo	\$759,600
Brantford Region	\$685,600
Niagara Region	\$654,100
Woodstock-Ingersoll	\$640,700
Ottawa	\$635,600
London St. Thomas	\$607,200
Calgary	\$538,200
Huron-Perth	\$538,000
Saskatoon	\$375,600
Edmonton	\$373,000
Winnipeg	\$344,600
CANADA	\$744,600

In 2019, Altus Group, a leading research and advisory firm, released a report that highlights the amount of ancillary expenditures associated with the average housing transaction in Ontario. The study reveals that, over a period of three years from the date of purchase, an average housing transaction in Ontario generates a total of \$73,250 in ancillary expenditures. These expenditures encompass a wide range of costs, including, but not limited to, legal fees, moving expenses, furniture purchases, and renovation costs.

"This data shows the significant financial impact that a housing transaction can have on both homebuyers and the wider economy. According to this report, the home sales recorded by LSTAR in April 2023 could potentially bring over 52 million in spin-off spending to our local economy by 2026," 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	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	723	-17.7%	-36.5%	78.5%	-17.8%	-27.3%	-8.9%
Dollar Volume	\$480,179,418	-28.8%	-34.8%	176.7%	48.0%	76.1%	142.4%
New Listings	964	-40.1%	-34.0%	44.5%	-21.6%	-32.0%	-39.3%
Active Listings	1,304	27.3%	96.4%	-0.5%	15.7%	-41.3%	-56.2%
Sales to New Listings Ratio ¹	75.0	54.5	78.0	60.7	71.5	70.1	50.0
Months of Inventory ²	1.8	1.2	0.6	3.2	1.3	2.2	3.7
Average Price	\$664,149	-13.6%	2.8%	55.0%	80.2%	142.1%	166.2%
Median Price	\$620,500	-13.1%	4.3%	54.5%	84.1%	147.7%	175.8%
Sale to List Price Ratio ³	99.5	114.1	113.9	100.0	104.1	98.6	97.9
Median Days on Market	15.0	7.0	7.0	13.0	8.0	19.0	25.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	2,183	-33.6%	-41.4%	-5.5%	-13.9%	-22.2%	-7.7%
Dollar Volume	\$1,394,548,070	-47.1%	-40.6%	36.4%	52.8%	82.2%	142.0%
New Listings	3,626	-25.1%	-20.1%	2.3%	5.3%	-22.6%	-26.8%
Active Listings ⁴	1,324	123.0%	155.9%	12.8%	40.7%	-34.3%	-47.9%
Sales to New Listings Ratio ⁵	60.2	67.9	82.1	65.2	73.6	59.9	47.8
Months of Inventory ⁶	2.4	0.7	0.6	2.0	1.5	2.9	4.3
Average Price	\$638,822	-20.3%	1.3%	44.3%	77.4%	134.1%	162.2%
Median Price	\$600,000	-20.8%	1.7%	42.9%	81.3%	140.1%	169.7%
Sale to List Price Ratio ⁷	98.2	119.0	113.8	102.9	103.1	98.3	97.7
Median Days on Market	18.0	6.0	6.0	8.0	9.0	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.

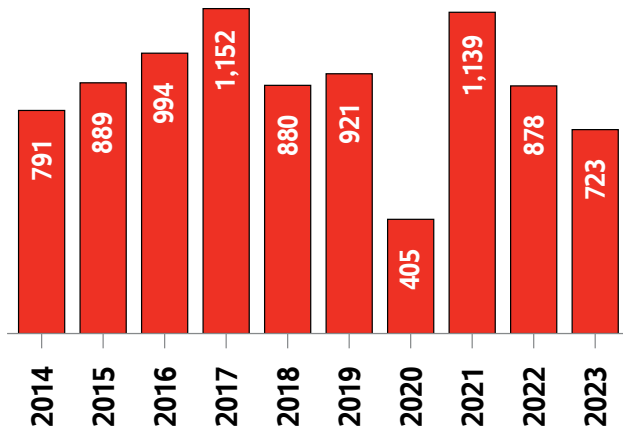
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

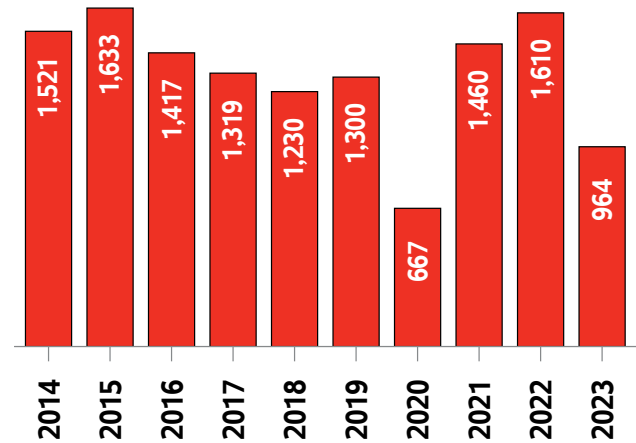
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

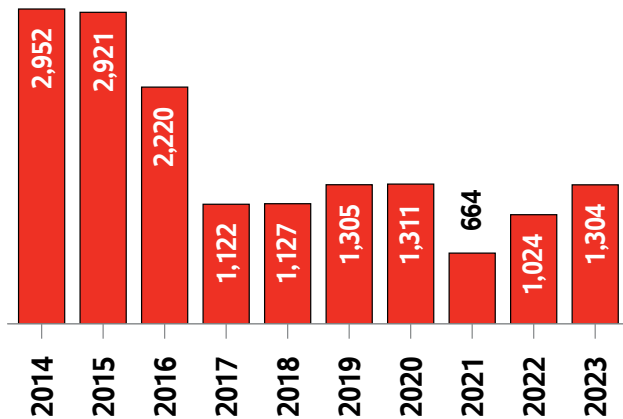
Sales Activity (April only)



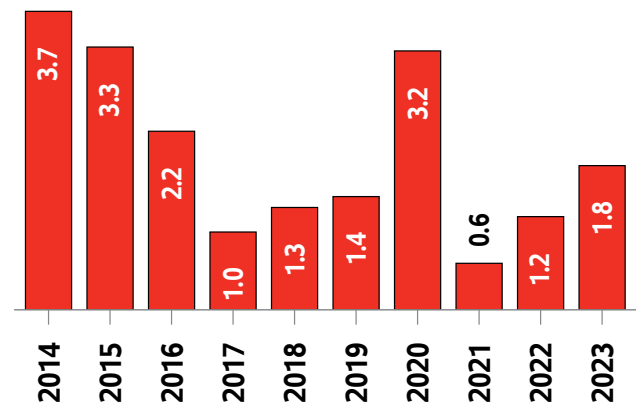
New Listings (April only)



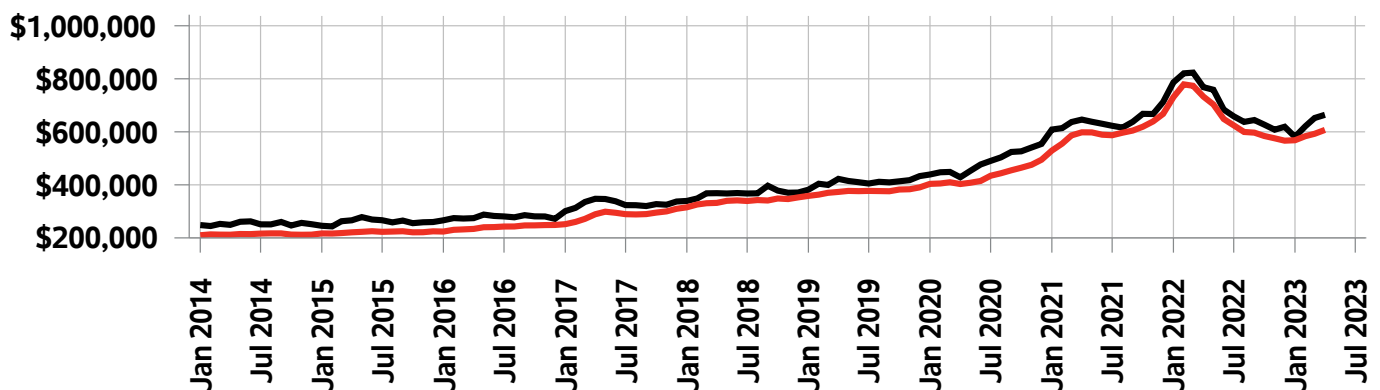
Active Listings (April only)



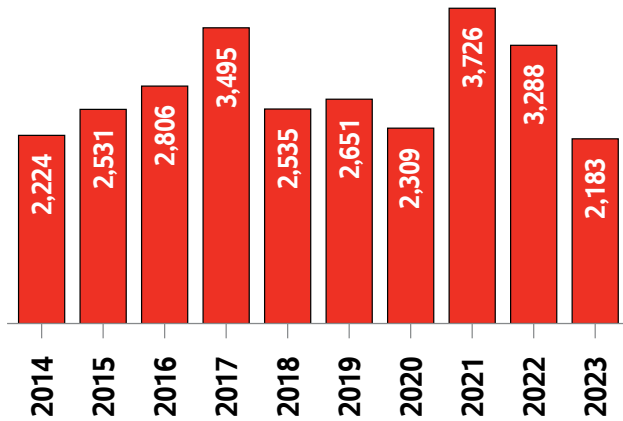
Months of Inventory (April only)



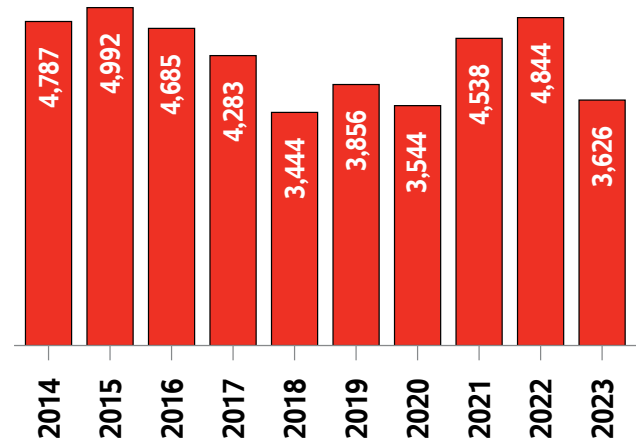
MLS® HPI Composite Benchmark Price and Average Price



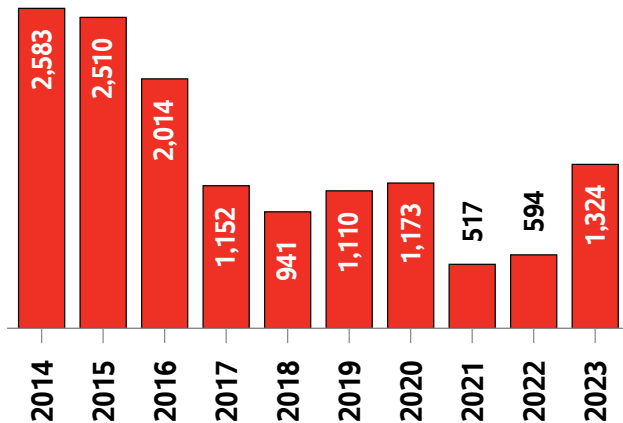
Sales Activity (April Year-to-date)



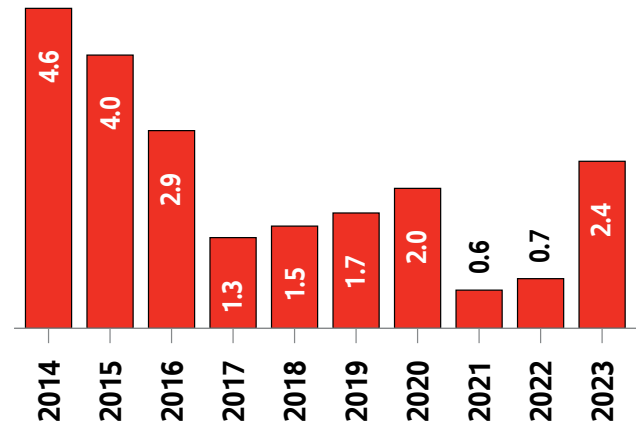
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	519	-19.5%	-38.5%	64.2%	-21.6%	-34.8%	-19.8%
Dollar Volume	\$371,600,433	-31.3%	-37.5%	160.4%	38.7%	59.3%	116.5%
New Listings	715	-39.5%	-35.1%	35.4%	-25.0%	-35.6%	-41.6%
Active Listings	946	27.7%	88.4%	-12.6%	1.6%	-42.5%	-59.1%
Sales to New Listings Ratio ¹	72.6	54.6	76.6	59.8	69.5	71.6	52.8
Months of Inventory ²	1.8	1.1	0.6	3.4	1.4	2.1	3.6
Average Price	\$715,993	-14.6%	1.6%	58.5%	76.9%	144.4%	169.9%
Median Price	\$655,000	-15.2%	2.3%	55.0%	77.0%	143.0%	174.1%
Sale to List Price Ratio ³	99.8	114.1	114.4	100.1	103.6	98.7	97.9
Median Days on Market	13.0	7.0	7.0	11.5	7.0	17.0	24.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	1,582	-33.0%	-42.5%	-4.8%	-17.4%	-28.4%	-16.2%
Dollar Volume	\$1,098,519,421	-46.9%	-42.0%	37.5%	45.4%	68.8%	122.1%
New Listings	2,602	-25.3%	-22.7%	-2.4%	-2.0%	-28.0%	-33.1%
Active Listings ⁴	965	121.4%	155.4%	-0.8%	22.9%	-35.2%	-51.6%
Sales to New Listings Ratio ⁵	60.8	67.8	81.7	62.3	72.2	61.1	48.5
Months of Inventory ⁶	2.4	0.7	0.5	2.3	1.6	2.7	4.2
Average Price	\$694,386	-20.7%	0.8%	44.4%	76.1%	135.6%	164.9%
Median Price	\$638,000	-21.4%	-0.3%	41.8%	76.7%	136.4%	168.4%
Sale to List Price Ratio ⁷	98.3	118.9	114.0	102.6	102.4	98.4	97.8
Median Days on Market	17.0	6.0	6.0	8.0	9.0	20.0	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.

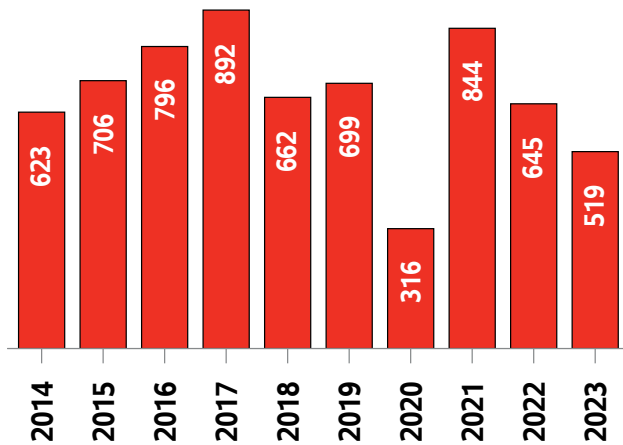
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

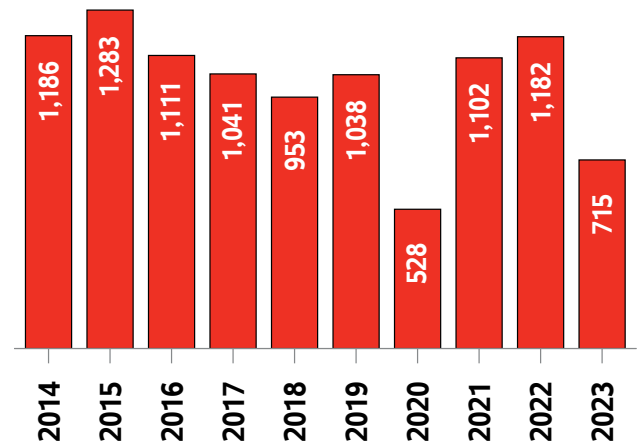
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

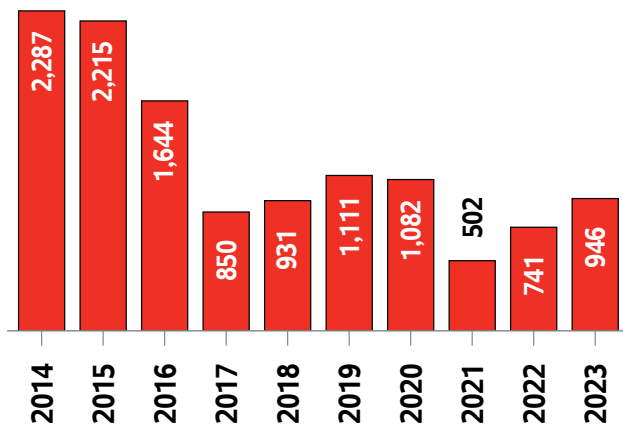
Sales Activity (April only)



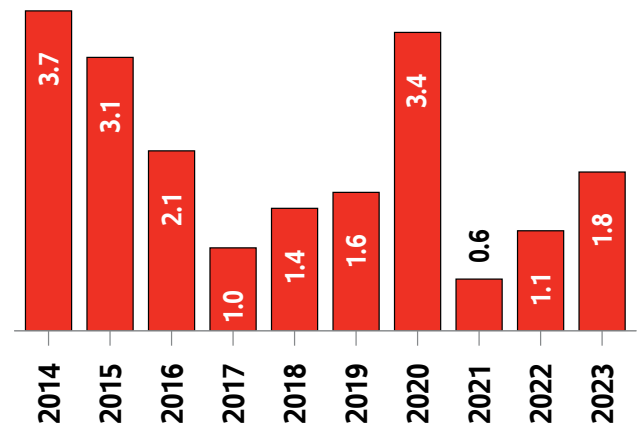
New Listings (April only)



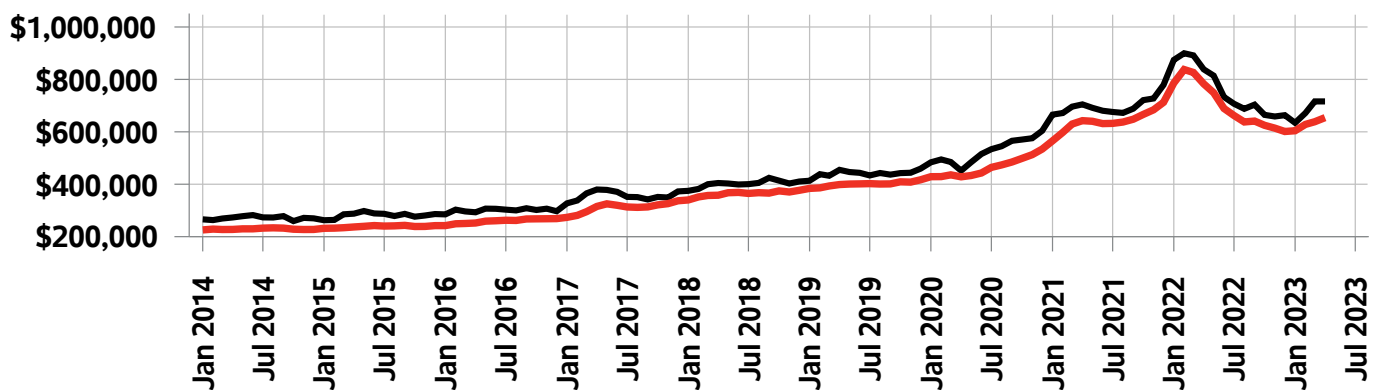
Active Listings (April only)



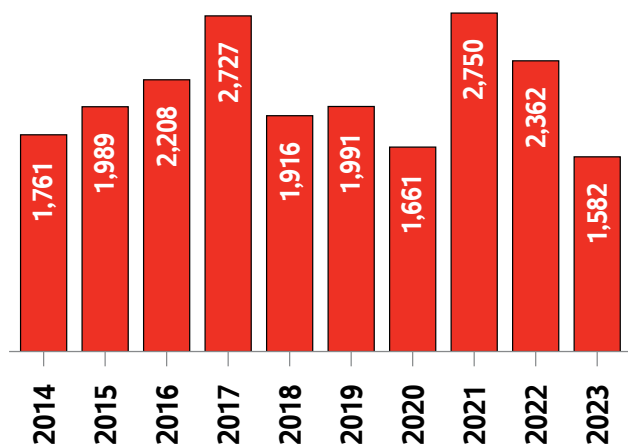
Months of Inventory (April only)



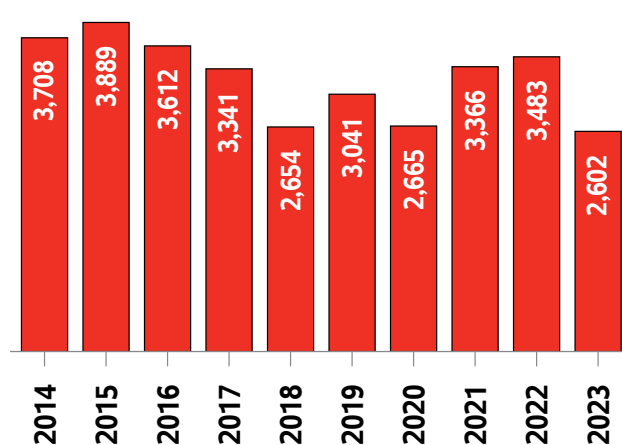
MLS® HPI Single Family Benchmark Price and Average Price



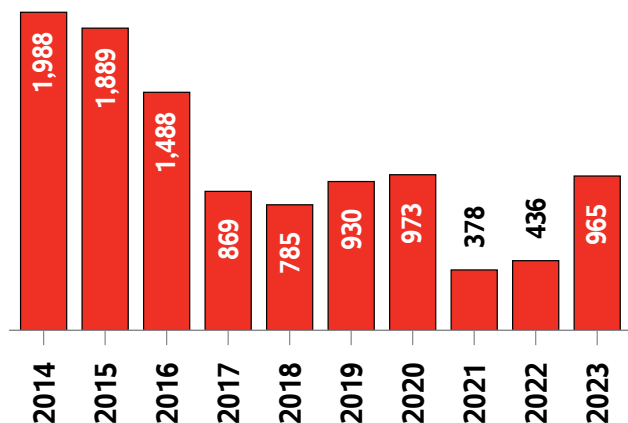
Sales Activity (April Year-to-date)



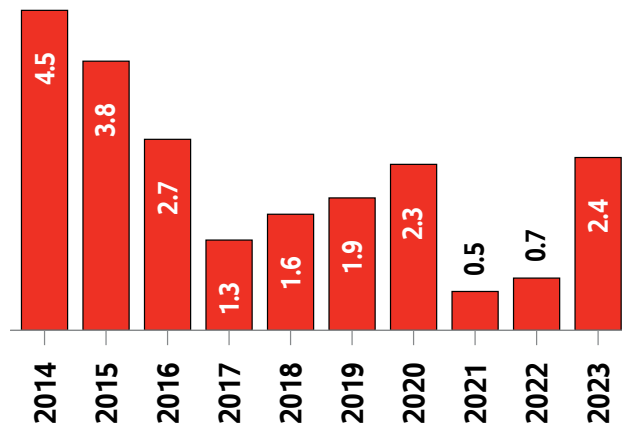
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	100	-18.7%	-22.5%	127.3%	-18.0%	-15.3%	13.6%
Dollar Volume	\$54,709,925	-28.7%	-13.6%	253.6%	71.7%	129.6%	229.8%
New Listings	111	-51.3%	-35.8%	52.1%	-25.5%	-29.7%	-40.6%
Active Listings	171	13.2%	151.5%	87.9%	171.4%	-27.5%	-40.2%
Sales to New Listings Ratio ¹	90.1	53.9	74.6	60.3	81.9	74.7	47.1
Months of Inventory ²	1.7	1.2	0.5	2.1	0.5	2.0	3.3
Average Price	\$547,099	-12.3%	11.5%	55.6%	109.5%	171.0%	190.3%
Median Price	\$559,000	-7.7%	22.6%	67.9%	123.6%	202.2%	237.8%
Sale to List Price Ratio ³	99.6	116.1	114.9	99.6	108.1	98.8	98.6
Median Days on Market	14.5	7.0	7.0	14.0	6.0	25.0	25.5

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	297	-36.5%	-35.9%	2.1%	-7.2%	-11.3%	2.8%
Dollar Volume	\$153,532,263	-50.6%	-33.0%	46.3%	82.8%	142.2%	200.8%
New Listings	502	-30.3%	-11.3%	29.7%	34.2%	-4.4%	-10.5%
Active Listings ⁴	174	119.2%	283.0%	175.5%	332.9%	-18.9%	-25.6%
Sales to New Listings Ratio ⁵	59.2	65.0	81.8	75.2	85.6	63.8	51.5
Months of Inventory ⁶	2.3	0.7	0.4	0.9	0.5	2.6	3.2
Average Price	\$516,944	-22.2%	4.5%	43.4%	97.0%	173.2%	192.7%
Median Price	\$510,000	-21.5%	8.5%	45.8%	104.0%	196.9%	214.8%
Sale to List Price Ratio ⁷	98.9	122.8	116.8	104.9	107.4	98.2	97.7
Median Days on Market	15.0	6.0	6.0	6.0	7.0	28.0	28.0

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

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

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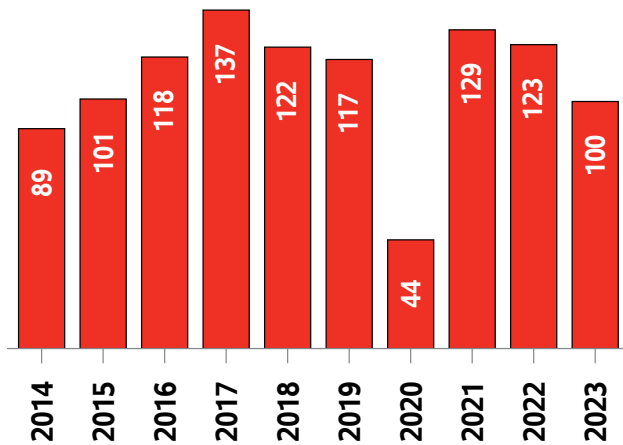
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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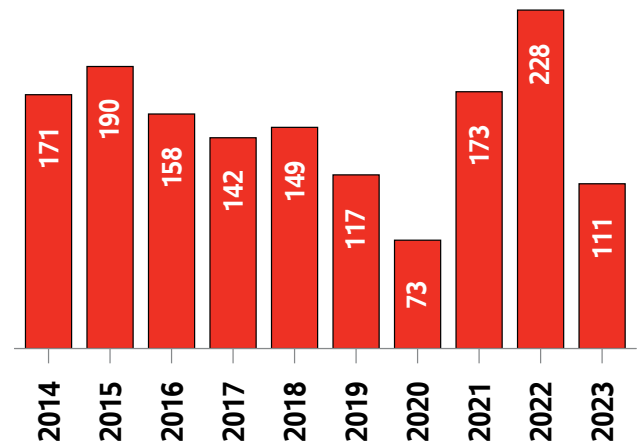
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

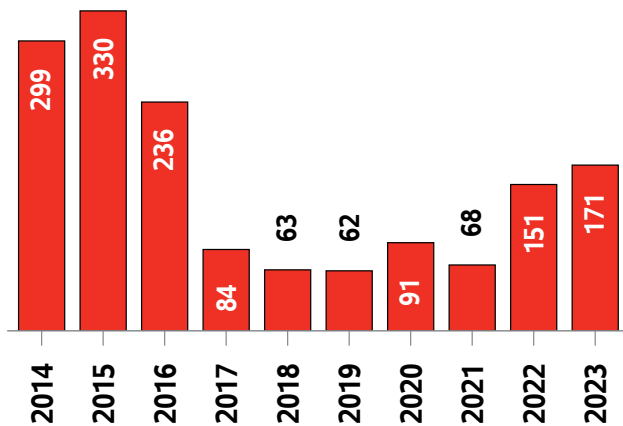
Sales Activity (April only)



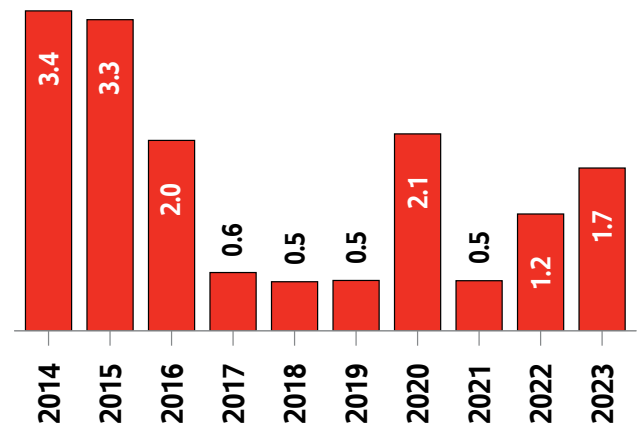
New Listings (April only)



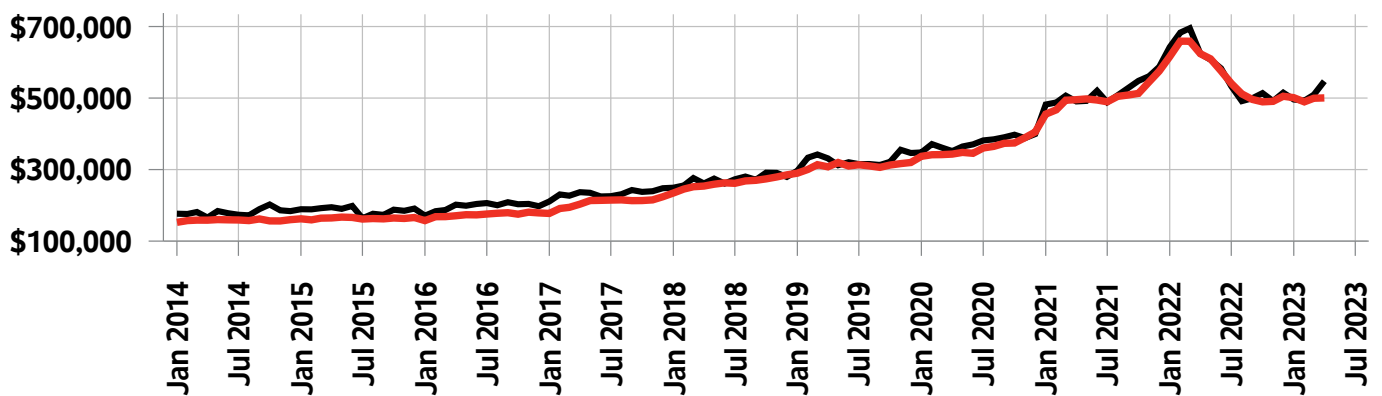
Active Listings (April only)



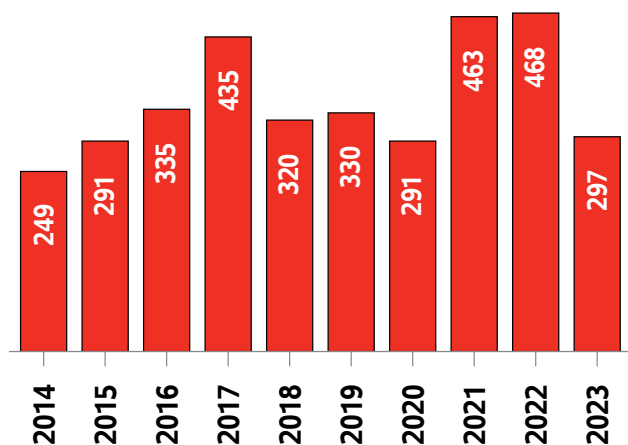
Months of Inventory (April only)



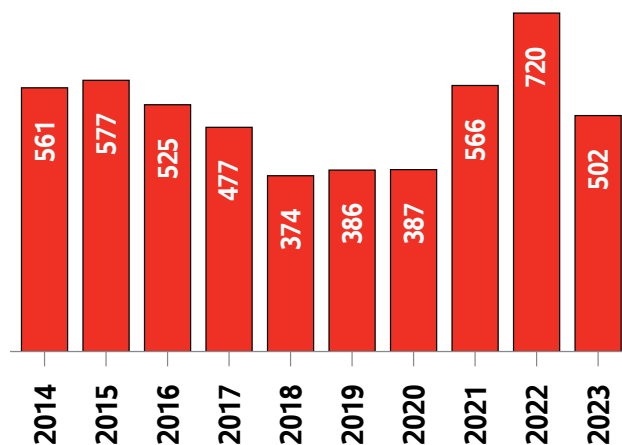
MLS® HPI Townhouse Benchmark Price and Average Price



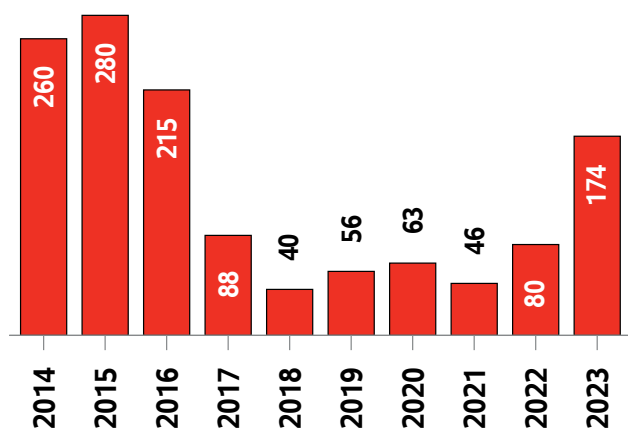
Sales Activity (April Year-to-date)



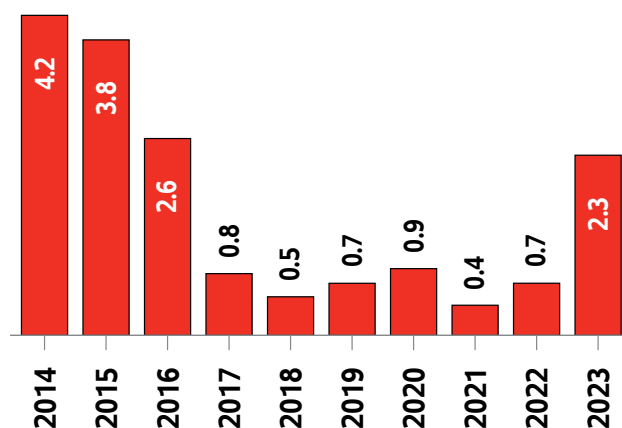
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



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Actual	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	61	-21.8%	-46.0%	69.4%	-6.2%	-3.2%	15.1%
Dollar Volume	\$26,749,260	-26.3%	-38.7%	138.6%	92.3%	115.5%	195.9%
New Listings	74	-44.4%	-41.3%	80.5%	-7.5%	-34.5%	-46.4%
Active Listings	85	-3.4%	54.5%	49.1%	25.0%	-68.2%	-69.9%
Sales to New Listings Ratio ¹	82.4	58.6	89.7	87.8	81.3	55.8	38.4
Months of Inventory ²	1.4	1.1	0.5	1.6	1.0	4.2	5.3
Average Price	\$438,512	-5.7%	13.5%	40.8%	104.9%	122.6%	157.1%
Median Price	\$381,000	-12.0%	11.6%	47.1%	92.6%	124.1%	176.3%
Sale to List Price Ratio ³	97.1	112.4	111.1	100.1	102.9	97.5	97.5
Median Days on Market	24.0	7.0	7.0	18.5	13.0	40.0	43.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	193	-39.9%	-48.3%	-22.8%	-5.4%	-7.7%	14.2%
Dollar Volume	\$76,075,910	-49.9%	-46.0%	1.5%	93.6%	90.3%	187.5%
New Listings	279	-35.0%	-34.2%	-13.4%	4.5%	-37.2%	-33.7%
Active Listings ⁴	88	77.8%	42.5%	43.1%	44.9%	-63.1%	-63.0%
Sales to New Listings Ratio ⁵	69.2	74.8	88.0	77.6	76.4	47.1	40.1
Months of Inventory ⁶	1.8	0.6	0.7	1.0	1.2	4.6	5.6
Average Price	\$394,176	-16.7%	4.4%	31.4%	104.7%	106.1%	151.8%
Median Price	\$350,000	-19.5%	4.5%	32.1%	97.5%	116.0%	167.2%
Sale to List Price Ratio ⁷	97.2	116.4	110.1	102.2	102.5	97.2	97.0
Median Days on Market	23.0	6.0	7.0	8.5	13.0	42.0	51.0

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.

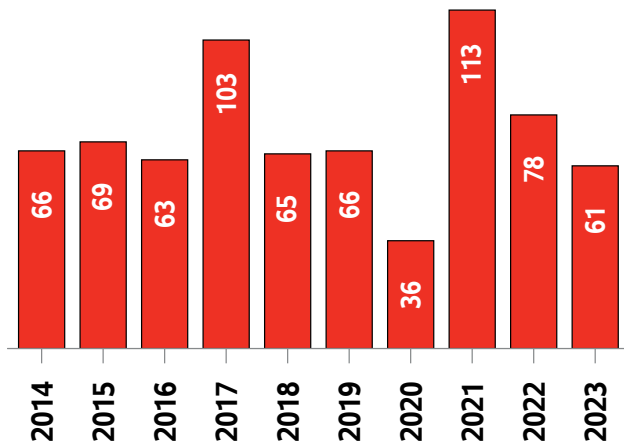
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

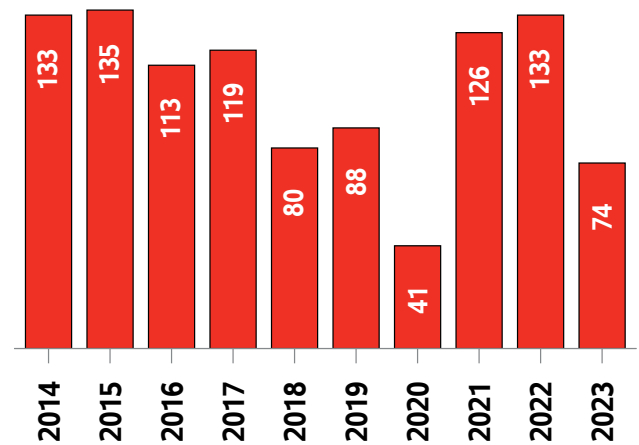
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

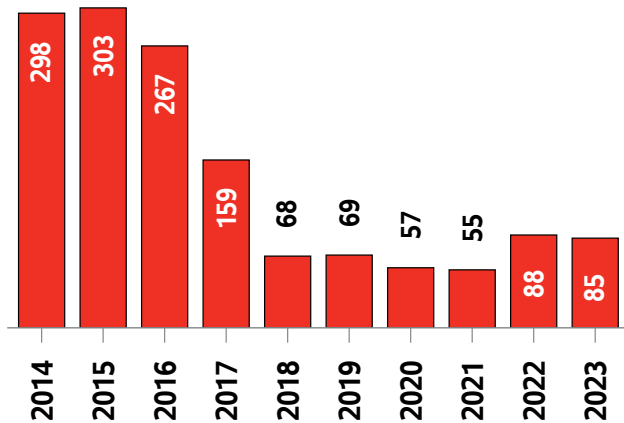
Sales Activity (April only)



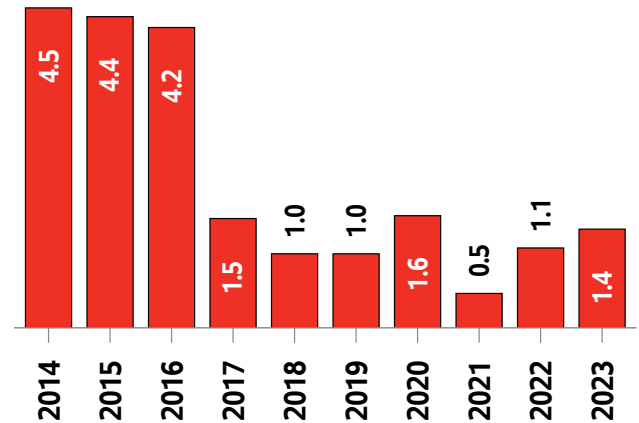
New Listings (April only)



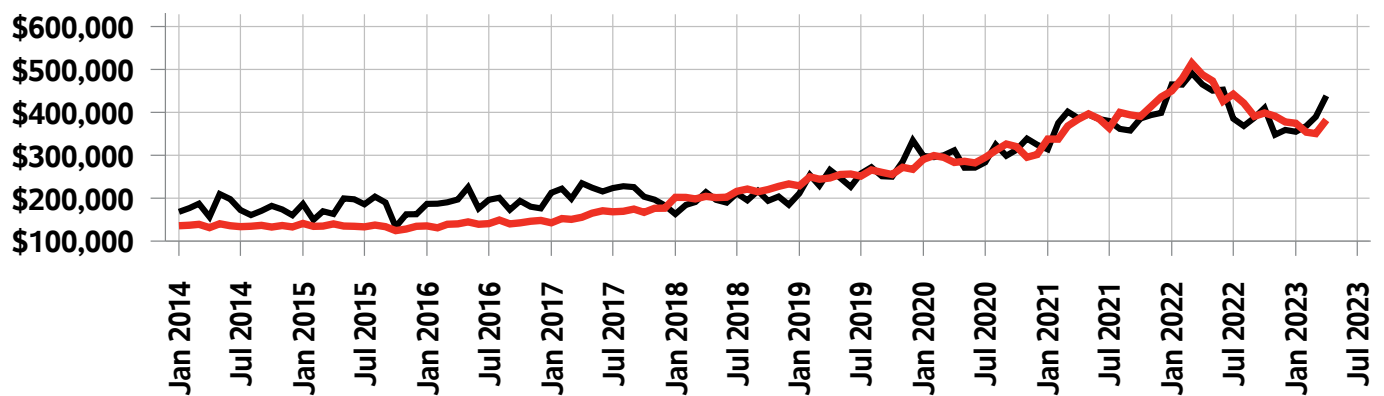
Active Listings (April only)



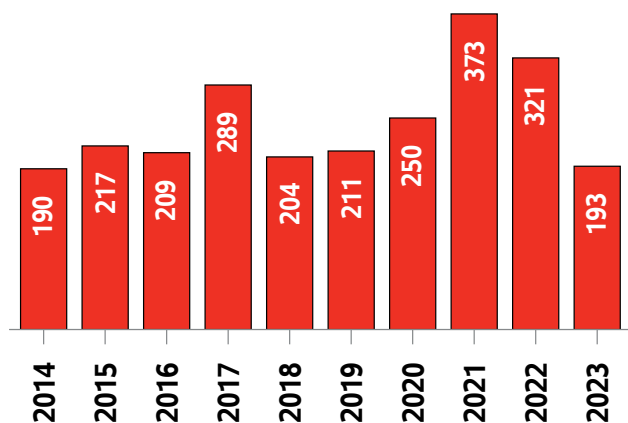
Months of Inventory (April only)



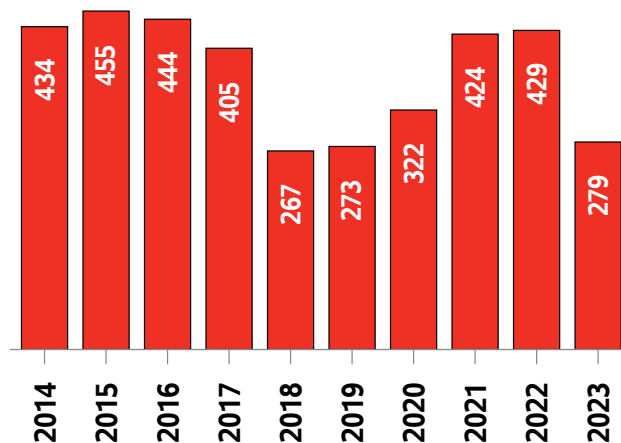
MLS® HPI Apartment Benchmark Price and Average Price



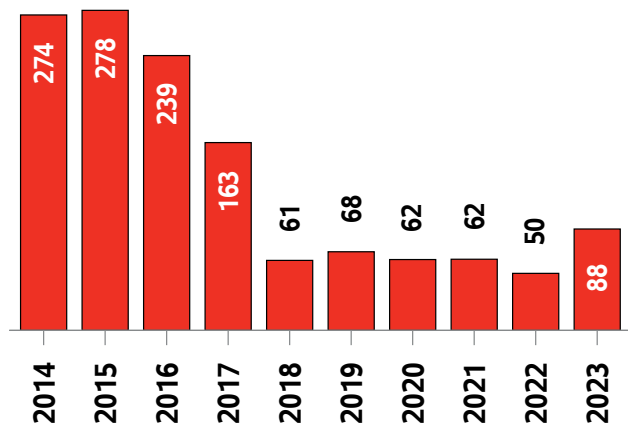
Sales Activity (April Year-to-date)



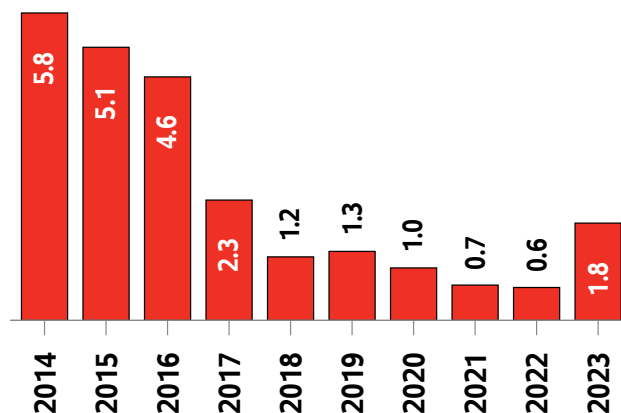
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



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



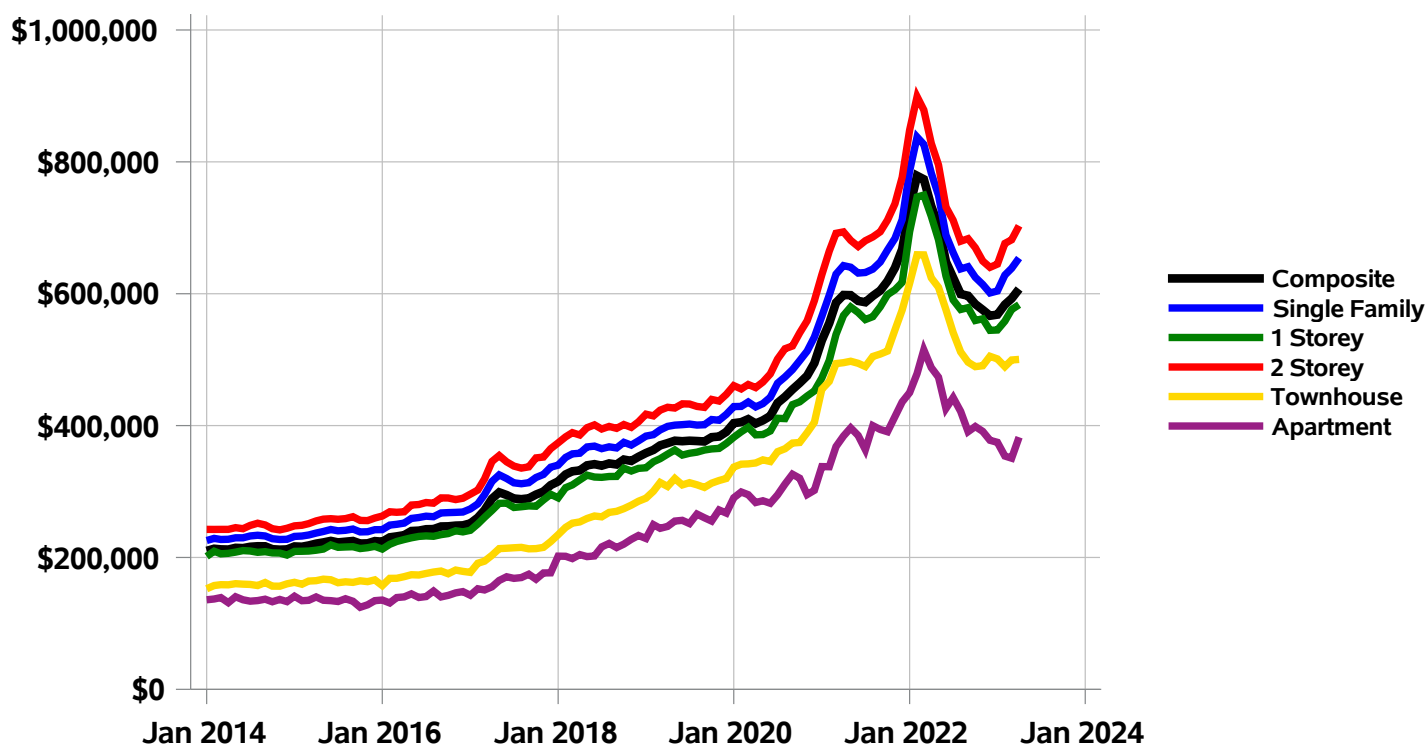
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$607,200	2.5	6.8	3.9	-17.1	50.6	82.9
Single Family	\$654,100	2.4	8.3	4.7	-16.5	52.7	82.7
One Storey	\$583,400	1.3	7.0	4.3	-18.7	51.1	83.7
Two Storey	\$703,100	3.1	9.0	5.0	-15.1	53.6	82.3
Townhouse	\$500,400	0.2	-0.1	2.2	-19.8	45.8	97.1
Apartment	\$382,400	9.1	2.1	-4.1	-21.6	35.0	87.2

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	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	484	-20.3%	-41.1%	71.0%	-26.3%	-32.6%	-20.1%
Dollar Volume	\$320,839,872	-29.4%	-39.2%	165.5%	28.3%	58.9%	109.6%
New Listings	662	-43.7%	-38.2%	44.9%	-29.7%	-33.1%	-41.6%
Active Listings	771	5.5%	67.2%	-8.1%	3.4%	-44.3%	-57.6%
Sales to New Listings Ratio ¹	73.1	51.6	76.8	61.9	69.7	72.5	53.5
Months of Inventory ²	1.6	1.2	0.6	3.0	1.1	1.9	3.0
Average Price	\$662,892	-11.5%	3.3%	55.3%	74.2%	135.8%	162.4%
Median Price	\$620,000	-12.1%	4.8%	50.7%	79.7%	138.6%	169.6%
Sale to List Price Ratio ³	99.8	115.2	114.7	100.2	105.1	98.9	98.2
Median Days on Market	13.0	7.0	6.0	12.0	7.0	16.5	23.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	1,501	-35.7%	-44.4%	-10.7%	-19.5%	-26.8%	-17.5%
Dollar Volume	\$938,446,713	-48.9%	-44.8%	25.7%	37.3%	63.4%	109.8%
New Listings	2,419	-32.0%	-27.9%	-4.8%	-5.4%	-27.6%	-31.3%
Active Listings ⁴	766	91.4%	114.1%	3.7%	31.8%	-38.7%	-50.6%
Sales to New Listings Ratio ⁵	62.1	65.6	80.5	66.1	72.9	61.3	51.6
Months of Inventory ⁶	2.0	0.7	0.5	1.8	1.2	2.4	3.4
Average Price	\$625,214	-20.6%	-0.6%	40.8%	70.6%	123.2%	154.2%
Median Price	\$589,200	-21.5%	-0.1%	40.3%	75.6%	127.1%	161.9%
Sale to List Price Ratio ⁷	98.5	121.0	114.9	103.8	104.1	98.6	97.9
Median Days on Market	15.0	6.0	6.0	7.0	8.0	19.0	27.0

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.

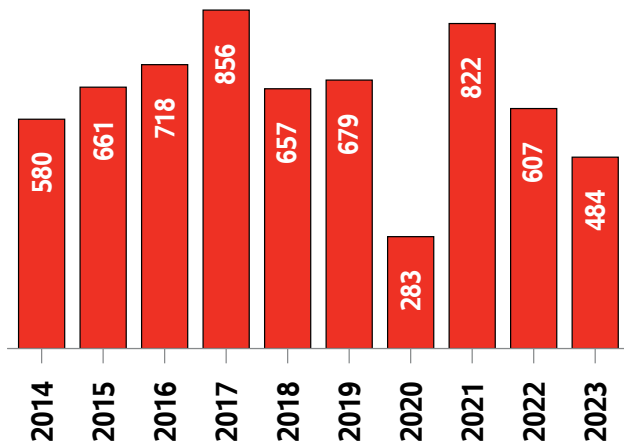
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

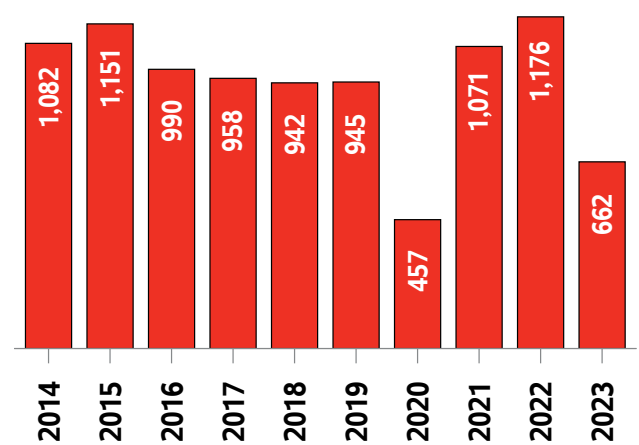
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

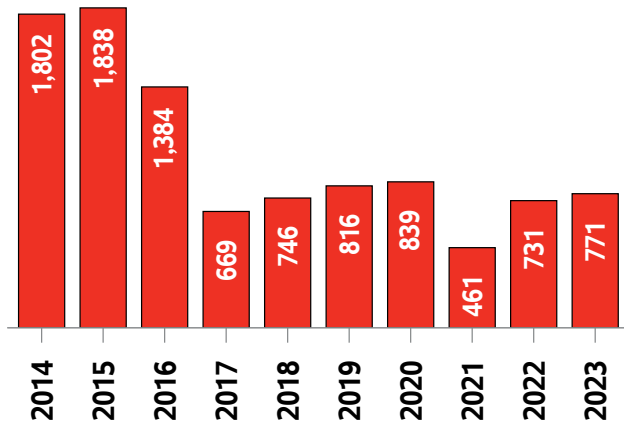
Sales Activity (April only)



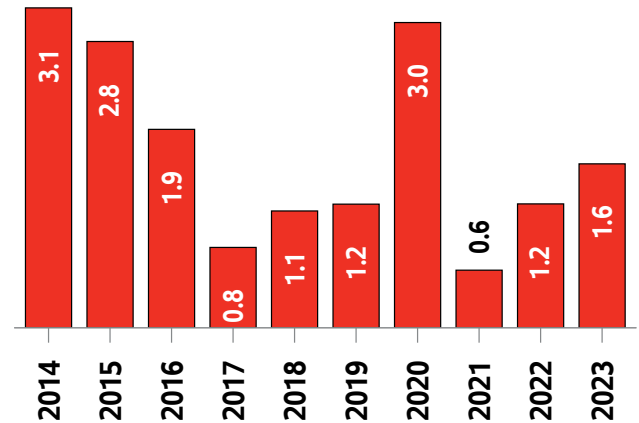
New Listings (April only)



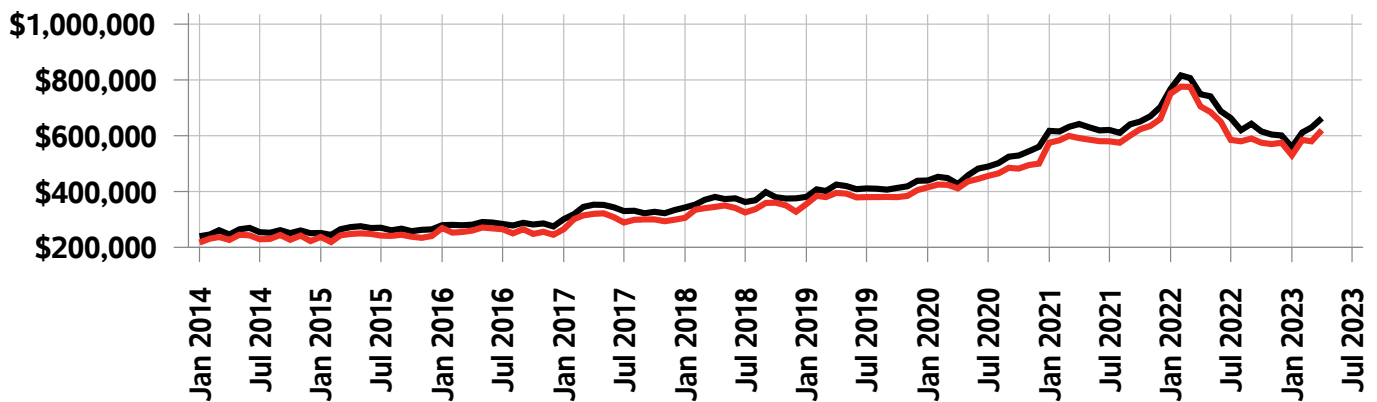
Active Listings (April only)



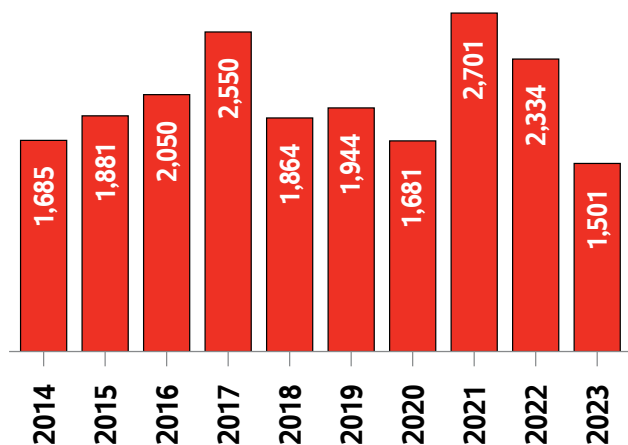
Months of Inventory (April only)



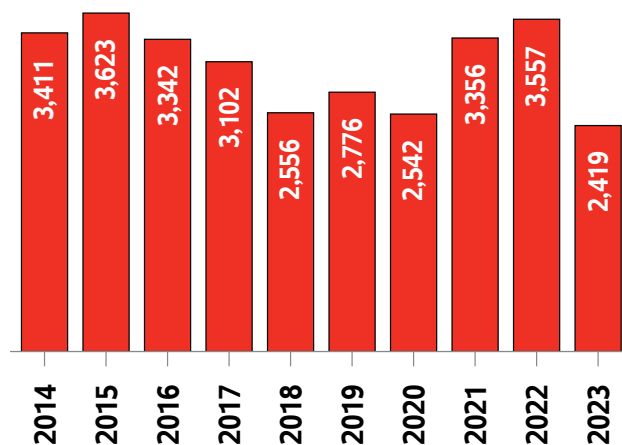
Average Price and Median Price



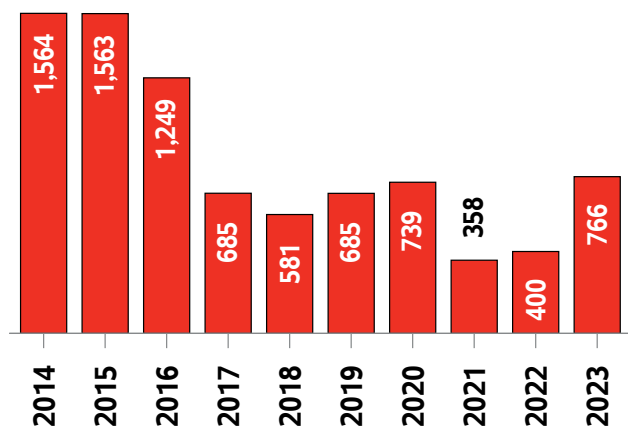
Sales Activity (April Year-to-date)



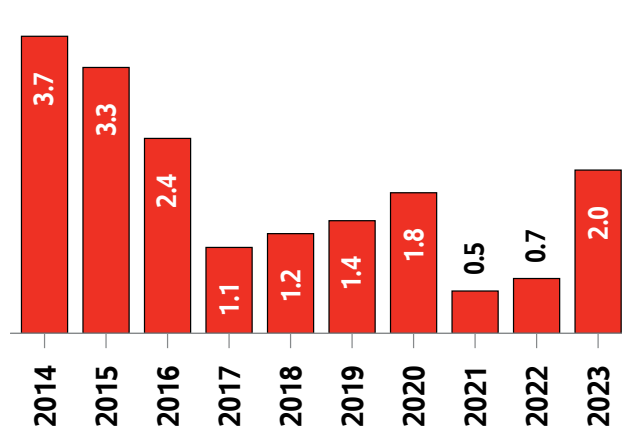
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	27	-10.0%	-18.2%	440.0%	22.7%	-20.6%	58.8%
Dollar Volume	\$17,975,111	-20.9%	-15.8%	688.0%	150.7%	113.2%	335.8%
New Listings	31	-36.7%	-20.5%	47.6%	34.8%	-35.4%	-40.4%
Active Listings	80	128.6%	135.3%	23.1%	63.3%	-38.0%	-47.0%
Sales to New Listings Ratio ¹	87.1	61.2	84.6	23.8	95.7	70.8	32.7
Months of Inventory ²	3.0	1.2	1.0	13.0	2.2	3.8	8.9
Average Price	\$665,745	-12.1%	2.9%	45.9%	104.2%	168.5%	174.4%
Median Price	\$675,000	6.7%	2.7%	67.5%	113.9%	207.5%	192.2%
Sale to List Price Ratio ³	98.0	112.9	108.7	105.9	99.5	97.0	96.5
Median Days on Market	36.0	7.0	11.0	10.0	18.0	43.5	41.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	74	-27.5%	-37.8%	34.5%	13.8%	-14.9%	45.1%
Dollar Volume	\$50,820,713	-38.7%	-31.4%	122.9%	127.6%	151.6%	320.7%
New Listings	147	3.5%	3.5%	37.4%	63.3%	-3.9%	-15.0%
Active Listings ⁴	85	270.7%	210.0%	60.8%	83.3%	-27.1%	-38.2%
Sales to New Listings Ratio ⁵	50.3	71.8	83.8	51.4	72.2	56.9	29.5
Months of Inventory ⁶	4.6	0.9	0.9	3.9	2.9	5.4	10.8
Average Price	\$686,766	-15.5%	10.3%	65.7%	100.0%	195.8%	189.9%
Median Price	\$682,500	-9.3%	12.5%	82.0%	108.4%	225.0%	237.9%
Sale to List Price Ratio ⁷	96.8	111.4	106.1	100.0	98.6	96.4	95.7
Median Days on Market	42.5	8.0	9.0	15.0	20.0	52.0	49.0

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.

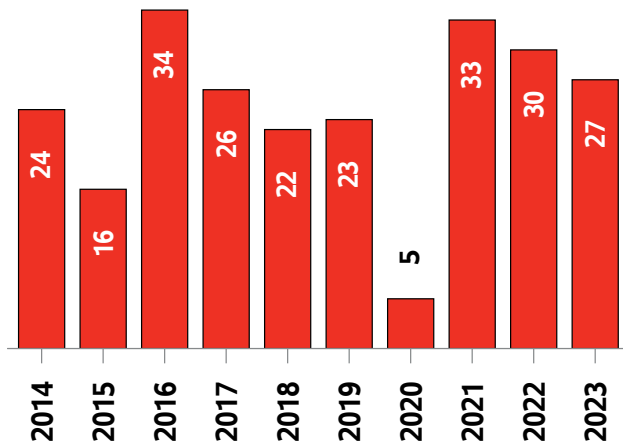
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

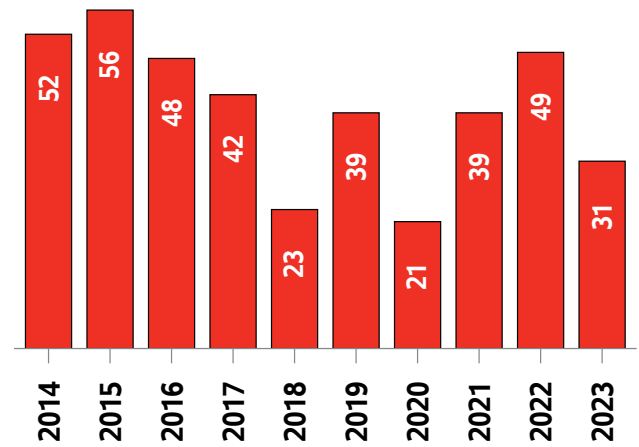
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

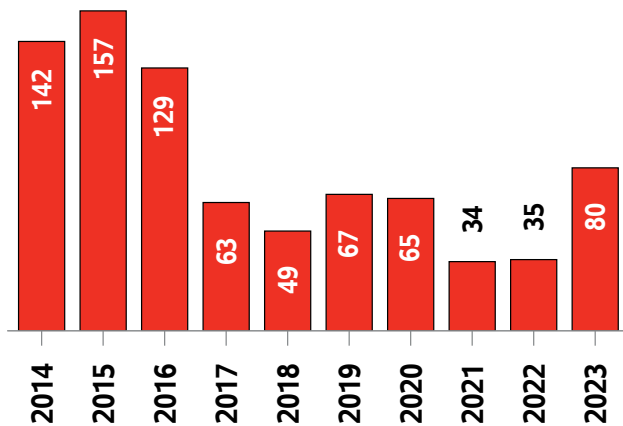
Sales Activity (April only)



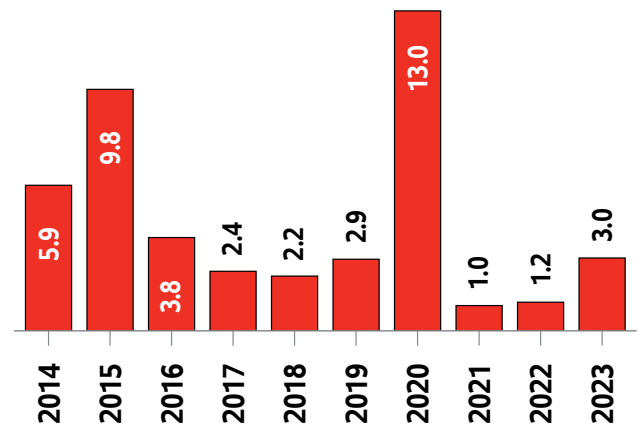
New Listings (April only)



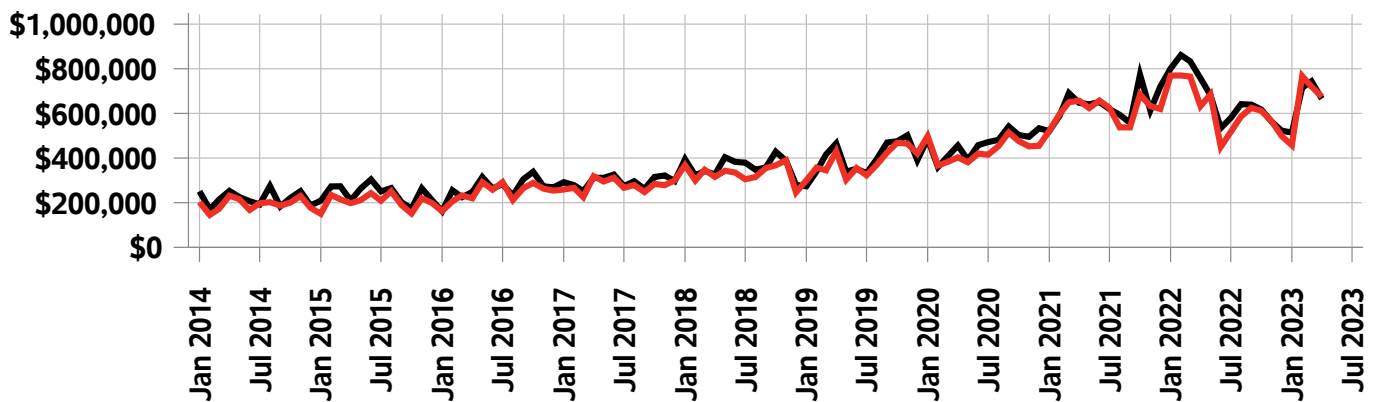
Active Listings (April only)



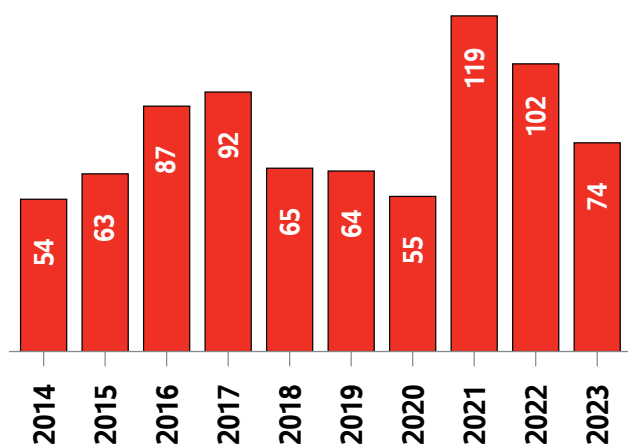
Months of Inventory (April only)



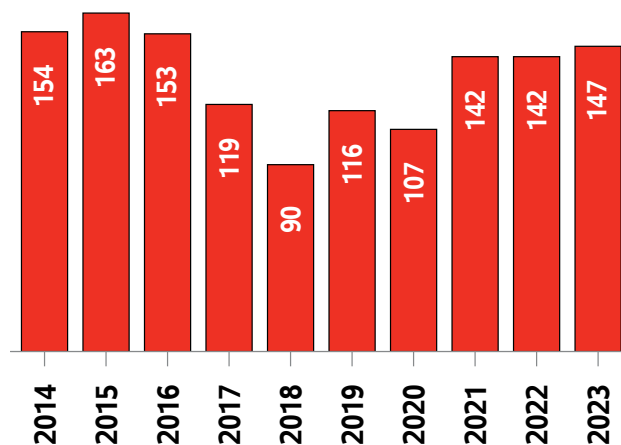
Average Price and Median Price



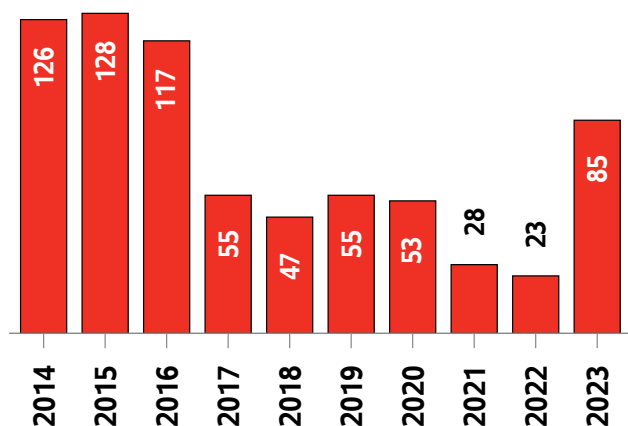
Sales Activity (April Year-to-date)



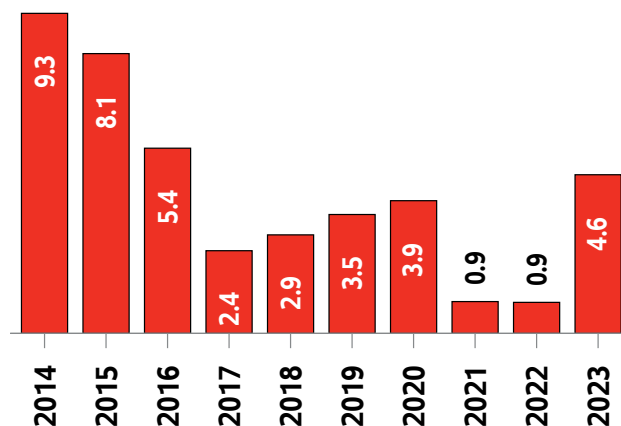
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	25	-34.2%	-40.5%	66.7%	-28.6%	-32.4%	19.0%
Dollar Volume	\$20,912,399	-50.5%	-48.1%	139.6%	21.0%	67.6%	198.9%
New Listings	58	-10.8%	3.6%	70.6%	52.6%	-9.4%	1.8%
Active Listings	93	181.8%	181.8%	5.7%	40.9%	-30.1%	-45.3%
Sales to New Listings Ratio ¹	43.1	58.5	75.0	44.1	92.1	57.8	36.8
Months of Inventory ²	3.7	0.9	0.8	5.9	1.9	3.6	8.1
Average Price	\$836,496	-24.7%	-12.7%	43.8%	69.5%	148.0%	151.1%
Median Price	\$868,000	-18.3%	4.6%	80.8%	78.2%	180.5%	177.8%
Sale to List Price Ratio ³	97.4	109.5	110.2	98.2	103.3	98.4	97.3
Median Days on Market	31.0	7.0	6.0	17.0	12.0	35.0	47.0

Year-to-date	April 2023	Compared to ⁸					
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	87	-28.7%	-29.3%	38.1%	-4.4%	-1.1%	52.6%
Dollar Volume	\$73,190,208	-44.9%	-26.7%	110.6%	57.5%	120.7%	272.7%
New Listings	190	15.2%	21.8%	46.2%	41.8%	-5.5%	-9.5%
Active Listings ⁴	87	329.6%	187.6%	1.8%	40.3%	-26.4%	-37.5%
Sales to New Listings Ratio ⁵	45.8	73.9	78.8	48.5	67.9	43.8	27.1
Months of Inventory ⁶	4.0	0.7	1.0	5.4	2.7	5.4	9.8
Average Price	\$841,267	-22.7%	3.6%	52.5%	64.8%	123.2%	144.2%
Median Price	\$789,000	-21.3%	4.1%	55.7%	54.7%	135.5%	120.4%
Sale to List Price Ratio ⁷	96.4	111.7	110.6	100.4	101.6	97.9	97.1
Median Days on Market	29.0	6.5	7.0	14.0	13.0	41.0	47.0

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

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

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

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

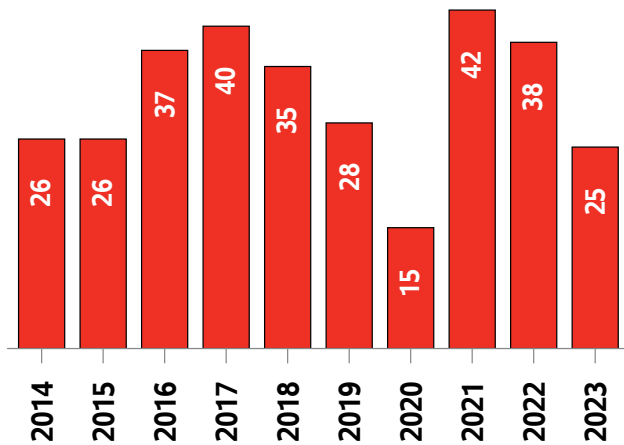
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

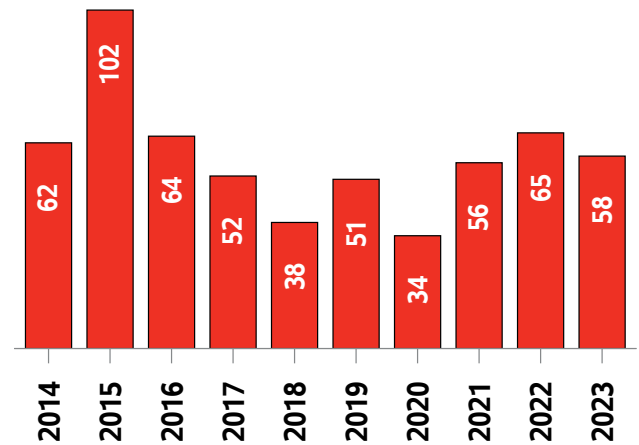
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

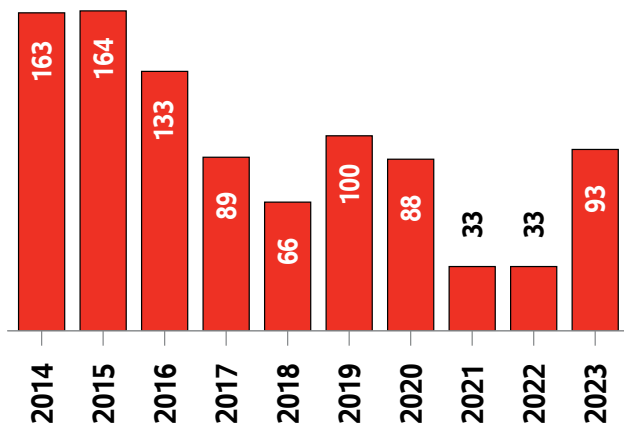
Sales Activity (April only)



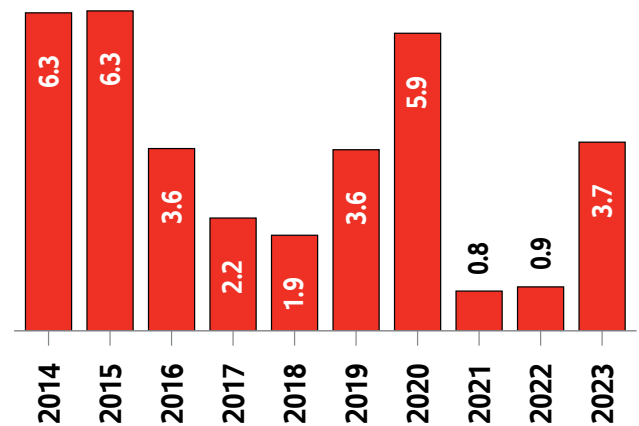
New Listings (April only)



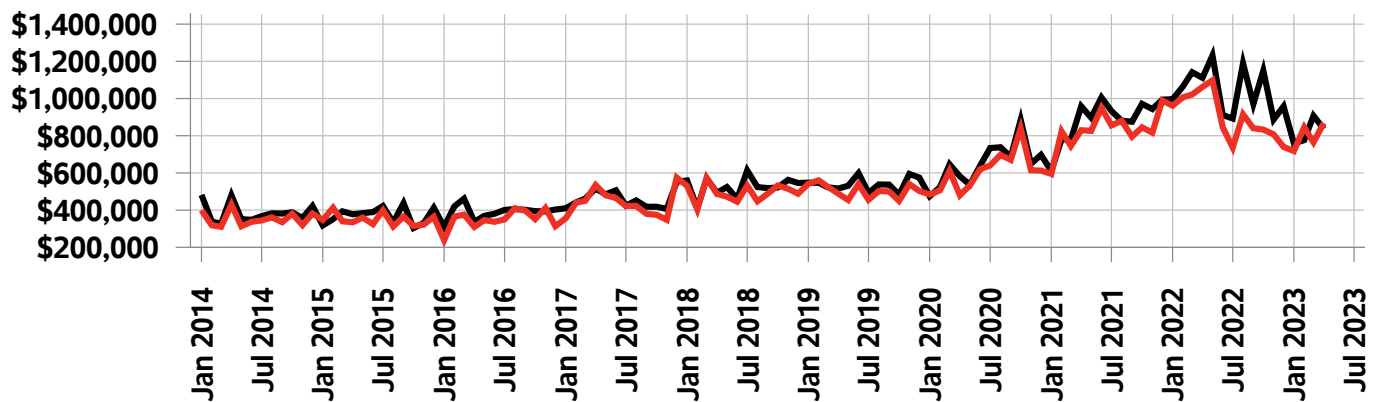
Active Listings (April only)



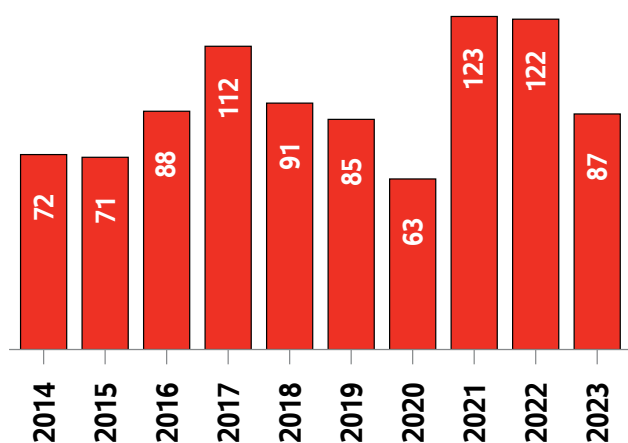
Months of Inventory (April only)



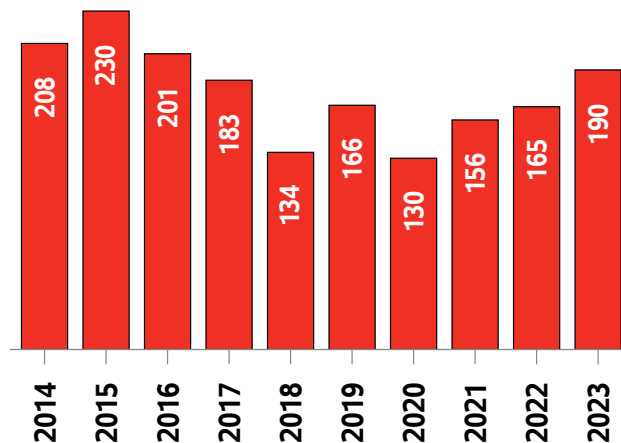
Average Price and Median Price



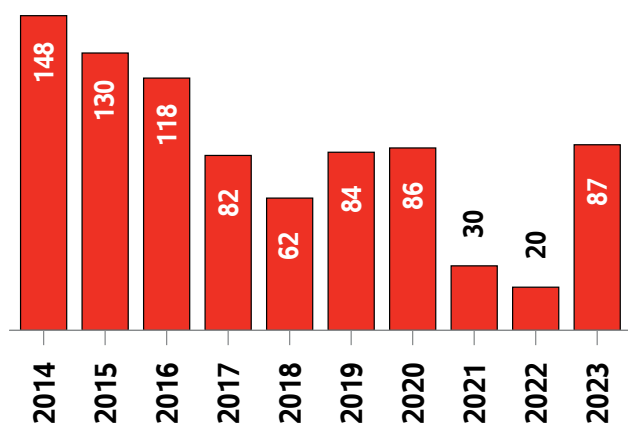
Sales Activity (April Year-to-date)



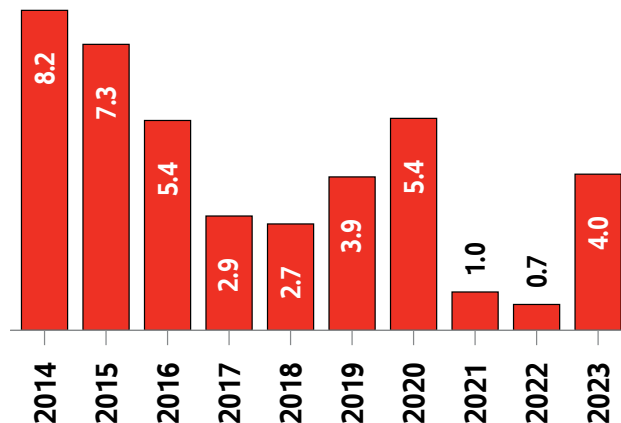
New Listings (April Year-to-date)



Active Listings ¹ (April Year-to-date)



Months of Inventory ² (April 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.