



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



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

News Release

Tuesday, December 5, 2023

For Comment:

Adam Miller, 519-871-6198

For Background:

Bill Madder, 519-641-1400



NOVEMBER SEES LACKLUSTER HOME SALES

London, ON – 421 homes were sold last month via the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR), 8.9% less than in November 2022.

"While housing demand is exceptionally high throughout our region and the entire country, the resale data from November appears to indicate that this demand may not be reflected by the activity in the local real estate market for the remainder of this year, and possibly not until spring 2024," explained 2023 LSTAR Chair Adam Miller. "The resurgence in activity we witnessed this past spring could serve as a preview of what to expect next year. The determining factors will include whether the Bank of Canada finds it necessary to raise interest rates again or if, by next March, it becomes a matter of when we'll witness the Bank's first rate cut," he added.

The number of newly listed properties declined from 1,232 in October to 928 in November. Despite the significant monthly drop, this number still represents a record high for new listings for the month of November.

"The November data also shows that some sellers might be delaying their plans until the spring. Nonetheless, there remains a substantial number of individuals actively engaged in the market, eager to finalize deals before the end of this year. For valuable information and guidance on how to best navigate the current real estate environment, we encourage you to reach out to a local REALTOR®," Miller said.

The real estate landscape in LSTAR's jurisdiction witnessed a few other shifts in key indicators during November.

Housing supply saw a slight month-over-month growth from 4.3 months in October to 4.7 months in November.

The average home price in November for the entire jurisdiction of LSTAR was \$605,661, exhibiting a modest decrease from \$629,605 in October. Concurrently, the Composite MLS® Home Price Index (HPI) Benchmark Price settled at \$577,400, a slight dip from the October figure of \$592,100.

"It is essential to distinguish between these two metrics: the HPI benchmark price represents the value of a "typical home" as perceived by buyers in a specific area, considering various housing attributes. In contrast, the average sales price is derived by summing all home sale prices and dividing the total by the number of homes sold. That is why the HPI benchmark price serves as a more reliable tool for tracking trends over time: because it offers a stable reference point. This is particularly significant as average sales prices may fluctuate due to changes in the mix of sales activity from one month to the next," Miller stated.

The following table indicates the average and MLS® HPI Benchmark Prices recorded last month in LSTAR's main regions.

AREA	NOVEMBER 2023 MLS® HPI BENCHMARK PRICE	NOVEMBER 2023 AVERAGE PRICE
Central Elgin	\$596,200	\$612,857
London East	\$463,800	\$475,192
London North	\$681,300	\$690,401
London South	\$573,800	\$614,409
Middlesex Centre	\$824,600	\$963,503
St. Thomas	\$509,500	\$559,812
Strathroy-Caradoc	\$736,900	\$705,880
LSTAR	\$577,400	\$605,661

-more-

The table below shows the November benchmark prices for all housing types within LSTAR's jurisdiction, and how they compare with those recorded in the previous month and three months ago.

MLS® HOME PRICE INDEX BENCHMARK PRICES			
Benchmark Type	November 2023	Change over October 2023	Change over August 2023
LSTAR Composite	\$577,400	↓2.5%	↓4.9%
LSTAR Single-Family	\$620,200	↓2.1%	↓4.8%
LSTAR One Storey	\$565,800	↓4.0%	↓4.7%
LSTAR Two Storey	\$660,000	↓0.8%	↓4.7%
LSTAR Townhouse	\$484,500	↓4.8%	↓5.0%
LSTAR Apartment	\$375,500	↓2.5%	↓5.8%

"Relative to provincial and national benchmarks, homes within the LSTAR jurisdiction maintained their favourable reputation for affordability in November, positioning our region as an attractive housing market for many," remarked Miller. The table below shows the most recent HPI benchmark prices, as provided by CREA.

AREA	MLS® HOME PRICE INDEX BENCHMARK PRICE IN NOVEMBER
Oakville-Milton	\$1,209,600
Greater Vancouver	\$1,185,100
Greater Toronto	\$1,081,300
Mississauga	\$1,042,100
Fraser Valley	\$1,003,900
Victoria	\$869,500
Hamilton-Burlington	\$805,700
Guelph & District	\$795,100
Barrie & District	\$781,300
Cambridge	\$725,100
Kitchener-Waterloo	\$708,600
Brantford Region	\$671,300
Niagara Region	\$635,400
Woodstock-Ingersoll	\$631,500
Ottawa	\$628,900
London St. Thomas	\$577,400
Windsor-Essex	\$563,700
Calgary	\$557,400
Huron-Perth	\$555,000
Montreal	\$514,300
Halifax-Dartmouth	\$509,300
Saskatoon	\$380,000
Edmonton	\$368,200
St. John's, NL	\$335,400
Winnipeg	\$332,700
CANADA	\$719,000

According to a recent study¹ by Altus Group, an average housing transaction in Ontario sets in motion approximately \$77,420 in secondary spending within three years from the purchase date. These expenditures encompass various aspects, including legal fees, moving costs, furniture acquisitions, and home improvement expenses. "In simpler terms, November's LSTAR home sales have the potential to inject over \$32 million into the local economy," Miller pointed out.

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.

#

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

Actual	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	421	-8.3%	-47.7%	-50.8%	-34.5%	-32.7%	-17.6%
Dollar Volume	\$254,983,358	-8.8%	-52.5%	-45.0%	7.1%	45.3%	110.8%
New Listings	928	5.9%	12.5%	17.5%	14.7%	35.9%	8.5%
Active Listings	1,996	30.5%	396.5%	211.4%	74.9%	44.3%	-22.8%
Sales to New Listings Ratio ¹	45.4	52.4	97.6	108.4	79.5	91.7	59.8
Months of Inventory ²	4.7	3.3	0.5	0.7	1.8	2.2	5.1
Average Price	\$605,661	-0.5%	-9.2%	11.9%	63.6%	116.0%	155.9%
Median Price	\$565,000	-2.6%	-11.0%	13.0%	63.8%	126.0%	161.0%
Sale to List Price Ratio ³	97.3	96.6	111.6	105.9	101.8	98.8	97.0
Median Days on Market	26.0	24.0	7.0	7.0	11.0	25.0	39.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	6,385	-13.2%	-38.9%	-27.0%	-23.3%	-27.5%	-7.4%
Dollar Volume	\$4,142,058,586	-22.7%	-37.7%	-2.9%	34.8%	68.3%	145.8%
New Listings	12,462	-9.3%	0.7%	14.2%	12.4%	1.3%	-6.3%
Active Listings ⁴	1,679	30.7%	187.2%	57.8%	45.7%	-13.5%	-39.9%
Sales to New Listings Ratio ⁵	51.2	53.6	84.5	80.2	75.1	71.6	51.9
Months of Inventory ⁶	2.9	1.9	0.6	1.3	1.5	2.4	4.5
Average Price	\$648,717	-10.9%	2.1%	33.1%	75.8%	132.3%	165.5%
Median Price	\$608,000	-9.9%	2.2%	35.1%	78.9%	137.5%	173.9%
Sale to List Price Ratio ⁷	98.9	108.5	111.2	103.6	102.4	98.6	97.4
Median Days on Market	16.0	8.0	7.0	8.0	10.0	22.0	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.

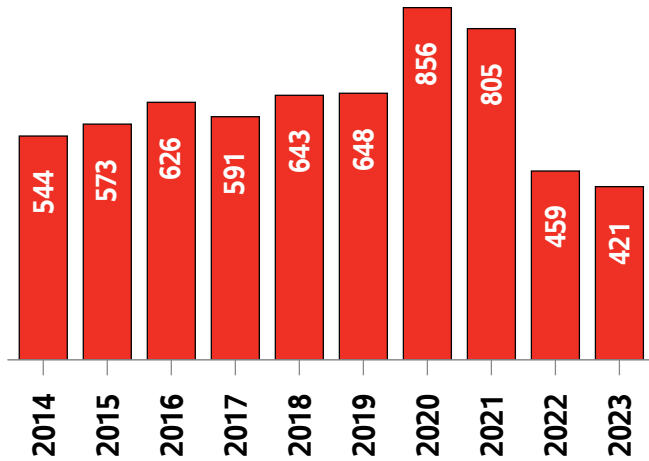
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

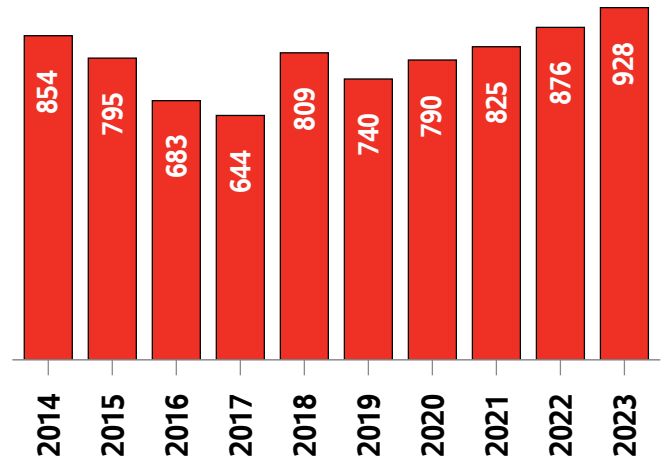
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

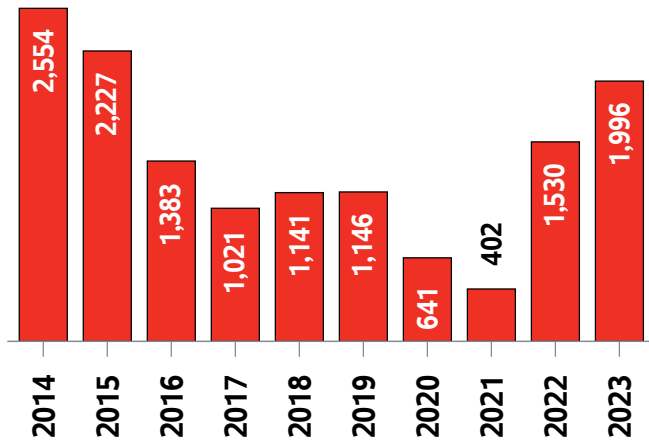
Sales Activity (November only)



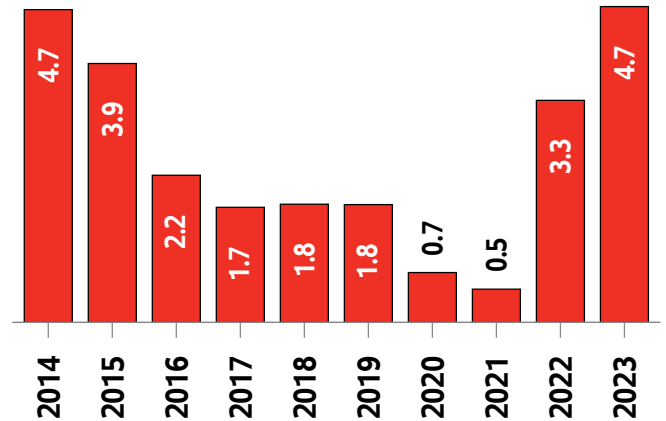
New Listings (November only)



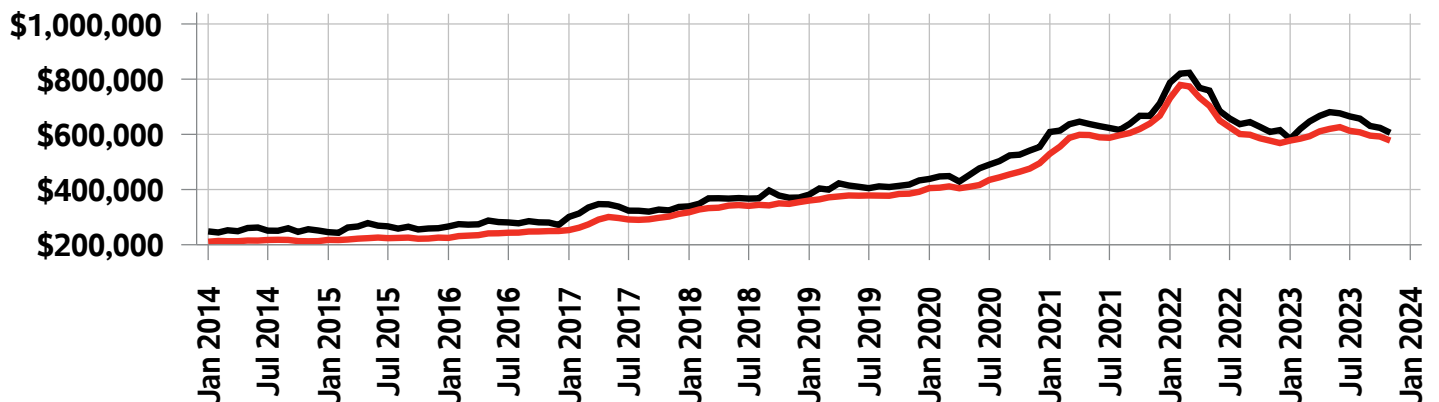
Active Listings (November only)



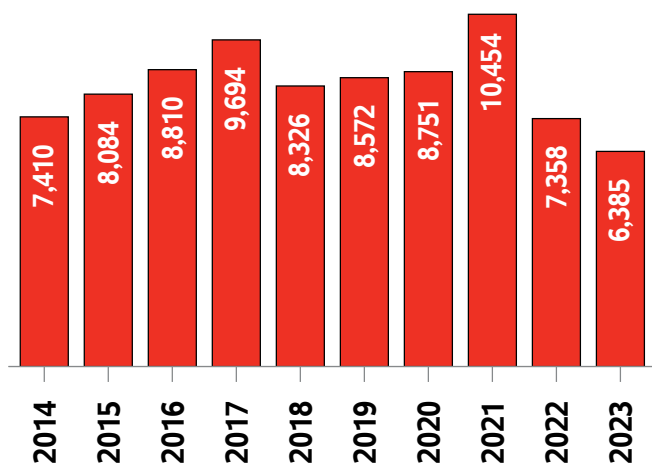
Months of Inventory (November only)



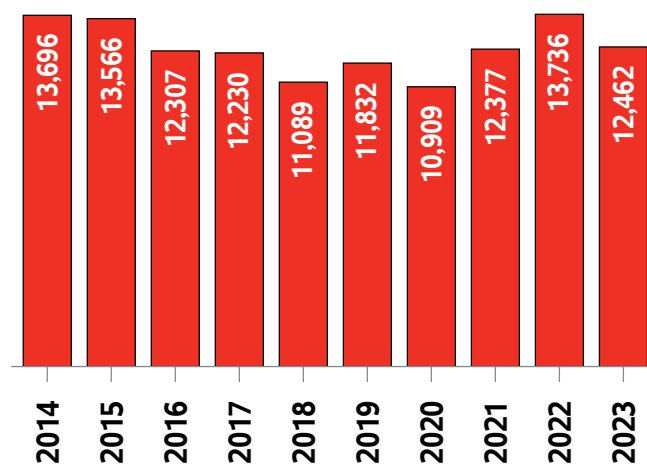
MLS® HPI Composite Benchmark Price and Average Price



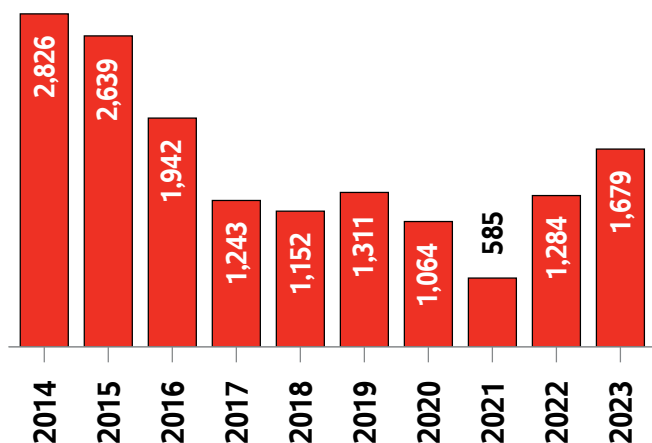
Sales Activity (November Year-to-date)



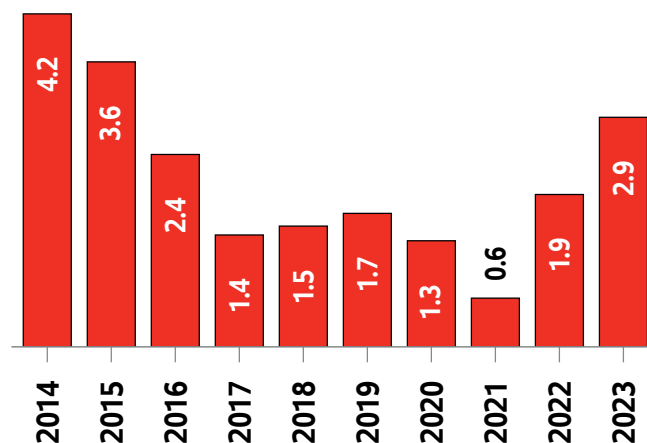
New Listings (November Year-to-date)



Active Listings ¹(November Year-to-date)



Months of Inventory ²(November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	333	-4.9%	-43.6%	-52.4%	-32.0%	-31.2%	-19.4%
Dollar Volume	\$216,233,969	-6.7%	-49.7%	-46.5%	9.0%	46.0%	106.6%
New Listings	675	-0.4%	9.6%	10.1%	8.0%	24.8%	2.9%
Active Listings	1,501	29.0%	364.7%	188.7%	52.2%	41.9%	-26.6%
Sales to New Listings Ratio ¹	49.3	51.6	95.8	114.0	78.4	89.5	63.0
Months of Inventory ²	4.5	3.3	0.5	0.7	2.0	2.2	4.9
Average Price	\$649,351	-1.9%	-10.8%	12.3%	60.3%	112.2%	156.2%
Median Price	\$600,000	-2.4%	-12.2%	12.1%	63.4%	121.8%	154.5%
Sale to List Price Ratio ³	97.2	96.5	111.6	105.9	101.3	98.9	97.0
Median Days on Market	26.0	24.0	7.0	7.0	11.0	20.5	38.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	4,761	-13.6%	-39.7%	-29.5%	-26.8%	-32.0%	-14.0%
Dollar Volume	\$3,358,103,722	-22.8%	-38.5%	-5.9%	27.9%	59.0%	131.3%
New Listings	9,401	-8.4%	-0.2%	10.0%	5.7%	-3.1%	-11.2%
Active Listings ⁴	1,269	32.8%	175.8%	39.3%	27.1%	-13.1%	-42.5%
Sales to New Listings Ratio ⁵	50.6	53.7	83.8	79.0	73.1	72.2	52.3
Months of Inventory ⁶	2.9	1.9	0.6	1.5	1.7	2.3	4.4
Average Price	\$705,336	-10.7%	2.0%	33.5%	74.7%	133.8%	169.0%
Median Price	\$650,000	-10.3%	1.4%	32.1%	76.9%	136.4%	174.3%
Sale to List Price Ratio ⁷	99.0	108.2	111.4	103.6	102.0	98.8	97.5
Median Days on Market	15.0	8.0	7.0	8.0	10.0	19.0	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.

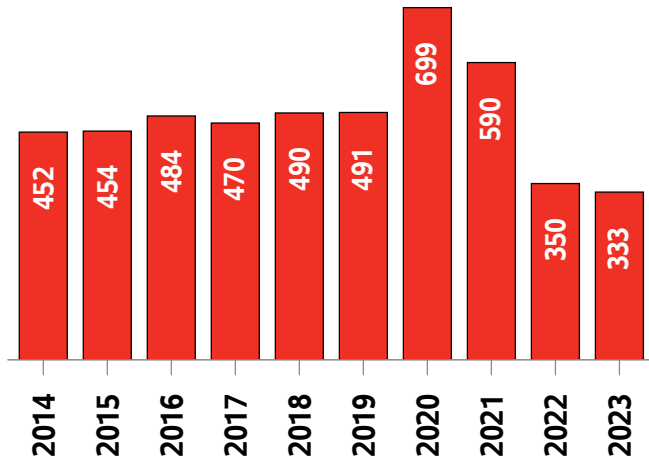
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

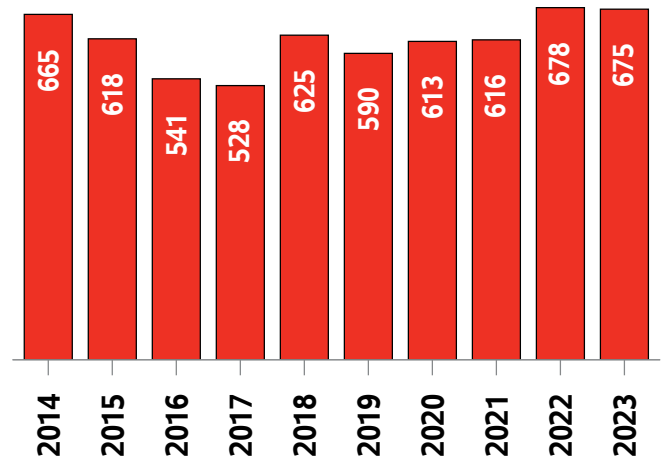
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

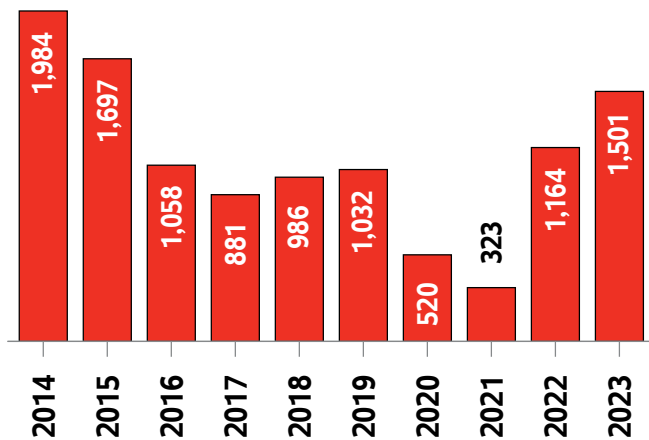
Sales Activity (November only)



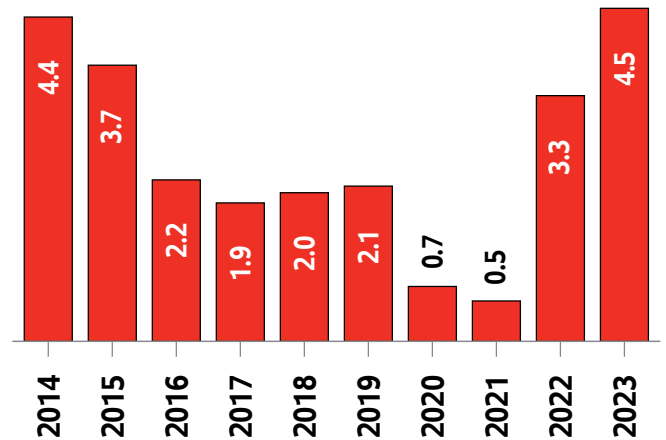
New Listings (November only)



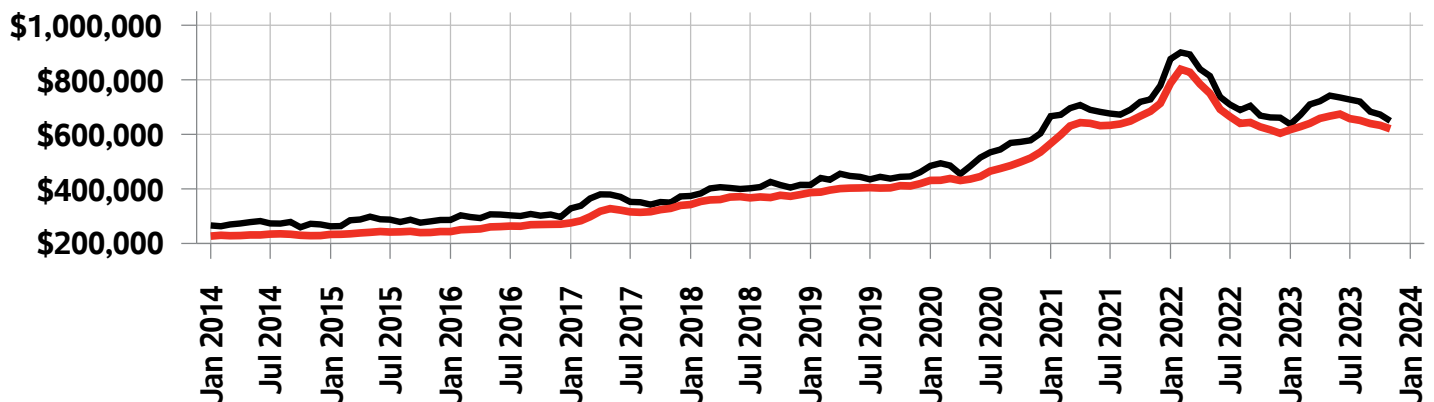
Active Listings (November only)



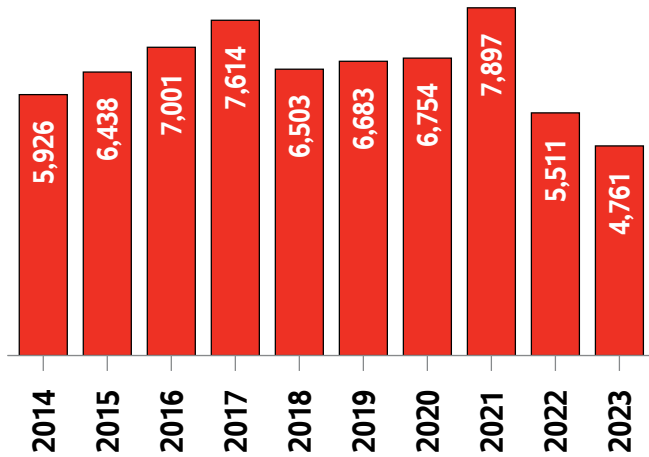
Months of Inventory (November only)



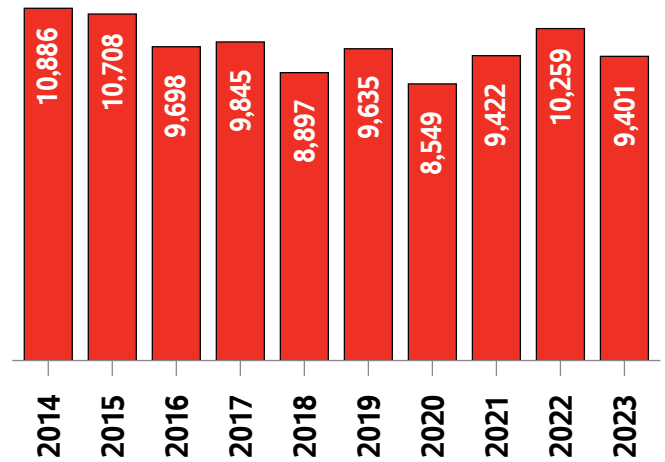
MLS® HPI Single Family Benchmark Price and Average Price



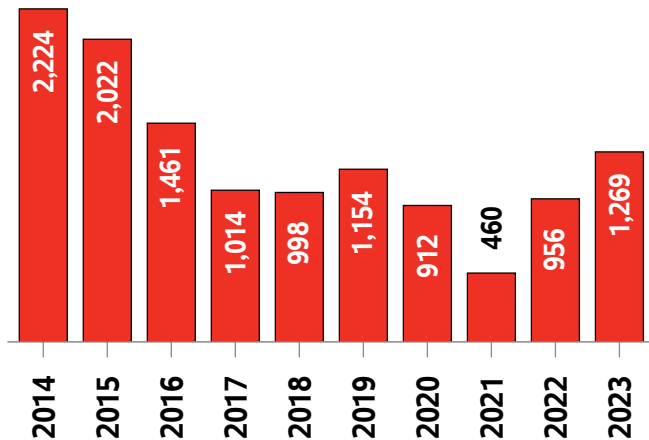
Sales Activity (November Year-to-date)



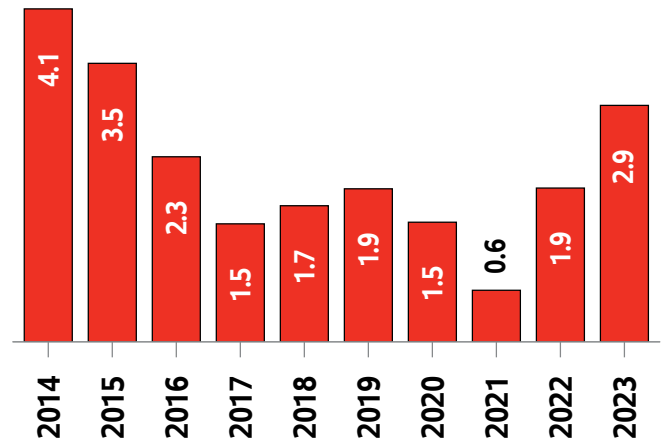
New Listings (November Year-to-date)



Active Listings ¹(November Year-to-date)



Months of Inventory ²(November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	51	-25.0%	-58.9%	-46.9%	-42.7%	-44.6%	-16.4%
Dollar Volume	\$25,755,100	-23.3%	-63.7%	-32.8%	-4.1%	36.9%	134.5%
New Listings	173	38.4%	43.0%	61.7%	74.7%	130.7%	71.3%
Active Listings	309	40.5%	1,044.4%	461.8%	354.4%	166.4%	29.8%
Sales to New Listings Ratio ¹	29.5	54.4	102.5	89.7	89.9	122.7	60.4
Months of Inventory ²	6.1	3.2	0.2	0.6	0.8	1.3	3.9
Average Price	\$505,002	2.2%	-11.8%	26.4%	67.4%	147.0%	180.5%
Median Price	\$472,000	-0.2%	-14.3%	27.6%	56.8%	144.1%	166.7%
Sale to List Price Ratio ³	98.1	97.3	115.7	108.4	103.8	99.0	97.4
Median Days on Market	24.0	22.5	6.0	6.5	11.0	24.0	39.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	1,019	-7.8%	-29.1%	-16.2%	-9.5%	-7.4%	22.3%
Dollar Volume	\$548,065,010	-18.5%	-26.7%	17.8%	75.3%	149.3%	269.6%
New Listings	1,943	-10.3%	17.2%	39.1%	50.6%	40.1%	33.2%
Active Listings ⁴	258	32.5%	365.1%	212.7%	279.9%	27.8%	-4.6%
Sales to New Listings Ratio ⁵	52.4	51.0	86.7	87.0	87.3	79.3	57.1
Months of Inventory ⁶	2.8	1.9	0.4	0.7	0.7	2.0	3.6
Average Price	\$537,846	-11.7%	3.4%	40.5%	93.7%	169.1%	202.1%
Median Price	\$529,000	-11.8%	4.5%	40.8%	103.5%	190.7%	230.6%
Sale to List Price Ratio ⁷	99.3	110.8	112.9	104.2	105.0	98.6	97.5
Median Days on Market	15.0	8.0	6.0	8.0	9.0	26.0	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.

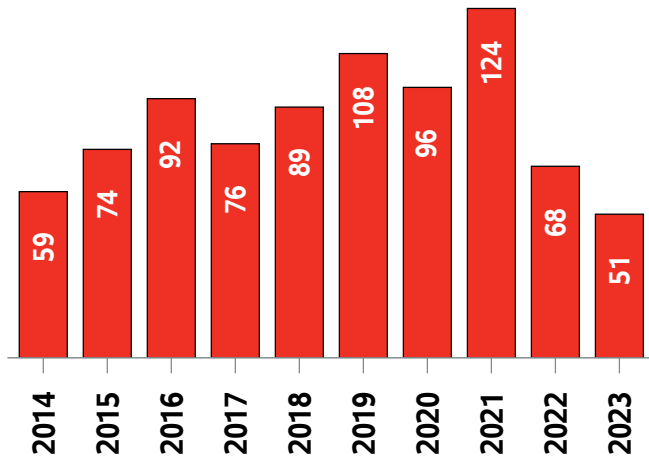
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

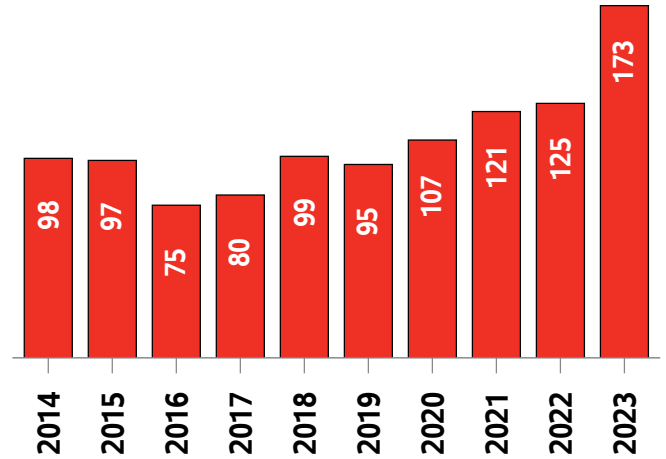
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

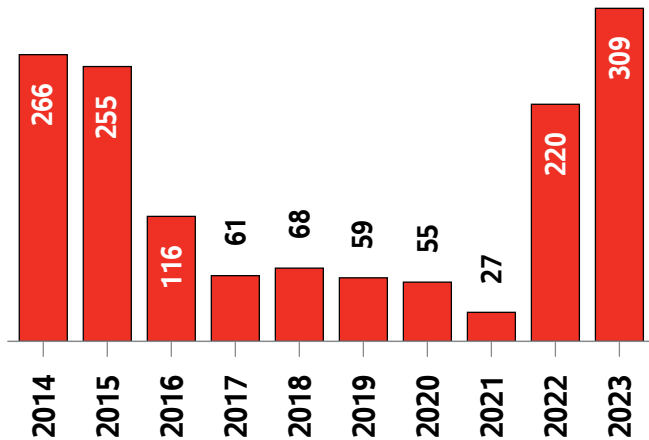
Sales Activity (November only)



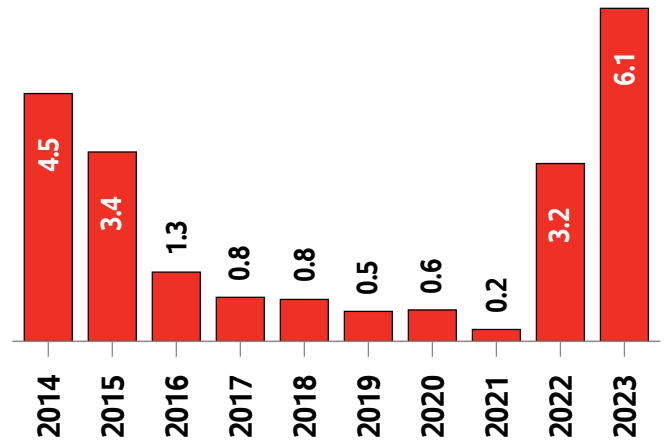
New Listings (November only)



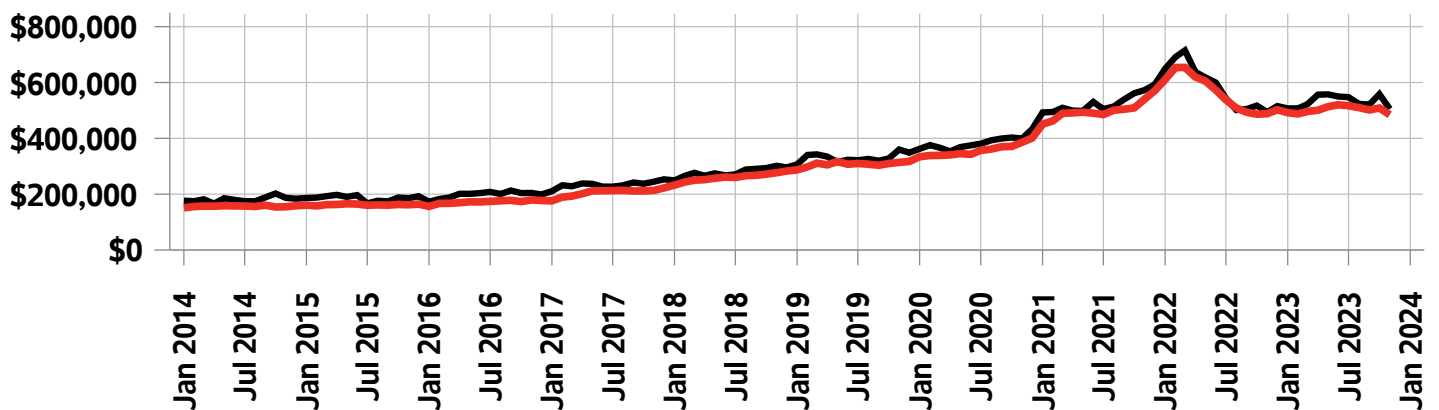
Active Listings (November only)



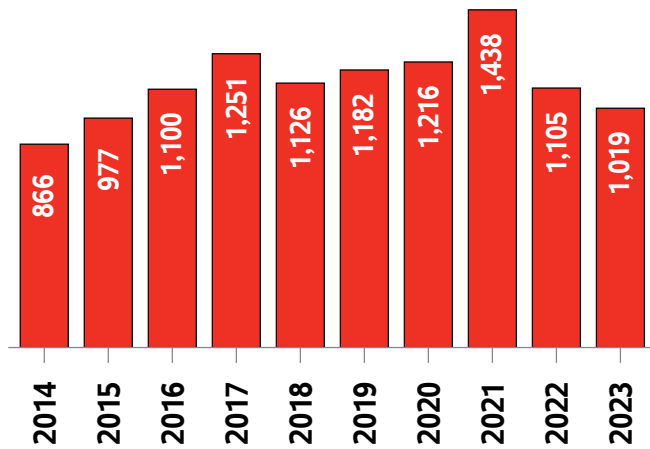
Months of Inventory (November only)



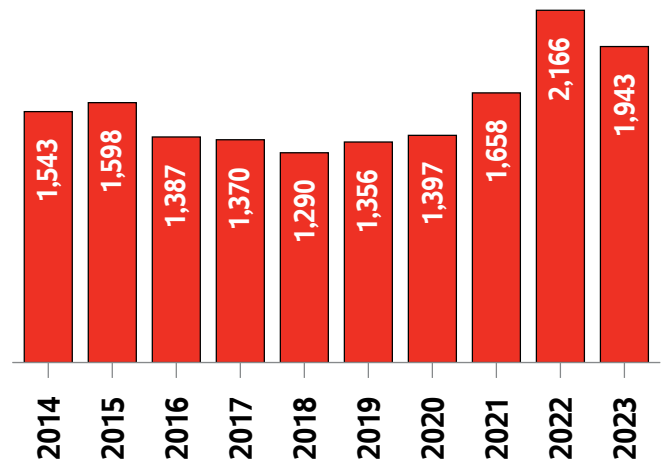
MLS® HPI Townhouse Benchmark Price and Average Price



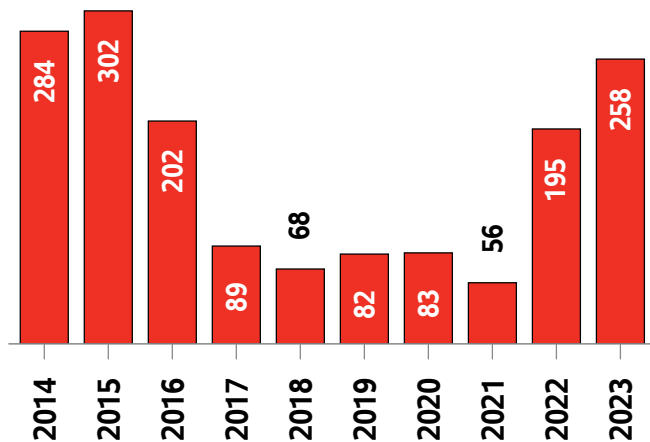
Sales Activity (November Year-to-date)



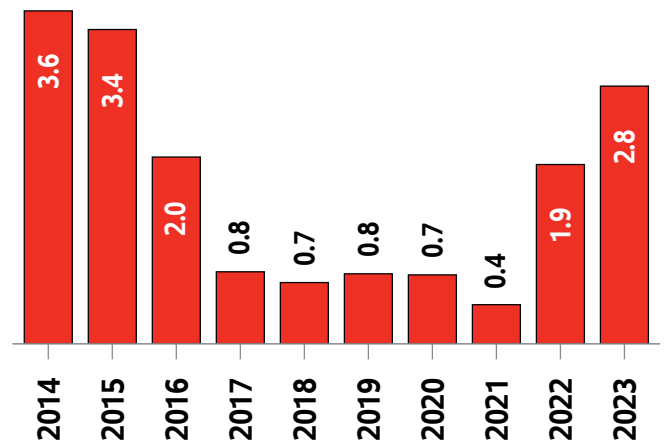
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	32	-8.6%	-58.4%	-47.5%	-47.5%	-30.4%	-13.5%
Dollar Volume	\$11,842,289	-2.7%	-60.9%	-43.3%	-3.9%	42.9%	124.3%
New Listings	67	15.5%	-10.7%	0.0%	-18.3%	1.5%	-26.4%
Active Listings	150	29.3%	284.6%	158.6%	85.2%	-24.2%	-44.4%
Sales to New Listings Ratio ¹	47.8	60.3	102.7	91.0	74.4	69.7	40.7
Months of Inventory ²	4.7	3.3	0.5	1.0	1.3	4.3	7.3
Average Price	\$370,072	6.4%	-6.0%	8.1%	83.1%	105.4%	159.4%
Median Price	\$328,750	4.4%	-7.4%	19.5%	92.3%	123.6%	178.6%
Sale to List Price Ratio ³	96.6	95.8	107.3	102.1	103.2	97.6	96.5
Median Days on Market	28.5	26.0	7.0	12.0	11.0	51.5	45.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	526	-16.9%	-45.5%	-28.8%	-18.7%	-18.7%	6.0%
Dollar Volume	\$208,864,105	-25.3%	-43.1%	-6.0%	63.4%	67.6%	150.9%
New Listings	942	-14.3%	-15.4%	3.2%	12.5%	-17.1%	-19.1%
Active Listings ⁴	121	14.8%	114.2%	89.2%	67.2%	-51.6%	-57.0%
Sales to New Listings Ratio ⁵	55.8	57.6	86.7	80.9	77.3	57.0	42.6
Months of Inventory ⁶	2.5	1.8	0.6	0.9	1.2	4.2	6.2
Average Price	\$397,080	-10.0%	4.4%	32.0%	101.0%	106.1%	136.6%
Median Price	\$350,000	-13.6%	1.4%	31.6%	99.7%	128.8%	162.3%
Sale to List Price Ratio ⁷	97.9	108.0	108.3	102.4	102.3	97.3	97.2
Median Days on Market	21.0	10.0	7.0	10.0	13.0	42.0	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.

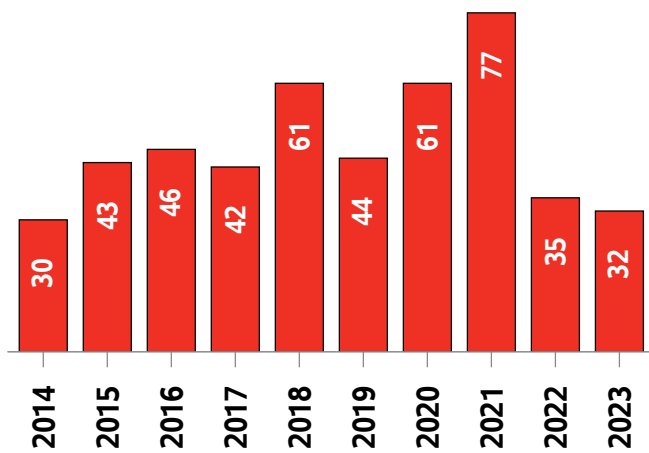
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

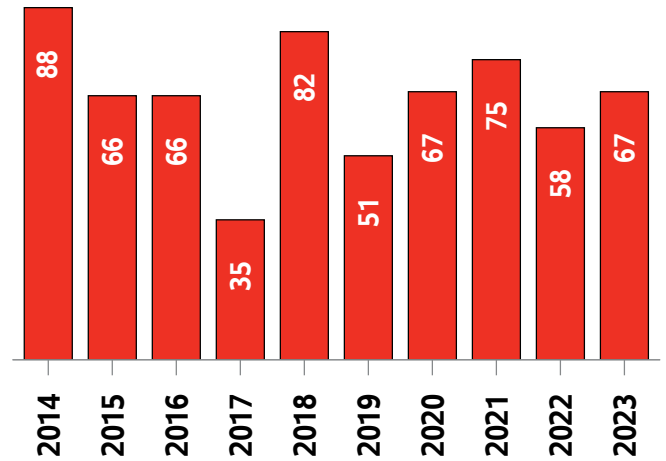
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

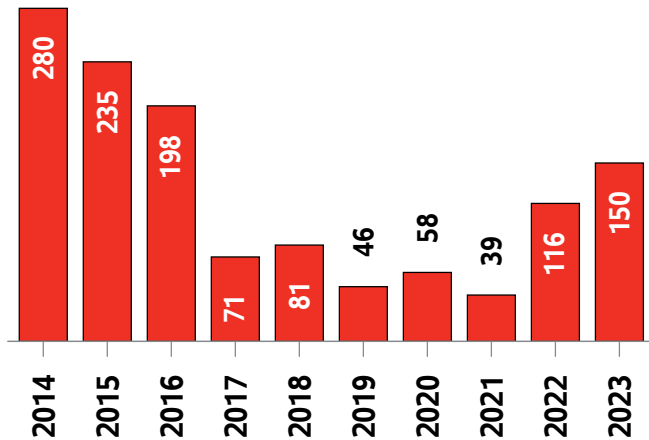
Sales Activity (November only)



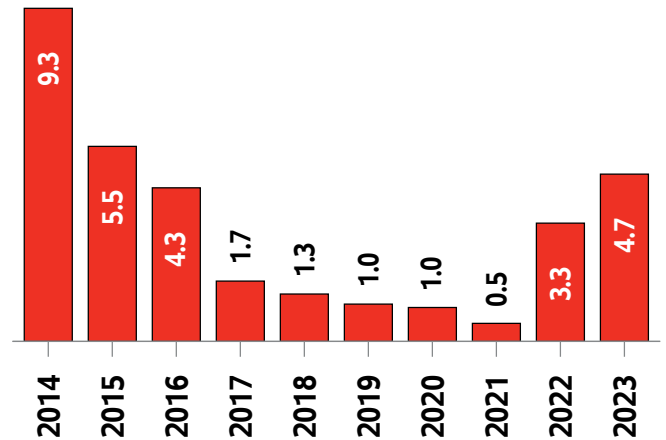
New Listings (November only)



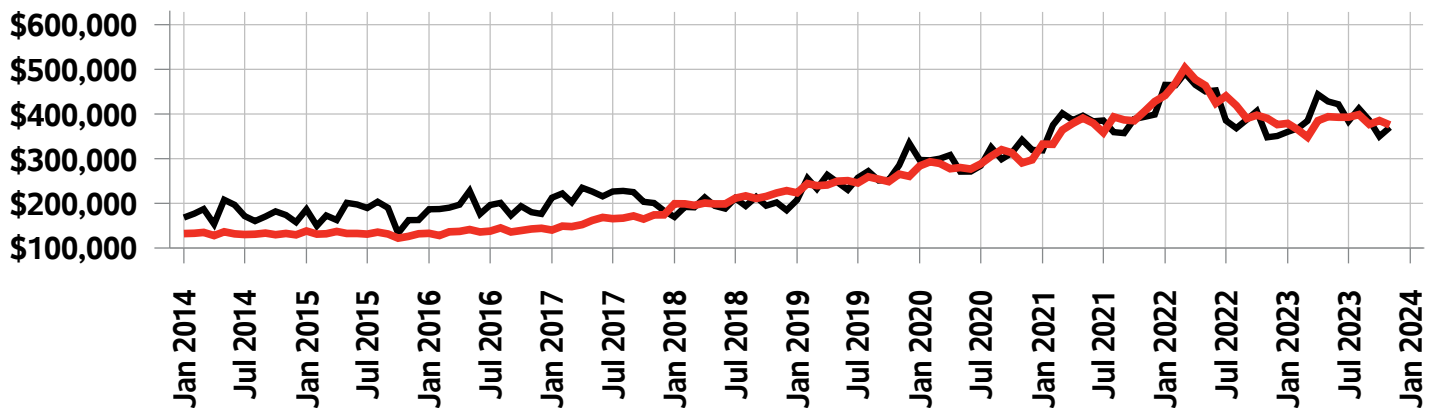
Active Listings (November only)



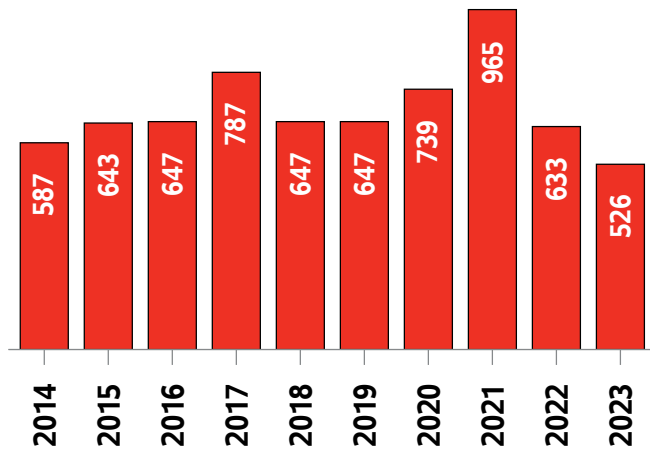
Months of Inventory (November only)



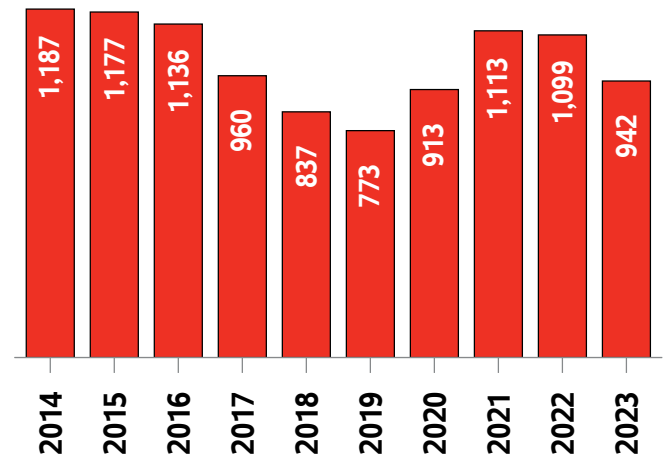
MLS® HPI Apartment Benchmark Price and Average Price



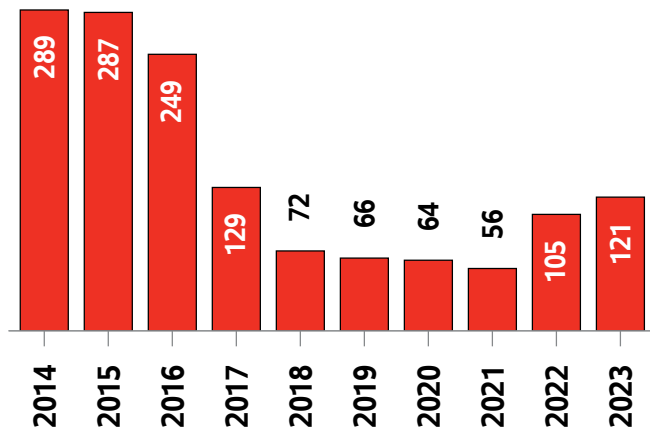
Sales Activity (November Year-to-date)



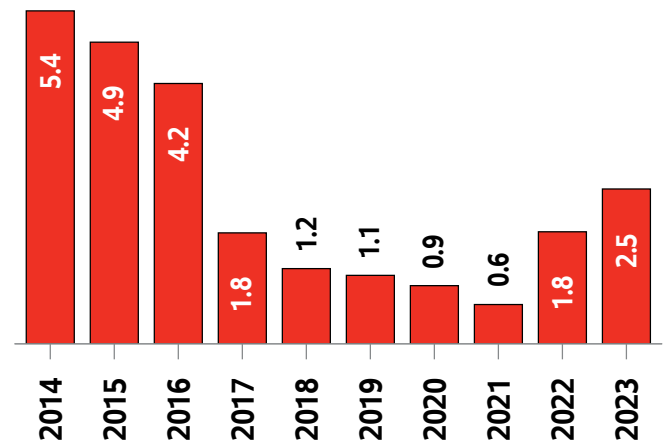
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



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



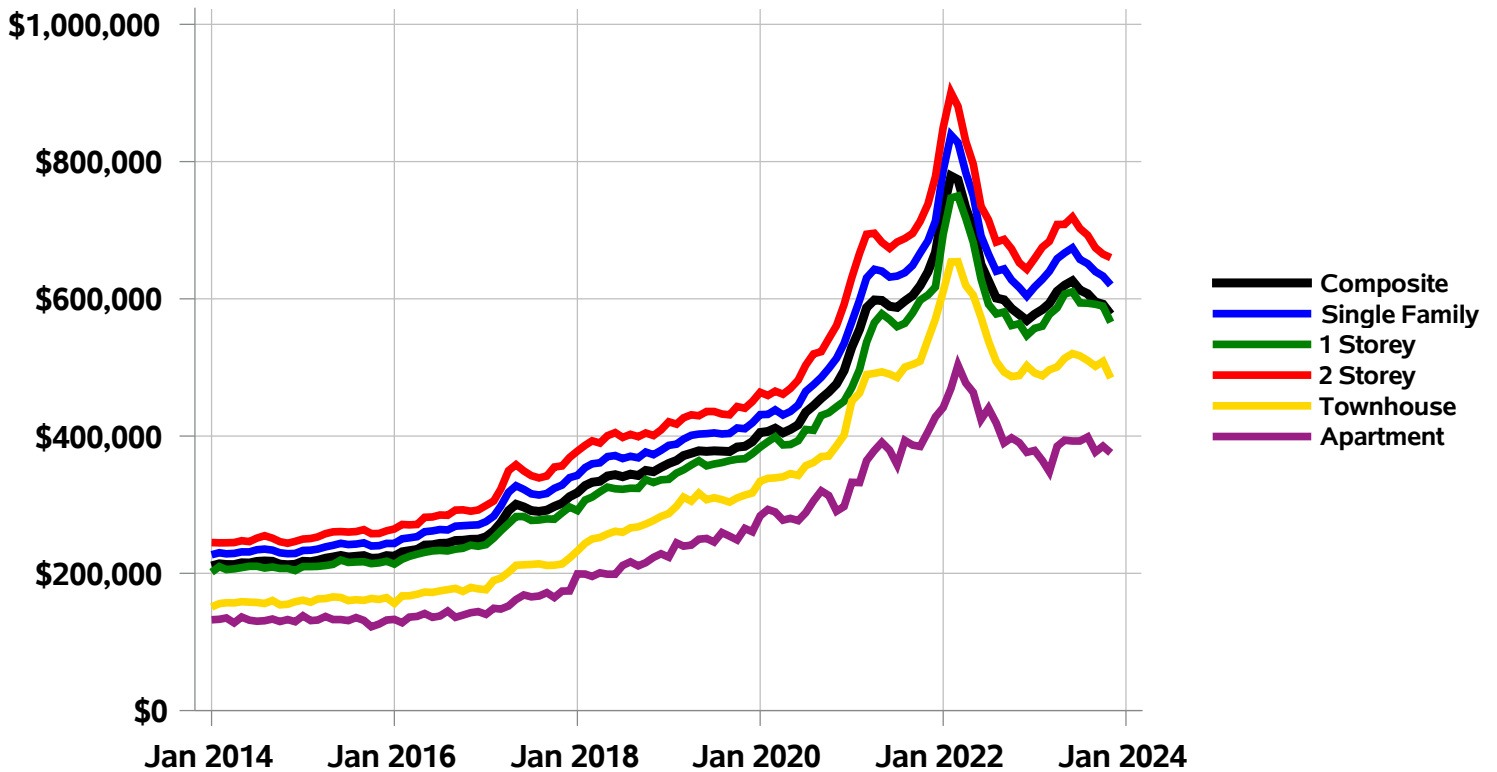
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	November 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$577,400	-2.5	-4.9	-6.8	0.1	21.3	65.9
Single Family	\$620,200	-2.1	-4.8	-7.0	0.6	20.8	66.3
One Storey	\$565,800	-4.0	-4.7	-6.8	0.4	27.8	70.3
Two Storey	\$660,000	-0.8	-4.7	-6.8	1.1	17.6	64.7
Townhouse	\$484,500	-4.8	-5.0	-5.6	-0.8	25.6	75.0
Apartment	\$375,500	-2.5	-5.8	-4.7	-3.8	29.3	68.2

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.)	1310
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.)	1393
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5939
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.)	1150
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6599
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.)	1638
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5585
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.)	1244
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
Gross Living Area (Above Ground; in sq. ft.)	963
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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	286	-11.5%	-50.0%	-55.1%	-40.2%	-39.4%	-22.9%
Dollar Volume	\$169,941,863	-13.1%	-55.6%	-51.0%	-5.2%	26.0%	91.3%
New Listings	650	13.8%	13.0%	8.2%	10.9%	34.6%	11.5%
Active Listings	1,272	38.7%	505.7%	220.4%	75.2%	52.9%	-17.3%
Sales to New Listings Ratio ¹	44.0	56.6	99.5	106.0	81.6	97.7	63.6
Months of Inventory ²	4.4	2.8	0.4	0.6	1.5	1.8	4.1
Average Price	\$594,202	-1.9%	-11.3%	9.1%	58.5%	108.0%	148.1%
Median Price	\$560,000	-1.8%	-12.2%	13.1%	60.0%	119.2%	151.1%
Sale to List Price Ratio ³	97.2	96.6	112.9	106.3	102.4	99.4	97.3
Median Days on Market	24.5	22.0	6.5	7.0	10.5	20.5	36.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	4,468	-15.1%	-41.5%	-30.4%	-27.0%	-29.8%	-12.4%
Dollar Volume	\$2,830,520,485	-25.2%	-41.3%	-9.9%	24.1%	56.6%	124.8%
New Listings	8,643	-11.6%	-4.5%	8.3%	6.5%	-2.2%	-7.6%
Active Listings ⁴	1,022	23.0%	169.6%	49.0%	38.9%	-16.1%	-39.3%
Sales to New Listings Ratio ⁵	51.7	53.8	84.4	80.4	75.4	72.0	54.5
Months of Inventory ⁶	2.5	1.7	0.5	1.2	1.3	2.1	3.6
Average Price	\$633,510	-11.9%	0.3%	29.4%	70.0%	123.2%	156.5%
Median Price	\$600,000	-10.2%	1.4%	33.0%	76.5%	129.9%	166.7%
Sale to List Price Ratio ⁷	99.3	109.5	111.9	104.2	103.2	99.0	97.7
Median Days on Market	14.0	8.0	7.0	8.0	9.0	19.0	28.0

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

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

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

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

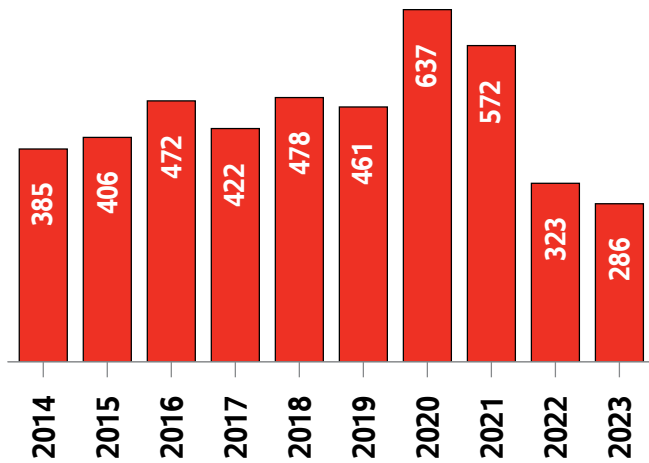
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

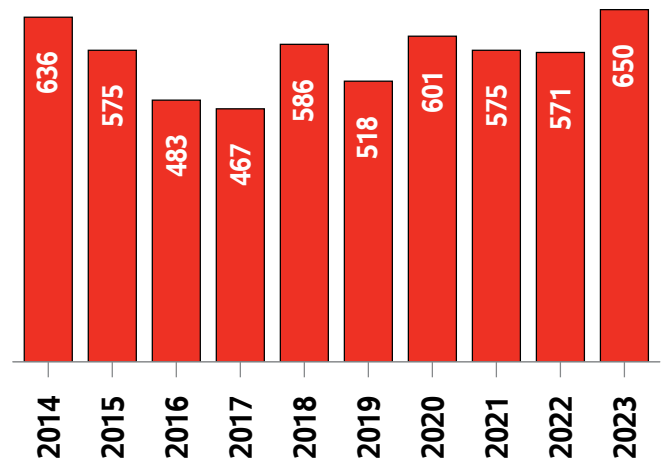
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

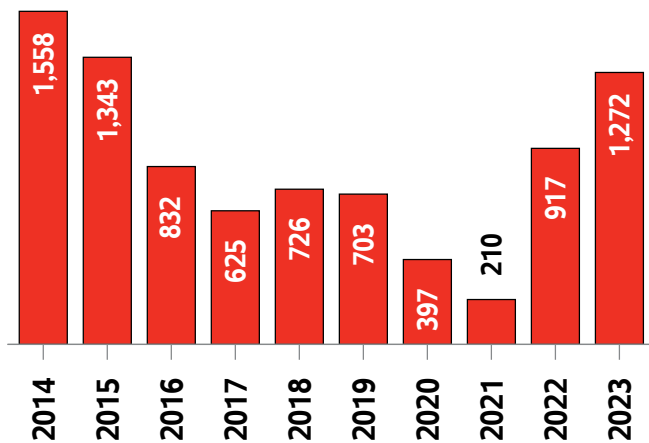
Sales Activity (November only)



New Listings (November only)



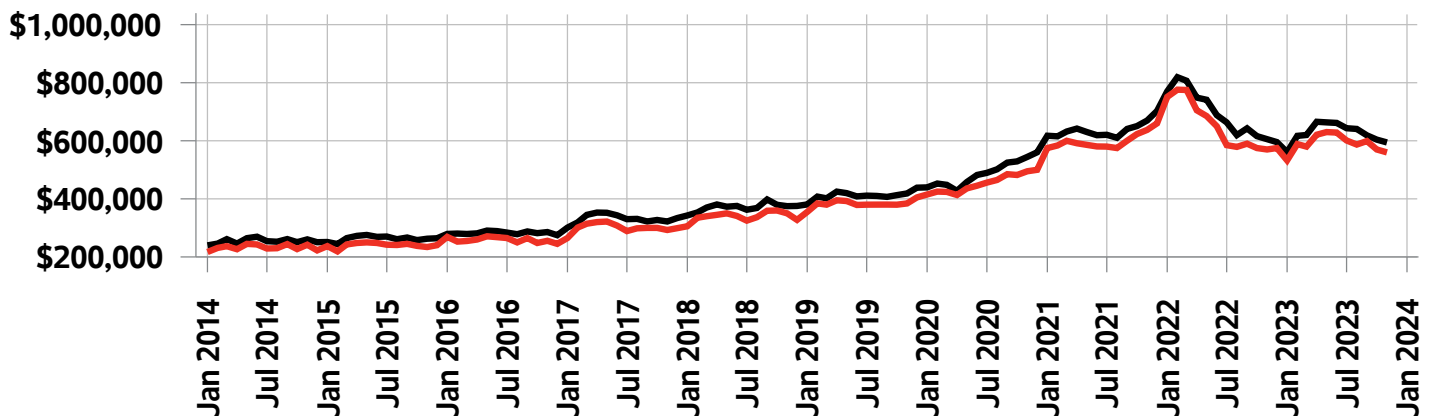
Active Listings (November only)



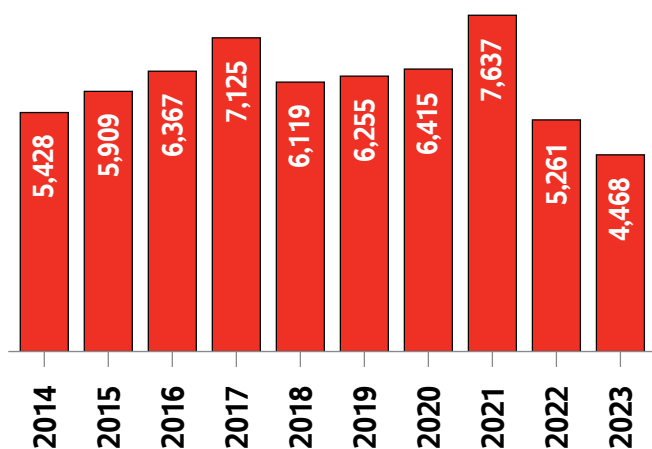
Months of Inventory (November only)



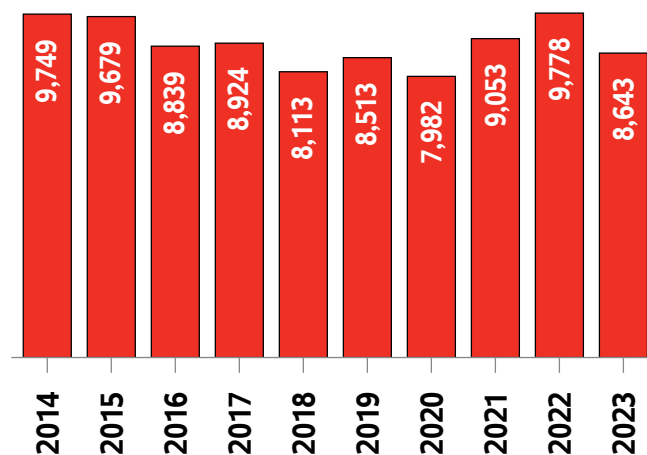
Average Price and Median Price



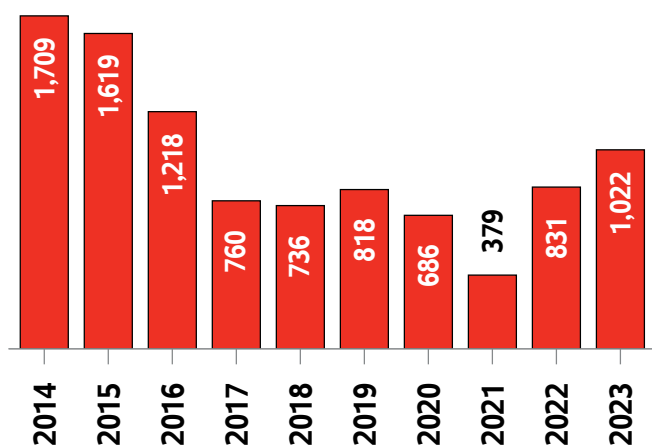
Sales Activity (November Year-to-date)



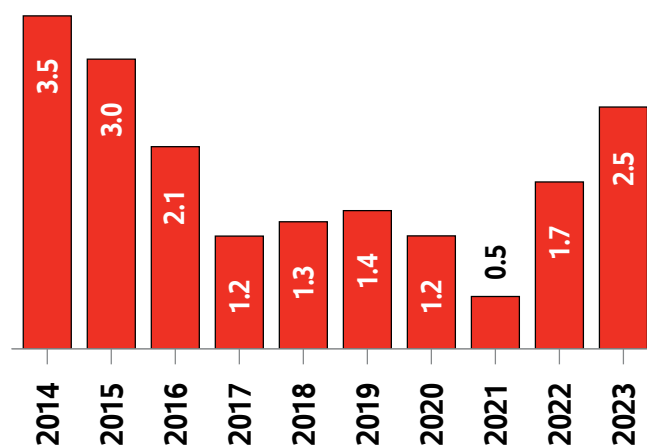
New Listings (November Year-to-date)



Active Listings ¹(November Year-to-date)



Months of Inventory ²(November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	1	-50.0%	—	—	0.0%	—	-50.0%
Dollar Volume	\$525,000	-66.8%	—	—	26.5%	—	37.4%
New Listings	2	100.0%	0.0%	—	0.0%	—	—
Active Listings	3	200.0%	200.0%	200.0%	-40.0%	0.0%	50.0%
Sales to New Listings Ratio ¹	50.0	200.0	—	—	50.0	—	—
Months of Inventory ²	3.0	0.5	—	—	5.0	—	1.0
Average Price	\$525,000	-33.5%	—	—	26.5%	—	174.9%
Median Price	\$525,000	-33.5%	—	—	26.5%	—	174.9%
Sale to List Price Ratio ³	95.5	96.0	—	—	118.6	—	98.5
Median Days on Market	31.0	47.5	—	—	7.0	—	111.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	4	-71.4%	-63.6%	-73.3%	-73.3%	-60.0%	-60.0%
Dollar Volume	\$2,233,500	-81.6%	-68.4%	-73.7%	-72.9%	-37.7%	-27.4%
New Listings	10	-41.2%	-33.3%	-33.3%	-50.0%	-16.7%	-23.1%
Active Listings ⁴	2	-52.3%	-20.0%	-31.3%	-46.8%	-57.7%	-59.8%
Sales to New Listings Ratio ⁵	40.0	82.4	73.3	100.0	75.0	83.3	76.9
Months of Inventory ⁶	4.1	2.5	1.9	1.6	2.1	3.9	4.1
Average Price	\$558,375	-35.6%	-13.1%	-1.4%	1.8%	55.9%	81.4%
Median Price	\$577,500	-23.3%	3.1%	6.0%	25.5%	110.0%	143.7%
Sale to List Price Ratio ⁷	97.3	103.9	109.3	98.6	100.4	97.2	94.2
Median Days on Market	24.0	19.0	8.0	28.0	9.0	56.5	78.5

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.

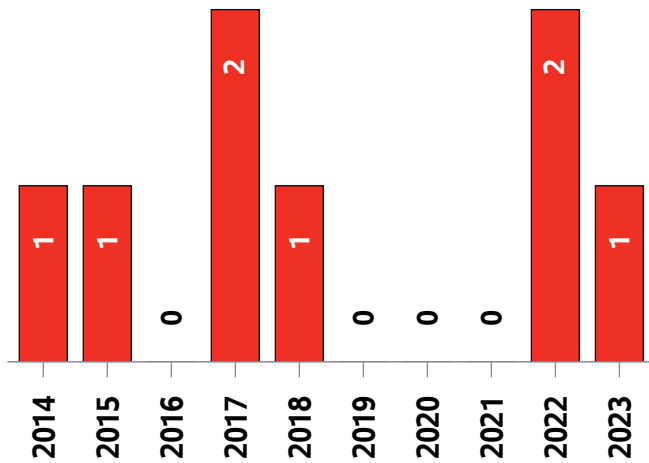
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

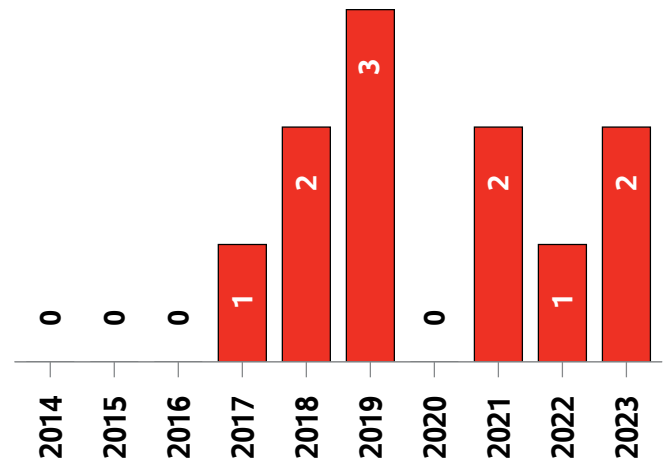
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

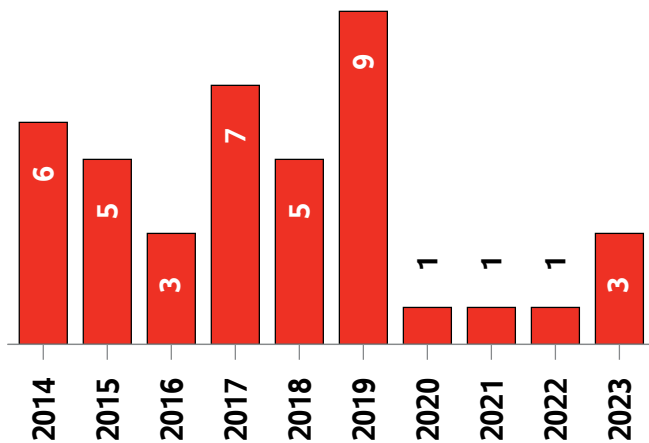
Sales Activity (November only)



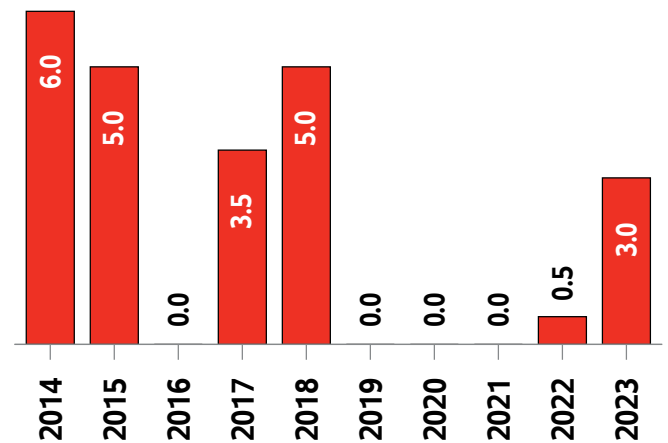
New Listings (November only)



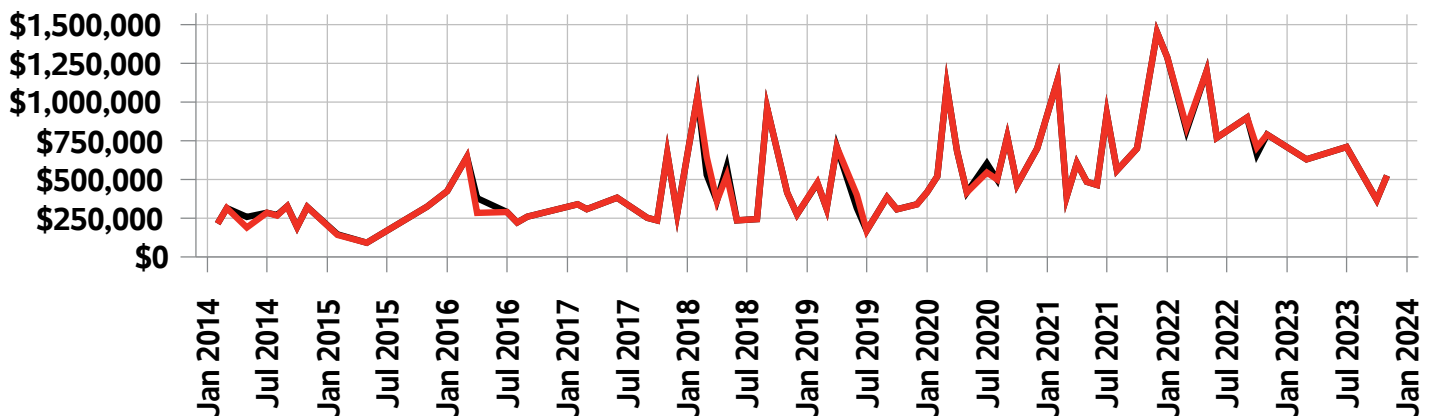
Active Listings (November only)



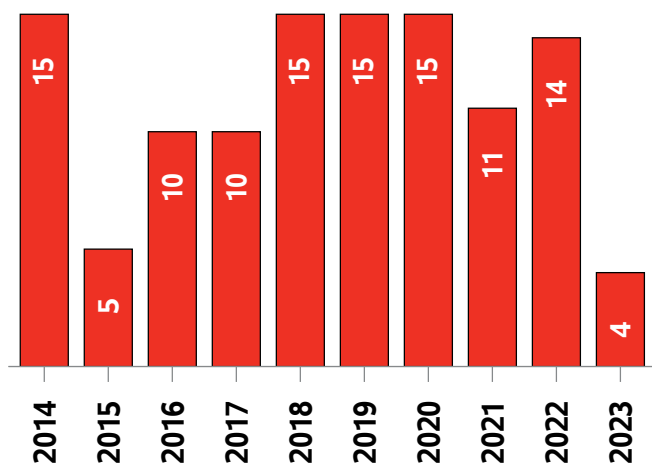
Months of Inventory (November only)



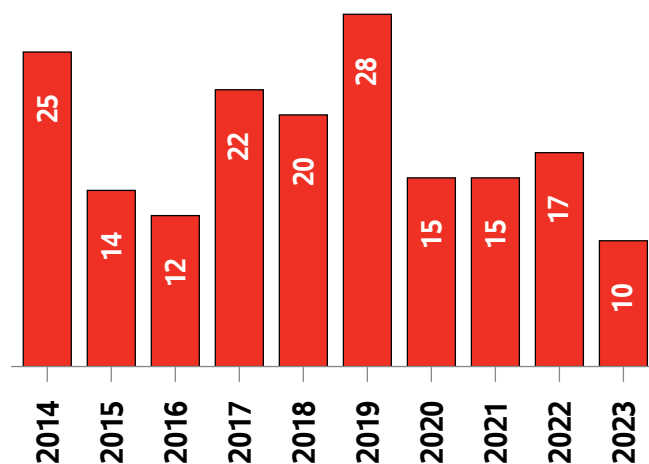
Average Price and Median Price



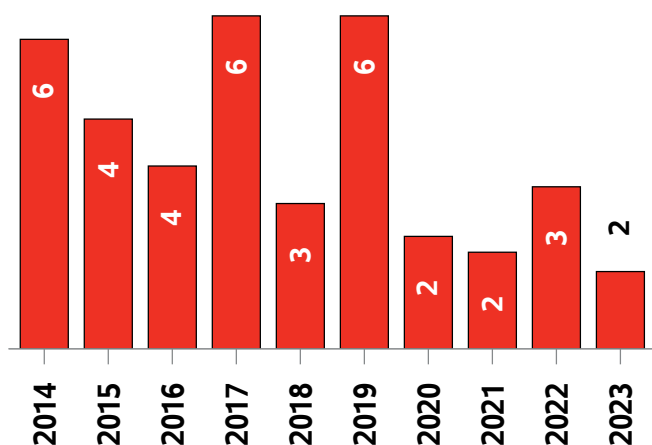
Sales Activity (November Year-to-date)



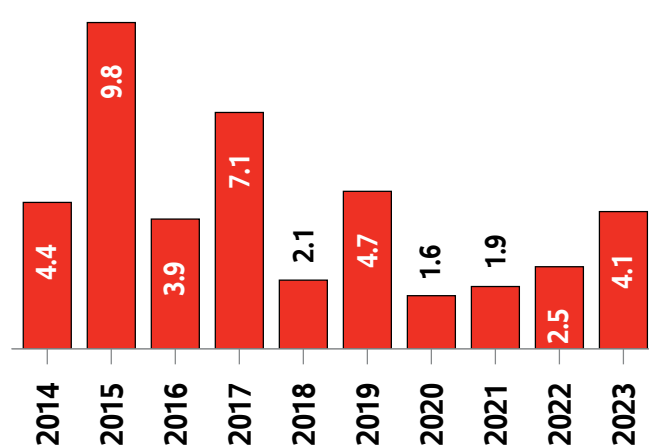
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	14	-17.6%	-58.8%	0.0%	-12.5%	7.7%	55.6%
Dollar Volume	\$7,619,000	-20.4%	-63.5%	9.9%	22.9%	114.4%	444.8%
New Listings	37	-15.9%	8.8%	131.3%	60.9%	76.2%	2.8%
Active Listings	105	26.5%	356.5%	288.9%	90.9%	32.9%	-22.2%
Sales to New Listings Ratio ¹	37.8	38.6	100.0	87.5	69.6	61.9	25.0
Months of Inventory ²	7.5	4.9	0.7	1.9	3.4	6.1	15.0
Average Price	\$544,214	-3.4%	-11.3%	9.9%	40.5%	99.1%	250.2%
Median Price	\$535,000	-5.3%	-15.4%	18.2%	37.2%	103.4%	226.2%
Sale to List Price Ratio ³	95.2	95.4	105.3	99.1	99.3	94.4	94.9
Median Days on Market	37.5	24.0	13.0	22.5	21.0	66.0	112.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	232	1.3%	-26.3%	-8.3%	13.2%	-12.5%	41.5%
Dollar Volume	\$161,988,695	0.7%	-18.8%	37.9%	113.9%	129.6%	318.4%
New Listings	529	18.1%	40.7%	57.0%	77.5%	37.0%	16.5%
Active Listings ⁴	100	75.5%	237.6%	111.1%	78.9%	-3.4%	-33.1%
Sales to New Listings Ratio ⁵	43.9	51.1	83.8	75.1	68.8	68.7	36.1
Months of Inventory ⁶	4.8	2.7	1.0	2.1	3.0	4.3	10.1
Average Price	\$698,227	-0.6%	10.3%	50.3%	89.0%	162.3%	195.8%
Median Price	\$700,000	5.3%	12.4%	60.9%	105.9%	191.7%	244.0%
Sale to List Price Ratio ⁷	97.1	103.8	106.1	99.9	98.4	96.3	95.2
Median Days on Market	33.0	13.0	10.0	17.0	18.0	49.0	56.5

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.

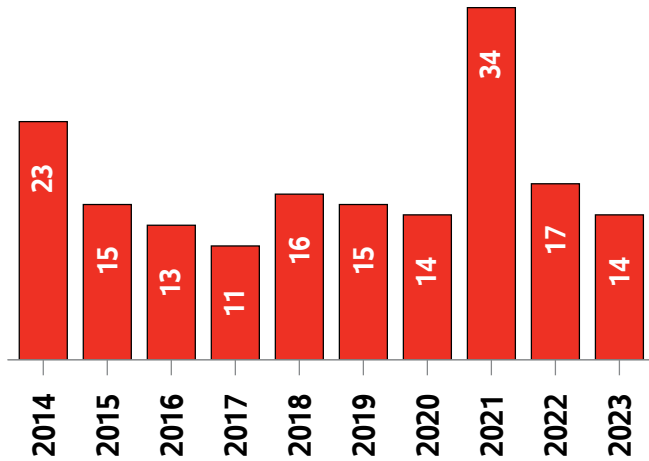
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

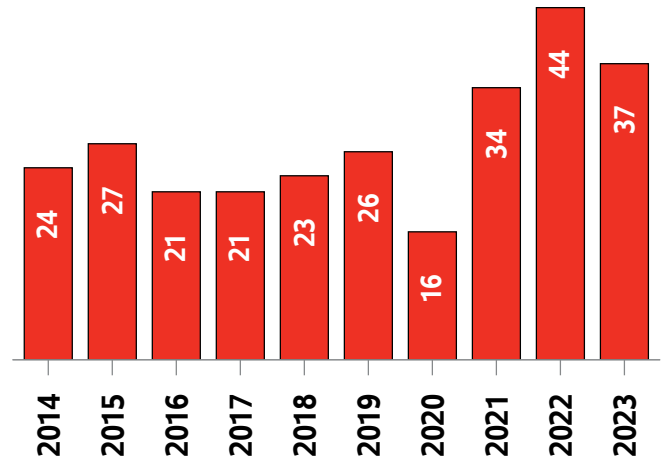
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

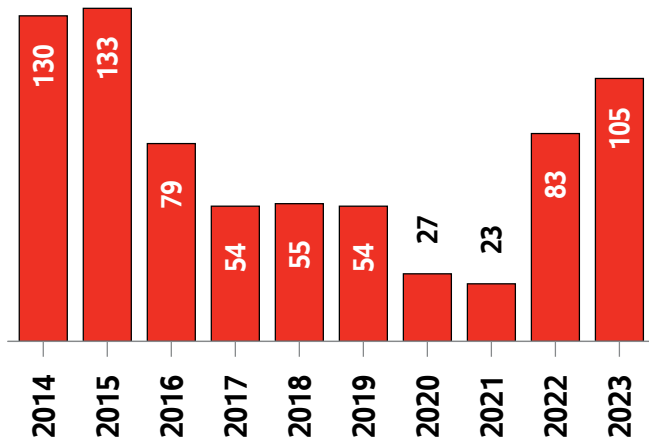
Sales Activity (November only)



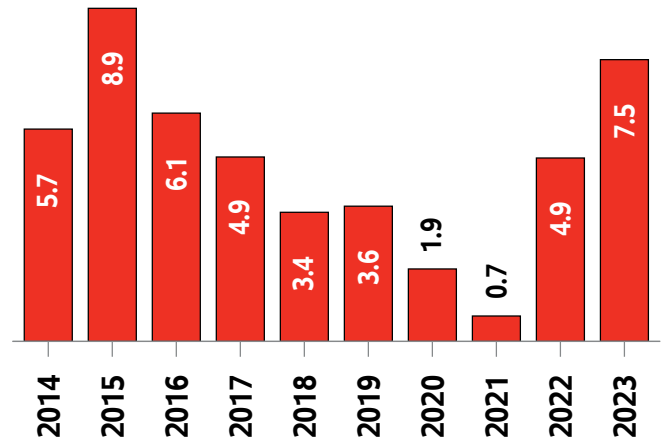
New Listings (November only)



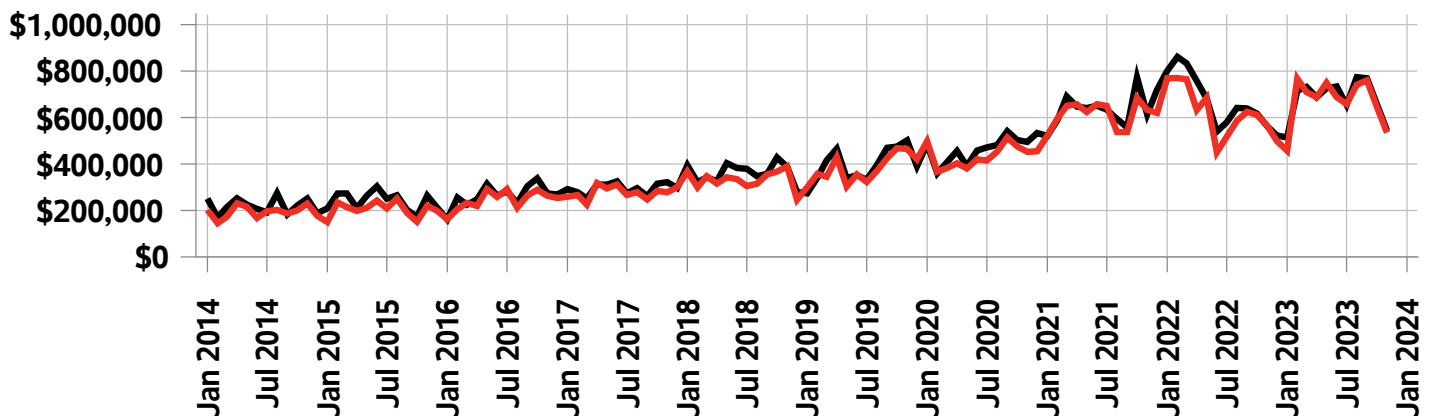
Active Listings (November only)



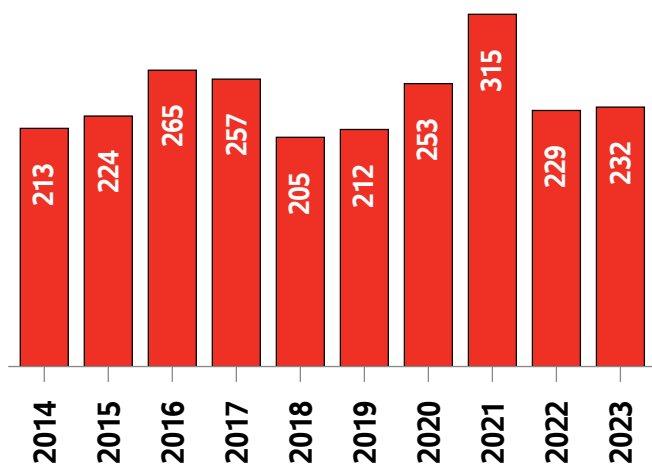
Months of Inventory (November only)



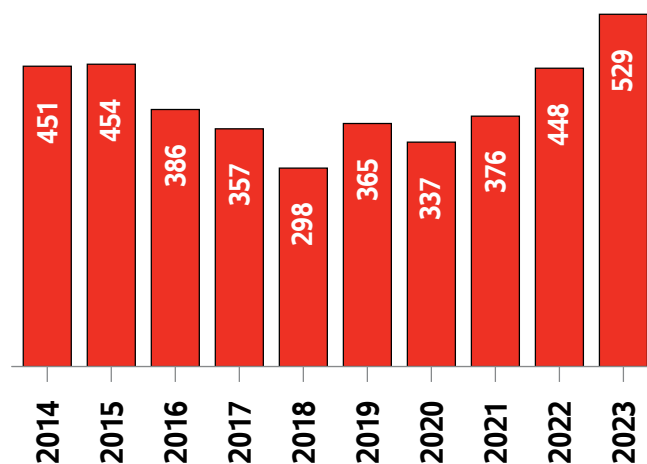
Average Price and Median Price



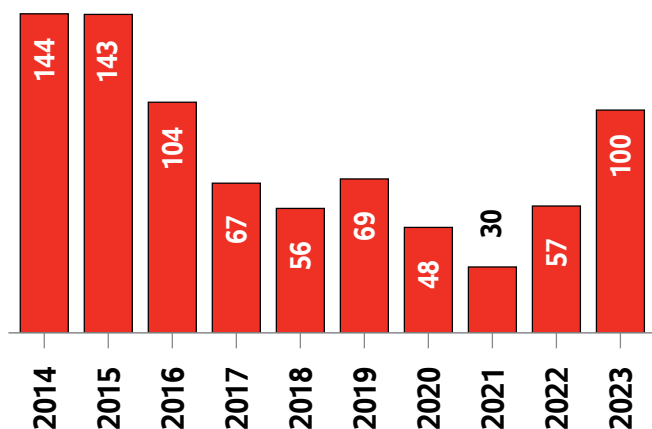
Sales Activity (November Year-to-date)



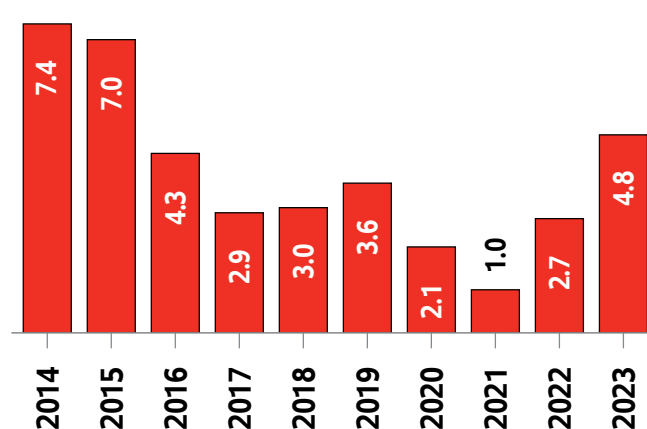
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	12	-33.3%	-47.8%	-67.6%	-36.8%	-33.3%	-36.8%
Dollar Volume	\$11,050,031	-30.8%	-49.1%	-54.0%	3.4%	56.1%	53.2%
New Listings	43	-8.5%	53.6%	48.3%	72.0%	104.8%	2.4%
Active Listings	132	29.4%	325.8%	140.0%	131.6%	78.4%	-9.6%
Sales to New Listings Ratio ¹	27.9	38.3	82.1	127.6	76.0	85.7	45.2
Months of Inventory ²	11.0	5.7	1.3	1.5	3.0	4.1	7.7
Average Price	\$920,836	3.8%	-2.4%	41.9%	63.6%	134.2%	142.6%
Median Price	\$862,500	6.8%	5.6%	40.4%	67.5%	109.5%	117.3%
Sale to List Price Ratio ³	98.1	96.3	110.7	105.6	100.3	95.3	97.2
Median Days on Market	35.5	23.5	14.0	10.0	27.0	48.0	33.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	238	-6.7%	-33.0%	-15.6%	-18.5%	-19.0%	4.4%
Dollar Volume	\$213,543,564	-21.1%	-32.5%	13.9%	40.4%	87.8%	172.5%
New Listings	586	3.0%	29.1%	43.3%	42.6%	15.4%	-3.5%
Active Listings ⁴	106	71.7%	206.0%	36.4%	61.7%	-3.9%	-31.8%
Sales to New Listings Ratio ⁵	40.6	44.8	78.2	68.9	71.0	57.9	37.6
Months of Inventory ⁶	4.9	2.7	1.1	3.0	2.5	4.1	7.5
Average Price	\$897,242	-15.5%	0.7%	35.0%	72.3%	132.0%	161.0%
Median Price	\$820,000	-12.8%	-0.6%	31.2%	68.4%	136.3%	143.0%
Sale to List Price Ratio ⁷	97.8	105.6	110.0	102.2	100.8	98.5	97.2
Median Days on Market	25.0	9.0	7.0	12.0	13.0	29.0	42.5

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.

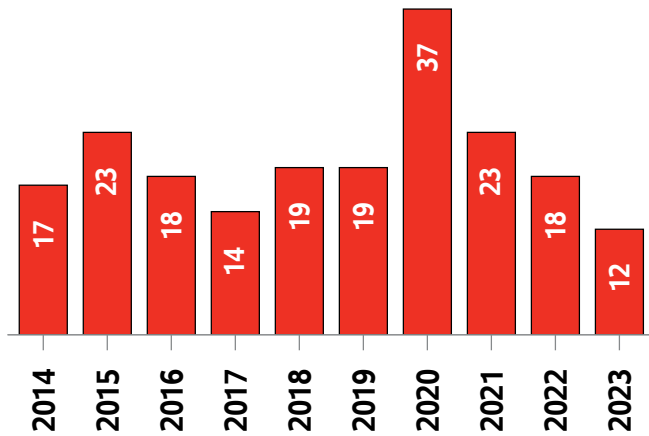
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

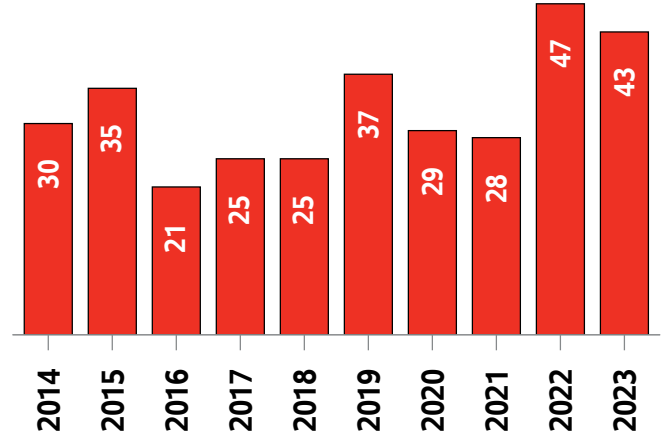
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

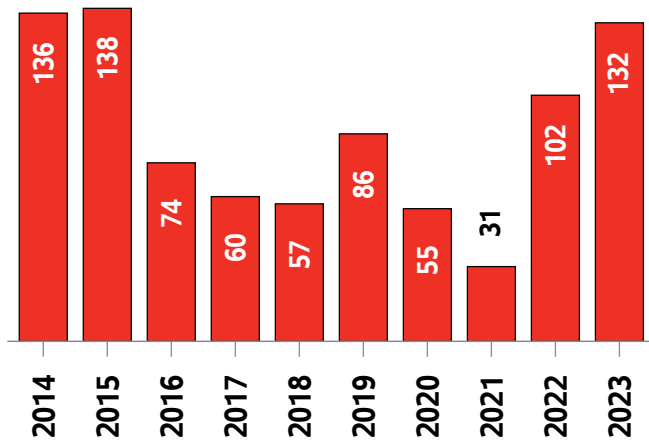
Sales Activity (November only)



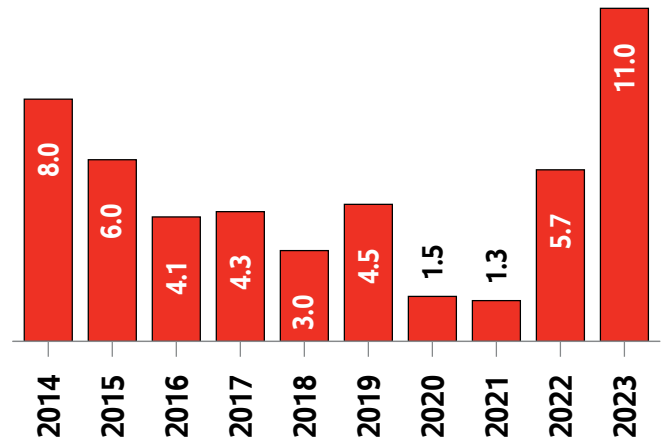
New Listings (November only)



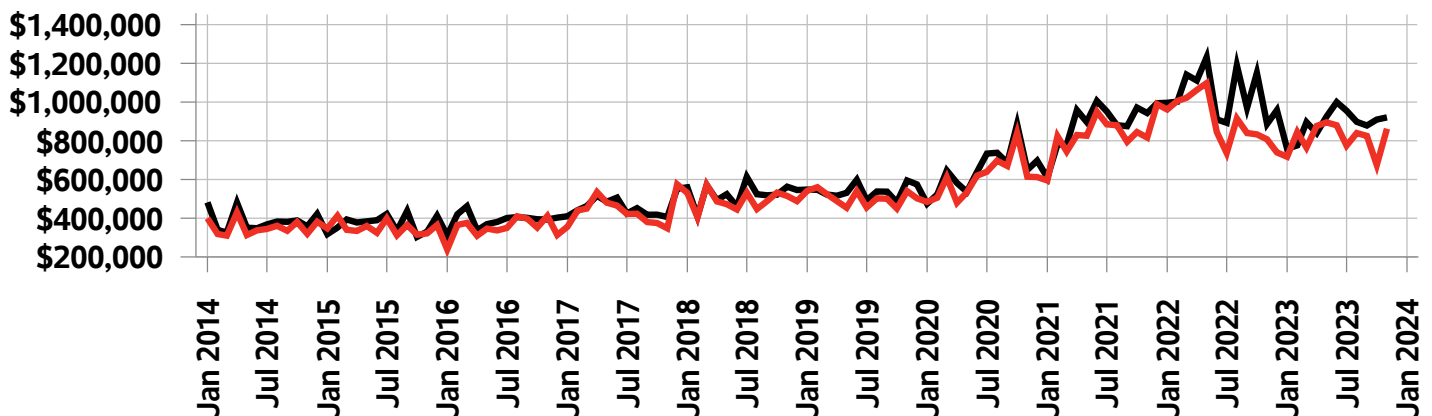
Active Listings (November only)



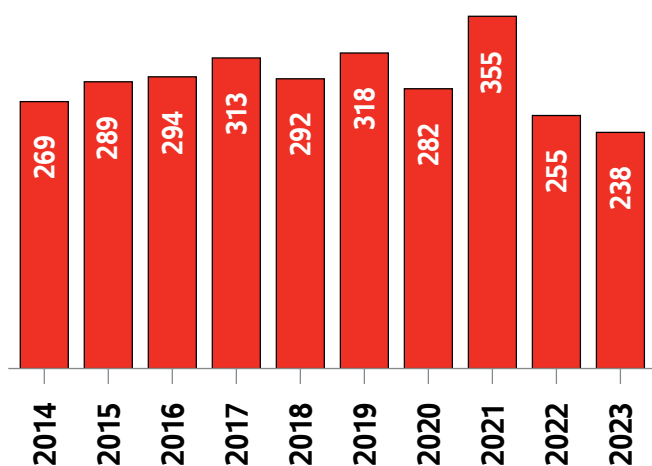
Months of Inventory (November only)



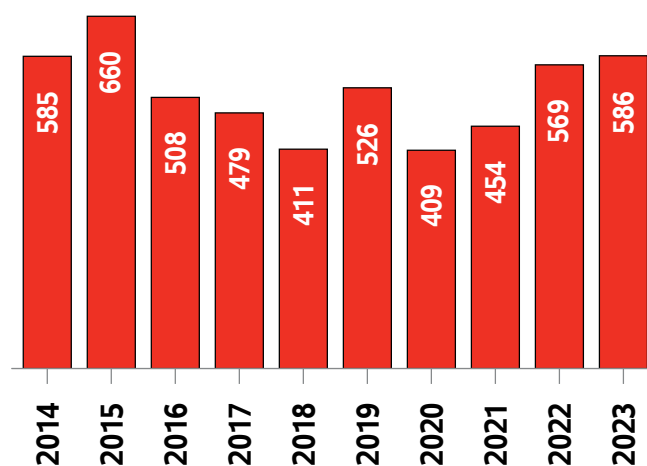
Average Price and Median Price



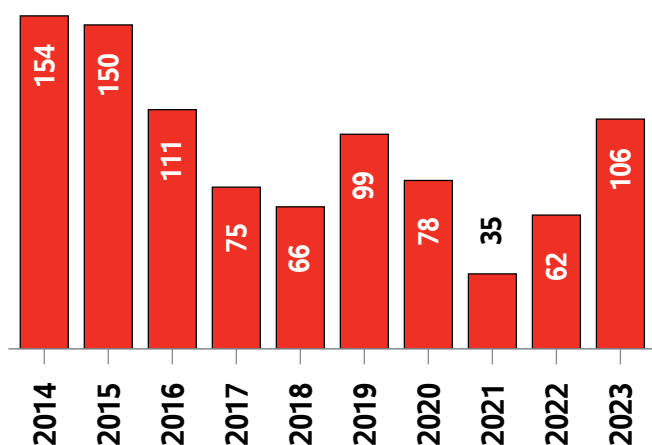
Sales Activity (November Year-to-date)



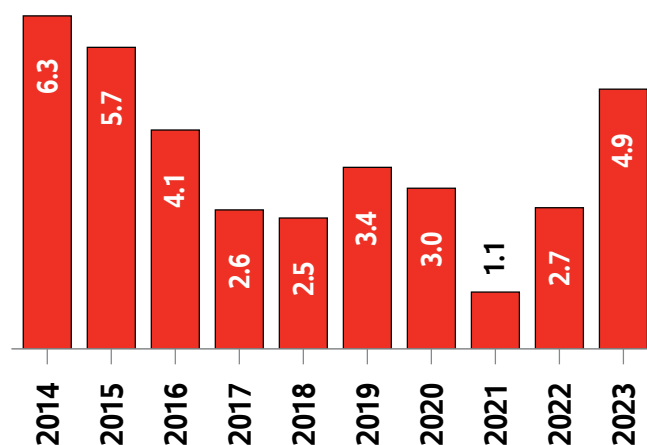
New Listings (November Year-to-date)



Active Listings ¹ (November Year-to-date)



Months of Inventory ² (November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	15	-28.6%	-53.1%	-55.9%	-53.1%	-6.3%	-31.8%
Dollar Volume	\$10,588,200	-21.0%	-53.8%	-40.1%	-4.0%	201.1%	119.6%
New Listings	47	4.4%	56.7%	27.0%	23.7%	27.0%	0.0%
Active Listings	104	5.1%	166.7%	89.1%	19.5%	20.9%	-37.3%
Sales to New Listings Ratio ¹	31.9	46.7	106.7	91.9	84.2	43.2	46.8
Months of Inventory ²	6.9	4.7	1.2	1.6	2.7	5.4	7.5
Average Price	\$705,880	10.6%	-1.4%	35.8%	104.7%	221.1%	222.1%
Median Price	\$647,500	7.9%	0.6%	30.2%	96.2%	201.2%	232.1%
Sale to List Price Ratio ³	96.0	95.0	108.6	105.8	100.4	98.2	95.4
Median Days on Market	43.0	32.0	9.5	7.0	11.0	20.0	41.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	295	-7.8%	-31.6%	-32.5%	-16.0%	-17.8%	10.1%
Dollar Volume	\$200,874,483	-14.5%	-26.0%	-3.6%	63.5%	113.7%	235.0%
New Listings	607	-7.0%	20.4%	10.0%	21.4%	14.1%	2.2%
Active Listings ⁴	92	9.6%	170.1%	7.0%	20.5%	-12.1%	-38.0%
Sales to New Listings Ratio ⁵	48.6	49.0	85.5	79.2	70.2	67.5	45.1
Months of Inventory ⁶	3.4	2.9	0.9	2.2	2.4	3.2	6.1
Average Price	\$680,930	-7.3%	8.1%	42.8%	94.5%	160.0%	204.3%
Median Price	\$635,000	-9.3%	5.8%	41.1%	92.4%	155.0%	192.3%
Sale to List Price Ratio ⁷	97.5	107.2	111.5	102.6	100.3	97.2	96.5
Median Days on Market	23.0	9.0	7.0	10.0	13.0	28.0	39.0

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

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

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

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

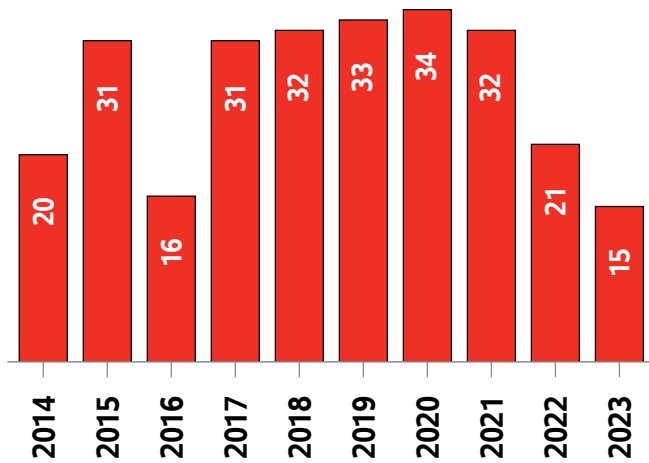
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

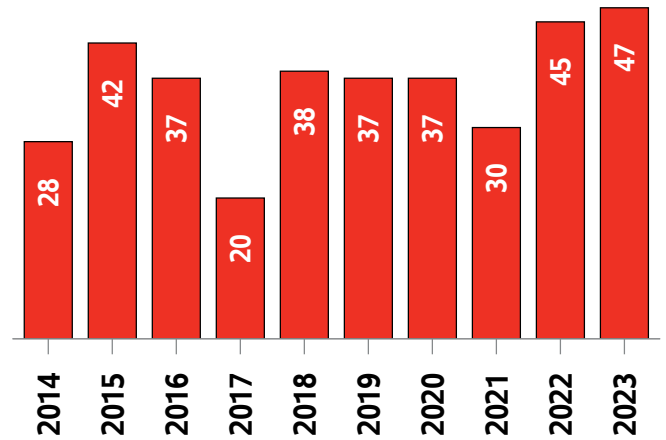
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

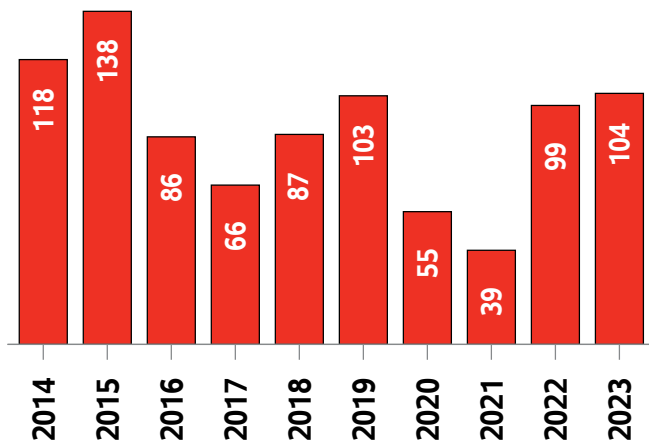
Sales Activity (November only)



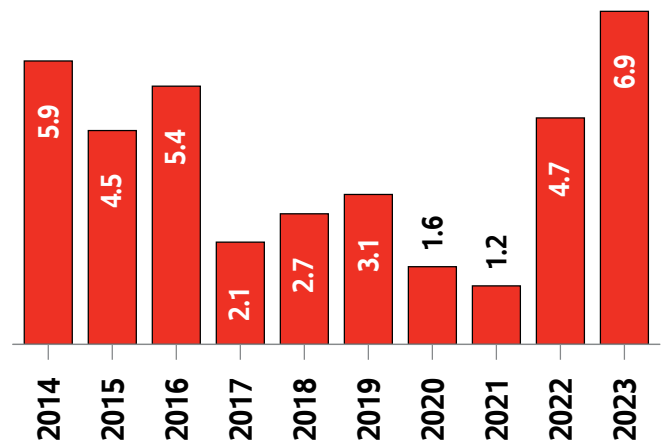
New Listings (November only)



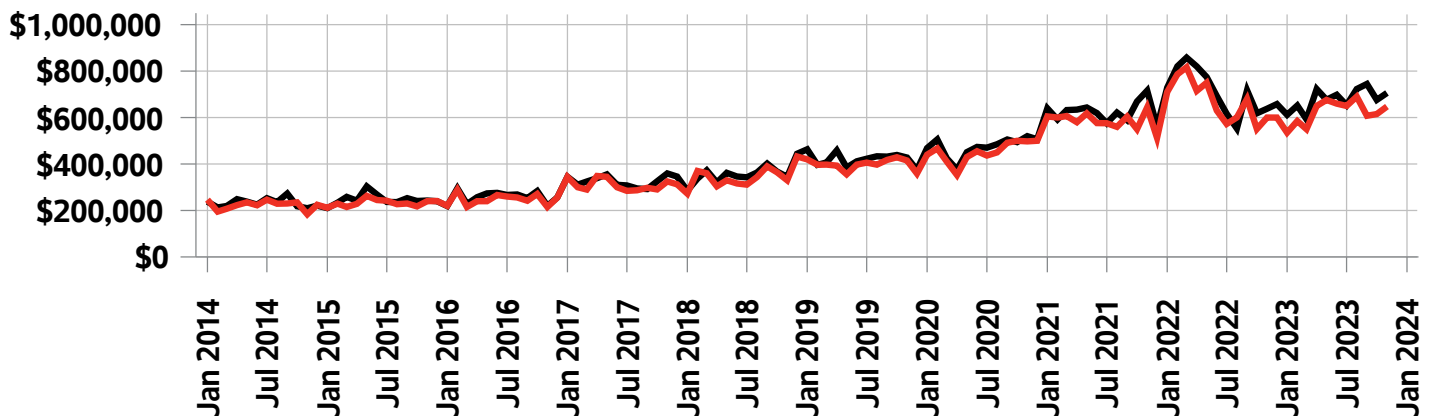
Active Listings (November only)



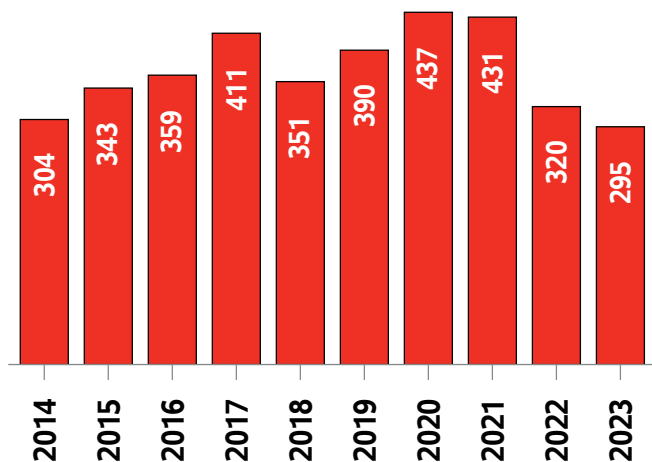
Months of Inventory (November only)



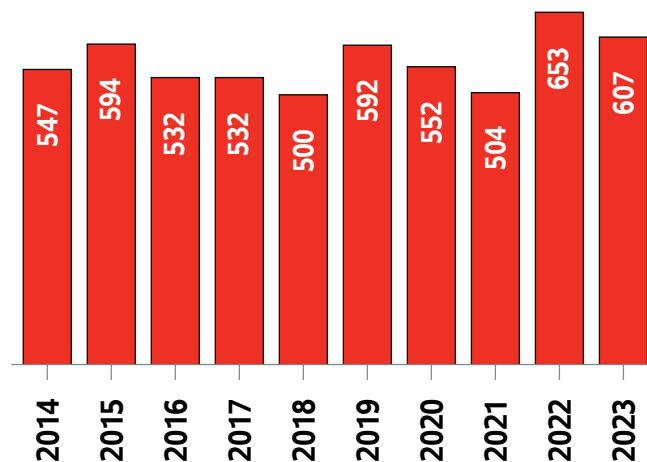
Average Price and Median Price



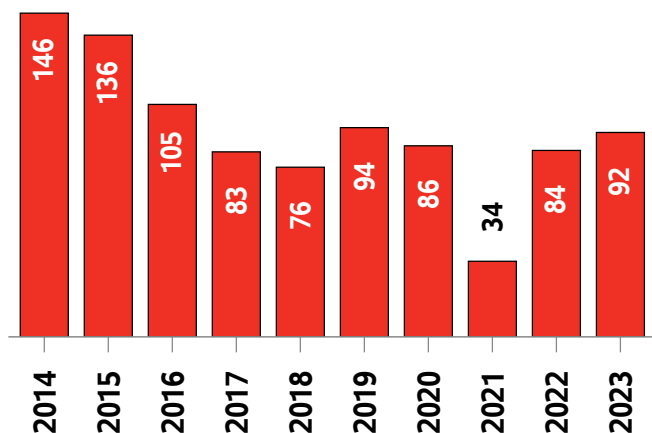
Sales Activity (November Year-to-date)



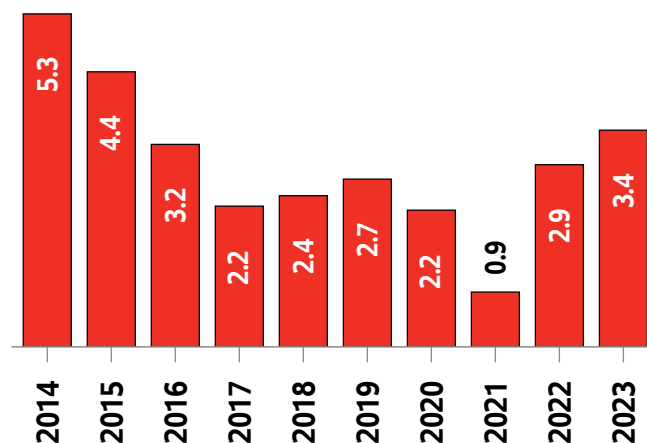
New Listings (November Year-to-date)



Active Listings ¹(November Year-to-date)



Months of Inventory ²(November 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	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	63	46.5%	-16.0%	-1.6%	5.0%	3.3%	40.0%
Dollar Volume	\$35,268,164	57.8%	-22.4%	28.9%	99.5%	166.3%	311.1%
New Listings	96	23.1%	26.3%	65.5%	50.0%	41.2%	81.1%
Active Listings	155	28.1%	638.1%	400.0%	154.1%	31.4%	-25.5%
Sales to New Listings Ratio ¹	65.6	55.1	98.7	110.3	93.8	89.7	84.9
Months of Inventory ²	2.5	2.8	0.3	0.5	1.0	1.9	4.6
Average Price	\$559,812	7.7%	-7.6%	30.9%	90.0%	157.8%	193.6%
Median Price	\$569,033	13.8%	3.2%	41.4%	104.7%	177.6%	216.1%
Sale to List Price Ratio ³	98.1	97.7	112.5	105.9	100.4	97.4	97.1
Median Days on Market	21.0	34.0	6.0	8.5	10.5	22.0	45.0

Year-to-date	November 2023	Compared to ⁸					
		November 2022	November 2021	November 2020	November 2018	November 2016	November 2013
Sales Activity	622	-9.2%	-26.5%	-13.4%	-17.2%	-17.5%	3.0%
Dollar Volume	\$355,760,352	-17.9%	-23.4%	22.5%	58.4%	109.4%	199.2%
New Listings	1,023	-8.5%	8.1%	26.5%	19.1%	10.8%	6.6%
Active Listings ⁴	121	28.8%	259.6%	130.4%	78.6%	-10.3%	-45.3%
Sales to New Listings Ratio ⁵	60.8	61.3	89.4	88.8	87.4	81.7	62.9
Months of Inventory ⁶	2.1	1.5	0.4	0.8	1.0	2.0	4.0
Average Price	\$571,962	-9.6%	4.1%	41.4%	91.2%	153.8%	190.6%
Median Price	\$560,018	-8.2%	4.7%	42.9%	93.2%	159.6%	201.1%
Sale to List Price Ratio ⁷	99.0	108.3	110.9	103.3	101.3	98.0	97.1
Median Days on Market	17.0	8.0	6.0	8.0	10.0	23.0	39.0

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

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

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

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

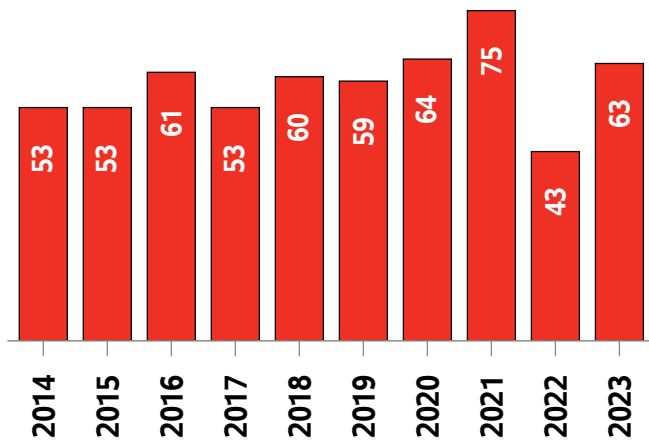
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

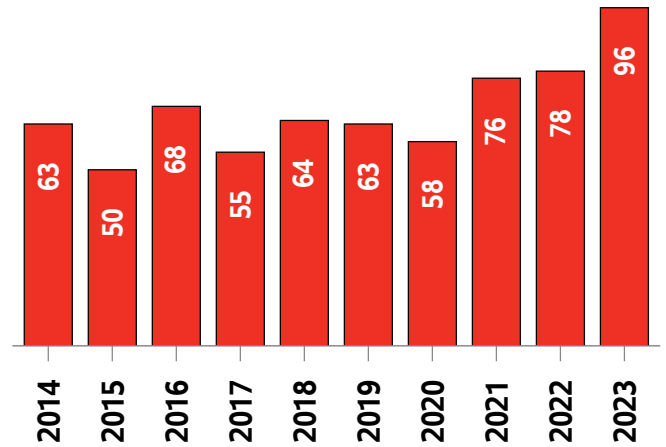
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

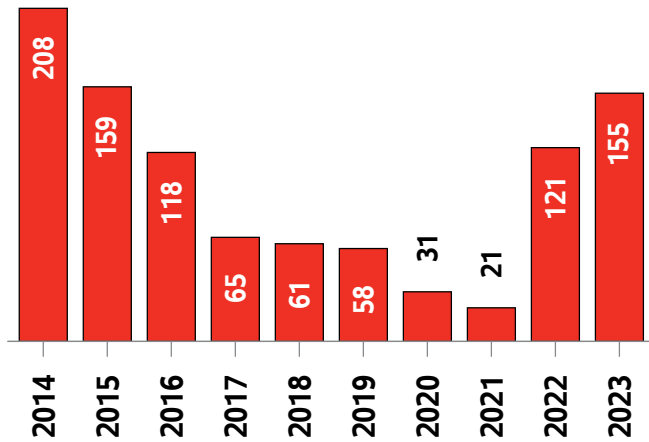
Sales Activity (November only)



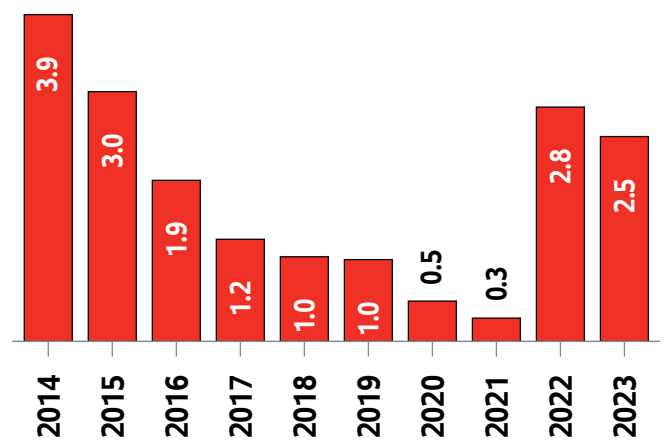
New Listings (November only)



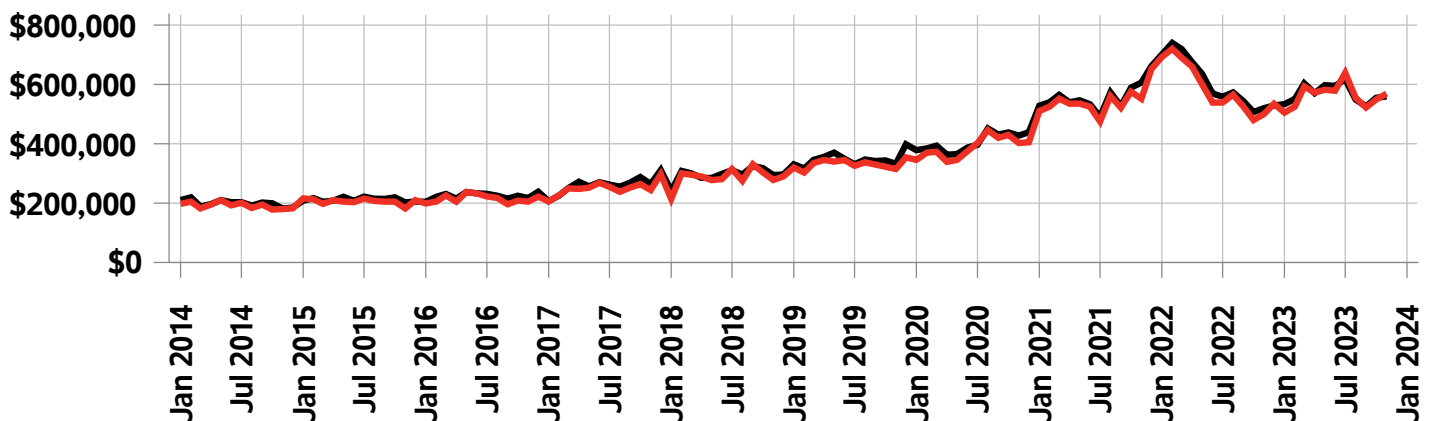
Active Listings (November only)



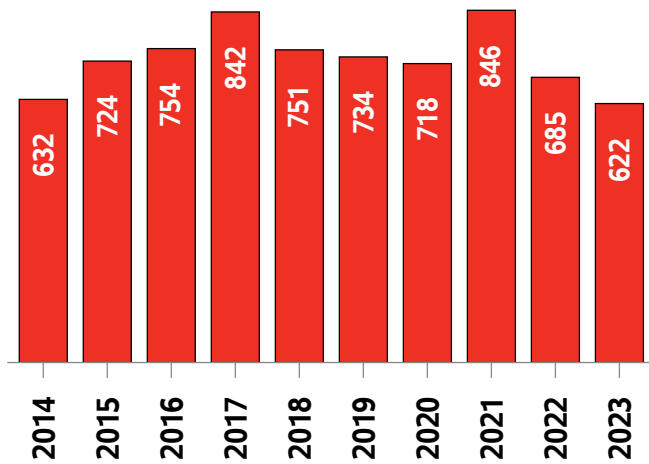
Months of Inventory (November only)



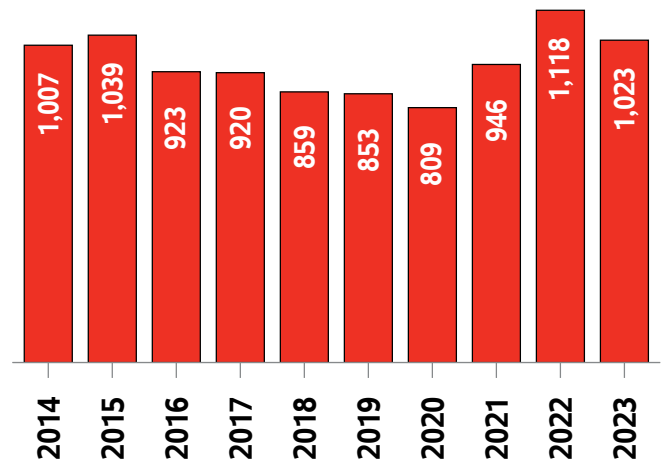
Average Price and Median Price



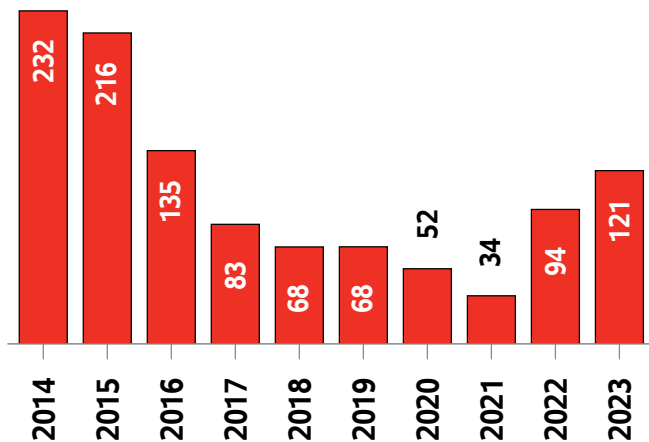
Sales Activity (November Year-to-date)



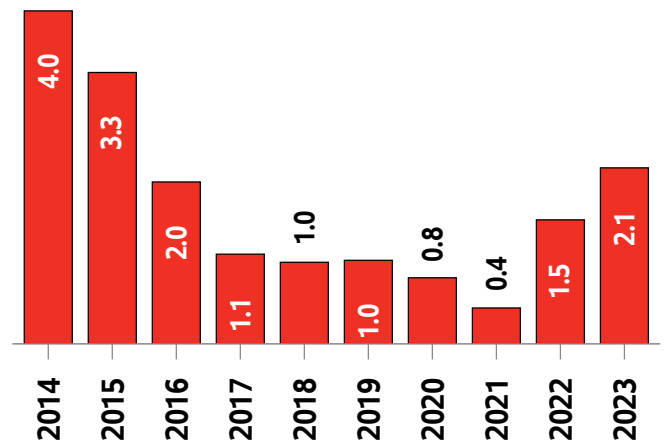
New Listings (November Year-to-date)



Active Listings ¹(November Year-to-date)



Months of Inventory ²(November 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.