



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report February 2024



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

News Release

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HOME SALES, PRICES CLIMB IN FEBRUARY

London, ON – 594 homes exchanged hands last month via the MLS® System of the London and St. Thomas Association of REALTORS® (LSTAR), marking a 33.2% increase in sales activity over February 2023. The number of newly listed properties rose from 873 in January to 1,024 in February, showing a 31.8% increase over a year ago.

"While the number of home sales remained on par with LSTAR's 10-year-average for February, the number of newly listed properties soared to new heights, reaching its second highest value for that month," said 2024 LSTAR Chair Kathy Amess. "Many of the Sellers who chose to adopt a 'wait-and-see' approach in the last months of 2023 were encouraged by the fact that the Bank of Canada decided once again not to increase its benchmark rates," she explained.

Out of the 594 residential properties sold in February in LSTAR's jurisdiction, 417 were single-family homes, 104 were townhouses, and 54 – apartments. The average price for a single-family home in LSTAR's jurisdiction surged from \$605,785 in the first month of the year to \$682,780 last month, while that of a townhouse climbed only slightly - from \$504,304 in January to \$507,229 in February. The average price of an apartment from the London-St. Thomas region increased from \$319,210 in January to \$382,496 last month. "In addition, the average prices for single-family homes and apartments saw slight year-over-year increases, rising by 1.7% and 3.9% respectively," Amess emphasized. "However, when compared to February 2023, the average price of a townhouse remained virtually unchanged," she added.

Housing supply plummeted from 3.3 months of inventory in January to 2.7 months in February.

"LSTAR's sales-to-new listings ratio settled at 58% last month. This is something that we like to see because indicates a fairly balanced real estate market, which benefits all the parties involved," Amess said.

The overall average home price of LSTAR saw a month-over-month uptick – from \$605,785 in January to \$617,790 last month – but was 0.2% lower than in February 2023. However, the Composite MLS® Home Price Index (HPI) Benchmark Price posted month-over-month and year-over-year gains – of 2.5%, and 1.7% respectively - climbing to \$587,400.

The table below displays an analysis of February's average and MLS® HPI Benchmark Prices in LSTAR's main regions.

AREA	FEBRUARY 2024 MLS® HPI BENCHMARK PRICE	FEBRUARY 2024 AVERAGE PRICE
Central Elgin	\$618,600	\$695,790
London East	\$483,300	\$497,204
London North	\$682,900	\$704,356
London South	\$584,500	\$611,351
Middlesex Centre	\$805,400	\$911,067
St. Thomas	\$531,500	\$599,212
Strathroy-Caradoc	\$743,000	\$659,157
LSTAR	\$587,400	\$617,790

"In analyzing February's figures, it is necessary to make a clear distinction between average prices and MLS® benchmark prices. The latter shows us what a 'typical home' from a specific area looks like for the local buyers and what housing attributes these buyers value the most. In contrast, the average sales price is calculated by summing all home sale prices and dividing that total by the number of homes sold.

Because average prices can experience high fluctuations from one month to the next, due to only a few outliers from the sales activity mix, the HPI benchmark price is a more reliable tool for tracking trends over time," Amess stated.

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

MLS® HOME PRICE INDEX BENCHMARK PRICES			
Benchmark Type	February 2024	Change over January 2024	Change over November 2023
LSTAR Composite	\$587,400	2.5%	1.7%
LSTAR Single-Family	\$634,000	2.3%	2.2%
LSTAR One Storey	\$573,900	2.0%	1.4%
LSTAR Two Storey	\$678,500	2.5%	2.8%
LSTAR Townhouse	\$474,200	0.3%	-2.1%
LSTAR Apartment	\$386,300	9.9%	2.9%

"When compared to the prices recorded in other provincial and national centres, homes within the LSTAR jurisdiction appear relatively affordable, positioning our region as an attractive housing market," Amess said. The table below shows the most recent HPI benchmark prices, as provided by CREA.

AREA	MLS® HOME PRICE INDEX BENCHMARK PRICE – FEBRUARY 2024
Oakville-Milton	\$1,282,000
Greater Vancouver	\$1,183,300
Greater Toronto	\$1,093,900
Mississauga	\$1,070,000
Fraser Valley	\$994,600
Victoria	\$848,000
Hamilton-Burlington	\$835,900
Guelph & District	\$801,800
Barrie & District	\$781,600
Cambridge	\$742,600
Kitchener-Waterloo	\$729,300
Brantford Region	\$666,800
Ottawa	\$628,500
Niagara Region	\$619,600
Woodstock-Ingersoll	\$616,200
London St. Thomas	\$587,400
Calgary	\$567,900
Windsor-Essex	\$559,300
Huron-Perth	\$548,700
Halifax-Dartmouth	\$531,200
Montreal	\$519,100
Saskatoon	\$388,300
Edmonton	\$375,300
Winnipeg	\$345,400
St. John's, NL	\$328,800
CANADA	\$720,500

According to a recent study¹ by Altus Group, an average housing transaction in Ontario generates approximately \$77,420 in spin-off spending within three years from the date of purchase. These expenses include legal fees, moving costs, furniture acquisitions, and home improvement expenses, as well as some other charges.

"Only through the secondary spending they are prompting, LSTAR's February home sales could potentially bring almost \$46 million to the region's budget. This demonstrates the importance of our real estate market's contribution to the local economy," Amess 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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¹ *Economic Impacts of MLS® Systems Home Sales and Purchases in Canada and the Provinces*, Altus Group, 2019

Actual	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	594	33.2%	-28.9%	-29.2%	10.4%	-18.6%	22.7%
Dollar Volume	\$366,967,532	33.0%	-46.6%	-28.7%	69.5%	60.8%	210.9%
New Listings	1,024	31.8%	-2.2%	3.1%	27.7%	12.9%	5.7%
Active Listings	1,575	14.6%	281.4%	225.4%	45.0%	28.7%	-36.7%
Sales to New Listings Ratio ¹	58.0	57.4	79.8	84.5	67.1	80.5	49.9
Months of Inventory ²	2.7	3.1	0.5	0.6	2.0	1.7	5.1
Average Price	\$617,790	-0.2%	-25.0%	0.6%	53.6%	97.6%	153.4%
Median Price	\$593,541	1.9%	-23.5%	1.5%	57.3%	107.7%	160.3%
Sale to List Price Ratio ³	98.6	97.3	122.9	114.0	103.3	100.6	97.3
Median Days on Market	21.0	21.0	6.0	6.0	9.0	16.0	27.0

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	1,033	29.6%	-27.2%	-26.4%	2.2%	-16.6%	22.5%
Dollar Volume	\$631,471,682	31.6%	-45.0%	-26.5%	59.4%	65.5%	205.1%
New Listings	1,918	18.5%	10.4%	15.9%	23.4%	11.5%	-5.6%
Active Listings ⁴	1,546	14.8%	342.8%	243.4%	51.2%	28.9%	-36.2%
Sales to New Listings Ratio ⁵	53.9	49.2	81.7	84.8	65.1	72.0	41.5
Months of Inventory ⁶	3.0	3.4	0.5	0.6	2.0	1.9	5.7
Average Price	\$611,299	1.5%	-24.4%	-0.1%	56.0%	98.4%	149.0%
Median Price	\$585,000	3.5%	-23.7%	0.9%	60.3%	108.9%	161.7%
Sale to List Price Ratio ⁷	98.1	97.1	121.1	112.4	102.7	100.0	97.2
Median Days on Market	25.0	22.0	6.0	6.0	9.0	18.0	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.

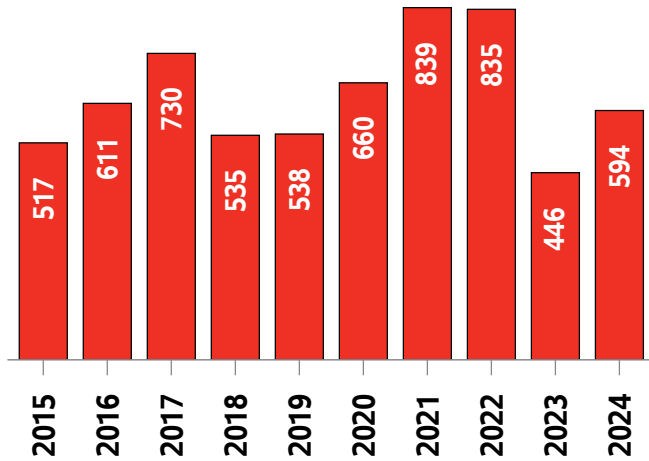
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

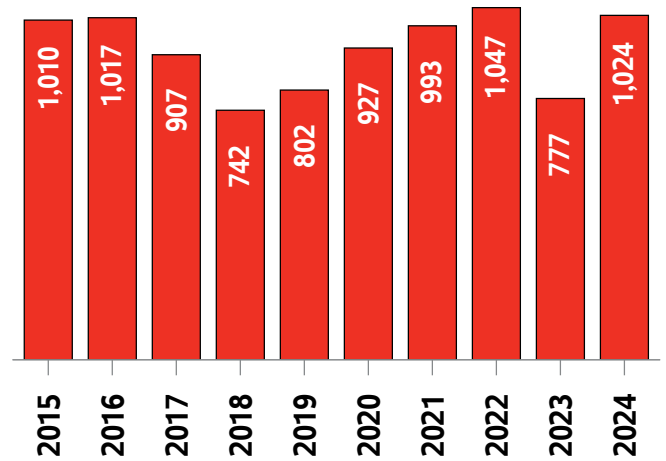
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

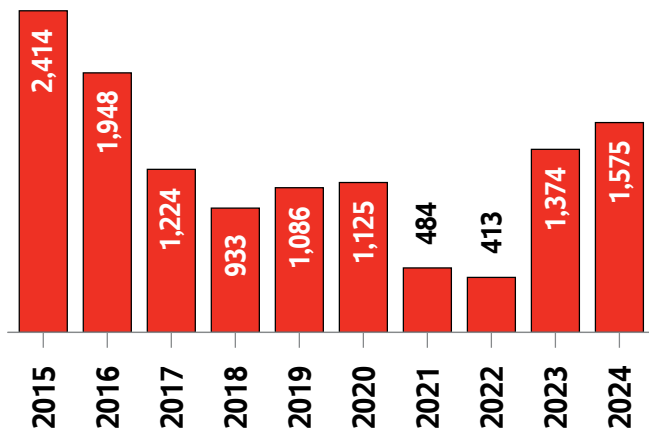
Sales Activity (February only)



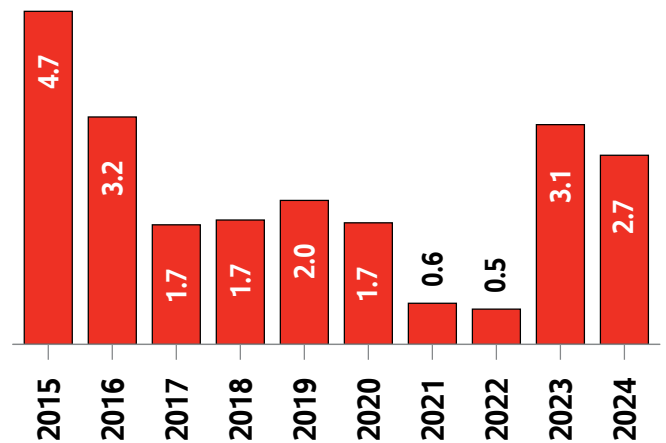
New Listings (February only)



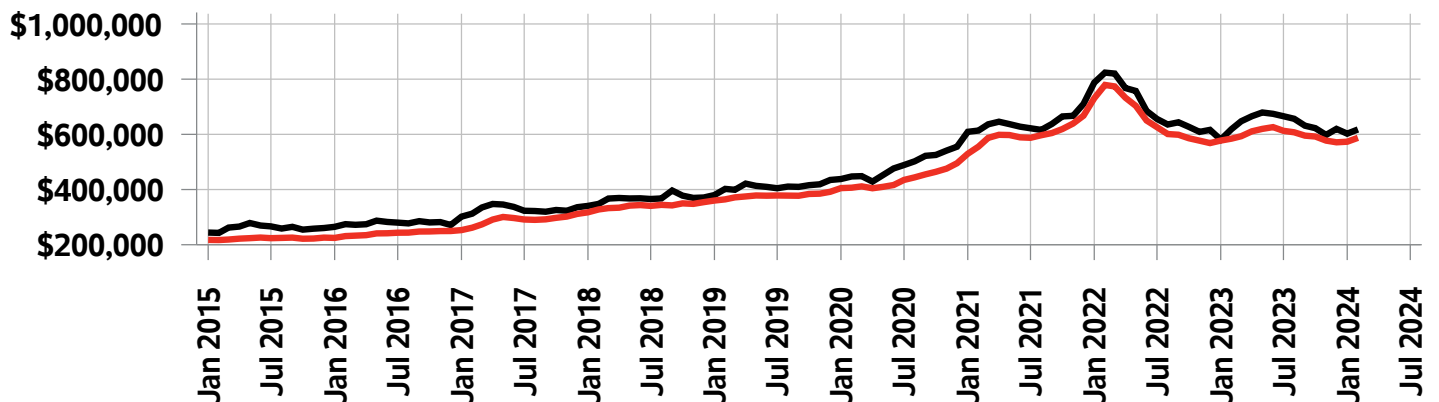
Active Listings (February only)



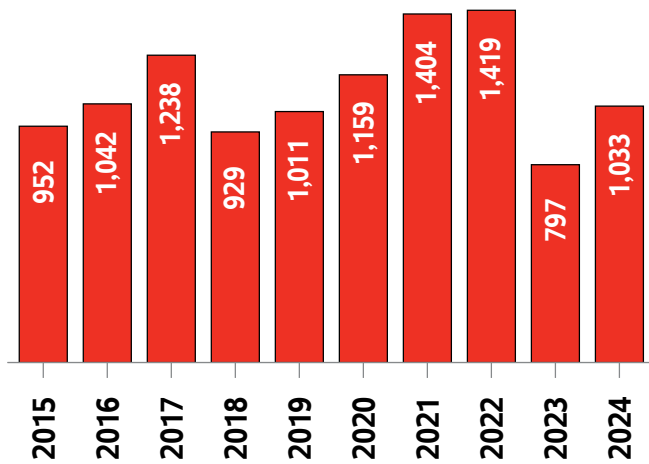
Months of Inventory (February only)



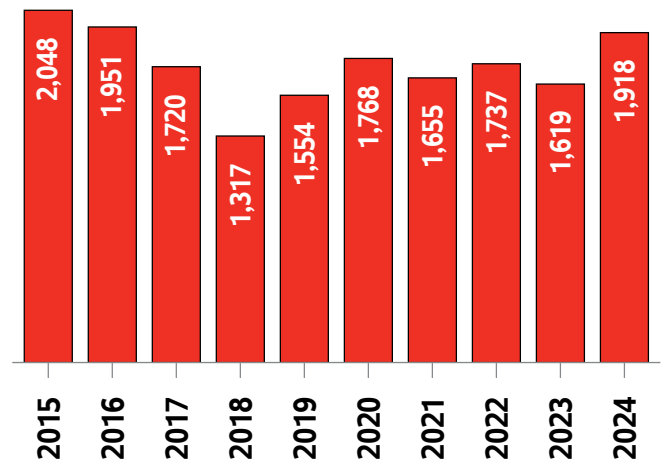
MLS® HPI Composite Benchmark Price and Average Price



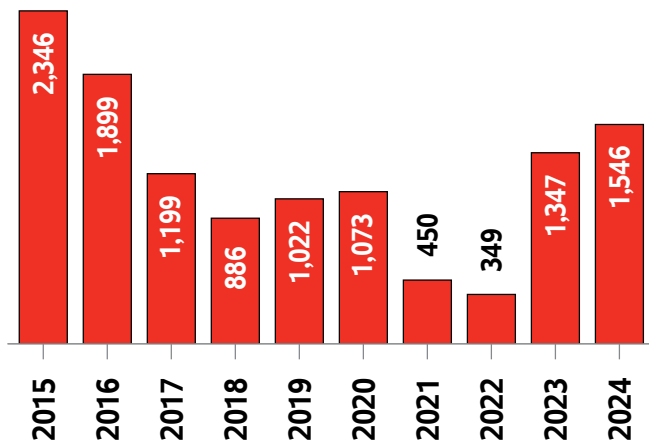
Sales Activity (February Year-to-date)



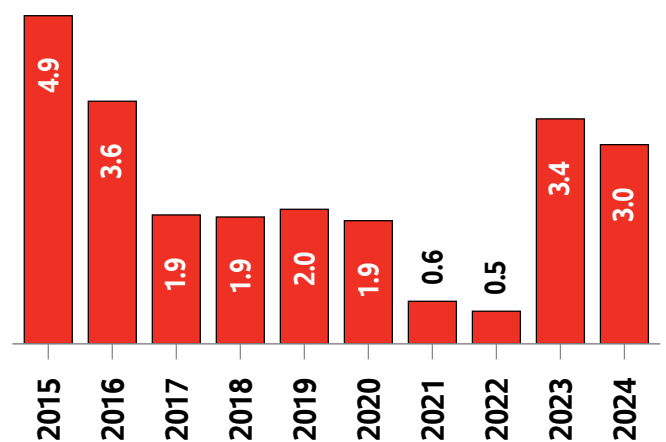
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	417	24.1%	-28.6%	-31.9%	8.0%	-25.3%	12.7%
Dollar Volume	\$284,719,196	26.2%	-46.1%	-30.8%	67.1%	50.8%	192.5%
New Listings	740	30.5%	-2.5%	5.6%	21.7%	6.6%	-0.5%
Active Listings	1,123	13.3%	255.4%	237.2%	25.8%	23.5%	-40.2%
Sales to New Listings Ratio ¹	56.4	59.3	76.9	87.3	63.5	80.4	49.7
Months of Inventory ²	2.7	2.9	0.5	0.5	2.3	1.6	5.1
Average Price	\$682,780	1.7%	-24.5%	1.6%	54.6%	101.8%	159.6%
Median Price	\$645,000	2.6%	-23.7%	2.3%	57.3%	109.4%	168.8%
Sale to List Price Ratio ³	98.9	97.3	122.7	114.1	102.2	100.7	97.4
Median Days on Market	20.0	21.0	6.0	6.0	10.0	14.0	25.5

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	742	27.1%	-25.2%	-28.7%	-0.5%	-21.1%	13.8%
Dollar Volume	\$498,907,341	30.1%	-43.7%	-28.4%	56.1%	58.5%	189.5%
New Listings	1,370	17.1%	10.7%	14.5%	13.9%	6.2%	-10.3%
Active Listings ⁴	1,092	11.0%	316.6%	240.0%	29.9%	23.0%	-40.2%
Sales to New Listings Ratio ⁵	54.2	49.9	80.1	87.0	62.0	72.9	42.7
Months of Inventory ⁶	2.9	3.4	0.5	0.6	2.3	1.9	5.6
Average Price	\$672,382	2.4%	-24.7%	0.4%	56.9%	101.0%	154.4%
Median Price	\$635,000	2.7%	-23.5%	0.8%	58.8%	108.3%	166.8%
Sale to List Price Ratio ⁷	98.3	97.0	121.2	112.3	102.1	100.1	97.3
Median Days on Market	24.0	23.0	6.0	6.0	9.5	16.0	30.0

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

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

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

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.

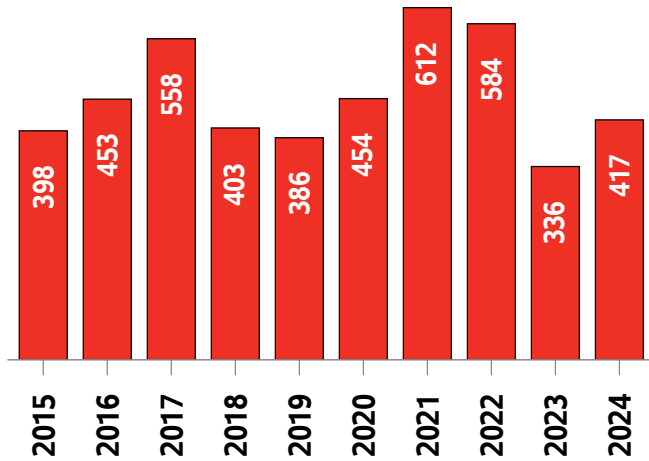
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

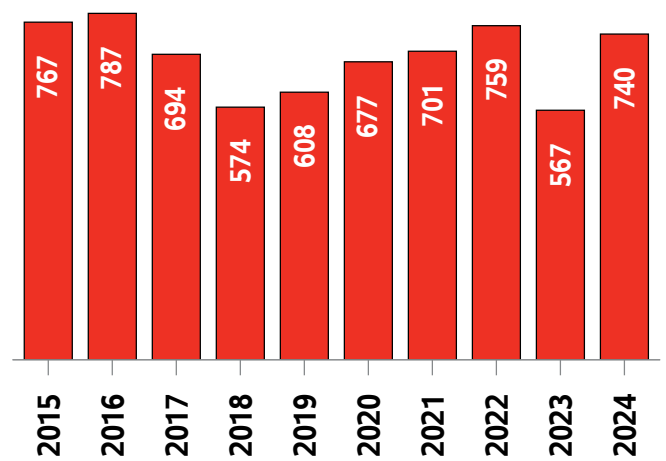
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

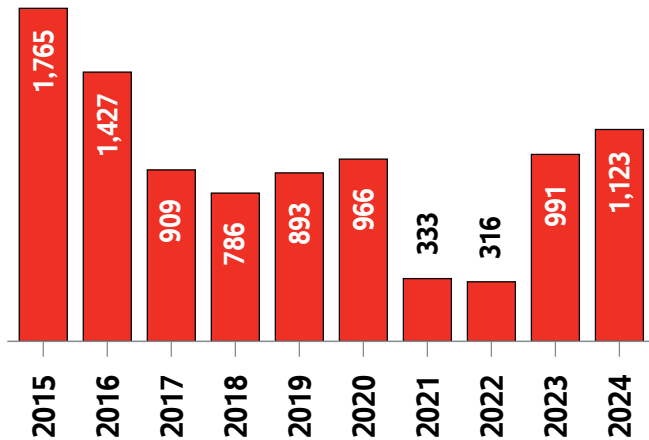
Sales Activity (February only)



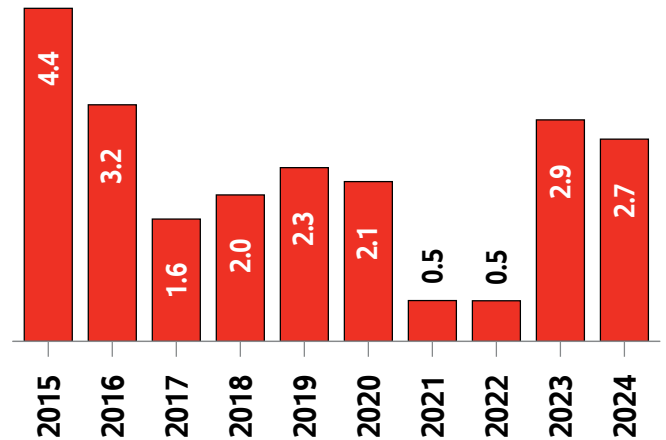
New Listings (February only)



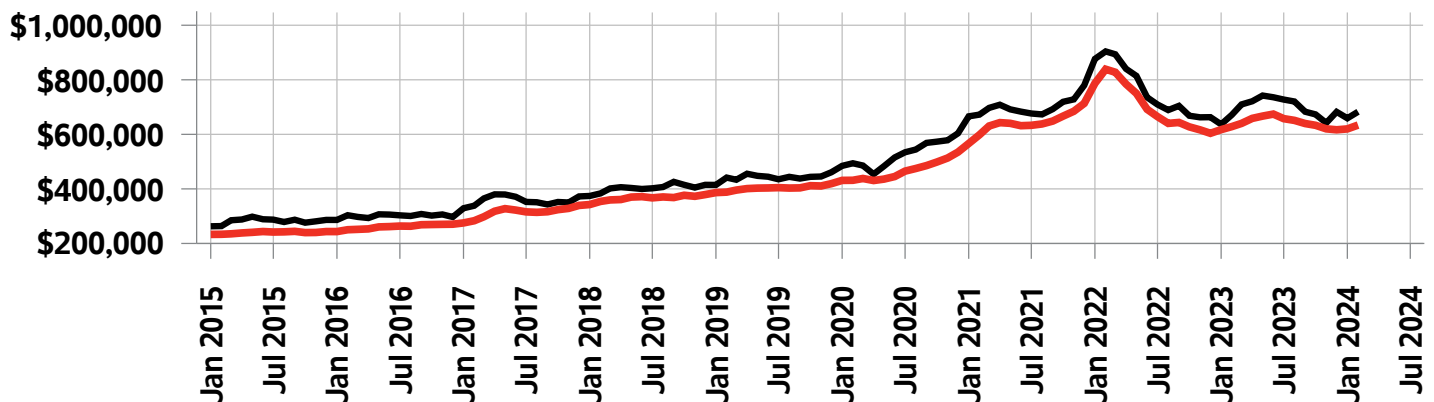
Active Listings (February only)



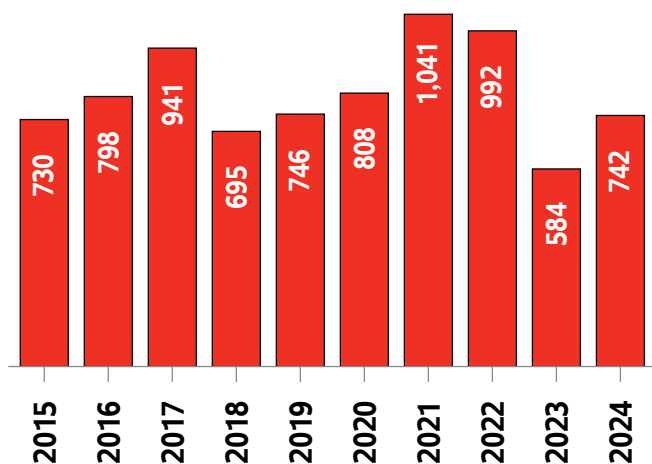
Months of Inventory (February only)



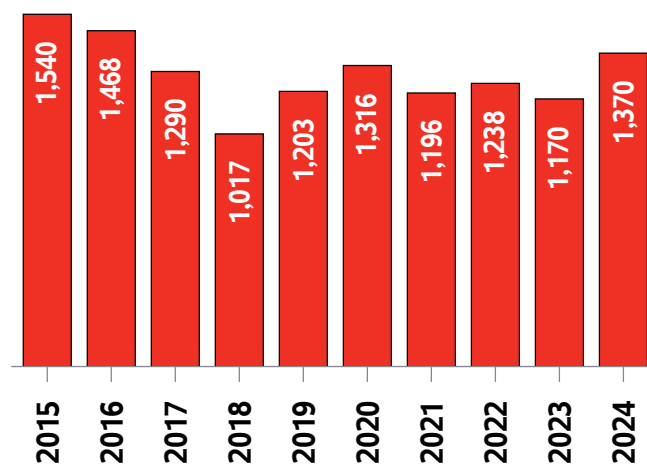
MLS® HPI Single Family Benchmark Price and Average Price



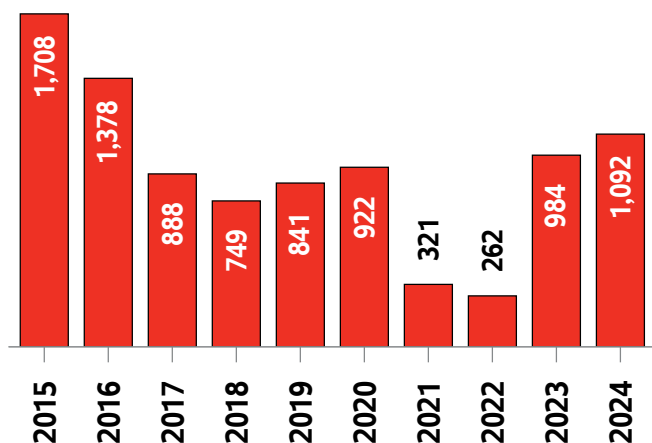
Sales Activity (February Year-to-date)



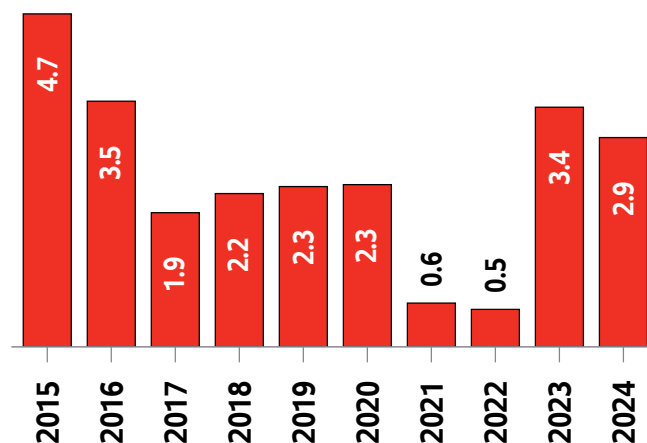
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	104	62.5%	-27.8%	-4.6%	25.3%	14.3%	89.1%
Dollar Volume	\$52,751,773	62.5%	-47.0%	-2.1%	86.7%	149.9%	448.4%
New Listings	140	12.0%	-14.1%	2.9%	35.9%	28.4%	18.6%
Active Listings	202	-7.8%	445.9%	339.1%	176.7%	98.0%	-20.2%
Sales to New Listings Ratio ¹	74.3	51.2	88.3	80.1	80.6	83.5	46.6
Months of Inventory ²	1.9	3.4	0.3	0.4	0.9	1.1	4.6
Average Price	\$507,229	-0.0%	-26.7%	2.6%	49.0%	118.7%	190.0%
Median Price	\$513,200	0.1%	-23.4%	9.0%	57.9%	129.3%	237.6%
Sale to List Price Ratio ³	98.4	97.8	127.5	119.3	107.2	102.0	97.6
Median Days on Market	31.0	15.5	5.0	5.0	7.0	16.0	26.0

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	177	53.9%	-22.4%	2.9%	22.1%	4.7%	92.4%
Dollar Volume	\$89,620,278	53.6%	-41.9%	5.5%	89.6%	138.6%	454.8%
New Listings	287	9.5%	7.1%	35.4%	57.7%	44.9%	14.3%
Active Listings ⁴	214	5.9%	579.4%	529.4%	224.2%	122.9%	-10.8%
Sales to New Listings Ratio ⁵	61.7	43.9	85.1	81.1	79.7	85.4	36.7
Months of Inventory ⁶	2.4	3.5	0.3	0.4	0.9	1.1	5.2
Average Price	\$506,329	-0.2%	-25.1%	2.5%	55.4%	127.8%	188.4%
Median Price	\$520,000	3.2%	-21.2%	9.9%	71.6%	144.1%	242.1%
Sale to List Price Ratio ⁷	98.3	97.9	126.5	118.6	105.9	101.0	97.5
Median Days on Market	33.0	15.0	5.0	5.0	8.0	17.0	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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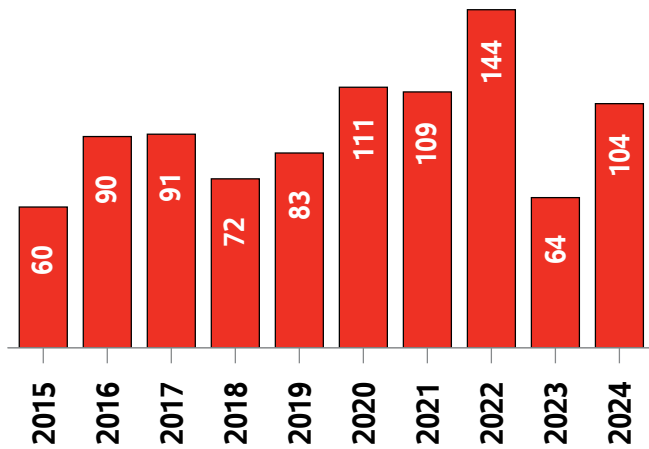
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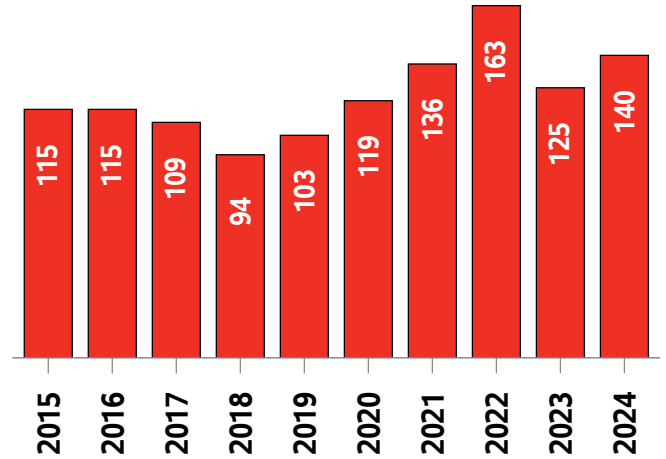
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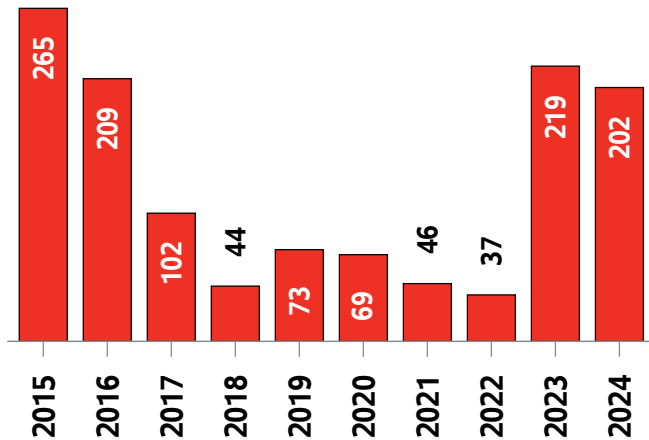
Sales Activity (February only)



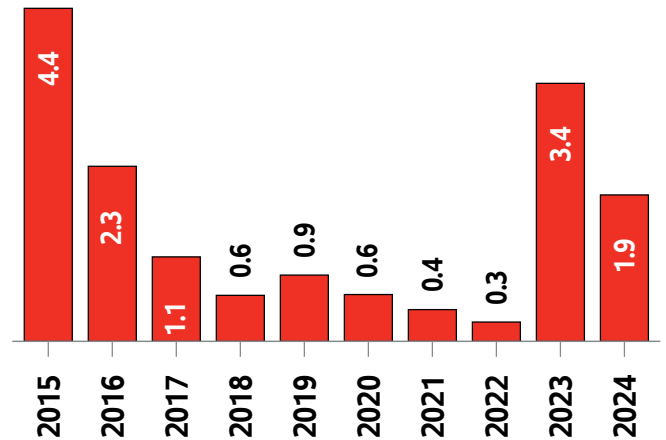
New Listings (February only)



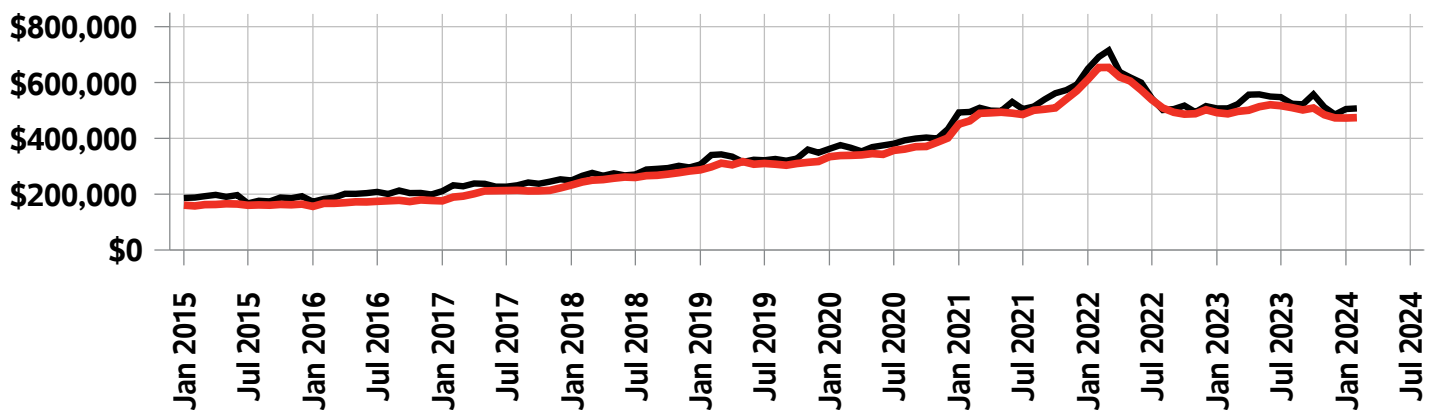
Active Listings (February only)



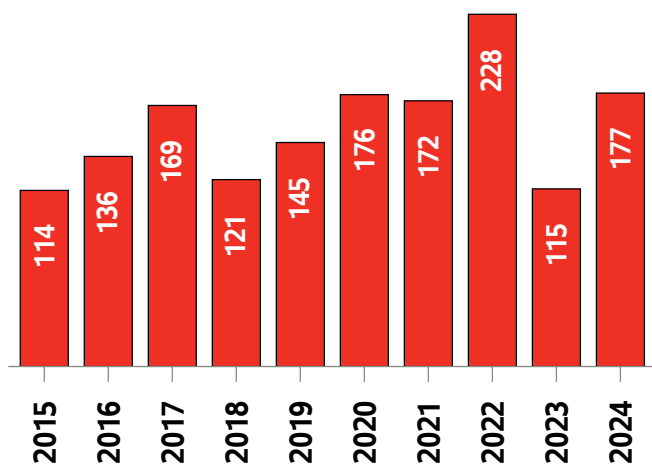
Months of Inventory (February only)



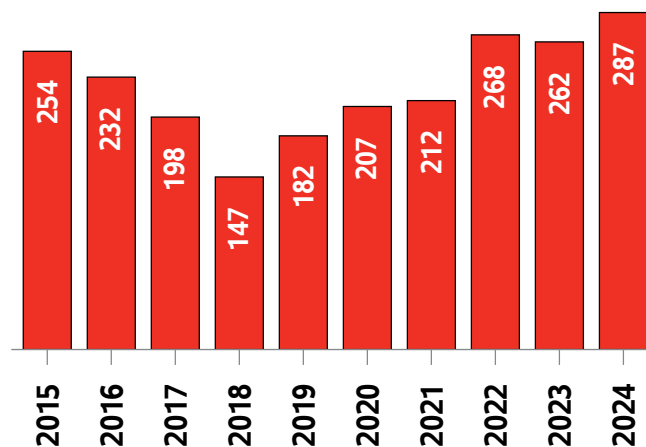
MLS® HPI Townhouse Benchmark Price and Average Price



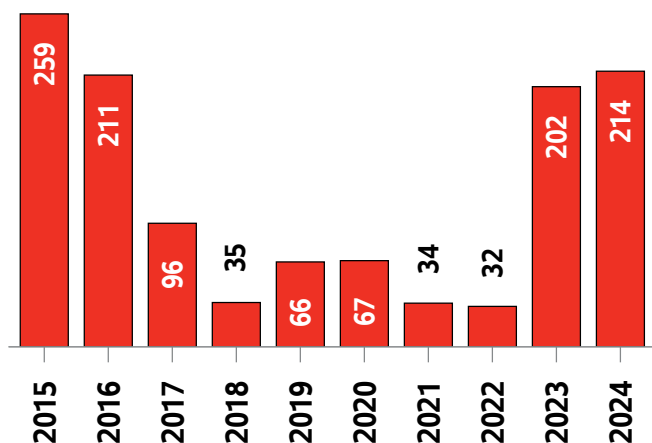
Sales Activity (February Year-to-date)



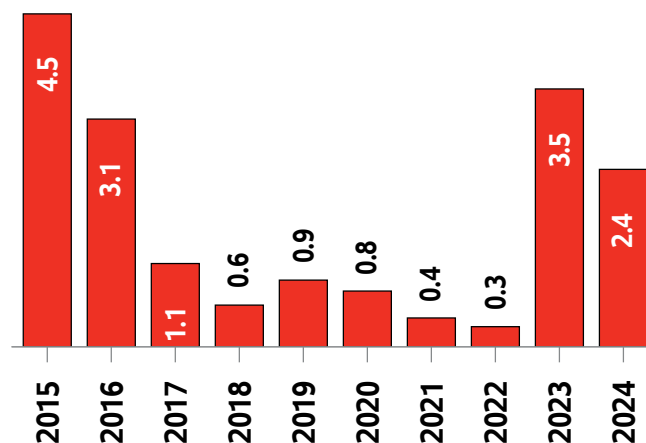
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



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



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

Actual	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	54	54.3%	-26.0%	-40.0%	1.9%	-10.0%	17.4%
Dollar Volume	\$20,654,763	60.3%	-39.1%	-38.9%	52.2%	54.9%	153.7%
New Listings	89	58.9%	7.2%	-11.0%	27.1%	18.7%	6.0%
Active Listings	150	66.7%	383.9%	134.4%	89.9%	-9.1%	-45.5%
Sales to New Listings Ratio ¹	60.7	62.5	88.0	90.0	75.7	80.0	54.8
Months of Inventory ²	2.8	2.6	0.4	0.7	1.5	2.8	6.0
Average Price	\$382,496	3.9%	-17.7%	1.9%	49.4%	72.2%	116.1%
Median Price	\$339,000	13.0%	-24.7%	2.6%	54.1%	94.0%	147.5%
Sale to List Price Ratio ³	97.1	97.4	119.4	108.5	105.1	98.3	96.4
Median Days on Market	18.0	28.0	5.0	7.0	8.0	34.0	36.5

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	85	16.4%	-40.6%	-41.8%	-2.3%	-13.3%	16.4%
Dollar Volume	\$30,802,763	15.9%	-53.7%	-40.3%	49.3%	43.9%	142.9%
New Listings	169	38.5%	7.6%	-2.3%	37.4%	-4.0%	-14.6%
Active Listings ⁴	147	68.4%	432.7%	127.1%	99.3%	-12.5%	-46.6%
Sales to New Listings Ratio ⁵	50.3	59.8	91.1	84.4	70.7	55.7	36.9
Months of Inventory ⁶	3.4	2.4	0.4	0.9	1.7	3.4	7.5
Average Price	\$362,385	-0.4%	-22.1%	2.5%	52.8%	65.9%	108.6%
Median Price	\$331,500	5.2%	-22.9%	3.3%	57.9%	95.0%	139.8%
Sale to List Price Ratio ⁷	96.8	96.8	116.6	108.0	103.9	98.0	96.5
Median Days on Market	22.0	27.0	5.0	7.0	11.0	36.5	41.0

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

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

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

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

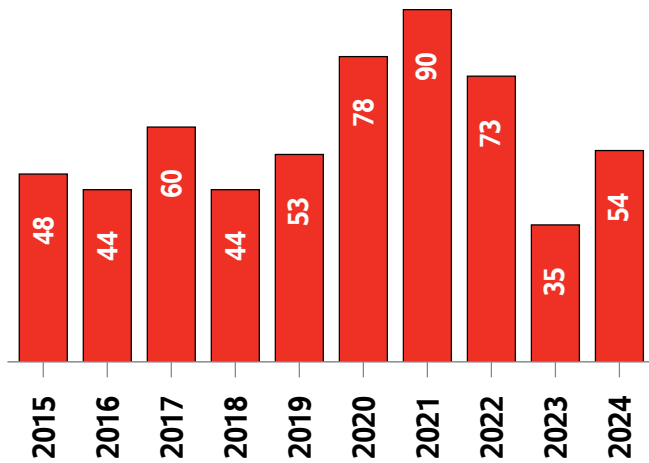
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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

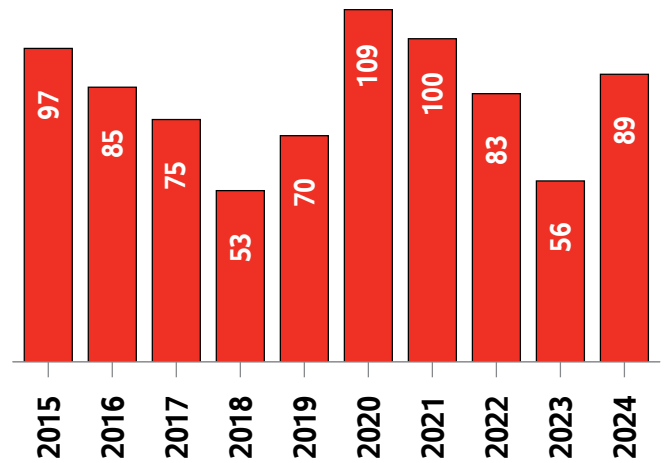
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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

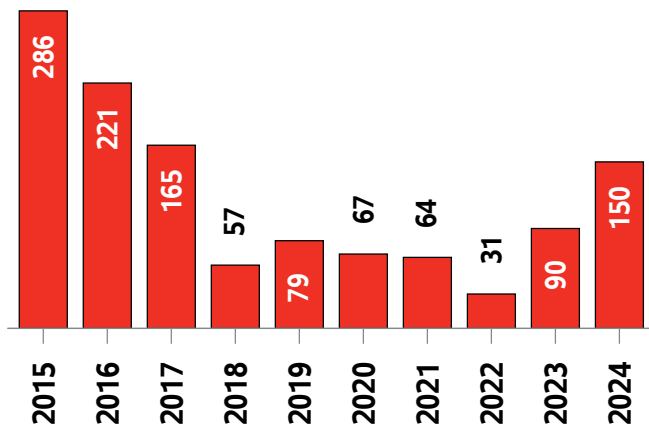
Sales Activity (February only)



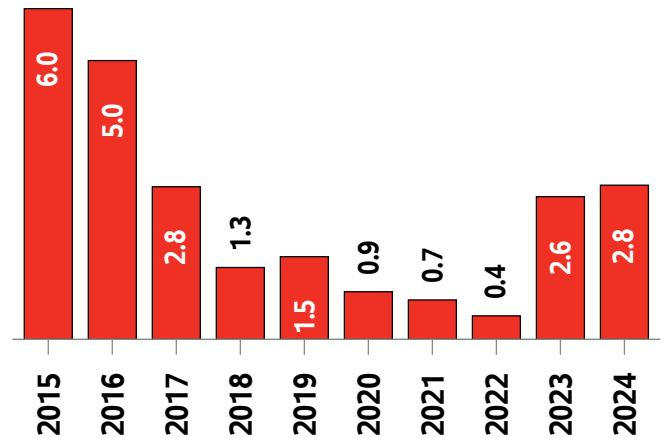
New Listings (February only)



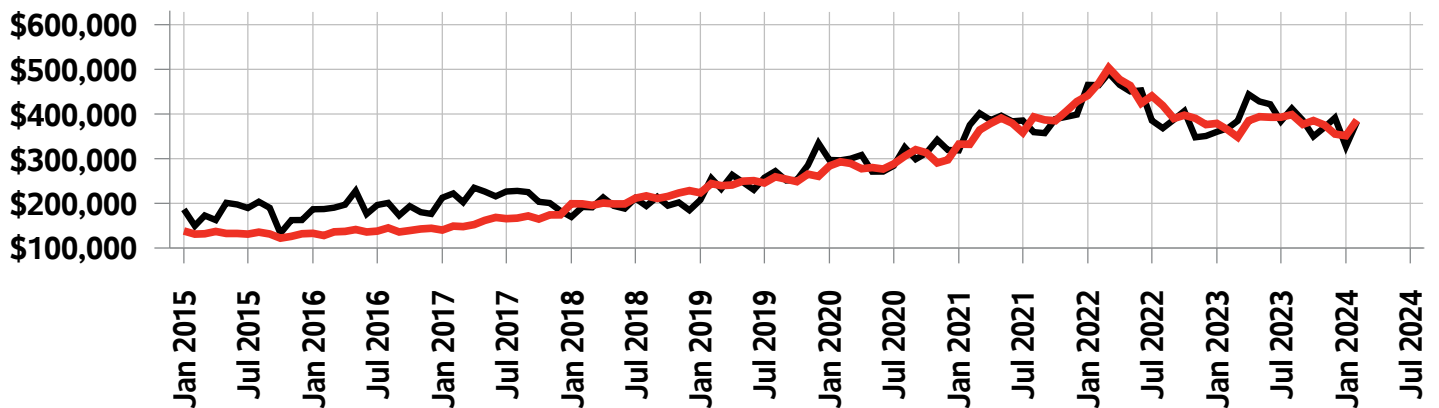
Active Listings (February only)



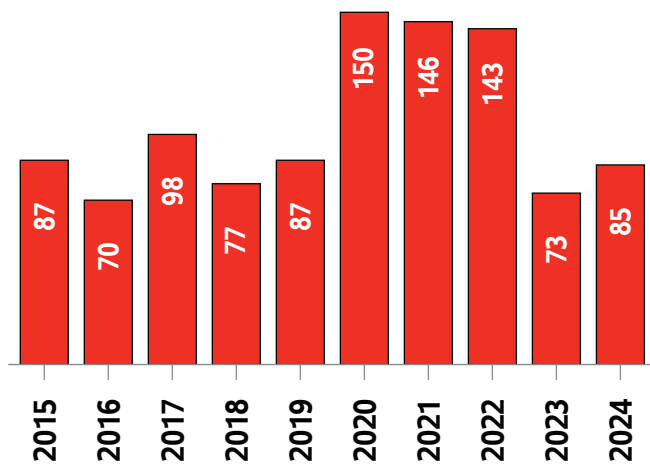
Months of Inventory (February only)



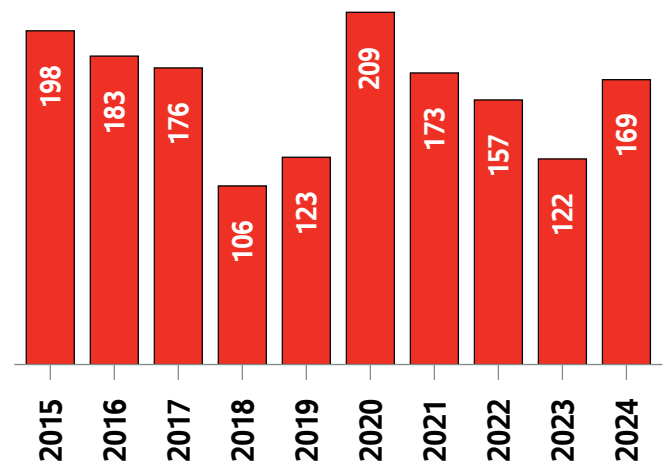
MLS® HPI Apartment Benchmark Price and Average Price



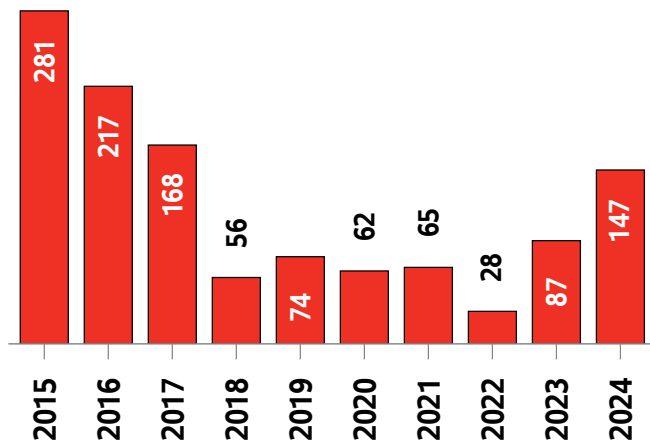
Sales Activity (February Year-to-date)



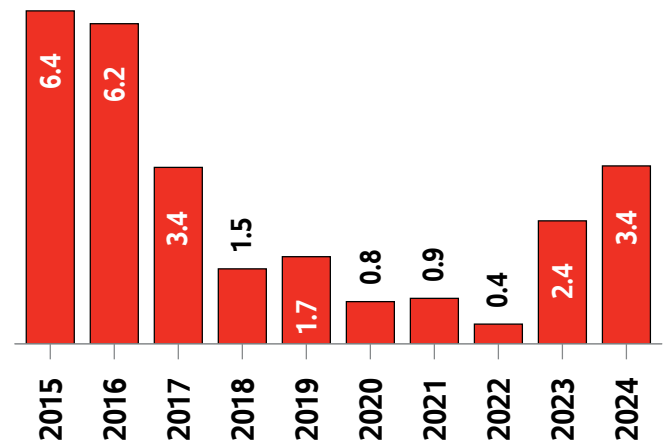
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



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



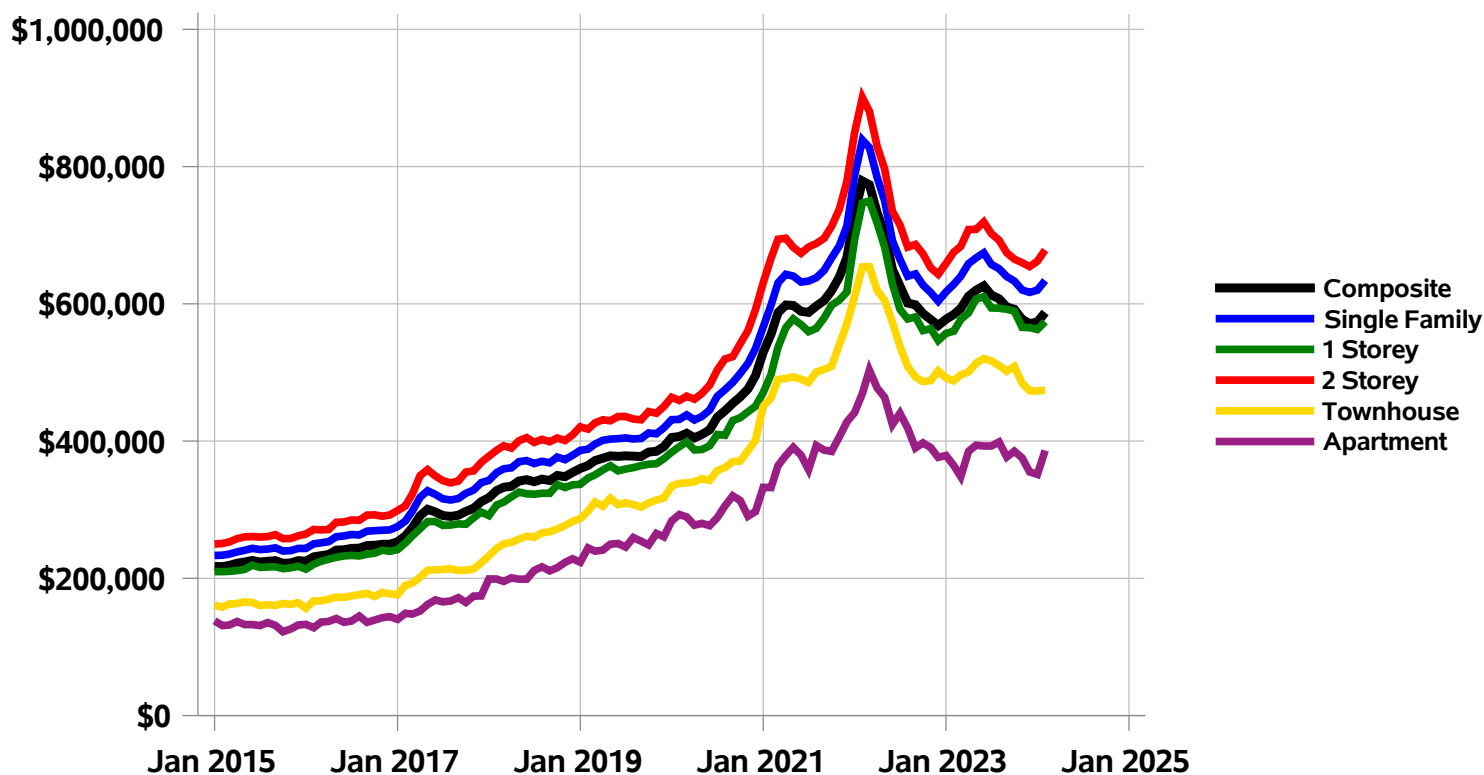
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2024	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$587,400	2.5	1.7	-3.3	0.5	5.7	61.2
Single Family	\$634,000	2.3	2.2	-2.6	0.9	6.0	63.3
One Storey	\$573,900	2.0	1.4	-3.3	2.5	15.4	65.8
Two Storey	\$678,500	2.5	2.8	-2.0	0.5	1.8	62.6
Townhouse	\$474,200	0.3	-2.1	-7.0	-2.8	2.5	59.2
Apartment	\$386,300	9.9	2.9	-3.1	6.0	16.3	58.1

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	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	413	32.8%	-31.7%	-31.7%	3.8%	-22.8%	8.4%
Dollar Volume	\$249,498,610	30.2%	-49.8%	-33.0%	54.0%	46.4%	166.6%
New Listings	685	32.2%	-12.1%	-6.2%	16.3%	2.9%	2.1%
Active Listings	946	18.4%	257.0%	178.2%	40.8%	29.8%	-36.7%
Sales to New Listings Ratio ¹	60.3	60.0	77.7	82.9	67.6	80.3	56.8
Months of Inventory ²	2.3	2.6	0.4	0.6	1.7	1.4	3.9
Average Price	\$604,113	-2.0%	-26.5%	-1.8%	48.4%	89.7%	146.0%
Median Price	\$585,000	-0.4%	-24.6%	0.9%	52.1%	95.0%	153.8%
Sale to List Price Ratio ³	98.9	97.5	125.4	115.3	104.6	101.4	97.6
Median Days on Market	19.0	16.0	6.0	6.0	7.0	14.0	26.0

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	721	28.5%	-29.0%	-28.8%	-1.8%	-20.0%	9.7%
Dollar Volume	\$434,685,041	31.0%	-46.6%	-30.4%	50.2%	54.7%	172.2%
New Listings	1,282	19.3%	0.8%	4.3%	15.8%	3.7%	-12.6%
Active Listings ⁴	931	19.4%	343.3%	199.8%	49.2%	32.1%	-36.2%
Sales to New Listings Ratio ⁵	56.2	52.2	79.8	82.4	66.3	72.9	44.8
Months of Inventory ⁶	2.6	2.8	0.4	0.6	1.7	1.6	4.4
Average Price	\$602,892	1.9%	-24.8%	-2.3%	52.9%	93.3%	148.1%
Median Price	\$580,000	2.7%	-24.2%	0.0%	58.9%	102.1%	160.1%
Sale to List Price Ratio ⁷	98.4	97.3	123.9	113.8	104.0	100.7	97.4
Median Days on Market	22.0	18.0	6.0	6.0	7.0	15.0	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.

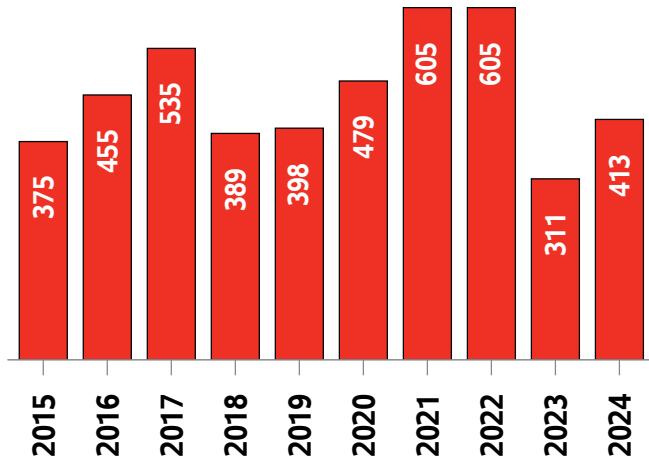
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

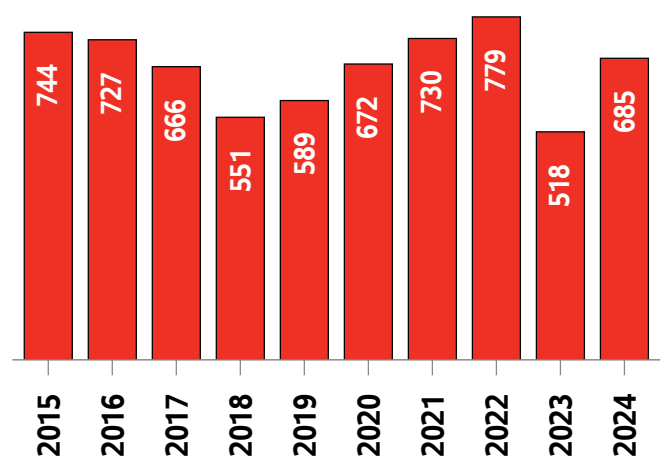
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

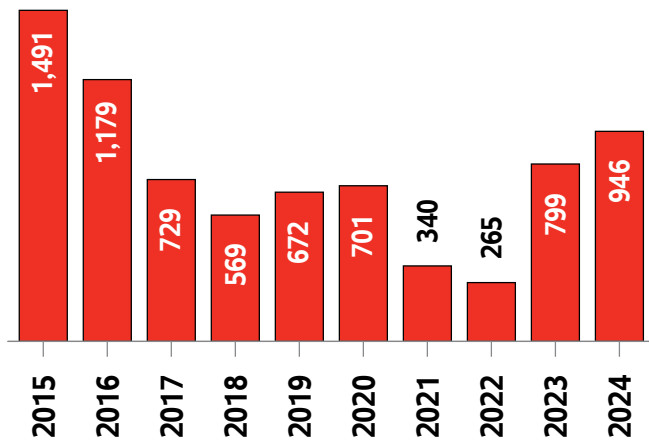
Sales Activity (February only)



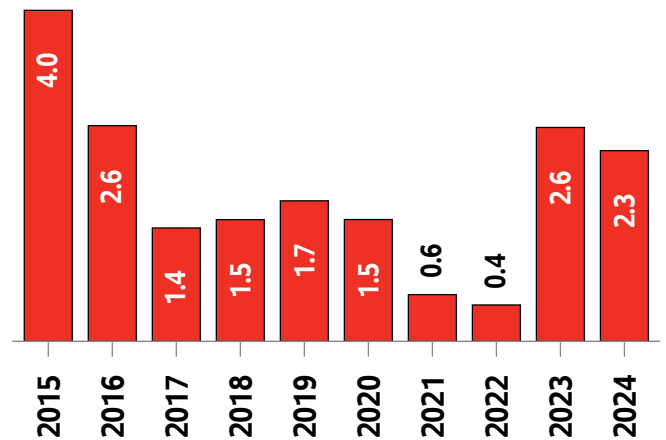
New Listings (February only)



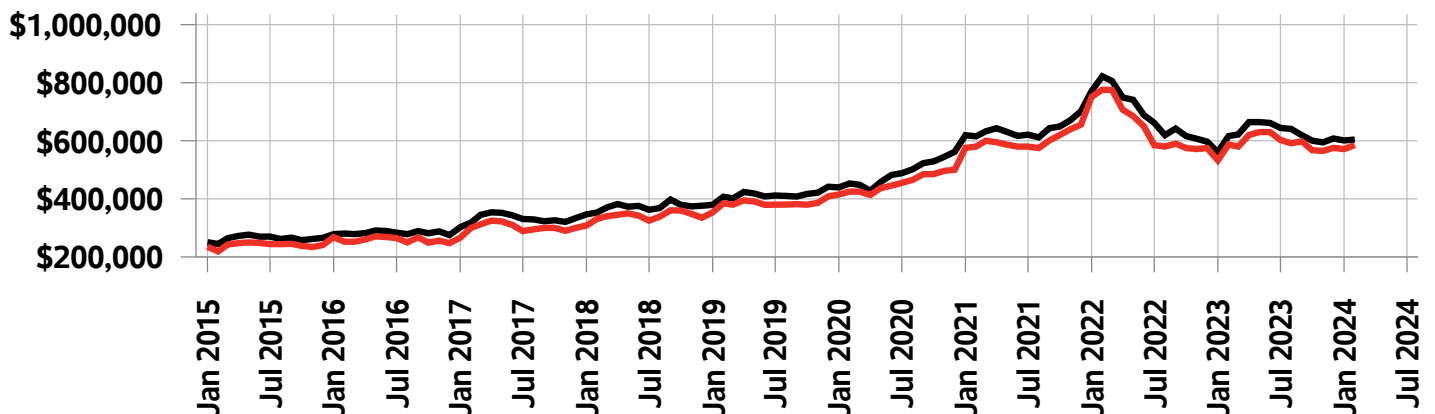
Active Listings (February only)



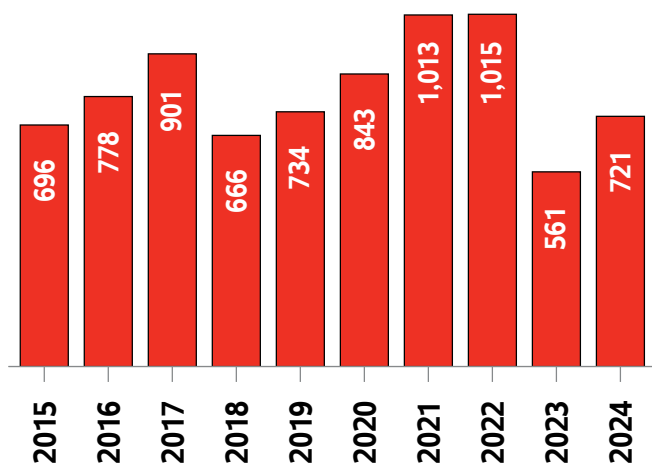
Months of Inventory (February only)



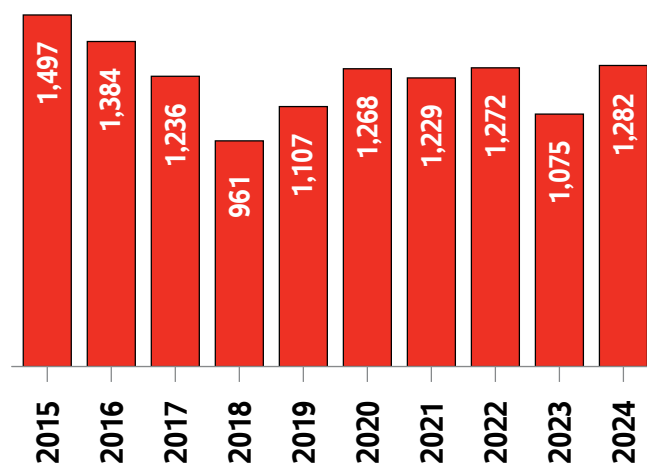
Average Price and Median Price



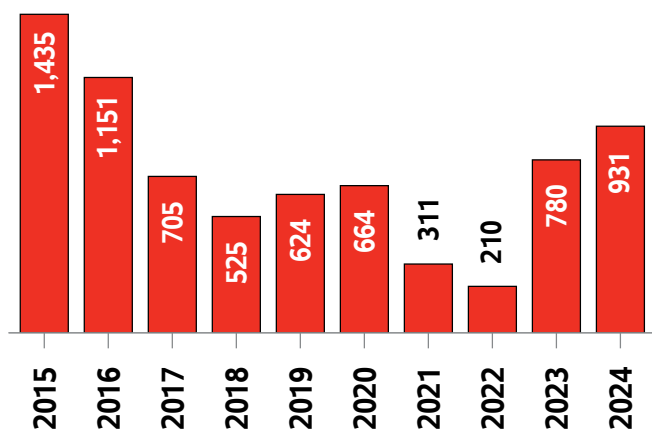
Sales Activity (February Year-to-date)



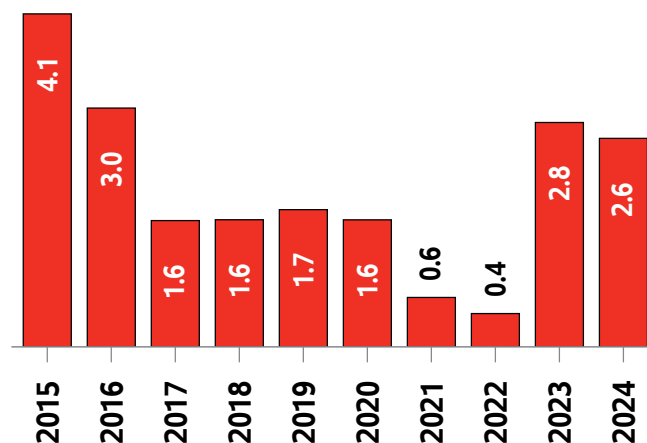
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	1	—	—	0.0%	-75.0%	0.0%	0.0%
Dollar Volume	\$535,000	—	—	-53.1%	-71.9%	57.4%	148.8%
New Listings	0	—	—	—	—	-100.0%	-100.0%
Active Listings	3	200.0%	—	200.0%	-25.0%	-25.0%	50.0%
Sales to New Listings Ratio ¹	0.0	—	—	—	—	50.0	100.0
Months of Inventory ²	3.0	—	—	1.0	1.0	4.0	2.0
Average Price	\$535,000	—	—	-53.1%	12.3%	57.4%	148.8%
Median Price	\$535,000	—	—	-53.1%	11.5%	57.4%	148.8%
Sale to List Price Ratio ³	97.3	—	—	99.1	98.0	107.9	93.5
Median Days on Market	131.0	—	—	23.0	32.0	14.0	20.0

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	1	—	-50.0%	0.0%	-75.0%	0.0%	0.0%
Dollar Volume	\$535,000	—	-79.3%	-53.1%	-71.9%	57.4%	148.8%
New Listings	2	—	100.0%	100.0%	-66.7%	0.0%	0.0%
Active Listings ⁴	4	300.0%	—	166.7%	-38.5%	14.3%	60.0%
Sales to New Listings Ratio ⁵	50.0	—	200.0	100.0	66.7	50.0	50.0
Months of Inventory ⁶	8.0	—	—	3.0	3.3	7.0	5.0
Average Price	\$535,000	—	-58.5%	-53.1%	12.3%	57.4%	148.8%
Median Price	\$535,000	—	-58.5%	-53.1%	11.5%	57.4%	148.8%
Sale to List Price Ratio ⁷	97.3	—	121.5	99.1	98.0	107.9	93.5
Median Days on Market	131.0	—	28.5	23.0	32.0	14.0	20.0

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.

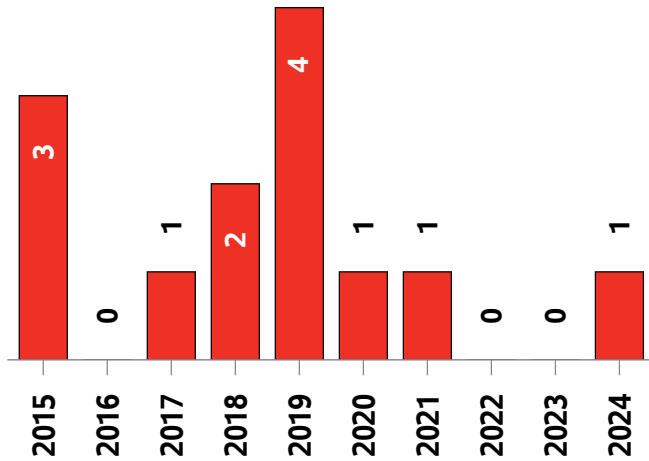
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

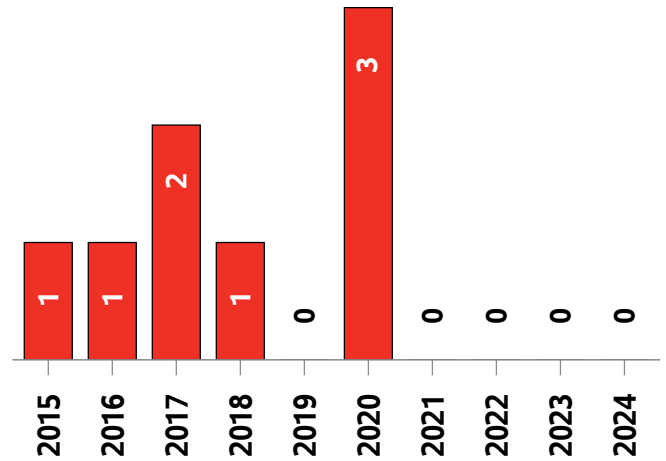
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

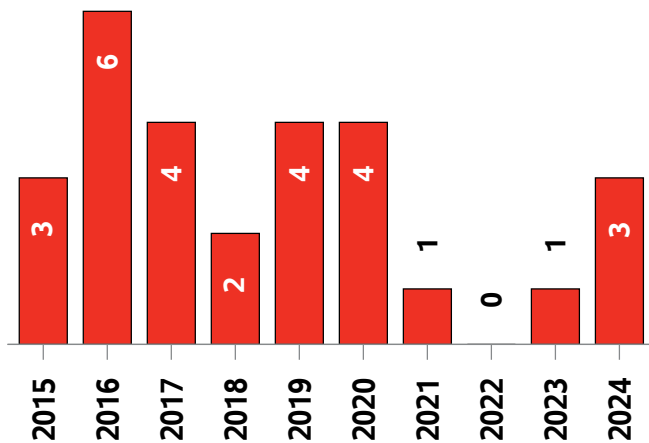
Sales Activity (February only)



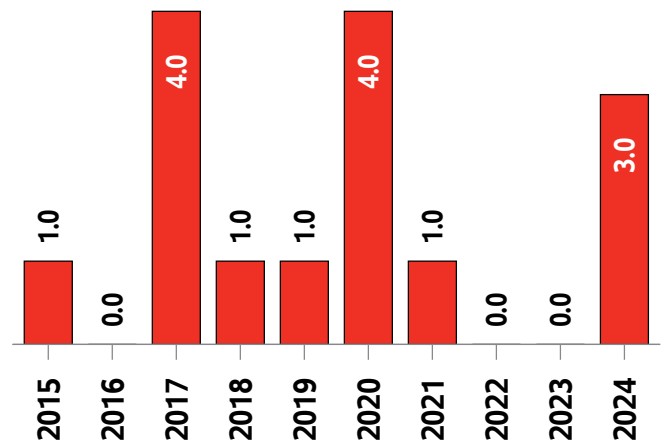
New Listings (February only)



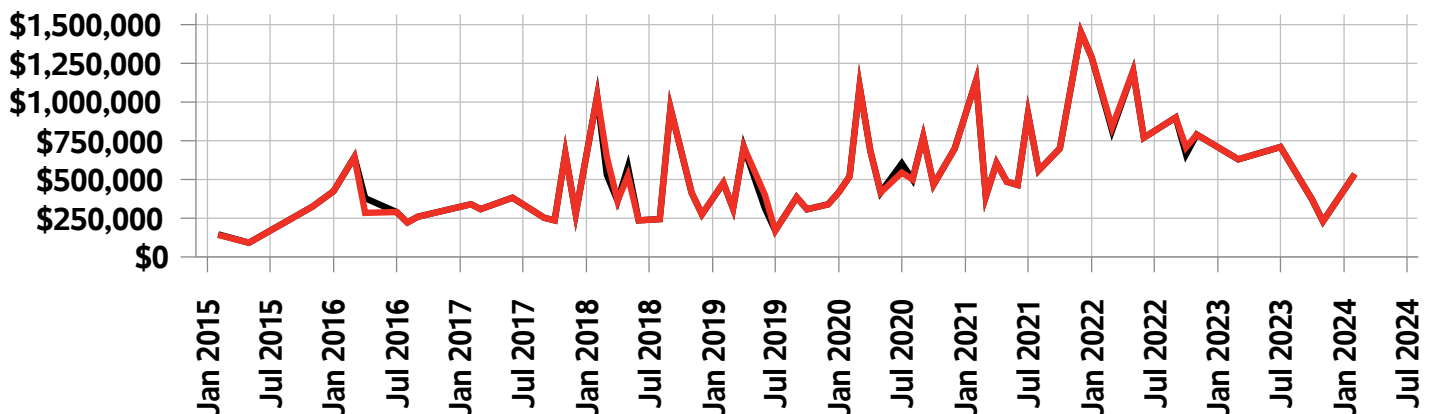
Active Listings (February only)



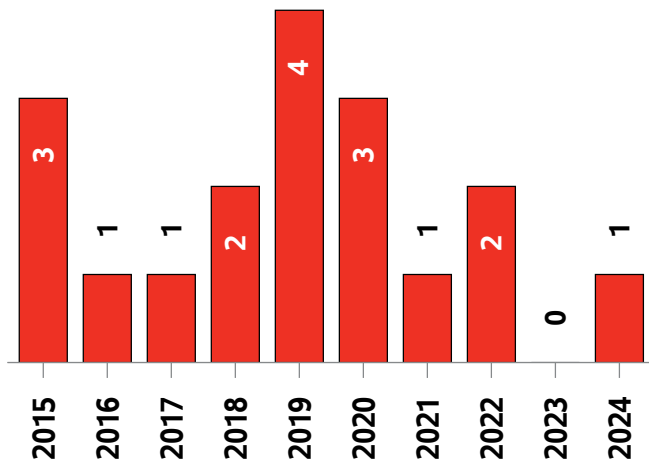
Months of Inventory (February only)



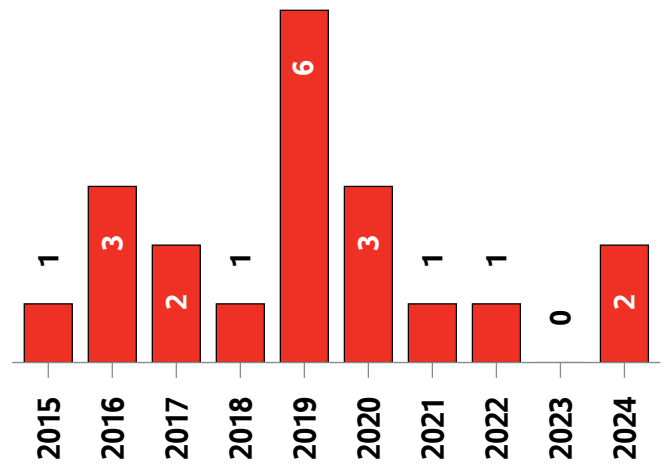
Average Price and Median Price



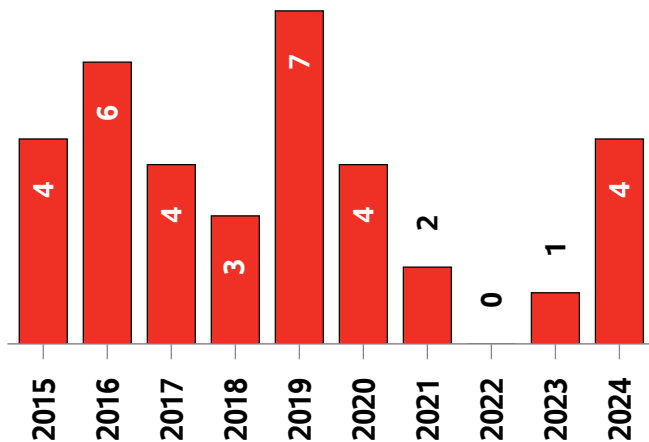
Sales Activity (February Year-to-date)



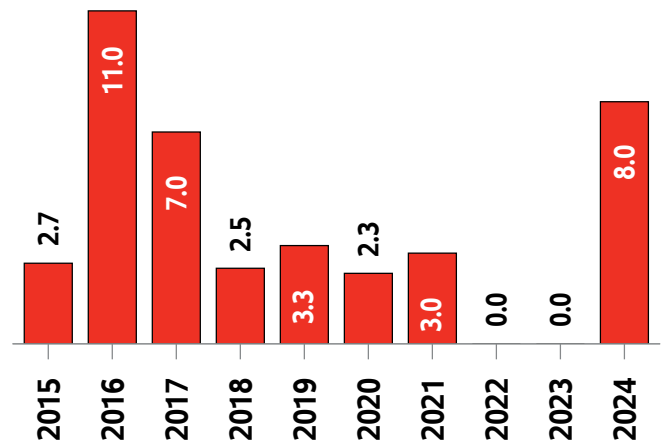
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	19	90.0%	-24.0%	-38.7%	90.0%	-5.0%	171.4%
Dollar Volume	\$11,130,400	55.6%	-48.3%	-39.1%	226.2%	99.7%	838.6%
New Listings	48	100.0%	84.6%	45.5%	152.6%	300.0%	108.7%
Active Listings	89	3.5%	535.7%	287.0%	78.0%	85.4%	-25.2%
Sales to New Listings Ratio ¹	39.6	41.7	96.2	93.9	52.6	166.7	30.4
Months of Inventory ²	4.7	8.6	0.6	0.7	5.0	2.4	17.0
Average Price	\$585,811	-18.1%	-32.0%	-0.7%	71.7%	110.2%	245.8%
Median Price	\$535,000	-30.3%	-30.5%	-10.4%	49.7%	100.7%	269.0%
Sale to List Price Ratio ³	96.4	99.8	111.6	105.3	97.2	96.5	96.0
Median Days on Market	86.0	38.5	8.0	8.0	54.5	47.5	29.0

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	34	88.9%	-17.1%	-34.6%	78.9%	-12.8%	126.7%
Dollar Volume	\$21,357,900	89.5%	-37.8%	-26.9%	263.6%	92.1%	568.5%
New Listings	69	1.5%	46.8%	19.0%	97.1%	68.3%	13.1%
Active Listings ⁴	80	-8.6%	416.1%	233.3%	70.2%	48.1%	-31.9%
Sales to New Listings Ratio ⁵	49.3	26.5	87.2	89.7	54.3	95.1	24.6
Months of Inventory ⁶	4.7	9.7	0.8	0.9	4.9	2.8	15.7
Average Price	\$628,174	0.3%	-25.0%	11.8%	103.2%	120.3%	194.9%
Median Price	\$577,500	0.9%	-25.0%	6.1%	83.3%	117.9%	230.0%
Sale to List Price Ratio ⁷	96.9	96.1	109.0	102.8	96.7	95.2	95.1
Median Days on Market	70.0	33.5	8.0	10.0	34.0	61.0	56.0

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.

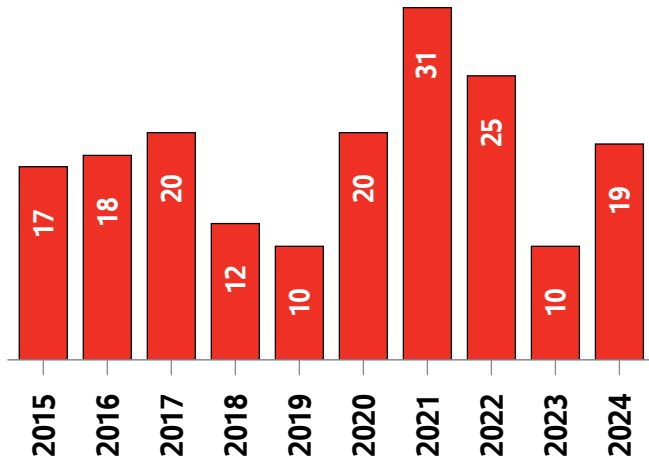
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

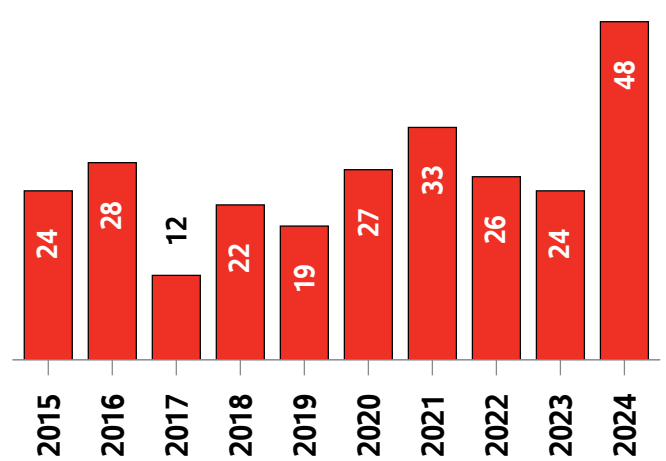
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

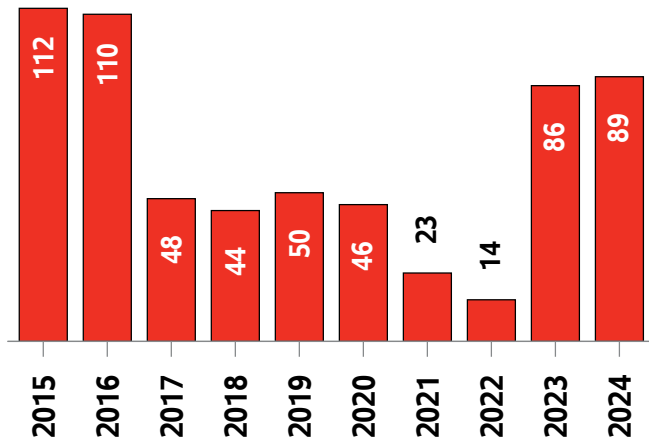
Sales Activity (February only)



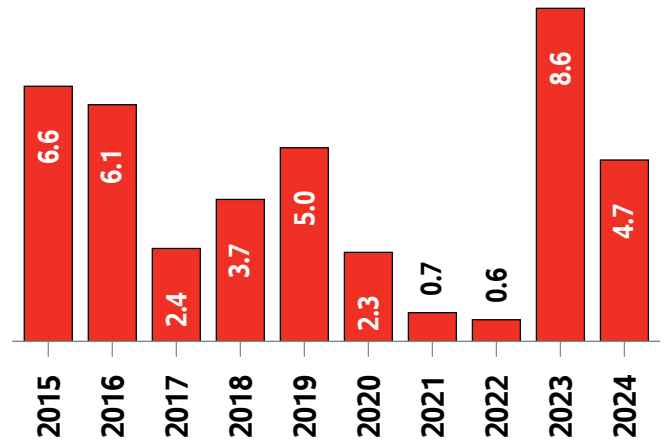
New Listings (February only)



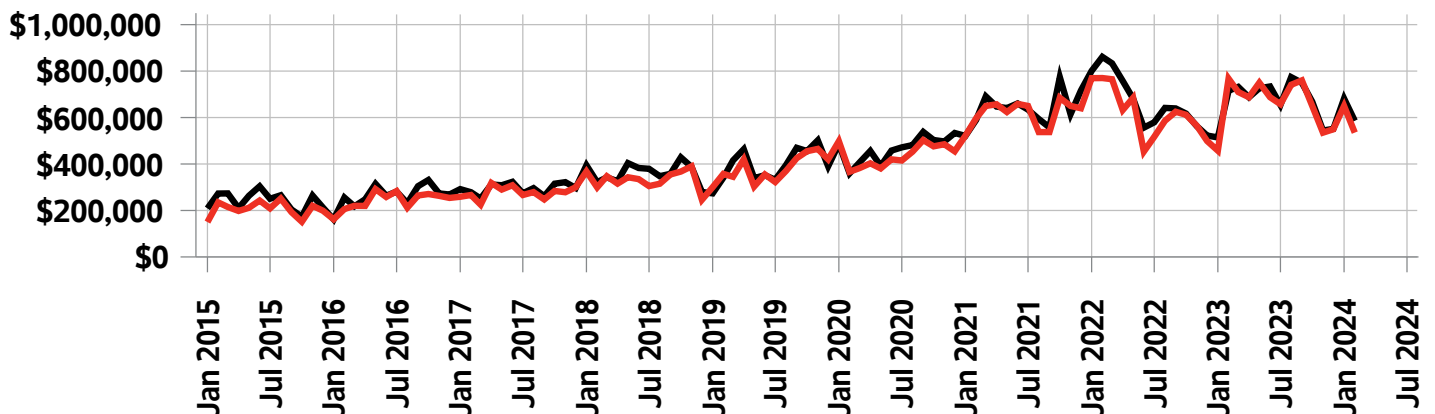
Active Listings (February only)



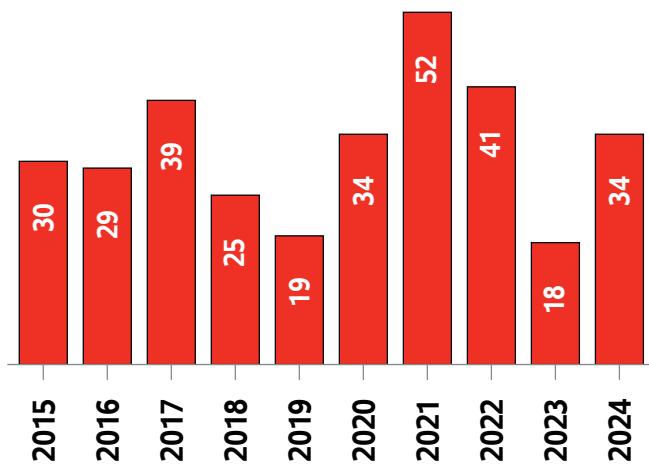
Months of Inventory (February only)



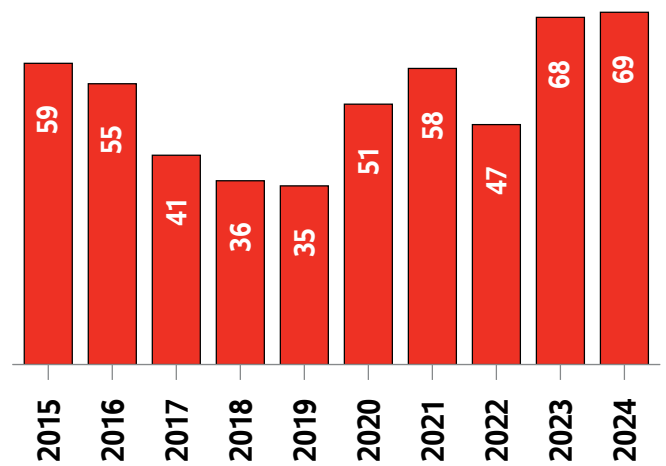
Average Price and Median Price



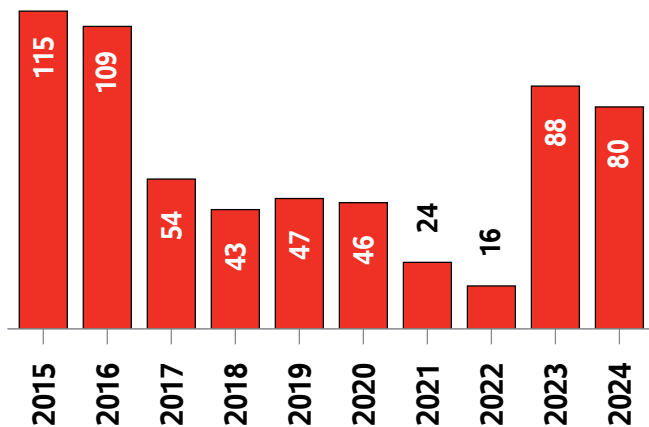
Sales Activity (February Year-to-date)



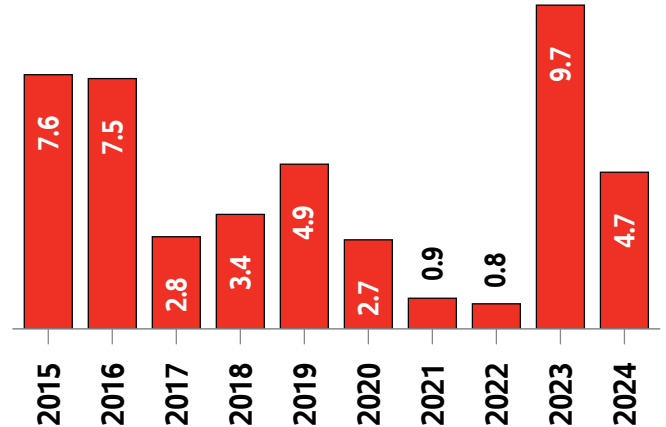
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	24	26.3%	14.3%	20.0%	26.3%	4.3%	41.2%
Dollar Volume	\$19,777,300	34.1%	-10.7%	26.5%	90.3%	94.8%	243.0%
New Listings	53	23.3%	82.8%	112.0%	8.2%	89.3%	-19.7%
Active Listings	121	30.1%	536.8%	317.2%	44.0%	61.3%	-19.9%
Sales to New Listings Ratio ¹	45.3	44.2	72.4	80.0	38.8	82.1	25.8
Months of Inventory ²	5.0	4.9	0.9	1.5	4.4	3.3	8.9
Average Price	\$824,054	6.1%	-21.9%	5.4%	50.7%	86.7%	142.9%
Median Price	\$804,000	-4.9%	-20.1%	-2.4%	43.6%	82.8%	152.5%
Sale to List Price Ratio ³	96.7	95.1	115.0	112.9	99.2	100.2	95.2
Median Days on Market	17.0	25.0	7.0	7.0	12.0	19.0	24.0

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	37	27.6%	-21.3%	-9.8%	8.8%	5.7%	23.3%
Dollar Volume	\$29,142,905	30.5%	-39.3%	2.4%	56.6%	93.4%	142.2%
New Listings	101	14.8%	87.0%	110.4%	18.8%	57.8%	-5.6%
Active Listings ⁴	120	32.0%	646.9%	326.8%	62.6%	59.3%	-15.2%
Sales to New Listings Ratio ⁵	36.6	33.0	87.0	85.4	40.0	54.7	28.0
Months of Inventory ⁶	6.5	6.2	0.7	1.4	4.3	4.3	9.4
Average Price	\$787,646	2.2%	-22.9%	13.5%	43.9%	82.9%	96.4%
Median Price	\$800,000	3.2%	-19.6%	21.8%	45.2%	91.2%	127.0%
Sale to List Price Ratio ⁷	97.4	95.5	111.0	109.7	99.8	99.5	96.1
Median Days on Market	19.0	35.0	7.0	8.0	11.5	19.0	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.

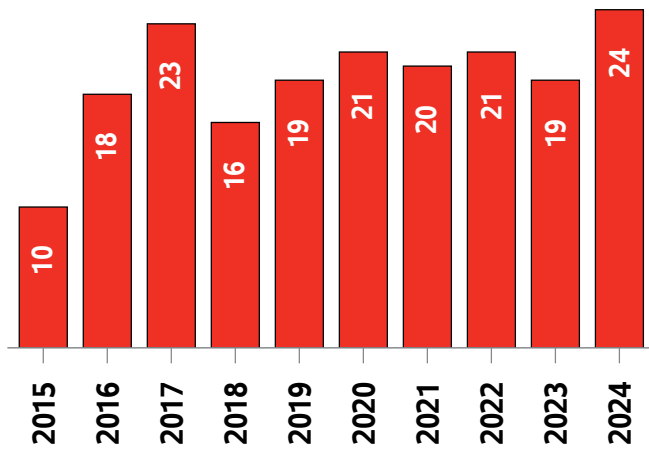
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

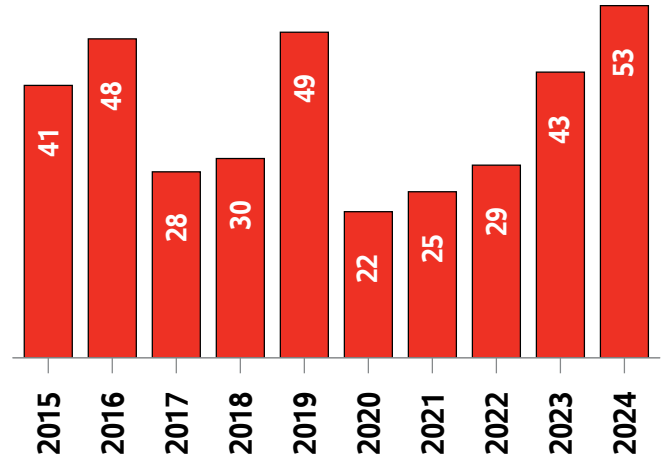
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

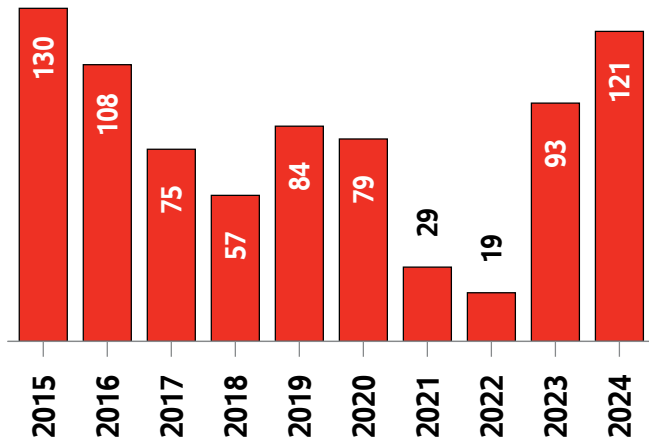
Sales Activity (February only)



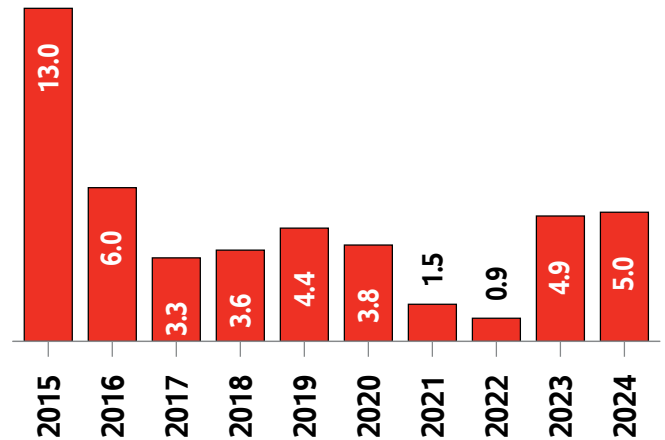
New Listings (February only)



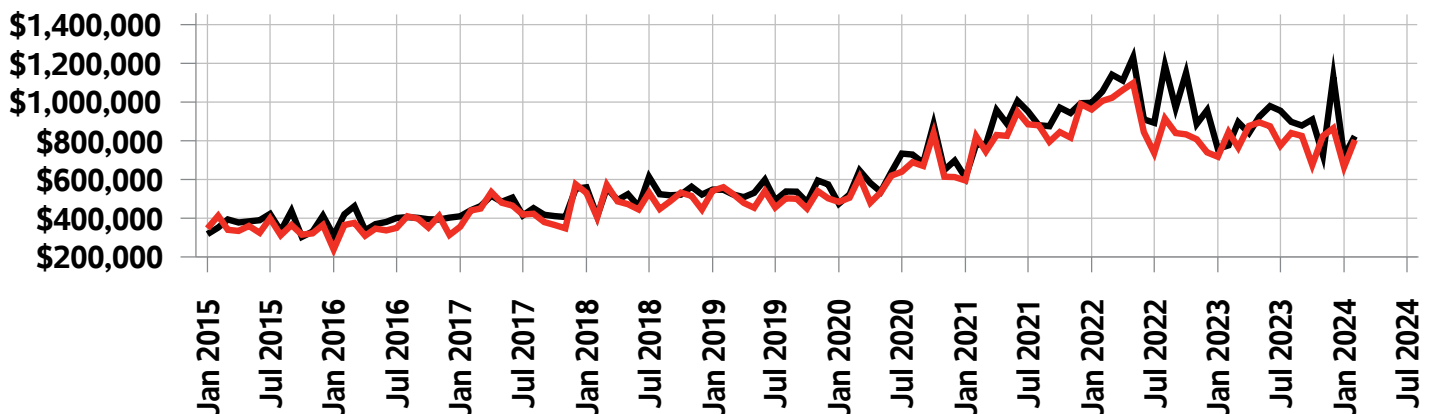
Active Listings (February only)



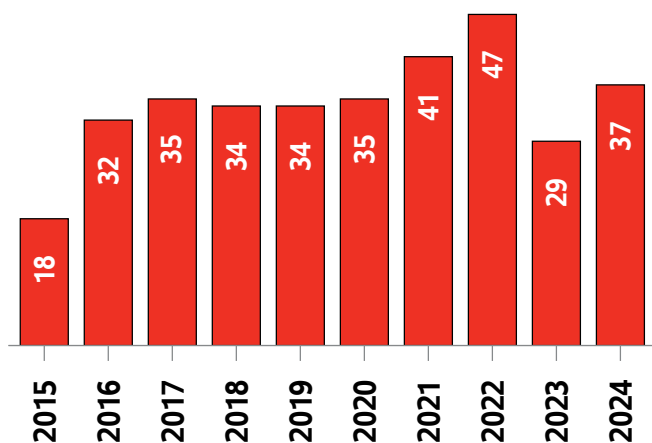
Months of Inventory (February only)



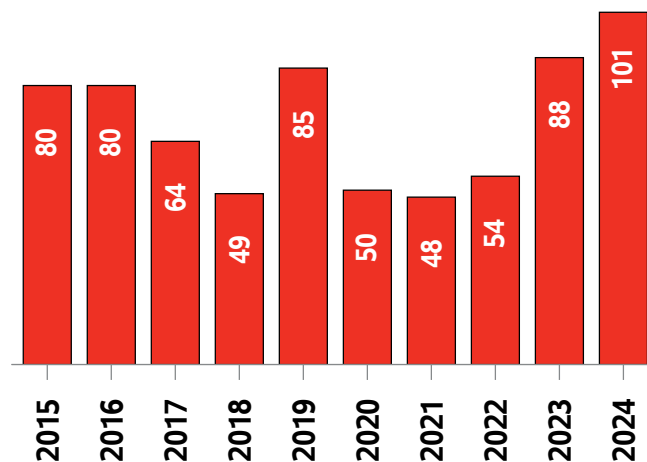
Average Price and Median Price



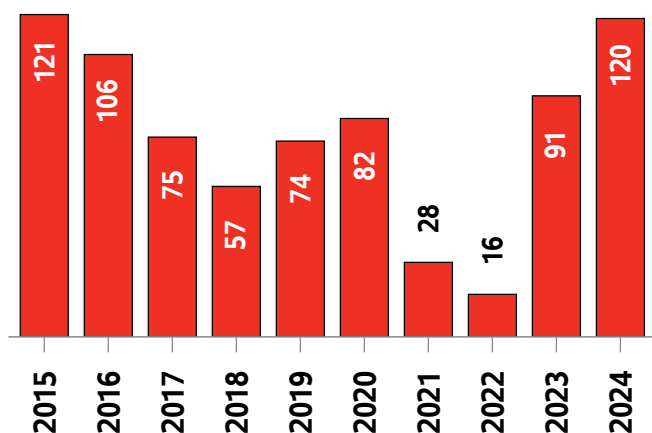
Sales Activity (February Year-to-date)



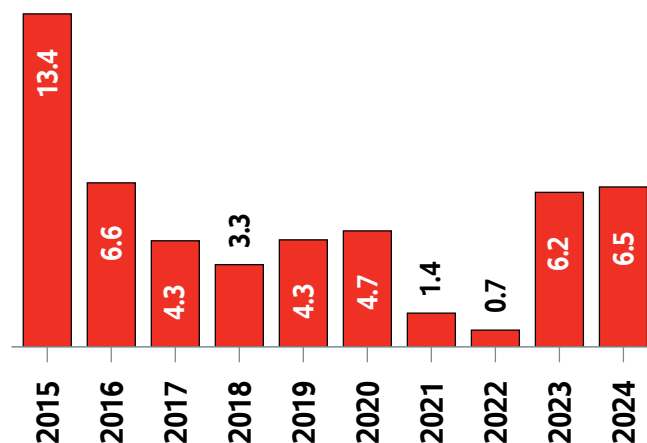
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



Months of Inventory ²(February 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	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	39	50.0%	2.6%	5.4%	50.0%	14.7%	160.0%
Dollar Volume	\$25,707,131	51.7%	-17.6%	17.4%	149.4%	143.1%	704.5%
New Listings	63	50.0%	70.3%	26.0%	85.3%	50.0%	75.0%
Active Listings	96	24.7%	146.2%	269.2%	39.1%	0.0%	-30.4%
Sales to New Listings Ratio ¹	61.9	61.9	102.7	74.0	76.5	81.0	41.7
Months of Inventory ²	2.5	3.0	1.0	0.7	2.7	2.8	9.2
Average Price	\$659,157	1.1%	-19.7%	11.4%	66.3%	112.0%	209.4%
Median Price	\$680,000	16.2%	-13.5%	13.3%	71.4%	126.7%	248.7%
Sale to List Price Ratio ³	98.4	95.7	115.9	115.1	99.2	98.5	96.0
Median Days on Market	24.0	28.5	7.0	6.0	30.5	22.5	91.0

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	58	26.1%	-10.8%	-12.1%	11.5%	-4.9%	81.3%
Dollar Volume	\$36,921,329	26.7%	-27.4%	-8.7%	66.7%	85.6%	410.2%
New Listings	109	12.4%	31.3%	53.5%	49.3%	28.2%	75.8%
Active Listings ⁴	98	26.6%	132.1%	323.9%	38.3%	3.7%	-28.0%
Sales to New Listings Ratio ⁵	53.2	47.4	78.3	93.0	71.2	71.8	51.6
Months of Inventory ⁶	3.4	3.3	1.3	0.7	2.7	3.1	8.5
Average Price	\$636,575	0.5%	-18.6%	3.9%	49.5%	95.2%	181.5%
Median Price	\$610,000	9.9%	-21.3%	1.6%	49.7%	98.1%	176.0%
Sale to List Price Ratio ⁷	98.3	95.9	115.5	111.2	99.4	99.2	96.1
Median Days on Market	25.0	25.5	7.0	8.5	28.0	32.0	78.0

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.

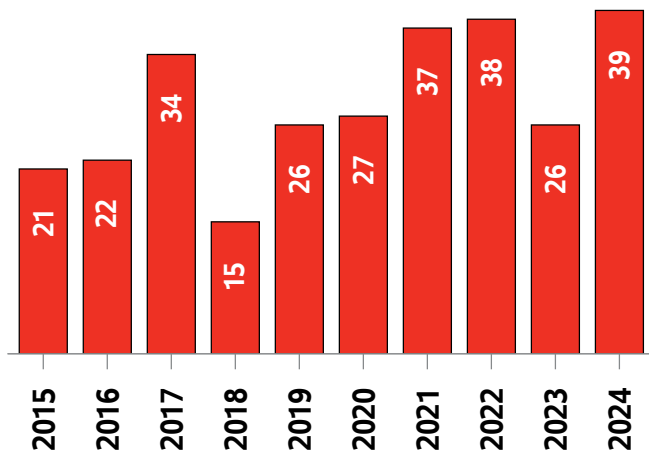
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

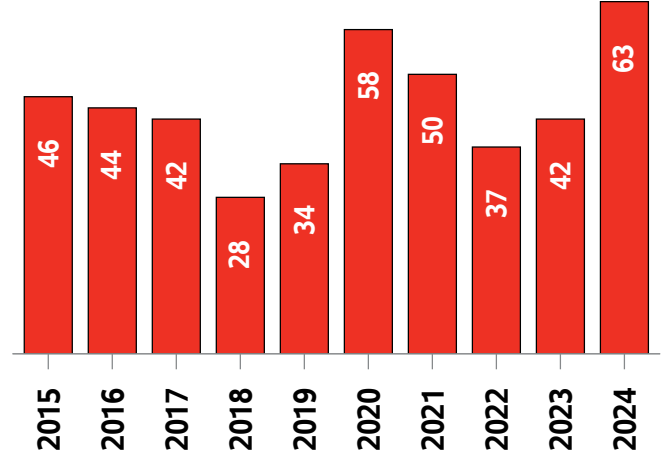
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

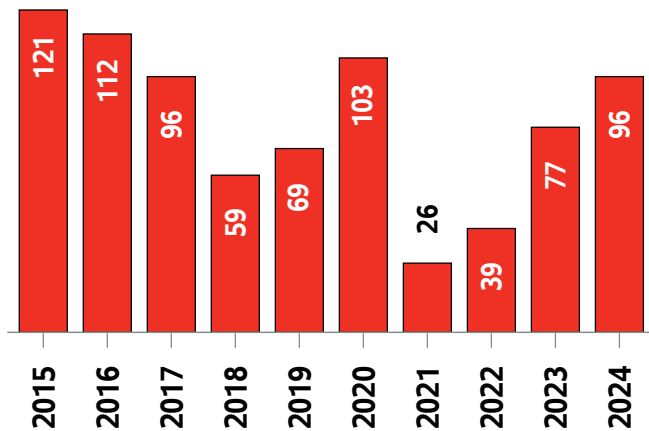
Sales Activity (February only)



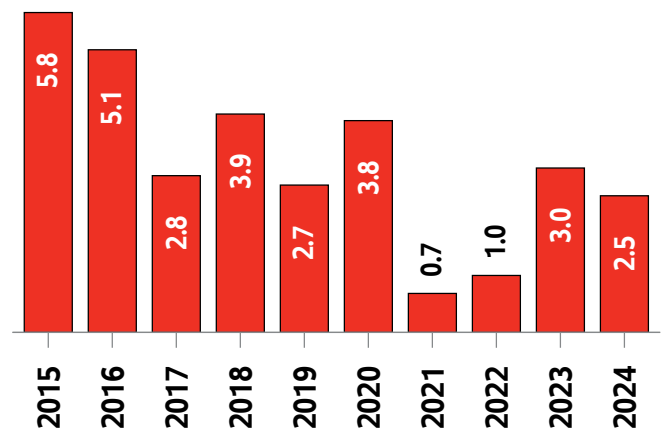
New Listings (February only)



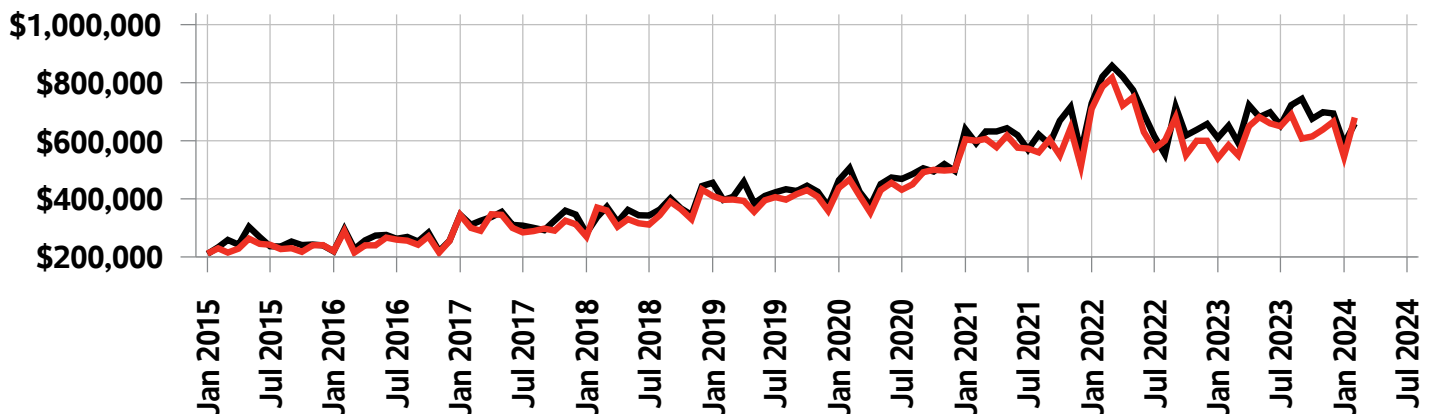
Active Listings (February only)



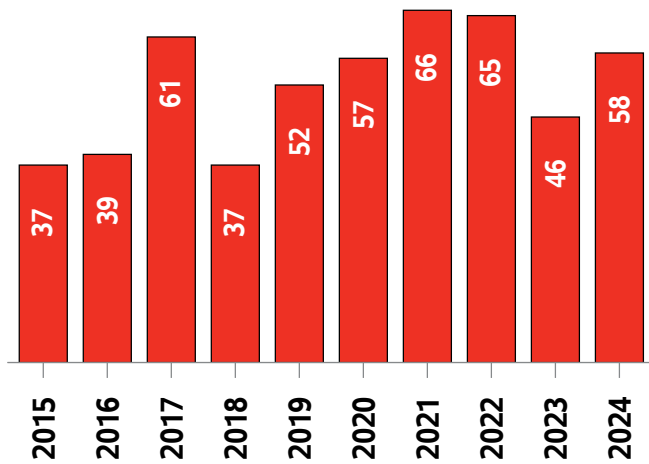
Months of Inventory (February only)



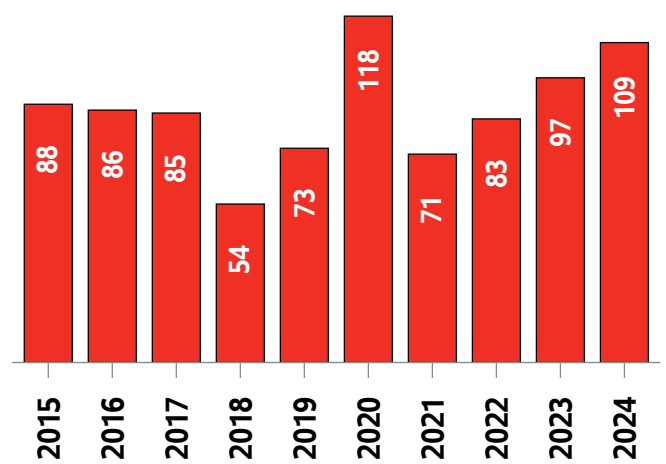
Average Price and Median Price



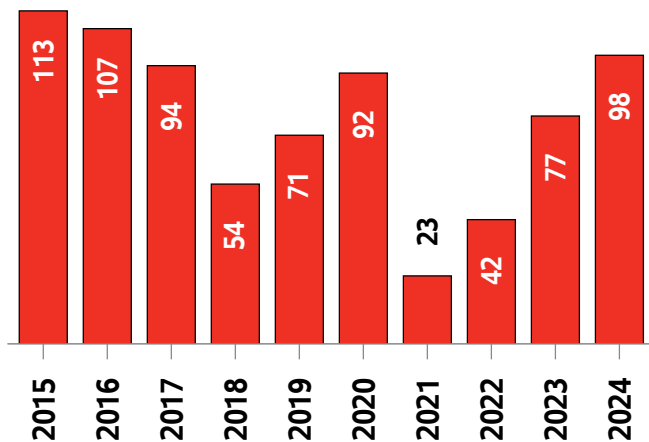
Sales Activity (February Year-to-date)



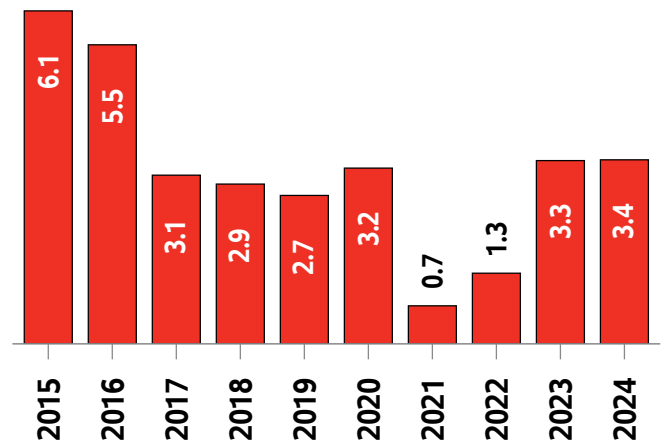
New Listings (February Year-to-date)



Active Listings ¹(February Year-to-date)



Months of Inventory ²(February 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	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	51	-3.8%	-41.4%	-16.4%	13.3%	-26.1%	24.4%
Dollar Volume	\$30,559,802	5.1%	-52.3%	-7.8%	118.2%	98.0%	243.3%
New Listings	90	16.9%	-7.2%	26.8%	63.6%	13.9%	0.0%
Active Listings	119	1.7%	395.8%	466.7%	77.6%	19.0%	-45.9%
Sales to New Listings Ratio ¹	56.7	68.8	89.7	85.9	81.8	87.3	45.6
Months of Inventory ²	2.3	2.2	0.3	0.3	1.5	1.4	5.4
Average Price	\$599,212	9.2%	-18.7%	10.3%	92.6%	167.9%	176.0%
Median Price	\$593,541	14.1%	-17.0%	10.9%	97.8%	182.6%	193.8%
Sale to List Price Ratio ³	98.5	98.0	120.4	115.9	101.8	98.8	97.2
Median Days on Market	24.0	35.0	6.0	5.0	17.0	17.0	37.0

Year-to-date	February 2024	Compared to ⁸					
		February 2023	February 2022	February 2021	February 2019	February 2017	February 2014
Sales Activity	102	15.9%	-25.5%	4.1%	12.1%	-12.1%	41.7%
Dollar Volume	\$58,510,893	23.4%	-40.8%	11.5%	101.1%	132.8%	277.6%
New Listings	178	18.7%	19.5%	63.3%	53.4%	21.9%	12.7%
Active Listings ⁴	114	-3.4%	484.6%	590.9%	75.4%	14.0%	-45.7%
Sales to New Listings Ratio ⁵	57.3	58.7	91.9	89.9	78.4	79.5	45.6
Months of Inventory ⁶	2.2	2.7	0.3	0.3	1.4	1.7	5.8
Average Price	\$573,636	6.5%	-20.5%	7.1%	79.4%	164.7%	166.5%
Median Price	\$574,500	11.6%	-17.9%	9.4%	85.3%	177.5%	182.3%
Sale to List Price Ratio ⁷	97.8	97.8	119.0	113.6	100.6	98.6	97.0
Median Days on Market	30.0	36.0	6.0	5.0	17.0	19.0	39.5

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.

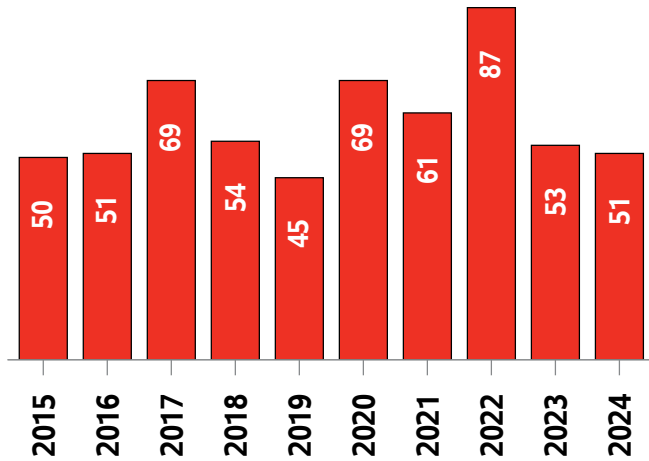
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

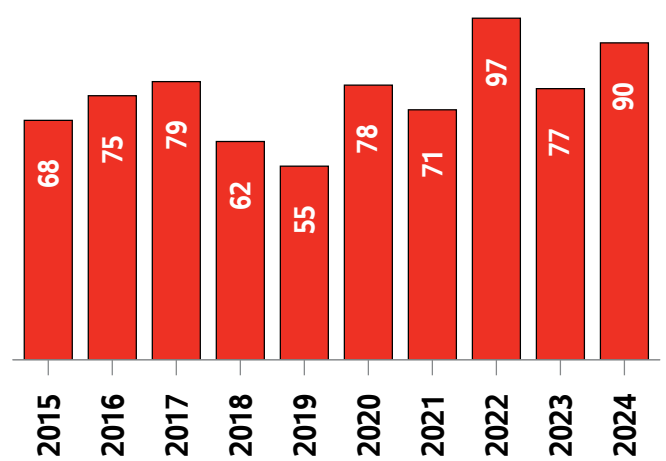
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

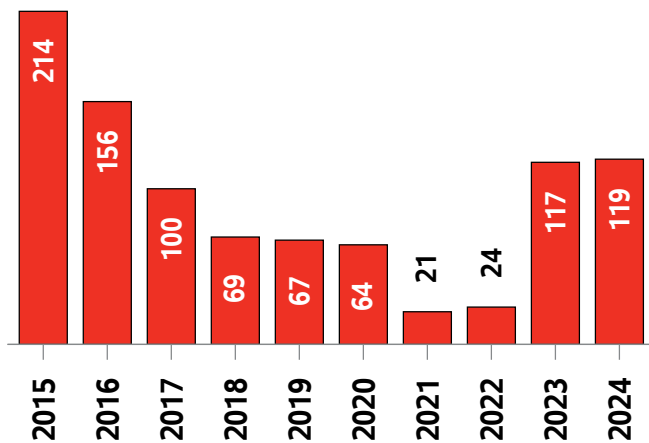
Sales Activity (February only)



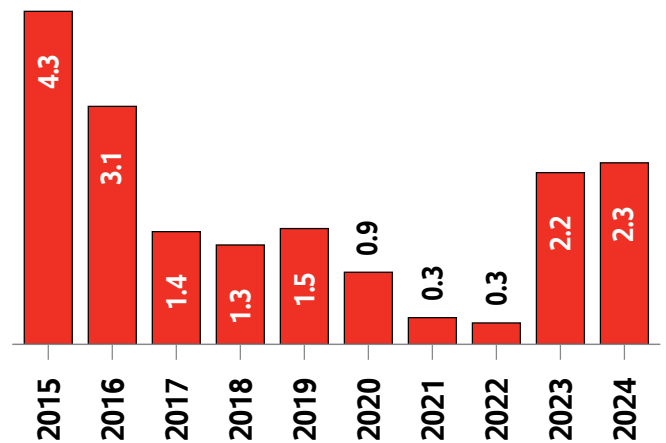
New Listings (February only)



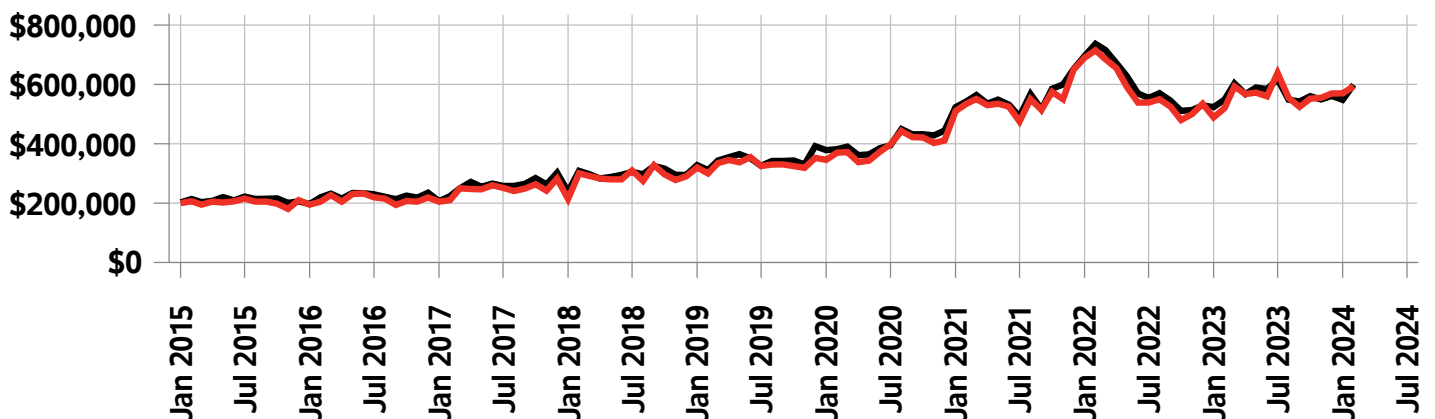
Active Listings (February only)



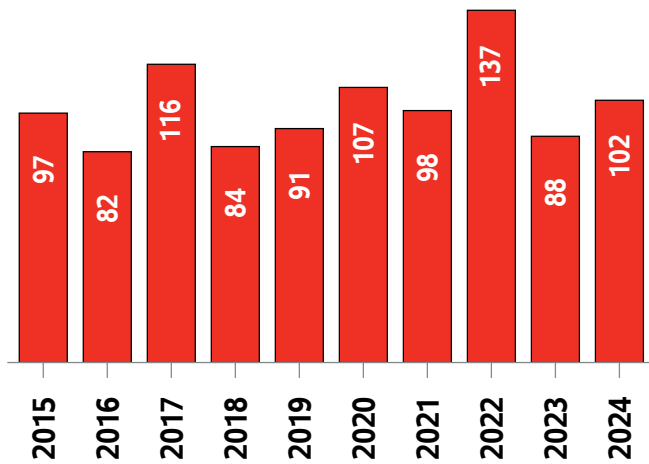
Months of Inventory (February only)



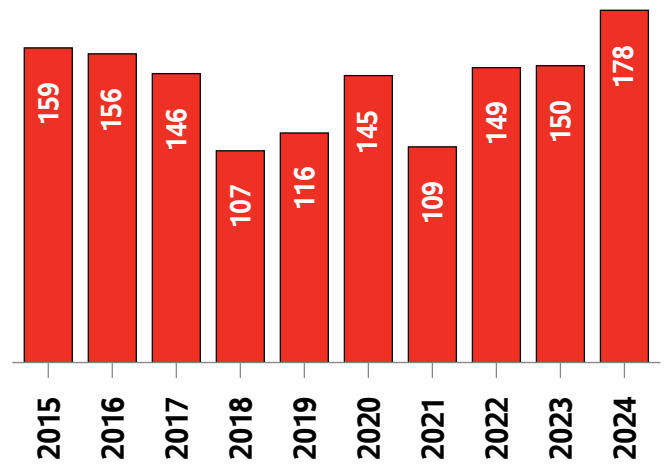
Average Price and Median Price



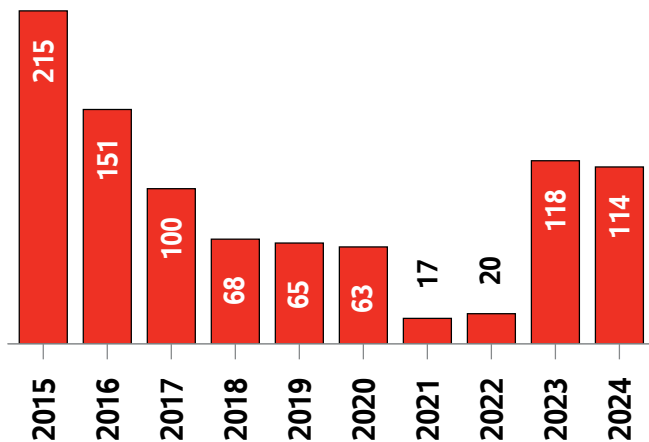
Sales Activity (February Year-to-date)



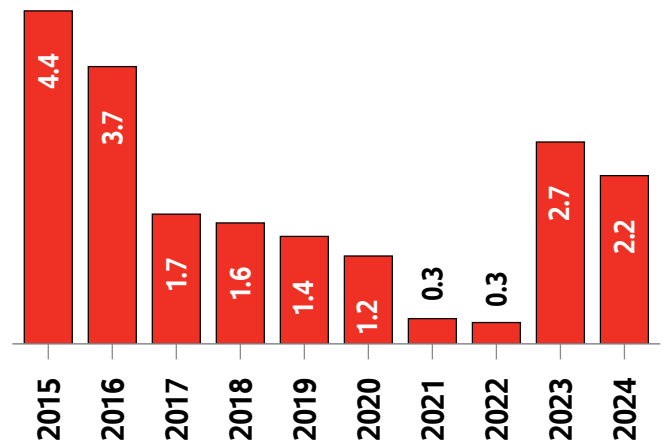
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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.