



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report August 2021



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

London MLS® Residential Market Activity

Actual	August 2021	Compared to ⁶					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	689	-1.7	14.5	17.0	11.3	42.1	45.4
Dollar Volume	\$425,011,175	20.8	72.2	95.8	146.8	247.3	296.5
New Listings	728	-5.0	0.8	8.5	-8.1	-4.8	-21.3
Active Listings	358	-44.1	-58.7	-53.5	-70.5	-79.6	-82.6
Sales to New Listings Ratio ¹	94.6	91.5	83.4	87.8	78.2	63.4	51.2
Months of Inventory ²	0.5	0.9	1.4	1.3	2.0	3.6	4.3
Average Price	\$616,852	22.9	50.5	67.4	121.7	144.5	172.8
Median Price	\$575,000	23.7	51.2	70.7	130.0	150.0	173.8
Sale to List Price Ratio	108.3	104.9	101.6	101.8	99.1	98.0	97.4
Median Days on Market	9.0	8.0	12.5	12.0	21.0	31.0	34.0
Year-to-date	August 2021	Compared to ⁶					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	5,797	32.6	24.7	26.7	20.5	39.4	47.0
Dollar Volume	\$3,625,924,709	76.5	90.0	114.9	165.9	240.3	285.6
New Listings	7,095	22.5	10.6	17.8	1.6	-3.9	-6.2
Active Listings ³	418	-44.2	-48.6	-41.9	-68.0	-75.8	-77.9
Sales to New Listings Ratio ⁴	81.7	75.5	72.5	76.0	68.9	56.3	52.1
Months of Inventory ⁵	0.6	1.4	1.4	1.3	2.2	3.3	3.8
Average Price	\$625,483	33.2	52.4	69.6	120.7	144.2	162.4
Median Price	\$585,000	34.4	53.5	72.6	122.5	151.1	165.9
Sale to List Price Ratio	112.4	103.4	103.5	103.4	99.0	97.8	97.7
Median Days on Market	7.0	8.0	8.0	9.0	19.0	27.0	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 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.

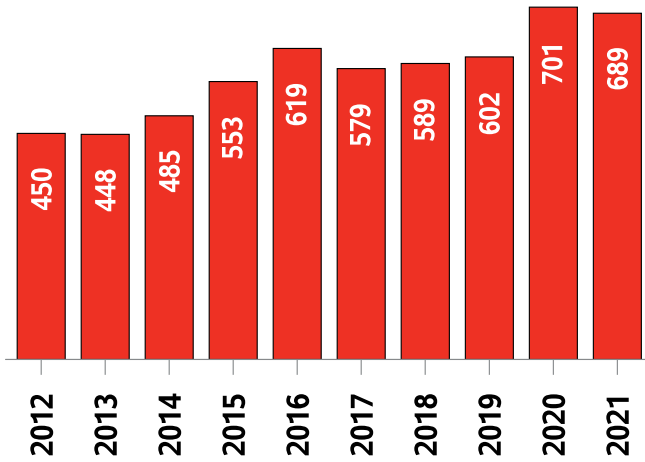
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

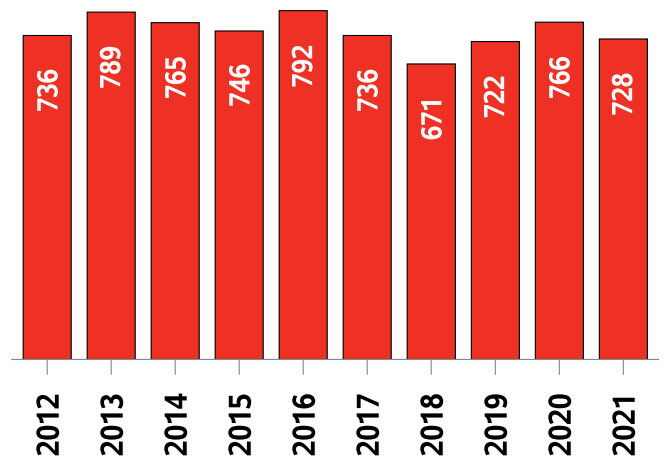
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

London MLS® Residential Market Activity

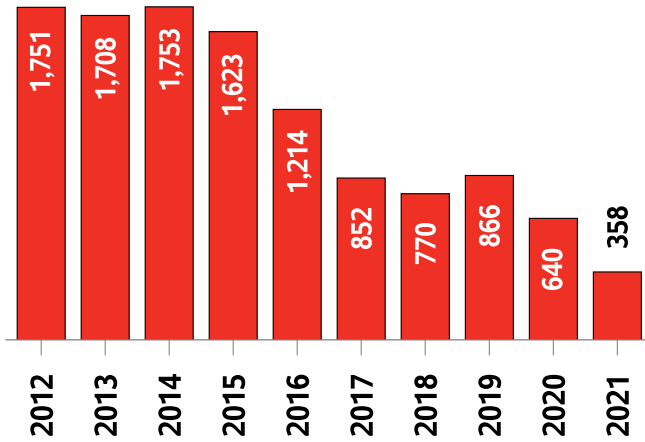
Sales Activity (August only)



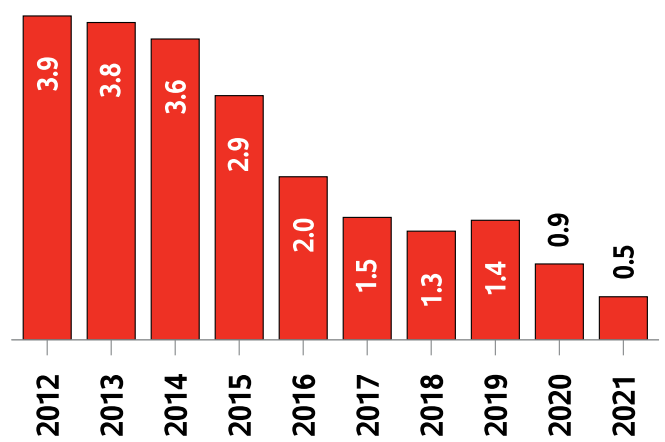
New Listings (August only)



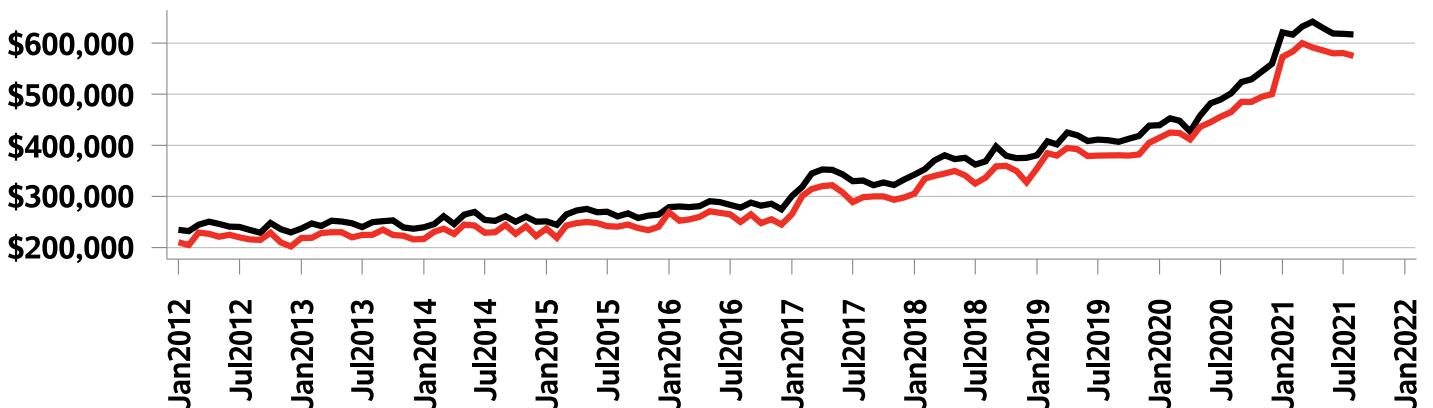
Active Listings (August only)



Months of Inventory (August only)

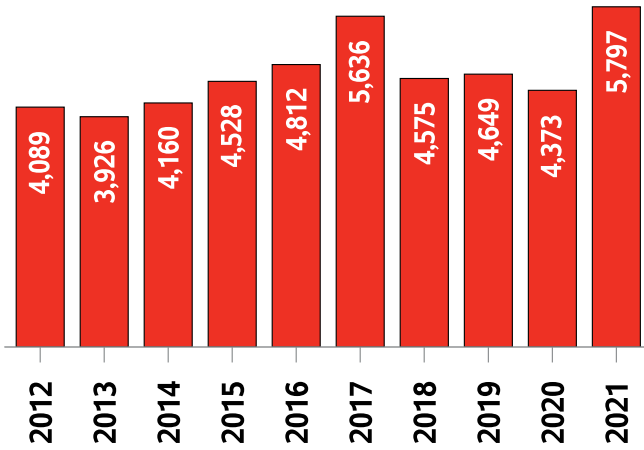


Average Price and Median Price

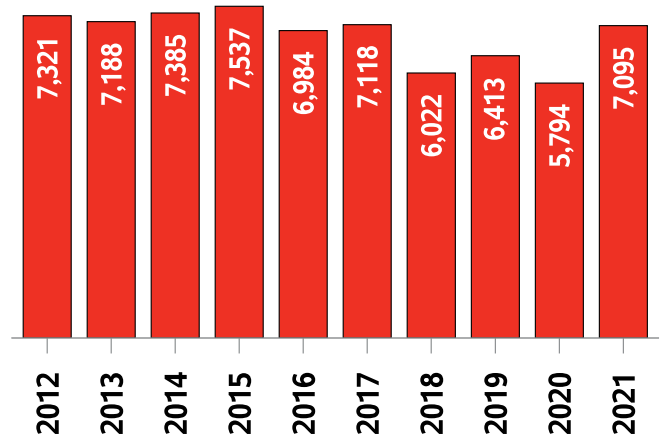


London MLS® Residential Market Activity

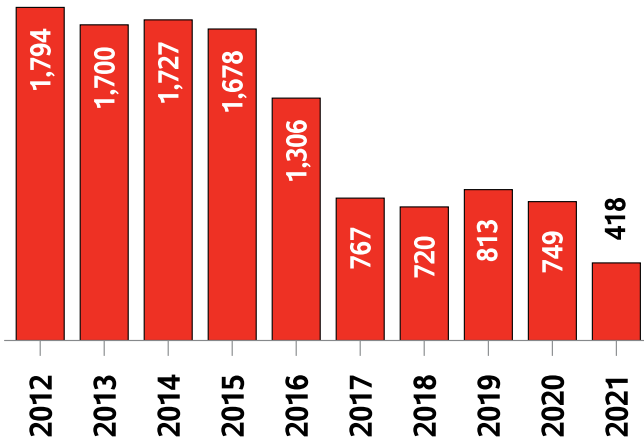
Sales Activity (August Year-to-date)



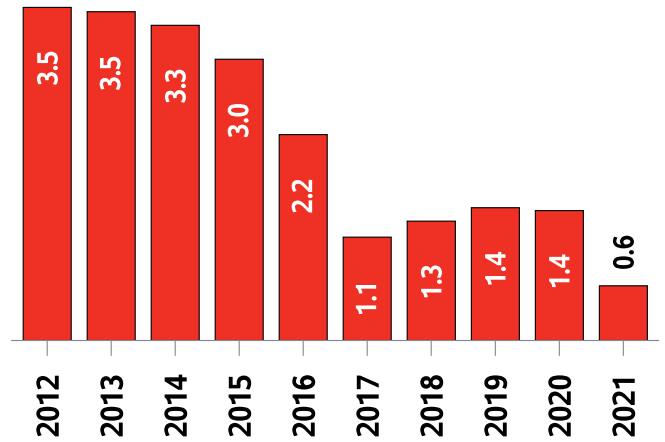
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



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

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

**EAST
MLS® Residential Market Activity**

Actual	August 2021	Compared to ⁶					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	221	13.9	24.9	20.8	23.5	57.9	62.5
Dollar Volume	\$106,946,375	40.0	87.4	112.5	191.1	296.5	311.3
New Listings	226	-3.0	10.8	13.0	-5.8	-2.2	-14.7
Active Listings	102	-33.8	-33.3	-36.3	-69.3	-79.0	-81.6
Sales to New Listings Ratio ¹	97.8	83.3	86.8	91.5	74.6	60.6	51.3
Months of Inventory ²	0.5	0.8	0.9	0.9	1.9	3.5	4.1
Average Price	\$483,920	22.9	50.1	76.0	135.8	151.2	153.1
Median Price	\$485,000	28.0	55.2	84.4	148.8	156.1	175.6
Sale to List Price Ratio	109.2	105.8	102.1	102.2	99.0	97.6	97.1
Median Days on Market	9.0	8.0	10.0	12.0	21.0	29.0	29.5
Year-to-date	August 2021	Compared to ⁶					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	1,743	36.0	29.4	28.0	33.1	41.1	48.1
Dollar Volume	\$855,569,863	78.2	100.1	119.1	202.7	237.5	265.5
New Listings	2,134	30.9	26.6	26.0	12.1	0.2	0.2
Active Listings ³	122	-12.3	-15.0	-28.2	-63.4	-74.7	-75.6
Sales to New Listings Ratio ⁴	81.7	78.7	79.9	80.4	68.8	58.0	55.3
Months of Inventory ⁵	0.6	0.9	0.9	1.0	2.0	3.1	3.4
Average Price	\$490,861	31.1	54.7	71.2	127.5	139.1	146.8
Median Price	\$481,990	32.8	57.0	81.9	143.4	160.2	170.8
Sale to List Price Ratio	113.9	104.2	104.6	103.9	98.4	97.3	97.5
Median Days on Market	7.0	8.0	8.0	10.0	19.0	27.0	27.0

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

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

³ 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.

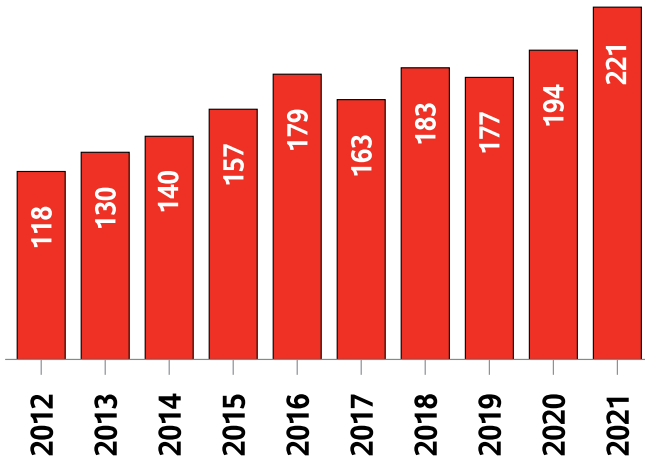
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

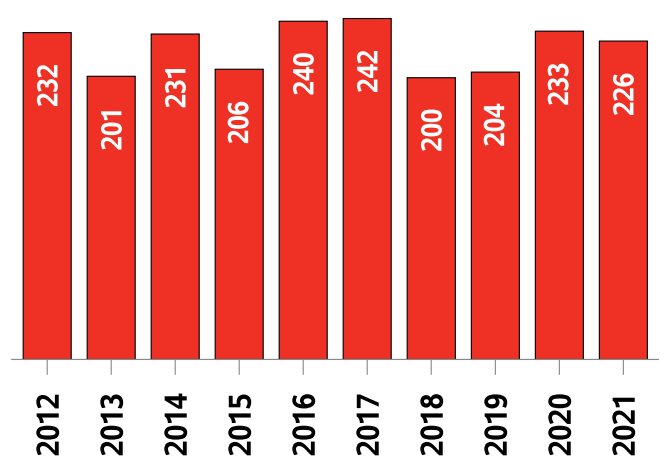
⁶ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

EAST MLS® Residential Market Activity

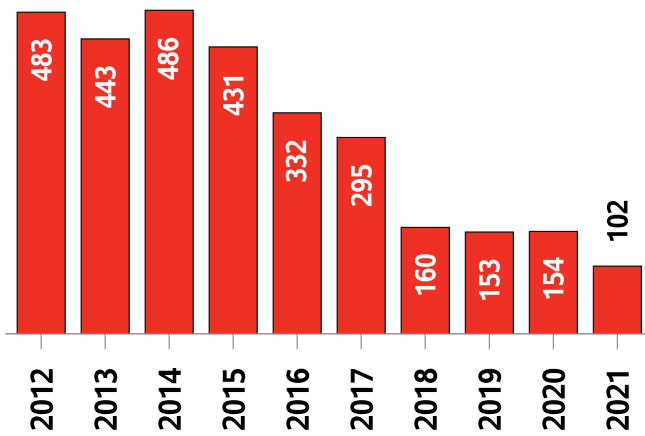
Sales Activity (August only)



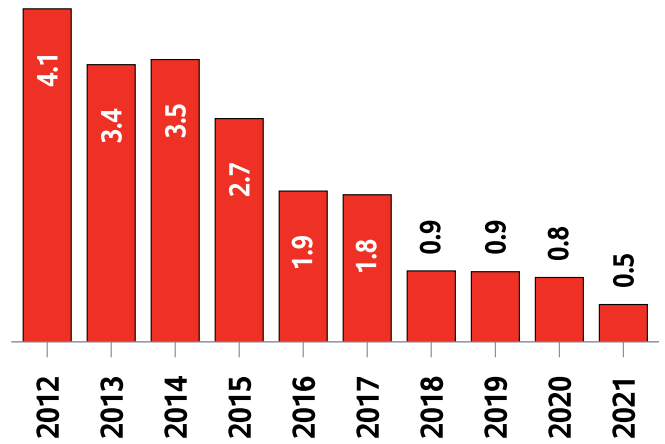
New Listings (August only)



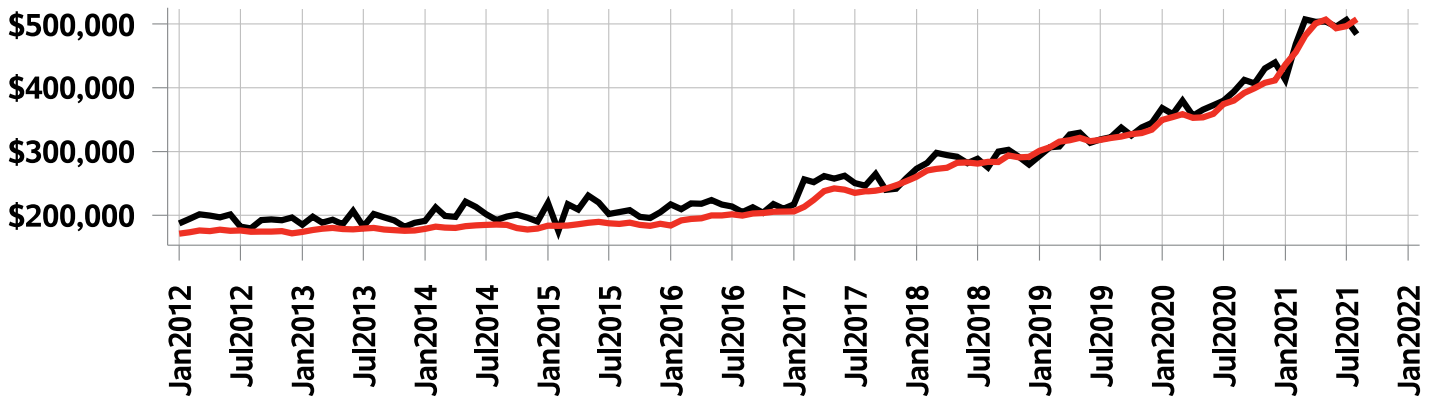
Active Listings (August only)



Months of Inventory (August only)

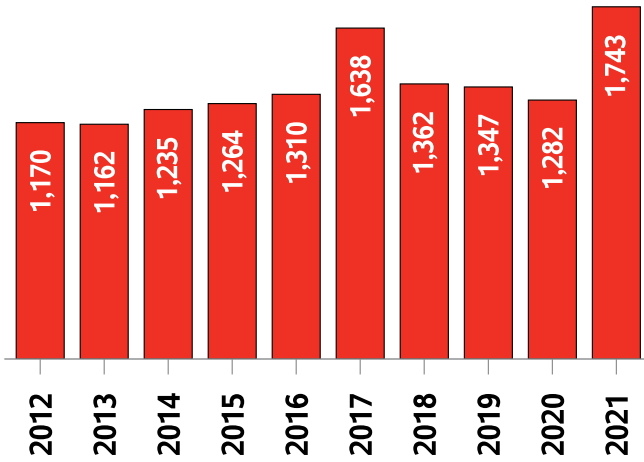


MLS® HPI Composite Benchmark Price and Average Price

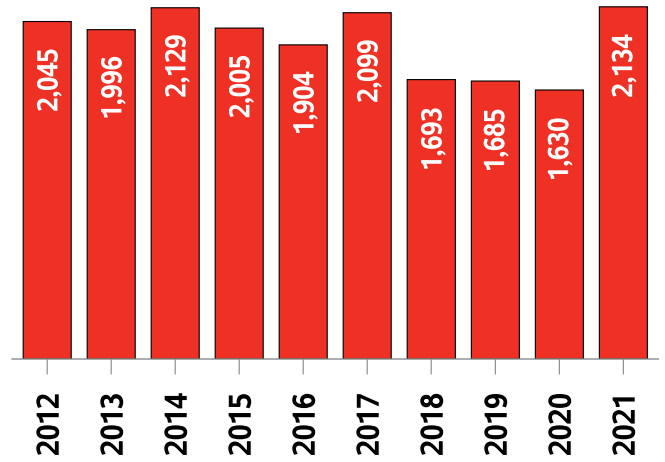


EAST MLS® Residential Market Activity

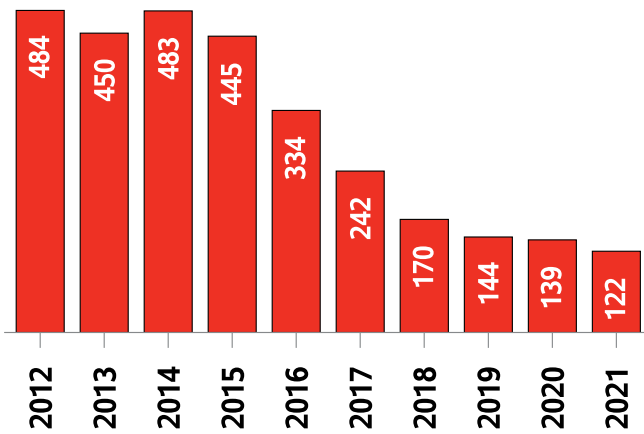
Sales Activity (August Year-to-date)



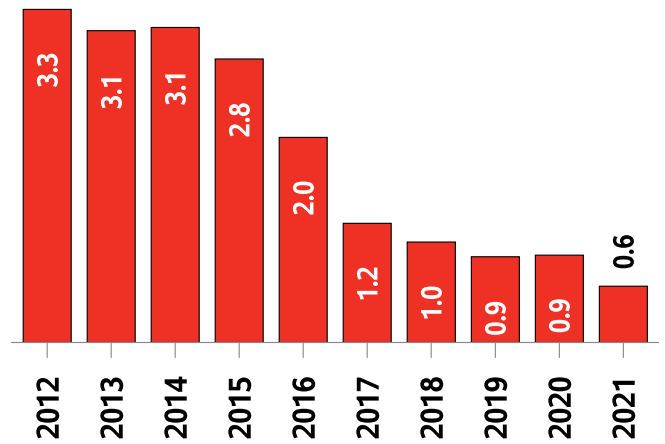
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



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

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

NORTH MLS® Residential Market Activity

Actual	August 2021	Compared to ⁶					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	213	2.4	10.4	17.0	-2.3	34.8	39.2
Dollar Volume	\$156,115,389	31.4	65.1	86.6	113.5	236.7	292.9
New Listings	220	-8.7	-8.7	3.8	-3.9	-8.3	-20.0
Active Listings	111	-50.0	-67.1	-63.2	-72.6	-81.6	-82.2
Sales to New Listings Ratio ¹	96.8	86.3	80.1	85.8	95.2	65.8	55.6
Months of Inventory ²	0.5	1.1	1.7	1.7	1.9	3.8	4.1
Average Price	\$732,936	28.4	49.6	59.4	118.5	149.7	182.2
Median Price	\$715,000	27.7	50.5	67.8	127.9	165.3	195.5
Sale to List Price Ratio	106.6	103.7	100.7	100.4	99.3	98.2	97.5
Median Days on Market	9.0	8.0	17.0	15.0	21.5	31.0	34.0
Year-to-date	August 2021	Compared to ⁶					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	1,825	37.1	22.6	24.0	7.2	37.4	42.6
Dollar Volume	\$1,329,863,048	82.7	81.9	100.7	130.0	229.4	271.8
New Listings	2,213	21.1	-0.3	7.1	-9.7	-6.9	-9.8
Active Listings ³	125	-50.3	-60.8	-50.6	-74.8	-78.9	-79.3
Sales to New Listings Ratio ⁴	82.5	72.8	67.1	71.2	69.5	55.9	52.2
Months of Inventory ⁵	0.5	1.5	1.7	1.4	2.3	3.6	3.8
Average Price	\$728,692	33.3	48.3	61.9	114.7	139.7	160.8
Median Price	\$693,333	33.3	51.1	67.1	120.1	147.6	167.7
Sale to List Price Ratio	110.9	102.3	102.0	102.4	99.3	98.3	98.1
Median Days on Market	7.0	8.0	10.0	9.0	20.0	28.0	28.0

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

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

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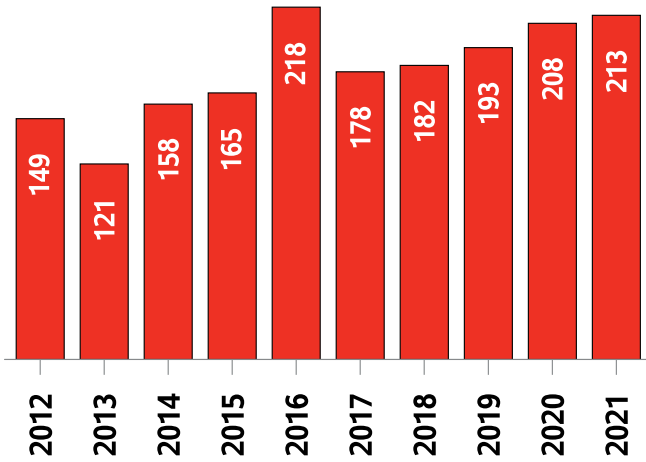
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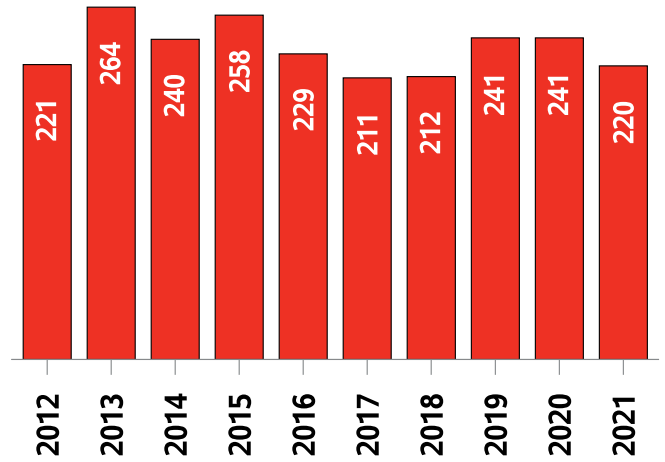
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NORTH MLS® Residential Market Activity

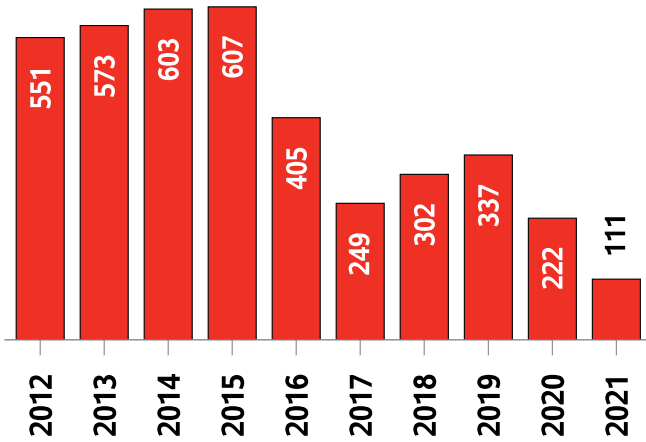
Sales Activity (August only)



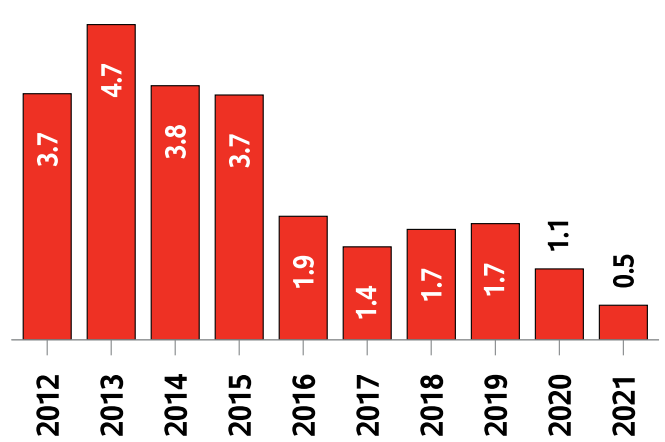
New Listings (August only)



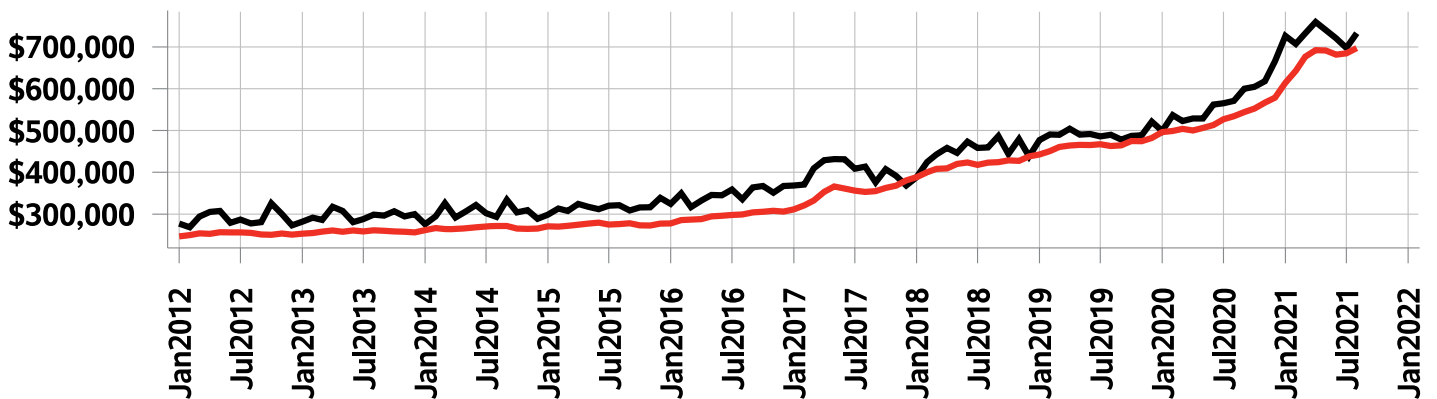
Active Listings (August only)



Months of Inventory (August only)

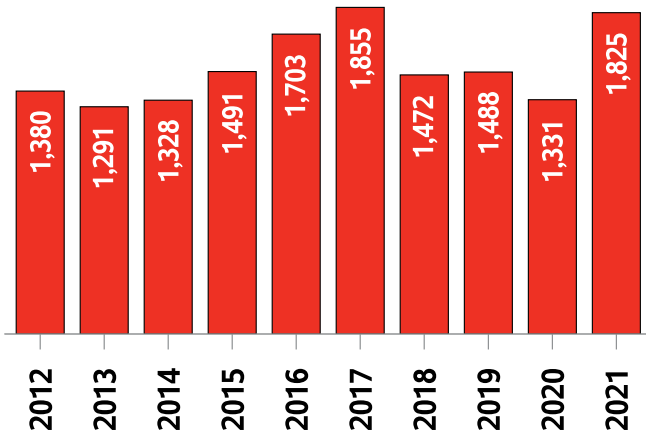


MLS® HPI Composite Benchmark Price and Average Price

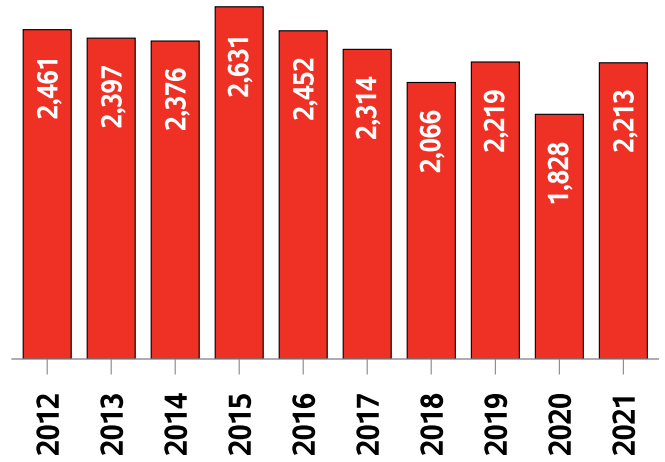


NORTH MLS® Residential Market Activity

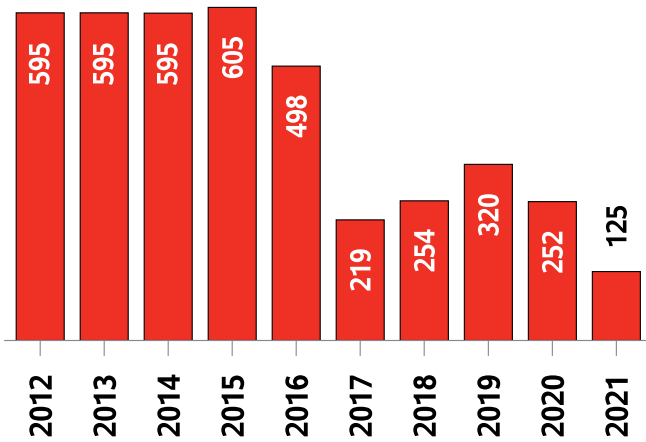
Sales Activity (August Year-to-date)



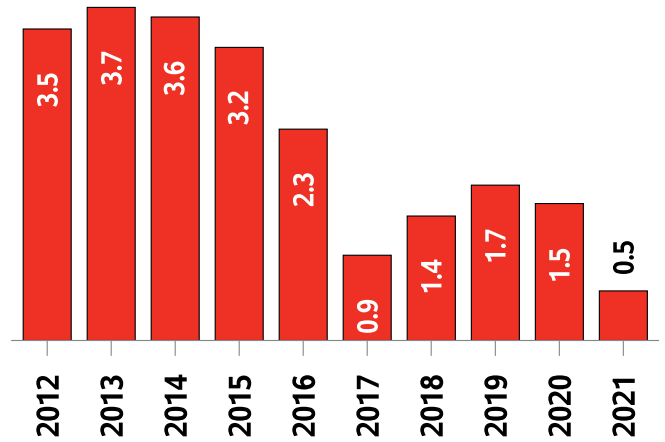
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



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

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

SOUTH MLS® Residential Market Activity

Actual	August 2021	Compared to ⁶					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	255	-14.7	9.9	13.8	14.9	36.4	37.8
Dollar Volume	\$161,949,411	3.5	70.1	94.9	159.7	230.2	290.7
New Listings	282	-3.4	1.8	8.9	-12.7	-4.1	-26.8
Active Listings	145	-45.1	-61.4	-52.9	-69.6	-78.2	-83.4
Sales to New Listings Ratio ¹	90.4	102.4	83.8	86.5	68.7	63.6	48.1
Months of Inventory ²	0.6	0.9	1.6	1.4	2.1	3.6	4.7
Average Price	\$635,096	21.3	54.8	71.2	126.1	142.2	183.5
Median Price	\$581,000	22.3	51.8	73.4	131.2	142.2	172.8
Sale to List Price Ratio	108.9	105.2	101.9	102.7	98.9	98.1	97.6
Median Days on Market	8.0	8.0	12.0	8.0	20.0	34.0	36.0
Year-to-date	August 2021	Compared to ⁶					
		August 2020	August 2019	August 2018	August 2016	August 2014	August 2011
Sales Activity	2,229	26.6	22.9	28.0	23.9	39.6	49.9
Dollar Volume	\$1,440,491,798	70.2	92.1	127.3	186.4	252.8	313.4
New Listings	2,748	17.6	9.5	21.4	4.6	-4.6	-7.8
Active Listings ³	171	-52.2	-51.1	-42.4	-64.0	-73.7	-78.3
Sales to New Listings Ratio ⁴	81.1	75.3	72.3	76.9	68.5	55.5	49.9
Months of Inventory ⁵	0.6	1.6	1.5	1.4	2.1	3.3	4.2
Average Price	\$646,250	34.4	56.3	77.5	131.2	152.8	175.8
Median Price	\$599,900	36.3	56.6	79.1	130.7	156.4	176.5
Sale to List Price Ratio	112.3	103.7	103.8	103.9	99.1	97.8	97.5
Median Days on Market	7.0	8.0	8.0	8.0	19.0	25.0	32.0

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

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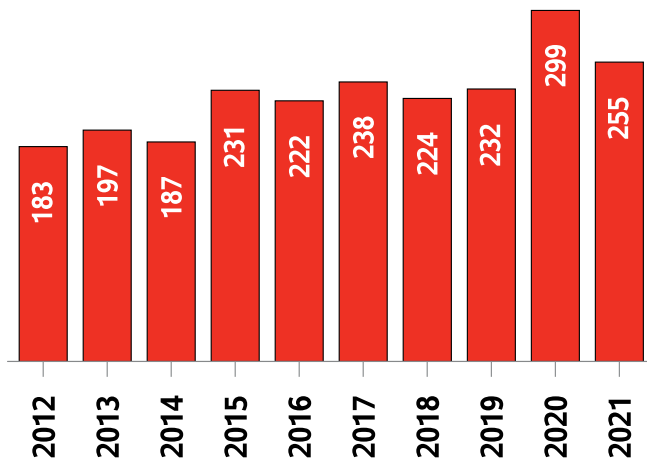
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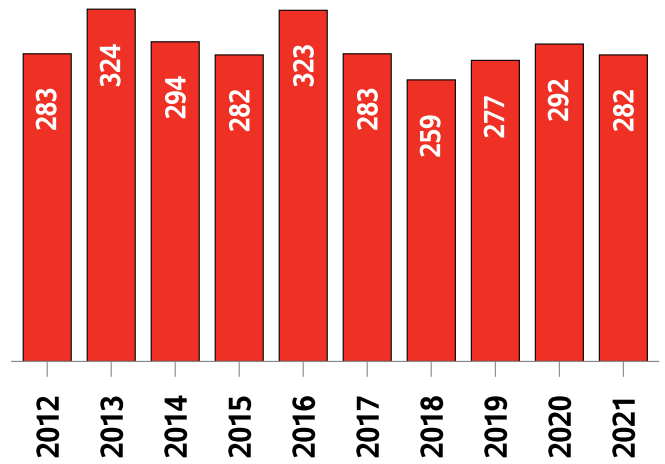
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SOUTH MLS® Residential Market Activity

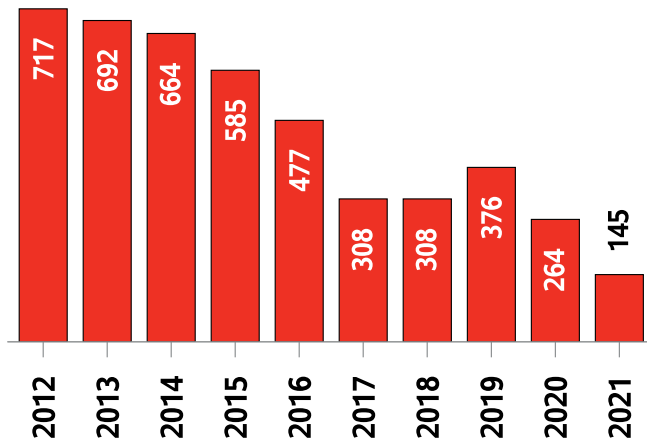
Sales Activity (August only)



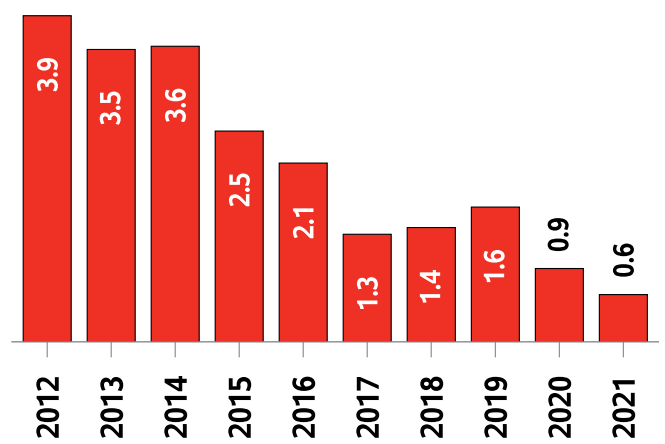
New Listings (August only)



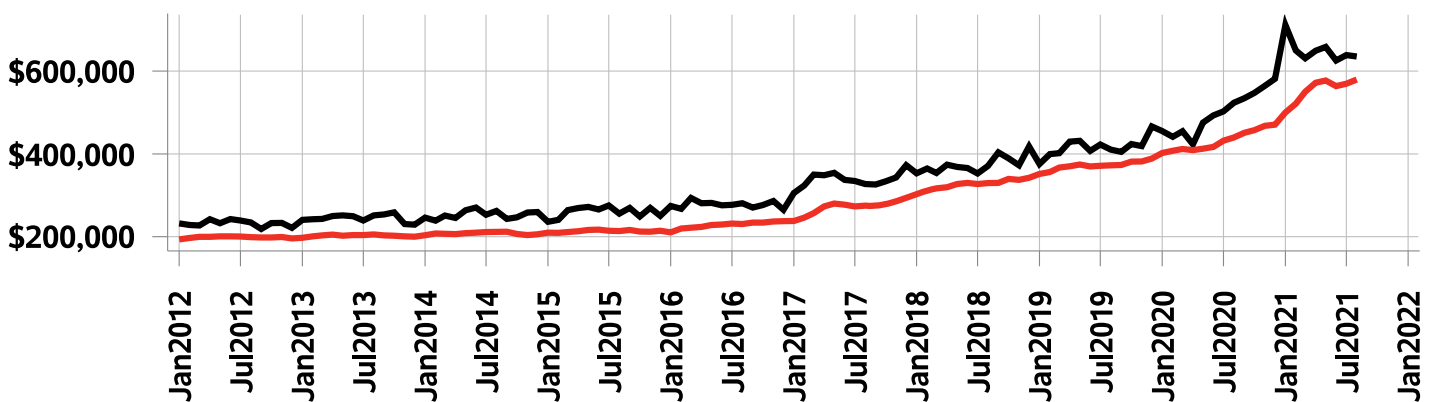
Active Listings (August only)



Months of Inventory (August only)

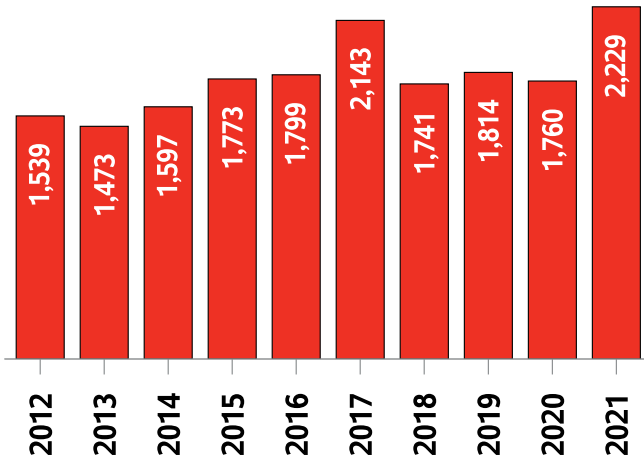


MLS® HPI Composite Benchmark Price and Average Price

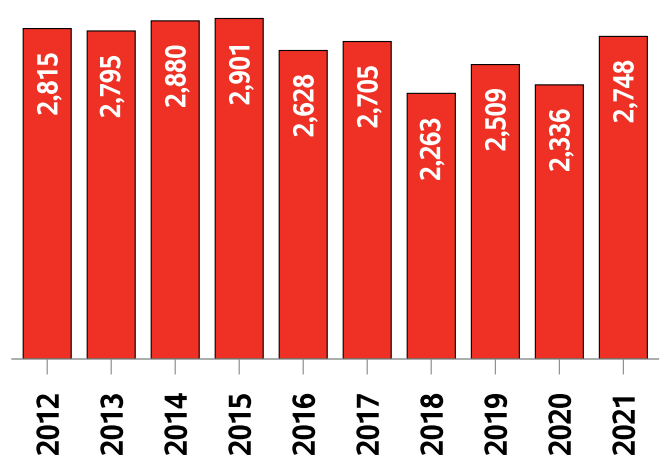


SOUTH MLS® Residential Market Activity

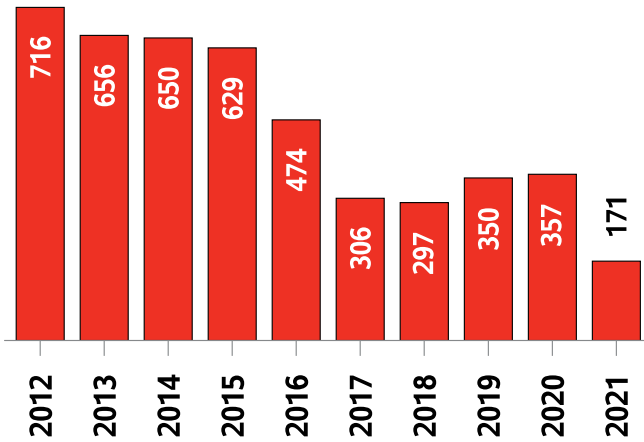
Sales Activity (August Year-to-date)



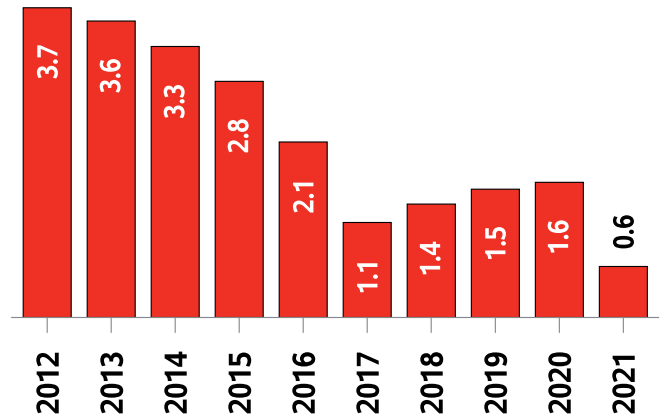
New Listings (August Year-to-date)



Active Listings ¹ (August Year-to-date)



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



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