

# MAY 2020 STATISTICAL MARKET REPORT





## MAY 2020 STATS REPORT – MARKET ACTIVITY SUMMARY

This month, we focused our attention on comparing our local Market Activity for May 2020, the immediate change between May 2020 and April 2020, the Month-Over-Month Change between May 2020 and May 2019 and finally, the Year-To-Date Trend Change between 2020 and 2019.

According to our research, our Region experienced a 6.8% Decrease in the Number of Active Listings between May 2020 and April 2020, along with a 26.74% increase in the number of new listings, which were both positive signs. These two factors, along with the 39.3% Decrease in Months of Inventory (April 6.8 Months, May 4.1 Months), helped to push the Average Sale Price up a modest 2.39% (\$427,289 in April to \$437,495 in May) across the Region. South London saw the most significant gain in Average Sale Price going from \$423,167 in April to \$472,821 in May. (See Table on Page 3 for details).

Regionally we are underperforming our 2019 pace where we saw 3,582 Active Listings in 2019 compared to 2,565 in 2020 (a 28.39 % decrease); as well as a 42.14% decrease in the Number of New Listings (1,483 in May 2019 Compared to 858 in May 2020); causing the Months of Inventory to increase from 3.5 in May 2019 to 4.1 in May 2020. This trend is a bit of positive news for Buyers as we are moving closer to a Balanced Market, which usually requires around 6 Months of Inventory. (See Table on Page 4 for details).

The Year-To-Date figures (see Table on Page 5 for details), paints a positive picture as we saw an 11.03% increase in Average Sale Price Across our Regional Market. East London leads the way with a 16.66% increase in Average Sale Price going from \$312,658 in 2019 to \$364,751 in 2020; while the Average Sale Price for The City of London went from \$407,527 in 2019 to \$445,737 in 2020. (See Table on Page 5 For details)



# April 2020 TO May 2020

PREVIOUS MONTH COMPARISON 2020 ALL RESIDENTIAL								
ALL RESULTS AS PER L-STAR (LONDON ST. THOMAS ASSOCIATION OF REALTORS) DATA AS OF JUNE 4, 2020								
TIME PERIOD	AREA	MONTH OF INVENTORY ACTIVE LISTINGS/SALES	SALES TO NEW LISTNG RATIO	# OF ACTIVE LISTINGS	# OF NEW LISTINGS	# OF SOLD LISTINGS	AVERAGE SALE PRICE	AVERAGE DAYS TO SELL
May-20	ELGIN COUNTY	4.6	61.64%	209	73	45	\$ 390,227	45
	EAST LONDON	2.8	83.89%	355	149	125	\$ 365,096	20
	NORTH LONDON	5.3	59.69%	601	191	114	\$ 529,179	23
	SOUTH LONDON	4.0	70.86%	783	278	197	\$ 472,821	23
	ENTIRE CITY OF LONDON	4.0	70.55%	1,739	618	436	\$ 455,699	22
	MIDDLESEX COUNTY	6.1	68.29%	344	82	56	\$ 539,798	36
	ST. THOMAS	3.4	80.95%	172	63	51	\$ 369,462	19
	STRATHROY	2.7	168.18%	101	22	37	\$ 432,290	39
	<b>REGIONAL TOTALS</b>	<b>4.1</b>	<b>72.84%</b>	<b>2,565</b>	<b>858</b>	<b>625</b>	<b>\$ 437,495</b>	<b>32</b>
Apr-20	ELGIN COUNTY	4.7	70.83%	228	48	34	\$ 390,959	40
	EAST LONDON	2.5	68.75%	422	144	99	\$ 351,809	20
	NORTH LONDON	3.7	53.10%	644	145	77	\$ 528,134	23
	SOUTH LONDON	3.4	61.02%	784	177	108	\$ 423,167	18
	ENTIRE CITY OF LONDON	3.2	60.94%	1,850	466	284	\$ 434,370	20
	MIDDLESEX COUNTY	6.5	46.75%	359	77	36	\$ 552,768	30
	ST. THOMAS	2.7	71.19%	193	59	42	\$ 363,177	17
	STRATHROY	3.8	40.74%	122	27	11	\$ 395,173	18
	<b>REGIONAL TOTALS</b>	<b>6.8</b>	<b>60.12%</b>	<b>2,752</b>	<b>677</b>	<b>407</b>	<b>\$ 427,289</b>	<b>25</b>
% COMPARABLE CHANGE PREVIOUS MONTH ALL RESIDENTIAL								
CHANGE PERIOD	AREA	MONTH OF INVENTORY ACTIVE LISTINGS/SALES	SALES TO NEW LISTNG RATIO	# OF ACTIVE LISTINGS	# OF NEW LISTINGS	# OF SOLD LISTINGS	AVERAGE SALE PRICE	AVERAGE DAYS TO SELL
May-20	ELGIN COUNTY	-0.68%	-12.97%	-8.33%	52.08%	32.35%	-0.19%	12.50%
	EAST LONDON	13.60%	22.03%	-15.88%	3.47%	26.26%	3.78%	0.00%
	NORTH LONDON	43.11%	12.40%	-6.68%	31.72%	48.05%	0.20%	0.00%
	SOUTH LONDON	18.09%	16.14%	-0.13%	57.06%	82.41%	11.73%	27.78%
TO	ENTIRE CITY OF LONDON	23.92%	15.76%	-6.00%	32.62%	53.52%	4.91%	8.20%
	MIDDLESEX COUNTY	-4.98%	46.07%	-4.18%	6.49%	55.56%	-2.35%	20.00%
Apr-20	ST. THOMAS	24.21%	13.72%	-10.88%	6.78%	21.43%	1.73%	11.76%
	STRATHROY	-28.90%	312.81%	-17.21%	-18.52%	236.36%	9.39%	116.67%
	<b>REGIONAL TOTALS</b>	<b>-39.30%</b>	<b>21.17%</b>	<b>-6.80%</b>	<b>26.74%</b>	<b>53.56%</b>	<b>2.39%</b>	<b>28.46%</b>



# MAY 2019 TO MAY 2020 MONTH-OVER-MONTH

MONTHLY COMPARISON 2020 TO 2019 YEAR OVER YEAR ALL RESIDENTIAL								
ALL RESULTS AS PER L-STAR (LONDON ST. THOMAS ASSOCIATION OF REALTORS) DATA AS OF JUNE 4, 2020								
TIME PERIOD	AREA	MONTH OF INVENTORY ACTIVE LISTINGS/SAL	SALES TO NEW LISTNG RATIO	# OF ACTIVE LISTINGS	# OF NEW LISTINGS	# OF SOLD LISTINGS	AVERAGE SALE PRICE	AVERAGE DAYS TO SELL
May-20	ELGIN COUNTY	4.6	61.64%	209	73	45	\$ 390,227	45
	EAST LONDON	2.8	83.89%	355	149	125	\$ 365,096	20
	NORTH LONDON	5.3	59.69%	601	191	114	\$ 529,179	23
	SOUTH LONDON	4.0	70.86%	783	278	197	\$ 472,821	23
	<b>ENTIRE CITY OF LONDON</b>	<b>4.0</b>	<b>70.55%</b>	<b>1,739</b>	<b>618</b>	<b>436</b>	<b>455,699</b>	<b>22</b>
	MIDDLESEX COUNTY	6.1	68.29%	344	82	56	\$ 539,798	36
	ST. THOMAS	3.4	80.95%	172	63	51	\$ 369,462	19
	STRATHROY	2.7	168.18%	101	22	37	\$ 432,290	39
<b>REGIONAL TOTALS</b>	<b>4.1</b>	<b>72.84%</b>	<b>2,565</b>	<b>858</b>	<b>625</b>	<b>\$ 437,495</b>	<b>32</b>	
May-19	ELGIN COUNTY	4.9	57.14%	296	105	60	\$ 341,497	38
	EAST LONDON	2.5	78.13%	554	288	225	\$ 329,443	15
	NORTH LONDON	3.9	59.70%	920	397	237	\$ 491,014	20
	SOUTH LONDON	3.1	74.13%	989	429	318	\$ 432,276	17
	<b>ENTIRE CITY OF LONDON</b>	<b>3.2</b>	<b>70.02%</b>	<b>2,463</b>	<b>1114</b>	<b>780</b>	<b>\$ 417,578</b>	<b>17</b>
	MIDDLESEX COUNTY	6.3	56.06%	465	132	74	\$ 487,540	39
	ST. THOMAS	3.0	80.90%	218	89	72	\$ 370,624	23
	STRATHROY	3.5	93.02%	140	43	40	\$ 360,853	25
<b>REGIONAL TOTALS</b>	<b>3.5</b>	<b>69.18%</b>	<b>3,582</b>	<b>1,483</b>	<b>1,026</b>	<b>\$ 395,618</b>	<b>28</b>	
% COMPARABLE CHANGE YEAR OVER YEAR 2020 - 2019								
CHANGE PERIOD	AREA	MONTH OF INVENTORY ACTIVE LISTINGS/SALES	SALES TO NEW LISTNG RATIO	# OF ACTIVE LISTINGS	# OF NEW LISTINGS	# OF SOLD LISTINGS	AVERAGE SALE PRICE	AVERAGE DAYS TO SELL
May-20	ELGIN COUNTY	-5.86%	7.88%	-29.39%	-30.48%	-25.00%	14.27%	18.42%
	EAST LONDON	15.34%	7.38%	-35.92%	-48.26%	-44.44%	10.82%	33.33%
	NORTH LONDON	35.81%	-0.02%	-34.67%	-51.89%	-51.90%	7.77%	15.00%
	SOUTH LONDON	27.80%	-4.40%	-20.83%	-35.20%	-38.05%	9.38%	35.29%
To	<b>ENTIRE CITY OF LONDON</b>	<b>26.31%</b>	<b>0.76%</b>	<b>-29.40%</b>	<b>-44.52%</b>	<b>-44.10%</b>	<b>9.13%</b>	<b>26.92%</b>
May-19	MIDDLESEX COUNTY	-2.24%	21.82%	-26.02%	-37.88%	-24.32%	10.72%	-7.69%
	ST. THOMAS	11.39%	0.07%	-21.10%	-29.21%	-29.17%	-0.31%	-17.39%
	STRATHROY	-22.01%	80.80%	-27.86%	-48.84%	-7.50%	19.80%	56.00%
	<b>REGIONAL TOTALS</b>	<b>17.55%</b>	<b>5.29%</b>	<b>-28.39%</b>	<b>-42.14%</b>	<b>-39.08%</b>	<b>10.59%</b>	<b>13.11%</b>

# AS AT MAY 31, 2019 TO MAY 31, 2020 YEAR-TO-DATE

YEAR TO DATE COMPARISON 2020 TO 2019 YEAR OVER YEAR ALL RESIDENTIAL								
ALL RESULTS AS PER L-STAR (LONDON ST. THOMAS ASSOCIATION OF REALTORS) DATA AS OF JUNE 4, 2020								
TIME PERIOD	AREA	MONTH OF INVENTORY ACTIVE LISTINGS/SALES	SALES TO NEW LISTING RATIO	# OF ACTIVE LISTINGS	# OF NEW LISTINGS	# OF SOLD LISTINGS	AVERAGE SALE PRICE	AVERAGE DAYS TO SELL
JAN. 1, 2020  TO  May 31, 2020	ELGIN COUNTY	4.6	61.64%	1,059	332	217	\$ 399,917	39
	EAST LONDON	2.8	83.89%	1,752	874	661	\$ 364,751	19
	NORTH LONDON	5.3	59.69%	2,873	1,021	627	\$ 523,661	24
	SOUTH LONDON	4.0	70.86%	3,694	1,301	840	\$ 448,799	23
	<b>ENTIRE CITY OF LONDON</b>	<b>4.0</b>	<b>70.55%</b>	<b>8,319</b>	<b>3,196</b>	<b>2,128</b>	<b>\$ 445,737</b>	<b>22</b>
	MIDDLESEX COUNTY	6.1	68.29%	1,709	439	237	\$ 532,658	34
	ST. THOMAS	3.4	80.95%	847	344	267	\$ 377,964	22
	STRATHROY	2.7	168.18%	530	158	110	\$ 439,299	35
	<b>REGIONAL TOTALS</b>	<b>4.2</b>	<b>66.21%</b>	<b>12,464</b>	<b>4,469</b>	<b>2,959</b>	<b>\$ 439,115</b>	<b>30.4</b>
JAN. 1, 2019  TO  May 31, 2019	ELGIN COUNTY	4.7	59.80%	1,113	398	238	361,459	41
	EAST LONDON	2.5	77.87%	1,970	1,012	788	312,658	17
	NORTH LONDON	3.7	62.92%	3,238	1,397	879	490,796	24
	SOUTH LONDON	3.4	70.16%	3,608	1,528	1,072	407,527	19
	<b>ENTIRE CITY OF LONDON</b>	<b>3.2</b>	<b>69.57%</b>	<b>8,816</b>	<b>3,937</b>	<b>2,739</b>	<b>403,660</b>	<b>20</b>
	MIDDLESEX COUNTY	6.5	51.65%	1,823	546	282	480,992	41
	ST. THOMAS	2.7	85.83%	839	360	309	344,301	30
	STRATHROY	3.8	75.26%	549	190	143	387,058	40
	<b>REGIONAL TOTALS</b>	<b>3.5</b>	<b>68.33%</b>	<b>13,140</b>	<b>5,431</b>	<b>3,711</b>	<b>\$ 395,494</b>	<b>34.6</b>
% COMPARABLE CHANGE YEAR TO DATE 2020 - 2019								
CHANGE PERIOD	AREA	MONTH OF INVENTORY ACTIVE LISTINGS/SALES	SALES TO NEW LISTING RATIO	# OF ACTIVE LISTINGS	# OF NEW LISTINGS	# OF SOLD LISTINGS	AVERAGE SALE PRICE	AVERAGE DAYS TO SELL
JAN-MAY 2020  TO  JAN - MAY 2019	ELGIN COUNTY	-0.68%	3.09%	-4.85%	-16.58%	-8.82%	10.64%	-5.34%
	EAST LONDON	13.60%	7.74%	-11.07%	-13.64%	-16.12%	16.66%	6.90%
	NORTH LONDON	43.11%	-5.14%	-11.27%	-26.91%	-28.67%	6.70%	-0.83%
	SOUTH LONDON	18.09%	1.01%	2.38%	-14.86%	-21.64%	10.13%	17.71%
	<b>ENTIRE CITY OF LONDON</b>	<b>23.92%</b>	<b>1.41%</b>	<b>-5.64%</b>	<b>-18.82%</b>	<b>-22.31%</b>	<b>10.42%</b>	<b>7.24%</b>
	MIDDLESEX COUNTY	-4.98%	32.23%	-6.25%	-19.60%	-15.96%	10.74%	-16.26%
	ST. THOMAS	24.21%	-5.69%	0.95%	-4.44%	-13.59%	9.78%	-26.32%
	STRATHROY	-28.90%	123.46%	-3.46%	-16.84%	-23.08%	13.50%	-13.37%
	<b>REGIONAL TOTALS</b>	<b>18.96%</b>	<b>-3.10%</b>	<b>-5.14%</b>	<b>-17.71%</b>	<b>-20.26%</b>	<b>11.03%</b>	<b>-11.99%</b>



# Contact Me To Talk More

I'm sure you have questions and concerns about buying a home. I would love to talk with you about what you read here, as well as help you on the path to buying your new home. My contact information is below. I look forward to hearing from you!



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