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# STATISTICAL REPORT



(for month ending August 31, 2010)

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## News Release

For Comment: Richard Thyssen, President, 519-433-4331

For Background: E.L. (Betty) Doré, Executive Vice-President, 519-641-1400

London, September 1, 2010

### August sales reflect national trend

Last month a total of 627 homes exchanged hands, down 16.1% from the previous year, making August 2010 the third consecutive month in which the decline in market activity forecast by the Canadian Real Estate Association (CREA) and Canada Mortgage and Housing Corporation (CMHC) continued to erode the gains made last year. Erode but not erase: Year to Date home sales in the jurisdiction of the London and St. Thomas Association of REALTORS® still tops those of last year by 5.2%.

“We absolutely knew this was going to happen,” explains Richard Thyssen, President of the London and St. Thomas Association of REALTORS®. “Last year’s bounty was the direct result of meeting pent-up demand on the way out of a downturn. It’s what happens under those circumstances. The fact is that the ten year average for home sales in August is 750.”

Year	August Sales
2010	627
2009	747
2008	762
2007	871
2006	832
2005	894
2004	781
2003	672
2002	695
2001	673
2000	570

“The good news is that we continue to see modest gains in house prices month over month,” says Thyssen. “That’s a sure sign that our market is in recovery.” The average price for a home Year to Date now stands at \$227,794, 7% higher than last year at this time.

Year	Average Price Total Residential
2010 YTD	\$227,794
2009	\$213,402
2008	\$210,888
2007	\$202,256
2006	\$188,942
2005	\$178,058
2004	\$166,138
2003	\$152,586
2002	\$142,106
2001	\$136,636

This month, as in previous months and years, homes in LSTAR's jurisdiction maintain their affordability compared to other major Ontario and Canadian centers. According to the CREA's Major Market MLS® Statistical Survey for July 2010 (the most current available), the average price year-to-date for:

- **London and St. Thomas -- \$227,794**
- Vancouver -- \$657,815
- Victoria -- \$496,943
- Toronto -- \$420,455
- Calgary -- \$402,809
- Edmonton -- \$329,731
- Ottawa -- \$322,342
- Hamilton -- \$309,293
- Durham -- \$295,445
- Kitchener-Waterloo -- \$292,032
- St. Catharines -- \$243,353

House Style	Units Sold	Average Price
2 storey	129	\$316,412
Bungalow	110	\$173,406
Ranches	85	\$267,761
Townhouse Condo	57	\$155,670

The best-selling house style in LSTAR's jurisdiction for the month of August was the two-storey, followed by the bungalow, the ranch and the townhouse condo.

Here is a summary of last month's sales activity.

Type	Units Sold	Average Price	% Change from August 2009
Total Detached	509	\$ 236,171	5.6%
Total Condo	118	\$ 169,114	1.6%
Total Residential	627	\$ 223,551	5.2%

Home sales in London's Sister City of St. Thomas numbered 55, a decline of 26.7% from last August. However, St. Thomas sales are up 15.9% for the year. The average price of a home in St. Thomas Year to Date stands at \$184,652, up 0.6% over last year.

According to a recent study prepared for the Canadian Real Estate Association by Altus Group Economic Consulting in Toronto, a total of \$46,400 in ancillary expenditure is generated by the average housing transaction in Canada over a period of three years from the date of purchase. "That means that this month's sales will generate \$29,192,800.00 of economic activity over the next few years," says Thyssen. "What comes around goes around."

*The London and St. Thomas Association of REALTORS® (LSTAR) is one of Canada's fifteen largest real estate associations, representing 1,500 REALTORS® working in Middlesex and Elgin Counties, a trading area of 500,000 residents. LSTAR adheres to a Quality of Life philosophy, supporting growth that fosters economic vitality, provides housing opportunities, respects the environment and builds good communities and safe neighbourhoods and is a proud participant in the REALTORS Care Foundation's Every REALTOR™ Campaign. As members of the Canadian Real Estate Association, LSTAR members may use the REALTOR® trademark, which identifies them as real estate professionals who subscribe to a strict code of ethics. The Association operates the local Multiple Listing Service® (MLS®) and provides ongoing professional education courses for its members. Advertisements of local MLS® property listings and information about the services provided by a REALTOR® can be found at [www.REALTOR.ca](http://www.REALTOR.ca). More information about LSTAR is available at [www.lstar.ca](http://www.lstar.ca).*

# LSTAR's Market Report for August 2010

<b>Market Activity</b>	Last month a total of 627 homes exchanged hands, down 16.1% from the previous year, making August 2010 the third consecutive month in which the decline in market activity forecast by the Canadian Real Estate Association (CREA) and Canada Mortgage and Housing Corporation (CMHC) continued to erode the gains made last year. Erode but not erase: Year to Date home sales in the jurisdiction of the London and St. Thomas Association of REALTORS® still tops those of last year by 5.2%.	
<b>Type of Market</b>	Balanced	
<b>Listings</b>	Active detached home listings end of period were up 21.1%. Active condo listings end of period were up 23.5%.	
<b>Average Price for August 2010</b> (August 2010 compared with August 2009)	All detached homes in LSTAR's jurisdiction	\$236,171 up 5.6% (\$223,676)
	All condos in LSTAR's jurisdiction	\$169,114 up 1.6% (\$166,405)
	All two-storeys in LSTAR's jurisdiction	\$316,412 up 8.1% (\$292,569)
	All bungalows in LSTAR's jurisdiction	\$173,406 up 1.1% (\$171,548)
	All ranches in LSTAR's jurisdiction	\$267,761 up 7.6% (\$248,957)
	All townhouse condos in LSTAR's jurisdiction	\$155,670 up 2.3% (\$152,183)
<b>Most Popular in August</b>	Two-storeys, then bungalows, then ranches, then condo townhouses.	
<b>Affordability</b>	<p>According to the Canadian Real Estate Association's Residential MLS® Report for July 2010 (the most current available), the average price year-to-date for:</p> <ul style="list-style-type: none"> <li>• <b>London and St. Thomas -- \$227,794</b></li> <li>• Vancouver -- \$657,815</li> <li>• Victoria -- \$496,943</li> <li>• Toronto --\$420,455</li> <li>• Calgary -- \$402,809</li> <li>• Edmonton -- \$329,731</li> <li>• Ottawa -- \$322,342</li> <li>• Hamilton --\$ 309,293</li> <li>• Durham -- \$295,445</li> <li>• Kitchener-Waterloo -- \$292,032</li> <li>• St. Catharines -- \$243,353</li> </ul>	
<b>Market Factors</b>	"The good news is that we continue to see modest gains in house prices month over month," says Thyssen. "That's a sure sign that our market is in recovery." The average price for a home Year to Date now stands at \$227,794, 7% higher than last year at this time.	

<u>2010 Monthly Data</u>							<u>2009 Monthly Data</u>				
DETACHED	%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL	
Units Sold	509	-15.2	118	-19.7	48	675	-14.2	600	147	40	787
Dollar Volume	\$120,210,853	-10.4	\$19,955,417	-18.4	\$13,238,200	\$153,404,470	-8.8	\$134,205,492	\$24,461,499	\$9,555,866	\$168,222,857
No.of Listings	1045	11.1	232	12.1	257	1534	11.4	941	207	229	1377

<u>2010 Year-to Date</u>							<u>2009 Year-to-Date</u>				
DETACHED	%	CONDO	%	OTHER	TOTAL	%	DETACHED	CONDO	OTHER	TOTAL	
Units Sold	4853	5.1	1132	5.9	480	6465	7.8	4619	1069	307	5995
Dollar Volume	\$1,168,418,198	12.1	\$194,928,065	16.3	\$146,442,267	\$1,509,788,530	16.4	\$1,042,742,601	\$167,635,100	\$86,309,030	\$1,296,686,731
No.of Listings	9439	11.8	2021	8.3	2263	13,723	11.3	8442	1866	2019	12,327
Active Listings (end of period)	2970	21.1	578	23.5	1575	5123	16.8	2452	468	1466	4386

Detached	2010		2009
Average Price(Month)	\$236,171	5.6	\$223,676
Average Price (YTD)	\$240,762	6.6	\$225,751

Condo	2010		2009
Average Price(Month)	\$169,114	1.6	\$166,405
Average Price (YTD)	\$172,198	9.8	\$156,815

Total Residential	2010		2009
Average Price(Month)	\$223,551	5.2	\$212,406
Average Price (YTD)	\$227,794	7.0	\$212,795

<u>2010 Monthly Data</u>						<u>2009 Monthly Data</u>				
<b>DETACHED</b>		<b>%</b>	<b>CONDO</b>		<b>%</b>	<b>TOTAL</b>	<b>%</b>	<b>DETACHED</b>	<b>CONDO</b>	<b>TOTAL</b>
Units Sold	509	-15.2	118	-19.7	627	-16.1	600	147	747	
Dollar Volume	\$120,210,853	-10.4	\$19,955,417	-18.4	\$140,166,270	-11.7	\$134,205,492	\$24,461,499	\$158,666,991	
No.of Listings	1045	11.1	232	12.1	1277	11.2	941	207	1148	

<u>2010 Year-to Date</u>						<u>2009 Year-to-Date</u>				
<b>DETACHED</b>		<b>%</b>	<b>CONDO</b>		<b>%</b>	<b>TOTAL</b>	<b>%</b>	<b>DETACHED</b>	<b>CONDO</b>	<b>TOTAL</b>
Units Sold	4853	5.1	1132	5.9	5985	5.2	4619	1069	5688	
Dollar Volume	\$1,168,418,198	12.1	\$194,928,065	16.3	\$ 1,363,346,263	12.6	\$1,042,742,601	\$167,635,100	\$1,210,377,701	
No.of Listings	9439	11.8	2021	8.3	11460	11.2	8442	1866	10308	
Active Listings (end of period)	2970	21.1	578	23.5	3548	21.5	2452	468	2920	

<b>Detached</b>	<u><b>2010</b></u>		<u><b>2009</b></u>
Average Price(Month)	\$236,171	5.6	\$223,676
Average Price (YTD)	\$240,762	6.6	\$225,751

**Residential Statistical Report  
August 2010**

<b>Condo</b>	<u><b>2010</b></u>		<u><b>2009</b></u>
Average Price(Month)	\$169,114	1.6	\$166,405
Average Price (YTD)	\$172,198	9.8	\$156,815

<b>Total Residential</b>	<u><b>2010</b></u>		<u><b>2009</b></u>
Average Price(Month)	\$223,551	5.2	\$212,406
Average Price (YTD)	\$227,794	7.0	\$212,795

**ST. THOMAS STATISTICS****2010****2009 Monthly Data**

		<b>%</b>	
<b>Units Sold</b>	55	-26.7	75
<b>Dollar Volume</b>	\$11,269,500	-13.3	\$13,001,472
<b>No.of Listings</b>	108	-7.7	117
<b>Active at End</b>	338	1.5	333

**2010 Year-to Date****2009 Year-to-Date**

		<b>%</b>	
<b>Units Sold</b>	488	15.9	421
<b>Dollar Volume</b>	\$90,110,240	16.6	\$77,283,227
<b>No.of Listings</b>	880	11.0	793

**2010****2009**

		<b>%</b>	
<b>Average Price(Month)</b>	\$204,900	18.2	\$173,353
<b>Average Price (YTD)</b>	\$184,652	0.6	\$183,571

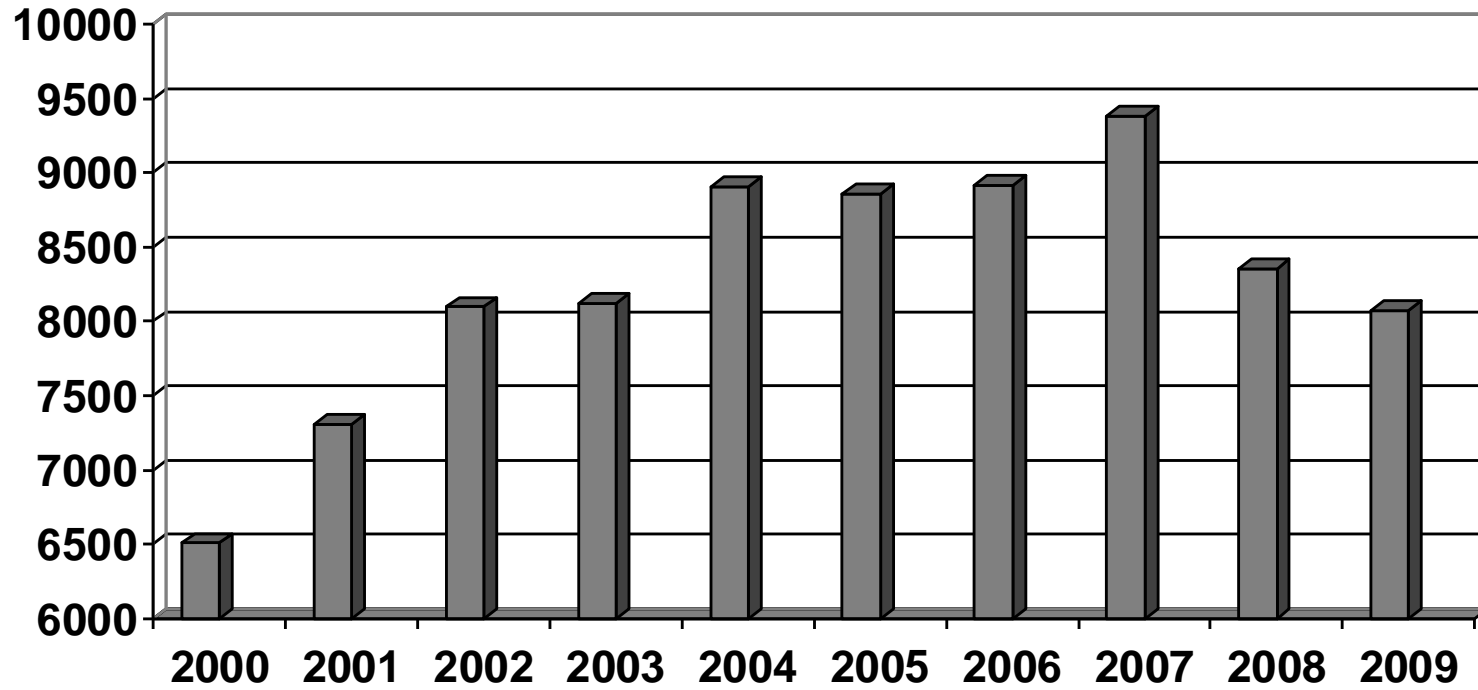
## ST. THOMAS Sales by Month

YEAR	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<b>2010</b>	37	44	61	89	77	63	63	55				
<b>2009</b>	23	52	55	55	75	90	72	75	59	55	57	37
<b>2008</b>	36	53	48	76	86	68	70	50	52	48	25	23
<b>2007</b>	58	80	86	82	97	92	93	84	47	64	52	32
<b>2006</b>	47	36	76	82	87	88	55	67	57	60	59	38
<b>2005</b>	42	46	76	65	76	81	79	78	74	66	58	39
<b>2004</b>	43	59	96	78	79	80	64	75	65	61	59	27
<b>2003</b>	35	52	60	66	63	74	74	53	77	63	55	31
<b>2002</b>	54	49	66	69	59	58	61	50	47	44	44	34
<b>2001</b>	37	34	52	51	84	55	51	65	52	46	41	33
<b>2000</b>	34	46	52	53	69	38	52	50	33	34	38	27
<b>10 Year Average (2000-2009)*</b>	41	51	67	68	78	72	67	65	56	54	49	32

*\* 10 Year Average does not include 2010*

## MLS® Residential Sales

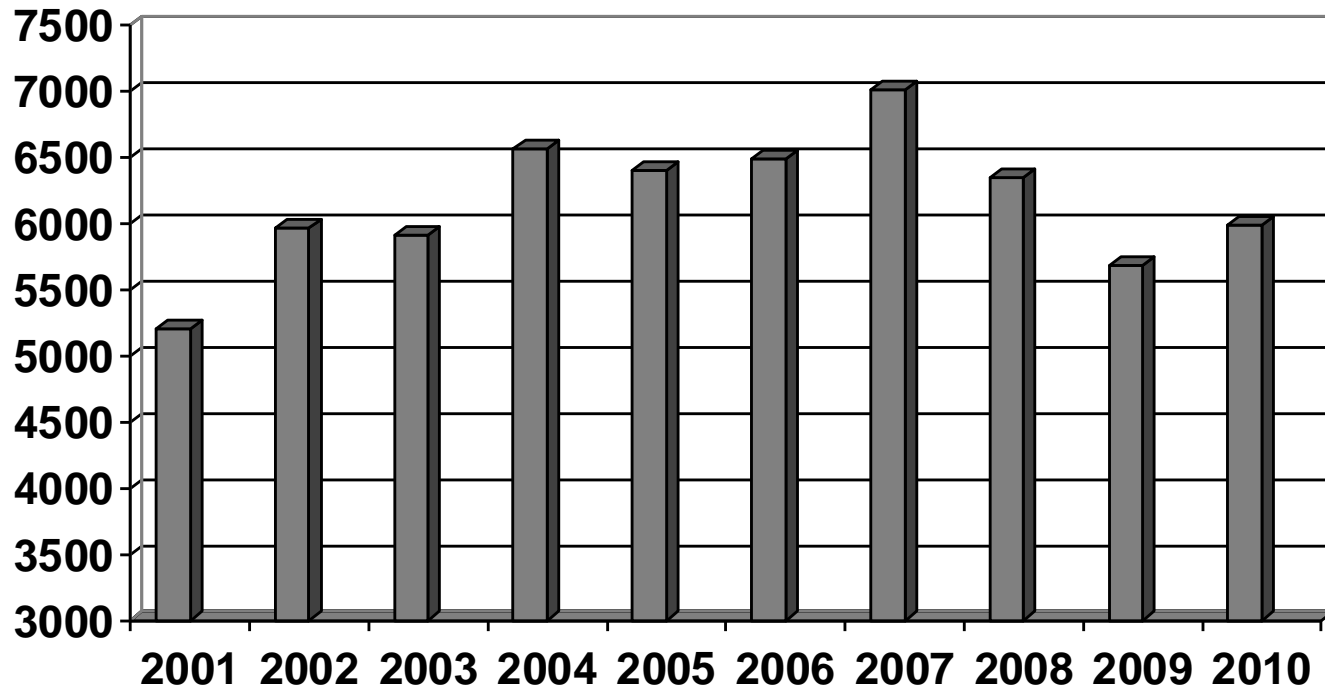
(Jan. 1 to Dec. 31 – a 10 year review)



2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
6505	7307	8097	8120	8903	8859	8916	9378	8356	8070

# MLS® Residential Sales

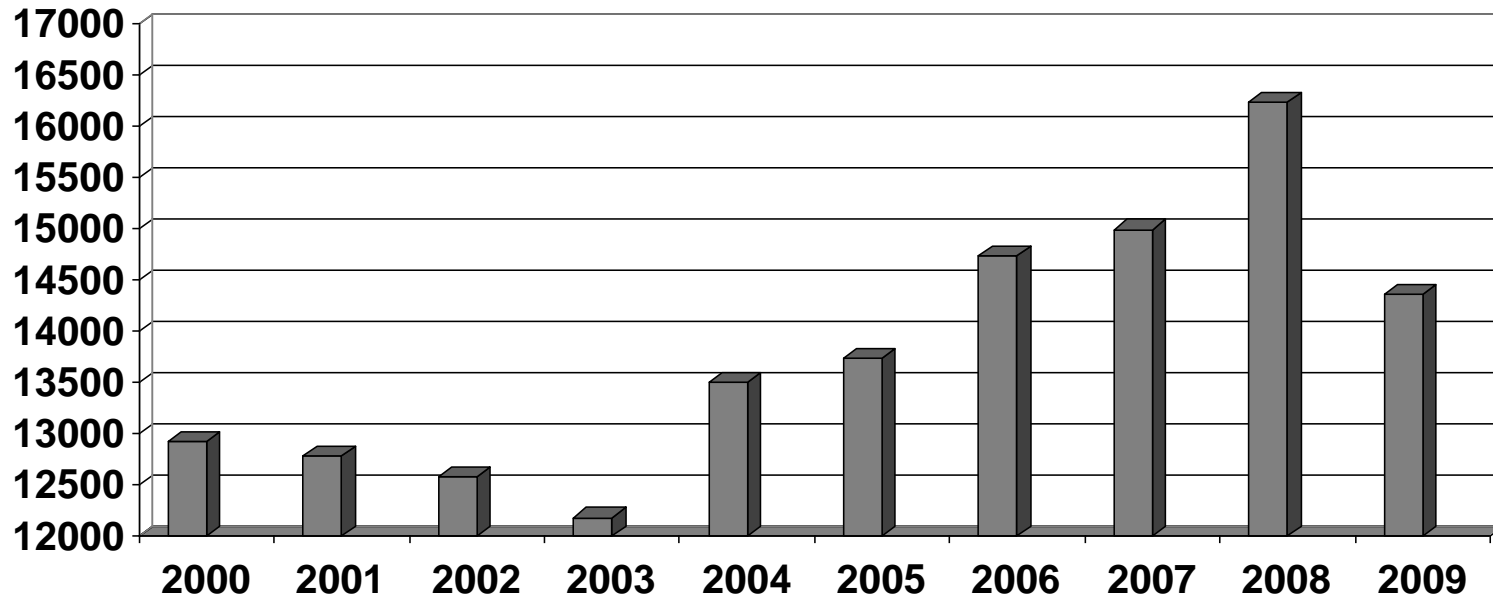
(August YTD – a 10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
5209	5968	5913	6567	6401	6494	7009	6350	5688	5985

# MLS® Residential Listings

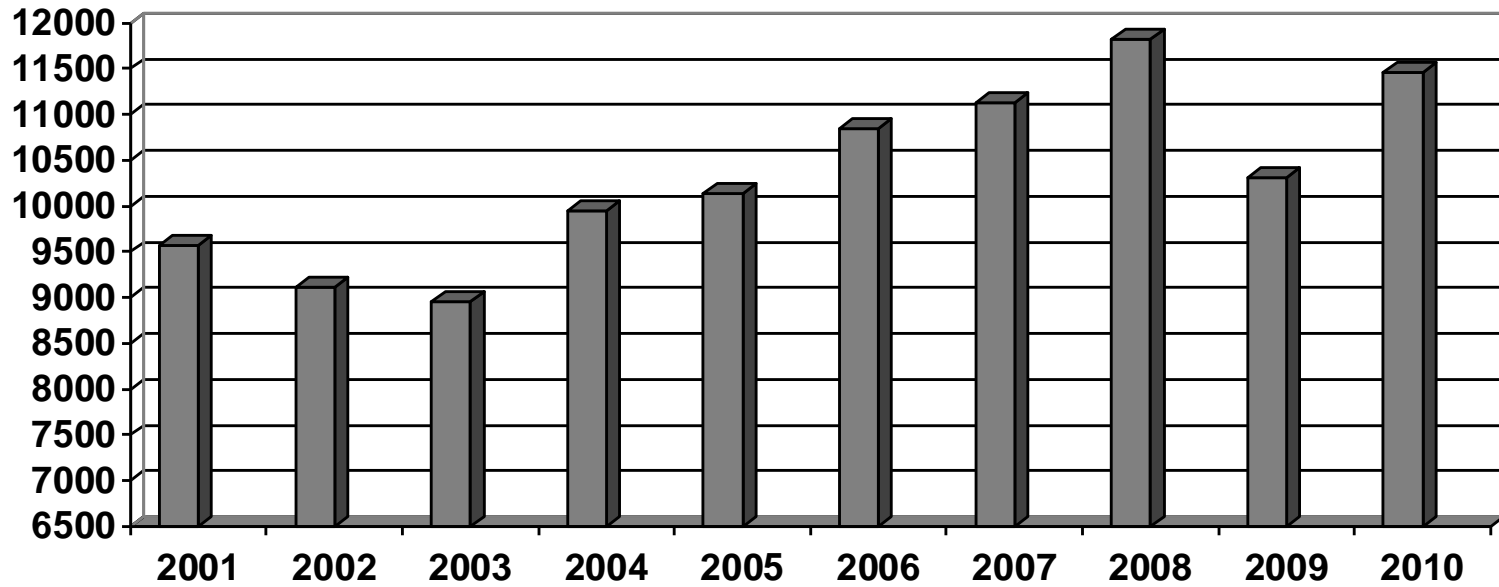
(Jan. 1 to Dec. 31 – a 10 year review)



2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
12929	12781	12585	12184	13501	13732	14732	14990	16236	14362

# MLS® Residential Listings

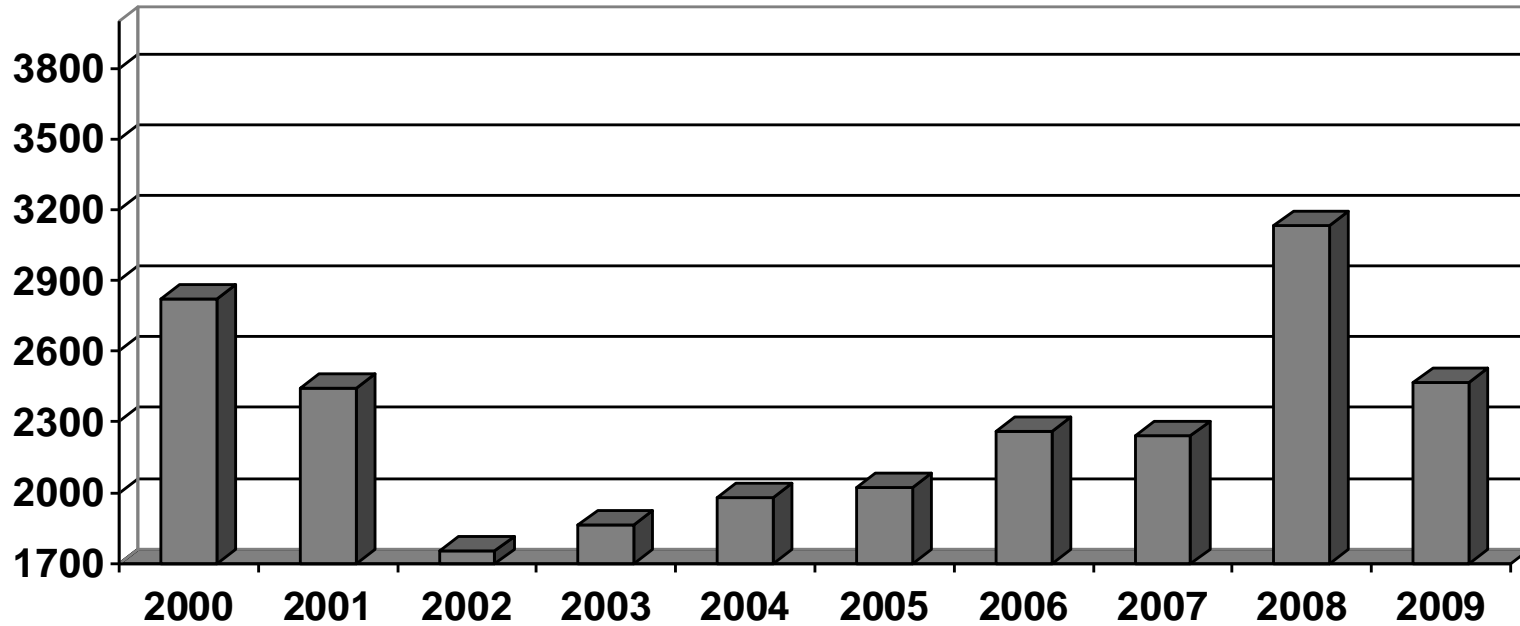
(August YTD – a 10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
9571	9119	8952	9945	10139	10844	11127	11820	10308	11460

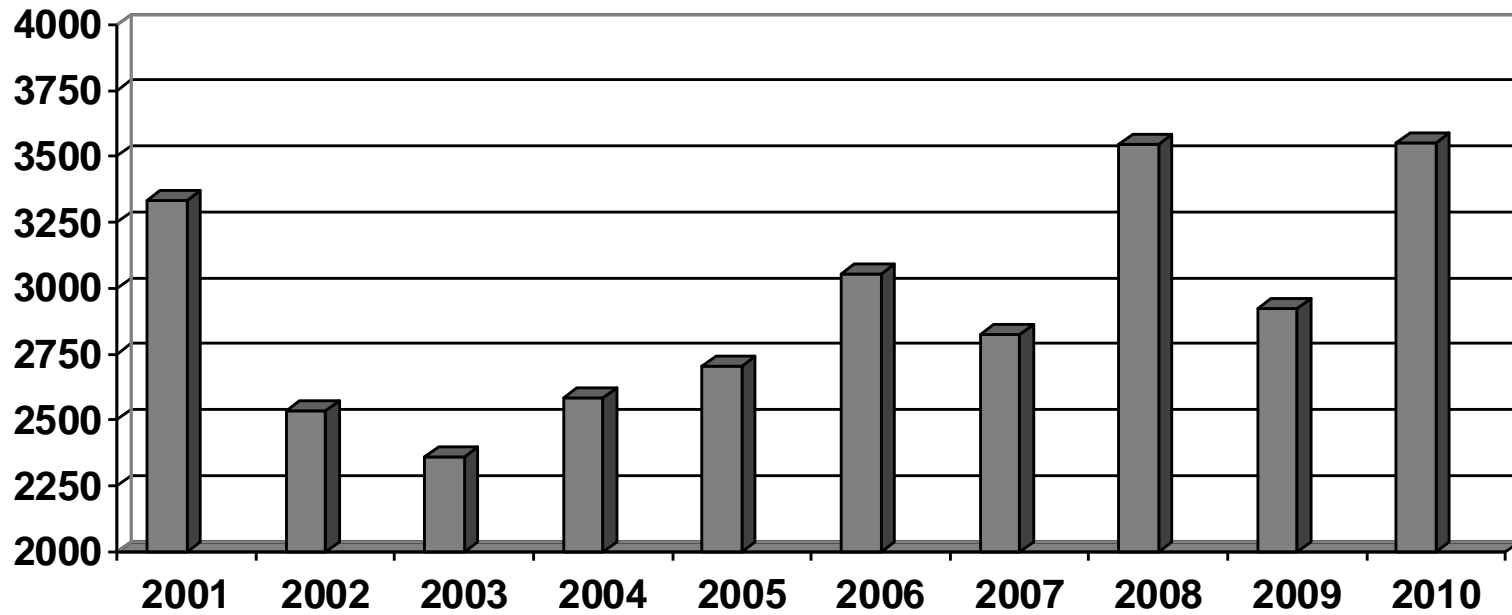
## Active MLS® Residential Listings – End of Period

(10 year review)



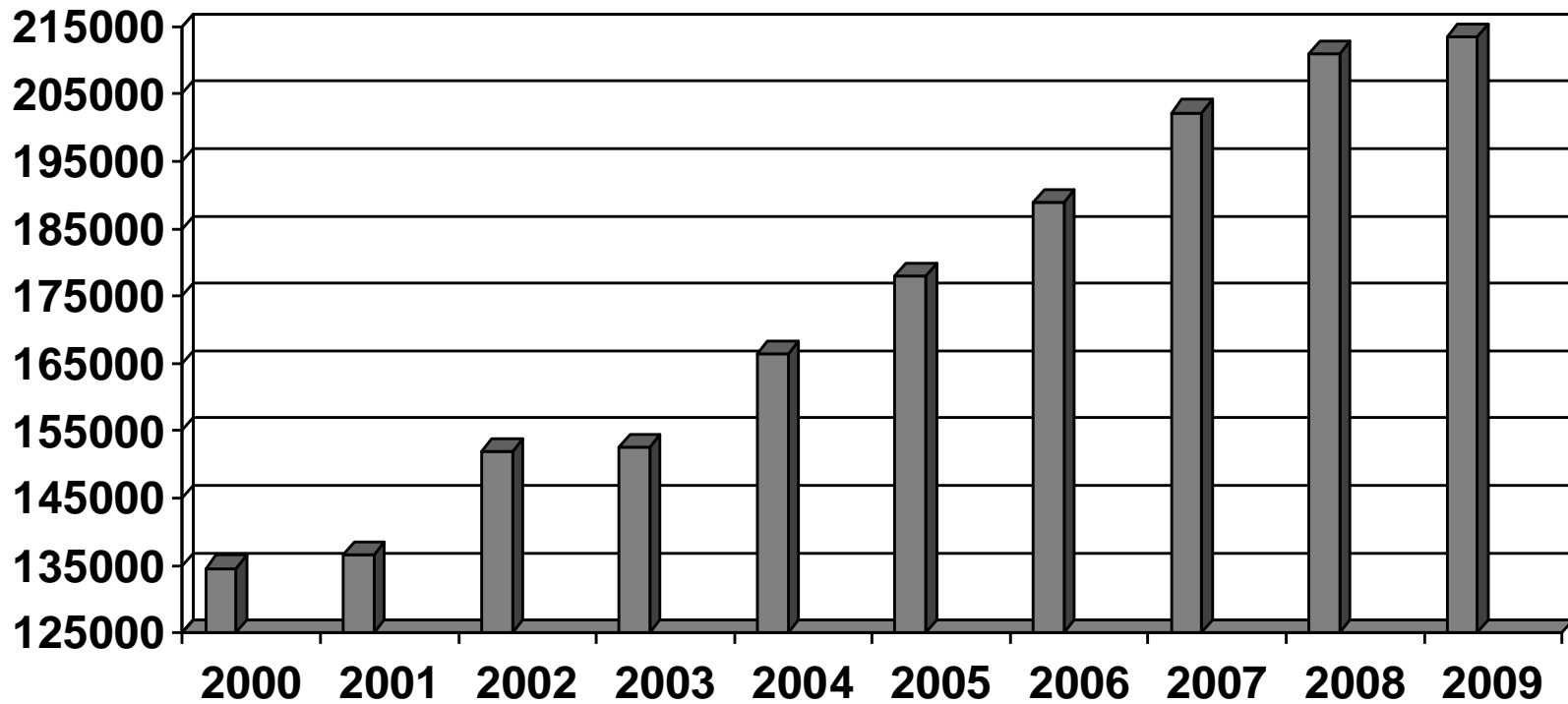
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
2824	2442	1753	1866	1978	2021	2260	2241	3133	2470

## Active MLS® Residential Listings End of Period as of August (10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
3333	2533	2358	2582	2705	2926	2822	3543	2920	3548

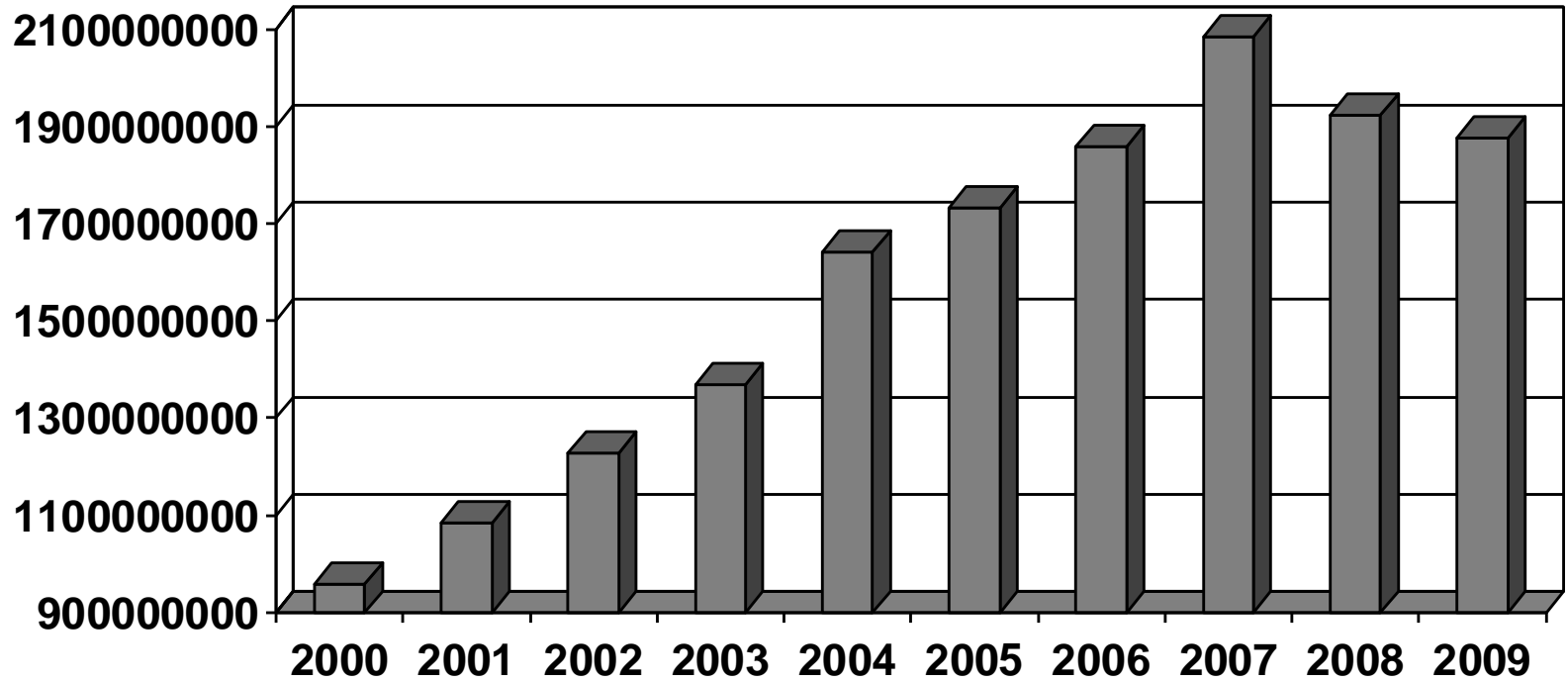
## Average Residential Price in Association's Jurisdiction (10 year review)



2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
134593	136636	151956	152586	166465	178058	188942	202256	210888	213402

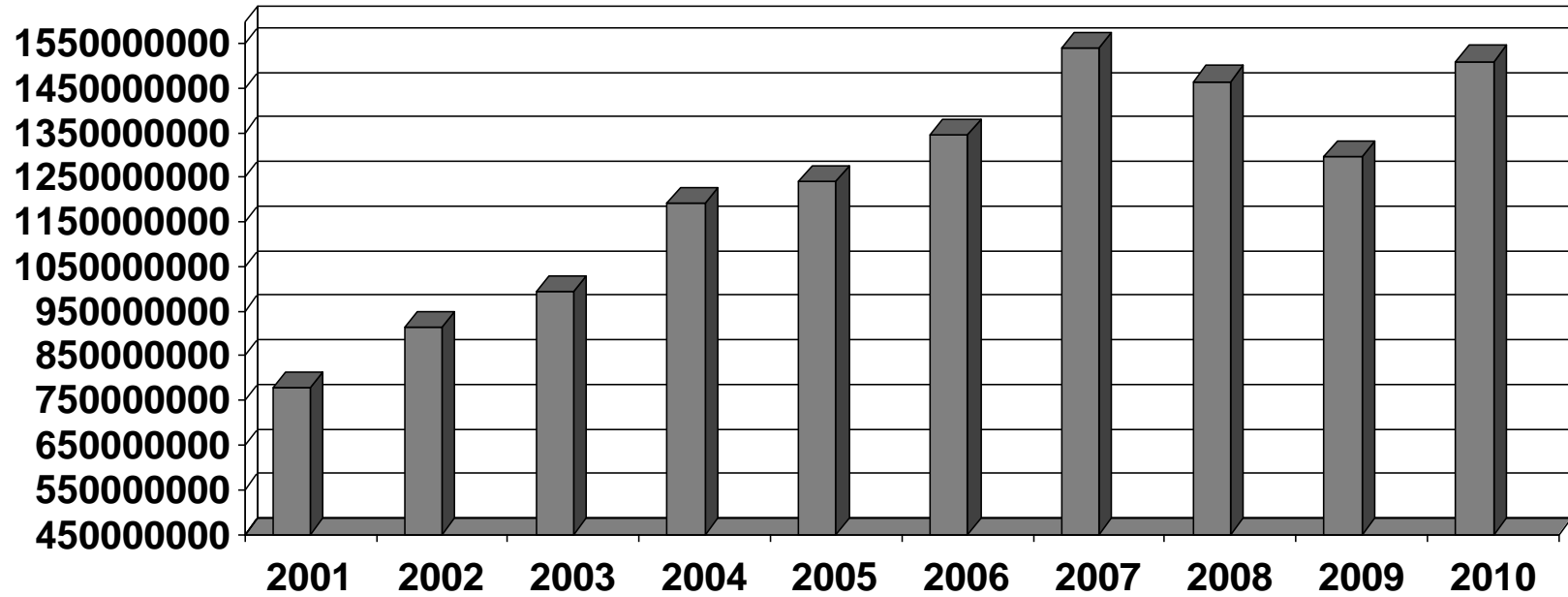
## Total MLS® Dollar Volume

(10 year review)



2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
959,698,482	1,084,976,370	1,227,904,141	1,368,440,059	1,640,903,052	1,730,728,695	1,857,909,942	2,083,113,745	1,922,848,300	1,874,879,343

## Total MLS® Dollar Volume YTD as of August (10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
779,088,375	913,751,572	992,674,478	1,193,183,689	1,240,614,864	1,345,370,399	1,540,417,566	1,464,916,536	1,296,686,731	1,509,788,530

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total (YTD)
<b>2010</b>	<b>472</b>	<b>605</b>	<b>859</b>	<b>1017</b>	<b>898</b>	<b>816</b>	<b>714</b>	<b>627</b>					<b>6008</b>
Condo	95	117	157	182	184	156	125	118					1134
Detached	377	488	702	835	714	660	589	509					4874
<b>2009</b>	<b>305</b>	<b>480</b>	<b>669</b>	<b>804</b>	<b>864</b>	<b>946</b>	<b>904</b>	<b>747</b>	<b>708</b>	<b>664</b>	<b>584</b>	<b>438</b>	<b>8113</b>
Condo	60	98	118	138	166	179	170	147	136	121	99	85	1517
Detached	245	382	551	666	698	767	734	600	572	543	485	353	6596
<b>2008</b>	<b>466</b>	<b>687</b>	<b>745</b>	<b>842</b>	<b>1021</b>	<b>905</b>	<b>950</b>	<b>762</b>	<b>769</b>	<b>581</b>	<b>386</b>	<b>281</b>	<b>8395</b>
Condo	87	140	151	188	196	185	207	155	144	106	87	63	1709
Detached	379	547	594	654	825	720	743	607	625	475	299	218	6686
<b>2007</b>	<b>538</b>	<b>708</b>	<b>846</b>	<b>916</b>	<b>1161</b>	<b>992</b>	<b>1009</b>	<b>871</b>	<b>650</b>	<b>705</b>	<b>654</b>	<b>375</b>	<b>9425</b>
Condo	94	148	168	193	242	207	226	183	126	140	123	91	1941
Detached	444	560	678	723	919	785	783	688	524	565	531	284	7484
<b>2006</b>	<b>529</b>	<b>615</b>	<b>869</b>	<b>857</b>	<b>1013</b>	<b>1011</b>	<b>800</b>	<b>832</b>	<b>692</b>	<b>711</b>	<b>616</b>	<b>421</b>	<b>8966</b>
Condo	113	144	172	179	193	204	155	173	147	139	126	84	1829
Detached	416	471	697	678	820	807	645	659	545	572	490	337	7137
<b>2005</b>	<b>440</b>	<b>657</b>	<b>774</b>	<b>889</b>	<b>973</b>	<b>996</b>	<b>793</b>	<b>894</b>	<b>746</b>	<b>679</b>	<b>645</b>	<b>388</b>	<b>8874</b>
Condo	107	142	149	173	221	199	167	195	156	145	119	87	1860
Detached	333	515	625	716	752	797	626	699	590	534	526	301	7014
<b>2004</b>	<b>427</b>	<b>671</b>	<b>1030</b>	<b>935</b>	<b>973</b>	<b>904</b>	<b>883</b>	<b>781</b>	<b>686</b>	<b>668</b>	<b>607</b>	<b>388</b>	<b>8953</b>
Condo	76	149	215	174	206	191	174	162	135	136	118	93	1829
Detached	351	522	815	761	767	713	709	619	551	532	489	295	7124
<b>2003</b>	<b>479</b>	<b>619</b>	<b>722</b>	<b>876</b>	<b>837</b>	<b>835</b>	<b>895</b>	<b>672</b>	<b>671</b>	<b>619</b>	<b>539</b>	<b>389</b>	<b>8153</b>
Condo	378	136	138	180	165	151	192	135	145	117	99	81	1917
Detached	101	483	763	696	672	684	703	537	526	502	440	308	6415
<b>2002</b>	<b>501</b>	<b>703</b>	<b>763</b>	<b>931</b>	<b>852</b>	<b>779</b>	<b>746</b>	<b>695</b>	<b>591</b>	<b>621</b>	<b>558</b>	<b>379</b>	<b>8119</b>
Condo							143	143	113	134	113	85	
Detached							603	552	478	487	445	294	

## Residential Sales by Month

YEAR	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total (YTD)
<b>2001</b>	341	532	668	722	820	776	677	673	558	576	537	427	<b>7307</b>
<b>2000</b>	293	556	756	654	753	664	558	570	466	511	433	291	<b>6505</b>
<b>1999</b>	278	500	677	700	733	735	704	561	563	482	475	312	<b>6720</b>
<b>1998</b>	310	478	569	615	691	648	662	556	563	491	458	375	<b>6416</b>
<b>1997</b>	435	531	537	671	648	545	661	482	524	528	389	358	<b>6309</b>
<b>1996</b>	335	449	649	622	677	544	575	568	550	628	673	500	<b>6770</b>
<b>1995</b>	260	320	398	445	575	559	537	641	498	471	416	277	<b>5397</b>
<b>1994</b>	323	525	786	761	618	534	383	456	356	396	379	276	<b>5793</b>
<b>1993</b>	249	412	508	676	621	639	549	507	479	419	399	347	<b>5805</b>
<b>1992</b>	392	636	715	623	556	586	577	504	534	519	382	261	<b>6285</b>
<b>1991</b>	392	636	715	623	556	586	577	504	534	519	382	261	<b>6285</b>
<b>1990</b>	269	627	618	521	439	398	450	479	385	403	337	254	<b>5180</b>
<b>1989</b>	480	641	687	578	624	567	531	685	568	551	522	337	<b>6771</b>
<b>1988</b>	423	568	742	724	672	665	602	666	557	518	503	363	<b>7003</b>
<b>1987</b>	418	561	534	557	418	483	517	492	455	544	385	284	<b>5648</b>
<b>1986</b>	348	304	348	497	506	529	465	517	561	524	387	301	<b>5287</b>
<b>1985</b>	382	396	445	500	617	582	525	501	462	463	346	202	<b>5421</b>
<b>1984</b>	310	379	507	444	503	421	409	452	313	388	391	245	<b>4762</b>
<b>1983</b>	266	322	443	464	533	472	482	454	406	327	359	211	<b>4739</b>
<b>1982</b>	153	193	262	265	256	271	275	335	410	428	396	331	<b>3575</b>
<b>1981</b>	285	327	414	598	531	368	358	268	222	178	179	153	<b>3881</b>
<b>1980</b>	257	295	289	258	266	385	432	382	337	305	261	209	<b>3676</b>
<b>1979</b>	218	311	370	427	426	452	467	382	317	313	195	97	<b>3975</b>
<b>1978</b>	218	298	316	389	410	395	342	383	303	314	247	353	<b>3968</b>

## Average Residential Prices - 1985 to 2010 YTD

Year	Average Price (London)	Average Price (St. Thomas)	Average Price (Area)
1985	\$69,139	\$49,960	\$67,245
1986	\$86,626	\$58,334	\$83,140
1987	\$106,300	\$72,892	\$97,962
1988	\$117,695	\$90,887	\$111,708
1989	\$134,960	\$101,108	\$128,578
1990	\$141,919	\$106,202	\$134,907
1991	\$143,306	\$106,134	\$134,545
1992	\$141,764	\$112,088	\$135,962
1993	\$139,311	\$106,843	\$133,835
1994	\$138,279	\$111,823	\$134,089
1995	\$131,954	\$109,019	\$127,166
1996	\$129,817	\$107,005	\$127,261
1997	\$132,838	\$111,957	\$130,534
1998	\$133,525	\$109,378	\$129,706
1999	\$133,033	\$116,297	\$131,899
2000	\$135,996	\$115,994	\$134,593
2001	\$137,820	\$114,257	\$136,636
2002	\$143,007	\$121,470	\$142,106
2003	\$155,148	\$129,349	\$152,586
2004	\$169,022	\$141,989	\$166,138
2005	\$178,899	\$155,595	\$178,058
2006	\$193,087	\$162,250	\$188,942
2007	\$208,865	\$172,550	\$202,256
2008	\$211,323	\$187,361	\$210,888
2009	\$214,769	\$182,450	\$213,402
<b>2010 YTD</b>	<b>\$231,588</b>	<b>\$184,652</b>	<b>\$227,794</b>

## Condos – 10 Year Review

Year	Total	% Increase	Average Price	Townhouse	% Increase	Average Price
1995	896	8.34	89680	523	6.95	90129
1996	1028	14.73	90172	583	11.47	90746
1997	938	-8.75	90421	538	-7.72	90706
1998	948	1.07	94275	509	-5.39	89513
1999	1129	19.09	93015	607	19.25	90308
2000	1158	2.57	96174	697	14.83	91703
2001	1250	7.94	96902	684	-1.87	92647
2002	1577	26.16	102592	881	28.80	98238
2003	1618	2.60	111498	880	-0.11	101667
2004	1823	12.67	120349	1043	18.52	111921
2005	1850	1.48	126835	946	-9.30	123417
2006	1822	-1.51	138314	894	-5.50	131185
2007	1933	5.6	146062	985	3.8	136120
2008	1704	-11.8	151969	858	-12.9%	145292
2009	1509	-11.4	158617	763	-11.1	146272

## Statistical Breakdown by Area for August 2010 London

Item	2009 Average Sale Price *	2010 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$276,309	\$300,023	8.6%
Total Condo North	\$189,546	\$204,329	7.8%
Bungalow North	\$208,416	\$211,939	1.7%
Two Storey North	\$305,739	\$331,599	8.5%
Ranch North	\$300,956	\$333,480	10.8%
Townhouse Condo North	\$175,117	\$190,163	8.6%
<b>SOUTH</b>			
Total Detached South	\$244,524	\$264,788	8.3%
Total Condo South	\$138,843	\$151,671	9.2%
Bungalow South	\$182,266	\$197,215	8.2%
Two Storey South	\$312,891	\$319,740	2.2%
Ranch South	\$268,372	\$288,963	7.7%
Townhouse Condo South	\$139,412	\$143,327	2.8%
<b>EAST</b>			
Total Detached East	\$186,523	\$193,295	3.6%
Total Condo East	\$145,659	\$159,900	9.8%
Bungalow East	\$150,567	\$153,745	2.1%
Two Storey East	\$244,791	\$252,708	3.2%
Ranch East	\$185,912	\$199,253	7.2%
Townhouse Condo East	\$119,778	\$122,578	2.3%

\* up-to-date figures based on January 1, 2009 to December 31, 2009

## Statistical Breakdown by Area for August 2010

### Elgin

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$198,325	\$197,347	-0.5%
Total Condo	\$205,667	\$205,113	-0.3%
Bungalow	\$158,876	\$158,822	0.0%
Two Storey	\$271,152	\$232,067	-14.4%
Ranch	\$235,878	\$240,905	2.1%
Townhouse Condo	\$229,722	\$205,113	-10.7%

### St. Thomas

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$181,343	\$183,026	0.9%
Total Condo	\$220,322	\$182,164	-17.3%
Bungalow	\$171,635	\$167,760	-2.3%
Two Storey	\$219,505	\$225,755	2.8%
Ranch	\$195,860	\$215,043	9.8%
Townhouse Condo	\$177,000	\$0	-100.0%

\* up-to-date figures based on January 1, 2009 to December 31, 2009

## Statistical Breakdown by Area for August 2010

### Middlesex County

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$262,714	\$273,546	4.1%
Total Condo	\$234,571	\$251,648	7.3%
Bungalow	\$174,838	\$178,291	2.0%
Two Storey	\$321,300	\$356,348	10.9%
Ranch	\$305,234	\$320,979	5.2%
Townhouse Condo	\$256,500	\$199,888	-22.1%

### Strathroy

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	191,065	\$206,326	8.0%
Total Condo	175,311	\$169,167	-3.5%
Bungalow	155,300	\$161,045	3.7%
Two Storey	230,872	\$251,846	9.1%
Ranch	217,511	\$236,990	9.0%
Townhouse Condo	174,000	\$0	-100.0%

\* up-to-date figures based on January 1, 2009 to December 31, 2009

## IDX - Total Page Hits (Comparison 2009-2010)

	2009		2010		COMPARISON
Date	Total Hits for Month	Total Hits To-date	Total Hits for Month	Total Hits To-date	Month 2009/Month 2010 %Increase/ Decrease
January	655,900	26,740,305	539,427	34,254,878	-17.8%
February	629,554	27,369,859	548,458	34,803,336	-12.9%
March	786,026	28,155,885	714,062	35,517,398	-9.2%
April	814,204	28,970,089	726,990	36,244,388	-10.7%
May	784,942	29,755,031	662,528	36,906,916	-15.6%
June	655,847	30,410,878	530,455	37,437,371	-19.1%
July	661,522	31,072,400	525,937	37,963,308	-20.5%
August	623,107	31,695,507	489,547	38,452,855	-21.4%
September	555,798	32,251,305			
October	557,236	32,808,541			
November	515,998	33,324,539			
December	390,912	33,715,451			