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# STATISTICAL REPORT



(for month ending January 31, 2010)

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## News Release

For Comment: Richard Thyssen, President, 519.433.4331

For Background: Betty Dore, Executive Vice President, 519.641.1400

LONDON – February 1, 2010

### Evidence that market is stabilizing

In January 2010, 472 homes exchanged hands in the jurisdiction of the London and St. Thomas Association of REALTORS (LSTAR). “Given that the ten-year average for January home sales is 450, I’d have to say that last month’s sales were right in line with those of previous Januarys,” observes LSTAR President Richard Thyssen. “And that’s a high average, given peak years in 2006 and 2007. While it’s still early days, better numbers in October, November and December 2009 and now in January 2010 may indicate that the market is beginning to stabilize.”

This month’s sales include 377 detached homes (up 53.9 % from January 2009) and 95 condos (up 58.3 % from January 2009). “Although these percentage increases seem large, you have to remember that January 2009 was down 35% from January 2008,” explains Thyssen. “Last January’s figures told us that we were in a significant downturn. Today’s tell us that we are in recovery.” The following table sets out number of units sold in the month of January over the previous decade.

Year	Sales
2009	305
2008	466
2007	538
2006	529
2005	440
2004	427
2003	479
2002	501
2001	341
2000	293

Sales in St. Thomas, London’s sister community, tell a similar tale of decline and rebound. – 37 homes exchanged hands in January 2010, up 60.9% from the previous

year. However, as was the case with London, St. Thomas sales in January 2009 were unusually low at 23, compared to 36 in 2008 and 52 in 2007.

The average price of a detached home in January 2010 was \$235,416, up 3.1% over December 2009, while the average price of a condo rose 7.3% to \$172,722. The average price of total residential (both detached and condo) was up 3.5% over December, 2009 to \$222,798. The following table compares average year to date residential prices in our jurisdiction at year end over the past decade.

Year	Price
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
2000	\$134,593

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

House Style	Units Sold	Average Price
2 storey	117	\$303,538
Bungalow	78	\$174,992
Ranches	57	\$279,620
Townhouse Condo	50	\$154,437

Homes in LSTAR’s jurisdiction continue to maintain their affordability compared to other major Ontario and Canadian centers. According to the Canadian Real Estate Association’s Residential MLS Report for November 2009 (the most current available), the average price year-to-date for:

- **London and St. Thomas, \$222,798;**
- Calgary, \$383,998;
- Durham Region, \$277,309;
- Edmonton, \$320,585;
- Hamilton-Burlington and District, \$289,483;
- Kitchener-Waterloo, \$269,443;
- Ottawa, \$303,788;

- St. Catharine's & District, \$223,861;
- Toronto, \$392,823; and
- Greater Vancouver, \$586,401.

“Sales activity in 2009 came in like a lamb and went out like a lion, “said CREA President Dale Ripplinger. “The continuation of unusually low interest rates may keep national sales activity near current levels over the coming months, as will a blip in housing demand in Ontario and British Columbia from homebuyers motivated to beat the introduction of the HST”

REALTORS® believe that healthy communities depend on a strong economy, safe neighborhoods, a clean environment, access to housing and the protection of rights of property owners. We are committed to ensuring that the Quality of Life in our jurisdiction -- Middlesex and Elgin Counties and their 500,000 residents – is vibrant and strong. (The Multiple Listing Service® is a cooperative marketing system used only by Canada's real estate boards and associations to ensure maximum exposure of properties for sale. All of LSTAR's listings may be found on the public website at [www.REALTOR.ca](http://www.REALTOR.ca).)

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# LSTAR's Market Report for January 2010

<b>Market Activity</b>	<p>In January 2010, 472 homes exchanged hands in the jurisdiction of the London and St. Thomas Association of REALTORS (LSTAR). "Given that the ten-year average for January home sales is 450, I'd have to say that last month's sales were right in line with those of previous Januarys," observes LSTAR President Richard Thyssen. "And that's a high average, given peak years in 2006 and 2007. While it's still early days, better numbers in October, November and December 2009 and now in January 2010 may indicate that the market is beginning to stabilize."</p> <p>This month's sales include 377 detached homes (up 53.9 % from January 2009) and 95 condos (up 58.3 % from January 2009).</p>	
<b>Type of Market</b>	Balanced	
<b>Listings</b>	Active detached home listings end of period were down 22.4%. Active condo listings end of period were down 9.1%.	
<b>Average Price for January 2010</b> (Compared with January 2009)	All detached homes in LSTAR's jurisdiction	\$235,416 up 7.2 (\$219,533)
	All condos in LSTAR's jurisdiction	\$172,722 up 13.9% (\$151,695)
	All two-storeys in LSTAR's jurisdiction	\$303,538 up % (\$281,629)
	All bungalows in LSTAR's jurisdiction	\$174,992 up .6 % (\$173,942)
	All ranches in LSTAR's jurisdiction	\$279,620 up 7.9 % (\$259,179)
	All townhouse condos in LSTAR's jurisdiction	\$154,437 up 11.4% (\$138,665)
<b>Most Popular in November</b>	Two-storeys, then bungalows, then ranches, then condo townhouses.	
<b>Affordability</b>	<p>Homes in LSTAR's jurisdiction continue to maintain their affordability compared to other major Ontario and Canadian centres. According to the Canadian Real Estate Association's Residential MLS Report for November 2009 (the most current available), the average price year-to-date for:</p> <ul style="list-style-type: none"> <li>▪ <b>London and St. Thomas, \$222,798;</b></li> <li>▪ Calgary, \$383,998;</li> <li>▪ Durham Region, \$277,309;</li> <li>▪ Edmonton, \$320,585;</li> <li>▪ Hamilton-Burlington and District, \$289,483;</li> <li>▪ Kitchener-Waterloo, \$269,443;</li> <li>▪ Ottawa, \$303,788;</li> <li>▪ St. Catharine's &amp; District, \$223,861;</li> <li>▪ Toronto, \$392,823; and</li> <li>▪ Greater Vancouver, \$586,401.</li> </ul>	
<b>Market Factors</b>	"Sales activity in 2009 came in like a lamb and went out like a lion," said CREA President Dale Ripplinger. "The continuation of unusually low interest rates may keep national sales activity near current levels over the coming months, as will a blip in housing demand in Ontario and British Columbia from homebuyers motivated to beat the introduction of the HST."	

<u>2010 Monthly Data</u>						<u>2009 Monthly Data</u>				
<b>DETACHED</b>		<b>%</b>	<b>CONDO</b>	<b>%</b>	<b>OTHER</b>	<b>TOTAL</b>	<b>DETACHED</b>	<b>CONDO</b>	<b>OTHER</b>	<b>TOTAL</b>
Units Sold	377	53.9	95	58.3	53	525	245	60	21	326
Dollar Volume	\$88,752,008	65.0	\$16,408,621	80.3	\$17,850,562	\$123,011,191	\$53,785,621	\$9,101,708	\$5,465,313	\$68,352,642
No.of Listings	885	-3.9	207	4.5	258	1350	921	198	286	1405

<u>2010 Year-to Date</u>						<u>2009 Year-to-Date</u>				
<b>DETACHED</b>		<b>%</b>	<b>CONDO</b>	<b>%</b>	<b>OTHER</b>	<b>TOTAL</b>	<b>DETACHED</b>	<b>CONDO</b>	<b>OTHER</b>	<b>TOTAL</b>
Units Sold	377	53.9	95	58.3	53	525	245	60	21	326
Dollar Volume	\$88,752,008	65.0	\$16,408,621	80.3	\$17,850,562	\$123,011,191	\$53,785,621	\$9,101,708	\$5,465,313	\$68,352,642
No.of Listings	885	-3.9	207	4.5	258	1350	921	198	286	1,405
Active Listings (end of period)	2071	-22.4	467	-9.1	1339	3877	2670	514	1347	4531

<b>Detached</b>	<b>2010</b>		<b>2009</b>
Average Price(Month)	\$235,416	7.2	\$219,533
Average Price (YTD)	\$235,416	7.2	\$219,533

<b>Condo</b>	<b>2010</b>		<b>2009</b>
Average Price(Month)	\$172,722	13.9	\$151,695
Average Price (YTD)	\$172,722	13.9	\$151,695

<b>Total Residential</b>	<b>2010</b>		<b>2009</b>
Average Price(Month)	\$222,798	8.1	\$206,188
Average Price (YTD)	\$222,798	8.1	\$206,188

<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	377	53.9	95	58.3	472	54.8	245	60	305
Dollar Volume	\$88,752,008	65.0	\$16,408,621	80.3	\$105,160,629	67.2	\$53,785,621	\$9,101,708	\$62,887,329
No.of Listings	885	-3.9	207	4.5	1092	-2.4	921	198	1119

<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	377	53.9	95	58.3	472	54.8	245	60	305
Dollar Volume	\$88,752,008	65.0	\$16,408,621	80.3	\$105,160,629	67.2	\$53,785,621	\$9,101,708	\$62,887,329
No.of Listings	885	-3.9	207	4.5	1092	-2.4	921	198	1119
Active Listings (end of period)	2071	-22.4	467	-9.1	2538	-20.3	2670	514	3184

<b>Detached</b>	<u>2010</u>		<u>2009</u>
Average Price(Month)	\$235,416	7.2	\$219,533
Average Price (YTD)	\$235,416	7.2	\$219,533

<b>Condo</b>	<u>2010</u>		<u>2009</u>
Average Price(Month)	\$172,722	13.9	\$151,695
Average Price (YTD)	\$172,722	13.9	\$151,695

<b>Total Residential</b>	<u>2010</u>		<u>2009</u>
Average Price(Month)	\$222,798	8.1	\$206,188
Average Price (YTD)	\$222,798	8.1	\$206,188

**Residential Statistical Report  
January 2010**

## ST. THOMAS STATISTICS

### 2010

### 2009 Monthly Data

		%	
<b>Units Sold</b>	37	60.9	23
<b>Dollar Volume</b>	\$6,361,050	46.7	\$4,336,200
<b>No.of Listings</b>	105	14.1	92
<b>Active at End</b>	286	-30.2	410

### 2010 Year-to Date

### 2009 Year-to-Date

		%	
<b>Units Sold</b>	37	60.9	23
<b>Dollar Volume</b>	\$6,361,050	46.7	\$4,336,200
<b>No.of Listings</b>	105	14.1	92

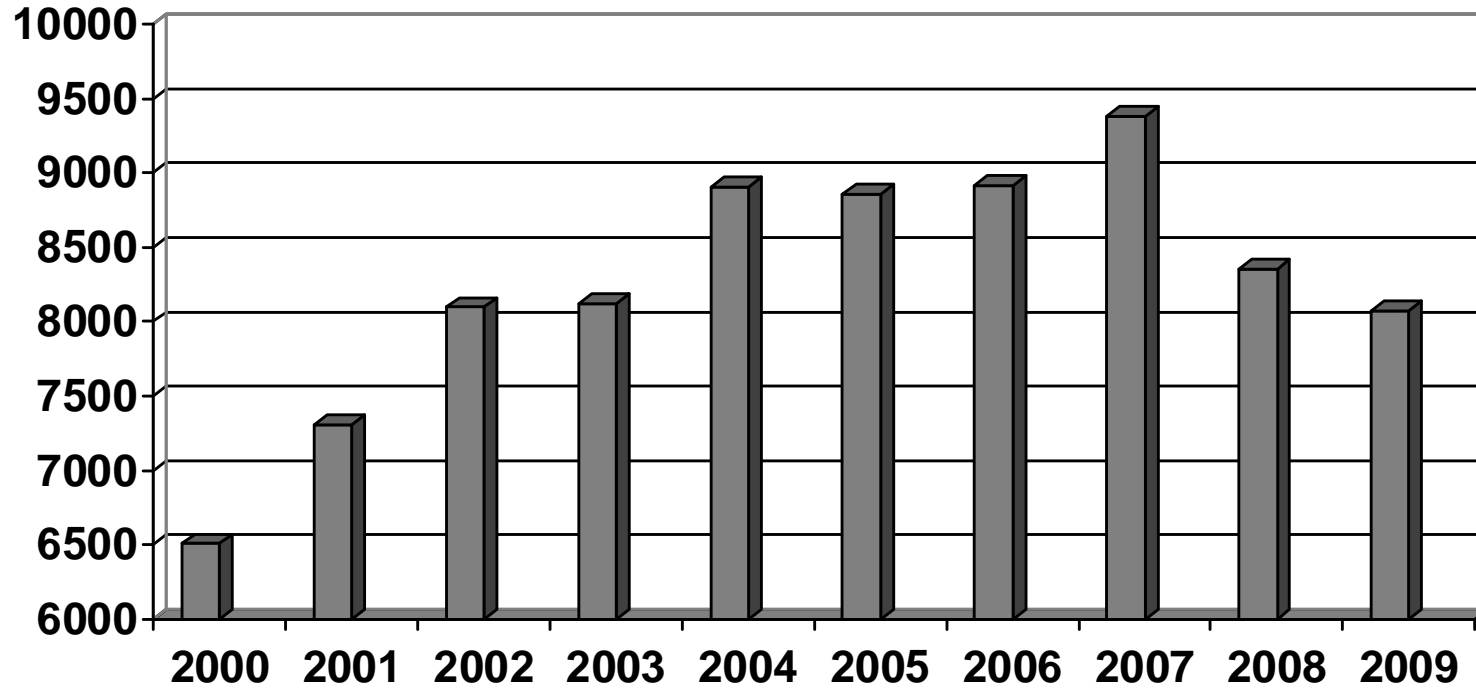
### 2010

### 2009

		%	
<b>Average Price(Month)</b>	\$171,920	-8.8	\$188,530
<b>Average Price (YTD)</b>	\$171,920	-8.8	\$188,530

## MLS® Residential Sales

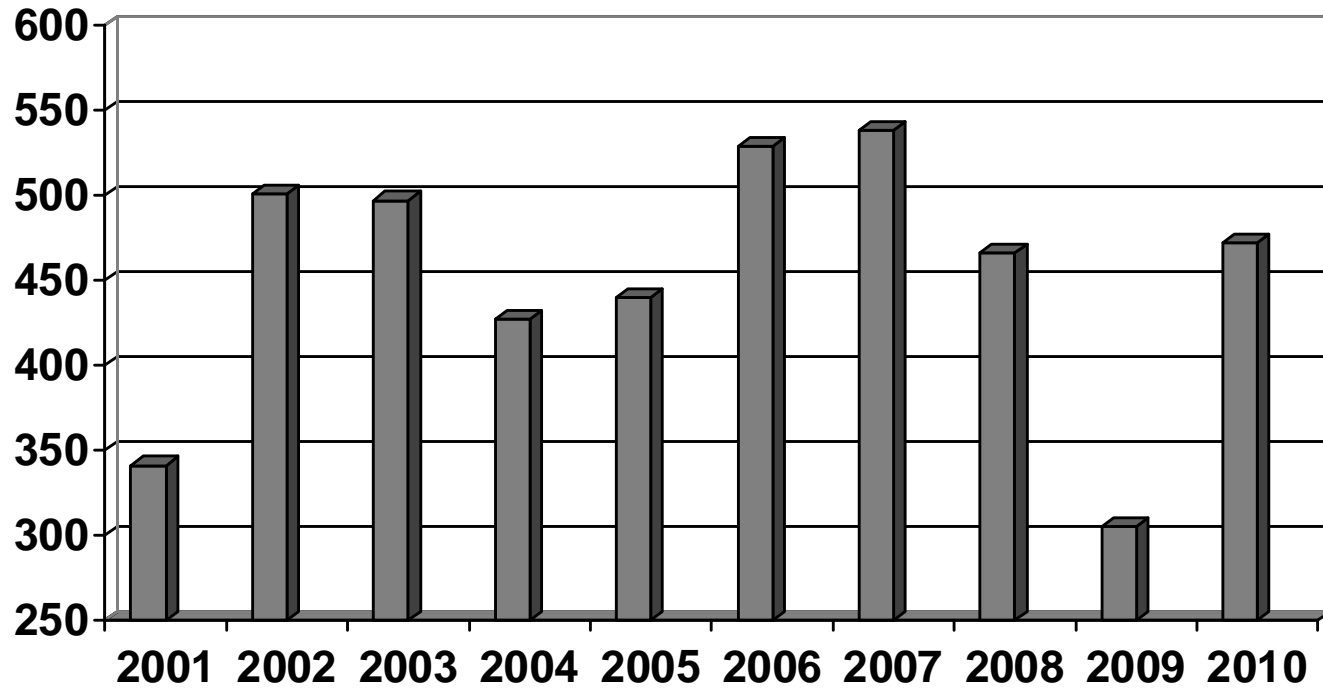
(Jan. 1 to Dec. 31 – a 10 year review)



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

# MLS® Residential Sales

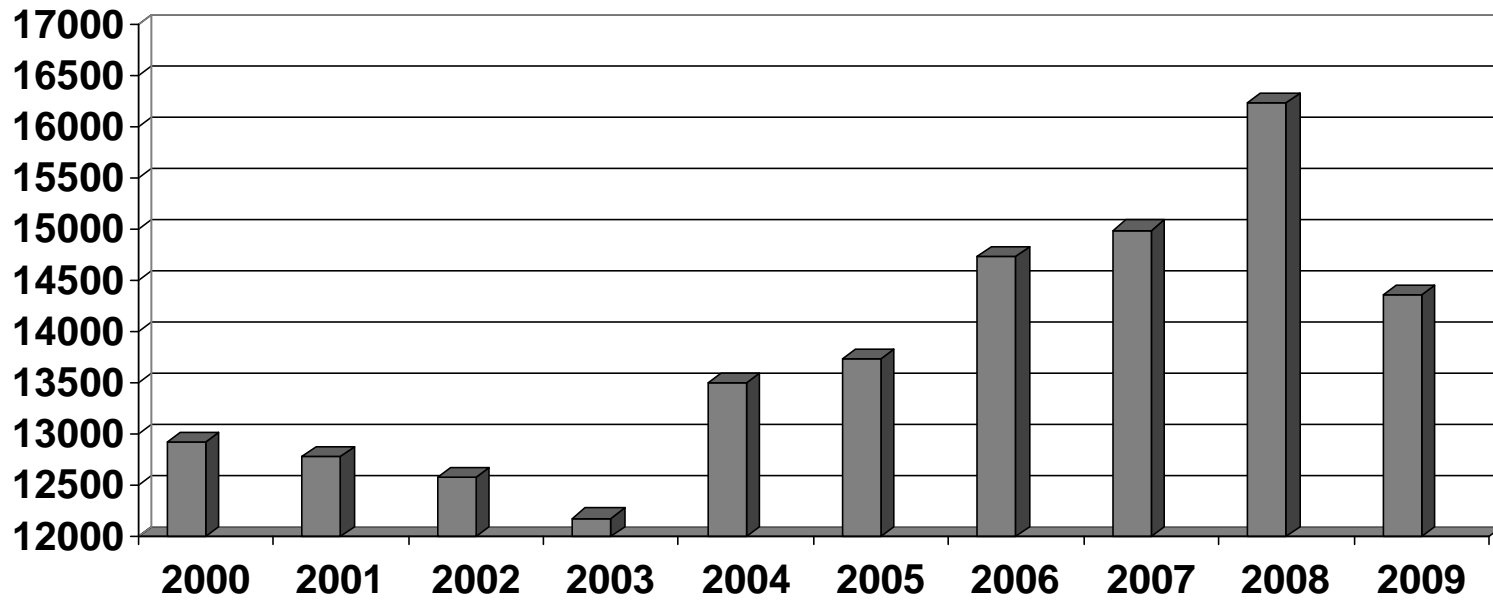
(January YTD – a 10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
341	501	497	427	440	529	538	466	305	472

# MLS® Residential Listings

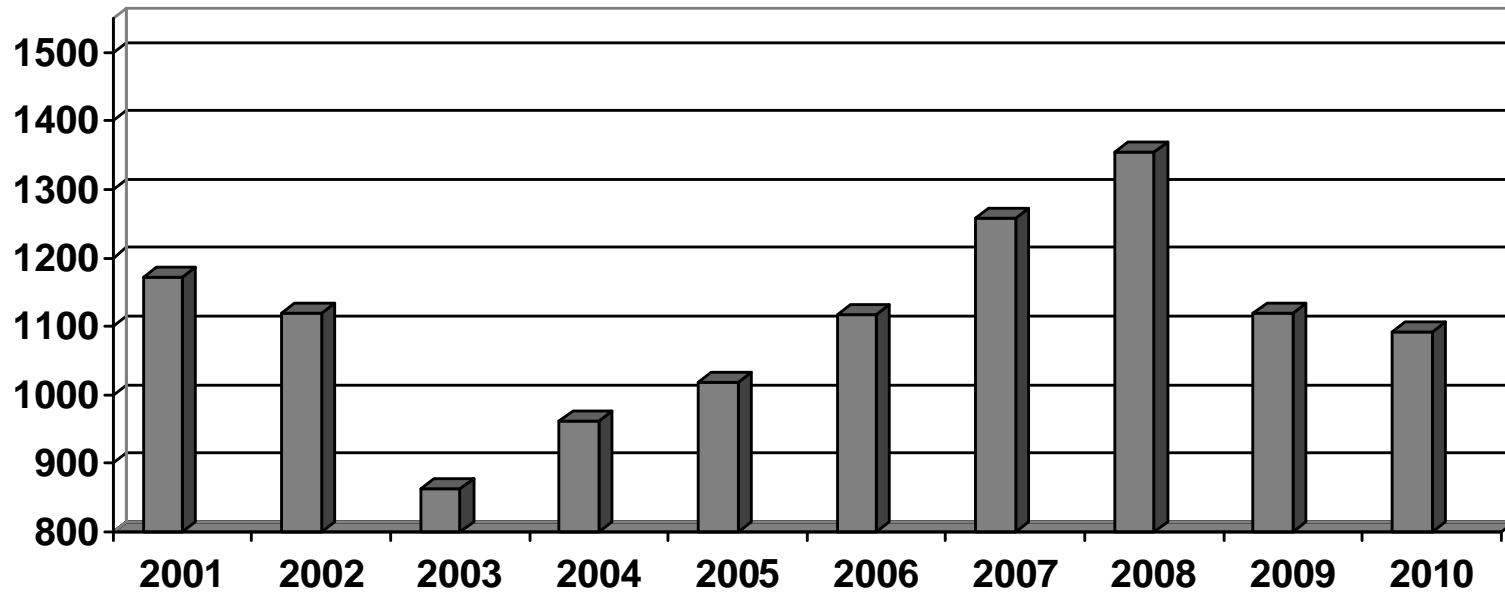
(Jan. 1 to Dec. 31 – a 10 year review)



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

# MLS® Residential Listings

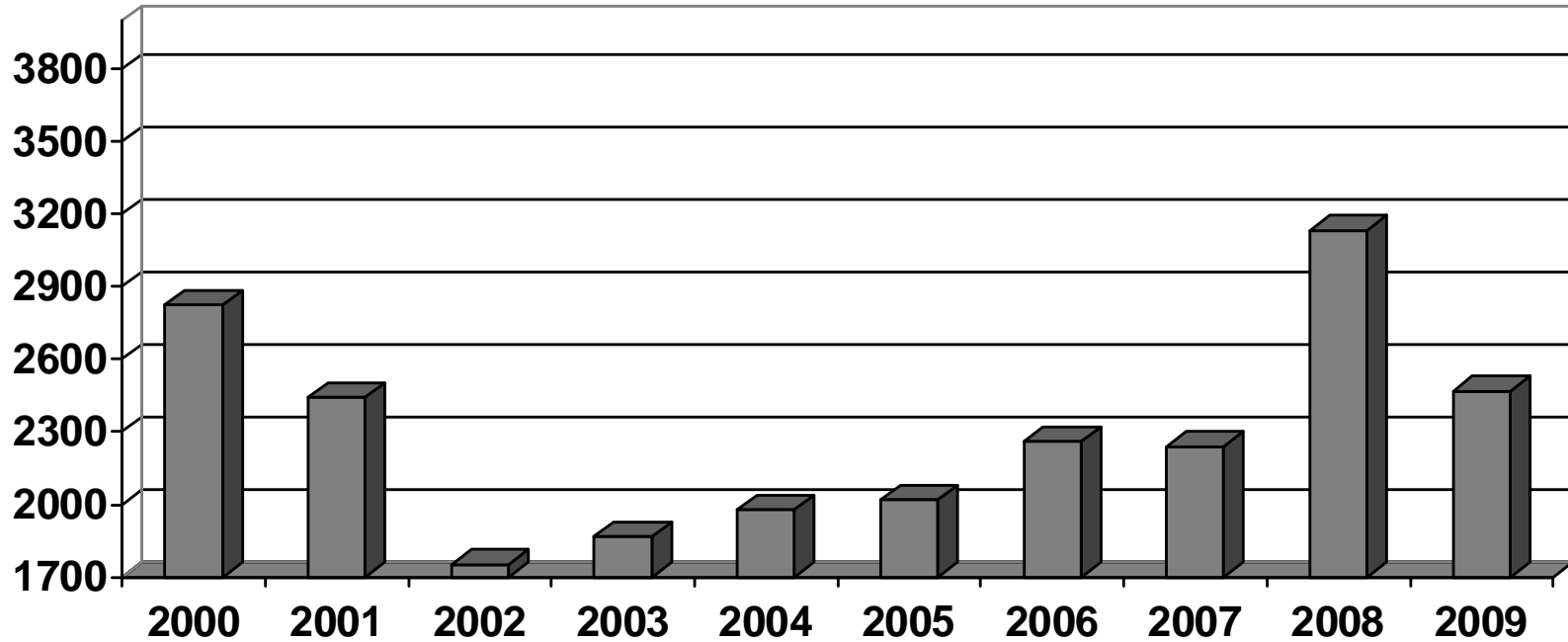
(January YTD – a 10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1172	1120	863	961	1019	1116	1258	1354	1119	1092

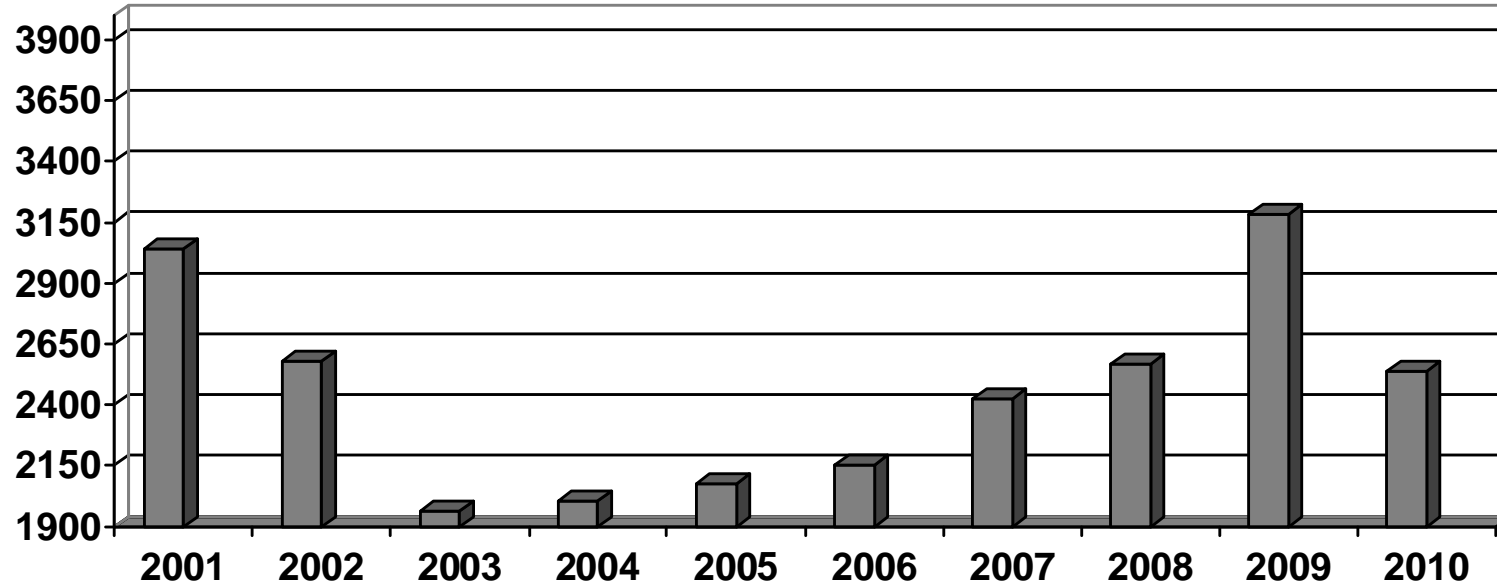
## Active MLS® Residential Listings – End of Period

(10 year review)



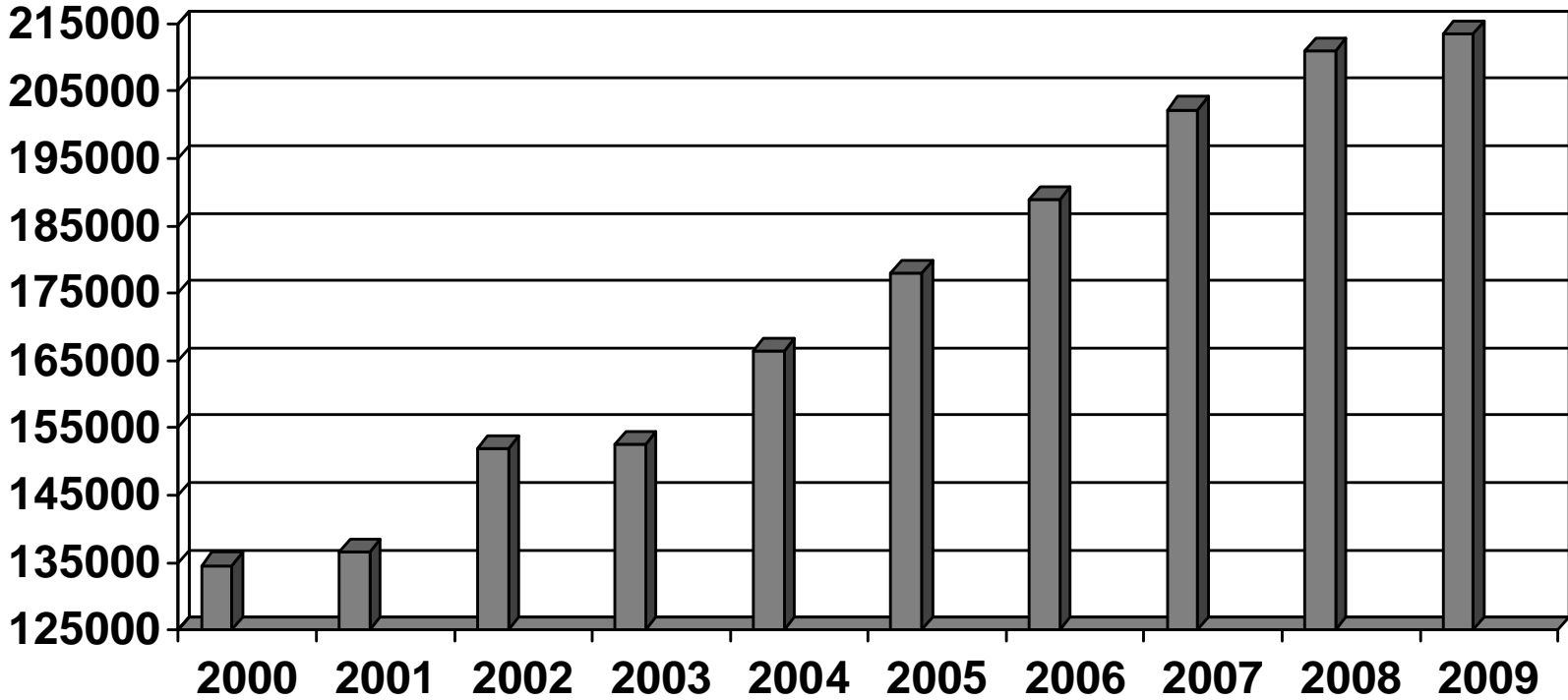
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
2824	2442	1753	1866	1978	2021	2260	2241	3133	2470

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



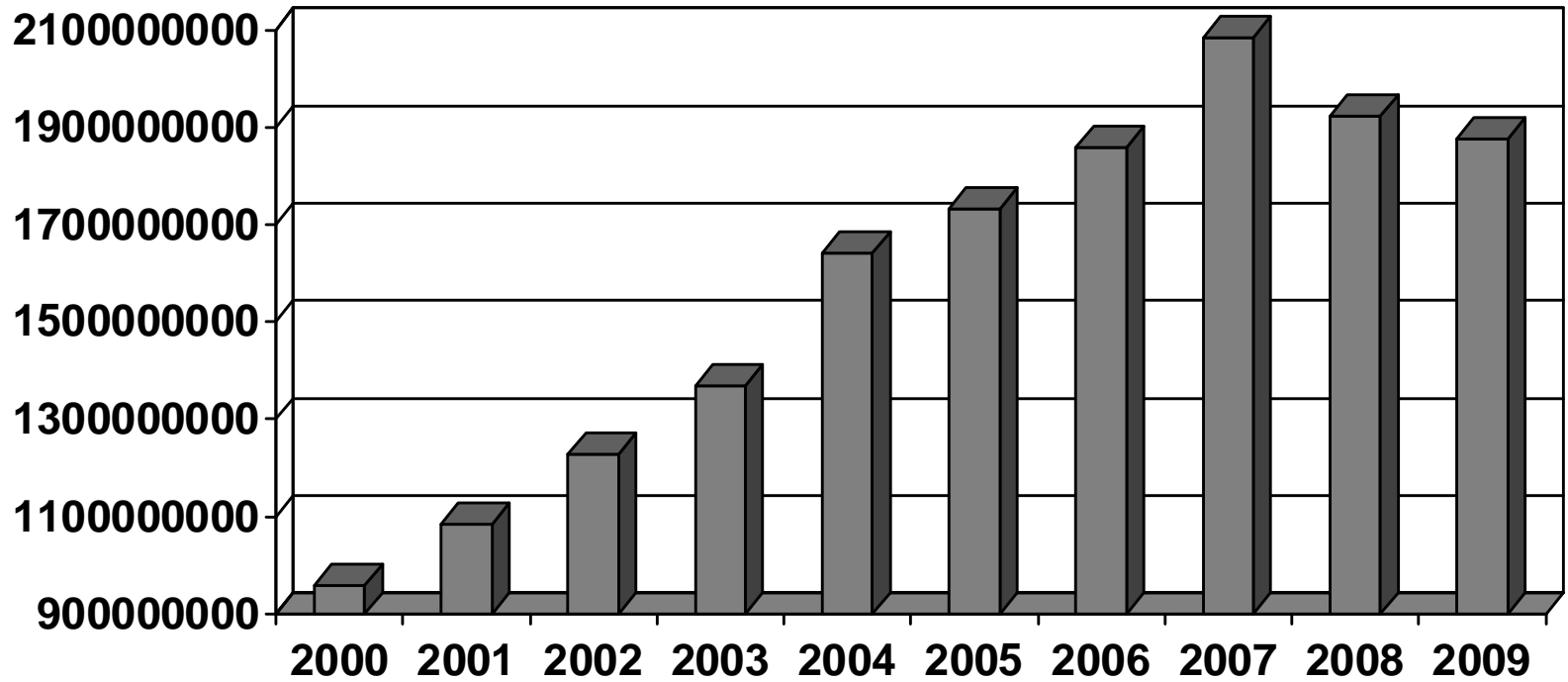
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
3040	2578	1964	2003	2073	2150	2565	2426	3184	2538

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



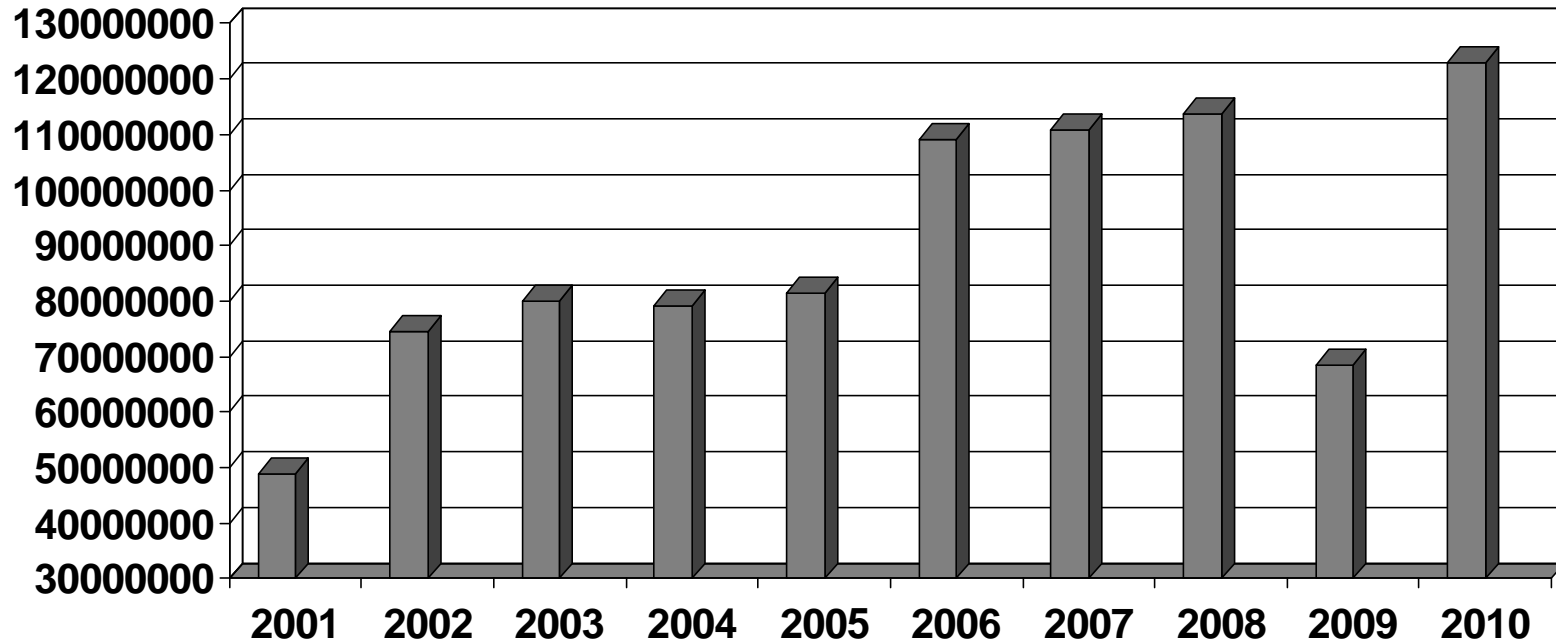
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
134593	136636	151956	152586	166465	178058	188942	202256	210888	213402

## 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 January (10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
\$48,874,734	\$74,467,344	\$80,017,241	\$79,262,336	\$81,510,887	\$109,009,698	\$110,873,774	\$113,780,842	\$68,352,642	123,011,191

## Residential Sales by January

Year	Jan.	Feb	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2010</b>	472											
• <b>Condos</b>	95											
• <b>Detached</b>	377											
<b>2009</b>	305	480	669	804	864	946	904	747	708	664	584	438
• <b>Condos</b>	60	98	118	138	166	179	170	147	136	121	99	85
• <b>Detached</b>	245	382	551	666	698	767	734	600	572	543	485	353
<b>2008</b>	466	687	745	842	1,021	905	950	762	769	581	386	281
• <b>Condos</b>	87	140	151	188	196	185	207	155	144	106	87	63
• <b>Detached</b>	379	547	594	654	825	720	743	607	625	475	299	218
<b>2007</b>	538	708	846	916	1161	992	1009	871	650	705	654	375
• <b>Condos</b>	94	148	168	193	242	207	226	183	126	140	123	91
• <b>Detached</b>	444	560	678	723	919	785	783	688	524	565	531	284
<b>2006</b>	529	615	869	857	1,013	1,011	800	832	692	711	616	421
• <b>Condos</b>	113	144	172	179	193	204	155	173	147	139	126	84
• <b>Detached</b>	416	471	697	678	820	807	645	659	545	572	490	337

Year	Jan.	Feb	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2005</b>	440	657	774	889	973	996	793	894	746	679	645	388
• <b>Condos</b>	107	142	149	173	221	199	167	195	156	145	119	87
• <b>Detached</b>	333	515	625	716	752	797	626	699	590	534	526	301
<b>2004</b>	427	671	1030	935	973	904	883	781	686	668	607	388
• <b>Condos</b>	76	149	215	174	206	191	174	162	135	136	118	93
• <b>Detached</b>	351	522	815	761	767	713	709	619	551	532	489	295
<b>2003</b>	479	619	722	876	837	835	895	672	671	619	539	389
• <b>Condos</b>	378	136	138	180	165	151	192	135	145	117	99	81
• <b>Detached</b>	101	483	763	876	672	684	703	537	526	502	440	308
<b>2002</b>	501	703	763	931	852	779	746	695	591	621	558	379
• <b>Condos</b>							143	143	113	134	113	85
• <b>Detached</b>							603	552	478	487	445	294
<b>2001</b>	341	532	668	722	820	776	677	673	558	576	537	427
<b>2000</b>	293	556	756	654	753	664	558	570	466	511	433	291
<b>1999</b>	278	500	677	700	733	735	704	561	563	482	475	312
<b>1998</b>	310	478	569	615	691	648	662	556	563	491	458	375

<b>Year</b>	<b>Jan.</b>	<b>Feb</b>	<b>Mar.</b>	<b>Apr.</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug.</b>	<b>Sept.</b>	<b>Oct.</b>	<b>Nov.</b>	<b>Dec.</b>
<b>1997</b>	435	531	537	671	648	545	661	482	524	528	389	358
<b>1996</b>	335	449	649	622	677	544	575	568	550	628	673	500
<b>1995</b>	260	320	398	445	575	559	537	641	498	471	416	277
<b>1994</b>	323	525	786	761	618	534	383	456	356	396	379	276
<b>1993</b>	249	412	508	676	621	639	549	507	479	419	399	347
<b>1992</b>	392	636	715	623	556	586	577	504	534	519	382	261
<b>1991</b>	392	450	645	803	695	580	577	459	356	454	404	315
<b>1990</b>	269	627	618	521	439	398	450	479	385	403	337	254
<b>1989</b>	480	641	687	578	624	567	531	685	568	551	522	337
<b>1988</b>	423	568	742	724	672	665	602	666	557	518	503	363
<b>1987</b>	418	561	534	557	418	483	517	492	455	544	385	284
<b>1986</b>	348	304	348	497	506	529	465	517	561	524	387	301
<b>1985</b>	382	396	445	500	617	582	525	501	462	463	346	202
<b>1984</b>	310	379	507	444	503	421	409	452	313	388	391	245
<b>1983</b>	266	322	443	464	533	472	482	454	406	327	359	211
<b>1982</b>	153	193	262	265	256	271	275	335	410	428	396	331

<b>Year</b>	<b>Jan.</b>	<b>Feb</b>	<b>Mar.</b>	<b>Apr.</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug.</b>	<b>Sept.</b>	<b>Oct.</b>	<b>Nov.</b>	<b>Dec.</b>
<b>1981</b>	285	327	414	598	531	368	358	268	222	178	179	153
<b>1980</b>	257	295	289	258	266	385	432	382	337	305	261	209
<b>1979</b>	218	311	370	427	426	452	467	382	317	313	195	97
<b>1978</b>	218	298	316	389	410	395	342	383	303	314	247	353

## 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>\$226,619</b>	<b>\$171,920</b>	<b>\$222,798</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 January 2010 London

Item	2009 Average Sale Price *	2010 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$276,309	\$289,661	4.8%
Total Condo North	\$189,546	\$225,086	18.8%
Bungalow North	\$208,416	\$207,800	-0.3%
Two Storey North	\$305,739	\$309,924	1.4%
Ranch North	\$300,956	\$411,975	36.9%
Townhouse Condo North	\$175,117	\$210,059	20.0%
<b>SOUTH</b>			
Total Detached South	\$244,524	\$275,057	12.5%
Total Condo South	\$138,843	\$156,964	13.1%
Bungalow South	\$182,266	\$198,495	8.9%
Two Storey South	\$312,891	\$335,793	7.3%
Ranch South	\$268,372	\$338,600	26.2%
Townhouse Condo South	\$139,412	\$135,879	-2.5%
<b>EAST</b>			
Total Detached East	\$186,523	\$180,076.00	-3.5%
Total Condo East	\$145,659	\$125,113.00	-14.1%
Bungalow East	\$150,567	\$156,326.00	3.8%
Two Storey East	\$244,791	\$216,889.00	-11.4%
Ranch East	\$185,912	\$182,486.00	-1.8%
Townhouse Condo East	\$119,778	\$110,205.00	-8.0%

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

## Statistical Breakdown by Area for January 2010

### Middlesex County

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$262,714	\$261,844	-0.3%
Total Condo	\$234,571	\$269,773	15.0%
Bungalow	\$174,838	\$158,475	-9.4%
Two Storey	\$321,300	\$367,885	14.5%
Ranch	\$305,234	\$282,973	-7.3%
Townhouse Condo	\$256,500	\$0	-100.0%

### Strathroy

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	191,065	\$179,050	-6.3%
Total Condo	175,311	\$0	-100.0%
Bungalow	155,300	\$136,767	-11.9%
Two Storey	230,872	\$215,000	-6.9%
Ranch	217,511	\$194,786	-10.4%
Townhouse Condo	174,000	\$0	-100.0%

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

## Statistical Breakdown by Area for January 2010

### Elgin

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$198,325	\$210,210	6.0%
Total Condo	\$205,667	\$0	-100.0%
Bungalow	\$158,876	\$150,628	-5.2%
Two Storey	\$271,152	\$297,980	9.9%
Ranch	\$235,878	\$231,679	-1.8%
Townhouse Condo	\$229,722	\$0	-100.0%

### St. Thomas

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$181,343	\$172,710	-4.8%
Total Condo	\$220,322	\$0	-100.0%
Bungalow	\$171,635	\$152,900	-10.9%
Two Storey	\$219,505	\$207,440	-5.5%
Ranch	\$195,860	\$219,150	11.9%
Townhouse Condo	\$177,000	\$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 2008/Month 2009 %Increase/ Decrease
January	655,900	26,740,305	539,427	34,254,878	-17.8%
February	629,554	27,369,859			
March	786,026	28,155,885			
April	814,204	28,970,089			
May	784,942	29,755,031			
June	655,847	30,410,878			
July	661,522	31,072,400			
August	623,107	31,695,507			
September	555,798	32,251,305			
October	557,236	32,808,541			
November	515,998	33,324,539			
December	390,912	33,715,451			