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# STATISTICAL REPORT



(for month ending March 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, April 1, 2010

### March home sales on the rebound

Our local housing market continued its recovery last month, with 859 homes exchanging hands. 702 detached homes sold in March, up 27.4% from the previous year, along with 157 condos, an increase of 33.1%. As the table below indicates, this marks a return to pre-Recession levels. (It's important to note that home sales last March were down over 22%.)

Year	March Sales
2010	859
2009	669
2008	745
2007	846
2006	869
2005	774
2004	1030
2003	722
2002	763
2001	668

“The stats have been up for six months running,” says Richard Thyssen, 2010 LSTAR President. “Listings are up as well, 20.6% for detached homes and 6.3% for condos. That's good news for our Spring market and for our local economy as a whole, given the considerable economic spin-off of real estate sales.”

61 homes sold in London's Sister City of St. Thomas in March, up 10.9% over last year, for the average price of \$181,787. “In the case of both St. Thomas and London, it's a question of recovering lost ground rather than any kind of boom,” says Thyssen. “That's the beauty of this market. It's resilient. In 2009, which was a bad year for everyone, we

saw a dip in sales of only 3.42% overall, compared to 2008. Now, we're pretty much back where we were before the financial meltdown and gaining momentum."

An increase in average house price also points to recovery. Year-to-date the average price of a detached home was up 8.3% to \$239,101; while the average price of a condo year-to-date was up 15% to \$170,303.

Year	Average Price Total Residential
2010 YTD	\$225,983
2009	\$213,402
2008	\$210,888
2007	\$202,256
2006	\$188,942
2005	\$178,058
2004	\$166,465
2003	\$152,586
2002	\$151,956
2001	\$136,636

The following chart provides a snapshot of the local market's activity in March 2010, as compared to March 2009.

Type	Units Sold	Average Price	% Change from March 2009
Total Detached	702	\$242,557	12.6%
Total Condo	157	\$172,214	16.9%
Total Residential	859	\$229,701	13%

Despite price gains, London remains affordable when compared to other Canadian centres. 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 Major Market MLS® Statistical Survey for January 2010 (the most current available), the average price year-to-date for:

- **London and St. Thomas, \$225,983**
- Calgary, \$397,518
- Durham Region, \$289,195
- Edmonton, \$317,920
- Hamilton-Burlington and District, \$287,414
- Kitchener-Waterloo, \$296,735
- Ottawa, \$318,425
- St. Catharine's & District, \$239,152;
- Toronto, \$409,058; and
- Greater Vancouver, \$639,074

The best-selling house style in London for the month of March was the two-storey, followed by the bungalow, the ranch, and the townhouse condo:

<b>House Style</b>	<b>Units Sold</b>	<b>Average Price</b>
2 storey	218	\$297,044
Bungalow	142	\$170,367
Ranches	106	\$278,853
Townhouse Condo	85	\$159,512

*The London and St. Thomas Association of REALTORS® represents nearly 1,500 real estate brokers and sales representatives from Middlesex and Elgin Counties. 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. It also participates in the Ontario Real Estate Association's Quality of Life program. 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 March 2010

<b>Market Activity</b>	Our local housing market continued its recovery last month, with 859 homes exchanging hands. 702 detached homes sold in March, up 27.4% from the previous year, along with 157 condos, an increase of 33.1%. (It's important to note that home sales last March were down over 22%.)	
<b>Type of Market</b>	Balanced	
<b>Listings</b>	Active detached home listings end of period were down 9.4%. Active condo listings end of period were down 11.7%.	
<b>Average Price for March 2010</b>  (Compared with March 2009)	All detached homes in LSTAR's jurisdiction	\$242,557 up 12.6 (\$215,343)
	All condos in LSTAR's jurisdiction	\$172,214 up 16.9% (\$147,282)
	All two-storeys in LSTAR's jurisdiction	\$297,044 up 4.5% (\$284,156)
	All bungalows in LSTAR's jurisdiction	\$170,367 up 6.9% (\$159,343)
	All ranches in LSTAR's jurisdiction	\$278,853 up 16.4% (\$239,642)
	All townhouse condos in LSTAR's jurisdiction	\$159,512 up 15.2% (\$138,476)
<b>Most Popular in March</b>	Two-storeys, then bungalows, then ranches, then condo townhouses.	
<b>Affordability</b>	<p>Despite price gains, London remains affordable when compared to other Canadian centres. 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 Major Market MLS® Statistical Survey for January 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, \$225,983</b></li> <li>▪ Calgary, \$397,518</li> <li>▪ Durham Region, \$289,195</li> <li>▪ Edmonton, \$317,920</li> <li>▪ Hamilton-Burlington and District, \$287,414</li> <li>▪ Kitchener-Waterloo, \$296,735</li> <li>▪ Ottawa, \$318,425</li> <li>▪ St. Catharine's &amp; District, \$239,152;</li> <li>▪ Toronto, \$409,058; and</li> <li>▪ Greater Vancouver, \$639,074</li> </ul>	
<b>Market Factors</b>	<p>"The stats have been up for six months running," says Richard Thyssen, 2010 LSTAR President. "Listings are up as well, 20.6% for detached homes and 6.3% for condos. That's good news for our Spring market and for our local economy as a whole, given the considerable economic spin-off of real estate sales."</p>	

<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	702	27.4	157	33.1	69	928	551	118	33	702
Dollar Volume	\$170,275,246	43.5	\$27,037,582	55.6	\$24,384,488	\$221,697,316	\$118,654,252	\$17,379,220	\$10,560,475	\$146,593,947
No.of Listings	1399	20.6	286	6.3	353	2038	1160	269	256	1685

<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	1562	33.0	368	33.3	177	2107	1174	276	99	1549
Dollar Volume	\$373,475,830	44.1	\$62,671,341	53.4	\$59,815,965	\$495,963,136	\$259,207,569	\$40,860,753	\$30,799,839	\$330,868,161
No.of Listings	3202	6.9	694	1.8	867	4,763	2994	682	765	4,441
Active Listings (end of period)	2642	-9.4	535	-11.7	1515	4692	2916	606	1434	4956

<b>Detached</b>	<b>2010</b>		<b>2009</b>
Average Price(Month)	\$242,557	12.6	\$215,343
Average Price (YTD)	\$239,101	8.3	\$220,790

<b>Condo</b>	<b>2010</b>		<b>2009</b>
Average Price(Month)	\$172,214	16.9	\$147,282
Average Price (YTD)	\$170,303	15.0	\$148,046

<b>Total Residential</b>	<b>2010</b>		<b>2009</b>
Average Price(Month)	\$229,701	13.0	\$203,339
Average Price (YTD)	\$225,983	9.2	\$206,944

<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	702	27.4	157	33.1	859	28.4	551	118	669	
Dollar Volume	\$170,275,246	43.5	\$27,037,582	55.6	\$197,312,828	45.0	\$118,654,252	\$17,379,220	\$136,033,472	
No.of Listings	1399	20.6	286	6.3	1685	17.9	1160	269	1429	

<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	1562	33.0	368	33.3	1930	33.1	1174	276	1450	
Dollar Volume	\$373,475,830	44.1	\$62,671,341	53.4	\$436,147,171	45.3	\$259,207,569	\$40,860,753	\$300,068,322	
No.of Listings	3202	6.9	694	1.8	3,896	6.0	2994	682	3,676	
Active Listings (end of period)	2642	-9.4	535	-11.7	3177	-9.8	2916	606	3522	

<b>Detached</b>	<u><b>2010</b></u>		<u><b>2009</b></u>
Average Price(Month)	\$242,557	12.6	\$215,343
Average Price (YTD)	\$239,101	8.3	\$220,790

<b>Condo</b>	<u><b>2010</b></u>		<u><b>2009</b></u>
Average Price(Month)	\$172,214	16.9	\$147,282
Average Price (YTD)	\$170,303	15.0	\$148,046

<b>Total Residential</b>	<u><b>2010</b></u>		<u><b>2009</b></u>
Average Price(Month)	\$229,701	13.0	\$203,339
Average Price (YTD)	\$225,983	9.2	\$206,944

**Residential Statistical Report  
March 2010**

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

		<b>%</b>	
<b>Units Sold</b>	61	10.9	55
<b>Dollar Volume</b>	\$11,089,023	1098.8	\$925,001
<b>No.of Listings</b>	126	-2.3	129
<b>Active at End</b>	328	-21.9	420

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

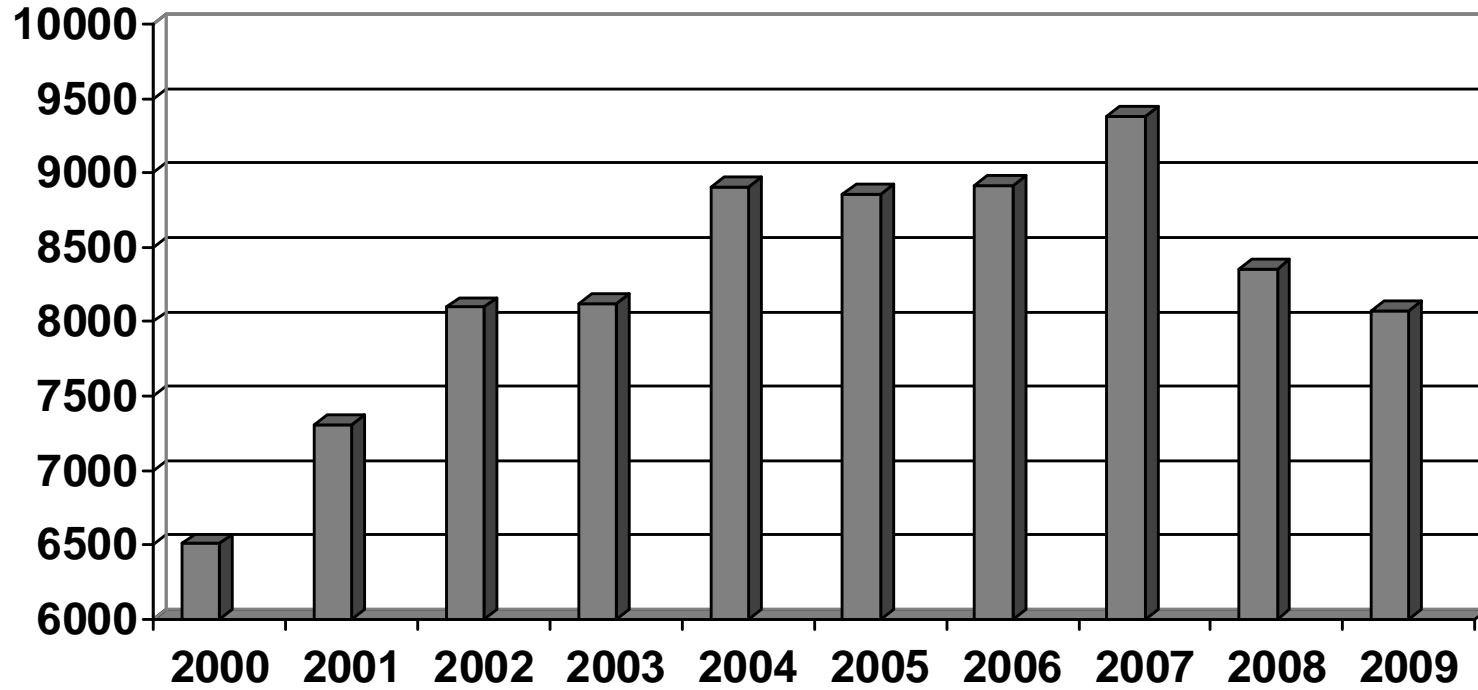
		<b>%</b>	
<b>Units Sold</b>	142	9.2	130
<b>Dollar Volume</b>	\$24,870,473	9.0	\$22,811,701
<b>No.of Listings</b>	305	-8.7	334

**2010****2009**

		<b>%</b>	
<b>Average Price(Month)</b>	\$181,787	8.1	\$168,182
<b>Average Price (YTD)</b>	\$175,144	-0.2	\$175,475

## MLS® Residential Sales

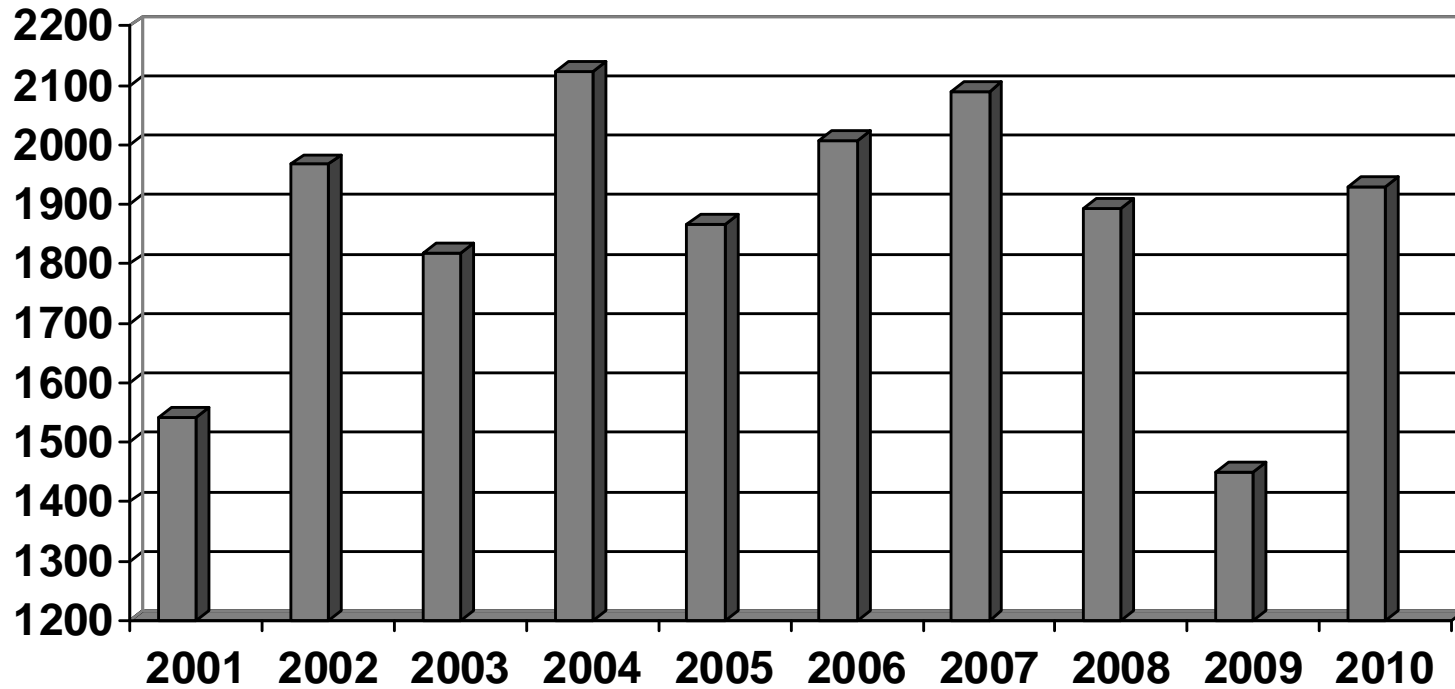
(Jan. 1 to Dec. 31 – a 10 year review)



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

# MLS® Residential Sales

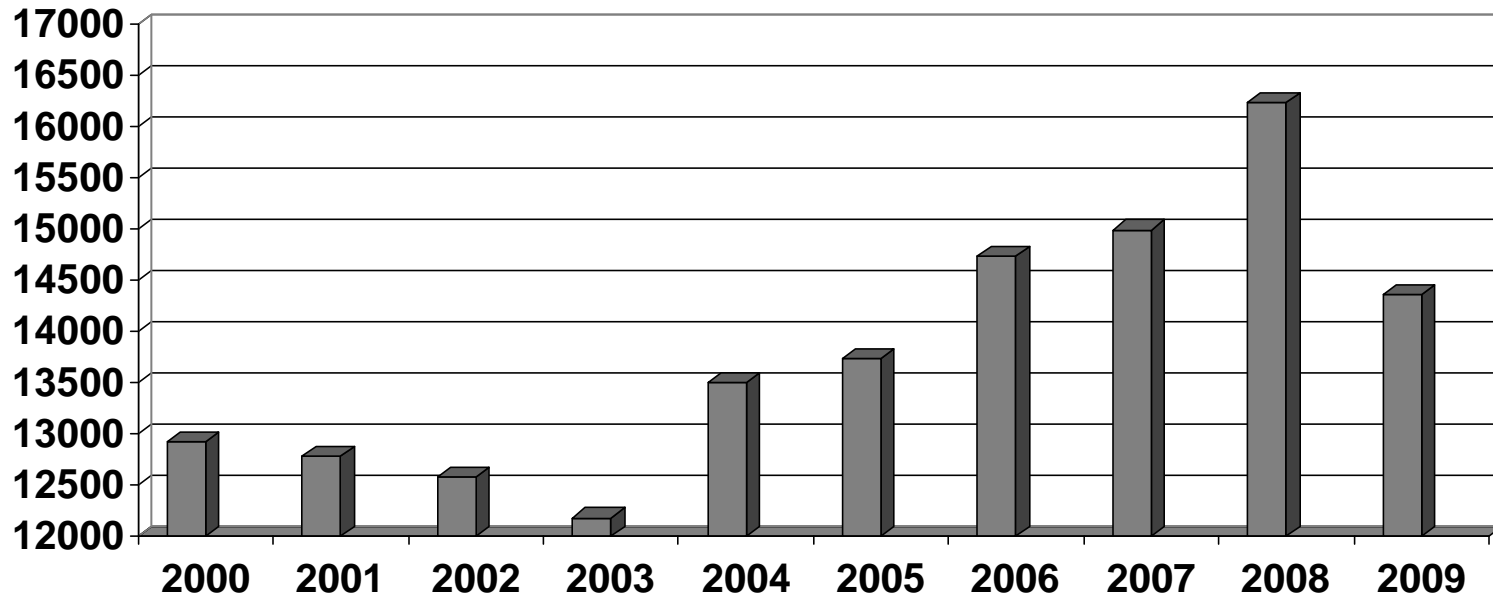
(March YTD – a 10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
1541	1967	1818	2123	1867	2007	2089	1894	1450	1930

# MLS® Residential Listings

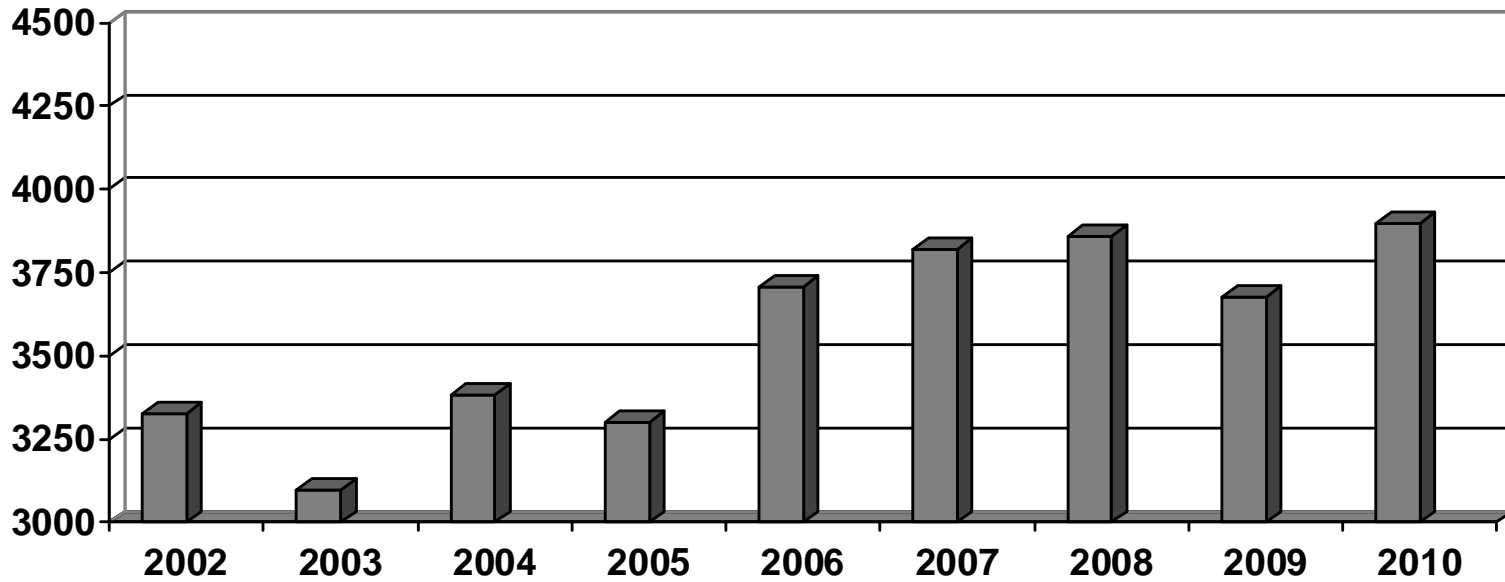
(Jan. 1 to Dec. 31 – a 10 year review)



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

# MLS® Residential Listings

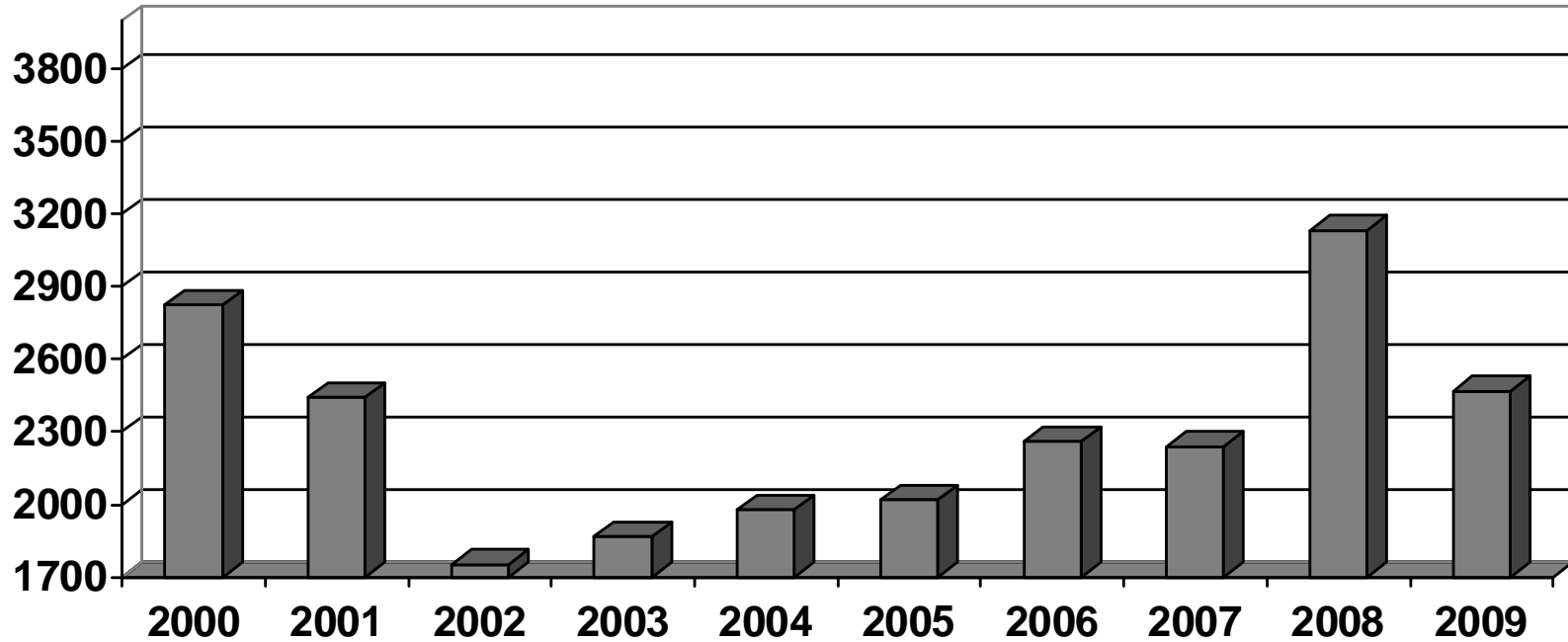
(March YTD – a 10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
3593	3327	3096	3381	3299	3706	3821	3858	3676	3896

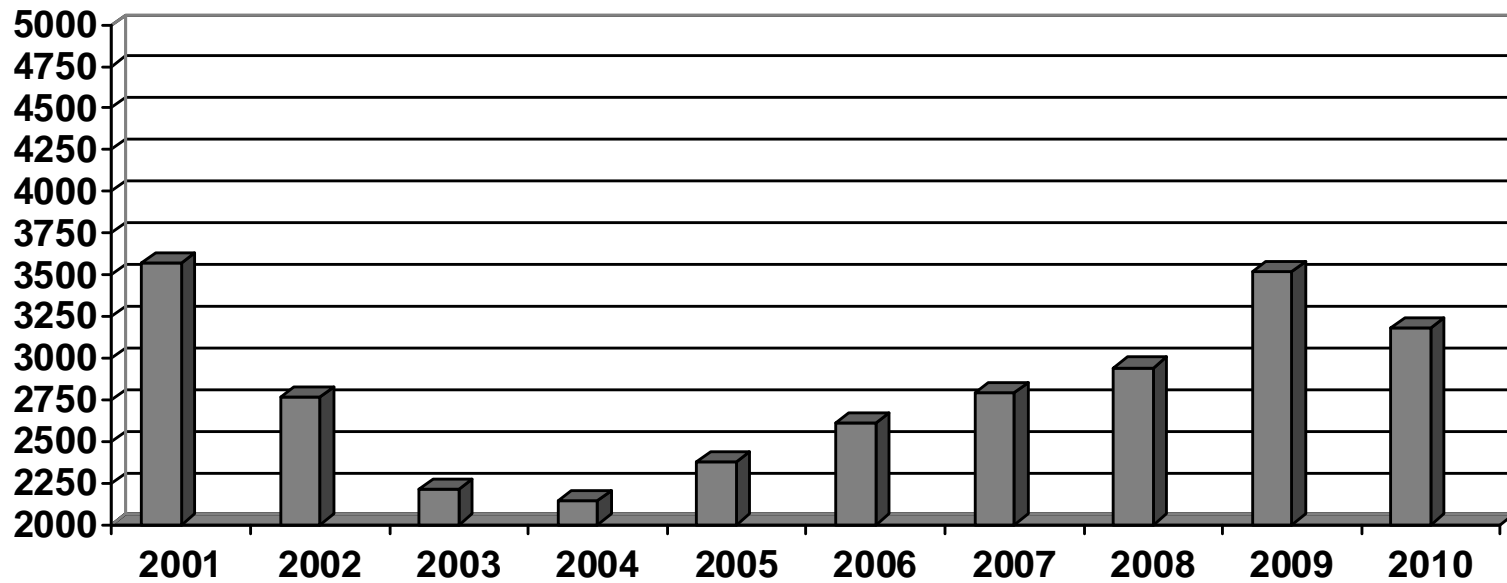
## Active MLS® Residential Listings – End of Period

(10 year review)



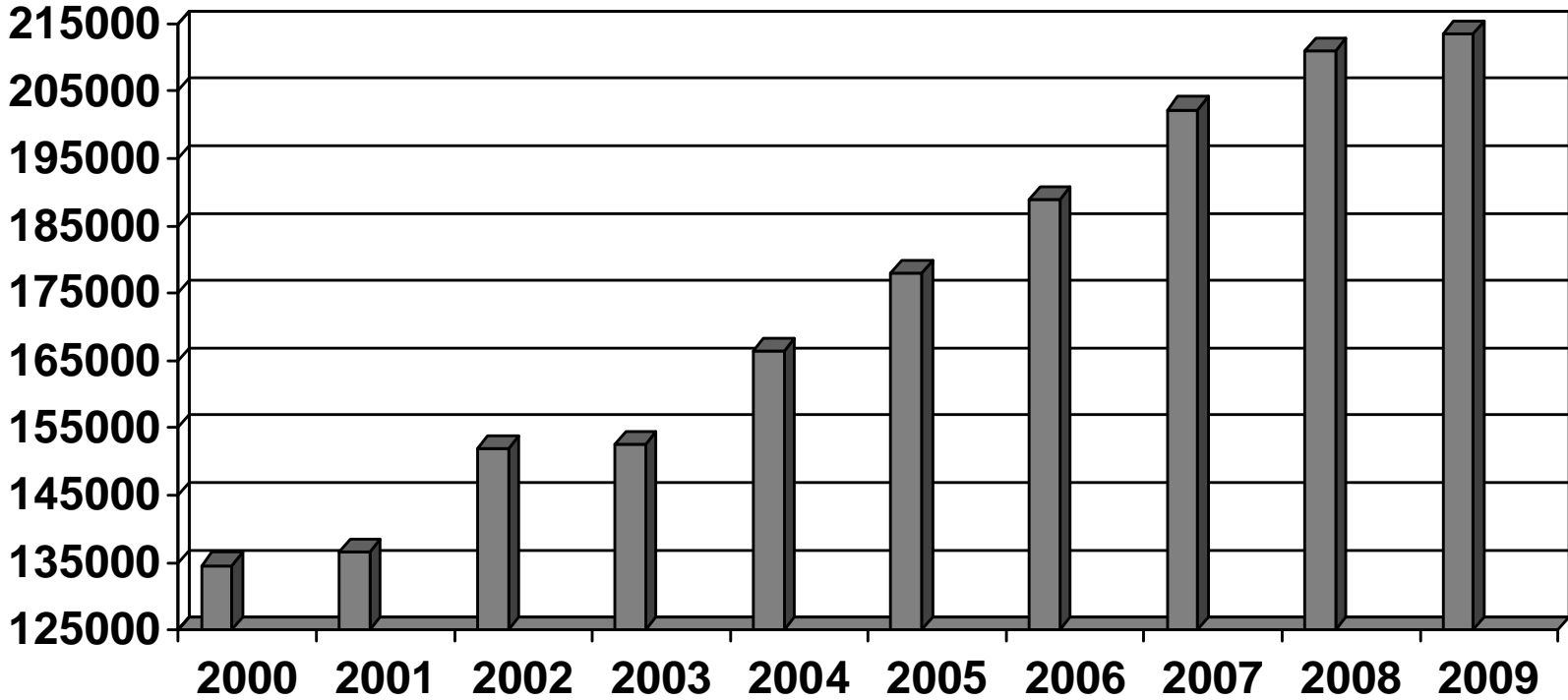
2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
2824	2442	1753	1866	1978	2021	2260	2241	3133	2470

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



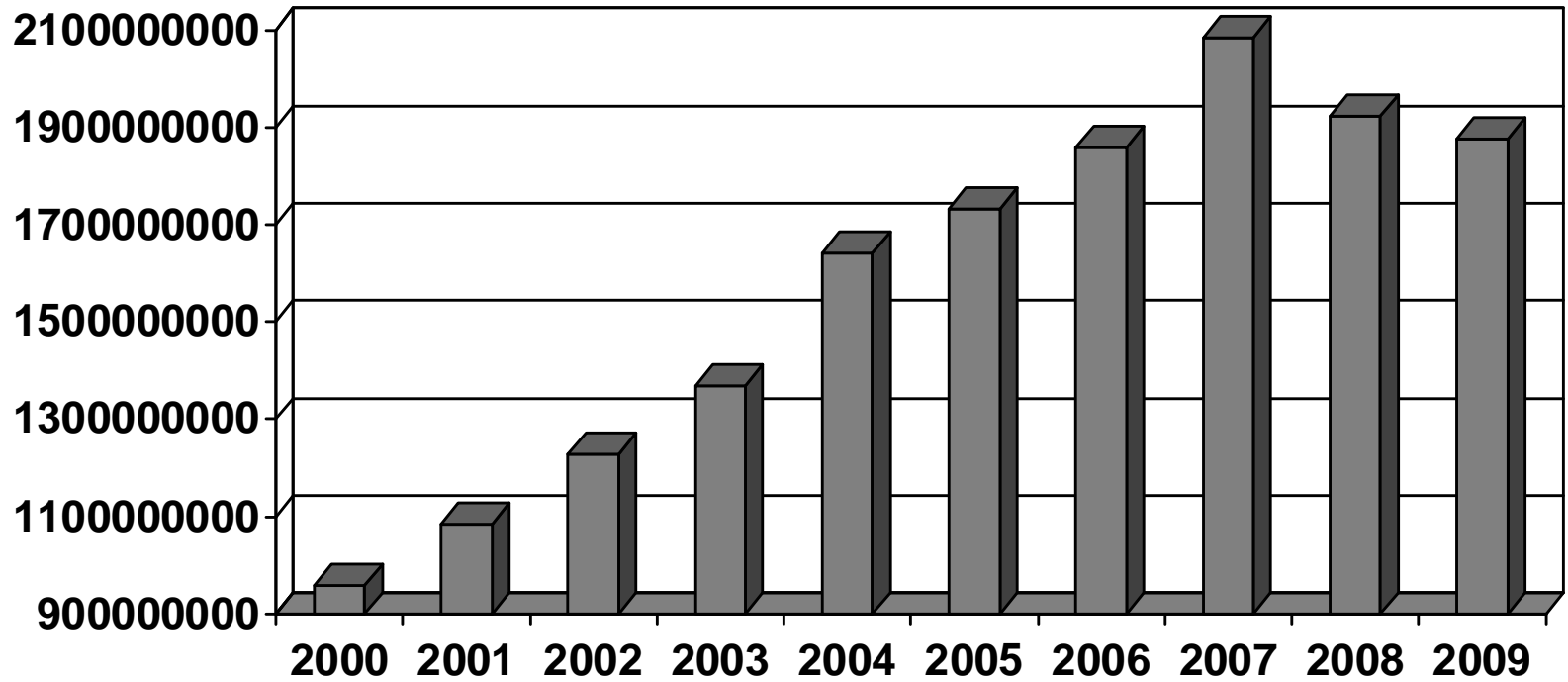
2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
3572	2762	2214	2145	2375	2608	2791	2942	3522	3177

## 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 March (10 year review)



2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
\$227,863,265	\$295,828,446	\$305,622,324	\$382,023,910	\$357,523,006	\$414,141,367	455,562,168	440,297,586	330,868,161	495,963,136

## Residential Sales by March

Year	Jan.	Feb	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>2010</b>	472	605	859									
• <b>Condos</b>	95	117	157									
• <b>Detached</b>	377	488	702									
<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>\$230,363</b>	<b>\$175,144</b>	<b>\$225,983</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 March 2010

### London

Item	2009 Average Sale Price *	2010 Year to Date	%
<b>NORTH</b>			
Total Detached North	\$276,309	\$290,337	5.1%
Total Condo North	\$189,546	\$210,838	11.2%
Bungalow North	\$208,416	\$203,810	-2.2%
Two Storey North	\$305,739	\$316,298	3.5%
Ranch North	\$300,956	\$338,209	12.4%
Townhouse Condo North	\$175,117	\$197,205	12.6%
<b>SOUTH</b>			
Total Detached South	\$244,524	\$267,035	9.2%
Total Condo South	\$138,843	\$146,714	5.7%
Bungalow South	\$182,266	\$199,204	9.3%
Two Storey South	\$312,891	\$318,573	1.8%
Ranch South	\$268,372	\$311,762	16.2%
Townhouse Condo South	\$139,412	\$140,118	0.5%
<b>EAST</b>			
Total Detached East	\$186,523	\$192,097	3.0%
Total Condo East	\$145,659	\$151,360	3.9%
Bungalow East	\$150,567	\$154,066	2.3%
Two Storey East	\$244,791	\$246,044	0.5%
Ranch East	\$185,912	\$197,831	6.4%
Townhouse Condo East	\$119,778	\$126,450	5.6%

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

## Statistical Breakdown by Area for March 2010

### Elgin

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$198,325	\$203,237	2.5%
Total Condo	\$205,667	\$170,333	-17.2%
Bungalow	\$158,876	\$152,342	-4.1%
Two Storey	\$271,152	\$252,226	-7.0%
Ranch	\$235,878	\$247,774	5.0%
Townhouse Condo	\$229,722	\$170,333	-25.9%

### St. Thomas

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$181,343	\$175,348	-3.3%
Total Condo	\$220,322	\$170,000	-22.8%
Bungalow	\$171,635	\$162,899	-5.1%
Two Storey	\$219,505	\$215,490	-1.8%
Ranch	\$195,860	\$210,054	7.2%
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 March 2010

### Middlesex County

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	\$262,714	\$291,094	10.8%
Total Condo	\$234,571	\$231,520	-1.3%
Bungalow	\$174,838	\$140,306	-19.8%
Two Storey	\$321,300	\$362,111	12.7%
Ranch	\$305,234	\$318,642	4.4%
Townhouse Condo	\$256,500	\$199,888	-22.1%

### Strathroy

Item	2009 Average Sale Price *	2010 Year to Date	%
Total Detached	191,065	\$202,356	5.9%
Total Condo	175,311	\$97,500	-44.4%
Bungalow	155,300	\$169,475	9.1%
Two Storey	230,872	\$210,100	-9.0%
Ranch	217,511	\$200,500	-7.8%
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			
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			