

JANUARY 2023 CITY OF LONDON MARKET REPORT

PUTTING THE PIECES TOGETHER

*It's not about Buying or Selling a house or a piece of property It's about Creating A Lifestyle,**Your Lifestyle!***



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INTRODUCTION

REPORT OVERVIEW

This report contains Market Information on the Residential Housing Market across our entire region, known as The London and St. Thomas Real Estate Association or L-Star.

I have looked at the data as it applies to all forms of Residential Real Estate (Single Family Homes, Detached, Semi-Detached, Townhomes and Apartment Style Condos.), with a focus on The City of London, Dorchester, Port Stanley, St. Thomas and Strathroy as these are the areas that I primarily work in.

Please contact me if you wish for similarly detailed information on another area, as I would be happy to assist.

BANK OF CANADA & MORTGAGE RATES

The Bank of Canada increased its overnight rate by an additional 25 Basis Points in early January to 4.50% as it attempts to rein in inflation. Looking back at the previous six months this could result in further 5-7% drop in the average sales prices moving forward.

TRENDING OVERVIEW

SIX-MONTH TRENDING

374 Properties were sold in January (see pg.7), slightly up from 326 sales in December (12.83% increase and 75.13% lower than the August 2022 figure of 655. The average sale price of all residential styles in Jan. was \$580,556 compared to Dec. 22 (a 7.77% decline) and 9.27% below Aug. 22, which was \$634,143.

FISCAL 2023 RESULTS

The Average Sales Price of All Residential Style Properties was \$580,556 (see pg. 8) for Jan. 2023 compared to \$767,484 in Jan. 2022 (a 32.20% decline) year over year, but just a 34.53% increase in value from Jan. 2019. In addition, the average days on the market increased by 61.54% from 15 days in Jan. 2022 to 39 Days in Jan. 2023.

The Jan. 2023 average sale price for Detached Style Homes was \$636,106 (see pg. 10), 25.48% lower than Jan. 2022). Looking at the Ten-Year change, there has now been a 15.04% average year-over-year increase in value, which indicates that the market is continuing to move toward stabilization with an 11 – 13% year-over-year change in value.

With the multiple increases in the Bank Of Canada Overnight rate, we did see continual decreases in the Average Sale Price of homes during 2022, a trend that I expect will continue into the spring of 2023, especially as I believe that we will see between two and three rate hikes in 2023. The market will stabilize through the summer of 2023 with marketable listings and a year-over-year average sale price between six and nine percent.

At a 10.0 % increase, homes should double in value approximately every seven years (based on the rule of 72). The “Pandemic” increases were abnormal. Hence the price correction; yes, I maintain it’s a correction, not a market crash. Even with the six to ten percent decline in the monthly average sale price that I believe will occur between now and March, Real Estate will continue to perform well over the long term.

2023 FORECASTS

2023 FORECASTS:

In a recent issue of the Canadian Mortgage Trends online publication reported the following assumptions and forecast.

ORGANIZATION	2023 TOTAL HOME SALES	2023 HOMES SALE PRICE
CREA	-2.3% Yr. Over Yr.	+0.2% Increase
Royal LePage		-1% Yr. Over Yr.
RE/Max		-3.3% Yr. Over Yr.
TD		-10.7%
RBC		-8.5%

In January The Bank of Canada increased the overnight rate by another 25 bps and is currently signalling that there will be a pause, I would suggest that we be prepared for a total of four increases this year, and the market will decline a further 6-10% by the Springtime, after which we will see things start to level off, returning to a more normal state.

2023 FORECASTS

The article went on to say that Bond yield forecast from the Big 6 Banks bond yield forecasts are shown below; as well they expect the overnight rate has peaked at 4.25% with the potential for one more quarter-point hike early in 2023. Analysts believe that the first Bank of Canada Rate Cuts could take the overnight rate back down to the 3.00% mark by the end of 2025.

	TARGET RATE YR-END 23	TARGET RATE YEAR-END 24	TARGET RATE YEAR-END 25	5-YEAR BoC Bond Yield YEAR-END '22	5-YEAR BoC BOND YIELD: YEAR-END '23
BMO	4.5%	NA	NA	3.00%(-85bps)	3.25% (-20bps)
CIBC	4.25%	4.25%	NA	NA	NA
NBC	3.75% (-50bps)	3.00% (-75bps)	NA	3.00% (-40bps)	2.65% (-50bps)
RBC	4.25% (+25bps)	3.00% (-100bps)	NA	3.15% (-30bps)	2.75% (-20bps)
SCOTIA	4.25% (-25bps)	4.00%	3.00%	3.90%	3.55%
TD	3.75% (-50bps)	2.25% (-100bps)	NA	3.10% (-60bps)	2.60% (+5bps)

Click on this link [CMI Dec. 29, 2002 issue](#), for the full article.

REGIONAL SIX-MONTH COMPARISONS

ALL RESIDENTIAL STYLES

SIX MONTHS COMPARISONS					FOR THE CITY OF LONDON				
CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS MTH.	% CHANGE VS Jan-23	CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS MTH.	% CHANGE VS Jan-23
# OF SOLD PROPERTIES	Aug-22	391		167.81%	MONTHS OF INVENTORY	Aug-22	2.6		0.34%
	Sep-22	341	-14.66%	133.56%		Sep-22	3.0	15.40%	18.60%
	Oct-22	322	-5.90%	120.55%		Oct-22	3.1	0.88%	19.66%
	Nov-22	309	-4.21%	111.64%		Nov-22	2.8	-9.50%	9.28%
	Dec-22	193	-60.10%	32.19%		Dec-22	3.4	18.51%	34.10%
	Jan-23	146	-32.19%			Jan-23	2.6	-34.10%	
# OF NEW LISTINGS	Aug-22	693		156.67%	DAYS ON MARKET	Aug-22	3		0.34%
	Sep-22	755	8.21%	179.63%		Sep-22	3	15.40%	18.60%
	Oct-22	580	-30.17%	114.81%		Oct-22	3	0.88%	19.66%
	Nov-22	528	-9.85%	95.56%		Nov-22	3	-9.50%	9.28%
	Dec-22	234	-125.64%	-13.33%		Dec-22	3	18.51%	34.10%
	Jan-23	270	13.33%			Jan-23	3	-34.10%	
# OF CURRENT LISTINGS END OF PERIOD	Aug-22	1,005		168.72%	AVERAGE SALE PRICE	Aug-22	\$619,660		12.16%
	Sep-22	1,036	2.99%	177.01%		Sep-22	\$644,879	3.91%	16.72%
	Oct-22	987	-4.96%	163.90%		Oct-22	\$619,642	-4.07%	12.16%
	Nov-22	865	-14.10%	131.28%		Nov-22	\$605,255	-2.38%	9.55%
	Dec-22	663	-30.47%	77.27%		Dec-22	\$594,385	-1.83%	7.58%
	Jan-23	374	-77.27%			Jan-23	\$552,486	-7.58%	

REGIONAL TEN-YEAR COMPARISONS

ALL RESIDENTIAL STYLES

TEN YEAR COMPARISONS					L-STAR REGIONAL REPORT					ALL RESIDENTIAL STYLES				
CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS YR.	% CHANGE VS Jan-23	CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS YR.	% CHANGE VS Jan-23	CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS YR.	% CHANGE VS Jan-23
# OF SOLD PROPERTIES	Jan-13	443		18.45%	MONTHS OF INVENTORY	Jan-13	6.3		54.04%	# OF NEW LISTINGS	Jan-13	1,196		33.78%
	Jan-14	377	-14.90%	0.80%		Jan-14	7.5	20.3%	85.31%		Jan-14	1,141	-4.60%	27.63%
	Jan-15	458	21.49%	22.46%		Jan-15	5.9	-21.3%	45.77%		Jan-15	1,125	-1.40%	25.84%
	Jan-16	465	1.53%	24.33%		Jan-16	4.9	-18.1%	19.38%		Jan-16	1,016	-9.69%	13.65%
	Jan-17	550	18.28%	47.06%		Jan-17	2.6	-46.0%	-35.57%		Jan-17	886	-12.80%	-0.89%
	Jan-18	418	-24.00%	11.76%		Jan-18	2.5	-6.2%	-39.57%		Jan-18	629	-29.01%	-29.64%
	Jan-19	508	17.72%	35.83%		Jan-19	2.4	-3.7%	-41.71%		Jan-19	843	25.39%	-5.70%
	Jan-20	564	9.93%	50.80%		Jan-20	2.3	-4.6%	-44.28%		Jan-20	928	9.16%	3.80%
	Jan-21	592	4.73%	58.29%		Jan-21	0.8	-183.8%	-80.37%		Jan-21	686	-35.28%	-23.27%
	Jan-22	615	3.74%	64.44%		Jan-22	0.6	-34.6%	-85.42%		Jan-22	724	5.25%	-19.02%
Jan-23	374	-64.44%		Jan-23	4.1	85.4%		Jan-23	894	19.02%				
# OF CURRENT LISTINGS	Jan-13	2,777		82.46%	DAYS ON MARKET	Jan-13	63		61.54%	AVERAGE SALE PRICE	Jan-13	\$233,373		-59.80%
	Jan-14	2,843	2.38%	86.79%		Jan-14	61	-3.17%	56.41%		Jan-14	\$249,343	6.84%	-57.05%
	Jan-15	2,717	-4.43%	78.52%		Jan-15	62	1.64%	58.97%		Jan-15	\$247,835	-0.60%	-57.31%
	Jan-16	2,259	-16.86%	48.42%		Jan-16	59	-4.84%	51.28%		Jan-16	\$278,724	12.46%	-51.99%
	Jan-17	1,442	-36.17%	-5.26%		Jan-17	44	-25.42%	12.82%		Jan-17	\$300,391	7.77%	-48.26%
	Jan-18	1,028	-28.71%	-32.46%		Jan-18	36	-18.18%	-7.69%		Jan-18	\$338,110	12.56%	-41.76%
	Jan-19	1,205	14.69%	-20.83%		Jan-19	34	-5.88%	-12.82%		Jan-19	\$380,107	11.05%	-34.53%
	Jan-20	1,279	5.79%	-15.97%		Jan-20	40	15.00%	2.56%		Jan-20	\$433,499	12.32%	-25.33%
	Jan-21	473	-170.40%	-68.92%		Jan-21	23	-73.91%	-41.03%		Jan-21	\$602,908	28.10%	3.85%
	Jan-22	365	-29.59%	-76.02%		Jan-22	15	-53.33%	-61.54%		Jan-22	\$767,484	21.44%	32.20%
Jan-23	1,522	76.02%		Jan-23	39	61.54%		Jan-23	\$580,556	-32.20%				

REGIONAL SIX-MONTHS AVERAGE SALE PRICES COMPARISONS BY PROPERTY STYLES

SIX MONTHS COMPARISONS			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT			BY STYLE OF PROPERTY		
HOUSE STYLE	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Aug-22 Sep-22	Sep-22 Oct-22	Oct-22 Nov-22	Nov-22 Dec-22	Dec-22 Jan-23	Jan-23 Aug-22
ALL RESIDENTIAL	\$634,143	\$642,888	\$621,072	\$613,724	\$625,664	\$580,556	1.38%	-3.39%	-1.18%	1.95%	-7.21%	-8.45%
DETACHED	\$687,520	\$695,109	\$662,774	\$660,528	\$674,735	\$636,106	1.10%	-4.65%	-0.34%	2.15%	-5.73%	-7.48%
SEMI-DETACHED	\$492,432	\$482,740	\$513,655	\$508,658	\$486,063	\$481,047	-1.97%	6.40%	-0.97%	-4.44%	-1.03%	-2.31%
TOWNHOME CONDO	\$480,326	\$510,638	\$514,117	\$489,851	\$525,321	\$499,748	6.31%	0.68%	-4.72%	7.24%	-4.87%	4.04%
APARTMENT CONDO	\$375,979	\$382,843	\$412,256	\$345,428	\$365,208	\$354,623	1.83%	7.68%	-16.21%	5.73%	-2.90%	-5.68%
BANK OF CANADA RATE	2.75	3.50	3.75	3.75	4.25	4.50	27.27%	7.14%	0.00%	13.33%	5.88%	63.64%

SEARCH CRITERIA	L-STAR REGIONAL REPORT	ALL RESIDENTIAL STYLE OF HOMES
<p>Time frame is January 2023 Property Type is 'Residential' Source Board (Originating System Name) is 'London and St. Thomas Association of REALTORS®' Exclude From Inventory Stats is no Matrix Testing is no Results calculated from approximately 1,200 listings</p>		
Information deemed accurate as of	SEARCH DATE	March 3, 2023

REGIONAL TEN-YEAR COMPARISONS

AVERAGE SALE PRICE BY PROPERTY STYLES

10 YEAR-OVER-YEAR COMPARISONS			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT				BY STYLE OF PROPERTY	
HOUSE STYLE	Jan-13	Jan-14	Jan-15	Jan-16	Jan-17	Jan-18	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Jan-13 Jan-14	Jan-14 Jan-15	Jan-15 Jan-16	Jan-16 Jan-17	Jan-17 Jan-18	Jan-18 Jan-19
ALL RESIDENTIAL	\$233,373	\$249,343	\$247,835	\$278,724	\$300,391	\$338,110	6.84%	-0.60%	12.46%	7.77%	12.56%	12.42%
DETACHED	\$254,031	\$273,799	\$266,322	\$287,893	\$328,679	\$371,982	7.78%	-2.73%	8.10%	14.17%	13.17%	10.74%
SEMI-DETACHED	\$164,658	\$161,045	\$176,240	\$189,000	\$208,050	\$256,873	-2.19%	9.44%	7.24%	10.08%	23.47%	9.22%
TOWNHOME CONDO	\$166,036	\$175,519	\$188,693	\$171,173	\$213,510	\$246,742	5.71%	7.51%	-9.28%	24.73%	15.56%	20.04%
APARTMENT CONDO	\$131,648	\$166,294	\$190,705	\$197,178	\$218,176	\$170,478	26.32%	14.68%	3.39%	10.65%	-21.86%	23.87%
BANK OF CANADA RATE ON DEC. 31	1.25	1.25	1.00	0.75	0.75	1.50	0.00%	-20.00%	-25.00%	0.00%	100.00%	33.33%
HOUSE STYLE	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% ANNUAL CHANGE	% ANNUAL CHANGE	% ANNUAL CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	Jan-19 Jan-20	Jan-20 Jan-21	Jan-21 Jan-22	Jan-22 Jan-23	Jan-19 Jan-22	Jan-18 Jan-13	Jan-13 Jan-23
ALL RESIDENTIAL	\$380,107	\$433,499	\$602,908	\$767,484	\$580,556	14.05%	39.08%	27.30%	-24.36%	33.97%	6.20%	14.88%
DETACHED	\$411,951	\$467,162	\$660,849	\$853,553	\$636,106	13.40%	41.46%	29.16%	-25.48%	35.73%	6.34%	15.04%
SEMI-DETACHED	\$280,548	\$287,764	\$449,533	\$644,944	\$481,047	2.57%	56.22%	43.47%	-25.41%	43.30%	7.18%	19.21%
TOWNHOME CONDO	\$296,193	\$352,771	\$482,947	\$643,523	\$499,748	19.10%	36.90%	33.25%	-22.34%	39.09%	6.54%	20.10%
APARTMENT CONDO	\$211,174	\$301,732	\$301,627	\$460,987	\$354,623	42.88%	-0.03%	52.83%	-23.07%	39.43%	4.56%	16.94%
BANK OF CANADA RATE ON DEC. 31	2.00	2.00	0.50	0.50	4.50	0.00	-75.00%	0.00%	800.00%	PRE AND POST PANDEMIC COMPARISONS		

REGIONAL 6 MONTHS NEIGHBOURHOOD COMPARISONS

AVERAGE SALE PRICES FOR ALL STYLES

6-MONTHS NEIGHBOURHOOD COMPARISON			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT			ALL RESIDENTIAL STYLES		
AREA	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Aug-22 Sep-22	Sep-22 Oct-22	Oct-22 Nov-22	Nov-22 Dec-22	Dec-22 Jan-23	Aug-22 Jan-23
L-STAR REGION	\$634,143	\$642,888	\$621,072	\$613,724	\$625,664	\$580,556	1.38%	-3.39%	-1.18%	1.95%	-7.21%	-8.45%
CITY OF LONDON	\$619,660	\$644,879	\$619,642	\$605,255	\$594,385	\$552,486	4.07%	-3.91%	-2.32%	-1.80%	-7.05%	-10.84%
EAST LONDON	\$489,850	\$492,108	\$493,177	\$498,423	\$444,327	\$437,621	0.46%	0.22%	1.06%	-10.85%	-1.51%	-10.66%
NORTH LONDON	\$755,847	\$799,138	\$767,870	\$701,576	\$713,472	\$695,626	5.73%	-3.91%	-8.63%	1.70%	-2.50%	-7.97%
SOUTH LONDON	\$625,411	\$615,669	\$602,119	\$608,233	\$630,748	\$576,330	-1.56%	-2.20%	1.02%	3.70%	-8.63%	-7.85%
DORCHESTER	\$813,000	\$782,980	\$1,058,983	\$685,000	\$952,980	\$845,150	-3.69%	35.25%	-35.32%	39.12%	-11.32%	3.95%
PORT STANLEY	\$794,817	\$802,500	\$929,975	\$620,000	\$390,000	\$548,333	0.97%	15.88%	-33.33%	-37.10%	40.60%	-31.01%
ST. THOMAS	\$586,299	\$549,078	\$507,243	\$523,719	\$529,731	\$520,196	-6.35%	-7.62%	3.25%	1.15%	-1.80%	-11.27%
STRATHROY	\$561,500	\$710,633	\$560,104	\$642,000	\$630,880	\$517,744	26.56%	-21.18%	14.62%	-1.73%	-17.93%	-7.79%
BANK OF CANADA RATE	2.75	3.50	3.75	3.75	4.25	4.50	27.27%	7.14%	0.00%	13.33%	5.88%	63.64%

REGIONAL 6 MONTHS NEIGHBOURHOOD COMPARISONS AVERAGE SALE PRICES FOR DETACHED & SEMI-DETACHED STYLES

6-MONTHS NEIGHBOURHOOD COMPARISON			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT				DETACHED STYLE	
AREA	Aug-22 VALUE	Sep-22 VALUE	Oct-22 VALUE	Nov-22 VALUE	Dec-22 VALUE	Jan-23 VALUE	% CHANGE Aug-22 Sep-22	% CHANGE Sep-22 Oct-22	% CHANGE Oct-22 Nov-22	% CHANGE Nov-22 Dec-22	% CHANGE Dec-22 Jan-23	% CHANGE Aug-22 Jan-23
L-STAR REGION	\$687,520	\$695,109	\$662,774	\$660,528	\$674,735	\$636,106	1.10%	-4.65%	-0.34%	2.15%	-5.73%	-7.48%
CITY OF LONDON	\$694,245	\$736,117	\$693,778	\$682,028	\$667,077	\$618,976	6.03%	-5.75%	-1.69%	-2.19%	-7.21%	-10.84%
EAST LONDON	\$528,538	\$539,108	\$537,597	\$548,976	\$492,316	\$484,320	2.00%	-0.28%	2.12%	-10.32%	-1.62%	-8.37%
NORTH LONDON	\$822,954	\$911,958	\$838,110	\$791,297	\$753,766	\$777,339	10.82%	-8.10%	-5.59%	-4.74%	3.13%	-5.54%
SOUTH LONDON	\$741,520	\$716,008	\$710,330	\$711,146	\$712,049	\$684,610	-3.44%	-0.79%	0.11%	0.13%	-3.85%	-7.67%
DORCHESTER	\$813,000	\$814,725	\$1,058,983	\$685,000	\$1,022,500	\$845,150	0.21%	29.98%	-35.32%	49.27%	-17.34%	3.95%
PORT STANLEY	\$975,333	\$790,000	\$929,975	\$620,000	\$390,000	\$607,500	-19.00%	17.72%	-33.33%	-37.10%	55.77%	-37.71%
ST. THOMAS	\$592,046	\$550,481	\$496,067	\$535,183	\$526,941	\$540,807	-7.02%	-9.88%	7.89%	-1.54%	2.63%	-8.65%
STRATHROY	\$596,458	\$736,025	\$557,035	\$642,000	\$678,613	\$517,744	23.40%	-24.32%	15.25%	5.70%	-23.71%	-13.20%
BANK OF CANADA RATE	2.75	3.50	3.75	3.75	4.25	4.50	27.27%	7.14%	0.00%	13.33%	5.88%	63.64%
6-MONTHS NEIGHBOURHOOD COMPARISON			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT				SEMI-DETACHED STYLE	
AREA	Aug-22 VALUE	Sep-22 VALUE	Oct-22 VALUE	Nov-22 VALUE	Dec-22 VALUE	Jan-23 VALUE	% CHANGE Aug-22 Sep-22	% CHANGE Sep-22 Oct-22	% CHANGE Oct-22 Nov-22	% CHANGE Nov-22 Dec-22	% CHANGE Dec-22 Jan-23	% CHANGE Aug-22 Jan-23
L-STAR REGION	\$492,432	\$482,740	\$513,655	\$508,658	\$486,063	\$481,047	-1.97%	6.40%	-0.97%	-4.44%	-1.03%	-2.31%
CITY OF LONDON	\$0	\$557,501	\$518,000	\$567,500	\$462,500	\$431,904		-7.09%	9.56%	-18.50%	-6.62%	
EAST LONDON	\$474,750	\$485,500	\$509,950	\$0	\$437,000	\$414,373	2.26%	5.04%			-5.18%	-12.72%
NORTH LONDON	\$0	\$557,501	\$518,000	\$567,500	\$462,500	\$484,500		-7.09%	9.56%	-18.50%	4.76%	
SOUTH LONDON	\$502,201	\$479,474	\$472,143	\$450,200	\$508,625	\$508,908	-4.53%	-1.53%	-4.65%	12.98%	0.06%	1.34%
ST. THOMAS	\$526,482	\$530,833	\$527,400	\$489,167	\$544,800	\$506,149	0.83%	-0.65%	-7.25%	11.37%	-7.09%	-3.86%
STRATHROY	\$497,500	\$335,000	\$0	\$0	\$350,000	\$0	-32.66%	-100.00%				
BANK OF CANADA RATE	2.75	3.50	3.75	3.75	4.25	4.50	27.27%	7.14%	0.00%	13.33%	5.88%	63.64%

REGIONAL 6-MONTHS NEIGHBOURHOOD COMPARISONS

AVERAGE SALE PRICES TOWNHOME & CONDO STYLES

6-MONTHS NEIGHBOURHOOD COMPARISON			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT			TOWNHOME CONDO STYLE		
AREA	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Aug-22 Sep-22	Sep-22 Oct-22	Oct-22 Nov-22	Nov-22 Dec-22	Dec-22 Jan-23	Aug-22 Jan-23
L-STAR REGION	\$480,326	\$510,638	\$514,117	\$489,851	\$525,321	\$499,748	6.31%	0.68%	-4.72%	7.24%	-4.87%	4.04%
CITY OF LONDON	\$479,122	\$496,405	\$511,425	\$491,255	\$508,967	\$500,320	3.61%	3.03%	-3.94%	3.61%	-1.70%	4.42%
EAST LONDON	\$411,075	\$389,505	\$408,475	\$379,500	\$456,815	\$408,417	-5.25%	4.87%	-7.09%	20.37%	-10.59%	-0.65%
NORTH LONDON	\$560,443	\$562,441	\$592,000	\$558,154	\$589,944	\$583,139	0.36%	5.26%	-5.72%	5.70%	-1.15%	4.05%
SOUTH LONDON	\$460,917	\$481,534	\$474,867	\$457,853	\$488,240	\$495,311	4.47%	-1.38%	-3.58%	6.64%	1.45%	7.46%
PORT STANLEY	\$586,451	\$0	\$0	\$0	\$0	\$430,000	-100.00%					-26.68%
BANK OF CANADA RATE	2.75	3.50	3.75	3.75	4.25	4.50	27.27%	7.14%	0.00%	13.33%	5.88%	63.64%
6-MONTHS NEIGHBOURHOOD COMPARISON			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT			APARTMENT CONDO STYLE		
AREA	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Aug-22 Sep-22	Sep-22 Oct-22	Oct-22 Nov-22	Nov-22 Dec-22	Dec-22 Jan-23	Aug-22 Jan-23
L-STAR REGION	\$375,979	\$382,843	\$412,256	\$345,428	\$365,208	\$354,623	1.83%	7.68%	-16.21%	5.73%	-2.90%	-5.68%
CITY OF LONDON	\$370,303	\$389,394	\$409,888	\$348,747	\$339,183	\$360,403	5.16%	5.26%	-14.92%	-2.74%	6.26%	-2.67%
EAST LONDON	\$340,400	\$356,827	\$349,106	\$337,040	\$325,493	\$331,063	4.83%	-2.16%	-3.46%	-3.43%	1.71%	-2.74%
NORTH LONDON	\$498,500	\$521,056	\$819,000	\$491,360	\$427,000	\$462,714	4.52%	57.18%	-40.00%	-13.10%	8.36%	-7.18%
SOUTH LONDON	\$346,933	\$331,638	\$323,391	\$303,958	\$353,875	\$342,779	-4.41%	-2.49%	-6.01%	16.42%	-3.14%	-1.20%
BANK OF CANADA RATE	2.75	3.50	3.75	3.75	4.25	4.50	27.27%	7.14%	0.00%	13.33%	5.88%	63.64%

REGIONAL PROJECTED AVERAGE SALES VALUE

PROJECTED AVERAGE SALES VALUE BASED ON THE ACTUAL INCREASE FROM 2012 YEAR END TO 2018 YEAR END

HOUSE STYLE	2018	2019	2020	2021	2022	2023	% CHANGE	% CHANGE	% CHANGE	% ANNUAL CHANGE	% ANNUAL CHANGE	% ANNUAL CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	2018 2019	2019 2020	2020 2021	2021 2022	2022 2023	Jan-22 2023 PROJECTED
ALL RESIDENTIAL	\$380,107	\$432,372	\$491,823	\$559,448	\$636,373	\$723,874	13.75%	13.75%	13.75%	13.75%	13.75%	-5.68%
DETACHED	\$411,951	\$468,594	\$533,026	\$606,317	\$689,686	\$784,517	13.75%	13.75%	13.75%	13.75%	13.75%	-8.09%
SEMI-DETACHED	\$280,548	\$319,123	\$363,003	\$412,916	\$469,692	\$534,274	13.75%	13.75%	13.75%	13.75%	13.75%	-17.16%
TOWNHOME CONDO	\$296,193	\$336,920	\$383,246	\$435,942	\$495,884	\$564,068	13.75%	13.75%	13.75%	13.75%	13.75%	-12.35%
APARTMENT CONDO	\$211,174	\$240,210	\$273,239	\$310,810	\$353,546	\$402,159	13.75%	13.75%	13.75%	13.75%	13.75%	-12.76%
BANK OF CANADA RATE ON DEC. 31	2.00	2.00	0.50	0.50	4.25	4.50	0.00%	-300.00%	0.00%	88.24%	5.56%	

On page 5, we noted that four organizations anticipated a decline in the 2023 Home Sale Price index from 1 to 10.7%, namely Royal LePage, Re/Max, TD and RBC, while CREA anticipated a .2% increase in the overall Sale Price.

On page 10, the % Change in the Regional Average Sales value of Detached Homes increase by approximately 13.98% annually from 2013 to 2020. During the Pandemic Years (2019-2022), Detached Homes increased in value by 35.73% annually! This rate needs to be more sustainable. Suppose we apply the “Average Increase rate of 13.75% starting in 2018. In that case, we see a projected Sales Value of \$784,517 For Detached Homes across the region, which would be an 8.09% decline from 2022 but would be in line with the 10-year average appreciation in the overall value of 13.75% per year. This is why I believe we will see between a 6 and 10% decline in value until the Spring Market before the market levels out and returns to its normal growth pattern.



Contact Me To Talk More

If you have any additional questions or concerns about buying, selling, investing or about this report, please give me a call. After all, it's about Helping You Create Your Lifestyle.



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*It's not about buying or selling a house or a piece of property,
It's about creating a Lifestyle...YOUR LIFESTYLE*