

APRIL 2023 L-STAR REGIONAL 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 get in touch with 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 has paused its overnight rate at 4.50 Basis Points for now, but we should be prepared for one or two more additional increases this year as the BOC continues to wrestle with achieving the 2% target inflation rate. Looking back at the previous six months, this could result in a further 5-7% drop in the average sales prices moving forward.

TRENDING OVERVIEW

SIX-MONTH TRENDING

When looking at the Regional Numbers for All Residential Style of Homes, there were 779 Sold Properties at the End of April, up 3.59% from March (751) and 38.51% from February (479), continuing the positive trend. New listings decreased by 8.59% from 1,163 in March to 1,071 in April, while the Average Sale Price increased by 4.25% from \$640,382 in March to \$668,786 in April. (see page 7 for more details); while I remain cautiously optimistic that the trend is beginning to increase, I am still concerned that we may see between one and three more Rate Increases from the Bank of Canada before we see any downward movement this year.

10 Yr. Annual Month-Over-Month

Comparing April 2023 (779 sold) with April 2022 (945), there was a 21.31% decline in the Number of Sold Properties for All Residential Style Homes, along with a 57.89% decline in the total number of new listings from April 2023 (1,071) to April 2022 (1,691) and a 13.11% decline in Average Sale Value between April 2023 (\$668,786) and April 2022 (\$756,454). (see page 8 for details).

The news is not all doom and gloom when considering that the Average Sale Price for All Residential Styles of Homes at the end of April 2023 was \$668,786, which was down substantially from April 2022 \$756,454; the market still outperformed the Ten-Year Projected Average Appreciation value of \$597.525 by 13.9%. (see page 14 for details).

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%

I first reported these figures back in our January report; however, I wanted to include them with this report as I do believe that our market will in fact finish 2023 with between a 7 and 11% decline in Average Sales Price as compared to 2022.

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, 2022 issue](#), for the full article.

REGIONAL SIX-MONTH COMPARISONS

ALL RESIDENTIAL STYLES

SIX MONTHS COMPARISONS				L-STAR REGIONAL REPORT		ALL RESIDENTIAL STYLE OF HOMES			
CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS	% CHANGE VS Apr-23	CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS	% CHANGE VS Apr-23
# OF SOLD PROPERTIES	Nov-22	521		-33.12%	MONTHS OF INVENTORY	Nov-22	3.5		73.56%
	Dec-22	326	-59.82%	-58.15%		Dec-22	4.4	20.85%	119.29%
	Jan-23	374	12.83%	-51.99%		Jan-23	4.1	-7.00%	104.94%
	Feb-23	479	21.92%	-38.51%		Feb-23	3.3	-23.87%	65.45%
	Mar-23	751	36.22%	-3.59%		Mar-23	2.2	-52.17%	8.73%
	Apr-23	779	3.59%			Apr-23	2.0	-8.73%	
# OF NEW LISTINGS	Nov-22	950		-11.30%	DAYS ON MARKET	Nov-22	3		73.56%
	Dec-22	429	-121.45%	-59.94%		Dec-22	4	20.85%	119.29%
	Jan-23	894	52.01%	-16.53%		Jan-23	4	-7.00%	104.94%
	Feb-23	840	-6.43%	-21.57%		Feb-23	3	-23.87%	65.45%
	Mar-23	1,163	27.77%	8.59%		Mar-23	2	-52.17%	8.73%
	Apr-23	1,071	-8.59%			Apr-23	2	-8.73%	
# OF CURRENT LISTINGS END OF PERIOD	Nov-22	1,805		16.08%	AVERAGE SALE PRICE	Nov-22	\$613,724		-8.23%
	Dec-22	1,427	-26.49%	-8.23%		Dec-22	\$625,104	1.82%	-6.53%
	Jan-23	1,530	6.73%	-1.61%		Jan-23	\$580,152	-7.75%	-13.25%
	Feb-23	1,582	3.29%	1.74%		Feb-23	\$613,452	5.43%	-8.27%
	Mar-23	1,630	2.94%	4.82%		Mar-23	\$640,382	4.21%	-4.25%
	Apr-23	1,555	-4.82%			Apr-23	\$668,786	4.25%	

REGIONAL TEN-YEAR COMPARISONS

ALL RESIDENTIAL STYLES

TEN YEAR COMPARISONS					L-STAR REGIONAL REPORT					ALL RESIDENTIAL STYLE OF HOMES					
CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS YR.	% CHANGE VS Apr-23	CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS YR.	% CHANGE VS Apr-23	CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS YR.	% CHANGE VS Apr-23	
# OF SOLD PROPERTIES	Apr-13	846		8.60%	MONTHS OF INVENTORY	Apr-13	4.4		118.86%	AVERAGE SALE PRICE	Apr-13	\$250,525		-62.54%	
	Apr-14	862	1.89%	10.65%		Apr-14	4.2		-2.8%		112.65%	Apr-14	\$249,196	-0.53%	-62.74%
	Apr-15	981	13.81%	25.93%		Apr-15	3.7		-11.8%		87.62%	Apr-15	\$269,990	8.34%	-59.63%
	Apr-16	1,074	9.48%	37.87%		Apr-16	2.6		-31.5%		28.60%	Apr-16	\$274,493	1.67%	-58.96%
	Apr-17	1,248	16.20%	60.21%		Apr-17	1.2		-54.1%		-41.03%	Apr-17	\$342,617	24.82%	-48.77%
	Apr-18	965	-22.68%	23.88%		Apr-18	1.5		26.6%		-25.35%	Apr-18	\$368,633	7.59%	-44.88%
	Apr-19	1,031	6.40%	32.35%		Apr-19	1.6		6.0%		-20.60%	Apr-19	\$418,293	11.87%	-37.45%
	Apr-20	451	-128.60%	-42.11%		Apr-20	3.6		56.0%		80.39%	Apr-20	\$424,055	1.36%	-36.59%
	Apr-21	1,199	62.39%	53.92%		Apr-21	0.6		-462.9%		-67.95%	Apr-21	\$643,113	34.06%	-3.84%
	Apr-22	945	-26.88%	21.31%		Apr-22	1.2		46.0%		-40.68%	Apr-22	\$756,454	14.98%	13.11%
Apr-23	779	-21.31%		Apr-23	2.0		40.7%		Apr-23	\$668,786	-13.11%				
# OF NEW LISTINGS	Apr-13	1,789		67.04%	DAYS ON MARKET	Apr-13	45		60.71%	# OF CURRENT LISTINGS	Apr-13	3,696		137.68%	
	Apr-14	1,739	-2.79%	62.37%		Apr-14	52		15.56%		85.71%	Apr-14	3,659	-1.00%	135.31%
	Apr-15	1,851	6.44%	72.83%		Apr-15	47		-9.62%		67.86%	Apr-15	3,674	0.41%	136.27%
	Apr-16	1,569	-15.24%	46.50%		Apr-16	41		-12.77%		46.43%	Apr-16	2,757	-24.96%	77.30%
	Apr-17	1,461	-6.88%	36.41%		Apr-17	23		-43.90%		-17.86%	Apr-17	1,469	-46.72%	-5.53%
	Apr-18	1,365	-6.57%	27.45%		Apr-18	22		-4.35%		-21.43%	Apr-18	1,438	-2.11%	-7.52%
	Apr-19	1,474	7.39%	37.63%		Apr-19	24		8.33%		-14.29%	Apr-19	1,634	12.00%	5.08%
	Apr-20	743	-98.38%	-30.63%		Apr-20	25		4.00%		-10.71%	Apr-20	1,624	-0.62%	4.44%
	Apr-21	1,536	51.63%	43.42%		Apr-21	9		-177.78%		-67.86%	Apr-21	767	-111.73%	-50.68%
	Apr-22	1,691	9.17%	57.89%		Apr-22	10		10.00%		-64.29%	Apr-22	1,119	31.46%	-28.04%
Apr-23	1,071	-57.89%		Apr-23	28		64.29%		Apr-23	1,555	28.04%				

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	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Nov-22 Dec-22	Dec-22 Jan-23	Jan-23 Feb-23	Feb-23 Mar-23	Mar-23 Apr-23	Apr-23 Nov-22
ALL RESIDENTIAL	\$613,724	\$625,104	\$580,152	\$613,452	\$640,382	\$668,786	1.85%	-7.19%	5.74%	4.39%	4.44%	8.97%
DETACHED	\$660,528	\$674,197	\$636,106	\$668,263	\$697,632	\$726,147	2.07%	-5.65%	5.06%	4.39%	4.09%	9.93%
SEMI-DETACHED	\$508,658	\$486,063	\$481,047	\$478,404	\$475,505	\$515,260	-4.44%	-1.03%	-0.55%	-0.61%	8.36%	1.30%
TOWNHOME CONDO	\$489,851	\$525,321	\$494,609	\$489,919	\$501,656	\$558,225	7.24%	-5.85%	-0.95%	2.40%	11.28%	13.96%
APARTMENT CONDO	\$345,428	\$365,208	\$354,623	\$354,328	\$397,166	\$445,407	5.73%	-2.90%	-0.08%	12.09%	12.15%	28.94%
BANK OF CANADA RATE	3.75	4.25	4.50	4.50	4.50	4.50	13.33%	5.88%	0.00%	0.00%	0.00%	20.00%

SEARCH CRITERIA	L-STAR REGIONAL REPORT	ALL RESIDENTIAL STYLE OF HOMES
<p>Time frame is April 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 1,500 listings</p>		
Information sourced from the L-Star MLS Datafeed deemed accurate as of search date.		SEARCH DATE May 4, 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	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Apr-13 Apr-14	Apr-14 Apr-15	Apr-15 Apr-16	Apr-16 Apr-17	Apr-17 Apr-18	Apr-18 Apr-13
ALL RESIDENTIAL	\$250,525	\$249,196	\$269,990	\$274,493	\$342,617	\$368,633	-0.53%	8.34%	1.67%	24.82%	7.59%	13.47%
DETACHED	\$268,779	\$275,723	\$292,893	\$295,665	\$376,377	\$405,075	2.58%	6.23%	0.95%	27.30%	7.62%	11.08%
SEMI-DETACHED	\$163,919	\$169,488	\$172,330	\$187,949	\$231,490	\$261,703	3.40%	1.68%	9.06%	23.17%	13.05%	16.03%
TOWNHOME CONDO	\$192,649	\$166,679	\$196,179	\$202,119	\$234,426	\$263,430	-13.48%	17.70%	3.03%	15.98%	12.37%	25.56%
APARTMENT CONDO	\$170,158	\$155,995	\$179,572	\$188,455	\$235,600	\$219,207	-8.32%	15.11%	4.95%	25.02%	-6.96%	21.69%
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	Apr-19	Apr-20	Apr-21	Apr-22	Apr-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% ANNUAL CHANGE	% ANNUAL CHANGE	% ANNUAL CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	Apr-19 Apr-20	Apr-20 Apr-21	Apr-21 Apr-22	Apr-22 Apr-23	Apr-19 Apr-22	Apr-18 Apr-13	Apr-13 Apr-23
ALL RESIDENTIAL	\$418,293	\$424,055	\$643,113	\$756,454	\$668,786	1.38%	51.66%	17.62%	-11.59%	26.95%	9.43%	16.70%
DETACHED	\$449,970	\$450,929	\$701,885	\$820,780	\$726,147	0.21%	55.65%	16.94%	-11.53%	27.47%	10.14%	17.02%
SEMI-DETACHED	\$303,644	\$335,092	\$491,912	\$631,892	\$515,260	10.36%	46.80%	28.46%	-18.46%	36.03%	11.93%	21.43%
TOWNHOME CONDO	\$330,764	\$353,545	\$498,148	\$621,885	\$558,225	6.89%	40.90%	24.84%	-10.24%	29.34%	7.35%	18.98%
APARTMENT CONDO	\$266,759	\$313,069	\$383,169	\$484,403	\$445,407	17.36%	22.39%	26.42%	-8.05%	27.20%	5.77%	16.18%
BANK OF CANADA RATE ON DEC. 31	2.00	0.50	0.50	1.25	4.50	-300.00%	0.00%	60.00%	72.22%	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	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Nov-22 Dec-22	Dec-22 Jan-23	Jan-23 Feb-23	Feb-23 Mar-23	Mar-23 Apr-23	Apr-23 Nov-22
L-STAR REGION	\$613,724	\$625,104	\$580,152	\$613,452	\$640,382	\$668,786	1.85%	-7.19%	5.74%	4.39%	4.44%	8.97%
CITY OF LONDON	\$605,255	\$594,385	\$561,641	\$618,905	\$620,792	\$669,882	-1.80%	-5.51%	10.20%	0.30%	7.91%	10.68%
EAST LONDON	\$498,423	\$444,327	\$437,621	\$542,257	\$478,898	\$521,338	-10.85%	-1.51%	23.91%	-11.68%	8.86%	4.60%
NORTH LONDON	\$702,416	\$713,472	\$695,626	\$715,719	\$725,608	\$765,757	1.57%	-2.50%	2.89%	1.38%	5.53%	9.02%
SOUTH LONDON	\$608,197	\$630,748	\$574,611	\$604,648	\$651,110	\$714,482	3.71%	-8.90%	5.23%	7.68%	9.73%	17.48%
DORCHESTER	\$685,000	\$1,022,500	\$845,150	\$1,195,000	\$872,264	\$766,817	49.27%	-17.34%	41.40%	-27.01%	-12.09%	11.94%
GRAND BEND	\$701,000	\$729,875	\$862,214	\$745,980	\$739,083	\$806,780	4.12%	18.13%	-13.48%	-0.92%	9.16%	15.09%
KOMOKA	\$1,229,000	\$420,000	\$824,500	\$834,154	\$824,000	\$669,380	-65.83%	96.31%	1.17%	-1.22%	-18.76%	-45.53%
PORT STANLEY	\$620,000	\$390,000	\$548,333	\$936,667	\$638,889	\$811,290	-37.10%	40.60%	70.82%	-31.79%	26.98%	30.85%
ST. THOMAS	\$523,719	\$529,731	\$520,196	\$553,676	\$601,262	\$572,130	1.15%	-1.80%	6.44%	8.59%	-4.85%	9.24%
STRATHROY	\$671,053	\$668,233	\$610,772	\$653,763	\$605,302	\$725,462	-0.42%	-8.60%	7.04%	-7.41%	19.85%	8.11%
BANK OF CANADA RATE	3.75	4.25	4.50	4.50	4.50	4.50	13.33%	5.88%	0.00%	0.00%	0.00%	-97.04%

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	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Nov-22 Dec-22	Dec-22 Jan-23	Jan-23 Feb-23	Feb-23 Mar-23	Mar-23 Apr-23	Apr-23 Nov-22
L-STAR REGION	\$660,528	\$674,197	\$636,106	\$668,263	\$697,632	\$726,147	2.07%	-5.65%	5.06%	4.39%	4.09%	9.93%
CITY OF LONDON	\$682,028	\$665,980	\$642,757	\$700,924	\$710,474	\$751,666	-2.35%	-3.49%	9.05%	1.36%	5.80%	10.21%
EAST LONDON	\$548,976	\$492,316	\$484,320	\$587,496	\$546,279	\$559,811	-10.32%	-1.62%	21.30%	-7.02%	2.48%	1.97%
NORTH LONDON	\$796,349	\$753,766	\$773,339	\$791,107	\$850,772	\$891,236	-5.35%	2.60%	2.30%	7.54%	4.76%	11.92%
SOUTH LONDON	\$711,088	\$712,049	\$684,610	\$749,473	\$746,282	\$817,047	0.14%	-3.85%	9.47%	-0.43%	9.48%	14.90%
DORCHESTER	\$685,000	\$1,022,500	\$845,150	\$1,195,000	\$872,264	\$766,817	49.27%	-17.34%	41.40%	-27.01%	-12.09%	11.94%
GRAND BEND	\$701,000	\$729,875	\$951,750	\$712,475	\$739,083	\$947,486	4.12%	30.40%	-25.14%	3.73%	28.20%	35.16%
KOMOKA	\$1,229,000	\$420,000	\$849,250	\$888,942	\$833,333	\$674,250	-65.83%	102.20%	4.67%	-6.26%	-19.09%	-45.14%
PORT STANLEY	\$620,000	\$390,000	\$607,500	\$936,667	\$685,833	\$937,380	-37.10%	55.77%	54.18%	-26.78%	36.68%	51.19%
ST. THOMAS	\$535,183	\$526,941	\$540,807	\$554,682	\$606,897	\$577,522	-1.54%	2.63%	2.57%	9.41%	-4.84%	7.91%
STRATHROY	\$656,750	\$713,890	\$610,772	\$676,815	\$607,641	\$737,347	8.70%	-14.44%	10.81%	-10.22%	21.35%	12.27%
BANK OF CANADA RATE	3.75	4.25	4.50	4.50	4.50	4.50	13.33%	5.88%	0.00%	0.00%	0.00%	20.00%
6-MONTHS NEIGHBOURHOOD COMPARISON			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT			SEMI-DETACHED STYLE		
AREA	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Nov-22 Dec-22	Dec-22 Jan-23	Jan-23 Feb-23	Feb-23 Mar-23	Mar-23 Apr-23	Apr-23 Nov-22
L-STAR REGION	\$508,658	\$486,063	\$481,047	\$478,404	\$475,505	\$515,260	-4.44%	-1.03%	-0.55%	-0.61%	8.36%	1.30%
CITY OF LONDON	\$567,500	\$462,500	\$451,416	\$469,073	\$484,746	\$510,531	-18.50%	-2.40%	3.91%	3.34%	5.32%	-10.04%
EAST LONDON	\$0	\$437,000	\$414,373	\$447,500	\$387,667	\$531,600		-5.18%	7.99%	-13.37%	37.13%	
NORTH LONDON	\$567,500	\$462,500	\$484,500	\$487,500	\$517,367	\$498,500	-18.50%	4.76%	0.62%	6.13%	-3.65%	-12.16%
SOUTH LONDON	\$450,200	\$508,625	\$473,714	\$473,717	\$512,371	\$496,225	12.98%	-6.86%	0.00%	8.16%	-3.15%	10.22%
ST. THOMAS	\$489,167	\$544,800	\$506,149	\$552,750	\$523,194	\$517,558	11.37%	-7.09%	9.21%	-5.35%	-1.08%	5.80%
STRATHROY	\$613,500	\$581,934	\$0	\$0	\$0	\$0	-5.15%					
BANK OF CANADA RATE	3.75	4.25	4.50	4.50	4.50	4.50	13.33%	5.88%	0.00%	0.00%	0.00%	20.00%

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	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Nov-22 Dec-22	Dec-22 Jan-23	Jan-23 Feb-23	Feb-23 Mar-23	Mar-23 Apr-23	Apr-23 Nov-22
L-STAR REGION	\$489,851	\$525,321	\$494,609	\$489,919	\$501,656	\$558,225	7.24%	-5.85%	-0.95%	2.40%	11.28%	13.96%
CITY OF LONDON	\$491,255	\$508,967	\$492,057	\$489,419	\$501,075	\$554,001	3.61%	-3.32%	-0.54%	2.38%	10.56%	12.77%
EAST LONDON	\$379,500	\$456,815	\$408,417	\$443,700	\$451,500	\$446,792	20.37%	-10.59%	8.64%	1.76%	-1.04%	17.73%
NORTH LONDON	\$558,154	\$589,944	\$583,139	\$548,405	\$574,610	\$631,363	5.70%	-1.15%	-5.96%	4.78%	9.88%	13.12%
SOUTH LONDON	\$457,853	\$488,240	\$481,447	\$445,672	\$480,874	\$530,923	6.64%	-1.39%	-7.43%	7.90%	10.41%	15.96%
PORT STANLEY	\$0	\$0	\$430,000	\$0	\$385,000	\$0						
BANK OF CANADA RATE	3.75	4.25	4.50	4.50	4.50	4.50	13.33%	5.88%	0.00%	0.00%	0.00%	20.00%
6-MONTHS NEIGHBOURHOOD COMPARISON			AVERAGE SALE PRICE				L-STAR REGIONAL REPORT			APARTMENT CONDO STYLE		
AREA	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE	% CHANGE
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Nov-22 Dec-22	Dec-22 Jan-23	Jan-23 Feb-23	Feb-23 Mar-23	Mar-23 Apr-23	Apr-23 Nov-22
L-STAR REGION	\$345,428	\$365,208	\$354,623	\$354,328	\$397,166	\$445,407	5.73%	-2.90%	-0.08%	12.09%	12.15%	28.94%
CITY OF LONDON	\$348,747	\$339,183	\$360,403	\$362,181	\$378,963	\$443,326	-2.74%	6.26%	0.49%	4.63%	16.98%	27.12%
EAST LONDON	\$337,040	\$325,493	\$331,063	\$355,775	\$298,232	\$399,391	-3.43%	1.71%	7.46%	-16.17%	33.92%	18.50%
NORTH LONDON	\$491,360	\$427,000	\$462,714	\$527,925	\$524,635	\$541,371	-13.10%	8.36%	14.09%	-0.62%	3.19%	10.18%
SOUTH LONDON	\$303,958	\$353,875	\$342,779	\$325,550	\$386,288	\$372,464	16.42%	-3.14%	-5.03%	18.66%	-3.58%	22.54%
BANK OF CANADA RATE	3.75	4.25	4.50	4.50	4.50	4.50	13.33%	5.88%	0.00%	0.00%	0.00%	20.00%

REGIONAL MONTHLY PROJECTED AVERAGE SALES VALUE

MONTHLY AVERAGE SALES VALUE FOR PRE-PANDEMIC AND PANDEMIC YEARS									L-STAR REGIONAL REPORT	
HOUSE STYLE	Apr-13 ACTUAL	Apr-18 ACTUAL	Apr-19 ACTUAL	Apr-21 ACTUAL	Apr-22 ACTUAL	Apr-23 ACTUAL	% CHANGE ACTUAL	% CHANGE ACTUAL	NOTES & ASSUMPTIONS 2013-2018 represents the Pre-Pandemic Years 2019-2022 represents the Pandemic Years	
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Apr-13 Apr-18	Apr-23 Apr-13		
ALL RESIDENTIAL	\$250,525	\$368,633	\$418,293	\$643,113	\$756,454	\$668,786	9.43%	16.7%		
DETACHED	\$268,779	\$405,075	\$449,970	\$701,885	\$820,780	\$726,147	10.14%	17.0%		
SEMI-DETACHED	\$163,919	\$261,703	\$303,644	\$491,912	\$631,892	\$515,260	11.93%	21.4%		
TOWNHOME CONDO	\$192,649	\$263,430	\$330,764	\$498,148	\$621,885	\$558,225	7.35%	19.0%		
APARTMENT CONDO	\$170,158	\$219,207	\$266,759	\$383,169	\$484,403	\$445,407	5.77%	16.2%		
MONTHLY PROJECTED AVERAGE SALES VALUE BASED ON % CHANGE ANNUAL ACTUAL 2013 TO 2018 PRE PANDEMIC TIMEFRAME									L-STAR REGIONAL REPORT	
HOUSE STYLE	Apr-18 ACTUAL	Apr-19 PROJECTED	Apr-20 PROJECTED	Apr-21 PROJECTED	Apr-22 PROJECTED	Apr-23 PROJECTED	% CHANGE Apr-23 PROJECTED	% CHANGE Apr-23 PROJECTED		
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Apr-23 ACTUAL	Apr-13 ACTUAL		
ALL RESIDENTIAL	\$368,633	\$406,019	\$447,197	\$492,551	\$542,505	\$597,525	-10.66%	13.9%	10.14%	I used the % Change Annual to Actual 2013 to 2018 from above to forecast the Projected 2023 Values for each style of home.
DETACHED	\$405,075	\$453,404	\$507,498	\$568,047	\$635,819	\$711,677	-1.99%	16.5%	11.93%	
SEMI-DETACHED	\$261,703	\$280,933	\$301,577	\$323,737	\$347,526	\$373,063	-27.60%	12.8%	7.35%	
TOWNHOME CONDO	\$263,430	\$278,617	\$294,680	\$311,668	\$329,636	\$348,640	-37.54%	8.1%	5.77%	
APARTMENT CONDO	\$219,207	\$219,207	\$219,207	\$219,207	\$219,207	\$219,207	-50.79%	2.9%	0.00%	

What I was looking at here was what would the Average Sales Value approximately be if we applied the pre-pandemic average annual increases to the pandemic years to determine what the market could have looked like if the external factors of the Pandemic did not exist. As you see, the market appears to be stronger over the ten years.



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*