

APRIL 2023 - STRATHROY 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!***



TABLE OF CONTENTS

CONTENT	PAGE #
INTRODUCTION	3
TRENDING OVERVIEW	4
2023 FORECASTS	5
STRATHROY SIX-MONTH COMPARISONS OF ALL STYLES	7
STRATHROY TEN-YEAR COMPARISONS ALL STYLES	8
STRATHROY SIX-MONTH AVERAGE SALE PRICES COMPARISONS BY STYLE	9
STRATHROY TEN-YEAR COMPARISONS AVERAGE SALE PRICES BY STYLE	10
STRATHROY SIX-MONTH NEIGHBOURHOOD COMPARISONS OF AVERAGE SALE PRICES ALL STYLES	11
STRATHROY SIX-MONTH NEIGHBOURHOOD COMPARISONS AVERAGE SALE PRICES DETACHED & SEMI-DETACHED STYLES	12
STRATHROY PROJECTED AVERAGE SALES PRICES ALL RESIDENTIAL STYLES	13

INTRODUCTION

REPORT OVERVIEW

This report contains Market Information on the Residential Housing Market for Strathroy/Caradoc, with all information courtesy of our local MLS Board I-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. 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 Strathroy/Caradoc Numbers for All Residential Style of Homes, there were 26 Sold Properties as of the End of March, up 7.69% from Feb 24 and 30.77% from Jan (18), continuing the positive trend. New listings surged by 25.0% from 36 in February to 48 in March, while the Average Sale Price decreased from \$653,763 in February to \$605,302 in March, an 8.01% decrease. (see page 7 for more details). 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.

Q1 (JANUARY – MARCH 2023 RESULTS)

Comparing March 2023 (26 sold) with March 2022 (37sold), there was a 42.31% decline in the Number of Sold Properties for All Residential Style Homes, along with a 47.92% decline in the total number of new listings from March 2023 (48) to March 2022 (71) and a 41.74% decline in Average Sale Value between March 2023 (\$605,302) and March 2022 (\$857,948). (see page 8 for details).

The news is not all doom and gloom when considering the First Quarter Results. The Average Sale Price for All Residential Styles of Homes at the end of Q1 (Jan. 2023-March 2023) was \$623,279 While this was down substantially from Q1-2022 (\$813,136), the market still outperformed the Ten-Year Average Projected Appreciation value of \$547,620by 15.2% (see page 13 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.

STRATHROY SIX-MONTH COMPARISONS

ALL RESIDENTIAL STYLES

SIX MONTHS COMPARISONS					STRATHROY/CARADOC		ALL RESIDENTIAL STYLE OF PROPERTIES			
CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS MTH.	% CHANGE VS Apr-23	CATEGORY	TIME PERIOD	VALUE	% CHANGE VS. PREVIOUS MTH.	% CHANGE VS Apr-23	
# OF SOLD PROPERTIES	Nov-22	17		-59.52%	MONTHS OF INVENTORY	Nov-22	4.0		170.97%	
	Dec-22	12	-41.67%	-71.43%		Dec-22	4.0	0.00%	170.97%	
	Jan-23	18	33.33%	-57.14%		Jan-23	4.3	6.49%	189.78%	
	Feb-23	24	25.00%	-42.86%		Feb-23	3.0	-40.64%	106.05%	
	Mar-23	26	7.69%	-38.10%		Mar-23	3.1	1.15%	108.44%	
	Apr-23	42	38.10%			Apr-23	1.5	-108.44%		
# OF NEW LISTINGS	Nov-22	41		-8.89%	DAYS ON MARKET	Nov-22	4		170.97%	
	Dec-22	21	-95.24%	-53.33%		Dec-22	4	0.00%	170.97%	
	Jan-23	54	61.11%	20.00%		Jan-23	4	6.49%	189.78%	
	Feb-23	36	-50.00%	-20.00%		Feb-23	3	-40.64%	106.05%	
	Mar-23	48	25.00%	6.67%		Mar-23	3	1.15%	108.44%	
	Apr-23	45	-6.67%			Apr-23	1	-108.44%		
# OF CURRENT LISTINGS END OF PERIOD	Nov-22	86		38.71%	AVERAGE SALE PRICE	Nov-22	\$671,053		-7.50%	
	Dec-22	63	-36.51%	1.61%		Dec-22	\$668,233	-0.42%	-7.89%	
	Jan-23	77	18.18%	24.19%		Jan-23	\$610,772	-9.41%	-15.81%	
	Feb-23	73	-5.48%	17.74%		Feb-23	\$653,763	6.58%	-9.88%	
	Mar-23	80	8.75%	29.03%		Mar-23	\$605,302	-8.01%	-16.56%	
	Apr-23	62	-29.03%			Apr-23	\$725,462	16.56%		

STRATHROY TEN-YEAR MONTH-OVER-MONTH COMPARISONS ALL RESIDENTIAL STYLES

TEN YEAR COMPARISONS					STRATHROY/CARADOC					ALL RESIDENTIAL STYLE OF PROPERTIES				
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	32		-23.81%	MONTHS OF INVENTORY	Apr-13	4.8		226.01%	# OF NEW LISTINGS	Apr-13	78		73.33%
	Apr-14	30	-6.25%	-28.57%		Apr-14	5.8	19.8%	290.65%		Apr-14	60	-23.08%	33.33%
	Apr-15	45	50.00%	7.14%		Apr-15	3.6	-38.3%	140.86%		Apr-15	79	31.67%	75.56%
	Apr-16	41	-8.89%	-2.38%		Apr-16	3.2	-9.5%	118.10%		Apr-16	70	-11.39%	55.56%
	Apr-17	42	2.44%	0.00%		Apr-17	2.2	-30.5%	51.61%		Apr-17	67	-4.29%	48.89%
	Apr-18	40	-4.76%	-4.76%		Apr-18	1.8	-19.6%	21.94%		Apr-18	49	-26.87%	8.89%
	Apr-19	37	-8.11%	-11.90%		Apr-19	2.6	32.0%	79.42%		Apr-19	66	25.76%	46.67%
	Apr-20	12	-208.33%	-71.43%		Apr-20	9.8	72.8%	560.48%		Apr-20	30	-120.00%	-33.33%
	Apr-21	44	72.73%	4.76%		Apr-21	0.7	-1283.9%	-52.27%		Apr-21	63	52.38%	40.00%
	Apr-22	43	-2.33%	2.38%		Apr-22	1.0	29.5%	-32.26%		Apr-22	64	1.56%	42.22%
Apr-23	42	-2.38%		Apr-23	1.5	32.3%		Apr-23	45	-42.22%				
# OF CURRENT LISTINGS	Apr-13	154		148.39%	AVERAGE SALE PRICE	Apr-13	\$215,883		-70.24%	# OF CURRENT LISTINGS	Apr-13	154		148.39%
	Apr-14	173	12.34%	179.03%		Apr-14	\$248,675	15.19%	-65.72%		Apr-14	173	12.34%	179.03%
	Apr-15	160	-7.51%	158.06%		Apr-15	\$242,193	-2.61%	-66.62%		Apr-15	160	-7.51%	158.06%
	Apr-16	132	-17.50%	112.90%		Apr-16	\$257,100	6.16%	-64.56%		Apr-16	132	-17.50%	112.90%
	Apr-17	94	-28.79%	51.61%		Apr-17	\$339,009	31.86%	-53.27%		Apr-17	94	-28.79%	51.61%
	Apr-18	72	-23.40%	16.13%		Apr-18	\$327,911	-3.27%	-54.80%		Apr-18	72	-23.40%	16.13%
	Apr-19	98	26.53%	58.06%		Apr-19	\$472,661	30.62%	-34.85%		Apr-19	98	26.53%	58.06%
	Apr-20	117	16.24%	88.71%		Apr-20	\$376,158	-25.65%	-48.15%		Apr-20	117	16.24%	88.71%
	Apr-21	31	-277.42%	-50.00%		Apr-21	\$641,283	41.34%	-11.60%		Apr-21	31	-277.42%	-50.00%
	Apr-22	54	42.59%	-12.90%		Apr-22	\$834,235	23.13%	14.99%		Apr-22	54	42.59%	-12.90%
Apr-23	62	12.90%		Apr-23	\$725,462	-14.99%		Apr-23	62	12.90%				

STRATHROY SIX-MONTHS AVERAGE SALE PRICES COMPARISONS BY PROPERTY STYLES

HOUSE STYLE	SIX MONTHS COMPARISONS		AVERAGE SALE PRICE				STRATHROY/CARADOC			BY STYLE OF PROPERTY		
	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	\$671,053	\$668,233	\$610,772	\$653,763	\$605,302	\$725,462	-0.42%	-8.60%	7.04%	-7.41%	19.85%	8.11%
DETACHED	\$656,750	\$713,890	\$610,772	\$676,815	\$607,641	\$737,347	8.70%	-14.44%	10.81%	-10.22%	21.35%	12.27%
SEMI-DETACHED	\$0	\$350,000	\$0	\$413,000	\$0	\$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%

SEARCH CRITERIA	STRATHROY/CARADOC	ALL RESIDENTIAL STYLE OF PROPERTIES
<p>Time frame is April 2023 Property Type is 'Residential' Municipality/Area is 'Strathroy Caradoc' Source Board (Originating System Name) is 'London and St. Thomas Association of REALTORS®' Exclude From Inventory Stats is no Matrix Testing is no Found just 73 listings, possibly too few to chart meaningfully.</p>		
Information sourced from the L-Star MLS Datafeed deemed accurate as of search date.		SEARCH DATE May 9, 2023

STRATHROY TEN-YEAR COMPARISONS

AVERAGE SALE PRICE BY PROPERTY STYLES

10 YEAR-OVER-YEAR COMPARISONS			AVERAGE SALE PRICE				STRATHROY/CARADOC			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	\$215,883	\$248,675	\$242,193	\$257,100	\$339,009	\$327,911	15.19%	-2.61%	6.16%	31.86%	-3.27%	44.14%
DETACHED	\$221,422	\$262,815	\$255,546	\$265,503	\$348,622	\$331,486	18.69%	-2.77%	3.90%	31.31%	-4.92%	49.41%
SEMI-DETACHED	\$156,000	\$151,500	\$156,840	\$170,250	\$248,550	\$205,000	-2.88%	3.52%	8.55%	45.99%	-17.52%	31.71%
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	\$472,661	\$376,158	\$641,283	\$834,235	\$725,462	-20.42%	70.48%	30.09%	-13.04%	25.50%	10.38%	23.60%
DETACHED	\$495,287	\$385,809	\$669,807	\$894,587	\$737,347	-22.10%	73.61%	33.56%	-17.58%	26.87%	9.94%	23.30%
SEMI-DETACHED	\$270,000	\$270,000	\$418,800	\$618,867	\$0	0.00%	55.11%	47.77%		43.07%	6.28%	-10.00%
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		

STRATHROY 6 MONTHS NEIGHBOURHOOD COMPARISONS

AVERAGE SALE PRICES FOR ALL STYLES

AREA	6-MONTHS NEIGHBOURHOOD COMPARISON						AVERAGE SALE PRICE		STRATHROY/CARODOC			ALL RESIDENTIAL STYLES	
	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%	

STRATHROY 6 MONTHS NEIGHBOURHOOD COMPARISONS

AVERAGE SALE PRICES FOR DETACHED & SEMI-DETACHED STYLES

6-MONTHS NEIGHBOURHOOD COMPARISON			AVERAGE SALE PRICE				STRATHROY/CARADOC			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				STRATHROY/CARADOC			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	\$0	\$350,000	\$0	\$413,000	\$0	\$0	#DIV/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%

STRATHROY PROJECTED AVERAGE SALES VALUE

MONTHLY AVERAGE SALES VALUE FOR PRE-PANDEMIC AND PANDEMIC YEARS									STRATHROY/CARADOC
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	\$215,883	\$327,911	\$472,661	\$641,283	\$834,235	\$725,462	10.38%	23.6%	
DETACHED	\$221,422	\$331,486	\$495,287	\$669,807	\$894,587	\$737,347	9.94%	23.3%	
SEMI-DETACHED	\$156,000	\$205,000	\$270,000	\$418,800	\$618,867	\$0	6.28%	-10.0%	
MONTHLY PROJECTED AVERAGE SALES VALUE BASED ON % CHANGE ANNUAL ACTUAL 2013 TO 2018 PRE PANDEMIC TIMEFRAME									STRATHROY/CARADOC
HOUSE STYLE	Apr-18 ACTUAL	Apr-19 PROJECTED	Apr-20 PROJECTED	Apr-21 PROJECTED	Apr-22 PROJECTED	Apr-23 PROJECTED	% CHANGE PROJECTED	% CHANGE PROJECTED	
	VALUE	VALUE	VALUE	VALUE	VALUE	VALUE	Apr-23 ACTUAL	Apr-13 ACTUAL	
ALL RESIDENTIAL	\$327,911	\$361,944	\$399,508	\$440,971	\$486,738	\$537,255	-25.94%	14.9%	10.38%
DETACHED	\$331,486	\$364,441	\$400,672	\$440,505	\$484,298	\$532,445	-27.79%	14.0%	9.94%
SEMI-DETACHED	\$205,000	\$217,878	\$231,565	\$246,112	\$261,573	\$278,006		7.8%	6.28%

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.



Darrel Elver
Broker of Record
darrel@dsrbi.com
www.dsrbi.com
Cell: 519-673-8023



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