



## **Sarnia-Lambton Region Residential Market Activity Report June 2022**



Prepared for the Sarnia-Lambton Real Estate Board by the Canadian Real Estate Association

Actual	June 2022	Compared to <sup>8</sup>					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	150	-19.8	-25.4	-18.9	-15.7	-20.2	-1.3
Dollar Volume	\$82,772,580	-16.1	1.8	34.9	74.9	89.3	175.3
New Listings	320	44.8	16.4	36.8	50.9	11.9	31.1
Active Listings	293	91.5	14.5	2.8	9.3	-55.0	-61.6
Sales to New Listings Ratio <sup>1</sup>	46.9	84.6	73.1	79.1	84.0	65.7	62.3
Months of Inventory <sup>2</sup>	2.0	0.8	1.3	1.5	1.5	3.5	5.0
Average Price	\$551,817	4.6	36.4	66.4	107.5	137.3	179.0
Median Price	\$495,000	8.2	36.6	70.7	126.8	162.0	181.3
Sale to List Price Ratio <sup>3</sup>	101.8	108.0	101.7	99.9	98.5	96.6	95.9
Median Days on Market	8.0	8.0	10.0	14.0	16.5	25.0	37.5

Year-to-date	June 2022	Compared to <sup>8</sup>					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	826	-21.0	8.7	-3.6	-16.1	-7.6	0.5
Dollar Volume	\$469,816,834	-9.2	68.6	68.6	85.4	147.1	187.1
New Listings	1,224	3.2	19.0	8.4	2.7	-15.4	-18.7
Active Listings <sup>4</sup>	145	7.4	-33.2	-39.1	-47.9	-72.3	-79.1
Sales to New Listings Ratio <sup>5</sup>	67.5	88.1	73.9	75.9	82.6	61.8	54.6
Months of Inventory <sup>6</sup>	1.1	0.8	1.7	1.7	1.7	3.5	5.0
Average Price	\$568,786	14.8	55.1	74.9	120.9	167.5	185.7
Median Price	\$520,750	19.7	58.7	82.7	136.7	189.5	197.6
Sale to List Price Ratio <sup>7</sup>	110.1	107.8	100.9	99.9	98.2	96.3	96.1
Median Days on Market	8.0	7.0	12.0	14.0	16.0	27.0	36.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

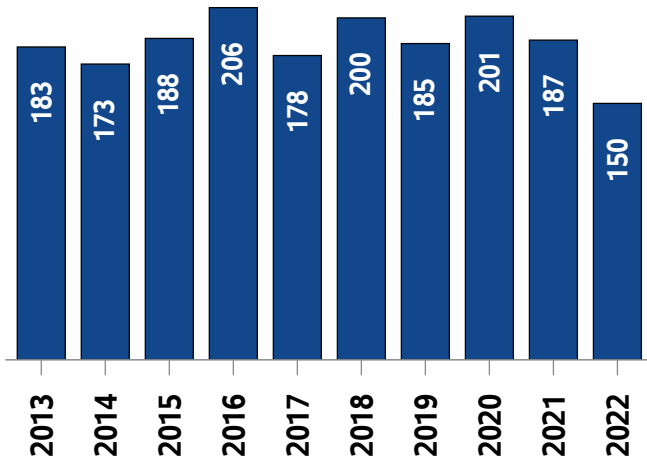
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

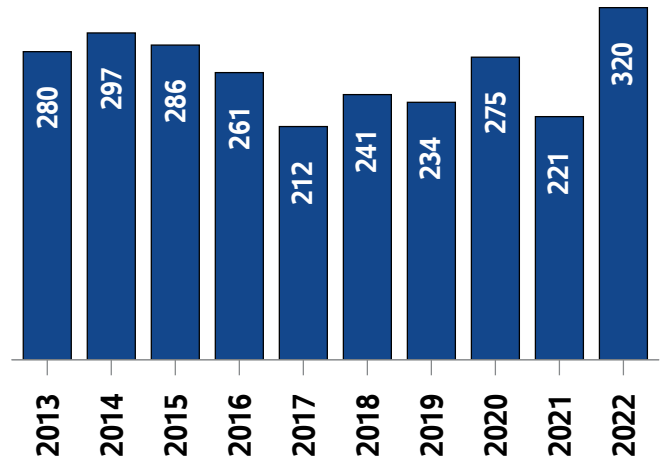
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

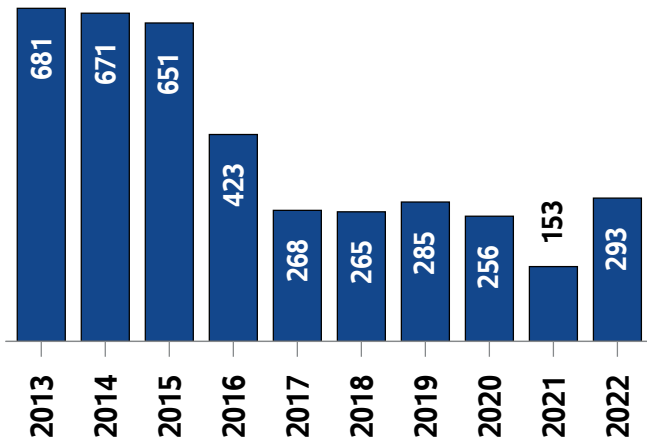
**Sales Activity (June only)**



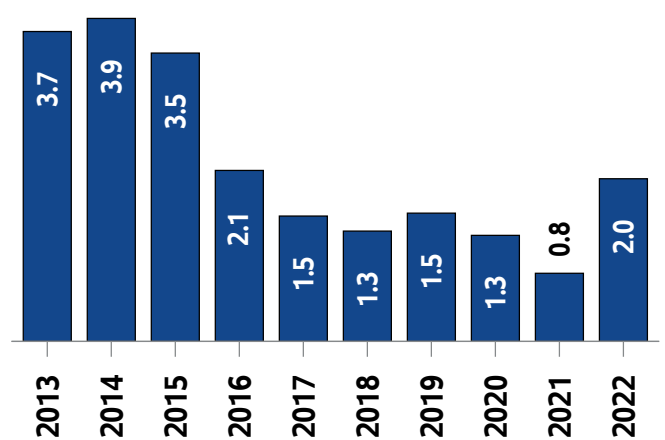
**New Listings (June only)**



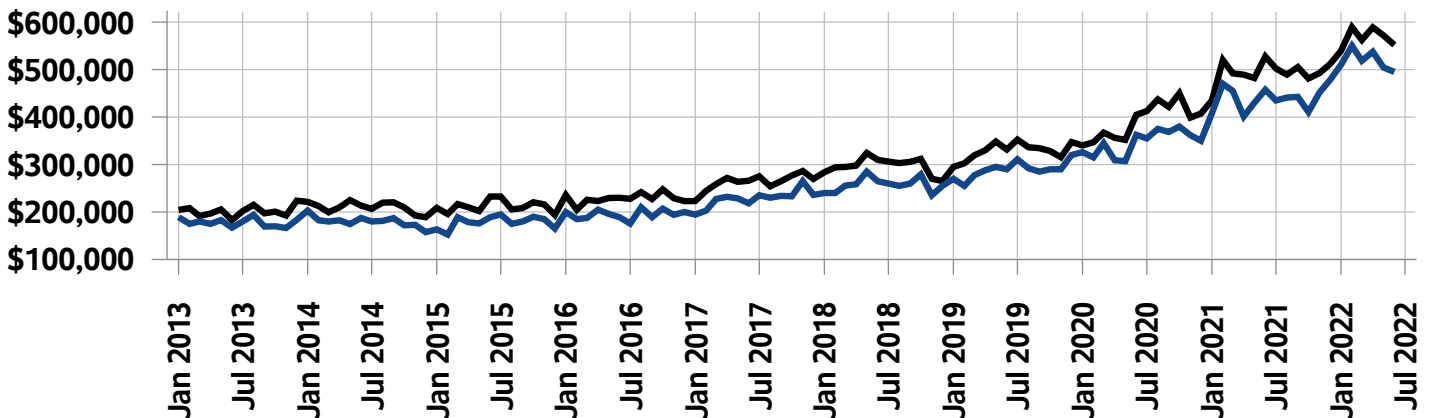
**Active Listings (June only)**



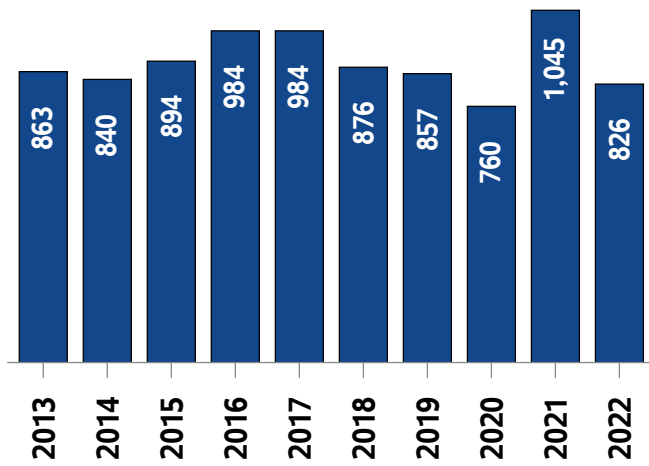
**Months of Inventory (June only)**



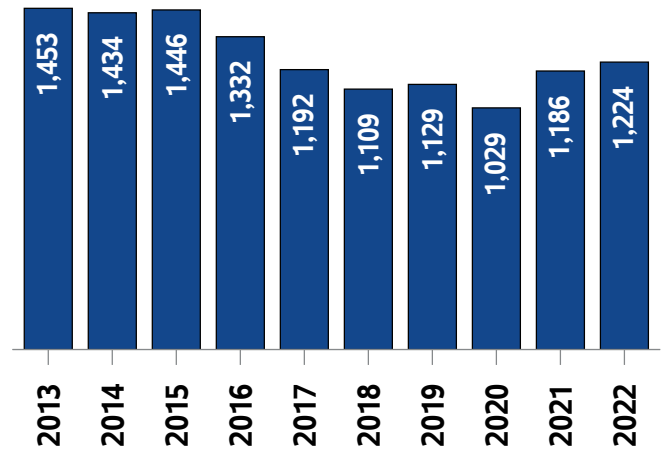
**Average Price and Median Price**



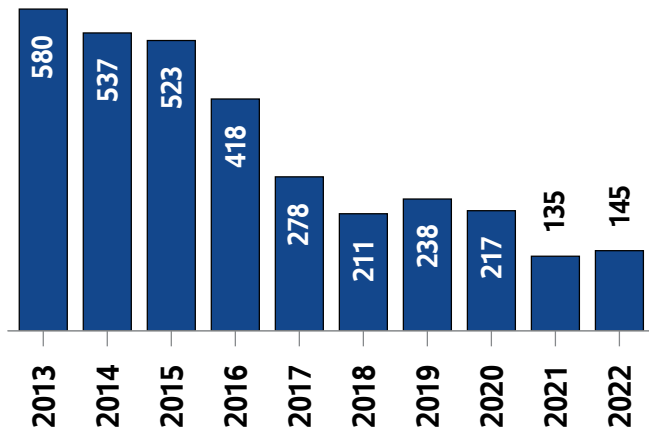
**Sales Activity (June Year-to-date)**



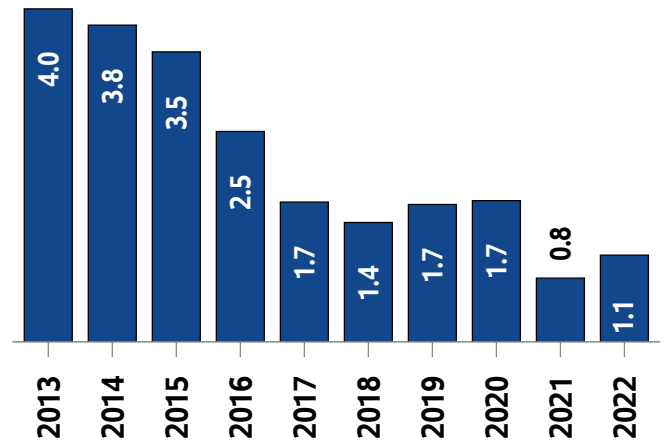
**New Listings (June Year-to-date)**



**Active Listings <sup>1</sup> (June Year-to-date)**



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

Actual	June 2022	Compared to <sup>8</sup>					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	140	-18.6	-27.1	-20.0	-7.3	-6.7	21.7
Dollar Volume	\$78,410,467	-16.4	-1.2	31.5	93.4	121.5	242.0
New Listings	299	43.8	14.1	35.9	68.9	24.1	54.9
Active Listings	262	83.2	8.3	-3.3	18.6	-52.5	-58.3
Sales to New Listings Ratio <sup>1</sup>	46.8	82.7	73.3	79.5	85.3	62.2	59.6
Months of Inventory <sup>2</sup>	1.9	0.8	1.3	1.5	1.5	3.7	5.5
Average Price	\$560,075	2.7	35.5	64.4	108.6	137.3	180.9
Median Price	\$500,000	4.0	34.6	61.3	132.6	175.9	194.3
Sale to List Price Ratio <sup>3</sup>	101.9	107.9	101.8	99.8	98.5	96.2	96.0
Median Days on Market	8.0	8.0	10.0	14.0	17.0	25.0	33.0

Year-to-date	June 2022	Compared to <sup>8</sup>					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	766	-21.1	6.1	-2.8	-5.7	7.0	16.1
Dollar Volume	\$445,750,600	-10.2	65.8	68.7	109.6	187.7	231.7
New Listings	1,127	2.3	15.8	7.7	14.5	-5.1	-6.2
Active Listings <sup>4</sup>	130	3.6	-36.6	-41.7	-43.3	-70.4	-76.8
Sales to New Listings Ratio <sup>5</sup>	68.0	88.1	74.2	75.3	82.5	60.3	55.0
Months of Inventory <sup>6</sup>	1.0	0.8	1.7	1.7	1.7	3.7	5.1
Average Price	\$581,920	13.8	56.3	73.6	122.2	168.9	185.8
Median Price	\$535,125	17.4	57.8	82.6	143.3	205.8	210.7
Sale to List Price Ratio <sup>7</sup>	110.4	107.9	100.9	99.9	98.0	96.2	96.1
Median Days on Market	8.0	7.0	12.0	14.0	16.0	26.0	35.0

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

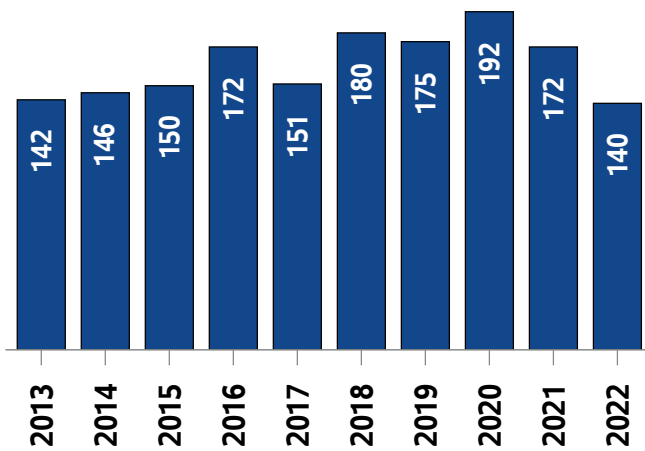
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

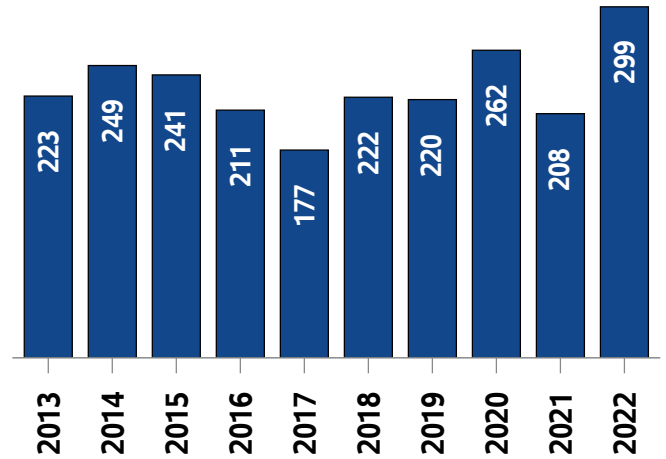
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

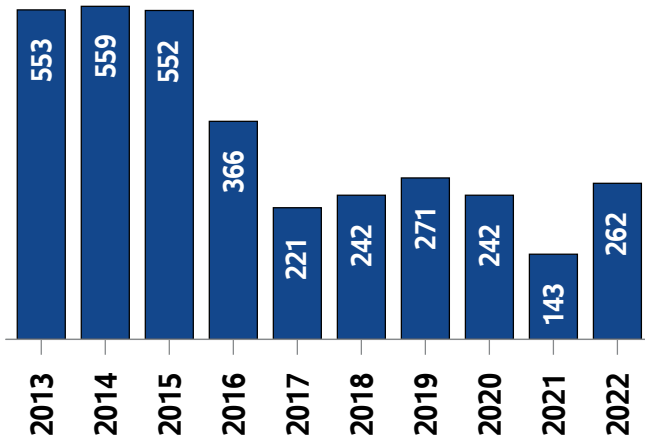
**Sales Activity (June only)**



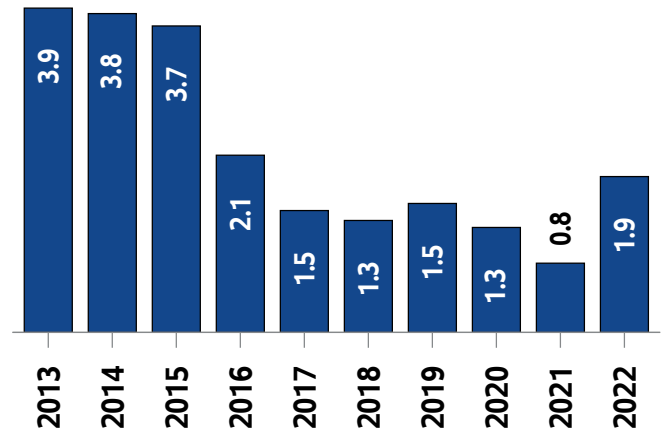
**New Listings (June only)**



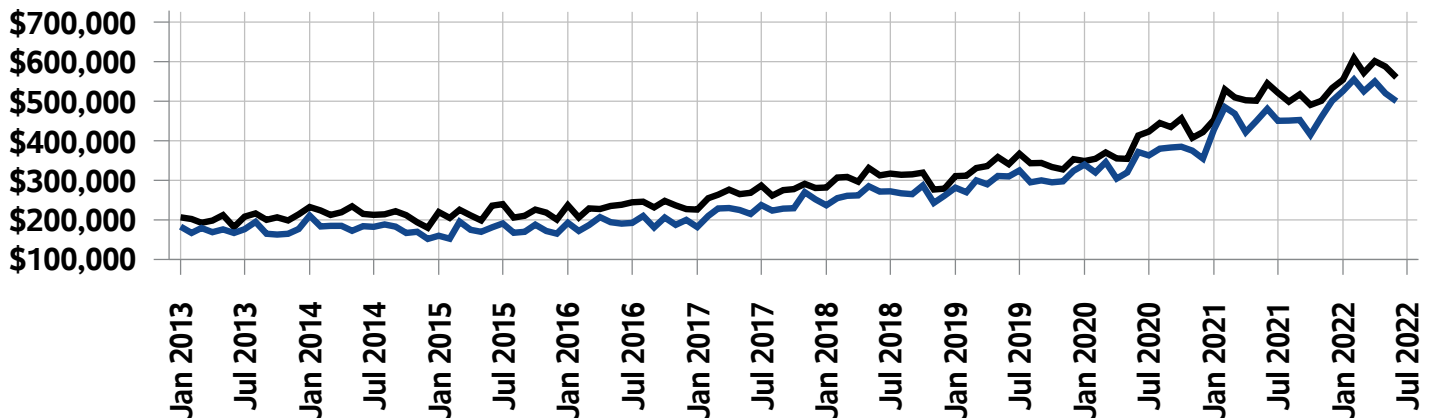
**Active Listings (June only)**



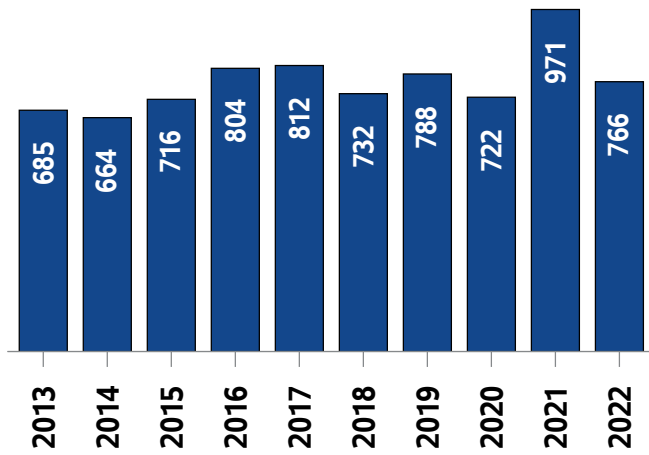
**Months of Inventory (June only)**



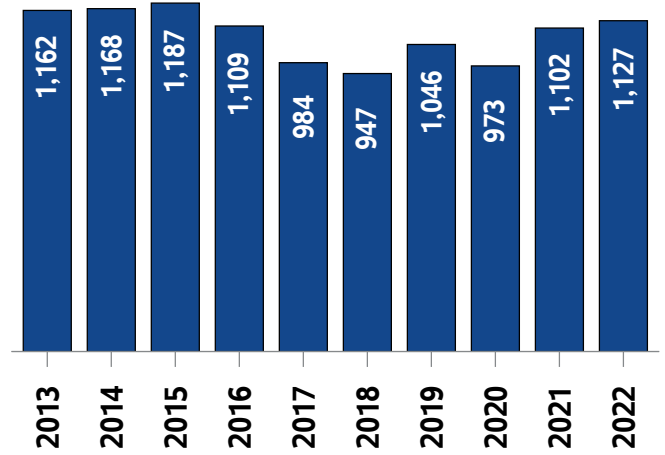
**Average Price and Median Price**



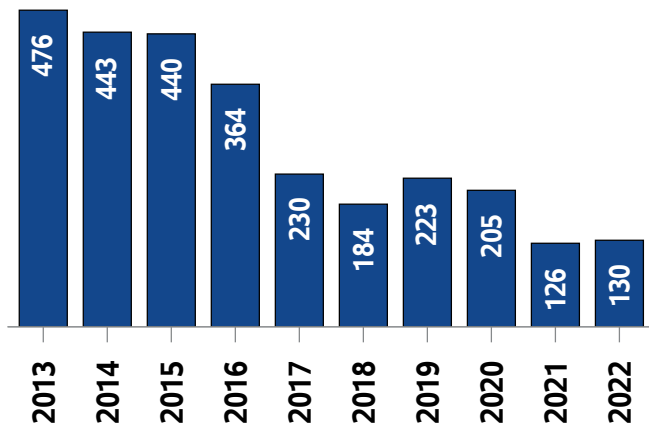
**Sales Activity (June Year-to-date)**



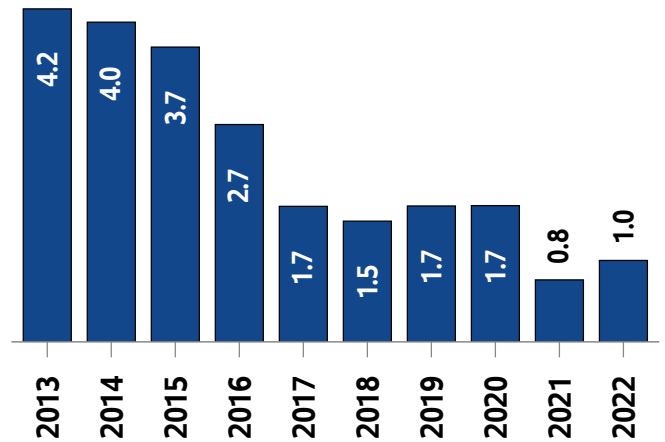
**New Listings (June Year-to-date)**



**Active Listings <sup>1</sup> (June Year-to-date)**



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

Actual	June 2022	Compared to <sup>8</sup>					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	5	-44.4	0.0	-16.7	150.0	25.0	66.7
Dollar Volume	\$1,588,900	-28.9	63.2	47.0	499.8	269.5	556.6
New Listings	13	116.7	160.0	160.0	550.0	1,200.0	225.0
Active Listings	21	425.0	950.0	950.0	950.0	950.0	31.3
Sales to New Listings Ratio <sup>1</sup>	38.5	150.0	100.0	120.0	100.0	400.0	75.0
Months of Inventory <sup>2</sup>	4.2	0.4	0.4	0.3	1.0	0.5	5.3
Average Price	\$317,780	28.0	63.2	76.3	139.9	195.6	293.9
Median Price	\$299,900	19.0	61.2	56.0	126.4	179.0	372.3
Sale to List Price Ratio <sup>3</sup>	100.0	108.7	101.4	103.5	94.8	94.1	92.5
Median Days on Market	11.0	14.0	6.0	7.0	21.0	43.0	77.0

Year-to-date	June 2022	Compared to <sup>8</sup>					
		June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	28	-37.8	27.3	0.0	86.7	64.7	75.0
Dollar Volume	\$9,807,601	-22.1	143.5	102.8	326.3	374.3	585.8
New Listings	55	12.2	120.0	96.4	292.9	243.8	66.7
Active Listings <sup>4</sup>	8	77.5	206.3	104.2	113.0	81.5	-48.4
Sales to New Listings Ratio <sup>5</sup>	50.9	91.8	88.0	100.0	107.1	106.3	48.5
Months of Inventory <sup>6</sup>	1.8	0.6	0.7	0.9	1.5	1.6	5.9
Average Price	\$350,271	25.1	91.3	102.8	128.4	187.9	291.9
Median Price	\$324,950	21.9	77.8	100.0	170.8	182.6	284.6
Sale to List Price Ratio <sup>7</sup>	109.2	110.9	105.4	102.7	97.3	95.0	94.2
Median Days on Market	8.5	8.0	14.5	16.5	31.0	37.0	69.5

<sup>1</sup> Sales / new listings \* 100; compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; compared to levels from previous periods.

<sup>3</sup> Sale price / list price \* 100; average for all homes sold in the current month.

<sup>4</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

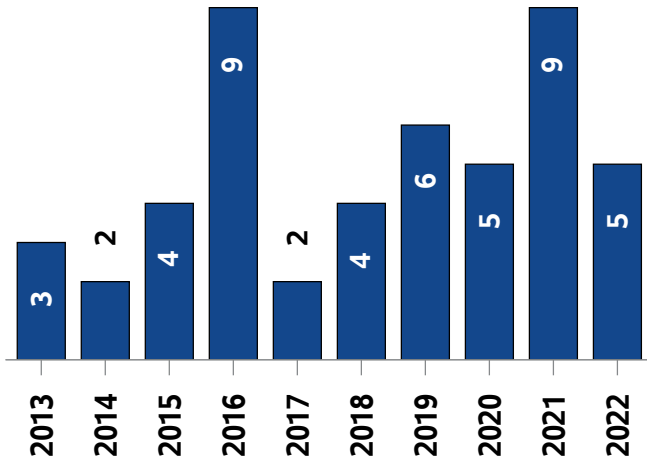
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

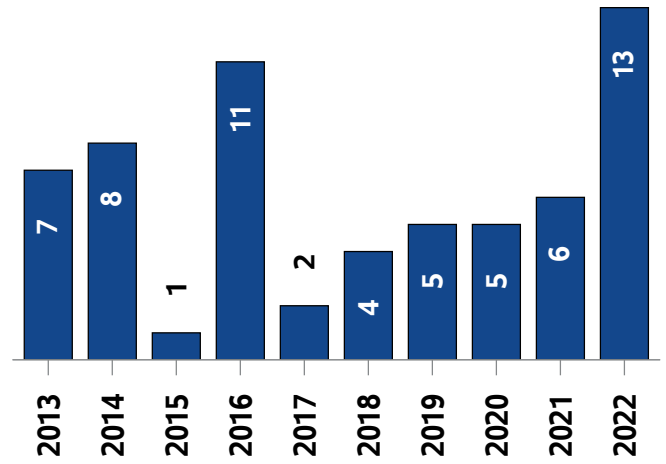
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



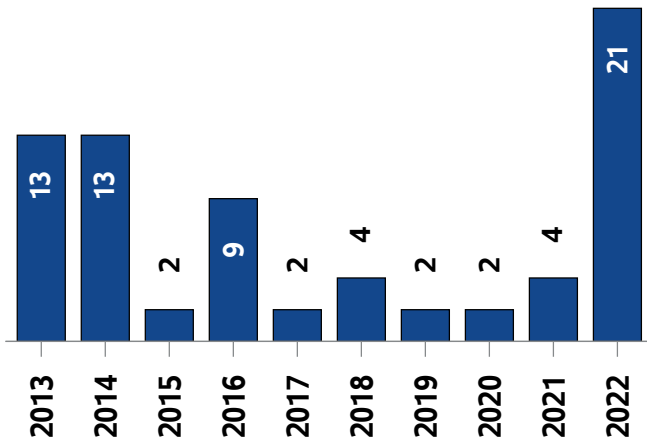
**Sales Activity (June only)**



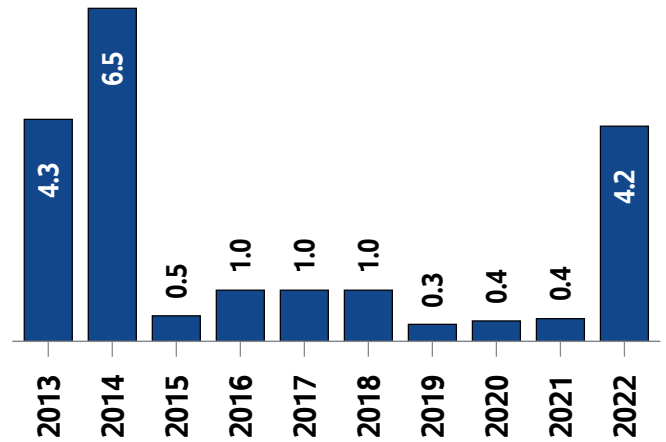
**New Listings (June only)**



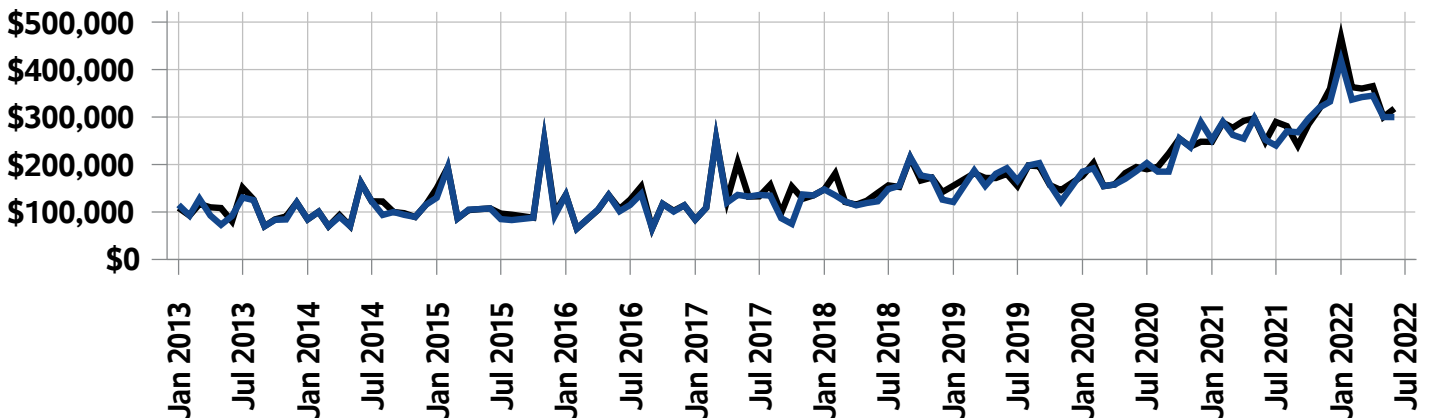
**Active Listings (June only)**



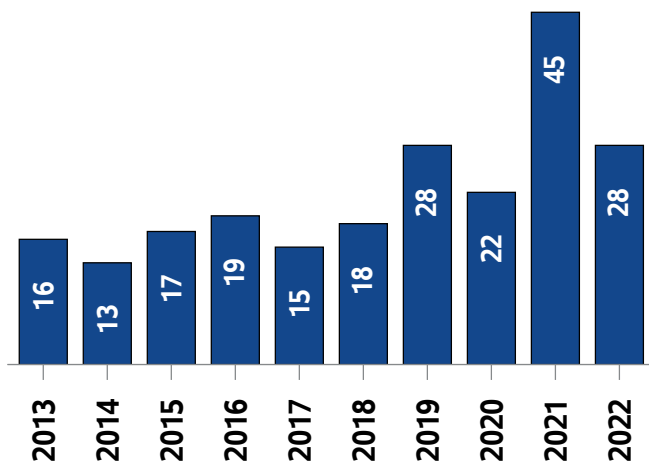
**Months of Inventory (June only)**



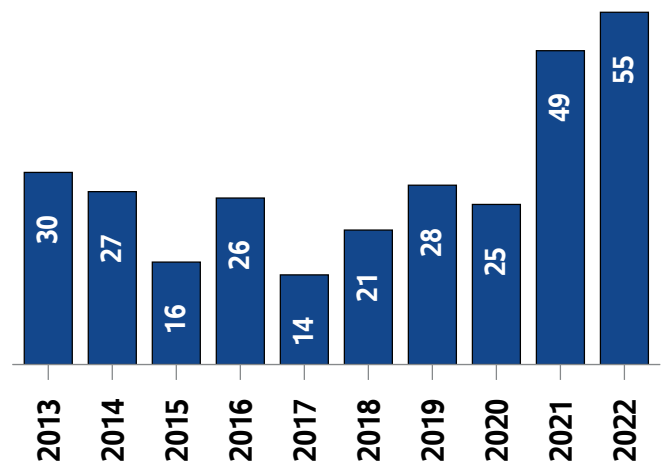
**Average Price and Median Price**



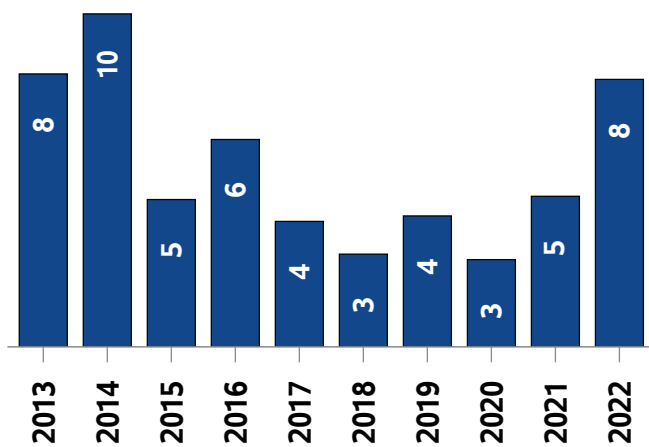
**Sales Activity (June Year-to-date)**



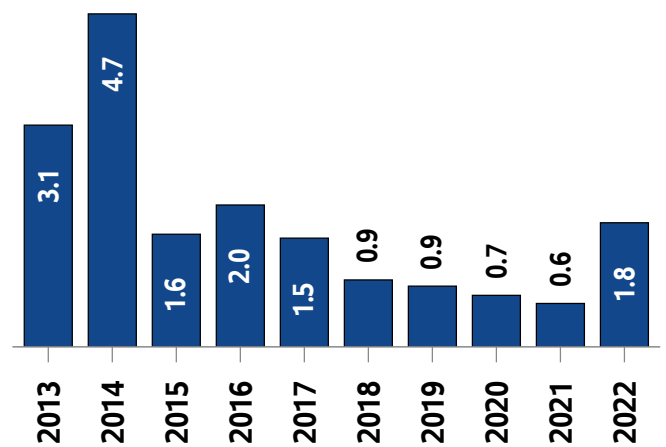
**New Listings (June Year-to-date)**



**Active Listings <sup>1</sup> (June Year-to-date)**



**Months of Inventory <sup>2</sup> (June Year-to-date)**



<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.