Sarnia-Lambton Real Estate Board

Sarnia-Lambton Region
Residential Market Activity Report
July 2022

CREA
THE CANADIAN REAL ESTATE ASSOCIATION

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

Sarnia-Lambton Region
MLS® Residential Market Activity

Actual	July 2022	Compared to [8]					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	120	-32.2	-40.0	-29.8	-29.8	-43.7	-25.5
Dollar Volume	$65,717,815	-26.1	-20.3	9.0	39.7	32.7	95.0
New Listings	227	15.2	8.6	-3.8	21.4	-16.2	-3.0
Active Listings	321	121.4	47.2	4.9	25.9	-49.2	-57.1
Sales to New Listings Ratio [1]	52.9	89.8	95.7	72.5	91.4	78.6	68.8
Months of Inventory [2]	2.7	0.8	1.1	1.8	1.5	3.0	4.6
Average Price	$547,648	9.0	32.8	55.3	99.0	135.5	161.6
Median Price	$480,500	10.5	35.4	54.5	104.3	146.5	159.7
Sale to List Price Ratio [3]	99.4	104.1	101.1	100.2	99.1	96.6	95.3
Median Days on Market	17.0	9.0	12.5	14.0	16.0	33.0	41.0

Year-to-date	July 2022	Compared to [8]					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	944	-22.7	-1.7	-8.2	-18.3	-14.7	-4.0
Dollar Volume	$534,585,649	-11.9	48.0	57.7	77.9	123.1	170.9
New Listings	1,451	4.9	17.2	6.3	5.2	-15.5	-16.6
Active Listings [4]	170	25.1	-21.5	-31.2	-37.9	-68.4	-75.7
Sales to New Listings Ratio [5]	65.1	88.4	77.5	75.3	83.8	64.5	56.5
Months of Inventory [6]	1.3	0.8	1.6	1.7	1.7	3.4	5.0
Average Price	$566,298	14.1	50.5	71.8	117.7	161.6	182.0
Median Price	$512,000	17.7	53.1	77.8	131.7	181.3	189.4
Sale to List Price Ratio [7]	108.8	107.3	101.0	100.0	98.3	96.4	96.0
Median Days on Market	8.0	8.0	12.0	14.0	16.0	28.0	36.0

[1] Sales / new listings * 100; compared to levels from previous periods.
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[3] Sale price / list price * 100; average for all homes sold in the current month.
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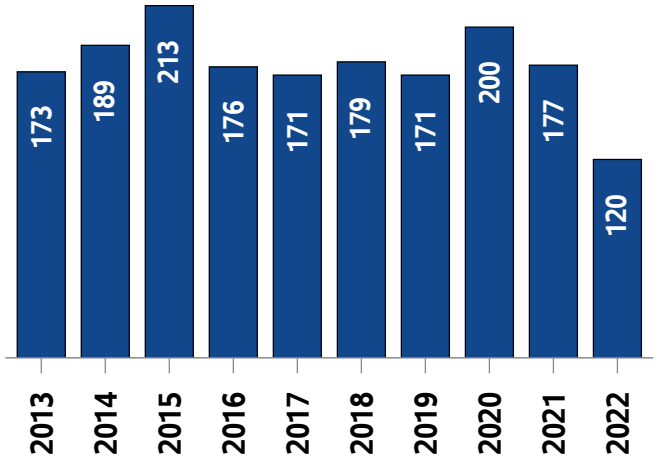
[7] Sale price / list price * 100; average for all homes sold so far this year.
[8] Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

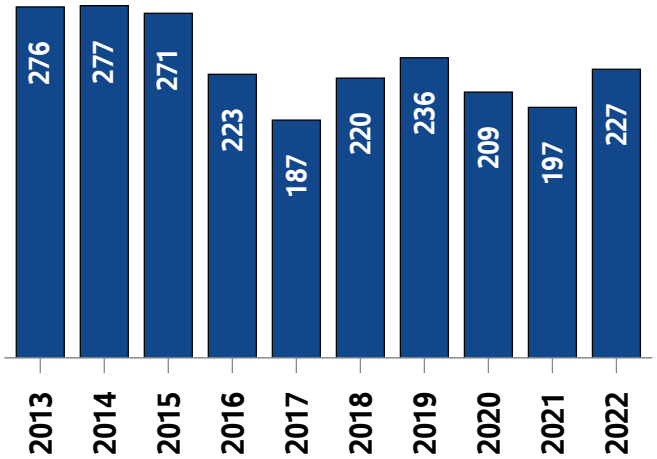
Source: Canadian MLS® Systems, CREA

Sarnia-Lambton Region
MLS® Residential Market Activity

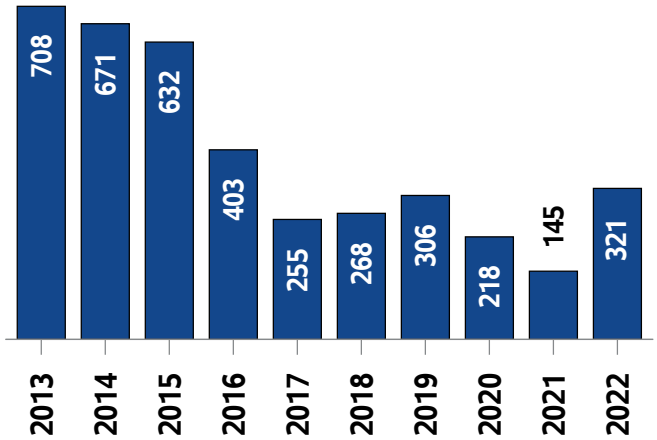
Sales Activity (July only)



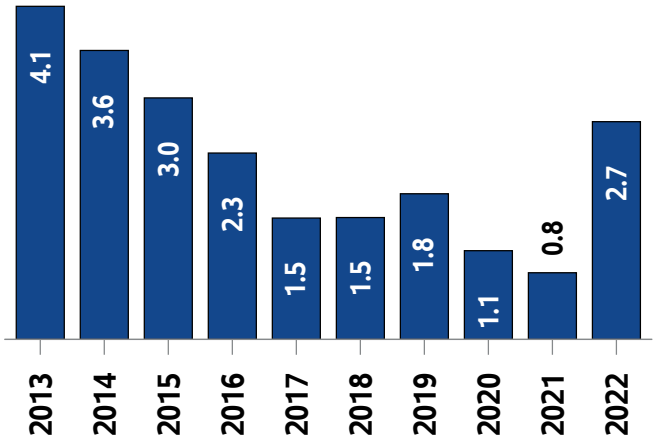
New Listings (July only)



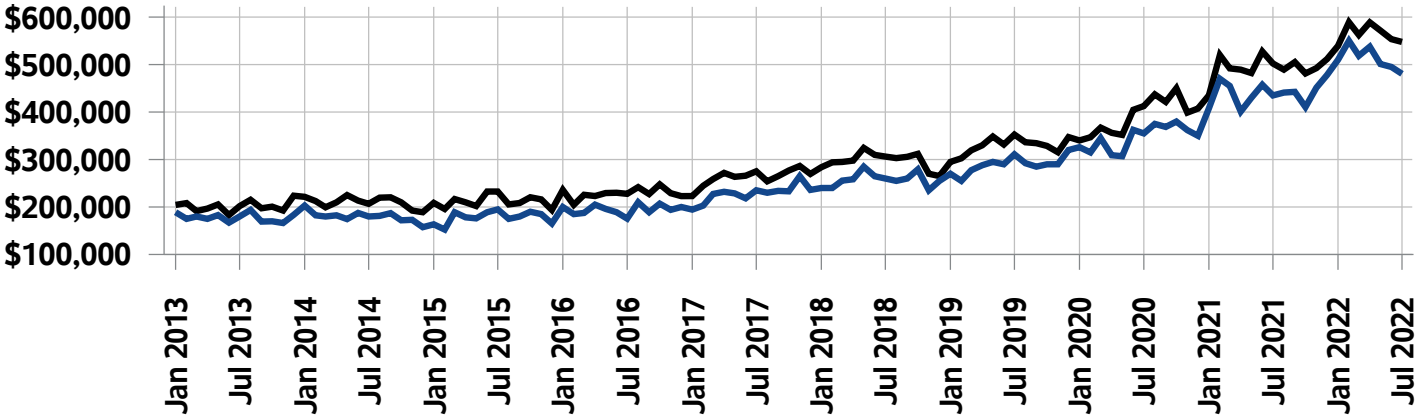
Active Listings (July only)



Months of Inventory (July only)



Average Price and Median Price



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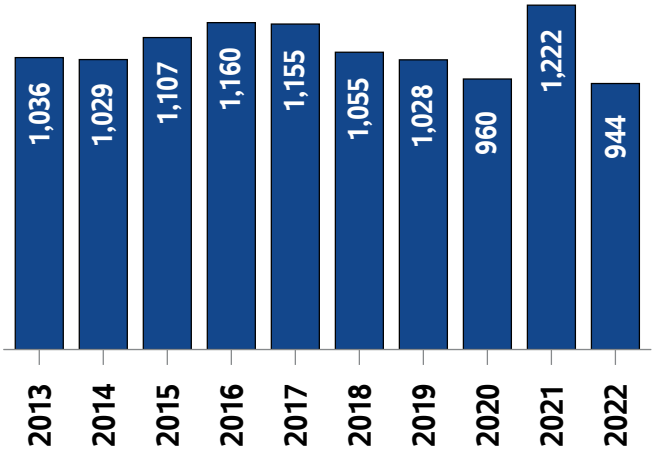
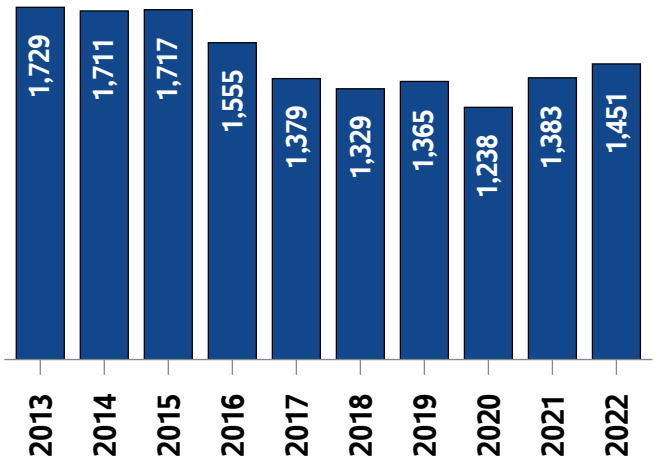
Sarnia-Lambton Region
MLS® Residential Market Activity

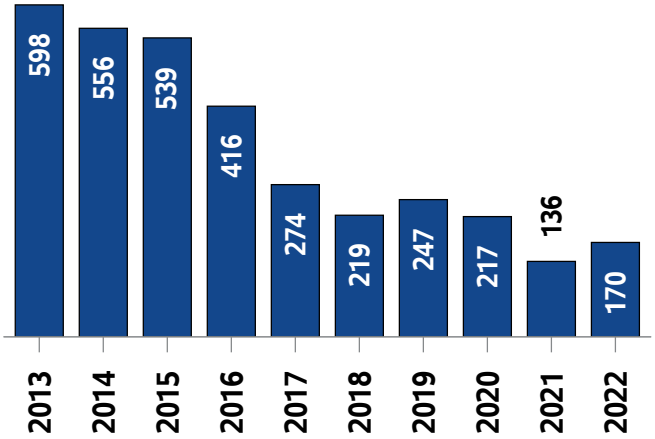
Sales Activity (July Year-to-date)



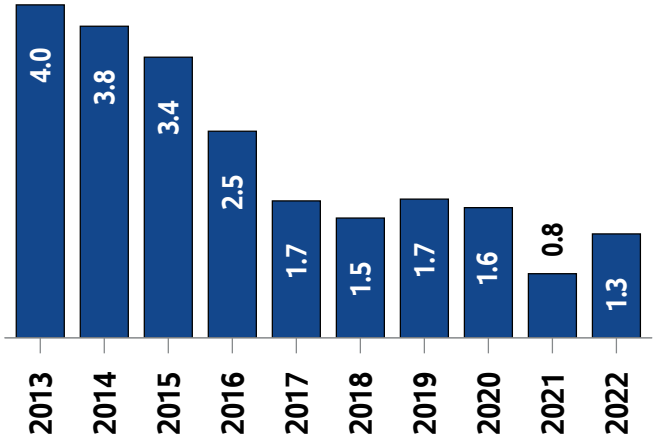
New Listings (July Year-to-date)



Active Listings [1] (July Year-to-date)



Months of Inventory [2] (July Year-to-date)



[1] 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.
[2] Average active listings January to the current month / average sales January to the current month.

Source: Canadian MLS® Systems, CREA

Sarnia-Lambton Region
MLS® Single Detached Market Activity

Actual	July 2022	Compared to [8]					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	112	-30.9	-40.1	-29.6	-22.2	-36.0	-17.0
Dollar Volume	$62,829,165	-25.6	-20.6	7.6	52.1	49.6	113.9
New Listings	205	13.9	3.5	-5.1	36.7	-10.5	9.0
Active Listings	286	115.0	37.5	0.0	41.6	-47.8	-53.0
Sales to New Listings Ratio [1]	54.6	90.0	94.4	73.6	96.0	76.4	71.8
Months of Inventory [2]	2.6	0.8	1.1	1.8	1.4	3.1	4.5
Average Price	$560,975	7.6	32.6	52.8	95.6	133.8	157.8
Median Price	$485,000	7.7	33.6	49.2	104.2	153.9	148.7
Sale to List Price Ratio [3]	99.5	104.1	101.2	100.1	98.8	96.5	95.2
Median Days on Market	17.5	9.0	12.0	14.0	16.0	34.0	41.0

Year-to-date	July 2022	Compared to [8]					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	876	-22.7	-3.6	-7.5	-8.4	-1.7	10.2
Dollar Volume	$507,630,765	-12.6	45.9	57.4	99.9	157.8	210.0
New Listings	1,332	3.9	13.7	5.5	17.5	-5.9	-4.1
Active Listings [4]	153	20.6	-25.6	-34.2	-32.2	-66.4	-73.1
Sales to New Listings Ratio [5]	65.8	88.4	77.6	75.0	84.3	62.9	57.2
Months of Inventory [6]	1.2	0.8	1.6	1.7	1.7	3.6	5.0
Average Price	$579,487	13.0	51.4	70.1	118.2	162.2	181.3
Median Price	$525,639	15.5	54.1	77.9	138.9	194.5	200.4
Sale to List Price Ratio [7]	109.0	107.3	100.9	99.9	98.2	96.3	96.0
Median Days on Market	8.0	8.0	12.0	14.0	16.0	28.0	36.0

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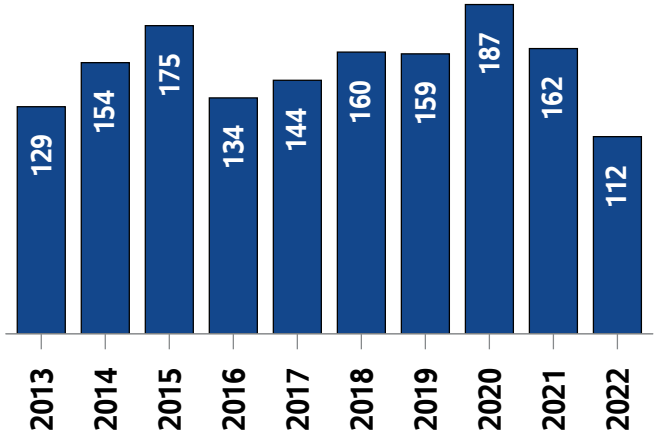
Sarnia-Lambton Region
MLS® Single Detached Market Activity

Sales Activity (July only)



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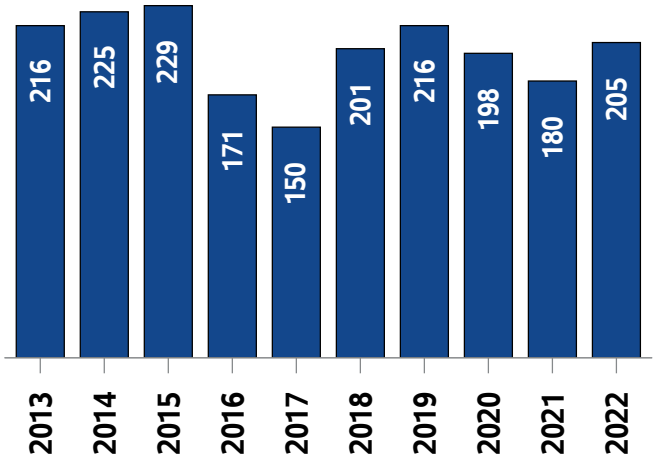

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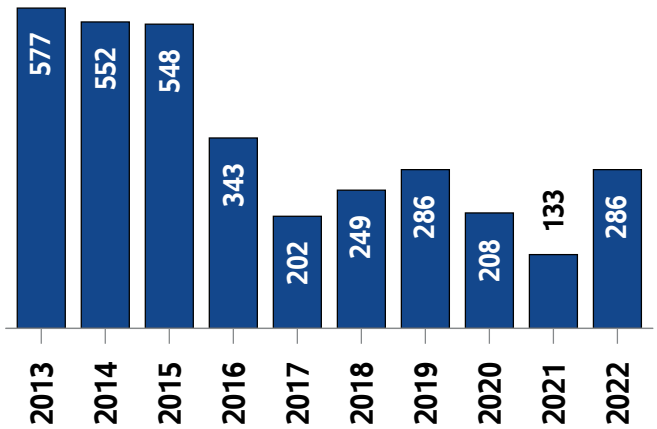
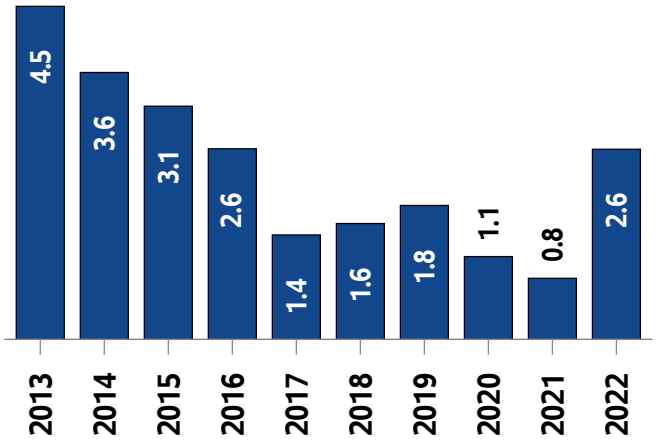
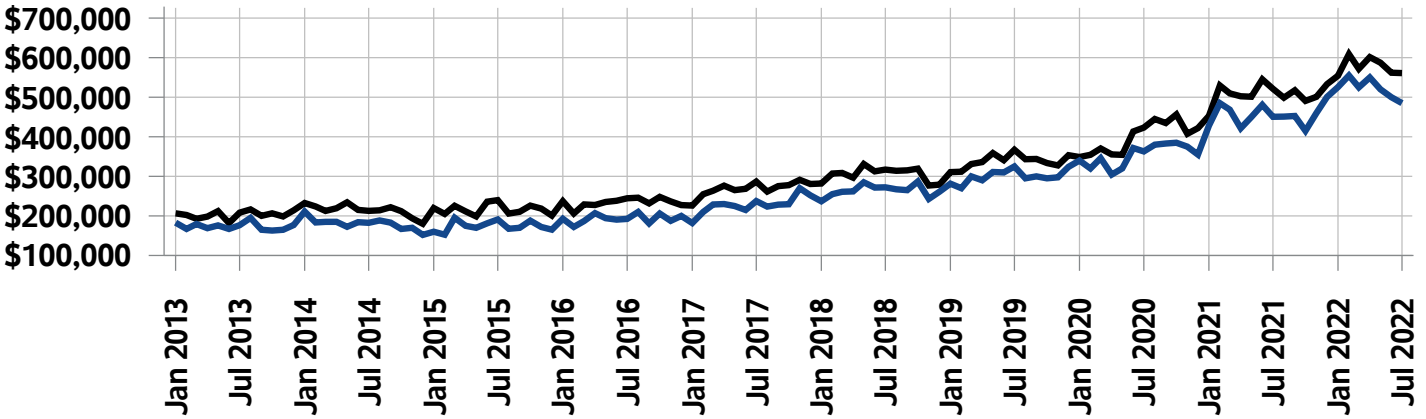


Months of Inventory (July only)



Average Price and Median Price



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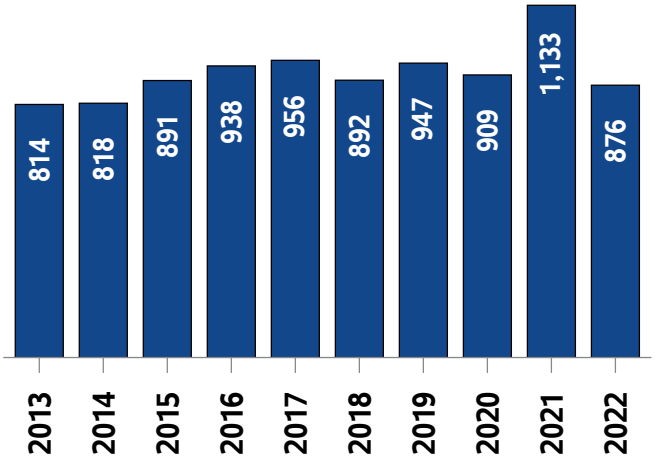

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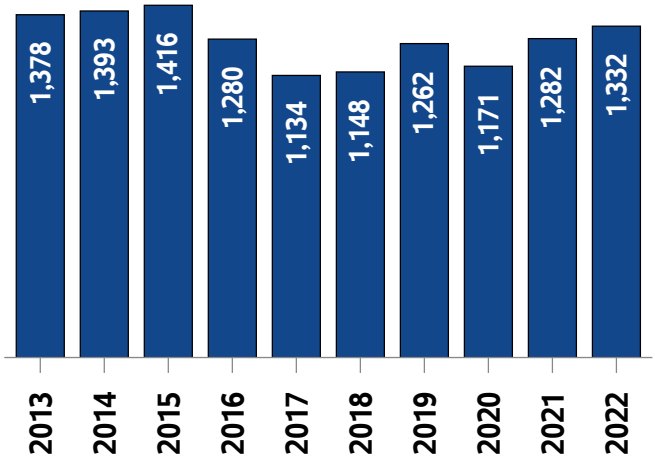
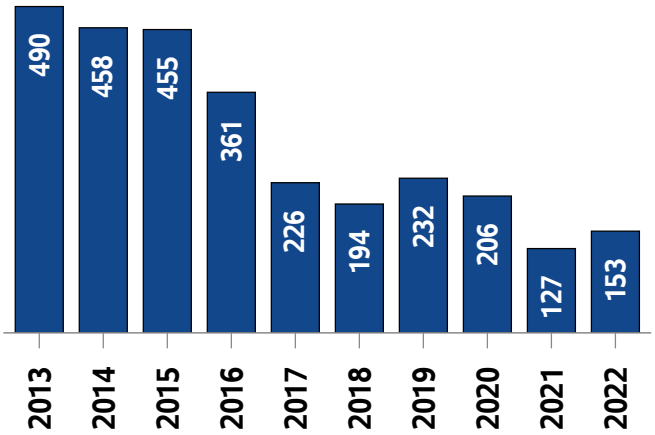
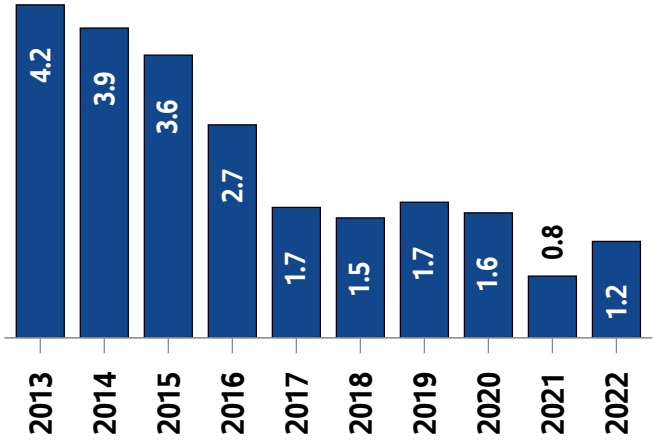


Active Listings [1] (July Year-to-date)



Months of Inventory [2] (July Year-to-date)



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Sarnia-Lambton Region
MLS® Townhouse Market Activity

Actual	July 2022	Compared to [8]					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	5	-54.5	66.7	0.0	25.0	66.7	400.0
Dollar Volume	$1,529,800	-52.0	168.2	97.7	187.6	427.5	1,812.3
New Listings	12	50.0	200.0	100.0	140.0	140.0	200.0
Active Listings	20	1,900.0	900.0	566.7	566.7	400.0	11.1
Sales to New Listings Ratio [1]	41.7	137.5	75.0	83.3	80.0	60.0	25.0
Months of Inventory [2]	4.0	0.1	0.7	0.6	0.8	1.3	18.0
Average Price	$305,960	5.6	60.9	97.7	130.1	216.5	282.5
Median Price	$299,900	25.0	47.7	80.7	120.6	252.8	274.9
Sale to List Price Ratio [3]	97.6	106.9	105.5	101.9	97.7	94.9	94.2
Median Days on Market	12.0	8.0	5.0	14.0	23.0	11.0	116.0

Year-to-date	July 2022	Compared to [8]					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	33	-41.1	32.0	0.0	73.7	65.0	94.1
Dollar Volume	$11,337,401	-28.2	146.6	102.1	300.3	380.8	650.8
New Listings	67	17.5	131.0	97.1	252.6	219.0	81.1
Active Listings [4]	10	146.4	283.3	155.6	165.4	122.6	-38.9
Sales to New Listings Ratio [5]	49.3	98.2	86.2	97.1	100.0	95.2	45.9
Months of Inventory [6]	2.1	0.5	0.7	0.8	1.4	1.6	6.6
Average Price	$343,558	21.9	86.8	102.1	130.5	191.4	286.8
Median Price	$315,000	19.3	70.7	90.9	135.1	193.0	275.0
Sale to List Price Ratio [7]	107.4	110.1	105.4	102.6	97.4	95.0	94.2
Median Days on Market	9.0	8.0	14.0	16.0	28.0	36.0	77.0

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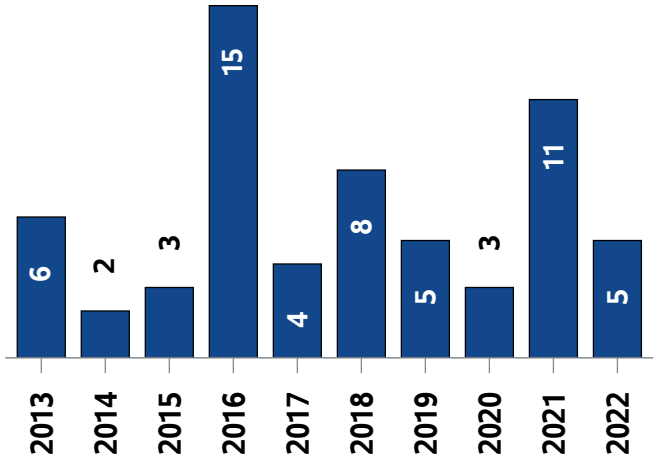
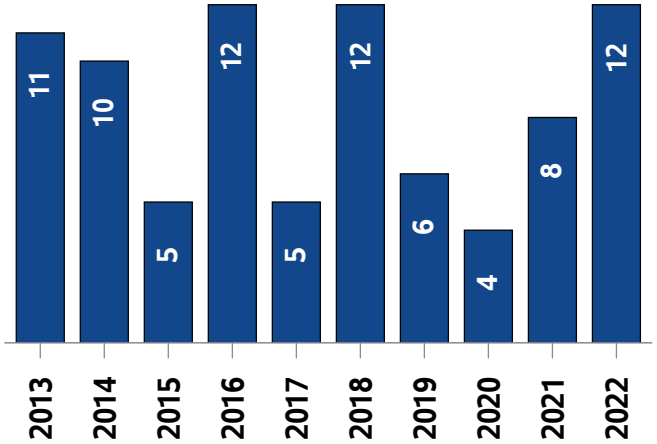
MLS® Townhouse Market Activity

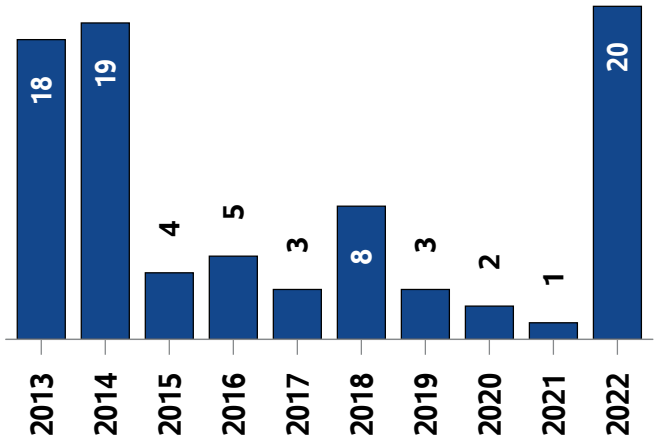
Sales Activity (July only)



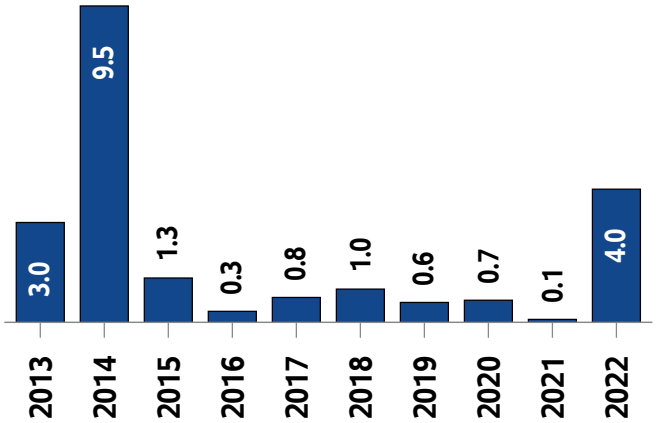
New Listings (July only)



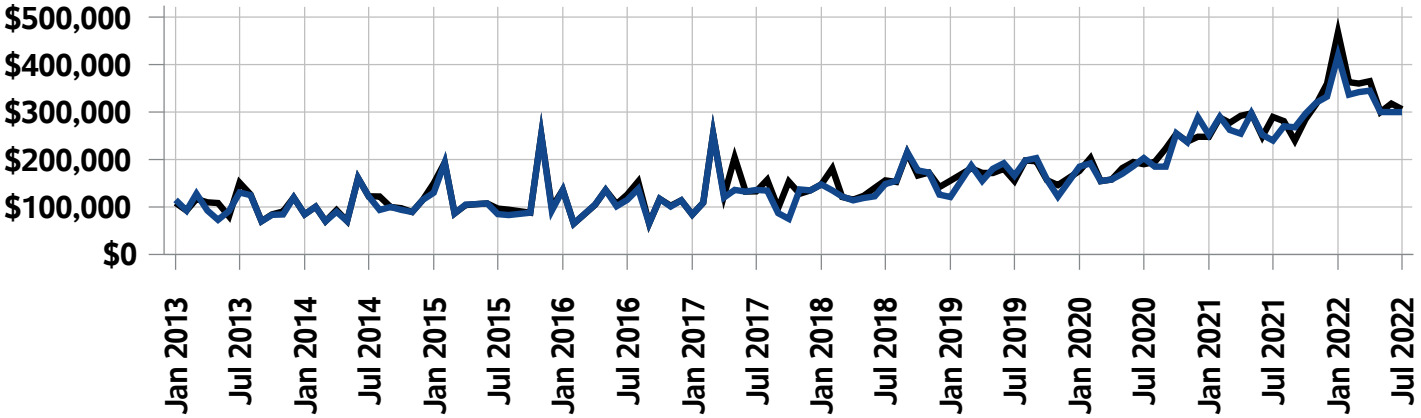
Active Listings (July only)



Months of Inventory (July only)



Average Price and Median Price



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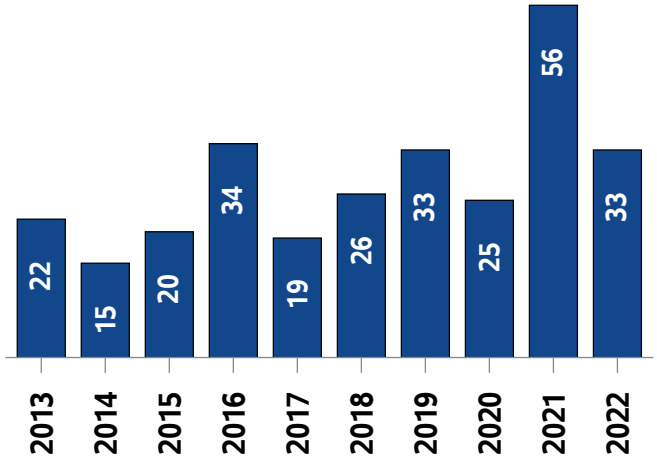
Sales Activity (July Year-to-date)



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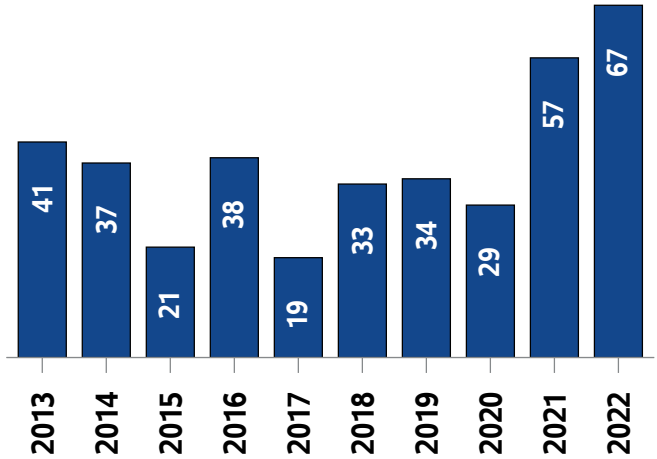
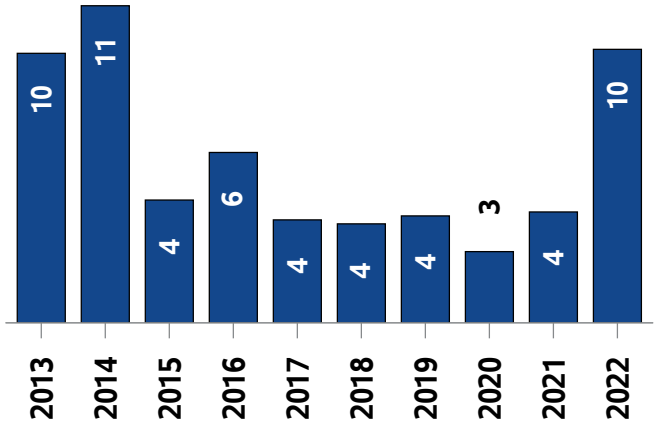
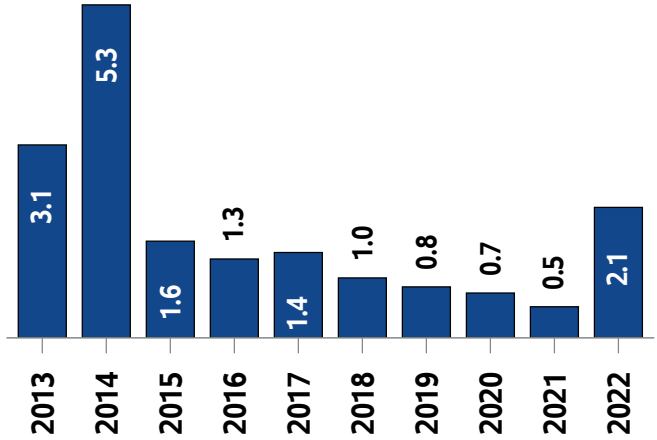


Active Listings [1] (July Year-to-date)



Months of Inventory [2] (July Year-to-date)



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