

LONDON

PROPERTIES

MARKET UPDATE

THE MOST TRUSTED NAME
IN REAL ESTATE



Number of Homes For Sale vs. Sold (Last Two Years)

	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 2 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago		
	Aug. 25	Jul. 25	% Change	Aug. 25	Aug. 24	% Change	Jun. 25 to Aug. 25	Jun. 24 to Aug. 24	% Change	Aug. 25	Aug. 23	% Change	Sep. 24 to Aug. 25	Sep. 23 to Aug. 24	% Change
For Sale	2,586	2,646	-2.3% ▼	2,586	2,101	23.1% ▲	2,586	2,101	23.1% ▲	2,586	1,613	60.3% ▲	2,586	2,101	23.1% ▲
Sold	734	807	-9% ▼	734	790	-7.1% ▼	2,322	2,499	-7.1% ▼	734	808	-9.2% ▼	8,725	8,895	-1.9% ▼

Date	8/23	9/23	10/23	11/23	12/23	1/24	2/24	3/24	4/24	5/24	6/24	7/24	8/24	9/24	10/24	11/24	12/24	1/25	2/25	3/25	4/25	5/25	6/25	7/25	8/25
For Sale	1,613	1,719	1,826	1,874	1,716	1,545	1,535	1,528	1,703	1,784	1,927	1,999	2,101	2,217	2,204	2,165	1,964	2,040	2,062	2,105	2,258	2,474	2,615	2,646	2,586
New Listing	1,054	1,062	1,026	886	641	923	958	1,030	1,143	1,270	1,177	1,086	1,253	1,074	1,175	831	660	1,170	979	1,127	1,251	1,311	1,239	1,194	1,095
Sold	808	718	703	639	695	578	668	782	774	839	826	883	790	767	765	748	673	551	598	703	829	769	781	807	734
Pended	727	736	673	622	572	774	741	783	788	909	774	816	872	729	828	667	538	690	705	838	758	826	812	831	948
Months of Inventory (Closed Sales)	2	2.4	2.6	2.9	2.5	2.7	2.3	2	2.2	2.1	2.3	2.3	2.7	2.9	2.9	2.9	2.9	3.7	3.4	3	2.7	3.2	3.3	3.3	3.5
Months of Inventory (Pended Sales)	2.2	2.3	2.7	3	3	2	2.1	2	2.2	2	2.5	2.4	2.4	3	2.7	3.2	3.7	3	2.9	2.5	3	3	3.2	3.2	2.7
Absorption Rate (Closed Sales) %	50.1	41.8	38.5	34.1	40.5	37.4	43.5	51.2	45.4	47	42.9	44.2	37.6	34.6	34.7	34.5	34.3	27	29	33.4	36.7	31.1	29.9	30.5	28.4
Absorption Rate (Pended Sales) %	45.1	42.8	36.9	33.2	33.3	50.1	48.3	51.2	46.3	51	40.2	40.8	41.5	32.9	37.6	30.8	27.4	33.8	34.2	39.8	33.6	33.4	31.1	31.4	36.7
Avg. Active Price	575	572	557	559	558	557	572	582	584	589	584	574	566	561	563	559	550	534	546	567	567	563	554	568	548
Avg. Sold Price	434	428	438	438	418	433	420	434	437	451	466	445	451	447	447	460	439	472	452	457	468	460	463	467	472
Avg. Sq. Ft. Price (Sold)	241	237	248	244	235	242	243	248	244	251	254	250	249	249	253	259	252	259	249	253	261	255	257	258	260
Sold/List Diff. %	99	99	99	99	99	98	99	99	99	99	99	99	99	99	98	99	98	99	99	99	99	99	98	98	98
Sold/Orig LP Diff. %	98	98	97	97	97	96	98	98	98	98	98	98	97	97	97	97	96	97	97	97	97	97	97	96	96
Avg Days on Market	29	24	24	27	34	38	34	37	36	31	30	30	30	34	37	38	43	47	51	41	37	35	36	35	43
Avg CDOM	34	27	28	30	39	44	41	42	43	36	35	36	35	39	44	43	49	53	62	49	47	43	42	43	51
Median Active Price	450	450	447	438	435	439	445	449	450	450	453	450	449	450	451	449	445	448	444	465	460	460	456	465	450
Median Sold Price	409	396	395	405	386	391	398	405	410	410	413	411	422	410	405	416	410	423	425	428	415	425	420	427	430