

# 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. 26              | Jul. 26 | % Change | Aug. 26                       | Aug. 25 | % Change | Jun. 26 to Aug. 26          | Jun. 25 to Aug. 25 | % Change | Aug. 26                        | Aug. 24 | % Change | Sep. 25 to Aug. 26                | Sep. 24 to Aug. 25 | % Change |
| For Sale | 2,809                | 2,731   | 2.9% ▲   | 2,809                         | 2,682   | 4.7% ▲   | 2,809                       | 2,682              | 4.7% ▲   | 2,809                          | 2,167   | 29.6% ▲  | 2,809                             | 2,682              | 4.7% ▲   |
| Sold     | 732                  | 857     | -14.6% ▼ | 732                           | 808     | -9.4% ▼  | 2,466                       | 2,438              | 1.1% ▲   | 732                            | 800     | -8.5% ▼  | 8,967                             | 8,977              | 0.1% ▼   |

| Date                               | 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  | 9/25  | 10/25 | 11/25 | 12/25 | 1/26  | 2/26  | 3/26  | 4/26  | 5/26  | 6/26  | 7/26  | 8/26  |
|------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| For Sale                           | 2,167 | 2,290 | 2,264 | 2,225 | 2,031 | 2,111 | 2,147 | 2,187 | 2,349 | 2,560 | 2,713 | 2,740 | 2,682 | 2,644 | 2,672 | 2,555 | 2,325 | 2,327 | 2,363 | 2,437 | 2,581 | 2,620 | 2,679 | 2,731 | 2,809 |
| New Listing                        | 1,279 | 1,092 | 1,202 | 843   | 679   | 1,200 | 1,022 | 1,155 | 1,270 | 1,337 | 1,270 | 1,231 | 1,156 | 1,093 | 1,159 | 792   | 690   | 1,203 | 1,067 | 1,245 | 1,259 | 1,203 | 1,178 | 1,314 | 1,135 |
| Sold                               | 800   | 777   | 780   | 755   | 681   | 569   | 617   | 723   | 856   | 781   | 795   | 835   | 808   | 784   | 814   | 647   | 713   | 502   | 623   | 746   | 886   | 786   | 877   | 857   | 732   |
| Pended                             | 883   | 741   | 849   | 678   | 546   | 703   | 716   | 853   | 767   | 838   | 826   | 835   | 890   | 782   | 764   | 632   | 544   | 675   | 733   | 901   | 817   | 857   | 830   | 831   | 864   |
| Months of Inventory (Closed Sales) | 2.7   | 2.9   | 2.9   | 2.9   | 3     | 3.7   | 3.5   | 3     | 2.7   | 3.3   | 3.4   | 3.3   | 3.3   | 3.4   | 3.3   | 3.9   | 3.3   | 4.6   | 3.8   | 3.3   | 2.9   | 3.3   | 3.1   | 3.2   | 3.8   |
| Months of Inventory (Pended Sales) | 2.5   | 3.1   | 2.7   | 3.3   | 3.7   | 3     | 3     | 2.6   | 3.1   | 3.1   | 3.3   | 3.3   | 3     | 3.4   | 3.5   | 4     | 4.3   | 3.4   | 3.2   | 2.7   | 3.2   | 3.1   | 3.2   | 3.3   | 3.3   |
| Absorption Rate (Closed Sales) %   | 36.9  | 33.9  | 34.5  | 33.9  | 33.5  | 27    | 28.7  | 33.1  | 36.4  | 30.5  | 29.3  | 30.5  | 30.1  | 29.7  | 30.5  | 25.3  | 30.7  | 21.6  | 26.4  | 30.6  | 34.3  | 30    | 32.7  | 31.4  | 26.1  |
| Absorption Rate (Pended Sales) %   | 40.7  | 32.4  | 37.5  | 30.5  | 26.9  | 33.3  | 33.3  | 39    | 32.7  | 32.7  | 30.4  | 30.5  | 33.2  | 29.6  | 28.6  | 24.7  | 23.4  | 29    | 31    | 37    | 31.7  | 32.7  | 31    | 30.4  | 30.8  |
| Avg. Active Price                  | 591   | 587   | 581   | 572   | 566   | 551   | 560   | 581   | 585   | 577   | 567   | 578   | 559   | 556   | 548   | 547   | 546   | 540   | 554   | 574   | 581   | 591   | 586   | 581   |       |
| Avg. Sold Price                    | 451   | 448   | 452   | 460   | 442   | 482   | 457   | 458   | 466   | 469   | 461   | 467   | 474   | 478   | 463   | 458   | 442   | 459   | 465   | 458   | 471   | 462   | 471   | 477   | 473   |
| Avg. Sq. Ft. Price (Sold)          | 248   | 248   | 251   | 258   | 250   | 254   | 248   | 250   | 258   | 260   | 256   | 254   | 255   | 257   | 253   | 252   | 252   | 254   | 256   | 253   | 256   | 251   | 257   | 255   | 258   |
| Sold/List Diff. %                  | 99    | 99    | 98    | 99    | 98    | 98    | 99    | 98    | 99    | 98    | 98    | 98    | 98    | 98    | 98    | 99    | 98    | 98    | 98    | 99    | 99    | 99    | 99    | 99    | 99    |
| Sold/Orig LP Diff. %               | 97    | 97    | 97    | 97    | 96    | 96    | 97    | 97    | 97    | 97    | 97    | 96    | 96    | 96    | 96    | 96    | 96    | 96    | 97    | 97    | 98    | 97    | 97    | 97    | 97    |
| Avg Days on Market                 | 30    | 34    | 37    | 38    | 43    | 47    | 51    | 41    | 38    | 35    | 36    | 35    | 42    | 40    | 41    | 46    | 53    | 50    | 52    | 45    | 39    | 44    | 41    | 41    | 39    |
| Avg CDOM                           | 35    | 40    | 45    | 43    | 49    | 53    | 62    | 49    | 47    | 43    | 42    | 44    | 51    | 47    | 50    | 55    | 63    | 61    | 67    | 58    | 50    | 55    | 50    | 50    | 48    |
| Median Active Price                | 450   | 450   | 456   | 450   | 449   | 449   | 449   | 469   | 465   | 468   | 464   | 470   | 450   | 450   | 449   | 445   | 445   | 440   | 449   | 450   | 459   | 465   | 469   | 465   | 460   |
| Median Sold Price                  | 422   | 411   | 406   | 416   | 410   | 425   | 425   | 426   | 413   | 425   | 420   | 426   | 430   | 433   | 422   | 425   | 400   | 415   | 413   | 424   | 425   | 420   | 420   | 440   | 425   |