



London and St. Thomas Residential Market Activity and MLS® Home Price Index Report January 2026



Prepared for the London and St. Thomas Association of REALTORS® by the Canadian Real Estate Association. All present and historical information contained within this report is based on the full set of data from the PropTx MLS® System collected on the first calendar day of the month, and cannot be directly compared to previous reports due to possible revisions in the data. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.

Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	341	-10.3%	-23.5%	-0.6%	-40.9%	-29.8%	-22.7%
Dollar Volume	\$212,971,431	-10.8%	-21.9%	6.7%	-39.5%	14.8%	79.6%
New Listings	1,060	-6.6%	15.2%	22.1%	56.3%	32.2%	11.2%
Active Listings	2,257	12.0%	44.9%	66.6%	426.1%	121.5%	17.5%
Sales to New Listings Ratio ¹	32.2	33.5	48.5	39.5	85.1	60.6	46.3
Months of Inventory ²	6.6	5.3	3.5	4.0	0.7	2.1	4.4
Average Price	\$624,550	-0.6%	2.2%	7.3%	2.4%	63.7%	132.3%
Median Price	\$585,000	0.9%	0.9%	7.3%	2.1%	64.3%	133.1%
Sale to List Price Ratio ³	96.5	97.6	97.6	96.8	110.0	102.1	97.6
Median Days on Market	47.0	36.5	34.5	24.0	7.0	11.0	41.0

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ 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.

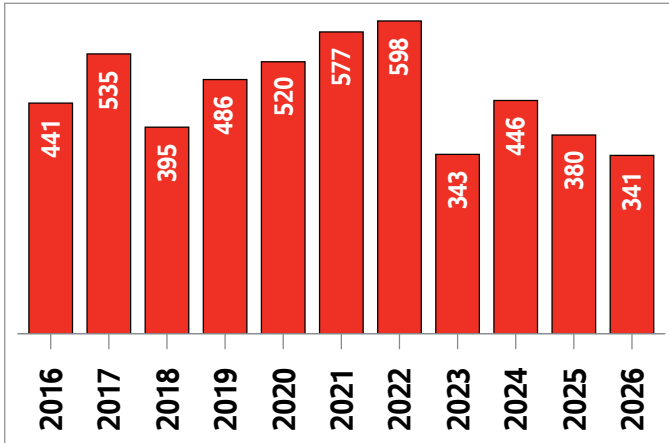
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

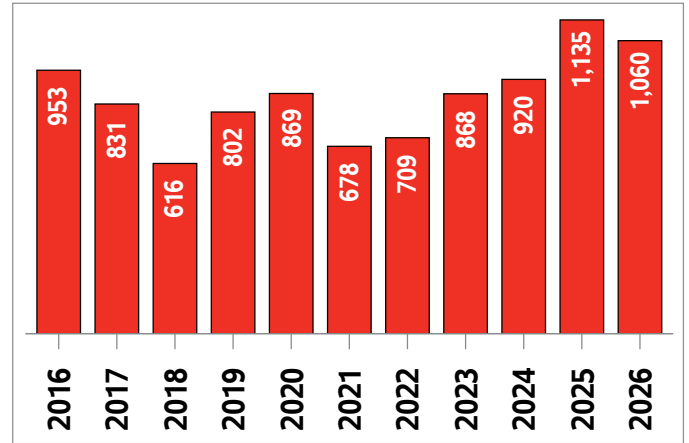
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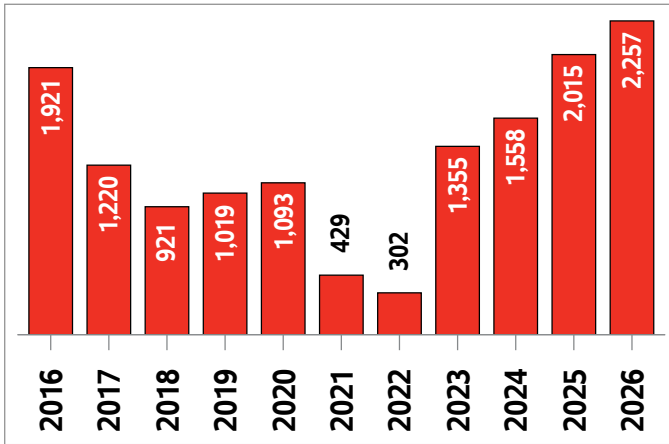
Sales Activity
(January only)



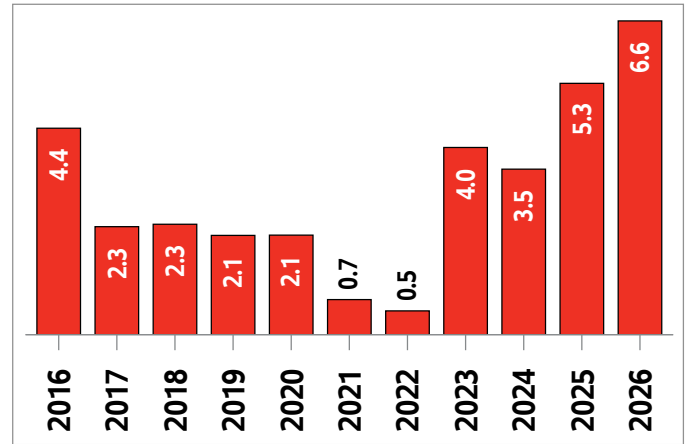
New Listings
(January only)



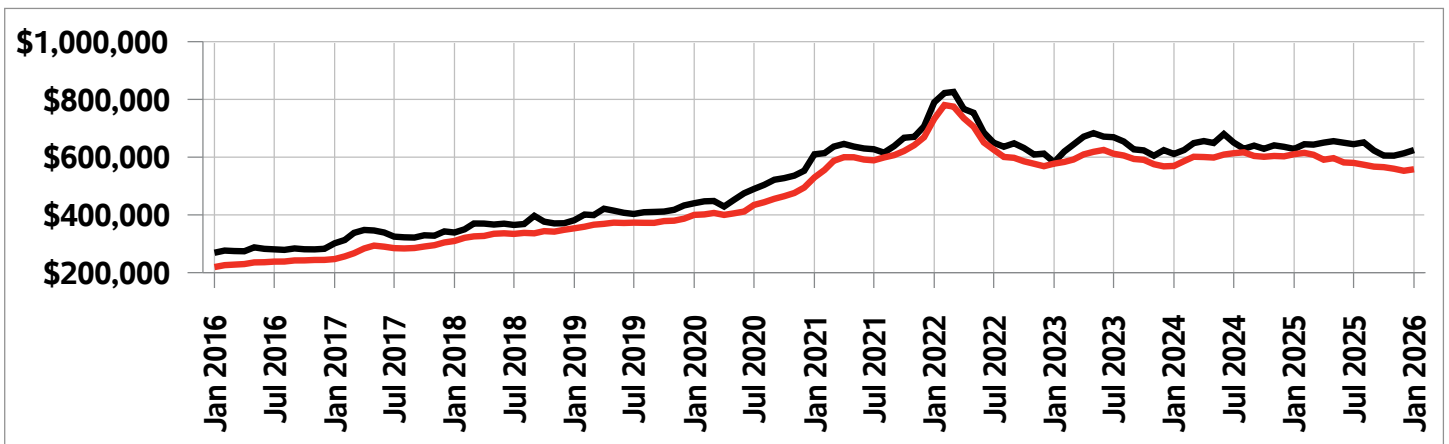
Active Listings
(January only)



Months of Inventory
(January only)



MLS® HPI Composite Benchmark Price and Average Price



Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	250	-10.4%	-24.5%	-0.8%	-44.7%	-33.2%	-32.2%
Dollar Volume	\$169,801,423	-12.1%	-22.7%	6.2%	-43.8%	10.8%	58.8%
New Listings	730	-8.1%	9.8%	13.0%	41.2%	13.5%	-0.8%
Active Listings	1,573	10.9%	39.0%	50.2%	379.6%	80.0%	6.3%
Sales to New Listings Ratio ¹	34.2	35.1	49.8	39.0	87.4	58.2	50.1
Months of Inventory ²	6.3	5.1	3.4	4.2	0.7	2.3	4.0
Average Price	\$679,206	-1.9%	2.3%	7.0%	1.7%	65.7%	134.4%
Median Price	\$615,972	-3.8%	-2.2%	1.8%	-2.1%	61.0%	128.1%
Sale to List Price Ratio ³	96.6	97.8	97.6	96.6	109.5	101.8	97.7
Median Days on Market	46.5	35.0	35.0	25.5	7.0	11.0	39.0

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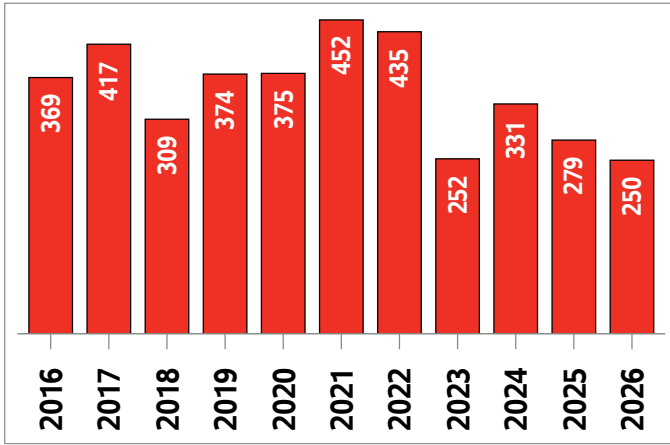
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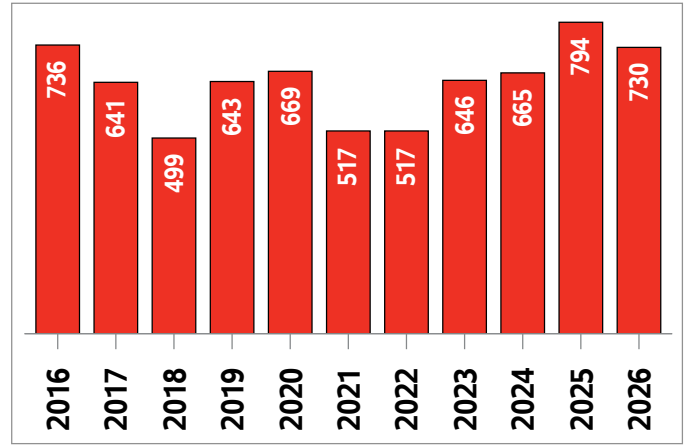
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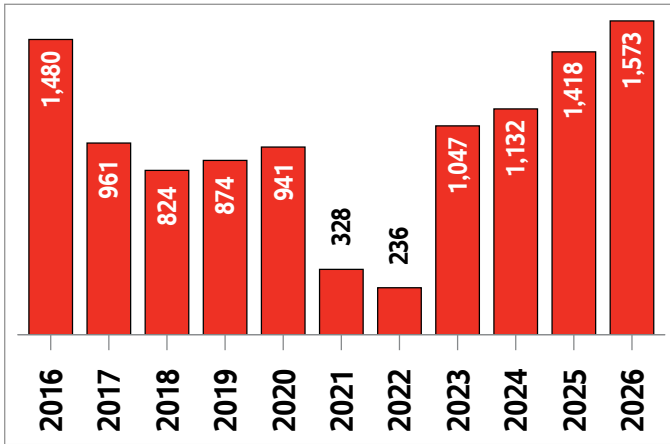
Sales Activity
(January only)



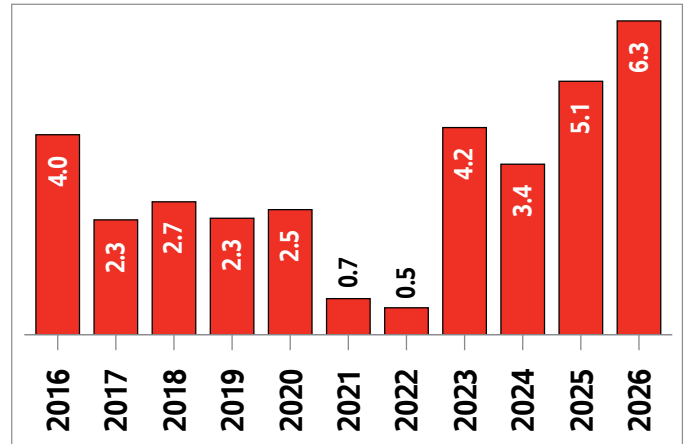
New Listings
(January only)



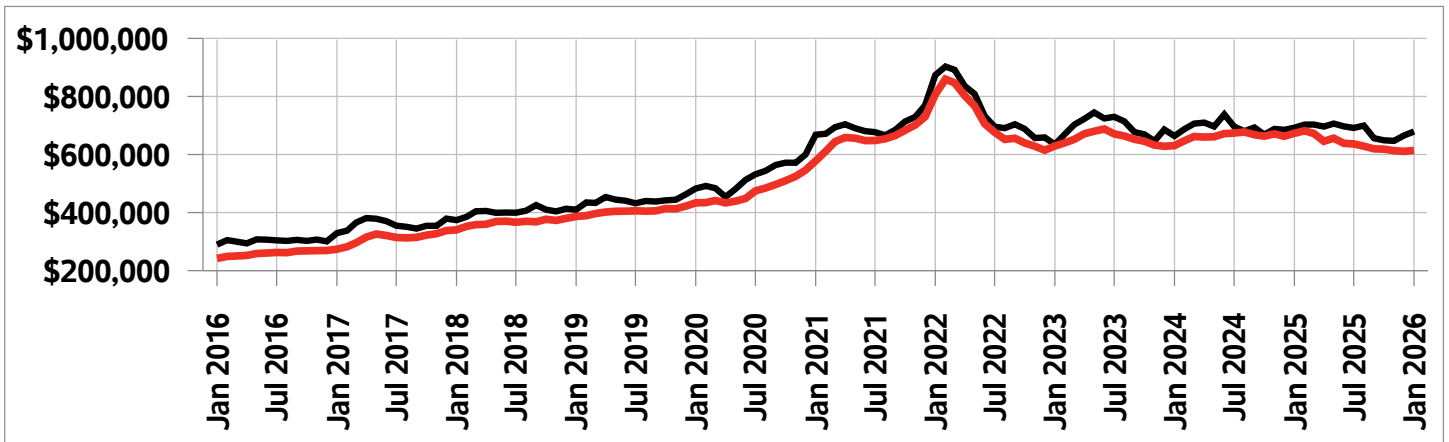
Active Listings
(January only)



Months of Inventory
(January only)



MLS® HPI Single Family Benchmark Price and Average Price



Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	50	-20.6%	-38.3%	-3.8%	-23.1%	-16.7%	8.7%
Dollar Volume	\$24,226,800	-23.5%	-41.2%	-6.9%	-23.7%	33.3%	204.5%
New Listings	189	5.6%	17.4%	29.5%	112.4%	136.3%	53.7%
Active Listings	351	17.8%	38.7%	74.6%	588.2%	431.8%	53.3%
Sales to New Listings Ratio ¹	26.5	35.2	50.3	35.6	73.0	75.0	37.4
Months of Inventory ²	7.0	4.7	3.1	3.9	0.8	1.1	5.0
Average Price	\$484,536	-3.6%	-4.8%	-3.2%	-0.8%	60.0%	180.2%
Median Price	\$503,000	-3.3%	-3.7%	7.0%	4.8%	80.6%	251.5%
Sale to List Price Ratio ³	97.2	98.0	98.1	98.1	117.7	103.9	97.9
Median Days on Market	52.0	38.0	36.0	16.0	5.0	10.5	44.5

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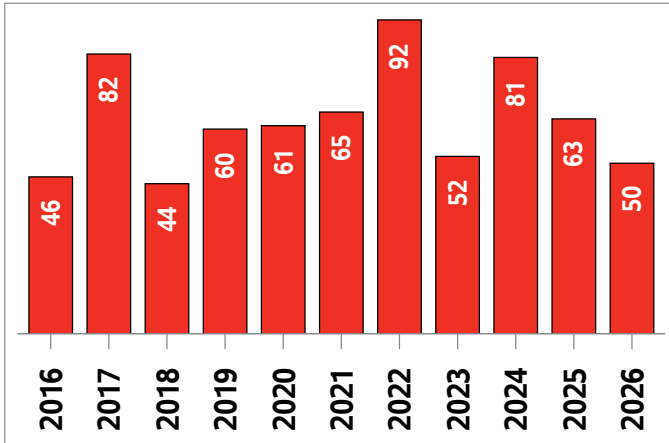
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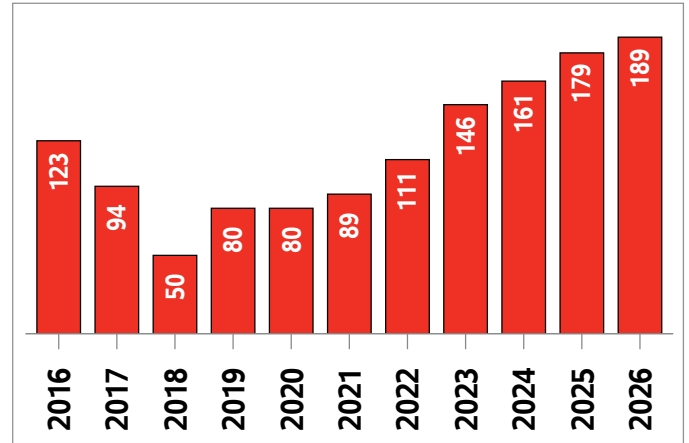
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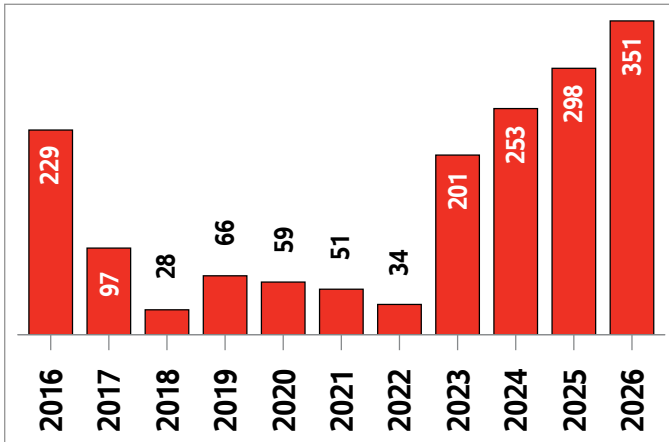
Sales Activity
(January only)



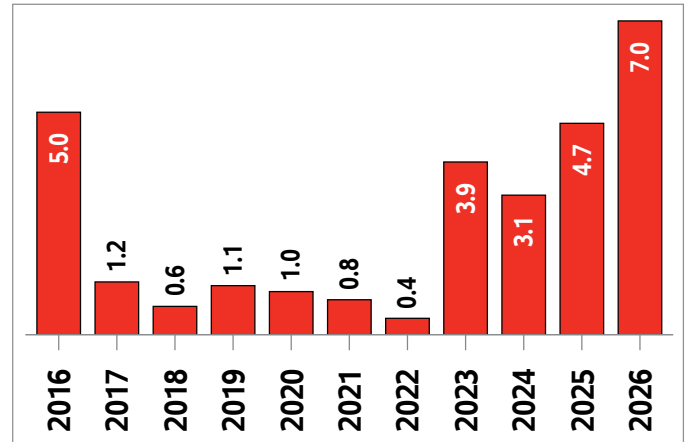
New Listings
(January only)



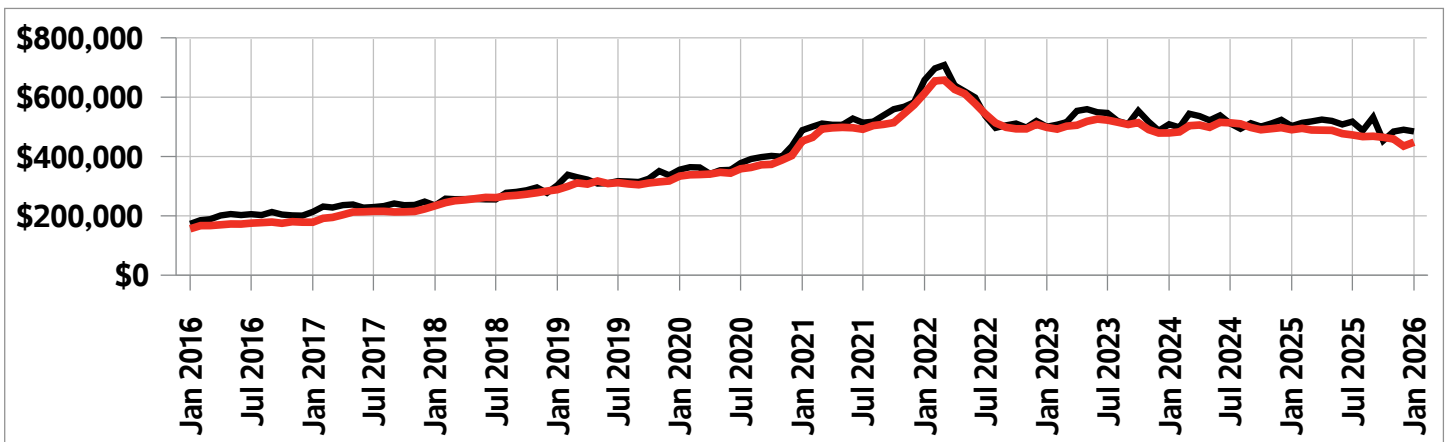
Active Listings
(January only)



Months of Inventory
(January only)



MLS® HPI Townhouse Benchmark Price and Average Price



Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	26	-3.7%	-18.8%	-31.6%	-53.6%	-46.9%	13.0%
Dollar Volume	\$8,144,399	-12.9%	-27.2%	-40.1%	-53.2%	-40.5%	133.4%
New Listings	89	-28.2%	11.3%	39.1%	25.4%	20.3%	3.5%
Active Listings	199	-2.0%	47.4%	136.9%	342.2%	197.0%	17.8%
Sales to New Listings Ratio ¹	29.2	21.8	40.0	59.4	78.9	66.2	26.7
Months of Inventory ²	7.7	7.5	4.2	2.2	0.8	1.4	7.3
Average Price	\$313,246	-9.6%	-10.4%	-12.4%	0.8%	12.1%	106.4%
Median Price	\$280,500	-6.2%	-13.1%	-11.2%	1.8%	15.9%	111.7%
Sale to List Price Ratio ³	95.1	98.0	96.1	96.4	106.8	102.8	95.6
Median Days on Market	45.5	39.0	28.5	23.5	7.0	9.0	39.0

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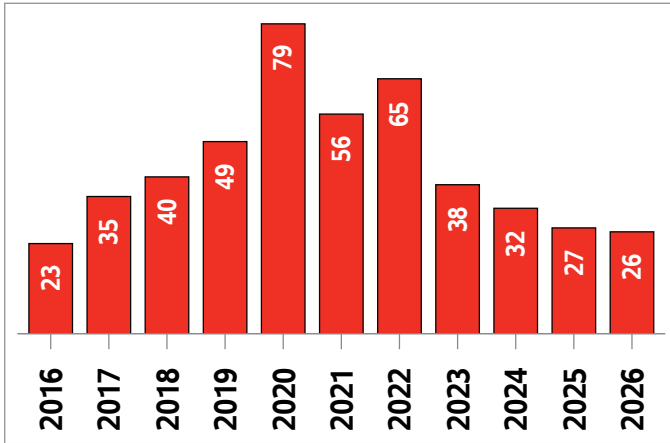
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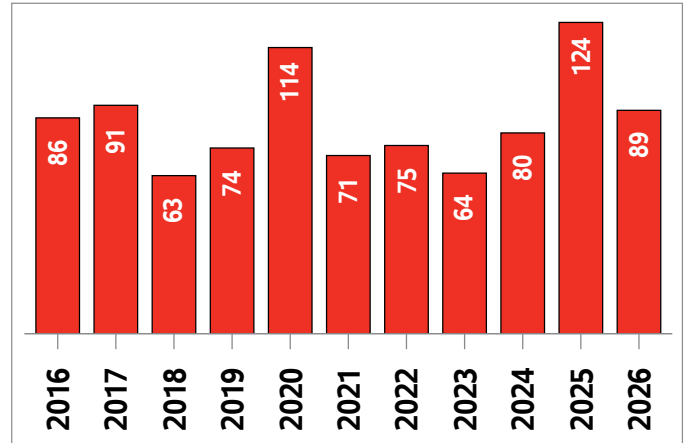
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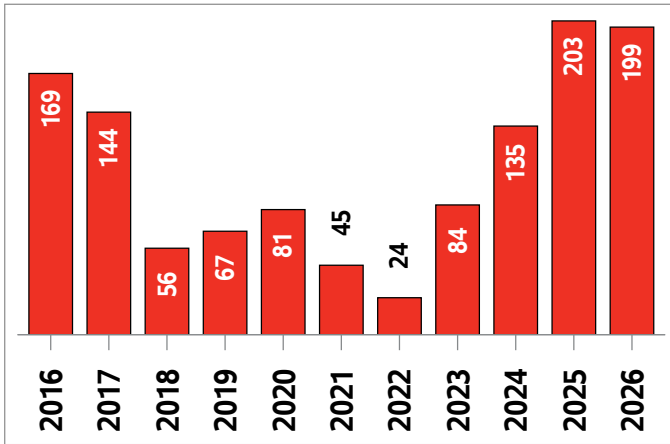
Sales Activity
(January only)



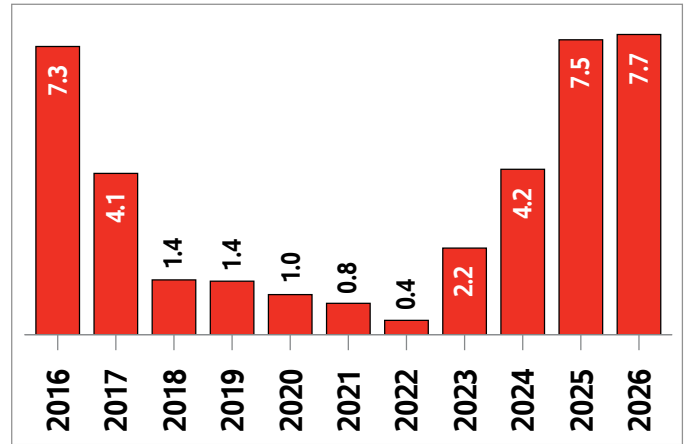
New Listings
(January only)



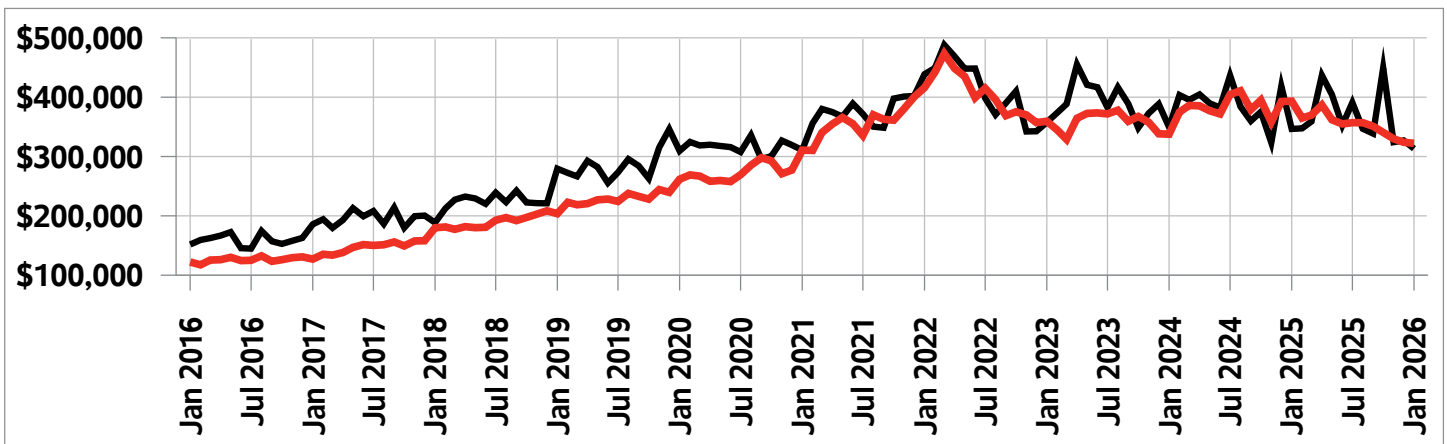
Active Listings
(January only)



Months of Inventory
(January only)



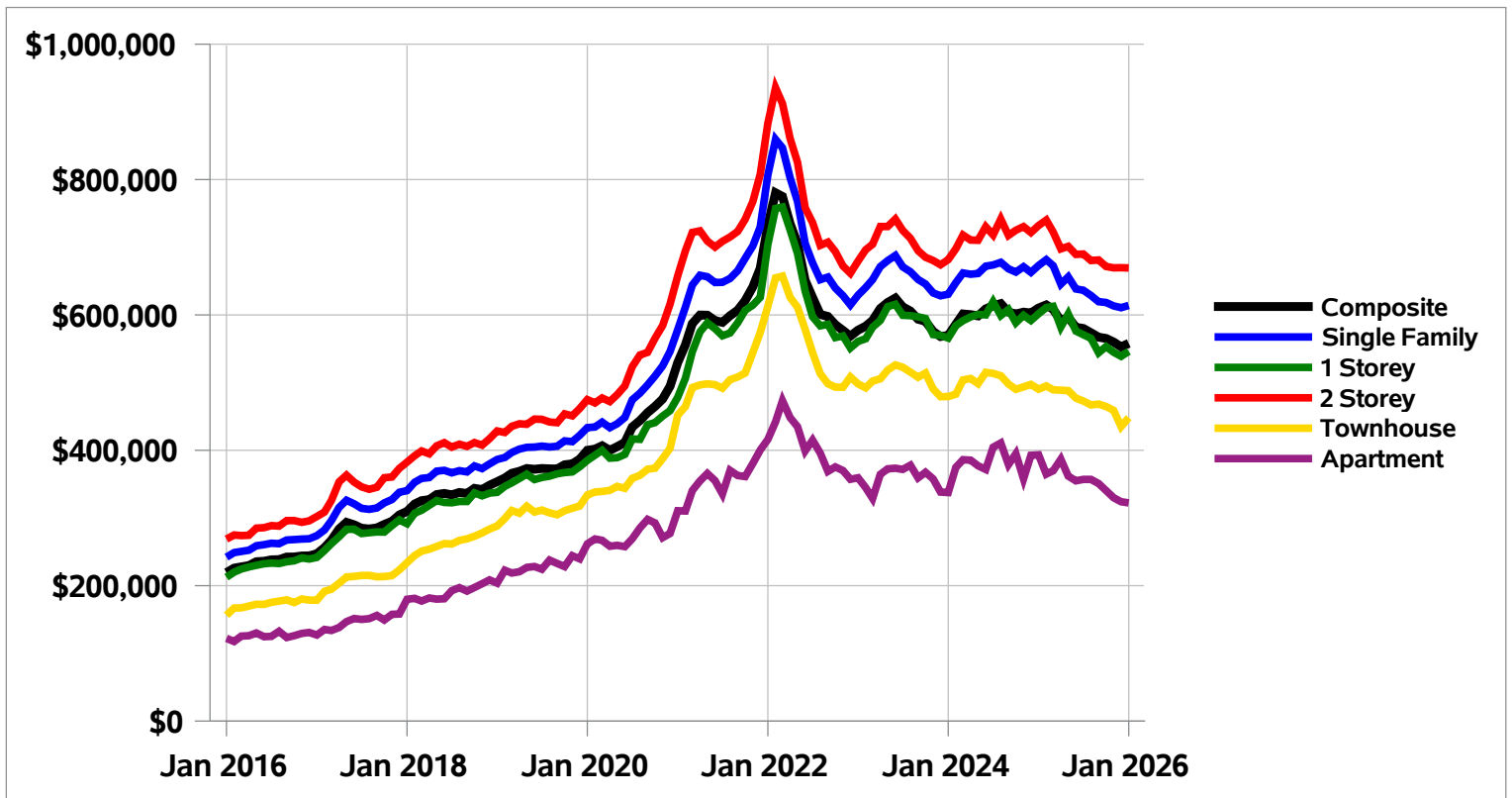
MLS® HPI Apartment Benchmark Price and Average Price



MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$558,000	0.9	-1.3	-3.8	-8.6	-3.4	5.3
Single Family	\$614,000	0.5	-0.7	-3.5	-8.8	-2.4	6.2
One Storey	\$546,200	1.4	-1.3	-4.3	-9.2	-2.6	14.2
Two Storey	\$669,400	-0.1	-0.3	-3.0	-8.6	-1.5	1.8
Townhouse	\$448,300	3.1	-3.5	-5.2	-8.5	-10.0	-0.8
Apartment	\$322,300	-0.5	-5.4	-9.7	-18.1	-10.3	3.7

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1347
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family 

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1448
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6122
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1219
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6952
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Double width
Gross Living Area (Above Ground; in sq. ft.)	1681
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5720
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Townhouse 

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1287
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment 

Features	Value
Above Ground Bedrooms	2
Age Category	31 to 50
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	987
Half Bathrooms	0
Number of Fireplaces	0
Total Number Of Rooms	5
Wastewater Disposal	Municipal sewers

Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	212	-17.2%	-33.5%	-14.5%	-49.4%	-38.6%	-34.6%
Dollar Volume	\$125,361,917	-22.3%	-35.8%	-10.2%	-51.5%	-5.0%	39.2%
New Listings	740	-2.8%	21.5%	31.2%	43.7%	34.5%	12.1%
Active Listings	1,437	17.3%	54.4%	86.4%	404.2%	132.5%	24.8%
Sales to New Listings Ratio ¹	28.6	33.6	52.4	44.0	81.4	62.7	49.1
Months of Inventory ²	6.8	4.8	2.9	3.1	0.7	1.8	3.6
Average Price	\$591,330	-6.2%	-3.4%	5.0%	-4.2%	54.7%	112.8%
Median Price	\$554,550	-5.3%	-4.4%	3.7%	-3.7%	54.0%	107.3%
Sale to List Price Ratio ³	96.5	97.9	97.7	97.0	111.7	103.3	98.1
Median Days on Market	43.5	28.5	29.0	20.0	6.0	9.0	33.0

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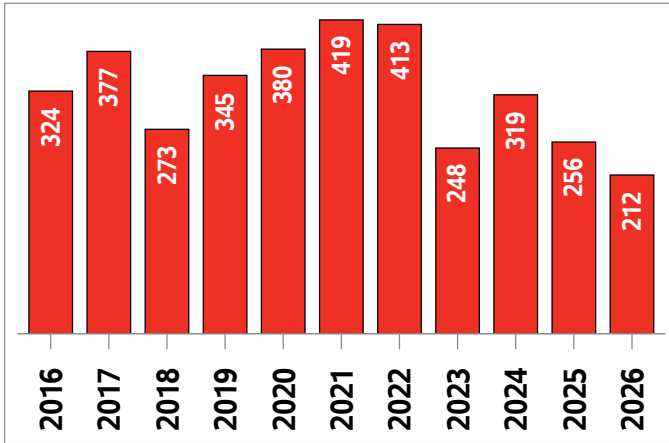
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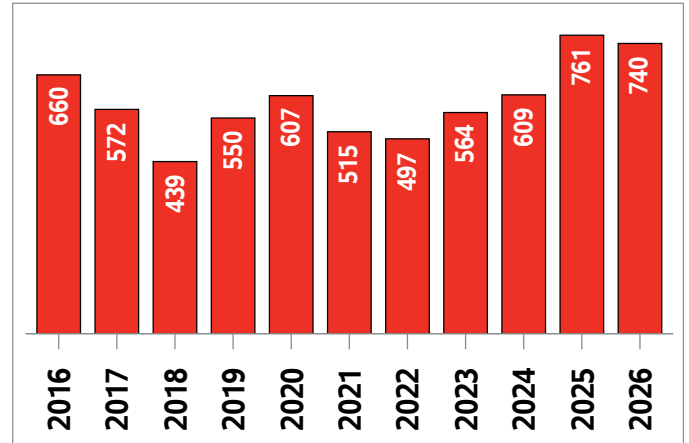
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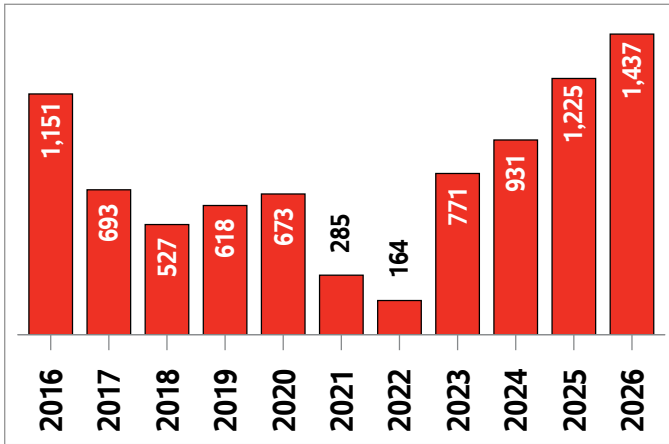
Sales Activity (January only)



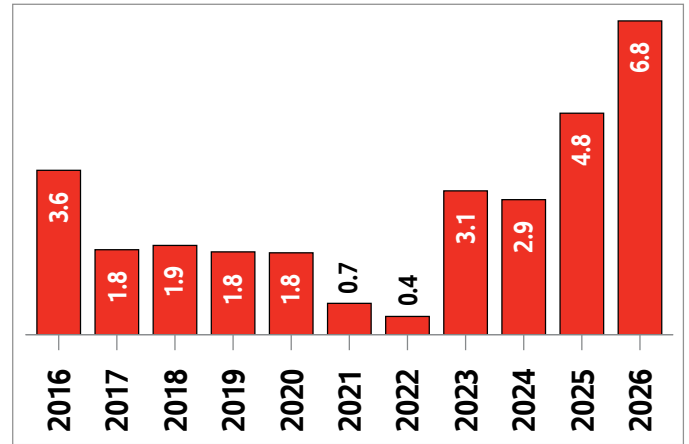
New Listings (January only)



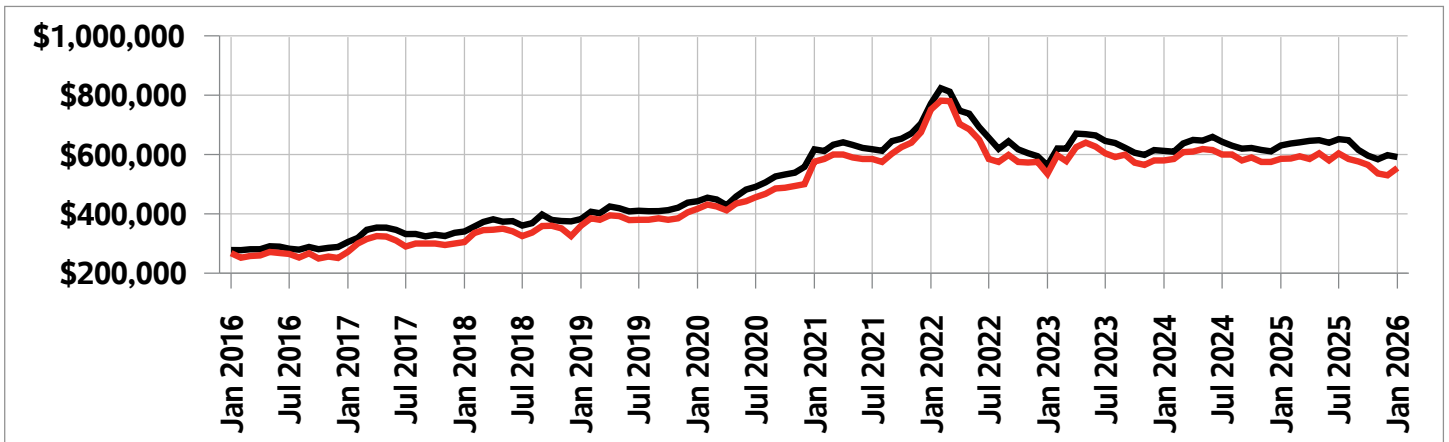
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	0	—	—	-100.0%	—	—	-100.0%
Dollar Volume	\$0	—	—	-100.0%	—	—	-100.0%
New Listings	0	-100.0%	—	—	-100.0%	-100.0%	-100.0%
Active Listings	3	-25.0%	50.0%	200.0%	50.0%	-70.0%	-66.7%
Sales to New Listings Ratio ¹	0.0	—	—	—	—	—	33.3
Months of Inventory ²	0.0	—	—	1.0	—	—	9.0
Average Price	\$0	—	—	-100.0%	—	—	-100.0%
Median Price	\$0	—	—	-100.0%	—	—	-100.0%
Sale to List Price Ratio ³	0.0	—	—	96.7	—	—	85.0
Median Days on Market	0.0	—	—	36.0	—	—	12.0

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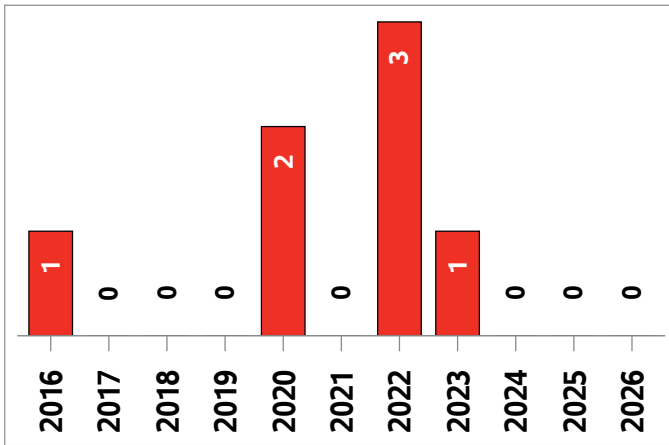
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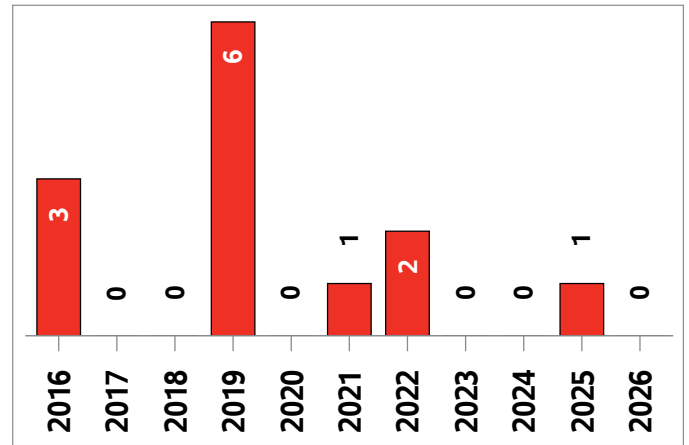
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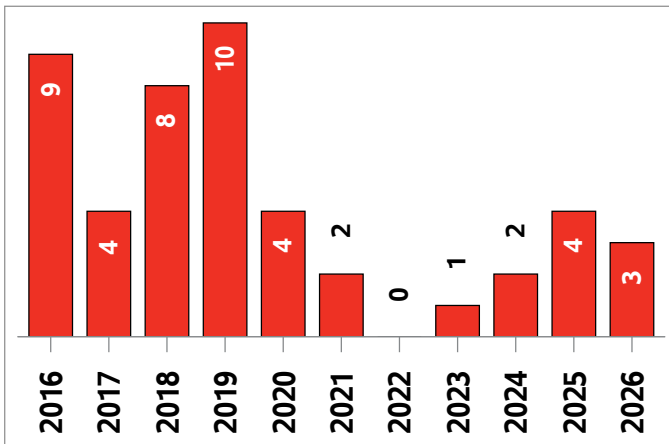
Sales Activity (January only)



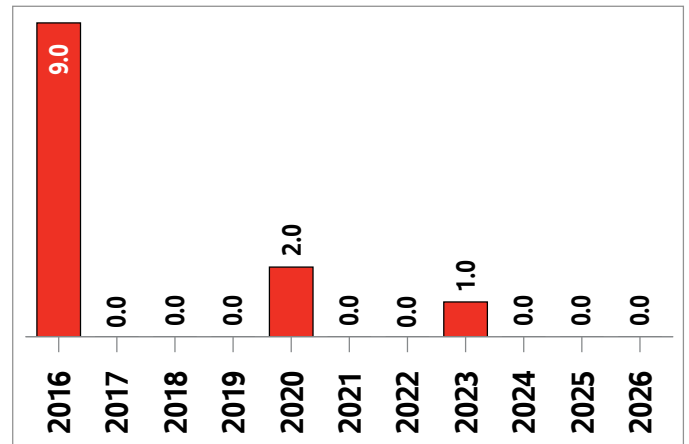
New Listings (January only)



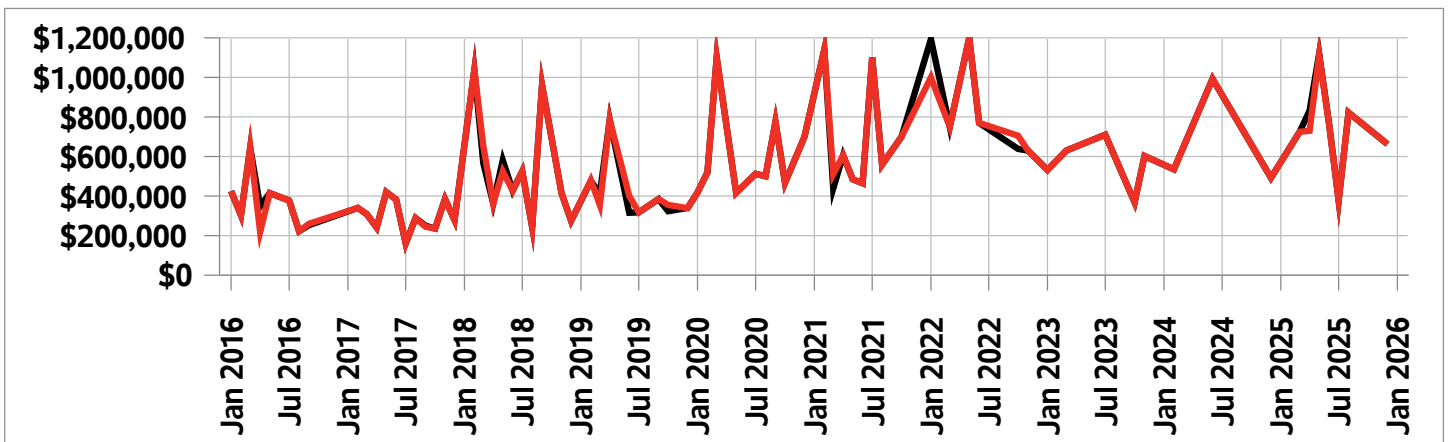
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	15	7.1%	-6.3%	50.0%	-48.3%	-11.8%	-6.3%
Dollar Volume	\$10,503,899	16.4%	-3.4%	96.9%	-34.7%	72.9%	205.5%
New Listings	39	-11.4%	69.6%	-23.5%	21.9%	34.5%	8.3%
Active Listings	89	2.3%	17.1%	-9.2%	229.6%	29.0%	-25.8%
Sales to New Listings Ratio ¹	38.5	31.8	69.6	19.6	90.6	58.6	44.4
Months of Inventory ²	5.9	6.2	4.8	9.8	0.9	4.1	7.5
Average Price	\$700,260	8.6%	3.0%	31.3%	26.3%	96.0%	225.9%
Median Price	\$580,000	-8.7%	-11.7%	14.9%	1.4%	63.0%	190.0%
Sale to List Price Ratio ³	96.2	97.4	97.5	92.1	101.7	97.2	92.0
Median Days on Market	63.0	47.5	69.0	29.5	16.0	34.0	84.5

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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

⁴ 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.

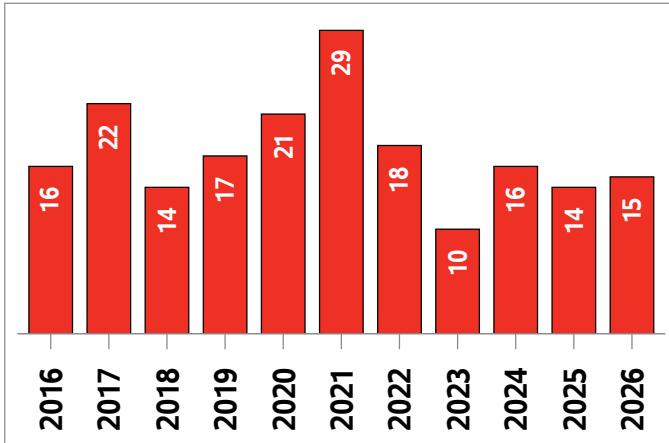
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

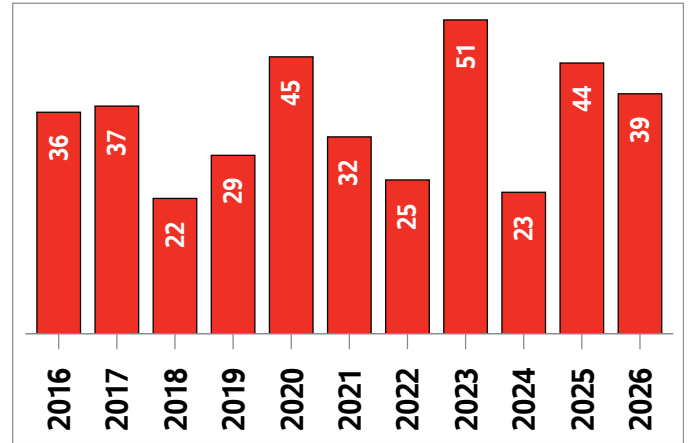
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

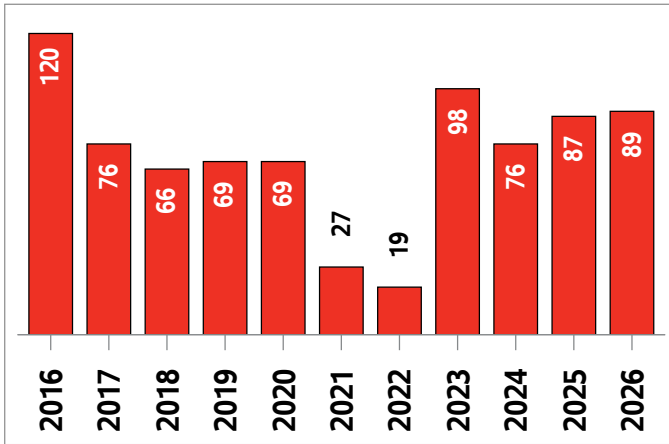
Sales Activity (January only)



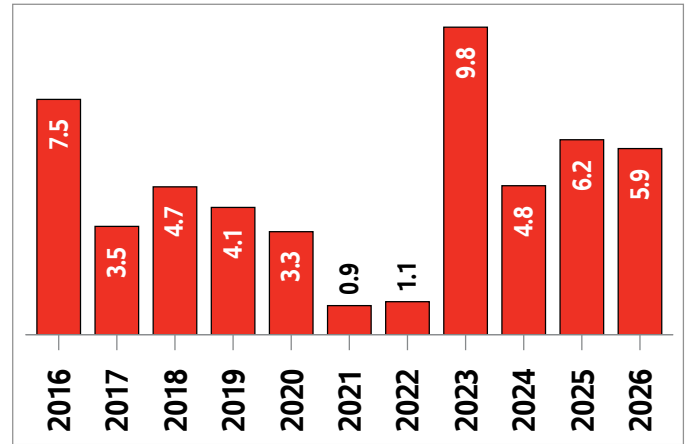
New Listings (January only)



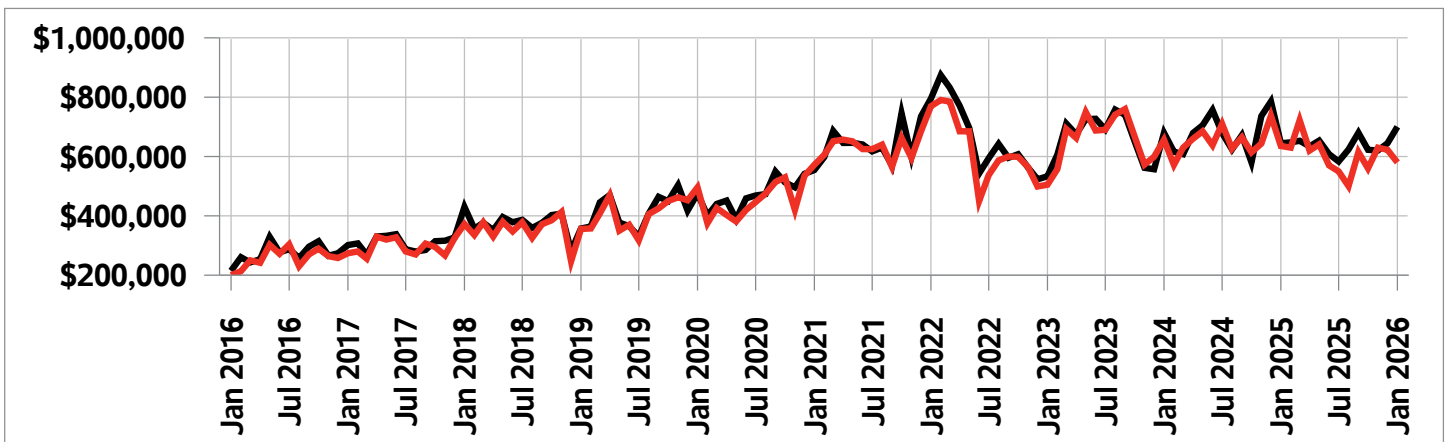
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	15	-16.7%	-6.3%	25.0%	-31.8%	-21.1%	-25.0%
Dollar Volume	\$11,185,900	-23.8%	2.3%	33.1%	-15.8%	19.5%	70.1%
New Listings	57	-31.3%	-6.6%	3.6%	137.5%	1.8%	16.3%
Active Listings	182	-8.1%	27.3%	78.4%	574.1%	114.1%	22.1%
Sales to New Listings Ratio ¹	26.3	21.7	26.2	21.8	91.7	33.9	40.8
Months of Inventory ²	12.1	11.0	8.9	8.5	1.2	4.5	7.5
Average Price	\$745,727	-8.6%	9.1%	6.5%	23.5%	51.3%	126.8%
Median Price	\$710,000	-12.3%	10.1%	11.4%	19.7%	49.3%	161.1%
Sale to List Price Ratio ³	96.1	97.9	98.7	96.5	107.2	99.7	97.4
Median Days on Market	35.0	33.0	21.5	46.5	11.0	12.0	73.5

¹ Sales / new listings * 100; compared to levels from previous periods.

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

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⁴ 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.

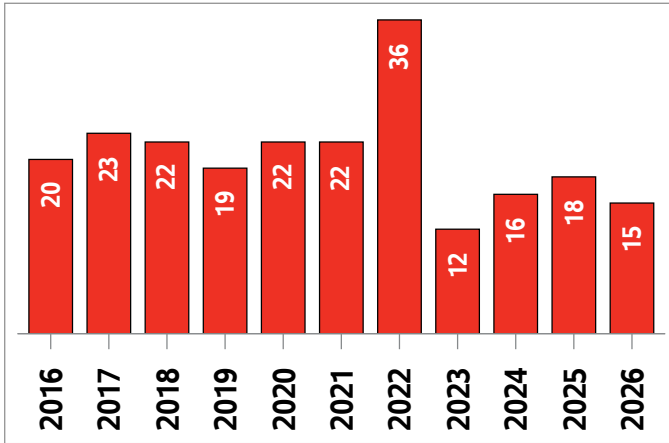
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

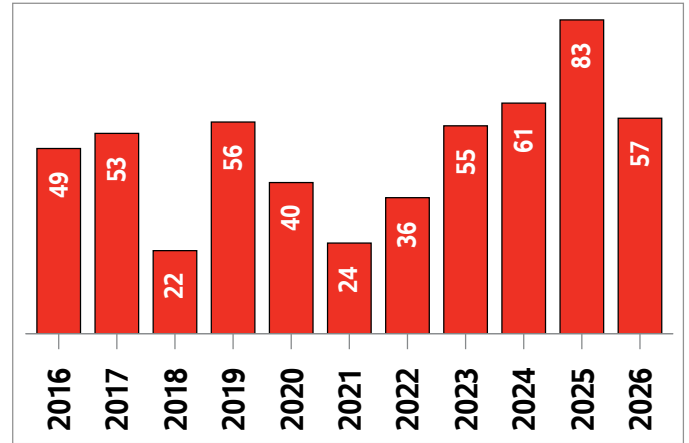
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

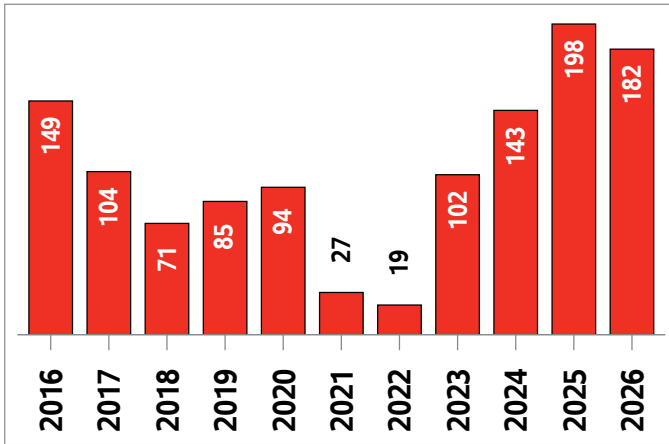
Sales Activity (January only)



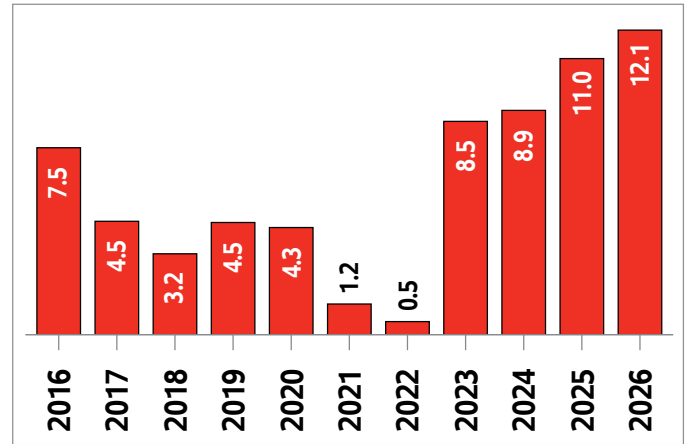
New Listings (January only)



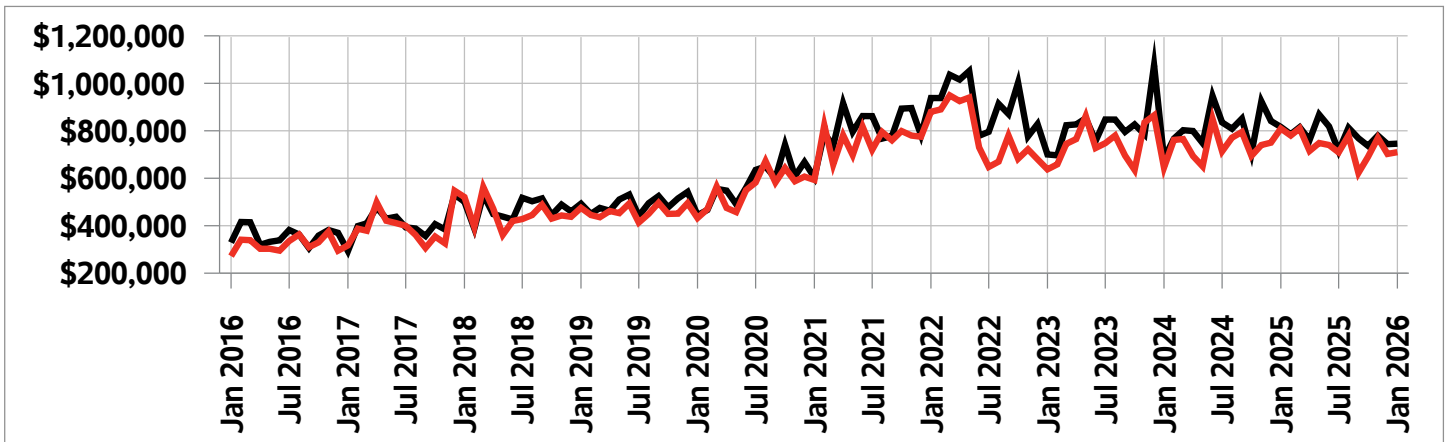
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	18	0.0%	5.9%	0.0%	-37.9%	-28.0%	12.5%
Dollar Volume	\$12,974,500	12.3%	33.9%	17.0%	-30.0%	12.1%	262.0%
New Listings	49	-19.7%	2.1%	-21.0%	122.7%	22.5%	14.0%
Active Listings	115	6.5%	7.5%	32.2%	422.7%	57.5%	11.7%
Sales to New Listings Ratio ¹	36.7	29.5	35.4	29.0	131.8	62.5	37.2
Months of Inventory ²	6.4	6.0	6.3	4.8	0.8	2.9	6.4
Average Price	\$720,806	12.3%	26.5%	17.0%	12.7%	55.6%	221.7%
Median Price	\$661,000	4.9%	23.6%	22.4%	9.3%	57.4%	187.4%
Sale to List Price Ratio ³	97.0	97.1	98.6	96.1	106.3	100.0	97.0
Median Days on Market	61.5	39.5	39.0	25.0	67.0	27.0	28.0

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

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⁴ 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.

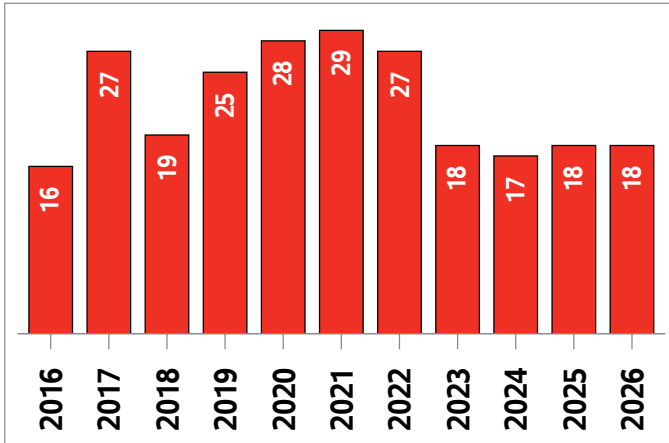
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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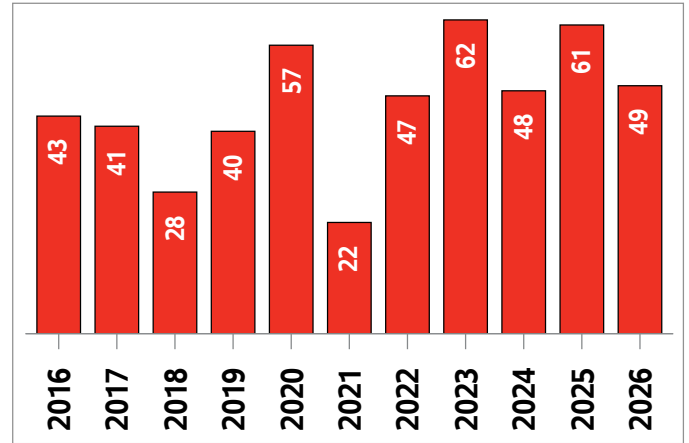
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

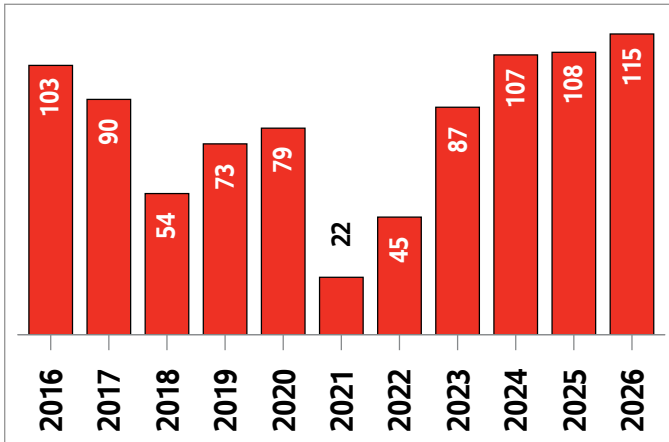
Sales Activity
(January only)



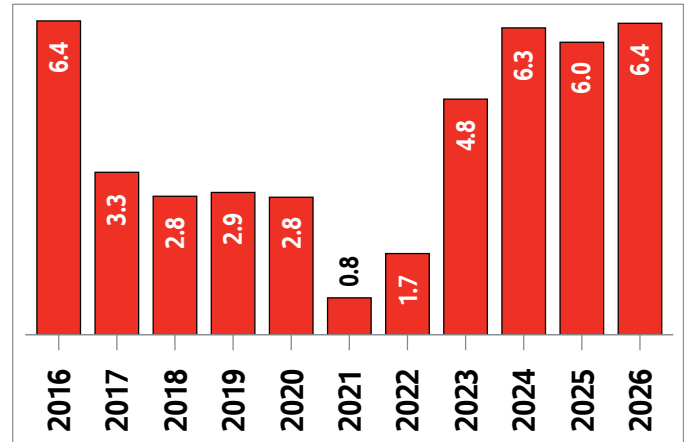
New Listings
(January only)



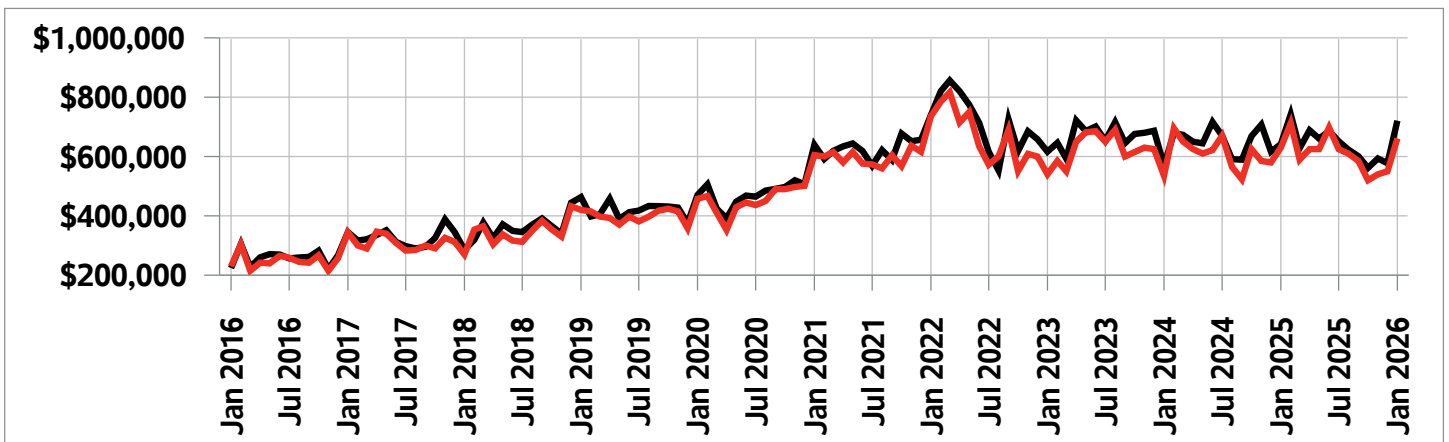
Active Listings
(January only)



Months of Inventory
(January only)



Average Price and Median Price



Actual	January 2026	Compared to ⁸					
		January 2025	January 2024	January 2023	January 2021	January 2019	January 2016
Sales Activity	46	7.0%	2.2%	64.3%	70.4%	15.0%	64.3%
Dollar Volume	\$27,277,715	21.4%	8.4%	84.4%	106.9%	120.0%	353.7%
New Listings	90	12.5%	15.4%	30.4%	221.4%	80.0%	34.3%
Active Listings	175	32.6%	90.2%	59.1%	1,650.0%	316.7%	45.8%
Sales to New Listings Ratio ¹	51.1	53.8	57.7	40.6	96.4	80.0	41.8
Months of Inventory ²	3.8	3.1	2.0	3.9	0.4	1.1	4.3
Average Price	\$592,994	13.5%	6.0%	12.3%	21.4%	91.3%	176.2%
Median Price	\$552,500	7.3%	-3.9%	16.5%	22.5%	73.7%	179.4%
Sale to List Price Ratio ³	96.1	97.2	97.3	98.1	111.5	99.4	96.0
Median Days on Market	53.5	63.0	38.0	35.5	5.0	16.5	56.5

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

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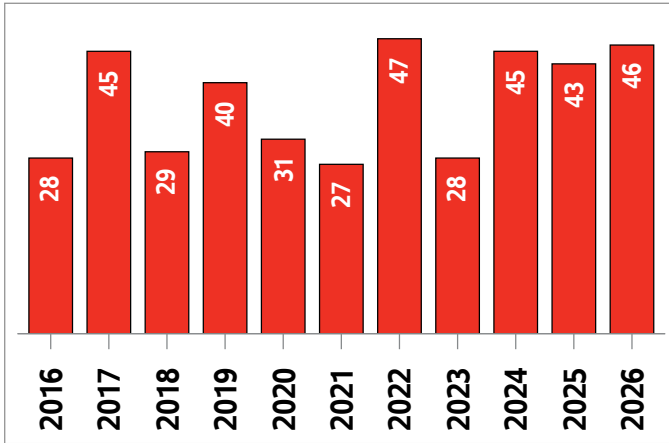
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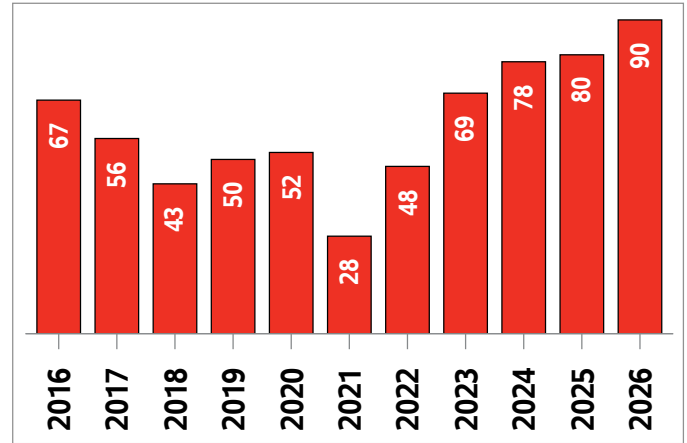
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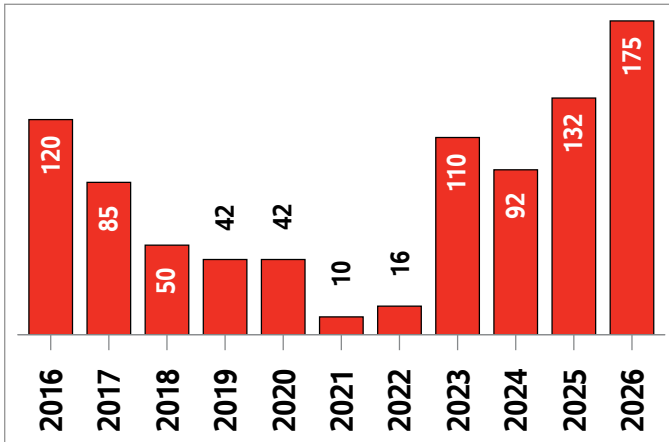
Sales Activity
(January only)



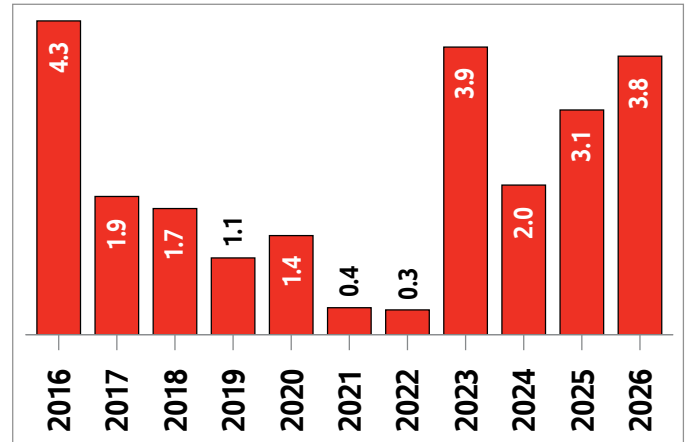
New Listings
(January only)



Active Listings
(January only)



Months of Inventory
(January only)



Average Price and Median Price

