



## **London and St. Thomas Residential Market Activity and MLS® Home Price Index Report February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	410	-18.7%	-31.4%	-8.3%	-50.5%	-25.3%	-34.4%
Dollar Volume	\$255,189,563	-21.5%	-31.7%	-7.8%	-49.9%	15.8%	47.7%
New Listings	1,055	0.2%	3.5%	33.4%	6.1%	24.6%	1.4%
Active Listings	2,421	13.0%	50.7%	71.6%	374.7%	106.9%	20.2%
Sales to New Listings Ratio <sup>1</sup>	38.9	47.9	58.7	56.5	83.4	64.8	60.1
Months of Inventory <sup>2</sup>	5.9	4.3	2.7	3.2	0.6	2.1	3.2
Average Price	\$622,414	-3.5%	-0.4%	0.5%	1.4%	55.1%	125.2%
Median Price	\$572,500	-4.3%	-3.0%	-2.1%	-2.8%	51.1%	135.2%
Sale to List Price Ratio <sup>3</sup>	97.4	97.8	98.5	97.4	114.1	103.2	98.0
Median Days on Market	28.0	23.0	20.0	21.0	6.0	11.0	24.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	751	-15.0%	-28.1%	-4.9%	-46.6%	-27.4%	-29.5%
Dollar Volume	\$468,237,494	-16.9%	-27.5%	-1.8%	-45.6%	15.4%	60.7%
New Listings	2,115	-3.3%	9.1%	27.5%	26.5%	28.3%	6.1%
Active Listings <sup>4</sup>	2,344	12.8%	48.1%	69.5%	399.3%	114.2%	19.1%
Sales to New Listings Ratio <sup>5</sup>	35.5	40.4	53.8	47.6	84.1	62.8	53.5
Months of Inventory <sup>6</sup>	6.2	4.7	3.0	3.5	0.7	2.1	3.7
Average Price	\$623,485	-2.2%	0.7%	3.4%	1.8%	59.0%	128.1%
Median Price	\$575,000	-2.7%	-1.8%	1.1%	-1.0%	56.3%	133.5%
Sale to List Price Ratio <sup>7</sup>	97.0	97.7	98.1	97.2	112.4	102.7	97.8
Median Days on Market	35.0	27.0	24.0	22.0	6.0	11.0	28.0

<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.

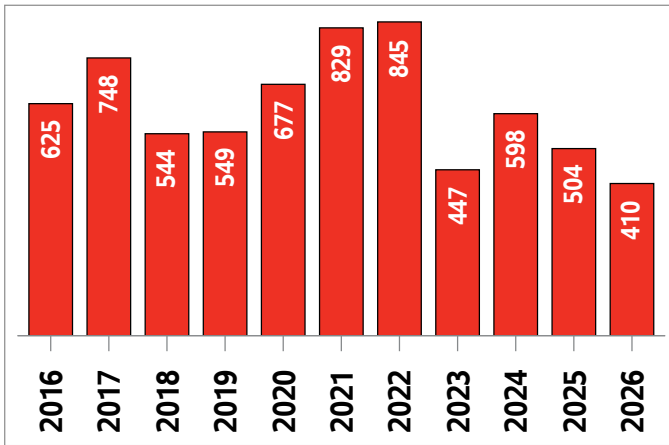
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

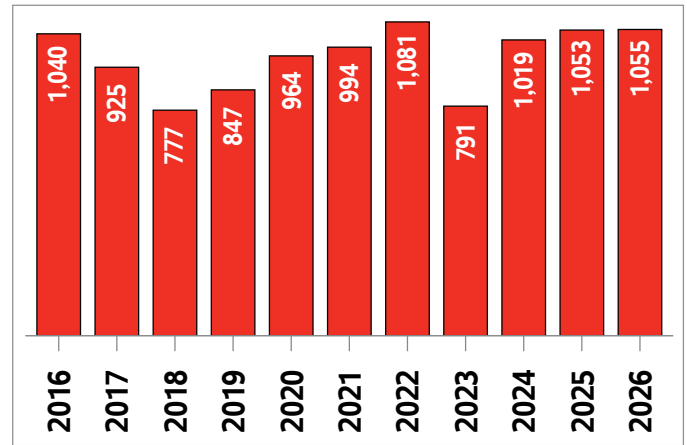
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

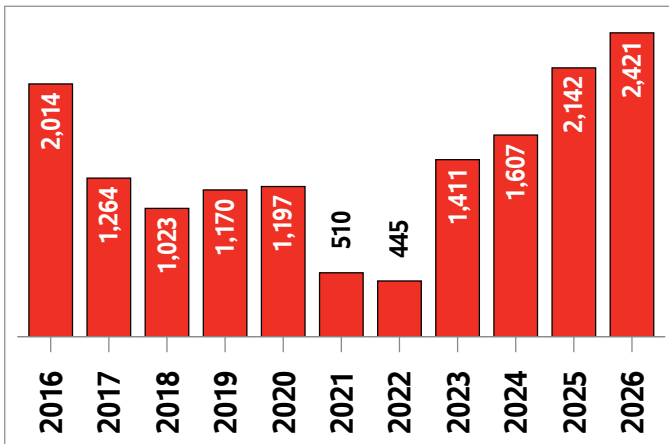
**Sales Activity**  
(February only)



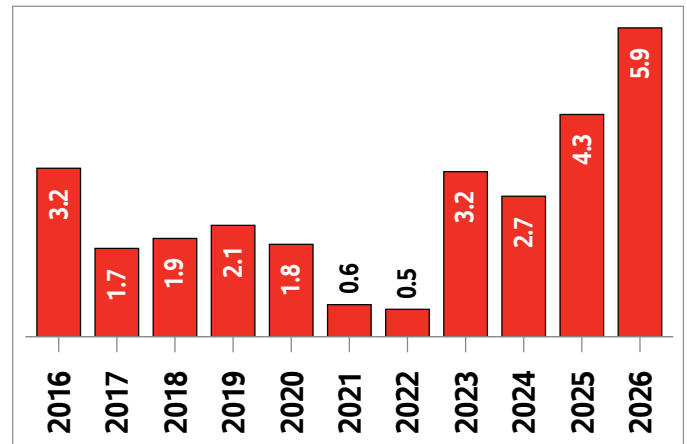
**New Listings**  
(February only)



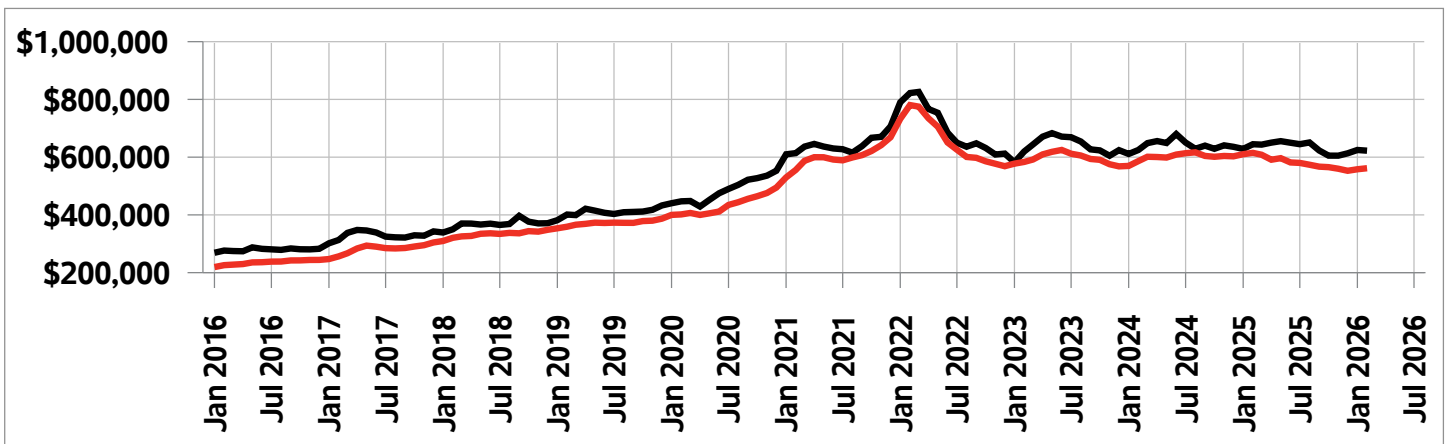
**Active Listings**  
(February only)



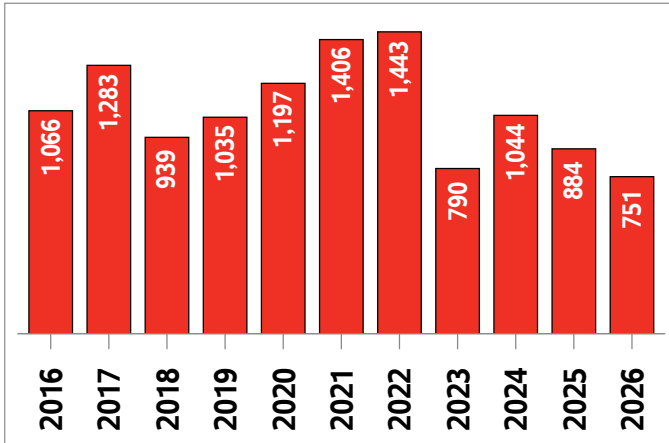
**Months of Inventory**  
(February only)



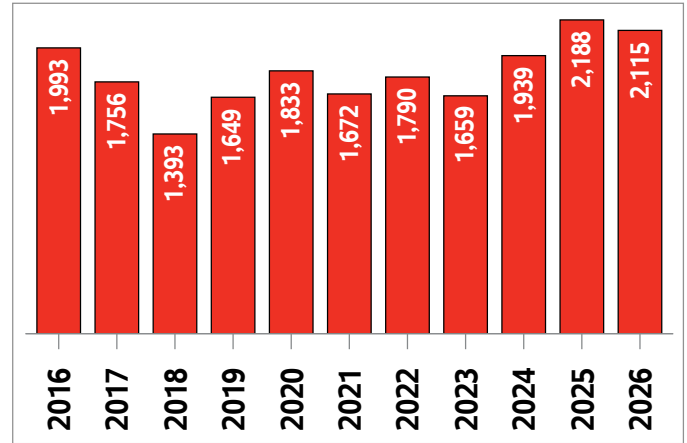
**MLS® HPI Composite Benchmark Price and Average Price**



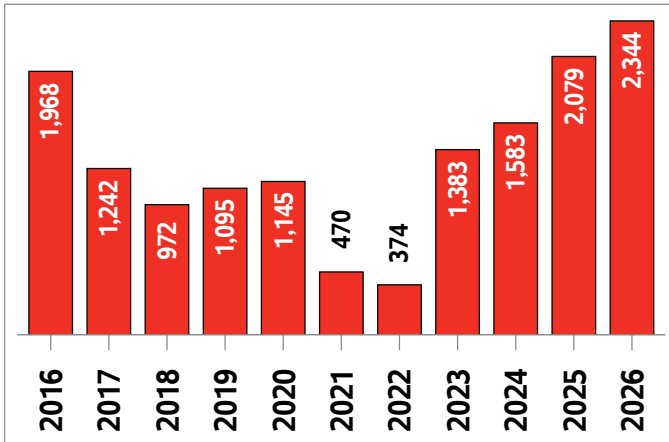
**Sales Activity**  
(February Year-to-Date)



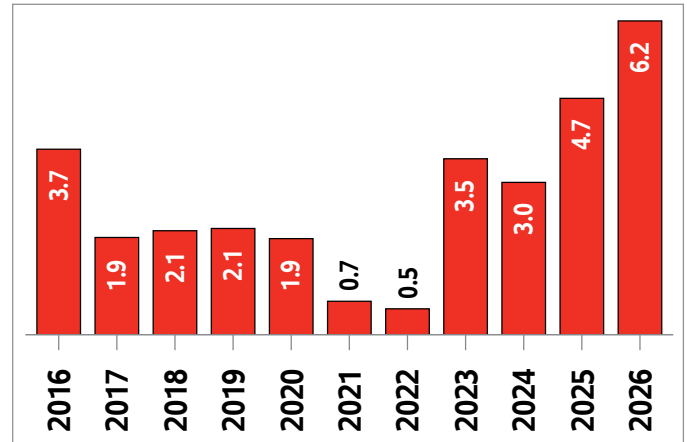
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	303	-19.2%	-29.0%	-11.1%	-51.1%	-25.6%	-37.9%
Dollar Volume	\$204,750,561	-22.3%	-30.3%	-10.5%	-50.8%	15.7%	37.5%
New Listings	757	-0.8%	-1.0%	27.0%	2.7%	15.4%	-9.2%
Active Listings	1,673	11.5%	40.1%	56.9%	344.9%	69.2%	6.9%
Sales to New Listings Ratio <sup>1</sup>	40.0	49.1	55.8	57.2	84.1	62.0	58.5
Months of Inventory <sup>2</sup>	5.5	4.0	2.8	3.1	0.6	2.4	3.2
Average Price	\$675,744	-3.9%	-1.8%	0.7%	0.6%	55.4%	121.4%
Median Price	\$610,000	-5.4%	-6.9%	-3.2%	-3.6%	49.0%	125.9%
Sale to List Price Ratio <sup>3</sup>	97.6	97.9	98.8	97.4	114.0	102.1	98.2
Median Days on Market	24.0	21.0	19.0	22.0	6.0	12.0	21.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	553	-15.4%	-27.0%	-6.7%	-48.4%	-29.2%	-35.5%
Dollar Volume	\$374,628,484	-18.0%	-27.0%	-3.6%	-47.8%	13.4%	46.4%
New Listings	1,487	-4.5%	4.0%	19.7%	18.6%	14.5%	-5.3%
Active Listings <sup>4</sup>	1,628	11.5%	39.9%	54.0%	362.4%	74.7%	6.9%
Sales to New Listings Ratio <sup>5</sup>	37.2	42.0	53.0	47.7	85.5	60.1	54.6
Months of Inventory <sup>6</sup>	5.9	4.5	3.1	3.6	0.7	2.4	3.6
Average Price	\$677,448	-3.0%	0.0%	3.4%	1.1%	60.2%	126.9%
Median Price	\$612,000	-5.1%	-4.4%	-1.1%	-2.9%	54.5%	126.7%
Sale to List Price Ratio <sup>7</sup>	97.2	97.9	98.2	97.0	112.1	101.9	98.0
Median Days on Market	34.0	24.0	23.0	23.0	6.0	11.0	27.0

<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.

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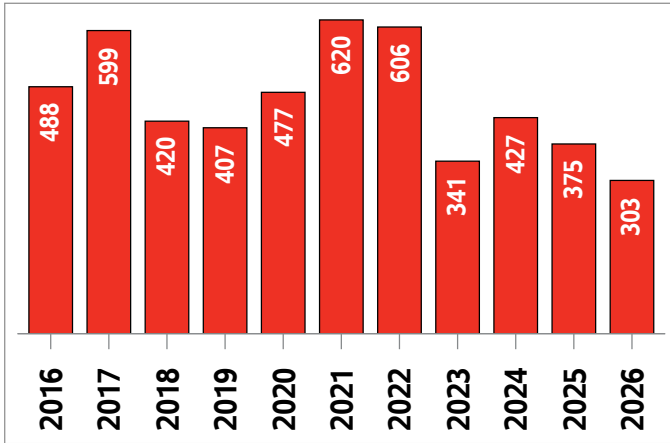
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

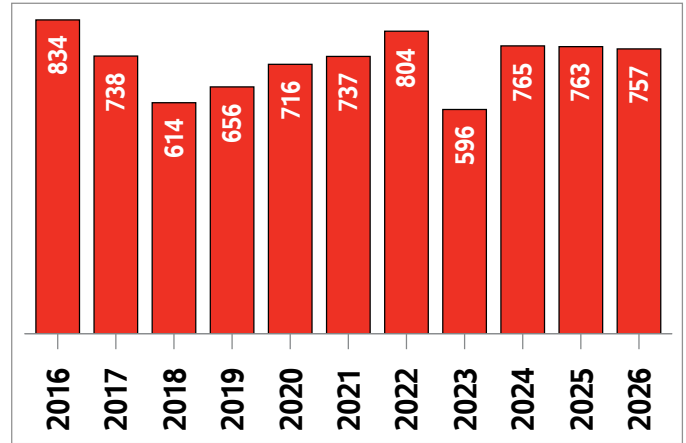
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

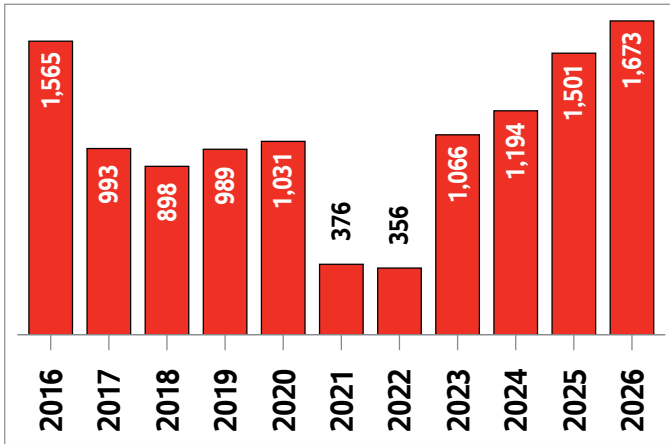
**Sales Activity**  
(February only)



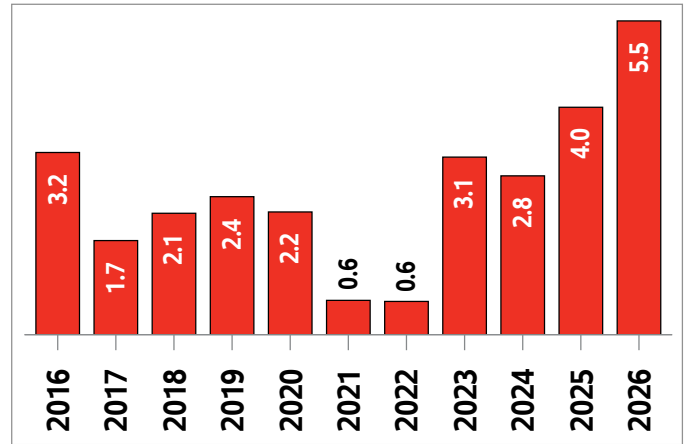
**New Listings**  
(February only)



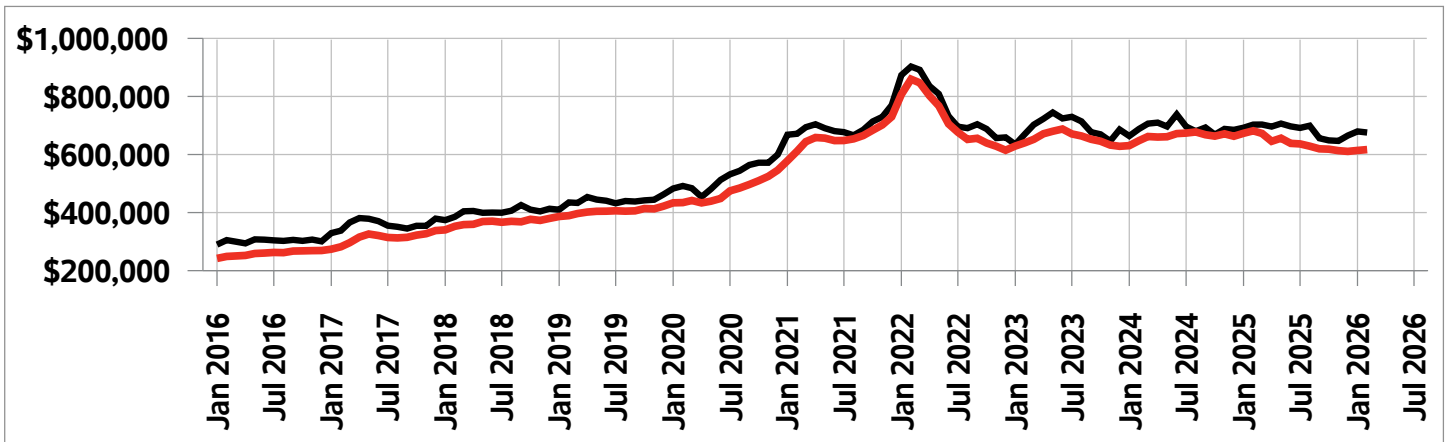
**Active Listings**  
(February only)



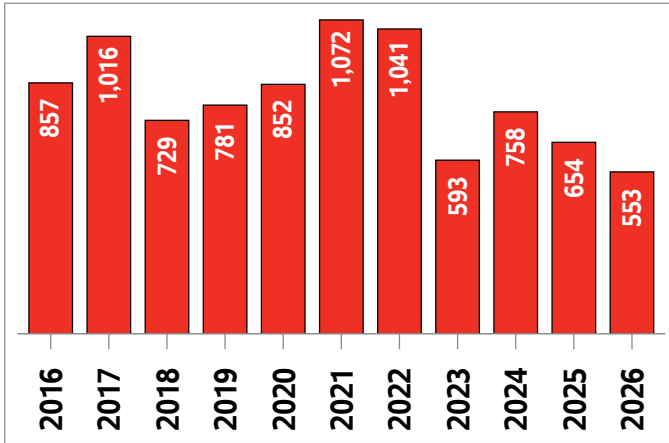
**Months of Inventory**  
(February only)



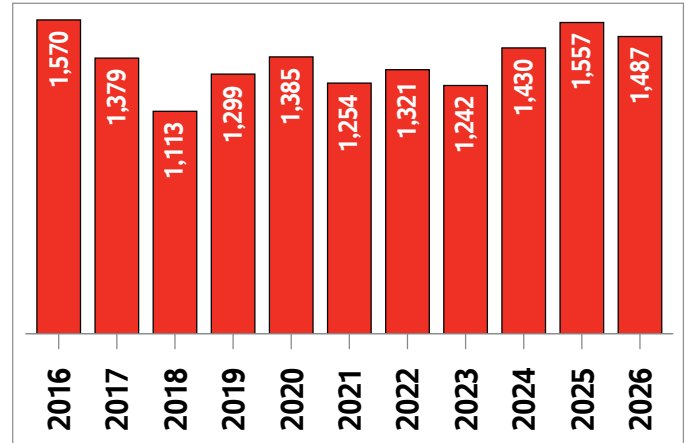
**MLS® HPI Single Family Benchmark Price and Average Price**



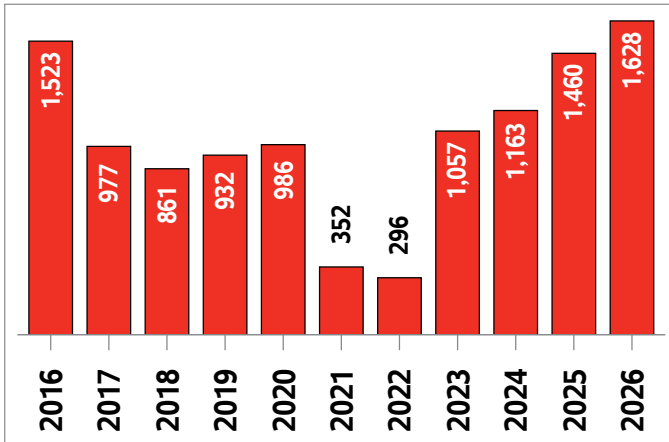
**Sales Activity**  
(February Year-to-Date)



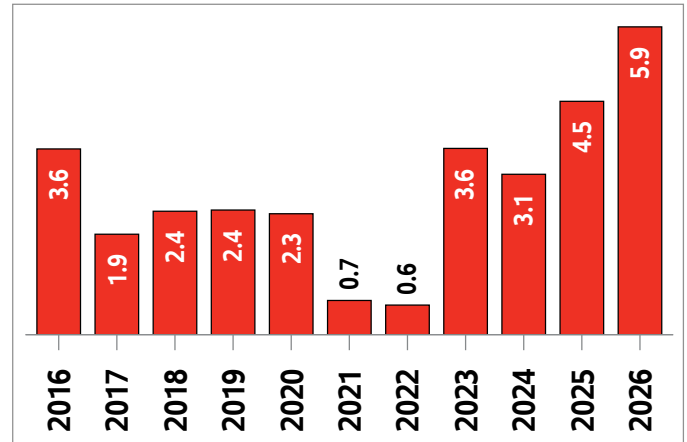
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	70	-15.7%	-37.5%	6.1%	-42.6%	-5.4%	-25.5%
Dollar Volume	\$34,211,202	-19.7%	-38.7%	2.2%	-44.0%	36.6%	96.2%
New Listings	187	20.6%	20.6%	43.8%	17.6%	101.1%	50.8%
Active Listings	403	25.2%	73.0%	73.7%	374.1%	410.1%	77.5%
Sales to New Listings Ratio <sup>1</sup>	37.4	53.5	72.3	50.8	76.7	79.6	75.8
Months of Inventory <sup>2</sup>	5.8	3.9	2.1	3.5	0.7	1.1	2.4
Average Price	\$488,731	-4.8%	-1.9%	-3.7%	-2.4%	44.4%	163.5%
Median Price	\$512,500	0.5%	0.6%	0.0%	8.6%	68.8%	195.0%
Sale to List Price Ratio <sup>3</sup>	97.7	98.8	98.3	97.9	118.8	107.1	97.8
Median Days on Market	33.5	28.0	27.0	16.0	6.0	8.0	32.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	120	-17.8%	-37.8%	1.7%	-35.8%	-10.4%	-14.3%
Dollar Volume	\$58,438,002	-21.3%	-39.7%	-1.8%	-37.1%	35.2%	130.2%
New Listings	376	12.6%	19.0%	36.2%	51.6%	117.3%	52.2%
Active Listings <sup>4</sup>	378	21.8%	55.3%	74.4%	455.1%	420.7%	65.6%
Sales to New Listings Ratio <sup>5</sup>	31.9	43.7	61.1	42.8	75.4	77.5	56.7
Months of Inventory <sup>6</sup>	6.3	4.2	2.5	3.7	0.7	1.1	3.3
Average Price	\$486,983	-4.3%	-3.1%	-3.4%	-1.9%	51.0%	168.5%
Median Price	\$511,000	-0.8%	-1.7%	2.7%	7.6%	72.3%	206.0%
Sale to List Price Ratio <sup>7</sup>	97.5	98.5	98.2	98.0	118.4	105.6	97.9
Median Days on Market	40.5	30.5	30.0	16.0	6.0	8.5	34.5

<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.

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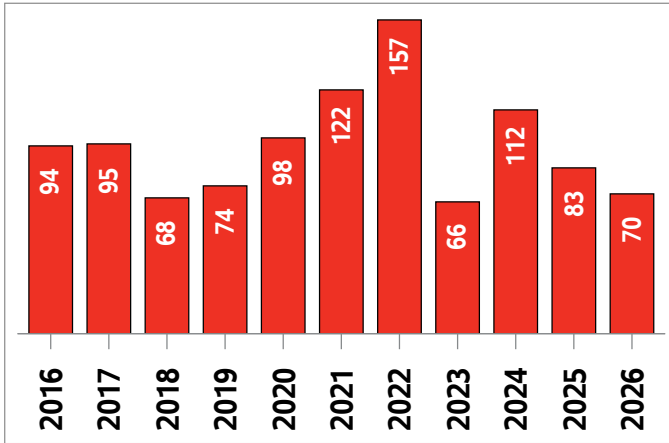
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

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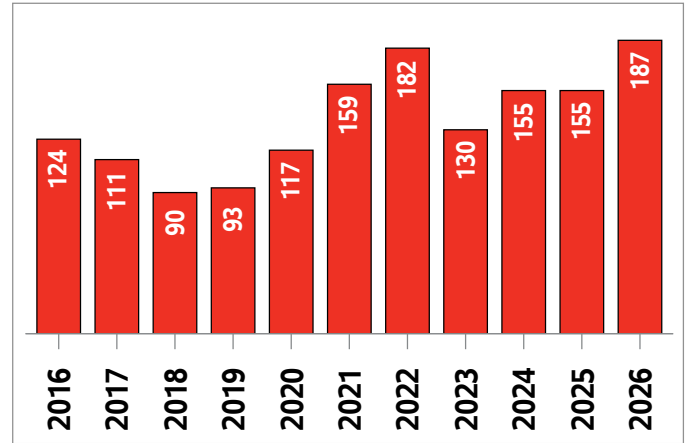
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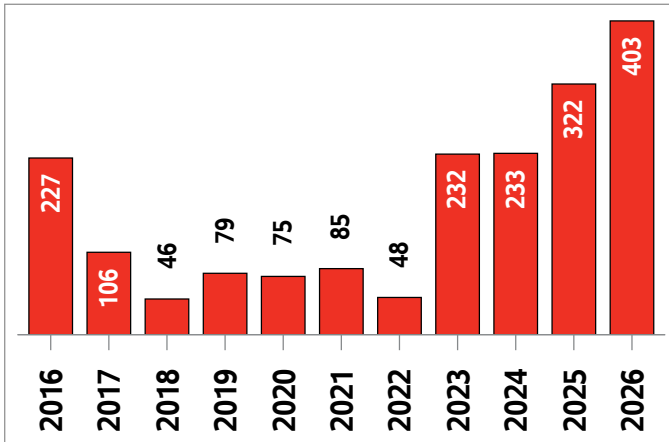
**Sales Activity**  
(February only)



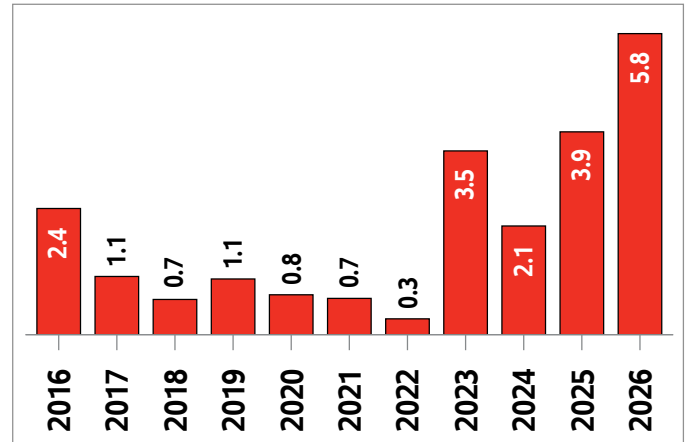
**New Listings**  
(February only)



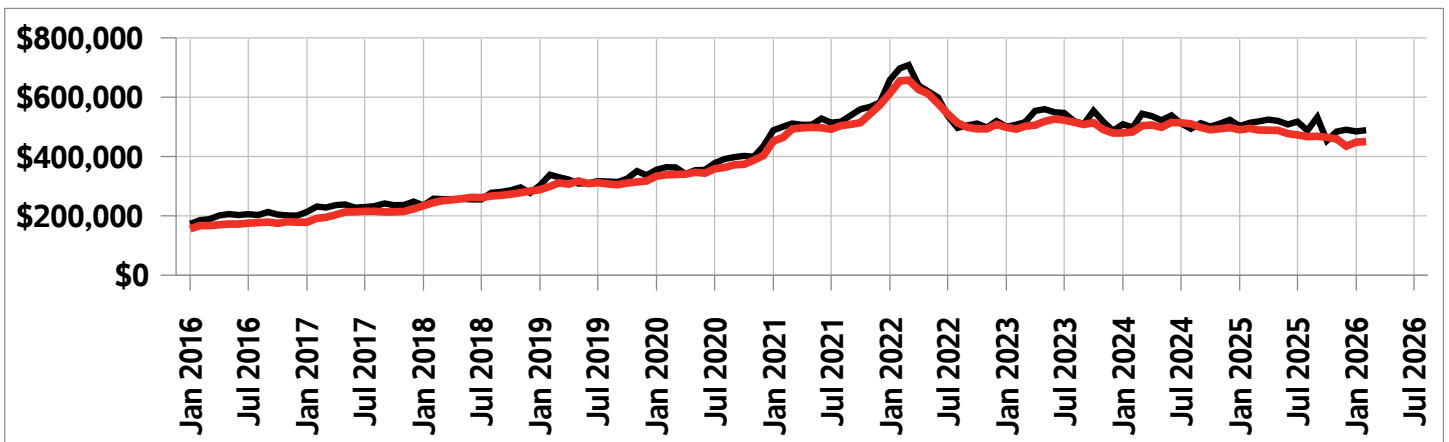
**Active Listings**  
(February only)



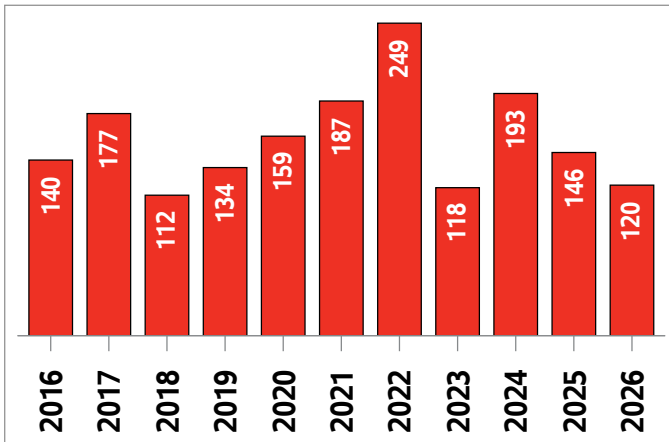
**Months of Inventory**  
(February only)



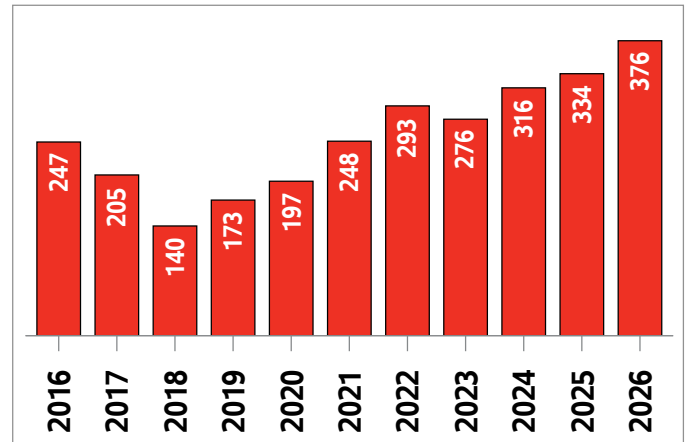
**MLS® HPI Townhouse Benchmark Price and Average Price**



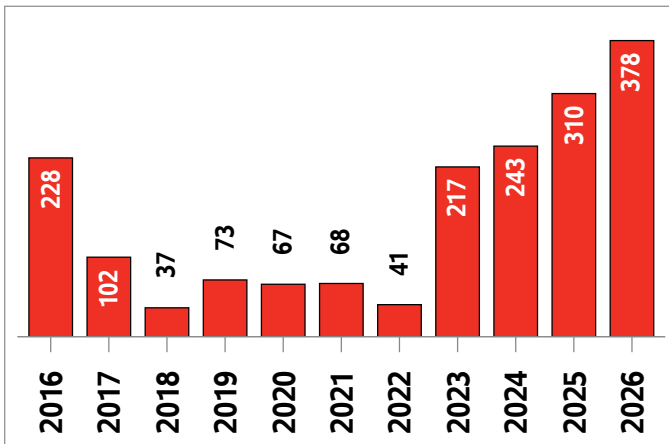
**Sales Activity**  
(February Year-to-Date)



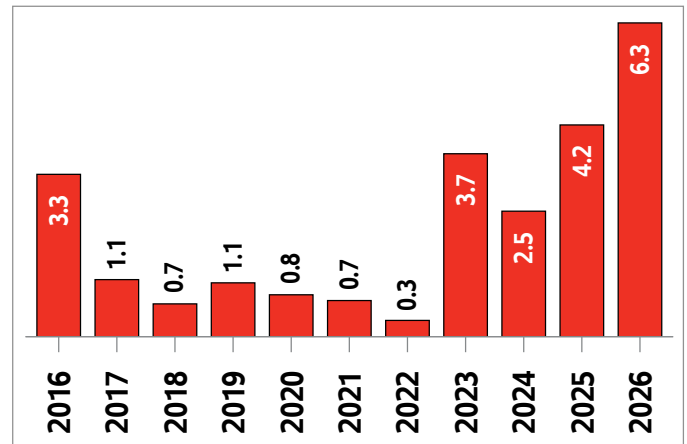
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	25	-19.4%	-51.0%	-32.4%	-70.6%	-61.5%	-35.9%
Dollar Volume	\$8,740,800	-18.9%	-57.5%	-36.8%	-71.1%	-50.6%	40.6%
New Listings	82	-8.9%	-2.4%	43.9%	-10.9%	-10.9%	13.9%
Active Listings	215	-1.4%	51.4%	133.7%	424.4%	144.3%	23.6%
Sales to New Listings Ratio <sup>1</sup>	30.5	34.4	60.7	64.9	92.4	70.7	54.2
Months of Inventory <sup>2</sup>	8.6	7.0	2.8	2.5	0.5	1.4	4.5
Average Price	\$349,632	0.6%	-13.4%	-6.4%	-1.8%	28.4%	119.3%
Median Price	\$295,000	0.0%	-15.7%	-7.1%	-10.6%	22.4%	136.0%
Sale to List Price Ratio <sup>3</sup>	96.0	96.5	97.3	97.3	108.8	105.5	97.2
Median Days on Market	58.0	24.0	17.0	29.0	7.0	9.0	39.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	51	-12.1%	-38.6%	-32.0%	-63.8%	-55.3%	-17.7%
Dollar Volume	\$16,885,199	-16.1%	-46.9%	-38.4%	-64.6%	-46.2%	74.0%
New Listings	171	-20.1%	4.3%	41.3%	4.9%	3.0%	8.2%
Active Listings <sup>4</sup>	207	-1.9%	49.1%	134.7%	380.2%	166.5%	20.4%
Sales to New Listings Ratio <sup>5</sup>	29.8	27.1	50.6	62.0	86.5	68.7	39.2
Months of Inventory <sup>6</sup>	8.1	7.3	3.3	2.3	0.6	1.4	5.5
Average Price	\$331,082	-4.6%	-13.5%	-9.4%	-2.1%	20.2%	111.5%
Median Price	\$285,000	-4.4%	-18.3%	-10.1%	-8.4%	18.0%	117.1%
Sale to List Price Ratio <sup>7</sup>	95.5	97.2	96.9	96.8	108.0	104.3	96.6
Median Days on Market	49.0	31.0	23.0	25.0	7.0	9.0	39.0

<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.

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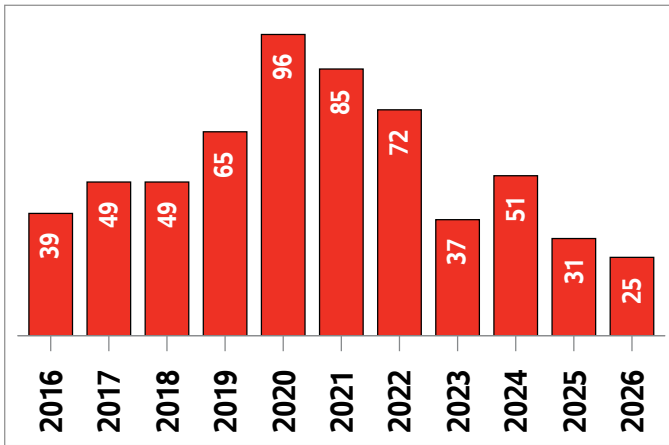
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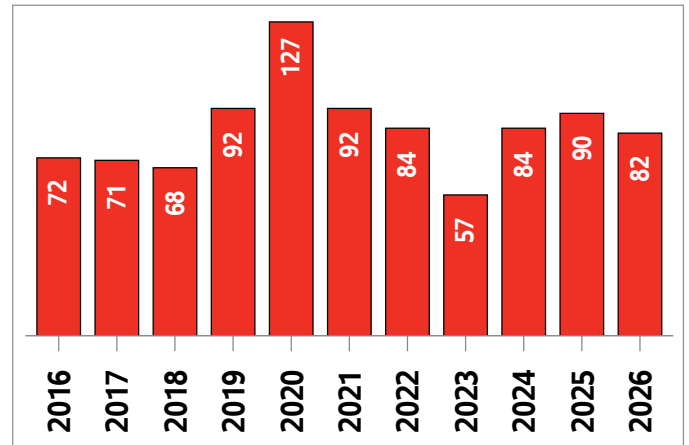
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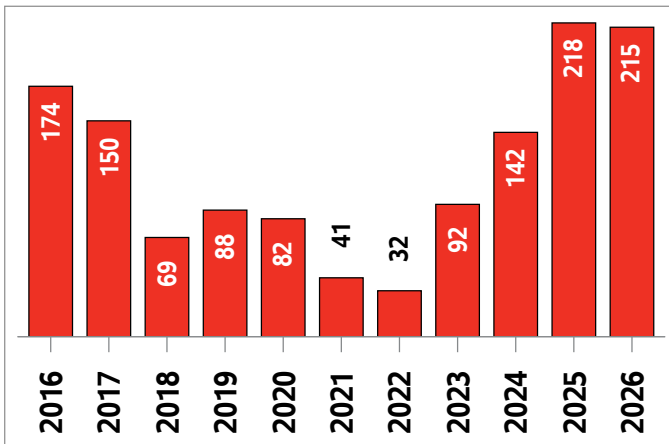
**Sales Activity**  
(February only)



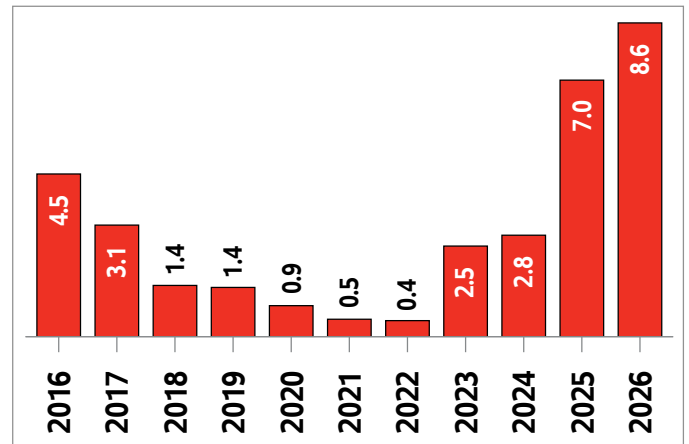
**New Listings**  
(February only)



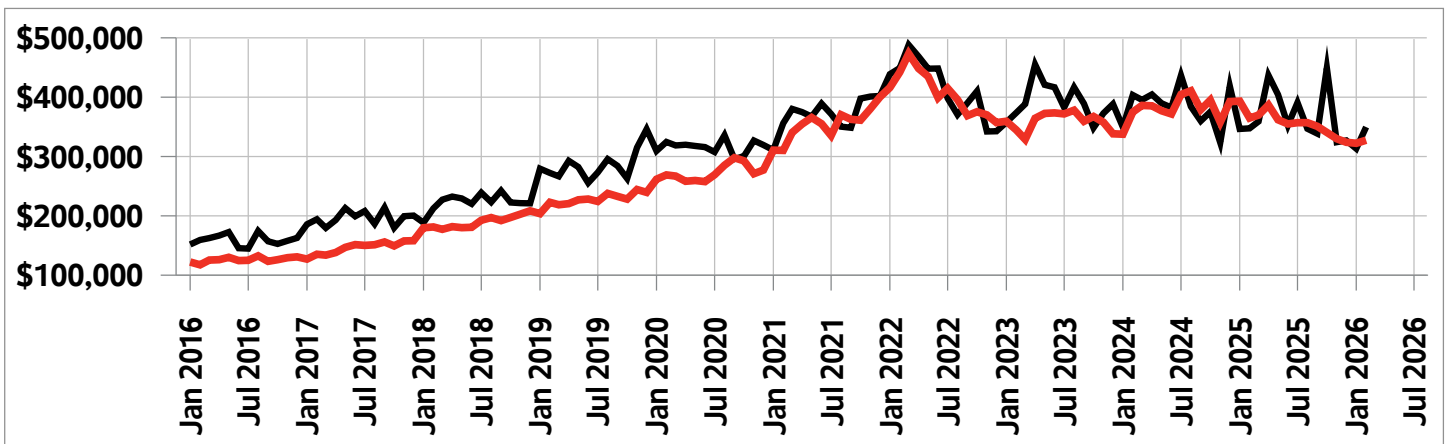
**Active Listings**  
(February only)



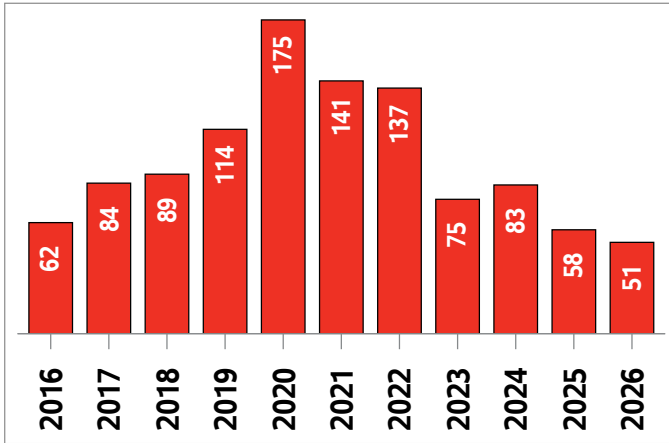
**Months of Inventory**  
(February only)



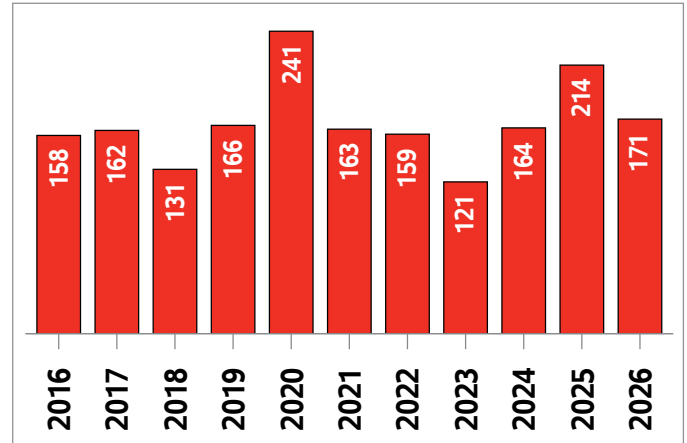
**MLS® HPI Apartment Benchmark Price and Average Price**



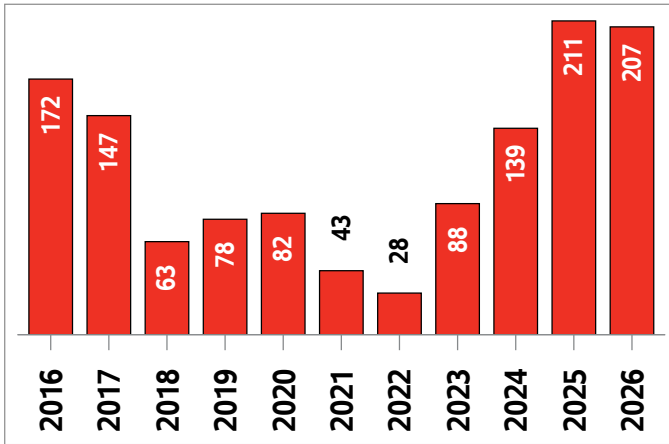
**Sales Activity**  
**(February Year-to-Date)**



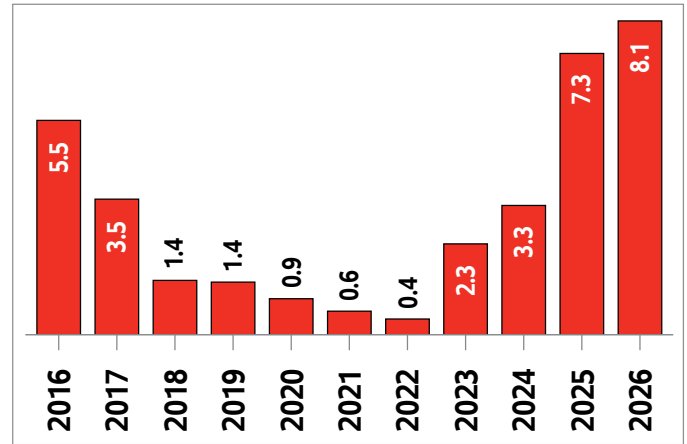
**New Listings**  
**(February Year-to-Date)**



**Active Listings <sup>1</sup>**  
**(February Year-to-Date)**



**Months of Inventory <sup>2</sup>**  
**(February Year-to-Date)**



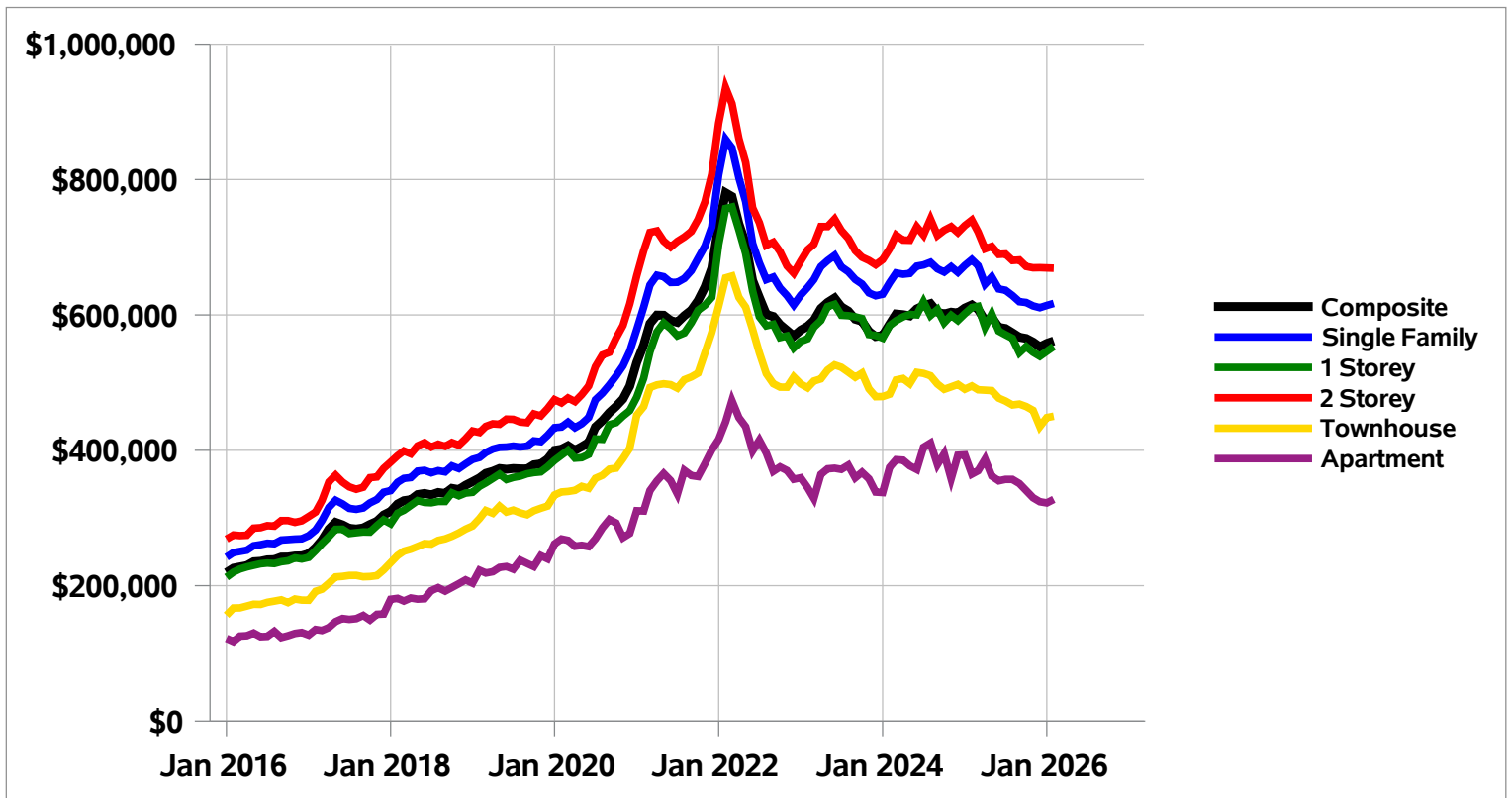
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

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

**MLS® Home Price Index Benchmark Price**

Benchmark Type:	February 2026	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$561,600	0.6	0.3	-2.1	-8.7	-3.7	1.1
Single Family	\$617,000	0.5	0.6	-1.9	-9.5	-3.7	0.9
One Storey	\$553,400	1.3	1.6	-2.1	-9.4	-2.0	9.3
Two Storey	\$669,000	-0.1	-0.1	-1.7	-9.6	-3.9	-3.7
Townhouse	\$450,400	0.5	-1.9	-3.6	-9.0	-8.5	-3.1
Apartment	\$327,500	1.6	-0.7	-8.3	-10.2	-5.0	5.5

**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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	292	-14.1%	-28.8%	-6.4%	-51.3%	-28.1%	-36.0%
Dollar Volume	\$180,298,644	-16.8%	-27.8%	-6.8%	-50.8%	9.1%	42.4%
New Listings	741	2.3%	10.4%	40.3%	0.1%	20.3%	-0.1%
Active Listings	1,556	16.8%	62.8%	91.4%	328.7%	115.2%	28.7%
Sales to New Listings Ratio <sup>1</sup>	39.4	47.0	61.1	59.1	80.9	65.9	61.5
Months of Inventory <sup>2</sup>	5.3	3.9	2.3	2.6	0.6	1.8	2.7
Average Price	\$617,461	-3.1%	1.3%	-0.5%	0.9%	51.7%	122.4%
Median Price	\$559,950	-4.5%	-4.3%	-6.3%	-4.3%	45.4%	122.1%
Sale to List Price Ratio <sup>3</sup>	97.4	98.1	98.8	97.6	115.5	104.4	98.6
Median Days on Market	28.0	21.0	16.5	17.0	6.0	8.0	21.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	504	-15.4%	-30.9%	-10.0%	-50.5%	-32.9%	-35.4%
Dollar Volume	\$305,737,061	-19.1%	-31.3%	-8.2%	-51.1%	2.9%	41.1%
New Listings	1,481	-0.3%	15.7%	35.6%	18.0%	27.0%	5.6%
Active Listings <sup>4</sup>	1,502	17.4%	59.1%	89.6%	363.4%	123.9%	27.2%
Sales to New Listings Ratio <sup>5</sup>	34.0	40.1	57.0	51.3	81.1	64.4	55.6
Months of Inventory <sup>6</sup>	6.0	4.3	2.6	2.8	0.6	1.8	3.0
Average Price	\$606,621	-4.4%	-0.7%	2.0%	-1.2%	53.3%	118.4%
Median Price	\$557,950	-4.7%	-4.6%	-1.6%	-3.8%	50.3%	114.6%
Sale to List Price Ratio <sup>7</sup>	97.1	98.0	98.4	97.3	113.9	103.9	98.4
Median Days on Market	32.5	23.0	21.0	18.0	6.0	8.0	24.0

<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.

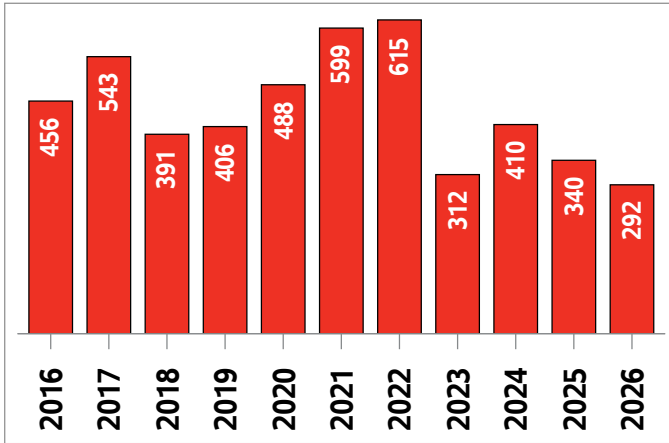
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

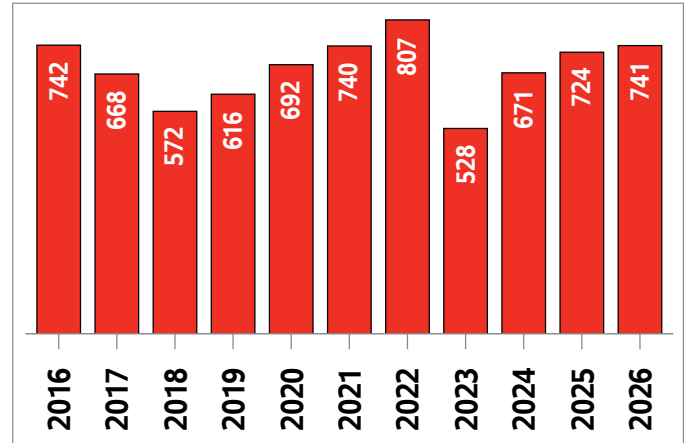
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

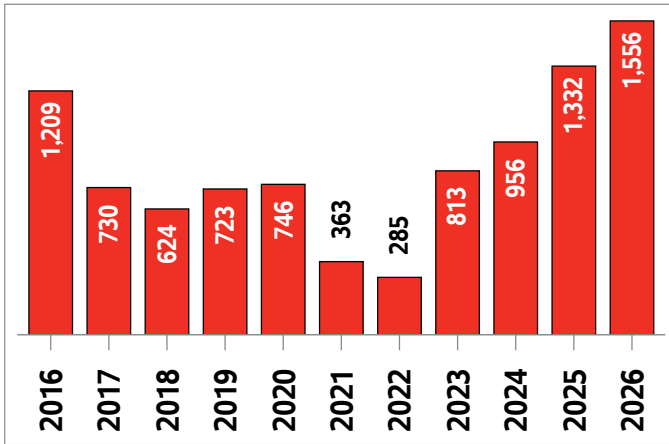
**Sales Activity**  
(February only)



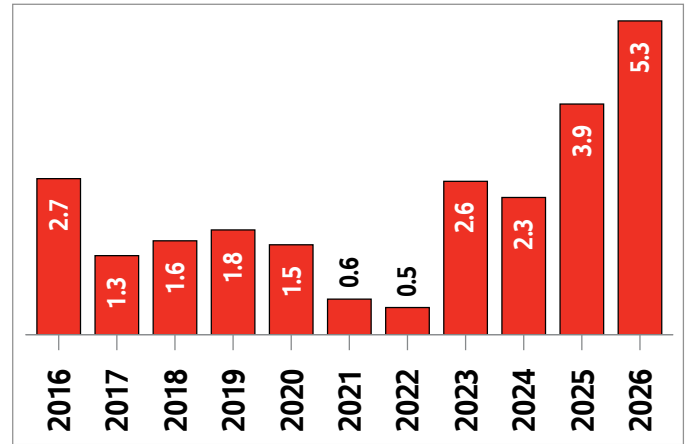
**New Listings**  
(February only)



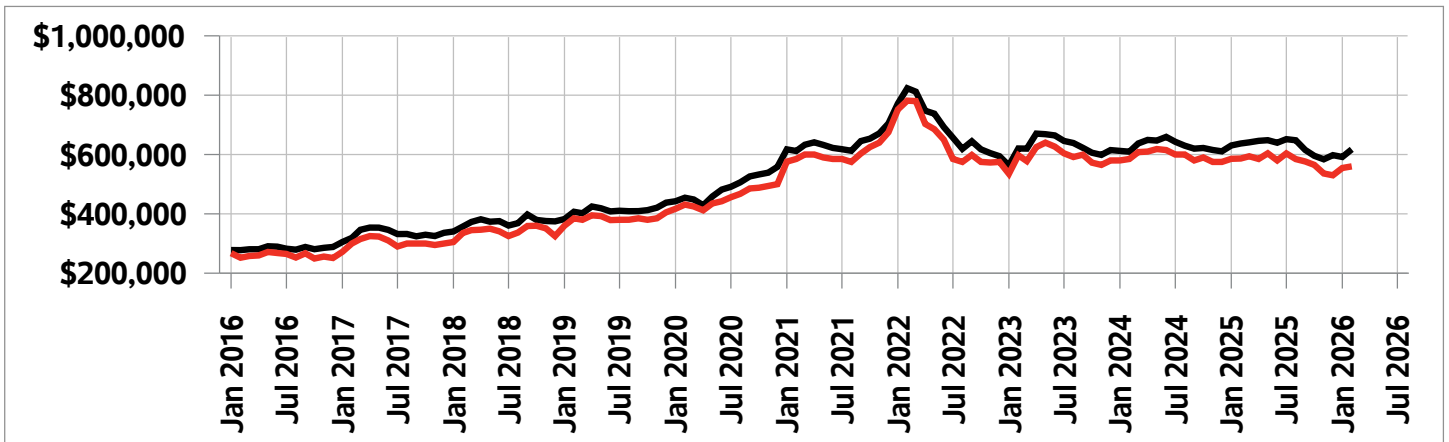
**Active Listings**  
(February only)



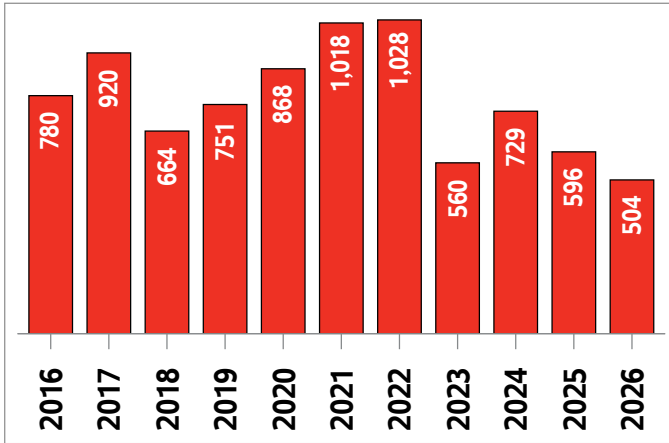
**Months of Inventory**  
(February only)



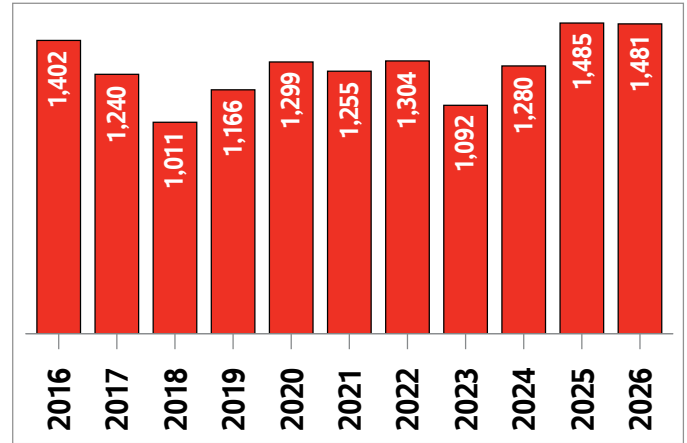
**Average Price and Median Price**



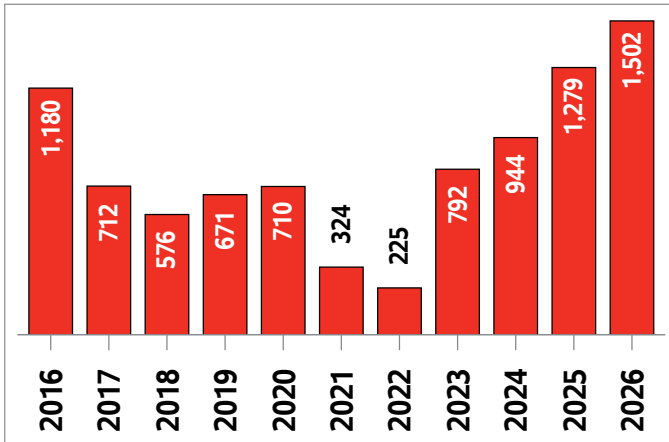
**Sales Activity**  
(February Year-to-Date)



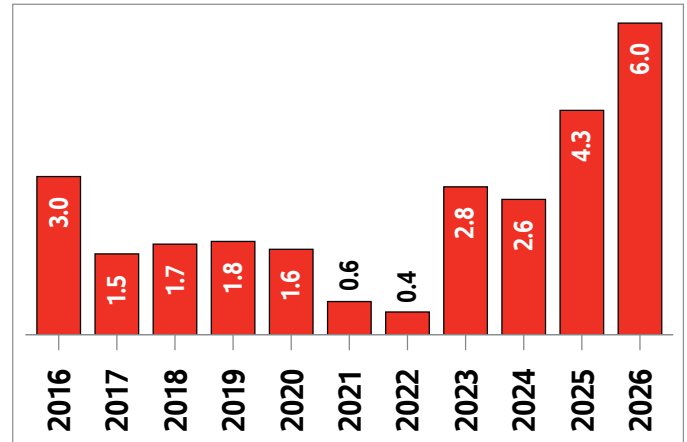
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	1	—	0.0%	—	0.0%	-75.0%	-50.0%
Dollar Volume	\$850,000	—	58.9%	—	-25.4%	-55.4%	40.5%
New Listings	0	—	—	—	-100.0%	-100.0%	-100.0%
Active Listings	2	-33.3%	100.0%	100.0%	0.0%	-71.4%	-75.0%
Sales to New Listings Ratio <sup>1</sup>	0.0	—	—	—	100.0	400.0	200.0
Months of Inventory <sup>2</sup>	2.0	—	1.0	—	2.0	1.8	4.0
Average Price	\$850,000	—	58.9%	—	-25.4%	78.5%	181.0%
Median Price	\$850,000	—	58.9%	—	-25.4%	77.1%	181.0%
Sale to List Price Ratio <sup>3</sup>	97.7	—	97.3	—	99.1	98.0	96.0
Median Days on Market	93.0	—	131.0	—	23.0	33.0	17.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	1	—	0.0%	0.0%	0.0%	-75.0%	-66.7%
Dollar Volume	\$850,000	—	58.9%	59.8%	-25.4%	-55.4%	-17.5%
New Listings	0	-100.0%	—	—	-100.0%	-100.0%	-100.0%
Active Listings <sup>4</sup>	3	-28.6%	66.7%	150.0%	25.0%	-70.6%	-70.6%
Sales to New Listings Ratio <sup>5</sup>	0.0	—	—	—	50.0	57.1	75.0
Months of Inventory <sup>6</sup>	5.0	—	3.0	2.0	4.0	4.3	5.7
Average Price	\$850,000	—	58.9%	59.8%	-25.4%	78.5%	147.6%
Median Price	\$850,000	—	58.9%	59.8%	-25.4%	77.1%	142.9%
Sale to List Price Ratio <sup>7</sup>	97.7	—	97.3	96.7	99.1	98.0	92.4
Median Days on Market	93.0	—	131.0	36.0	23.0	33.0	12.0

<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.

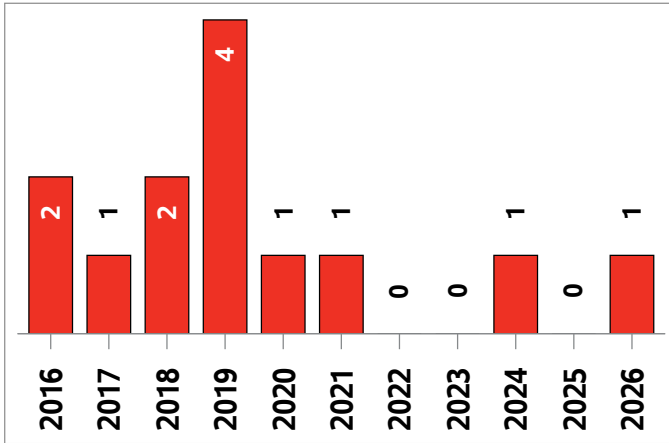
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

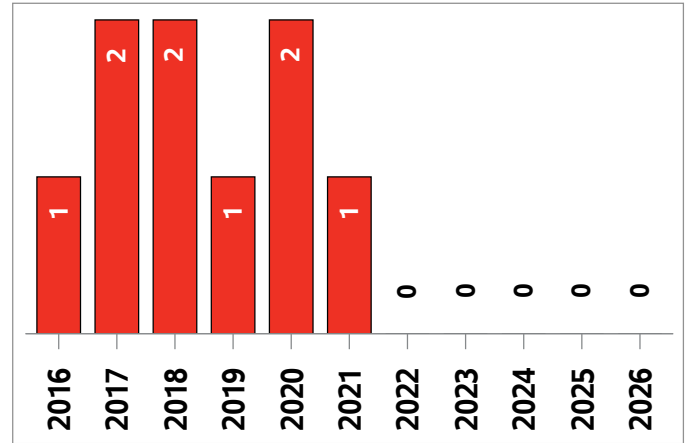
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

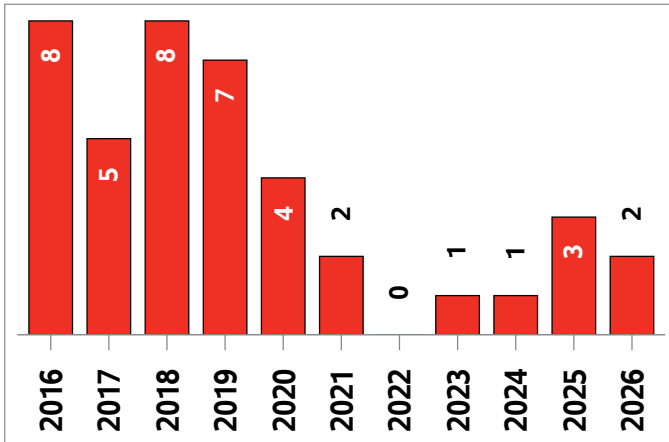
**Sales Activity (February only)**



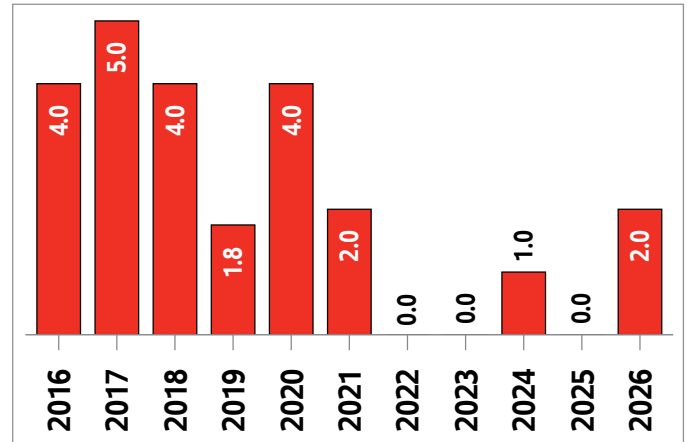
**New Listings (February only)**



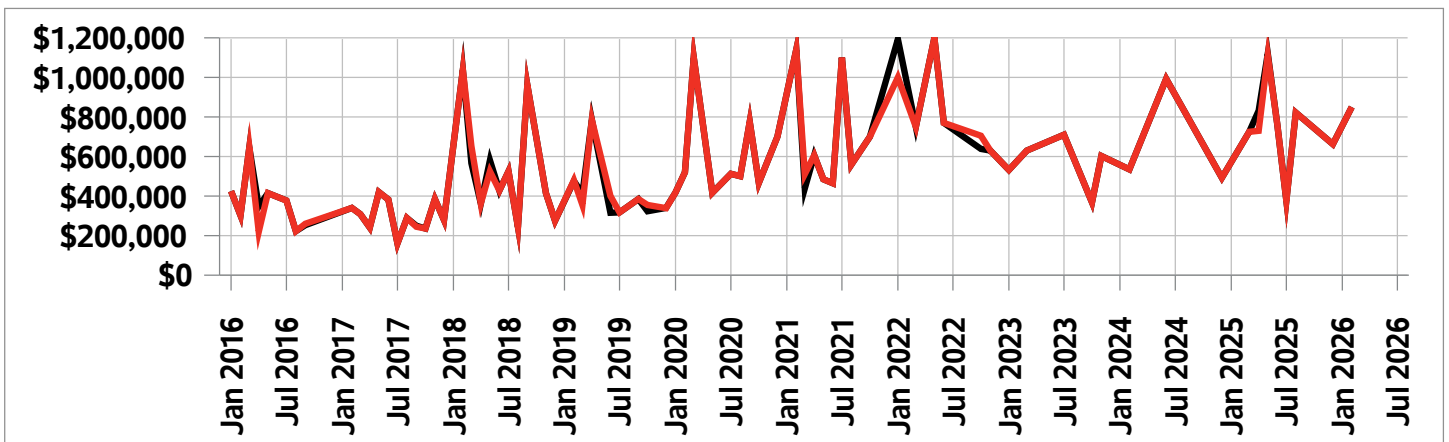
**Active Listings (February only)**



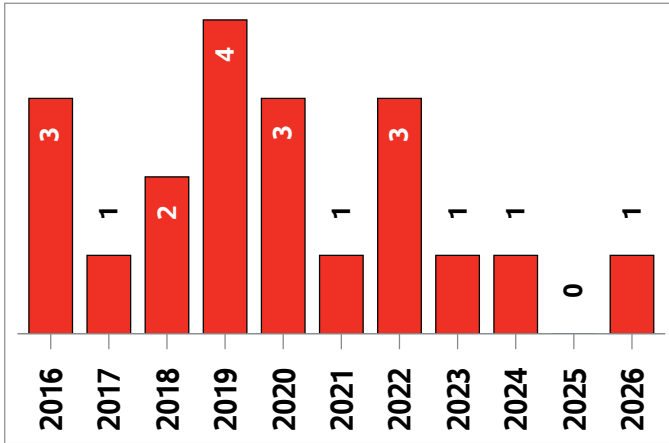
**Months of Inventory (February only)**



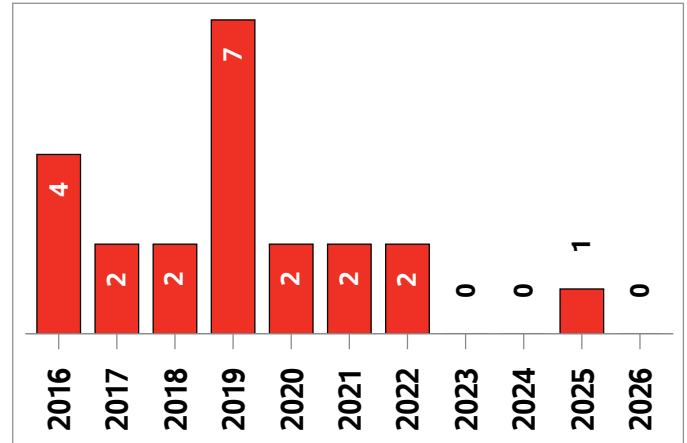
**Average Price and Median Price**



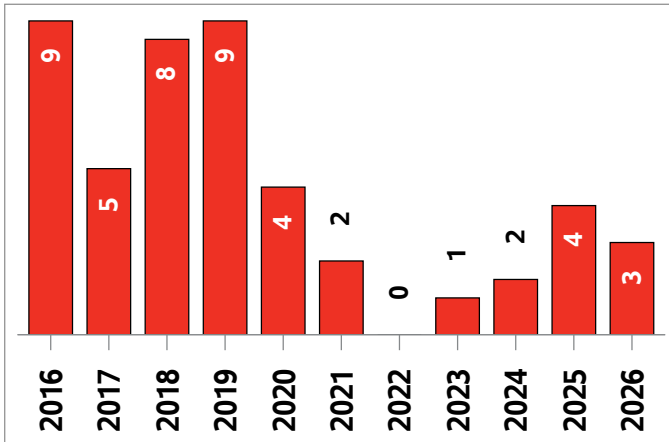
**Sales Activity**  
(February Year-to-Date)



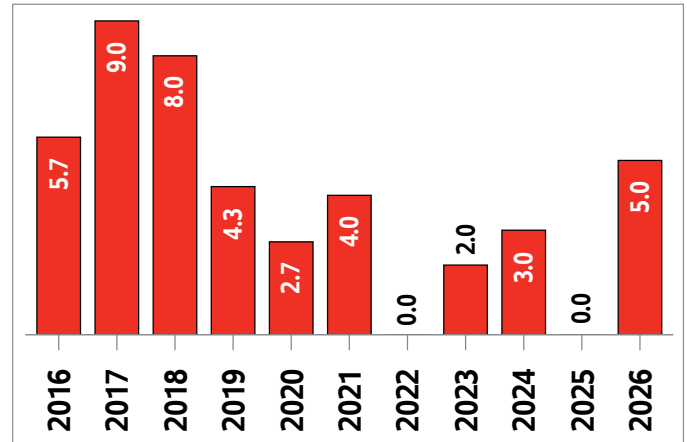
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	14	-6.7%	-36.4%	16.7%	-61.1%	0.0%	-30.0%
Dollar Volume	\$7,706,350	-20.7%	-43.2%	5.9%	-64.2%	51.1%	47.9%
New Listings	41	10.8%	-21.2%	28.1%	2.5%	95.2%	17.1%
Active Listings	100	11.1%	7.5%	2.0%	270.4%	42.9%	-21.3%
Sales to New Listings Ratio <sup>1</sup>	34.1	40.5	42.3	37.5	90.0	66.7	57.1
Months of Inventory <sup>2</sup>	7.1	6.0	4.2	8.2	0.8	5.0	6.4
Average Price	\$550,454	-15.0%	-10.7%	-9.2%	-8.0%	51.1%	111.3%
Median Price	\$575,000	-8.7%	0.6%	3.1%	-5.1%	60.8%	169.3%
Sale to List Price Ratio <sup>3</sup>	96.2	98.6	96.6	99.5	105.0	98.3	96.8
Median Days on Market	25.5	31.0	65.5	38.5	7.5	59.5	73.5

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	29	0.0%	-23.7%	31.8%	-55.4%	-6.5%	-19.4%
Dollar Volume	\$18,210,249	-2.8%	-25.5%	44.4%	-51.6%	63.0%	110.6%
New Listings	80	-1.2%	6.7%	-3.6%	11.1%	60.0%	12.7%
Active Listings <sup>4</sup>	94	6.2%	11.2%	-4.1%	248.1%	35.3%	-23.9%
Sales to New Listings Ratio <sup>5</sup>	36.3	35.8	50.7	26.5	90.3	62.0	50.7
Months of Inventory <sup>6</sup>	6.5	6.1	4.4	8.9	0.8	4.5	6.9
Average Price	\$627,940	-2.8%	-2.3%	9.6%	8.5%	74.2%	161.4%
Median Price	\$580,000	-7.9%	-3.9%	10.5%	-2.5%	63.0%	181.6%
Sale to List Price Ratio <sup>7</sup>	96.2	98.0	97.0	96.1	103.5	97.7	94.6
Median Days on Market	40.0	46.0	67.5	34.0	10.0	51.0	79.0

<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.

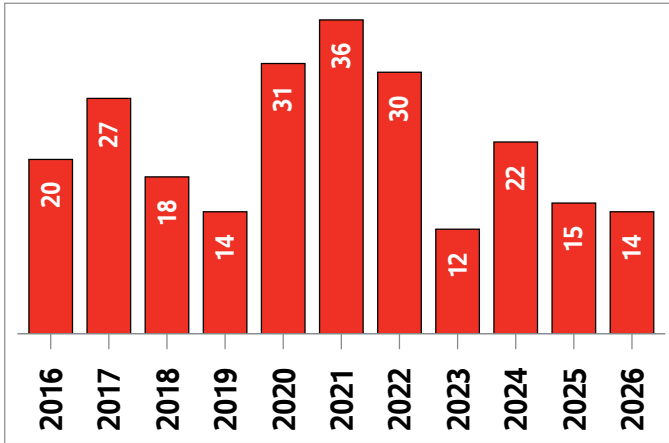
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

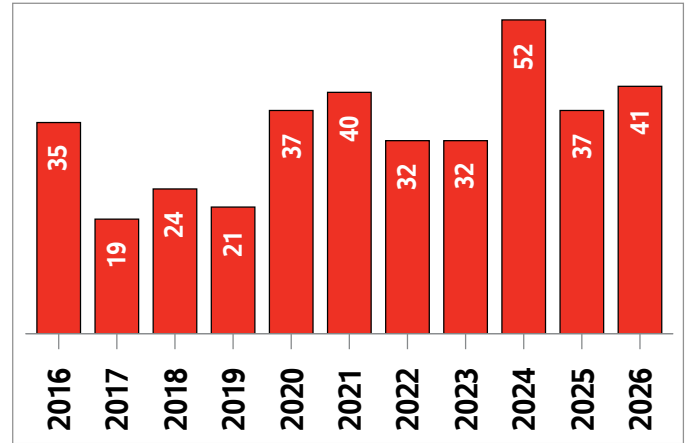
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

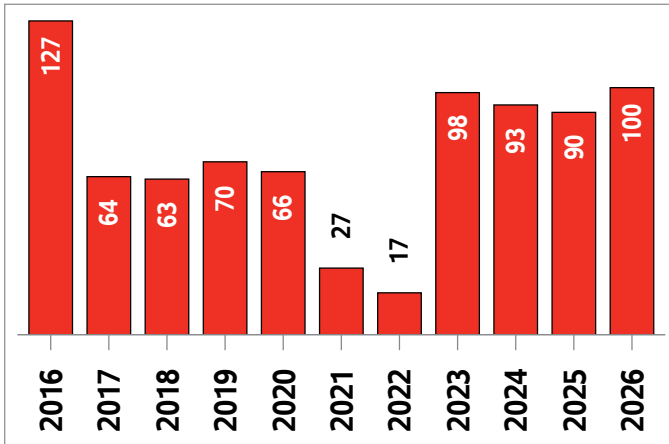
**Sales Activity (February only)**



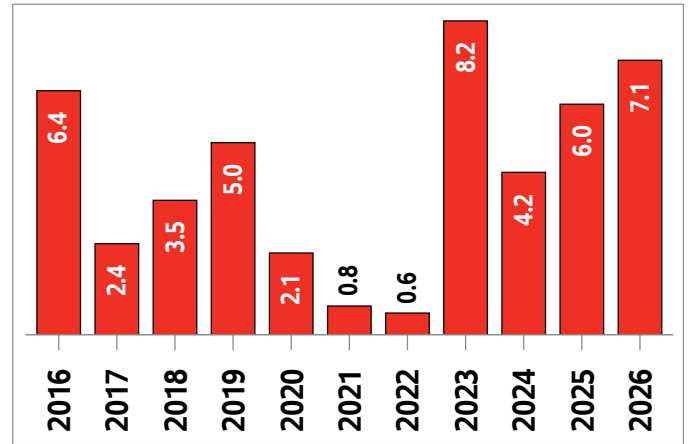
**New Listings (February only)**



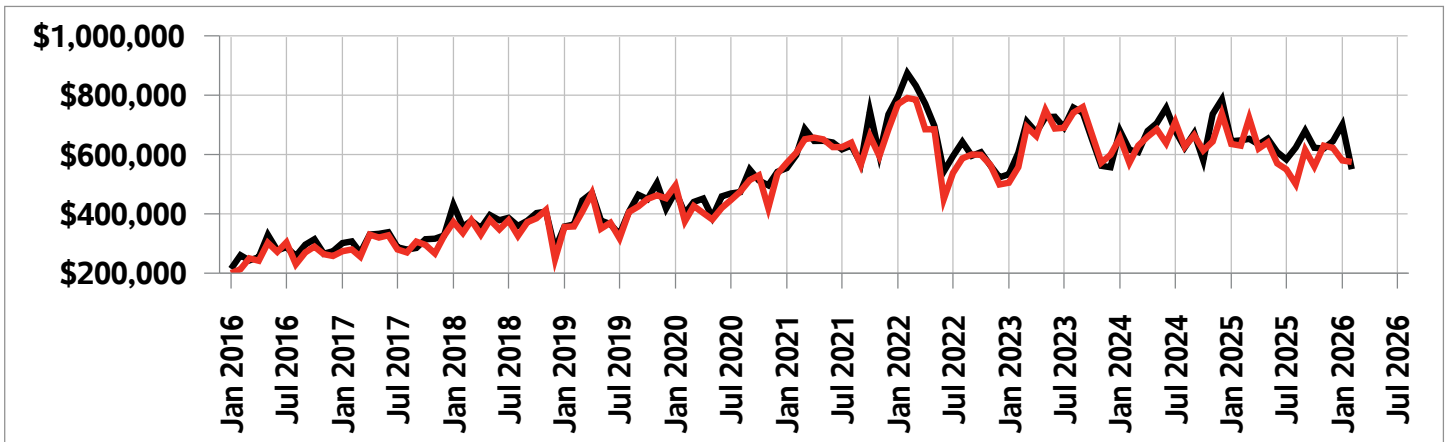
**Active Listings (February only)**



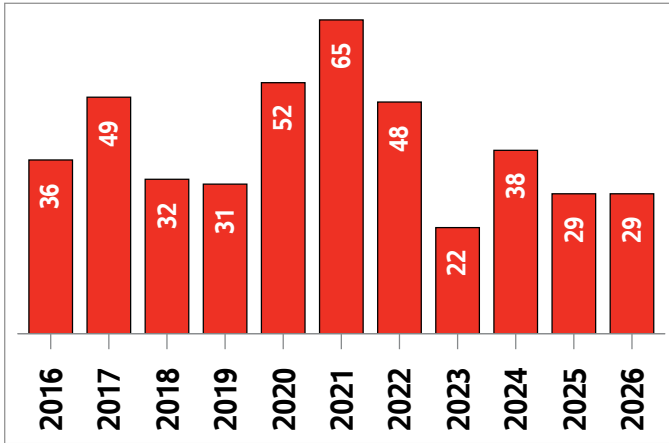
**Months of Inventory (February only)**



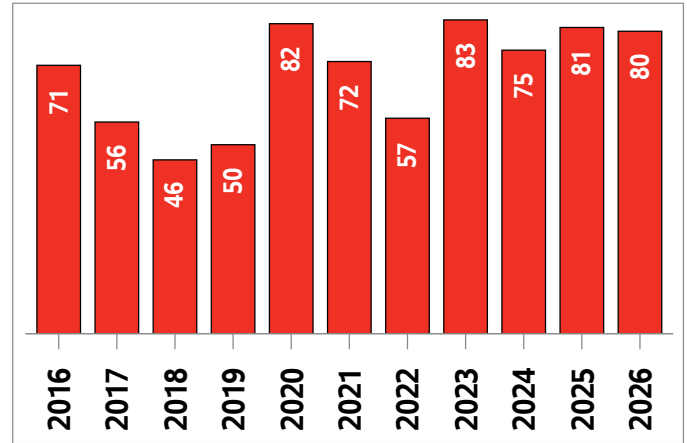
**Average Price and Median Price**



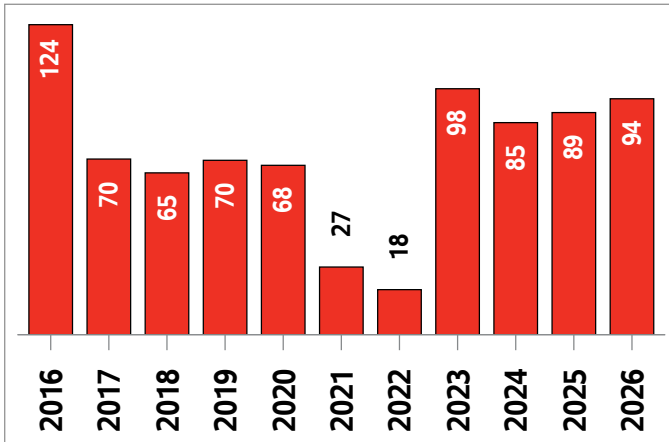
**Sales Activity**  
(February Year-to-Date)



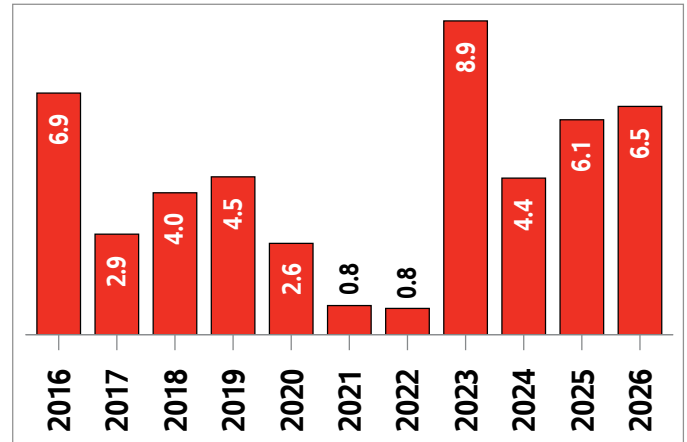
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	18	-30.8%	-47.1%	-18.2%	-25.0%	-21.7%	-37.9%
Dollar Volume	\$13,152,500	-35.6%	-49.6%	-14.2%	-30.7%	27.2%	9.1%
New Listings	66	-4.3%	-8.3%	22.2%	120.0%	24.5%	22.2%
Active Listings	197	-3.0%	33.1%	79.1%	556.7%	87.6%	34.9%
Sales to New Listings Ratio <sup>1</sup>	27.3	37.7	47.2	40.7	80.0	43.4	53.7
Months of Inventory <sup>2</sup>	10.9	7.8	4.4	5.0	1.3	4.6	5.0
Average Price	\$730,694	-7.0%	-4.7%	4.9%	-7.6%	62.5%	75.8%
Median Price	\$684,500	-12.2%	-10.1%	3.9%	-16.9%	53.8%	100.7%
Sale to List Price Ratio <sup>3</sup>	97.0	98.4	97.2	95.2	111.1	100.4	95.7
Median Days on Market	34.5	44.5	22.5	29.5	7.0	28.0	43.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	33	-25.0%	-34.0%	-2.9%	-28.3%	-21.4%	-32.7%
Dollar Volume	\$24,338,400	-30.7%	-34.2%	2.6%	-24.5%	23.5%	30.6%
New Listings	123	-19.1%	-7.5%	12.8%	127.8%	12.8%	19.4%
Active Listings <sup>4</sup>	189	-5.7%	29.9%	78.3%	563.2%	98.9%	28.1%
Sales to New Listings Ratio <sup>5</sup>	26.8	28.9	37.6	31.2	85.2	38.5	47.6
Months of Inventory <sup>6</sup>	11.5	9.1	5.8	6.2	1.2	4.5	6.0
Average Price	\$737,527	-7.6%	-0.4%	5.7%	5.2%	57.2%	94.0%
Median Price	\$699,000	-11.5%	-3.5%	6.7%	6.6%	50.2%	111.6%
Sale to List Price Ratio <sup>7</sup>	96.6	98.2	97.7	95.7	109.3	100.1	96.4
Median Days on Market	35.0	34.0	22.5	32.5	8.0	13.0	53.0

<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.

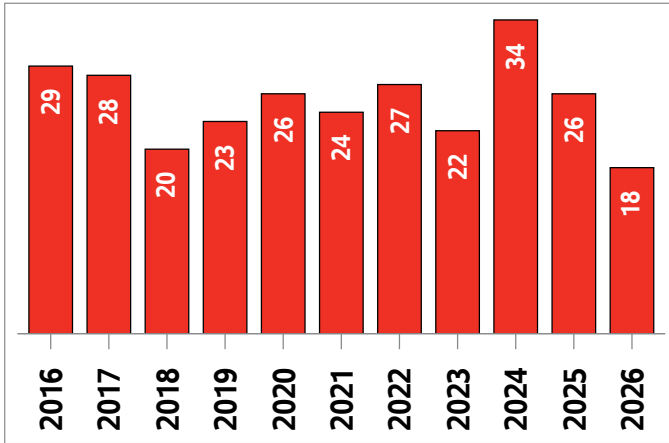
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

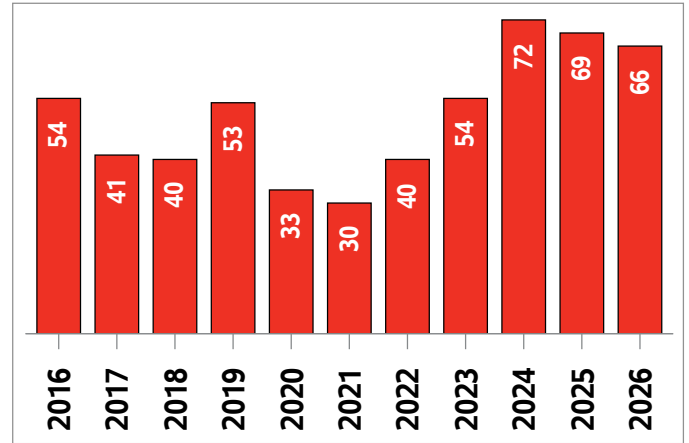
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

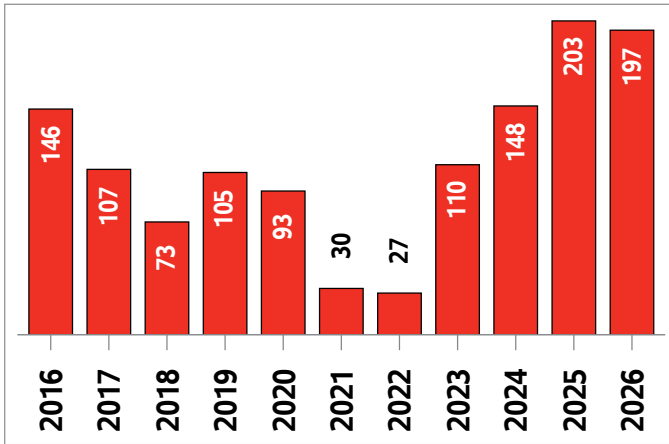
**Sales Activity (February only)**



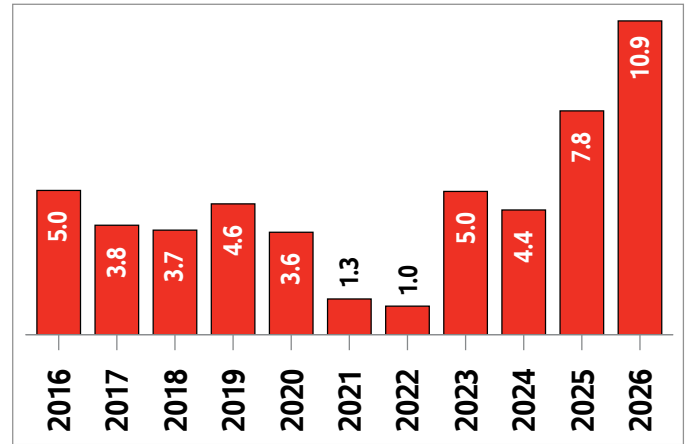
**New Listings (February only)**



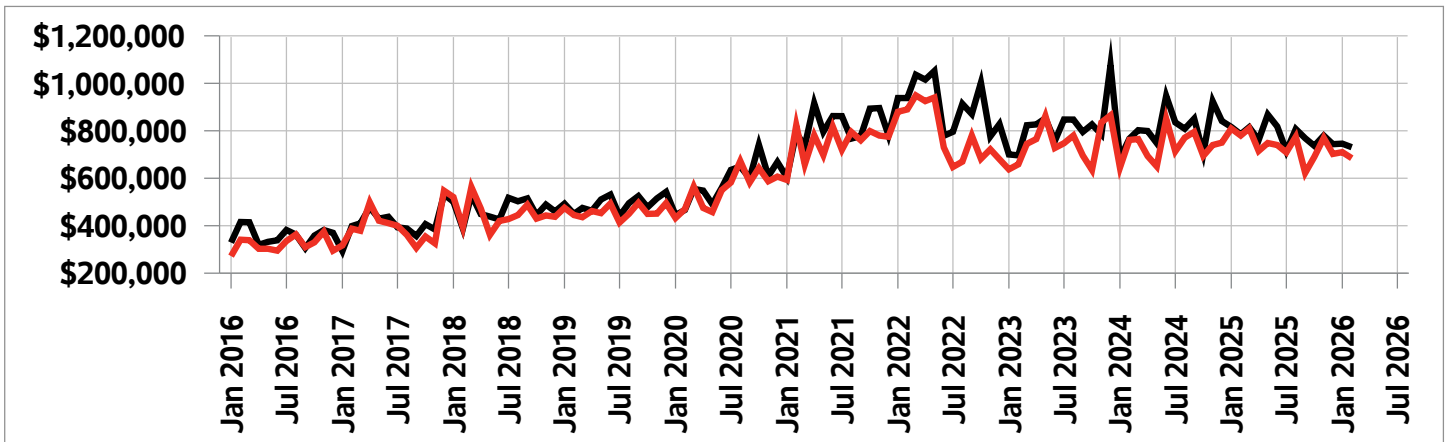
**Active Listings (February only)**



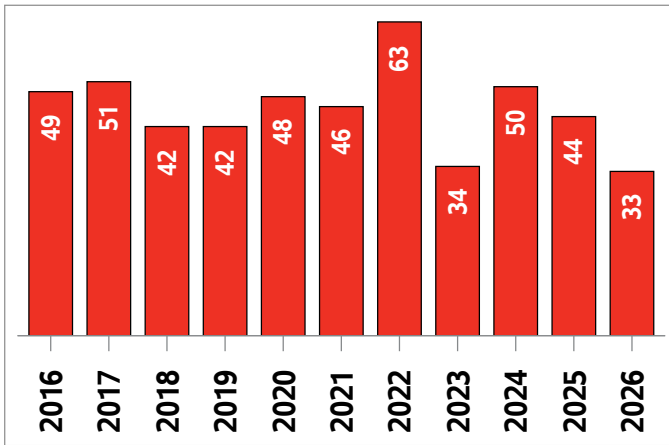
**Months of Inventory (February only)**



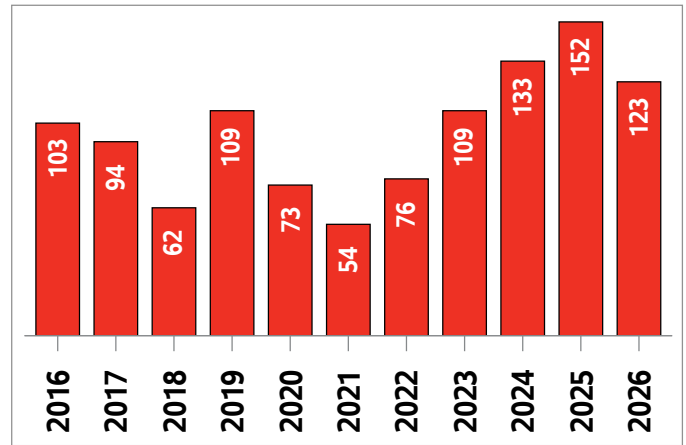
**Average Price and Median Price**



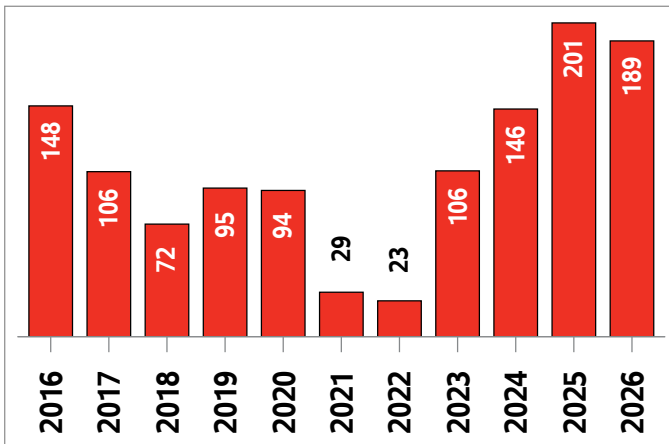
**Sales Activity**  
(February Year-to-Date)



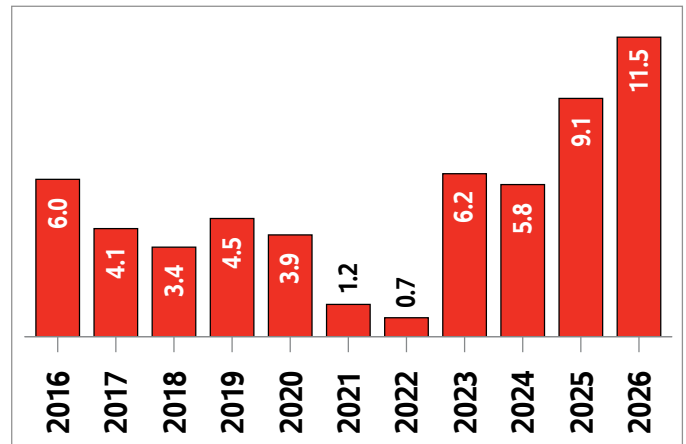
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	19	-20.8%	-51.3%	-26.9%	-48.6%	-29.6%	-13.6%
Dollar Volume	\$13,611,300	-23.6%	-48.6%	-19.0%	-37.8%	26.7%	102.5%
New Listings	29	-54.7%	-51.7%	-23.7%	-37.0%	-19.4%	-38.3%
Active Listings	109	-14.8%	7.9%	36.3%	354.2%	51.4%	-6.0%
Sales to New Listings Ratio <sup>1</sup>	65.5	37.5	65.0	68.4	80.4	75.0	46.8
Months of Inventory <sup>2</sup>	5.7	5.3	2.6	3.1	0.6	2.7	5.3
Average Price	\$716,384	-3.5%	5.5%	10.8%	21.1%	80.1%	134.5%
Median Price	\$660,000	-7.3%	-5.0%	12.8%	10.0%	59.0%	117.1%
Sale to List Price Ratio <sup>3</sup>	97.0	97.1	98.4	96.0	115.1	99.3	96.8
Median Days on Market	37.0	25.5	22.0	23.5	6.0	26.0	30.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	37	-11.9%	-33.9%	-15.9%	-43.9%	-28.8%	-2.6%
Dollar Volume	\$26,585,800	-9.5%	-26.5%	-4.7%	-34.3%	19.1%	158.0%
New Listings	78	-37.6%	-27.8%	-22.0%	14.7%	2.6%	-13.3%
Active Listings <sup>4</sup>	111	-5.9%	6.7%	32.9%	382.6%	53.1%	1.4%
Sales to New Listings Ratio <sup>5</sup>	47.4	33.6	51.9	44.0	97.1	68.4	42.2
Months of Inventory <sup>6</sup>	6.0	5.6	3.7	3.8	0.7	2.8	5.8
Average Price	\$718,535	2.8%	11.2%	13.3%	17.3%	67.4%	164.9%
Median Price	\$660,000	-4.5%	8.0%	18.9%	9.9%	58.1%	160.6%
Sale to List Price Ratio <sup>7</sup>	97.0	97.1	98.5	96.0	111.2	99.7	96.8
Median Days on Market	47.0	29.0	27.5	23.5	9.0	26.5	28.5

<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.

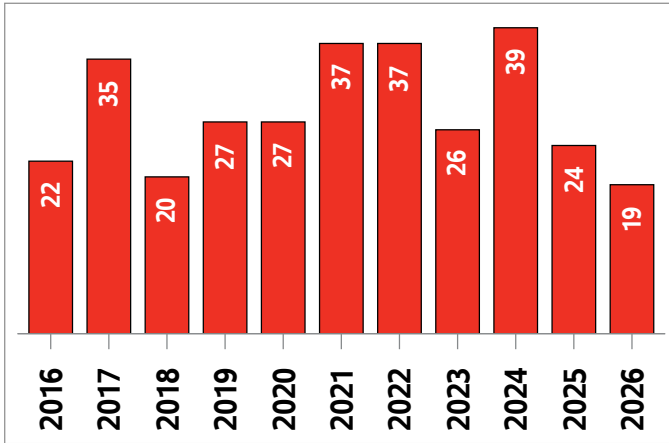
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

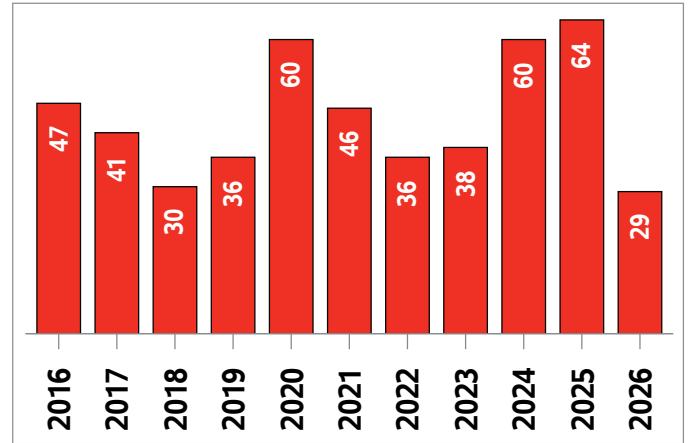
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

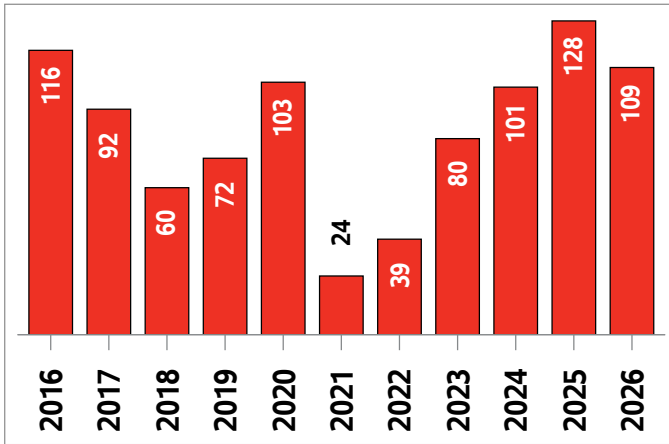
**Sales Activity**  
(February only)



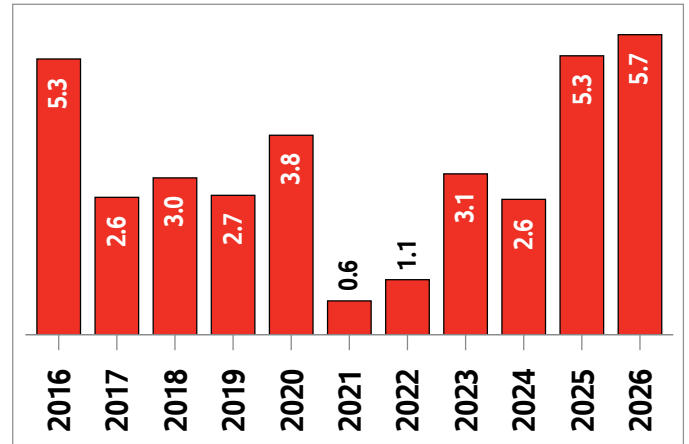
**New Listings**  
(February only)



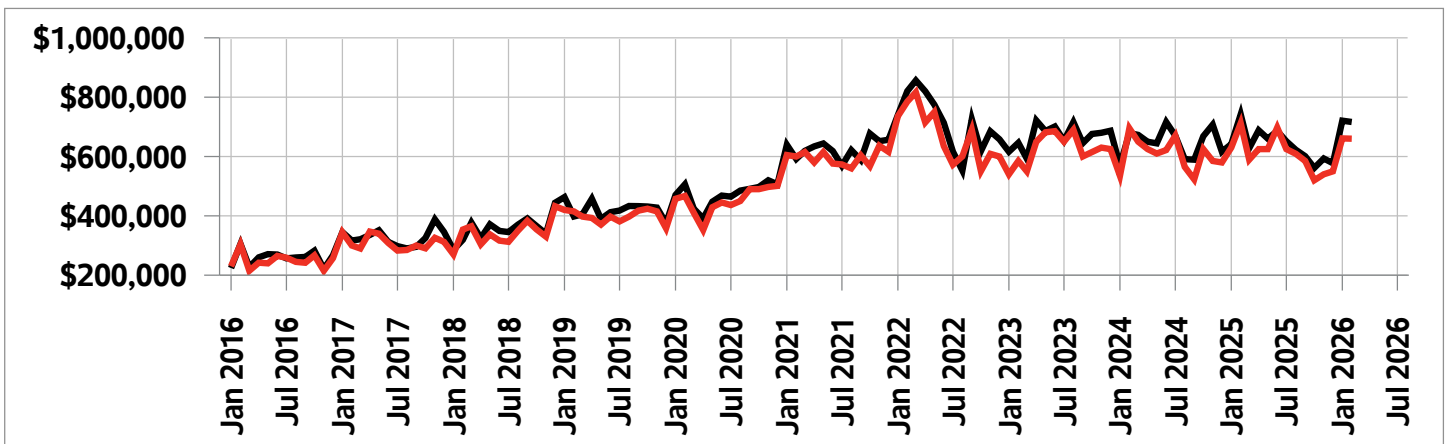
**Active Listings**  
(February only)



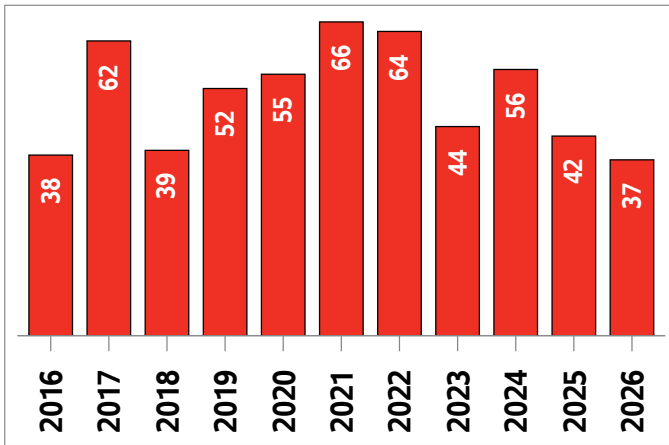
**Months of Inventory**  
(February only)



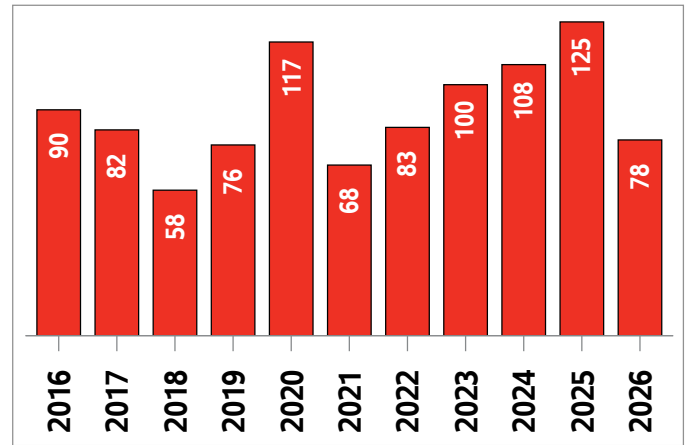
**Average Price and Median Price**



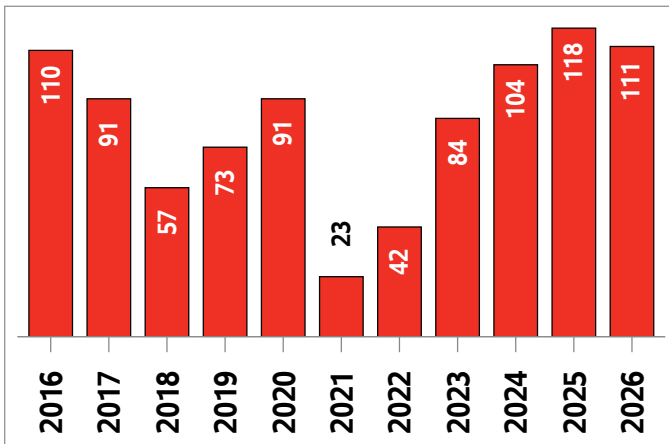
**Sales Activity**  
(February Year-to-Date)



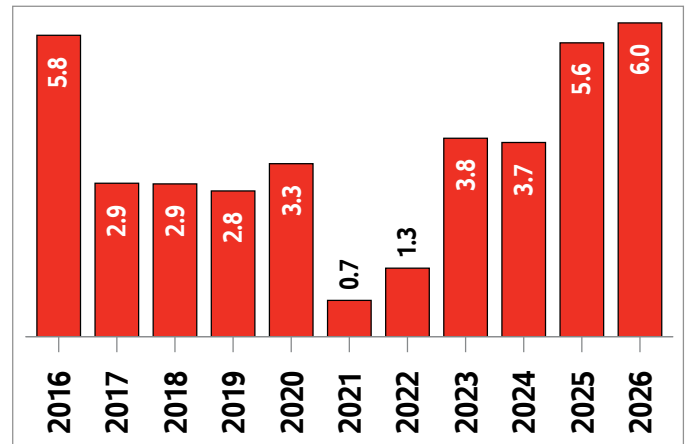
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	36	-21.7%	-23.4%	-23.4%	-32.1%	-5.3%	-23.4%
Dollar Volume	\$19,651,521	-24.2%	-30.9%	-24.3%	-29.9%	65.2%	98.2%
New Listings	75	0.0%	-1.3%	21.0%	27.1%	38.9%	15.4%
Active Listings	184	32.4%	84.0%	78.6%	1,126.7%	247.2%	48.4%
Sales to New Listings Ratio <sup>1</sup>	48.0	61.3	61.8	75.8	89.8	70.4	72.3
Months of Inventory <sup>2</sup>	5.1	3.0	2.1	2.2	0.3	1.4	2.6
Average Price	\$545,876	-3.1%	-9.7%	-1.2%	3.2%	74.3%	158.8%
Median Price	\$536,750	-6.5%	-7.5%	1.3%	4.9%	76.0%	175.3%
Sale to List Price Ratio <sup>3</sup>	98.3	97.8	98.2	98.0	117.4	101.3	96.4
Median Days on Market	23.0	24.0	23.0	31.0	5.0	23.0	25.0

Year-to-Date	February 2026	Compared to <sup>8</sup>					
		February 2025	February 2024	February 2023	February 2021	February 2019	February 2016
Sales Activity	82	-7.9%	-10.9%	9.3%	2.5%	5.1%	9.3%
Dollar Volume	\$46,929,236	-3.0%	-12.4%	15.2%	13.8%	93.2%	194.7%
New Listings	165	6.5%	7.1%	26.0%	89.7%	58.7%	25.0%
Active Listings <sup>4</sup>	180	32.8%	87.5%	69.0%	1,340.0%	278.9%	47.5%
Sales to New Listings Ratio <sup>5</sup>	49.7	57.4	59.7	57.3	92.0	75.0	56.8
Months of Inventory <sup>6</sup>	4.4	3.0	2.1	2.8	0.3	1.2	3.3
Average Price	\$572,308	5.2%	-1.7%	5.3%	11.0%	83.7%	169.5%
Median Price	\$545,000	0.2%	-5.6%	5.8%	12.0%	75.5%	176.6%
Sale to List Price Ratio <sup>7</sup>	97.1	97.5	97.8	98.1	115.4	100.3	96.3
Median Days on Market	31.0	33.0	28.5	31.0	5.0	20.0	29.0

<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.

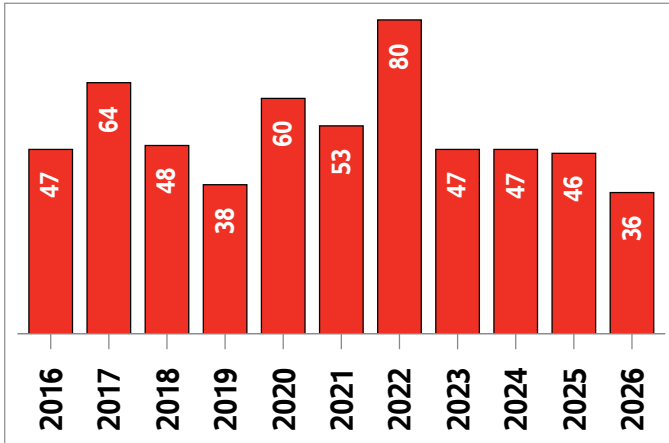
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

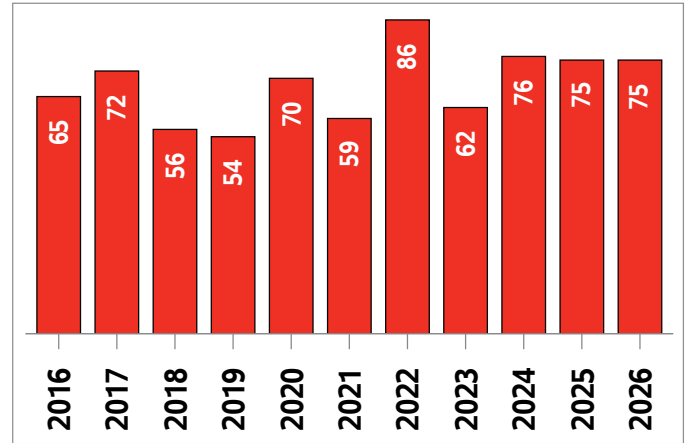
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<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.

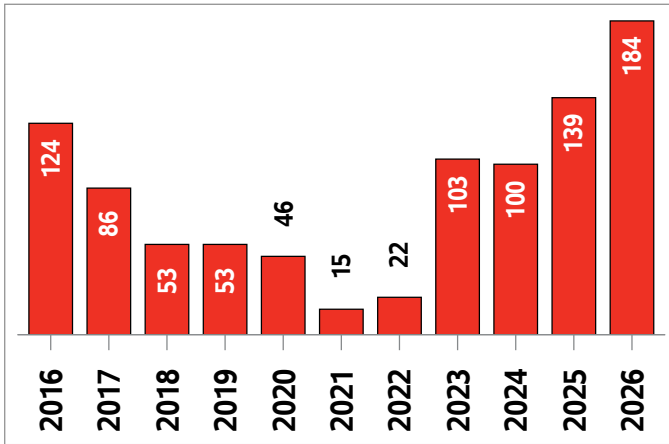
**Sales Activity**  
(February only)



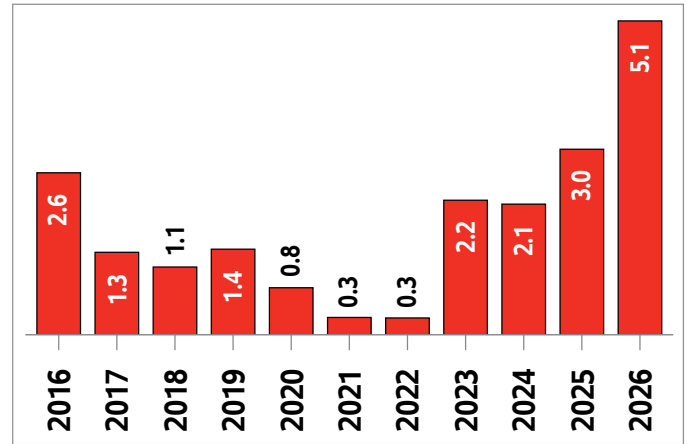
**New Listings**  
(February only)



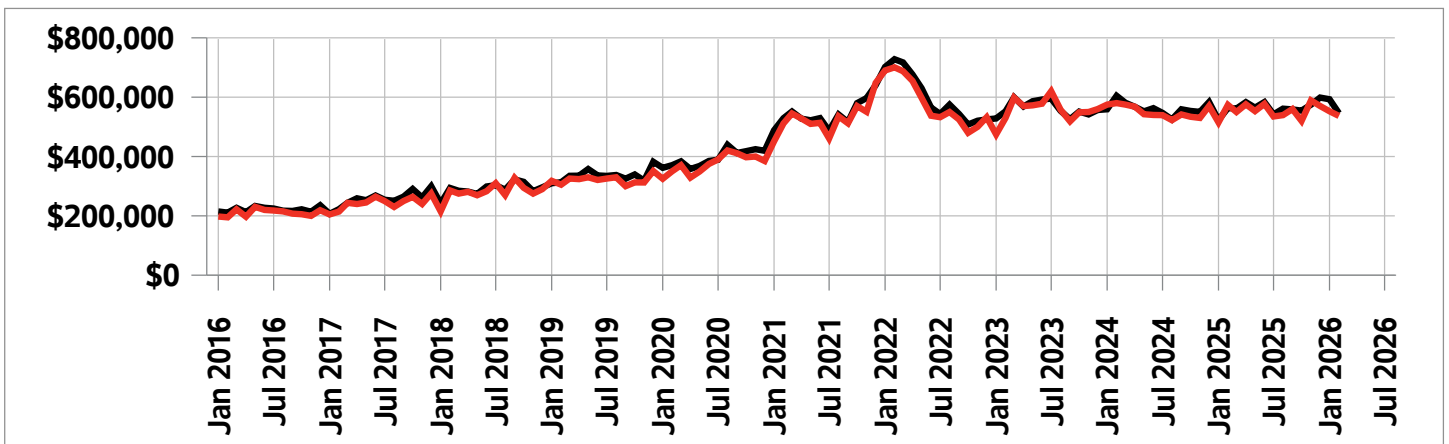
**Active Listings**  
(February only)



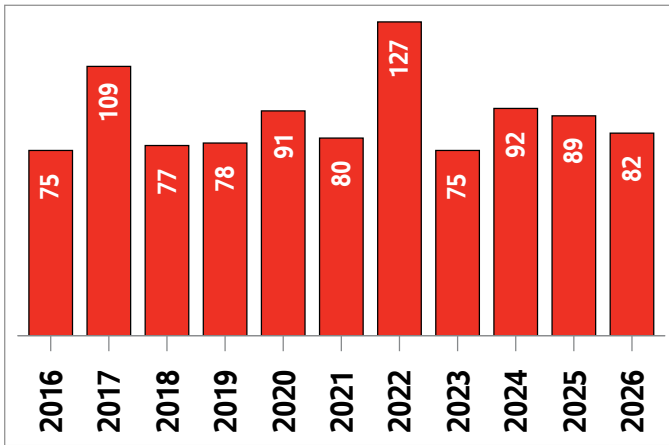
**Months of Inventory**  
(February only)



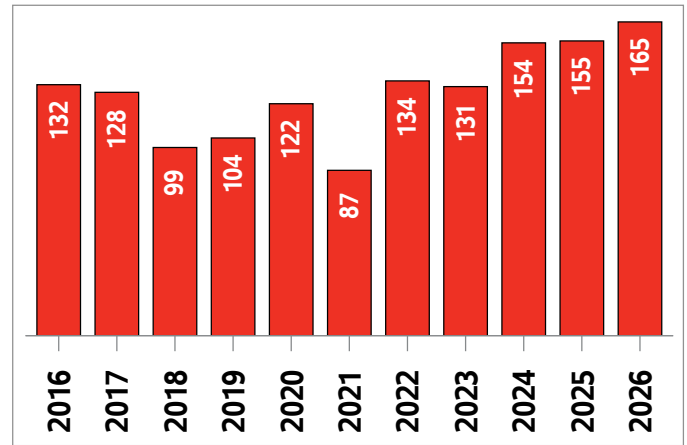
**Average Price and Median Price**



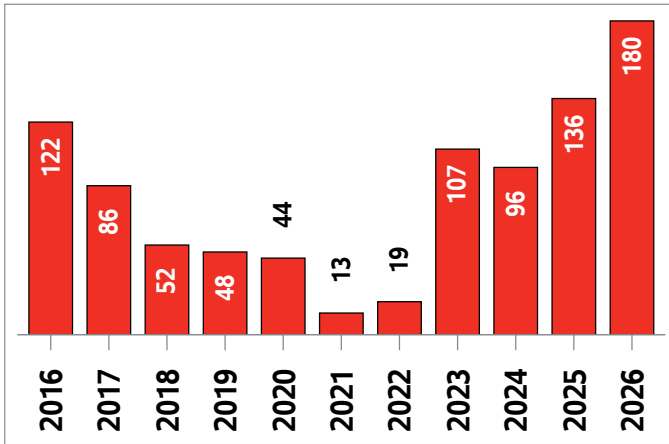
**Sales Activity**  
(February Year-to-Date)



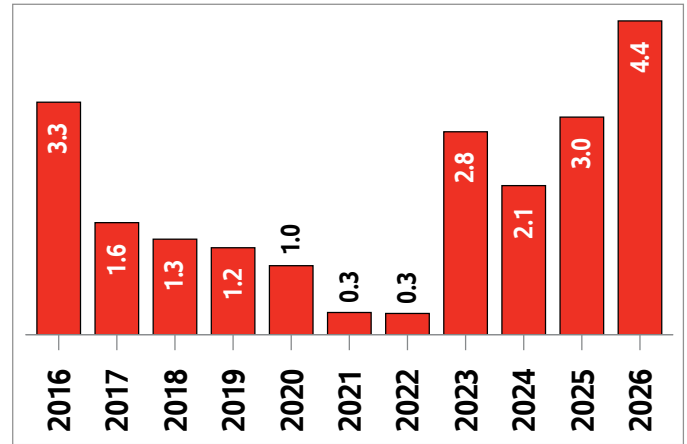
**New Listings**  
(February Year-to-Date)



**Active Listings <sup>1</sup>**  
(February Year-to-Date)



**Months of Inventory <sup>2</sup>**  
(February 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.