

**Windsor-Essex County Association of REALTORS®
MLS® Statistic Report
[FEBRUARY 2015]**

	2015	2014	2013	%INC/DEC [2014 - 2015]
Total # of Listings [Month]	747	732	848	2%
Total # of Listings YTD	1622	1618	1865	0%
Total # of Sales [Month]	415	318	402	31%
Total # of Sales YTD	778	609	800	28%
Total Sales Dollar Volume [Month]	\$78,692,472	\$61,239,091	\$73,668,316	29%
Total Sales Dollar Volume YTD	\$143,872,958	\$113,756,888	\$140,446,290	26%

MOST POPULAR STYLE OF HOME			(RESIDENTIAL) MARKET ACTIVITY COMPARISON					
Style of home	Sold	Average Sale Price	<u>MONTHLY</u>			<u>YEAR TO DATE</u>		
				<u>2015</u>	<u>2014</u>		<u>2015</u>	<u>2014</u>
1st Bungalow/Ranch	110	165,785	Listings Up 4.40%	522	500	Listings Up 3.67%	1159	1118
2nd 2 Storey	58	255,708	Sales Up 32.47%	359	271	Sales Up 28.29%	662	516
3rd 1-1/2 Storey	56	166,067	Average Sales Price	\$192,163	\$185,651	Average Sales Price	\$183,692	\$179,894
4th Raised Ranch / Bilevel	46	228,182						
5th Apartmnt Hi-Rise	18	145,363						

MEMBERSHIP STATISTICS		2015	2014	MEMBERSHIP SUMMARY		
				CURRENT	YEAR TO DATE	
Affiliate		9	10			
Broker		121	117	New Members	6	13
Broker of Record		59	58	Terminated Members	4	8
Honorary		3	3			
Sales Person		647	644		<u>2015</u>	<u>2014</u>
Society Membership		31	26	Broker Firms	61	60
				(Not including branch offices)		
	Total	<u>870</u>	<u>858</u>			

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MLS® DETAILED SHEET
Windsor-Essex County Association of REALTORS®
[FEBRUARY 2015]

	\$ Value of Units Sold for Current Month	# of Units Sold for Current Month	# of New Listings for Current Month	# of Active Listings End of Current Month
RESIDENTIAL				
Single family-home	\$68,986,728	359	522	1734
Single family-other	\$3,684,044	30	46	160
Residential-other	\$108,000	1	3	11
Total	\$72,778,772	390	571	1905
NON-RESIDENTIAL				
Farm	\$600,000	2	7	39
Vacant Land	\$1,143,700	11	44	470
Other(I.C.&I.)	\$4,170,000	12	109	383
Total	\$5,913,700	25	160	892
GRAND TOTALS	\$78,692,472	415	731	2797

Number of Residential Units Sold According To Price Category:

Under 60,000	27	60,000 - 79,999	33	80,000 - 99,999	33	100,000 - 119,999	41
120,000 - 139,999	27	140,000 - 159,999	28	160,000 - 179,999	34	180,000 - 199,999	36
200,000 - 219,999	19	220,000 - 239,999	26	240,000 - 259,999	21	260,000 - 279,999	10
280,000 - 299,999	8	300,000 - 319,999	9	320,000 - 339,999	4	340,000 - 359,999	3
360,000 - 379,999	12	380,000 - 399,999	2	400,000 - 419,999	2	420,000 - 499,999	7
500,000 +	8						

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Residential Market Activity Comparison

		2010		2011		2012		2013		2014		2015	
		Amt	Diff.	Amt	Diff.	Amt	Diff.	Amt	Diff.	Amt	Diff.	Amt	Diff.
January	Listings	754	-6.34%	732	-2.92%	730	-0.27%	714	-2.19%	607	-14.99%	623	2.64%
	Sales	279	63.16%	258	-7.53%	277	7.36%	323	16.61%	224	-30.65%	279	24.55%
February	Listings	715	10.51%	693	-3.08%	672	-3.03%	613	-8.78%	500	-18.43%	522	4.40%
	Sales	335	43.16%	276	-17.61%	381	38.04%	340	-10.76%	271	-20.29%	359	32.47%
March	Listings	888	-4.62%	852	-4.05%	805	-5.52%	736	-8.57%	663	-9.92%		
	Sales	447	38.82%	403	-9.84%	431	6.95%	366	-15.08%	342	-6.56%		
April	Listings	999	13.01%	865	-13.41%	853	-1.39%	902	5.74%	856	-5.10%		
	Sales	474	26.06%	402	-15.19%	406	1.00%	480	18.23%	463	-3.54%		
May	Listings	840	5.66%	921	9.64%	904	-1.85%	947	4.76%	892	-5.81%		
	Sales	463	26.16%	430	-7.13%	473	10.00%	517	9.30%	531	2.71%		
June	Listings	883	4.50%	928	5.10%	827	-10.88%	799	-3.39%	815	2.00%		
	Sales	466	-4.90%	511	9.66%	467	-8.61%	455	-2.57%	492	8.13%		
July	Listings	797	-3.86%	753	-5.52%	791	5.05%	866	9.48%	959	10.74%		
	Sales	396	-11.61%	456	15.15%	482	5.70%	510	5.81%	603	18.24%		
August	Listings	819	8.19%	808	-1.34%	711	-12.00%	734	3.23%	719	-2.04%		
	Sales	385	-11.70%	433	12.47%	433	0.00%	454	4.85%	515	13.44%		
September	Listings	793	2.85%	733	-7.57%	672	-8.32%	707	5.21%	751	6.22%		
	Sales	378	-7.80%	416	10.05%	351	-15.63%	441	25.64%	436	-1.13%		
October	Listings	644	-14.13%	684	6.21%	685	0.15%	700	2.19%	676	-3.43%		
	Sales	352	-20.90%	397	12.78%	386	-2.77%	417	8.03%	418	0.24%		
November	Listings	616	-5.52%	601	-2.44%	598	-0.50%	520	-13.04%	533	2.50%		
	Sales	342	-1.72%	298	-12.87%	337	13.09%	333	-1.19%	373	12.01%		
December	Listings	381	-8.41%	364	-4.46%	320	-12.09%	313	-2.19%	341	8.95%		
	Sales	231	-21.43%	250	8.23%	211	-15.60%	249	18.01%	239	-4.02%		

**Note-difference is calculated versus same month, previous year*

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Residential Market Activity Comparison

		2004		2005		2006		2007		2008		2009	
		Amt	Diff.	Amt	Diff.	Amt	Diff.	Amt	Diff.	Amt	Diff.	Amt	Diff.
January	Listings	746	11.18%	815	9.25%	937	14.97%	993	5.98%	937	-5.64%	805	-14.09%
	Sales	273	-9.06%	278	1.83%	244	-12.23%	296	21.31%	266	-10.14%	171	-35.71%
February	Listings	762	8.09%	811	6.43%	819	0.99%	790	-3.54%	819	3.67%	647	-21.00%
	Sales	388	4.02%	362	-6.70%	363	0.28%	345	-4.96%	346	0.29%	234	-32.37%
March	Listings	896	19.31%	833	-7.03%	1015	21.85%	992	-2.27%	806	-18.75%	931	15.51%
	Sales	672	53.08%	456	-32.14%	475	4.17%	377	-20.63%	350	-7.16%	322	-8.00%
April	Listings	945	13.72%	1071	13.33%	985	-8.03%	997	1.22%	1125	12.84%	884	-21.42%
	Sales	579	25.60%	514	-11.23%	412	-19.84%	435	5.58%	423	-2.76%	376	-11.11%
May	Listings	868	-0.12%	1001	15.32%	1122	12.09%	1085	-3.30%	892	-17.79%	795	-10.87%
	Sales	504	1.61%	577	14.48%	499	-13.52%	542	8.62%	531	-2.03%	367	-30.89%
June	Listings	803	7.21%	1055	31.38%	950	-9.95%	1013	6.63%	929	-8.29%	845	-9.04%
	Sales	607	10.56%	575	-5.27%	496	-13.74%	479	-3.43%	451	-5.85%	490	8.65%
July	Listings	839	6.88%	867	3.34%	915	5.54%	913	-0.22%	967	5.91%	829	-14.27%
	Sales	470	-14.39%	494	5.11%	447	-9.51%	435	-2.68%	425	-2.30%	448	5.41%
August	Listings	837	26.24%	961	14.81%	948	-1.35%	924	-2.53%	822	-11.04%	757	-7.91%
	Sales	486	8.24%	563	15.84%	479	-14.92%	473	-1.25%	387	-18.18%	436	12.66%
September	Listings	848	26.76%	842	-0.71%	913	8.43%	822	-9.97%	777	-5.47%	771	-0.77%
	Sales	522	29.21%	462	-11.49%	345	-25.32%	362	4.93%	403	11.33%	410	1.74%
October	Listings	777	12.77%	906	16.60%	857	-5.41%	884	3.15%	793	-10.29%	750	-5.42%
	Sales	403	-6.28%	432	7.20%	393	-9.03%	383	-2.54%	332	-13.32%	445	34.04%
November	Listings	686	19.51%	737	7.43%	698	-5.29%	750	7.45%	656	-12.53%	652	-0.61%
	Sales	394	15.20%	368	-6.60%	313	-14.95%	337	7.67%	206	-38.87%	348	68.93%
December	Listings	440	10.28%	367	-16.59%	474	29.16%	407	-14.14%	431	5.90%	416	-3.48%
	Sales	305	-0.33%	232	-23.93%	218	-6.03%	179	-17.89%	177	-1.12%	294	66.10%

**Note-difference is calculated versus same month, previous year*

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Market Activity Comparison

(2001-2015 February YTD Figures)

Year		Listing	Sales
2001	AMT	1404	621
	DIFF		
2002	AMT	1379	735
	DIFF	-1.78%	18.36%
2003	AMT	1376	675
	DIFF	-0.22%	-8.16%
2004	AMT	1508	661
	DIFF	9.59%	-2.07%
2005	AMT	1626	640
	DIFF	7.82%	-3.18%
2006	AMT	1756	607
	DIFF	8.00%	-5.16%
2007	AMT	1783	641
	DIFF	1.54%	5.60%
2008	AMT	1756	612
	DIFF	-1.51%	-4.52%
2009	AMT	1452	405
	DIFF	-17.31%	-33.82%
2010	AMT	1469	614
	DIFF	1.17%	51.60%
2011	AMT	1425	534
	DIFF	-3.00%	-13.03%
2012	AMT	1402	658
	DIFF	-1.61%	23.22%
2013	AMT	1327	663
	DIFF	-6.88%	24.16%
2014	AMT	1107	495
	DIFF	-21.04%	-24.77%
2015	AMT	1145	638
	DIFF	3.43%	28.89%

The Year-To-Date (YTD) figures reflect the current month of 2015 and each of the preceding years.

Market Activity Comparison

(2001-2015 YTD Figures)

Year		Listing	Sales
2001	AMT	8098	4741
2002	AMT	8097	4938
	DIFF	-0.01%	4.16%
2003	AMT	8355	5100
	DIFF	3.19%	3.28%
2004	AMT	9447	5603
	DIFF	13.07%	9.86%
2005	AMT	10266	5313
	DIFF	8.67%	-5.18%
2006	AMT	10633	4684
	DIFF	3.57%	-11.84%
2007	AMT	10570	4643
	DIFF	-0.59%	-0.88%
2008	AMT	10081	4219
	DIFF	-4.63%	-9.13%
2009	AMT	9082	4341
	DIFF	-9.91%	2.89%
2010	AMT	9129	4548
	DIFF	0.52%	4.77%
2011	AMT	8934	4530
	DIFF	-2.14%	-0.40%
2012	AMT	8568	4635
	DIFF	-4.10%	2.32%
2013	AMT	8551	4885
	DIFF	-0.20%	5.39%
2014	AMT	8312	4907
	DIFF	-2.79%	0.45%
2015 (YTD)	AMT	1145	638

**Windsor-Essex County Association of REALTORS®
MLS® Statistic Report
Residential (single family) Activity by Area
[FEBRUARY 2015]**

Area	2015								2014								
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price		
	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	
00	348	771	234	452	67%	59%	\$170,781	\$173,519	314	701	197	362	63%	52%	\$167,459	\$170,689	
10	34	71	13	32	38%	45%	\$198,204	\$222,591	43	76	12	23	28%	30%	\$236,549	\$222,643	
20	10	22	5	11	50%	50%	\$138,000	\$188,826	6	20	3	8	50%	40%	\$224,000	\$186,305	
30	18	63	14	26	78%	41%	\$202,750	\$223,792	25	52	16	29	64%	56%	\$226,375	\$217,944	
40	28	63	33	43	118%	68%	\$168,663	\$175,709	46	80	15	28	33%	35%	\$149,743	\$167,941	
50	4	5	6	8	150%	160%	\$232,000	\$171,514	6	10	4	6	67%	60%	\$183,250	\$183,006	
60	26	51	17	25	65%	49%	\$401,953	\$331,656	37	90	14	30	38%	33%	\$324,350	\$296,389	
70	18	35	6	18	33%	51%	\$190,883	\$181,704	14	45	12	16	86%	36%	\$172,938	\$171,586	
80	19	35	15	23	79%	66%	\$269,427	\$230,875	15	32	9	16	60%	50%	\$174,211	\$224,653	
90	17	43	16	24	94%	56%	\$246,308	\$222,104	16	35	8	16	50%	46%	\$198,925	\$179,518	
Total	522	1159	359	662	69%	57%	\$192,164	\$191,956	522	1141	290	534	56%	47%	\$182,333	\$184,714	
Average Sales YTD 2015								\$183,692	Average Sales YTD 2014								\$178,293
Month: FEBRUARY 2015									Month: FEBRUARY 2014								
YTD: JANUARY 2015 - FEBRUARY 2015									YTD: JANUARY 2014 - FEBRUARY 2014								
12 Month: MARCH 2014 - FEBRUARY 2015									12 Month: MARCH 2013 - FEBRUARY 2014								

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