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Real Estate Market Update

** Statistics from London St. Thomas Real Estate Board*

Units Sold

(2 storey, bungalow, ranch, townhouse)

April 1329 May 1647 June 1348

Average List Price - Single Family Home

April \$368,032

May \$369,342

June \$360,512

We are Passionate about OUR community

Upcoming London Events

Aug 3-7	London Rib Fest - Victoria Park
Aug 12	Forest City Beer Fest - Covent Garden Market
Aug 19	Pawlooza - Plunkett Estate
Aug 25-27	Blues Fest - Harris Park
Sept 8-17	Western Fair - Western Fair District
Sept 22-24	Air Show - London International Airport
Sept 22-24	Feast Fest - Victoria Park

Hello, my name is _____ and I'm addicted to realtor.ca

By Sarah Vander Vloet

It's ok to come clean... we understand and will not judge you! If you have bought a home, thinking of making a move, know anyone who is moving or might be moving or even if you are thinking about buying or selling in the next 6 month, you probably are like thousands of people – addicted to realtor.ca

We LOVE it - don't we?... it makes us feel good to look at what we could buy or what we could sell our property for. It's fun to dream about homes, look at décor and design or lack of décor and design in homes on realtor.ca.

Here are some signs you might be addicted to realtor.ca

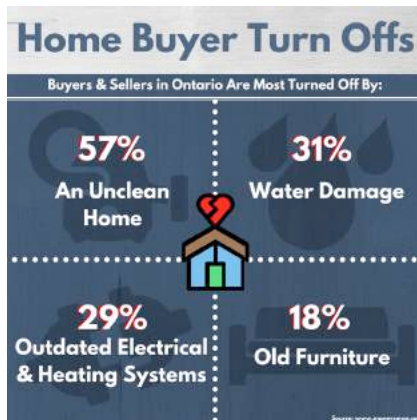
1. You have the app on your cell phone or tablet and use it daily.
2. You have a search set up with us and get daily emails with new listings but have no real plan to buy or sell a home but like to see what is happening in the neighbourhood or area of choice... you know who you are! (and we are okay with it!)
3. You aren't in the market to buy but love to send listing to people who are or might be. Especially your significant other!!
4. You bought a house months ago but can't stop looking.
5. You check realtor.ca from your bed first thing in the morning... along with your email, texts, facebook and other social sites.
6. You now believe it's normal to have to click that annoying "accept the terms/conditions" of the website every time you visit it.

**SLEEP IS FOR
PEOPLE
WITHOUT ACCESS
TO THE MLS.**

Buffalo Chicken Dip

4 Chicken breasts, boneless
skinless
1 (12-ounce) bottle hot sauce
1 (16-ounce) bottle Ranch
dressing
6 oz Cheddar cheese
16 oz Cream cheese
6 oz Monterey jack cheese

Bake uncovered at 350 degrees for 35
minutes. Let stand for 10 minutes
before serving. Serve with celery
sticks, other vegetables, tortilla chips
or crackers.



LIVE SIMPLY.
DREAM BIG.
BE GRATEFUL.
GIVE LOVE.
LAUGH LOTS.

Leading London's Featured Listing 9 Ardsley Road, London Ontario MLS 606673 Asking \$190,000



AFFORDABLE living in Northwest London! This 3-Bedroom, 2 Storey semi is a great opportunity for a first time home buyer. Main floor offers a living room, spacious dining room, kitchen with stainless steel appliances and a 2 pc powder room. There are 3 good sized

bedrooms upstairs as well as a renovated 4 pc washroom with soaker tub. Lower level offers a recreations room (need flooring to finish), laundry and storage. Majority of windows are vinyl. Only a short walk to Sherwood Forest Mall, Aquatic Centre, shopping and other amenities. All appliances are included in asking price.

Is Real Estate in London/St. Thomas Still Affordable?

You may have heard that over the past few months homes in London and St. Thomas have increased in price. In July 2017 our local Real Estate board reported that the average year-to-date sales price was \$331,524 – up 18.8% from 2016 when the average home price was \$279,057. If you take a look at the graph below (May 2017) you will see that London & St. Thomas is still VERY affordable when it comes to the cost of the average home when compared to other major Canadian cities.

