



Sarnia-Lambton Region Residential Market Activity Report July 2025



Prepared for the Sarnia-Lambton 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 collected on the first calendar day of the month, and cannot be directly compared to previous reports due to possible revisions in the data.

Actual	July 2025	Compared to ⁸					
		July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	146	2.1%	17.7%	19.7%	-28.4%	-20.2%	-32.4%
Dollar Volume	\$81,311,247	12.9%	13.7%	21.9%	-2.5%	46.1%	63.3%
New Listings	333	16.8%	36.5%	45.4%	57.1%	50.0%	21.1%
Active Listings	671	13.9%	60.1%	98.5%	200.9%	144.0%	2.9%
Sales to New Listings Ratio ¹	43.8	50.2	50.8	53.3	96.2	82.4	78.5
Months of Inventory ²	4.6	4.1	3.4	2.8	1.1	1.5	3.0
Average Price	\$556,926	10.6%	-3.4%	1.8%	36.2%	83.1%	141.5%
Median Price	\$467,500	-0.5%	-8.3%	-2.7%	33.6%	81.3%	144.6%
Sale to List Price Ratio ³	97.4	97.6	98.2	99.3	101.0	99.8	96.5
Median Days on Market	21.0	24.0	19.0	17.0	13.0	13.0	33.0

Year-to-Date	July 2025	Compared to ⁸					
		July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	958	3.9%	2.1%	0.4%	-0.9%	-10.6%	-14.5%
Dollar Volume	\$518,395,639	6.4%	2.9%	-3.9%	42.9%	60.0%	114.7%
New Listings	2,084	11.3%	28.9%	40.5%	65.8%	53.5%	18.7%
Active Listings ⁴	596	17.3%	71.5%	233.0%	169.7%	162.2%	6.7%
Sales to New Listings Ratio ⁵	46.0	49.3	58.0	64.3	76.9	78.9	63.9
Months of Inventory ⁶	4.4	3.9	2.6	1.3	1.6	1.5	3.5
Average Price	\$541,123	2.4%	0.7%	-4.3%	44.2%	78.9%	151.2%
Median Price	\$485,000	1.2%	-1.0%	-5.2%	46.5%	85.8%	169.4%
Sale to List Price Ratio ⁷	97.2	97.7	98.1	108.7	100.9	100.3	96.3
Median Days on Market	24.0	22.0	17.0	8.0	12.0	12.0	28.0

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.

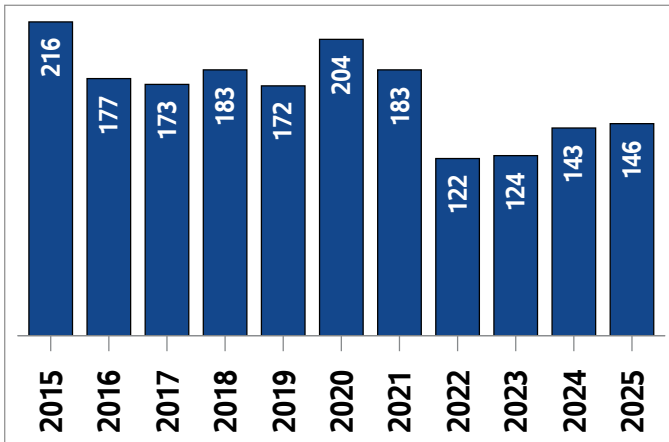
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

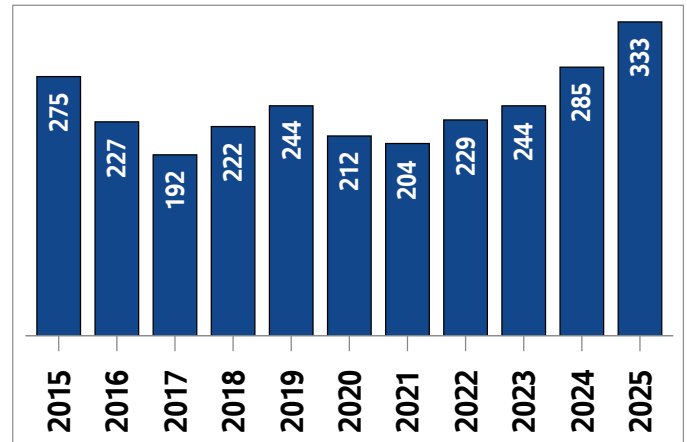
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

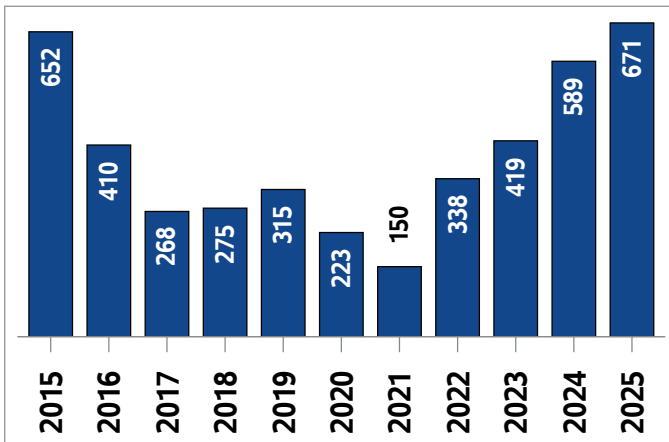
Sales Activity
(July only)



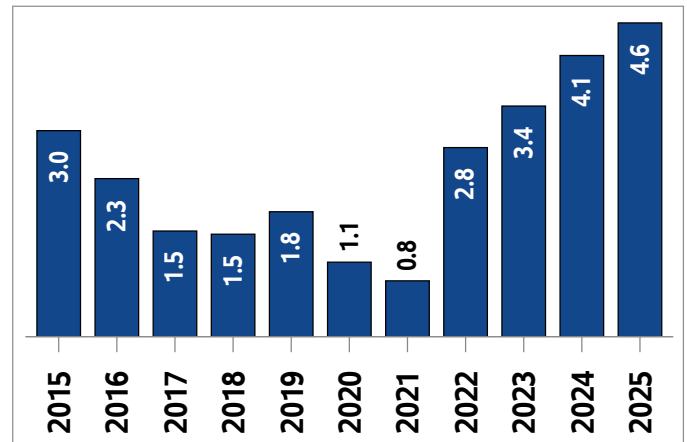
New Listings
(July only)



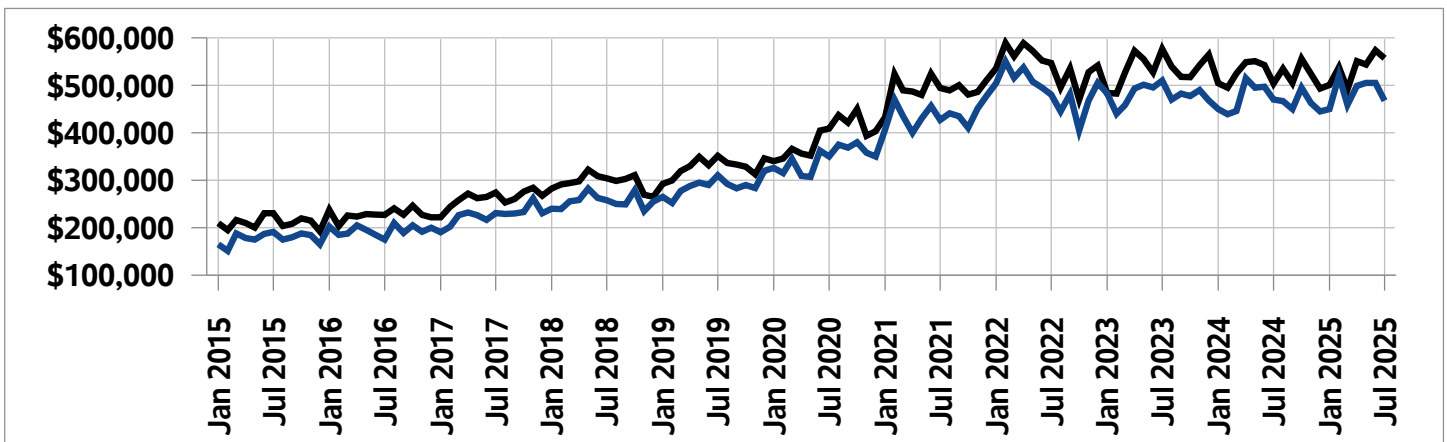
Active Listings
(July only)



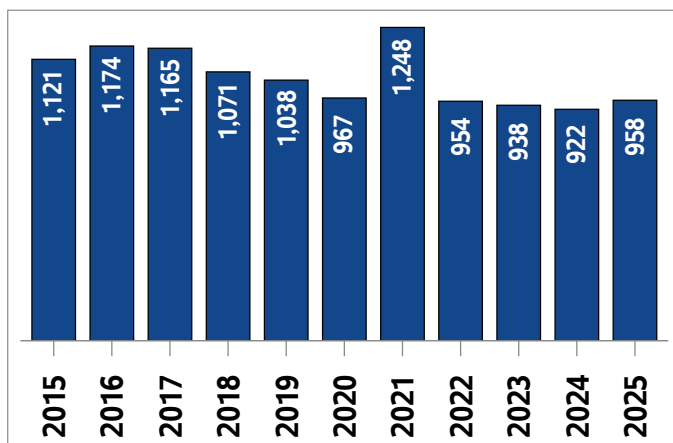
Months of Inventory
(July only)



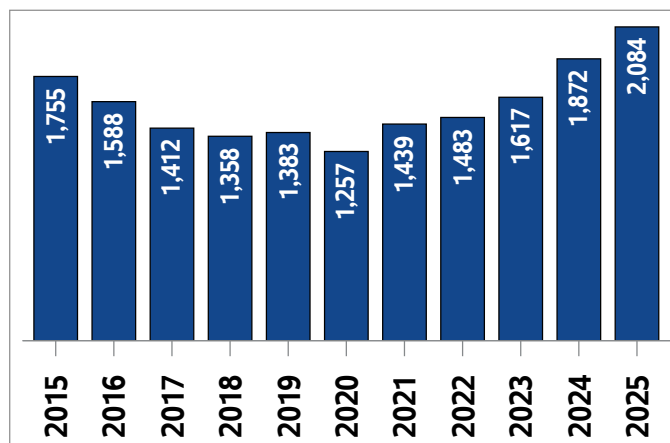
Average Price and Median Price



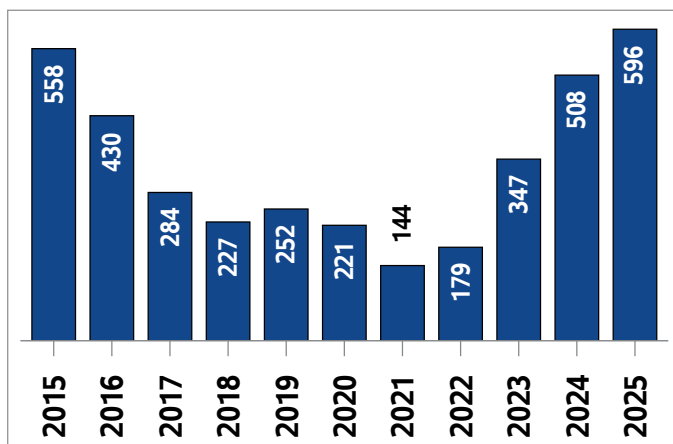
Sales Activity
(July Year-to-Date)



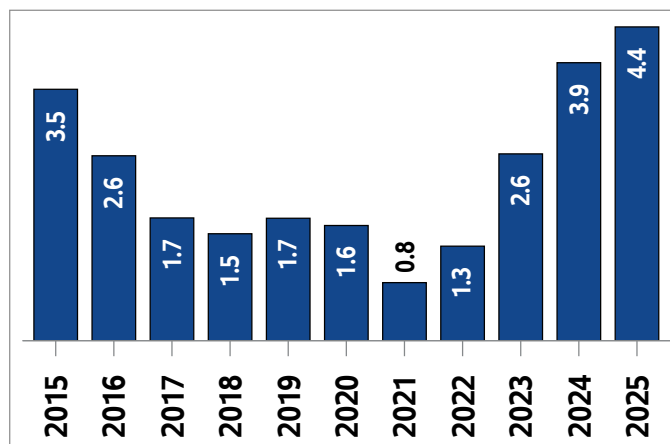
New Listings
(July Year-to-Date)



Active Listings ¹
(July Year-to-Date)



Months of Inventory ²
(July Year-to-Date)



¹ 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.

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

Actual	July 2025	Compared to ⁸					
		July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	128	-3.0%	14.3%	14.3%	-31.6%	-20.0%	-28.1%
Dollar Volume	\$74,469,447	9.5%	11.9%	18.5%	-5.9%	46.8%	76.2%
New Listings	300	20.5%	35.7%	46.3%	51.5%	49.3%	28.8%
Active Listings	583	12.5%	58.0%	96.3%	178.9%	133.2%	5.4%
Sales to New Listings Ratio ¹	42.7	53.0	50.7	54.6	94.4	79.6	76.4
Months of Inventory ²	4.6	3.9	3.3	2.7	1.1	1.6	3.1
Average Price	\$581,793	13.0%	-2.1%	3.7%	37.5%	83.5%	145.0%
Median Price	\$474,950	-0.5%	-8.8%	-2.1%	30.8%	74.5%	150.0%
Sale to List Price Ratio ³	97.6	97.6	98.2	99.5	101.2	99.7	96.5
Median Days on Market	20.0	21.5	18.5	17.5	12.0	13.0	33.5

Year-to-Date	July 2025	Compared to ⁸					
		July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	878	2.3%	0.7%	0.3%	-3.4%	-2.9%	-3.2%
Dollar Volume	\$488,962,520	5.7%	2.2%	-3.6%	40.5%	75.5%	145.9%
New Listings	1,860	10.1%	27.9%	39.7%	58.8%	60.5%	29.8%
Active Listings ⁴	516	16.0%	69.6%	229.5%	149.7%	164.0%	12.0%
Sales to New Listings Ratio ⁵	47.2	50.8	60.0	65.7	77.6	78.0	63.3
Months of Inventory ⁶	4.1	3.6	2.4	1.3	1.6	1.5	3.6
Average Price	\$556,905	3.3%	1.5%	-3.9%	45.5%	80.7%	154.0%
Median Price	\$495,000	2.1%	-1.0%	-5.9%	45.2%	84.2%	182.9%
Sale to List Price Ratio ⁷	97.3	97.7	98.2	109.0	100.9	100.3	96.2
Median Days on Market	22.5	22.0	17.0	8.0	12.0	12.0	28.0

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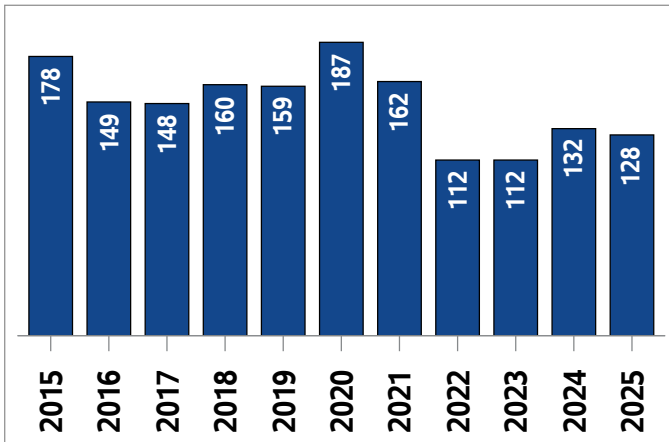
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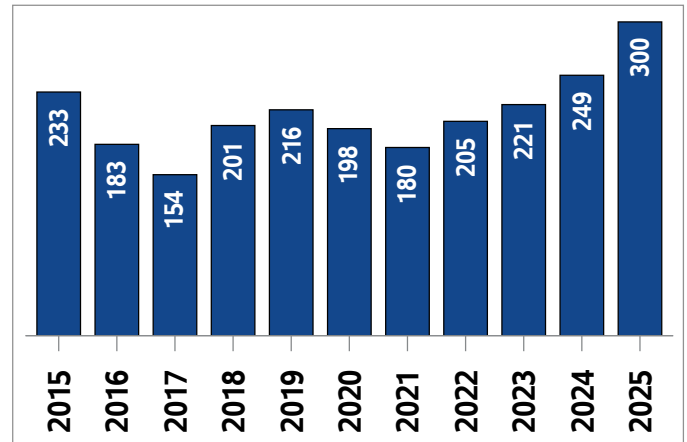
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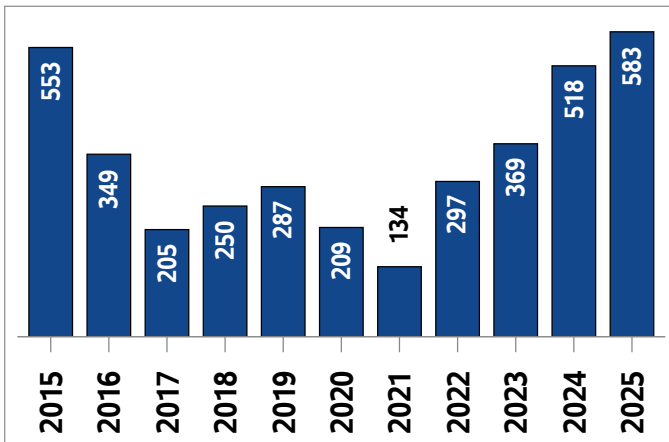
Sales Activity
(July only)



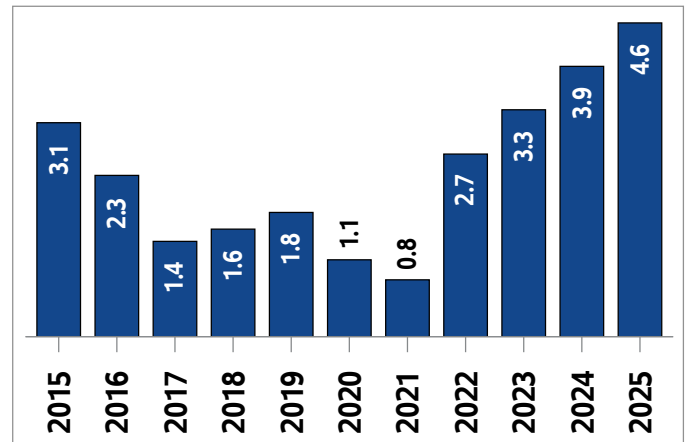
New Listings
(July only)



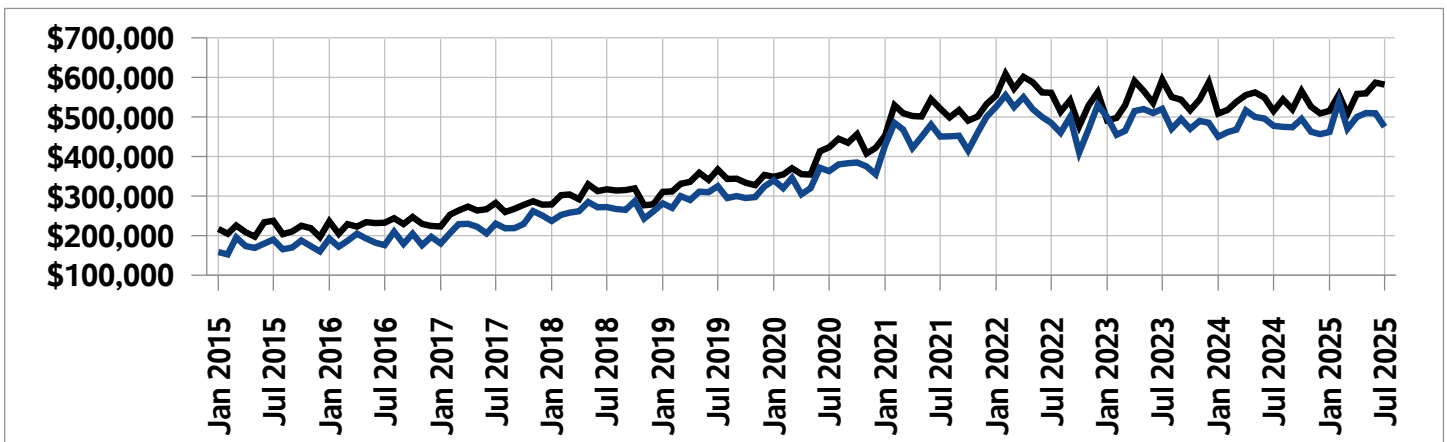
Active Listings
(July only)



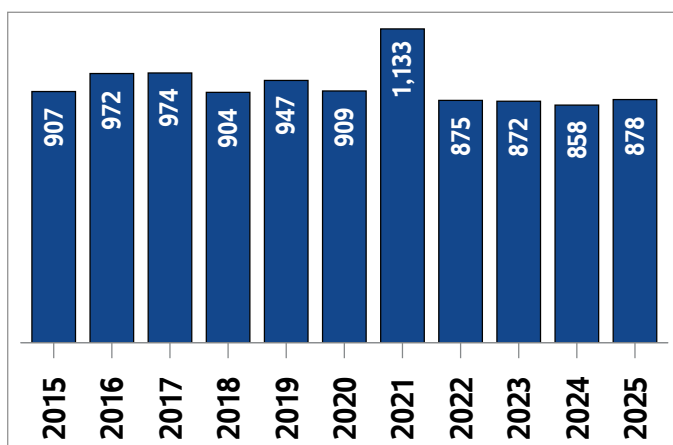
Months of Inventory
(July only)



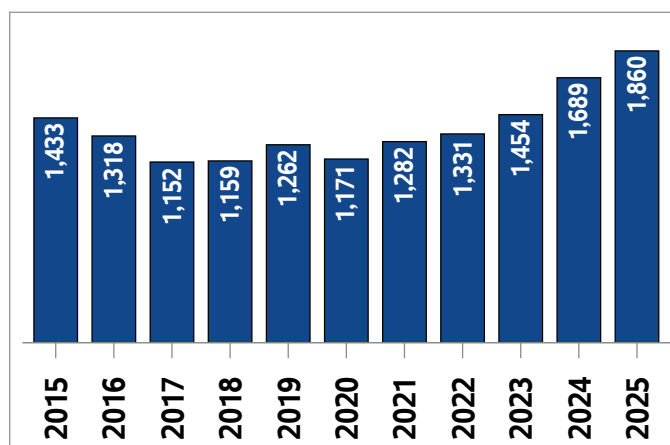
Average Price and Median Price



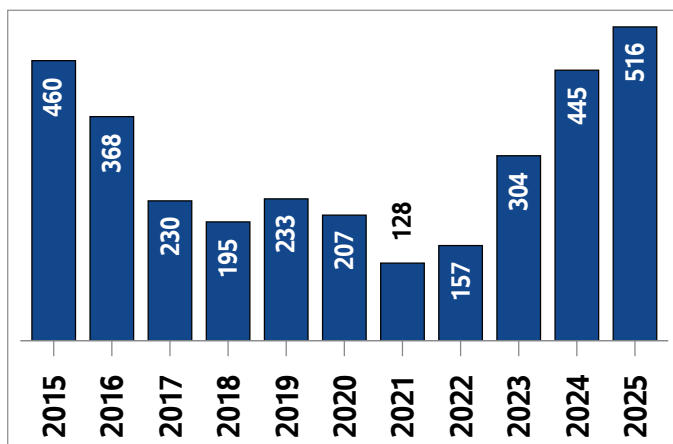
Sales Activity
(July Year-to-Date)



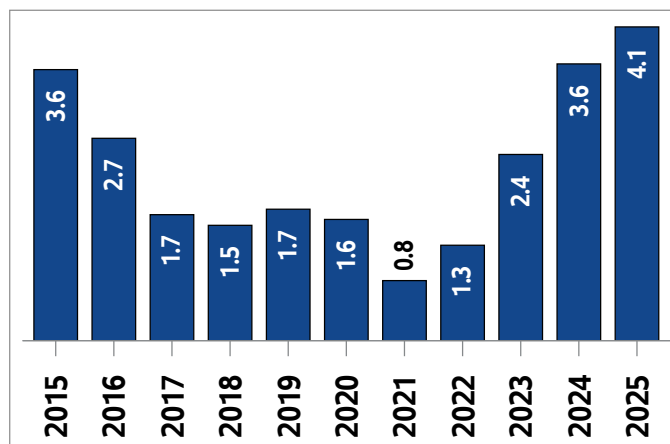
New Listings
(July Year-to-Date)



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(July Year-to-Date)



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