

## December 2014

22180 - Attached

### New Listings

**4**

↔ 0.0% ↑ 100.0%  
from Nov 2014: 4 from Dec 2013: 2

YTD	2014	2013	+/-
	<b>125</b>	76	64.5%

5-year Dec average: 4

### New Pendings

**2**

↓ -80.0% ↓ -33.3%  
from Nov 2014: 10 from Dec 2013: 3

YTD	2014	2013	+/-
	<b>99</b>	72	37.5%

5-year Dec average: 4

### Closed Sales

**13**

↑ 85.7% ↑ 333.3%  
from Nov 2014: 7 from Dec 2013: 3

YTD	2014	2013	+/-
	<b>93</b>	69	34.8%

5-year Dec average: 6

### Median Sold Price

**\$435,000**

↓ -1.1% ↑ 7.4%  
from Nov 2014: \$440,000 from Dec 2013: \$405,000

YTD	2014	2013	+/-
	<b>\$447,400</b>	\$436,000	2.6%

5-year Dec average: \$406,190

## Summary

In 22180, the median sold price for Attached properties for December was \$435,000, representing a decrease of 1.1% compared to last month and an increase of 7.4% from Dec 2013. The average days on market for units sold in December was 23 days, 28% below the 5-year December average of 32 days. There was an 80% month over month decrease in new contract activity with 2 New Pendings; an 84.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 2; and a 7.1% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.13 pendings per active listing, down from 0.93 in November and a decrease from 0.50 in December 2013. The Contract Ratio is 81% lower than the 5-year December average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

### Active Listings

**15**



Nov 2014	Dec 2013
14	6

### Avg DOM

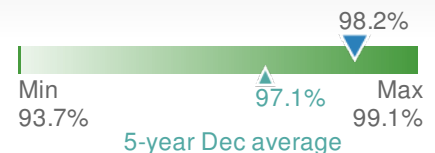
**23**



Nov 2014	Dec 2013	YTD
33	12	29

### Avg Sold to OLP Ratio

**98.2%**



Nov 2014	Dec 2013	YTD
96.2%	97.4%	97.7%