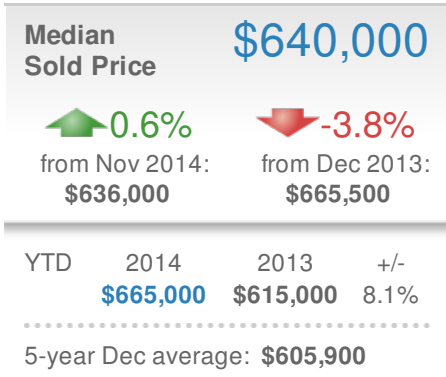
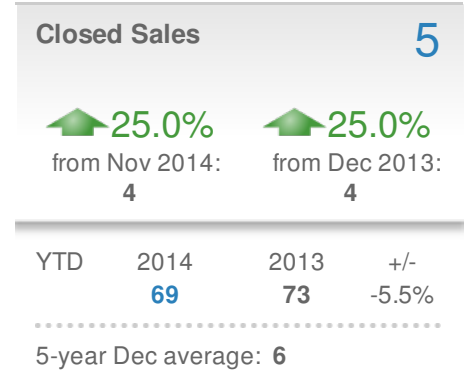
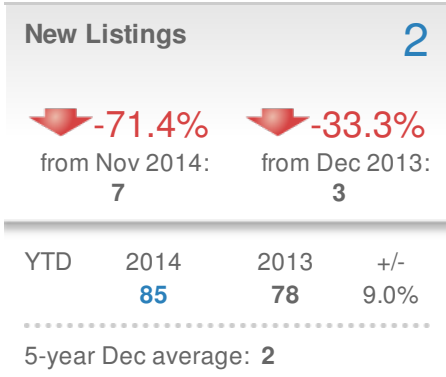


December 2014

22182 - Attached



Summary

In 22182, the median sold price for Attached properties for December was \$640,000, representing an increase of 0.6% compared to last month and a decrease of 3.8% from Dec 2013. The average days on market for units sold in December was 55 days, 7% above the 5-year December average of 51 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in November and a decrease from 5.00 in December 2013. The Contract Ratio is 74% lower than the 5-year December average of 1.90. 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.

