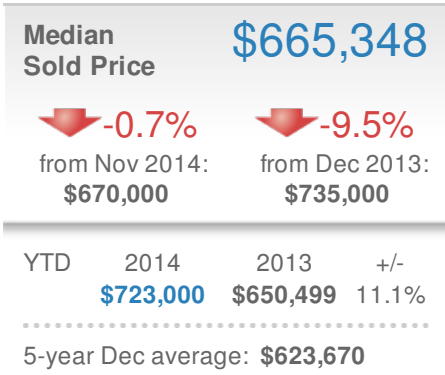
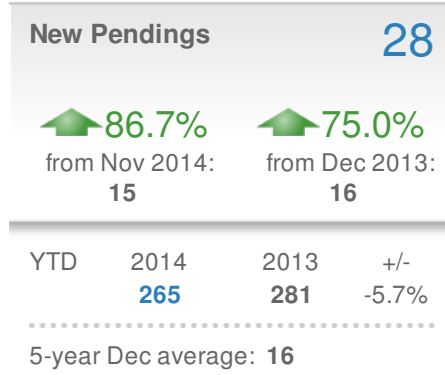
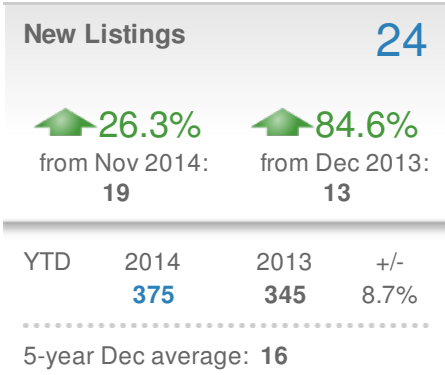


December 2014

22180 - Detached



Summary

In 22180, the median sold price for Detached properties for December was \$665,348, representing a decrease of 0.7% compared to last month and a decrease of 9.5% from Dec 2013. The average days on market for units sold in December was 72 days, 9% above the 5-year December average of 66 days. There was an 86.7% month over month increase in new contract activity with 28 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 26; and a 21.9% decrease in supply to 57 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.36 in November and a decrease from 0.66 in December 2013. The Contract Ratio is 4% lower than the 5-year December average of 0.48. 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.

