

December 2014

22181 - Detached

New Listings

3

↔ 0.0%

from Nov 2014:
3

↔ 0.0%

from Dec 2013:
3

YTD	2014	2013	+/-
	176	161	9.3%

5-year Dec average: 3

New Pendings

7

↑ 40.0%

from Nov 2014:
5

↑ 133.3%

from Dec 2013:
3

YTD	2014	2013	+/-
	120	120	0.0%

5-year Dec average: 5

Closed Sales

2

↓ -75.0%

from Nov 2014:
8

↓ -66.7%

from Dec 2013:
6

YTD	2014	2013	+/-
	105	114	-7.9%

5-year Dec average: 7

Median Sold Price

\$1,327,500

↑ 56.6%

from Nov 2014:
\$847,500

↑ 23.5%

from Dec 2013:
\$1,075,000

YTD	2014	2013	+/-
	\$825,000	\$756,500	9.1%

5-year Dec average: \$929,900

Summary

In 22181, the median sold price for Detached properties for December was \$1,327,500, representing an increase of 56.6% compared to last month and an increase of 23.5% from Dec 2013. The average days on market for units sold in December was 148 days, 89% above the 5-year December average of 78 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from November) to 12; and a 26.7% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.27 in November and an increase from 0.29 in December 2013. The Contract Ratio is 29% higher than the 5-year December average of 0.43. 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

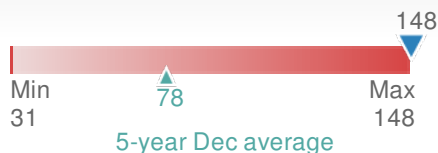
22



Nov 2014	Dec 2013
30	21

Avg DOM

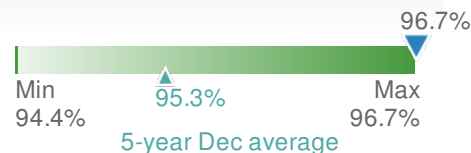
148



Nov 2014	Dec 2013	YTD
73	89	50

Avg Sold to OLP Ratio

96.7%



Nov 2014	Dec 2013	YTD
97.0%	94.4%	96.4%