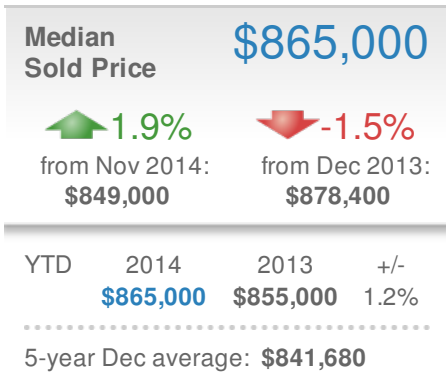


December 2014

22182 - Detached



Summary

In 22182, the median sold price for Detached properties for December was \$865,000, representing an increase of 1.9% compared to last month and a decrease of 1.5% from Dec 2013. The average days on market for units sold in December was 96 days, 6% above the 5-year December average of 91 days. There was a 47.4% month over month decrease in new contract activity with 10 New Pendings; a 51.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 14; and a 26.6% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, down from 0.45 in November and a decrease from 0.64 in December 2013. The Contract Ratio is 24% lower than the 5-year December average of 0.39. 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.

