

December 2014

22066 - Detached

New Listings **17**

-41.4% **21.4%**
 from Nov 2014: **29** from Dec 2013: **14**

YTD	2014	2013	+/-
	480	465	3.2%

5-year Dec average: **16**

New Pendings **11**

-52.2% **-15.4%**
 from Nov 2014: **23** from Dec 2013: **13**

YTD	2014	2013	+/-
	223	279	-20.1%

5-year Dec average: **16**

Closed Sales **21**

40.0% **31.3%**
 from Nov 2014: **15** from Dec 2013: **16**

YTD	2014	2013	+/-
	182	261	-30.3%

5-year Dec average: **16**

Median Sold Price **\$910,000**

-32.5% **-6.9%**
 from Nov 2014: **\$1,349,000** from Dec 2013: **\$977,500**

YTD	2014	2013	+/-
	\$1,112,500	\$1,040,000	7.0%

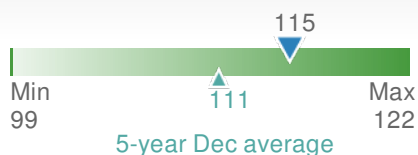
5-year Dec average: **\$1,008,200**

Summary

In 22066, the median sold price for Detached properties for December was \$910,000, representing a decrease of 32.5% compared to last month and a decrease of 6.9% from Dec 2013. The average days on market for units sold in December was 207 days, 30% above the 5-year December average of 160 days. There was a 52.2% month over month decrease in new contract activity with 11 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 27; and a 17.9% decrease in supply to 115 active units.

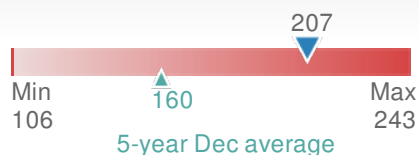
This activity resulted in a Contract Ratio of 0.23 pendings per active listing, down from 0.28 in November and an increase from 0.19 in December 2013. The Contract Ratio is 16% lower than the 5-year December average of 0.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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 **115**



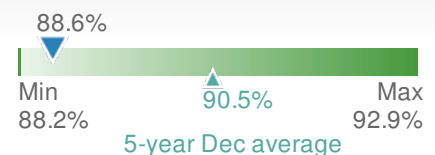
Nov 2014	Dec 2013
140	109

Avg DOM **207**



Nov 2014	Dec 2013	YTD
185	106	123

Avg Sold to OLP Ratio **88.6%**



Nov 2014	Dec 2013	YTD
91.3%	92.9%	93.2%