

June 2013

22015 - Detached

New Listings**31**

 **-41.5%**  **-20.5%**
 from May 2013: **53** from Jun 2012: **39**

YTD	2013	2012	+/-
	204	227	-10.1%

5-year Jun average: **33****New Pendings****22**

 **-31.3%**  **15.8%**
 from May 2013: **32** from Jun 2012: **19**

YTD	2013	2012	+/-
	171	184	-7.1%

5-year Jun average: **25****Closed Sales****33**

 **-5.7%**  **-23.3%**
 from May 2013: **35** from Jun 2012: **43**

YTD	2013	2012	+/-
	142	154	-7.8%

5-year Jun average: **32****Median
Sold Price****\$590,000**

 **4.4%**  **8.0%**
 from May 2013: **\$565,000** from Jun 2012: **\$546,500**

YTD	2013	2012	+/-
	\$550,000	\$525,000	4.8%

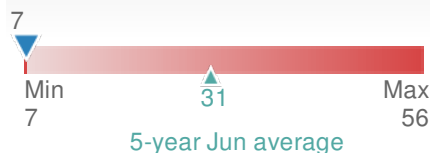
5-year Jun average: **\$542,280****Summary**

In 2015, the median sold price for Detached properties for June was \$590,000, representing an increase of 4.4% compared to last month and an increase of 8% from Jun 2012. The average days on market for units sold in June was 7 days, 77% below the 5-year June average of 31 days. There was a 31.3% month over month decrease in new contract activity with 22 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 39; and a 3.1% decrease in supply to 31 active units.

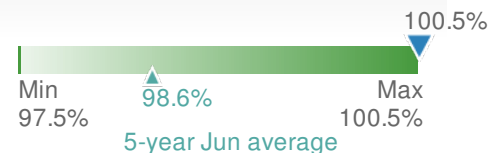
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 1.59 in May and an increase from 0.73 in June 2012. The Contract Ratio is 26% higher than the 5-year June average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**31**

May 2013	Jun 2012
32	56

Avg DOM**7**

May 2013	Jun 2012	YTD
17	28	33

**Avg Sold to
OLP Ratio****100.5%**

May 2013	Jun 2012	YTD
99.7%	97.7%	99.3%