June 2013

22015 - Detached

New Listings 31

-41.5% from May 2013: **53**

-20.5% from Jun 2012: **39**

YTD	2013	2012	+/-
	204	**227**	-10.1%

5-year Jun average: **33**

New Pendings 22

-31.3% from May 2013: **32**

15.8% from Jun 2012: **19**

YTD	2013	2012	+/-
	171	**184**	-7.1%

5-year Jun average: **25**

Closed Sales 33

-5.7% from May 2013: **35**

-23.3% from Jun 2012: **43**

YTD	2013	2012	+/-
	142	**154**	-7.8%

5-year Jun average: **32**

Median Sold Price $590,000

4.4% from May 2013: **$565,000**

8.0% from Jun 2012: **$546,500**

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

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

Summary

In 22015, 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

31

Min 31 — 47 — Max 65

5-year Jun average

May 2013	Jun 2012
32	**56**

Avg DOM 7

7

Min 7 — 31 — Max 56

5-year Jun average

May 2013	Jun 2012	YTD
17	**28**	**33**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 97.5% — 98.6% — Max 100.5%

5-year Jun average

May 2013	Jun 2012	YTD
99.7%	**97.7%**	**99.3%**

Data Source: MRIS. Statistics calculated July 03, 2013.