Local Market **Insight**

REALESTATE BUSINESS INTELLIGENCE

June 2013

22015 - Attached/Townhouse

New Listings 31

-22.5% from May 2013: **40**

-13.9% from Jun 2012: **36**

YTD	2013	2012	+/-
	179	**187**	-4.3%

5-year Jun average: **37**

New Pendings 33

-10.8% from May 2013: **37**

-2.9% from Jun 2012: **34**

YTD	2013	2012	+/-
	172	**186**	-7.5%

5-year Jun average: **29**

Closed Sales 33

10.0% from May 2013: **30**

6.5% from Jun 2012: **31**

YTD	2013	2012	+/-
	125	**134**	-6.7%

5-year Jun average: **33**

Median Sold Price $359,888

-2.7% from May 2013: **$370,000**

7.5% from Jun 2012: **$334,888**

YTD	2013	2012	+/-
	$360,777	**$325,000**	11.0%

5-year Jun average: **$330,135**

Summary

In 22015, the median sold price for Attached/Townhouse properties for June was $359,888, representing a decrease of 2.7% compared to last month and an increase of 7.5% from Jun 2012. The average days on market for units sold in June was 12 days, 66% below the 5-year June average of 35 days. There was a 10.8% month over month decrease in new contract activity with 33 New Pendings; a 10.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 43; and a 23.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 2.69 pendings per active listing, up from 2.29 in May and an increase from 1.92 in June 2012. The Contract Ratio is 40% higher than the 5-year June average of 1.93. 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 16

16

Min 16 | 36 5-year Jun average | Max 69

May 2013	Jun 2012
21	**26**

Avg DOM 12

12

Min 12 | 35 5-year Jun average | Max 69

May 2013	Jun 2012	YTD
10	**14**	**18**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 97.2% | 98.9% 5-year Jun average | Max 100.5%

May 2013	Jun 2012	YTD
99.6%	**98.9%**	**100.1%**

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

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