Local Market **Insight**

REALESTATE BUSINESS INTELLIGENCE

June 2013

22015 - Condo & Coop

New Listings 13

18.2% from May 2013: **11**

116.7% from Jun 2012: **6**

YTD	2013	2012	+/-
	50	**42**	19.0%

5-year Jun average: **7**

New Pendings 11

22.2% from May 2013: **9**

1,000.0% from Jun 2012: **1**

YTD	2013	2012	+/-
	53	**37**	43.2%

5-year Jun average: **6**

Closed Sales 10

66.7% from May 2013: **6**

100.0% from Jun 2012: **5**

YTD	2013	2012	+/-
	33	**30**	10.0%

5-year Jun average: **5**

Median Sold Price $230,500

-13.3% from May 2013: **$265,950**

-9.3% from Jun 2012: **$254,000**

YTD	2013	2012	+/-
	$235,200	**$233,750**	0.6%

5-year Jun average: **$208,878**

Summary

In 22015, the median sold price for Condo & Coop properties for June was $230,500, representing a decrease of 13.3% compared to last month and a decrease of 9.3% from Jun 2012. The average days on market for units sold in June was 20 days, 29% below the 5-year June average of 28 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 66.7% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in May and an increase from 0.62 in June 2012. The Contract Ratio is 24% higher than the 5-year June average of 1.21. 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.

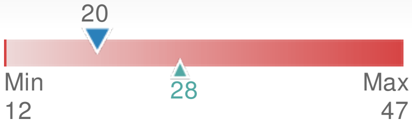
Active Listings 10

Min 8 · Max 16

5-year Jun average

May 2013	Jun 2012
6	**13**

Avg DOM 20

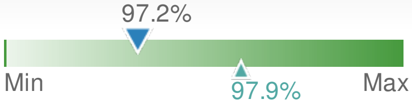


Min 12 · Max 47

5-year Jun average

May 2013	Jun 2012	YTD
14	**14**	**24**

Avg Sold to OLP Ratio 97.2%



Min 96.3% · Max 98.9%

5-year Jun average

May 2013	Jun 2012	YTD
98.8%	**98.2%**	**97.7%**

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

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