Local Market **Insight**

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August 2014

20132 - Detached

New Listings 32

↔ 0.0% from Jul 2014: **32**

▲ 18.5% from Aug 2013: **27**

YTD	2014	2013	+/-
	344	**277**	24.2%

5-year Aug average: **31**

New Pendings 24

▲ 41.2% from Jul 2014: **17**

▲ 14.3% from Aug 2013: **21**

YTD	2014	2013	+/-
	194	**207**	-6.3%

5-year Aug average: **20**

Closed Sales 24

▲ 4.3% from Jul 2014: **23**

▼ -4.0% from Aug 2013: **25**

YTD	2014	2013	+/-
	152	**164**	-7.3%

5-year Aug average: **21**

Median Sold Price $517,500

▼ -1.4% from Jul 2014: **$525,000**

▲ 10.7% from Aug 2013: **$467,500**

YTD	2014	2013	+/-
	$498,250	**$466,150**	6.9%

5-year Aug average: **$482,079**

Summary

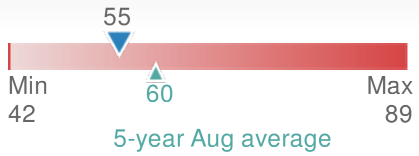
In 20132, the median sold price for Detached properties for August was $517,500, representing a decrease of 1.4% compared to last month and an increase of 10.7% from Aug 2013. The average days on market for units sold in August was 55 days, 8% below the 5-year August average of 60 days. There was a 41.2% month over month increase in new contract activity with 24 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 0.7% increase in supply to 138 active units.

This activity resulted in a Contract Ratio of 0.22 pendings per active listing, down from 0.23 in July and a decrease from 0.32 in August 2013. The Contract Ratio is 21% lower than the 5-year August average of 0.28. 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 138

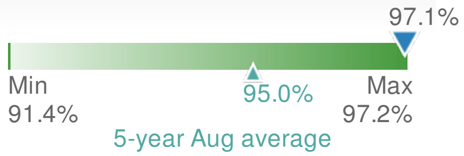
Jul 2014	Aug 2013
137	**92**

Avg DOM 55



Jul 2014	Aug 2013	YTD
69	**55**	**49**

Avg Sold to OLP Ratio 97.1%



Jul 2014	Aug 2013	YTD
94.9%	**97.2%**	**95.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2014.