

June 2014

Detached
Attached
Attached/Townhouse
Condo & Coop

Local Market Insight

MRIS



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June 2014

MRIS - Detached

New Listings **11,858**

-12.6% **15.6%**
 from May 2014: **13,574** from Jun 2013: **10,254**

YTD	2014	2013	+/-
	63,324	58,385	8.5%

5-year Jun average: **10,300**

New Pendings **7,631**

-9.0% **0.4%**
 from May 2014: **8,388** from Jun 2013: **7,602**

YTD	2014	2013	+/-
	42,638	43,997	-3.1%

5-year Jun average: **6,952**

Closed Sales **7,280**

12.8% **-1.0%**
 from May 2014: **6,453** from Jun 2013: **7,354**

YTD	2014	2013	+/-
	31,147	32,013	-2.7%

5-year Jun average: **6,979**

Median Sold Price **\$375,000**

4.5% **0.0%**
 from May 2014: **\$358,990** from Jun 2013: **\$375,000**

YTD	2014	2013	+/-
	\$342,000	\$335,000	2.1%

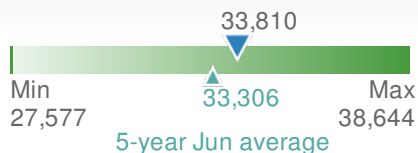
5-year Jun average: **\$349,465**

Summary

In MRIS, the median sold price for Detached properties for June was \$375,000, representing an increase of 4.5% compared to last month and no change from Jun 2013. The average days on market for units sold in June was 64 days, 18% below the 5-year June average of 78 days. There was a 9% month over month decrease in new contract activity with 7,631 New Pendings; a 6.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 13,563; and a 5.4% increase in supply to 33,810 active units.

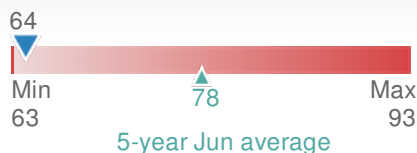
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.45 in May and a decrease from 0.53 in June 2013. The Contract Ratio is 4% lower than the 5-year June average of 0.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 **33,810**



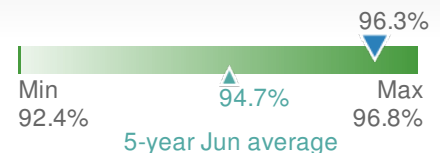
May 2014	Jun 2013
32,091	27,577

Avg DOM **64**



May 2014	Jun 2013	YTD
75	63	81

Avg Sold to OLP Ratio **96.3%**



May 2014	Jun 2013	YTD
96.0%	96.8%	95.2%

June 2014

MRIS - Attached

New Listings **7,162**

-8.9% **14.5%**
 from May 2014: **7,861** from Jun 2013: **6,257**

YTD	2014	2013	+/-
	38,864	35,258	10.2%

5-year Jun average: **6,382**

New Pendings **5,373**

-5.5% **-1.1%**
 from May 2014: **5,683** from Jun 2013: **5,435**

YTD	2014	2013	+/-
	30,750	30,829	-0.3%

5-year Jun average: **4,763**

Closed Sales **4,921**

6.1% **-0.3%**
 from May 2014: **4,637** from Jun 2013: **4,936**

YTD	2014	2013	+/-
	23,350	22,886	2.0%

5-year Jun average: **4,577**

Median Sold Price **\$279,900**

1.4% **-0.0%**
 from May 2014: **\$276,000** from Jun 2013: **\$280,000**

YTD	2014	2013	+/-
	\$267,252	\$260,000	2.8%

5-year Jun average: **\$257,180**

Summary

In MRIS, the median sold price for Attached properties for June was \$279,900, representing an increase of 1.4% compared to last month and a decrease of 0% from Jun 2013. The average days on market for units sold in June was 43 days, 24% below the 5-year June average of 57 days. There was a 5.5% month over month decrease in new contract activity with 5,373 New Pendings; a 5.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 8,963; and a 5.1% increase in supply to 13,369 active units.

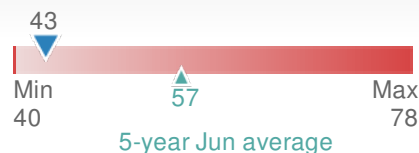
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.74 in May and a decrease from 0.99 in June 2013. The Contract Ratio is 2% lower than the 5-year June average of 0.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 **13,369**



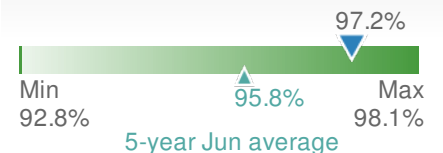
May 2014	Jun 2013
12,716	10,141

Avg DOM **43**



May 2014	Jun 2013	YTD
46	40	52

Avg Sold to OLP Ratio **97.2%**



May 2014	Jun 2013	YTD
97.2%	98.1%	96.7%

June 2014

MRIS - Attached/Townhouse

New Listings **4,584**

-7.3% **16.9%**
 from May 2014: **4,943** from Jun 2013: **3,921**

YTD	2014	2013	+/-
	24,415	22,126	10.3%

5-year Jun average: **4,071**

New Pendings **3,383**

-5.3% **-1.3%**
 from May 2014: **3,573** from Jun 2013: **3,429**

YTD	2014	2013	+/-
	19,353	19,427	-0.4%

5-year Jun average: **3,044**

Closed Sales **3,046**

8.2% **-1.6%**
 from May 2014: **2,815** from Jun 2013: **3,094**

YTD	2014	2013	+/-
	14,455	14,292	1.1%

5-year Jun average: **2,900**

Median Sold Price **\$285,000**

2.2% **-0.3%**
 from May 2014: **\$279,000** from Jun 2013: **\$286,000**

YTD	2014	2013	+/-
	\$270,000	\$269,900	0.0%

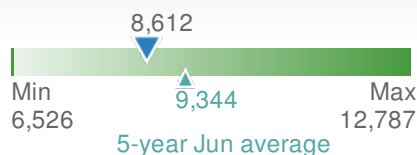
5-year Jun average: **\$263,000**

Summary

In MRIS, the median sold price for Attached/Townhouse properties for June was \$285,000, representing an increase of 2.2% compared to last month and a decrease of 0.3% from Jun 2013. The average days on market for units sold in June was 41 days, 25% below the 5-year June average of 54 days. There was a 5.3% month over month decrease in new contract activity with 3,383 New Pendings; a 4.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 5,918; and a 6% increase in supply to 8,612 active units.

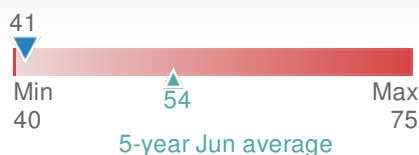
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.76 in May and a decrease from 1.00 in June 2013. The Contract Ratio is the same as the 5-year June average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 **8,612**



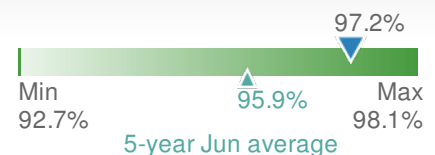
May 2014	Jun 2013
8,123	6,526

Avg DOM **41**



May 2014	Jun 2013	YTD
45	40	52

Avg Sold to OLP Ratio **97.2%**



May 2014	Jun 2013	YTD
97.0%	98.1%	96.6%

June 2014

MRIS - Condo & Coop

New Listings **2,578**

-11.7% **10.4%**
 from May 2014: **2,918** from Jun 2013: **2,336**

YTD	2014	2013	+/-
	14,449	13,132	10.0%

5-year Jun average: **2,311**

New Pendings **1,990**

-5.7% **-0.8%**
 from May 2014: **2,110** from Jun 2013: **2,006**

YTD	2014	2013	+/-
	11,397	11,402	-0.0%

5-year Jun average: **1,719**

Closed Sales **1,875**

2.9% **1.8%**
 from May 2014: **1,822** from Jun 2013: **1,842**

YTD	2014	2013	+/-
	8,895	8,594	3.5%

5-year Jun average: **1,677**

Median Sold Price **\$270,000**

-1.8% **1.1%**
 from May 2014: **\$274,990** from Jun 2013: **\$266,950**

YTD	2014	2013	+/-
	\$261,000	\$250,000	4.4%

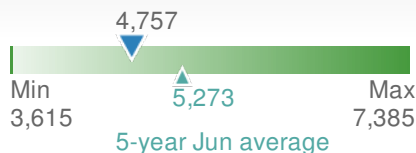
5-year Jun average: **\$248,370**

Summary

In MRIS, the median sold price for Condo & Coop properties for June was \$270,000, representing a decrease of 1.8% compared to last month and an increase of 1.1% from Jun 2013. The average days on market for units sold in June was 46 days, 24% below the 5-year June average of 61 days. There was a 5.7% month over month decrease in new contract activity with 1,990 New Pendings; a 6.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3,045; and a 3.6% increase in supply to 4,757 active units.

This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.71 in May and a decrease from 0.97 in June 2013. The Contract Ratio is 2% lower than the 5-year June average of 0.65. 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 **4,757**



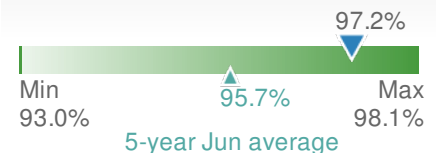
May 2014	Jun 2013
4,593	3,615

Avg DOM **46**



May 2014	Jun 2013	YTD
48	40	52

Avg Sold to OLP Ratio **97.2%**



May 2014	Jun 2013	YTD
97.5%	98.1%	97.0%