

DETACHED	NOV 30	OCT 31	% CHG
Units Sold	121	120	1%
Active Listings	705	827	-15%
Absorption	5.8 mo.	← 6.9 mo.	

TOWNHOMES	NOV 30	OCT 31	% CHG
Units Sold	48	45	7%
Active Listings	283	288	-2%
Absorption	5.9 mo.	← 6.4 mo.	

CONDOS	NOV 30	OCT 31	% CHG
Units Sold	360	327	10%
Active Listings	1,707	1,889	-10%
Absorption	4.7 mo.	← 5.8 mo.	

November was a solid month with sales slightly up in all three categories over October. Typically, inventory at this time of year comes off as sellers hold off listing until the new year...and 2011 was no different.

So we have a balanced market across the board meaning generally flat prices. To the buyers out there, this can be a great time of year to buy due to less competition. The challenge is less product to choose from but if you can find the right property and a motivated seller you will be rewarded with a seasonal discount.

The Housing Price Index graph is to the right. Happy holidays and we'll see you in the new year!

