All Home Types Condo/Co-op/TH SFH/Villa

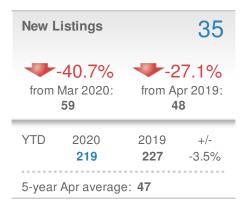
Local Market Insight

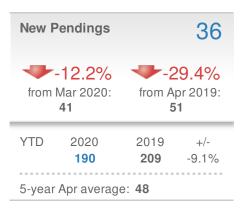
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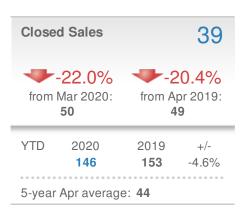


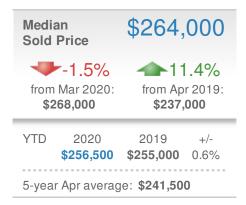


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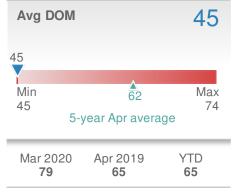








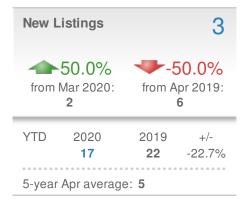


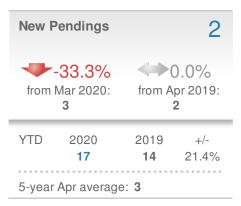






33947 - Condo/Co-op/TH







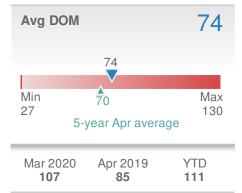


Summary

In 33947, the median sold price for Condo/Co-op/TH properties for April was \$127,500, representing an increase of 6.3% compared to last month and a decrease of 42% from Apr 2019. The average days on market for units sold in April was 74 days, 6% above the 5-year April average of 70 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 2; and no change in supply with 11 active units.

This activity resulted in a Contract Ratio of 0.18 pendings per active listing, down from 0.27 in March and an increase from 0.09 in April 2019. The Contract Ratio is 32% lower than the 5-year April average of 0.26. 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.

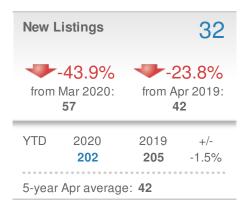


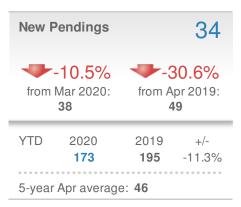






33947 - SFH/Villa









Summary

In 33947, the median sold price for SFH/Villa properties for April was \$264,950, representing a decrease of 5.3% compared to last month and an increase of 8.8% from Apr 2019. The average days on market for units sold in April was 43 days, 30% below the 5-year April average of 61 days. There was a 10.5% month over month decrease in new contract activity with 34 New Pendings; a 15.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 43; and an 8.3% decrease in supply to 132 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.35 in March and a decrease from 0.45 in April 2019. The Contract Ratio is 19% lower than the 5-year April average of 0.41. 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.



