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

## **Local Market Insight**

33947



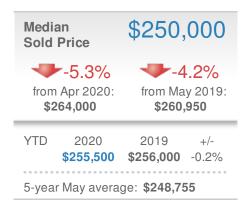


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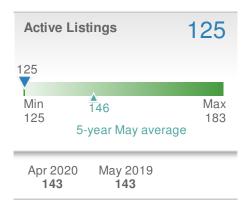


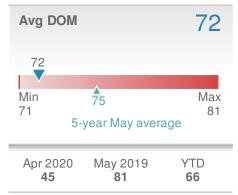








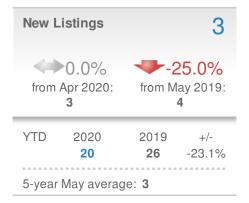


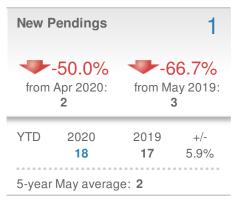






33947 - Condo/Co-op/TH









#### **Summary**

In 33947, the median sold price for Condo/Co-op/TH properties for May was \$96,538, representing a decrease of 24.3% compared to last month and a decrease of 38.9% from May 2019. The average days on market for units sold in May was 51 days, 28% above the 5-year May average of 40 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 1; and no change in supply with 11 active units.

This activity resulted in a Contract Ratio of 0.09 pendings per active listing, down from 0.18 in April and a decrease from 0.14 in May 2019. The Contract Ratio is 39% lower than the 5-year May average of 0.15. 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.



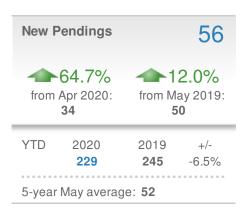






33947 - SFH/Villa

New Listings		30	
-6.3% from Apr 2020: 32		-30.2% from May 2019:	
YTD	2020 <b>232</b>	2019 <b>248</b>	+/- -6.5%
5-year May average: 38			







#### **Summary**

In 33947, the median sold price for SFH/Villa properties for May was \$255,000, representing a decrease of 3.8% compared to last month and a decrease of 3.4% from May 2019. The average days on market for units sold in May was 74 days, 5% below the 5-year May average of 78 days. There was a 64.7% month over month increase in new contract activity with 56 New Pendings; a 62.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 70; and a 13.6% decrease in supply to 114 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.33 in April and an increase from 0.46 in May 2019. The Contract Ratio is 20% higher than the 5-year May average of 0.51. 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.



