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

Local Market Insight

33947



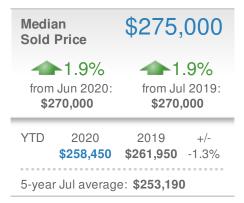


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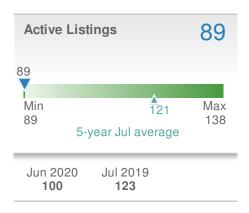
New Listings		58		
23.4% from Jun 2020:		45.0% from Jul 2019:		
YTD	2020 357	2019 348	+/- 2.6%	
5-year Jul average: 42				

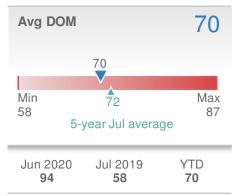










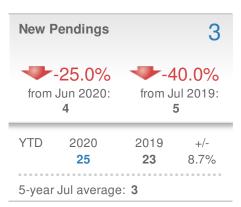




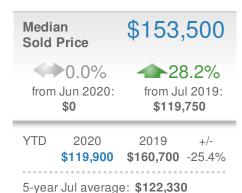


33947 - Condo/Co-op/TH







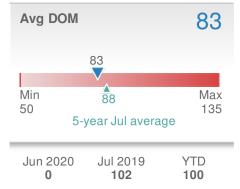


Summary

In 33947, the median sold price for Condo/Co-op/TH properties for July was \$153,500, representing an increase of 0% compared to last month and an increase of 28.2% from Jul 2019. The average days on market for units sold in July was 83 days, 6% below the 5-year July average of 88 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and a 22.2% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.27 pendings per active listing, down from 0.56 in June and an increase from 0.20 in July 2019. The Contract Ratio is 26% higher than the 5-year July average of 0.21. 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			54		
20.0% from Jun 2020:		38.5% from Jul 2019:			
YTD	2020 331	2019 320	+/- 3.4%		
5-year Jul average: 39					



Closed Sales		65	
	109.7% Jun 2020: 31		
YTD	2020 249	2019 260	+/- -4.2%
5-year	Jul average	: 41	

Median Sold Price		\$280,000	
3.7% from Jun 2020: \$270,000		3.7% from Jul 2019: \$270,000	
YTD	2020 \$265,900	2019 +/- \$267,950 -0.8%	

5-year Jul average: **\$257,800**

Summary

In 33947, the median sold price for SFH/Villa properties for July was \$280,000, representing an increase of 3.7% compared to last month and an increase of 3.7% from Jul 2019. The average days on market for units sold in July was 70 days, 2% below the 5-year July average of 71 days. There was a 10.3% month over month decrease in new contract activity with 70 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 88; and a 14.3% decrease in supply to 78 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.04 in June and an increase from 0.36 in July 2019. The Contract Ratio is 85% higher than the 5-year July average of 0.61. 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.

