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

Local Market Insight

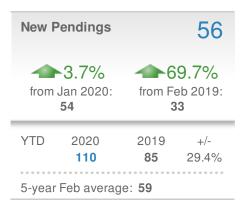
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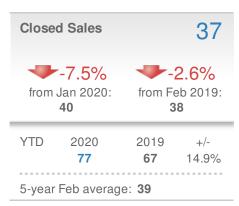


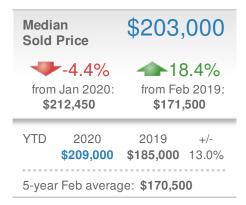


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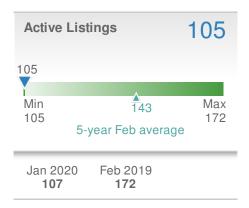
New L	istings		53	
-15.9%		-8.6%		
from Jan 2020:		from Feb 2019:		
63		58		
YTD	2020	2019	+/-	
	116	132	-12.1%	
5-year Feb average: 60				

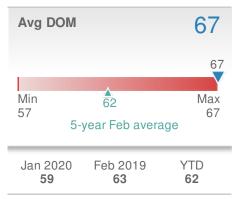








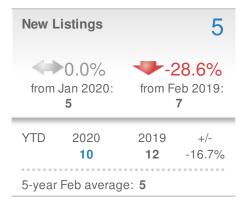


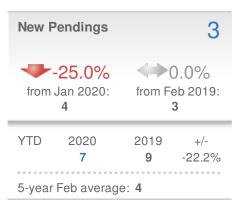


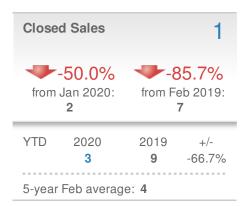




33948 - Condo/Co-op/TH







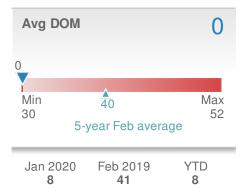


Summary

In 33948, the median sold price for Condo/Co-op/TH properties for February was \$105,000, representing an increase of 9.9% compared to last month and an increase of 10.5% from Feb 2019. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 40 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and a 100% increase in supply to 6 active units

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.33 in January and an increase from 0.25 in February 2019. The Contract Ratio is 54% higher than the 5-year February average of 0.54. 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.



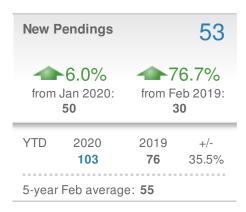






33948 - SFH/Villa

New L	istings		48		
-17.2%		-5.9%			
from Jan 2020:		from Feb 2019:			
58		51			
YTD	2020	2019	+/-		
	106	120	-11.7%		
5-year Feb average: 56					







Summary

In 33948, the median sold price for SFH/Villa properties for February was \$206,000, representing a decrease of 4.2% compared to last month and an increase of 15.7% from Feb 2019. The average days on market for units sold in February was 67 days, 5% above the 5-year February average of 64 days. There was a 6% month over month increase in new contract activity with 53 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from January) to 60; and a 4.8% decrease in supply to 99 active units

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.48 in January and an increase from 0.25 in February 2019. The Contract Ratio is 18% higher than the 5-year February average of 0.52. 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.



