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

Local Market Insight

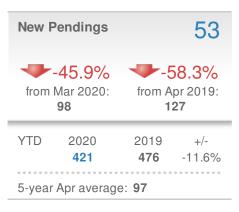
33950



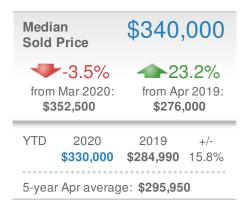


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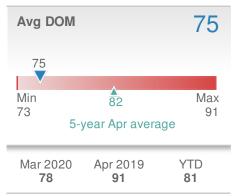










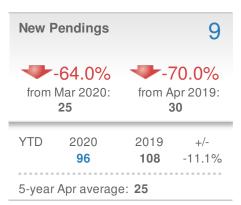


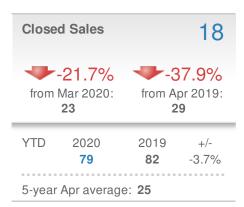




33950 - Condo/Co-op/TH







Median Sold Price \$259,250 → 20.6% from Mar 2020: \$215,000 → 35.7% from Apr 2019: \$191,000 YTD 2020 2019 +/- \$215,000 \$221,750 -3.0%

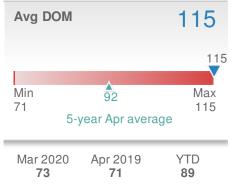
5-year Apr average: **\$226,000**

Summary

In 33950, the median sold price for Condo/Co-op/TH properties for April was \$259,250, representing an increase of 20.6% compared to last month and an increase of 35.7% from Apr 2019. The average days on market for units sold in April was 115 days, 25% above the 5-year April average of 92 days. There was a 64% month over month decrease in new contract activity with 9 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 18; and a 51.1% increase in supply to 139 active units.

This activity resulted in a Contract Ratio of 0.13 pendings per active listing, down from 0.33 in March and a decrease from 0.27 in April 2019. The Contract Ratio is 58% lower than the 5-year April average of 0.31. 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.



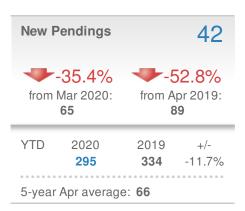






33950 - SFH/Villa

New L	istings.	48	
-42.9%		-25.0%	
from Mar 2020:		from Apr 2019:	
84		64	
YTD	2020	2019	+/-
	304	364	-16.5%
5-year Apr average: 58			







Summary

In 33950, the median sold price for SFH/Villa properties for April was \$391,250, representing a decrease of 10.8% compared to last month and an increase of 15.9% from Apr 2019. The average days on market for units sold in April was 53 days, 31% below the 5-year April average of 76 days. There was a 35.4% month over month decrease in new contract activity with 42 New Pendings; a 14.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 65; and a 7.6% decrease in supply to 231 active units.

This activity resulted in a Contract Ratio of 0.28 pendings per active listing, down from 0.30 in March and a decrease from 0.31 in April 2019. The Contract Ratio is 12% lower than the 5-year April average of 0.32. 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.



