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

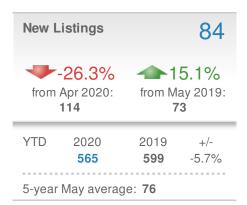
# Local Market Insight

33950



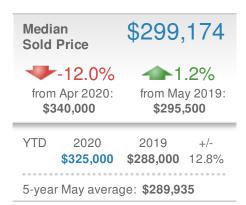


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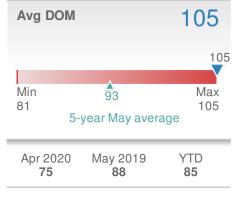


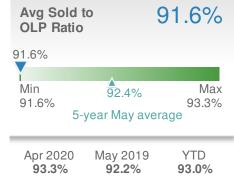








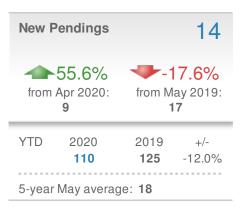




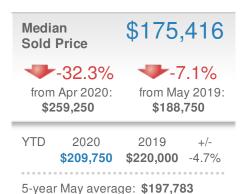


33950 - Condo/Co-op/TH





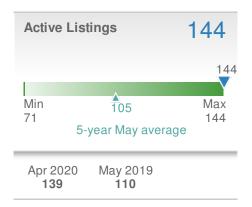


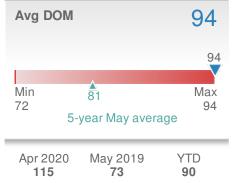


#### **Summary**

In 33950, the median sold price for Condo/Co-op/TH properties for May was \$175,416, representing a decrease of 32.3% compared to last month and a decrease of 7.1% from May 2019. The average days on market for units sold in May was 94 days, 16% above the 5-year May average of 81 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 17; and a 3.6% increase in supply to 144 active units.

This activity resulted in a Contract Ratio of 0.12 pendings per active listing, down from 0.13 in April and a decrease from 0.13 in May 2019. The Contract Ratio is 45% lower than the 5-year May average of 0.22. 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.



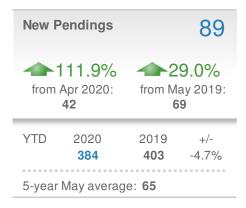






33950 - SFH/Villa

| New Listings                  |                    | 47                  |               |
|-------------------------------|--------------------|---------------------|---------------|
| -2.1% from Apr 2020:          |                    | 9.3% from May 2019: |               |
| YTD                           | 2020<br><b>351</b> | 2019<br><b>407</b>  | +/-<br>-13.8% |
| 5-year May average: <b>48</b> |                    |                     |               |







#### **Summary**

In 33950, the median sold price for SFH/Villa properties for May was \$396,500, representing an increase of 1.3% compared to last month and a decrease of 0.8% from May 2019. The average days on market for units sold in May was 99 days, 2% above the 5-year May average of 97 days. There was a 111.9% month over month increase in new contract activity with 89 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from April) to 91; and a 13.4% decrease in supply to 200 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.28 in April and an increase from 0.33 in May 2019. The Contract Ratio is 32% higher than the 5-year May average of 0.35. 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.



