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

Local Market Insight

33950





33950

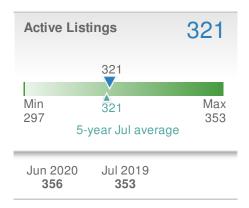
New Listings		104	
	5.1% Jun 2020: 99		0.0% ul 2019: 5
YTD	2020 768	2019 736	+/- 4.3%
5-year Jul average: 71			

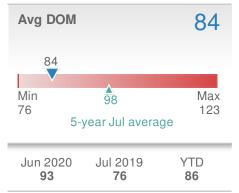










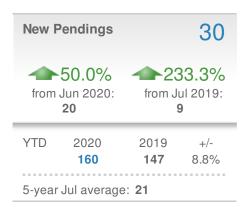






33950 - Condo/Co-op/TH

New Listings			31
19.2% from Jun 2020: 26		106.7% from Jul 2019:	
YTD 2020 2019 +/- 227 185 22.7%			
5-year Jul average: 17			



Closed Sales			16
	14.3% Jun 2020: 14	from J	6.7% Iul 2019:
YTD 2020 2019 +/- 122 138 -11.6%			
5-year Jul average: 15			

Median Sold Price		\$244,750	
30.0% from Jun 2020: \$188,200		40.9% from Jul 2019: \$173,700	
YTD	2020 \$209,750	2019 \$220,000	+/- -4.7%

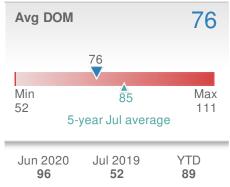
5-year Jul average: **\$215,190**

Summary

In 33950, the median sold price for Condo/Co-op/TH properties for July was \$244,750, representing an increase of 30% compared to last month and an increase of 40.9% from Jul 2019. The average days on market for units sold in July was 76 days, 11% below the 5-year July average of 85 days. There was a 50% month over month increase in new contract activity with 30 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 2.8% decrease in supply to 137 active units.

This activity resulted in a Contract Ratio of 0.22 pendings per active listing, up from 0.16 in June and an increase from 0.12 in July 2019. The Contract Ratio is 10% lower than the 5-year July average of 0.24. 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			66
	1.5% Jun 2020: 65	from J	3.5% ul 2019:
YTD	2020 482	2019 501	+/- -3.8%
5-year Jul average: 48			

New Pendings			90
3.4% from Jun 2020:		66.7% from Jul 2019:	
YTD 2020 2019 +/- 561 514 9.1%			
5-year Jul average: 55			

Closed Sales			86
	36.5% Jun 2020: 63	from Ju	ul 2019:
YTD	2020 408	2019 405	+/- 0.7%
5-year Jul average: 50			

Median Sold Price		\$398,250	
10.6% from Jun 2020: \$360,000		12.1% from Jul 2019: \$355,250	
YTD 2020 2019 +/- \$396,500 \$385,000 3.0%			
5-year Jul average: \$365,000			

Summary

In 33950, the median sold price for SFH/Villa properties for July was \$398,250, representing an increase of 10.6% compared to last month and an increase of 12.1% from Jul 2019. The average days on market for units sold in July was 88 days, 7% below the 5-year July average of 95 days. There was a 3.4% month over month increase in new contract activity with 90 New Pendings; a 14.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 87; and a 14.9% decrease in supply to 154 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, no change from June and an increase from 0.27 in July 2019. The Contract Ratio is 57% higher than the 5-year July average of 0.36. 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.



