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

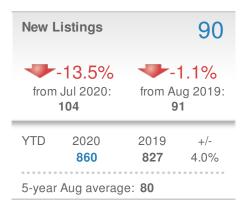
# **Local Market Insight**

33950



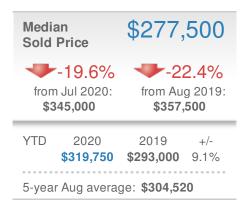


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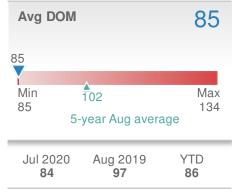










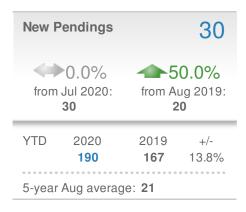






33950 - Condo/Co-op/TH

New Listings		21			
-32.3% from Jul 2020:		5.0% from Aug 2019:			
YTD	2020 <b>248</b>	2019 <b>205</b>	+/- 21.0%		
5-year Aug average: 19					





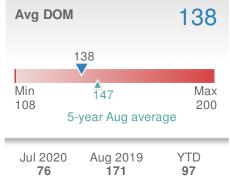


#### **Summary**

In 33950, the median sold price for Condo/Co-op/TH properties for August was \$209,000, representing a decrease of 14.6% compared to last month and a decrease of 24.8% from Aug 2019. The average days on market for units sold in August was 138 days, 6% below the 5-year August average of 147 days. There was no month over month change in new contract activity with 30 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from July) to 33; and a 7.3% decrease in supply to 127 active units.

This activity resulted in a Contract Ratio of 0.26 pendings per active listing, up from 0.22 in July and an increase from 0.24 in August 2019. The Contract Ratio is 5% lower than the 5-year August average of 0.27. 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.	58			
-12.1%		-9.4%			
from Jul 2020:		from Aug 2019:			
66		64			
YTD	2020	2019	+/-		
	<b>542</b>	<b>565</b>	-4.1%		
5-year Aug average: <b>54</b>					







#### **Summary**

In 33950, the median sold price for SFH/Villa properties for August was \$365,000, representing a decrease of 8.3% compared to last month and a decrease of 7.6% from Aug 2019. The average days on market for units sold in August was 70 days, 23% below the 5-year August average of 91 days. There was a 2.2% month over month increase in new contract activity with 92 New Pendings; a 16.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 101; and a 24.7% decrease in supply to 116 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.56 in July and an increase from 0.34 in August 2019. The Contract Ratio is 101% higher than the 5-year August average of 0.43. 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.



