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

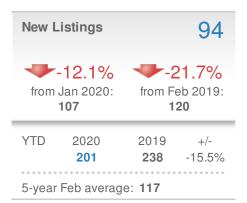
Local Market Insight

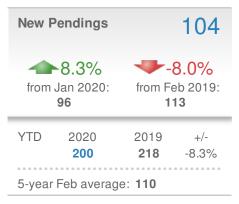
33952

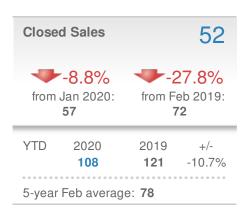


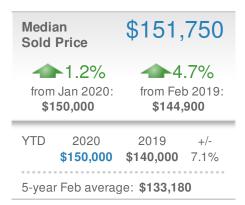


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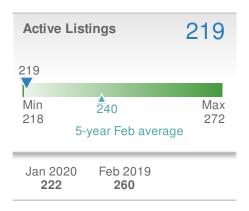


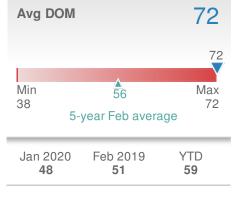












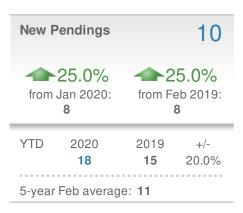






33952 - Condo/Co-op/TH

New L	istings.		14	
55.6% from Jan 2020:		7.7% from Feb 2019:		
YTD	2020 23	2019 26	+/- -11.5%	
5-year Feb average: 14				





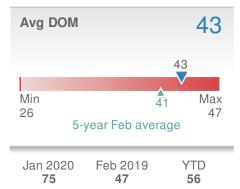


Summary

In 33952, the median sold price for Condo/Co-op/TH properties for February was \$85,000, representing an increase of 26.9% compared to last month and an increase of 22.3% from Feb 2019. The average days on market for units sold in February was 43 days, 5% above the 5-year February average of 41 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 11; and a 12.5% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, up from 0.29 in January and an increase from 0.19 in February 2019. The Contract Ratio is 4% lower than the 5-year February 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.





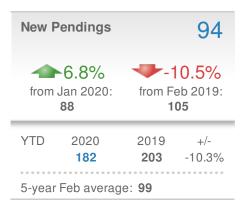


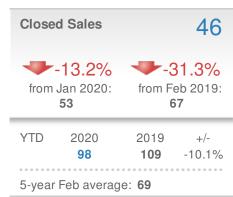




33952 - SFH/Villa

New Listings		80		
-18.4% from Jan 2020: 98		-25.2% from Feb 2019:		
YTD	2020 178	2019 212	+/- -16.0%	
5-year Feb average: 104				





Median Sold Price \$158,250 → 0.2% from Jan 2020: \$158,000 → 9.1% from Feb 2019: \$145,000 YTD 2020 2019 +/- \$156,000 \$144,900 7.7%

5-year Feb average: \$138,950

Summary

In 33952, the median sold price for SFH/Villa properties for February was \$158,250, representing an increase of 0.2% compared to last month and an increase of 9.1% from Feb 2019. The average days on market for units sold in February was 75 days, 31% above the 5-year February average of 57 days. There was a 6.8% month over month increase in new contract activity with 94 New Pendings; a 30.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 107; and a 3% decrease in supply to 192 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.41 in January and an increase from 0.48 in February 2019. The Contract Ratio is 4% 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.

