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

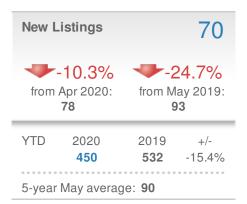
Local Market Insight

33952





33952

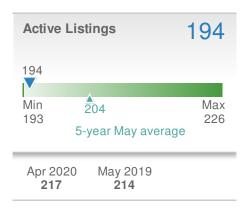


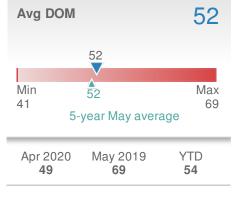
















33952 - Condo/Co-op/TH







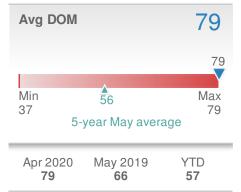


Summary

In 33952, the median sold price for Condo/Co-op/TH properties for May was \$71,500, representing a decrease of 23.3% compared to last month and an increase of 3.1% from May 2019. The average days on market for units sold in May was 79 days, 42% above the 5-year May average of 56 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 11; and a 16.2% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.35 pendings per active listing, up from 0.22 in April and no change from May 2019. The Contract Ratio is 34% lower than the 5-year May average of 0.53. 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.



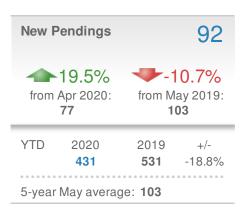






33952 - SFH/Villa

New Listings		64	
-5.9% from Apr 2020: 68		-26.4% from May 2019:	
YTD	2020 398	2019 468	+/- -15.0%
5-year May average: 82			





Median Sold Price \$157,500 ★5.0% from Apr 2020: \$150,000 ★0.0% from May 2019: \$157,450 YTD 2020 2019 +/- \$157,250 -0.2%

5-year May average: \$150,890

Summary

In 33952, the median sold price for SFH/Villa properties for May was \$157,500, representing an increase of 5% compared to last month and an increase of 0% from May 2019. The average days on market for units sold in May was 49 days, 5% below the 5-year May average of 51 days. There was a 19.5% month over month increase in new contract activity with 92 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 112; and a 9.4% decrease in supply to 163 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.57 in April and an increase from 0.60 in May 2019. The Contract Ratio is 2% higher than the 5-year May average of 0.68. 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.



