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

Local Market Insight

33952





33952

New Listings		101	
	18.8% Jul 2020: 85	31.2% from Aug 2019: 77	
YTD	2020 722	2019 764	+/- -5.5%
5-year Aug average: 94			





Median Sold Price		\$178,500	
*************************************		23.1% from Aug 2019: \$145,000	
YTD	2020 \$158,500	2019 \$149,900	+/- 5.7%
5-yea	r Aug avera	ge: \$145,64	0







56

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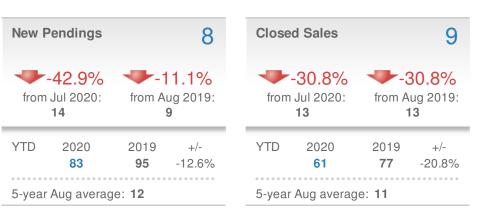
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33952 - Condo/Co-op/TH

New Listings		13	
	62.5% Jul 2020: 8		
YTD	2020 84	2019 81	+/- 3.7%
5-year Aug average: 9			



Median Sold Price		\$76,000	
+-6.2%		16.9%	
from Jul 2020:		from Aug 2019:	
\$81,000		\$65,000	
YTD	2020	2019	+/-
	\$79,000	\$72,500	9.0%
5-year Aug average: \$68,840			

Summary

In 33952, the median sold price for Condo/Co-op/TH properties for August was \$76,000, representing a decrease of 6.2% compared to last month and an increase of 16.9% from Aug 2019. The average days on market for units sold in August was 82 days, 6% above the 5year August average of 77 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 9; and a 20% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, down from 0.48 in July and a decrease from 0.47 in August 2019. The Contract Ratio is 50% lower than the 5-year August average of 0.60. 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 he market is moving in the buyer's favor.







33952 - SFH/Villa



Median Sold Price		\$186,000	
6.3% from Jul 2020: \$175,000		20.5% from Aug 2019: \$154,415	
YTD	2020 \$167,459	2019 +/- \$158,500 5.7%	%
5-year Aug average: \$152,683			

Summary

In 33952, the median sold price for SFH/Villa properties for August was \$186,000, representing an increase of 6.3% compared to last month and an increase of 20.5% from Aug 2019. The average days on market for units sold in August was 49 days, 2% below the 5-year August average of 50 days. There was a 4.4% month over month decrease in new contract activity with 109 New Pendings; a 0.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 136; and no change in supply with 111 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, no change from July and an increase from 0.59 in August 2019. The Contract Ratio is 68% higher than the 5-year August average of 0.73. 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 he market is moving in the buyer's favor.



