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

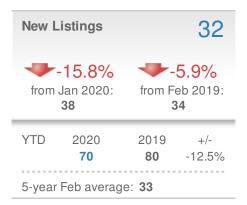
# Local Market Insight

33953

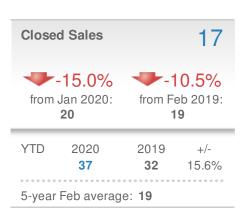




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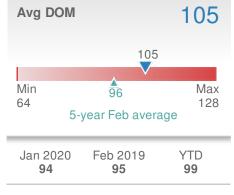










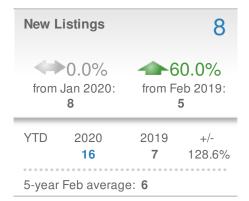


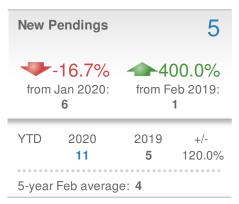






33953 - Condo/Co-op/TH







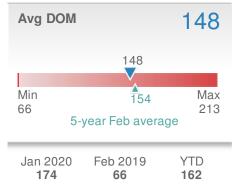


#### **Summary**

In 33953, the median sold price for Condo/Co-op/TH properties for February was \$248,250, representing an increase of 15.5% compared to last month and an increase of 33.5% from Feb 2019. The average days on market for units sold in February was 148 days, 4% below the 5-year February average of 154 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 8; and a 12% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.29 pendings per active listing, up from 0.28 in January and an increase from 0.20 in February 2019. The Contract Ratio is 23% higher than the 5-year February 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.

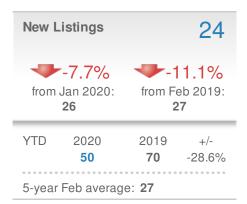


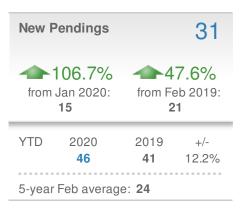


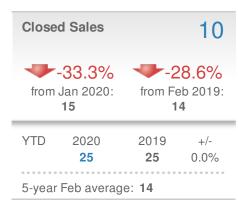




33953 - SFH/Villa









#### **Summary**

In 33953, the median sold price for SFH/Villa properties for February was \$354,000, representing an increase of 33.6% compared to last month and an increase of 25.4% from Feb 2019. The average days on market for units sold in February was 58 days, 18% below the 5-year February average of 71 days. There was a 106.7% month over month increase in new contract activity with 31 New Pendings; a 112.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 34; and a 5.6% decrease in supply to 84 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.18 in January and an increase from 0.25 in February 2019. The Contract Ratio is 21% higher than the 5-year February average of 0.33. 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.



