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

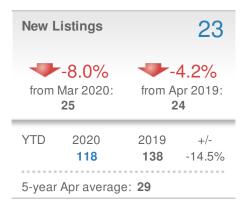
Local Market Insight

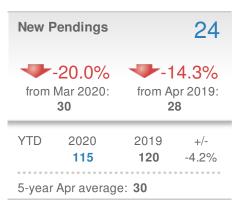
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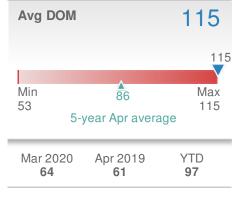


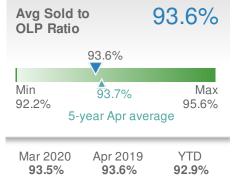






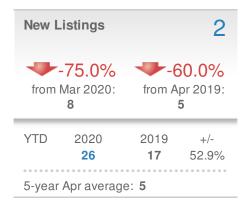


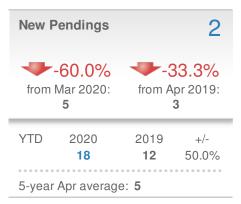






33953 - Condo/Co-op/TH







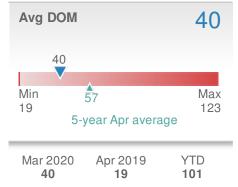


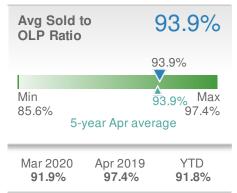
Summary

In 33953, the median sold price for Condo/Co-op/TH properties for April was \$255,000, representing an increase of 50.4% compared to last month and an increase of 25.6% from Apr 2019. The average days on market for units sold in April was 40 days, 30% below the 5-year April average of 57 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 5; and a 6.9% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.19 pendings per active listing, down from 0.21 in March and a decrease from 0.20 in April 2019. The Contract Ratio is 52% lower than the 5-year April average of 0.39. 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.



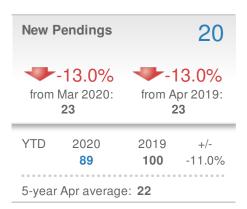






33953 - SFH/Villa

New Listings		19	
11.8% from Mar 2020:		11.8% from Apr 2019:	
YTD	2020 86	2019 113	+/- -23.9%
5-year Apr average: 22			





Median Sold Price \$318,500 16.4% from Mar 2020: \$273,615 16.4% from Apr 2019: \$312,000 YTD 2020 2019 +/-\$296,000 2019 7.6% 5-year Apr average: \$280,200

Summary

In 33953, the median sold price for SFH/Villa properties for April was \$318,500, representing an increase of 16.4% compared to last month and an increase of 2.1% from Apr 2019. The average days on market for units sold in April was 129 days, 41% above the 5-year April average of 91 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 18; and a 12.2% decrease in supply to 72 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 0.34 in March and a decrease from 0.30 in April 2019. The Contract Ratio is 30% lower than the 5-year April average of 0.36. 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.



