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

Local Market Insight

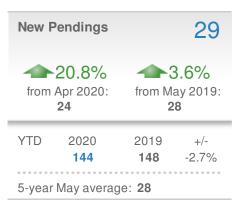
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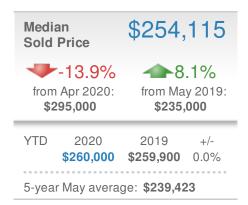


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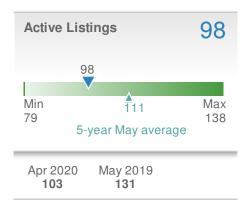


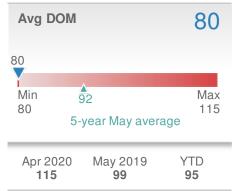










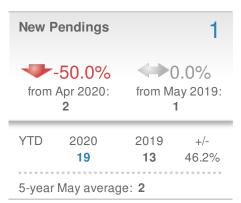






33953 - Condo/Co-op/TH







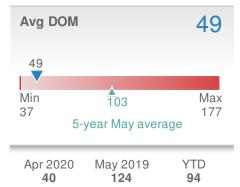


Summary

In 33953, the median sold price for Condo/Co-op/TH properties for May was \$240,000, representing a decrease of 5.9% compared to last month and an increase of 26.3% from May 2019. The average days on market for units sold in May was 49 days, 52% below the 5-year May average of 103 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 3; and a 3.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.11 pendings per active listing, down from 0.19 in April and a decrease from 0.12 in May 2019. The Contract Ratio is 49% lower than the 5-year May average of 0.22. 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.



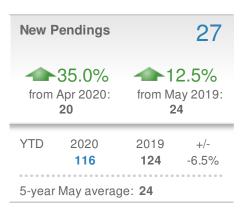






33953 - SFH/Villa

New L	istings	22	
15.8% from Apr 2020:		37.5% from May 2019:	
YTD	2020 108	2019 129	+/- -16.3%
5-year May average: 18			







Summary

In 33953, the median sold price for SFH/Villa properties for May was \$260,000, representing a decrease of 18.4% compared to last month and a decrease of 0.6% from May 2019. The average days on market for units sold in May was 93 days, 2% above the 5-year May average of 91 days. There was a 35% month over month increase in new contract activity with 27 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and an 8.3% decrease in supply to 66 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.25 in April and an increase from 0.27 in May 2019. The Contract Ratio is 29% higher than the 5-year May 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.



