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

# **Local Market Insight**

33953





33953

| New L                         | istings            | 28                   |              |  |  |
|-------------------------------|--------------------|----------------------|--------------|--|--|
| 3.7% from May 2020:           |                    | 75.0% from Jun 2019: |              |  |  |
| YTD                           | 2020<br><b>173</b> | 2019<br><b>174</b>   | +/-<br>-0.6% |  |  |
| 5-year Jun average: <b>25</b> |                    |                      |              |  |  |

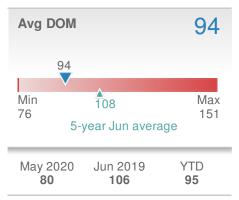
















33953 - Condo/Co-op/TH







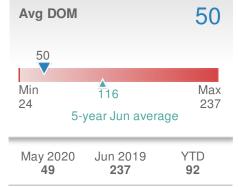


# **Summary**

In 33953, the median sold price for Condo/Co-op/TH properties for June was \$168,000, representing a decrease of 30% compared to last month and a decrease of 25.3% from Jun 2019. The average days on market for units sold in June was 50 days, 57% below the 5-year June average of 116 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 5; and no change in supply with 28 active units.

This activity resulted in a Contract Ratio of 0.18 pendings per active listing, up from 0.11 in May and a decrease from 0.19 in June 2019. The Contract Ratio is 44% lower than the 5-year June average of 0.32. 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.



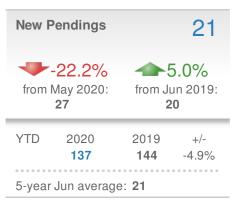






33953 - SFH/Villa

| New Listings                  |                    | 21                   |              |  |  |
|-------------------------------|--------------------|----------------------|--------------|--|--|
| -4.5%<br>from May 2020:<br>22 |                    | 90.9% from Jun 2019: |              |  |  |
| YTD                           | 2020<br><b>129</b> | 2019<br><b>140</b>   | +/-<br>-7.9% |  |  |
| 5-year Jun average: <b>19</b> |                    |                      |              |  |  |





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# **Summary**

In 33953, the median sold price for SFH/Villa properties for June was \$265,000, representing an increase of 1.9% compared to last month and a decrease of 1.5% from Jun 2019. The average days on market for units sold in June was 96 days, the same as the 5-year June average of 96 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 30; and a 4.5% increase in supply to 69 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.55 in May and an increase from 0.30 in June 2019. The Contract Ratio is 3% higher than the 5-year June average of 0.42. 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.





