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

## **Local Market Insight**

33953





33953



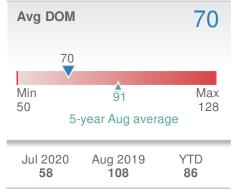










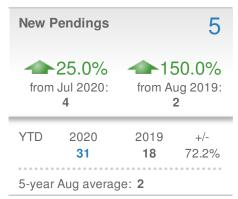




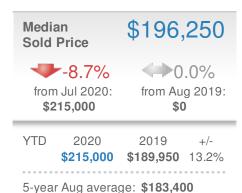


33953 - Condo/Co-op/TH







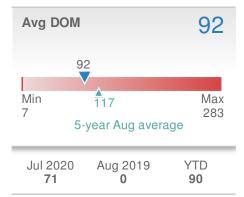


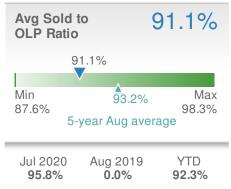
#### **Summary**

In 33953, the median sold price for Condo/Co-op/TH properties for August was \$196,250, representing a decrease of 8.7% compared to last month and an increase of 0% from Aug 2019. The average days on market for units sold in August was 92 days, 21% below the 5-year August average of 117 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 5; and a 48% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.38 pendings per active listing, up from 0.20 in July and an increase from 0.36 in August 2019. The Contract Ratio is 45% higher than the 5-year August average of 0.26. 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.



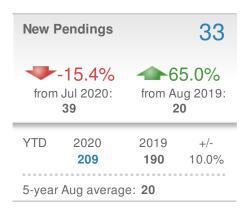






33953 - SFH/Villa

New Listings		15	
-34.8% from Jul 2020: 23		15.4% from Aug 2019:	
YTD	2020 <b>167</b>	2019 <b>174</b>	+/- -4.0%
5-year Aug average: 14			







#### Summary

In 33953, the median sold price for SFH/Villa properties for August was \$297,000, representing an increase of 3.3% compared to last month and an increase of 16.5% from Aug 2019. The average days on market for units sold in August was 63 days, 27% below the 5-year August average of 87 days. There was a 15.4% month over month decrease in new contract activity with 33 New Pendings; a 2.2% MoM increase in All Pendings (new contracts + contracts carried over from July) to 47; and a 25% decrease in supply to 42 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.82 in July and an increase from 0.43 in August 2019. The Contract Ratio is 130% higher than the 5-year August average of 0.49. 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.



