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

# Local Market Insight

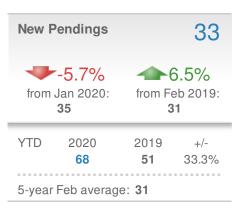
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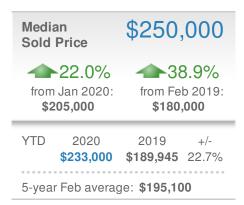


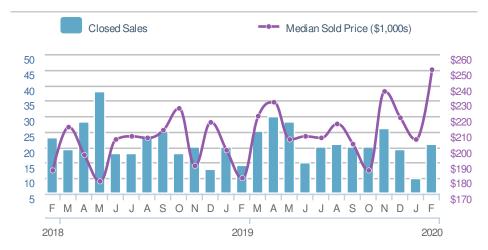
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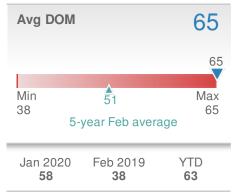










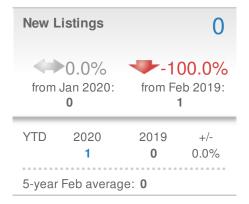




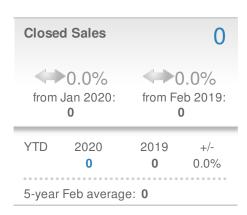




33954 - Condo/Co-op/TH









#### **Summary**

In 33954, the median sold price for Condo/Co-op/TH properties for February was \$0, representing no change compared to last month and no change from Feb 2019. The average days on market for units sold in February was 0 days, the same as the 5-year February average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 0.00 in February 2019. The Contract Ratio is the same as the 5-year February average of 0.00. 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.



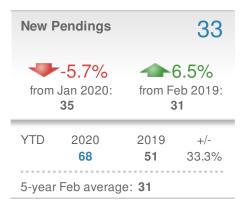






33954 - SFH/Villa

New Listings			29	
-14.7% from Jan 2020: 34		70.6% from Feb 2019:		
YTD	2020 <b>63</b>	2019 <b>46</b>	+/- 37.0%	
5-year Feb average: 28				







#### **Summary**

In 33954, the median sold price for SFH/Villa properties for February was \$250,000, representing an increase of 22% compared to last month and an increase of 38.9% from Feb 2019. The average days on market for units sold in February was 65 days, 28% above the 5-year February average of 51 days. There was a 5.7% month over month decrease in new contract activity with 33 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from January) to 48; and a 1.8% increase in supply to 57 active units.

This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.71 in January and an increase from 0.61 in February 2019. The Contract Ratio is 32% higher than the 5-year February average of 0.64. 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.



