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

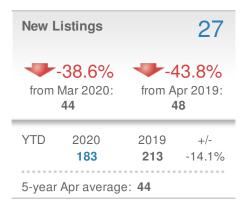
Local Market Insight

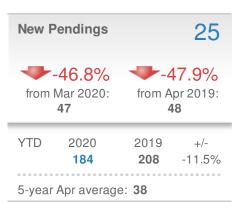
33955



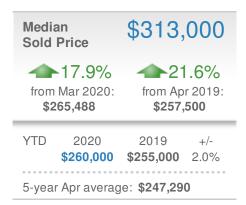


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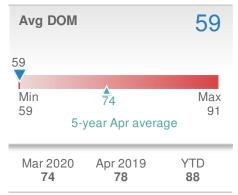








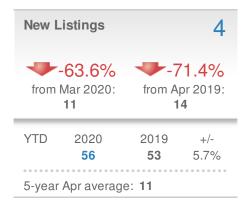


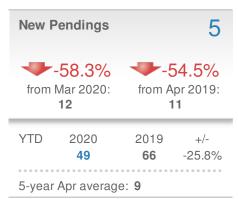


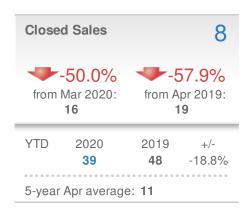




33955 - Condo/Co-op/TH







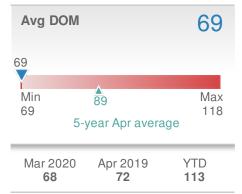
\$352,500 Median Sold Price 41.0% from Mar 2020: from Apr 2019: \$263,500 \$250,000 +/-YTD 2020 2019 \$266,000 **\$252,500** 5.3% 5-year Apr average: **\$254,500**

Summary

In 33955, the median sold price for Condo/Co-op/TH properties for April was \$352,500, representing an increase of 33.8% compared to last month and an increase of 41% from Apr 2019. The average days on market for units sold in April was 69 days, 22% below the 5-year April average of 89 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 13; and an 11.5% decrease in supply to 46 active units.

This activity resulted in a Contract Ratio of 0.28 pendings per active listing, down from 0.33 in March and a decrease from 0.40 in April 2019. The Contract Ratio is 17% higher than the 5-year April average of 0.24. 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.

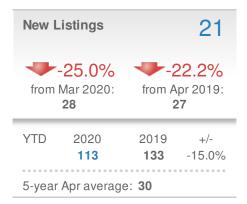


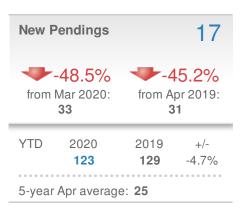


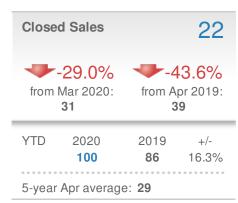




33955 - SFH/Villa







Median Sold Price		\$303,950	
4.8% from Mar 2020: \$290,000		8.6% from Apr 2019: \$280,000	
YTD	2020 \$280,000	2019 \$264,000	+/- 6.1%
5-year Apr average: \$256,590			

Summary

In 33955, the median sold price for SFH/Villa properties for April was \$303,950, representing an increase of 4.8% compared to last month and an increase of 8.6% from Apr 2019. The average days on market for units sold in April was 58 days, 19% below the 5-year April average of 71 days. There was a 48.5% month over month decrease in new contract activity with 17 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 22; and a 4.4% decrease in supply to 86 active units.

This activity resulted in a Contract Ratio of 0.26 pendings per active listing, down from 0.33 in March and a decrease from 0.41 in April 2019. The Contract Ratio is 20% lower than the 5-year April average of 0.33. 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.

