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

## **Local Market Insight**

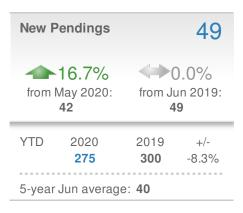
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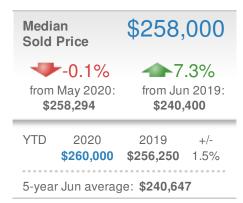


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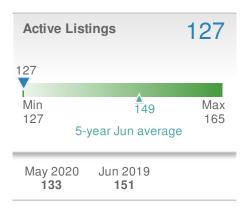
New Listings		44			
33.3% from May 2020:		22.2% from Jun 2019: 36			
YTD	2020 <b>260</b>	2019 <b>287</b>	+/- -9.4%		
5-year Jun average: <b>36</b>					

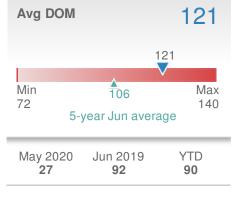












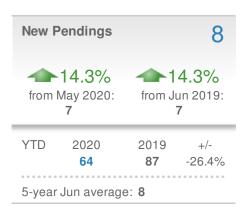






33955 - Condo/Co-op/TH

New Listings		15			
150.0% from May 2020:		114.3% from Jun 2019:			
YTD	2020 <b>77</b>	2019 <b>74</b>	+/- 4.1%		
5-year Jun average: 9					





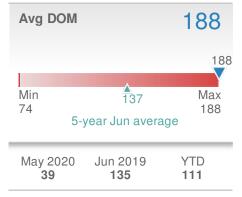


## **Summary**

In 33955, the median sold price for Condo/Co-op/TH properties for June was \$260,000, representing an increase of 6.1% compared to last month and an increase of 1.6% from Jun 2019. The average days on market for units sold in June was 188 days, 37% above the 5-year June average of 137 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 9; and an 8.5% increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.18 pendings per active listing, down from 0.19 in May and a decrease from 0.33 in June 2019. The Contract Ratio is 2% higher than the 5-year June average of 0.18. 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.



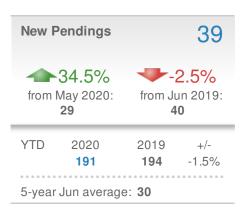






33955 - SFH/Villa

New Listings		27			
12.5% from May 2020:		-3.6% from Jun 2019: 28			
YTD	2020 <b>164</b>	2019 <b>183</b>	+/- -10.4%		
5-year Jun average: <b>25</b>					







## **Summary**

In 33955, the median sold price for SFH/Villa properties for June was \$286,342, representing a decrease of 0.2% compared to last month and an increase of 0.1% from Jun 2019. The average days on market for units sold in June was 102 days, 5% above the 5-year June average of 97 days. There was a 34.5% month over month increase in new contract activity with 39 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 44; and a 14.7% decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.56 in May and an increase from 0.47 in June 2019. The Contract Ratio is 63% 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.



