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

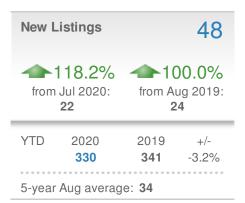
Local Market Insight

33955

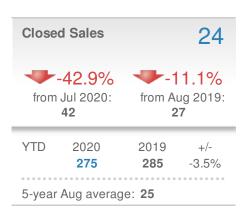




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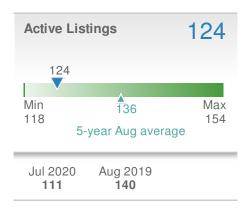


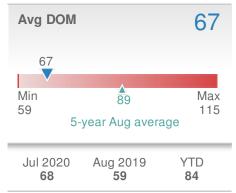


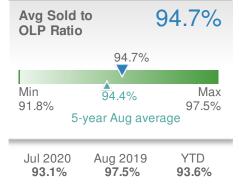








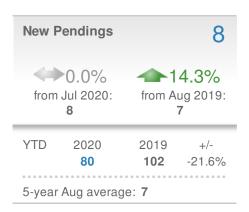






33955 - Condo/Co-op/TH

New L	istings.	15		
200.0% from Jul 2020:		275.0% from Aug 2019:		
YTD	2020 97	2019 84	+/- 15.5%	
5-year Aug average: 7				





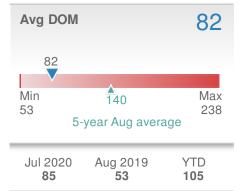


Summary

In 33955, the median sold price for Condo/Co-op/TH properties for August was \$157,500, representing a decrease of 28.7% compared to last month and a decrease of 20.5% from Aug 2019. The average days on market for units sold in August was 82 days, 41% below the 5-year August average of 140 days. There was no month over month change in new contract activity with 8 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 10; and a 12.8% increase in supply to 53 active units.

This activity resulted in a Contract Ratio of 0.19 pendings per active listing, up from 0.17 in July and a decrease from 0.38 in August 2019. The Contract Ratio is 12% lower than the 5-year August average of 0.22. 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.



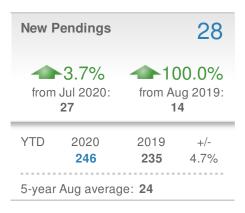






33955 - SFH/Villa

New L	istings	29		
	70.6% Jul 2020: 17	61.1% from Aug 2019:		
YTD	2020 210	2019 221	+/- -5.0%	
5-year Aug average: 25				







Summary

In 33955, the median sold price for SFH/Villa properties for August was \$270,000, representing a decrease of 11.5% compared to last month and an increase of 7.8% from Aug 2019. The average days on market for units sold in August was 54 days, 26% below the 5-year August average of 73 days. There was a 3.7% month over month increase in new contract activity with 28 New Pendings; an 8.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 37; and an 8.9% increase in supply to 61 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, no change from July and an increase from 0.30 in August 2019. The Contract Ratio is 56% higher than the 5-year August average of 0.39. 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.



