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

Local Market Insight

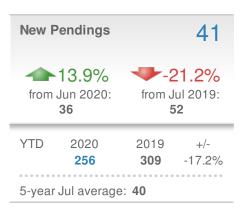
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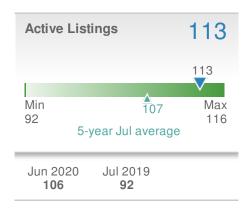


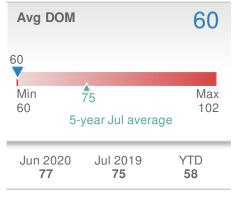








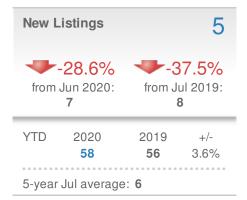








33980 - Condo/Co-op/TH





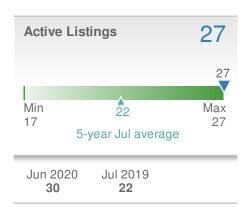


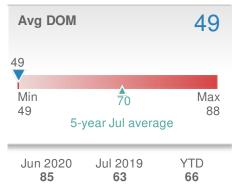


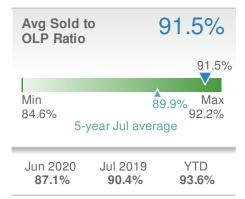
Summary

In 33980, the median sold price for Condo/Co-op/TH properties for July was \$90,000, representing a decrease of 14.3% compared to last month and a decrease of 10% from Jul 2019. The average days on market for units sold in July was 49 days, 30% below the 5-year July average of 70 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 8; and a 10% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, up from 0.20 in June and a decrease from 0.36 in July 2019. The Contract Ratio is 29% lower than the 5-year July 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.



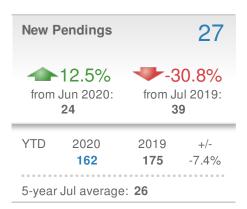






33980 - SFH/Villa

New Listings		30	
30.4% from Jun 2020:		15.4% from Jul 2019: 26	
YTD	2020 166	2019 172	+/- -3.5%
5-year Jul average: 25			







Summary

In 33980, the median sold price for SFH/Villa properties for July was \$220,000, representing a decrease of 4.8% compared to last month and an increase of 8.9% from Jul 2019. The average days on market for units sold in July was 64 days, 14% below the 5-year July average of 74 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; a 4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 26; and a 13.6% increase in supply to 67 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.42 in June and a decrease from 0.76 in July 2019. The Contract Ratio is 17% lower than the 5-year July average of 0.47. 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.



