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

Local Market Insight

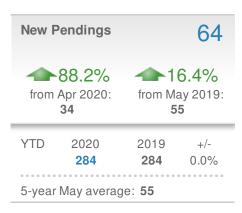
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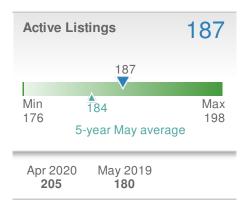
New L	istings.		43	
26.5% from Apr 2020:		2.4% from May 2019:		
YTD	2020 297	2019 281	+/- 5.7%	
5-year May average: 49				

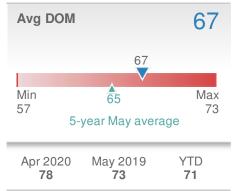










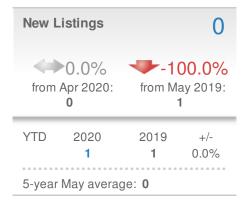


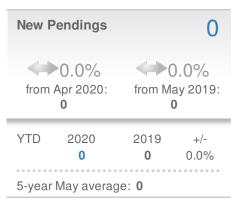






33981 - Condo/Co-op/TH









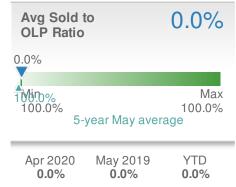
Summary

In 33981, the median sold price for Condo/Co-op/TH properties for May was \$0, representing no change compared to last month and no change from May 2019. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 40 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 April) with 0; and no change in supply with 2 active units.

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









33981 - SFH/Villa

New L	.istings		42	
31.3% from Apr 2020:		5.0% from May 2019:		
YTD	2020 279	2019 270	+/- 3.3%	
5-year May average: 47				





Median Sold Price \$246,250 →3.0% from Apr 2020: \$239,000 10.4% from May 2019: \$223,000 YTD 2020 2019 +/- \$259,990 \$245,900 5.7%

5-year May average: \$225,080

Summary

In 33981, the median sold price for SFH/Villa properties for May was \$246,250, representing an increase of 3% compared to last month and an increase of 10.4% from May 2019. The average days on market for units sold in May was 68 days, 2% above the 5-year May average of 67 days. There was a 90.9% month over month increase in new contract activity with 63 New Pendings; a 25.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 83; and a 9.3% decrease in supply to 176 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.34 in April and an increase from 0.43 in May 2019. The Contract Ratio is 6% higher than the 5-year May average of 0.44. 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.



