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

Local Market Insight

33981





33981

| New L | .istings | 64 | | |
|-------------------------|--------------------|-------------------------|--------------|--|
| 20.8% from Jun 2020: 53 | | 23.1% from Jul 2019: 52 | | |
| YTD | 2020 414 | 2019 376 | +/- 10.1% | |
| 5-year Jul average: 48 | | | | |











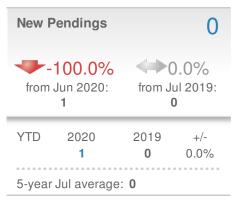




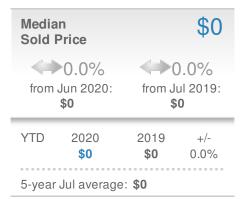


33981 - Condo/Co-op/TH









Summary

In 33981, the median sold price for Condo/Co-op/TH properties for July was \$0, representing no change compared to last month and no change from Jul 2019. The average days on market for units sold in July was 0 days, the same as the 5-year July average of 0 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 1; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in June and no change from July 2019. The Contract Ratio is the same as the 5-year July 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.





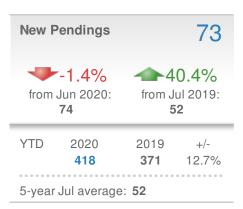






33981 - SFH/Villa

| New L | .istings | 60 | | |
|-------------------------|--------------------|----------------------|-------------|--|
| 15.4% from Jun 2020: 52 | | 25.0% from Jul 2019: | | |
| YTD | 2020 391 | 2019 359 | +/- 8.9% | |
| 5-year Jul average: 46 | | | | |





Median Sold Price \$307,450 41.9% from Jun 2020: \$216,700 19.5% from Jul 2019: \$257,250 YTD 2020 2019 +/- \$258,990 \$245,650 5.4%

5-year Jul average: **\$264,940**

Summary

In 33981, the median sold price for SFH/Villa properties for July was \$307,450, representing an increase of 41.9% compared to last month and an increase of 19.5% from Jul 2019. The average days on market for units sold in July was 73 days, 5% below the 5-year July average of 77 days. There was a 1.4% month over month decrease in new contract activity with 73 New Pendings; a 9.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 114; and a 2.8% decrease in supply to 138 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.73 in June and an increase from 0.44 in July 2019. The Contract Ratio is 60% higher than the 5-year July average of 0.52. 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.



