Local Market Insight

August 2020

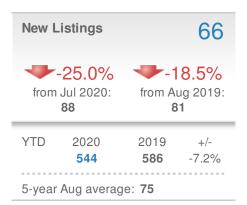
32757 - SFH/Villa

Presented by

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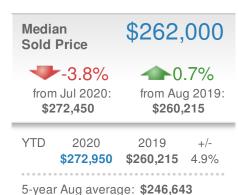
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Summary

In 32757, the median sold price for SFH/Villa properties for August was \$262,000, representing a decrease of 3.8% compared to last month and an increase of 0.7% from Aug 2019. The average days on market for units sold in August was 40 days, 27% below the 5-year August average of 54 days. There was a 9.4% month over month decrease in new contract activity with 87 New Pendings; a 2.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 127; and an 11.5% decrease in supply to 116 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.99 in July and an increase from 0.60 in August 2019. The Contract Ratio is 77% higher than the 5-year August average of 0.62. 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.



