

# April 2019

All Home Types  
Condo & Coop

## Local Market Insight

22315



Presented by

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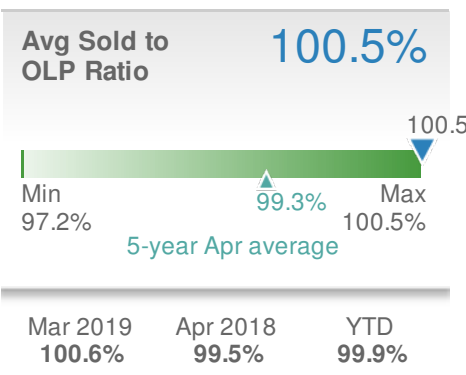
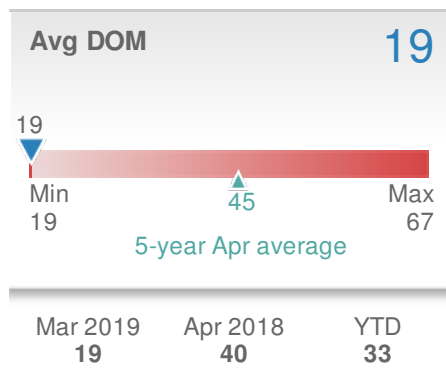
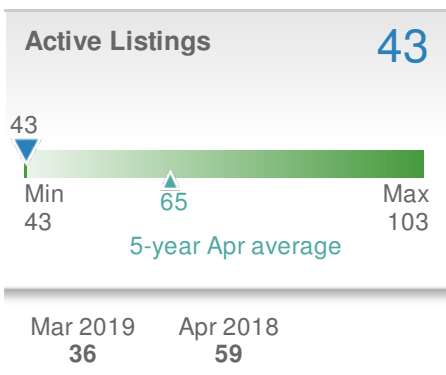
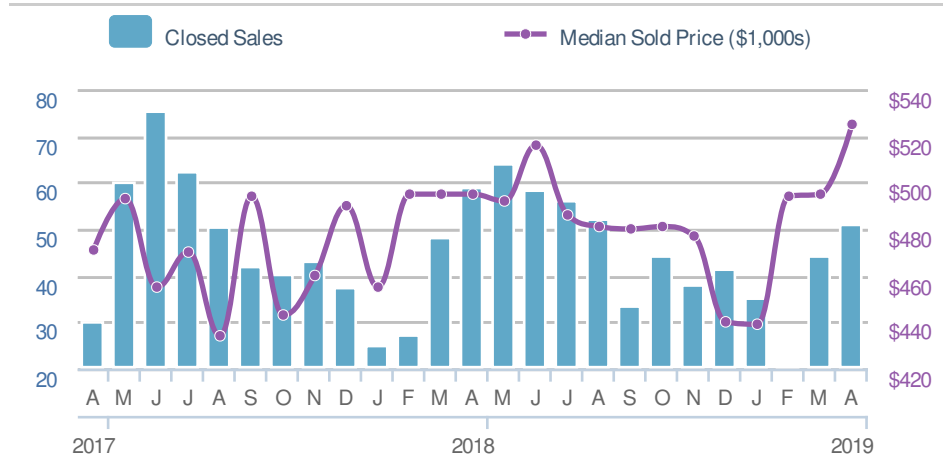
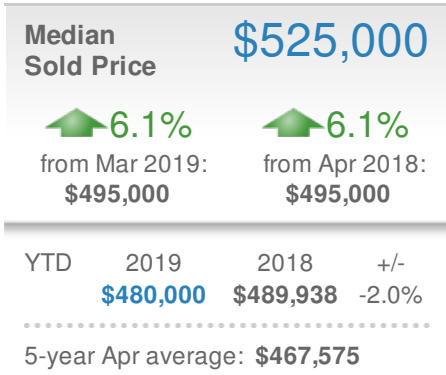
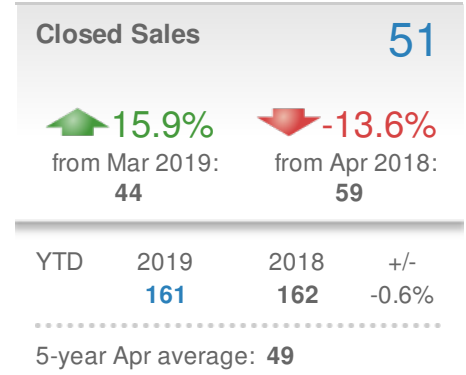
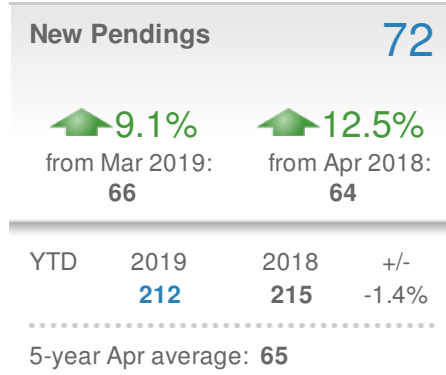
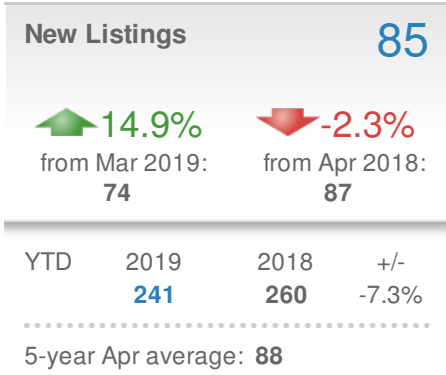
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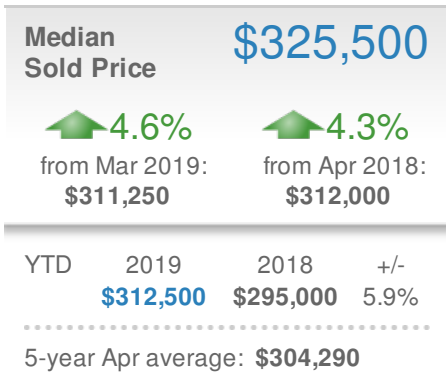
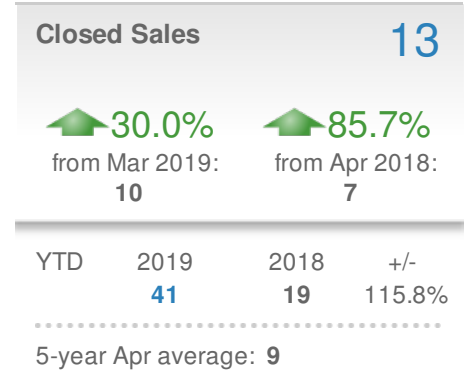
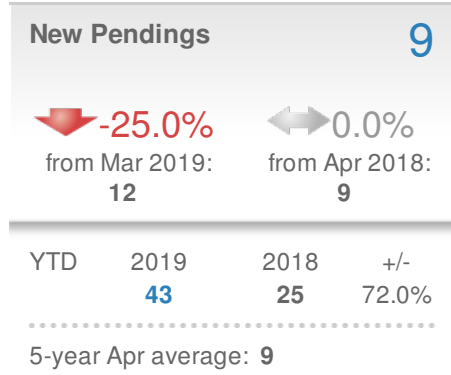
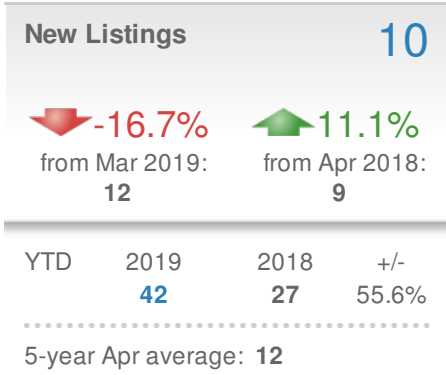
## April 2019

### 22315



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### 22315 - Condo & Coop



### Summary

In 22315, the median sold price for Condo & Coop properties for April was \$325,500, representing an increase of 4.6% compared to last month and an increase of 4.3% from Apr 2018. The average days on market for units sold in April was 14 days, 72% below the 5-year April average of 50 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 35.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 11; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.75 pendings per active listing, down from 5.67 in March and an increase from 1.29 in April 2018. The Contract Ratio is 60% higher than the 5-year April average of 1.72. 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.

