

June 2019

All Home Types
Attached/Townhouse
Condo & Coop

Local Market Insight

Bright MLS



Presented by

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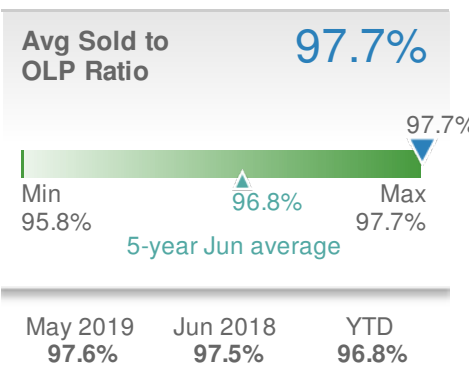
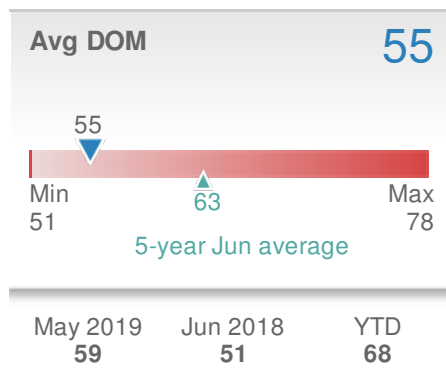
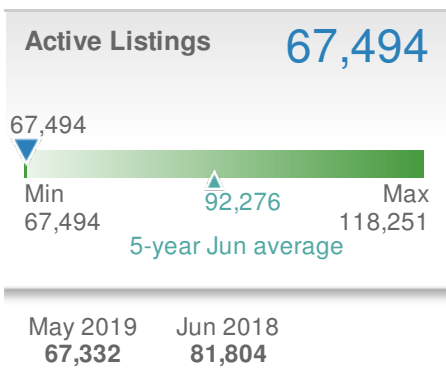
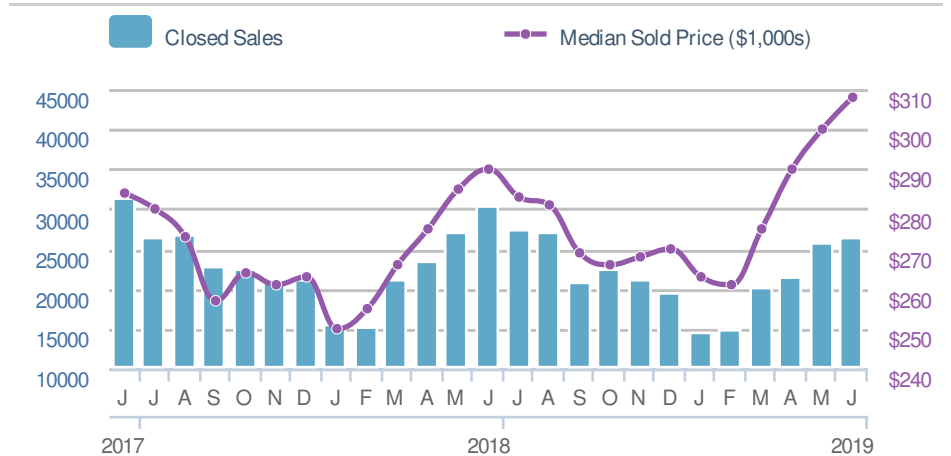
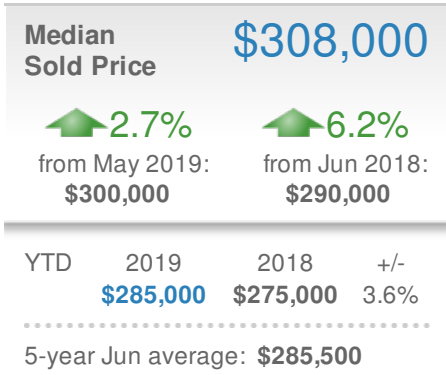
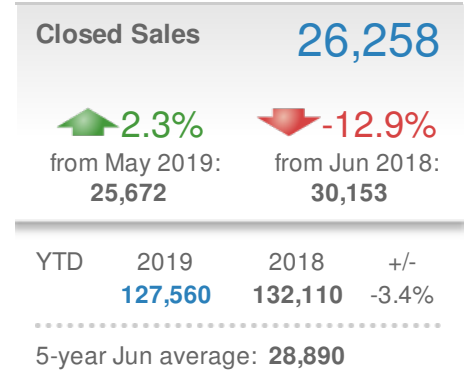
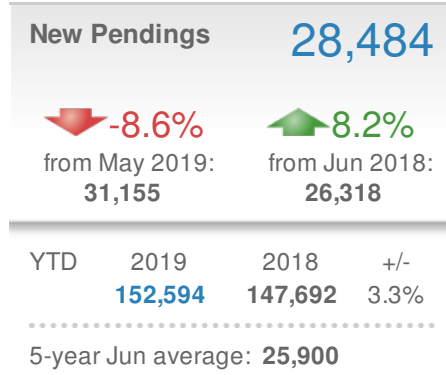
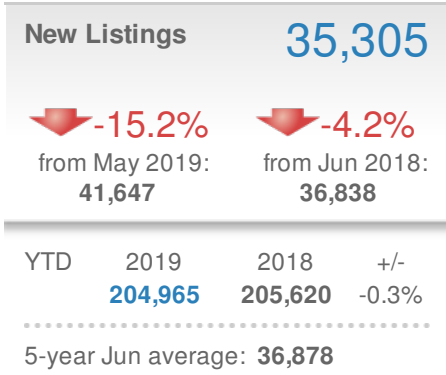
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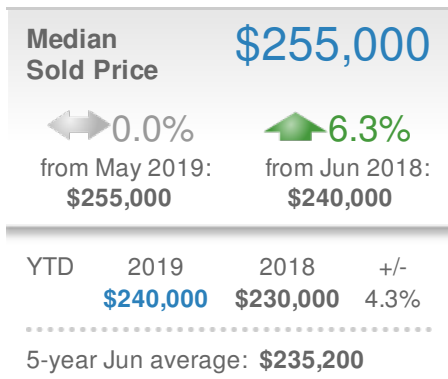
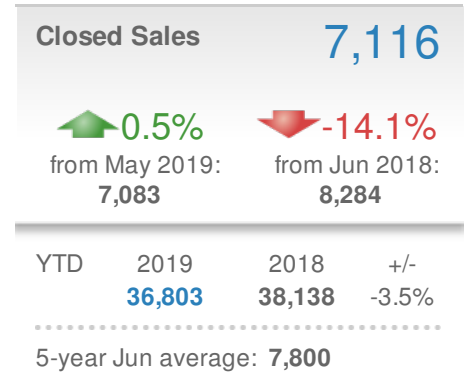
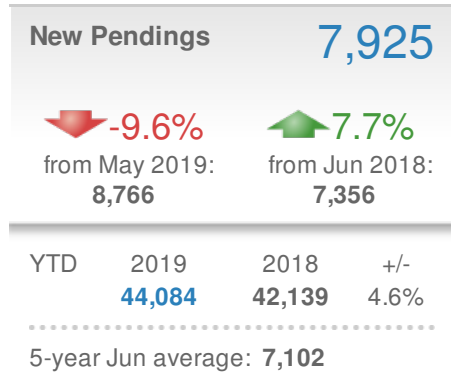
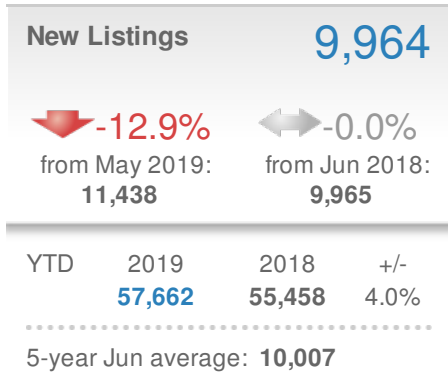
Web: <https://www.ClientFirstApproach.com>

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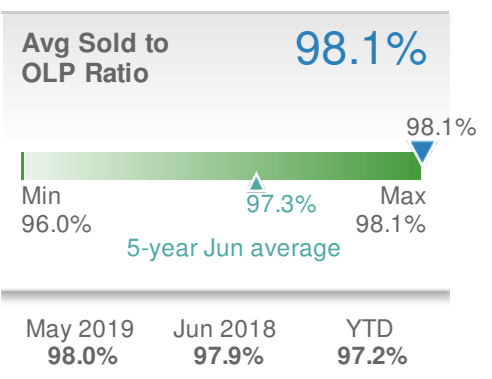
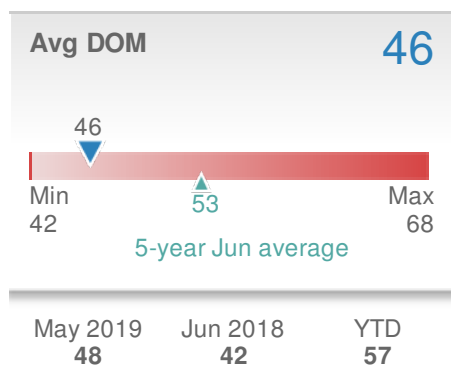
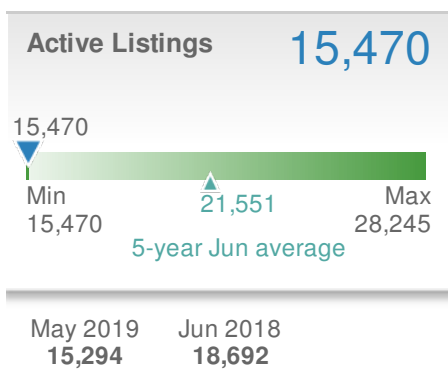
Bright MLS - Attached/Townhouse



Summary

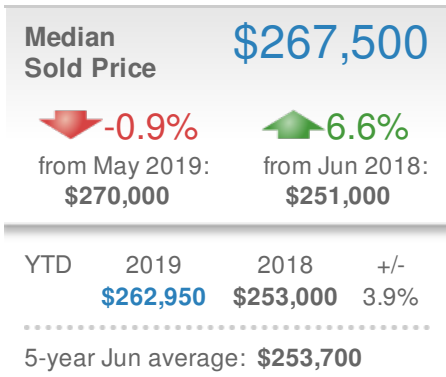
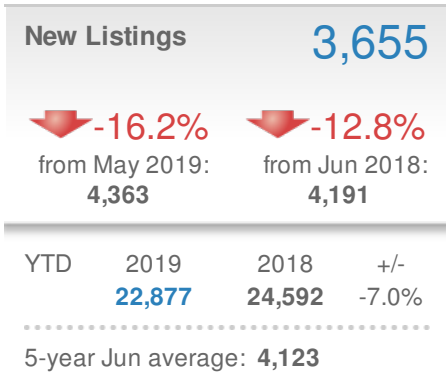
In Bright MLS, the median sold price for Attached/Townhouse properties for June was \$255,000, representing no change compared to last month and an increase of 6.3% from Jun 2018. The average days on market for units sold in June was 46 days, 14% below the 5-year June average of 53 days. There was a 9.6% month over month decrease in new contract activity with 7,925 New Pendings; a 4.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 13,453; and a 1.2% increase in supply to 15,470 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 0.92 in May and an increase from 0.58 in June 2018. The Contract Ratio is 56% higher than the 5-year June average of 0.56. 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.



June 2019

Bright MLS - Condo & Coop



Summary

In Bright MLS, the median sold price for Condo & Coop properties for June was \$267,500, representing a decrease of 0.9% compared to last month and an increase of 6.6% from Jun 2018. The average days on market for units sold in June was 50 days, 18% below the 5-year June average of 61 days. There was an 11.9% month over month decrease in new contract activity with 3,157 New Pendings; a 3.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4,672; and a 1.9% decrease in supply to 6,242 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.76 in May and an increase from 0.51 in June 2018. The Contract Ratio is 54% higher than the 5-year June average of 0.49. 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.

