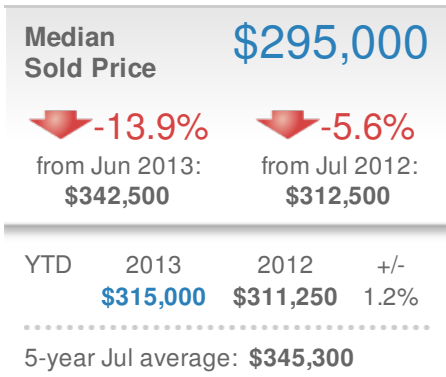
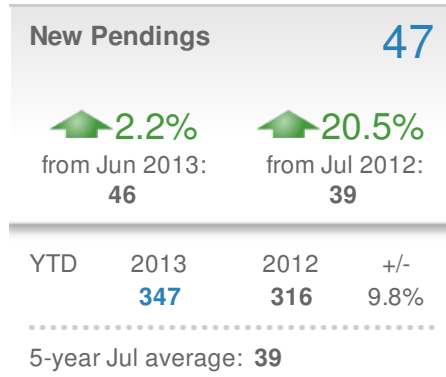


July 2013

33767 - Condo/Co-op/TH

CHARLES RUTENBERG REALTY INC

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Summary

In 33767, the median sold price for Condo/Co-op/TH properties for July was \$295,000, representing a decrease of 13.9% compared to last month and a decrease of 5.6% from Jul 2012. The average days on market for units sold in July was 107 days, 16% below the 5-year July average of 127 days. There was a 2.2% month over month increase in new contract activity with 47 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 73; and a 6.7% decrease in supply to 224 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, no change from June and no change from July 2012. The Contract Ratio is 79% higher than the 5-year July average of 0.18. 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.

