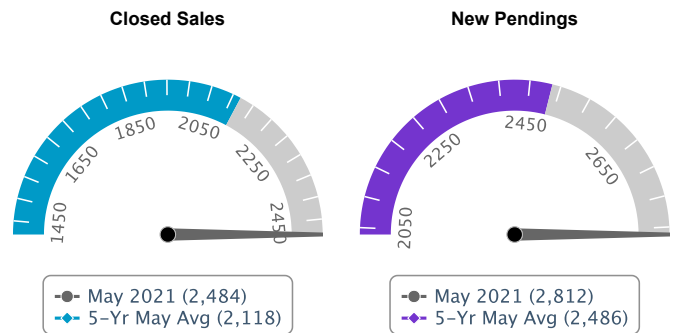


Association Executive Report

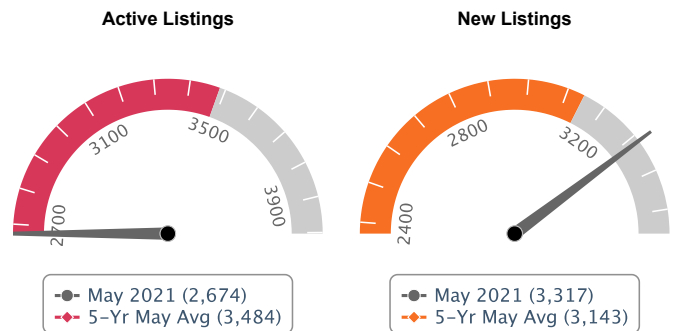
# May 2021

## Greater Capital Area Association of REALTORS

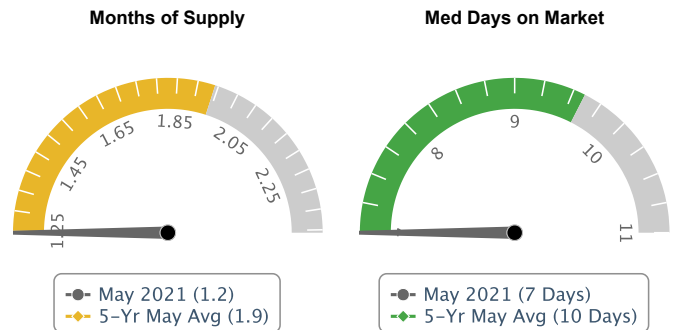
Statistic	May	YoY	MoM
<b>Total Sold Dollar Volume</b>	1,767,176,811	+ 88.7%	+ 3.5%
<b>Closed Sales</b>	2,484	+ 74.9%	+ 2.9%
<b>Median Sold Price</b>	\$600,000	+ 13.1%	+ 1.7%
<b>Average Sold Price</b>	\$735,780	+ 12.3%	+ 1.1%
<b>Median Days on Market</b>	7 days	- 30%	0%
<b>Average Days on Market</b>	19 days	- 20.8%	0%
<b>Median Price per Sq Foot</b>	\$342	+ 17.9%	+ 0.3%
<b>Average Price per Sq Foot</b>	\$400	+ 15.6%	- 0.7%



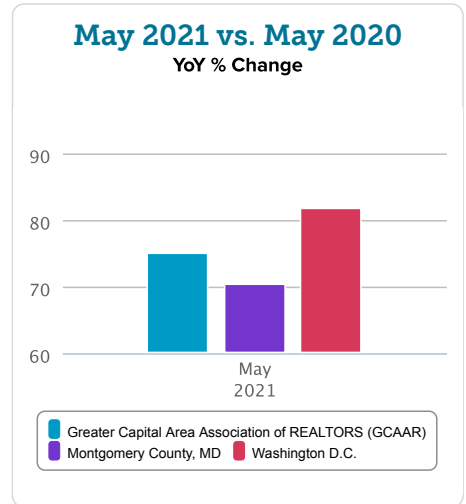
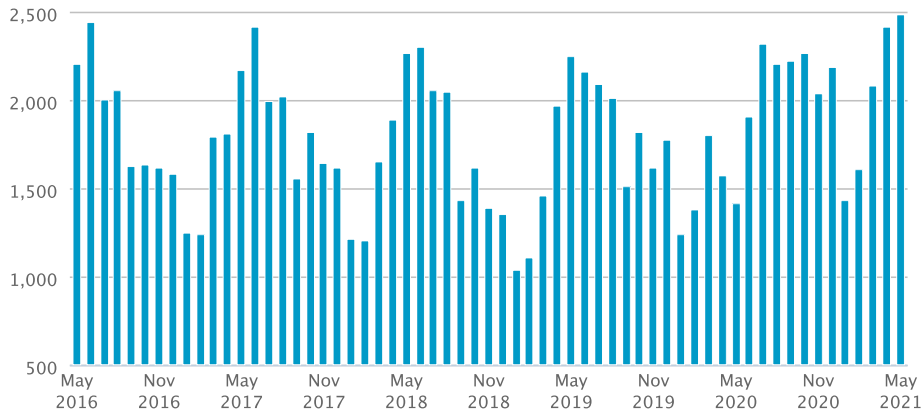
In the Greater Capital Area Association of REALTORS (GCAAR) area, the median sold price for residential properties for May was \$600,000, representing an increase of 1.7% compared to last month and an increase of 13.1% from May 2020. The average days on market for units sold in May was 19 days, 24% below the 5-year May average of 25 days. There was a 5.6% month over month increase in new contract activity with 2,812 New Pendings; a 5.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 3,391; and a 1.3% decrease in supply to 2,674 active units.



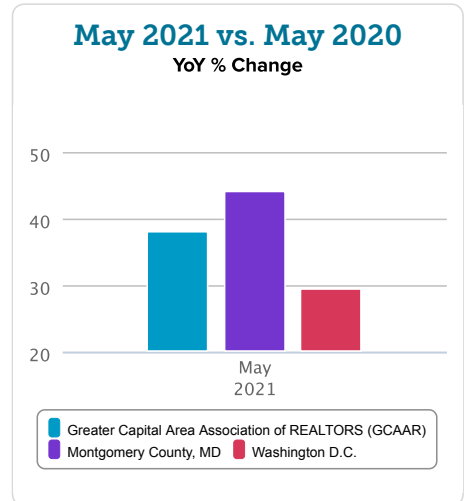
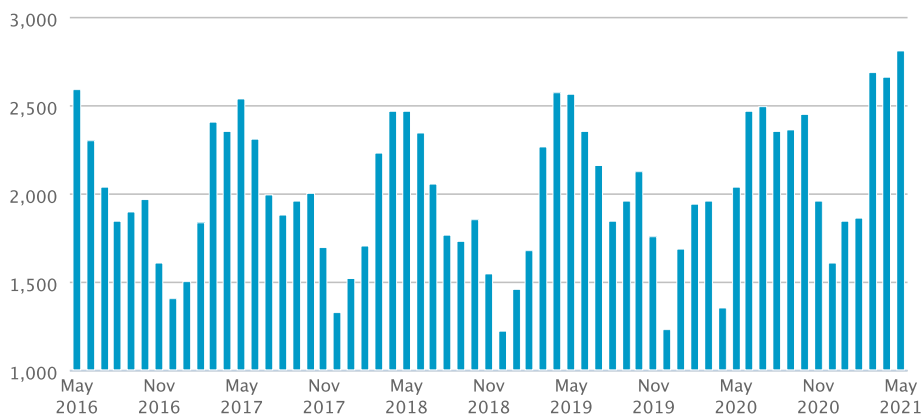
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 1.19 in April and an increase from 0.89 in May 2020. The Contract Ratio is 35% higher than the 5-year May average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



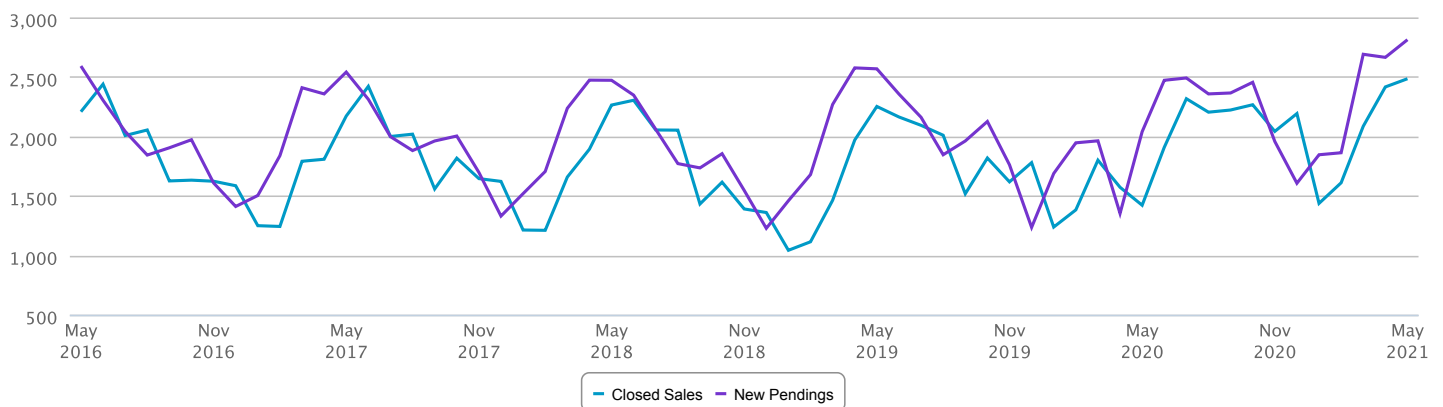
## Closed Sales



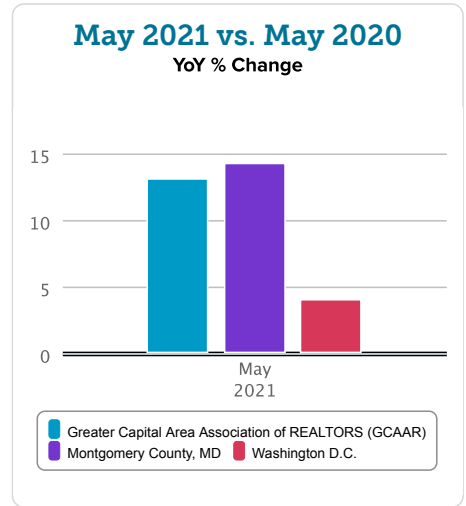
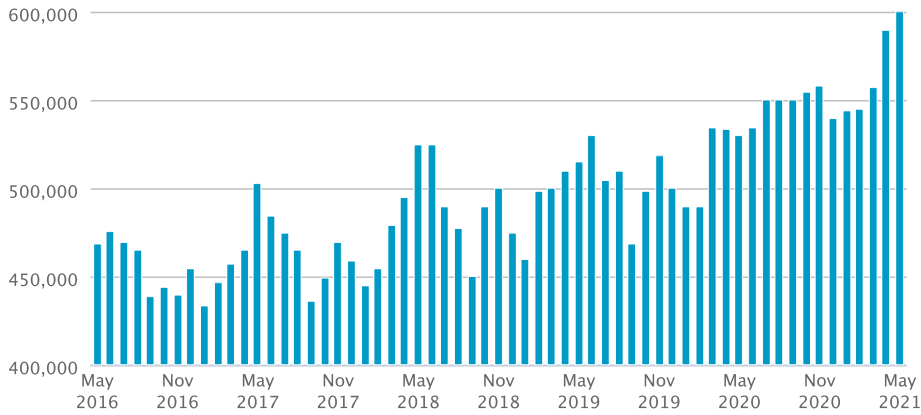
## New Pendings



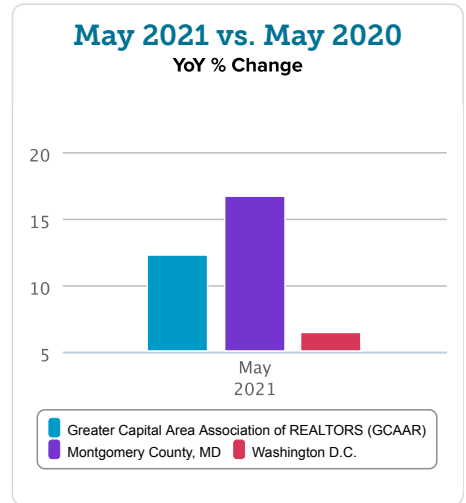
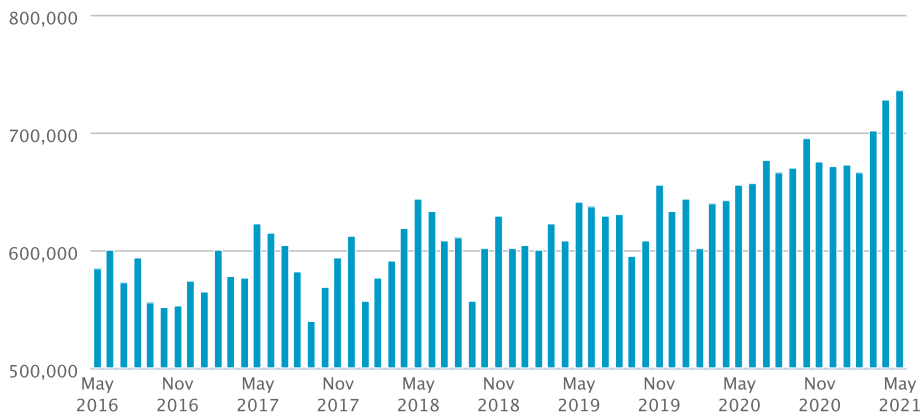
## Closed Sales vs. New Pendings



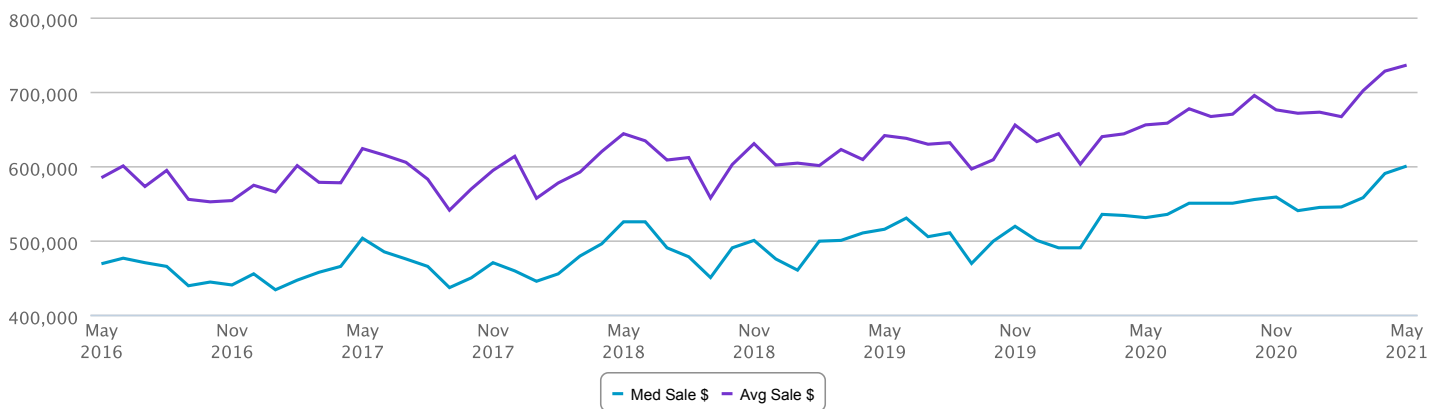
## Median Sale Price



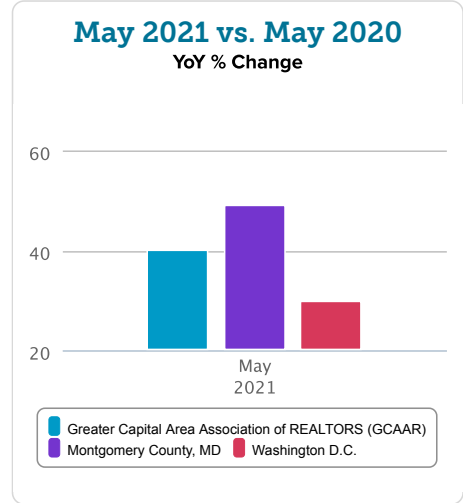
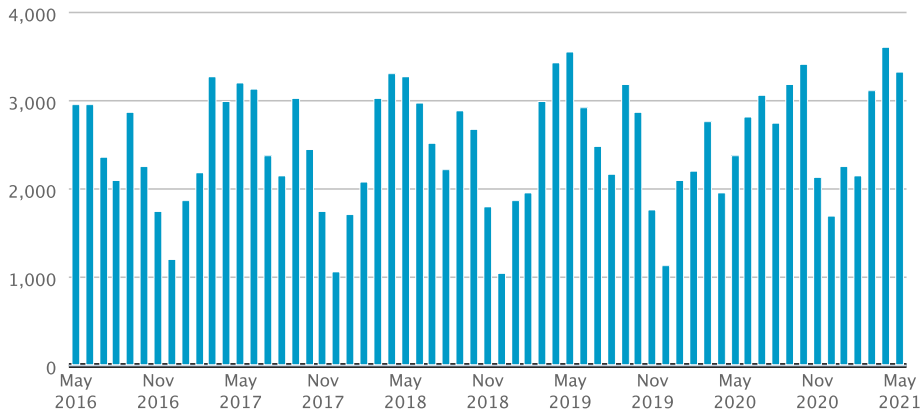
## Average Sale Price



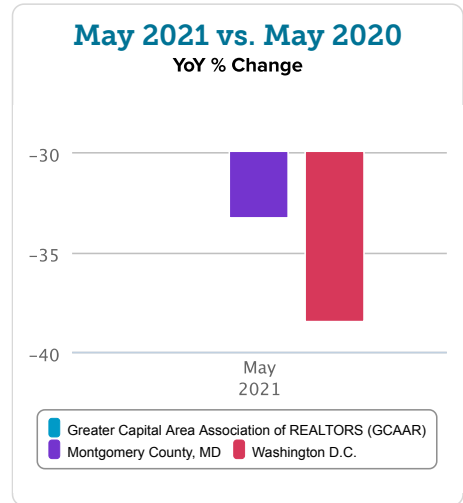
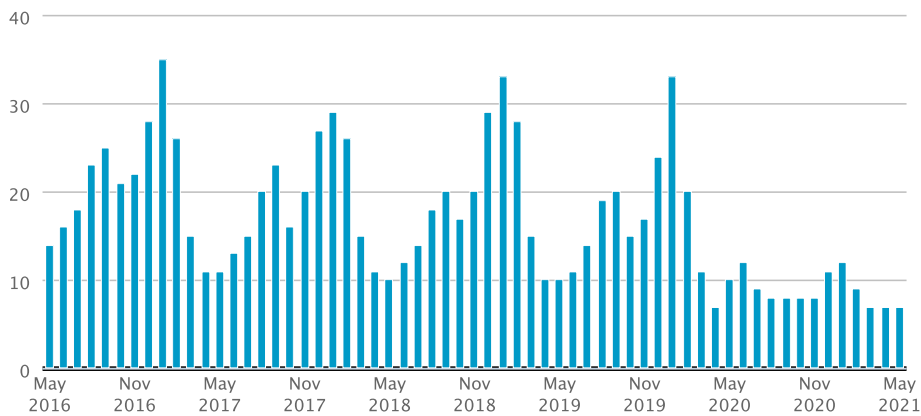
## Median vs. Average Sale Price



## Active Listings



## Median Days on Market



## Months of Supply

