September 2019

33983 - SFH/Villa

New Listings: 34

- -10.5% from Aug 2019: **38**
- 3.0% from Sep 2018: **33**

YTD	2019	2018	+/-
	375	**337**	11.3%

5-year Sep average: **34**

New Pendings: 32

- 18.5% from Aug 2019: **27**
- -20.0% from Sep 2018: **40**

YTD	2019	2018	+/-
	428	**368**	16.3%

5-year Sep average: **39**

Closed Sales: 30

- -25.0% from Aug 2019: **40**
- 30.4% from Sep 2018: **23**

YTD	2019	2018	+/-
	324	**298**	8.7%

5-year Sep average: **29**

Median Sold Price: $247,902

- 3.5% from Aug 2019: **$239,500**
- 1.2% from Sep 2018: **$244,875**

YTD	2019	2018	+/-
	$238,025	**$229,728**	3.6%

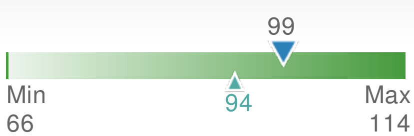
5-year Sep average: **$220,155**

Summary

In 33983, the median sold price for SFH/Villa properties for September was $247,902, representing an increase of 3.5% compared to last month and an increase of 1.2% from Sep 2018. The average days on market for units sold in September was 87 days, 15% above the 5-year September average of 76 days. There was an 18.5% month over month increase in new contract activity with 32 New Pendings; a 14.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 40; and a 10% increase in supply to 99 active units.

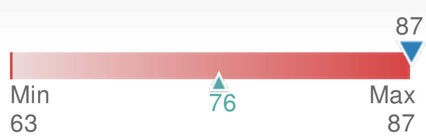
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.52 in August and a decrease from 0.54 in September 2018. The Contract Ratio is 30% lower than the 5-year September average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings: 99



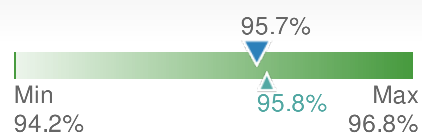
Aug 2019	Sep 2018
90	**89**

Avg DOM: 87



Aug 2019	Sep 2018	YTD
87	**74**	**75**

Avg Sold to OLP Ratio: 95.7%



Aug 2019	Sep 2018	YTD
97.6%	**96.7%**	**94.6%**

Data Source: Stellar MLS. Statistics calculated April 08, 2024.