August 2020

All Home Types
Condo/Co-op/TH
SFH/Villa

Local Market Insight

33947

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

August 2020

33947

New Listings 47

-19.0% from Jul 2020: **58**

6.8% from Aug 2019: **44**

YTD	2020	2019	+/-
	404	**392**	3.1%

5-year Aug average: **42**

New Pendings 79

8.2% from Jul 2020: **73**

51.9% from Aug 2019: **52**

YTD	2020	2019	+/-
	481	**388**	24.0%

5-year Aug average: **51**

Closed Sales 58

-15.9% from Jul 2020: **69**

107.1% from Aug 2019: **28**

YTD	2020	2019	+/-
	328	**308**	6.5%

5-year Aug average: **42**

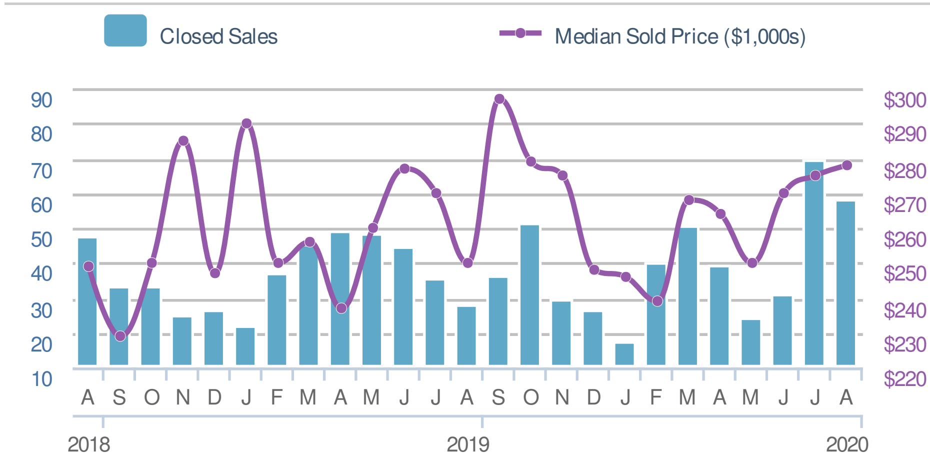
Median Sold Price $278,048

1.1% from Jul 2020: **$275,000**

11.2% from Aug 2019: **$250,000**

YTD	2020	2019	+/-
	$264,450	**$259,950**	1.7%

5-year Aug average: **$251,660**



Active Listings 70

70

Min 70 — 110 — Max 133

5-year Aug average

Jul 2020	Aug 2019
89	**101**

Avg DOM 73

73

Min 73 — 84 — Max 96

5-year Aug average

Jul 2020	Aug 2019	YTD
70	**84**	**71**

Avg Sold to OLP Ratio 96.7%

96.7%

Min 91.6% — 94.2% — Max 96.7%

5-year Aug average

Jul 2020	Aug 2019	YTD
96.1%	**93.2%**	**95.7%**

MarketStats by ShowingTime

August 2020

33947 - Condo/Co-op/TH

New Listings 3

-25.0% from Jul 2020: **4**

50.0% from Aug 2019: **2**

YTD	2020	2019	+/-
	29	**30**	-3.3%

5-year Aug average: **3**

New Pendings 2

-33.3% from Jul 2020: **3**

-33.3% from Aug 2019: **3**

YTD	2020	2019	+/-
	27	**26**	3.8%

5-year Aug average: **3**

Closed Sales 2

-50.0% from Jul 2020: **4**

-33.3% from Aug 2019: **3**

YTD	2020	2019	+/-
	23	**23**	0.0%

5-year Aug average: **3**

Median Sold Price $129,750

-15.5% from Jul 2020: **$153,500**

-3.9% from Aug 2019: **$135,000**

YTD	2020	2019	+/-
	$119,900	**$152,500**	-21.4%

5-year Aug average: **$154,325**

Summary

In 33947, the median sold price for Condo/Co-op/TH properties for August was $129,750, representing a decrease of 15.5% compared to last month and a decrease of 3.9% from Aug 2019. The average days on market for units sold in August was 45 days, 26% below the 5-year August average of 61 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 3; and a 9.1% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 0.27 in July and no change from August 2019. The Contract Ratio is 17% higher than the 5-year August average of 0.21. 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 12

12

Min 10 | 14 | Max 18

5-year Aug average

Jul 2020	Aug 2019
11	**12**

Avg DOM 45

45

Min 3 | 61 | Max 139

5-year Aug average

Jul 2020	Aug 2019	YTD
83	**139**	**95**

Avg Sold to OLP Ratio 93.3%

93.3%

Min 87.9% | 92.4% | Max 95.9%

5-year Aug average

Jul 2020	Aug 2019	YTD
92.4%	**87.9%**	**90.8%**

August 2020

33947 - SFH/Villa

New Listings 44

-18.5% from Jul 2020: **54**

4.8% from Aug 2019: **42**

YTD	2020	2019	+/-
	375	**362**	3.6%

5-year Aug average: **39**

New Pendings 77

10.0% from Jul 2020: **70**

57.1% from Aug 2019: **49**

YTD	2020	2019	+/-
	454	**362**	25.4%

5-year Aug average: **48**

Closed Sales 56

-13.8% from Jul 2020: **65**

124.0% from Aug 2019: **25**

YTD	2020	2019	+/-
	305	**285**	7.0%

5-year Aug average: **39**

Median Sold Price $279,500

-0.2% from Jul 2020: **$280,000**

9.6% from Aug 2019: **$255,000**

YTD	2020	2019	+/-
	$269,000	**$267,000**	0.7%

5-year Aug average: **$254,280**

Summary

In 33947, the median sold price for SFH/Villa properties for August was $279,500, representing a decrease of 0.2% compared to last month and an increase of 9.6% from Aug 2019. The average days on market for units sold in August was 74 days, 12% below the 5-year August average of 84 days. There was a 10% month over month increase in new contract activity with 77 New Pendings; a 10.2% MoM increase in All Pendings (new contracts + contracts carried over from July) to 97; and a 25.6% decrease in supply to 58 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.13 in July and an increase from 0.66 in August 2019. The Contract Ratio is 123% higher than the 5-year August average of 0.75. 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 58

58

Min	5-year Aug average	Max
58	97	117

Jul 2020	Aug 2019
78	**89**

Avg DOM 74

74

Min	5-year Aug average	Max
74	84	99

Jul 2020	Aug 2019	YTD
70	**77**	**69**

Avg Sold to OLP Ratio 96.8%

96.8%

Min	5-year Aug average	Max
91.7%	94.4%	96.8%

Jul 2020	Aug 2019	YTD
96.3%	**93.8%**	**96.1%**