September 2020

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

Local Market Insight

33947

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

September 2020

33947

New Listings 44

-6.4% from Aug 2020: **47**

0.0% from Sep 2019: **44**

YTD	2020	2019	+/-
	448	**436**	2.8%

5-year Sep average: **36**

New Pendings 63

-20.3% from Aug 2020: **79**

43.2% from Sep 2019: **44**

YTD	2020	2019	+/-
	544	**432**	25.9%

5-year Sep average: **40**

Closed Sales 52

-10.3% from Aug 2020: **58**

44.4% from Sep 2019: **36**

YTD	2020	2019	+/-
	380	**344**	10.5%

5-year Sep average: **37**

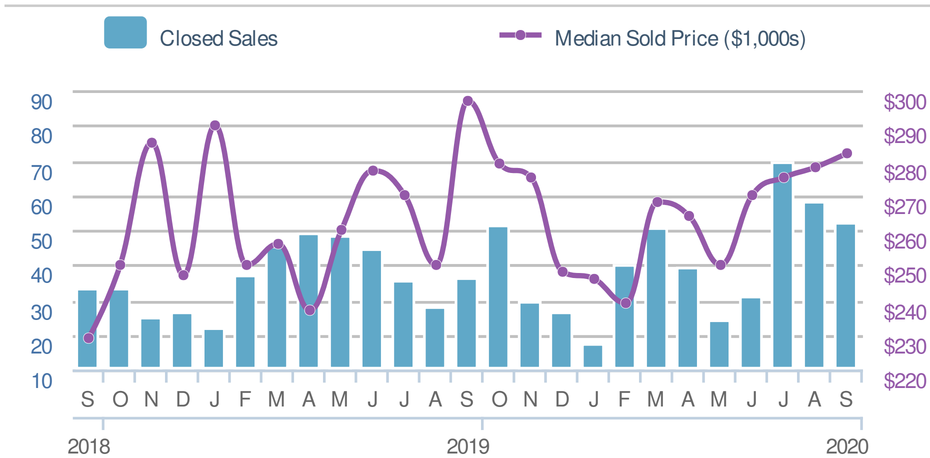
Median Sold Price $282,375

1.6% from Aug 2020: **$278,048**

-5.1% from Sep 2019: **$297,400**

YTD	2020	2019	+/-
	$266,825	**$262,000**	1.8%

5-year Sep average: **$265,435**



Active Listings 56

56

Min	5-year Sep average	Max
56	107	136

Aug 2020	Sep 2019
70	**112**

Avg DOM 59

59

Min	5-year Sep average	Max
52	72	106

Aug 2020	Sep 2019	YTD
73	**52**	**69**

Avg Sold to OLP Ratio 96.4%

96.4%

Min	5-year Sep average	Max
92.5%	94.6%	96.4%

Aug 2020	Sep 2019	YTD
96.7%	**95.8%**	**95.8%**

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

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September 2020

33947 - Condo/Co-op/TH

New Listings 5

66.7% from Aug 2020: 3

-16.7% from Sep 2019: 6

YTD	2020	2019	+/-
	34	**36**	-5.6%

5-year Sep average: **3**

New Pendings 6

200.0% from Aug 2020: 2

50.0% from Sep 2019: 4

YTD	2020	2019	+/-
	33	**30**	10.0%

5-year Sep average: **4**

Closed Sales 3

50.0% from Aug 2020: 2

0.0% from Sep 2019: 3

YTD	2020	2019	+/-
	26	**26**	0.0%

5-year Sep average: **3**

Median Sold Price $192,500

48.4% from Aug 2020: $129,750

122.5% from Sep 2019: $86,500

YTD	2020	2019	+/-
	$125,250	**$141,000**	-11.2%

5-year Sep average: **$127,900**

Summary

In 33947, the median sold price for Condo/Co-op/TH properties for September was $192,500, representing an increase of 48.4% compared to last month and an increase of 122.5% from Sep 2019. The average days on market for units sold in September was 65 days, 29% above the 5-year September average of 50 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from August) to 6; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.25 in August and an increase from 0.29 in September 2019. The Contract Ratio is 17% higher than the 5-year September average of 0.51. 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 10

10

Min 4 — 12 — Max 17

5-year Sep average

Aug 2020	Sep 2019
12	**14**

Avg DOM 65

65

Min 7 — 50 — Max 73

5-year Sep average

Aug 2020	Sep 2019	YTD
45	**50**	**92**

Avg Sold to OLP Ratio 93.1%

93.1%

Min 88.1% — 92.3% — Max 96.3%

5-year Sep average

Aug 2020	Sep 2019	YTD
93.3%	**90.6%**	**91.1%**

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September 2020

33947 - SFH/Villa

New Listings 39

-11.4%	2.6%
from Aug 2020: 44	from Sep 2019: 38

YTD	2020	2019	+/-
	414	400	3.5%

5-year Sep average: **32**

New Pendings 57

-26.0%	42.5%
from Aug 2020: 77	from Sep 2019: 40

YTD	2020	2019	+/-
	511	402	27.1%

5-year Sep average: **36**

Closed Sales 49

-12.5%	48.5%
from Aug 2020: 56	from Sep 2019: 33

YTD	2020	2019	+/-
	354	318	11.3%

5-year Sep average: **35**

Median Sold Price $290,000

3.8%	-6.3%
from Aug 2020: $279,500	from Sep 2019: $309,500

YTD	2020	2019	+/-
	$273,750	$270,000	1.4%

5-year Sep average: **$273,090**

Summary

In 33947, the median sold price for SFH/Villa properties for September was $290,000, representing an increase of 3.8% compared to last month and a decrease of 6.3% from Sep 2019. The average days on market for units sold in September was 59 days, 19% below the 5-year September average of 73 days. There was a 26% month over month decrease in new contract activity with 57 New Pendings; a 1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 96; and a 20.7% decrease in supply to 46 active units.

This activity resulted in a Contract Ratio of 2.09 pendings per active listing, up from 1.67 in August and an increase from 0.60 in September 2019. The Contract Ratio is 168% higher than the 5-year September average of 0.78. 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 46

46

Min 46 — 95 (5-year Sep average) — Max 119

Aug 2020	Sep 2019
58	98

Avg DOM 59

59

Min 53 — 73 (5-year Sep average) — Max 110

Aug 2020	Sep 2019	YTD
74	53	68

Avg Sold to OLP Ratio 96.6%

96.6%

Min 92.4% — 94.9% (5-year Sep average) — Max 96.6%

Aug 2020	Sep 2019	YTD
96.8%	96.3%	96.2%

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