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

# **Local Market Insight**

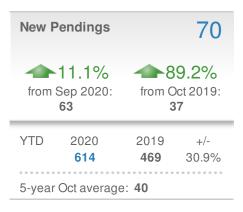
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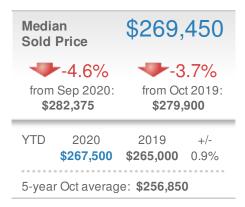


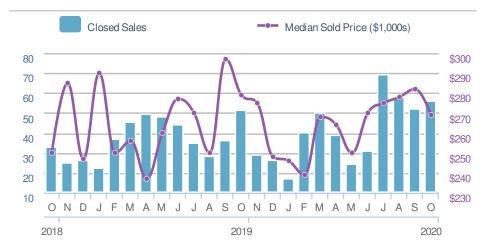
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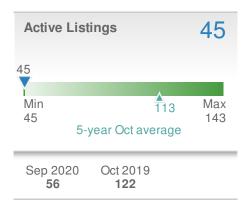
New Listings		52	
18.2% from Sep 2020:		8.3% from Oct 2019:	
YTD	2020 <b>500</b>	2019 <b>484</b>	+/- 3.3%
5-year Oct average: 49			

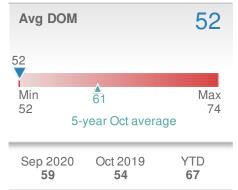


Closed Sales		56	
	7.7% Sep 2020: <b>52</b>	9.8% from Oct 2019:	
YTD	2020 <b>436</b>	2019 <b>395</b>	+/- 10.4%
5-year	Oct average	: 40	





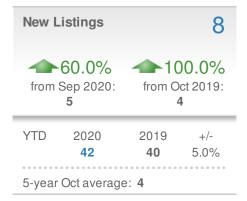


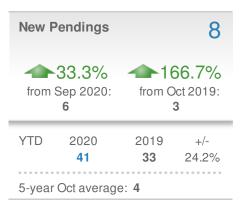


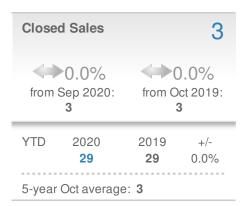




33947 - Condo/Co-op/TH









## **Summary**

In 33947, the median sold price for Condo/Co-op/TH properties for October was \$155,000, representing a decrease of 19.5% compared to last month and a decrease of 10.7% from Oct 2019. The average days on market for units sold in October was 31 days, 67% below the 5-year October average of 93 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; an 83.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 11; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.60 in September and an increase from 0.31 in October 2019. The Contract Ratio is 111% higher than the 5-year October average of 0.52. 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.









33947 - SFH/Villa

New Listings		44	
12.8% from Sep 2020:		2.3% from Oct 2019:	
YTD	2020 <b>458</b>	2019 <b>443</b>	+/- 3.4%
5-year	Oct average	: 45	

New Pendings		62	
	8.8% 87.9 from Sep 2020: from Oct 2		oct 2019:
YTD	2020 <b>573</b>	2019 <b>435</b>	+/- 31.7%
5-year Oct average: 36			

Closed Sales		53	
	8.2% Sep 2020:	10.4% from Oct 2019:	
YTD	2020 <b>407</b>	2019 <b>366</b>	+/- 11.2%
5-year	Oct average	: 37	



## **Summary**

In 33947, the median sold price for SFH/Villa properties for October was \$270,000, representing a decrease of 6.9% compared to last month and a decrease of 7.5% from Oct 2019. The average days on market for units sold in October was 53 days, 7% below the 5-year October average of 57 days. There was an 8.8% month over month increase in new contract activity with 62 New Pendings; a 2.1% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 94; and a 23.9% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 2.69 pendings per active listing, up from 2.09 in September and an increase from 0.36 in October 2019. The Contract Ratio is 234% higher than the 5-year October average of 0.81. 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.





