November 2020

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

Local Market **Insight**

33947

MarketStats
by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

November 2020

33947

New Listings 31

-40.4% from Oct 2020: **52**

-24.4% from Nov 2019: **41**

YTD	2020	2019	+/-
	531	**525**	1.1%

5-year Nov average: **47**

New Pendings 40

-42.9% from Oct 2020: **70**

48.1% from Nov 2019: **27**

YTD	2020	2019	+/-
	655	**496**	32.1%

5-year Nov average: **33**

Closed Sales 57

1.8% from Oct 2020: **56**

96.6% from Nov 2019: **29**

YTD	2020	2019	+/-
	493	**424**	16.3%

5-year Nov average: **33**

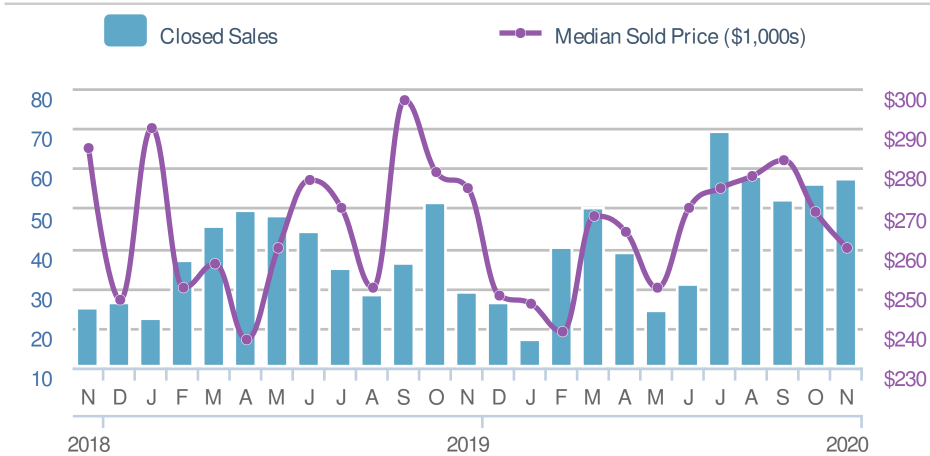
Median Sold Price $260,000

-3.5% from Oct 2020: **$269,450**

-5.5% from Nov 2019: **$275,000**

YTD	2020	2019	+/-
	$267,000	**$265,000**	0.8%

5-year Nov average: **$259,190**



Active Listings 46

46

Min 46 | 126 | Max 164

5-year Nov average

Oct 2020	Nov 2019
45	**132**

Avg DOM 52

52

Min 50 | 57 | Max 70

5-year Nov average

Oct 2020	Nov 2019	YTD
52	**50**	**65**

Avg Sold to OLP Ratio 96.3%

96.3%

Min 94.1% | 95.5% | Max 96.3%

5-year Nov average

Oct 2020	Nov 2019	YTD
97.0%	**96.0%**	**96.0%**

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

MarketStats by ShowingTime

November 2020

33947 - Condo/Co-op/TH

New Listings 5

-37.5% from Oct 2020: 8

66.7% from Nov 2019: 3

YTD	2020	2019	+/-
	47	43	9.3%

5-year Nov average: 4

New Pendings 6

-25.0% from Oct 2020: 8

200.0% from Nov 2019: 2

YTD	2020	2019	+/-
	47	35	34.3%

5-year Nov average: 4

Closed Sales 8

166.7% from Oct 2020: 3

60.0% from Nov 2019: 5

YTD	2020	2019	+/-
	37	34	8.8%

5-year Nov average: 3

Median Sold Price $173,750

12.1% from Oct 2020: $155,000

23.2% from Nov 2019: $141,000

YTD	2020	2019	+/-
	$137,000	$149,750	-8.5%

5-year Nov average: $143,488

Summary

In 33947, the median sold price for Condo/Co-op/TH properties for November was $173,750, representing an increase of 12.1% compared to last month and an increase of 23.2% from Nov 2019. The average days on market for units sold in November was 102 days, 19% above the 5-year November average of 86 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 8; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.10 in October and an increase from 0.08 in November 2019. The Contract Ratio is 71% higher than the 5-year November average of 0.47. 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 8 | 11 (5-year Nov average) | Max 13

Oct 2020	Nov 2019
10	13

Avg DOM 102

102

Min 6 | 86 (5-year Nov average) | Max 128

Oct 2020	Nov 2019	YTD
31	108	89

Avg Sold to OLP Ratio 92.6%

92.6%

Min 88.9% | 93.2% (5-year Nov average) | Max 96.7%

Oct 2020	Nov 2019	YTD
96.8%	94.6%	91.9%

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

SmartCharts
MarketStats by ShowingTime

November 2020

33947 - SFH/Villa

New Listings 26

-40.9% from Oct 2020: **44**

-31.6% from Nov 2019: **38**

YTD	2020	2019	+/-
	484	**481**	0.6%

5-year Nov average: **42**

New Pendings 34

-45.2% from Oct 2020: **62**

36.0% from Nov 2019: **25**

YTD	2020	2019	+/-
	608	**460**	32.2%

5-year Nov average: **29**

Closed Sales 49

-7.5% from Oct 2020: **53**

104.2% from Nov 2019: **24**

YTD	2020	2019	+/-
	456	**390**	16.9%

5-year Nov average: **30**

Median Sold Price $279,000

3.3% from Oct 2020: **$270,000**

-1.6% from Nov 2019: **$283,625**

YTD	2020	2019	+/-
	$273,825	**$271,975**	0.7%

5-year Nov average: **$265,305**

Summary

In 33947, the median sold price for SFH/Villa properties for November was $279,000, representing an increase of 3.3% compared to last month and a decrease of 1.6% from Nov 2019. The average days on market for units sold in November was 44 days, 16% below the 5-year November average of 52 days. There was a 45.2% month over month decrease in new contract activity with 34 New Pendings; a 21.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 74; and a 2.9% increase in supply to 36 active units.

This activity resulted in a Contract Ratio of 2.06 pendings per active listing, down from 2.69 in October and an increase from 0.30 in November 2019. The Contract Ratio is 220% higher than the 5-year November average of 0.64. 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 36

36

Min 36 | 115 | Max 151

5-year Nov average

Oct 2020	Nov 2019
35	**119**

Avg DOM 44

44

Min 38 | 52 | Max 70

5-year Nov average

Oct 2020	Nov 2019	YTD
53	**38**	**63**

Avg Sold to OLP Ratio 96.9%

96.9%

Min 94.1% | 95.8% | Max 96.9%

5-year Nov average

Oct 2020	Nov 2019	YTD
97.0%	**96.4%**	**96.3%**

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