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

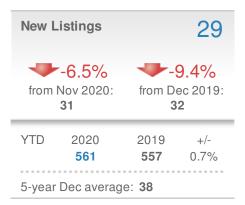
# **Local Market Insight**

33947





33947



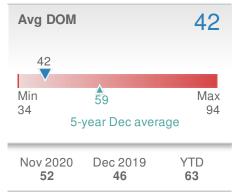








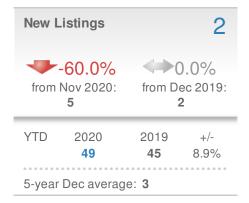


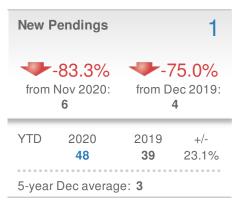






33947 - Condo/Co-op/TH







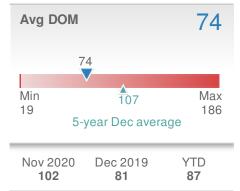


## **Summary**

In 33947, the median sold price for Condo/Co-op/TH properties for December was \$164,000, representing a decrease of 5.6% compared to last month and a decrease of 6.8% from Dec 2019. The average days on market for units sold in December was 74 days, 31% below the 5-year December average of 107 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 2; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 0.80 in November and a decrease from 0.27 in December 2019. The Contract Ratio is 10% higher than the 5-year December average of 0.18. 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		27	
3.8% from Nov 2020: 26		-10.0% from Dec 2019:	
YTD	2020 <b>512</b>	2019 <b>511</b>	+/- 0.2%
5-year Dec average: <b>34</b>			







## **Summary**

In 33947, the median sold price for SFH/Villa properties for December was \$313,000, representing an increase of 12.2% compared to last month and an increase of 25.5% from Dec 2019. The average days on market for units sold in December was 36 days, 29% below the 5-year December average of 51 days. There was a 5.9% month over month increase in new contract activity with 36 New Pendings; an 8.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 68; and a 22.2% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 2.43 pendings per active listing, up from 2.06 in November and an increase from 0.28 in December 2019. The Contract Ratio is 262% higher than the 5-year December average of 0.67. 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.



