May 2020

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

Local Market Insight

33948

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

May 2020
33948

New Listings 39

-13.3% from Apr 2020: **45**
-32.8% from May 2019: **58**

YTD	2020	2019	+/-
	259	**323**	-19.8%

5-year May average: **51**

New Pendings 47

4.4% from Apr 2020: **45**
-27.7% from May 2019: **65**

YTD	2020	2019	+/-
	245	**287**	-14.6%

5-year May average: **62**

Closed Sales 25

-21.9% from Apr 2020: **32**
-56.9% from May 2019: **58**

YTD	2020	2019	+/-
	182	**201**	-9.5%

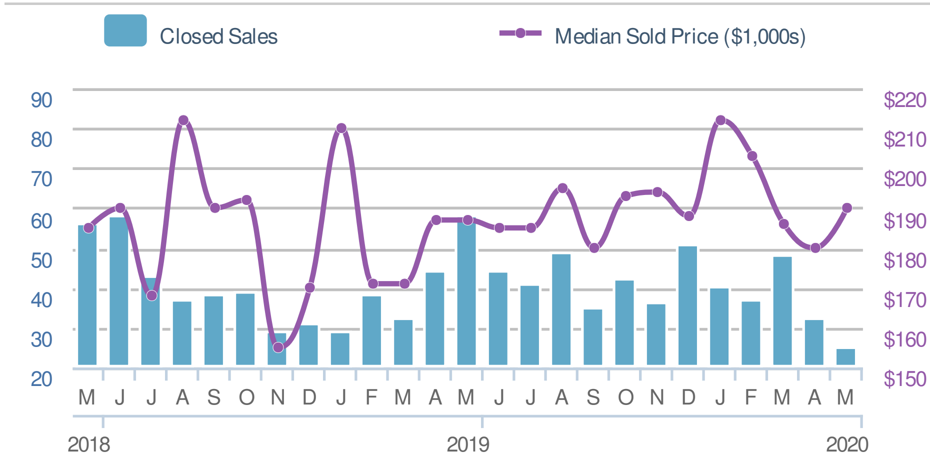
5-year May average: **50**

Median Sold Price $190,000

5.6% from Apr 2020: **$180,000**
1.6% from May 2019: **$187,000**

YTD	2020	2019	+/-
	$196,950	**$180,000**	9.4%

5-year May average: **$178,890**



Active Listings 116

116
Min 116
129
Max 155
5-year May average

Apr 2020	May 2019
117	**155**

Avg DOM 48

48
Min 48
63
Max 87
5-year May average

Apr 2020	May 2019	YTD
28	**50**	**50**

Avg Sold to OLP Ratio 93.5%

93.5%
Min 92.6%
94.2%
Max 96.4%
5-year May average

Apr 2020	May 2019	YTD
97.6%	**95.5%**	**95.1%**

MarketStats by ShowingTime

May 2020

33948 - Condo/Co-op/TH

New Listings 5

-28.6% from Apr 2020: 7

150.0% from May 2019: 2

YTD	2020	2019	+/-
	27	21	28.6%

5-year May average: **4**

New Pendings 3

200.0% from Apr 2020: 1

0.0% from May 2019: 3

YTD	2020	2019	+/-
	13	24	-45.8%

5-year May average: **4**

Closed Sales 0

-100.0% from Apr 2020: 3

-100.0% from May 2019: 5

YTD	2020	2019	+/-
	10	19	-47.4%

5-year May average: **3**

Median Sold Price $0

-100.0% from Apr 2020: **$150,000**

-100.0% from May 2019: **$115,000**

YTD	2020	2019	+/-
	$115,500	$95,000	21.6%

5-year May average: **$102,375**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for May was $0, representing a decrease of 100% compared to last month and a decrease of 100% from May 2019. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 61 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.27 pendings per active listing, up from 0.18 in April and a decrease from 1.75 in May 2019. The Contract Ratio is 78% lower than the 5-year May average of 1.24. 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 15

15

Min 3 — 9 — Max 17

5-year May average

Apr 2020	May 2019
11	4

Avg DOM 0

0

Min 29 — 61 — Max 80

5-year May average

Apr 2020	May 2019	YTD
24	79	14

Avg Sold to OLP Ratio 0.0%

0.0%

Min 89.3% — 91.7% — Max 94.2%

5-year May average

Apr 2020	May 2019	YTD
97.1%	94.2%	97.2%

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

Local Market **Insight**

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May 2020

33948 - SFH/Villa

New Listings 34

-10.5% from Apr 2020: **38**

-39.3% from May 2019: **56**

YTD	2020	2019	+/-
	232	**302**	-23.2%

5-year May average: **48**

New Pendings 44

0.0% from Apr 2020: **44**

-29.0% from May 2019: **62**

YTD	2020	2019	+/-
	232	**263**	-11.8%

5-year May average: **57**

Closed Sales 25

-13.8% from Apr 2020: **29**

-52.8% from May 2019: **53**

YTD	2020	2019	+/-
	172	**182**	-5.5%

5-year May average: **47**

Median Sold Price $190,000

3.3% from Apr 2020: **$183,900**

-4.5% from May 2019: **$199,000**

YTD	2020	2019	+/-
	$200,200	**$194,500**	2.9%

5-year May average: **$184,450**

Summary

In 33948, the median sold price for SFH/Villa properties for May was $190,000, representing an increase of 3.3% compared to last month and a decrease of 4.5% from May 2019. The average days on market for units sold in May was 48 days, 23% below the 5-year May average of 63 days. There was no month over month change in new contract activity with 44 New Pendings; a 17.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 53; and a 4.7% decrease in supply to 101 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, up from 0.42 in April and an increase from 0.44 in May 2019. The Contract Ratio is 11% lower than the 5-year May average of 0.58. 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 101

101

Min 101 | 120 5-year May average | Max 151

Apr 2020	May 2019
106	**151**

Avg DOM 48

48

Min 48 | 63 5-year May average | Max 90

Apr 2020	May 2019	YTD
29	**48**	**52**

Avg Sold to OLP Ratio 93.5%

93.5%

Min 92.7% | 94.4% 5-year May average | Max 96.6%

Apr 2020	May 2019	YTD
97.6%	**95.7%**	**95.0%**

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