August 2020

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

Local Market Insight

33948

MarketStats by ShowingTime

August 2020
33948

New Listings 61

▲ 22.0% from Jul 2020: **50**
▲ 32.6% from Aug 2019: **46**

YTD	2020	2019	+/-
	425	**454**	-6.4%

5-year Aug average: **52**

New Pendings 78

▼ -8.2% from Jul 2020: **85**
▲ 56.0% from Aug 2019: **50**

YTD	2020	2019	+/-
	484	**445**	8.8%

5-year Aug average: **61**

Closed Sales 61

▲ 1.7% from Jul 2020: **60**
▲ 24.5% from Aug 2019: **49**

YTD	2020	2019	+/-
	335	**336**	-0.3%

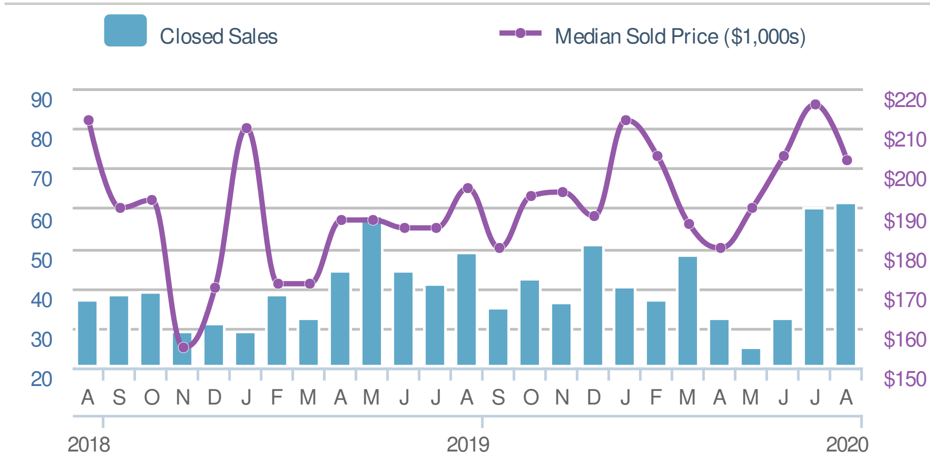
5-year Aug average: **46**

Median Sold Price $202,000

▼ -6.7% from Jul 2020: **$216,500**
▲ 3.6% from Aug 2019: **$195,000**

YTD	2020	2019	+/-
	$200,000	**$185,000**	8.1%

5-year Aug average: **$188,900**



Active Listings 81

81
Min 81 | 111 | Max 134
5-year Aug average

Jul 2020	Aug 2019
83	**131**

Avg DOM 60

60
Min 53 | 59 | Max 69
5-year Aug average

Jul 2020	Aug 2019	YTD
57	**53**	**53**

Avg Sold to OLP Ratio 95.2%

95.2%
Min 92.7% | 94.1% | Max 95.2%
5-year Aug average

Jul 2020	Aug 2019	YTD
94.8%	**95.2%**	**95.0%**

August 2020

33948 - Condo/Co-op/TH

New Listings 3

-50.0% from Jul 2020: 6

-25.0% from Aug 2019: 4

YTD	2020	2019	+/-
	39	28	39.3%

5-year Aug average: 4

New Pendings 7

0.0% from Jul 2020: 7

40.0% from Aug 2019: 5

YTD	2020	2019	+/-
	30	34	-11.8%

5-year Aug average: 5

Closed Sales 4

0.0% from Jul 2020: 4

0.0% from Aug 2019: 4

YTD	2020	2019	+/-
	20	30	-33.3%

5-year Aug average: 3

Median Sold Price $126,750

22.8% from Jul 2020: $103,250

20.7% from Aug 2019: $105,000

YTD	2020	2019	+/-
	$115,250	$98,250	17.3%

5-year Aug average: $113,450

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for August was $126,750, representing an increase of 22.8% compared to last month and an increase of 20.7% from Aug 2019. The average days on market for units sold in August was 108 days, 63% above the 5-year August average of 66 days. There was no month over month change in new contract activity with 7 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from July) to 7; and an 18.8% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, up from 0.31 in July and a decrease from 2.00 in August 2019. The Contract Ratio is 39% lower than the 5-year August average of 0.89. 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 13

13

Min 2 | 8 | Max 13

5-year Aug average

Jul 2020	Aug 2019
16	2

Avg DOM 108

108

Min 33 | 66 | Max 108

5-year Aug average

Jul 2020	Aug 2019	YTD
60	33	49

Avg Sold to OLP Ratio 89.5%

89.5%

Min 89.1% | 92.4% | Max 97.4%

5-year Aug average

Jul 2020	Aug 2019	YTD
92.3%	96.2%	94.2%

August 2020

33948 - SFH/Villa

New Listings 58

▲31.8% from Jul 2020: **44**

▲38.1% from Aug 2019: **42**

YTD	2020	2019	+/-
	386	**426**	-9.4%

5-year Aug average: **48**

New Pendings 71

▼-9.0% from Jul 2020: **78**

▲57.8% from Aug 2019: **45**

YTD	2020	2019	+/-
	454	**411**	10.5%

5-year Aug average: **56**

Closed Sales 57

▲1.8% from Jul 2020: **56**

▲26.7% from Aug 2019: **45**

YTD	2020	2019	+/-
	315	**306**	2.9%

5-year Aug average: **43**

Median Sold Price $210,000

▼-4.9% from Jul 2020: **$220,800**

▲5.0% from Aug 2019: **$200,000**

YTD	2020	2019	+/-
	$210,000	**$194,450**	8.0%

5-year Aug average: **$193,400**

Summary

In 33948, the median sold price for SFH/Villa properties for August was $210,000, representing a decrease of 4.9% compared to last month and an increase of 5% from Aug 2019. The average days on market for units sold in August was 56 days, 4% below the 5-year August average of 58 days. There was a 9% month over month decrease in new contract activity with 71 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 79; and a 1.5% increase in supply to 68 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.19 in July and an increase from 0.38 in August 2019. The Contract Ratio is 77% higher than the 5-year August average of 0.65. 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 68

68

Min 68 — 103 5-year Aug average — Max 130

Jul 2020	Aug 2019
67	**129**

Avg DOM 56

56

Min 54 — 58 5-year Aug average — Max 67

Jul 2020	Aug 2019	YTD
57	**55**	**54**

Avg Sold to OLP Ratio 95.6%

95.6%

Min 92.9% — 94.2% 5-year Aug average — Max 95.6%

Jul 2020	Aug 2019	YTD
95.0%	**95.1%**	**95.1%**