October 2020

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

Local Market Insight

33948

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

October 2020

33948

New Listings 50

-7.4% from Sep 2020: **54**

4.2% from Oct 2019: **48**

YTD	2020	2019	+/-
	529	**540**	-2.0%

5-year Oct average: **53**

New Pendings 64

10.3% from Sep 2020: **58**

23.1% from Oct 2019: **52**

YTD	2020	2019	+/-
	606	**543**	11.6%

5-year Oct average: **53**

Closed Sales 49

2.1% from Sep 2020: **48**

16.7% from Oct 2019: **42**

YTD	2020	2019	+/-
	432	**413**	4.6%

5-year Oct average: **43**

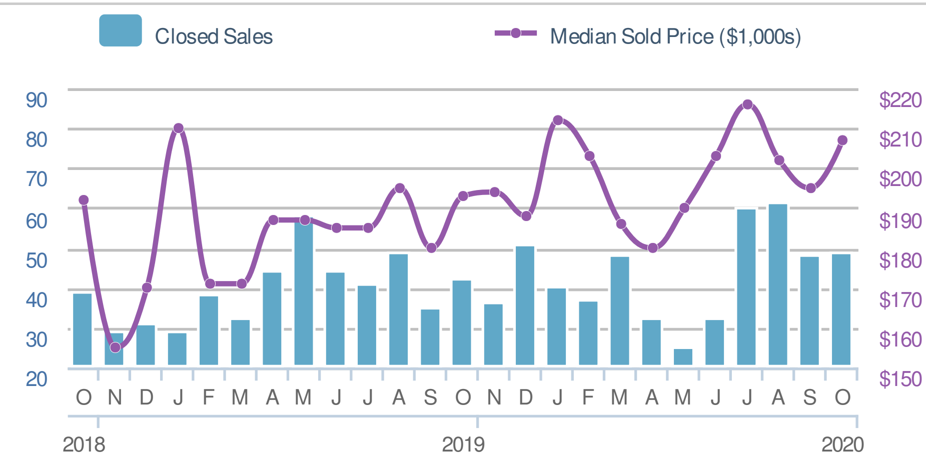
Median Sold Price $207,000

6.2% from Sep 2020: **$195,000**

6.8% from Oct 2019: **$193,750**

YTD	2020	2019	+/-
	$200,000	**$189,000**	5.8%

5-year Oct average: **$181,950**



Active Listings 74

74

Min 74 — 119 — Max 151

5-year Oct average

Sep 2020	Oct 2019
84	**121**

Avg DOM 34

34

Min 34 — 56 — Max 67

5-year Oct average

Sep 2020	Oct 2019	YTD
35	**56**	**49**

Avg Sold to OLP Ratio 97.9%

97.9%

Min 93.4% — 95.1% — Max 97.9%

5-year Oct average

Sep 2020	Oct 2019	YTD
96.7%	**94.6%**	**95.4%**

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October 2020

33948 - Condo/Co-op/TH

New Listings 4

0.0% from Sep 2020: **0**

-33.3% from Oct 2019: **6**

YTD	2020	2019	+/-
	43	**37**	16.2%

5-year Oct average: **5**

New Pendings 4

-20.0% from Sep 2020: **5**

33.3% from Oct 2019: **3**

YTD	2020	2019	+/-
	39	**39**	0.0%

5-year Oct average: **5**

Closed Sales 6

50.0% from Sep 2020: **4**

500.0% from Oct 2019: **1**

YTD	2020	2019	+/-
	30	**34**	-11.8%

5-year Oct average: **3**

Median Sold Price $104,950

-16.0% from Sep 2020: **$124,900**

-35.8% from Oct 2019: **$163,500**

YTD	2020	2019	+/-
	$115,000	**$100,000**	15.0%

5-year Oct average: **$122,840**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for October was $104,950, representing a decrease of 16% compared to last month and a decrease of 35.8% from Oct 2019. The average days on market for units sold in October was 68 days, 68% above the 5-year October average of 40 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 4; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.17 in September and no change from October 2019. The Contract Ratio is 4% lower than the 5-year October average of 0.69. 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 6

6

Min 6 — 8 (5-year Oct average) — Max 12

Sep 2020	Oct 2019
6	**6**

Avg DOM 68

68

Min 3 — 40 (5-year Oct average) — Max 71

Sep 2020	Oct 2019	YTD
71	**3**	**56**

Avg Sold to OLP Ratio 92.9%

92.9%

Min 92.9% — 95.5% (5-year Oct average) — Max 97.8%

Sep 2020	Oct 2019	YTD
97.7%	**97.6%**	**94.4%**

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October 2020

33948 - SFH/Villa

New Listings 46

-14.8% from Sep 2020: **54**

9.5% from Oct 2019: **42**

YTD	2020	2019	+/-
	486	**503**	-3.4%

5-year Oct average: **49**

New Pendings 60

13.2% from Sep 2020: **53**

22.4% from Oct 2019: **49**

YTD	2020	2019	+/-
	567	**504**	12.5%

5-year Oct average: **48**

Closed Sales 43

-2.3% from Sep 2020: **44**

4.9% from Oct 2019: **41**

YTD	2020	2019	+/-
	402	**379**	6.1%

5-year Oct average: **41**

Median Sold Price $239,900

15.6% from Sep 2020: **$207,500**

23.0% from Oct 2019: **$195,000**

YTD	2020	2019	+/-
	$210,000	**$194,900**	7.7%

5-year Oct average: **$191,260**

Summary

In 33948, the median sold price for SFH/Villa properties for October was $239,900, representing an increase of 15.6% compared to last month and an increase of 23% from Oct 2019. The average days on market for units sold in October was 30 days, 47% below the 5-year October average of 56 days. There was a 13.2% month over month increase in new contract activity with 60 New Pendings; a 12.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 82; and a 12.8% decrease in supply to 68 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 0.94 in September and an increase from 0.48 in October 2019. The Contract Ratio is 116% higher than the 5-year October average of 0.56. 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 | 111 | Max 143

5-year Oct average

Sep 2020	Oct 2019
78	**115**

Avg DOM 30

30

Min 30 | 56 | Max 69

5-year Oct average

Sep 2020	Oct 2019	YTD
32	**57**	**49**

Avg Sold to OLP Ratio 98.6%

98.6%

Min 93.3% | 95.2% | Max 98.6%

5-year Oct average

Sep 2020	Oct 2019	YTD
96.6%	**94.5%**	**95.5%**

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

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