November 2020

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

Local Market Insight

33948

MarketStats by ShowingTime

November 2020

33948

New Listings 30

-40.0% from Oct 2020: **50**

-33.3% from Nov 2019: **45**

YTD	2020	2019	+/-
	559	**584**	-4.3%

5-year Nov average: **50**

New Pendings 46

-28.1% from Oct 2020: **64**

-19.3% from Nov 2019: **57**

YTD	2020	2019	+/-
	652	**600**	8.7%

5-year Nov average: **51**

Closed Sales 48

-2.0% from Oct 2020: **49**

33.3% from Nov 2019: **36**

YTD	2020	2019	+/-
	480	**449**	6.9%

5-year Nov average: **41**

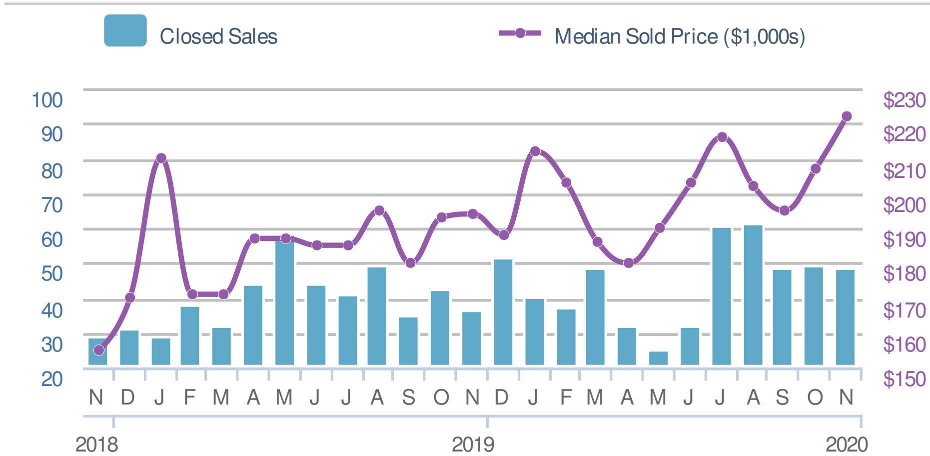
Median Sold Price $222,000

7.2% from Oct 2020: **$207,000**

14.4% from Nov 2019: **$194,000**

YTD	2020	2019	+/-
	$202,000	**$190,000**	6.3%

5-year Nov average: **$178,600**



Active Listings 72

72

Min	5-year Nov average	Max
72	122	150

Oct 2020	Nov 2019
74	**116**

Avg DOM 46

46

Min	5-year Nov average	Max
34	52	71

Oct 2020	Nov 2019	YTD
34	**71**	**49**

Avg Sold to OLP Ratio 97.5%

97.5%

Min	5-year Nov average	Max
95.2%	95.9%	97.5%

Oct 2020	Nov 2019	YTD
97.9%	**95.5%**	**95.7%**

November 2020

33948 - Condo/Co-op/TH

New Listings 2

-50.0% from Oct 2020: **4**

100.0% from Nov 2019: **1**

YTD	2020	2019	+/-
	45	**38**	18.4%

5-year Nov average: **3**

New Pendings 4

0.0% from Oct 2020: **4**

0.0% from Nov 2019: **4**

YTD	2020	2019	+/-
	43	**43**	0.0%

5-year Nov average: **5**

Closed Sales 3

-50.0% from Oct 2020: **6**

0.0% from Nov 2019: **3**

YTD	2020	2019	+/-
	33	**37**	-10.8%

5-year Nov average: **6**

Median Sold Price $108,000

2.9% from Oct 2020: **$104,950**

11.3% from Nov 2019: **$97,000**

YTD	2020	2019	+/-
	$115,000	**$99,900**	15.1%

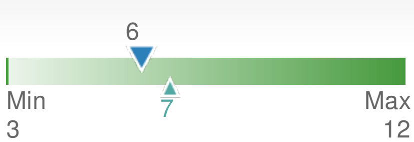
5-year Nov average: **$95,050**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for November was $108,000, representing an increase of 2.9% compared to last month and an increase of 11.3% from Nov 2019. The average days on market for units sold in November was 39 days, 14% below the 5-year November average of 45 days. There was no month over month change in new contract activity with 4 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 3; and no change in supply with 6 active units.

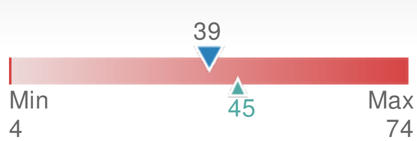
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.67 in October and a decrease from 1.67 in November 2019. The Contract Ratio is 33% lower than the 5-year November average of 0.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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



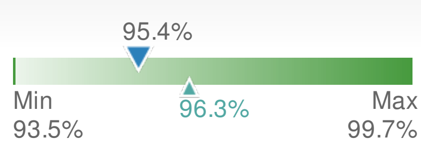
Oct 2020	Nov 2019
6	**3**

Avg DOM 39



Oct 2020	Nov 2019	YTD
68	**4**	**54**

Avg Sold to OLP Ratio 95.4%



Oct 2020	Nov 2019	YTD
92.9%	**99.7%**	**94.5%**

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

SmartCharts
MarketStats by ShowingTime

November 2020

33948 - SFH/Villa

New Listings 28

-39.1% from Oct 2020: 46

-36.4% from Nov 2019: 44

YTD	2020	2019	+/-
	514	546	-5.9%

5-year Nov average: **46**

New Pendings 42

-30.0% from Oct 2020: 60

-20.8% from Nov 2019: 53

YTD	2020	2019	+/-
	609	557	9.3%

5-year Nov average: **47**

Closed Sales 45

4.7% from Oct 2020: 43

36.4% from Nov 2019: 33

YTD	2020	2019	+/-
	447	412	8.5%

5-year Nov average: **35**

Median Sold Price $228,000

-5.0% from Oct 2020: $239,900

8.7% from Nov 2019: $209,800

YTD	2020	2019	+/-
	$214,900	$195,000	10.2%

5-year Nov average: **$194,480**

Summary

In 33948, the median sold price for SFH/Villa properties for November was $228,000, representing a decrease of 5% compared to last month and an increase of 8.7% from Nov 2019. The average days on market for units sold in November was 47 days, 7% below the 5-year November average of 51 days. There was a 30% month over month decrease in new contract activity with 42 New Pendings; a 19.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 66; and a 2.9% decrease in supply to 66 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.21 in October and an increase from 0.58 in November 2019. The Contract Ratio is 85% higher than the 5-year November average of 0.54. 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 66

66

Min 66 | 115 | Max 145

5-year Nov average

Oct 2020	Nov 2019
68	113

Avg DOM 47

47

Min 27 | 51 | Max 77

5-year Nov average

Oct 2020	Nov 2019	YTD
30	77	48

Avg Sold to OLP Ratio 97.7%

97.7%

Min 95.1% | 95.9% | Max 97.7%

5-year Nov average

Oct 2020	Nov 2019	YTD
98.6%	95.1%	95.7%

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

MarketStats by ShowingTime