December 2020

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

Local Market Insight

33948

MarketStats by ShowingTime

December 2020

33948

New Listings 40

33.3% from Nov 2020: **30**

5.3% from Dec 2019: **38**

YTD	2020	2019	+/-
	599	622	-3.7%

5-year Dec average: **43**

New Pendings 59

28.3% from Nov 2020: **46**

34.1% from Dec 2019: **44**

YTD	2020	2019	+/-
	711	644	10.4%

5-year Dec average: **47**

Closed Sales 44

-8.3% from Nov 2020: **48**

-13.7% from Dec 2019: **51**

YTD	2020	2019	+/-
	524	500	4.8%

5-year Dec average: **42**

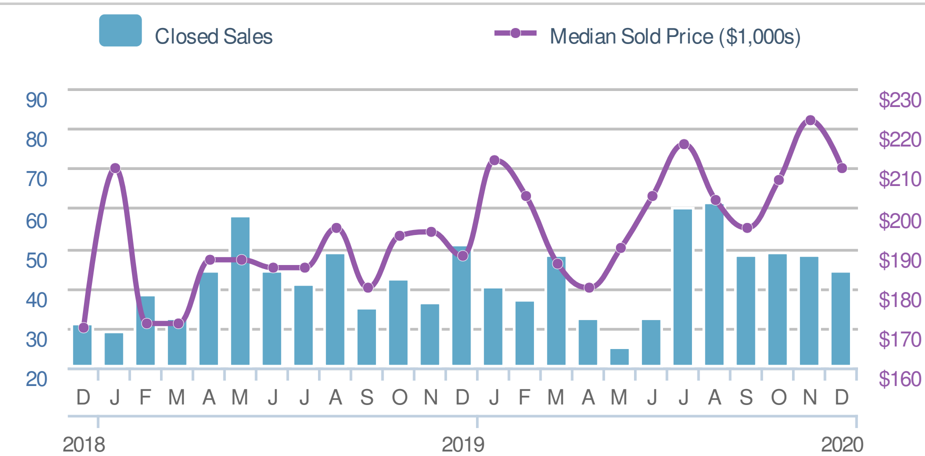
Median Sold Price $210,000

-5.4% from Nov 2020: **$222,000**

11.7% from Dec 2019: **$188,000**

YTD	2020	2019	+/-
	$203,950	$189,950	7.4%

5-year Dec average: **$183,800**



Active Listings 56

56

Min 56 — 116 — Max 155

5-year Dec average

Nov 2020	Dec 2019
72	**95**

Avg DOM 42

42

Min 42 — 51 — Max 65

5-year Dec average

Nov 2020	Dec 2019	YTD
46	**65**	**48**

Avg Sold to OLP Ratio 95.5%

95.5%

Min 94.0% — 94.9% — Max 95.5%

5-year Dec average

Nov 2020	Dec 2019	YTD
97.5%	**94.7%**	**95.6%**

December 2020

33948 - Condo/Co-op/TH

New Listings 5

150.0% from Nov 2020: **2**

150.0% from Dec 2019: **2**

YTD	2020	2019	+/-
	50	**40**	25.0%

5-year Dec average: **5**

New Pendings 5

25.0% from Nov 2020: **4**

150.0% from Dec 2019: **2**

YTD	2020	2019	+/-
	48	**45**	6.7%

5-year Dec average: **4**

Closed Sales 5

66.7% from Nov 2020: **3**

0.0% from Dec 2019: **5**

YTD	2020	2019	+/-
	38	**42**	-9.5%

5-year Dec average: **4**

Median Sold Price $120,000

11.1% from Nov 2020: **$108,000**

21.2% from Dec 2019: **$99,000**

YTD	2020	2019	+/-
	$115,000	**$99,450**	15.6%

5-year Dec average: **$112,900**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for December was $120,000, representing an increase of 11.1% compared to last month and an increase of 21.2% from Dec 2019. The average days on market for units sold in December was 65 days, 18% below the 5-year December average of 79 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 3; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.50 in November and a decrease from 1.00 in December 2019. The Contract Ratio is 5% lower than the 5-year December average of 0.63. 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 5

5

Min 2 | 7 5-year Dec average | Max 14

Nov 2020	Dec 2019
6	**2**

Avg DOM 65

65

Min 20 | 79 5-year Dec average | Max 218

Nov 2020	Dec 2019	YTD
39	**50**	**56**

Avg Sold to OLP Ratio 93.9%

93.9%

Min 93.7% | 97.0% 5-year Dec average | Max 102.5%

Nov 2020	Dec 2019	YTD
95.4%	**96.2%**	**94.4%**

December 2020

33948 - SFH/Villa

New Listings 35

25.0% from Nov 2020: **28**

0.0% from Dec 2019: **35**

YTD	2020	2019	+/-
	549	**581**	-5.5%

5-year Dec average: **38**

New Pendings 54

28.6% from Nov 2020: **42**

28.6% from Dec 2019: **42**

YTD	2020	2019	+/-
	663	**599**	10.7%

5-year Dec average: **43**

Closed Sales 39

-13.3% from Nov 2020: **45**

-15.2% from Dec 2019: **46**

YTD	2020	2019	+/-
	486	**458**	6.1%

5-year Dec average: **38**

Median Sold Price $224,000

-1.8% from Nov 2020: **$228,000**

16.0% from Dec 2019: **$193,050**

YTD	2020	2019	+/-
	$215,000	**$195,000**	10.3%

5-year Dec average: **$192,310**

Summary

In 33948, the median sold price for SFH/Villa properties for December was $224,000, representing a decrease of 1.8% compared to last month and an increase of 16% from Dec 2019. The average days on market for units sold in December was 39 days, 20% below the 5-year December average of 49 days. There was a 28.6% month over month increase in new contract activity with 54 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from November) to 72; and a 22.7% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 1.41 pendings per active listing, up from 1.00 in November and an increase from 0.55 in December 2019. The Contract Ratio is 138% higher than the 5-year December average of 0.59. 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 51

51

Min 51 — 109 — Max 150

5-year Dec average

Nov 2020	Dec 2019
66	**93**

Avg DOM 39

39

Min 39 — 49 — Max 67

5-year Dec average

Nov 2020	Dec 2019	YTD
47	**67**	**48**

Avg Sold to OLP Ratio 95.7%

95.7%

Min 94.1% — 94.7% — Max 95.7%

5-year Dec average

Nov 2020	Dec 2019	YTD
97.7%	**94.6%**	**95.7%**