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

Local Market Insight

33950





33950

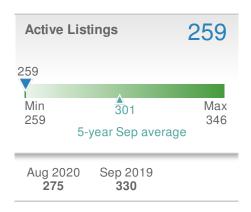
New Listings		112	
	24.4% Aug 2020: 90	36.6% from Sep 2019:	
YTD	2020 972	2019 909	+/- 6.9%
5-year Sep average: 82			

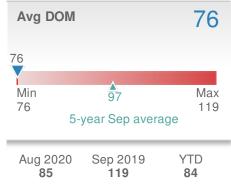










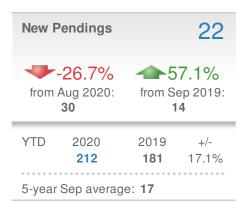






33950 - Condo/Co-op/TH

New Listings		25	
	19.0% Aug 2020: 21	-16.7% from Sep 2019:	
YTD	2020 273	2019 235	+/- 16.2%
5-year Sep average: 21			



Closed Sales		25		
	0.0% from Aug 2020: 25		38.9% from Sep 2019:	
YTD	2020 172	2019 162	+/- 6.2%	
5-year	Sep averag	e: 17		



5-year Sep average: **\$215,490**

Summary

In 33950, the median sold price for Condo/Co-op/TH properties for September was \$245,000, representing an increase of 17.2% compared to last month and an increase of 19.5% from Sep 2019. The average days on market for units sold in September was 73 days, 23% below the 5-year September average of 94 days. There was a 26.7% month over month decrease in new contract activity with 22 New Pendings; a 15.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 28; and a 7.1% decrease in supply to 118 active units.

This activity resulted in a Contract Ratio of 0.24 pendings per active listing, down from 0.26 in August and an increase from 0.20 in September 2019. The Contract Ratio is 7% lower than the 5-year September average of 0.26. 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.



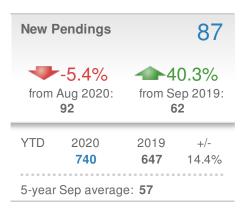






33950 - SFH/Villa

New Listings		80	
37.9% from Aug 2020: 58		70.2% from Sep 2019:	
YTD	2020 629	2019 612	+/- 2.8%
5-year Sep average: 56			



Closed Sales		72	
	-4.3% Aug 2020: 69	from Se	ep 2019:
YTD	2020 551	2019 509	+/- 8.3%
5-year	Sep average	e: 49	



Summary

In 33950, the median sold price for SFH/Villa properties for September was \$390,719, representing an increase of 7% compared to last month and an increase of 27.7% from Sep 2019. The average days on market for units sold in September was 76 days, 25% below the 5-year September average of 101 days. There was a 5.4% month over month decrease in new contract activity with 87 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 104; and a 6% increase in supply to 123 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.87 in August and an increase from 0.32 in September 2019. The Contract Ratio is 109% higher than the 5-year September average of 0.41. 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.

