October 2020

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

Local Market Insight

33950

MarketStats by ShowingTime

October 2020

33950

New Listings 96

-14.3% from Sep 2020: **112**

-4.0% from Oct 2019: **100**

YTD	2020	2019	+/-
	1,070	**1,009**	6.0%

5-year Oct average: **106**

New Pendings 113

-3.4% from Sep 2020: **117**

22.8% from Oct 2019: **92**

YTD	2020	2019	+/-
	1,139	**985**	15.6%

5-year Oct average: **84**

Closed Sales 99

-6.6% from Sep 2020: **106**

41.4% from Oct 2019: **70**

YTD	2020	2019	+/-
	880	**792**	11.1%

5-year Oct average: **69**

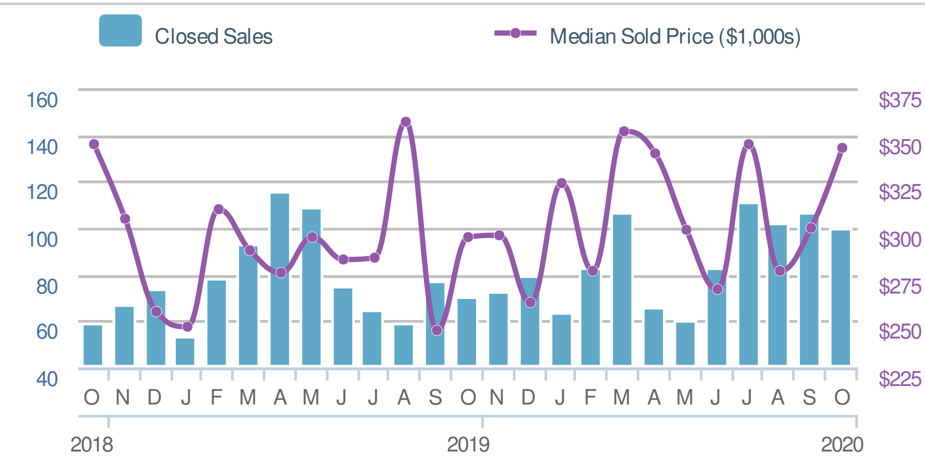
Median Sold Price $343,000

14.3% from Sep 2020: **$300,000**

16.3% from Oct 2019: **$295,000**

YTD	2020	2019	+/-
	$320,000	**$287,400**	11.3%

5-year Oct average: **$319,200**



Active Listings 245

245

Min 245 — 322 — Max 381

5-year Oct average

Sep 2020	Oct 2019
259	**335**

Avg DOM 69

69

Min 69 — 99 — Max 110

5-year Oct average

Sep 2020	Oct 2019	YTD
76	**108**	**82**

Avg Sold to OLP Ratio 95.5%

95.5%

Min 92.1% — 93.5% — Max 95.5%

5-year Oct average

Sep 2020	Oct 2019	YTD
97.7%	**92.5%**	**94.4%**

SmartCharts
MarketStats by ShowingTime

October 2020

33950 - Condo/Co-op/TH

New Listings 23

-8.0% from Sep 2020: **25**

4.5% from Oct 2019: **22**

YTD	2020	2019	+/-
	296	**257**	15.2%

5-year Oct average: **26**

New Pendings 27

22.7% from Sep 2020: **22**

22.7% from Oct 2019: **22**

YTD	2020	2019	+/-
	239	**203**	17.7%

5-year Oct average: **20**

Closed Sales 21

-16.0% from Sep 2020: **25**

10.5% from Oct 2019: **19**

YTD	2020	2019	+/-
	193	**181**	6.6%

5-year Oct average: **16**

Median Sold Price $292,500

19.4% from Sep 2020: **$245,000**

13.4% from Oct 2019: **$258,000**

YTD	2020	2019	+/-
	$233,000	**$220,000**	5.9%

5-year Oct average: **$249,560**

Summary

In 33950, the median sold price for Condo/Co-op/TH properties for October was $292,500, representing an increase of 19.4% compared to last month and an increase of 13.4% from Oct 2019. The average days on market for units sold in October was 79 days, 33% below the 5-year October average of 118 days. There was a 22.7% month over month increase in new contract activity with 27 New Pendings; a 17.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 33; and a 6.8% decrease in supply to 110 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, up from 0.24 in September and an increase from 0.20 in October 2019. The Contract Ratio is 26% higher than the 5-year October average of 0.24. 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 110

110

Min 75 — 90 (5-year Oct average) — Max 110

Sep 2020	Oct 2019
118	**93**

Avg DOM 79

79

Min 79 — 118 (5-year Oct average) — Max 142

Sep 2020	Oct 2019	YTD
73	**105**	**92**

Avg Sold to OLP Ratio 93.4%

93.4%

Min 88.1% — 91.9% (5-year Oct average) — Max 95.2%

Sep 2020	Oct 2019	YTD
94.6%	**95.2%**	**92.7%**

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

October 2020

33950 - SFH/Villa

New Listings 66

-17.5% from Sep 2020: **80**

-12.0% from Oct 2019: **75**

YTD	2020	2019	+/-
	697	**687**	1.5%

5-year Oct average: **73**

New Pendings 81

-6.9% from Sep 2020: **87**

28.6% from Oct 2019: **63**

YTD	2020	2019	+/-
	821	**710**	15.6%

5-year Oct average: **58**

Closed Sales 74

2.8% from Sep 2020: **72**

68.2% from Oct 2019: **44**

YTD	2020	2019	+/-
	626	**553**	13.2%

5-year Oct average: **49**

Median Sold Price $420,500

7.6% from Sep 2020: **$390,719**

4.5% from Oct 2019: **$402,500**

YTD	2020	2019	+/-
	$390,719	**$376,000**	3.9%

5-year Oct average: **$398,450**

Summary

In 33950, the median sold price for SFH/Villa properties for October was $420,500, representing an increase of 7.6% compared to last month and an increase of 4.5% from Oct 2019. The average days on market for units sold in October was 64 days, 33% below the 5-year October average of 96 days. There was a 6.9% month over month decrease in new contract activity with 81 New Pendings; a 10.6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 93; and a 7.3% decrease in supply to 114 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.85 in September and an increase from 0.31 in October 2019. The Contract Ratio is 125% higher than the 5-year October average of 0.36. 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 114

114

Min 114 | 206 5-year Oct average | Max 250

Sep 2020	Oct 2019
123	**223**

Avg DOM 64

64

Min 64 | 96 5-year Oct average | Max 117

Sep 2020	Oct 2019	YTD
76	**117**	**79**

Avg Sold to OLP Ratio 96.3%

96.3%

Min 92.3% | 94.2% 5-year Oct average | Max 96.3%

Sep 2020	Oct 2019	YTD
98.8%	**92.3%**	**94.9%**

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