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

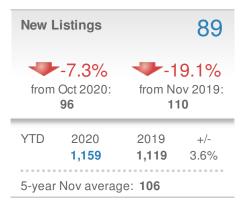
## **Local Market Insight**

33950





33950













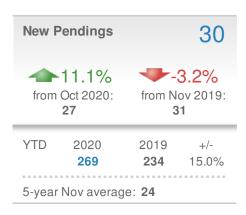






33950 - Condo/Co-op/TH

New L	istings.	28			
21.7% from Oct 2020:		-24.3% from Nov 2019: 37			
YTD	2020 <b>323</b>	2019 <b>294</b>	+/- 9.9%		
5-year Nov average: <b>31</b>					







## **Summary**

In 33950, the median sold price for Condo/Co-op/TH properties for November was \$300,000, representing an increase of 2.6% compared to last month and an increase of 20% from Nov 2019. The average days on market for units sold in November was 69 days, 26% below the 5-year November average of 93 days. There was an 11.1% month over month increase in new contract activity with 30 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from October) to 38; and a 2.7% decrease in supply to 107 active units.

This activity resulted in a Contract Ratio of 0.36 pendings per active listing, up from 0.30 in October and a decrease from 0.37 in November 2019. The Contract Ratio is 30% higher than the 5-year November average of 0.28. 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.





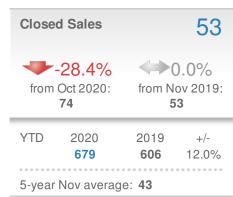




33950 - SFH/Villa

New L	istings.	55			
-16.7%		-15.4%			
from Oct 2020:		from Nov 2019:			
66		65			
YTD	2020	2019	+/-		
	<b>753</b>	<b>753</b>	0.0%		
5-year Nov average: <b>69</b>					







## **Summary**

In 33950, the median sold price for SFH/Villa properties for November was \$450,000, representing an increase of 7% compared to last month and an increase of 28.6% from Nov 2019. The average days on market for units sold in November was 50 days, 37% below the 5-year November average of 80 days. There was a 7.4% month over month decrease in new contract activity with 75 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 104; and an 8.8% decrease in supply to 104 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.82 in October and an increase from 0.24 in November 2019. The Contract Ratio is 162% higher than the 5-year November average of 0.38. 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.



