December 2020

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

Local Market Insight

33950

MarketStats
by ShowingTime

December 2020

33950

New Listings 72

-19.1% from Nov 2020: **89**
-25.0% from Dec 2019: **96**

YTD	2020	2019	+/-
	1,231	1,215	1.3%

5-year Dec average: **86**

New Pendings 96

-17.2% from Nov 2020: **116**
37.1% from Dec 2019: **70**

YTD	2020	2019	+/-
	1,351	1,139	18.6%

5-year Dec average: **73**

Closed Sales 119

46.9% from Nov 2020: **81**
50.6% from Dec 2019: **79**

YTD	2020	2019	+/-
	1,081	943	14.6%

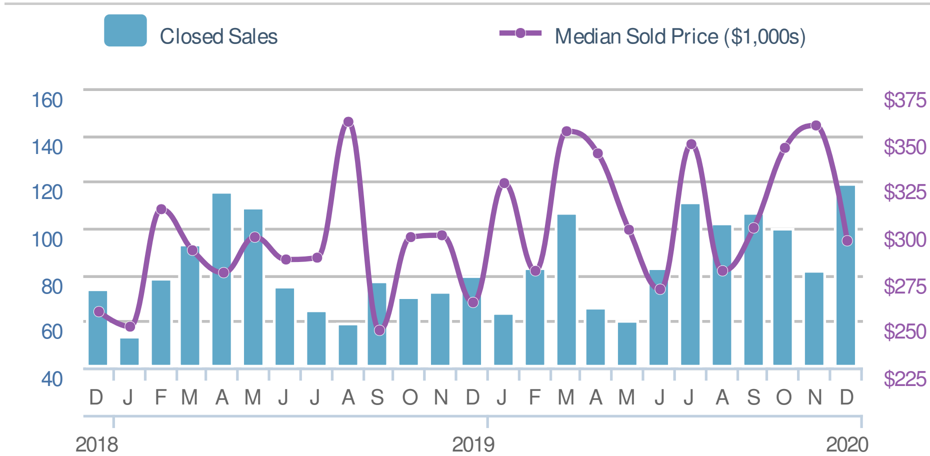
5-year Dec average: **75**

Median Sold Price $293,000

-17.5% from Nov 2020: **$355,000**
12.7% from Dec 2019: **$260,000**

YTD	2020	2019	+/-
	$320,000	$285,000	12.3%

5-year Dec average: **$286,500**



Active Listings 208

208
Min 208
356
Max 442
5-year Dec average

Nov 2020	Dec 2019
230	372

Avg DOM 63

63
Min 63
78
Max 93
5-year Dec average

Nov 2020	Dec 2019	YTD
57	71	78

Avg Sold to OLP Ratio 96.6%

96.6%
Min 93.3%
95.1%
Max 97.3%
5-year Dec average

Nov 2020	Dec 2019	YTD
96.6%	93.7%	94.8%

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

December 2020

33950 - Condo/Co-op/TH

New Listings: 20

-28.6%	-28.6%
from Nov 2020: **28**	from Dec 2019: **28**

YTD	2020	2019	+/-
	343	**322**	6.5%

5-year Dec average: **23**

New Pendings: 18

-40.0%	-14.3%
from Nov 2020: **30**	from Dec 2019: **21**

YTD	2020	2019	+/-
	287	**255**	12.5%

5-year Dec average: **18**

Closed Sales: 30

36.4%	-9.1%
from Nov 2020: **22**	from Dec 2019: **33**

YTD	2020	2019	+/-
	245	**227**	7.9%

5-year Dec average: **21**

Median Sold Price: $251,250

-16.3%	2.1%
from Nov 2020: **$300,000**	from Dec 2019: **$246,000**

YTD	2020	2019	+/-
	$235,000	**$227,000**	3.5%

5-year Dec average: **$227,880**

Summary

In 33950, the median sold price for Condo/Co-op/TH properties for December was $251,250, representing a decrease of 16.3% compared to last month and an increase of 2.1% from Dec 2019. The average days on market for units sold in December was 90 days, 15% above the 5-year December average of 78 days. There was a 40% month over month decrease in new contract activity with 18 New Pendings; a 34.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 25; and a 3.7% decrease in supply to 103 active units.

This activity resulted in a Contract Ratio of 0.24 pendings per active listing, down from 0.36 in November and an increase from 0.23 in December 2019. The Contract Ratio is 12% higher than the 5-year December average of 0.21. 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: 103

103

Min 88 | 99 (5-year Dec average) | Max 105

Nov 2020	Dec 2019
107	**100**

Avg DOM: 90

90

Min 39 | 78 (5-year Dec average) | Max 120

Nov 2020	Dec 2019	YTD
69	**71**	**90**

Avg Sold to OLP Ratio: 96.7%

96.7%

Min 93.5% | 95.2% (5-year Dec average) | Max 96.7%

Nov 2020	Dec 2019	YTD
95.6%	**94.5%**	**93.4%**

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

December 2020

33950 - SFH/Villa

New Listings 48

-12.7% from Nov 2020: **55**

-21.3% from Dec 2019: **61**

YTD	2020	2019	+/-
	801	**814**	-1.6%

5-year Dec average: **57**

New Pendings 72

-4.0% from Nov 2020: **75**

71.4% from Dec 2019: **42**

YTD	2020	2019	+/-
	968	**801**	20.8%

5-year Dec average: **49**

Closed Sales 83

56.6% from Nov 2020: **53**

102.4% from Dec 2019: **41**

YTD	2020	2019	+/-
	763	**647**	17.9%

5-year Dec average: **50**

Median Sold Price $400,000

-11.1% from Nov 2020: **$450,000**

0.0% from Dec 2019: **$400,000**

YTD	2020	2019	+/-
	$395,000	**$375,000**	5.3%

5-year Dec average: **$359,400**

Summary

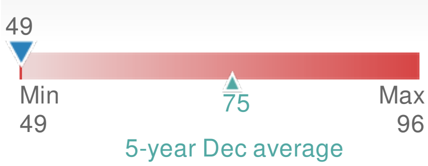
In 33950, the median sold price for SFH/Villa properties for December was $400,000, representing a decrease of 11.1% compared to last month and no change from Dec 2019. The average days on market for units sold in December was 49 days, 34% below the 5-year December average of 75 days. There was a 4% month over month decrease in new contract activity with 72 New Pendings; a 22.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 81; and a 17.3% decrease in supply to 86 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.00 in November and an increase from 0.18 in December 2019. The Contract Ratio is 187% higher than the 5-year December average of 0.33. 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 86

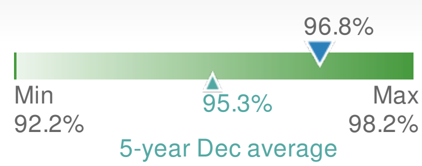
Nov 2020	Dec 2019
104	**249**

Avg DOM 49



Nov 2020	Dec 2019	YTD
50	**60**	**74**

Avg Sold to OLP Ratio 96.8%



Nov 2020	Dec 2019	YTD
97.9%	**94.3%**	**95.3%**