September 2020

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

Local Market **Insight**

33952

MarketStats
by ShowingTime

September 2020

33952

New Listings 109

7.9% from Aug 2020: 101

13.5% from Sep 2019: 96

YTD	2020	2019	+/-
	831	860	-3.4%

5-year Sep average: **89**

New Pendings 142

21.4% from Aug 2020: 117

65.1% from Sep 2019: 86

YTD	2020	2019	+/-
	987	996	-0.9%

5-year Sep average: **99**

Closed Sales 98

10.1% from Aug 2020: 89

28.9% from Sep 2019: 76

YTD	2020	2019	+/-
	667	744	-10.3%

5-year Sep average: **78**

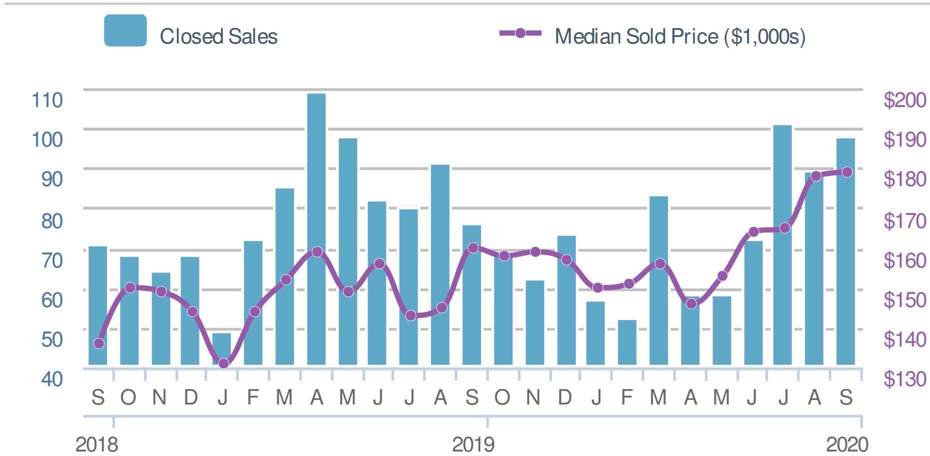
Median Sold Price $179,500

0.6% from Aug 2020: $178,500

12.2% from Sep 2019: $160,000

YTD	2020	2019	+/-
	$160,900	$150,000	7.3%

5-year Sep average: **$143,100**



Active Listings 119

119

Min 119 | 171 | Max 202

5-year Sep average

Aug 2020	Sep 2019
141	181

Avg DOM 41

41

Min 41 | 60 | Max 83

5-year Sep average

Aug 2020	Sep 2019	YTD
52	58	53

Avg Sold to OLP Ratio 96.1%

96.1%

Min 92.6% | 93.7% | Max 96.1%

5-year Sep average

Aug 2020	Sep 2019	YTD
96.5%	94.4%	95.3%

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

September 2020

33952 - Condo/Co-op/TH

New Listings — 14

- 7.7% from Aug 2020: **13**
- 100.0% from Sep 2019: **7**

YTD	2020	2019	+/-
	98	88	11.4%

5-year Sep average: **10**

New Pendings — 15

- 87.5% from Aug 2020: **8**
- 36.4% from Sep 2019: **11**

YTD	2020	2019	+/-
	98	**106**	-7.5%

5-year Sep average: **12**

Closed Sales — 7

- -22.2% from Aug 2020: **9**
- 16.7% from Sep 2019: **6**

YTD	2020	2019	+/-
	68	**83**	-18.1%

5-year Sep average: **9**

Median Sold Price — $85,000

- 11.8% from Aug 2020: **$76,000**
- 24.1% from Sep 2019: **$68,500**

YTD	2020	2019	+/-
	$80,000	**$72,000**	11.1%

5-year Sep average: **$70,640**

Summary

In 33952, the median sold price for Condo/Co-op/TH properties for September was $85,000, representing an increase of 11.8% compared to last month and an increase of 24.1% from Sep 2019. The average days on market for units sold in September was 71 days, 5% above the 5-year September average of 68 days. There was an 87.5% month over month increase in new contract activity with 15 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 13.3% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, up from 0.30 in August and a decrease from 0.91 in September 2019. The Contract Ratio is 25% lower than the 5-year September average of 0.72. 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 — 26

26

Min 11 | 16 | Max 26

5-year Sep average

Aug 2020	Sep 2019
30	**11**

Avg DOM — 71

71

Min 44 | 68 | Max 96

5-year Sep average

Aug 2020	Sep 2019	YTD
82	**70**	**62**

Avg Sold to OLP Ratio — 93.0%

93.0%

Min 92.2% | 93.4% | Max 96.1%

5-year Sep average

Aug 2020	Sep 2019	YTD
93.1%	**92.2%**	**93.0%**

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

September 2020

33952 - SFH/Villa

New Listings 95

8.0% from Aug 2020: **88**

6.7% from Sep 2019: **89**

YTD	2020	2019	+/-
	733	**771**	-4.9%

5-year Sep average: **79**

New Pendings 127

16.5% from Aug 2020: **109**

69.3% from Sep 2019: **75**

YTD	2020	2019	+/-
	889	**890**	-0.1%

5-year Sep average: **87**

Closed Sales 91

13.8% from Aug 2020: **80**

30.0% from Sep 2019: **70**

YTD	2020	2019	+/-
	599	**661**	-9.4%

5-year Sep average: **69**

Median Sold Price $187,000

0.5% from Aug 2020: **$186,000**

14.0% from Sep 2019: **$164,000**

YTD	2020	2019	+/-
	$172,000	**$159,900**	7.6%

5-year Sep average: **$151,700**

Summary

In 33952, the median sold price for SFH/Villa properties for September was $187,000, representing an increase of 0.5% compared to last month and an increase of 14% from Sep 2019. The average days on market for units sold in September was 39 days, 34% below the 5-year September average of 59 days. There was a 16.5% month over month increase in new contract activity with 127 New Pendings; a 9.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 149; and a 16.2% decrease in supply to 93 active units.

This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.23 in August and an increase from 0.46 in September 2019. The Contract Ratio is 111% higher than the 5-year September average of 0.76. 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 93

93

Min 93 | 155 | Max 188

5-year Sep average

Aug 2020	Sep 2019
111	**170**

Avg DOM 39

39

Min 39 | 59 | Max 88

5-year Sep average

Aug 2020	Sep 2019	YTD
49	**57**	**52**

Avg Sold to OLP Ratio 96.3%

96.3%

Min 92.1% | 93.7% | Max 96.3%

5-year Sep average

Aug 2020	Sep 2019	YTD
96.9%	**94.5%**	**95.5%**

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