October 2020

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

Local Market Insight

33952

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

October 2020

33952

New Listings 106

-2.8% from Sep 2020: **109**

27.7% from Oct 2019: **83**

YTD	2020	2019	+/-
	937	943	-0.6%

5-year Oct average: **101**

New Pendings 114

-19.7% from Sep 2020: **142**

40.7% from Oct 2019: **81**

YTD	2020	2019	+/-
	1,101	1,077	2.2%

5-year Oct average: **97**

Closed Sales 95

-3.1% from Sep 2020: **98**

37.7% from Oct 2019: **69**

YTD	2020	2019	+/-
	762	813	-6.3%

5-year Oct average: **75**

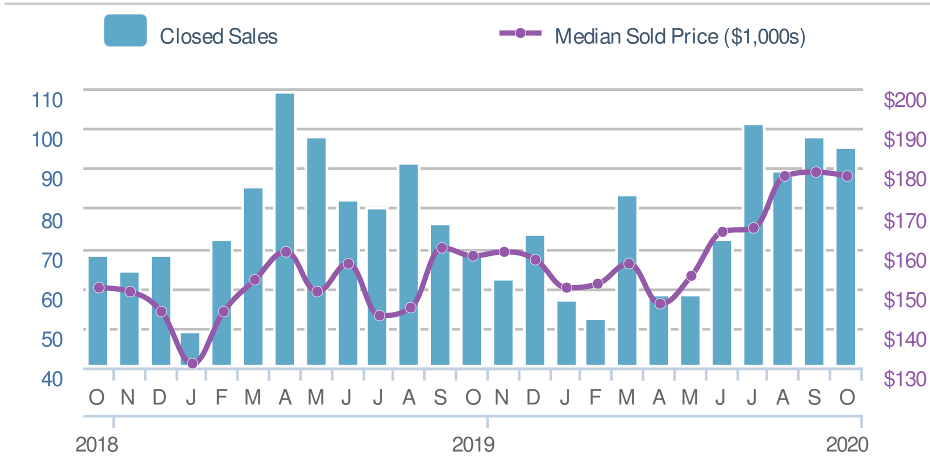
Median Sold Price $178,000

-0.8% from Sep 2020: **$179,500**

12.7% from Oct 2019: **$158,000**

YTD	2020	2019	+/-
	$165,000	$150,000	10.0%

5-year Oct average: **$147,975**



Active Listings 129

129

Min 129 | 190 | Max 221

5-year Oct average

Sep 2020	Oct 2019
119	**186**

Avg DOM 36

36

Min 33 | 46 | Max 65

5-year Oct average

Sep 2020	Oct 2019	YTD
41	**33**	**51**

Avg Sold to OLP Ratio 97.7%

97.7%

Min 92.4% | 95.6% | Max 97.7%

5-year Oct average

Sep 2020	Oct 2019	YTD
96.1%	**96.7%**	**95.6%**

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

MarketStats by ShowingTime

October 2020

33952 - Condo/Co-op/TH

New Listings 17

21.4% from Sep 2020: **14**

6.3% from Oct 2019: **16**

YTD	2020	2019	+/-
	115	**104**	10.6%

5-year Oct average: **17**

New Pendings 19

26.7% from Sep 2020: **15**

90.0% from Oct 2019: **10**

YTD	2020	2019	+/-
	117	**116**	0.9%

5-year Oct average: **11**

Closed Sales 11

57.1% from Sep 2020: **7**

37.5% from Oct 2019: **8**

YTD	2020	2019	+/-
	79	**91**	-13.2%

5-year Oct average: **10**

Median Sold Price $72,500

-14.7% from Sep 2020: **$85,000**

-8.8% from Oct 2019: **$79,510**

YTD	2020	2019	+/-
	$79,000	**$72,500**	9.0%

5-year Oct average: **$72,392**

Summary

In 33952, the median sold price for Condo/Co-op/TH properties for October was $72,500, representing a decrease of 14.7% compared to last month and a decrease of 8.8% from Oct 2019. The average days on market for units sold in October was 43 days, 27% below the 5-year October average of 59 days. There was a 26.7% month over month increase in new contract activity with 19 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 19; and a 3.8% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.54 in September and an increase from 0.45 in October 2019. The Contract Ratio is 71% higher than the 5-year October 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.

Active Listings 27

27

Min 16 — 25 — Max 39

5-year Oct average

Sep 2020	Oct 2019
26	**20**

Avg DOM 43

43

Min 26 — 59 — Max 145

5-year Oct average

Sep 2020	Oct 2019	YTD
71	**48**	**60**

Avg Sold to OLP Ratio 92.1%

92.1%

Min 91.2% — 94.0% — Max 98.3%

5-year Oct average

Sep 2020	Oct 2019	YTD
93.0%	**98.3%**	**92.9%**

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

October 2020

33952 - SFH/Villa

New Listings 89

-6.3% from Sep 2020: **95**

32.8% from Oct 2019: **67**

YTD	2020	2019	+/-
	822	**838**	-1.9%

5-year Oct average: **85**

New Pendings 95

-25.2% from Sep 2020: **127**

33.8% from Oct 2019: **71**

YTD	2020	2019	+/-
	984	**961**	2.4%

5-year Oct average: **86**

Closed Sales 84

-7.7% from Sep 2020: **91**

37.7% from Oct 2019: **61**

YTD	2020	2019	+/-
	683	**722**	-5.4%

5-year Oct average: **65**

Median Sold Price $185,000

-1.1% from Sep 2020: **$187,000**

12.8% from Oct 2019: **$164,000**

YTD	2020	2019	+/-
	$174,000	**$159,950**	8.8%

5-year Oct average: **$157,155**

Summary

In 33952, the median sold price for SFH/Villa properties for October was $185,000, representing a decrease of 1.1% compared to last month and an increase of 12.8% from Oct 2019. The average days on market for units sold in October was 35 days, 22% below the 5-year October average of 45 days. There was a 25.2% month over month decrease in new contract activity with 95 New Pendings; a 12.1% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 131; and a 9.7% increase in supply to 102 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, down from 1.60 in September and an increase from 0.45 in October 2019. The Contract Ratio is 96% higher than the 5-year October average of 0.65. 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 102

102

Min 102 | 165 | Max 191

5-year Oct average

Sep 2020	Oct 2019
93	**166**

Avg DOM 35

35

Min 31 | 45 | Max 58

5-year Oct average

Sep 2020	Oct 2019	YTD
39	**31**	**50**

Avg Sold to OLP Ratio 98.5%

98.5%

Min 92.6% | 95.8% | Max 98.5%

5-year Oct average

Sep 2020	Oct 2019	YTD
96.3%	**96.5%**	**95.9%**

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