November 2020

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

Local Market **Insight**

33952

MarketStats by ShowingTime

November 2020

33952

New Listings 85

-19.8% from Oct 2020: **106**

-12.4% from Nov 2019: **97**

YTD	2020	2019	+/-
	1,023	**1,041**	-1.7%

5-year Nov average: **95**

New Pendings 104

-8.8% from Oct 2020: **114**

14.3% from Nov 2019: **91**

YTD	2020	2019	+/-
	1,205	**1,168**	3.2%

5-year Nov average: **101**

Closed Sales 81

-14.7% from Oct 2020: **95**

30.6% from Nov 2019: **62**

YTD	2020	2019	+/-
	844	**875**	-3.5%

5-year Nov average: **70**

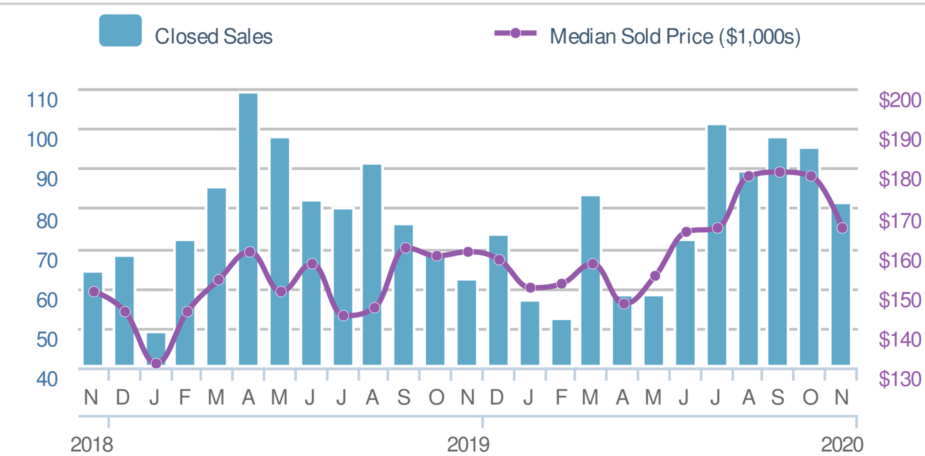
Median Sold Price $165,000

-7.3% from Oct 2020: **$178,000**

3.4% from Nov 2019: **$159,500**

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

5-year Nov average: **$143,950**



Active Listings 135

135

Min 135 | 198 | Max 229

5-year Nov average

Oct 2020	Nov 2019
129	**208**

Avg DOM 39

39

Min 39 | 46 | Max 56

5-year Nov average

Oct 2020	Nov 2019	YTD
36	**41**	**49**

Avg Sold to OLP Ratio 96.2%

96.2%

Min 93.6% | 94.5% | Max 96.2%

5-year Nov average

Oct 2020	Nov 2019	YTD
97.7%	**94.4%**	**95.7%**

November 2020

33952 - Condo/Co-op/TH

New Listings 9

-47.1% from Oct 2020: **17**

-10.0% from Nov 2019: **10**

YTD	2020	2019	+/-
	124	**114**	8.8%

5-year Nov average: **10**

New Pendings 11

-42.1% from Oct 2020: **19**

-15.4% from Nov 2019: **13**

YTD	2020	2019	+/-
	128	**129**	-0.8%

5-year Nov average: **10**

Closed Sales 13

18.2% from Oct 2020: **11**

85.7% from Nov 2019: **7**

YTD	2020	2019	+/-
	92	**98**	-6.1%

5-year Nov average: **7**

Median Sold Price $94,000

29.7% from Oct 2020: **$72,500**

27.0% from Nov 2019: **$74,000**

YTD	2020	2019	+/-
	$80,500	**$73,250**	9.9%

5-year Nov average: **$69,000**

Summary

In 33952, the median sold price for Condo/Co-op/TH properties for November was $94,000, representing an increase of 29.7% compared to last month and an increase of 27% from Nov 2019. The average days on market for units sold in November was 82 days, 24% above the 5-year November average of 66 days. There was a 42.1% month over month decrease in new contract activity with 11 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 14; and a 3.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.70 in October and a decrease from 0.78 in November 2019. The Contract Ratio is 17% higher than the 5-year November average of 0.43. 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 28

28

Min 18 | 27 5-year Nov average | Max 38

Oct 2020	Nov 2019
27	**18**

Avg DOM 82

82

Min 43 | 66 5-year Nov average | Max 82

Oct 2020	Nov 2019	YTD
43	**43**	**63**

Avg Sold to OLP Ratio 93.0%

93.0%

Min 91.4% | 92.4% 5-year Nov average | Max 93.0%

Oct 2020	Nov 2019	YTD
92.1%	**91.9%**	**92.9%**

November 2020

33952 - SFH/Villa

New Listings 76

-14.6% from Oct 2020: **89**

-12.6% from Nov 2019: **87**

YTD	2020	2019	+/-
	899	**926**	-2.9%

5-year Nov average: **84**

New Pendings 93

-2.1% from Oct 2020: **95**

19.2% from Nov 2019: **78**

YTD	2020	2019	+/-
	1,077	**1,039**	3.7%

5-year Nov average: **92**

Closed Sales 68

-19.0% from Oct 2020: **84**

23.6% from Nov 2019: **55**

YTD	2020	2019	+/-
	752	**777**	-3.2%

5-year Nov average: **63**

Median Sold Price $177,892

-3.8% from Oct 2020: **$185,000**

9.1% from Nov 2019: **$163,000**

YTD	2020	2019	+/-
	$174,650	**$160,000**	9.2%

5-year Nov average: **$149,978**

Summary

In 33952, the median sold price for SFH/Villa properties for November was $177,892, representing a decrease of 3.8% compared to last month and an increase of 9.1% from Nov 2019. The average days on market for units sold in November was 31 days, 29% below the 5-year November average of 44 days. There was a 2.1% month over month decrease in new contract activity with 93 New Pendings; a 1.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 129; and a 4.9% increase in supply to 107 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.28 in October and an increase from 0.41 in November 2019. The Contract Ratio is 85% higher than the 5-year November 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 107

107

Min 107 | 171 | Max 191

5-year Nov average

Oct 2020	Nov 2019
102	**190**

Avg DOM 31

31

Min 31 | 44 | Max 55

5-year Nov average

Oct 2020	Nov 2019	YTD
35	**40**	**48**

Avg Sold to OLP Ratio 96.8%

96.8%

Min 93.7% | 94.7% | Max 96.8%

5-year Nov average

Oct 2020	Nov 2019	YTD
98.5%	**94.8%**	**96.0%**

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