December 2020

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

Local Market Insight

33952

MarketStats
by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

December 2020

33952

New Listings 64

-24.7% from Nov 2020: **85**

-7.2% from Dec 2019: **69**

YTD	2020	2019	+/-
	1,087	**1,110**	-2.1%

5-year Dec average: **80**

New Pendings 100

-3.8% from Nov 2020: **104**

33.3% from Dec 2019: **75**

YTD	2020	2019	+/-
	1,305	**1,243**	5.0%

5-year Dec average: **84**

Closed Sales 96

18.5% from Nov 2020: **81**

31.5% from Dec 2019: **73**

YTD	2020	2019	+/-
	941	**948**	-0.7%

5-year Dec average: **82**

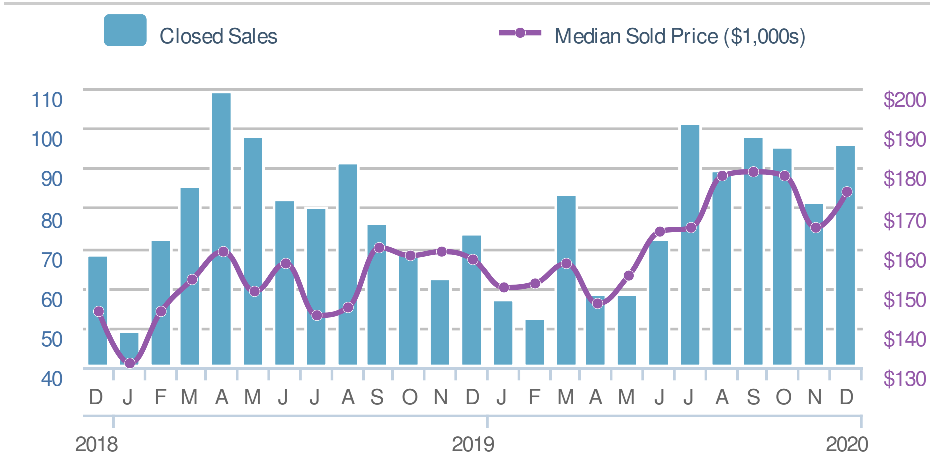
Median Sold Price $174,000

5.5% from Nov 2020: **$165,000**

10.8% from Dec 2019: **$157,000**

YTD	2020	2019	+/-
	$165,000	**$151,862**	8.7%

5-year Dec average: **$146,390**



Active Listings 120

120

Min 120 | 204 | Max 243

5-year Dec average

Nov 2020	Dec 2019
135	**201**

Avg DOM 32

32

Min 32 | 49 | Max 60

5-year Dec average

Nov 2020	Dec 2019	YTD
39	**55**	**48**

Avg Sold to OLP Ratio 96.5%

96.5%

Min 93.4% | 94.2% | Max 96.5%

5-year Dec average

Nov 2020	Dec 2019	YTD
96.2%	**93.6%**	**95.7%**

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

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

December 2020

33952 - Condo/Co-op/TH

New Listings 12

▲33.3% from Nov 2020: **9**

▲20.0% from Dec 2019: **10**

YTD	2020	2019	+/-
	136	**124**	9.7%

5-year Dec average: **11**

New Pendings 16

▲45.5% from Nov 2020: **11**

▲300.0% from Dec 2019: **4**

YTD	2020	2019	+/-
	144	**133**	8.3%

5-year Dec average: **11**

Closed Sales 10

▼-23.1% from Nov 2020: **13**

▼-9.1% from Dec 2019: **11**

YTD	2020	2019	+/-
	102	**109**	-6.4%

5-year Dec average: **9**

Median Sold Price $79,000

▼-16.0% from Nov 2020: **$94,000**

▼-1.3% from Dec 2019: **$80,000**

YTD	2020	2019	+/-
	$80,500	**$74,000**	8.8%

5-year Dec average: **$75,440**

Summary

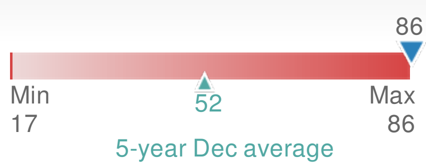
In 33952, the median sold price for Condo/Co-op/TH properties for December was $79,000, representing a decrease of 16% compared to last month and a decrease of 1.3% from Dec 2019. The average days on market for units sold in December was 86 days, 67% above the 5-year December average of 52 days. There was a 45.5% month over month increase in new contract activity with 16 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from November) to 18; and a 3.6% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.50 in November and an increase from 0.17 in December 2019. The Contract Ratio is 88% higher than the 5-year December average of 0.36. 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

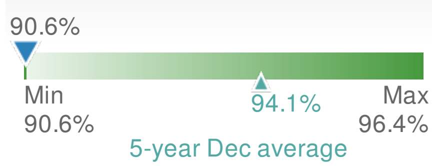
Nov 2020	Dec 2019
28	**24**

Avg DOM 86



Nov 2020	Dec 2019	YTD
82	**36**	**65**

Avg Sold to OLP Ratio 90.6%



Nov 2020	Dec 2019	YTD
93.0%	**96.3%**	**92.7%**

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

MarketStats by ShowingTime

December 2020

33952 - SFH/Villa

New Listings 52

-31.6% from Nov 2020: **76**

-11.9% from Dec 2019: **59**

YTD	2020	2019	+/-
	951	**985**	-3.5%

5-year Dec average: **69**

New Pendings 84

-9.7% from Nov 2020: **93**

18.3% from Dec 2019: **71**

YTD	2020	2019	+/-
	1,161	**1,110**	4.6%

5-year Dec average: **73**

Closed Sales 86

26.5% from Nov 2020: **68**

38.7% from Dec 2019: **62**

YTD	2020	2019	+/-
	839	**839**	0.0%

5-year Dec average: **73**

Median Sold Price $176,000

-1.1% from Nov 2020: **$177,892**

2.0% from Dec 2019: **$172,500**

YTD	2020	2019	+/-
	$175,000	**$160,000**	9.4%

5-year Dec average: **$153,260**

Summary

In 33952, the median sold price for SFH/Villa properties for December was $176,000, representing a decrease of 1.1% compared to last month and an increase of 2% from Dec 2019. The average days on market for units sold in December was 26 days, 46% below the 5-year December average of 48 days. There was a 9.7% month over month decrease in new contract activity with 84 New Pendings; a 17.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 106; and a 13.1% decrease in supply to 93 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.21 in November and an increase from 0.40 in December 2019. The Contract Ratio is 110% higher than the 5-year December average of 0.54. 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 | 174 5-year Dec average | Max 205

Nov 2020	Dec 2019
107	**177**

Avg DOM 26

26

Min 26 | 48 5-year Dec average | Max 62

Nov 2020	Dec 2019	YTD
31	**58**	**46**

Avg Sold to OLP Ratio 97.2%

97.2%

Min 93.1% | 94.3% 5-year Dec average | Max 97.2%

Nov 2020	Dec 2019	YTD
96.8%	**93.1%**	**96.1%**

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

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