September 2020

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

Local Market Insight

33953

MarketStats
by ShowingTime

September 2020

33953

New Listings 38

90.0% from Aug 2020: **20**

58.3% from Sep 2019: **24**

YTD	2020	2019	+/-
	257	**237**	8.4%

5-year Sep average: **26**

New Pendings 28

-30.0% from Aug 2020: **40**

55.6% from Sep 2019: **18**

YTD	2020	2019	+/-
	285	**245**	16.3%

5-year Sep average: **19**

Closed Sales 34

13.3% from Aug 2020: **30**

78.9% from Sep 2019: **19**

YTD	2020	2019	+/-
	205	**210**	-2.4%

5-year Sep average: **17**

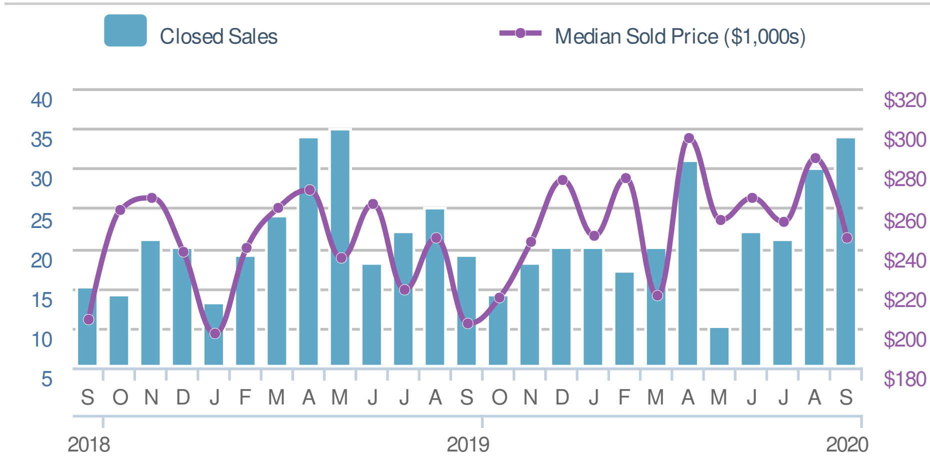
Median Sold Price $245,200

-14.0% from Aug 2020: **$285,000**

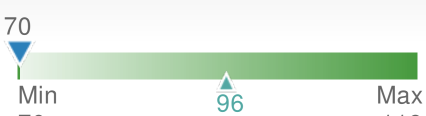
21.4% from Sep 2019: **$202,000**

YTD	2020	2019	+/-
	$260,000	**$245,000**	6.1%

5-year Sep average: **$229,740**



Active Listings 70

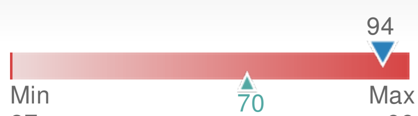


Min 70 — Max 119

5-year Sep average

Aug 2020	Sep 2019
58	**96**

Avg DOM 94

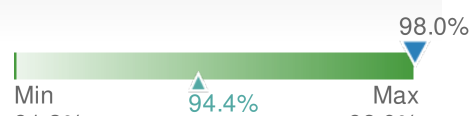


Min 27 — Max 99

5-year Sep average

Aug 2020	Sep 2019	YTD
70	**88**	**87**

Avg Sold to OLP Ratio 98.0%



Min 91.3% — Max 98.0%

5-year Sep average

Aug 2020	Sep 2019	YTD
93.9%	**93.8%**	**94.2%**

SmartCharts
MarketStats by ShowingTime

September 2020

33953 - Condo/Co-op/TH

New Listings 8

60.0% from Aug 2020: 5

100.0% from Sep 2019: 4

YTD	2020	2019	+/-
	49	26	88.5%

5-year Sep average: **4**

New Pendings 3

-40.0% from Aug 2020: 5

50.0% from Sep 2019: 2

YTD	2020	2019	+/-
	34	20	70.0%

5-year Sep average: **3**

Closed Sales 4

0.0% from Aug 2020: 4

100.0% from Sep 2019: 2

YTD	2020	2019	+/-
	33	18	83.3%

5-year Sep average: **2**

Median Sold Price $217,750

11.0% from Aug 2020: $196,250

94.9% from Sep 2019: $111,750

YTD	2020	2019	+/-
	$215,000	$185,950	15.6%

5-year Sep average: **$159,320**

Summary

In 33953, the median sold price for Condo/Co-op/TH properties for September was $217,750, representing an increase of 11% compared to last month and an increase of 94.9% from Sep 2019. The average days on market for units sold in September was 58 days, 81% above the 5-year September average of 32 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 4; and a 38.5% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.22 pendings per active listing, down from 0.38 in August and an increase from 0.16 in September 2019. The Contract Ratio is 11% lower than the 5-year September average of 0.25. 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 18

18

Min 13 — 19 — Max 25

5-year Sep average

Aug 2020	Sep 2019
13	25

Avg DOM 58

58

Min 10 — 32 — Max 58

5-year Sep average

Aug 2020	Sep 2019	YTD
92	56	86

Avg Sold to OLP Ratio 95.9%

95.9%

Min 86.0% — 93.3% — Max 100.1%

5-year Sep average

Aug 2020	Sep 2019	YTD
91.1%	89.1%	92.8%

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

MarketStats by ShowingTime

September 2020

33953 - SFH/Villa

New Listings 28

from Aug 2020:	from Sep 2019:
86.7%	47.4%
15	19

YTD	2020	2019	+/-
	195	193	1.0%

5-year Sep average: **22**

New Pendings 23

from Aug 2020:	from Sep 2019:
-30.3%	53.3%
33	15

YTD	2020	2019	+/-
	232	205	13.2%

5-year Sep average: **15**

Closed Sales 30

from Aug 2020:	from Sep 2019:
25.0%	100.0%
24	15

YTD	2020	2019	+/-
	160	176	-9.1%

5-year Sep average: **15**

Median Sold Price $259,352

from Aug 2020:	from Sep 2019:
-12.7%	5.9%
$297,000	$245,000

YTD	2020	2019	+/-
	$285,000	$265,000	7.5%

5-year Sep average: **$247,370**

Summary

In 33953, the median sold price for SFH/Villa properties for September was $259,352, representing a decrease of 12.7% compared to last month and an increase of 5.9% from Sep 2019. The average days on market for units sold in September was 98 days, 29% above the 5-year September average of 76 days. There was a 30.3% month over month decrease in new contract activity with 23 New Pendings; a 21.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 37; and a 16.7% increase in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.12 in August and an increase from 0.35 in September 2019. The Contract Ratio is 105% higher than the 5-year September average of 0.37. 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 49

49

Min	5-year Sep average	Max
49	72	91

Aug 2020	Sep 2019
42	65

Avg DOM 98

98

Min	5-year Sep average	Max
27	76	109

Aug 2020	Sep 2019	YTD
63	101	87

Avg Sold to OLP Ratio 98.2%

98.2%

Min	5-year Sep average	Max
91.9%	94.5%	98.2%

Aug 2020	Sep 2019	YTD
94.5%	93.9%	94.9%

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