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

Local Market Insight

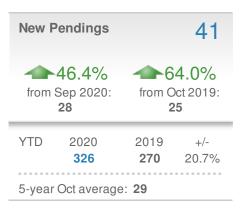
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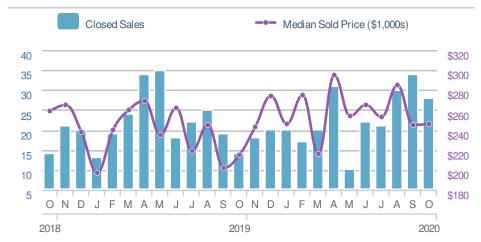
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New L	istings.		46		
21.1% from Sep 2020:		31.4% from Oct 2019:			
YTD	2020 303	2019 272	+/- 11.4%		
5-year Oct average: 40					

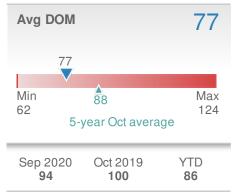








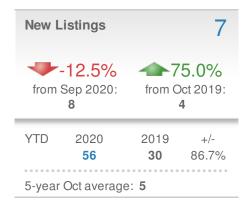


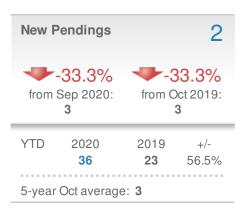






33953 - Condo/Co-op/TH







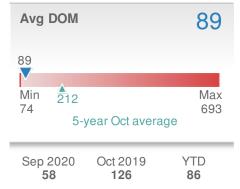


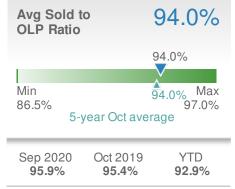
Summary

In 33953, the median sold price for Condo/Co-op/TH properties for October was \$210,000, representing a decrease of 3.6% compared to last month and an increase of 12.8% from Oct 2019. The average days on market for units sold in October was 89 days, 58% below the 5-year October average of 212 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 3; and a 27.8% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.13 pendings per active listing, down from 0.22 in September and a decrease from 0.20 in October 2019. The Contract Ratio is 48% lower than the 5-year October 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.



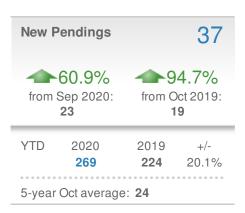






33953 - SFH/Villa

New L	istings.		35	
25.0% from Sep 2020:		16.7% from Oct 2019: 30		
YTD	2020 230	2019 223	+/- 3.1%	
5-year Oct average: 34				







Summary

In 33953, the median sold price for SFH/Villa properties for October was \$256,900, representing a decrease of 0.9% compared to last month and an increase of 8.4% from Oct 2019. The average days on market for units sold in October was 67 days, 8% below the 5-year October average of 72 days. There was a 60.9% month over month increase in new contract activity with 37 New Pendings; a 32.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 49; and an 8.2% decrease in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.76 in September and an increase from 0.35 in October 2019. The Contract Ratio is 130% higher than the 5-year October average of 0.47. 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.



