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

## Local Market Insight

### 33953



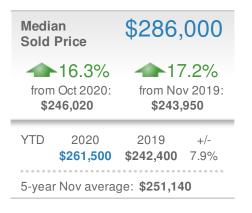


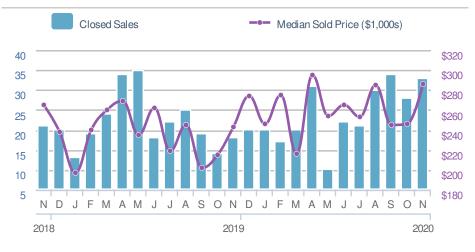
33953

New L	istings.	31			
-32.6%		-3.1%			
from Oct 2020:		from Nov 2019:			
46		32			
YTD	2020	2019	+/-		
	<b>334</b>	<b>304</b>	9.9%		
5-year	Nov average	e: <b>32</b>			

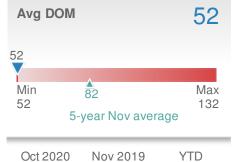












132

77

82

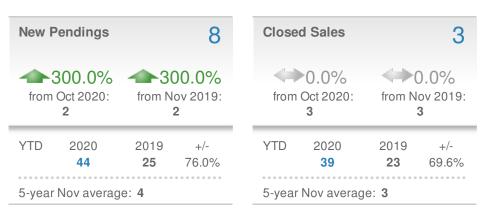






33953 - Condo/Co-op/TH

New L	istings.	8		
14.3%		0.0%		
from Oct 2020:		from Nov 2019:		
7		8		
YTD	2020	2019	+/-	
	<b>64</b>	<b>38</b>	68.4%	
5-year Nov average: <b>5</b>				



Median Sold Price		\$210,000			
0.0% from Oct 2020: \$210,000		-14.3% from Nov 2019: \$245,000			
YTD	2020 <b>\$213,000</b>	2019 +/- <b>\$189,900</b> 12.2%			
5-year Nov average: <b>\$217,890</b>					

#### Summary

In 33953, the median sold price for Condo/Co-op/TH properties for November was \$210,000, representing no change compared to last month and a decrease of 14.3% from Nov 2019. The average days on market for units sold in November was 135 days, 58% above the 5-year November average of 86 days. There was a 300% month over month increase in new contract activity with 8 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 7; and no change in supply with 23 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, up from 0.13 in October and an increase from 0.13 in November 2019. The Contract Ratio is 36% higher than the 5-year November average of 0.22. 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	23	Avg DOM		135	Avg Sold OLP Ratio	to (	92.4%
23 Min 22 14 5-year Nov ave	Max 30 rage	60	▲ 86 -year Nov avera	135 Max 135 age	92.4% Min 92.4%		98.2%
Oct 2020 Nov 2019 23 30		Oct 2020 <b>89</b>	Nov 2019 <b>60</b>	YTD 90	Oct 2020 <b>94.0%</b>	Nov 2019 <b>97.6%</b>	YTD 92.8%





33953 - SFH/Villa





Medi Sold	an Price	\$305,000				
+18.7% from Oct 2020: \$256,900		25.6% from Nov 2019: \$242,899				
YTD	2020 <b>\$285,000</b>	2019 <b>\$263,000</b>	+/- 8.4%			
5-yea	5-year Nov average: <b>\$265,580</b>					

#### Summary

In 33953, the median sold price for SFH/Villa properties for November was \$305,000, representing an increase of 18.7% compared to last month and an increase of 25.6% from Nov 2019. The average days on market for units sold in November was 45 days, 47% below the 5-year November average of 84 days. There was an 18.9% month over month decrease in new contract activity with 30 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 42; and a 6.7% decrease in supply to 42 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.09 in October and an increase from 0.29 in November 2019. The Contract Ratio is 139% higher than the 5-year November average of 0.42. 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 I	Listings	42	Avg DOM		45	Avg Sold OLP Ratio	to	95.7%
42			45					95.7
Min 42	<u>^</u> 84	Max 110	Min 45	<b>8</b> 4	Max 147	Min 92.4%	94.1%	Max 95.7%
5-year Nov average		5-	-year Nov avera	age	5-	year Nov ave	rage	
Oct 202 <b>45</b>	0 Nov 2019 <b>90</b>		Oct 2020 <b>67</b>	Nov 2019 <b>147</b>	YTD <b>79</b>	Oct 2020 <b>97.9%</b>	Nov 2019 <b>94.5%</b>	YTD 95.3%

