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

Local Market Insight

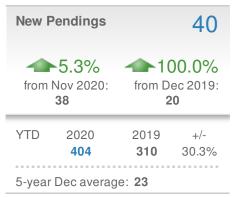
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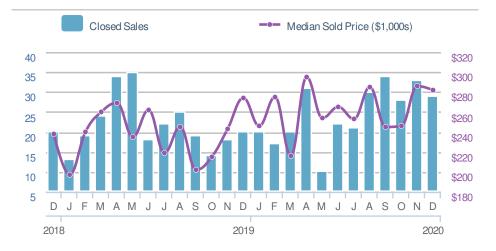
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New L	istings.	23		
+-25.8% from Nov 2020: 31		from D	1.7% ec 2019: 2	
YTD	2020 357	2019 316	+/- 13.0%	
5-year	Dec averag	e: 26		





Medi Sold	an Price	\$282,500			
from	-1.2% Nov 2020: 286,000	2.8% from Dec 2019: \$274,800			
YTD	2020 \$265,000	2019 \$245,000	+/- 8.2%		
5-yea	r Dec avera	ge: \$252,76	62		







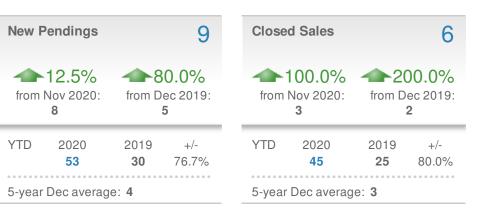
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33953 - Condo/Co-op/TH

New L	3					
	-62.5% Nov 2020: 8	from D)0.0% ec 2019: 1			
YTD	YTD 2020 2019 +/- 67 39 71.8%					
5-year	Dec averag	e: 2				



Medi Sold	an Price	\$215,000			
from	• 2.4% • Nov 2020: • 10,000	+-1.6% from Dec 2019: \$218,500			
YTD	2020 \$215,000	2019 +/- \$189,900 13.2%			
5-year Dec average: \$226,660					

Summary

In 33953, the median sold price for Condo/Co-op/TH properties for December was \$215,000, representing an increase of 2.4% compared to last month and a decrease of 1.6% from Dec 2019. The average days on market for units sold in December was 57 days, 71% below the 5-year December average of 193 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and a 43.5% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, up from 0.30 in November and an increase from 0.24 in December 2019. The Contract Ratio is 63% higher than the 5-year December average of 0.28. 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.

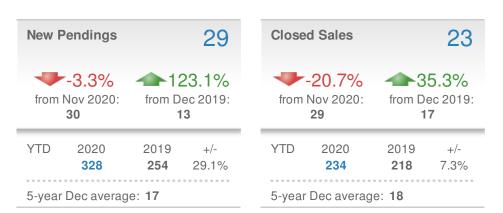
Active Listings	13	Avg DOM		57	Avg Sold f OLP Ratio	to	98.5%
13		57					98.5
Min 19	Max 25	Min 57	193	Max 329	Min 81.0%	<u>^</u> 92.2	98.5%
5-year Dec aver	age	5-	year Dec avera	age	5-	year Dec aver	age
Nov 2020 Dec 2019 23 25		Nov 2020 135	Dec 2019 212	YTD 85	Nov 2020 92.4%	Dec 2019 95.1%	YTD 93.6%





33953 - SFH/Villa

New L	istings.		19		
-13.6% from Nov 2020: 22		111.1% from Dec 2019: 9			
YTD	2020 271	2019 256	+/- 5.9%		
5-year	Dec averag	e: 22			



Medi Sold	an Price	\$321,000				
from	5.2% Nov 2020: 305,000	from Dec \$275,	c 2019:			
YTD	2020 \$285,000	2019 \$263,000	+/- 8.4%			
5-year Dec average: \$262,952						

Summary

In 33953, the median sold price for SFH/Villa properties for December was \$321,000, representing an increase of 5.2% compared to last month and an increase of 16.7% from Dec 2019. The average days on market for units sold in December was 42 days, 37% below the 5-year December average of 66 days. There was a 3.3% month over month decrease in new contract activity with 29 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 42; and a 21.4% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 1.00 in November and an increase from 0.21 in December 2019. The Contract Ratio is 214% higher than the 5-year December average of 0.40. 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		33	Avg DOM		42	Avg Sold to OLP Ratio	to	98.0%
33			_	42					98.0
Min 33	8	86	Max 114	Min 42	6 6	Max 93	Min 95.6%	▲ 96.7%	Max 98.0%
	5-year Dec av	erage		5-	year Dec avera	age	5-	year Dec ave	erage
Nov 202 42	20 Dec 2019 85			Nov 2020 45	Dec 2019 71	YTD 76	Nov 2020 95.7%	Dec 2019 95.6%	YTD 95.6%

