May 2020

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

Local Market Insight

33954

MarketStats
by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

May 2020

33954

New Listings 19

46.2% from Apr 2020: **13**

-13.6% from May 2019: **22**

YTD	2020	2019	+/-
	129	**123**	4.9%

5-year May average: **27**

New Pendings 42

100.0% from Apr 2020: **21**

110.0% from May 2019: **20**

YTD	2020	2019	+/-
	163	**133**	22.6%

5-year May average: **30**

Closed Sales 20

-4.8% from Apr 2020: **21**

-28.6% from May 2019: **28**

YTD	2020	2019	+/-
	101	**117**	-13.7%

5-year May average: **28**

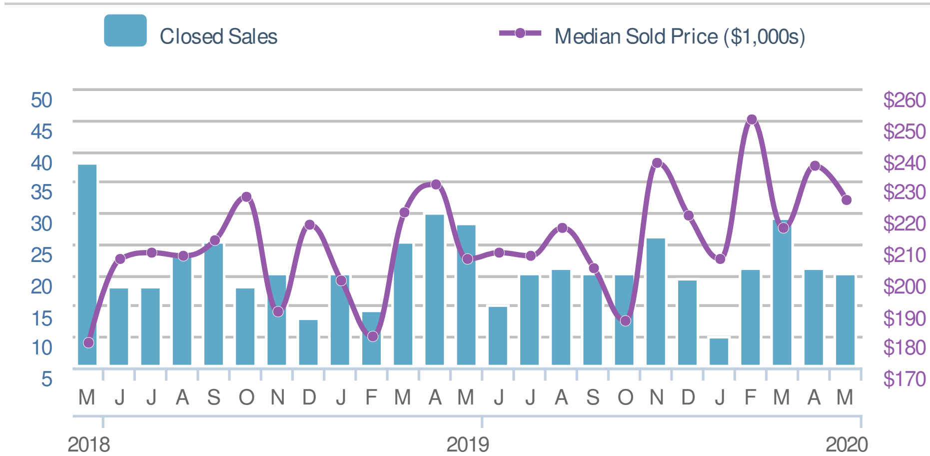
Median Sold Price $224,700

-4.4% from Apr 2020: **$235,000**

9.6% from May 2019: **$205,000**

YTD	2020	2019	+/-
	$227,090	**$210,000**	8.1%

5-year May average: **$191,180**



Active Listings 37

37

Min 37 | 58 | Max 67

5-year May average

Apr 2020	May 2019
51	**61**

Avg DOM 55

55

Min 45 | 60 | Max 79

5-year May average

Apr 2020	May 2019	YTD
60	**73**	**52**

Avg Sold to OLP Ratio 97.6%

97.6%

Min 94.0% | 96.0% | Max 97.6%

5-year May average

Apr 2020	May 2019	YTD
95.2%	**96.2%**	**96.0%**

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

MarketStats by ShowingTime

May 2020

33954 - Condo/Co-op/TH

New Listings 0

0.0% from Apr 2020: **0**

0.0% from May 2019: **0**

YTD	2020	2019	+/-
	1	0	0.0%

5-year May average: **0**

New Pendings 0

0.0% from Apr 2020: **0**

0.0% from May 2019: **0**

YTD	2020	2019	+/-
	1	0	0.0%

5-year May average: **0**

Closed Sales 0

0.0% from Apr 2020: **0**

0.0% from May 2019: **0**

YTD	2020	2019	+/-
	1	0	0.0%

5-year May average: **0**

Median Sold Price $0

0.0% from Apr 2020: **$0**

0.0% from May 2019: **$0**

YTD	2020	2019	+/-
	$200,000	$0	0.0%

5-year May average: **$0**

Summary

In 33954, the median sold price for Condo/Co-op/TH properties for May was $0, representing no change compared to last month and no change from May 2019. The average days on market for units sold in May was 0 days, the same as the 5-year May average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and no change from May 2019. The Contract Ratio is the same as the 5-year May average of 0.00. 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 0

0

0 Min 0 — Max 0

5-year May average

Apr 2020	May 2019
0	0

Avg DOM 0

0

0 Min 0 — Max 0

5-year May average

Apr 2020	May 2019	YTD
0	0	50

Avg Sold to OLP Ratio 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year May average

Apr 2020	May 2019	YTD
0.0%	0.0%	95.2%

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

SmartCharts
MarketStats by ShowingTime

May 2020

33954 - SFH/Villa

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9.6% from May 2019: $205,000

YTD	2020	2019	+/-
	$227,090	$211,950	7.1%

5-year May average: **$191,180**

Summary

In 33954, the median sold price for SFH/Villa properties for May was $224,700, representing a decrease of 4.4% compared to last month and an increase of 9.6% from May 2019. The average days on market for units sold in May was 55 days, 8% below the 5-year May average of 60 days. There was a 100% month over month increase in new contract activity with 42 New Pendings; a 26.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 48; and a 27.5% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 0.75 in April and an increase from 0.46 in May 2019. The Contract Ratio is 84% higher than the 5-year May average of 0.71. 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.

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