August 2020

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

Local Market Insight

33954

MarketStats by ShowingTime

August 2020
33954

New Listings — 35

12.9% from Jul 2020: 31

84.2% from Aug 2019: 19

YTD	2020	2019	+/-
	220	194	13.4%

5-year Aug average: **29**

New Pendings — 38

-5.0% from Jul 2020: 40

72.7% from Aug 2019: 22

YTD	2020	2019	+/-
	276	207	33.3%

5-year Aug average: **29**

Closed Sales — 29

-14.7% from Jul 2020: 34

38.1% from Aug 2019: 21

YTD	2020	2019	+/-
	190	174	9.2%

5-year Aug average: **23**

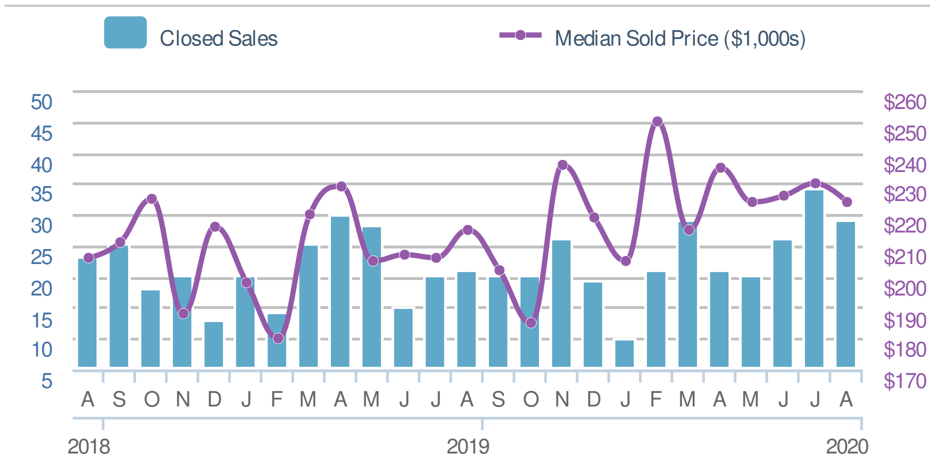
Median Sold Price — $224,990

-2.2% from Jul 2020: $230,000

4.6% from Aug 2019: $215,000

YTD	2020	2019	+/-
	$229,600	$211,750	8.4%

5-year Aug average: **$204,623**



Active Listings — 37

37

Min 37 — 54 — Max 63

5-year Aug average

Jul 2020	Aug 2019
34	56

Avg DOM — 27

27

Min 27 — 55 — Max 75

5-year Aug average

Jul 2020	Aug 2019	YTD
64	68	53

Avg Sold to OLP Ratio — 98.6%

98.6%

Min 95.0% — 96.3% — Max 98.6%

5-year Aug average

Jul 2020	Aug 2019	YTD
97.2%	95.0%	96.7%

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

August 2020

33954 - Condo/Co-op/TH

New Listings — 0

0.0% from Jul 2020: **0**	0.0% from Aug 2019: **0**

YTD	2020	2019	+/-
	1	**0**	0.0%

5-year Aug average: **0**

New Pendings — 0

0.0% from Jul 2020: **0**	0.0% from Aug 2019: **0**

YTD	2020	2019	+/-
	1	**0**	0.0%

5-year Aug average: **0**

Closed Sales — 0

0.0% from Jul 2020: **0**	0.0% from Aug 2019: **0**

YTD	2020	2019	+/-
	1	**0**	0.0%

5-year Aug average: **0**

Median Sold Price — $0

0.0% from Jul 2020: **$0**	0.0% from Aug 2019: **$0**

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

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

Summary

In 33954, the median sold price for Condo/Co-op/TH properties for August was $0, representing no change compared to last month and no change from Aug 2019. The average days on market for units sold in August was 0 days, the same as the 5-year August 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 July) 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 July and no change from August 2019. The Contract Ratio is the same as the 5-year August 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 Aug average

Jul 2020	Aug 2019
0	**0**

Avg DOM — 0

0

0 Min 0 — Max 0

5-year Aug average

Jul 2020	Aug 2019	YTD
0	**0**	**50**

Avg Sold to OLP Ratio — 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Aug average

Jul 2020	Aug 2019	YTD
0.0%	**0.0%**	**95.2%**

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

August 2020

33954 - SFH/Villa

New Listings 35

12.9% from Jul 2020: **31**

84.2% from Aug 2019: **19**

YTD	2020	2019	+/-
	220	**193**	14.0%

5-year Aug average: **29**

New Pendings 38

-5.0% from Jul 2020: **40**

72.7% from Aug 2019: **22**

YTD	2020	2019	+/-
	276	**206**	34.0%

5-year Aug average: **29**

Closed Sales 29

-14.7% from Jul 2020: **34**

38.1% from Aug 2019: **21**

YTD	2020	2019	+/-
	190	**173**	9.8%

5-year Aug average: **23**

Median Sold Price $224,990

-2.2% from Jul 2020: **$230,000**

4.6% from Aug 2019: **$215,000**

YTD	2020	2019	+/-
	$229,600	**$212,500**	8.0%

5-year Aug average: **$204,623**

Summary

In 33954, the median sold price for SFH/Villa properties for August was $224,990, representing a decrease of 2.2% compared to last month and an increase of 4.6% from Aug 2019. The average days on market for units sold in August was 27 days, 51% below the 5-year August average of 55 days. There was a 5% month over month decrease in new contract activity with 38 New Pendings; a 6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 53; and an 8.8% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.47 in July and an increase from 0.55 in August 2019. The Contract Ratio is 77% higher than the 5-year August average of 0.81. 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 37

37

Min 37 | 54 | Max 63

5-year Aug average

Jul 2020	Aug 2019
34	**56**

Avg DOM 27

27

Min 27 | 55 | Max 75

5-year Aug average

Jul 2020	Aug 2019	YTD
64	**68**	**53**

Avg Sold to OLP Ratio 98.6%

98.6%

Min 95.0% | 96.3% | Max 98.6%

5-year Aug average

Jul 2020	Aug 2019	YTD
97.2%	**95.0%**	**96.7%**

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

MarketStats by ShowingTime