September 2020

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

Local Market Insight

33954

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

September 2020

33954

New Listings 21

-40.0% from Aug 2020: **35**

-12.5% from Sep 2019: **24**

YTD	2020	2019	+/-
	241	**218**	10.6%

5-year Sep average: **22**

New Pendings 24

-36.8% from Aug 2020: **38**

-14.3% from Sep 2019: **28**

YTD	2020	2019	+/-
	300	**235**	27.7%

5-year Sep average: **24**

Closed Sales 29

0.0% from Aug 2020: **29**

45.0% from Sep 2019: **20**

YTD	2020	2019	+/-
	219	**194**	12.9%

5-year Sep average: **24**

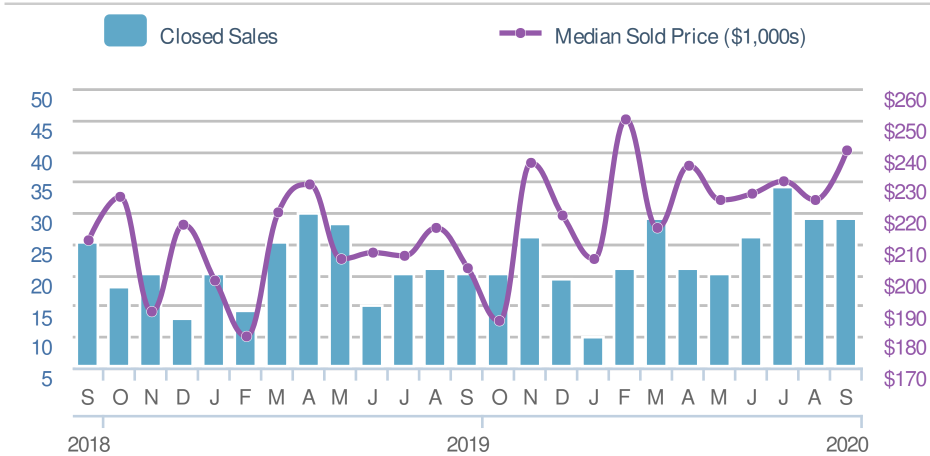
Median Sold Price $240,000

6.7% from Aug 2020: **$224,990**

18.5% from Sep 2019: **$202,500**

YTD	2020	2019	+/-
	$230,000	**$210,500**	9.3%

5-year Sep average: **$207,400**



Active Listings 35

35

Min 35 | 54 | Max 63

5-year Sep average

Aug 2020	Sep 2019
37	**58**

Avg DOM 27

27

Min 27 | 53 | Max 80

5-year Sep average

Aug 2020	Sep 2019	YTD
27	**80**	**50**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 93.8% | 95.9% | Max 99.5%

5-year Sep average

Aug 2020	Sep 2019	YTD
98.6%	**94.0%**	**97.1%**

MarketStats by ShowingTime

September 2020

33954 - Condo/Co-op/TH

New Listings — 0

from Aug 2020:	from Sep 2019:
0.0%	0.0%
0	0

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

5-year Sep average: **0**

New Pendings — 0

from Aug 2020:	from Sep 2019:
0.0%	0.0%
0	0

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

5-year Sep average: **0**

Closed Sales — 0

from Aug 2020:	from Sep 2019:
0.0%	0.0%
0	0

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

5-year Sep average: **0**

Median Sold Price — $0

from Aug 2020:	from Sep 2019:
0.0%	0.0%
$0	$0

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

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

Summary

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

Aug 2020	Sep 2019
0	**0**

Avg DOM — 0

0

0 Min 0 — Max 0

5-year Sep average

Aug 2020	Sep 2019	YTD
0	**0**	**50**

Avg Sold to OLP Ratio — 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Sep average

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

SmartCharts
MarketStats by ShowingTime

September 2020

33954 - SFH/Villa

New Listings 21

-40.0% from Aug 2020: **35**

-12.5% from Sep 2019: **24**

YTD	2020	2019	+/-
	241	**217**	11.1%

5-year Sep average: **22**

New Pendings 24

-36.8% from Aug 2020: **38**

-14.3% from Sep 2019: **28**

YTD	2020	2019	+/-
	300	**234**	28.2%

5-year Sep average: **24**

Closed Sales 29

0.0% from Aug 2020: **29**

45.0% from Sep 2019: **20**

YTD	2020	2019	+/-
	219	**193**	13.5%

5-year Sep average: **24**

Median Sold Price $240,000

6.7% from Aug 2020: **$224,990**

18.5% from Sep 2019: **$202,500**

YTD	2020	2019	+/-
	$230,000	**$211,000**	9.0%

5-year Sep average: **$208,000**

Summary

In 33954, the median sold price for SFH/Villa properties for September was $240,000, representing an increase of 6.7% compared to last month and an increase of 18.5% from Sep 2019. The average days on market for units sold in September was 27 days, 49% below the 5-year September average of 53 days. There was a 36.8% month over month decrease in new contract activity with 24 New Pendings; a 20.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 42; and a 5.4% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.43 in August and an increase from 0.57 in September 2019. The Contract Ratio is 72% higher than the 5-year September average of 0.70. 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 35

35

Min 35 | 54 (5-year Sep average) | Max 63

Aug 2020	Sep 2019
37	**58**

Avg DOM 27

27

Min 27 | 53 (5-year Sep average) | Max 80

Aug 2020	Sep 2019	YTD
27	**80**	**50**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 94.0% | 96.1% (5-year Sep average) | Max 99.5%

Aug 2020	Sep 2019	YTD
98.6%	**94.0%**	**97.1%**

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

MarketStats by ShowingTime