October 2020

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

Local Market Insight

33954





October 2020

33954

New L	istings.		35		
	66.7% Sep 2020: 21		18.8% Oct 2019: 6		
YTD	2020 277	2019 234	+/- 18.4%		
5-year Oct average: 28					





Median Sold Price		\$222,704			
from	-7.2% Sep 2020: 240,000	20.1% from Oct 2019: \$185,500			
YTD 2020 \$230,000		2019 \$209,000	+/- 10.0%		
5-year Oct average: \$210,031					







Oct 2019

45

49

Sep 2020

27





October 2020

33954 - Condo/Co-op/TH

New L	istings		0		
•••0.0%		••••0.0%			
from Sep 2020:		from Oct 2019:			
0		0			
YTD	2020	2019	+/-		
	1	0	0.0%		
5-year Oct average: 0					

New Pendings 0		Closed Sales		0			
	▶0.0% Sep 2020: 0	from O	ct 2019:		▶0.0% Sep 2020: 0	from C).0% oct 2019: 0
YTD	2020 1	2019 0	+/- 0.0%	YTD	2020 1	2019 0	+/- 0.0%
5-year	Oct average	e: 0		5-year	Oct average	e: 0	

Medi Sold	an Price		\$0	
0.0% from Sep 2020: \$0		0.0% from Oct 2019: \$0		
YTD	2020 \$200,000	2019 \$0	+/- 0.0%	
5-year Oct average: \$0				

Summary

In 33954, the median sold price for Condo/Co-op/TH properties for October was \$0, representing no change compared to last month and no change from Oct 2019. The average days on market for units sold in October was 0 days, the same as the 5-year October 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 September) 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 September and no change from October 2019. The Contract Ratio is the same as the 5-year October 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	Avg DOM		0	Avg Sold t OLP Ratio		0.0%
) JMin 0 5-year Oct average	Max 0	0 0Min 0 5-	year Oct avera	Max 0 ge	0.0% 0.1% 0.0% 5	year Oct avera	Max 0.0% age
Sep 2020 Oct 2019 0 0		Sep 2020 0	Oct 2019 0	YTD 50	Sep 2020 0.0%	Oct 2019 0.0%	YTD 95.2%

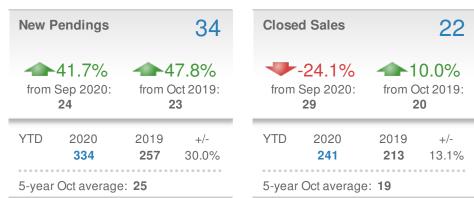




October 2020

33954 - SFH/Villa

New L	istings		35
	66.7% Sep 2020: 21		 8.8% oct 2019: 6
YTD	2020 277	2019 233	+/- 18.9%
5-year	Oct average	e: 28	



Median Sold Price		\$222,704			
+-7.2%		+20.1%			
from Sep 2020:		from Oct 2019:			
\$240,000		\$185,500			
YTD	2020	2019	+/-		
	\$230,000	\$210,000	9.5%		
5-year Oct average: \$210,031					

Summary

In 33954, the median sold price for SFH/Villa properties for October was \$222,704, representing a decrease of 7.2% compared to last month and an increase of 20.1% from Oct 2019. The average days on market for units sold in October was 46 days, 5% below the 5-year October average of 48 days. There was a 41.7% month over month increase in new contract activity with 34 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 45; and a 14.3% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.20 in September and an increase from 0.56 in October 2019. The Contract Ratio is 72% higher than the 5-year October average of 0.66. 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 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.



