November 2020

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

Local Market **Insight**

33954

MarketStats by ShowingTime

November 2020
33954

New Listings	22
-37.1% from Oct 2020: **35**	10.0% from Nov 2019: **20**

YTD	2020	2019	+/-
	299	**254**	17.7%

5-year Nov average: **27**

New Pendings	30
-11.8% from Oct 2020: **34**	42.9% from Nov 2019: **21**

YTD	2020	2019	+/-
	364	**279**	30.5%

5-year Nov average: **24**

Closed Sales	22
0.0% from Oct 2020: **22**	-15.4% from Nov 2019: **26**

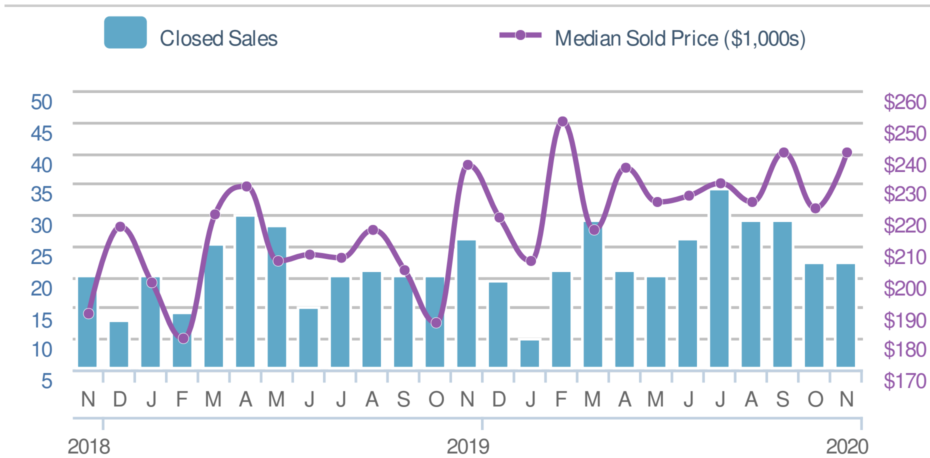
YTD	2020	2019	+/-
	264	**240**	10.0%

5-year Nov average: **21**

Median Sold Price	$240,000
7.8% from Oct 2020: **$222,704**	1.6% from Nov 2019: **$236,250**

YTD	2020	2019	+/-
	$231,000	**$210,000**	10.0%

5-year Nov average: **$206,750**



Active Listings 38

38

Min	5-year Nov average	Max
38	64	80

Oct 2020	Nov 2019
40	**56**

Avg DOM 27

27

Min	5-year Nov average	Max
27	44	60

Oct 2020	Nov 2019	YTD
46	**45**	**47**

Avg Sold to OLP Ratio 98.5%

98.5%

Min	5-year Nov average	Max
93.8%	95.9%	98.5%

Oct 2020	Nov 2019	YTD
97.3%	**95.9%**	**97.2%**

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

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

November 2020

33954 - Condo/Co-op/TH

New Listings 0

0.0% from Oct 2020: **0**

0.0% from Nov 2019: **0**

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

5-year Nov average: **0**

New Pendings 0

0.0% from Oct 2020: **0**

0.0% from Nov 2019: **0**

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

5-year Nov average: **0**

Closed Sales 0

0.0% from Oct 2020: **0**

0.0% from Nov 2019: **0**

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

5-year Nov average: **0**

Median Sold Price $0

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

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

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

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

Summary

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

Oct 2020	Nov 2019
0	**0**

Avg DOM 0

0

0

Min 0 — Max 0

5-year Nov average

Oct 2020	Nov 2019	YTD
0	**0**	**50**

Avg Sold to OLP Ratio 0.0%

0.0%

0.0%

Min 0.0% — Max 0.0%

5-year Nov average

Oct 2020	Nov 2019	YTD
0.0%	**0.0%**	**95.2%**

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

MarketStats by ShowingTime

November 2020

33954 - SFH/Villa

New Listings 22

-37.1% from Oct 2020: **35**

10.0% from Nov 2019: **20**

YTD	2020	2019	+/-
	299	**253**	18.2%

5-year Nov average: **27**

New Pendings 30

-11.8% from Oct 2020: **34**

42.9% from Nov 2019: **21**

YTD	2020	2019	+/-
	364	**278**	30.9%

5-year Nov average: **24**

Closed Sales 22

0.0% from Oct 2020: **22**

-15.4% from Nov 2019: **26**

YTD	2020	2019	+/-
	264	**239**	10.5%

5-year Nov average: **21**

Median Sold Price $240,000

7.8% from Oct 2020: **$222,704**

1.6% from Nov 2019: **$236,250**

YTD	2020	2019	+/-
	$231,000	**$210,000**	10.0%

5-year Nov average: **$206,750**

Summary

In 33954, the median sold price for SFH/Villa properties for November was $240,000, representing an increase of 7.8% compared to last month and an increase of 1.6% from Nov 2019. The average days on market for units sold in November was 27 days, 38% below the 5-year November average of 44 days. There was an 11.8% month over month decrease in new contract activity with 30 New Pendings; a 2.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 44; and a 5% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 1.13 in October and an increase from 0.41 in November 2019. The Contract Ratio is 104% higher than the 5-year November average of 0.57. 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 38

38

Min 38 | 64 | Max 80

5-year Nov average

Oct 2020	Nov 2019
40	**56**

Avg DOM 27

27

Min 27 | 44 | Max 60

5-year Nov average

Oct 2020	Nov 2019	YTD
46	**45**	**47**

Avg Sold to OLP Ratio 98.5%

98.5%

Min 93.8% | 95.9% | Max 98.5%

5-year Nov average

Oct 2020	Nov 2019	YTD
97.3%	**95.9%**	**97.2%**

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