December 2020

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

Local Market Insight

33954

MarketStats
by ShowingTime

December 2020
33954

New Listings 17
-22.7% from Nov 2020: 22
-37.0% from Dec 2019: 27

YTD	2020	2019	+/-
	316	281	12.5%

5-year Dec average: **20**

New Pendings 27
-10.0% from Nov 2020: 30
28.6% from Dec 2019: 21

YTD	2020	2019	+/-
	391	300	30.3%

5-year Dec average: **23**

Closed Sales 24
9.1% from Nov 2020: 22
26.3% from Dec 2019: 19

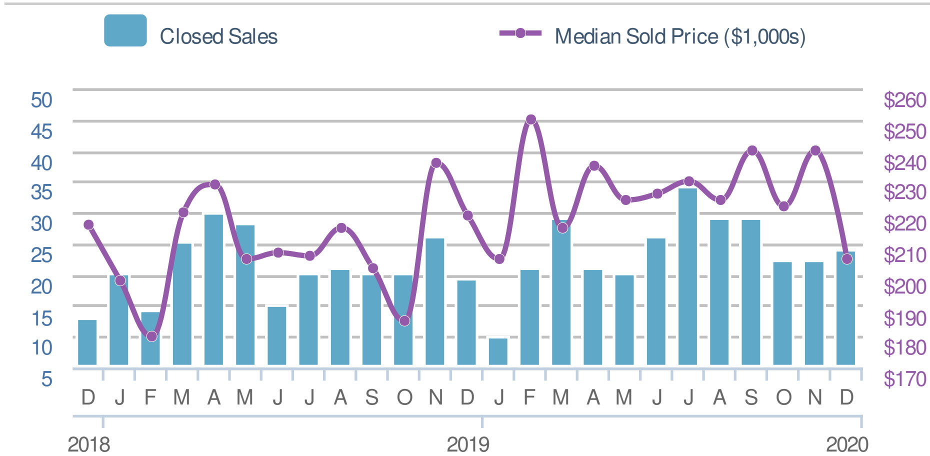
YTD	2020	2019	+/-
	288	259	11.2%

5-year Dec average: **18**

Median Sold Price $205,422
-14.4% from Nov 2020: $240,000
-6.2% from Dec 2019: $219,000

YTD	2020	2019	+/-
	$230,000	$210,000	9.5%

5-year Dec average: **$212,914**



Active Listings 29
29
Min 29 | 60 | Max 81
5-year Dec average

Nov 2020	Dec 2019
38	56

Avg DOM 15
15
Min 15 | 43 | Max 85
5-year Dec average

Nov 2020	Dec 2019	YTD
27	85	45

Avg Sold to OLP Ratio 97.3%
97.3%
Min 94.4% | 95.8% | Max 97.3%
5-year Dec average

Nov 2020	Dec 2019	YTD
98.5%	96.0%	97.2%

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

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

December 2020

33954 - Condo/Co-op/TH

New Listings — 0

0.0% from Nov 2020: **0**

0.0% from Dec 2019: **0**

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

5-year Dec average: **0**

New Pendings — 0

0.0% from Nov 2020: **0**

0.0% from Dec 2019: **0**

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

5-year Dec average: **0**

Closed Sales — 0

0.0% from Nov 2020: **0**

0.0% from Dec 2019: **0**

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

5-year Dec average: **0**

Median Sold Price — $0

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

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

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

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

Summary

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

Nov 2020	Dec 2019
0	**0**

Avg DOM — 0

0

0 Min 0 — Max 0

5-year Dec average

Nov 2020	Dec 2019	YTD
0	**0**	**50**

Avg Sold to OLP Ratio — 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Dec average

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

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

MarketStats by ShowingTime

December 2020

33954 - SFH/Villa

New Listings 17

-22.7% from Nov 2020: 22

-37.0% from Dec 2019: 27

YTD	2020	2019	+/-
	316	280	12.9%

5-year Dec average: **20**

New Pendings 27

-10.0% from Nov 2020: 30

28.6% from Dec 2019: 21

YTD	2020	2019	+/-
	391	299	30.8%

5-year Dec average: **23**

Closed Sales 24

9.1% from Nov 2020: 22

26.3% from Dec 2019: 19

YTD	2020	2019	+/-
	288	258	11.6%

5-year Dec average: **18**

Median Sold Price $205,422

-14.4% from Nov 2020: $240,000

-6.2% from Dec 2019: $219,000

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

5-year Dec average: **$212,914**

Summary

In 33954, the median sold price for SFH/Villa properties for December was $205,422, representing a decrease of 14.4% compared to last month and a decrease of 6.2% from Dec 2019. The average days on market for units sold in December was 15 days, 65% below the 5-year December average of 43 days. There was a 10% month over month decrease in new contract activity with 27 New Pendings; a 6.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 41; and a 23.7% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.41 pendings per active listing, up from 1.16 in November and an increase from 0.41 in December 2019. The Contract Ratio is 114% higher than the 5-year December 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 moving in the buyer's favor.

Active Listings 29

29

Min 29 — 60 (5-year Dec average) — Max 81

Nov 2020	Dec 2019
38	56

Avg DOM 15

15

Min 15 — 43 (5-year Dec average) — Max 85

Nov 2020	Dec 2019	YTD
27	85	45

Avg Sold to OLP Ratio 97.3%

97.3%

Min 94.4% — 95.8% (5-year Dec average) — Max 97.3%

Nov 2020	Dec 2019	YTD
98.5%	96.0%	97.2%

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