May 2020

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

Local Market Insight

33955

MarketStats by ShowingTime

May 2020

33955

New Listings 33

22.2% from Apr 2020: **27**

-13.2% from May 2019: **38**

YTD	2020	2019	+/-
	216	**251**	-13.9%

5-year May average: **38**

New Pendings 42

68.0% from Apr 2020: **25**

-2.3% from May 2019: **43**

YTD	2020	2019	+/-
	226	**251**	-10.0%

5-year May average: **43**

Closed Sales 18

-41.9% from Apr 2020: **31**

-59.1% from May 2019: **44**

YTD	2020	2019	+/-
	166	**181**	-8.3%

5-year May average: **33**

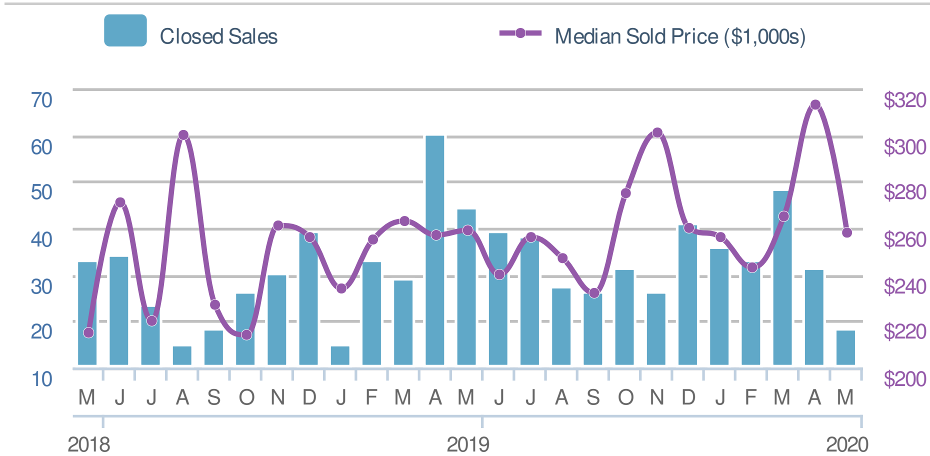
Median Sold Price $258,294

-17.5% from Apr 2020: **$313,000**

-0.6% from May 2019: **$259,750**

YTD	2020	2019	+/-
	$260,000	**$257,500**	1.0%

5-year May average: **$230,609**



Active Listings 133

133

Min 133 | 161 | Max 172

5-year May average

Apr 2020	May 2019
145	**170**

Avg DOM 27

27

Min 27 | 79 | Max 116

5-year May average

Apr 2020	May 2019	YTD
59	**116**	**82**

Avg Sold to OLP Ratio 96.6%

96.6%

Min 91.3% | 94.3% | Max 97.1%

5-year May average

Apr 2020	May 2019	YTD
95.7%	**91.3%**	**94.4%**

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

SmartCharts
MarketStats by ShowingTime

May 2020

33955 - Condo/Co-op/TH

New Listings 6

50.0% from Apr 2020: 4

-57.1% from May 2019: 14

YTD	2020	2019	+/-
	62	67	-7.5%

5-year May average: **11**

New Pendings 7

40.0% from Apr 2020: 5

-50.0% from May 2019: 14

YTD	2020	2019	+/-
	56	80	-30.0%

5-year May average: **10**

Closed Sales 9

12.5% from Apr 2020: 8

-43.8% from May 2019: 16

YTD	2020	2019	+/-
	48	64	-25.0%

5-year May average: **11**

Median Sold Price $245,000

-30.5% from Apr 2020: $352,500

-11.6% from May 2019: $277,000

YTD	2020	2019	+/-
	$260,000	$267,500	-2.8%

5-year May average: **$213,800**

Summary

In 33955, the median sold price for Condo/Co-op/TH properties for May was $245,000, representing a decrease of 30.5% compared to last month and a decrease of 11.6% from May 2019. The average days on market for units sold in May was 39 days, 62% below the 5-year May average of 102 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 9; and a 2.2% increase in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.19 pendings per active listing, down from 0.28 in April and a decrease from 0.36 in May 2019. The Contract Ratio is 10% lower than the 5-year May average of 0.21. 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 47

47

Min 47 — 58 (5-year May average) — Max 71

Apr 2020	May 2019
46	47

Avg DOM 39

39

Min 39 — 102 (5-year May average) — Max 147

Apr 2020	May 2019	YTD
69	143	99

Avg Sold to OLP Ratio 96.7%

96.7%

Min 91.9% — 94.5% (5-year May average) — Max 96.7%

Apr 2020	May 2019	YTD
96.5%	93.6%	95.7%

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

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

May 2020

33955 - SFH/Villa

New Listings 24

▲ 14.3% from Apr 2020: **21**

▲ 9.1% from May 2019: **22**

YTD	2020	2019	+/-
	137	**155**	-11.6%

5-year May average: **25**

New Pendings 29

▲ 70.6% from Apr 2020: **17**

▲ 16.0% from May 2019: **25**

YTD	2020	2019	+/-
	152	**154**	-1.3%

5-year May average: **29**

Closed Sales 9

▼ -59.1% from Apr 2020: **22**

▼ -64.0% from May 2019: **25**

YTD	2020	2019	+/-
	109	**111**	-1.8%

5-year May average: **20**

Median Sold Price $287,000

▼ -5.6% from Apr 2020: **$303,950**

▲ 10.6% from May 2019: **$259,500**

YTD	2020	2019	+/-
	$285,000	**$260,000**	9.6%

5-year May average: **$250,540**

Summary

In 33955, the median sold price for SFH/Villa properties for May was $287,000, representing a decrease of 5.6% compared to last month and an increase of 10.6% from May 2019. The average days on market for units sold in May was 15 days, 78% below the 5-year May average of 68 days. There was a 70.6% month over month increase in new contract activity with 29 New Pendings; a 90.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 42; and a 12.8% decrease in supply to 75 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.26 in April and an increase from 0.33 in May 2019. The Contract Ratio is 39% higher than the 5-year May average of 0.40. 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 75

75

Min 75 | 95 5-year May average | Max 106

Apr 2020	May 2019
86	**106**

Avg DOM 15

15

Min 15 | 68 5-year May average | Max 109

Apr 2020	May 2019	YTD
58	**109**	**72**

Avg Sold to OLP Ratio 96.5%

96.5%

Min 91.4% | 93.8% 5-year May average | Max 96.5%

Apr 2020	May 2019	YTD
95.4%	**91.4%**	**94.7%**

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

MarketStats by ShowingTime