

# September 2020

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

## Local Market Insight

33955

# September 2020

33955

### New Listings 54

↑ **12.5%** from Aug 2020: **48**

↑ **5.9%** from Sep 2019: **51**

YTD	2020	2019	+/-
	<b>384</b>	<b>392</b>	-2.0%

5-year Sep average: **42**

### New Pendings 61

↑ **60.5%** from Aug 2020: **38**

↑ **74.3%** from Sep 2019: **35**

YTD	2020	2019	+/-
	<b>412</b>	<b>397</b>	3.8%

5-year Sep average: **34**

### Closed Sales 39

↑ **62.5%** from Aug 2020: **24**

↑ **50.0%** from Sep 2019: **26**

YTD	2020	2019	+/-
	<b>314</b>	<b>311</b>	1.0%

5-year Sep average: **24**

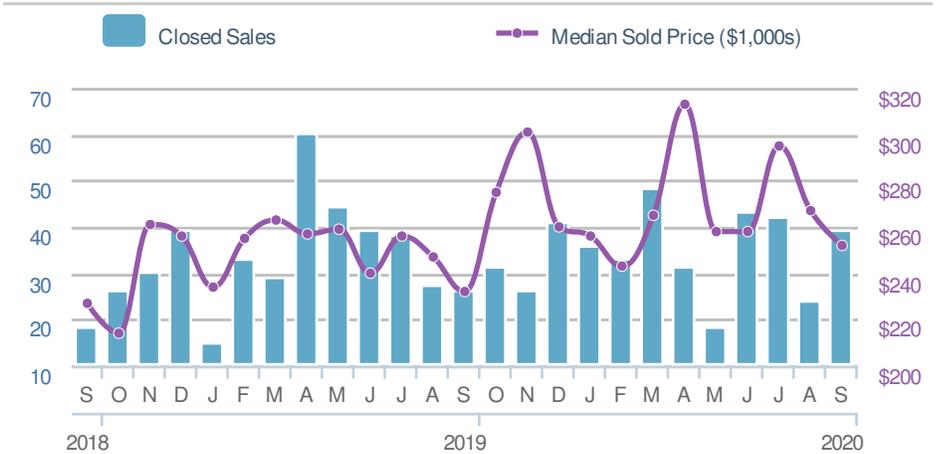
### Median Sold Price \$252,000

↓ **-5.9%** from Aug 2020: **\$267,750**

↑ **8.6%** from Sep 2019: **\$232,000**

YTD	2020	2019	+/-
	<b>\$262,250</b>	<b>\$247,500</b>	6.0%

5-year Sep average: **\$225,090**



### Active Listings 110

110 (Current)
 
 Min 110
 ▲ 141
 Max 172

5-year Sep average: **141**

Aug 2020	Sep 2019
<b>124</b>	<b>156</b>

### Avg DOM 100

100 (Current)
 
 Min 91
 ▲ 117
 Max 150

5-year Sep average: **117**

Aug 2020	Sep 2019	YTD
<b>67</b>	<b>114</b>	<b>86</b>

### Avg Sold to OLP Ratio 94.2%

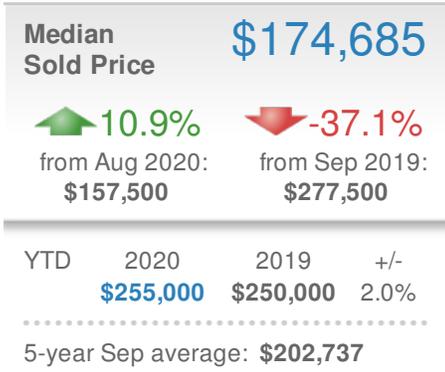
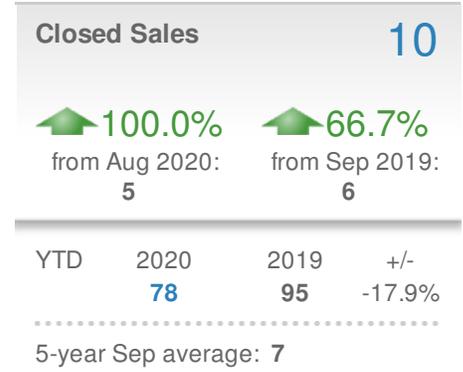
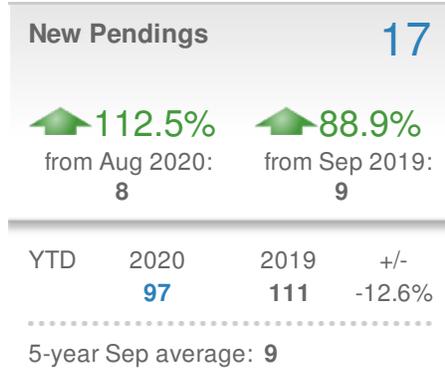
94.2% (Current)
 
 Min 90.7%
 ▲ 93.4%
 Max 96.0%

5-year Sep average: **93.4%**

Aug 2020	Sep 2019	YTD
<b>94.7%</b>	<b>96.0%</b>	<b>93.7%</b>

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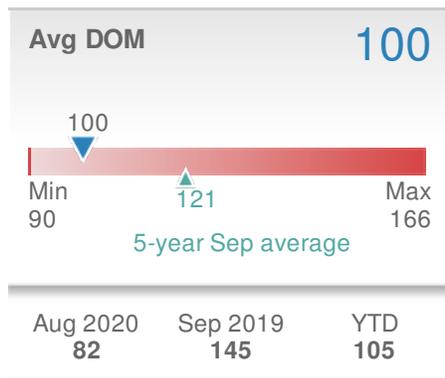
33955 - Condo/Co-op/TH



### Summary

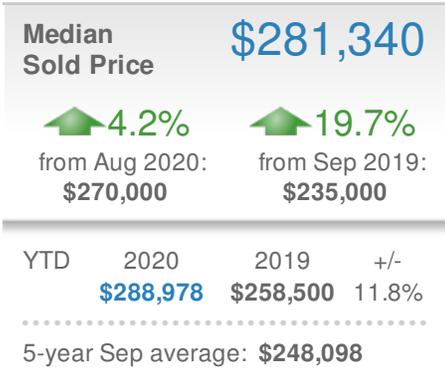
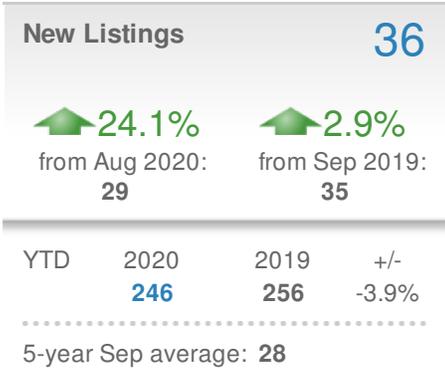
In 33955, the median sold price for Condo/Co-op/TH properties for September was \$174,685, representing an increase of 10.9% compared to last month and a decrease of 37.1% from Sep 2019. The average days on market for units sold in September was 100 days, 17% below the 5-year September average of 121 days. There was a 112.5% month over month increase in new contract activity with 17 New Pendings; a 70% MoM increase in All Pendings (new contracts + contracts carried over from August) to 17; and a 7.5% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.35 pendings per active listing, up from 0.19 in August and a decrease from 0.39 in September 2019. The Contract Ratio is 43% higher than the 5-year September average of 0.24. 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.



# September 2020

33955 - SFH/Villa



## Summary

In 33955, the median sold price for SFH/Villa properties for September was \$281,340, representing an increase of 4.2% compared to last month and an increase of 19.7% from Sep 2019. The average days on market for units sold in September was 97 days, 15% below the 5-year September average of 115 days. There was a 39.3% month over month increase in new contract activity with 39 New Pendings; an 18.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 44; and a 13.1% decrease in supply to 53 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.61 in August and an increase from 0.24 in September 2019. The Contract Ratio is 97% higher than the 5-year September average of 0.42. 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.

