October 2020

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

Local Market Insight

33955

MarketStats by ShowingTime

October 2020

33955

New Listings 45

-16.7% from Sep 2020: **54**

-16.7% from Oct 2019: **54**

YTD	2020	2019	+/-
	431	**448**	-3.8%

5-year Oct average: **47**

New Pendings 53

-13.1% from Sep 2020: **61**

76.7% from Oct 2019: **30**

YTD	2020	2019	+/-
	465	**427**	8.9%

5-year Oct average: **36**

Closed Sales 43

10.3% from Sep 2020: **39**

38.7% from Oct 2019: **31**

YTD	2020	2019	+/-
	358	**345**	3.8%

5-year Oct average: **29**

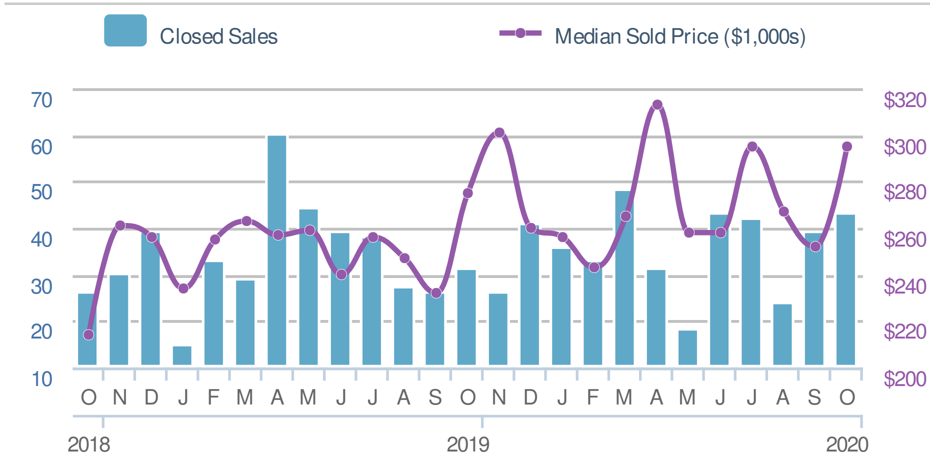
Median Sold Price $295,000

17.1% from Sep 2020: **$252,000**

7.3% from Oct 2019: **$275,000**

YTD	2020	2019	+/-
	$266,500	**$250,000**	6.6%

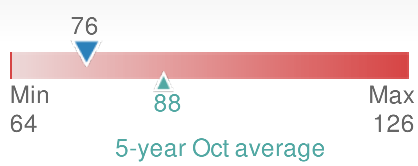
5-year Oct average: **$256,000**



Active Listings 112

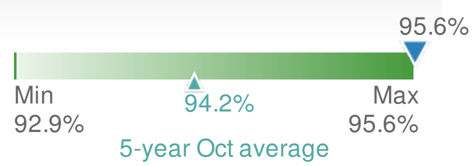
Sep 2020	Oct 2019
110	**173**

Avg DOM 76



Sep 2020	Oct 2019	YTD
100	**97**	**85**

Avg Sold to OLP Ratio 95.6%



Sep 2020	Oct 2019	YTD
94.2%	**94.2%**	**93.9%**

October 2020

33955 - Condo/Co-op/TH

New Listings 7

-50.0% from Sep 2020: **14**

-61.1% from Oct 2019: **18**

YTD	2020	2019	+/-
	119	**117**	1.7%

5-year Oct average: **12**

New Pendings 14

-17.6% from Sep 2020: **17**

180.0% from Oct 2019: **5**

YTD	2020	2019	+/-
	111	**116**	-4.3%

5-year Oct average: **10**

Closed Sales 14

40.0% from Sep 2020: **10**

0.0% from Oct 2019: **14**

YTD	2020	2019	+/-
	92	**112**	-17.9%

5-year Oct average: **10**

Median Sold Price $281,000

60.9% from Sep 2020: **$174,685**

17.3% from Oct 2019: **$239,500**

YTD	2020	2019	+/-
	$255,000	**$257,500**	-1.0%

5-year Oct average: **$223,200**

Summary

In 33955, the median sold price for Condo/Co-op/TH properties for October was $281,000, representing an increase of 60.9% compared to last month and an increase of 17.3% from Oct 2019. The average days on market for units sold in October was 92 days, 24% below the 5-year October average of 121 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 15; and a 14.3% decrease in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.36 pendings per active listing, up from 0.35 in September and an increase from 0.13 in October 2019. The Contract Ratio is 86% higher than the 5-year October average of 0.19. 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 42

42

Min 42 | 52 | Max 61

5-year Oct average

Sep 2020	Oct 2019
49	**48**

Avg DOM 92

92

Min 73 | 121 | Max 202

5-year Oct average

Sep 2020	Oct 2019	YTD
100	**84**	**103**

Avg Sold to OLP Ratio 93.2%

93.2%

Min 88.7% | 91.9% | Max 94.5%

5-year Oct average

Sep 2020	Oct 2019	YTD
92.1%	**94.5%**	**94.4%**

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

October 2020

33955 - SFH/Villa

New Listings 34

-5.6% from Sep 2020: **36**

13.3% from Oct 2019: **30**

YTD	2020	2019	+/-
	281	**286**	-1.7%

5-year Oct average: **31**

New Pendings 38

-2.6% from Sep 2020: **39**

81.0% from Oct 2019: **21**

YTD	2020	2019	+/-
	323	**277**	16.6%

5-year Oct average: **24**

Closed Sales 24

-11.1% from Sep 2020: **27**

84.6% from Oct 2019: **13**

YTD	2020	2019	+/-
	241	**215**	12.1%

5-year Oct average: **17**

Median Sold Price $323,000

14.8% from Sep 2020: **$281,340**

9.9% from Oct 2019: **$294,000**

YTD	2020	2019	+/-
	$290,000	**$263,000**	10.3%

5-year Oct average: **$277,400**

Summary

In 33955, the median sold price for SFH/Villa properties for October was $323,000, representing an increase of 14.8% compared to last month and an increase of 9.9% from Oct 2019. The average days on market for units sold in October was 57 days, 22% below the 5-year October average of 73 days. There was a 2.6% month over month decrease in new contract activity with 38 New Pendings; a 13.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 50; and a 13.2% increase in supply to 60 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, no change from September and an increase from 0.28 in October 2019. The Contract Ratio is 113% higher than the 5-year October average of 0.39. 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 60

60

Min 60 — 95 5-year Oct average — Max 112

Sep 2020	Oct 2019
53	**112**

Avg DOM 57

57

Min 37 — 73 5-year Oct average — Max 121

Sep 2020	Oct 2019	YTD
97	**94**	**73**

Avg Sold to OLP Ratio 97.5%

97.5%

Min 93.9% — 95.3% 5-year Oct average — Max 97.5%

Sep 2020	Oct 2019	YTD
96.0%	**94.4%**	**94.6%**

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

MarketStats by ShowingTime