November 2020

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

Local Market Insight

33955

MarketStats by ShowingTime

November 2020

33955

New Listings 37

-17.8% from Oct 2020: **45**

-17.8% from Nov 2019: **45**

YTD	2020	2019	+/-
	468	**493**	-5.1%

5-year Nov average: **47**

New Pendings 46

-13.2% from Oct 2020: **53**

17.9% from Nov 2019: **39**

YTD	2020	2019	+/-
	511	**466**	9.7%

5-year Nov average: **37**

Closed Sales 43

0.0% from Oct 2020: **43**

65.4% from Nov 2019: **26**

YTD	2020	2019	+/-
	401	**372**	7.8%

5-year Nov average: **30**

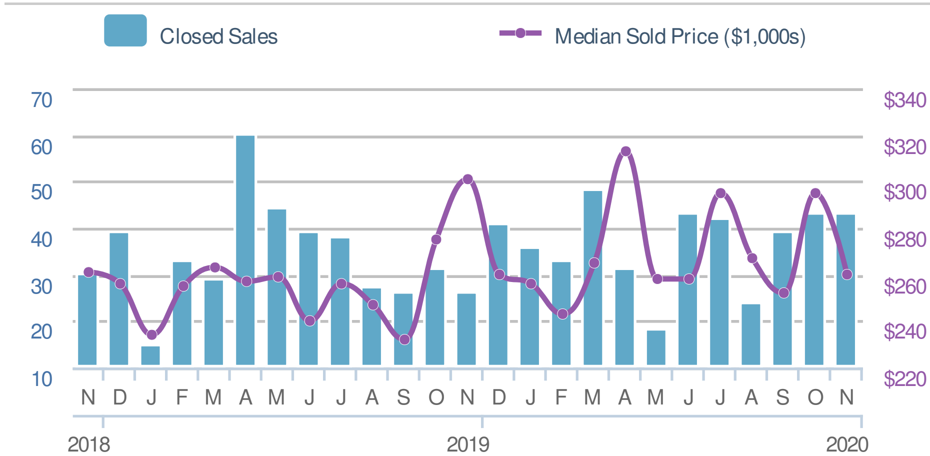
Median Sold Price $260,000

-11.9% from Oct 2020: **$295,000**

-13.7% from Nov 2019: **$301,250**

YTD	2020	2019	+/-
	$266,000	**$258,500**	2.9%

5-year Nov average: **$274,430**



Active Listings 108

108

Min 108 · 165 · Max 193

5-year Nov average

Oct 2020	Nov 2019
112	**178**

Avg DOM 78

78

Min 51 · 71 · Max 87

5-year Nov average

Oct 2020	Nov 2019	YTD
76	**51**	**84**

Avg Sold to OLP Ratio 95.5%

95.5%

Min 93.9% · 94.8% · Max 95.5%

5-year Nov average

Oct 2020	Nov 2019	YTD
95.6%	**95.3%**	**94.1%**

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

November 2020

33955 - Condo/Co-op/TH

New Listings 8

14.3% from Oct 2020: **7**

-33.3% from Nov 2019: **12**

YTD	2020	2019	+/-
	127	**129**	-1.6%

5-year Nov average: **13**

New Pendings 11

-21.4% from Oct 2020: **14**

-21.4% from Nov 2019: **14**

YTD	2020	2019	+/-
	122	**130**	-6.2%

5-year Nov average: **8**

Closed Sales 15

7.1% from Oct 2020: **14**

400.0% from Nov 2019: **3**

YTD	2020	2019	+/-
	107	**115**	-7.0%

5-year Nov average: **7**

Median Sold Price $194,310

-30.9% from Oct 2020: **$281,000**

-28.8% from Nov 2019: **$273,000**

YTD	2020	2019	+/-
	$255,000	**$260,000**	-1.9%

5-year Nov average: **$290,262**

Summary

In 33955, the median sold price for Condo/Co-op/TH properties for November was $194,310, representing a decrease of 30.9% compared to last month and a decrease of 28.8% from Nov 2019. The average days on market for units sold in November was 91 days, 3% below the 5-year November average of 94 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 11; and a 7.1% decrease in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.28 pendings per active listing, down from 0.36 in October and a decrease from 0.40 in November 2019. The Contract Ratio is 33% higher than the 5-year November 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 39

39

Min 39 | 55 5-year Nov average | Max 67

Oct 2020	Nov 2019
42	**43**

Avg DOM 91

91

Min 13 | 94 5-year Nov average | Max 163

Oct 2020	Nov 2019	YTD
92	**13**	**101**

Avg Sold to OLP Ratio 95.1%

95.1%

Min 93.4% | 95.9% 5-year Nov average | Max 98.9%

Oct 2020	Nov 2019	YTD
93.2%	**98.9%**	**94.5%**

November 2020

33955 - SFH/Villa

New Listings — 26

-23.5% from Oct 2020: **34**

-18.8% from Nov 2019: **32**

YTD	2020	2019	+/-
	307	**318**	-3.5%

5-year Nov average: **32**

New Pendings — 32

-15.8% from Oct 2020: **38**

45.5% from Nov 2019: **22**

YTD	2020	2019	+/-
	355	**299**	18.7%

5-year Nov average: **27**

Closed Sales — 26

8.3% from Oct 2020: **24**

23.8% from Nov 2019: **21**

YTD	2020	2019	+/-
	267	**237**	12.7%

5-year Nov average: **22**

Median Sold Price — $280,882

-13.0% from Oct 2020: **$323,000**

-13.6% from Nov 2019: **$325,000**

YTD	2020	2019	+/-
	$290,000	**$270,000**	7.4%

5-year Nov average: **$279,106**

Summary

In 33955, the median sold price for SFH/Villa properties for November was $280,882, representing a decrease of 13% compared to last month and a decrease of 13.6% from Nov 2019. The average days on market for units sold in November was 47 days, 22% below the 5-year November average of 61 days. There was a 15.8% month over month decrease in new contract activity with 32 New Pendings; a 6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 47; and a 5% decrease in supply to 57 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.83 in October and an increase from 0.25 in November 2019. The Contract Ratio is 117% higher than the 5-year November average of 0.38. 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 — 57

57

Min 57 — 102 (5-year Nov average) — Max 125

Oct 2020	Nov 2019
60	**122**

Avg DOM — 47

47

Min 47 — 61 (5-year Nov average) — Max 87

Oct 2020	Nov 2019	YTD
57	**60**	**71**

Avg Sold to OLP Ratio — 97.6%

97.6%

Min 93.3% — 95.0% (5-year Nov average) — Max 97.6%

Oct 2020	Nov 2019	YTD
97.5%	**94.8%**	**94.9%**

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