December 2020

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

Local Market Insight

33955





December 2020

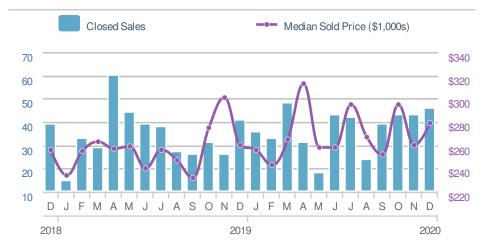
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New L	istings.	30			
	- 18.9% Nov 2020: 37	11.1% from Dec 2019: 27			
YTD	2020 500	2019 520	+/- -3.8%		
5-year	Dec averag	e: 35			

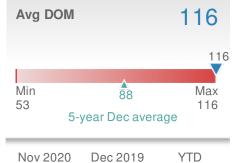




Medi Sold	an Price	\$279,520				
from	7.5% Nov 2020: 260,000	7.5% from Dec 2019: \$260,000				
YTD	2020 \$266,900	2019 \$260,000	+/- 2.7%			
5-yea	r Dec avera	ge: \$263,54	4			







103

78

87







December 2020

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33955 - Condo/Co-op/TH

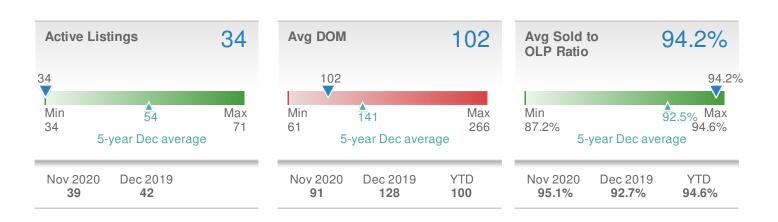
New L	istings		9	New F	Pendings		10	Close	d Sales		10
	12.5% Nov 2020: 8	from D).0% ec 2019: 9		-9.1% Nov 2020: 11	from D	1.1% ec 2019: 9		-33.3% Nov 2020: 15	from D	28.6% ec 2019: 4
YTD	2020 138	2019 138	+/- 0.0%	YTD	2020 132	2019 139	+/- -5.0%	YTD	2020 119	2019 129	+/- -7.8%
5-year	Dec averag	e: 10		5-year	Dec averag	ge: 9		5-year	Dec averag	e: 9	

Medi Sold	an Price	\$229,250				
from	18.0% Nov 2020: 194,310	4 8.4% from Dec 2019: \$211,450				
YTD	2020 \$250,000	2019 \$250,000	+/- 0.0%			
5-yea	ır Dec avera	ge: \$246,13	0			

Summary

In 33955, the median sold price for Condo/Co-op/TH properties for December was \$229,250, representing an increase of 18% compared to last month and an increase of 8.4% from Dec 2019. The average days on market for units sold in December was 102 days, 28% below the 5-year December average of 141 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 10, and a 12.8% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.29 pendings per active listing, up from 0.28 in November and an increase from 0.24 in December 2019. The Contract Ratio is 47% higher than the 5-year December average of 0.20. 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.







December 2020

33955 - SFH/Villa

New L	istings.		18		
-30.8%		20.0%			
from Nov 2020:		from Dec 2019:			
26		15			
YTD	2020	2019	+/-		
	325	333	-2.4%		
5-year	Dec average	e: 23			



Medi Sold	an Price	\$292,450				
from	•4.1% Nov 2020: 280,882	+-0.9% from Dec 2019: \$295,000				
YTD	2020 \$290,000	2019 \$274,250	+/- 5.7%			
5-yea	5-year Dec average: \$280,840					

Summary

In 33955, the median sold price for SFH/Villa properties for December was \$292,450, representing an increase of 4.1% compared to last month and a decrease of 0.9% from Dec 2019. The average days on market for units sold in December was 121 days, 53% above the 5-year December average of 79 days. There was a 12.5% month over month increase in new contract activity with 36 New Pendings; a 21.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 37; and a 22.8% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.82 in November and an increase from 0.30 in December 2019. The Contract Ratio is 133% higher than the 5-year December average of 0.36. 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 L	stings	44	Avg DOM		121	Avg Sold to OLP Ratio	to	96.9%
44					121			96.9
Min 44	<u>^</u> 97	Max 125	Min 51	A 79	Max 121	Min 94.3%	\$ 95.5%	Max 96.9%
	5-year Dec average	+		year Dec avera	. — .		year Dec ave	
Nov 2020 57	Dec 2019 102		Nov 2020 47	Dec 2019 103	YTD 76	Nov 2020 97.6%	Dec 2019 94.8%	YTD 95.1%

