# August 2020

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

# Local Market Insight

## 33980

MarketStats by ShowingTime

# August 2020

33980

## New Listings 43

| | |
| --- | --- |
| 4.9% | from Jul 2020: **41** |
| 53.6% | from Aug 2019: **28** |

| YTD | 2020 | 2019 | +/- |
| --- | --- | --- | --- |
| | **320** | **316** | 1.3% |

5-year Aug average: **33**

## New Pendings 53

| | |
| --- | --- |
| 29.3% | from Jul 2020: **41** |
| 103.8% | from Aug 2019: **26** |

| YTD | 2020 | 2019 | +/- |
| --- | --- | --- | --- |
| | **309** | **335** | -7.8% |

5-year Aug average: **35**

## Closed Sales 27

| | |
| --- | --- |
| 8.0% | from Jul 2020: **25** |
| -41.3% | from Aug 2019: **46** |

| YTD | 2020 | 2019 | +/- |
| --- | --- | --- | --- |
| | **233** | **277** | -15.9% |

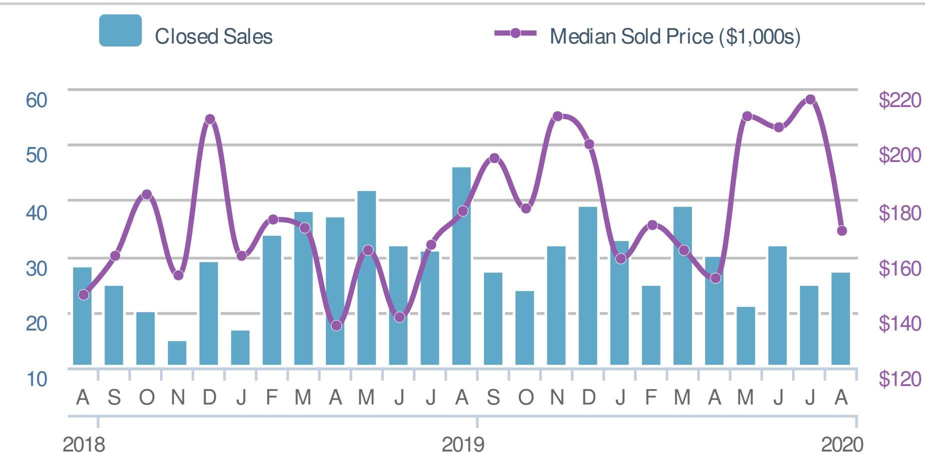
5-year Aug average: **32**

## Median Sold Price $169,900

| | |
| --- | --- |
| -21.3% | from Jul 2020: **$216,000** |
| -3.7% | from Aug 2019: **$176,500** |

| YTD | 2020 | 2019 | +/- |
| --- | --- | --- | --- |
| | **$180,000** | **$160,000** | 12.5% |

5-year Aug average: **$162,680**




## Active Listings 107

107
Min 91
104
Max 113
5-year Aug average

| Jul 2020 | Aug 2019 |
| --- | --- |
| **113** | **91** |

## Avg DOM 44

44
Min 44
83
Max 119
5-year Aug average

| Jul 2020 | Aug 2019 | YTD |
| --- | --- | --- |
| **60** | **84** | **57** |

## Avg Sold to OLP Ratio 95.2%

95.2%
Min 91.9%
92.8%
Max 95.2%
5-year Aug average

| Jul 2020 | Aug 2019 | YTD |
| --- | --- | --- |
| **95.1%** | **92.5%** | **95.2%** |

# August 2020

33980 - Condo/Co-op/TH

## New Listings 15

200.0% from Jul 2020: 5

275.0% from Aug 2019: 4

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 73 | 60 | 21.7% |

5-year Aug average: **6**

## New Pendings 13

44.4% from Jul 2020: 9

225.0% from Aug 2019: 4

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 62 | 53 | 17.0% |

5-year Aug average: **7**

## Closed Sales 5

0.0% from Jul 2020: 5

-16.7% from Aug 2019: 6

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 45 | 45 | 0.0% |

5-year Aug average: **7**

## Median Sold Price $115,000

27.8% from Jul 2020: $90,000

-10.5% from Aug 2019: $128,500

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | $117,000 | $108,000 | 8.3% |

5-year Aug average: **$101,000**

## Summary

In 33980, the median sold price for Condo/Co-op/TH properties for August was $115,000, representing an increase of 27.8% compared to last month and a decrease of 10.5% from Aug 2019. The average days on market for units sold in August was 40 days, 43% below the 5-year August average of 70 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; an 87.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 15; and a 7.4% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, up from 0.30 in July and an increase from 0.27 in August 2019. The Contract Ratio is 35% higher than the 5-year August 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 29

29

Min 15 | 22 5-year Aug average | Max 29

| Jul 2020 | Aug 2019 |
|---|---|
| 27 | 22 |

## Avg DOM 40

40

Min 40 | 70 5-year Aug average | Max 95

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| 49 | 57 | 63 |

## Avg Sold to OLP Ratio 88.0%

88.0%

Min 88.0% | 89.9% 5-year Aug average | Max 94.5%

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| 91.5% | 88.4% | 93.0% |


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

# August 2020

33980 - SFH/Villa

## New Listings 22

-26.7% from Jul 2020: **30**

15.8% from Aug 2019: **19**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **188** | **191** | -1.6% |

5-year Aug average: **22**

## New Pendings 35

29.6% from Jul 2020: **27**

94.4% from Aug 2019: **18**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **197** | **193** | 2.1% |

5-year Aug average: **24**

## Closed Sales 17

-10.5% from Jul 2020: **19**

-46.9% from Aug 2019: **32**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **142** | **153** | -7.2% |

5-year Aug average: **19**

## Median Sold Price $199,000

-9.5% from Jul 2020: **$220,000**

-11.4% from Aug 2019: **$224,500**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **$216,500** | **$208,000** | 4.1% |

5-year Aug average: **$205,750**

## Summary

In 33980, the median sold price for SFH/Villa properties for August was $199,000, representing a decrease of 9.5% compared to last month and a decrease of 11.4% from Aug 2019. The average days on market for units sold in August was 48 days, 39% below the 5-year August average of 78 days. There was a 29.6% month over month increase in new contract activity with 35 New Pendings; a 57.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 41; and a 17.9% decrease in supply to 55 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.39 in July and an increase from 0.44 in August 2019. The Contract Ratio is 54% higher than the 5-year August average of 0.49. 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 55

55

Min 55 | 64 5-year Aug average | Max 75

| Jul 2020 | Aug 2019 |
|---|---|
| **67** | **57** |

## Avg DOM 48

48

Min 48 | 78 5-year Aug average | Max 110

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| **64** | **76** | **59** |

## Avg Sold to OLP Ratio 97.0%

97.0%

Min 92.2% | 94.0% 5-year Aug average | Max 97.0%

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| **96.2%** | **94.1%** | **96.0%** |