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

Local Market Insight

33980



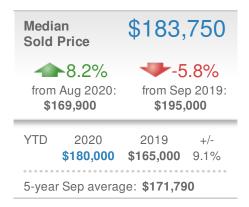


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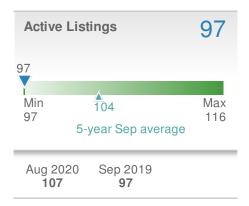


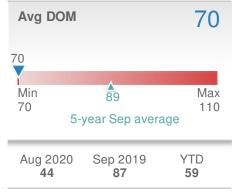










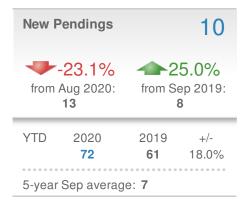






33980 - Condo/Co-op/TH

New L	istings.		6		
-60.0% from Aug 2020: 15		20.0% from Sep 2019:			
YTD	2020 79	2019 65	+/- 21.5%		
5-year Sep average: 4					





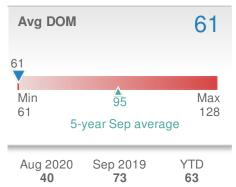
5-year Sep average: **\$107,564**

Summary

In 33980, the median sold price for Condo/Co-op/TH properties for September was \$115,000, representing no change compared to last month and an increase of 4.1% from Sep 2019. The average days on market for units sold in September was 61 days, 36% below the 5-year September average of 95 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 9; and a 24.1% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.52 in August and an increase from 0.40 in September 2019. The Contract Ratio is 6% higher than the 5-year September 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.



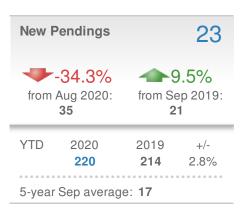






33980 - SFH/Villa

New L	.istings	28		
27.3% from Aug 2020: 22		16.7% from Sep 2019:		
YTD	2020 216	2019 215	+/- 0.5%	
5-year Sep average: 21				







5-year Sep average: **\$202,510**

Summary

In 33980, the median sold price for SFH/Villa properties for September was \$237,550, representing an increase of 19.4% compared to last month and an increase of 10.5% from Sep 2019. The average days on market for units sold in September was 86 days, the same as the 5-year September average of 87 days. There was a 34.3% month over month decrease in new contract activity with 23 New Pendings; a 9.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 37; and a 1.8% increase in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.75 in August and an increase from 0.38 in September 2019. The Contract Ratio is 85% higher than the 5-year September 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.



