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

# **Local Market Insight**

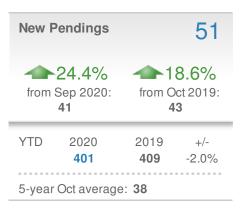
33980





33980

New L	istings	65			
58.5% from Sep 2020:		51.2% from Oct 2019: 43			
YTD	2020 <b>426</b>	2019 <b>393</b>	+/- 8.4%		
5-year Oct average: 43					













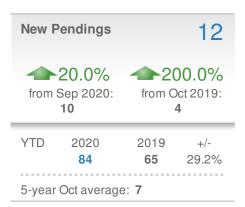


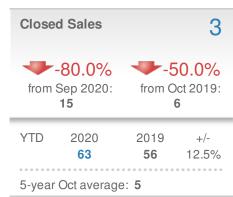




33980 - Condo/Co-op/TH

New L	istings.	18			
200.0% from Sep 2020:		260.0% from Oct 2019:			
YTD	2020 <b>97</b>	2019 <b>70</b>	+/- 38.6%		
5-year Oct average: 8					





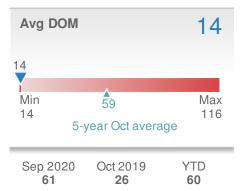


## **Summary**

In 33980, the median sold price for Condo/Co-op/TH properties for October was \$107,500, representing a decrease of 6.5% compared to last month and a decrease of 4% from Oct 2019. The average days on market for units sold in October was 14 days, 76% below the 5-year October average of 59 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 14; and a 54.5% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, no change from September and an increase from 0.18 in October 2019. The Contract Ratio is 9% higher than the 5-year October 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.



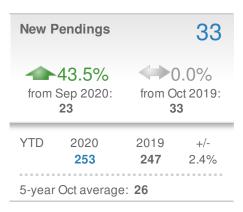






33980 - SFH/Villa

New Listings		41			
46.4% from Sep 2020:		41.4% from Oct 2019: 29			
YTD	2020 <b>257</b>	2019 <b>244</b>	+/- 5.3%		
5-year Oct average: 28					







## **Summary**

In 33980, the median sold price for SFH/Villa properties for October was \$253,250, representing an increase of 6.6% compared to last month and an increase of 14.1% from Oct 2019. The average days on market for units sold in October was 51 days, 24% below the 5-year October average of 67 days. There was a 43.5% month over month increase in new contract activity with 33 New Pendings; a 16.2% MoM increase in All Pendings (new contracts + contracts carried over from September) to 43; and a 14.3% increase in supply to 64 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.66 in September and an increase from 0.55 in October 2019. The Contract Ratio is 54% higher than the 5-year October average of 0.44. 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.





