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

Local Market Insight

33980





33980

New L	istings		38		
-41.5%		15.2%			
from Oct 2020:		from Nov 2019:			
65		33			
YTD	2020	2019	+/-		
	464	426	8.9%		
5-year Nov average: 36					

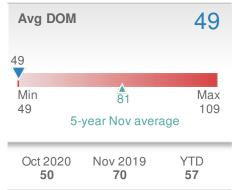








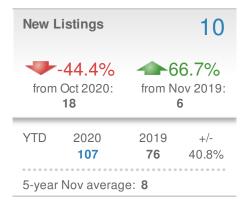


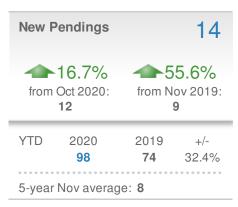






33980 - Condo/Co-op/TH







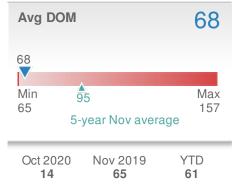


Summary

In 33980, the median sold price for Condo/Co-op/TH properties for November was \$135,000, representing an increase of 25.6% compared to last month and an increase of 22.7% from Nov 2019. The average days on market for units sold in November was 68 days, 28% below the 5-year November average of 95 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 16; and a 14.7% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.41 in October and an increase from 0.39 in November 2019. The Contract Ratio is 46% 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.



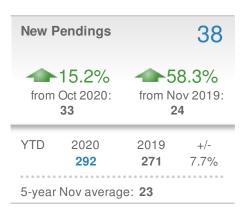






33980 - SFH/Villa

New L	istings	24		
-41.5%		14.3%		
from Oct 2020:		from Nov 2019:		
41		21		
YTD	2020	2019	+/-	
	281	265	6.0%	
5-year Nov average: 21				







Summary

In 33980, the median sold price for SFH/Villa properties for November was \$232,065, representing a decrease of 8.4% compared to last month and an increase of 5.3% from Nov 2019. The average days on market for units sold in November was 40 days, 47% below the 5-year November average of 76 days. There was a 15.2% month over month increase in new contract activity with 38 New Pendings; a 32.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 57; and a 25% decrease in supply to 48 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 0.67 in October and an increase from 0.48 in November 2019. The Contract Ratio is 127% higher than the 5-year November average of 0.52. 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.



