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

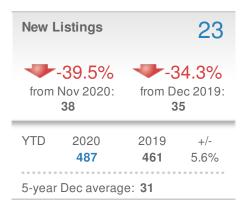
Local Market Insight

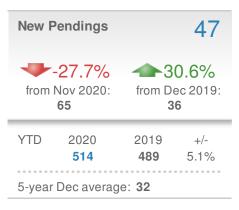
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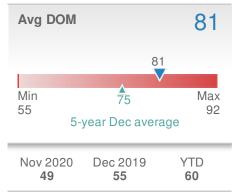








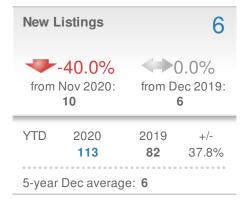


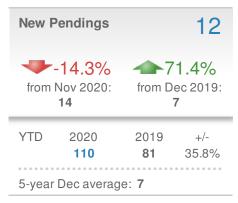




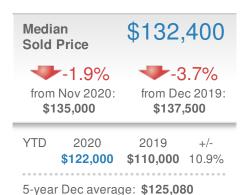


33980 - Condo/Co-op/TH







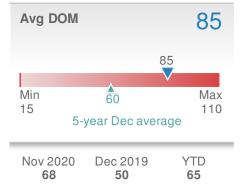


Summary

In 33980, the median sold price for Condo/Co-op/TH properties for December was \$132,400, representing a decrease of 1.9% compared to last month and a decrease of 3.7% from Dec 2019. The average days on market for units sold in December was 85 days, 43% above the 5-year December average of 60 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 15; and a 27.6% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.55 in November and an increase from 0.56 in December 2019. The Contract Ratio is 74% higher than the 5-year December average of 0.41. 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.



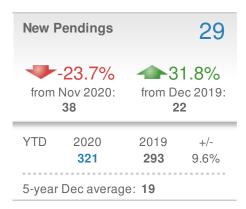






33980 - SFH/Villa

New L	istings		10	
-58.3%		-54.5%		
from Nov 2020:		from Dec 2019:		
24		22		
YTD	2020	2019	+/-	
	291	287	1.4%	
5-year Dec average: 15				



Closed Sales		41	
78.3% from Nov 2020:		46.4% from Dec 2019: 28	
YTD	2020 252	2019 240	+/- 5.0%
5-year	Dec averag	e: 24	



Summary

In 33980, the median sold price for SFH/Villa properties for December was \$231,999, representing a decrease of 0% compared to last month and an increase of 0.7% from Dec 2019. The average days on market for units sold in December was 67 days, 5% below the 5-year December average of 71 days. There was a 23.7% month over month decrease in new contract activity with 29 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 38; and a 31.3% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.19 in November and an increase from 0.34 in December 2019. The Contract Ratio is 169% higher than the 5-year December average of 0.43. 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.





