August 2020

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

Local Market Insight

33981





August 2020

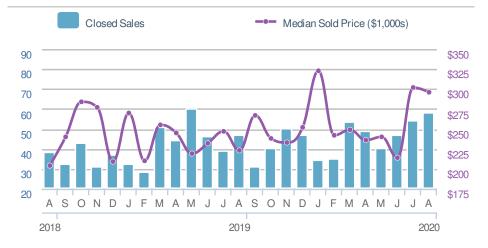
33981

New Listings			62		
-3.1%		+17.0%			
from Jul 2020:		from Aug 2019:			
64		53			
YTD	2020	2019	+/-		
	476	429	11.0%		
5-year Aug average: 50					





Median Sold Price		\$296,150	
+-2.1%		4 32.8%	
from Jul 2020:		from Aug 2019:	
\$302,450		\$223,000	
YTD	2020	2019	+/-
	\$255,244	\$236,900	7.7%
5-yea	r Aug avera	ge: \$239,92	:5







81

70

73

Avg Sold		96.7%
Min 94,3%	<u>∧</u> 96.1%	96.7%
5- Jul 2020 96.2 %	year Aug avera Aug 2019 96.0%	YTD 96.0%



0.0% from Aug 2019: 0

+/-

0.0%

2019

0

August 2020

33981 - Condo/Co-op/TH

New L	istings.		0		
0.0% from Jul 2020: 0		0.0% from Aug 2019: 0			
YTD	2020 1	2019 1	+/- 0.0%		
5-year Aug average: 0					

New P	endings		0	Close	d Sales	
	0.0% Jul 2020: 0	from Au).0% ug 2019:)		0.0% Jul 2020: 0	fro
YTD	2020 1	2019 0	+/- 0.0%	YTD	2020 1	20
5-year	Aug averag	e: 0		5-year	Aug averag	e: 0

Median Sold Price		\$220,000		
0.0% from Jul 2020:		0.0% from Aug 2019: \$0		
YTD	2020 \$220,000	2019 \$0	+/- 0.0%	
5-year Aug average: \$220,000				

Summary

In 33981, the median sold price for Condo/Co-op/TH properties for August was \$220,000, representing an increase of 0% compared to last month and an increase of 0% from Aug 2019. The average days on market for units sold in August was 87 days, the same as the 5year August average of 87 days. There was no month over month change in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2019. The Contract Ratio is the same as the 5-year August average of 0.00. 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.

5-year Aug average Jul 2020 Aug 2019		5- Jul 2020	year Aug avera	YTD	5- Jul 2020	year Aug aver Aug 2019	YTD
Min 1 0	Max 3	87 8)Min 87		Max 87	95.7% 99.17% 95.7%		Max 95.7%
Active Listings	0	Avg DOM		87	Avg Sold OLP Ratio		95.7%





August 2020

33981 - SFH/Villa

New Listings			61
	-1.7% Jul 2020: 60	from A	4.5% ug 2019: 9
YTD	2020 452	2019 408	+/- 10.8%
5-year	Aug averag	e: 48	



Median Sold Price		\$305,000			
+-0.8% from Jul 2020: \$307,450		28.2% from Aug 2019: \$238,000			
YTD 2020 \$267,500		2019 +/- \$245,000 9.2%			
5-year Aug average: \$252,000					

Summary

In 33981, the median sold price for SFH/Villa properties for August was \$305,000, representing a decrease of 0.8% compared to last month and an increase of 28.2% from Aug 2019. The average days on market for units sold in August was 60 days, 18% below the 5-year August average of 73 days. There was an 8.2% month over month decrease in new contract activity with 67 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 117; and a 2.2% increase in supply to 141 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, no change from July and an increase from 0.35 in August 2019. The Contract Ratio is 62% higher than the 5-year August average of 0.51. 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 he market is moving in the buyer's favor.

