September 2020

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

Local Market **Insight**

33981

SmartCharts
MarketStats by ShowingTime

September 2020

33981

New Listings 77

▲24.2% from Aug 2020: **62**

▲87.8% from Sep 2019: **41**

YTD	2020	2019	+/-
	554	**470**	17.9%

5-year Sep average: **52**

New Pendings 77

▲13.2% from Aug 2020: **68**

▲57.1% from Sep 2019: **49**

YTD	2020	2019	+/-
	582	**477**	22.0%

5-year Sep average: **50**

Closed Sales 61

▲5.2% from Aug 2020: **58**

▲96.8% from Sep 2019: **31**

YTD	2020	2019	+/-
	432	**378**	14.3%

5-year Sep average: **40**

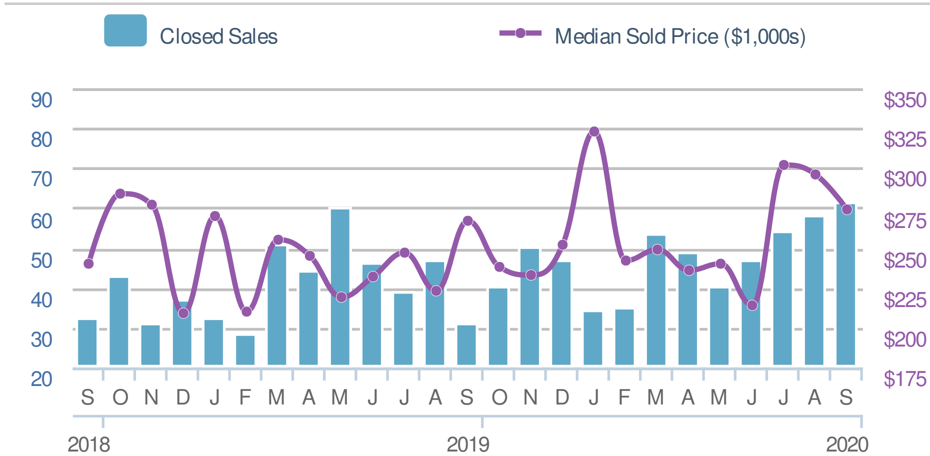
Median Sold Price $274,000

▼-7.5% from Aug 2020: **$296,150**

▲2.6% from Sep 2019: **$267,000**

YTD	2020	2019	+/-
	$261,105	**$238,750**	9.4%

5-year Sep average: **$248,180**



Active Listings 148

148

Min 148 | 161 5-year Sep average | Max 176

Aug 2020	Sep 2019
149	**159**

Avg DOM 60

60

Min 52 | 67 5-year Sep average | Max 86

Aug 2020	Sep 2019	YTD
60	**86**	**69**

Avg Sold to OLP Ratio 97.9%

97.9%

Min 94.4% | 95.8% 5-year Sep average | Max 97.9%

Aug 2020	Sep 2019	YTD
96.7%	**94.7%**	**96.3%**

Data Source: Stellar MLS. Statistics calculated April 08, 2024.

MarketStats by ShowingTime

September 2020

33981 - Condo/Co-op/TH

New Listings — 0

0.0% from Aug 2020: **0**

0.0% from Sep 2019: **0**

YTD	2020	2019	+/-
	1	1	0.0%

5-year Sep average: **0**

New Pendings — 0

0.0% from Aug 2020: **0**

0.0% from Sep 2019: **0**

YTD	2020	2019	+/-
	1	0	0.0%

5-year Sep average: **0**

Closed Sales — 0

-100.0% from Aug 2020: **1**

0.0% from Sep 2019: **0**

YTD	2020	2019	+/-
	1	0	0.0%

5-year Sep average: **0**

Median Sold Price — $0

-100.0% from Aug 2020: **$220,000**

0.0% from Sep 2019: **$0**

YTD	2020	2019	+/-
	$220,000	$0	0.0%

5-year Sep average: **$0**

Summary

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

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.00 in August and a decrease from 0.00 in September 2019. The Contract Ratio is 100% lower than the 5-year September average of 0.11. 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.

Active Listings — 0

0

Min 1 — 2 — Max 3

5-year Sep average

Aug 2020	Sep 2019
0	1

Avg DOM — 0

0

0 Min 0 — Max 0

5-year Sep average

Aug 2020	Sep 2019	YTD
87	0	87

Avg Sold to OLP Ratio — 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Sep average

Aug 2020	Sep 2019	YTD
95.7%	0.0%	95.7%

Data Source: Stellar MLS. Statistics calculated April 08, 2024.

September 2020

33981 - SFH/Villa

New Listings 76

▲24.6% from Aug 2020: **61**

▲100.0% from Sep 2019: **38**

YTD	2020	2019	+/-
	529	**446**	18.6%

5-year Sep average: **51**

New Pendings 74

▲10.4% from Aug 2020: **67**

▲60.9% from Sep 2019: **46**

YTD	2020	2019	+/-
	559	**457**	22.3%

5-year Sep average: **48**

Closed Sales 60

▲9.1% from Aug 2020: **55**

▲106.9% from Sep 2019: **29**

YTD	2020	2019	+/-
	412	**360**	14.4%

5-year Sep average: **38**

Median Sold Price $269,500

▼-11.6% from Aug 2020: **$305,000**

▲0.2% from Sep 2019: **$269,000**

YTD	2020	2019	+/-
	$268,700	**$246,750**	8.9%

5-year Sep average: **$250,680**

Summary

In 33981, the median sold price for SFH/Villa properties for September was $269,500, representing a decrease of 11.6% compared to last month and an increase of 0.2% from Sep 2019. The average days on market for units sold in September was 59 days, 12% below the 5-year September average of 67 days. There was a 10.4% month over month increase in new contract activity with 74 New Pendings; a 6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 124; and no change in supply with 141 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.83 in August and an increase from 0.42 in September 2019. The Contract Ratio is 70% higher than the 5-year September 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.

Active Listings 141

141

Min 141 | 156 5-year Sep average | Max 172

Aug 2020	Sep 2019
141	**155**

Avg DOM 59

59

Min 54 | 67 5-year Sep average | Max 90

Aug 2020	Sep 2019	YTD
60	**90**	**70**

Avg Sold to OLP Ratio 97.0%

97.0%

Min 94.4% | 95.7% 5-year Sep average | Max 97.0%

Aug 2020	Sep 2019	YTD
96.8%	**94.7%**	**96.2%**