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

Local Market Insight

33981





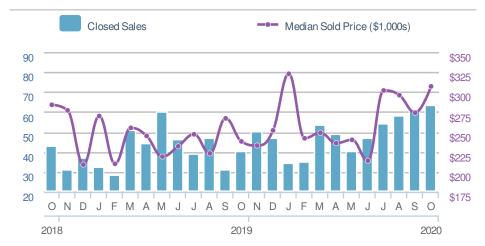
33981

New Listings		63		
-18.2% from Sep 2020:		-16.0% from Oct 2019: 75		
YTD	2020 617	2019 545	+/- 13.2%	
5-year Oct average: 59				

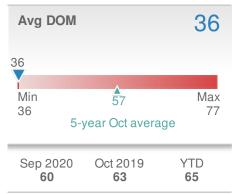










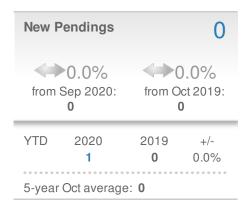






33981 - Condo/Co-op/TH

New Listings				
0.0%		0.0%		
from Sep 2020:		from Oct 2019:		
YTD	2020	2019	+/-	
	1	1	0.0%	
5-year Oct average: 0				



Close	d Sales	0		
0.0% from Sep 2020:		0.0% from Oct 2019:		
YTD	2020 1	2019 0	+/- 0.0%	
5-year Oct average: 0				



Summary

In 33981, the median sold price for Condo/Co-op/TH properties for October was \$0, representing no change compared to last month and no change from Oct 2019. The average days on market for units sold in October was 0 days, 100% below the 5-year October average of 7 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 September) 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, no change from September and a decrease from 0.00 in October 2019. The Contract Ratio is 100% lower than the 5-year October average of 0.17. 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.



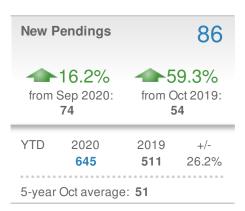






33981 - SFH/Villa

New Listings		62		
-18.4%		-13.9%		
from Sep 2020:		from Oct 2019:		
76		72		
YTD	2020	2019	+/-	
	591	518	14.1%	
5-year Oct average: 57				







Summary

In 33981, the median sold price for SFH/Villa properties for October was \$320,000, representing an increase of 18.7% compared to last month and an increase of 27.7% from Oct 2019. The average days on market for units sold in October was 33 days, 42% below the 5-year October average of 57 days. There was a 16.2% month over month increase in new contract activity with 86 New Pendings; an 11.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 138; and a 17% decrease in supply to 117 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 0.88 in September and an increase from 0.43 in October 2019. The Contract Ratio is 122% higher than the 5-year October average of 0.53. 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.



