November 2020

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

Local Market **Insight**

33981

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

November 2020

33981

New Listings	64
1.6% from Oct 2020: **63**	12.3% from Nov 2019: **57**

YTD	2020	2019	+/-
	681	**602**	13.1%

5-year Nov average: **55**

New Pendings	57
-35.2% from Oct 2020: **88**	11.8% from Nov 2019: **51**

YTD	2020	2019	+/-
	727	**583**	24.7%

5-year Nov average: **46**

Closed Sales	64
1.6% from Oct 2020: **63**	28.0% from Nov 2019: **50**

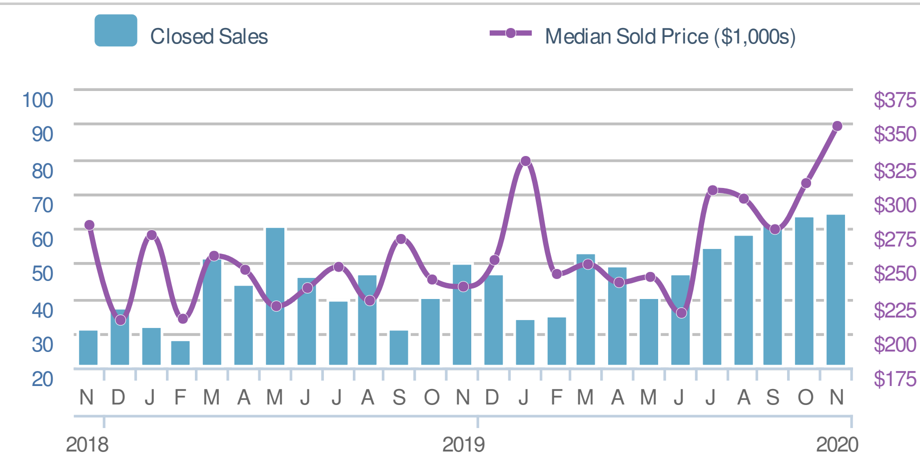
YTD	2020	2019	+/-
	559	**468**	19.4%

5-year Nov average: **44**

Median Sold Price	$348,450
13.2% from Oct 2020: **$307,836**	48.9% from Nov 2019: **$233,950**

YTD	2020	2019	+/-
	$274,000	**$237,750**	15.2%

5-year Nov average: **$271,725**



Active Listings 132

132

Min	5-year Nov average	Max
132	171	207

Oct 2020	Nov 2019
123	**180**

Avg DOM 46

46

Min	5-year Nov average	Max
46	76	101

Oct 2020	Nov 2019	YTD
36	**64**	**63**

Avg Sold to OLP Ratio 98.8%

98.8%

Min	5-year Nov average	Max
93.9%	95.7%	98.8%

Oct 2020	Nov 2019	YTD
98.3%	**94.8%**	**96.8%**

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

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November 2020

33981 - Condo/Co-op/TH

New Listings — 3

0.0% from Oct 2020: **0**

0.0% from Nov 2019: **0**

YTD	2020	2019	+/-
	4	**1**	300.0%

5-year Nov average: **1**

New Pendings — 0

0.0% from Oct 2020: **0**

0.0% from Nov 2019: **0**

YTD	2020	2019	+/-
	1	**0**	0.0%

5-year Nov average: **0**

Closed Sales — 0

0.0% from Oct 2020: **0**

0.0% from Nov 2019: **0**

YTD	2020	2019	+/-
	1	**0**	0.0%

5-year Nov average: **0**

Median Sold Price — $0

0.0% from Oct 2020: **$0**

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

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

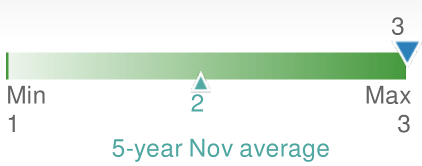
5-year Nov average: **$0**

Summary

In 33981, the median sold price for Condo/Co-op/TH properties for November was $0, representing no change compared to last month and no change from Nov 2019. The average days on market for units sold in November was 0 days, the same as the 5-year November 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 October) with 0; and a 0% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, up from 0.00 in October and no change from November 2019. The Contract Ratio is 100% lower than the 5-year November average of 0.13. 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 — 3



Oct 2020	Nov 2019
0	**1**

Avg DOM — 0

Oct 2020	Nov 2019	YTD
0	**0**	**87**

Avg Sold to OLP Ratio — 0.0%

Oct 2020	Nov 2019	YTD
0.0%	**0.0%**	**95.7%**

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SmartCharts
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November 2020

33981 - SFH/Villa

New Listings 60

-3.2% from Oct 2020: **62**

9.1% from Nov 2019: **55**

YTD	2020	2019	+/-
	651	**573**	13.6%

5-year Nov average: **52**

New Pendings 56

-34.9% from Oct 2020: **86**

14.3% from Nov 2019: **49**

YTD	2020	2019	+/-
	701	**560**	25.2%

5-year Nov average: **45**

Closed Sales 64

8.5% from Oct 2020: **59**

30.6% from Nov 2019: **49**

YTD	2020	2019	+/-
	535	**446**	20.0%

5-year Nov average: **44**

Median Sold Price $348,450

8.9% from Oct 2020: **$320,000**

47.6% from Nov 2019: **$236,000**

YTD	2020	2019	+/-
	$282,500	**$245,250**	15.2%

5-year Nov average: **$272,390**

Summary

In 33981, the median sold price for SFH/Villa properties for November was $348,450, representing an increase of 8.9% compared to last month and an increase of 47.6% from Nov 2019. The average days on market for units sold in November was 46 days, 39% below the 5-year November average of 76 days. There was a 34.9% month over month decrease in new contract activity with 56 New Pendings; a 15.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 116; and a 6% increase in supply to 124 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.18 in October and an increase from 0.38 in November 2019. The Contract Ratio is 103% higher than the 5-year November average of 0.46. 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 124

124

Min 124 | 166 | Max 203

5-year Nov average

Oct 2020	Nov 2019
117	**177**

Avg DOM 46

46

Min 46 | 76 | Max 101

5-year Nov average

Oct 2020	Nov 2019	YTD
33	**64**	**63**

Avg Sold to OLP Ratio 98.8%

98.8%

Min 93.9% | 95.8% | Max 98.8%

5-year Nov average

Oct 2020	Nov 2019	YTD
98.8%	**95.0%**	**96.8%**

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