December 2020

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

Local Market Insight

33981

MarketStats
by ShowingTime

SmartCharts
MarketStats by ShowingTime

December 2020

33981

New Listings 51

-20.3% from Nov 2020: 64

-1.9% from Dec 2019: 52

YTD	2020	2019	+/-
	733	654	12.1%

5-year Dec average: **57**

New Pendings 74

29.8% from Nov 2020: 57

105.6% from Dec 2019: 36

YTD	2020	2019	+/-
	801	619	29.4%

5-year Dec average: **49**

Closed Sales 63

-1.6% from Nov 2020: 64

34.0% from Dec 2019: 47

YTD	2020	2019	+/-
	623	515	21.0%

5-year Dec average: **46**

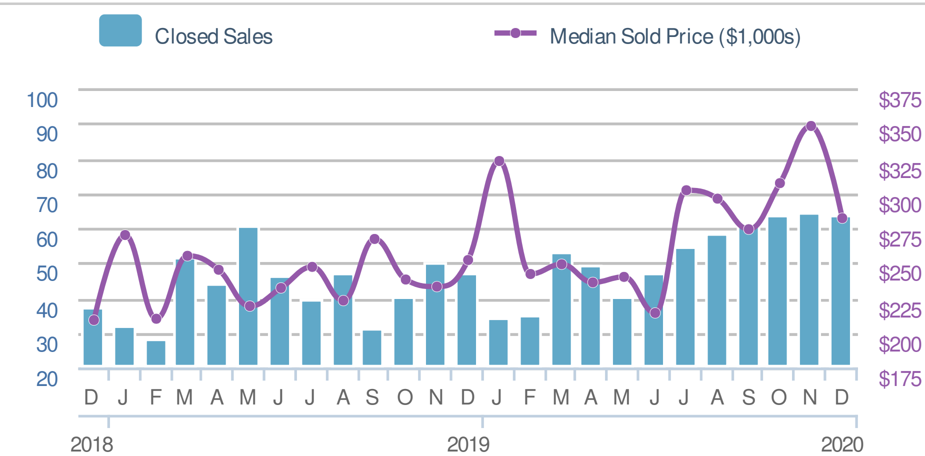
Median Sold Price $282,000

-19.1% from Nov 2020: $348,450

11.5% from Dec 2019: $252,990

YTD	2020	2019	+/-
	$275,000	$240,000	14.6%

5-year Dec average: **$241,797**



Active Listings 117

117

Min 117 | 178 | Max 214

5-year Dec average

Nov 2020	Dec 2019
132	190

Avg DOM 64

64

Min 61 | 75 | Max 104

5-year Dec average

Nov 2020	Dec 2019	YTD
46	61	63

Avg Sold to OLP Ratio 98.2%

98.2%

Min 94.6% | 96.4% | Max 98.2%

5-year Dec average

Nov 2020	Dec 2019	YTD
98.8%	95.8%	96.9%

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

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

December 2020

33981 - Condo/Co-op/TH

New Listings 0

-100.0% from Nov 2020: **3**

0.0% from Dec 2019: **0**

YTD	2020	2019	+/-
	4	1	300.0%

5-year Dec average: **0**

New Pendings 0

0.0% from Nov 2020: **0**

0.0% from Dec 2019: **0**

YTD	2020	2019	+/-
	1	0	0.0%

5-year Dec average: **0**

Closed Sales 0

0.0% from Nov 2020: **0**

0.0% from Dec 2019: **0**

YTD	2020	2019	+/-
	1	0	0.0%

5-year Dec average: **0**

Median Sold Price $0

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

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

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

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

Summary

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

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2019. The Contract Ratio is 100% lower than the 5-year December average of 0.75. 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

3

Min 1 | 2 | Max 3

5-year Dec average

Nov 2020	Dec 2019
3	1

Avg DOM 0

0

0 | Min 0 | Max 0

5-year Dec average

Nov 2020	Dec 2019	YTD
0	0	87

Avg Sold to OLP Ratio 0.0%

0.0%

0.0% | Min 0.0% | Max 0.0%

5-year Dec average

Nov 2020	Dec 2019	YTD
0.0%	0.0%	95.7%

MarketStats by ShowingTime

December 2020

33981 - SFH/Villa

New Listings 51

-15.0% from Nov 2020: **60**

6.3% from Dec 2019: **48**

YTD	2020	2019	+/-
	703	**621**	13.2%

5-year Dec average: **55**

New Pendings 72

28.6% from Nov 2020: **56**

118.2% from Dec 2019: **33**

YTD	2020	2019	+/-
	773	**593**	30.4%

5-year Dec average: **47**

Closed Sales 62

-3.1% from Nov 2020: **64**

37.8% from Dec 2019: **45**

YTD	2020	2019	+/-
	598	**491**	21.8%

5-year Dec average: **45**

Median Sold Price $287,500

-17.5% from Nov 2020: **$348,450**

12.7% from Dec 2019: **$255,065**

YTD	2020	2019	+/-
	$282,950	**$245,900**	15.1%

5-year Dec average: **$244,932**

Summary

In 33981, the median sold price for SFH/Villa properties for December was $287,500, representing a decrease of 17.5% compared to last month and an increase of 12.7% from Dec 2019. The average days on market for units sold in December was 64 days, 16% below the 5-year December average of 76 days. There was a 28.6% month over month increase in new contract activity with 72 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 111; and a 10.5% decrease in supply to 111 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.94 in November and an increase from 0.27 in December 2019. The Contract Ratio is 136% higher than the 5-year December average of 0.42. 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 111

111

Min 111 | 174 5-year Dec average | Max 211

Nov 2020	Dec 2019
124	**186**

Avg DOM 64

64

Min 63 | 76 5-year Dec average | Max 104

Nov 2020	Dec 2019	YTD
46	**63**	**63**

Avg Sold to OLP Ratio 98.5%

98.5%

Min 94.7% | 96.5% 5-year Dec average | Max 98.5%

Nov 2020	Dec 2019	YTD
98.8%	**95.7%**	**97.0%**

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