May 2020

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

Local Market Insight

33983

MarketStats by ShowingTime

May 2020

33983

New Listings 51

▲ 41.7% from Apr 2020: **36**

▲ 18.6% from May 2019: **43**

YTD	2020	2019	+/-
	260	**310**	-16.1%

5-year May average: **49**

New Pendings 60

▲ 93.5% from Apr 2020: **31**

▼ -23.1% from May 2019: **78**

YTD	2020	2019	+/-
	290	**362**	-19.9%

5-year May average: **65**

Closed Sales 27

▼ -40.0% from Apr 2020: **45**

▼ -44.9% from May 2019: **49**

YTD	2020	2019	+/-
	216	**226**	-4.4%

5-year May average: **49**

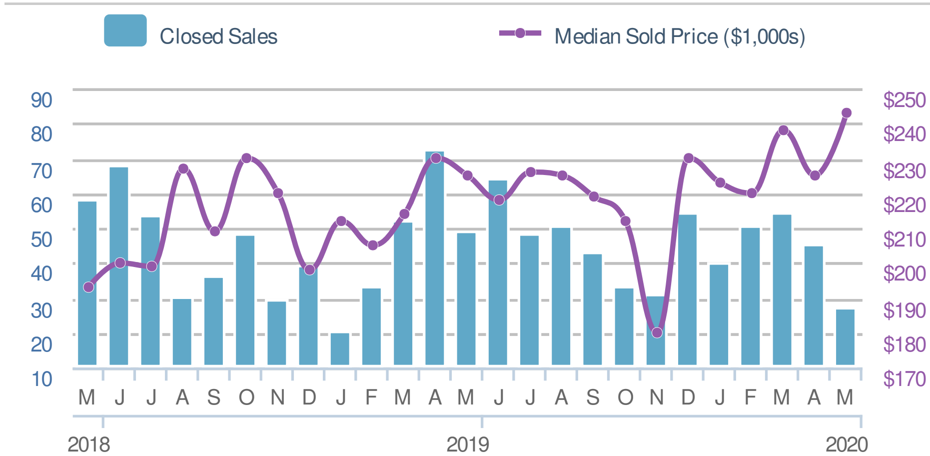
Median Sold Price $243,000

▲ 8.0% from Apr 2020: **$225,000**

▲ 8.0% from May 2019: **$225,000**

YTD	2020	2019	+/-
	$229,952	**$215,000**	7.0%

5-year May average: **$207,382**



Active Listings 113

113

Min	5-year May average	Max
113	144	171

Apr 2020	May 2019
115	**127**

Avg DOM 31

31

Min	5-year May average	Max
31	61	91

Apr 2020	May 2019	YTD
42	**91**	**57**

Avg Sold to OLP Ratio 97.2%

97.2%

Min	5-year May average	Max
92.3%	94.5%	97.2%

Apr 2020	May 2019	YTD
94.6%	**92.3%**	**95.6%**

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

May 2020

33983 - Condo/Co-op/TH

New Listings — 14

133.3% from Apr 2020: **6**

40.0% from May 2019: **10**

YTD	2020	2019	+/-
	66	**81**	-18.5%

5-year May average: **14**

New Pendings — 11

57.1% from Apr 2020: **7**

-8.3% from May 2019: **12**

YTD	2020	2019	+/-
	54	**87**	-37.9%

5-year May average: **14**

Closed Sales — 2

-86.7% from Apr 2020: **15**

-81.8% from May 2019: **11**

YTD	2020	2019	+/-
	42	**61**	-31.1%

5-year May average: **13**

Median Sold Price — $137,500

5.0% from Apr 2020: **$131,000**

12.7% from May 2019: **$122,000**

YTD	2020	2019	+/-
	$125,000	**$120,000**	4.2%

5-year May average: **$112,910**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for May was $137,500, representing an increase of 5% compared to last month and an increase of 12.7% from May 2019. The average days on market for units sold in May was 36 days, 46% below the 5-year May average of 67 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 14; and a 9.7% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, up from 0.19 in April and a decrease from 0.64 in May 2019. The Contract Ratio is 6% lower than the 5-year May average of 0.43. 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 — 34

34

Min 28 | 40 (5-year May average) | Max 49

Apr 2020	May 2019
31	**28**

Avg DOM — 36

36

Min 36 | 67 (5-year May average) | Max 123

Apr 2020	May 2019	YTD
22	**123**	**41**

Avg Sold to OLP Ratio — 95.8%

95.8%

Min 93.0% | 94.2% (5-year May average) | Max 95.8%

Apr 2020	May 2019	YTD
95.7%	**93.8%**	**95.8%**

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

May 2020

33983 - SFH/Villa

New Listings 37

▲23.3% from Apr 2020: **30**

▲12.1% from May 2019: **33**

YTD	2020	2019	+/-
	193	**229**	-15.7%

5-year May average: **36**

New Pendings 49

▲104.2% from Apr 2020: **24**

▼-25.8% from May 2019: **66**

YTD	2020	2019	+/-
	235	**275**	-14.5%

5-year May average: **50**

Closed Sales 25

▼-16.7% from Apr 2020: **30**

▼-34.2% from May 2019: **38**

YTD	2020	2019	+/-
	173	**165**	4.8%

5-year May average: **36**

Median Sold Price $243,000

▼-5.6% from Apr 2020: **$257,500**

▼-1.2% from May 2019: **$246,000**

YTD	2020	2019	+/-
	$244,000	**$239,700**	1.8%

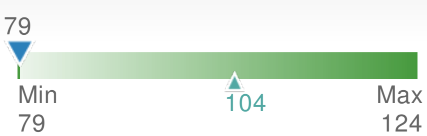
5-year May average: **$232,050**

Summary

In 33983, the median sold price for SFH/Villa properties for May was $243,000, representing a decrease of 5.6% compared to last month and a decrease of 1.2% from May 2019. The average days on market for units sold in May was 31 days, 48% below the 5-year May average of 59 days. There was a 104.2% month over month increase in new contract activity with 49 New Pendings; a 39.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 64; and a 6% decrease in supply to 79 active units.

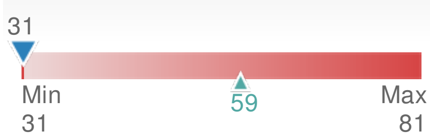
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.55 in April and an increase from 0.79 in May 2019. The Contract Ratio is 28% higher than the 5-year May average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 79



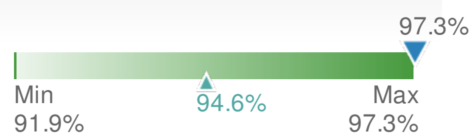
Apr 2020	May 2019
84	**99**

Avg DOM 31



Apr 2020	May 2019	YTD
53	**81**	**61**

Avg Sold to OLP Ratio 97.3%



Apr 2020	May 2019	YTD
94.1%	**91.9%**	**95.5%**

MarketStats by ShowingTime