# August 2020

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

# Local Market Insight

## 33983

MarketStats
by ShowingTime

# August 2020

33983

## New Listings 48

| 6.7% | -11.1% |
|---|---|
| from Jul 2020: **45** | from Aug 2019: **54** |

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **405** | **461** | -12.1% |

5-year Aug average: **50**

## New Pendings 52

| -20.0% | 20.9% |
|---|---|
| from Jul 2020: **65** | from Aug 2019: **43** |

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **481** | **522** | -7.9% |

5-year Aug average: **52**

## Closed Sales 63

| 12.5% | 26.0% |
|---|---|
| from Jul 2020: **56** | from Aug 2019: **50** |

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **373** | **388** | -3.9% |

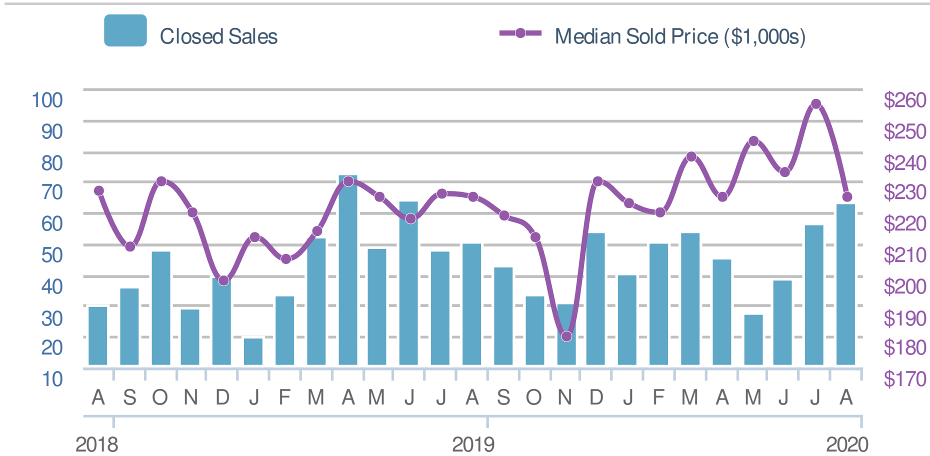
5-year Aug average: **47**

## Median Sold Price $225,000

| -11.9% | -0.3% |
|---|---|
| from Jul 2020: **$255,500** | from Aug 2019: **$225,700** |

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **$232,000** | **$220,000** | 5.5% |

5-year Aug average: **$212,380**




## Active Listings 85

85

| Min | 5-year Aug average | Max |
|---|---|---|
| 85 | 123 | 158 |

| Jul 2020 | Aug 2019 |
|---|---|
| **87** | **117** |

## Avg DOM 65

65

| Min | 5-year Aug average | Max |
|---|---|---|
| 65 | 71 | 84 |

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| **49** | **84** | **59** |

## Avg Sold to OLP Ratio 96.1%

96.1%

| Min | 5-year Aug average | Max |
|---|---|---|
| 94.2% | 95.5% | 96.8% |

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| **95.2%** | **96.8%** | **95.7%** |


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

# August 2020

33983 - Condo/Co-op/TH

## New Listings 5

-16.7% from Jul 2020: 6

-68.8% from Aug 2019: 16

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 86 | 121 | -28.9% |

5-year Aug average: **9**

## New Pendings 6

-57.1% from Jul 2020: 14

-62.5% from Aug 2019: 16

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 89 | 123 | -27.6% |

5-year Aug average: **11**

## Closed Sales 14

55.6% from Jul 2020: 9

40.0% from Aug 2019: 10

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 73 | 95 | -23.2% |

5-year Aug average: **10**

## Median Sold Price $137,000

12.4% from Jul 2020: $121,900

22.3% from Aug 2019: $112,000

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | $124,000 | $120,000 | 3.3% |

5-year Aug average: **$112,060**

## Summary

In 33983, the median sold price for Condo/Co-op/TH properties for August was $137,000, representing an increase of 12.4% compared to last month and an increase of 22.3% from Aug 2019. The average days on market for units sold in August was 55 days, 20% below the 5-year August average of 69 days. There was a 57.1% month over month decrease in new contract activity with 6 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 11; and a 4.5% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 1.00 in July and a decrease from 0.59 in August 2019. The Contract Ratio is 2% higher than the 5-year August average of 0.51. 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 21

21

Min 21 | 28 5-year Aug average | Max 34

| Jul 2020 | Aug 2019 |
|---|---|
| 22 | 27 |

## Avg DOM 55

55

Min 49 | 69 5-year Aug average | Max 111

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| 49 | 71 | 45 |

## Avg Sold to OLP Ratio 92.2%

92.2%

Min 92.2% | 93.7% 5-year Aug average | Max 95.4%

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| 93.5% | 93.6% | 95.0% |

# August 2020

33983 - SFH/Villa

## New Listings 43

| 10.3% | 13.2% |
|---|---|
| from Jul 2020: 39 | from Aug 2019: 38 |

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **317** | **340** | -6.8% |

5-year Aug average: **40**

## New Pendings 46

| -9.8% | 70.4% |
|---|---|
| from Jul 2020: 51 | from Aug 2019: 27 |

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **391** | **395** | -1.0% |

5-year Aug average: **40**

## Closed Sales 49

| 4.3% | 22.5% |
|---|---|
| from Jul 2020: 47 | from Aug 2019: 40 |

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **299** | **293** | 2.0% |

5-year Aug average: **37**

## Median Sold Price $248,000

| -8.1% | 3.5% |
|---|---|
| from Jul 2020: $270,000 | from Aug 2019: $239,500 |

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **$248,000** | **$237,000** | 4.6% |

5-year Aug average: **$233,543**

## Summary

In 33983, the median sold price for SFH/Villa properties for August was $248,000, representing a decrease of 8.1% compared to last month and an increase of 3.5% from Aug 2019. The average days on market for units sold in August was 68 days, 6% below the 5-year August average of 72 days. There was a 9.8% month over month decrease in new contract activity with 46 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 74; and a 1.5% decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.23 in July and an increase from 0.52 in August 2019. The Contract Ratio is 88% higher than the 5-year August average of 0.62. 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 64

64

Min 64 | 95 5-year Aug average | Max 124

| Jul 2020 | Aug 2019 |
|---|---|
| **65** | **90** |

## Avg DOM 68

68

Min 62 | 72 5-year Aug average | Max 87

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| **49** | **87** | **62** |

## Avg Sold to OLP Ratio 97.2%

97.2%

Min 94.6% | 96.0% 5-year Aug average | Max 97.6%

| Jul 2020 | Aug 2019 | YTD |
|---|---|---|
| **95.5%** | **97.6%** | **95.8%** |


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