September 2020

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

Local Market Insight

33983

MarketStats
by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

September 2020

33983

New Listings 57

18.8% from Aug 2020: **48**

35.7% from Sep 2019: **42**

YTD	2020	2019	+/-
	462	**504**	-8.3%

5-year Sep average: **47**

New Pendings 54

3.8% from Aug 2020: **52**

28.6% from Sep 2019: **42**

YTD	2020	2019	+/-
	535	**565**	-5.3%

5-year Sep average: **47**

Closed Sales 45

-28.6% from Aug 2020: **63**

4.7% from Sep 2019: **43**

YTD	2020	2019	+/-
	418	**432**	-3.2%

5-year Sep average: **40**

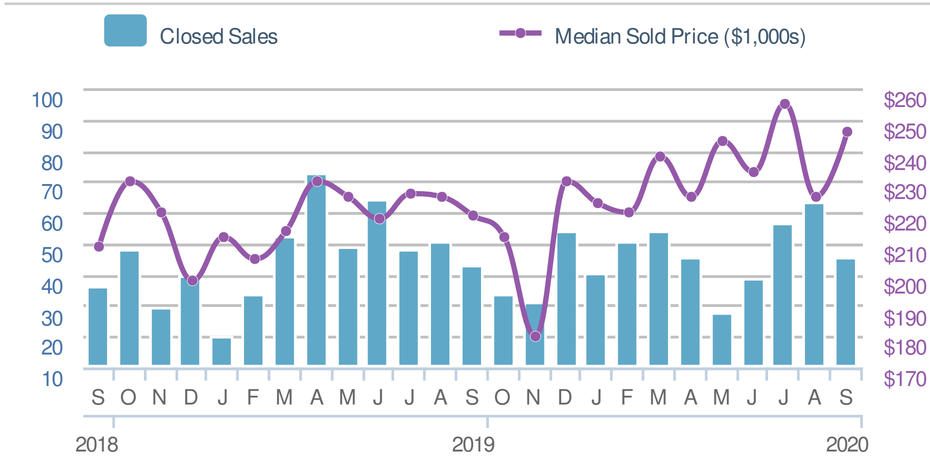
Median Sold Price $246,000

9.3% from Aug 2020: **$225,000**

12.1% from Sep 2019: **$219,420**

YTD	2020	2019	+/-
	$235,000	**$220,000**	6.8%

5-year Sep average: **$211,332**



Active Listings 92

92

Min 92 | 124 | Max 145

5-year Sep average

Aug 2020	Sep 2019
85	**126**

Avg DOM 58

58

Min 58 | 72 | Max 89

5-year Sep average

Aug 2020	Sep 2019	YTD
65	**68**	**59**

Avg Sold to OLP Ratio 96.1%

96.1%

Min 94.5% | 95.7% | Max 96.4%

5-year Sep average

Aug 2020	Sep 2019	YTD
96.1%	**96.4%**	**95.7%**

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

MarketStats by ShowingTime

September 2020

33983 - Condo/Co-op/TH

New Listings — 17

▲240.0% from Aug 2020: **5**

▲112.5% from Sep 2019: **8**

YTD	2020	2019	+/-
	103	**129**	-20.2%

5-year Sep average: **12**

New Pendings — 14

▲133.3% from Aug 2020: **6**

▲40.0% from Sep 2019: **10**

YTD	2020	2019	+/-
	103	**133**	-22.6%

5-year Sep average: **10**

Closed Sales — 9

▼-35.7% from Aug 2020: **14**

▼-30.8% from Sep 2019: **13**

YTD	2020	2019	+/-
	82	**108**	-24.1%

5-year Sep average: **10**

Median Sold Price — $137,000

0.0% from Aug 2020: **$137,000**

▲28.0% from Sep 2019: **$107,000**

YTD	2020	2019	+/-
	$124,500	**$120,000**	3.8%

5-year Sep average: **$104,790**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for September was $137,000, representing no change compared to last month and an increase of 28% from Sep 2019. The average days on market for units sold in September was 102 days, 10% above the 5-year September average of 93 days. There was a 133.3% month over month increase in new contract activity with 14 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 14.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, up from 0.52 in August and an increase from 0.37 in September 2019. The Contract Ratio is 39% higher than the 5-year September 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 — 24

24

Min 24 — 30 (5-year Sep average) — Max 37

Aug 2020	Sep 2019
21	**27**

Avg DOM — 102

102

Min 22 — 93 (5-year Sep average) — Max 156

Aug 2020	Sep 2019	YTD
55	**22**	**52**

Avg Sold to OLP Ratio — 95.5%

95.5%

Min 89.4% — 94.7% (5-year Sep average) — Max 97.8%

Aug 2020	Sep 2019	YTD
92.2%	**97.8%**	**95.1%**

SmartCharts
MarketStats by ShowingTime

September 2020

33983 - SFH/Villa

New Listings 40

-7.0% from Aug 2020: **43**

17.6% from Sep 2019: **34**

YTD	2020	2019	+/-
	357	**375**	-4.8%

5-year Sep average: **35**

New Pendings 40

-13.0% from Aug 2020: **46**

25.0% from Sep 2019: **32**

YTD	2020	2019	+/-
	431	**428**	0.7%

5-year Sep average: **38**

Closed Sales 36

-26.5% from Aug 2020: **49**

20.0% from Sep 2019: **30**

YTD	2020	2019	+/-
	335	**324**	3.4%

5-year Sep average: **30**

Median Sold Price $260,500

5.0% from Aug 2020: **$248,000**

5.1% from Sep 2019: **$247,902**

YTD	2020	2019	+/-
	$249,000	**$238,025**	4.6%

5-year Sep average: **$233,255**

Summary

In 33983, the median sold price for SFH/Villa properties for September was $260,500, representing an increase of 5% compared to last month and an increase of 5.1% from Sep 2019. The average days on market for units sold in September was 47 days, 31% below the 5-year September average of 68 days. There was a 13% month over month decrease in new contract activity with 40 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 70; and a 6.3% increase in supply to 68 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.16 in August and an increase from 0.40 in September 2019. The Contract Ratio is 71% higher than the 5-year September average of 0.60. 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 68

68

Min 68 — 95 — Max 114

5-year Sep average

Aug 2020	Sep 2019
64	**99**

Avg DOM 47

47

Min 47 — 68 — Max 87

5-year Sep average

Aug 2020	Sep 2019	YTD
68	**87**	**60**

Avg Sold to OLP Ratio 96.3%

96.3%

Min 94.2% — 95.9% — Max 96.8%

5-year Sep average

Aug 2020	Sep 2019	YTD
97.2%	**95.7%**	**95.9%**

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

MarketStats by ShowingTime