October 2020

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

Local Market Insight

33983

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

October 2020

33983

New Listings 68

19.3% from Sep 2020: **57**

11.5% from Oct 2019: **61**

YTD	2020	2019	+/-
	531	**565**	-6.0%

5-year Oct average: **60**

New Pendings 78

44.4% from Sep 2020: **54**

62.5% from Oct 2019: **48**

YTD	2020	2019	+/-
	613	**613**	0.0%

5-year Oct average: **54**

Closed Sales 43

-4.4% from Sep 2020: **45**

30.3% from Oct 2019: **33**

YTD	2020	2019	+/-
	462	**465**	-0.6%

5-year Oct average: **41**

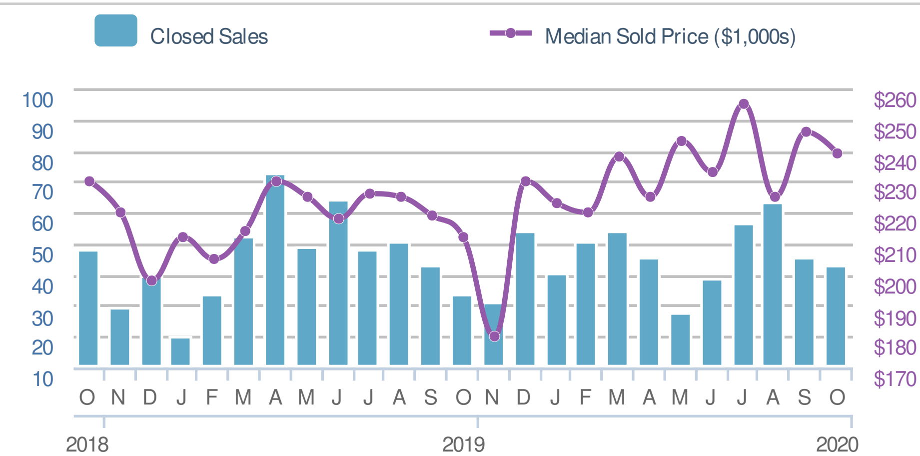
Median Sold Price $239,000

-2.8% from Sep 2020: **$246,000**

12.7% from Oct 2019: **$212,060**

YTD	2020	2019	+/-
	$235,500	**$219,500**	7.3%

5-year Oct average: **$218,612**



Active Listings 93

93

Min 93 | 131 | Max 156

5-year Oct average

Sep 2020 **92** Oct 2019 **143**

Avg DOM 44

44

Min 44 | 59 | Max 69

5-year Oct average

Sep 2020 **58** Oct 2019 **50** YTD **57**

Avg Sold to OLP Ratio 96.8%

96.8%

Min 93.3% | 95.5% | Max 96.8%

5-year Oct average

Sep 2020 **96.1%** Oct 2019 **95.4%** YTD **95.8%**

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33983 - Condo/Co-op/TH

New Listings 12

-29.4% from Sep 2020: **17**

20.0% from Oct 2019: **10**

YTD	2020	2019	+/-
	115	**138**	-16.7%

5-year Oct average: **13**

New Pendings 14

0.0% from Sep 2020: **14**

7.7% from Oct 2019: **13**

YTD	2020	2019	+/-
	117	**146**	-19.9%

5-year Oct average: **11**

Closed Sales 13

44.4% from Sep 2020: **9**

44.4% from Oct 2019: **9**

YTD	2020	2019	+/-
	95	**117**	-18.8%

5-year Oct average: **10**

Median Sold Price $124,000

-9.5% from Sep 2020: **$137,000**

5.1% from Oct 2019: **$118,000**

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

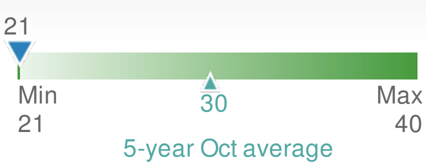
5-year Oct average: **$108,900**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for October was $124,000, representing a decrease of 9.5% compared to last month and an increase of 5.1% from Oct 2019. The average days on market for units sold in October was 73 days, the same as the 5-year October average of 73 days. There was no month over month change in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 14; and a 12.5% decrease in supply to 21 active units.

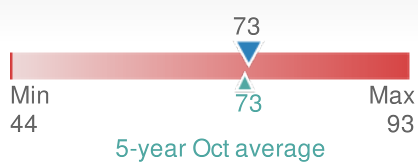
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.58 in September and an increase from 0.55 in October 2019. The Contract Ratio is 57% higher than the 5-year October average of 0.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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 21



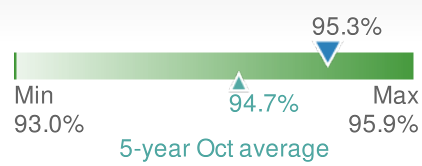
Sep 2020	Oct 2019
24	**22**

Avg DOM 73



Sep 2020	Oct 2019	YTD
102	**44**	**54**

Avg Sold to OLP Ratio 95.3%



Sep 2020	Oct 2019	YTD
95.5%	**95.0%**	**95.1%**

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33983 - SFH/Villa

New Listings 55

37.5% from Sep 2020: **40**

10.0% from Oct 2019: **50**

YTD	2020	2019	+/-
	413	**426**	-3.1%

5-year Oct average: **47**

New Pendings 64

60.0% from Sep 2020: **40**

82.9% from Oct 2019: **35**

YTD	2020	2019	+/-
	495	**463**	6.9%

5-year Oct average: **44**

Closed Sales 30

-16.7% from Sep 2020: **36**

25.0% from Oct 2019: **24**

YTD	2020	2019	+/-
	366	**348**	5.2%

5-year Oct average: **31**

Median Sold Price $257,000

-1.3% from Sep 2020: **$260,500**

7.1% from Oct 2019: **$240,000**

YTD	2020	2019	+/-
	$250,000	**$238,025**	5.0%

5-year Oct average: **$236,355**

Summary

In 33983, the median sold price for SFH/Villa properties for October was $257,000, representing a decrease of 1.3% compared to last month and an increase of 7.1% from Oct 2019. The average days on market for units sold in October was 31 days, 42% below the 5-year October average of 53 days. There was a 60% month over month increase in new contract activity with 64 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 90; and a 4.4% increase in supply to 71 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 1.03 in September and an increase from 0.33 in October 2019. The Contract Ratio is 108% higher than the 5-year October average of 0.61. 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 71

71

Min 71 | 100 5-year Oct average | Max 120

Sep 2020	Oct 2019
68	**120**

Avg DOM 31

31

Min 31 | 53 5-year Oct average | Max 69

Sep 2020	Oct 2019	YTD
47	**52**	**58**

Avg Sold to OLP Ratio 97.5%

97.5%

Min 93.4% | 95.7% 5-year Oct average | Max 97.5%

Sep 2020	Oct 2019	YTD
96.3%	**95.6%**	**96.0%**