November 2020

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

Local Market Insight

33983

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

November 2020

33983

New Listings	51	
	-25.0% from Oct 2020: **68**	-10.5% from Nov 2019: **57**

YTD	2020	2019	+/-
	582	**622**	-6.4%

5-year Nov average: **60**

New Pendings	69	
	-11.5% from Oct 2020: **78**	1.5% from Nov 2019: **68**

YTD	2020	2019	+/-
	682	**681**	0.1%

5-year Nov average: **53**

Closed Sales	51	
	18.6% from Oct 2020: **43**	64.5% from Nov 2019: **31**

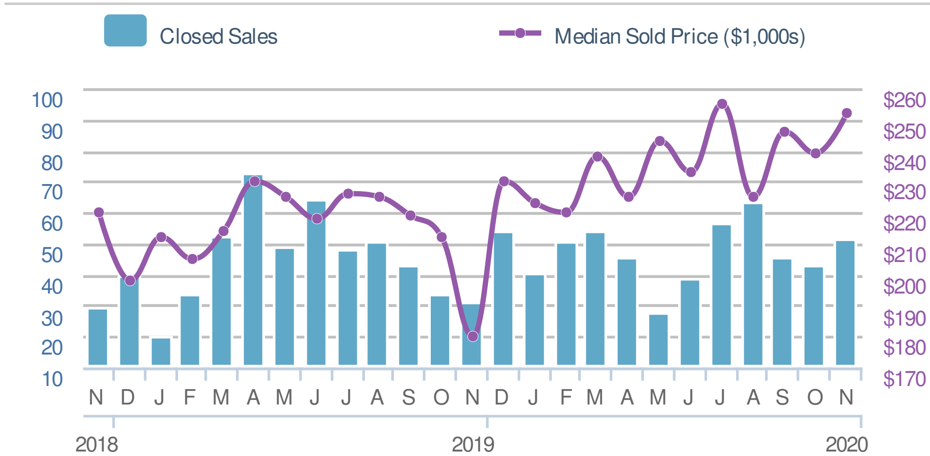
YTD	2020	2019	+/-
	513	**496**	3.4%

5-year Nov average: **36**

Median Sold Price	$252,000	
	5.4% from Oct 2020: **$239,000**	40.0% from Nov 2019: **$180,000**

YTD	2020	2019	+/-
	$237,300	**$219,460**	8.1%

5-year Nov average: **$207,900**



Active Listings 81

81

Min 81 | 142 | Max 183

5-year Nov average

Oct 2020	Nov 2019
93	**125**

Avg DOM 40

40

Min 40 | 61 | Max 77

5-year Nov average

Oct 2020	Nov 2019	YTD
44	**76**	**55**

Avg Sold to OLP Ratio 96.8%

96.8%

Min 93.9% | 95.0% | Max 96.8%

5-year Nov average

Oct 2020	Nov 2019	YTD
96.8%	**95.7%**	**95.9%**

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

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

November 2020

33983 - Condo/Co-op/TH

New Listings 8

-33.3% from Oct 2020: **12**

-38.5% from Nov 2019: **13**

YTD	2020	2019	+/-
	123	**151**	-18.5%

5-year Nov average: **12**

New Pendings 17

21.4% from Oct 2020: **14**

0.0% from Nov 2019: **17**

YTD	2020	2019	+/-
	134	**163**	-17.8%

5-year Nov average: **13**

Closed Sales 12

-7.7% from Oct 2020: **13**

-7.7% from Nov 2019: **13**

YTD	2020	2019	+/-
	107	**130**	-17.7%

5-year Nov average: **9**

Median Sold Price $132,000

6.5% from Oct 2020: **$124,000**

10.9% from Nov 2019: **$119,000**

YTD	2020	2019	+/-
	$125,000	**$119,700**	4.4%

5-year Nov average: **$119,100**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for November was $132,000, representing an increase of 6.5% compared to last month and an increase of 10.9% from Nov 2019. The average days on market for units sold in November was 51 days, 36% below the 5-year November average of 80 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 16; and a 42.9% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.67 in October and an increase from 0.88 in November 2019. The Contract Ratio is 123% higher than the 5-year November 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 12

12

Min 12 | 32 (5-year Nov average) | Max 50

Oct 2020	Nov 2019
21	**17**

Avg DOM 51

51

Min 51 | 80 (5-year Nov average) | Max 105

Oct 2020	Nov 2019	YTD
73	**94**	**54**

Avg Sold to OLP Ratio 93.0%

93.0%

Min 90.8% | 93.0% (5-year Nov average) | Max 95.1%

Oct 2020	Nov 2019	YTD
95.3%	**94.5%**	**94.9%**

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

MarketStats by ShowingTime

November 2020

33983 - SFH/Villa

New Listings 42

-23.6% from Oct 2020: **55**

-4.5% from Nov 2019: **44**

YTD	2020	2019	+/-
	456	**470**	-3.0%

5-year Nov average: **47**

New Pendings 52

-18.8% from Oct 2020: **64**

2.0% from Nov 2019: **51**

YTD	2020	2019	+/-
	547	**514**	6.4%

5-year Nov average: **40**

Closed Sales 39

30.0% from Oct 2020: **30**

116.7% from Nov 2019: **18**

YTD	2020	2019	+/-
	405	**366**	10.7%

5-year Nov average: **27**

Median Sold Price $277,500

8.0% from Oct 2020: **$257,000**

17.4% from Nov 2019: **$236,470**

YTD	2020	2019	+/-
	$252,000	**$238,025**	5.9%

5-year Nov average: **$233,124**

Summary

In 33983, the median sold price for SFH/Villa properties for November was $277,500, representing an increase of 8% compared to last month and an increase of 17.4% from Nov 2019. The average days on market for units sold in November was 37 days, 33% below the 5-year November average of 55 days. There was an 18.8% month over month decrease in new contract activity with 52 New Pendings; a 4.4% MoM increase in All Pendings (new contracts + contracts carried over from October) to 94; and a 4.2% decrease in supply to 68 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.27 in October and an increase from 0.59 in November 2019. The Contract Ratio is 122% higher than the 5-year November 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 68

68

Min 68 | 109 | Max 130

5-year Nov average

Oct 2020	Nov 2019
71	**108**

Avg DOM 37

37

Min 37 | 55 | Max 76

5-year Nov average

Oct 2020	Nov 2019	YTD
31	**63**	**56**

Avg Sold to OLP Ratio 97.9%

97.9%

Min 94.1% | 95.6% | Max 97.9%

5-year Nov average

Oct 2020	Nov 2019	YTD
97.5%	**96.5%**	**96.2%**