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

# **Local Market Insight**

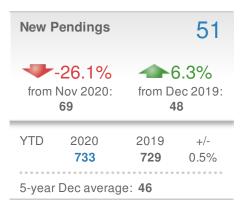
33983





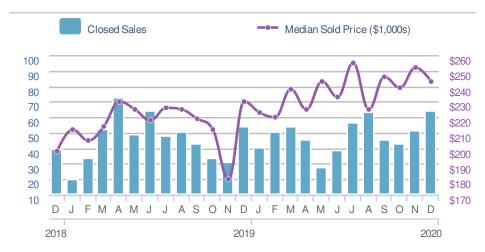
33983

New Listings		45	
-11.8% from Nov 2020: 51		7.1% from Dec 2019:	
YTD	2020 <b>628</b>	2019 <b>664</b>	+/- -5.4%
5-year	Dec average	e: <b>43</b>	

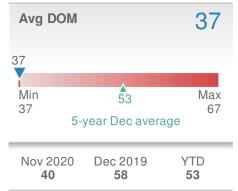








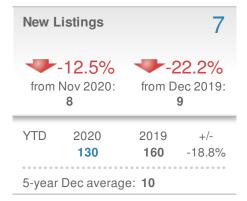


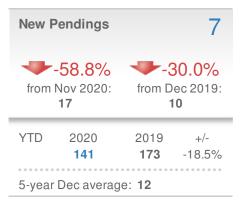


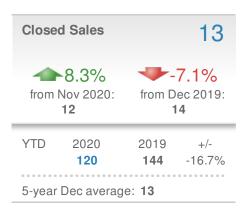




33983 - Condo/Co-op/TH









### **Summary**

In 33983, the median sold price for Condo/Co-op/TH properties for December was \$124,000, representing a decrease of 6.1% compared to last month and an increase of 2.5% from Dec 2019. The average days on market for units sold in December was 30 days, 41% below the 5-year December average of 51 days. There was a 58.8% month over month decrease in new contract activity with 7 New Pendings; a 43.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and an 8.3% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 1.33 in November and an increase from 0.44 in December 2019. The Contract Ratio is 87% higher than the 5-year December average of 0.37. 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.



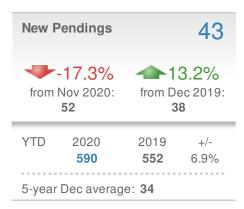






33983 - SFH/Villa

New Listings		38	
-9.5% from Nov 2020: 42		15.2% from Dec 2019:	
YTD	2020 <b>495</b>	2019 <b>503</b>	+/- -1.6%
5-year	Dec average	e: <b>33</b>	



Closed Sales		51	
30.8% from Nov 2020:		27.5% from Dec 2019:	
YTD	2020 <b>457</b>	2019 <b>406</b>	+/- 12.6%
5-year	Dec averag	e: <b>36</b>	



### **Summary**

In 33983, the median sold price for SFH/Villa properties for December was \$251,000, representing a decrease of 9.5% compared to last month and a decrease of 1.8% from Dec 2019. The average days on market for units sold in December was 39 days, 25% below the 5-year December average of 52 days. There was a 17.3% month over month decrease in new contract activity with 43 New Pendings; a 16% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 79; and no change in supply with 68 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.38 in November and an increase from 0.44 in December 2019. The Contract Ratio is 127% higher than the 5-year December 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.

