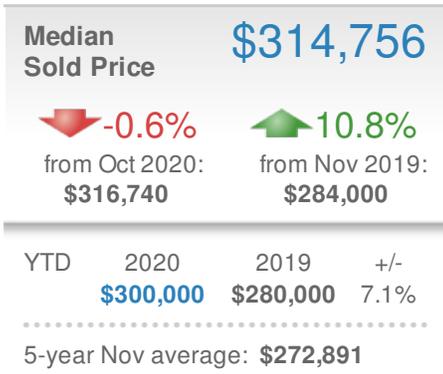
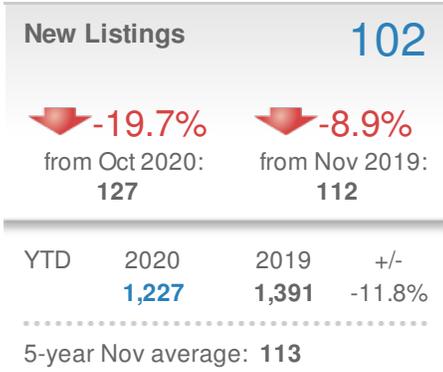


November 2020

34711 - SFH/Villa



Summary

In 34711, the median sold price for SFH/Villa properties for November was \$314,756, representing a decrease of 0.6% compared to last month and an increase of 10.8% from Nov 2019. The average days on market for units sold in November was 30 days, 41% below the 5-year November average of 51 days. There was no month over month change in new contract activity with 131 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 174; and a 15% decrease in supply to 125 active units.

This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.13 in October and an increase from 0.56 in November 2019. The Contract Ratio is 93% higher than the 5-year November average of 0.72. 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.

