January 2020

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

Local Market Insight

33947

MarketStats by ShowingTime

January 2020

33947

New Listings 66

▲ 106.3% from Dec 2019: **32**

▼ -2.9% from Jan 2019: **68**

YTD	2020	2019	+/-
	66	68	-2.9%

5-year Jan average: **72**

New Pendings 55

▲ 83.3% from Dec 2019: **30**

▲ 12.2% from Jan 2019: **49**

YTD	2020	2019	+/-
	55	49	12.2%

5-year Jan average: **48**

Closed Sales 17

▼ -34.6% from Dec 2019: **26**

▼ -22.7% from Jan 2019: **22**

YTD	2020	2019	+/-
	17	22	-22.7%

5-year Jan average: **22**

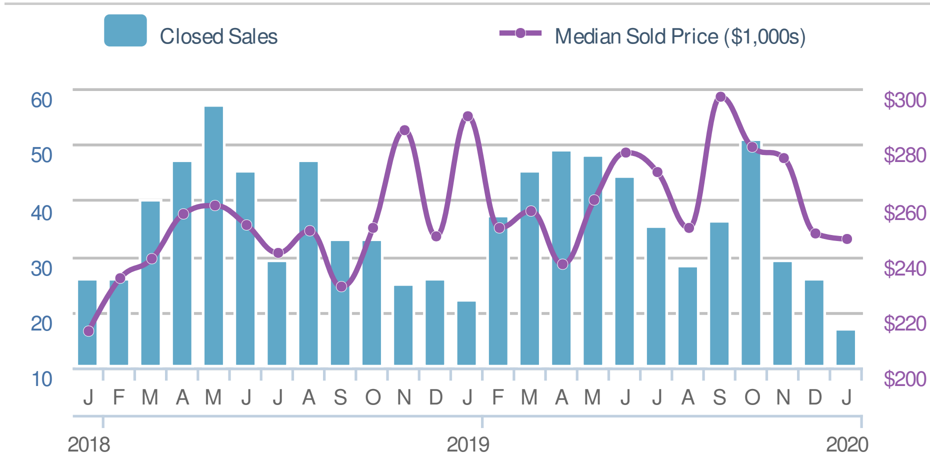
Median Sold Price $246,000

▼ -0.9% from Dec 2019: **$248,250**

▼ -15.2% from Jan 2019: **$290,000**

YTD	2020	2019	+/-
	$246,000	$290,000	-15.2%

5-year Jan average: **$234,100**



Active Listings 134

134

Min 134 | 176 | Max 228

5-year Jan average

Dec 2019	Jan 2019
127	175

Avg DOM 58

58

Min 43 | 59 | Max 73

5-year Jan average

Dec 2019	Jan 2019	YTD
46	43	58

Avg Sold to OLP Ratio 94.5%

94.5%

Min 93.1% | 94.1% | Max 95.3%

5-year Jan average

Dec 2019	Jan 2019	YTD
96.6%	95.3%	94.5%

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

January 2020

33947 - Condo/Co-op/TH

New Listings 5

150.0% from Dec 2019: 2

-37.5% from Jan 2019: 8

YTD	2020	2019	+/-
	5	8	-37.5%

5-year Jan average: **9**

New Pendings 5

25.0% from Dec 2019: 4

25.0% from Jan 2019: 4

YTD	2020	2019	+/-
	5	4	25.0%

5-year Jan average: **7**

Closed Sales 1

-50.0% from Dec 2019: 2

0.0% from Jan 2019: 1

YTD	2020	2019	+/-
	1	1	0.0%

5-year Jan average: **3**

Median Sold Price $110,000

-37.5% from Dec 2019: $176,000

-36.4% from Jan 2019: $173,000

YTD	2020	2019	+/-
	$110,000	$173,000	-36.4%

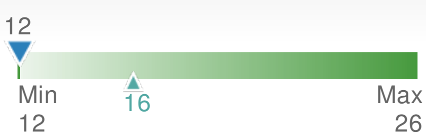
5-year Jan average: **$141,900**

Summary

In 33947, the median sold price for Condo/Co-op/TH properties for January was $110,000, representing a decrease of 37.5% compared to last month and a decrease of 36.4% from Jan 2019. The average days on market for units sold in January was 106 days, 3% above the 5-year January average of 103 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and a 9.1% increase in supply to 12 active units.

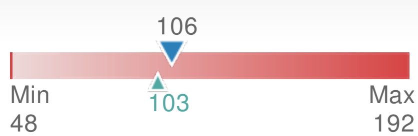
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, up from 0.27 in December and an increase from 0.29 in January 2019. The Contract Ratio is 44% higher than the 5-year January average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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



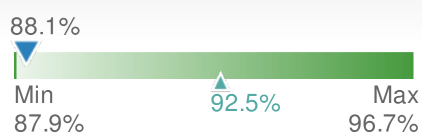
Dec 2019	Jan 2019
11	17

Avg DOM 106



Dec 2019	Jan 2019	YTD
81	48	106

Avg Sold to OLP Ratio 88.1%



Dec 2019	Jan 2019	YTD
89.5%	96.2%	88.1%

January 2020

33947 - SFH/Villa

New Listings 61

103.3% from Dec 2019: **30**

1.7% from Jan 2019: **60**

YTD	2020	2019	+/-
	61	**60**	1.7%

5-year Jan average: **63**

New Pendings 50

92.3% from Dec 2019: **26**

11.1% from Jan 2019: **45**

YTD	2020	2019	+/-
	50	**45**	11.1%

5-year Jan average: **41**

Closed Sales 16

-33.3% from Dec 2019: **24**

-23.8% from Jan 2019: **21**

YTD	2020	2019	+/-
	16	**21**	-23.8%

5-year Jan average: **19**

Median Sold Price $257,000

3.0% from Dec 2019: **$249,500**

-14.3% from Jan 2019: **$300,000**

YTD	2020	2019	+/-
	$257,000	**$300,000**	-14.3%

5-year Jan average: **$244,875**

Summary

In 33947, the median sold price for SFH/Villa properties for January was $257,000, representing an increase of 3% compared to last month and a decrease of 14.3% from Jan 2019. The average days on market for units sold in January was 55 days, the same as the 5-year January average of 55 days. There was a 92.3% month over month increase in new contract activity with 50 New Pendings; a 78.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 57; and a 5.2% increase in supply to 122 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.28 in December and an increase from 0.30 in January 2019. The Contract Ratio is 50% higher than the 5-year January average of 0.31. 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 122

122

Min 122 | 160 | Max 202

5-year Jan average

Dec 2019	Jan 2019
116	**158**

Avg DOM 55

55

Min 43 | 55 | Max 65

5-year Jan average

Dec 2019	Jan 2019	YTD
44	**43**	**55**

Avg Sold to OLP Ratio 94.9%

94.9%

Min 92.0% | 94.3% | Max 95.3%

5-year Jan average

Dec 2019	Jan 2019	YTD
97.2%	**95.3%**	**94.9%**