February 2020

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

Local Market Insight

33947

MarketStats by ShowingTime

February 2020

33947

New Listings 59

-10.6% from Jan 2020: **66**

-7.8% from Feb 2019: **64**

YTD	2020	2019	+/-
	125	**132**	-5.3%

5-year Feb average: **56**

New Pendings 58

5.5% from Jan 2020: **55**

9.4% from Feb 2019: **53**

YTD	2020	2019	+/-
	113	**102**	10.8%

5-year Feb average: **52**

Closed Sales 40

135.3% from Jan 2020: **17**

8.1% from Feb 2019: **37**

YTD	2020	2019	+/-
	57	**59**	-3.4%

5-year Feb average: **31**

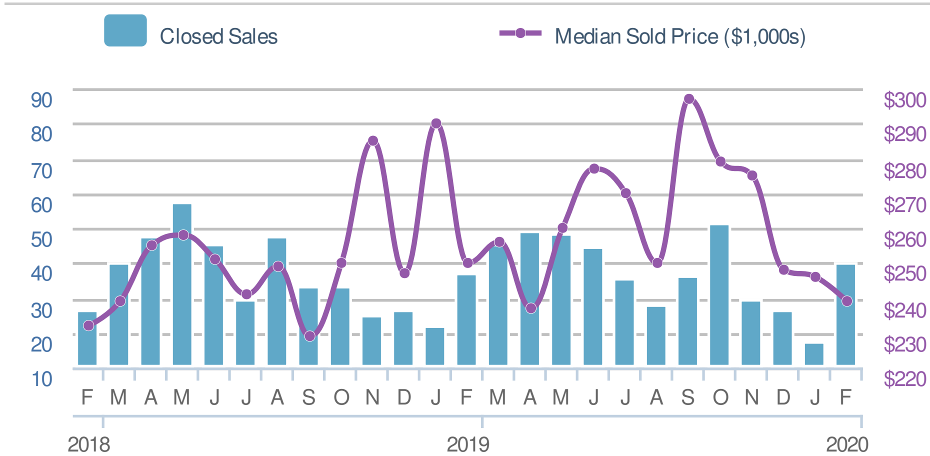
Median Sold Price $239,125

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

-4.4% from Feb 2019: **$250,000**

YTD	2020	2019	+/-
	$240,000	**$265,000**	-9.4%

5-year Feb average: **$228,010**



Active Listings 138

138

Min 138 | 181 | Max 225

5-year Feb average

Jan 2020	Feb 2019
134	**187**

Avg DOM 70

70

Min 54 | 72 | Max 94

5-year Feb average

Jan 2020	Feb 2019	YTD
58	**70**	**67**

Avg Sold to OLP Ratio 96.1%

96.1%

Min 91.7% | 93.8% | Max 96.1%

5-year Feb average

Jan 2020	Feb 2019	YTD
94.5%	**94.9%**	**95.6%**

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

SmartCharts
MarketStats by ShowingTime

February 2020

33947 - Condo/Co-op/TH

New Listings 7

40.0%	75.0%
from Jan 2020: 5	from Feb 2019: 4

YTD	2020	2019	+/-
	12	12	0.0%

5-year Feb average: **6**

New Pendings 7

40.0%	0.0%
from Jan 2020: 5	from Feb 2019: 7

YTD	2020	2019	+/-
	12	11	9.1%

5-year Feb average: **6**

Closed Sales 6

500.0%	20.0%
from Jan 2020: 1	from Feb 2019: 5

YTD	2020	2019	+/-
	7	6	16.7%

5-year Feb average: **4**

Median Sold Price $108,500

-1.4%	-28.9%
from Jan 2020: $110,000	from Feb 2019: $152,500

YTD	2020	2019	+/-
	$110,000	$162,750	-32.4%

5-year Feb average: **$129,950**

Summary

In 33947, the median sold price for Condo/Co-op/TH properties for February was $108,500, representing a decrease of 1.4% compared to last month and a decrease of 28.9% from Feb 2019. The average days on market for units sold in February was 135 days, 33% above the 5-year February average of 102 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 7; and no change in supply with 12 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, no change from January and an increase from 0.47 in February 2019. The Contract Ratio is 10% higher than the 5-year February average of 0.53. 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 10 | 17 | Max 31

5-year Feb average

Jan 2020	Feb 2019
12	15

Avg DOM 135

135

Min 42 | 102 | Max 135

5-year Feb average

Jan 2020	Feb 2019	YTD
106	72	131

Avg Sold to OLP Ratio 91.8%

91.8%

Min 84.7% | 89.5% | Max 93.4%

5-year Feb average

Jan 2020	Feb 2019	YTD
88.1%	93.4%	91.2%

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

MarketStats by ShowingTime

February 2020

33947 - SFH/Villa

New Listings 52

-14.8% from Jan 2020: **61**

-13.3% from Feb 2019: **60**

YTD	2020	2019	+/-
	113	**120**	-5.8%

5-year Feb average: **49**

New Pendings 51

2.0% from Jan 2020: **50**

10.9% from Feb 2019: **46**

YTD	2020	2019	+/-
	101	**91**	11.0%

5-year Feb average: **46**

Closed Sales 34

112.5% from Jan 2020: **16**

6.3% from Feb 2019: **32**

YTD	2020	2019	+/-
	50	**53**	-5.7%

5-year Feb average: **27**

Median Sold Price $251,500

-2.1% from Jan 2020: **$257,000**

-4.7% from Feb 2019: **$263,800**

YTD	2020	2019	+/-
	$251,500	**$275,000**	-8.5%

5-year Feb average: **$245,560**

Summary

In 33947, the median sold price for SFH/Villa properties for February was $251,500, representing a decrease of 2.1% compared to last month and a decrease of 4.7% from Feb 2019. The average days on market for units sold in February was 59 days, 11% below the 5-year February average of 67 days. There was a 2% month over month increase in new contract activity with 51 New Pendings; a 17.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 67; and a 3.3% increase in supply to 126 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, up from 0.47 in January and an increase from 0.31 in February 2019. The Contract Ratio is 39% higher than the 5-year February average of 0.38. 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 126

126

Min 126 — 164 (5-year Feb average) — Max 194

Jan 2020	Feb 2019
122	**172**

Avg DOM 59

59

Min 55 — 67 (5-year Feb average) — Max 88

Jan 2020	Feb 2019	YTD
55	**69**	**58**

Avg Sold to OLP Ratio 96.9%

96.9%

Min 92.2% — 94.4% (5-year Feb average) — Max 96.9%

Jan 2020	Feb 2019	YTD
94.9%	**95.2%**	**96.2%**