January 2020

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

Local Market **Insight**

33948

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

January 2020

33948

New Listings 63

65.8% from Dec 2019: **38**

-14.9% from Jan 2019: **74**

YTD	2020	2019	+/-
	63	**74**	-14.9%

5-year Jan average: **70**

New Pendings 54

22.7% from Dec 2019: **44**

3.8% from Jan 2019: **52**

YTD	2020	2019	+/-
	54	**52**	3.8%

5-year Jan average: **58**

Closed Sales 40

-21.6% from Dec 2019: **51**

37.9% from Jan 2019: **29**

YTD	2020	2019	+/-
	40	**29**	37.9%

5-year Jan average: **34**

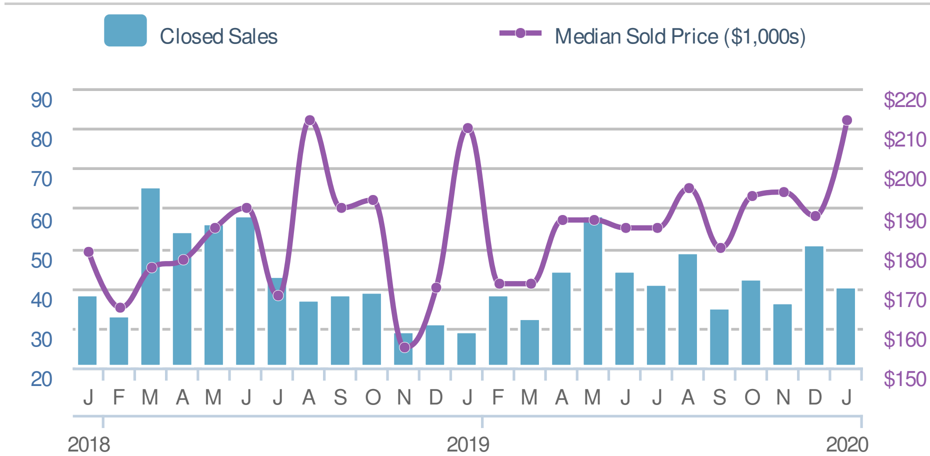
Median Sold Price $212,450

13.0% from Dec 2019: **$188,000**

1.0% from Jan 2019: **$210,300**

YTD	2020	2019	+/-
	$212,450	**$210,300**	1.0%

5-year Jan average: **$176,690**



Active Listings 107

107
Min 107
141
Max 158
5-year Jan average

Dec 2019	Jan 2019
95	**156**

Avg DOM 59

59
Min 48
54
Max 59
5-year Jan average

Dec 2019	Jan 2019	YTD
65	**53**	**59**

Avg Sold to OLP Ratio 94.6%

94.6%
Min 94.0%
95.2%
Max 98.8%
5-year Jan average

Dec 2019	Jan 2019	YTD
94.7%	**94.0%**	**94.6%**

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

January 2020

33948 - Condo/Co-op/TH

New Listings 5

150.0% from Dec 2019: 2

0.0% from Jan 2019: 5

YTD	2020	2019	+/-
	5	5	0.0%

5-year Jan average: **5**

New Pendings 4

100.0% from Dec 2019: 2

-33.3% from Jan 2019: 6

YTD	2020	2019	+/-
	4	6	-33.3%

5-year Jan average: **5**

Closed Sales 2

-60.0% from Dec 2019: 5

0.0% from Jan 2019: 2

YTD	2020	2019	+/-
	2	2	0.0%

5-year Jan average: **3**

Median Sold Price $95,500

-3.5% from Dec 2019: **$99,000**

-17.0% from Jan 2019: **$115,000**

YTD	2020	2019	+/-
	$95,500	$115,000	-17.0%

5-year Jan average: **$90,950**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for January was $95,500, representing a decrease of 3.5% compared to last month and a decrease of 17% from Jan 2019. The average days on market for units sold in January was 8 days, 82% below the 5-year January average of 45 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from December) to 4; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.00 in December and an increase from 0.88 in January 2019. The Contract Ratio is 80% higher than the 5-year January average of 0.74. 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 3

3

Min 3 — 8 — Max 14

5-year Jan average

Dec 2019	Jan 2019
2	8

Avg DOM 8

8

Min 8 — 45 — Max 77

5-year Jan average

Dec 2019	Jan 2019	YTD
50	77	8

Avg Sold to OLP Ratio 95.4%

95.4%

Min 88.4% — 93.9% — Max 96.9%

5-year Jan average

Dec 2019	Jan 2019	YTD
96.2%	92.8%	95.4%

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

MarketStats by ShowingTime

January 2020

33948 - SFH/Villa

New Listings 58

65.7% from Dec 2019: **35**

-15.9% from Jan 2019: **69**

YTD	2020	2019	+/-
	58	**69**	-15.9%

5-year Jan average: **65**

New Pendings 50

19.0% from Dec 2019: **42**

8.7% from Jan 2019: **46**

YTD	2020	2019	+/-
	50	**46**	8.7%

5-year Jan average: **53**

Closed Sales 38

-17.4% from Dec 2019: **46**

40.7% from Jan 2019: **27**

YTD	2020	2019	+/-
	38	**27**	40.7%

5-year Jan average: **32**

Median Sold Price $214,950

11.3% from Dec 2019: **$193,050**

-5.1% from Jan 2019: **$226,500**

YTD	2020	2019	+/-
	$214,950	**$226,500**	-5.1%

5-year Jan average: **$181,810**

Summary

In 33948, the median sold price for SFH/Villa properties for January was $214,950, representing an increase of 11.3% compared to last month and a decrease of 5.1% from Jan 2019. The average days on market for units sold in January was 61 days, 14% above the 5-year January average of 53 days. There was a 19% month over month increase in new contract activity with 50 New Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 50; and an 11.8% increase in supply to 104 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.55 in December and an increase from 0.32 in January 2019. The Contract Ratio is 5% higher than the 5-year January average of 0.46. 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 104

104

Min 104 — 132 — Max 152

5-year Jan average

Dec 2019	Jan 2019
93	**148**

Avg DOM 61

61

Min 48 — 53 — Max 61

5-year Jan average

Dec 2019	Jan 2019	YTD
67	**51**	**61**

Avg Sold to OLP Ratio 94.5%

94.5%

Min 94.1% — 95.3% — Max 99.6%

5-year Jan average

Dec 2019	Jan 2019	YTD
94.6%	**94.1%**	**94.5%**

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