January 2020

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

Local Market **Insight**

33950

MarketStats by ShowingTime

January 2020

33950

New Listings 133

from Dec 2019:	from Jan 2019:
▲38.5%	▼-7.0%
96	**143**

YTD	2020	2019	+/-
	133	**143**	-7.0%

5-year Jan average: **139**

New Pendings 124

from Dec 2019:	from Jan 2019:
▲77.1%	▲1.6%
70	**122**

YTD	2020	2019	+/-
	124	**122**	1.6%

5-year Jan average: **106**

Closed Sales 63

from Dec 2019:	from Jan 2019:
▼-20.3%	▲18.9%
79	**53**

YTD	2020	2019	+/-
	63	**53**	18.9%

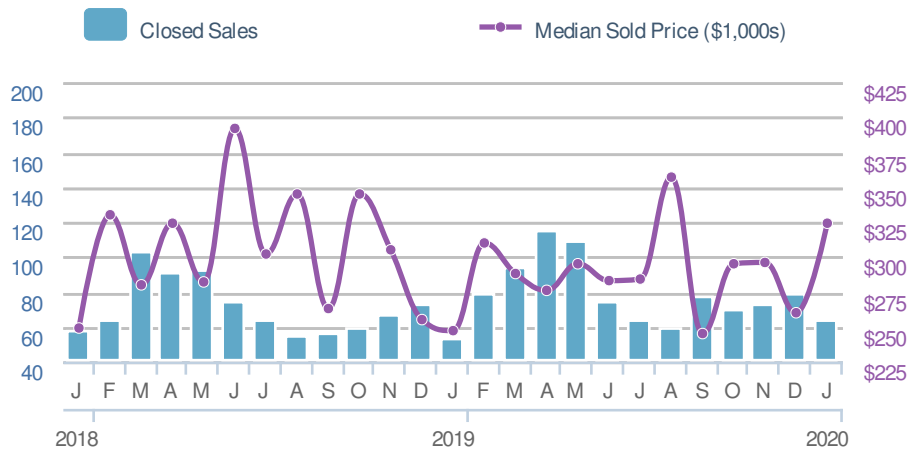
5-year Jan average: **56**

Median Sold Price $324,000

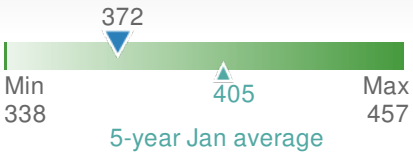
from Dec 2019:	from Jan 2019:
▲24.6%	▲31.2%
$260,000	**$247,000**

YTD	2020	2019	+/-
	$324,000	**$247,000**	31.2%

5-year Jan average: **$276,540**

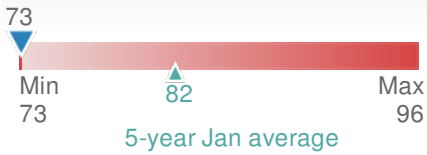


Active Listings 372



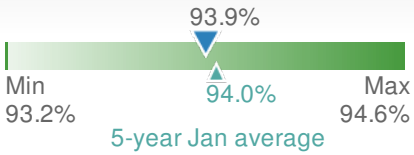
Dec 2019	Jan 2019
372	**457**

Avg DOM 73



Dec 2019	Jan 2019	YTD
71	**83**	**73**

Avg Sold to OLP Ratio 93.9%



Dec 2019	Jan 2019	YTD
93.7%	**93.7%**	**93.9%**

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33950 - Condo/Co-op/TH

New Listings 36

from Dec 2019:	from Jan 2019:
▲28.6%	▲9.1%
28	**33**

YTD	2020	2019	+/-
	36	**33**	9.1%

5-year Jan average: **40**

New Pendings 25

from Dec 2019:	from Jan 2019:
▲19.0%	▲4.2%
21	**24**

YTD	2020	2019	+/-
	25	**24**	4.2%

5-year Jan average: **26**

Closed Sales 20

from Dec 2019:	from Jan 2019:
▼-39.4%	▲53.8%
33	**13**

YTD	2020	2019	+/-
	20	**13**	53.8%

5-year Jan average: **16**

Median Sold Price $227,000

from Dec 2019:	from Jan 2019:
▼-7.7%	▼-11.0%
$246,000	**$255,000**

YTD	2020	2019	+/-
	$227,000	**$255,000**	-11.0%

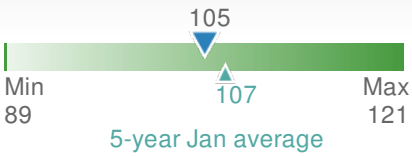
5-year Jan average: **$216,000**

Summary

In 33950, the median sold price for Condo/Co-op/TH properties for January was $227,000, representing a decrease of 7.7% compared to last month and a decrease of 11% from Jan 2019. The average days on market for units sold in January was 84 days, 3% below the 5-year January average of 87 days. There was a 19% month over month increase in new contract activity with 25 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 24; and a 5% increase in supply to 105 active units.

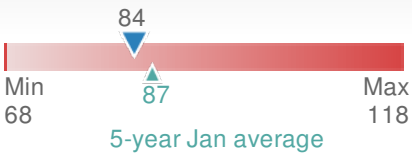
This activity resulted in a Contract Ratio of 0.23 pendings per active listing, no change from December and an increase from 0.22 in January 2019. The Contract Ratio is 3% lower than the 5-year January average of 0.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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 105



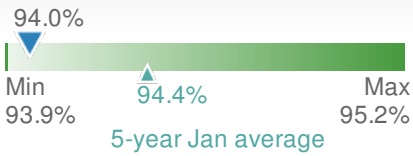
Dec 2019	Jan 2019
100	**117**

Avg DOM 84



Dec 2019	Jan 2019	YTD
71	**68**	**84**

Avg Sold to OLP Ratio 94.0%



Dec 2019	Jan 2019	YTD
94.5%	**95.2%**	**94.0%**

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33950 - SFH/Villa

New Listings 88

44.3% from Dec 2019: **61**

-13.7% from Jan 2019: **102**

YTD	2020	2019	+/-
	88	**102**	-13.7%

5-year Jan average: **91**

New Pendings 91

116.7% from Dec 2019: **42**

5.8% from Jan 2019: **86**

YTD	2020	2019	+/-
	91	**86**	5.8%

5-year Jan average: **72**

Closed Sales 39

-4.9% from Dec 2019: **41**

11.4% from Jan 2019: **35**

YTD	2020	2019	+/-
	39	**35**	11.4%

5-year Jan average: **35**

Median Sold Price $440,000

10.0% from Dec 2019: **$400,000**

46.7% from Jan 2019: **$300,000**

YTD	2020	2019	+/-
	$440,000	**$300,000**	46.7%

5-year Jan average: **$369,700**

Summary

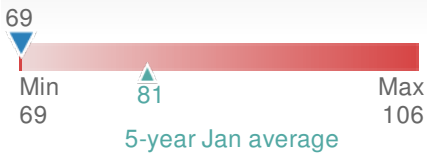
In 33950, the median sold price for SFH/Villa properties for January was $440,000, representing an increase of 10% compared to last month and an increase of 46.7% from Jan 2019. The average days on market for units sold in January was 69 days, 15% below the 5-year January average of 81 days. There was a 116.7% month over month increase in new contract activity with 91 New Pendings; a 91.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 86; and a 2.4% decrease in supply to 243 active units.

This activity resulted in a Contract Ratio of 0.35 pendings per active listing, up from 0.18 in December and an increase from 0.26 in January 2019. The Contract Ratio is 28% higher than the 5-year January average of 0.27. 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 243

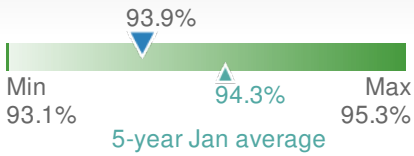
Dec 2019	Jan 2019
249	**312**

Avg DOM 69



Dec 2019	Jan 2019	YTD
60	**87**	**69**

Avg Sold to OLP Ratio 93.9%



Dec 2019	Jan 2019	YTD
94.3%	**93.1%**	**93.9%**

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