February 2020

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

Local Market Insight

33950

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

February 2020

33950

New Listings 116

-12.8% from Jan 2020: **133**

-22.1% from Feb 2019: **149**

YTD	2020	2019	+/-
	249	**292**	-14.7%

5-year Feb average: **118**

New Pendings 146

17.7% from Jan 2020: **124**

73.8% from Feb 2019: **84**

YTD	2020	2019	+/-
	270	**206**	31.1%

5-year Feb average: **106**

Closed Sales 82

30.2% from Jan 2020: **63**

5.1% from Feb 2019: **78**

YTD	2020	2019	+/-
	145	**131**	10.7%

5-year Feb average: **70**

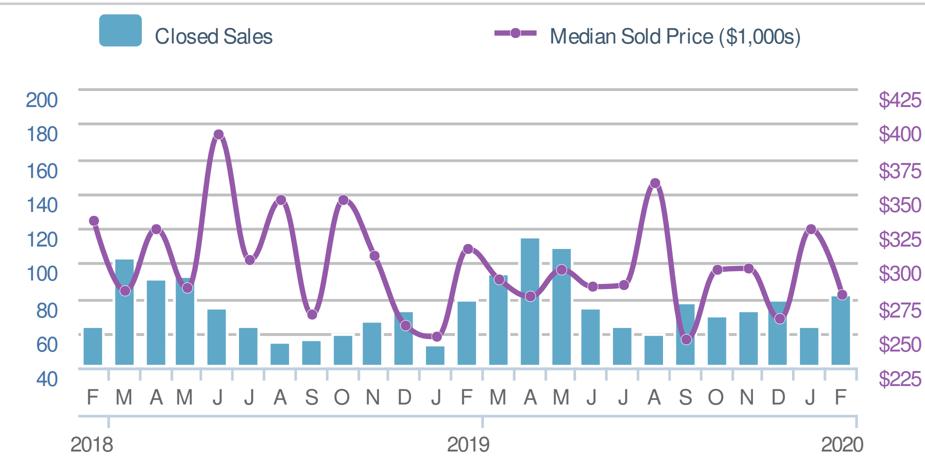
Median Sold Price $277,500

-14.4% from Jan 2020: **$324,000**

-10.5% from Feb 2019: **$310,000**

YTD	2020	2019	+/-
	$299,900	**$295,000**	1.7%

5-year Feb average: **$288,000**



Active Listings 345

345

Min 345 | 419 | Max 516

5-year Feb average

Jan 2020	Feb 2019
372	**516**

Avg DOM 97

97

Min 80 | 93 | Max 110

5-year Feb average

Jan 2020	Feb 2019	YTD
73	**84**	**87**

Avg Sold to OLP Ratio 91.7%

91.7%

Min 91.7% | 93.2% | Max 94.2%

5-year Feb average

Jan 2020	Feb 2019	YTD
93.9%	**94.2%**	**92.7%**

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

February 2020

33950 - Condo/Co-op/TH

New Listings 25

-30.6% from Jan 2020: **36**

-26.5% from Feb 2019: **34**

YTD	2020	2019	+/-
	61	**67**	-9.0%

5-year Feb average: **31**

New Pendings 37

48.0% from Jan 2020: **25**

85.0% from Feb 2019: **20**

YTD	2020	2019	+/-
	62	**44**	40.9%

5-year Feb average: **26**

Closed Sales 18

-10.0% from Jan 2020: **20**

-5.3% from Feb 2019: **19**

YTD	2020	2019	+/-
	38	**32**	18.8%

5-year Feb average: **18**

Median Sold Price $184,625

-18.7% from Jan 2020: **$227,000**

-30.1% from Feb 2019: **$264,000**

YTD	2020	2019	+/-
	$200,000	**$259,500**	-22.9%

5-year Feb average: **$221,125**

Summary

In 33950, the median sold price for Condo/Co-op/TH properties for February was $184,625, representing a decrease of 18.7% compared to last month and a decrease of 30.1% from Feb 2019. The average days on market for units sold in February was 89 days, 16% below the 5-year February average of 106 days. There was a 48% month over month increase in new contract activity with 37 New Pendings; a 62.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 39; and a 15.2% decrease in supply to 89 active units.

This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.23 in January and an increase from 0.19 in February 2019. The Contract Ratio is 54% higher than the 5-year February average of 0.29. 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 89

89

Min 89 | 111 | Max 131

5-year Feb average

Jan 2020	Feb 2019
105	**128**

Avg DOM 89

89

Min 63 | 106 | Max 201

5-year Feb average

Jan 2020	Feb 2019	YTD
84	**95**	**86**

Avg Sold to OLP Ratio 91.7%

91.7%

Min 91.7% | 94.0% | Max 95.4%

5-year Feb average

Jan 2020	Feb 2019	YTD
94.0%	**95.3%**	**92.9%**

MarketStats by ShowingTime

February 2020

33950 - SFH/Villa

New Listings 84

-4.5% from Jan 2020: **88**

-20.8% from Feb 2019: **106**

YTD	2020	2019	+/-
	172	**208**	-17.3%

5-year Feb average: **81**

New Pendings 97

6.6% from Jan 2020: **91**

64.4% from Feb 2019: **59**

YTD	2020	2019	+/-
	188	**145**	29.7%

5-year Feb average: **72**

Closed Sales 58

48.7% from Jan 2020: **39**

18.4% from Feb 2019: **49**

YTD	2020	2019	+/-
	97	**84**	15.5%

5-year Feb average: **47**

Median Sold Price $359,500

-18.3% from Jan 2020: **$440,000**

-13.1% from Feb 2019: **$413,500**

YTD	2020	2019	+/-
	$385,000	**$393,700**	-2.2%

5-year Feb average: **$355,900**

Summary

In 33950, the median sold price for SFH/Villa properties for February was $359,500, representing a decrease of 18.3% compared to last month and a decrease of 13.1% from Feb 2019. The average days on market for units sold in February was 99 days, 17% above the 5-year February average of 85 days. There was a 6.6% month over month increase in new contract activity with 97 New Pendings; a 30.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 112; and a 3.3% decrease in supply to 235 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.35 in January and an increase from 0.23 in February 2019. The Contract Ratio is 52% higher than the 5-year February average of 0.32. 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 235

235

Min 235 | 285 5-year Feb average | Max 358

Jan 2020	Feb 2019
243	**358**

Avg DOM 99

99

Min 73 | 85 5-year Feb average | Max 99

Jan 2020	Feb 2019	YTD
69	**77**	**87**

Avg Sold to OLP Ratio 91.8%

91.8%

Min 91.8% | 93.4% 5-year Feb average | Max 94.7%

Jan 2020	Feb 2019	YTD
93.9%	**94.7%**	**92.6%**