January 2020

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

Local Market Insight

33952

MarketStats by ShowingTime

January 2020

33952

New Listings 107

55.1% from Dec 2019: **69**

-9.3% from Jan 2019: **118**

YTD	2020	2019	+/-
	107	**118**	-9.3%

5-year Jan average: **113**

New Pendings 96

28.0% from Dec 2019: **75**

-8.6% from Jan 2019: **105**

YTD	2020	2019	+/-
	96	**105**	-8.6%

5-year Jan average: **108**

Closed Sales 57

-21.9% from Dec 2019: **73**

16.3% from Jan 2019: **49**

YTD	2020	2019	+/-
	57	**49**	16.3%

5-year Jan average: **59**

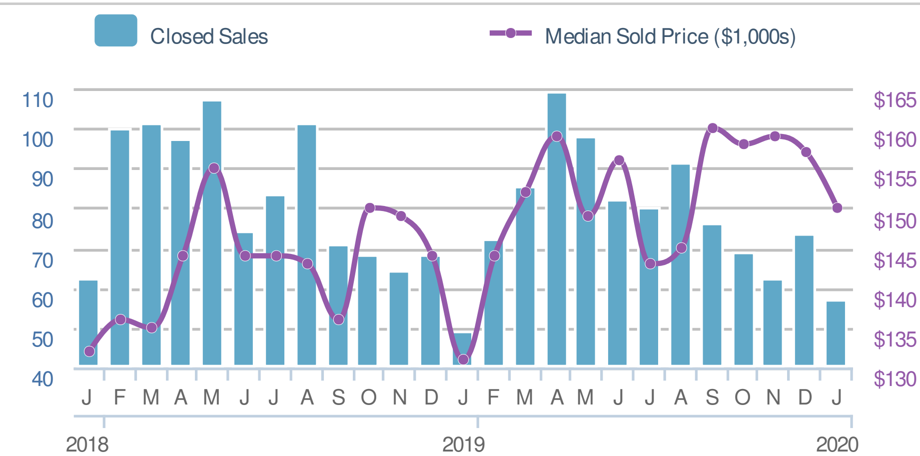
Median Sold Price $150,000

-4.5% from Dec 2019: **$157,000**

13.6% from Jan 2019: **$131,990**

YTD	2020	2019	+/-
	$150,000	**$131,990**	13.6%

5-year Jan average: **$132,648**



Active Listings 222

222

Min 207 | 232 | Max 247

5-year Jan average

Dec 2019	Jan 2019
201	**247**

Avg DOM 48

48

Min 44 | 51 | Max 69

5-year Jan average

Dec 2019	Jan 2019	YTD
55	**44**	**48**

Avg Sold to OLP Ratio 95.2%

95.2%

Min 92.1% | 94.4% | Max 95.2%

5-year Jan average

Dec 2019	Jan 2019	YTD
93.6%	**94.9%**	**95.2%**

January 2020

33952 - Condo/Co-op/TH

New Listings 9

-10.0% from Dec 2019: **10**

-30.8% from Jan 2019: **13**

YTD	2020	2019	+/-
	9	**13**	-30.8%

5-year Jan average: **13**

New Pendings 8

100.0% from Dec 2019: **4**

14.3% from Jan 2019: **7**

YTD	2020	2019	+/-
	8	**7**	14.3%

5-year Jan average: **12**

Closed Sales 4

-63.6% from Dec 2019: **11**

-42.9% from Jan 2019: **7**

YTD	2020	2019	+/-
	4	**7**	-42.9%

5-year Jan average: **8**

Median Sold Price $67,000

-16.3% from Dec 2019: **$80,000**

-18.3% from Jan 2019: **$82,000**

YTD	2020	2019	+/-
	$67,000	**$82,000**	-18.3%

5-year Jan average: **$64,420**

Summary

In 33952, the median sold price for Condo/Co-op/TH properties for January was $67,000, representing a decrease of 16.3% compared to last month and a decrease of 18.3% from Jan 2019. The average days on market for units sold in January was 75 days, 49% above the 5-year January average of 50 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and no change in supply with 24 active units.

This activity resulted in a Contract Ratio of 0.29 pendings per active listing, up from 0.17 in December and an increase from 0.17 in January 2019. The Contract Ratio is 18% lower than the 5-year January average of 0.35. 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 24

24

Min 24 | 30 | Max 44

5-year Jan average: 30

Dec 2019	Jan 2019
24	**29**

Avg DOM 75

75

Min 41 | 50 | Max 75

5-year Jan average: 50

Dec 2019	Jan 2019	YTD
36	**43**	**75**

Avg Sold to OLP Ratio 91.0%

91.0%

Min 91.0% | 94.3% | Max 96.9%

5-year Jan average: 94.3%

Dec 2019	Jan 2019	YTD
96.3%	**96.3%**	**91.0%**

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

January 2020

33952 - SFH/Villa

New Listings 98

66.1% from Dec 2019: **59**

-6.7% from Jan 2019: **105**

YTD	2020	2019	+/-
	98	**105**	-6.7%

5-year Jan average: **99**

New Pendings 88

23.9% from Dec 2019: **71**

-10.2% from Jan 2019: **98**

YTD	2020	2019	+/-
	88	**98**	-10.2%

5-year Jan average: **96**

Closed Sales 53

-14.5% from Dec 2019: **62**

26.2% from Jan 2019: **42**

YTD	2020	2019	+/-
	53	**42**	26.2%

5-year Jan average: **51**

Median Sold Price $158,000

-8.4% from Dec 2019: **$172,500**

13.7% from Jan 2019: **$139,000**

YTD	2020	2019	+/-
	$158,000	**$139,000**	13.7%

5-year Jan average: **$138,990**

Summary

In 33952, the median sold price for SFH/Villa properties for January was $158,000, representing a decrease of 8.4% compared to last month and an increase of 13.7% from Jan 2019. The average days on market for units sold in January was 46 days, 11% below the 5-year January average of 52 days. There was a 23.9% month over month increase in new contract activity with 88 New Pendings; a 17.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 82; and an 11.9% increase in supply to 198 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, up from 0.40 in December and a decrease from 0.44 in January 2019. The Contract Ratio is 20% lower than the 5-year January average of 0.51. 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 198

198

Min 180 — 202 — Max 218

5-year Jan average

Dec 2019	Jan 2019
177	**218**

Avg DOM 46

46

Min 44 — 52 — Max 74

5-year Jan average

Dec 2019	Jan 2019	YTD
58	**44**	**46**

Avg Sold to OLP Ratio 95.5%

95.5%

Min 92.1% — 94.3% — Max 95.5%

5-year Jan average

Dec 2019	Jan 2019	YTD
93.1%	**94.7%**	**95.5%**

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