# January 2020

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

# Local Market Insight

33953

MarketStats
by ShowingTime

SmartCharts
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# January 2020

33953

## New Listings 38

▲216.7% from Dec 2019: **12**

▼-17.4% from Jan 2019: **46**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **38** | **46** | -17.4% |

5-year Jan average: **41**

## New Pendings 23

▲15.0% from Dec 2019: **20**

▼-11.5% from Jan 2019: **26**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **23** | **26** | -11.5% |

5-year Jan average: **27**

## Closed Sales 20

0.0% from Dec 2019: **20**

▲53.8% from Jan 2019: **13**

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

5-year Jan average: **14**

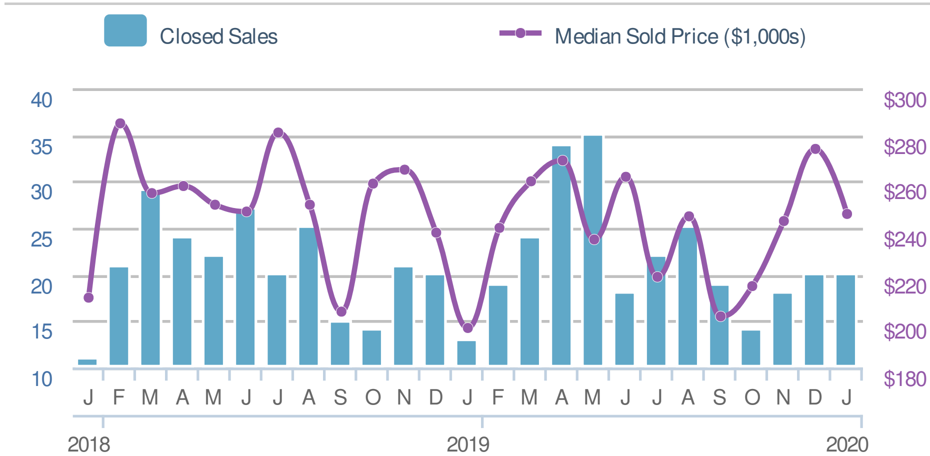
## Median Sold Price $246,500

▼-10.3% from Dec 2019: **$274,800**

▲24.8% from Jan 2019: **$197,500**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **$246,500** | **$197,500** | 24.8% |

5-year Jan average: **$213,800**




## Active Listings 120

120

Min 110 | 131 | Max 155

5-year Jan average

| Dec 2019 | Jan 2019 |
|---|---|
| **114** | **155** |

## Avg DOM 94

94

Min 70 | 88 | Max 104

5-year Jan average

| Dec 2019 | Jan 2019 | YTD |
|---|---|---|
| **91** | **81** | **94** |

## Avg Sold to OLP Ratio 91.3%

91.3%

Min 88.1% | 91.0% | Max 93.6%

5-year Jan average

| Dec 2019 | Jan 2019 | YTD |
|---|---|---|
| **94.9%** | **91.7%** | **91.3%** |

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## 33953 - Condo/Co-op/TH

### New Listings 8

700.0% from Dec 2019: **1**

300.0% from Jan 2019: **2**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **8** | **2** | 300.0% |

5-year Jan average: **6**

### New Pendings 6

20.0% from Dec 2019: **5**

50.0% from Jan 2019: **4**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **6** | **4** | 50.0% |

5-year Jan average: **4**

### Closed Sales 5

150.0% from Dec 2019: **2**

400.0% from Jan 2019: **1**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **5** | **1** | 400.0% |

5-year Jan average: **2**

### Median Sold Price $215,000

-1.6% from Dec 2019: **$218,500**

8.9% from Jan 2019: **$197,500**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **$215,000** | **$197,500** | 8.9% |

5-year Jan average: **$168,120**

## Summary

In 33953, the median sold price for Condo/Co-op/TH properties for January was $215,000, representing a decrease of 1.6% compared to last month and an increase of 8.9% from Jan 2019. The average days on market for units sold in January was 174 days, 19% above the 5-year January average of 146 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and no change in supply with 25 active units.

This activity resulted in a Contract Ratio of 0.28 pendings per active listing, up from 0.24 in December and a decrease from 0.30 in January 2019. The Contract Ratio is 11% higher than the 5-year January average of 0.25. 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 25

25

Min 20 | 21 | Max 25

5-year Jan average

| Dec 2019 | Jan 2019 |
|---|---|
| **25** | **20** |

### Avg DOM 174

174

Min 15 | 146 | Max 332

5-year Jan average

| Dec 2019 | Jan 2019 | YTD |
|---|---|---|
| **212** | **147** | **174** |

### Avg Sold to OLP Ratio 90.3%

90.3%

Min 75.5% | 88.6% | Max 97.0%

5-year Jan average

| Dec 2019 | Jan 2019 | YTD |
|---|---|---|
| **95.1%** | **86.2%** | **90.3%** |

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# January 2020

33953 - SFH/Villa

## New Listings 26

188.9% from Dec 2019: **9**

-39.5% from Jan 2019: **43**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **26** | **43** | -39.5% |

5-year Jan average: **33**

## New Pendings 15

15.4% from Dec 2019: **13**

-25.0% from Jan 2019: **20**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **15** | **20** | -25.0% |

5-year Jan average: **21**

## Closed Sales 15

-11.8% from Dec 2019: **17**

36.4% from Jan 2019: **11**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **15** | **11** | 36.4% |

5-year Jan average: **11**

## Median Sold Price $265,000

-3.6% from Dec 2019: **$275,000**

30.6% from Jan 2019: **$202,900**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **$265,000** | **$202,900** | 30.6% |

5-year Jan average: **$236,430**

## Summary

In 33953, the median sold price for SFH/Villa properties for January was $265,000, representing a decrease of 3.6% compared to last month and an increase of 30.6% from Jan 2019. The average days on market for units sold in January was 68 days, 20% below the 5-year January average of 85 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 16; and a 4.7% increase in supply to 89 active units.

This activity resulted in a Contract Ratio of 0.18 pendings per active listing, down from 0.21 in December and a decrease from 0.20 in January 2019. The Contract Ratio is 31% lower than the 5-year January average of 0.26. 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 80 | 103 5-year Jan average | Max 129

| Dec 2019 | Jan 2019 |
|---|---|
| **85** | **129** |

## Avg DOM 68

68

Min 68 | 85 5-year Jan average | Max 116

| Dec 2019 | Jan 2019 | YTD |
|---|---|---|
| **71** | **77** | **68** |

## Avg Sold to OLP Ratio 91.7%

91.7%

Min 85.5% | 91.1% 5-year Jan average | Max 93.6%

| Dec 2019 | Jan 2019 | YTD |
|---|---|---|
| **95.6%** | **91.7%** | **91.7%** |

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