January 2020

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

Local Market Insight

33954

MarketStats by ShowingTime

January 2020

33954

New Listings 34

25.9%	17.2%
from Dec 2019: **27**	from Jan 2019: **29**

YTD	2020	2019	+/-
	34	**29**	17.2%

5-year Jan average: **32**

New Pendings 35

66.7%	75.0%
from Dec 2019: **21**	from Jan 2019: **20**

YTD	2020	2019	+/-
	35	**20**	75.0%

5-year Jan average: **26**

Closed Sales 10

-47.4%	-50.0%
from Dec 2019: **19**	from Jan 2019: **20**

YTD	2020	2019	+/-
	10	**20**	-50.0%

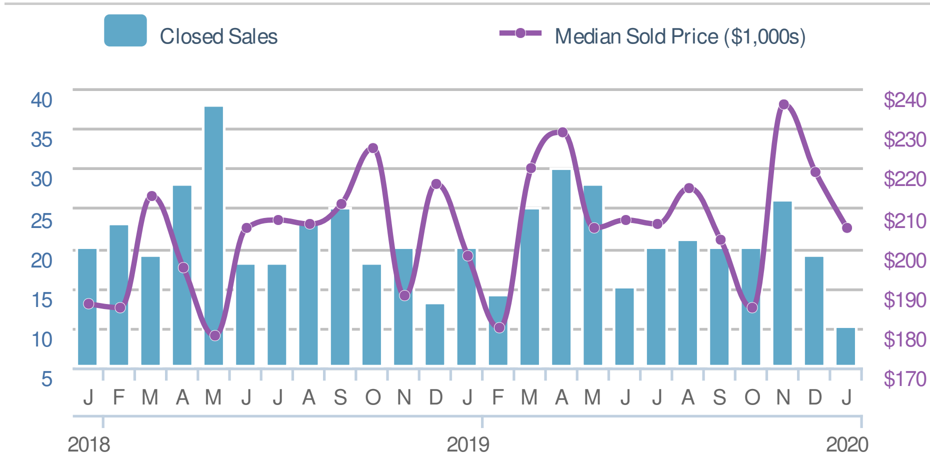
5-year Jan average: **16**

Median Sold Price $205,000

-6.4%	3.4%
from Dec 2019: **$219,000**	from Jan 2019: **$198,250**

YTD	2020	2019	+/-
	$205,000	**$198,250**	3.4%

5-year Jan average: **$195,100**



Active Listings 56

56

Min	70	Max
56	5-year Jan average	85

Dec 2019	Jan 2019
56	**78**

Avg DOM 58

58

Min	61	Max
38	5-year Jan average	91

Dec 2019	Jan 2019	YTD
85	**38**	**58**

Avg Sold to OLP Ratio 95.5%

95.5%

Min	95.7%	Max
95.1%	5-year Jan average	96.9%

Dec 2019	Jan 2019	YTD
96.0%	**96.9%**	**95.5%**

January 2020

33954 - Condo/Co-op/TH

New Listings — 0

0.0% from Dec 2019: **0**

0.0% from Jan 2019: **0**

YTD	2020	2019	+/-
	0	**0**	%

5-year Jan average: **0**

New Pendings — 0

0.0% from Dec 2019: **0**

0.0% from Jan 2019: **0**

YTD	2020	2019	+/-
	0	**0**	%

5-year Jan average: **0**

Closed Sales — 0

0.0% from Dec 2019: **0**

0.0% from Jan 2019: **0**

YTD	2020	2019	+/-
	0	**0**	%

5-year Jan average: **0**

Median Sold Price — $0

0.0% from Dec 2019: **$0**

0.0% from Jan 2019: **$0**

YTD	2020	2019	+/-
	$0	**$0**	%

5-year Jan average: **$0**

Summary

In 33954, the median sold price for Condo/Co-op/TH properties for January was $0, representing no change compared to last month and no change from Jan 2019. The average days on market for units sold in January was 0 days, the same as the 5-year January average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2019. The Contract Ratio is the same as the 5-year January average of 0.00. 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 — 0

0

0 Min 0 — Max 0

5-year Jan average

Dec 2019	Jan 2019
0	**0**

Avg DOM — 0

0

0 Min 0 — Max 0

5-year Jan average

Dec 2019	Jan 2019	YTD
0	**0**	**0**

Avg Sold to OLP Ratio — 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Jan average

Dec 2019	Jan 2019	YTD
0.0%	**0.0%**	**0.0%**

January 2020

33954 - SFH/Villa

New Listings 34

25.9% from Dec 2019: **27**

17.2% from Jan 2019: **29**

YTD	2020	2019	+/-
	34	**29**	17.2%

5-year Jan average: **32**

New Pendings 35

66.7% from Dec 2019: **21**

75.0% from Jan 2019: **20**

YTD	2020	2019	+/-
	35	**20**	75.0%

5-year Jan average: **26**

Closed Sales 10

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YTD	2020	2019	+/-
	10	**20**	-50.0%

5-year Jan average: **16**

Median Sold Price $205,000

-6.4% from Dec 2019: **$219,000**

3.4% from Jan 2019: **$198,250**

YTD	2020	2019	+/-
	$205,000	**$198,250**	3.4%

5-year Jan average: **$195,100**

Summary

In 33954, the median sold price for SFH/Villa properties for January was $205,000, representing a decrease of 6.4% compared to last month and an increase of 3.4% from Jan 2019. The average days on market for units sold in January was 58 days, 5% below the 5-year January average of 61 days. There was a 66.7% month over month increase in new contract activity with 35 New Pendings; a 73.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 40; and no change in supply with 56 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.41 in December and an increase from 0.41 in January 2019. The Contract Ratio is 33% higher than the 5-year January average of 0.54. 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 56

56

Min 56 | 70 5-year Jan average | Max 85

Dec 2019	Jan 2019
56	**78**

Avg DOM 58

58

Min 38 | 61 5-year Jan average | Max 91

Dec 2019	Jan 2019	YTD
85	**38**	**58**

Avg Sold to OLP Ratio 95.5%

95.5%

Min 95.1% | 95.7% 5-year Jan average | Max 96.9%

Dec 2019	Jan 2019	YTD
96.0%	**96.9%**	**95.5%**