# January 2020

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

## Local Market Insight

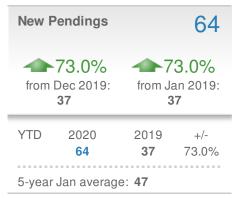
## 33955





## **January 2020** 33955

New Listings		50		
85.2% from Dec 2019: 27		+-24.2% from Jan 2019 66		
YTD	2020 <b>50</b>	2019 <b>66</b>	+/- -24.2%	
5-year	Jan average	e: <b>55</b>		





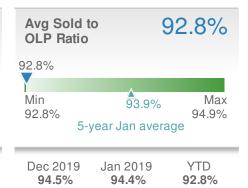
Median Sold Price		\$256,000		
+-1.5%		<b>9.0%</b>		
from Dec 2019:		from Jan 2019:		
\$260,000		<b>\$234,800</b>		
YTD	2020	2019	+/-	
	<b>\$256,000</b>	<b>\$234,800</b>	9.0%	
5-yea	ır Jan averag	je: <b>\$241,26</b>	0	







Dec 2019	Jan 2019	YTD
<b>103</b>	<b>98</b>	<b>84</b>





#### January 2020

33955 - Condo/Co-op/TH

New L	istings.		17
<b>88.9%</b> from Dec 2019: <b>9</b>		41.7% from Jan 2019: 12	
YTD	2020 <b>17</b>	2019 <b>12</b>	+/- 41.7%
5-year	Jan average	e: <b>14</b>	



Median Sold Price		\$345,000
<b>63.2%</b> from Dec 2019: <b>\$211,450</b>		<b>128.5%</b> from Jan 2019: <b>\$151,000</b>
YTD	2020 <b>\$345,000</b>	2019 +/- <b>\$151,000</b> 128.5%
5-yea	ır Jan averaç	ge: <b>\$229,690</b>

#### Summary

In 33955, the median sold price for Condo/Co-op/TH properties for January was \$345,000, representing an increase of 63.2% compared to last month and an increase of 128.5% from Jan 2019. The average days on market for units sold in January was 211 days, 52% above the 5-year January average of 139 days. There was a 122.2% month over month increase in new contract activity with 20 New Pendings; a 130% MoM increase in All Pendings (new contracts + contracts carried over from December) to 23; and an 11.9% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.24 in December and an increase from 0.25 in January 2019. The Contract Ratio is 118% higher than the 5-year January average of 0.28. 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 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	37	Avg DOM		211	Avg Sold t OLP Ratio	0	95.5%
37				211			95.5%
37	56 Max 67	Min 51	A 139	Max 212	Min 92.8%	▲ 94.7%	96.4%
5-year Jan a	verage	5-	year Jan avera	ige	5-	year Jan avei	rage
Dec 2019 Jan 201 42 63	9	Dec 2019 <b>128</b>	Jan 2019 <b>66</b>	YTD 211	Dec 2019 <b>92.7%</b>	Jan 2019 <b>94.9%</b>	YTD 95.5%





#### January 2020

33955 - SFH/Villa

New L	istings.	31		
+ 106.7%		+-20.5%		
from Dec 2019:		from Jan 2019		
15		39		
YTD	2020	2019	+/-	
	<b>31</b>	<b>39</b>	-20.5%	
5-year	Jan average	e: 36		



Median Sold Price		\$272,500		
from	-7.6% Dec 2019: 295,000	<b>12.6%</b> from Jan 2019: <b>\$242,000</b>		
YTD	2020 <b>\$272,500</b>	_0.0	+/- 2.6%	
5-yea	r Jan averag	je: <b>\$248,100</b>		

#### Summary

In 33955, the median sold price for SFH/Villa properties for January was \$272,500, representing a decrease of 7.6% compared to last month and an increase of 12.6% from Jan 2019. The average days on market for units sold in January was 48 days, 34% below the 5-year January average of 72 days. There was a 56% month over month increase in new contract activity with 39 New Pendings; a 16.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 36; and a 12.7% decrease in supply to 89 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.30 in December and an increase from 0.22 in January 2019. The Contract Ratio is 21% higher than the 5-year January average of 0.33. 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 market is moving in the seller's favor.

Active Li	stings	89	Avg DOM		48	Avg Sold t OLP Ratio	o (	93.9%
89	_		48				93.9%	
Min 89	108	Max 131	Min 48	72	Max 119	Min 92.8%	<b>▲</b> 94.1%	Max 95.3%
	5-year Jan avera	ge	5-	year Jan avera	age	5-	year Jan avera	ige
Dec 2019 <b>102</b>	Jan 2019 <b>121</b>		Dec 2019 <b>103</b>	Jan 2019 <b>119</b>	YTD <b>48</b>	Dec 2019 <b>94.8%</b>	Jan 2019 <b>94.0%</b>	YTD 93.9%

