February 2020

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

Local Market **Insight**

33955

MarketStats
by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

February 2020

33955

New Listings 62

▲ 24.0%
from Jan 2020:
50

▲ 21.6%
from Feb 2019:
51

YTD	2020	2019	+/-
	112	**117**	-4.3%

5-year Feb average: **53**

New Pendings 48

▼ -25.0%
from Jan 2020:
64

▼ -18.6%
from Feb 2019:
59

YTD	2020	2019	+/-
	112	**96**	16.7%

5-year Feb average: **47**

Closed Sales 33

▼ -8.3%
from Jan 2020:
36

↔ 0.0%
from Feb 2019:
33

YTD	2020	2019	+/-
	69	**48**	43.8%

5-year Feb average: **31**

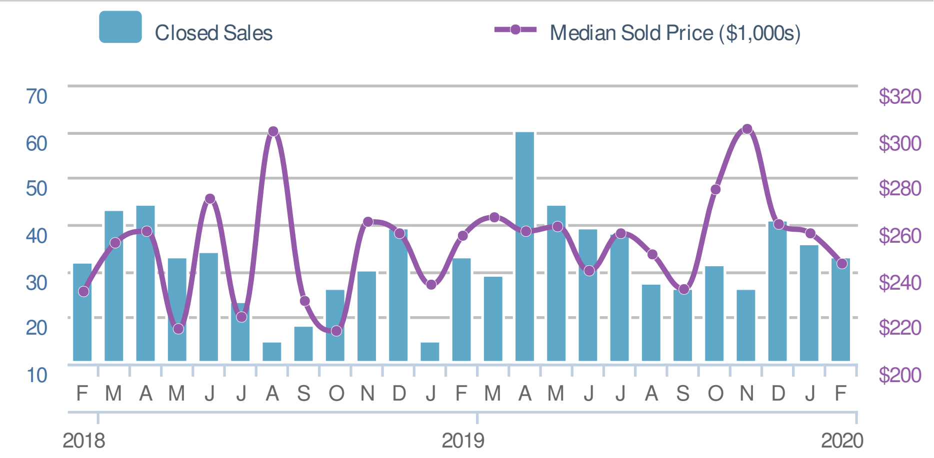
Median Sold Price $243,500

▼ -4.9%
from Jan 2020:
$256,000

▼ -4.5%
from Feb 2019:
$255,000

YTD	2020	2019	+/-
	$249,999	**$245,500**	1.8%

5-year Feb average: **$237,450**



Active Listings 146

146
Min 146
177
Max 211
5-year Feb average

Jan 2020	Feb 2019
133	**194**

Avg DOM 141

141
Min 53
93
Max 141
5-year Feb average

Jan 2020	Feb 2019	YTD
84	**83**	**111**

Avg Sold to OLP Ratio 93.4%

93.4%
Min 92.8%
93.5%
Max 95.5%
5-year Feb average

Jan 2020	Feb 2019	YTD
92.8%	**93.1%**	**93.1%**

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

MarketStats by ShowingTime

February 2020

33955 - Condo/Co-op/TH

New Listings 24

▲41.2% from Jan 2020: **17**

▲71.4% from Feb 2019: **14**

YTD	2020	2019	+/-
	41	**26**	57.7%

5-year Feb average: **18**

New Pendings 12

▼-40.0% from Jan 2020: **20**

▼-36.8% from Feb 2019: **19**

YTD	2020	2019	+/-
	32	**34**	-5.9%

5-year Feb average: **14**

Closed Sales 8

▲14.3% from Jan 2020: **7**

▼-11.1% from Feb 2019: **9**

YTD	2020	2019	+/-
	15	**15**	0.0%

5-year Feb average: **8**

Median Sold Price $246,750

▼-28.5% from Jan 2020: **$345,000**

▼-3.2% from Feb 2019: **$255,000**

YTD	2020	2019	+/-
	$255,000	**$205,000**	24.4%

5-year Feb average: **$266,600**

Summary

In 33955, the median sold price for Condo/Co-op/TH properties for February was $246,750, representing a decrease of 28.5% compared to last month and a decrease of 3.2% from Feb 2019. The average days on market for units sold in February was 162 days, 23% above the 5-year February average of 131 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 24; and a 35.1% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.62 in January and an increase from 0.45 in February 2019. The Contract Ratio is 43% higher than the 5-year February average of 0.34. 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 50

50 ▼

Min 50 | ▲ 58 | Max 74

5-year Feb average

Jan 2020	Feb 2019
37	**55**

Avg DOM 162

162 ▼

Min 72 | ▲ 131 | Max 164

5-year Feb average

Jan 2020	Feb 2019	YTD
211	**139**	**185**

Avg Sold to OLP Ratio 94.1%

94.1% ▼

Min 93.3% | ▲ 94.0% | Max 94.4%

5-year Feb average

Jan 2020	Feb 2019	YTD
95.5%	**93.9%**	**94.7%**

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

February 2020

33955 - SFH/Villa

New Listings 33

▲ 6.5% from Jan 2020: **31**

▼ -2.9% from Feb 2019: **34**

YTD	2020	2019	+/-
	64	**73**	-12.3%

5-year Feb average: **31**

New Pendings 34

▼ -12.8% from Jan 2020: **39**

▼ -12.8% from Feb 2019: **39**

YTD	2020	2019	+/-
	73	**59**	23.7%

5-year Feb average: **31**

Closed Sales 23

▼ -4.2% from Jan 2020: **24**

↔ 0.0% from Feb 2019: **23**

YTD	2020	2019	+/-
	47	**32**	46.9%

5-year Feb average: **21**

Median Sold Price $247,000

▼ -9.4% from Jan 2020: **$272,500**

▼ -8.5% from Feb 2019: **$270,000**

YTD	2020	2019	+/-
	$255,000	**$258,500**	-1.4%

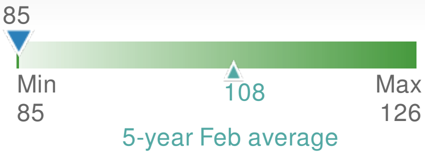
5-year Feb average: **$240,800**

Summary

In 33955, the median sold price for SFH/Villa properties for February was $247,000, representing a decrease of 9.4% compared to last month and a decrease of 8.5% from Feb 2019. The average days on market for units sold in February was 126 days, 57% above the 5-year February average of 80 days. There was a 12.8% month over month decrease in new contract activity with 34 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 38; and a 4.5% decrease in supply to 85 active units.

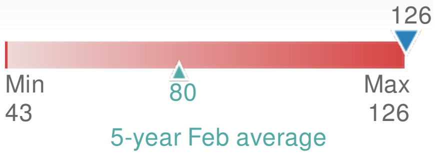
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, up from 0.40 in January and an increase from 0.31 in February 2019. The Contract Ratio is 24% higher than the 5-year February average of 0.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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 85



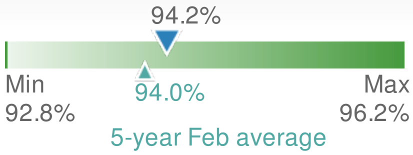
Jan 2020	Feb 2019
89	**117**

Avg DOM 126



Jan 2020	Feb 2019	YTD
48	**64**	**86**

Avg Sold to OLP Ratio 94.2%



Jan 2020	Feb 2019	YTD
93.9%	**93.2%**	**94.0%**

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