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

## **Local Market Insight**

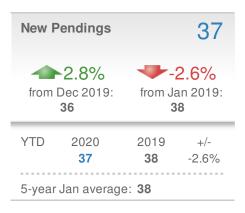
33980



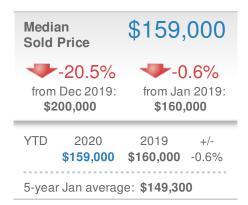


33980

New Listings		53			
51.4% from Dec 2019:		23.3% from Jan 2019:			
YTD	2020 <b>53</b>	2019 <b>43</b>	+/- 23.3%		
5-year Jan average: <b>53</b>					













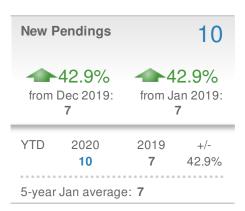






33980 - Condo/Co-op/TH

New Listings		12			
100.0% from Dec 2019:		500.0% from Jan 2019:			
YTD	2020 <b>12</b>	2019 <b>2</b>	+/- 500.0%		
5-year Jan average: 8					







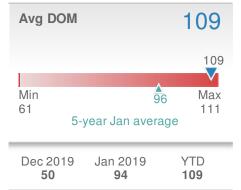
5-year Jan average: **\$107,250** 

#### **Summary**

In 33980, the median sold price for Condo/Co-op/TH properties for January was \$141,200, representing an increase of 2.7% compared to last month and an increase of 15.3% from Jan 2019. The average days on market for units sold in January was 109 days, 13% above the 5-year January average of 96 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 7; and a 12.5% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.56 in December and an increase from 0.33 in January 2019. The Contract Ratio is 38% 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 buyer's favor.



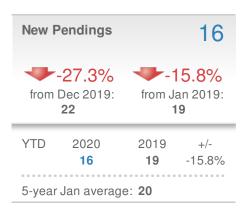






33980 - SFH/Villa

New Listings		29			
31.8% from Dec 2019:		7.4% from Jan 2019: 27			
YTD	2020 <b>29</b>	2019 <b>27</b>	+/- 7.4%		
5-year Jan average: <b>29</b>					







#### **Summary**

In 33980, the median sold price for SFH/Villa properties for January was \$209,000, representing a decrease of 9.3% compared to last month and an increase of 1.2% from Jan 2019. The average days on market for units sold in January was 31 days, 51% below the 5-year January average of 64 days. There was a 27.3% month over month decrease in new contract activity with 16 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 18; and a 19.4% increase in supply to 74 active units.

This activity resulted in a Contract Ratio of 0.24 pendings per active listing, down from 0.34 in December and a decrease from 0.29 in January 2019. The Contract Ratio is 27% lower 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 moving in the buyer's favor.



