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

## Local Market Insight

### 33980



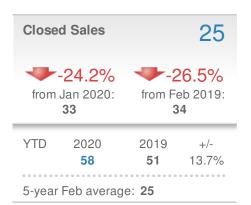


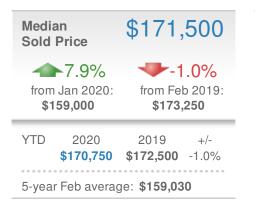
33980

| New Listings   |             |                | 42   |
|----------------|-------------|----------------|------|
| +-20.8%        |             | -8.7%          |      |
| from Jan 2020: |             | from Feb 2019: |      |
| 53             |             | 46             |      |
| YTD            | 2020        | 2019           | +/-  |
|                | <b>95</b>   | <b>89</b>      | 6.7% |
| 5-year         | Feb average | e: <b>51</b>   |      |

| New F  | endings                                |                   | 45                    |
|--------|--|-------------------|-----------------------|
|        | <b>21.6%</b><br>Jan 2020:<br><b>37</b> |                   | ).0%<br>eb 2019:<br>5 |
| YTD    | 2020<br><b>82</b>                      | 2019<br><b>83</b> | +/-<br>-1.2%          |
| 5-year | Feb average                            | e: <b>40</b>      |                       |

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109

56

56

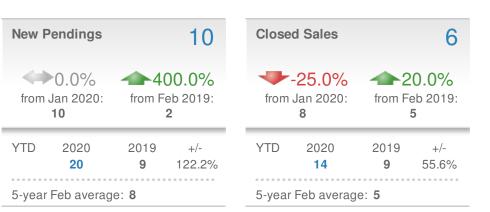






33980 - Condo/Co-op/TH

| New L          | istings.    |                | 9      |  |
|----------------|-------------|----------------|--------|--|
| +-25.0%        |             | 200.0%         |        |  |
| from Jan 2020: |             | from Feb 2019: |        |  |
| 12             |             | 3              |        |  |
| YTD            | 2020        | 2019           | +/-    |  |
|                | <b>21</b>   | <b>5</b>       | 320.0% |  |
| 5-year         | Feb average | e: <b>8</b>    |        |  |



| Median<br>Sold Price                              |                          | \$175,750                            |  |  |
|---|--------------------------|--------------------------------------|--|--|
| <b>4.5%</b><br>from Jan 2020:<br><b>\$141,200</b> |                          | 40.6%<br>from Feb 2019:<br>\$125,000 |  |  |
| YTD   | 2020<br><b>\$145,450</b> | 2019 +/-<br><b>\$125,000</b> 16.4%   |  |  |
| 5-year Feb average: <b>\$110,240</b>              |                          |                                      |  |  |

#### Summary

In 33980, the median sold price for Condo/Co-op/TH properties for February was \$175,750, representing an increase of 24.5% compared to last month and an increase of 40.6% from Feb 2019. The average days on market for units sold in February was 54 days, 7% above the 5-year February average of 51 days. There was no month over month change in new contract activity with 10 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 11; and an 11.1% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.39 in January and an increase from 0.14 in February 2019. The Contract Ratio is 38% higher than the 5-year February average of 0.40. 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.

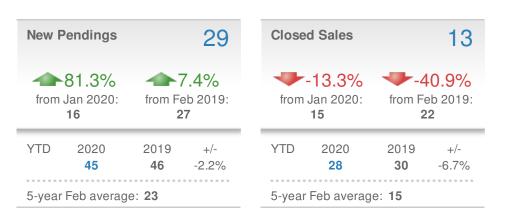






33980 - SFH/Villa

| New Listings |                   | 25                            |             |
|--------------|-------------------|-------------------------------|-------------|
|              |                   | -7.4%<br>from Feb 2019:<br>27 |             |
| YTD          | 2020<br><b>54</b> | 2019<br><b>54</b>             | +/-<br>0.0% |
| 5-year       | Feb average       | e: <b>29</b>                  |             |



| Median<br>Sold Price                 |                  | \$205,000        |      |  |
|--------------------------------------|------------------|------------------|------|--|
| +-1.9%                               |                  | +-0.2%           |      |  |
| from Jan 2020:                       |                  | from Feb 2019:   |      |  |
| \$209,000                            |                  | \$205,418        |      |  |
| YTD                                  | 2020             | 2019             | +/-  |  |
|                                      | <b>\$207,000</b> | <b>\$205,418</b> | 0.8% |  |
| 5-year Feb average: <b>\$198,984</b> |                  |                  |      |  |

#### Summary

In 33980, the median sold price for SFH/Villa properties for February was \$205,000, representing a decrease of 1.9% compared to last month and a decrease of 0.2% from Feb 2019. The average days on market for units sold in February was 57 days, 38% below the 5-year February average of 91 days. There was an 81.3% month over month increase in new contract activity with 29 New Pendings; a 77.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 32; and a 13.5% decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.24 in January and an increase from 0.31 in February 2019. The Contract Ratio is 28% higher than the 5-year February average of 0.39. 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 Listings                         | 64        | Avg DOM               |                           | 57         | Avg Sold<br>OLP Ratio    | to                               | 95.6%                       |
|---|-----------|-----------------------|---------------------------|------------|--------------------------|----------------------------------|-----------------------------|
| 64<br>Min 78<br>64<br>5-year Feb averag | Max<br>90 | 57<br>Min<br>57<br>5- | ∮<br>91<br>year Feb avera | Max<br>139 | Min<br>91.0%<br>5-       | ∮93.5%<br>93.5%<br>year Feb aver | 95.6<br>Max<br>95.6%<br>age |
| Jan 2020 Feb 2019<br><b>74 85</b>       |           | Jan 2020<br><b>31</b> | Feb 2019<br>131           | YTD<br>43  | Jan 2020<br><b>96.5%</b> | Feb 2019<br>93.4%                | YTD<br>96.0%                |

