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

Local Market Insight

33981



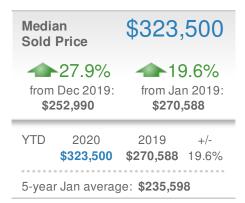


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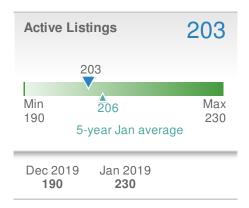
New Listings		76		
46.2% from Dec 2019: 52		31.0% from Jan 2019: 58		
YTD	2020 76	2019 58	+/- 31.0%	
5-year Jan average: 70				

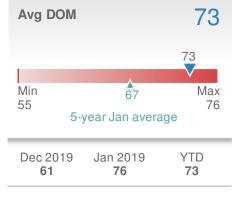












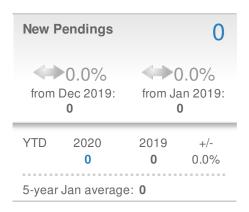






33981 - Condo/Co-op/TH

New Listings				
0.0%		0.0%		
from Dec 2019:		from Jan 2019:		
YTD	2020	2019	+/-	
	0	0	0.0%	
5-year Jan average: 0				





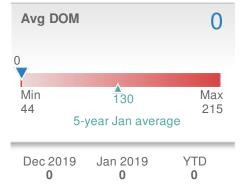


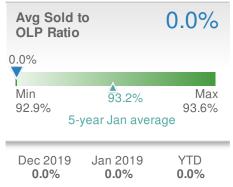
Summary

In 33981, 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, 100% below the 5-year January average of 130 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 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and an increase from 0.00 in January 2019. The Contract Ratio is 100% lower than the 5-year January average of 0.25. 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.









33981 - SFH/Villa

New Listings		73		
52.1% from Dec 2019:		28.1% from Jan 2019:		
YTD	2020 73	2019 57	+/- 28.1%	
5-year Jan average: 68				

New Pendings		59		
78.8% from Dec 2019:		43.9% from Jan 2019:		
YTD	2020 59	2019 41	+/- 43.9%	
5-year Jan average: 45				





Summary

In 33981, the median sold price for SFH/Villa properties for January was \$330,000, representing an increase of 29.4% compared to last month and an increase of 21.7% from Jan 2019. The average days on market for units sold in January was 75 days, 11% above the 5-year January average of 68 days. There was a 78.8% month over month increase in new contract activity with 59 New Pendings; a 27.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 65; and a 5.9% increase in supply to 197 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, up from 0.27 in December and an increase from 0.22 in January 2019. The Contract Ratio is 8% higher than the 5-year January average of 0.31. 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.



