February 2020

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

Local Market Insight

33981

SmartCharts
MarketStats by ShowingTime

February 2020

33981

New Listings 55

-27.6% from Jan 2020: **76**

17.0% from Feb 2019: **47**

YTD	2020	2019	+/-
	131	**105**	24.8%

5-year Feb average: **52**

New Pendings 65

8.3% from Jan 2020: **60**

-1.5% from Feb 2019: **66**

YTD	2020	2019	+/-
	125	**108**	15.7%

5-year Feb average: **55**

Closed Sales 35

2.9% from Jan 2020: **34**

25.0% from Feb 2019: **28**

YTD	2020	2019	+/-
	69	**60**	15.0%

5-year Feb average: **30**

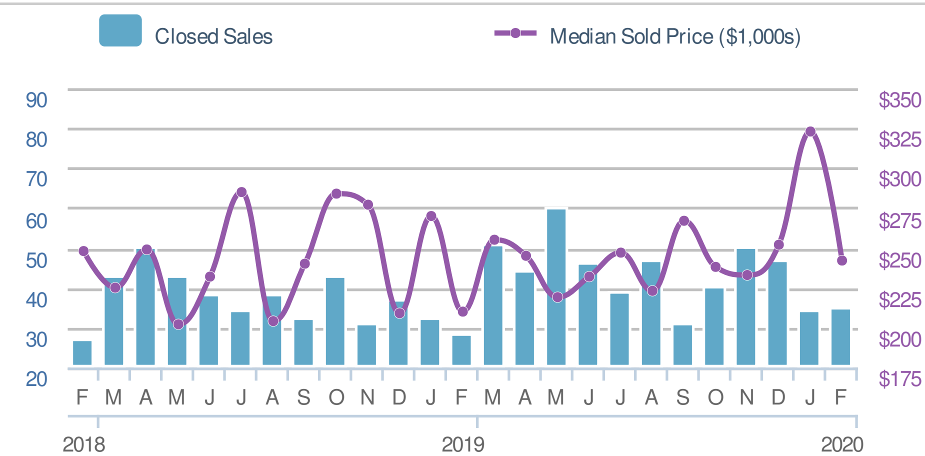
Median Sold Price $242,000

-25.2% from Jan 2020: **$323,500**

15.2% from Feb 2019: **$210,000**

YTD	2020	2019	+/-
	$266,750	**$239,750**	11.3%

5-year Feb average: **$213,800**



Active Listings 195

195

Min 193 | 207 | Max 219

5-year Feb average

Jan 2020	Feb 2019
203	**214**

Avg DOM 49

49

Min 49 | 69 | Max 82

5-year Feb average

Jan 2020	Feb 2019	YTD
73	**82**	**61**

Avg Sold to OLP Ratio 95.2%

95.2%

Min 93.8% | 94.8% | Max 95.5%

5-year Feb average

Jan 2020	Feb 2019	YTD
94.2%	**95.5%**	**94.7%**

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

MarketStats by ShowingTime

February 2020

33981 - Condo/Co-op/TH

New Listings 0

0.0% from Jan 2020: 0

0.0% from Feb 2019: 0

YTD	2020	2019	+/-
	0	0	0.0%

5-year Feb average: **0**

New Pendings 0

0.0% from Jan 2020: 0

0.0% from Feb 2019: 0

YTD	2020	2019	+/-
	0	0	0.0%

5-year Feb average: **0**

Closed Sales 0

0.0% from Jan 2020: 0

0.0% from Feb 2019: 0

YTD	2020	2019	+/-
	0	0	0.0%

5-year Feb average: **0**

Median Sold Price $0

0.0% from Jan 2020: $0

0.0% from Feb 2019: $0

YTD	2020	2019	+/-
	$0	$0	0.0%

5-year Feb average: **$210,000**

Summary

In 33981, the median sold price for Condo/Co-op/TH properties for February was $0, representing no change compared to last month and no change from Feb 2019. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 499 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 January) 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 January and an increase from 0.00 in February 2019. The Contract Ratio is the same as the 5-year February average of 0.00. 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 1

1

Min 1 | 2 | Max 3

5-year Feb average

Jan 2020	Feb 2019
1	0

Avg DOM 0

0

Min 499 | 499 | Max 499

5-year Feb average

Jan 2020	Feb 2019	YTD
0	0	0

Avg Sold to OLP Ratio 0.0%

0.0%

Min 84.3% | 84.3% | Max 84.3%

5-year Feb average

Jan 2020	Feb 2019	YTD
0.0%	0.0%	0.0%

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

February 2020

33981 - SFH/Villa

New Listings 47

-35.6% from Jan 2020: **73**

14.6% from Feb 2019: **41**

YTD	2020	2019	+/-
	120	**98**	22.4%

5-year Feb average: **48**

New Pendings 60

1.7% from Jan 2020: **59**

-3.2% from Feb 2019: **62**

YTD	2020	2019	+/-
	119	**103**	15.5%

5-year Feb average: **52**

Closed Sales 34

3.0% from Jan 2020: **33**

25.9% from Feb 2019: **27**

YTD	2020	2019	+/-
	67	**58**	15.5%

5-year Feb average: **29**

Median Sold Price $243,500

-26.2% from Jan 2020: **$330,000**

13.9% from Feb 2019: **$213,800**

YTD	2020	2019	+/-
	$267,000	**$250,000**	6.8%

5-year Feb average: **$214,560**

Summary

In 33981, the median sold price for SFH/Villa properties for February was $243,500, representing a decrease of 26.2% compared to last month and an increase of 13.9% from Feb 2019. The average days on market for units sold in February was 50 days, 25% below the 5-year February average of 67 days. There was a 1.7% month over month increase in new contract activity with 60 New Pendings; a 29.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 84; and a 5.6% decrease in supply to 186 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, up from 0.33 in January and an increase from 0.34 in February 2019. The Contract Ratio is 22% higher than the 5-year February average of 0.37. 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 186

186

Min 186 | 201 5-year Feb average | Max 212

Jan 2020	Feb 2019
197	**210**

Avg DOM 50

50

Min 50 | 67 5-year Feb average | Max 84

Jan 2020	Feb 2019	YTD
75	**81**	**62**

Avg Sold to OLP Ratio 95.4%

95.4%

Min 93.7% | 95.0% 5-year Feb average | Max 96.1%

Jan 2020	Feb 2019	YTD
94.1%	**96.1%**	**94.7%**

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