January 2020

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

Local Market Insight

33983

MarketStats
by ShowingTime

SmartCharts
MarketStats by ShowingTime

January 2020
33983

New Listings 58

38.1% from Dec 2019: 42
-17.1% from Jan 2019: 70

YTD	2020	2019	+/-
	58	70	-17.1%

5-year Jan average: **68**

New Pendings 64

33.3% from Dec 2019: 48
25.5% from Jan 2019: 51

YTD	2020	2019	+/-
	64	51	25.5%

5-year Jan average: **53**

Closed Sales 40

-25.9% from Dec 2019: 54
100.0% from Jan 2019: 20

YTD	2020	2019	+/-
	40	20	100.0%

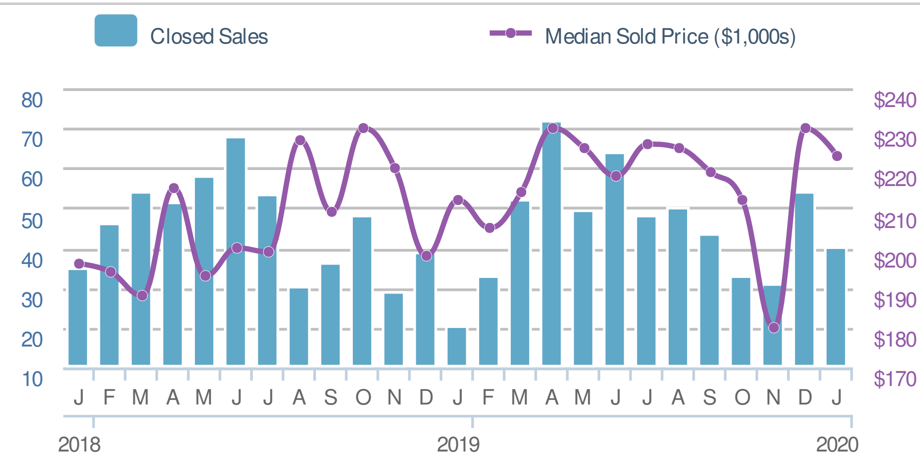
5-year Jan average: **30**

Median Sold Price $223,625

-2.8% from Dec 2019: $230,000
5.5% from Jan 2019: $212,000

YTD	2020	2019	+/-
	$223,625	$212,000	5.5%

5-year Jan average: **$197,575**



Active Listings 129

129
Min 129 | 171 5-year Jan average | Max 194

Dec 2019	Jan 2019
131	180

Avg DOM 56

56
Min 56 | 65 5-year Jan average | Max 80

Dec 2019	Jan 2019	YTD
58	60	56

Avg Sold to OLP Ratio 95.4%

95.4%
Min 94.0% | 94.8% 5-year Jan average | Max 95.4%

Dec 2019	Jan 2019	YTD
95.3%	95.0%	95.4%

Data Source: Stellar MLS. Statistics calculated May 08, 2025.

MarketStats by ShowingTime

January 2020

33983 - Condo/Co-op/TH

New Listings 8

-11.1% from Dec 2019: **9**

-52.9% from Jan 2019: **17**

YTD	2020	2019	+/-
	8	**17**	-52.9%

5-year Jan average: **16**

New Pendings 9

-10.0% from Dec 2019: **10**

-35.7% from Jan 2019: **14**

YTD	2020	2019	+/-
	9	**14**	-35.7%

5-year Jan average: **12**

Closed Sales 5

-64.3% from Dec 2019: **14**

150.0% from Jan 2019: **2**

YTD	2020	2019	+/-
	5	**2**	150.0%

5-year Jan average: **6**

Median Sold Price $135,000

11.6% from Dec 2019: **$120,950**

8.2% from Jan 2019: **$124,750**

YTD	2020	2019	+/-
	$135,000	**$124,750**	8.2%

5-year Jan average: **$114,940**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for January was $135,000, representing an increase of 11.6% compared to last month and an increase of 8.2% from Jan 2019. The average days on market for units sold in January was 40 days, 49% below the 5-year January average of 78 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.44 in December and an increase from 0.44 in January 2019. The Contract Ratio is 43% higher than the 5-year January average of 0.43. 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 18

18

Min 18 | 37 5-year Jan average | Max 49

Dec 2019	Jan 2019
18	**32**

Avg DOM 40

40

Min 40 | 78 5-year Jan average | Max 123

Dec 2019	Jan 2019	YTD
50	**75**	**40**

Avg Sold to OLP Ratio 97.4%

97.4%

Min 91.1% | 92.9% 5-year Jan average | Max 97.4%

Dec 2019	Jan 2019	YTD
94.3%	**92.6%**	**97.4%**

Data Source: Stellar MLS. Statistics calculated May 08, 2025.

January 2020

33983 - SFH/Villa

New Listings 50

- 51.5% from Dec 2019: **33**
- -5.7% from Jan 2019: **53**

YTD	2020	2019	+/-
	50	**53**	-5.7%

5-year Jan average: **52**

New Pendings 54

- 42.1% from Dec 2019: **38**
- 45.9% from Jan 2019: **37**

YTD	2020	2019	+/-
	54	**37**	45.9%

5-year Jan average: **41**

Closed Sales 35

- -12.5% from Dec 2019: **40**
- 94.4% from Jan 2019: **18**

YTD	2020	2019	+/-
	35	**18**	94.4%

5-year Jan average: **24**

Median Sold Price $240,000

- -6.1% from Dec 2019: **$255,500**
- 10.9% from Jan 2019: **$216,500**

YTD	2020	2019	+/-
	$240,000	**$216,500**	10.9%

5-year Jan average: **$212,098**

Summary

In 33983, the median sold price for SFH/Villa properties for January was $240,000, representing a decrease of 6.1% compared to last month and an increase of 10.9% from Jan 2019. The average days on market for units sold in January was 59 days, 3% below the 5-year January average of 61 days. There was a 42.1% month over month increase in new contract activity with 54 New Pendings; a 20.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 59; and a 0.9% decrease in supply to 111 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, up from 0.44 in December and an increase from 0.29 in January 2019. The Contract Ratio is 36% higher than the 5-year January 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 moving in the buyer's favor.

Active Listings 111

111

Min 111 | 133 | Max 148

5-year Jan average

Dec 2019	Jan 2019
112	**148**

Avg DOM 59

59

Min 54 | 61 | Max 70

5-year Jan average

Dec 2019	Jan 2019	YTD
61	**58**	**59**

Avg Sold to OLP Ratio 95.1%

95.1%

Min 94.9% | 95.6% | Max 96.8%

5-year Jan average

Dec 2019	Jan 2019	YTD
95.7%	**95.3%**	**95.1%**