February 2020

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

Local Market Insight

33983

MarketStats by ShowingTime

February 2020

33983

New Listings 61

5.2% from Jan 2020: **58**

-10.3% from Feb 2019: **68**

YTD	2020	2019	+/-
	119	**138**	-13.8%

5-year Feb average: **67**

New Pendings 74

15.6% from Jan 2020: **64**

7.2% from Feb 2019: **69**

YTD	2020	2019	+/-
	138	**120**	15.0%

5-year Feb average: **70**

Closed Sales 50

25.0% from Jan 2020: **40**

51.5% from Feb 2019: **33**

YTD	2020	2019	+/-
	90	**53**	69.8%

5-year Feb average: **39**

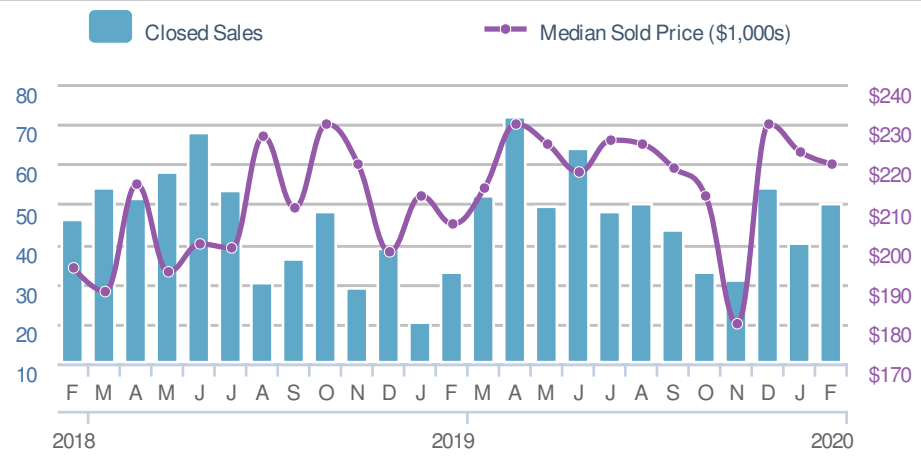
Median Sold Price $220,000

-1.6% from Jan 2020: **$223,625**

6.8% from Feb 2019: **$205,938**

YTD	2020	2019	+/-
	$220,000	**$210,000**	4.8%

5-year Feb average: **$195,128**



Active Listings 122

122

Min 122 | 167 5-year Feb average | Max 191

Jan 2020	Feb 2019
129	**185**

Avg DOM 69

69

Min 39 | 60 5-year Feb average | Max 76

Jan 2020	Feb 2019	YTD
56	**61**	**63**

Avg Sold to OLP Ratio 94.4%

94.4%

Min 93.4% | 94.5% 5-year Feb average | Max 95.8%

Jan 2020	Feb 2019	YTD
95.4%	**93.4%**	**94.8%**

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

February 2020

33983 - Condo/Co-op/TH

New Listings 16

100.0% from Jan 2020: **8**

-15.8% from Feb 2019: **19**

YTD	2020	2019	+/-
	24	**36**	-33.3%

5-year Feb average: **19**

New Pendings 17

88.9% from Jan 2020: **9**

-22.7% from Feb 2019: **22**

YTD	2020	2019	+/-
	26	**36**	-27.8%

5-year Feb average: **22**

Closed Sales 10

100.0% from Jan 2020: **5**

11.1% from Feb 2019: **9**

YTD	2020	2019	+/-
	15	**11**	36.4%

5-year Feb average: **10**

Median Sold Price $127,000

-5.9% from Jan 2020: **$135,000**

-5.9% from Feb 2019: **$135,000**

YTD	2020	2019	+/-
	$129,000	**$125,500**	2.8%

5-year Feb average: **$114,700**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for February was $127,000, representing a decrease of 5.9% compared to last month and a decrease of 5.9% from Feb 2019. The average days on market for units sold in February was 74 days, 38% above the 5-year February average of 54 days. There was an 88.9% month over month increase in new contract activity with 17 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.61 in January and an increase from 0.73 in February 2019. The Contract Ratio is 30% higher than the 5-year February average of 0.77. 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 | 35 | Max 45

5-year Feb average

Jan 2020	Feb 2019
18	**33**

Avg DOM 74

74

Min 41 | 54 | Max 74

5-year Feb average

Jan 2020	Feb 2019	YTD
40	**41**	**62**

Avg Sold to OLP Ratio 96.4%

96.4%

Min 90.8% | 94.6% | Max 96.4%

5-year Feb average

Jan 2020	Feb 2019	YTD
97.4%	**95.4%**	**96.8%**

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February 2020

33983 - SFH/Villa

New Listings 45

-10.0% from Jan 2020: **50**

-8.2% from Feb 2019: **49**

YTD	2020	2019	+/-
	95	**102**	-6.9%

5-year Feb average: **47**

New Pendings 57

5.6% from Jan 2020: **54**

21.3% from Feb 2019: **47**

YTD	2020	2019	+/-
	111	**84**	32.1%

5-year Feb average: **48**

Closed Sales 39

11.4% from Jan 2020: **35**

62.5% from Feb 2019: **24**

YTD	2020	2019	+/-
	74	**42**	76.2%

5-year Feb average: **29**

Median Sold Price $225,000

-6.3% from Jan 2020: **$240,000**

4.7% from Feb 2019: **$215,000**

YTD	2020	2019	+/-
	$227,952	**$215,000**	6.0%

5-year Feb average: **$209,300**

Summary

In 33983, the median sold price for SFH/Villa properties for February was $225,000, representing a decrease of 6.3% compared to last month and an increase of 4.7% from Feb 2019. The average days on market for units sold in February was 68 days, 10% above the 5-year February average of 62 days. There was a 5.6% month over month increase in new contract activity with 57 New Pendings; an 11.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 66; and a 6.3% decrease in supply to 104 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.53 in January and an increase from 0.39 in February 2019. The Contract Ratio is 30% higher than the 5-year February average of 0.48. 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 104

104

Min 104 | 131 | Max 152

5-year Feb average

Jan 2020	Feb 2019
111	**152**

Avg DOM 68

68

Min 38 | 62 | Max 79

5-year Feb average

Jan 2020	Feb 2019	YTD
59	**69**	**64**

Avg Sold to OLP Ratio 93.8%

93.8%

Min 92.6% | 94.5% | Max 95.6%

5-year Feb average

Jan 2020	Feb 2019	YTD
95.1%	**92.6%**	**94.4%**

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