

January 2015

34639 - SFH/Villa

New Listings**36** **5.9%**from Dec 2014:
34 **-35.7%**from Jan 2014:
56

YTD	2015	2014	+/-
	36	56	-35.7%

5-year Jan average: **46****New Pendings****45** **9.8%**from Dec 2014:
41 **-21.1%**from Jan 2014:
57

YTD	2015	2014	+/-
	45	57	-21.1%

5-year Jan average: **45****Closed Sales****32** **-30.4%**from Dec 2014:
46 **3.2%**from Jan 2014:
31

YTD	2015	2014	+/-
	32	31	3.2%

5-year Jan average: **26****Median Sold Price****\$175,000** **-4.9%**from Dec 2014:
\$184,000 **-12.1%**from Jan 2014:
\$199,000

YTD	2015	2014	+/-
	\$175,000	\$199,000	-12.1%

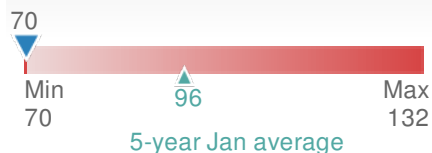
5-year Jan average: **\$182,000****Summary**

In 34639, the median sold price for SFH/Villa properties for January was \$175,000, representing a decrease of 4.9% compared to last month and a decrease of 12.1% from Jan 2014. The average days on market for units sold in January was 70 days, 27% below the 5-year January average of 96 days. There was a 9.8% month over month increase in new contract activity with 45 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 67; and an 11.3% decrease in supply to 102 active units.

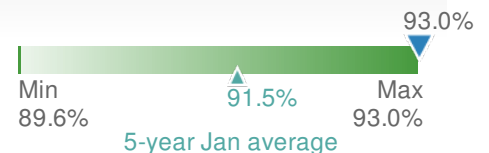
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.58 in December and an increase from 0.62 in January 2014. The Contract Ratio is 13% lower than the 5-year January average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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**102**

Dec 2014	Jan 2014
115	138

Avg DOM**70**

Dec 2014	Jan 2014	YTD
73	91	70

Avg Sold to OLP Ratio**93.0%**

Dec 2014	Jan 2014	YTD
94.6%	92.4%	93.0%