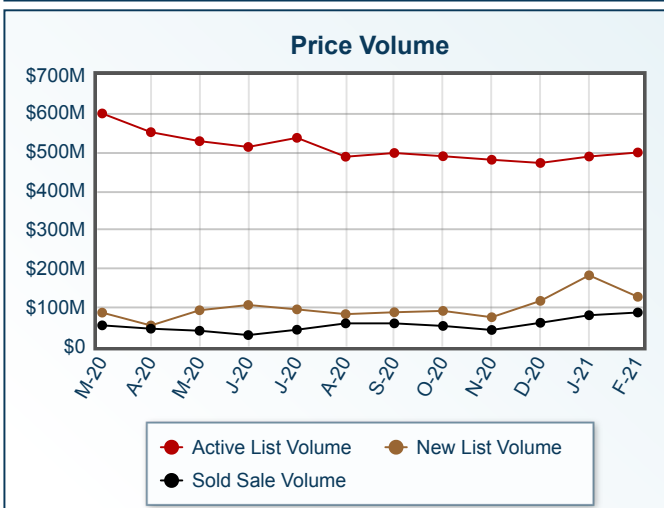
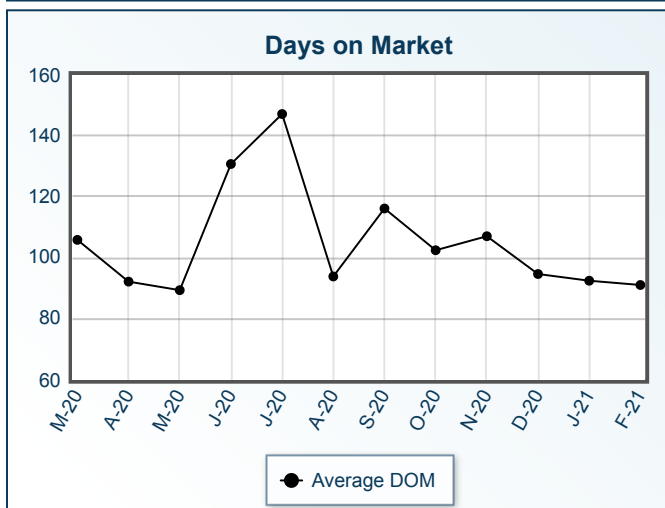
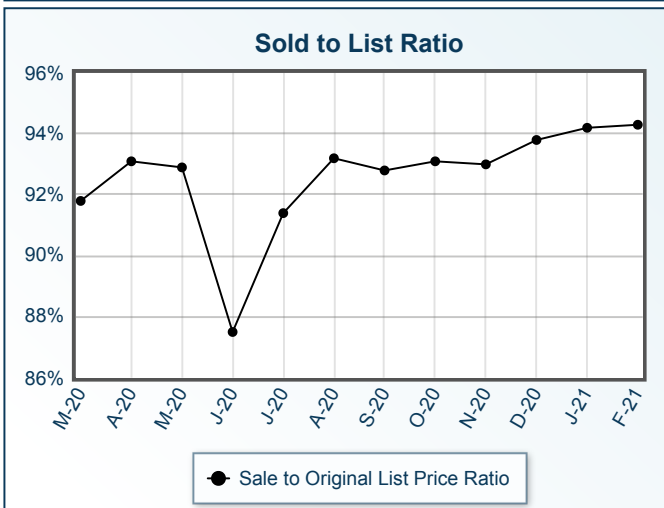
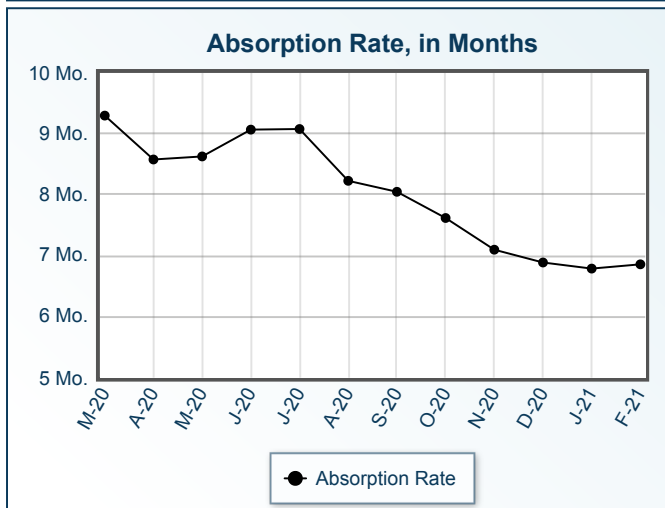
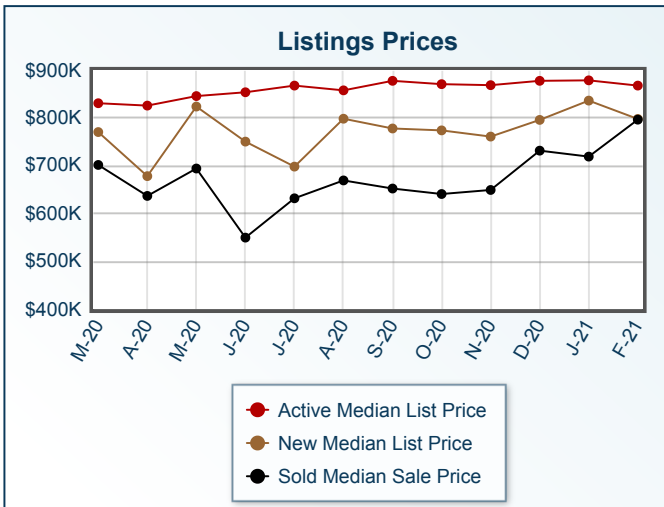
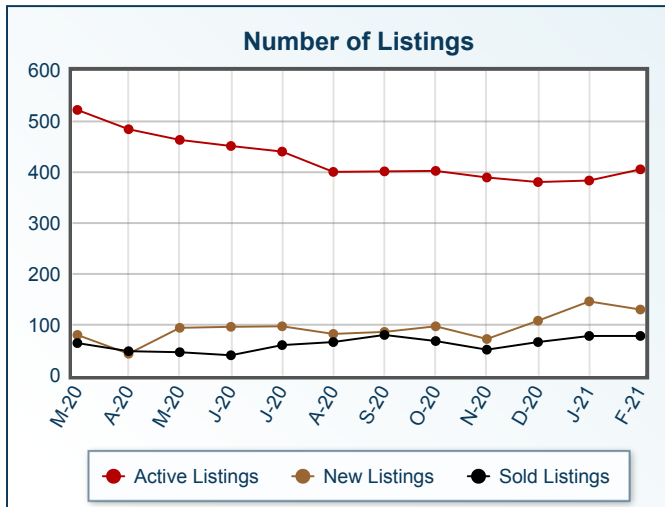


# Market Summary

33040 Residential, February 2021



Summary Statistics						
	Feb-21	Feb-20	% Chg	2021 YTD	2020 YTD	% Chg
Absorption Rate	6.86	8.61	-20.33	6.83	8.4	-18.69
Average List Price	\$1,232,266	\$1,161,350	6.11	\$1,192,031	\$1,131,593	5.34
Median List Price	\$869,000	\$850,000	2.24	\$849,500	\$848,000	0.18
Average Sale Price	\$1,125,147	\$860,759	30.72	\$1,079,872	\$814,626	32.56
Median Sale Price	\$797,500	\$619,000	28.84	\$749,653	\$648,500	15.60
Average DOM	91	81	12.35	91	74	22.97
Median DOM	36	56	-35.71	51	48	6.25

Sold Listings	This Month			Year to Date			Pending Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	0	0.0	0	0		0.0	0-99,999	0	0	0.0	0
100,000-149,999	0	1	-100.0	0	1	-100.0	100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	1	0	N/A	2	0	N/A	150,000-199,999	0	1	-100.0	1	2	-50.0
200,000-249,999	1	1	0.0	3	4	-25.0	200,000-249,999	0	0	0.0	1	2	-50.0
250,000-299,999	0	1	-100.0	1	2	-50.0	250,000-299,999	0	1	-100.0	1	1	0.0
300,000-349,999	2	1	100.0	3	4	-25.0	300,000-349,999	0	1	-100.0	1	1	0.0
350,000-399,999	5	0	N/A	9	4	125.0	350,000-399,999	2	2	0.0	9	7	28.6
400,000-449,999	2	4	-50.0	6	7	-14.3	400,000-449,999	2	4	-50.0	3	9	-66.7
450,000-499,999	4	3	33.3	5	5	0.0	450,000-499,999	4	3	33.3	9	7	28.6
500,000-549,999	3	8	-62.5	8	8	0.0	500,000-549,999	4	3	33.3	7	7	0.0
550,000-599,999	4	2	100.0	10	4	150.0	550,000-599,999	0	5	-100.0	3	11	-72.7
600,000-649,999	6	3	100.0	13	6	116.7	600,000-649,999	0	2	-100.0	4	6	-33.3
650,000-699,999	3	1	200.0	9	5	80.0	650,000-699,999	9	4	125.0	15	9	66.7
700,000-749,999	5	1	400.0	9	3	200.0	700,000-749,999	1	2	-50.0	4	4	0.0
750,000-799,999	3	2	50.0	6	3	100.0	750,000-799,999	1	2	-50.0	5	4	25.0
800,000-849,999	1	0	N/A	3	3	0.0	800,000-849,999	2	5	-60.0	3	5	-40.0
850,000-899,999	5	0	N/A	9	2	350.0	850,000-899,999	3	4	-25.0	7	11	-36.4
900,000-949,999	3	3	0.0	5	4	25.0	900,000-949,999	3	1	200.0	4	1	300.0
950,000-999,999	2	1	100.0	4	2	100.0	950,000-999,999	1	4	-75.0	5	7	-28.6
1,000,000-1,099,999	0	1	-100.0	1	4	-75.0	1,000,000-1,099,999	0	0	0.0	0	1	-100.0
1,100,000-1,199,999	3	2	50.0	4	3	33.3	1,100,000-1,199,999	1	4	-75.0	5	8	-37.5
1,200,000-1,299,999	5	1	400.0	6	4	50.0	1,200,000-1,299,999	7	2	250.0	8	5	60.0
1,300,000-1,399,999	1	2	-50.0	3	3	0.0	1,300,000-1,399,999	1	3	-66.7	2	5	-60.0
1,400,000-1,499,999	1	0	N/A	3	1	200.0	1,400,000-1,499,999	1	0	N/A	5	1	400.0
1,500,000-1,599,999	0	0	0.0	1	1	0.0	1,500,000-1,599,999	0	0	0.0	0	0	0.0
1,600,000-1,699,999	3	0	N/A	4	0	N/A	1,600,000-1,699,999	1	0	N/A	1	0	N/A
1,700,000-1,799,999	1	2	-50.0	3	2	50.0	1,700,000-1,799,999	1	0	N/A	1	0	N/A
1,800,000-1,899,999	1	0	N/A	3	0	N/A	1,800,000-1,899,999	0	1	-100.0	3	3	0.0
1,900,000-1,999,999	0	0	0.0	0	1	-100.0	1,900,000-1,999,999	3	1	200.0	7	1	600.0
2,000,000-2,249,999	4	0	N/A	8	0	N/A	2,000,000-2,249,999	0	0	0.0	0	0	0.0
2,250,000-2,499,999	2	1	100.0	3	1	200.0	2,250,000-2,499,999	4	0	N/A	6	1	500.0
2,500,000-2,749,999	1	1	0.0	2	2	0.0	2,500,000-2,749,999	3	1	200.0	4	2	100.0
2,750,000-2,999,999	1	0	N/A	2	0	N/A	2,750,000-2,999,999	2	0	N/A	3	1	200.0
3,000,000-3,249,999	3	1	200.0	4	1	300.0	3,000,000-3,249,999	1	0	N/A	1	0	N/A
3,250,000-3,499,999	0	0	0.0	1	0	N/A	3,250,000-3,499,999	1	0	N/A	1	1	0.0
3,500,000-3,749,999	0	0	0.0	0	0	0.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	1	0	N/A	1	0	N/A	3,750,000-3,999,999	0	0	0.0	3	0	N/A
4,000,000-4,249,999	0	0	0.0	0	0	0.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	1	0	N/A	1	0	N/A	4,250,000-4,499,999	0	0	0.0	0	1	-100.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	0	0	0.0	0	0	0.0	4,750,000-4,999,999	0	0	0.0	0	0	0.0
5,000,000+	0	0	0.0	1	0	N/A	5,000,000+	0	1	-100.0	0	1	-100.0
Totals	78	43	81.4	156	90	73.3	Totals	58	57	1.8	132	125	5.6

Active Listings	This Month			Year to Date			New Listings	This Month			Year to Date		
	2021	2020	% Chg	2021	2020	% Chg		2021	2020	% Chg	2021	2020	% Chg
	0-99,999	0	2	-100.0	0	2		-100.0	0-99,999	0	0	0.0	0
100,000-149,999	0	2	-100.0	0	2	-100.0	100,000-149,999	0	0	0.0	0	0	0.0
150,000-199,999	1	7	-85.7	3	11	-72.7	150,000-199,999	1	2	-50.0	1	7	-85.7
200,000-249,999	7	5	40.0	8	10	-20.0	200,000-249,999	1	1	0.0	3	2	50.0
250,000-299,999	11	19	-42.1	15	23	-34.8	250,000-299,999	1	2	-50.0	8	9	-11.1
300,000-349,999	11	7	57.1	14	8	75.0	300,000-349,999	1	1	0.0	5	3	66.7
350,000-399,999	16	17	-5.9	27	26	3.8	350,000-399,999	2	4	-50.0	8	12	-33.3
400,000-449,999	22	16	37.5	24	28	-14.3	400,000-449,999	6	4	50.0	13	10	30.0
450,000-499,999	20	20	0.0	37	33	12.1	450,000-499,999	9	9	0.0	19	15	26.7
500,000-549,999	11	27	-59.3	22	35	-37.1	500,000-549,999	6	4	50.0	13	11	18.2
550,000-599,999	15	27	-44.4	30	40	-25.0	550,000-599,999	9	11	-18.2	11	20	-45.0
600,000-649,999	14	18	-22.2	19	28	-32.1	600,000-649,999	2	9	-77.8	8	16	-50.0
650,000-699,999	23	25	-8.0	45	43	4.7	650,000-699,999	8	13	-38.5	19	17	11.8
700,000-749,999	14	12	16.7	24	19	26.3	700,000-749,999	12	5	140.0	15	6	150.0
750,000-799,999	17	25	-32.0	30	35	-14.3	750,000-799,999	10	6	66.7	17	13	30.8
800,000-849,999	13	14	-7.1	20	19	5.3	800,000-849,999	5	2	150.0	6	7	-14.3
850,000-899,999	26	28	-7.1	41	49	-16.3	850,000-899,999	9	11	-18.2	21	20	5.0
900,000-949,999	12	10	20.0	21	13	61.5	900,000-949,999	7	1	600.0	11	5	120.0
950,000-999,999	14	24	-41.7	22	34	-35.3	950,000-999,999	5	7	-28.6	13	11	18.2
1,000,000-1,099,999	7	8	-12.5	10	11	-9.1	1,000,000-1,099,999	1	3	-66.7	2	4	-50.0
1,100,000-1,199,999	16	20	-20.0	22	31	-29.0	1,100,000-1,199,999	3	2	50.0	8	9	-11.1
1,200,000-1,299,999	13	17	-23.5	23	26	-11.5	1,200,000-1,299,999	6	7	-14.3	8	14	-42.9
1,300,000-1,399,999	15	11	36.4	19	14	35.7	1,300,000-1,399,999	3	2	50.0	6	4	50.0
1,400,000-1,499,999	11	17	-35.3	22	19	15.8	1,400,000-1,499,999	8	4	100.0	10	5	100.0
1,500,000-1,599,999	3	11	-72.7	3	17	-82.4	1,500,000-1,599,999	0	6	-100.0	1	7	-85.7
1,600,000-1,699,999	8	8	0.0	9	9	0.0	1,600,000-1,699,999	2	1	100.0	2	2	0.0
1,700,000-1,799,999	5	5	0.0	5	6	-16.7	1,700,000-1,799,999	1	0	N/A	2	2	0.0
1,800,000-1,899,999	7	6	16.7	11	15	-26.7	1,800,000-1,899,999	1	5	-80.0	4	9	-55.6
1,900,000-1,999,999	6	12	-50.0	16	13	23.1	1,900,000-1,999,999	3	2	50.0	7	7	0.0
2,000,000-2,249,999	8	11	-27.3	10	17	-41.2	2,000,000-2,249,999	2	5	-60.0	7	6	16.7
2,250,000-2,499,999	17	14	21.4	23	17	35.3	2,250,000-2,499,999	3	1	200.0	11	2	450.0
2,500,000-2,749,999	6	9	-33.3	9	11	-18.2	2,500,000-2,749,999	0	0	0.0	2	2	0.0
2,750,000-2,999,999	5	6	-16.7	8	10	-20.0	2,750,000-2,999,999	1	0	N/A	1	4	-75.0
3,000,000-3,249,999	5	2	150.0	7	3	133.3	3,000,000-3,249,999	1	0	N/A	2	1	100.0
3,250,000-3,499,999	9	9	0.0	13	11	18.2	3,250,000-3,499,999	0	4	-100.0	1	6	-83.3
3,500,000-3,749,999	2	2	0.0	2	2	0.0	3,500,000-3,749,999	0	0	0.0	0	0	0.0
3,750,000-3,999,999	8	4	100.0	14	4	250.0	3,750,000-3,999,999	0	2	-100.0	6	2	200.0
4,000,000-4,249,999	0	0	0.0	0	0	0.0	4,000,000-4,249,999	0	0	0.0	0	0	0.0
4,250,000-4,499,999	0	1	-100.0	1	4	-75.0	4,250,000-4,499,999	0	0	0.0	0	0	0.0
4,500,000-4,749,999	0	0	0.0	0	0	0.0	4,500,000-4,749,999	0	0	0.0	0	0	0.0
4,750,000-4,999,999	2	3	-33.3	2	3	-33.3	4,750,000-4,999,999	0	0	0.0	1	0	N/A
5,000,000+	5	6	-16.7	5	8	-37.5	5,000,000+	1	1	0.0	4	2	100.0
Totals	405	487	-16.8	636	709	-10.3	Totals	130	137	-5.1	276	272	1.5

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