

Local Market Update – January 2019

Davie

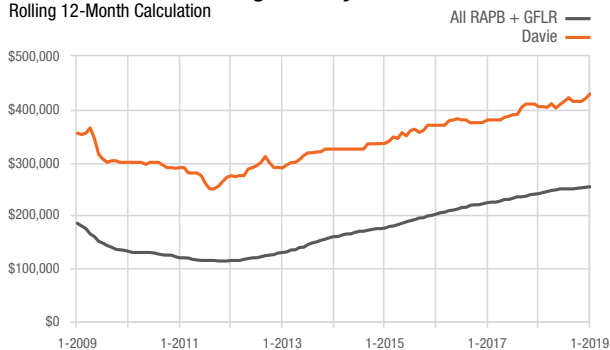
Single Family	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
Closed Sales	27	23	- 14.8%	27	23	- 14.8%
Median Sales Price*	\$360,000	\$492,000	+ 36.7%	\$360,000	\$492,000	+ 36.7%
Average Sales Price*	\$422,581	\$584,998	+ 38.4%	\$422,581	\$584,998	+ 38.4%
Dollar Volume	\$11,409,690	\$13,454,944	+ 17.9%	\$11,409,690	\$13,454,944	+ 17.9%
Percent of Original List Price Received*	93.6%	91.6%	- 2.1%	93.6%	91.6%	- 2.1%
Median Time to Contract	65	120	+ 84.6%	65	120	+ 84.6%
Pending Sales	18	34	+ 88.9%	18	34	+ 88.9%
New Listings	54	32	- 40.7%	54	32	- 40.7%
Inventory of Homes for Sale	131	107	- 18.3%	—	—	—
Months Supply of Inventory	4.9	3.8	- 22.4%	—	—	—

Townhouse/Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Median Sales Price*	\$182,000	\$207,000	+ 13.7%	\$182,000	\$207,000	+ 13.7%
Average Sales Price*	\$187,875	\$228,250	+ 21.5%	\$187,875	\$228,250	+ 21.5%
Dollar Volume	\$2,254,500	\$2,282,500	+ 1.2%	\$2,254,500	\$2,282,500	+ 1.2%
Percent of Original List Price Received*	95.5%	97.0%	+ 1.6%	95.5%	97.0%	+ 1.6%
Median Time to Contract	34	33	- 2.9%	34	33	- 2.9%
Pending Sales	18	16	- 11.1%	18	16	- 11.1%
New Listings	25	30	+ 20.0%	25	30	+ 20.0%
Inventory of Homes for Sale	38	48	+ 26.3%	—	—	—
Months Supply of Inventory	1.9	2.7	+ 42.1%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

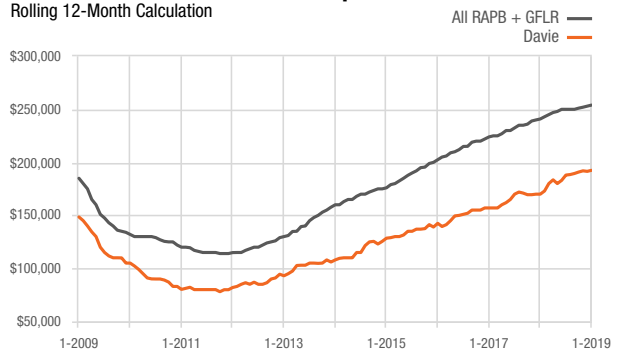
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Co-Op/Townhome

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.