



AREA REPORT

DAVIE

DECEMBER 2018 | SINGLE FAMILY HOMES

Dear Orna,

The Area Report offers insight into residential real estate sales activity and regional trends. It complements our Market Report, giving you a broader look at the real estate market. If you are interested in receiving the Market Report for a more specific area, please let me know. I would be happy to set that up for you.

The market summary below lets you see sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact me if you would like more information on your current market.



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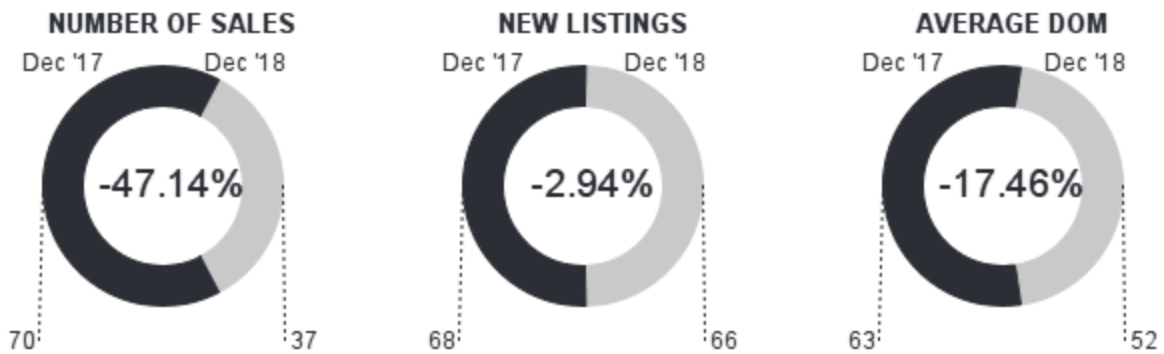
<http://www.southfloridafamilyhomes.com>



DAVIE | December 2018

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-0.40% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

17.81% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-3.85% ↓

MEDIAN LIST PRICE
SINGLE FAMILY HOMES

15.00% ↑


AVERAGE LIST PRICE
SINGLE FAMILY HOMES



















■ Dec '17 ■ Dec '18

AREA REPORT

DAVIE

FULL MARKET SUMMARY

December 2018 | Single Family Homes 

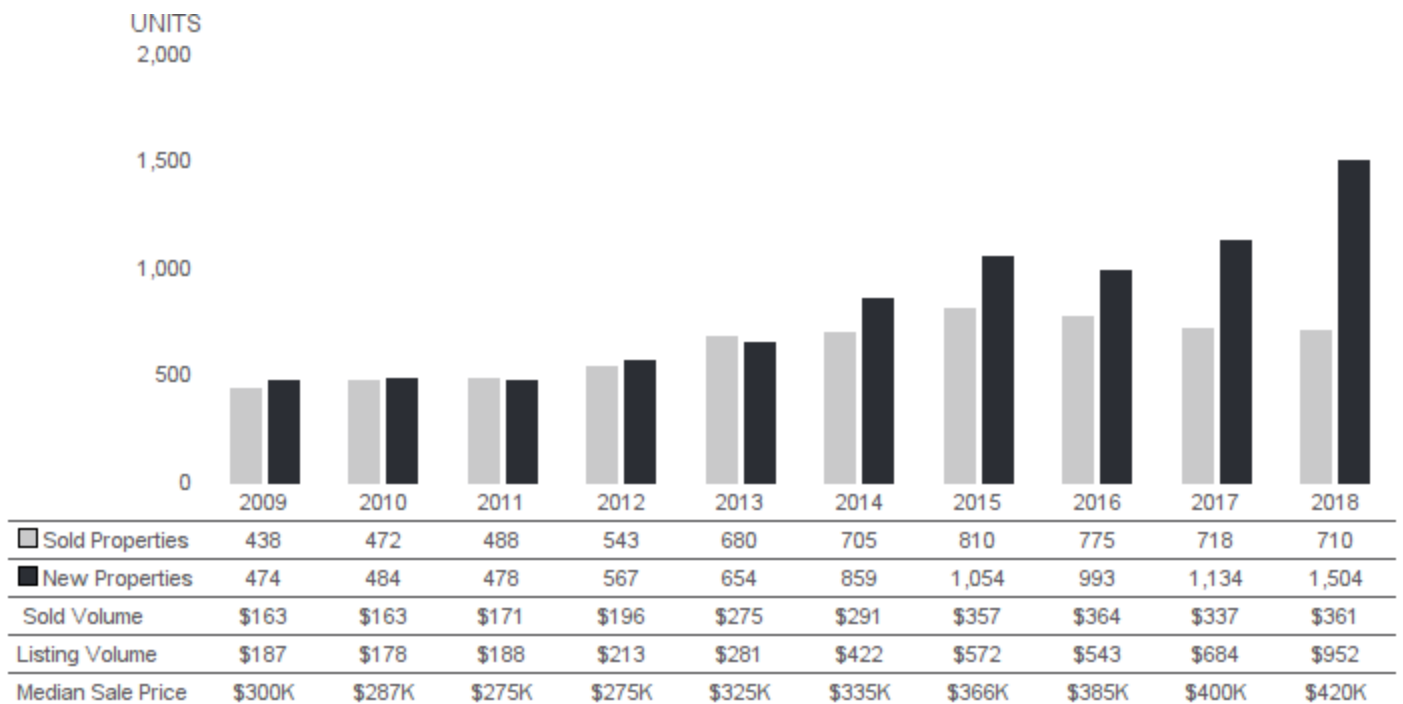
	Month to Date			Year to Date		
	December 2018	December 2017	% Change	YTD 2018	YTD 2017	% Change
New Listings	66	68	-2.94% 	1504	1133	32.74% 
Sold Listings	37	70	-47.14% 	710	718	-1.11% 
Median Listing Price	\$374,900	\$389,900	-3.85% 	\$437,000	\$408,995	6.85% 
Median Selling Price	\$371,000	\$372,500	-0.4% 	\$420,000	\$400,000	5% 
Median Days on Market	30	36	-16.67% 	36	37	-2.7% 
Average Listing Price	\$521,041	\$453,089	15% 	\$530,292	\$496,590	6.79% 
Average Selling Price	\$503,629	\$427,475	17.81% 	\$509,805	\$470,390	8.38% 
Average Days on Market	52	63	-17.46% 	66	64	3.13% 
List/Sell Price Ratio	96.4%	94.9%	1.52% 	96.1%	95.5%	0.62% 

SOLD AND NEW PROPERTIES (UNITS)

December 2018 | Single Family Homes 

Sold Properties | Number of properties sold during the year

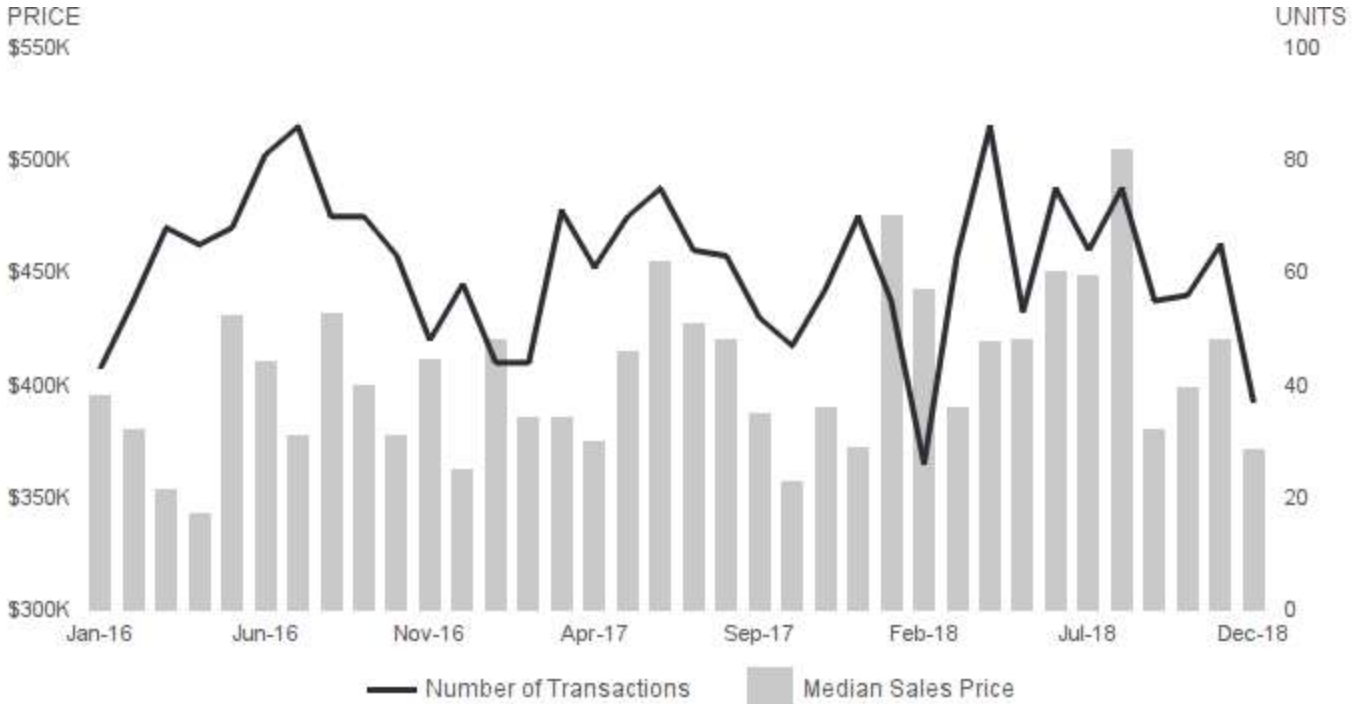
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

December 2018 | Single Family Homes 

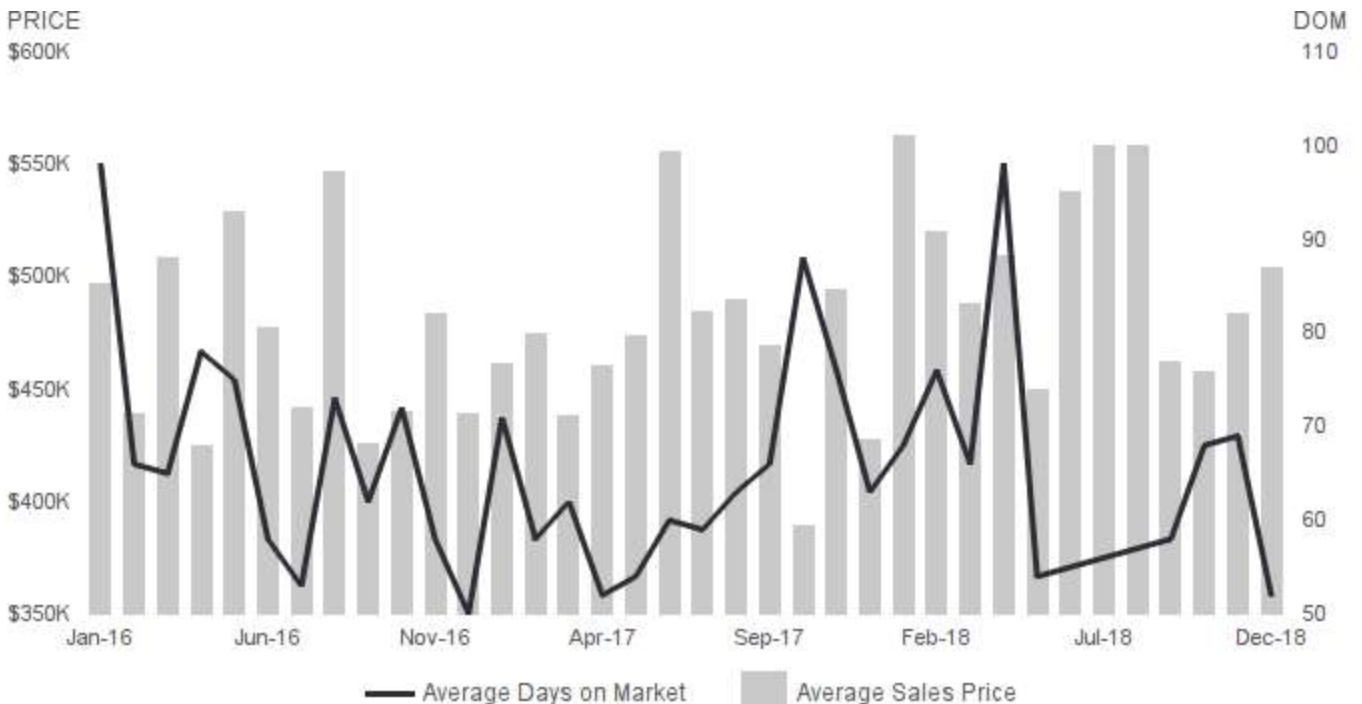
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.




AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2018 | Single Family Homes 

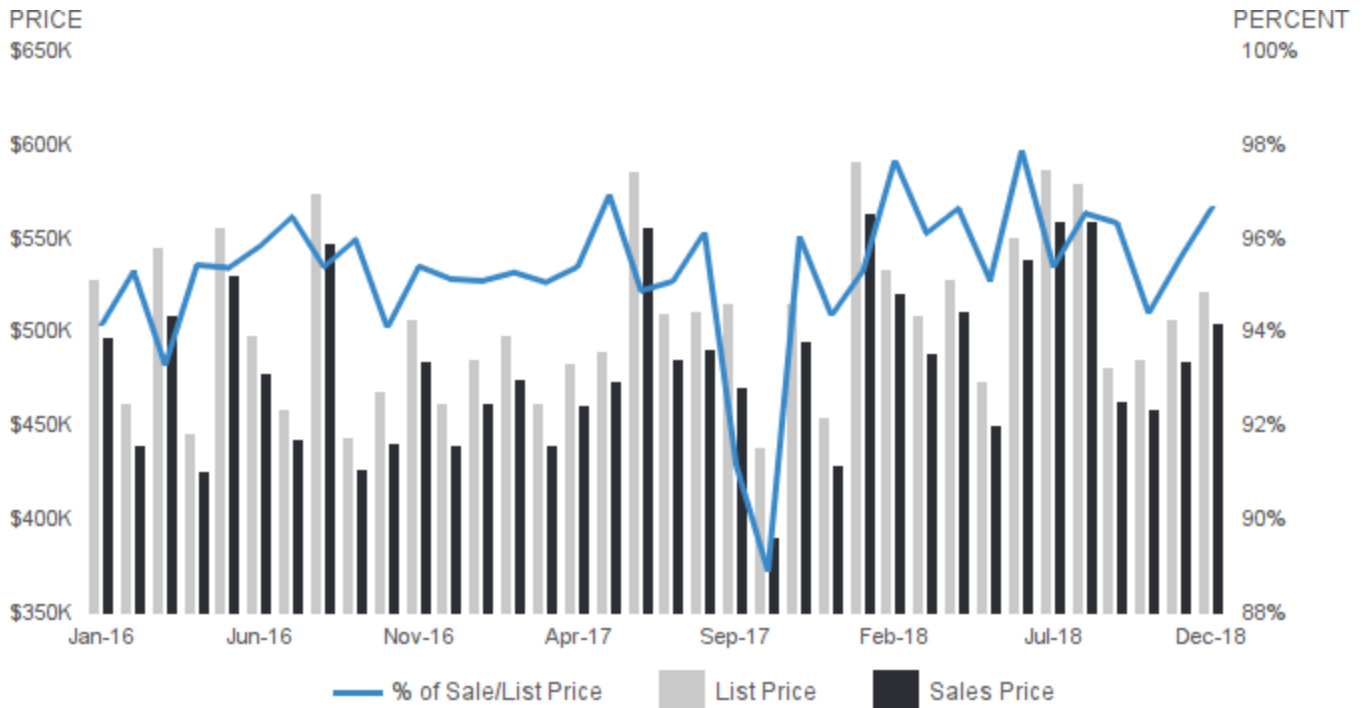
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2018 | Single Family Homes 

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

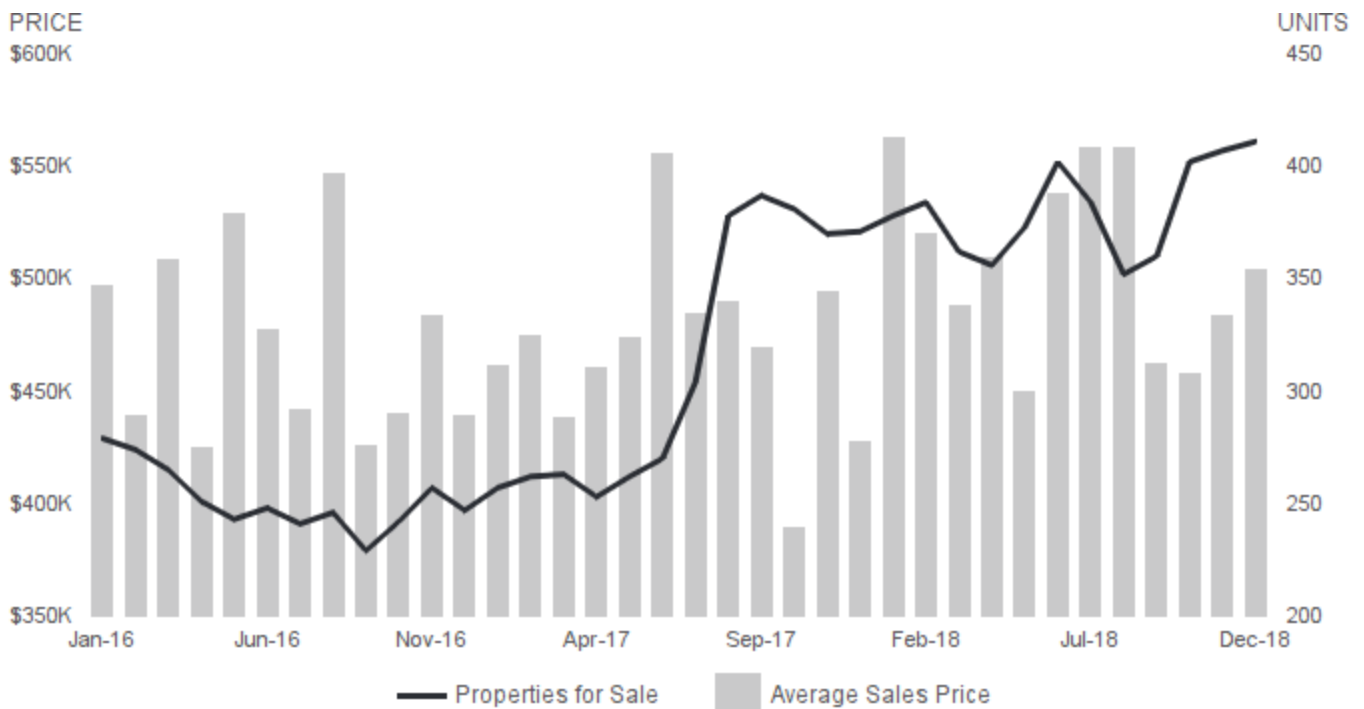


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE


December 2018 | Single Family Homes 

Average Sales Price | Average sales price for all properties sold.

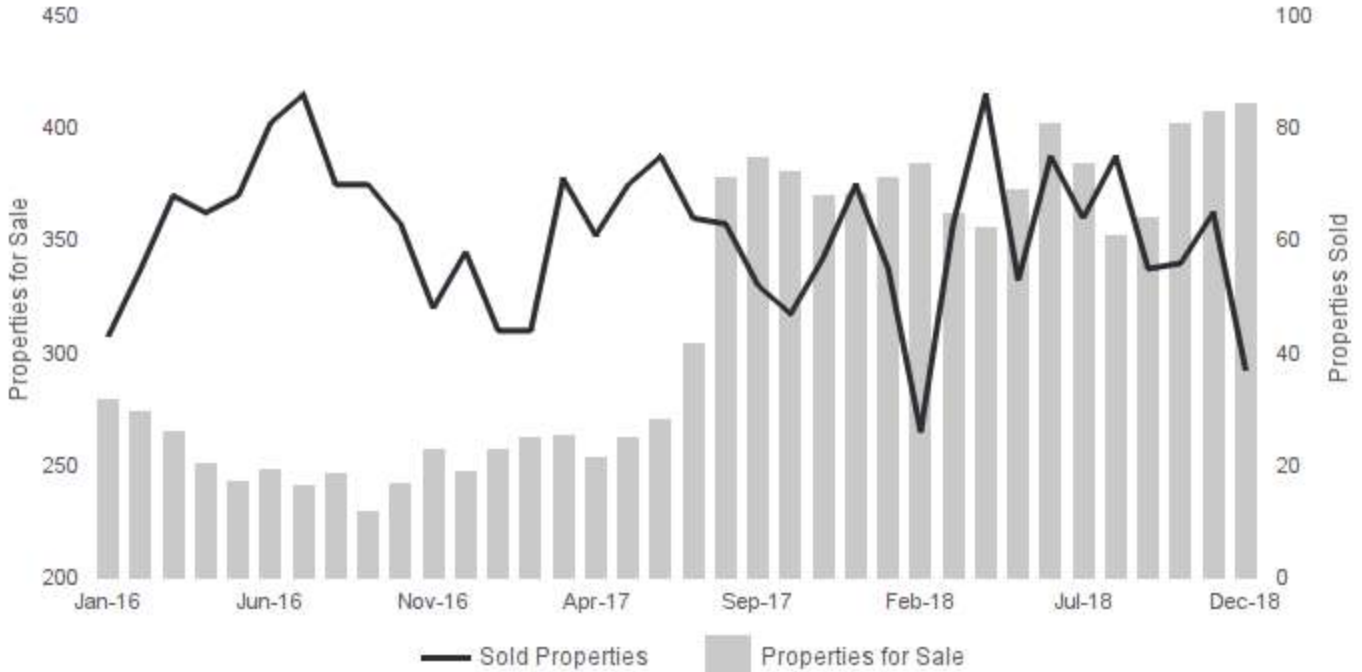
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2018 | Single Family Homes 

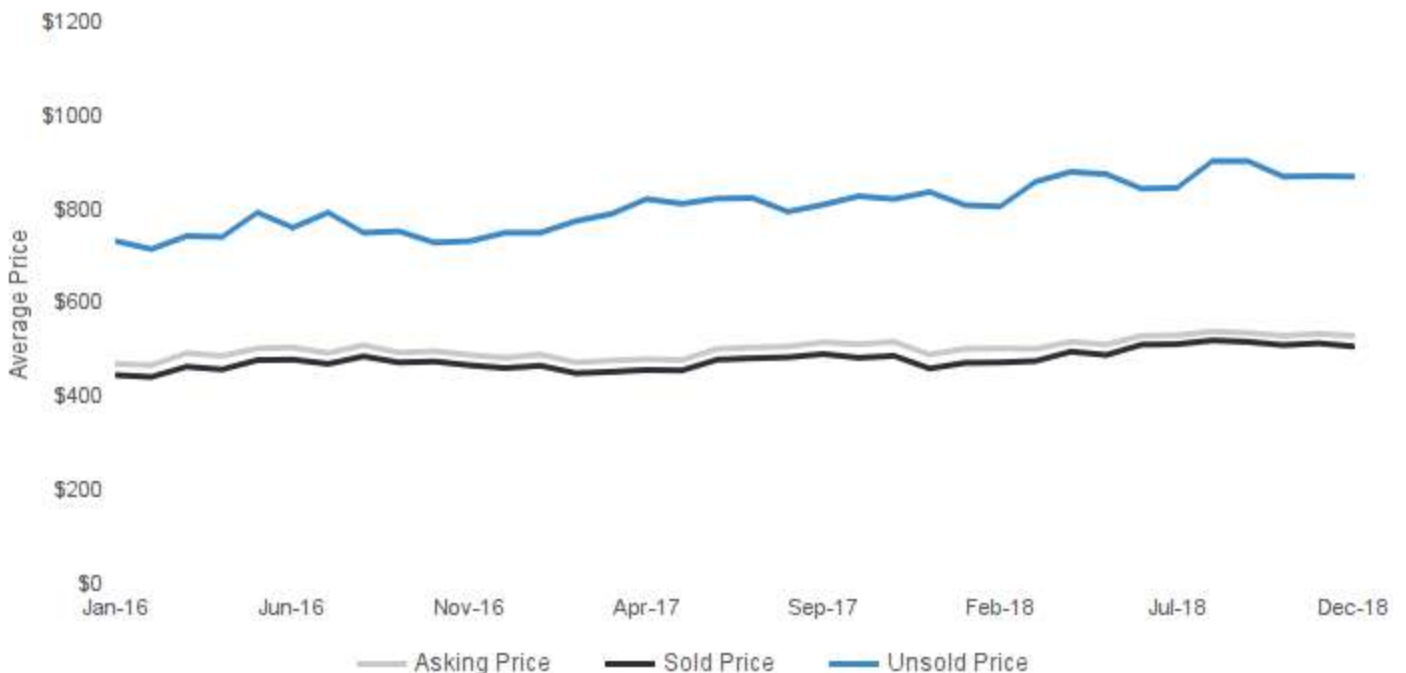
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2018 | Single Family Homes 

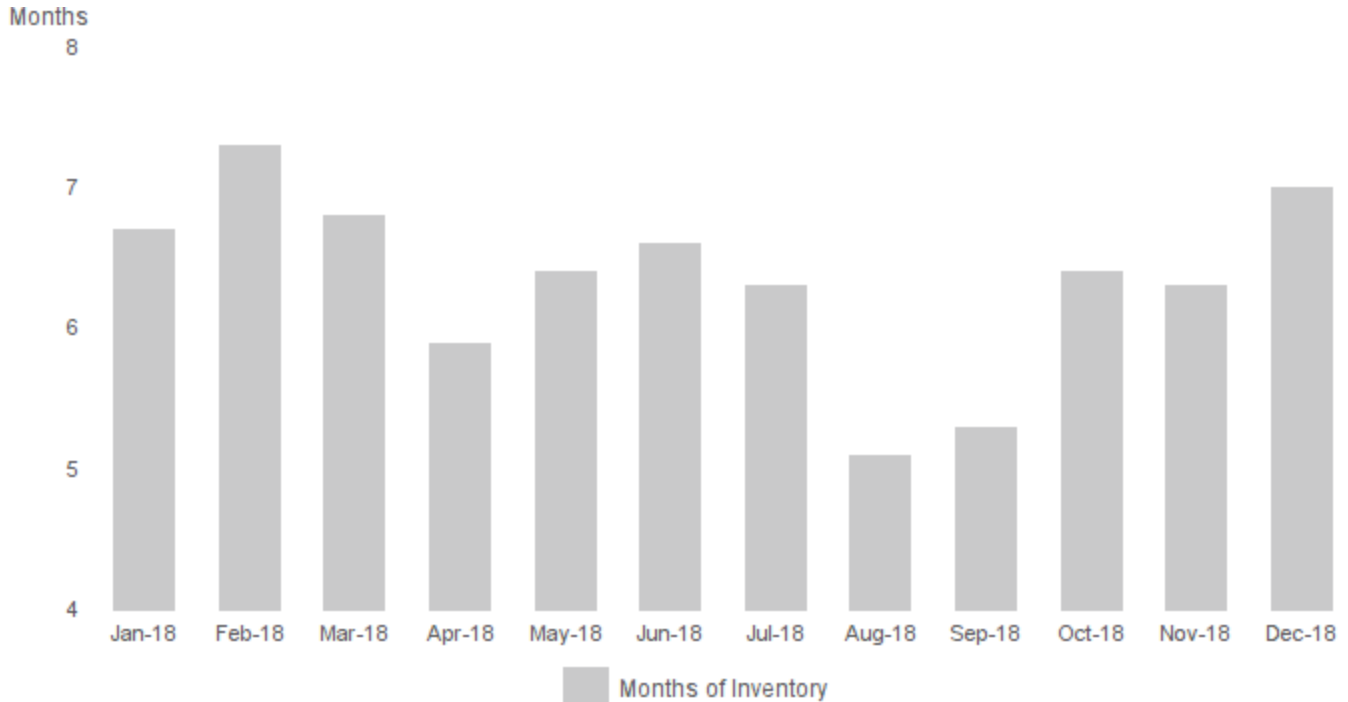
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

December 2018 | Single Family Homes

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



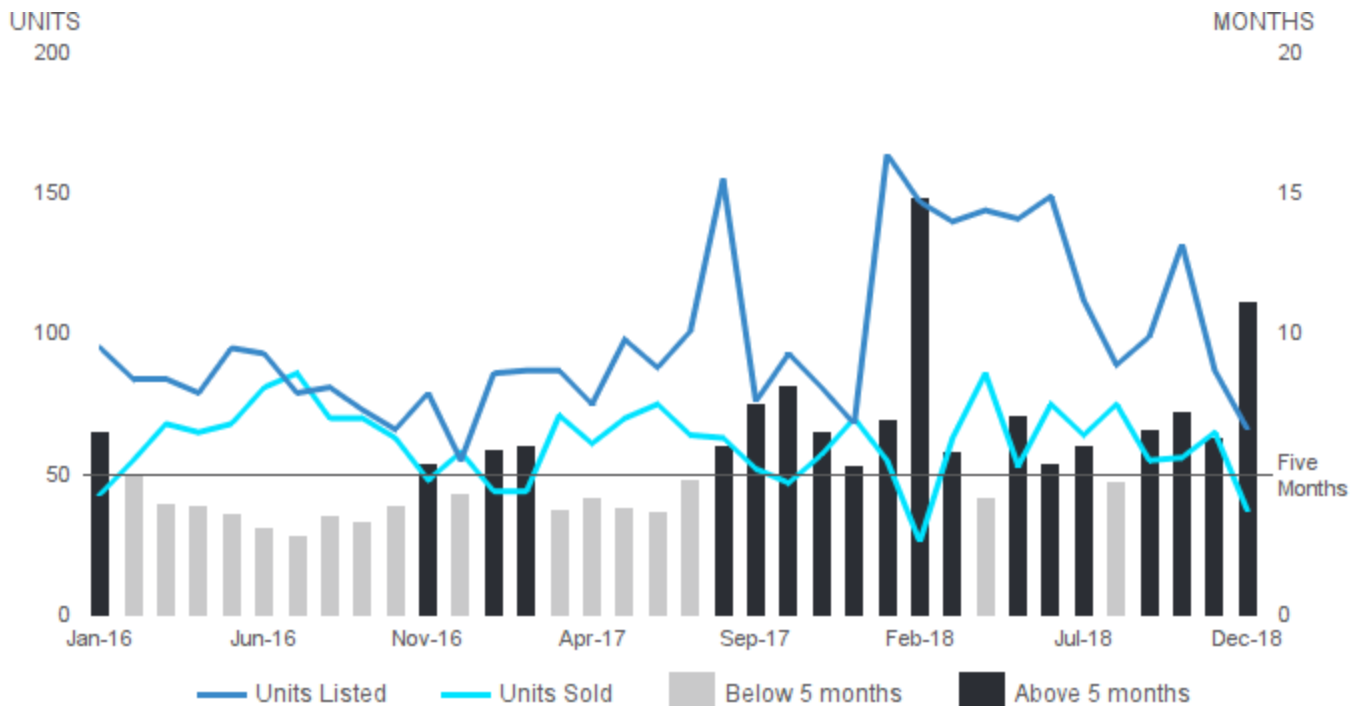
MONTHS SUPPLY OF INVENTORY

December 2018 | Single Family Homes

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



The statistics presented in the Area Report are compiled based on figures and data generated by IDC Global and Datafloat and may not be completely accurate. All information should be independently verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. Not intended as a solicitation if your property is already listed by another broker. Real estate agents affiliated with Coldwell Banker Residential Real Estate are independent contractor agents and are not employees of the Company.



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