



AREA REPORT

PINECREST

JANUARY 2019 | 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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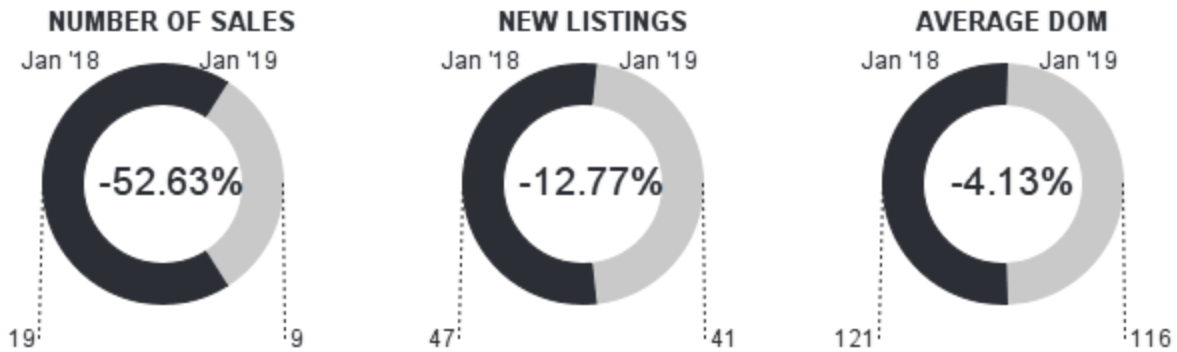
www.southfloridafamilyhomes.com



PINECREST | January 2019

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family Homes



-13.21% ↓

MEDIAN SALES PRICE
SINGLE FAMILY HOMES

6.92% ↑

AVERAGE SALES PRICE
SINGLE FAMILY HOMES

-15.32% ↓

MEDIAN LIST PRICE
SINGLE FAMILY HOMES

5.89% ↑

AVERAGE LIST PRICE
SINGLE FAMILY HOMES

■ Jan '18 ■ Jan '19

AREA REPORT

PINECREST

FULL MARKET SUMMARY

January 2019 | Single Family Homes ?

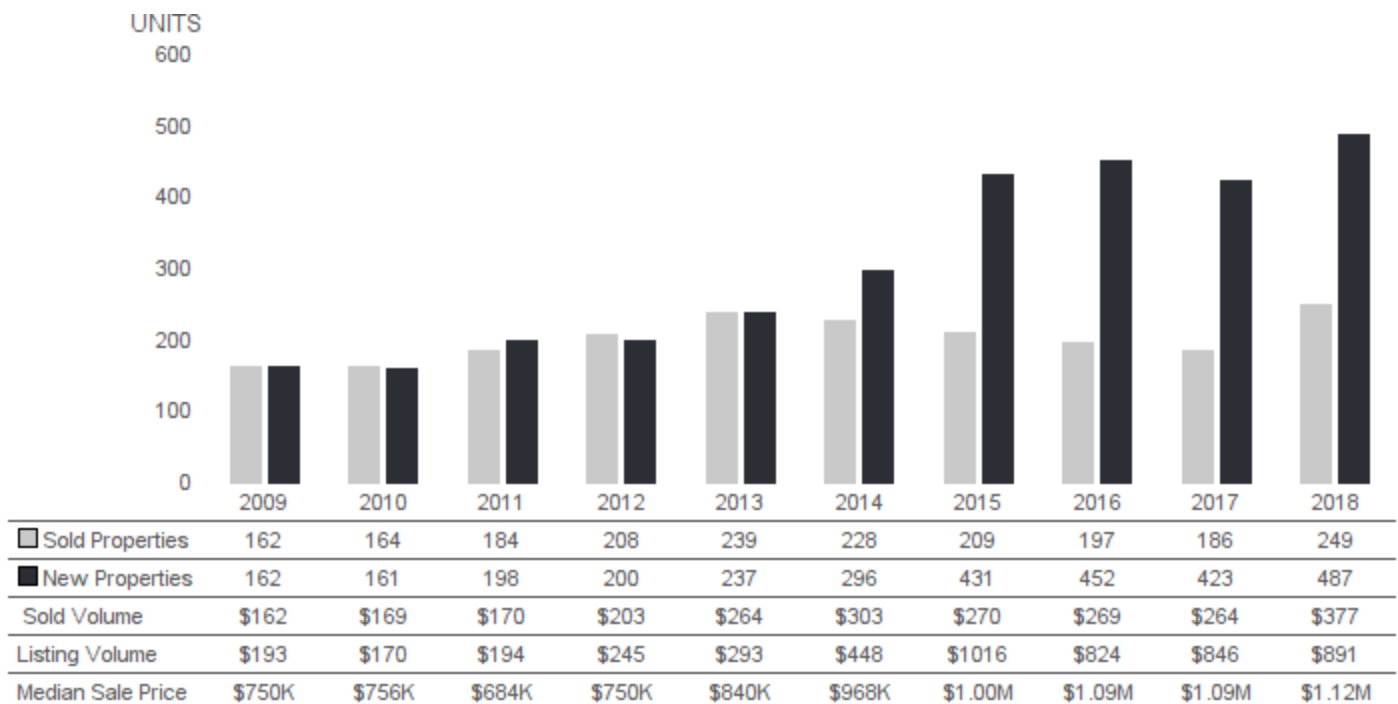
	Month to Date			Year to Date		
	January 2019	January 2018	% Change	YTD 2019	YTD 2018	% Change
New Listings	41	47	-12.77% ↓	41	47	-12.77% ↓
Sold Listings	9	19	-52.63% ↓	9	19	-52.63% ↓
Median Listing Price	\$1,100,000	\$1,299,000	-15.32% ↓	\$1,100,000	\$1,299,000	-15.32% ↓
Median Selling Price	\$989,400	\$1,140,000	-13.21% ↓	\$989,400	\$1,140,000	-13.21% ↓
Median Days on Market	88	131	-32.82% ↓	88	131	-32.82% ↓
Average Listing Price	\$1,467,988	\$1,386,305	5.89% ↑	\$1,467,988	\$1,386,305	5.89% ↑
Average Selling Price	\$1,360,155	\$1,272,105	6.92% ↑	\$1,360,155	\$1,272,105	6.92% ↑
Average Days on Market	116	121	-4.13% ↓	116	121	-4.13% ↓
List/Sell Price Ratio	93.7%	92.5%	1.3% ↑	93.7%	92.5%	1.3% ↑

SOLD AND NEW PROPERTIES (UNITS)


January 2019 | Single Family Homes ?

Sold Properties | Number of properties sold during the year

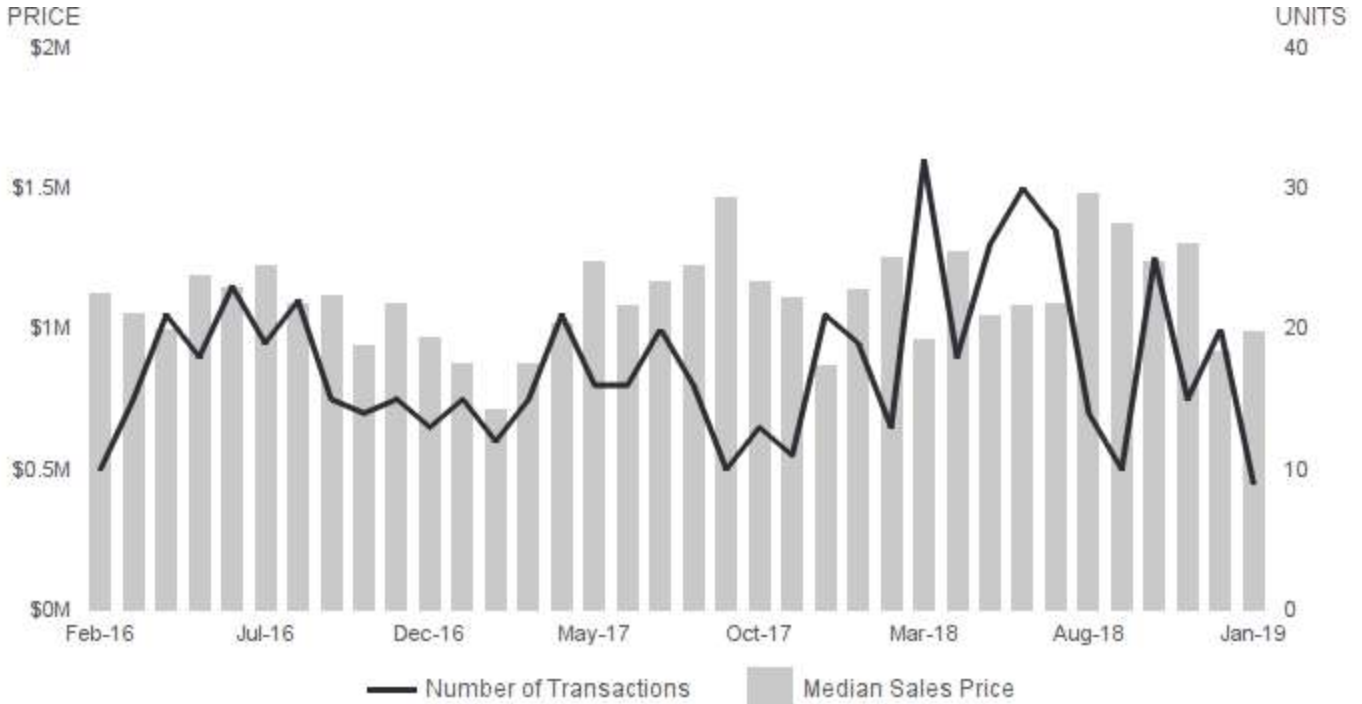
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

January 2019 | Single Family Homes 

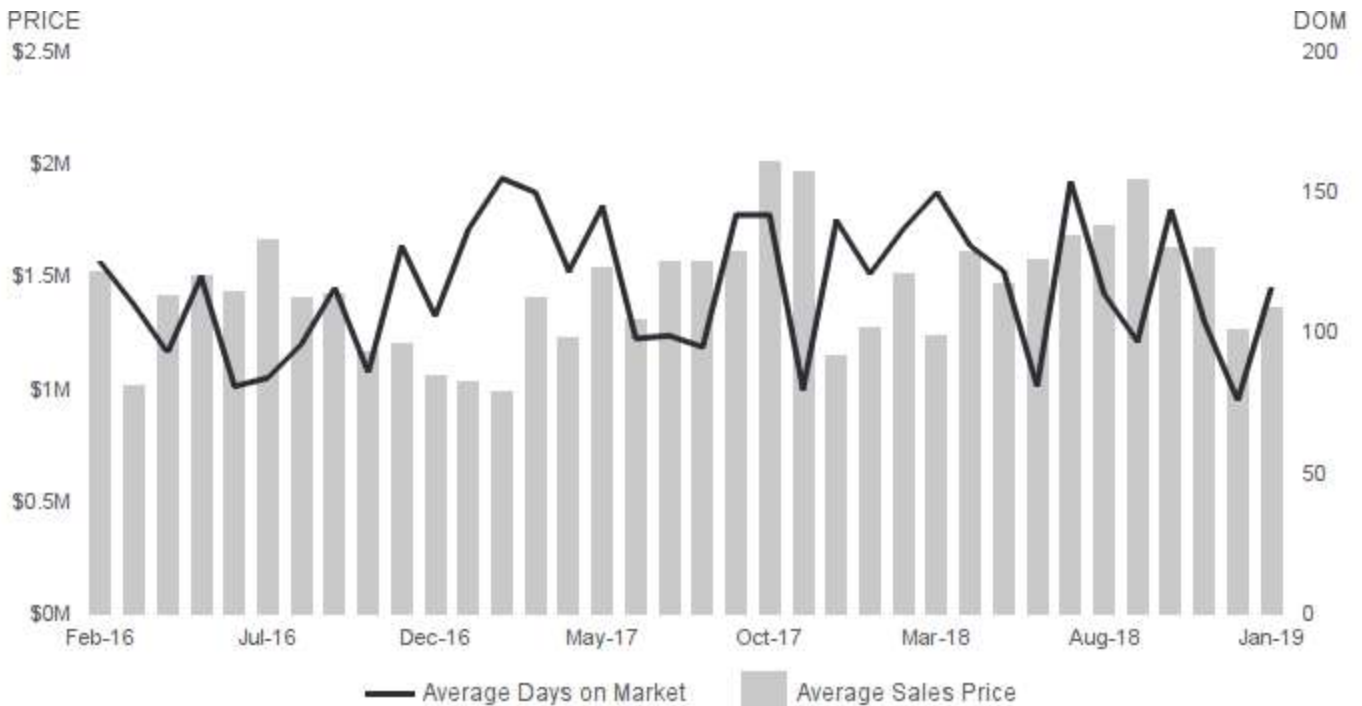
Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.




AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2019 | Single Family Homes 

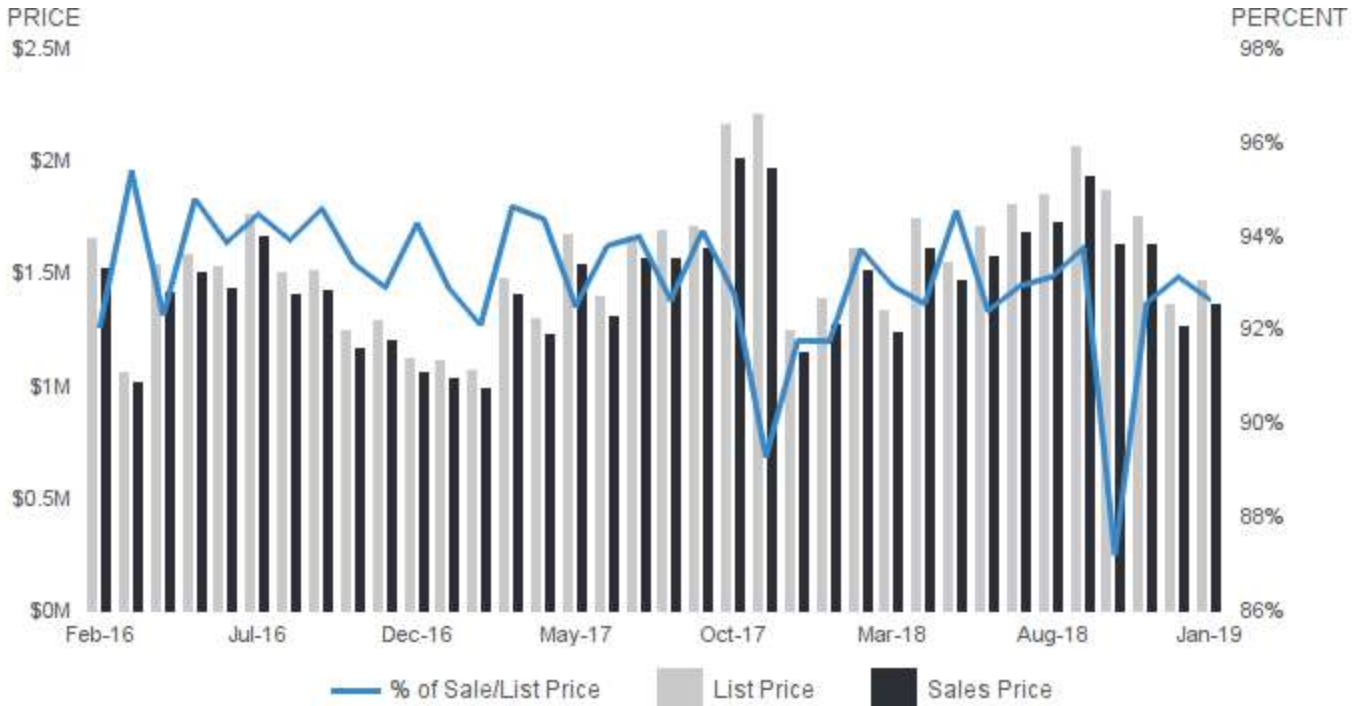
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2019 | Single Family Homes 

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

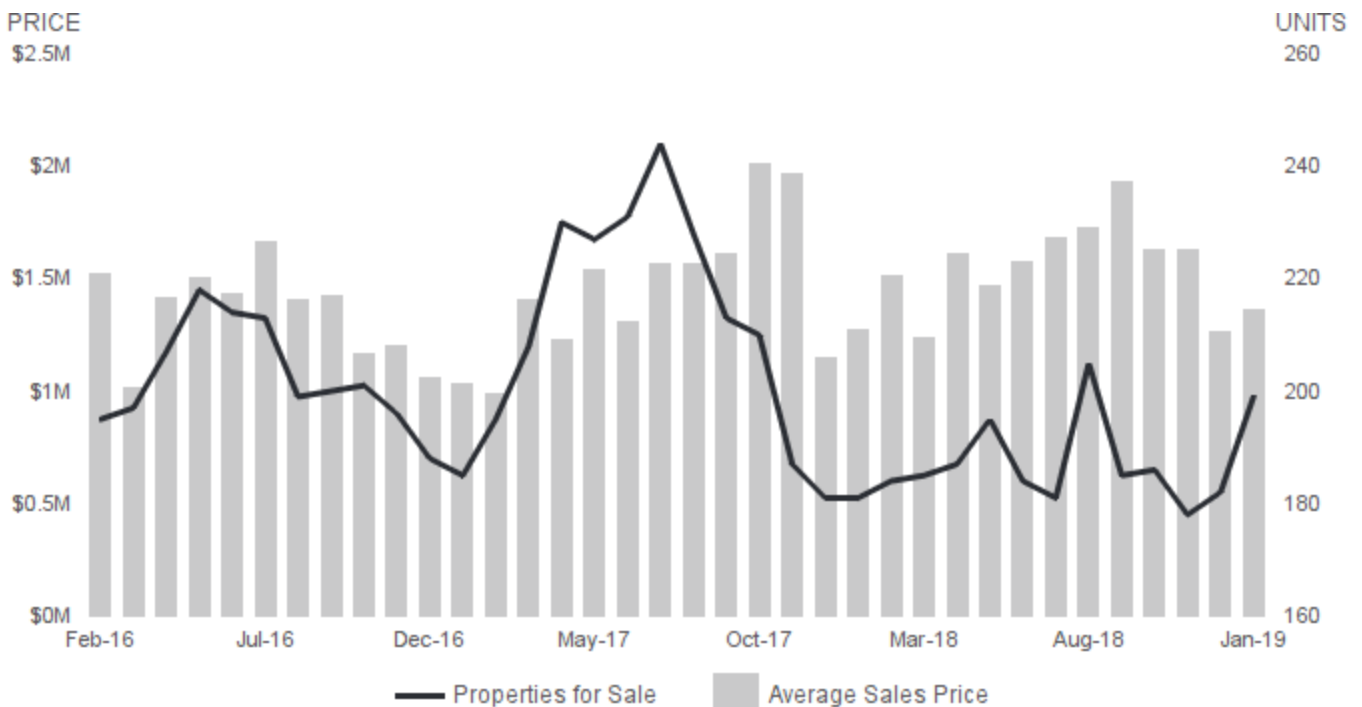


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE


January 2019 | Single Family Homes 

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

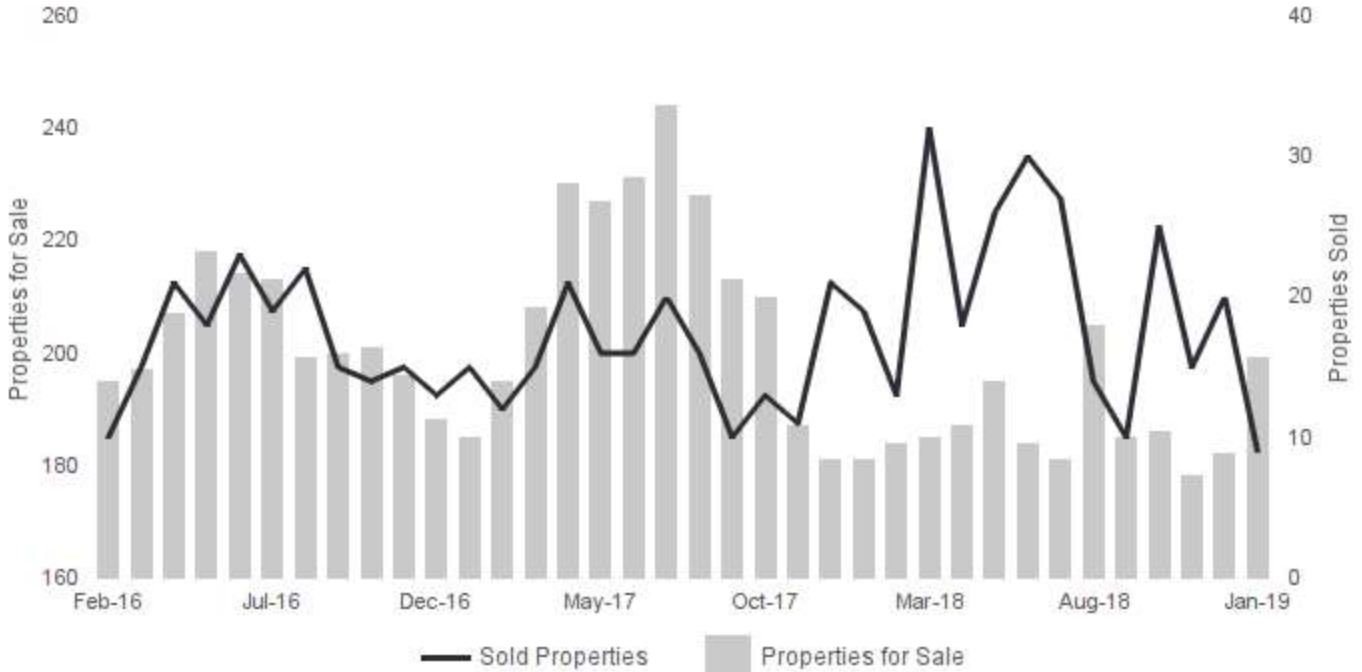
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2019 | 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

January 2019 | Single Family Homes 

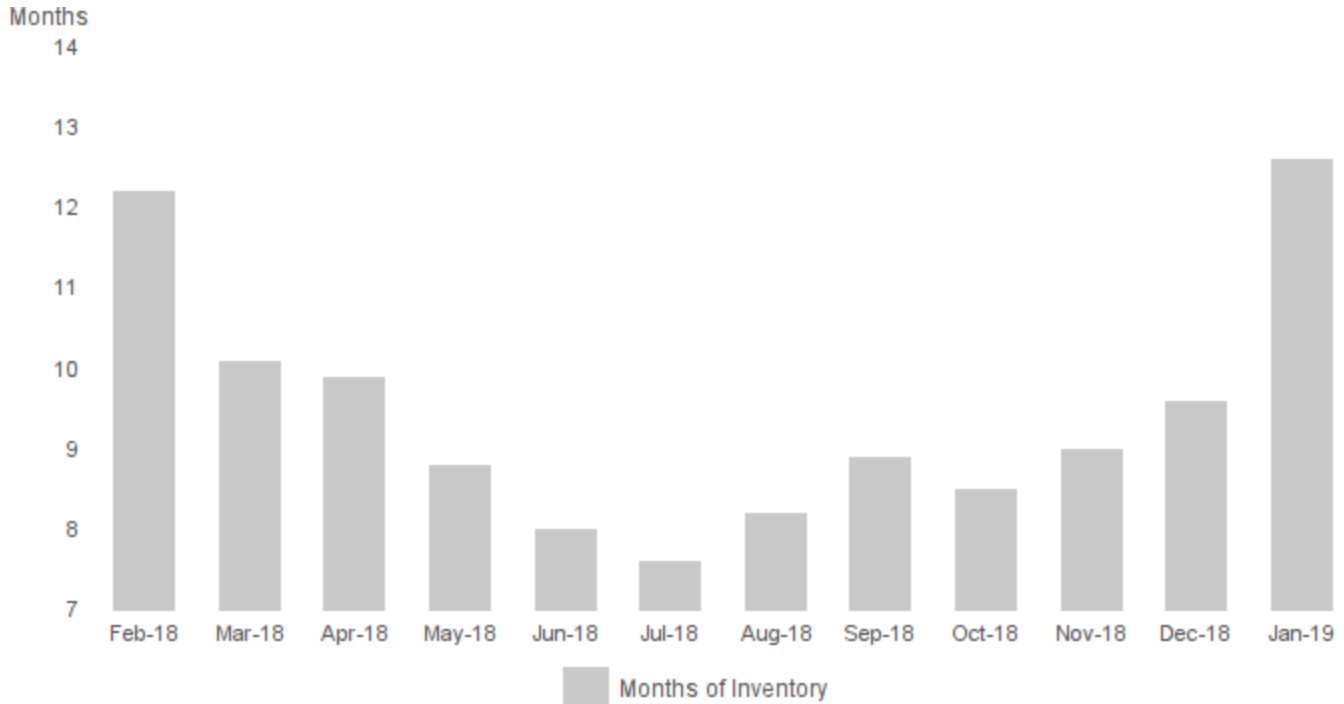
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

January 2019 | 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.



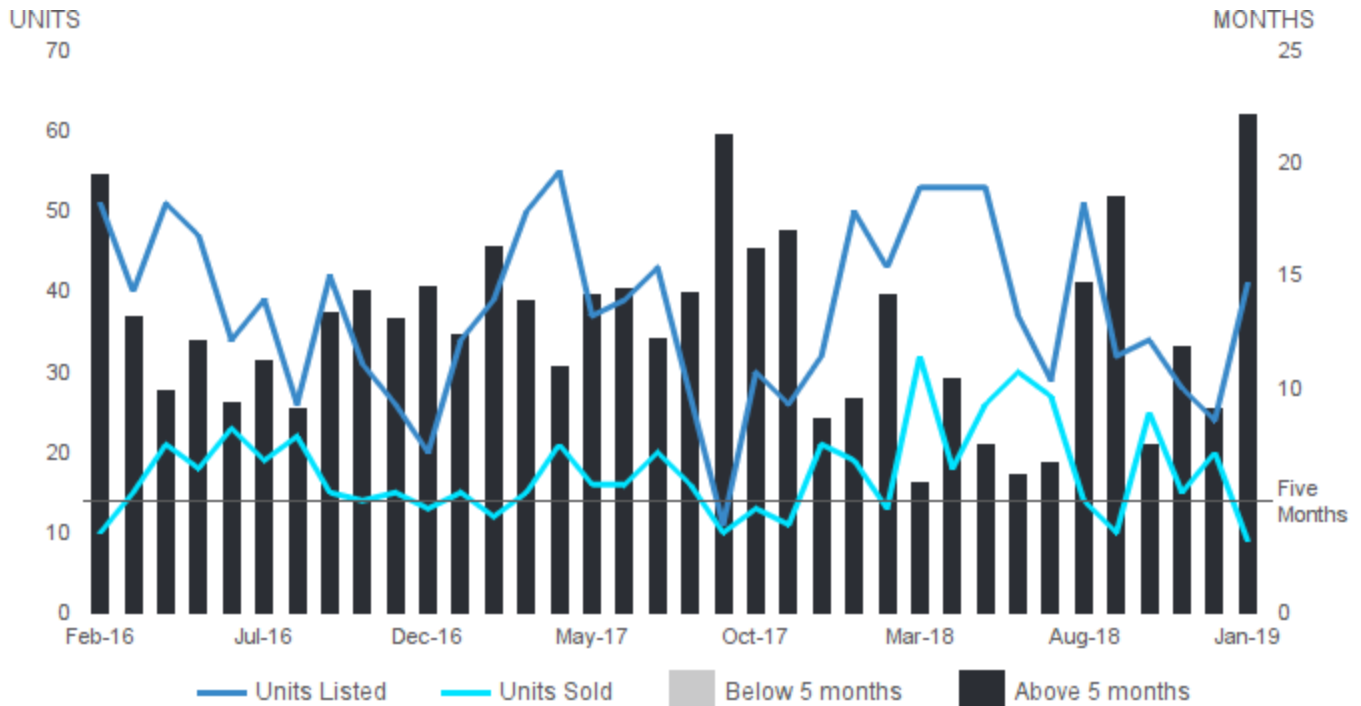
MONTHS SUPPLY OF INVENTORY

January 2019 | 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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