

COOPER CITY, FL 33026

Report for 8/7/2019

- Current Real Estate Market Conditions for Condos/Townhomes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

Presented by Troy Wilson

Exp Realty, LLC

954-246-3830

troy@thewilsonrealestategroup.com

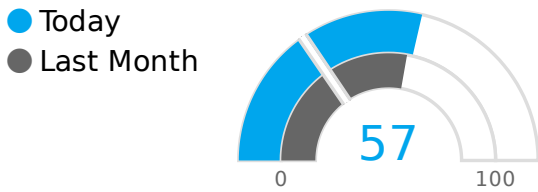


Cooper City, FL 33026

This week the median list price for Cooper City, FL 33026 is \$294,000 with the market action index hovering around 57. This is an increase over last month's market action index of 55. Inventory has held steady at or around 4.

MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Strong Seller's Market

While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

REAL-TIME MARKET PROFILE

Median List Price		\$294,000
Per Square Foot		\$185
Days on Market		113
Price Decreased		0%
Price Increased		0%
Relisted		25%
Inventory		4
Median Apartment Rent		\$1,600
Most Expensive		\$299,000
Least Expensive		\$250,000
Market Action Index		57

Strong Seller's Market

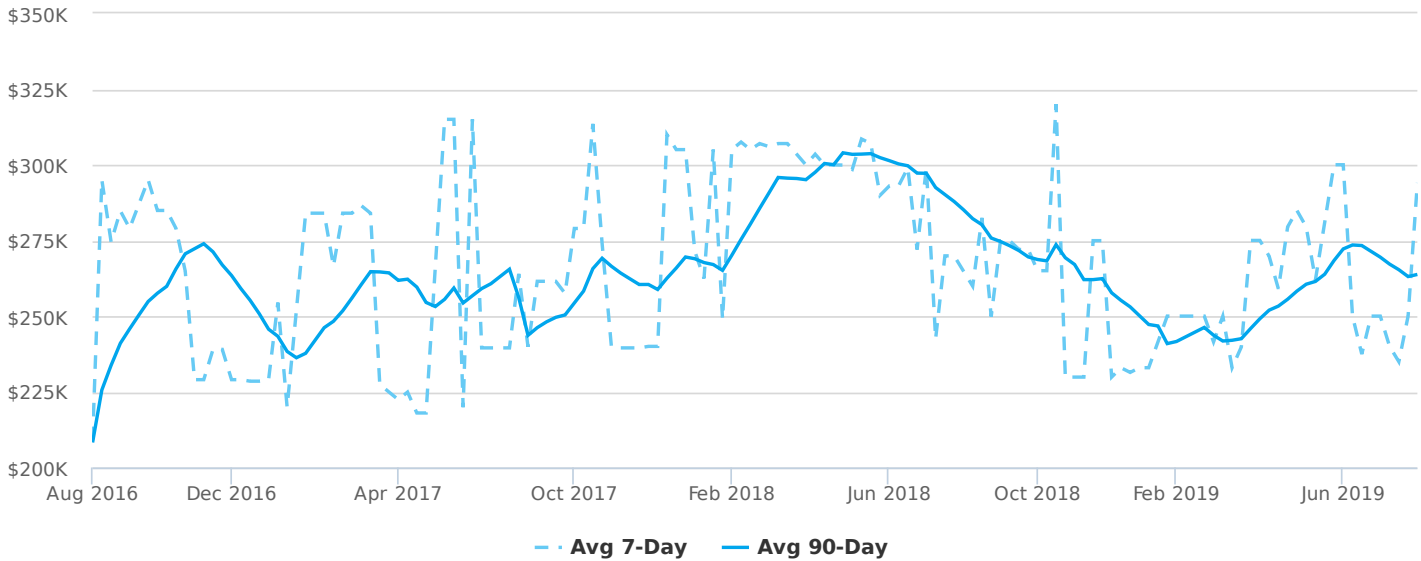
MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$299,000	1,560	-	3	2	30	1	0	0
\$299,000	1,666	-	2	2	28	1	0	0
\$289,000	1,666	-	3	3	28	1	0	280
\$250,000	1,258	-	2	3	34	0	0	175

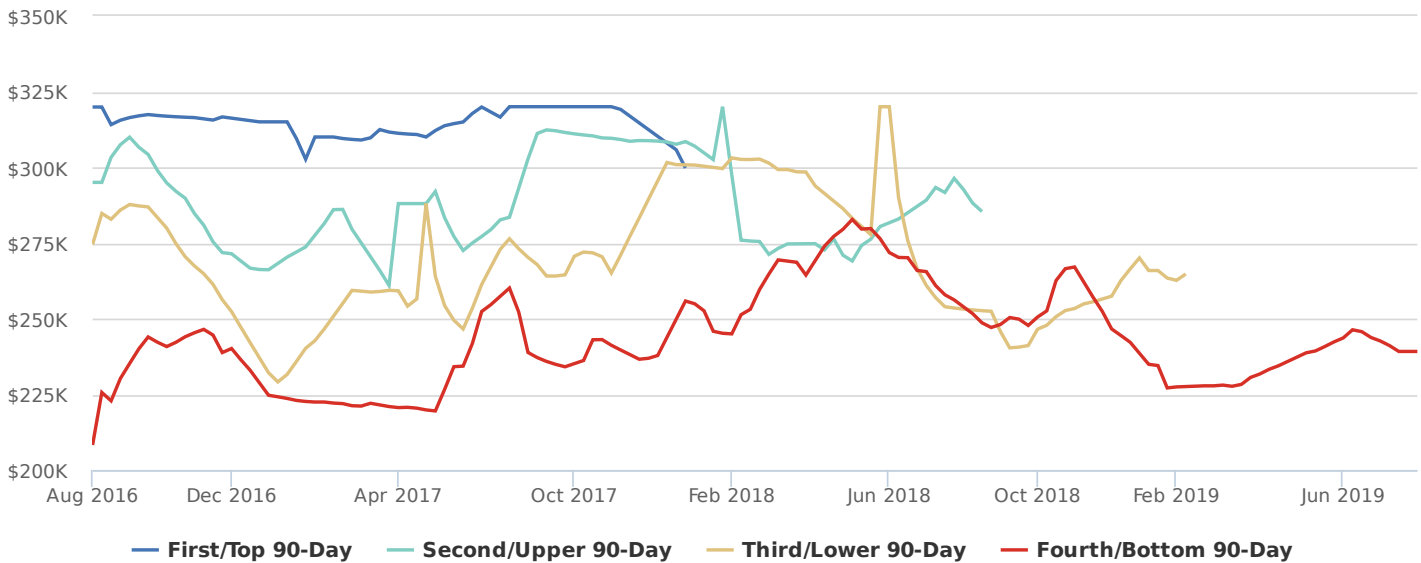
MEDIAN LIST PRICE

Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



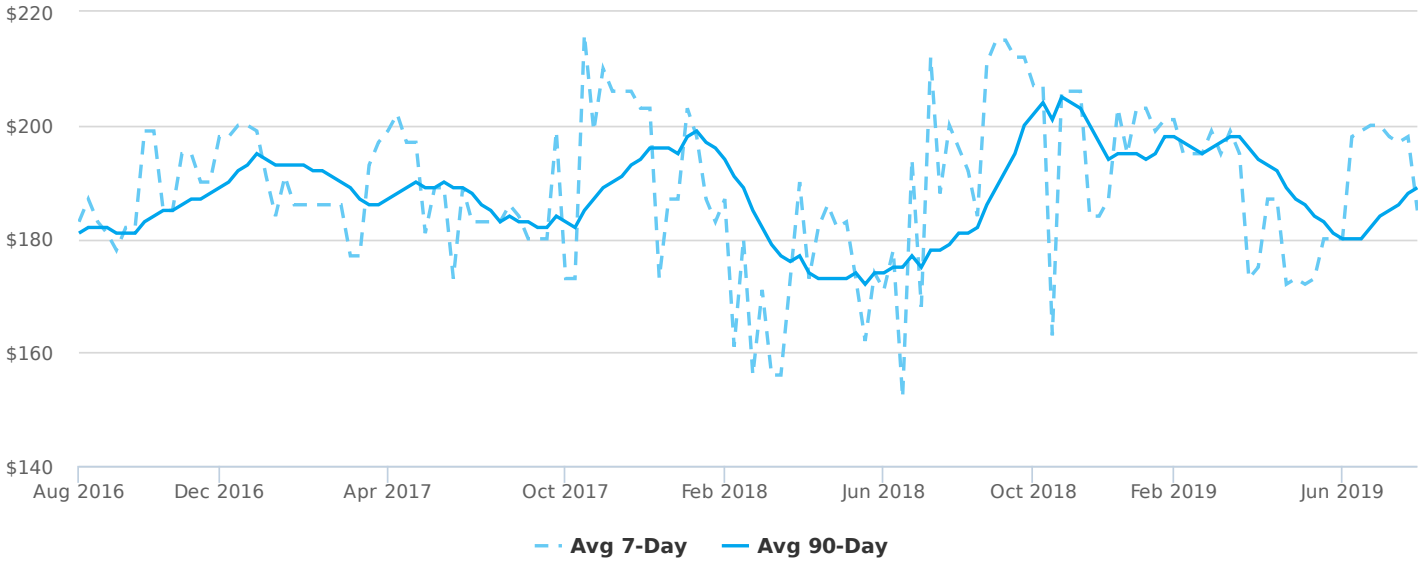
SEGMENTS

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



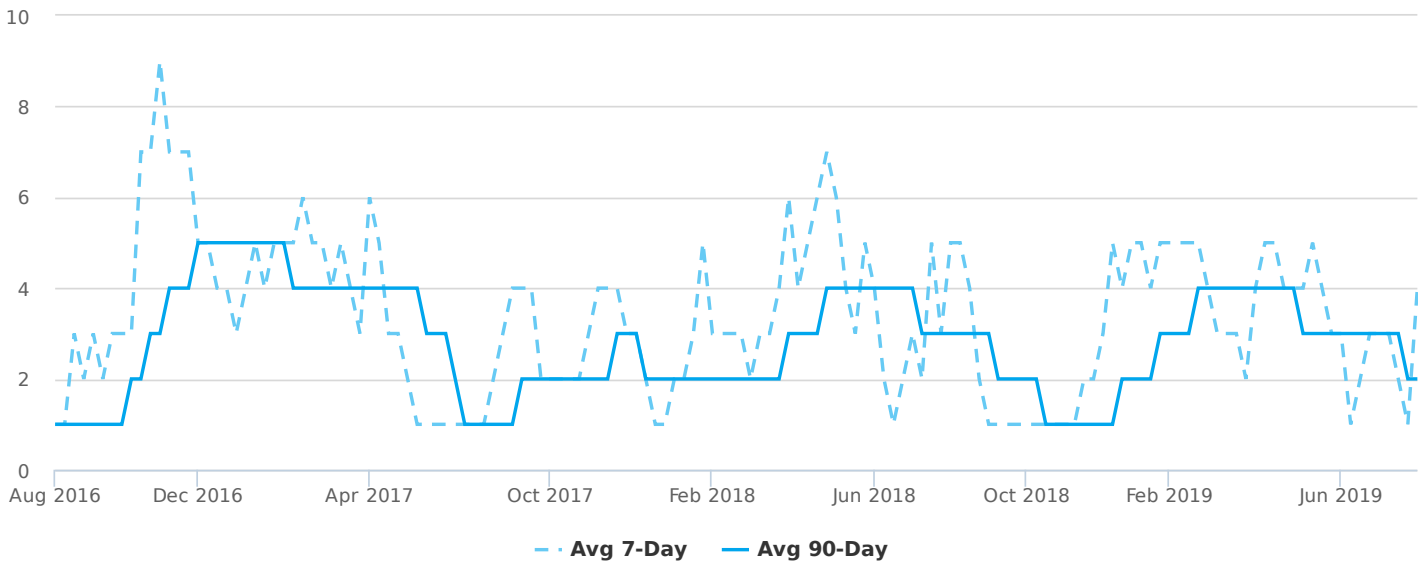
PRICE PER SQUARE FOOT

The value placed on homes appears to be on the upswing, despite the fact that prices in general have remained basically flat. These conditions can arise when inventory is light and a greater number of smaller homes have more influence on overall prices.



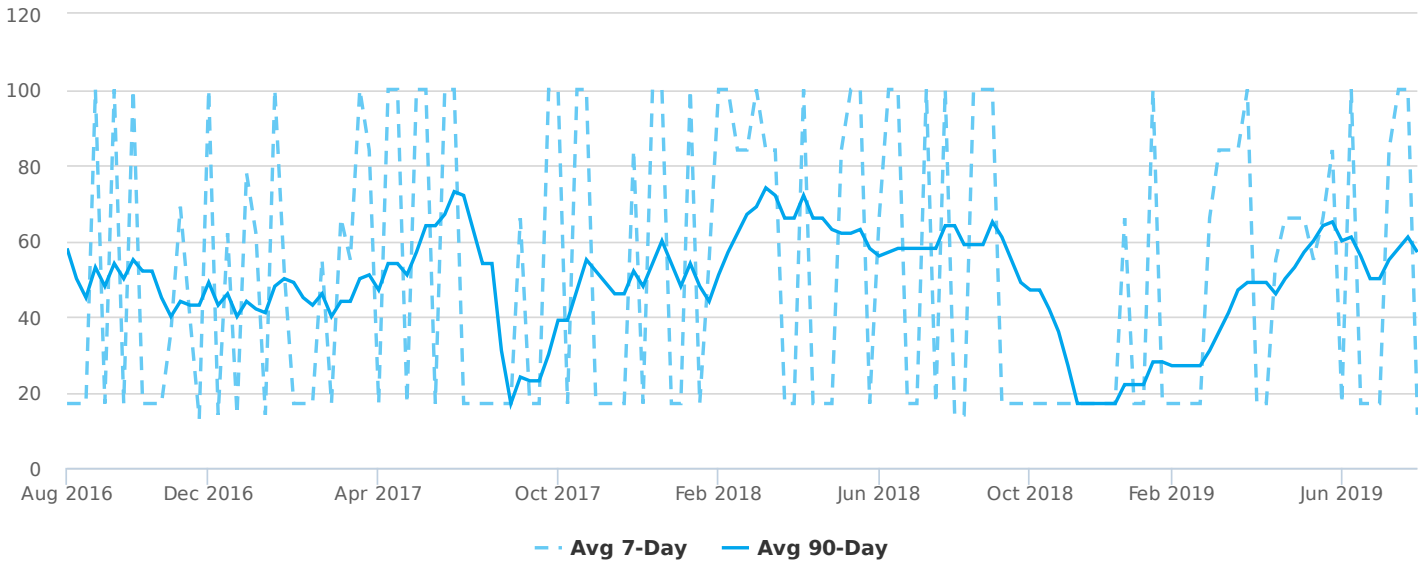
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



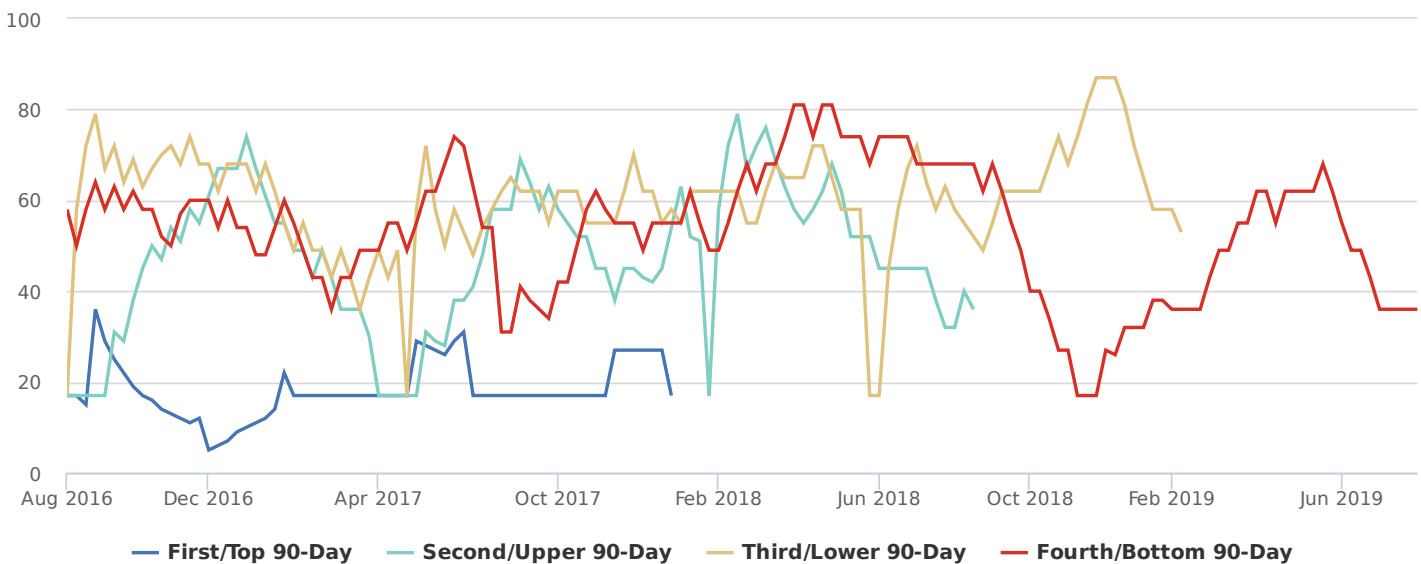
MARKET ACTION INDEX

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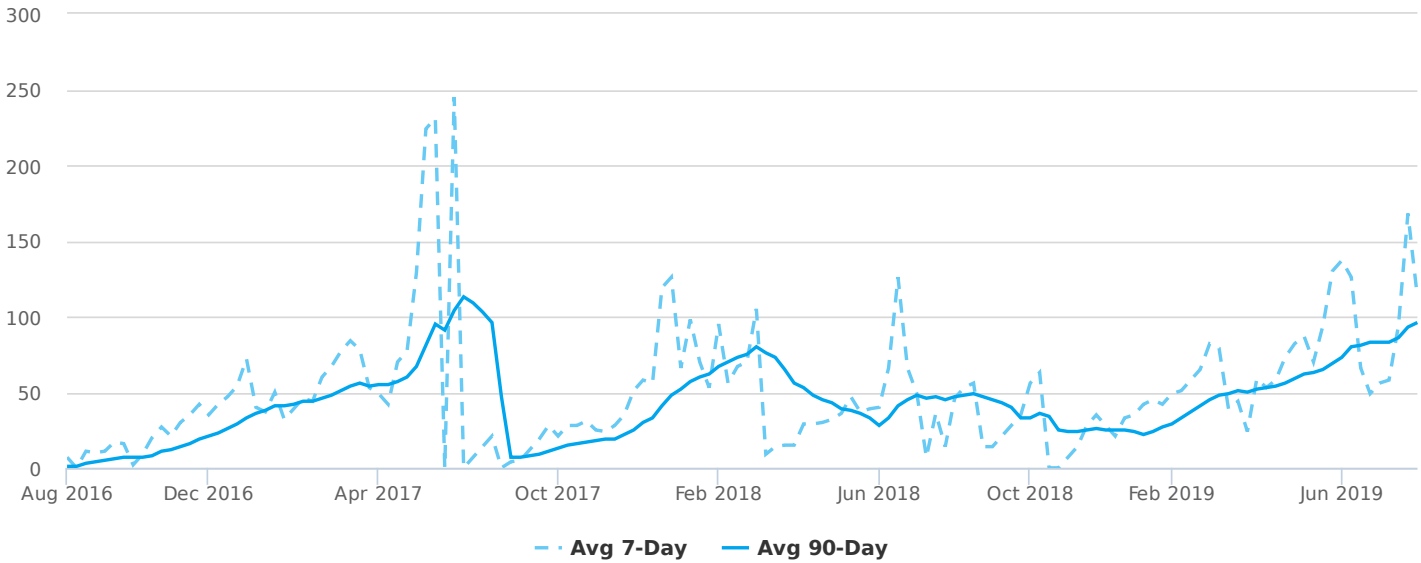
MARKET ACTION SEGMENTS

Three of the four quartiles of this zip code are in the Seller's Market zone with relatively low amounts of inventory given the current levels of demand. Quartile 3 (the lower-middle price group) however, is showing weaker demand than the others.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 96 days. Half of the listings have come newly on the market in the past 78 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

