

Local Market Update – February 2021

A Research Tool Provided by the Consolidated Multiple Listing Service, Inc.



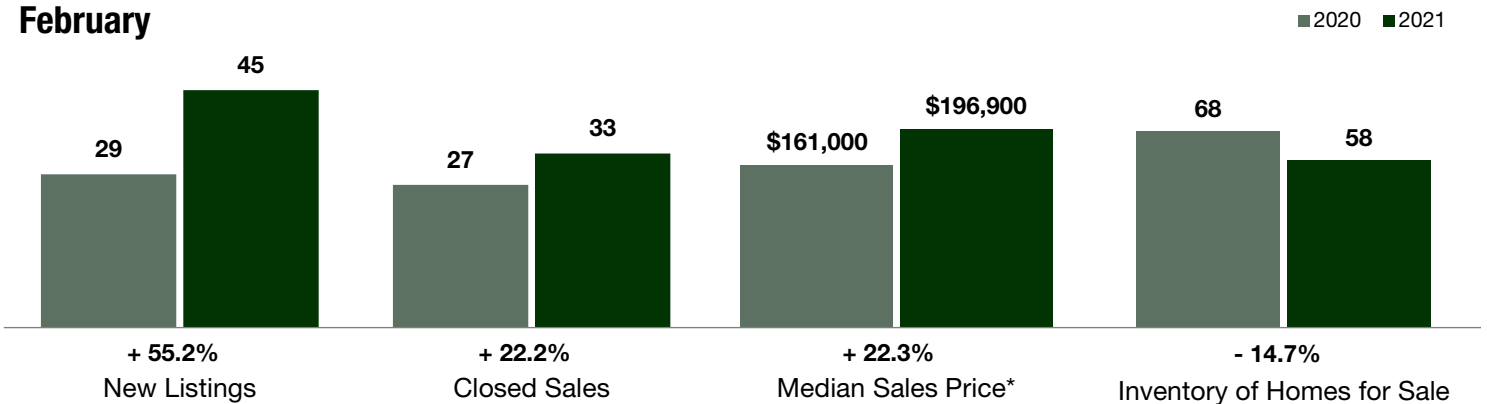
Area 5

Forest Acres/Arcadia Lakes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	29	45	+ 55.2%	80	87	+ 8.7%
Closed Sales	27	33	+ 22.2%	60	59	- 1.7%
Median Sales Price*	\$161,000	\$196,900	+ 22.3%	\$176,000	\$196,900	+ 11.9%
Percent of List Price Received*	95.6%	98.4%	+ 2.9%	95.6%	98.5%	+ 3.0%
Days on Market Until Sale	45	52	+ 16.0%	60	50	- 17.8%
Inventory of Homes for Sale	68	58	- 14.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation

