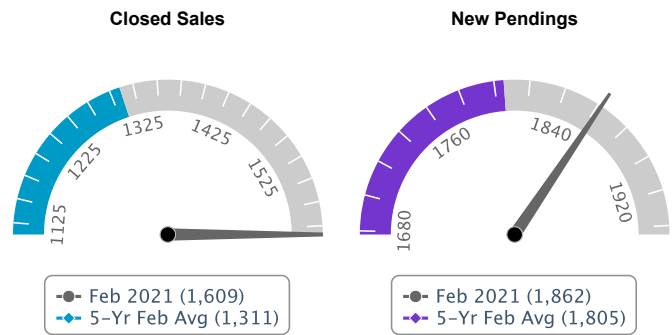


Association Executive Report

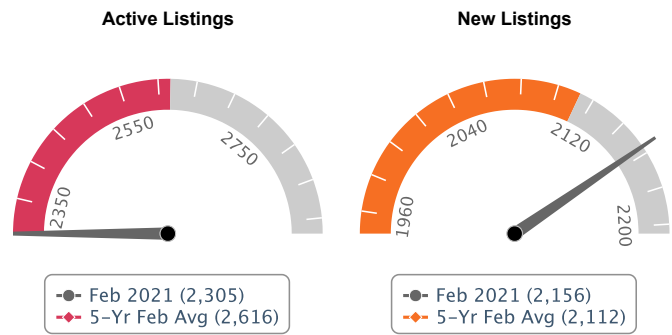
February 2021

Greater Capital Area Association of REALTORS

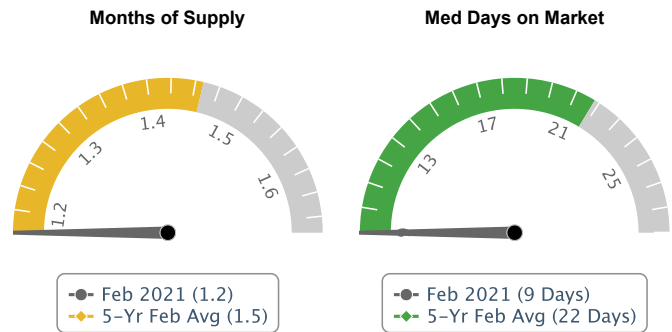
Statistic	Feb	YoY	MoM
Total Sold Dollar Volume	1,060,600,220	+26.5%	+10.4%
Closed Sales	1,609	+ 16.5%	+ 12.1%
Median Sold Price	\$545,000	+ 11.2%	+ 0.1%
Average Sold Price	\$666,560	+ 10.6%	- 0.9%
Median Days on Market	9 days	- 55%	- 25%
Average Days on Market	28 days	- 30%	+ 3.7%
Median Price per Sq Foot	\$327	+ 11.2%	+ 0.3%
Average Price per Sq Foot	\$383	+ 7.9%	+ 1.3%



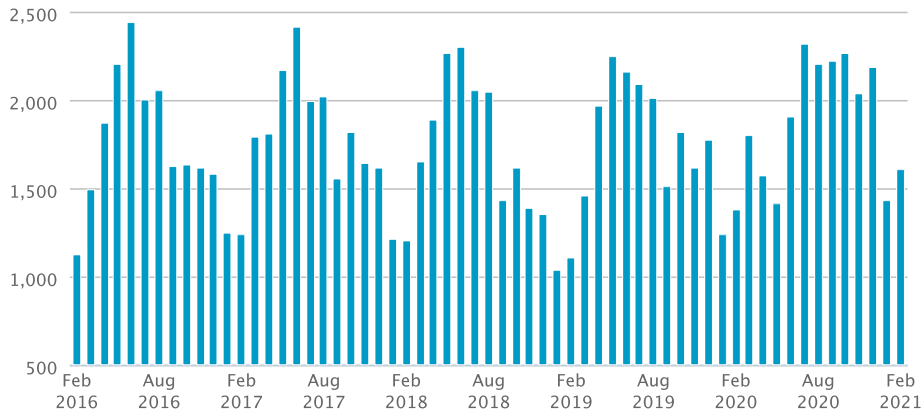
In the Greater Capital Area Association of REALTORS (GCAAR) area, the median sold price for residential properties for February was \$545,000, representing an increase of 0.1% compared to last month and an increase of 11.2% from Feb 2020. The average days on market for units sold in February was 28 days, 30% below the 5-year February average of 40 days. There was a 0.9% month over month increase in new contract activity with 1,862 New Pendings; a 6.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 2,577; and a 2.8% decrease in supply to 2,305 active units.



This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 1.02 in January and an increase from 1.03 in February 2020. The Contract Ratio is 13% higher than the 5-year February average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

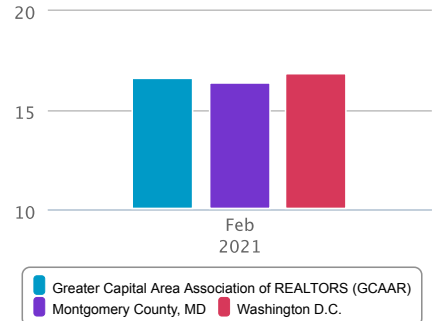


Closed Sales

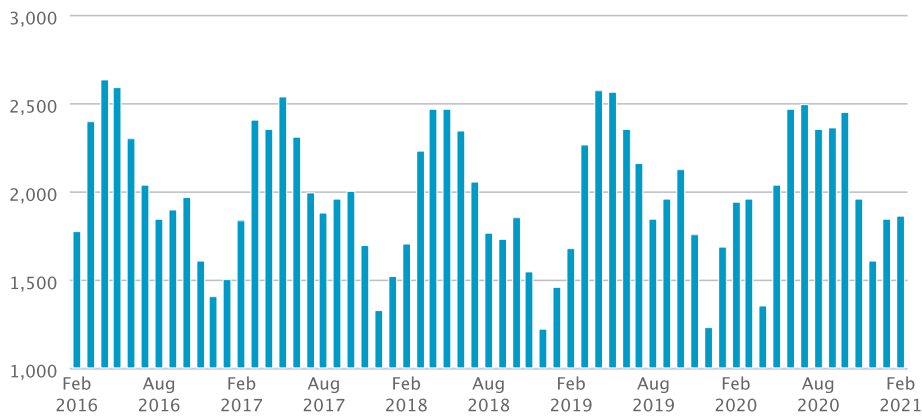


Feb 2021 vs. Feb 2020

YoY % Change

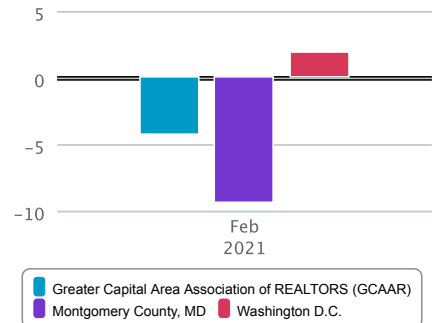


New Pendings

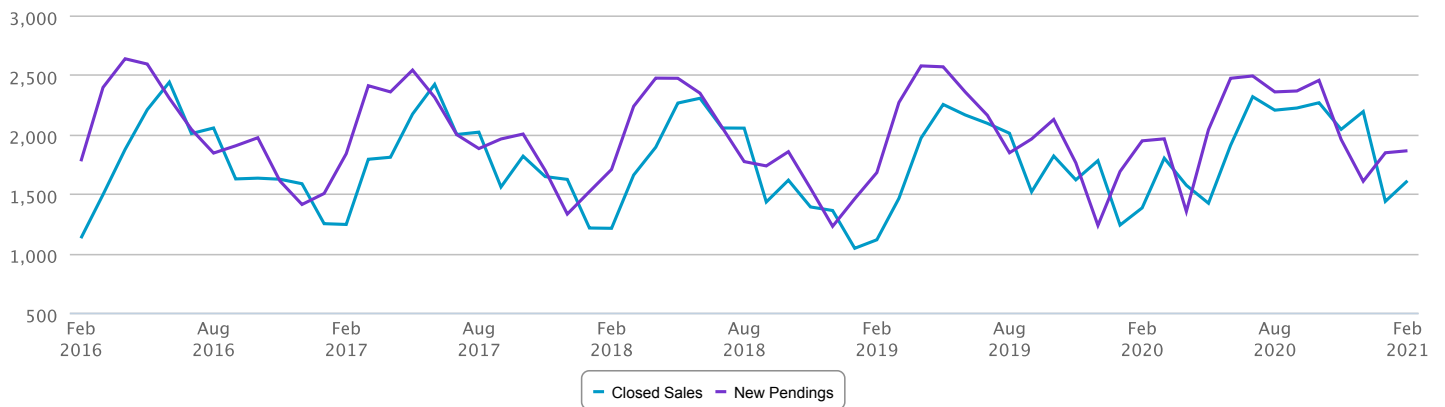


Feb 2021 vs. Feb 2020

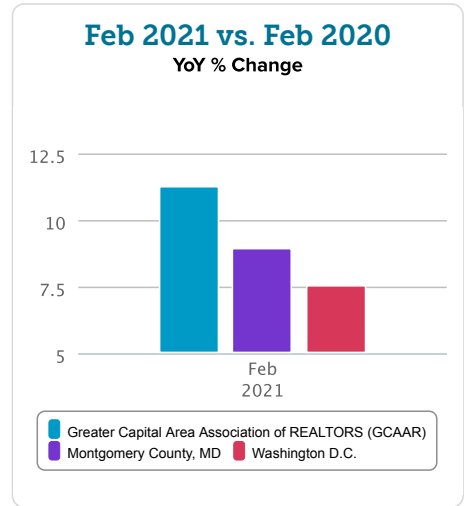
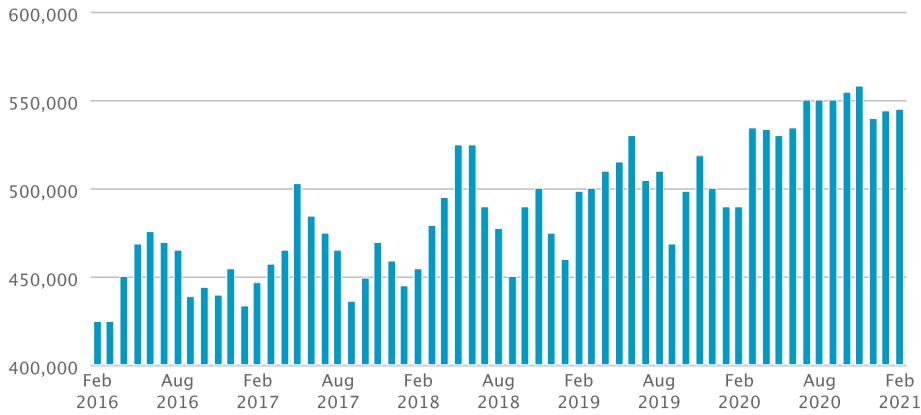
YoY % Change



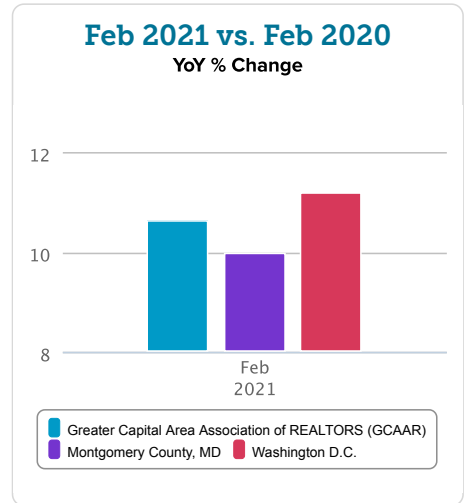
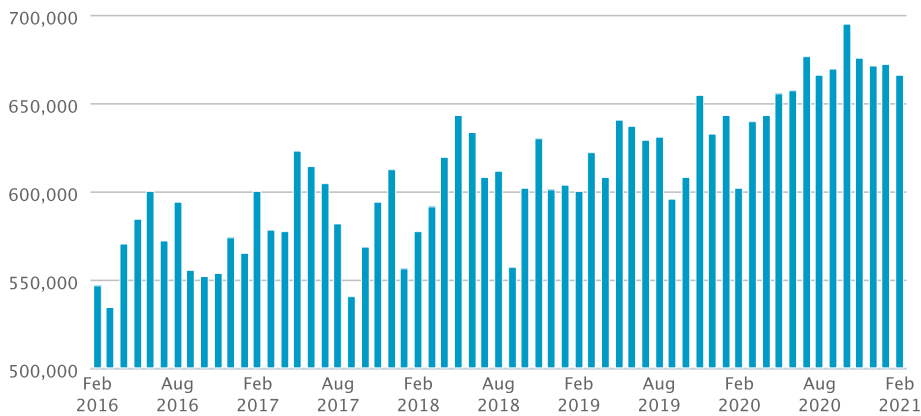
Closed Sales vs. New Pendings



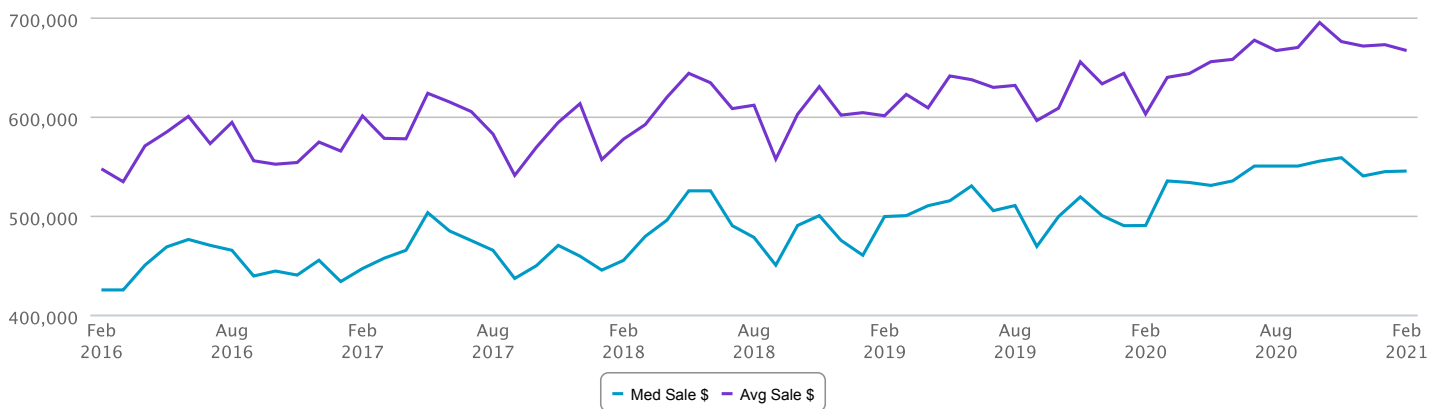
Median Sale Price



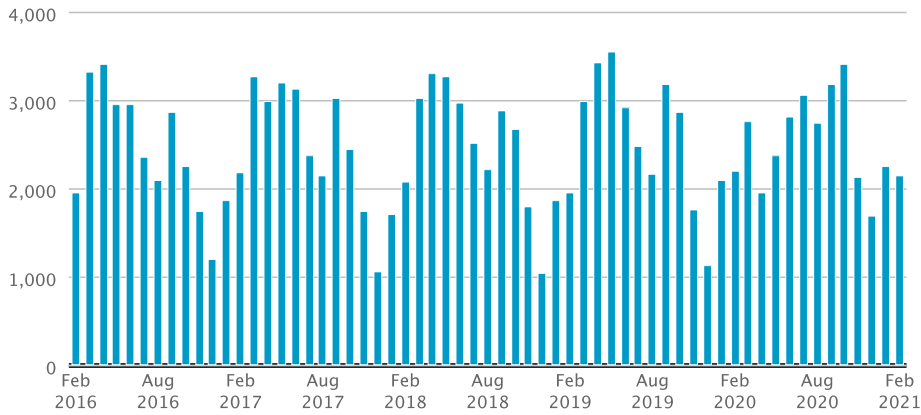
Average Sale Price



Median vs. Average Sale Price

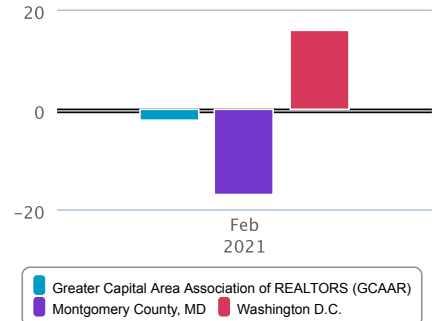


Active Listings

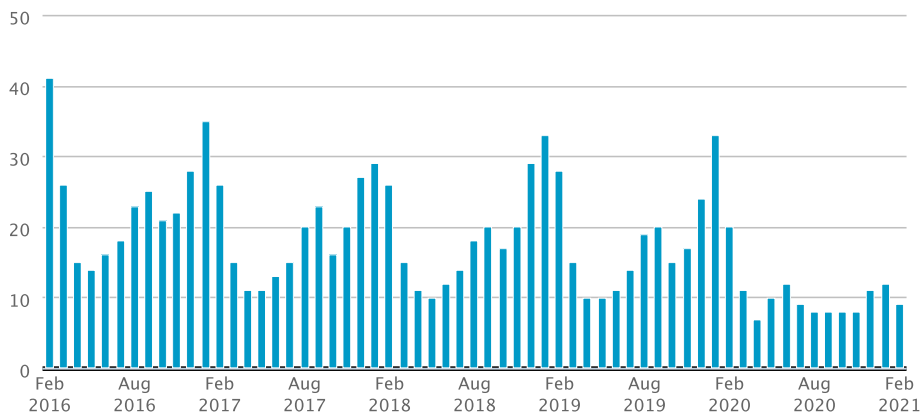


Feb 2021 vs. Feb 2020

YoY % Change

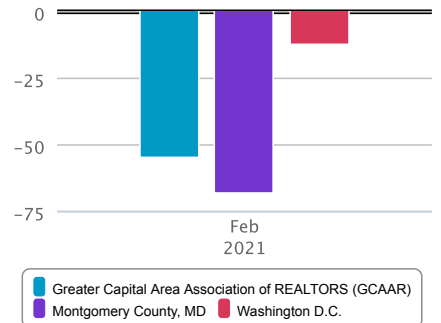


Median Days on Market

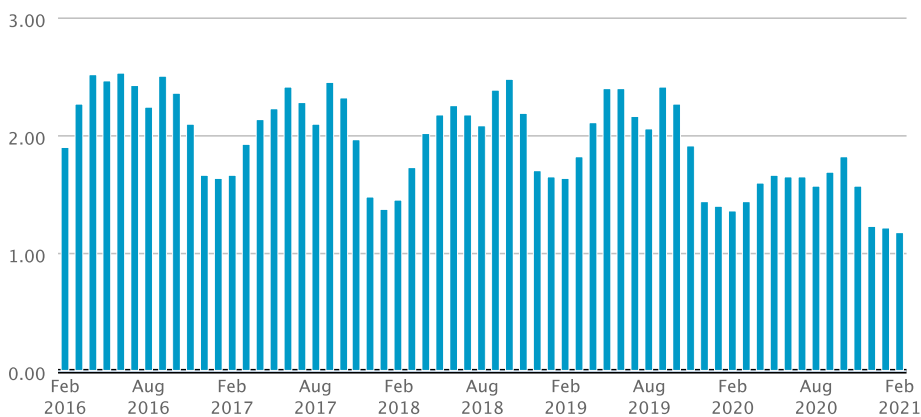


Feb 2021 vs. Feb 2020

YoY % Change



Months of Supply



Feb 2021 vs. Feb 2020

YoY % Change

