March 2020

All Home Types
Condo/Co-op/TH
SFH/Villa

Local Market Insight

33947

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

March 2020

33947

New Listings 59

0.0% from Feb 2020: **59**

25.5% from Mar 2019: **47**

YTD	2020	2019	+/-
	184	**179**	2.8%

5-year Mar average: **53**

New Pendings 41

-29.3% from Feb 2020: **58**

-26.8% from Mar 2019: **56**

YTD	2020	2019	+/-
	154	**158**	-2.5%

5-year Mar average: **55**

Closed Sales 50

25.0% from Feb 2020: **40**

11.1% from Mar 2019: **45**

YTD	2020	2019	+/-
	107	**104**	2.9%

5-year Mar average: **46**

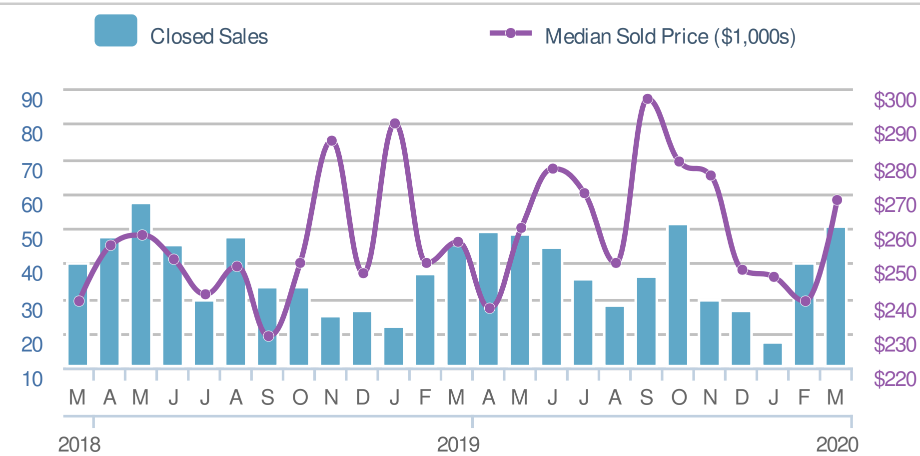
Median Sold Price $268,000

12.1% from Feb 2020: **$239,125**

4.7% from Mar 2019: **$256,000**

YTD	2020	2019	+/-
	$250,000	**$260,000**	-3.8%

5-year Mar average: **$244,690**



Active Listings 155

155

Min 142 | 177 | Max 214

5-year Mar average

Feb 2020	Mar 2019
138	**180**

Avg DOM 79

79

Min 56 | 64 | Max 79

5-year Mar average

Feb 2020	Mar 2019	YTD
70	**57**	**72**

Avg Sold to OLP Ratio 95.2%

95.2%

Min 92.4% | 94.6% | Max 95.2%

5-year Mar average

Feb 2020	Mar 2019	YTD
96.1%	**95.2%**	**95.4%**

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33947 - Condo/Co-op/TH

New Listings 2

-71.4% from Feb 2020: 7

-50.0% from Mar 2019: 4

YTD	2020	2019	+/-
	14	16	-12.5%

5-year Mar average: **5**

New Pendings 3

-57.1% from Feb 2020: 7

200.0% from Mar 2019: 1

YTD	2020	2019	+/-
	15	12	25.0%

5-year Mar average: **6**

Closed Sales 5

-16.7% from Feb 2020: 6

-16.7% from Mar 2019: 6

YTD	2020	2019	+/-
	12	12	0.0%

5-year Mar average: **6**

Median Sold Price $119,900

10.5% from Feb 2020: **$108,500**

-20.6% from Mar 2019: **$151,000**

YTD	2020	2019	+/-
	$113,500	$162,750	-30.3%

5-year Mar average: **$137,680**

Summary

In 33947, the median sold price for Condo/Co-op/TH properties for March was $119,900, representing an increase of 10.5% compared to last month and a decrease of 20.6% from Mar 2019. The average days on market for units sold in March was 107 days, 23% above the 5-year March average of 87 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 3; and an 8.3% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.27 pendings per active listing, down from 0.58 in February and an increase from 0.05 in March 2019. The Contract Ratio is 40% lower than the 5-year March average of 0.45. 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.

Active Listings 11

11

Min 11 | 16 | Max 25

5-year Mar average

Feb 2020	Mar 2019
12	19

Avg DOM 107

107

Min 65 | 87 | Max 119

5-year Mar average

Feb 2020	Mar 2019	YTD
135	78	121

Avg Sold to OLP Ratio 90.2%

90.2%

Min 90.2% | 93.0% | Max 97.0%

5-year Mar average

Feb 2020	Mar 2019	YTD
91.8%	91.6%	90.8%

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33947 - SFH/Villa

New Listings 57

9.6% from Feb 2020: **52**

32.6% from Mar 2019: **43**

YTD	2020	2019	+/-
	170	**163**	4.3%

5-year Mar average: **48**

New Pendings 38

-25.5% from Feb 2020: **51**

-30.9% from Mar 2019: **55**

YTD	2020	2019	+/-
	139	**146**	-4.8%

5-year Mar average: **49**

Closed Sales 45

32.4% from Feb 2020: **34**

15.4% from Mar 2019: **39**

YTD	2020	2019	+/-
	95	**92**	3.3%

5-year Mar average: **40**

Median Sold Price $279,900

11.3% from Feb 2020: **$251,500**

6.8% from Mar 2019: **$262,000**

YTD	2020	2019	+/-
	$267,000	**$270,000**	-1.1%

5-year Mar average: **$253,680**

Summary

In 33947, the median sold price for SFH/Villa properties for March was $279,900, representing an increase of 11.3% compared to last month and an increase of 6.8% from Mar 2019. The average days on market for units sold in March was 76 days, 25% above the 5-year March average of 61 days. There was a 25.5% month over month decrease in new contract activity with 38 New Pendings; a 23.9% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 51; and a 14.3% increase in supply to 144 active units.

This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.53 in February and a decrease from 0.40 in March 2019. The Contract Ratio is 7% lower than the 5-year March average of 0.38. 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.

Active Listings 144

144

Min 129 | 161 5-year Mar average | Max 189

Feb 2020	Mar 2019
126	**161**

Avg DOM 76

76

Min 54 | 61 5-year Mar average | Max 76

Feb 2020	Mar 2019	YTD
59	**54**	**66**

Avg Sold to OLP Ratio 95.8%

95.8%

Min 92.3% | 94.8% 5-year Mar average | Max 95.8%

Feb 2020	Mar 2019	YTD
96.9%	**95.7%**	**96.0%**

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