March 2020

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

Local Market Insight

33948

MarketStats
by ShowingTime

March 2020

33948

New Listings	59	
	11.3% from Feb 2020: 53	-28.9% from Mar 2019: 83

YTD	2020	2019	+/-
	175	215	-18.6%

5-year Mar average: **69**

New Pendings	43	
	-23.2% from Feb 2020: 56	-41.9% from Mar 2019: 74

YTD	2020	2019	+/-
	153	159	-3.8%

5-year Mar average: **65**

Closed Sales	48	
	29.7% from Feb 2020: 37	50.0% from Mar 2019: 32

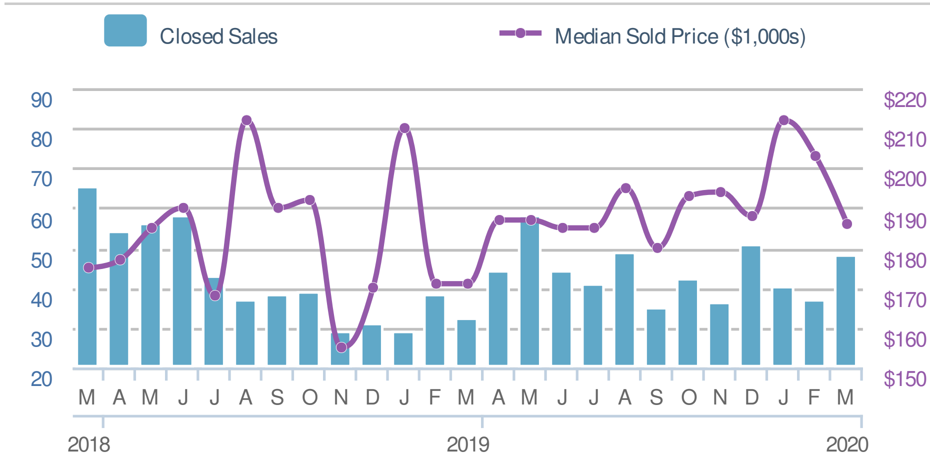
YTD	2020	2019	+/-
	125	99	26.3%

5-year Mar average: **46**

Median Sold Price	$186,500	
	-8.1% from Feb 2020: $203,000	9.1% from Mar 2019: $171,000

YTD	2020	2019	+/-
	$200,000	$179,900	11.2%

5-year Mar average: **$173,000**



Active Listings 122

122

Min 122 — 150 — Max 182

5-year Mar average

Feb 2020	Mar 2019
105	182

Avg DOM 46

46

Min 46 — 62 — Max 80

5-year Mar average

Feb 2020	Mar 2019	YTD
67	66	56

Avg Sold to OLP Ratio 93.7%

93.7%

Min 92.6% — 94.2% — Max 95.2%

5-year Mar average

Feb 2020	Mar 2019	YTD
96.4%	92.6%	94.8%

SmartCharts
MarketStats by ShowingTime

March 2020

33948 - Condo/Co-op/TH

New Listings 5

0.0% from Feb 2020: **5**

0.0% from Mar 2019: **5**

YTD	2020	2019	+/-
	15	**17**	-11.8%

5-year Mar average: **7**

New Pendings 2

-33.3% from Feb 2020: **3**

-66.7% from Mar 2019: **6**

YTD	2020	2019	+/-
	9	**15**	-40.0%

5-year Mar average: **6**

Closed Sales 4

300.0% from Feb 2020: **1**

33.3% from Mar 2019: **3**

YTD	2020	2019	+/-
	7	**12**	-41.7%

5-year Mar average: **4**

Median Sold Price $138,000

31.4% from Feb 2020: **$105,000**

78.1% from Mar 2019: **$77,500**

YTD	2020	2019	+/-
	$115,000	**$92,500**	24.3%

5-year Mar average: **$101,455**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for March was $138,000, representing an increase of 31.4% compared to last month and an increase of 78.1% from Mar 2019. The average days on market for units sold in March was 11 days, 72% below the 5-year March average of 39 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and a 50% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.83 in February and a decrease from 0.75 in March 2019. The Contract Ratio is 35% lower than the 5-year March average of 0.68. 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 9

9

Min 7 — 10 (5-year Mar average) — Max 14

Feb 2020	Mar 2019
6	**8**

Avg DOM 11

11

Min 11 — 39 (5-year Mar average) — Max 61

Feb 2020	Mar 2019	YTD
0	**35**	**10**

Avg Sold to OLP Ratio 98.6%

98.6%

Min 90.7% — 94.9% (5-year Mar average) — Max 98.6%

Feb 2020	Mar 2019	YTD
95.5%	**90.7%**	**97.3%**

Data Source: Stellar MLS. Statistics calculated April 08, 2024.

MarketStats by ShowingTime

March 2020

33948 - SFH/Villa

New Listings 54

12.5% from Feb 2020: 48

-30.8% from Mar 2019: 78

YTD	2020	2019	+/-
	160	198	-19.2%

5-year Mar average: **61**

New Pendings 41

-22.6% from Feb 2020: 53

-39.7% from Mar 2019: 68

YTD	2020	2019	+/-
	144	144	0.0%

5-year Mar average: **59**

Closed Sales 44

22.2% from Feb 2020: 36

51.7% from Mar 2019: 29

YTD	2020	2019	+/-
	118	87	35.6%

5-year Mar average: **43**

Median Sold Price $198,950

-3.4% from Feb 2020: $206,000

14.3% from Mar 2019: $174,000

YTD	2020	2019	+/-
	$202,500	$192,000	5.5%

5-year Mar average: **$181,640**

Summary

In 33948, the median sold price for SFH/Villa properties for March was $198,950, representing a decrease of 3.4% compared to last month and an increase of 14.3% from Mar 2019. The average days on market for units sold in March was 50 days, 22% below the 5-year March average of 64 days. There was a 22.6% month over month decrease in new contract activity with 41 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 40; and a 14.1% increase in supply to 113 active units.

This activity resulted in a Contract Ratio of 0.35 pendings per active listing, down from 0.61 in February and a decrease from 0.38 in March 2019. The Contract Ratio is 29% lower than the 5-year March average of 0.49. 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 113

113

Min 113 | 140 5-year Mar average | Max 174

Feb 2020	Mar 2019
99	174

Avg DOM 50

50

Min 50 | 64 5-year Mar average | Max 82

Feb 2020	Mar 2019	YTD
67	69	59

Avg Sold to OLP Ratio 93.3%

93.3%

Min 92.8% | 94.1% 5-year Mar average | Max 95.0%

Feb 2020	Mar 2019	YTD
96.5%	92.8%	94.7%

Data Source: Stellar MLS. Statistics calculated April 08, 2024.