April 2020

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

Local Market Insight

33948

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

April 2020

33948

New Listings — 45

-23.7% from Mar 2020: **59**

-10.0% from Apr 2019: **50**

YTD	2020	2019	+/-
	220	**265**	-17.0%

5-year Apr average: **47**

New Pendings — 45

4.7% from Mar 2020: **43**

-28.6% from Apr 2019: **63**

YTD	2020	2019	+/-
	198	**222**	-10.8%

5-year Apr average: **63**

Closed Sales — 32

-33.3% from Mar 2020: **48**

-27.3% from Apr 2019: **44**

YTD	2020	2019	+/-
	157	**143**	9.8%

5-year Apr average: **46**

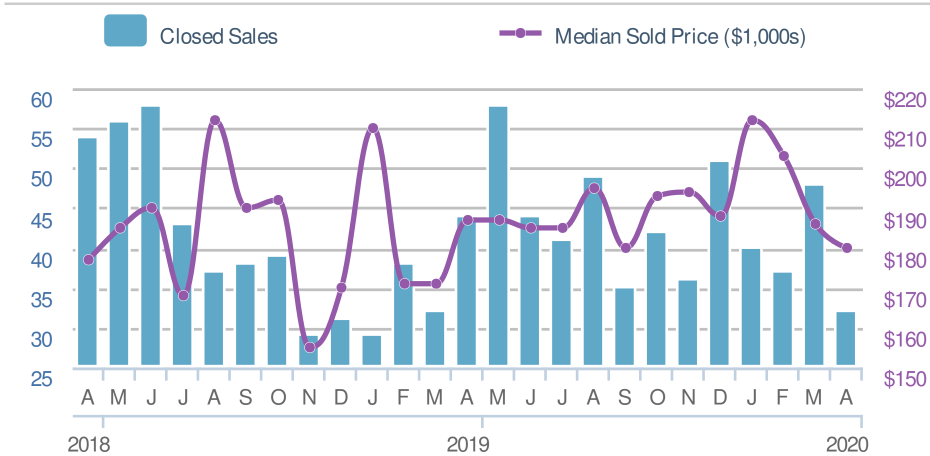
Median Sold Price — $180,000

-3.5% from Mar 2020: **$186,500**

-3.7% from Apr 2019: **$187,000**

YTD	2020	2019	+/-
	$198,000	**$180,000**	10.0%

5-year Apr average: **$172,890**



Active Listings — 117

117

Min 117 — 134 — Max 164

5-year Apr average

Mar 2020	Apr 2019
122	**164**

Avg DOM — 28

28

Min 28 — 61 — Max 77

5-year Apr average

Mar 2020	Apr 2019	YTD
46	**70**	**50**

Avg Sold to OLP Ratio — 97.6%

97.6%

Min 91.8% — 94.0% — Max 97.6%

5-year Apr average

Mar 2020	Apr 2019	YTD
93.7%	**91.8%**	**95.4%**

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April 2020

33948 - Condo/Co-op/TH

New Listings 7

40.0% from Mar 2020: **5**

250.0% from Apr 2019: **2**

YTD	2020	2019	+/-
	22	19	15.8%

5-year Apr average: **4**

New Pendings 1

-50.0% from Mar 2020: **2**

-83.3% from Apr 2019: **6**

YTD	2020	2019	+/-
	10	21	-52.4%

5-year Apr average: **5**

Closed Sales 3

-25.0% from Mar 2020: **4**

50.0% from Apr 2019: **2**

YTD	2020	2019	+/-
	10	14	-28.6%

5-year Apr average: **5**

Median Sold Price $150,000

8.7% from Mar 2020: **$138,000**

77.0% from Apr 2019: **$84,750**

YTD	2020	2019	+/-
	$115,500	$92,500	24.9%

5-year Apr average: **$118,350**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for April was $150,000, representing an increase of 8.7% compared to last month and an increase of 77% from Apr 2019. The average days on market for units sold in April was 24 days, 46% below the 5-year April average of 44 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 2; and a 22.2% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.18 pendings per active listing, down from 0.44 in March and a decrease from 1.50 in April 2019. The Contract Ratio is 76% lower than the 5-year April average of 0.73. 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 6 — 8 — Max 11

5-year Apr average

Mar 2020	Apr 2019
9	**6**

Avg DOM 24

24

Min 13 — 44 — Max 81

5-year Apr average

Mar 2020	Apr 2019	YTD
11	**81**	**14**

Avg Sold to OLP Ratio 97.1%

97.1%

Min 93.0% — 94.2% — Max 97.1%

5-year Apr average

Mar 2020	Apr 2019	YTD
98.6%	**93.0%**	**97.2%**

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April 2020

33948 - SFH/Villa

New Listings — 38

-29.6% from Mar 2020: **54**

-20.8% from Apr 2019: **48**

YTD	2020	2019	+/-
	198	**246**	-19.5%

5-year Apr average: **43**

New Pendings — 44

7.3% from Mar 2020: **41**

-22.8% from Apr 2019: **57**

YTD	2020	2019	+/-
	188	**201**	-6.5%

5-year Apr average: **59**

Closed Sales — 29

-34.1% from Mar 2020: **44**

-31.0% from Apr 2019: **42**

YTD	2020	2019	+/-
	147	**129**	14.0%

5-year Apr average: **41**

Median Sold Price — $183,900

-7.6% from Mar 2020: **$198,950**

-5.4% from Apr 2019: **$194,500**

YTD	2020	2019	+/-
	$200,400	**$194,000**	3.3%

5-year Apr average: **$180,300**

Summary

In 33948, the median sold price for SFH/Villa properties for April was $183,900, representing a decrease of 7.6% compared to last month and a decrease of 5.4% from Apr 2019. The average days on market for units sold in April was 29 days, 55% below the 5-year April average of 64 days. There was a 7.3% month over month increase in new contract activity with 44 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 45; and a 6.2% decrease in supply to 106 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, up from 0.35 in March and a decrease from 0.45 in April 2019. The Contract Ratio is 28% lower than the 5-year April average of 0.58. 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 — 106

106

Min 106 — 126 (5-year Apr average) — Max 158

Mar 2020	Apr 2019
113	**158**

Avg DOM — 29

29

Min 29 — 64 (5-year Apr average) — Max 87

Mar 2020	Apr 2019	YTD
50	**69**	**53**

Avg Sold to OLP Ratio — 97.6%

97.6%

Min 91.7% — 94.0% (5-year Apr average) — Max 97.6%

Mar 2020	Apr 2019	YTD
93.3%	**91.7%**	**95.2%**

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