March 2020

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

Local Market **Insight**

33950

MarketStats
by ShowingTime

March 2020

33950

New Listings 117

0.9%	-13.3%
from Feb 2020: **116**	from Mar 2019: **135**

YTD	2020	2019	+/-
	366	**427**	-14.3%

5-year Mar average: **124**

New Pendings 98

-32.9%	-31.5%
from Feb 2020: **146**	from Mar 2019: **143**

YTD	2020	2019	+/-
	368	**349**	5.4%

5-year Mar average: **121**

Closed Sales 106

29.3%	14.0%
from Feb 2020: **82**	from Mar 2019: **93**

YTD	2020	2019	+/-
	251	**224**	12.1%

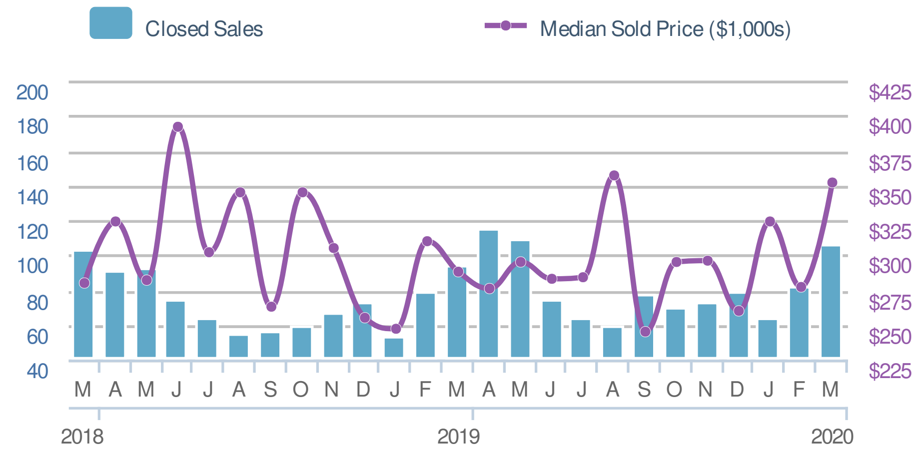
5-year Mar average: **94**

Median Sold Price $352,500

27.0%	22.4%
from Feb 2020: **$277,500**	from Mar 2019: **$288,000**

YTD	2020	2019	+/-
	$330,000	**$291,500**	13.2%

5-year Mar average: **$287,350**



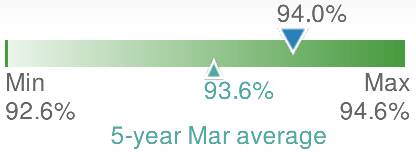
Active Listings 366

Feb 2020	Mar 2019
345	**506**

Avg DOM 78

Feb 2020	Mar 2019	YTD
97	**79**	**83**

Avg Sold to OLP Ratio 94.0%



Feb 2020	Mar 2019	YTD
91.7%	**92.6%**	**93.2%**

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

March 2020

33950 - Condo/Co-op/TH

New Listings 24

▼ -4.0% from Feb 2020: **25**

▼ -22.6% from Mar 2019: **31**

YTD	2020	2019	+/-
	85	**98**	-13.3%

5-year Mar average: **28**

New Pendings 25

▼ -32.4% from Feb 2020: **37**

▼ -26.5% from Mar 2019: **34**

YTD	2020	2019	+/-
	87	**78**	11.5%

5-year Mar average: **33**

Closed Sales 23

▲ 27.8% from Feb 2020: **18**

▲ 9.5% from Mar 2019: **21**

YTD	2020	2019	+/-
	61	**53**	15.1%

5-year Mar average: **24**

Median Sold Price $215,000

▲ 16.5% from Feb 2020: **$184,625**

▼ -6.5% from Mar 2019: **$230,000**

YTD	2020	2019	+/-
	$211,500	**$247,000**	-14.4%

5-year Mar average: **$219,000**

Summary

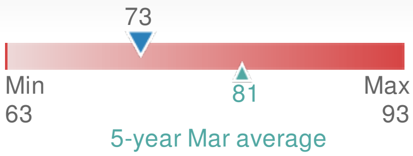
In 33950, the median sold price for Condo/Co-op/TH properties for March was $215,000, representing an increase of 16.5% compared to last month and a decrease of 6.5% from Mar 2019. The average days on market for units sold in March was 73 days, 10% below the 5-year March average of 81 days. There was a 32.4% month over month decrease in new contract activity with 25 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 30; and a 3.4% increase in supply to 92 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.44 in February and an increase from 0.27 in March 2019. The Contract Ratio is the same as the 5-year March average of 0.33. 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 92

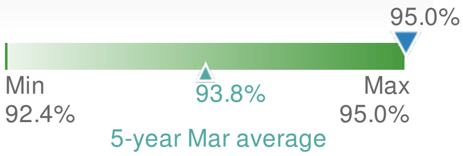
Feb 2020	Mar 2019
89	**127**

Avg DOM 73



Feb 2020	Mar 2019	YTD
89	**88**	**81**

Avg Sold to OLP Ratio 95.0%



Feb 2020	Mar 2019	YTD
91.7%	**93.4%**	**93.7%**

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

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

March 2020

33950 - SFH/Villa

New Listings 84

↔ 0.0%	▼ -8.7%
from Feb 2020: **84**	from Mar 2019: **92**

YTD	2020	2019	+/-
	256	**300**	-14.7%

5-year Mar average: **85**

New Pendings 65

▼ -33.0%	▼ -35.0%
from Feb 2020: **97**	from Mar 2019: **100**

YTD	2020	2019	+/-
	253	**245**	3.3%

5-year Mar average: **80**

Closed Sales 74

▲ 27.6%	▲ 15.6%
from Feb 2020: **58**	from Mar 2019: **64**

YTD	2020	2019	+/-
	171	**148**	15.5%

5-year Mar average: **62**

Median Sold Price $438,750

▲ 22.0%	▲ 7.1%
from Feb 2020: **$359,500**	from Mar 2019: **$409,500**

YTD	2020	2019	+/-
	$420,000	**$397,500**	5.7%

5-year Mar average: **$387,950**

Summary

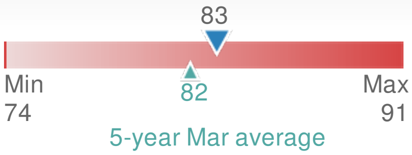
In 33950, the median sold price for SFH/Villa properties for March was $438,750, representing an increase of 22% compared to last month and an increase of 7.1% from Mar 2019. The average days on market for units sold in March was 83 days, 1% above the 5-year March average of 82 days. There was a 33% month over month decrease in new contract activity with 65 New Pendings; a 32.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 76; and a 6.4% increase in supply to 250 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, down from 0.48 in February and a decrease from 0.31 in March 2019. The Contract Ratio is 5% lower than the 5-year March average of 0.31. 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 250

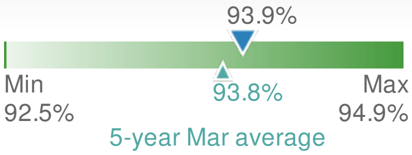
Feb 2020	Mar 2019
235	**347**

Avg DOM 83



Feb 2020	Mar 2019	YTD
99	**75**	**85**

Avg Sold to OLP Ratio 93.9%



Feb 2020	Mar 2019	YTD
91.8%	**92.5%**	**93.2%**

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

MarketStats by ShowingTime