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

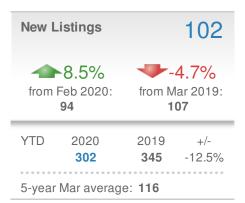
## **Local Market Insight**

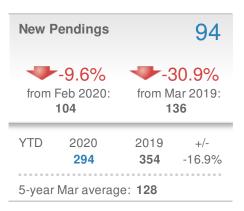
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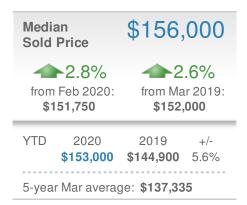


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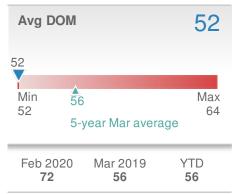










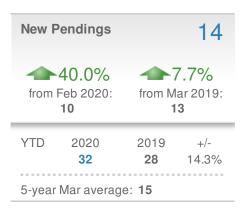






33952 - Condo/Co-op/TH

New Listings		13		
-7.1% from Feb 2020:		-13.3% from Mar 2019: 15		
YTD	2020 <b>36</b>	2019 <b>41</b>	+/- -12.2%	
5-year Mar average: <b>15</b>				





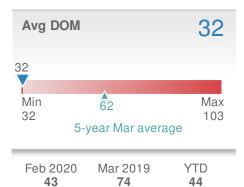
Median Sold Price		\$85,250	
0.3% from Feb 2020: \$85,000		13.7% from Mar 2019: \$75,000	
YTD	2020 <b>\$83,500</b>	2019 <b>\$77,000</b>	+/- 8.4%
5-year Mar average: \$69,090			

## **Summary**

In 33952, the median sold price for Condo/Co-op/TH properties for March was \$85,250, representing an increase of 0.3% compared to last month and an increase of 13.7% from Mar 2019. The average days on market for units sold in March was 32 days, 49% below the 5-year March average of 62 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 9; and a 25.9% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.26 pendings per active listing, down from 0.41 in February and a decrease from 0.41 in March 2019. The Contract Ratio is 41% lower than the 5-year March average of 0.44. 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.



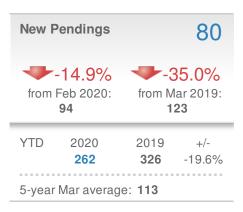






33952 - SFH/Villa

New Listings		89		
11.3% from Feb 2020:		-3.3% from Mar 2019: 92		
YTD	2020 <b>266</b>	2019 <b>304</b>	+/- -12.5%	
5-year Mar average: 100				





Median Sold Price		\$165,000		
4.3% from Feb 2020: \$158,250		5.3% from Mar 2019: \$156,750		
YTD	2020 <b>\$160,900</b>	2019 <b>\$152,000</b>	+/- 5.9%	
5-year Mar average: <b>\$144,730</b>				

## **Summary**

In 33952, the median sold price for SFH/Villa properties for March was \$165,000, representing an increase of 4.3% compared to last month and an increase of 5.3% from Mar 2019. The average days on market for units sold in March was 55 days, the same as the 5-year March average of 55 days. There was a 14.9% month over month decrease in new contract activity with 80 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 96; and a 2.1% increase in supply to 196 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.56 in February and a decrease from 0.65 in March 2019. The Contract Ratio is 20% lower than the 5-year March average of 0.61. 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.



