April 2020

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

Local Market Insight

33952

MarketStats by ShowingTime

April 2020
33952

New Listings 78

-23.5% from Mar 2020: **102**

-17.0% from Apr 2019: **94**

YTD	2020	2019	+/-
	380	**439**	-13.4%

5-year Apr average: **95**

New Pendings 84

-10.6% from Mar 2020: **94**

-27.6% from Apr 2019: **116**

YTD	2020	2019	+/-
	378	**470**	-19.6%

5-year Apr average: **116**

Closed Sales 58

-30.1% from Mar 2020: **83**

-46.8% from Apr 2019: **109**

YTD	2020	2019	+/-
	249	**317**	-21.5%

5-year Apr average: **87**

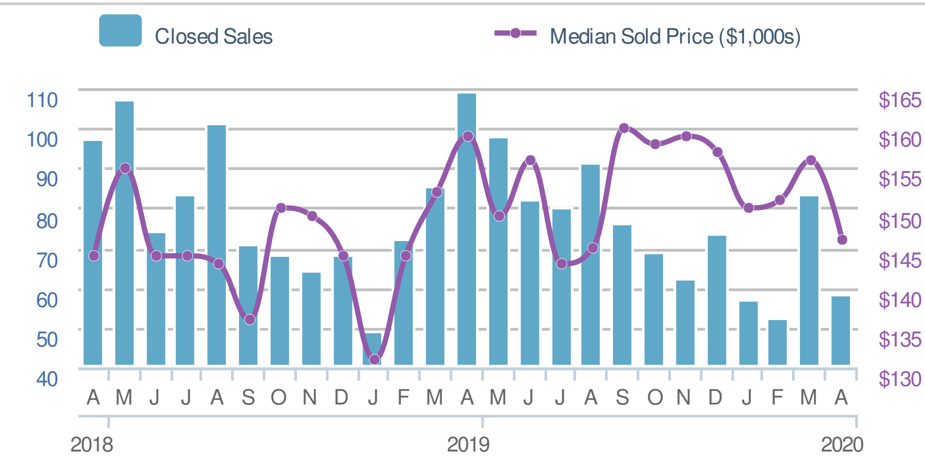
Median Sold Price $146,500

-6.1% from Mar 2020: **$156,000**

-8.4% from Apr 2019: **$159,900**

YTD	2020	2019	+/-
	$150,000	**$150,000**	0.0%

5-year Apr average: **$136,280**



Active Listings 217

217

Min 192 | 219 | Max 240

5-year Apr average

Mar 2020	Apr 2019
230	**223**

Avg DOM 49

49

Min 47 | 50 | Max 56

5-year Apr average

Mar 2020	Apr 2019	YTD
52	**56**	**54**

Avg Sold to OLP Ratio 94.9%

94.9%

Min 92.1% | 93.6% | Max 94.9%

5-year Apr average

Mar 2020	Apr 2019	YTD
96.0%	**93.2%**	**94.8%**

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

April 2020

33952 - Condo/Co-op/TH

New Listings 10

-23.1% from Mar 2020: **13**

-41.2% from Apr 2019: **17**

YTD	2020	2019	+/-
	46	58	-20.7%

5-year Apr average: **12**

New Pendings 7

-50.0% from Mar 2020: **14**

-50.0% from Apr 2019: **14**

YTD	2020	2019	+/-
	39	42	-7.1%

5-year Apr average: **13**

Closed Sales 6

-40.0% from Mar 2020: **10**

-40.0% from Apr 2019: **10**

YTD	2020	2019	+/-
	26	27	-3.7%

5-year Apr average: **11**

Median Sold Price $93,250

9.4% from Mar 2020: **$85,250**

22.7% from Apr 2019: **$76,000**

YTD	2020	2019	+/-
	$85,000	**$77,000**	10.4%

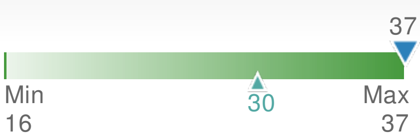
5-year Apr average: **$69,950**

Summary

In 33952, the median sold price for Condo/Co-op/TH properties for April was $93,250, representing an increase of 9.4% compared to last month and an increase of 22.7% from Apr 2019. The average days on market for units sold in April was 79 days, 21% above the 5-year April average of 65 days. There was a 50% month over month decrease in new contract activity with 7 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 8; and an 8.8% increase in supply to 37 active units.

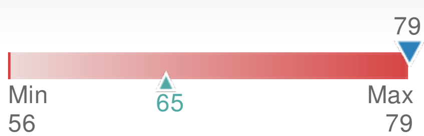
This activity resulted in a Contract Ratio of 0.22 pendings per active listing, down from 0.26 in March and a decrease from 0.44 in April 2019. The Contract Ratio is 59% lower than the 5-year April average of 0.53. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 37



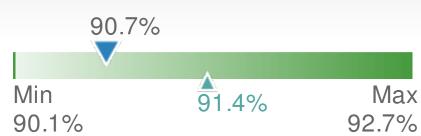
Mar 2020	Apr 2019
34	**36**

Avg DOM 79



Mar 2020	Apr 2019	YTD
32	**62**	**52**

Avg Sold to OLP Ratio 90.7%



Mar 2020	Apr 2019	YTD
96.2%	**92.7%**	**93.3%**

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

April 2020

33952 - SFH/Villa

New Listings 68

-23.6% from Mar 2020: **89**

-11.7% from Apr 2019: **77**

YTD	2020	2019	+/-
	334	381	-12.3%

5-year Apr average: **82**

New Pendings 77

-3.8% from Mar 2020: **80**

-24.5% from Apr 2019: **102**

YTD	2020	2019	+/-
	339	428	-20.8%

5-year Apr average: **103**

Closed Sales 52

-28.8% from Mar 2020: **73**

-47.5% from Apr 2019: **99**

YTD	2020	2019	+/-
	223	290	-23.1%

5-year Apr average: **76**

Median Sold Price $150,000

-9.1% from Mar 2020: **$165,000**

-9.1% from Apr 2019: **$165,000**

YTD	2020	2019	+/-
	$157,000	$157,250	-0.2%

5-year Apr average: **$147,740**

Summary

In 33952, the median sold price for SFH/Villa properties for April was $150,000, representing a decrease of 9.1% compared to last month and a decrease of 9.1% from Apr 2019. The average days on market for units sold in April was 45 days, 7% below the 5-year April average of 48 days. There was a 3.8% month over month decrease in new contract activity with 77 New Pendings; a 7.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 103; and an 8.2% decrease in supply to 180 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, up from 0.49 in March and a decrease from 0.58 in April 2019. The Contract Ratio is 14% lower than the 5-year April average of 0.66. 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 180

180

Min 161 | 189 5-year Apr average | Max 211

Mar 2020	Apr 2019
196	187

Avg DOM 45

45

Min 45 | 48 5-year Apr average | Max 55

Mar 2020	Apr 2019	YTD
55	55	55

Avg Sold to OLP Ratio 95.4%

95.4%

Min 92.4% | 93.9% 5-year Apr average | Max 95.4%

Mar 2020	Apr 2019	YTD
96.0%	93.3%	94.9%