March 2020

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

Local Market Insight

33953

MarketStats by ShowingTime

March 2020
33953

New Listings 25
-21.9% from Feb 2020: **32**
-26.5% from Mar 2019: **34**

YTD	2020	2019	+/-
	95	114	-16.7%

5-year Mar average: **32**

New Pendings 30
-21.1% from Feb 2020: **38**
-28.6% from Mar 2019: **42**

YTD	2020	2019	+/-
	91	92	-1.1%

5-year Mar average: **35**

Closed Sales 20
17.6% from Feb 2020: **17**
-16.7% from Mar 2019: **24**

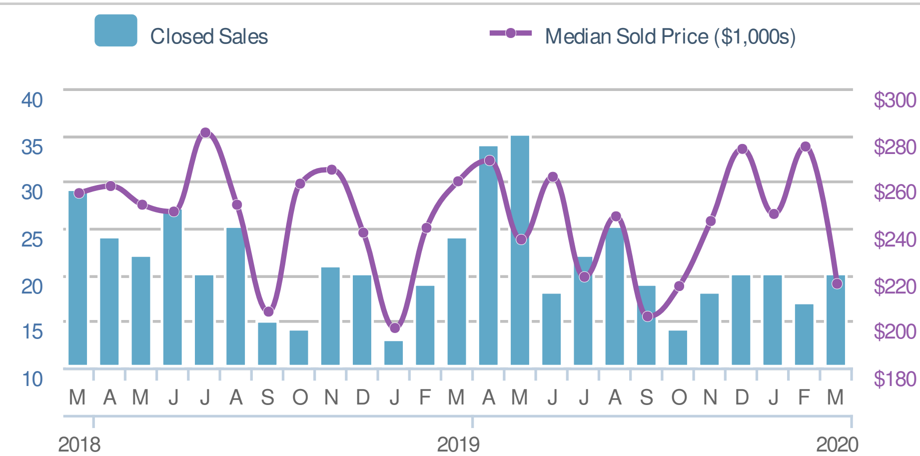
YTD	2020	2019	+/-
	57	56	1.8%

5-year Mar average: **25**

Median Sold Price $216,200
-21.4% from Feb 2020: **$275,000**
-17.1% from Mar 2019: **$260,750**

YTD	2020	2019	+/-
	$245,000	$243,500	0.6%

5-year Mar average: **$235,370**



Active Listings 115
115
Min 105
127
Max 153
5-year Mar average

Feb 2020	Mar 2019
117	153

Avg DOM 64
64
Min 64
77
Max 94
5-year Mar average

Feb 2020	Mar 2019	YTD
105	70	87

Avg Sold to OLP Ratio 93.5%
93.5%
Min 93.2%
94.3%
Max 95.1%
5-year Mar average

Feb 2020	Mar 2019	YTD
92.9%	94.9%	92.6%

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

March 2020

33953 - Condo/Co-op/TH

New Listings 8

0.0% from Feb 2020: **8**

60.0% from Mar 2019: **5**

YTD	2020	2019	+/-
	24	**12**	100.0%

5-year Mar average: **6**

New Pendings 5

0.0% from Feb 2020: **5**

25.0% from Mar 2019: **4**

YTD	2020	2019	+/-
	16	**9**	77.8%

5-year Mar average: **5**

Closed Sales 6

50.0% from Feb 2020: **4**

20.0% from Mar 2019: **5**

YTD	2020	2019	+/-
	15	**8**	87.5%

5-year Mar average: **5**

Median Sold Price $169,500

-31.7% from Feb 2020: **$248,250**

44.1% from Mar 2019: **$117,600**

YTD	2020	2019	+/-
	$201,400	**$153,500**	31.2%

5-year Mar average: **$188,470**

Summary

In 33953, the median sold price for Condo/Co-op/TH properties for March was $169,500, representing a decrease of 31.7% compared to last month and an increase of 44.1% from Mar 2019. The average days on market for units sold in March was 40 days, 49% below the 5-year March average of 79 days. There was no month over month change in new contract activity with 5 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 6; and a 3.6% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.21 pendings per active listing, down from 0.29 in February and an increase from 0.14 in March 2019. The Contract Ratio is 14% lower than the 5-year March average of 0.24. 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 29

29

Min 17 | 24 | Max 29

5-year Mar average

Feb 2020	Mar 2019
28	**28**

Avg DOM 40

40

Min 40 | 79 | Max 142

5-year Mar average

Feb 2020	Mar 2019	YTD
148	**86**	**113**

Avg Sold to OLP Ratio 91.9%

91.9%

Min 91.9% | 93.7% | Max 96.6%

5-year Mar average

Feb 2020	Mar 2019	YTD
92.0%	**92.3%**	**91.4%**

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

March 2020

33953 - SFH/Villa

New Listings	17	
-29.2% from Feb 2020: 24	-34.6% from Mar 2019: 26	

YTD	2020	2019	+/-
	67	96	-30.2%

5-year Mar average: **25**

New Pendings	23
-25.8% from Feb 2020: 31	-36.1% from Mar 2019: 36

YTD	2020	2019	+/-
	69	77	-10.4%

5-year Mar average: **28**

Closed Sales	12
20.0% from Feb 2020: 10	-36.8% from Mar 2019: 19

YTD	2020	2019	+/-
	37	44	-15.9%

5-year Mar average: **18**

Median Sold Price	$273,615
-22.7% from Feb 2020: $354,000	-1.6% from Mar 2019: $278,000

YTD	2020	2019	+/-
	$279,000	$273,250	2.1%

5-year Mar average: **$258,523**

Summary

In 33953, the median sold price for SFH/Villa properties for March was $273,615, representing a decrease of 22.7% compared to last month and a decrease of 1.6% from Mar 2019. The average days on market for units sold in March was 83 days, 6% above the 5-year March average of 79 days. There was a 25.8% month over month decrease in new contract activity with 23 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 28; and a 2.4% decrease in supply to 82 active units.

This activity resulted in a Contract Ratio of 0.34 pendings per active listing, down from 0.40 in February and a decrease from 0.38 in March 2019. The Contract Ratio is 10% lower than the 5-year March average of 0.38. 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: 82

Min 82 · 5-year Mar average 99 · Max 118

Feb 2020	Mar 2019
84	118

Avg DOM: 83

Min 65 · 5-year Mar average 79 · Max 104

Feb 2020	Mar 2019	YTD
58	65	70

Avg Sold to OLP Ratio: 97.3%

Min 94.5% · 5-year Mar average 95.5% · Max 97.3%

Feb 2020	Mar 2019	YTD
93.6%	95.6%	94.1%