March 2020

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

Local Market Insight

33954

MarketStats by ShowingTime

March 2020

33954

New Listings 33

13.8% from Feb 2020: 29

17.9% from Mar 2019: 28

YTD	2020	2019	+/-
	97	75	29.3%

5-year Mar average: **29**

New Pendings 32

-3.0% from Feb 2020: 33

23.1% from Mar 2019: 26

YTD	2020	2019	+/-
	100	77	29.9%

5-year Mar average: **33**

Closed Sales 29

38.1% from Feb 2020: 21

16.0% from Mar 2019: 25

YTD	2020	2019	+/-
	60	59	1.7%

5-year Mar average: **23**

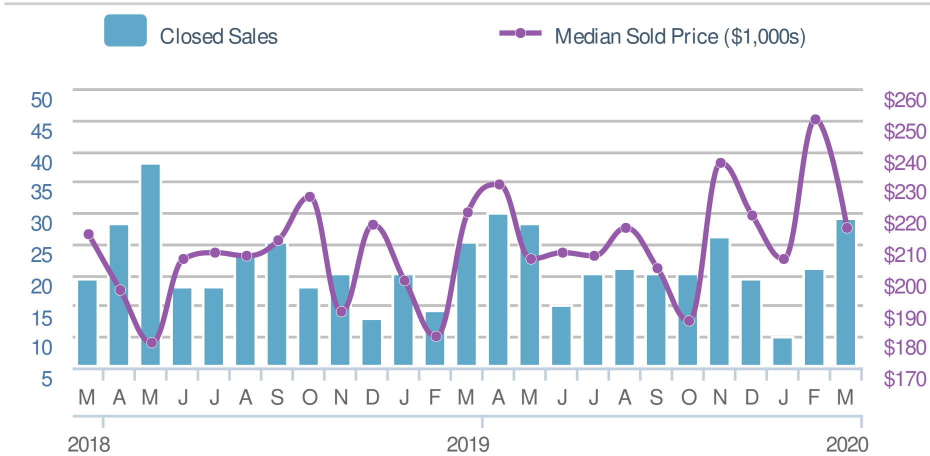
Median Sold Price $215,000

-14.0% from Feb 2020: $250,000

-2.3% from Mar 2019: $220,000

YTD	2020	2019	+/-
	$219,500	$210,000	4.5%

5-year Mar average: **$199,180**



Active Listings 61

61

Min 60 | 67 | Max 74

5-year Mar average

Feb 2020	Mar 2019
57	66

Avg DOM 33

33

Min 33 | 53 | Max 76

5-year Mar average

Feb 2020	Mar 2019	YTD
65	76	49

Avg Sold to OLP Ratio 96.8%

96.8%

Min 92.1% | 94.9% | Max 96.8%

5-year Mar average

Feb 2020	Mar 2019	YTD
94.5%	92.1%	95.8%

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

March 2020

33954 - Condo/Co-op/TH

New Listings 0

0.0% from Feb 2020: **0**

0.0% from Mar 2019: **0**

YTD	2020	2019	+/-
	1	**0**	0.0%

5-year Mar average: **0**

New Pendings 0

0.0% from Feb 2020: **0**

0.0% from Mar 2019: **0**

YTD	2020	2019	+/-
	0	**0**	0.0%

5-year Mar average: **0**

Closed Sales 0

0.0% from Feb 2020: **0**

0.0% from Mar 2019: **0**

YTD	2020	2019	+/-
	0	**0**	0.0%

5-year Mar average: **0**

Median Sold Price $0

0.0% from Feb 2020: **$0**

0.0% from Mar 2019: **$0**

YTD	2020	2019	+/-
	$0	**$0**	0.0%

5-year Mar average: **$0**

Summary

In 33954, the median sold price for Condo/Co-op/TH properties for March was $0, representing no change compared to last month and no change from Mar 2019. The average days on market for units sold in March was 0 days, the same as the 5-year March average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and a decrease from 0.00 in March 2019. The Contract Ratio is the same as the 5-year March average of 0.00. 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 0

0

1 Min 1 — Max 1

5-year Mar average

Feb 2020	Mar 2019
0	**1**

Avg DOM 0

0

0 Min 0 — Max 0

5-year Mar average

Feb 2020	Mar 2019	YTD
0	**0**	**0**

Avg Sold to OLP Ratio 0.0%

0.0%

0.0% Min 0.0% — Max 0.0%

5-year Mar average

Feb 2020	Mar 2019	YTD
0.0%	**0.0%**	**0.0%**

MarketStats by ShowingTime

March 2020

33954 - SFH/Villa

New Listings 33

13.8% from Feb 2020: 29

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YTD	2020	2019	+/-
	97	74	31.1%

5-year Mar average: **29**

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YTD	2020	2019	+/-
	100	77	29.9%

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	60	59	1.7%

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Median Sold Price $215,000

-14.0% from Feb 2020: $250,000

-2.3% from Mar 2019: $220,000

YTD	2020	2019	+/-
	$219,500	$210,000	4.5%

5-year Mar average: **$199,180**

Summary

In 33954, the median sold price for SFH/Villa properties for March was $215,000, representing a decrease of 14% compared to last month and a decrease of 2.3% from Mar 2019. The average days on market for units sold in March was 33 days, 38% below the 5-year March average of 53 days. There was a 3% month over month decrease in new contract activity with 32 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 42; and a 7% increase in supply to 61 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.84 in February and an increase from 0.60 in March 2019. The Contract Ratio is 5% higher than the 5-year March 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 61

61

Min 60 | 66 5-year Mar average | Max 74

Feb 2020	Mar 2019
57	65

Avg DOM 33

33

Min 33 | 53 5-year Mar average | Max 76

Feb 2020	Mar 2019	YTD
65	76	49

Avg Sold to OLP Ratio 96.8%

96.8%

Min 92.1% | 94.9% 5-year Mar average | Max 96.8%

Feb 2020	Mar 2019	YTD
94.5%	92.1%	95.8%

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