April 2020

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

Local Market Insight

33954

MarketStats by ShowingTime

April 2020

33954

New Listings 13

-60.6% from Mar 2020: **33**

-50.0% from Apr 2019: **26**

YTD	2020	2019	+/-
	110	**101**	8.9%

5-year Apr average: **23**

New Pendings 21

-34.4% from Mar 2020: **32**

-41.7% from Apr 2019: **36**

YTD	2020	2019	+/-
	121	**113**	7.1%

5-year Apr average: **30**

Closed Sales 21

-27.6% from Mar 2020: **29**

-30.0% from Apr 2019: **30**

YTD	2020	2019	+/-
	81	**89**	-9.0%

5-year Apr average: **26**

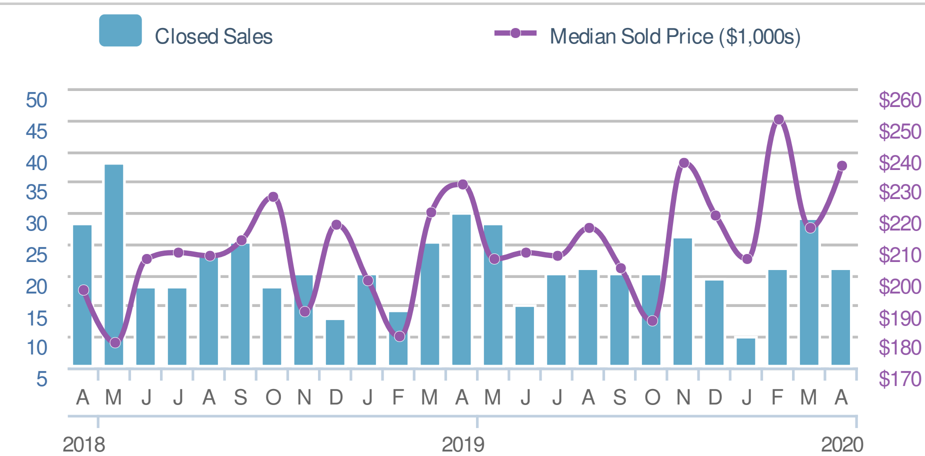
Median Sold Price $235,000

9.3% from Mar 2020: **$215,000**

2.6% from Apr 2019: **$229,087**

YTD	2020	2019	+/-
	$227,090	**$213,900**	6.2%

5-year Apr average: **$197,417**



Active Listings 51

51

Min 51 — 58 — Max 64

5-year Apr average

Mar 2020	Apr 2019
61	**56**

Avg DOM 60

60

Min 44 — 59 — Max 84

5-year Apr average

Mar 2020	Apr 2019	YTD
33	**84**	**51**

Avg Sold to OLP Ratio 95.2%

95.2%

Min 92.9% — 95.1% — Max 96.7%

5-year Apr average

Mar 2020	Apr 2019	YTD
96.8%	**96.7%**	**95.6%**

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

April 2020

33954 - Condo/Co-op/TH

New Listings — 0

0.0% from Mar 2020: **0**

-100.0% from Apr 2019: **1**

YTD	2020	2019	+/-
	2	**0**	0.0%

5-year Apr average: **0**

New Pendings — 0

0.0% from Mar 2020: **0**

-100.0% from Apr 2019: **1**

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

5-year Apr average: **0**

Closed Sales — 0

0.0% from Mar 2020: **0**

-100.0% from Apr 2019: **1**

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

5-year Apr average: **0**

Median Sold Price — $0

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

-100.0% from Apr 2019: **$200,000**

YTD	2020	2019	+/-
	$200,000	**$0**	0.0%

5-year Apr average: **$200,000**

Summary

In 33954, the median sold price for Condo/Co-op/TH properties for April was $0, representing no change compared to last month and a decrease of 100% from Apr 2019. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 50 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 March) 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 March and a decrease from 0.00 in April 2019. The Contract Ratio is the same as the 5-year April 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 Apr average

Mar 2020	Apr 2019
0	**1**

Avg DOM — 0

0

50

Min 50 — Max 50

5-year Apr average

Mar 2020	Apr 2019	YTD
0	**50**	**50**

Avg Sold to OLP Ratio — 0.0%

0.0%

95.2%

Min 95.2% — Max 95.2%

5-year Apr average

Mar 2020	Apr 2019	YTD
0.0%	**95.2%**	**95.2%**

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

April 2020

33954 - SFH/Villa

New Listings 13

-60.6% from Mar 2020: 33

-48.0% from Apr 2019: 25

YTD	2020	2019	+/-
	110	99	11.1%

5-year Apr average: **22**

New Pendings 21

-34.4% from Mar 2020: 32

-40.0% from Apr 2019: 35

YTD	2020	2019	+/-
	121	112	8.0%

5-year Apr average: **30**

Closed Sales 21

-27.6% from Mar 2020: 29

-27.6% from Apr 2019: 29

YTD	2020	2019	+/-
	81	88	-8.0%

5-year Apr average: **25**

Median Sold Price $235,000

9.3% from Mar 2020: $215,000

2.5% from Apr 2019: $229,174

YTD	2020	2019	+/-
	$227,090	$215,950	5.2%

5-year Apr average: **$197,435**

Summary

In 33954, the median sold price for SFH/Villa properties for April was $235,000, representing an increase of 9.3% compared to last month and an increase of 2.5% from Apr 2019. The average days on market for units sold in April was 60 days, 1% above the 5-year April average of 59 days. There was a 34.4% month over month decrease in new contract activity with 21 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 38; and a 16.4% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.69 in March and a decrease from 0.76 in April 2019. The Contract Ratio is the same as the 5-year April average of 0.75. 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 51

51

Min 51 | 58 | Max 64

5-year Apr average

Mar 2020	Apr 2019
61	55

Avg DOM 60

60

Min 44 | 59 | Max 85

5-year Apr average

Mar 2020	Apr 2019	YTD
33	85	51

Avg Sold to OLP Ratio 95.2%

95.2%

Min 92.9% | 95.1% | Max 96.7%

5-year Apr average

Mar 2020	Apr 2019	YTD
96.8%	96.7%	95.6%