March 2020

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

Local Market Insight

33955

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

March 2020

33955

New Listings 44

-29.0% from Feb 2020: **62**

-8.3% from Mar 2019: **48**

YTD	2020	2019	+/-
	156	**165**	-5.5%

5-year Mar average: **49**

New Pendings 47

-2.1% from Feb 2020: **48**

-26.6% from Mar 2019: **64**

YTD	2020	2019	+/-
	159	**160**	-0.6%

5-year Mar average: **52**

Closed Sales 48

45.5% from Feb 2020: **33**

65.5% from Mar 2019: **29**

YTD	2020	2019	+/-
	117	**77**	51.9%

5-year Mar average: **40**

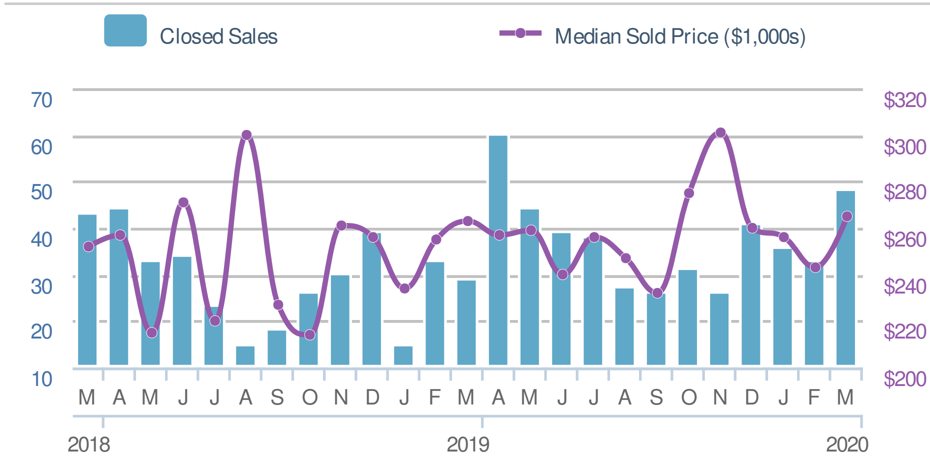
Median Sold Price $265,488

9.0% from Feb 2020: **$243,500**

0.9% from Mar 2019: **$263,000**

YTD	2020	2019	+/-
	$255,000	**$255,000**	0.0%

5-year Mar average: **$245,798**



Active Listings 156

156

Min 156

175 5-year Mar average

Max 201

Feb 2020	Mar 2019
146	**184**

Avg DOM 74

74

Min 73

84 5-year Mar average

Max 113

Feb 2020	Mar 2019	YTD
141	**113**	**96**

Avg Sold to OLP Ratio 94.8%

94.8%

Min 92.7%

94.7% 5-year Mar average

Max 98.7%

Feb 2020	Mar 2019	YTD
93.4%	**94.3%**	**93.8%**

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

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
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33955 - Condo/Co-op/TH

New Listings — 11

-54.2% from Feb 2020: **24**

-15.4% from Mar 2019: **13**

YTD	2020	2019	+/-
	52	**39**	33.3%

5-year Mar average: **14**

New Pendings — 12

0.0% from Feb 2020: **12**

-42.9% from Mar 2019: **21**

YTD	2020	2019	+/-
	44	**55**	-20.0%

5-year Mar average: **12**

Closed Sales — 16

100.0% from Feb 2020: **8**

14.3% from Mar 2019: **14**

YTD	2020	2019	+/-
	31	**29**	6.9%

5-year Mar average: **12**

Median Sold Price — $263,500

6.8% from Feb 2020: **$246,750**

-10.2% from Mar 2019: **$293,500**

YTD	2020	2019	+/-
	$260,000	**$255,000**	2.0%

5-year Mar average: **$233,800**

Summary

In 33955, the median sold price for Condo/Co-op/TH properties for March was $263,500, representing an increase of 6.8% compared to last month and a decrease of 10.2% from Mar 2019. The average days on market for units sold in March was 68 days, 31% below the 5-year March average of 99 days. There was no month over month change in new contract activity with 12 New Pendings; a 29.2% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 17; and a 4% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.48 in February and a decrease from 0.65 in March 2019. The Contract Ratio is 4% higher than the 5-year March average of 0.32. 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 — 52

52

Min 48 | 60 | Max 75

5-year Mar average

Feb 2020	Mar 2019
50	**48**

Avg DOM — 68

68

Min 68 | 99 | Max 131

5-year Mar average

Feb 2020	Mar 2019	YTD
162	**131**	**125**

Avg Sold to OLP Ratio — 95.5%

95.5%

Min 92.4% | 93.8% | Max 95.5%

5-year Mar average

Feb 2020	Mar 2019	YTD
94.1%	**92.8%**	**95.1%**

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March 2020

33955 - SFH/Villa

New Listings 28

-15.2% from Feb 2020: **33**

-15.2% from Mar 2019: **33**

YTD	2020	2019	+/-
	92	**106**	-13.2%

5-year Mar average: **31**

New Pendings 33

-2.9% from Feb 2020: **34**

-15.4% from Mar 2019: **39**

YTD	2020	2019	+/-
	106	**98**	8.2%

5-year Mar average: **34**

Closed Sales 31

34.8% from Feb 2020: **23**

106.7% from Mar 2019: **15**

YTD	2020	2019	+/-
	78	**47**	66.0%

5-year Mar average: **25**

Median Sold Price $290,000

17.4% from Feb 2020: **$247,000**

12.6% from Mar 2019: **$257,500**

YTD	2020	2019	+/-
	$261,988	**$257,500**	1.7%

5-year Mar average: **$258,700**

Summary

In 33955, the median sold price for SFH/Villa properties for March was $290,000, representing an increase of 17.4% compared to last month and an increase of 12.6% from Mar 2019. The average days on market for units sold in March was 78 days, 2% below the 5-year March average of 79 days. There was a 2.9% month over month decrease in new contract activity with 33 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 30; and a 5.9% increase in supply to 90 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.45 in February and a decrease from 0.47 in March 2019. The Contract Ratio is 15% lower than the 5-year March average of 0.39. 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 90

90

Min 90 | 105 (5-year Mar average) | Max 117

Feb 2020	Mar 2019
85	**117**

Avg DOM 78

78

Min 59 | 79 (5-year Mar average) | Max 97

Feb 2020	Mar 2019	YTD
126	**97**	**83**

Avg Sold to OLP Ratio 94.6%

94.6%

Min 93.5% | 95.6% (5-year Mar average) | Max 100.2%

Feb 2020	Mar 2019	YTD
94.2%	**95.7%**	**94.3%**

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

MarketStats by ShowingTime