March 2020

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

Local Market Insight

33980

MarketStats by ShowingTime

March 2020

33980

New Listings 44

4.8% from Feb 2020: **42**

-2.2% from Mar 2019: **45**

YTD	2020	2019	+/-
	139	**134**	3.7%

5-year Mar average: **50**

New Pendings 43

-4.4% from Feb 2020: **45**

-6.5% from Mar 2019: **46**

YTD	2020	2019	+/-
	125	**129**	-3.1%

5-year Mar average: **46**

Closed Sales 39

56.0% from Feb 2020: **25**

2.6% from Mar 2019: **38**

YTD	2020	2019	+/-
	97	**89**	9.0%

5-year Mar average: **35**

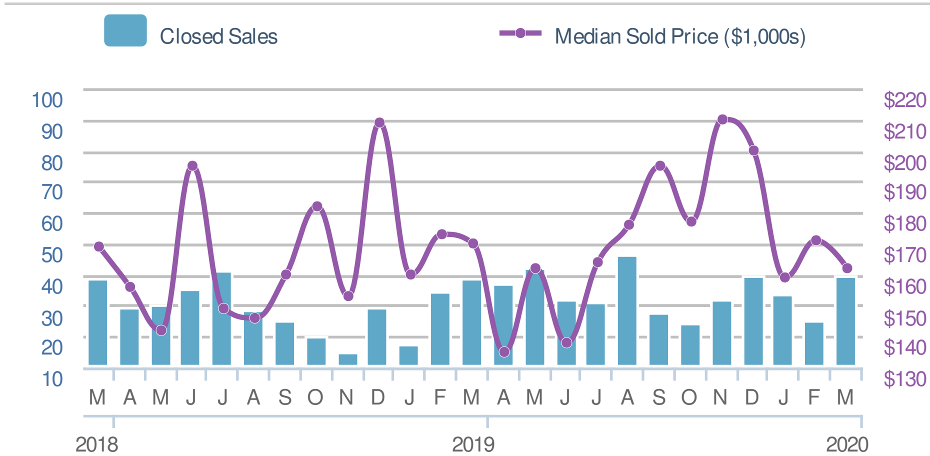
Median Sold Price $162,000

-5.5% from Feb 2020: **$171,500**

-5.0% from Mar 2019: **$170,450**

YTD	2020	2019	+/-
	$170,000	**$172,500**	-1.4%

5-year Mar average: **$152,940**



Active Listings 103

103

Min 103 | 138 | Max 156

5-year Mar average

Feb 2020	Mar 2019
97	**136**

Avg DOM 50

50

Min 50 | 70 | Max 84

5-year Mar average

Feb 2020	Mar 2019	YTD
57	**84**	**54**

Avg Sold to OLP Ratio 95.7%

95.7%

Min 91.6% | 93.5% | Max 95.7%

5-year Mar average

Feb 2020	Mar 2019	YTD
94.7%	**93.7%**	**95.2%**

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

March 2020

33980 - Condo/Co-op/TH

New Listings 8

-11.1% from Feb 2020: **9**
-27.3% from Mar 2019: **11**

YTD	2020	2019	+/-
	29	**16**	81.3%

5-year Mar average: **11**

New Pendings 5

-50.0% from Feb 2020: **10**
-28.6% from Mar 2019: **7**

YTD	2020	2019	+/-
	25	**16**	56.3%

5-year Mar average: **7**

Closed Sales 10

66.7% from Feb 2020: **6**
233.3% from Mar 2019: **3**

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

5-year Mar average: **7**

Median Sold Price $139,625

-20.6% from Feb 2020: **$175,750**
21.4% from Mar 2019: **$115,000**

YTD	2020	2019	+/-
	$142,825	**$121,000**	18.0%

5-year Mar average: **$120,485**

Summary

In 33980, the median sold price for Condo/Co-op/TH properties for March was $139,625, representing a decrease of 20.6% compared to last month and an increase of 21.4% from Mar 2019. The average days on market for units sold in March was 57 days, 14% below the 5-year March average of 66 days. There was a 50% month over month decrease in new contract activity with 5 New Pendings; a 54.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 5; and a 10% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.23 pendings per active listing, down from 0.55 in February and a decrease from 0.30 in March 2019. The Contract Ratio is 22% lower than the 5-year March average of 0.30. 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 22

22

Min 21 | 25 5-year Mar average | Max 30

Feb 2020	Mar 2019
20	**23**

Avg DOM 57

57

Min 43 | 66 5-year Mar average | Max 127

Feb 2020	Mar 2019	YTD
54	**43**	**73**

Avg Sold to OLP Ratio 95.1%

95.1%

Min 91.0% | 93.2% 5-year Mar average | Max 96.0%

Feb 2020	Mar 2019	YTD
96.0%	**92.7%**	**94.3%**

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

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

March 2020

33980 - SFH/Villa

New Listings 27

8.0% from Feb 2020: **25**

12.5% from Mar 2019: **24**

YTD	2020	2019	+/-
	81	**78**	3.8%

5-year Mar average: **27**

New Pendings 29

0.0% from Feb 2020: **29**

81.3% from Mar 2019: **16**

YTD	2020	2019	+/-
	74	**62**	19.4%

5-year Mar average: **24**

Closed Sales 21

61.5% from Feb 2020: **13**

5.0% from Mar 2019: **20**

YTD	2020	2019	+/-
	49	**50**	-2.0%

5-year Mar average: **18**

Median Sold Price $217,000

5.9% from Feb 2020: **$205,000**

0.8% from Mar 2019: **$215,225**

YTD	2020	2019	+/-
	$209,000	**$208,000**	0.5%

5-year Mar average: **$199,925**

Summary

In 33980, the median sold price for SFH/Villa properties for March was $217,000, representing an increase of 5.9% compared to last month and an increase of 0.8% from Mar 2019. The average days on market for units sold in March was 50 days, 29% below the 5-year March average of 70 days. There was no month over month change in new contract activity with 29 New Pendings; a 3.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 31; and a 4.7% increase in supply to 67 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 0.50 in February and an increase from 0.22 in March 2019. The Contract Ratio is 31% higher than the 5-year March average of 0.35. 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 67

67

Min 67 | 82 5-year Mar average | Max 90

Feb 2020	Mar 2019
64	**86**

Avg DOM 50

50

Min 47 | 70 5-year Mar average | Max 117

Feb 2020	Mar 2019	YTD
57	**117**	**46**

Avg Sold to OLP Ratio 96.4%

96.4%

Min 93.2% | 94.8% 5-year Mar average | Max 96.4%

Feb 2020	Mar 2019	YTD
95.6%	**95.2%**	**96.2%**

MarketStats by ShowingTime