April 2020

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

Local Market Insight

33980

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

April 2020

33980

New Listings 29

-34.1% from Mar 2020: **44**

-27.5% from Apr 2019: **40**

YTD	2020	2019	+/-
	168	**174**	-3.4%

5-year Apr average: **40**

New Pendings 22

-48.8% from Mar 2020: **43**

-50.0% from Apr 2019: **44**

YTD	2020	2019	+/-
	147	**173**	-15.0%

5-year Apr average: **43**

Closed Sales 30

-23.1% from Mar 2020: **39**

-18.9% from Apr 2019: **37**

YTD	2020	2019	+/-
	127	**126**	0.8%

5-year Apr average: **32**

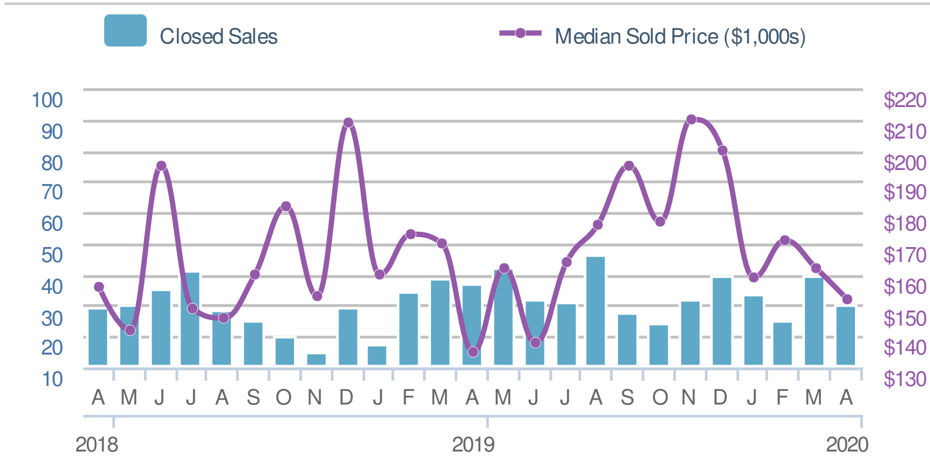
Median Sold Price $152,500

-5.9% from Mar 2020: **$162,000**

13.0% from Apr 2019: **$135,000**

YTD	2020	2019	+/-
	$163,000	**$160,000**	1.9%

5-year Apr average: **$148,700**



Active Listings 109

109

Min 109 | 131 | Max 143

5-year Apr average

Mar 2020	Apr 2019
103	**124**

Avg DOM 60

60

Min 48 | 70 | Max 100

5-year Apr average

Mar 2020	Apr 2019	YTD
50	**88**	**55**

Avg Sold to OLP Ratio 94.3%

94.3%

Min 91.5% | 93.4% | Max 94.7%

5-year Apr average

Mar 2020	Apr 2019	YTD
95.7%	**91.5%**	**95.0%**

April 2020

33980 - Condo/Co-op/TH

New Listings 10

25.0% from Mar 2020: 8

0.0% from Apr 2019: 10

YTD	2020	2019	+/-
	38	26	46.2%

5-year Apr average: **10**

New Pendings 4

-20.0% from Mar 2020: 5

-33.3% from Apr 2019: 6

YTD	2020	2019	+/-
	29	22	31.8%

5-year Apr average: **7**

Closed Sales 5

-50.0% from Mar 2020: 10

150.0% from Apr 2019: 2

YTD	2020	2019	+/-
	29	14	107.1%

5-year Apr average: **5**

Median Sold Price $129,900

-7.0% from Mar 2020: $139,625

-5.2% from Apr 2019: $137,000

YTD	2020	2019	+/-
	$141,400	$121,000	16.9%

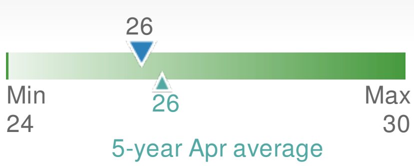
5-year Apr average: **$120,330**

Summary

In 33980, the median sold price for Condo/Co-op/TH properties for April was $129,900, representing a decrease of 7% compared to last month and a decrease of 5.2% from Apr 2019. The average days on market for units sold in April was 49 days, 54% below the 5-year April average of 107 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and an 18.2% increase in supply to 26 active units.

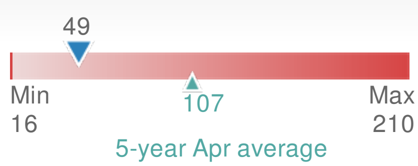
This activity resulted in a Contract Ratio of 0.15 pendings per active listing, down from 0.23 in March and a decrease from 0.42 in April 2019. The Contract Ratio is 49% lower than the 5-year April average of 0.29. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 26



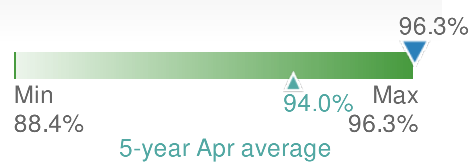
Mar 2020	Apr 2019
22	24

Avg DOM 49



Mar 2020	Apr 2019	YTD
57	195	69

Avg Sold to OLP Ratio 96.3%



Mar 2020	Apr 2019	YTD
95.1%	93.5%	94.7%

April 2020

33980 - SFH/Villa

New Listings 14

-48.1% from Mar 2020: **27**

-39.1% from Apr 2019: **23**

YTD	2020	2019	+/-
	96	**101**	-5.0%

5-year Apr average: **24**

New Pendings 17

-41.4% from Mar 2020: **29**

-34.6% from Apr 2019: **26**

YTD	2020	2019	+/-
	91	**88**	3.4%

5-year Apr average: **27**

Closed Sales 17

-19.0% from Mar 2020: **21**

21.4% from Apr 2019: **14**

YTD	2020	2019	+/-
	66	**64**	3.1%

5-year Apr average: **15**

Median Sold Price $207,000

-4.6% from Mar 2020: **$217,000**

-2.6% from Apr 2019: **$212,450**

YTD	2020	2019	+/-
	$207,500	**$209,000**	-0.7%

5-year Apr average: **$213,439**

Summary

In 33980, the median sold price for SFH/Villa properties for April was $207,000, representing a decrease of 4.6% compared to last month and a decrease of 2.6% from Apr 2019. The average days on market for units sold in April was 82 days, 21% above the 5-year April average of 68 days. There was a 41.4% month over month decrease in new contract activity with 17 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 28; and a 1.5% decrease in supply to 66 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.46 in March and an increase from 0.38 in April 2019. The Contract Ratio is 4% lower than the 5-year April average of 0.44. 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 66

66

Min 66 | 78 5-year Apr average | Max 93

Mar 2020	Apr 2019
67	**77**

Avg DOM 82

82

Min 39 | 68 5-year Apr average | Max 86

Mar 2020	Apr 2019	YTD
50	**71**	**55**

Avg Sold to OLP Ratio 94.6%

94.6%

Min 90.2% | 94.4% 5-year Apr average | Max 97.4%

Mar 2020	Apr 2019	YTD
96.4%	**90.2%**	**95.8%**