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

Local Market Insight

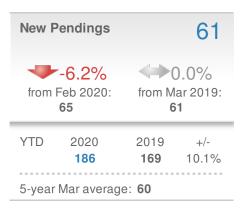
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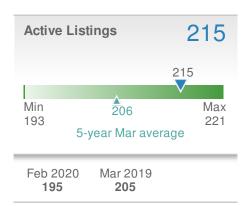
New L	istings	89			
61.8% from Feb 2020: 55		34.8% from Mar 2019:			
YTD	2020 220	2019 171	+/- 28.7%		
5-year Mar average: 68					

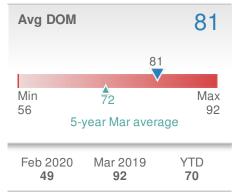








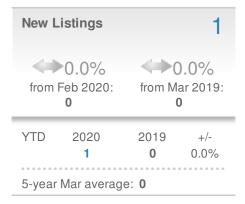


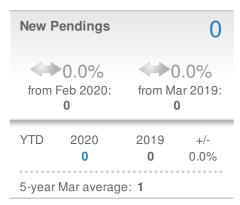






33981 - Condo/Co-op/TH









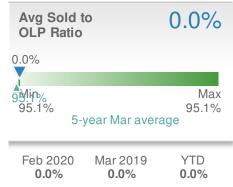
Summary

In 33981, 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, 100% below the 5-year March average of 5 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 a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and an increase from 0.00 in March 2019. The Contract Ratio is 100% lower than the 5-year March average of 0.13. 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.









33981 - SFH/Villa

New Listings		85			
80.9% from Feb 2020:		34.9% from Mar 2019:			
YTD	2020 205	2019 161	+/- 27.3%		
5-year Mar average: 65					



Closed Sales		47		
38.2% from Feb 2020: 34		4.4% from Mar 2019: 45		
YTD	2020 114	2019 103	+/- 10.7%	
5-year Mar average: 42				



Summary

In 33981, the median sold price for SFH/Villa properties for March was \$273,272, representing an increase of 12.2% compared to last month and an increase of 3.1% from Mar 2019. The average days on market for units sold in March was 88 days, 15% above the 5-year March average of 76 days. There was a 6.7% month over month decrease in new contract activity with 56 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 86; and a 10.2% increase in supply to 205 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.45 in February and an increase from 0.39 in March 2019. The Contract Ratio is 3% higher than the 5-year March average of 0.41. 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.



