April 2020

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

Local Market Insight

33981

MarketStats by ShowingTime

April 2020

33981

New Listings 34

-61.8%	-50.0%
from Mar 2020: **89**	from Apr 2019: **68**

YTD	2020	2019	+/-
	254	**239**	6.3%

5-year Apr average: **48**

New Pendings 34

-44.3%	-43.3%
from Mar 2020: **61**	from Apr 2019: **60**

YTD	2020	2019	+/-
	220	**229**	-3.9%

5-year Apr average: **50**

Closed Sales 49

-7.5%	11.4%
from Mar 2020: **53**	from Apr 2019: **44**

YTD	2020	2019	+/-
	171	**155**	10.3%

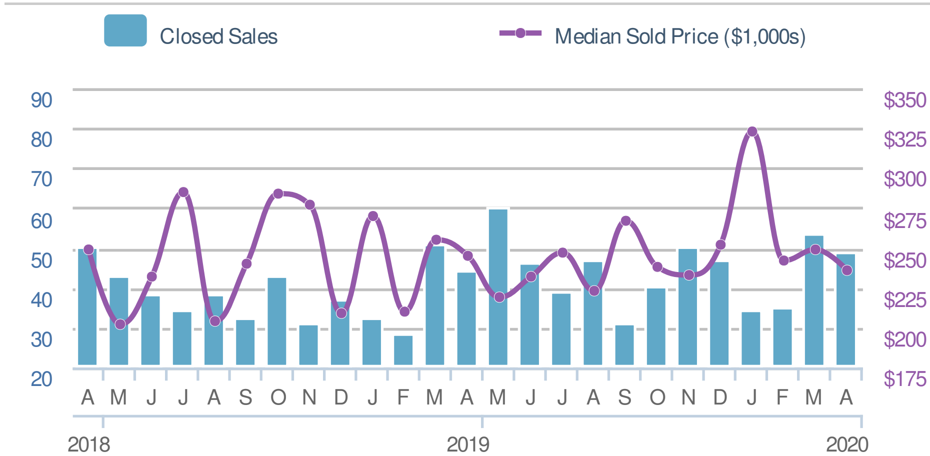
5-year Apr average: **45**

Median Sold Price $236,925

-4.8%	-3.5%
from Mar 2020: **$249,000**	from Apr 2019: **$245,500**

YTD	2020	2019	+/-
	$249,900	**$246,000**	1.6%

5-year Apr average: **$222,176**



Active Listings 205

205

Min 171 | 195 | Max 206

5-year Apr average

Mar 2020	Apr 2019
215	**199**

Avg DOM 78

78

Min 54 | 71 | Max 87

5-year Apr average

Mar 2020	Apr 2019	YTD
81	**87**	**72**

Avg Sold to OLP Ratio 98.1%

98.1%

Min 93.3% | 95.1% | Max 98.1%

5-year Apr average

Mar 2020	Apr 2019	YTD
94.8%	**93.7%**	**95.7%**

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

SmartCharts
MarketStats by ShowingTime

April 2020

33981 - Condo/Co-op/TH

New Listings 0

-100.0% from Mar 2020: 1

0.0% from Apr 2019: 0

YTD	2020	2019	+/-
	1	0	0.0%

5-year Apr average: **0**

New Pendings 0

0.0% from Mar 2020: 0

0.0% from Apr 2019: 0

YTD	2020	2019	+/-
	0	0	0.0%

5-year Apr average: **0**

Closed Sales 0

0.0% from Mar 2020: 0

0.0% from Apr 2019: 0

YTD	2020	2019	+/-
	0	0	0.0%

5-year Apr average: **0**

Median Sold Price $0

0.0% from Mar 2020: $0

0.0% from Apr 2019: $0

YTD	2020	2019	+/-
	$0	$0	0.0%

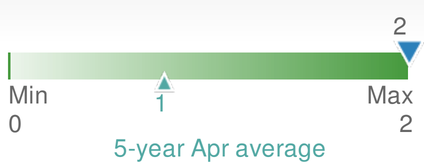
5-year Apr average: **$89,000**

Summary

In 33981, the median sold price for Condo/Co-op/TH properties for April was $0, representing no change compared to last month and no change from Apr 2019. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 196 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 2 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2019. The Contract Ratio is 100% lower than the 5-year April average of 0.10. 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 2

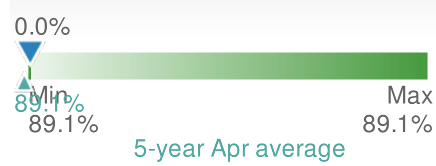


Mar 2020	Apr 2019
2	0

Avg DOM 0

Mar 2020	Apr 2019	YTD
0	0	0

Avg Sold to OLP Ratio 0.0%



Mar 2020	Apr 2019	YTD
0.0%	0.0%	0.0%

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

MarketStats by ShowingTime

April 2020

33981 - SFH/Villa

New Listings 32

-62.4% from Mar 2020: **85**

-52.9% from Apr 2019: **68**

YTD	2020	2019	+/-
	237	**229**	3.5%

5-year Apr average: **46**

New Pendings 33

-41.1% from Mar 2020: **56**

-45.0% from Apr 2019: **60**

YTD	2020	2019	+/-
	208	**221**	-5.9%

5-year Apr average: **48**

Closed Sales 47

0.0% from Mar 2020: **47**

6.8% from Apr 2019: **44**

YTD	2020	2019	+/-
	161	**147**	9.5%

5-year Apr average: **43**

Median Sold Price $239,000

-12.5% from Mar 2020: **$273,272**

-2.6% from Apr 2019: **$245,500**

YTD	2020	2019	+/-
	$262,750	**$261,900**	0.3%

5-year Apr average: **$227,642**

Summary

In 33981, the median sold price for SFH/Villa properties for April was $239,000, representing a decrease of 12.5% compared to last month and a decrease of 2.6% from Apr 2019. The average days on market for units sold in April was 80 days, 12% above the 5-year April average of 72 days. There was a 41.1% month over month decrease in new contract activity with 33 New Pendings; a 23.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 66; and a 5.4% decrease in supply to 194 active units.

This activity resulted in a Contract Ratio of 0.34 pendings per active listing, down from 0.42 in March and a decrease from 0.44 in April 2019. The Contract Ratio is 17% lower than the 5-year April 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.

Active Listings 194

194

Min 166 | 190 | Max 204

5-year Apr average

Mar 2020	Apr 2019
205	**195**

Avg DOM 80

80

Min 55 | 72 | Max 87

5-year Apr average

Mar 2020	Apr 2019	YTD
88	**87**	**75**

Avg Sold to OLP Ratio 98.4%

98.4%

Min 93.7% | 95.3% | Max 98.4%

5-year Apr average

Mar 2020	Apr 2019	YTD
94.4%	**93.7%**	**95.7%**