March 2020

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

Local Market Insight

33983

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

March 2020

33983

New Listings 54

-11.5% from Feb 2020: **61**

-26.0% from Mar 2019: **73**

YTD	2020	2019	+/-
	173	**211**	-18.0%

5-year Mar average: **64**

New Pendings 61

-17.6% from Feb 2020: **74**

-39.0% from Mar 2019: **100**

YTD	2020	2019	+/-
	199	**220**	-9.5%

5-year Mar average: **65**

Closed Sales 54

8.0% from Feb 2020: **50**

3.8% from Mar 2019: **52**

YTD	2020	2019	+/-
	144	**105**	37.1%

5-year Mar average: **52**

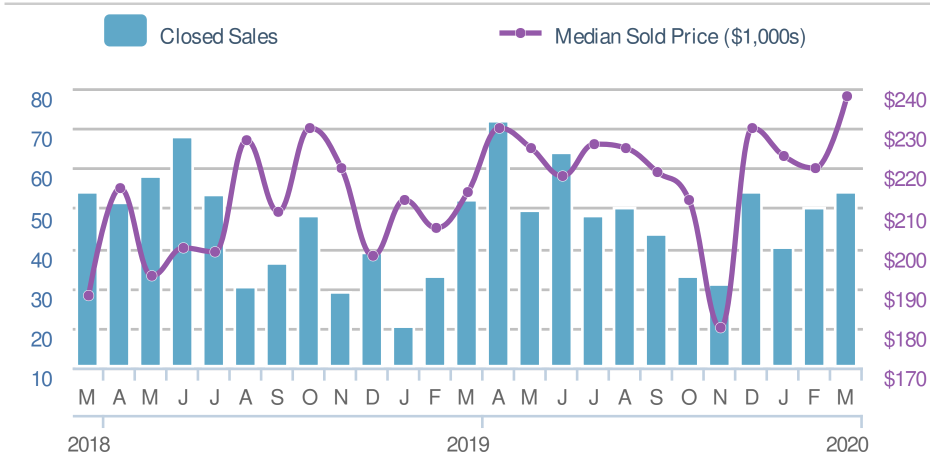
Median Sold Price $238,500

8.4% from Feb 2020: **$220,000**

11.4% from Mar 2019: **$214,000**

YTD	2020	2019	+/-
	$222,750	**$211,500**	5.3%

5-year Mar average: **$200,250**



Active Listings 119

119

Min 119 | 163 | Max 189

5-year Mar average

Feb 2020	Mar 2019
122	**162**

Avg DOM 70

70

Min 53 | 65 | Max 77

5-year Mar average

Feb 2020	Mar 2019	YTD
69	**63**	**66**

Avg Sold to OLP Ratio 96.5%

96.5%

Min 93.6% | 94.8% | Max 96.5%

5-year Mar average

Feb 2020	Mar 2019	YTD
94.4%	**95.2%**	**95.4%**

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33983 - Condo/Co-op/TH

New Listings 22

37.5% from Feb 2020: 16

15.8% from Mar 2019: 19

YTD	2020	2019	+/-
	46	56	-17.9%

5-year Mar average: **20**

New Pendings 10

-41.2% from Feb 2020: 17

-54.5% from Mar 2019: 22

YTD	2020	2019	+/-
	36	59	-39.0%

5-year Mar average: **14**

Closed Sales 10

0.0% from Feb 2020: 10

-54.5% from Mar 2019: 22

YTD	2020	2019	+/-
	25	33	-24.2%

5-year Mar average: **18**

Median Sold Price $121,950

-4.0% from Feb 2020: $127,000

4.2% from Mar 2019: $117,000

YTD	2020	2019	+/-
	$122,450	$119,900	2.1%

5-year Mar average: **$111,040**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for March was $121,950, representing a decrease of 4% compared to last month and an increase of 4.2% from Mar 2019. The average days on market for units sold in March was 40 days, 30% below the 5-year March average of 57 days. There was a 41.2% month over month decrease in new contract activity with 10 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 14; and an 83.3% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 1.00 in February and a decrease from 0.69 in March 2019. The Contract Ratio is 10% lower than the 5-year March average of 0.46. 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 33

33

Min 32 | 40 (5-year Mar average) | Max 49

Feb 2020	Mar 2019
18	32

Avg DOM 40

40

Min 40 | 57 (5-year Mar average) | Max 85

Feb 2020	Mar 2019	YTD
74	40	54

Avg Sold to OLP Ratio 94.5%

94.5%

Min 92.4% | 93.8% (5-year Mar average) | Max 94.7%

Feb 2020	Mar 2019	YTD
96.4%	94.7%	95.8%

MarketStats by ShowingTime

March 2020

33983 - SFH/Villa

New Listings — 31

-31.1% from Feb 2020: **45**

-42.6% from Mar 2019: **54**

YTD	2020	2019	+/-
	126	**155**	-18.7%

5-year Mar average: **44**

New Pendings — 51

-10.5% from Feb 2020: **57**

-34.6% from Mar 2019: **78**

YTD	2020	2019	+/-
	162	**161**	0.6%

5-year Mar average: **50**

Closed Sales — 44

12.8% from Feb 2020: **39**

46.7% from Mar 2019: **30**

YTD	2020	2019	+/-
	118	**72**	63.9%

5-year Mar average: **34**

Median Sold Price — $252,935

12.4% from Feb 2020: **$225,000**

-1.8% from Mar 2019: **$257,500**

YTD	2020	2019	+/-
	$240,000	**$229,500**	4.6%

5-year Mar average: **$235,937**

Summary

In 33983, the median sold price for SFH/Villa properties for March was $252,935, representing an increase of 12.4% compared to last month and a decrease of 1.8% from Mar 2019. The average days on market for units sold in March was 77 days, 14% above the 5-year March average of 68 days. There was a 10.5% month over month decrease in new contract activity with 51 New Pendings; a 10.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 59; and a 17.3% decrease in supply to 86 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.63 in February and an increase from 0.68 in March 2019. The Contract Ratio is 22% higher than the 5-year March average of 0.57. 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 — 86

86

Min 86 — 121 (5-year Mar average) — Max 139

Feb 2020	Mar 2019
104	**130**

Avg DOM — 77

77

Min 45 — 68 (5-year Mar average) — Max 79

Feb 2020	Mar 2019	YTD
68	**79**	**69**

Avg Sold to OLP Ratio — 96.9%

96.9%

Min 93.5% — 95.3% (5-year Mar average) — Max 96.9%

Feb 2020	Mar 2019	YTD
93.8%	**95.5%**	**95.3%**