April 2020

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

Local Market Insight

33983

MarketStats by ShowingTime

April 2020

33983

New Listings 36

-33.3% from Mar 2020: **54**

-35.7% from Apr 2019: **56**

YTD	2020	2019	+/-
	209	**267**	-21.7%

5-year Apr average: **57**

New Pendings 31

-49.2% from Mar 2020: **61**

-51.6% from Apr 2019: **64**

YTD	2020	2019	+/-
	230	**284**	-19.0%

5-year Apr average: **58**

Closed Sales 45

-16.7% from Mar 2020: **54**

-37.5% from Apr 2019: **72**

YTD	2020	2019	+/-
	189	**177**	6.8%

5-year Apr average: **55**

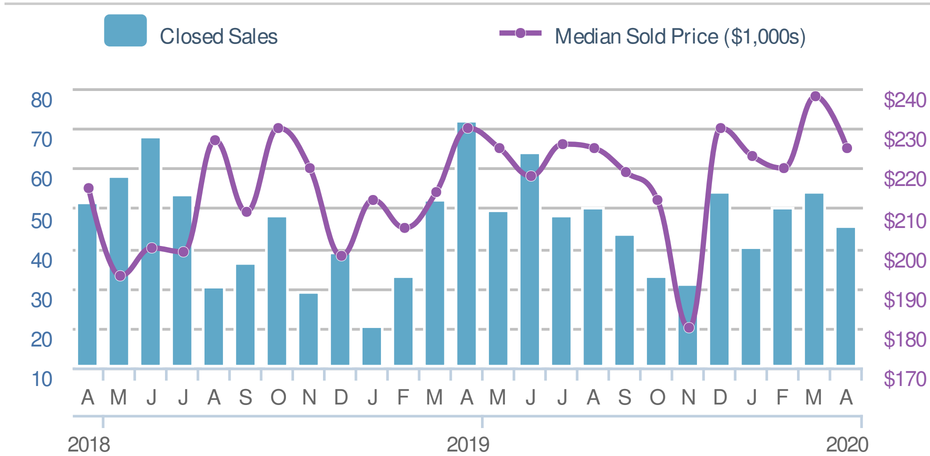
Median Sold Price $225,000

-5.7% from Mar 2020: **$238,500**

-2.6% from Apr 2019: **$230,950**

YTD	2020	2019	+/-
	$223,000	**$215,000**	3.7%

5-year Apr average: **$206,170**



Active Listings 115

115

Min 115 — 161 — Max 182

5-year Apr average

Mar 2020	Apr 2019
119	**160**

Avg DOM 42

42

Min 42 — 51 — Max 65

5-year Apr average

Mar 2020	Apr 2019	YTD
70	**65**	**60**

Avg Sold to OLP Ratio 94.6%

94.6%

Min 93.3% — 95.1% — Max 97.2%

5-year Apr average

Mar 2020	Apr 2019	YTD
96.5%	**94.7%**	**95.2%**

April 2020

33983 - Condo/Co-op/TH

New Listings 6

-72.7% from Mar 2020: **22**

-60.0% from Apr 2019: **15**

YTD	2020	2019	+/-
	52	**71**	-26.8%

5-year Apr average: **16**

New Pendings 7

-30.0% from Mar 2020: **10**

-56.3% from Apr 2019: **16**

YTD	2020	2019	+/-
	43	**75**	-42.7%

5-year Apr average: **17**

Closed Sales 15

50.0% from Mar 2020: **10**

-11.8% from Apr 2019: **17**

YTD	2020	2019	+/-
	40	**50**	-20.0%

5-year Apr average: **15**

Median Sold Price $131,000

7.4% from Mar 2020: **$121,950**

9.2% from Apr 2019: **$120,000**

YTD	2020	2019	+/-
	$125,000	**$119,950**	4.2%

5-year Apr average: **$116,520**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for April was $131,000, representing an increase of 7.4% compared to last month and an increase of 9.2% from Apr 2019. The average days on market for units sold in April was 22 days, 43% below the 5-year April average of 39 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 6; and a 6.1% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.19 pendings per active listing, down from 0.42 in March and a decrease from 0.53 in April 2019. The Contract Ratio is 57% 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 31

31

Min 31 — 39 — Max 47

5-year Apr average

Mar 2020	Apr 2019
33	**32**

Avg DOM 22

22

Min 22 — 39 — Max 63

5-year Apr average

Mar 2020	Apr 2019	YTD
40	**34**	**42**

Avg Sold to OLP Ratio 95.7%

95.7%

Min 94.3% — 95.5% — Max 96.5%

5-year Apr average

Mar 2020	Apr 2019	YTD
94.5%	**95.9%**	**95.8%**

April 2020

33983 - SFH/Villa

New Listings 30

-3.2% from Mar 2020: **31**

-26.8% from Apr 2019: **41**

YTD	2020	2019	+/-
	156	**196**	-20.4%

5-year Apr average: **41**

New Pendings 24

-52.9% from Mar 2020: **51**

-50.0% from Apr 2019: **48**

YTD	2020	2019	+/-
	186	**209**	-11.0%

5-year Apr average: **41**

Closed Sales 30

-31.8% from Mar 2020: **44**

-45.5% from Apr 2019: **55**

YTD	2020	2019	+/-
	148	**127**	16.5%

5-year Apr average: **41**

Median Sold Price $257,500

1.8% from Mar 2020: **$252,935**

6.8% from Apr 2019: **$241,199**

YTD	2020	2019	+/-
	$243,685	**$236,000**	3.3%

5-year Apr average: **$226,540**

Summary

In 33983, the median sold price for SFH/Villa properties for April was $257,500, representing an increase of 1.8% compared to last month and an increase of 6.8% from Apr 2019. The average days on market for units sold in April was 53 days, 6% below the 5-year April average of 56 days. There was a 52.9% month over month decrease in new contract activity with 24 New Pendings; a 22% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 46; and a 2.3% decrease in supply to 84 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.69 in March and an increase from 0.52 in April 2019. The Contract Ratio is 12% higher than the 5-year April average of 0.49. 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 84

84

Min 84 — 121 (5-year Apr average) — Max 139

Mar 2020	Apr 2019
86	**128**

Avg DOM 53

53

Min 41 — 56 (5-year Apr average) — Max 74

Mar 2020	Apr 2019	YTD
77	**74**	**66**

Avg Sold to OLP Ratio 94.1%

94.1%

Min 92.9% — 94.9% (5-year Apr average) — Max 98.3%

Mar 2020	Apr 2019	YTD
96.9%	**94.3%**	**95.1%**