

# April 2022

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

## Local Market Insight

32163



Presented by  
**Joy Farenden**  
**Realty Executives in the Villages**  
Email: [Joy@JoyFarenden.com](mailto:Joy@JoyFarenden.com)  
Work Phone: 760-702-4657  
Mobile Phone: 760-702-4657  
Web: [JoyofTheVillages.com](http://JoyofTheVillages.com)

## April 2022

### 32163

**New Listings** 26

↓ **-18.8%**    ↔ **0.0%**  
 from Mar 2022: **32**    from Apr 2021: **26**

YTD	2022	2021	+/-
	<b>111</b>	<b>139</b>	<b>-20.1%</b>

5-year Apr average: **22**

**New Pendings** 28

↓ **-3.4%**    ↓ **-34.9%**  
 from Mar 2022: **29**    from Apr 2021: **43**

YTD	2022	2021	+/-
	<b>101</b>	<b>185</b>	<b>-45.4%</b>

5-year Apr average: **23**

**Closed Sales** 30

↑ **57.9%**    ↓ **-38.8%**  
 from Mar 2022: **19**    from Apr 2021: **49**

YTD	2022	2021	+/-
	<b>87</b>	<b>160</b>	<b>-45.6%</b>

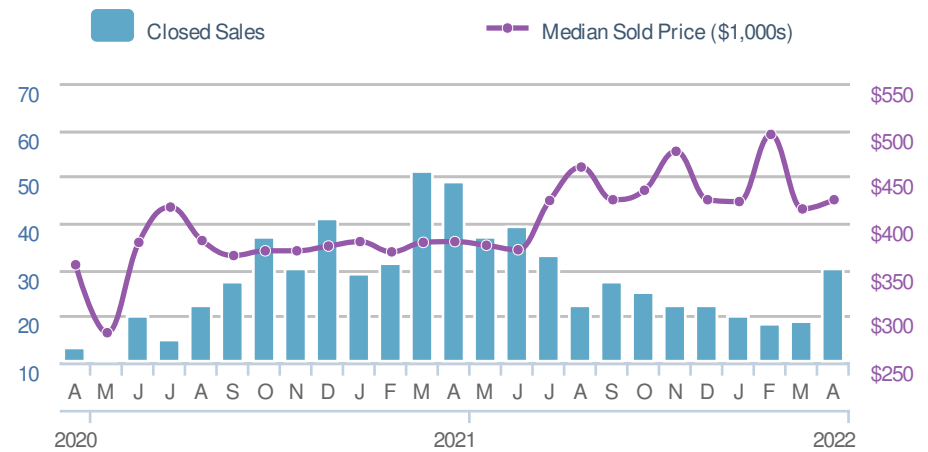
5-year Apr average: **23**

**Median Sold Price** \$425,250

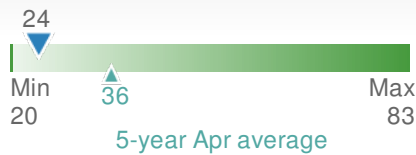
↑ **2.5%**    ↑ **11.9%**  
 from Mar 2022: **\$415,000**    from Apr 2021: **\$380,000**

YTD	2022	2021	+/-
	<b>\$430,000</b>	<b>\$379,950</b>	<b>13.2%</b>

5-year Apr average: **\$380,230**



**Active Listings** 24



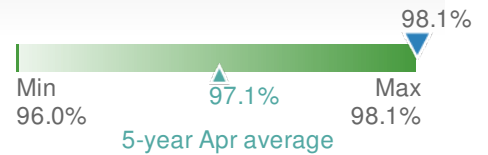
Mar 2022	Apr 2021
<b>29</b>	<b>27</b>

**Avg DOM** 16



Mar 2022	Apr 2021	YTD
<b>5</b>	<b>45</b>	<b>12</b>

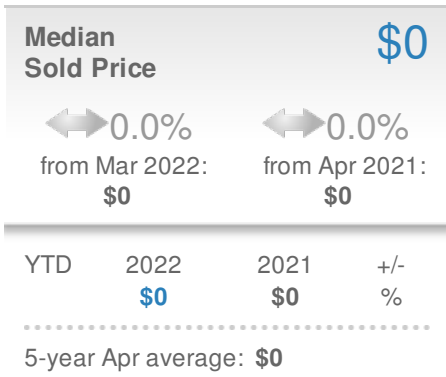
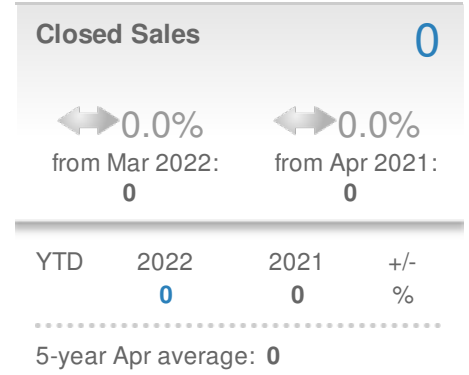
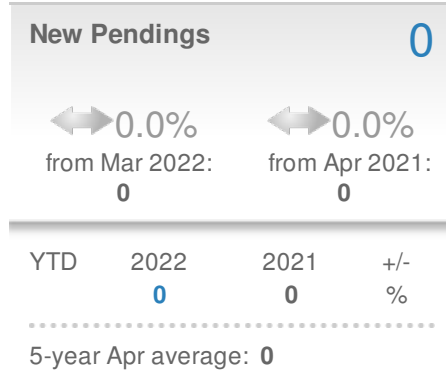
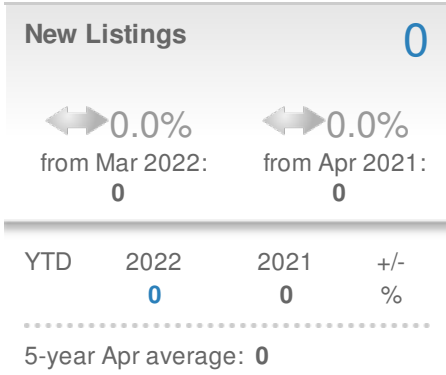
**Avg Sold to OLP Ratio** 98.1%



Mar 2022	Apr 2021	YTD
<b>98.9%</b>	<b>97.1%</b>	<b>98.6%</b>

**April 2022**

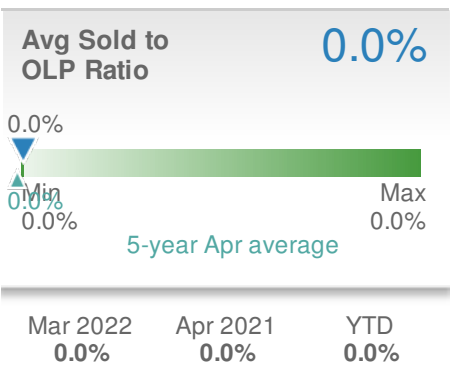
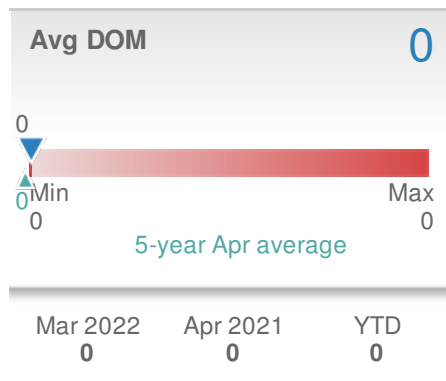
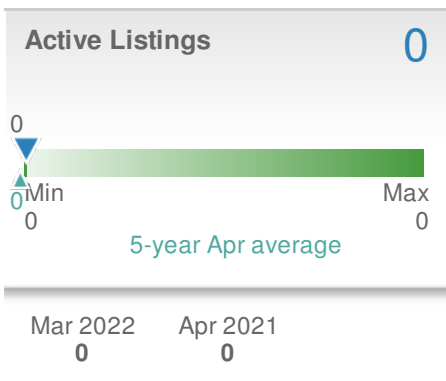
32163 - Condo/Co-op/TH



**Summary**

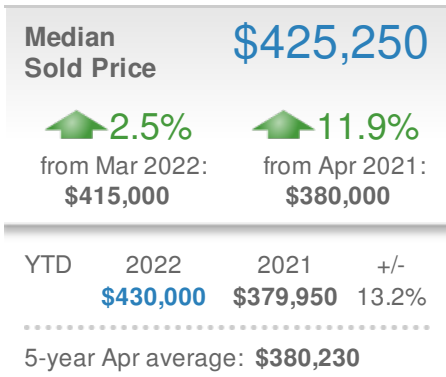
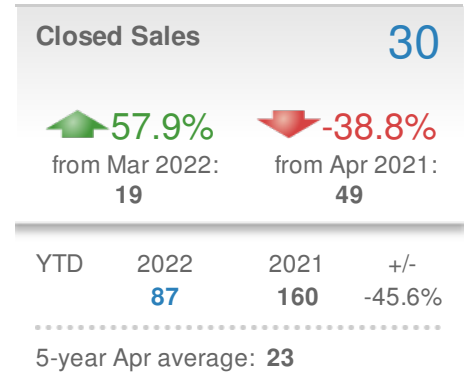
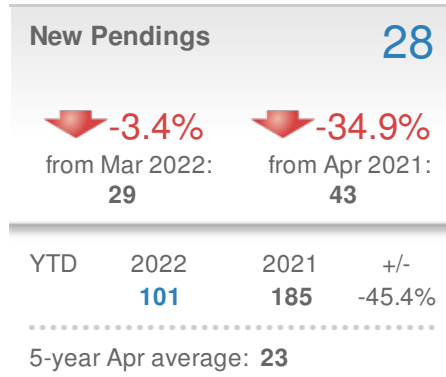
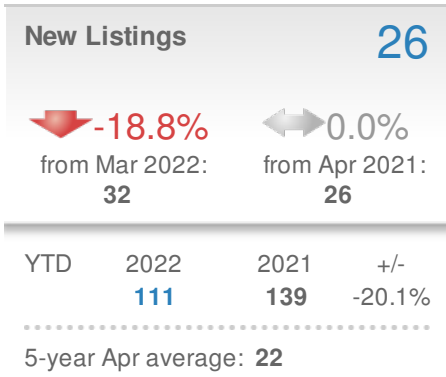
In 32163, the median sold price for Condo/Co-op/TH properties for April was \$0, representing no change compared to last month and no change from Apr 2021. The average days on market for units sold in April was 0 days, the same as the 5-year April average of 0 days. There was no month over month change 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 0 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 2021. The Contract Ratio is the same as the 5-year April average of 0.00. 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.



**April 2022**

32163 - SFH/Villa



**Summary**

In 32163, the median sold price for SFH/Villa properties for April was \$425,250, representing an increase of 2.5% compared to last month and an increase of 11.9% from Apr 2021. The average days on market for units sold in April was 16 days, 45% below the 5-year April average of 29 days. There was a 3.4% month over month decrease in new contract activity with 28 New Pendings; a 13.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 33; and a 17.2% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.31 in March and a decrease from 1.85 in April 2021. The Contract Ratio is 32% higher than the 5-year April average of 1.04. 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.

