

April 2022

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

Local Market Insight

32159



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April 2022

32159

New Listings

64

↓ -4.5%

from Mar 2022:
67

↓ -7.2%

from Apr 2021:
69

| YTD | 2022 | 2021 | +/- |
|-----|------------|------------|--------|
| | 263 | 302 | -12.9% |

5-year Apr average: **62**

New Pendings

64

↓ -1.5%

from Mar 2022:
65

↓ -40.7%

from Apr 2021:
108

| YTD | 2022 | 2021 | +/- |
|-----|------------|------------|--------|
| | 281 | 433 | -35.1% |

5-year Apr average: **75**

Closed Sales

50

↓ -15.3%

from Mar 2022:
59

↓ -46.2%

from Apr 2021:
93

| YTD | 2022 | 2021 | +/- |
|-----|------------|------------|--------|
| | 226 | 316 | -28.5% |

5-year Apr average: **60**

Median Sold Price

\$301,000

↑ 7.5%

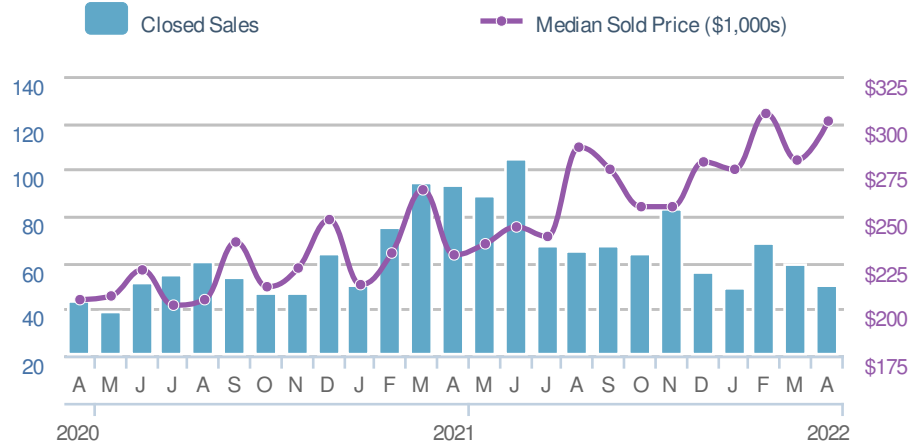
from Mar 2022:
\$280,000

↑ 30.9%

from Apr 2021:
\$229,900

| YTD | 2022 | 2021 | +/- |
|-----|------------------|------------------|-------|
| | \$296,000 | \$230,000 | 28.7% |

5-year Apr average: **\$227,130**



Active Listings

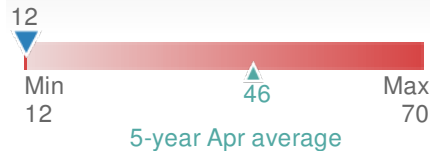
62



| Mar 2022 | Apr 2021 |
|-----------|-----------|
| 56 | 76 |

Avg DOM

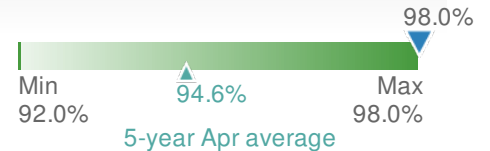
12



| Mar 2022 | Apr 2021 | YTD |
|-----------|-----------|-----------|
| 15 | 54 | 17 |

Avg Sold to OLP Ratio

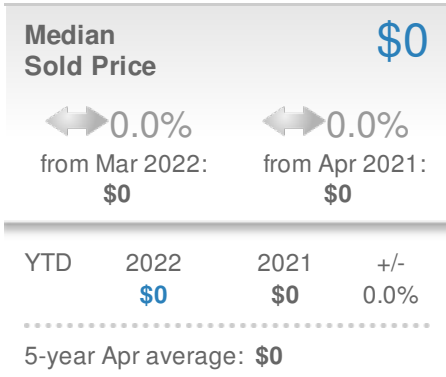
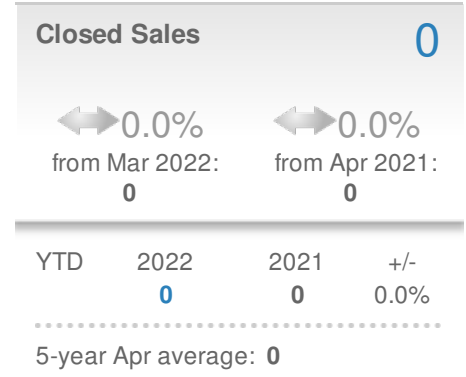
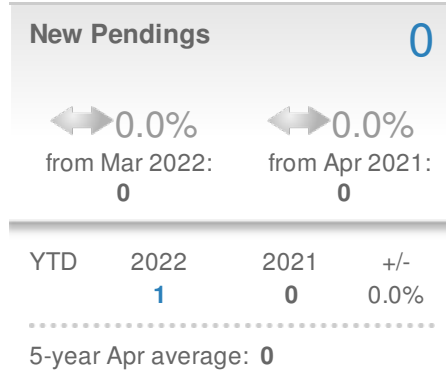
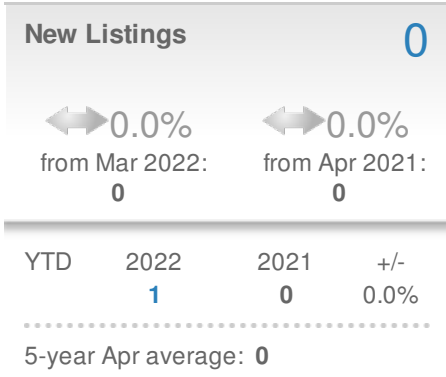
98.0%



| Mar 2022 | Apr 2021 | YTD |
|--------------|--------------|--------------|
| 97.9% | 94.5% | 97.8% |

April 2022

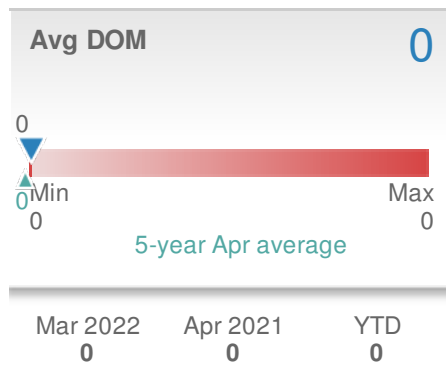
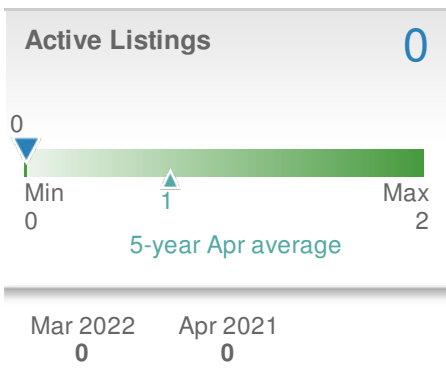
32159 - Condo/Co-op/TH



Summary

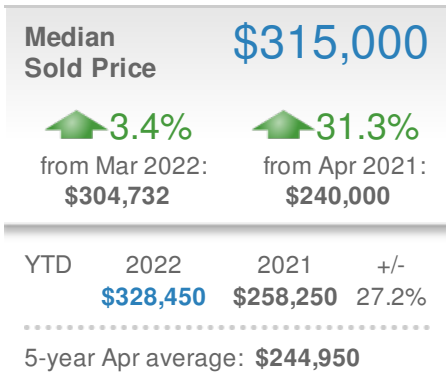
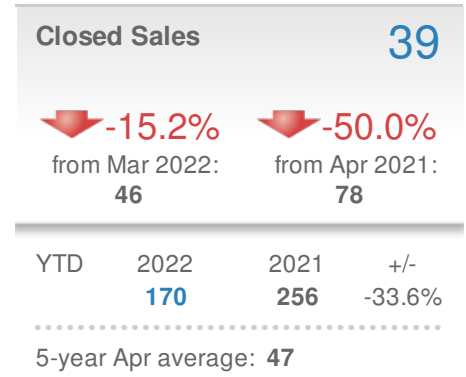
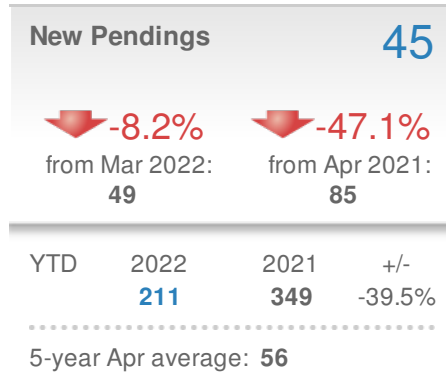
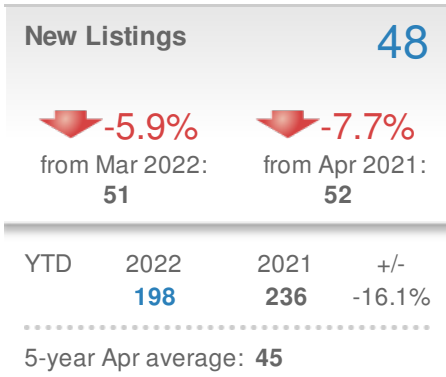
In 32159, the median sold price for Condo/Co-op/TH properties for April was \$0, representing no change compared to last month and no change from Apr 2021. The average days on market for units sold in April was 0 days, the same as the 5-year April average of 0 days. There was no month over month change 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 a decrease from 0.00 in 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

32159 - SFH/Villa



Summary

In 32159, the median sold price for SFH/Villa properties for April was \$315,000, representing an increase of 3.4% compared to last month and an increase of 31.3% from Apr 2021. The average days on market for units sold in April was 11 days, 75% below the 5-year April average of 44 days. There was an 8.2% month over month decrease in new contract activity with 45 New Pendings; a 1.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 57; and a 25.6% increase in supply to 49 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.49 in March and a decrease from 2.12 in April 2021. The Contract Ratio is 23% higher than the 5-year April average of 0.94. 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.

