June 2020

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

Local Market Insight

33947

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

June 2020

33947

New Listings 47

42.4%	38.2%
from May 2020: **33**	from Jun 2019: **34**

YTD	2020	2019	+/-
	299	**308**	-2.9%

5-year Jun average: **41**

New Pendings 82

43.9%	156.3%
from May 2020: **57**	from Jun 2019: **32**

YTD	2020	2019	+/-
	329	**294**	11.9%

5-year Jun average: **53**

Closed Sales 31

29.2%	-29.5%
from May 2020: **24**	from Jun 2019: **44**

YTD	2020	2019	+/-
	201	**245**	-18.0%

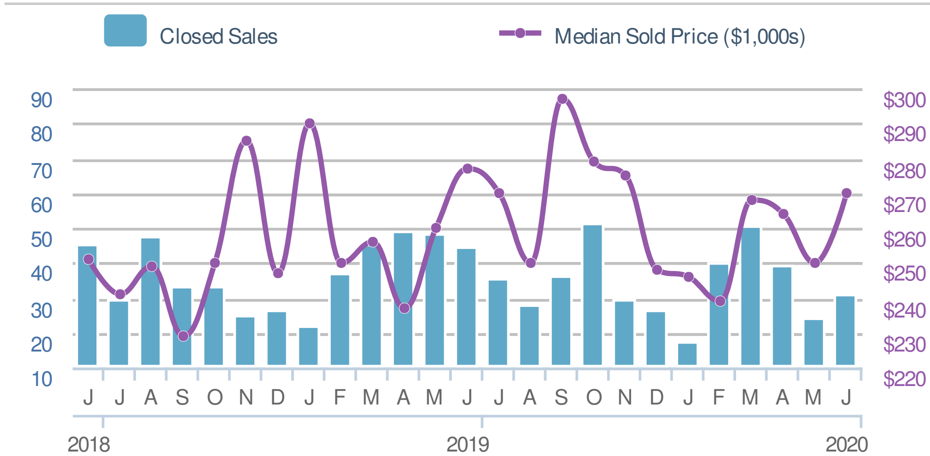
5-year Jun average: **43**

Median Sold Price $270,000

8.0%	-2.5%
from May 2020: **$250,000**	from Jun 2019: **$277,000**

YTD	2020	2019	+/-
	$256,000	**$260,000**	-1.5%

5-year Jun average: **$254,600**



Active Listings 100

100

Min	5-year Jun average	Max
100	134	155

May 2020	Jun 2019
125	**135**

Avg DOM 94

94

Min	5-year Jun average	Max
50	82	103

May 2020	Jun 2019	YTD
72	**103**	**70**

Avg Sold to OLP Ratio 96.0%

96.0%

Min	5-year Jun average	Max
92.3%	94.4%	96.0%

May 2020	Jun 2019	YTD
93.5%	**95.2%**	**95.3%**

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

MarketStats by ShowingTime

June 2020

33947 - Condo/Co-op/TH

New Listings 2

-33.3% from May 2020: **3**

100.0% from Jun 2019: **1**

YTD	2020	2019	+/-
	22	**27**	-18.5%

5-year Jun average: **2**

New Pendings 4

300.0% from May 2020: **1**

300.0% from Jun 2019: **1**

YTD	2020	2019	+/-
	22	**18**	22.2%

5-year Jun average: **3**

Closed Sales 0

-100.0% from May 2020: **2**

-100.0% from Jun 2019: **3**

YTD	2020	2019	+/-
	17	**18**	-5.6%

5-year Jun average: **2**

Median Sold Price $0

-100.0% from May 2020: **$96,538**

-100.0% from Jun 2019: **$190,000**

YTD	2020	2019	+/-
	$118,000	**$170,950**	-31.0%

5-year Jun average: **$109,113**

Summary

In 33947, the median sold price for Condo/Co-op/TH properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2019. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 89 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 400% MoM increase in All Pendings (new contracts + contracts carried over from May) to 5; and an 18.2% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.09 in May and an increase from 0.06 in June 2019. The Contract Ratio is 148% higher than the 5-year June average of 0.23. 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 9

9

Min 9 — 16 (5-year Jun average) — Max 27

May 2020	Jun 2019
11	**18**

Avg DOM 0

0

Min 49 — 89 (5-year Jun average) — Max 139

May 2020	Jun 2019	YTD
51	**106**	**104**

Avg Sold to OLP Ratio 0.0%

0.0%

Min 86.7% — 89.8% (5-year Jun average) — Max 95.3%

May 2020	Jun 2019	YTD
84.2%	**95.3%**	**90.2%**

SmartCharts
MarketStats by ShowingTime

June 2020

33947 - SFH/Villa

New Listings 45

▲ 50.0% from May 2020: **30**

▲ 36.4% from Jun 2019: **33**

YTD	2020	2019	+/-
	277	**281**	-1.4%

5-year Jun average: **40**

New Pendings 78

▲ 39.3% from May 2020: **56**

▲ 151.6% from Jun 2019: **31**

YTD	2020	2019	+/-
	307	**276**	11.2%

5-year Jun average: **50**

Closed Sales 31

▲ 40.9% from May 2020: **22**

▼ -24.4% from Jun 2019: **41**

YTD	2020	2019	+/-
	184	**227**	-18.9%

5-year Jun average: **41**

Median Sold Price $270,000

▲ 5.9% from May 2020: **$255,000**

▼ -4.9% from Jun 2019: **$284,000**

YTD	2020	2019	+/-
	$263,250	**$267,000**	-1.4%

5-year Jun average: **$258,790**

Summary

In 33947, the median sold price for SFH/Villa properties for June was $270,000, representing an increase of 5.9% compared to last month and a decrease of 4.9% from Jun 2019. The average days on market for units sold in June was 94 days, 16% above the 5-year June average of 81 days. There was a 39.3% month over month increase in new contract activity with 78 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 95; and a 20.2% decrease in supply to 91 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.61 in May and an increase from 0.38 in June 2019. The Contract Ratio is 80% higher than the 5-year June average of 0.58. 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 91

91

Min 91 — 118 (5-year Jun average) — Max 132

May 2020	Jun 2019
114	**117**

Avg DOM 94

94

Min 49 — 81 (5-year Jun average) — Max 102

May 2020	Jun 2019	YTD
74	**102**	**67**

Avg Sold to OLP Ratio 96.0%

96.0%

Min 92.5% — 94.6% (5-year Jun average) — Max 96.0%

May 2020	Jun 2019	YTD
94.4%	**95.2%**	**95.8%**

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