June 2020

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

Local Market Insight

33948

MarketStats by ShowingTime

June 2020

33948

New Listings 55

41.0% from May 2020: **39**

31.0% from Jun 2019: **42**

YTD	2020	2019	+/-
	314	**365**	-14.0%

5-year Jun average: **48**

New Pendings 76

61.7% from May 2020: **47**

46.2% from Jun 2019: **52**

YTD	2020	2019	+/-
	321	**339**	-5.3%

5-year Jun average: **60**

Closed Sales 32

28.0% from May 2020: **25**

-27.3% from Jun 2019: **44**

YTD	2020	2019	+/-
	214	**245**	-12.7%

5-year Jun average: **49**

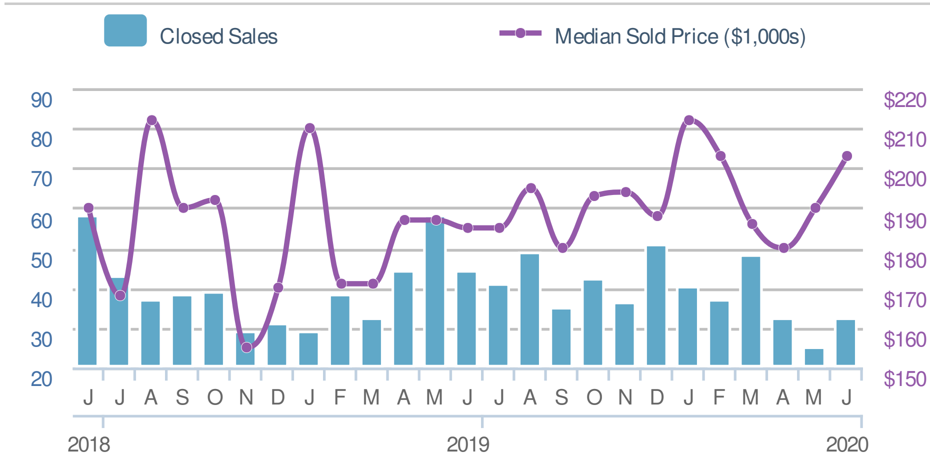
Median Sold Price $203,000

6.8% from May 2020: **$190,000**

9.3% from Jun 2019: **$185,750**

YTD	2020	2019	+/-
	$196,950	**$184,000**	7.0%

5-year Jun average: **$182,550**



Active Listings 104

104

Min	5-year Jun average	Max
104	122	137

May 2020	Jun 2019
116	**137**

Avg DOM 53

53

Min	5-year Jun average	Max
40	51	61

May 2020	Jun 2019	YTD
48	**52**	**50**

Avg Sold to OLP Ratio 95.0%

95.0%

Min	5-year Jun average	Max
92.6%	93.9%	95.0%

May 2020	Jun 2019	YTD
93.5%	**93.1%**	**95.1%**

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

SmartCharts
MarketStats by ShowingTime

June 2020

33948 - Condo/Co-op/TH

New Listings 3

-40.0% from May 2020: **5**

200.0% from Jun 2019: **1**

YTD	2020	2019	+/-
	30	**22**	36.4%

5-year Jun average: **3**

New Pendings 3

0.0% from May 2020: **3**

0.0% from Jun 2019: **3**

YTD	2020	2019	+/-
	16	**27**	-40.7%

5-year Jun average: **3**

Closed Sales 2

0.0% from May 2020: **0**

-60.0% from Jun 2019: **5**

YTD	2020	2019	+/-
	12	**24**	-50.0%

5-year Jun average: **4**

Median Sold Price $93,750

0.0% from May 2020: **$0**

-10.7% from Jun 2019: **$105,000**

YTD	2020	2019	+/-
	$115,500	**$96,250**	20.0%

5-year Jun average: **$91,745**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for June was $93,750, representing an increase of 0% compared to last month and a decrease of 10.7% from Jun 2019. The average days on market for units sold in June was 63 days, 48% above the 5-year June average of 43 days. There was no month over month change in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from May) to 5; and a 6.7% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.36 pendings per active listing, up from 0.27 in May and a decrease from 5.00 in June 2019. The Contract Ratio is 75% lower than the 5-year June average of 1.43. 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 14

14

Min 1 | 8 | Max 18

5-year Jun average

May 2020	Jun 2019
15	**1**

Avg DOM 63

63

Min 15 | 43 | Max 63

5-year Jun average

May 2020	Jun 2019	YTD
0	**24**	**23**

Avg Sold to OLP Ratio 92.3%

92.3%

Min 89.8% | 93.0% | Max 98.1%

5-year Jun average

May 2020	Jun 2019	YTD
0.0%	**93.6%**	**96.4%**

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

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

June 2020

33948 - SFH/Villa

New Listings 52

52.9% from May 2020: 34

26.8% from Jun 2019: 41

YTD	2020	2019	+/-
	284	343	-17.2%

5-year Jun average: **45**

New Pendings 73

65.9% from May 2020: 44

49.0% from Jun 2019: 49

YTD	2020	2019	+/-
	305	312	-2.2%

5-year Jun average: **57**

Closed Sales 30

20.0% from May 2020: 25

-23.1% from Jun 2019: 39

YTD	2020	2019	+/-
	202	221	-8.6%

5-year Jun average: **45**

Median Sold Price $213,000

12.1% from May 2020: $190,000

10.9% from Jun 2019: $192,000

YTD	2020	2019	+/-
	$200,700	$194,000	3.5%

5-year Jun average: **$187,450**

Summary

In 33948, the median sold price for SFH/Villa properties for June was $213,000, representing an increase of 12.1% compared to last month and an increase of 10.9% from Jun 2019. The average days on market for units sold in June was 52 days, the same as the 5-year June average of 52 days. There was a 65.9% month over month increase in new contract activity with 73 New Pendings; a 45.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 77; and a 10.9% decrease in supply to 90 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.52 in May and an increase from 0.48 in June 2019. The Contract Ratio is 43% higher than the 5-year June average of 0.60. 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 90

90

Min 90 | 113 | Max 136

5-year Jun average

May 2020	Jun 2019
101	136

Avg DOM 52

52

Min 42 | 52 | Max 62

5-year Jun average

May 2020	Jun 2019	YTD
48	56	52

Avg Sold to OLP Ratio 95.2%

95.2%

Min 92.9% | 94.0% | Max 95.2%

5-year Jun average

May 2020	Jun 2019	YTD
93.5%	93.0%	95.0%

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

MarketStats by ShowingTime