July 2020

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

Local Market **Insight**

33948

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

July 2020

33948

New Listings 50

-9.1% from Jun 2020: **55**

16.3% from Jul 2019: **43**

YTD	2020	2019	+/-
	364	**408**	-10.8%

5-year Jul average: **47**

New Pendings 85

11.8% from Jun 2020: **76**

51.8% from Jul 2019: **56**

YTD	2020	2019	+/-
	406	**395**	2.8%

5-year Jul average: **60**

Closed Sales 60

87.5% from Jun 2020: **32**

46.3% from Jul 2019: **41**

YTD	2020	2019	+/-
	274	**287**	-4.5%

5-year Jul average: **50**

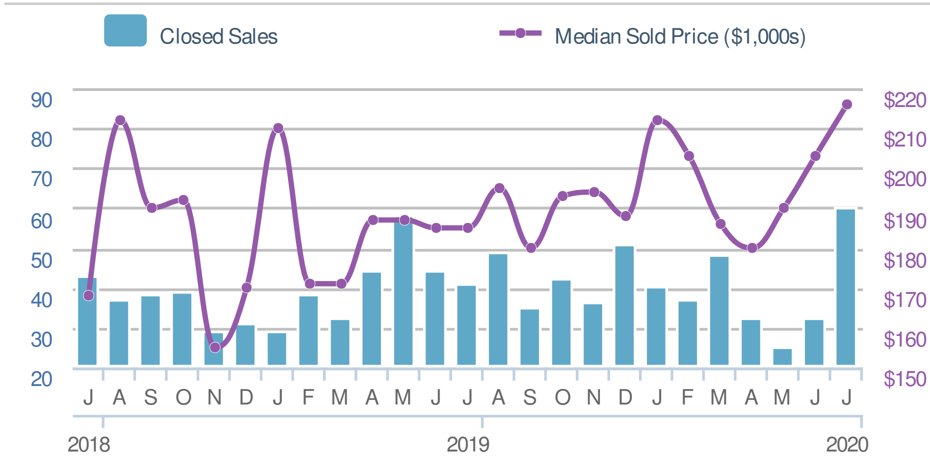
Median Sold Price $216,500

6.7% from Jun 2020: **$203,000**

17.0% from Jul 2019: **$185,000**

YTD	2020	2019	+/-
	$199,925	**$185,000**	8.1%

5-year Jul average: **$174,150**



Active Listings 83

83

Min 83 | 115 5-year Jul average | Max 130

Jun 2020	Jul 2019
104	**130**

Avg DOM 57

57

Min 54 | 67 5-year Jul average | Max 81

Jun 2020	Jul 2019	YTD
53	**76**	**52**

Avg Sold to OLP Ratio 94.8%

94.8%

Min 92.4% | 93.8% 5-year Jul average | Max 94.8%

Jun 2020	Jul 2019	YTD
95.0%	**92.4%**	**95.0%**

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

July 2020

33948 - Condo/Co-op/TH

New Listings 6

100.0% from Jun 2020: 3

200.0% from Jul 2019: 2

YTD	2020	2019	+/-
	36	24	50.0%

5-year Jul average: **3**

New Pendings 7

133.3% from Jun 2020: 3

250.0% from Jul 2019: 2

YTD	2020	2019	+/-
	23	29	-20.7%

5-year Jul average: **3**

Closed Sales 4

100.0% from Jun 2020: 2

100.0% from Jul 2019: 2

YTD	2020	2019	+/-
	16	26	-38.5%

5-year Jul average: **3**

Median Sold Price $103,250

10.1% from Jun 2020: $93,750

-7.4% from Jul 2019: $111,500

YTD	2020	2019	+/-
	$114,500	$96,250	19.0%

5-year Jul average: **$100,000**

Summary

In 33948, the median sold price for Condo/Co-op/TH properties for July was $103,250, representing an increase of 10.1% compared to last month and a decrease of 7.4% from Jul 2019. The average days on market for units sold in July was 60 days, 30% below the 5-year July average of 85 days. There was a 133.3% month over month increase in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 5; and a 14.3% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.31 pendings per active listing, down from 0.36 in June and a decrease from 2.00 in July 2019. The Contract Ratio is 49% lower than the 5-year July average of 0.61. 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 16

16

Min 2 | 9 | Max 16

5-year Jul average

Jun 2020	Jul 2019
14	2

Avg DOM 60

60

Min 26 | 85 | Max 170

5-year Jul average

Jun 2020	Jul 2019	YTD
63	87	33

Avg Sold to OLP Ratio 92.3%

92.3%

Min 73.4% | 86.7% | Max 96.4%

5-year Jul average

Jun 2020	Jul 2019	YTD
92.3%	73.4%	95.4%

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

MarketStats by ShowingTime

July 2020

33948 - SFH/Villa

New Listings 44

-15.4% from Jun 2020: **52**

7.3% from Jul 2019: **41**

YTD	2020	2019	+/-
	328	**384**	-14.6%

5-year Jul average: **44**

New Pendings 78

6.8% from Jun 2020: **73**

44.4% from Jul 2019: **54**

YTD	2020	2019	+/-
	383	**366**	4.6%

5-year Jul average: **57**

Closed Sales 56

86.7% from Jun 2020: **30**

43.6% from Jul 2019: **39**

YTD	2020	2019	+/-
	258	**261**	-1.1%

5-year Jul average: **47**

Median Sold Price $220,800

3.7% from Jun 2020: **$213,000**

19.4% from Jul 2019: **$185,000**

YTD	2020	2019	+/-
	$206,950	**$190,000**	8.9%

5-year Jul average: **$176,560**

Summary

In 33948, the median sold price for SFH/Villa properties for July was $220,800, representing an increase of 3.7% compared to last month and an increase of 19.4% from Jul 2019. The average days on market for units sold in July was 57 days, 14% below the 5-year July average of 67 days. There was a 6.8% month over month increase in new contract activity with 78 New Pendings; a 3.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 80; and a 25.6% decrease in supply to 67 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 0.86 in June and an increase from 0.50 in July 2019. The Contract Ratio is 85% higher than the 5-year July average of 0.64. 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 67

67

Min 67 — 105 5-year Jul average — Max 128

Jun 2020	Jul 2019
90	**128**

Avg DOM 57

57

Min 51 — 67 5-year Jul average — Max 86

Jun 2020	Jul 2019	YTD
52	**76**	**53**

Avg Sold to OLP Ratio 95.0%

95.0%

Min 92.3% — 94.1% 5-year Jul average — Max 95.1%

Jun 2020	Jul 2019	YTD
95.2%	**93.4%**	**95.0%**