June 2020

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

Local Market Insight

33950

MarketStats
by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

June 2020

33950

New Listings — 99

17.9% from May 2020: **84**

37.5% from Jun 2019: **72**

YTD	2020	2019	+/-
	664	**671**	-1.0%

5-year Jun average: **79**

New Pendings — 113

4.6% from May 2020: **108**

48.7% from Jun 2019: **76**

YTD	2020	2019	+/-
	642	**646**	-0.6%

5-year Jun average: **82**

Closed Sales — 82

36.7% from May 2020: **60**

10.8% from Jun 2019: **74**

YTD	2020	2019	+/-
	459	**521**	-11.9%

5-year Jun average: **77**

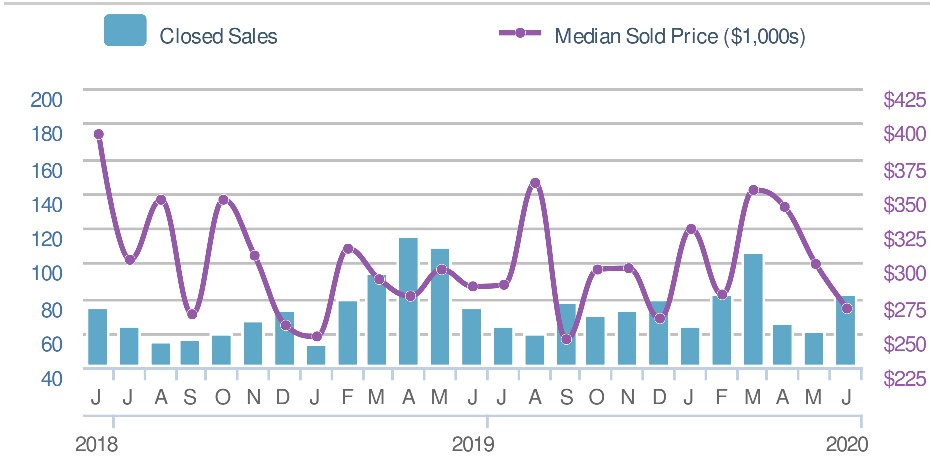
Median Sold Price — $267,450

-10.6% from May 2020: **$299,174**

-5.7% from Jun 2019: **$283,750**

YTD	2020	2019	+/-
	$320,000	**$285,000**	12.3%

5-year Jun average: **$288,940**



Active Listings — 356

356

Min 318 | 351 | Max 382

5-year Jun average

May 2020	Jun 2019
377	**382**

Avg DOM — 93

93

Min 76 | 91 | Max 101

5-year Jun average

May 2020	Jun 2019	YTD
105	**101**	**86**

Avg Sold to OLP Ratio — 93.3%

93.3%

Min 92.1% | 92.5% | Max 93.3%

5-year Jun average

May 2020	Jun 2019	YTD
91.6%	**92.1%**	**93.1%**

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

MarketStats by ShowingTime

June 2020

33950 - Condo/Co-op/TH

New Listings — 26

↑ 8.3% from May 2020: **24**

↑ 44.4% from Jun 2019: **18**

YTD	2020	2019	+/-
	196	**170**	15.3%

5-year Jun average: **20**

New Pendings — 20

↑ 42.9% from May 2020: **14**

↑ 53.8% from Jun 2019: **13**

YTD	2020	2019	+/-
	130	**138**	-5.8%

5-year Jun average: **16**

Closed Sales — 14

↑ 7.7% from May 2020: **13**

↑ 55.6% from Jun 2019: **9**

YTD	2020	2019	+/-
	106	**123**	-13.8%

5-year Jun average: **15**

Median Sold Price — $188,200

↑ 7.3% from May 2020: **$175,416**

↓ -29.0% from Jun 2019: **$265,000**

YTD	2020	2019	+/-
	$202,000	**$220,000**	-8.2%

5-year Jun average: **$223,440**

Summary

In 33950, the median sold price for Condo/Co-op/TH properties for June was $188,200, representing an increase of 7.3% compared to last month and a decrease of 29% from Jun 2019. The average days on market for units sold in June was 96 days, 17% above the 5-year June average of 82 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendings; a 29.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 22; and a 2.1% decrease in supply to 141 active units.

This activity resulted in a Contract Ratio of 0.16 pendings per active listing, up from 0.12 in May and a decrease from 0.17 in June 2019. The Contract Ratio is 18% lower than the 5-year June average of 0.19. 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 — 141

141

Min 72 — 102 (5-year Jun average) — Max 141

May 2020	Jun 2019
144	**98**

Avg DOM — 96

96

Min 54 — 82 (5-year Jun average) — Max 106

May 2020	Jun 2019	YTD
94	**74**	**91**

Avg Sold to OLP Ratio — 91.0%

91.0%

Min 91.0% — 93.2% (5-year Jun average) — Max 94.6%

May 2020	Jun 2019	YTD
85.7%	**94.0%**	**92.3%**

June 2020

33950 - SFH/Villa

New Listings 65

38.3% from May 2020: **47**

35.4% from Jun 2019: **48**

YTD	2020	2019	+/-
	416	**455**	-8.6%

5-year Jun average: **53**

New Pendings 87

-2.2% from May 2020: **89**

52.6% from Jun 2019: **57**

YTD	2020	2019	+/-
	471	**460**	2.4%

5-year Jun average: **61**

Closed Sales 63

43.2% from May 2020: **44**

8.6% from Jun 2019: **58**

YTD	2020	2019	+/-
	322	**358**	-10.1%

5-year Jun average: **56**

Median Sold Price $360,000

-9.2% from May 2020: **$396,500**

0.7% from Jun 2019: **$357,500**

YTD	2020	2019	+/-
	$395,000	**$385,000**	2.6%

5-year Jun average: **$366,790**

Summary

In 33950, the median sold price for SFH/Villa properties for June was $360,000, representing a decrease of 9.2% compared to last month and an increase of 0.7% from Jun 2019. The average days on market for units sold in June was 91 days, 1% above the 5-year June average of 90 days. There was a 2.2% month over month decrease in new contract activity with 87 New Pendings; a 12.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 102; and a 9.5% decrease in supply to 181 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.46 in May and an increase from 0.30 in June 2019. The Contract Ratio is 57% higher than the 5-year June average of 0.36. 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 181

181

Min 181 | 222 | Max 257

5-year Jun average

May 2020	Jun 2019
200	**257**

Avg DOM 91

91

Min 81 | 90 | Max 101

5-year Jun average

May 2020	Jun 2019	YTD
99	**87**	**84**

Avg Sold to OLP Ratio 94.0%

94.0%

Min 91.9% | 93.0% | Max 94.0%

5-year Jun average

May 2020	Jun 2019	YTD
93.1%	**93.2%**	**93.4%**