June 2020

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

Local Market Insight

33952

MarketStats
by ShowingTime

June 2020

33952

New Listings — 86

- ▲ 22.9% from May 2020: **70**
- ▲ 17.8% from Jun 2019: **73**

YTD	2020	2019	+/-
	536	**605**	-11.4%

5-year Jun average: **85**

New Pendings — 121

- ▲ 19.8% from May 2020: **101**
- ▼ -0.8% from Jun 2019: **122**

YTD	2020	2019	+/-
	600	**709**	-15.4%

5-year Jun average: **116**

Closed Sales — 72

- ▲ 24.1% from May 2020: **58**
- ▼ -12.2% from Jun 2019: **82**

YTD	2020	2019	+/-
	379	**497**	-23.7%

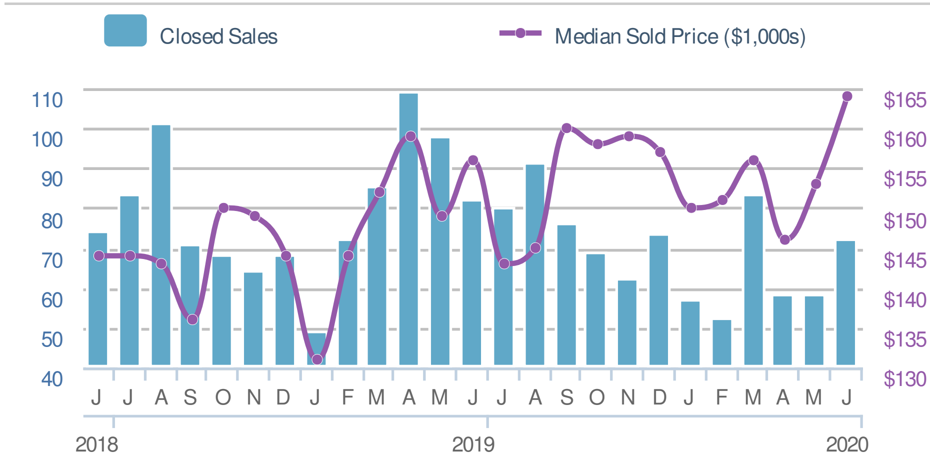
5-year Jun average: **83**

Median Sold Price — $164,500

- ▲ 7.0% from May 2020: **$153,750**
- ▲ 5.4% from Jun 2019: **$156,000**

YTD	2020	2019	+/-
	$154,500	**$150,000**	3.0%

5-year Jun average: **$141,850**



Active Listings — 166

166

Min 166 | 187 (5-year Jun average) | Max 212

May 2020	Jun 2019
194	**174**

Avg DOM — 46

46

Min 43 | 52 (5-year Jun average) | Max 58

May 2020	Jun 2019	YTD
52	**58**	**52**

Avg Sold to OLP Ratio — 95.3%

95.3%

Min 92.7% | 94.4% (5-year Jun average) | Max 95.4%

May 2020	Jun 2019	YTD
94.6%	**95.4%**	**94.8%**

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

June 2020

33952 - Condo/Co-op/TH

New Listings 11

83.3% from May 2020: 6
37.5% from Jun 2019: 8

YTD	2020	2019	+/-
	63	71	-11.3%

5-year Jun average: **9**

New Pendings 13

44.4% from May 2020: 9
-31.6% from Jun 2019: 19

YTD	2020	2019	+/-
	61	75	-18.7%

5-year Jun average: **13**

Closed Sales 7

16.7% from May 2020: 6
-41.7% from Jun 2019: 12

YTD	2020	2019	+/-
	39	53	-26.4%

5-year Jun average: **11**

Median Sold Price $77,000

7.7% from May 2020: $71,500
-3.8% from Jun 2019: $80,000

YTD	2020	2019	+/-
	$82,000	$76,000	7.9%

5-year Jun average: **$68,500**

Summary

In 33952, the median sold price for Condo/Co-op/TH properties for June was $77,000, representing an increase of 7.7% compared to last month and a decrease of 3.8% from Jun 2019. The average days on market for units sold in June was 56 days, 10% below the 5-year June average of 62 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 15; and no change in supply with 31 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, up from 0.35 in May and a decrease from 0.80 in June 2019. The Contract Ratio is 25% lower than the 5-year June 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 31

31
Min 13 | 23 5-year Jun average | Max 31

May 2020	Jun 2019
31	20

Avg DOM 56

56
Min 30 | 62 5-year Jun average | Max 91

May 2020	Jun 2019	YTD
79	54	57

Avg Sold to OLP Ratio 92.4%

92.4%
Min 91.0% | 92.5% 5-year Jun average | Max 95.3%

May 2020	Jun 2019	YTD
92.3%	92.6%	93.0%

June 2020

33952 - SFH/Villa

New Listings 75

17.2% from May 2020: **64**

15.4% from Jun 2019: **65**

YTD	2020	2019	+/-
	473	**533**	-11.3%

5-year Jun average: **76**

New Pendings 108

17.4% from May 2020: **92**

4.9% from Jun 2019: **103**

YTD	2020	2019	+/-
	539	**634**	-15.0%

5-year Jun average: **102**

Closed Sales 65

25.0% from May 2020: **52**

-7.1% from Jun 2019: **70**

YTD	2020	2019	+/-
	340	**444**	-23.4%

5-year Jun average: **72**

Median Sold Price $177,250

12.5% from May 2020: **$157,500**

6.9% from Jun 2019: **$165,750**

YTD	2020	2019	+/-
	$160,000	**$159,000**	0.6%

5-year Jun average: **$154,380**

Summary

In 33952, the median sold price for SFH/Villa properties for June was $177,250, representing an increase of 12.5% compared to last month and an increase of 6.9% from Jun 2019. The average days on market for units sold in June was 45 days, 11% below the 5-year June average of 50 days. There was a 17.4% month over month increase in new contract activity with 108 New Pendings; a 19.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 134; and a 17.2% decrease in supply to 135 active units.

This activity resulted in a Contract Ratio of 0.99 pendings per active listing, up from 0.69 in May and an increase from 0.72 in June 2019. The Contract Ratio is 33% higher than the 5-year June average of 0.75. 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 135

135

Min 135 | 164 | Max 184

5-year Jun average

May 2020	Jun 2019
163	**154**

Avg DOM 45

45

Min 45 | 50 | Max 59

5-year Jun average

May 2020	Jun 2019	YTD
49	**59**	**52**

Avg Sold to OLP Ratio 95.7%

95.7%

Min 93.0% | 94.7% | Max 95.8%

5-year Jun average

May 2020	Jun 2019	YTD
94.9%	**95.8%**	**95.1%**

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