July 2020

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

Local Market Insight

33952

MarketStats by ShowingTime

SmartCharts
MarketStats by ShowingTime

July 2020

33952

New Listings 85

-1.2% from Jun 2020: **86**

3.7% from Jul 2019: **82**

YTD	2020	2019	+/-
	621	**687**	-9.6%

5-year Jul average: **84**

New Pendings 128

5.8% from Jun 2020: **121**

28.0% from Jul 2019: **100**

YTD	2020	2019	+/-
	728	**809**	-10.0%

5-year Jul average: **108**

Closed Sales 101

40.3% from Jun 2020: **72**

26.3% from Jul 2019: **80**

YTD	2020	2019	+/-
	480	**577**	-16.8%

5-year Jul average: **84**

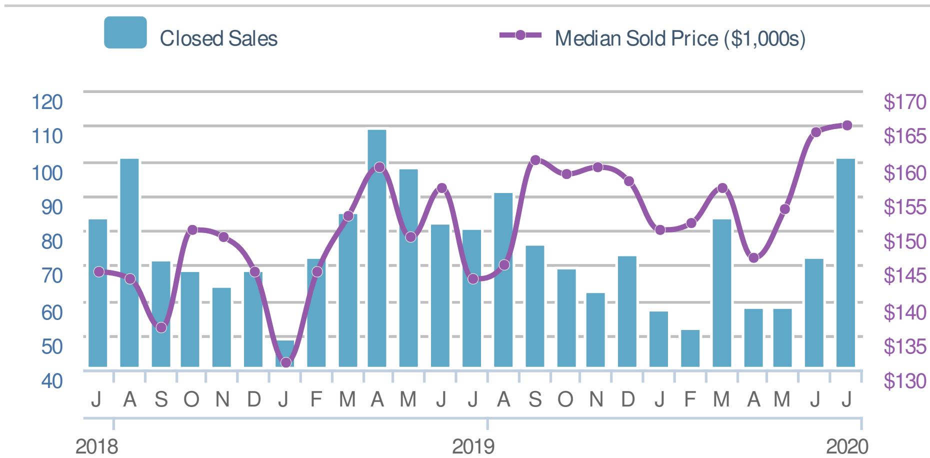
Median Sold Price $165,000

0.3% from Jun 2020: **$164,500**

15.0% from Jul 2019: **$143,500**

YTD	2020	2019	+/-
	$155,000	**$150,000**	3.3%

5-year Jul average: **$142,300**



Active Listings 136

136

Min 136 | 175 | Max 204

5-year Jul average

Jun 2020	Jul 2019
166	**173**

Avg DOM 65

65

Min 41 | 54 | Max 65

5-year Jul average

Jun 2020	Jul 2019	YTD
46	**52**	**55**

Avg Sold to OLP Ratio 94.8%

94.8%

Min 92.5% | 94.1% | Max 95.4%

5-year Jul average

Jun 2020	Jul 2019	YTD
95.3%	**94.1%**	**94.8%**

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

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33952 - Condo/Co-op/TH

New Listings 8

-27.3% from Jun 2020: 11

100.0% from Jul 2019: 4

YTD	2020	2019	+/-
	71	75	-5.3%

5-year Jul average: **8**

New Pendings 14

7.7% from Jun 2020: 13

27.3% from Jul 2019: 11

YTD	2020	2019	+/-
	75	86	-12.8%

5-year Jul average: **11**

Closed Sales 13

85.7% from Jun 2020: 7

18.2% from Jul 2019: 11

YTD	2020	2019	+/-
	52	64	-18.8%

5-year Jul average: **10**

Median Sold Price $81,000

5.2% from Jun 2020: $77,000

28.6% from Jul 2019: $63,000

YTD	2020	2019	+/-
	$81,500	$75,000	8.7%

5-year Jul average: **$65,950**

Summary

In 33952, the median sold price for Condo/Co-op/TH properties for July was $81,000, representing an increase of 5.2% compared to last month and an increase of 28.6% from Jul 2019. The average days on market for units sold in July was 61 days, 5% below the 5-year July average of 64 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 12; and a 19.4% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, no change from June and a decrease from 0.81 in July 2019. The Contract Ratio is 37% lower than the 5-year July average of 0.77. 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 25

Jun 2020	Jul 2019
31	16

Avg DOM 61

Jun 2020	Jul 2019	YTD
56	58	58

Avg Sold to OLP Ratio 93.1%

Jun 2020	Jul 2019	YTD
92.4%	90.4%	93.0%

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

MarketStats by ShowingTime

Local Market **Insight**

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July 2020

33952 - SFH/Villa

New Listings 77

2.7%	-1.3%
from Jun 2020: 75	from Jul 2019: 78

YTD	2020	2019	+/-
	550	**611**	-10.0%

5-year Jul average: **76**

New Pendings 114

5.6%	28.1%
from Jun 2020: 108	from Jul 2019: 89

YTD	2020	2019	+/-
	653	**723**	-9.7%

5-year Jul average: **97**

Closed Sales 88

35.4%	27.5%
from Jun 2020: 65	from Jul 2019: 69

YTD	2020	2019	+/-
	428	**513**	-16.6%

5-year Jul average: **75**

Median Sold Price $175,000

-1.3%	9.4%
from Jun 2020: $177,250	from Jul 2019: $160,000

YTD	2020	2019	+/-
	$165,000	**$159,000**	3.8%

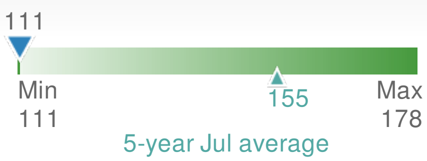
5-year Jul average: **$153,400**

Summary

In 33952, the median sold price for SFH/Villa properties for July was $175,000, representing a decrease of 1.3% compared to last month and an increase of 9.4% from Jul 2019. The average days on market for units sold in July was 66 days, 26% above the 5-year July average of 53 days. There was a 5.6% month over month increase in new contract activity with 114 New Pendings; a 2.2% MoM increase in All Pendings (new contracts + contracts carried over from June) to 137; and a 17.8% decrease in supply to 111 active units.

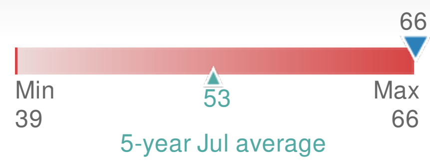
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 0.99 in June and an increase from 0.65 in July 2019. The Contract Ratio is 55% higher than the 5-year July average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 111



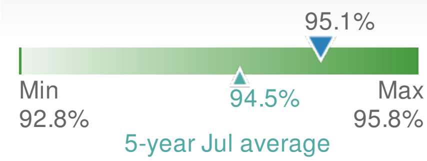
Jun 2020	Jul 2019
135	**157**

Avg DOM 66



Jun 2020	Jul 2019	YTD
45	**51**	**55**

Avg Sold to OLP Ratio 95.1%



Jun 2020	Jul 2019	YTD
95.7%	**94.7%**	**95.1%**

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

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