July 2020

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

Local Market Insight

33953

MarketStats by ShowingTime

July 2020

33953

New Listings	26
-7.1% from Jun 2020: 28	4.0% from Jul 2019: 25

YTD	2020	2019	+/-
	199	199	0.0%

5-year Jul average: **24**

New Pendings	47
80.8% from Jun 2020: 26	46.9% from Jul 2019: 32

YTD	2020	2019	+/-
	217	204	6.4%

5-year Jul average: **26**

Closed Sales	21
-4.5% from Jun 2020: 22	-4.5% from Jul 2019: 22

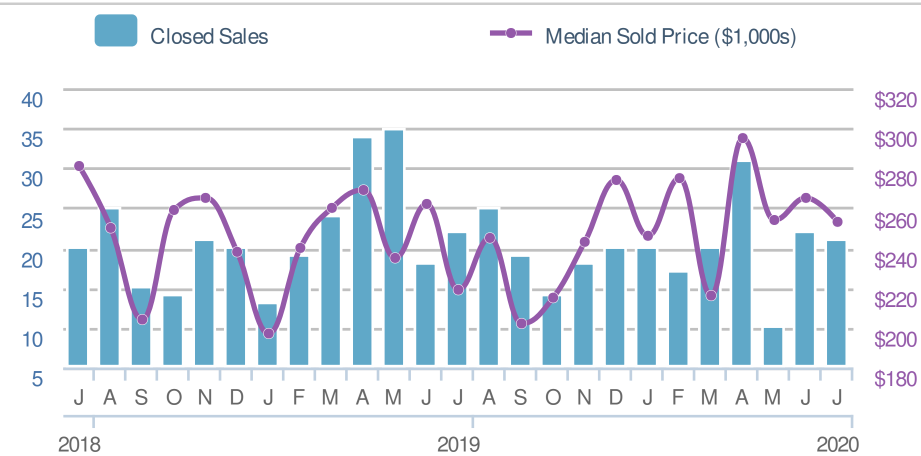
YTD	2020	2019	+/-
	141	165	-14.5%

5-year Jul average: **21**

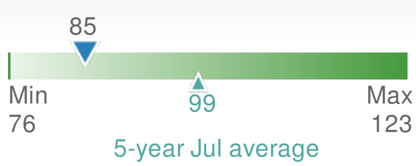
Median Sold Price	$253,000
-4.5% from Jun 2020: $265,000	15.5% from Jul 2019: $219,000

YTD	2020	2019	+/-
	$260,000	$246,000	5.7%

5-year Jul average: **$234,100**

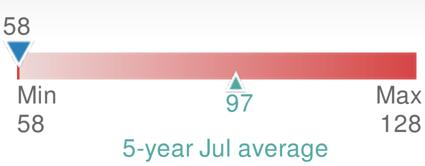


Active Listings 85



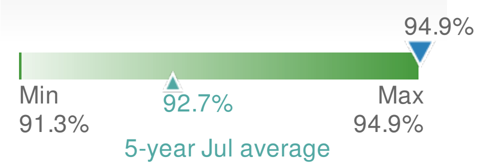
Jun 2020	Jul 2019
103	99

Avg DOM 58



Jun 2020	Jul 2019	YTD
94	114	89

Avg Sold to OLP Ratio 94.9%



Jun 2020	Jul 2019	YTD
94.0%	91.3%	93.4%

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

July 2020

33953 - Condo/Co-op/TH

New Listings 2

-50.0% from Jun 2020: **4**

0.0% from Jul 2019: **2**

YTD	2020	2019	+/-
	36	**22**	63.6%

5-year Jul average: **2**

New Pendings 4

33.3% from Jun 2020: **3**

300.0% from Jul 2019: **1**

YTD	2020	2019	+/-
	26	**16**	62.5%

5-year Jul average: **2**

Closed Sales 3

200.0% from Jun 2020: **1**

50.0% from Jul 2019: **2**

YTD	2020	2019	+/-
	25	**16**	56.3%

5-year Jul average: **3**

Median Sold Price $215,000

28.0% from Jun 2020: **$168,000**

35.2% from Jul 2019: **$159,000**

YTD	2020	2019	+/-
	$215,000	**$189,950**	13.2%

5-year Jul average: **$169,200**

Summary

In 33953, the median sold price for Condo/Co-op/TH properties for July was $215,000, representing an increase of 28% compared to last month and an increase of 35.2% from Jul 2019. The average days on market for units sold in July was 71 days, 25% below the 5-year July average of 95 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 5; and a 10.7% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, up from 0.18 in June and an increase from 0.14 in July 2019. The Contract Ratio is 1% lower than the 5-year July average of 0.20. 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

25

Min 11 | 21 | Max 25

5-year Jul average

Jun 2020	Jul 2019
28	**22**

Avg DOM 71

71

Min 53 | 95 | Max 198

5-year Jul average

Jun 2020	Jul 2019	YTD
50	**53**	**89**

Avg Sold to OLP Ratio 95.8%

95.8%

Min 88.5% | 92.9% | Max 99.1%

5-year Jul average

Jun 2020	Jul 2019	YTD
90.8%	**99.1%**	**92.5%**

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

July 2020

33953 - SFH/Villa

New Listings 23

9.5% from Jun 2020: **21**

9.5% from Jul 2019: **21**

YTD	2020	2019	+/-
	152	**161**	-5.6%

5-year Jul average: **21**

New Pendings 39

85.7% from Jun 2020: **21**

50.0% from Jul 2019: **26**

YTD	2020	2019	+/-
	176	**170**	3.5%

5-year Jul average: **22**

Closed Sales 16

-23.8% from Jun 2020: **21**

-5.9% from Jul 2019: **17**

YTD	2020	2019	+/-
	106	**138**	-23.2%

5-year Jul average: **16**

Median Sold Price $287,500

8.5% from Jun 2020: **$265,000**

15.0% from Jul 2019: **$250,000**

YTD	2020	2019	+/-
	$285,000	**$268,750**	6.0%

5-year Jul average: **$257,900**

Summary

In 33953, the median sold price for SFH/Villa properties for July was $287,500, representing an increase of 8.5% compared to last month and an increase of 15% from Jul 2019. The average days on market for units sold in July was 61 days, 39% below the 5-year July average of 99 days. There was an 85.7% month over month increase in new contract activity with 39 New Pendings; a 53.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 46; and an 18.8% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.43 in June and an increase from 0.46 in July 2019. The Contract Ratio is 74% higher than the 5-year July average of 0.47. 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 56

56

Min 56 | 73 5-year Jul average | Max 91

Jun 2020	Jul 2019
69	**70**

Avg DOM 61

61

Min 61 | 99 5-year Jul average | Max 134

Jun 2020	Jul 2019	YTD
96	**134**	**89**

Avg Sold to OLP Ratio 94.3%

94.3%

Min 90.0% | 92.6% 5-year Jul average | Max 94.3%

Jun 2020	Jul 2019	YTD
94.2%	**90.0%**	**94.0%**

MarketStats by ShowingTime