July 2020

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

Local Market Insight

33954

MarketStats by ShowingTime

Local Market **Insight**

July 2020

33954

New Listings 31

24.0% from Jun 2020: **25**

10.7% from Jul 2019: **28**

YTD	2020	2019	+/-
	185	175	5.7%

5-year Jul average: **32**

New Pendings 40

14.3% from Jun 2020: **35**

42.9% from Jul 2019: **28**

YTD	2020	2019	+/-
	238	185	28.6%

5-year Jul average: **33**

Closed Sales 34

30.8% from Jun 2020: **26**

70.0% from Jul 2019: **20**

YTD	2020	2019	+/-
	161	153	5.2%

5-year Jul average: **26**

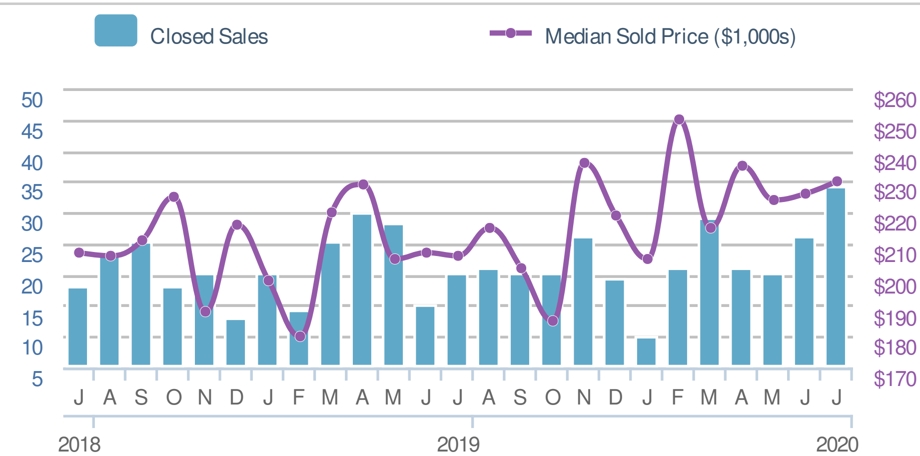
Median Sold Price $230,000

1.4% from Jun 2020: **$226,750**

11.5% from Jul 2019: **$206,200**

YTD	2020	2019	+/-
	$229,700	**$210,000**	9.4%

5-year Jul average: **$208,770**



Active Listings 34

34

Min 34 — 56 — Max 64

5-year Jul average

Jun 2020	Jul 2019
34	**61**

Avg DOM 64

64

Min 43 — 65 — Max 93

5-year Jul average

Jun 2020	Jul 2019	YTD
73	**93**	**58**

Avg Sold to OLP Ratio 97.2%

97.2%

Min 93.3% — 94.9% — Max 97.2%

5-year Jul average

Jun 2020	Jul 2019	YTD
96.3%	**94.4%**	**96.3%**

July 2020

33954 - Condo/Co-op/TH

New Listings 0

0.0% from Jun 2020: 0

0.0% from Jul 2019: 0

YTD	2020	2019	+/-
	1	0	0.0%

5-year Jul average: **0**

New Pendings 0

0.0% from Jun 2020: 0

0.0% from Jul 2019: 0

YTD	2020	2019	+/-
	1	0	0.0%

5-year Jul average: **0**

Closed Sales 0

0.0% from Jun 2020: 0

0.0% from Jul 2019: 0

YTD	2020	2019	+/-
	1	0	0.0%

5-year Jul average: **0**

Median Sold Price $0

0.0% from Jun 2020: $0

0.0% from Jul 2019: $0

YTD	2020	2019	+/-
	$200,000	$0	0.0%

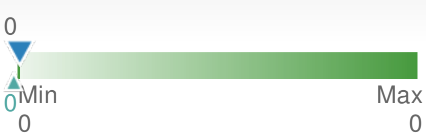
5-year Jul average: **$0**

Summary

In 33954, the median sold price for Condo/Co-op/TH properties for July was $0, representing no change compared to last month and no change from Jul 2019. The average days on market for units sold in July was 0 days, the same as the 5-year July average of 0 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

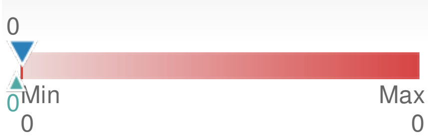
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and no change from July 2019. The Contract Ratio is the same as the 5-year July average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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 0



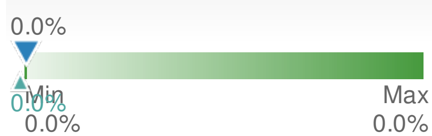
Jun 2020	Jul 2019
0	0

Avg DOM 0



Jun 2020	Jul 2019	YTD
0	0	50

Avg Sold to OLP Ratio 0.0%



Jun 2020	Jul 2019	YTD
0.0%	0.0%	95.2%

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

July 2020

33954 - SFH/Villa

New Listings 31

24.0%	10.7%
from Jun 2020: 25	from Jul 2019: 28

YTD	2020	2019	+/-
	185	**174**	6.3%

5-year Jul average: **32**

New Pendings 40

14.3%	42.9%
from Jun 2020: 35	from Jul 2019: 28

YTD	2020	2019	+/-
	238	**184**	29.3%

5-year Jul average: **33**

Closed Sales 34

30.8%	70.0%
from Jun 2020: 26	from Jul 2019: 20

YTD	2020	2019	+/-
	161	**152**	5.9%

5-year Jul average: **26**

Median Sold Price $230,000

1.4%	11.5%
from Jun 2020: $226,750	from Jul 2019: $206,200

YTD	2020	2019	+/-
	$229,700	**$211,250**	8.7%

5-year Jul average: **$208,770**

Summary

In 33954, the median sold price for SFH/Villa properties for July was $230,000, representing an increase of 1.4% compared to last month and an increase of 11.5% from Jul 2019. The average days on market for units sold in July was 64 days, the same as the 5-year July average of 65 days. There was a 14.3% month over month increase in new contract activity with 40 New Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 50; and no change in supply with 34 active units.

This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 1.50 in June and an increase from 0.57 in July 2019. The Contract Ratio is 79% higher than the 5-year July average of 0.82. 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 34

34

Min 34 — 55 — Max 63

5-year Jul average

Jun 2020	Jul 2019
34	**61**

Avg DOM 64

64

Min 43 — 65 — Max 93

5-year Jul average

Jun 2020	Jul 2019	YTD
73	**93**	**58**

Avg Sold to OLP Ratio 97.2%

97.2%

Min 93.3% — 94.9% — Max 97.2%

5-year Jul average

Jun 2020	Jul 2019	YTD
96.3%	**94.4%**	**96.3%**