## June 2020

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

## Local Market Insight

33955

## June 2020

| New Listings |  |  | 44 |
| :---: | :---: | :---: | :---: |
| $\begin{gathered} -33.3 \% \\ \text { from May 2020: } \\ 33 \end{gathered}$ |  | $\begin{aligned} & -22.2 \% \\ & \text { from Jun 2019: } \\ & 36 \end{aligned}$ |  |
| YTD | 2020 | 2019 | +- |
|  | 260 | 287 | -9.4\% |
| 5-year Jun average: 36 |  |  |  |




| May 2020 | Jun 2019 |
| :---: | :---: |
| 133 | 151 |



## June 2020

## 33955 - Condo/Co-op/TH

| New Listings |  |  | 15 |
| :---: | :---: | :---: | :---: |
| - $150.0 \%$ <br> from May 2020: <br> 6 |  | - $114.3 \%$ <br> from Jun 2019: 7 |  |
| YTD | 2020 | 2019 | +/- |
|  | 77 | 74 | 4.1\% |
| 5-year Jun average: 9 |  |  |  |


| Median Sold Price |  | \$260,000 |  |
| :---: | :---: | :---: | :---: |
|  | $6.1 \%$ <br> May 2020: 45,000 | $\begin{aligned} & \text { 1 } 1 \\ & \text { from Jui } \\ & \$ 256, \end{aligned}$ | $\begin{aligned} & .6 \% \\ & \mathrm{n} 2019: \\ & , 000 \end{aligned}$ |
| YTD | 2020 | 2019 | +/- |
|  | \$260,000 | \$267,500 | -2.8\% |
| 5-year Jun average: \$237,450 |  |  |  |


| New Pendings |  |  | 8 |
| :---: | :---: | :---: | :---: |
| - $14.3 \%$ <br> from May 2020: <br> 7 |  | - $14.3 \%$ <br> from Jun 2019 <br> 7 |  |
| YTD | 2020 | 2019 | +/- |
|  | 64 | 87 | -26.4\% |
| 5-year Jun average: 8 |  |  |  |


| Closed Sales |  |  | 7 |
| :---: | :---: | :---: | :---: |
| - $-22.2 \%$ <br> from May 2020: <br> 9 |  | $\begin{aligned} & -30.0 \% \\ & \text { from Jun 2019: } \\ & 10 \end{aligned}$ |  |
| YTD | 2020 | 2019 | +/- |
|  | 55 | 74 | -25.7\% |
| 5-year Jun average: 9 |  |  |  |

## Summary

In 33955, the median sold price for Condo/Co-op/TH properties for June was $\$ 260,000$, representing an increase of $6.1 \%$ compared to last month and an increase of $1.6 \%$ from Jun 2019. The average days on market for units sold in June was 188 days, $37 \%$ above the 5 -year June average of 137 days. There was a $14.3 \%$ month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 9 ; and an $8.5 \%$ increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.18 pendings per active listing, down from 0.19 in May and a decrease from 0.33 in June 2019. The Contract Ratio is $2 \%$ higher than the 5 -year June average of 0.18 . 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.

| Avg DOM |  | 188 |
| :---: | :---: | :---: |
|  |  | $\sqrt{188}$ |
| $\begin{aligned} & \text { Min } \\ & 74 \end{aligned}$ | $\stackrel{\wedge}{137}$ | $\begin{gathered} \operatorname{Max} \\ 188 \end{gathered}$ |
|  |  |  |
|  | 5-year Jun average |  |
| May 2020 | Jun 2019 | YTD |
| 39 | 135 | 111 |



[^0]
## June 2020

## 33955 - SFH/Villa

| New Listings |  |  | 27 |
| :---: | :---: | :---: | :---: |
| - $12.5 \%$ <br> from May 2020: <br> 24 |  | $\begin{aligned} & -3.6 \% \\ & \text { from Jun 2019: } \\ & 28 \end{aligned}$ |  |
| YTD | 2020 | 2019 | +/- |
|  | 164 | 183 | -10.4\% |
| 5-year Jun average: 25 |  |  |  |


| New Pendings |  |  | 39 |
| :---: | :---: | :---: | :---: |
| - $34.5 \%$ <br> from May 2020: <br> 29 |  | $\begin{aligned} & -2.5 \% \\ & \text { from Jun 2019: } \\ & 40 \end{aligned}$ |  |
| YTD | 2020 | 2019 | +/- |
|  | 191 | 194 | -1.5\% |
| 5-year Jun average: 30 |  |  |  |


| Closed Sales |  |  | 32 |
| :---: | :---: | :---: | :---: |
| $\begin{gathered} -255.6 \% \\ \text { from May 2020: } \\ 9 \end{gathered}$ |  | $\begin{aligned} & 28.0 \% \\ & \text { from Jun } 2019 \text { : } \\ & 25 \end{aligned}$ |  |
| YTD | 2020 | 2019 | +/- |
|  | 141 | 136 | 3.7\% |

## Summary

In 33955, the median sold price for SFH/Villa properties for June was $\$ 286,342$, representing a decrease of $0.2 \%$ compared to last month and an increase of $0.1 \%$ from Jun 2019. The average days on market for units sold in June was 102 days, 5\% above the 5-year June average of 97 days. There was a $34.5 \%$ month over month increase in new contract activity with 39 New Pendings; a 4.8\% MoM increase in All Pendings (new contracts + contracts carried over from May) to 44; and a $14.7 \%$ decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.56 in May and an increase from 0.47 in June 2019. The Contract Ratio is $63 \%$ higher than the 5 -year June average of 0.42. 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 | 64 |
| :---: | :---: |
| $64$ |  |
| Min  <br> 64 5-year Jun average | $\begin{gathered} \operatorname{Max} \\ 100 \end{gathered}$ |
| $\begin{array}{cc} \text { May 2020 } & \text { Jun } 2019 \\ 75 & 96 \end{array}$ |  |


| Avg DOM |  |  |
| :---: | :---: | :---: |
| $\frac{102}{\nabla}$ |  |  |
| $\begin{aligned} & \text { Min } \\ & 58 \end{aligned}$ | $\stackrel{\Delta}{97}$ | $\begin{gathered} \operatorname{Max} \\ 133 \end{gathered}$ |
| 5-year Jun average |  |  |
| $\begin{gathered} \text { May } 2020 \\ 15 \end{gathered}$ | $\begin{gathered} \text { Jun } 2019 \\ 77 \end{gathered}$ | $\begin{gathered} \text { YTD } \\ 79 \end{gathered}$ |



[^1]
[^0]:    Copyright © 2024 MarketStats by ShowingTime. All Rights Reserved.
    Data Source: Stellar MLS. Statistics calculated March 08, 2024.

[^1]:    Copyright © 2024 MarketStats by ShowingTime. All Rights Reserved.
    Data Source: Stellar MLS. Statistics calculated March 08, 2024.

