July 2020

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

Local Market Insight

33955

MarketStats by ShowingTime

July 2020
33955

New Listings 22

-50.0% from Jun 2020: **44**

-26.7% from Jul 2019: **30**

YTD	2020	2019	+/-
	282	**317**	-11.0%

5-year Jul average: **25**

New Pendings 38

-22.4% from Jun 2020: **49**

0.0% from Jul 2019: **38**

YTD	2020	2019	+/-
	313	**338**	-7.4%

5-year Jul average: **32**

Closed Sales 42

-2.3% from Jun 2020: **43**

10.5% from Jul 2019: **38**

YTD	2020	2019	+/-
	251	**258**	-2.7%

5-year Jul average: **32**

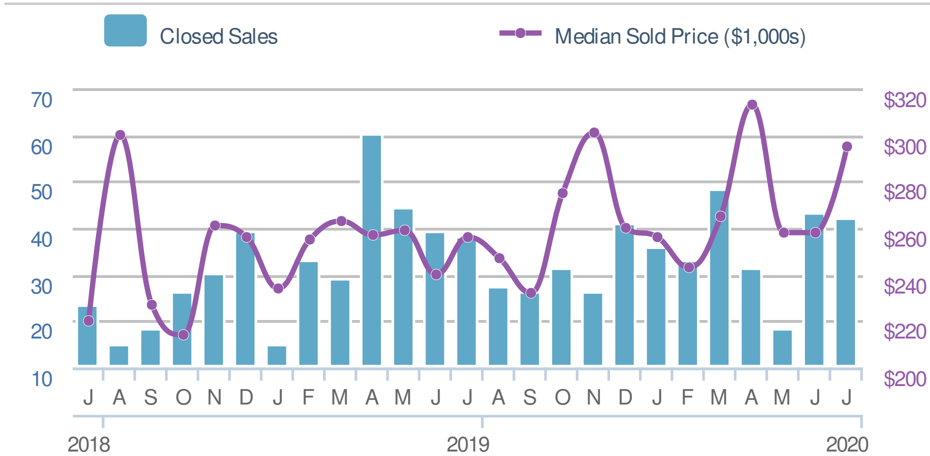
Median Sold Price $295,000

14.3% from Jun 2020: **$258,000**

15.1% from Jul 2019: **$256,250**

YTD	2020	2019	+/-
	$262,500	**$256,250**	2.4%

5-year Jul average: **$240,350**



Active Listings 111

111

Min 111 | 141 | Max 151

5-year Jul average

Jun 2020	Jul 2019
127	**148**

Avg DOM 68

68

Min 68 | 78 | Max 98

5-year Jul average

Jun 2020	Jul 2019	YTD
121	**98**	**86**

Avg Sold to OLP Ratio 93.1%

93.1%

Min 92.7% | 93.6% | Max 94.9%

5-year Jul average

Jun 2020	Jul 2019	YTD
90.2%	**94.9%**	**93.5%**

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

July 2020

33955 - Condo/Co-op/TH

New Listings 5

-66.7% from Jun 2020: **15**

-16.7% from Jul 2019: **6**

YTD	2020	2019	+/-
	82	**80**	2.5%

5-year Jul average: **7**

New Pendings 8

0.0% from Jun 2020: **8**

0.0% from Jul 2019: **8**

YTD	2020	2019	+/-
	72	**95**	-24.2%

5-year Jul average: **7**

Closed Sales 8

14.3% from Jun 2020: **7**

0.0% from Jul 2019: **8**

YTD	2020	2019	+/-
	63	**82**	-23.2%

5-year Jul average: **6**

Median Sold Price $220,750

-15.1% from Jun 2020: **$260,000**

36.7% from Jul 2019: **$161,500**

YTD	2020	2019	+/-
	$260,000	**$252,500**	3.0%

5-year Jul average: **$200,750**

Summary

In 33955, the median sold price for Condo/Co-op/TH properties for July was $220,750, representing a decrease of 15.1% compared to last month and an increase of 36.7% from Jul 2019. The average days on market for units sold in July was 85 days, 23% below the 5-year July average of 110 days. There was no month over month change in new contract activity with 8 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 8; and a 7.8% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.18 in June and a decrease from 0.37 in July 2019. The Contract Ratio is 12% lower than the 5-year July average of 0.19. 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 47

47

Min 38 | 52 5-year Jul average | Max 62

Jun 2020	Jul 2019
51	**38**

Avg DOM 85

85

Min 61 | 110 5-year Jul average | Max 178

Jun 2020	Jul 2019	YTD
188	**151**	**107**

Avg Sold to OLP Ratio 95.0%

95.0%

Min 89.1% | 92.4% 5-year Jul average | Max 95.8%

Jun 2020	Jul 2019	YTD
91.4%	**89.1%**	**95.1%**

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

July 2020

33955 - SFH/Villa

New Listings 17

-37.0% from Jun 2020: **27**

-15.0% from Jul 2019: **20**

YTD	2020	2019	+/-
	181	**203**	-10.8%

5-year Jul average: **17**

New Pendings 27

-30.8% from Jun 2020: **39**

0.0% from Jul 2019: **27**

YTD	2020	2019	+/-
	218	**221**	-1.4%

5-year Jul average: **23**

Closed Sales 31

-3.1% from Jun 2020: **32**

3.3% from Jul 2019: **30**

YTD	2020	2019	+/-
	172	**166**	3.6%

5-year Jul average: **25**

Median Sold Price $305,000

6.5% from Jun 2020: **$286,342**

11.0% from Jul 2019: **$274,750**

YTD	2020	2019	+/-
	$290,000	**$265,000**	9.4%

5-year Jul average: **$253,050**

Summary

In 33955, the median sold price for SFH/Villa properties for July was $305,000, representing an increase of 6.5% compared to last month and an increase of 11% from Jul 2019. The average days on market for units sold in July was 51 days, 30% below the 5-year July average of 73 days. There was a 30.8% month over month decrease in new contract activity with 27 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 34; and a 12.5% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.69 in June and an increase from 0.38 in July 2019. The Contract Ratio is 70% higher than the 5-year July average of 0.36. 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 — 82 (5-year Jul average) — Max 94

Jun 2020	Jul 2019
64	**94**

Avg DOM 51

51

Min 51 — 73 (5-year Jul average) — Max 85

Jun 2020	Jul 2019	YTD
102	**83**	**74**

Avg Sold to OLP Ratio 93.3%

93.3%

Min 93.3% — 94.3% (5-year Jul average) — Max 96.5%

Jun 2020	Jul 2019	YTD
91.5%	**96.5%**	**93.8%**

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