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

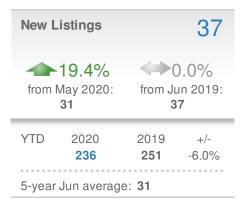
Local Market Insight

33980



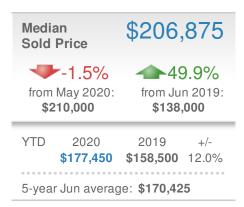


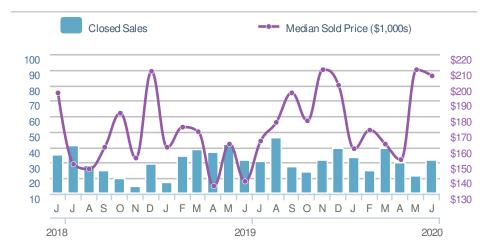
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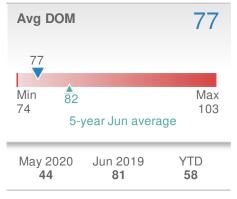








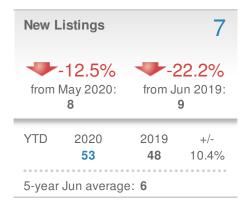


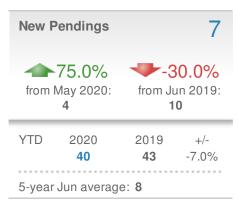






33980 - Condo/Co-op/TH







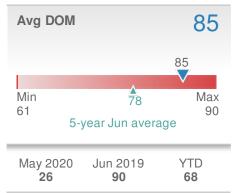


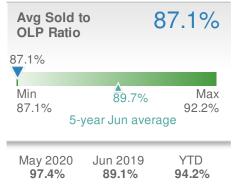
Summary

In 33980, the median sold price for Condo/Co-op/TH properties for June was \$105,000, representing an increase of 18% compared to last month and an increase of 16% from Jun 2019. The average days on market for units sold in June was 85 days, 9% above the 5-year June average of 78 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and a 7.1% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, up from 0.14 in May and a decrease from 0.52 in June 2019. The Contract Ratio is 42% lower than the 5-year June average of 0.35. 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.



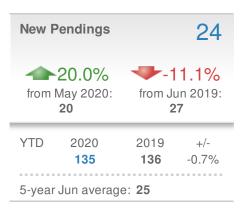






33980 - SFH/Villa

| New Listings | | 23 | |
|-------------------------------|--------------------|-----------------------|--------------|
| 35.3% from May 2020: | | -14.8% from Jun 2019: | |
| YTD | 2020 136 | 2019 146 | +/- -6.8% |
| 5-year Jun average: 22 | | | |







Summary

In 33980, the median sold price for SFH/Villa properties for June was \$231,000, representing an increase of 7.4% compared to last month and an increase of 11.3% from Jun 2019. The average days on market for units sold in June was 77 days, 13% below the 5-year June average of 88 days. There was a 20% month over month increase in new contract activity with 24 New Pendings; a 13.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 25; and a 1.7% decrease in supply to 59 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.48 in May and a decrease from 0.43 in June 2019. The Contract Ratio is 1% lower than the 5-year June average of 0.43. 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.



