# June 2020

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

# Local Market Insight

33981

MarketStats by ShowingTime

# June 2020

33981

## New Listings 53

| 23.3% from May 2020: 43 | 23.3% from Jun 2019: 43 |
|---|---|

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **350** | **324** | 8.0% |

5-year Jun average: **53**

## New Pendings 77

| 20.3% from May 2020: 64 | 71.1% from Jun 2019: 45 |
|---|---|

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **361** | **329** | 9.7% |

5-year Jun average: **55**

## Closed Sales 47

| 17.5% from May 2020: 40 | 2.2% from Jun 2019: 46 |
|---|---|

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **258** | **261** | -1.1% |

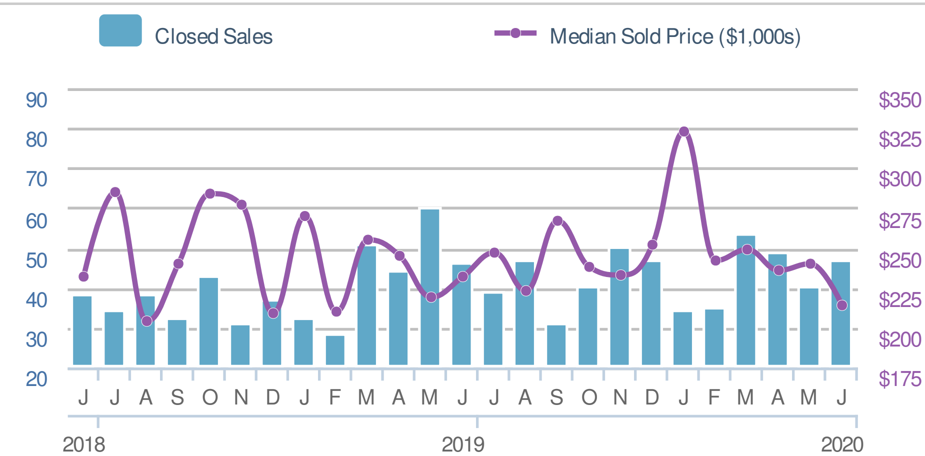
5-year Jun average: **44**

## Median Sold Price $214,900

| -10.7% from May 2020: $240,750 | -7.5% from Jun 2019: $232,316 |
|---|---|

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **$243,725** | **$236,000** | 3.3% |

5-year Jun average: **$222,791**




## Active Listings 151

151

Min 151 | 175 | Max 201

5-year Jun average

| May 2020 | Jun 2019 |
|---|---|
| **187** | **174** |

## Avg DOM 77

77

Min 76 | 80 | Max 95

5-year Jun average

| May 2020 | Jun 2019 | YTD |
|---|---|---|
| **67** | **95** | **72** |

## Avg Sold to OLP Ratio 96.5%

96.5%

Min 93.9% | 94.8% | Max 96.5%

5-year Jun average

| May 2020 | Jun 2019 | YTD |
|---|---|---|
| **95.8%** | **94.4%** | **95.9%** |

# June 2020

## 33981 - Condo/Co-op/TH

### New Listings — 0

0.0% from May 2020: **0**

0.0% from Jun 2019: **0**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 1 | 1 | 0.0% |

5-year Jun average: **0**

### New Pendings — 1

0.0% from May 2020: **0**

0.0% from Jun 2019: **0**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 1 | 0 | 0.0% |

5-year Jun average: **0**

### Closed Sales — 0

0.0% from May 2020: **0**

0.0% from Jun 2019: **0**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 0 | 0 | 0.0% |

5-year Jun average: **0**

### Median Sold Price — $0

0.0% from May 2020: **$0**

0.0% from Jun 2019: **$0**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | $0 | $0 | 0.0% |

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

## Summary

In 33981, the median sold price for Condo/Co-op/TH properties for June was $0, representing no change compared to last month and no change from Jun 2019. The average days on market for units sold in June was 0 days, the same as the 5-year June average of 0 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from May) to 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in May and an increase from 0.00 in June 2019. The Contract Ratio is 200% higher than the 5-year June average of 0.33. 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 — 1

1

2

Min 1 — Max 3

5-year Jun average

| May 2020 | Jun 2019 |
|---|---|
| 2 | 1 |

### Avg DOM — 0

0

0

Min 0 — Max 0

5-year Jun average

| May 2020 | Jun 2019 | YTD |
|---|---|---|
| 0 | 0 | 0 |

### Avg Sold to OLP Ratio — 0.0%

0.0%

0.0%

Min 0.0% — Max 0.0%

5-year Jun average

| May 2020 | Jun 2019 | YTD |
|---|---|---|
| 0.0% | 0.0% | 0.0% |


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

# June 2020

## 33981 - SFH/Villa

### New Listings 52

23.8% from May 2020: 42

30.0% from Jun 2019: 40

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 331 | 310 | 6.8% |

5-year Jun average: **50**

### New Pendings 74

17.5% from May 2020: 63

68.2% from Jun 2019: 44

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 345 | 319 | 8.2% |

5-year Jun average: **53**

### Closed Sales 45

18.4% from May 2020: 38

-2.2% from Jun 2019: 46

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | 244 | 250 | -2.4% |

5-year Jun average: **42**

### Median Sold Price $216,700

-12.0% from May 2020: $246,250

-6.7% from Jun 2019: $232,316

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | $250,000 | $245,250 | 1.9% |

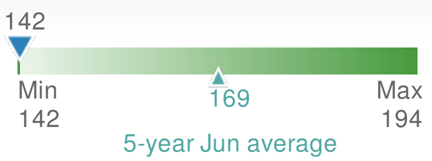
5-year Jun average: **$227,648**

### Summary

In 33981, the median sold price for SFH/Villa properties for June was $216,700, representing a decrease of 12% compared to last month and a decrease of 6.7% from Jun 2019. The average days on market for units sold in June was 77 days, 5% below the 5-year June average of 81 days. There was a 17.5% month over month increase in new contract activity with 74 New Pendings; a 25.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 104; and a 19.3% decrease in supply to 142 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.47 in May and an increase from 0.38 in June 2019. The Contract Ratio is 51% higher than the 5-year June average of 0.48. 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 142

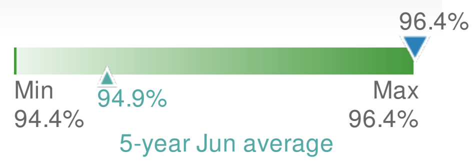



| May 2020 | Jun 2019 |
|---|---|
| 176 | 168 |

### Avg DOM 77


| May 2020 | Jun 2019 | YTD |
|---|---|---|
| 68 | 95 | 74 |

### Avg Sold to OLP Ratio 96.4%




| May 2020 | Jun 2019 | YTD |
|---|---|---|
| 96.2% | 94.4% | 95.9% |


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

MarketStats by ShowingTime