July 2020

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

Local Market **Insight**

33983

MarketStats by ShowingTime

July 2020

33983

New Listings 45

-13.5% from Jun 2020: **52**

-10.0% from Jul 2019: **50**

YTD	2020	2019	+/-
	357	**407**	-12.3%

5-year Jul average: **48**

New Pendings 65

-12.2% from Jun 2020: **74**

3.2% from Jul 2019: **63**

YTD	2020	2019	+/-
	429	**479**	-10.4%

5-year Jul average: **57**

Closed Sales 56

47.4% from Jun 2020: **38**

16.7% from Jul 2019: **48**

YTD	2020	2019	+/-
	310	**338**	-8.3%

5-year Jul average: **50**

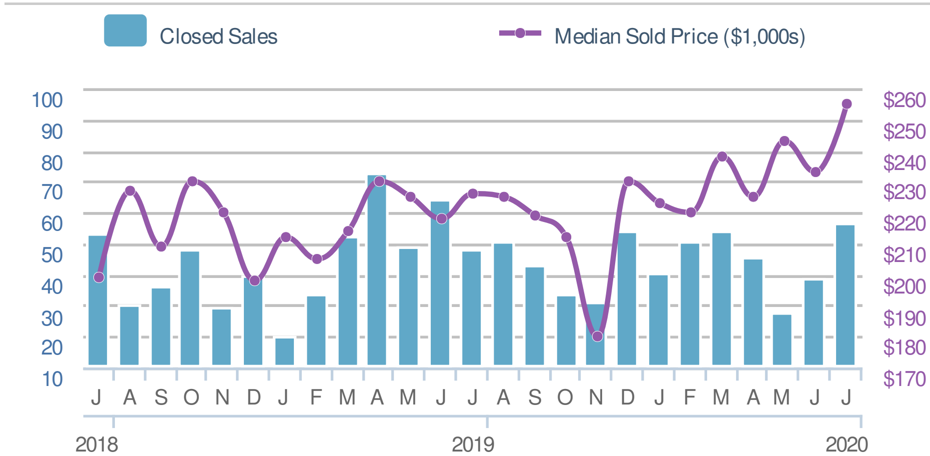
Median Sold Price $255,500

9.4% from Jun 2020: **$233,500**

12.8% from Jul 2019: **$226,500**

YTD	2020	2019	+/-
	$235,000	**$216,830**	8.4%

5-year Jul average: **$214,750**



Active Listings 87

87

Min 87 | 122 | Max 150

5-year Jul average

Jun 2020	Jul 2019
96	**107**

Avg DOM 49

49

Min 49 | 68 | Max 84

5-year Jul average

Jun 2020	Jul 2019	YTD
74	**76**	**57**

Avg Sold to OLP Ratio 95.2%

95.2%

Min 93.4% | 94.0% | Max 95.2%

5-year Jul average

Jun 2020	Jul 2019	YTD
96.2%	**93.4%**	**95.6%**

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

SmartCharts
MarketStats by ShowingTime

July 2020

33983 - Condo/Co-op/TH

New Listings 6

-33.3% from Jun 2020: **9**

-60.0% from Jul 2019: **15**

YTD	2020	2019	+/-
	81	**105**	-22.9%

5-year Jul average: **10**

New Pendings 14

-6.7% from Jun 2020: **15**

75.0% from Jul 2019: **8**

YTD	2020	2019	+/-
	83	**107**	-22.4%

5-year Jul average: **13**

Closed Sales 9

12.5% from Jun 2020: **8**

-25.0% from Jul 2019: **12**

YTD	2020	2019	+/-
	59	**85**	-30.6%

5-year Jul average: **11**

Median Sold Price $121,900

3.7% from Jun 2020: **$117,500**

2.4% from Jul 2019: **$119,000**

YTD	2020	2019	+/-
	$122,000	**$121,000**	0.8%

5-year Jul average: **$109,770**

Summary

In 33983, the median sold price for Condo/Co-op/TH properties for July was $121,900, representing an increase of 3.7% compared to last month and an increase of 2.4% from Jul 2019. The average days on market for units sold in July was 49 days, 23% below the 5-year July average of 63 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from June) to 22; and a 15.4% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.69 in June and an increase from 0.32 in July 2019. The Contract Ratio is 83% higher than the 5-year July average of 0.55. 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 22

22

Min 22 — 30 (5-year Jul average) — Max 39

Jun 2020	Jul 2019
26	**31**

Avg DOM 49

49

Min 45 — 63 (5-year Jul average) — Max 99

Jun 2020	Jul 2019	YTD
46	**67**	**43**

Avg Sold to OLP Ratio 93.5%

93.5%

Min 92.1% — 94.1% (5-year Jul average) — Max 97.0%

Jun 2020	Jul 2019	YTD
97.7%	**92.1%**	**95.7%**

MarketStats by ShowingTime

Local Market **Insight**

SmartCharts
MarketStats by ShowingTime

July 2020

33983 - SFH/Villa

New Listings 39

-7.1% from Jun 2020: **42**

11.4% from Jul 2019: **35**

YTD	2020	2019	+/-
	274	**302**	-9.3%

5-year Jul average: **38**

New Pendings 51

-13.6% from Jun 2020: **59**

-7.3% from Jul 2019: **55**

YTD	2020	2019	+/-
	345	**372**	-7.3%

5-year Jul average: **44**

Closed Sales 47

56.7% from Jun 2020: **30**

30.6% from Jul 2019: **36**

YTD	2020	2019	+/-
	250	**253**	-1.2%

5-year Jul average: **39**

Median Sold Price $270,000

7.8% from Jun 2020: **$250,440**

13.6% from Jul 2019: **$237,725**

YTD	2020	2019	+/-
	$248,214	**$236,200**	5.1%

5-year Jul average: **$231,345**

Summary

In 33983, the median sold price for SFH/Villa properties for July was $270,000, representing an increase of 7.8% compared to last month and an increase of 13.6% from Jul 2019. The average days on market for units sold in July was 49 days, 29% below the 5-year July average of 69 days. There was a 13.6% month over month decrease in new contract activity with 51 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 80; and a 7.1% decrease in supply to 65 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 1.14 in June and an increase from 0.93 in July 2019. The Contract Ratio is 72% higher than the 5-year July average of 0.71. 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 65

65

Min 65 — 92 5-year Jul average — Max 112

Jun 2020	Jul 2019
70	**76**

Avg DOM 49

49

Min 49 — 69 5-year Jul average — Max 81

Jun 2020	Jul 2019	YTD
82	**79**	**61**

Avg Sold to OLP Ratio 95.5%

95.5%

Min 92.6% — 94.0% 5-year Jul average — Max 95.5%

Jun 2020	Jul 2019	YTD
95.8%	**93.9%**	**95.5%**

MarketStats by ShowingTime