

June 2020

32757 - SFH/Villa

New Listings**60** **-20.0%**from May 2020:
75 **3.4%**from Jun 2019:
58

YTD	2020	2019	+/-
	389	423	-8.0%

5-year Jun average: **64****New Pendings****80** **-7.0%**from May 2020:
86 **-10.1%**from Jun 2019:
89

YTD	2020	2019	+/-
	461	472	-2.3%

5-year Jun average: **74****Closed Sales****58** **13.7%**from May 2020:
51 **-29.3%**from Jun 2019:
82

YTD	2020	2019	+/-
	318	354	-10.2%

5-year Jun average: **62****Median
Sold Price****\$266,740** **-7.7%**from May 2020:
\$289,000 **2.2%**from Jun 2019:
\$261,112

YTD	2020	2019	+/-
	\$271,870	\$261,608	3.9%

5-year Jun average: **\$244,870****Summary**

In 32757, the median sold price for SFH/Villa properties for June was \$266,740, representing a decrease of 7.7% compared to last month and an increase of 2.2% from Jun 2019. The average days on market for units sold in June was 70 days, 7% above the 5-year June average of 65 days. There was a 7% month over month decrease in new contract activity with 80 New Pendings; an 8.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 128; and a 9.9% decrease in supply to 128 active units.

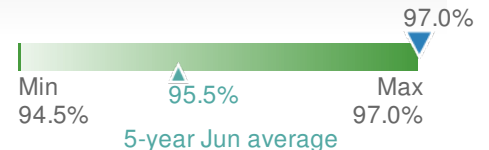
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.83 in May and an increase from 0.58 in June 2019. The Contract Ratio is 52% higher than the 5-year June average of 0.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**128**

May 2020	Jun 2019
142	172

Avg DOM**70**

May 2020	Jun 2019	YTD
56	67	66

**Avg Sold to
OLP Ratio****97.0%**

May 2020	Jun 2019	YTD
96.3%	95.4%	95.5%