Local Market **Insight**

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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

128

Min 128 | 160 5-year Jun average | Max 175

May 2020	Jun 2019
142	**172**

Avg DOM 70

70

Min 51 | 65 5-year Jun average | Max 82

May 2020	Jun 2019	YTD
56	**67**	**66**

Avg Sold to OLP Ratio 97.0%

97.0%

Min 94.5% | 95.5% 5-year Jun average | Max 97.0%

May 2020	Jun 2019	YTD
96.3%	**95.4%**	**95.5%**

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

MarketStats by ShowingTime