

July 2020

32757 - SFH/Villa

New Listings**88** **46.7%**from Jun 2020:
60 **7.3%**from Jul 2019:
82

YTD	2020	2019	+/-
	477	505	-5.5%

5-year Jul average: **68****New Pendings****96** **20.0%**from Jun 2020:
80 **21.5%**from Jul 2019:
79

YTD	2020	2019	+/-
	557	550	1.3%

5-year Jul average: **70****Closed Sales****72** **24.1%**from Jun 2020:
58 **20.0%**from Jul 2019:
60

YTD	2020	2019	+/-
	390	414	-5.8%

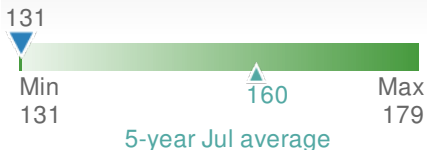
5-year Jul average: **63****Median
Sold Price****\$272,450** **2.1%**from Jun 2020:
\$266,740 **5.2%**from Jul 2019:
\$258,990

YTD	2020	2019	+/-
	\$272,000	\$260,470	4.4%

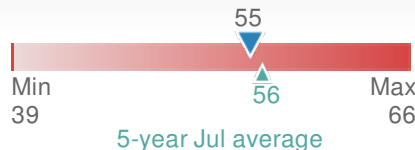
5-year Jul average: **\$246,068****Summary**

In 32757, the median sold price for SFH/Villa properties for July was \$272,450, representing an increase of 2.1% compared to last month and an increase of 5.2% from Jul 2019. The average days on market for units sold in July was 55 days, 2% below the 5-year July average of 56 days. There was a 20% month over month increase in new contract activity with 96 New Pendings; a 1.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 130; and a 2.3% increase in supply to 131 active units.

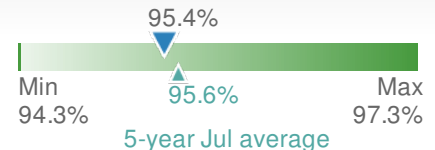
This activity resulted in a Contract Ratio of 0.99 pendings per active listing, down from 1.00 in June and an increase from 0.56 in July 2019. The Contract Ratio is 65% higher than the 5-year July average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**131**

Jun 2020	Jul 2019
128	179

Avg DOM**55**

Jun 2020	Jul 2019	YTD
70	57	64

**Avg Sold to
OLP Ratio****95.4%**

Jun 2020	Jul 2019	YTD
97.0%	96.1%	95.5%