Local Market Insight

June 2020

Clermont, FL - SFH/Villa

Presented by

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Closed Sales		174	
35.9% from May 2020:		-15.5% from Jun 2019: 206	
YTD	2020 927	2019 1,027	+/- -9.7%
5-year	Jun average	e: 206	



Summary

In Clermont, FL, the median sold price for SFH/Villa properties for June was \$288,750, representing a decrease of 3.8% compared to last month and an increase of 5.2% from Jun 2019. The average days on market for units sold in June was 44 days, 8% below the 5-year June average of 48 days. There was a 3.8% month over month increase in new contract activity with 271 New Pendings; an 18.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 380; and a 19.6% decrease in supply to 275 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 0.94 in May and an increase from 0.62 in June 2019. The Contract Ratio is 72% higher than the 5-year June average of 0.80. 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.





