

July 2020

Clermont, FL - SFH/Villa

New Listings**181** **-8.1%**from Jun 2020:
197 **1.1%**from Jul 2019:
179

YTD	2020	2019	+/-
	1,353	1,441	-6.1%

5-year Jul average: **204****New Pendings****229** **-15.5%**from Jun 2020:
271 **9.6%**from Jul 2019:
209

YTD	2020	2019	+/-
	1,580	1,520	3.9%

5-year Jul average: **235****Closed Sales****260** **49.4%**from Jun 2020:
174 **40.5%**from Jul 2019:
185

YTD	2020	2019	+/-
	1,188	1,213	-2.1%

5-year Jul average: **210****Median Sold Price****\$295,495** **2.3%**from Jun 2020:
\$288,750 **5.9%**from Jul 2019:
\$279,000

YTD	2020	2019	+/-
	\$289,900	\$270,000	7.4%

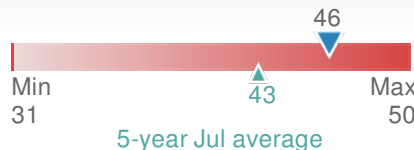
5-year Jul average: **\$259,721****Summary**

In Clermont, FL, the median sold price for SFH/Villa properties for July was \$295,495, representing an increase of 2.3% compared to last month and an increase of 5.9% from Jul 2019. The average days on market for units sold in July was 46 days, 7% above the 5-year July average of 43 days. There was a 15.5% month over month decrease in new contract activity with 229 New Pendings; a 16.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 318; and a 12% decrease in supply to 242 active units.

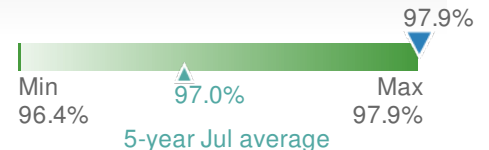
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.38 in June and an increase from 0.64 in July 2019. The Contract Ratio is 61% higher than the 5-year July average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**242**

Jun 2020	Jul 2019
275	380

Avg DOM**46**

Jun 2020	Jul 2019	YTD
44	40	48

Avg Sold to OLP Ratio**97.9%**

Jun 2020	Jul 2019	YTD
97.1%	96.9%	96.9%