Local Market **Insight**

Presented by
Chase Checho
Chase Aaron Real Estate
Email: chasechecho@gmail.com
Work Phone: 352-638-6645
Mobile Phone: 352-638-6645
Web: Chaseaaron.com

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

242
Min 242 | 382 | Max 445
5-year Jul average

Jun 2020	Jul 2019
275	**380**

Avg DOM 46

46
Min 31 | 43 | Max 50
5-year Jul average

Jun 2020	Jul 2019	YTD
44	**40**	**48**

Avg Sold to OLP Ratio 97.9%

97.9%
Min 96.4% | 97.0% | Max 97.9%
5-year Jul average

Jun 2020	Jul 2019	YTD
97.1%	**96.9%**	**96.9%**