# Local Market Insight

# August 2020

Clermont, FL - SFH/Villa

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









# **Summary**

In Clermont, FL, the median sold price for SFH/Villa properties for August was \$295,000, representing a decrease of 0.2% compared to last month and an increase of 6.7% from Aug 2019. The average days on market for units sold in August was 39 days, 7% below the 5-year August average of 42 days. There was a 3.1% month over month decrease in new contract activity with 222 New Pendings; a 2.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 310; and a 0.8% increase in supply to 244 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.31 in July and an increase from 0.68 in August 2019. The Contract Ratio is 72% higher than the 5-year August average of 0.74. 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.





