

September 2020

Clermont, FL - SFH/Villa

New Listings**204** **-7.3%**from Aug 2020:
220 **-3.8%**from Sep 2019:
212

YTD	2020	2019	+/-
	1,785	1,859	-4.0%

5-year Sep average: **187****New Pendings****235** **5.9%**from Aug 2020:
222 **27.0%**from Sep 2019:
185

YTD	2020	2019	+/-
	2,038	1,911	6.6%

5-year Sep average: **189****Closed Sales****197** **-9.2%**from Aug 2020:
217 **16.6%**from Sep 2019:
169

YTD	2020	2019	+/-
	1,609	1,551	3.7%

5-year Sep average: **170****Median
Sold Price****\$295,000** **0.0%**from Aug 2020:
\$295,000 **8.5%**from Sep 2019:
\$272,000

YTD	2020	2019	+/-
	\$292,000	\$271,000	7.7%

5-year Sep average: **\$260,650****Summary**

In Clermont, FL, the median sold price for SFH/Villa properties for September was \$295,000, representing no change compared to last month and an increase of 8.5% from Sep 2019. The average days on market for units sold in September was 39 days, 17% below the 5-year September average of 47 days. There was a 5.9% month over month increase in new contract activity with 235 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 323; and an 8.2% decrease in supply to 224 active units.

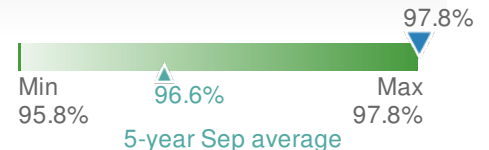
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 1.27 in August and an increase from 0.62 in September 2019. The Contract Ratio is 93% higher than the 5-year September average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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**224**

Aug 2020	Sep 2019
244	397

Avg DOM**39**

Aug 2020	Sep 2019	YTD
39	47	46

**Avg Sold to
OLP Ratio****97.8%**

Aug 2020	Sep 2019	YTD
97.5%	96.4%	97.1%