Local Market **Insight**

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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

224
Min 224 | 385 | Max 485
5-year Sep average

Aug 2020	Sep 2019
244	**397**

Avg DOM 39

39
Min 39 | 47 | Max 62
5-year Sep average

Aug 2020	Sep 2019	YTD
39	**47**	**46**

Avg Sold to OLP Ratio 97.8%

97.8%
Min 95.8% | 96.6% | Max 97.8%
5-year Sep average

Aug 2020	Sep 2019	YTD
97.5%	**96.4%**	**97.1%**

Data Source: Stellar MLS. Statistics calculated April 08, 2024.

MarketStats by ShowingTime