

September 2020

Mount Dora, FL - SFH/Villa

New Listings**67** **1.5%**from Aug 2020:
66 **13.6%**from Sep 2019:
59

YTD	2020	2019	+/-
	611	645	-5.3%

5-year Sep average: **63****New Pendings****69** **-20.7%**from Aug 2020:
87 **11.3%**from Sep 2019:
62

YTD	2020	2019	+/-
	714	693	3.0%

5-year Sep average: **56****Closed Sales****80** **15.9%**from Aug 2020:
69 **21.2%**from Sep 2019:
66

YTD	2020	2019	+/-
	547	540	1.3%

5-year Sep average: **56****Median
Sold Price****\$289,825** **10.6%**from Aug 2020:
\$262,000 **5.6%**from Sep 2019:
\$274,450

YTD	2020	2019	+/-
	\$275,000	\$263,338	4.4%

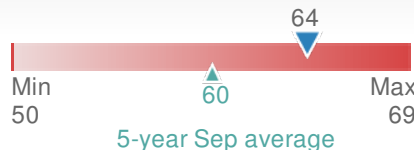
5-year Sep average: **\$247,410****Summary**

In Mount Dora, FL, the median sold price for SFH/Villa properties for September was \$289,825, representing an increase of 10.6% compared to last month and an increase of 5.6% from Sep 2019. The average days on market for units sold in September was 64 days, 7% above the 5-year September average of 60 days. There was a 20.7% month over month decrease in new contract activity with 69 New Pendings; a 16.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 106; and a 2.7% decrease in supply to 110 active units.

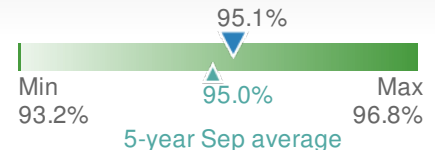
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.12 in August and an increase from 0.50 in September 2019. The Contract Ratio is 77% higher than the 5-year September average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity 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**110**

Aug 2020	Sep 2019
113	181

Avg DOM**64**

Aug 2020	Sep 2019	YTD
40	60	60

**Avg Sold to
OLP Ratio****95.1%**

Aug 2020	Sep 2019	YTD
97.8%	95.4%	95.8%