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

September 2020

Mount Dora, FL - SFH/Villa

New Listings 67

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

YTD	2020	2019	+/-
	611	**645**	-5.3%

5-year Sep average: **63**

New Pendings 69

-20.7%	11.3%
from Aug 2020: **87**	from Sep 2019: **62**

YTD	2020	2019	+/-
	714	**693**	3.0%

5-year Sep average: **56**

Closed Sales 80

15.9%	21.2%
from Aug 2020: **69**	from Sep 2019: **66**

YTD	2020	2019	+/-
	547	**540**	1.3%

5-year Sep average: **56**

Median Sold Price $289,825

10.6%	5.6%
from Aug 2020: **$262,000**	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

110

Min 110 | 164 5-year Sep average | Max 189

Aug 2020	Sep 2019
113	**181**

Avg DOM 64

64

Min 50 | 60 5-year Sep average | Max 69

Aug 2020	Sep 2019	YTD
40	**60**	**60**

Avg Sold to OLP Ratio 95.1%

95.1%

Min 93.2% | 95.0% 5-year Sep average | Max 96.8%

Aug 2020	Sep 2019	YTD
97.8%	**95.4%**	**95.8%**

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