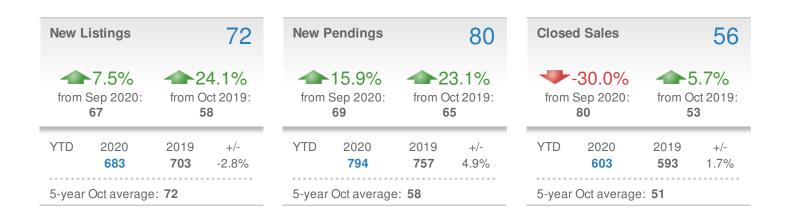
October 2020

Mount Dora, FL - SFH/Villa

Chase Aaron Real Estate

Email: chasechecho@gmail.com Work Phone: 352-638-6645 Mobile Phone: 352-638-6645 Web: Chaseaaron.com



Median Sold Price		\$299,000	
3.2%		7.2%	
from Sep 2020:		from Oct 2019:	
\$289,825		\$279,000	
YTD	2020	2019	+/-
	\$277,400	\$264,990	4.7%
5-year Oct average: \$239,930			

Summary

In Mount Dora, FL, the median sold price for SFH/Villa properties for October was \$299,000, representing an increase of 3.2% compared to last month and an increase of 7.2% from Oct 2019. The average days on market for units sold in October was 65 days, 26% above the 5-year October average of 52 days. There was a 15.9% month over month increase in new contract activity with 80 New Pendings; a 10.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 117; and a 1.8% decrease in supply to 108 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.96 in September and an increase from 0.54 in October 2019. The Contract Ratio is 109% higher than the 5-year October average of 0.52. 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 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.

