Local Market **Insight**

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# November 2020

## Mount Dora, FL - SFH/Villa

### New Listings 45

-37.5% from Oct 2020: **72**
-22.4% from Nov 2019: **58**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **728** | **761** | -4.3% |

5-year Nov average: **52**

### New Pendings 65

-18.8% from Oct 2020: **80**
-11.0% from Nov 2019: **73**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **860** | **830** | 3.6% |

5-year Nov average: **60**

### Closed Sales 61

8.9% from Oct 2020: **56**
17.3% from Nov 2019: **52**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **665** | **645** | 3.1% |

5-year Nov average: **45**

### Median Sold Price $299,000

0.0% from Oct 2020: **$299,000**
17.5% from Nov 2019: **$254,500**

| YTD | 2020 | 2019 | +/- |
|---|---|---|---|
| | **$279,900** | **$264,000** | 6.0% |

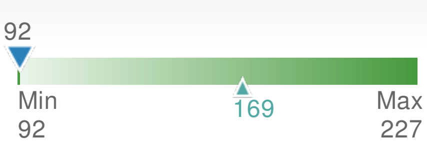
5-year Nov average: **$253,580**

## Summary

In Mount Dora, FL, the median sold price for SFH/Villa properties for November was $299,000, representing no change compared to last month and an increase of 17.5% from Nov 2019. The average days on market for units sold in November was 36 days, 37% below the 5-year November average of 57 days. There was an 18.8% month over month decrease in new contract activity with 65 New Pendings; a 6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 110; and a 14.8% decrease in supply to 92 active units.

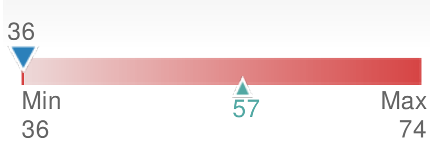
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 1.08 in October and an increase from 0.56 in November 2019. The Contract Ratio is 110% higher than the 5-year November average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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 92



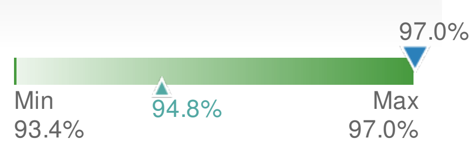

| Oct 2020 | Nov 2019 |
|---|---|
| **108** | **167** |

### Avg DOM 36




| Oct 2020 | Nov 2019 | YTD |
|---|---|---|
| **65** | **73** | **58** |

### Avg Sold to OLP Ratio 97.0%




| Oct 2020 | Nov 2019 | YTD |
|---|---|---|
| **94.8%** | **95.3%** | **95.8%** |


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

MarketStats by ShowingTime