

August 2020

Kings Ridge, Clermont, FL - SFH/Villa

New Listings**7** **600.0%**

from Jul 2020:

1 **16.7%**

from Aug 2019:

6

YTD	2020	2019	+/-
	34	41	-17.1%

5-year Aug average: 5

New Pendings**8** **166.7%**

from Jul 2020:

3 **-11.1%**

from Aug 2019:

9

YTD	2020	2019	+/-
	39	49	-20.4%

5-year Aug average: 6

Closed Sales**2** **-77.8%**

from Jul 2020:

9 **-66.7%**

from Aug 2019:

6

YTD	2020	2019	+/-
	34	42	-19.0%

5-year Aug average: 6

**Median
Sold Price****\$243,950** **-0.4%**

from Jul 2020:

\$245,000 **22.0%**

from Aug 2019:

\$199,950

YTD	2020	2019	+/-
	\$239,900	\$220,950	8.6%

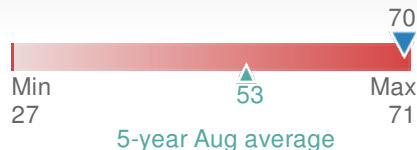
5-year Aug average: **\$205,280****Summary**

In Kings Ridge, Clermont, FL, the median sold price for SFH/Villa properties for August was \$243,950, representing a decrease of 0.4% compared to last month and an increase of 22% from Aug 2019. The average days on market for units sold in August was 70 days, 32% above the 5-year August average of 53 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 166.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 8; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in July and a decrease from 4.50 in August 2019. The Contract Ratio is 3% higher than the 5-year August average of 1.94. 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**4**

Jul 2020	Aug 2019
3	2

Avg DOM**70**

Jul 2020	Aug 2019	YTD
61	27	46

**Avg Sold to
OLP Ratio****96.4%**

Jul 2020	Aug 2019	YTD
96.4%	94.4%	96.6%