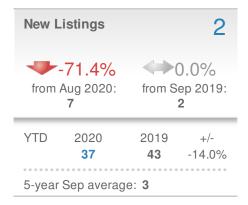
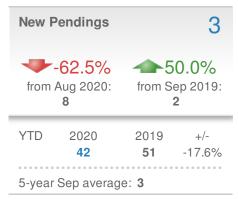


September 2020

Kings Ridge, Clermont, FL - SFH/Villa









Summary

In Kings Ridge, Clermont, FL, the median sold price for SFH/Villa properties for September was \$230,750, representing a decrease of 5.4% compared to last month and a decrease of 11.7% from Sep 2019. The average days on market for units sold in September was 40 days, 44% below the 5-year September average of 72 days. There was a 62.5% month over month decrease in new contract activity with 3 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 2.00 in August and an increase from 0.75 in September 2019. The Contract Ratio is 41% higher than the 5-year September average of 0.89. 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.



