Local Market **Insight**

Presented by
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November 2020

Kings Ridge, Clermont, FL - SFH/Villa

New Listings — 1

-80.0% from Oct 2020: 5
-66.7% from Nov 2019: 3

YTD	2020	2019	+/-
	44	**55**	-20.0%

5-year Nov average: **3**

New Pendings — 6

20.0% from Oct 2020: 5
50.0% from Nov 2019: 4

YTD	2020	2019	+/-
	54	**62**	-12.9%

5-year Nov average: **4**

Closed Sales — 3

-25.0% from Oct 2020: 4
50.0% from Nov 2019: 2

YTD	2020	2019	+/-
	47	**53**	-11.3%

5-year Nov average: **3**

Median Sold Price — $235,000

-6.7% from Oct 2020: **$252,000**
-12.0% from Nov 2019: **$267,000**

YTD	2020	2019	+/-
	$239,900	**$230,000**	4.3%

5-year Nov average: **$224,000**

Summary

In Kings Ridge, Clermont, FL, the median sold price for SFH/Villa properties for November was $235,000, representing a decrease of 6.7% compared to last month and a decrease of 12% from Nov 2019. The average days on market for units sold in November was 15 days, 41% below the 5-year November average of 25 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from October) to 7; and a 71.4% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 0.57 in October and an increase from 1.60 in November 2019. The Contract Ratio is 132% higher than the 5-year November average of 1.51. 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 — 2

2
Min 2 | 5 | Max 7
5-year Nov average

Oct 2020	Nov 2019
7	**5**

Avg DOM — 15

15
Min 6 | 25 | Max 51
5-year Nov average

Oct 2020	Nov 2019	YTD
54	**10**	**44**

Avg Sold to OLP Ratio — 100.2%

100.2%
Min 95.3% | 98.6% | Max 103.4%
5-year Nov average

Oct 2020	Nov 2019	YTD
96.4%	**98.1%**	**97.0%**