

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.

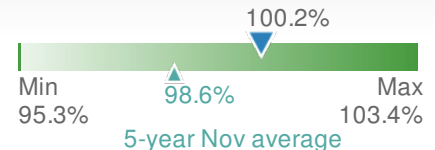
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 0.57 in October and an increase from 1.60 in November 2019. The Contract Ratio is 132% higher than the 5-year November average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared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

Oct 2020	Nov 2019
7	5

Avg DOM**15**

Oct 2020	Nov 2019	YTD
54	10	44

Avg Sold to OLP Ratio**100.2%**

Oct 2020	Nov 2019	YTD
96.4%	98.1%	97.0%