Local Market **Insight**

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June 2020

Bella Collina Sub, Montverde, FL - SFH/Villa

New Listings 4

0.0% from May 2020: **0**
0.0% from Jun 2019: **0**

YTD	2020	2019	+/-
	6	5	20.0%

5-year Jun average: **1**

New Pendings 0

0.0% from May 2020: **0**
0.0% from Jun 2019: **0**

YTD	2020	2019	+/-
	0	5	-100.0%

5-year Jun average: **1**

Closed Sales 0

0.0% from May 2020: **0**
-100.0% from Jun 2019: **1**

YTD	2020	2019	+/-
	1	3	-66.7%

5-year Jun average: **0**

Median Sold Price $0

0.0% from May 2020: **$0**
-100.0% from Jun 2019: **$1,535,000**

YTD	2020	2019	+/-
	$1,775,000	$1,535,000	15.6%

5-year Jun average: **$1,512,000**

Summary

In Bella Collina Sub, Montverde, FL, the median sold price for SFH/Villa properties for June was $0, representing no change compared to last month and a decrease of 100% from Jun 2019. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 244 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and a 100% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and no change from June 2019. The Contract Ratio is 100% lower than the 5-year June average of 0.09. 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 8

Current: 8
Min 6 | 5-year Jun average 8 | Max 9

May 2020	Jun 2019
4	8

Avg DOM 0

Current: 0
Min 154 | 5-year Jun average 244 | Max 333

May 2020	Jun 2019	YTD
0	154	342

Avg Sold to OLP Ratio 0.0%

Current: 0.0%
Min 93.9% | 5-year Jun average 100.2% | Max 106.4%

May 2020	Jun 2019	YTD
0.0%	93.9%	94.0%