Local Market Insight

July 2020

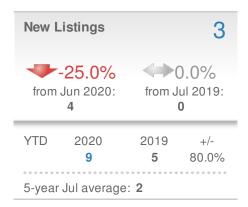
Bella Collina Sub, Montverde, FL - SFH/Villa

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Summary

In Bella Collina Sub, Montverde, FL, the median sold price for SFH/Villa properties for July was \$0, representing no change compared to last month and no change from Jul 2019. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 198 days. There was no month over month change in new contract activity with 0 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from June) to 1; and a 37.5% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.09 pendings per active listing, up from 0.00 in June and a decrease from 0.14 in July 2019. The Contract Ratio is 37% lower than the 5-year July average of 0.14. 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.



