

July 2020

Bella Collina Sub, Montverde, FL - SFH/Villa

New Listings**3** **-25.0%**

from Jun 2020:

4 **0.0%**

from Jul 2019:

0

YTD	2020	2019	+/-
	9	5	80.0%

5-year Jul average: **2****New Pendings****0** **0.0%**

from Jun 2020:

0 **-100.0%**

from Jul 2019:

1

YTD	2020	2019	+/-
	1	6	-83.3%

5-year Jul average: **1****Closed Sales****0** **0.0%**

from Jun 2020:

0 **0.0%**

from Jul 2019:

0

YTD	2020	2019	+/-
	1	3	-66.7%

5-year Jul average: **1****Median
Sold Price****\$0** **0.0%**

from Jun 2020:

\$0 **0.0%**

from Jul 2019:

\$0

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

5-year Jul average: **\$2,350,000****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.

Active Listings**11**

Jun 2020	Jul 2019
8	7

Avg DOM**0**

Jun 2020	Jul 2019	YTD
0	0	342

**Avg Sold to
OLP Ratio****0.0%**

Jun 2020	Jul 2019	YTD
0.0%	0.0%	94.0%