# Local Market Insight

### October 2020

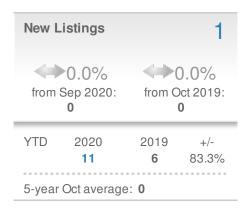
Bella Collina Sub, Montverde, FL - SFH/Villa

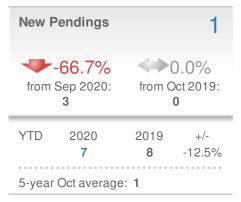
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# **Summary**

In Bella Collina Sub, Montverde, FL, the median sold price for SFH/Villa properties for October was \$1,947,500, representing an increase of 14.6% compared to last month and an increase of 8.2% from Oct 2019. The average days on market for units sold in October was 52 days, 46% below the 5-year October average of 97 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 4; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.83 in September and an increase from 0.17 in October 2019. The Contract Ratio is 194% higher than the 5-year October average of 0.23. 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.



