Local Market Insight

November 2020

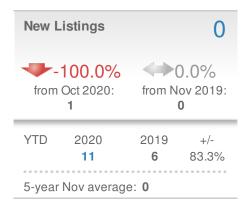
Bella Collina Sub, Montverde, FL - SFH/Villa

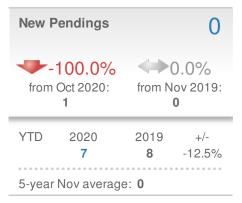
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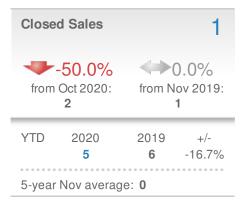
Chase Checho

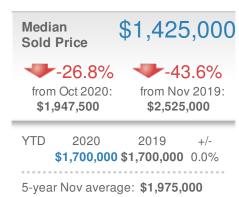
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Summary

In Bella Collina Sub, Montverde, FL, the median sold price for SFH/Villa properties for November was \$1,425,000, representing a decrease of 26.8% compared to last month and a decrease of 43.6% from Nov 2019. The average days on market for units sold in November was 71 days, 12% below the 5-year November average of 81 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 2; and a 16.7% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.67 in October and an increase from 0.00 in November 2019. The Contract Ratio is 196% higher than the 5-year November average of 0.10. 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.



