

August 2020

All Home Types
SFH/Villa

Local Market Insight

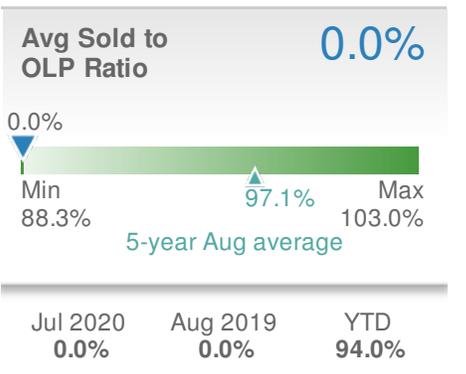
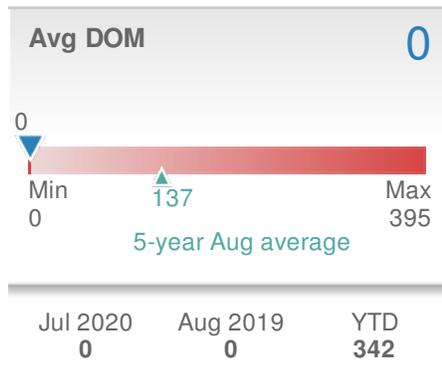
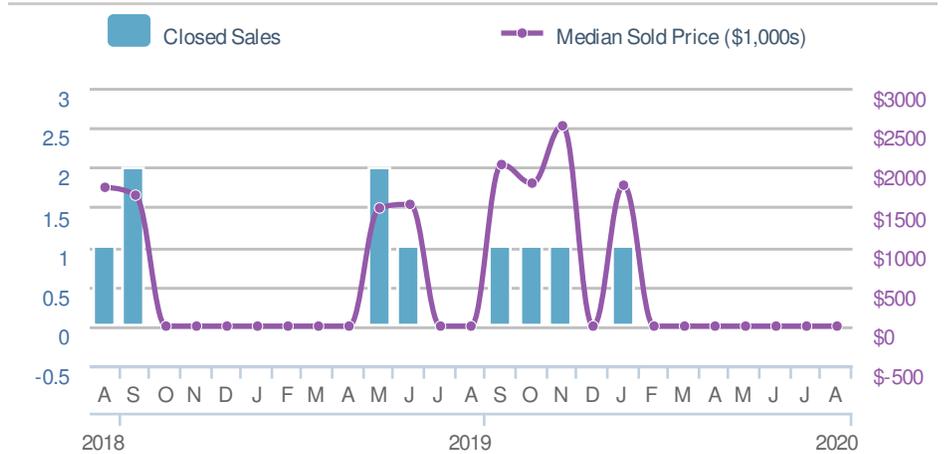
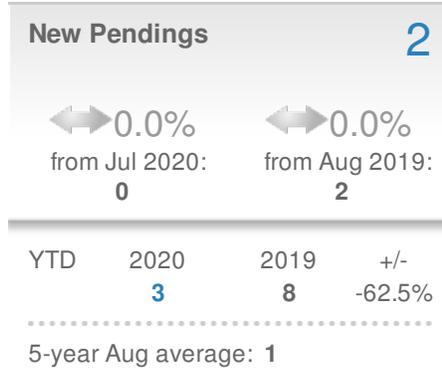
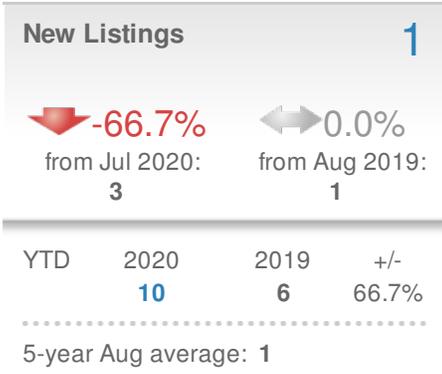
Bella Collina Sub, Montverde, FL



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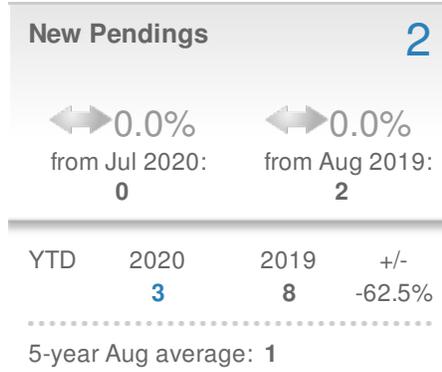
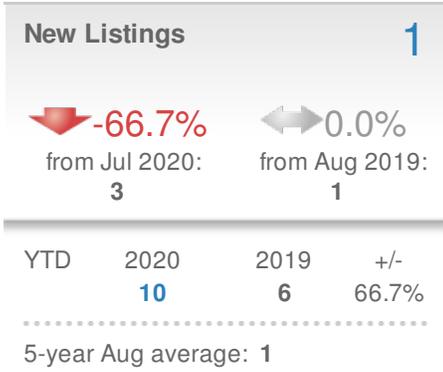
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Bella Collina Sub, Montverde, FL



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Bella Collina Sub, Montverde, FL - SFH/Villa



Summary

In Bella Collina Sub, Montverde, FL, the median sold price for SFH/Villa properties for August was \$0, representing no change compared to last month and no change from Aug 2019. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 137 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from July) to 3; and an 18.2% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, up from 0.09 in July and a decrease from 0.50 in August 2019. The Contract Ratio is 56% higher than the 5-year August average of 0.21. 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.

