September 2020

All Home Types SFH/Villa

Local Market Insight

Bella Collina Sub, Montverde, FL



Presented by
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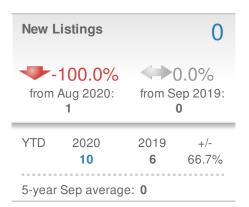
Bella Collina Sub, Montverde, FL

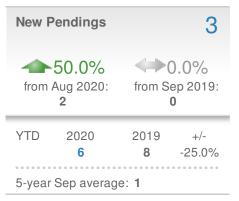
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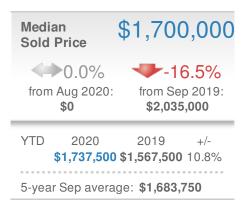
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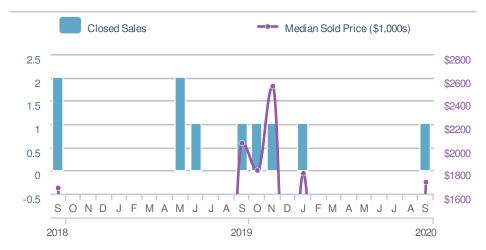
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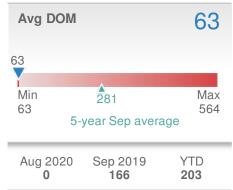














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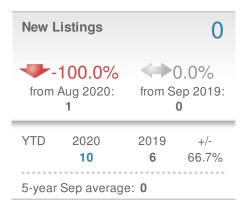
Bella Collina Sub, Montverde, FL - SFH/Villa

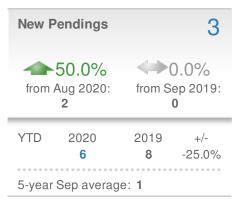
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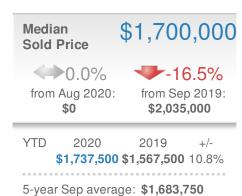
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Summary

In Bella Collina Sub, Montverde, FL, the median sold price for SFH/Villa properties for September was \$1,700,000, representing an increase of 0% compared to last month and a decrease of 16.5% from Sep 2019. The average days on market for units sold in September was 63 days, 78% below the 5-year September average of 281 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 5; and a 33.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.33 in August and an increase from 0.33 in September 2019. The Contract Ratio is 258% higher than the 5-year September 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.



