Corcoran Connect Market Report

Corcoran Connect | 1-844-Corcoran| https://www.corcoranconnect.com/

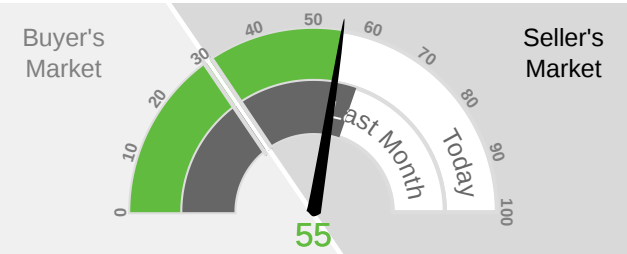
Saint Cloud, FL 34769

Single-Family Homes

This week the median list price for Saint Cloud, FL 34769 is $394,450 with the market action index hovering around 55. This is less than last month's market action index of 61. Inventory has decreased to 42.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Strong Seller's Market

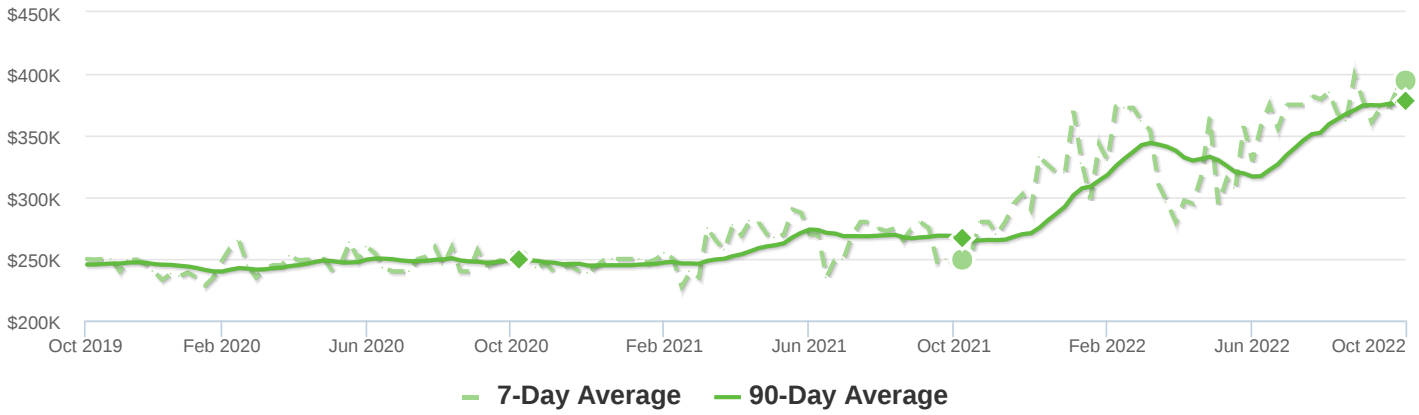
The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we’re in a Seller’s Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer’s zone, watch for downward pressure on prices.

Real-Time Market Profile

Median List Price	$394,450
Median Price of New Listings	$372,900
Per Square Foot	$223
Average Days on Market	61
Median Days on Market	46
Price Decreased	55%
Price Increased	2%
Relisted	7%
Inventory	42
Median Rent	$2,100
Market Action	**55**

Strong Seller's Market

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$564,999	3,015	0.5 - 1 acre	5	3	20	0	0	59
$430,000	1,995	6,500 - 8,000 sqft	4	2.3	20	0	1	42
$372,900	1,545	8,000 - 10,000 sqft	3	2	31	1	1	42
$315,000	1,379	6,500 - 8,000 sqft	3	1.5	87	0	5	63

Powered by Altos Research, Inc. | www.altos.re | Copyright © 2022 Altos Research, Inc.