



Monday Morning Quarterback Summary

Week of June 21, 2020 - June 27, 2020

Single-family existing homes

- Sales of single-family homes decreased to 520 during the week of Jun 21, from 527 the week prior
- The median price of single family homes increased to \$288,900, a change of 1.4%
- The number of single-family home foreclosure transactions decreased to 9 last week, from 12 the week of Jun 14
- The number of single-family home short-sale transactions decreased to 1 from 5 the week prior
- Single-family inventory decreased by 84, and now sits at 5,262

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 107 during the week of Jun 21, from 149 the week prior
- The median price of condos, townhomes, and villas increased to \$176,000, a change of 0.6%
- The number of condo, townhome, and villa foreclosure transactions increased to 4 last week, from 0 the week of Jun 14
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 42, and now sits at 2,221

Detailed charts and graphs begin on page 2 of this report.

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	520	165	112	140	57	41	5
Bank Owned	9	2	5	2	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	510	162	107	138	57	41	5
Active Listings	5,262	1,132	641	1,203	696	1,142	448
Bank Owned	76	35	12	18	5	3	3
Short Sales	40	19	6	8	3	4	0
Other	5,146	1,078	623	1,177	688	1,135	445
Months of Inventory	2	2	1	2	3	6	21

List Price

Average Original List Price	\$341,854	\$200,229	\$278,165	\$348,730	\$458,748	\$653,724	\$2,359,650
Average Final List Price	\$336,498	\$196,686	\$275,194	\$345,217	\$453,804	\$641,693	\$2,239,450

Sale Price

Average Price	\$327,290	\$192,865	\$272,509	\$339,129	\$442,861	\$621,890	\$1,925,650
Median Price	\$288,900	\$204,000	\$270,000	\$339,950	\$442,000	\$590,000	\$1,485,000

Price Differences

<i>Original to Final</i> List Price	-\$5,356	-\$3,543	-\$2,971	-\$3,513	-\$4,944	-\$12,031	-\$120,200
<i>Original</i> List to <i>Sale</i> Price - \$	-\$14,564	-\$7,364	-\$5,656	-\$9,601	-\$15,887	-\$31,834	-\$434,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,208	-\$3,821	-\$2,685	-\$6,088	-\$10,943	-\$19,803	-\$313,800
<i>Original</i> List to <i>Sale</i> Price - %	95.74%	96.32%	97.97%	97.25%	96.54%	95.13%	81.61%
<i>Final</i> List to <i>Sale</i> Price - %	97.26%	98.06%	99.02%	98.24%	97.59%	96.91%	85.99%

Days on the Market

Avg Days Listing to Contract	47	49	34	45	44	71	118
Combined Avg Days to Contract	47	46	32	46	45	88	117
Avg Days Listing to Closing	86	92	72	82	82	110	140
Avg Days Contract to Close	39	42	38	37	37	38	30

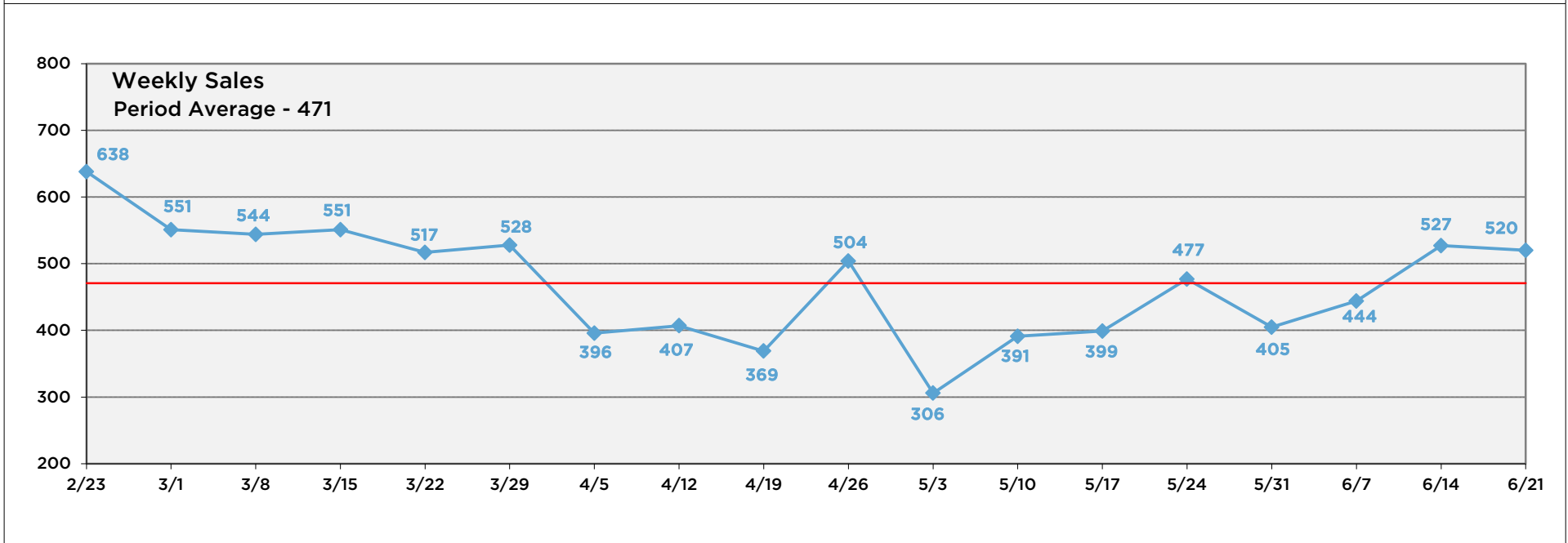
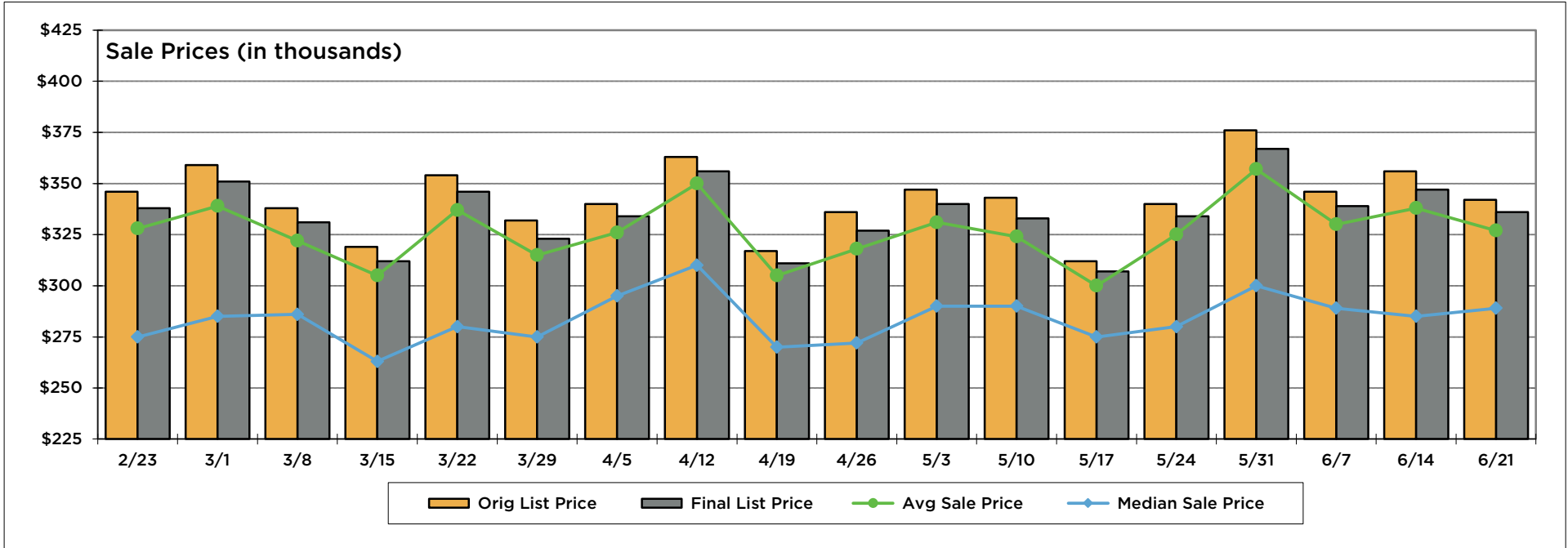
Beds / Baths

Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	2	3	4	5
Average Half Baths	0	0	0	0	0	1	1

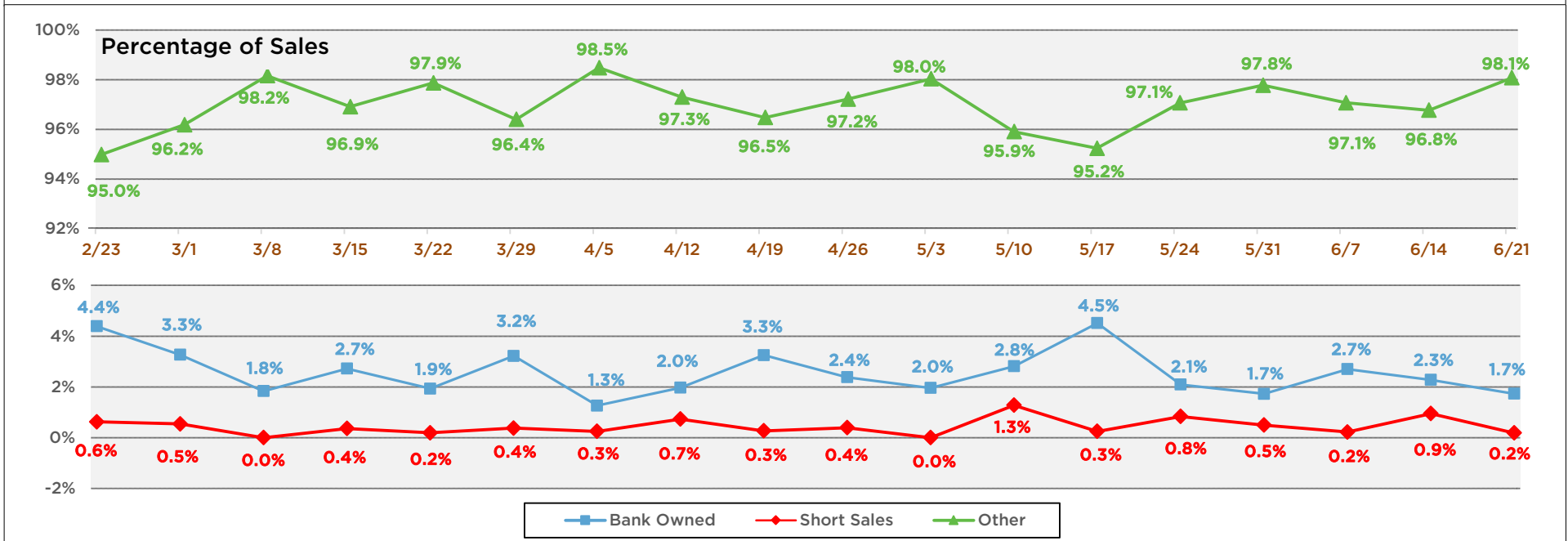
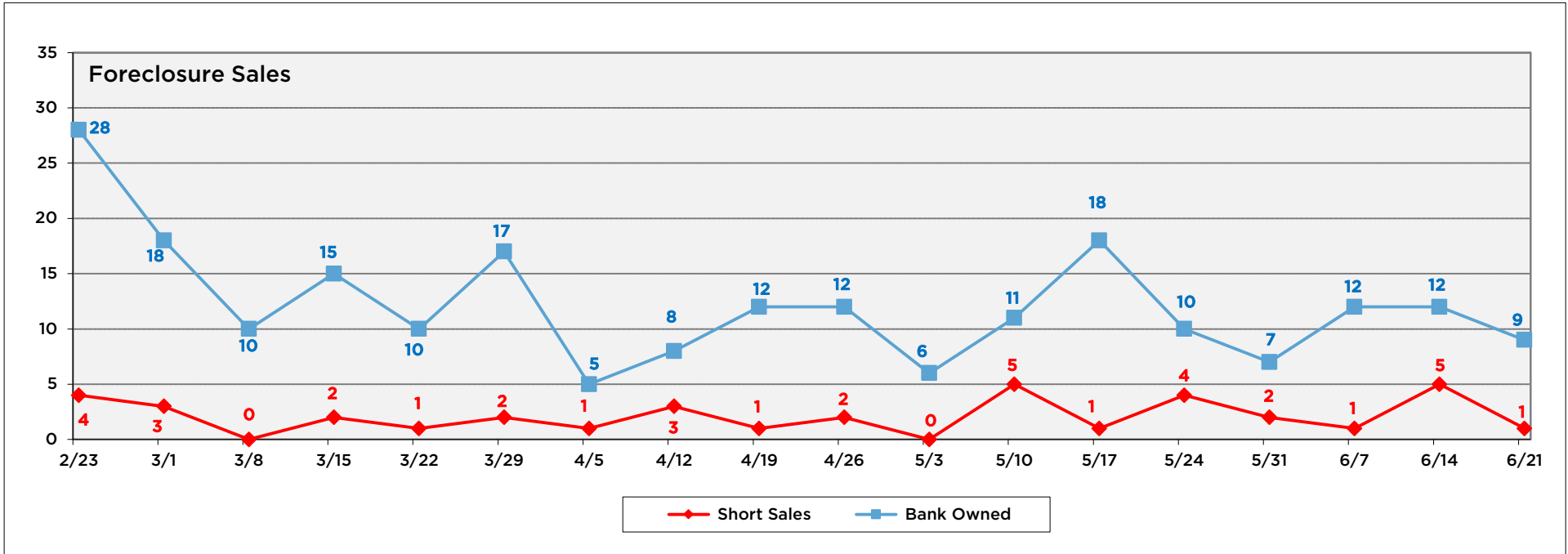
Square Footage

Average Square Feet	2,066	1,366	1,863	2,254	2,738	3,364	6,165
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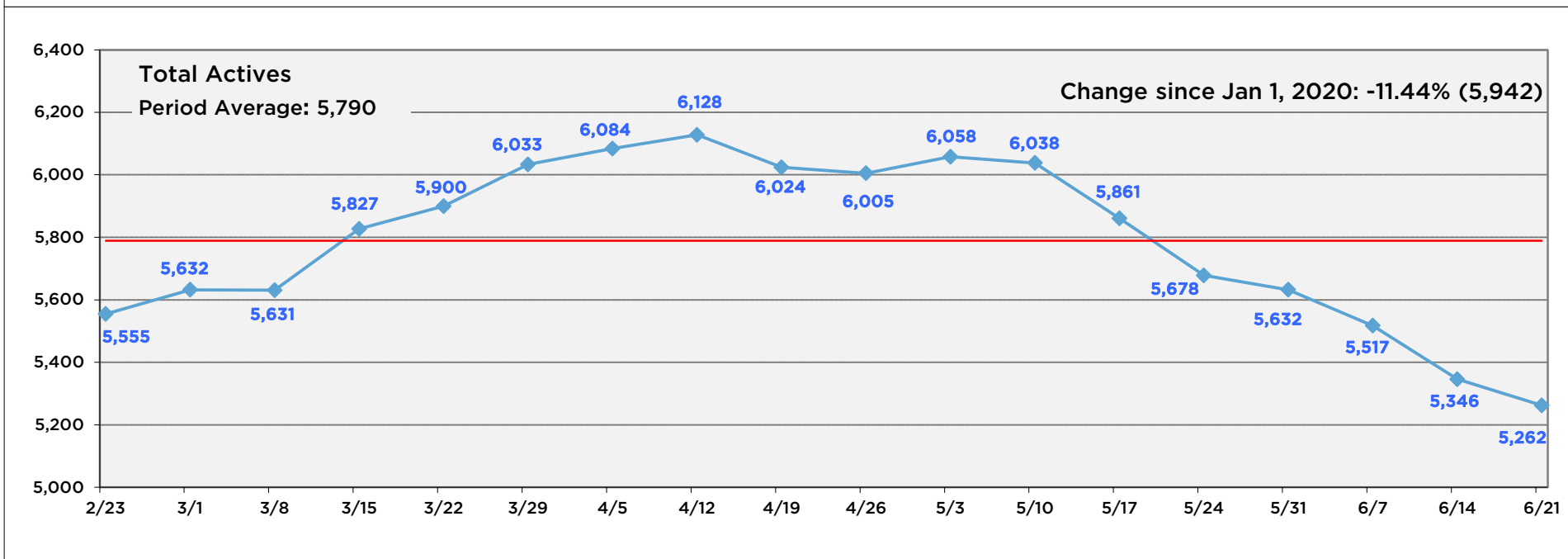
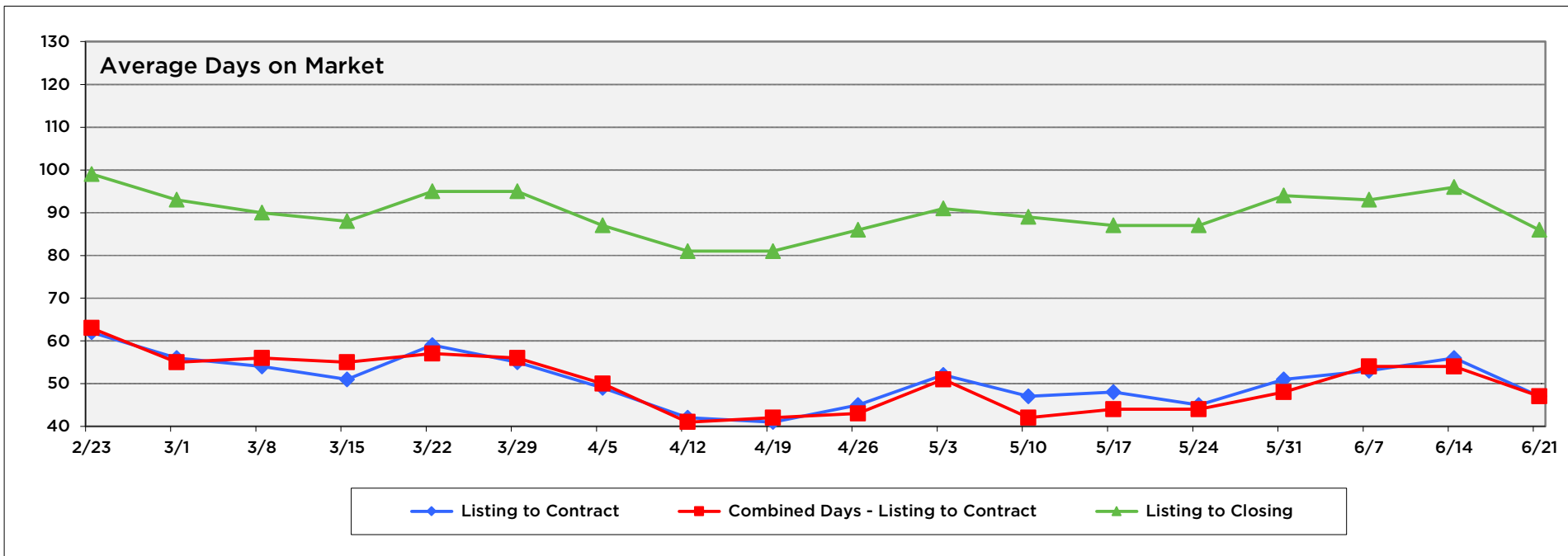
Single Family Homes



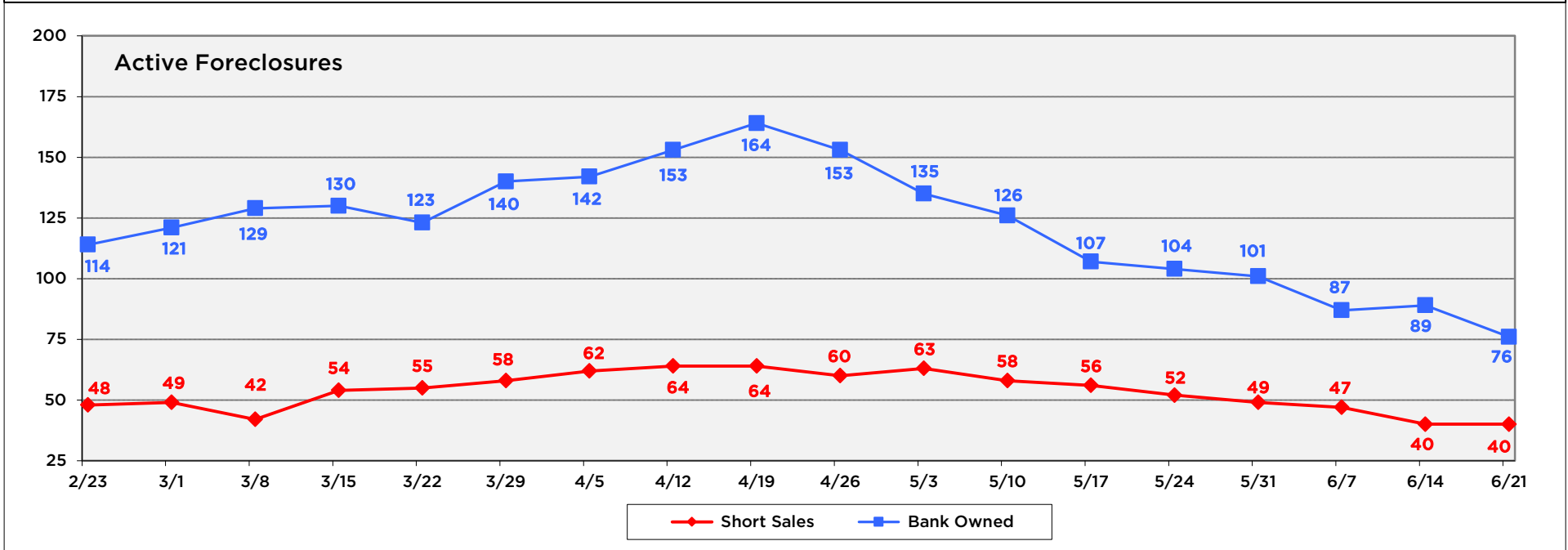
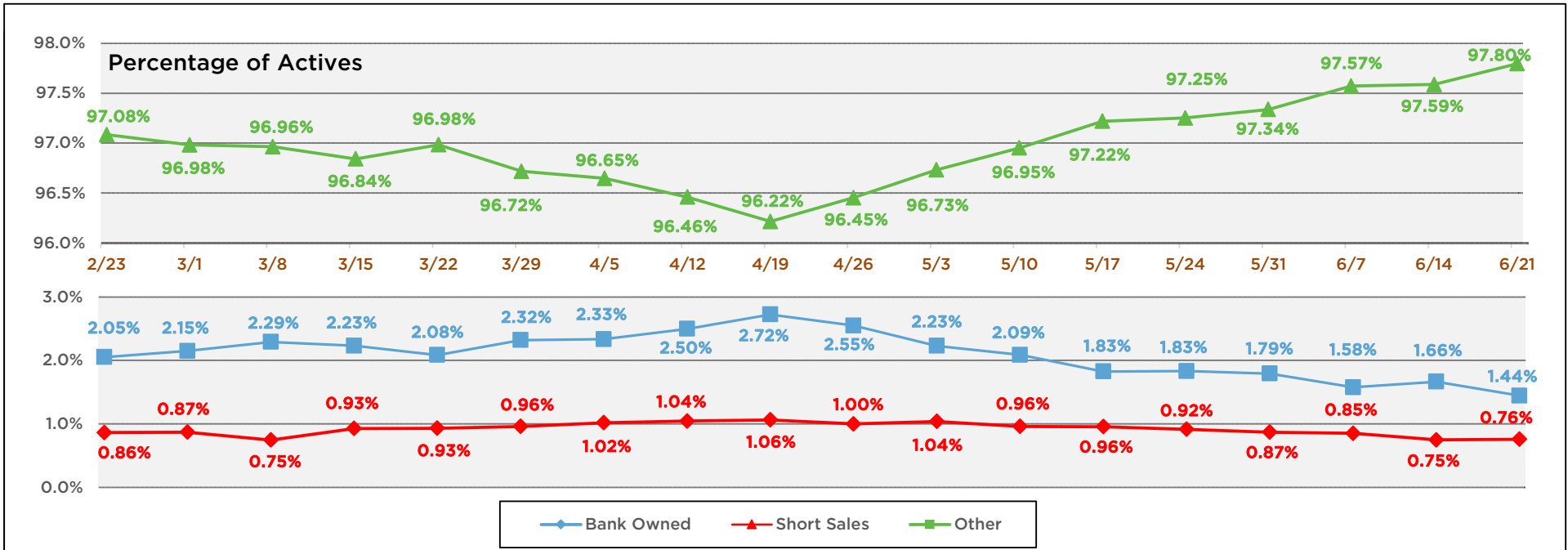
Single Family Homes



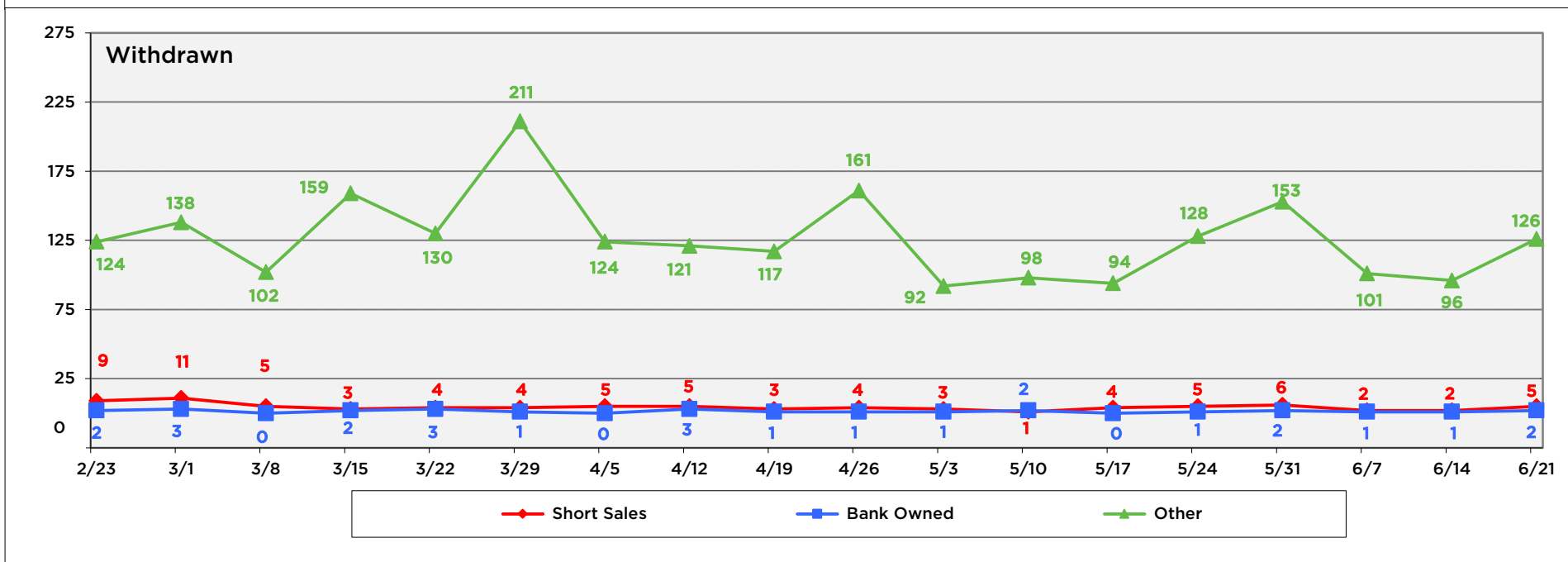
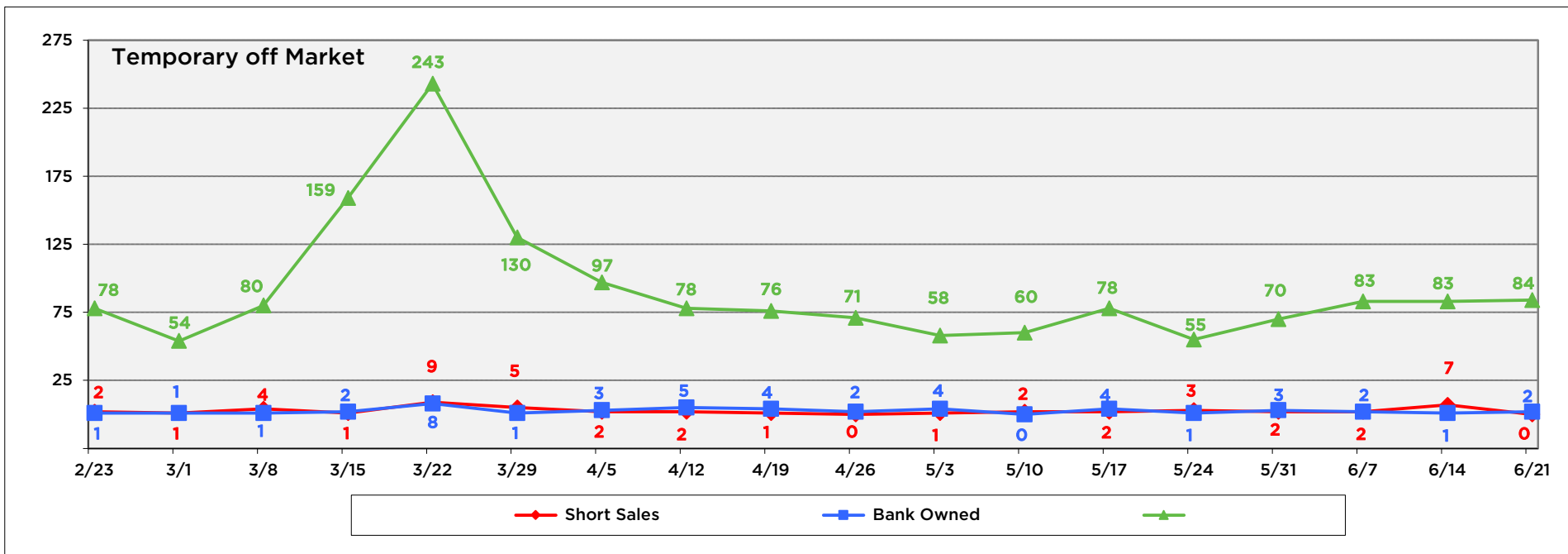
Single Family Homes



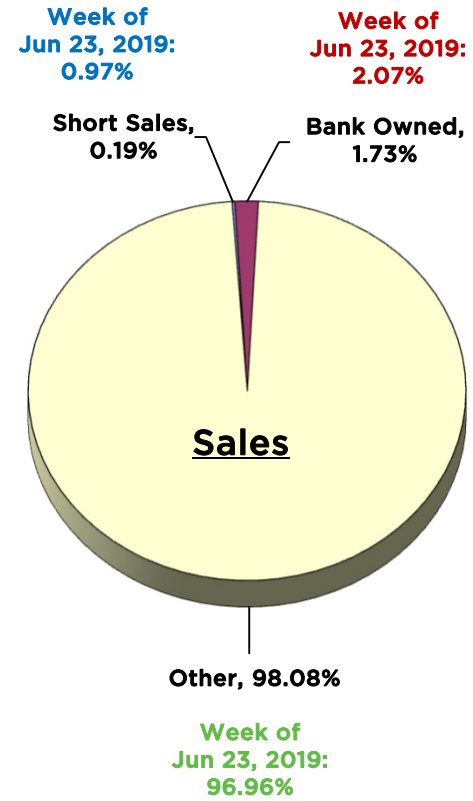
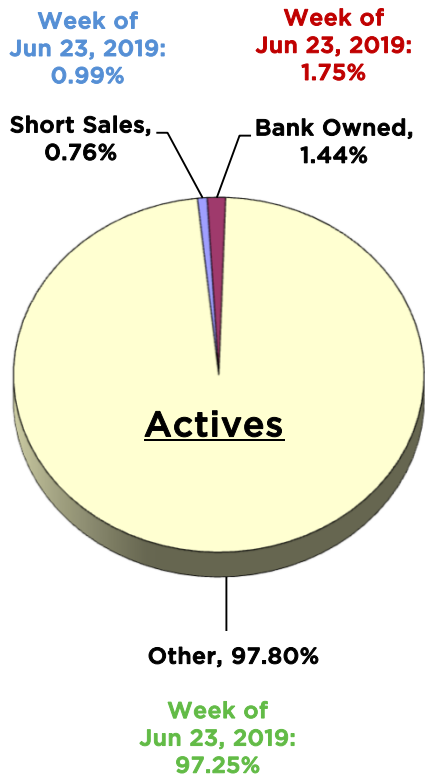
Single Family Homes



Single Family Homes



Single Family Homes



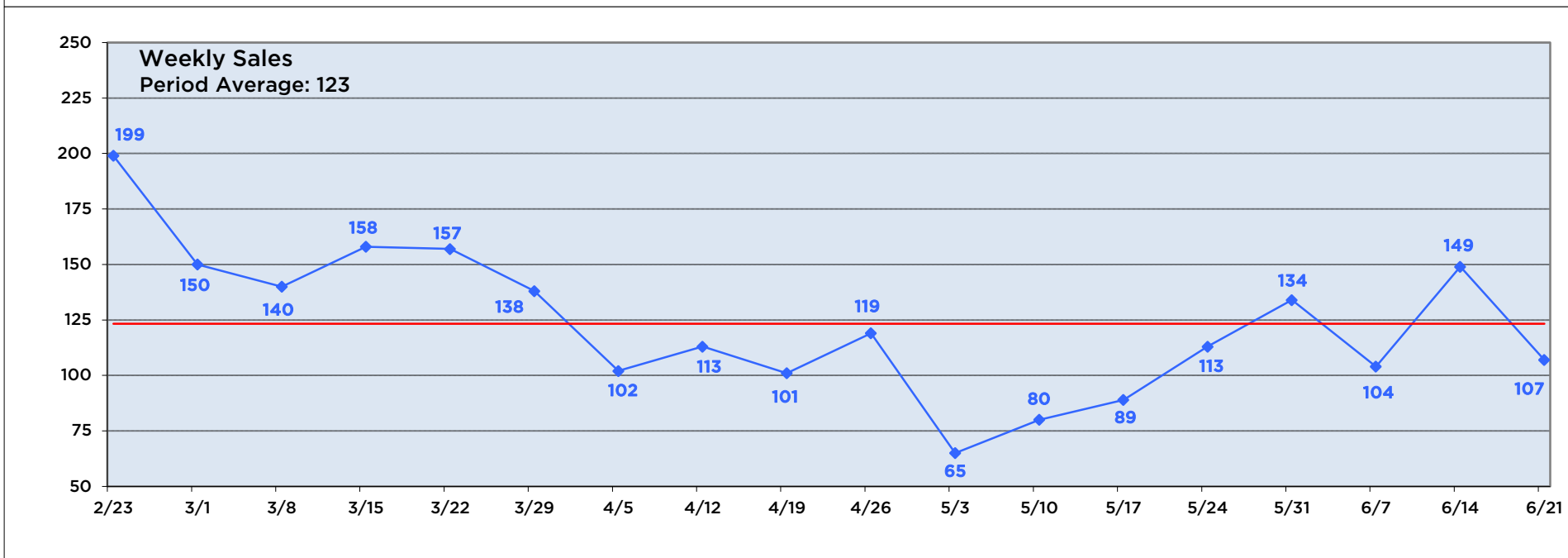
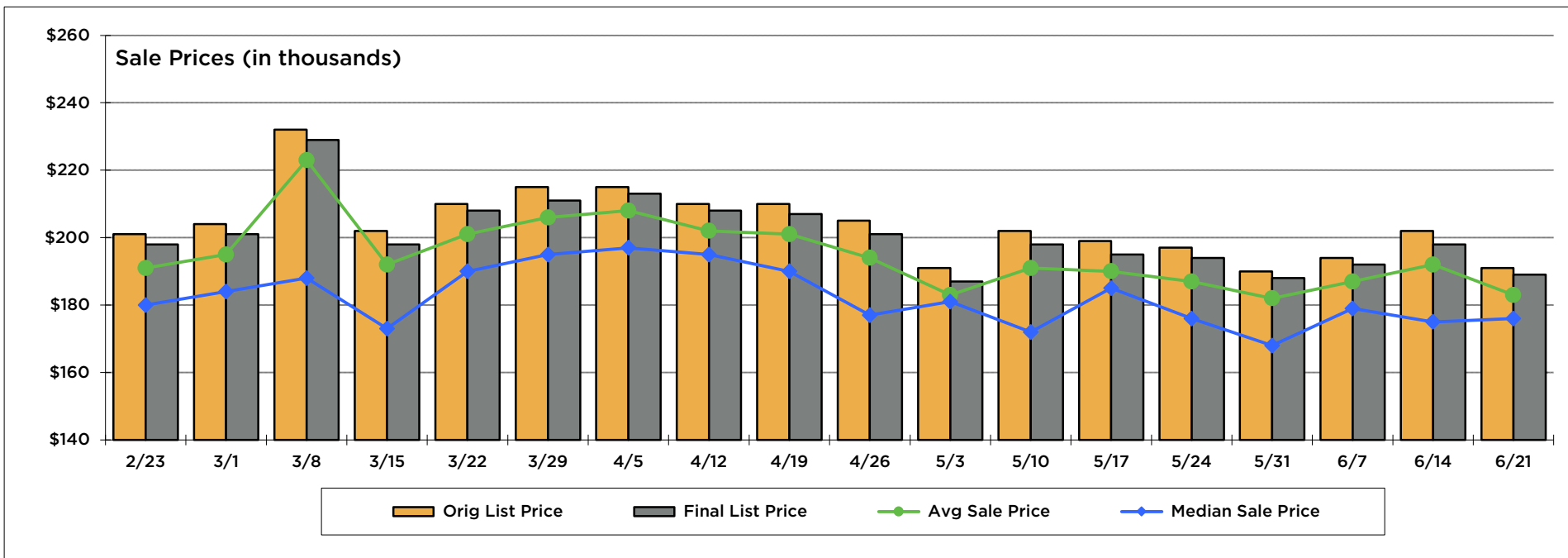
Where are the 19 Single Family Homes available for the Median Price of \$288,900? (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		10	\$288,940	3.2	2.2	1,856	\$155.66
Mount Dora	32757	1	\$288,900	4.0	3.0	2,663	\$108.49
Colonialtown	32803	1	\$288,500	3.0	2.0	1,268	\$227.52
Lockhart	32810	1	\$289,000	4.0	2.0	2,234	\$129.36
Union Park	32817	2	\$289,000	3.0	2.0	1,540	\$187.66
Williamsburg / Lake Bryan	32821	1	\$289,000	3.0	3.0	2,118	\$136.45
Waterford Lakes	32828	1	\$289,000	3.0	2.0	1,743	\$165.81
Metro West / Orlo Vista	32835	1	\$289,000	3.0	2.0	1,484	\$194.74
Hunters Creek	32837	1	\$289,000	3.0	2.0	1,864	\$155.04
Ocoee	34761	1	\$289,000	3.0	2.0	2,108	\$137.10
Osceola County		3	\$289,000	3.7	2.3	2,389	\$120.97
Kissimmee (East)	34744	1	\$289,000	3.0	2.0	2,035	\$142.01
Kissimmee / Poinciana	34758	1	\$289,000	4.0	3.0	2,948	\$98.03
St Cloud / Canoe Creek	34772	1	\$289,000	4.0	2.0	2,184	\$132.33
Lake County		6	\$288,833	3.7	2.3	2,036	\$141.86
Eustis (East)	32736	1	\$288,500	3.0	2.0	1,713	\$168.42
Mount Dora	32757	2	\$289,000	4.0	2.0	2,214	\$130.53
Tavares / Mt Plymouth	32778	1	\$289,000	4.0	2.0	2,245	\$128.73
Clermont (South)	34714	1	\$288,500	5.0	4.0	2,187	\$131.92
Groveland	34736	1	\$289,000	2.0	2.0	1,643	\$175.90

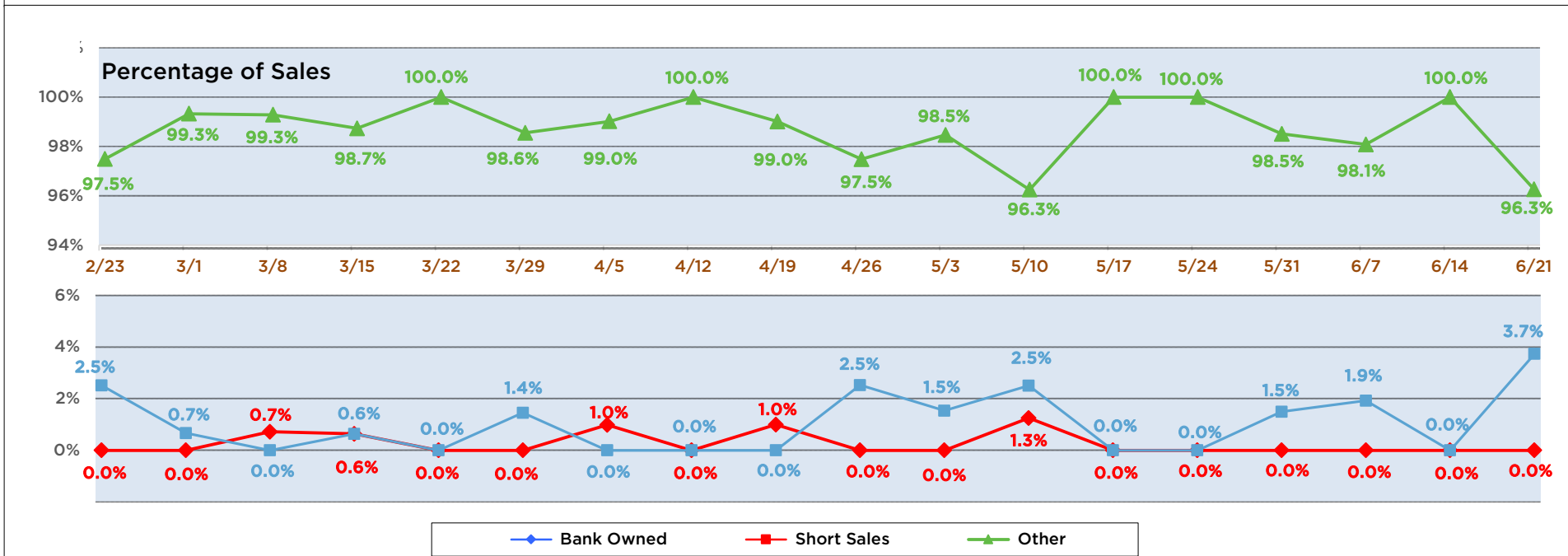
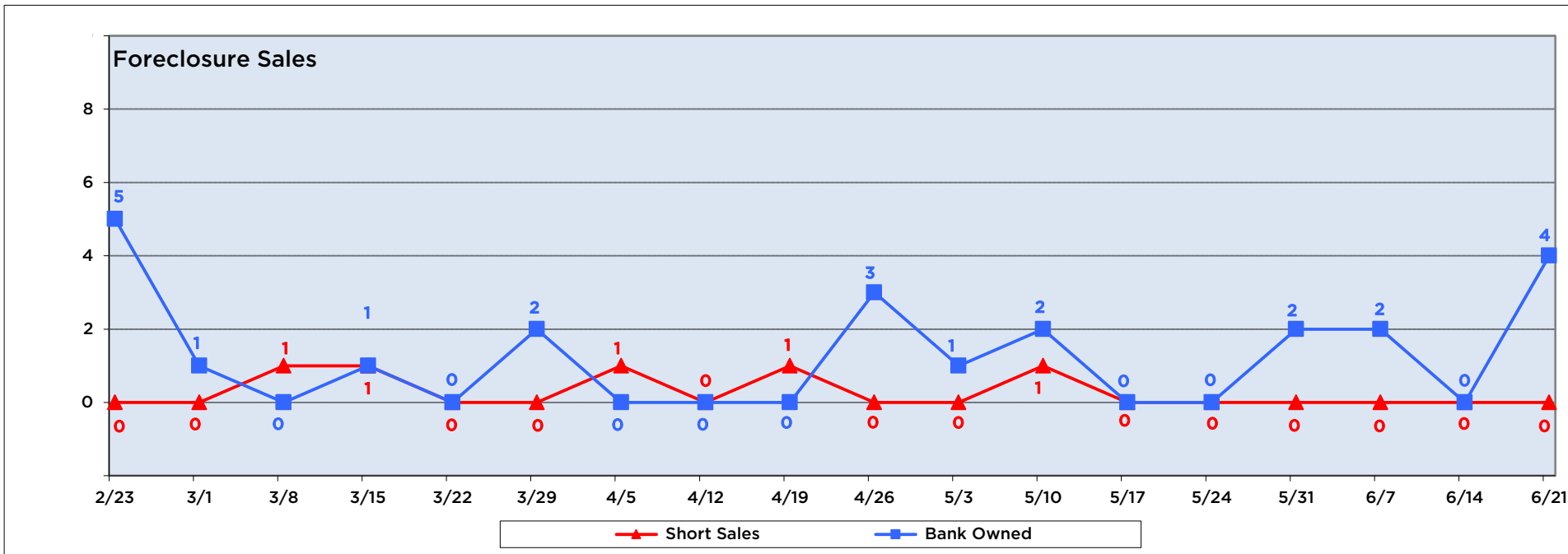
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	107	87	14	5	1	0	0
Bank Owned	4	4	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	103	83	14	5	1	0	0
Active Listings	2,221	1,518	299	288	76	31	9
Bank Owned	22	18	2	1	1	0	0
Short Sales	5	5	0	0	0	0	0
Other	2,194	1,495	297	287	75	31	9
Months of Inventory	5	4	5	13	18	0	0
<i>List Price</i>							
Average Original List Price	\$190,967	\$164,624	\$275,550	\$351,900	\$494,000	\$0	\$0
Average Final List Price	\$189,116	\$163,308	\$269,579	\$351,900	\$494,000	\$0	\$0
<i>Sale Price</i>							
Average Price	\$183,581	\$157,890	\$264,421	\$344,580	\$482,000	\$0	\$0
Median Price	\$176,000	\$160,000	\$262,950	\$345,000	\$482,000	\$0	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$1,851	-\$1,316	-\$5,971	\$0	\$0	\$0	\$0
Original List to Sale Price - \$	-\$7,386	-\$6,734	-\$11,129	-\$7,320	-\$12,000	\$0	\$0
Final List to Sale Price - \$	-\$5,535	-\$5,418	-\$5,158	-\$7,320	-\$12,000	\$0	\$0
Original List to Sale Price - %	96.13%	95.91%	95.96%	97.92%	97.57%	0.00%	0.00%
Final List to Sale Price - %	97.07%	96.68%	98.09%	97.92%	97.57%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	51	52	51	33	37	0	0
Combined Avg Days to Contract	44	46	44	20	37	0	0
Avg Days Listing to Closing	83	84	86	65	79	0	0
Avg Days Contract to Close	32	32	34	31	41	0	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	0	0
Average Full Baths	2	2	2	3	2	0	0
Average Half Baths	0	0	1	0	2	0	0
<i>Square Footage</i>							
Average Square Feet	1,369	1,255	1,839	1,886	2,099	0	0

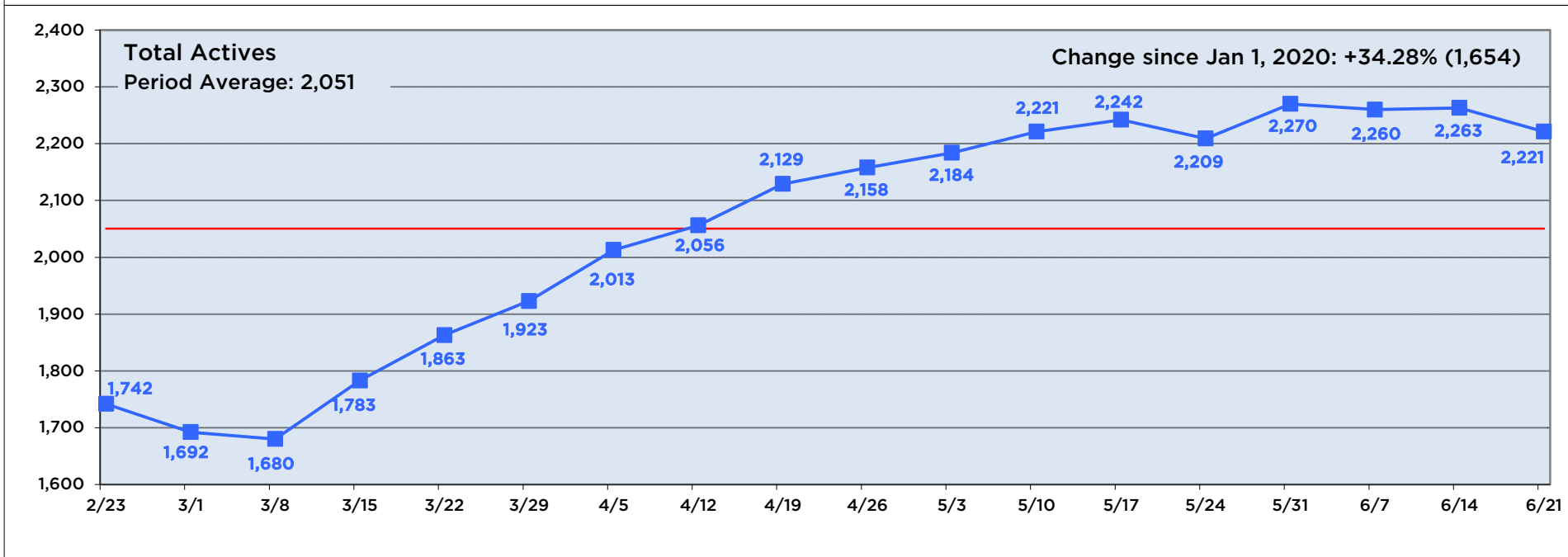
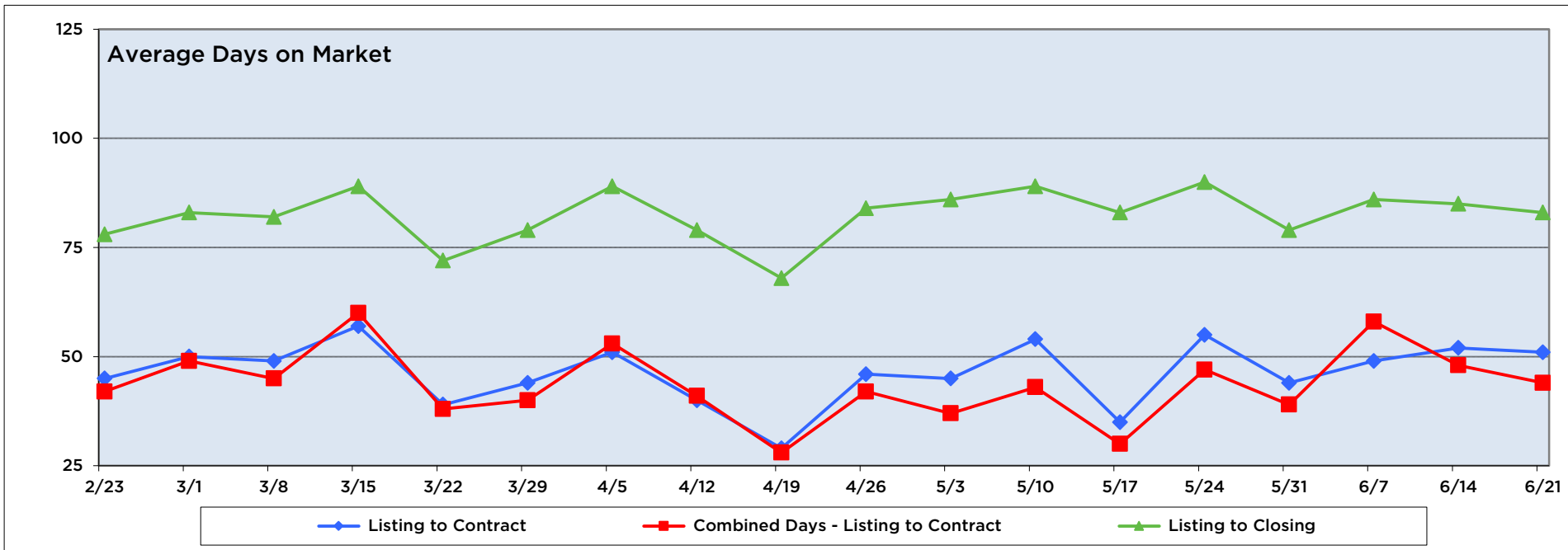
Condos, Townhomes, Villas



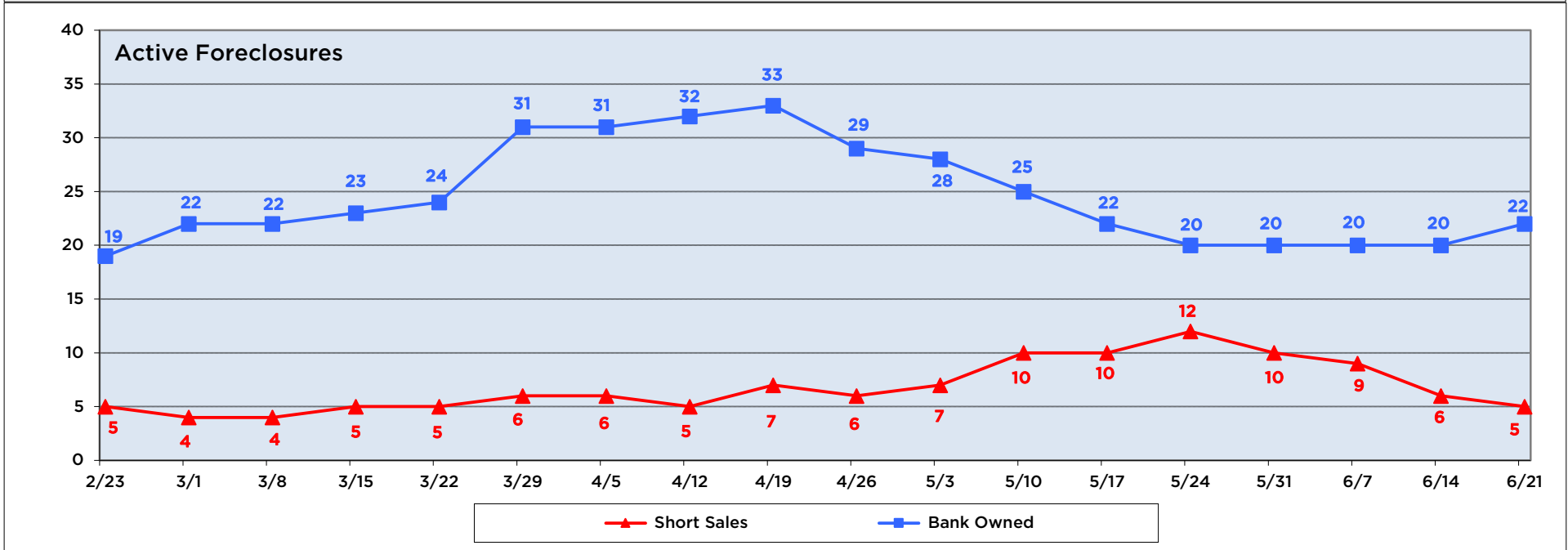
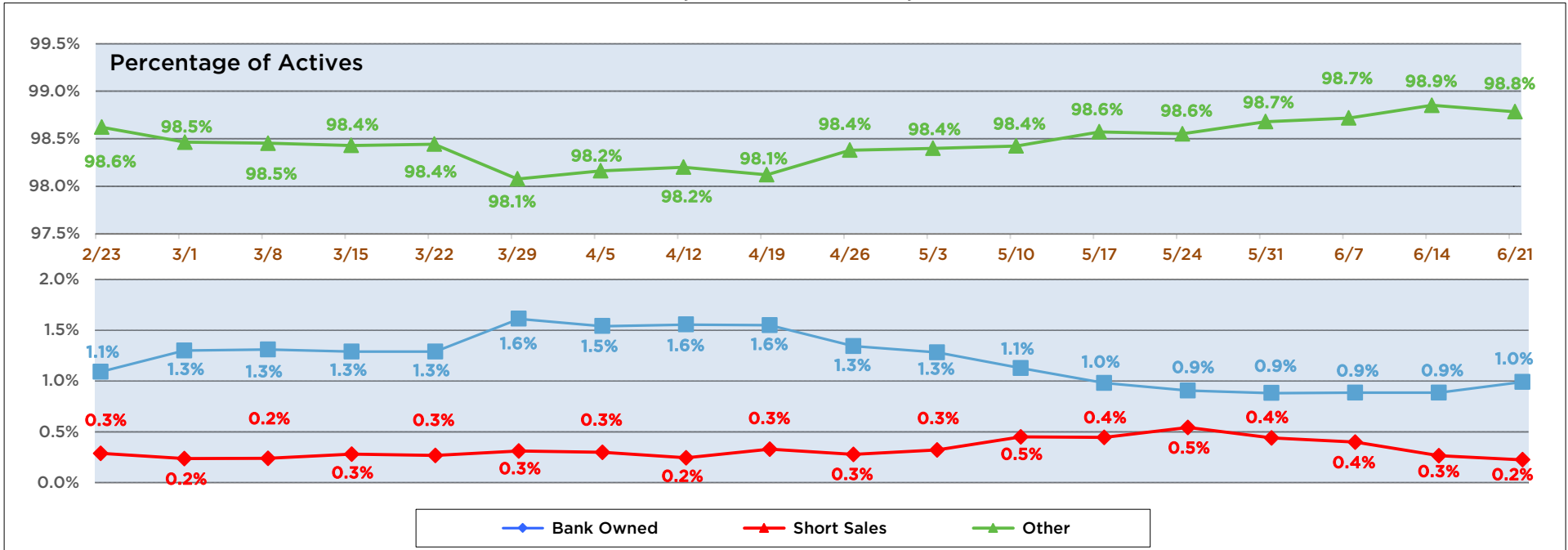
Condos, Townhomes, Villas



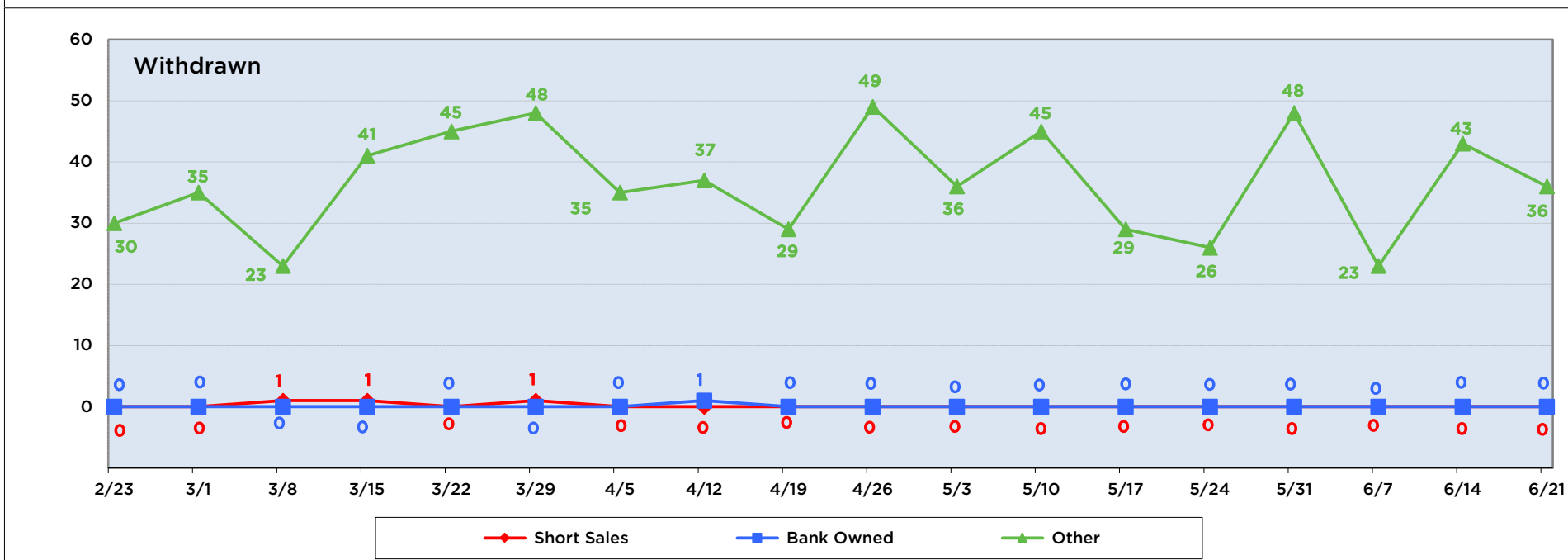
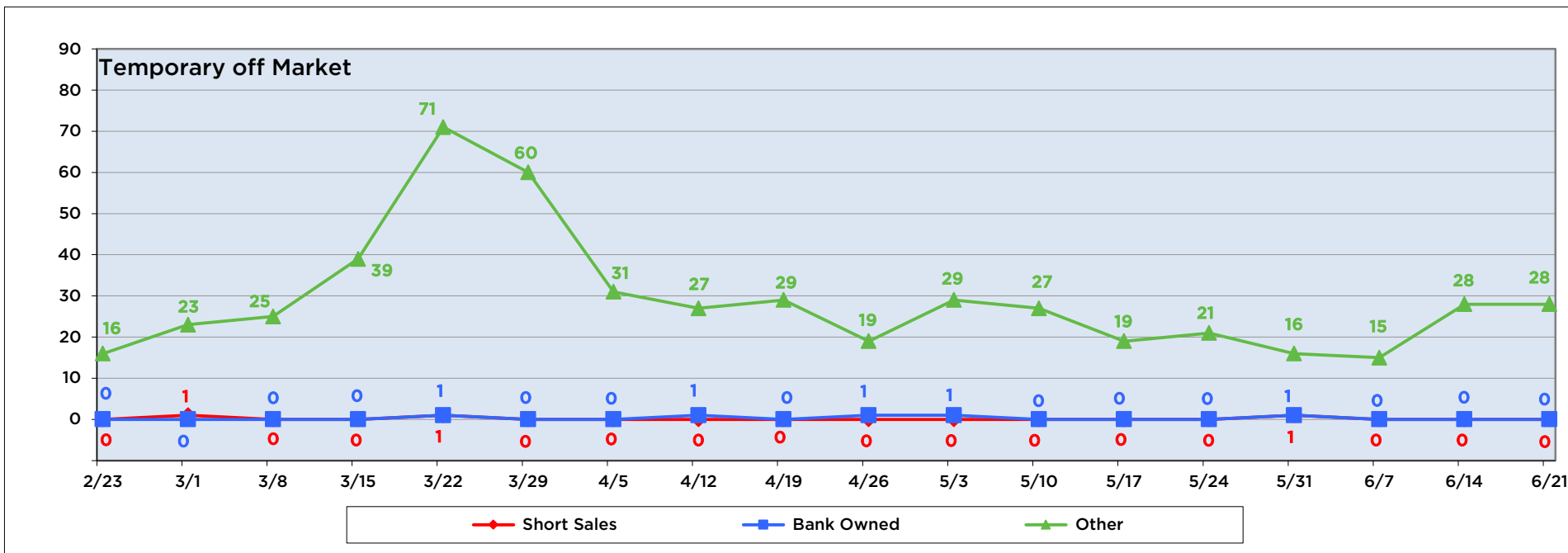
Condos, Townhomes, Villas



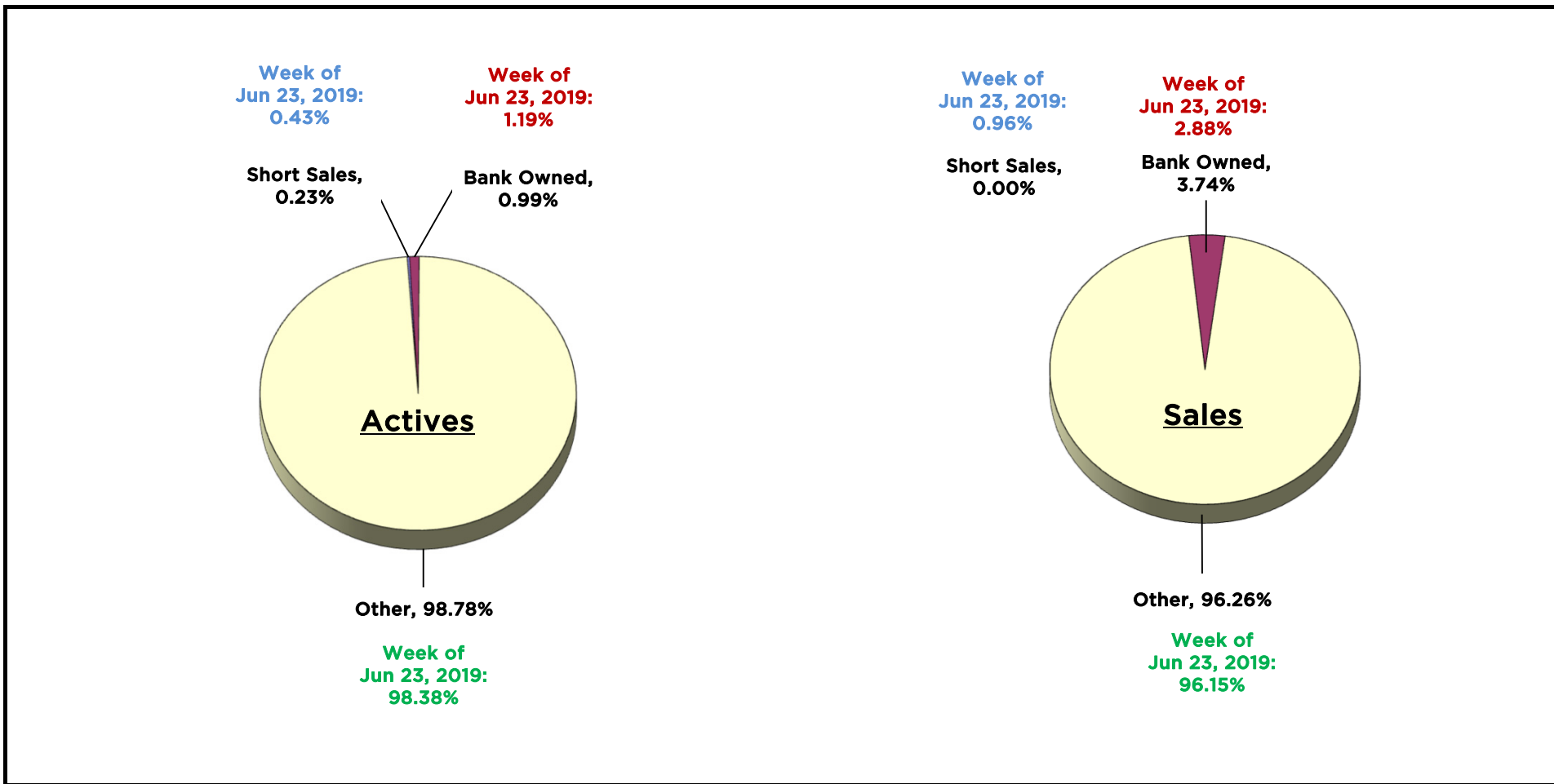
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$176,000?

(± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		2	\$176,500	3.0	2.0	1,268	\$139.20
Winter Park	32792	2	\$176,500	3.0	2.0	1,268	\$139.20
Orange County		1	\$176,500	2.0	2.0	1,112	\$158.72
Metro West / Orlo Vista	32835	1	\$176,500	2.0	2.0	1,112	\$158.72
Osceola County		1	\$176,000	2.0	2.0	1,081	\$162.81
Kissimmee / Celebration	34747	1	\$176,000	2.0	2.0	1,081	\$162.81