



Monday Morning Quarterback Summary

Week of July 5, 2020 - July 11, 2020

Single-family existing homes

- Sales of single-family homes decreased to 546 during the week of Jul 5, from 748 the week prior
- The median price of single family homes decreased to \$300,000, a change of -1.3%
- The number of single-family home foreclosure transactions remained constant at 14
- The number of single-family home short-sale transactions decreased to 1 from 3 the week prior
- Single-family inventory decreased by 4, and now sits at 5,113

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 142 during the week of Jul 5, from 195 the week prior
- The median price of condos, townhomes, and villas decreased to \$175,000, a change of -5.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 3 the week of Jun 28
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 21, and now sits at 2,266

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	546	160	110	150	58	57	11
Bank Owned	14	7	0	5	1	0	1
Short Sales	1	0	0	1	0	0	0
Other	531	153	110	144	57	57	10
Active Listings	5,113	1,076	645	1,127	696	1,126	443
Bank Owned	64	30	9	14	4	4	3
Short Sales	38	15	9	9	2	2	1
Other	5,011	1,031	627	1,104	690	1,120	439
Months of Inventory	2	2	1	2	3	5	9

List Price

Average Original List Price	\$367,972	\$200,512	\$277,635	\$353,014	\$460,551	\$671,757	\$1,848,818
Average Final List Price	\$359,839	\$196,335	\$272,366	\$347,493	\$452,849	\$651,107	\$1,781,455

Sale Price

Average Price	\$352,874	\$191,950	\$269,002	\$343,436	\$444,050	\$634,222	\$1,722,364
Median Price	\$300,000	\$205,563	\$265,000	\$340,000	\$445,250	\$591,500	\$1,450,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$8,133	-\$4,177	-\$5,269	-\$5,521	-\$7,702	-\$20,650	-\$67,363
<i>Original</i> List to <i>Sale</i> Price - \$	-\$15,098	-\$8,562	-\$8,633	-\$9,578	-\$16,501	-\$37,535	-\$126,454
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,965	-\$4,385	-\$3,364	-\$4,057	-\$8,799	-\$16,885	-\$59,091
<i>Original</i> List to <i>Sale</i> Price - %	95.90%	95.73%	96.89%	97.29%	96.42%	94.41%	93.16%
<i>Final</i> List to <i>Sale</i> Price - %	98.06%	97.77%	98.76%	98.83%	98.06%	97.41%	96.68%

Days on the Market

Avg Days Listing to Contract	52	49	45	45	53	88	85
Combined Avg Days to Contract	59	54	47	49	58	103	149
Avg Days Listing to Closing	92	87	84	84	96	131	114
Avg Days Contract to Close	39	38	38	39	42	43	29

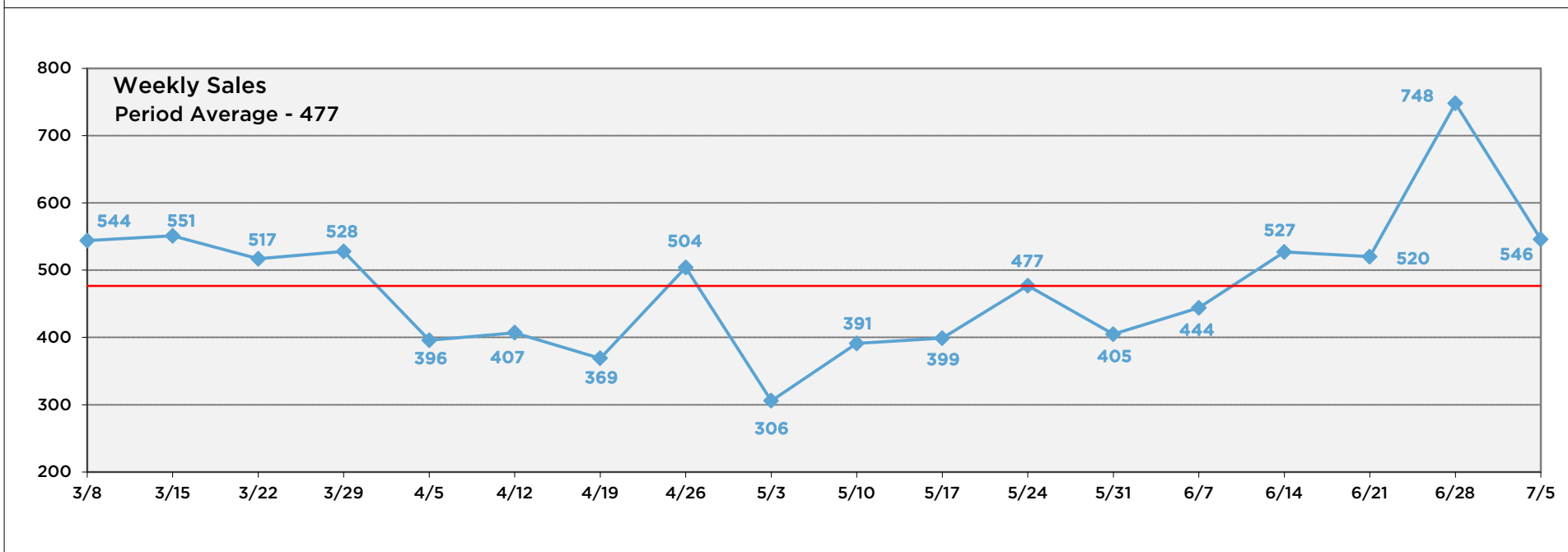
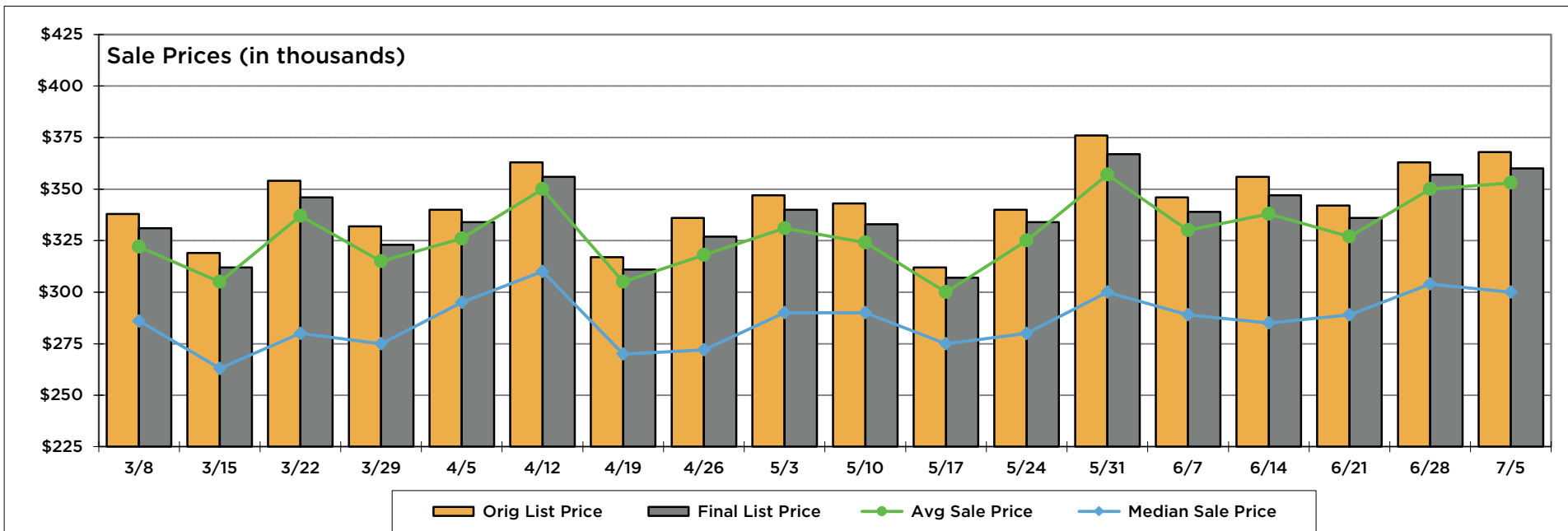
Beds / Baths

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

Square Footage

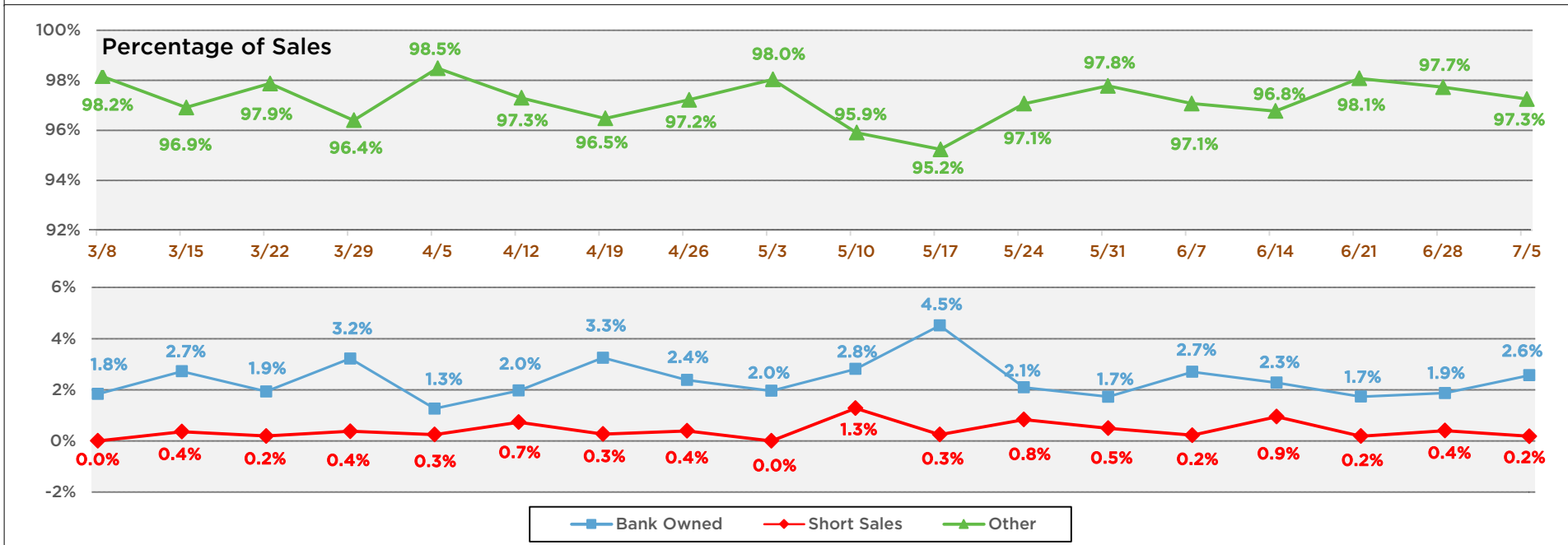
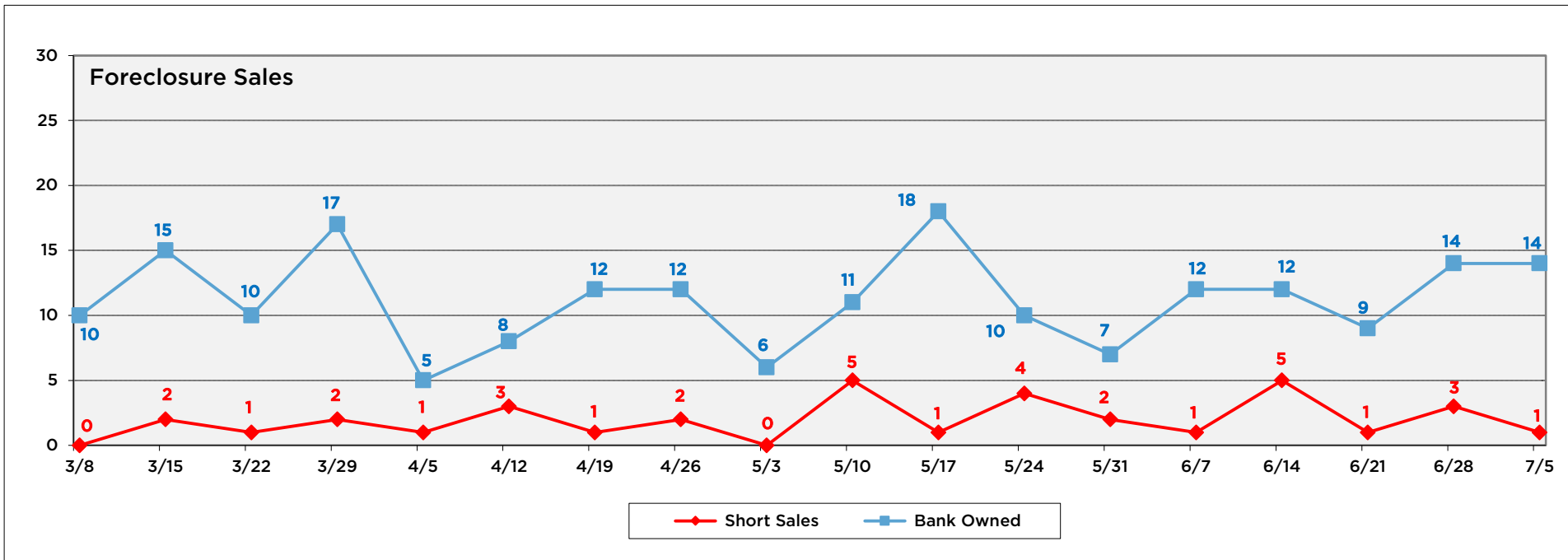
Average Square Feet	2,214	1,377	1,859	2,309	2,753	3,685	6,158
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Single Family Homes

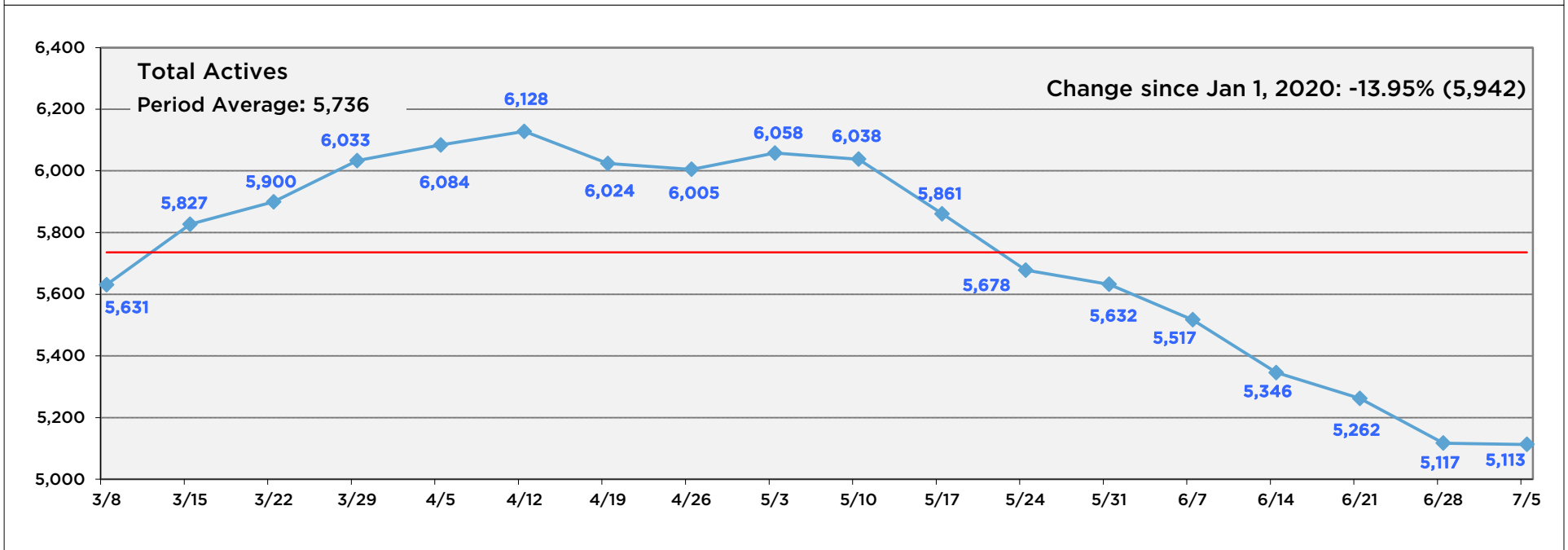
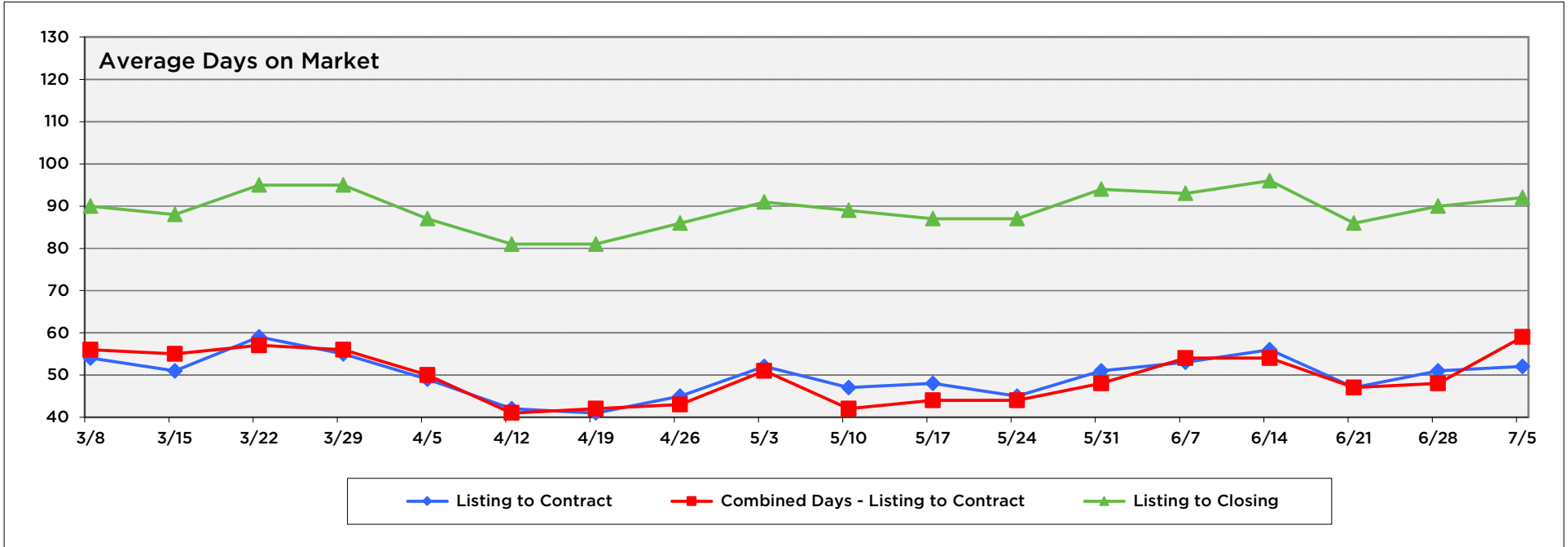




Single Family Homes

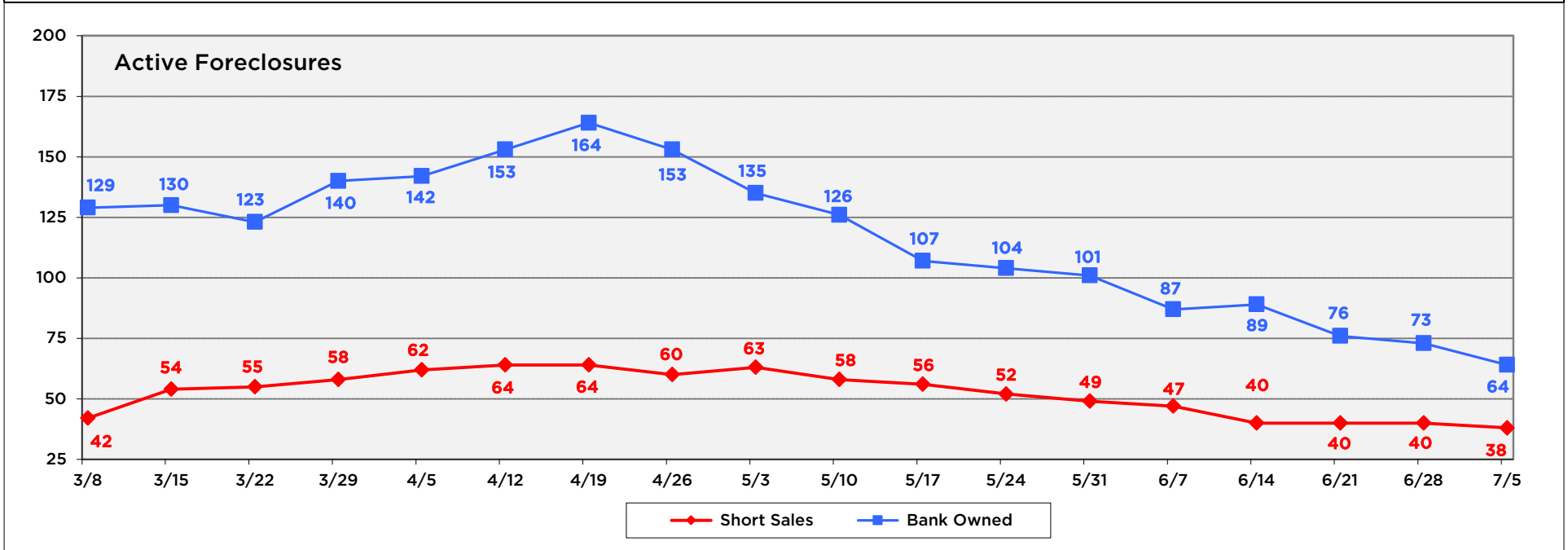
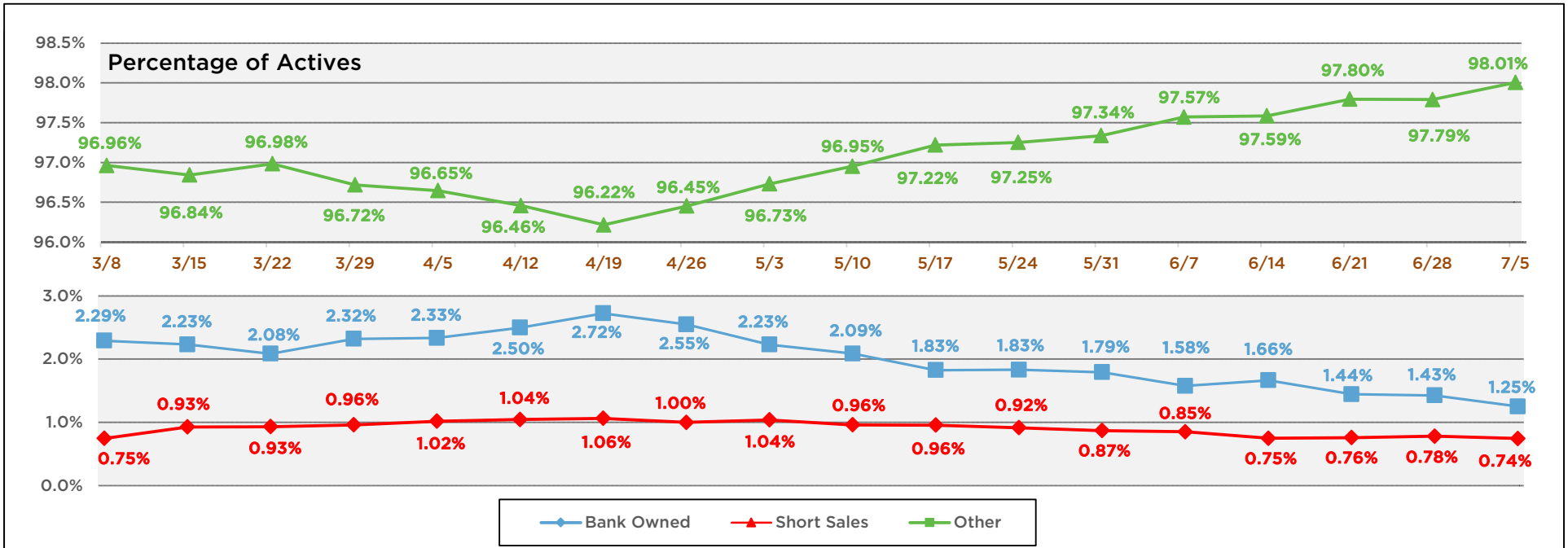


Single Family Homes

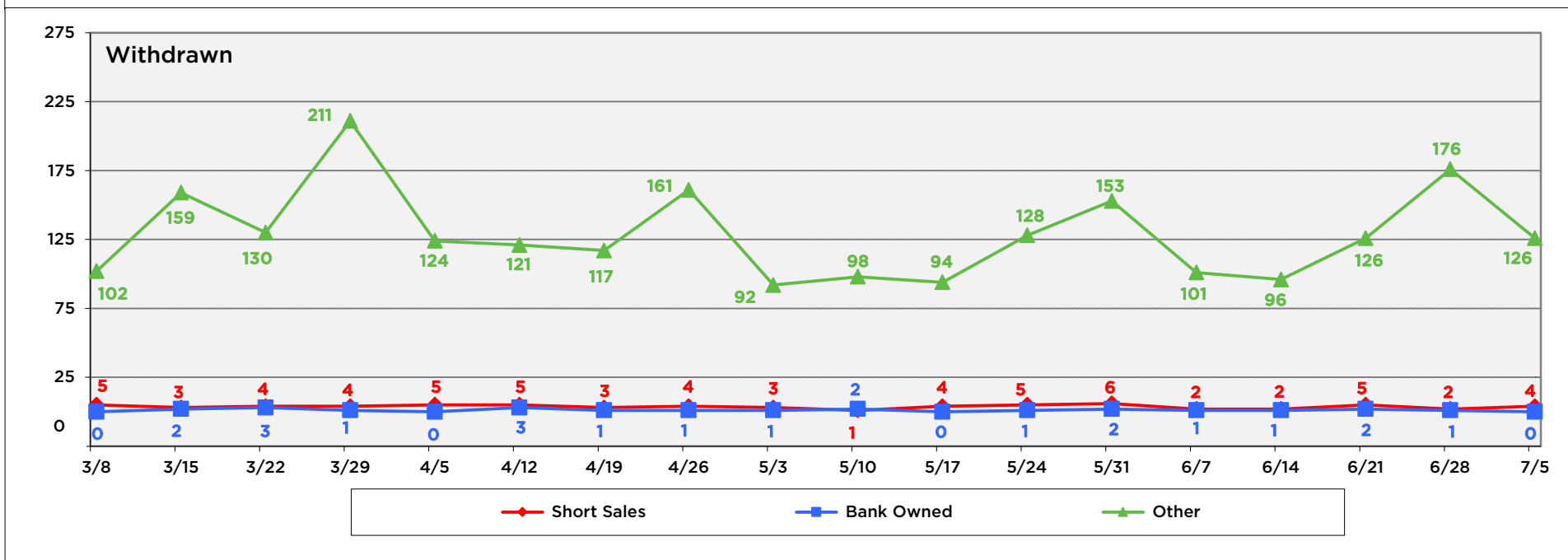
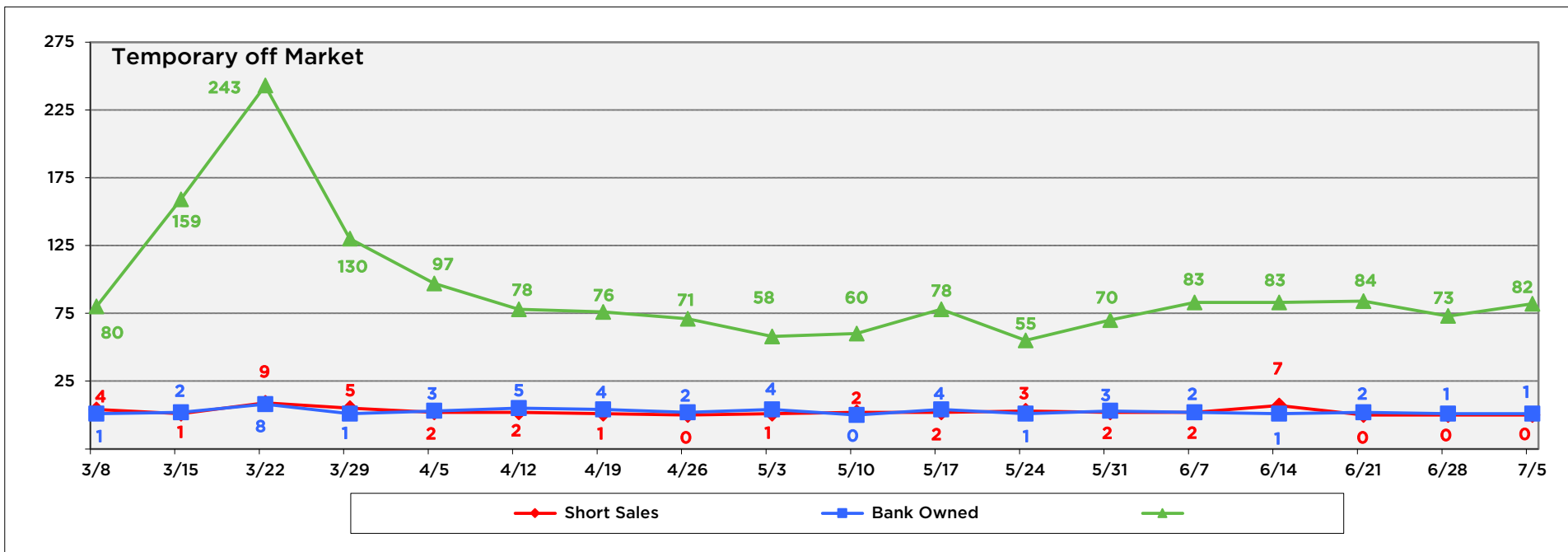




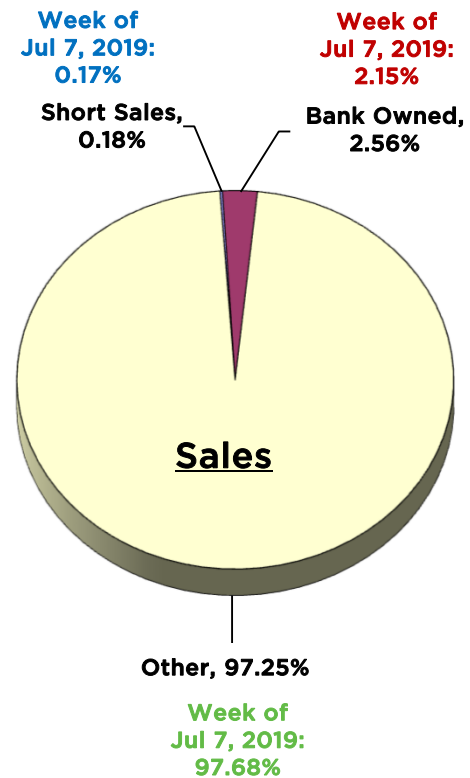
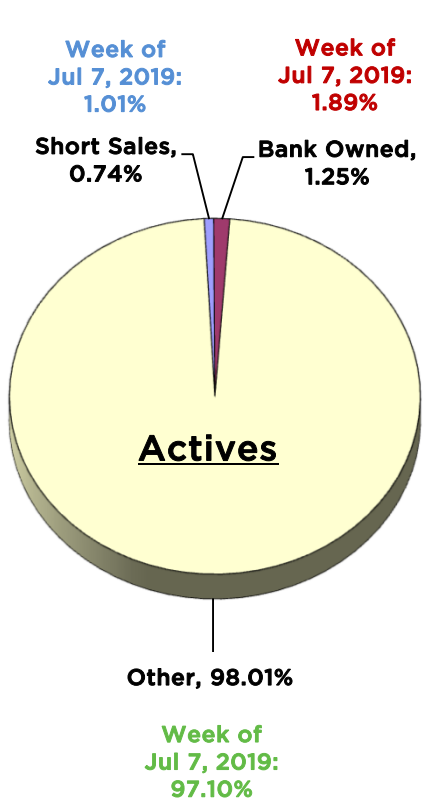
Single Family Homes



Single Family Homes



Single Family Homes



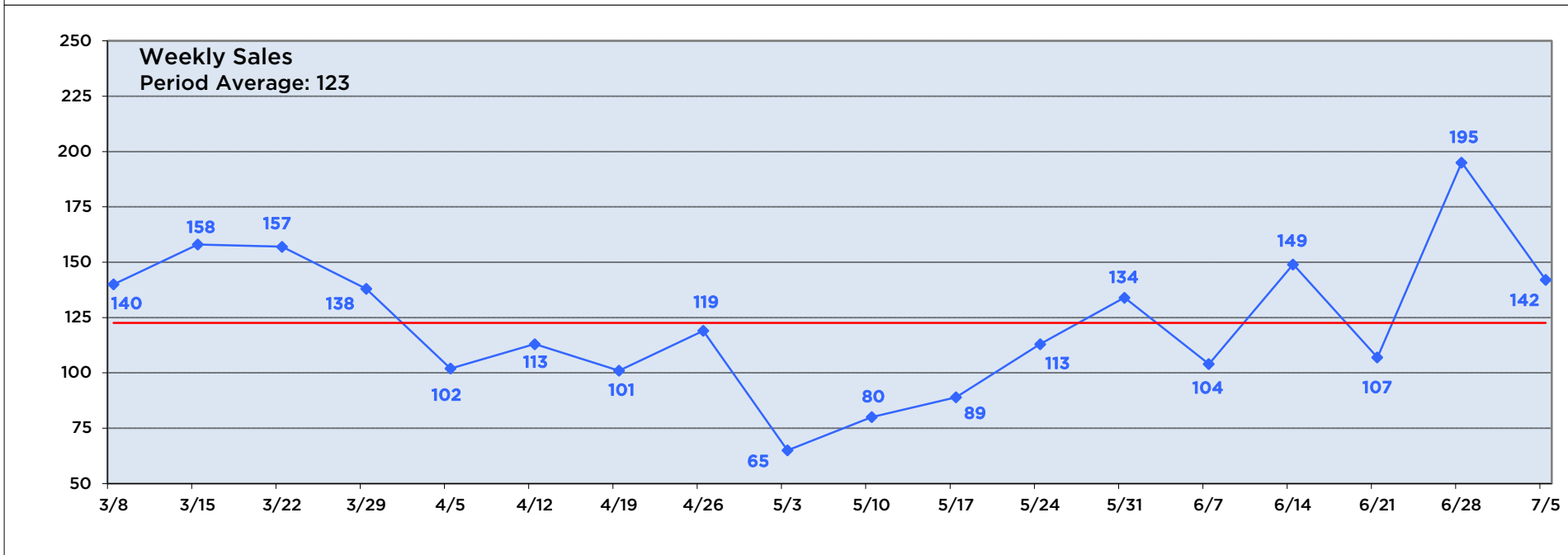
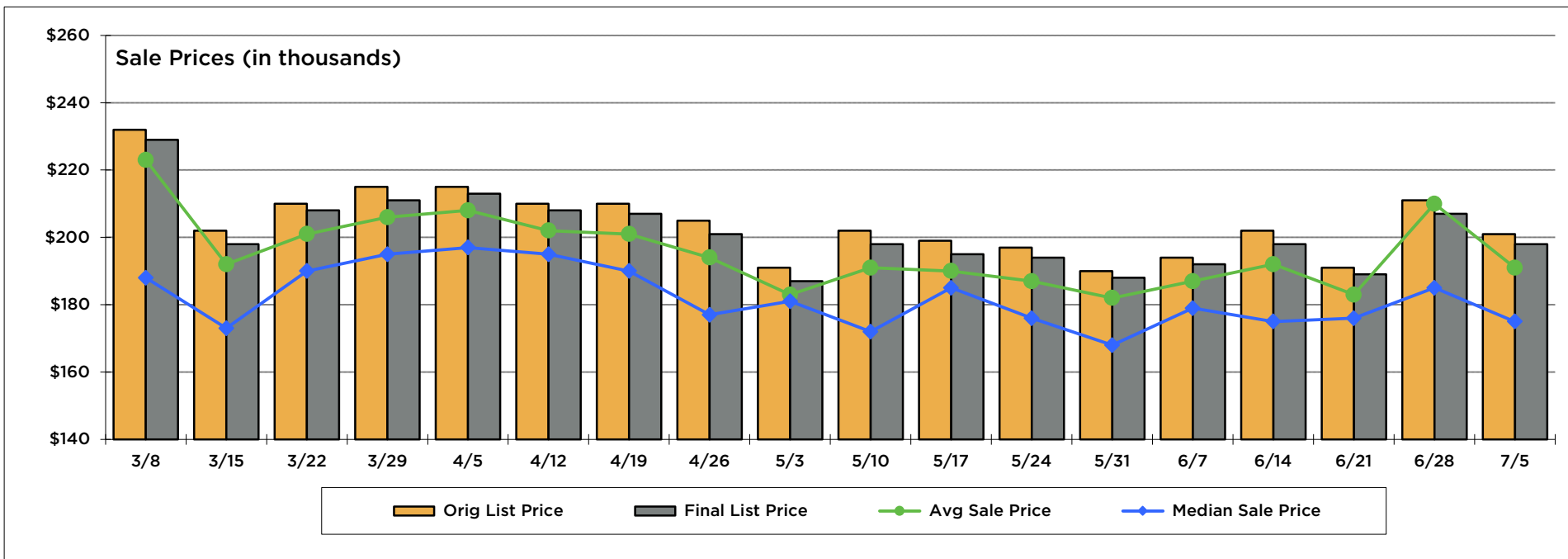
Where are the 51 Single Family Homes available for the Median Price of \$300,000? (± \$500)

<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		5	\$299,948	3.8	2.2	1,952	\$153.65
Casselberry	32707	1	\$299,900	4.0	2.0	2,179	\$137.63
Winter Springs / Tuskawilla	32708	1	\$299,900	3.0	2.0	1,640	\$182.87
Altamonte Springs / Forest City	32714	1	\$299,950	3.0	2.0	1,933	\$155.17
Oviedo	32765	1	\$299,990	5.0	3.0	1,535	\$195.43
Sanford / Lake Forest	32771	1	\$300,000	4.0	2.0	2,474	\$121.26
Orange County		19	\$299,941	3.5	1.9	1,823	\$164.49
Apopka / Hunt Club	32703	3	\$299,996	3.0	2.0	1,921	\$156.17
Apopka (North)	32712	2	\$300,000	4.0	2.0	2,226	\$134.77
Winter Park (West)	32789	1	\$299,900	3.0	2.0	1,384	\$216.69
Orlando (Downtown)	32801	1	\$299,900	3.0	1.0	1,124	\$266.81
Colonialtown	32803	1	\$299,900	3.0	1.0	1,241	\$241.66
College Park	32804	1	\$300,000	3.0	2.0	1,170	\$256.41
Union Park	32817	2	\$299,700	3.0	2.0	1,738	\$172.44
Hiwassee	32818	2	\$299,950	4.0	2.0	2,204	\$136.09
Bithlo	32820	1	\$300,000	4.0	2.0	2,250	\$133.33
Ventura	32822	1	\$300,000	4.0	2.0	1,922	\$156.09
Taft	32824	1	\$299,999	4.0	2.0	1,846	\$162.51
Union Park / Chickasaw	32829	1	\$300,000	4.0	2.0	2,160	\$138.89
Moss Park	32832	1	\$299,999	4.0	2.0	1,805	\$166.20
Pine Castle / Edgewood	32839	1	\$299,900	3.0	2.0	1,644	\$182.42
Osceola County		10	\$299,950	4.2	3.0	2,407	\$124.64
Kissimmee (East)	34744	1	\$299,900	4.0	3.0	2,797	\$107.22
Kissimmee (West) / Pleasant Hill	34746	6	\$299,950	4.0	3.0	2,383	\$125.87
Kissimmee / Celebration	34747	1	\$300,000	4.0	3.0	1,834	\$163.58
Kissimmee / Poinciana	34758	2	\$299,950	5.0	3.0	2,568	\$116.80
Lake County		17	\$299,965	3.6	2.1	2,059	\$145.66
Lady Lake / The Villages	32159	2	\$299,900	3.0	2.0	1,503	\$199.53
Altoona	32702	1	\$300,000	4.0	2.0	2,000	\$150.00
Eustis (East)	32736	1	\$299,999	4.0	2.0	2,002	\$149.85
Mount Dora	32757	2	\$300,000	4.0	3.0	2,392	\$125.42
Clermont (Central)	34711	3	\$300,000	4.0	2.0	2,403	\$124.84
Groveland	34736	2	\$300,000	3.0	2.0	1,373	\$218.50
Leesburg (West)	34748	4	\$299,925	4.0	2.0	2,526	\$118.74
Okahumpka	34762	1	\$300,000	3.0	2.0	1,680	\$178.57
Leesburg (East) / Haines Creek	34788	1	\$299,900	3.0	2.0	1,479	\$202.77

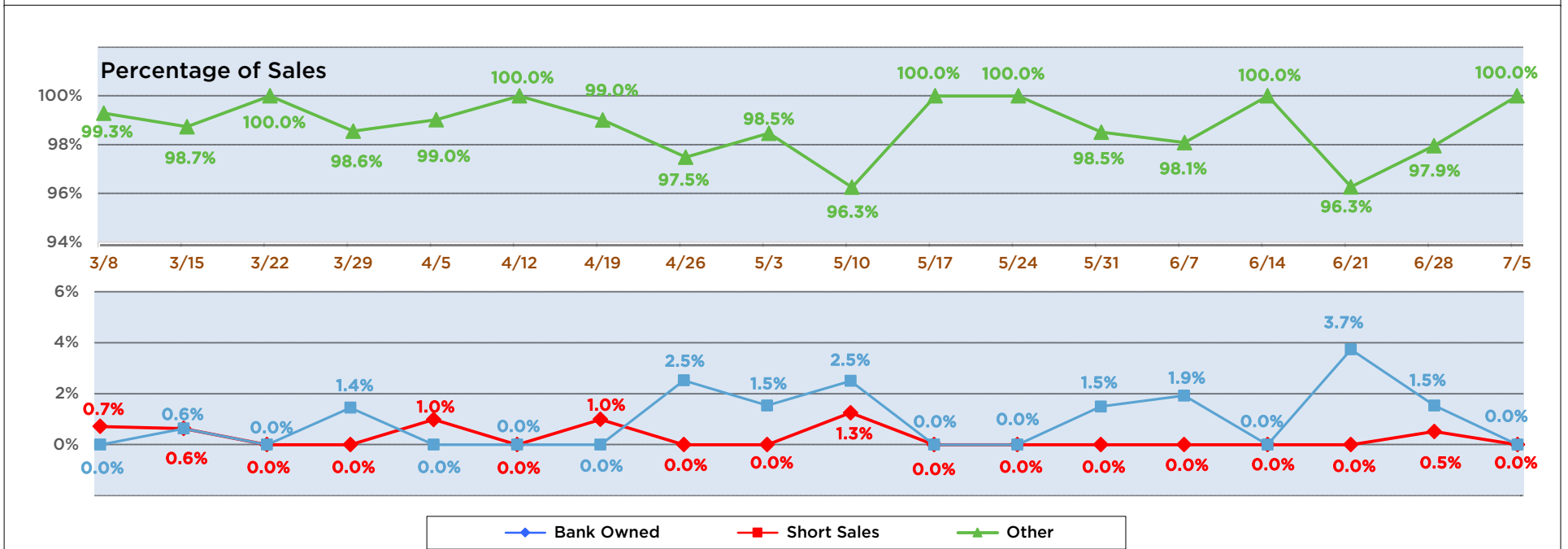
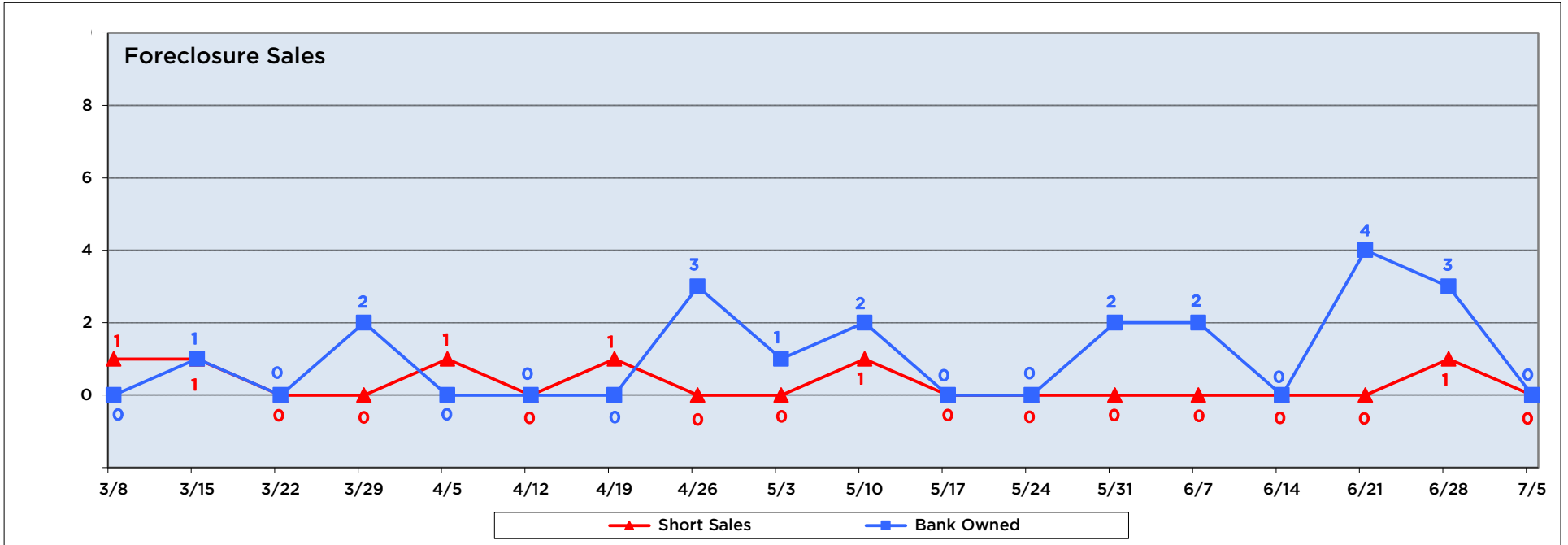
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	142	115	17	7	0	2	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	142	115	17	7	0	2	1
Active Listings	2,266	1,525	310	302	82	39	8
Bank Owned	23	19	3	0	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,237	1,500	307	302	81	39	8
Months of Inventory	4	3	4	10	0	5	2
<i>List Price</i>							
Average Original List Price	\$200,823	\$159,420	\$278,341	\$353,271	\$0	\$539,450	\$1,899,999
Average Final List Price	\$198,025	\$157,366	\$277,106	\$333,257	\$0	\$539,450	\$1,899,999
<i>Sale Price</i>							
Average Price	\$191,168	\$153,077	\$270,794	\$326,071	\$0	\$515,500	\$1,625,000
Median Price	\$175,000	\$159,000	\$270,000	\$315,000	\$0	\$515,500	\$1,625,000
<i>Price Differences</i>							
Original to Final List Price	-\$2,798	-\$2,054	-\$1,235	-\$20,014	\$0	\$0	\$0
Original List to Sale Price - \$	-\$9,655	-\$6,343	-\$7,547	-\$27,200	\$0	-\$23,950	-\$274,999
Final List to Sale Price - \$	-\$6,857	-\$4,289	-\$6,312	-\$7,186	\$0	-\$23,950	-\$274,999
Original List to Sale Price - %	95.19%	96.02%	97.29%	92.30%	0.00%	95.56%	85.53%
Final List to Sale Price - %	96.54%	97.27%	97.72%	97.84%	0.00%	95.56%	85.53%
<i>Days on the Market</i>							
Avg Days Listing to Contract	48	43	50	148	0	8	17
Combined Avg Days to Contract	51	46	50	148	0	8	17
Avg Days Listing to Closing	82	76	89	173	0	42	34
Avg Days Contract to Close	33	33	39	26	0	34	17
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	0	3	3
Average Full Baths	2	2	2	2	0	3	3
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,301	1,209	1,571	1,721	0	2,224	2,450

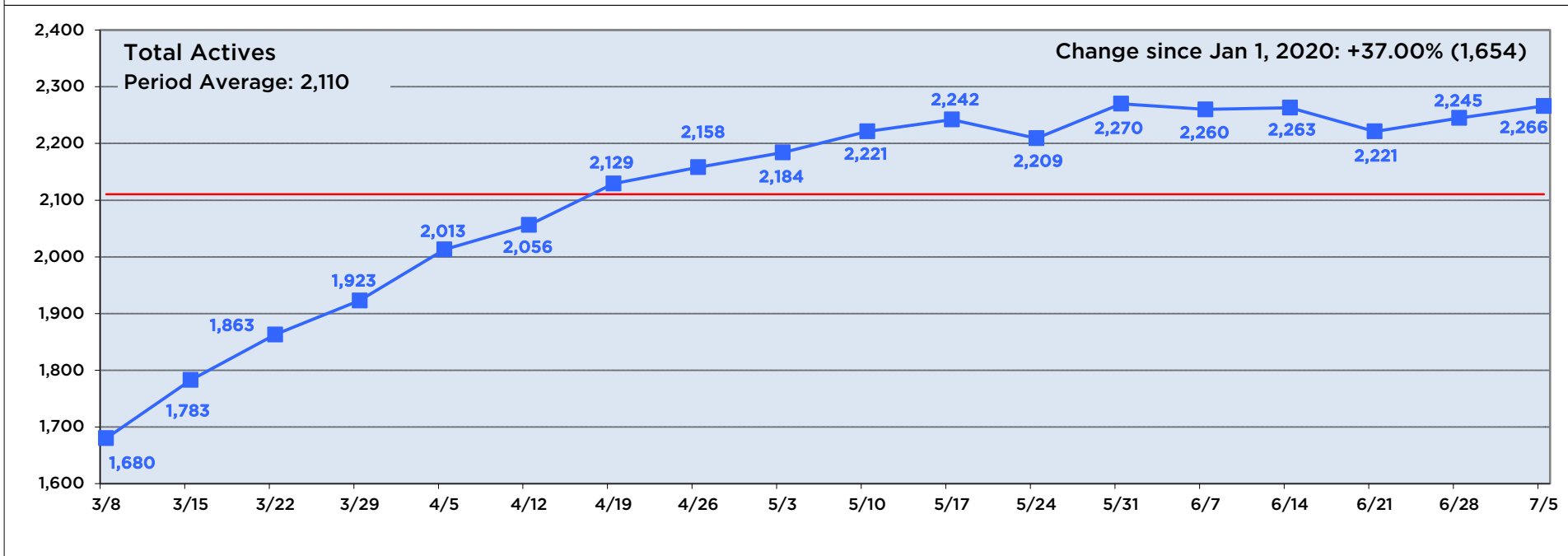
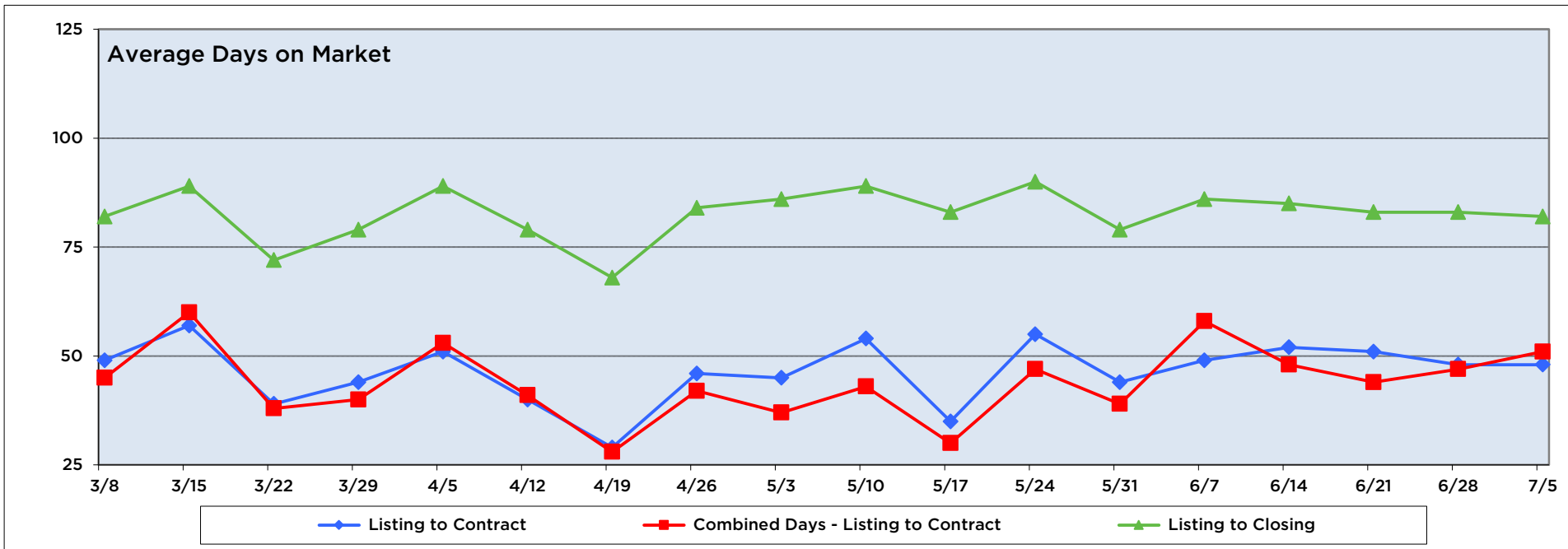
Condos, Townhomes, Villas



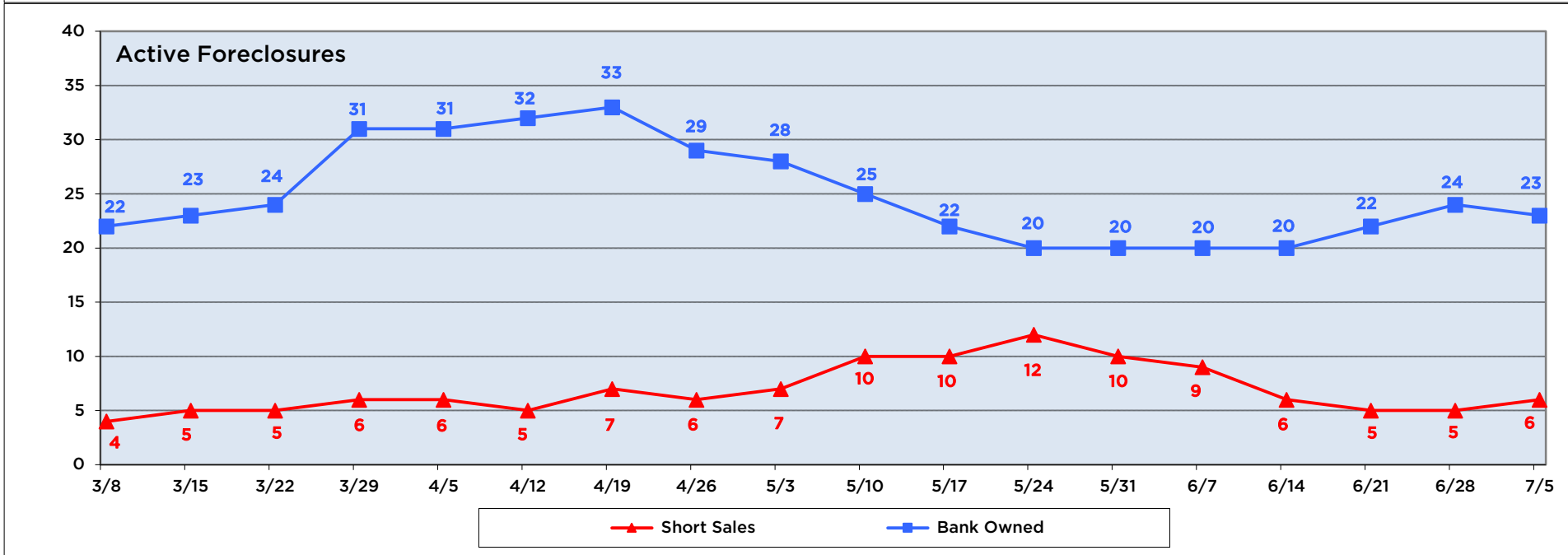
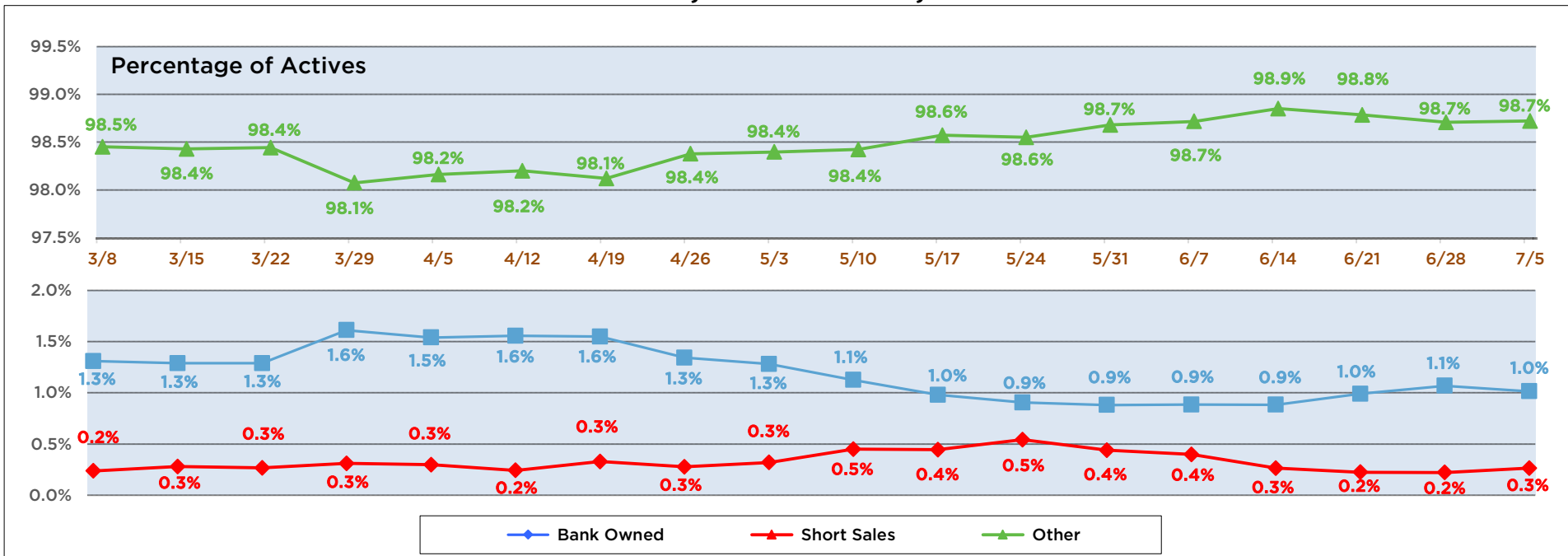
Condos, Townhomes, Villas



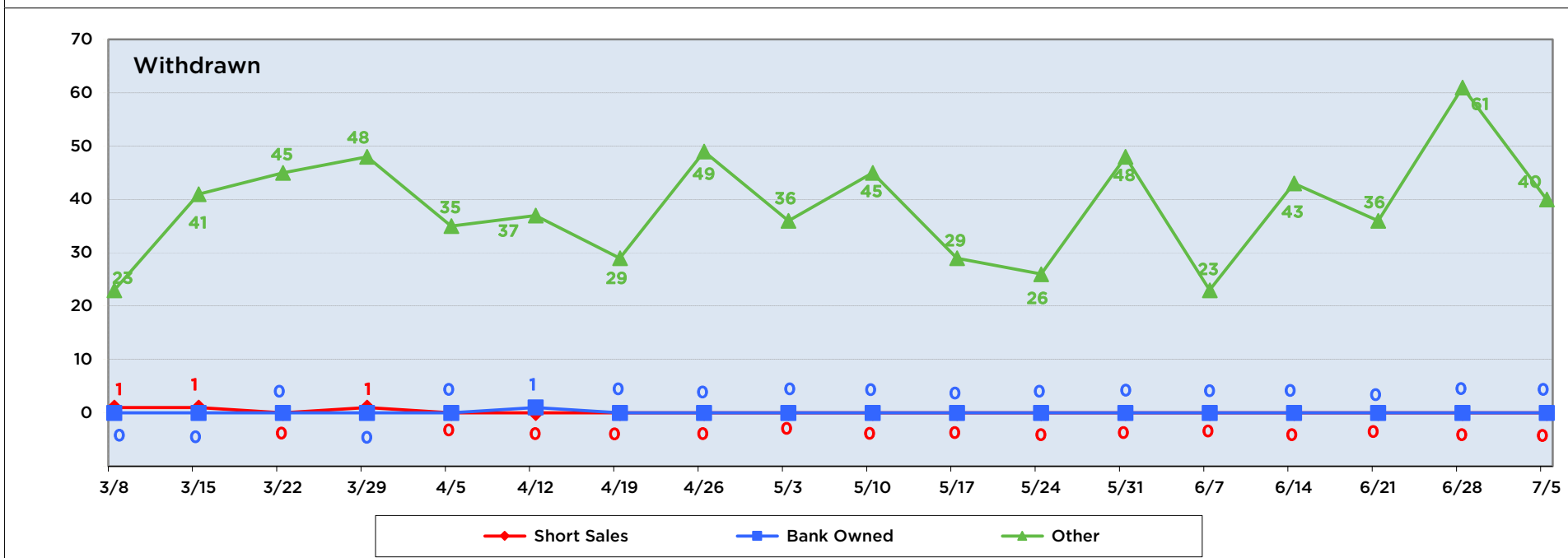
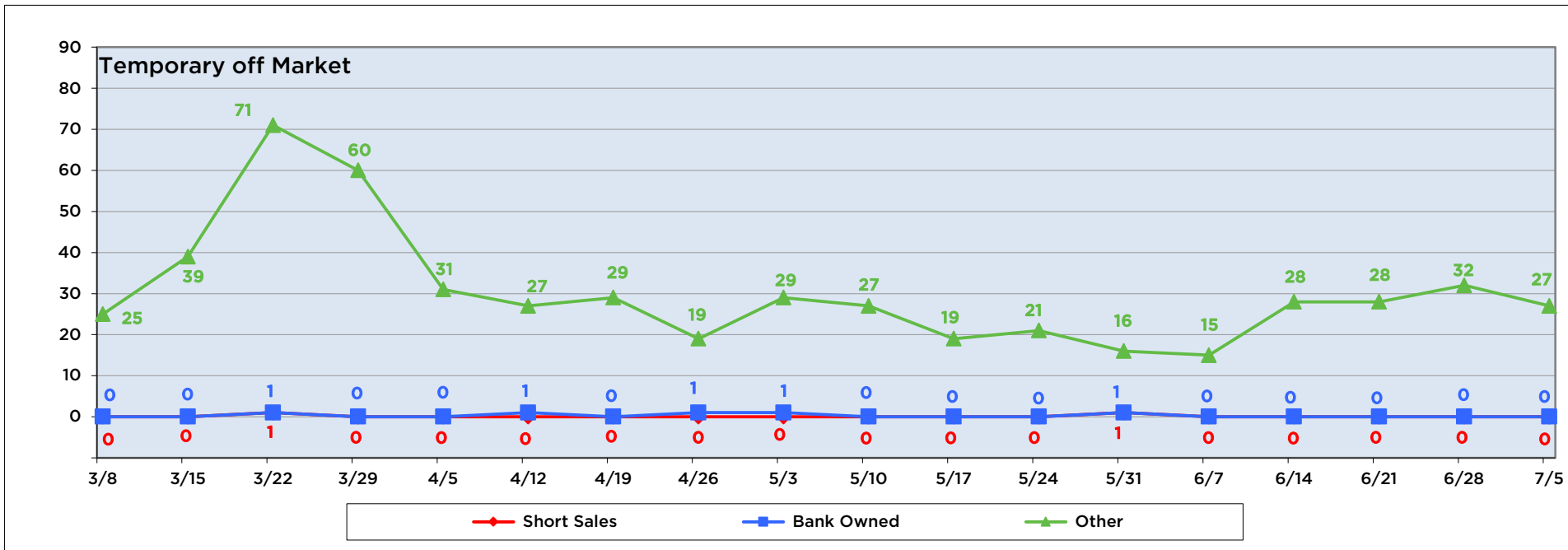
Condos, Townhomes, Villas



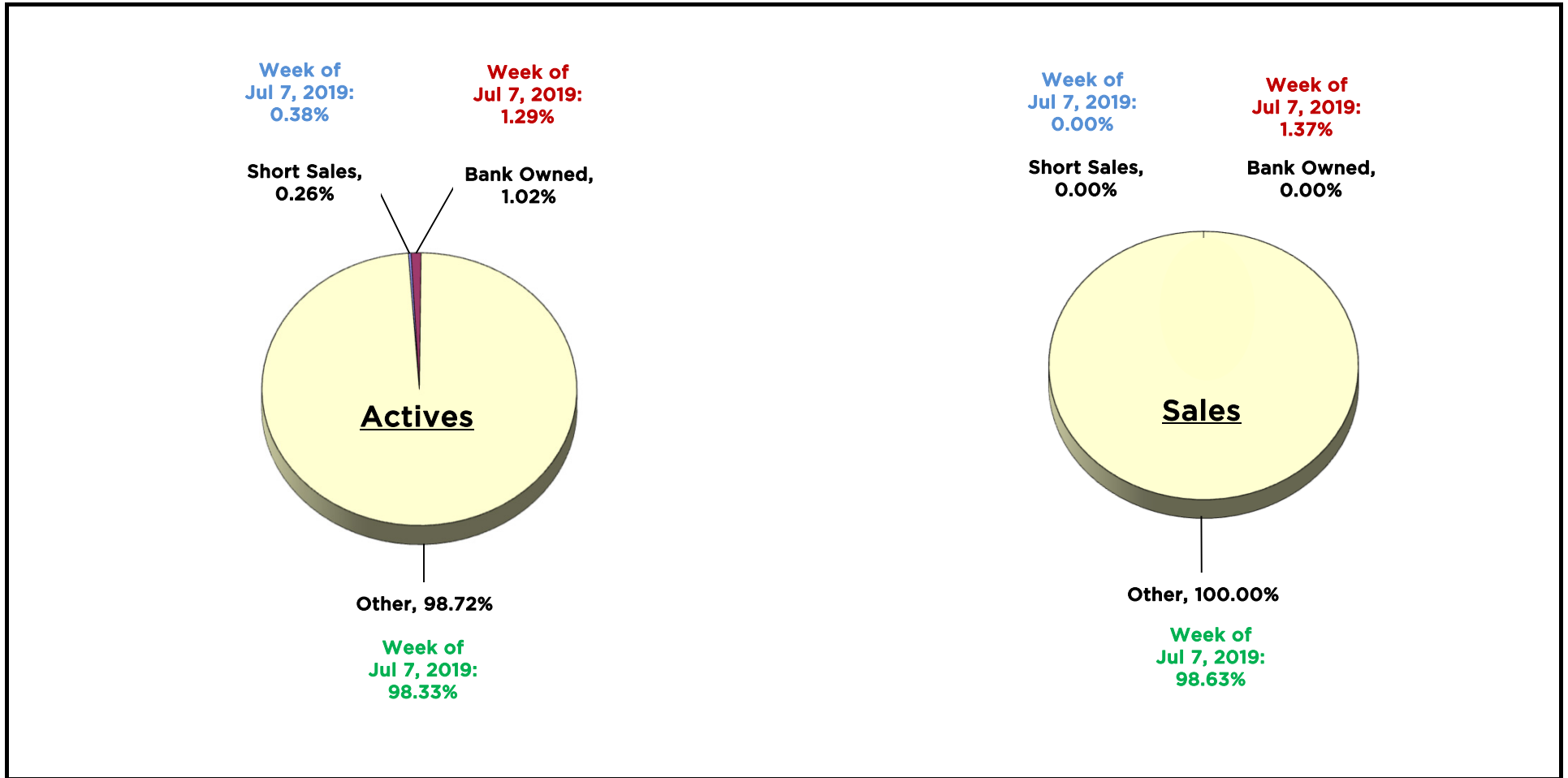
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 35 Condos, Townhomes, or Villas available for the Median Price of \$175,000? (± \$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		6	\$174,983	2.8	2.0	1,463	\$119.62
Casselberry	32707	2	\$174,950	3.0	2.0	1,528	\$114.50
Winter Springs / Tuskawilla	32708	2	\$175,000	3.0	2.0	1,250	\$140.00
Sanford (South)	32773	1	\$175,000	3.0	2.0	1,801	\$97.17
Longwood / Wekiva Springs	32779	1	\$175,000	2.0	2.0	1,420	\$123.24
Orange County		15	\$174,943	2.5	2.1	1,180	\$148.22
Apopka / Hunt Club	32703	1	\$175,000	1.0	1.0	799	\$219.02
Orlo Vista	32811	2	\$175,000	3.0	2.0	1,433	\$122.12
Williamsburg / Lake Bryan	32821	3	\$174,950	2.0	2.0	1,155	\$151.47
Taft	32824	1	\$175,000	2.0	2.0	952	\$183.82
Union Park / Chickasaw	32829	2	\$175,000	3.0	3.0	1,160	\$150.86
Metro West / Orlo Vista	32835	2	\$174,900	3.0	2.0	1,358	\$128.79
Hunters Creek	32837	2	\$174,749	3.0	2.0	1,067	\$163.78
Pine Castle / Edgewood	32839	1	\$175,000	2.0	2.0	1,250	\$140.00
Winter Garden / Oakland	34787	1	\$175,000	3.0	2.0	1,203	\$145.47
Osceola County		13	\$174,962	3.0	2.0	1,241	\$140.97
Davenport	33896	1	\$175,000	3.0	2.0	1,248	\$140.22
Kissimmee (Central)	34741	2	\$174,950	3.0	2.0	1,357	\$128.92
Kissimmee / Buena Ventura Lakes	34743	1	\$174,900	3.0	2.0	1,094	\$159.87
Kissimmee (West) / Pleasant Hill	34746	3	\$175,000	3.0	2.0	1,329	\$131.68
Kissimmee / Celebration	34747	6	\$174,950	3.0	2.0	1,182	\$148.01
Lake County		1	\$174,950	2.0	2.0	1,289	\$135.73
Leesburg (West)	34748	1	\$174,950	2.0	2.0	1,289	\$135.73