



Monday Morning Quarterback Summary

Week of July 12, 2020 - July 18, 2020

Single-family existing homes

- Sales of single-family homes increased to 630 during the week of Jul 12, from 546 the week prior
- The median price of a single family home remained constant at \$300,000
- The number of single-family home foreclosure transactions decreased to 9 last week, from 14 the week of Jun 5
- The number of single-family home short-sale transactions increased to 4 from 1 the week prior
- Single-family inventory decreased by 39, and now sits at 5,074

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 144 during the week of Jul 12, from 142 the week prior
- The median price of condos, townhomes, and villas increased to \$205,000, a change of 16.5%
- The number of condo, townhome and villa foreclosure transactions remained constant at 0
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 22, and now sits at 2,288

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	630	191	122	172	68	66	11
Bank Owned	9	6	2	1	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	617	182	120	170	68	66	11
Active Listings	5,074	1,034	631	1,154	705	1,119	431
Bank Owned	66	33	7	16	4	3	3
Short Sales	34	16	9	5	1	2	1
Other	4,974	985	615	1,133	700	1,114	427
Months of Inventory	2	1	1	2	2	4	9

List Price

Average Original List Price	\$365,720	\$201,322	\$280,301	\$356,755	\$467,338	\$691,215	\$1,726,636
Average Final List Price	\$358,810	\$198,048	\$276,413	\$351,933	\$454,823	\$679,371	\$1,654,727

Sale Price

Average Price	\$350,723	\$195,224	\$272,594	\$346,270	\$444,899	\$659,083	\$1,554,545
Median Price	\$300,000	\$214,000	\$272,000	\$340,000	\$445,050	\$635,000	\$1,325,000

Price Differences

<i>Original to Final</i> List Price	-\$6,910	-\$3,274	-\$3,888	-\$4,822	-\$12,515	-\$11,844	-\$71,909
<i>Original</i> List to <i>Sale</i> Price - \$	-\$14,997	-\$6,098	-\$7,707	-\$10,485	-\$22,439	-\$32,132	-\$172,091
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,087	-\$2,824	-\$3,819	-\$5,663	-\$9,924	-\$20,288	-\$100,182
<i>Original</i> List to <i>Sale</i> Price - %	95.90%	96.97%	97.25%	97.06%	95.20%	95.35%	90.03%
<i>Final</i> List to <i>Sale</i> Price - %	97.75%	98.57%	98.62%	98.39%	97.82%	97.01%	93.95%

Days on the Market

Avg Days Listing to Contract	63	62	41	60	75	90	135
Combined Avg Days to Contract	69	64	47	64	81	110	151
Avg Days Listing to Closing	103	104	80	101	113	128	173
Avg Days Contract to Close	41	42	40	41	38	41	38

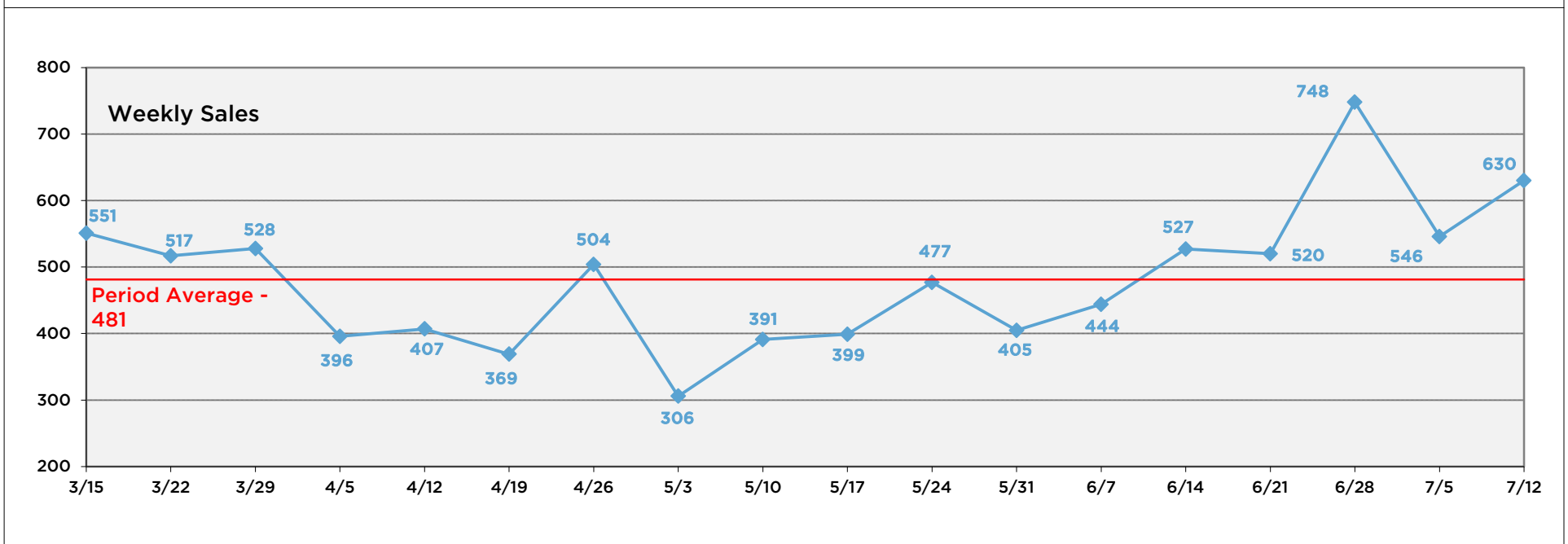
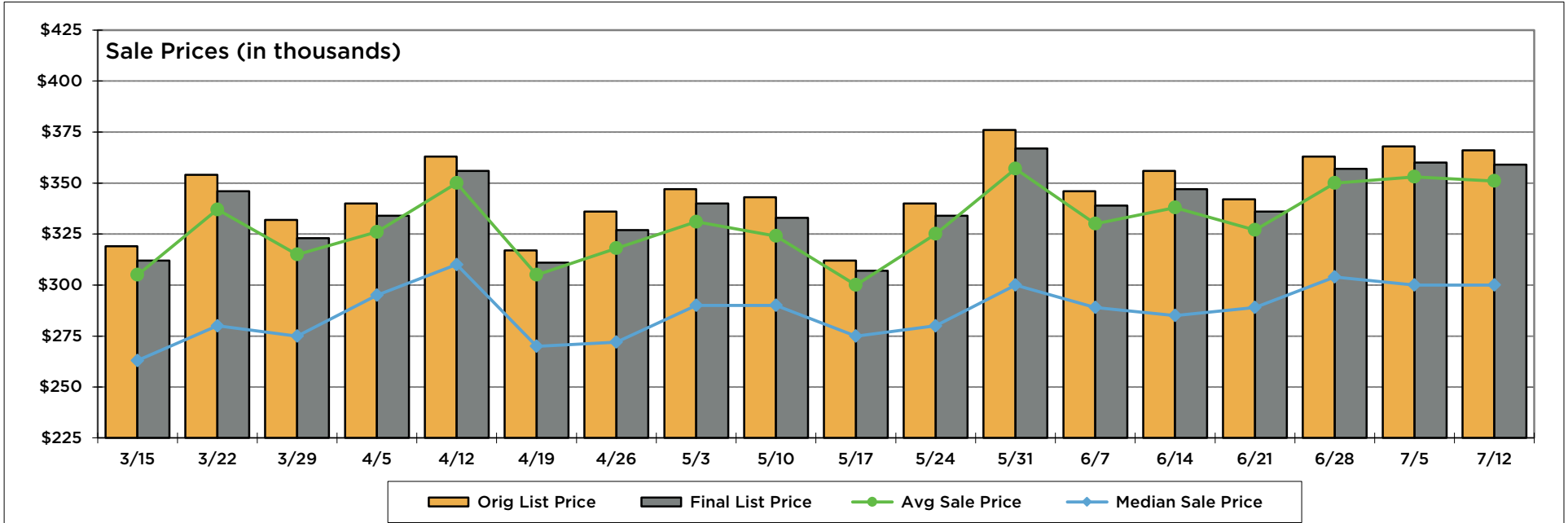
Beds / Baths

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

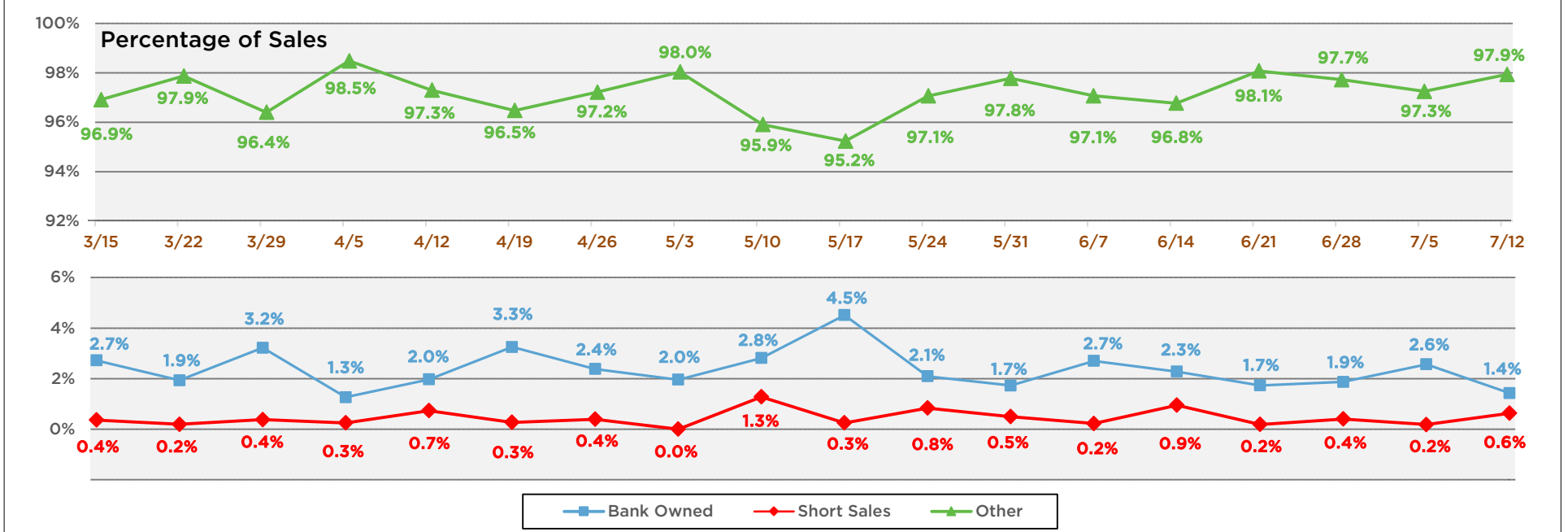
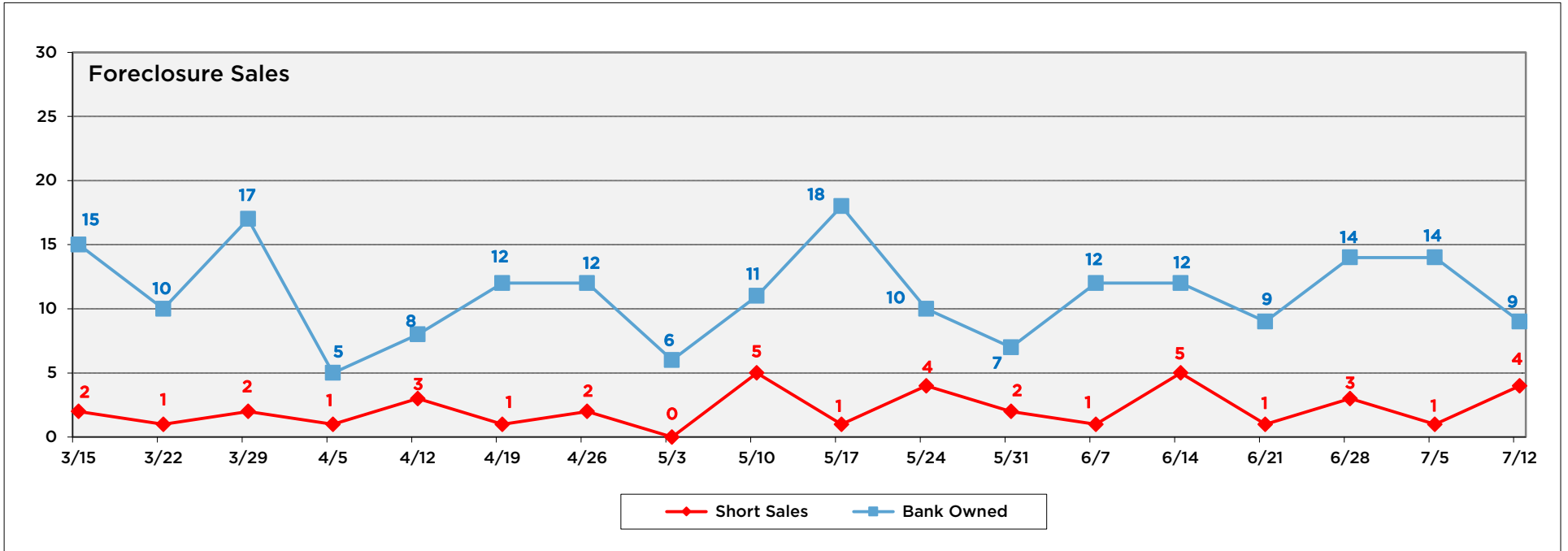
Square Footage

Average Square Feet	2,188	1,438	1,868	2,319	2,890	3,420	4,951
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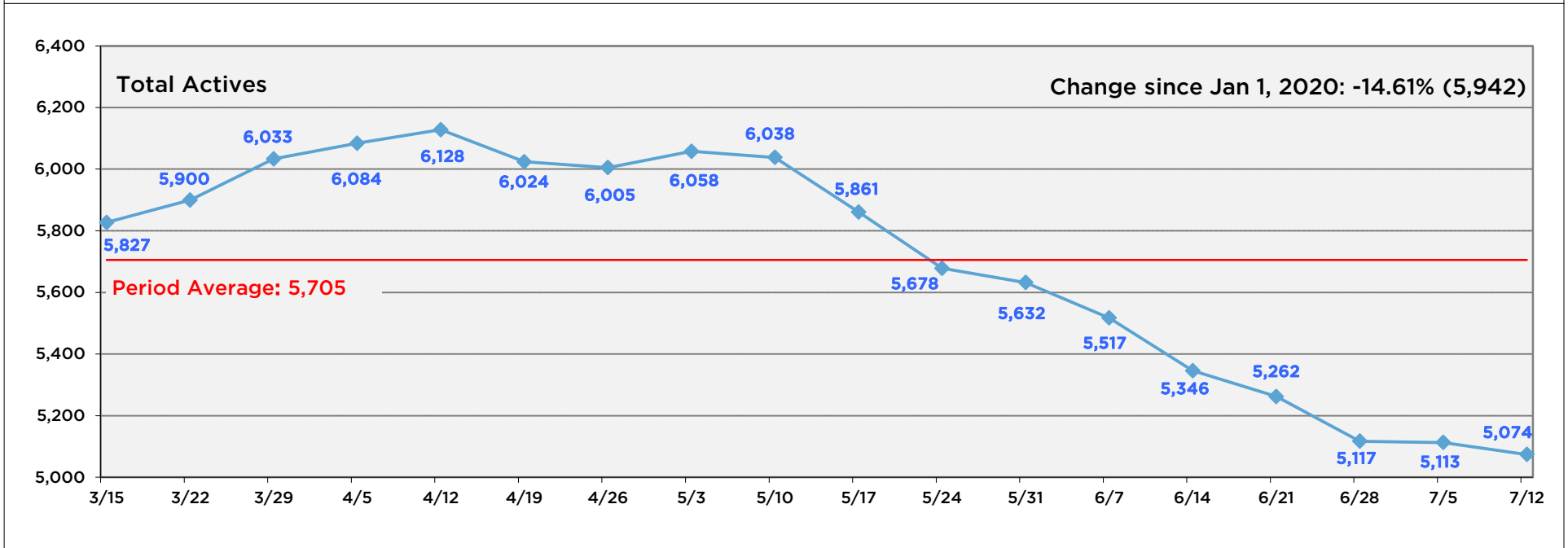
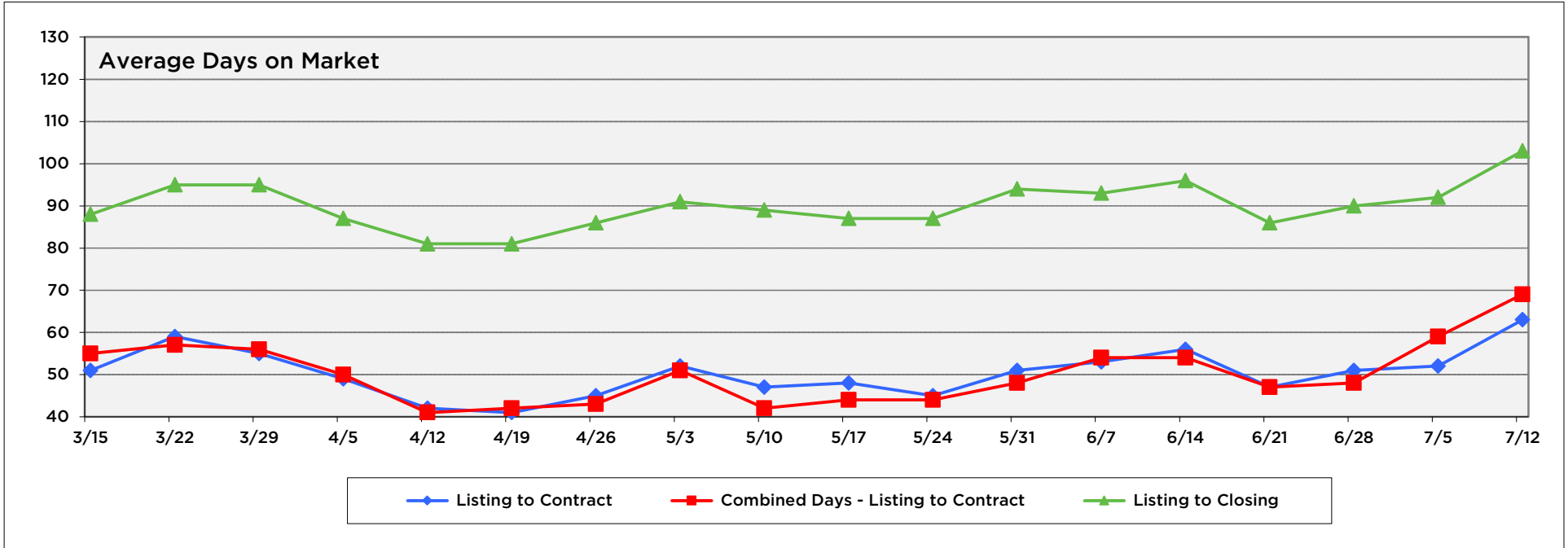
Single Family Homes



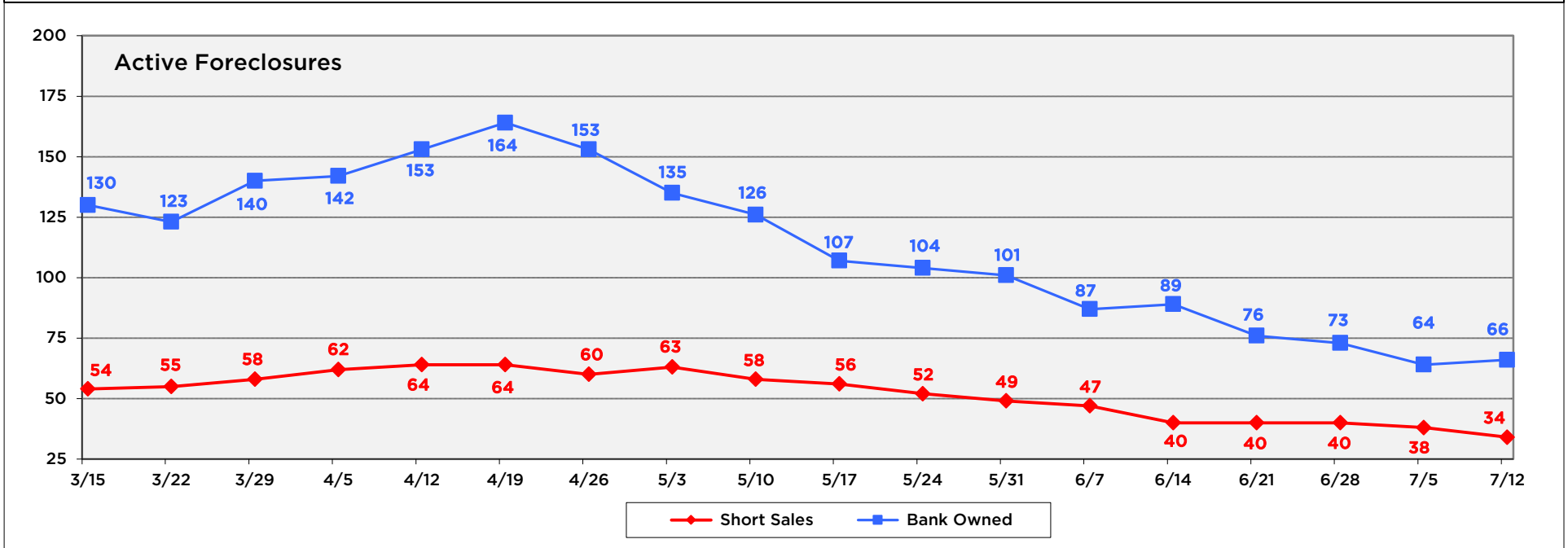
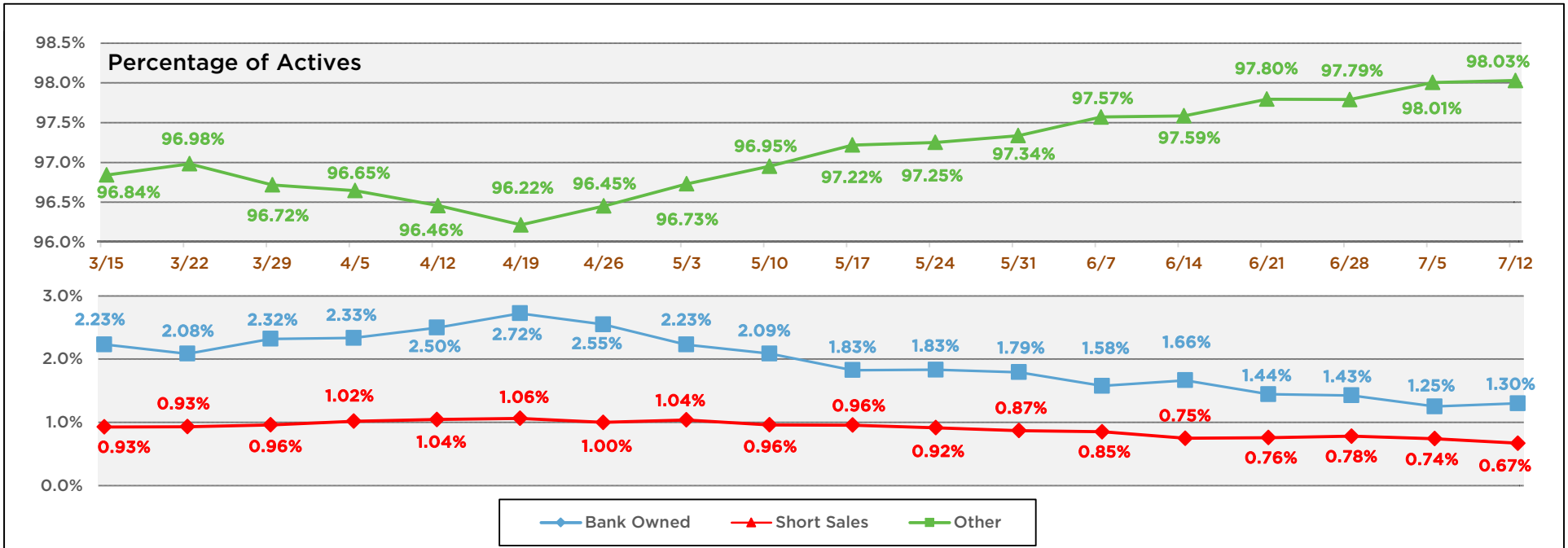
Single Family Homes



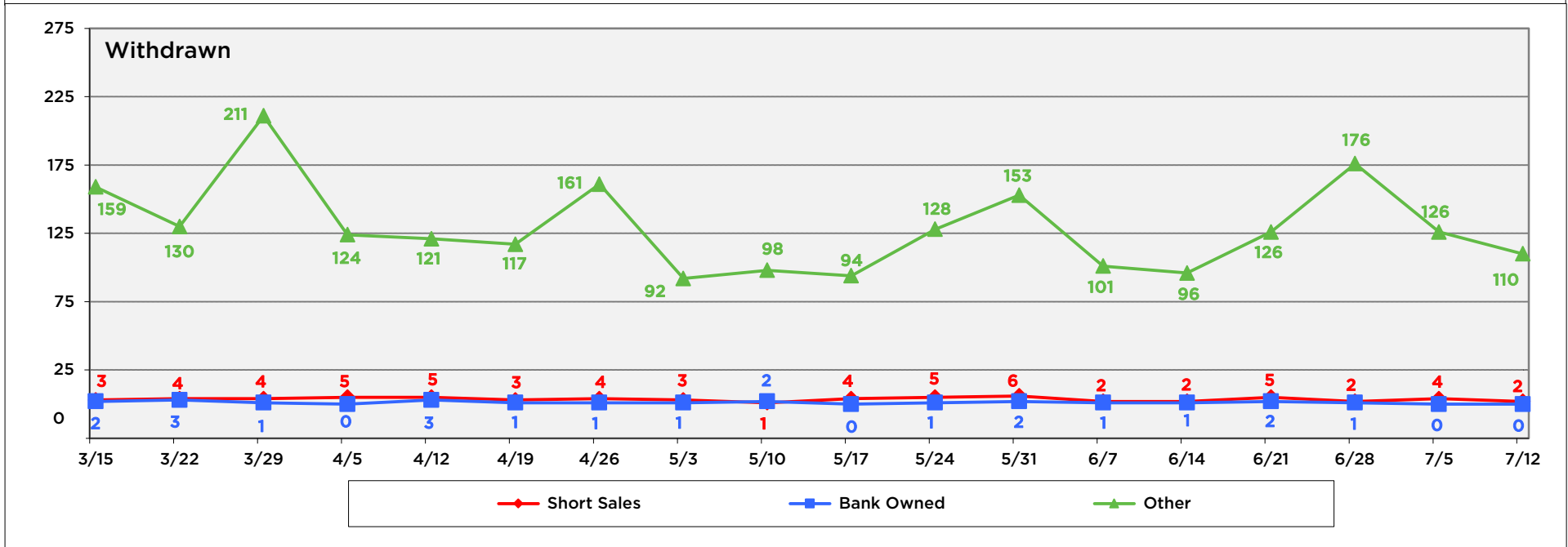
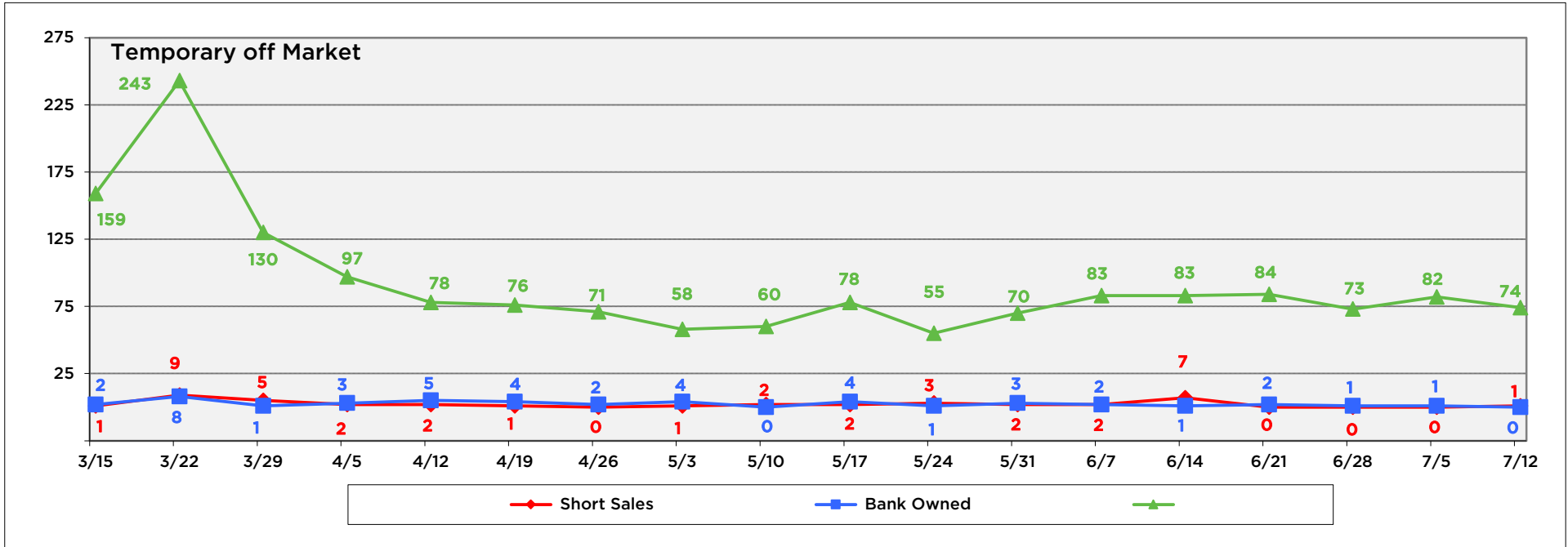
Single Family Homes



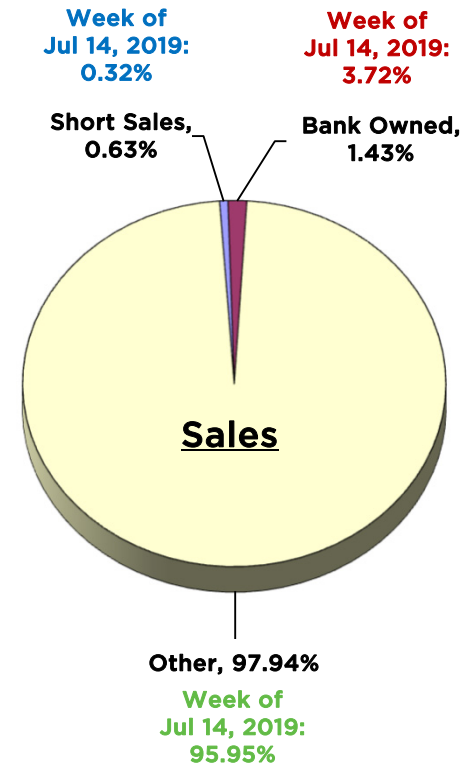
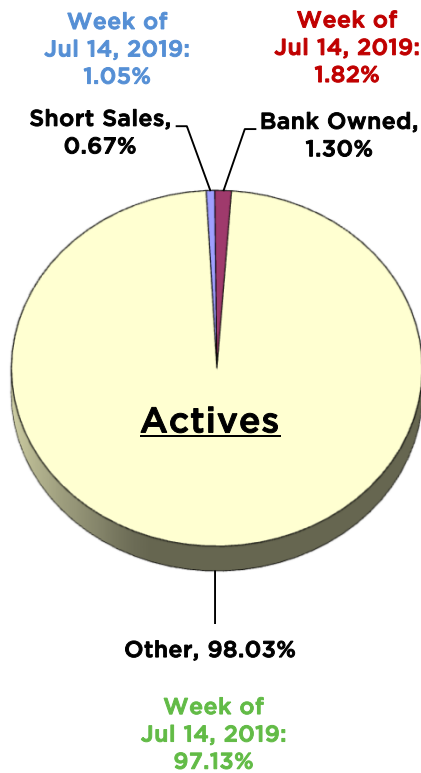
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
07/12/2020 - 07/18/2020
Lake, Orange, Osceola & Seminole Counties

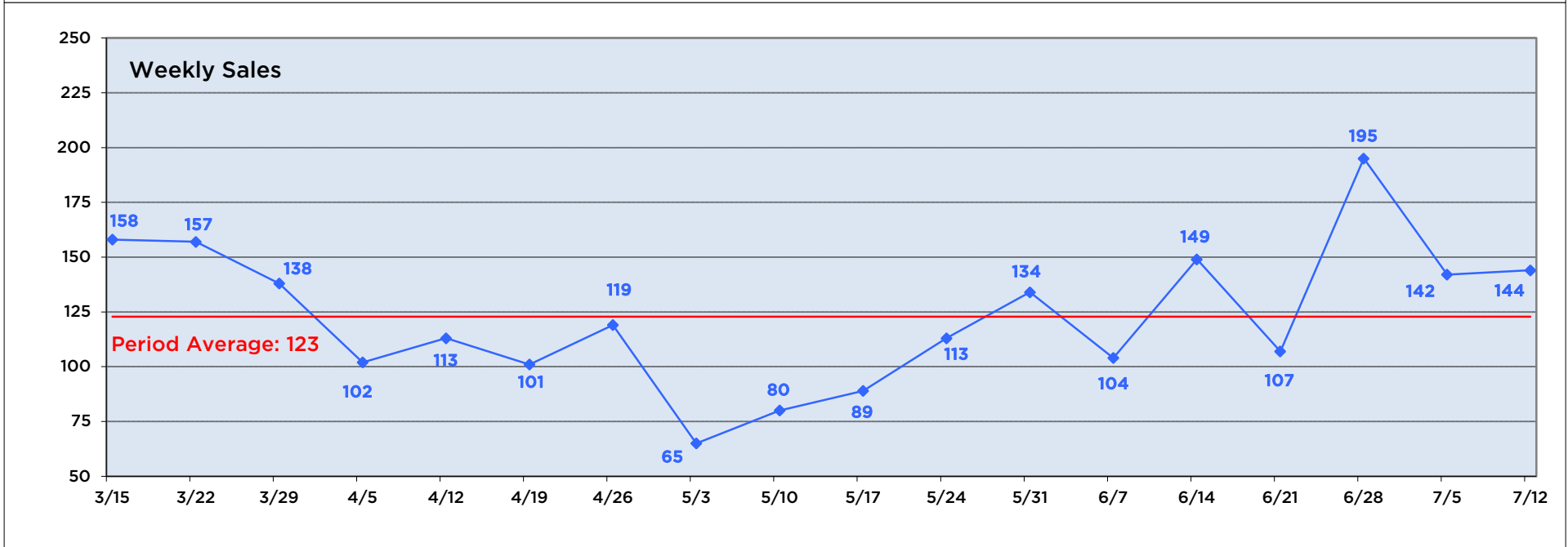
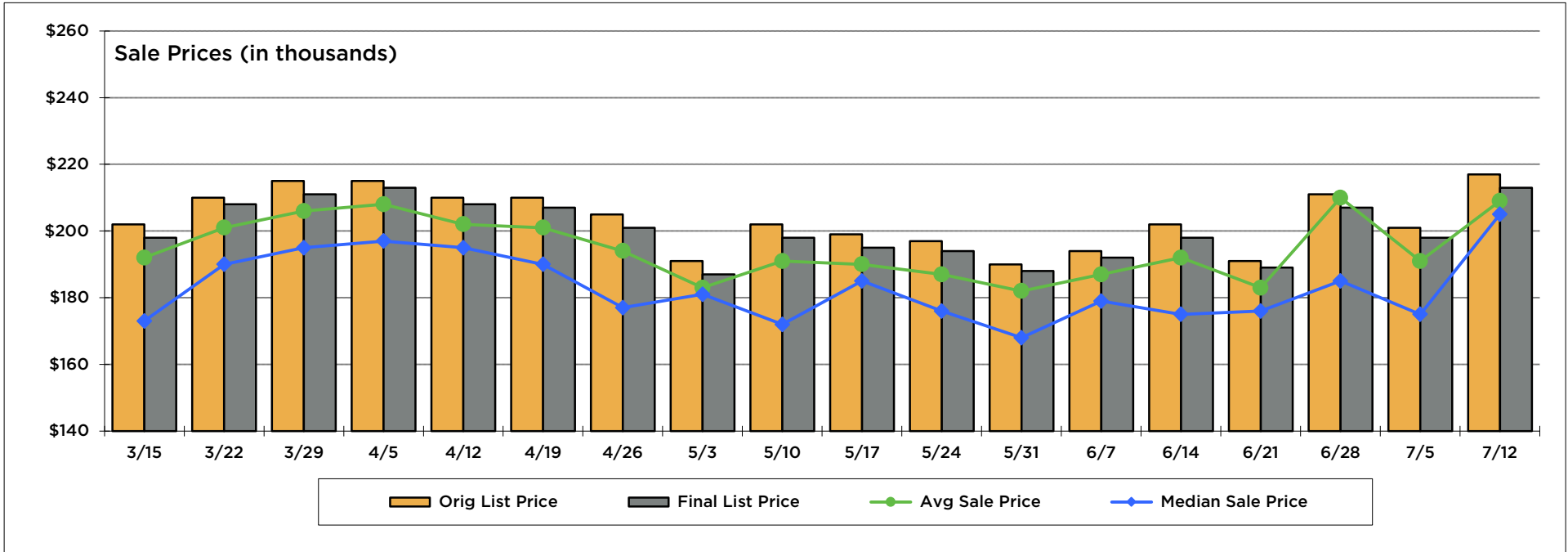
Where are the 47 Single Family Homes available for the Median Price of \$300,000? (± \$500)

<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		3	\$299,963	3.7	2.0	2,087	\$143.73
Casselberry	32707	1	\$299,900	4.0	2.0	2,179	\$137.63
Geneva	32732	1	\$299,990	3.0	2.0	1,608	\$186.56
Sanford / Lake Forest	32771	1	\$300,000	4.0	2.0	2,474	\$121.26
Orange County		19	\$299,930	3.5	1.9	1,809	\$165.76
Apopka / Hunt Club	32703	2	\$299,994	3.0	2.0	1,836	\$163.40
Apopka (North)	32712	2	\$300,000	4.0	2.0	2,179	\$137.68
Winter Park (West)	32789	1	\$299,900	3.0	2.0	1,384	\$216.69
Colonialtown	32803	1	\$299,900	2.0	1.0	924	\$324.57
College Park	32804	2	\$299,950	3.0	2.0	1,126	\$266.39
Lockhart	32810	1	\$299,900	4.0	2.0	2,229	\$134.54
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
Rio Pinar / Union Park	32825	1	\$299,888	4.0	2.0	2,210	\$135.70
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		7	\$299,957	4.1	3.0	2,520	\$119.02
Kissimmee (East)	34744	1	\$299,900	4.0	3.0	2,797	\$107.22
Kissimmee (West) / Pleasant Hill	34746	4	\$299,975	4.0	3.0	2,665	\$112.56
Kissimmee / Celebration	34747	1	\$300,000	4.0	3.0	1,834	\$163.58
Kissimmee / Poinciana	34758	1	\$299,900	5.0	3.0	2,350	\$127.62
Lake County		18	\$299,956	3.6	2.1	2,026	\$148.03
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
Mount Dora	32757	2	\$300,000	4.0	3.0	2,392	\$125.42
Clermont (Central)	34711	3	\$299,967	4.0	2.0	2,243	\$133.73
Minneola	34715	1	\$300,000	4.0	2.0	1,846	\$162.51
Groveland	34736	3	\$299,967	3.0	2.0	1,615	\$185.74
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

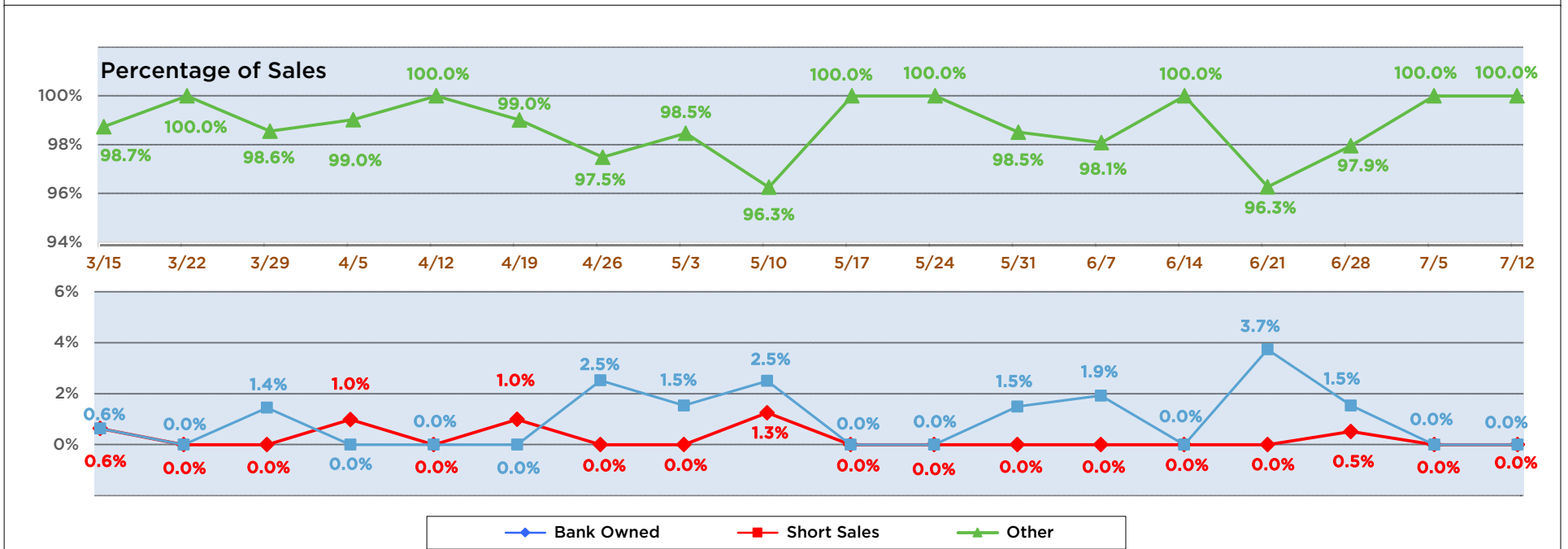
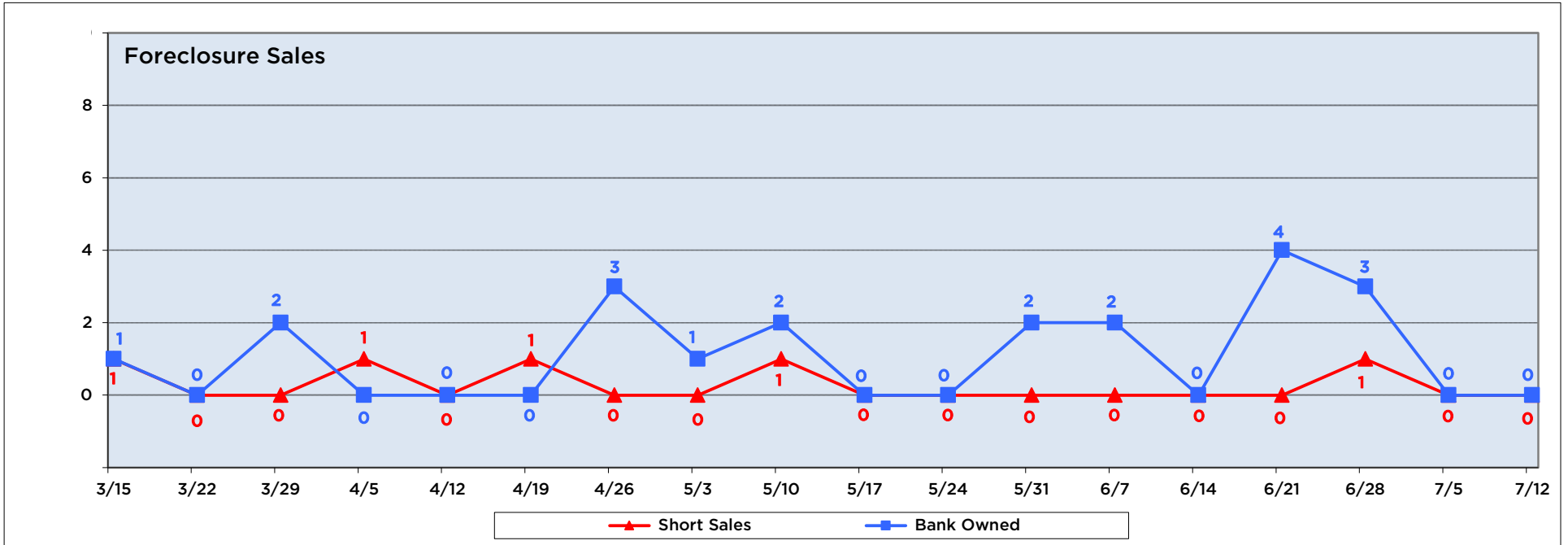
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	144	108	25	7	4	0	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	144	108	25	7	4	0	0
Active Listings	2,288	1,517	330	307	88	38	8
Bank Owned	23	19	3	0	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,259	1,492	327	307	87	38	8
Months of Inventory	4	3	3	10	5	0	0
<i>List Price</i>							
Average Original List Price	\$216,819	\$184,665	\$276,332	\$353,143	\$474,469	\$0	\$0
Average Final List Price	\$213,409	\$181,688	\$273,752	\$339,557	\$471,969	\$0	\$0
<i>Sale Price</i>							
Average Price	\$208,581	\$177,190	\$270,128	\$329,429	\$460,000	\$0	\$0
Median Price	\$205,000	\$184,500	\$266,000	\$333,000	\$460,000	\$0	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$3,410	-\$2,977	-\$2,580	-\$13,586	-\$2,500	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,238	-\$7,475	-\$6,204	-\$23,714	-\$14,469	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,828	-\$4,498	-\$3,624	-\$10,128	-\$11,969	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.20%	95.95%	97.75%	93.28%	96.95%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.74%	97.52%	98.68%	97.02%	97.46%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	46	44	29	123	60	0	0
Combined Avg Days to Contract	50	46	37	144	60	0	0
Avg Days Listing to Closing	80	77	65	166	86	0	0
Avg Days Contract to Close	34	33	37	43	26	0	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	0	0
Average Full Baths	2	2	2	3	3	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,416	1,266	1,749	1,902	2,533	0	0

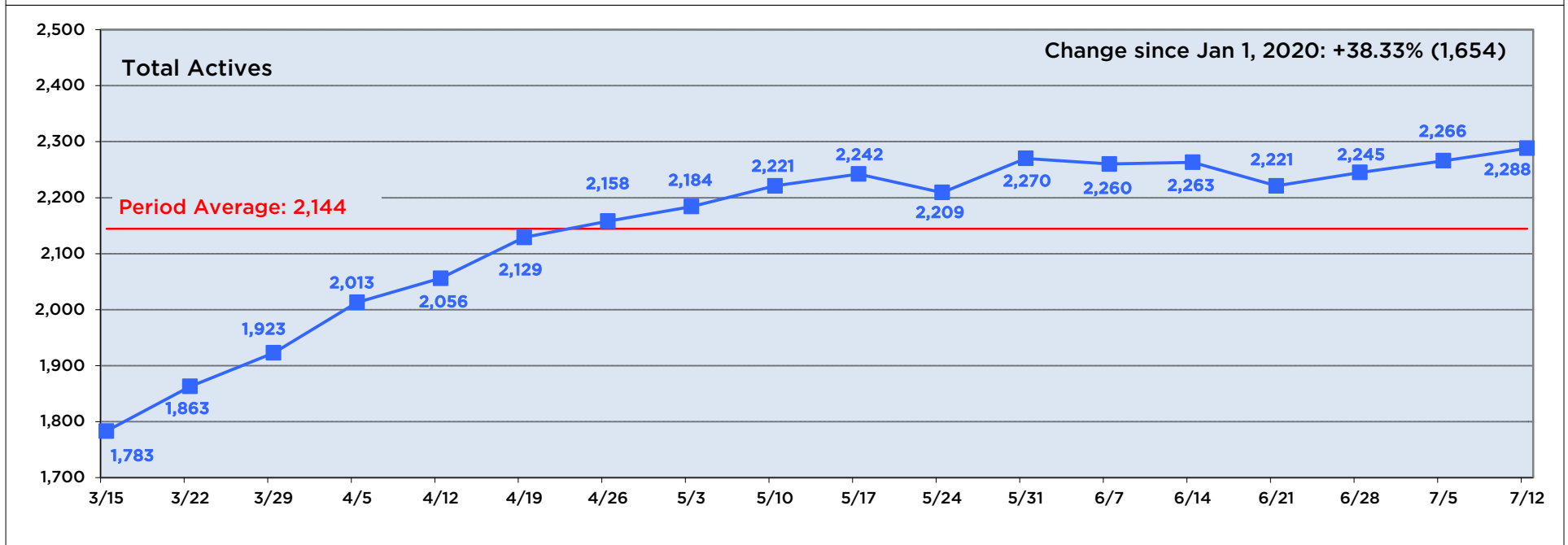
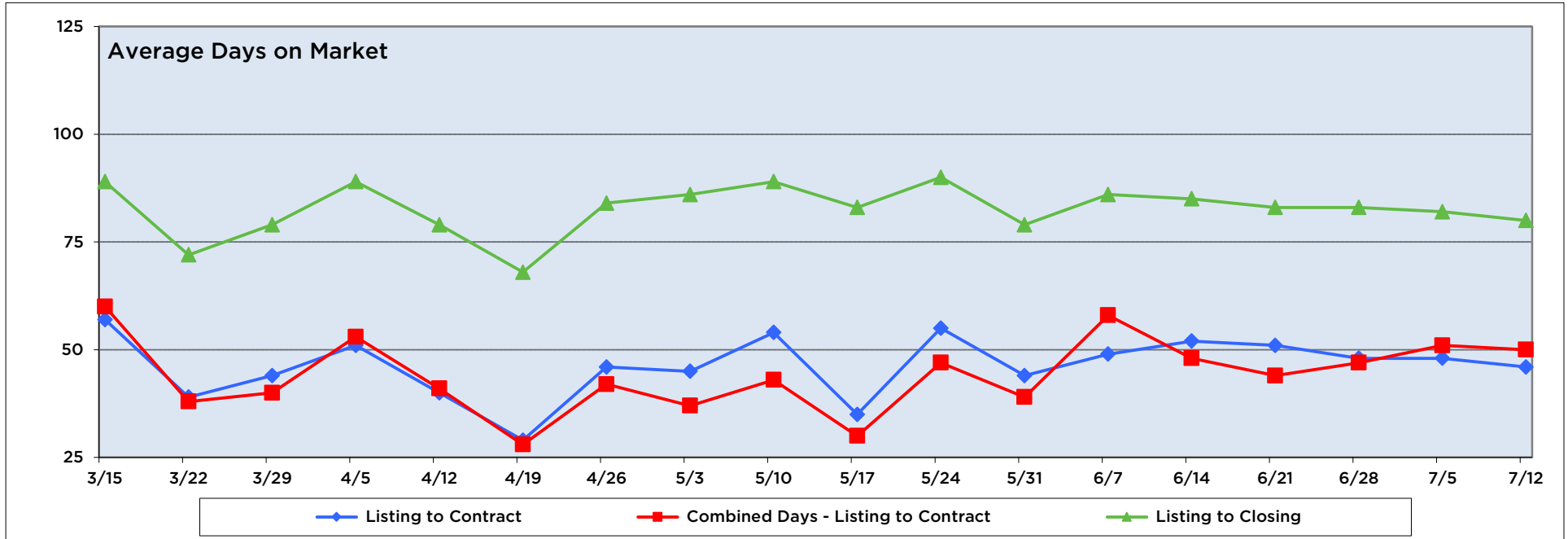
Condos, Townhomes, Villas



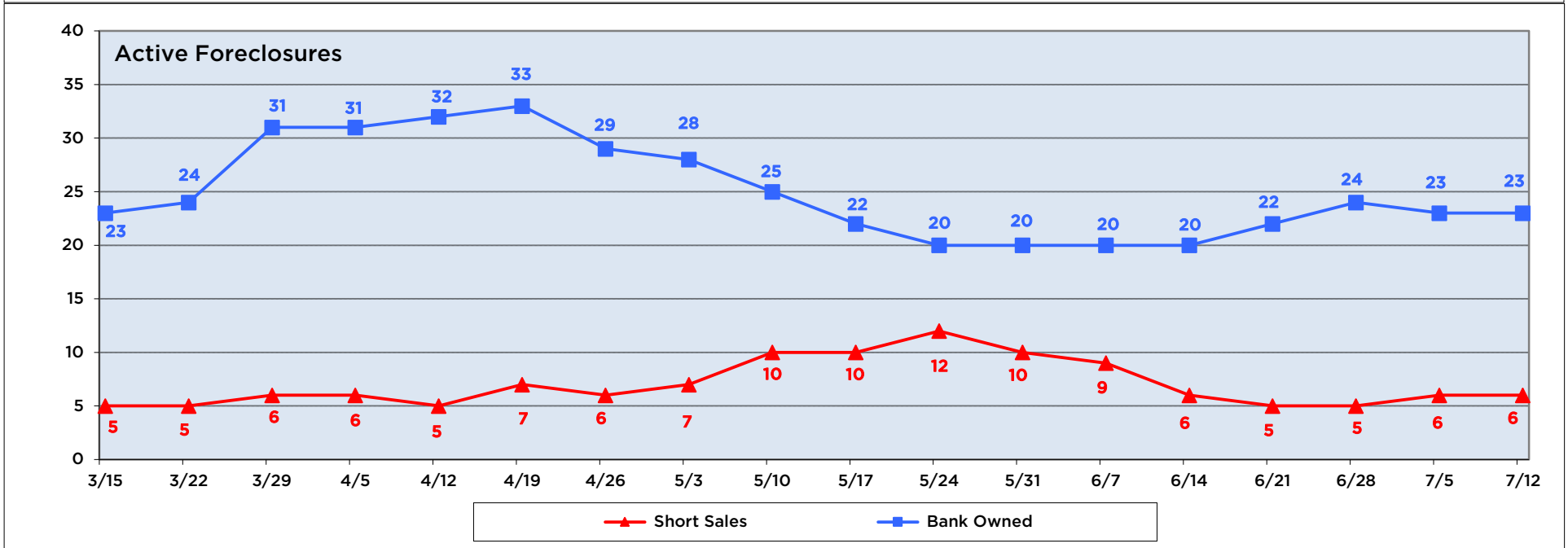
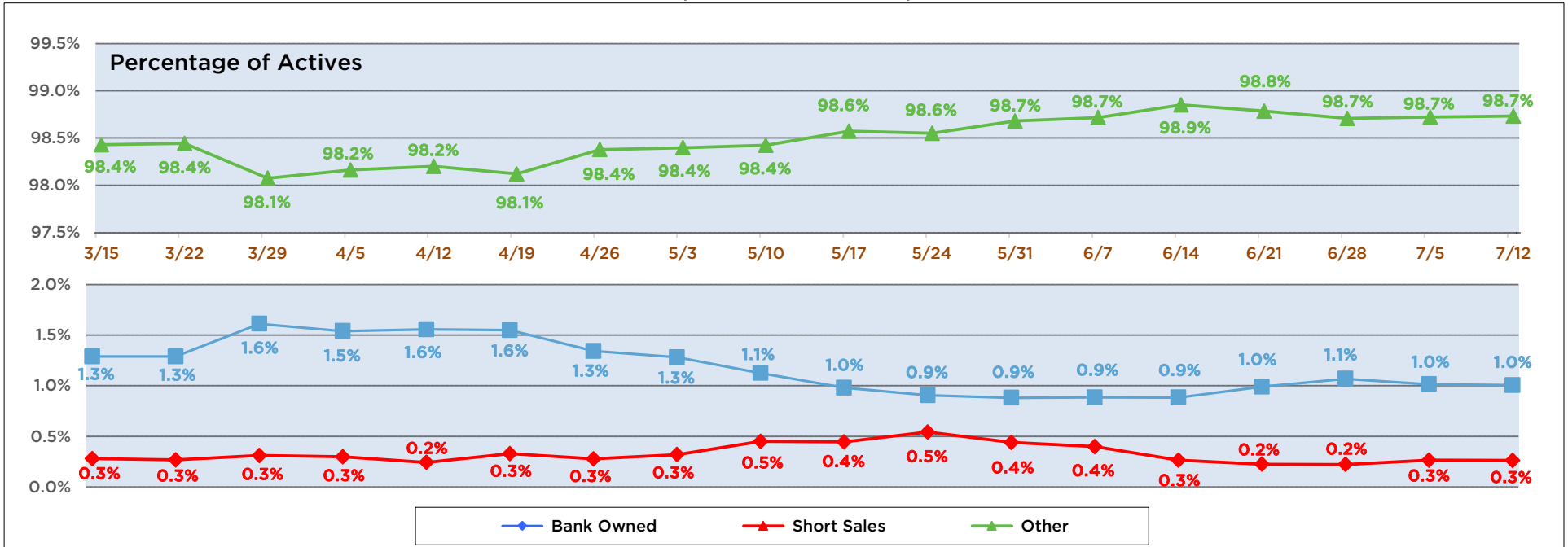
Condos, Townhomes, Villas



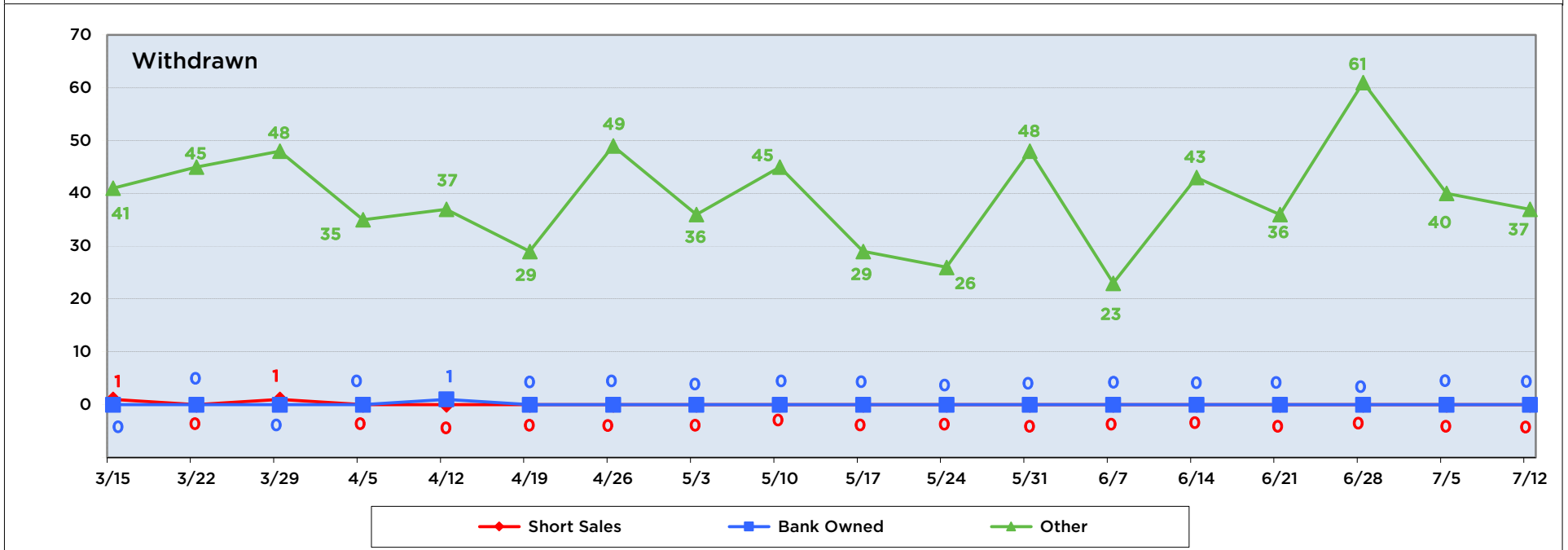
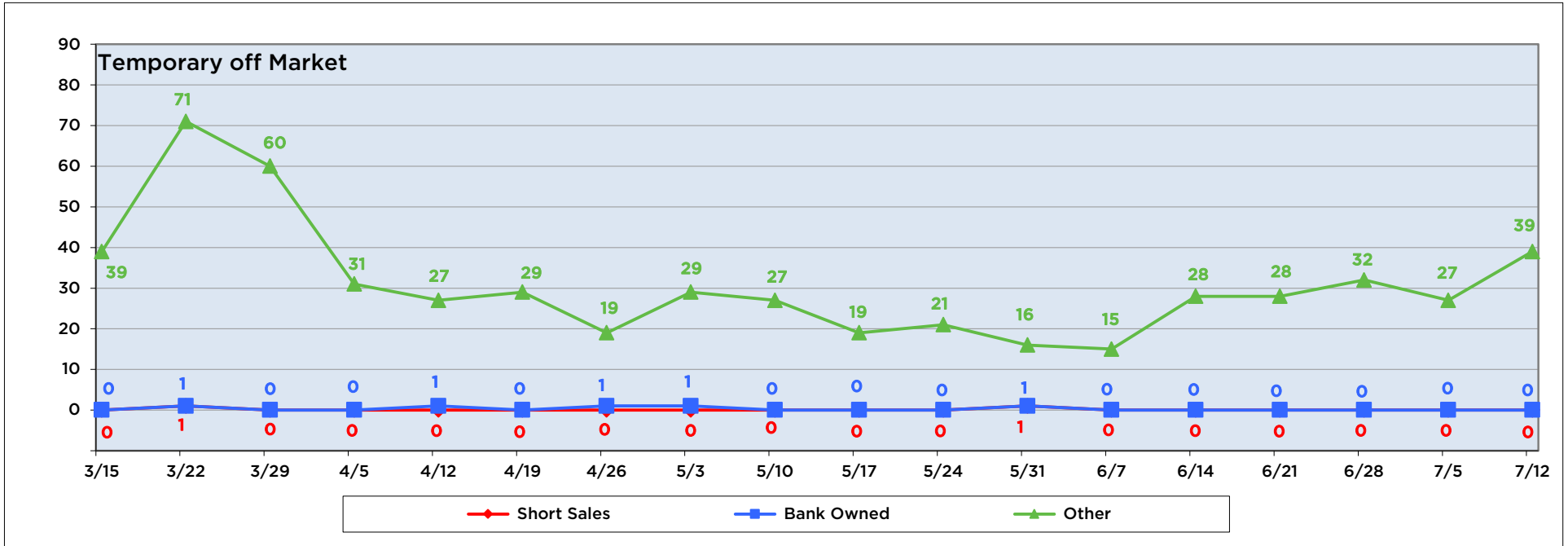
Condos, Townhomes, Villas



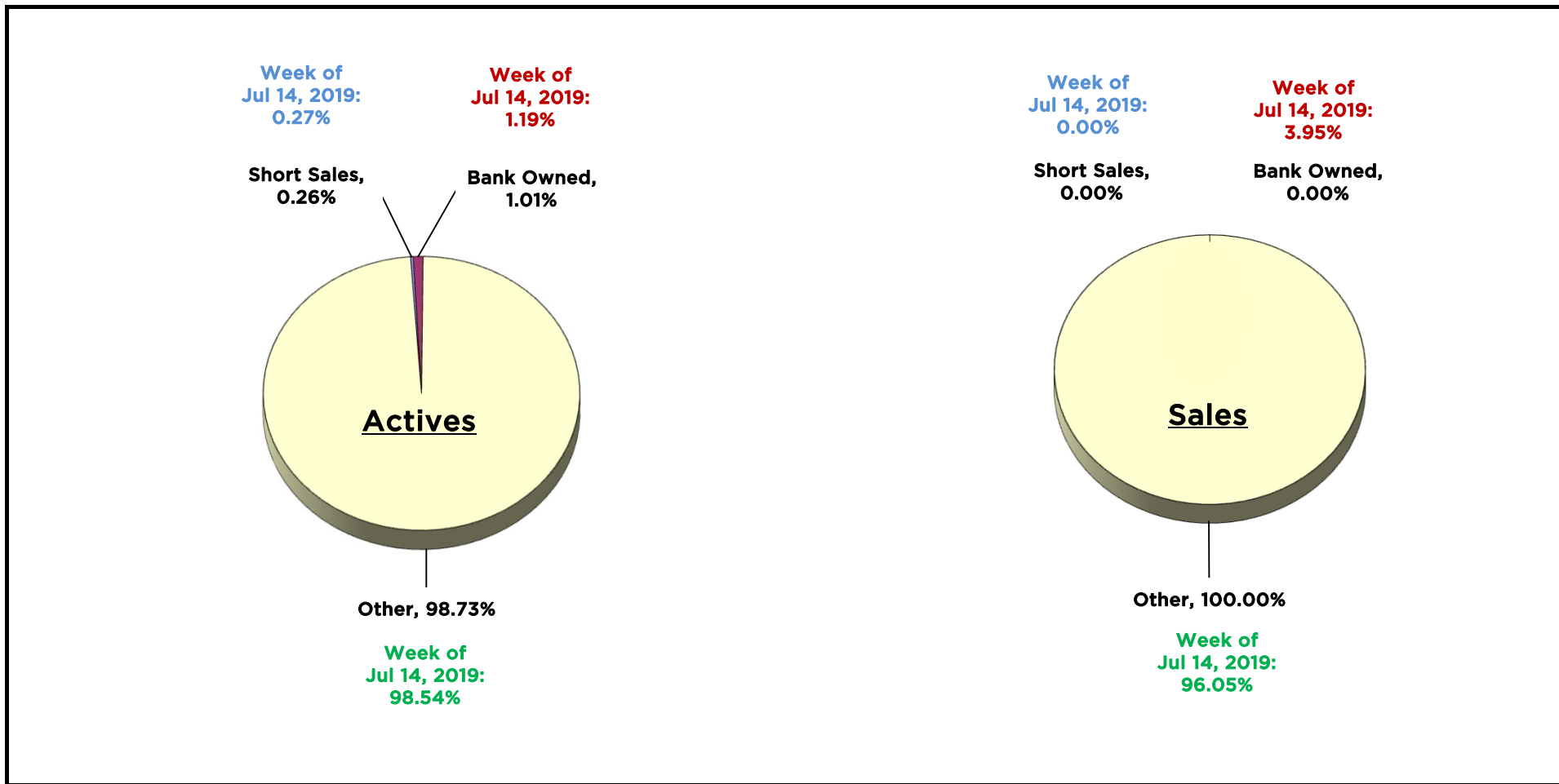
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
07/12/2020 - 07/18/2020
Lake, Orange, Osceola & Seminole Counties

Where are the 25 Condos, Townhomes, or Villas available for the Median Price of \$205,000? (± \$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		4	\$205,000	2.3	2.3	1,401	\$146.38
Casselberry	32707	1	\$204,999	2.0	2.0	1,166	\$175.81
Altamonte Springs / Forest City	32714	1	\$205,000	2.0	2.0	1,340	\$152.99
Lake Mary / Heathrow	32746	1	\$205,000	2.0	2.0	1,504	\$136.30
Longwood / Wekiva Springs	32779	1	\$205,000	3.0	3.0	1,592	\$128.77
Orange County		8	\$204,962	2.3	2.0	1,190	\$172.18
Winter Park (West)	32789	1	\$204,900	2.0	2.0	913	\$224.42
Orlando (Downtown)	32801	1	\$204,900	2.0	2.0	1,324	\$154.76
Azalea Park	32807	1	\$204,999	3.0	2.0	1,357	\$151.07
Williamsburg / Lake Bryan	32821	2	\$205,000	2.0	2.0	957	\$214.21
Ventura	32822	1	\$204,900	2.0	2.0	1,200	\$170.75
Waterford Lakes	32828	1	\$205,000	3.0	2.0	1,485	\$138.05
Moss Park	32832	1	\$205,000	2.0	2.0	1,330	\$154.14
Osceola County		12	\$204,967	2.9	2.0	1,339	\$153.08
Davenport	33896	1	\$204,900	2.0	2.0	1,400	\$146.36
Kissimmee (Central)	34741	1	\$205,000	3.0	2.0	1,433	\$143.06
Kissimmee (West) / Pleasant Hill	34746	3	\$204,967	3.0	2.0	1,350	\$151.83
Kissimmee / Celebration	34747	7	\$204,971	3.0	2.0	1,312	\$156.23
Lake County		1	\$205,000	3.0	3.0	1,503	\$136.39
Clermont (South)	34714	1	\$205,000	3.0	3.0	1,503	\$136.39