



## ***Monday Morning Quarterback Summary***

***Week of July 19, 2020 - July 25, 2020***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 539 during the week of Jul 19, from 630 the week prior
- The median price of single family homes decreased to \$297,900, a change of -0.7%
- The number of single-family home foreclosure transactions decreased to 7 last week, from 9 the week of Jul 12
- The number of single-family home short-sale transactions decreased to 1 from 4 the week prior
- Single-family inventory decreased by 109, and now sits at 4,965

### ***Condos, townhomes, and villas***

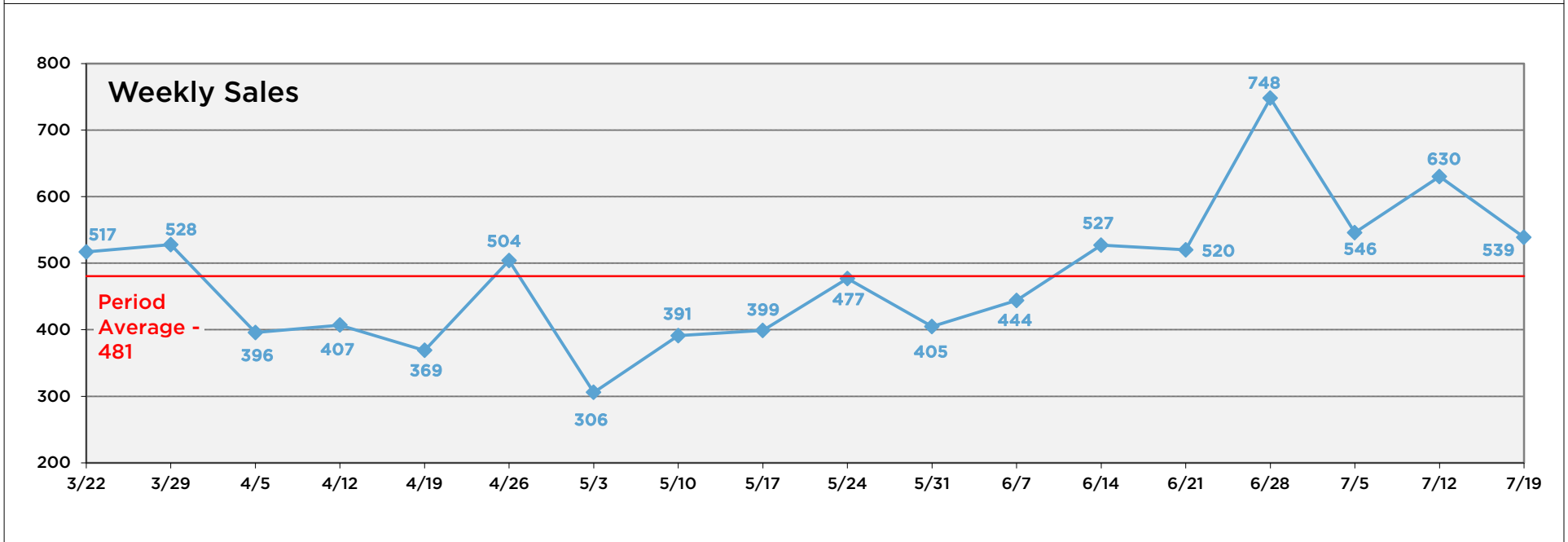
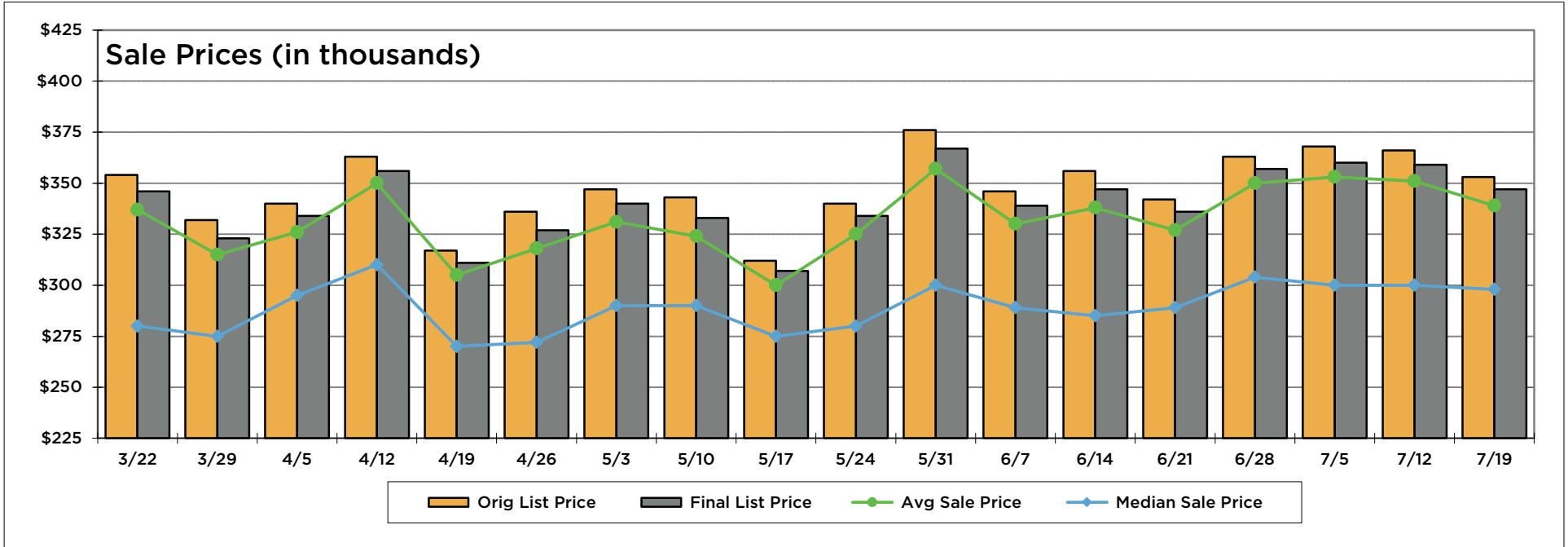
- Sales of condos, townhomes, and villas increased to 171 during the week of Jul 19, from 144 the week prior
- The median price of condos, townhomes, and villas decreased to \$185,000, a change of -9.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Jul 12
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 34, and now sits at 2,322

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

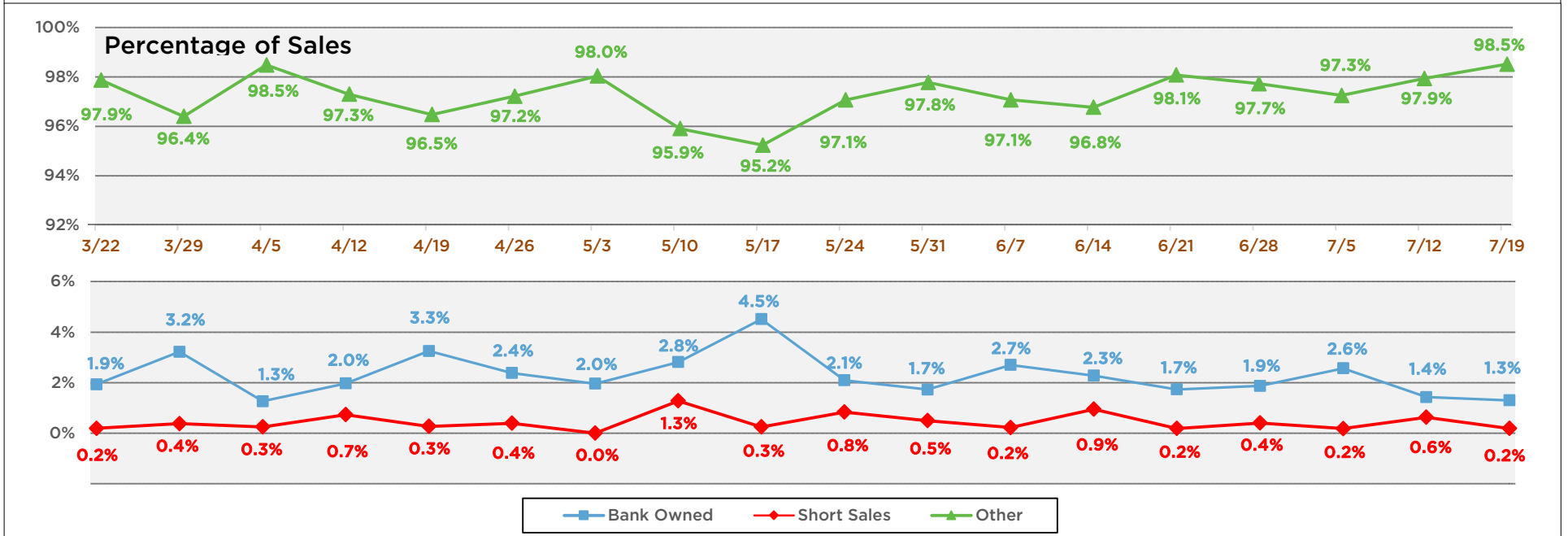
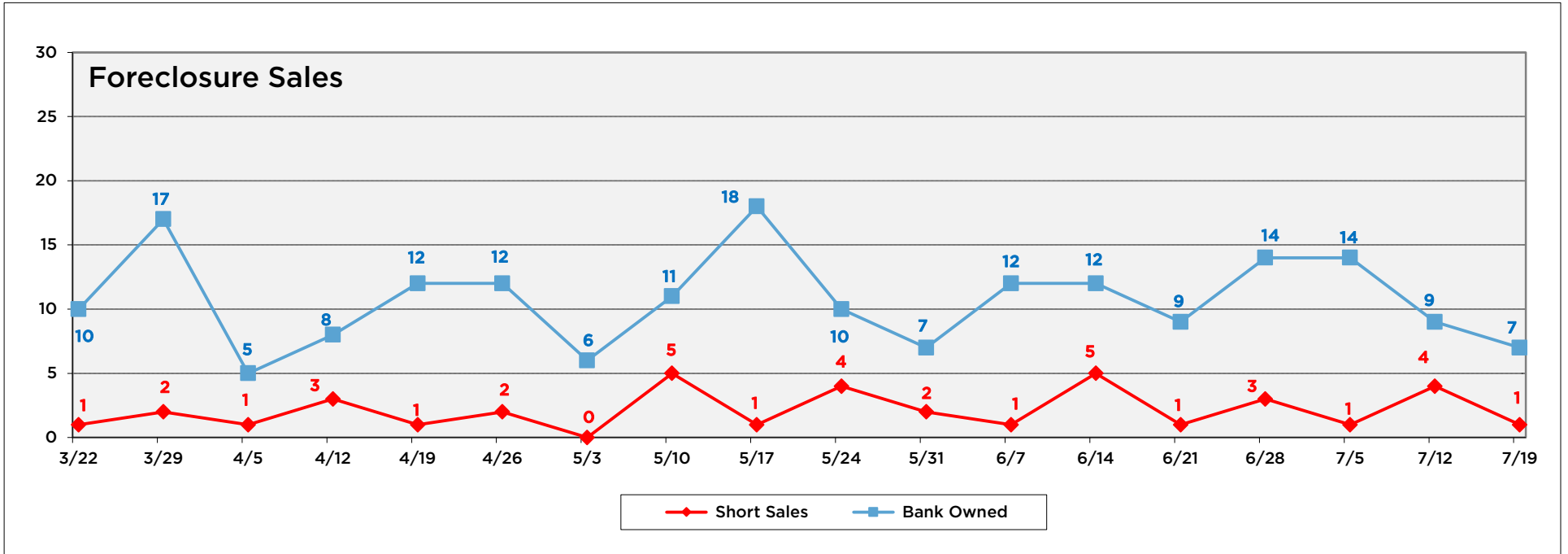
### Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>539</b>	162	114	139	58	60	6
Bank Owned	7	5	0	2	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	531	156	114	137	58	60	6
<b>Active Listings</b>	<b>4,965</b>	1,005	605	1,140	674	1,105	436
Bank Owned	57	31	6	12	3	3	2
Short Sales	30	14	7	5	1	3	0
Other	4,878	960	592	1,123	670	1,099	434
<b>Months of Inventory</b>	<b>2</b>	1	1	2	3	4	17
<b><i>List Price</i></b>							
Average Original List Price	\$353,455	\$202,768	\$282,238	\$351,359	\$457,133	\$695,868	\$1,397,333
Average Final List Price	\$346,792	\$197,139	\$278,005	\$348,499	\$452,105	\$680,259	\$1,302,167
<b><i>Sale Price</i></b>							
Average Price	\$339,431	\$193,362	\$273,573	\$343,705	\$445,760	\$659,829	\$1,203,750
Median Price	\$297,900	\$193,362	\$273,573	\$343,705	\$445,760	\$659,829	\$1,203,750
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$6,663	-\$5,629	-\$4,233	-\$2,860	-\$5,028	-\$15,609	-\$95,166
<i>Original</i> List to <i>Sale</i> Price - \$	-\$14,024	-\$9,406	-\$8,665	-\$7,654	-\$11,373	-\$36,039	-\$193,583
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,361	-\$3,777	-\$4,432	-\$4,794	-\$6,345	-\$20,430	-\$98,417
<i>Original</i> List to <i>Sale</i> Price - %	96.03%	95.36%	96.93%	97.82%	97.51%	94.82%	86.15%
<i>Final</i> List to <i>Sale</i> Price - %	97.88%	98.08%	98.41%	98.62%	98.60%	97.00%	92.44%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	50	49	39	43	47	77	188
Combined Avg Days to Contract	55	53	41	47	55	91	188
Avg Days Listing to Closing	89	88	79	80	88	119	225
Avg Days Contract to Close	40	40	40	38	41	43	37
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	3	3	4	4	5	5
Average Full Baths	2	2	2	2	3	4	4
Average Half Baths	0	0	0	0	0	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	2,164	1,399	1,856	2,307	2,847	3,540	4,954

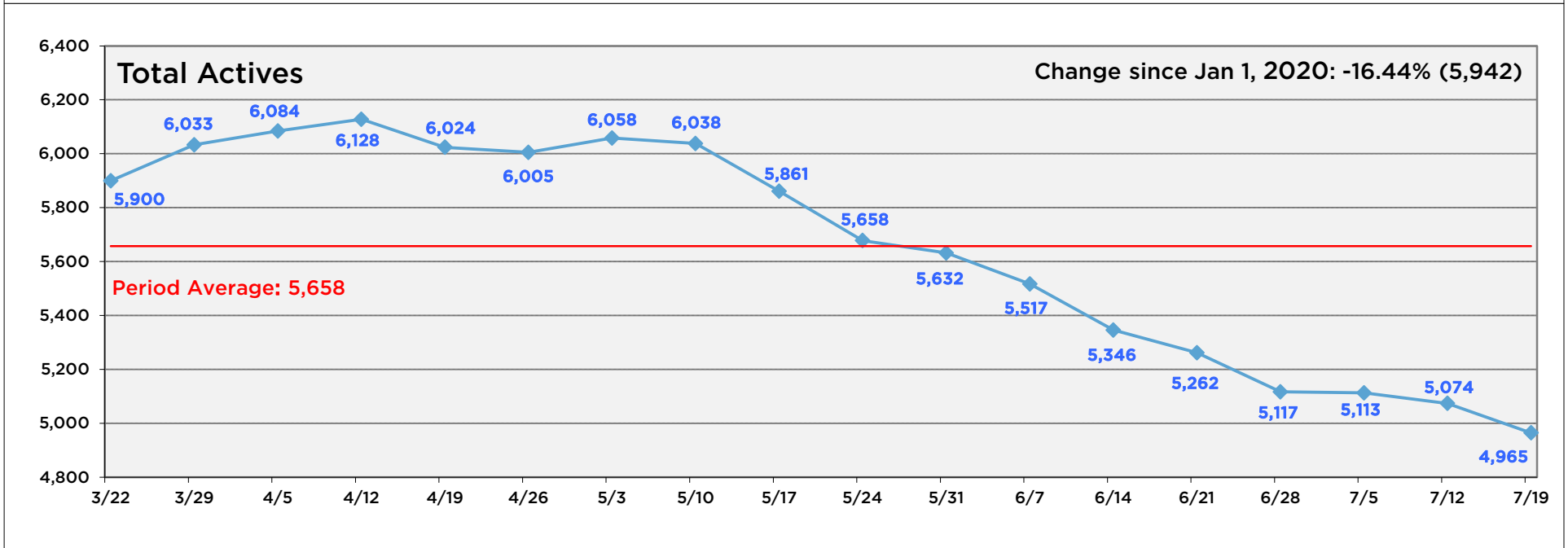
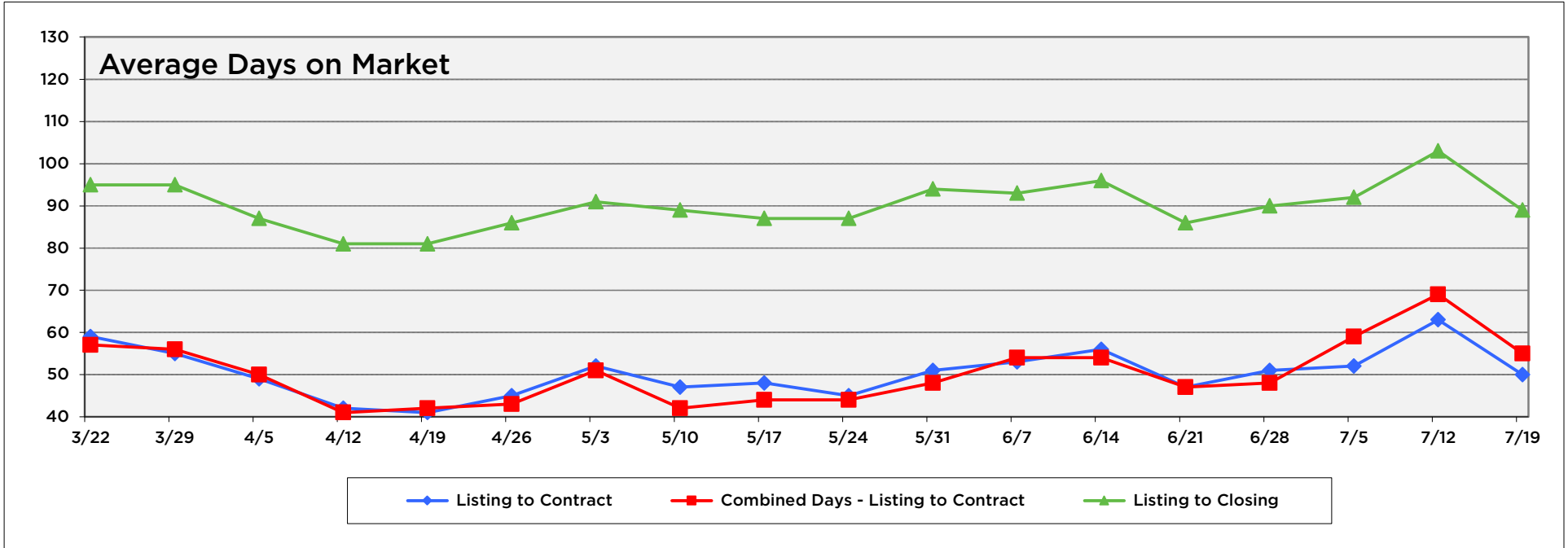
### Single Family Homes



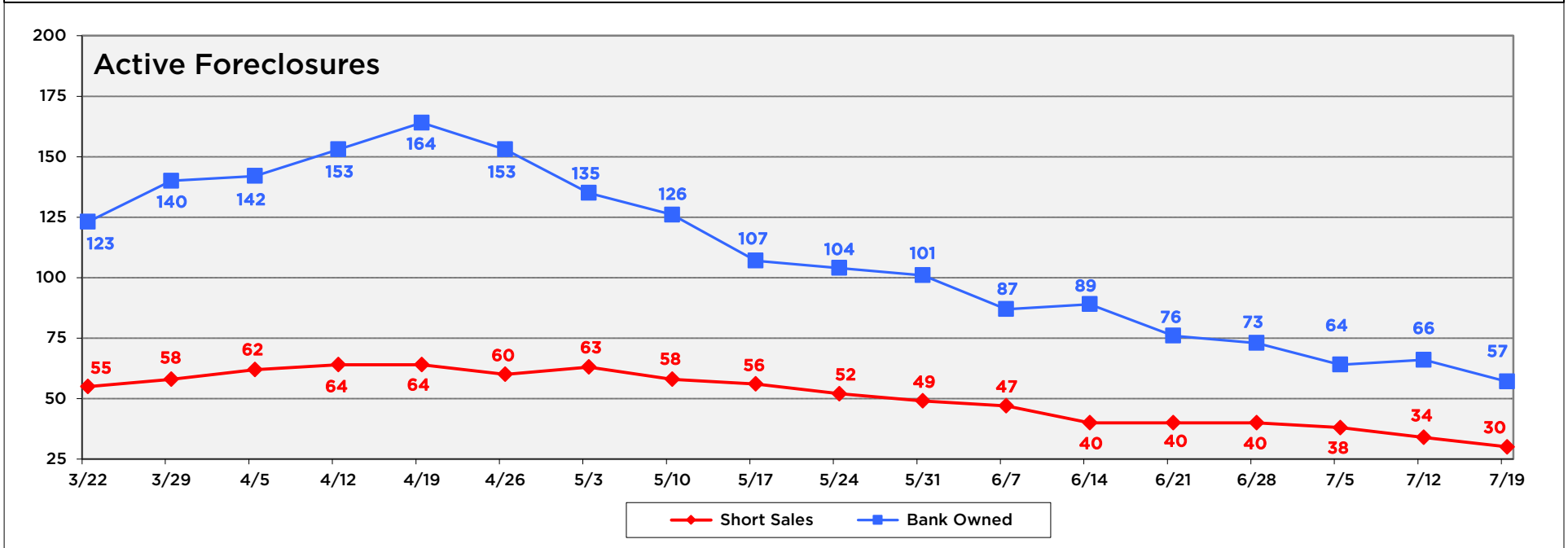
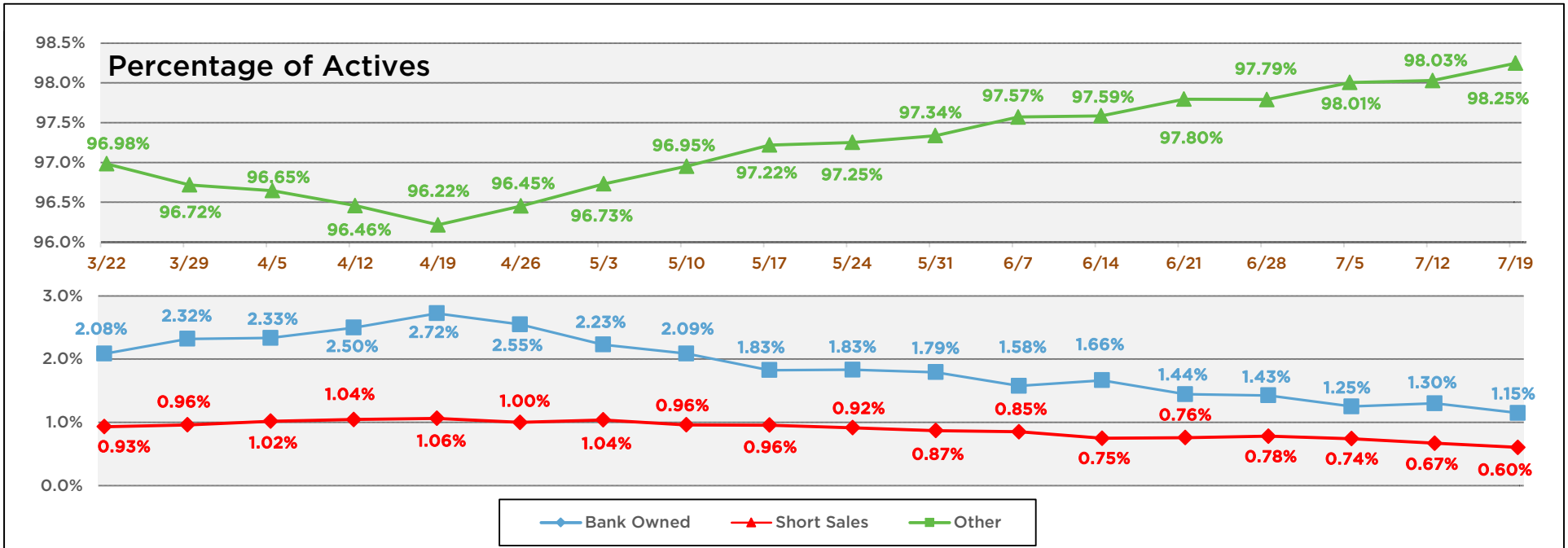
### Single Family Homes



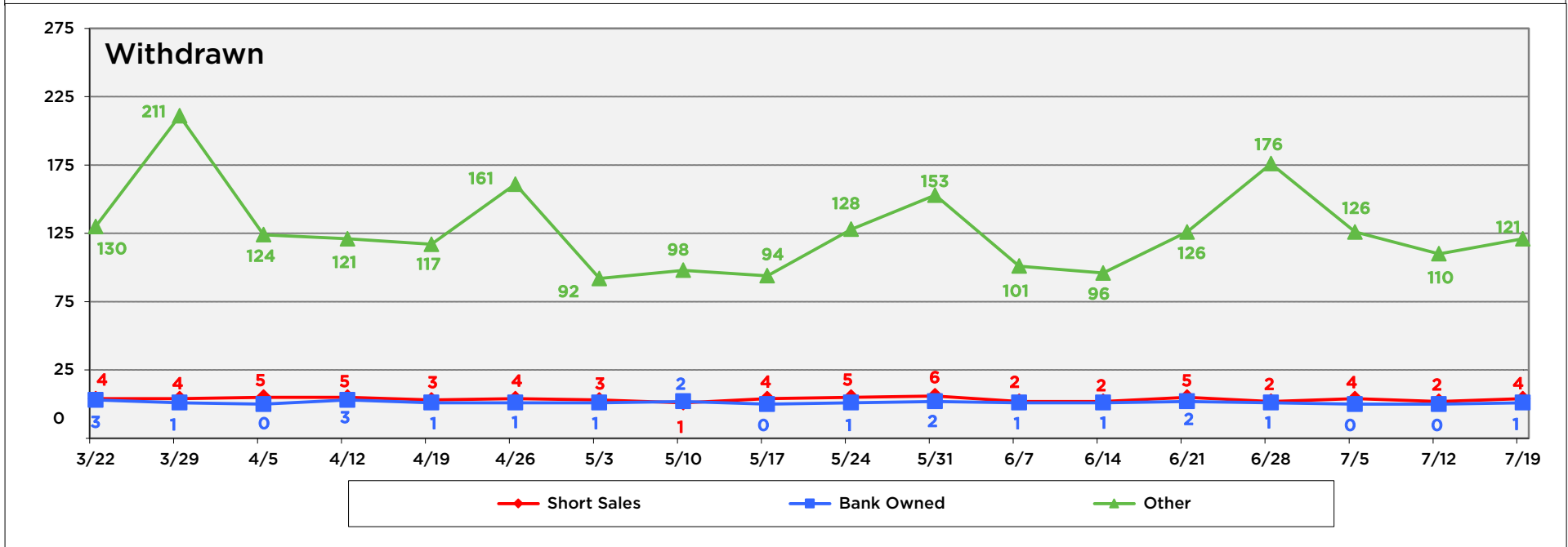
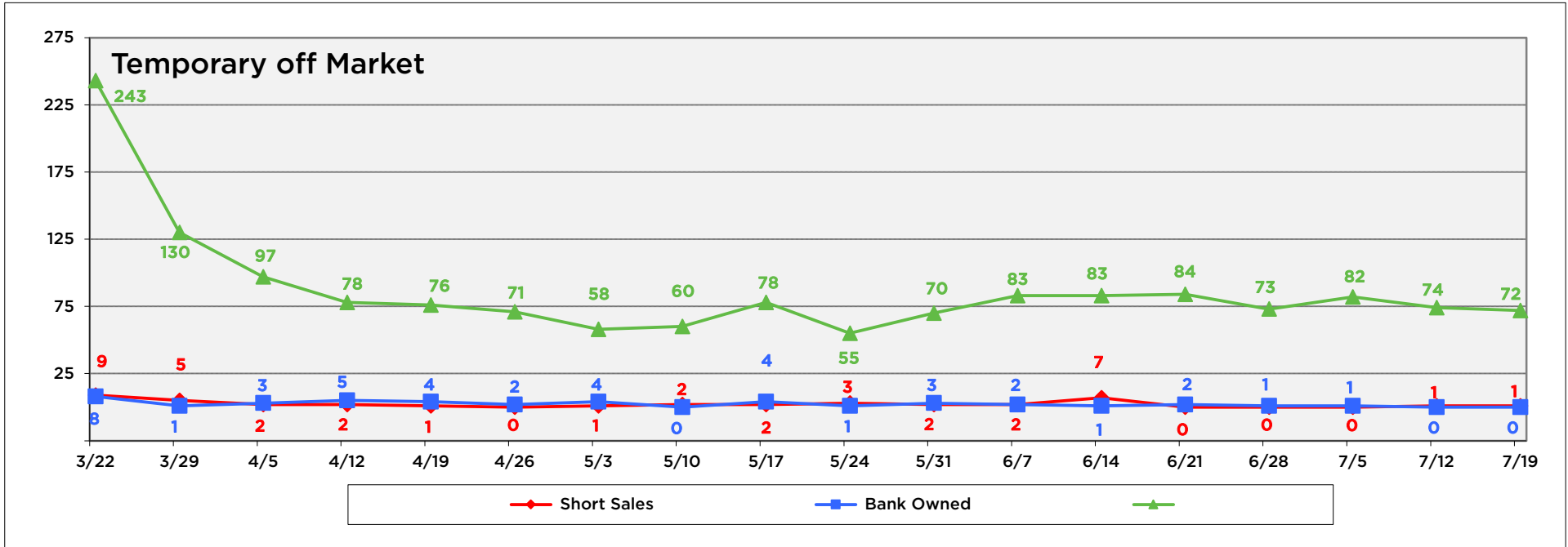
### Single Family Homes



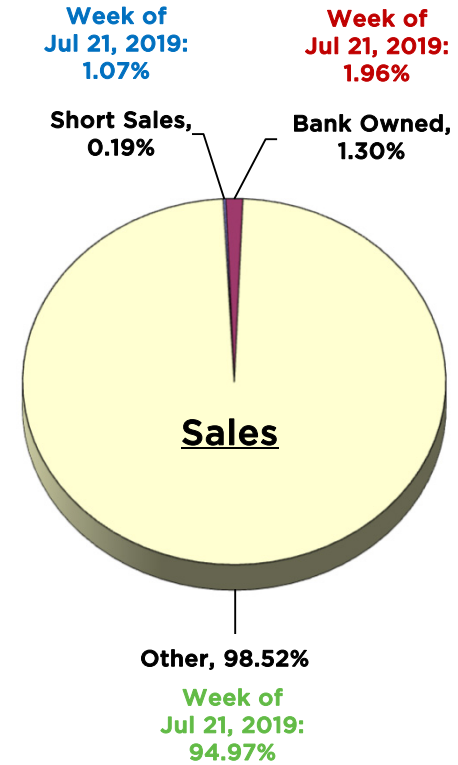
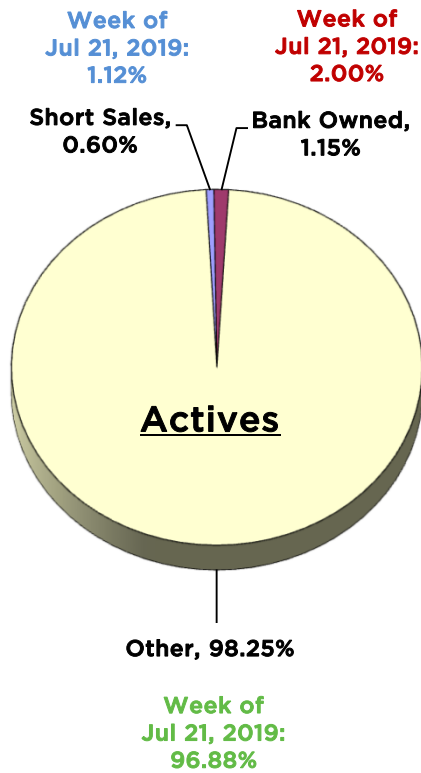
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



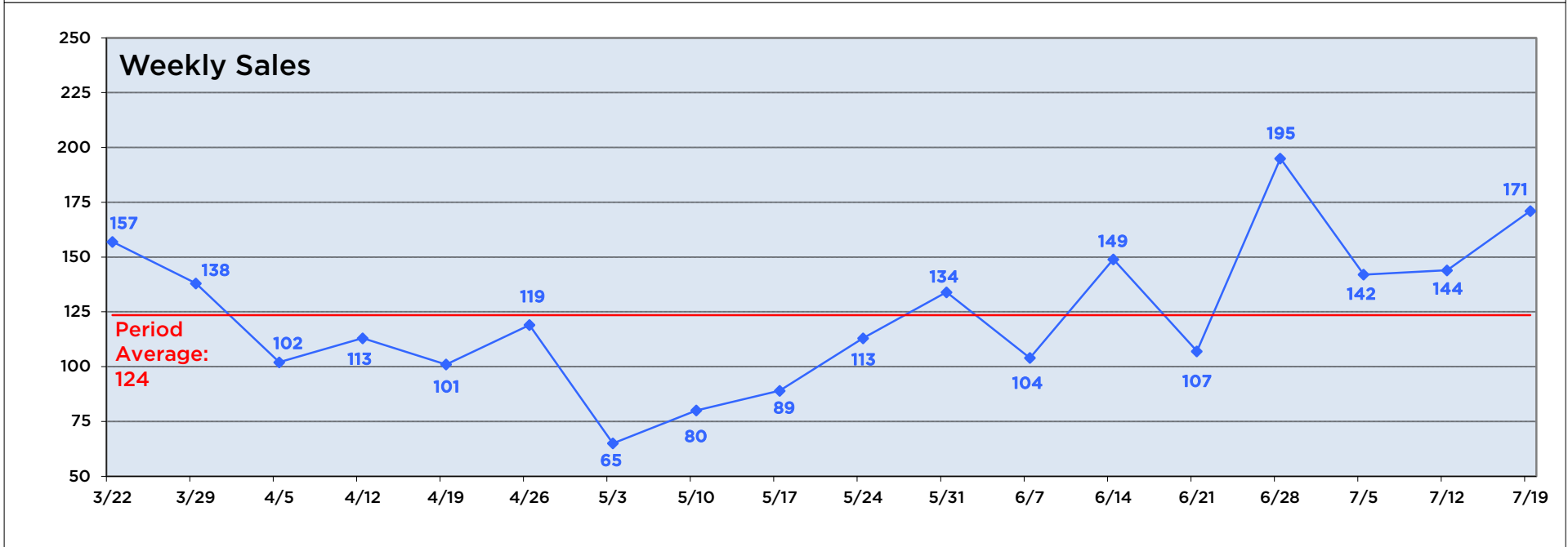
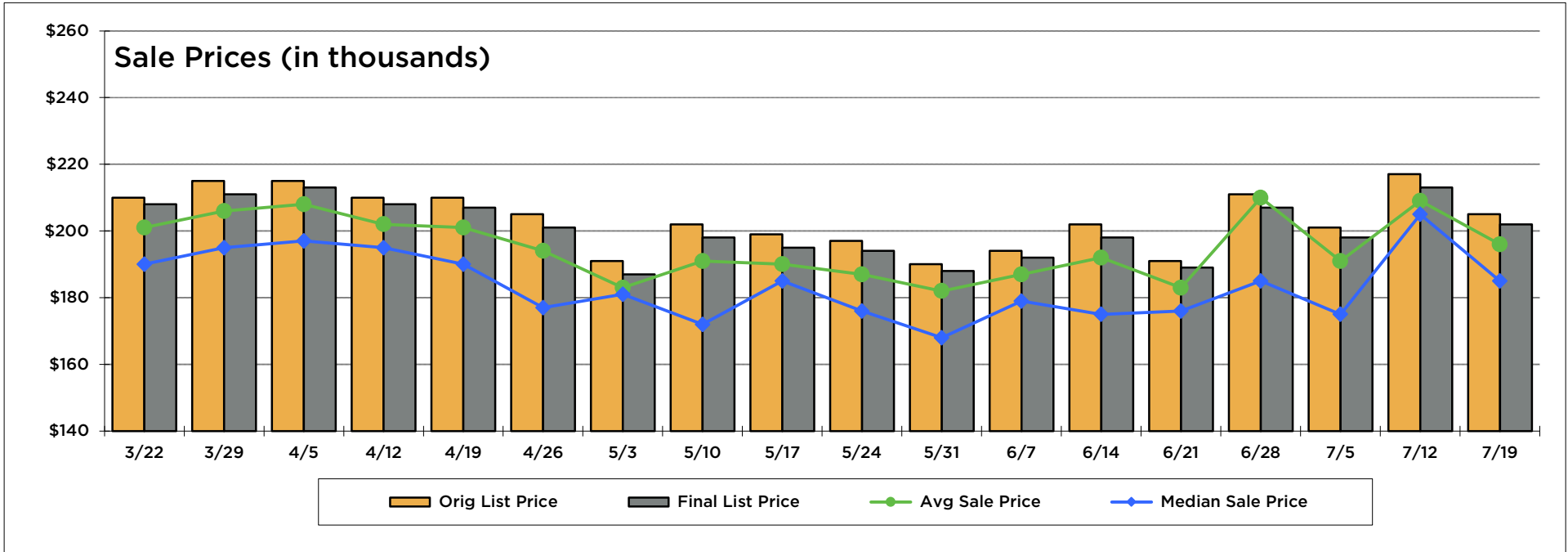
**Where are the 7 Single Family Homes available for the Median Price of \$297,900? (± \$500)**

<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>
<b>Seminole County</b>		<b>3</b>	<b>\$297,800</b>	<b>4.3</b>	<b>2.7</b>	<b>2,196</b>	<b>\$135.59</b>
Lake Mary / Heathrow	32746	1	\$297,500	3.0	2.0	1,777	\$167.42
Sanford (South)	32773	2	\$297,950	5.0	3.0	2,406	\$123.84
<b>Orange County</b>		<b>2</b>	<b>\$298,000</b>	<b>3.5</b>	<b>2.0</b>	<b>1,576</b>	<b>\$189.09</b>
Union Park	32817	1	\$298,000	3.0	2.0	1,505	\$198.01
Winter Garden / Oakland	34787	1	\$298,000	4.0	2.0	1,647	\$180.94
<b>Lake County</b>		<b>2</b>	<b>\$297,950</b>	<b>3.5</b>	<b>2.5</b>	<b>1,943</b>	<b>\$153.35</b>
Mount Dora	32757	1	\$297,900	4.0	3.0	2,420	\$123.10
Yalaha	34797	1	\$298,000	3.0	2.0	1,466	\$203.27

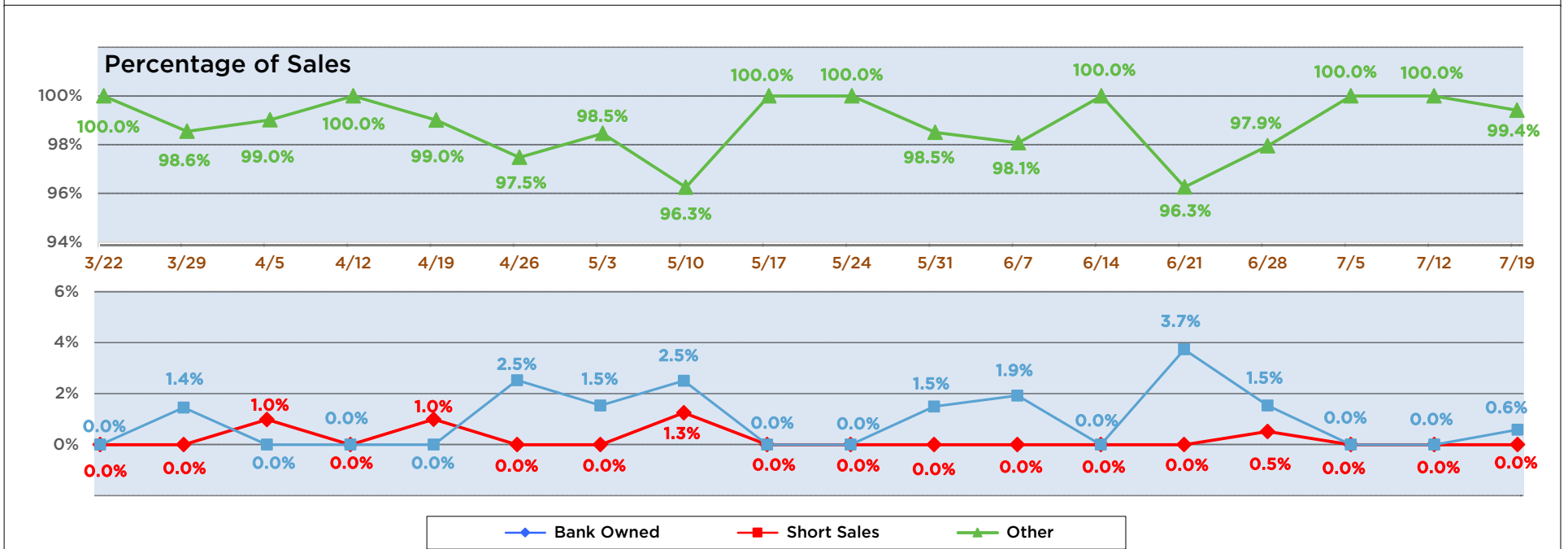
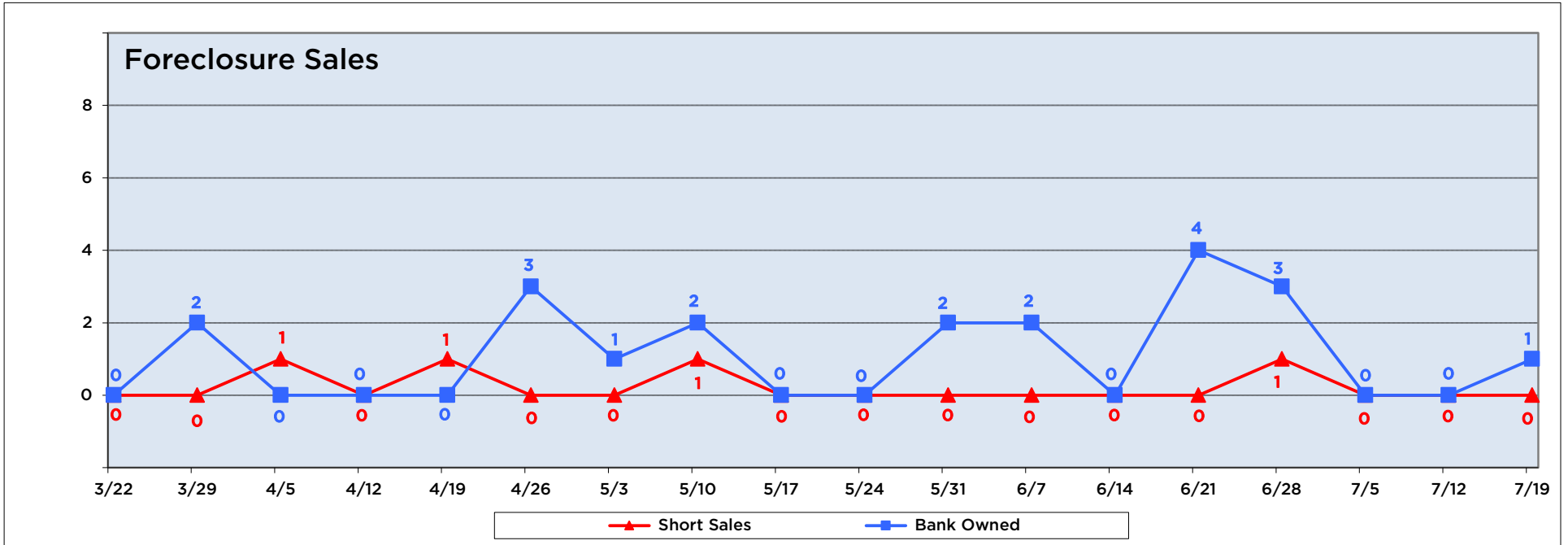
### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>171</b>	139	18	9	4	1	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	170	138	18	9	4	1	0
<b>Active Listings</b>	<b>2,322</b>	1,514	334	317	99	52	6
Bank Owned	19	16	2	0	1	0	0
Short Sales	7	6	0	0	0	0	1
Other	2,296	1,492	332	317	98	52	5
<b>Months of Inventory</b>	<b>3</b>	3	4	8	6	12	0
<b><i>List Price</i></b>							
Average Original List Price	\$205,253	\$176,396	\$276,422	\$345,510	\$461,000	\$650,000	\$0
Average Final List Price	\$201,825	\$173,432	\$276,016	\$338,077	\$436,000	\$650,000	\$0
<b><i>Sale Price</i></b>							
Average Price	\$196,417	\$168,105	\$270,967	\$334,433	\$423,625	\$639,000	\$0
Median Price	\$185,000	\$168,105	\$270,967	\$334,433	\$423,625	\$639,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$3,428	-\$2,964	-\$406	-\$7,433	-\$25,000	\$0	\$0
Original List to Sale Price - \$	-\$8,836	-\$8,291	-\$5,455	-\$11,077	-\$37,375	-\$11,000	\$0
Final List to Sale Price - \$	-\$5,408	-\$5,327	-\$5,049	-\$3,644	-\$12,375	-\$11,000	\$0
Original List to Sale Price - %	95.70%	95.30%	98.03%	96.79%	91.89%	98.31%	0.00%
Final List to Sale Price - %	97.32%	96.93%	98.17%	98.92%	97.16%	98.31%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	51	56	26	46	19	19	0
Combined Avg Days to Contract	53	58	26	46	19	19	0
Avg Days Listing to Closing	87	91	66	83	62	70	0
Avg Days Contract to Close	36	35	40	37	43	51	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	1	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,383	1,280	1,683	1,839	2,114	3,150	0

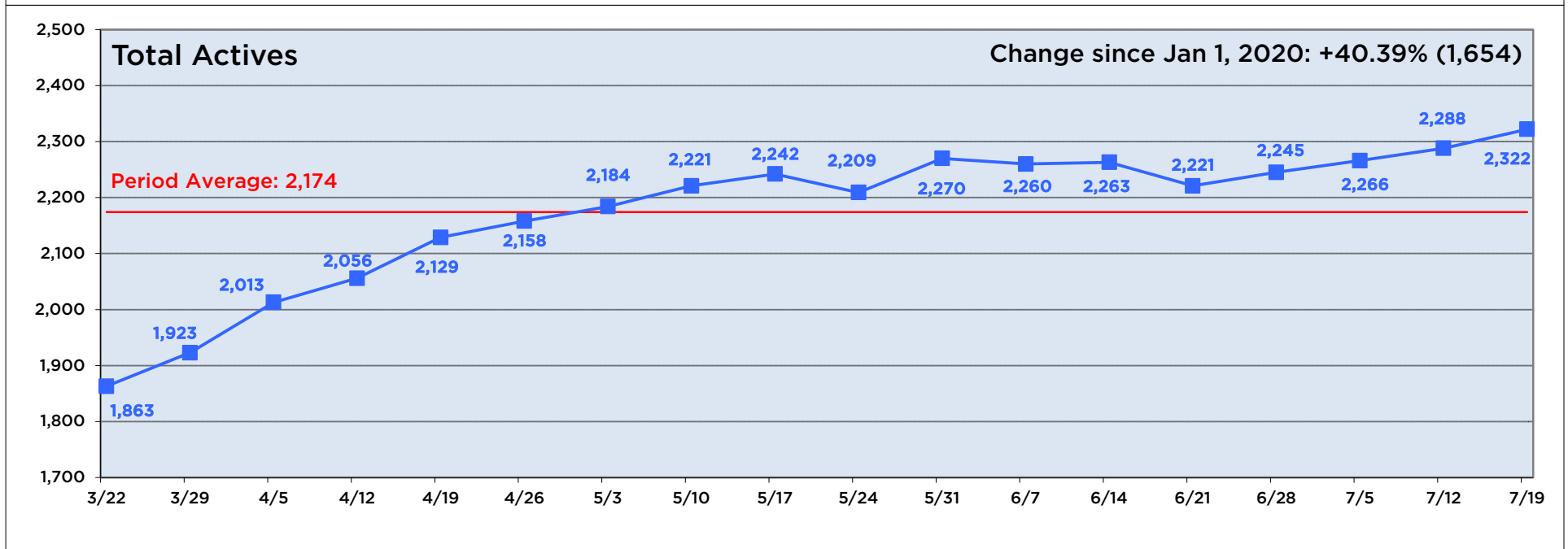
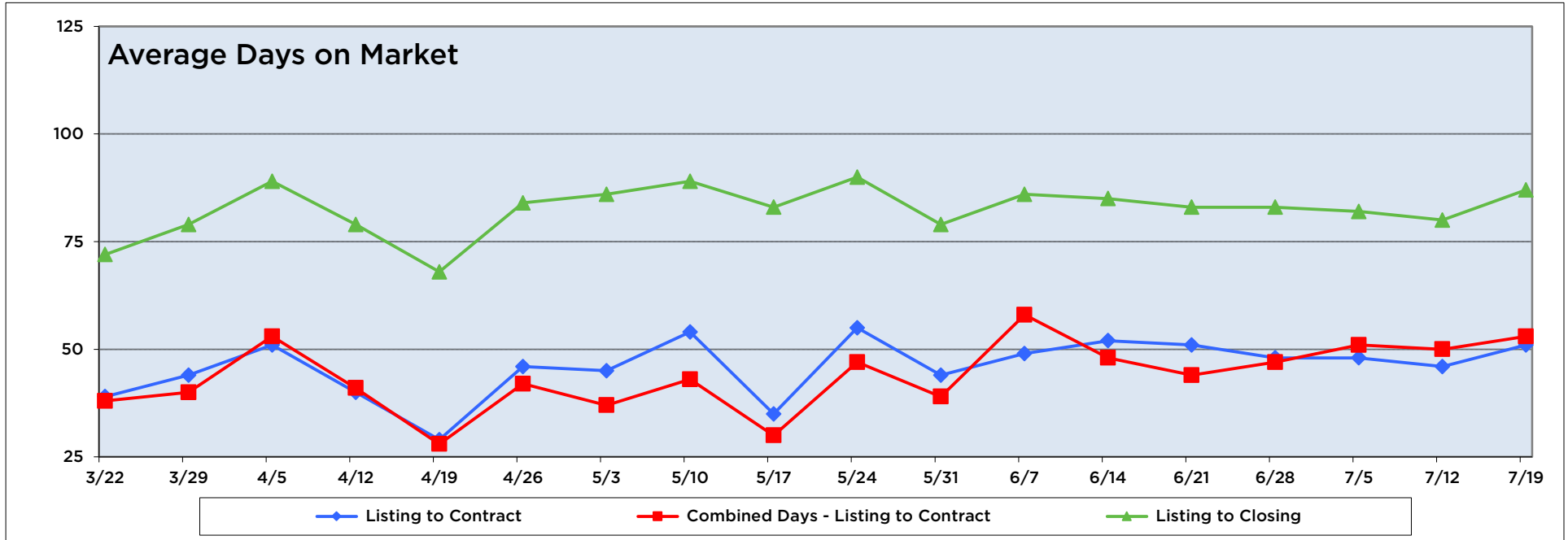
**Condos, Townhomes, Villas**



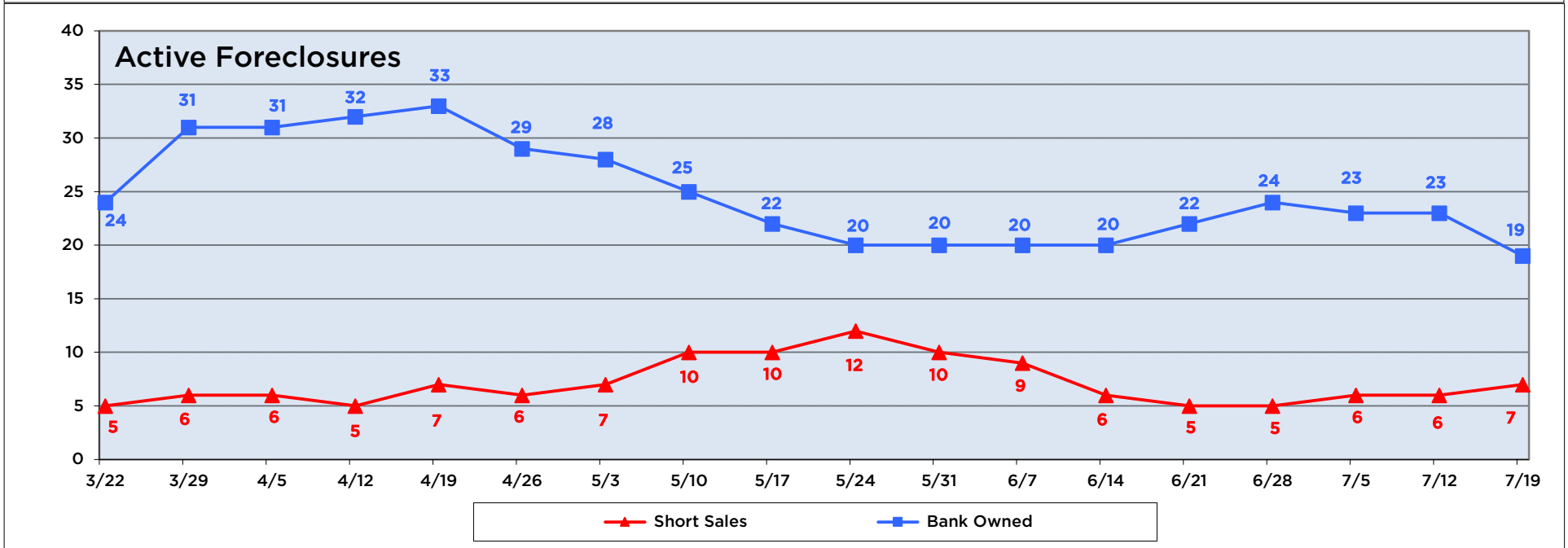
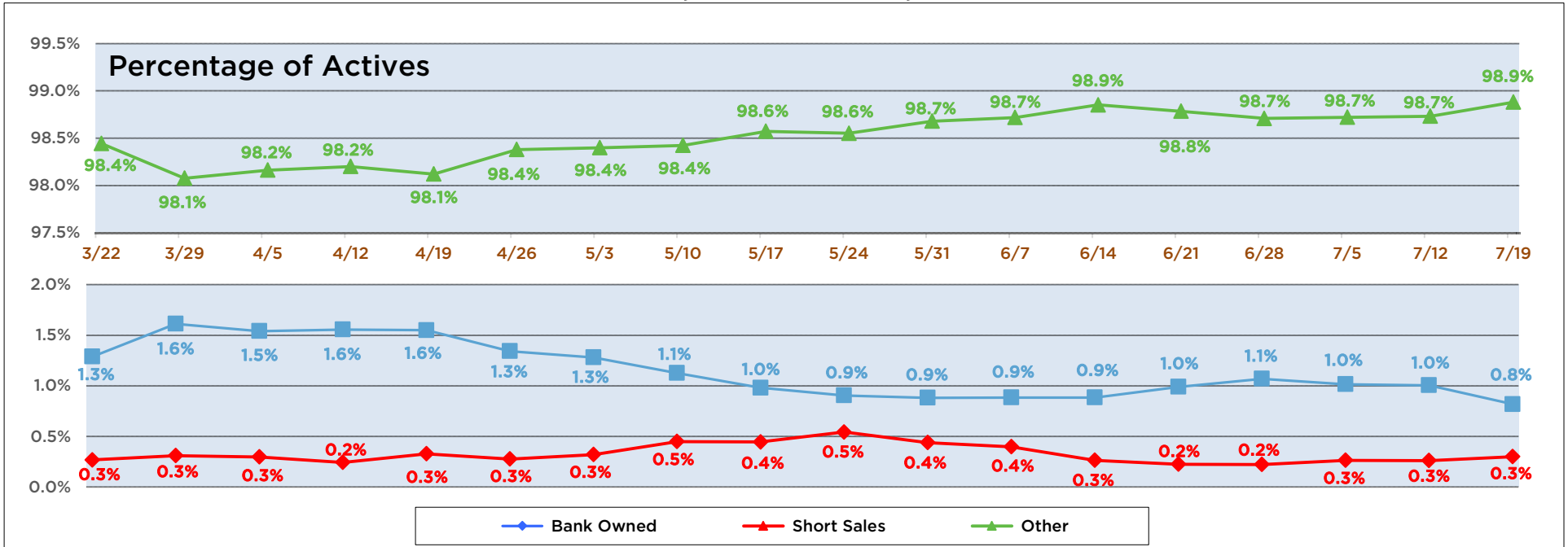
**Condos, Townhomes, Villas**



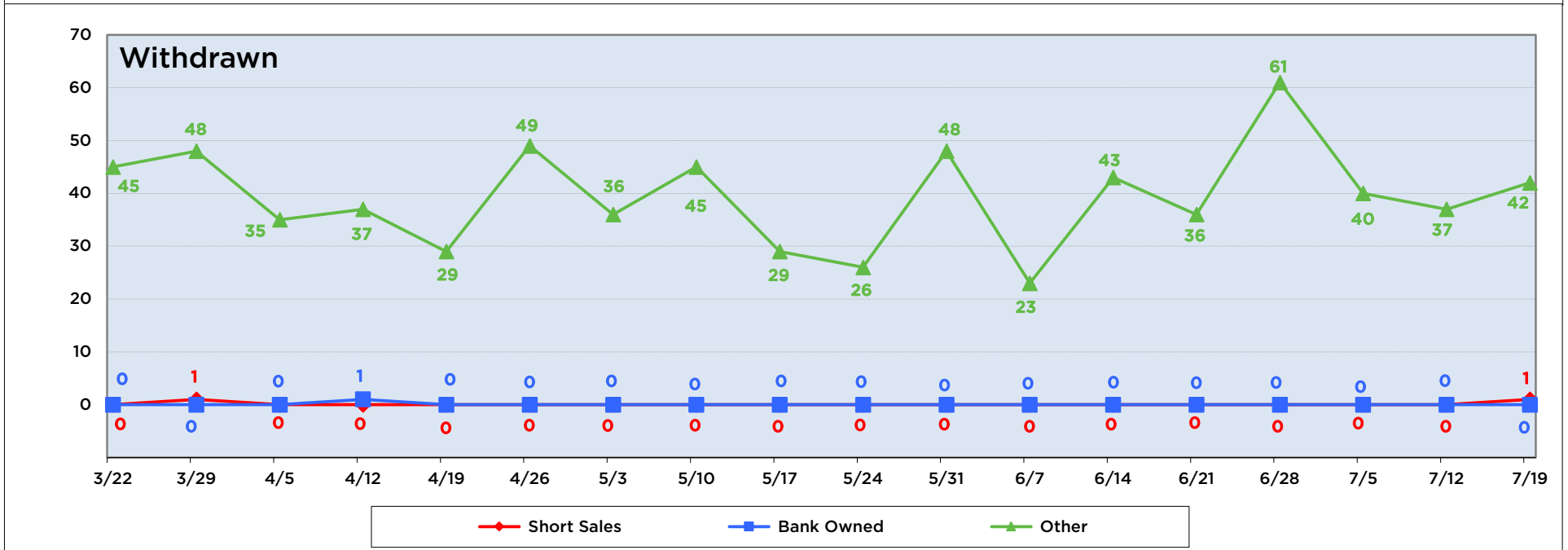
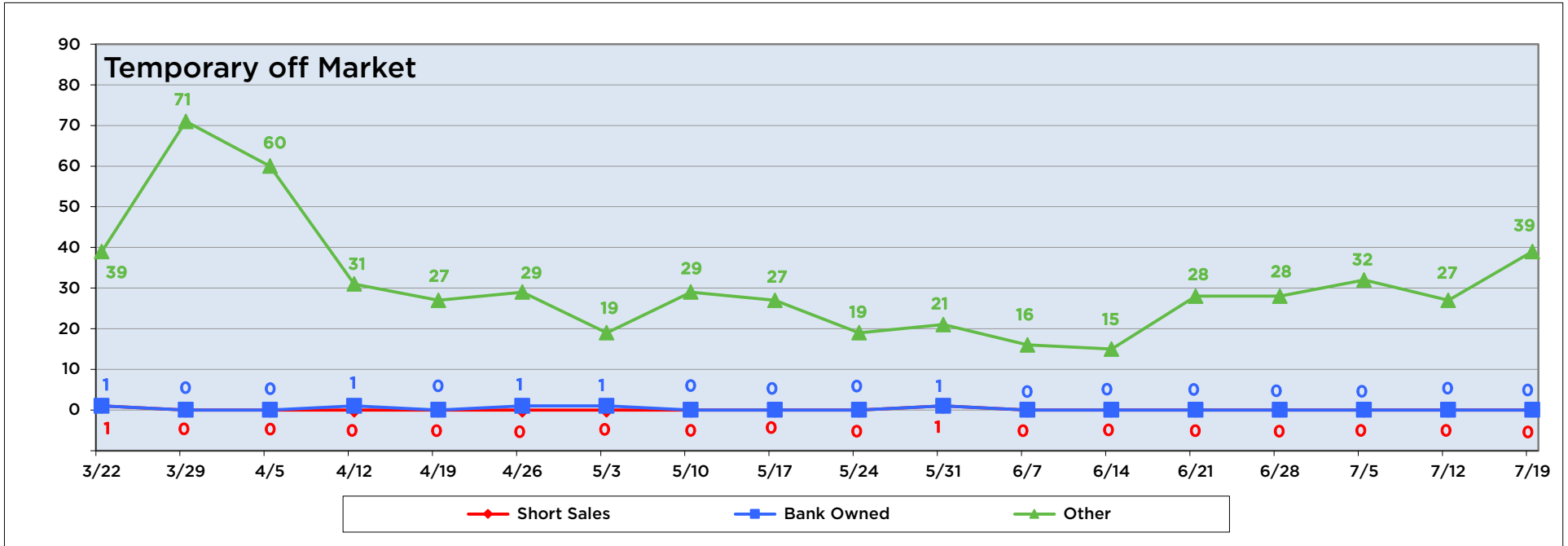
**Condos, Townhomes, Villas**



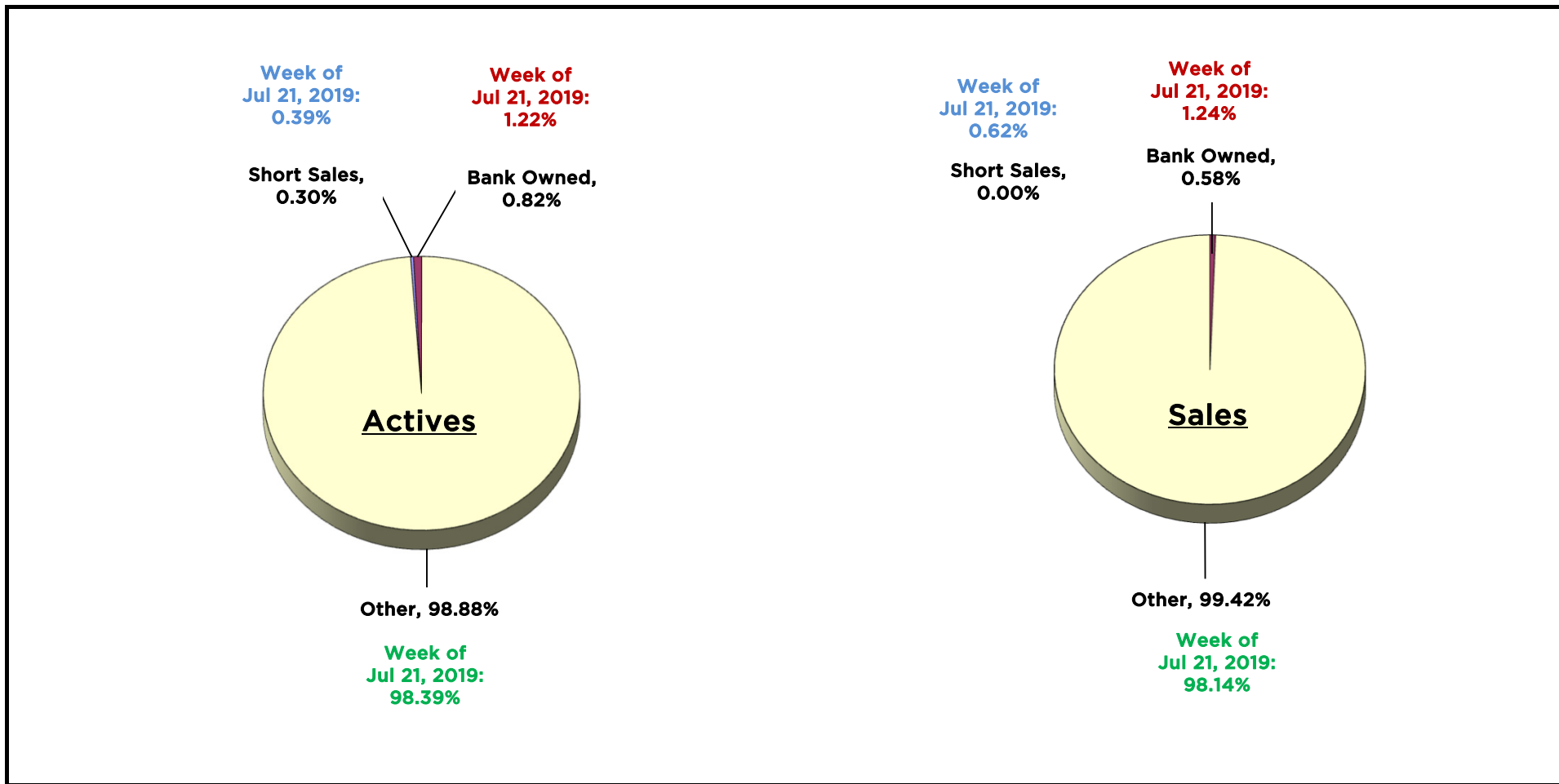
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
07/19/2020 - 07/25/2020  
Lake, Orange, Osceola & Seminole Counties

**Where are the 26 Condos, Townhomes, or Villas available for the Median Price of \$185,000?** (± \$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>
<b>Seminole County</b>		<b>6</b>	<b>\$184,900</b>	<b>2.5</b>	<b>2.0</b>	<b>1,377</b>	<b>\$134.33</b>
Altamonte Springs (East)	32701	1	\$185,000	2.0	2.0	1,275	\$145.10
Winter Springs / Tuskawilla	32708	1	\$185,000	2.0	2.0	1,344	\$137.65
Altamonte Springs / Forest City	32714	2	\$184,950	3.0	2.0	1,208	\$153.10
Sanford (South)	32773	1	\$185,000	3.0	2.0	1,819	\$101.70
Longwood / Wekiva Springs	32779	1	\$184,500	2.0	2.0	1,405	\$131.32
<b>Orange County</b>		<b>7</b>	<b>\$185,100</b>	<b>2.3</b>	<b>2.0</b>	<b>1,241</b>	<b>\$149.12</b>
Pine Hills / Rosemont	32808	1	\$184,900	2.0	2.0	1,147	\$161.20
Orlo Vista	32811	1	\$185,500	2.0	2.0	1,529	\$121.32
Ventura	32822	1	\$184,900	3.0	2.0	1,343	\$137.68
Hunters Creek	32837	3	\$185,167	2.0	2.0	1,071	\$172.89
Pine Castle / Edgewood	32839	1	\$184,900	3.0	2.0	1,457	\$126.90
<b>Osceola County</b>		<b>12</b>	<b>\$184,975</b>	<b>3.0</b>	<b>2.0</b>	<b>1,308</b>	<b>\$141.45</b>
Kissimmee (Central)	34741	1	\$184,900	3.0	2.0	1,495	\$123.68
Kissimmee (West) / Pleasant Hill	34746	5	\$184,980	3.0	2.0	1,337	\$138.35
Kissimmee / Celebration	34747	6	\$184,983	3.0	2.0	1,252	\$147.75
<b>Lake County</b>		<b>1</b>	<b>\$184,900</b>	<b>2.0</b>	<b>2.0</b>	<b>1,165</b>	<b>\$158.71</b>
Eustis (East)/Groveland	34736	1	\$184,900	2.0	2.0	1,165	\$158.71