



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

***Week of July 26, 2020 - August 1, 2020***

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

- Sales of single-family homes increased to 794 during the week of Jul 26, from 539 the week prior
- The median price of single family homes increased to \$300,000, a change of 0.7%
- The number of single-family home foreclosure transactions increased to 12 last week, from 7 the week of Jul 19
- The number of single-family home short-sale transactions increased to 4 from 1 the week prior
- Single-family inventory decreased by 166, and now sits at 4,799

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

- Sales of condos, townhomes, and villas increased to 194 during the week of Jul 26, from 171 the week prior
- The median price of condos, townhomes, and villas increased to \$194,450, a change of 5.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Jul 19
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 23, and now sits at 2,299

*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>794</b>	<b>227</b>	<b>166</b>	<b>205</b>	<b>88</b>	<b>85</b>	<b>23</b>
Bank Owned	12	6	0	2	3	0	1
Short Sales	4	3	1	0	0	0	0
Other	778	218	165	203	85	85	22
<b>Active Listings</b>	<b>4,799</b>	<b>945</b>	<b>594</b>	<b>1,101</b>	<b>680</b>	<b>1,050</b>	<b>429</b>
Bank Owned	51	23	6	16	2	3	1
Short Sales	26	9	8	5	1	3	0
Other	4,722	913	580	1,080	677	1,044	428
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>

#### List Price

Average Original List Price	\$380,275	\$200,813	\$278,617	\$350,785	\$455,464	\$681,043	\$1,748,826
Average Final List Price	\$372,075	\$198,465	\$275,931	\$346,085	\$447,863	\$667,463	\$1,629,478

#### Sale Price

Average Price	\$363,607	\$194,759	\$271,797	\$342,002	\$440,943	\$651,073	\$1,527,000
Median Price	\$300,000	\$204,000	\$270,000	\$339,900	\$435,450	\$620,000	\$1,300,000

#### Price Differences

<i>Original to Final</i> List Price	-\$8,200	-\$2,348	-\$2,686	-\$4,700	-\$7,601	-\$13,580	-\$119,348
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,668	-\$6,054	-\$6,820	-\$8,783	-\$14,521	-\$29,970	-\$221,826
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,468	-\$3,706	-\$4,134	-\$4,083	-\$6,920	-\$16,390	-\$102,478
<i>Original</i> List to <i>Sale</i> Price - %	95.62%	96.99%	97.55%	97.50%	96.81%	95.60%	87.32%
<i>Final</i> List to <i>Sale</i> Price - %	97.72%	98.13%	98.50%	98.82%	98.45%	97.54%	93.71%

#### Days on the Market

Avg Days Listing to Contract	49	46	39	45	62	52	116
Combined Avg Days to Contract	46	36	37	42	68	59	109
Avg Days Listing to Closing	90	89	80	83	100	93	169
Avg Days Contract to Close	42	43	41	40	39	41	54

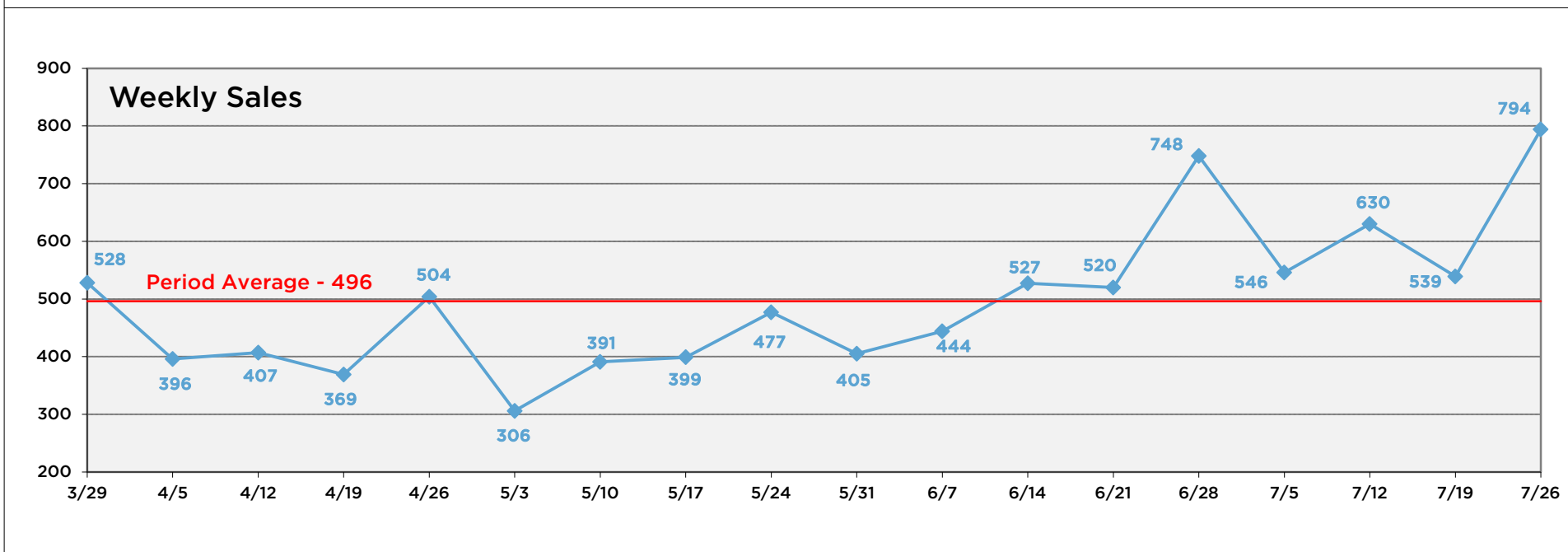
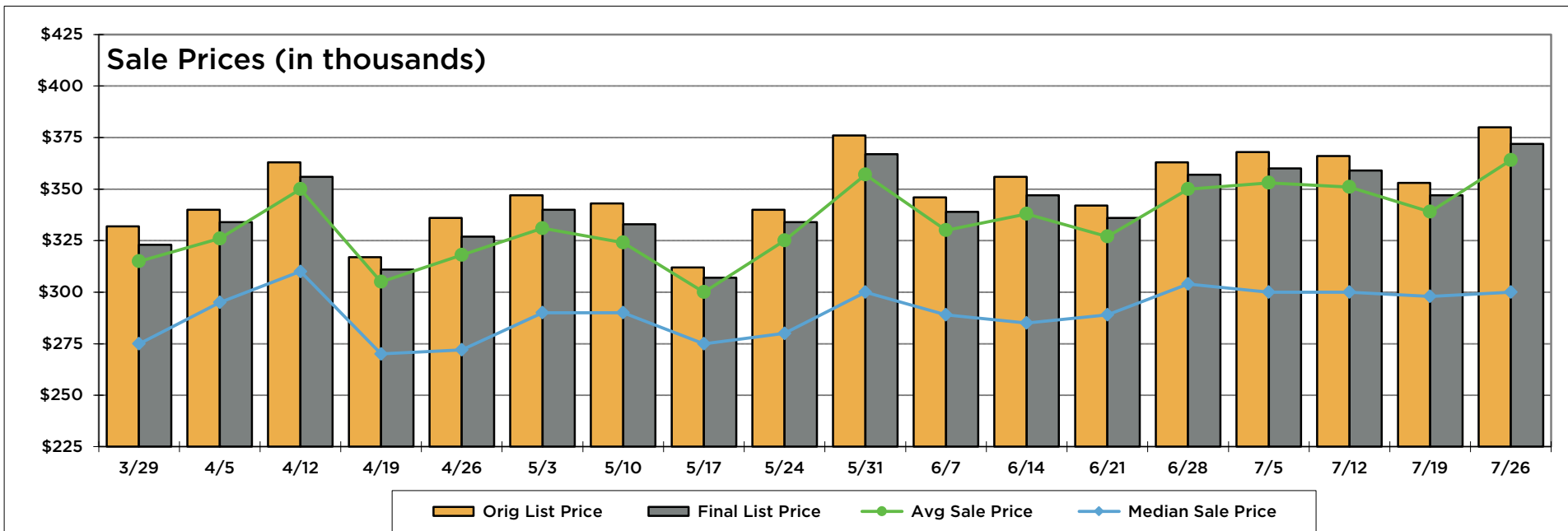
#### Beds / Baths

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

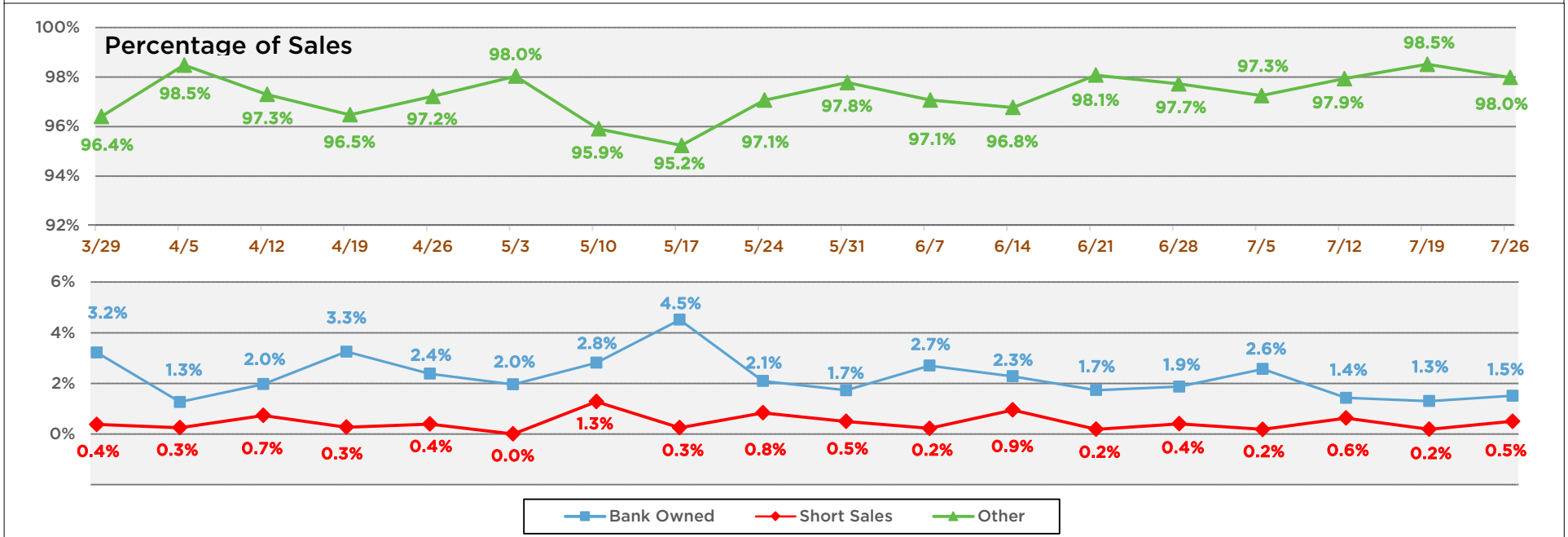
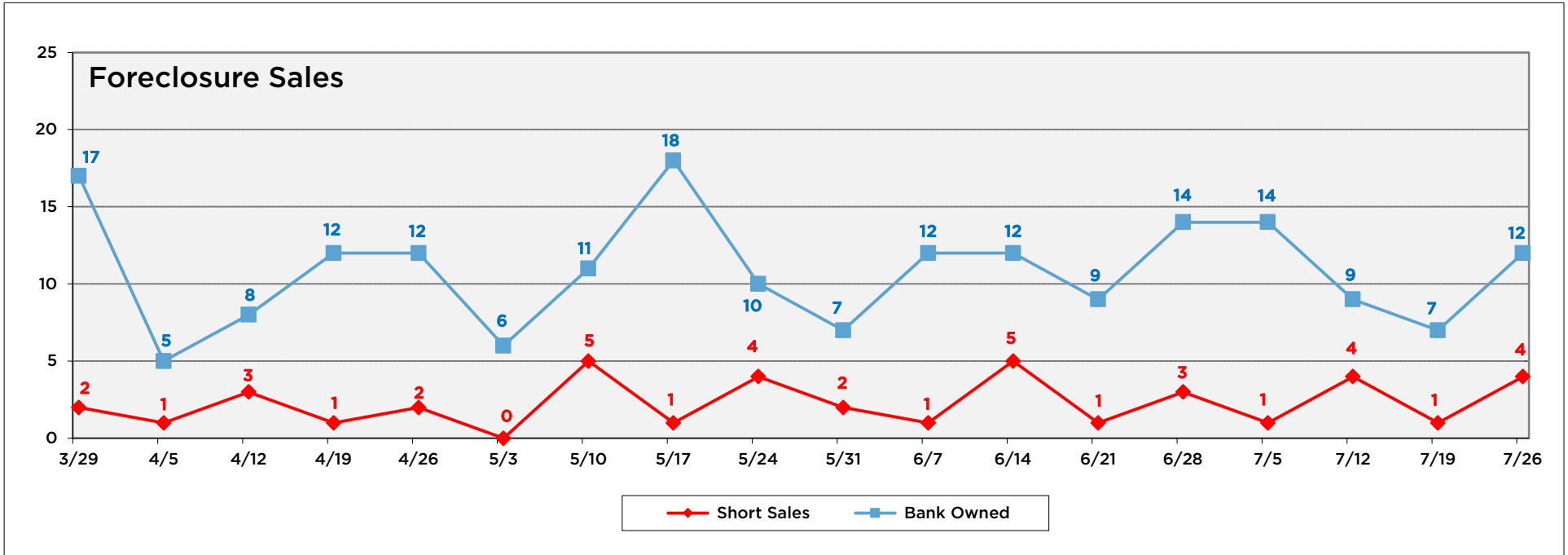
#### Square Footage

Average Square Feet	2,155	1,407	1,815	2,214	2,616	3,436	4,961
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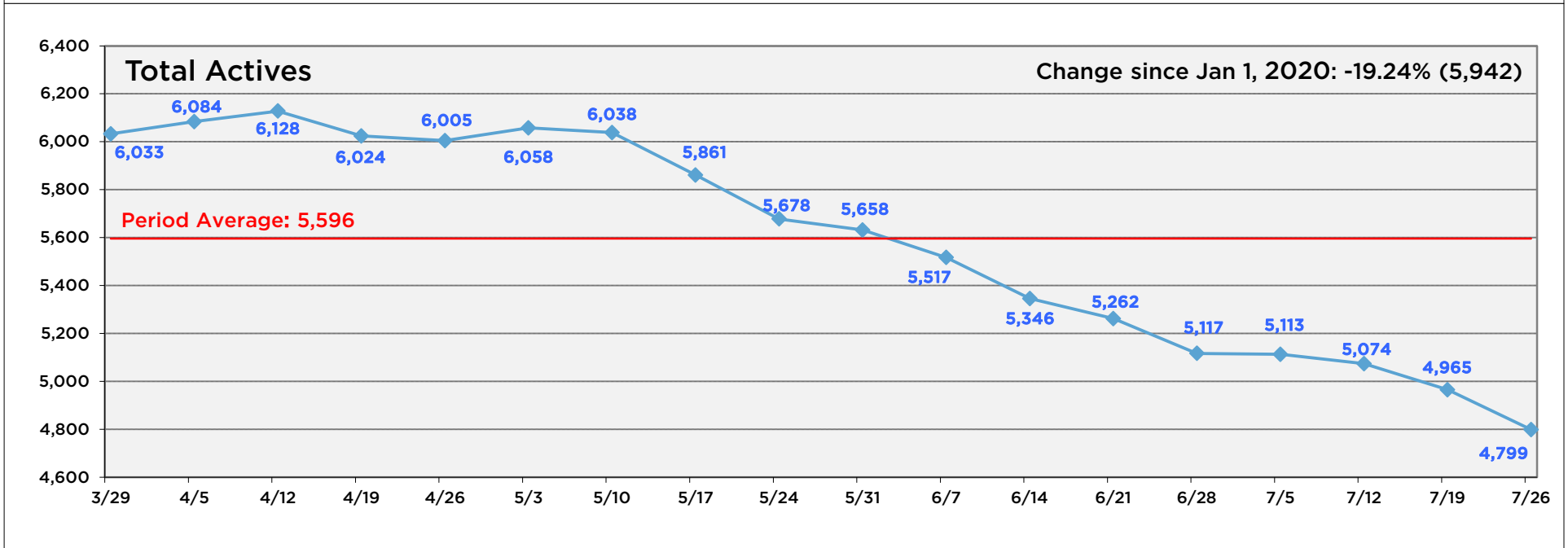
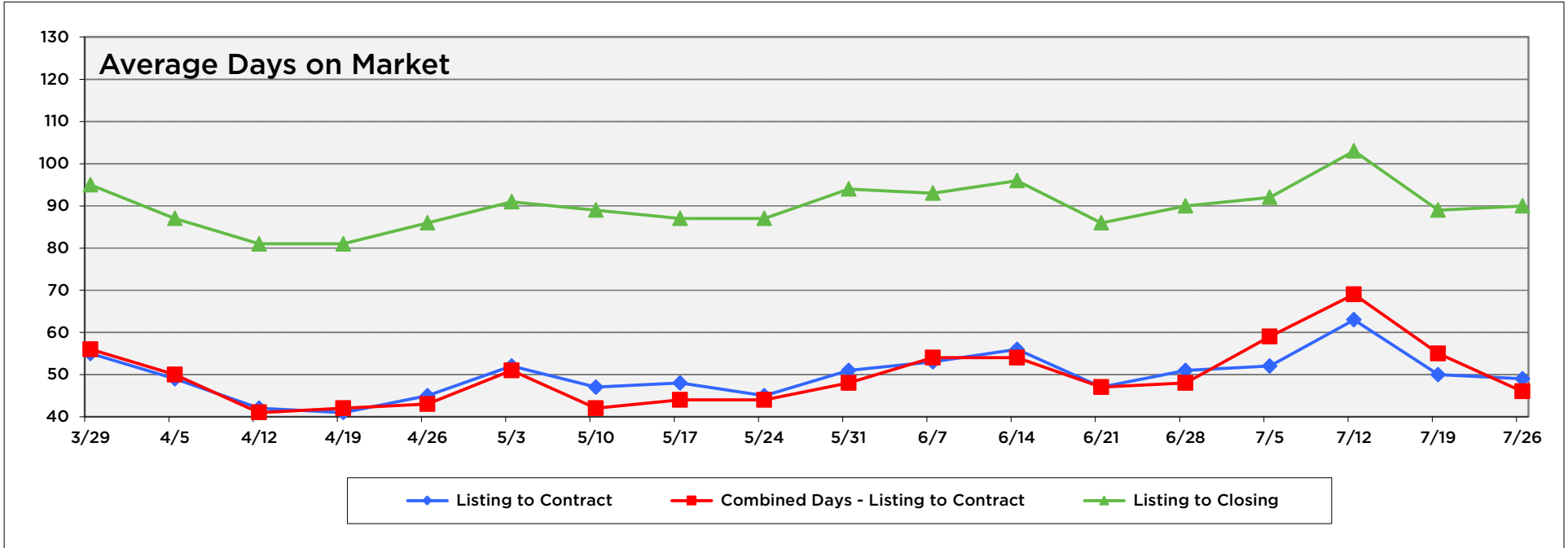
### Single Family Homes



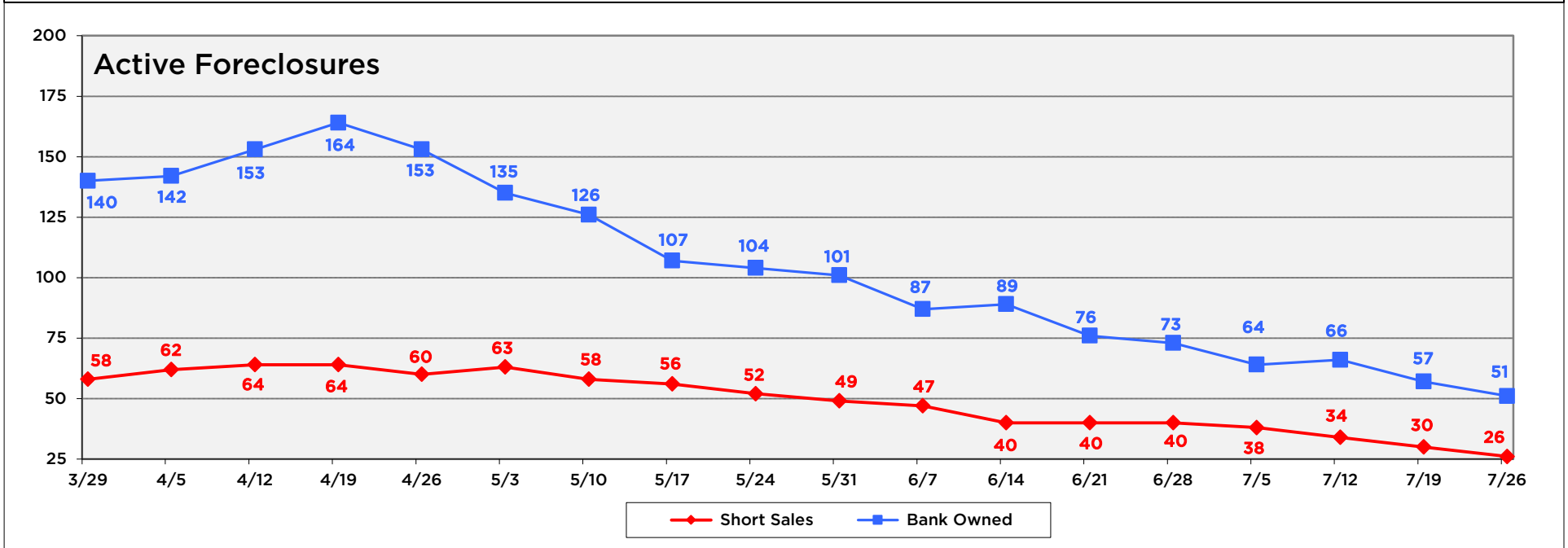
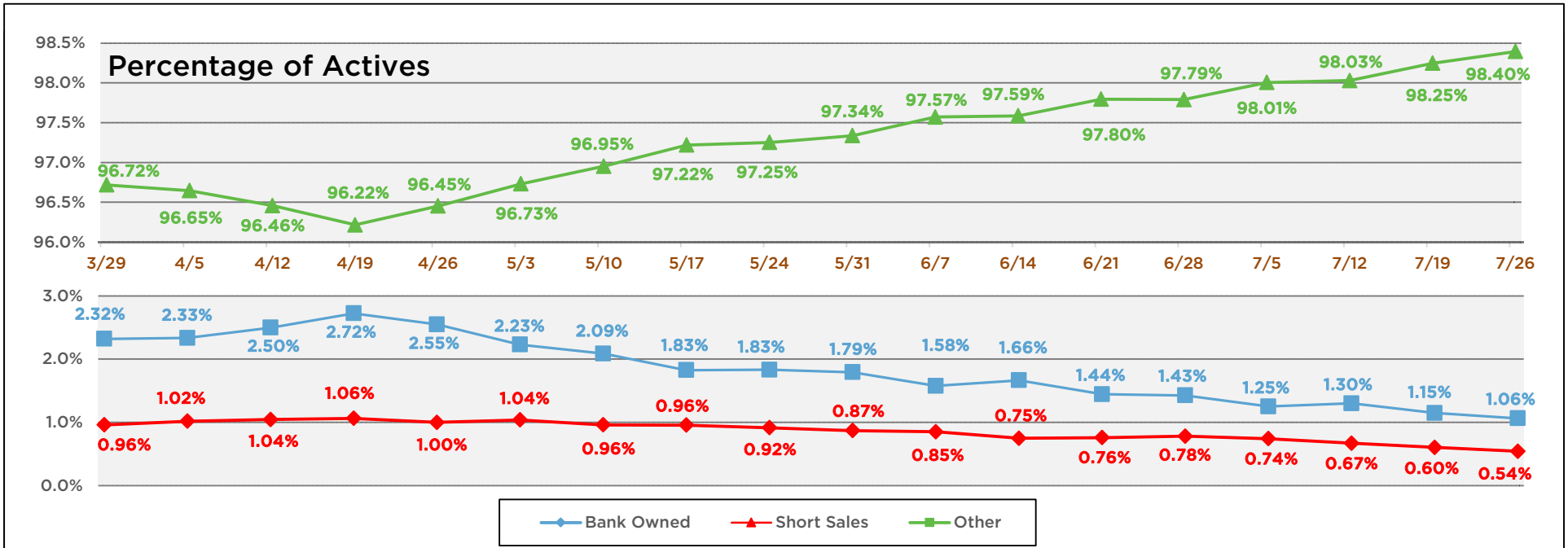
### Single Family Homes



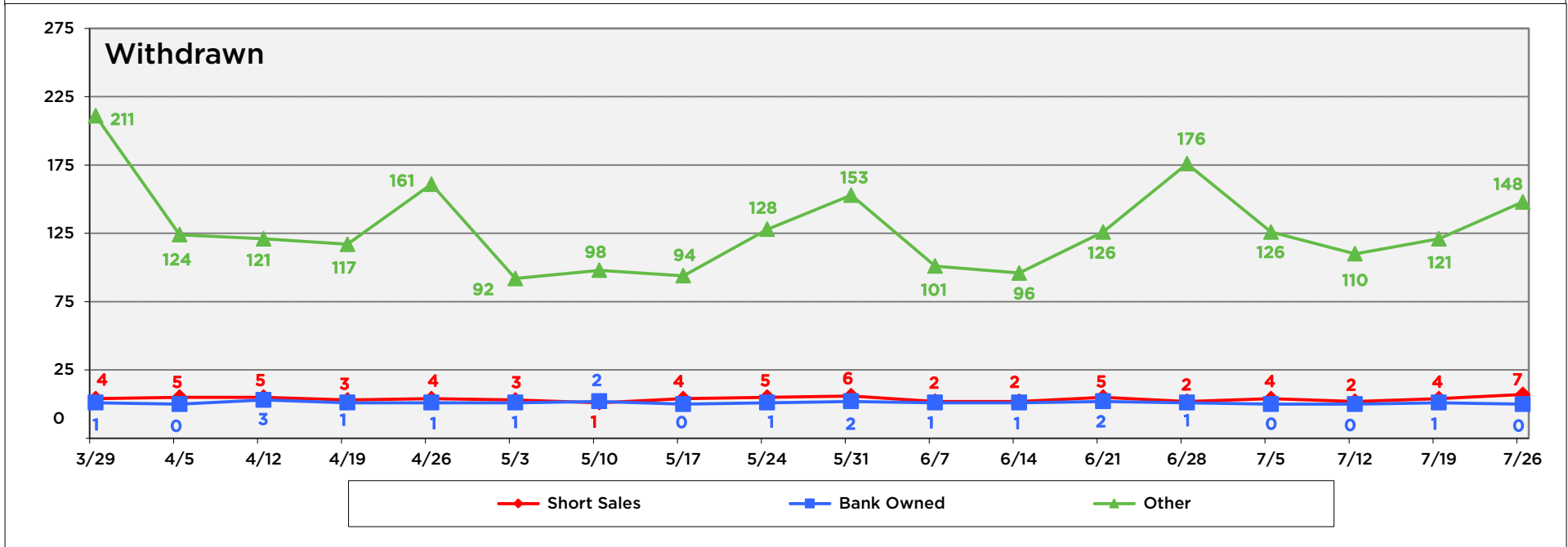
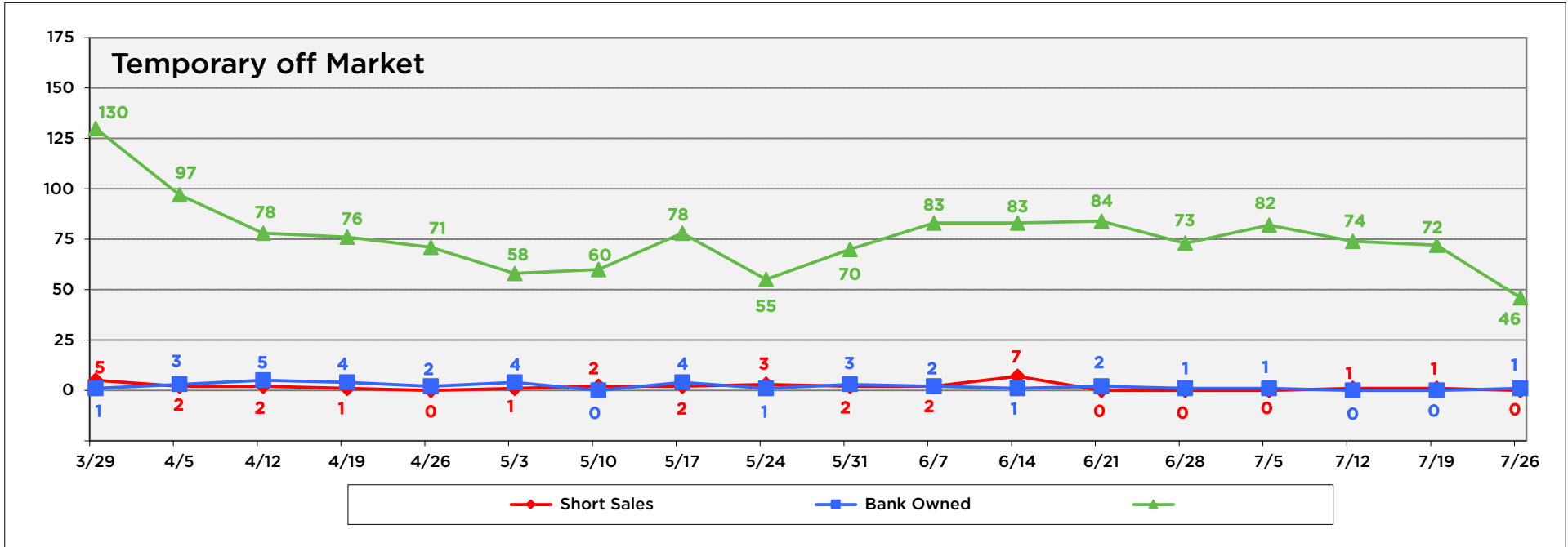
### Single Family Homes



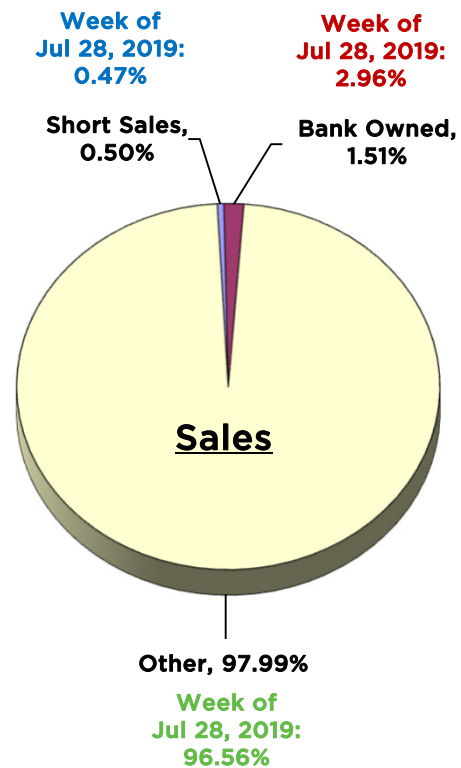
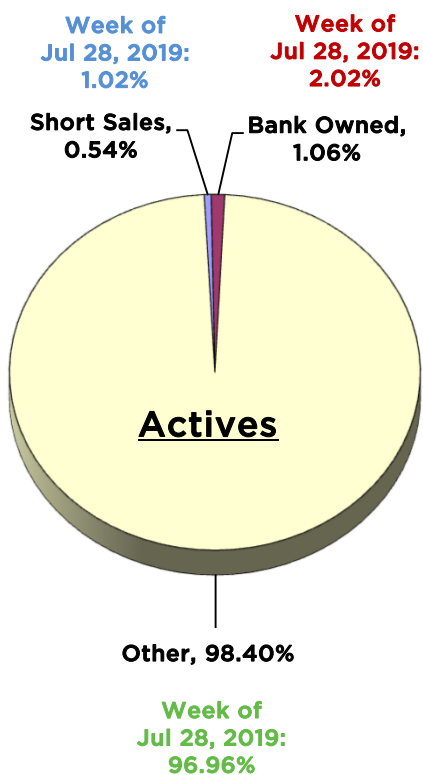
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



**Monday Morning Quarterback**  
**07/26/2020 - 08/01/2020**  
**Lake, Orange, Osceola & Seminole Counties**

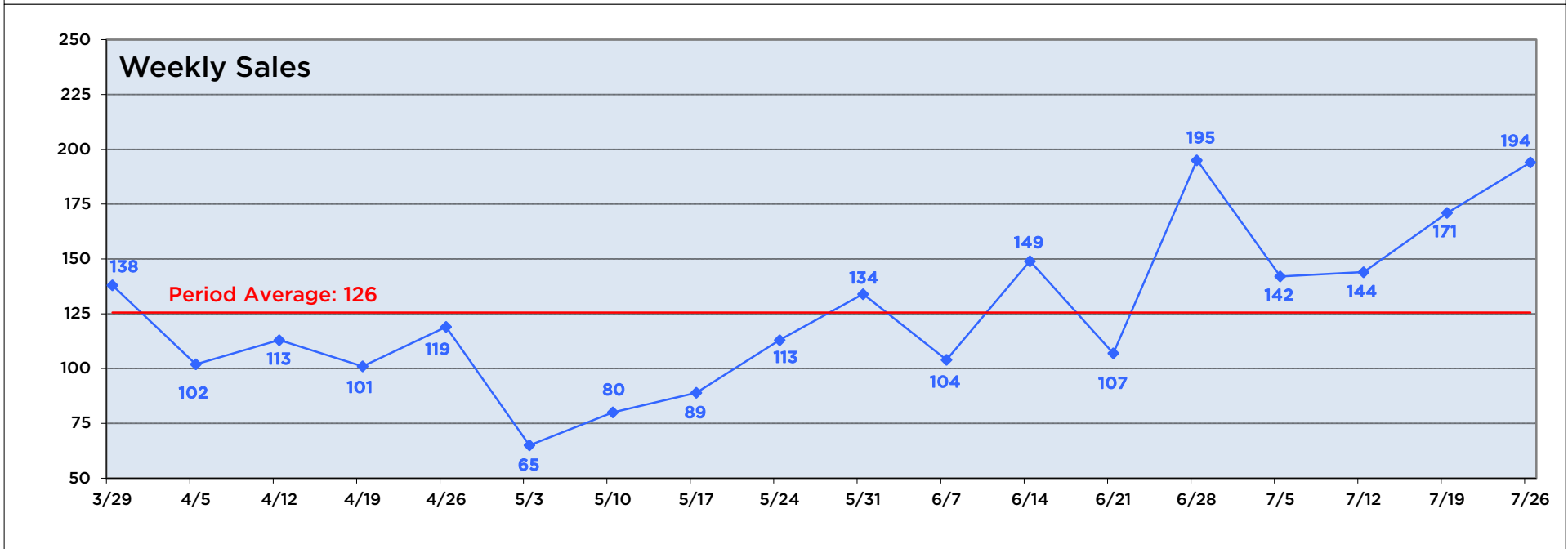
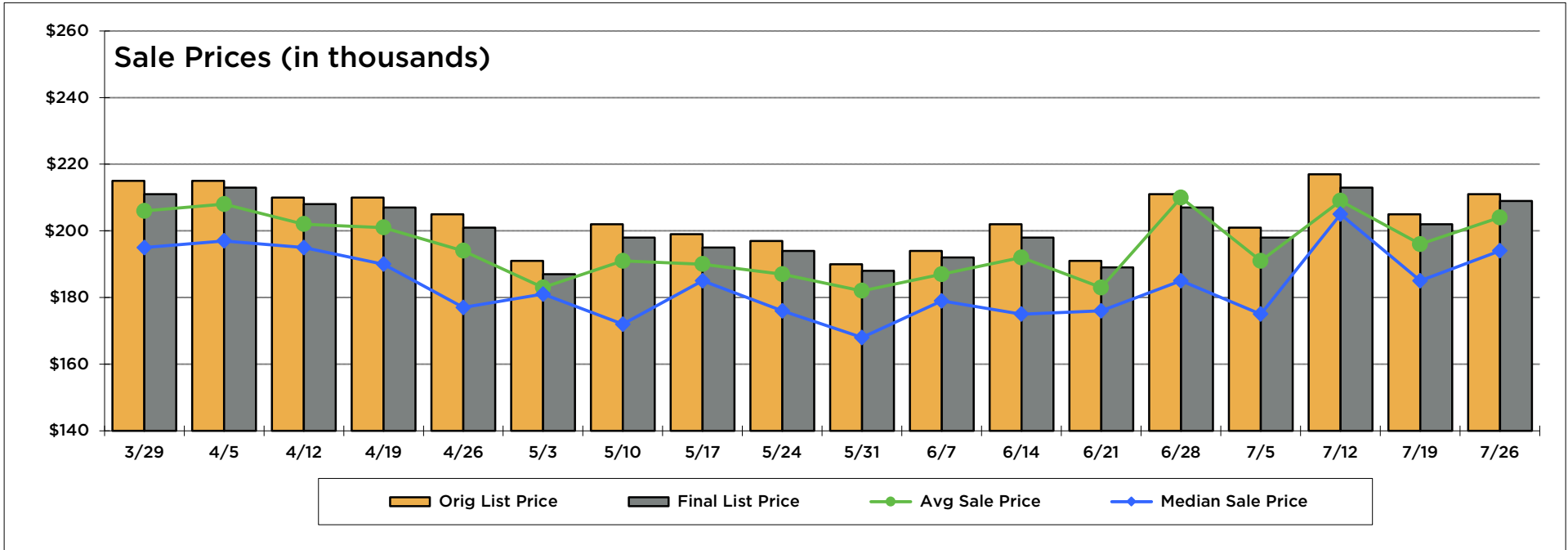
**Where are the 35 Single Family Homes available for the Median Price of \$300,000? (± \$500)**

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>4</b>	<b>\$299,900</b>	<b>3.8</b>	<b>2.0</b>	<b>1,902</b>	<b>\$157.66</b>
Casselberry	32707	1	\$299,900	4.0	2.0	2,179	\$137.63
Maitland / Eatonville	32751	1	\$299,900	3.0	2.0	1,656	\$181.10
Sanford (South)	32773	1	\$299,900	5.0	2.0	2,247	\$133.47
Winter Park	32792	1	\$299,900	3.0	2.0	1,527	\$196.40
<b>Orange County</b>		<b>17</b>	<b>\$299,905</b>	<b>3.4</b>	<b>1.9</b>	<b>1,699</b>	<b>\$176.48</b>
Apopka / Hunt Club	32703	1	\$300,000	3.0	2.0	1,991	\$150.68
Apopka (North)	32712	1	\$300,000	4.0	2.0	2,196	\$136.61
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	1,182	\$253.76
Pinecastle / Belle Isle	32809	1	\$299,900	4.0	2.0	1,854	\$161.76
Conway	32812	1	\$300,000	3.0	2.0	1,651	\$181.71
Union Park	32817	1	\$299,500	3.0	2.0	1,879	\$159.39
Ventura	32822	1	\$300,000	4.0	2.0	1,922	\$156.09
Taft	32824	1	\$299,900	4.0	2.0	1,941	\$154.51
Rio Pinar / Union Park	32825	2	\$299,894	4.0	2.0	2,092	\$143.35
Pine Castle / Edgewood	32839	1	\$299,900	3.0	2.0	1,644	\$182.42
Ocoee	34761	2	\$299,900	4.0	2.0	1,898	\$158.01
Winter Garden / Oakland	34787	1	\$299,900	3.0	2.0	1,160	\$258.53
<b>Osceola County</b>		<b>7</b>	<b>\$299,957</b>	<b>4.4</b>	<b>2.7</b>	<b>2,307</b>	<b>\$130.04</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$300,000	4.0	2.0	1,843	\$162.78
Kissimmee (West) / Pleasant Hill	34746	2	\$300,000	4.0	2.0	2,648	\$113.29
Kissimmee / Celebration	34747	1	\$300,000	4.0	3.0	1,834	\$163.58
Kissimmee / Poinciana	34758	2	\$299,900	6.0	4.0	2,464	\$121.71
St Cloud / Harmony	34773	1	\$299,900	3.0	2.0	2,246	\$133.53
<b>Lake County</b>		<b>7</b>	<b>\$299,957</b>	<b>2.9</b>	<b>2.0</b>	<b>1,815</b>	<b>\$165.24</b>
Lady Lake / The Villages	32159	1	\$299,900	2.0	2.0	1,506	\$199.14
Mount Dora	32757	2	\$299,950	3.0	2.0	2,154	\$139.25
Groveland	34736	2	\$300,000	3.0	2.0	1,373	\$218.50
Leesburg (West)	34748	1	\$299,999	3.0	2.0	2,236	\$134.17
Leesburg (East) / Haines Creek	34788	1	\$299,900	3.0	2.0	1,911	\$156.93

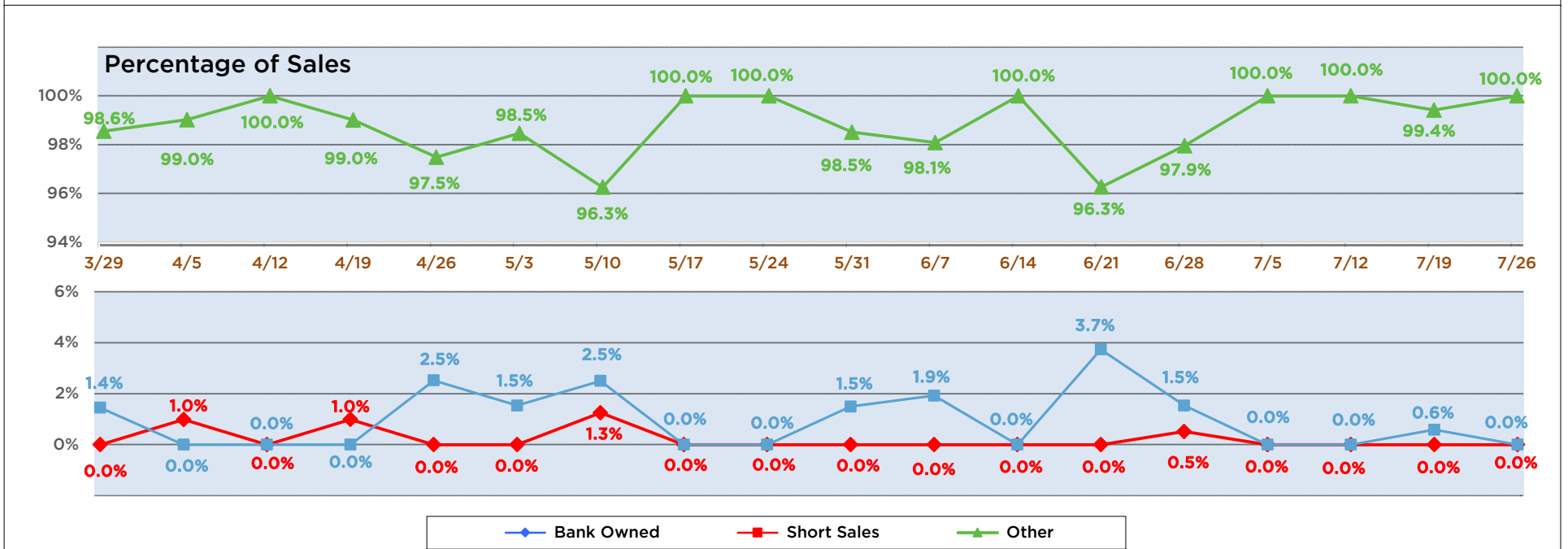
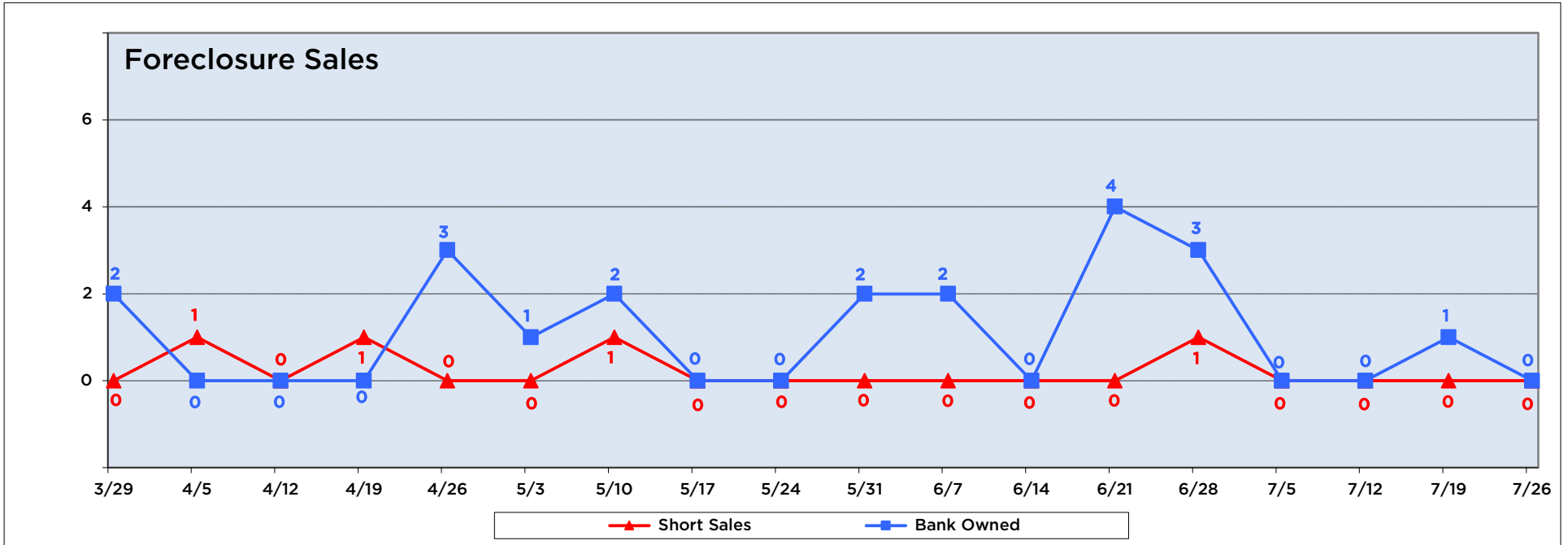
### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>194</b>	148	25	15	4	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	194	148	25	15	4	2	0
<b>Active Listings</b>	<b>2,299</b>	1,519	330	304	94	45	7
Bank Owned	20	15	3	1	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,273	1,498	327	303	93	45	7
<b>Months of Inventory</b>	<b>3</b>	2	3	5	5	5	0
<b><i>List Price</i></b>							
Average Original List Price	\$211,059	\$174,209	\$278,840	\$345,639	\$464,250	\$574,988	\$0
Average Final List Price	\$209,003	\$172,295	\$275,247	\$343,919	\$464,250	\$574,988	\$0
<b><i>Sale Price</i></b>							
Average Price	\$203,588	\$167,422	\$269,672	\$335,527	\$448,250	\$574,988	\$0
Median Price	\$194,450	\$175,000	\$269,000	\$324,000	\$449,000	\$574,988	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$2,056	-\$1,914	-\$3,593	-\$1,720	\$0	\$0	\$0
Original List to Sale Price - \$	-\$7,471	-\$6,787	-\$9,168	-\$10,112	-\$16,000	\$0	\$0
Final List to Sale Price - \$	-\$5,415	-\$4,873	-\$5,575	-\$8,392	-\$16,000	\$0	\$0
Original List to Sale Price - %	96.46%	96.10%	96.71%	97.07%	96.55%	100.00%	0.00%
Final List to Sale Price - %	97.41%	97.17%	97.97%	97.56%	96.55%	100.00%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	50	47	45	60	170	23	0
Combined Avg Days to Contract	43	41	45	56	90	23	0
Avg Days Listing to Closing	88	84	83	106	207	70	0
Avg Days Contract to Close	38	38	38	47	37	47	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	3	3	3	0
Average Half Baths	0	0	1	1	0	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,371	1,228	1,665	1,997	2,039	2,276	0

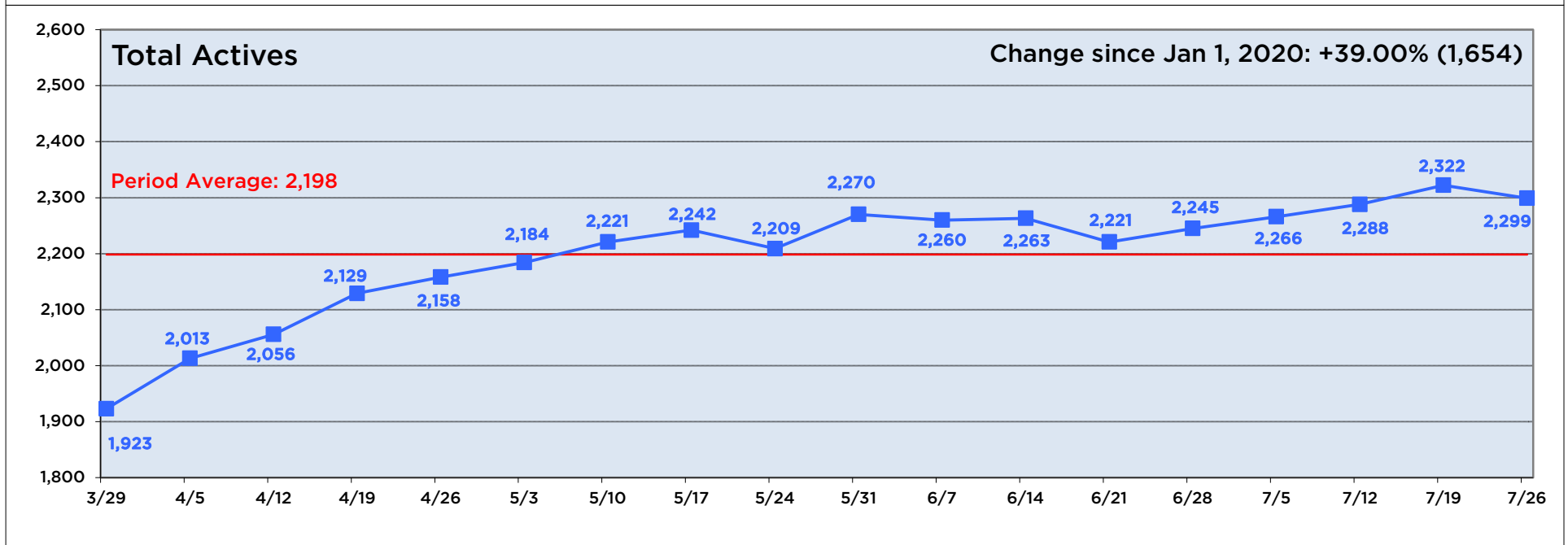
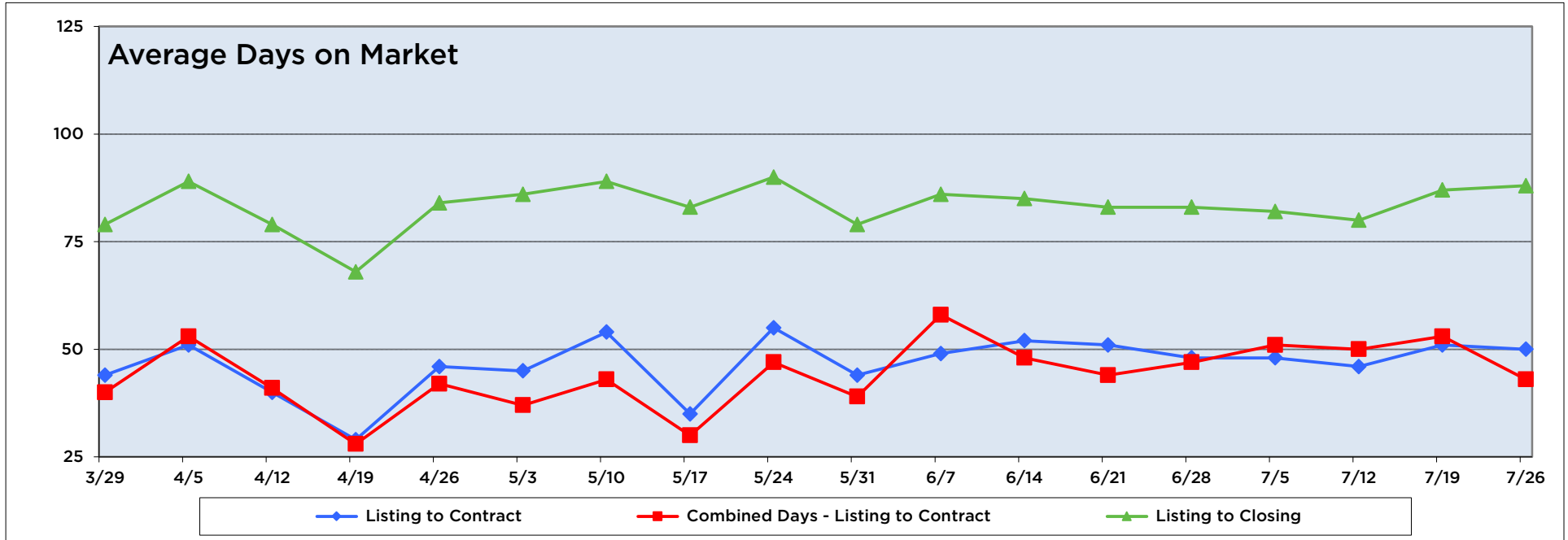
**Condos, Townhomes, Villas**



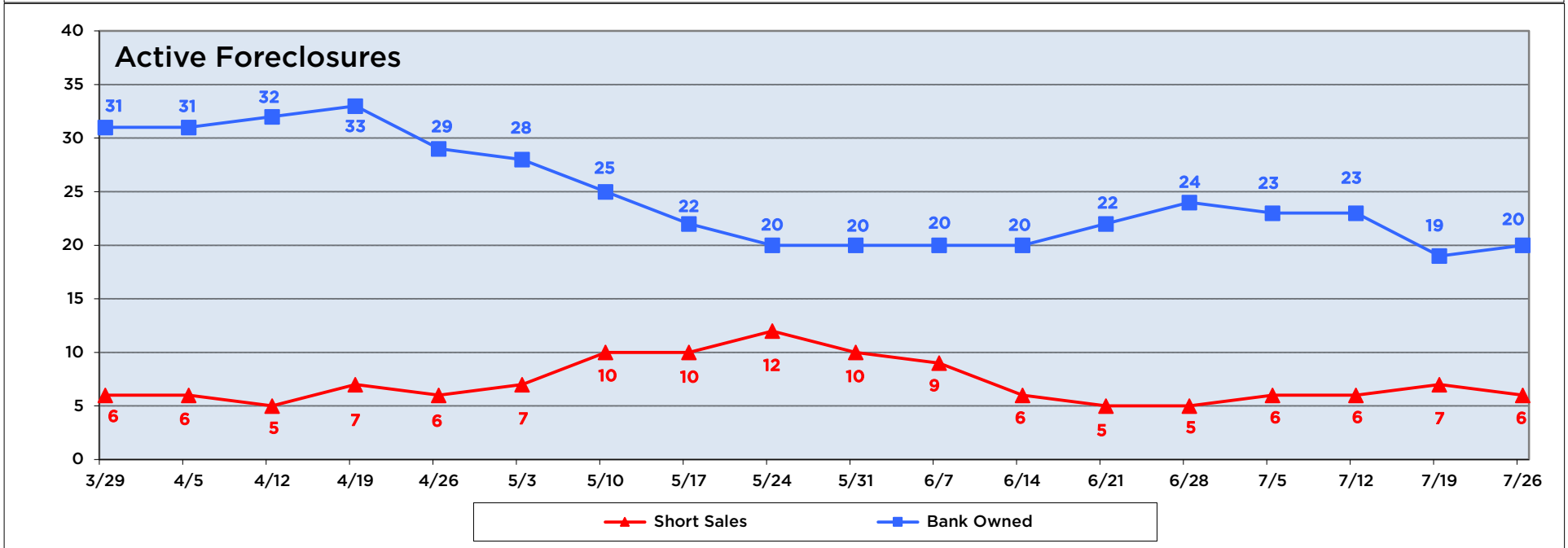
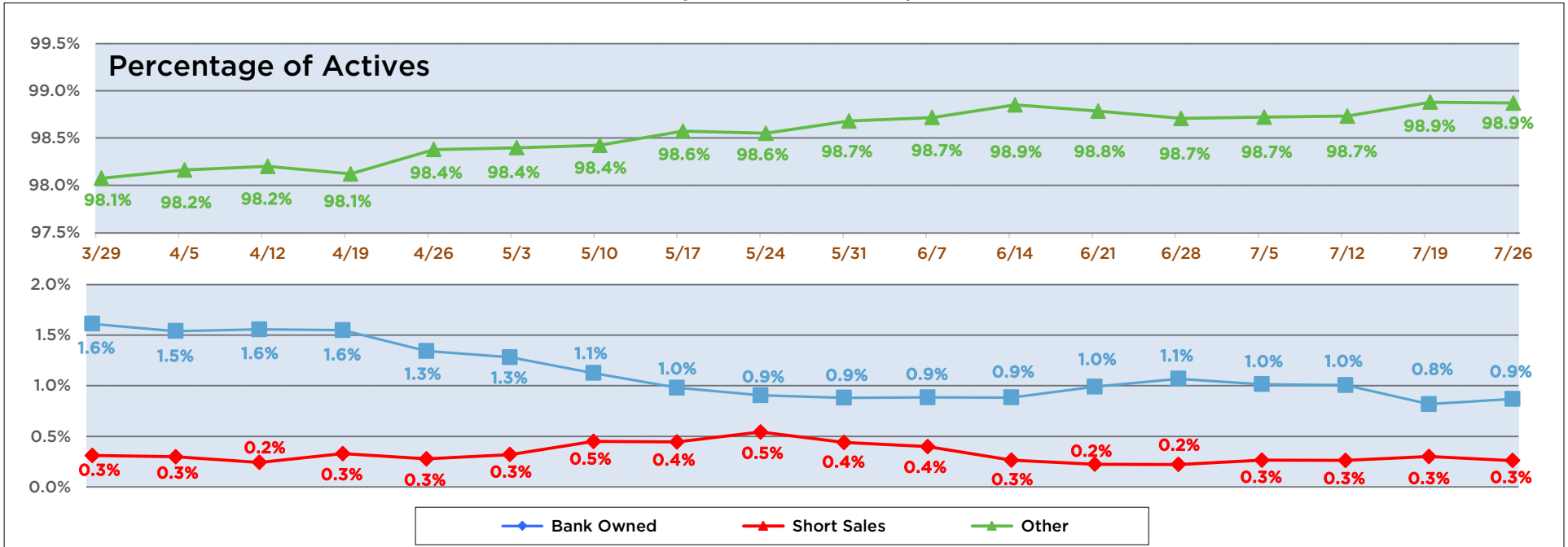
**Condos, Townhomes, Villas**



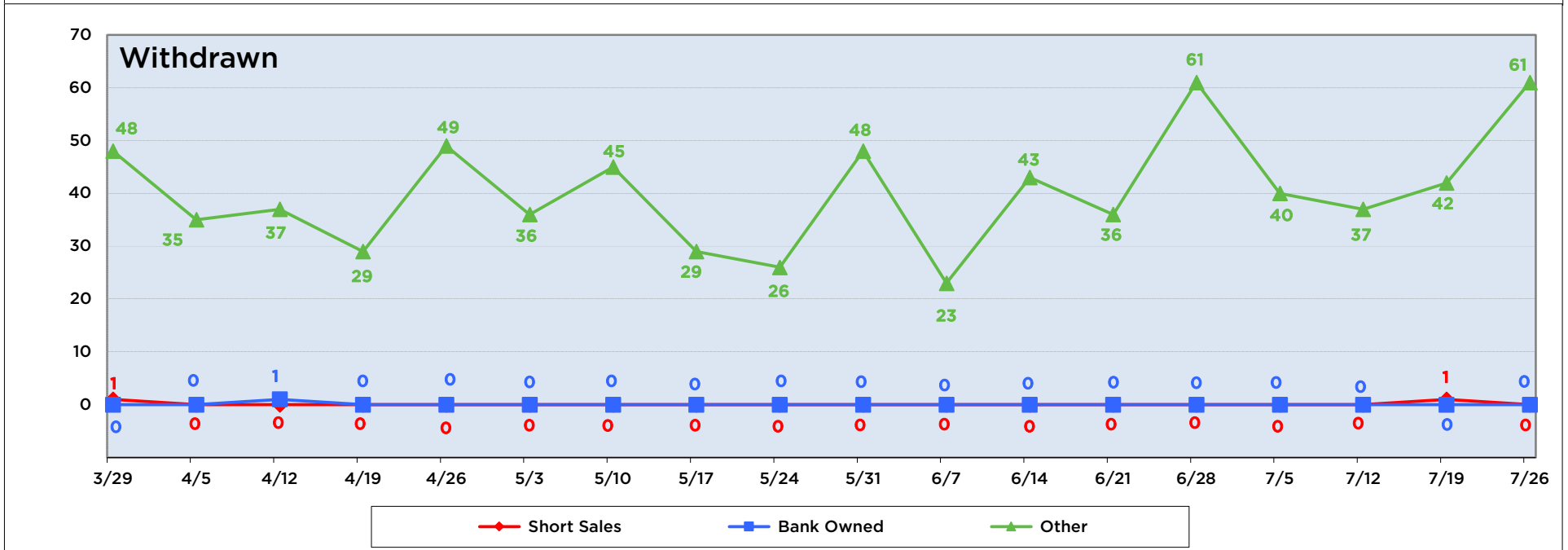
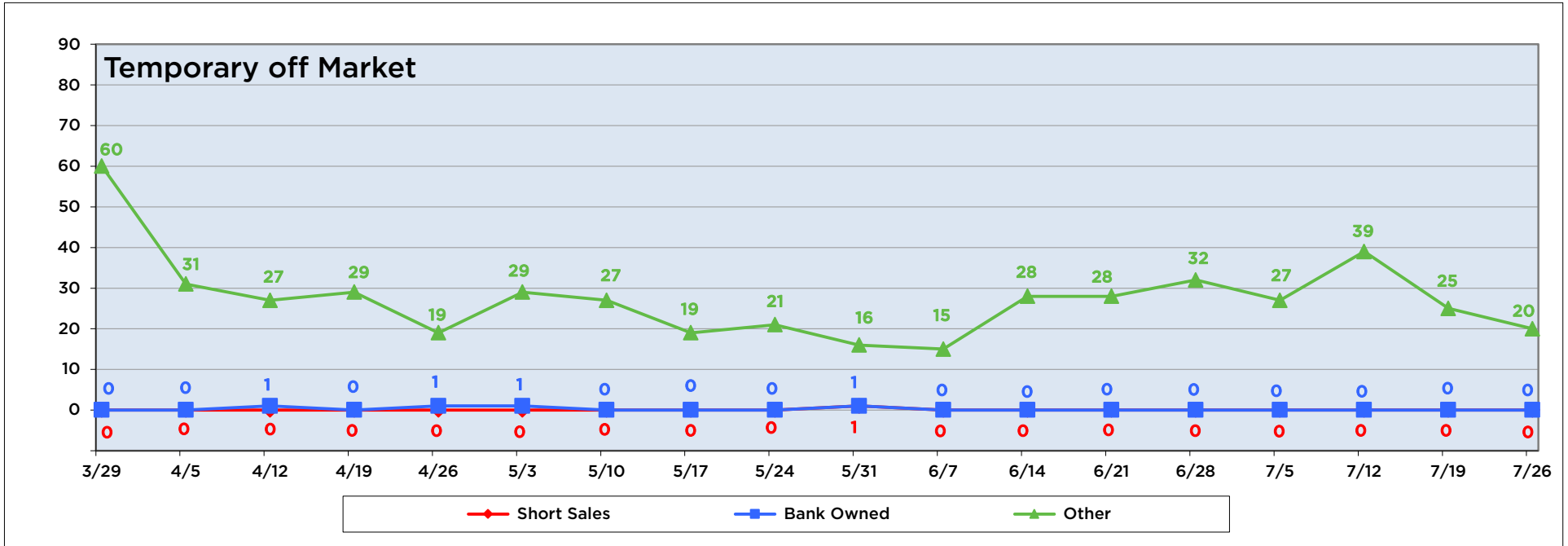
**Condos, Townhomes, Villas**



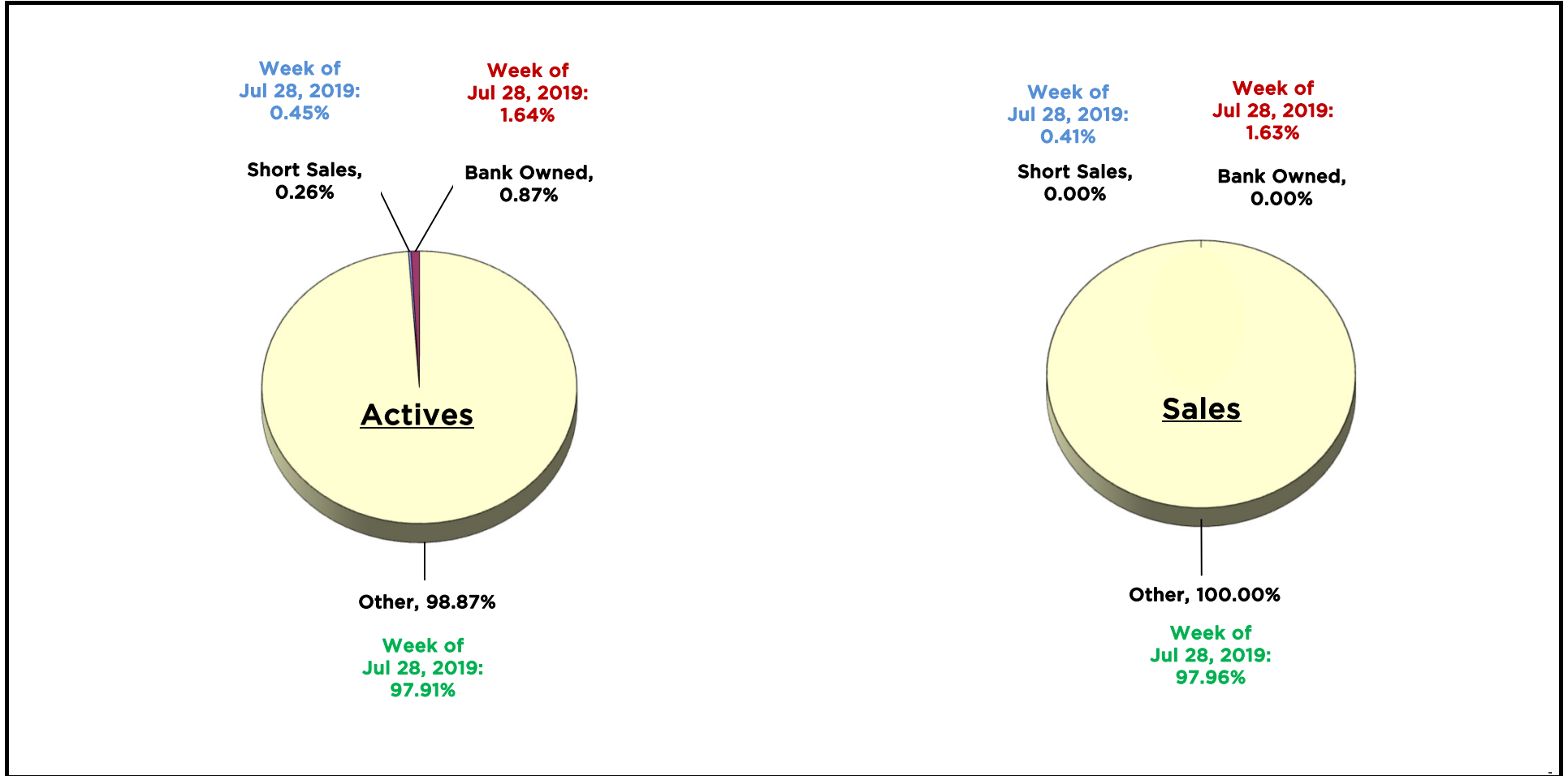
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
07/26/2020 - 08/01/2020  
Lake, Orange, Osceola & Seminole Counties

**Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$194,450? (± \$500)**

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>							
Altamonte Springs / Forest City	32714	1	\$194,500	3.0	1.0	1,300	\$149.62
<b>Orange County</b>							
Williamsburg / Lake Bryan	32821	2	\$194,504	2.0	2.0	957	\$203.24
Taft	32824	1	\$194,000	3.0	2.0	1,872	\$103.63
<b>Osceola County</b>							
Kissimmee (West) / Pleasant Hill	34746	1	\$194,950	3.0	2.0	1,286	\$151.59
Kissimmee / Celebration	34747	1	\$194,900	3.0	2.0	1,686	\$115.60