



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

***Week of August 23, 2020 - August 29, 2020***

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

- Sales of single-family homes increased to 624 during the week of Aug 23, from 594 the week prior
- The median price of single family homes increased to \$307,500, a change of 4.1%
- The number of single-family home foreclosure transactions decreased to 13 last week, from 14 the week of Aug 16
- The number of single-family home short-sale transactions increased to 6 from 4 the week prior
- Single-family inventory decreased by 130, and now sits at 4,637

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

- Sales of condos, townhomes, and villas decreased to 152 during the week of Aug 23, from 158 the week prior
- The median price of condos, townhomes, and villas decreased to \$186,750, a change of -1.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Aug 16
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 24, and now sits at 2,382

*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>624</b>	172	122	185	67	75	3
Bank Owned	13	8	1	2	0	1	1
Short Sales	6	3	0	2	0	1	0
Other	605	161	121	181	67	73	2
<b>Active Listings</b>	<b>4,637</b>	889	596	1,074	625	1,024	429
Bank Owned	46	23	2	15	5	0	1
Short Sales	25	7	6	4	1	6	1
Other	4,566	859	588	1,055	619	1,018	427
<b>Months of Inventory</b>	<b>2</b>	1	1	1	2	3	33

#### List Price

Average Original List Price	\$349,938	\$199,674	\$279,743	\$350,209	\$453,886	\$674,024	\$1,379,300
Average Final List Price	\$343,285	\$195,183	\$275,626	\$346,494	\$447,580	\$654,394	\$1,281,000

#### Sale Price

Average Price	\$337,333	\$190,035	\$273,499	\$341,491	\$440,510	\$640,052	\$1,249,667
Median Price	\$307,500	\$202,500	\$274,500	\$339,000	\$430,000	\$610,000	\$1,299,000

#### Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$6,653	-\$4,491	-\$4,117	-\$3,715	-\$6,306	-\$19,630	-\$98,300
<i>Original</i> List to <i>Sale</i> Price - \$	-\$12,605	-\$9,639	-\$6,244	-\$8,718	-\$13,376	-\$33,972	-\$129,633
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,952	-\$5,148	-\$2,127	-\$5,003	-\$7,070	-\$14,342	-\$31,333
<i>Original</i> List to <i>Sale</i> Price - %	96.40%	95.17%	97.77%	97.51%	97.05%	94.96%	90.60%
<i>Final</i> List to <i>Sale</i> Price - %	98.27%	97.36%	99.23%	98.56%	98.42%	97.81%	97.55%

#### Days on the Market

Avg Days Listing to Contract	50	51	37	44	47	79	206
Combined Avg Days to Contract	54	53	45	46	48	90	206
Avg Days Listing to Closing	91	92	76	83	86	128	245
Avg Days Contract to Close	40	42	38	38	38	48	38

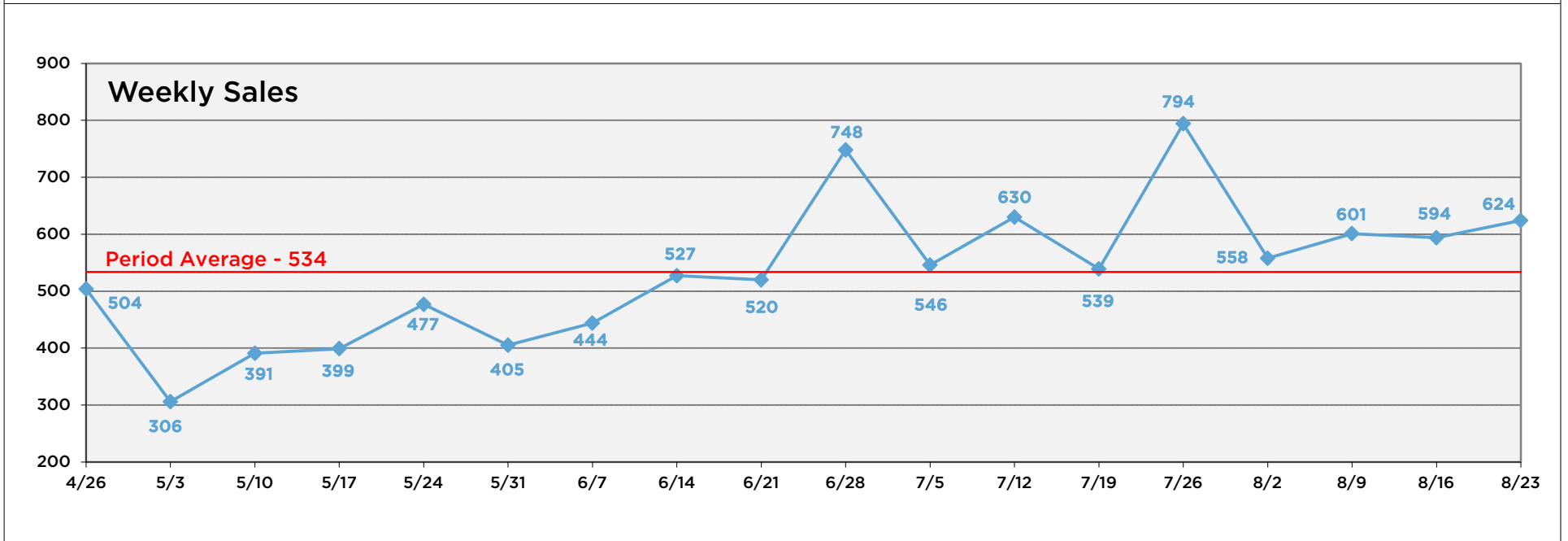
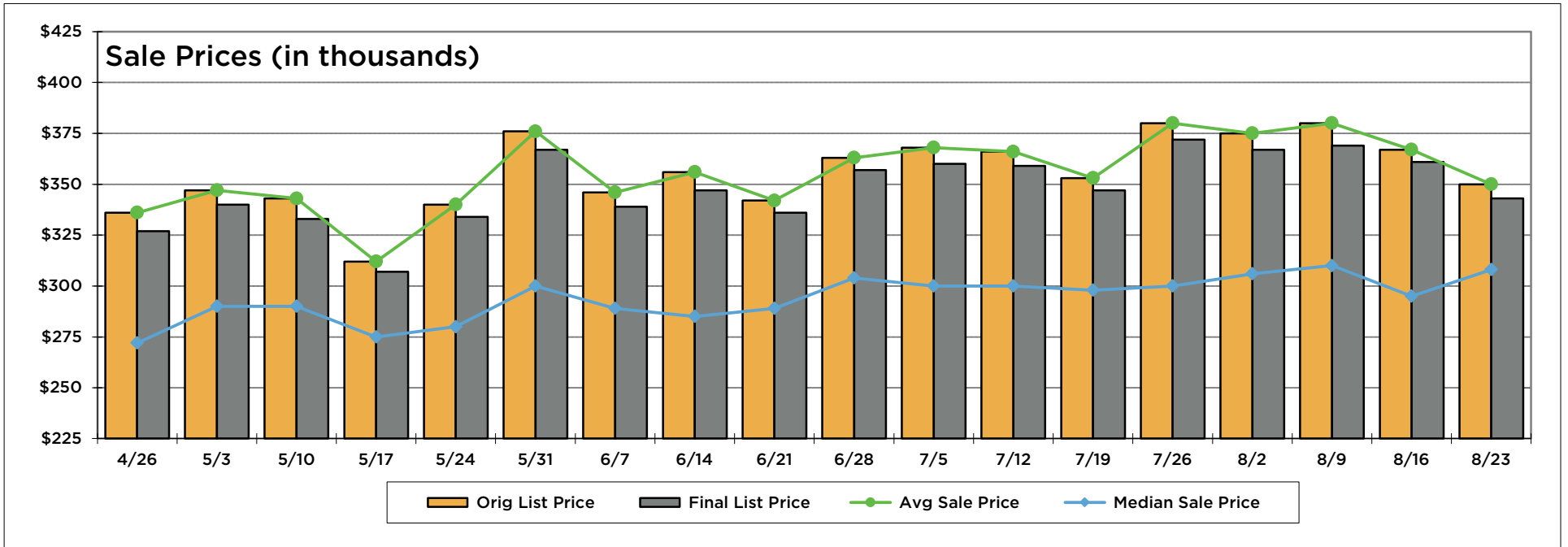
#### Beds / Baths

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	1	1

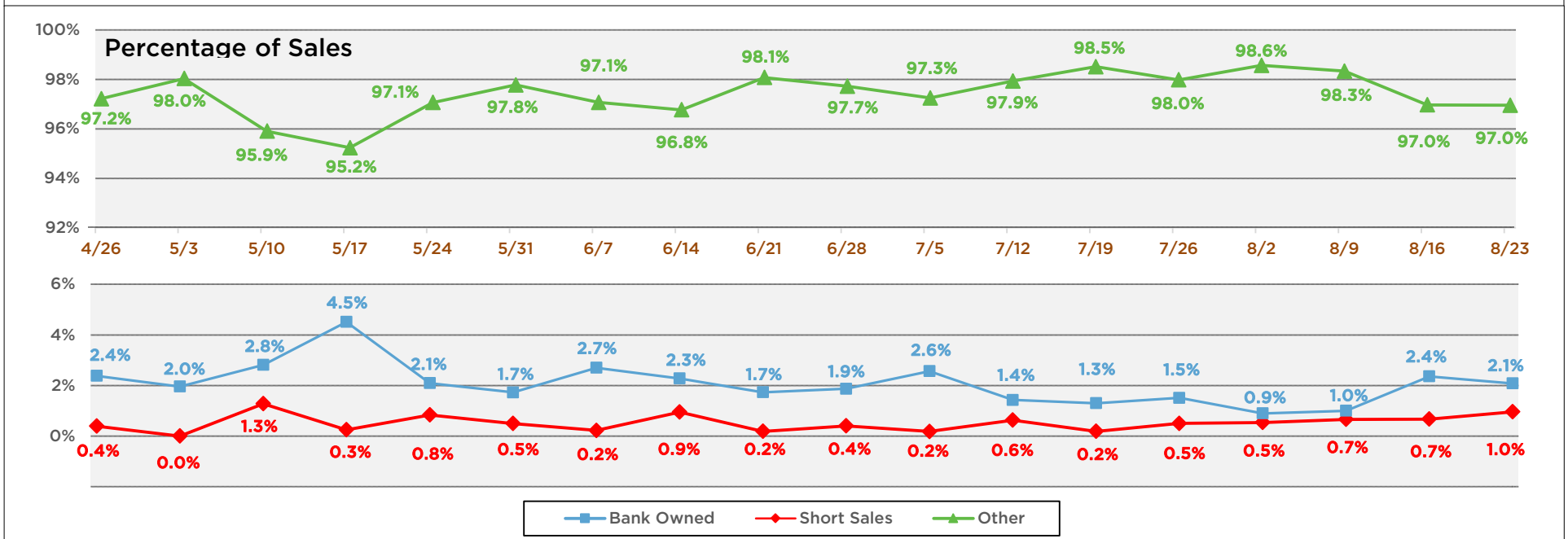
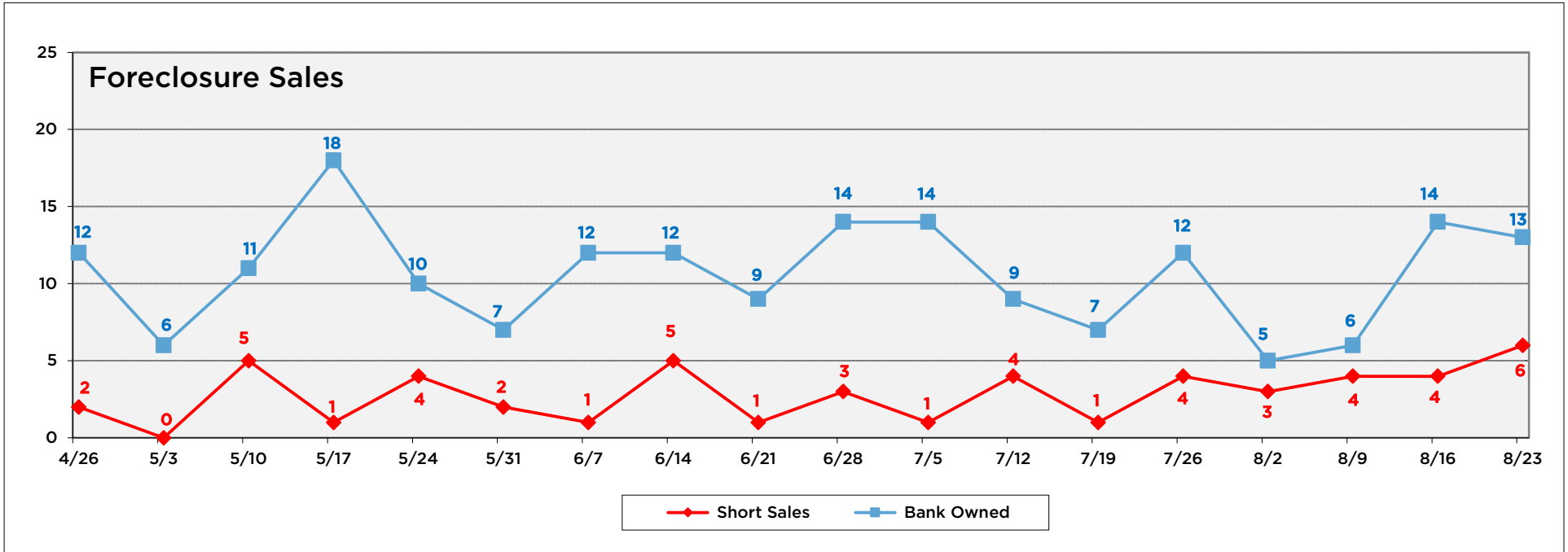
#### Square Footage

Average Square Feet	2,163	1,390	1,820	2,308	2,788	3,468	4,814
---------------------	-------	-------	-------	-------	-------	-------	-------

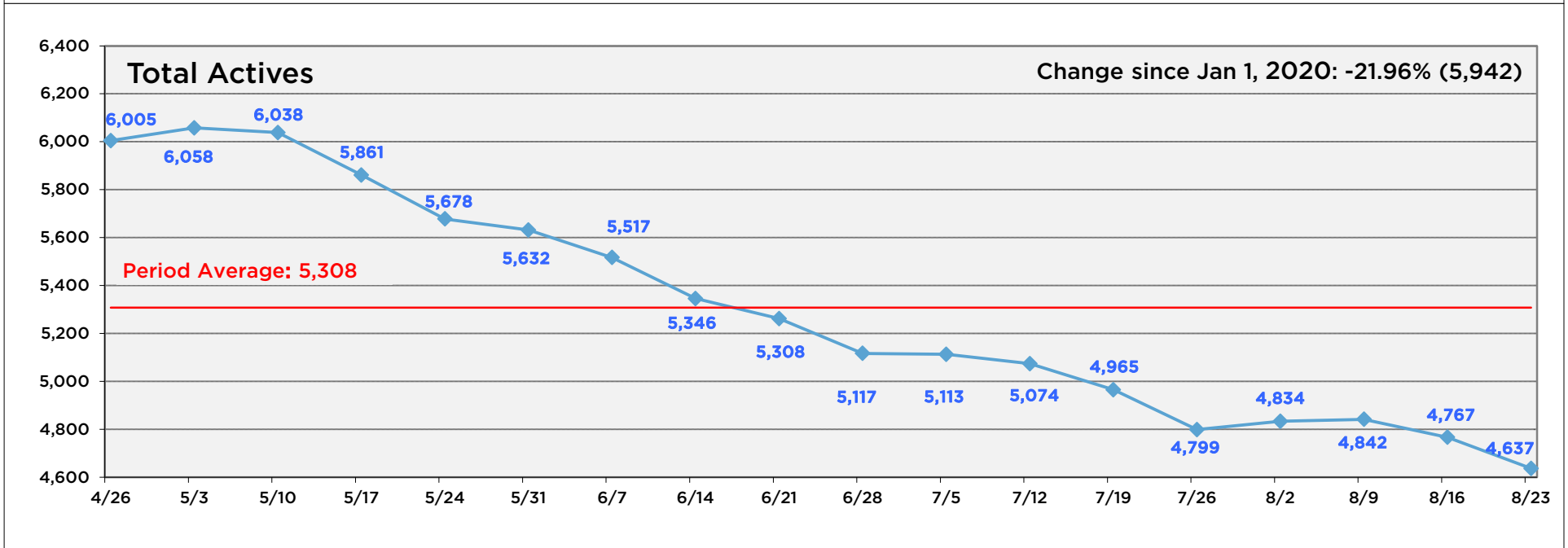
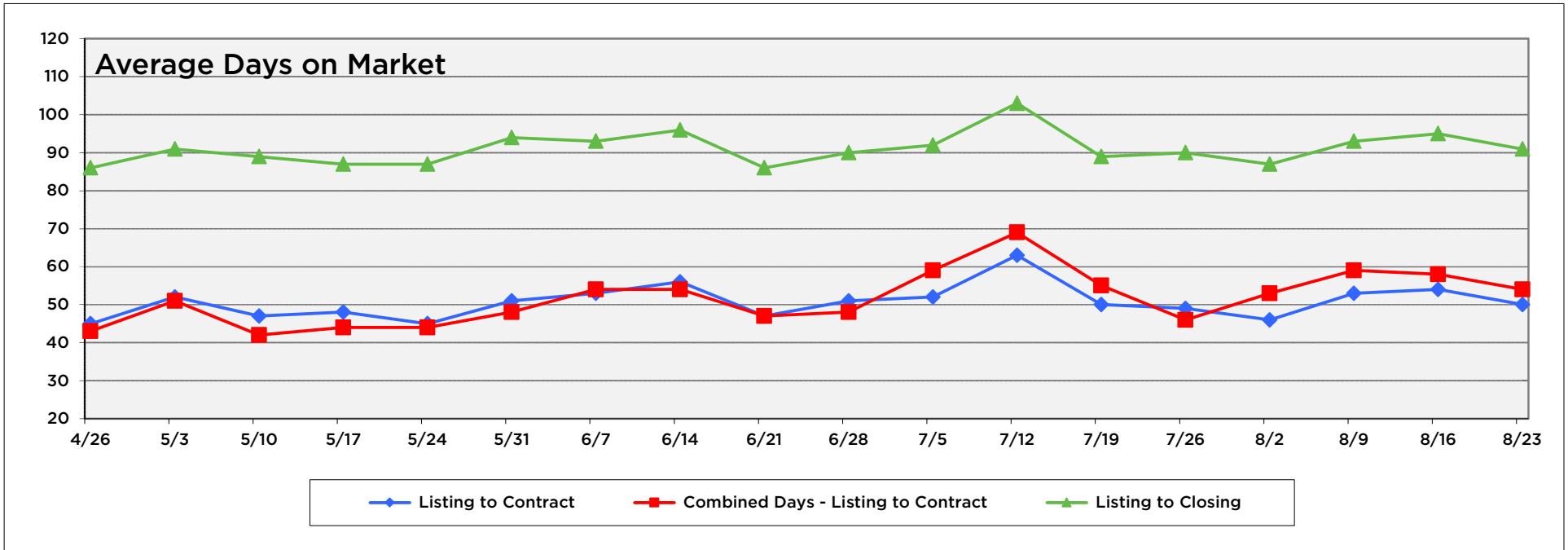
**Single Family Homes**



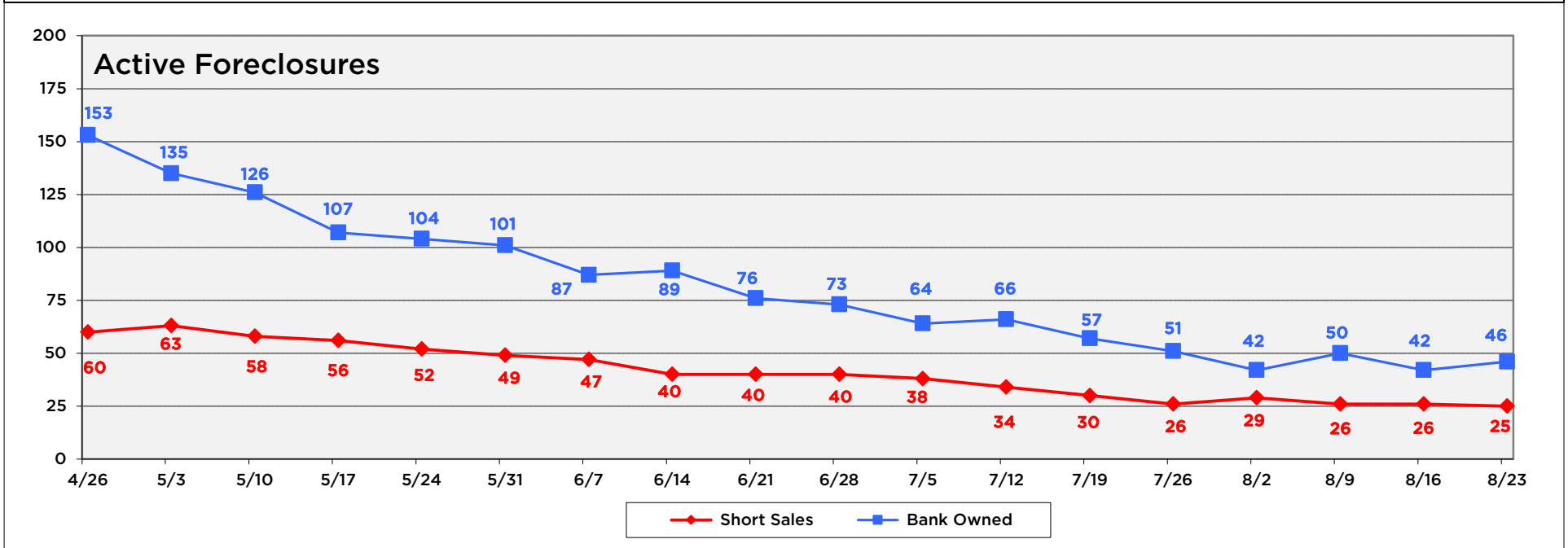
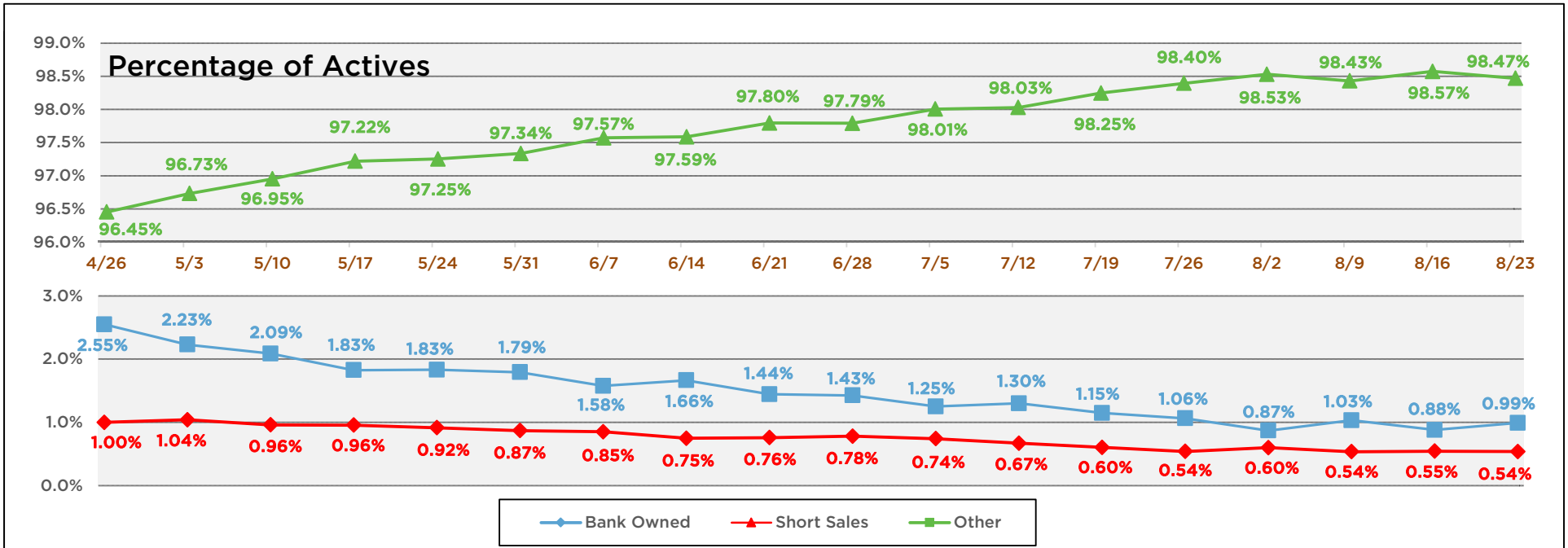
### Single Family Homes



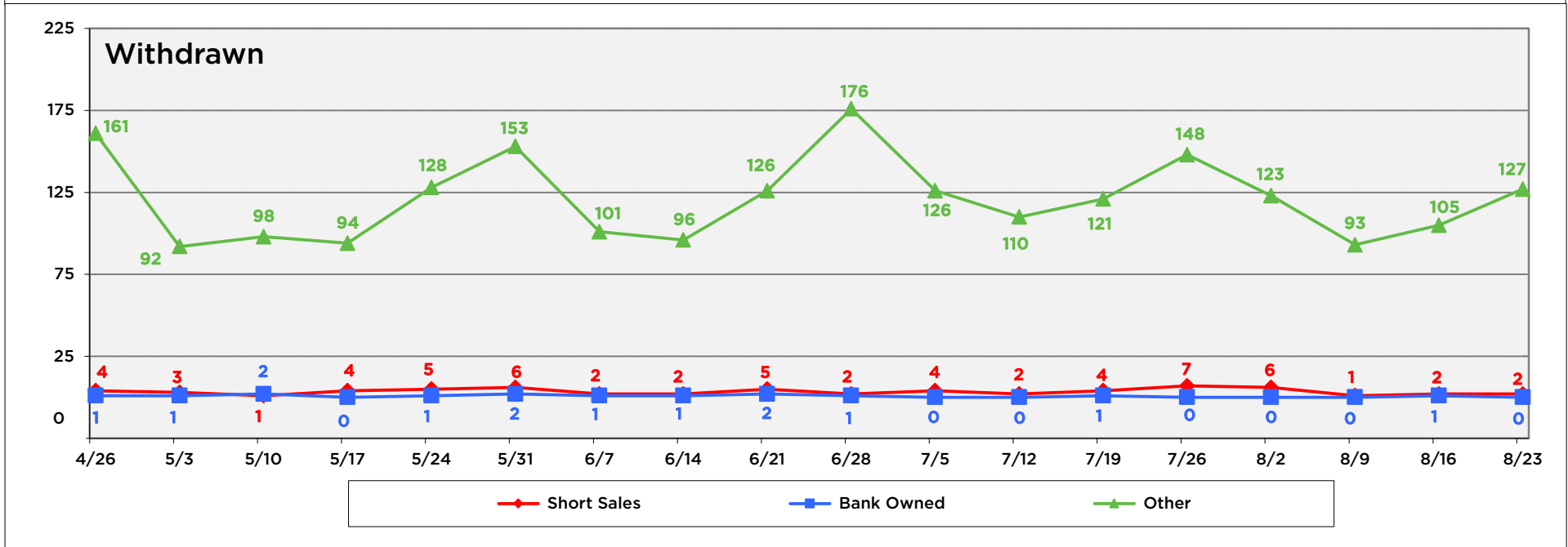
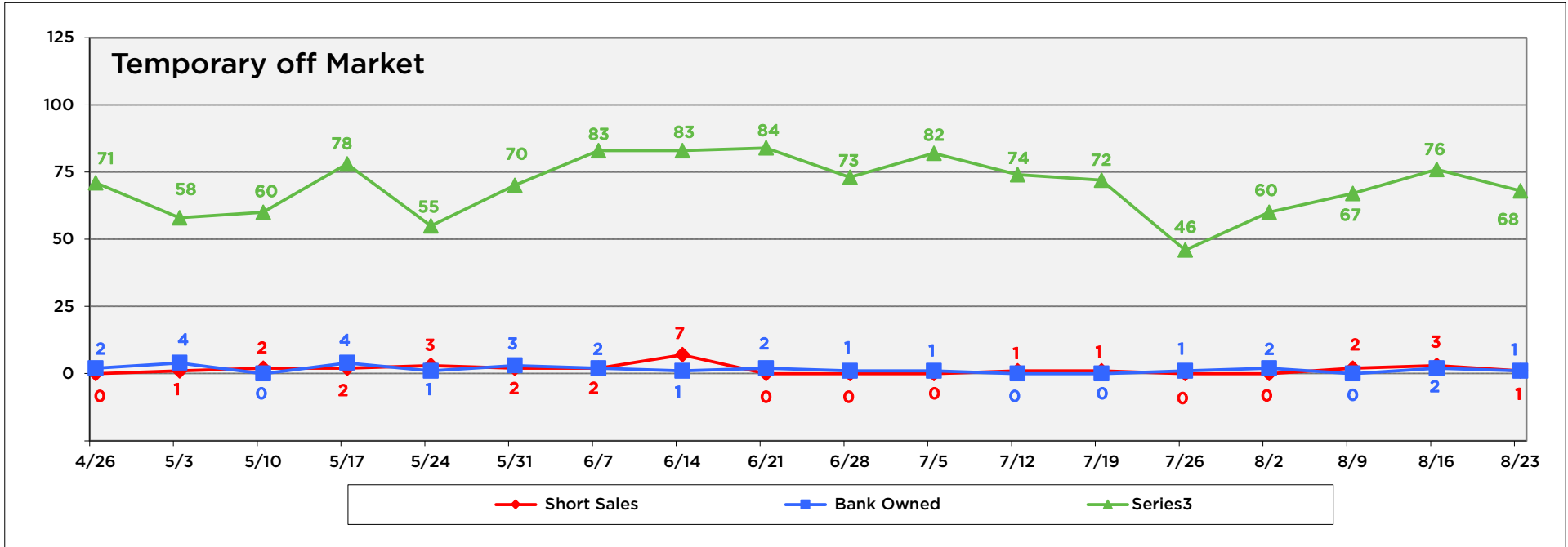
### Single Family Homes



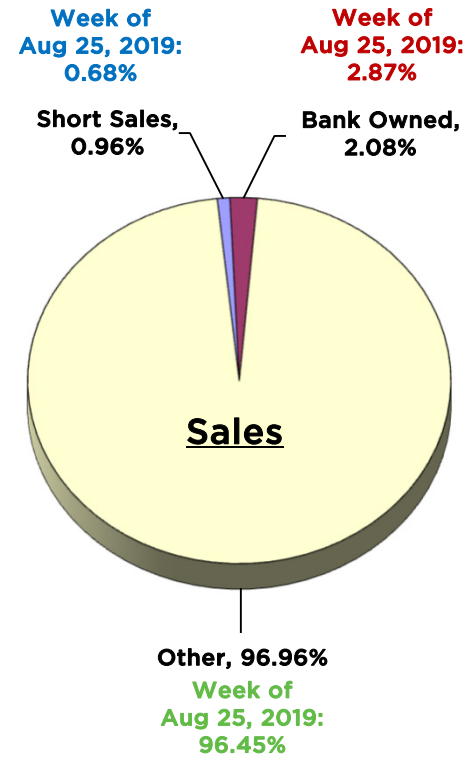
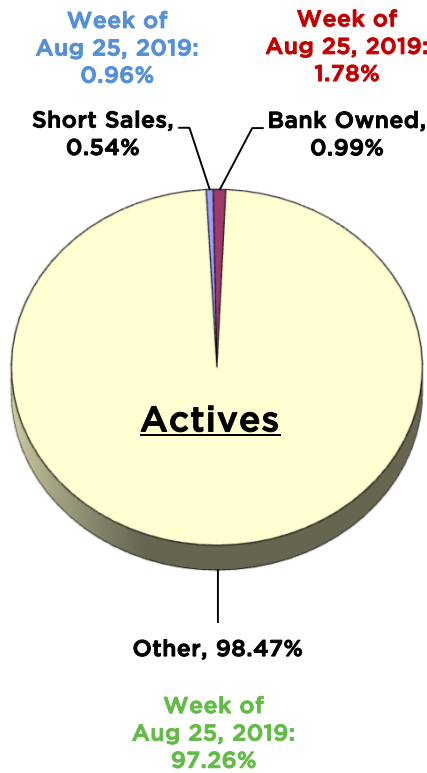
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



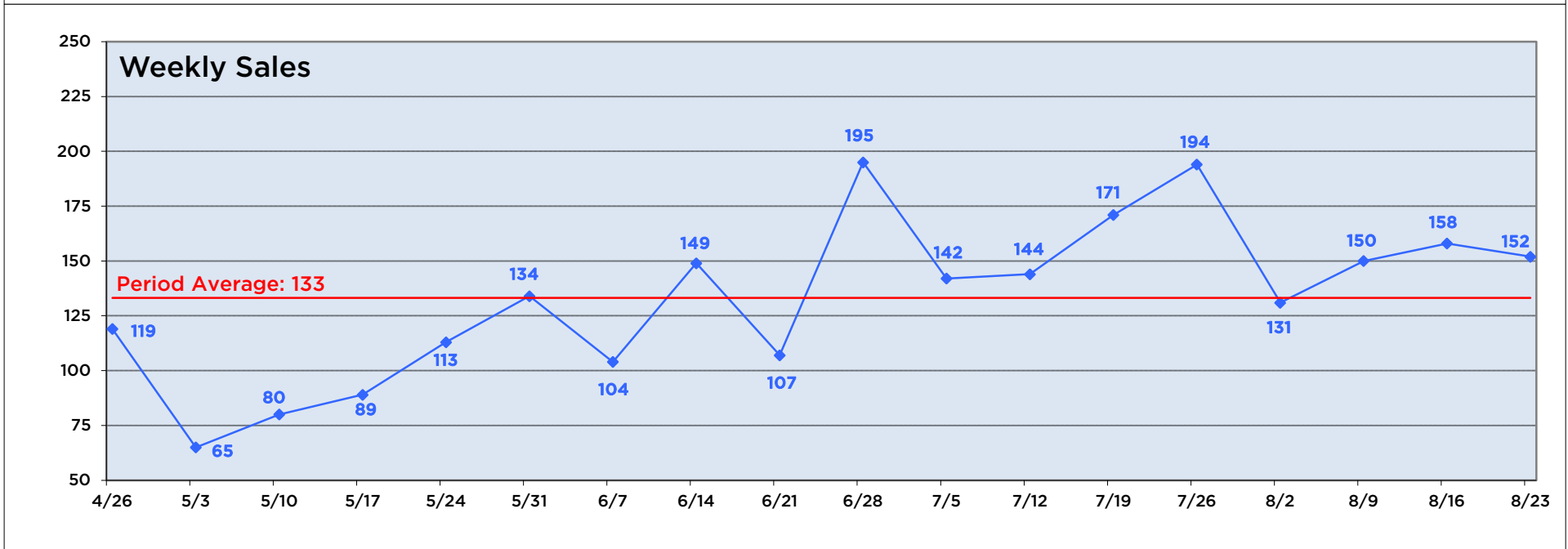
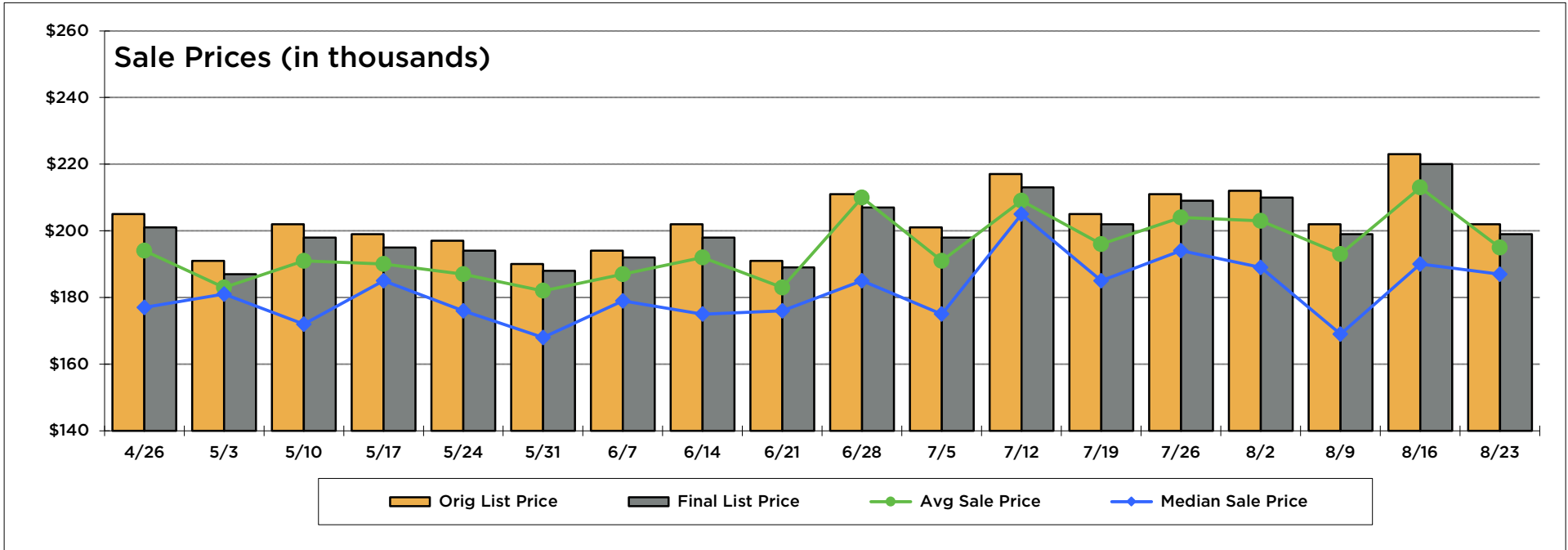
**Where are the 6 Single Family Homes available for the Median Price of \$307,500? (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>							
Sanford / Lake Forest	32771	1	\$307,000	3.0	2.0	1,994	\$153.96
<b>Orange County</b>							
Union Park / Chickasaw	32829	1	\$307,900	4.0	2.0	1,777	\$173.27
<b>Osceola County</b>							
Kissimmee (West) / Pleasant Hill	34746	1	\$307,500	4.0	2.0	2,260	\$136.06
St Cloud / Narcoossee	34771	1	\$307,900	4.0	2.0	2,064	\$149.18
<b>Lake County</b>							
Lady Lake / The Villages	32159	1	\$307,500	3.0	2.0	1,948	\$157.85
Clermont (South)	34714	1	\$308,000	6.0	4.0	2,920	\$105.48

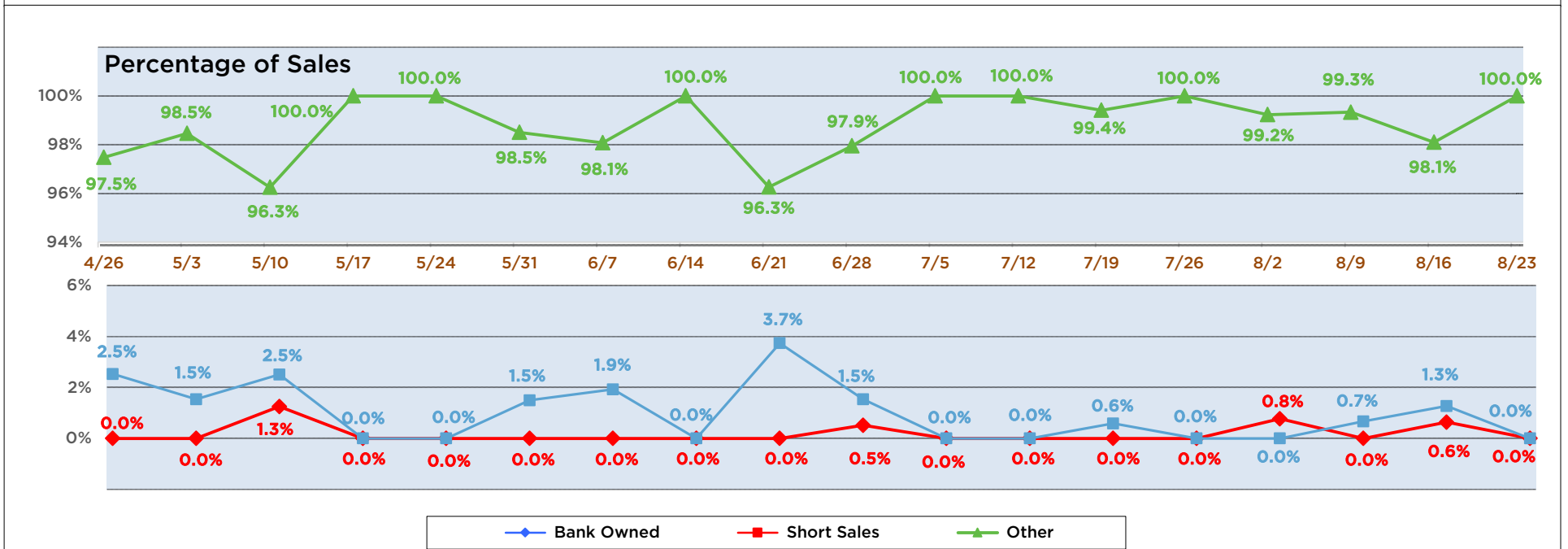
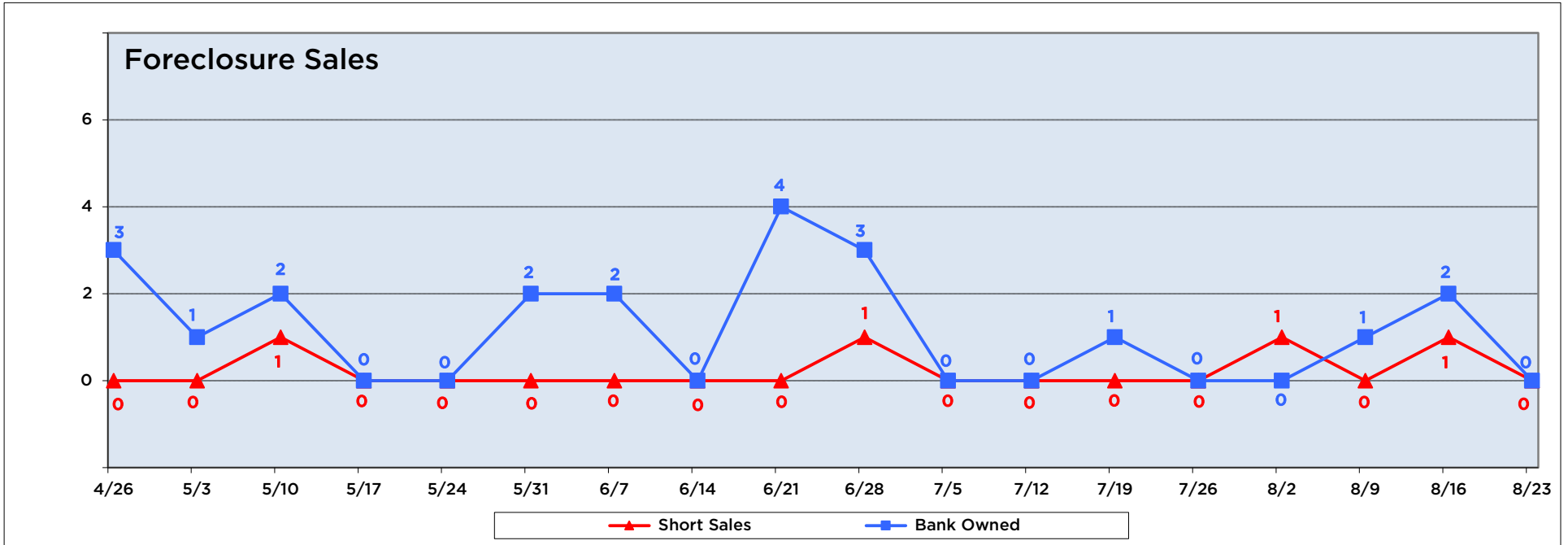
### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>152</b>	121	14	12	4	1	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	152	121	14	12	4	1	0
<b>Active Listings</b>	<b>2,382</b>	1,590	315	333	86	46	12
Bank Owned	14	12	1	0	1	0	0
Short Sales	8	8	0	0	0	0	0
Other	2,360	1,570	314	333	85	46	12
<b>Months of Inventory</b>	<b>4</b>	3	5	6	5	11	0
<b><i>List Price</i></b>							
Average Original List Price	\$201,560	\$168,422	\$281,756	\$339,058	\$433,700	\$509,950	\$0
Average Final List Price	\$199,496	\$166,568	\$280,370	\$334,058	\$431,200	\$509,950	\$0
<b><i>Sale Price</i></b>							
Average Price	\$194,596	\$162,410	\$275,350	\$324,333	\$420,000	\$500,000	\$0
Median Price	\$186,750	\$175,000	\$276,000	\$321,500	\$420,000	\$500,000	\$0
<b><i>Price Differences</i></b>							
<i>Original to Final</i> List Price	-\$2,064	-\$1,854	-\$1,386	-\$5,000	-\$2,500	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$6,964	-\$6,012	-\$6,406	-\$14,725	-\$13,700	-\$9,950	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,900	-\$4,158	-\$5,020	-\$9,725	-\$11,200	-\$9,950	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.54%	96.43%	97.73%	95.66%	96.84%	98.05%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.54%	97.50%	98.21%	97.09%	97.40%	98.05%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	47	50	24	55	23	1	0
Combined Avg Days to Contract	47	50	24	59	23	1	0
Avg Days Listing to Closing	84	88	54	94	62	28	0
Avg Days Contract to Close	37	38	29	38	38	26	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,375	1,246	1,840	1,811	2,195	2,049	0

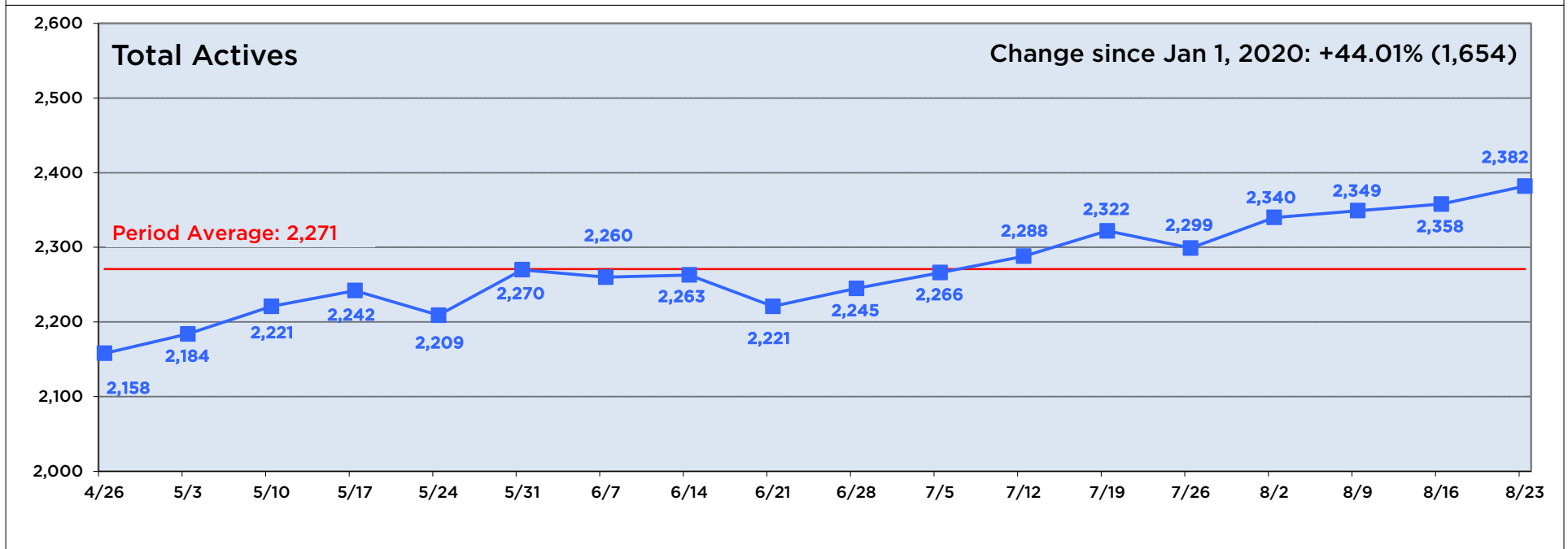
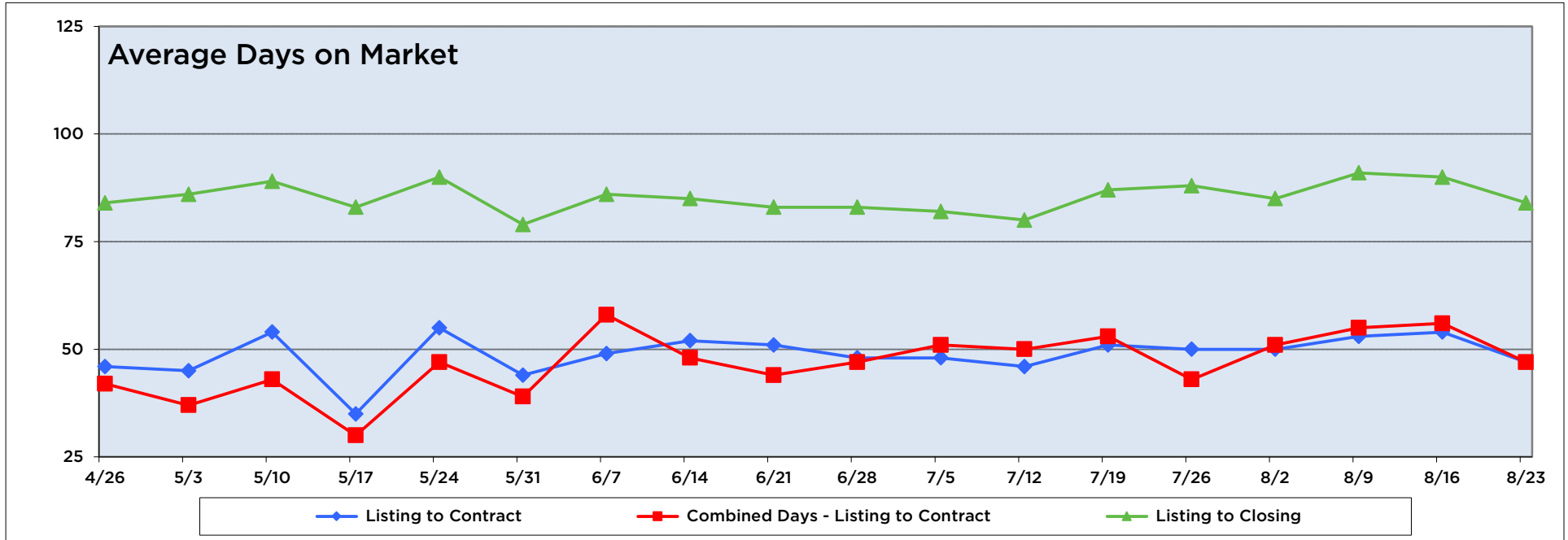
**Condos, Townhomes, Villas**



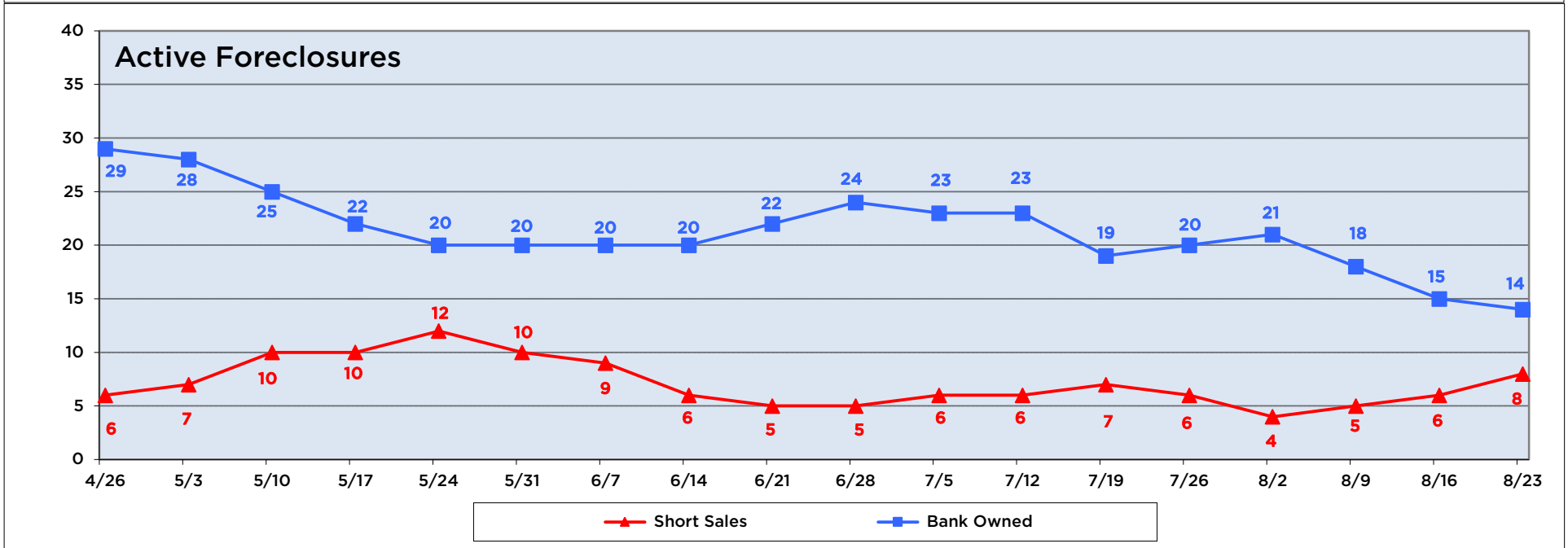
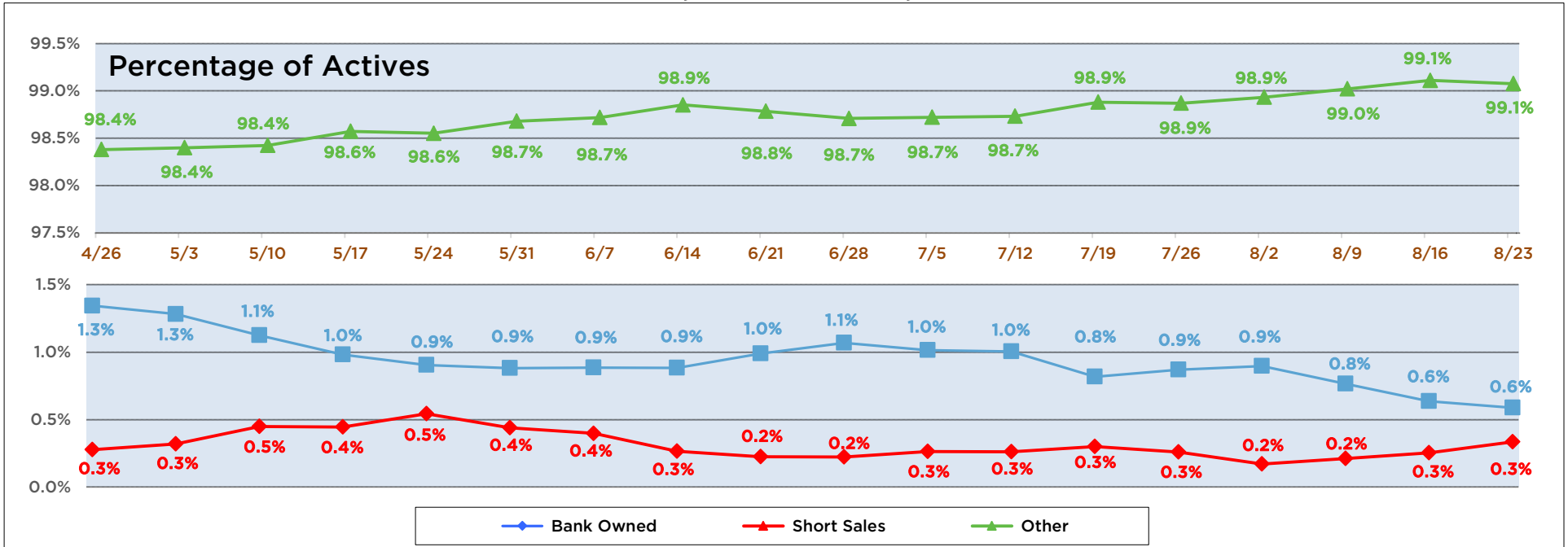
**Condos, Townhomes, Villas**



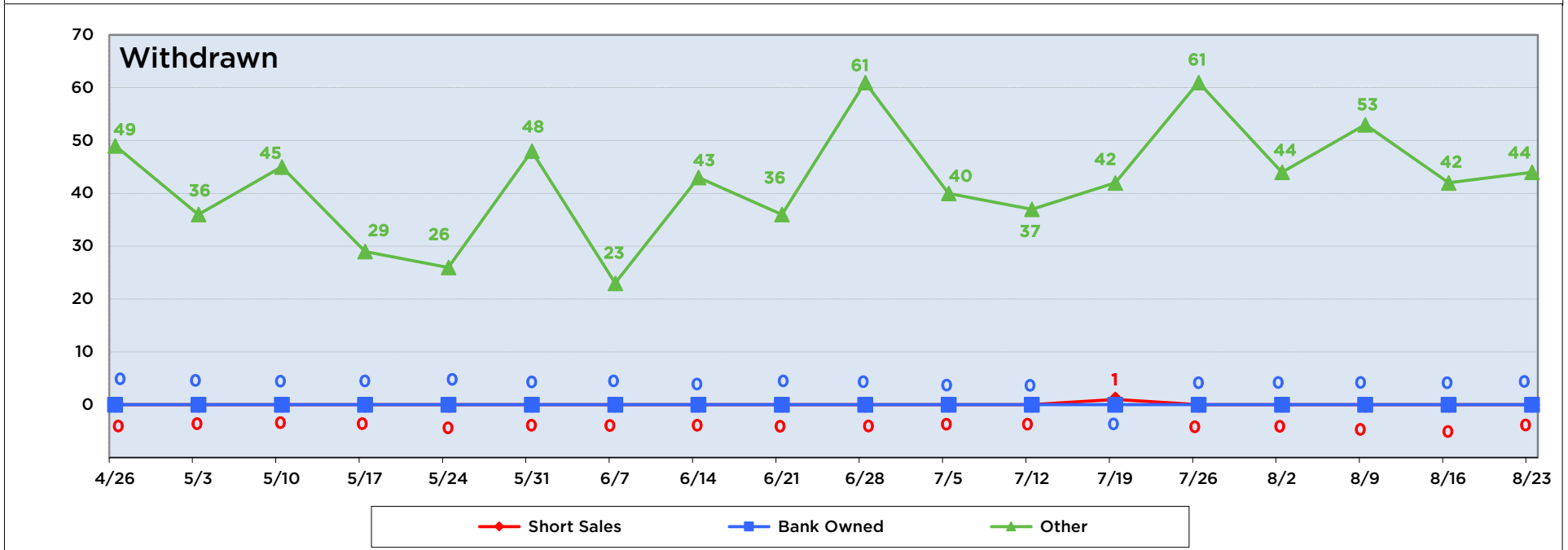
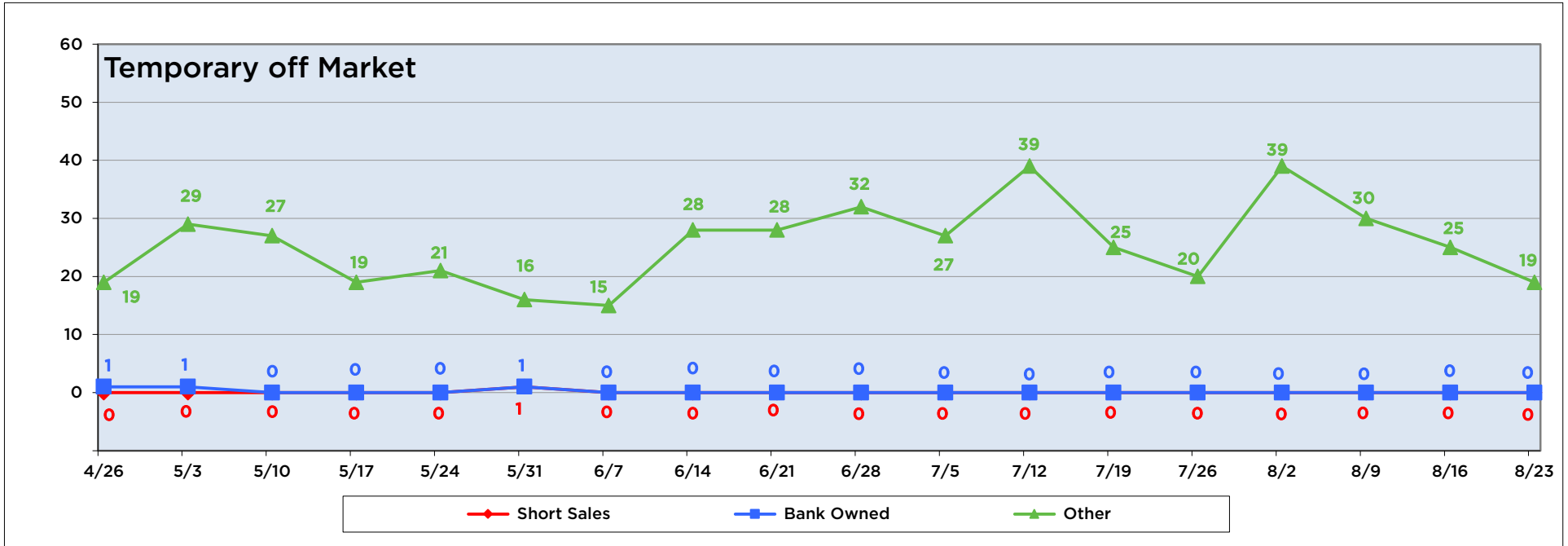
**Condos, Townhomes, Villas**



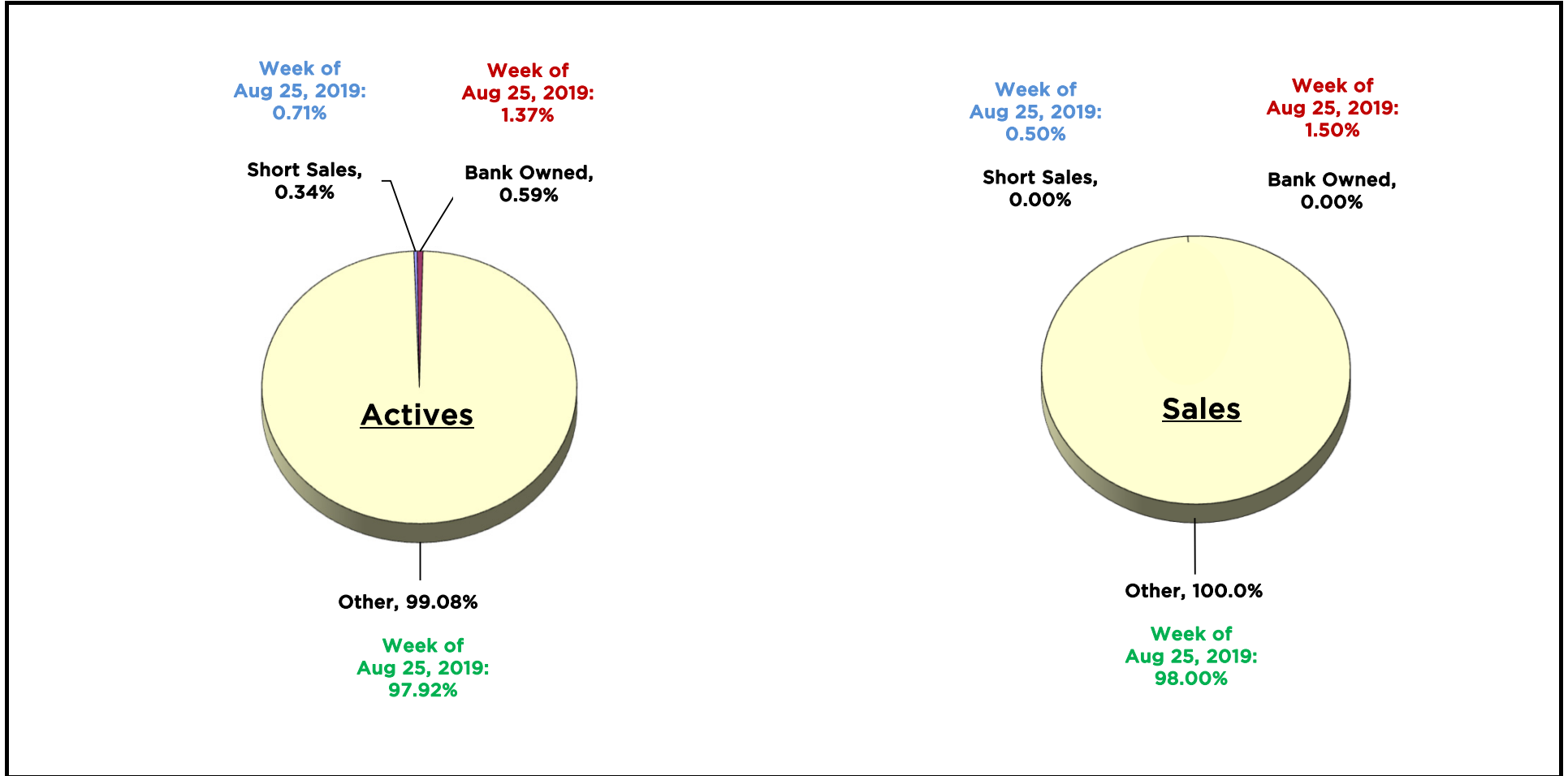
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$186,750? (± \$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>Osceola County</b>		<b>2</b>	<b>\$186,825</b>	<b>3.0</b>	<b>3.0</b>	<b>1,609</b>	<b>\$116.11</b>
Kissimmee (East)	34744	1	\$186,750	3.0	3.0	1,856	\$100.62
Kissimmee (West) / Pleasant Hill	34746	1	\$186,900	3.0	3.0	1,362	\$137.22