



Monday Morning Quarterback Summary

Week of September 6, 2020 - September 12, 2020

Single-family existing homes

- Sales of single-family homes decreased to 451 during the week of Sep 6, from 742 the week prior
- The median price of single family homes decreased to \$296,000, a change of -3.0%
- The number of single-family home foreclosure transactions remained constant at 7
- The number of single-family home short-sale transactions increased to 4 from 3 the week prior
- Single-family inventory increased by 96, and now sits at 4,681

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 120 during the week of Sep 6, from 222 the week prior
- The median price of condos, townhomes, and villas increased to \$212,500, a change of 13.6%
- The number of condo, townhome and villa foreclosure transactions remained constant at 3
- 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 2,373

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	451	133	95	114	48	56	5
Bank Owned	7	3	3	1	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	440	127	92	112	48	56	5
Active Listings	4,681	920	559	1,076	630	1,054	442
Bank Owned	38	19	2	13	3	0	1
Short Sales	30	8	8	8	0	5	1
Other	4,613	893	549	1,055	627	1,049	440
Months of Inventory	2	2	1	2	3	4	20

List Price

Average Original List Price	\$360,320	\$196,230	\$277,137	\$354,760	\$457,125	\$689,824	\$1,812,600
Average Final List Price	\$352,822	\$192,206	\$275,233	\$352,555	\$451,673	\$671,724	\$1,584,800

Sale Price

Average Price	\$347,130	\$187,362	\$273,484	\$347,432	\$445,761	\$659,866	\$1,539,800
Median Price	\$296,000	\$204,000	\$274,000	\$345,000	\$442,250	\$615,000	\$1,199,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$7,498	-\$4,024	-\$1,904	-\$2,205	-\$5,452	-\$18,100	-\$227,800
<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,190	-\$8,868	-\$3,653	-\$7,328	-\$11,364	-\$29,958	-\$272,800
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,692	-\$4,844	-\$1,749	-\$5,123	-\$5,912	-\$11,858	-\$45,000
<i>Original</i> List to <i>Sale</i> Price - %	96.34%	95.48%	98.68%	97.93%	97.51%	95.66%	84.95%
<i>Final</i> List to <i>Sale</i> Price - %	98.39%	97.48%	99.36%	98.55%	98.69%	98.23%	97.16%

Days on the Market

Avg Days Listing to Contract	44	48	31	31	37	63	338
Combined Avg Days to Contract	52	51	32	34	39	91	547
Avg Days Listing to Closing	85	94	68	70	77	102	394
Avg Days Contract to Close	40	45	37	38	40	39	54

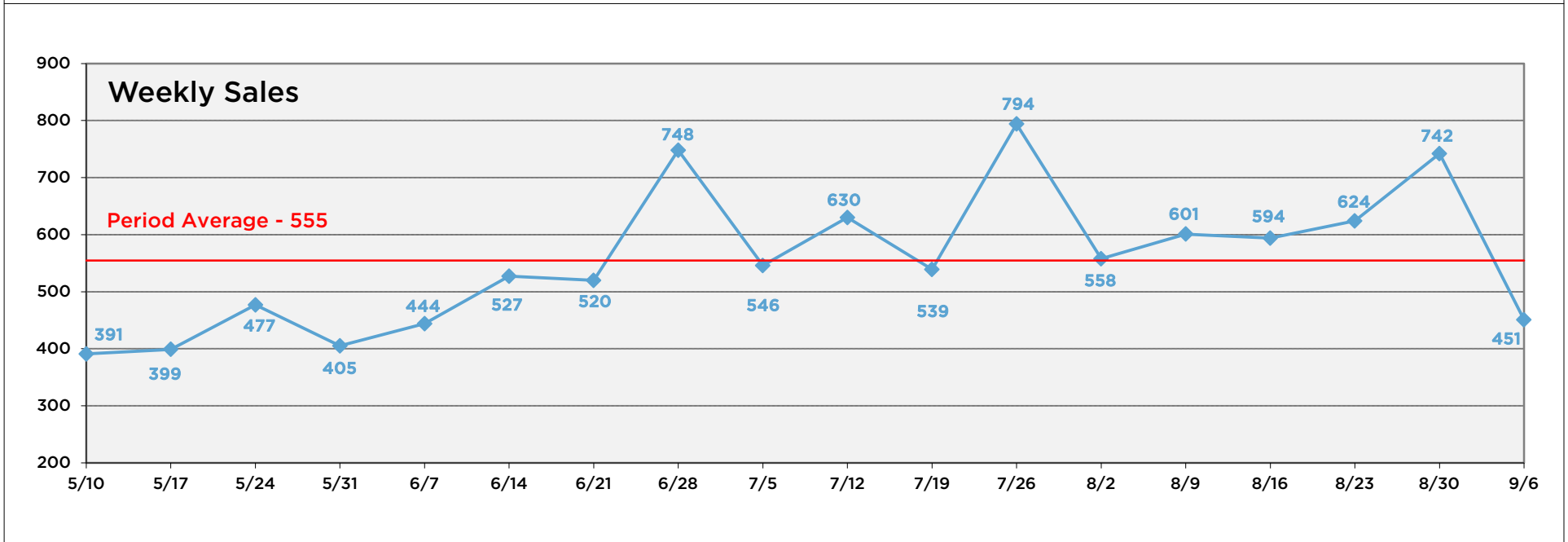
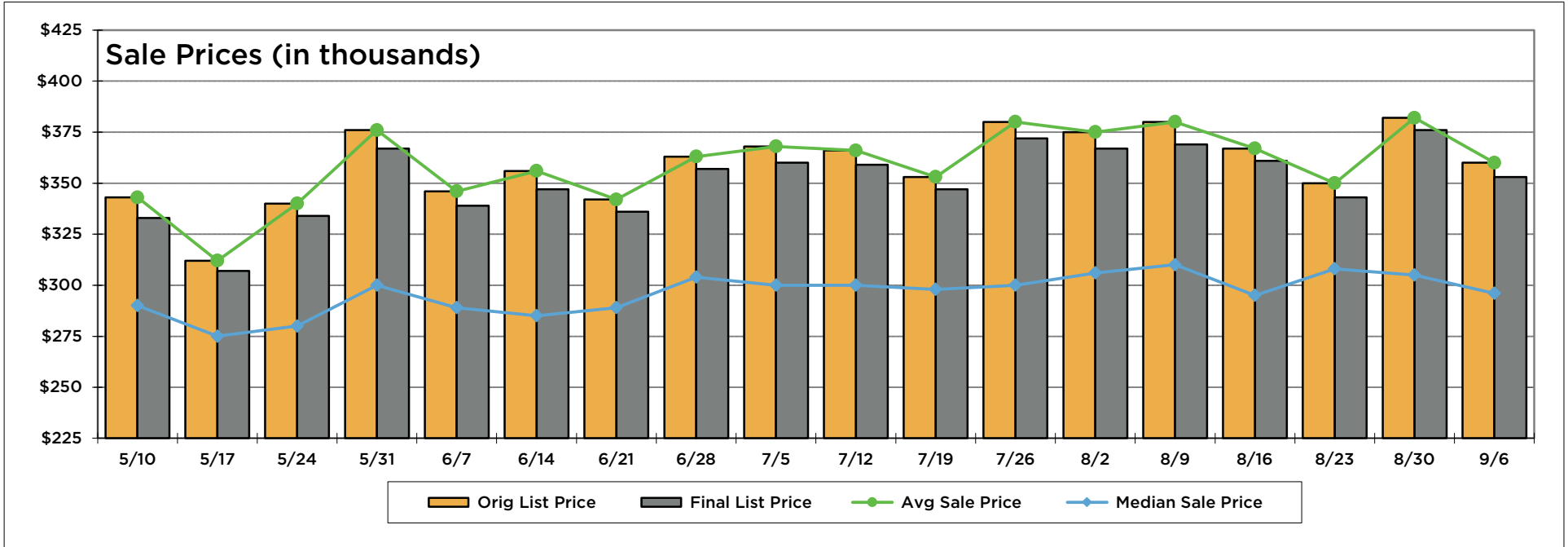
Beds / Baths

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

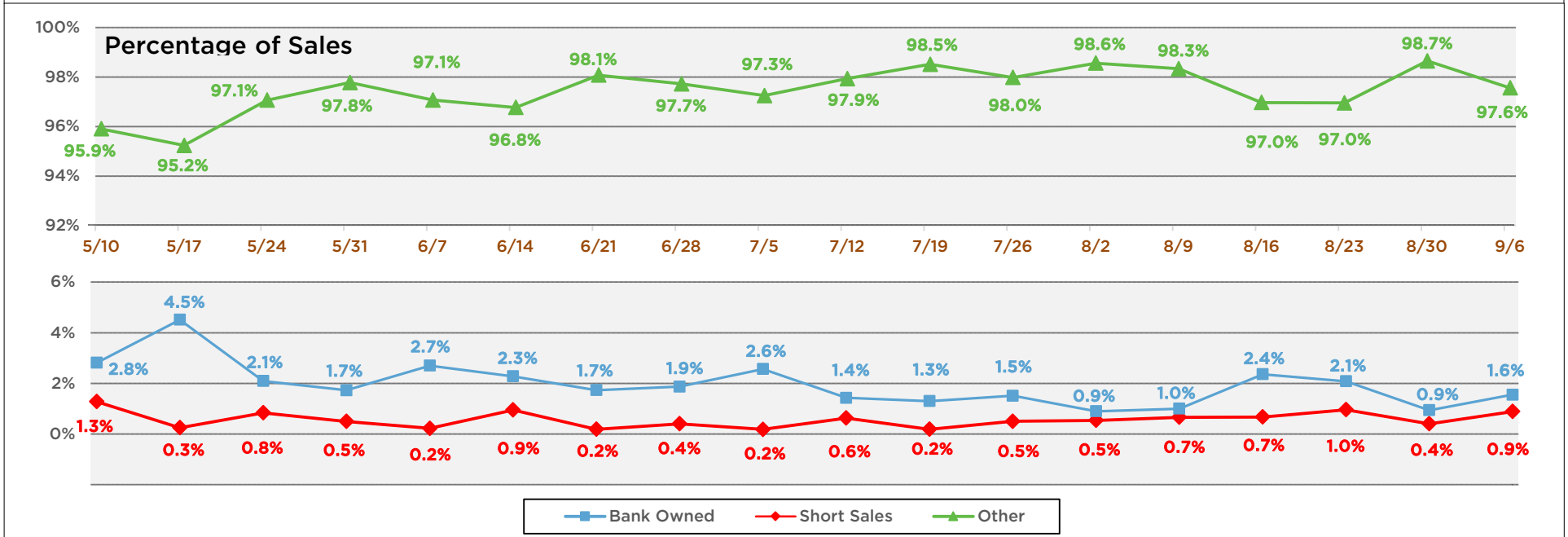
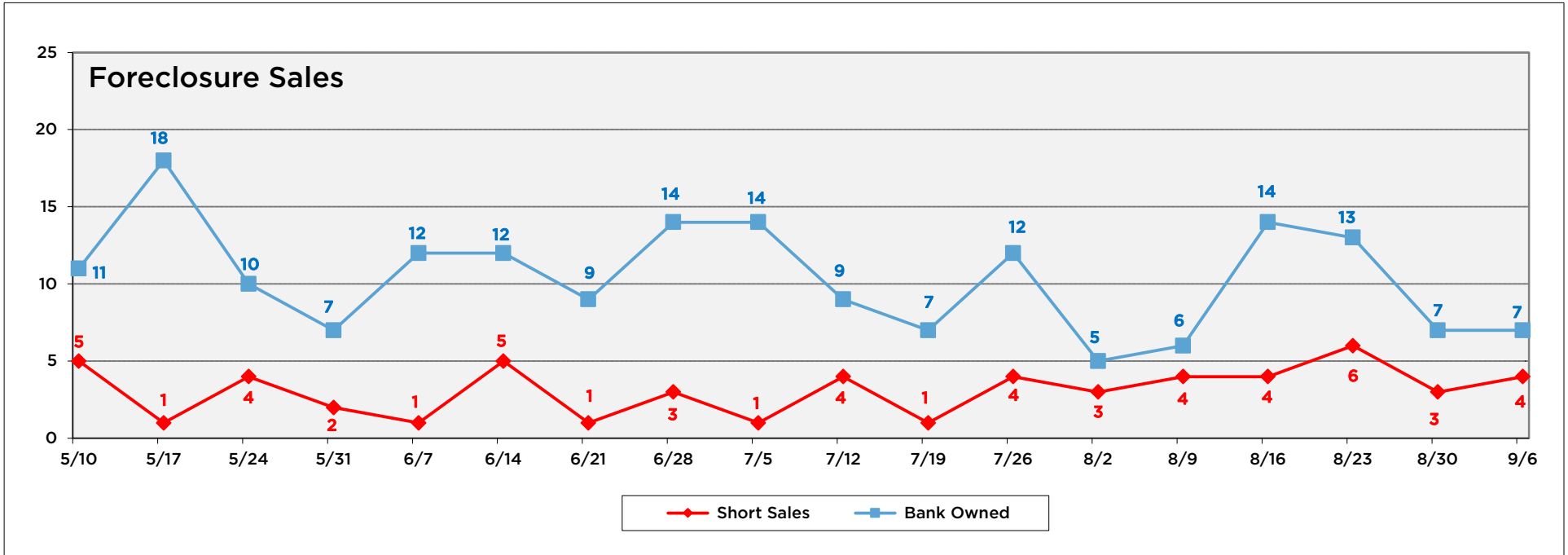
Square Footage

Average Square Feet	2,159	1,446	1,769	2,343	2,705	3,400	5,216
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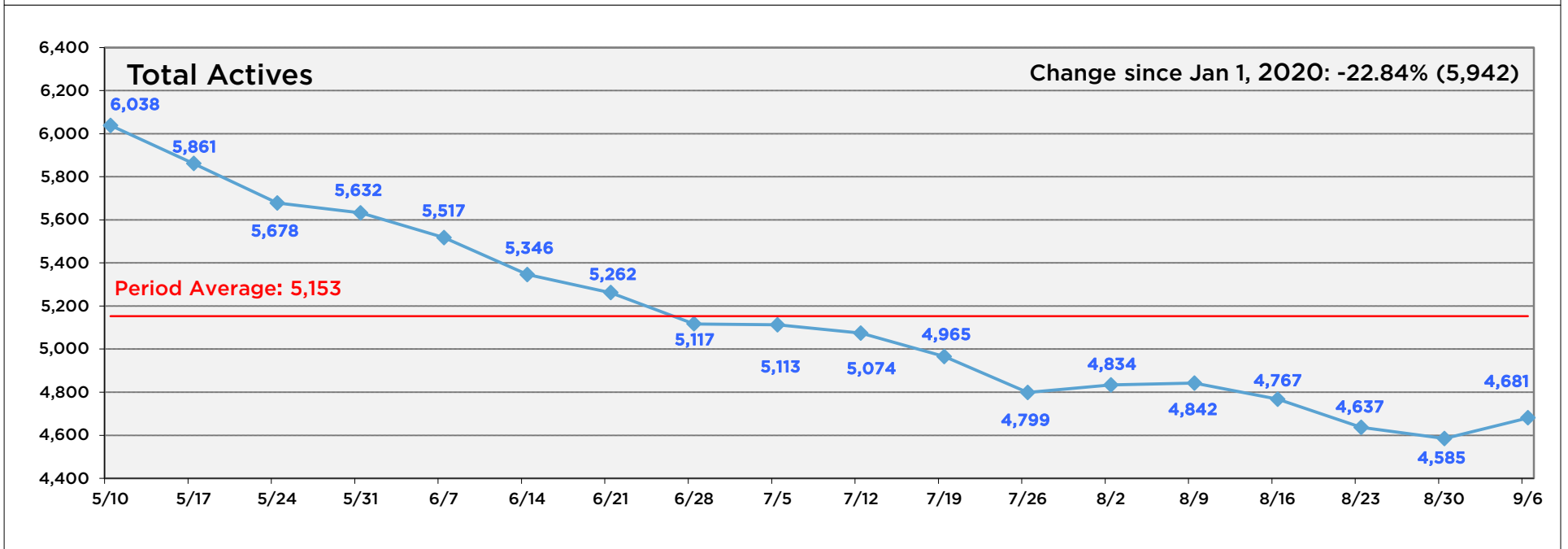
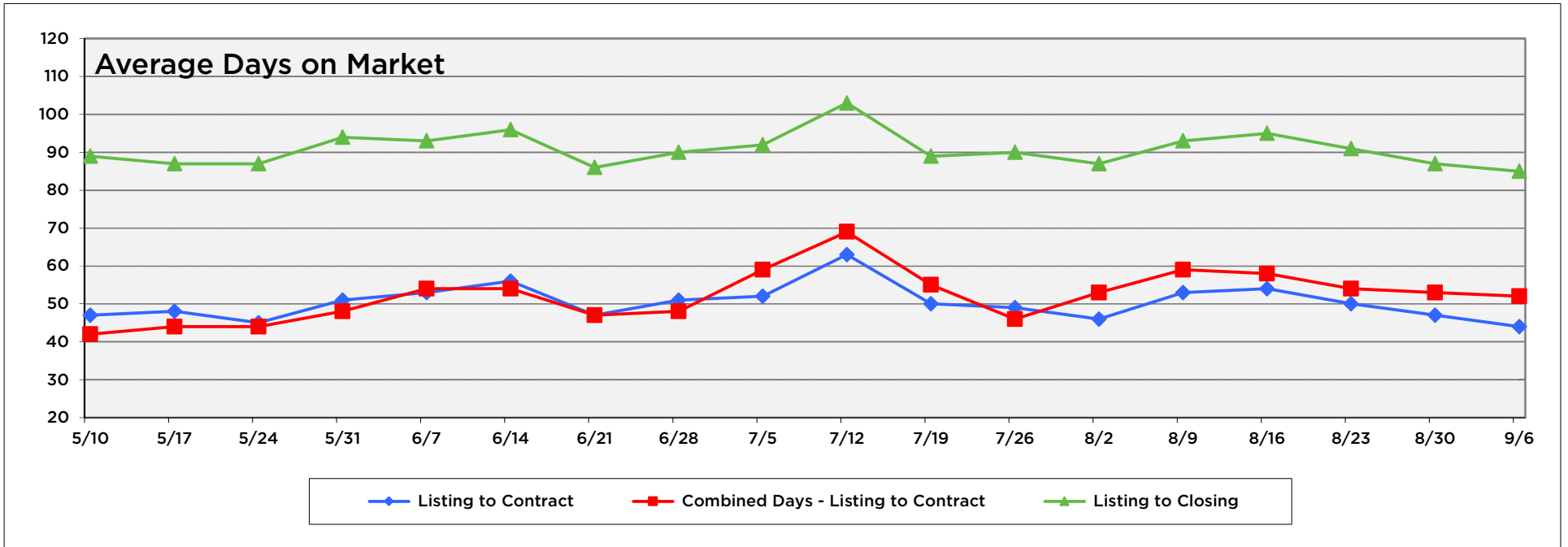
Single Family Homes



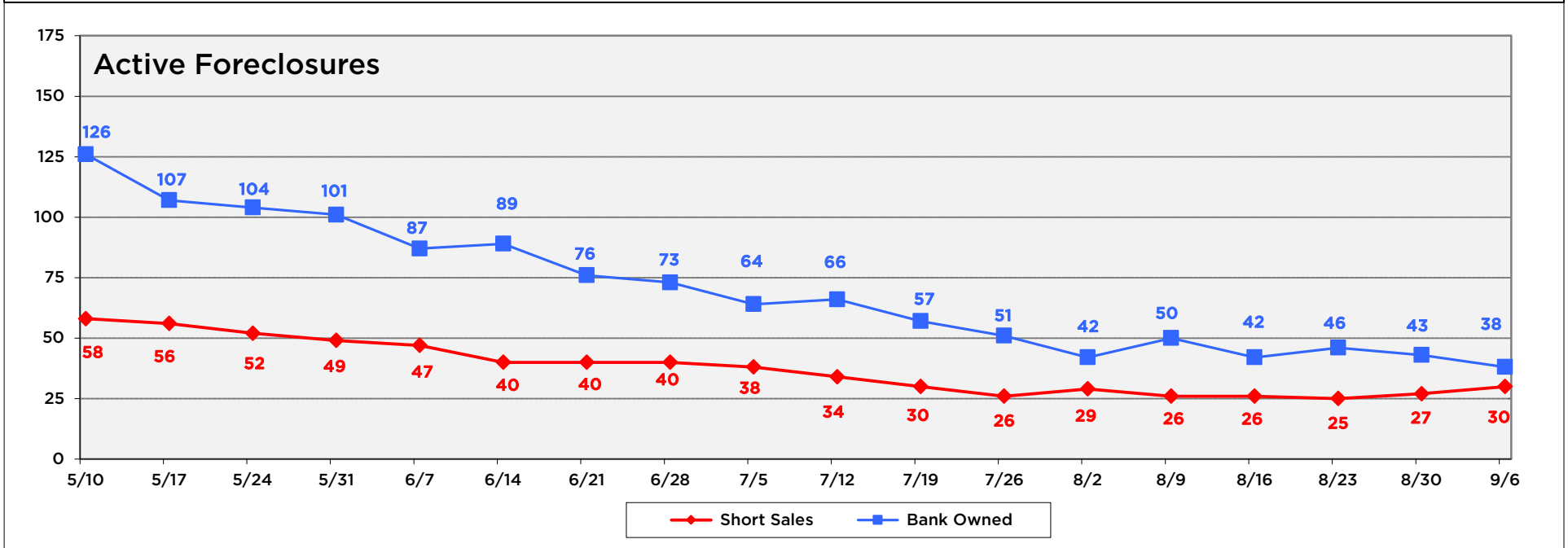
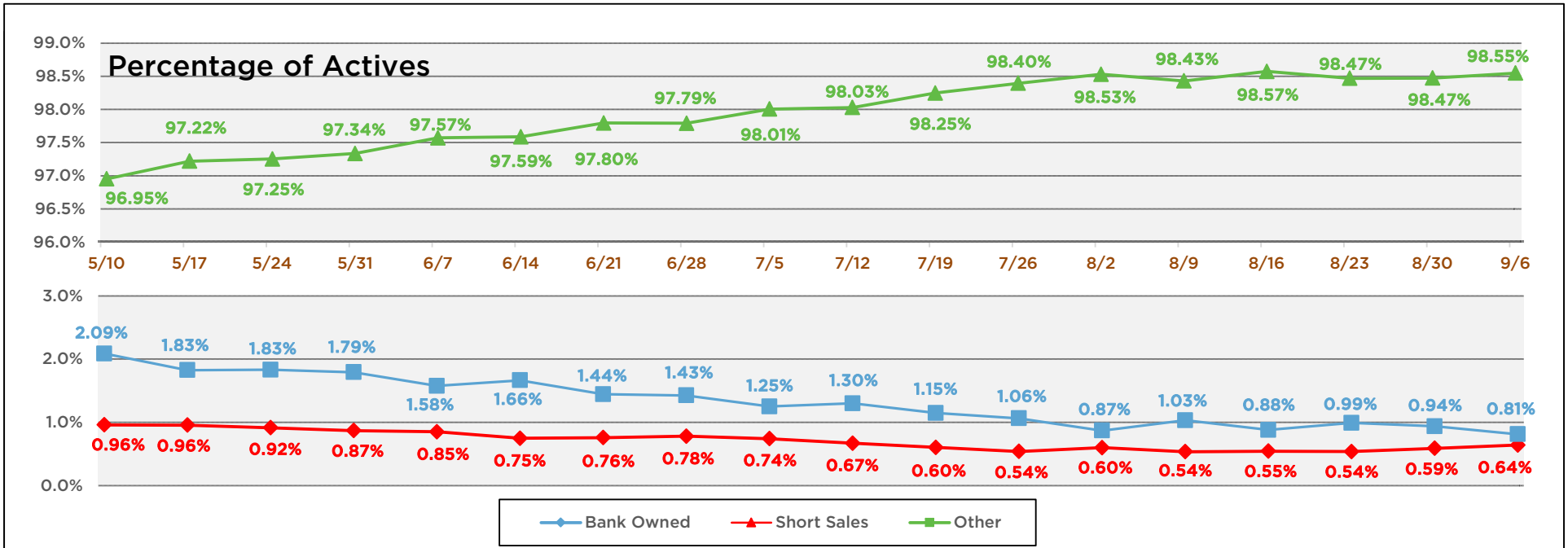
Single Family Homes



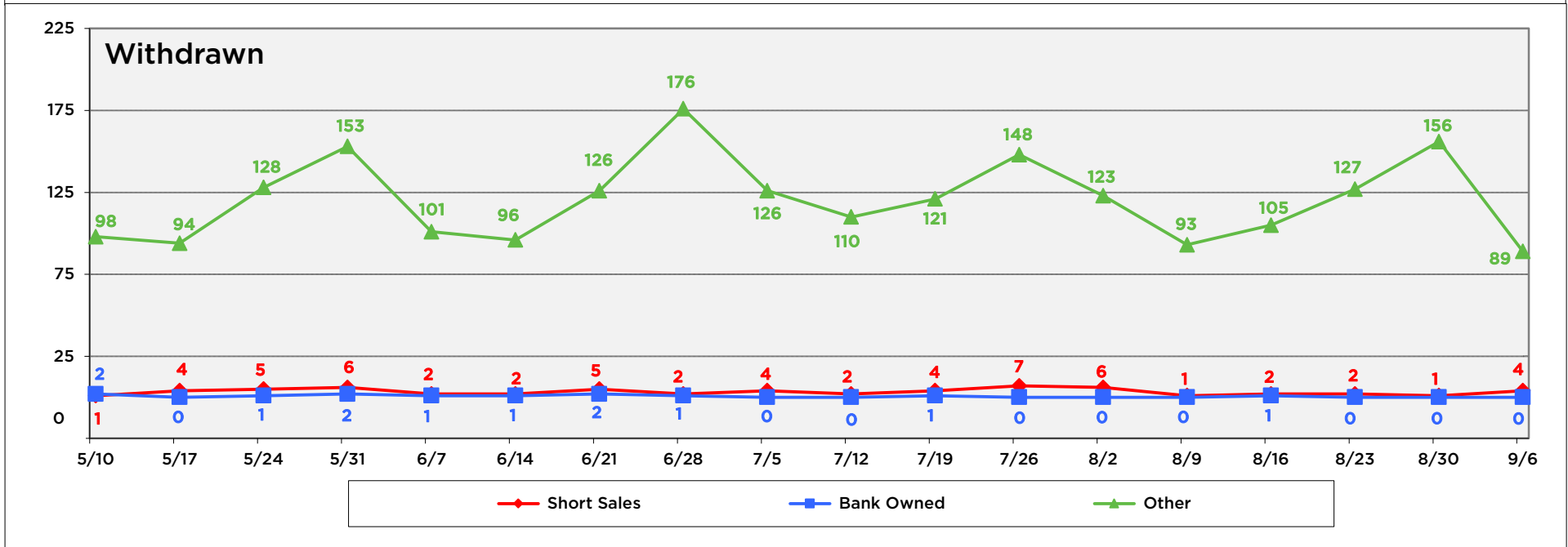
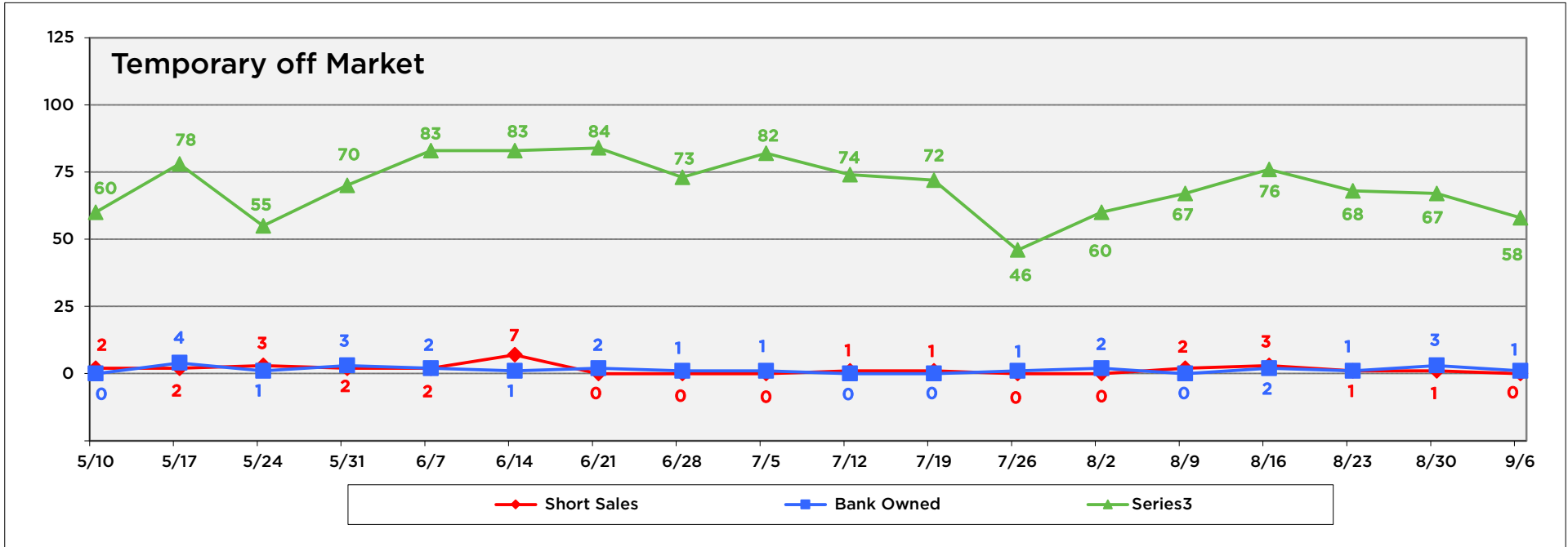
Single Family Homes



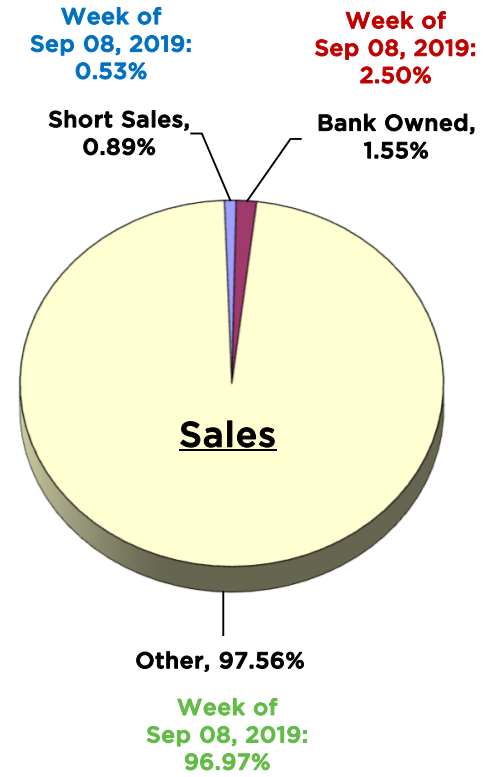
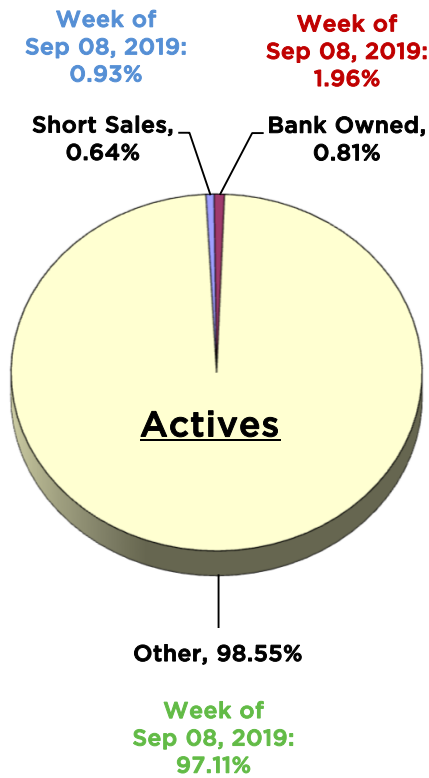
Single Family Homes



Single Family Homes



Single Family Homes



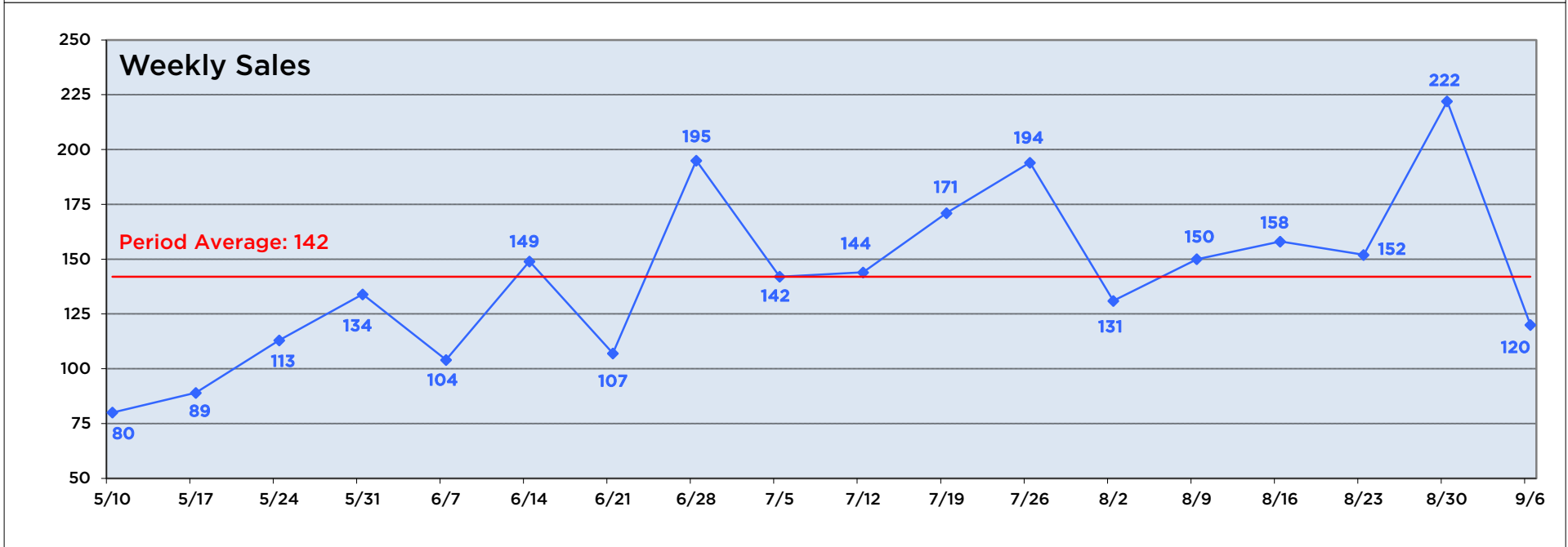
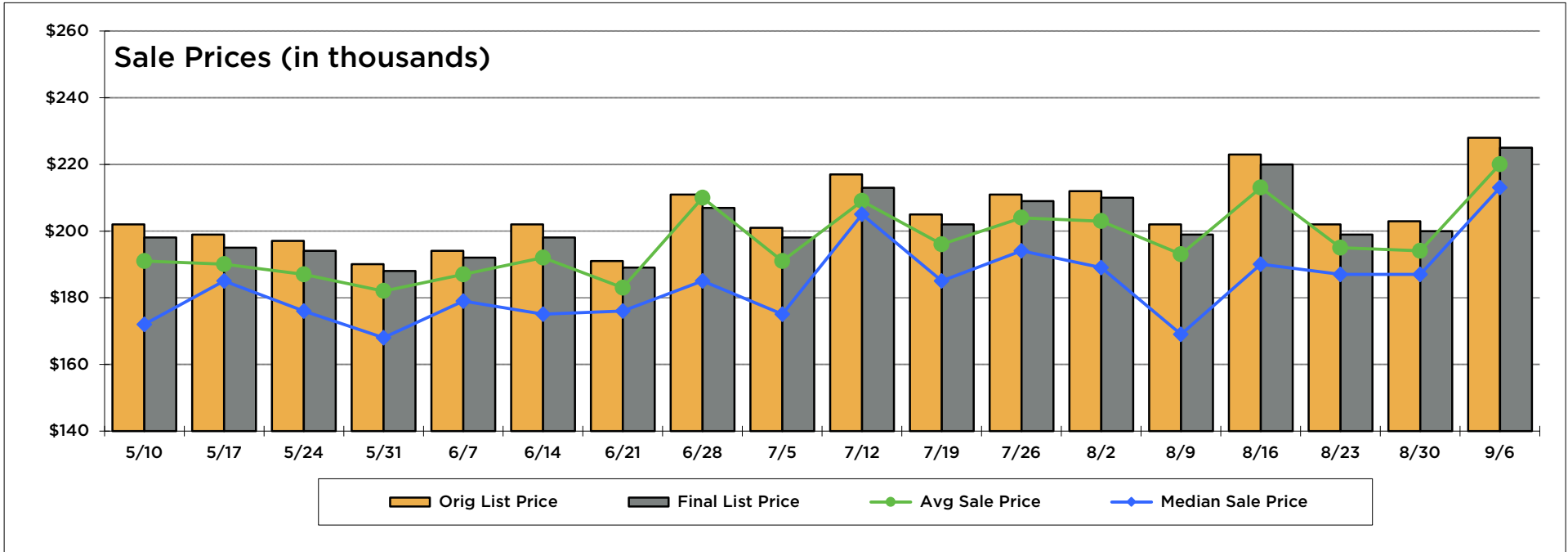
Where are the 3 Single Family Homes available for the Median Price of \$296,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		2	\$295,950	3.5	2.0	1,857	\$159.41
Apopka / Hunt Club	32703	1	\$295,900	4.0	2.0	2,043	\$144.84
Waterford Lakes	32828	1	\$296,000	3.0	2.0	1,670	\$177.25
Lake County		1	\$295,900	3.0	2.0	1,600	\$184.94
Tavares / Mt Plymouth	32778	1	\$295,900	3.0	2.0	1,600	\$184.94

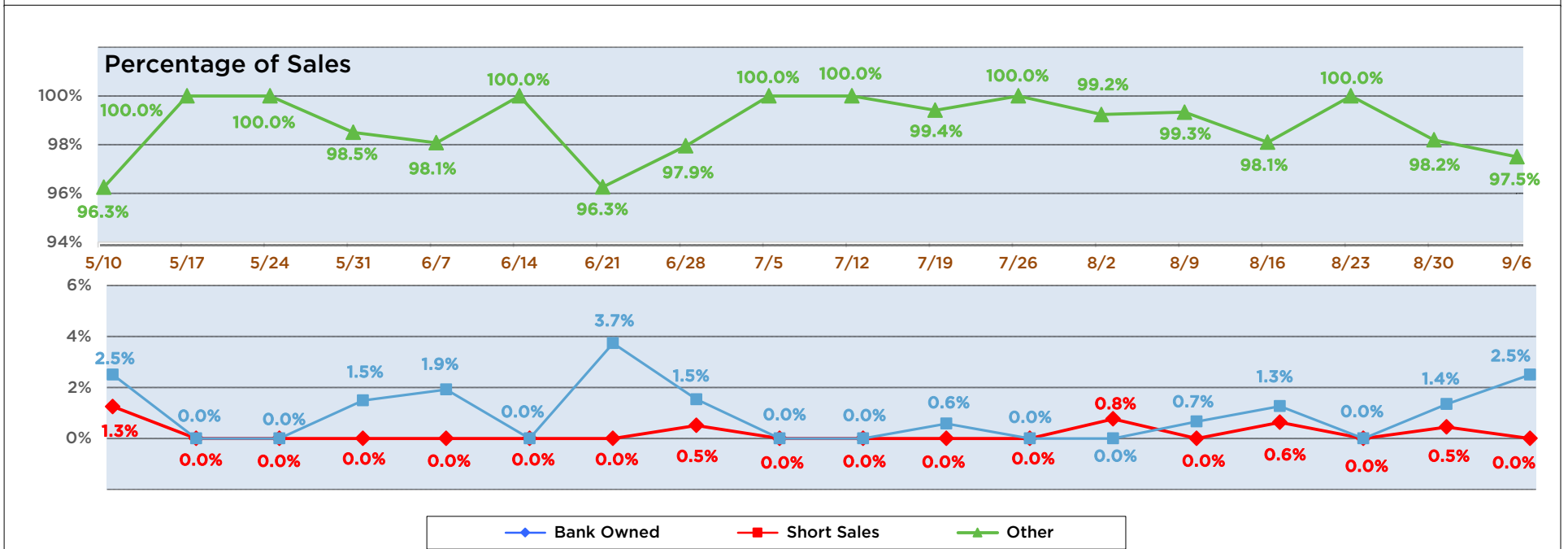
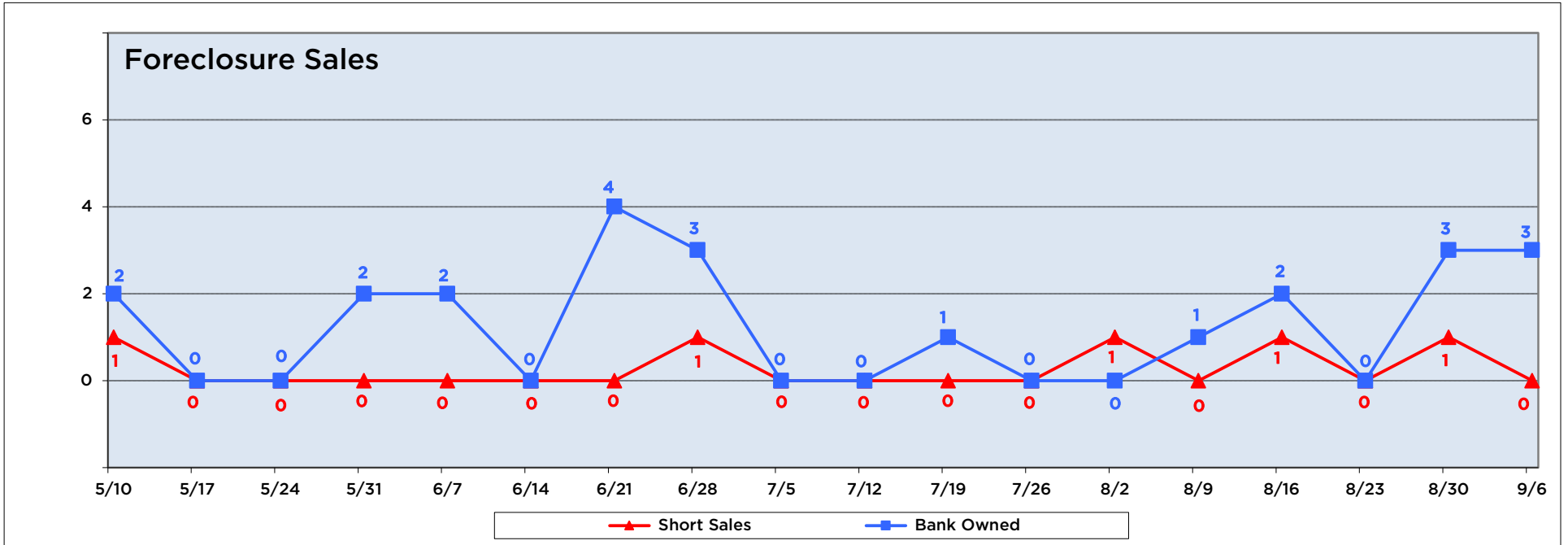
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	120	86	17	11	5	0	1
Bank Owned	3	3	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	117	83	17	11	5	0	1
Active Listings	2,373	1,582	301	333	95	49	13
Bank Owned	11	9	1	0	1	0	0
Short Sales	9	9	0	0	0	0	0
Other	2,353	1,564	300	333	94	49	13
Months of Inventory	5	4	4	7	4	0	3
<i>List Price</i>							
Average Original List Price	\$228,004	\$176,097	\$280,264	\$349,716	\$465,960	\$0	\$1,275,000
Average Final List Price	\$225,179	\$173,498	\$277,929	\$343,381	\$464,738	\$0	\$1,275,000
<i>Sale Price</i>							
Average Price	\$220,215	\$168,958	\$272,824	\$337,045	\$455,000	\$0	\$1,275,000
Median Price	\$212,500	\$168,500	\$270,000	\$337,500	\$475,000	\$0	\$1,275,000
<i>Price Differences</i>							
Original to Final List Price	-\$2,825	-\$2,599	-\$2,335	-\$6,335	-\$1,222	\$0	\$0
Original List to Sale Price - \$	-\$7,789	-\$7,139	-\$7,440	-\$12,671	-\$10,960	\$0	\$0
Final List to Sale Price - \$	-\$4,964	-\$4,540	-\$5,105	-\$6,336	-\$9,738	\$0	\$0
Original List to Sale Price - %	96.58%	95.95%	97.35%	96.38%	97.65%	0.00%	100.00%
Final List to Sale Price - %	97.80%	97.38%	98.16%	98.15%	97.90%	0.00%	100.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	59	59	43	52	146	0	2
Combined Avg Days to Contract	61	59	43	65	146	0	2
Avg Days Listing to Closing	94	92	81	90	195	0	2
Avg Days Contract to Close	34	32	36	37	47	0	60
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	4	0	3
Average Full Baths	2	2	2	2	3	0	2
Average Half Baths	0	0	1	1	1	0	1
<i>Square Footage</i>							
Average Square Feet	1,483	1,289	1,698	2,032	2,822	0	1,715

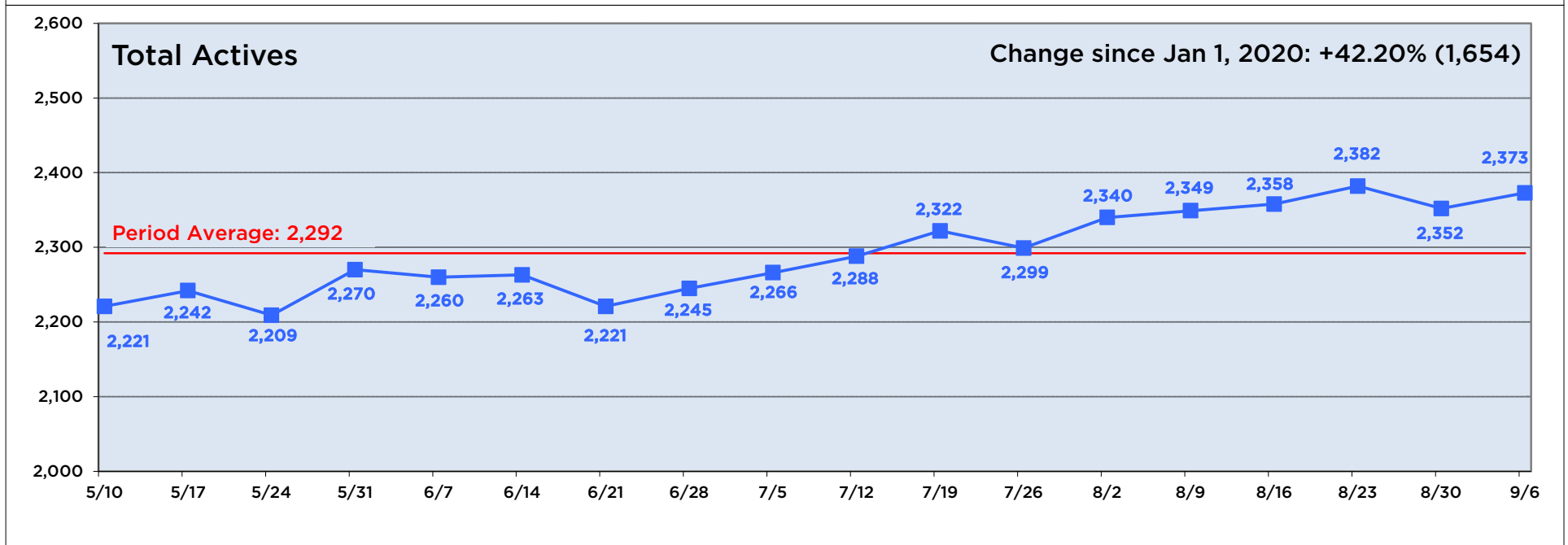
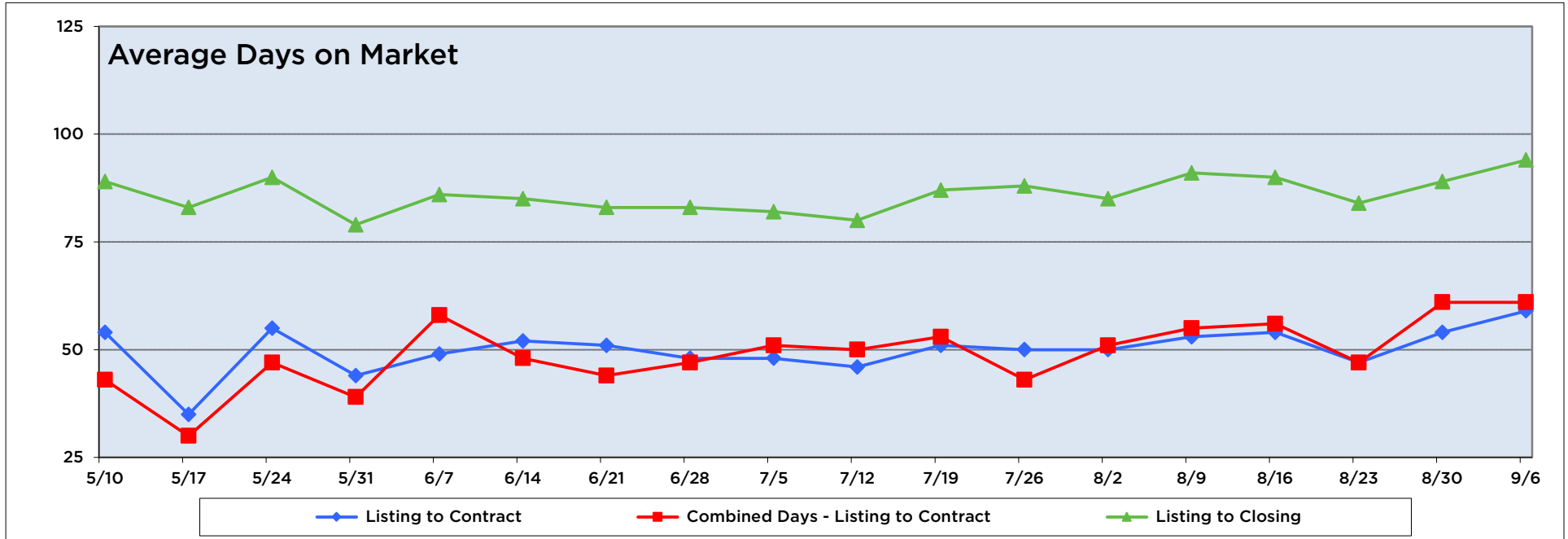
Condos, Townhomes, Villas



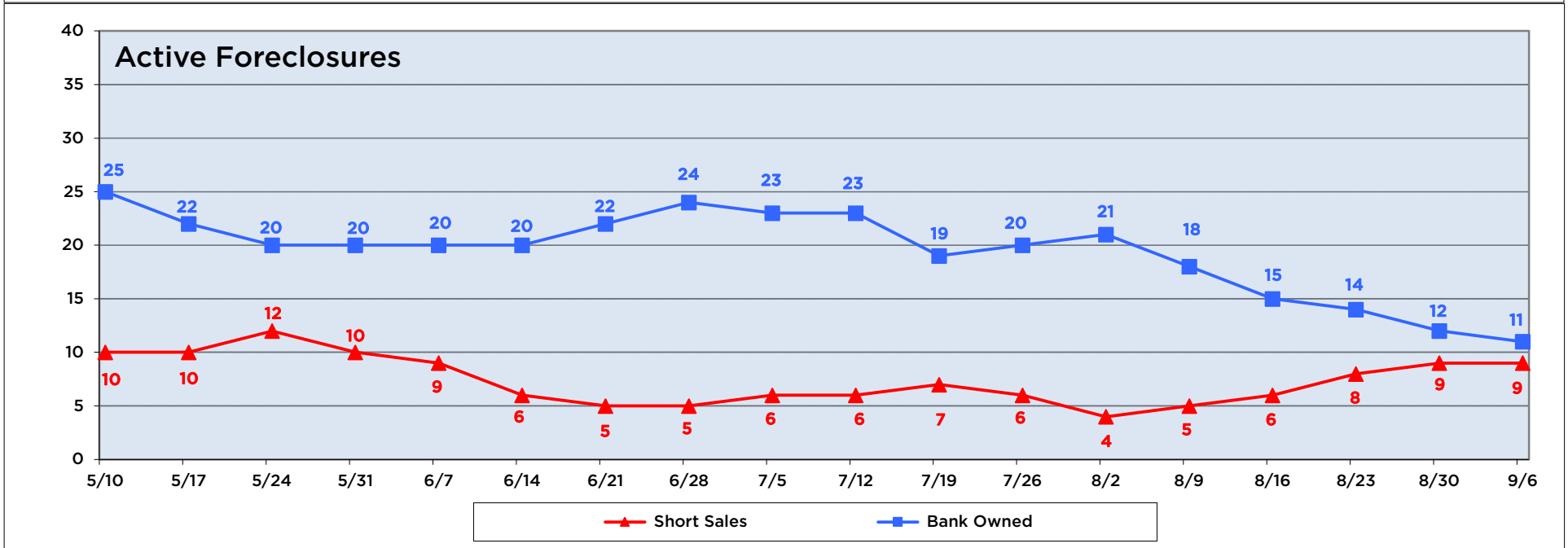
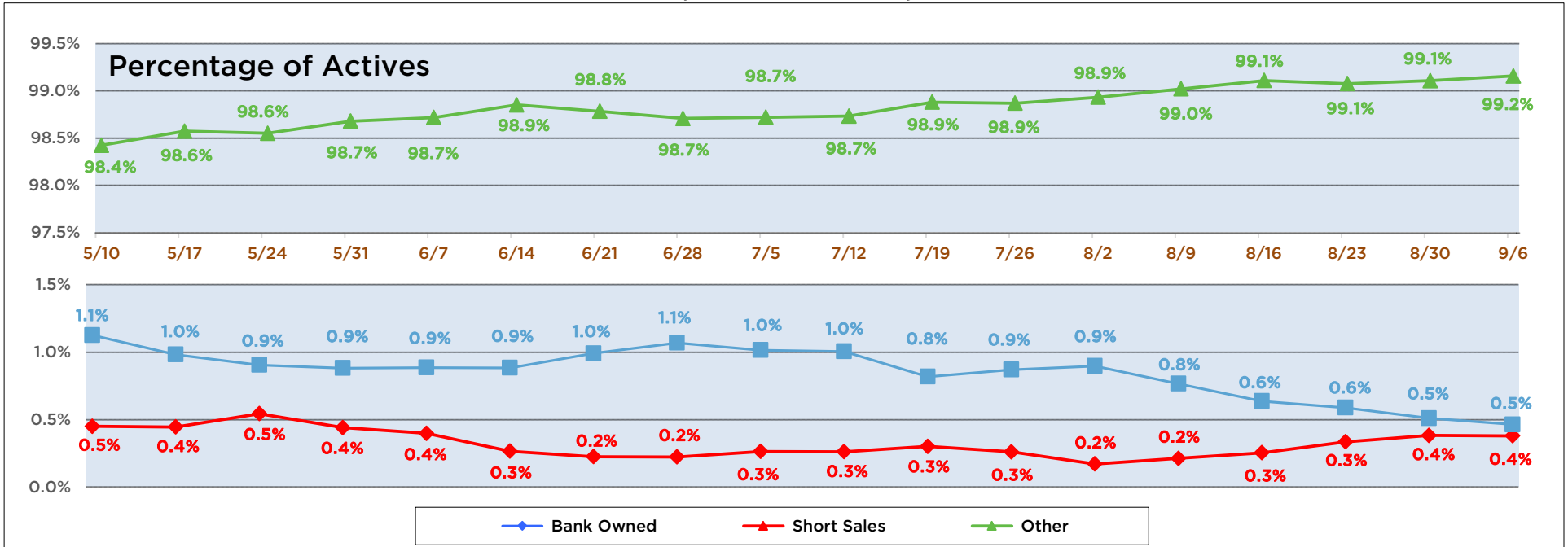
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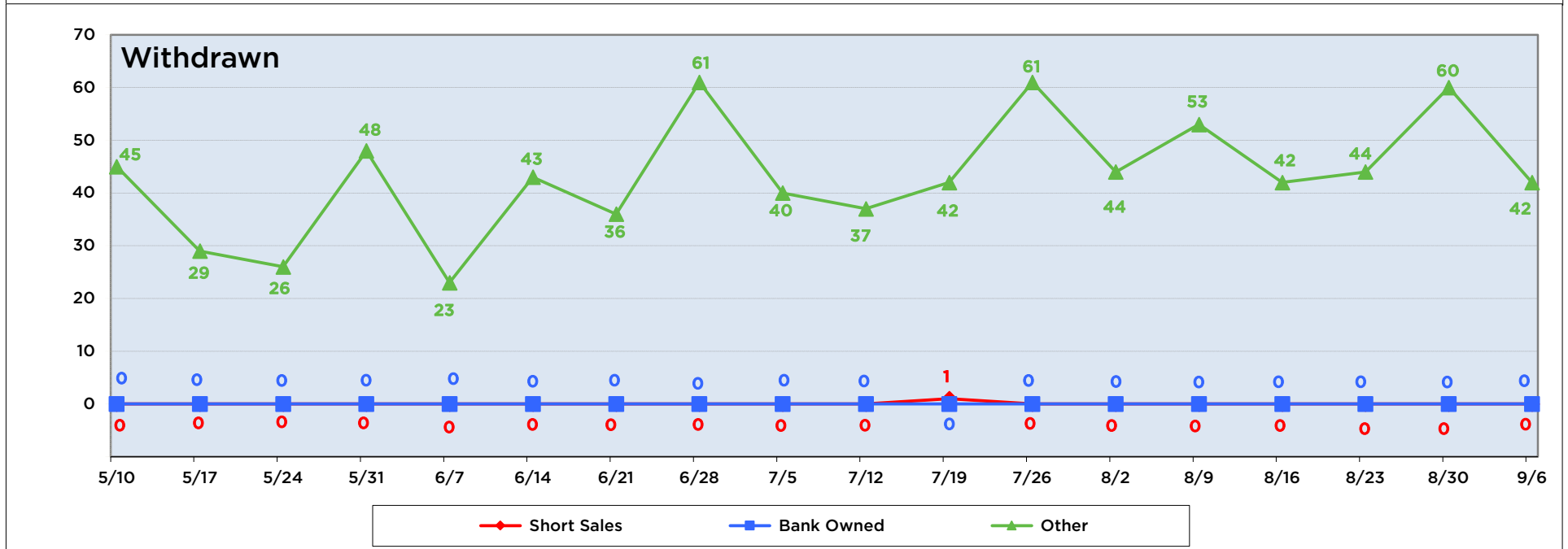
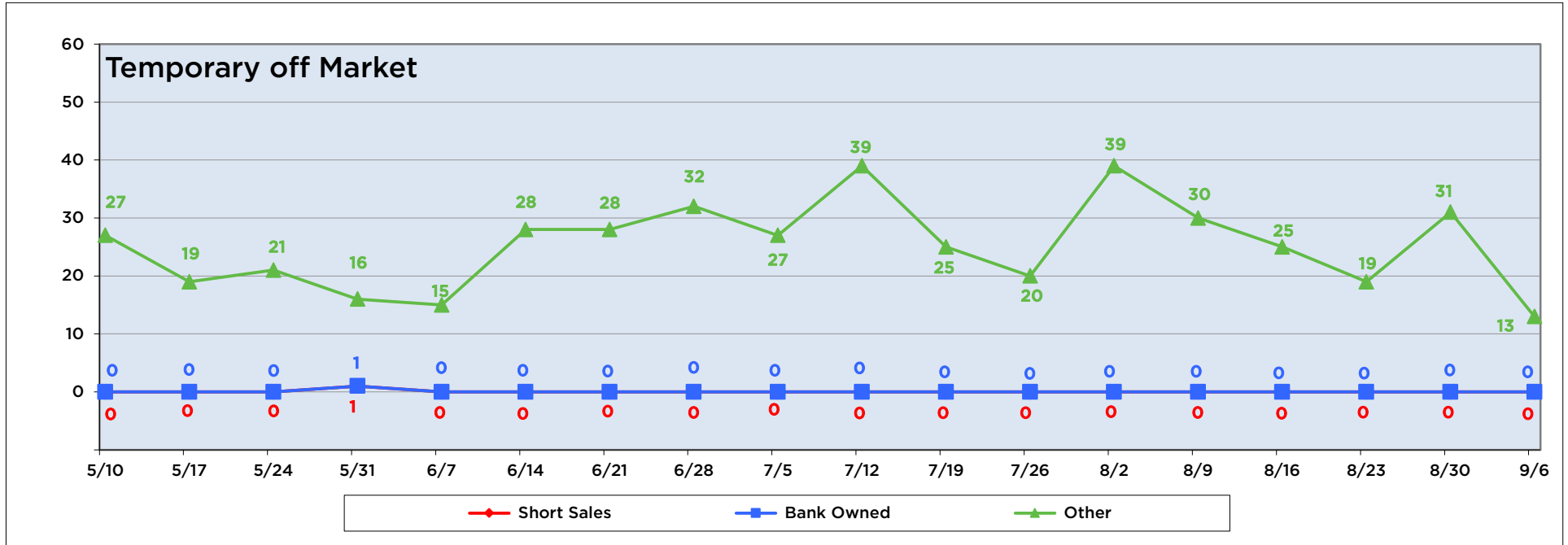
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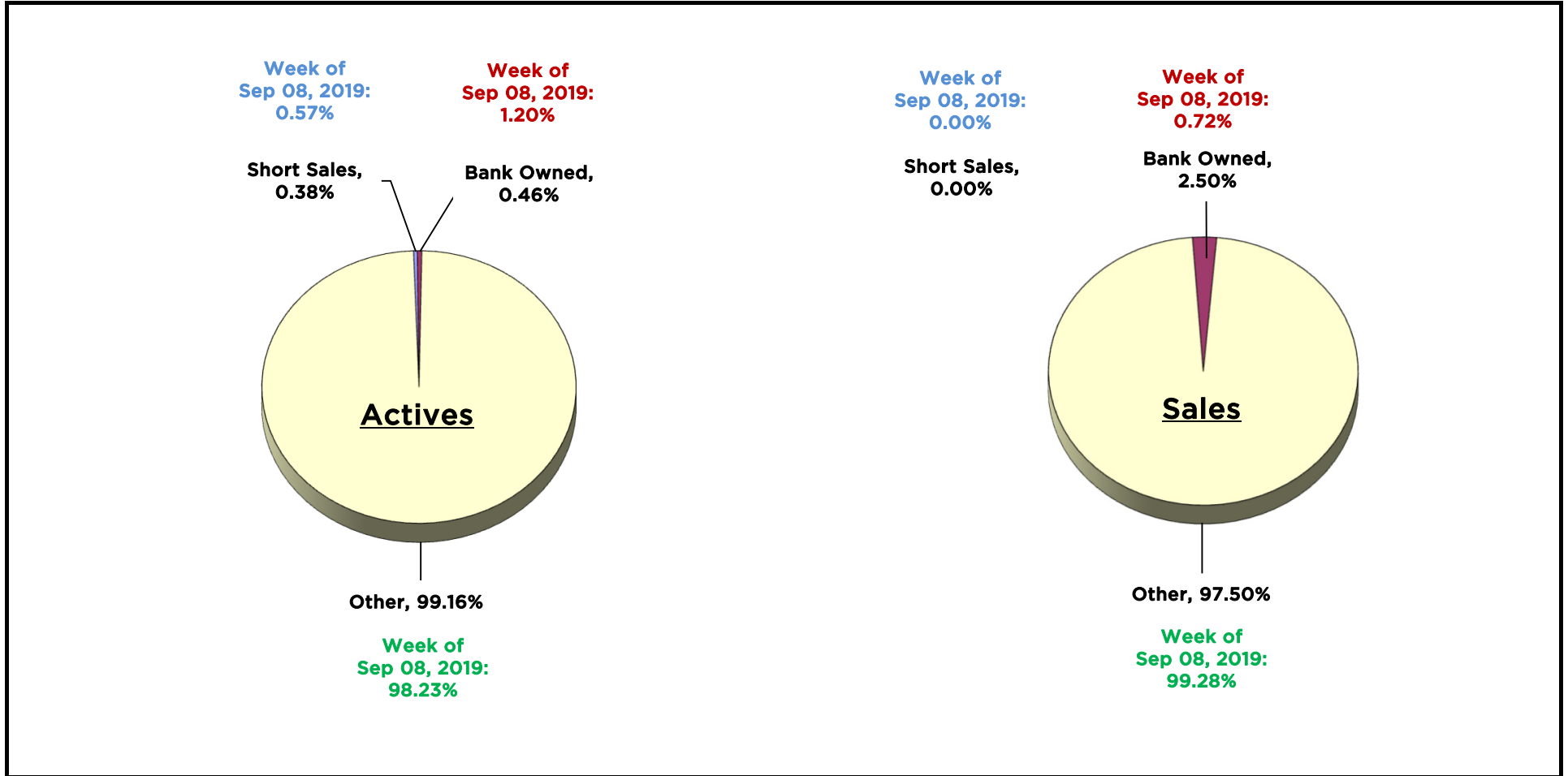
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$212,500? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Oviedo	32765	1	\$213,000	2.0	2.0	1,344	\$158.48
Orange County							
Metro West / Orlo Vista	32835	1	\$212,500	3.0	2.0	1,678	\$126.64
Osceola County							
Davenport	33896	1	\$212,500	2.0	2.0	1,409	\$150.82
Kissimmee / Celebration	34747	1	\$213,000	3.0	2.0	1,410	\$151.06