



Monday Morning Quarterback Summary

Week of September 13, 2020 - September 19, 2020

Single-family existing homes

- Sales of single-family homes increased to 621 during the week of Sep 13, from 451 the week prior
- The median price of single family homes increased to \$300,000, a change of 1.4%
- The number of single-family home foreclosure transactions decreased to 5 last week, from 7 the week of Sep 6
- The number of single-family home short-sale transactions decreased to 3 from 4 the week prior
- Single-family inventory decreased by 23, and now sits at 4,658

Condos, townhomes, and villas

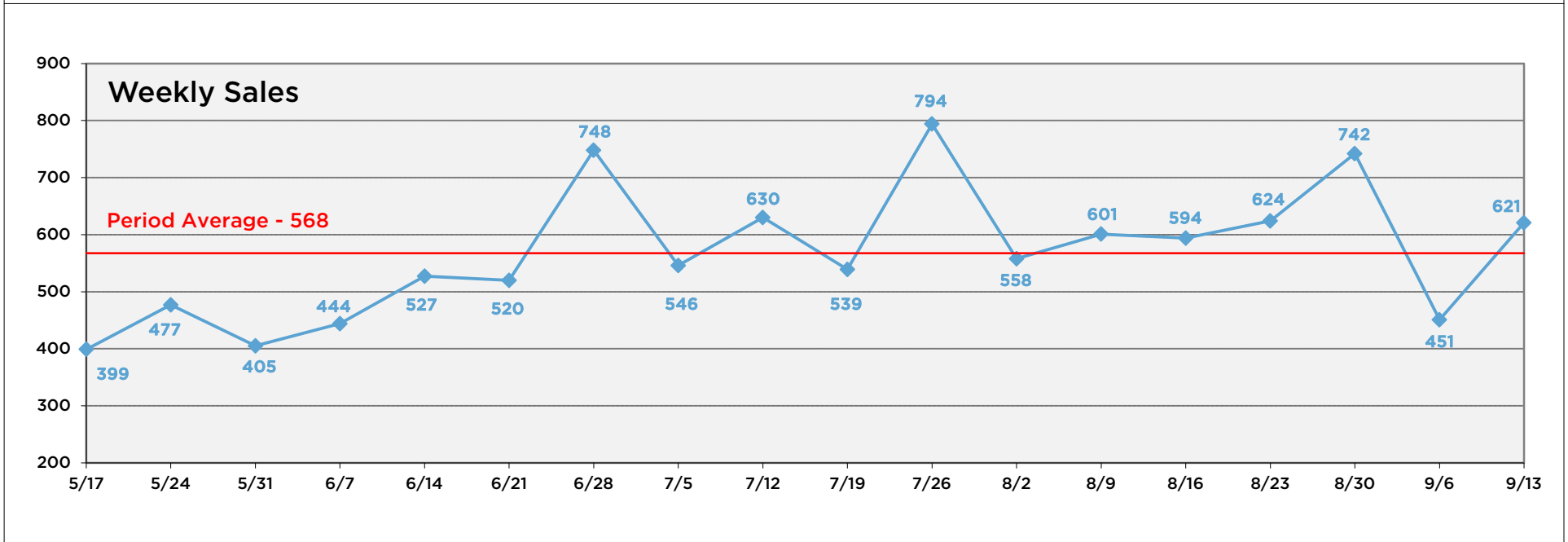
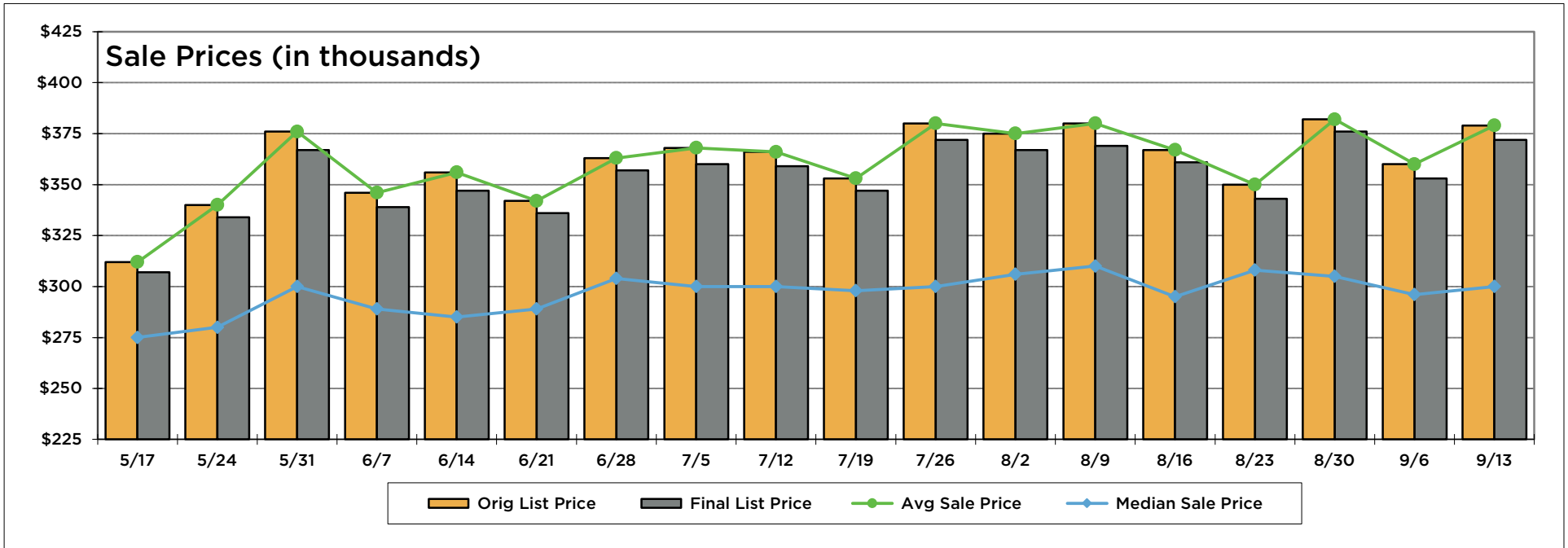
- Sales of condos, townhomes, and villas increased to 162 during the week of Sep 13, from 120 the week prior
- The median price of condos, townhomes, and villas decreased to \$189,450, a change of -10.8%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 3 the week of Sep 6
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 29, and now sits at 2,402

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

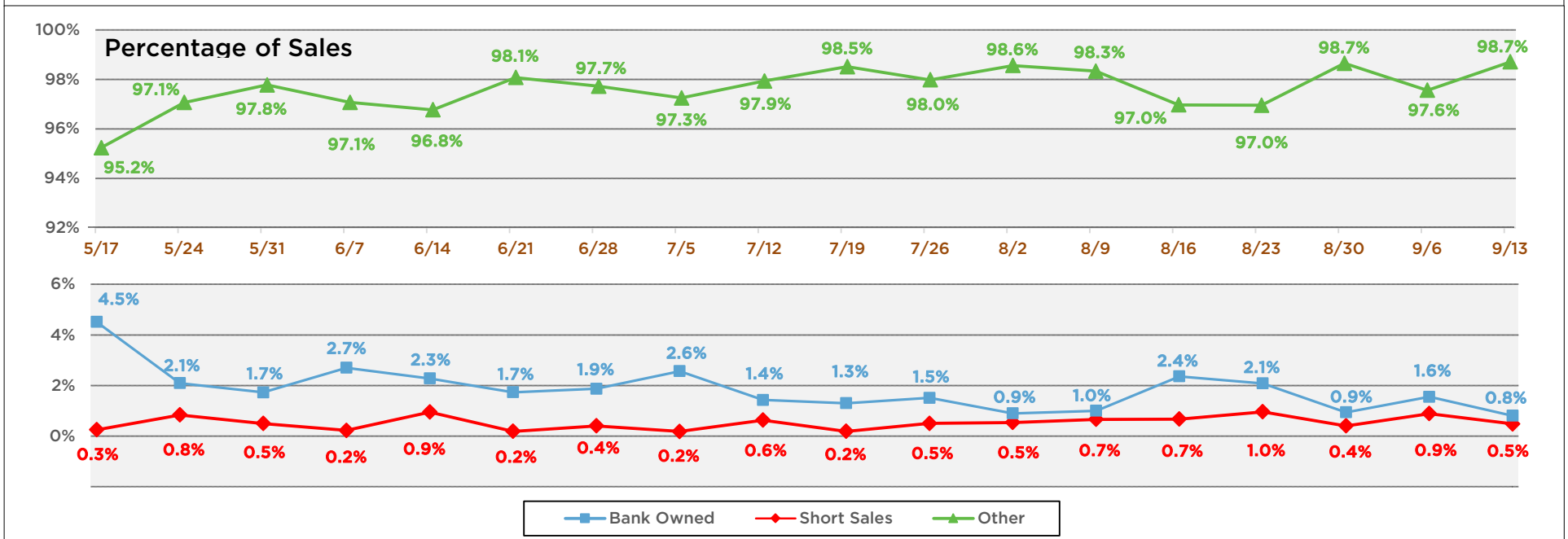
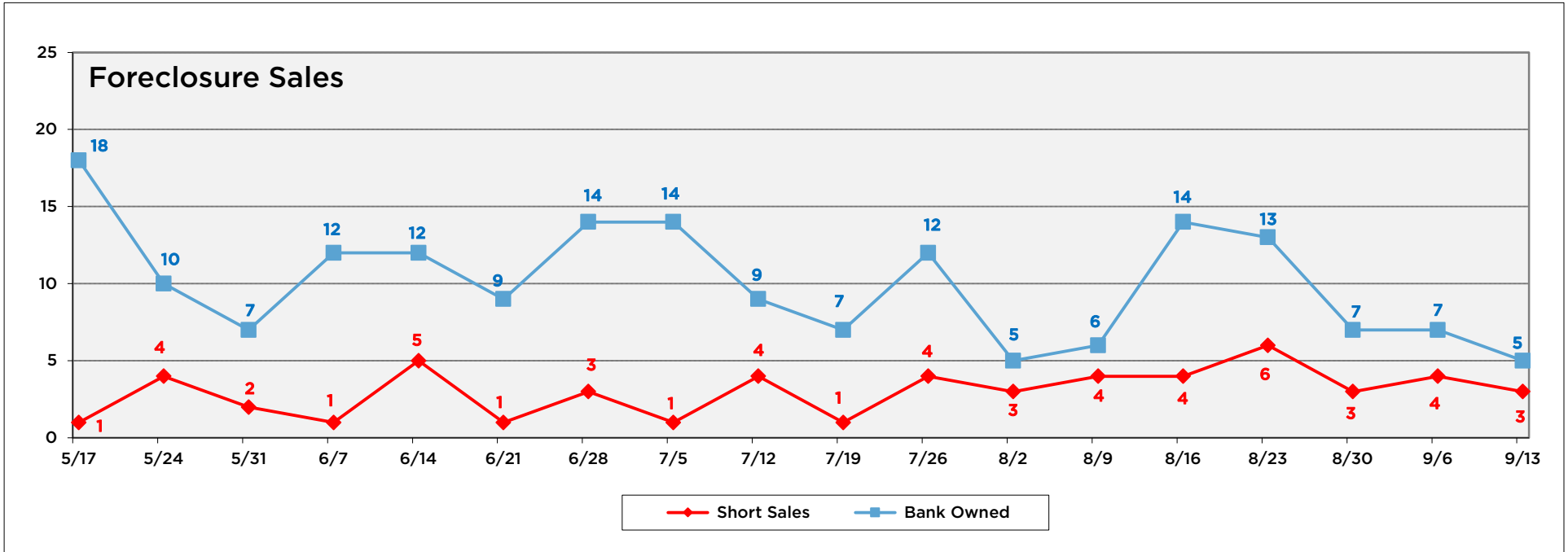
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	621	180	127	171	59	71	13
Bank Owned	5	3	0	2	0	0	0
Short Sales	3	2	0	0	0	1	0
Other	613	175	127	169	59	70	13
Active Listings	4,658	919	586	1,074	626	1,029	424
Bank Owned	37	17	3	12	4	0	1
Short Sales	31	9	6	8	1	6	1
Other	4,590	893	577	1,054	621	1,023	422
Months of Inventory	2	1	1	1	2	3	8
<i>List Price</i>							
Average Original List Price	\$379,405	\$202,650	\$281,000	\$353,256	\$458,869	\$679,022	\$2,135,077
Average Final List Price	\$372,022	\$198,958	\$276,934	\$349,095	\$451,293	\$659,736	\$2,067,692
<i>Sale Price</i>							
Average Price	\$361,566	\$193,699	\$271,745	\$342,325	\$442,736	\$642,225	\$1,915,231
Median Price	\$300,000	\$205,000	\$272,500	\$340,000	\$445,000	\$585,000	\$1,400,000
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$7,383	-\$3,692	-\$4,066	-\$4,161	-\$7,576	-\$19,286	-\$67,385
<i>Original</i> List to <i>Sale</i> Price - \$	-\$17,839	-\$8,951	-\$9,255	-\$10,931	-\$16,133	-\$36,797	-\$219,846
<i>Final</i> List to <i>Sale</i> Price - \$	-\$10,456	-\$5,259	-\$5,189	-\$6,770	-\$8,557	-\$17,511	-\$152,461
<i>Original</i> List to <i>Sale</i> Price - %	95.30%	95.58%	96.71%	96.91%	96.48%	94.58%	89.70%
<i>Final</i> List to <i>Sale</i> Price - %	97.19%	97.36%	98.13%	98.06%	98.10%	97.35%	92.63%
<i>Days on the Market</i>							
Avg Days Listing to Contract	49	46	43	38	37	83	137
Combined Avg Days to Contract	54	48	45	40	48	101	173
Avg Days Listing to Closing	90	90	84	76	77	124	186
Avg Days Contract to Close	41	43	40	38	40	40	51
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,155	1,411	1,817	2,256	2,801	3,235	5,577

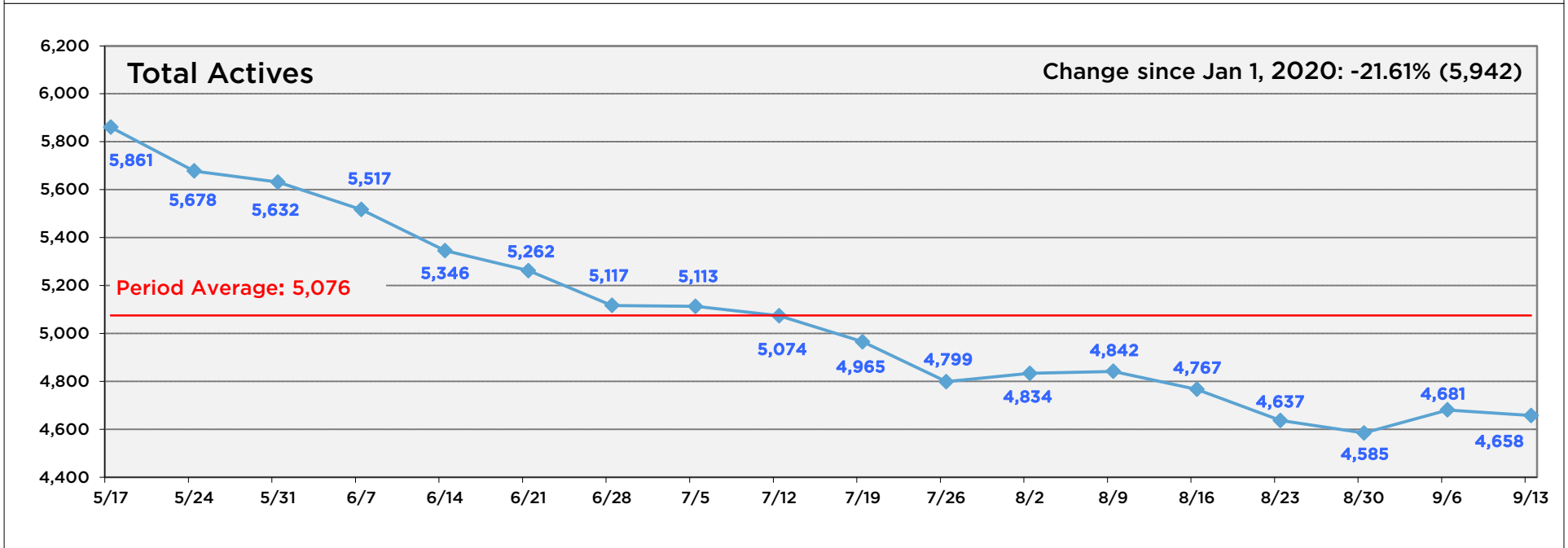
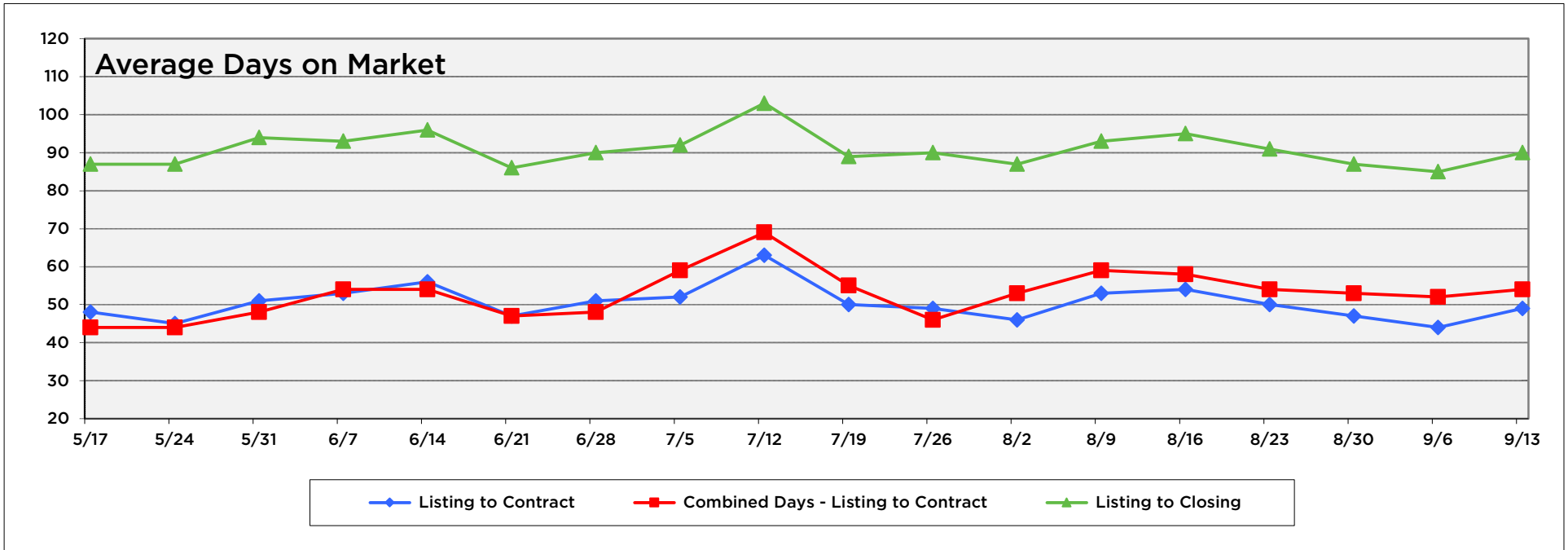
Single Family Homes



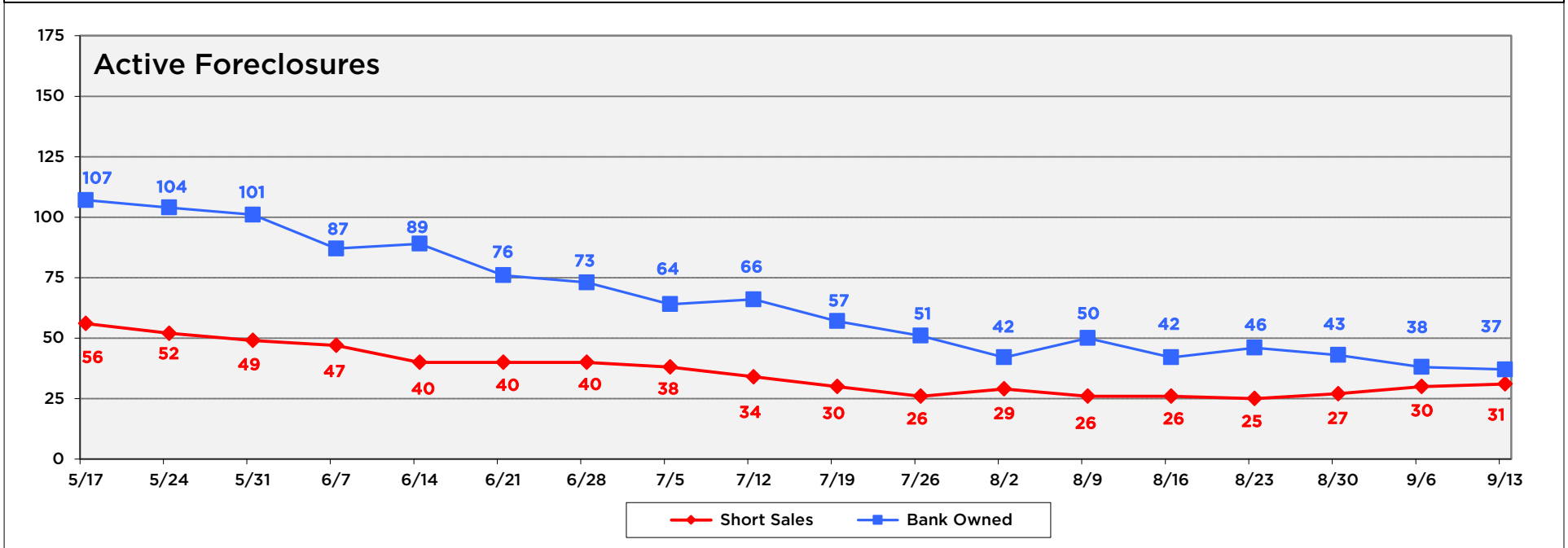
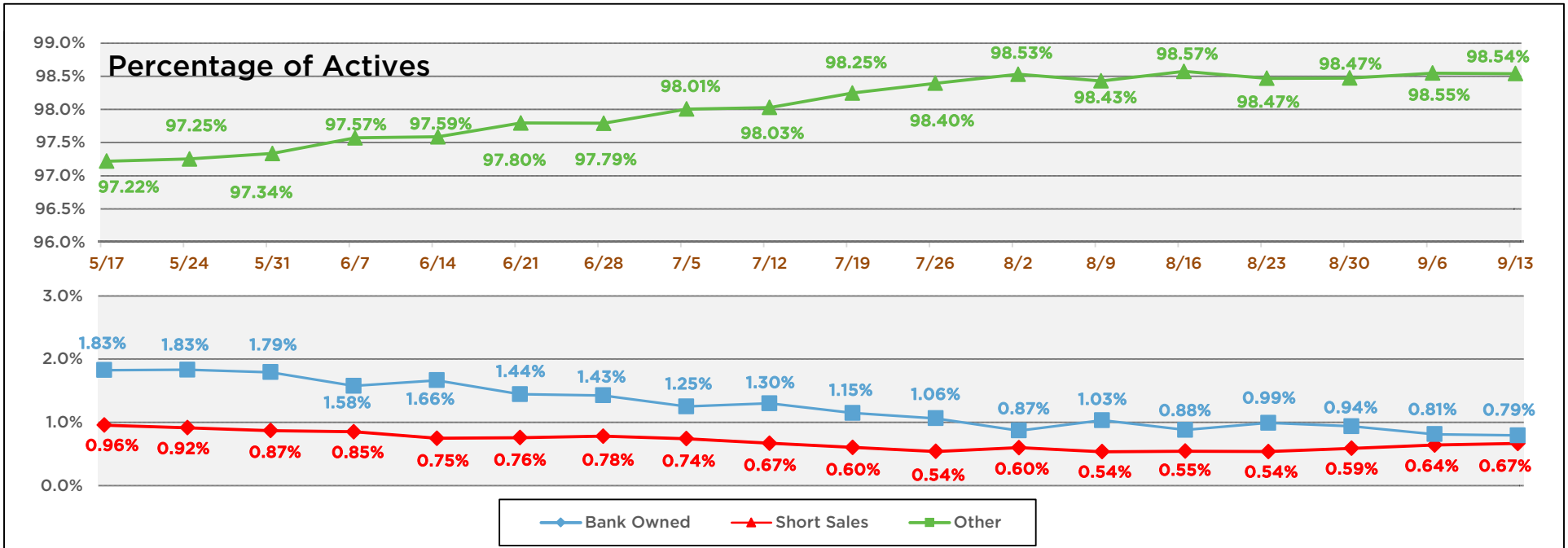
Single Family Homes



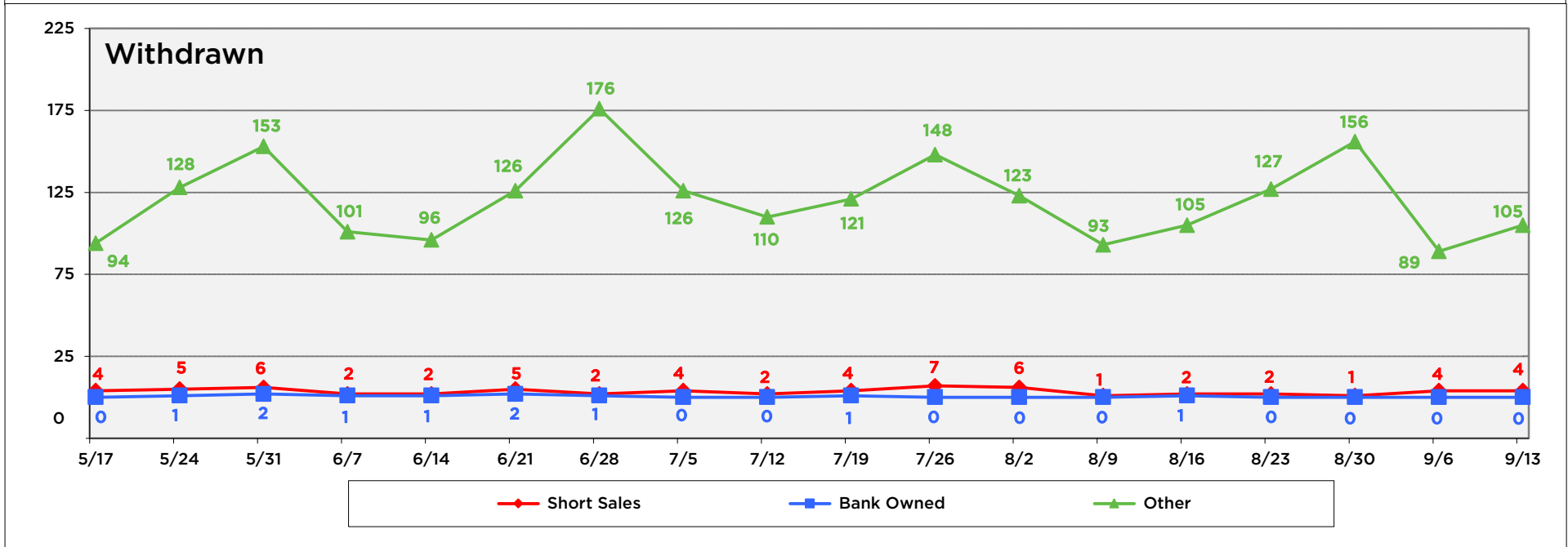
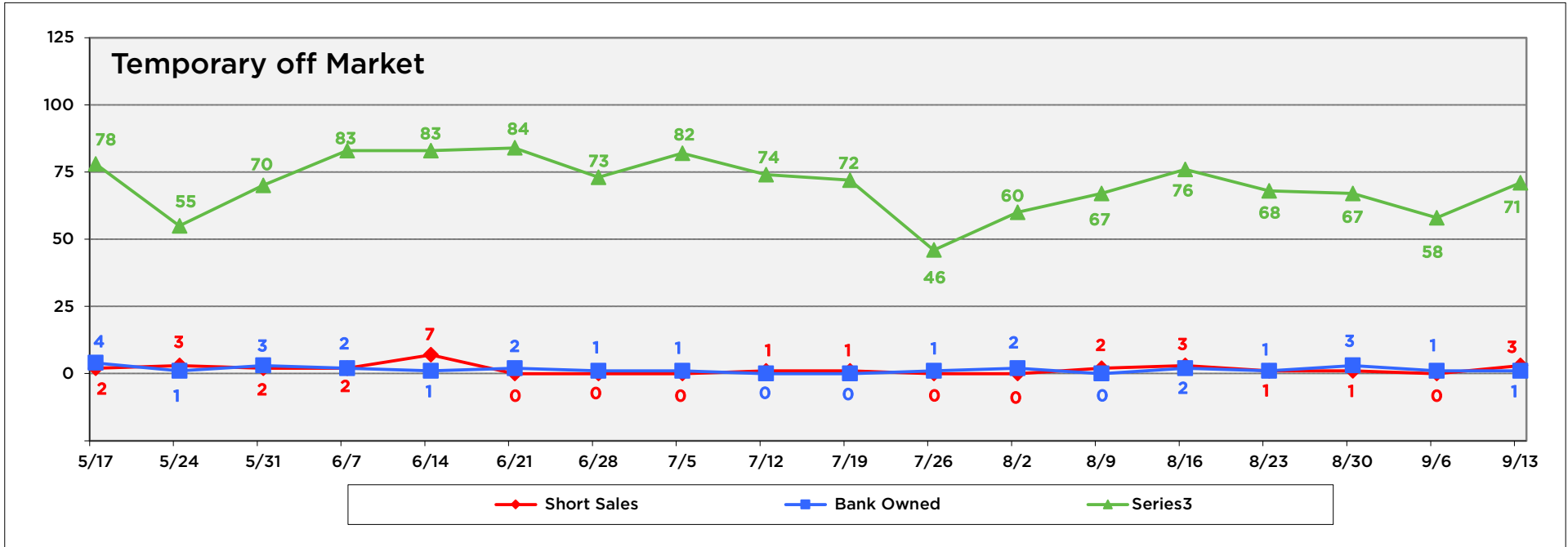
Single Family Homes



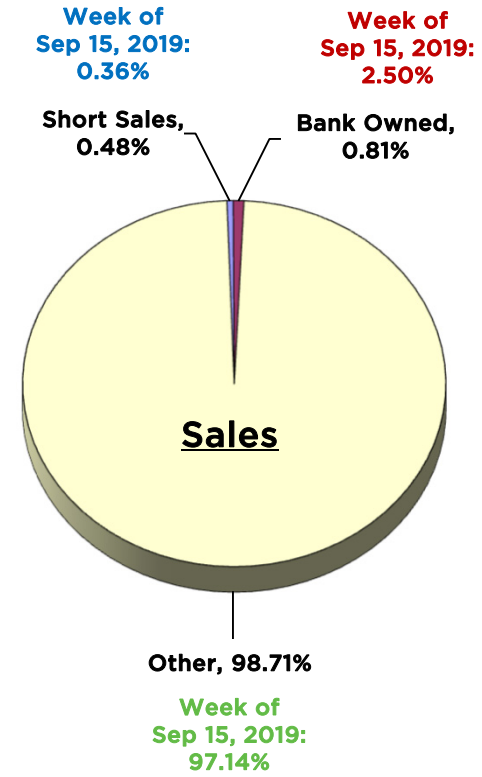
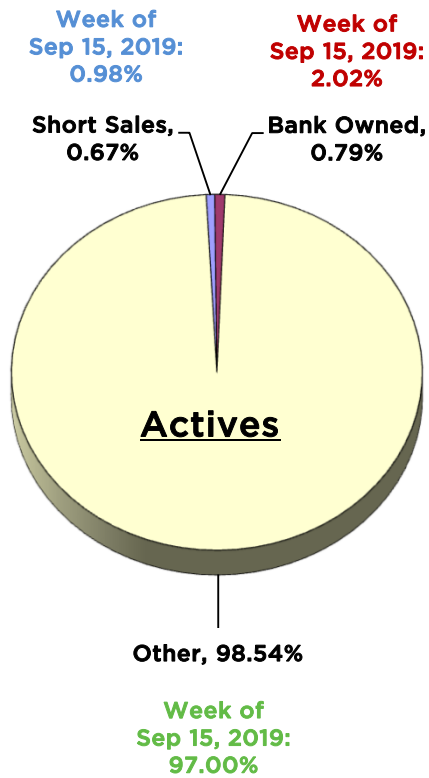
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
09/13/2020 - 09/19/2020
Lake, Orange, Osceola & Seminole Counties

Where are the 64 Single Family Homes available for the Median Price of \$300,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		8	\$299,875	3.8	2.3	1,840	\$162.95
Altamonte Springs / Forest City	32714	2	\$299,950	4.0	3.0	1,733	\$173.08
Lake Mary / Heathrow	32746	3	\$299,767	4.0	2.0	2,000	\$149.88
Longwood (East)	32750	1	\$299,900	3.0	2.0	1,970	\$152.23
Sanford (South)	32773	1	\$299,900	4.0	2.0	2,142	\$140.01
Longwood / Wekiva Springs	32779	1	\$300,000	3.0	2.0	1,144	\$262.24
Orange County		21	\$299,933	3.5	2.0	1,653	\$181.47
Apopka / Hunt Club	32703	2	\$300,000	4.0	2.0	2,096	\$143.13
Winter Park (West)	32789	2	\$299,900	3.0	2.0	1,134	\$264.46
Winter Park (East) / Aloma	32792	3	\$299,800	4.0	2.0	1,616	\$185.52
Colonialtown	32803	1	\$299,900	2.0	1.0	1,144	\$262.15
College Park	32804	1	\$300,000	3.0	1.0	1,175	\$255.32
Delaney / Crystal Lake	32806	1	\$299,900	2.0	1.0	1,214	\$247.03
Conway	32812	1	\$299,999	3.0	2.0	1,587	\$189.04
Ventura	32822	1	\$300,000	4.0	2.0	1,922	\$156.09
Rio Pinar / Union Park	32825	2	\$299,900	5.0	3.0	2,501	\$119.91
Union Park / Chickasaw	32829	1	\$300,000	3.0	2.0	1,968	\$152.44
Hunters Creek	32837	2	\$299,945	4.0	2.0	2,000	\$149.97
Ocoee	34761	2	\$299,950	3.0	2.0	1,577	\$190.20
Winter Garden / Oakland	34787	2	\$300,000	3.0	2.0	1,117	\$268.58
Osceola County		24	\$299,941	3.8	2.3	2,101	\$142.75
Davenport	33896	1	\$300,000	4.0	2.0	2,269	\$132.22
Kenansville	34739	1	\$299,900	4.0	2.0	2,079	\$144.25
Kissimmee (Central)	34741	1	\$299,500	3.0	2.0	2,197	\$136.32
Kissimmee / Buena Ventura Lakes	34743	1	\$300,000	4.0	2.0	1,843	\$162.78
Kissimmee (East)	34744	1	\$299,999	4.0	2.0	1,846	\$162.51
Kissimmee (West) / Pleasant Hill	34746	6	\$299,965	4.0	2.0	2,340	\$128.19
Kissimmee / Celebration	34747	8	\$299,962	4.0	3.0	2,032	\$147.62
St Cloud	34769	1	\$299,900	3.0	2.0	2,149	\$139.55
St Cloud / Narcoossee	34771	2	\$299,945	4.0	2.0	2,032	\$147.61
St Cloud / Canoe Creek	34772	1	\$300,000	3.0	2.0	1,440	\$208.33
St Cloud / Harmony	34773	1	\$299,900	3.0	2.0	2,246	\$133.53

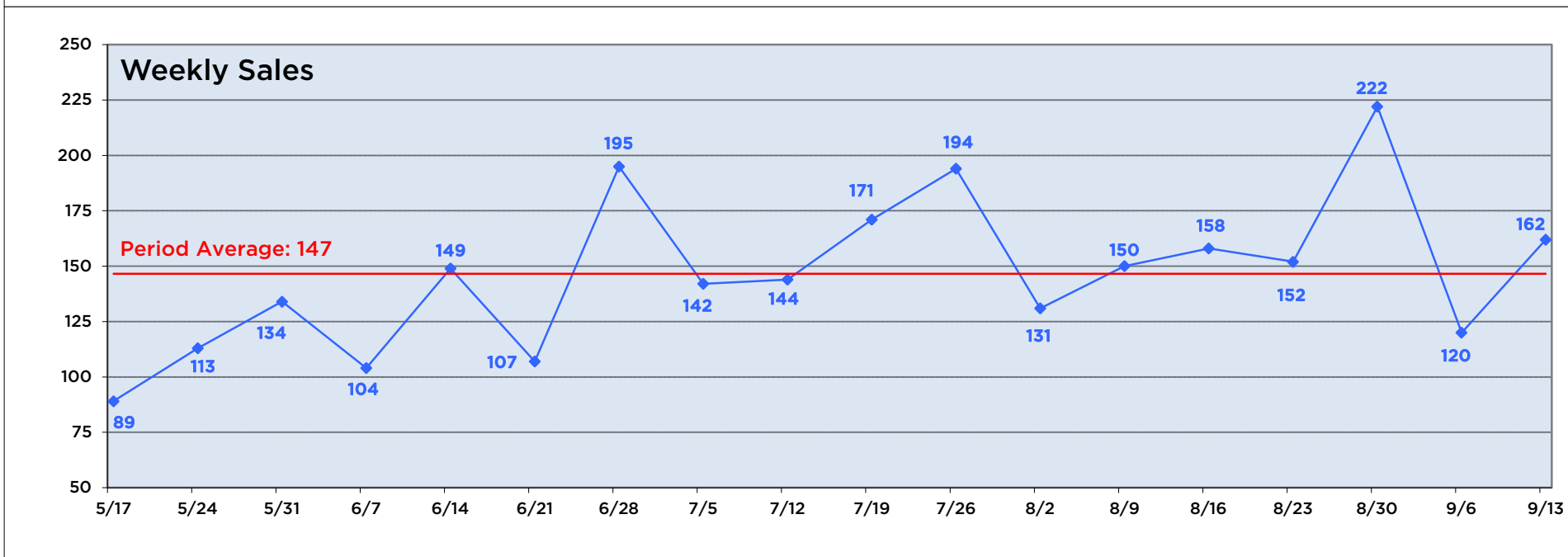
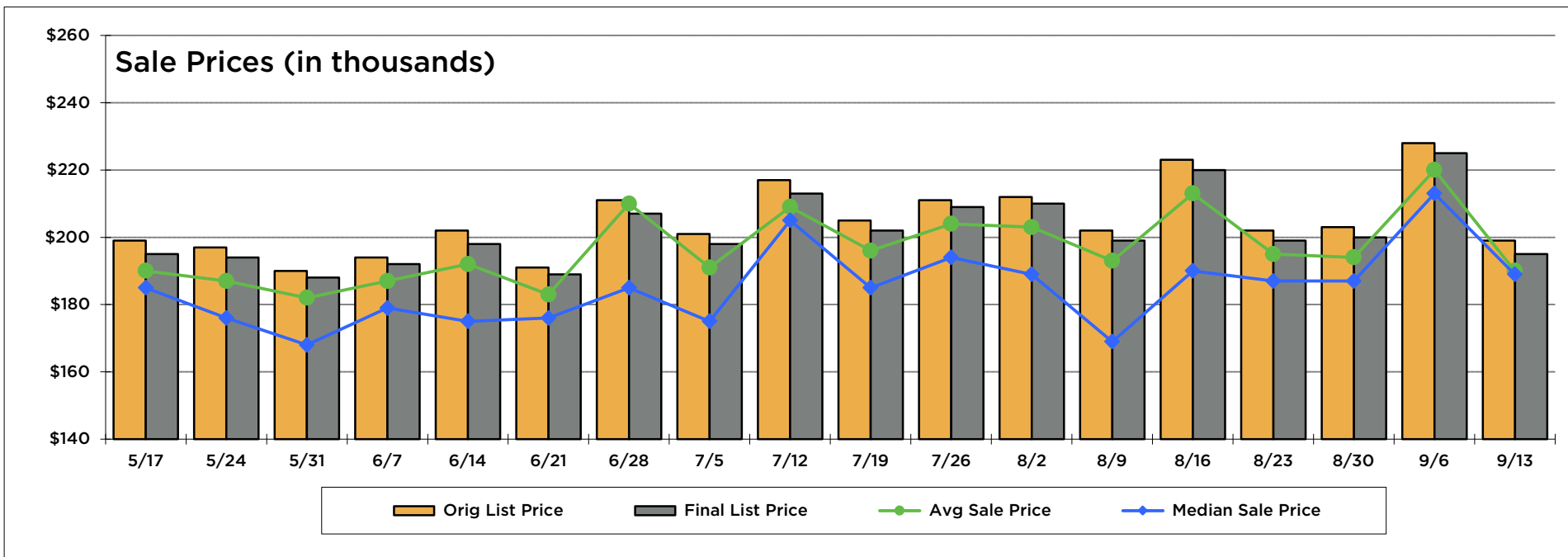
Where are the 64 Single Family Homes available for the Median Price of \$300,000? (cont'd) (± \$500)

<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>
Lake County		11	\$299,925	2.7	1.9	1,801	\$166.51
Lady Lake / The Villages	32159	1	\$299,900	3.0	2.0	1,948	\$153.95
The Villages	32163	1	\$300,000	3.0	2.0	1,559	\$192.43
Grand Island	32735	1	\$299,900	3.0	2.0	1,600	\$187.44
Clermont (Central)	34711	1	\$299,900	2.0	2.0	1,745	\$171.86
Fruitland Park	34731	1	\$299,900	2.0	1.0	2,383	\$125.85
Groveland	34736	5	\$299,960	3.0	2.0	1,644	\$182.46
Leesburg (West)	34748	1	\$299,777	2.0	2.0	2,359	\$127.08

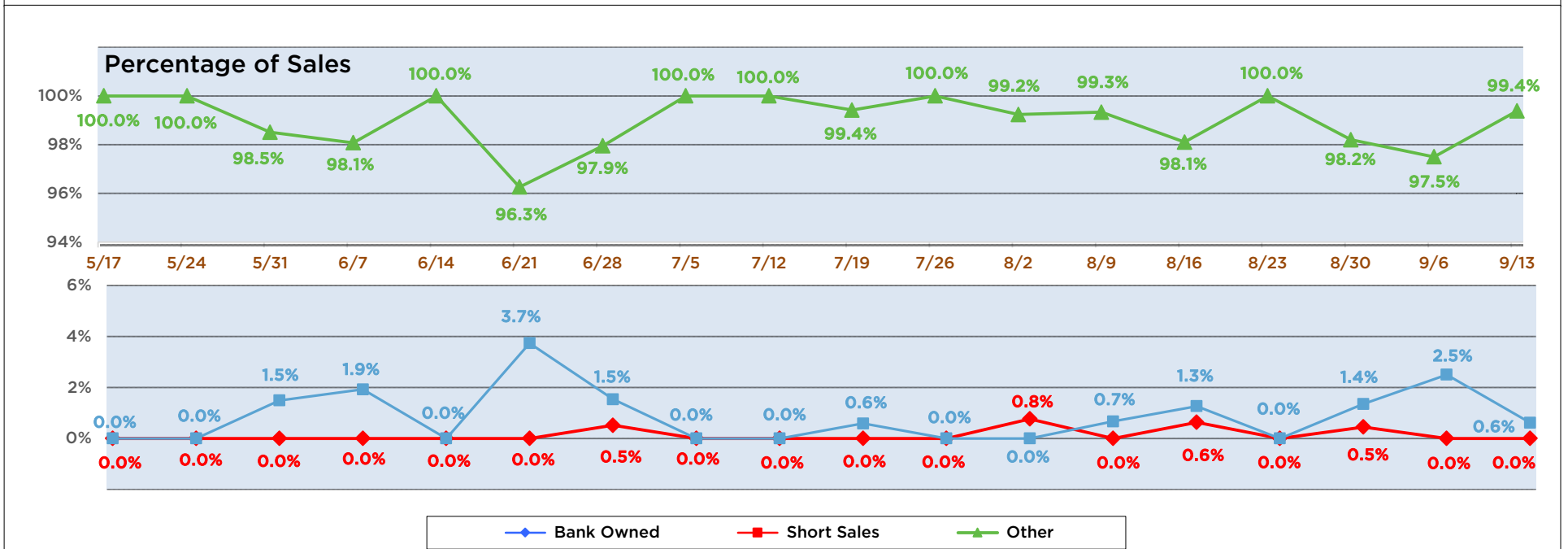
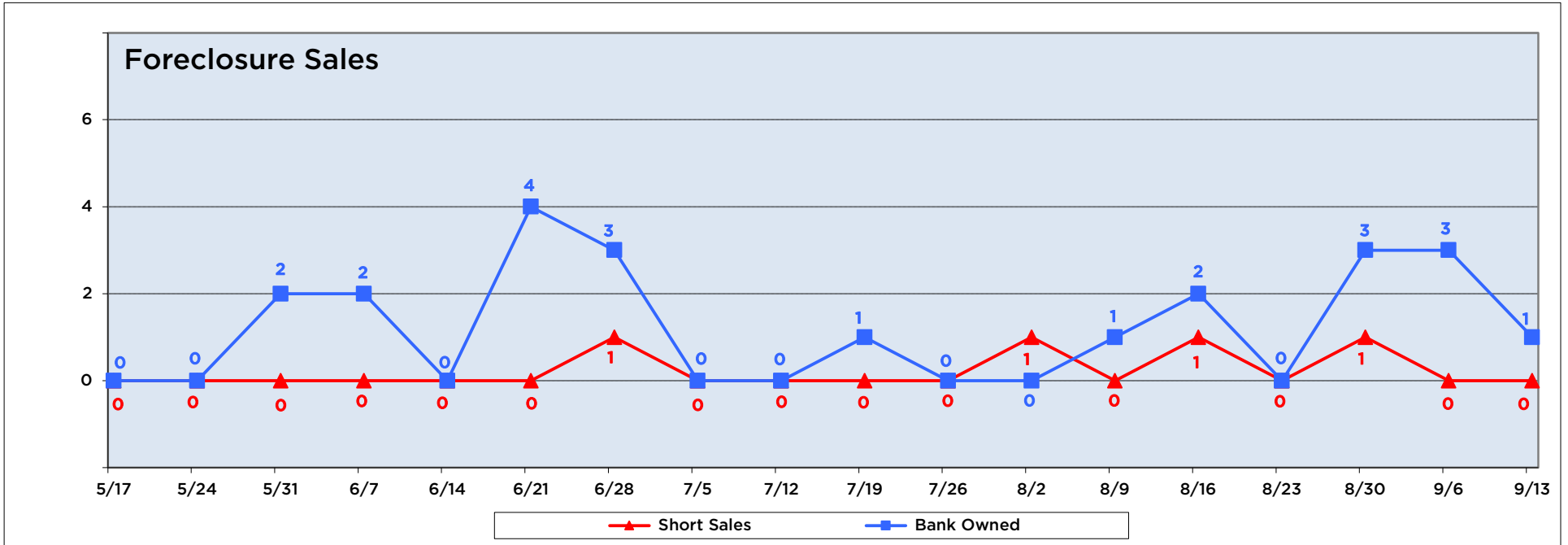
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	162	128	25	8	1	0	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	161	127	25	8	1	0	0
Active Listings	2,402	1,590	301	346	99	51	15
Bank Owned	13	11	1	0	1	0	0
Short Sales	11	10	1	0	0	0	0
Other	2,378	1,569	299	346	98	51	15
Months of Inventory	3	3	3	10	23	0	0
<i>List Price</i>							
Average Original List Price	\$198,697	\$171,770	\$274,312	\$362,613	\$429,000	\$0	\$0
Average Final List Price	\$194,947	\$169,072	\$269,820	\$345,713	\$429,000	\$0	\$0
<i>Sale Price</i>							
Average Price	\$190,421	\$164,176	\$269,472	\$335,863	\$410,000	\$0	\$0
Median Price	\$189,450	\$167,000	\$266,500	\$317,500	\$410,000	\$0	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,750	-\$2,698	-\$4,492	-\$16,900	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,276	-\$7,594	-\$4,840	-\$26,750	-\$19,000	\$0	\$0
Final List to Sale Price - \$	-\$4,526	-\$4,896	-\$348	-\$9,850	-\$19,000	\$0	\$0
Original List to Sale Price - %	95.83%	95.58%	98.24%	92.62%	95.57%	0.00%	0.00%
Final List to Sale Price - %	97.68%	97.10%	99.87%	97.15%	95.57%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	52	49	52	94	40	0	0
Combined Avg Days to Contract	52	50	52	94	40	0	0
Avg Days Listing to Closing	87	82	99	124	73	0	0
Avg Days Contract to Close	34	33	45	29	32	0	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	0	0
Average Full Baths	2	2	2	2	2	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,357	1,250	1,702	1,902	2,057	0	0

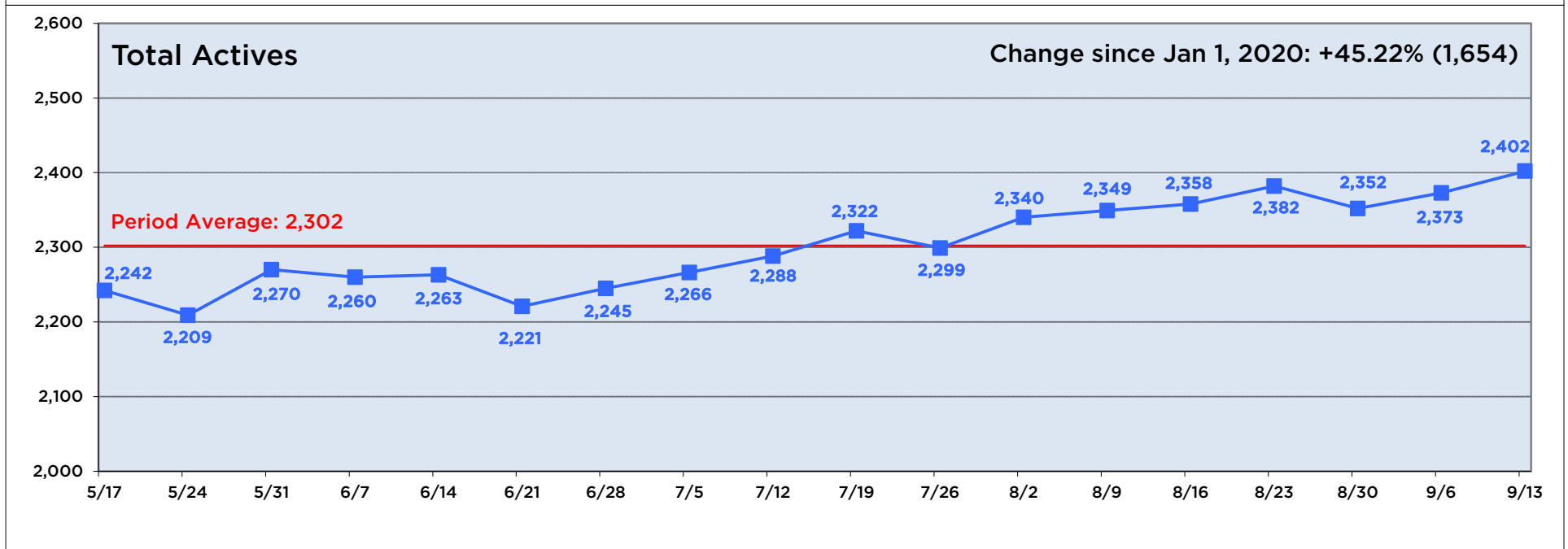
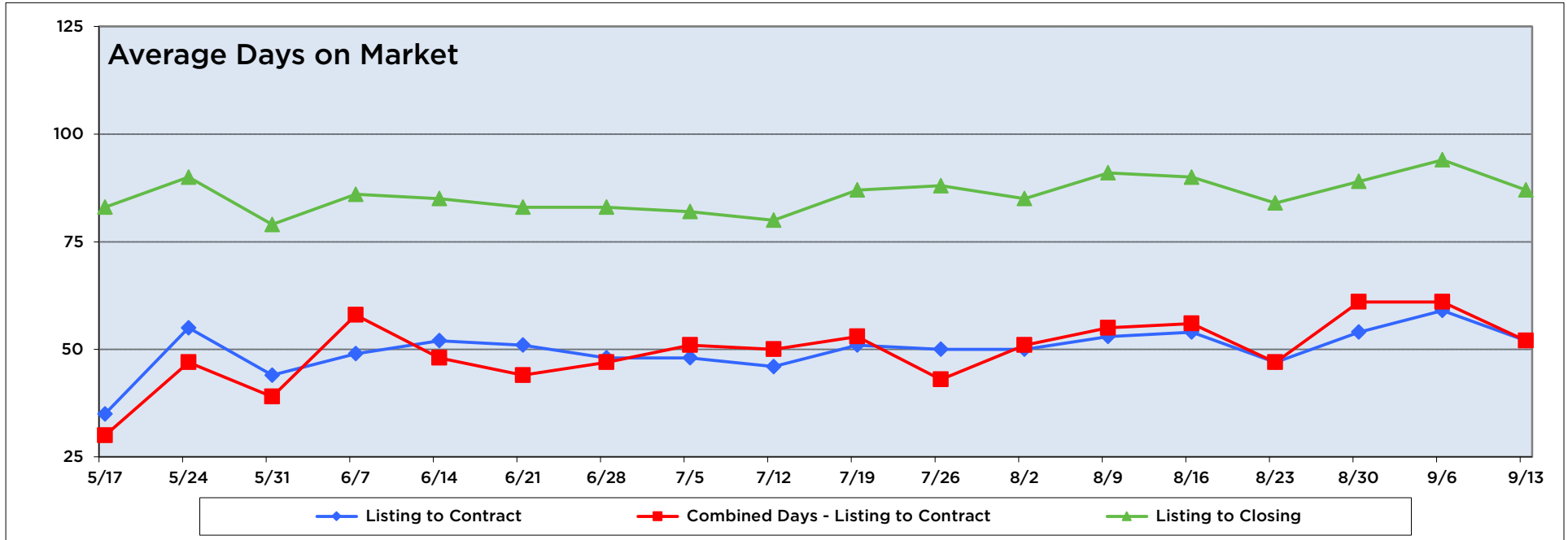
Condos, Townhomes, Villas



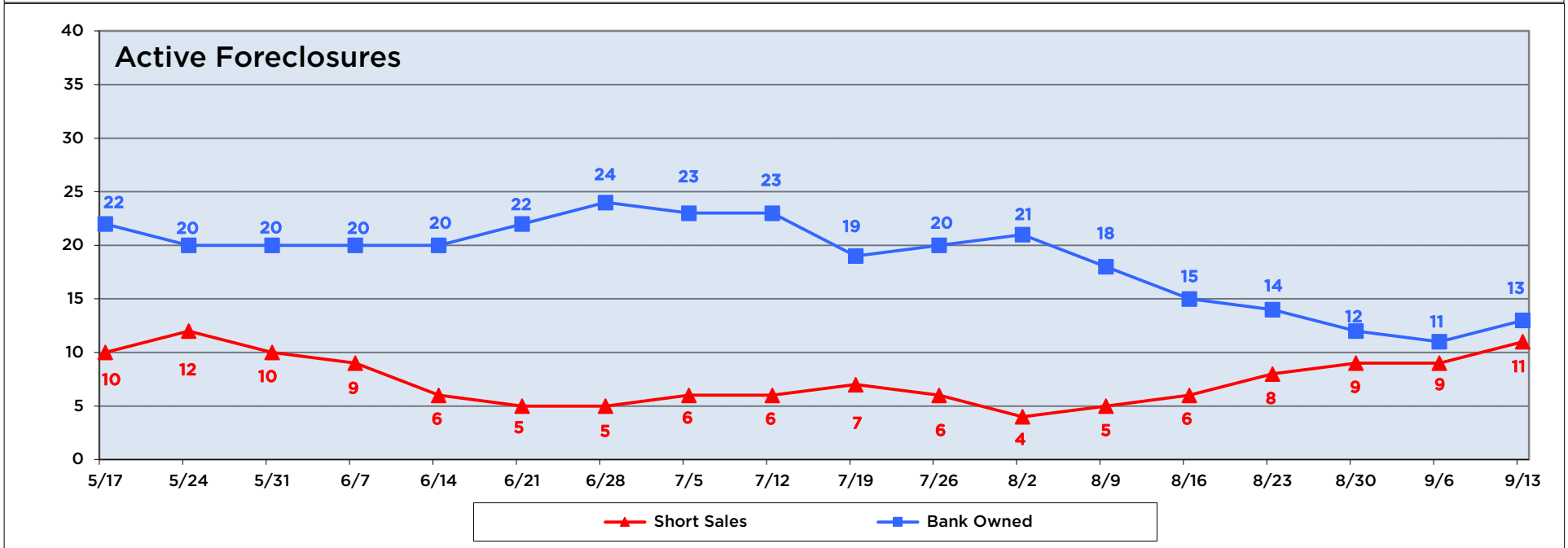
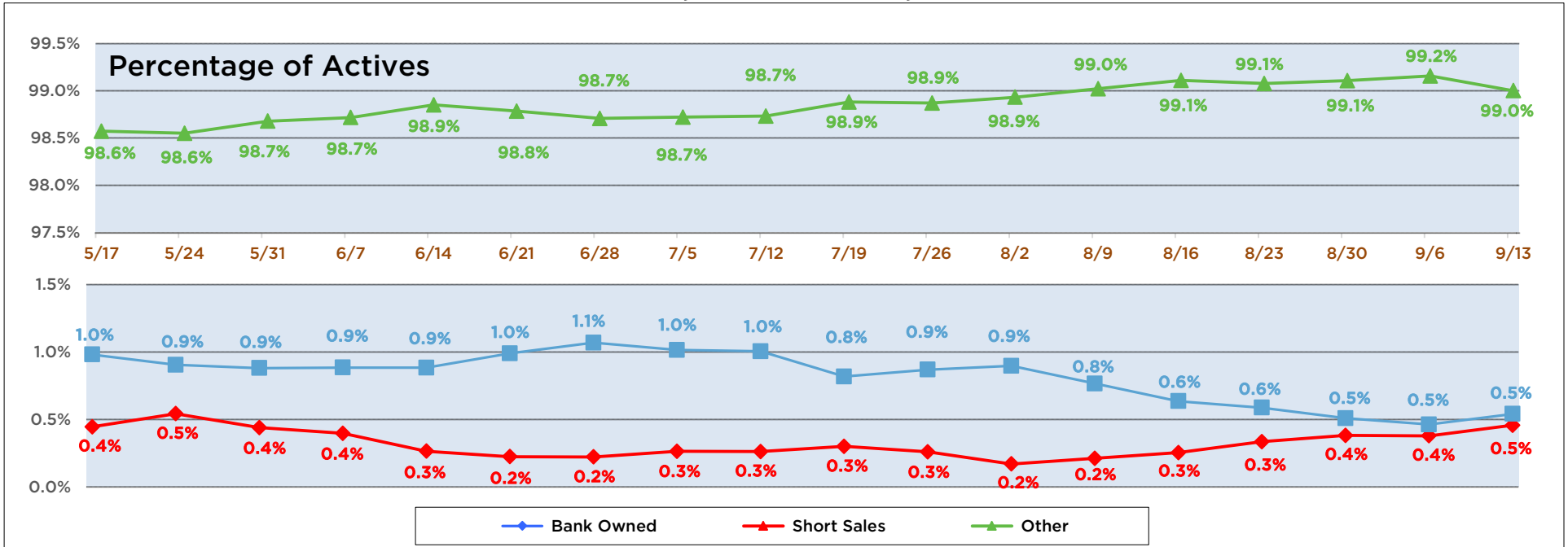
Condos, Townhomes, Villas



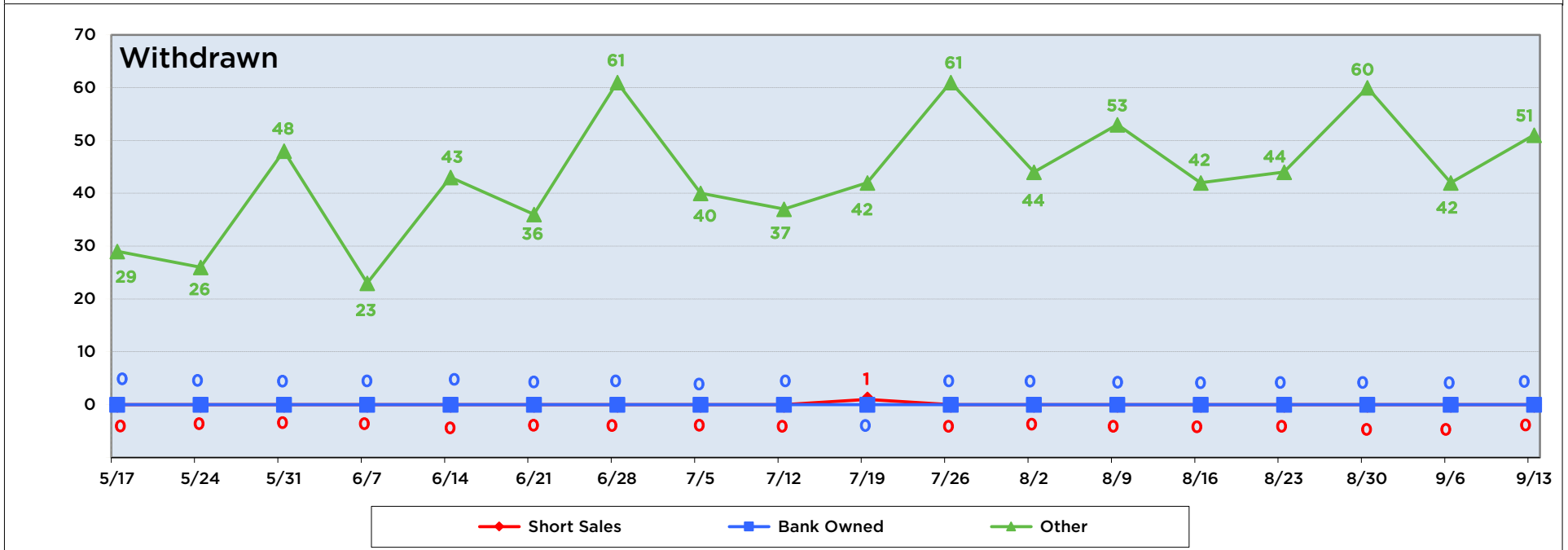
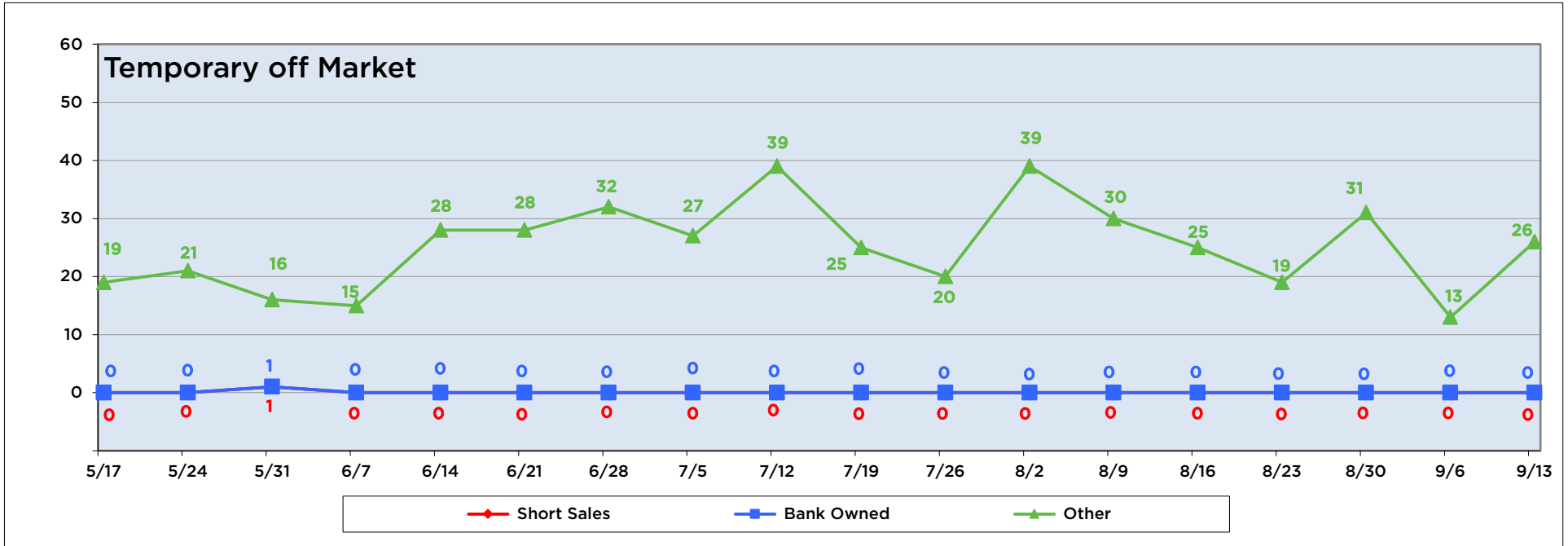
Condos, Townhomes, Villas



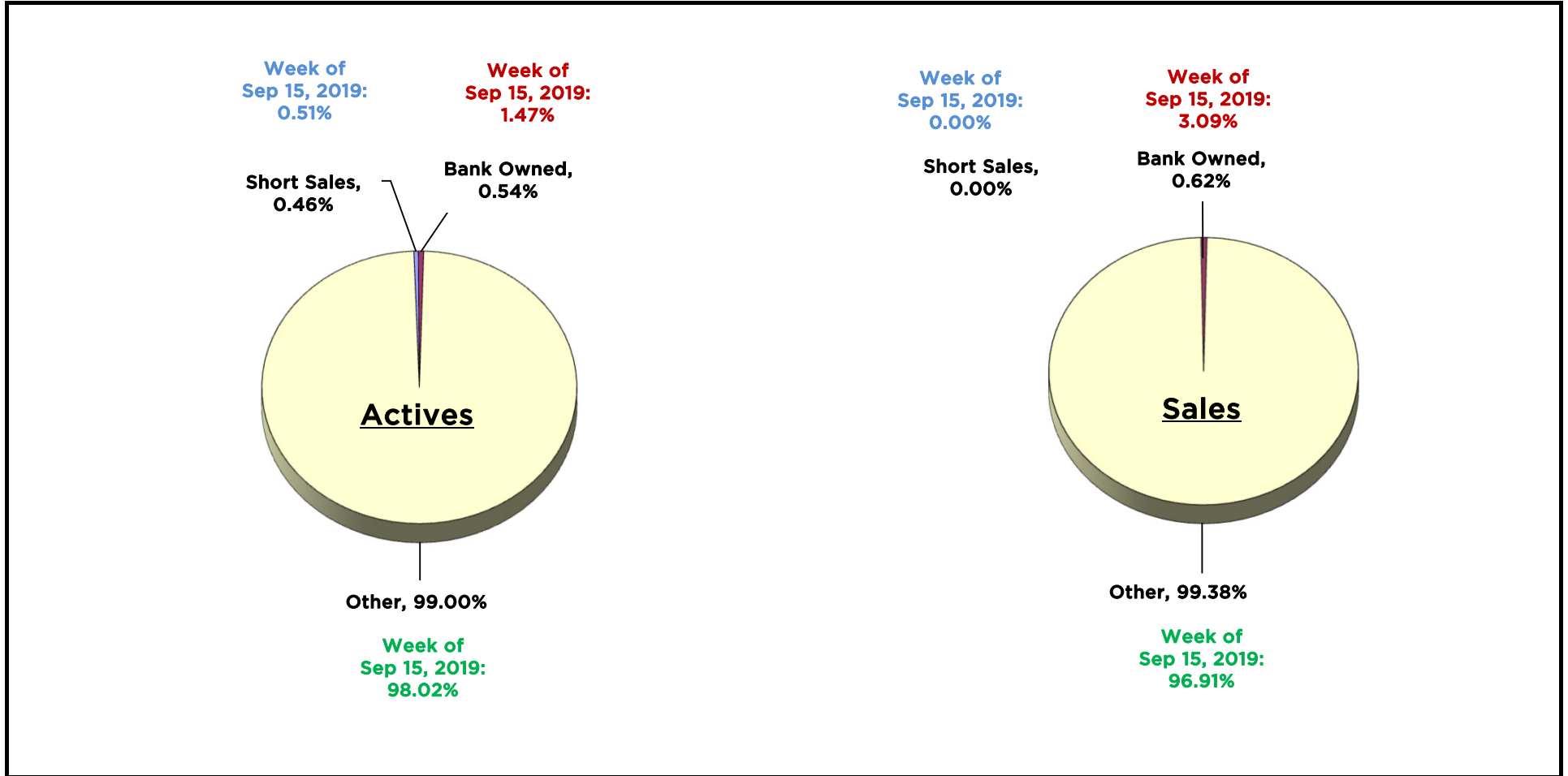
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 29 Condos, Townhomes, or Villas available for the Median Price of \$189,450? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$189,800	2.3	2.0	1,281	\$148.22
Casselberry	32707	1	\$189,500	3.0	2.0	1,079	\$175.63
Sanford / Lake Forest	32771	1	\$189,900	2.0	2.0	1,216	\$156.17
Longwood / Wekiva Springs	32779	1	\$189,900	2.0	2.0	1,332	\$142.57
Winter Park	32792	1	\$189,900	2.0	2.0	1,495	\$127.02
Orange County		9	\$189,500	2.2	2.1	1,161	\$163.16
Orlando (Downtown)	32801	1	\$189,000	2.0	2.0	1,070	\$176.64
Lockhart	32810	1	\$189,000	2.0	2.0	1,053	\$179.49
Orlo Vista	32811	1	\$189,900	3.0	3.0	1,834	\$103.54
Sand Lake / Bay Hill	32819	1	\$189,000	2.0	2.0	578	\$326.99
Williamsburg / Lake Bryan	32821	1	\$189,000	2.0	2.0	1,060	\$178.30
Ventura	32822	1	\$189,900	3.0	2.0	1,459	\$130.16
Waterford Lakes	32828	1	\$189,900	2.0	2.0	1,260	\$150.71
Moss Park	32832	1	\$189,900	2.0	2.0	987	\$192.40
Ocoee	34761	1	\$189,900	2.0	2.0	1,152	\$164.84
Osceola County		14	\$189,507	3.0	2.1	1,336	\$141.88
Davenport	33896	1	\$189,000	2.0	2.0	1,435	\$131.71
Kissimmee (Central)	34741	1	\$189,300	4.0	3.0	1,470	\$128.78
Kissimmee (West) / Pleasant Hill	34746	5	\$189,720	3.0	2.0	1,309	\$144.94
Kissimmee / Celebration	34747	6	\$189,383	3.0	2.0	1,313	\$144.24
St Cloud	34769	1	\$189,900	3.0	2.0	1,372	\$138.41
Lake County		2	\$189,450	2.5	2.0	1,420	\$133.46
Tavares / Mt Plymouth	32778	1	\$189,000	3.0	2.0	1,581	\$119.54
Leesburg (West)	34748	1	\$189,900	2.0	2.0	1,258	\$150.95