



Monday Morning Quarterback Summary

Week of October 4, 2020 - October 10, 2020

Single-family existing homes

- Sales of single-family homes decreased to 536 during the week of Oct 4, from 812 the week prior
- The median price of single family homes decreased to \$297,250, a change of -4.1%
- The number of single-family home foreclosure transactions decreased to 5 last week, from 6 the week of Sep 27
- The number of single-family home short-sale transactions increased to 4 from 3 the week prior
- Single-family inventory increased by 27, and now sits at 4,615

Condos, townhomes, and villas

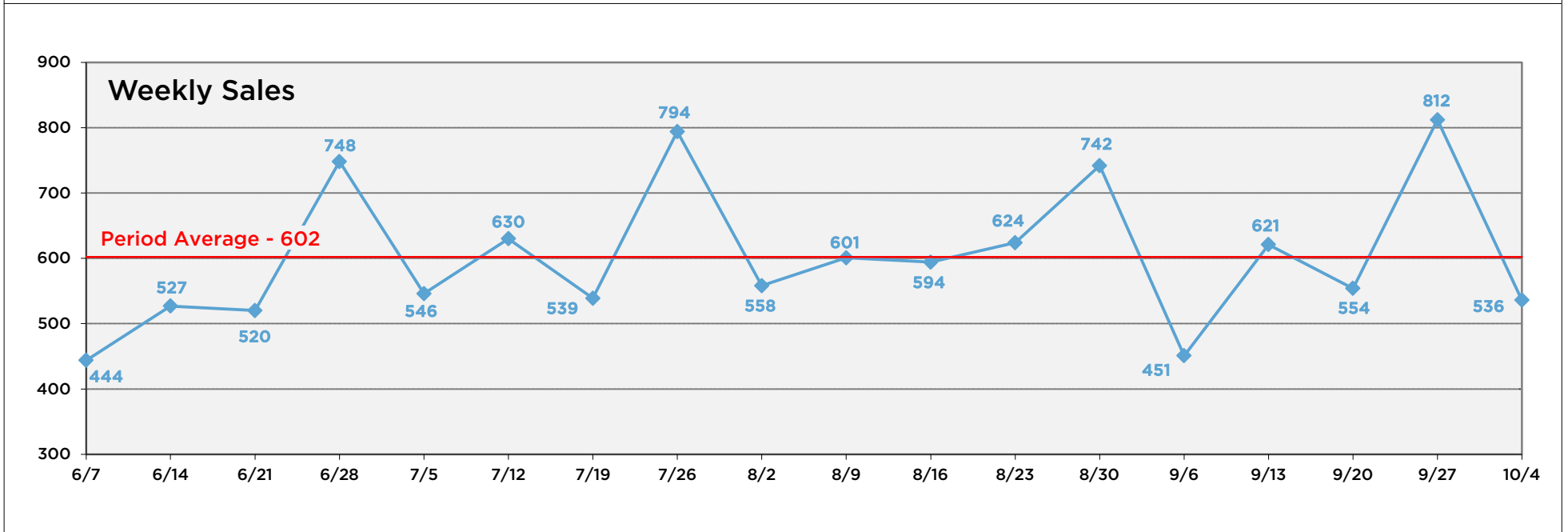
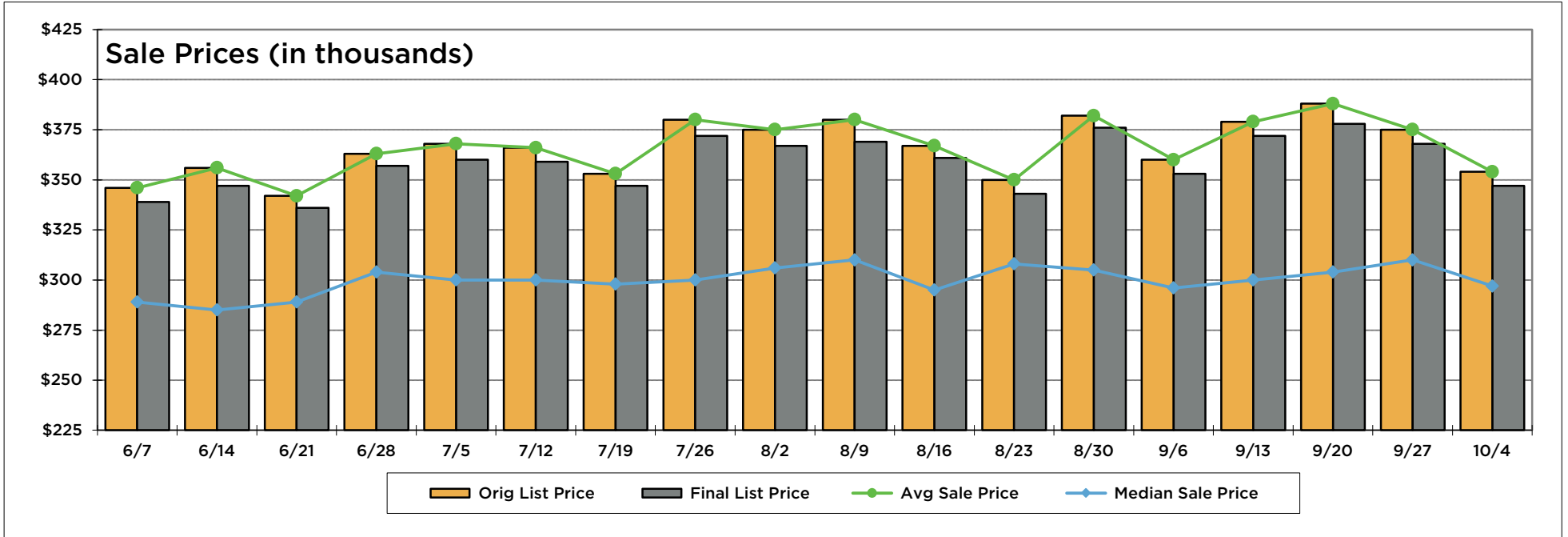
- Sales of condos, townhomes, and villas decreased to 154 during the week of Oct 4, from 247 the week prior
- The median price of condos, townhomes, and villas increased to \$186,000, a change of 3.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Sep 27
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 59, and now sits at 2,396

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

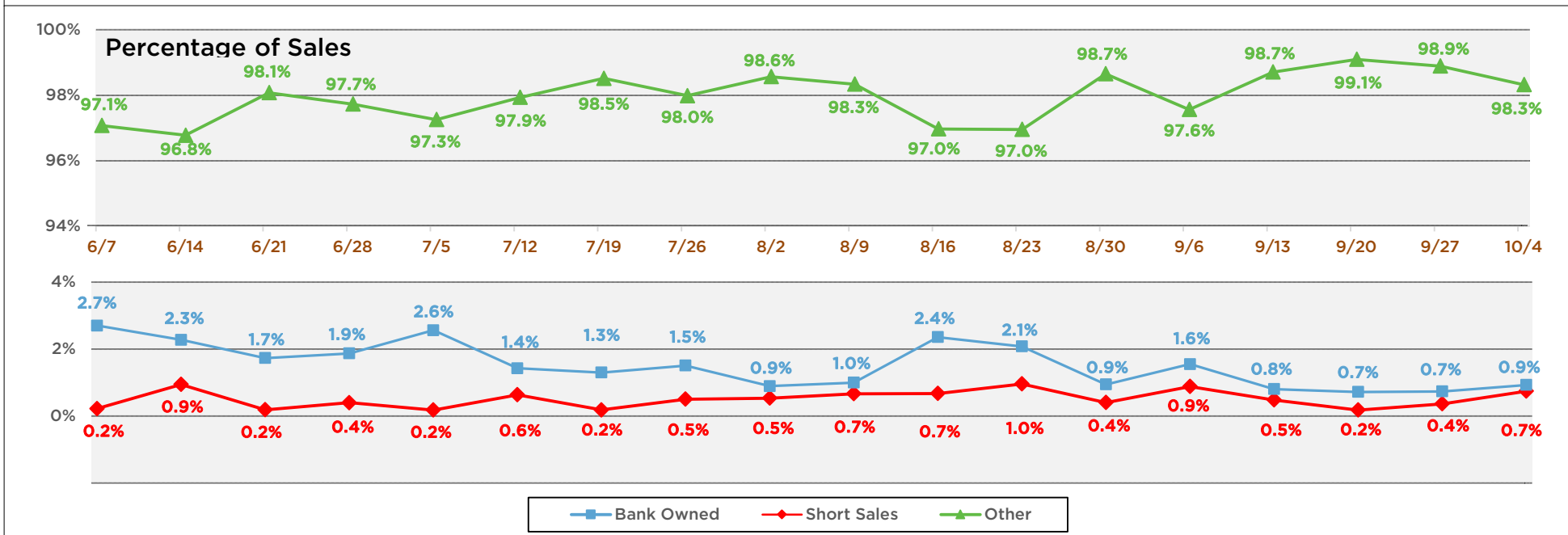
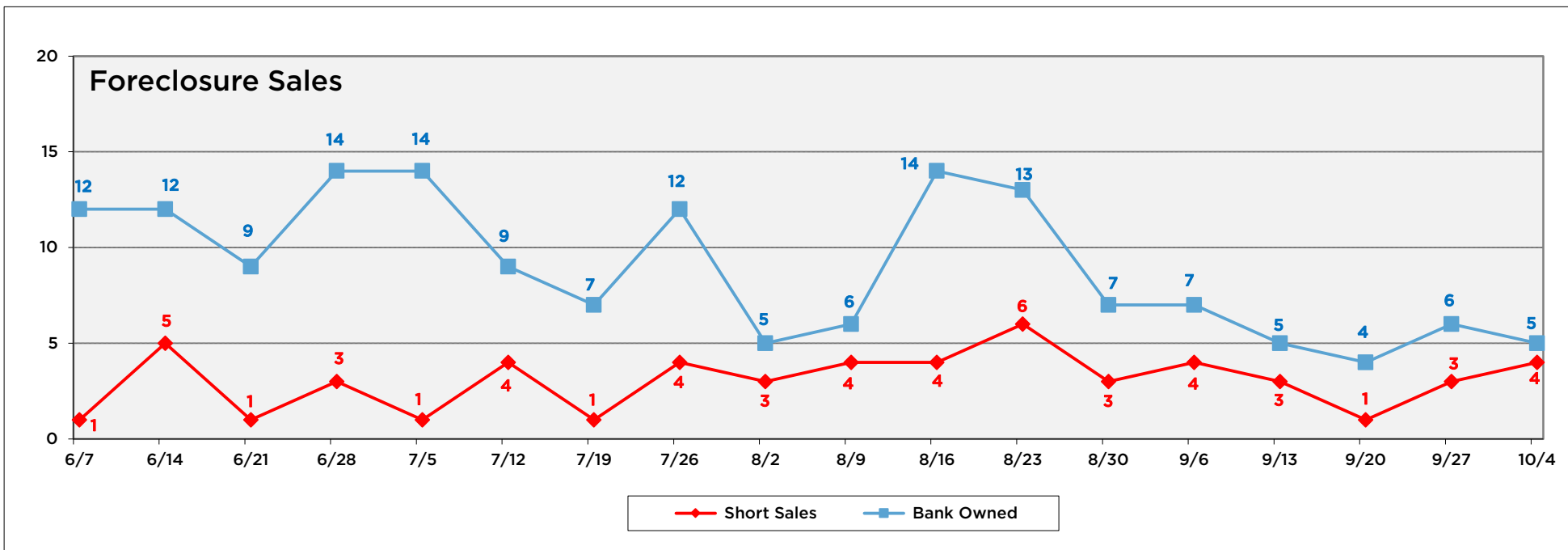
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	536	166	107	141	64	49	9
Bank Owned	5	2	0	1	1	0	1
Short Sales	4	3	1	0	0	0	0
Other	527	161	106	140	63	49	8
Active Listings	4,615	890	589	1,038	647	1,038	413
Bank Owned	42	19	6	10	4	1	2
Short Sales	33	7	9	6	5	4	2
Other	4,540	864	574	1,022	638	1,033	409
Months of Inventory	2	1	1	2	2	5	11
<i>List Price</i>							
Average Original List Price	\$353,624	\$203,275	\$278,344	\$353,325	\$448,501	\$678,026	\$1,585,522
Average Final List Price	\$347,085	\$197,920	\$276,532	\$347,952	\$441,600	\$667,565	\$1,506,633
<i>Sale Price</i>							
Average Price	\$339,620	\$192,151	\$272,994	\$343,484	\$434,800	\$647,092	\$1,440,333
Median Price	\$297,250	\$207,750	\$270,000	\$340,700	\$430,000	\$620,000	\$1,240,000
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$6,539	-\$5,355	-\$1,812	-\$5,373	-\$6,901	-\$10,461	-\$78,889
<i>Original</i> List to <i>Sale</i> Price - \$	-\$14,004	-\$11,124	-\$5,350	-\$9,841	-\$13,701	-\$30,934	-\$145,189
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,465	-\$5,769	-\$3,538	-\$4,468	-\$6,800	-\$20,473	-\$66,300
<i>Original</i> List to <i>Sale</i> Price - %	96.04%	94.53%	98.08%	97.21%	96.95%	95.44%	90.84%
<i>Final</i> List to <i>Sale</i> Price - %	97.85%	97.09%	98.72%	98.72%	98.46%	96.93%	95.60%
<i>Days on the Market</i>							
Avg Days Listing to Contract	52	62	30	45	50	58	200
Combined Avg Days to Contract	57	68	32	48	63	64	213
Avg Days Listing to Closing	92	105	69	83	93	94	238
Avg Days Contract to Close	40	42	39	39	43	36	37
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	0	0	1	1
<i>Square Footage</i>							
Average Square Feet	2,111	1,462	1,759	2,237	2,720	3,353	5,207

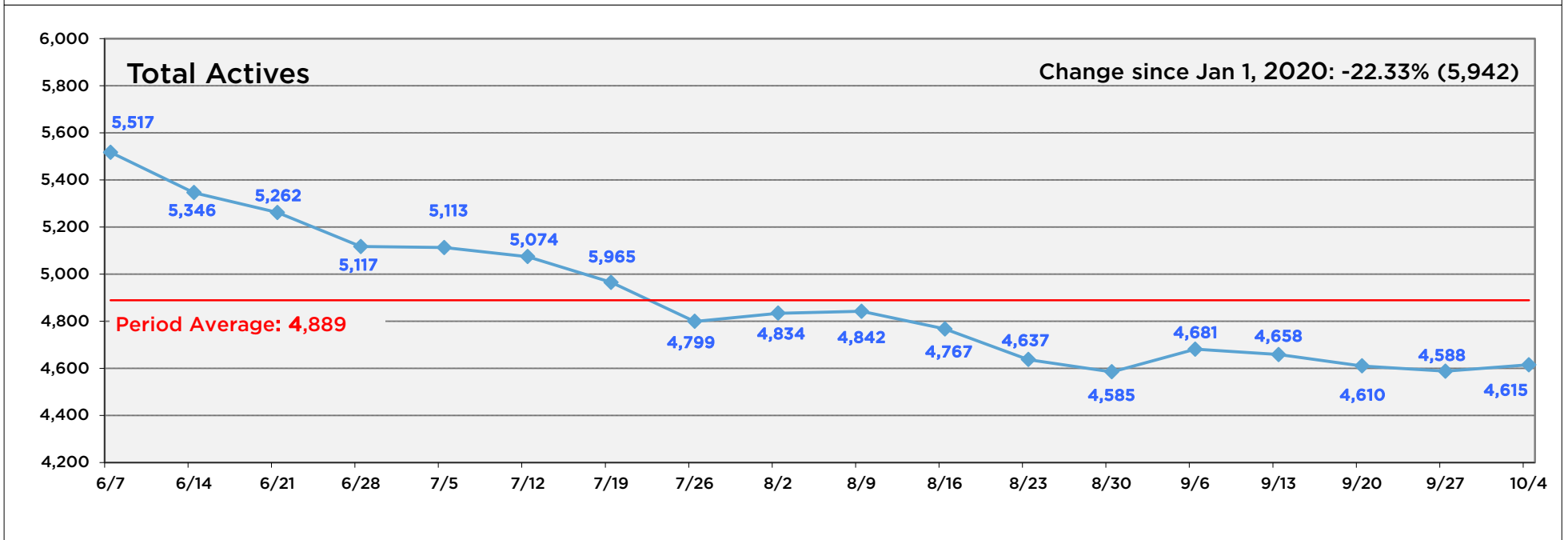
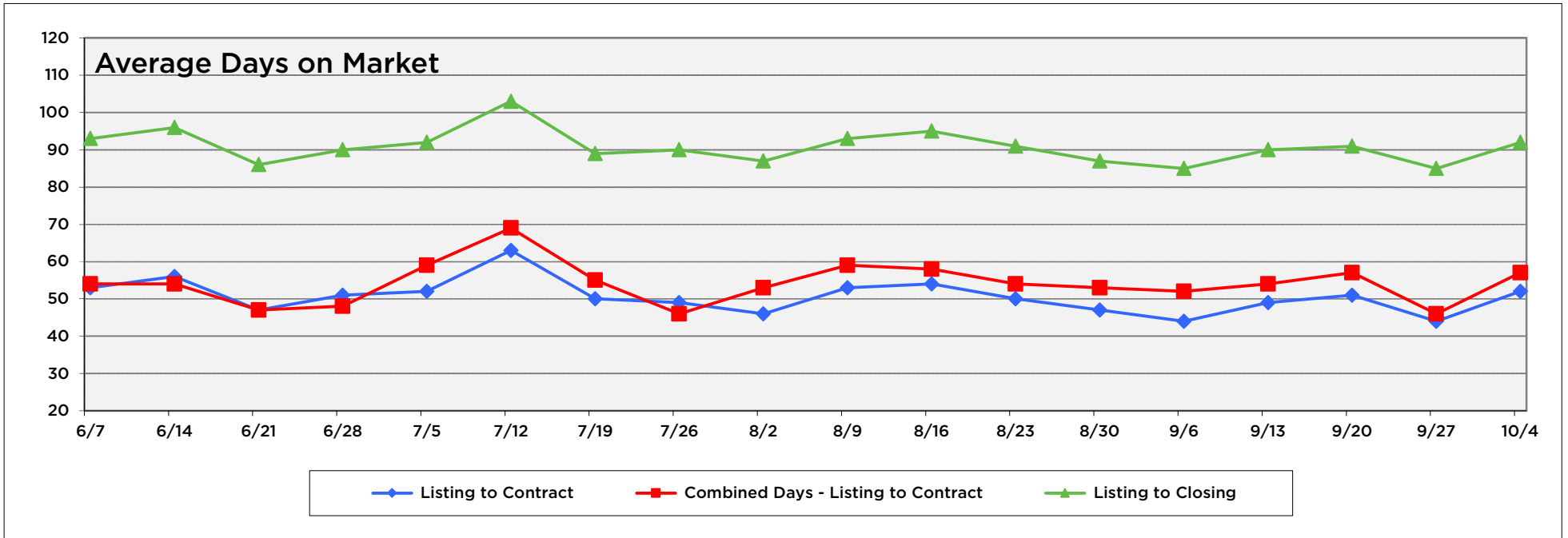
Single Family Homes



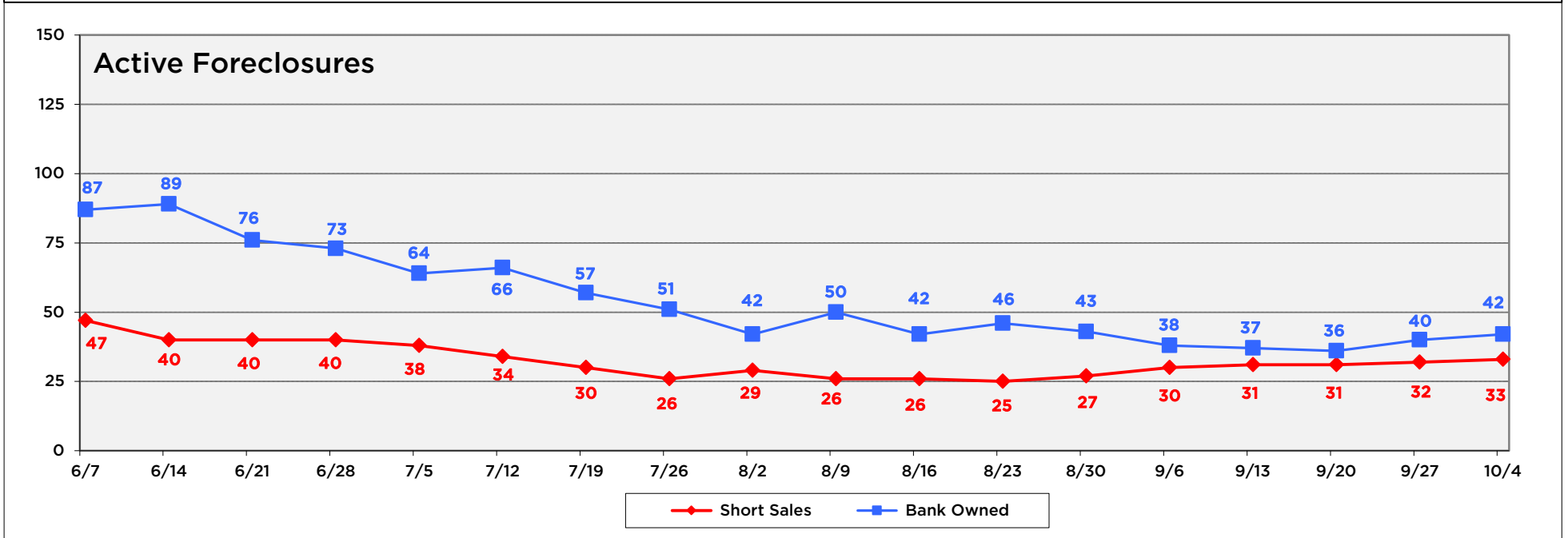
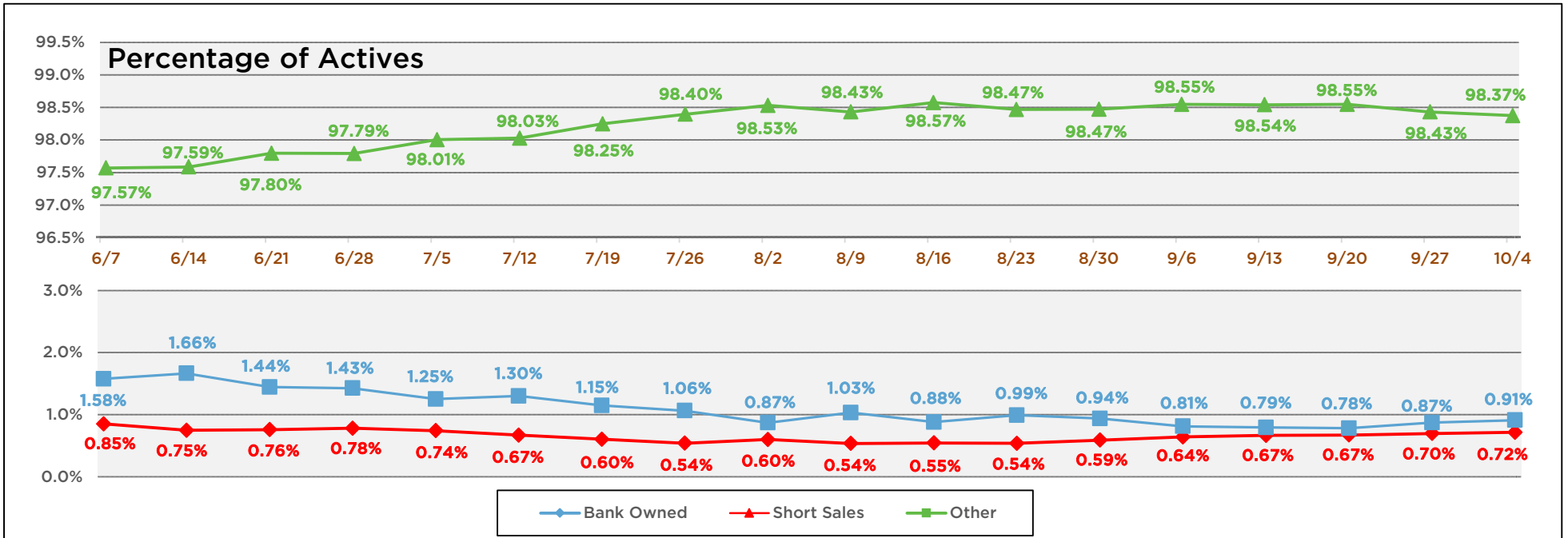
Single Family Homes



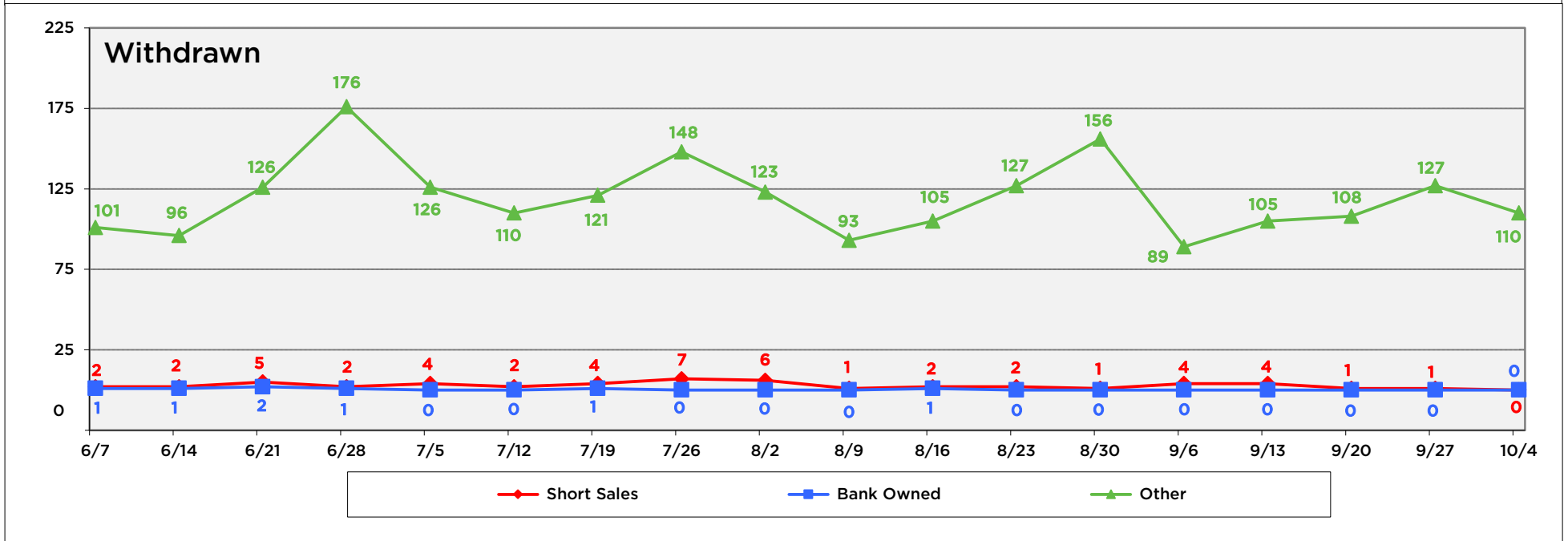
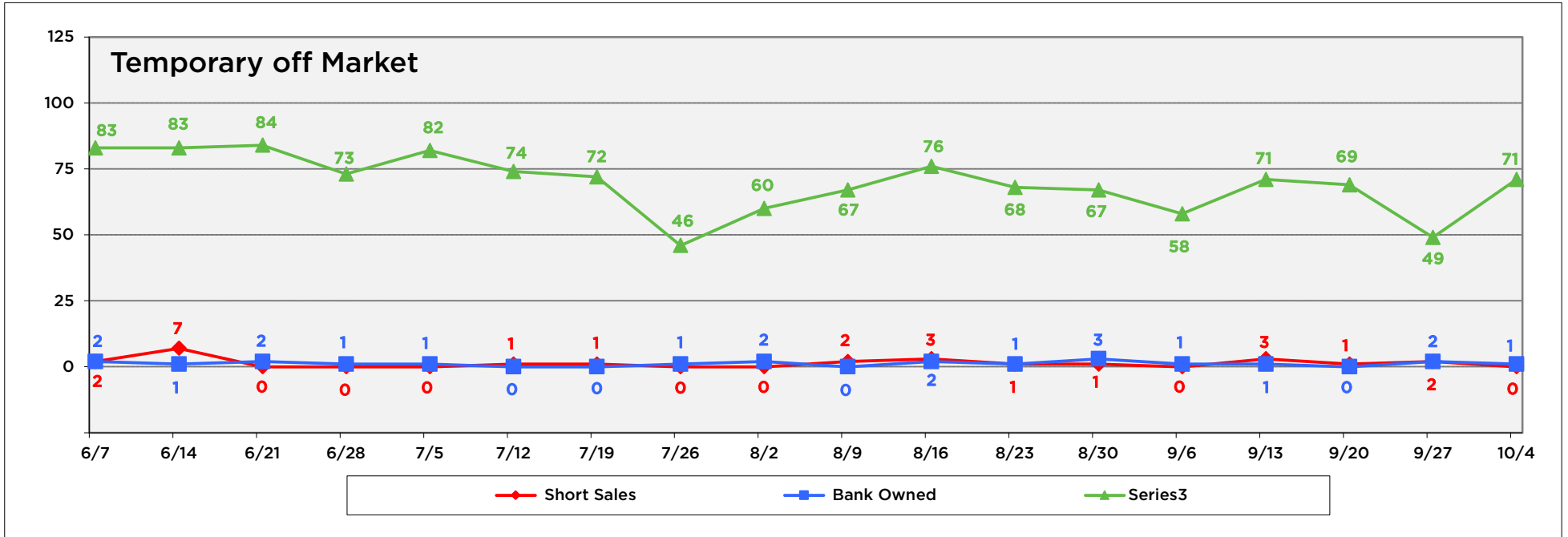
Single Family Homes



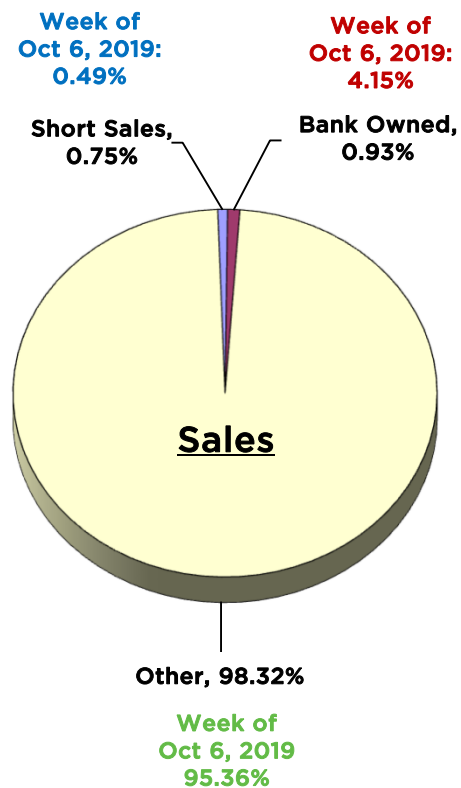
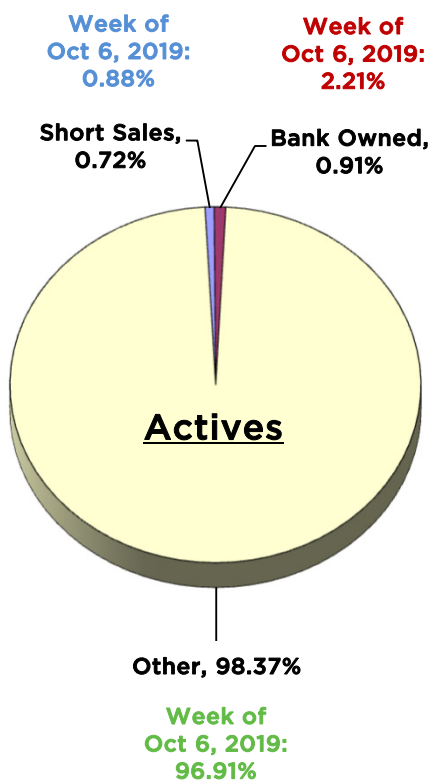
Single Family Homes



Single Family Homes



Single Family Homes



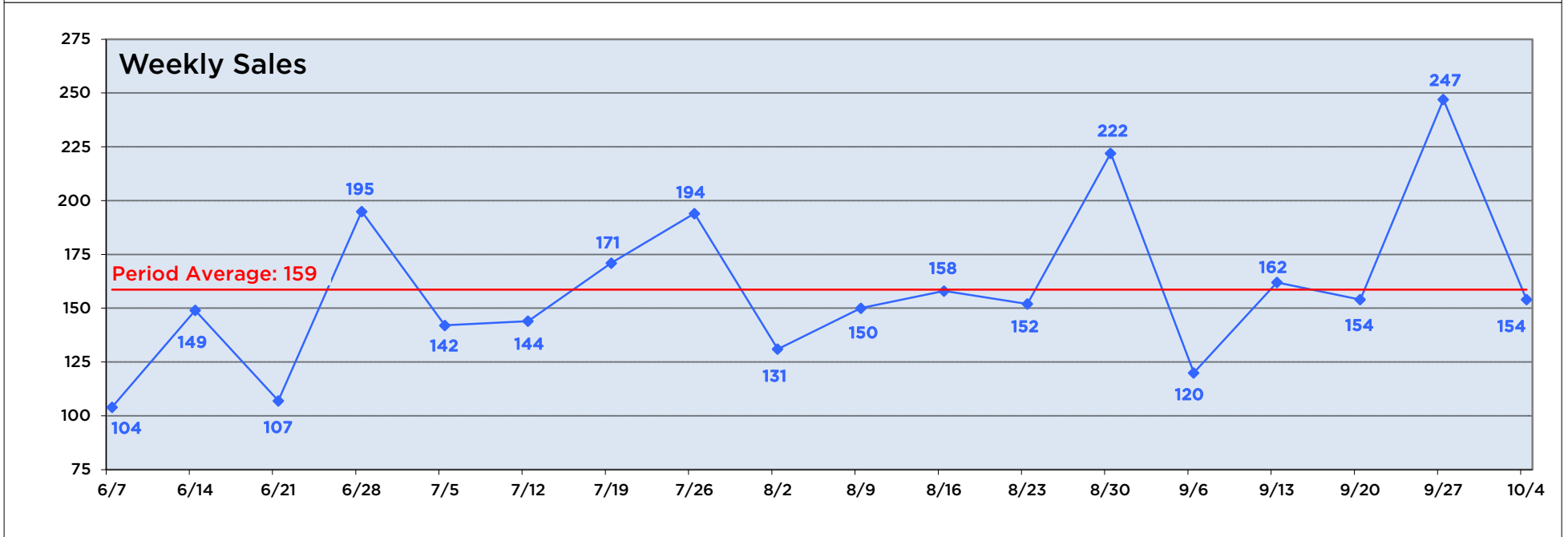
Where are the 3 Single Family Homes available for the Median Price of \$297,250? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County							
Apopka / Hunt Club	32703	1	\$296,900	4.0	2.0	2,057	\$144.34
Osceola County							
St Cloud / Narcoossee	34771	1	\$297,500	4.0	2.0	1,686	\$176.45
Lake County							
Lady Lake / The Villages	32159	1	\$297,000	2.0	2.0	1,279	\$232.21

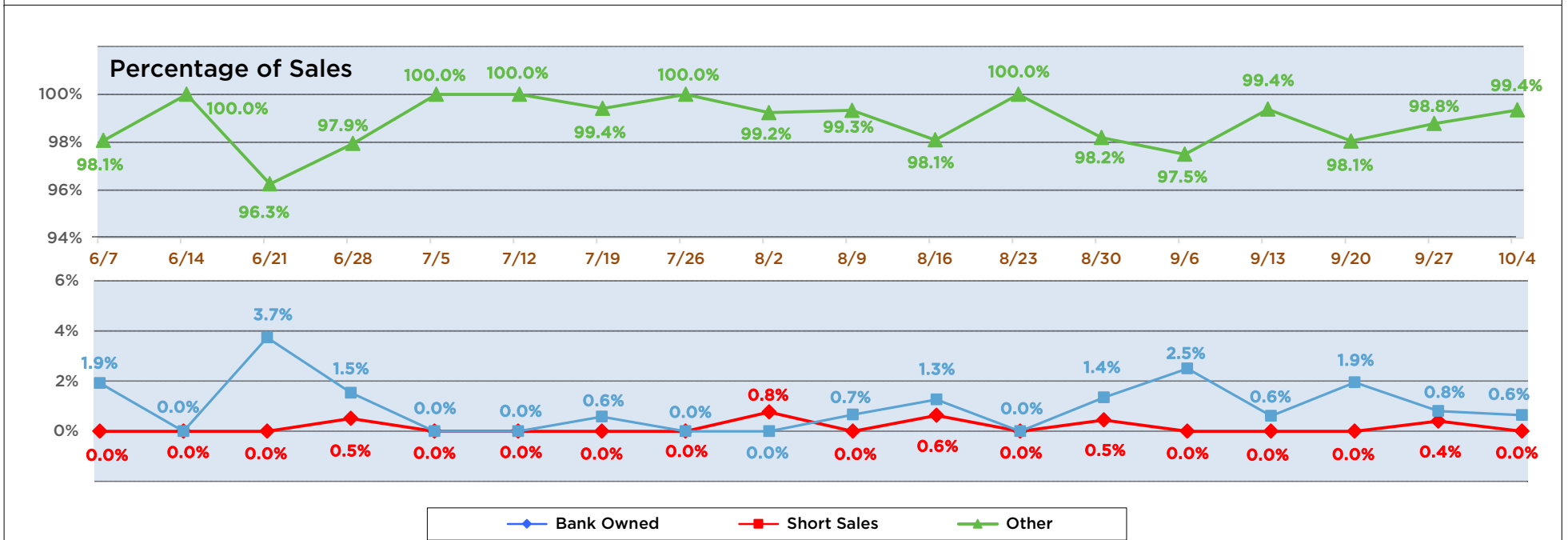
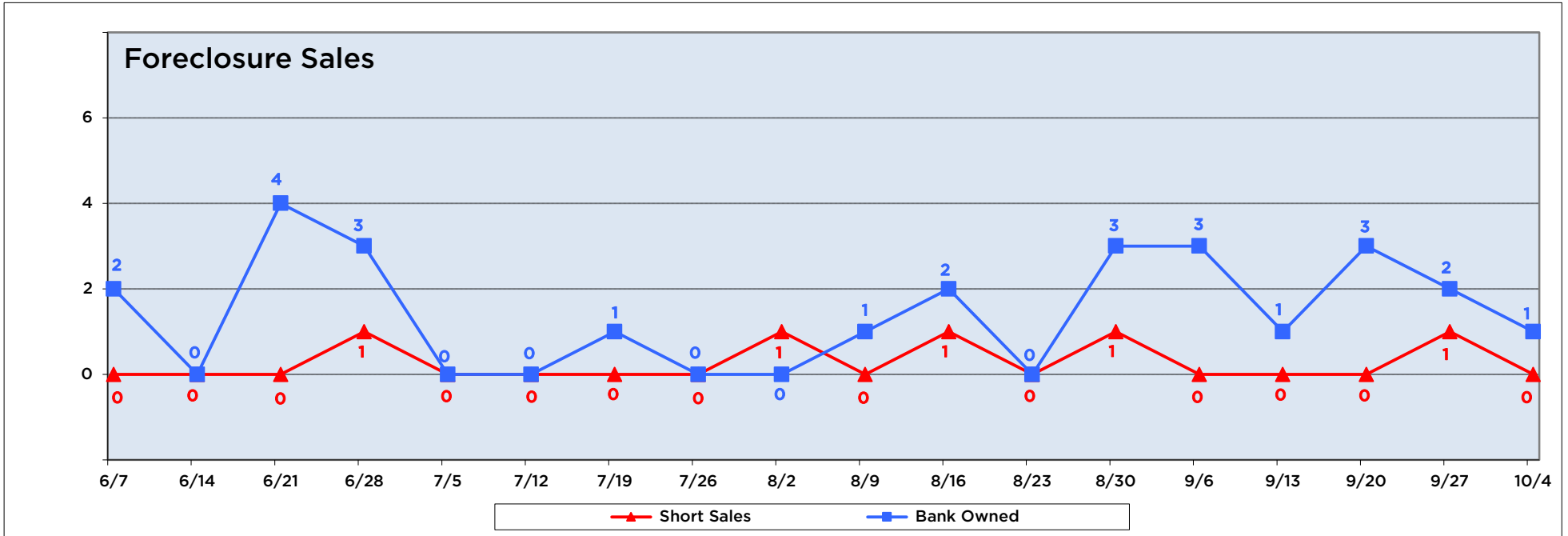
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	154	109	27	13	4	1	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	153	108	27	13	4	1	0
Active Listings	2,396	1,581	300	355	97	49	14
Bank Owned	10	8	1	0	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,380	1,567	299	355	96	49	14
Months of Inventory	4	3	3	6	6	11	0
<i>List Price</i>							
Average Original List Price	\$206,278	\$158,652	\$282,212	\$343,430	\$464,850	\$530,000	\$0
Average Final List Price	\$202,968	\$156,010	\$279,616	\$338,184	\$445,250	\$525,000	\$0
<i>Sale Price</i>							
Average Price	\$197,916	\$151,777	\$273,570	\$332,000	\$430,750	\$510,000	\$0
Median Price	\$186,000	\$156,000	\$273,000	\$333,000	\$432,500	\$510,000	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$3,310	-\$2,642	-\$2,596	-\$5,246	-\$19,600	-\$5,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,362	-\$6,875	-\$8,642	-\$11,430	-\$34,100	-\$20,000	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,052	-\$4,233	-\$6,046	-\$6,184	-\$14,500	-\$15,000	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.95%	95.67%	96.94%	96.67%	92.66%	96.23%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.51%	97.29%	97.84%	98.17%	96.74%	97.14%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	47	52	34	28	68	28	0
Combined Avg Days to Contract	48	52	34	30	68	28	0
Avg Days Listing to Closing	81	86	69	64	93	63	0
Avg Days Contract to Close	35	34	36	38	25	35	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	2	3	3	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,373	1,169	1,693	2,053	2,343	2,187	0

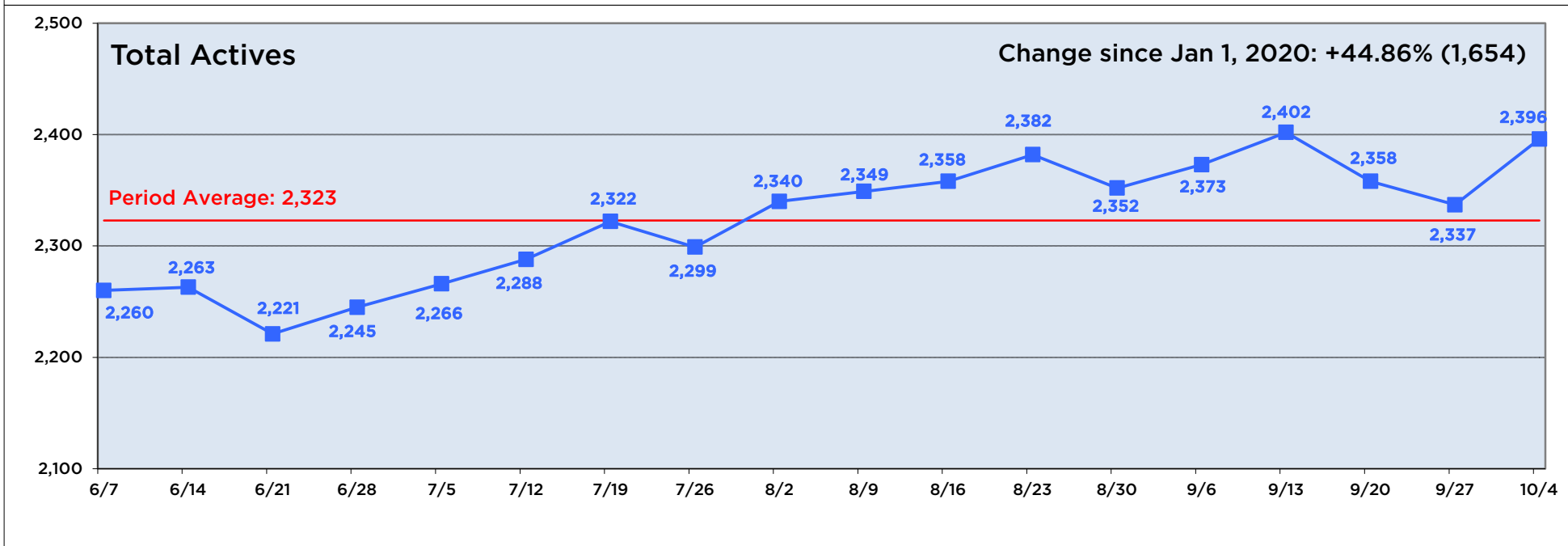
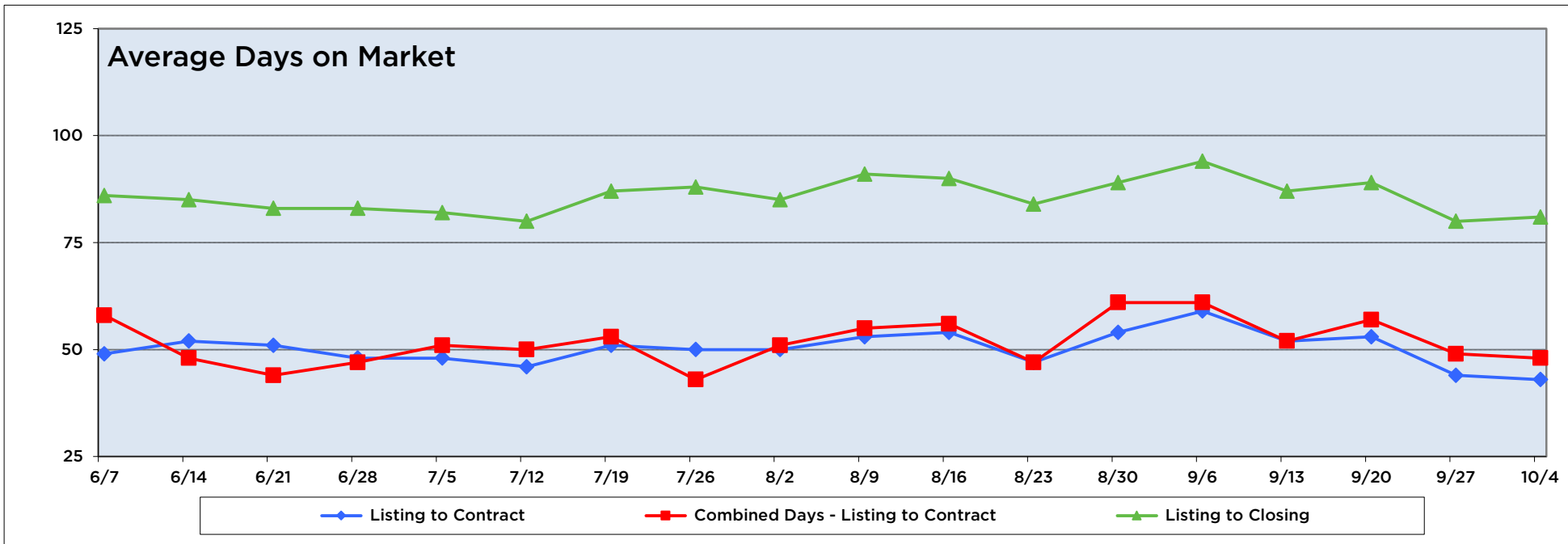
Condos, Townhomes, Villas



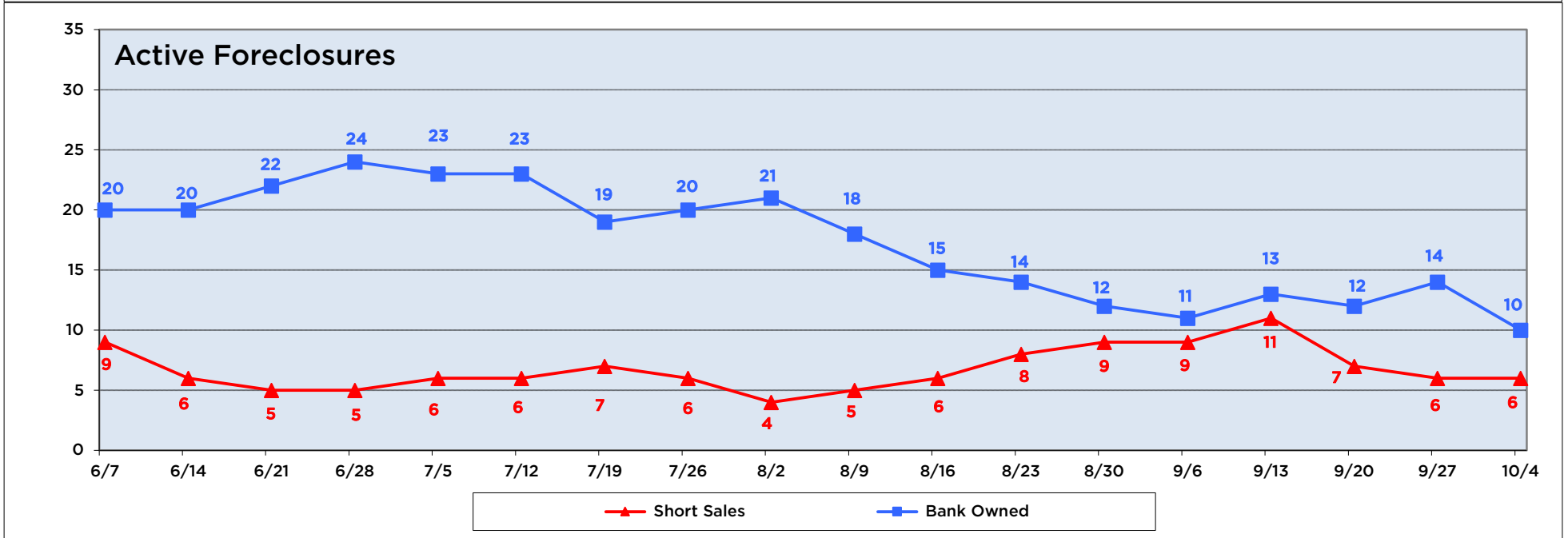
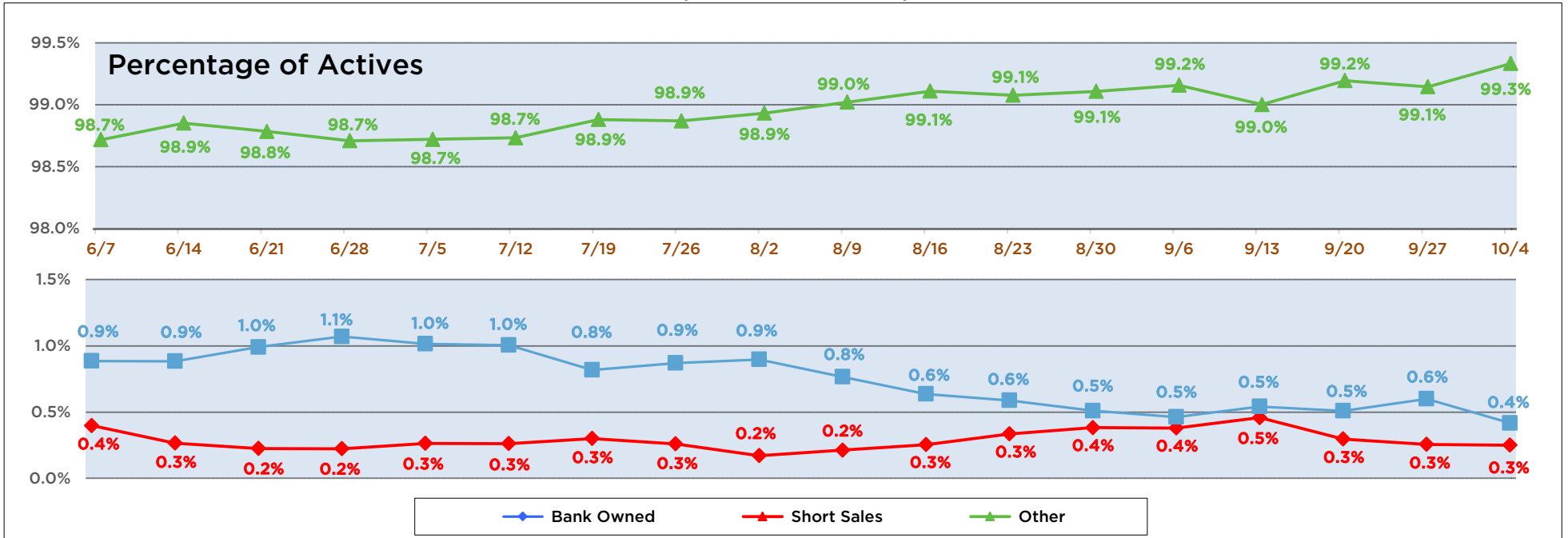
Condos, Townhomes, Villas



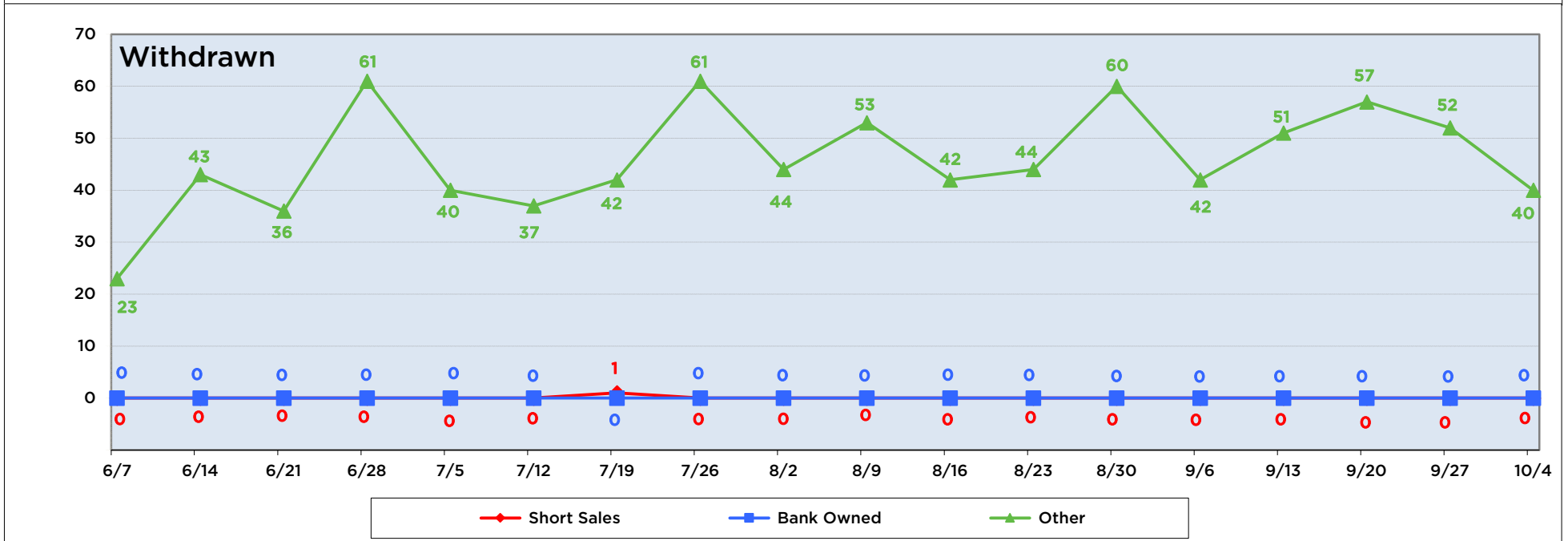
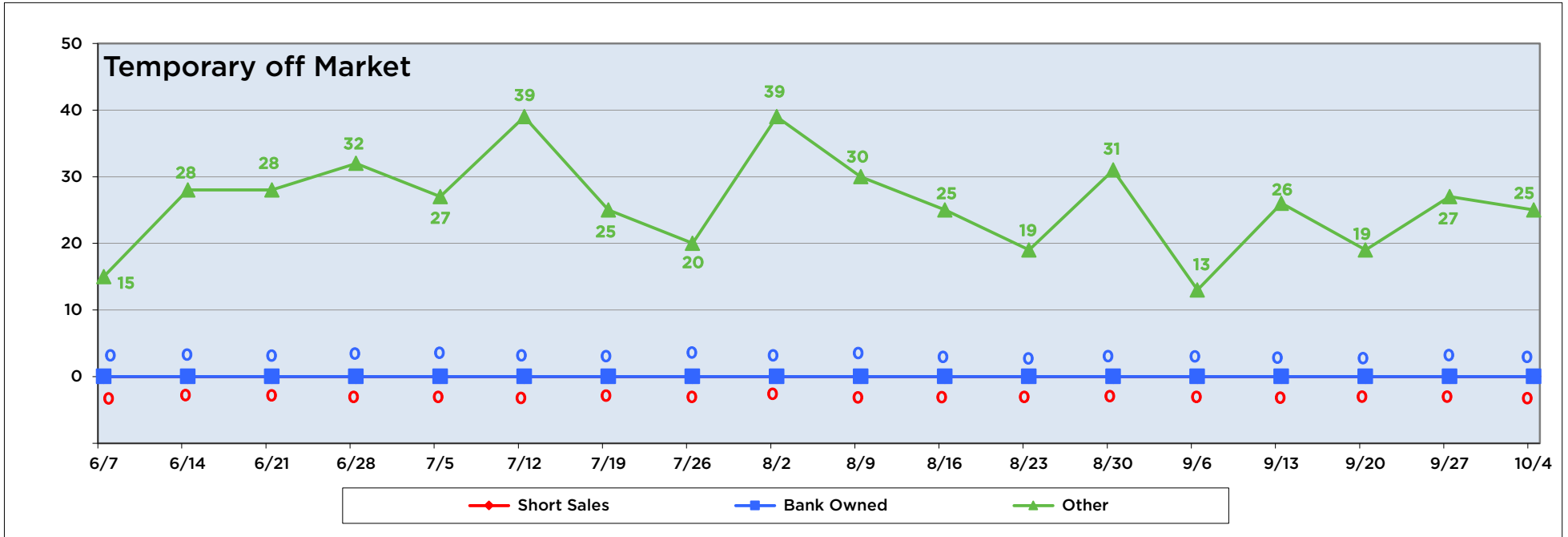
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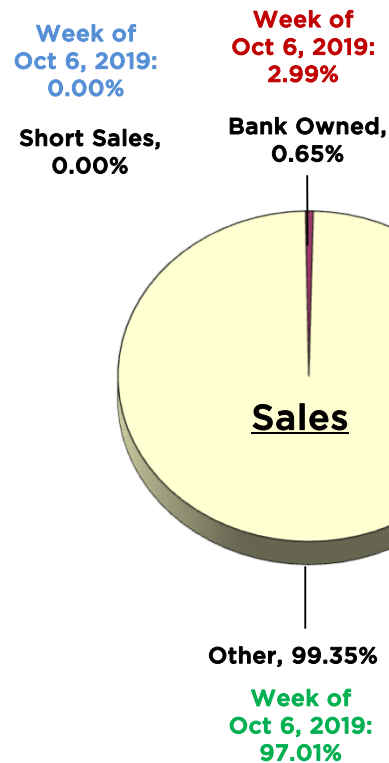
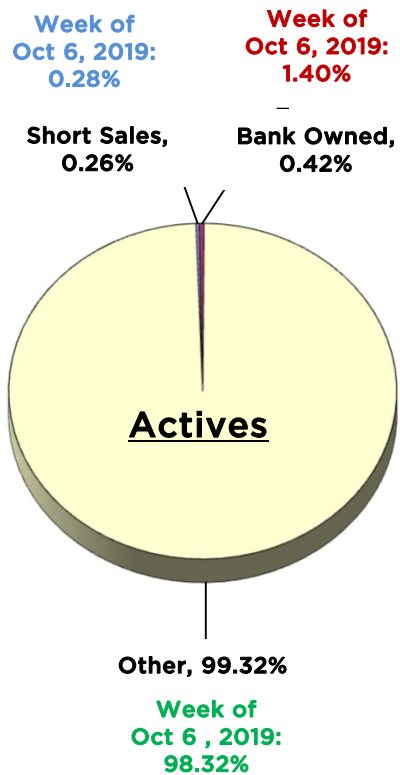
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$186,000? (± \$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>
Seminole County							
Winter Springs / Tuskawilla	32708	1	\$185,999	3.0	1.0	1,130	\$164.60
Osceola County							
Kissimmee (Central)	34741	2	\$186,000	4.0	3.0	1,452	\$128.10
Kissimmee / Celebration	34747	1	\$186,000	3.0	2.0	1,344	\$138.39