



Monday Morning Quarterback Summary

Week of October 11, 2020 - October 17, 2020

Single-family existing homes

- Sales of single-family homes decreased to 533 during the week of Oct 11, from 536 the week prior
- The median price of single family homes decreased to \$295,900, a change of -0.5%
- The number of single-family home foreclosure transactions increased to 9 last week, from 5 the week of Oct 4
- The number of single-family home short-sale transactions decreased to 1 from 4 the week prior
- Single-family inventory decreased by 6, and now sits at 4,609

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 165 during the week of Oct 11, from 154 the week prior
- The median price of condos, townhomes, and villas increased to \$210,000, a change of 12.9%
- The number of condo, townhome and villa foreclosure transactions remained constant at 1
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 6, and now sits at 2,390

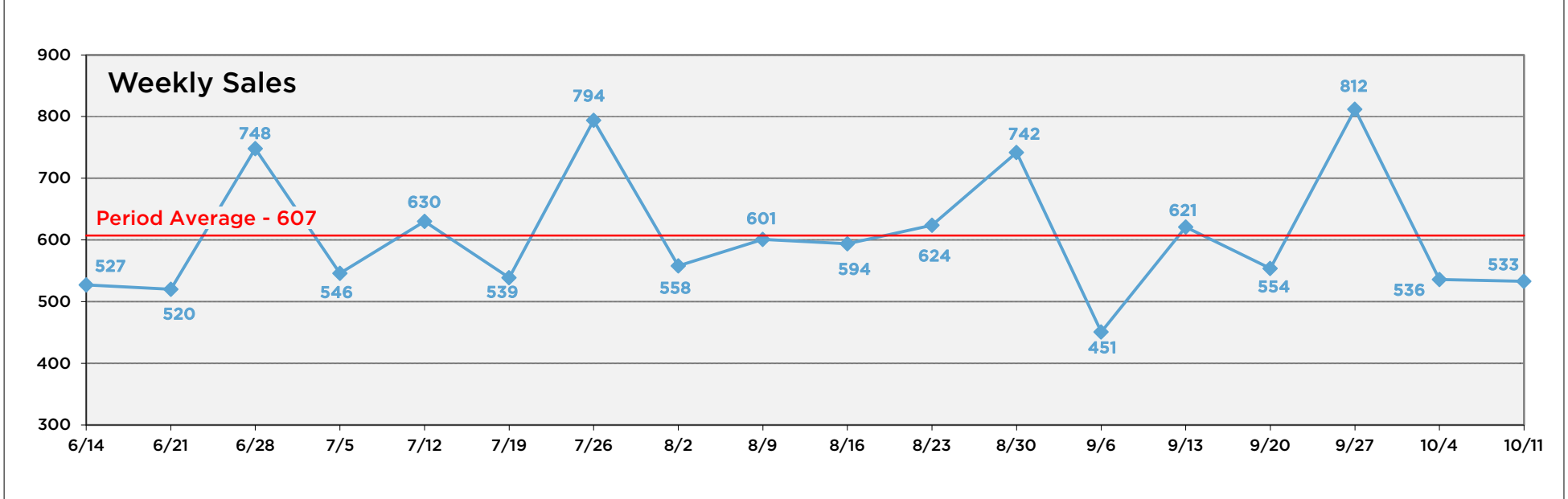
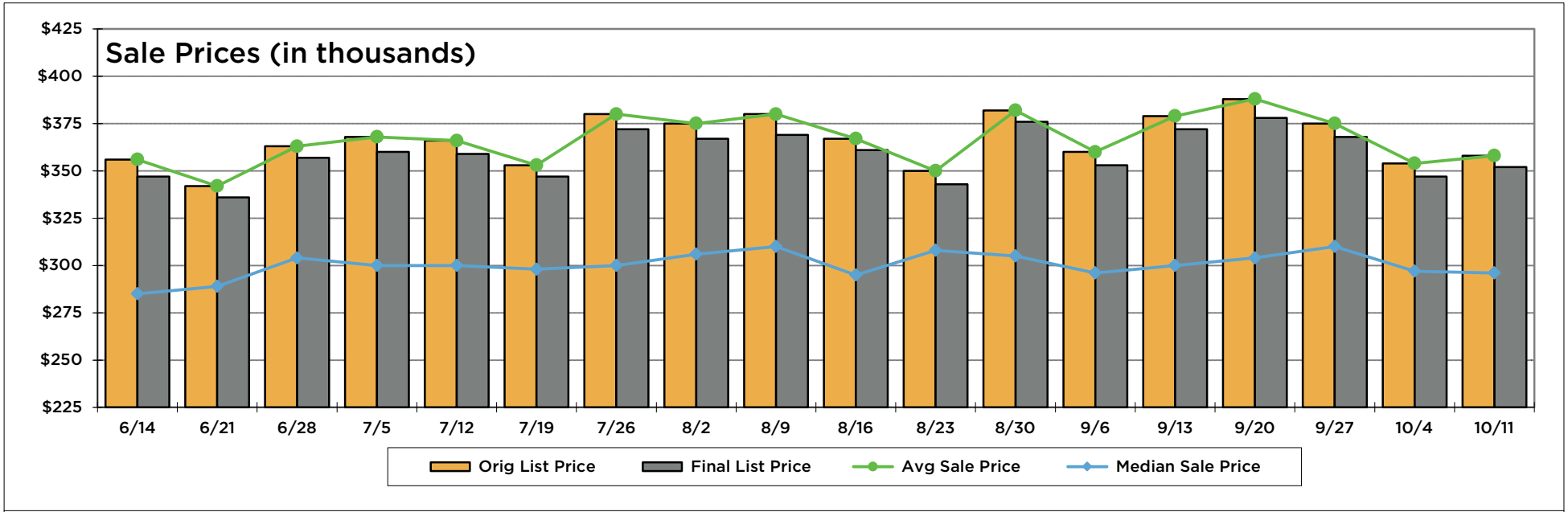
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
10/11/2020 - 10/17/2020
Lake, Orange, Osceola & Seminole Counties

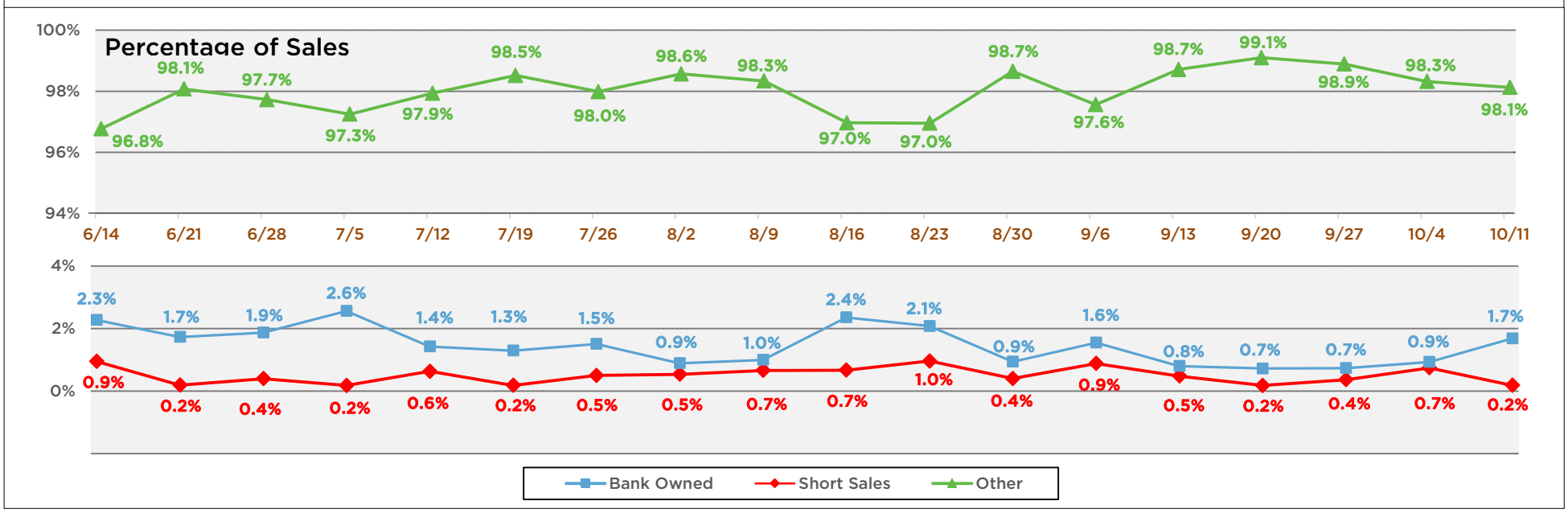
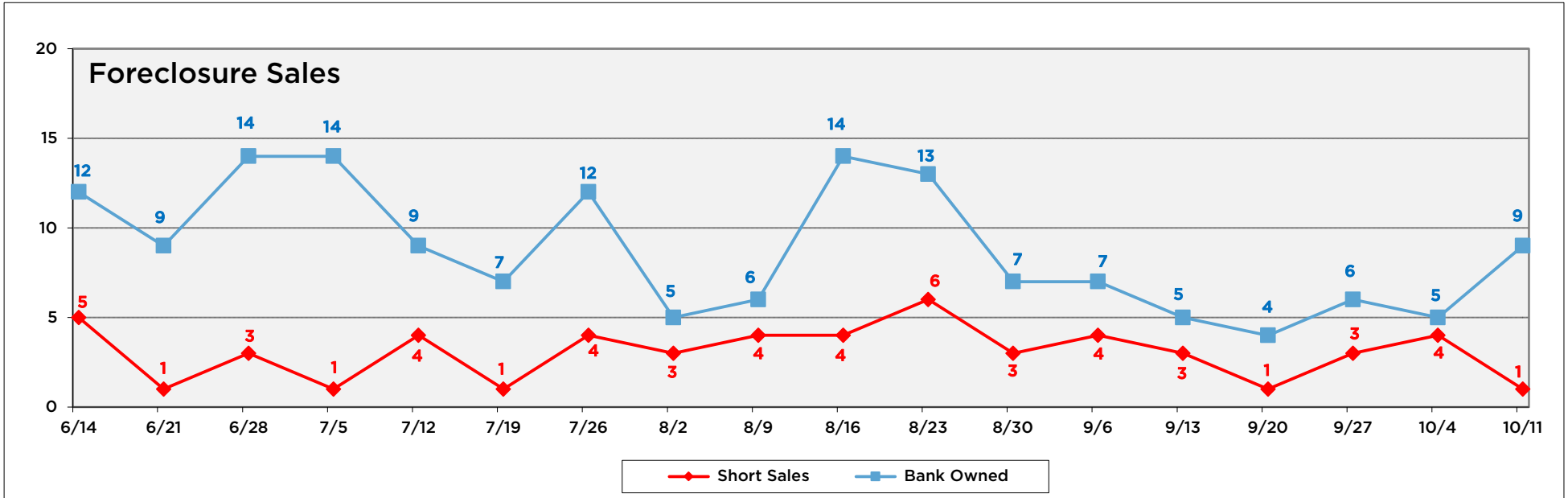
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	533	153	117	137	61	59	6
Bank Owned	9	5	0	3	0	1	0
Short Sales	1	0	1	0	0	0	0
Other	523	148	116	134	61	58	6
Active Listings	4,609	908	560	1,081	629	1,012	419
Bank Owned	43	17	7	10	6	1	2
Short Sales	33	6	10	7	5	4	1
Other	4,533	885	543	1,064	618	1,007	416
Months of Inventory	2	1	1	2	2	4	16
<i>List Price</i>							
Average Original List Price	\$358,264	\$206,053	\$279,163	\$353,345	\$458,282	\$699,053	\$1,526,500
Average Final List Price	\$351,589	\$201,682	\$276,599	\$349,985	\$447,885	\$674,840	\$1,515,500
<i>Sale Price</i>							
Average Price	\$344,581	\$195,444	\$272,430	\$344,898	\$439,853	\$662,582	\$1,451,633
Median Price	\$295,900	\$215,000	\$274,900	\$343,000	\$435,000	\$630,000	\$1,181,000
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$6,675	-\$4,371	-\$2,564	-\$3,360	-\$10,397	-\$24,213	-\$11,000
<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,683	-\$10,609	-\$6,733	-\$8,447	-\$18,429	-\$36,471	-\$74,867
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,008	-\$6,238	-\$4,169	-\$5,087	-\$8,032	-\$12,258	-\$63,867
<i>Original</i> List to <i>Sale</i> Price - %	96.18%	94.85%	97.59%	97.61%	95.98%	94.78%	95.10%
<i>Final</i> List to <i>Sale</i> Price - %	98.01%	96.91%	98.49%	98.55%	98.21%	98.18%	95.79%
<i>Days on the Market</i>							
Avg Days Listing to Contract	47	45	38	39	55	83	56
Combined Avg Days to Contract	51	46	38	44	65	95	56
Avg Days Listing to Closing	89	88	78	81	95	125	117
Avg Days Contract to Close	42	43	40	42	40	42	60
<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	2,137	1,444	1,797	2,244	2,707	3,550	4,313

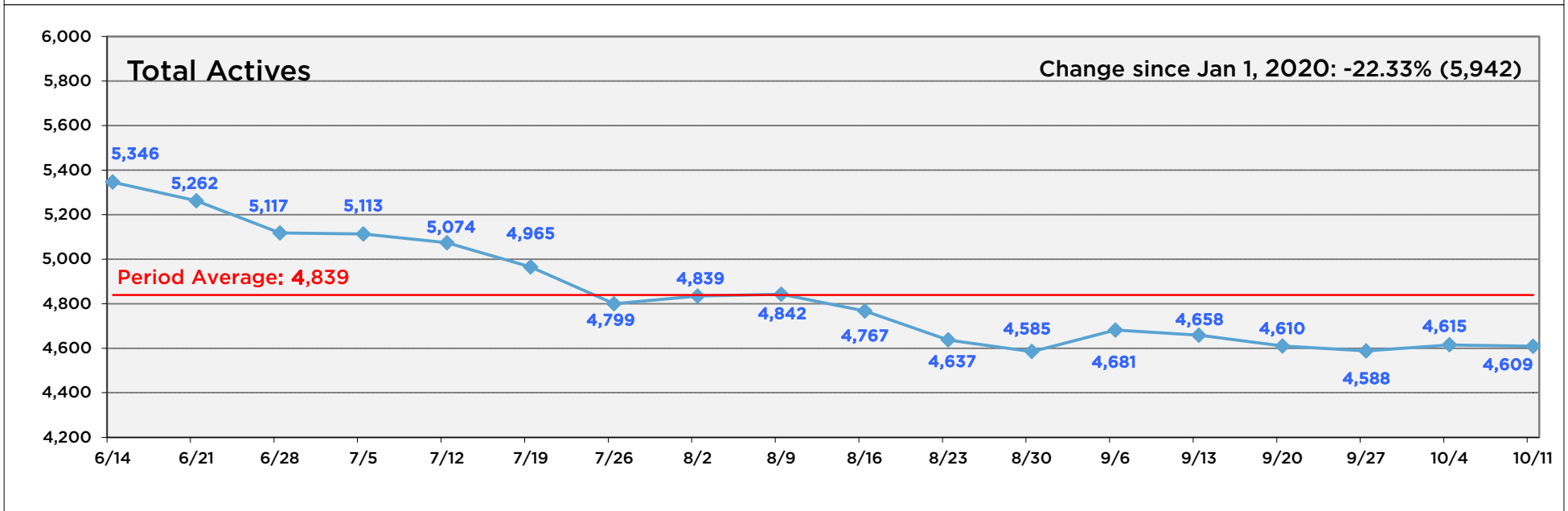
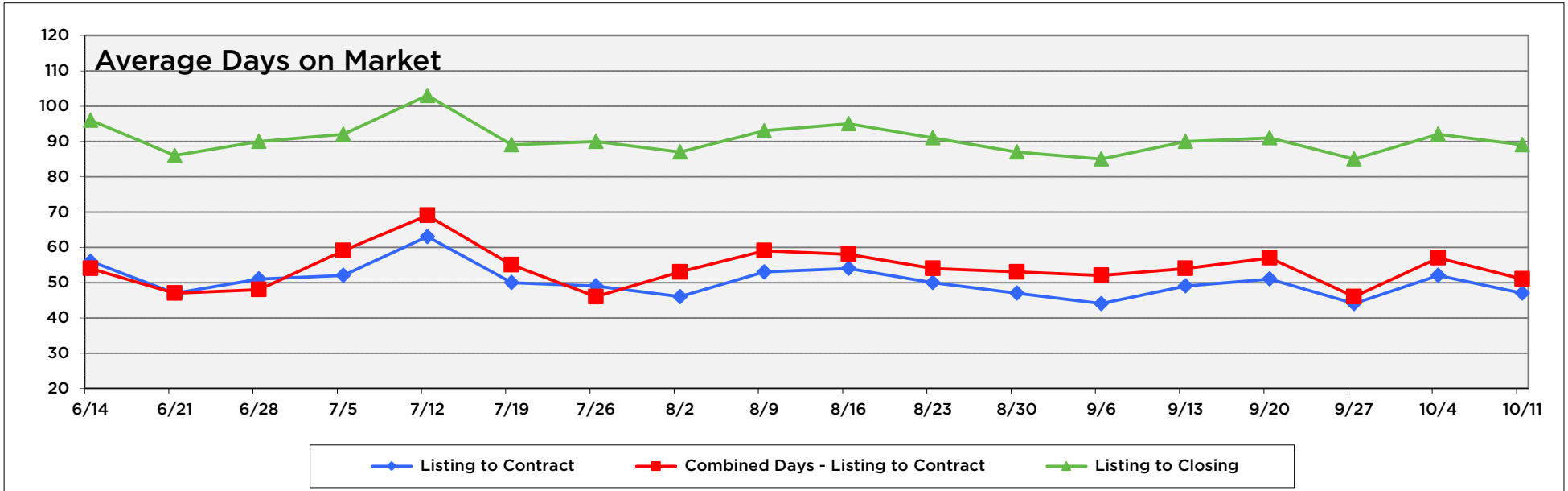
Single Family Homes



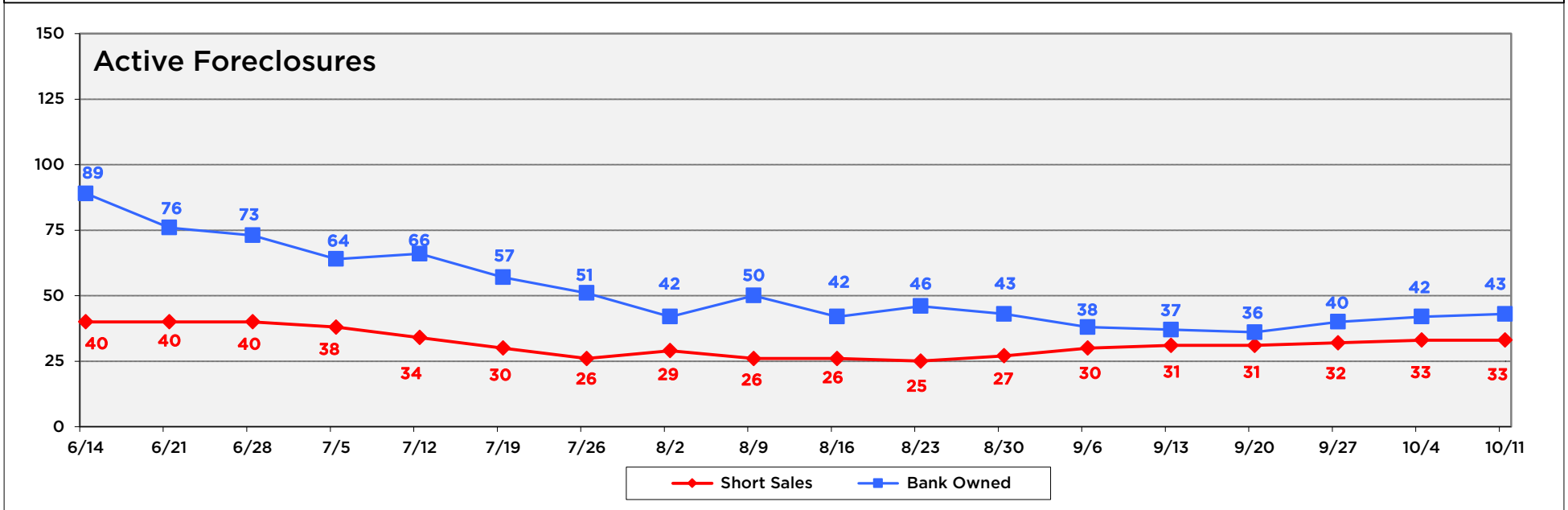
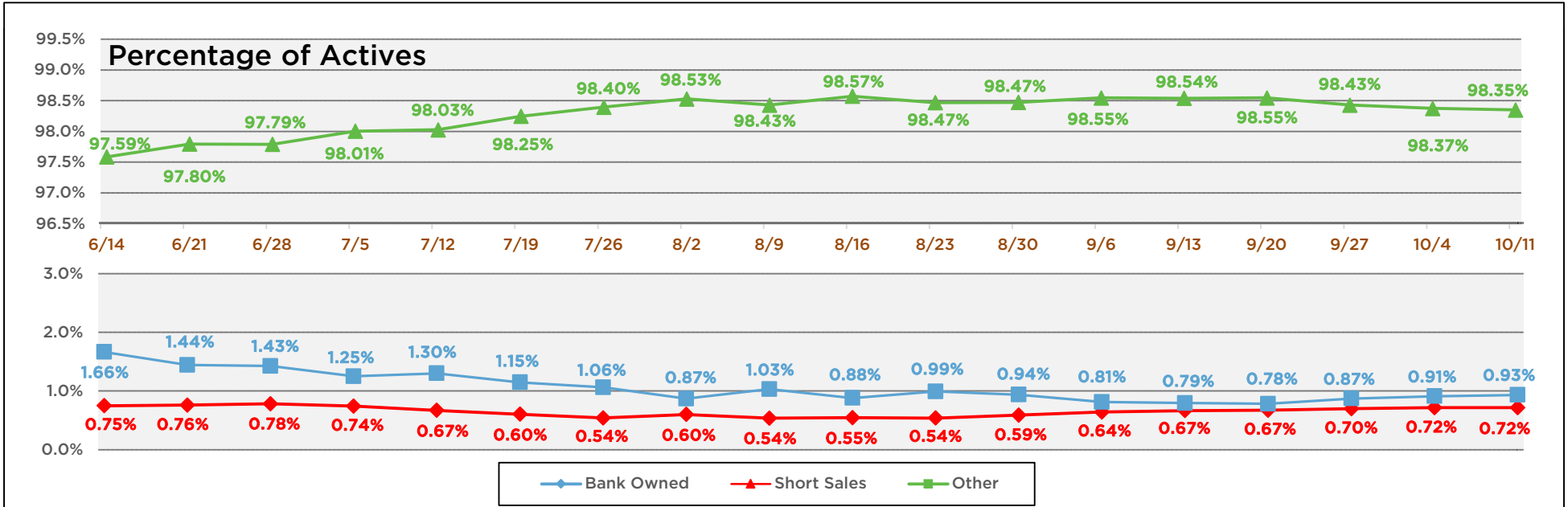
Single Family Homes



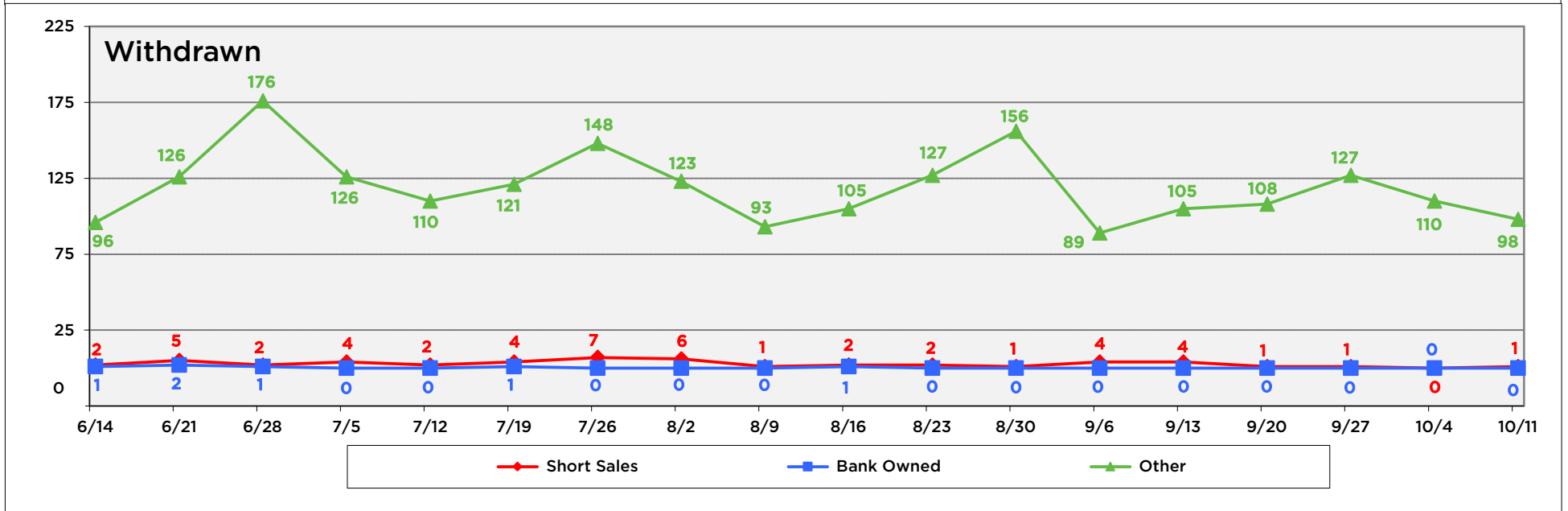
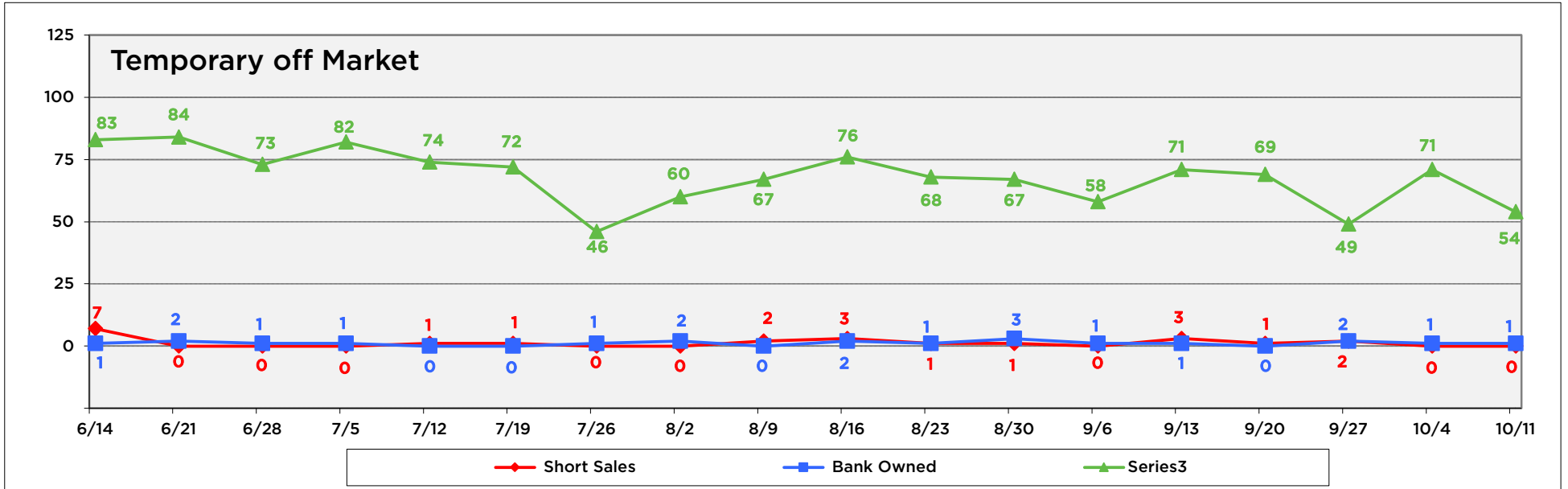
Single Family Homes



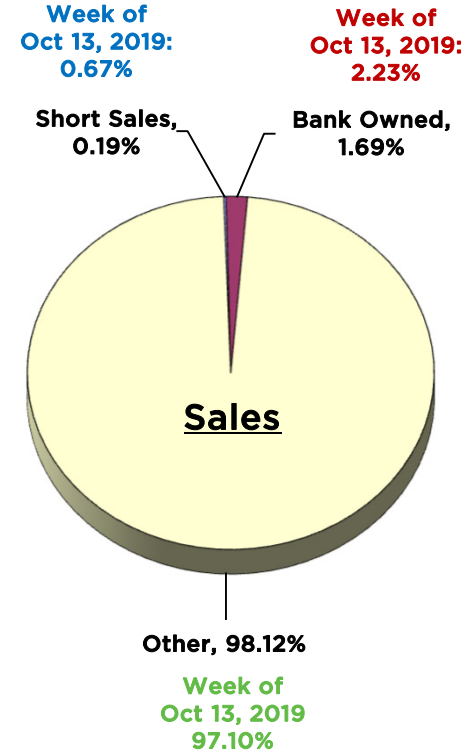
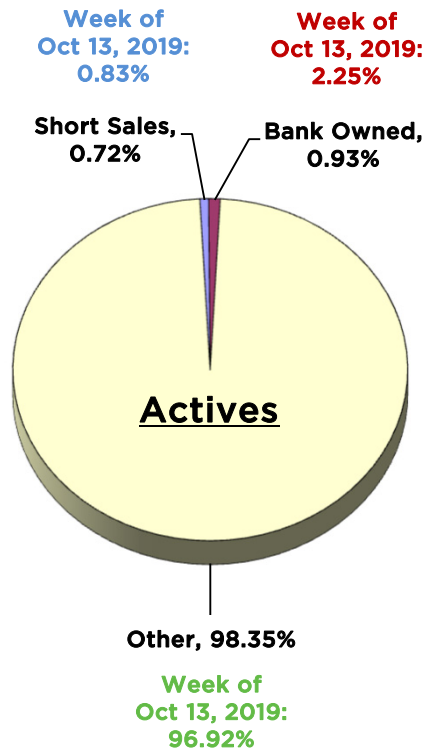
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 2 Single Family Homes available for the Median Price of \$295,900? (± \$500)

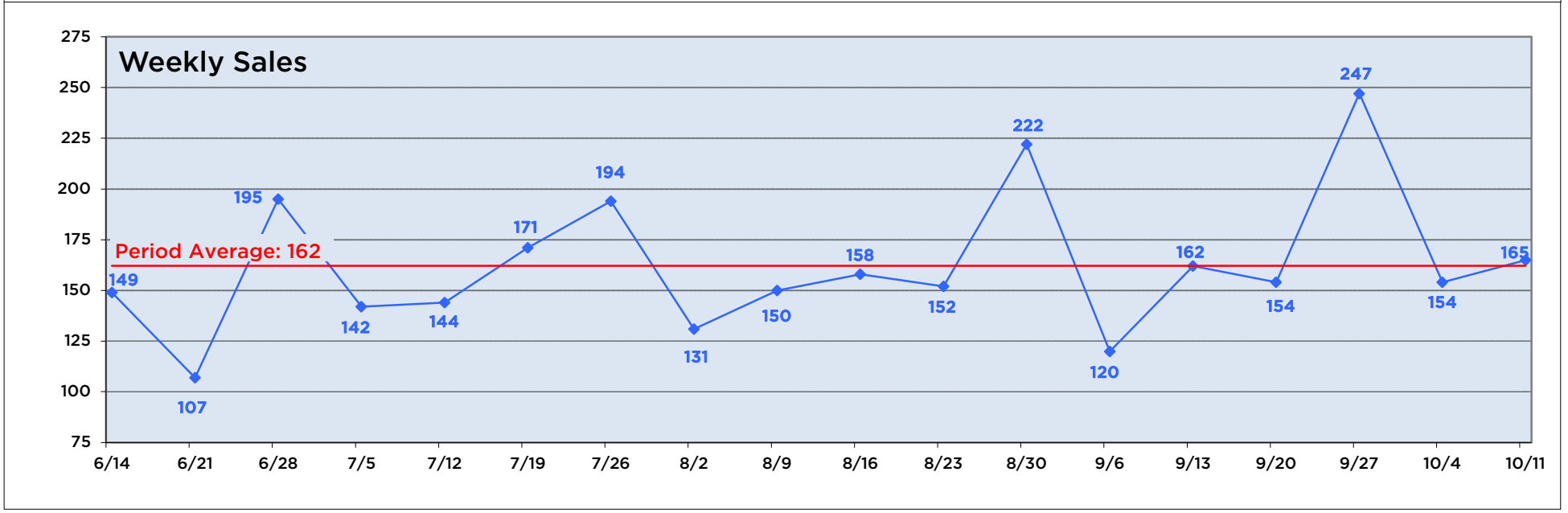
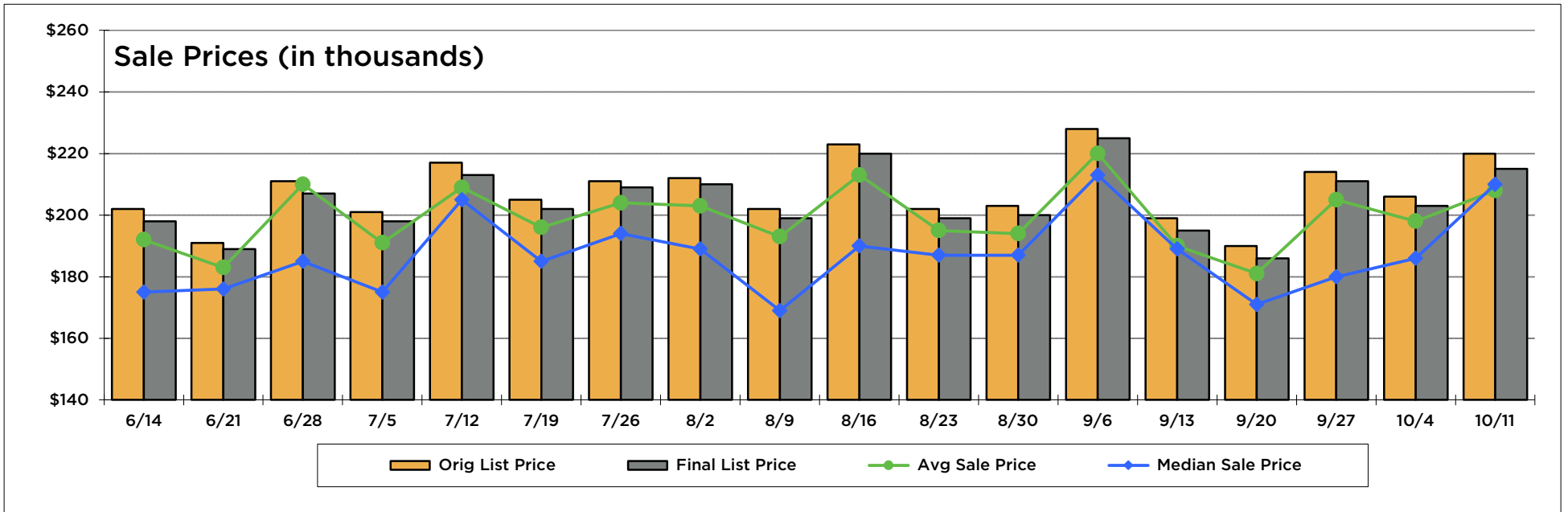
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		2	\$295,900	4.0	2.0	1,824	\$162.27
Apopka / Hunt Club	32703	1	\$295,900	4.0	2.0	2,043	\$144.84
Union Park / Chickasaw	32829	1	\$295,900	4.0	2.0	1,604	\$184.48

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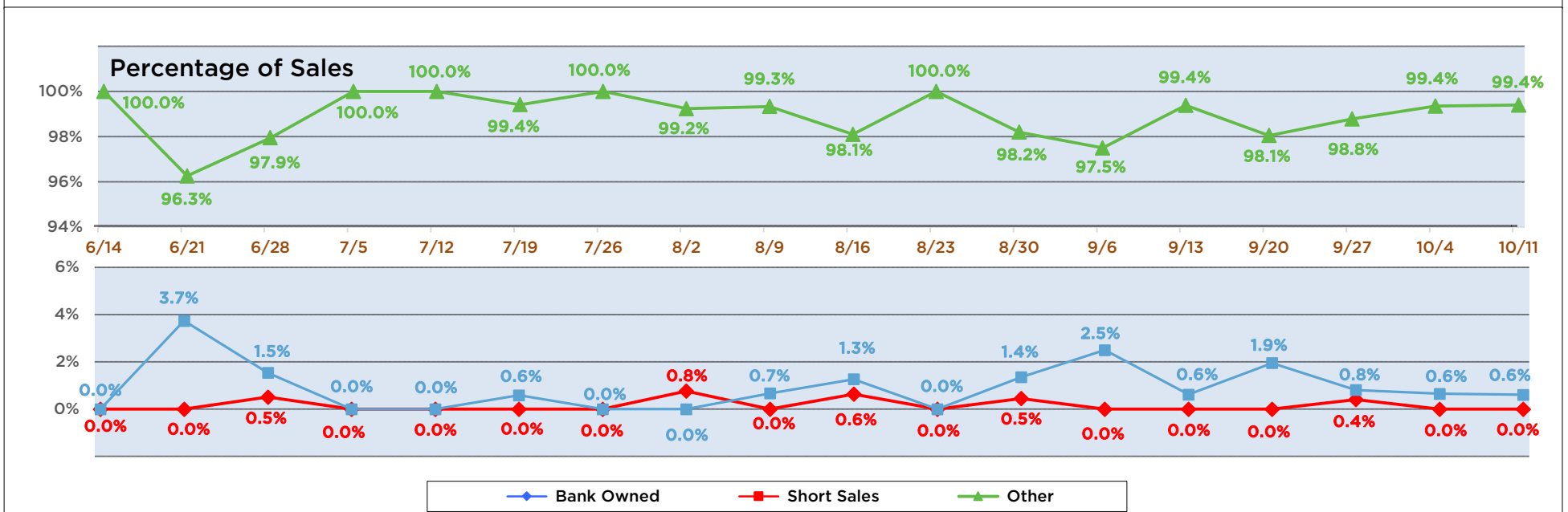
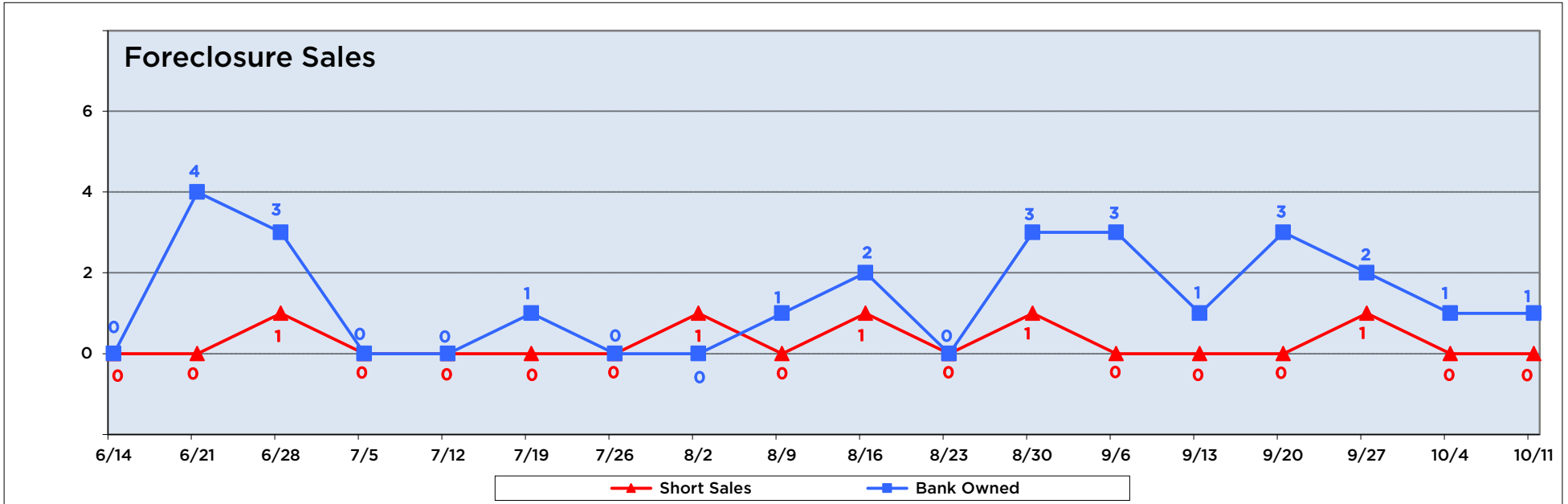
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	165	119	26	16	4	0	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	164	118	26	16	4	0	0
Active Listings	2,390	1,586	292	352	100	47	13
Bank Owned	13	11	1	0	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,371	1,569	291	352	99	47	13
Months of Inventory	3	3	3	5	6	0	0
<i>List Price</i>							
Average Original List Price	\$219,876	\$180,464	\$278,749	\$358,621	\$454,725	\$0	\$0
Average Final List Price	\$214,751	\$176,541	\$273,702	\$345,015	\$447,250	\$0	\$0
<i>Sale Price</i>							
Average Price	\$208,424	\$170,219	\$271,035	\$332,556	\$441,500	\$0	\$0
Median Price	\$210,000	\$175,000	\$270,000	\$330,000	\$437,500	\$0	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$5,125	-\$3,923	-\$5,047	-\$13,606	-\$7,475	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$11,452	-\$10,245	-\$7,714	-\$26,065	-\$13,225	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,327	-\$6,322	-\$2,667	-\$12,459	-\$5,750	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	94.79%	94.32%	97.23%	92.73%	97.09%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.05%	96.42%	99.03%	96.39%	98.71%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	53	49	50	96	28	0	0
Combined Avg Days to Contract	61	54	61	117	28	0	0
Avg Days Listing to Closing	89	84	91	129	68	0	0
Avg Days Contract to Close	35	34	40	33	40	0	0
<i>Beds / Baths</i>							
Average Bedrooms	3	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	1,410	1,249	1,784	1,876	1,922	0	0

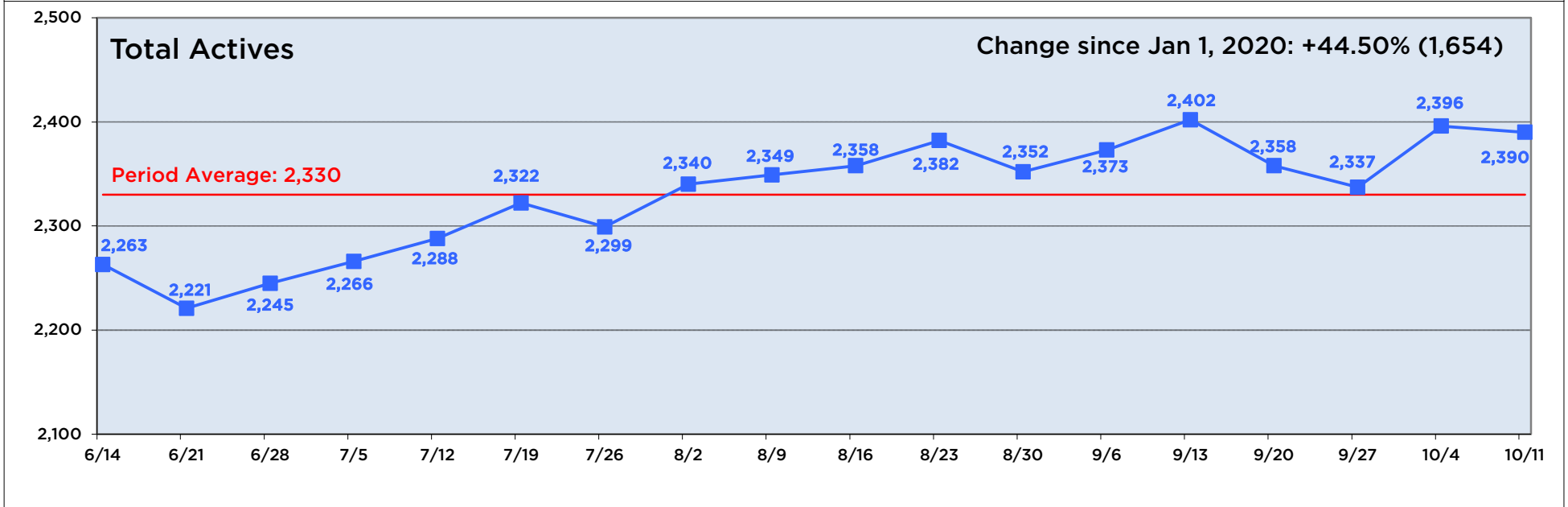
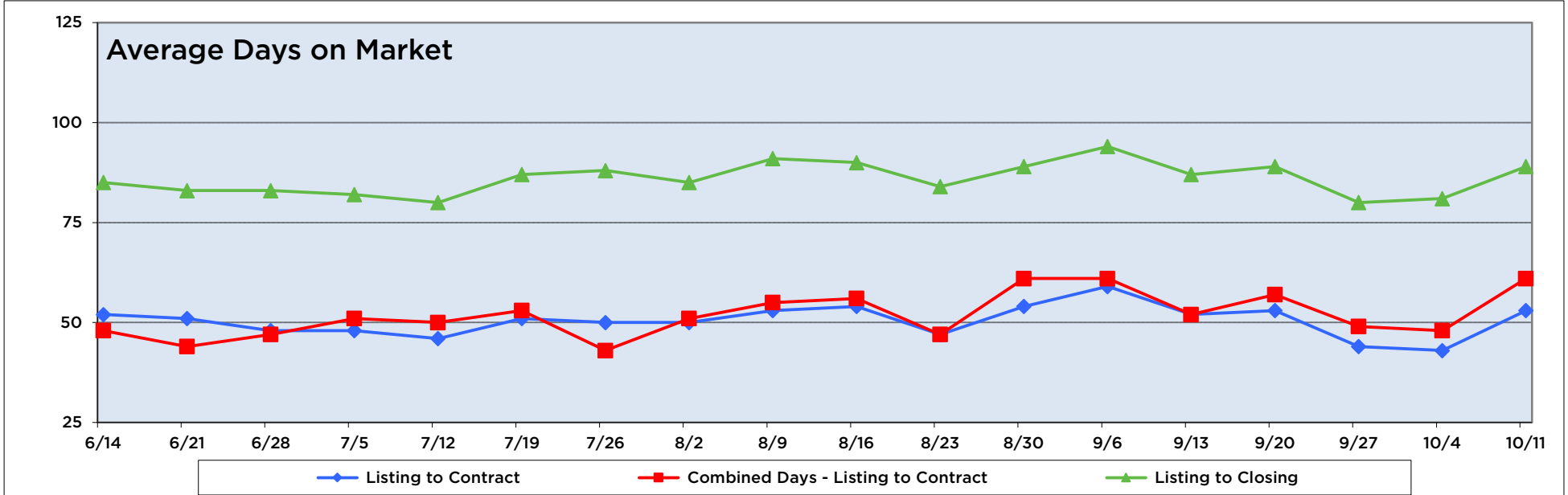
Condos, Townhomes, Villas



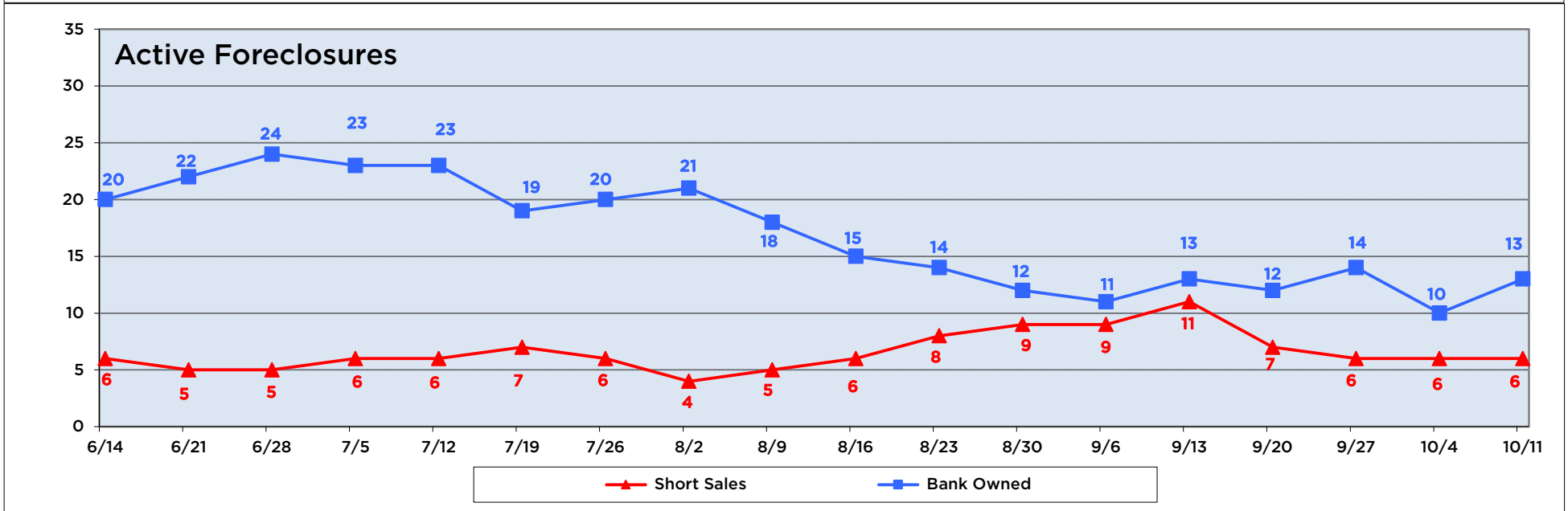
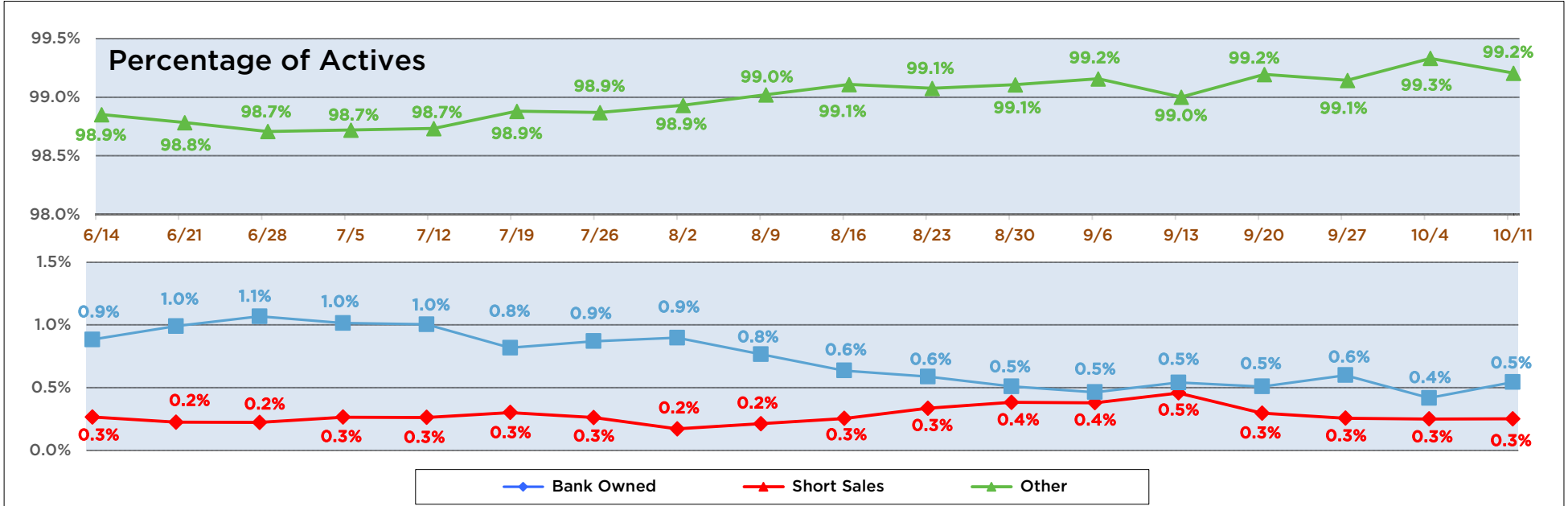
Condos, Townhomes, Villas



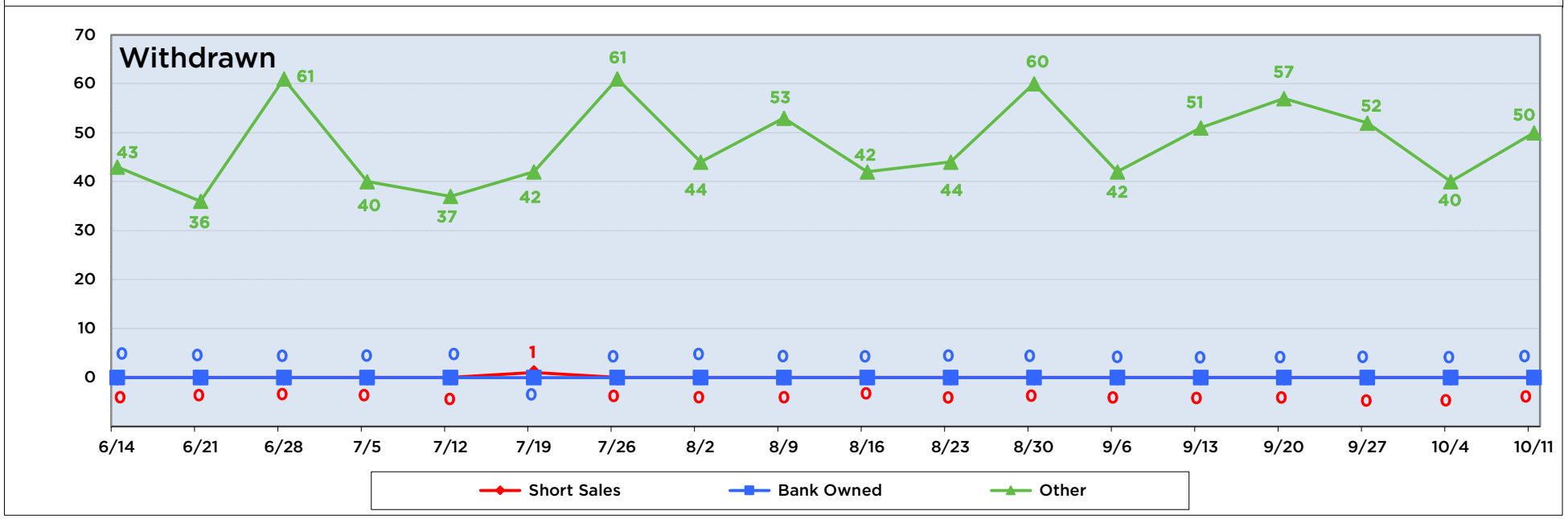
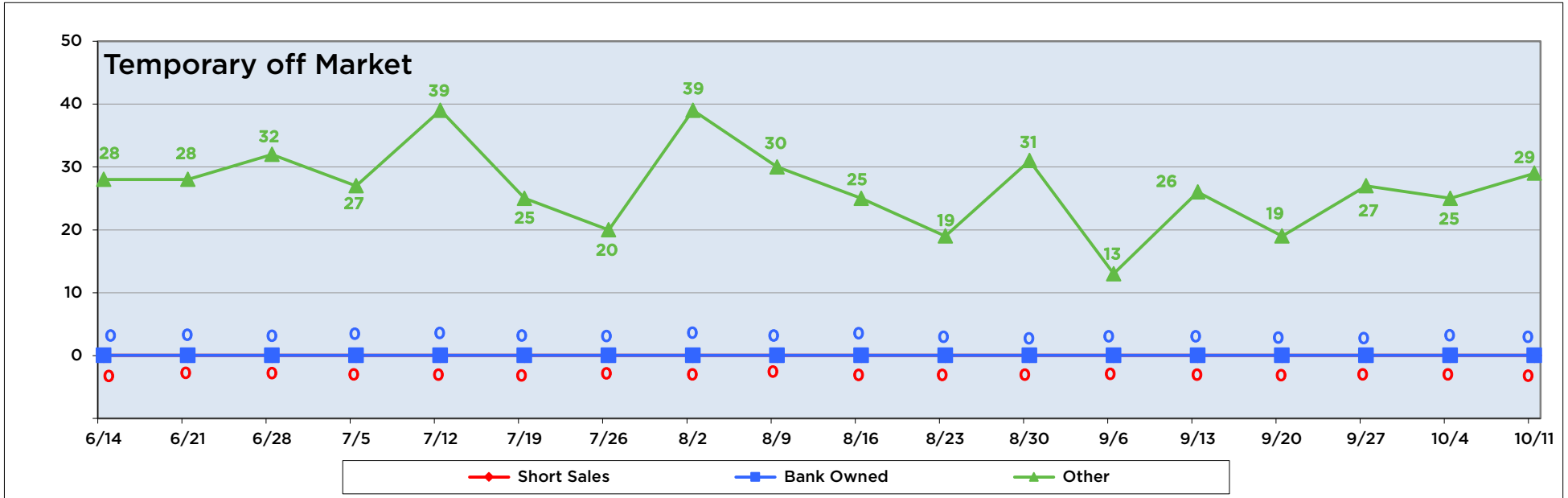
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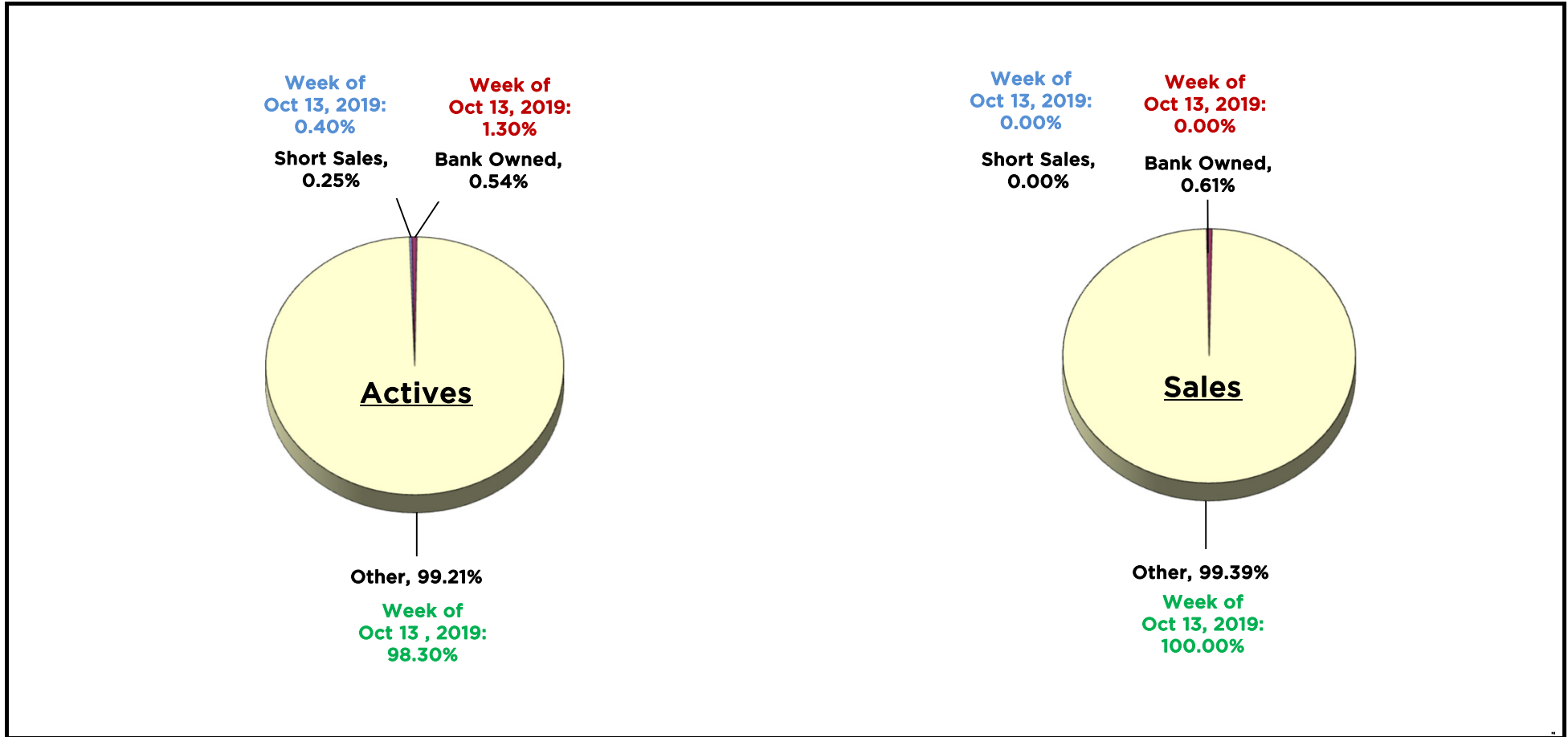
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



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Where are the 29 Condos, Townhomes, or Villas available for the Median Price of \$210,000? (± \$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		4	\$210,000	2.5	2.0	1,497	\$140.28
Altamonte Springs (East)	32701	1	\$210,000	2.0	2.0	1,434	\$146.44
Casselberry	32707	1	\$210,000	3.0	2.0	1,532	\$137.08
Altamonte Springs / Forest City	32714	1	\$210,000	2.0	2.0	1,340	\$156.72
Longwood / Wekiva Springs	32779	1	\$210,000	3.0	2.0	1,682	\$124.85
Orange County		8	\$209,975	2.5	1.9	1,059	\$198.30
Orlando (Downtown)	32801	1	\$210,000	1.0	1.0	730	\$287.67
Sand Lake / Bay Hill	32819	2	\$209,900	2.0	2.0	627	\$334.77
Williamsburg / Lake Bryan	32821	4	\$210,000	3.0	2.0	1,249	\$168.13
Hunters Creek	32837	1	\$210,000	3.0	2.0	1,491	\$140.85
Osceola County		16	\$209,972	2.8	2.0	1,482	\$141.66
Davenport	33896	3	\$210,000	2.0	2.0	1,548	\$135.66
Kissimmee (East)	34744	2	\$210,000	3.0	2.0	1,775	\$118.31
Kissimmee (West) / Pleasant Hill	34746	7	\$209,971	3.0	2.0	1,400	\$149.98
Kissimmee / Celebration	34747	3	\$209,917	3.0	2.0	1,289	\$162.85
St Cloud / Harmony	34773	1	\$210,000	3.0	2.0	1,855	\$113.21
Lake County		1	\$210,000	3.0	2.0	1,686	\$124.56
Mount Dora	32757	1	\$210,000	3.0	2.0	1,686	\$124.56