



Monday Morning Quarterback Summary

Week of October 18, 2020 - October 24, 2020

Single-family existing homes

- Sales of single-family homes decreased to 522 during the week of Oct 18, from 533 the week prior
- The median price of single family homes increased to \$301,500, a change of 1.9%
- The number of single-family home foreclosure transactions decreased to 3 last week, from 9 the week of Oct 11
- The number of single-family home short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory decreased by 36, and now sits at 4,573

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 166 during the week of Oct 18, from 165 the week prior
- The median price of condos, townhomes, and villas decreased to \$195,000, a change of -7.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of Oct 11
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 29, and now sits at 2,361

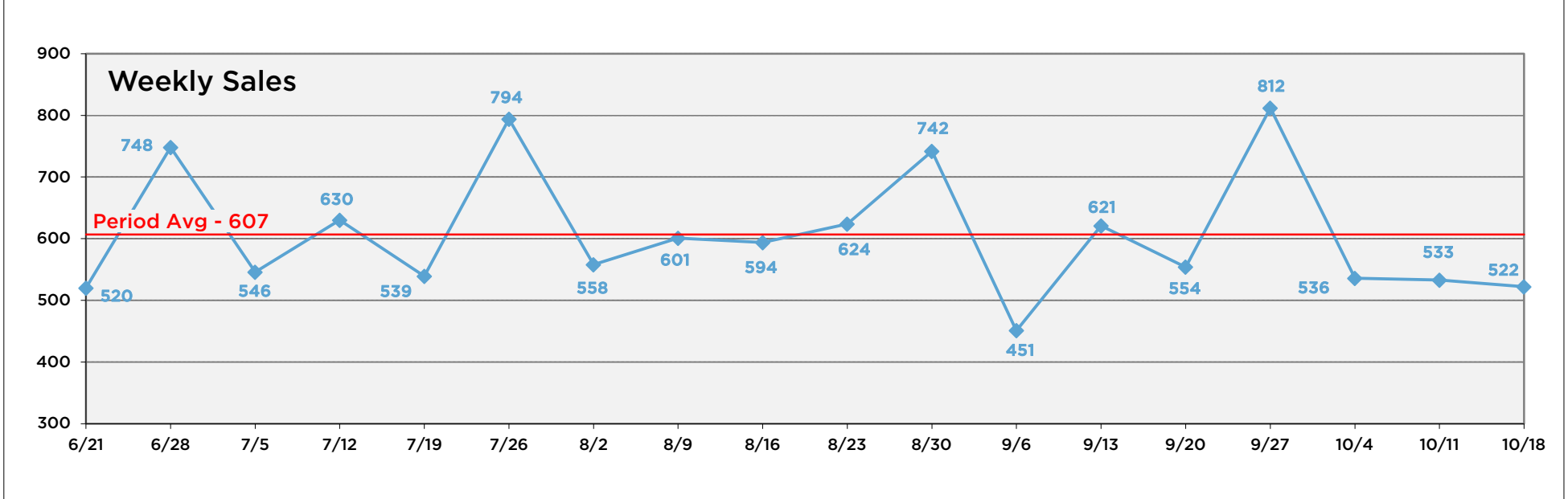
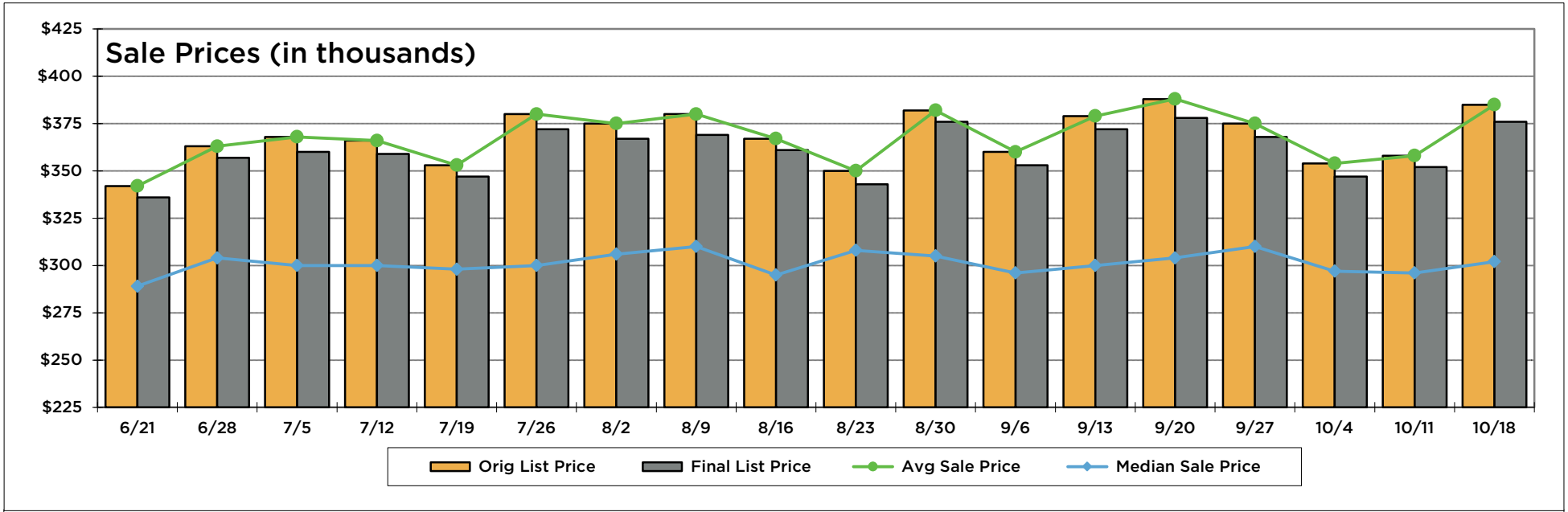
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
10/18/2020 - 10/24/2020
Lake, Orange, Osceola & Seminole Counties

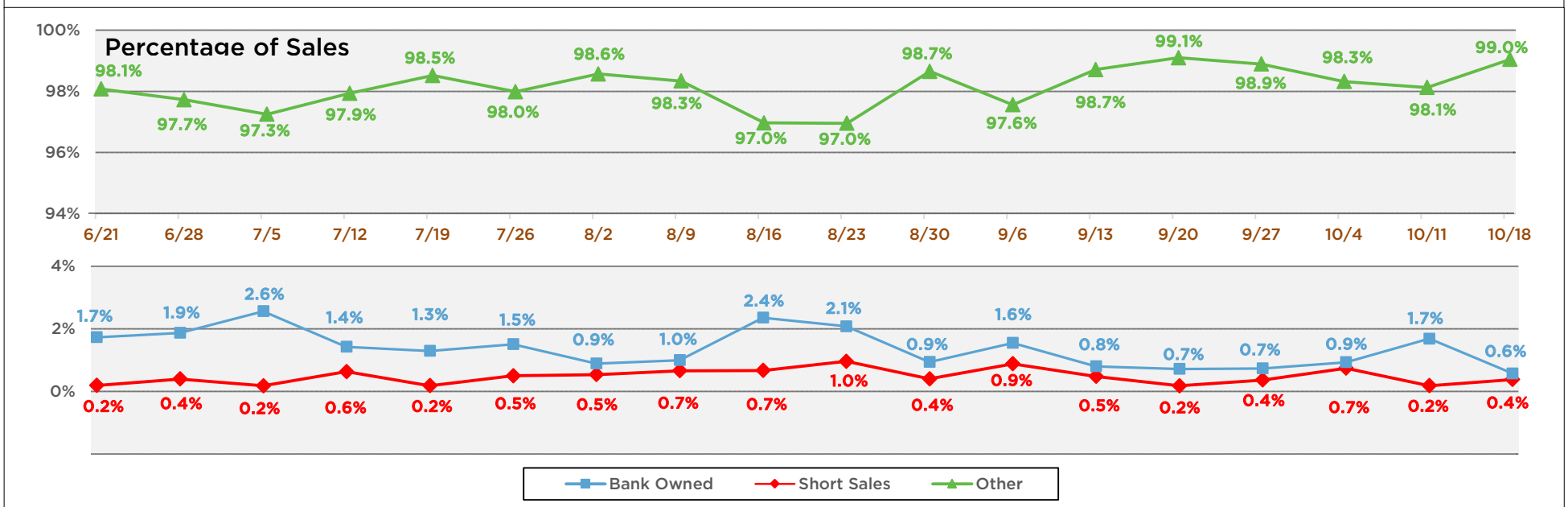
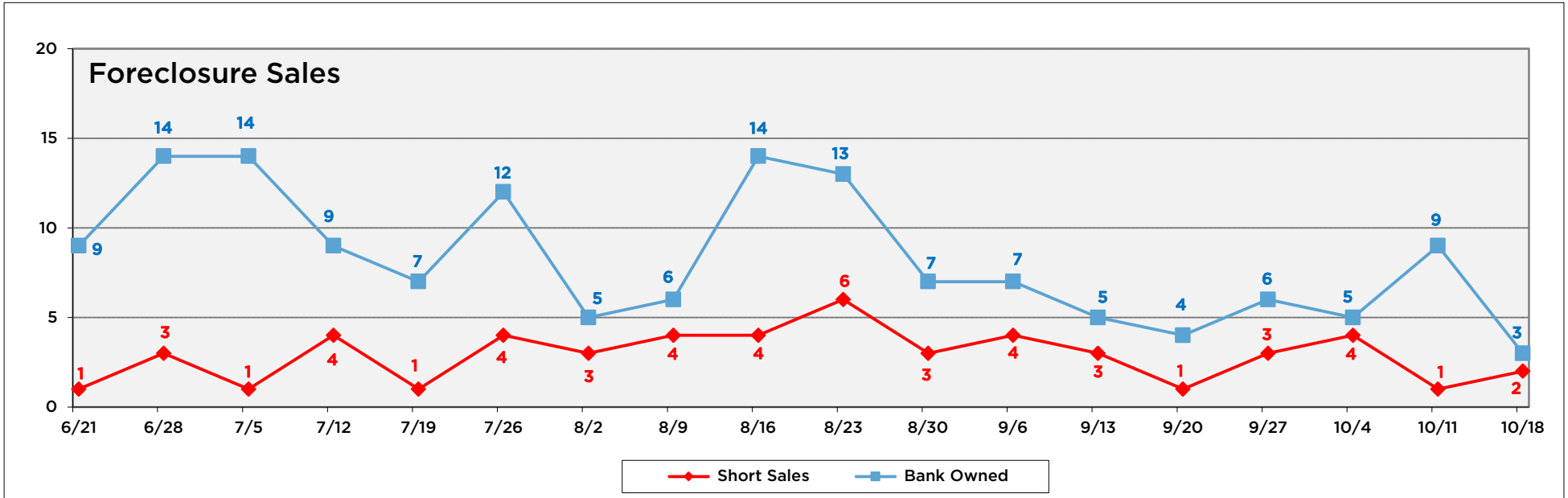
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	522	144	113	137	57	54	17
Bank Owned	3	2	0	1	0	0	0
Short Sales	2	0	2	0	0	0	0
Other	517	142	111	136	57	54	17
Active Listings	4,573	915	553	1,054	612	1,026	413
Bank Owned	44	19	6	11	6	1	1
Short Sales	34	6	9	8	4	5	2
Other	4,495	890	538	1,035	602	1,020	410
Months of Inventory	2	1	1	2	2	4	6
<i>List Price</i>							
Average Original List Price	\$385,057	\$198,289	\$279,509	\$349,472	\$461,853	\$668,627	\$1,797,218
Average Final List Price	\$375,929	\$194,471	\$276,309	\$344,907	\$454,112	\$649,410	\$1,694,329
<i>Sale Price</i>							
Average Price	\$366,730	\$189,911	\$272,541	\$341,114	\$447,154	\$631,460	\$1,586,453
Median Price	\$301,500	\$209,000	\$270,000	\$340,000	\$445,000	\$584,300	\$1,400,500
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$9,128	-\$3,818	-\$3,200	-\$4,565	-\$7,741	-\$19,217	-\$102,889
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,327	-\$8,378	-\$6,968	-\$8,358	-\$14,699	-\$37,167	-\$210,765
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,199	-\$4,560	-\$3,768	-\$3,793	-\$6,958	-\$17,950	-\$107,876
<i>Original</i> List to <i>Sale</i> Price - %	95.24%	95.77%	97.51%	97.61%	96.82%	94.44%	88.27%
<i>Final</i> List to <i>Sale</i> Price - %	97.55%	97.66%	98.64%	98.90%	98.47%	97.24%	93.63%
<i>Days on the Market</i>							
Avg Days Listing to Contract	48	51	36	36	49	58	171
Combined Avg Days to Contract	55	53	37	40	58	73	241
Avg Days Listing to Closing	88	89	76	75	87	99	237
Avg Days Contract to Close	41	41	41	39	39	41	65
<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	0	1
<i>Square Footage</i>							
Average Square Feet	2,120	1,359	1,769	2,179	2,691	3,170	5,171

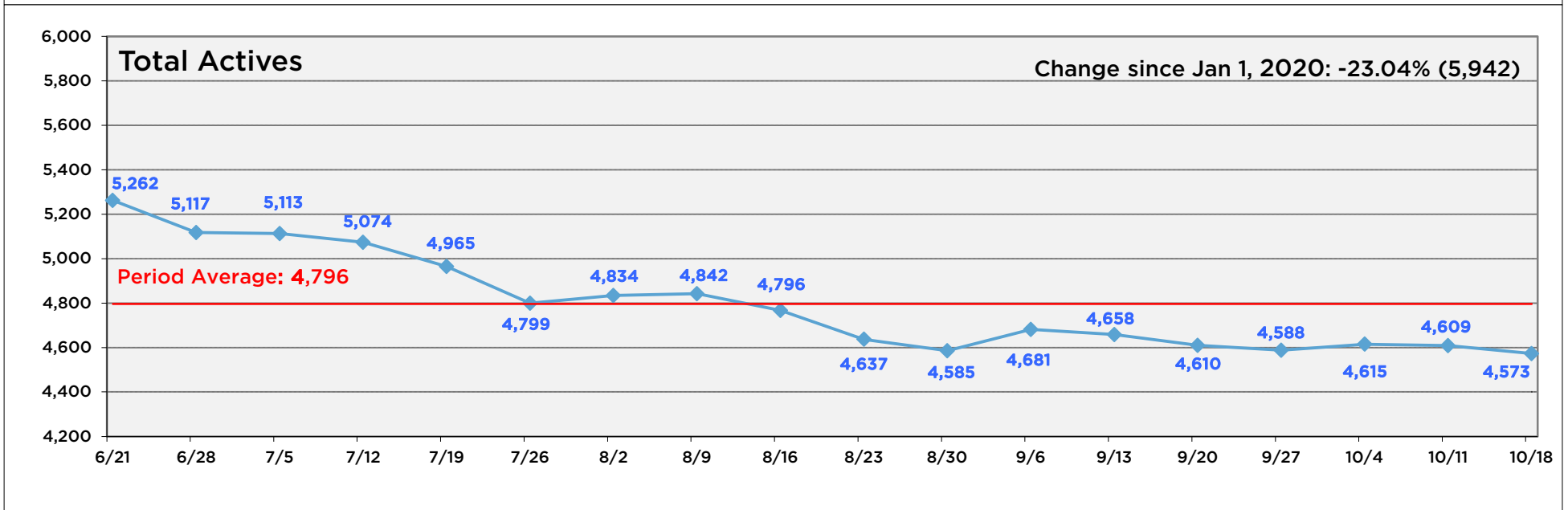
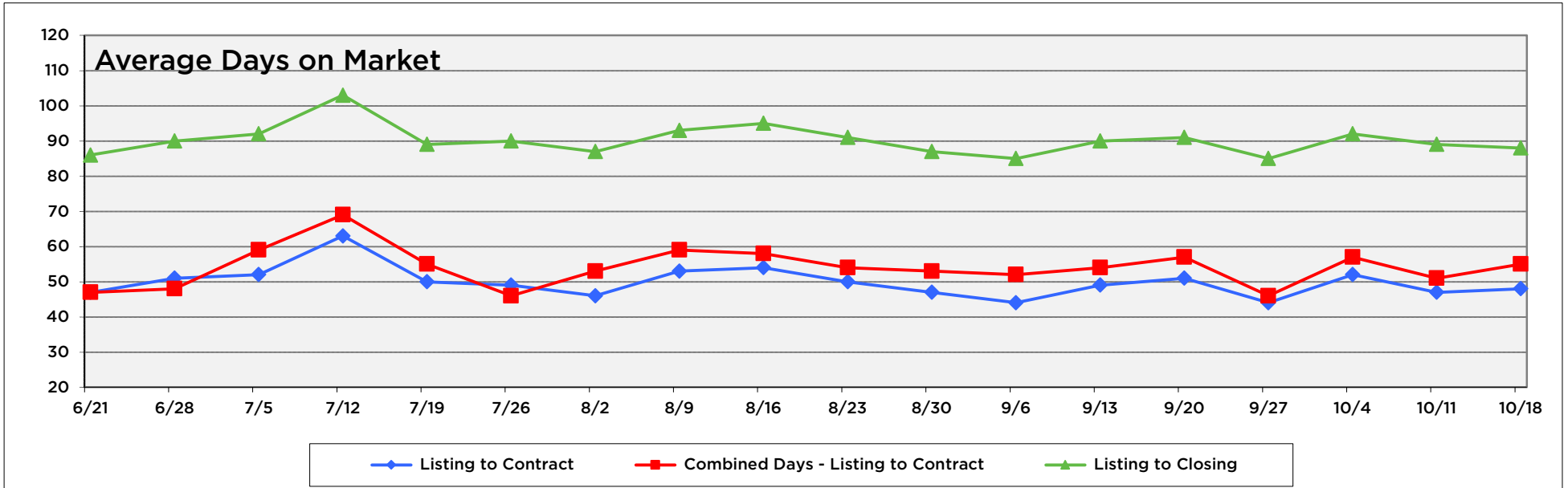
Single Family Homes



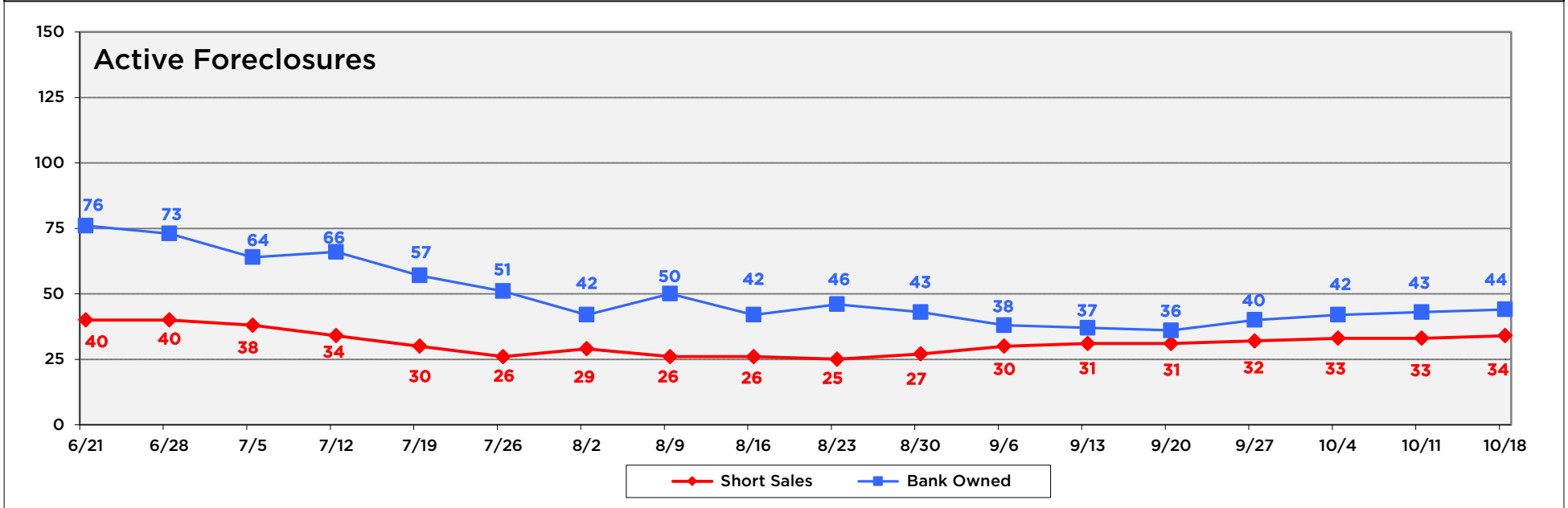
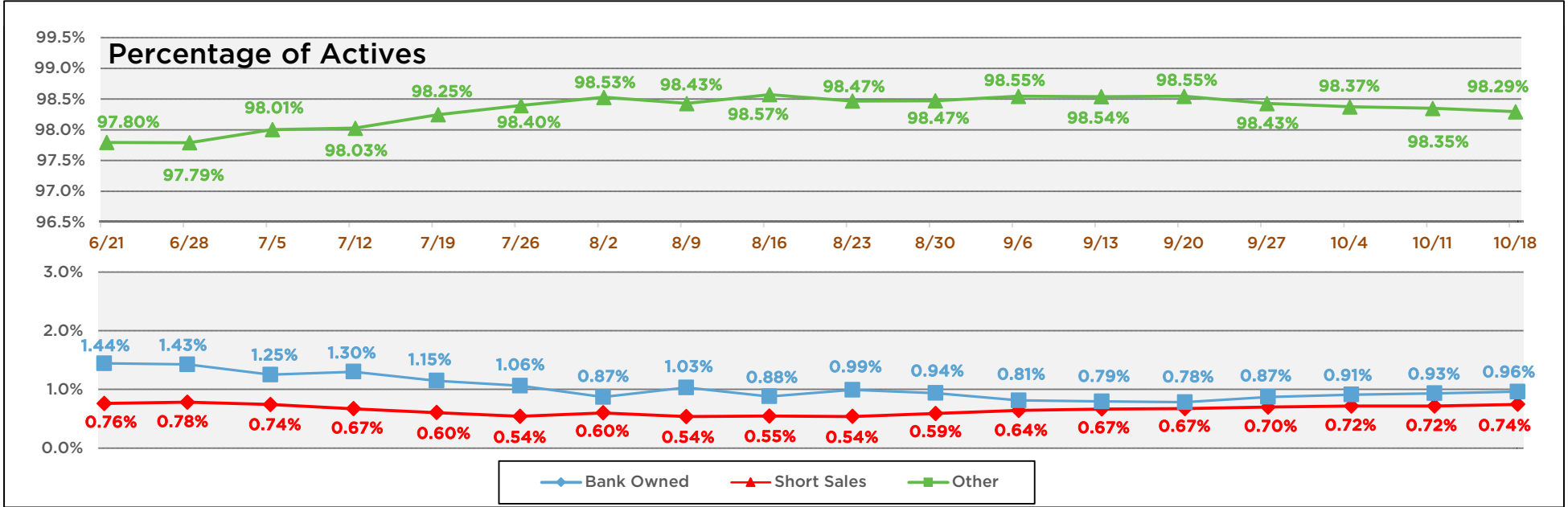
Single Family Homes



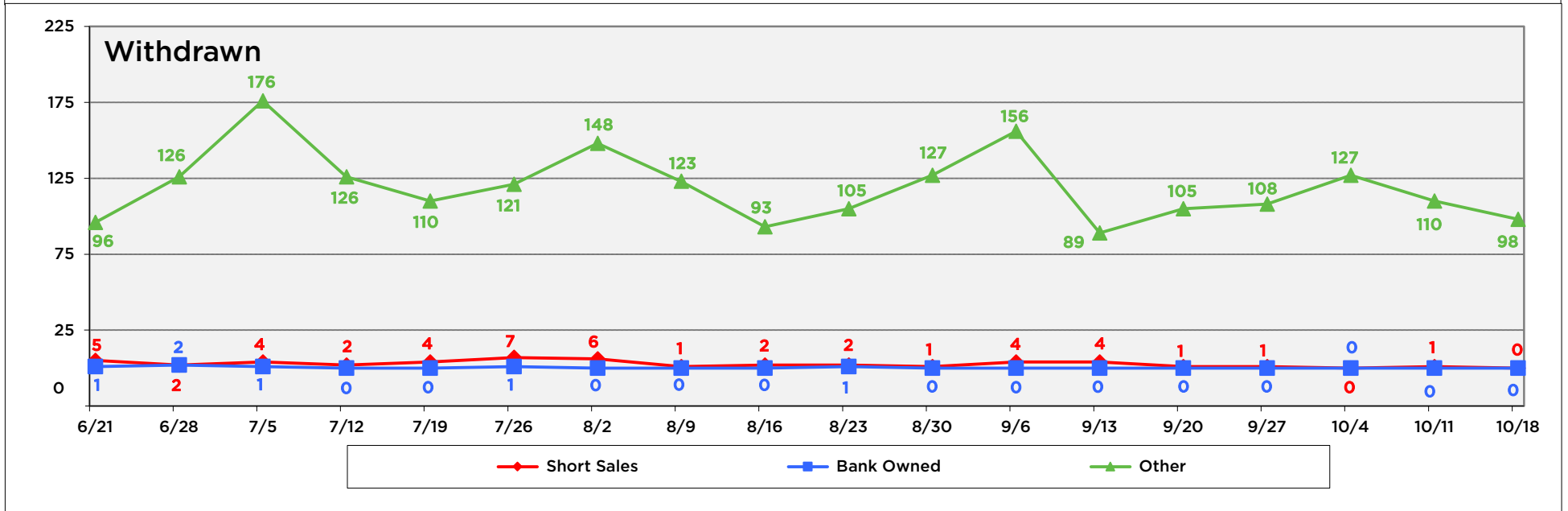
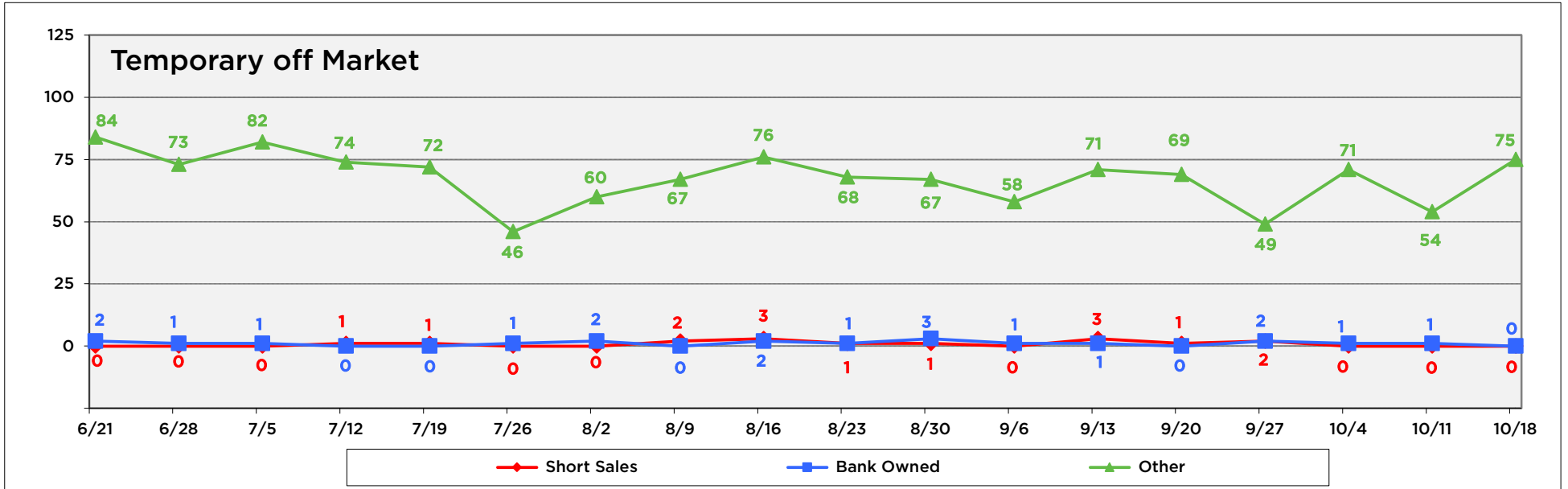
Single Family Homes



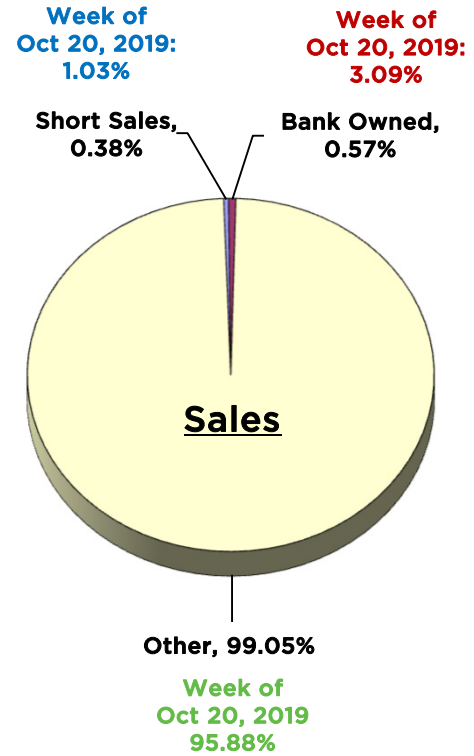
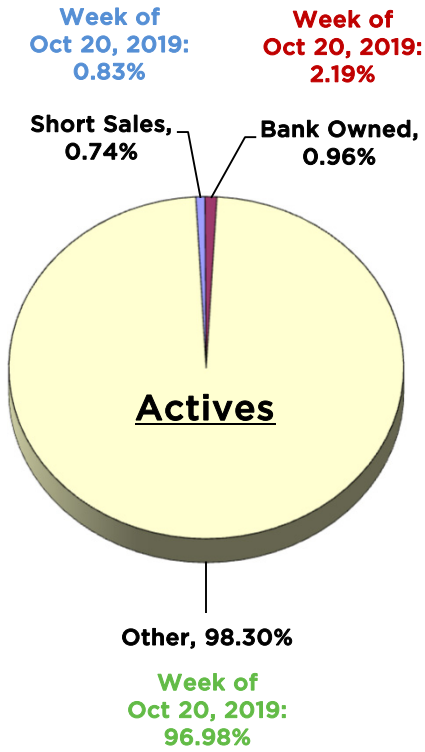
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 2 Single Family Homes available for the Median Price of \$301,500? (± \$500)

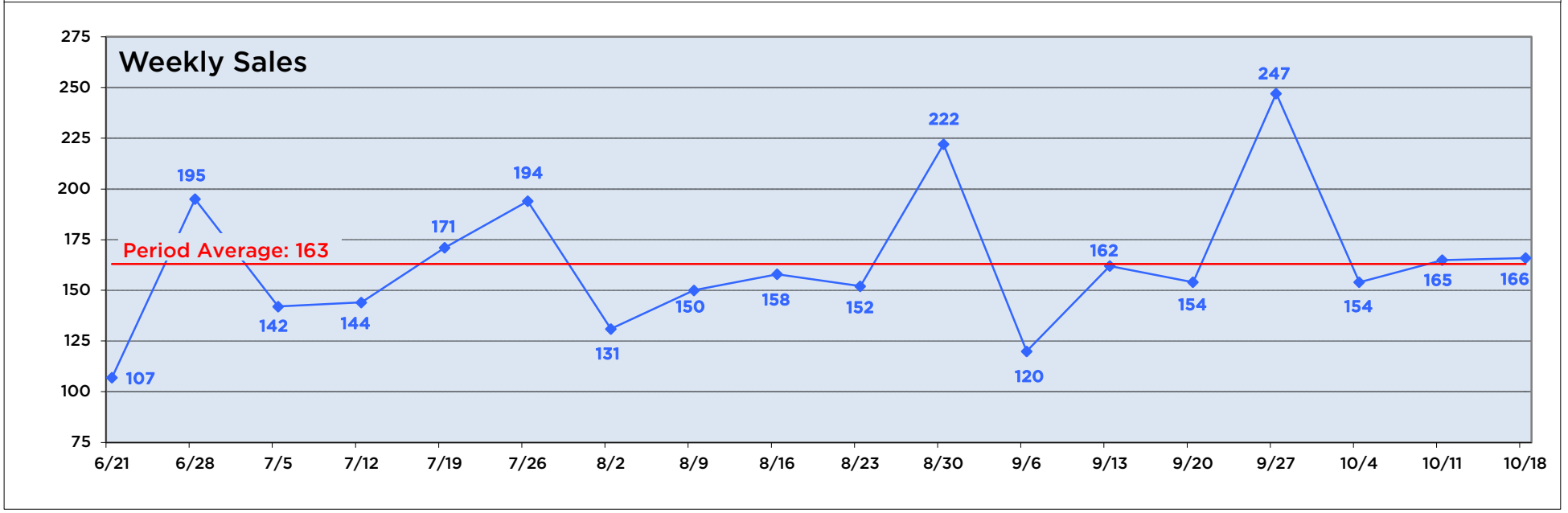
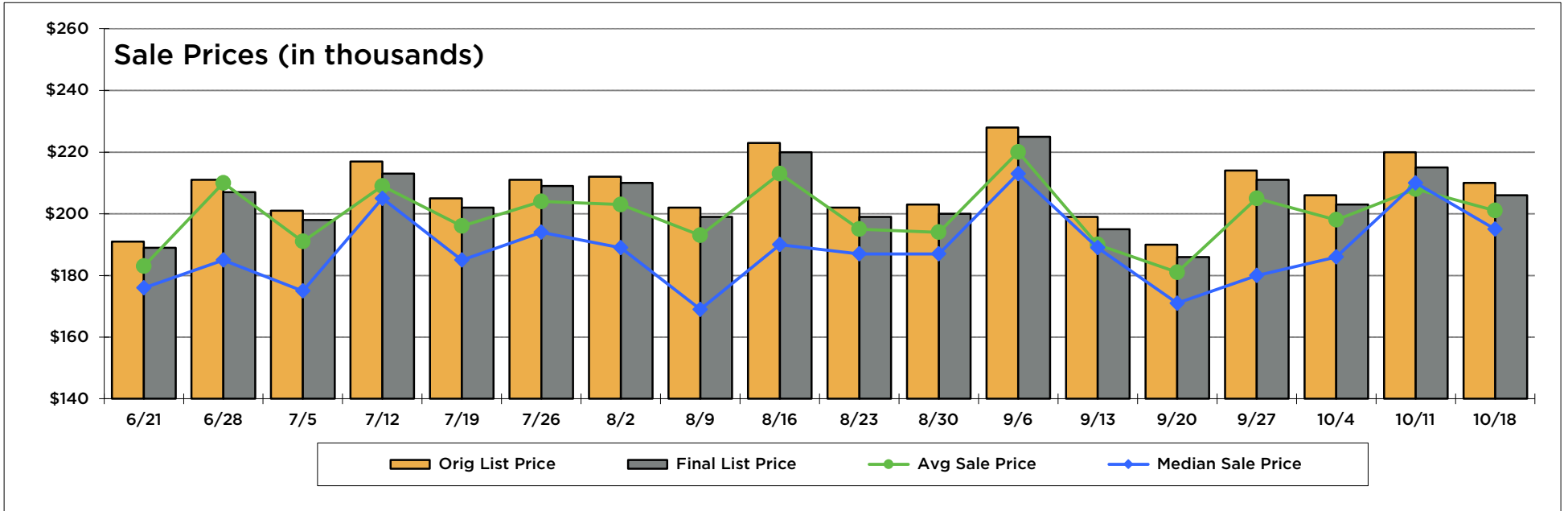
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		1	\$302,000	3.0	2.0	1,788	\$168.90
Oviedo	32765	1	\$302,000	3.0	2.0	1,788	\$168.90
Orange County		1	\$302,000	4.0	2.0	2,115	\$142.79
Ocoee	34761	1	\$302,000	4.0	2.0	2,115	\$142.79

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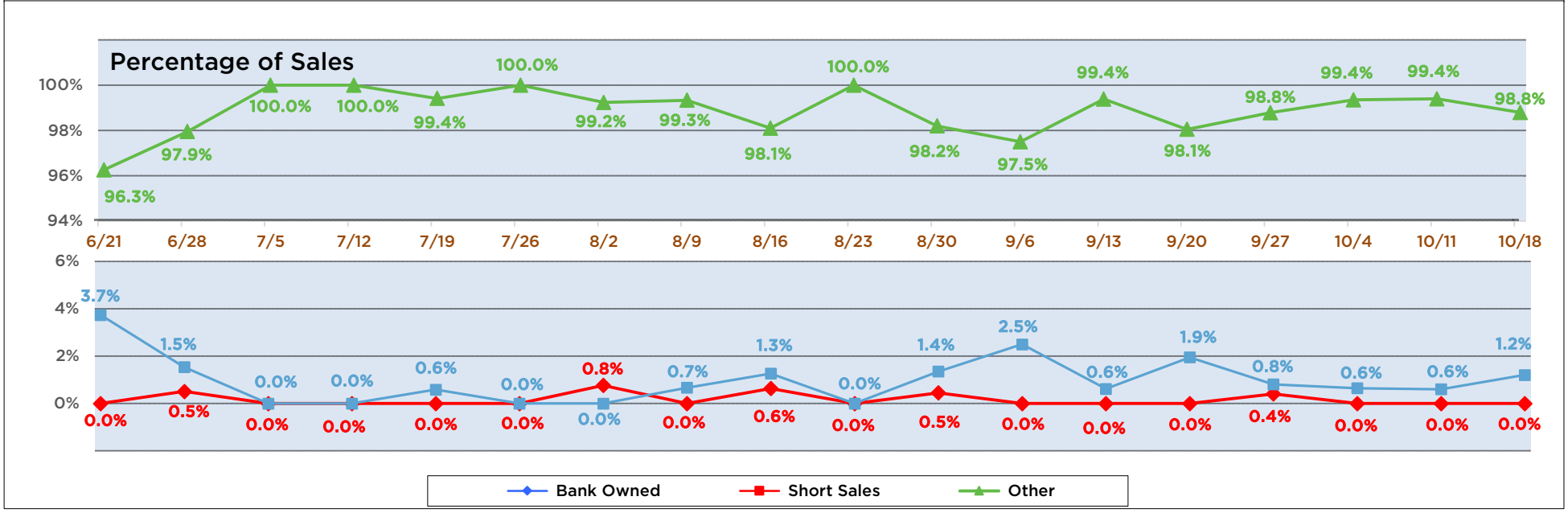
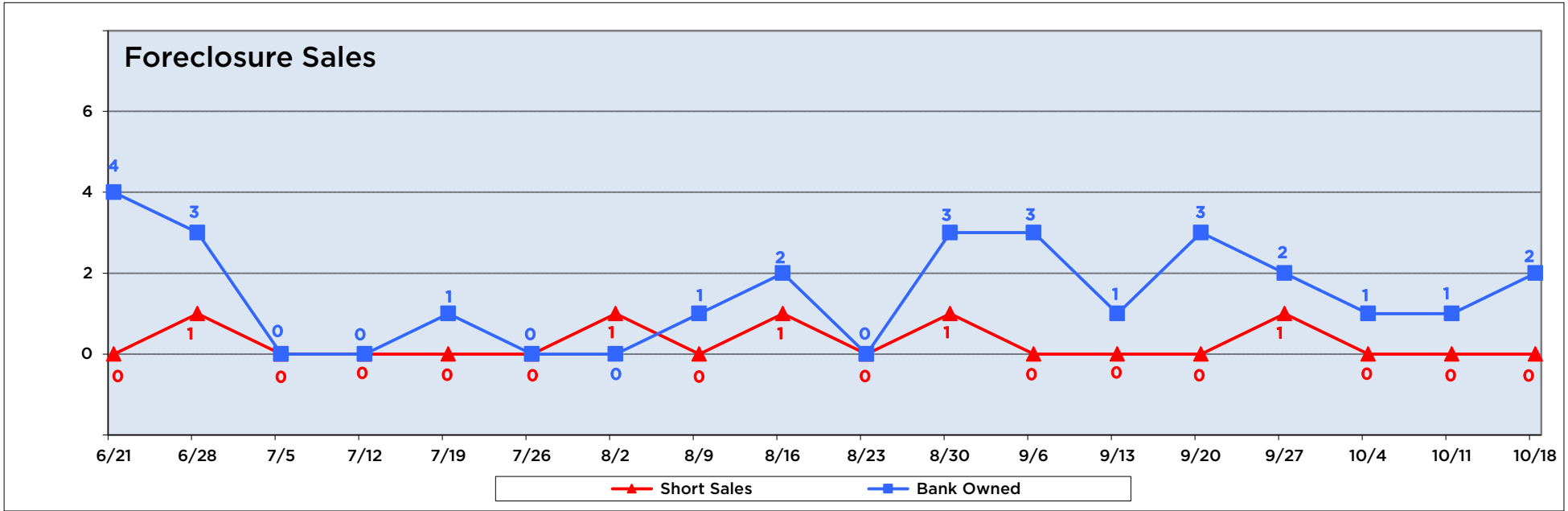
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	166	133	21	8	3	1	0
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	164	132	20	8	3	1	0
Active Listings	2,361	1,568	288	351	94	48	12
Bank Owned	15	13	1	0	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,340	1,549	287	351	93	48	12
Months of Inventory	3	3	3	10	7	11	0
<u>List Price</u>							
Average Original List Price	\$210,400	\$179,554	\$281,166	\$374,050	\$463,300	\$759,000	\$0
Average Final List Price	\$205,981	\$175,933	\$278,018	\$357,063	\$446,633	\$759,000	\$0
<u>Sale Price</u>							
Average Price	\$200,573	\$170,957	\$270,371	\$352,000	\$435,000	\$759,000	\$0
Median Price	\$195,000	\$175,000	\$269,900	\$343,500	\$430,000	\$759,000	\$0
<u>Price Differences</u>							
<i>Original</i> to <i>Final</i> List Price	-\$4,419	-\$3,621	-\$3,148	-\$16,987	-\$16,667	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,827	-\$8,597	-\$10,795	-\$22,050	-\$28,300	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,408	-\$4,976	-\$7,647	-\$5,063	-\$11,633	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.33%	95.21%	96.16%	94.11%	93.89%	100.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.37%	97.17%	97.25%	98.58%	97.40%	100.00%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	53	49	72	64	70	1	0
Combined Avg Days to Contract	55	49	81	64	110	1	0
Avg Days Listing to Closing	89	86	111	98	102	30	0
Avg Days Contract to Close	36	36	39	34	32	29	0
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	3	3	3	0
Average Half Baths	0	0	1	1	1	0	0
<u>Square Footage</u>							
Average Square Feet	1,389	1,284	1,728	1,906	2,066	2,009	0

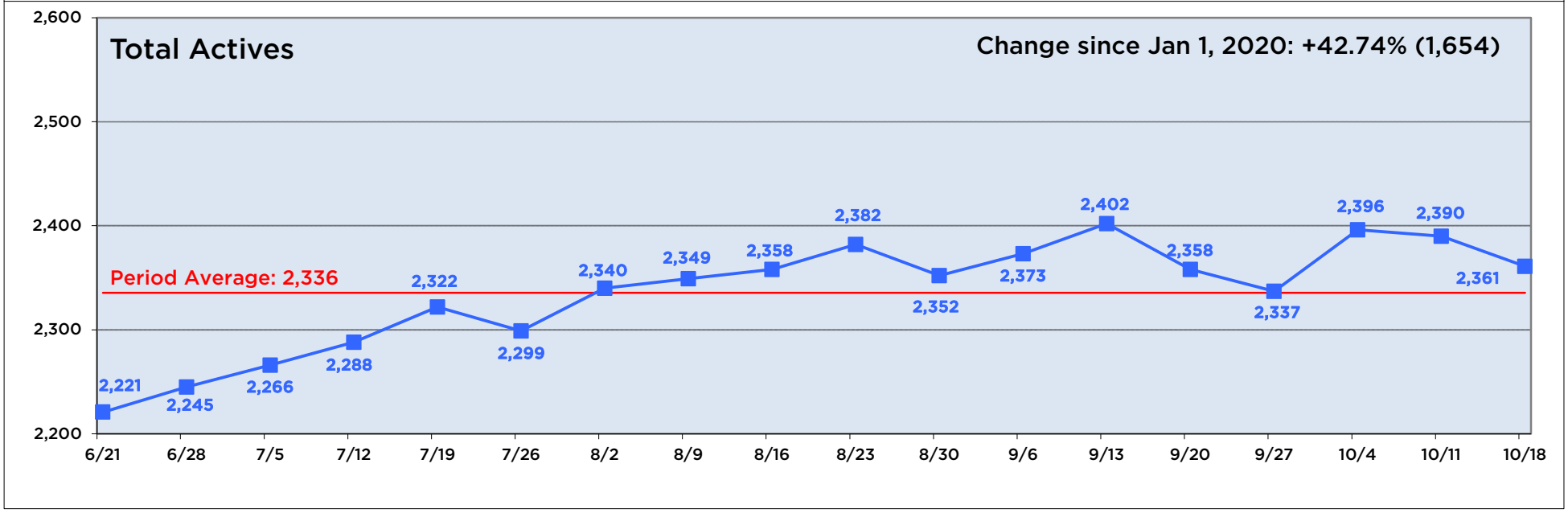
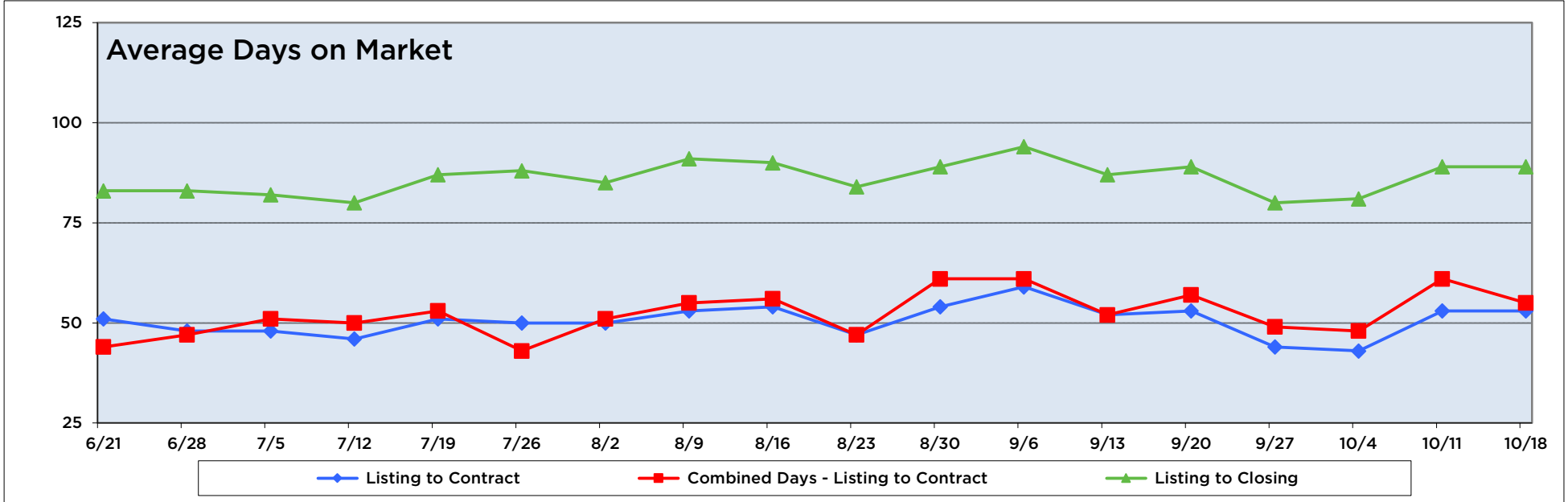
Condos, Townhomes, Villas



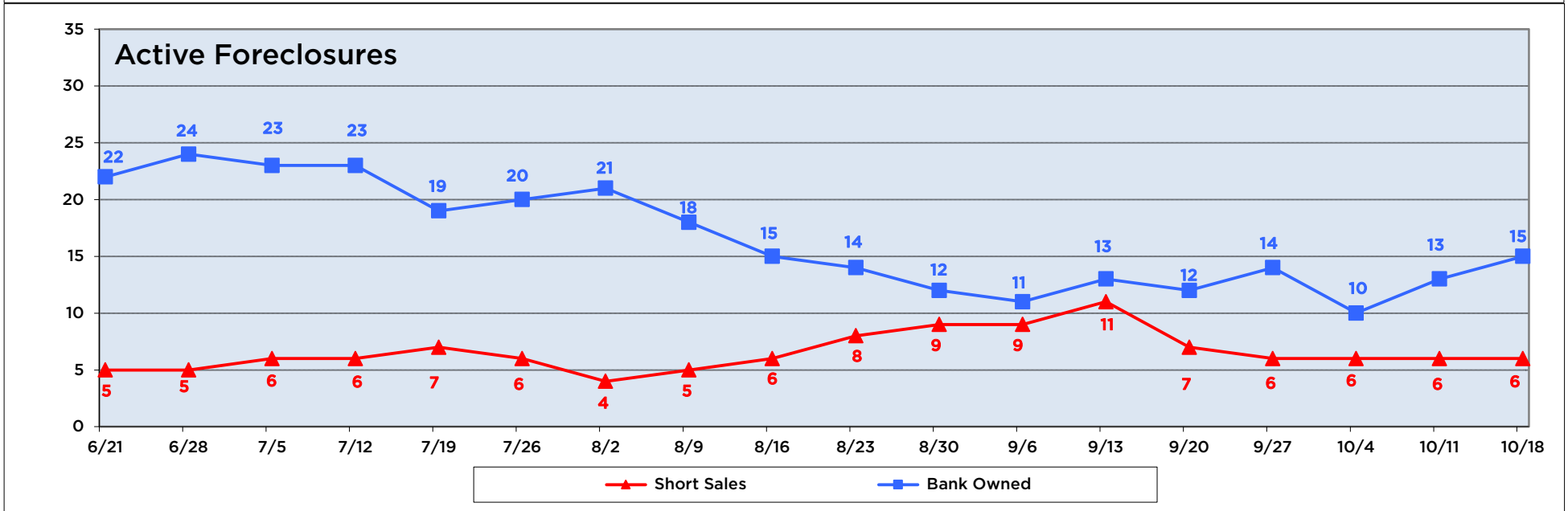
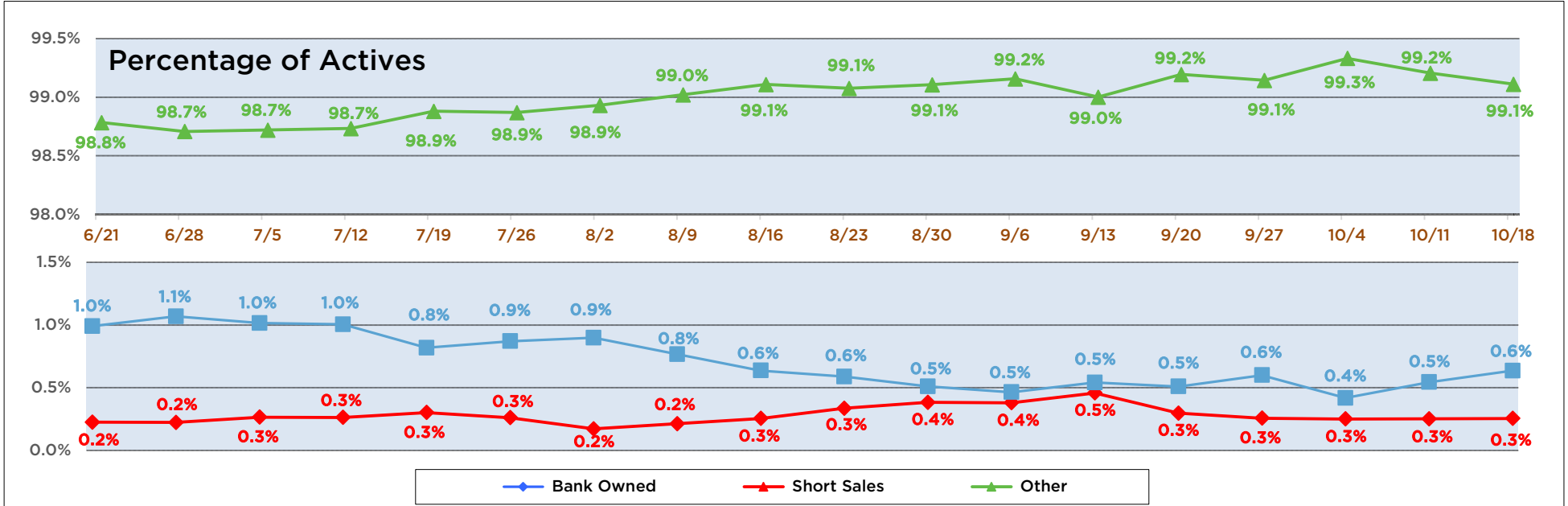
Condos, Townhomes, Villas



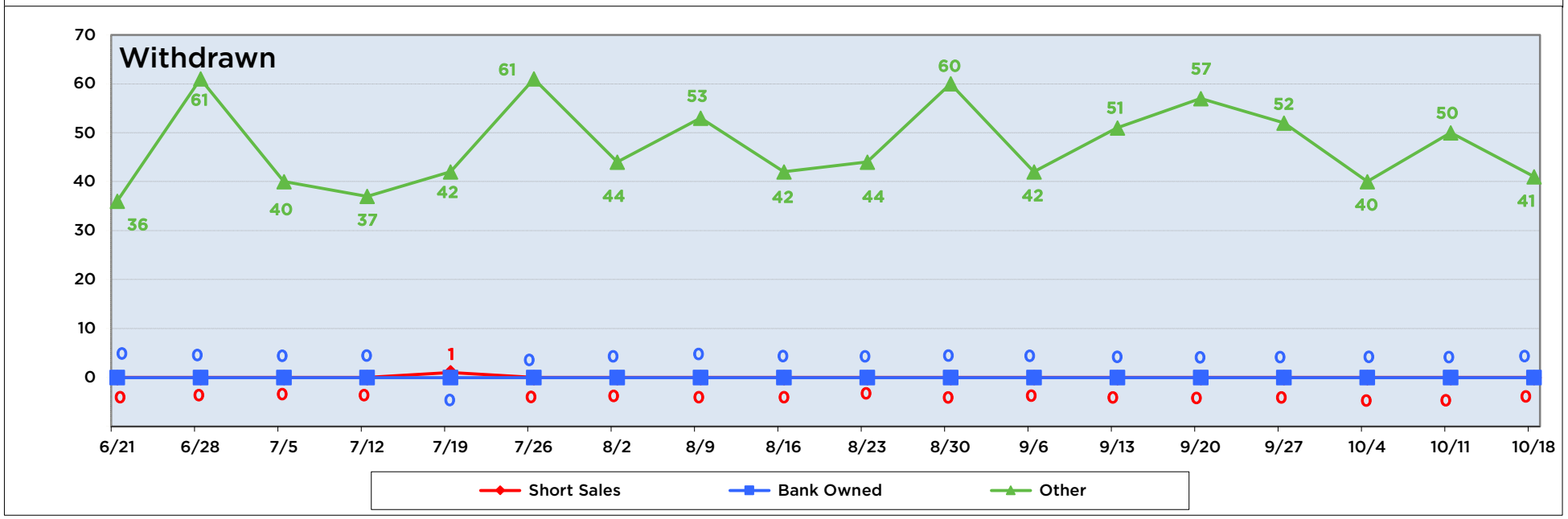
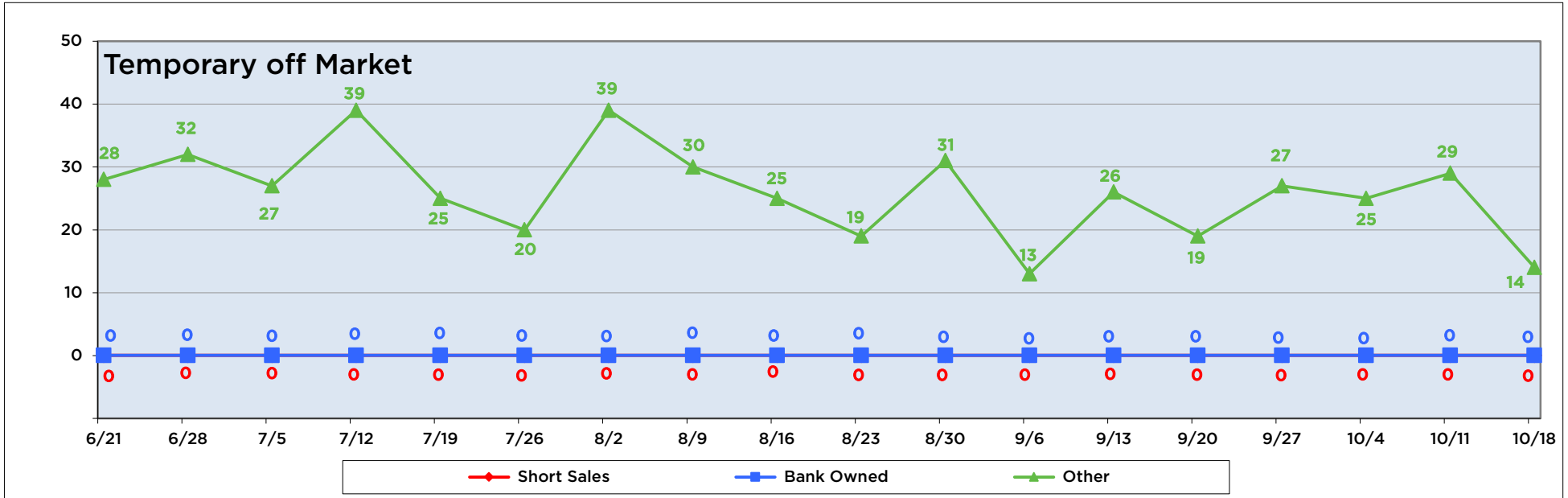
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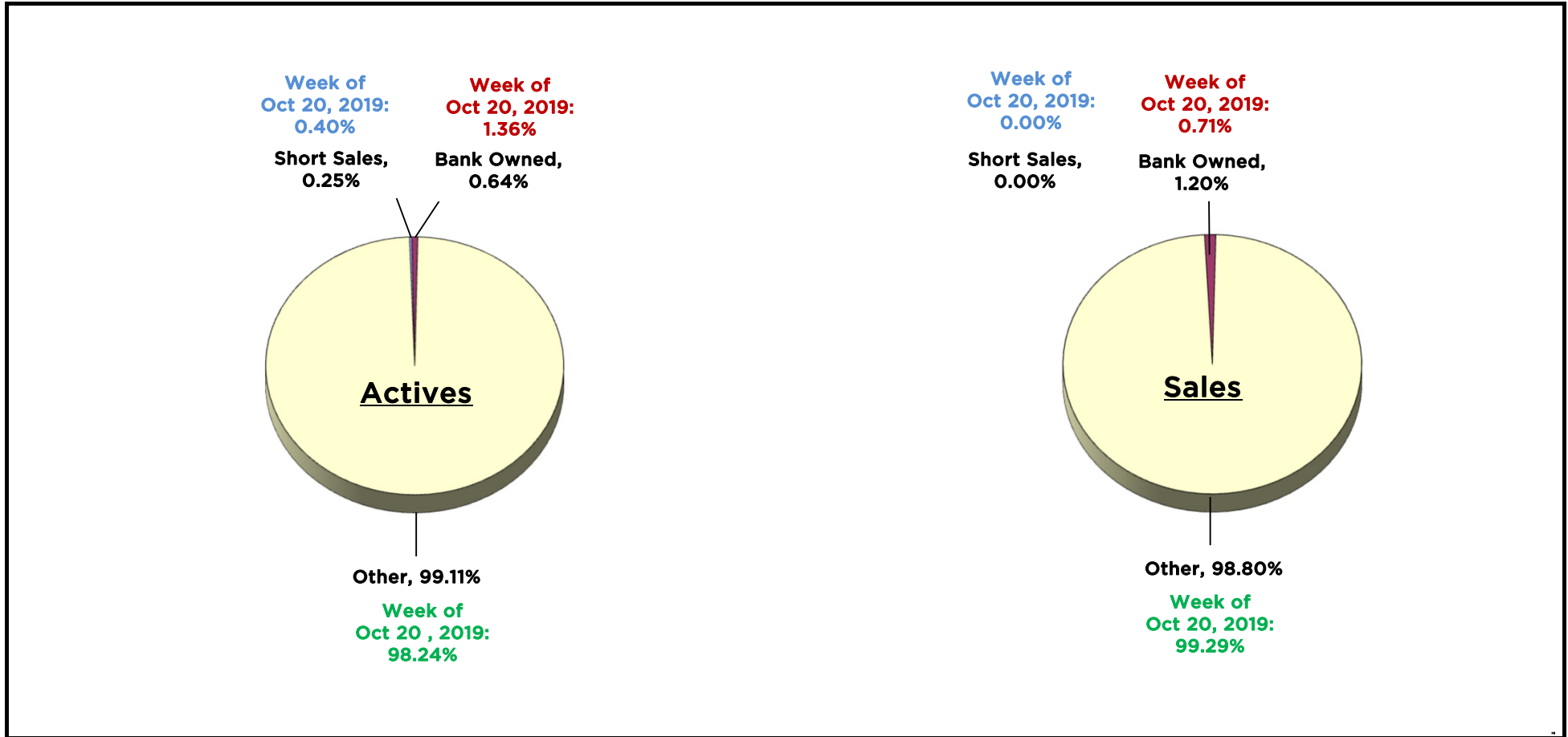
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



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Where are the 22 Condos, Townhomes, or Villas available for the Median Price of \$195,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Casselberry	32707	1	\$195,000	3.0	2.0	1,428	\$136.55
Orange County		12	\$194,917	2.2	1.9	1,089	\$178.95
Orlando (Downtown)	32801	1	\$195,000	1.0	1.0	644	\$302.80
Orlo Vista	32811	1	\$195,000	3.0	2.0	1,245	\$156.63
Sand Lake / Bay Hill	32819	2	\$195,000	2.0	2.0	796	\$244.97
Williamsburg / Lake Bryan	32821	3	\$194,833	2.0	2.0	1,089	\$178.91
Ventura	32822	1	\$195,000	2.0	2.0	1,077	\$181.06
Research Park	32826	1	\$194,500	2.0	2.0	1,278	\$152.19
Hunters Creek	32837	2	\$195,000	3.0	2.0	1,408	\$138.49
Ocoee	34761	1	\$195,000	2.0	2.0	1,152	\$169.27
Osceola County		8	\$195,019	2.9	2.0	1,455	\$134.07
Davenport	33896	1	\$194,999	2.0	2.0	1,893	\$103.01
Kissimmee (West) / Pleasant Hill	34746	3	\$194,983	3.0	2.0	1,400	\$139.27
Kissimmee / Celebration	34747	4	\$195,050	3.0	2.0	1,386	\$140.73
Lake County		1	\$195,500	3.0	2.0	1,432	\$136.52
Howey in the Hills	34737	1	\$195,500	3.0	2.0	1,432	\$136.52