



Monday Morning Quarterback Summary

Week of October 25, 2020 - October 31, 2020

Single-family existing homes

- Sales of single-family homes increased to 704 during the week of Oct 25, from 522 the week prior
- The median price of single family homes decreased to \$300,000, a change of -0.5%
- The number of single-family home foreclosure transactions increased to 10 last week, from 3 the week of Oct 18
- The number of single-family home short-sale transactions increased to 5 from 2 the week prior
- Single-family inventory decreased by 85, and now sits at 4,488

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 203 during the week of Oct 25, from 166 the week prior
- The median price of condos, townhomes, and villas remained constant at \$195,000
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Oct 18
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 32, and now sits at 2,329

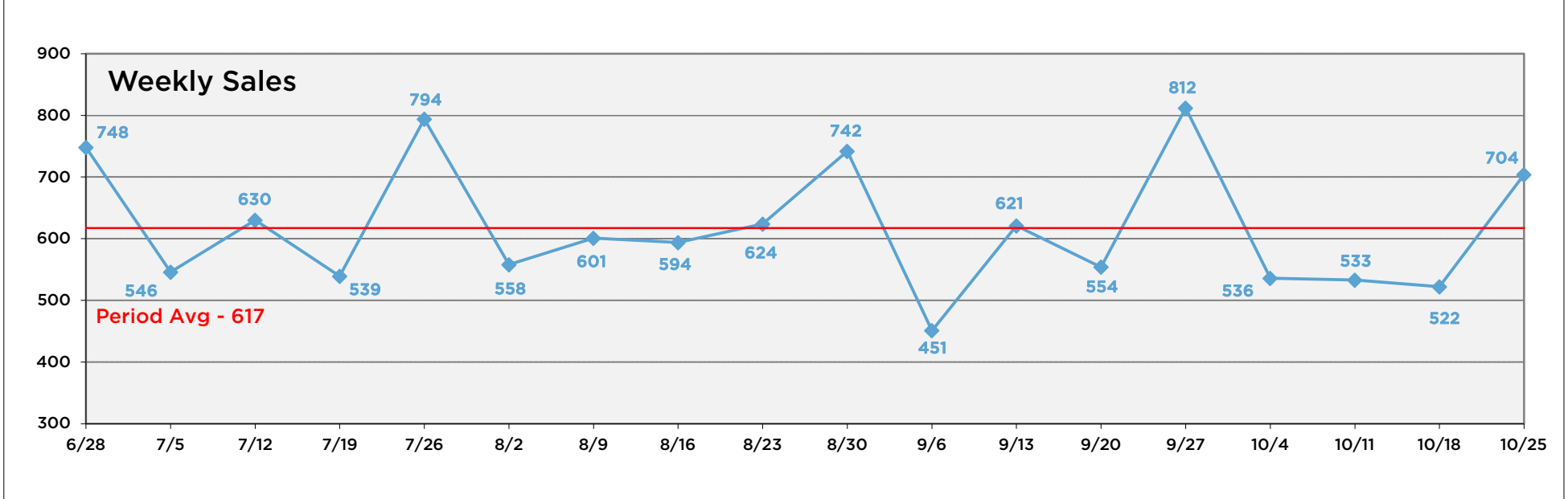
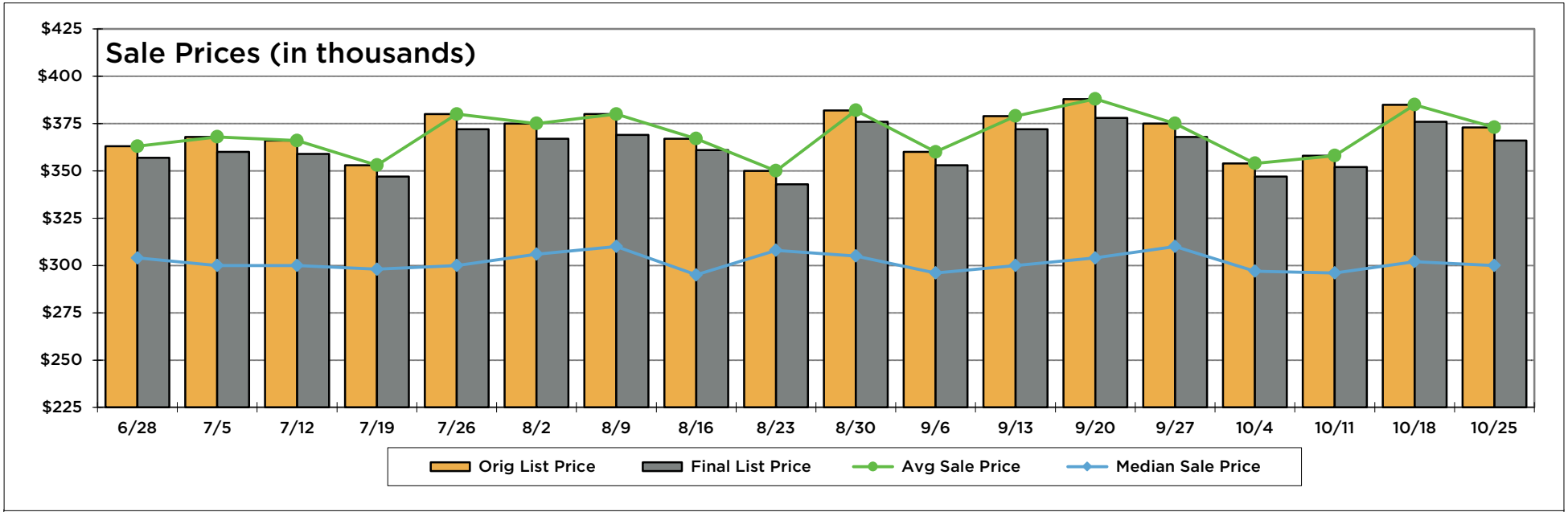
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
10/25/2020 - 10/31/2020
Lake, Orange, Osceola & Seminole Counties

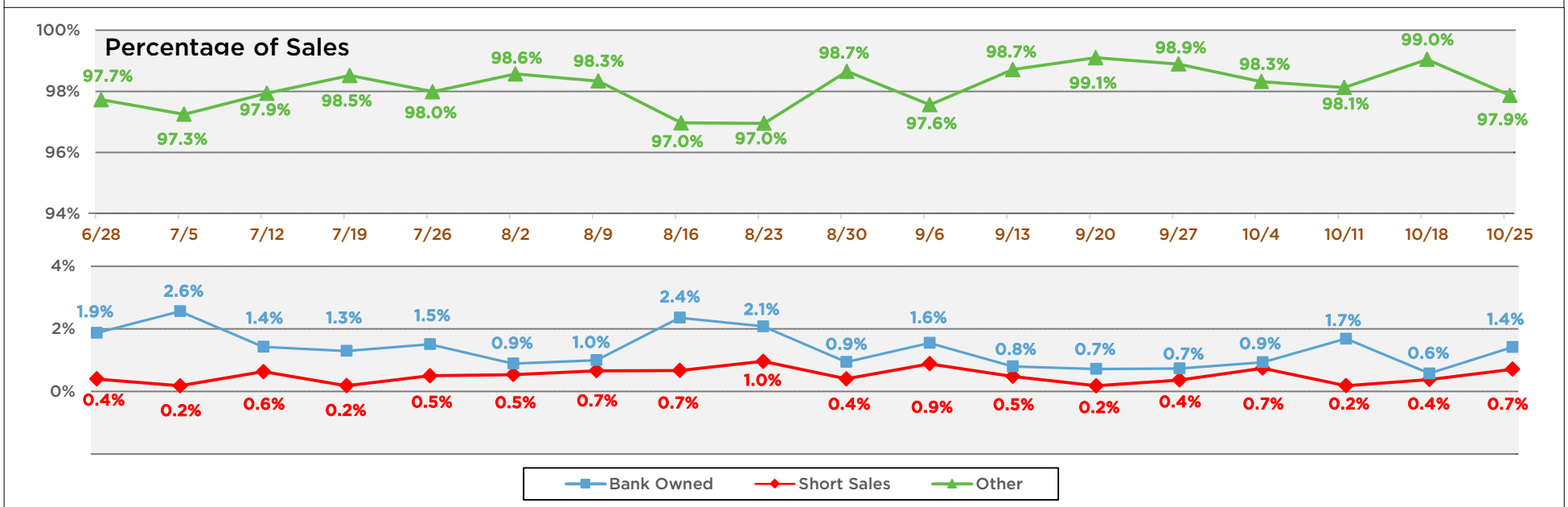
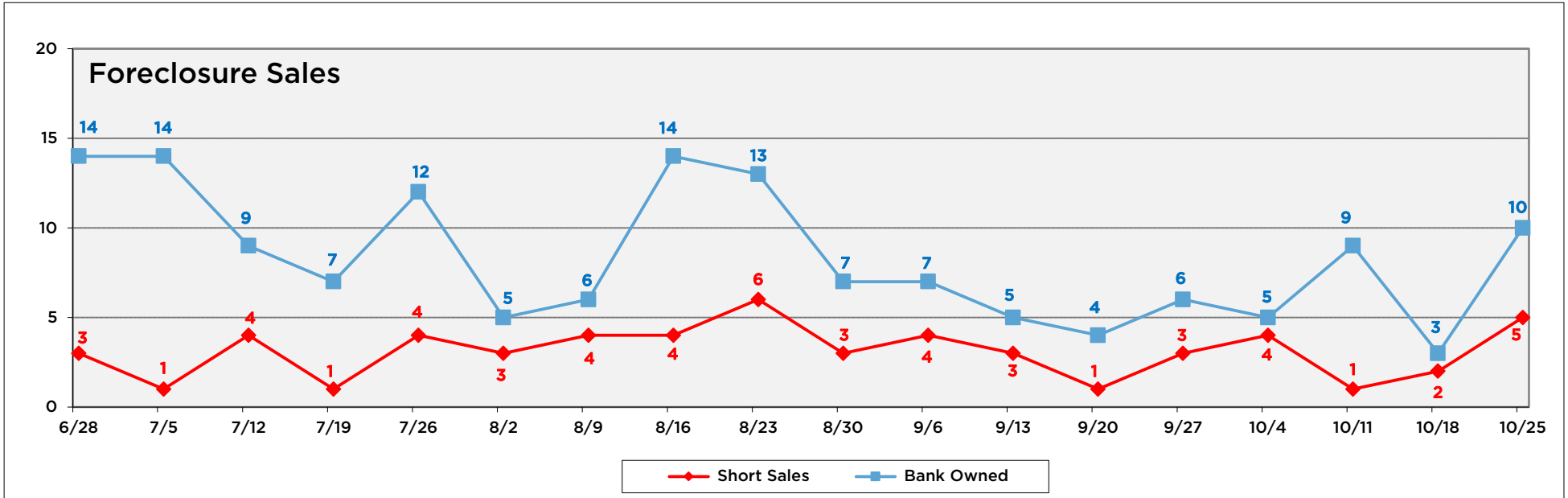
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	704	187	162	182	76	85	12
Bank Owned	10	3	2	4	1	0	0
Short Sales	5	3	0	1	1	0	0
Other	689	181	160	177	74	85	12
Active Listings	4,488	886	559	987	623	1,017	416
Bank Owned	47	17	7	13	6	2	2
Short Sales	32	7	7	6	5	4	3
Other	4,409	862	545	968	612	1,011	411
Months of Inventory	1	1	1	1	2	3	8
<u>List Price</u>							
Average Original List Price	\$373,369	\$203,138	\$282,509	\$353,128	\$458,738	\$689,292	\$1,781,250
Average Final List Price	\$366,091	\$200,332	\$277,793	\$347,611	\$453,717	\$669,848	\$1,714,917
<u>Sale Price</u>							
Average Price	\$357,983	\$196,318	\$273,695	\$343,640	\$446,008	\$650,553	\$1,602,833
Median Price	\$300,000	\$209,900	\$275,000	\$340,000	\$439,445	\$604,000	\$1,275,000
<u>Price Differences</u>							
<i>Original</i> to <i>Final</i> List Price	-\$7,278	-\$2,806	-\$4,716	-\$5,517	-\$5,021	-\$19,444	-\$66,333
<i>Original</i> List to <i>Sale</i> Price - \$	-\$15,386	-\$6,820	-\$8,814	-\$9,488	-\$12,730	-\$38,739	-\$178,417
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,108	-\$4,014	-\$4,098	-\$3,971	-\$7,709	-\$19,295	-\$112,084
<i>Original</i> List to <i>Sale</i> Price - %	95.88%	96.64%	96.88%	97.31%	97.22%	94.38%	89.98%
<i>Final</i> List to <i>Sale</i> Price - %	97.79%	98.00%	98.52%	98.86%	98.30%	97.12%	93.46%
<u>Days on the Market</u>							
Avg Days Listing to Contract	44	37	38	44	46	63	106
Combined Avg Days to Contract	50	39	40	51	54	75	153
Avg Days Listing to Closing	85	79	77	84	89	107	141
Avg Days Contract to Close	41	42	39	40	42	44	35
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	2	3	4	4
Average Half Baths	0	0	0	0	0	1	1
<u>Square Footage</u>							
Average Square Feet	2,155	1,387	1,791	2,260	2,718	3,425	4,892

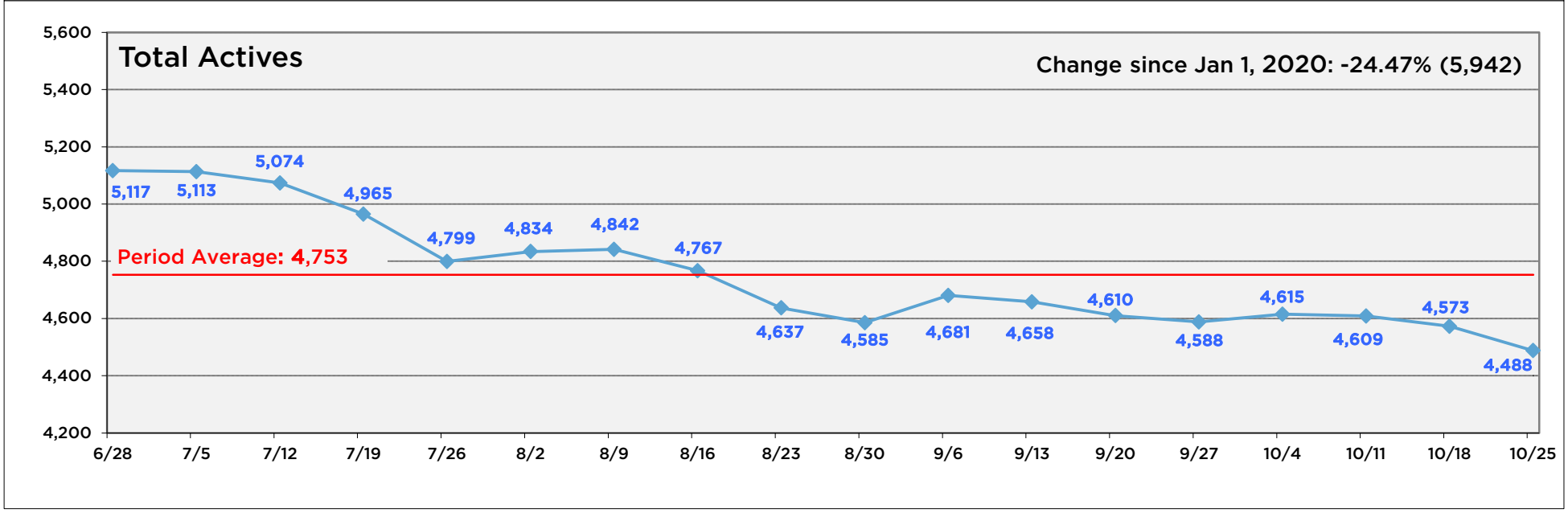
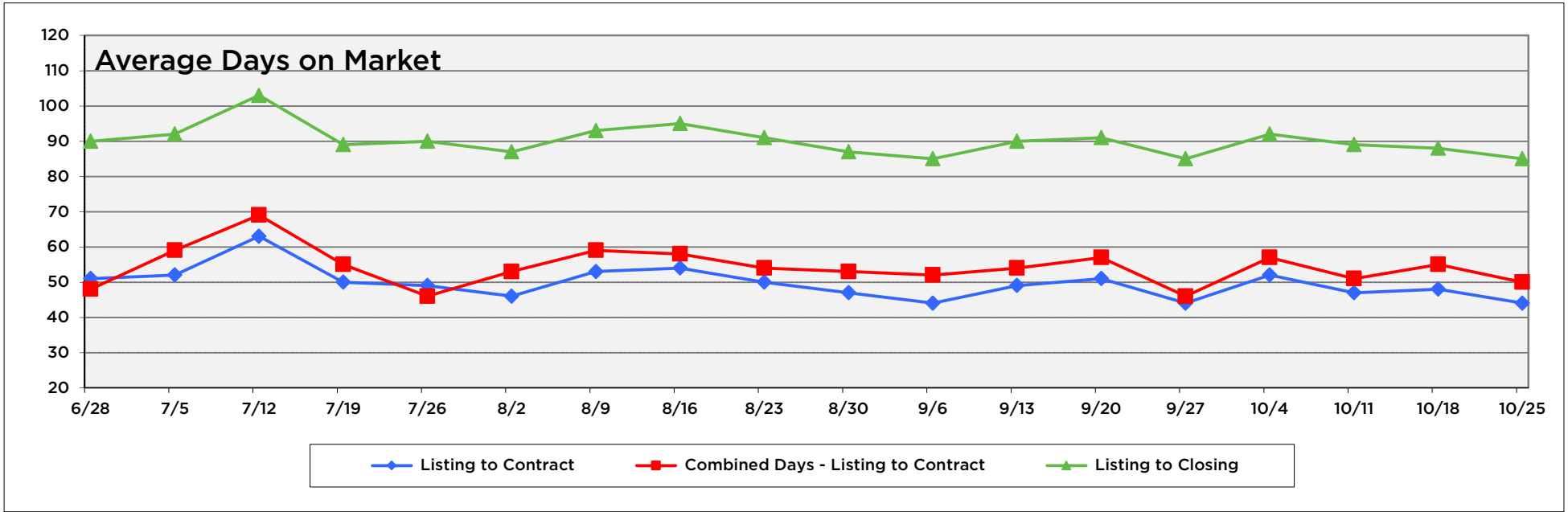
Single Family Homes



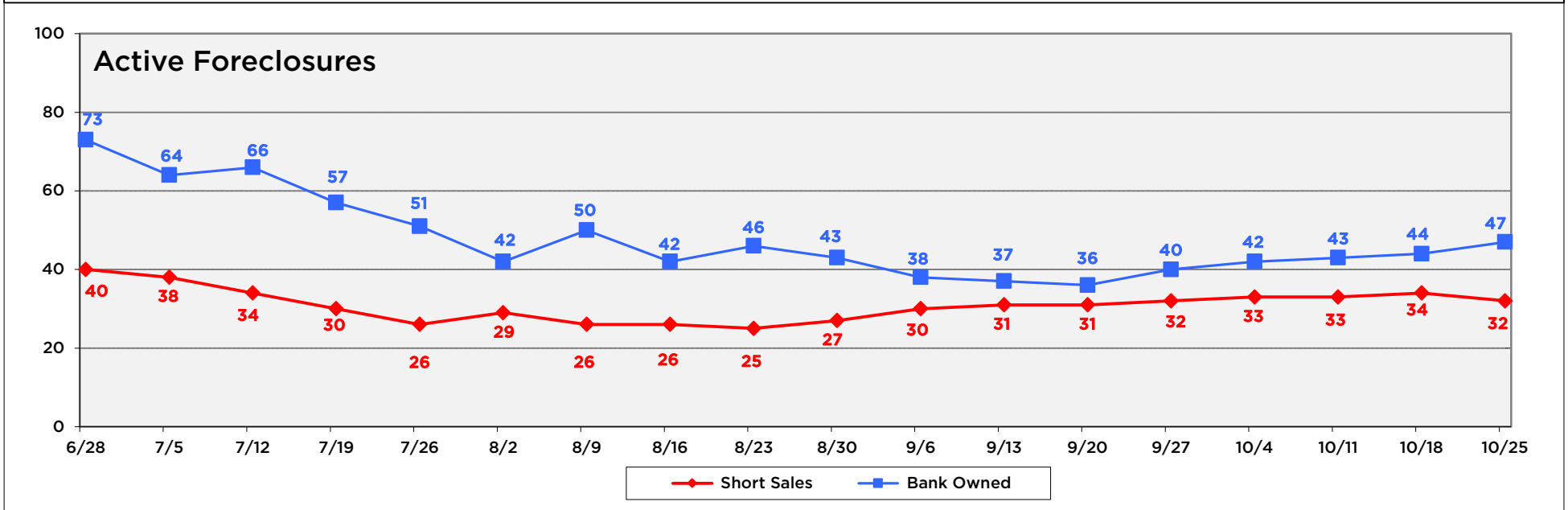
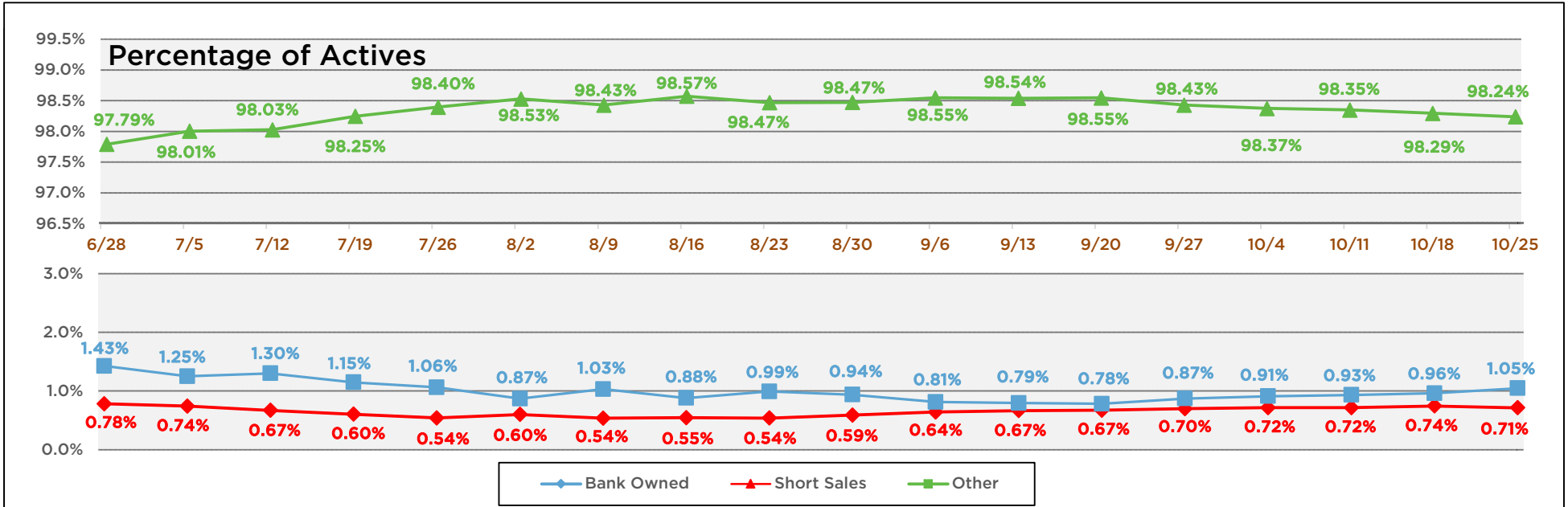
Single Family Homes



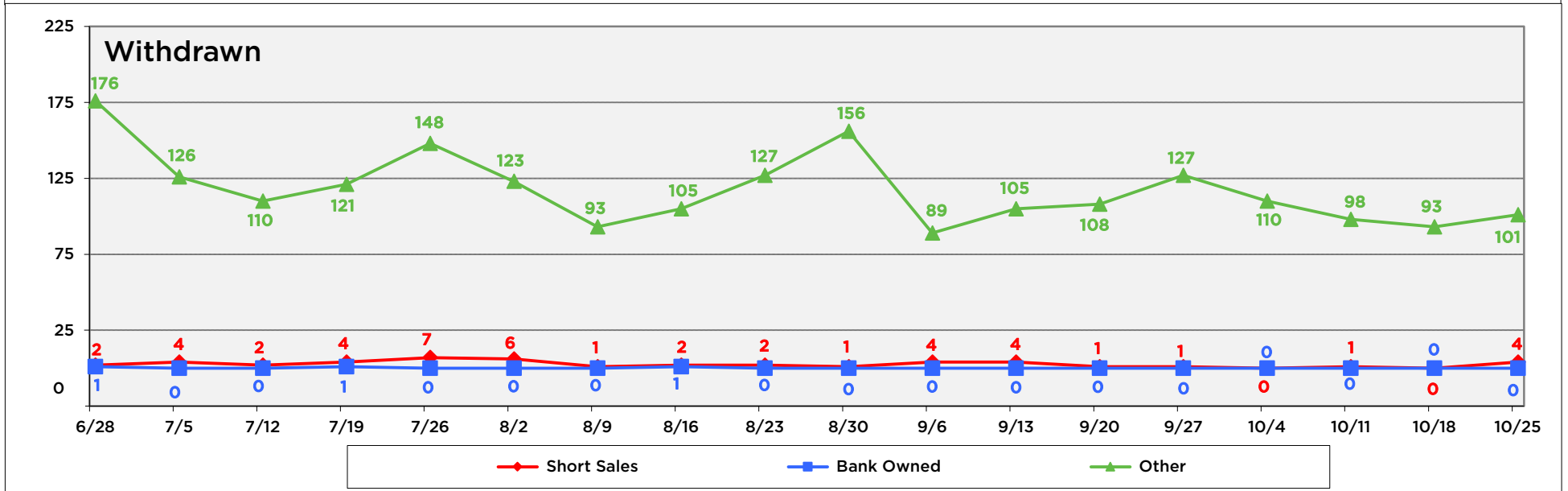
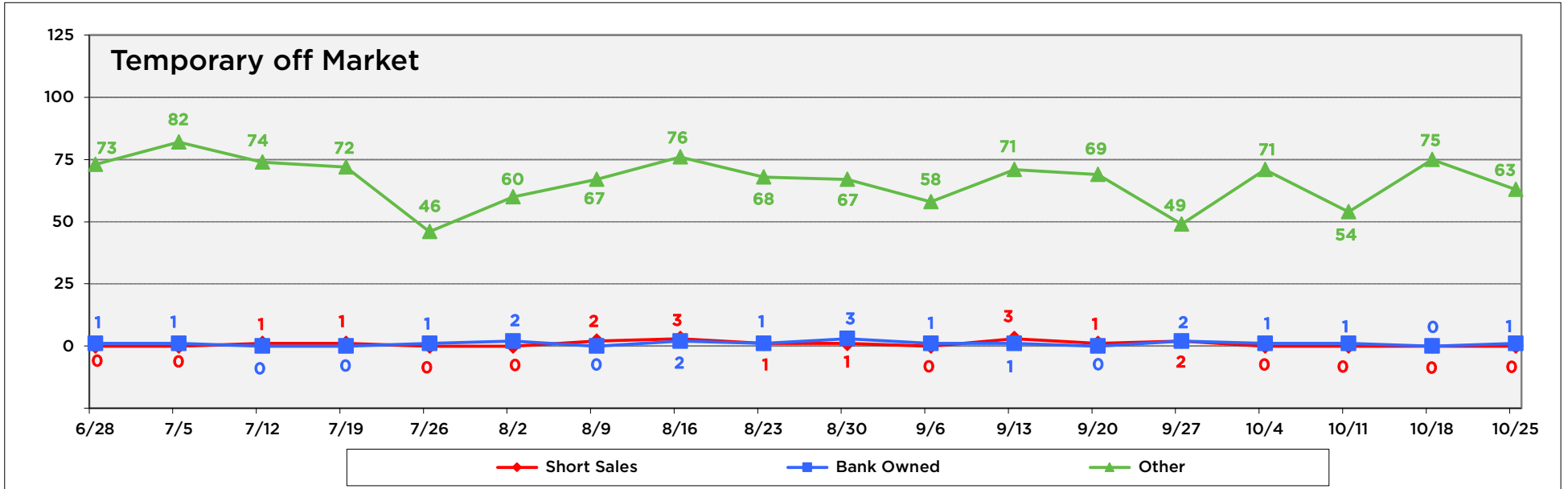
Single Family Homes



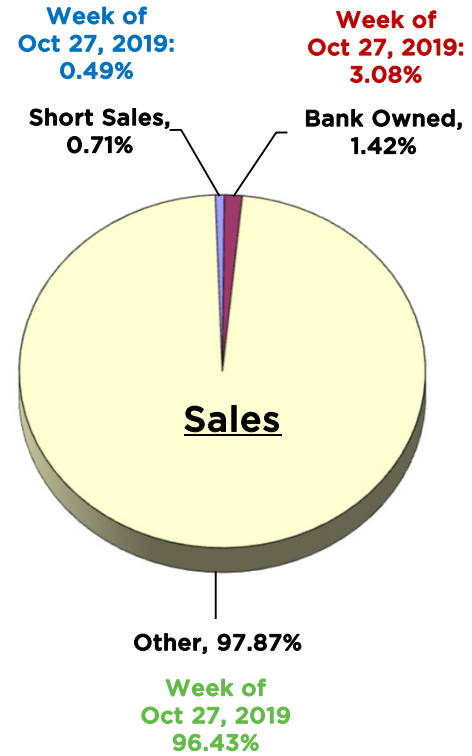
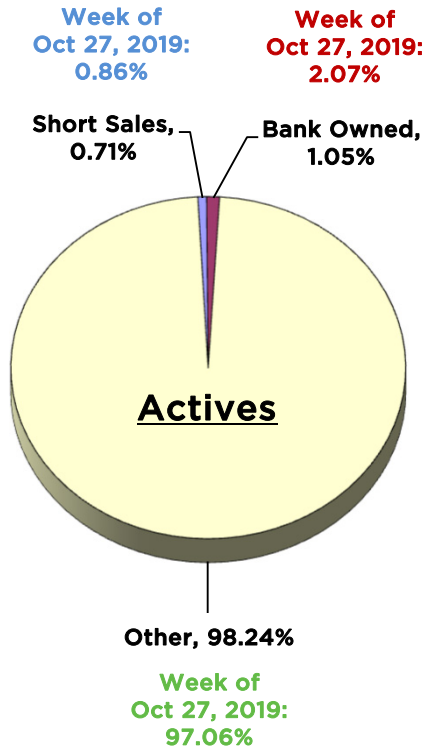
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
10/25/2020 - 10/31/2020
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		17	\$299,929	3.5	2.2	1,773	\$169.14
Altamonte Springs (East)	32701	2	\$300,000	3.0	2.0	1,585	\$189.27
Apopka / Hunt Club	32703	1	\$300,000	4.0	3.0	1,983	\$151.29
Casselberry	32707	2	\$299,700	5.0	3.0	2,139	\$140.11
Winter Springs / Tuskawilla	32708	1	\$299,900	3.0	2.0	1,603	\$187.09
Lake Mary / Heathrow	32746	1	\$299,900	4.0	2.0	2,036	\$147.30
Longwood (East)	32750	1	\$300,000	3.0	2.0	1,436	\$208.91
Oviedo	32765	3	\$299,967	3.0	2.0	1,618	\$185.39
Sanford / Lake Forest	32771	3	\$299,933	3.0	2.0	1,754	\$171.00
Sanford (South)	32773	2	\$299,945	4.0	2.0	2,033	\$147.54
Winter Park	32792	1	\$299,999	3.0	2.0	1,458	\$205.76
Orange County		21	\$299,921	3.2	2.0	1,726	\$173.80
Apopka / Hunt Club	32703	1	\$299,950	5.0	3.0	1,671	\$179.50
Apopka (North)	32712	2	\$299,950	4.0	3.0	2,283	\$131.38
Winter Park (West)	32789	2	\$299,900	3.0	2.0	1,134	\$264.46
Colonialtown	32803	4	\$299,850	2.0	1.0	1,083	\$276.87
College Park	32804	1	\$300,000	2.0	2.0	1,419	\$211.42
Pine Hills / Rosemont	32808	1	\$299,900	5.0	3.0	2,643	\$113.47
Conway	32812	1	\$299,900	2.0	2.0	1,935	\$154.99
Union Park	32817	1	\$300,000	3.0	2.0	1,953	\$153.61
Hiawassee	32818	3	\$299,900	3.0	2.0	1,955	\$153.40
Ventura	32822	1	\$300,000	4.0	2.0	1,922	\$156.09
Taft	32824	1	\$299,900	4.0	2.0	2,004	\$149.65
Rio Pinar / Union Park	32825	2	\$299,950	4.0	2.0	1,952	\$153.66
Ocoee	34761	1	\$299,999	3.0	2.0	1,757	\$170.75
Osceola County		14	\$299,921	3.7	2.5	2,028	\$147.92
Kissimmee (Central)	34741	1	\$300,000	3.0	2.0	2,408	\$124.58
Kissimmee / Buena Ventura Lakes	34743	3	\$299,833	4.0	2.0	2,139	\$140.17
Kissimmee (East)	34744	2	\$299,950	4.0	3.0	2,112	\$142.02
Kissimmee (West) / Pleasant Hill	34746	3	\$299,933	4.0	3.0	2,251	\$133.24
Kissimmee / Celebration	34747	2	\$299,950	4.0	3.0	1,897	\$158.12
St Cloud / Canoe Creek	34772	3	\$299,933	3.0	2.0	1,597	\$187.81

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Lake, Orange, Osceola & Seminole Counties

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

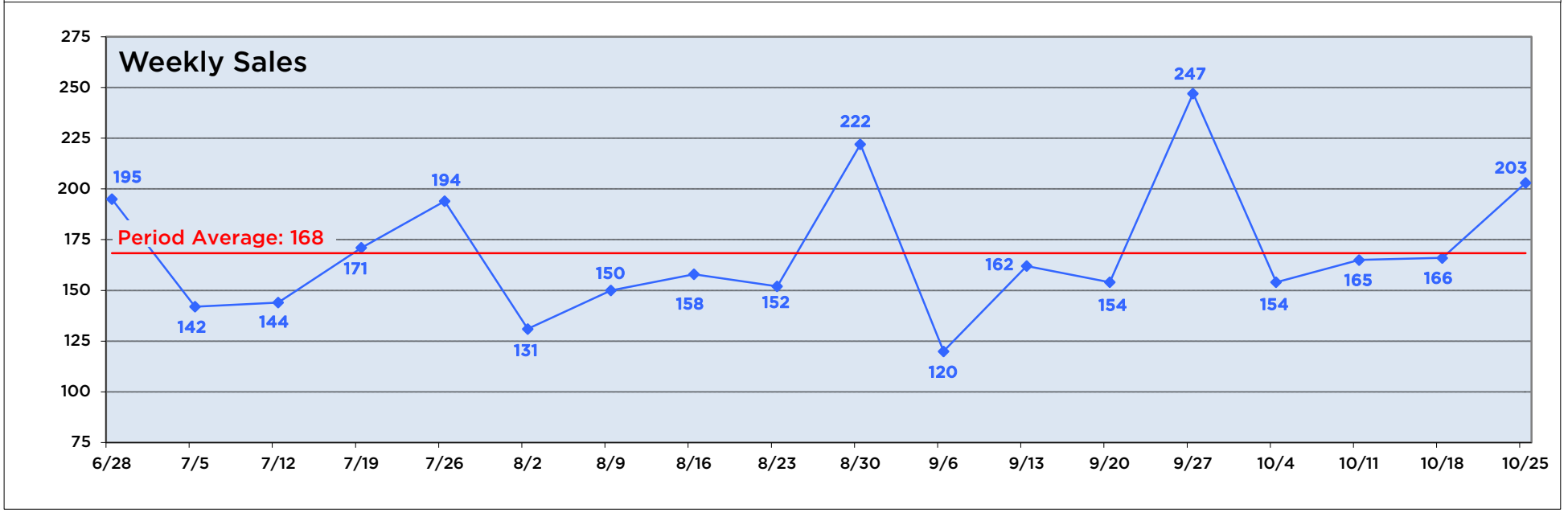
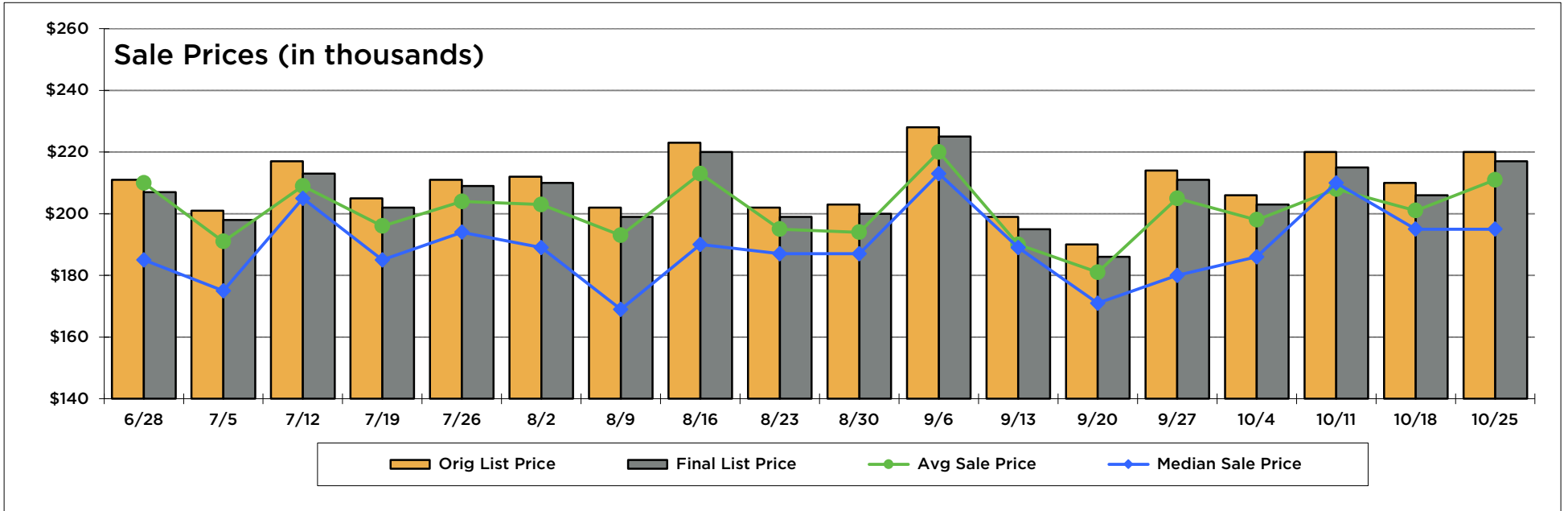
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Lake County		12	\$299,957	3.0	2.0	2,107	\$142.38
Umatilla / Dona Vista	32784	1	\$300,000	3.0	2.0	2,410	\$124.48
Clermont (Central)	34711	3	\$299,967	4.0	2.0	2,367	\$126.73
Minneola	34715	1	\$299,900	3.0	2.0	1,570	\$191.02
Fruitland Park	34731	1	\$299,900	2.0	1.0	2,383	\$125.85
Groveland	34736	2	\$299,995	3.0	2.0	1,456	\$206.04
Leesburg (West)	34748	3	\$299,966	2.0	2.0	2,159	\$138.94
Mascotte	34753	1	\$299,900	4.0	3.0	2,427	\$123.57

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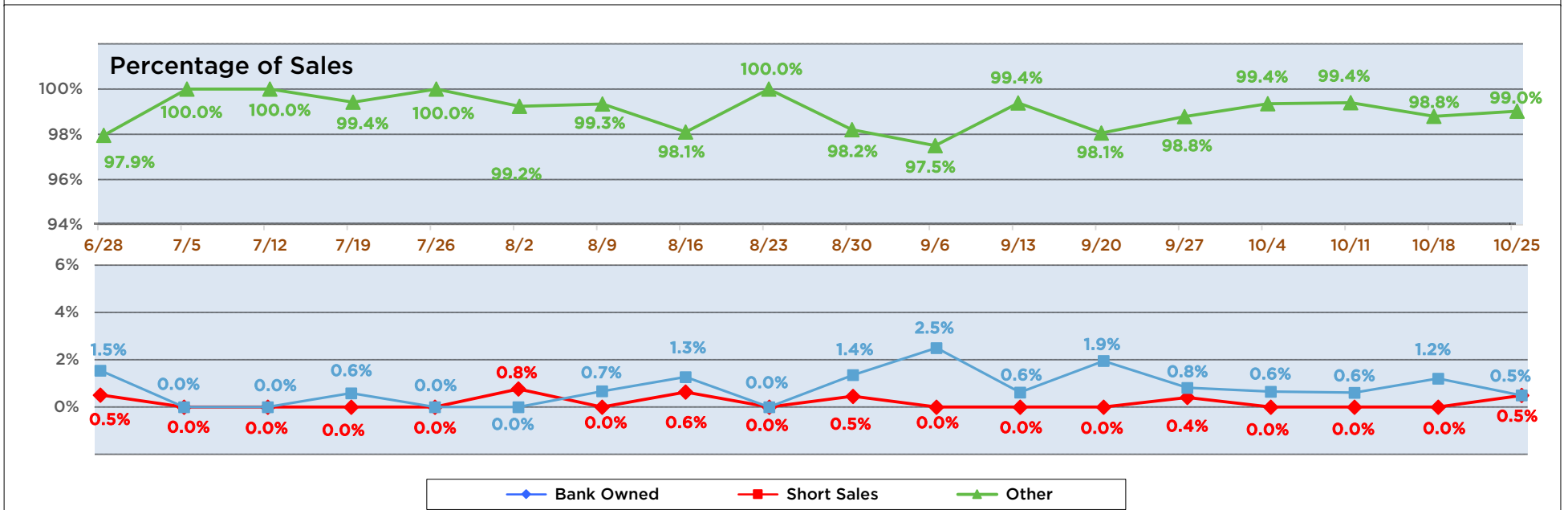
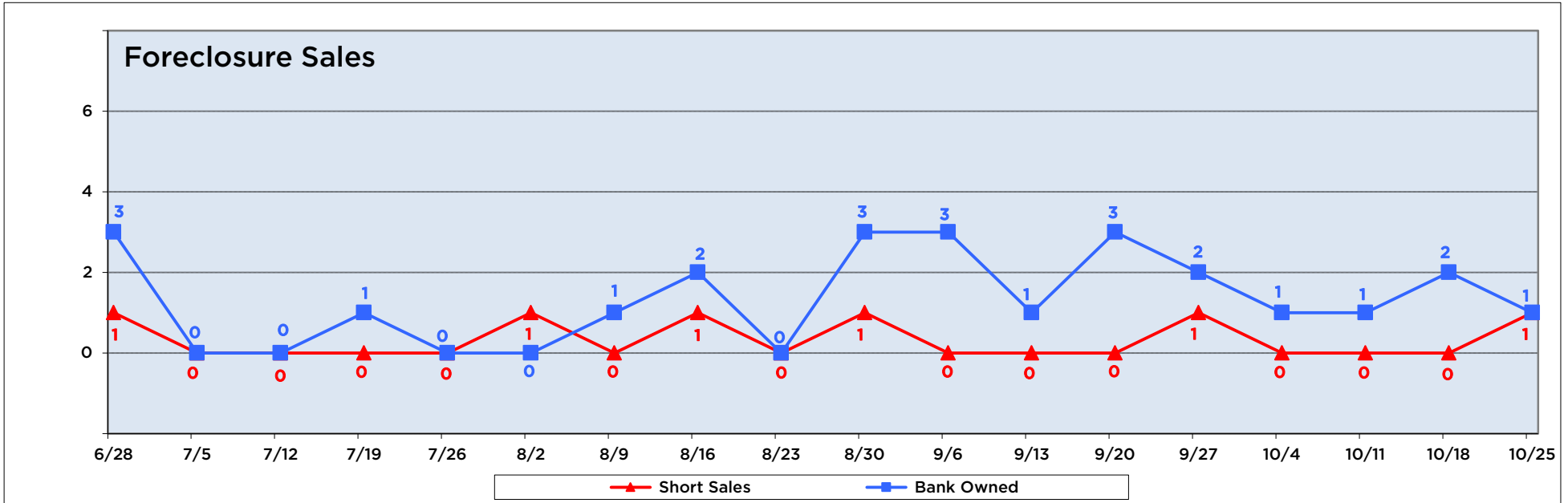
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	203	148	30	20	2	3	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	201	146	30	20	2	3	0
Active Listings	2,329	1,560	292	338	85	42	12
Bank Owned	13	11	1	0	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,310	1,543	291	338	84	42	12
Months of Inventory	3	2	2	4	10	3	0
<i>List Price</i>							
Average Original List Price	\$220,060	\$174,618	\$279,326	\$348,010	\$445,000	\$866,267	\$0
Average Final List Price	\$217,167	\$171,766	\$276,773	\$344,123	\$445,000	\$862,633	\$0
<i>Sale Price</i>							
Average Price	\$211,437	\$167,294	\$272,490	\$337,126	\$429,000	\$795,667	\$0
Median Price	\$195,000	\$168,000	\$274,500	\$335,000	\$429,000	\$752,000	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$2,893	-\$2,852	-\$2,553	-\$3,887	\$0	-\$3,634	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,623	-\$7,324	-\$6,836	-\$10,884	-\$16,000	-\$70,600	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,730	-\$4,472	-\$4,283	-\$6,997	-\$16,000	-\$66,966	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.08%	95.81%	97.55%	96.87%	96.40%	91.85%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.36%	97.40%	98.45%	97.97%	96.40%	92.24%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	59	61	41	48	41	223	0
Combined Avg Days to Contract	64	63	49	64	58	223	0
Avg Days Listing to Closing	94	96	76	87	84	257	0
Avg Days Contract to Close	36	35	39	39	43	33	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,391	1,234	1,738	1,914	1,787	1,931	0

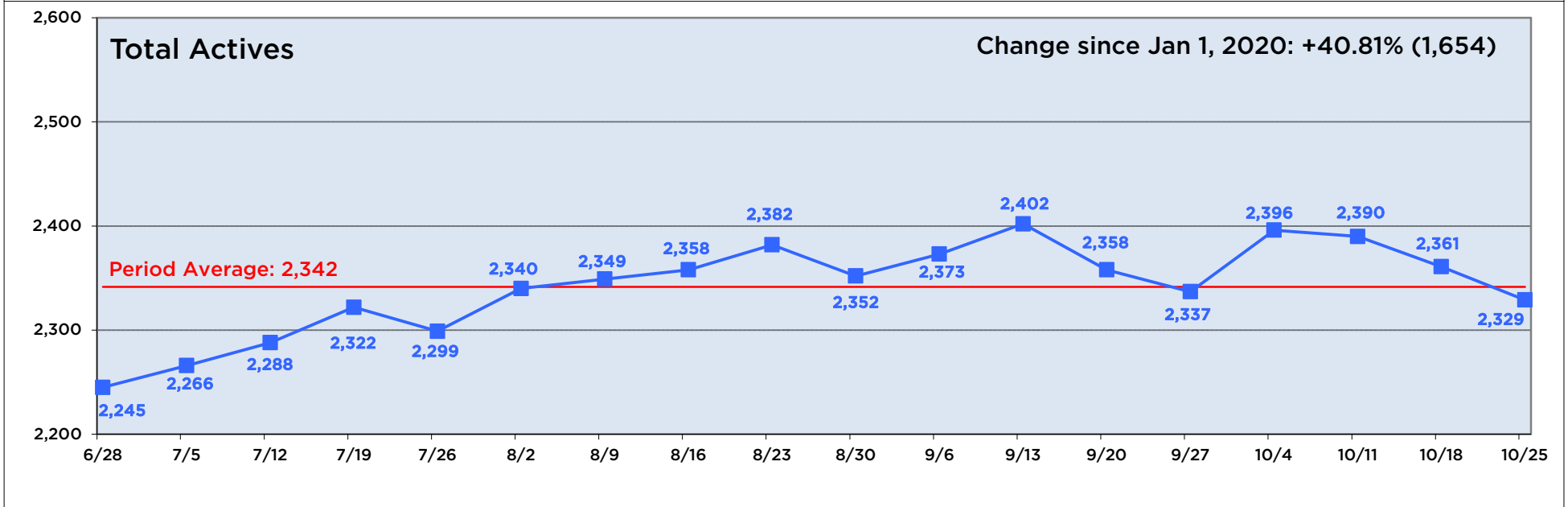
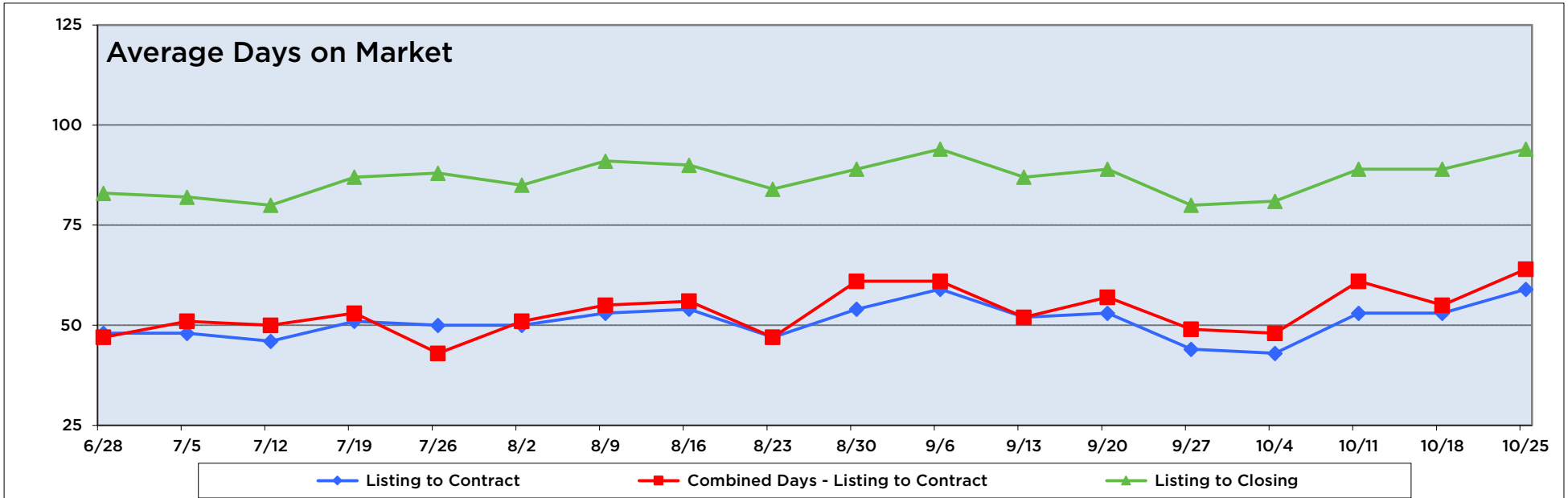
Condos, Townhomes, Villas



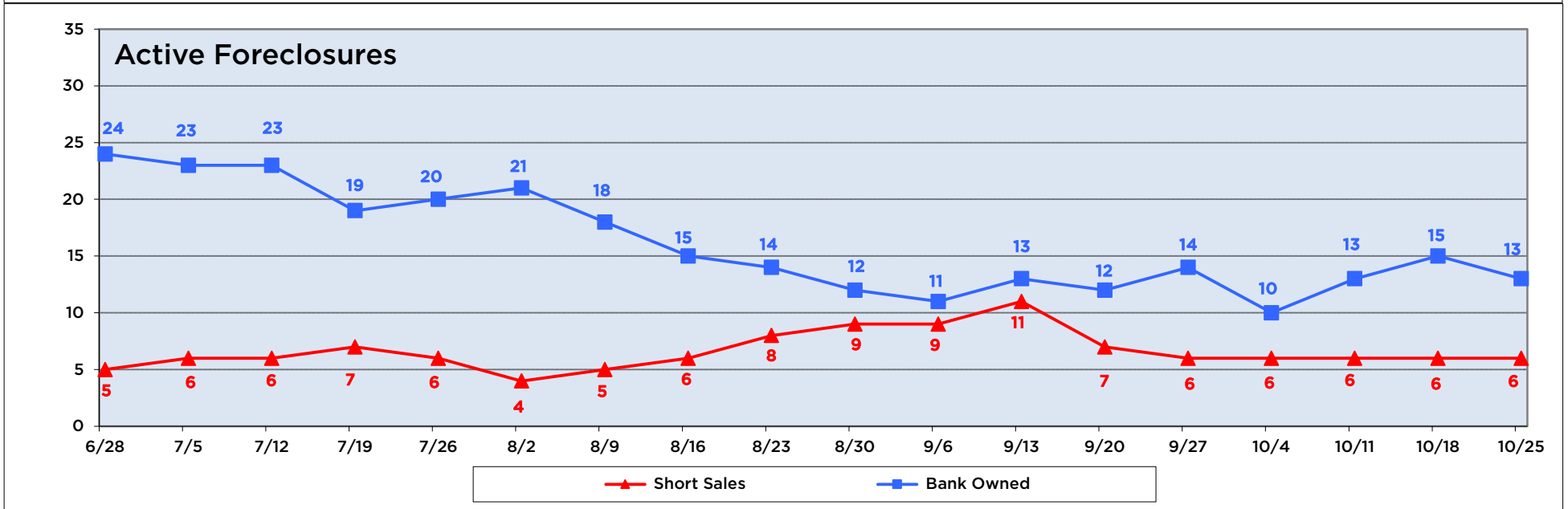
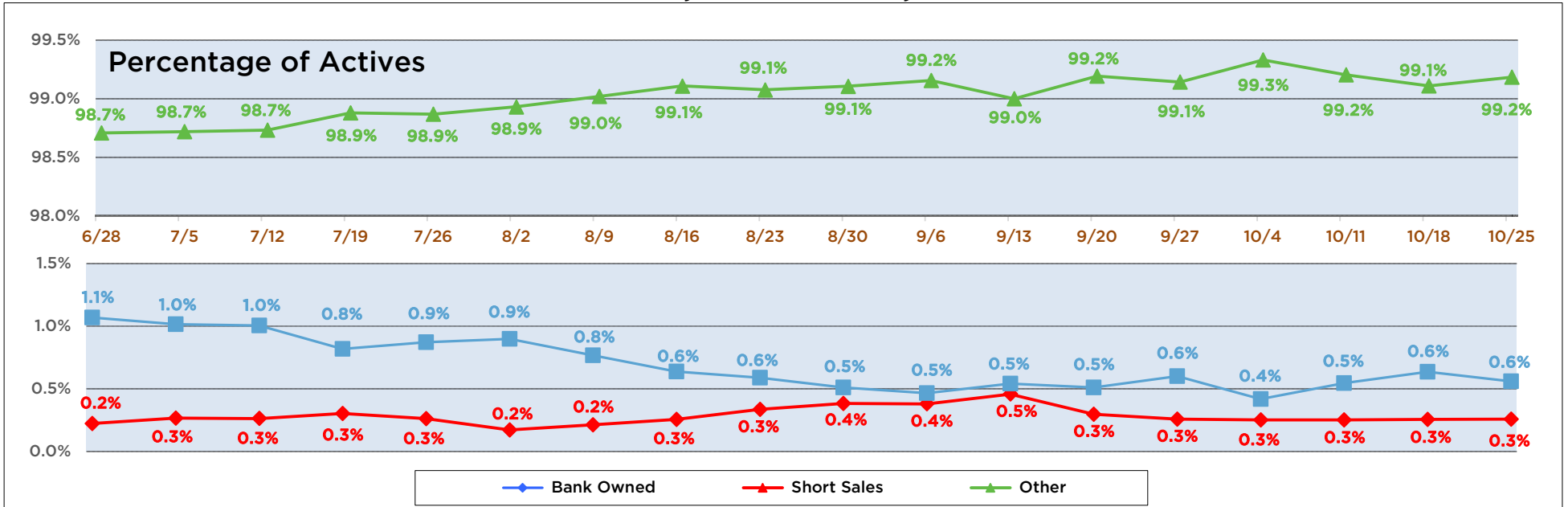
Condos, Townhomes, Villas



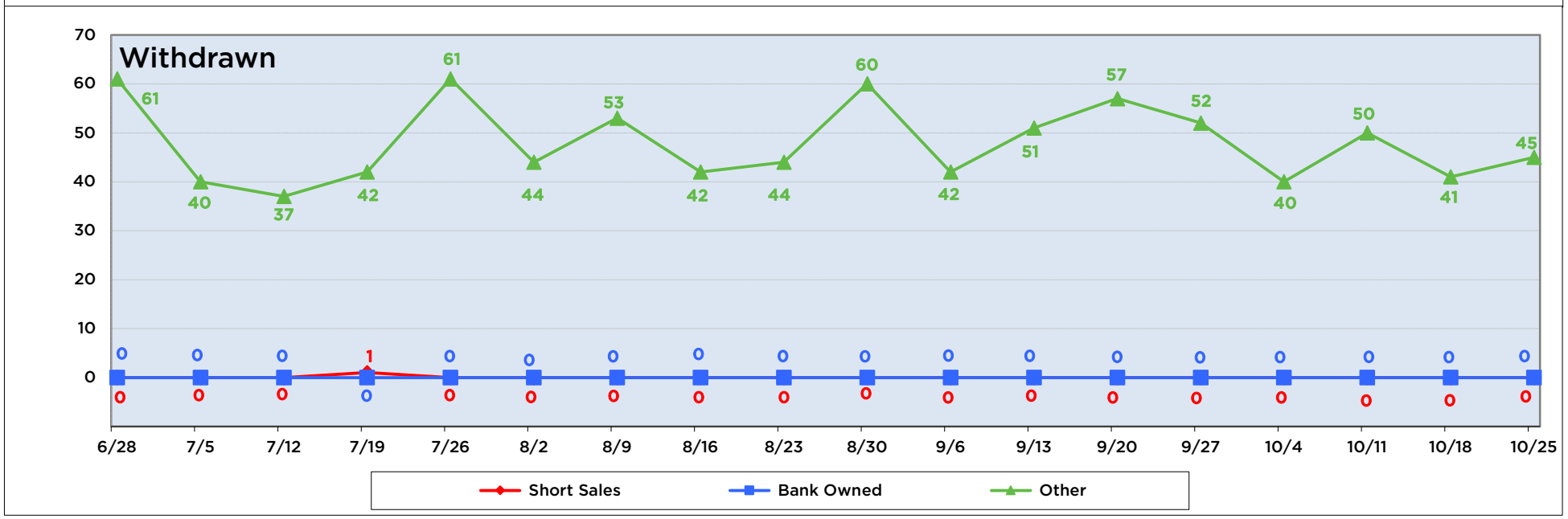
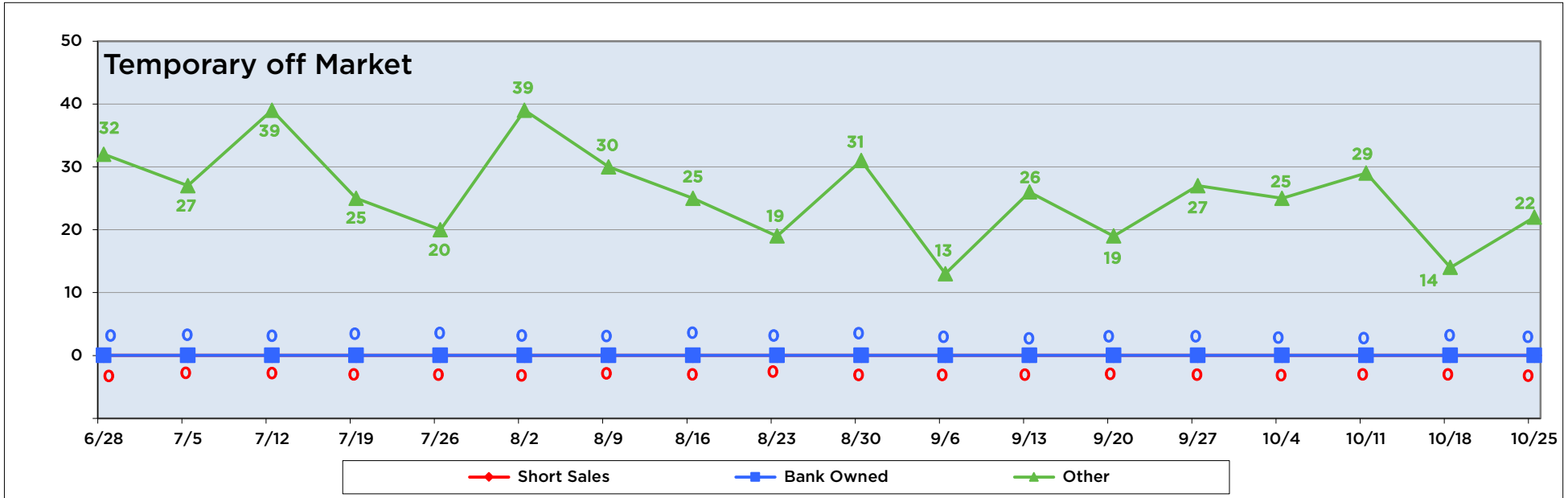
Condos, Townhomes, Villas



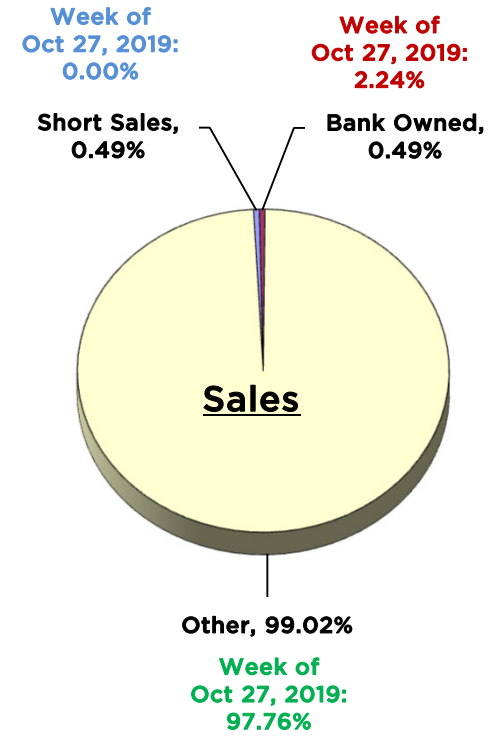
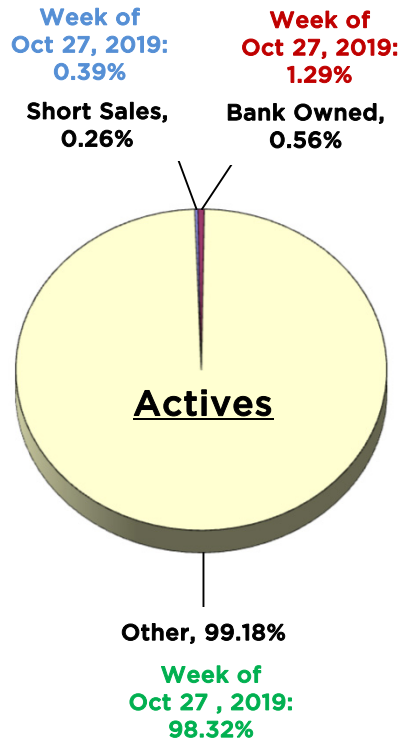
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

Where are the 18 Condos, Townhomes, or Villas available for the Median Price of \$195,000? (± \$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							
Casselberry	32707	1	\$195,000	2.0	2.0	1,166	\$167.24
Orange County							
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	1	\$195,000	2.0	2.0	578	\$337.37
Williamsburg / Lake Bryan	32821	2	\$194,750	3.0	2.0	1,155	\$168.61
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							
Kissimmee (West) / Pleasant Hill	34746	2	\$194,975	3.0	2.0	1,286	\$151.61
Kissimmee / Celebration	34747	4	\$195,050	3.0	2.0	1,386	\$140.73
Lake County							
Howey in the Hills	34737	1	\$195,500	3.0	2.0	1,432	\$136.52
Leesburg (East)/Haines Creek	34788	1	\$195,500	3.0	2.0	1,673	\$116.86