



## ***Monday Morning Quarterback Summary***

***Week of November 1, 2020 - November 7, 2020***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 575 during the week of Nov 1, from 704 the week prior
- The median price of a single family home remains constant at \$300,000
- The number of single-family home foreclosure transactions decreased to 0 last week, from 10 the week of Oct 25
- The number of single-family home short-sale transactions increased to 6 from 5 the week prior
- Single-family inventory increased by 89, and now sits at 4,577

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 145 during the week of Nov 1, from 203 the week prior
- The median price of condos, townhomes, and villas decreased to \$190,900, a change of -2.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Oct 25
- The number of condo, townhome and villa short-sale transactions remains constant at 1
- Condo inventory increased by 30, and now sits at 2,359

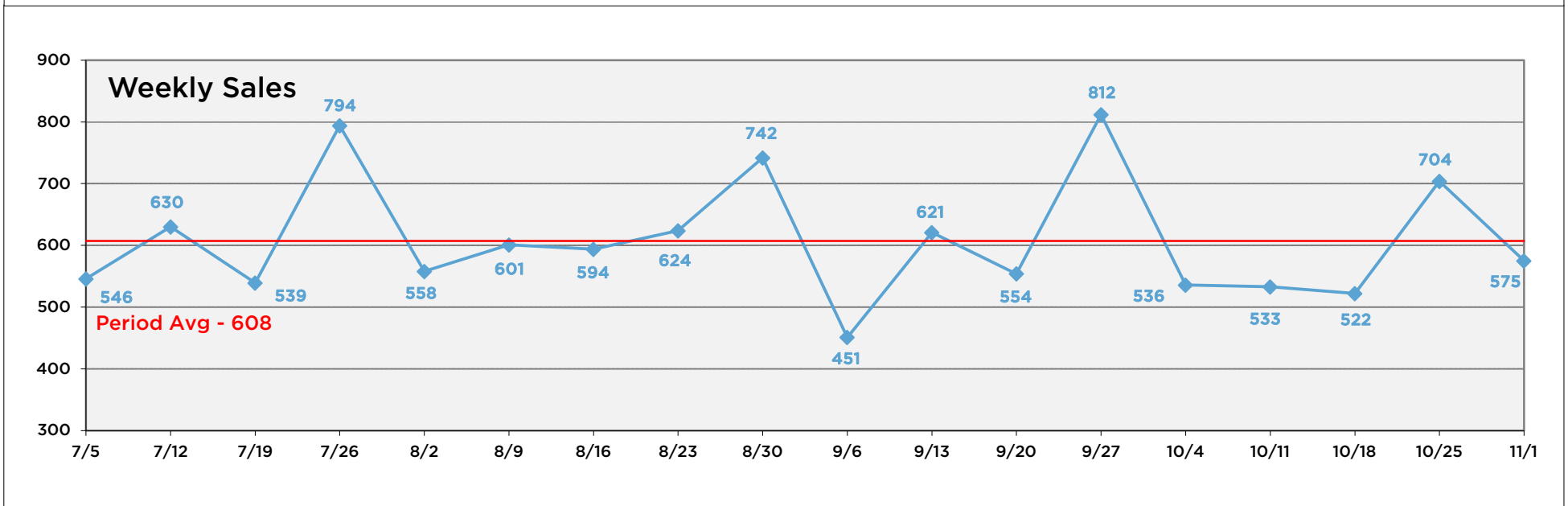
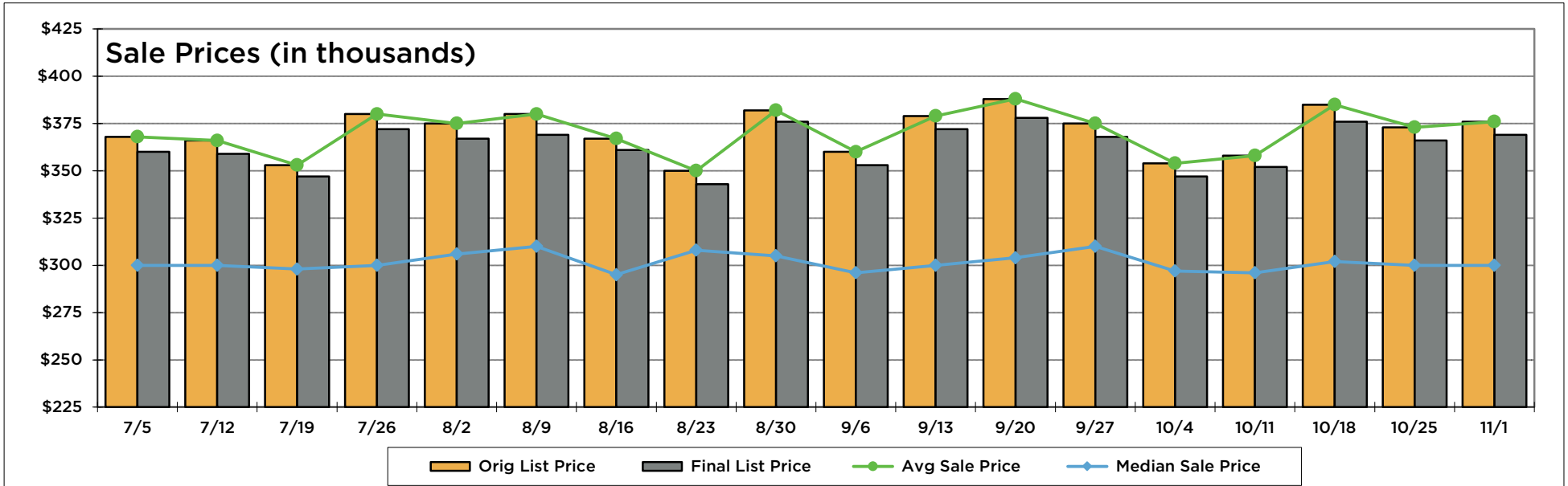
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
11/01/2020 - 11/07/2020  
Lake, Orange, Osceola & Seminole Counties

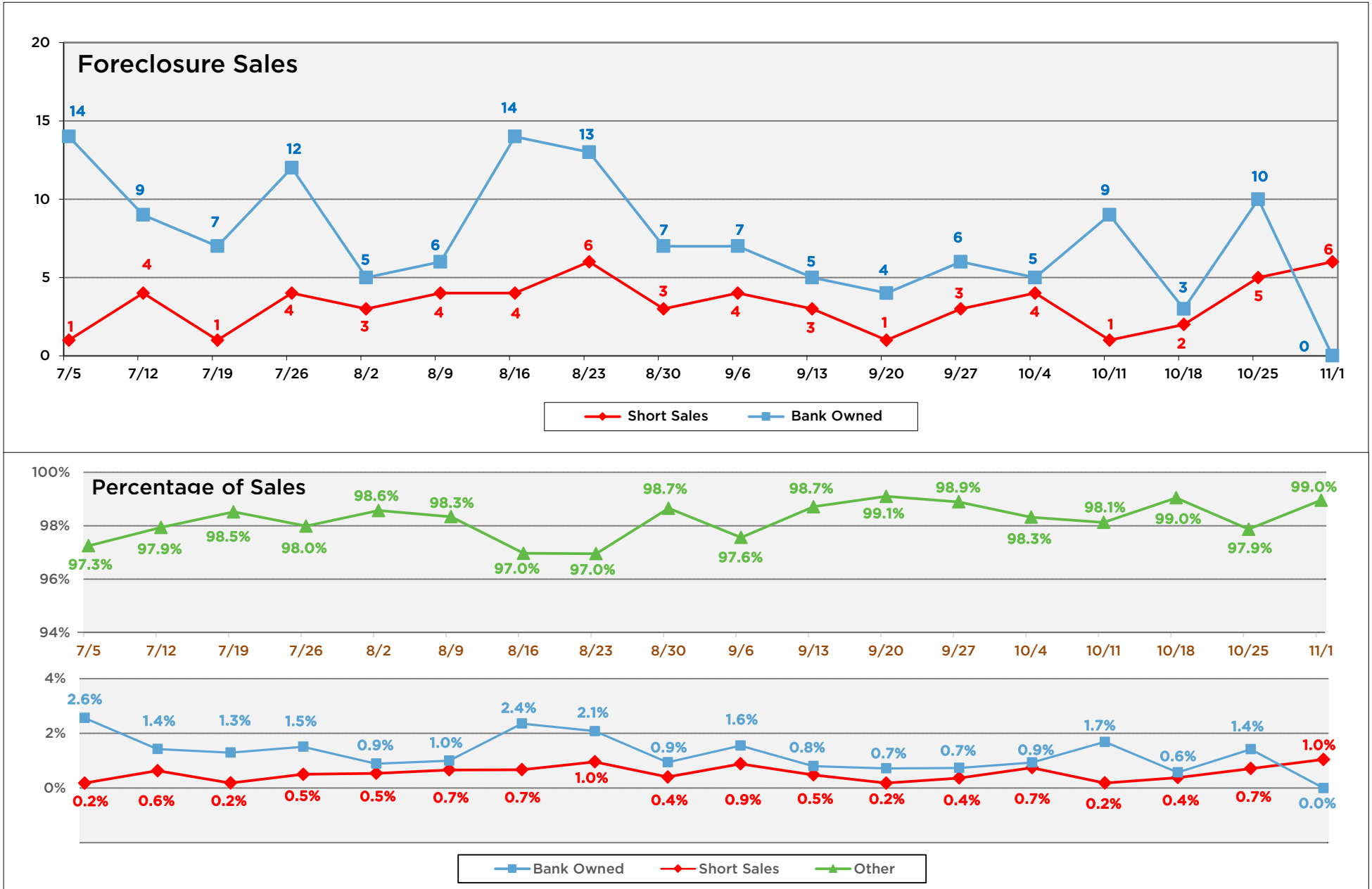
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>575</b>	169	115	156	59	62	14
Bank Owned	0	0	0	0	0	0	0
Short Sales	6	4	1	1	0	0	0
Other	569	165	114	155	59	62	14
<b>Active Listings</b>	<b>4,577</b>	908	566	1,031	621	1,029	422
Bank Owned	45	19	8	10	4	2	2
Short Sales	36	8	7	9	5	4	3
Other	4,496	881	551	1,012	612	1,023	417
<b>Months of Inventory</b>	<b>2</b>	1	1	2	2	4	7
<b><i>List Price</i></b>							
Average Original List Price	\$376,104	\$203,514	\$283,693	\$355,153	\$456,013	\$682,735	\$1,757,343
Average Final List Price	\$369,055	\$200,134	\$279,808	\$351,634	\$449,714	\$665,306	\$1,683,486
<b><i>Sale Price</i></b>							
Average Price	\$359,293	\$192,985	\$274,832	\$347,194	\$442,727	\$643,286	\$1,586,171
Median Price	\$300,000	\$210,000	\$275,000	\$350,000	\$439,900	\$598,500	\$1,303,750
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$7,049	-\$3,380	-\$3,885	-\$3,519	-\$6,299	-\$17,429	-\$73,857
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,811	-\$10,529	-\$8,861	-\$7,959	-\$13,286	-\$39,449	-\$171,172
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,762	-\$7,149	-\$4,976	-\$4,440	-\$6,987	-\$22,020	-\$97,315
<i>Original</i> List to <i>Sale</i> Price - %	95.53%	94.83%	96.88%	97.76%	97.09%	94.22%	90.26%
<i>Final</i> List to <i>Sale</i> Price - %	97.35%	96.43%	98.22%	98.74%	98.45%	96.69%	94.22%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	46	49	32	39	41	68	142
Combined Avg Days to Contract	53	50	37	43	51	93	142
Avg Days Listing to Closing	88	91	73	78	84	110	200
Avg Days Contract to Close	41	41	40	41	42	42	56
<b><i>Beds / Baths</i></b>							
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
<b><i>Square Footage</i></b>							
Average Square Feet	2,143	1,387	1,810	2,205	2,748	3,417	5,125

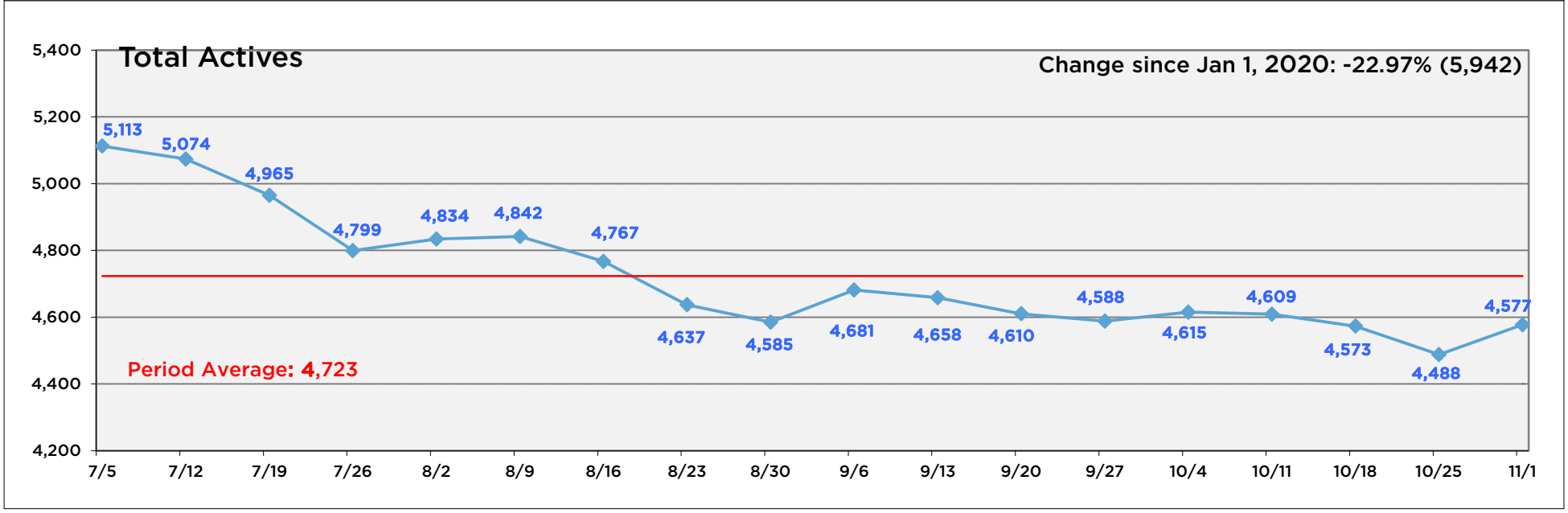
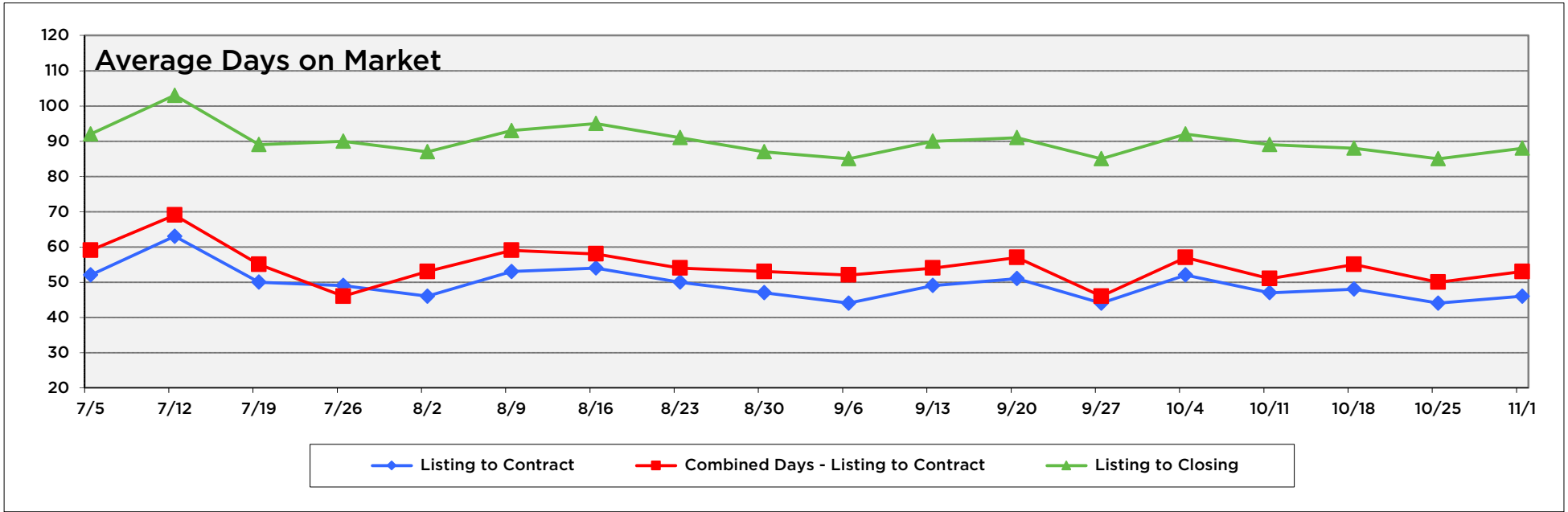
**Single Family Homes**



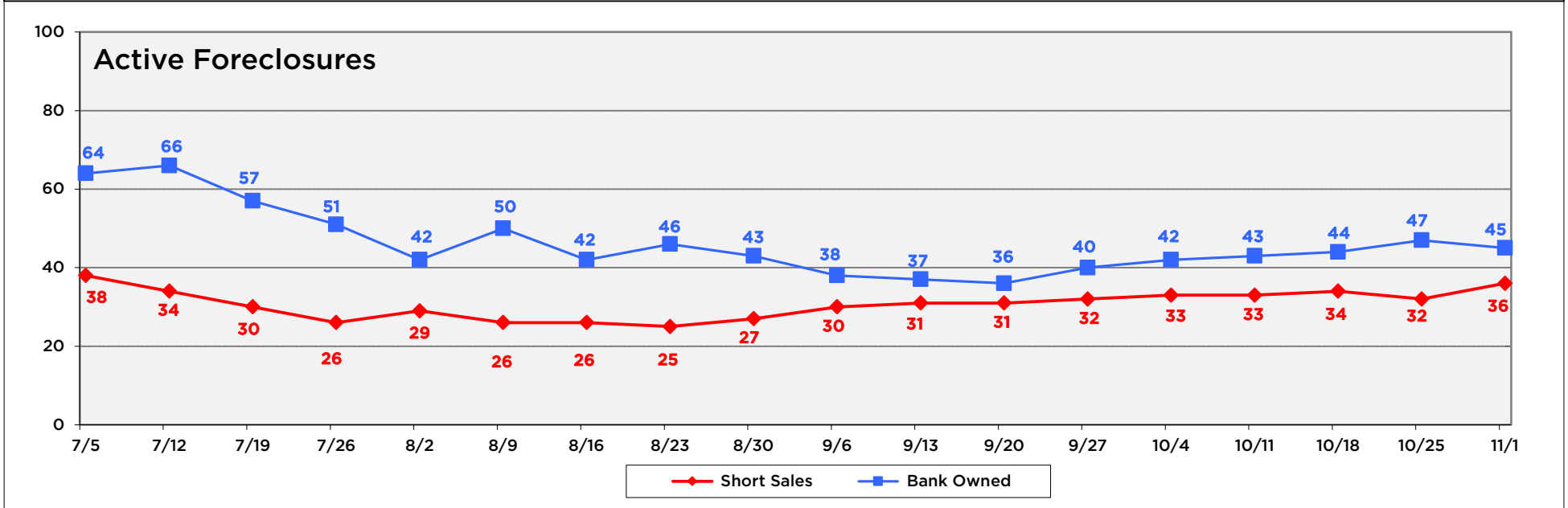
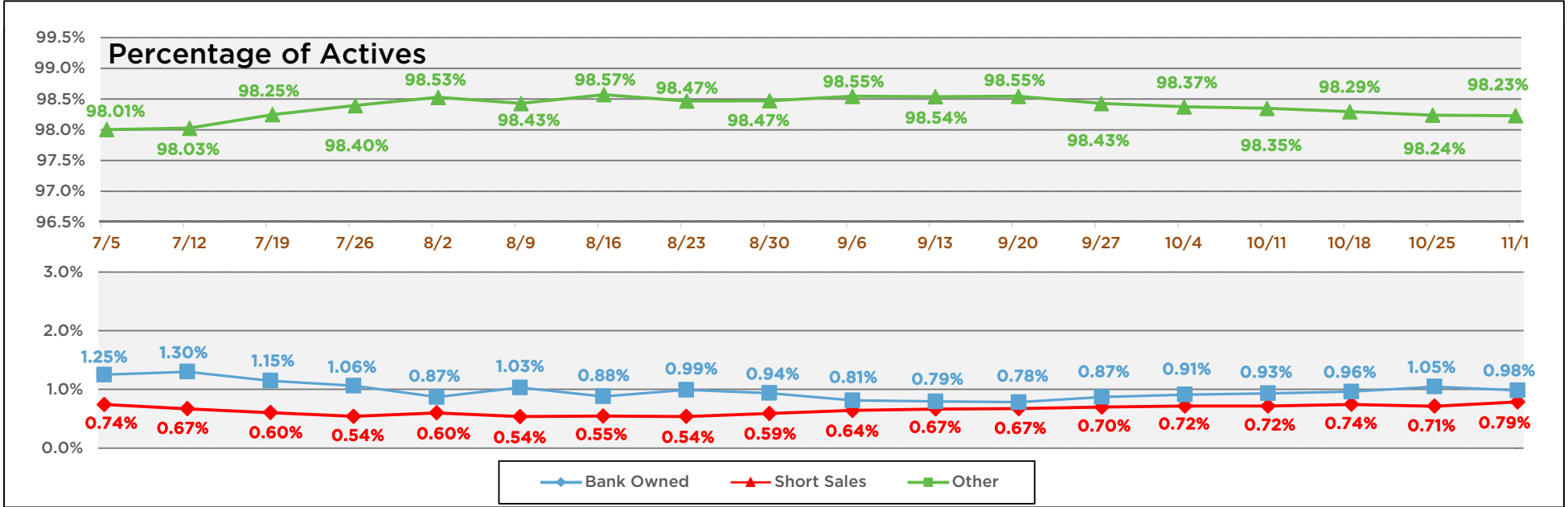
**Single Family Homes**



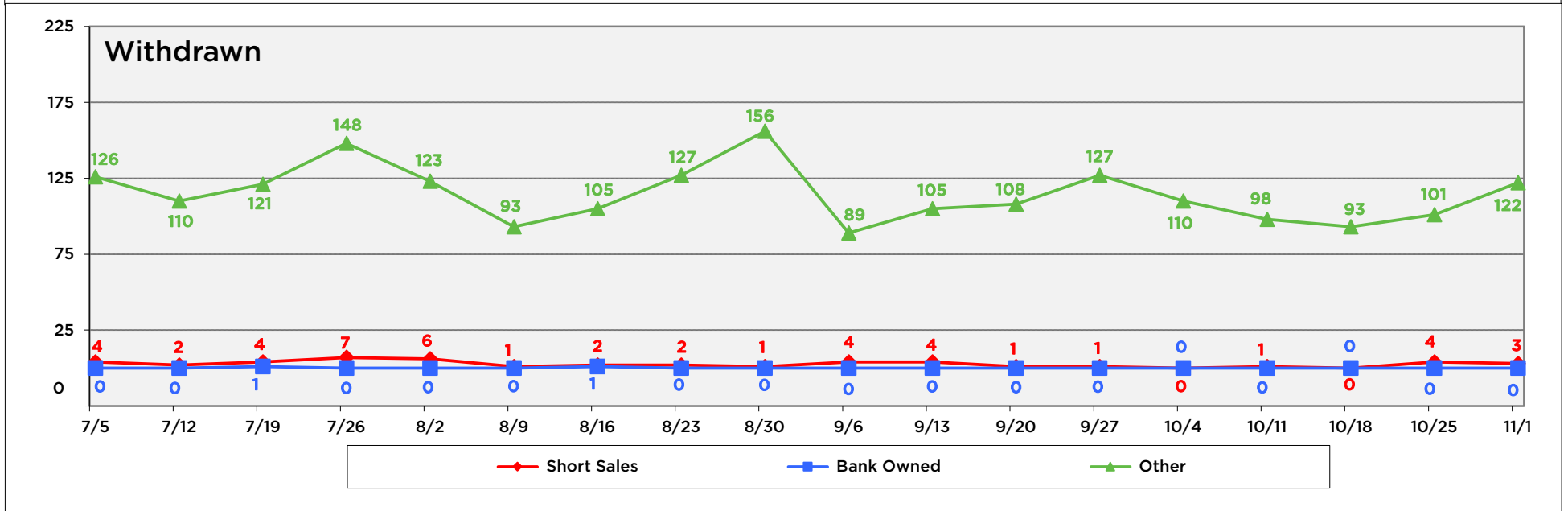
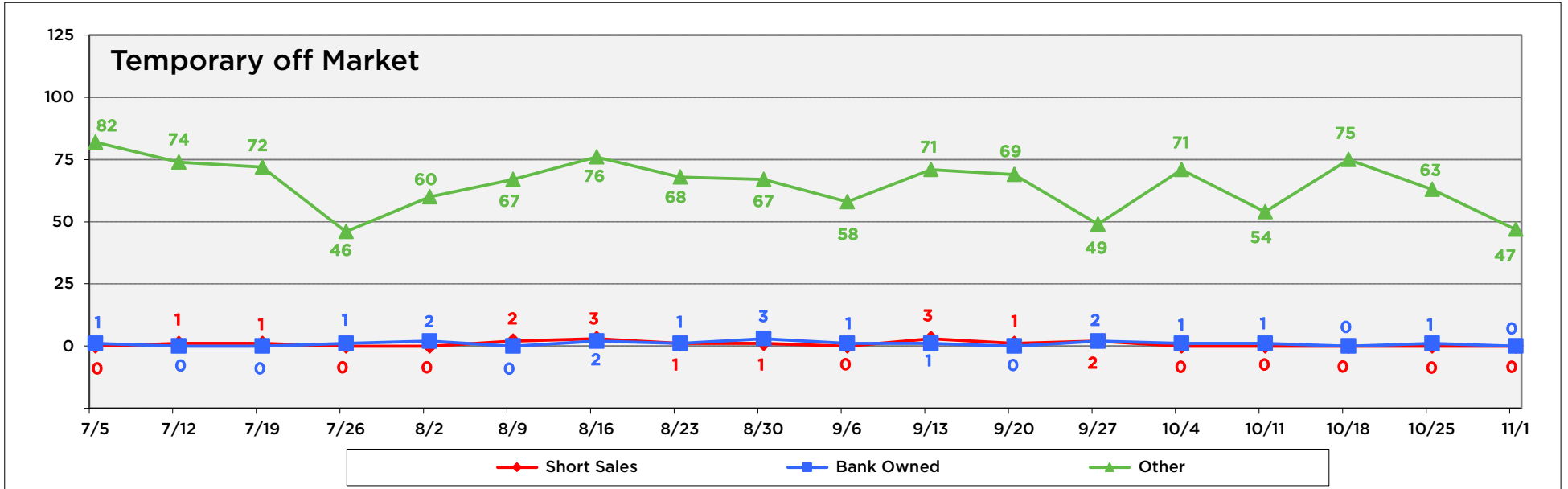
### Single Family Homes



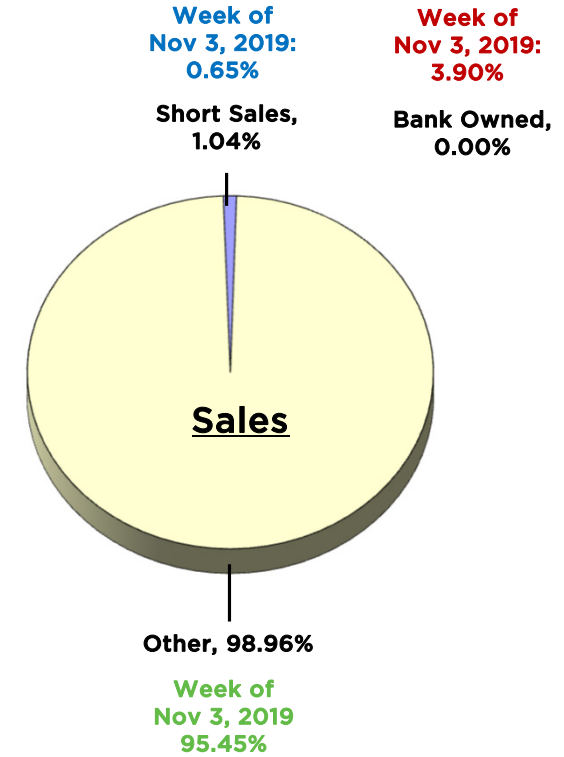
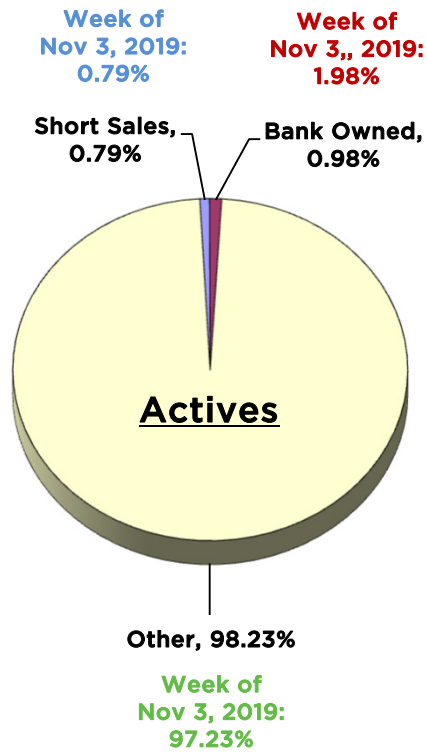
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**



**Where are the 62 Single Family Homes available for the Median Price of \$300,000? (± \$500)**

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>13</b>	<b>\$299,914</b>	<b>3.5</b>	<b>2.1</b>	<b>1,749</b>	<b>\$171.46</b>
Altamonte Springs (East)	32701	1	\$300,000	3.0	2.0	1,618	\$185.41
Casselberry	32707	1	\$299,500	5.0	3.0	2,020	\$148.27
Winter Springs / Tuskawilla	32708	1	\$299,900	3.0	2.0	1,608	\$186.50
Lake Mary / Heathrow	32746	3	\$299,933	4.0	2.0	1,859	\$161.34
Longwood (East)	32750	1	\$300,000	3.0	2.0	1,436	\$208.91
Oviedo	32765	1	\$299,900	3.0	2.0	1,590	\$188.62
Sanford / Lake Forest	32771	2	\$299,950	3.0	2.0	1,683	\$178.22
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
<b>Orange County</b>		<b>21</b>	<b>\$299,907</b>	<b>3.3</b>	<b>2.0</b>	<b>1,745</b>	<b>\$171.89</b>
Apopka / Hunt Club	32703	1	\$299,950	5.0	3.0	1,671	\$179.50
Apopka (North)	32712	1	\$300,000	3.0	2.0	2,419	\$124.02
Winter Park (West)	32789	2	\$299,900	3.0	2.0	1,281	\$234.11
Colonialtown	32803	3	\$299,800	2.0	1.0	1,118	\$268.16
College Park	32804	1	\$300,000	2.0	2.0	1,419	\$211.42
Delaney / Crystal Lake	32806	1	\$299,900	3.0	2.0	1,321	\$227.02
Pine Hills / Rosemont	32808	1	\$299,900	5.0	3.0	2,643	\$113.47
Conway	32812	2	\$299,950	3.0	2.0	1,683	\$178.22
Hiawassee	32818	3	\$299,900	4.0	2.0	2,184	\$137.32
Ventura	32822	2	\$299,900	4.0	3.0	1,859	\$161.32
Taft	32824	1	\$299,900	4.0	2.0	2,004	\$149.65
Rio Pinar / Union Park	32825	1	\$299,900	3.0	2.0	2,001	\$149.88
Ocoee	34761	1	\$299,999	3.0	2.0	1,757	\$170.75
Winter Garden / Oakland	34787	1	\$299,900	4.0	2.0	1,853	\$161.85
<b>Osceola County</b>		<b>15</b>	<b>\$299,940</b>	<b>3.7</b>	<b>2.5</b>	<b>1,968</b>	<b>\$152.39</b>
Kissimmee (Central)	34741	2	\$299,950	4.0	2.0	2,342	\$128.07
Kissimmee / Buena Ventura Lakes	34743	1	\$300,000	3.0	2.0	1,677	\$178.89
Kissimmee (East)	34744	2	\$299,950	4.0	3.0	2,112	\$142.02
Kissimmee (West) / Pleasant Hill	34746	4	\$299,925	4.0	3.0	1,958	\$153.18
Kissimmee / Celebration	34747	2	\$299,950	4.0	3.0	1,897	\$158.12
St Cloud / Canoe Creek	34772	4	\$299,925	3.0	2.0	1,828	\$164.07

**Where are the 62 Single Family Homes available for the Median Price of \$300,000? (cont'd) (± \$500)**

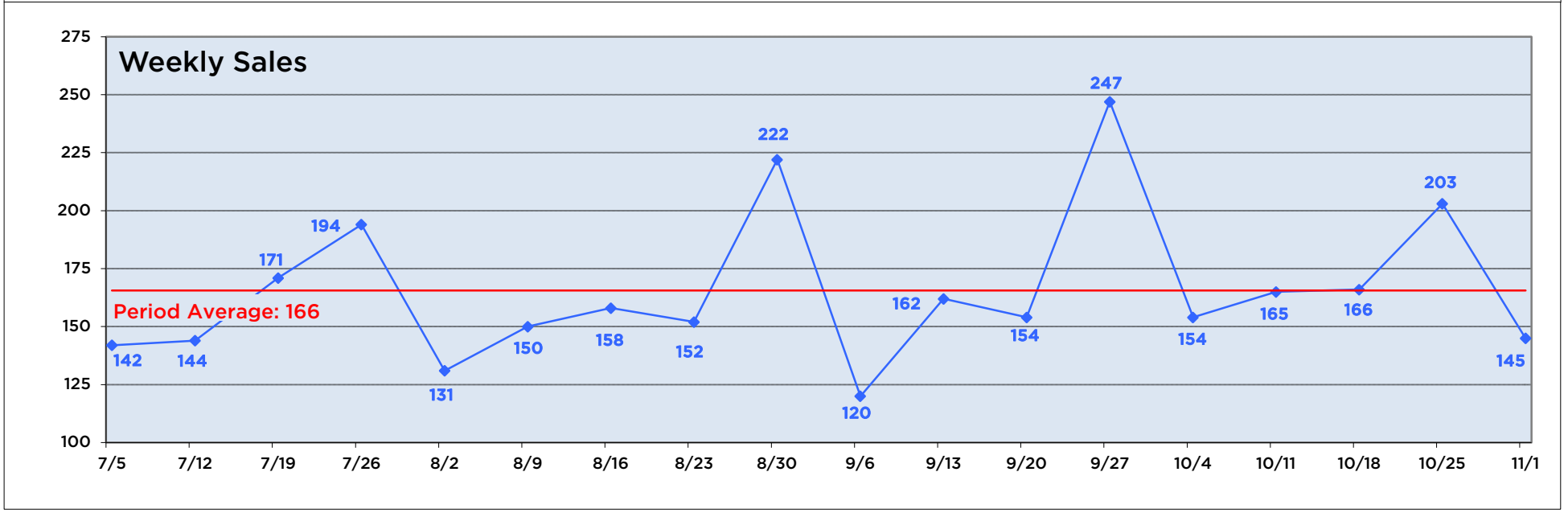
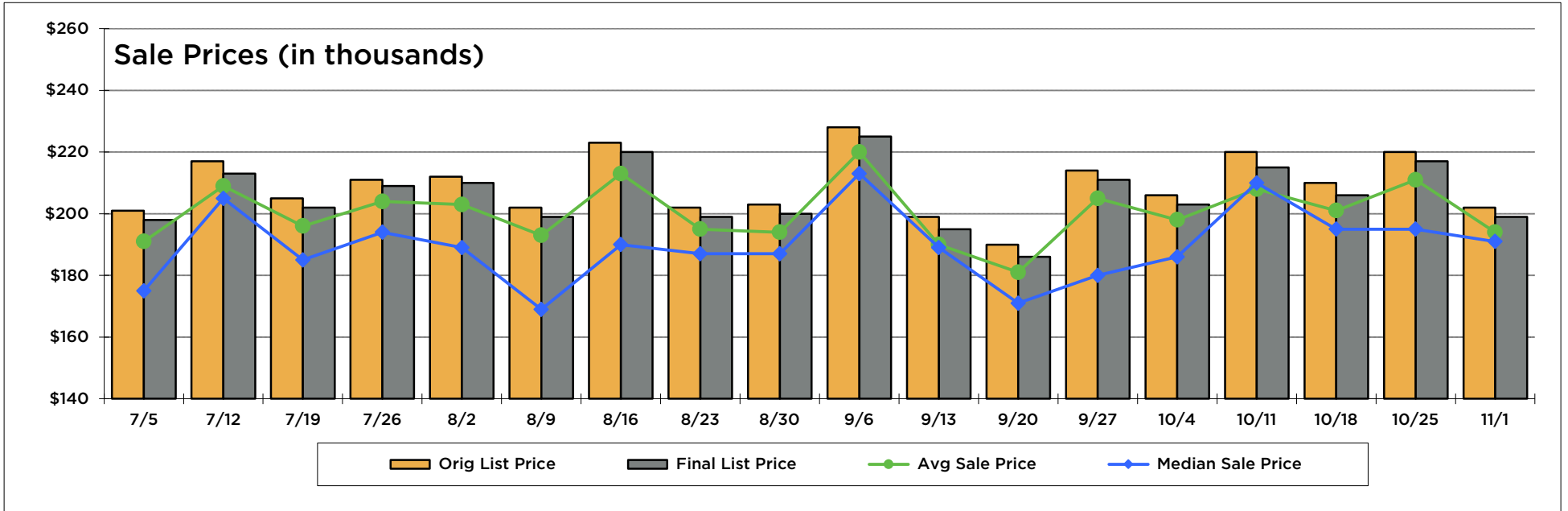
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Lake County</b>		<b>13</b>	<b>\$299,953</b>	<b>3.0</b>	<b>2.0</b>	<b>1,949</b>	<b>\$153.87</b>
Lady Lake / The Villages	32159	2	\$299,950	3.0	2.0	1,819	\$164.90
Umatilla / Dona Vista	32784	1	\$300,000	3.0	2.0	2,410	\$124.48
Clermont (Central)	34711	1	\$299,900	3.0	2.0	1,791	\$167.45
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	3	\$299,963	3.0	2.0	1,601	\$187.36
Leesburg (West)	34748	2	\$300,000	3.0	2.0	2,025	\$148.15
Mascotte	34753	1	\$299,900	4.0	3.0	2,427	\$123.57
Leesburg (East) / Haines Creek	34788	1	\$300,000	3.0	2.0	2,270	\$132.16

**Monday Morning Quarterback**  
11/01/2020 - 11/07/2020  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

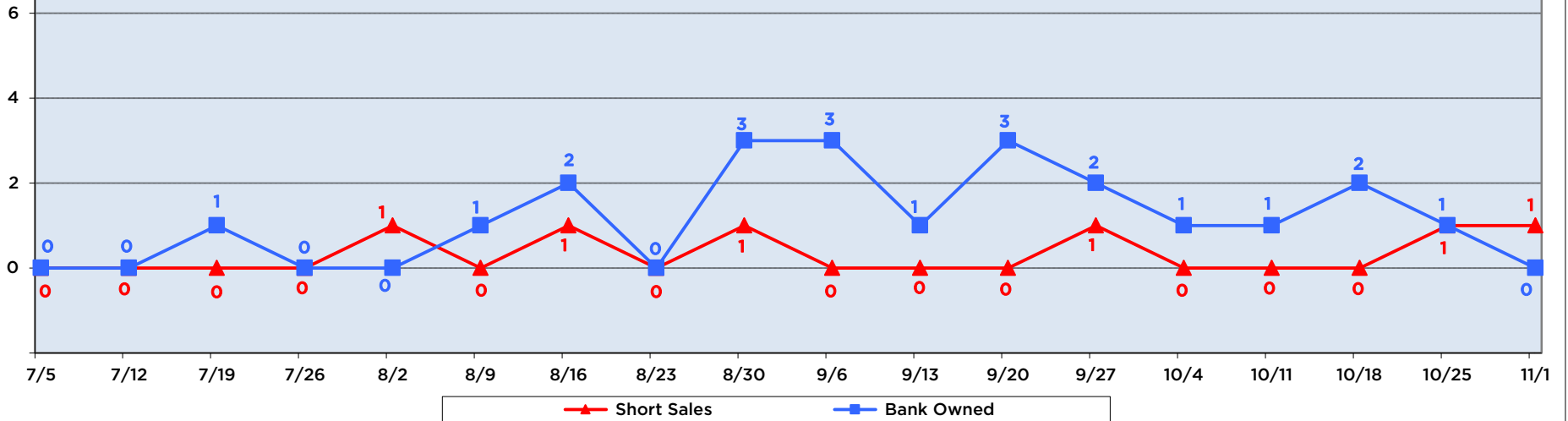
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>145</b>	<b>120</b>	<b>13</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	144	119	13	8	2	2	0
<b>Active Listings</b>	<b>2,359</b>	<b>1,566</b>	<b>307</b>	<b>338</b>	<b>88</b>	<b>49</b>	<b>11</b>
Bank Owned	13	12	0	0	1	0	0
Short Sales	7	6	0	1	0	0	0
Other	2,339	1,548	307	337	87	49	11
<b>Months of Inventory</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>10</b>	<b>10</b>	<b>6</b>	<b>0</b>
<b><u>List Price</u></b>							
Average Original List Price	\$201,908	\$173,409	\$274,453	\$352,624	\$456,900	\$582,400	\$0
Average Final List Price	\$199,129	\$170,534	\$272,607	\$349,624	\$456,950	\$577,400	\$0
<b><u>Sale Price</u></b>							
Average Price	\$193,757	\$166,091	\$265,838	\$338,125	\$446,500	\$555,000	\$0
Median Price	\$190,900	\$175,000	\$269,000	\$335,500	\$446,500	\$555,000	\$0
<b><u>Price Differences</u></b>							
<i>Original</i> to <i>Final</i> List Price	-\$2,779	-\$2,875	-\$1,846	-\$3,000	\$50	-\$5,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,151	-\$7,318	-\$8,615	-\$14,499	-\$10,400	-\$27,400	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,372	-\$4,443	-\$6,769	-\$11,499	-\$10,450	-\$22,400	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.96%	95.78%	96.86%	95.89%	97.72%	95.30%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.30%	97.39%	97.52%	96.71%	97.71%	96.12%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	57	61	14	28	128	127	0
Combined Avg Days to Contract	59	64	14	28	128	127	0
Avg Days Listing to Closing	89	99	44	66	165	178	0
Avg Days Contract to Close	40	36	29	37	36	49	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	3	3	2	3	0
Average Full Baths	2	2	2	3	3	3	0
Average Half Baths	0	0	1	1	1	1	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,321	1,228	1,627	1,808	1,866	2,418	0

**Condos, Townhomes, Villas**

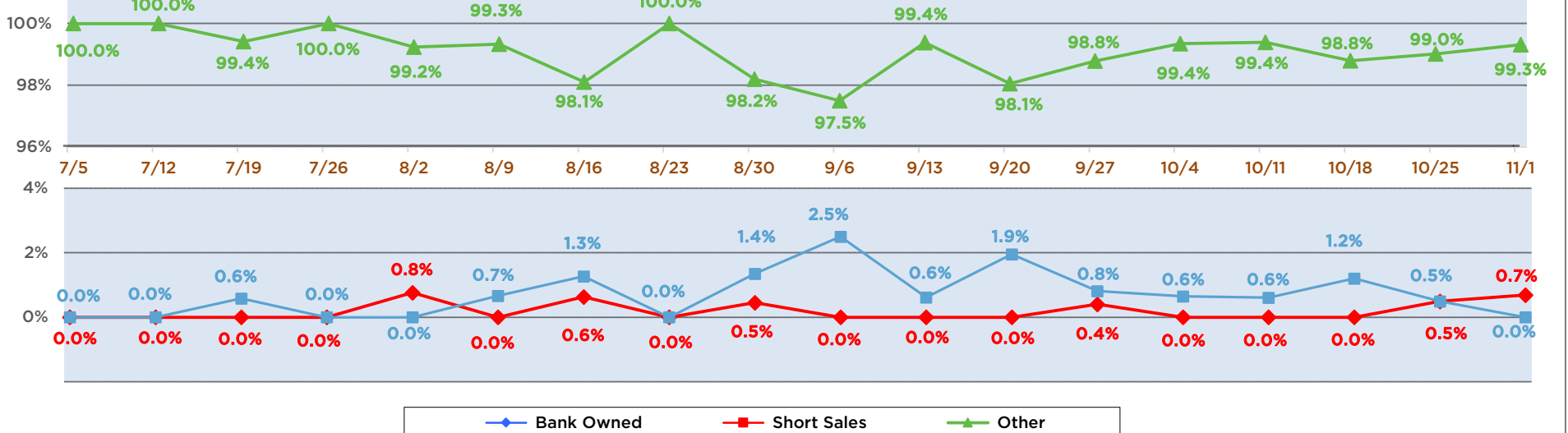


**Condos, Townhomes, Villas**

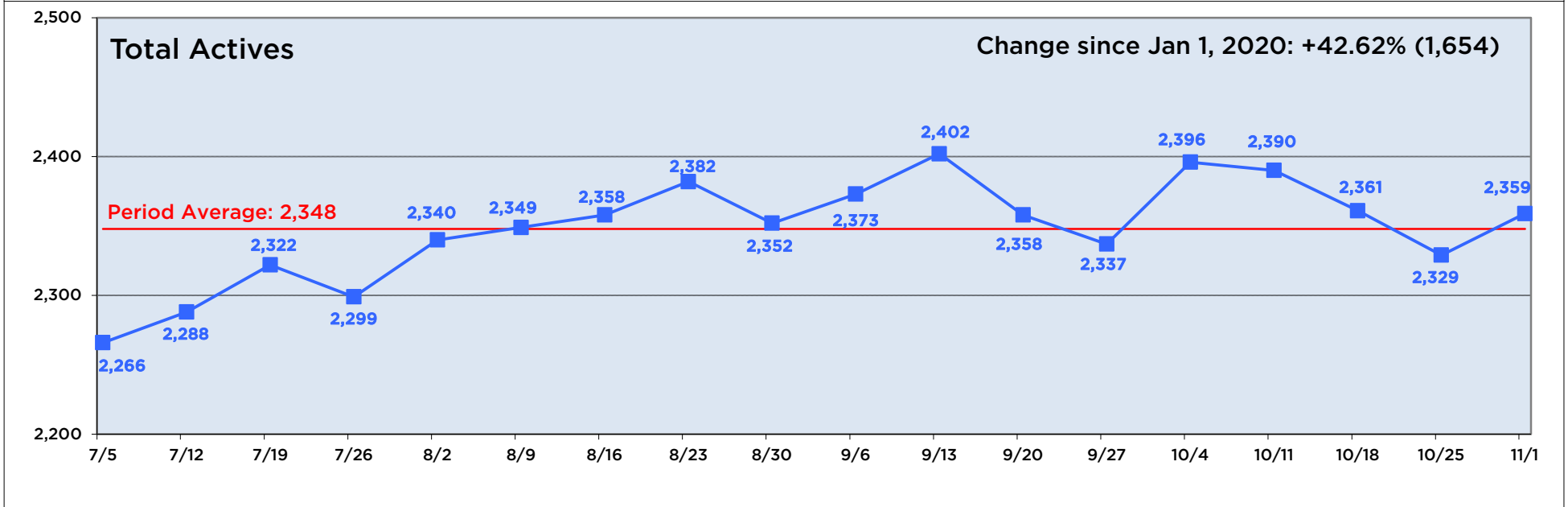
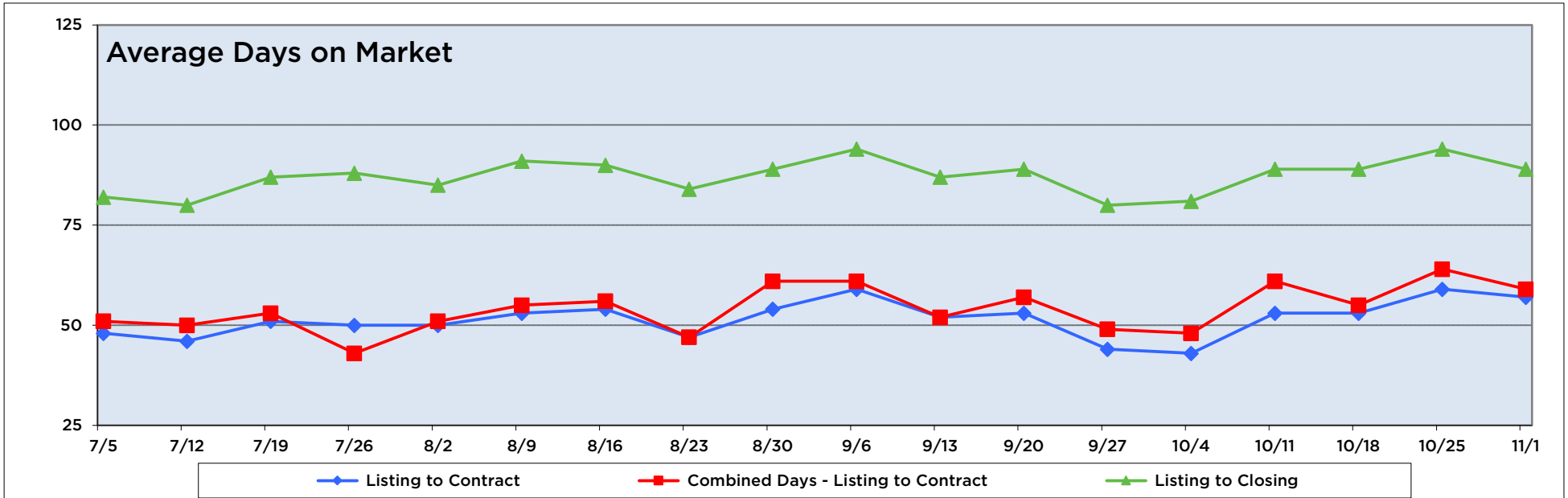
**Foreclosure Sales**



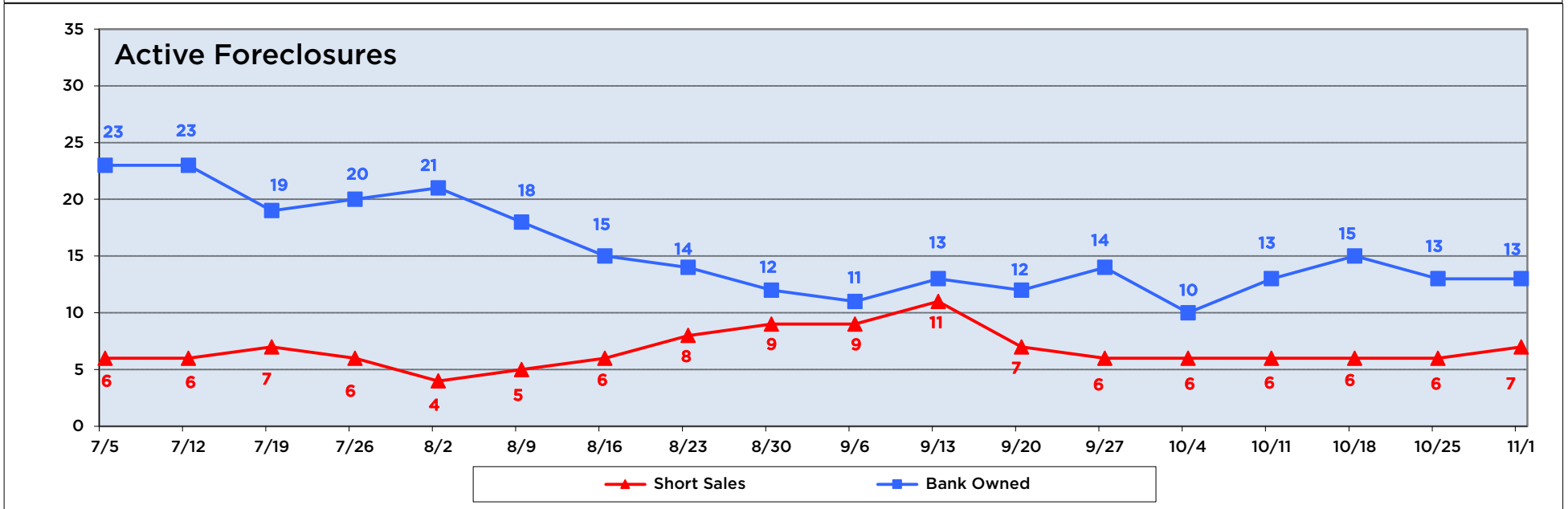
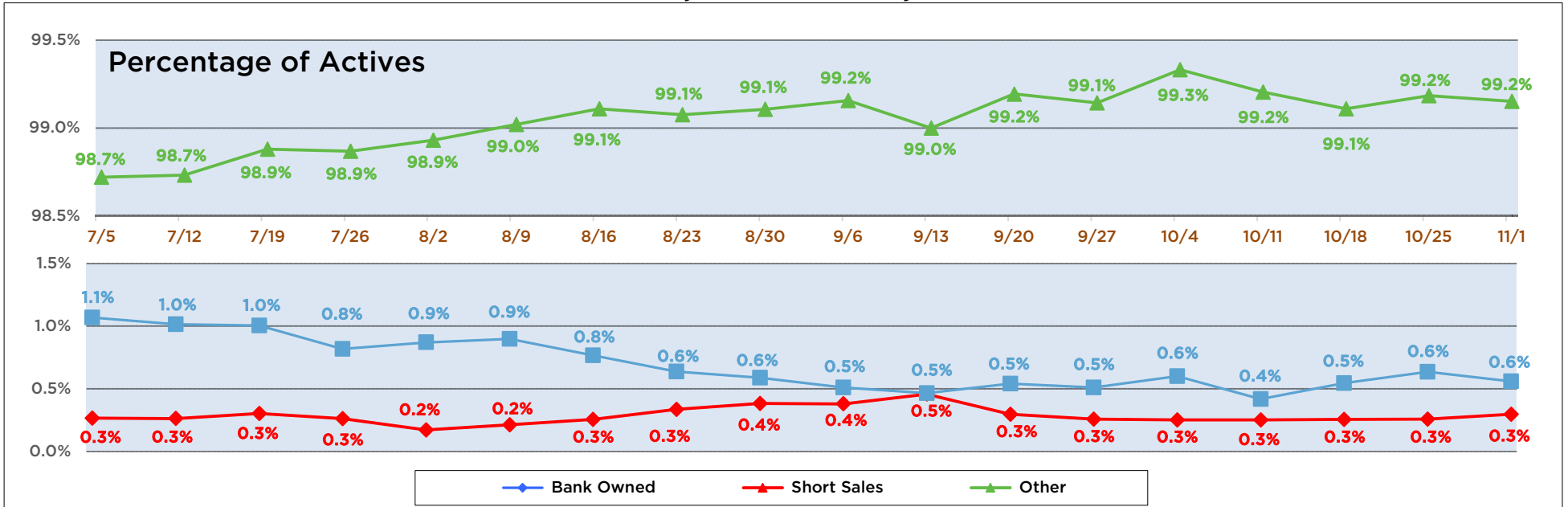
**Percentage of Sales**



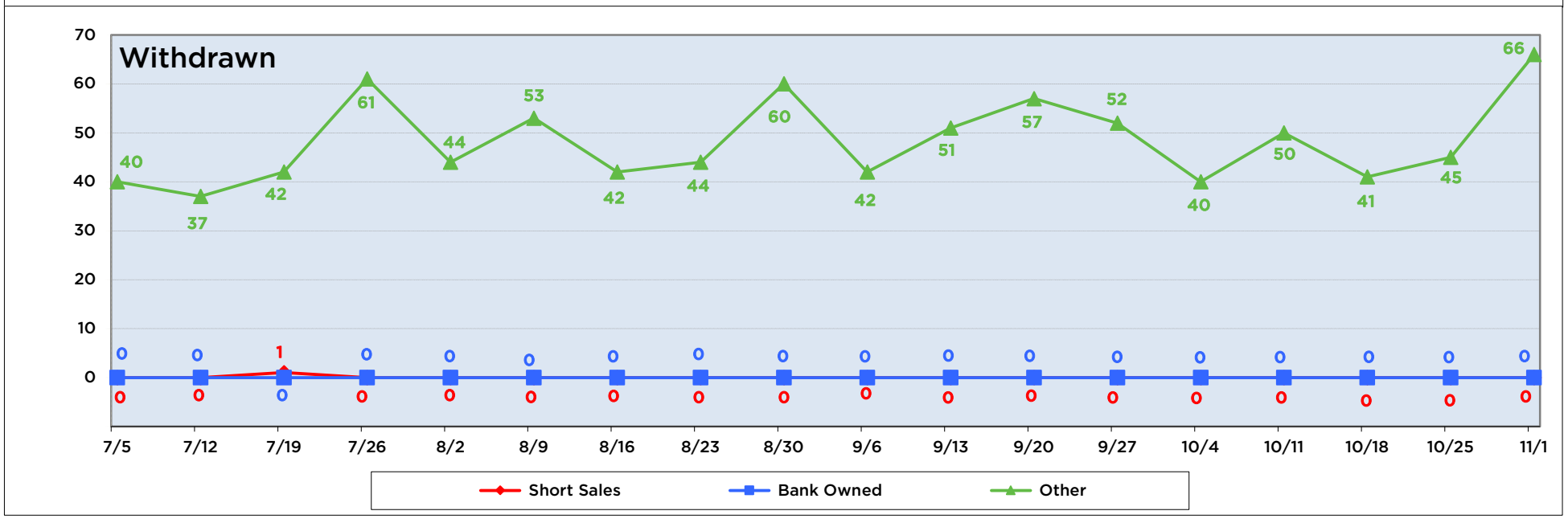
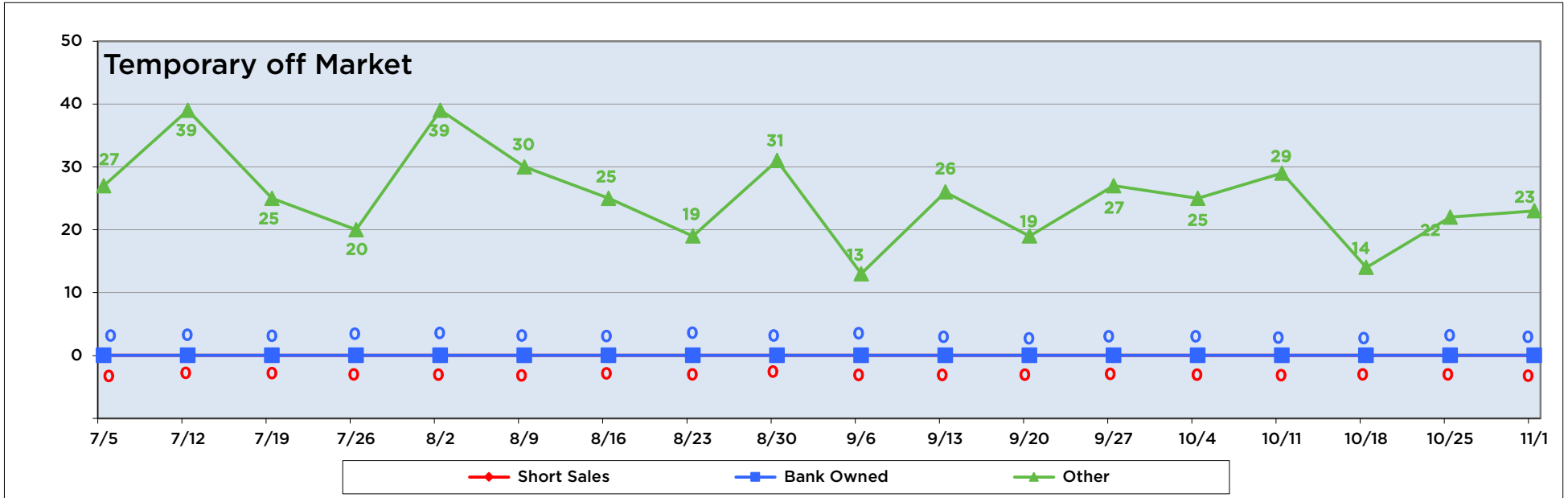
**Condos, Townhomes, Villas**



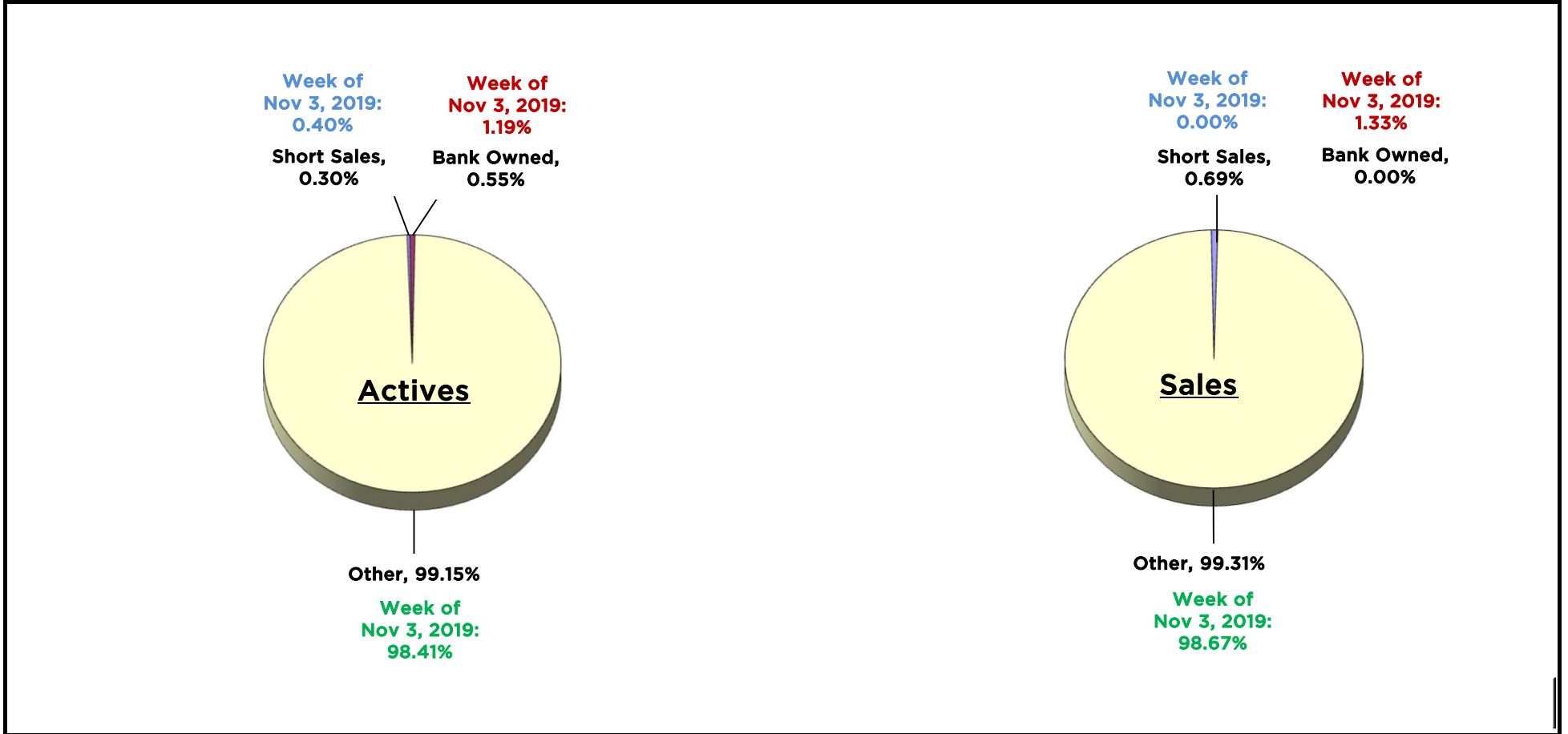
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$190,900? (± \$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>
<b>Osceola County</b>		<b>2</b>	<b>\$191,000</b>	<b>2.5</b>	<b>2.0</b>	<b>1,390</b>	<b>\$137.46</b>
Davenport	33896	1	\$191,000	2.0	2.0	1,435	\$133.10
Kissimmee / Celebration	34747	1	\$191,000	3.0	2.0	1,344	\$142.11