



Monday Morning Quarterback Summary

Week of November 8, 2020 - November 14, 2020

Single-family existing homes

- Sales of single-family homes decreased to 516 during the week of Nov 8, from 575 the week prior
- The median price of single family homes increased to \$312,000, a change of 4.0%
- The number of single-family home foreclosure transactions increased to 3 last week, from 0 the week of Nov 1
- The number of single-family home short-sale transactions decreased to 2 from 6 the week prior
- Single-family inventory decreased by 147, and now sits at 4,430

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 148 during the week of Nov 8, from 145 the week prior
- The median price of condos, townhomes, and villas decreased to \$189,500, a change of -0.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 4 last week, from 0 the week of Nov 1
- The number of condo, townhome and villa short-sale transactions decreased to 0
- Condo inventory increased by 5, and now sits at 2,364

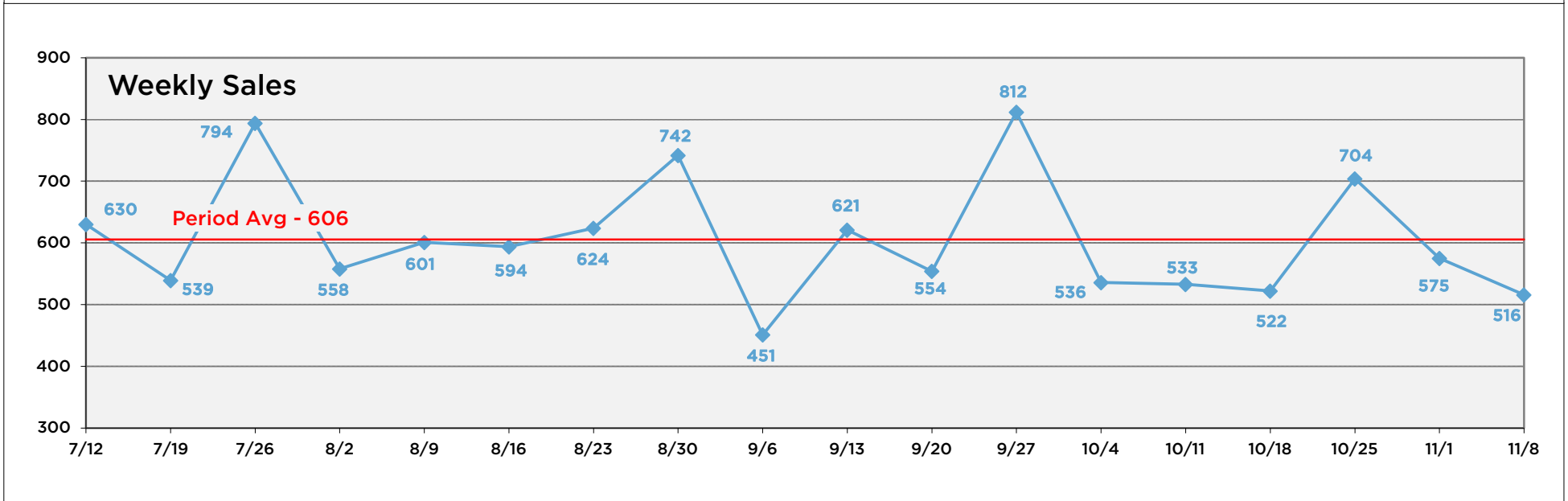
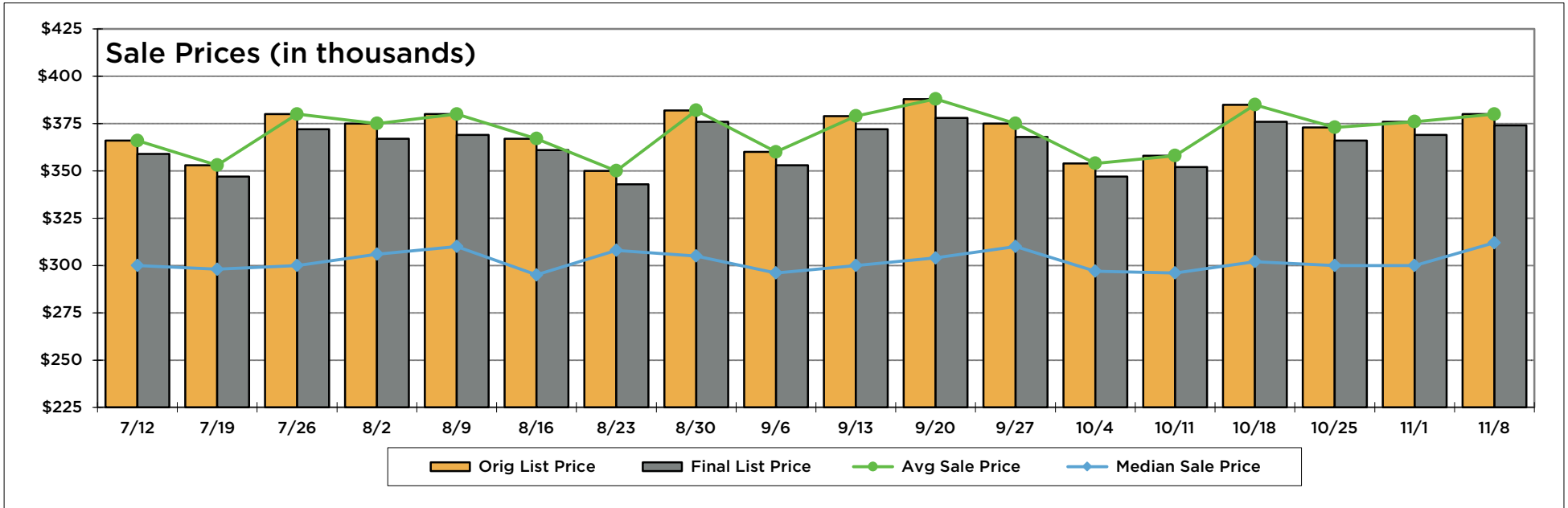
Detailed charts and graphs begin on page 2 of this report.

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

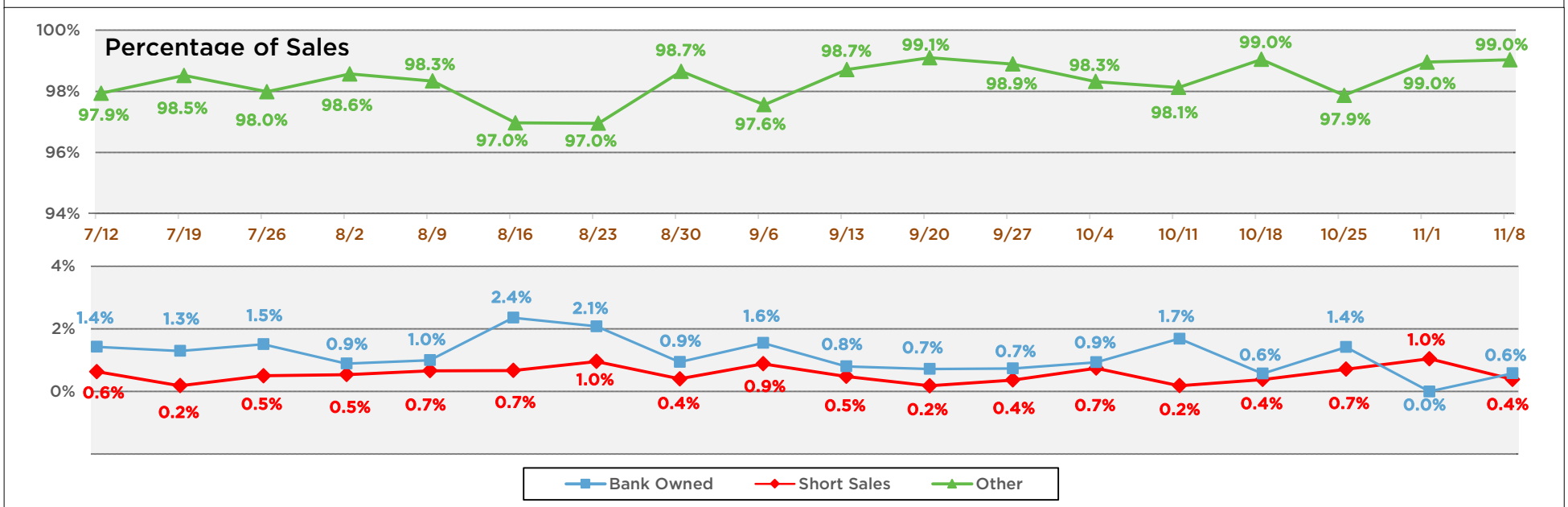
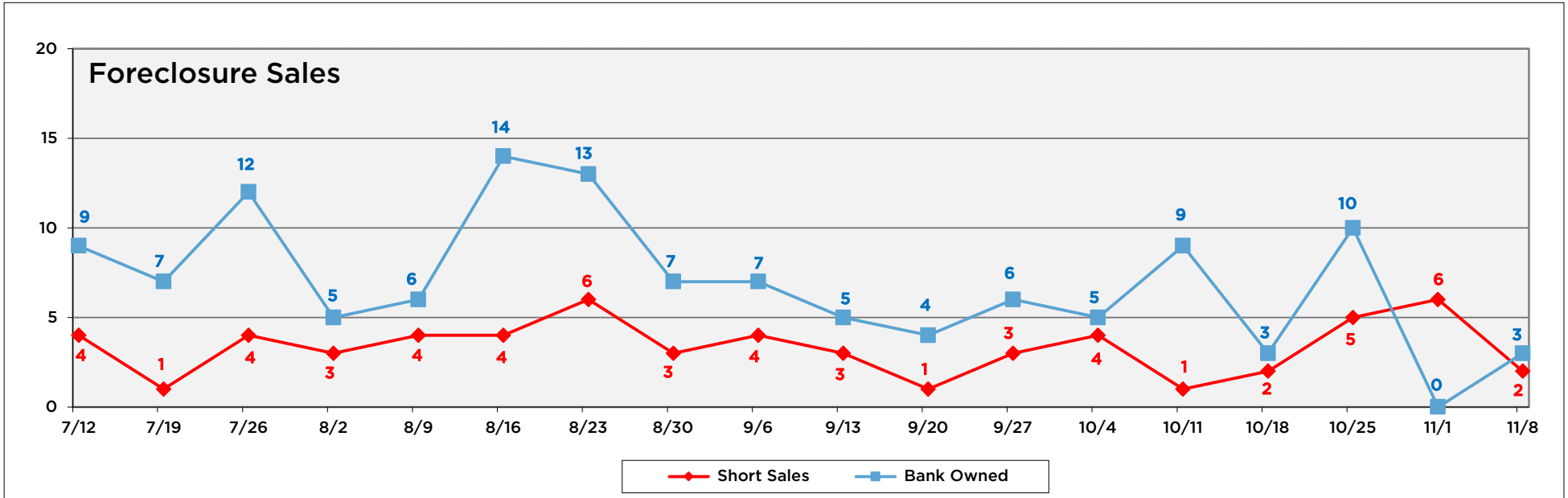
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	516	130	102	147	70	58	9
Bank Owned	3	3	0	0	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	511	126	102	146	70	58	9
Active Listings	4,430	881	538	981	627	986	417
Bank Owned	43	19	6	10	4	2	2
Short Sales	36	7	6	10	5	5	3
Other	4,351	855	526	961	618	979	412
Months of Inventory	2	2	1	2	2	4	11
<u>List Price</u>							
Average Original List Price	\$380,317	\$200,087	\$280,505	\$349,868	\$450,675	\$652,259	\$2,312,444
Average Final List Price	\$373,989	\$197,951	\$276,948	\$348,220	\$445,215	\$639,222	\$2,174,211
<u>Sale Price</u>							
Average Price	\$365,907	\$192,561	\$273,425	\$344,792	\$439,250	\$625,163	\$2,021,582
Median Price	\$312,000	\$215,000	\$274,500	\$345,000	\$438,000	\$611,000	\$1,527,500
<u>Price Differences</u>							
<i>Original to Final</i> List Price	-\$6,328	-\$2,136	-\$3,557	-\$1,648	-\$5,460	-\$13,037	-\$138,233
<i>Original</i> List to <i>Sale</i> Price - \$	-\$14,410	-\$7,526	-\$7,080	-\$5,076	-\$11,425	-\$27,096	-\$290,862
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,082	-\$5,390	-\$3,523	-\$3,428	-\$5,965	-\$14,059	-\$152,629
<i>Original</i> List to <i>Sale</i> Price - %	96.21%	96.24%	97.48%	98.55%	97.46%	95.85%	87.42%
<i>Final</i> List to <i>Sale</i> Price - %	97.84%	97.28%	98.73%	99.02%	98.66%	97.80%	92.98%
<u>Days on the Market</u>							
Avg Days Listing to Contract	41	36	37	34	33	68	153
Combined Avg Days to Contract	45	36	43	36	36	81	168
Avg Days Listing to Closing	79	73	76	73	72	107	198
Avg Days Contract to Close	38	37	37	38	40	39	44
<u>Beds / Baths</u>							
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	2
<u>Square Footage</u>							
Average Square Feet	2,156	1,385	1,777	2,204	2,655	3,254	5,817

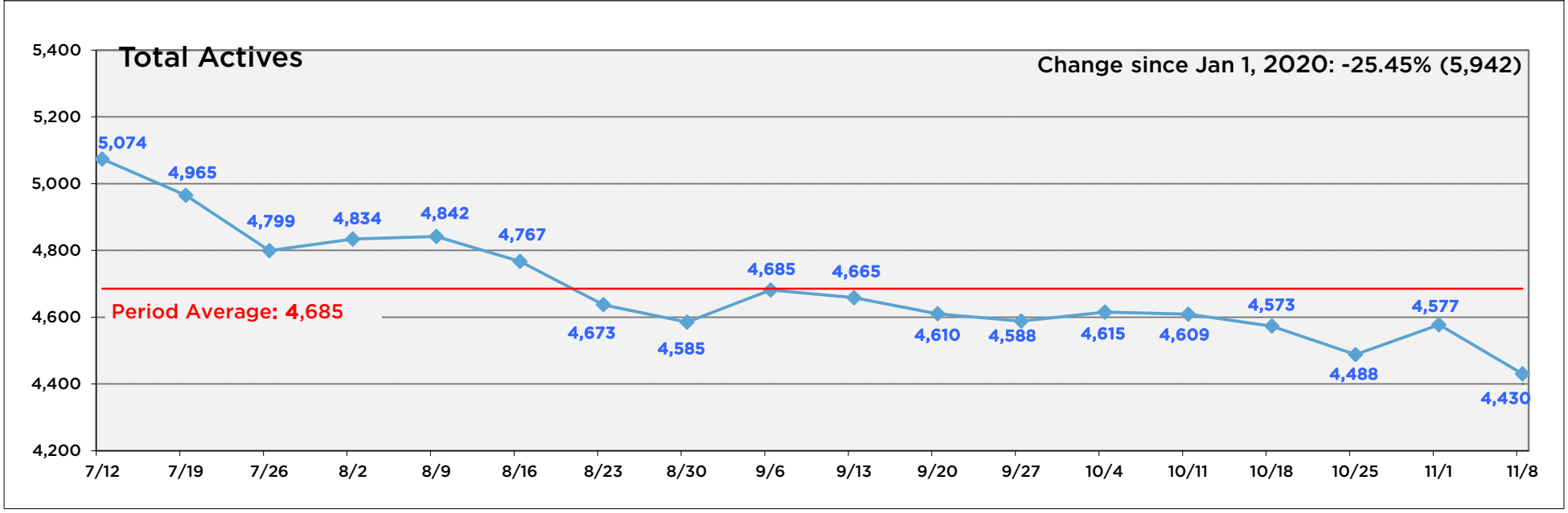
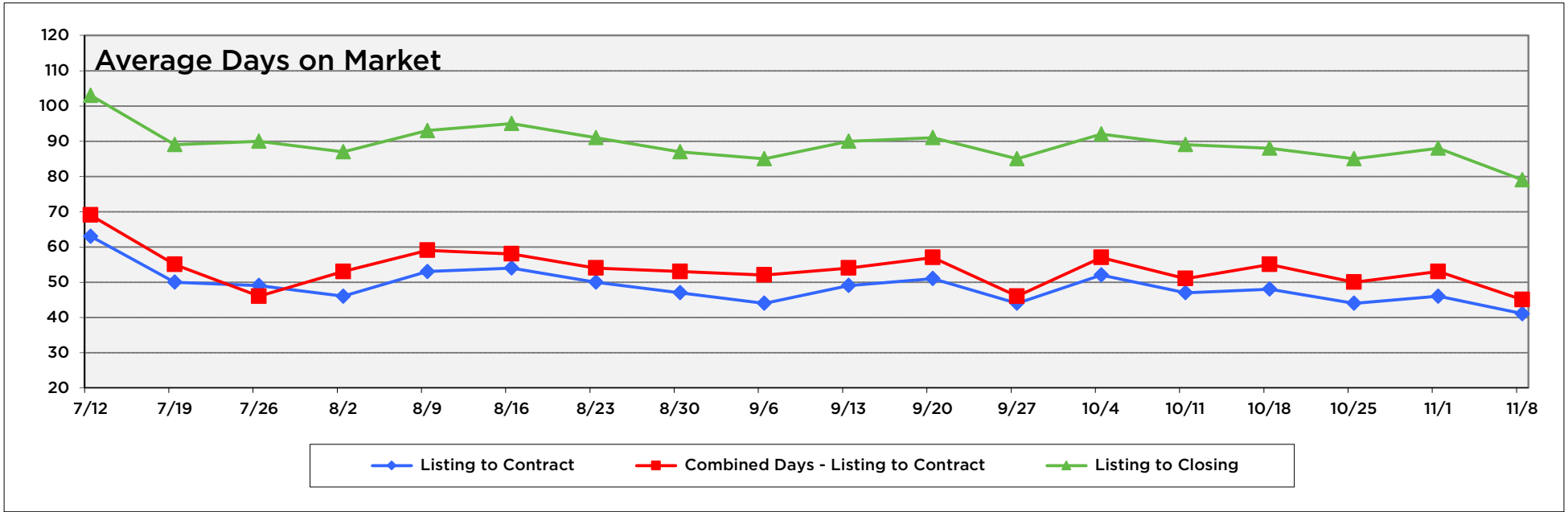
Single Family Homes



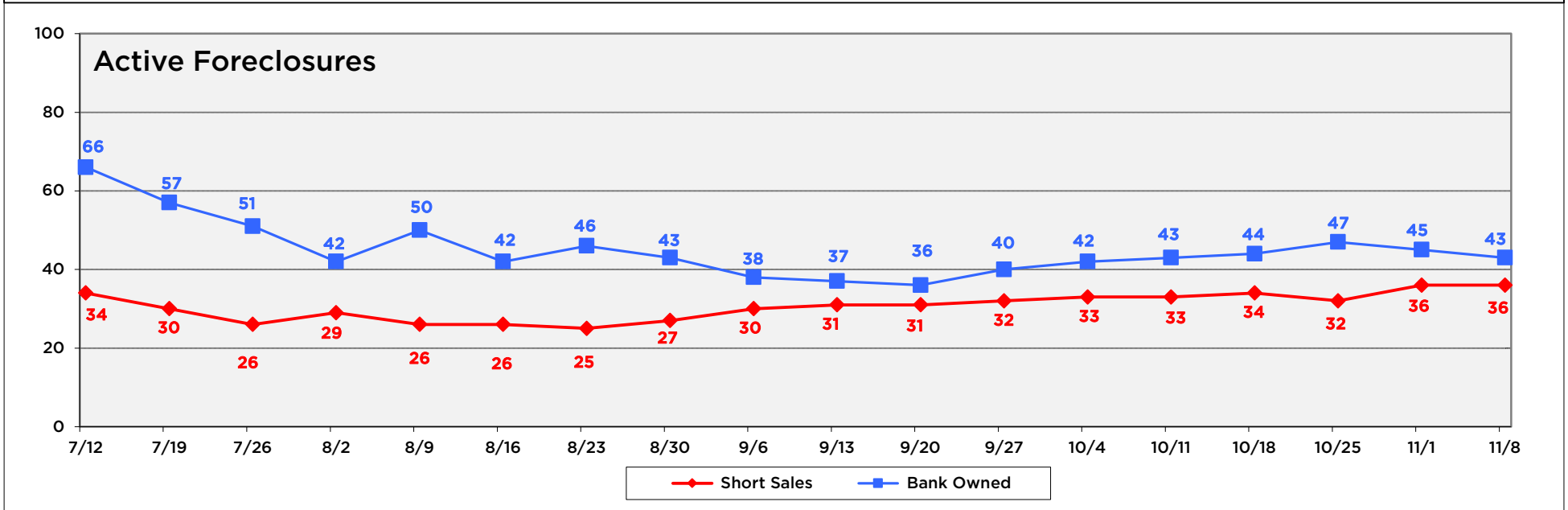
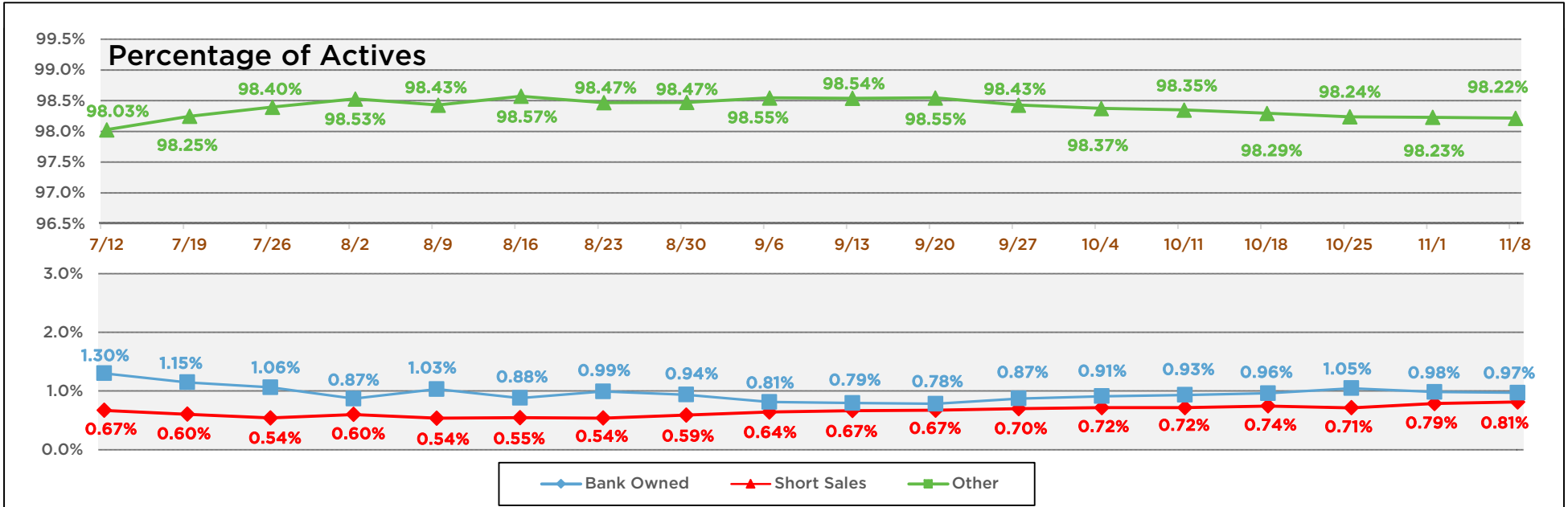
Single Family Homes



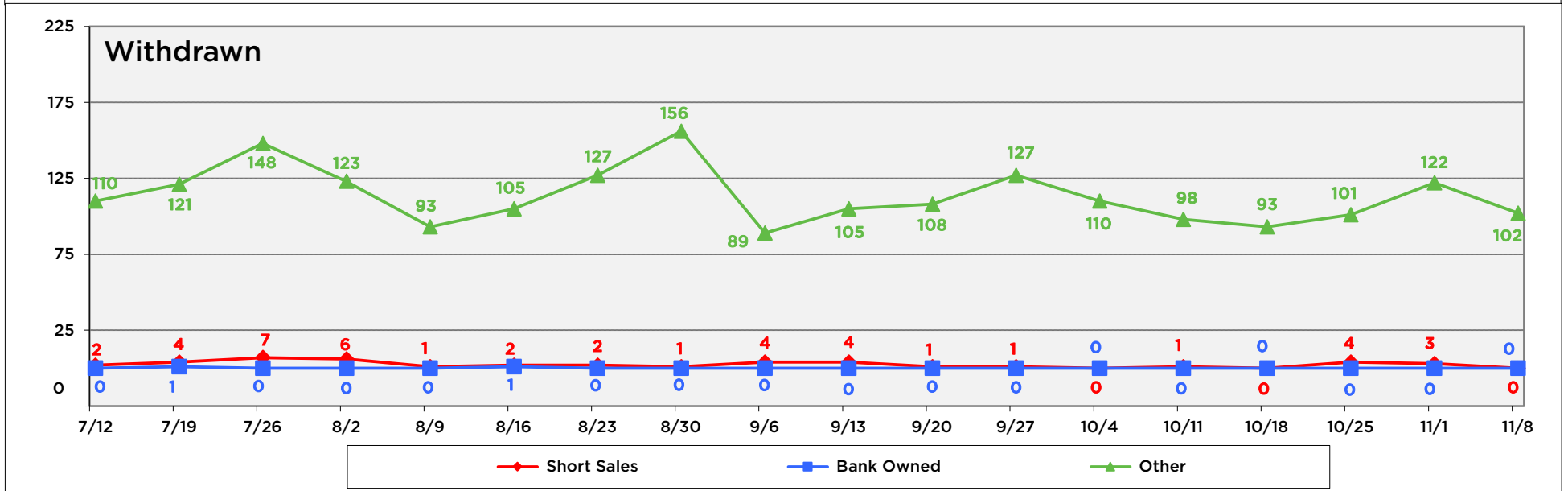
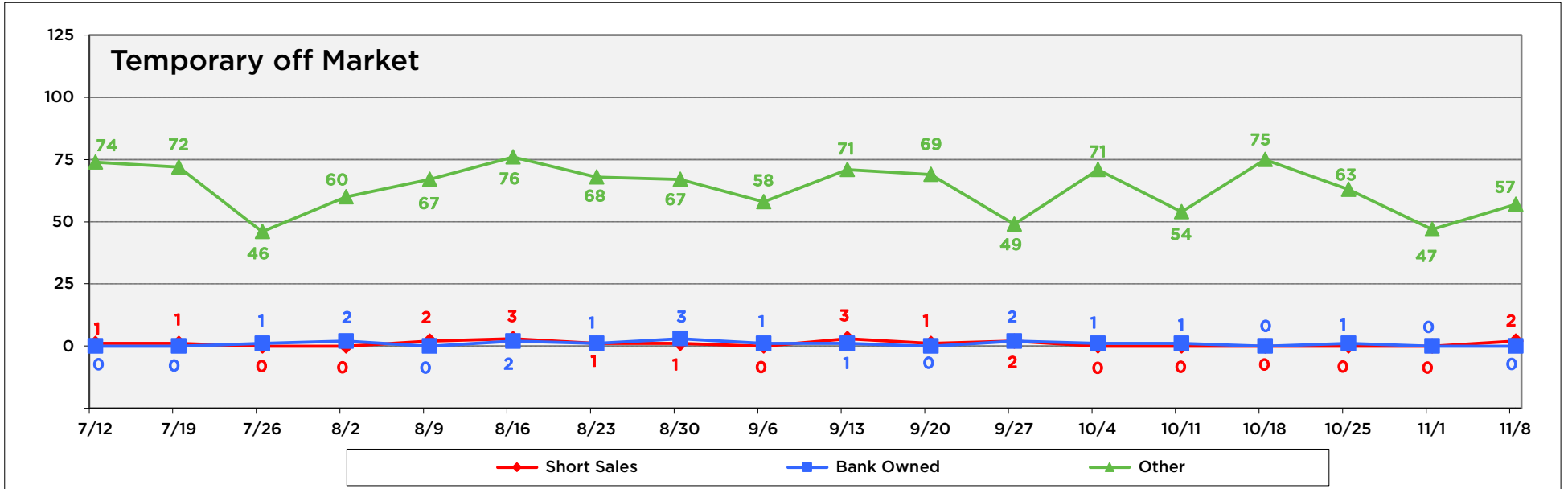
Single Family Homes



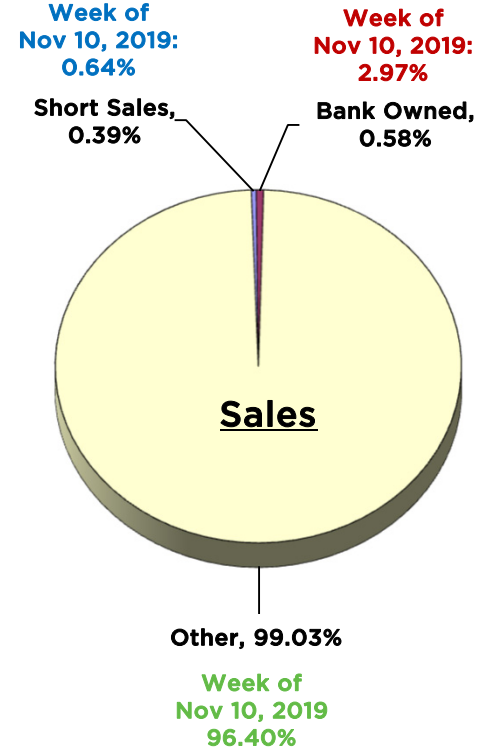
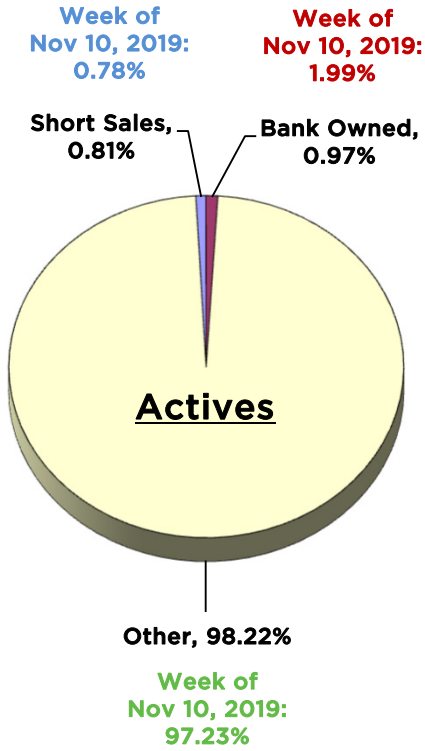
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 4 Single Family Homes available for the Median Price of \$312,000? (± \$500)

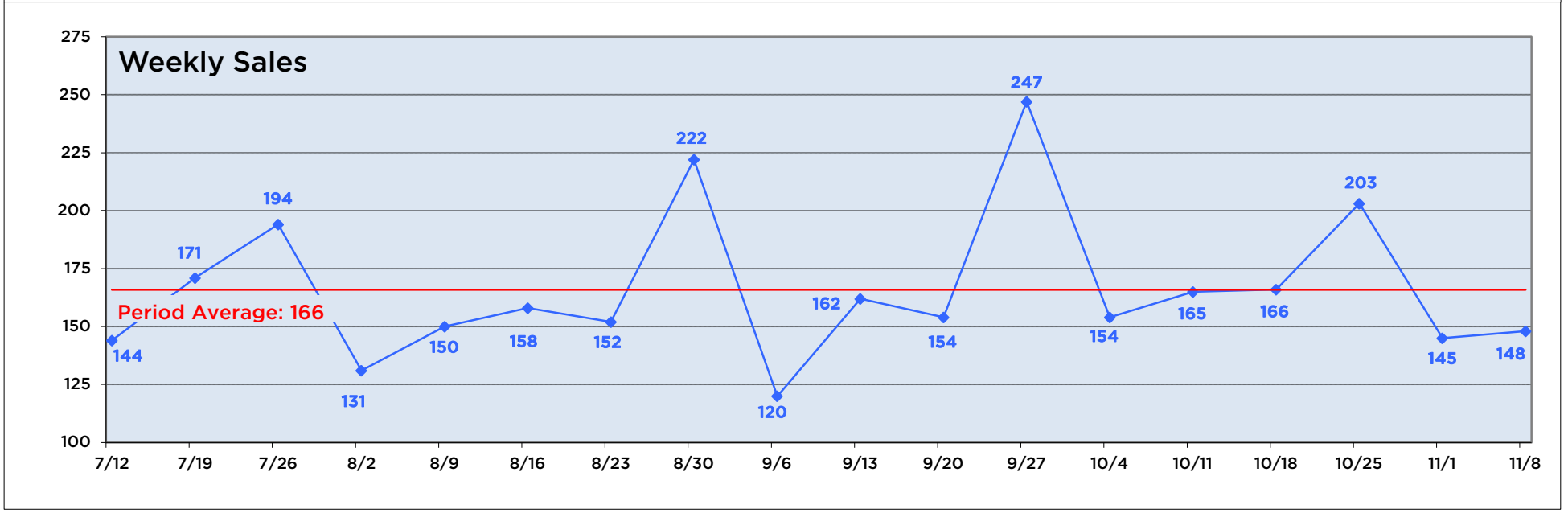
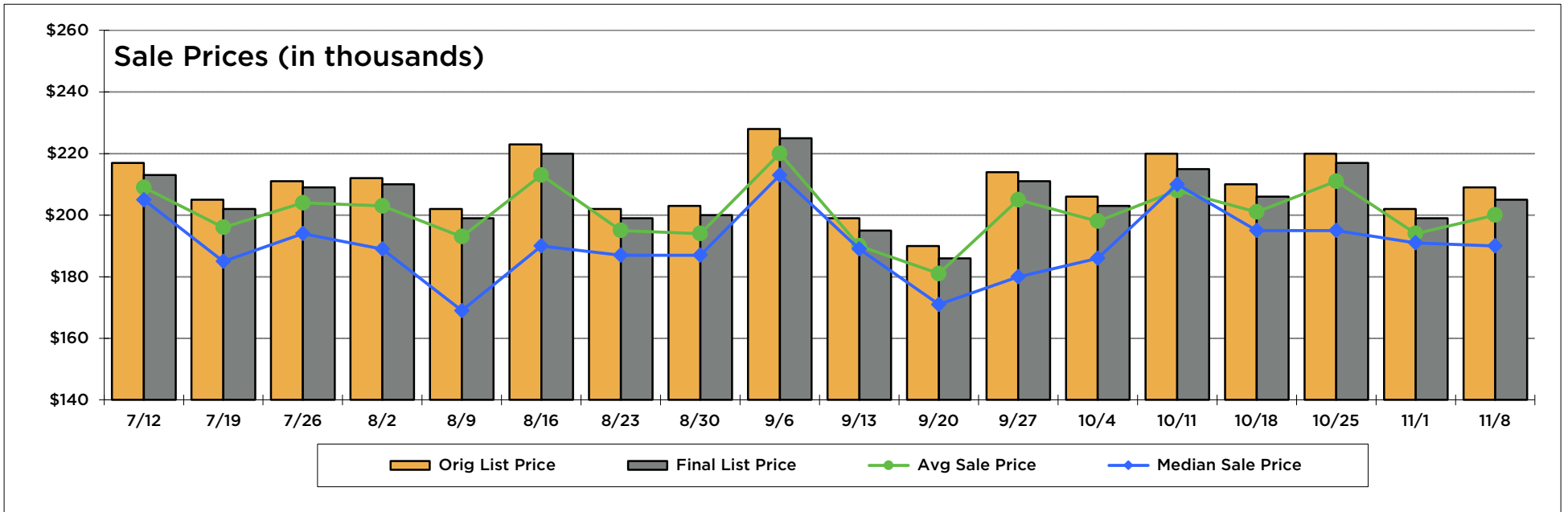
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs / Forest City	32714	1	\$312,000	3.0	2.0	1,828	\$170.68
Orange County							
Delaney / Crystal Lake	32806	1	\$312,000	3.0	2.0	1,271	\$245.48
Williamsburg / Lake Bryan	32821	1	\$312,000	3.0	2.0	2,400	\$130.00
Osceola County							
St Cloud	34769	1	\$311,500	4.0	2.0	2,080	\$149.76

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11/01/2020 - 11/07/2020
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

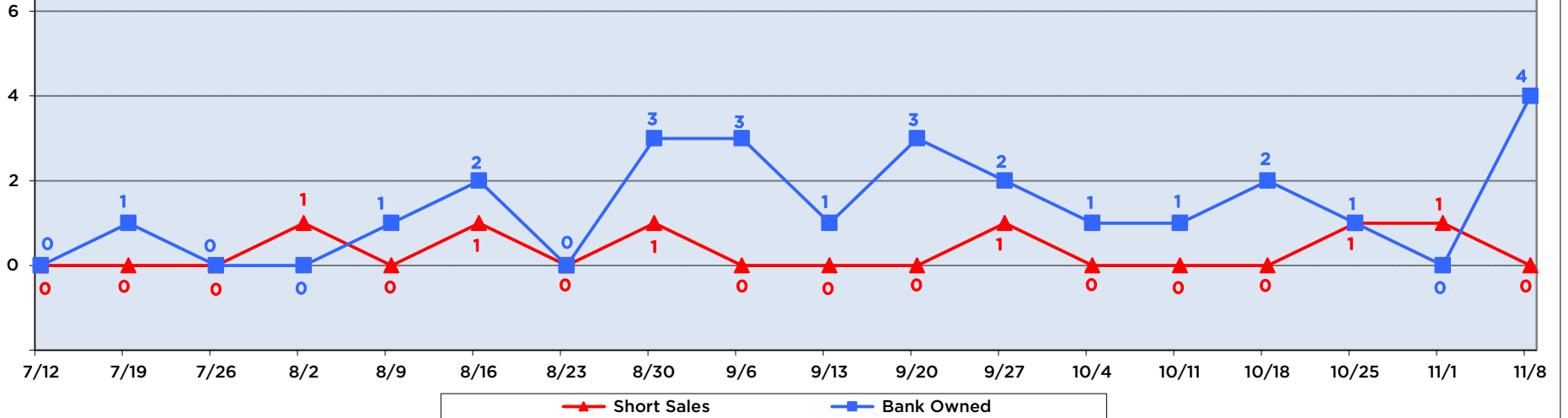
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	148	111	22	12	2	1	0
Bank Owned	4	3	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	144	108	21	12	2	1	0
Active Listings	2,364	1,577	305	332	90	48	12
Bank Owned	10	10	0	0	0	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,348	1,561	305	332	90	48	12
Months of Inventory	4	3	3	6	10	11	0
<u>List Price</u>							
Average Original List Price	\$208,570	\$168,740	\$281,200	\$363,150	\$422,000	\$750,000	\$0
Average Final List Price	\$205,040	\$165,868	\$278,541	\$356,975	\$422,000	\$679,000	\$0
<u>Sale Price</u>							
Average Price	\$200,368	\$162,070	\$271,214	\$348,167	\$427,500	\$665,000	\$0
Median Price	\$189,500	\$167,000	\$267,950	\$344,750	\$427,500	\$665,000	\$0
<u>Price Differences</u>							
<i>Original</i> to <i>Final</i> List Price	-\$3,530	-\$2,872	-\$2,659	-\$6,175	\$0	-\$71,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,202	-\$6,670	-\$9,986	-\$14,983	\$5,500	-\$85,000	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,672	-\$3,798	-\$7,327	-\$8,808	\$5,500	-\$14,000	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.07%	96.05%	96.45%	95.87%	101.30%	88.67%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.72%	97.71%	97.37%	97.53%	101.30%	97.94%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	44	43	57	40	3	89	0
Combined Avg Days to Contract	45	43	57	40	3	89	0
Avg Days Listing to Closing	82	80	96	75	23	134	0
Avg Days Contract to Close	36	37	38	34	20	44	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,352	1,236	1,606	1,882	1,484	1,972	0

Condos, Townhomes, Villas

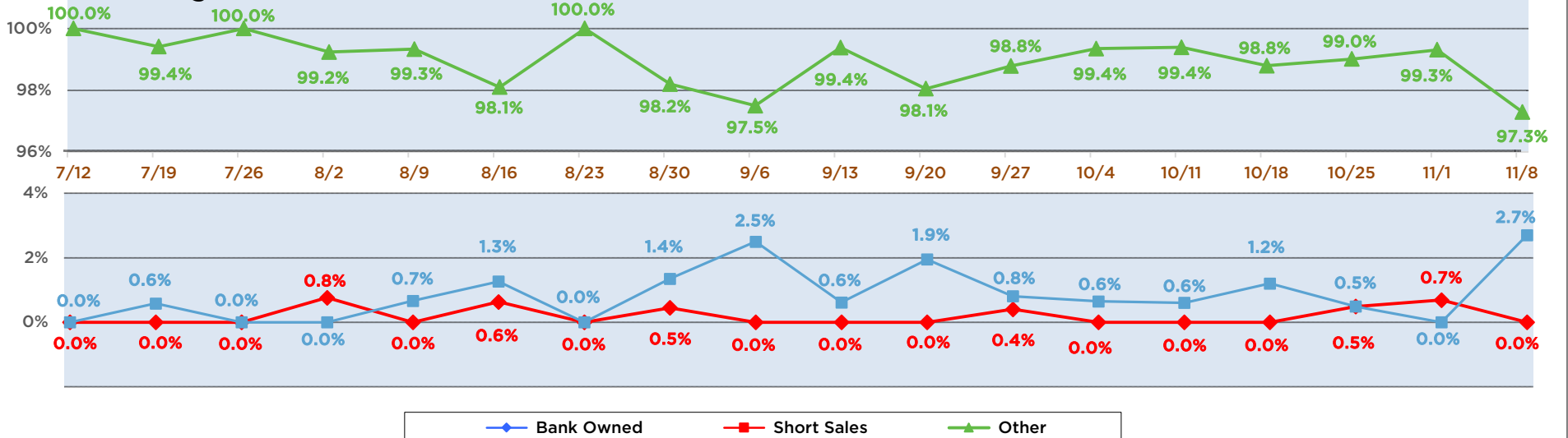


Condos, Townhomes, Villas

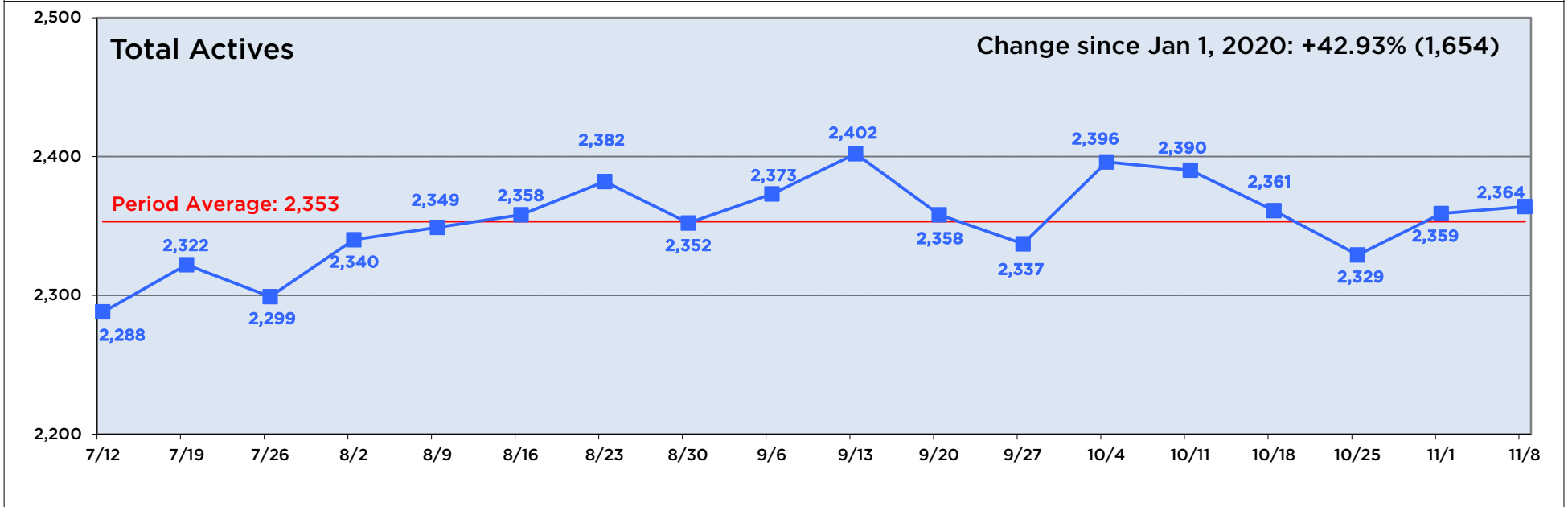
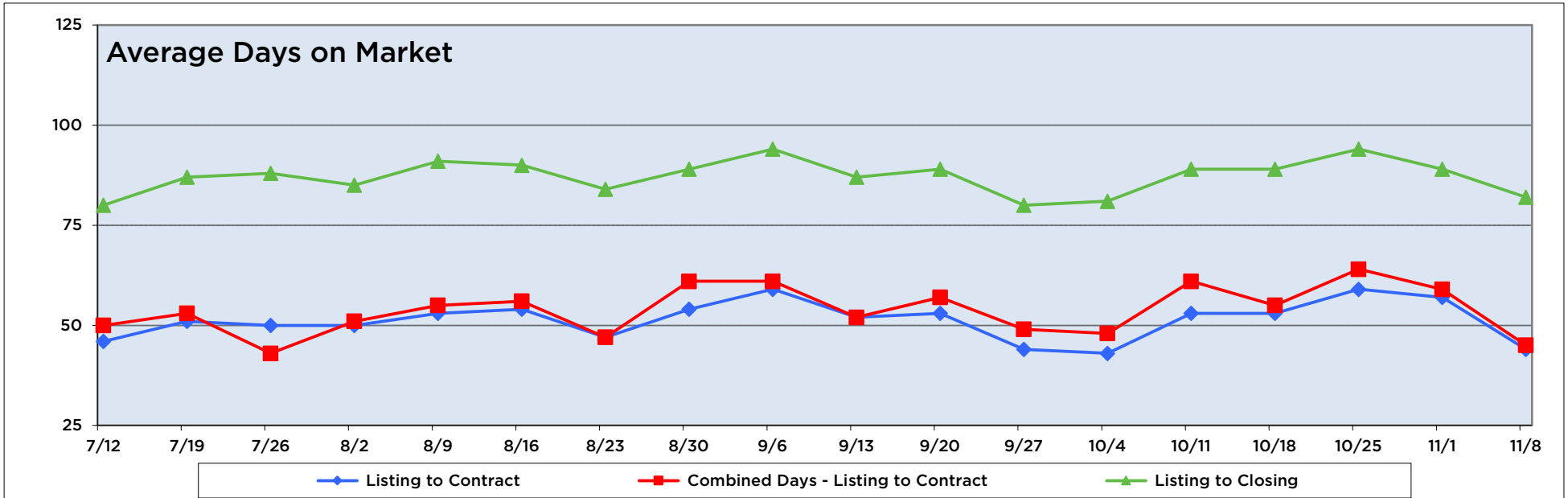
Foreclosure Sales



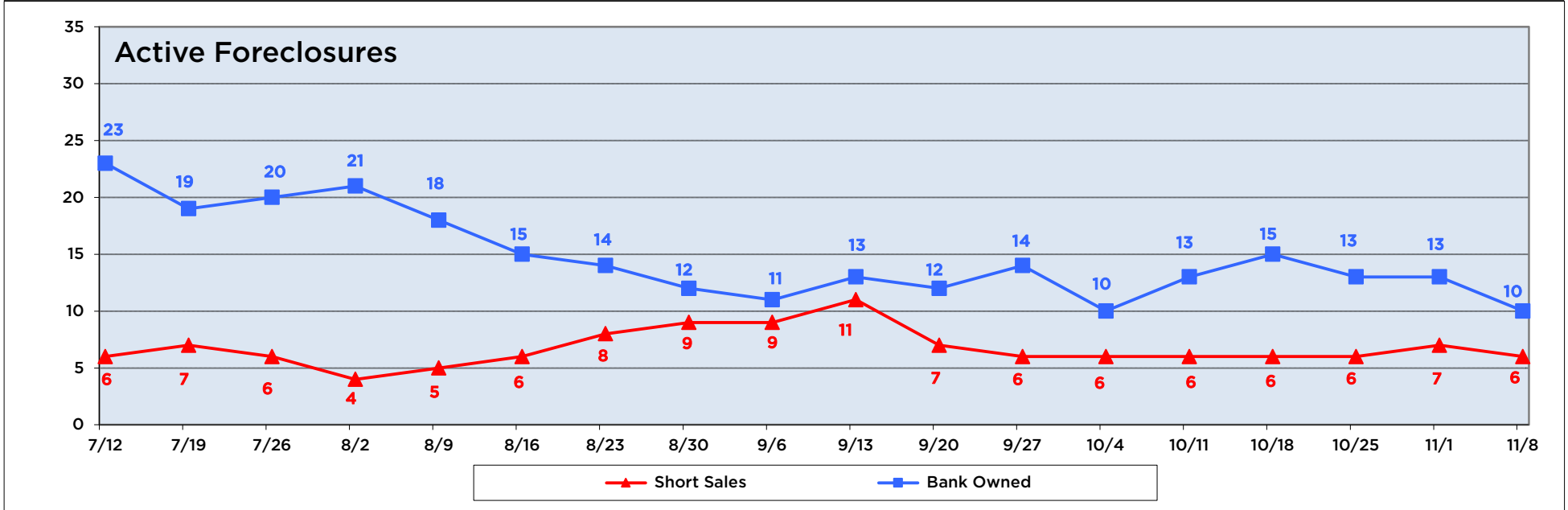
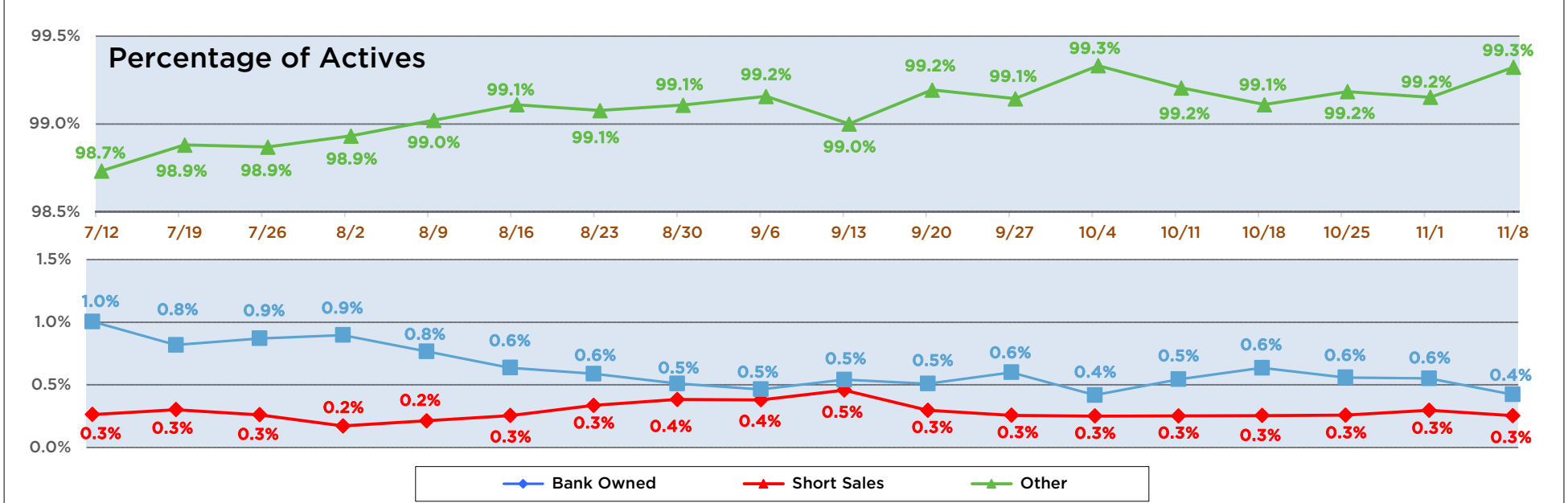
Percentage of Sales



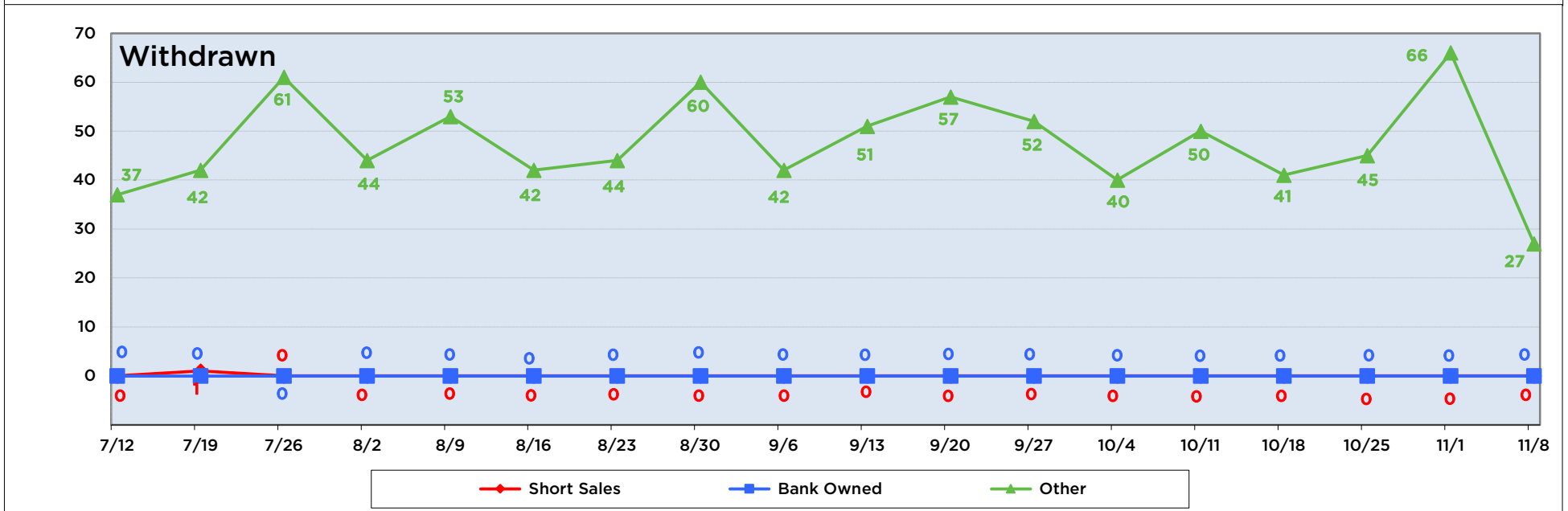
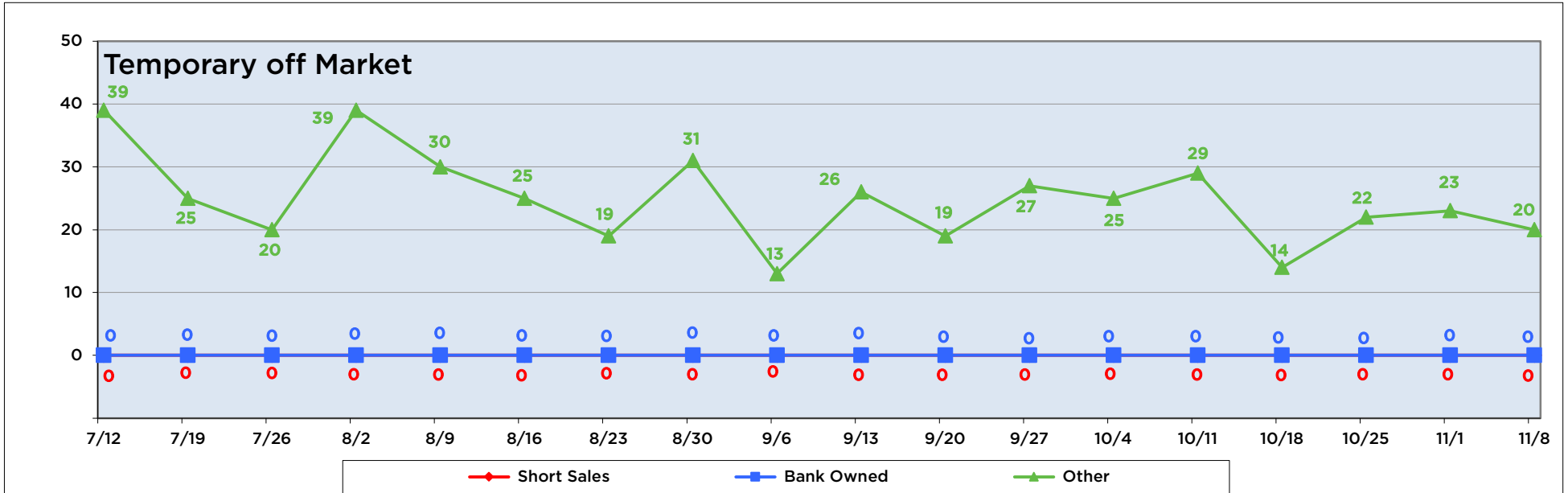
Condos, Townhomes, Villas



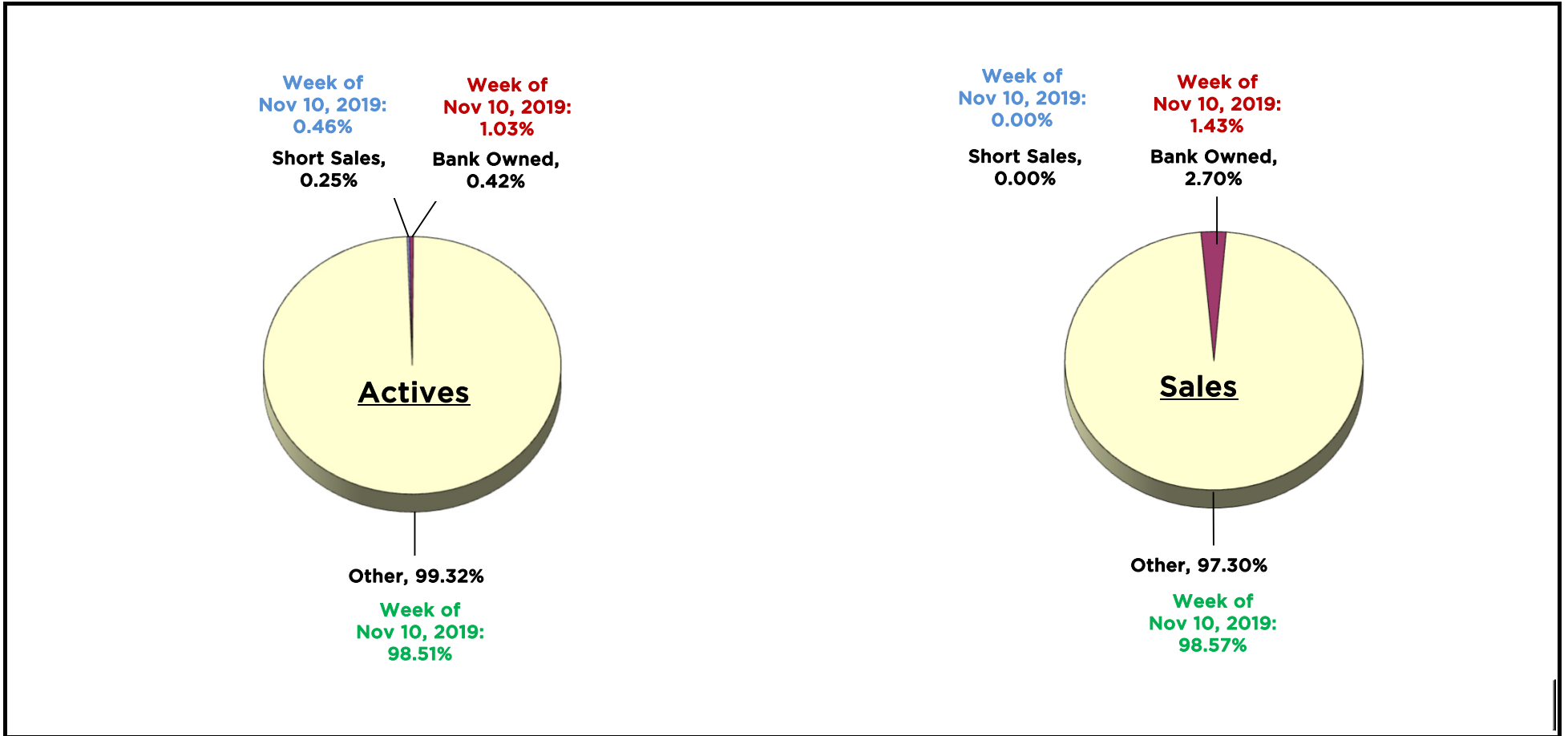
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



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Lake, Orange, Osceola & Seminole Counties

Where are the 41 Condos, Townhomes, or Villas available for the Median Price of \$189,500? (± \$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		4	\$189,600	2.8	2.0	1,284	\$147.72
Casselberry	32707	1	\$189,500	3.0	2.0	1,079	\$175.63
Winter Springs / Tuskawilla	32708	1	\$189,000	3.0	2.0	1,425	\$132.63
Lake Mary / Heathrow	32746	1	\$189,900	2.0	2.0	1,163	\$163.28
Winter Park	32792	1	\$190,000	3.0	2.0	1,467	\$129.52
Orange County		21	\$189,752	2.3	2.0	1,061	\$178.84
Maitland / Eatonville	32751	1	\$189,900	2.0	1.0	816	\$232.72
Orlando (Downtown)	32801	4	\$189,725	2.0	2.0	1,098	\$172.79
Pine Hills / Rosemont	32808	1	\$190,000	2.0	2.0	1,296	\$146.60
Sand Lake / Bay Hill	32819	3	\$189,600	2.0	2.0	581	\$326.33
Williamsburg / Lake Bryan	32821	3	\$189,667	2.0	2.0	1,026	\$184.86
Taft	32824	3	\$189,800	3.0	2.0	1,291	\$147.02
Union Park / Chickasaw	32829	1	\$189,900	3.0	2.0	1,248	\$152.16
Moss Park	32832	2	\$189,950	2.0	2.0	1,029	\$184.60
Hunters Creek	32837	3	\$189,667	3.0	2.0	1,259	\$150.65
Osceola County		15	\$189,533	2.5	2.1	1,304	\$145.38
Davenport	33896	1	\$189,900	2.0	2.0	1,435	\$132.33
Kissimmee (Central)	34741	1	\$189,000	4.0	3.0	1,470	\$128.57
Kissimmee (West) / Pleasant Hill	34746	5	\$189,580	3.0	2.0	1,377	\$137.68
Kissimmee / Celebration	34747	7	\$189,471	2.0	2.0	1,199	\$158.02
St Cloud	34769	1	\$189,900	3.0	2.0	1,372	\$138.41
Lake County		1	\$189,000	3.0	2.0	1,971	\$95.89
Leesburg (East)/Haines Creek	34788	1	\$189,000	3.0	2.0	1,971	\$95.89