



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

***Week of November 15, 2020 - November 21, 2020***

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

- Sales of single-family homes increased to 670 during the week of Nov 15, from 516 the week prior
- The median price of single family homes decreased to \$305,000, a change of -2.2%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 3 the week of Nov 8
- The number of single-family home short-sale transactions increased to 4 from 2 the week prior
- Single-family inventory decreased by 115, and now sits at 4,315

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

- Sales of condos, townhomes, and villas increased to 188 during the week of Nov 15, from 148 the week prior
- The median price of condos, townhomes, and villas increased to \$200,000, a change of 5.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 4 the week of Nov 8
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 38, and now sits at 2,402

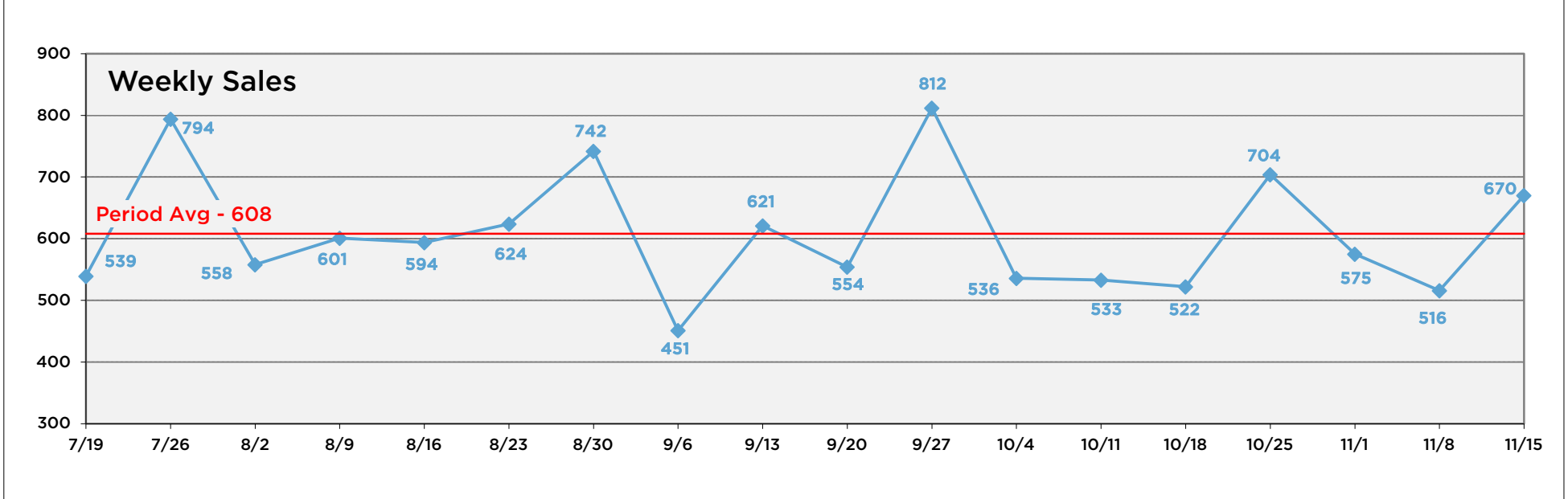
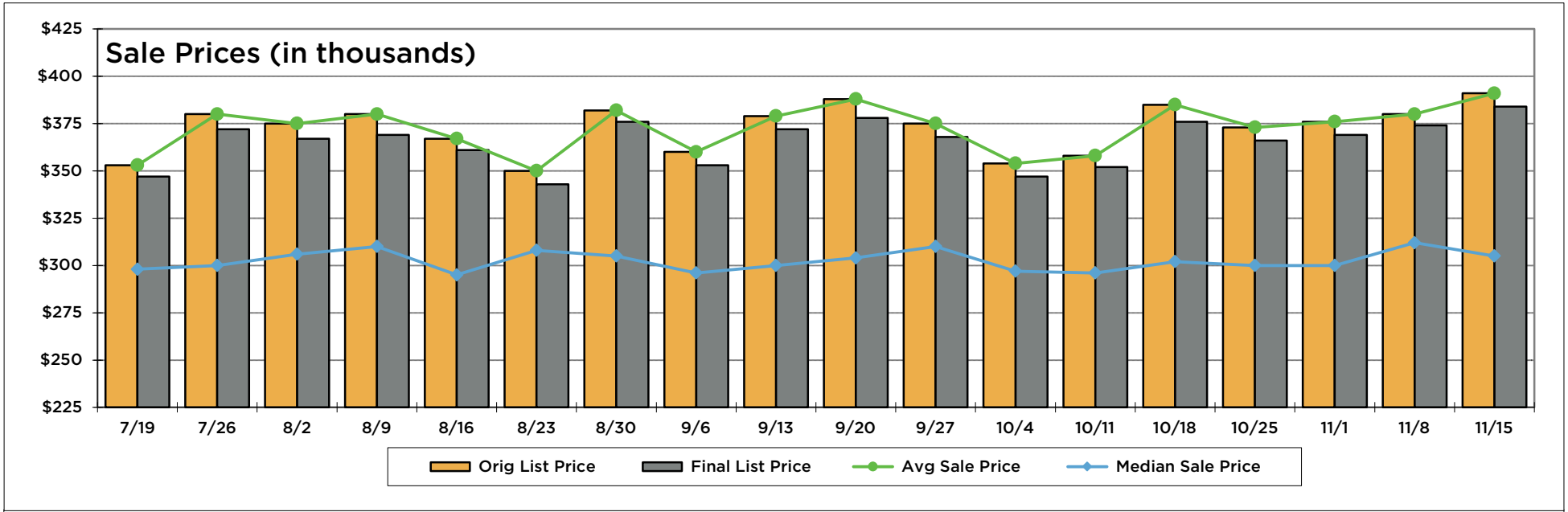
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
11/15/2020 - 11/21/2020  
Lake, Orange, Osceola & Seminole Counties

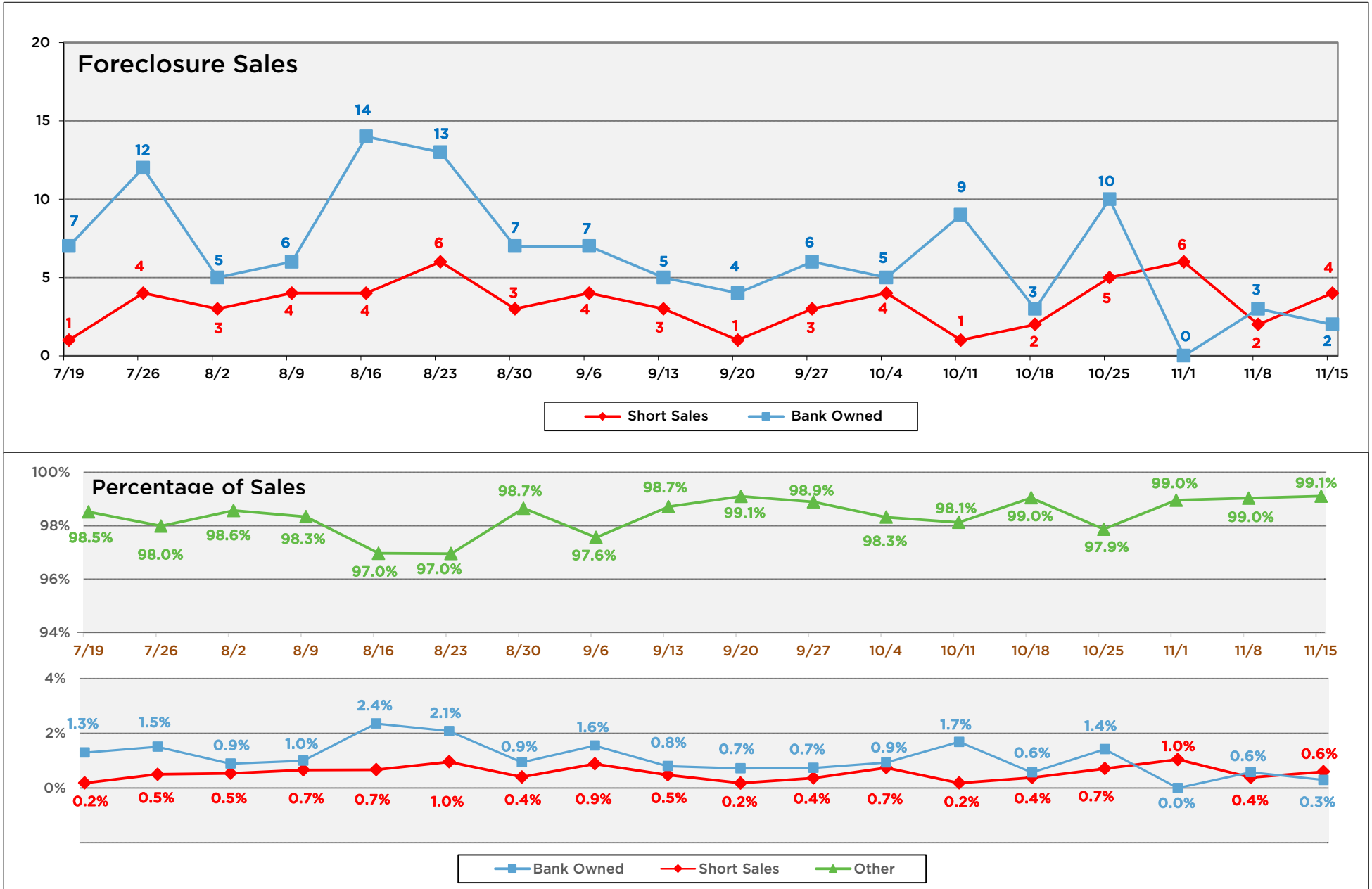
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>670</b>	184	131	180	77	78	20
Bank Owned	2	2	0	0	0	0	0
Short Sales	4	3	1	0	0	0	0
Other	664	179	130	180	77	78	20
<b>Active Listings</b>	<b>4,315</b>	861	512	916	619	990	417
Bank Owned	46	23	5	9	5	2	2
Short Sales	39	10	8	9	5	4	3
Other	4,230	828	499	898	609	984	412
<b>Months of Inventory</b>	<b>1</b>	1	1	1	2	3	5
<b><i>List Price</i></b>							
Average Original List Price	\$391,475	\$203,780	\$280,955	\$350,469	\$468,441	\$711,743	\$1,665,850
Average Final List Price	\$384,505	\$200,854	\$276,587	\$346,105	\$458,054	\$697,144	\$1,624,089
<b><i>Sale Price</i></b>							
Average Price	\$374,921	\$194,320	\$272,508	\$341,202	\$448,776	\$675,366	\$1,554,650
Median Price	\$305,000	\$213,000	\$270,000	\$340,000	\$448,000	\$650,000	\$1,430,000
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$6,970	-\$2,926	-\$4,368	-\$4,364	-\$10,387	-\$14,599	-\$41,761
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,554	-\$9,460	-\$8,447	-\$9,267	-\$19,665	-\$36,377	-\$111,200
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,584	-\$6,534	-\$4,079	-\$4,903	-\$9,278	-\$21,778	-\$69,439
<i>Original</i> List to <i>Sale</i> Price - %	95.77%	95.36%	96.99%	97.36%	95.80%	94.89%	93.32%
<i>Final</i> List to <i>Sale</i> Price - %	97.51%	96.75%	98.53%	98.58%	97.97%	96.88%	95.72%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	39	32	38	30	51	55	94
Combined Avg Days to Contract	44	35	43	34	54	68	96
Avg Days Listing to Closing	79	73	76	69	90	96	136
Avg Days Contract to Close	39	40	37	38	38	40	41
<b><i>Beds / Baths</i></b>							
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
<b><i>Square Footage</i></b>							
Average Square Feet	2,171	1,374	1,746	2,215	2,834	3,336	4,795

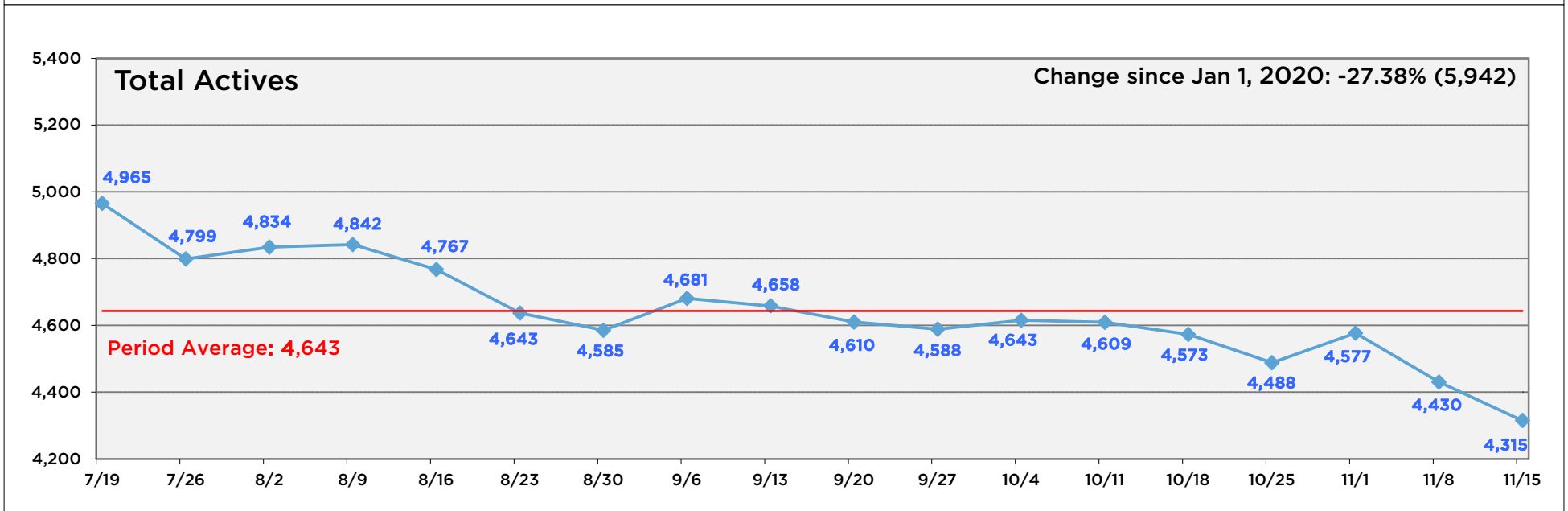
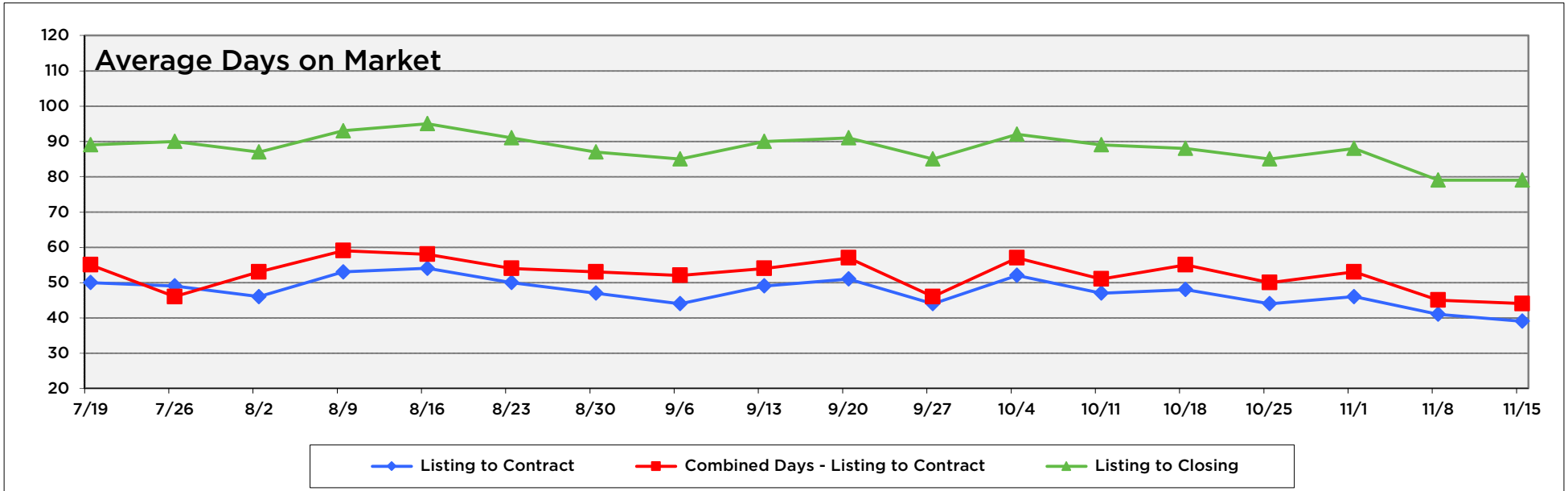
**Single Family Homes**



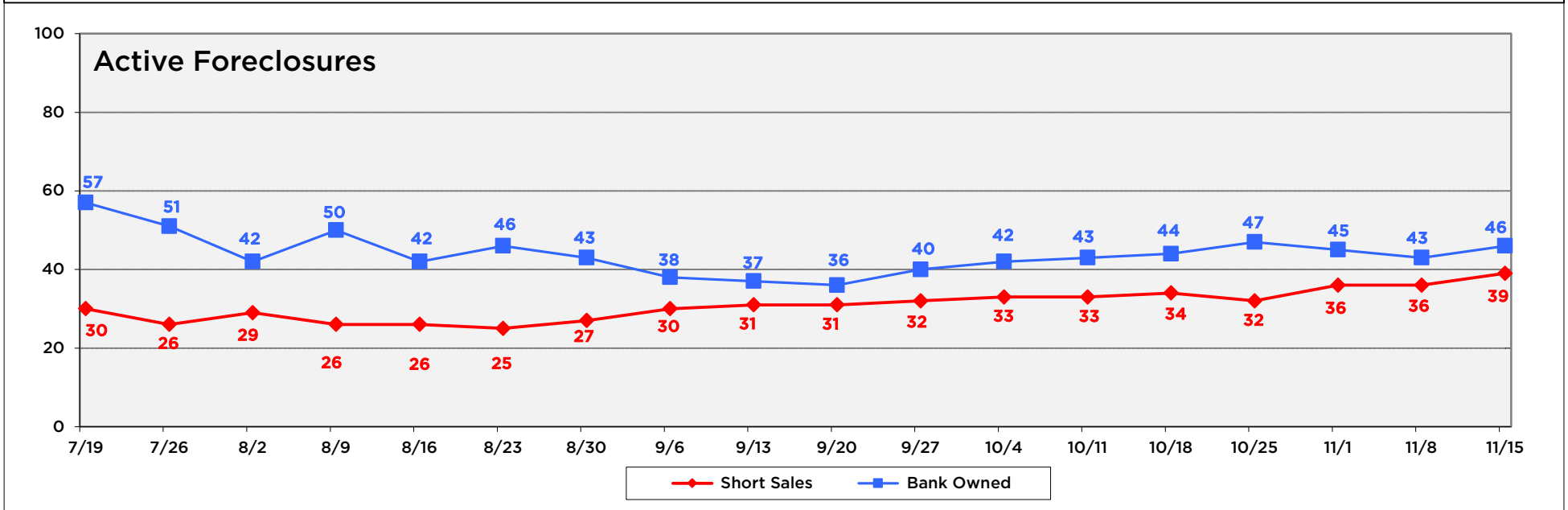
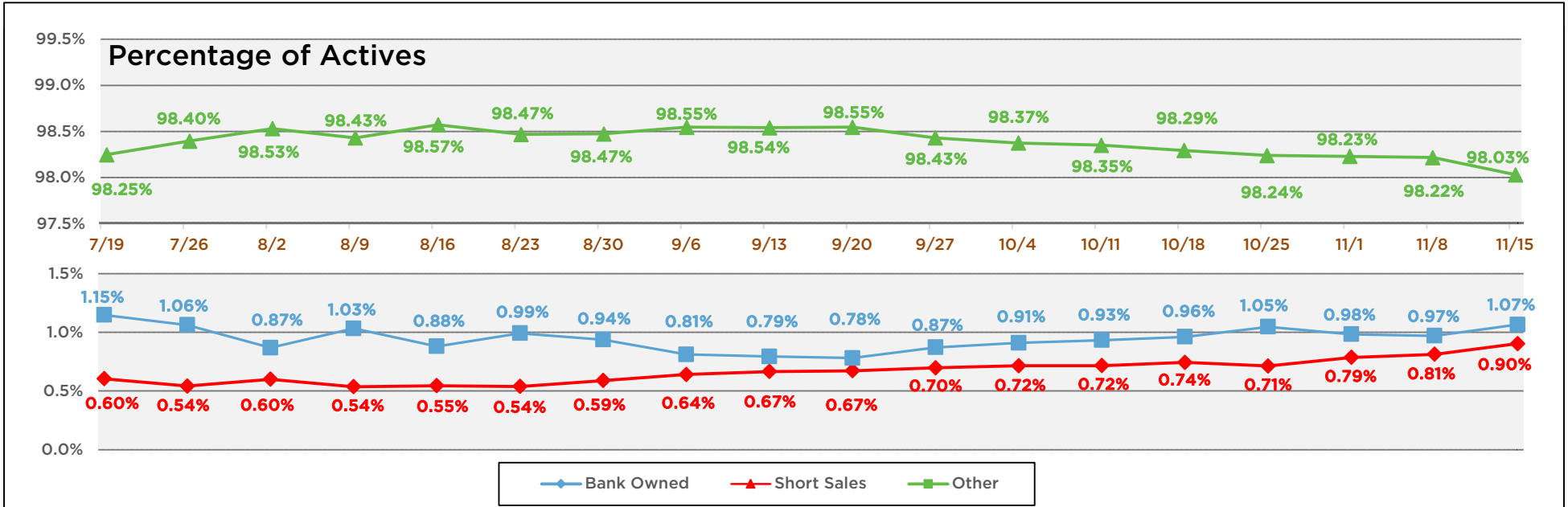
**Single Family Homes**



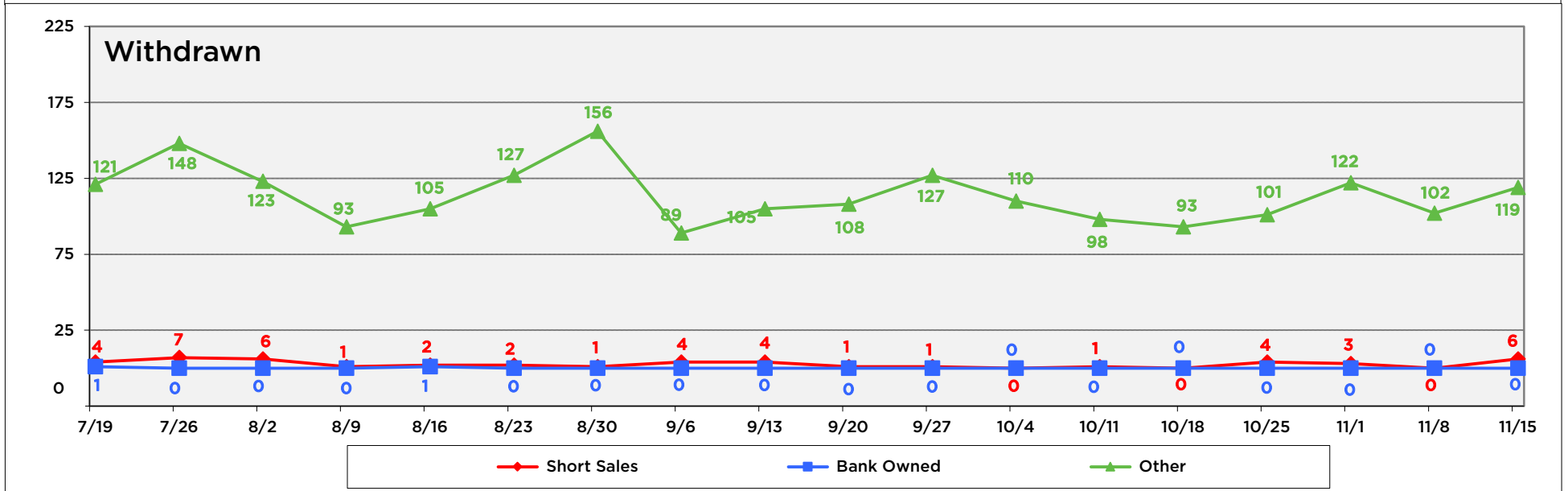
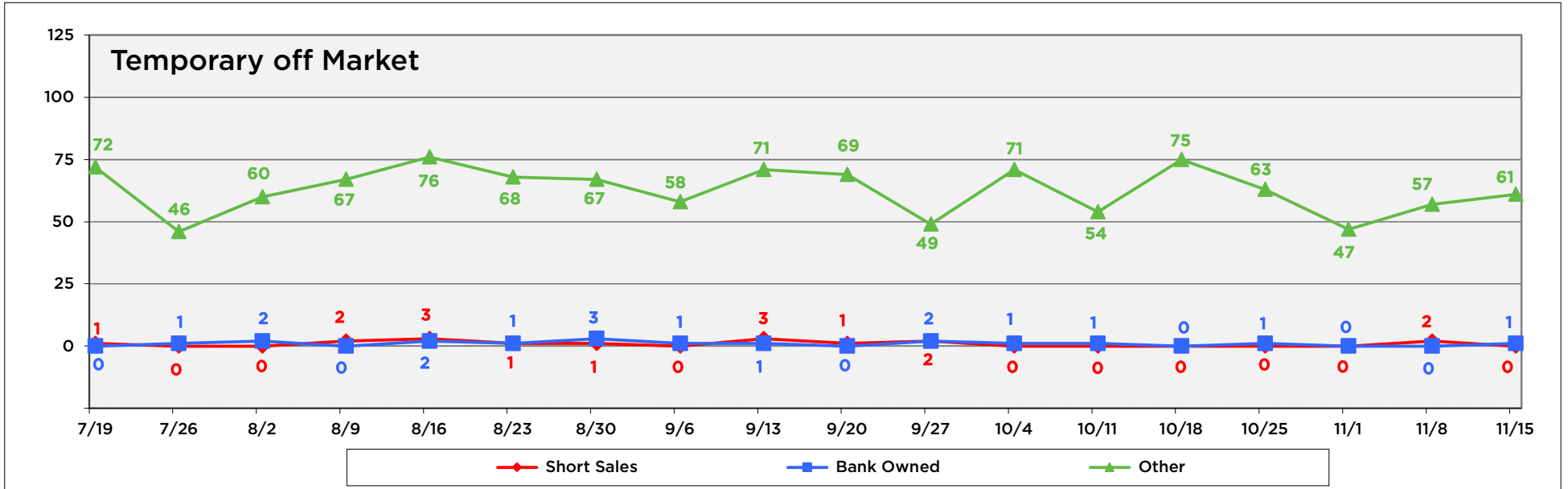
**Single Family Homes**



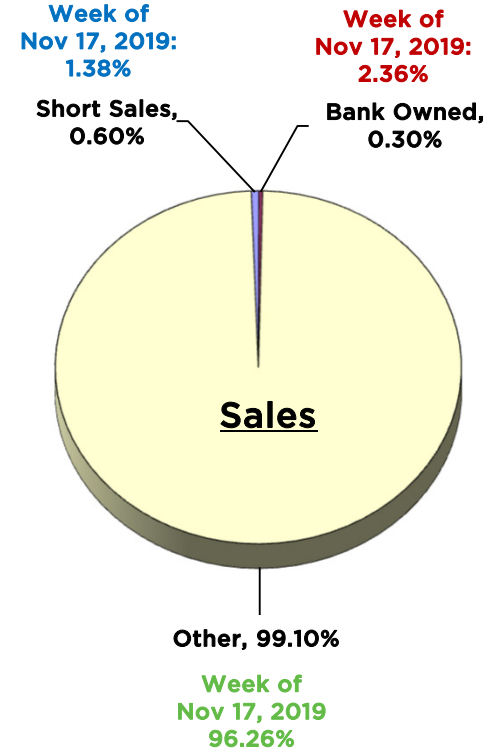
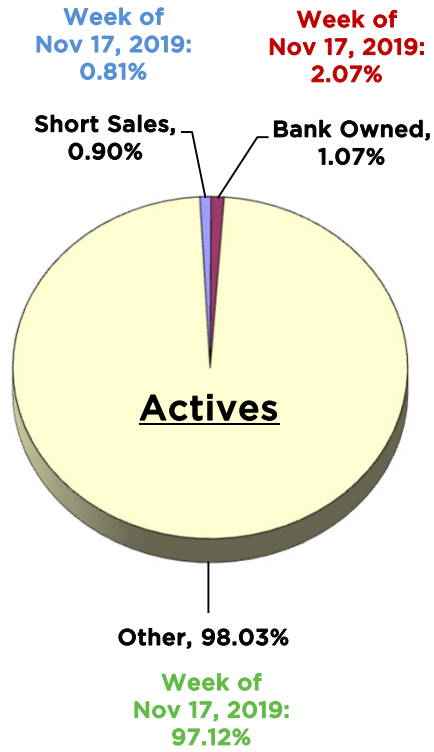
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**



**Monday Morning Quarterback**  
11/15/2020 - 11/21/2020  
Lake, Orange, Osceola & Seminole Counties

**Where are the 16 Single Family Homes available for the Median Price of \$305,000? ( ± \$500 )**

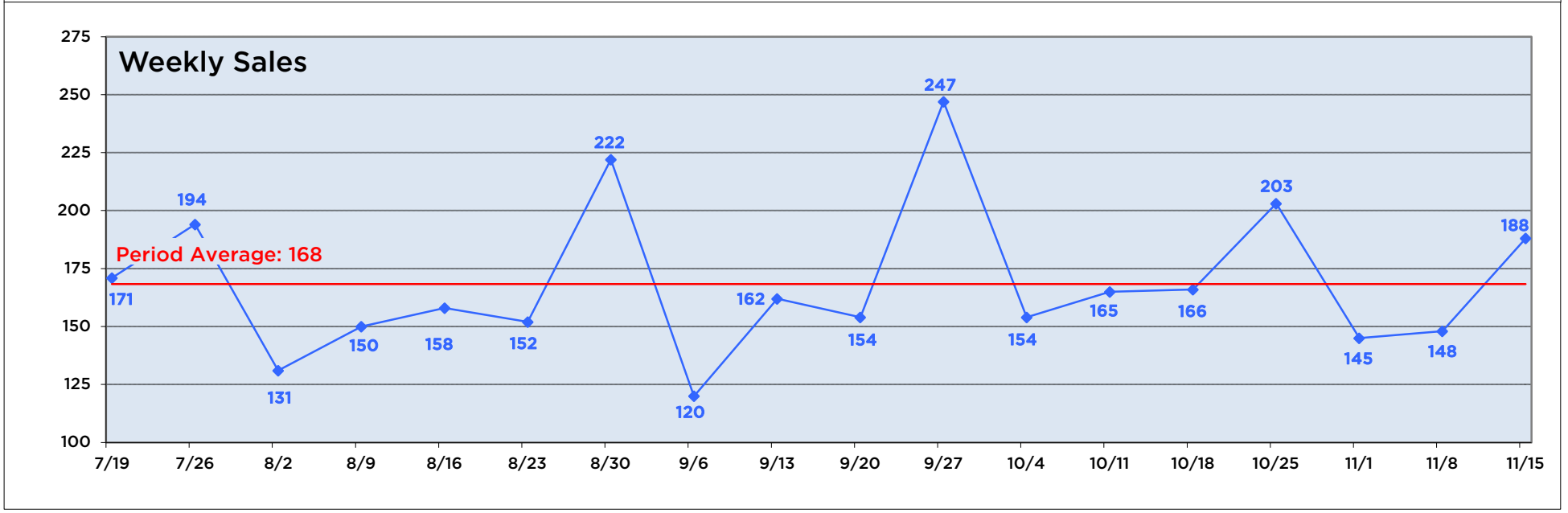
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>2</b>	<b>\$304,950</b>	<b>3.5</b>	<b>2.0</b>	<b>1,857</b>	<b>\$164.26</b>
Casselberry	32707	1	\$304,900	4.0	2.0	1,785	\$170.81
Oviedo	32765	1	\$305,000	3.0	2.0	1,928	\$158.20
<b>Orange County</b>		<b>3</b>	<b>\$304,965</b>	<b>3.0</b>	<b>1.7</b>	<b>1,536</b>	<b>\$198.59</b>
Colonialtown	32803	1	\$304,900	2.0	1.0	1,051	\$290.10
Orlo Vista	32811	1	\$304,995	3.0	2.0	1,584	\$192.55
Research Park	32826	1	\$305,000	4.0	2.0	1,972	\$154.67
<b>Osceola County</b>		<b>5</b>	<b>\$305,000</b>	<b>4.0</b>	<b>2.4</b>	<b>2,308</b>	<b>\$132.17</b>
Davenport	33896	1	\$305,000	4.0	2.0	2,247	\$135.74
Kissimmee (East)	34744	1	\$305,000	5.0	2.0	2,933	\$103.99
Kissimmee (West) / Pleasant Hill	34746	2	\$305,000	4.0	3.0	2,270	\$134.36
St Cloud / Narcoossee	34771	1	\$305,000	3.0	2.0	1,818	\$167.77
<b>Lake County</b>		<b>6</b>	<b>\$304,984</b>	<b>3.8</b>	<b>2.0</b>	<b>2,153</b>	<b>\$141.69</b>
Clermont (Central)	34711	1	\$305,000	3.0	2.0	1,853	\$164.60
Clermont (South)	34714	3	\$304,967	4.0	2.0	2,113	\$144.33
Fruitland Park	34731	1	\$305,000	3.0	2.0	2,182	\$139.78
Groveland	34736	1	\$305,000	5.0	2.0	2,541	\$120.03

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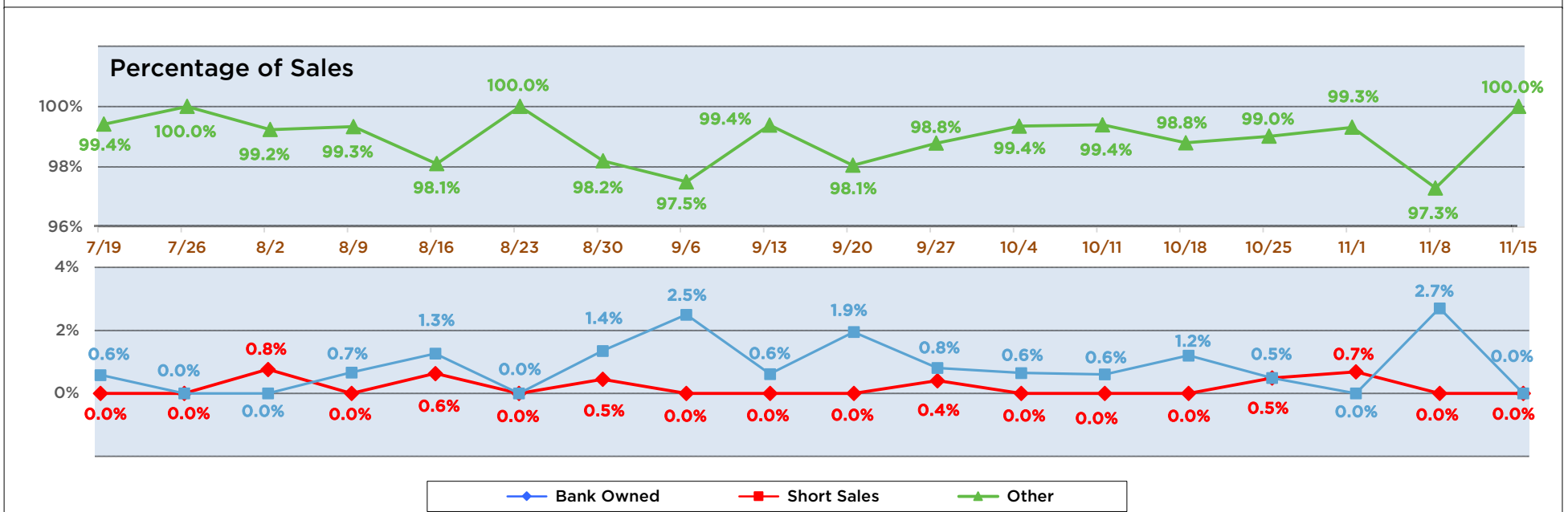
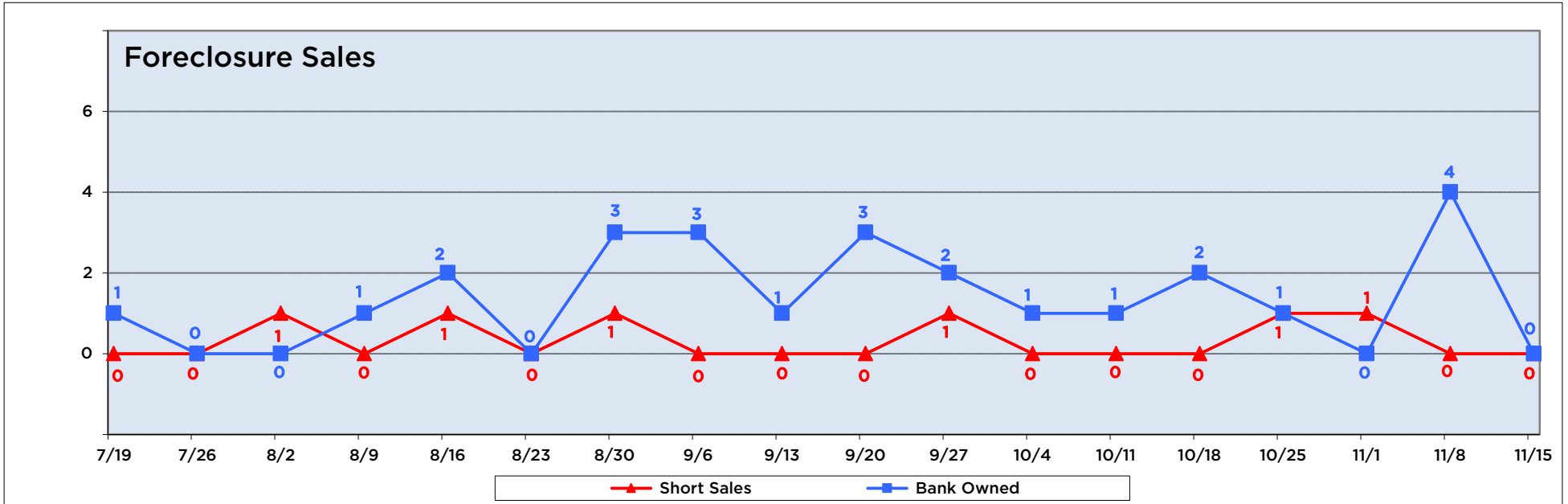
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>188</b>	<b>134</b>	<b>26</b>	<b>22</b>	<b>4</b>	<b>2</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	188	134	26	22	4	2	0
<b>Active Listings</b>	<b>2,402</b>	<b>1,603</b>	<b>315</b>	<b>336</b>	<b>92</b>	<b>44</b>	<b>12</b>
Bank Owned	16	16	0	0	0	0	0
Short Sales	8	7	1	0	0	0	0
Other	2,378	1,580	314	336	92	44	12
<b>Months of Inventory</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$222,348	\$176,474	\$282,108	\$349,963	\$473,725	\$612,495	\$0
Average Final List Price	\$219,350	\$174,302	\$276,396	\$344,559	\$472,450	\$612,495	\$0
<b><i>Sale Price</i></b>							
Average Price	\$214,428	\$169,898	\$269,002	\$338,992	\$468,600	\$610,000	\$0
Median Price	\$200,000	\$175,000	\$267,500	\$339,000	\$469,950	\$610,000	\$0
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$2,998	-\$2,172	-\$5,712	-\$5,404	-\$1,275	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,920	-\$6,576	-\$13,106	-\$10,971	-\$5,125	-\$2,495	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,922	-\$4,404	-\$7,394	-\$5,567	-\$3,850	-\$2,495	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.44%	96.27%	95.35%	96.87%	98.92%	99.59%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.76%	97.47%	97.32%	98.38%	99.19%	99.59%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	48	48	47	58	28	6	0
Combined Avg Days to Contract	53	48	56	85	28	6	0
Avg Days Listing to Closing	81	88	84	93	68	17	0
Avg Days Contract to Close	39	40	35	34	40	11	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	1	0	1	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,409	1,253	1,802	1,631	2,178	2,728	0

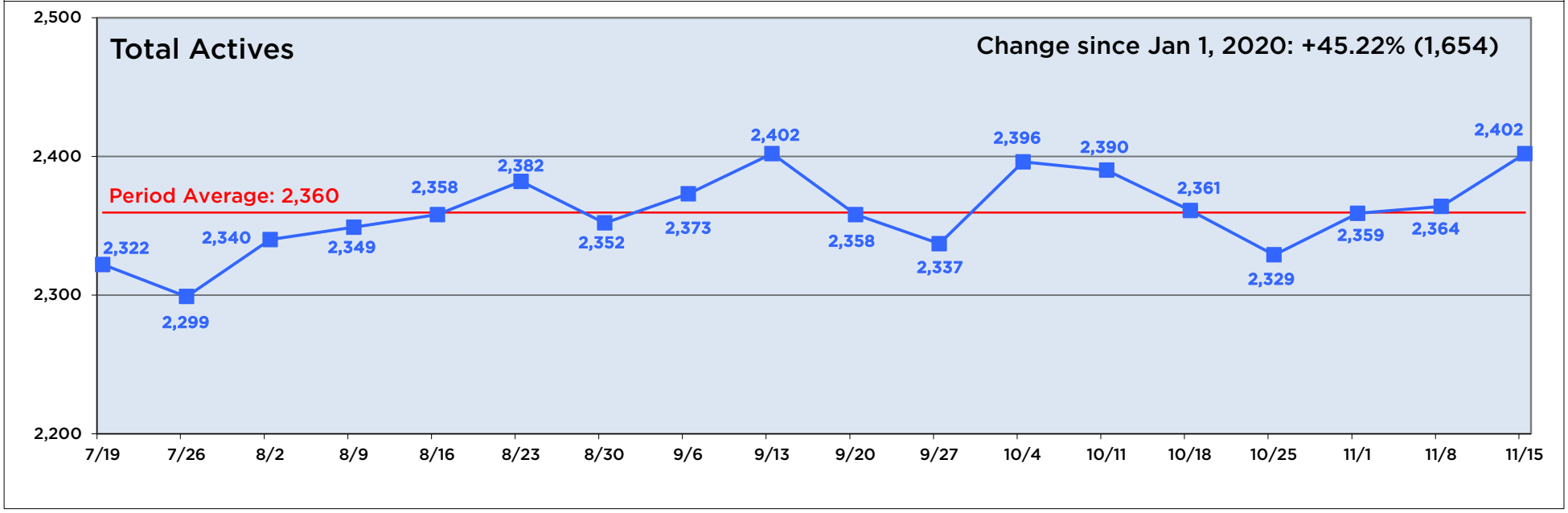
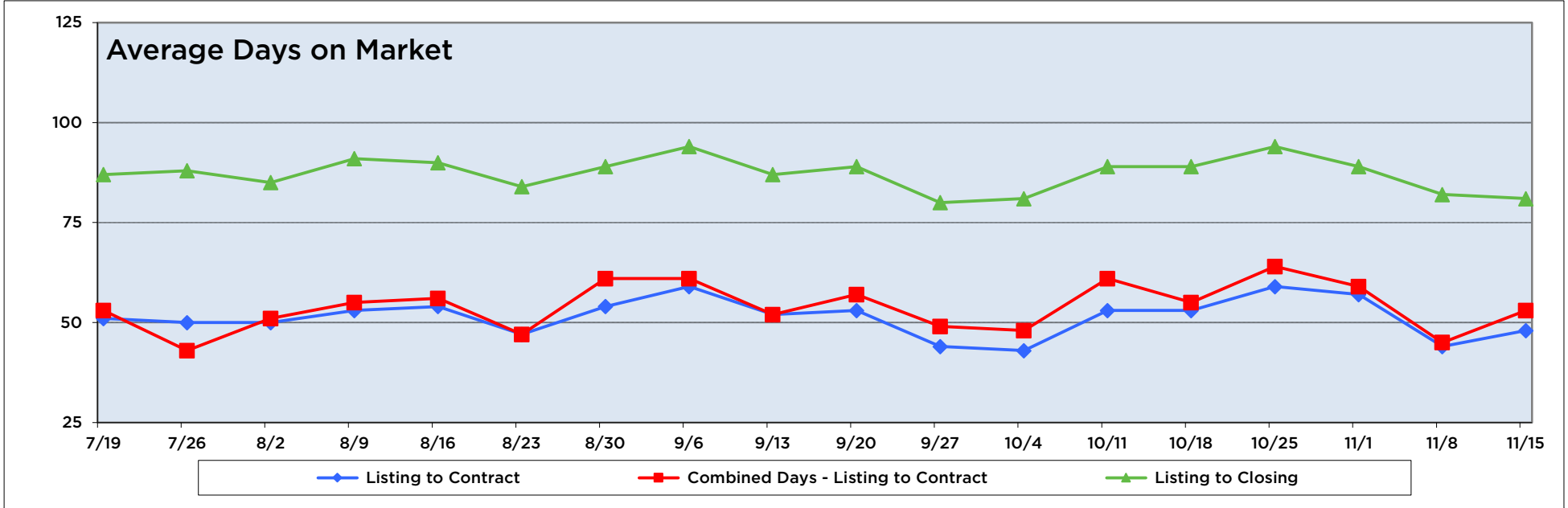
**Condos, Townhomes, Villas**



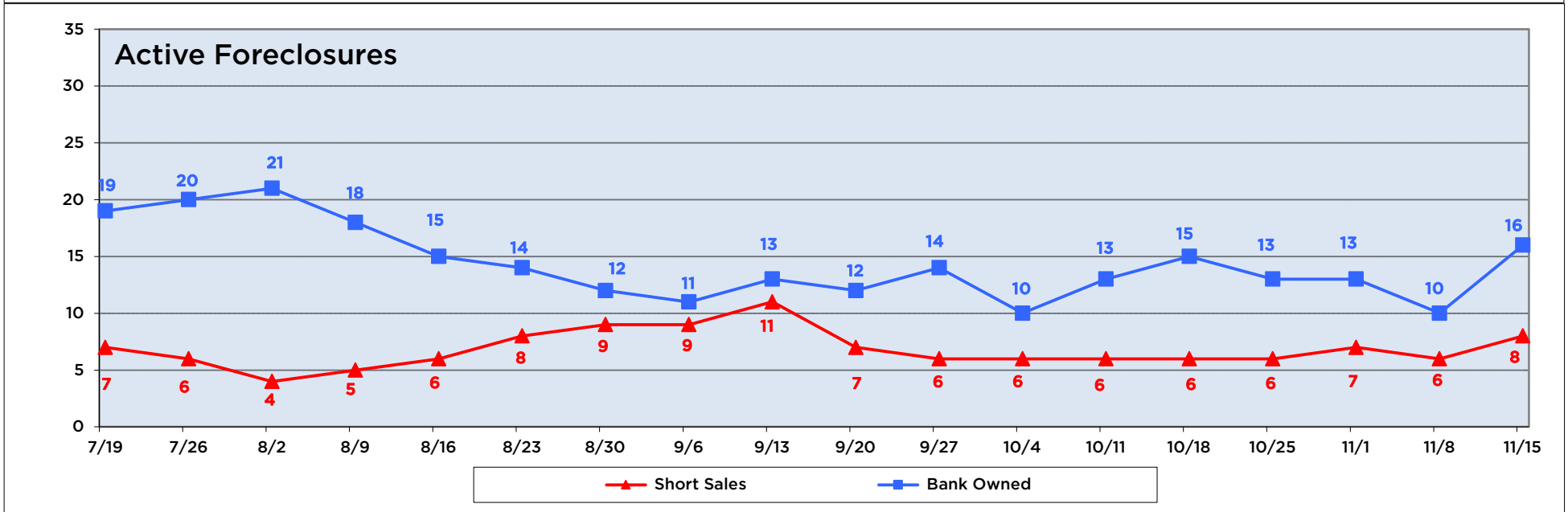
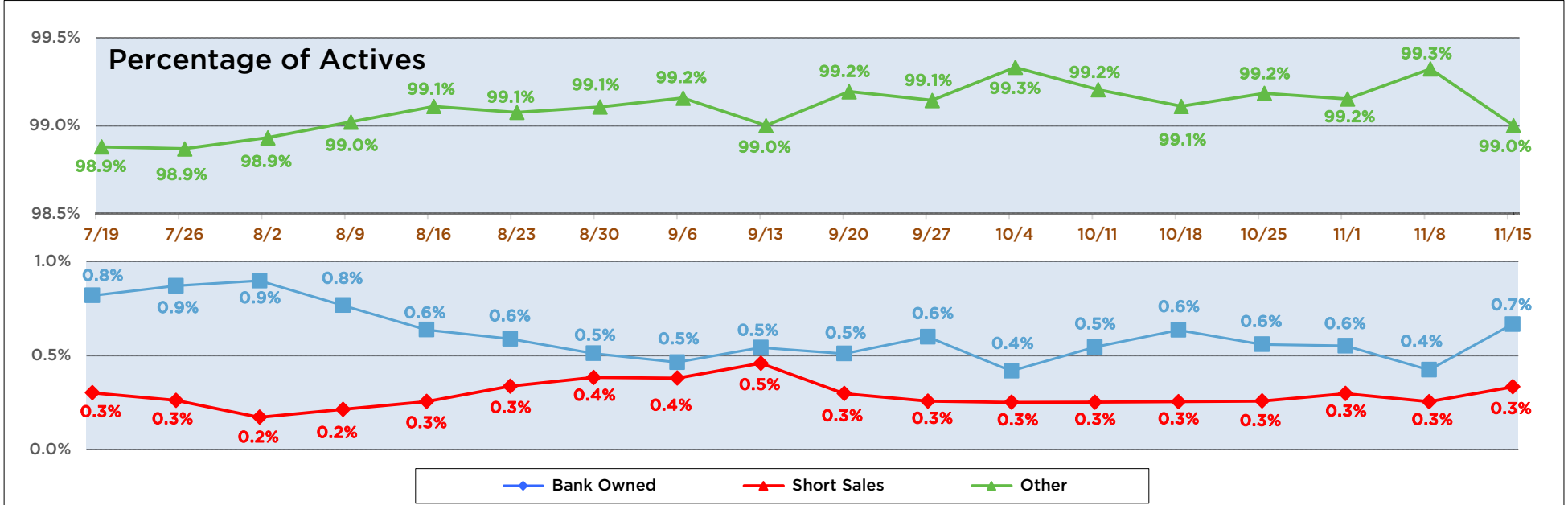
**Condos, Townhomes, Villas**



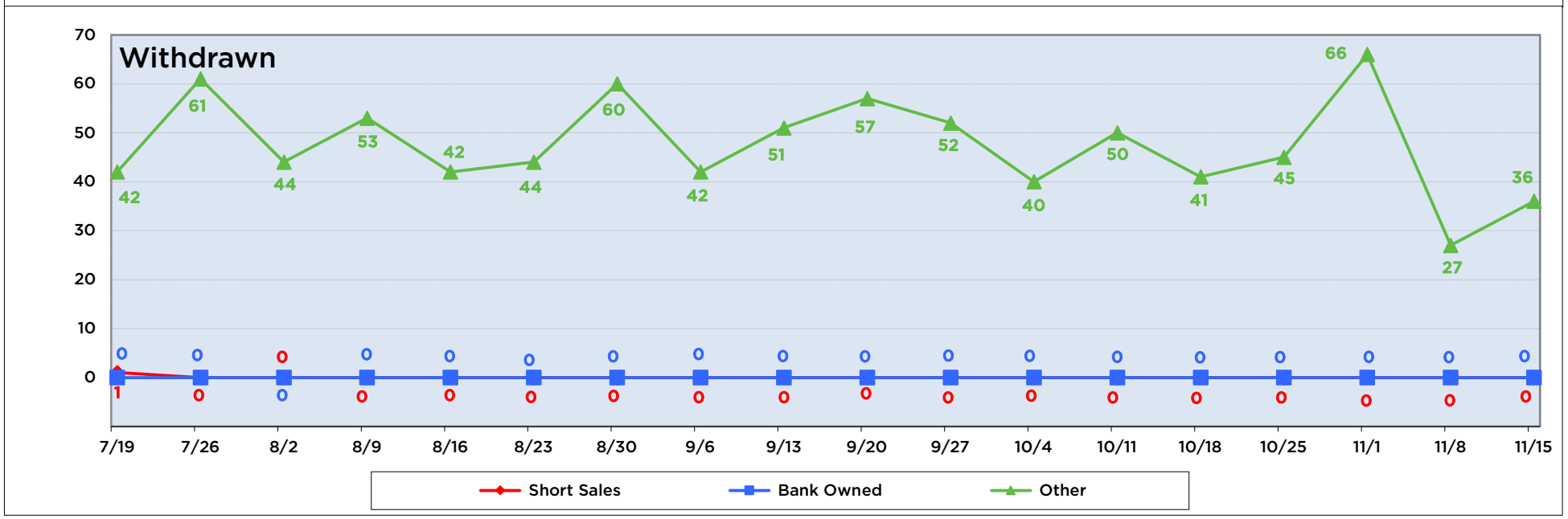
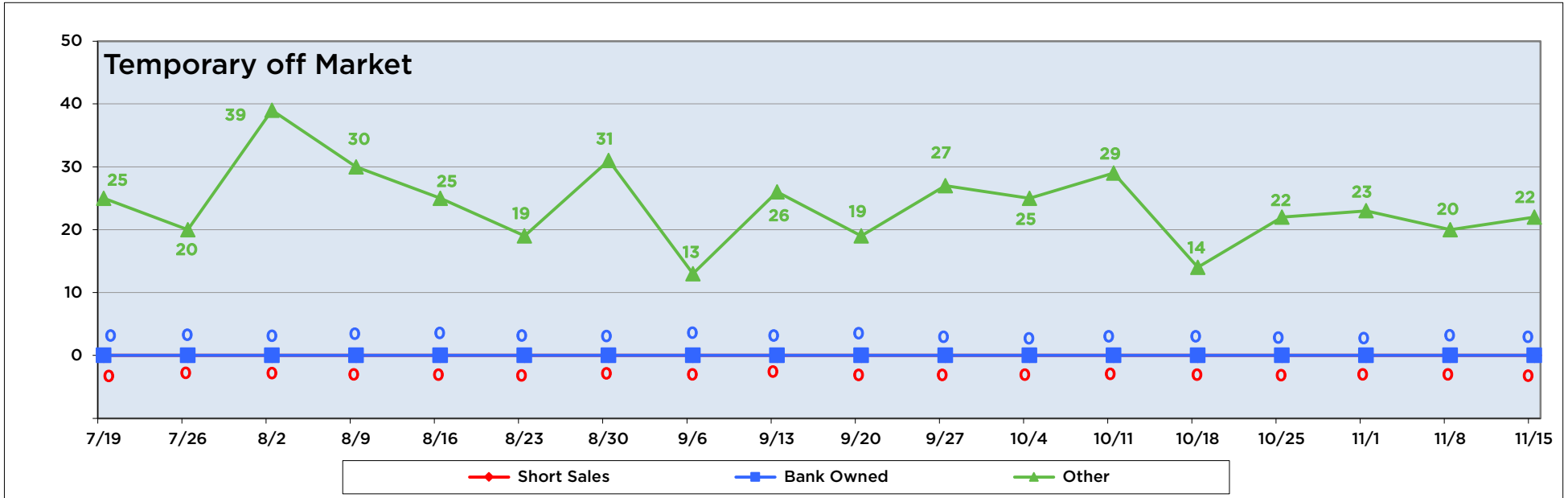
**Condos, Townhomes, Villas**



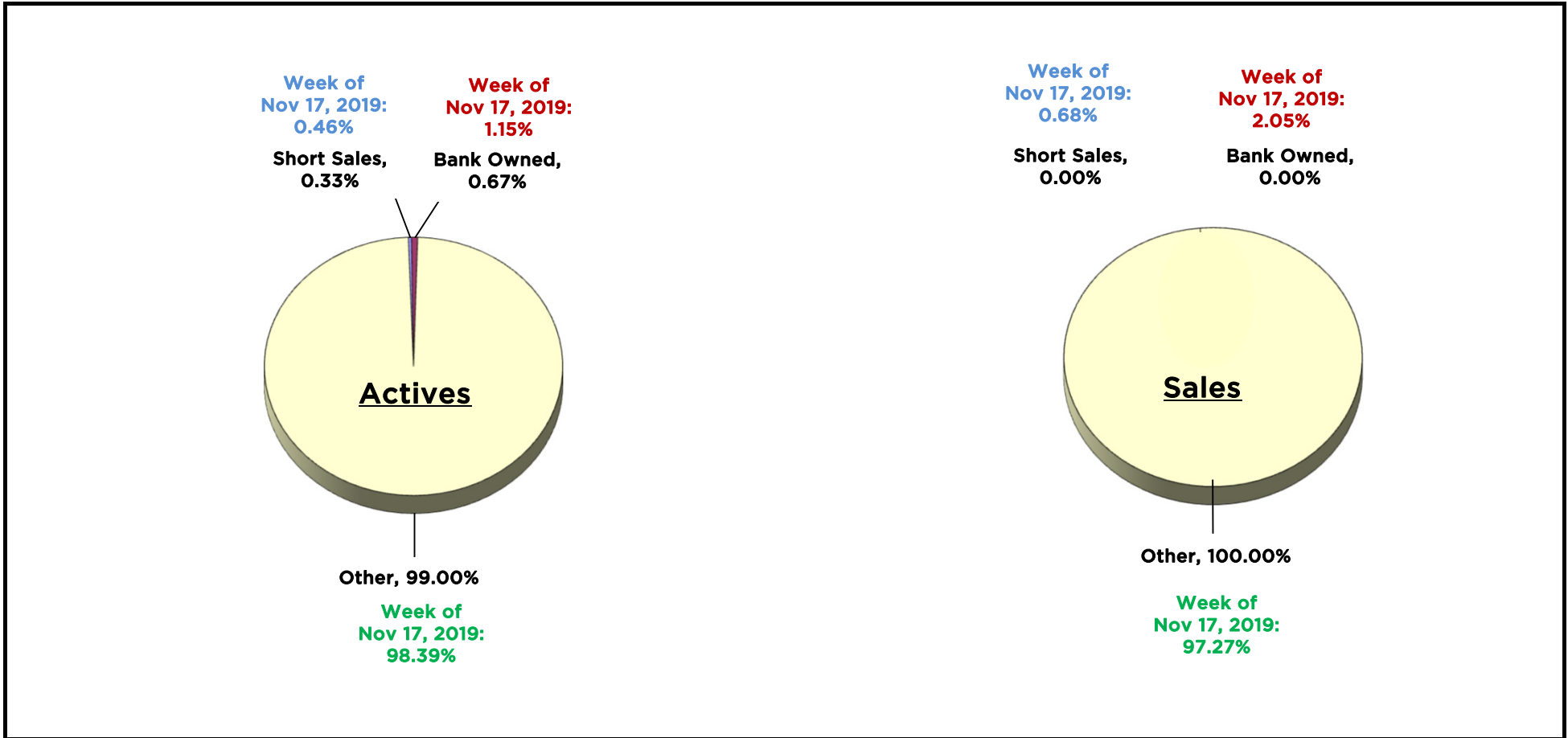
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



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**Where are the 39 Condos, Townhomes, or Villas available for the Median Price of \$200,000? (± \$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>
<b>Seminole County</b>		<b>6</b>	<b>\$199,950</b>	<b>2.8</b>	<b>2.0</b>	<b>1,416</b>	<b>\$141.21</b>
Altamonte Springs (East)	32701	1	\$199,900	3.0	2.0	1,398	\$142.99
Apopka / Hunt Club	32703	1	\$199,900	3.0	2.0	1,358	\$147.20
Casselberry	32707	1	\$200,000	3.0	2.0	1,770	\$112.99
Lake Mary / Heathrow	32746	1	\$200,000	2.0	2.0	1,260	\$158.73
Sanford (South)	32773	2	\$199,950	3.0	2.0	1,355	\$147.56
<b>Orange County</b>		<b>14</b>	<b>\$199,914</b>	<b>2.6</b>	<b>2.0</b>	<b>1,290</b>	<b>\$154.96</b>
Winter Park (East) / Aloma	32792	1	\$199,900	2.0	2.0	987	\$202.53
Azalea Park	32807	1	\$199,900	2.0	2.0	1,134	\$176.28
Union Park	32817	1	\$199,900	3.0	2.0	1,221	\$163.72
Sand Lake / Bay Hill	32819	1	\$199,900	3.0	2.0	1,193	\$167.56
Williamsburg / Lake Bryan	32821	1	\$200,000	3.0	2.0	1,352	\$147.93
Ventura	32822	3	\$199,967	2.0	2.0	1,252	\$159.72
Taft	32824	2	\$199,950	3.0	2.0	1,300	\$153.81
Rio Pinar / Union Park	32825	1	\$200,000	3.0	2.0	1,319	\$151.63
Metro West / Orlo Vista	32835	3	\$199,800	3.0	2.0	1,500	\$133.20
<b>Osceola County</b>		<b>19</b>	<b>\$199,900</b>	<b>3.1</b>	<b>2.1</b>	<b>1,427</b>	<b>\$140.07</b>
Davenport	33896	1	\$199,950	3.0	2.0	1,632	\$122.52
Kissimmee (Central)	34741	2	\$199,950	4.0	3.0	1,427	\$140.12
Kissimmee (West) / Pleasant Hill	34746	4	\$199,975	3.0	2.0	1,364	\$146.61
Kissimmee / Celebration	34747	9	\$199,838	3.0	2.0	1,371	\$145.76
St Cloud	34769	1	\$200,000	2.0	2.0	1,383	\$144.61
St Cloud / Canoe Creek	34772	1	\$199,900	3.0	2.0	1,596	\$125.25
St Cloud / Harmony	34773	1	\$199,900	3.0	2.0	1,855	\$107.76