



Monday Morning Quarterback Summary

Week of November 22, 2020 - November 28, 2020

Single-family existing homes

- Sales of single-family homes decreased to 391 during the week of Nov 22, from 670 the week prior
- The median price of single family homes decreased to \$300,000, a change of -1.6%
- The number of single-family home foreclosure transactions increased to 6 last week, from 2 the week of Nov 15
- The number of single-family home short-sale transactions decreased to 3 from 4 the week prior
- Single-family inventory decreased by 99, and now sits at 4,216

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 112 during the week of Nov 22, from 188 the week prior
- The median price of condos, townhomes, and villas decreased to \$182,500, a change of -8.8%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 5, and now sits at 2,407

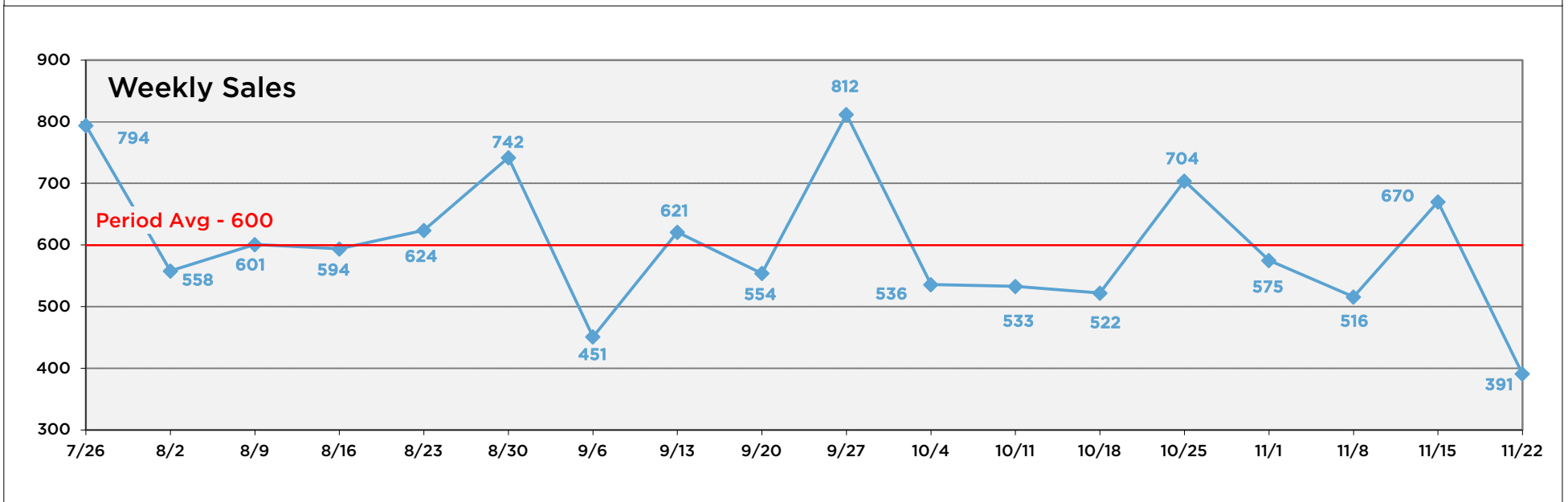
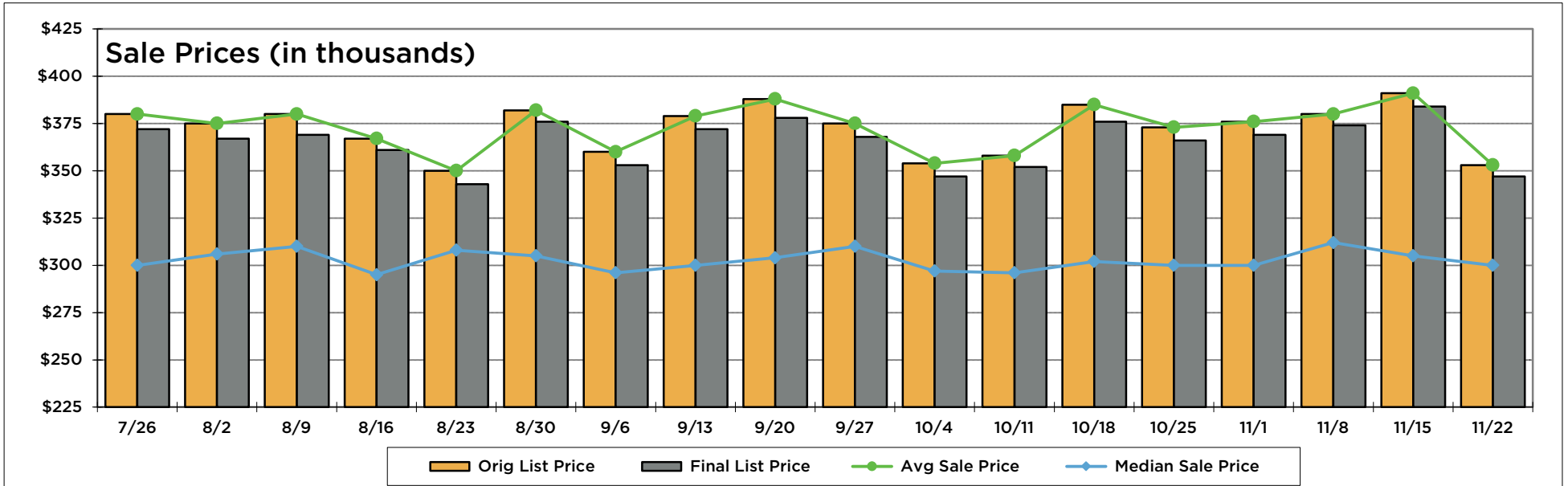
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
11/22/2020 - 11/28/2020
Lake, Orange, Osceola & Seminole Counties

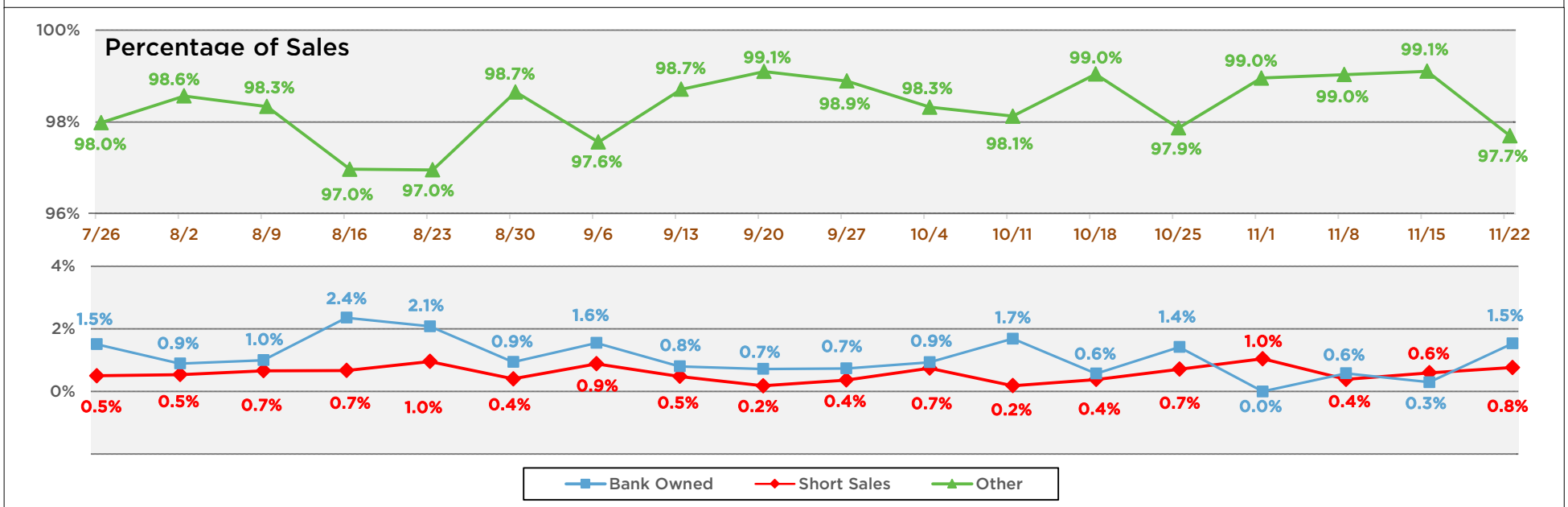
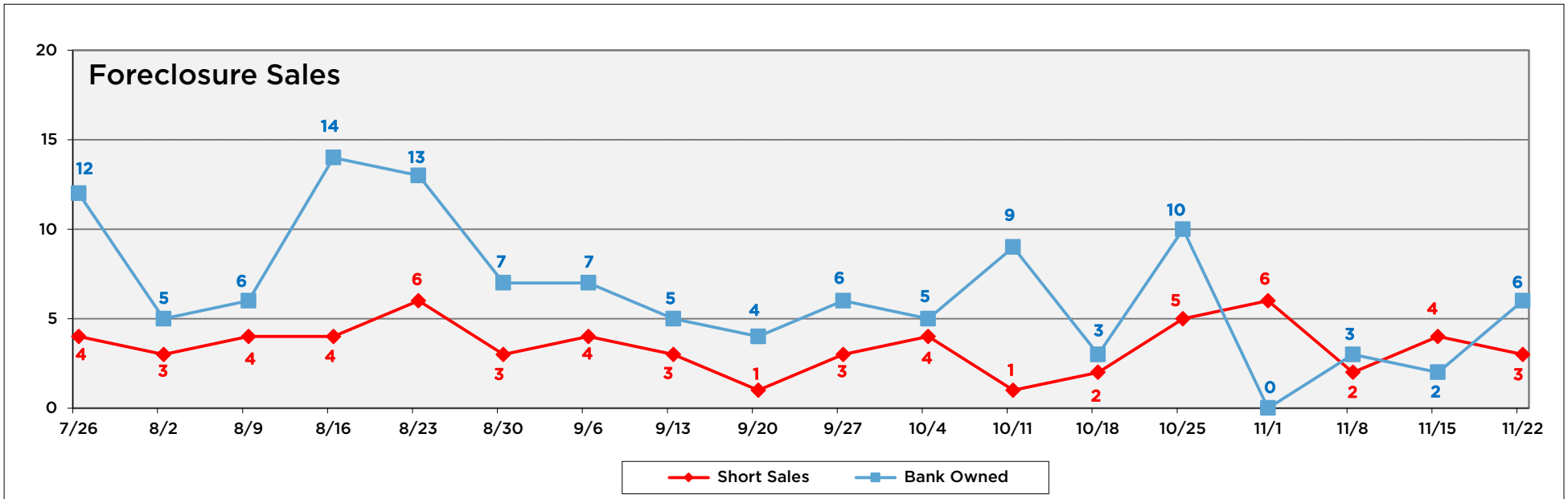
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	391	122	73	106	43	42	5
Bank Owned	6	5	0	1	0	0	0
Short Sales	3	0	0	2	1	0	0
Other	382	117	73	103	42	42	5
Active Listings	4,216	859	492	891	590	967	417
Bank Owned	46	24	4	10	4	2	2
Short Sales	39	10	9	10	4	4	2
Other	4,131	825	479	871	582	961	413
Months of Inventory	2	2	2	2	3	5	19
<i>List Price</i>							
Average Original List Price	\$352,852	\$201,958	\$279,355	\$352,908	\$451,127	\$670,114	\$1,596,400
Average Final List Price	\$347,088	\$199,856	\$276,907	\$347,508	\$444,997	\$659,811	\$1,486,400
<i>Sale Price</i>							
Average Price	\$340,265	\$195,359	\$273,256	\$344,150	\$439,487	\$645,352	\$1,355,920
Median Price	\$300,000	\$211,000	\$272,500	\$340,000	\$427,000	\$620,000	\$1,260,000
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$5,764	-\$2,102	-\$2,448	-\$5,400	-\$6,130	-\$10,303	-\$110,000
<i>Original</i> List to <i>Sale</i> Price - \$	-\$12,587	-\$6,599	-\$6,099	-\$8,758	-\$11,640	-\$24,762	-\$240,480
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,823	-\$4,497	-\$3,651	-\$3,358	-\$5,510	-\$14,459	-\$130,480
<i>Original</i> List to <i>Sale</i> Price - %	96.43%	96.73%	97.82%	97.52%	97.42%	96.30%	84.94%
<i>Final</i> List to <i>Sale</i> Price - %	98.03%	97.75%	98.68%	99.03%	98.76%	97.81%	91.22%
<i>Days on the Market</i>							
Avg Days Listing to Contract	38	36	22	46	37	49	99
Combined Avg Days to Contract	43	37	27	48	49	66	99
Avg Days Listing to Closing	79	75	59	89	79	90	139
Avg Days Contract to Close	40	38	36	42	41	46	39
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	4	4	5	5
Average Full Baths	2	2	2	3	3	4	5
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	2,144	1,380	1,769	2,281	2,815	3,591	5,391

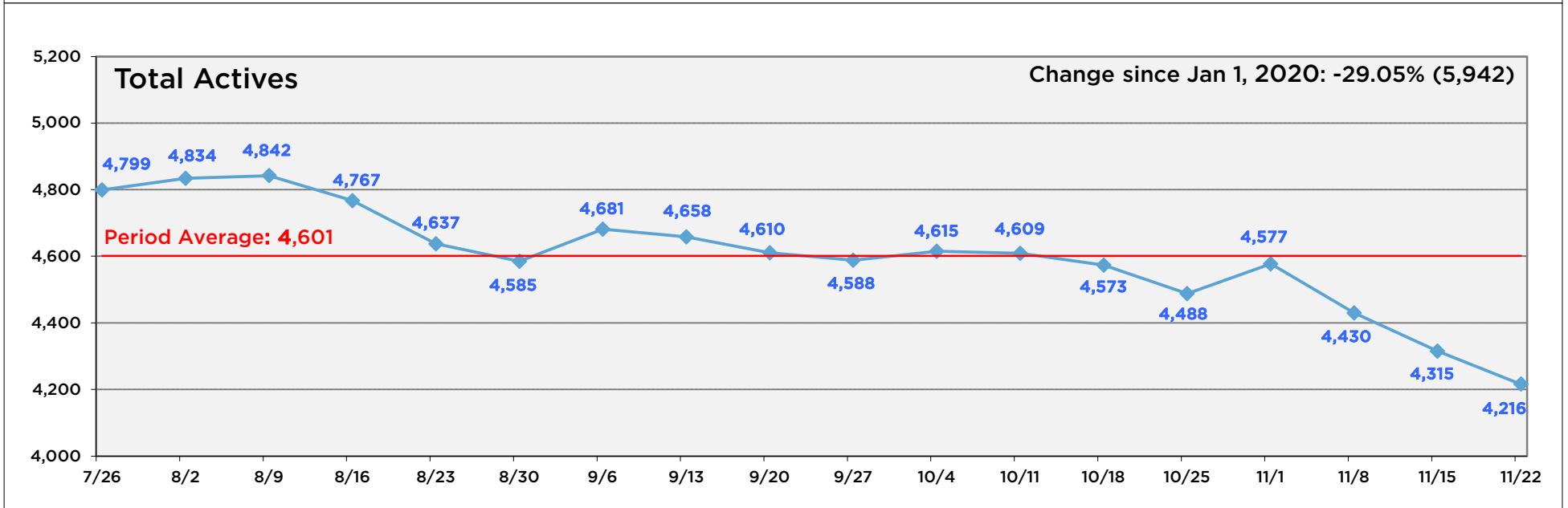
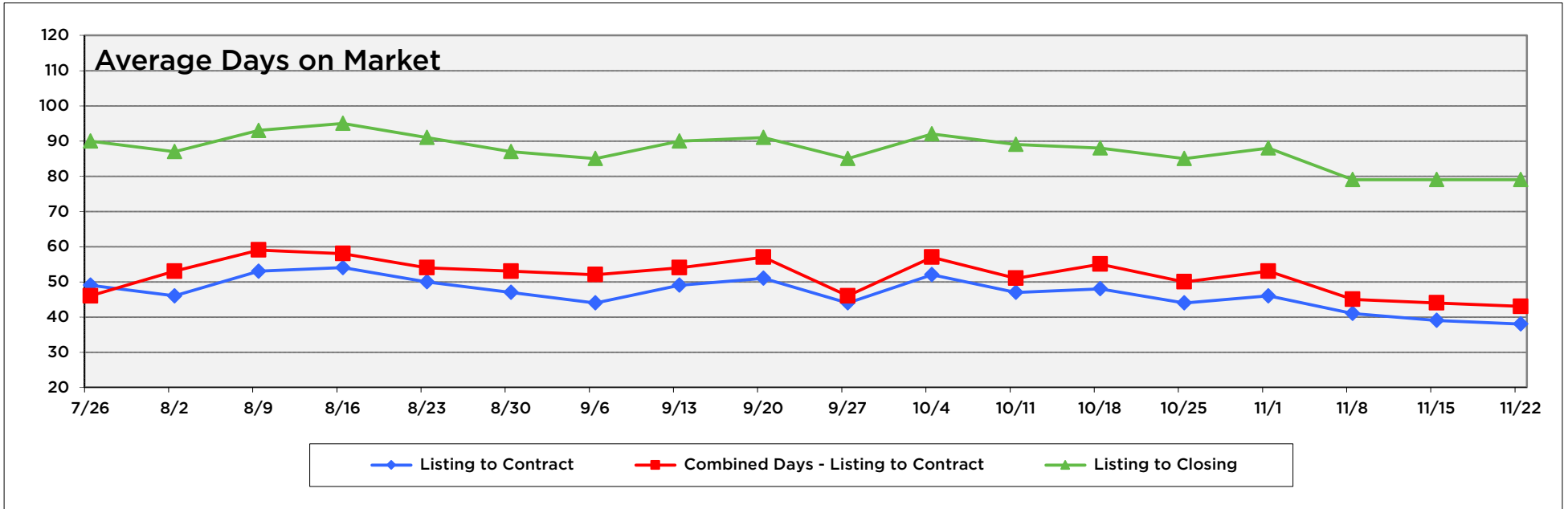
Single Family Homes



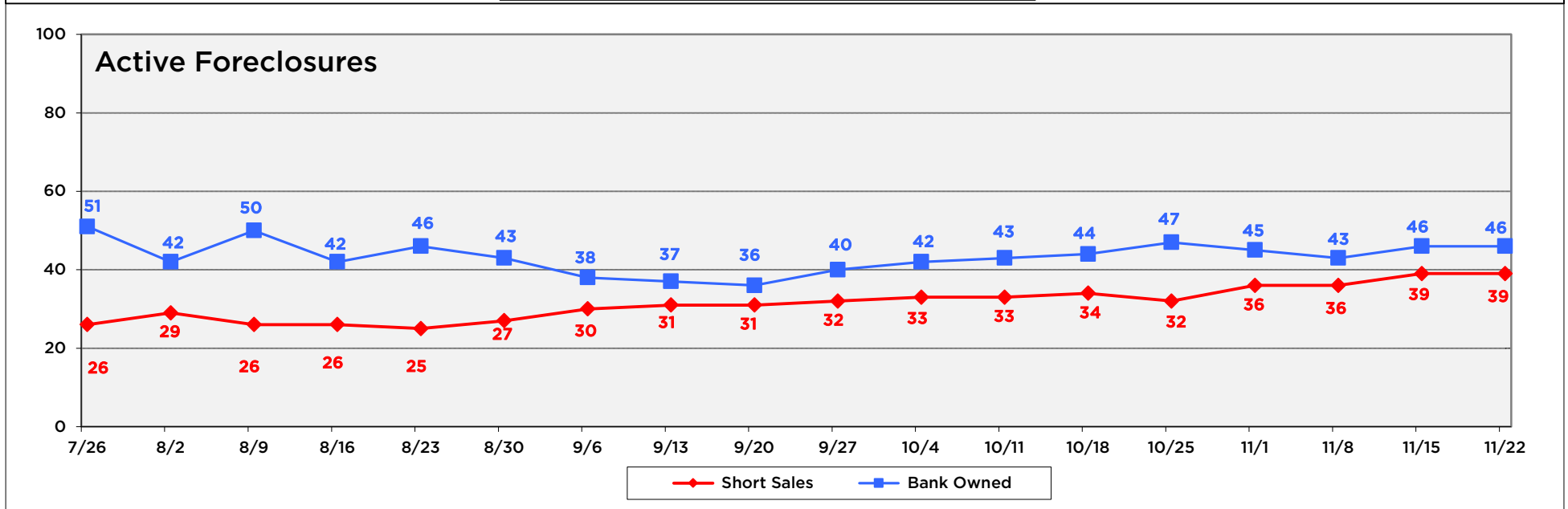
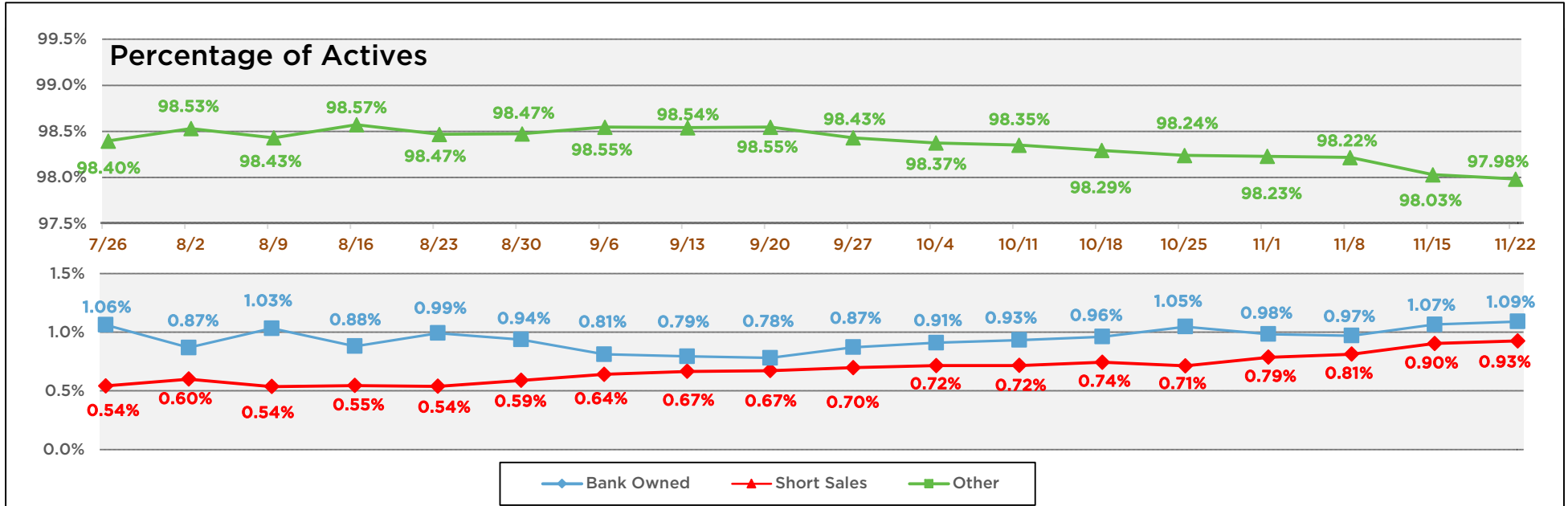
Single Family Homes



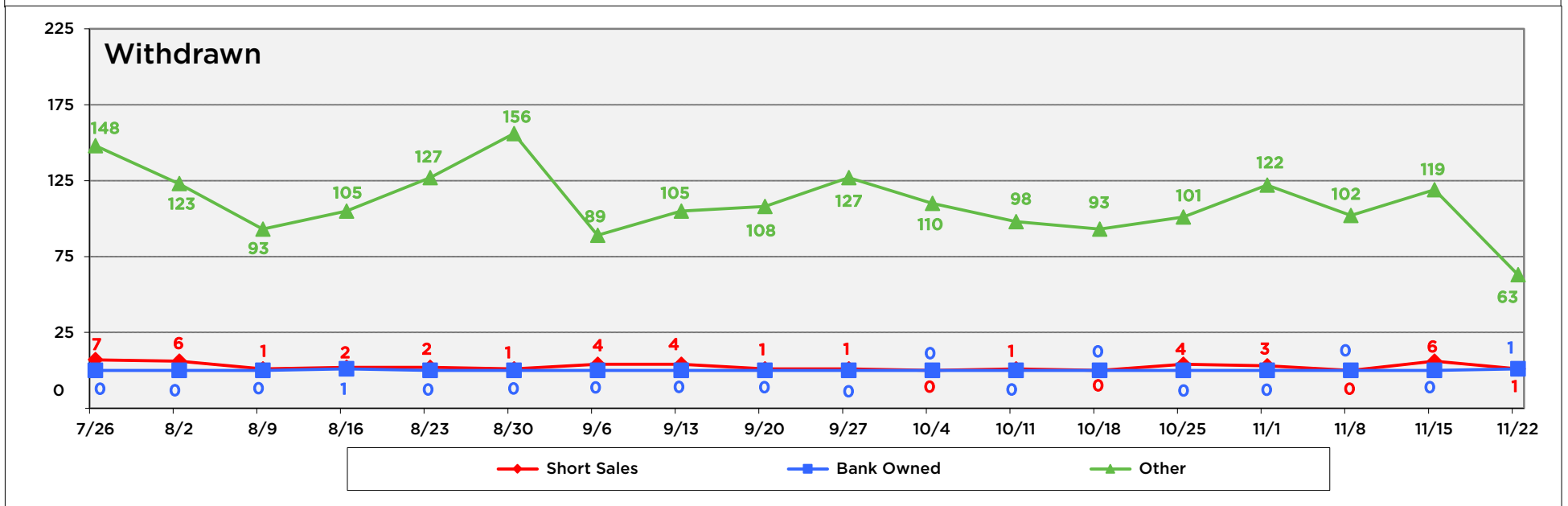
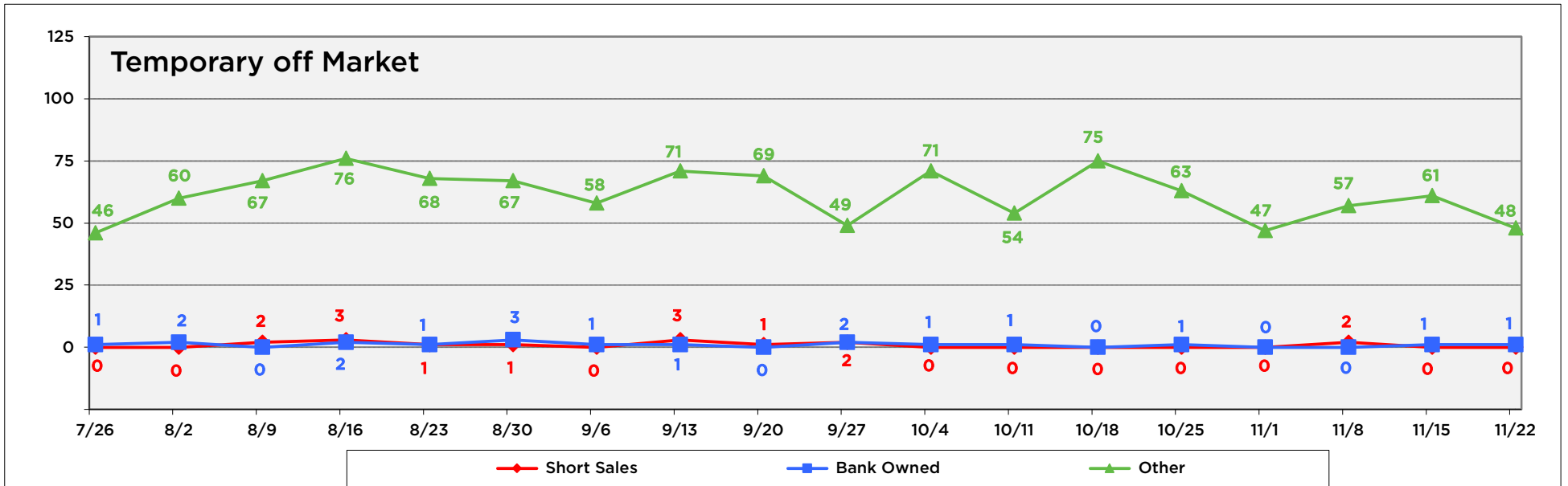
Single Family Homes



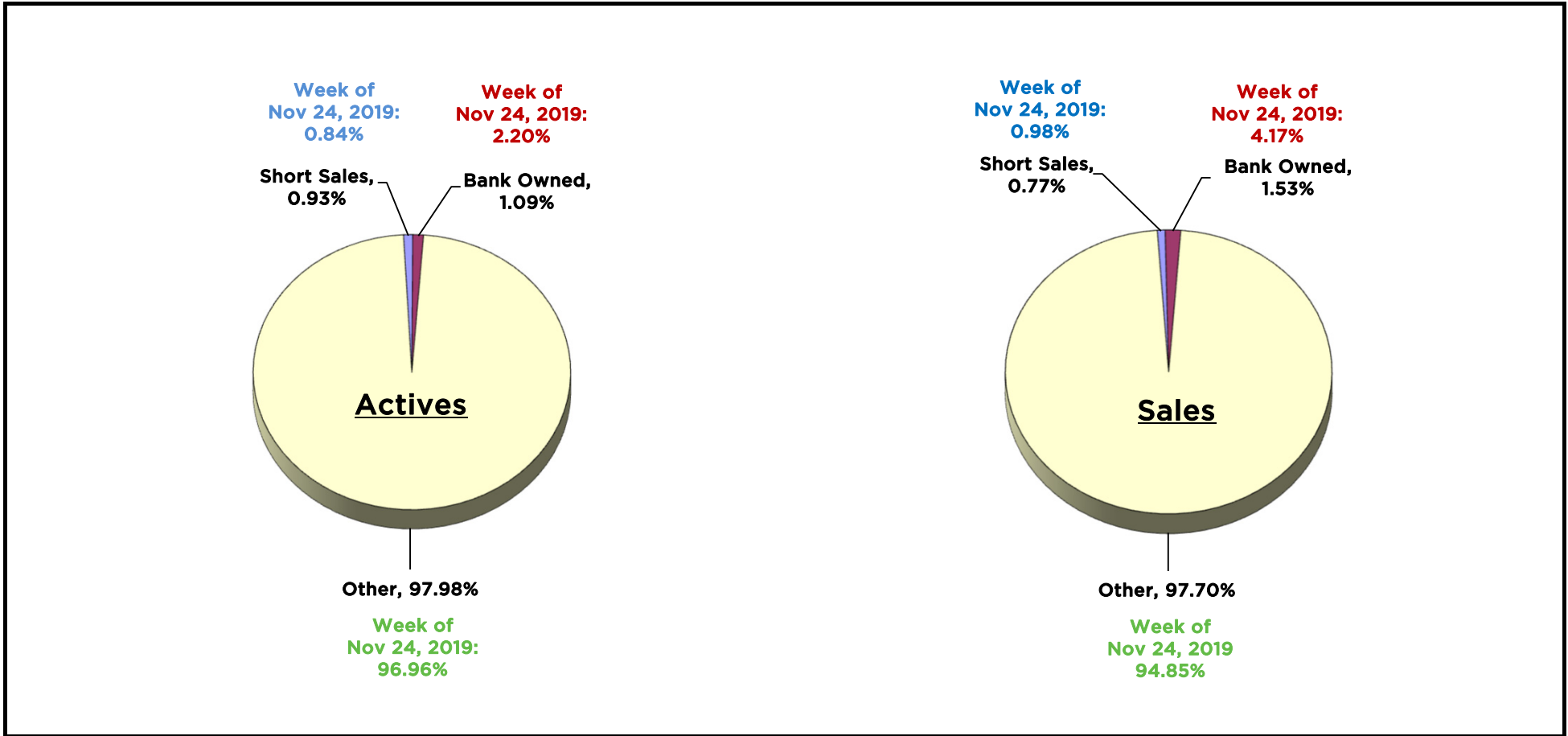
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
11/22/2020 - 11/28/2020
Lake, Orange, Osceola & Seminole Counties

Where are the 54 Single Family Homes available for the Median Price of \$300,000? (± \$500)

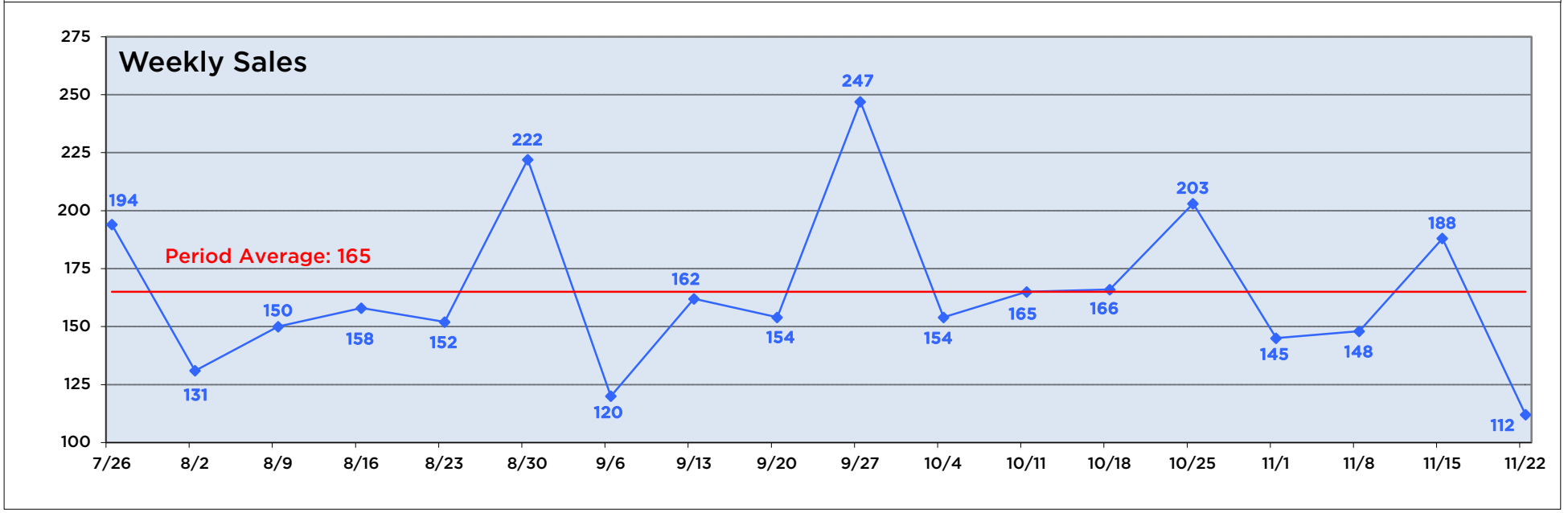
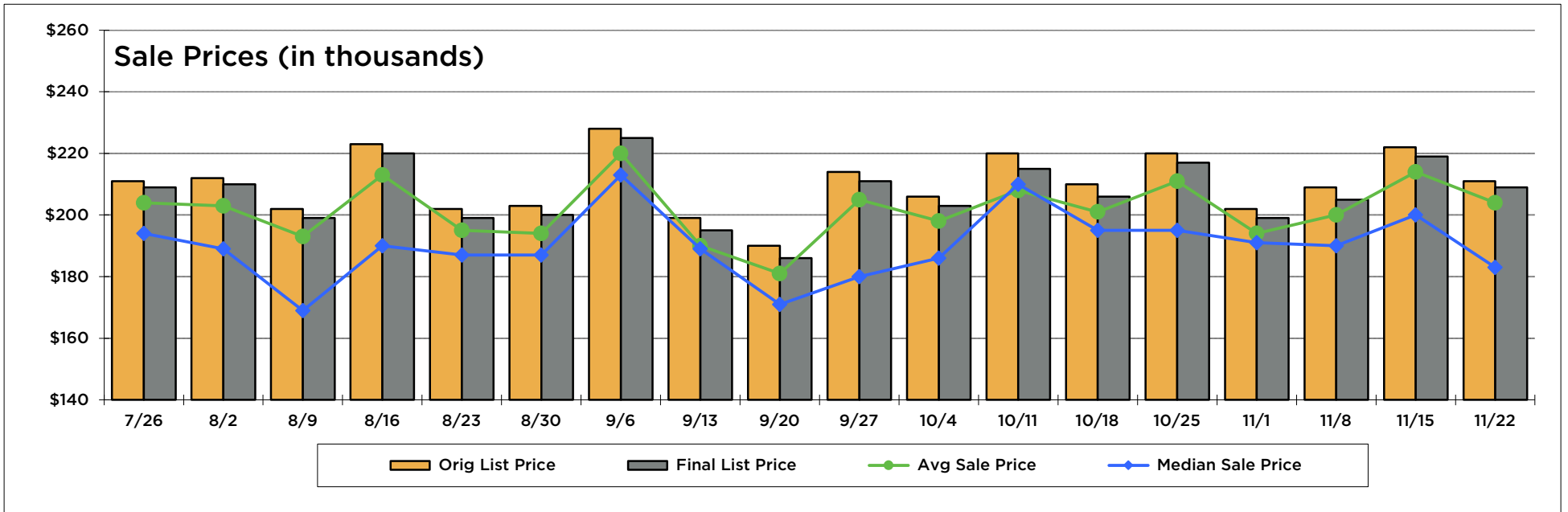
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		7	\$299,913	3.4	2.1	1,789	\$167.68
Altamonte Springs (East)	32701	1	\$299,900	3.0	2.0	1,618	\$185.35
Casselberry	32707	1	\$299,500	5.0	3.0	2,020	\$148.27
Altamonte Springs / Forest City	32714	1	\$300,000	3.0	2.0	1,912	\$156.90
Longwood (East)	32750	1	\$300,000	4.0	2.0	2,276	\$131.81
Oviedo	32765	1	\$300,000	3.0	2.0	1,300	\$230.77
Sanford / Lake Forest	32771	1	\$300,000	2.0	2.0	1,252	\$239.62
Sanford (South)	32773	1	\$299,990	4.0	2.0	2,142	\$140.05
Orange County		20	\$299,885	3.5	1.9	1,723	\$174.06
Apopka (North)	32712	1	\$299,900	3.0	2.0	2,011	\$149.13
Winter Park (West)	32789	1	\$299,900	3.0	2.0	1,384	\$216.69
Colonialtown	32803	3	\$299,800	2.0	1.0	1,118	\$268.16
College Park	32804	2	\$299,950	4.0	2.0	1,542	\$194.52
Pine Hills / Rosemont	32808	1	\$299,900	5.0	3.0	2,643	\$113.47
Conway	32812	1	\$299,500	3.0	2.0	1,228	\$243.89
Hiawassee	32818	4	\$299,900	4.0	2.0	2,035	\$147.37
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	1,925	\$155.82
Hunters Creek	32837	2	\$299,900	3.0	2.0	1,540	\$194.74
Ocoee	34761	1	\$299,999	3.0	2.0	1,757	\$170.75
Osceola County		17	\$299,935	4.0	2.7	2,053	\$146.09
Kissimmee (Central)	34741	1	\$299,900	4.0	2.0	2,275	\$131.82
Kissimmee (East)	34744	4	\$299,950	4.0	2.0	2,214	\$135.48
Kissimmee (West) / Pleasant Hill	34746	4	\$299,924	4.0	3.0	2,049	\$146.38
Kissimmee / Celebration	34747	4	\$299,950	4.0	3.0	1,958	\$153.19
Kissimmee / Poinciana	34758	2	\$299,950	5.0	4.0	2,411	\$124.41
St Cloud / Canoe Creek	34772	2	\$299,900	3.0	2.0	1,461	\$205.27
Lake County		10	\$299,938	2.9	2.0	1,915	\$156.59
Umatilla / Dona Vista	32784	1	\$300,000	3.0	2.0	2,410	\$124.48
Clermont (Central)	34711	1	\$299,990	3.0	2.0	1,845	\$162.60
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	4	\$299,948	3.0	2.0	1,595	\$188.06
Leesburg (West)	34748	1	\$299,900	3.0	2.0	2,489	\$120.49
Yalaha	34797	1	\$299,900	3.0	3.0	2,077	\$144.39

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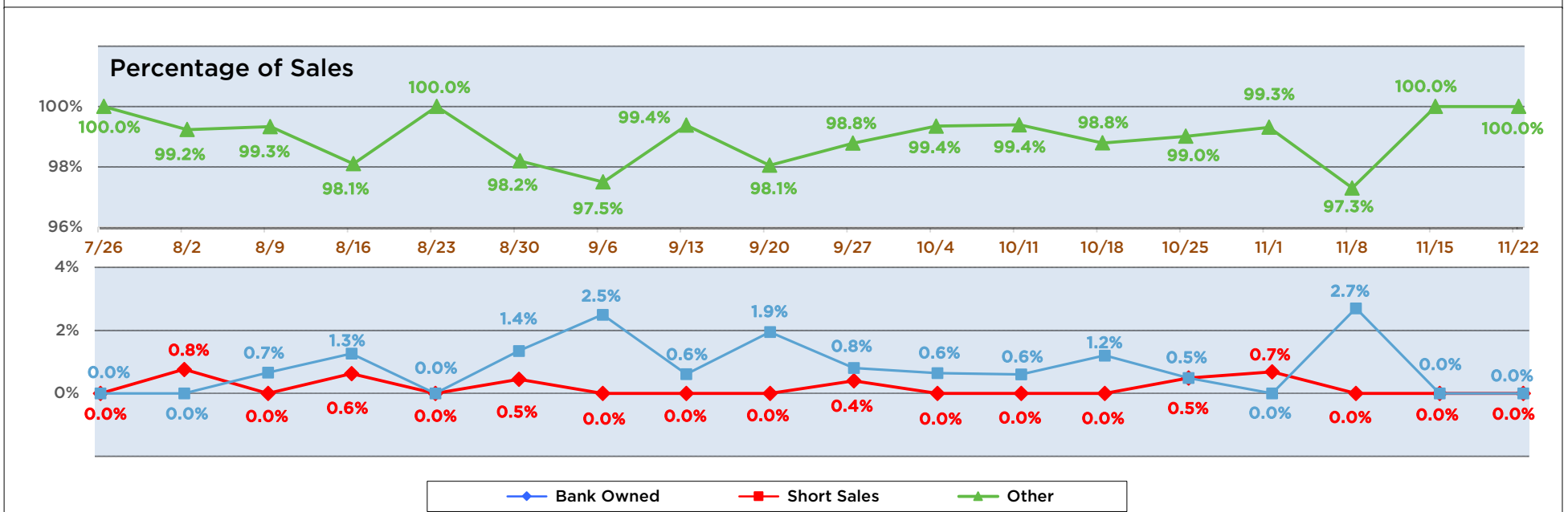
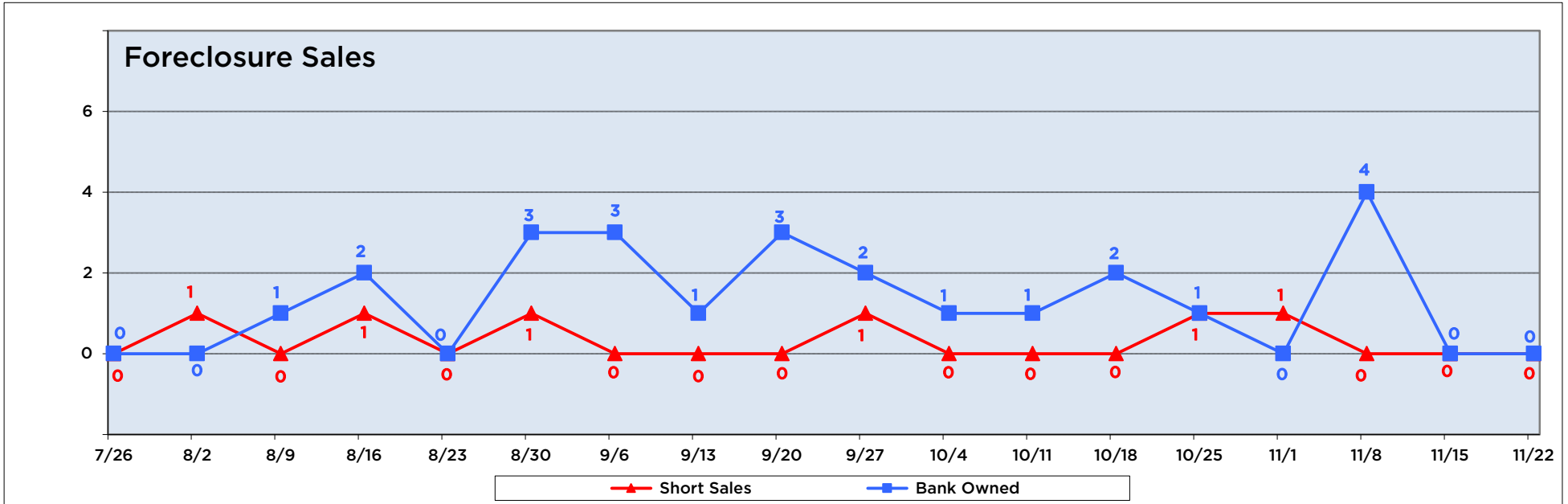
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	112	82	12	14	4	0	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	112	82	12	14	4	0	0
Active Listings	2,407	1,602	314	346	88	45	12
Bank Owned	15	15	0	0	0	0	0
Short Sales	7	6	1	0	0	0	0
Other	2,385	1,581	313	346	88	45	12
Months of Inventory	5	5	6	6	5	0	0
<i>List Price</i>							
Average Original List Price	\$211,362	\$166,233	\$279,067	\$341,629	\$477,450	\$0	\$0
Average Final List Price	\$208,667	\$164,135	\$271,933	\$339,900	\$472,450	\$0	\$0
<i>Sale Price</i>							
Average Price	\$204,008	\$160,013	\$268,075	\$331,857	\$466,225	\$0	\$0
Median Price	\$182,500	\$166,000	\$263,500	\$335,000	\$475,000	\$0	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$2,695	-\$2,098	-\$7,134	-\$1,729	-\$5,000	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,354	-\$6,220	-\$10,992	-\$9,772	-\$11,225	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,659	-\$4,122	-\$3,858	-\$8,043	-\$6,225	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.52%	96.26%	96.06%	97.14%	97.65%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.77%	97.49%	98.58%	97.63%	98.68%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	53	47	87	61	32	0	0
Combined Avg Days to Contract	59	55	87	66	32	0	0
Avg Days Listing to Closing	89	83	129	102	61	0	0
Avg Days Contract to Close	36	35	41	40	29	0	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	0	0
Average Full Baths	2	2	2	3	2	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,360	1,167	1,751	2,002	1,893	0	0

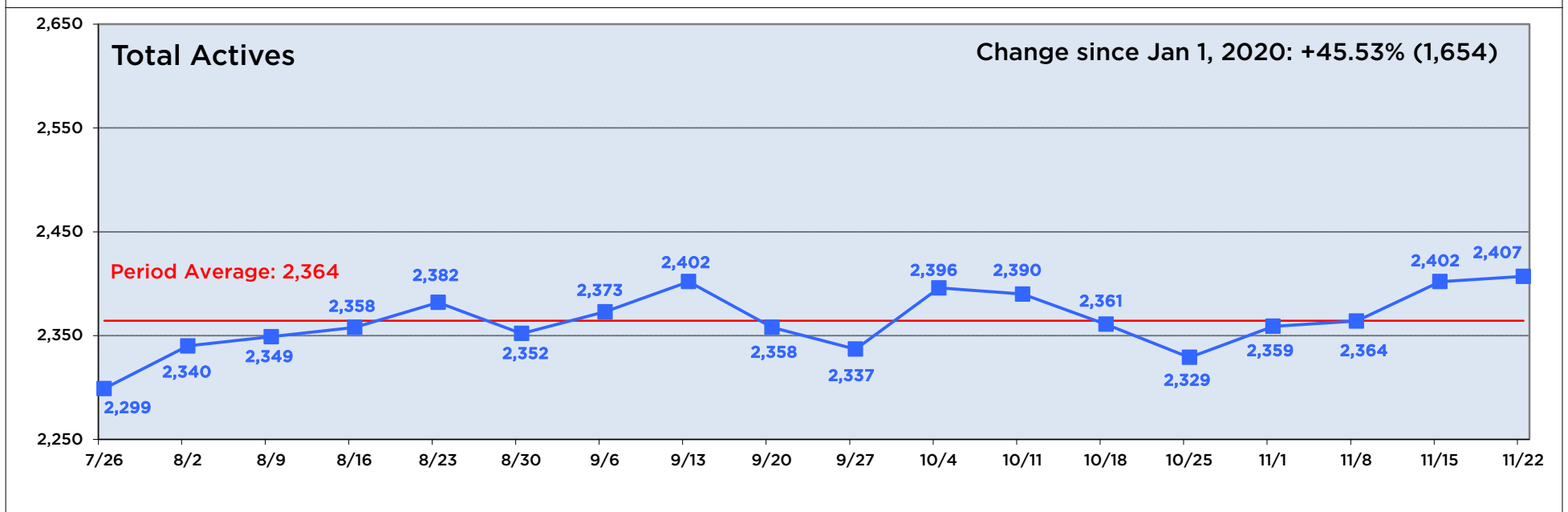
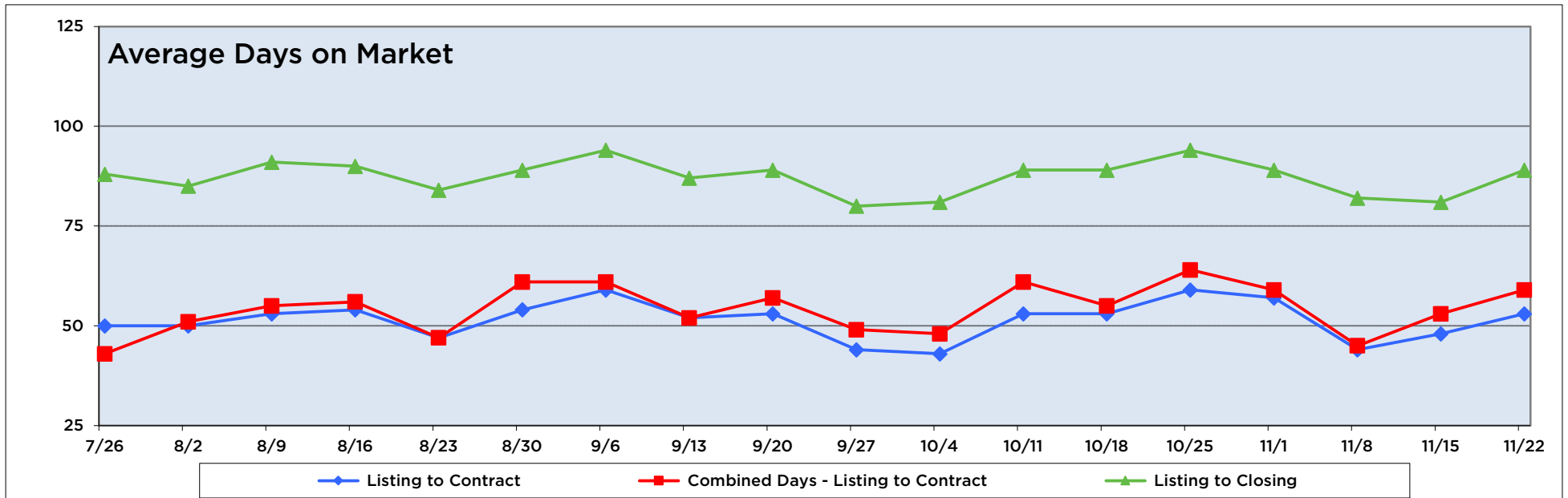
Condos, Townhomes, Villas



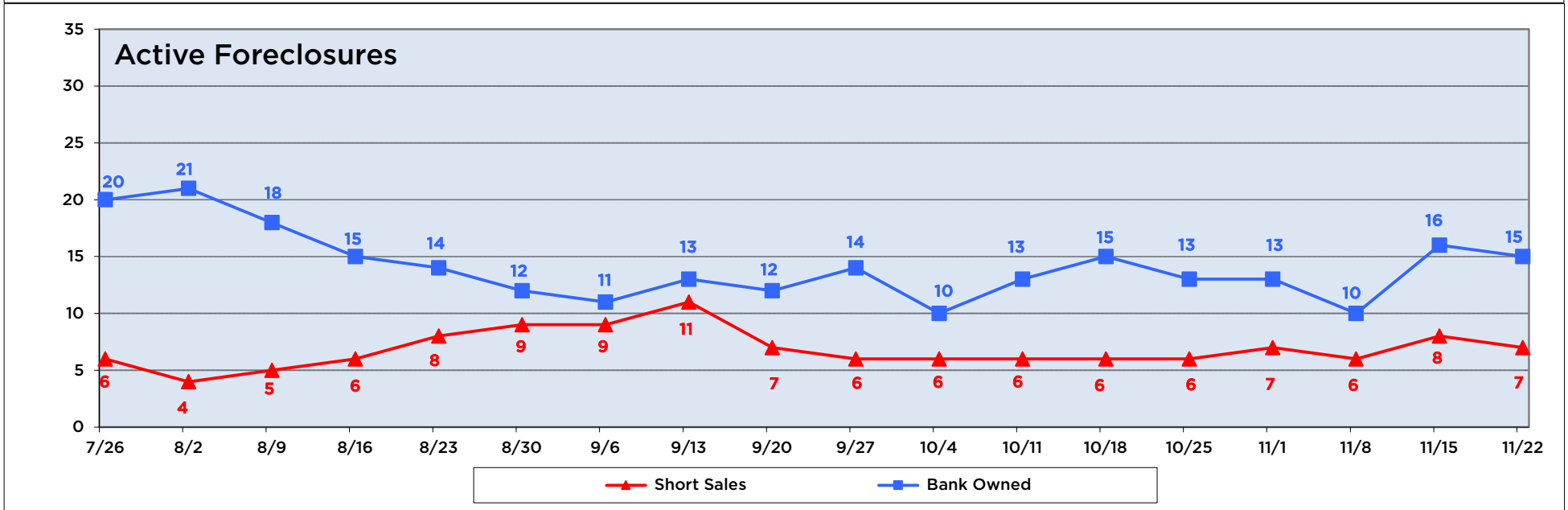
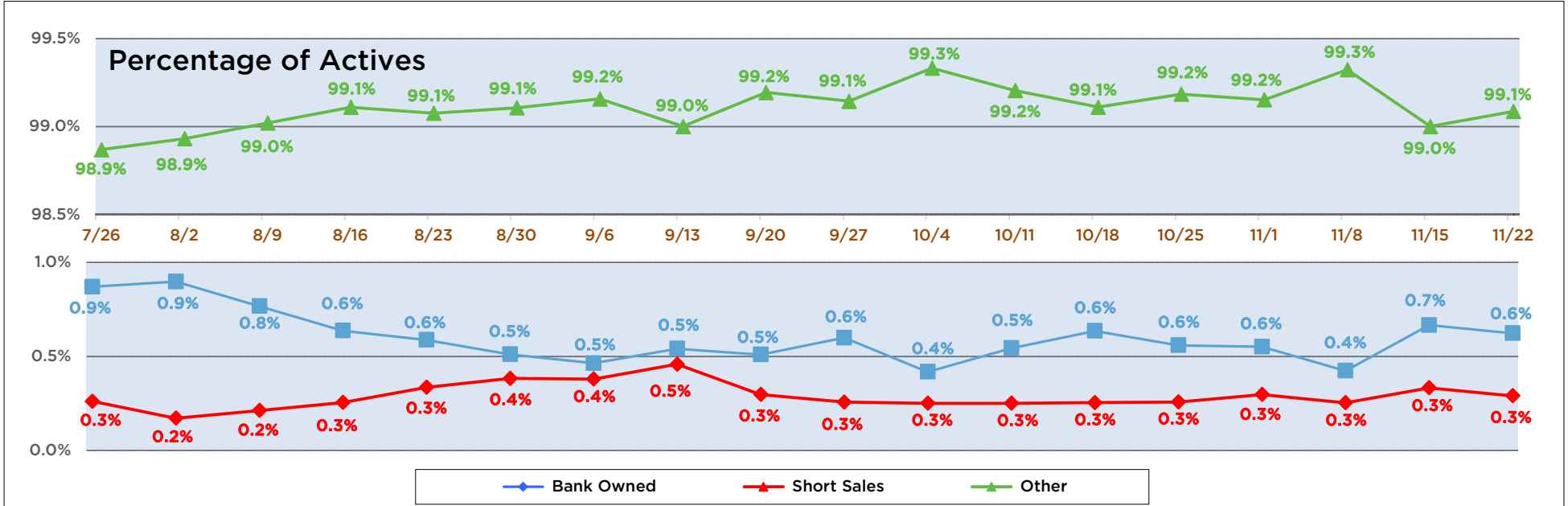
Condos, Townhomes, Villas



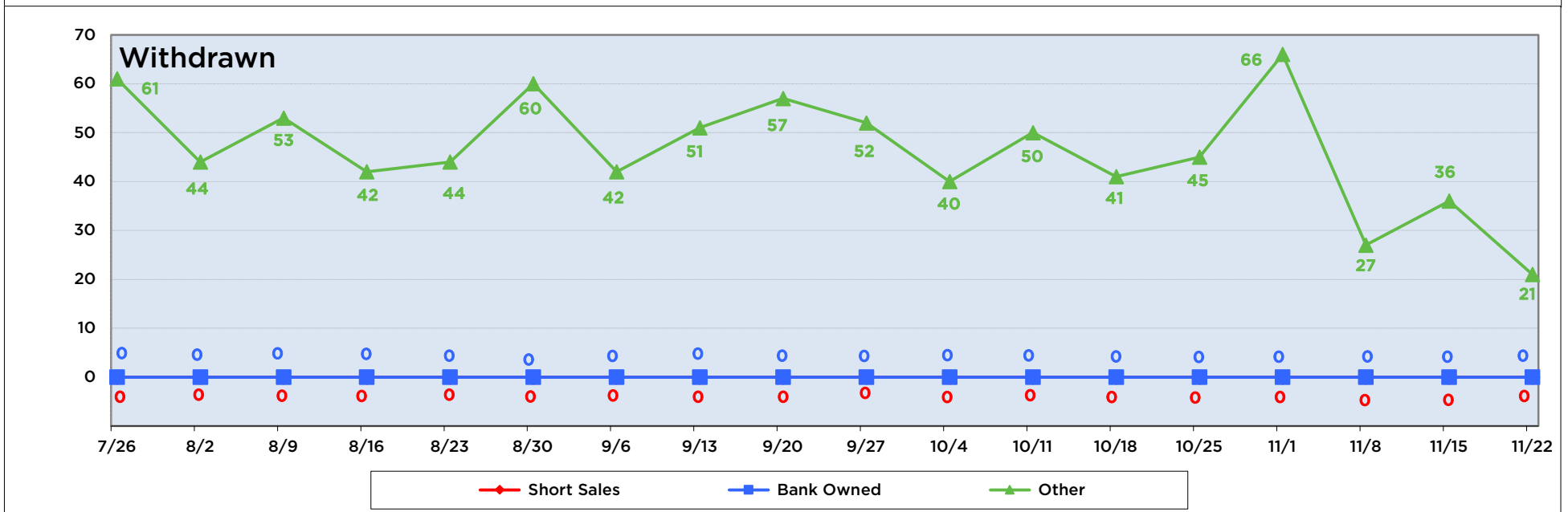
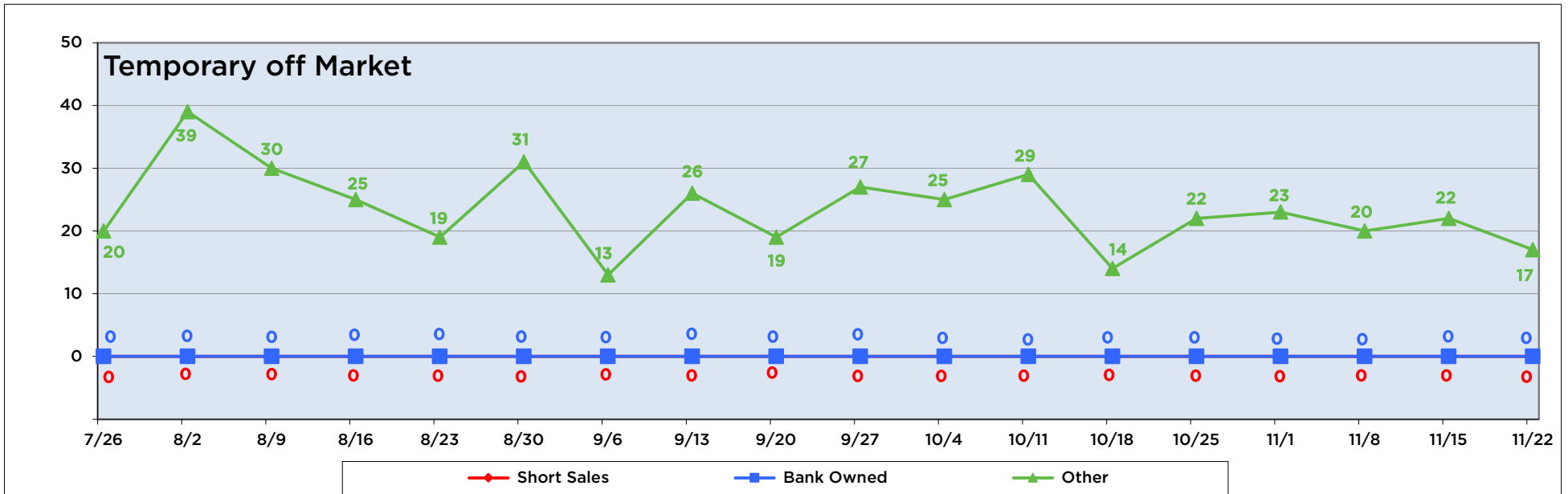
Condos, Townhomes, Villas



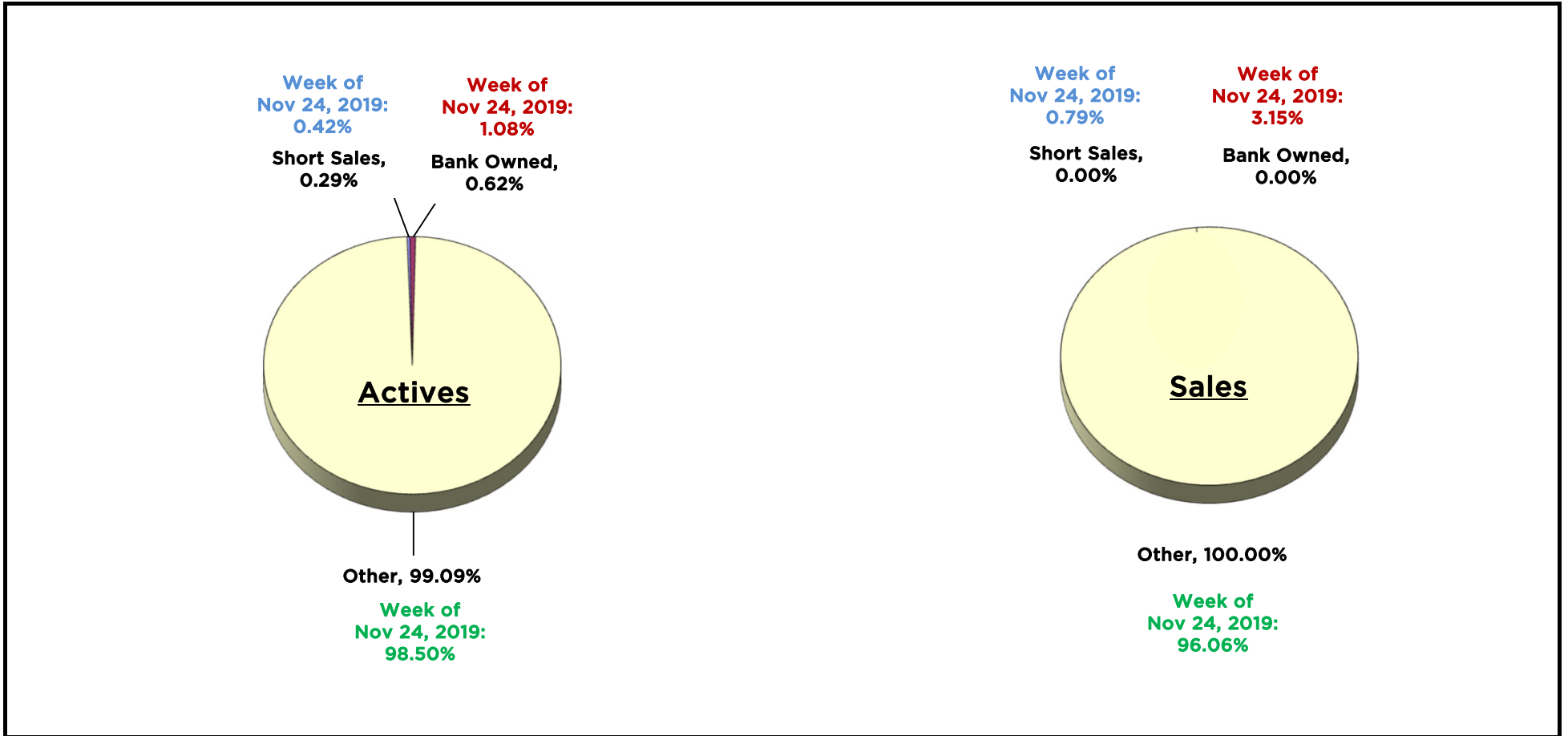
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$182,500? (± \$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>
Orange County		3	\$182,833	2.0	2.0	1,151	\$158.80
Azalea Park	32807	2	\$183,000	2.0	2.0	953	\$192.03
Metro West / Orlo Vista	32835	1	\$182,500	2.0	2.0	1,548	\$117.89
Osceola County		3	\$183,000	3.0	2.0	1,345	\$136.09
Kissimmee (East)	34744	1	\$183,000	3.0	2.0	1,728	\$105.90
Kissimmee / Celebration	34747	2	\$183,000	3.0	2.0	1,153	\$158.72