



Monday Morning Quarterback Summary

Week of November 29, 2020 - December 5, 2020

Single-family existing homes

- Sales of single-family homes increased to 775 during the week of Nov 29, from 391 the week prior
- The median price of single family homes increased to \$315,000, a change of 5.0%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 6 the week of Nov 22
- The number of single-family home short-sale transactions increased to 4 from 3 the week prior
- Single-family inventory decreased by 96, and now sits at 4,120

Condos, townhomes, and villas

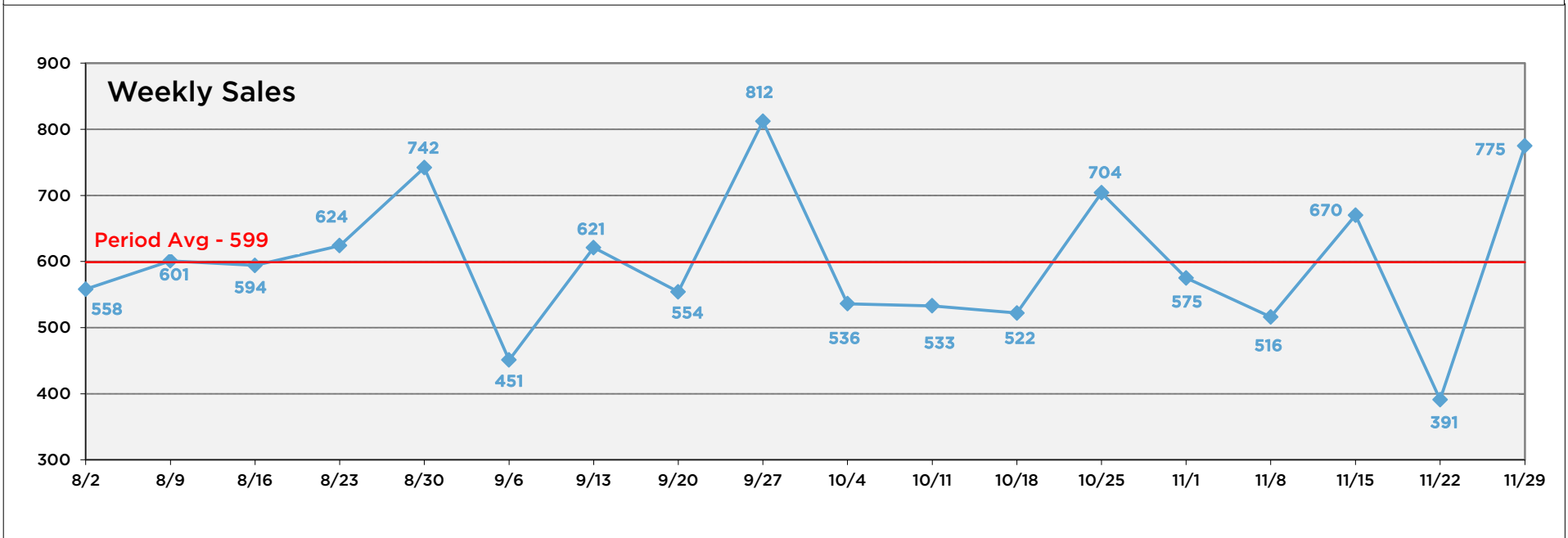
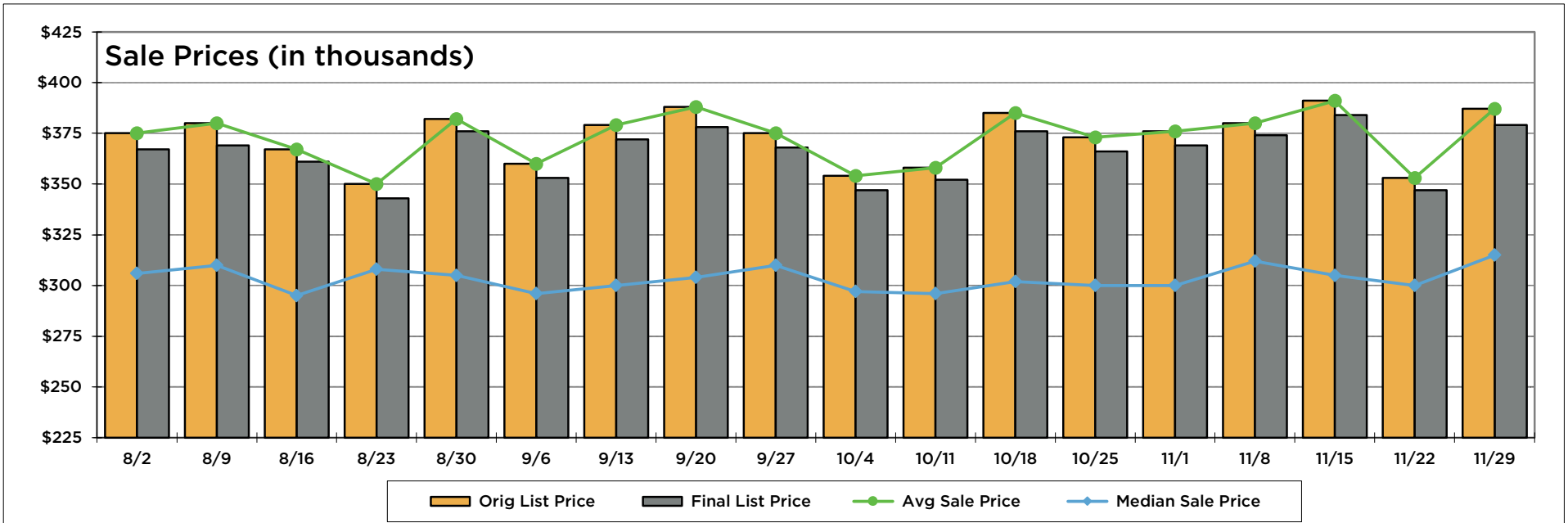
- Sales of condos, townhomes, and villas increased to 234 during the week of Nov 29, from 112 the week prior
- The median price of condos, townhomes, and villas increased to \$192,250, a change of 5.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Nov 22
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 27, and now sits at 2,380

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

Single Family Homes

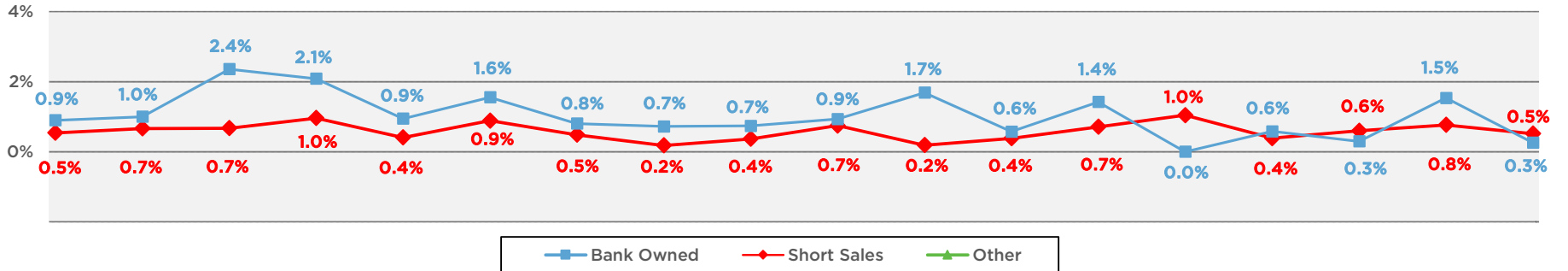
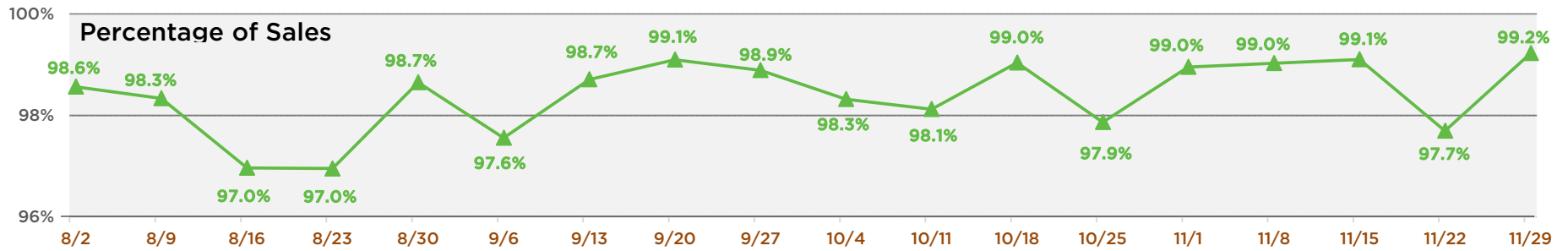
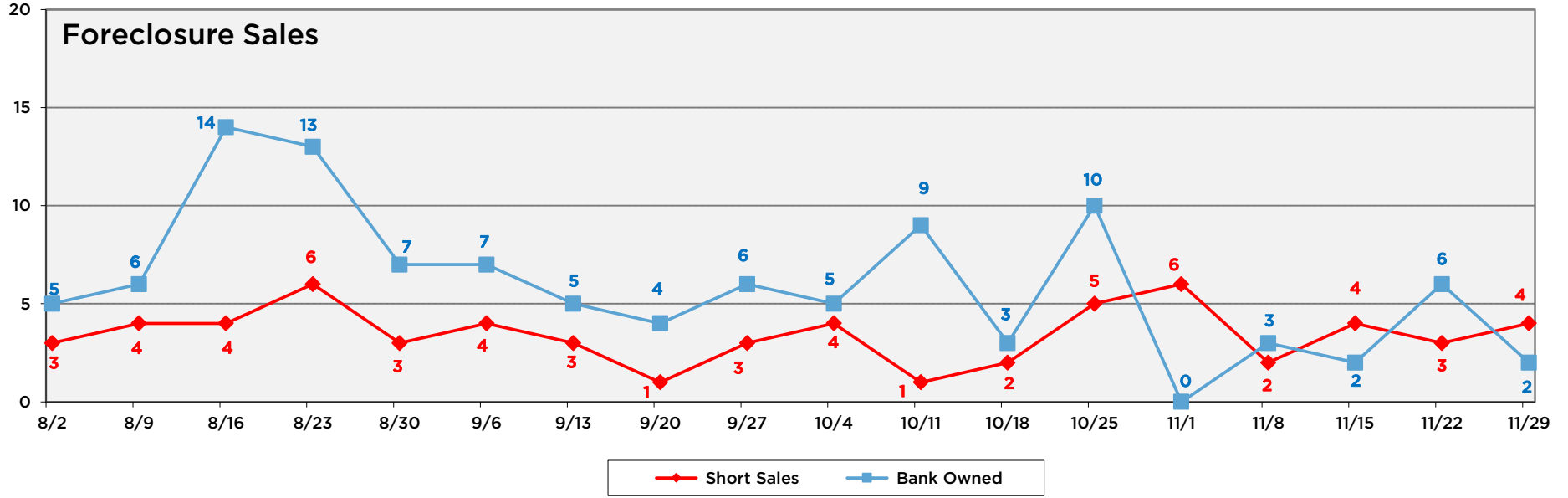
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	775	201	131	235	88	104	16
Bank Owned	2	1	0	1	0	0	0
Short Sales	4	1	1	0	1	1	0
Other	769	199	130	234	87	103	16
Active Listings	4,120	841	451	882	580	960	406
Bank Owned	37	19	2	9	3	2	2
Short Sales	38	12	9	8	4	4	1
Other	4,045	810	440	865	573	954	403
Months of Inventory	1	1	1	1	2	2	6
<u>List Price</u>							
Average Original List Price	\$386,943	\$207,335	\$282,296	\$349,687	\$453,325	\$686,489	\$1,735,109
Average Final List Price	\$379,308	\$206,103	\$277,811	\$344,001	\$448,709	\$668,394	\$1,643,984
<u>Sale Price</u>							
Average Price	\$370,088	\$201,318	\$274,008	\$338,538	\$441,931	\$649,871	\$1,526,556
Median Price	\$315,000	\$213,500	\$273,900	\$332,000	\$435,500	\$620,000	\$1,297,500
<u>Price Differences</u>							
<i>Original</i> to <i>Final</i> List Price	-\$7,635	-\$1,232	-\$4,485	-\$5,686	-\$4,616	-\$18,095	-\$91,125
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,855	-\$6,017	-\$8,288	-\$11,149	-\$11,394	-\$36,618	-\$208,553
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,220	-\$4,785	-\$3,803	-\$5,463	-\$6,778	-\$18,523	-\$117,428
<i>Original</i> List to <i>Sale</i> Price - %	95.64%	97.10%	97.06%	96.81%	97.49%	94.67%	87.98%
<i>Final</i> List to <i>Sale</i> Price - %	97.57%	97.68%	98.63%	98.41%	98.49%	97.23%	92.86%
<u>Days on the Market</u>							
Avg Days Listing to Contract	48	40	37	41	65	60	194
Combined Avg Days to Contract	51	40	39	42	72	69	194
Avg Days Listing to Closing	90	81	78	83	107	101	240
Avg Days Contract to Close	41	42	41	41	41	41	45
<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	1	1
<u>Square Footage</u>							
Average Square Feet	2,205	1,362	1,773	2,216	2,680	3,529	4,933

Single Family Homes

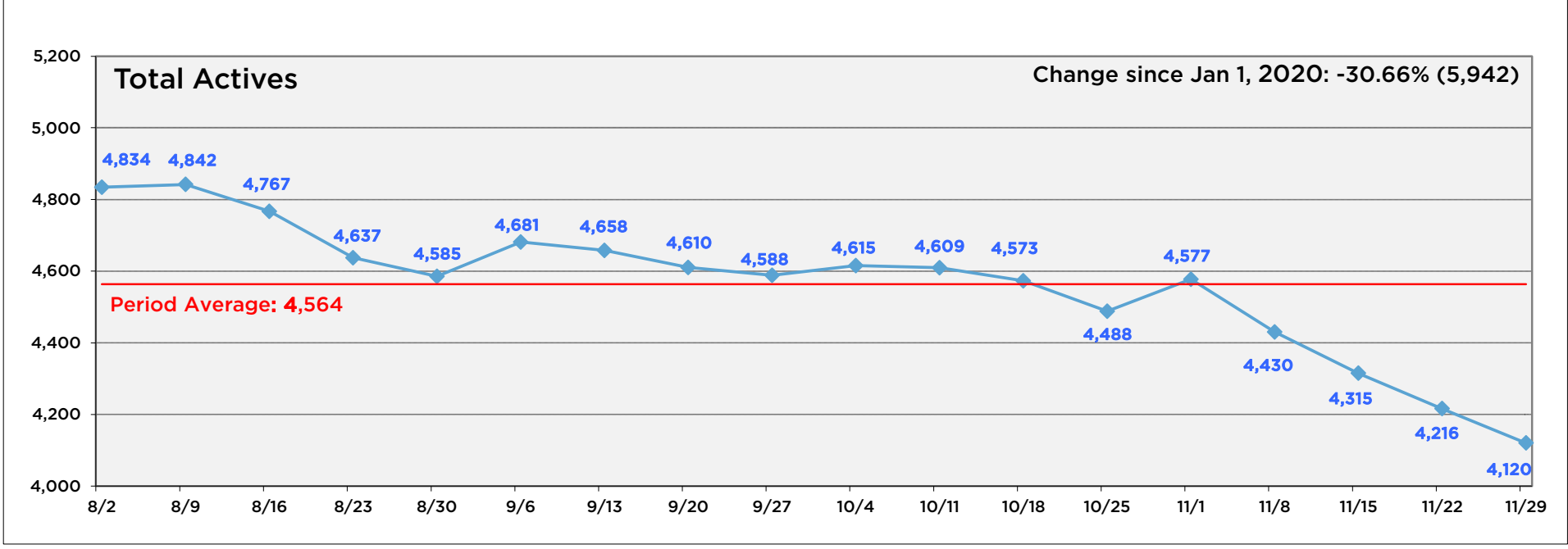
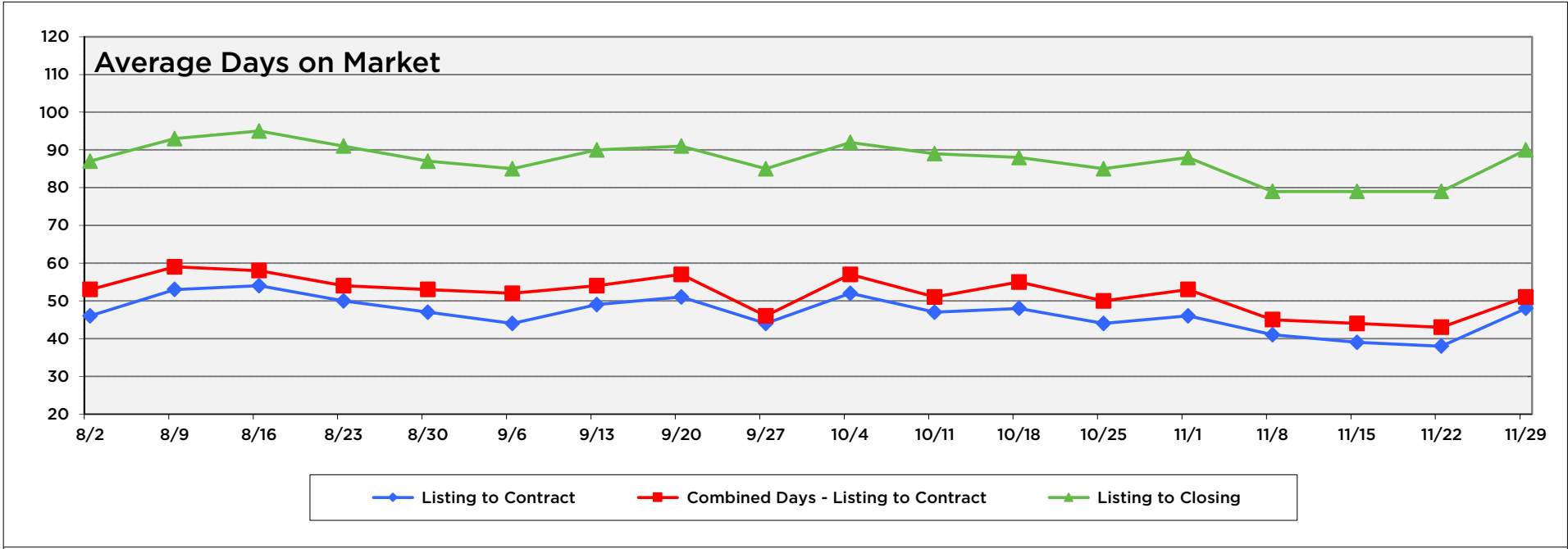




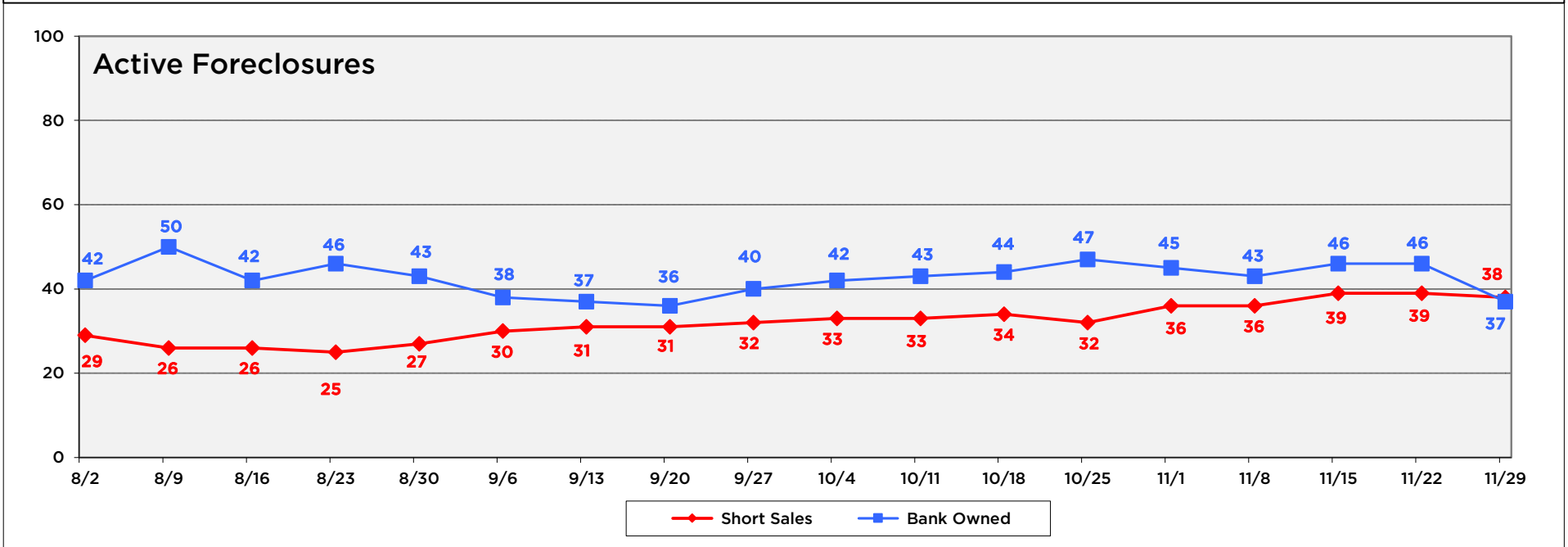
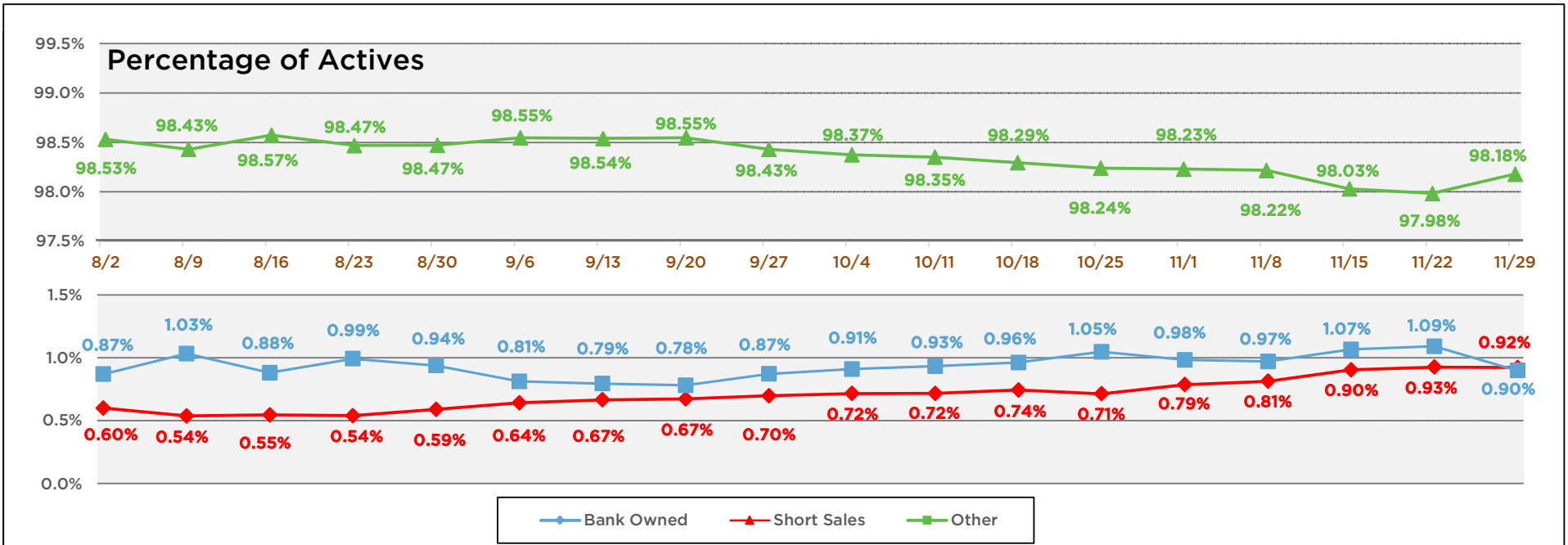
Single Family Homes



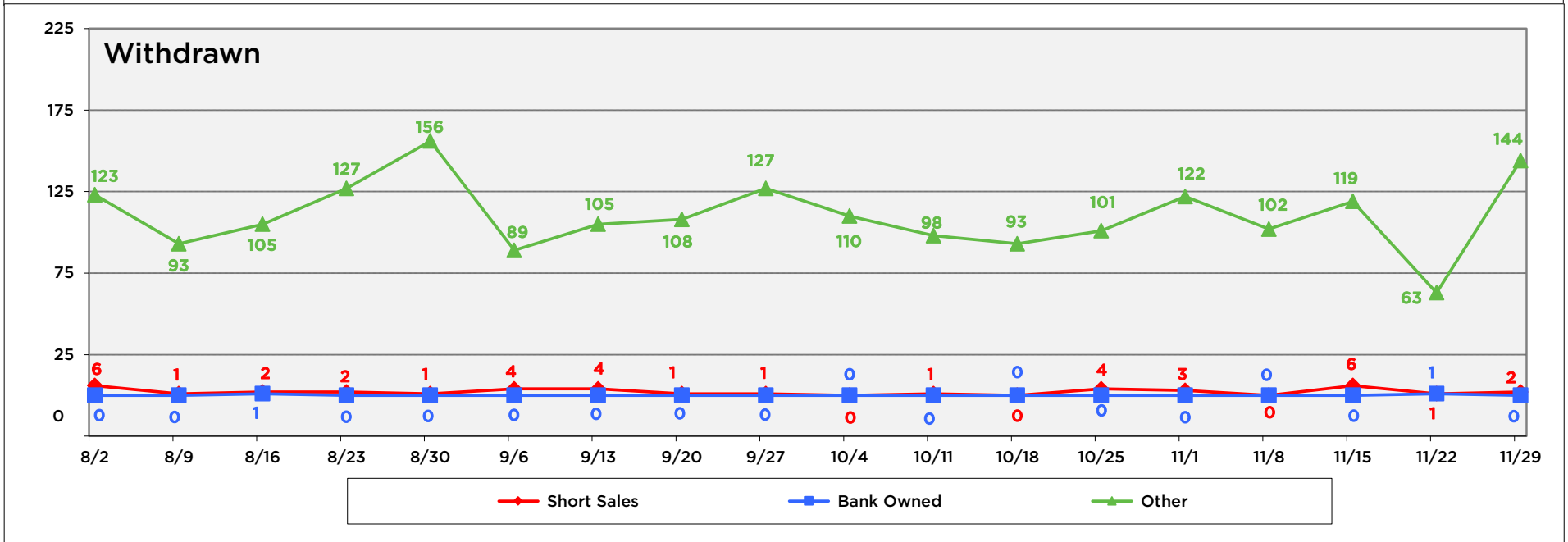
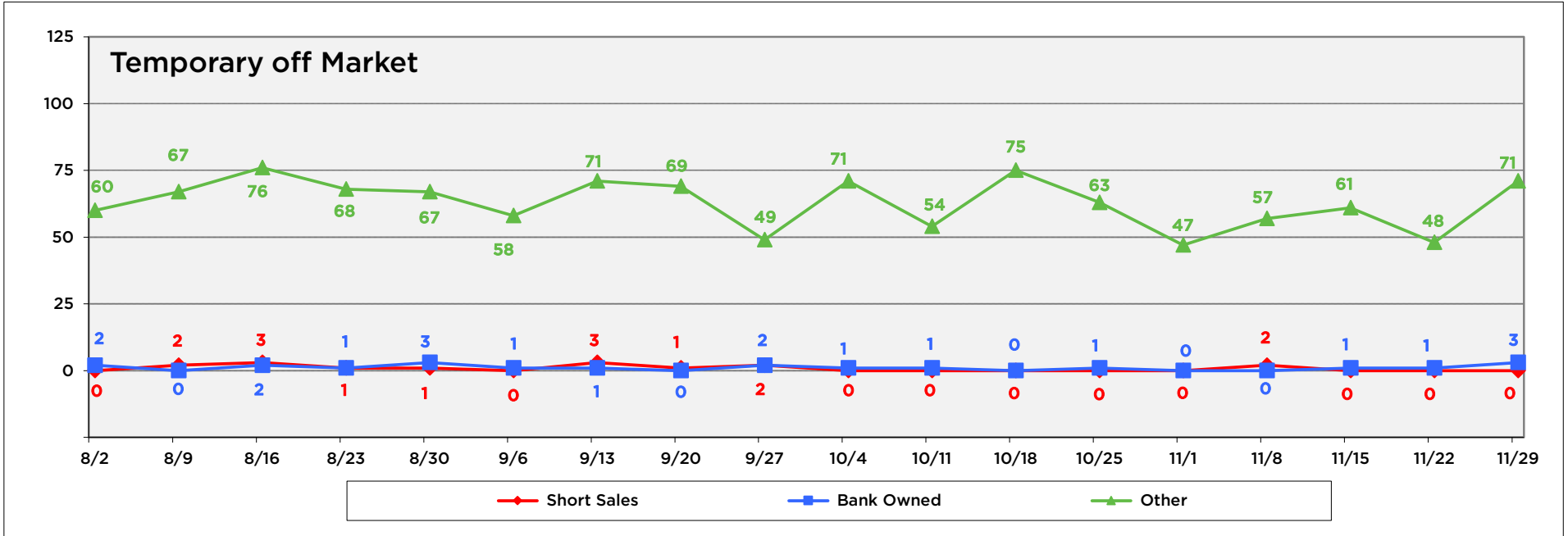
Single Family Homes



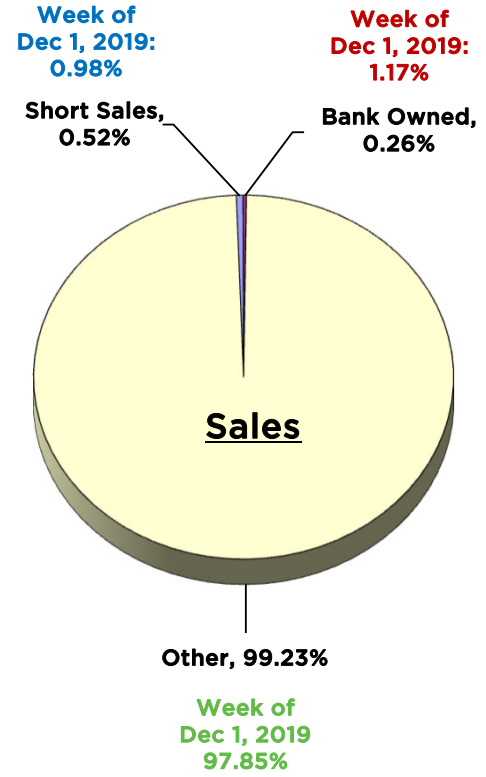
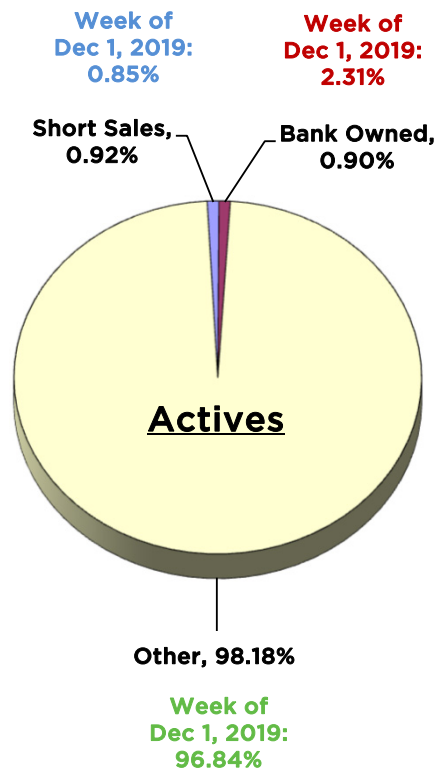
Single Family Homes



Single Family Homes



Single Family Homes



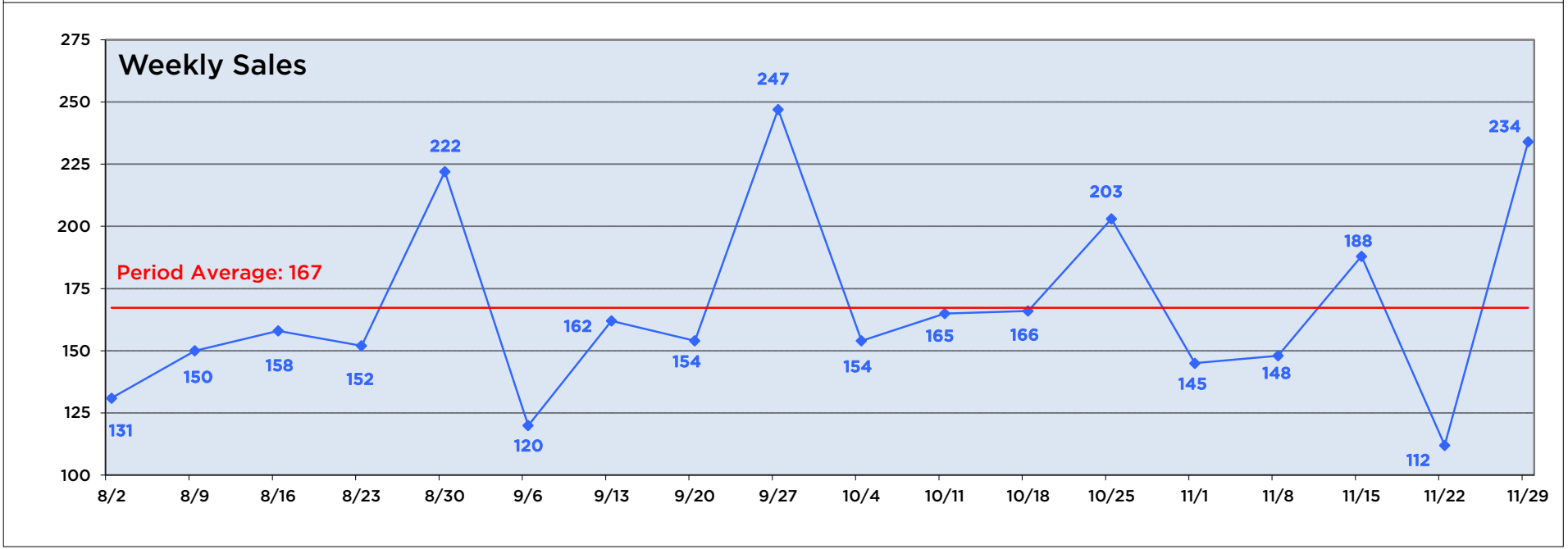
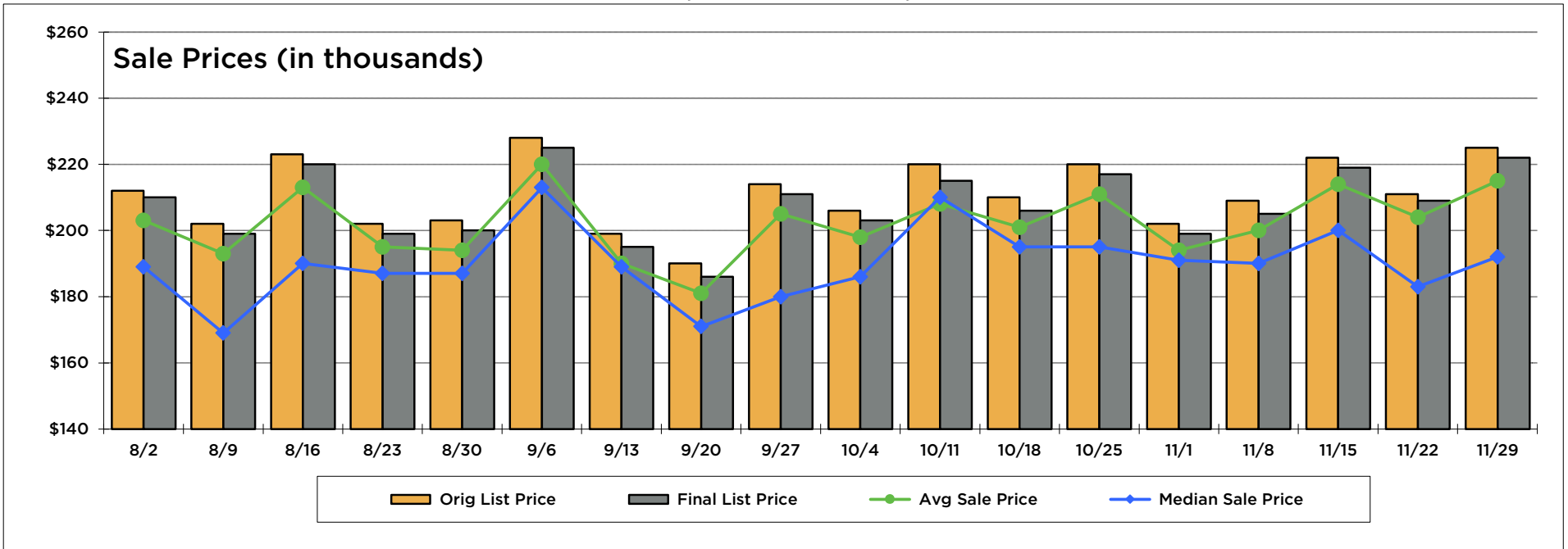
Where are the 31 Single Family Homes available for the Median Price of \$315,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$314,950	3.0	1.8	1,427	\$220.75
Casselberry	32707	1	\$315,000	3.0	2.0	1,642	\$191.84
Lake Mary / Heathrow	32746	1	\$314,900	3.0	2.0	1,433	\$219.75
Oviedo	32765	1	\$314,900	3.0	2.0	1,584	\$198.80
Winter Park	32792	1	\$315,000	3.0	1.0	1,048	\$300.57
Orange County		17	\$314,971	3.4	2.2	1,718	\$183.36
Apopka (North)	32712	2	\$314,950	4.0	3.0	2,554	\$123.32
Winter Park (West)	32789	1	\$314,900	3.0	2.0	1,387	\$227.04
Colonialtown	32803	1	\$314,900	3.0	1.0	1,048	\$300.48
College Park	32804	2	\$314,950	3.0	2.0	1,305	\$241.34
Delaney / Crystal Lake	32806	1	\$314,900	3.0	2.0	1,628	\$193.43
Conway	32812	1	\$315,000	3.0	2.0	1,739	\$181.14
Ventura	32822	1	\$315,000	3.0	2.0	1,646	\$191.37
Taft	32824	2	\$315,000	4.0	3.0	1,965	\$160.31
Rio Pinar / Union Park	32825	1	\$315,000	3.0	2.0	1,534	\$205.35
Waterford Lakes	32828	3	\$315,000	4.0	2.0	1,686	\$186.83
Hunters Creek	32837	2	\$315,000	3.0	2.0	1,757	\$179.28
Osceola County		7	\$314,985	4.4	2.9	2,063	\$152.66
Kissimmee (East)	34744	1	\$315,000	3.0	2.0	1,947	\$161.79
Kissimmee (West) / Pleasant Hill	34746	4	\$314,975	5.0	3.0	2,207	\$142.72
Kissimmee / Celebration	34747	2	\$314,999	4.0	3.0	1,834	\$171.76
Lake County		3	\$314,967	4.0	3.0	1,888	\$166.80
Clermont (Central)	34711	2	\$314,950	4.0	3.0	1,648	\$191.11
Howey in the Hills	34737	1	\$315,000	4.0	3.0	2,369	\$132.97

Condos, Townhomes, Villas

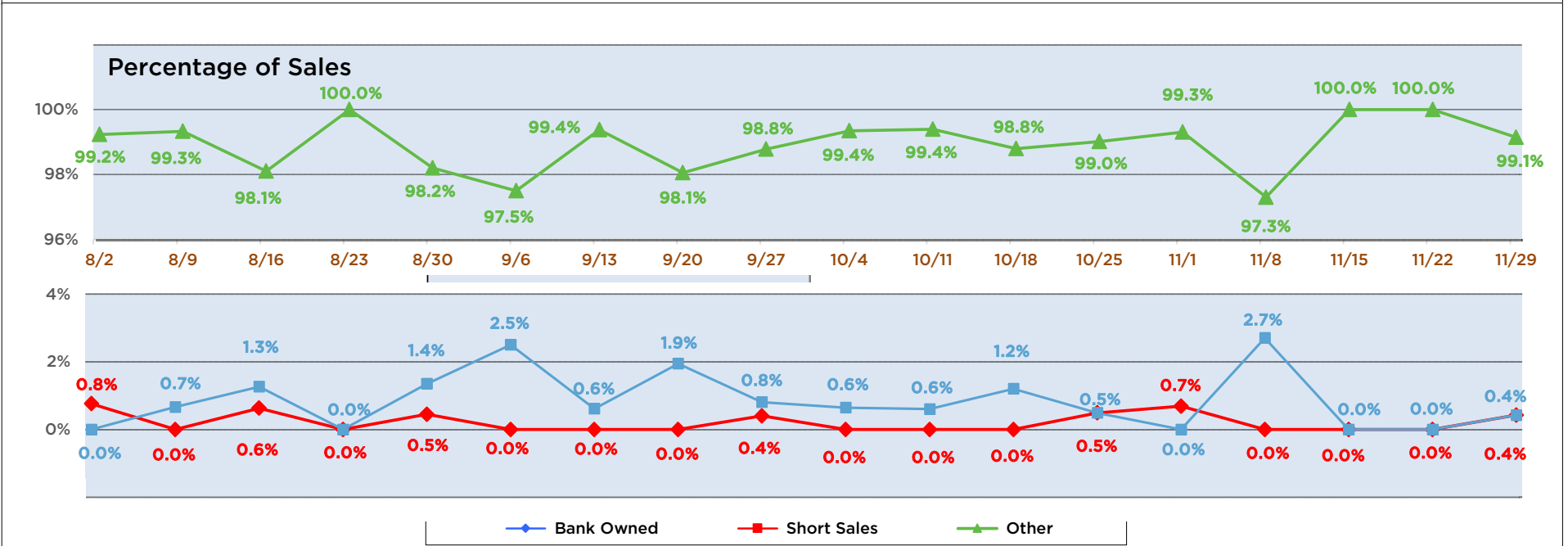
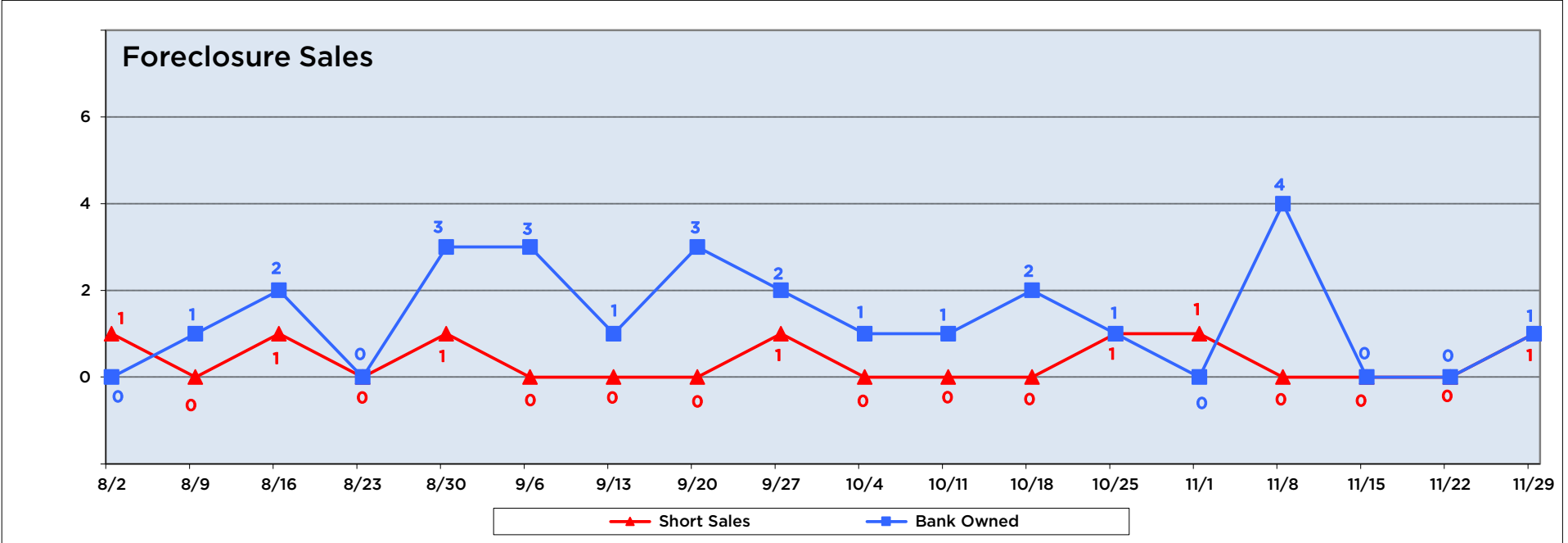
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	234	168	36	19	8	2	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	232	166	36	19	8	2	1
Active Listings	2,380	1,596	312	327	88	46	11
Bank Owned	15	15	0	0	0	0	0
Short Sales	10	8	1	1	0	0	0
Other	2,355	1,573	311	326	88	46	11
Months of Inventory	2	2	2	4	3	5	3
List Price							
Average Original List Price	\$225,391	\$173,893	\$280,569	\$349,644	\$467,338	\$675,000	\$1,695,000
Average Final List Price	\$221,866	\$170,952	\$274,889	\$348,581	\$466,088	\$627,000	\$1,695,000
Sale Price							
Average Price	\$215,337	\$165,982	\$270,188	\$335,882	\$451,153	\$570,000	\$1,646,000
Median Price	\$192,250	\$173,250	\$266,750	\$335,000	\$455,860	\$570,000	\$1,646,000
Price Differences							
<i>Original</i> to <i>Final</i> List Price	-\$3,525	-\$2,941	-\$5,680	-\$1,063	-\$1,250	-\$48,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,054	-\$7,911	-\$10,381	-\$13,762	-\$16,185	-\$105,000	-\$49,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,529	-\$4,970	-\$4,701	-\$12,699	-\$14,935	-\$57,000	-\$49,000
<i>Original</i> List to <i>Sale</i> Price - %	95.54%	95.45%	96.30%	96.06%	96.54%	84.44%	97.11%
<i>Final</i> List to <i>Sale</i> Price - %	97.06%	97.09%	98.29%	96.36%	96.80%	90.91%	97.11%
Days on the Market							
Avg Days Listing to Contract	54	50	43	85	68	359	15
Combined Avg Days to Contract	57	53	43	85	68	359	15
Avg Days Listing to Closing	91	84	85	122	103	404	59
Avg Days Contract to Close	37	35	41	48	35	45	43
Beds / Baths							
Average Bedrooms	3	2	3	3	3	4	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	1	1	1	1	1
Square Footage							
Average Square Feet	1,411	1,227	1,726	1,900	2,109	2,569	3,830

Condos, Townhomes, Villas



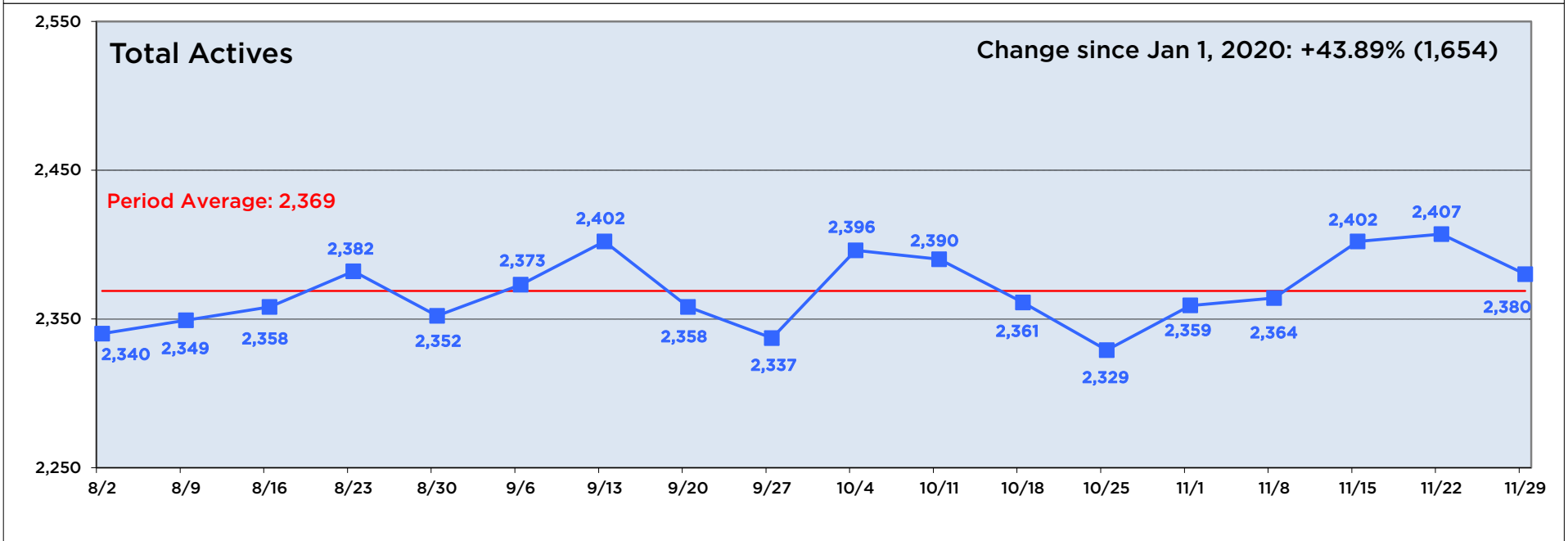
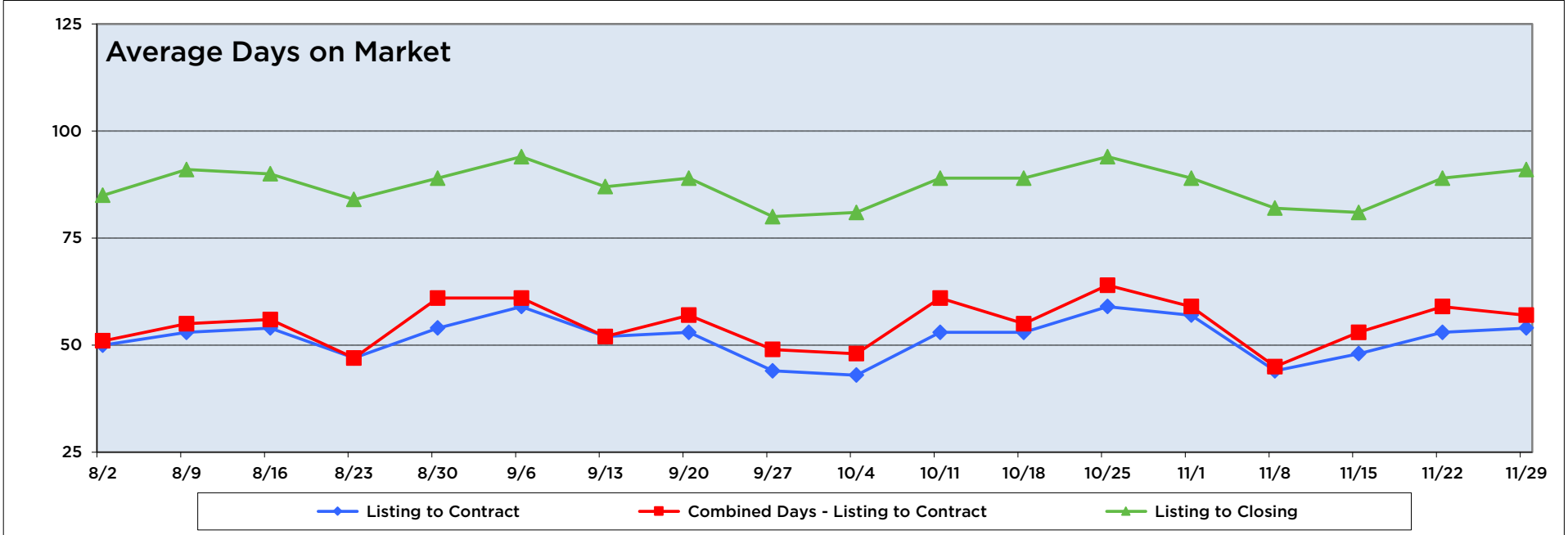


Condos, Townhomes, Villas



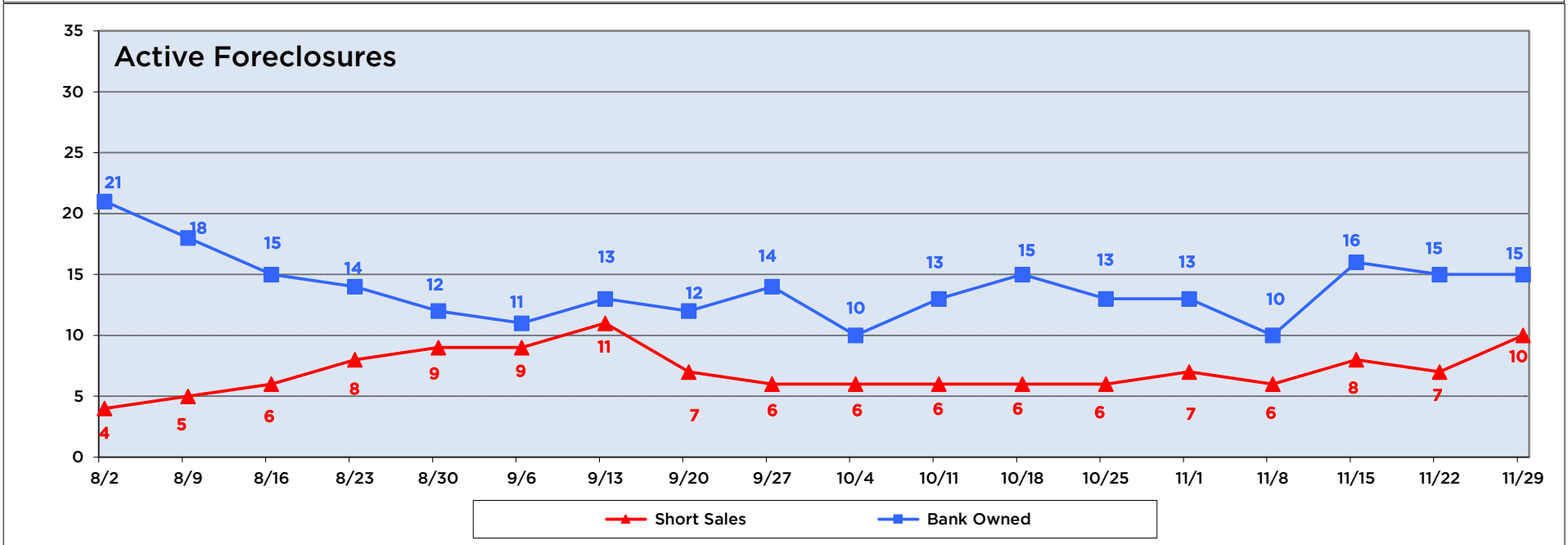
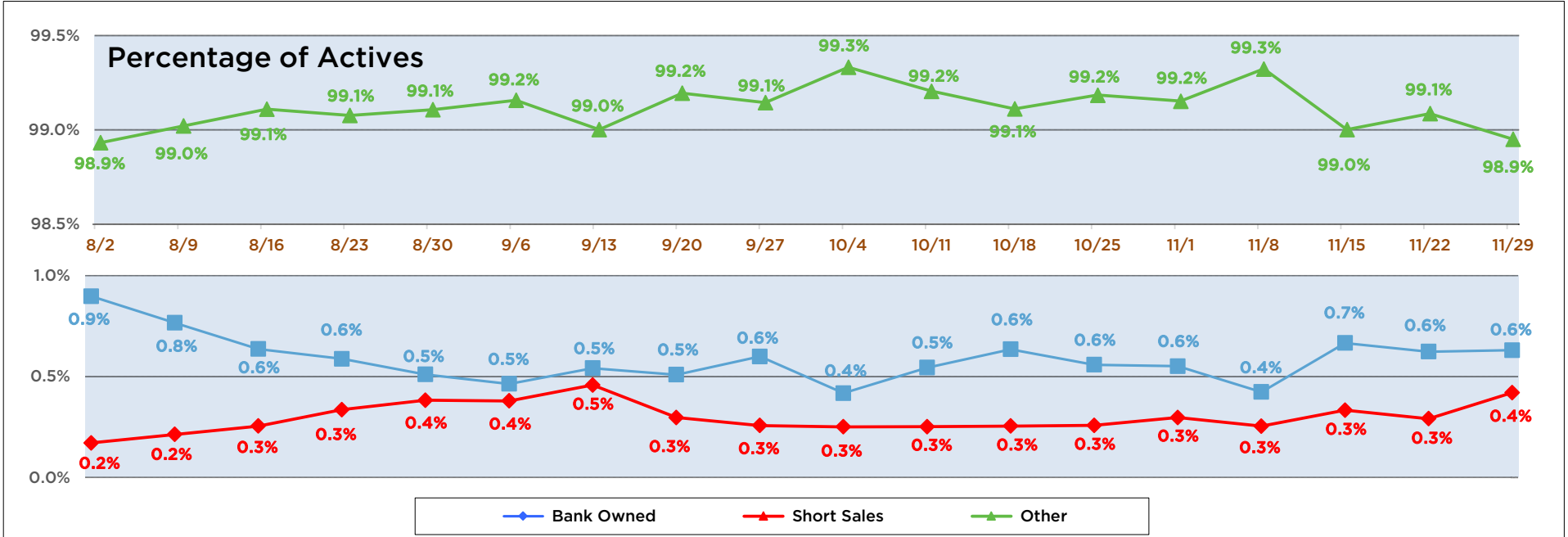


Condos, Townhomes, Villas



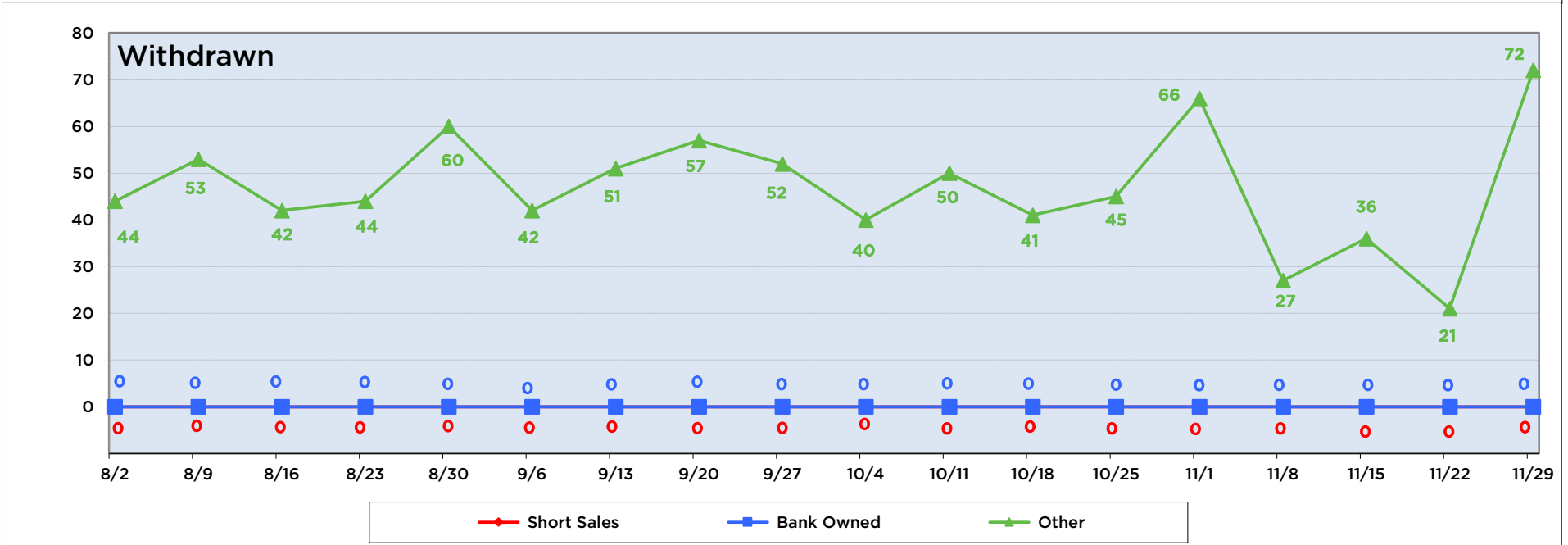
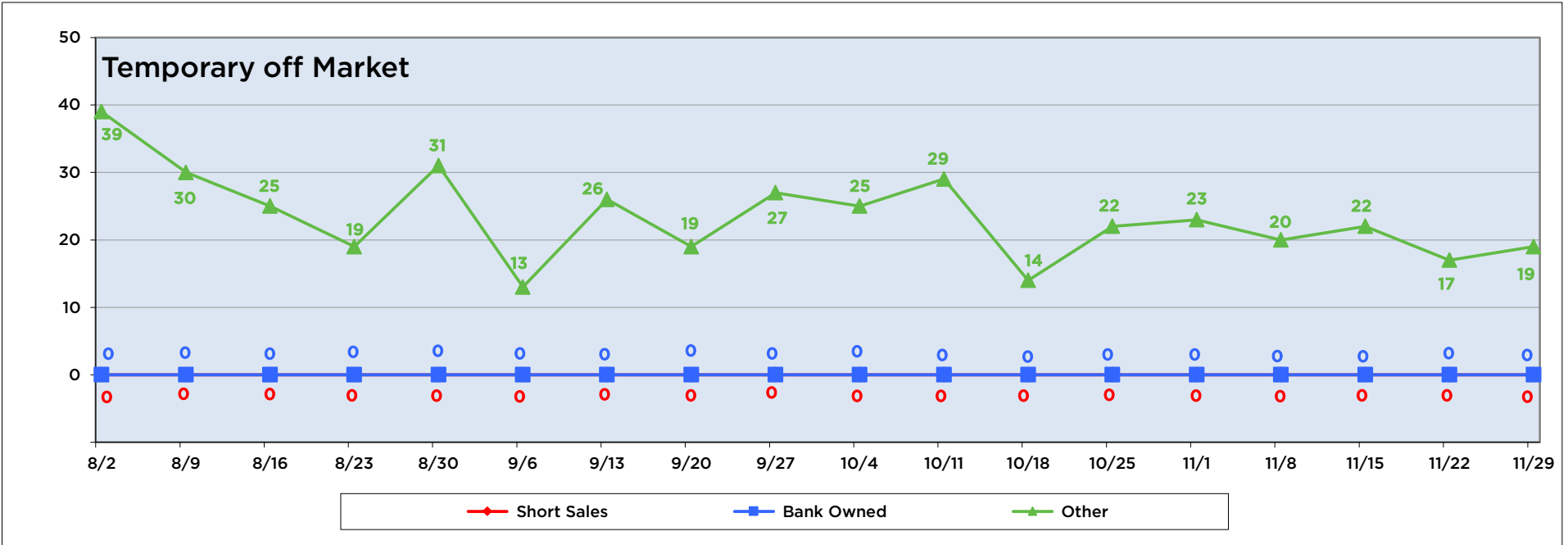


Condos, Townhomes, Villas

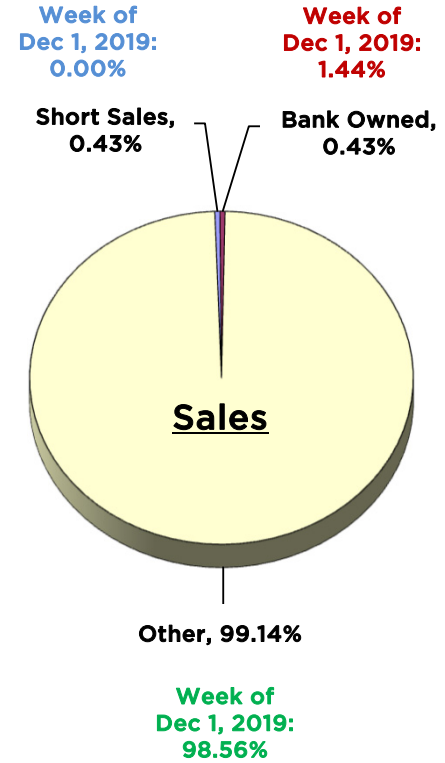
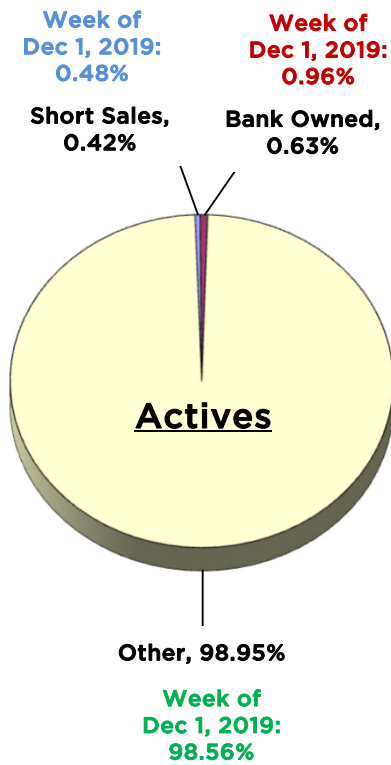




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 8 Condos, Townhomes, or Villas available for the Median Price of \$192,250? (± \$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							
Fern Park/Casselberry	32730	1	\$192,500	2.0	2.0	1,341	\$143.55
Orange County		4	\$192,225	2.3	2.3	1,199	\$160.32
Maitland / Eatonville	32751	1	\$192,500	3.0	3.0	1,496	\$128.68
Orlando (Downtown)	32801	1	\$191,900	2.0	2.0	1,115	\$172.11
Orlo Vista	32811	1	\$192,500	2.0	2.0	1,228	\$156.76
Williamsburg / Lake Bryan	32821	1	\$192,000	2.0	2.0	957	\$200.63
Osceola County		3	\$191,967	3.0	2.0	1,256	\$152.84
Kissimmee / Celebration	34747	3	\$191,967	3.0	2.0	1,256	\$152.84