



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

***Week of December 6, 2020 - December 12, 2020***

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

- Sales of single-family homes decreased to 560 during the week of Dec 6, from 775 the week prior
- The median price of single family homes decreased to \$314,450, a change of -0.2%
- The number of single-family home foreclosure transactions increased to 3 last week, from 2 the week of Nov 29
- The number of single-family home short-sale transactions decreased to 3 from 4 the week prior
- Single-family inventory decreased by 150, and now sits at 3,970

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

- Sales of condos, townhomes, and villas decreased to 182 during the week of Dec 6, from 234 the week prior
- The median price of condos, townhomes, and villas decreased to \$190,500, a change of -0.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Nov 29
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 58, and now sits at 2,322

*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
<b>Sales</b>	<b>560</b>	136	121	160	60	67	16
Bank Owned	3	0	2	1	0	0	0
Short Sales	3	2	1	0	0	0	0
Other	554	134	118	159	60	67	16
<b>Active Listings</b>	<b>3,970</b>	791	442	857	558	929	393
Bank Owned	34	18	2	7	4	2	1
Short Sales	31	7	11	5	3	4	1
Other	3,905	766	429	845	551	923	391
<b>Months of Inventory</b>	<b>2</b>	1	1	1	2	3	6

**List Price**

Average Original List Price	\$381,272	\$202,662	\$277,762	\$356,696	\$459,783	\$659,497	\$1,468,538
Average Final List Price	\$376,113	\$199,987	\$277,056	\$351,998	\$451,307	\$644,125	\$1,459,169

**Sale Price**

Average Price	\$365,775	\$194,831	\$273,107	\$346,507	\$444,352	\$623,972	\$1,336,438
Median Price	\$314,450	\$211,500	\$272,000	\$345,000	\$437,500	\$582,500	\$1,290,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$5,159</b>	-\$2,675	-\$706	-\$4,698	-\$8,476	-\$15,372	-\$9,369
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<b>Original List to Sale Price - \$</b>	<b>-\$15,497</b>	-\$7,831	-\$4,655	-\$10,189	-\$15,431	-\$35,525	-\$132,100
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<b>Final List to Sale Price - \$</b>	<b>-\$10,338</b>	-\$5,156	-\$3,949	-\$5,491	-\$6,955	-\$20,153	-\$122,731
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<b>Original List to Sale Price - %</b>	<b>95.94%</b>	96.14%	98.32%	97.14%	96.64%	94.61%	91.00%
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<b>Final List to Sale Price - %</b>	<b>97.25%</b>	97.42%	98.57%	98.44%	98.46%	96.87%	91.59%
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**Days on the Market**

Avg Days Listing to Contract	48	44	27	40	58	89	112
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Combined Avg Days to Contract	52	44	27	48	59	96	161
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Avg Days Listing to Closing	88	82	64	77	99	141	159
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Avg Days Contract to Close	40	38	39	37	41	51	46
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**Beds / Baths**

Average Bedrooms	4	3	3	4	4	4	5
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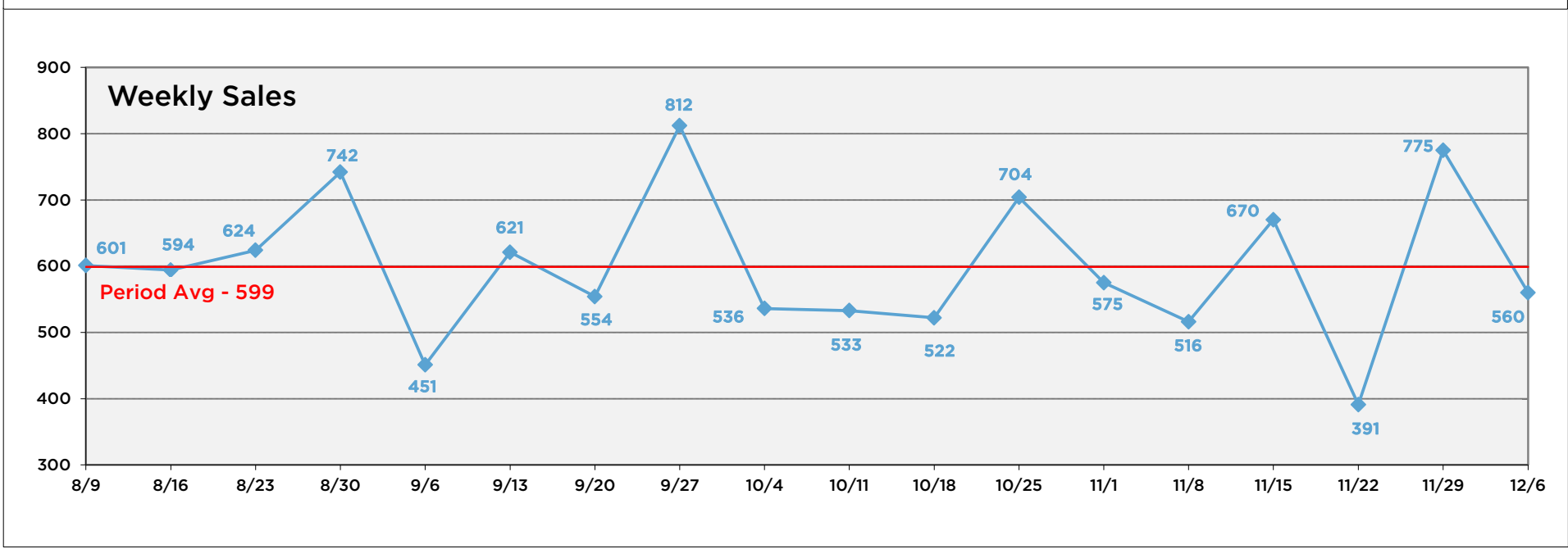
Average Full Baths	2	2	2	2	3	3	5
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Average Half Baths	0	0	0	0	0	1	1
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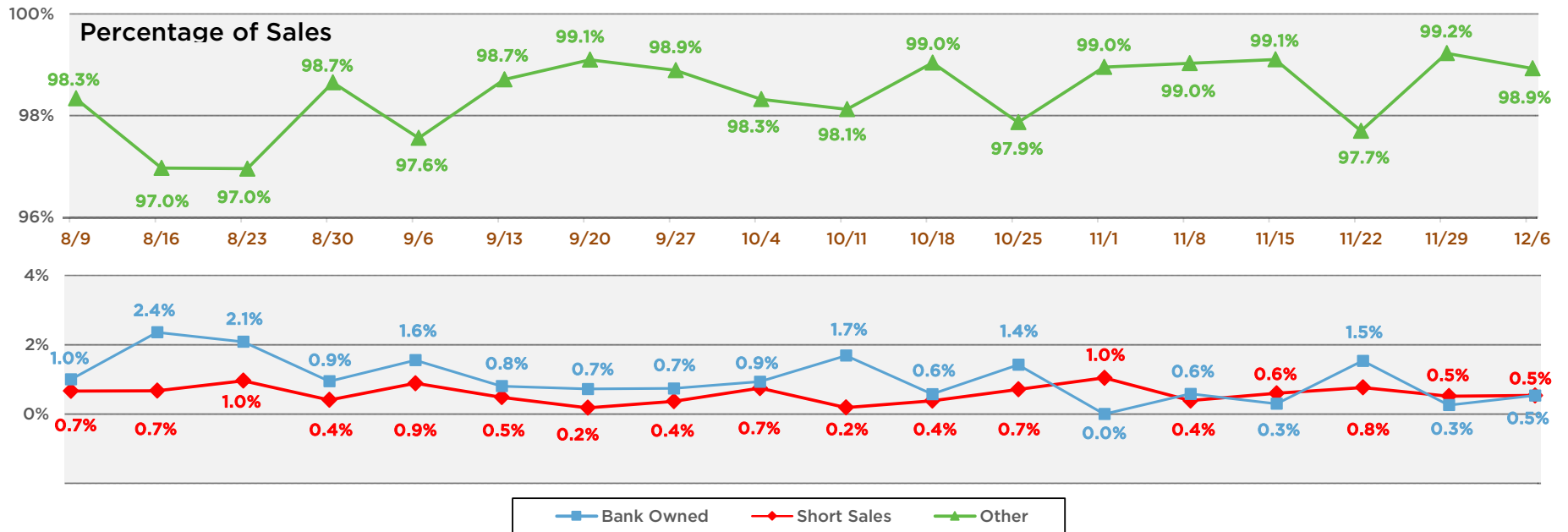
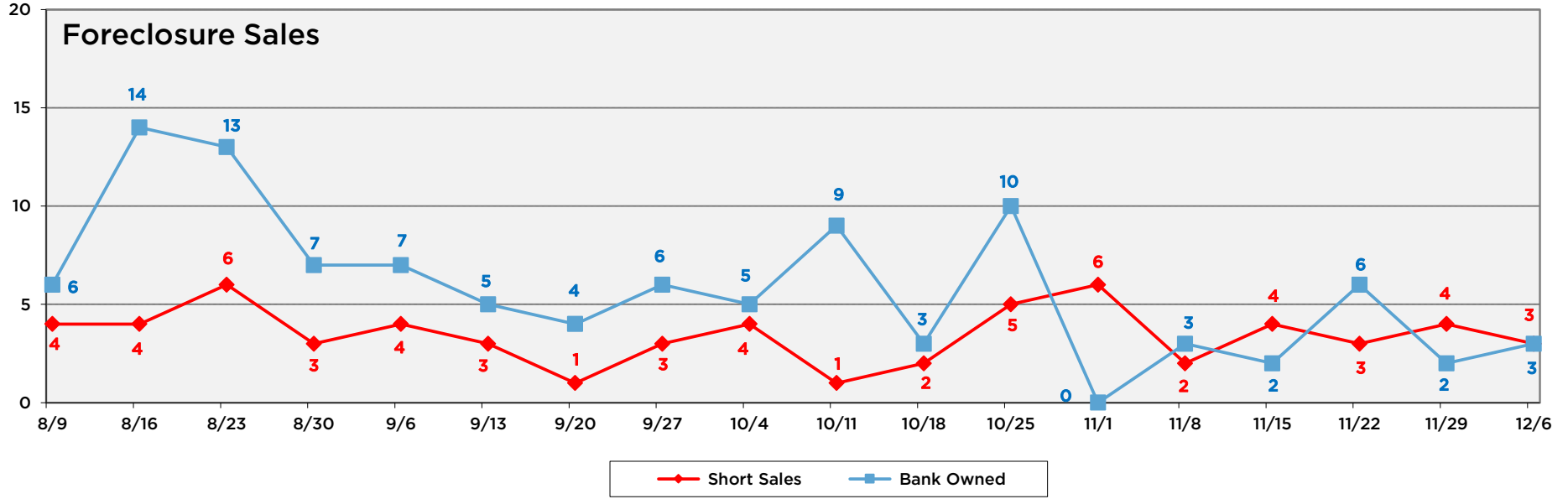
**Square Footage**

Average Square Feet	2,237	1,412	1,767	2,319	2,742	3,404	5,212
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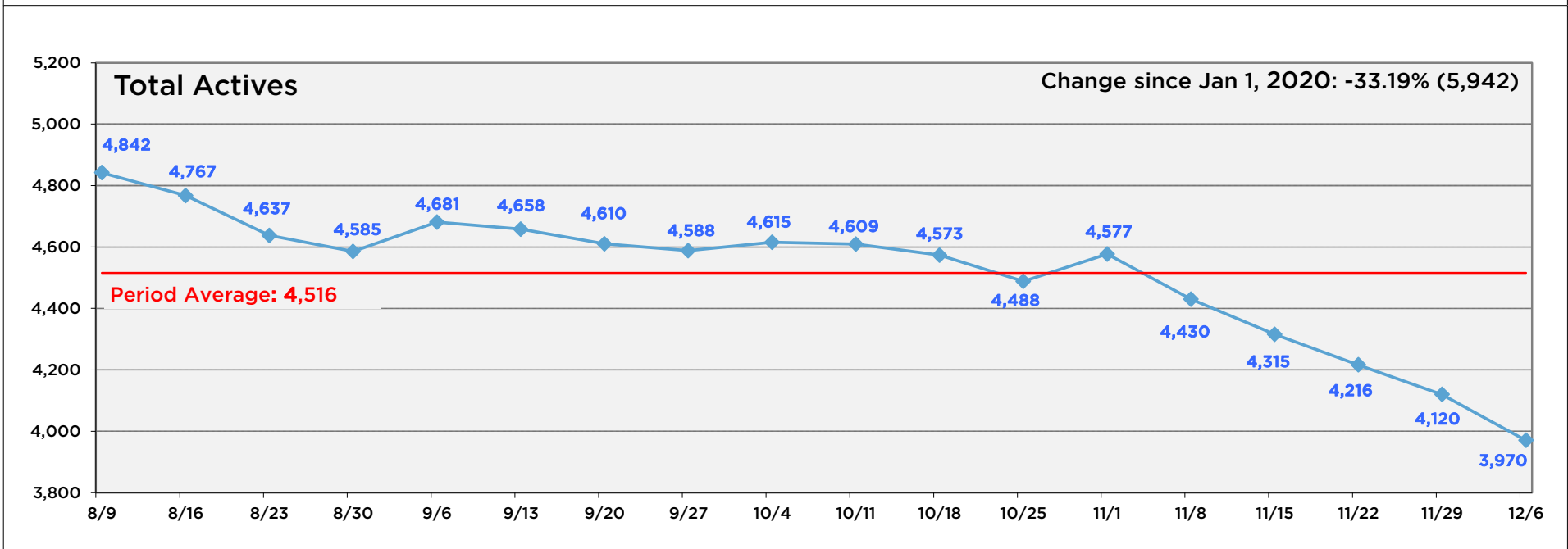
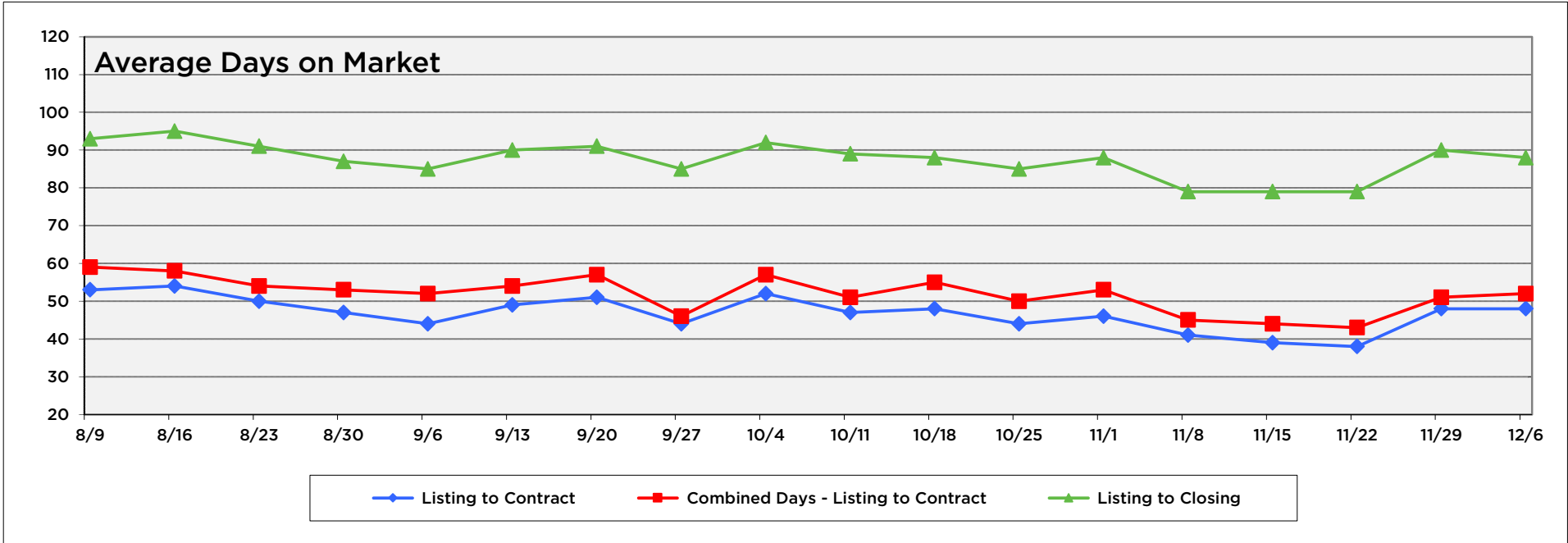
**Single Family Homes**



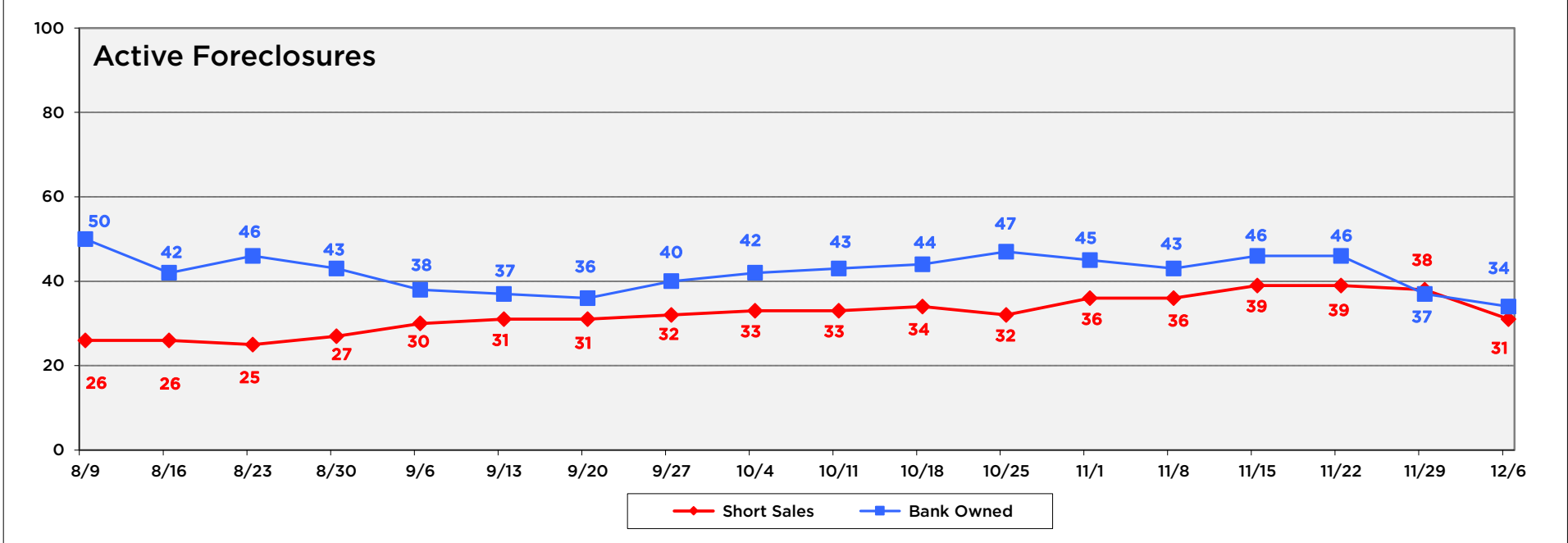
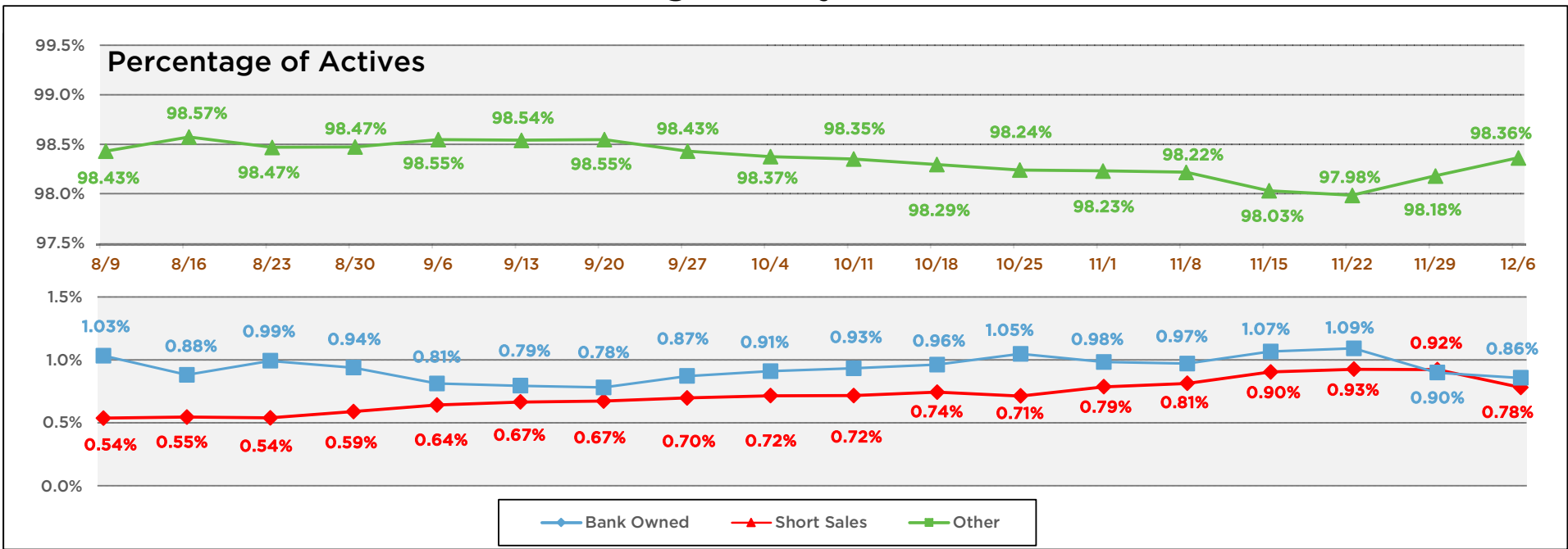
**Single Family Homes**



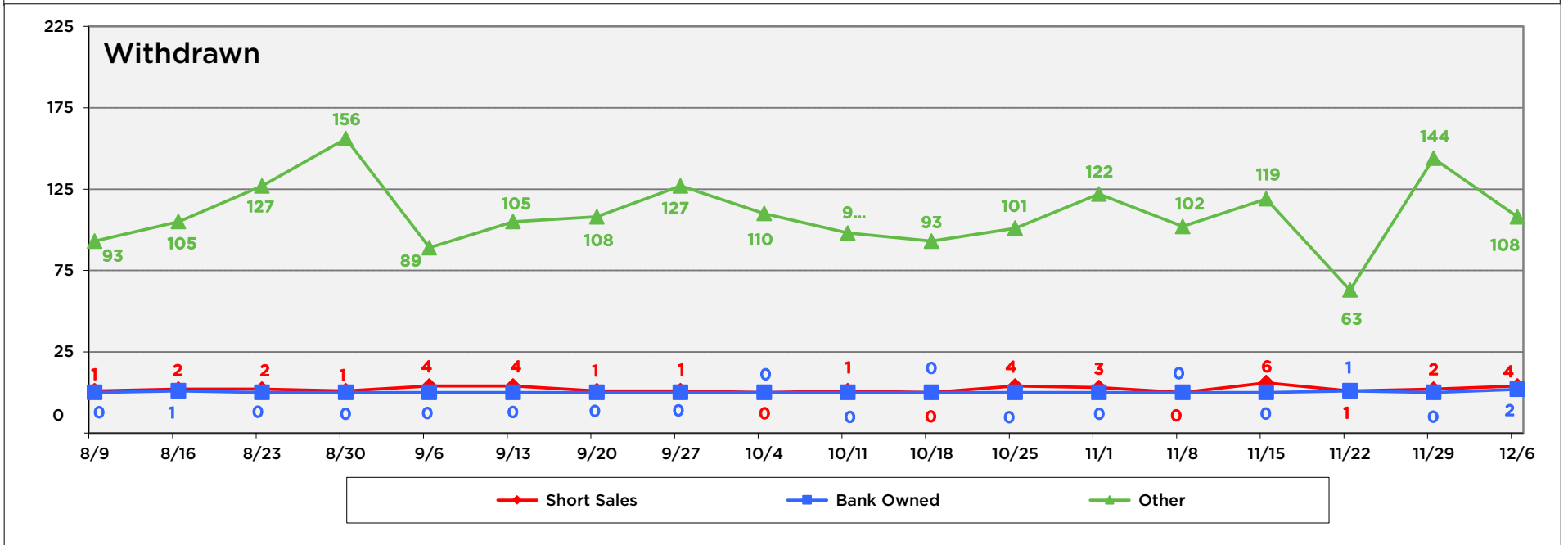
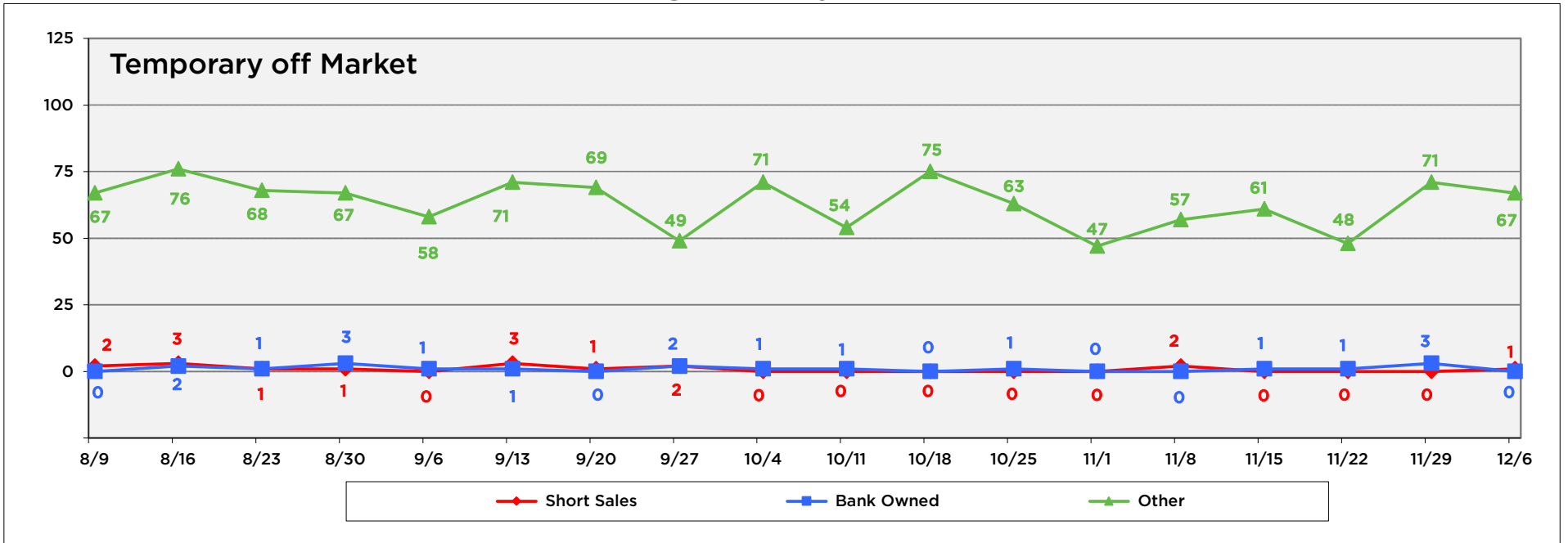
**Single Family Homes**



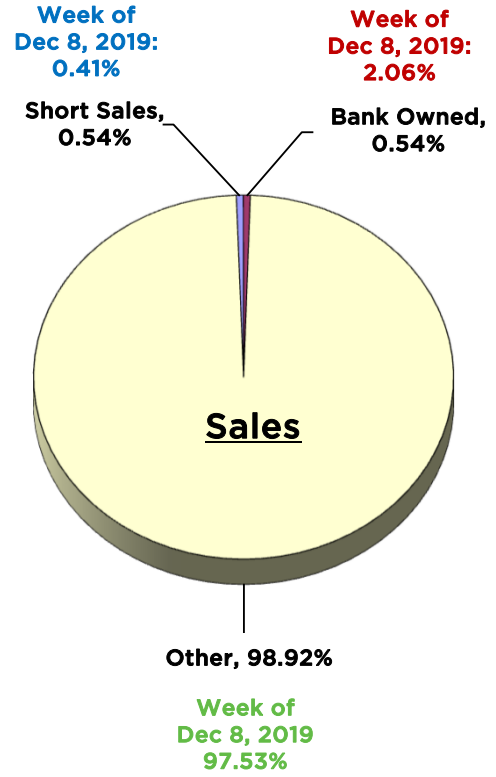
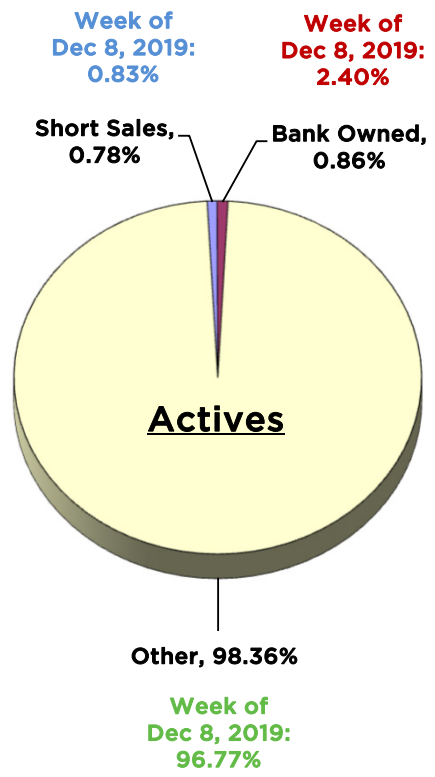
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**



**Where are the 9 Single Family Homes available for the Median Price of \$314,450? (± \$500)**

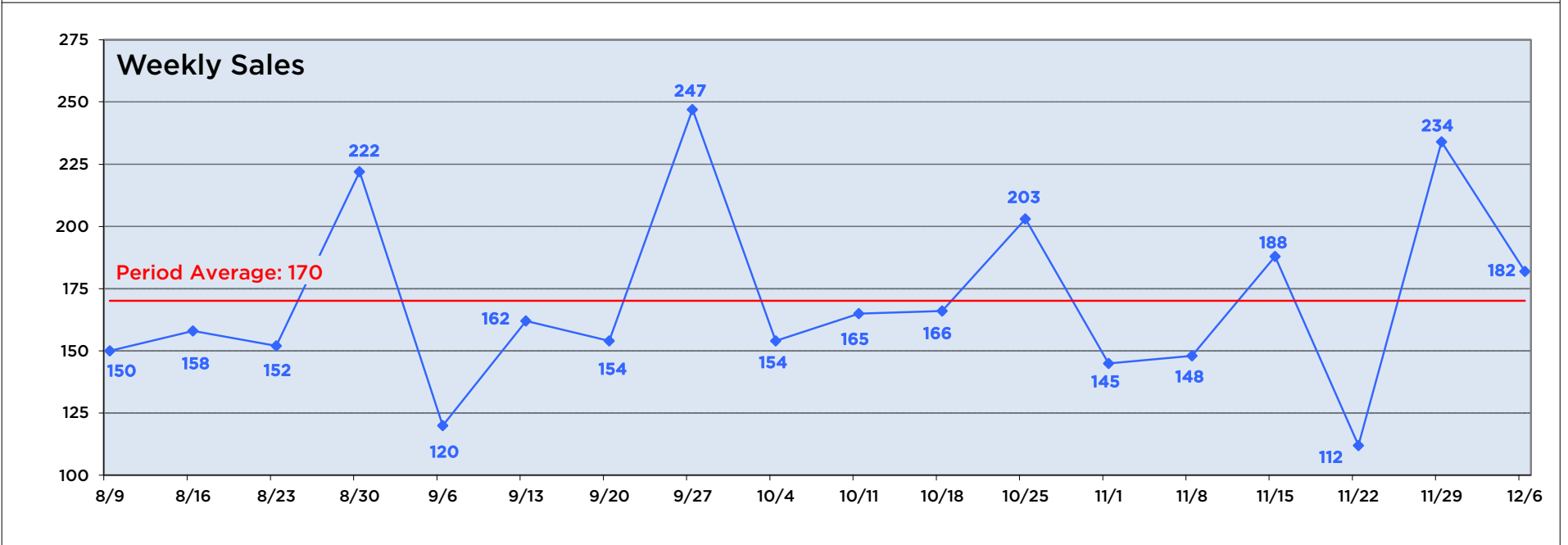
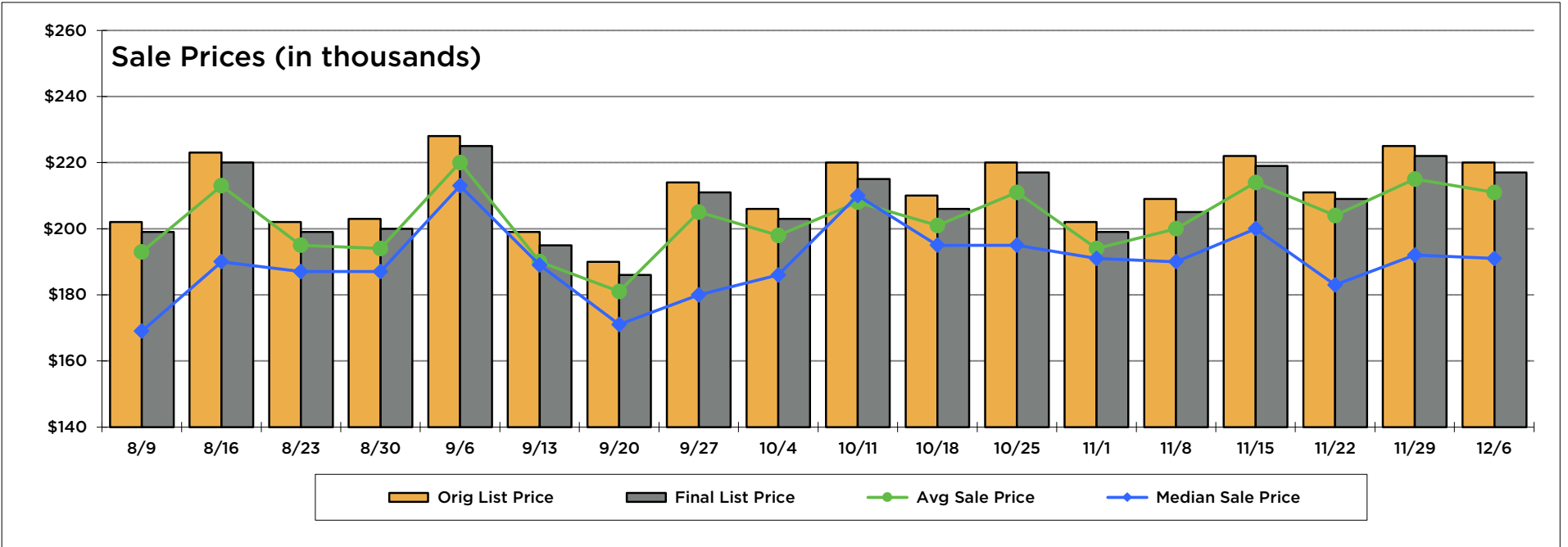
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Seminole County</b>							
Oviedo	32765	1	\$314,900	3.0	2.0	1,584	\$198.80
<b>Orange County</b>		<b>6</b>	<b>\$314,833</b>	<b>3.0</b>	<b>2.0</b>	<b>1,733</b>	<b>\$181.72</b>
Apopka (North)	32712	1	\$314,900	3.0	3.0	2,307	\$136.50
Winter Park (West)	32789	1	\$314,900	3.0	2.0	1,387	\$227.04
College Park	32804	1	\$314,900	2.0	1.0	1,031	\$305.43
Delaney / Crystal Lake	32806	1	\$314,900	3.0	2.0	1,628	\$193.43
Rio Pinar / Union Park	32825	1	\$314,900	4.0	2.0	2,082	\$151.25
Hunters Creek	32837	1	\$314,500	3.0	2.0	1,960	\$160.46
<b>Lake County</b>		<b>2</b>	<b>\$314,900</b>	<b>4.5</b>	<b>2.0</b>	<b>2,465</b>	<b>\$127.75</b>
Clermont (Central)	34711	1	\$314,900	5.0	2.0	2,690	\$117.06
Minneola	34715	1	\$314,900	4.0	2.0	2,240	\$140.58

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>182</b>	130	23	23	3	3	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	182	130	23	23	3	3	0
<b>Active Listings</b>	<b>2,322</b>	1,561	292	324	85	49	11
Bank Owned	13	13	0	0	0	0	0
Short Sales	6	5	0	1	0	0	0
Other	2,303	1,543	292	323	85	49	11
<b>Months of Inventory</b>	<b>3</b>	3	3	3	7	4	0
<b><i>List Price</i></b>							
Average Original List Price	\$220,329	\$168,812	\$279,108	\$357,952	\$455,000	\$712,333	\$0
Average Final List Price	\$216,678	\$165,900	\$275,851	\$348,778	\$455,000	\$712,333	\$0
<b><i>Sale Price</i></b>							
Average Price	\$211,345	\$161,804	\$271,061	\$339,104	\$443,487	\$688,667	\$0
Median Price	\$190,500	\$157,950	\$265,000	\$325,000	\$428,460	\$727,000	\$0
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$3,651	-\$2,912	-\$3,257	-\$9,174	\$0	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,984	-\$7,008	-\$8,047	-\$18,848	-\$11,513	-\$23,666	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,333	-\$4,096	-\$4,790	-\$9,674	-\$11,513	-\$23,666	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.92%	95.85%	97.12%	94.73%	97.47%	96.68%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.54%	97.53%	98.26%	97.23%	97.47%	96.68%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	44	42	22	59	201	15	0
Combined Avg Days to Contract	51	48	26	65	275	15	0
Avg Days Listing to Closing	80	79	55	93	238	52	0
Avg Days Contract to Close	36	36	33	38	37	37	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	1	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,346	1,186	1,605	1,879	1,906	1,644	0

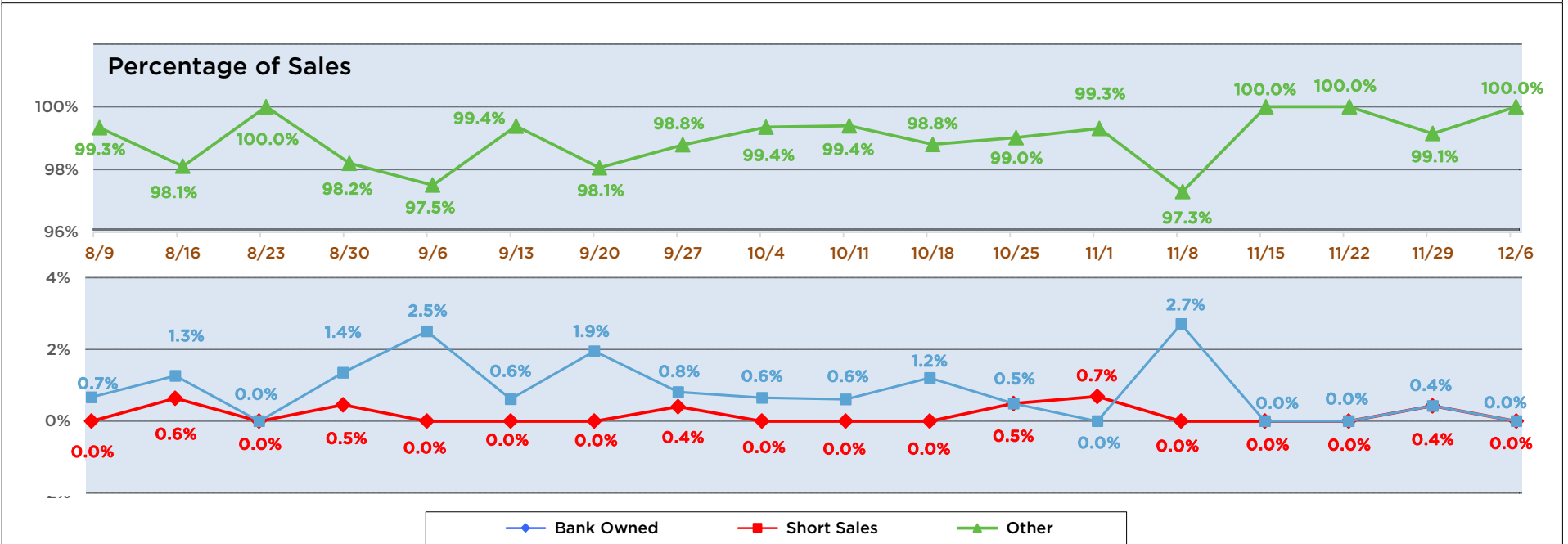
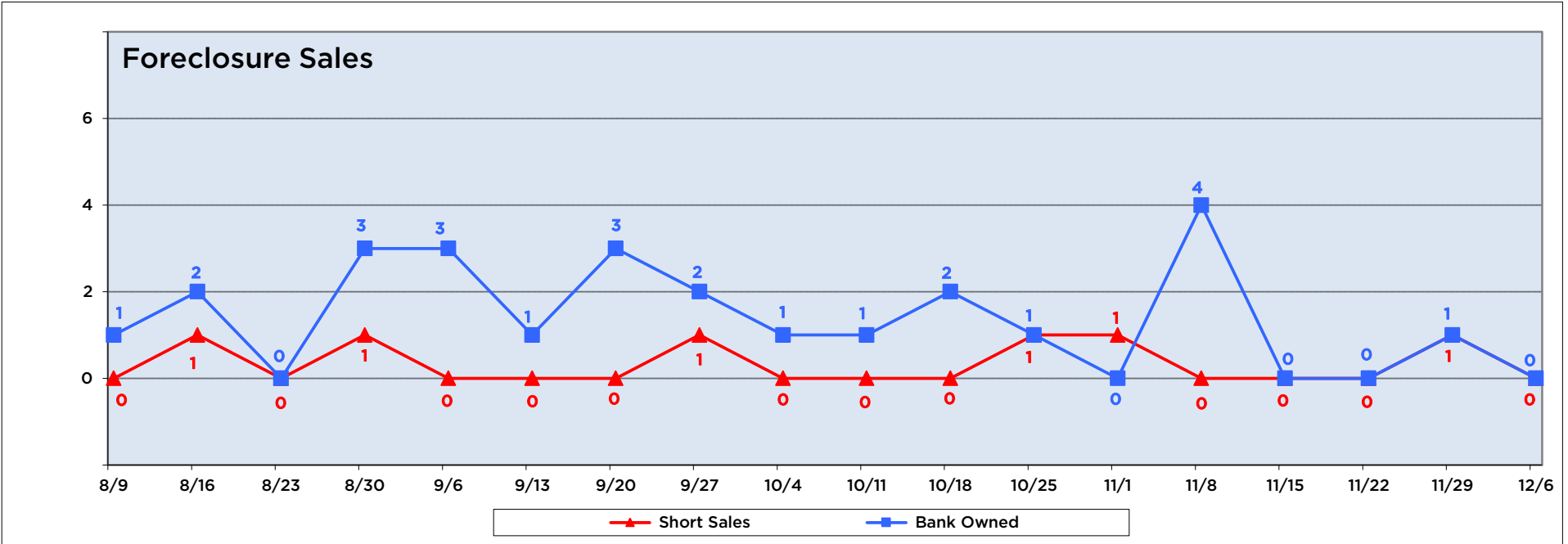


**Condos, Townhomes, Villas**



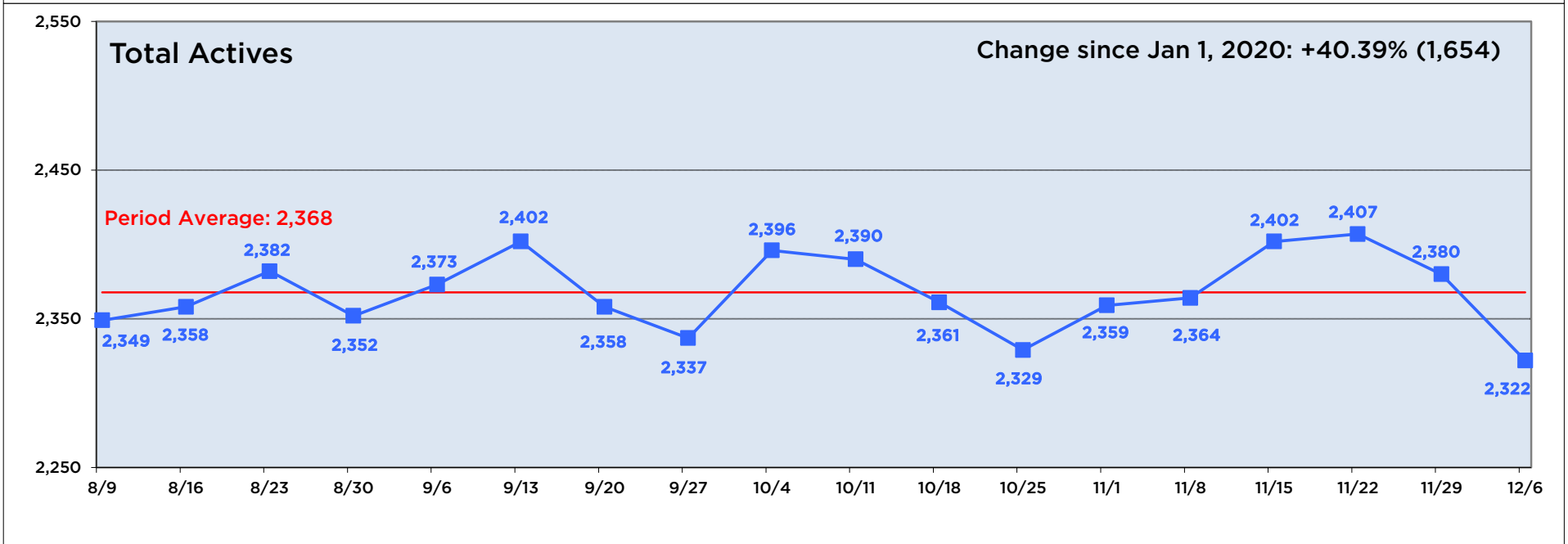
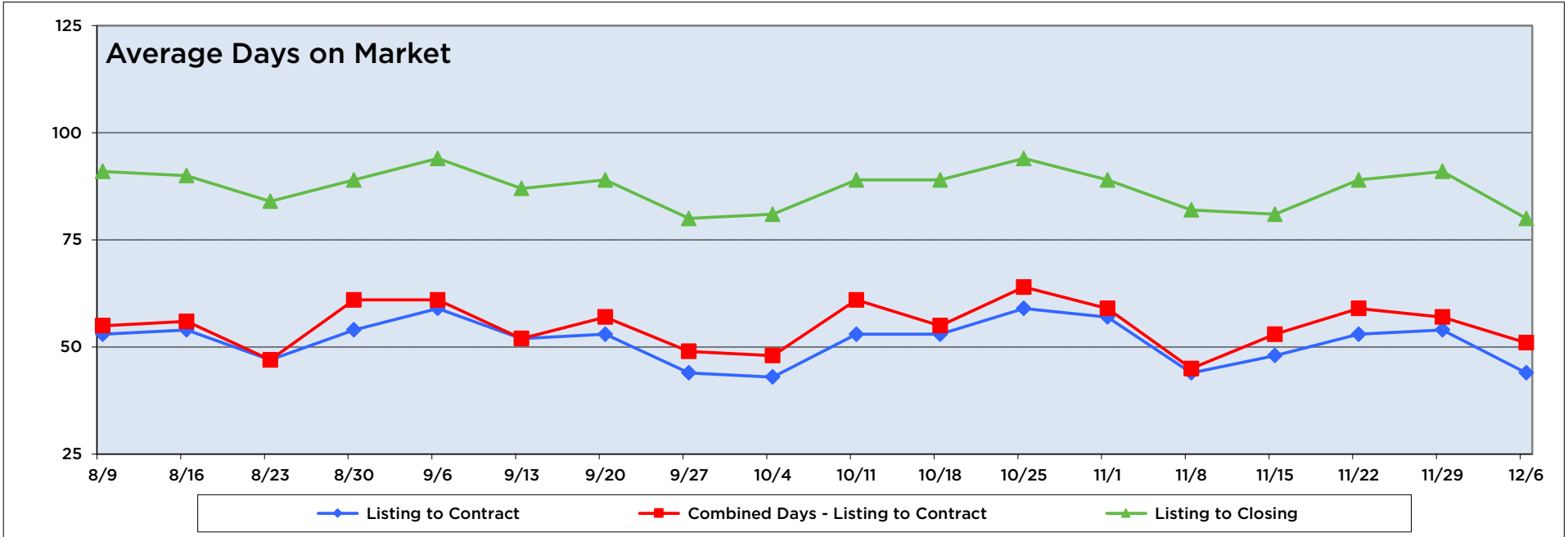


**Condos, Townhomes, Villas**



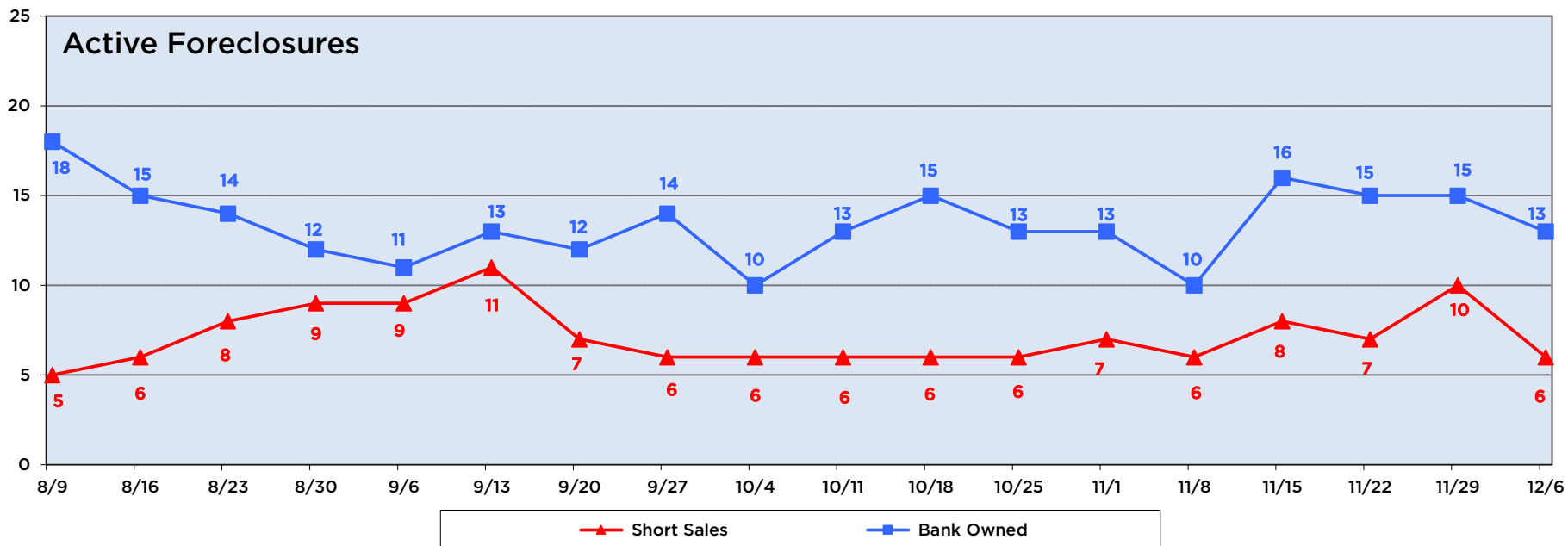
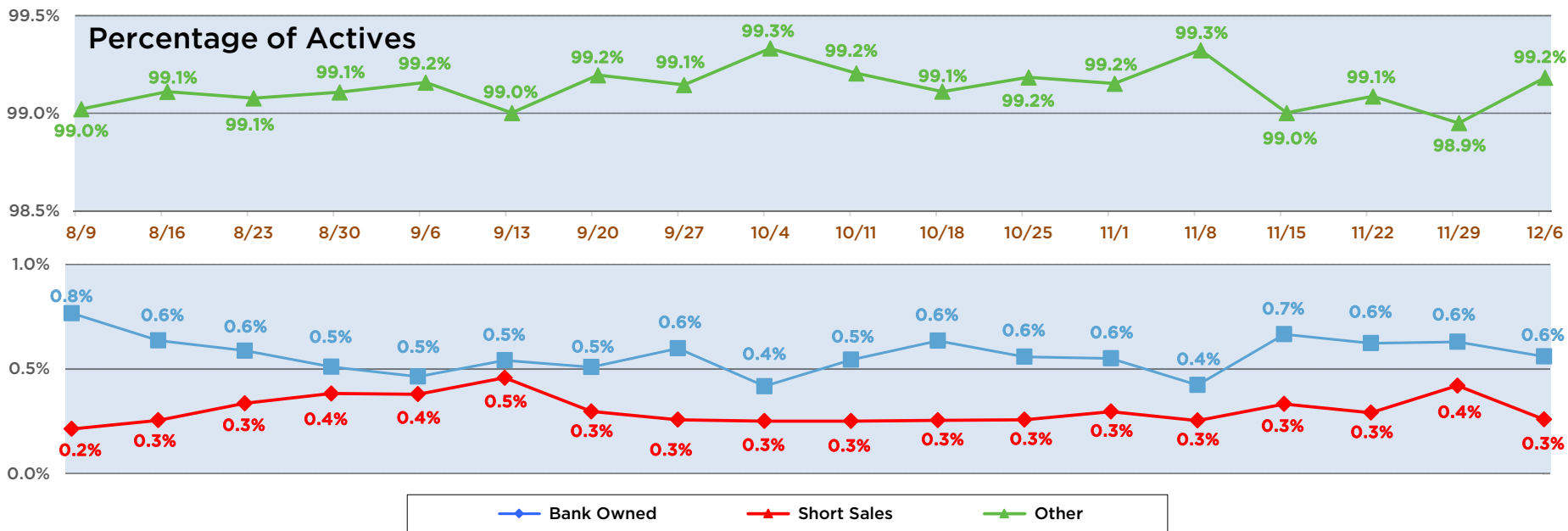


**Condos, Townhomes, Villas**

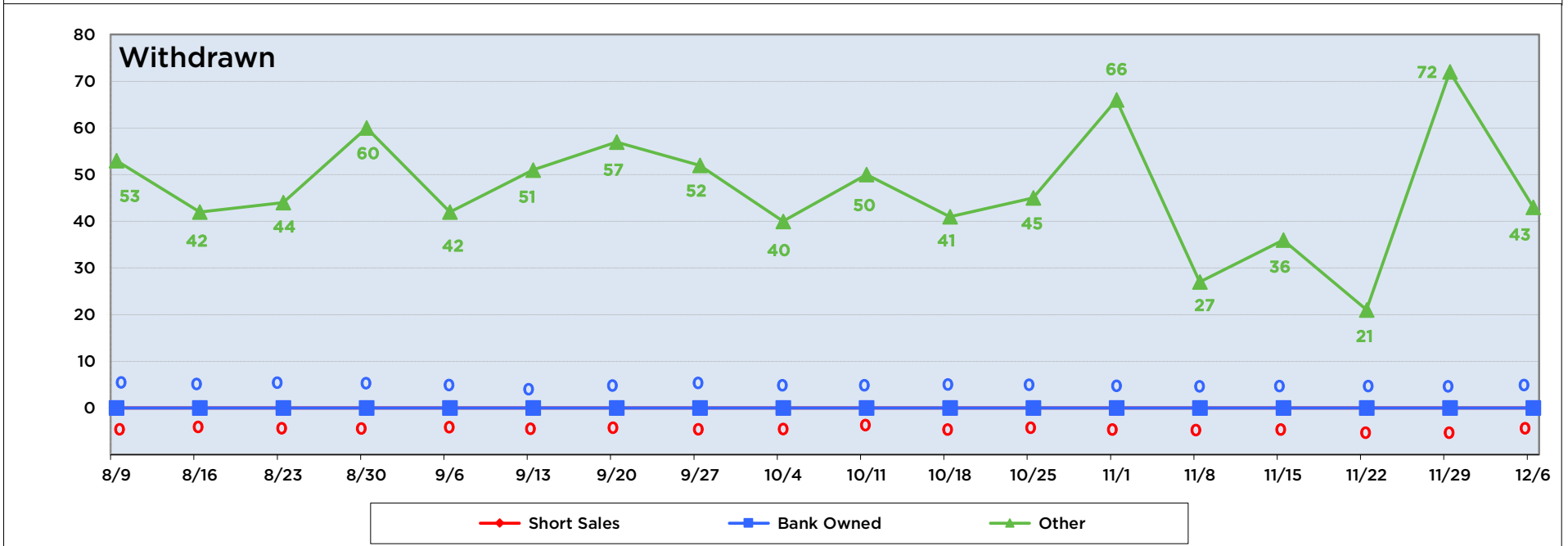
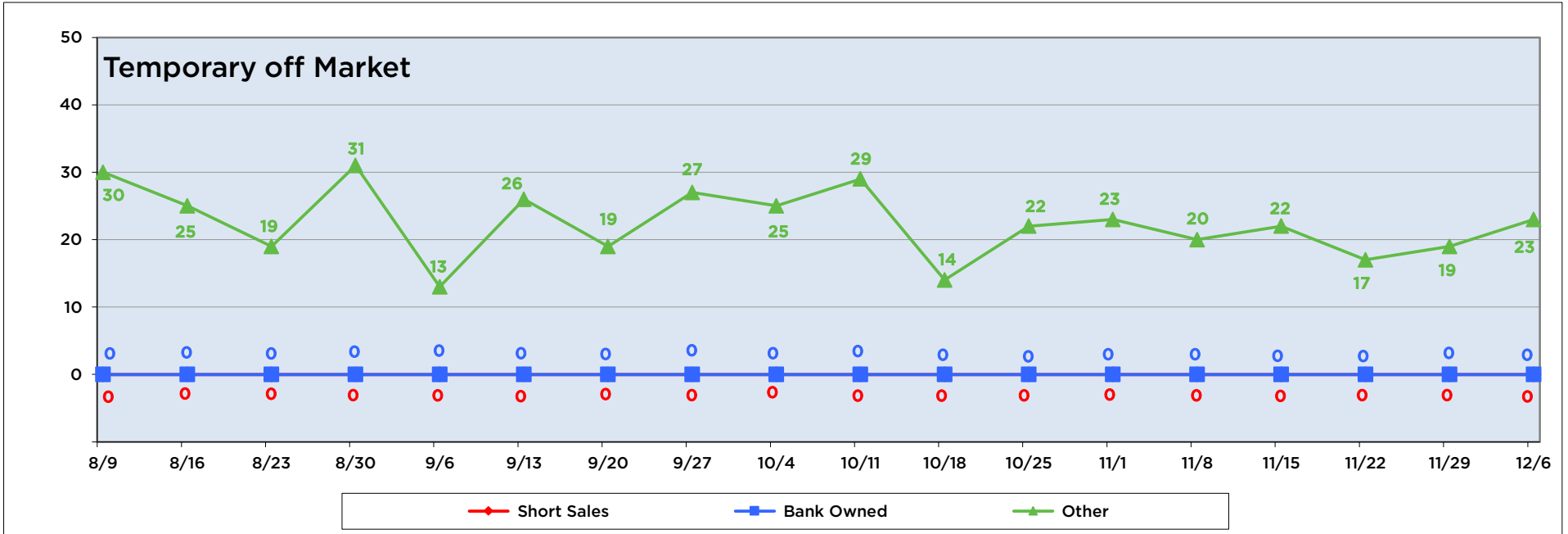




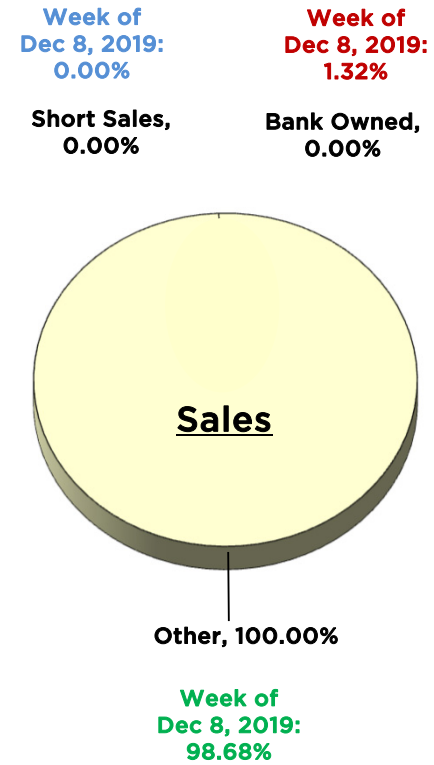
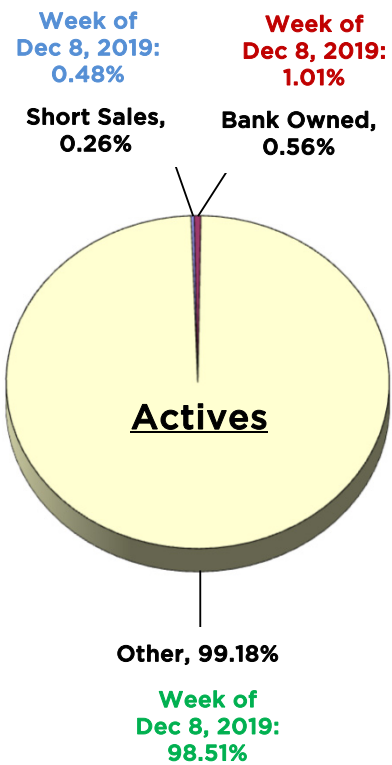
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 14 Condos, Townhomes, or Villas available for the Median Price of \$190,500? (± \$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>
<b>Seminole County</b>		<b>2</b>	<b>\$190,000</b>	<b>1.5</b>	<b>1.5</b>	<b>1,318</b>	<b>\$144.21</b>
Altamonte Springs / Forest City	32714	1	\$190,000	1.0	1.0	1,419	\$133.90
Sanford / Lake Forest	32771	1	\$190,000	2.0	2.0	1,216	\$156.25
<b>Orange County</b>		<b>5</b>	<b>\$190,000</b>	<b>2.0</b>	<b>1.8</b>	<b>1,026</b>	<b>\$185.22</b>
Winter Park (West)	32789	1	\$190,000	2.0	2.0	1,074	\$176.91
Orlando (Downtown)	32801	1	\$190,000	2.0	2.0	1,085	\$175.12
Williamsburg / Lake Bryan	32821	2	\$190,000	2.0	2.0	1,009	\$188.31
Rio Pinar / Union Park	32825	1	\$190,000	2.0	1.0	952	\$199.58
<b>Osceola County</b>		<b>7</b>	<b>\$190,143</b>	<b>3.0</b>	<b>2.9</b>	<b>1,404</b>	<b>\$135.40</b>
Kissimmee (West) / Pleasant Hill	34746	6	\$190,167	3.0	3.0	1,427	\$133.26
Kissimmee / Celebration	34747	1	\$190,000	3.0	2.0	1,268	\$149.84