



Monday Morning Quarterback Summary

Week of December 13, 2020 - December 19, 2020

Single-family existing homes

- Sales of single-family homes increased to 653 during the week of Dec 13, from 560 the week prior
- The median price of single family homes decreased to \$310,000, a change of -1.4%
- The number of single-family home foreclosure transactions increased to 4 last week, from 3 the week of Dec 6
- The number of single-family home short-sale transactions decreased to 2 from 3 the week prior
- Single-family inventory decreased by 52, and now sits at 3,918

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 176 during the week of Dec 13, from 182 the week prior
- The median price of condos, townhomes, and villas increased to \$192,000, a change of 0.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of Dec 6
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 3, and now sits at 2,319

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

Monday Morning Quarterback
12/13/2020 - 12/19/2020
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	653	143	152	213	71	61	13
Bank Owned	4	1	0	0	3	0	0
Short Sales	2	1	0	1	0	0	0
Other	647	141	152	212	68	61	13
Active Listings	3,918	791	454	822	574	894	383
Bank Owned	32	17	3	4	5	2	1
Short Sales	28	6	9	5	2	4	2
Other	3,858	768	442	813	567	888	380
Months of Inventory	1	1	1	1	2	3	7

List Price

Average Original List Price	\$382,271	\$207,055	\$282,158	\$355,812	\$451,109	\$695,422	\$2,068,377
Average Final List Price	\$375,703	\$204,271	\$279,404	\$349,402	\$446,499	\$684,442	\$1,982,985

Sale Price

Average Price	\$367,204	\$195,707	\$275,283	\$343,469	\$440,840	\$672,341	\$1,883,385
Median Price	\$310,000	\$216,000	\$275,000	\$340,000	\$430,000	\$635,000	\$1,300,000

Price Differences

Original to Final List Price	-\$6,568	-\$2,784	-\$2,754	-\$6,410	-\$4,610	-\$10,980	-\$85,392
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Original List to Sale Price - \$	-\$15,067	-\$11,348	-\$6,875	-\$12,343	-\$10,269	-\$23,081	-\$184,992
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Final List to Sale Price - \$	-\$8,499	-\$8,564	-\$4,121	-\$5,933	-\$5,659	-\$12,101	-\$99,600
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Original List to Sale Price - %	96.06%	94.52%	97.56%	96.53%	97.72%	96.68%	91.06%
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Final List to Sale Price - %	97.74%	95.81%	98.53%	98.30%	98.73%	98.23%	94.98%
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Days on the Market

Avg Days Listing to Contract	44	43	39	39	38	60	126
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Combined Avg Days to Contract	48	45	44	40	48	78	139
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Avg Days Listing to Closing	91	82	76	80	76	102	179
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Avg Days Contract to Close	35	42	38	41	38	41	53
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Beds / Baths

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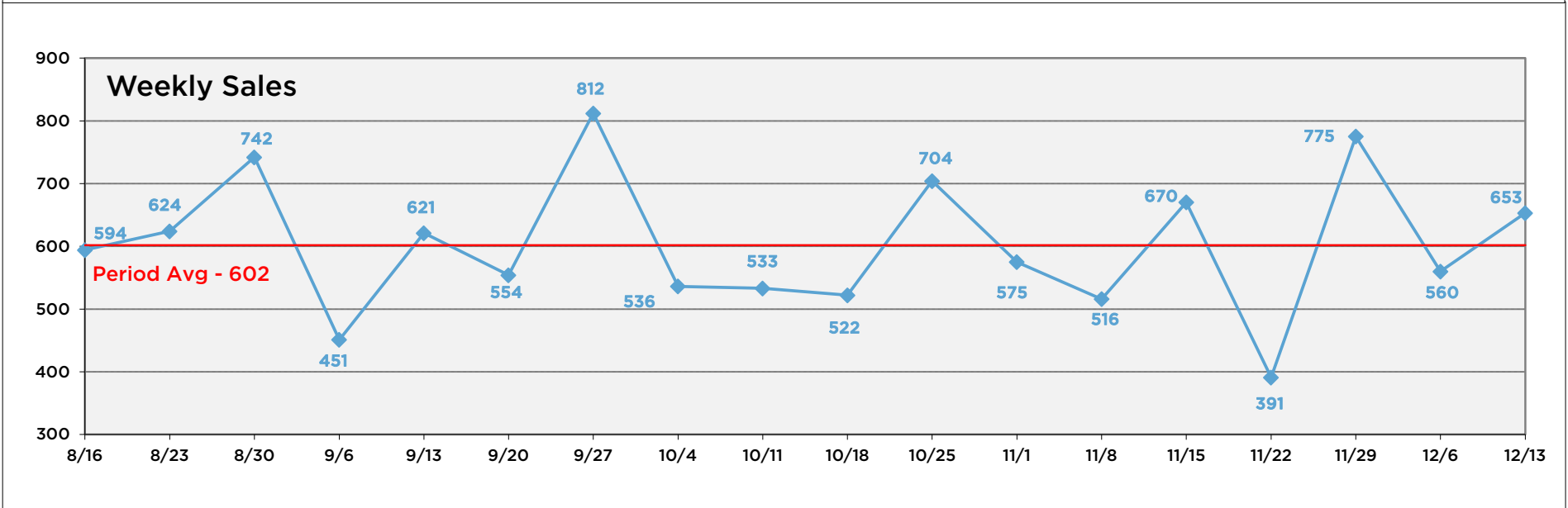
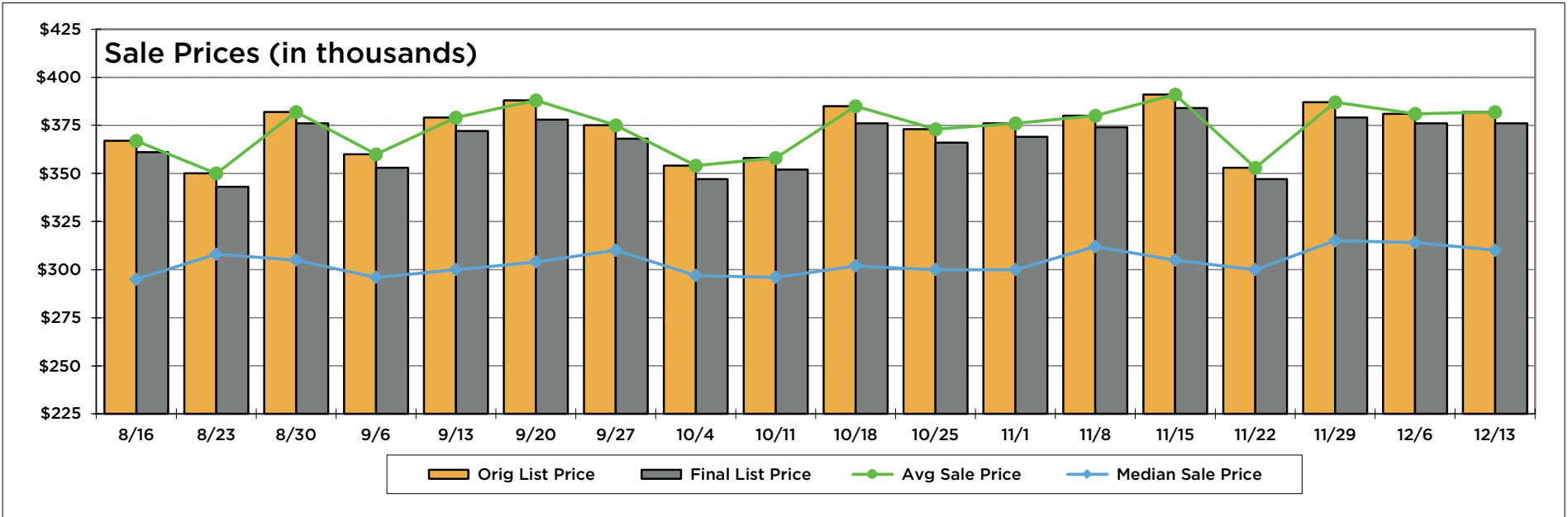
Average Full Baths	2	2	2	2	3	3	5
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Average Half Baths	0	0	0	0	0	1	2
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Square Footage

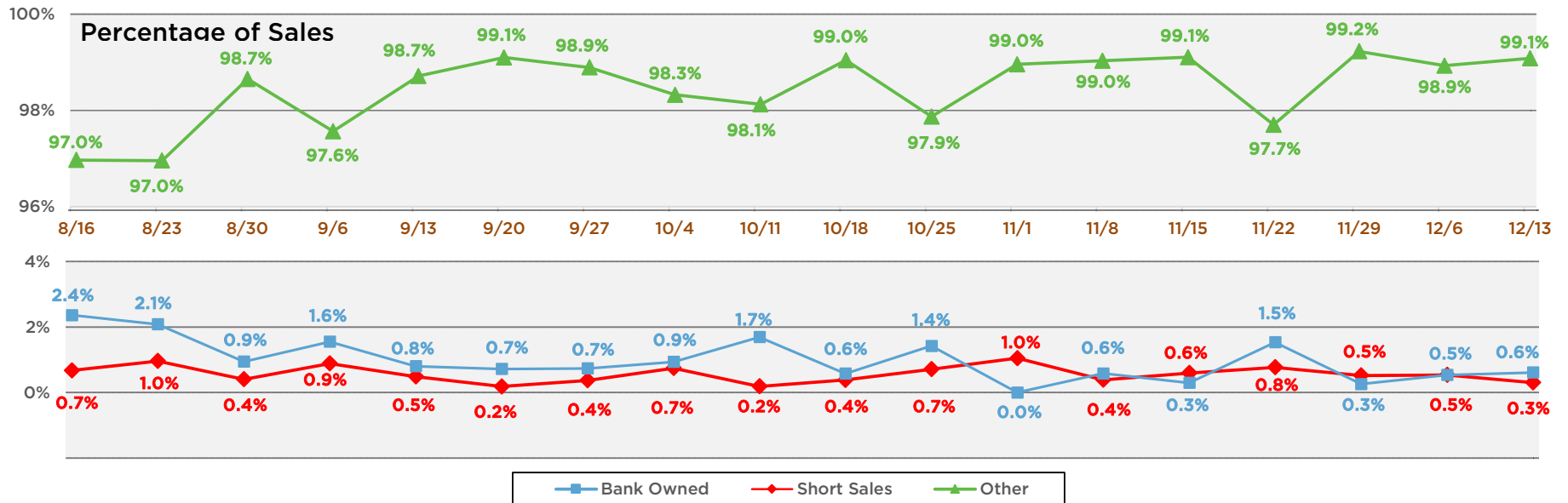
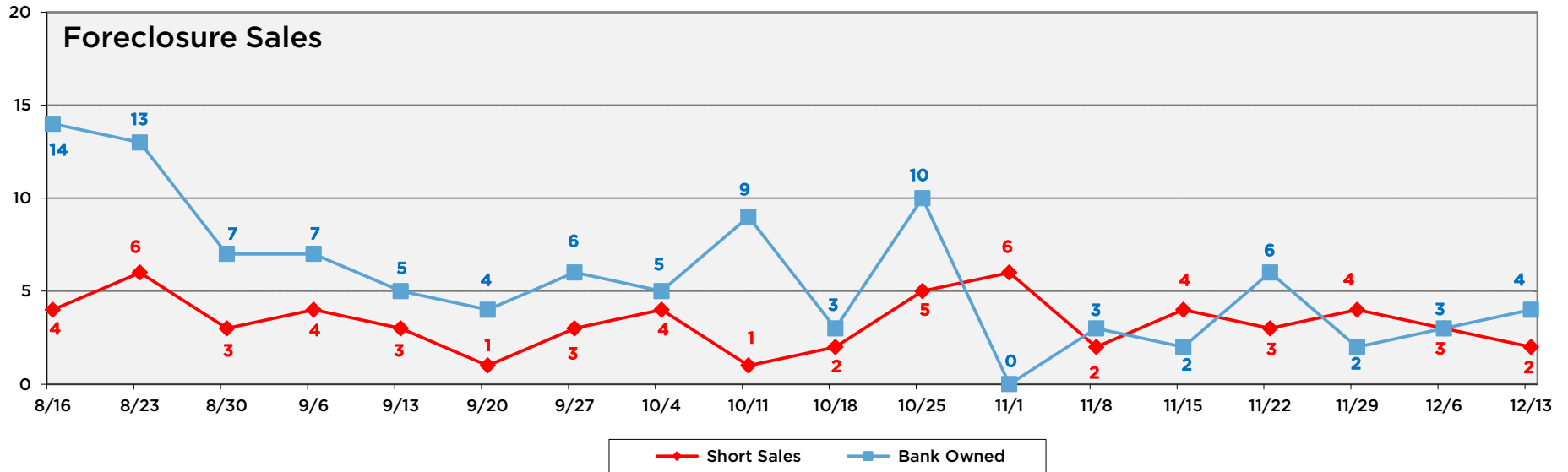
Average Square Feet	2,198	1,434	1,819	2,243	2,746	3,422	5,592
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Single Family Homes

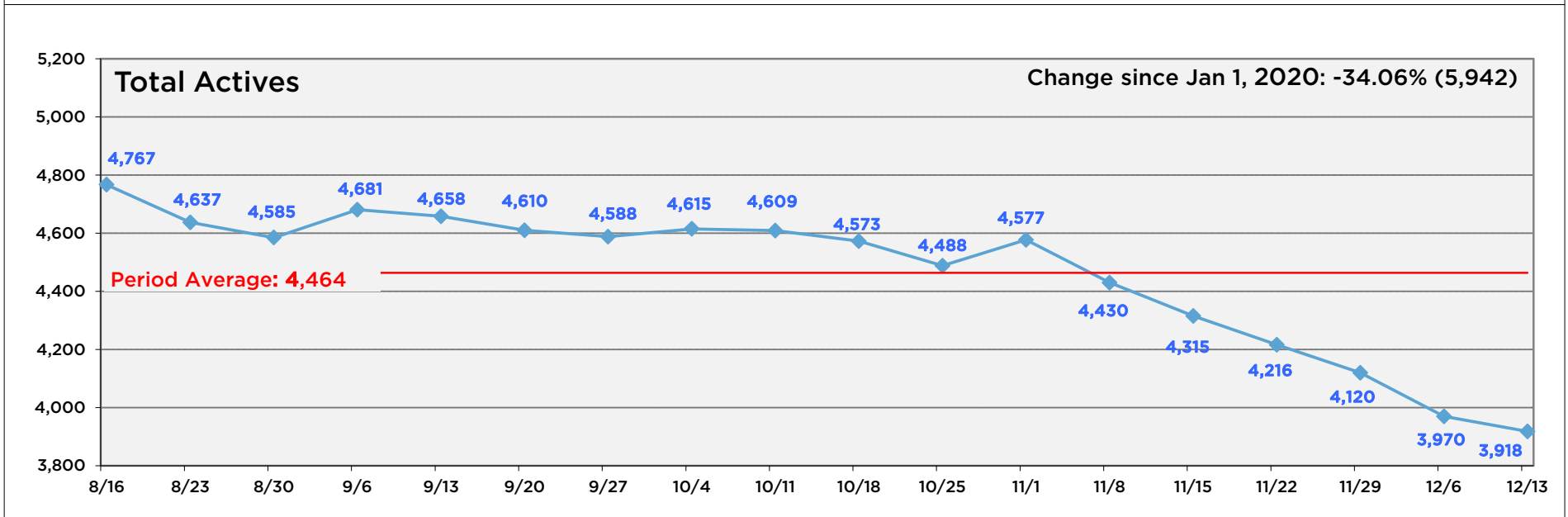
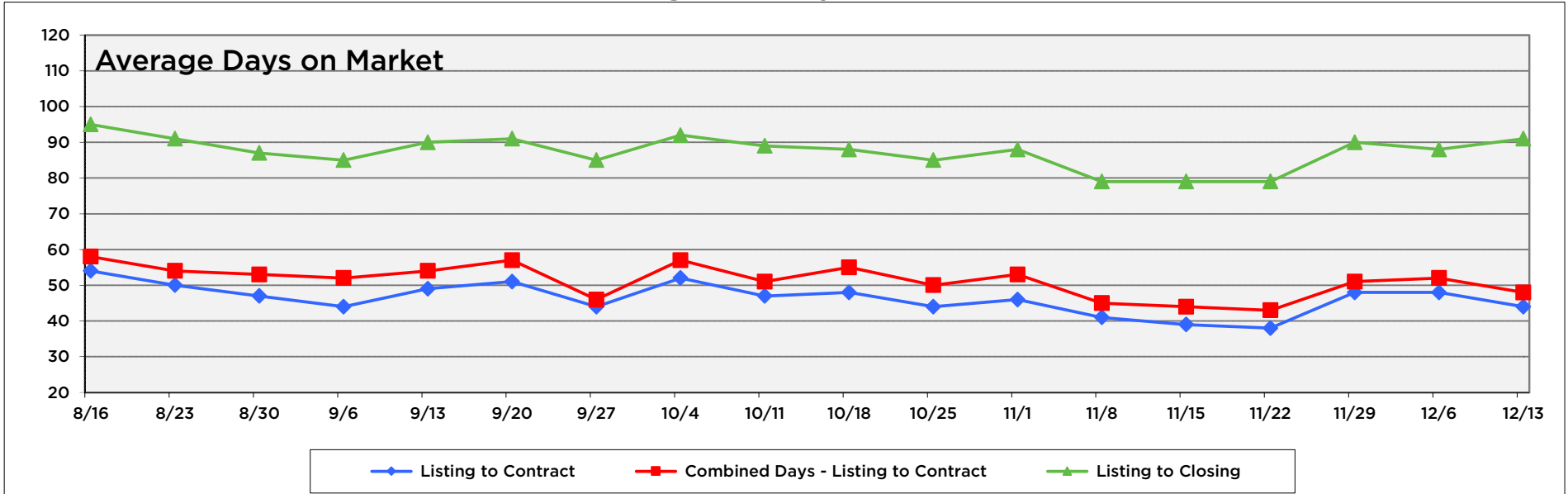




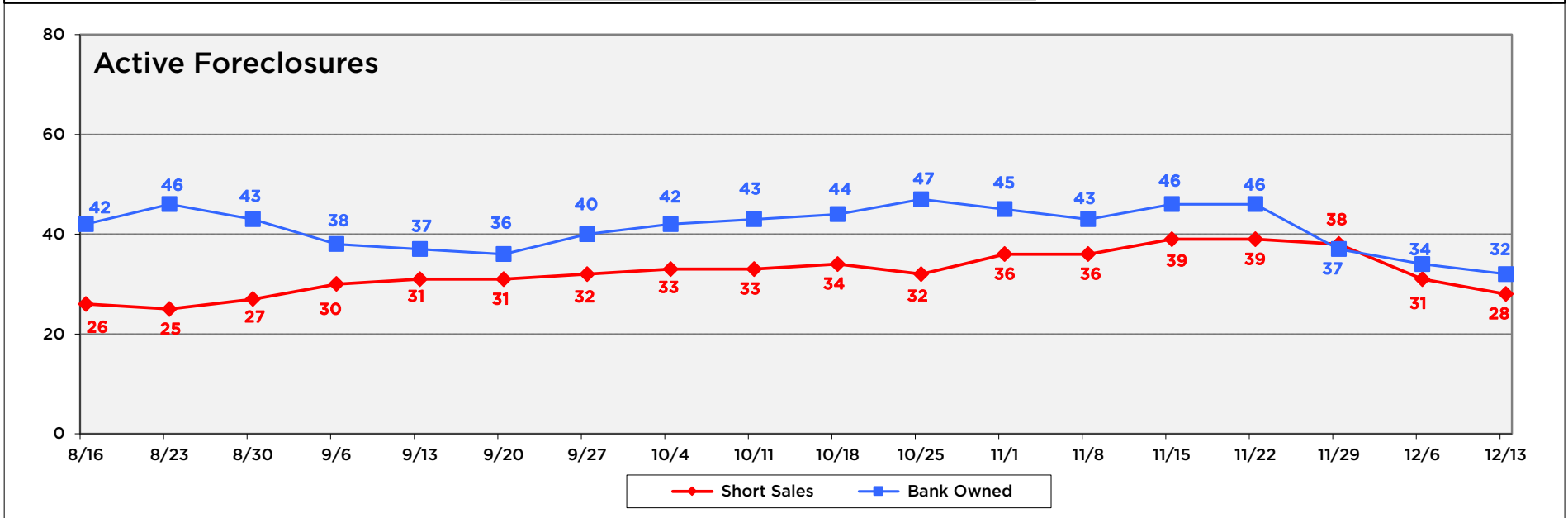
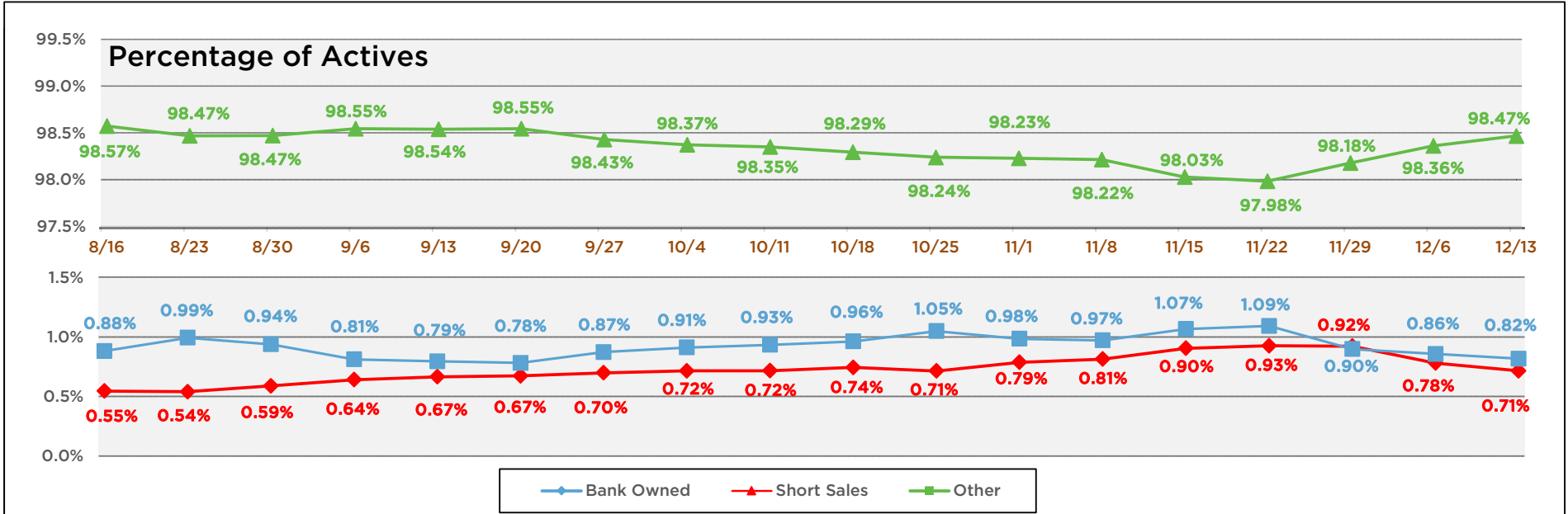
Single Family Homes



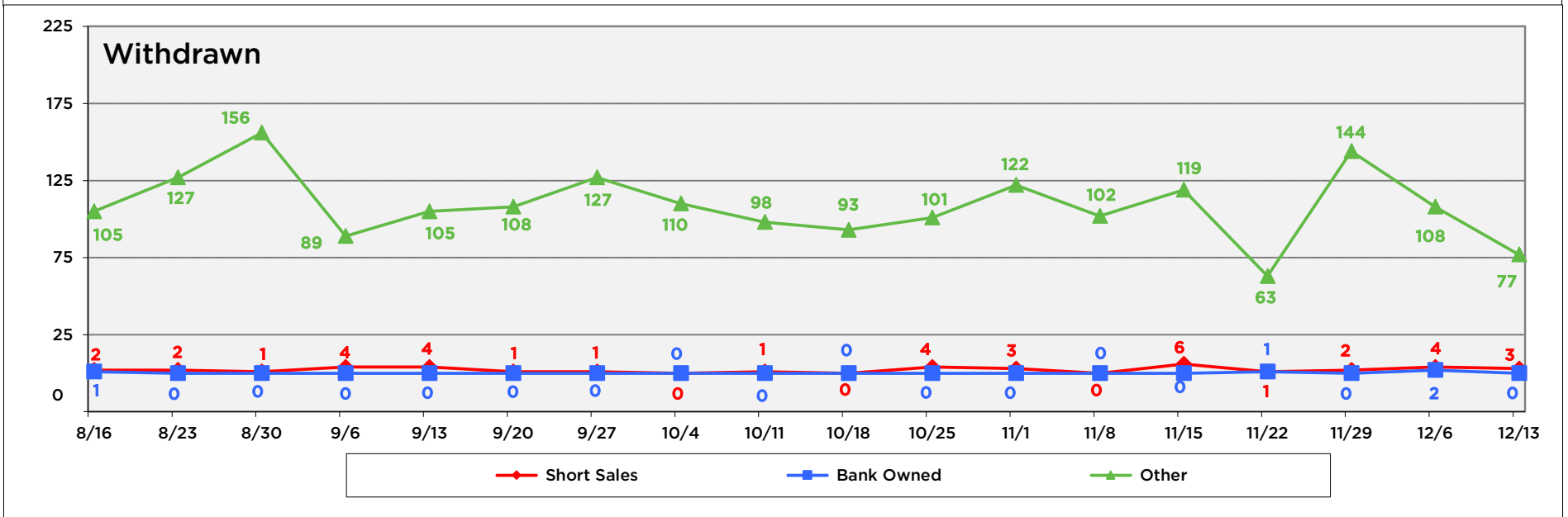
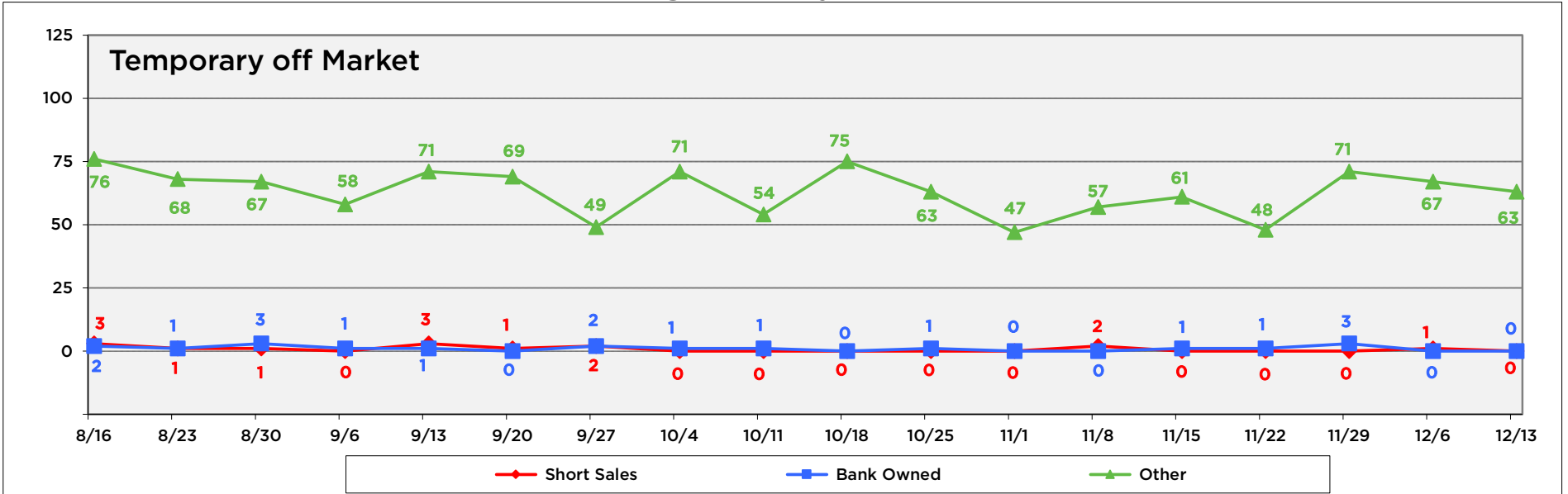
Single Family Homes



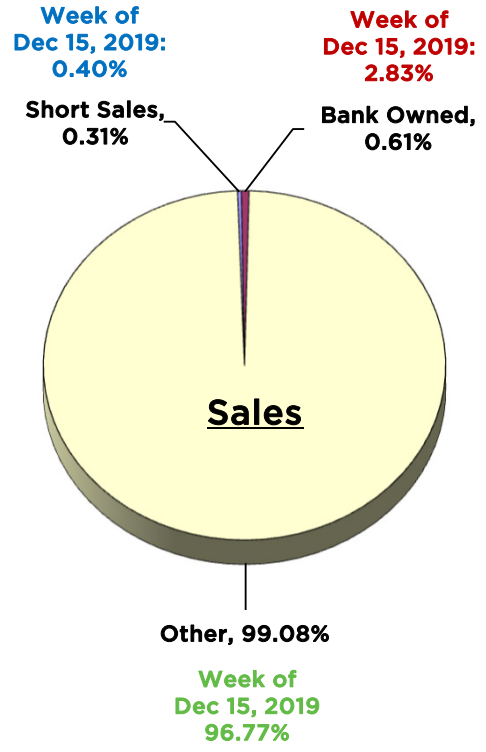
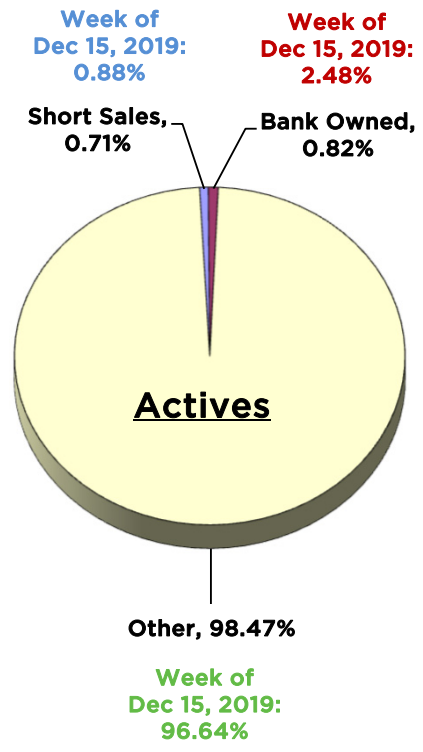
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
12/13/2020 - 12/19/2020
Lake, Orange, Osceola & Seminole Counties

Where are the 20 Single Family Homes available for the Median Price of \$310,000? (± \$500)

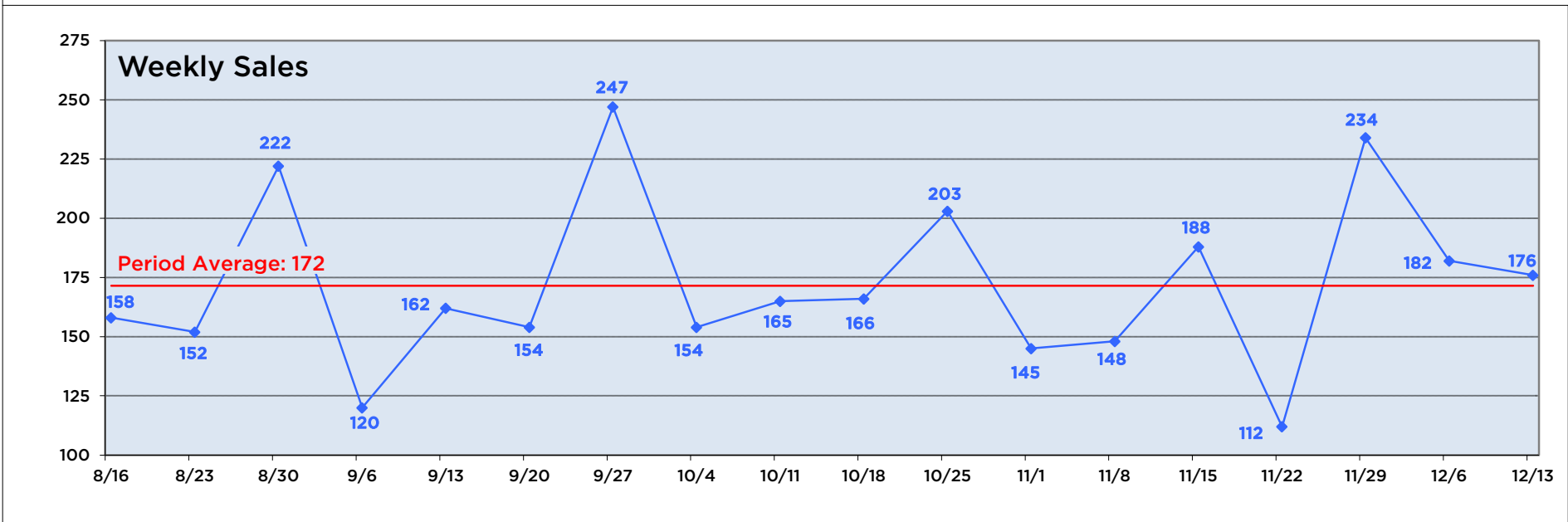
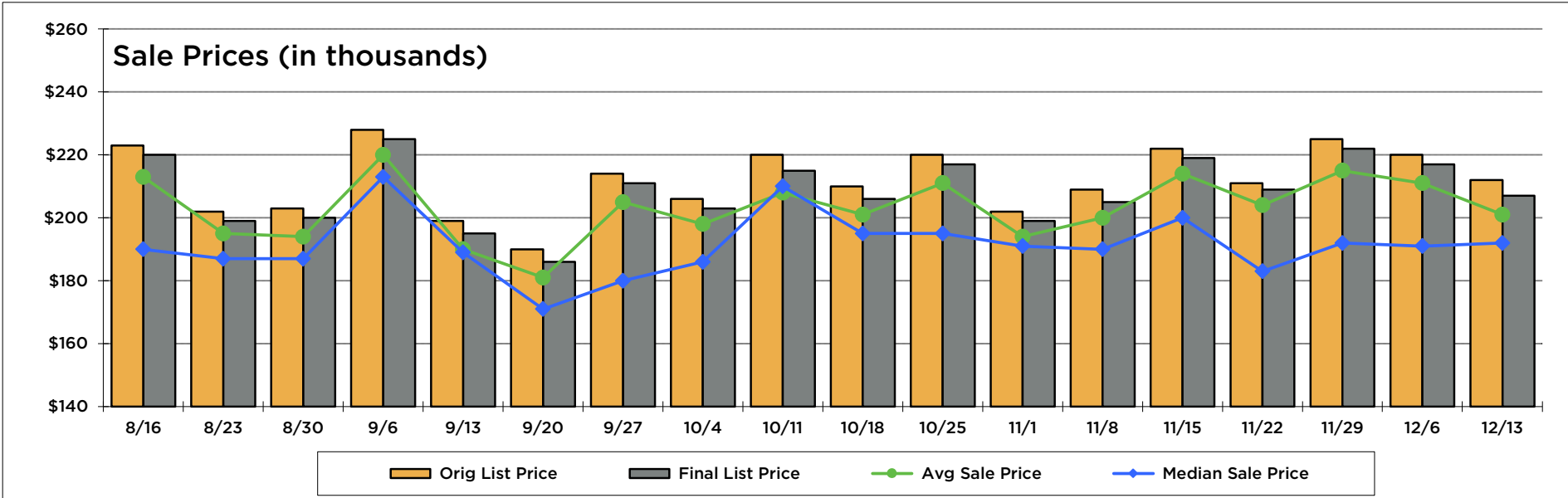
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		7	\$309,971	3.3	1.9	1,878	\$165.07
Apopka / Hunt Club	32703	1	\$309,999	3.0	2.0	2,229	\$139.08
Mount Dora	32757	1	\$310,000	4.0	2.0	2,246	\$138.02
Delaney / Crystal Lake	32806	1	\$309,900	2.0	1.0	1,026	\$302.05
Lockhart	32810	1	\$309,900	4.0	2.0	2,070	\$149.71
Williamsburg / Lake Bryan	32821	1	\$310,000	3.0	2.0	1,630	\$190.18
Taft	32824	1	\$310,000	4.0	2.0	2,076	\$149.33
Hunters Creek	32837	1	\$310,000	3.0	2.0	1,868	\$165.95
Osceola County		9	\$309,960	3.8	2.4	2,117	\$146.42
Kissimmee / Buena Ventura Lakes	34743	1	\$310,000	3.0	2.0	2,451	\$126.48
Kissimmee (West) / Pleasant Hill	34746	4	\$309,985	4.0	3.0	2,190	\$141.55
Kissimmee / Celebration	34747	1	\$309,700	3.0	2.0	1,943	\$159.39
St Cloud / Canoe Creek	34772	2	\$310,000	4.0	2.0	1,904	\$162.82
St Cloud / Harmony	34773	1	\$310,000	4.0	2.0	2,090	\$148.33
Lake County		4	\$309,950	2.8	2.0	1,817	\$170.58
The Villages	32163	1	\$309,900	3.0	2.0	1,768	\$175.28
Umatilla / Dona Vista	32784	1	\$310,000	2.0	2.0	1,869	\$165.86
Groveland	34736	1	\$309,999	3.0	2.0	1,407	\$220.33
Leesburg (West)	34748	1	\$309,900	3.0	2.0	2,224	\$139.34

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Lake, Orange, Osceola & Seminole Counties

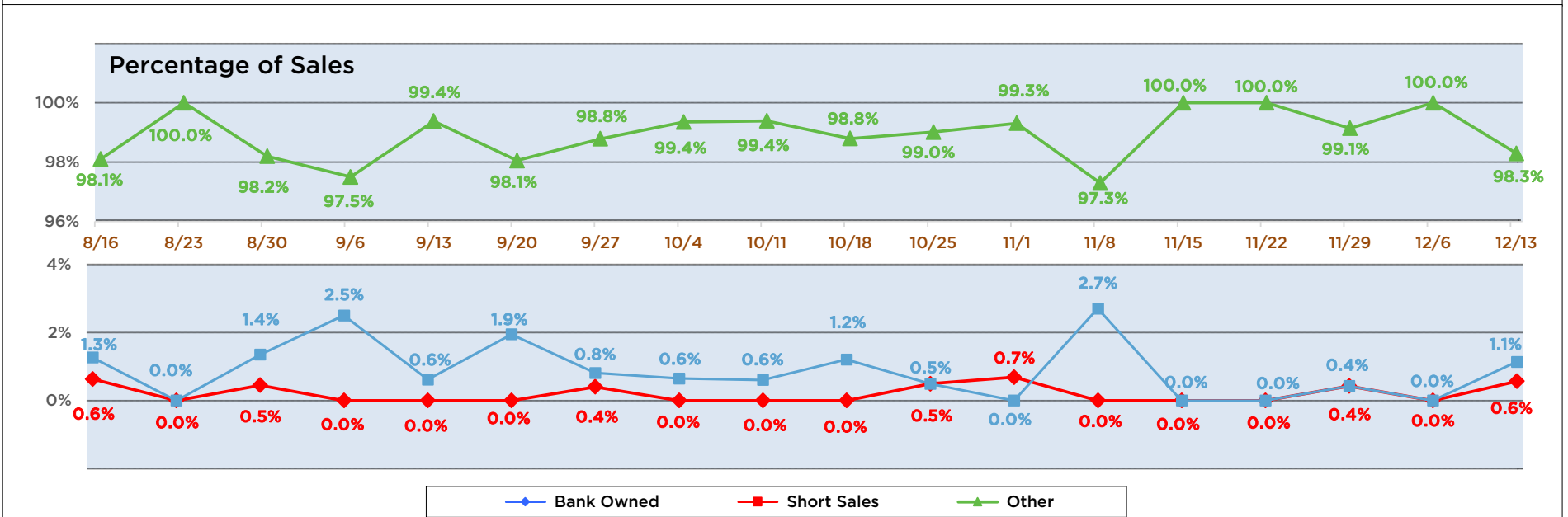
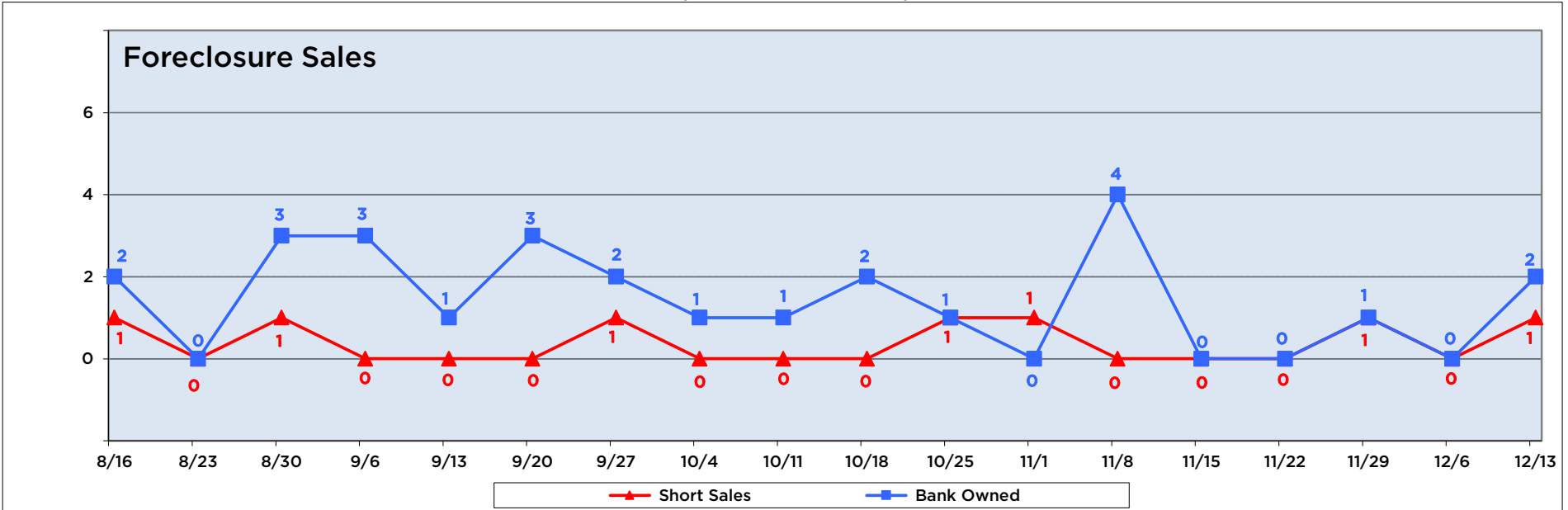
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	176	136	24	10	3	3	0
Bank Owned	2	1	0	0	1	0	0
Short Sales	1	1	0	0	0	0	0
Other	173	134	24	10	2	3	0
Active Listings	2,319	1,559	282	332	88	47	11
Bank Owned	13	13	0	0	0	0	0
Short Sales	5	5	0	0	0	0	0
Other	2,301	1,541	282	332	88	47	11
Months of Inventory	3	3	3	8	7	4	0
<i>List Price</i>							
Average Original List Price	\$212,014	\$176,988	\$281,433	\$352,270	\$451,333	\$537,666	\$0
Average Final List Price	\$206,694	\$173,152	\$275,471	\$334,420	\$429,967	\$527,999	\$0
<i>Sale Price</i>							
Average Price	\$201,376	\$167,823	\$271,988	\$324,810	\$427,467	\$520,000	\$0
Median Price	\$192,000	\$165,500	\$268,000	\$311,000	\$424,900	\$515,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$5,320	-\$3,836	-\$5,962	-\$17,850	-\$21,366	-\$9,667	\$0
Original List to Sale Price - \$	-\$10,638	-\$9,165	-\$9,445	-\$27,460	-\$23,866	-\$17,666	\$0
Final List to Sale Price - \$	-\$5,318	-\$5,329	-\$3,483	-\$9,610	-\$2,500	-\$7,999	\$0
Original List to Sale Price - %	94.98%	94.82%	96.64%	92.20%	94.71%	96.71%	0.00%
Final List to Sale Price - %	97.43%	96.92%	98.74%	97.13%	99.42%	98.49%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	56	53	42	112	82	48	0
Combined Avg Days to Contract	61	55	44	112	348	48	0
Avg Days Listing to Closing	91	87	81	152	128	78	0
Avg Days Contract to Close	35	34	40	40	46	30	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,383	1,248	1,702	1,865	2,345	2,388	0

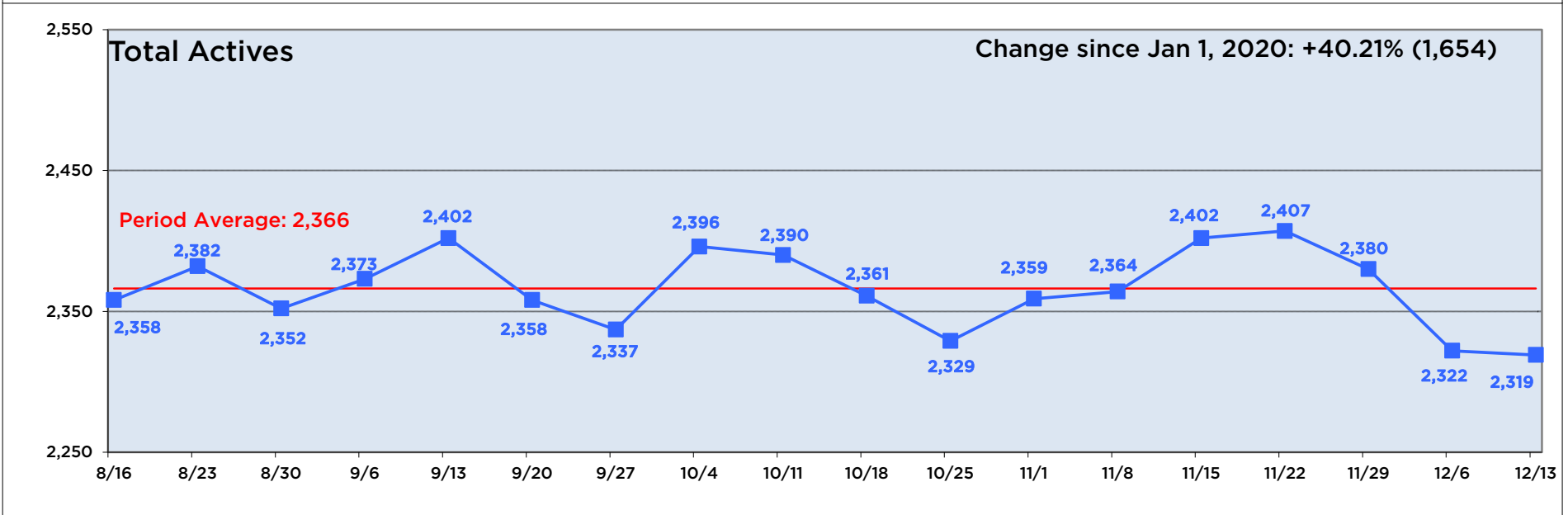
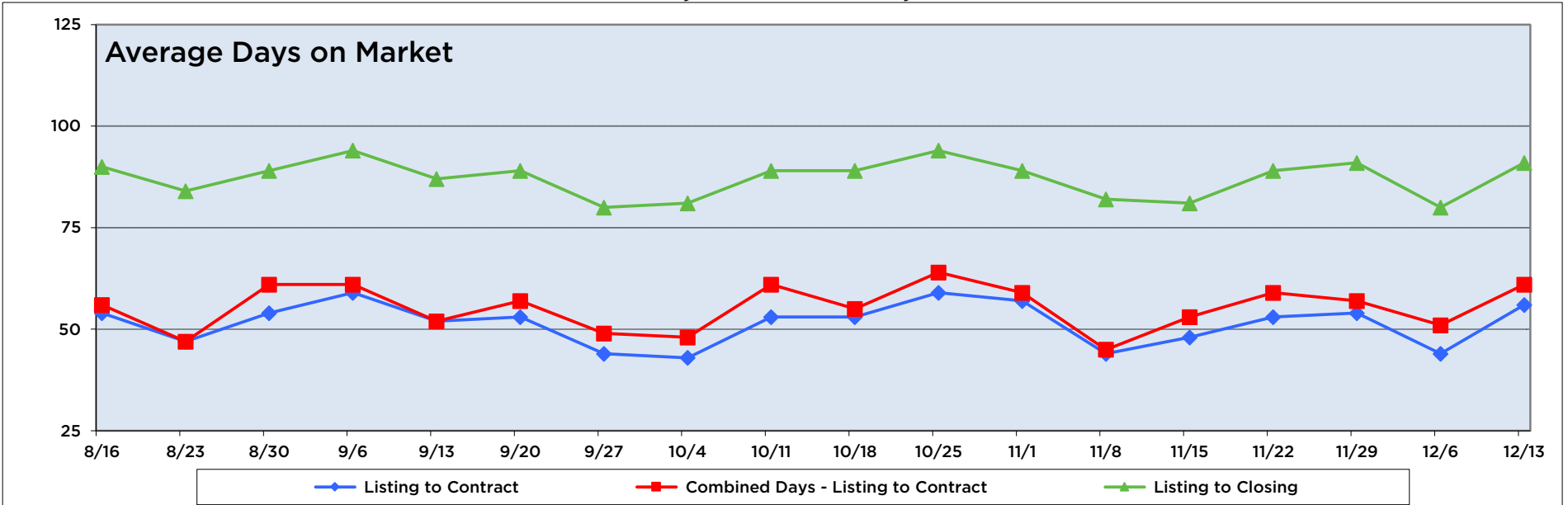
Condos, Townhomes, Villas



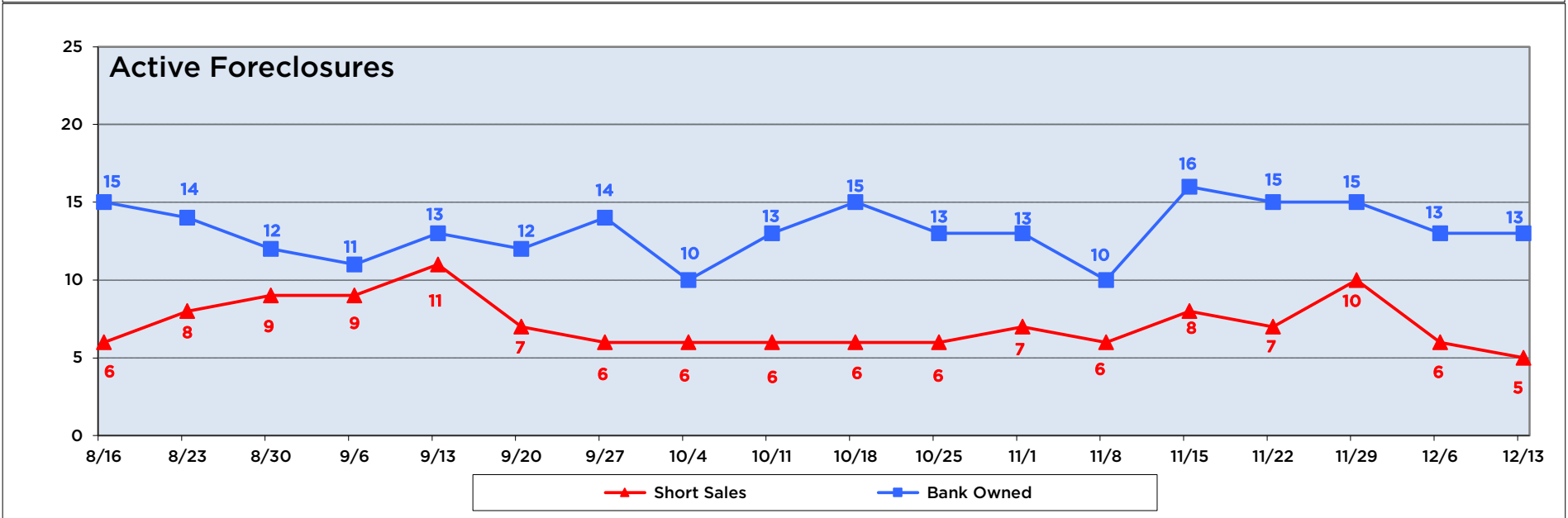
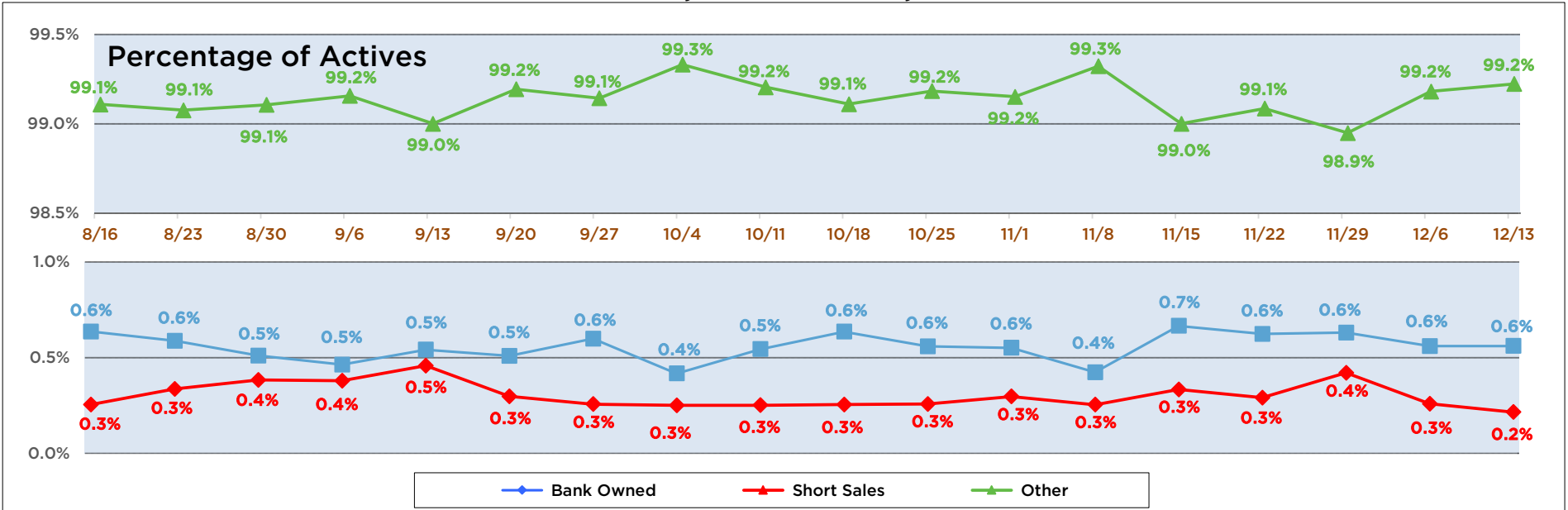
Condos, Townhomes, Villas



Condos, Townhomes, Villas

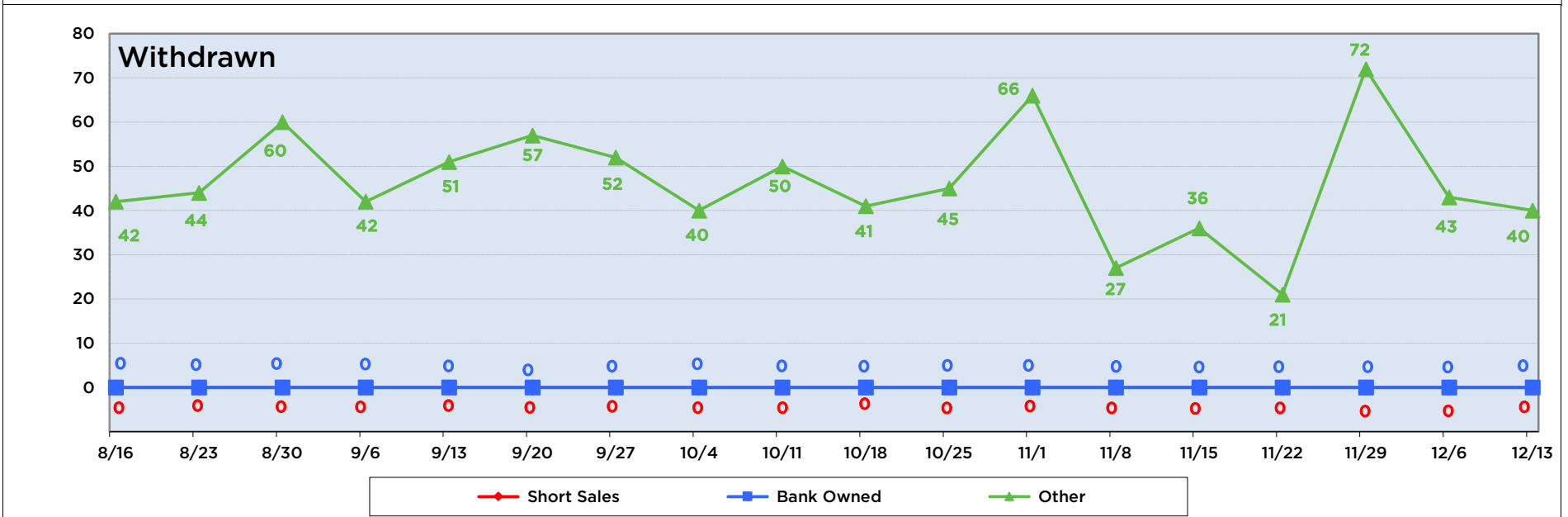
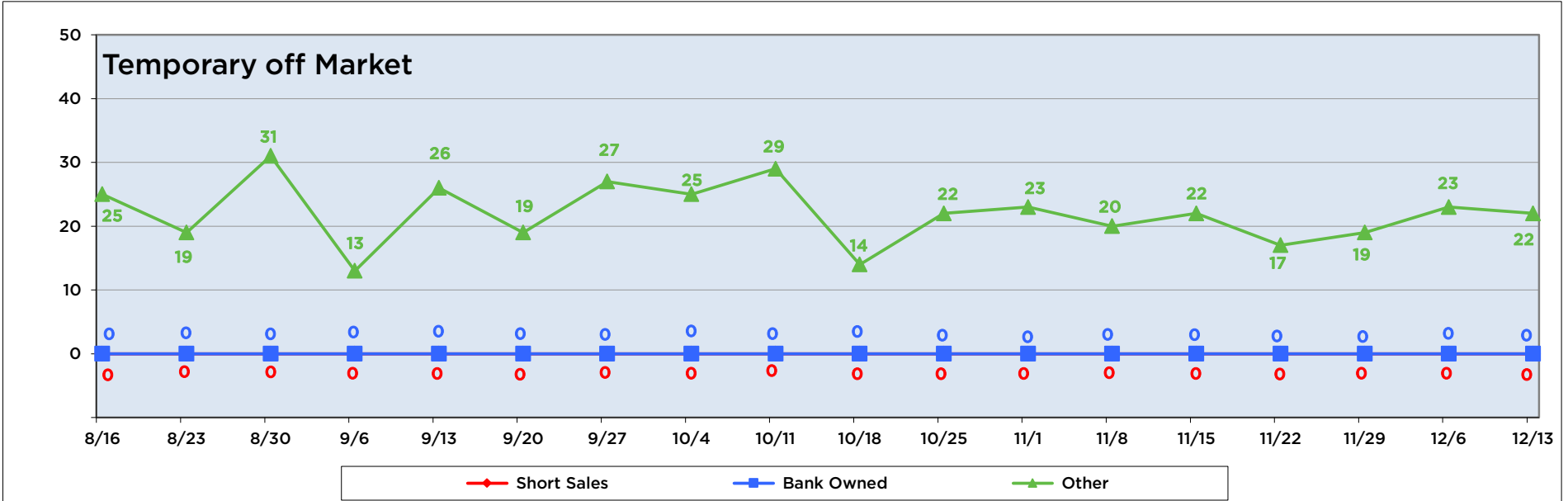


Condos, Townhomes, Villas

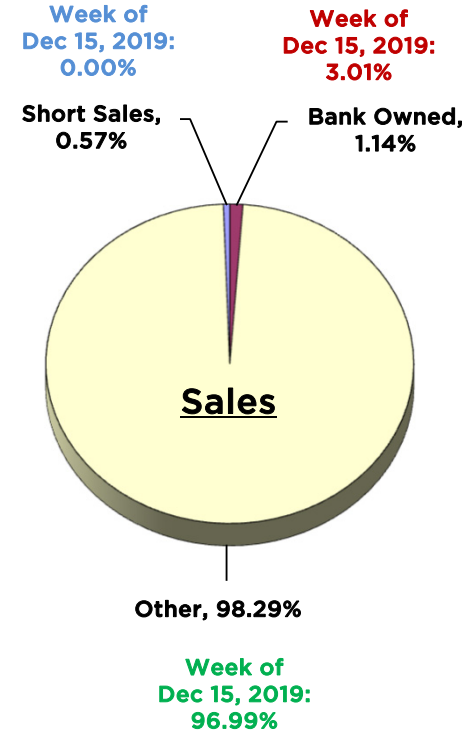
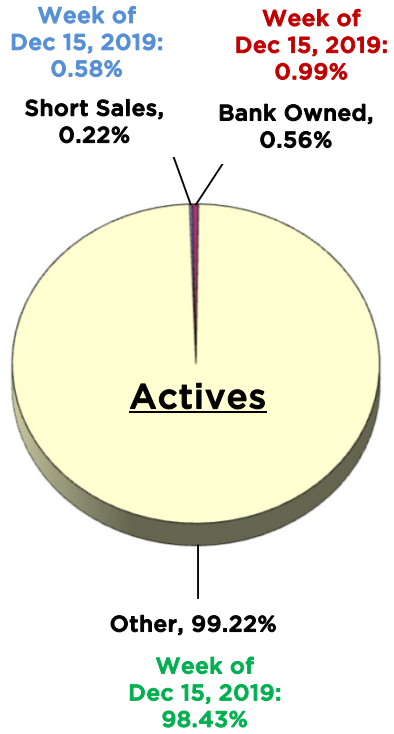




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
12/13/2020 - 12/19/2020
Lake, Orange, Osceola & Seminole Counties

Where are the 10 Condos, Townhomes, or Villas available for the Median Price of \$192,000? (± \$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>
Seminole County							
Casselberry	32707	1	\$192,100	3.0	2.0	1,519	\$126.46
Orange County							
Maitland / Eatonville	32751	1	\$192,500	3.0	3.0	1,496	\$128.68
Winter Park (West)	32789	1	\$191,900	2.0	2.0	1,130	\$169.82
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
Metro West / Orlo Vista	32835	1	\$192,000	3.0	2.0	1,634	\$117.50
Osceola County							
Kissimmee (West) / Pleasant Hill	34746	1	\$192,000	4.0	3.0	1,470	\$130.61
Kissimmee / Celebration	34747	3	\$191,967	3.0	2.0	1,256	\$152.84