



Monday Morning Quarterback Summary

Week of December 20, 2020 - December 26, 2020

Single-family existing homes

- Sales of single-family homes decreased to 447 during the week of Dec 20, from 653 the week prior
- The median price of single family homes increased to \$371,673, a change of 19.9%
- The number of single-family home foreclosure transactions remains constant at 4
- The number of single-family home short-sale transactions increased to 3 from 2 the week prior
- Single-family inventory decreased by 184, and now sits at 3,734

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 119 during the week of Dec 20, from 176 the week prior
- The median price of condos, townhomes, and villas increased to \$215,000, a change of 12.0%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Dec 13
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 42, and now sits at 2,277

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

Monday Morning Quarterback
12/20/2020 - 12/26/2020
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	447	135	89	107	54	51	11
Bank Owned	4	2	1	1	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	440	130	88	106	54	51	11
Active Listings	3,734	765	401	791	549	854	374
Bank Owned	34	17	3	4	6	3	1
Short Sales	23	5	6	5	2	4	1
Other	3,677	743	392	782	541	847	372
Months of Inventory	2	1	1	2	2	4	8

List Price

Average Original List Price	\$390,737	\$201,659	\$278,986	\$362,745	\$459,424	\$687,941	\$2,172,545
Average Final List Price	\$383,377	\$199,133	\$277,869	\$355,154	\$450,331	\$668,237	\$2,123,364

Sale Price

Average Price	\$371,377	\$192,684	\$272,446	\$350,268	\$441,113	\$645,469	\$1,969,091
Median Price	\$371,673	\$210,000	\$275,000	\$352,000	\$442,500	\$598,000	\$1,850,000

Price Differences

Original to Final List Price	-\$7,360	-\$2,526	-\$1,117	-\$7,591	-\$9,093	-\$19,704	-\$49,181
Original List to Sale Price - \$	-\$19,360	-\$8,975	-\$6,540	-\$12,477	-\$18,311	-\$42,472	-\$203,454
Final List to Sale Price - \$	-\$12,000	-\$6,449	-\$5,423	-\$4,886	-\$9,218	-\$22,768	-\$154,273
Original List to Sale Price - %	95.05%	95.55%	97.66%	96.56%	96.01%	93.83%	90.64%
Final List to Sale Price - %	96.87%	96.76%	98.05%	98.62%	97.95%	96.59%	92.73%

Days on the Market

Avg Days Listing to Contract	46	37	25	42	50	68	225
Combined Avg Days to Contract	48	38	25	46	56	71	225
Avg Days Listing to Closing	83	75	60	79	87	109	262
Avg Days Contract to Close	38	38	36	38	36	41	37

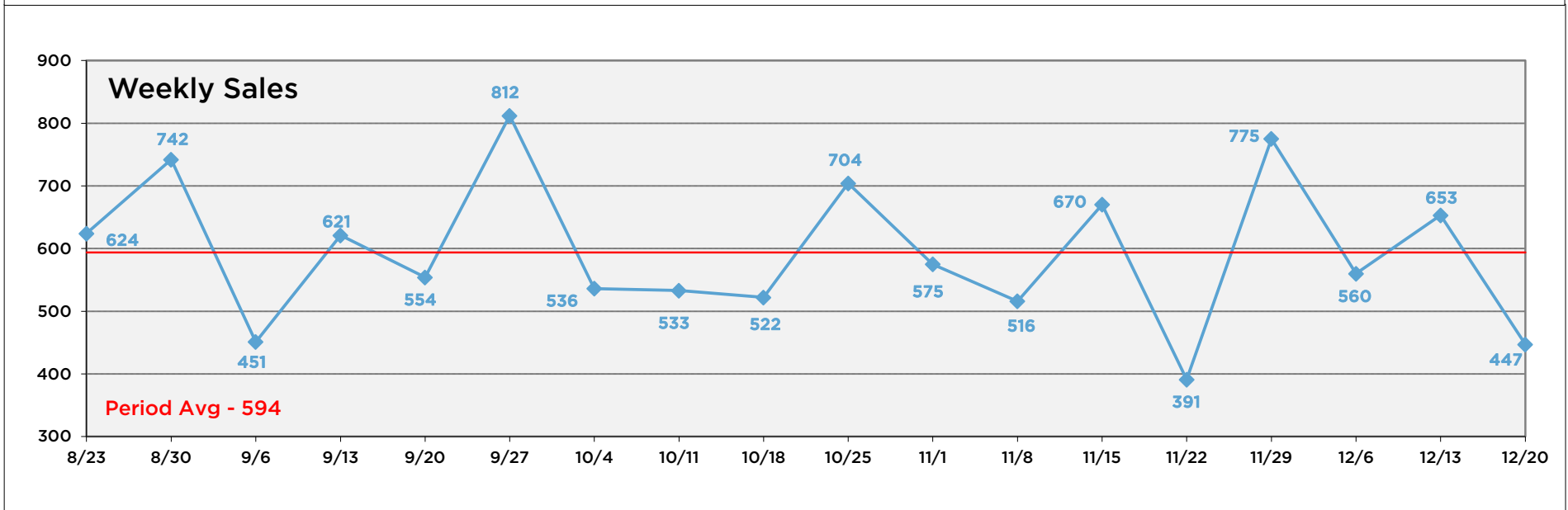
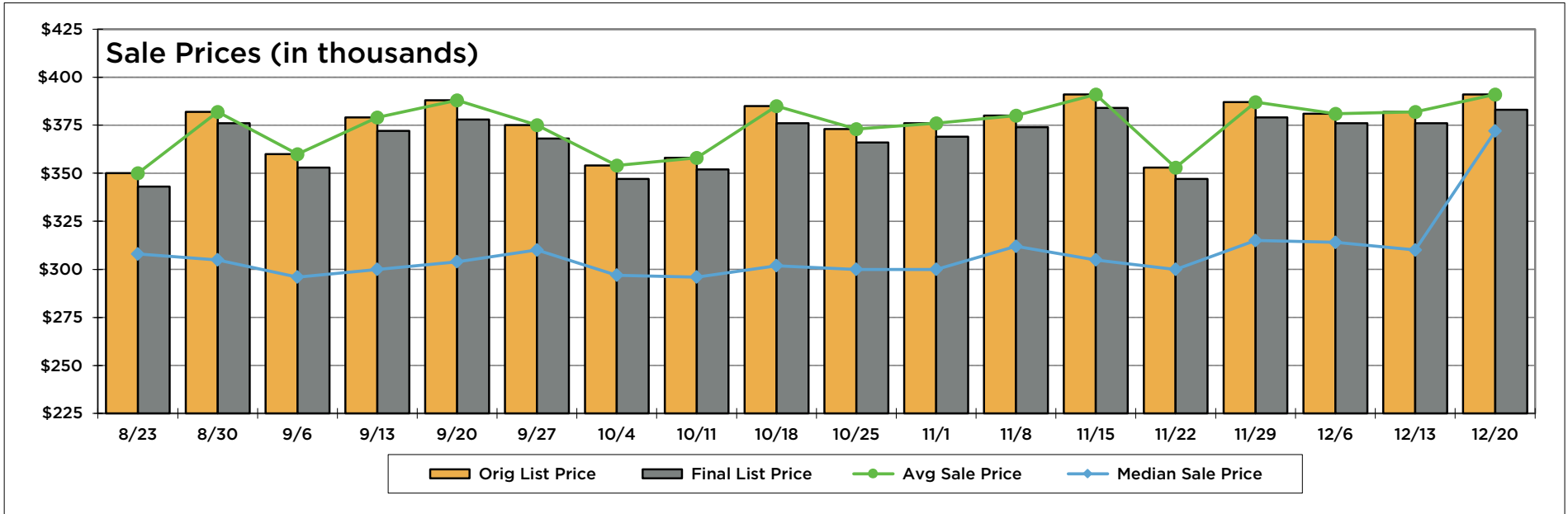
Beds / Baths

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	2

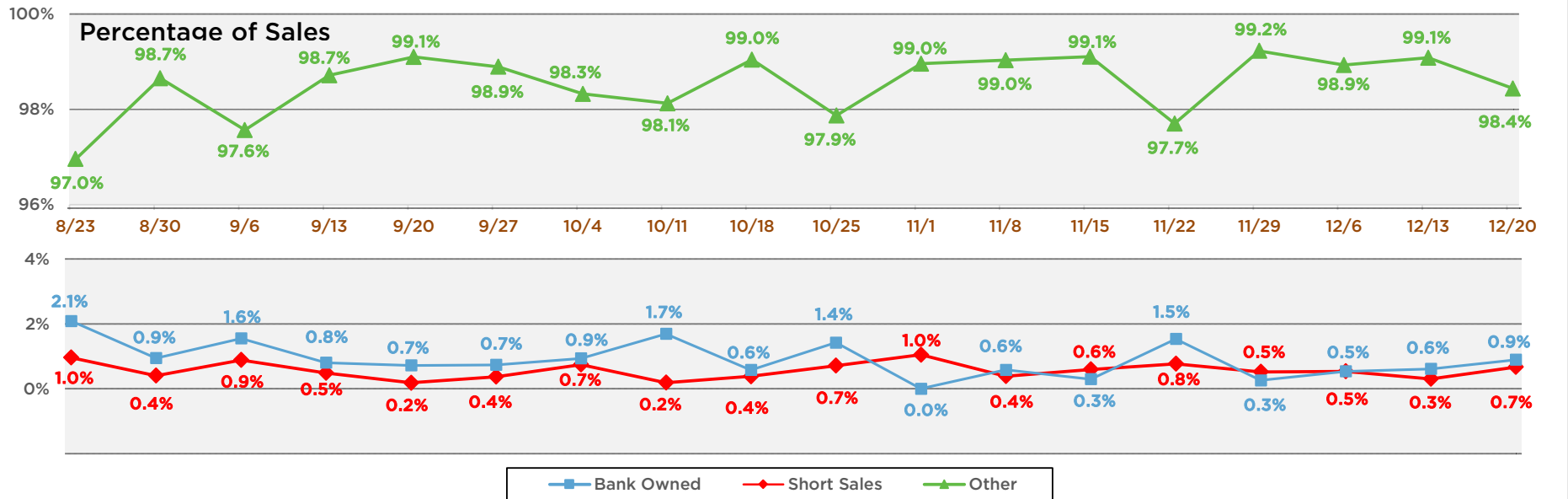
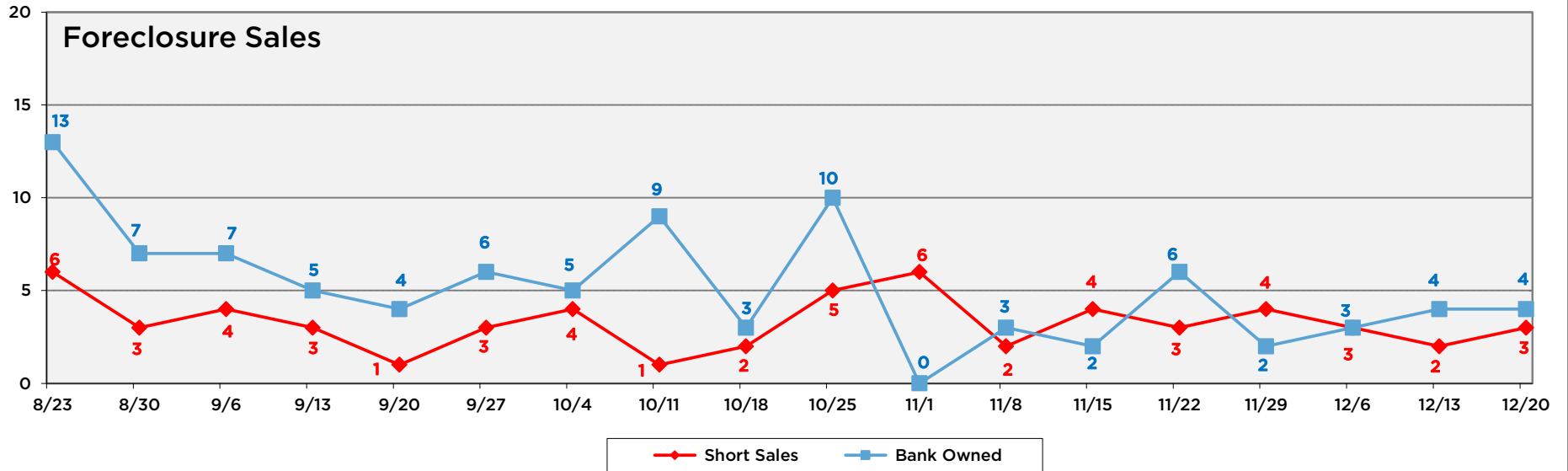
Square Footage

Average Square Feet	2,133	1,319	1,763	2,237	2,636	3,436	5,613
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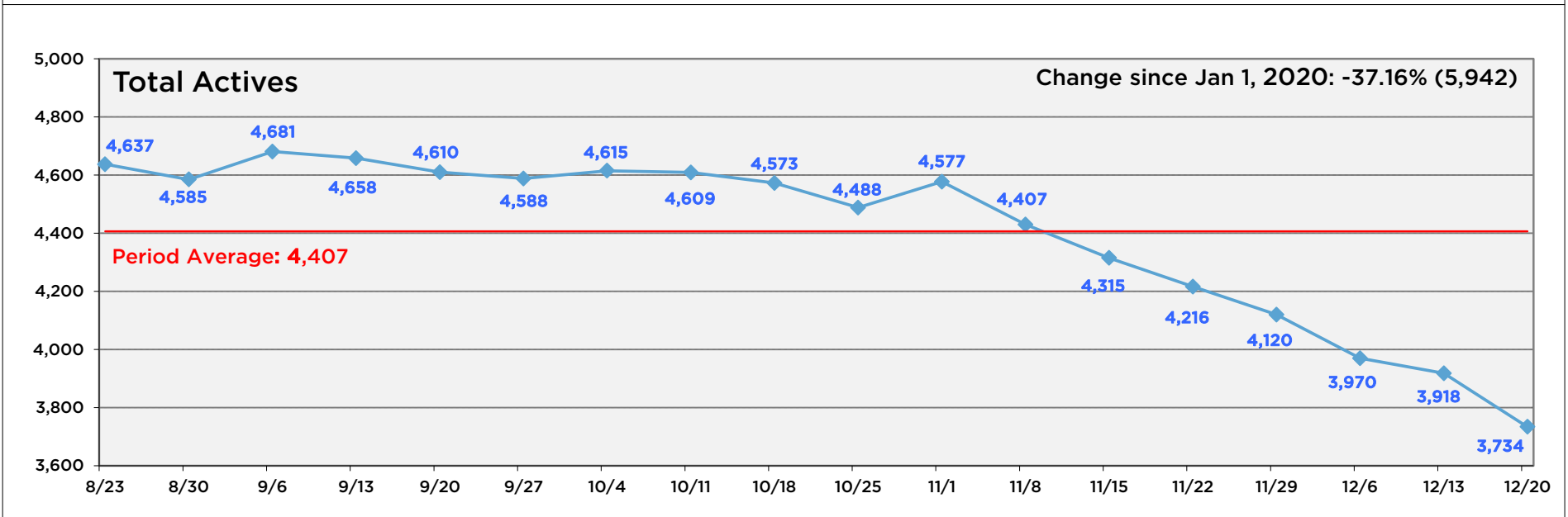
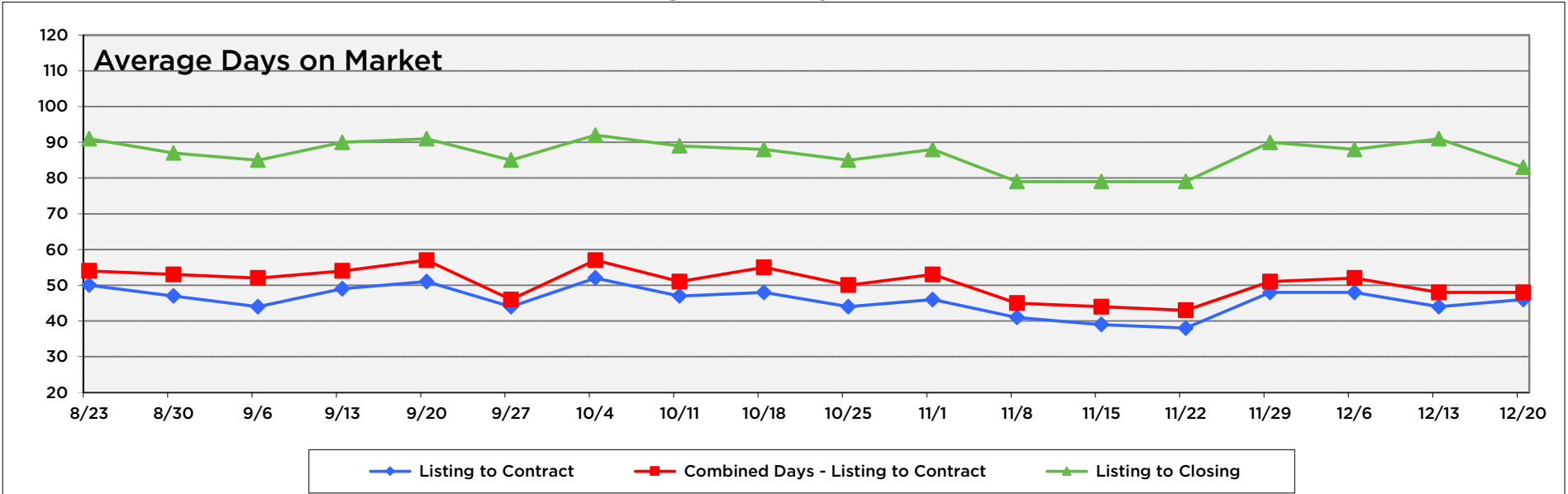
Single Family Homes



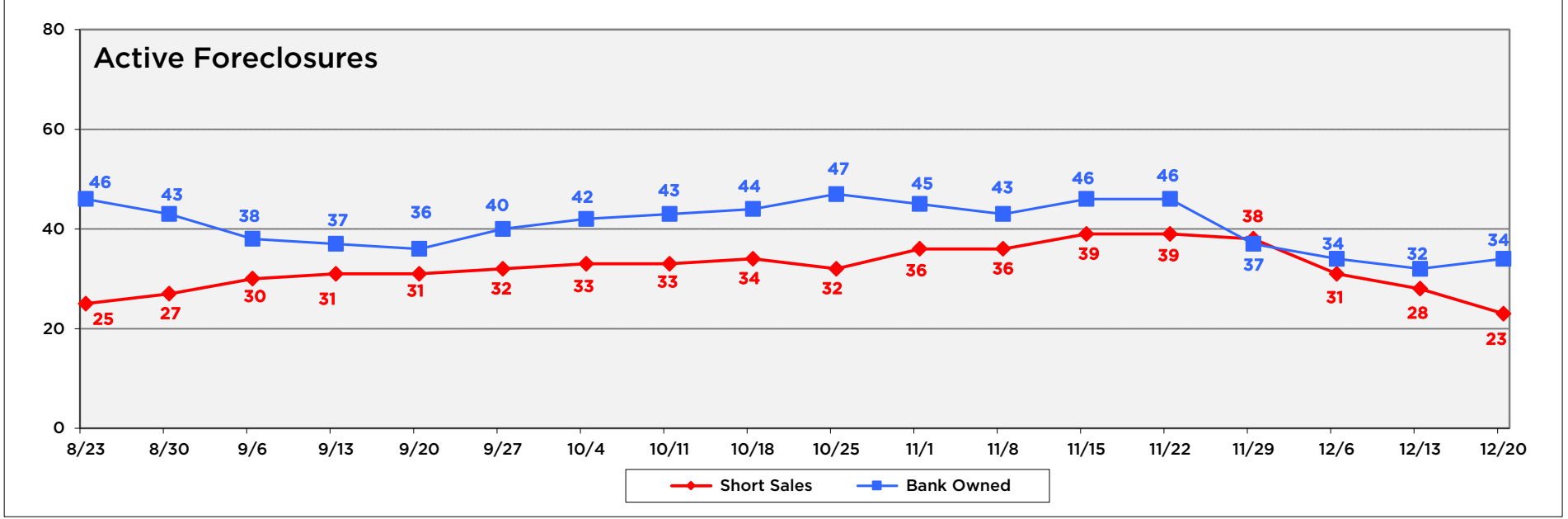
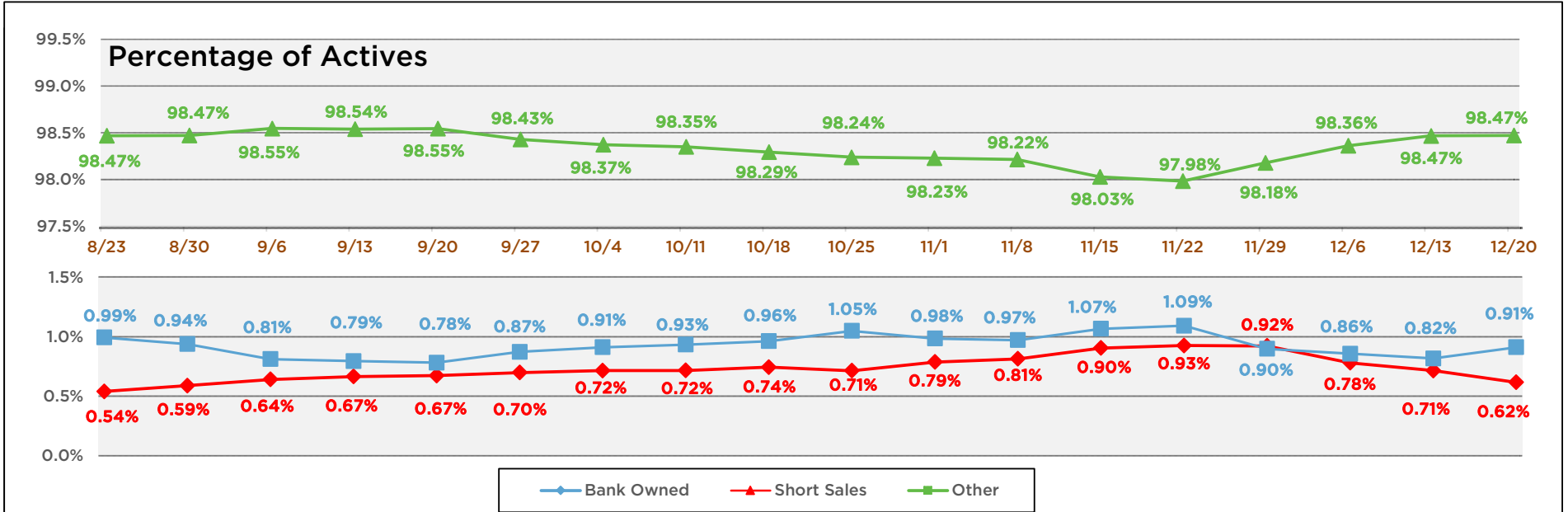
Single Family Homes



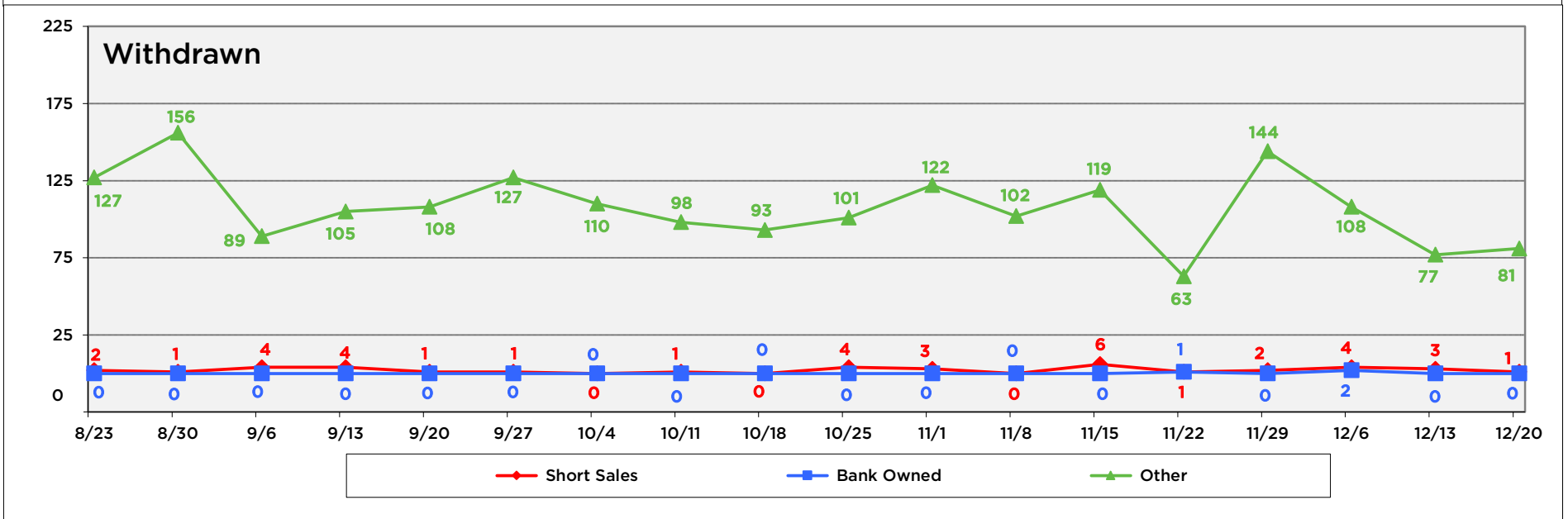
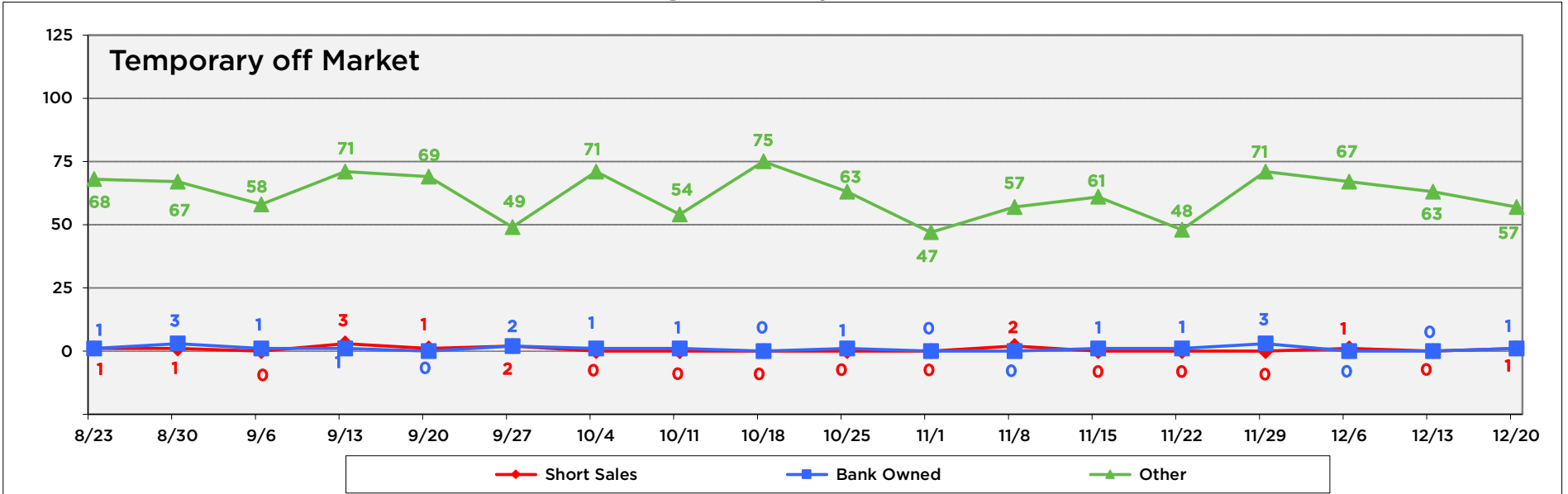
Single Family Homes



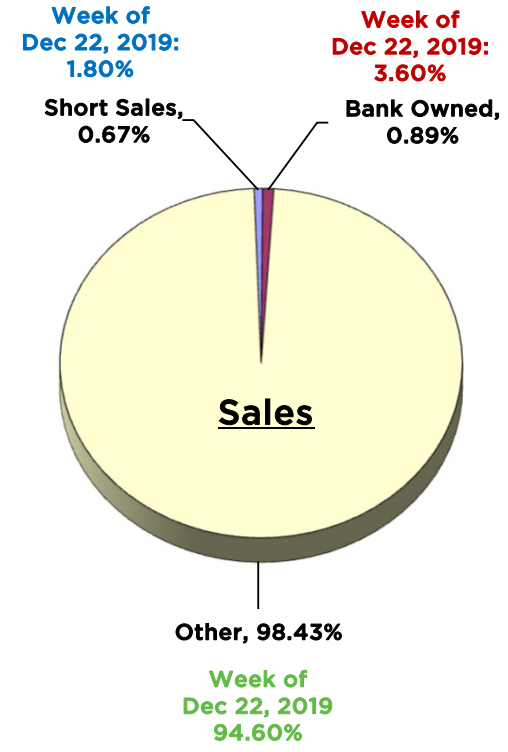
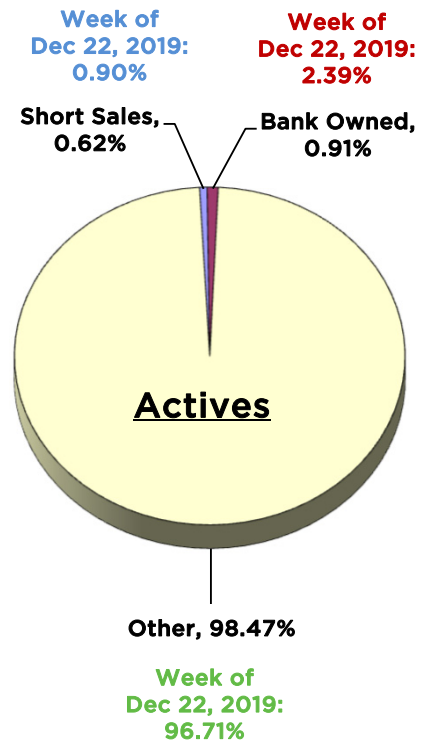
Single Family Homes



Single Family Homes



Single Family Homes



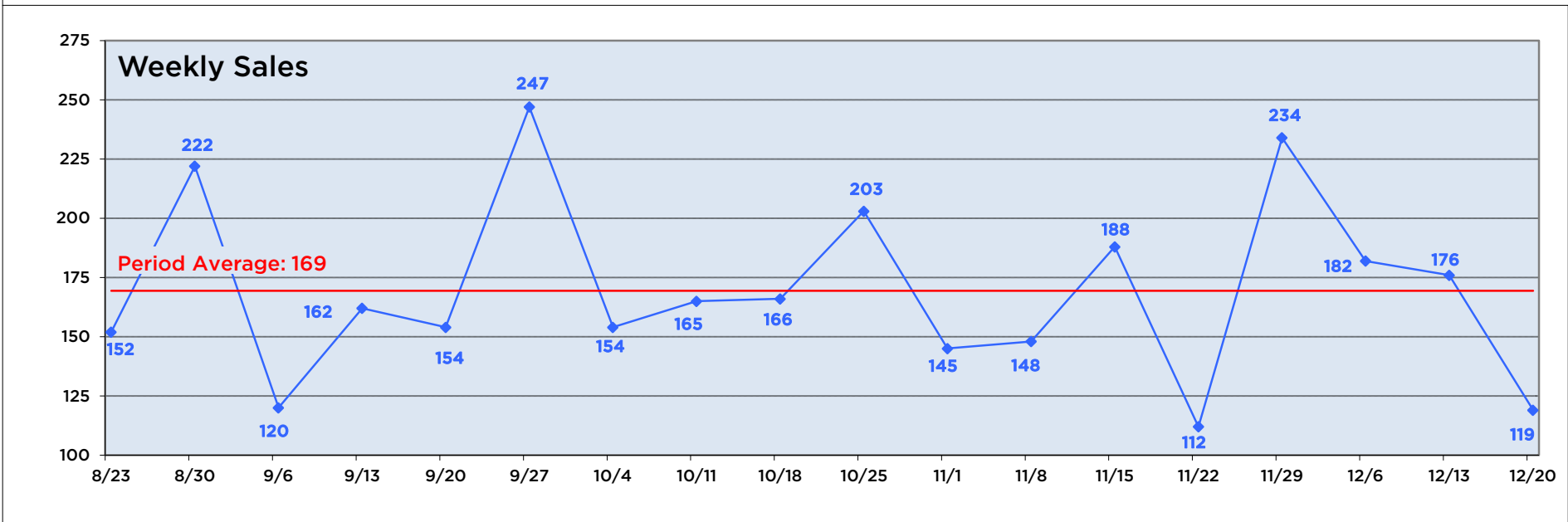
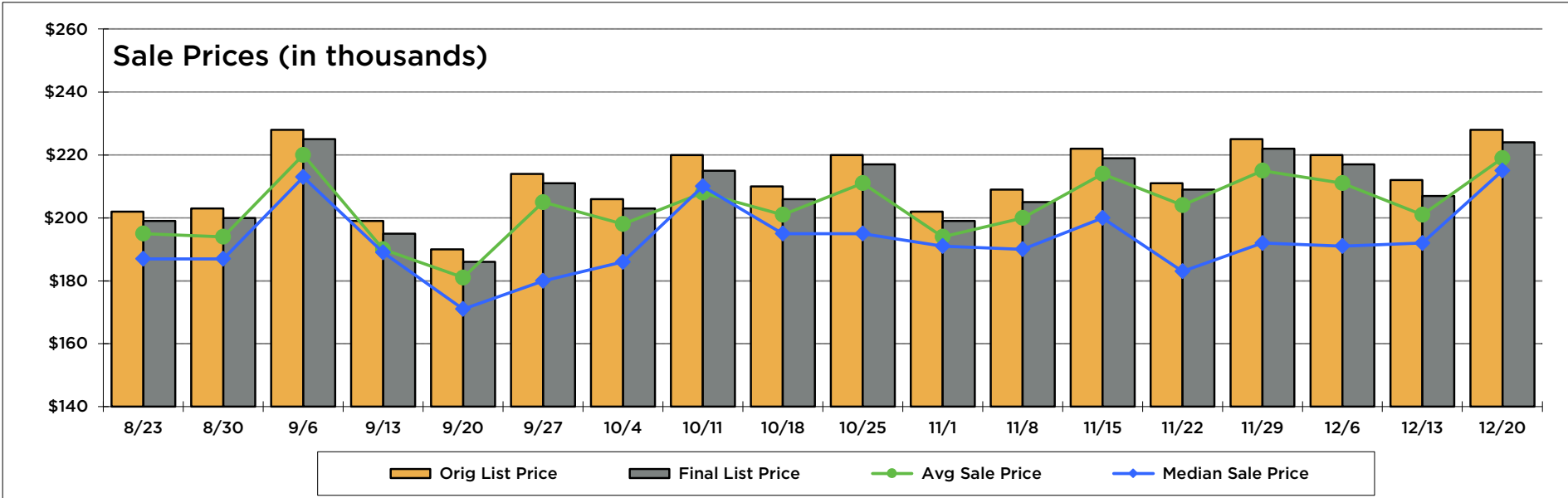
Where is the 1 Single Family Home available for the Median Price of \$371,673? (± \$500)

<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>
Osceola County		1	\$371,499	5.0	5.0	2,342	\$158.62
Kissimmee / Celebration	34747	1	\$371,499	5.0	5.0	2,342	\$158.62

Condos, Townhomes, Villas

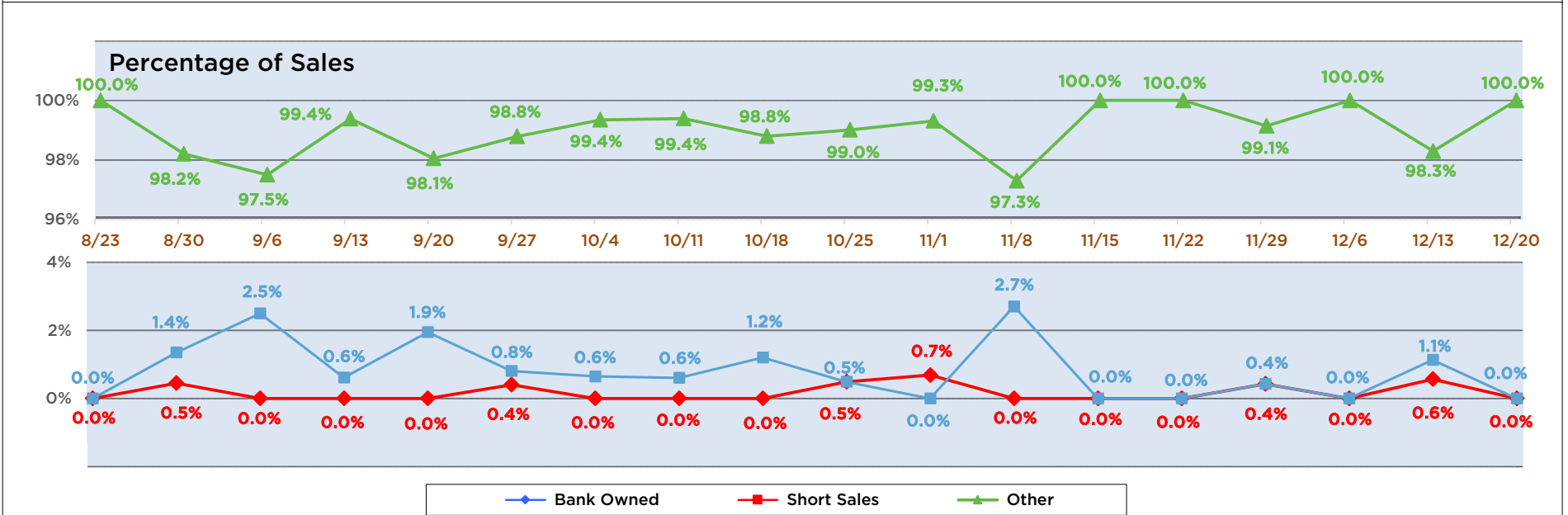
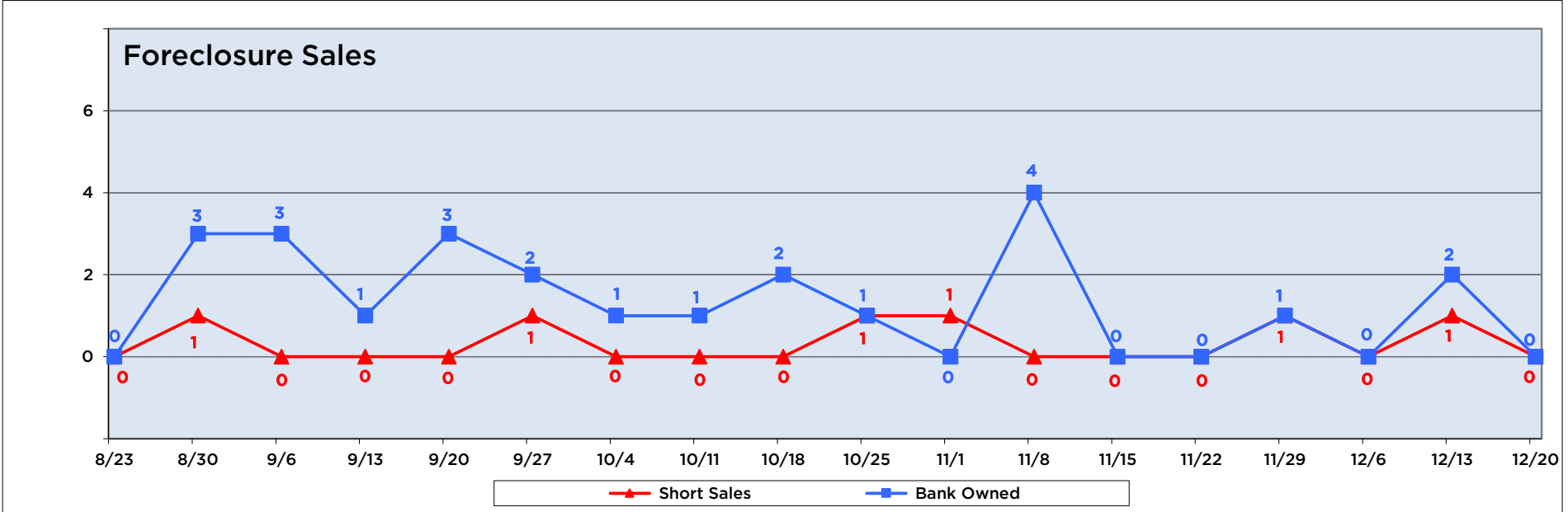
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	119	83	23	11	0	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	119	83	23	11	0	2	0
Active Listings	2,277	1,538	274	324	87	44	10
Bank Owned	15	15	0	0	0	0	0
Short Sales	7	7	0	0	0	0	0
Other	2,255	1,516	274	324	87	44	10
Months of Inventory	4	4	3	7	0	5	0
<i>List Price</i>							
Average Original List Price	\$227,879	\$186,415	\$279,369	\$335,426	\$0	\$765,000	\$0
Average Final List Price	\$223,979	\$182,250	\$274,447	\$334,949	\$0	\$765,000	\$0
<i>Sale Price</i>							
Average Price	\$219,393	\$177,323	\$272,670	\$331,233	\$0	\$737,500	\$0
Median Price	\$215,000	\$181,000	\$270,000	\$330,000	\$0	\$737,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,900	-\$4,165	-\$4,922	-\$477	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,486	-\$9,092	-\$6,699	-\$4,193	\$0	-\$27,500	\$0
Final List to Sale Price - \$	-\$4,586	-\$4,927	-\$1,777	-\$3,716	\$0	-\$27,500	\$0
Original List to Sale Price - %	96.28%	95.12%	97.60%	98.75%	0.00%	96.41%	0.00%
Final List to Sale Price - %	97.95%	97.30%	99.35%	98.89%	0.00%	96.41%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	65	64	68	69	0	50	0
Combined Avg Days to Contract	67	67	68	69	0	50	0
Avg Days Listing to Closing	100	100	104	101	0	68	0
Avg Days Contract to Close	35	35	36	32	0	19	0
<i>Beds / Baths</i>							
Average Bedrooms	3	3	3	3	0	3	0
Average Full Baths	2	2	2	2	0	3	0
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,989	1,303	1,727	1,776	0	2,278	0

Condos, Townhomes, Villas

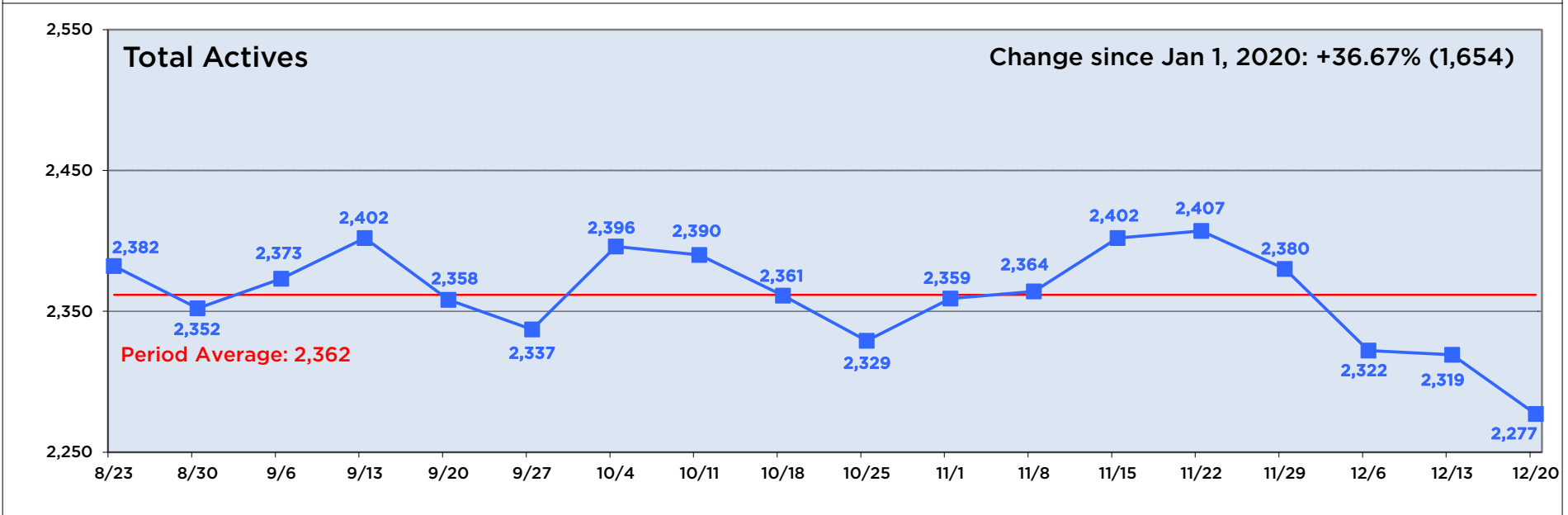
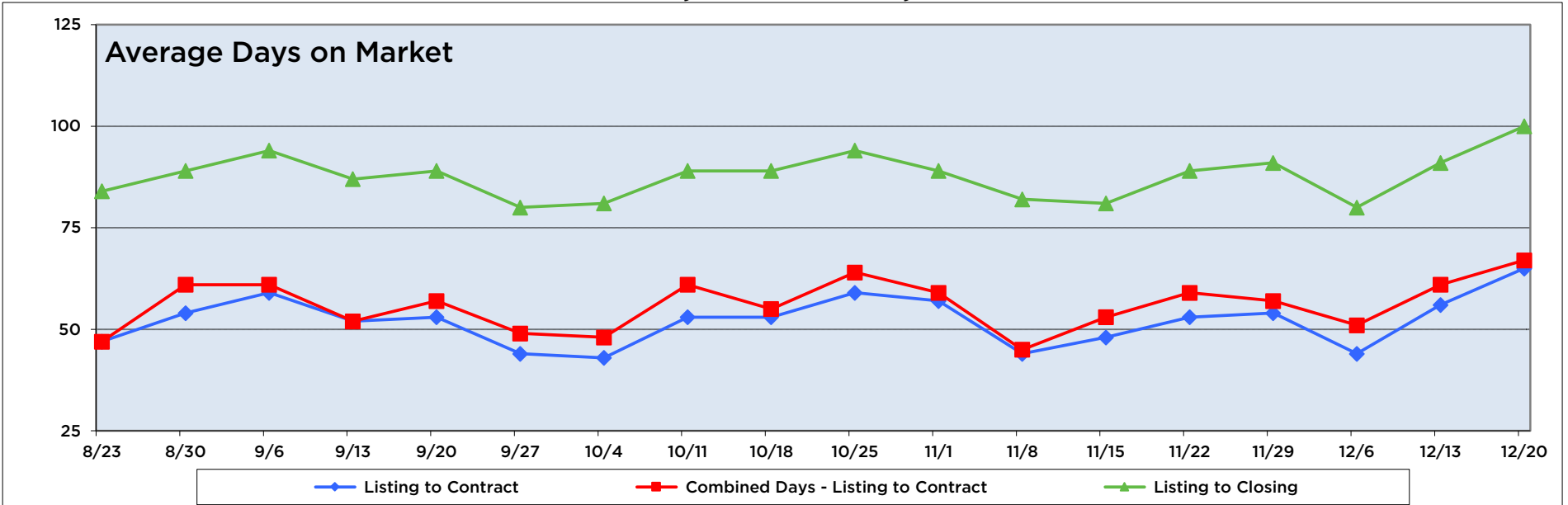




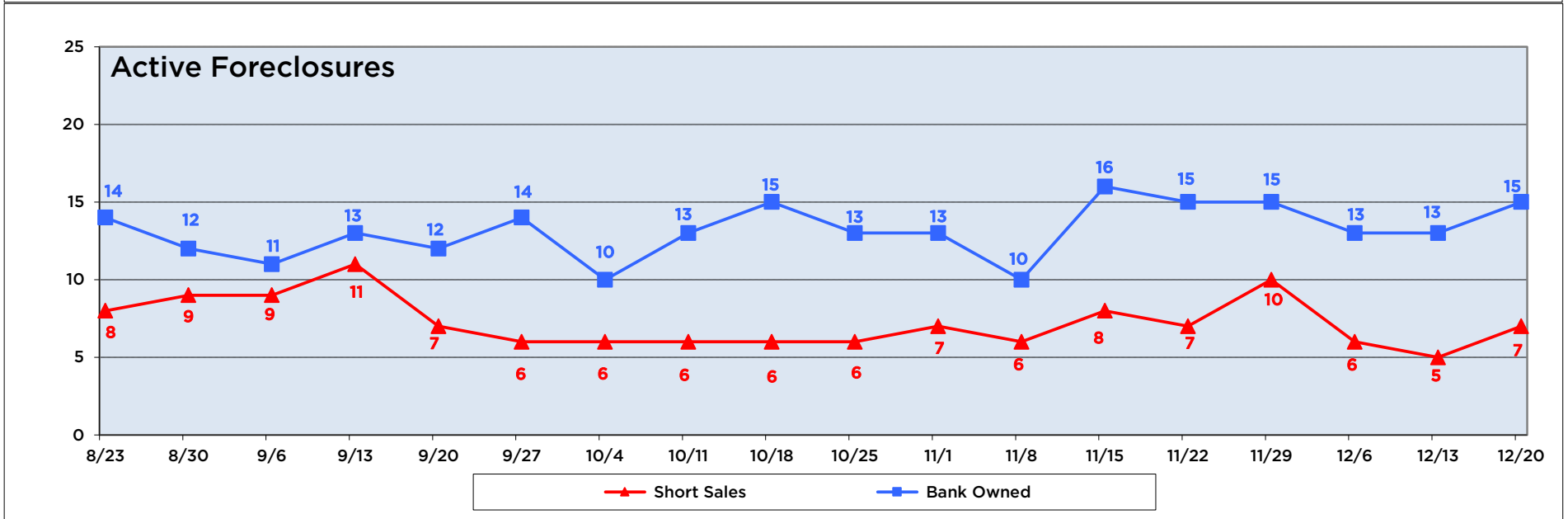
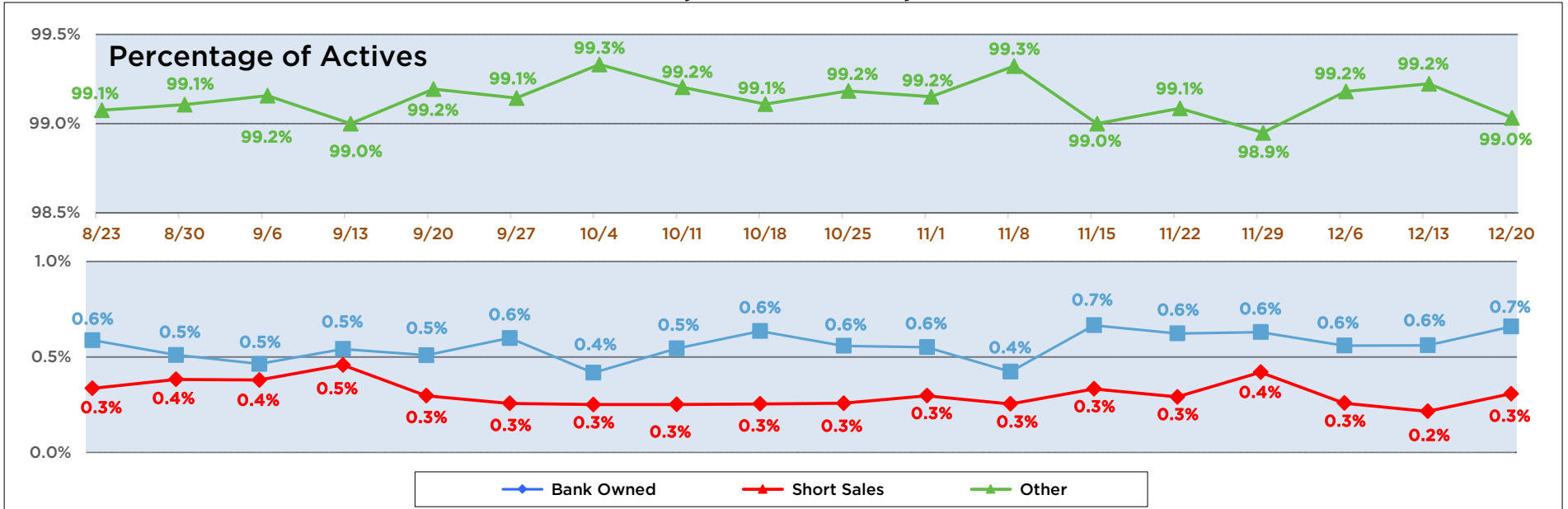
Condos, Townhomes, Villas



Condos, Townhomes, Villas

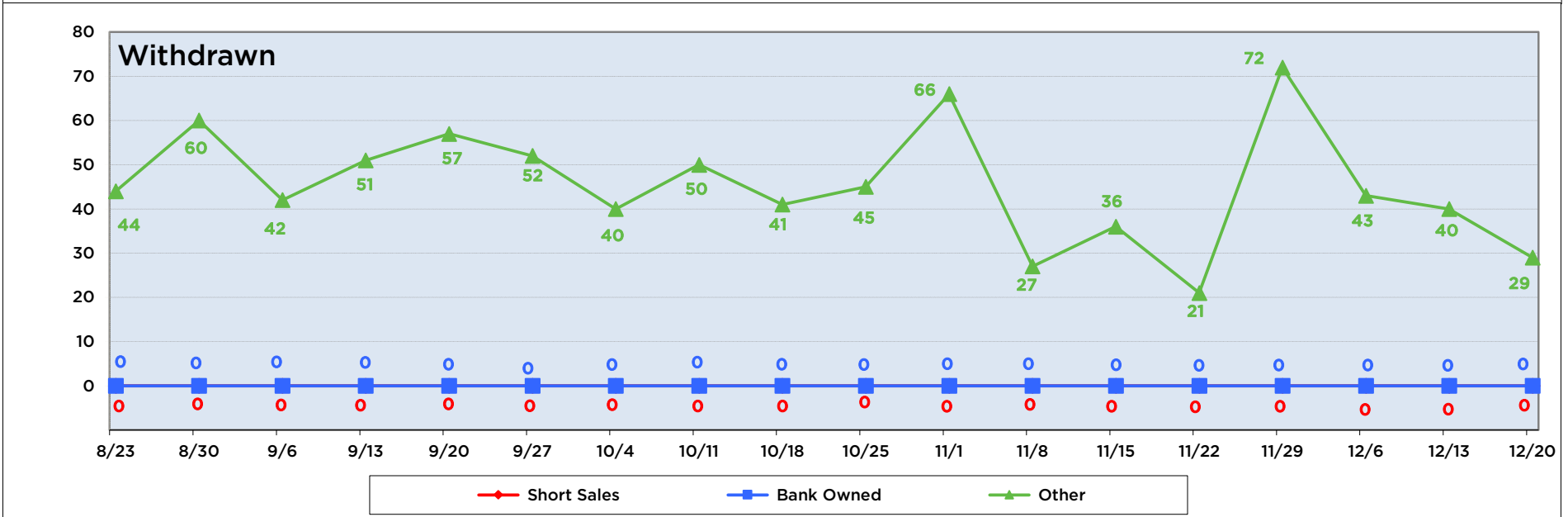
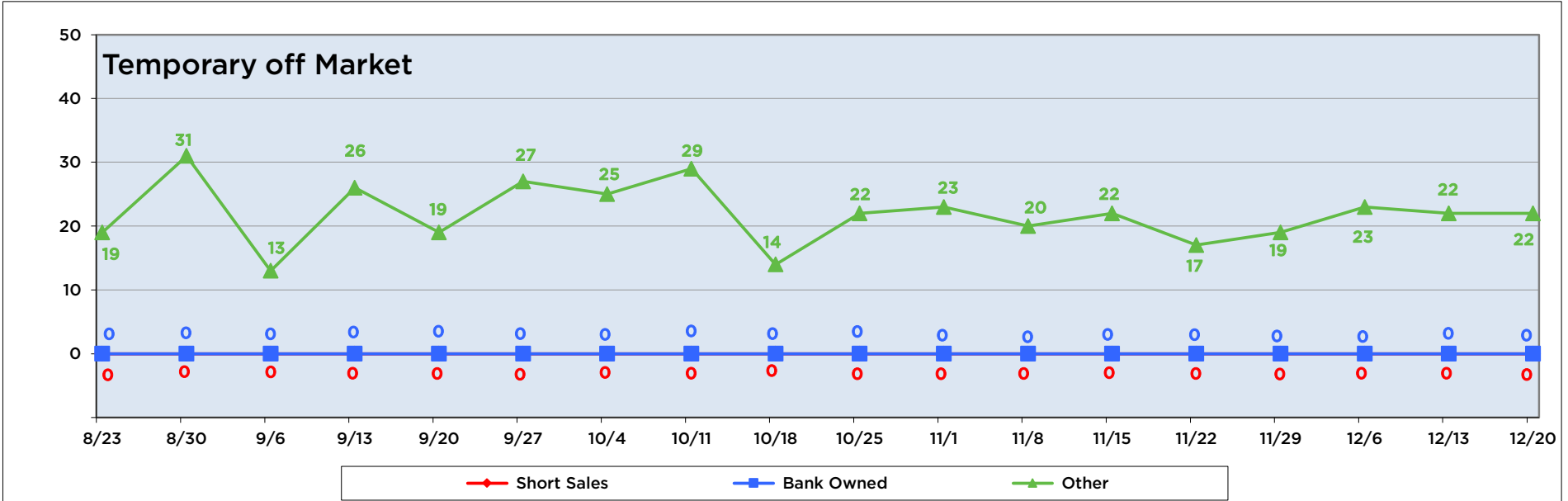


Condos, Townhomes, Villas

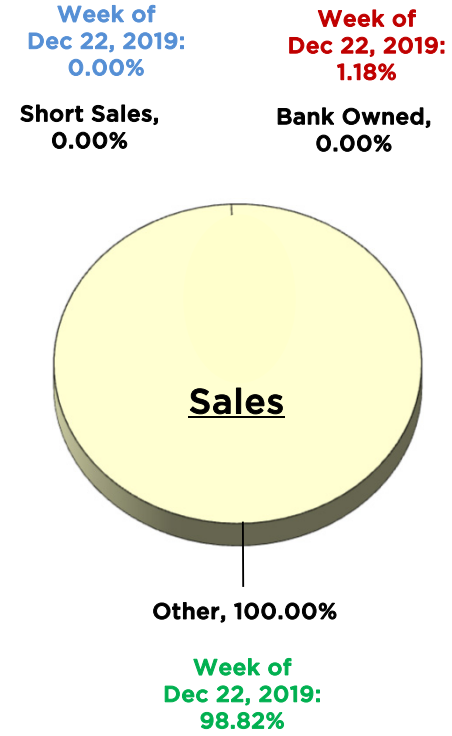
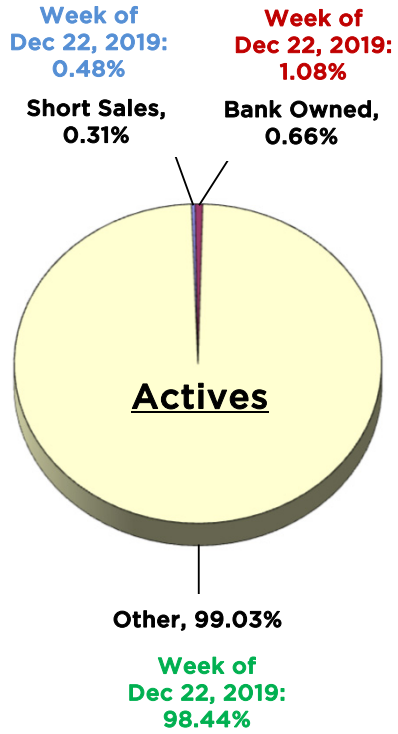




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
12/20/2020 - 12/26/2020
Lake, Orange, Osceola & Seminole Counties

Where are the 24 Condos, Townhomes, or Villas available for the Median Price of \$215,000? (± \$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		1	\$215,000	3.0	2.0	1,434	\$149.93
Altamonte Springs (East)	32701	1	\$215,000	3.0	2.0	1,434	\$149.93
Orange County		5	\$215,000	2.8	2.0	1,467	\$146.54
Maitland / Eatonville	32751	1	\$215,000	3.0	2.0	1,739	\$123.63
Orlo Vista	32811	1	\$215,000	3.0	2.0	1,418	\$151.62
Williamsburg / Lake Bryan	32821	1	\$215,000	2.0	2.0	957	\$224.66
Metro West / Orlo Vista	32835	1	\$215,000	3.0	2.0	1,678	\$128.13
Winter Garden / Oakland	34787	1	\$215,000	3.0	2.0	1,544	\$139.25
Osceola County		16	\$214,984	3.1	2.4	1,472	\$146.07
Davenport	33896	1	\$215,000	3.0	2.0	1,632	\$131.74
Kissimmee (West) / Pleasant Hill	34746	4	\$214,963	3.0	3.0	1,373	\$156.56
Kissimmee / Celebration	34747	9	\$214,933	3.0	2.0	1,458	\$147.42
St Cloud / Canoe Creek	34772	2	\$215,250	4.0	3.0	1,651	\$130.38
Lake County		2	\$215,000	2.0	2.0	1,141	\$188.43
Tavares / Mt Plymouth	32778	1	\$215,000	2.0	2.0	1,057	\$203.41
Clermont (Central)	34711	1	\$215,000	2.0	2.0	1,225	\$175.51