



Monday Morning Quarterback Summary

Week of December 27, 2020 - January 2, 2021

Single-family existing homes

- Sales of single-family homes increased to 589 during the week of Dec 27, from 447 the week prior
- The median price of single family homes decreased to \$299,900, a change of -19.3%
- The number of single-family home foreclosure transactions remains constant at 4
- The number of single-family home short-sale transactions decreased to 1 from 3 the week prior
- Single-family inventory decreased by 175, and now sits at 3,559

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 172 during the week of Dec 27, from 119 the week prior
- The median price of condos, townhomes, and villas decreased to \$203,500, a change of -5.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Dec 20
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 110, and now sits at 2,167

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	589	163	134	168	68	47	9
Bank Owned	4	1	2	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	584	161	132	167	68	47	9
Active Listings	3,559	733	393	751	510	814	358
Bank Owned	35	19	4	3	6	2	1
Short Sales	20	5	6	2	1	4	2
Other	3,504	709	383	746	503	808	355
Months of Inventory	1	1	1	1	2	4	9

List Price

Average Original List Price	\$357,334	\$208,403	\$280,807	\$359,540	\$454,311	\$689,768	\$1,684,100
Average Final List Price	\$350,830	\$206,474	\$277,805	\$351,148	\$447,632	\$672,845	\$1,633,556

Sale Price

Average Price	\$342,082	\$200,988	\$273,142	\$344,812	\$440,888	\$651,091	\$1,512,689
Median Price	\$299,900	\$212,000	\$270,250	\$341,450	\$439,500	\$600,000	\$1,385,000

Price Differences

Original to Final List Price	-\$6,504	-\$1,929	-\$3,002	-\$8,392	-\$6,679	-\$16,923	-\$50,544
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Original List to Sale Price - \$	-\$15,252	-\$7,415	-\$7,665	-\$14,728	-\$13,423	-\$38,677	-\$171,411
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Final List to Sale Price - \$	-\$8,748	-\$5,486	-\$4,663	-\$6,336	-\$6,744	-\$21,754	-\$120,867
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Original List to Sale Price - %	95.73%	96.44%	97.27%	95.90%	97.05%	94.39%	89.82%
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Final List to Sale Price - %	97.51%	97.34%	98.32%	98.20%	98.49%	96.77%	92.60%
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Days on the Market

Avg Days Listing to Contract	44	44	31	50	37	55	115
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Combined Avg Days to Contract	47	47	31	53	41	64	152
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Avg Days Listing to Closing	82	82	71	87	74	95	150
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Avg Days Contract to Close	39	38	41	38	36	41	35
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Beds / Baths

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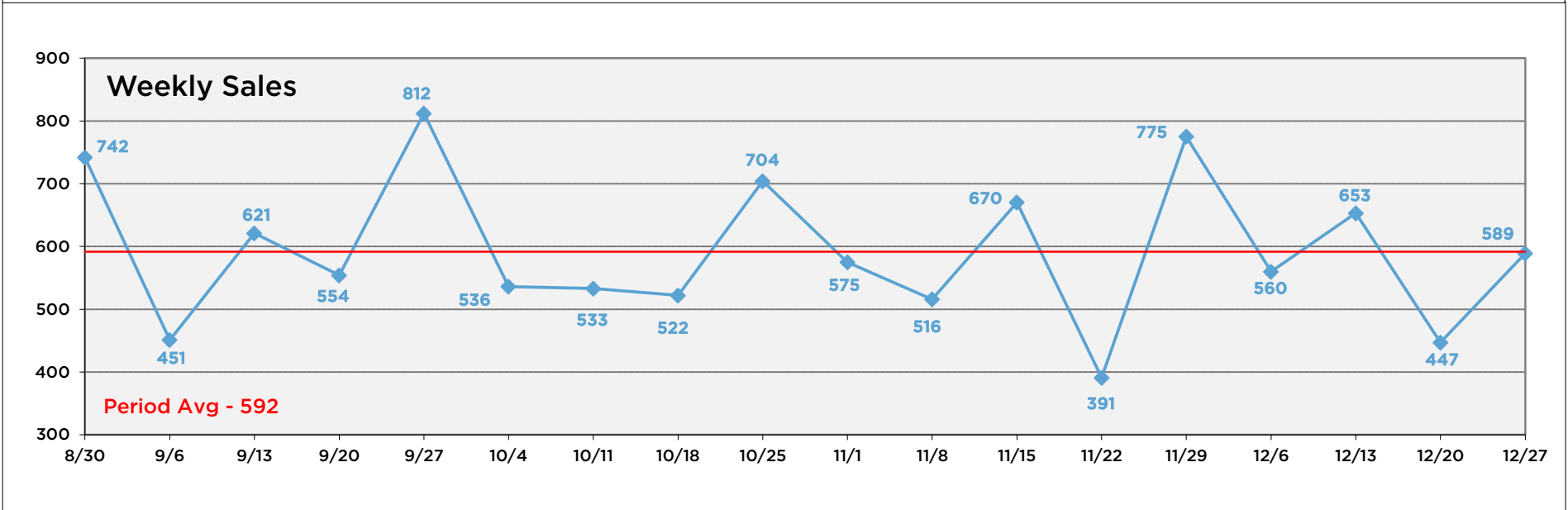
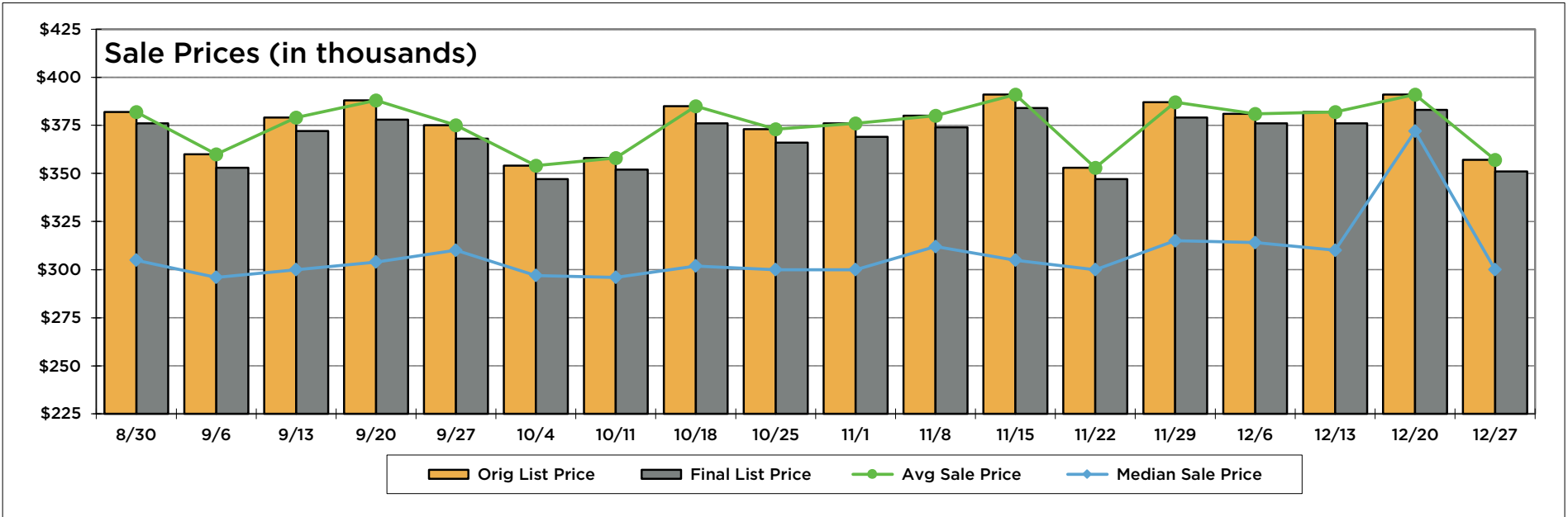
Average Full Baths	2	2	2	2	3	3	5
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Average Half Baths	0	0	0	0	0	1	1
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Square Footage

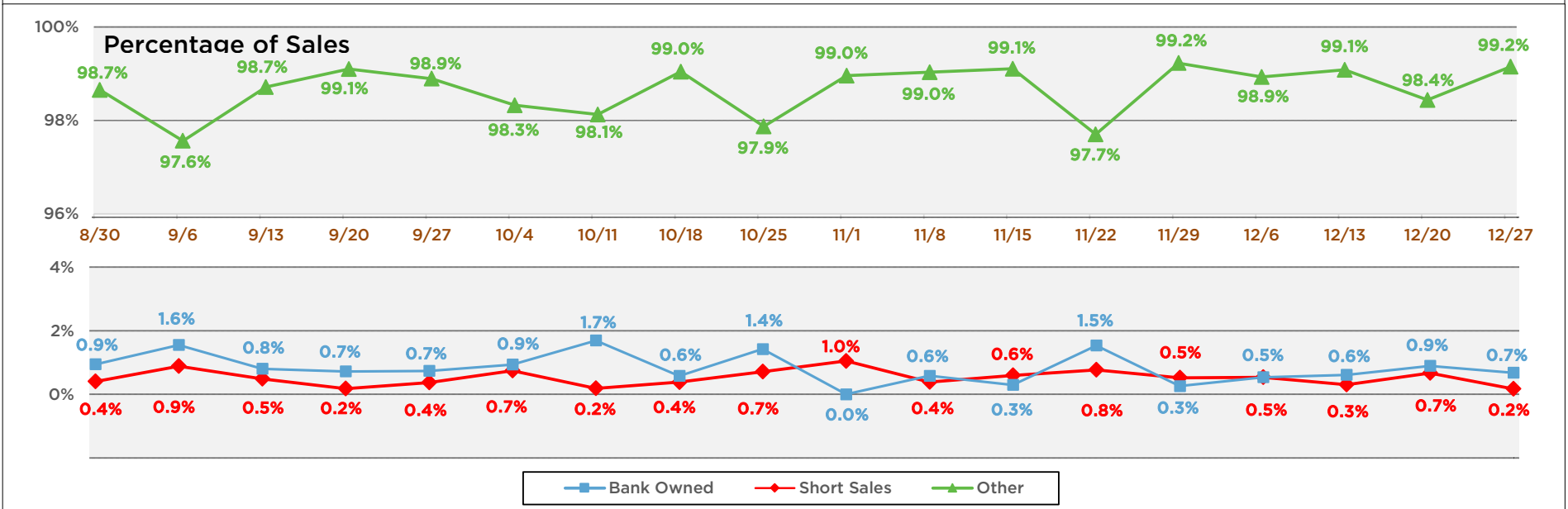
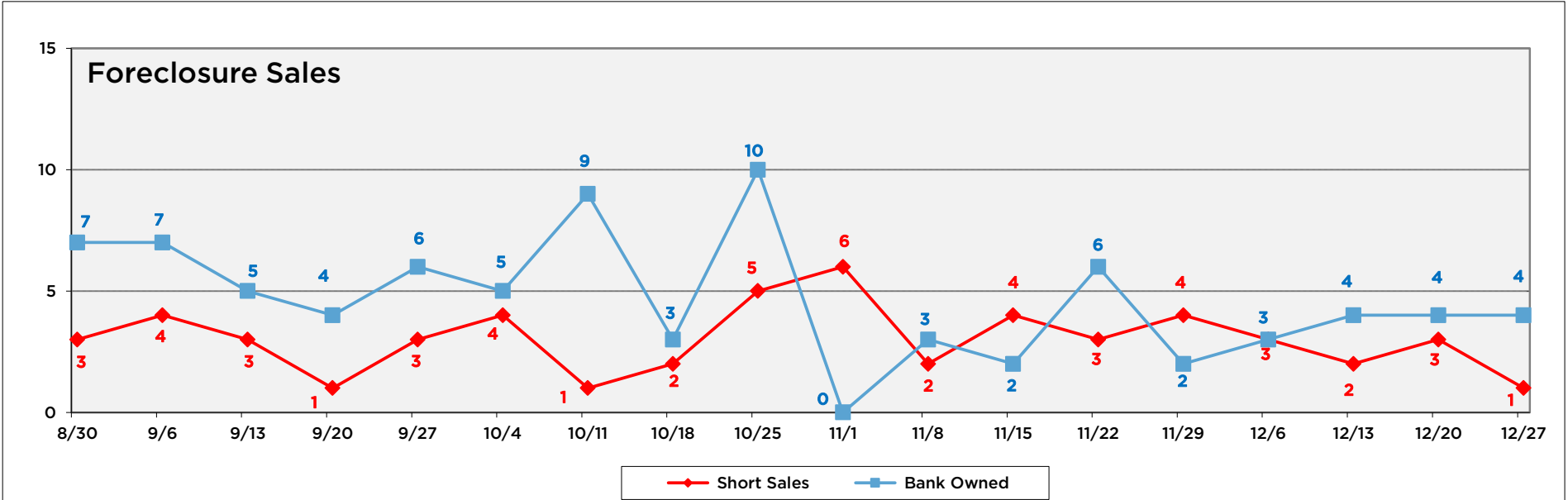
Average Square Feet	2,075	1,333	1,847	2,267	2,535	3,326	5,341
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Single Family Homes

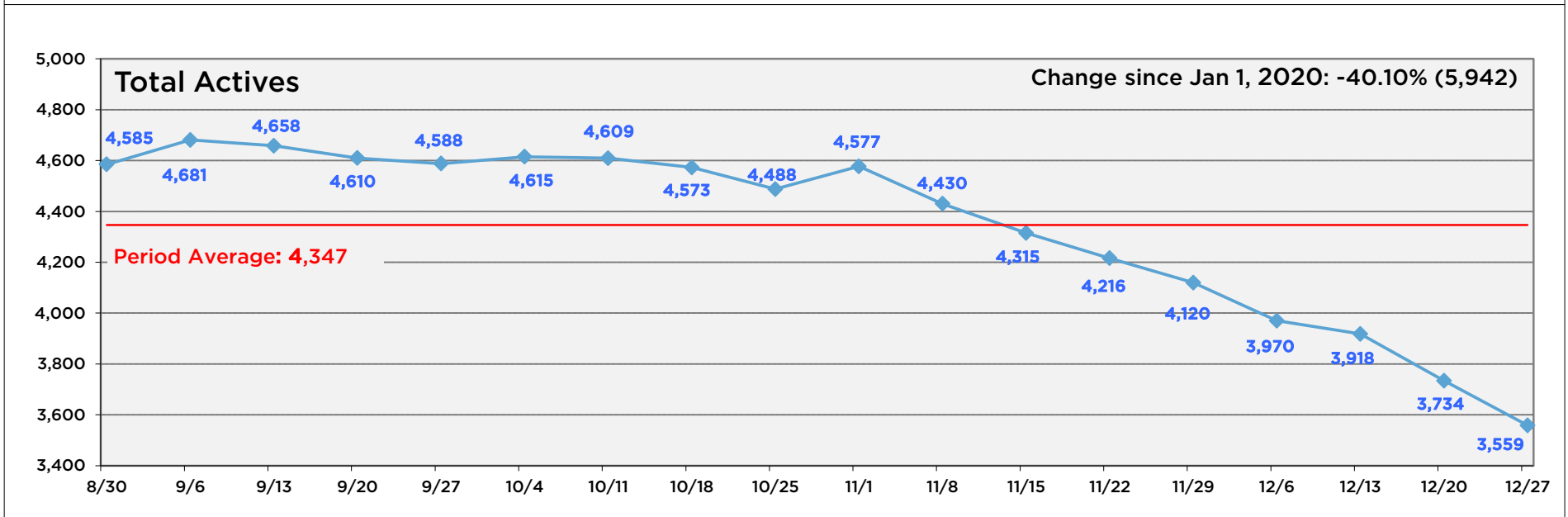
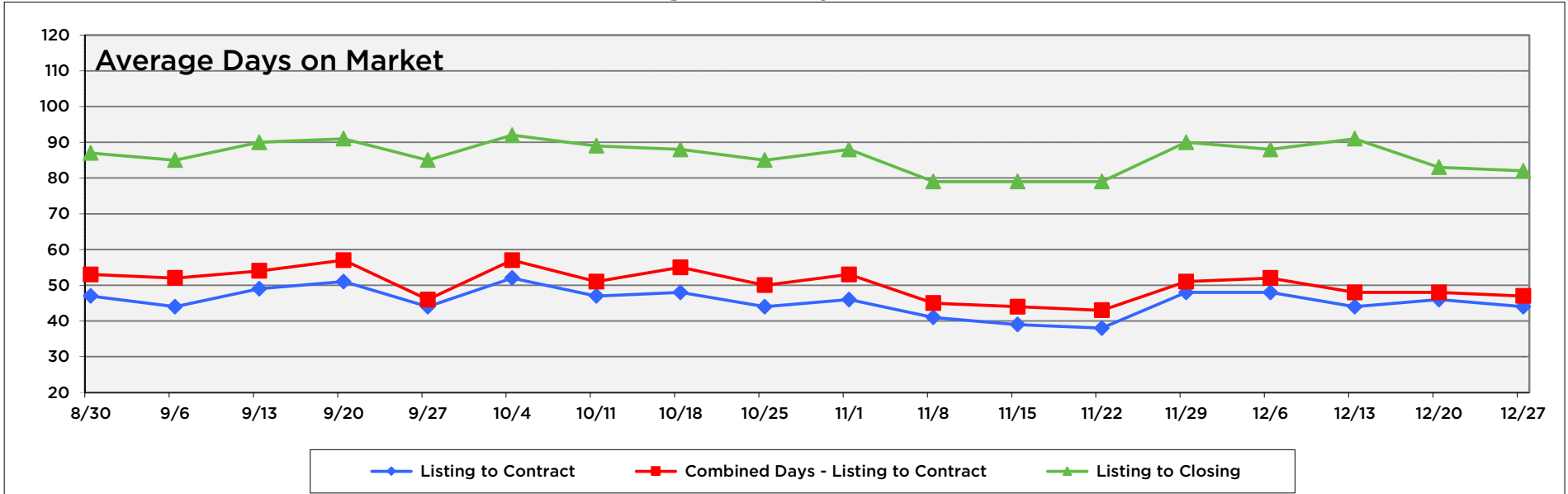




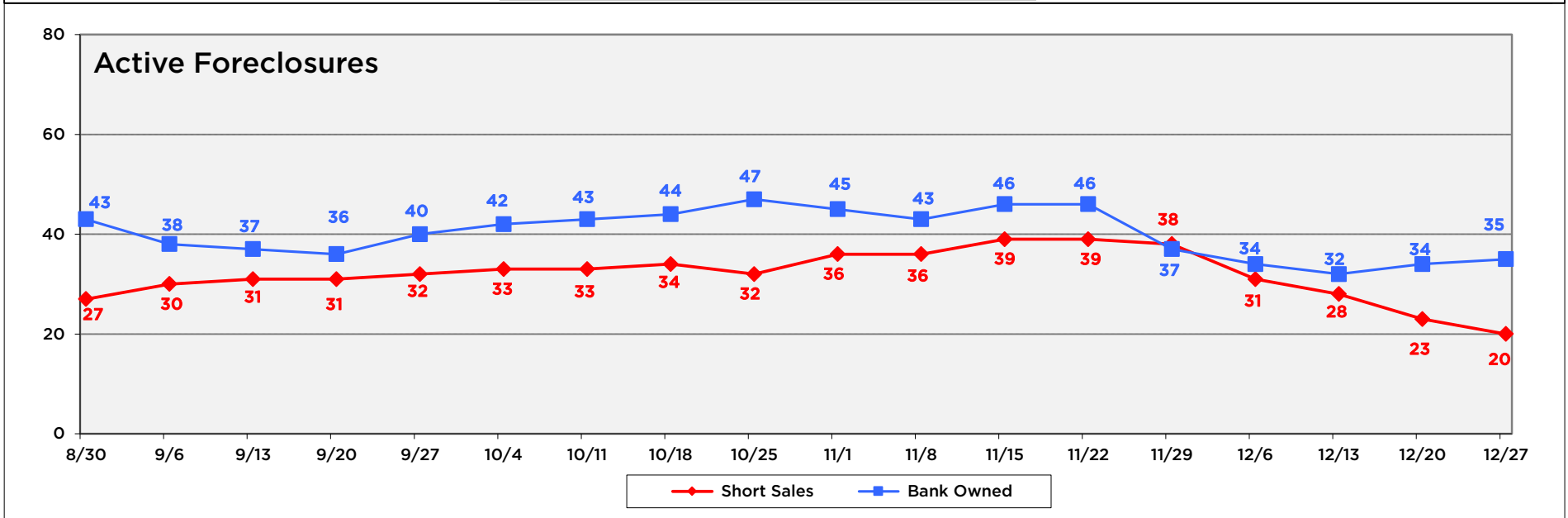
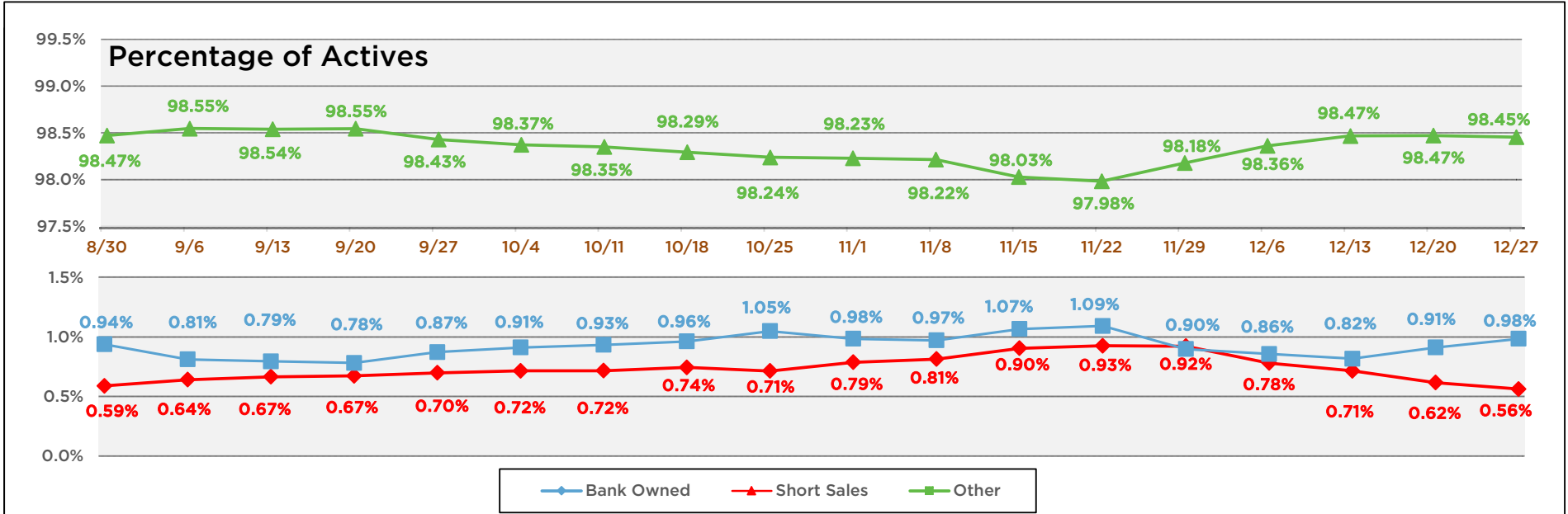
Single Family Homes



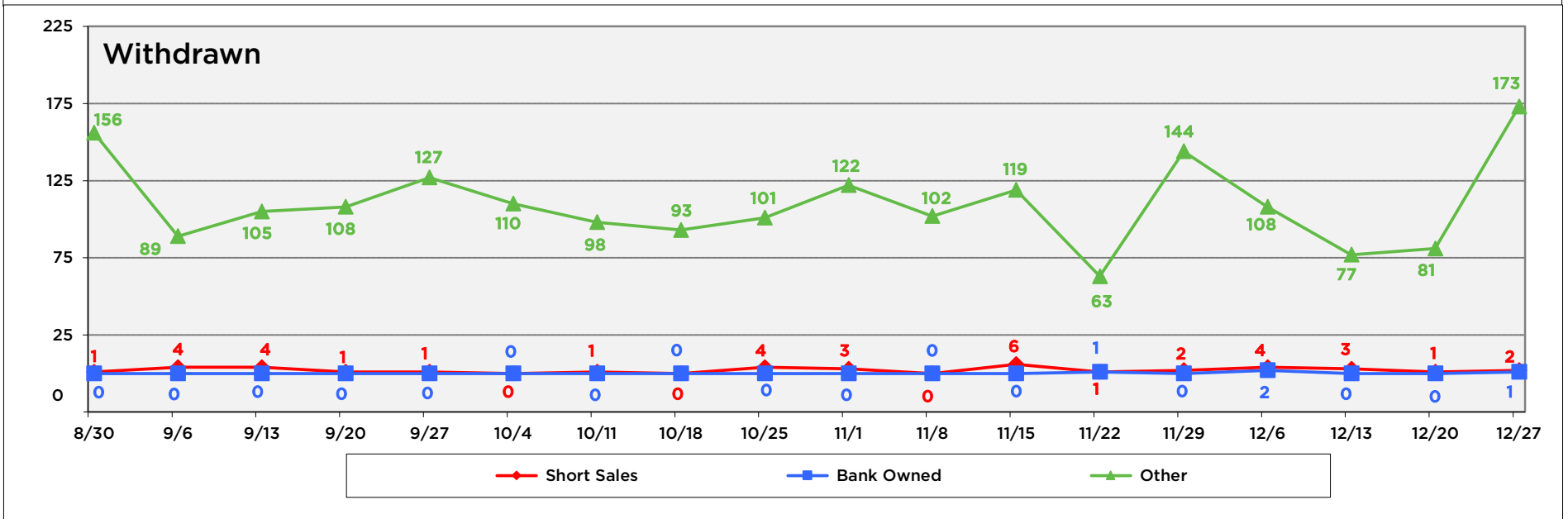
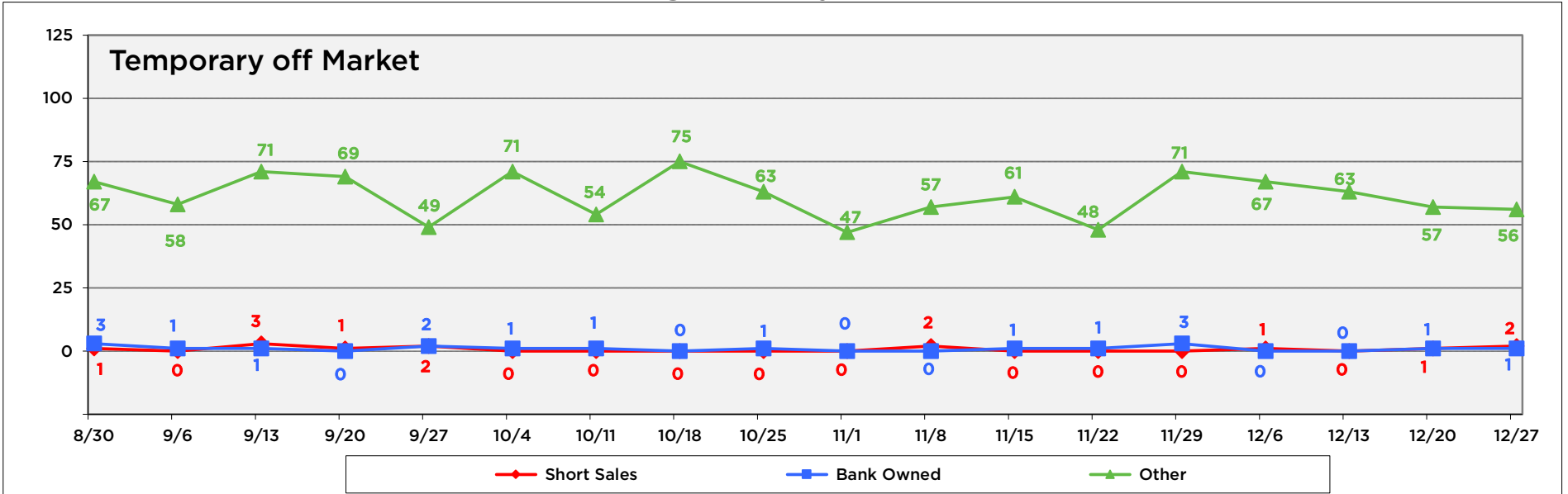
Single Family Homes



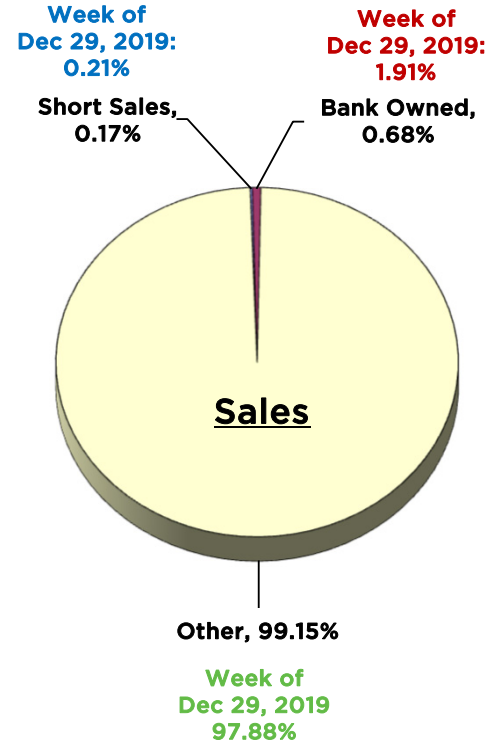
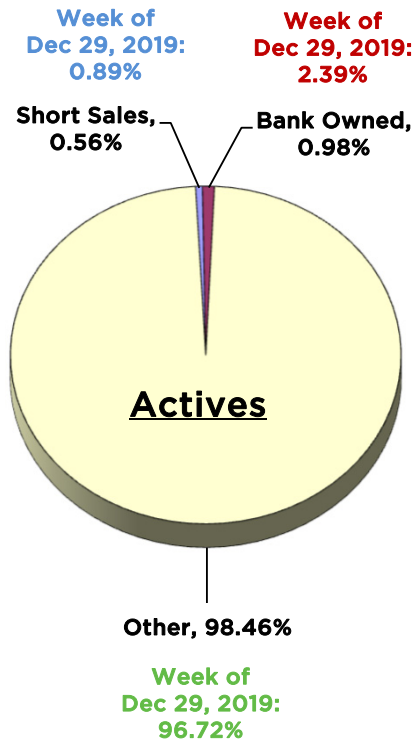
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
12/27/2020 - 01/02/2021
Lake, Orange, Osceola & Seminole Counties

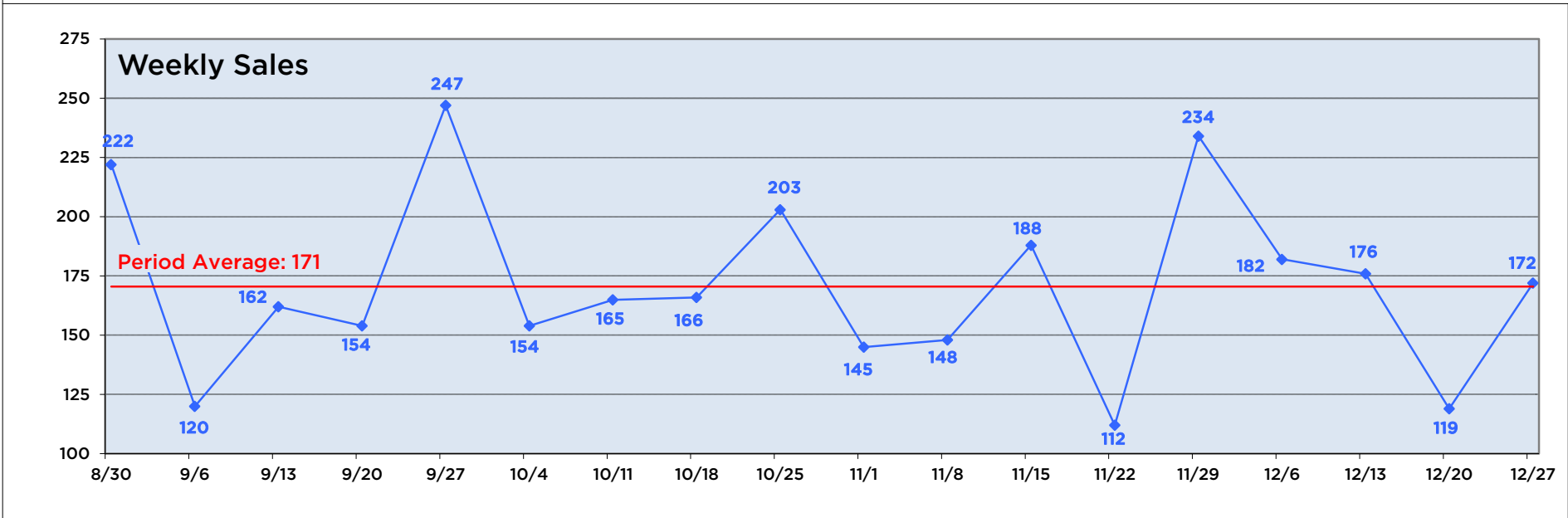
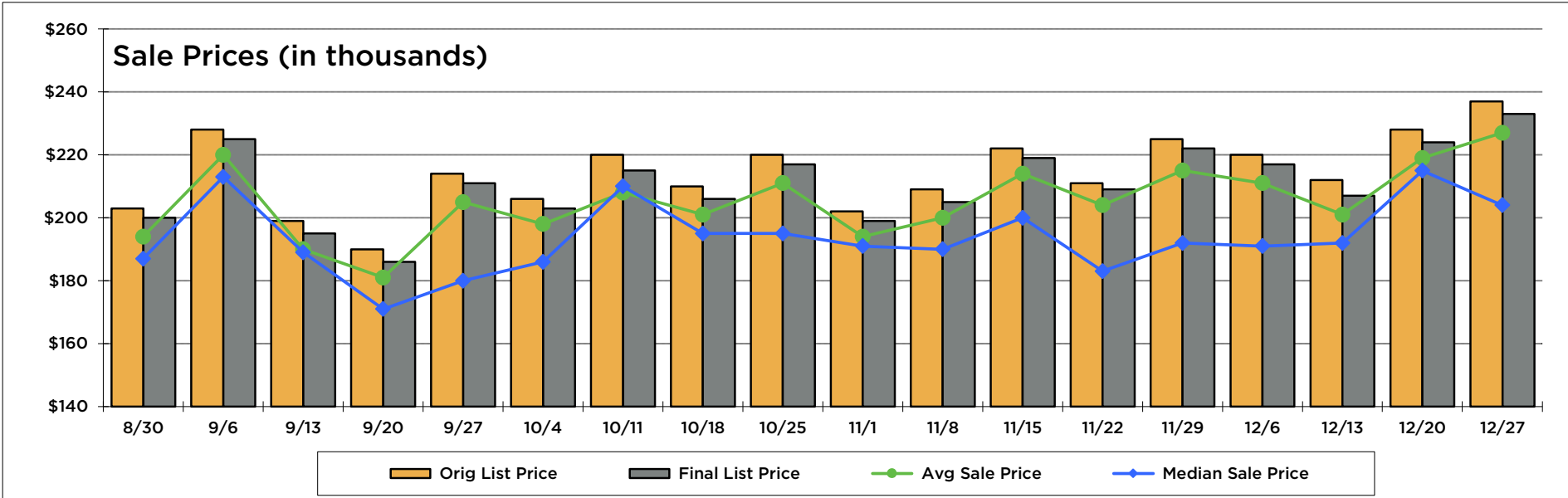
Where are the 37 Single Family Homes available for the Median Price of \$299,900? (± \$500)

<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							
Sanford / Lake Forest	32771	1	\$300,000	2.0	2.0	1,252	\$239.62
Orange County		12	\$299,900	3.4	1.9	1,580	\$189.77
Winter Park (West)	32789	1	\$299,900	3.0	2.0	1,384	\$216.69
Winter Park (East) / Aloma	32792	1	\$299,900	3.0	2.0	1,680	\$178.51
Colonialtown	32803	1	\$299,500	2.0	1.0	1,123	\$266.70
College Park	32804	2	\$300,000	3.0	2.0	1,333	\$225.06
Delaney / Crystal Lake	32806	2	\$299,900	4.0	2.0	1,357	\$221.00
Union Park	32817	1	\$300,000	4.0	2.0	1,991	\$150.68
Hiwassee	32818	3	\$299,933	4.0	2.0	1,901	\$157.78
Waterford Lakes	32828	1	\$299,900	3.0	2.0	1,703	\$176.10
Osceola County		14	\$299,949	3.9	2.0	2,065	\$145.28
Kissimmee / Buena Ventura Lakes	34743	1	\$299,900	4.0	2.0	2,468	\$121.52
Kissimmee (East)	34744	2	\$299,950	4.0	2.0	2,315	\$129.57
Kissimmee (West) / Pleasant Hill	34746	1	\$299,995	5.0	3.0	2,239	\$133.99
Kissimmee / Celebration	34747	1	\$299,999	4.0	2.0	2,078	\$144.37
Kissimmee / Poinciana	34758	3	\$299,933	4.0	2.0	2,269	\$132.19
St Cloud	34769	1	\$300,000	2.0	1.0	1,604	\$187.03
St Cloud / Narcoossee	34771	1	\$299,990	3.0	2.0	1,759	\$170.55
St Cloud / Canoe Creek	34772	3	\$299,933	4.0	2.0	1,752	\$171.19
St Cloud / Harmony	34773	1	\$299,900	4.0	2.0	2,064	\$145.30
Lake County		10	\$299,930	3.3	2.2	2,063	\$145.41
Lady Lake / The Villages	32159	2	\$299,900	4.0	3.0	2,594	\$115.61
Eustis (East)	32736	2	\$299,900	3.0	2.0	1,823	\$164.51
Fruitland Park	34731	1	\$299,900	3.0	2.0	1,792	\$167.35
Groveland	34736	2	\$299,950	3.0	2.0	1,401	\$214.10
Leesburg (West)	34748	2	\$299,950	3.0	2.0	2,399	\$125.03
Mascotte	34753	1	\$300,000	4.0	2.0	2,401	\$124.95

Condos, Townhomes, Villas

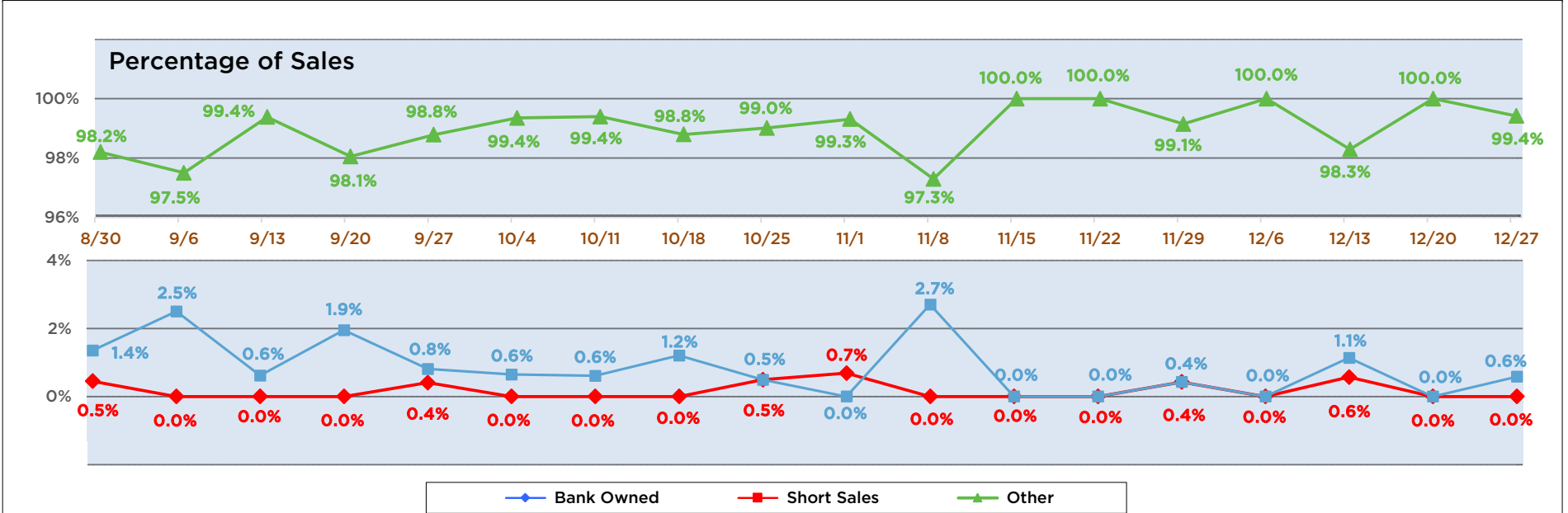
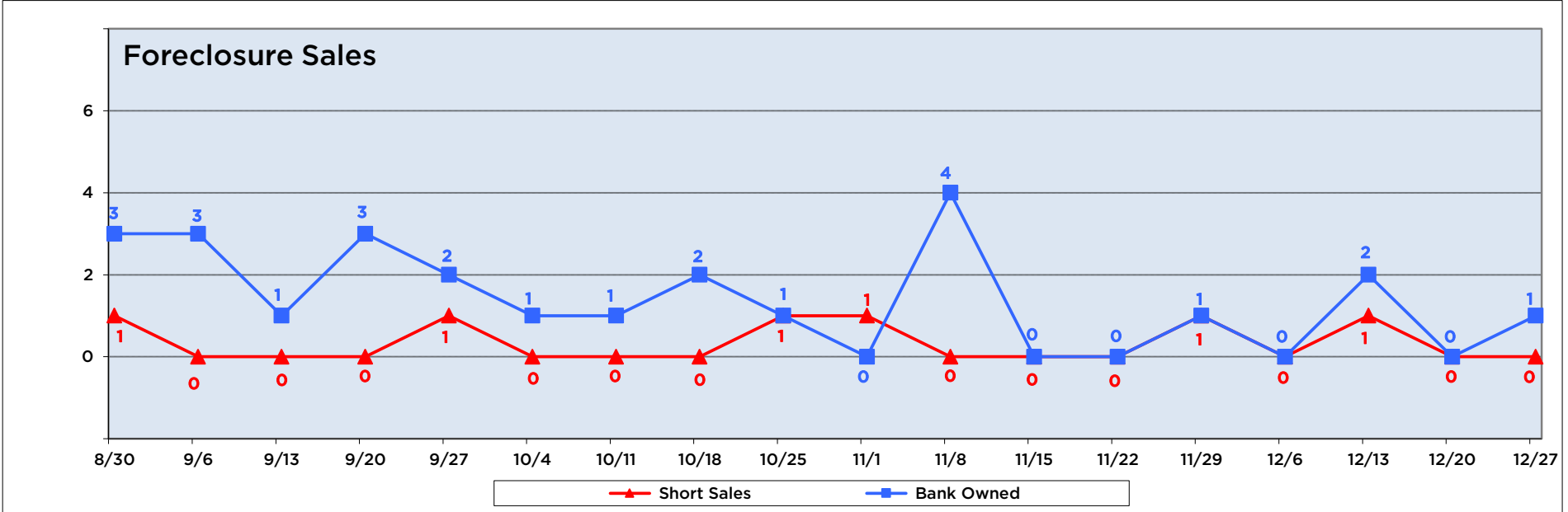
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	172	114	25	25	3	5	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	171	113	25	25	3	5	0
Active Listings	2,167	1,469	262	303	81	43	9
Bank Owned	18	17	1	0	0	0	0
Short Sales	7	6	0	1	0	0	0
Other	2,142	1,446	261	302	81	43	9
Months of Inventory	3	3	2	3	6	2	0
<i>List Price</i>							
Average Original List Price	\$236,703	\$173,218	\$282,536	\$356,927	\$446,000	\$728,300	\$0
Average Final List Price	\$233,264	\$170,524	\$276,356	\$352,855	\$447,967	\$721,500	\$0
<i>Sale Price</i>							
Average Price	\$226,886	\$165,328	\$271,167	\$342,490	\$433,333	\$707,100	\$0
Median Price	\$203,500	\$165,000	\$270,000	\$337,500	\$425,000	\$650,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,439	-\$2,694	-\$6,180	-\$4,072	\$1,967	-\$6,800	\$0
Original List to Sale Price - \$	-\$9,817	-\$7,890	-\$11,369	-\$14,437	-\$12,667	-\$21,200	\$0
Final List to Sale Price - \$	-\$6,378	-\$5,196	-\$5,189	-\$10,365	-\$14,634	-\$14,400	\$0
Original List to Sale Price - %	95.85%	95.45%	95.98%	95.96%	97.16%	97.09%	0.00%
Final List to Sale Price - %	97.27%	96.95%	98.12%	97.06%	96.73%	98.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	45	47	40	42	58	44	0
Combined Avg Days to Contract	48	48	40	42	78	111	0
Avg Days Listing to Closing	80	79	74	80	92	106	0
Avg Days Contract to Close	35	33	35	38	35	61	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	1,443	1,196	1,781	1,879	2,178	2,758	0

Condos, Townhomes, Villas

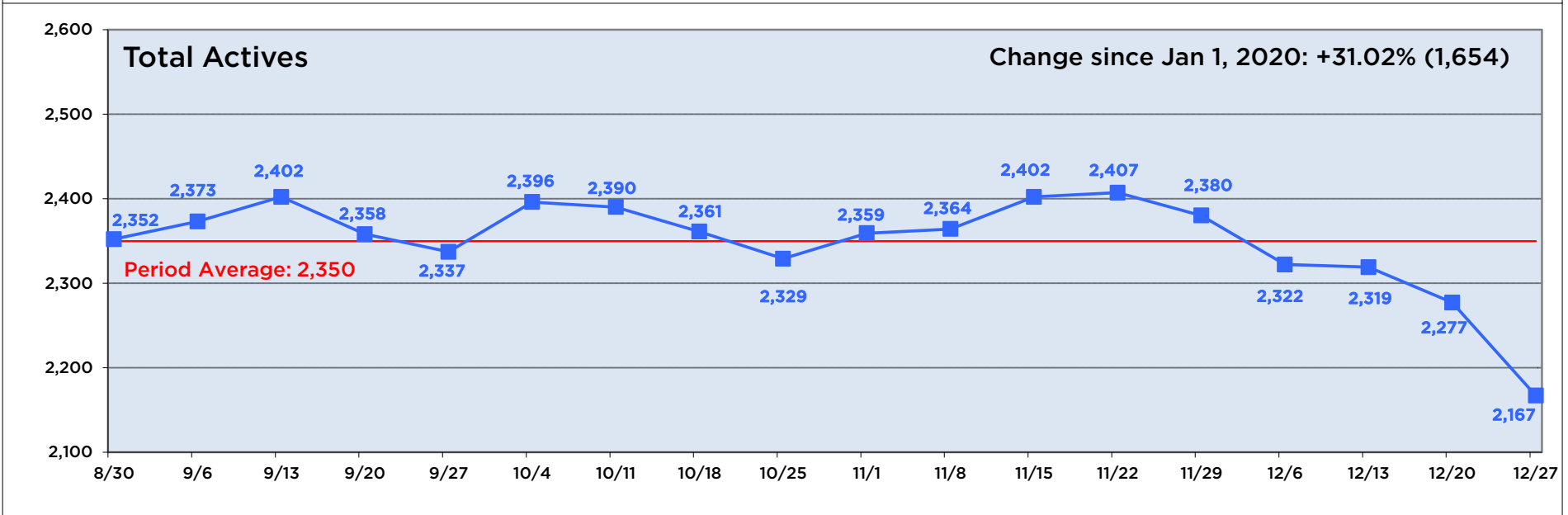
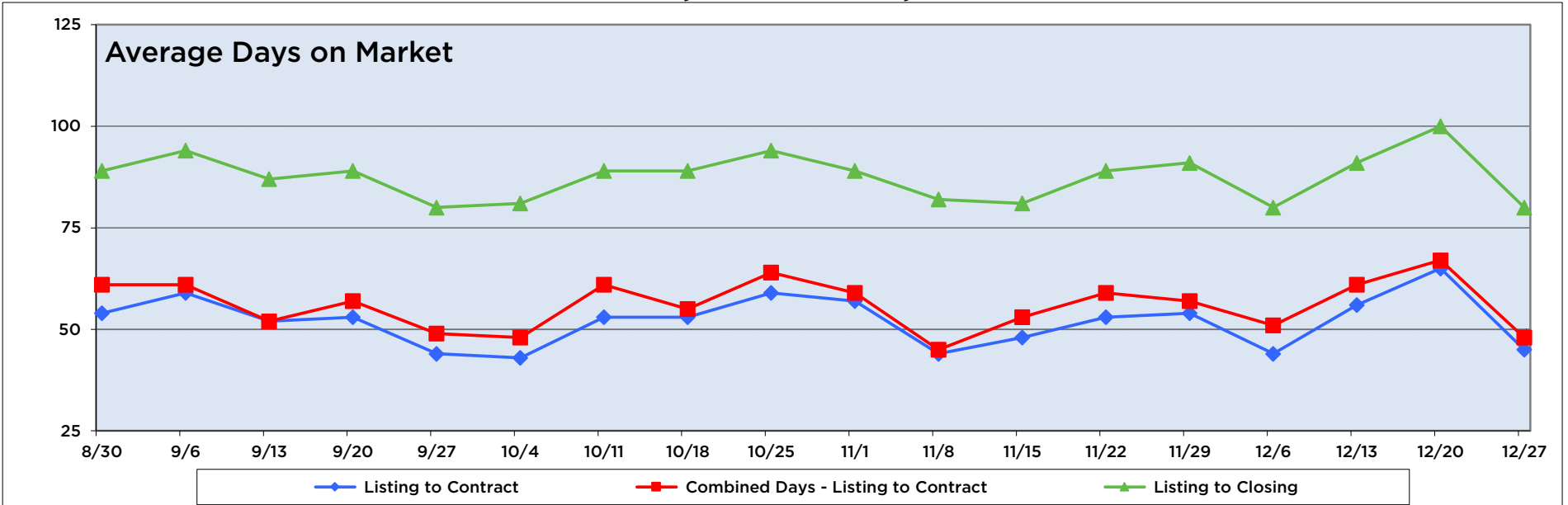




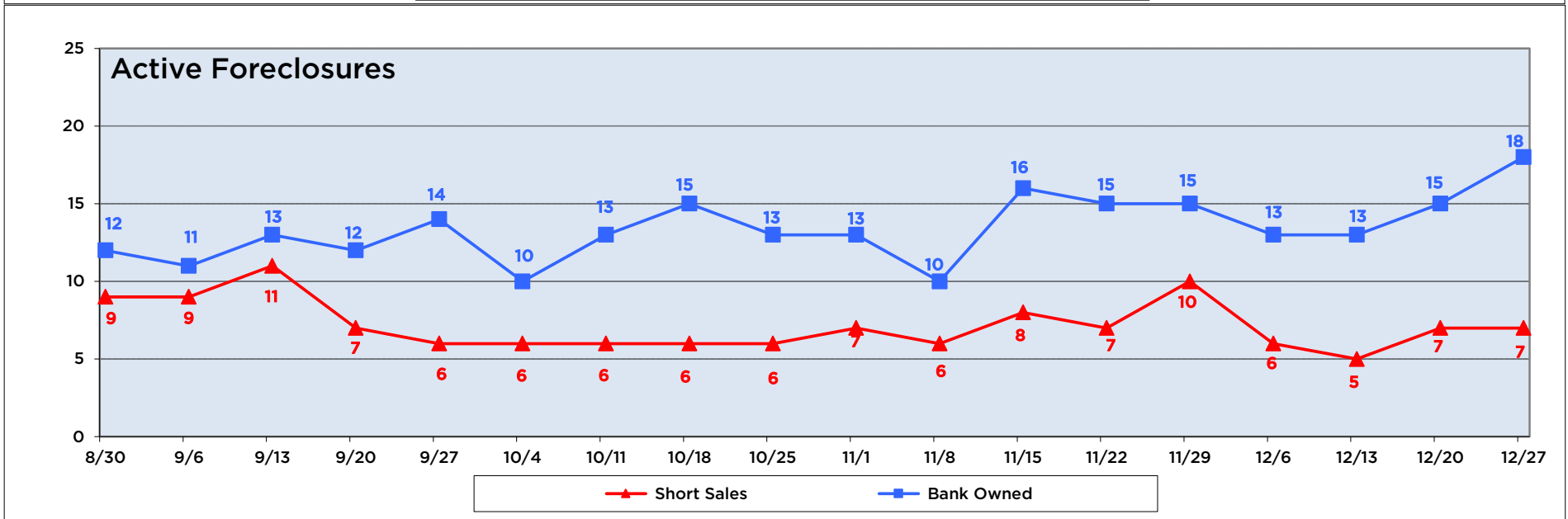
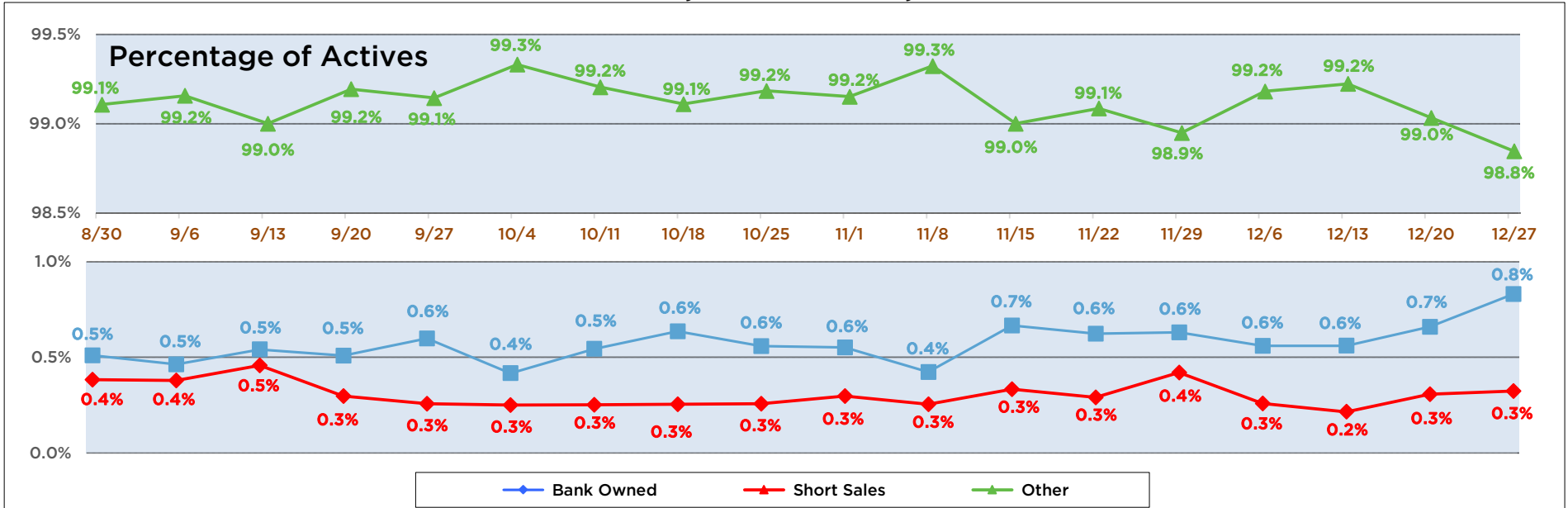
Condos, Townhomes, Villas



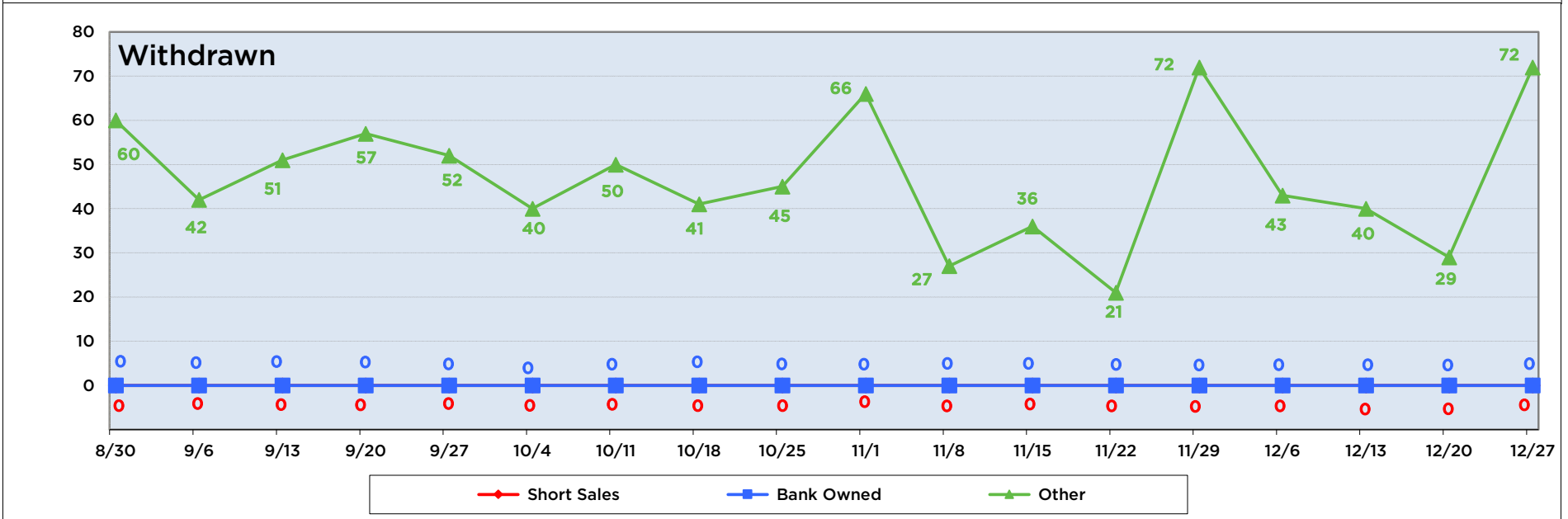
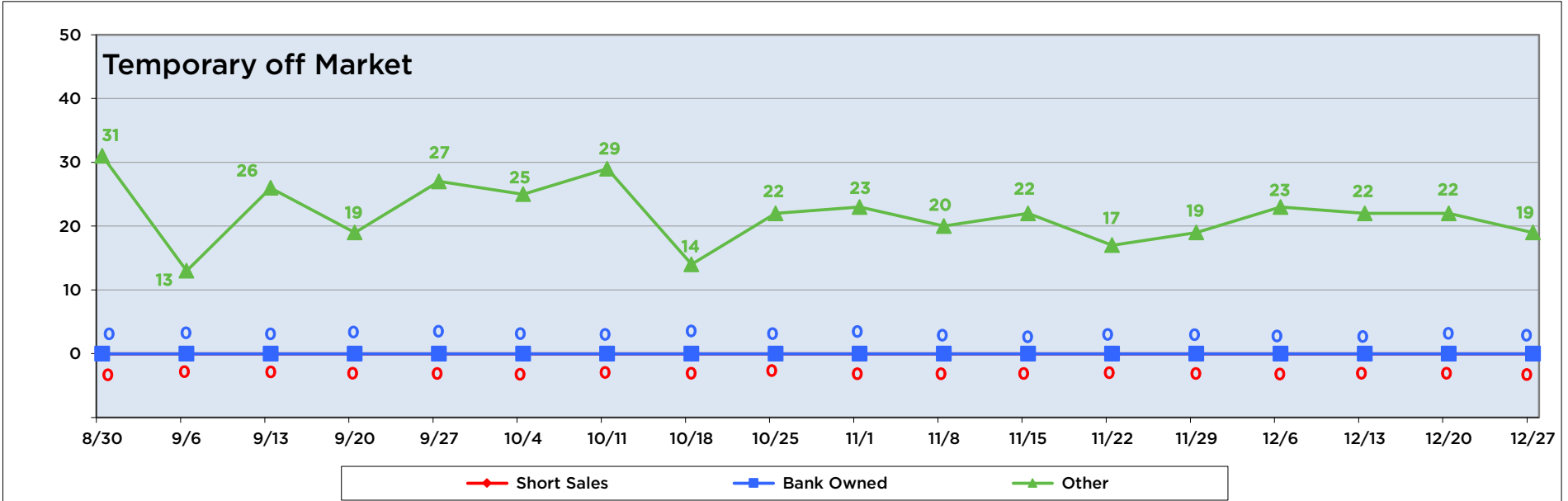
Condos, Townhomes, Villas



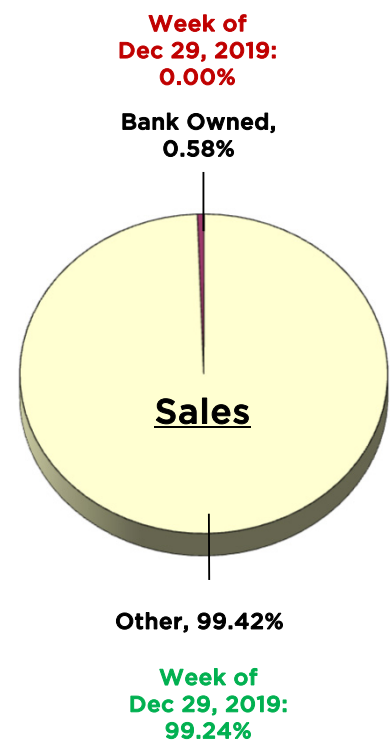
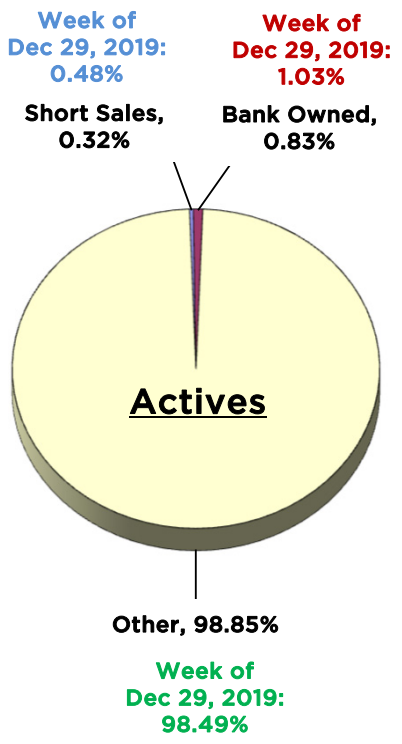
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$203,500? (± \$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		2	\$203,000	2.0	2.0	1,252	\$162.21
Williamsburg / Lake Bryan	32821	1	\$203,000	2.0	2.0	957	\$212.12
Metro West / Orlo Vista	32835	1	\$203,000	2.0	2.0	1,546	\$131.31
Osceola County		3	\$203,983	3.0	2.3	1,391	\$146.61
Davenport	33896	1	\$204,000	2.0	2.0	1,409	\$144.78
Kissimmee (Central)	34741	1	\$203,950	4.0	3.0	1,470	\$138.74
Kissimmee / Celebration	34747	1	\$204,000	3.0	2.0	1,295	\$157.53