



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

***Week of January 3, 2021 - January 9, 2021***

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

- Sales of single-family homes decreased to 447 during the week of Jan 3, from 589 the week prior
- The median price of single family homes increased to \$310,000, a change of 3.4%
- The number of single-family home foreclosure transactions decreased to 3 last week, from 4 the week of Dec 27
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory decreased by 46, and now sits at 3,513

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

- Sales of condos, townhomes, and villas decreased to 161 during the week of Jan 3, from 172 the week prior
- The median price of condos, townhomes, and villas increased to \$205,000, a change of 0.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Dec 27
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 3, and now sits at 2,164

*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>447</b>	116	92	110	47	70	12
Bank Owned	3	0	1	1	1	0	0
Short Sales	1	0	1	0	0	0	0
Other	443	116	90	109	46	70	12
<b>Active Listings</b>	<b>3,513</b>	731	391	731	503	800	357
Bank Owned	32	17	4	4	5	1	1
Short Sales	24	5	7	4	2	4	2
Other	3,457	709	380	723	496	795	354
<b>Months of Inventory</b>	<b>2</b>	1	1	2	2	3	7

***List Price***

Average Original List Price	\$409,419	\$205,539	\$277,580	\$348,406	\$453,854	\$684,371	\$2,172,408
Average Final List Price	\$398,119	\$200,925	\$275,949	\$346,769	\$439,739	\$656,877	\$2,039,217

***Sale Price***

Average Price	\$387,865	\$194,382	\$272,141	\$340,495	\$435,024	\$641,281	\$1,916,667
Median Price	\$310,000	\$215,000	\$273,950	\$340,000	\$429,000	\$605,000	\$1,651,000

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$11,300</b>	-\$4,614	-\$1,631	-\$1,637	-\$14,115	-\$27,494	-\$133,191
<b>Original List to Sale Price - \$</b>	<b>-\$21,554</b>	-\$11,157	-\$5,439	-\$7,911	-\$18,830	-\$43,090	-\$255,741
<b>Final List to Sale Price - \$</b>	<b>-\$10,254</b>	-\$6,543	-\$3,808	-\$6,274	-\$4,715	-\$15,596	-\$122,550
<b>Original List to Sale Price - %</b>	<b>94.74%</b>	94.57%	98.04%	97.73%	95.85%	93.70%	88.23%
<b>Final List to Sale Price - %</b>	<b>97.42%</b>	96.74%	98.62%	98.19%	98.93%	97.63%	93.99%

***Days on the Market***

Avg Days Listing to Contract	50	46	30	39	46	77	198
Combined Avg Days to Contract	57	49	33	43	62	94	205
Avg Days Listing to Closing	93	90	71	79	88	125	240
Avg Days Contract to Close	42	43	40	40	41	48	41

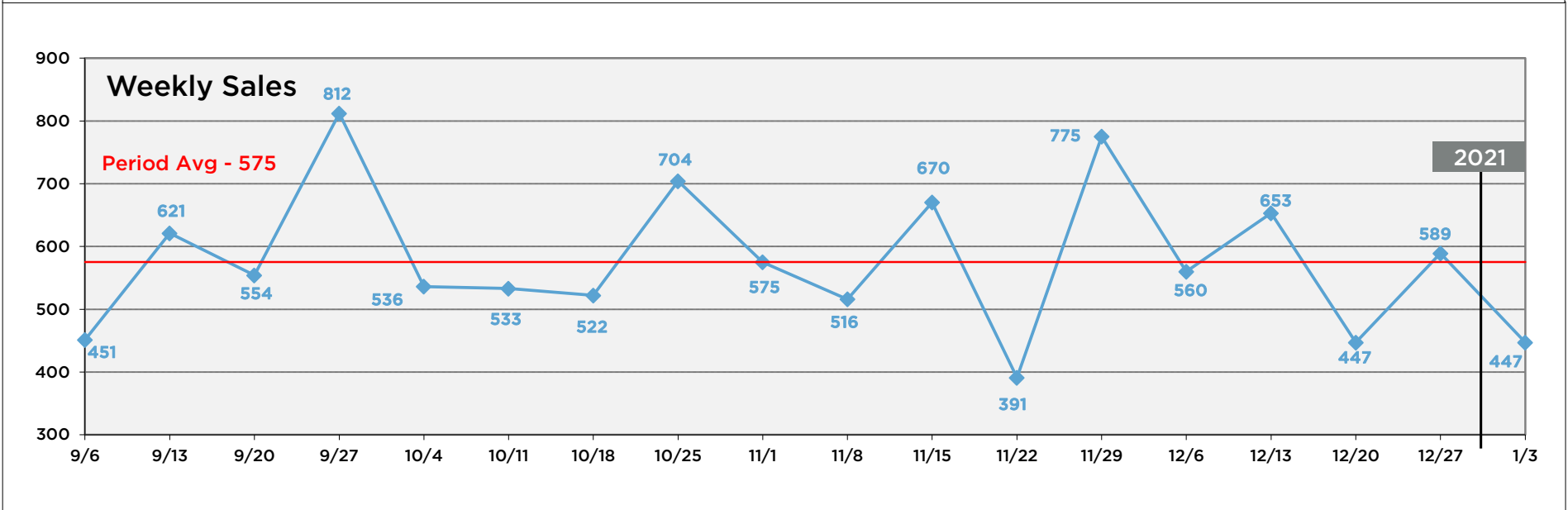
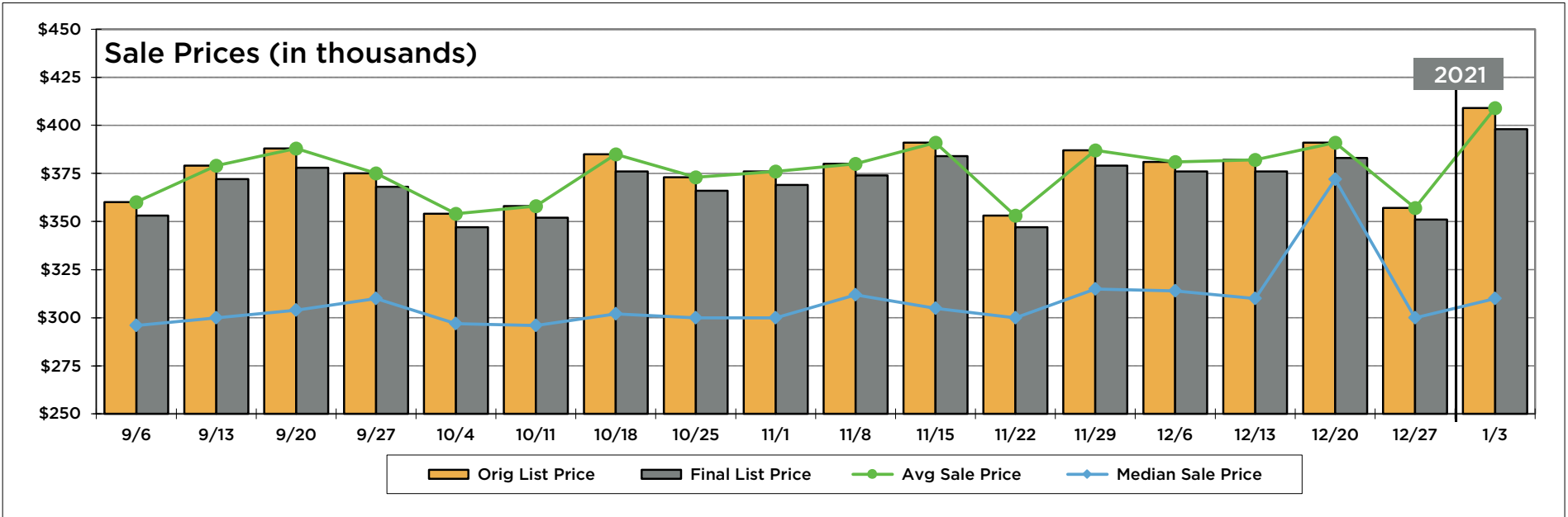
***Beds / Baths***

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

***Square Footage***

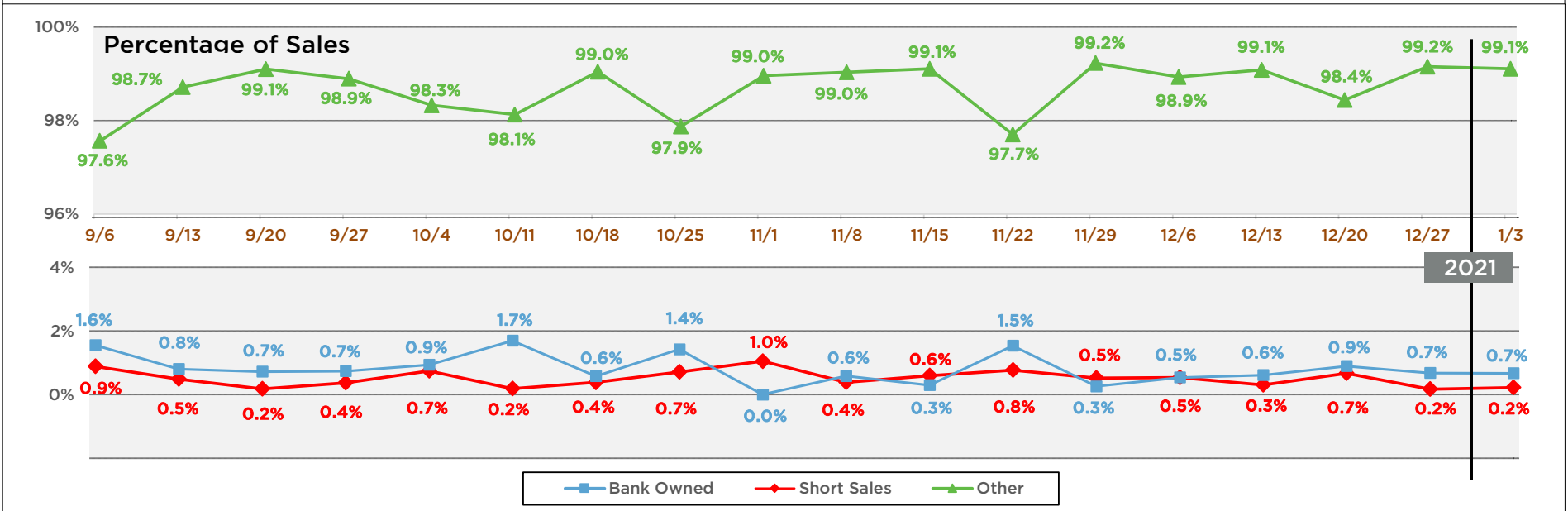
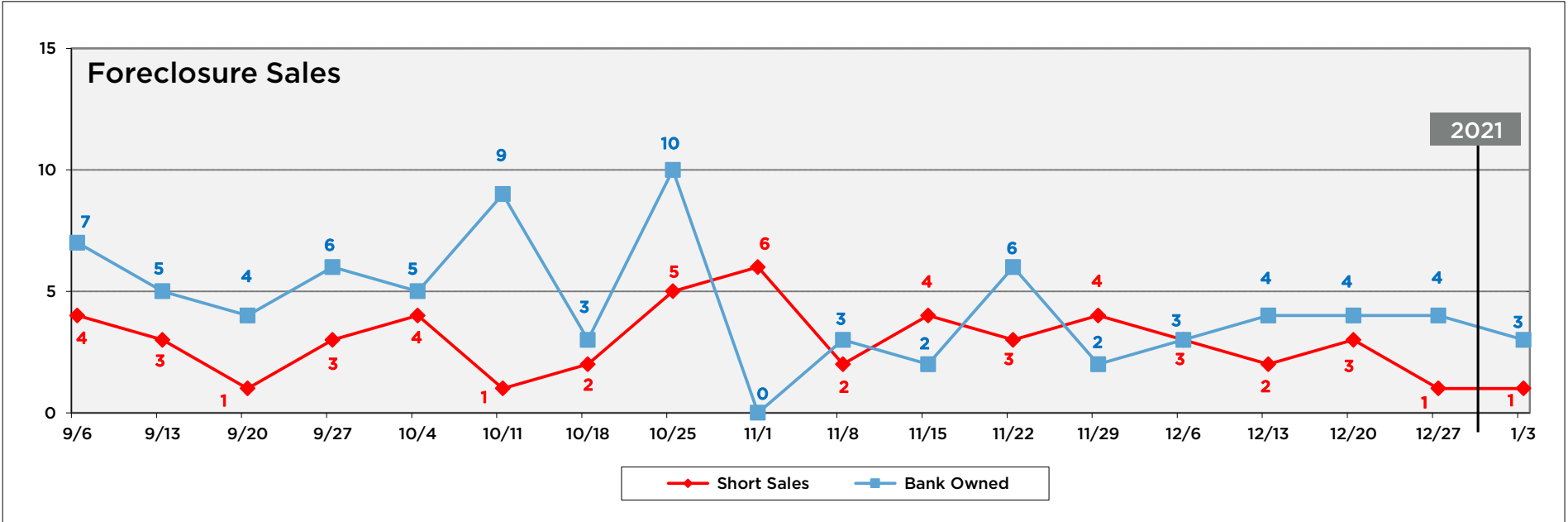
Average Square Feet	2,198	1,410	1,688	2,234	2,706	3,268	5,152
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### Single Family Homes

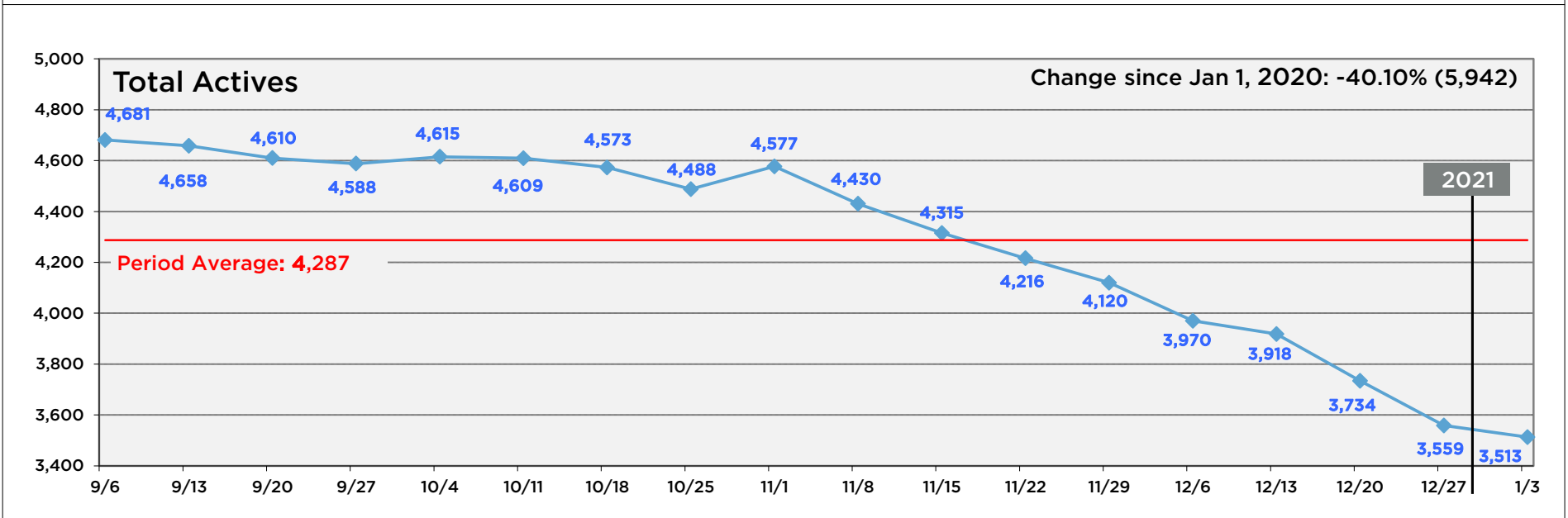
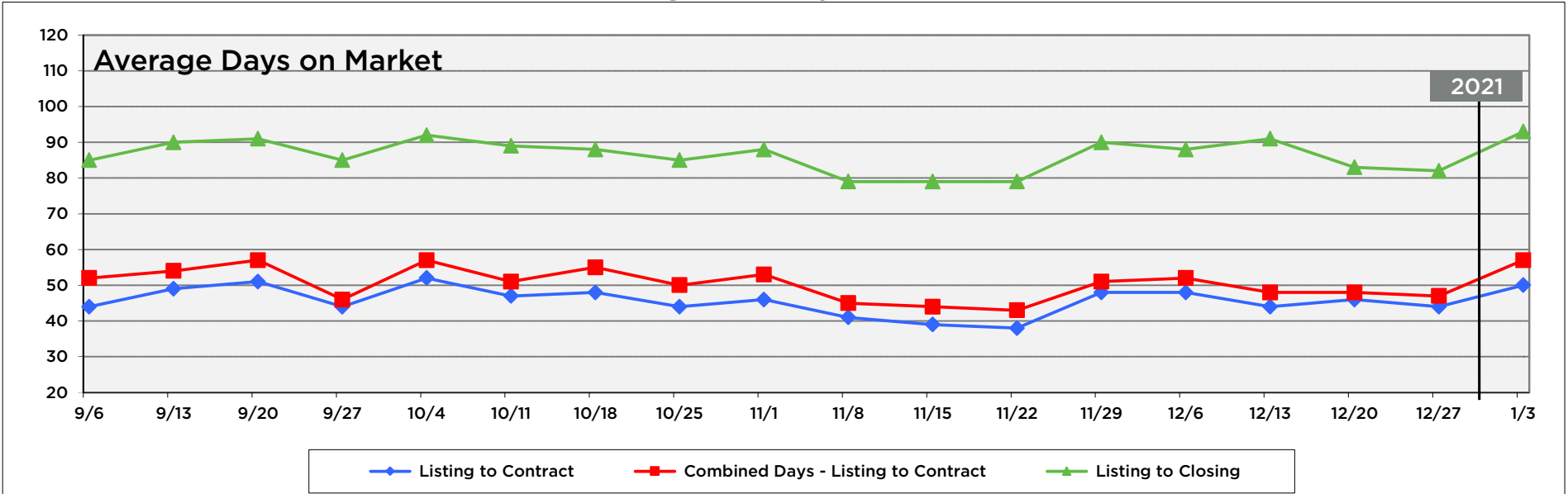




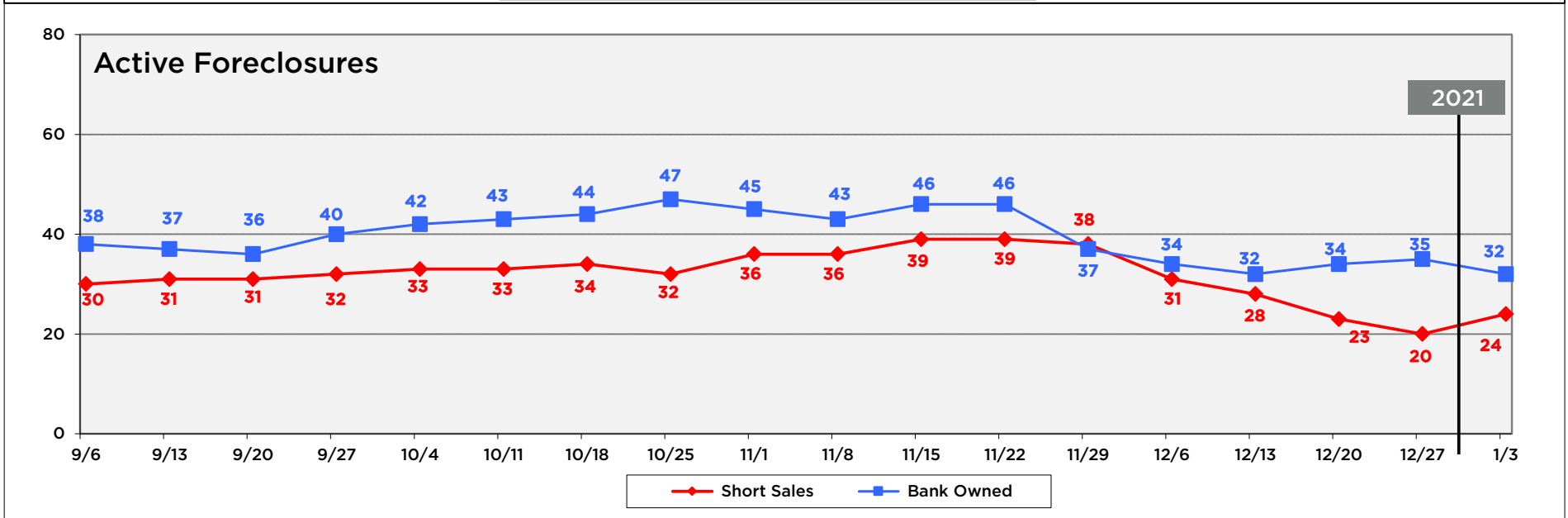
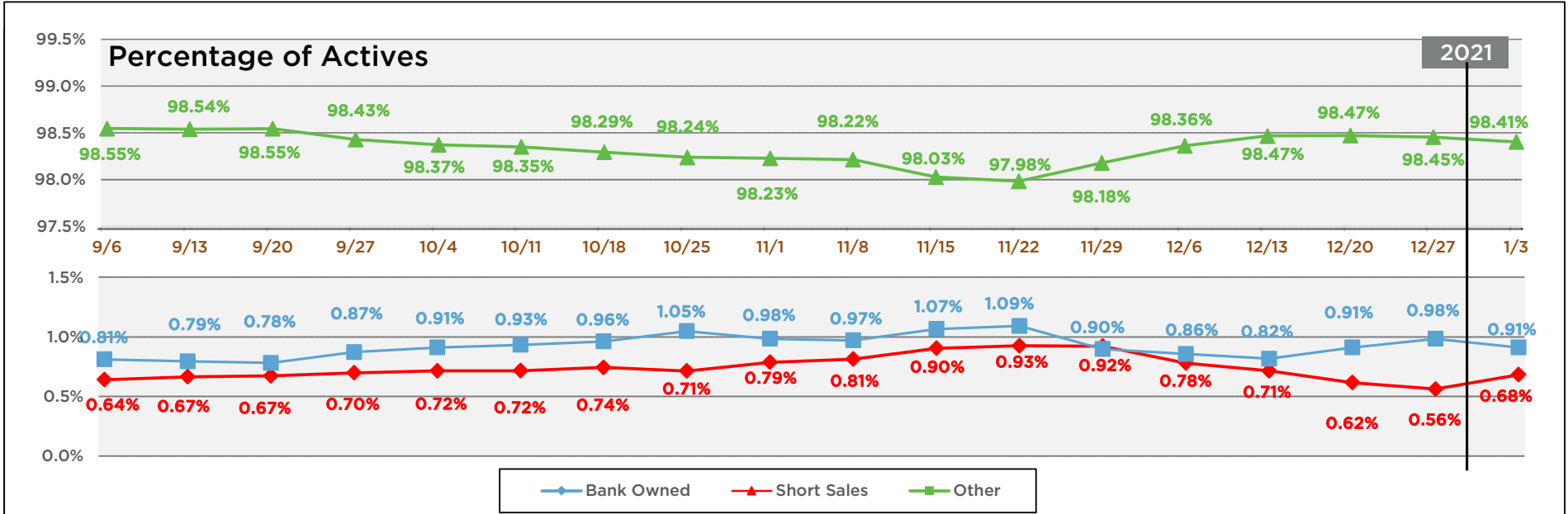
**Single Family Homes**



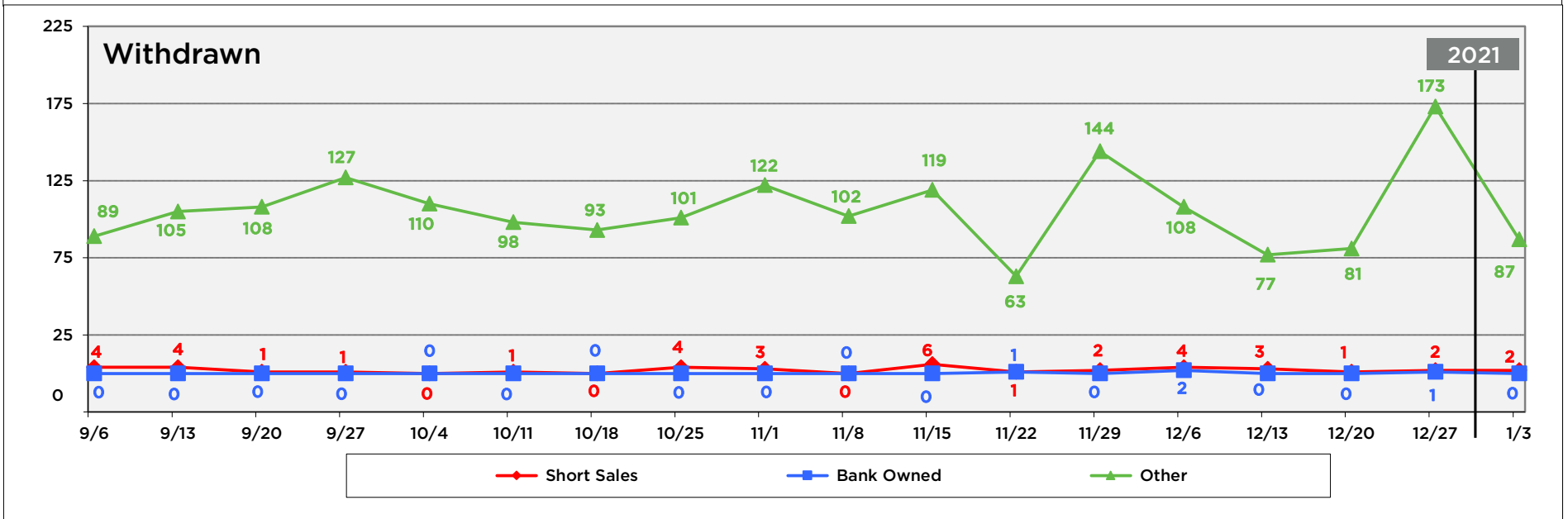
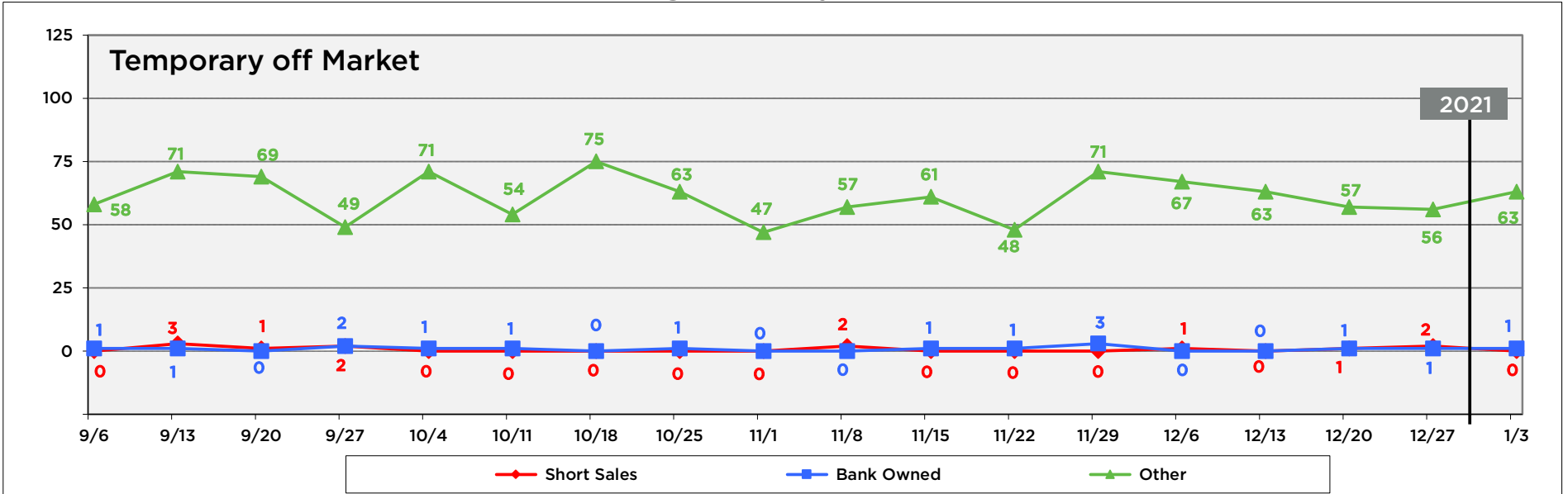
**Single Family Homes**



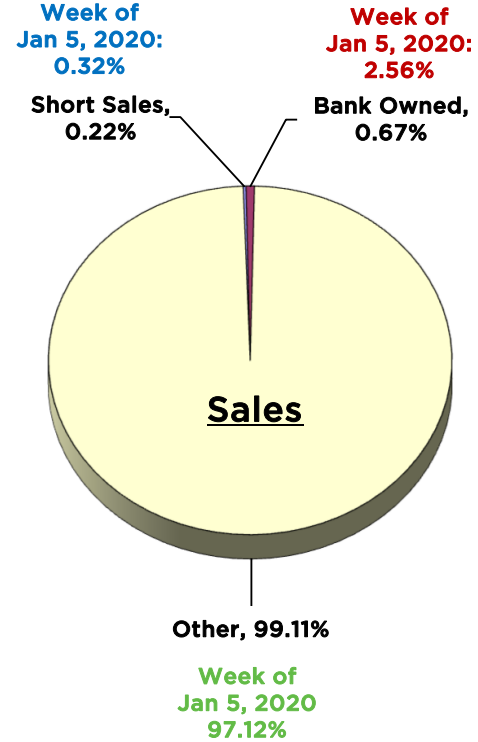
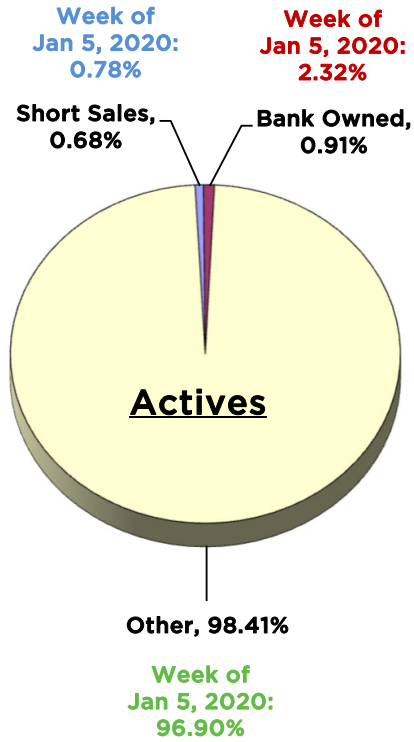
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**



**Monday Morning Quarterback**  
01/03/2021 - 01/09/2021  
Lake, Orange, Osceola & Seminole Counties

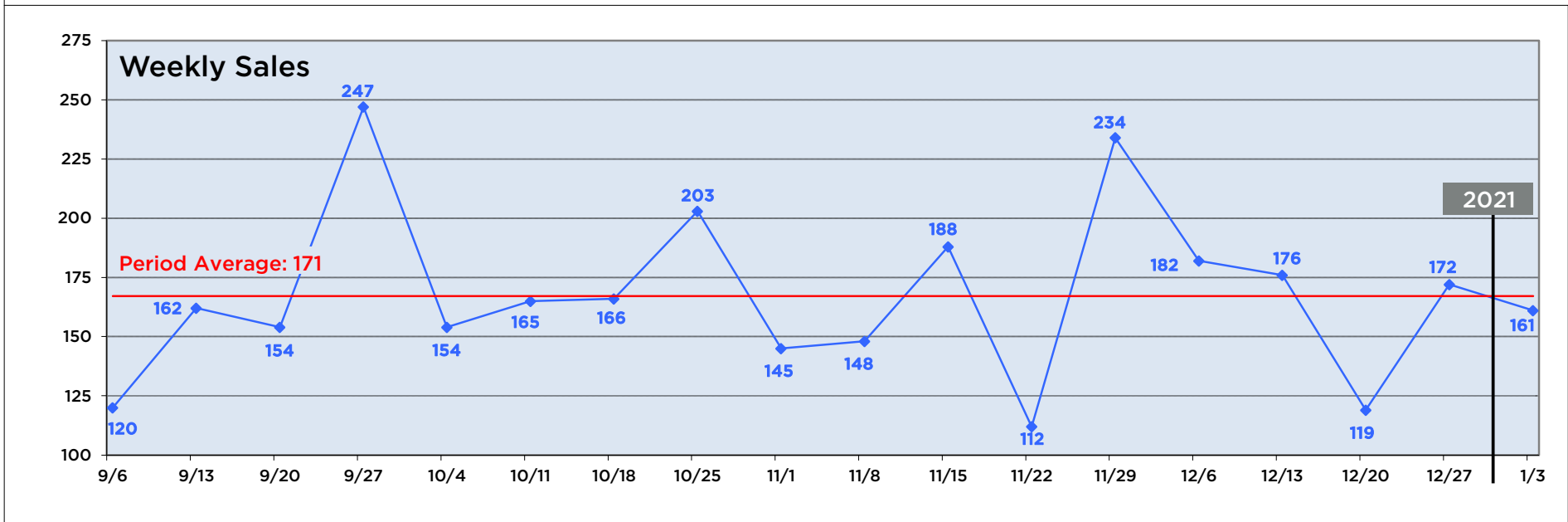
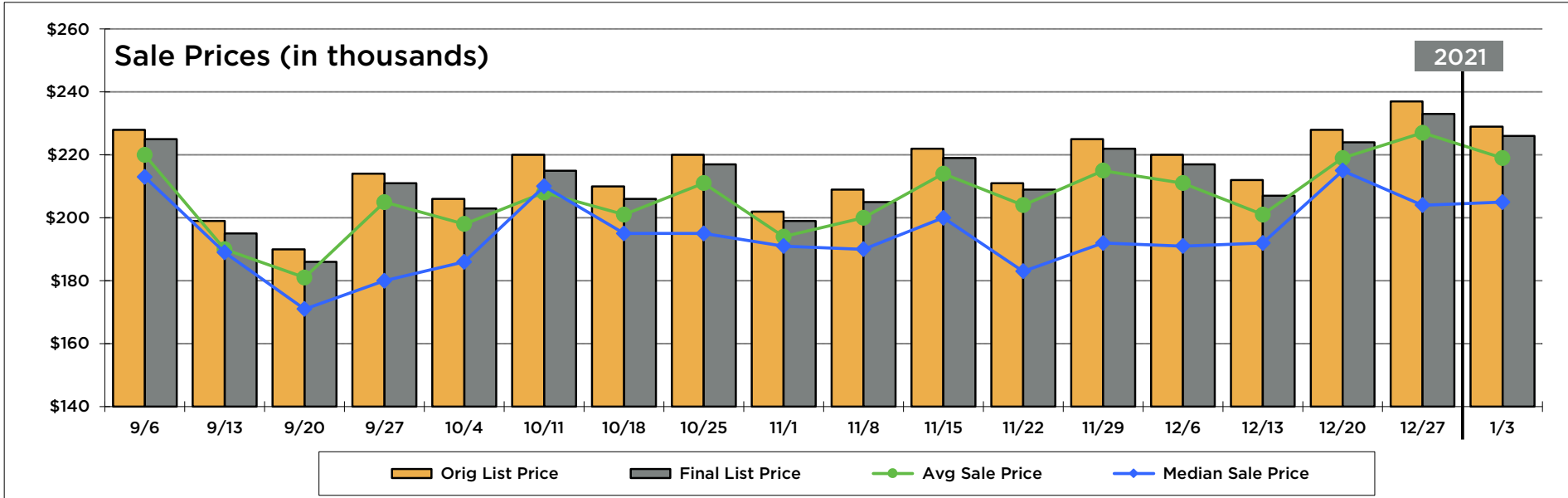
**Where are the 20 Single Family Homes available for the Median Price of \$310,000? ( ± \$500 )**

<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>
<b>Seminole County</b>		<b>2</b>	<b>\$309,950</b>	<b>4.0</b>	<b>2.0</b>	<b>1,946</b>	<b>\$159.32</b>
Casselberry	32707	1	\$309,900	4.0	2.0	1,683	\$184.14
Altamonte Springs / Forest City	32714	1	\$310,000	4.0	2.0	2,208	\$140.40
<b>Orange County</b>		<b>10</b>	<b>\$309,930</b>	<b>3.2</b>	<b>2.0</b>	<b>1,633</b>	<b>\$189.75</b>
Apopka (North)	32712	1	\$309,900	4.0	2.0	1,876	\$165.19
Winter Park (West)	32789	1	\$309,900	3.0	2.0	1,387	\$223.43
Colonialtown	32803	2	\$310,000	3.0	2.0	1,274	\$243.33
Delaney / Crystal Lake	32806	2	\$309,900	3.0	2.0	1,327	\$233.53
Lockhart	32810	1	\$309,900	4.0	2.0	2,070	\$149.71
Conway	32812	1	\$309,900	3.0	2.0	2,615	\$118.51
Williamsburg / Lake Bryan	32821	2	\$309,950	3.0	2.0	1,592	\$194.69
<b>Osceola County</b>		<b>5</b>	<b>\$309,996</b>	<b>4.0</b>	<b>2.8</b>	<b>2,452</b>	<b>\$126.43</b>
Kissimmee (West) / Pleasant Hill	34746	3	\$309,997	4.0	3.0	2,564	\$120.90
Kissimmee / Celebration	34747	1	\$309,990	4.0	3.0	2,478	\$125.10
St Cloud / Harmony	34773	1	\$310,000	4.0	2.0	2,090	\$148.33
<b>Lake County</b>		<b>3</b>	<b>\$309,933</b>	<b>3.0</b>	<b>2.0</b>	<b>2,081</b>	<b>\$148.96</b>
The Villages	32163	1	\$309,900	3.0	2.0	1,768	\$175.28
Minneola	34715	1	\$310,000	3.0	2.0	1,836	\$168.85
Fruitland Park	34731	1	\$309,900	3.0	2.0	2,638	\$117.48

### Condos, Townhomes, Villas

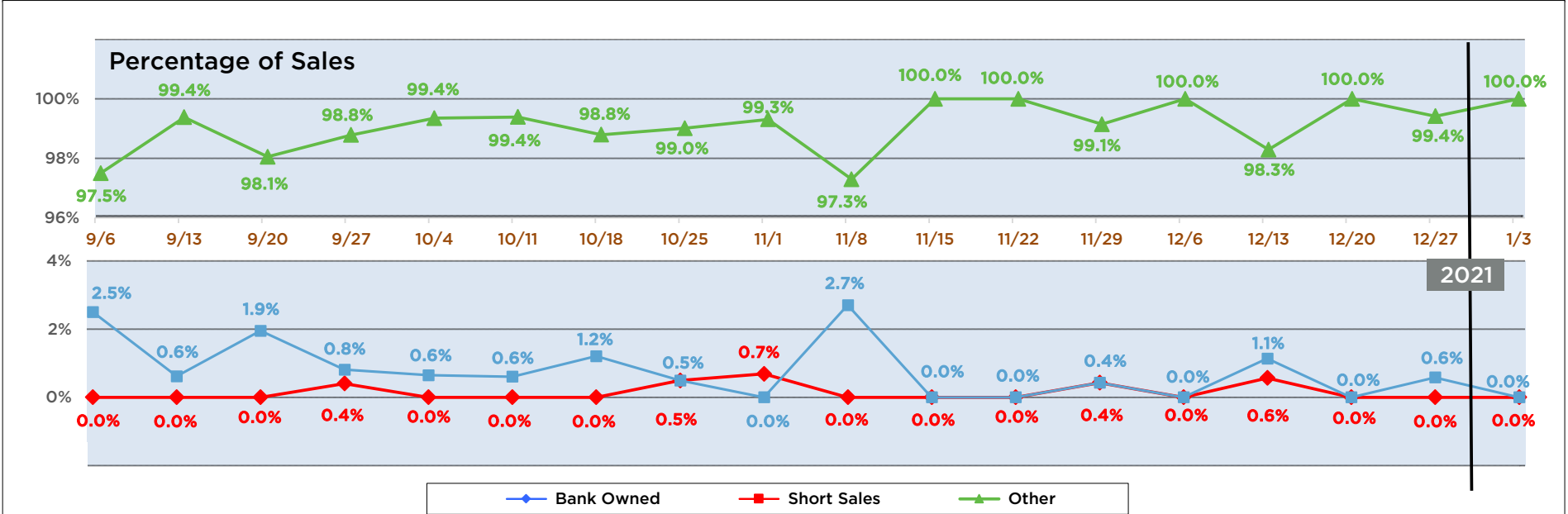
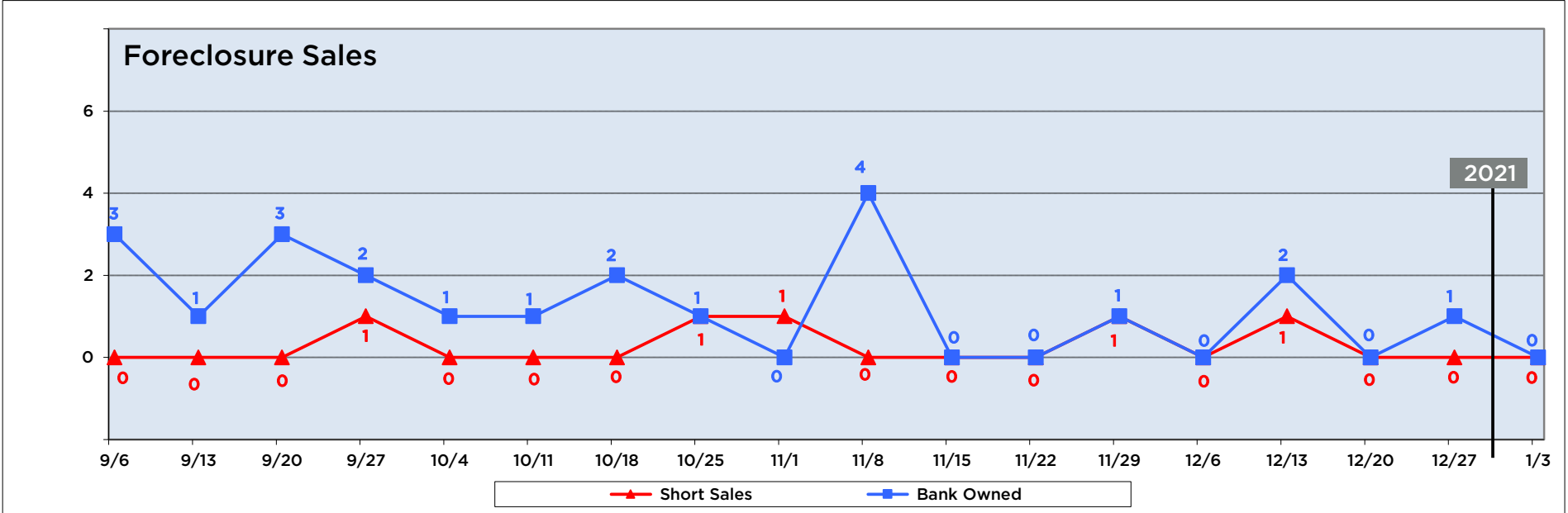
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>161</b>	<b>114</b>	<b>27</b>	<b>13</b>	<b>5</b>	<b>1</b>	<b>1</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	161	114	27	13	5	1	1
<b>Active Listings</b>	<b>2,164</b>	<b>1,488</b>	<b>268</b>	<b>284</b>	<b>74</b>	<b>42</b>	<b>8</b>
Bank Owned	19	18	1	0	0	0	0
Short Sales	7	5	0	2	0	0	0
Other	2,138	1,465	267	282	74	42	8
<b>Months of Inventory</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>3</b>	<b>10</b>	<b>2</b>
<b><i>List Price</i></b>							
Average Original List Price	\$229,250	\$177,317	\$285,633	\$344,177	\$470,759	\$895,000	\$1,260,000
Average Final List Price	\$226,008	\$175,371	\$281,444	\$337,938	\$458,759	\$849,000	\$1,260,000
<b><i>Sale Price</i></b>							
Average Price	\$219,407	\$170,148	\$273,096	\$331,308	\$440,200	\$786,000	\$1,260,000
Median Price	\$205,000	\$170,000	\$270,000	\$329,000	\$440,000	\$786,000	\$1,260,000
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$3,242	-\$1,946	-\$4,189	-\$6,239	-\$12,000	-\$46,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,843	-\$7,169	-\$12,537	-\$12,869	-\$30,559	-\$109,000	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,601	-\$5,223	-\$8,348	-\$6,630	-\$18,559	-\$63,000	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.71%	95.96%	95.61%	96.26%	93.51%	87.82%	100.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.08%	97.02%	97.03%	98.04%	95.95%	92.58%	100.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	60	58	57	76	60	92	2
Combined Avg Days to Contract	63	63	57	77	60	92	2
Avg Days Listing to Closing	97	95	96	122	103	141	1
Avg Days Contract to Close	37	36	37	45	42	48	6
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	1	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,418	1,248	1,735	1,767	2,052	2,903	3,081

**Condos, Townhomes, Villas**

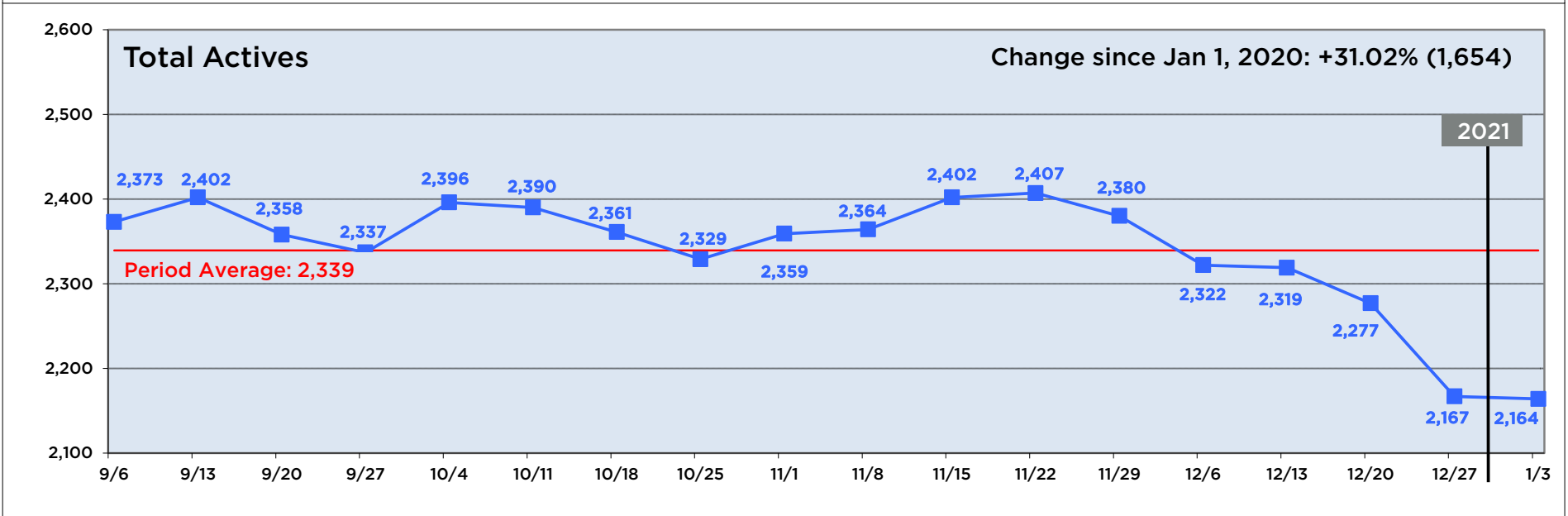
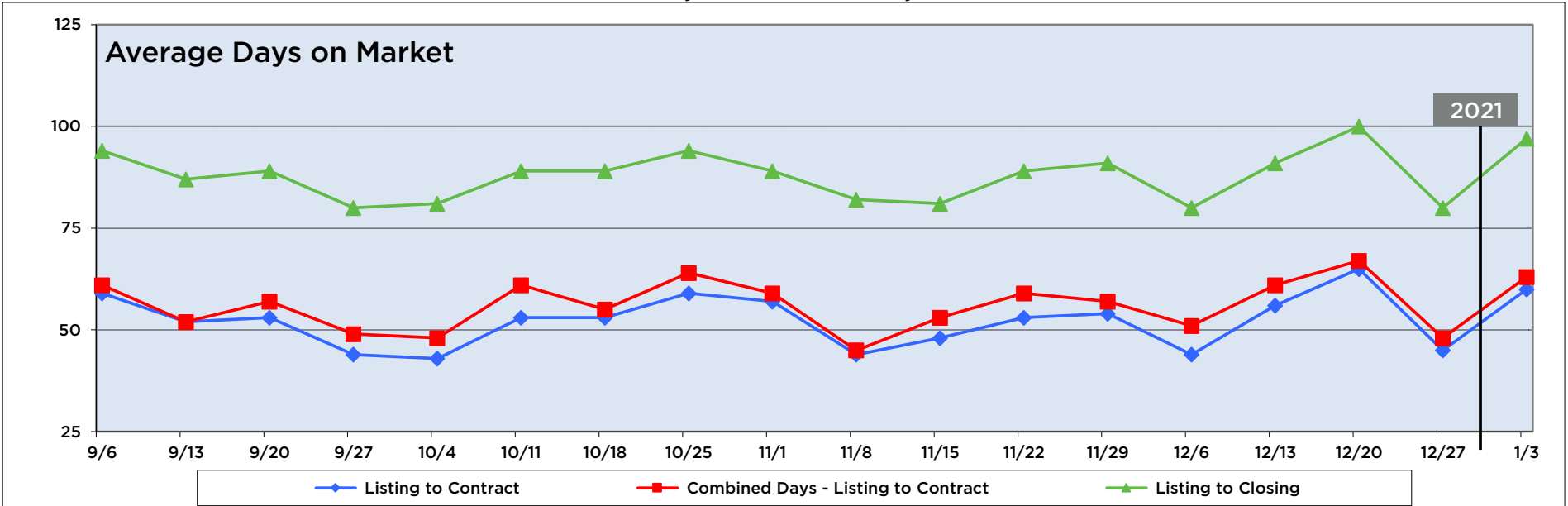




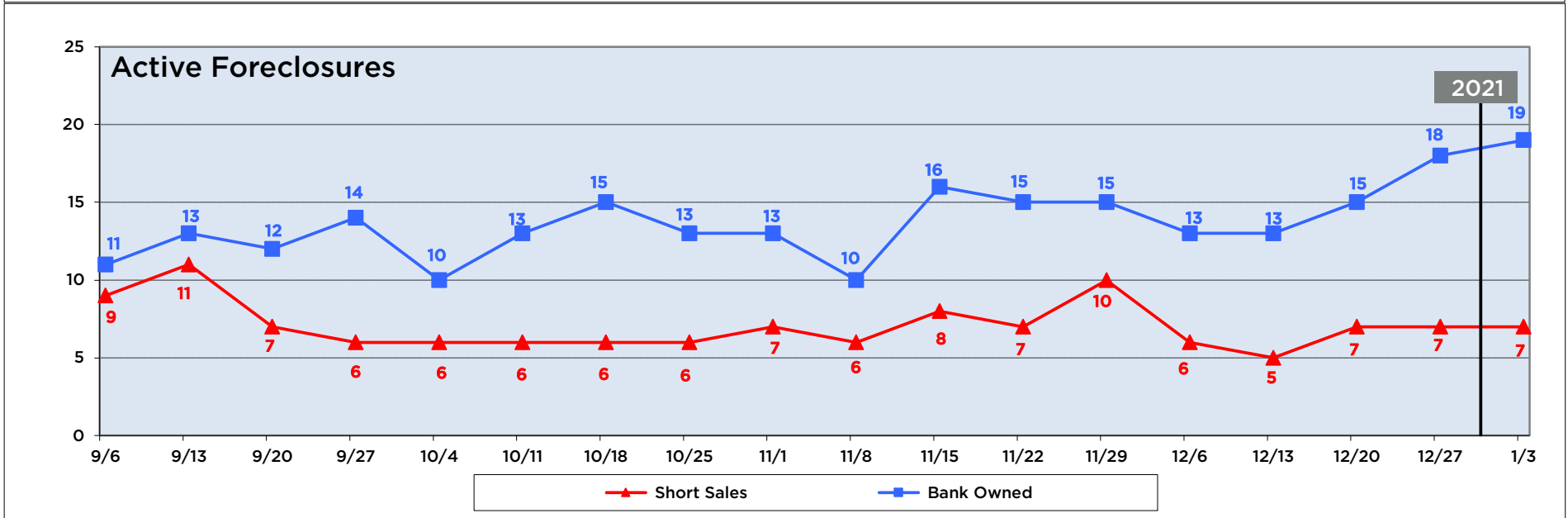
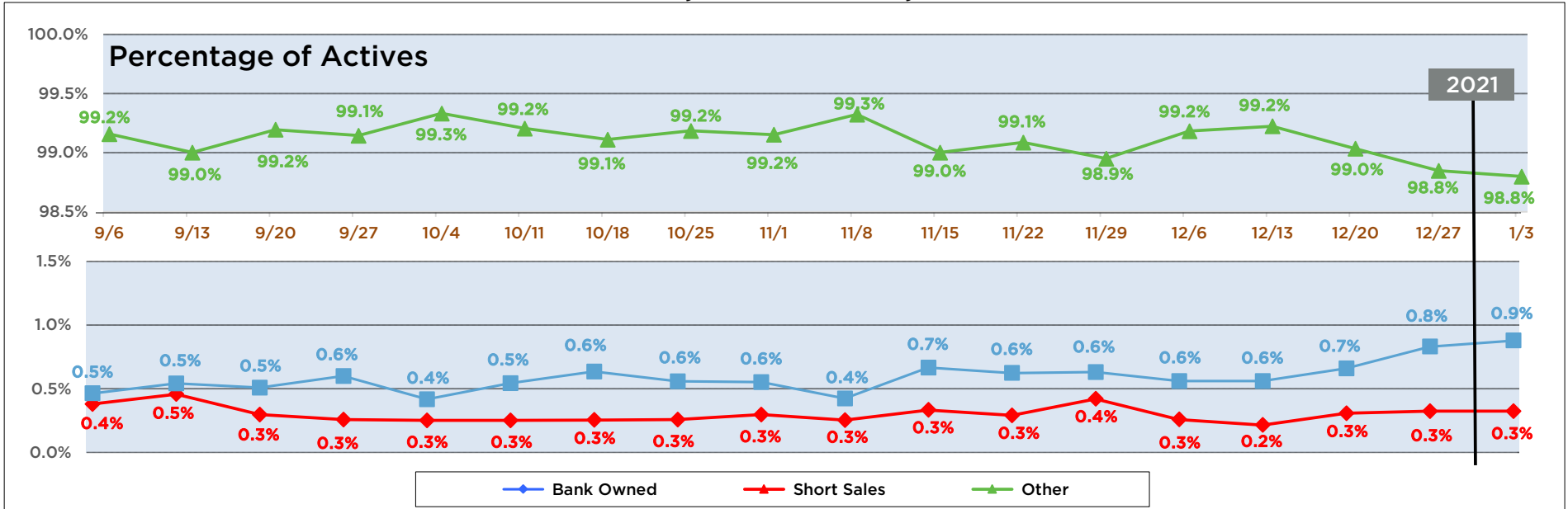
**Condos, Townhomes, Villas**



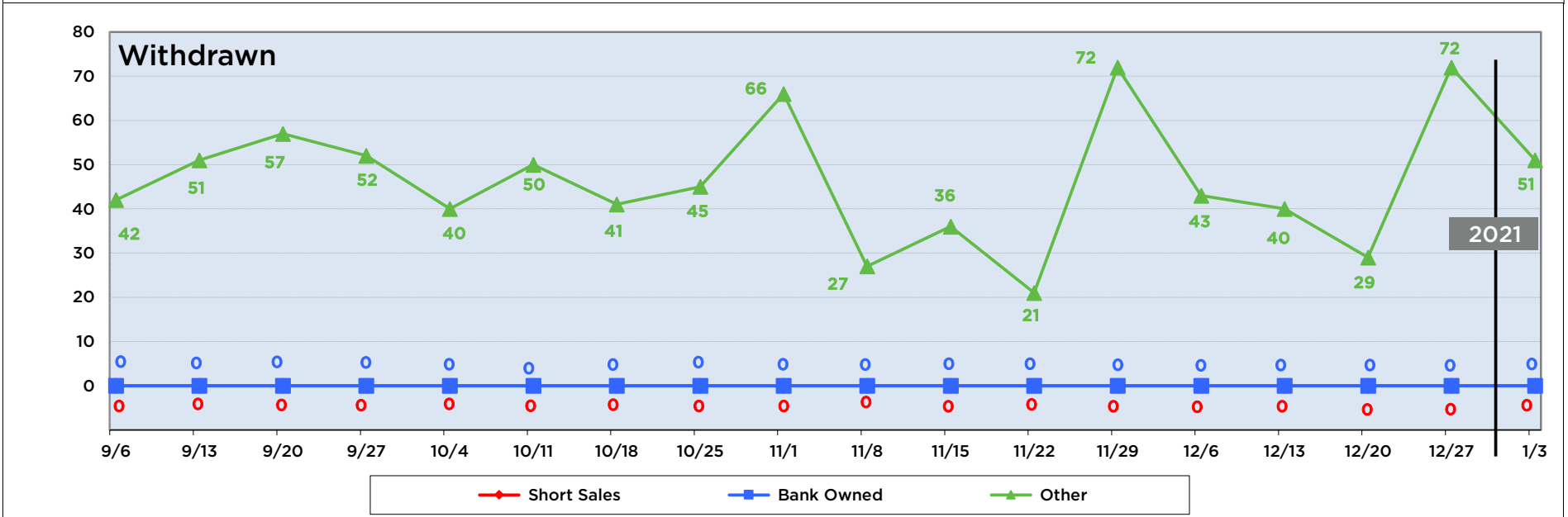
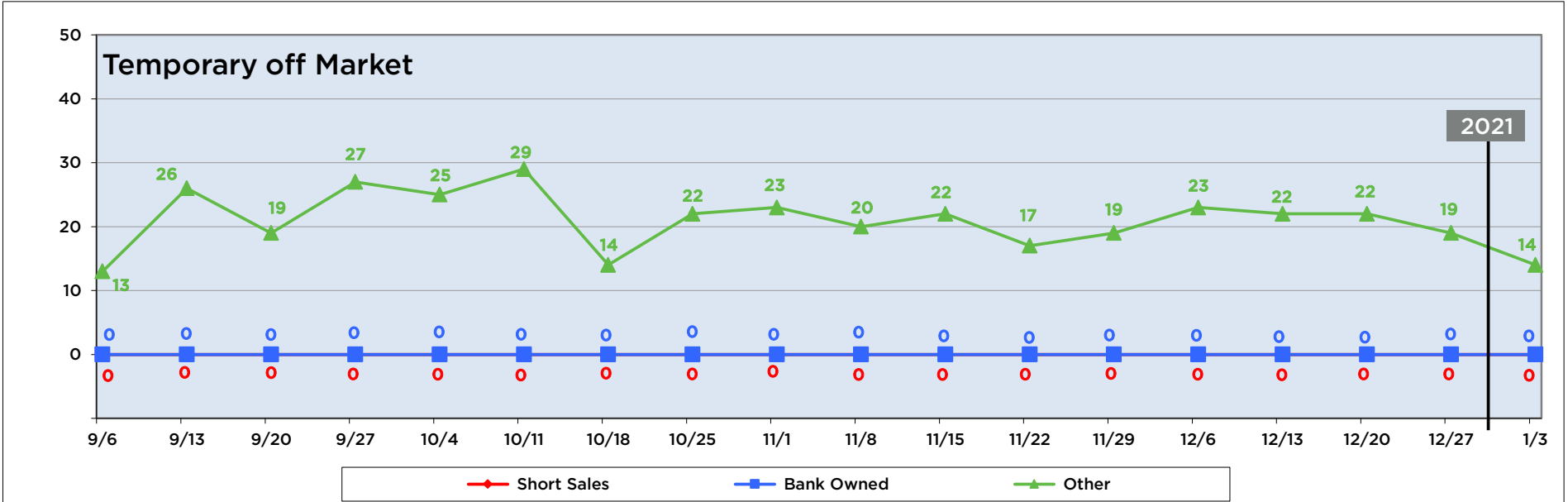
**Condos, Townhomes, Villas**



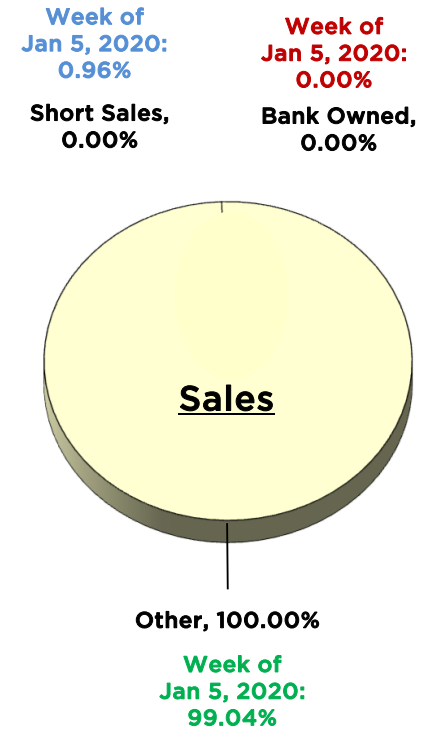
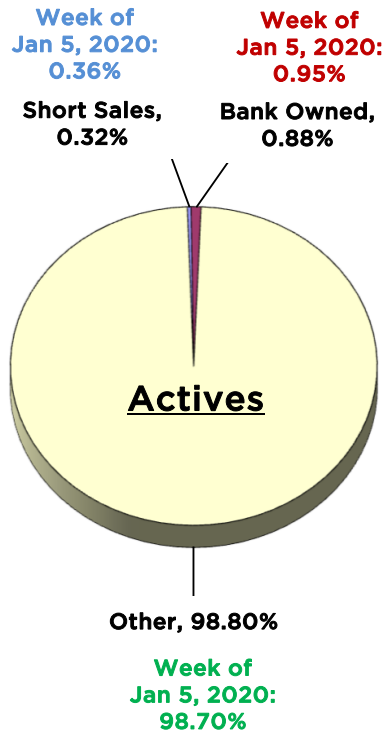
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 25 Condos, Townhomes, or Villas available for the Median Price of \$205,000? (± \$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>
<b>Orange County</b>		<b>13</b>	<b>\$204,992</b>	<b>2.2</b>	<b>1.8</b>	<b>1,166</b>	<b>\$175.88</b>
Apopka / Hunt Club	32703	1	\$205,000	1.0	3.0	1,720	\$119.19
Orlando (Downtown)	32801	4	\$204,975	1.0	1.0	796	\$257.51
Williamsburg / Lake Bryan	32821	4	\$205,000	3.0	2.0	1,086	\$188.77
Taft	32824	1	\$205,000	3.0	2.0	1,138	\$180.14
Metro West / Orlo Vista	32835	1	\$205,000	2.0	2.0	1,810	\$113.26
Hunters Creek	32837	1	\$205,000	3.0	2.0	1,491	\$137.49
Pine Castle / Edgewood	32839	1	\$205,000	3.0	2.0	1,465	\$139.93
<b>Osceola County</b>		<b>11</b>	<b>\$204,982</b>	<b>2.6</b>	<b>2.2</b>	<b>1,515</b>	<b>\$135.32</b>
Davenport	33896	4	\$205,000	2.0	2.0	1,651	\$124.17
Kissimmee / Buena Ventura Lakes	34743	1	\$204,900	3.0	2.0	1,807	\$113.39
Kissimmee (West) / Pleasant Hill	34746	4	\$204,975	3.0	2.0	1,380	\$148.53
Kissimmee / Celebration	34747	2	\$205,000	3.0	3.0	1,366	\$150.07
<b>Lake County</b>		<b>1</b>	<b>\$204,990</b>	<b>3.0</b>	<b>3.0</b>	<b>1,503</b>	<b>\$136.39</b>
Clermont (South)	34714	1	\$204,990	3.0	3.0	1,503	\$136.39