



Monday Morning Quarterback Summary

Week of January 10, 2021 - January 16, 2021

Single-family existing homes

- Sales of single-family homes increased to 556 during the week of Jan 10, from 447 the week prior
- The median price of single family homes decreased to \$305,000, a change of -1.6%
- The number of single-family home foreclosure transactions increased to 4 last week, from 3 the week of Jan 3
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 234, and now sits at 3,279

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 156 during the week of Jan 10, from 161 the week prior
- The median price of condos, townhomes, and villas decreased to \$198,450, a change of -3.2%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of Jan 3
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 60, and now sits at 2,104

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	556	155	111	165	49	65	11
Bank Owned	4	0	3	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	552	155	108	164	49	65	11
Active Listings	3,279	678	380	652	474	748	347
Bank Owned	37	18	3	5	8	2	1
Short Sales	19	5	6	2	1	3	2
Other	3,223	655	371	645	465	743	344
Months of Inventory	1	1	1	1	2	3	7

List Price

Average Original List Price	\$362,795	\$202,097	\$284,041	\$351,216	\$446,597	\$666,349	\$1,428,545
Average Final List Price	\$358,095	\$199,207	\$281,354	\$347,990	\$441,183	\$658,240	\$1,379,254

Sale Price

Average Price	\$350,147	\$192,924	\$275,733	\$342,760	\$436,847	\$642,792	\$1,311,818
Median Price	\$305,000	\$206,000	\$277,000	\$340,000	\$432,000	\$620,000	\$1,250,000

Price Differences

Original to Final List Price	-\$4,700	-\$2,890	-\$2,687	-\$3,226	-\$5,414	-\$8,109	-\$49,291
Original List to Sale Price - \$	-\$12,648	-\$9,173	-\$8,308	-\$8,456	-\$9,750	-\$23,557	-\$116,727
Final List to Sale Price - \$	-\$7,948	-\$6,283	-\$5,621	-\$5,230	-\$4,336	-\$15,448	-\$67,436
Original List to Sale Price - %	96.51%	95.46%	97.08%	97.59%	97.82%	96.46%	91.83%
Final List to Sale Price - %	97.78%	96.85%	98.00%	98.50%	99.02%	97.65%	95.11%

Days on the Market

Avg Days Listing to Contract	44	44	31	40	45	76	73
Combined Avg Days to Contract	49	44	35	46	47	93	73
Avg Days Listing to Closing	85	84	72	80	85	120	107
Avg Days Contract to Close	40	39	39	40	40	43	34

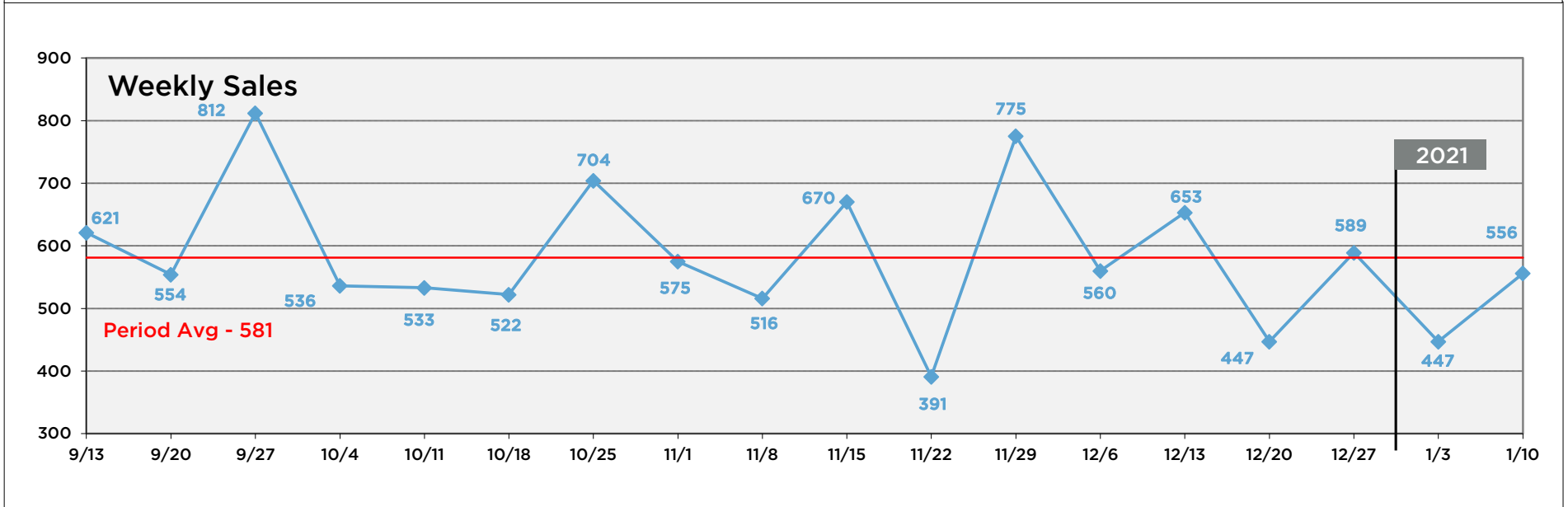
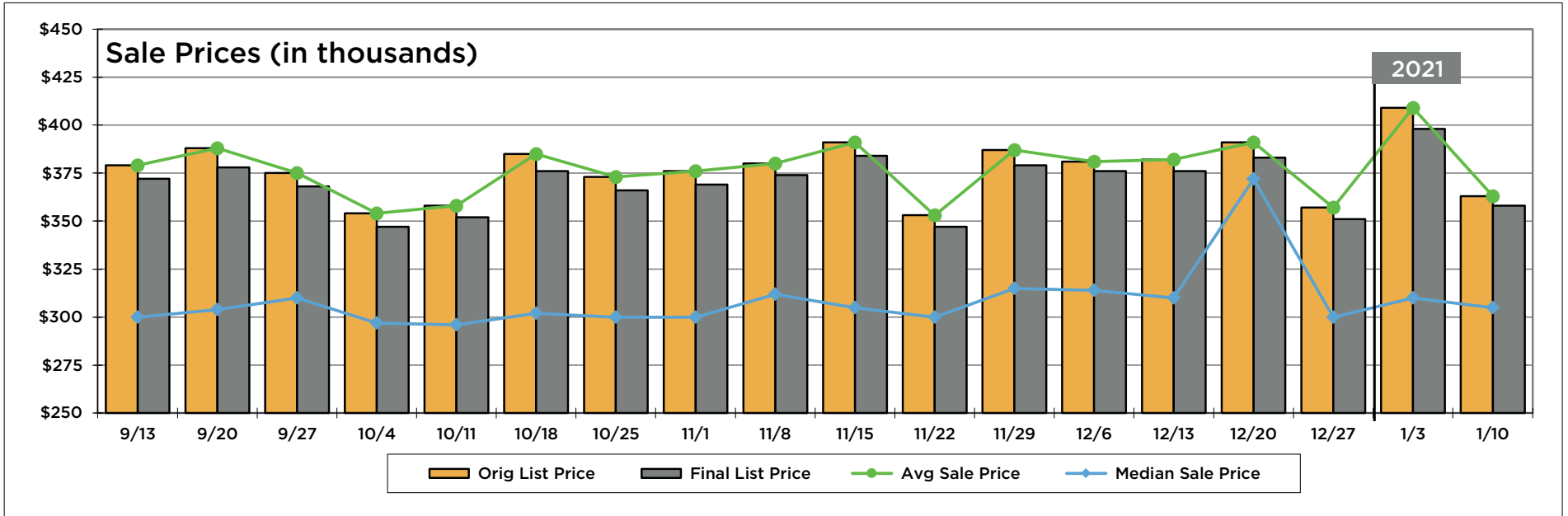
Beds / Baths

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	1

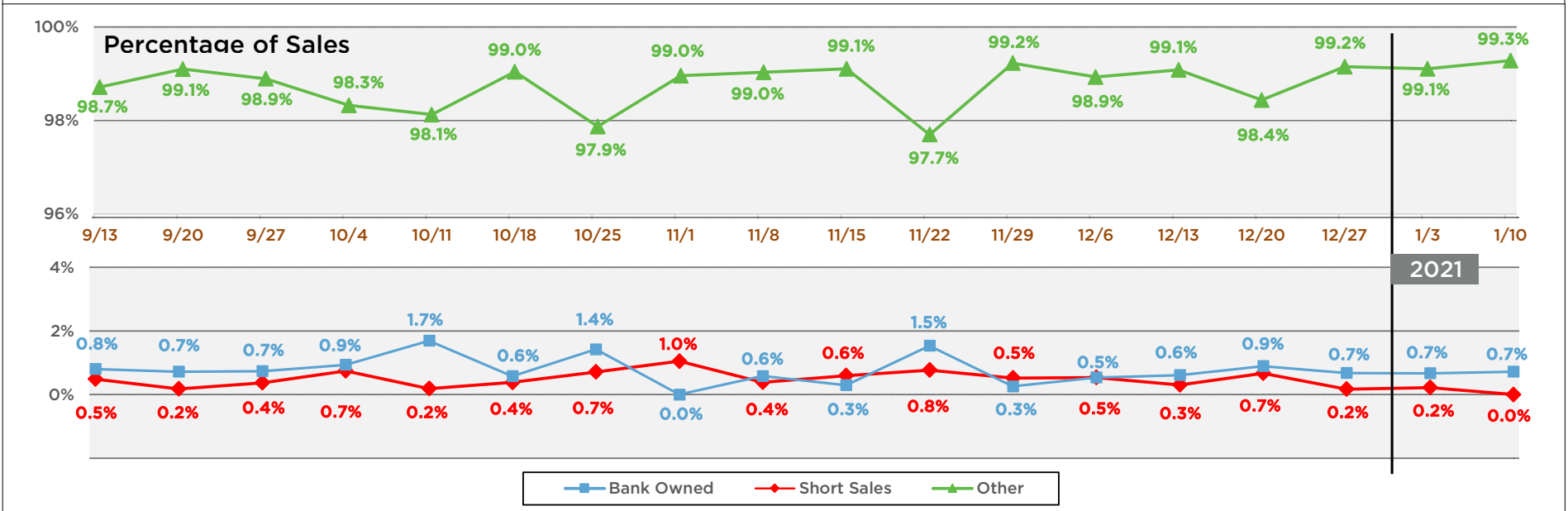
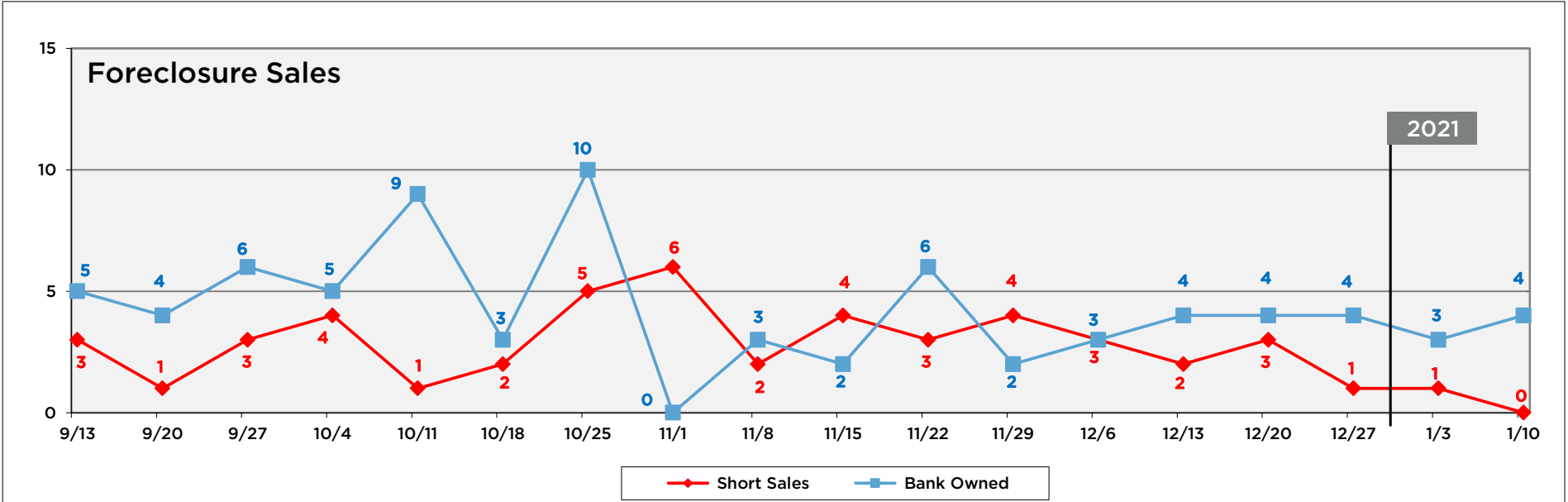
Square Footage

Average Square Feet	2,130	1,366	1,850	2,197	2,668	3,442	4,564
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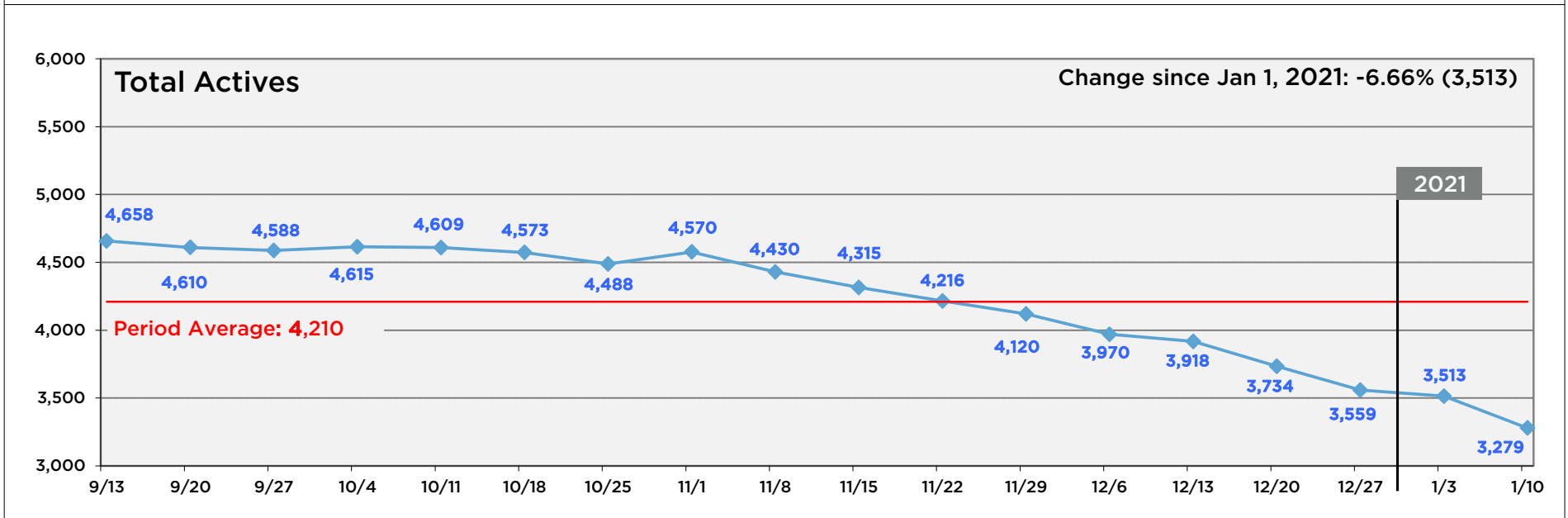
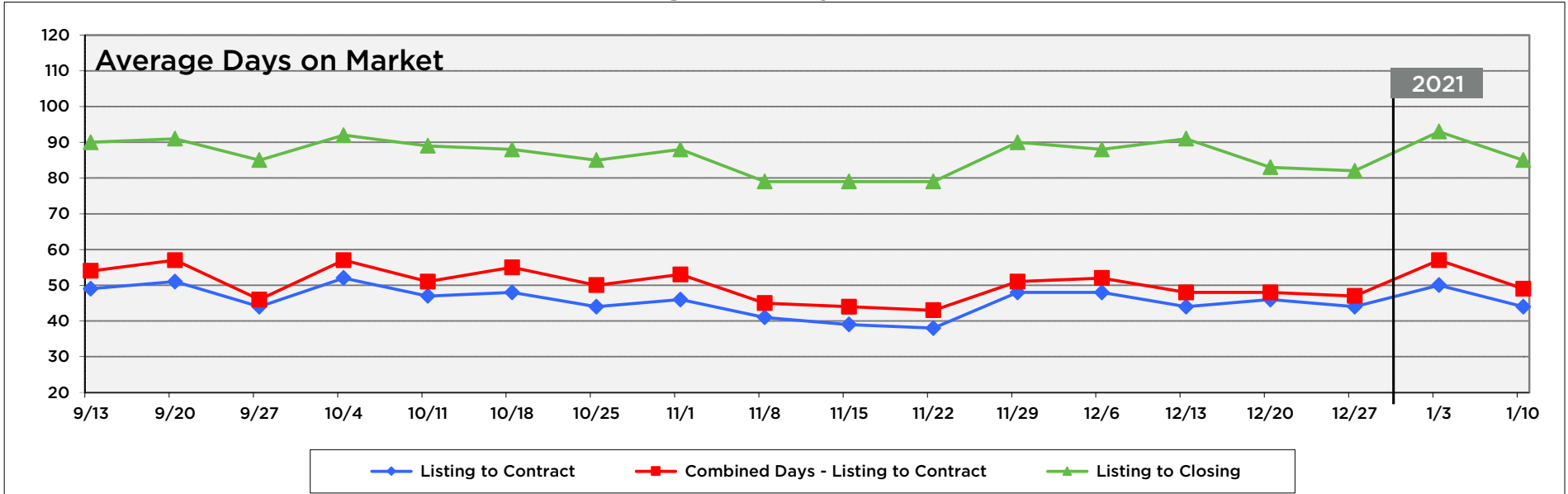
Single Family Homes



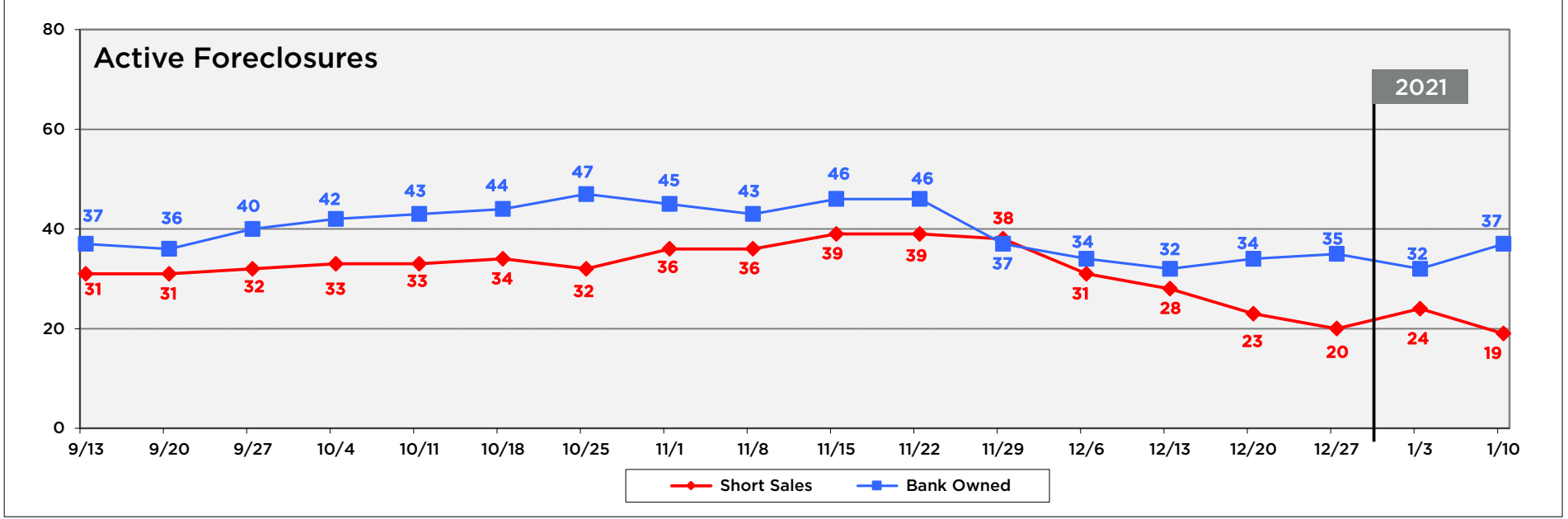
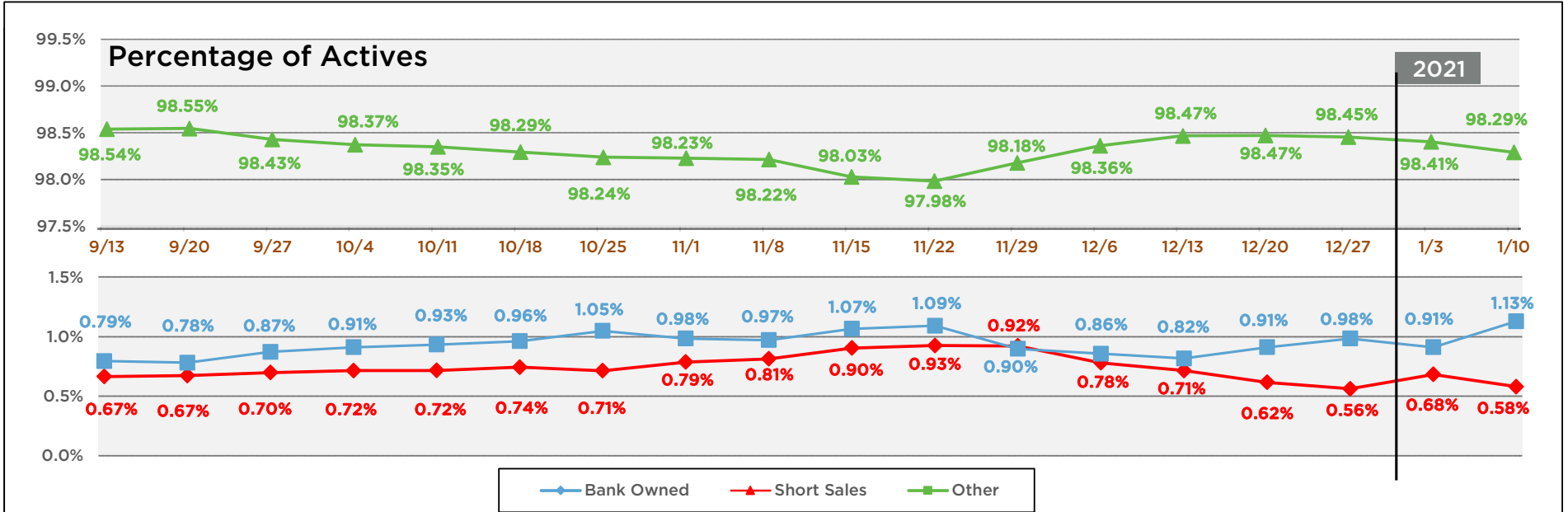
Single Family Homes



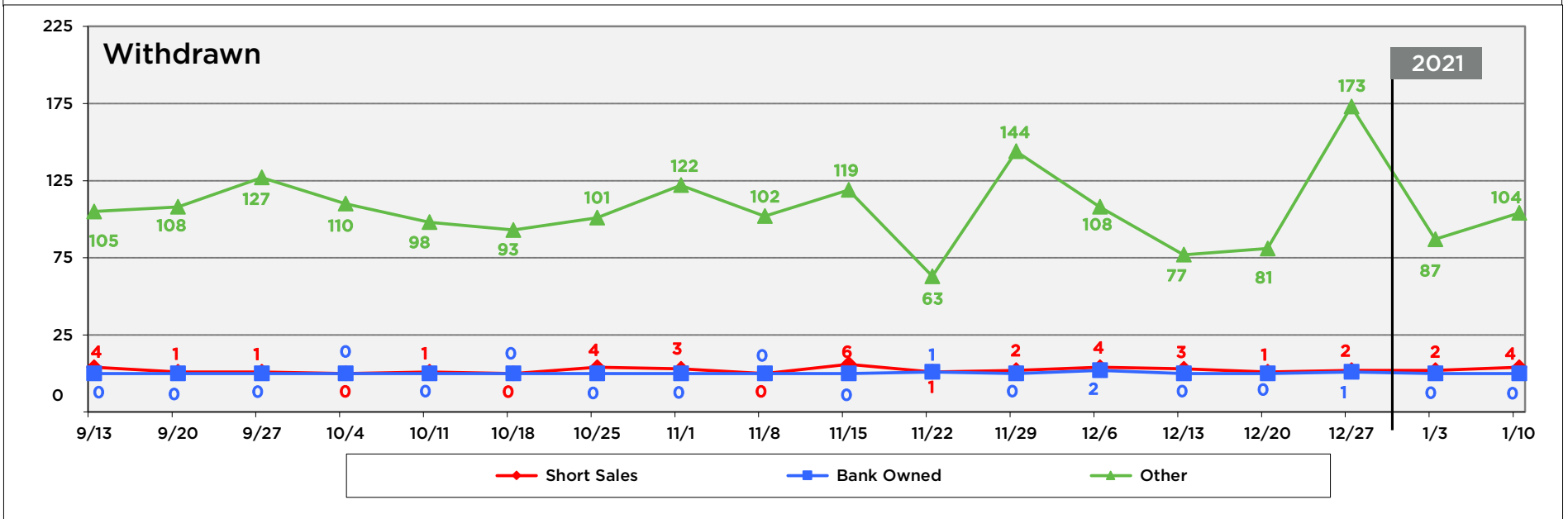
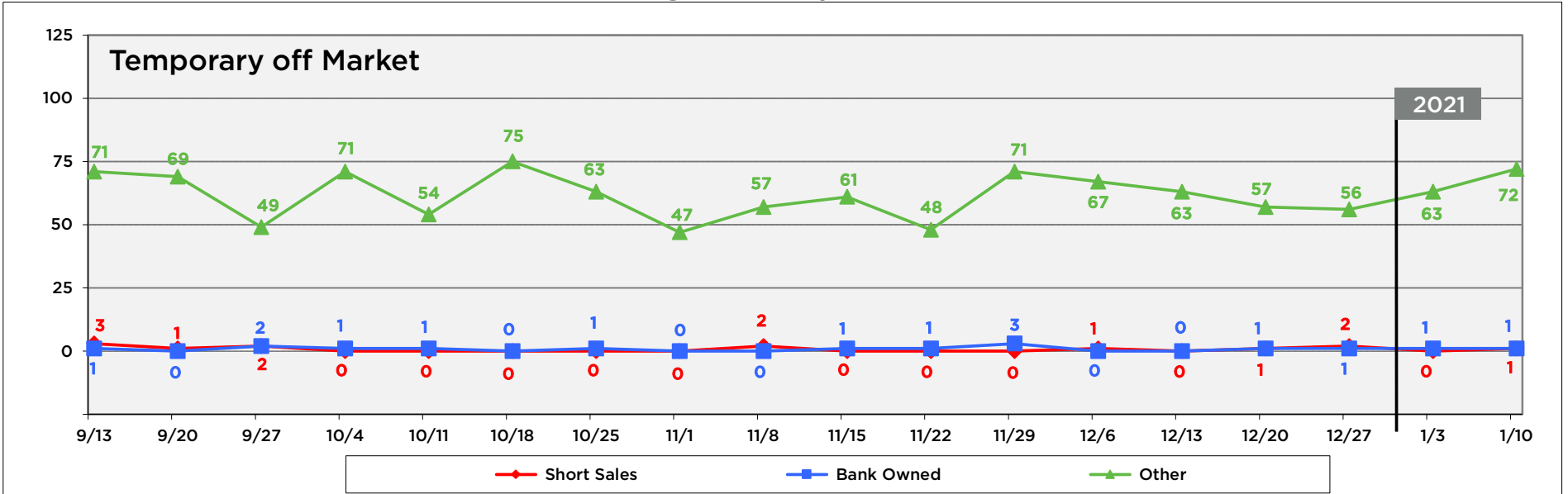
Single Family Homes



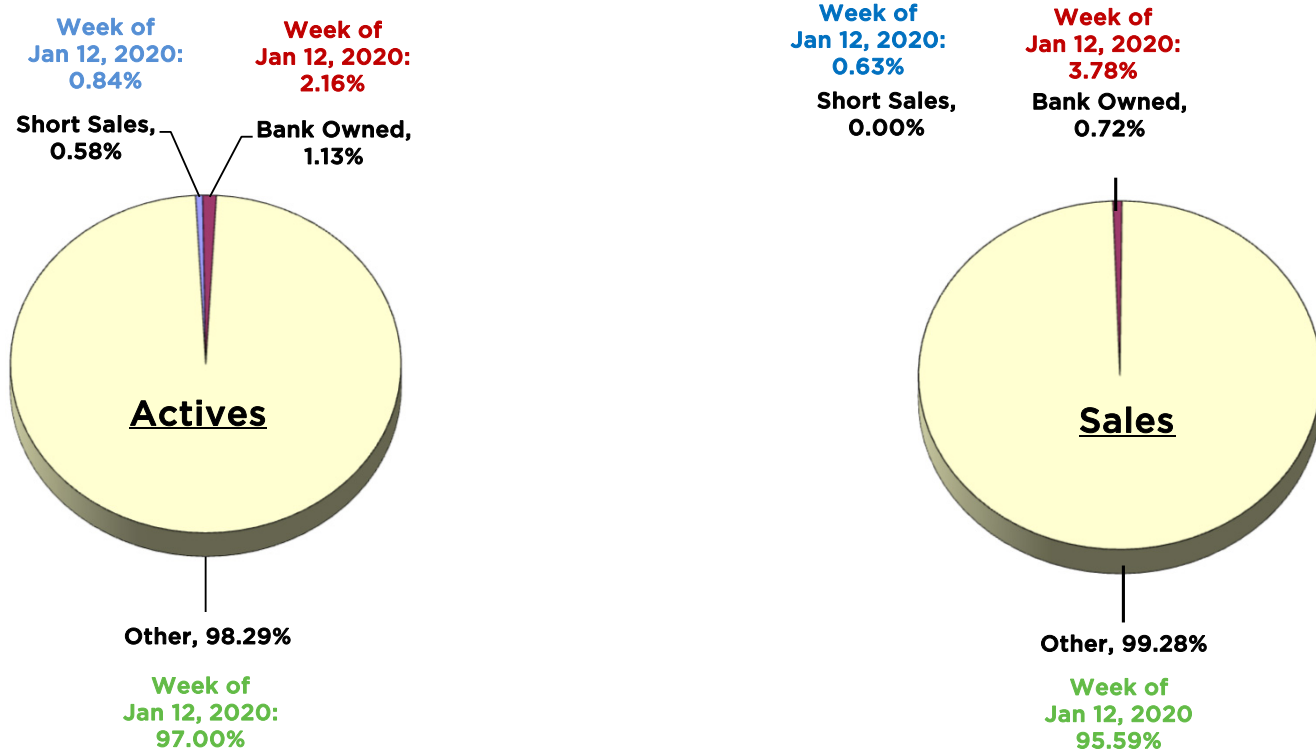
Single Family Homes



Single Family Homes



Single Family Homes



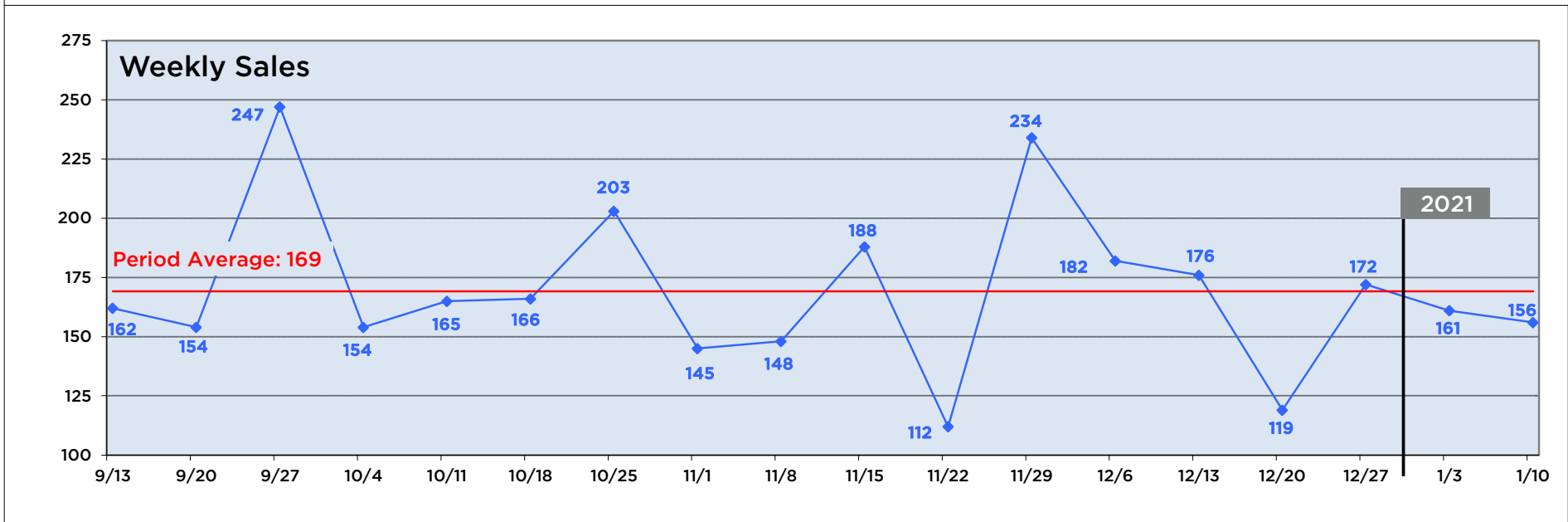
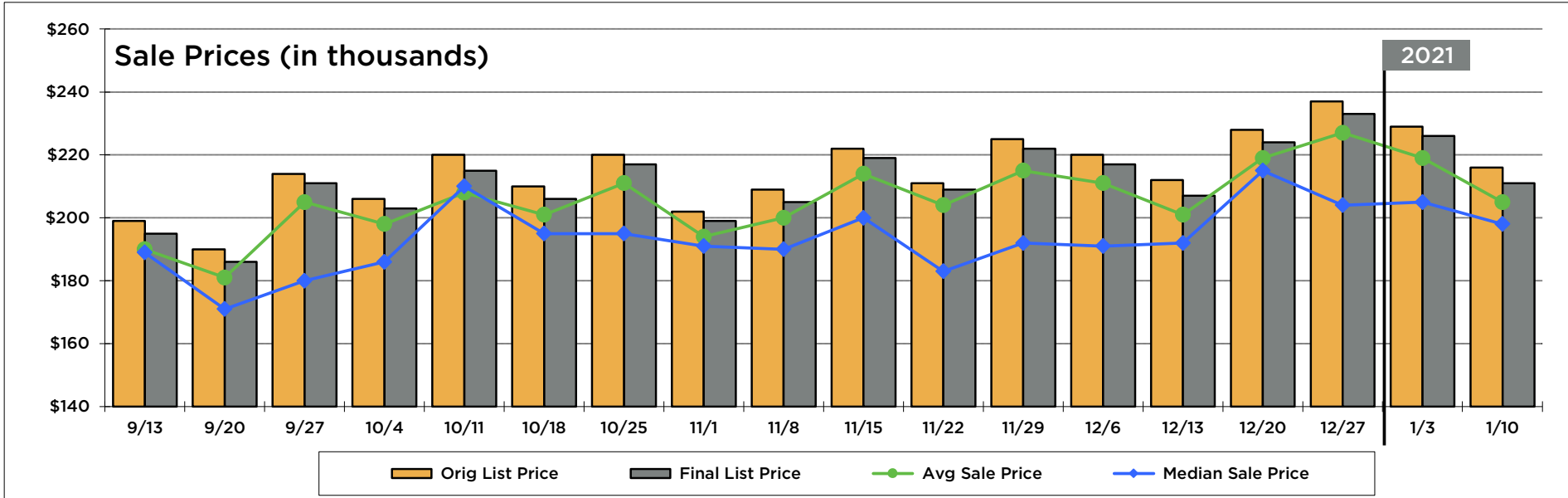
Where are the 12 Single Family Homes available for the Median Price of \$305,000? (± \$500)

<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							
Winter Park	32792	1	\$304,999	3.0	2.0	1,341	\$227.44
Orange County		2	\$304,900	3.0	1.5	1,551	\$196.65
College Park	32804	1	\$304,900	2.0	1.0	1,031	\$295.73
Lockhart	32810	1	\$304,900	4.0	2.0	2,070	\$147.29
Osceola County		7	\$305,000	3.9	2.1	2,012	\$151.58
Kissimmee / Buena Ventura Lakes	34743	1	\$305,000	3.0	2.0	1,679	\$181.66
Kissimmee (West) / Pleasant Hill	34746	5	\$305,000	4.0	2.0	2,141	\$142.46
Kissimmee / Celebration	34747	1	\$305,000	4.0	3.0	1,701	\$179.31
Lake County		2	\$305,000	3.5	2.5	1,732	\$176.10
Sorrento / Mt Plymouth	32776	1	\$305,000	3.0	2.0	1,502	\$203.06
Clermont (South)	34714	1	\$305,000	4.0	3.0	1,962	\$155.45

Condos, Townhomes, Villas

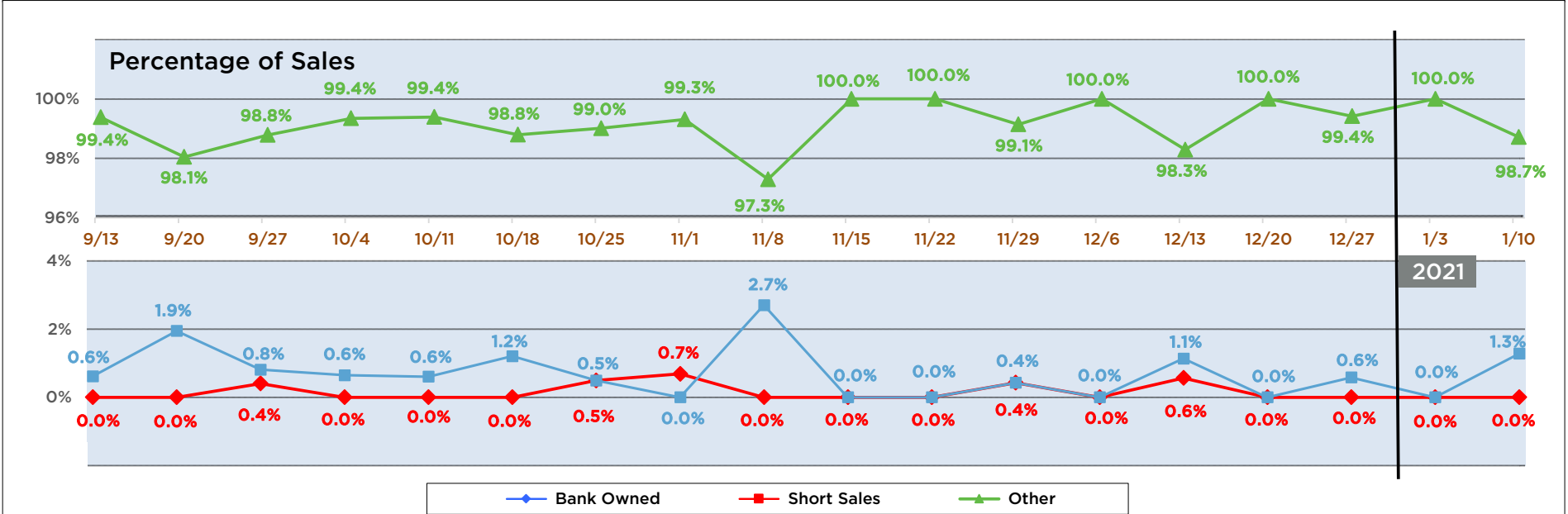
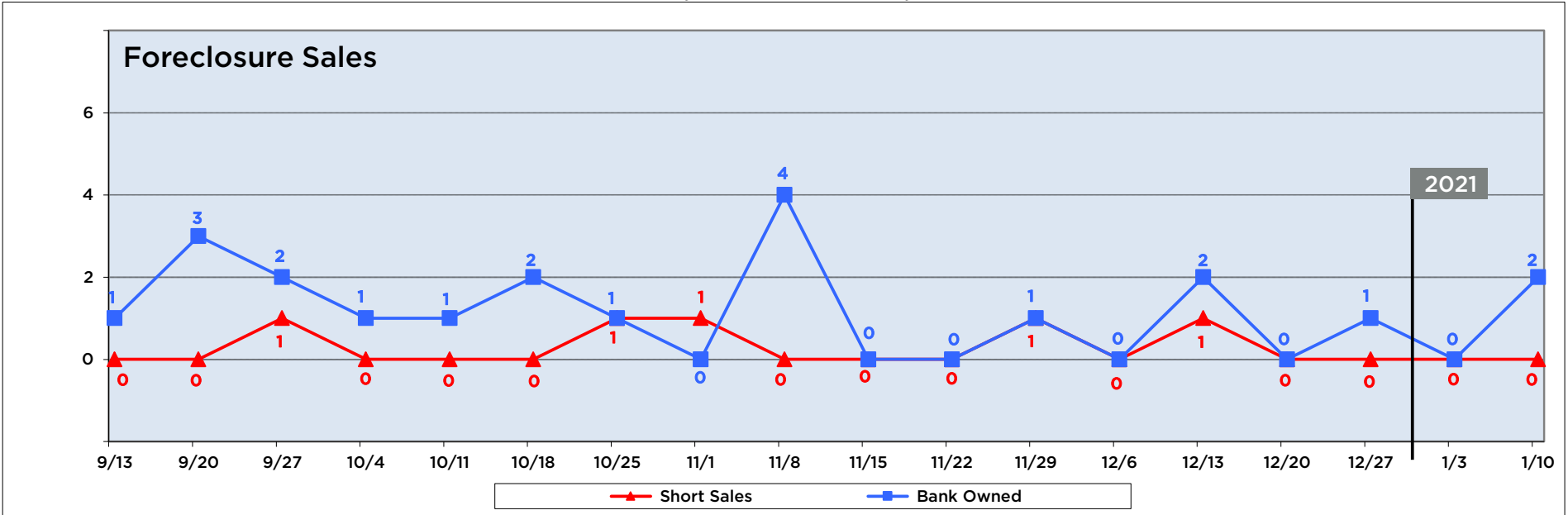
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	156	114	21	16	4	1	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	154	112	21	16	4	1	0
Active Listings	2,104	1,443	246	290	73	44	8
Bank Owned	16	15	1	0	0	0	0
Short Sales	7	5	0	2	0	0	0
Other	2,081	1,423	245	288	73	44	8
Months of Inventory	3	3	3	4	4	10	0
<i>List Price</i>							
Average Original List Price	\$216,077	\$172,662	\$273,544	\$359,756	\$461,000	\$679,988	\$0
Average Final List Price	\$211,417	\$169,106	\$272,021	\$348,169	\$451,225	\$615,000	\$0
<i>Sale Price</i>							
Average Price	\$205,206	\$163,506	\$266,998	\$338,038	\$441,750	\$590,000	\$0
Median Price	\$198,450	\$164,000	\$265,000	\$334,450	\$439,500	\$590,000	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$4,660	-\$3,556	-\$1,523	-\$11,587	-\$9,775	-\$64,988	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,871	-\$9,156	-\$6,546	-\$21,718	-\$19,250	-\$89,988	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,211	-\$5,600	-\$5,023	-\$10,131	-\$9,475	-\$25,000	\$0
<i>Original</i> List to <i>Sale</i> Price - %	94.97%	94.70%	97.61%	93.96%	95.82%	86.77%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.06%	96.69%	98.15%	97.09%	97.90%	95.93%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	71	69	42	127	24	204	0
Combined Avg Days to Contract	79	77	47	140	24	204	0
Avg Days Listing to Closing	111	107	86	173	61	245	0
Avg Days Contract to Close	39	37	43	45	36	40	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	3	2	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,367	1,183	1,723	1,886	2,286	2,834	0

Condos, Townhomes, Villas

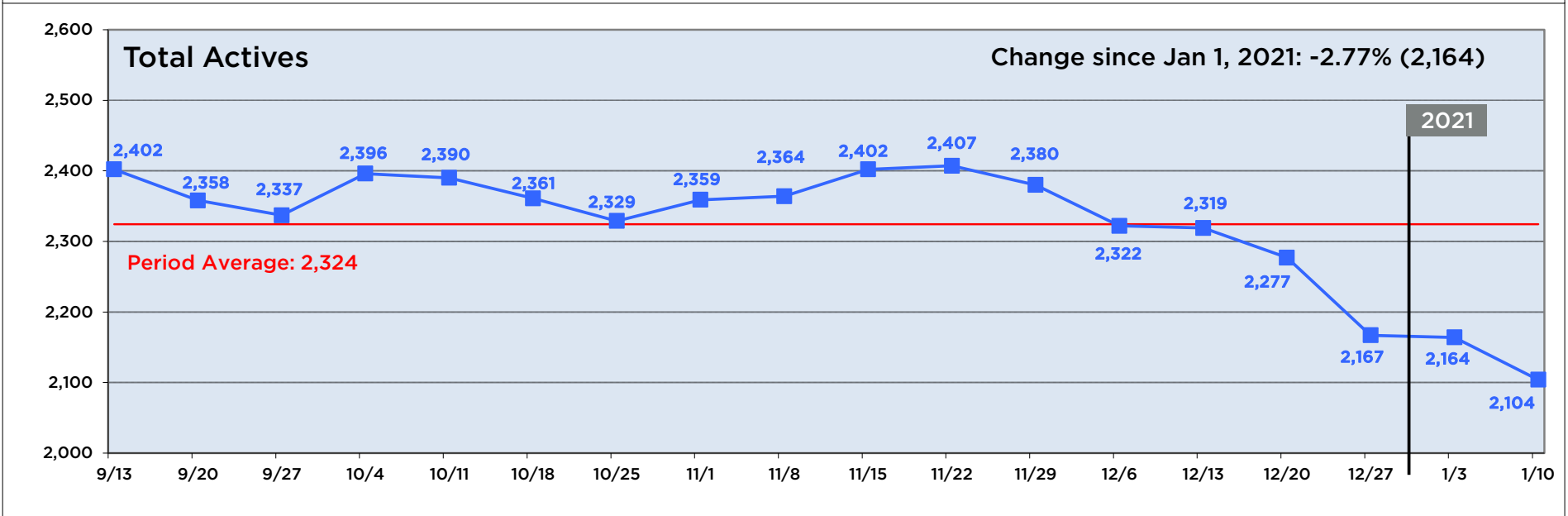
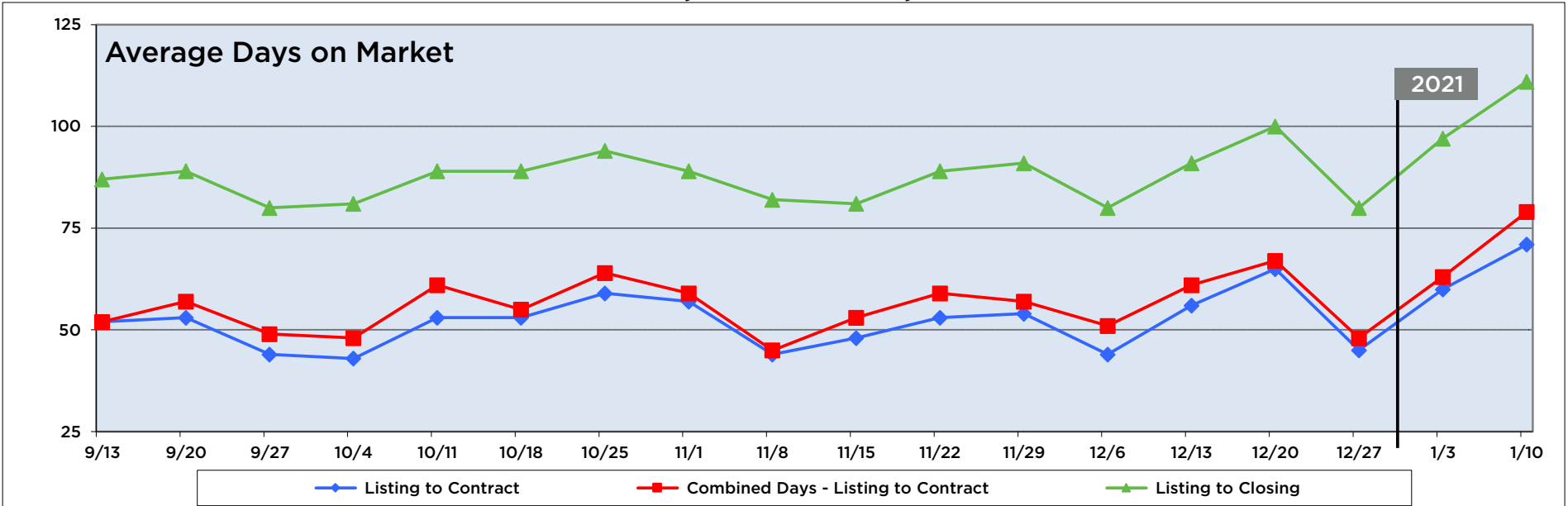




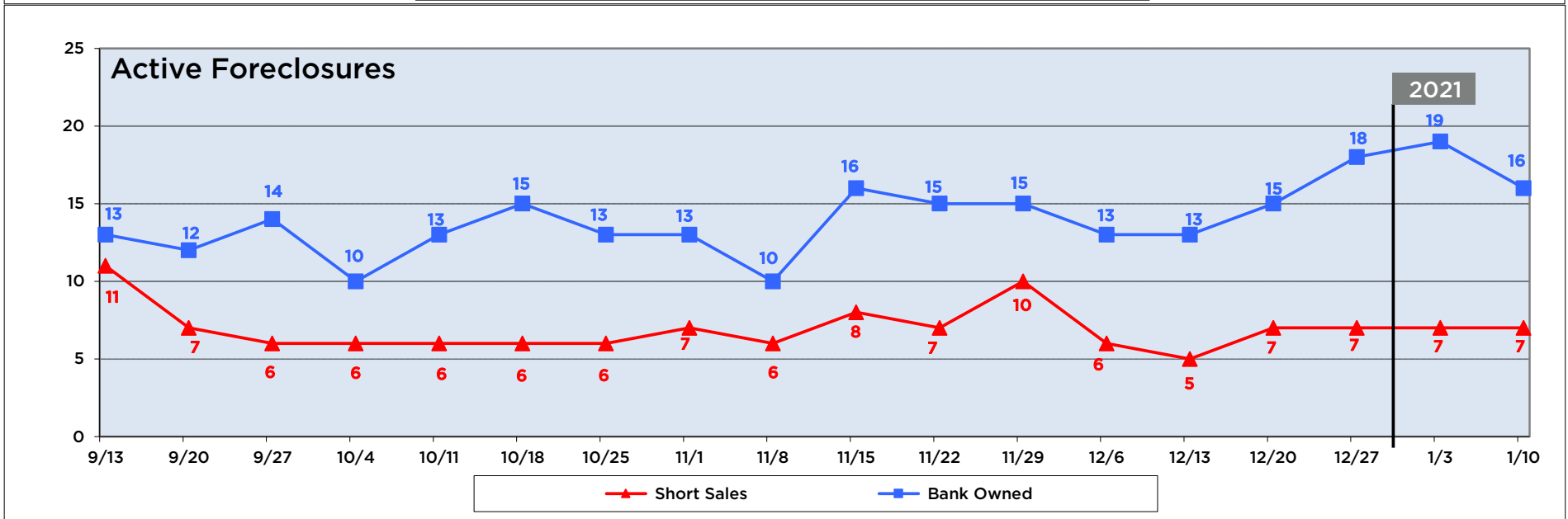
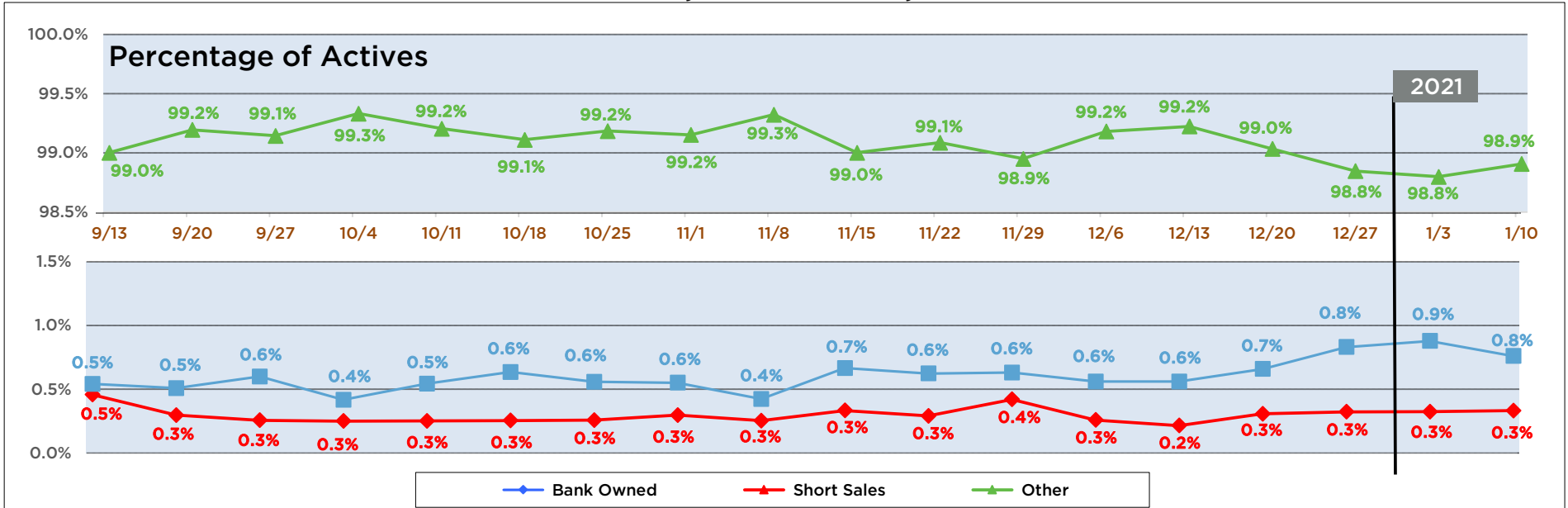
Condos, Townhomes, Villas



Condos, Townhomes, Villas

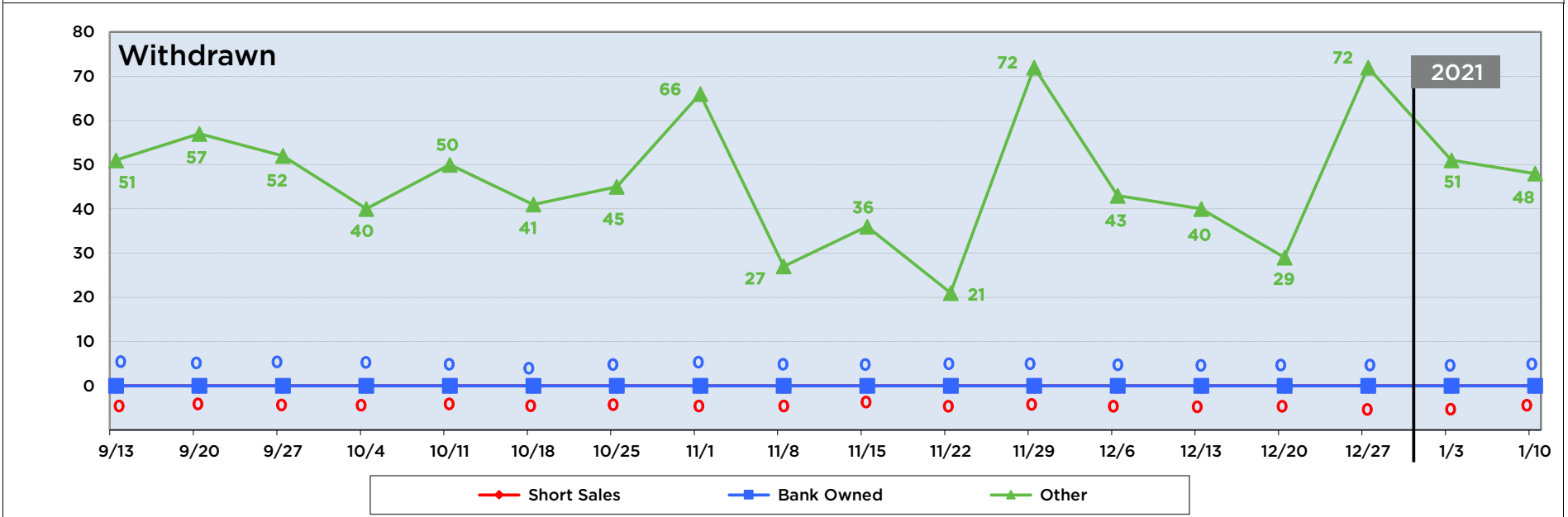
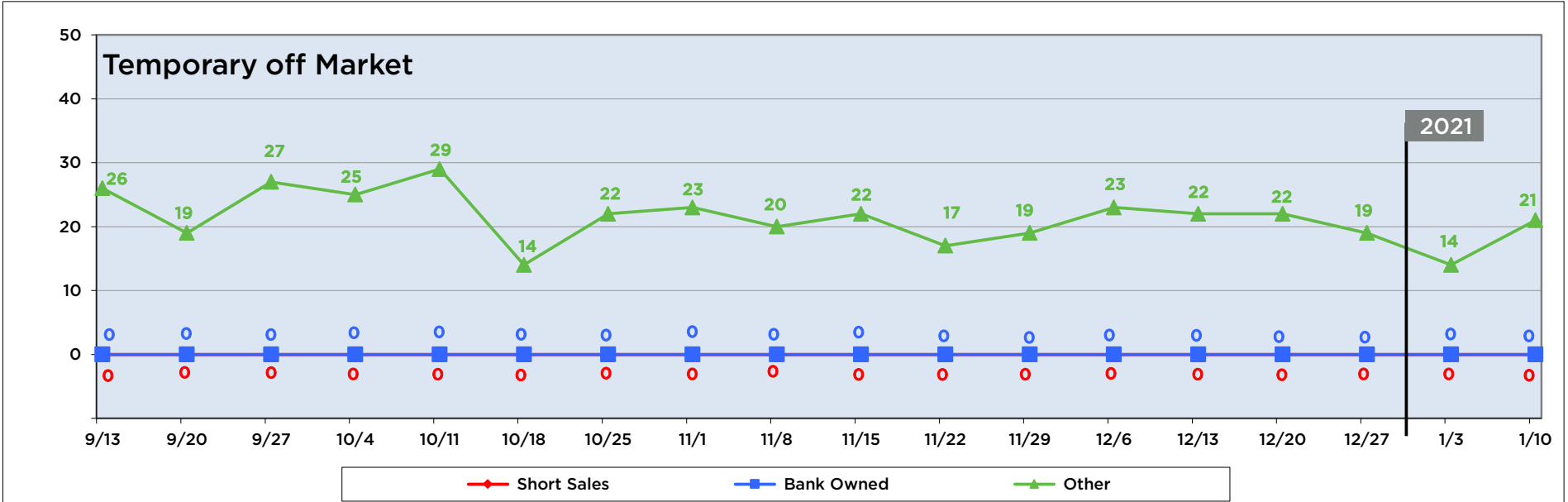


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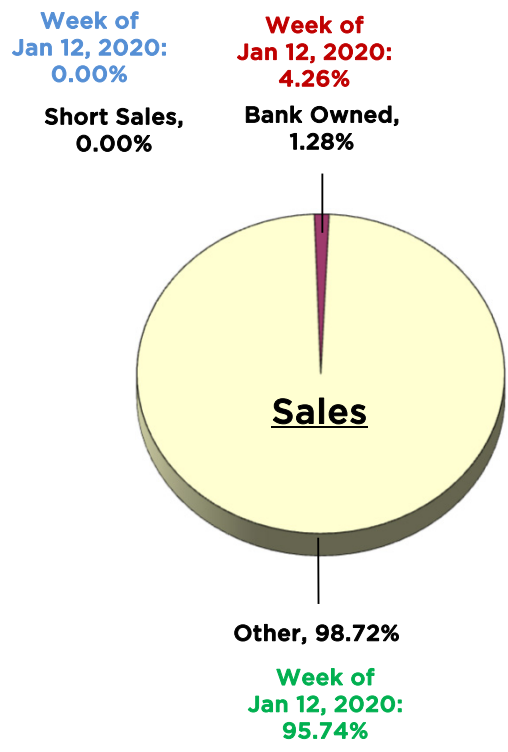
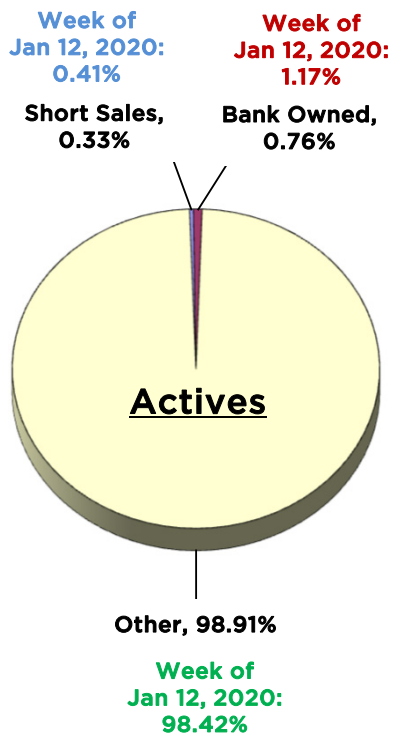




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$198,450? (± \$500)

	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Osceola County		4	\$198,463	3.8	2.8	1,426	\$139.15
	Kissimmee (Central)	3	\$198,617	4.0	3.0	1,470	\$135.11
	Kissimmee / Celebration	1	\$198,000	3.0	2.0	1,295	\$152.90
Lake County		1	\$197,990	2.0	2.0	1,417	\$139.72
	Leesburg (West)	1	\$197,990	2.0	2.0	1,417	\$139.72