



Monday Morning Quarterback Summary

Week of January 17, 2021 - January 23, 2021

Single-family existing homes

- Sales of single-family homes decreased to 415 during the week of Jan 17, from 556 the week prior
- The median price of single family homes increased to \$315,000, a change of 3.3%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 4 the week of Jan 10
- The number of single-family home short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory decreased by 159, and now sits at 3,120

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 117 during the week of Jan 17, from 156 the week prior
- The median price of condos, townhomes, and villas decreased to \$184,000, a change of -7.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Jan 10
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 19, and now sits at 2,085

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	415	95	91	115	45	61	8
Bank Owned	2	2	0	0	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	411	92	90	115	45	61	8
Active Listings	3,120	627	360	615	459	712	347
Bank Owned	41	22	3	6	8	1	1
Short Sales	21	5	7	3	1	3	2
Other	3,058	600	350	606	450	708	344
Months of Inventory	2	2	1	1	2	3	10

List Price

Average Original List Price	\$390,523	\$193,421	\$279,034	\$352,468	\$462,800	\$695,034	\$1,817,875
Average Final List Price	\$380,204	\$192,296	\$275,796	\$346,787	\$450,066	\$676,769	\$1,625,362

Sale Price

Average Price	\$370,189	\$185,940	\$271,437	\$343,219	\$439,942	\$658,618	\$1,477,500
Median Price	\$315,000	\$200,000	\$270,500	\$343,999	\$437,500	\$630,000	\$1,210,000

Price Differences

Original to Final List Price	-\$10,319	-\$1,125	-\$3,238	-\$5,681	-\$12,734	-\$18,265	-\$192,513
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Original List to Sale Price - \$	-\$20,334	-\$7,481	-\$7,597	-\$9,249	-\$22,858	-\$36,416	-\$340,375
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Final List to Sale Price - \$	-\$10,015	-\$6,356	-\$4,359	-\$3,568	-\$10,124	-\$18,151	-\$147,862
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Original List to Sale Price - %	94.79%	96.13%	97.28%	97.38%	95.06%	94.76%	81.28%
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Final List to Sale Price - %	97.37%	96.69%	98.42%	98.97%	97.75%	97.32%	90.90%
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Days on the Market

Avg Days Listing to Contract	51	50	31	48	67	56	224
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Combined Avg Days to Contract	56	56	33	53	67	68	224
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Avg Days Listing to Closing	91	90	69	89	106	95	277
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Avg Days Contract to Close	39	38	38	41	37	39	52
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Beds / Baths

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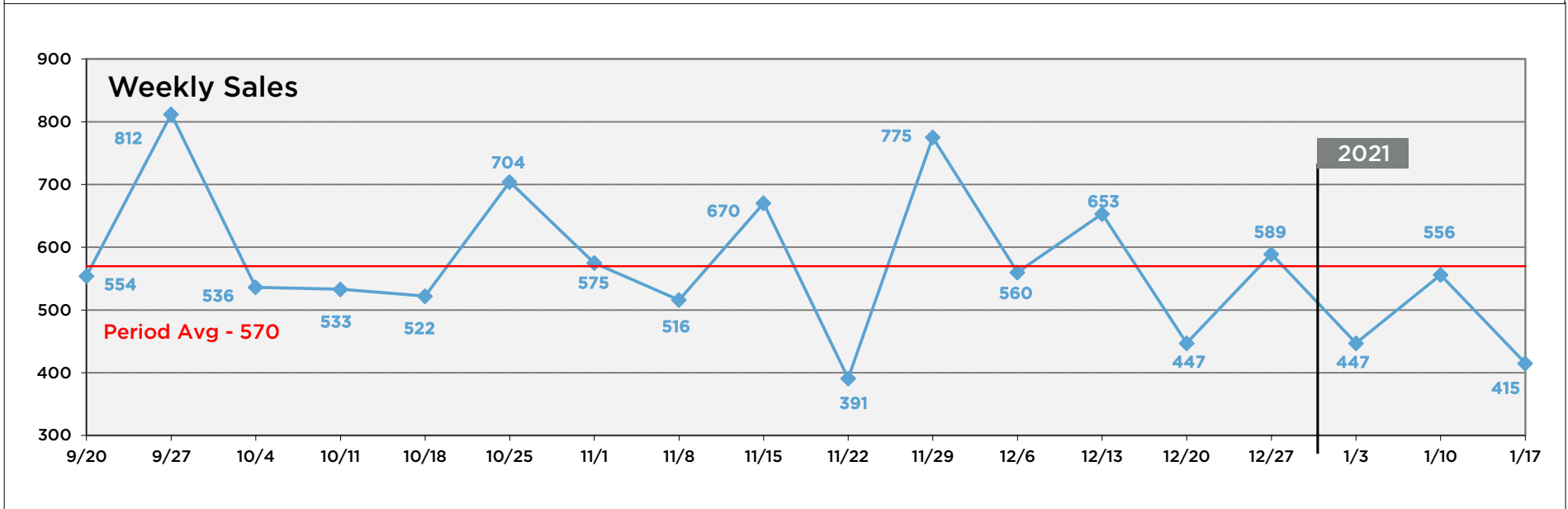
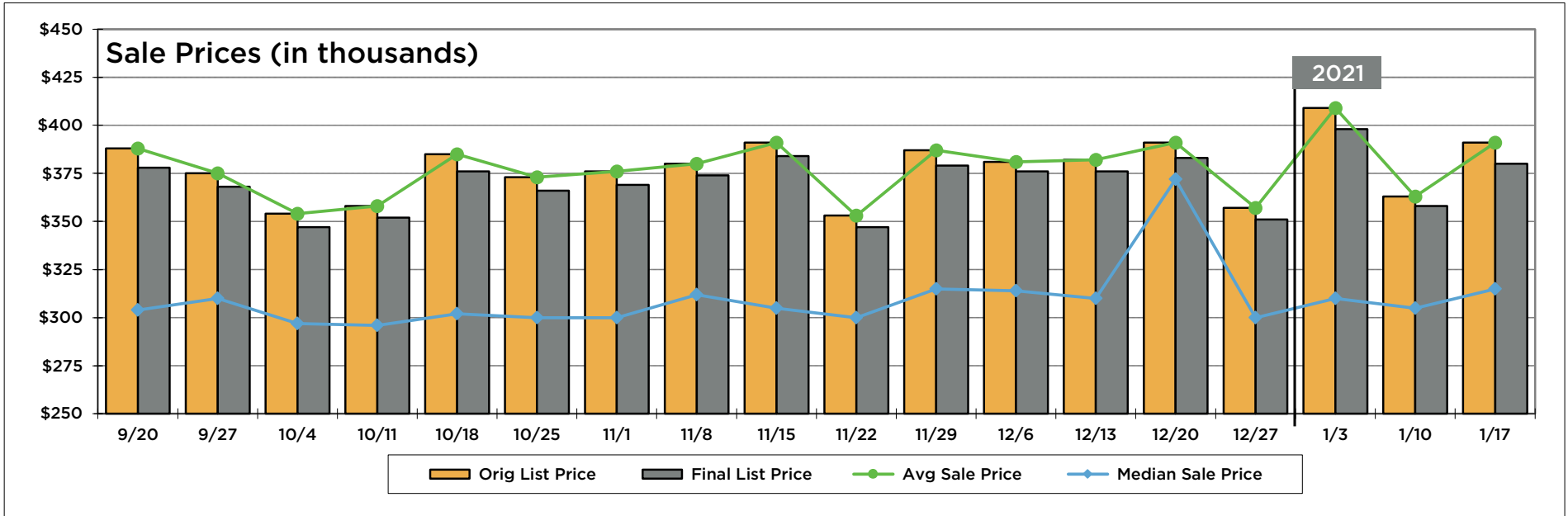
Average Full Baths	2	2	2	2	3	4	5
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Average Half Baths	0	0	0	0	0	1	1
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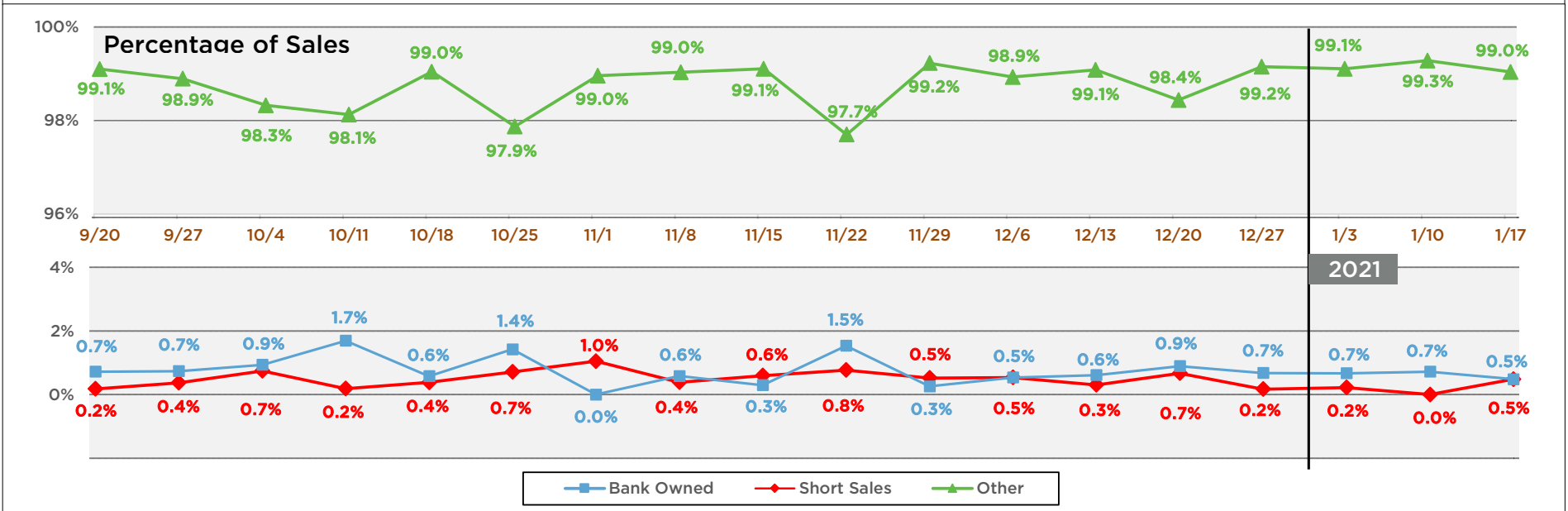
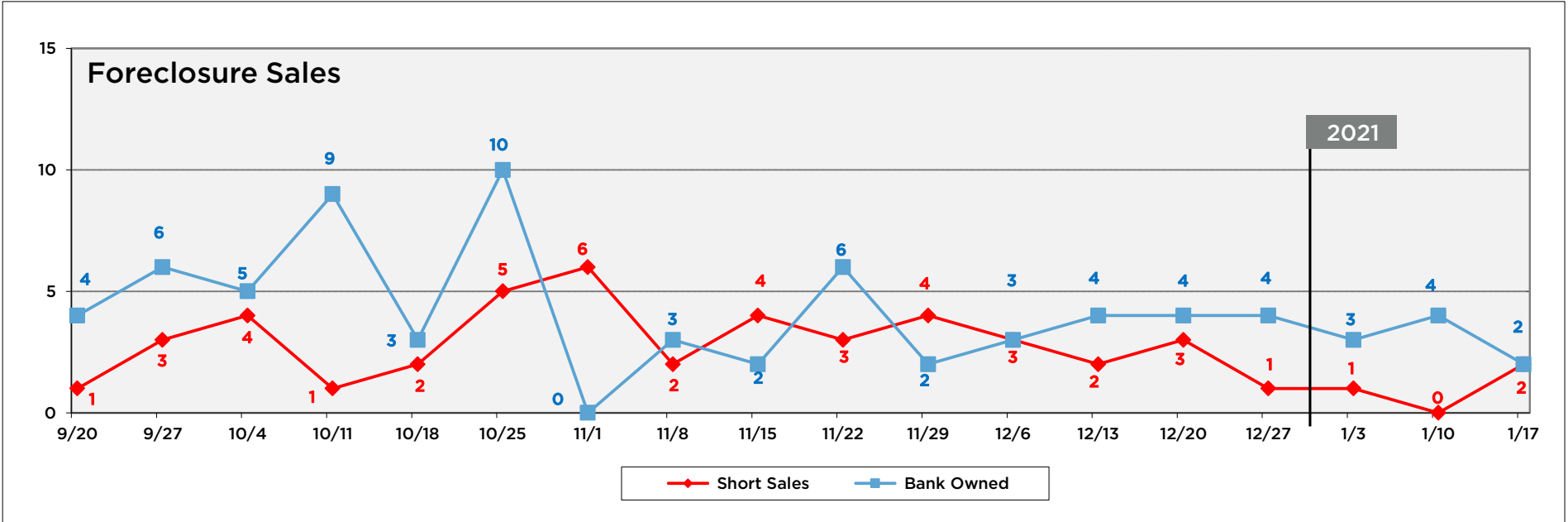
Square Footage

Average Square Feet	2,243	1,395	1,747	2,253	2,629	3,524	5,871
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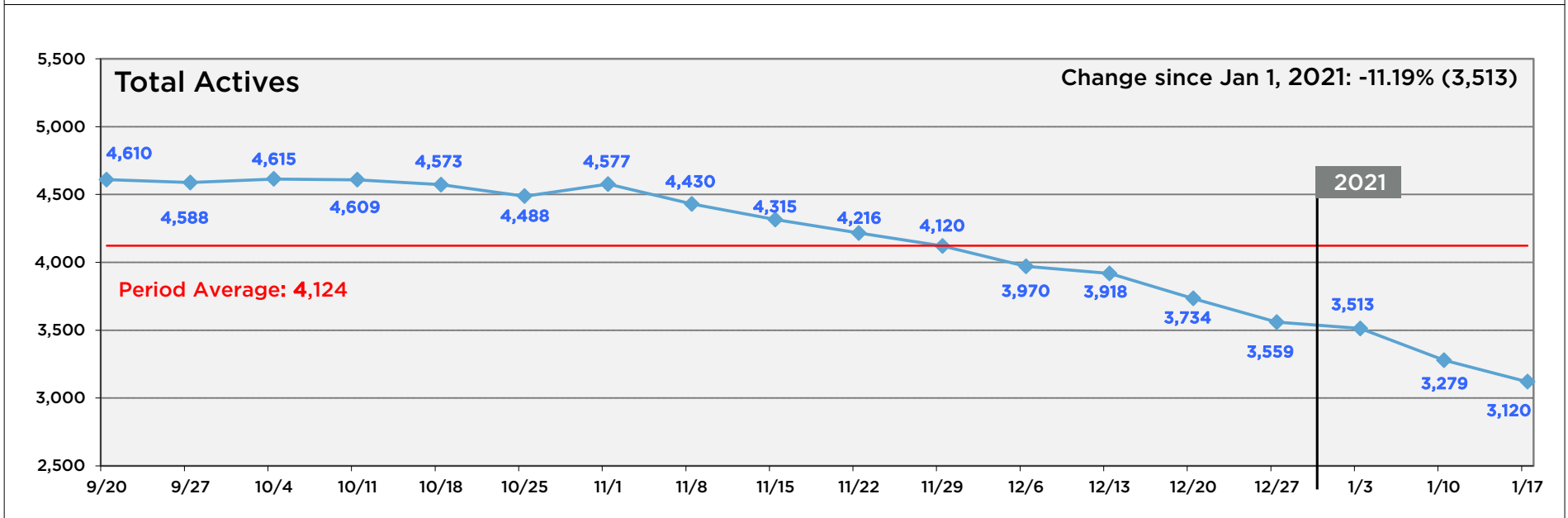
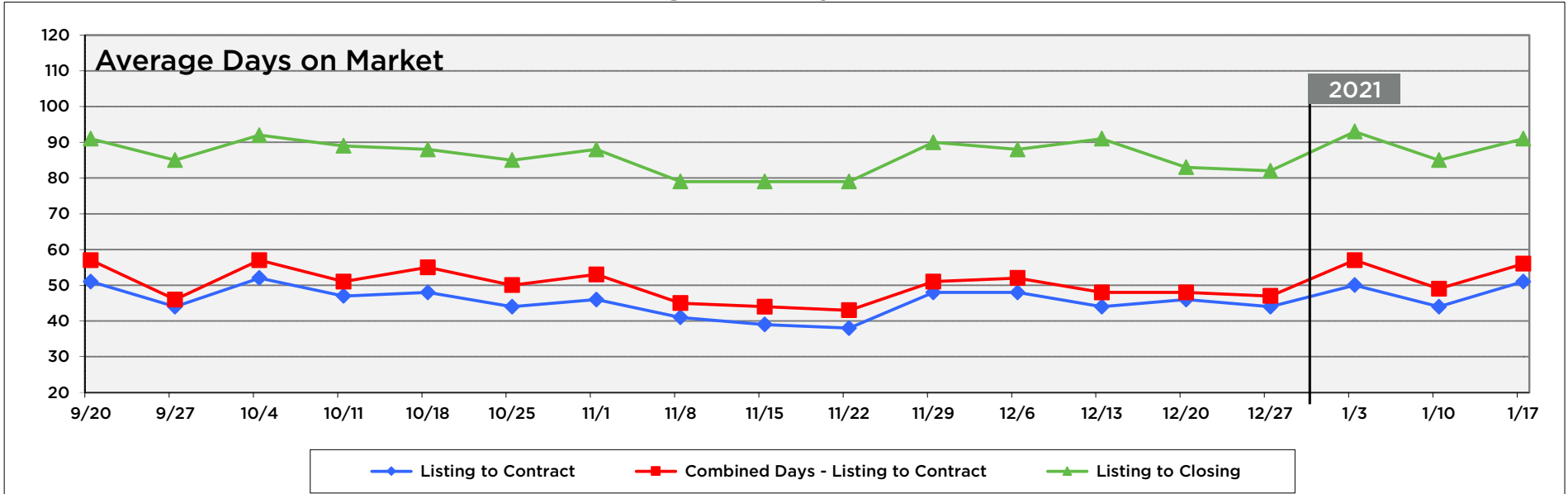
Single Family Homes



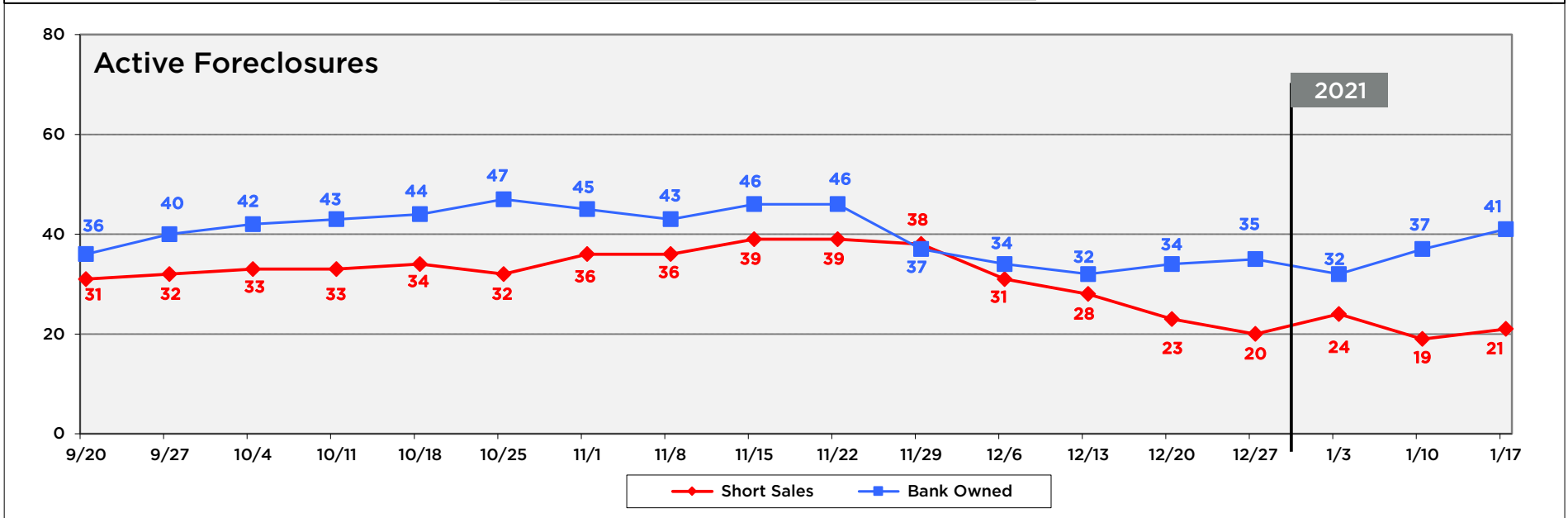
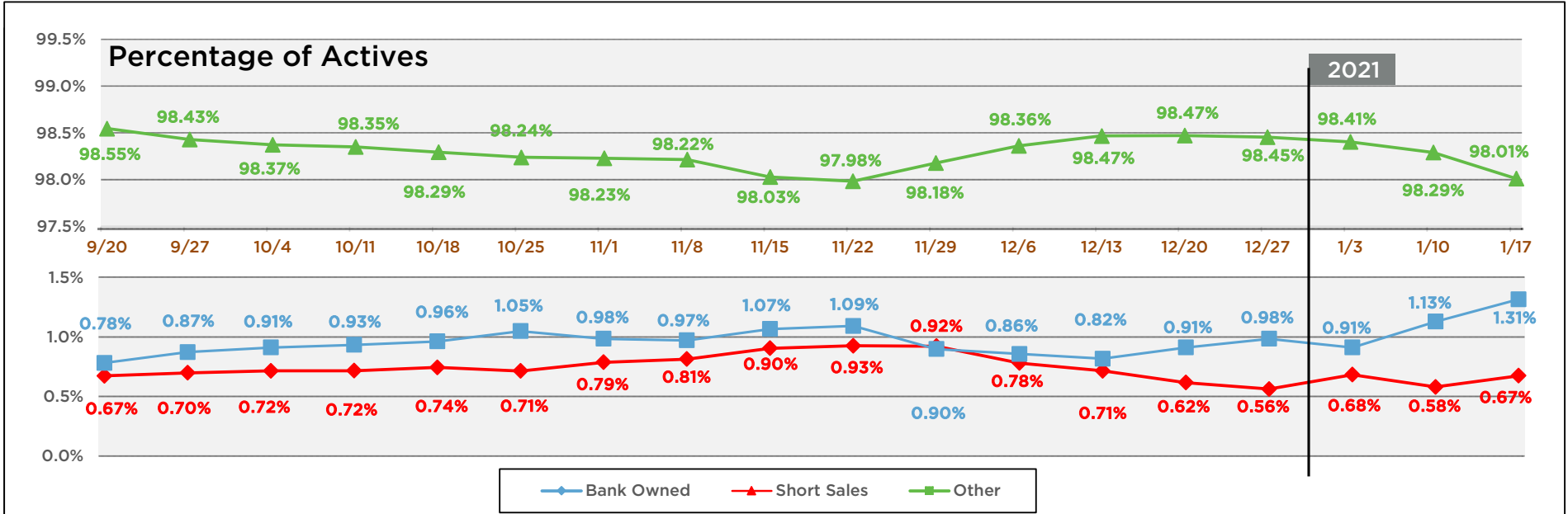
Single Family Homes



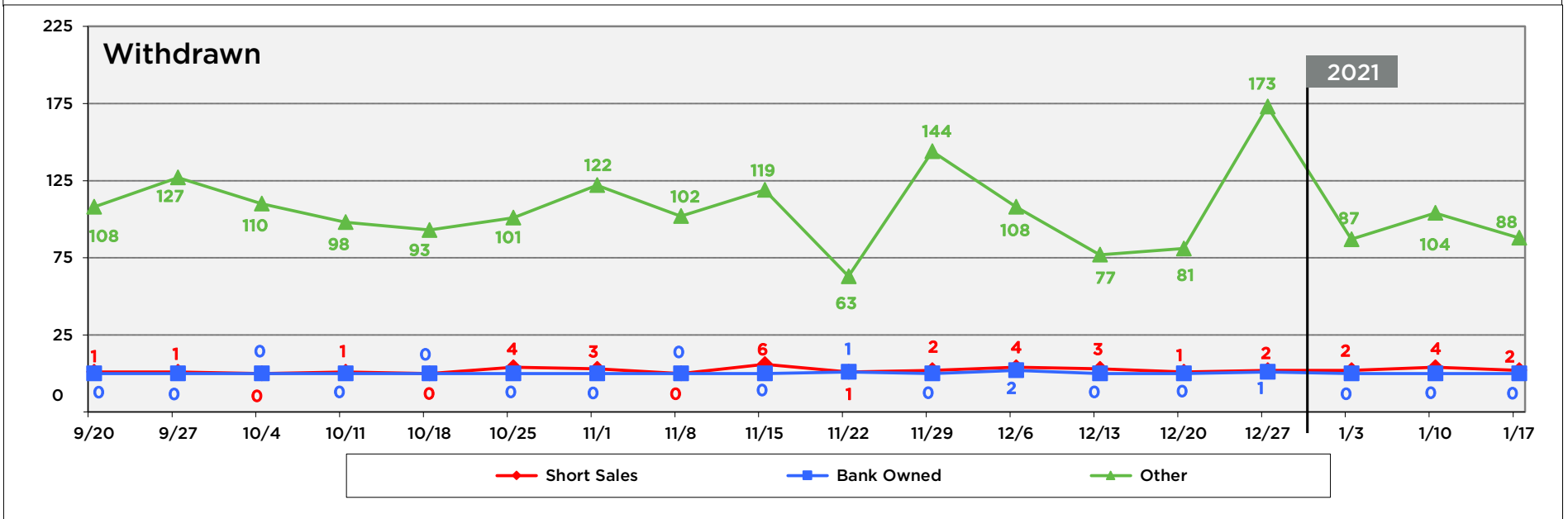
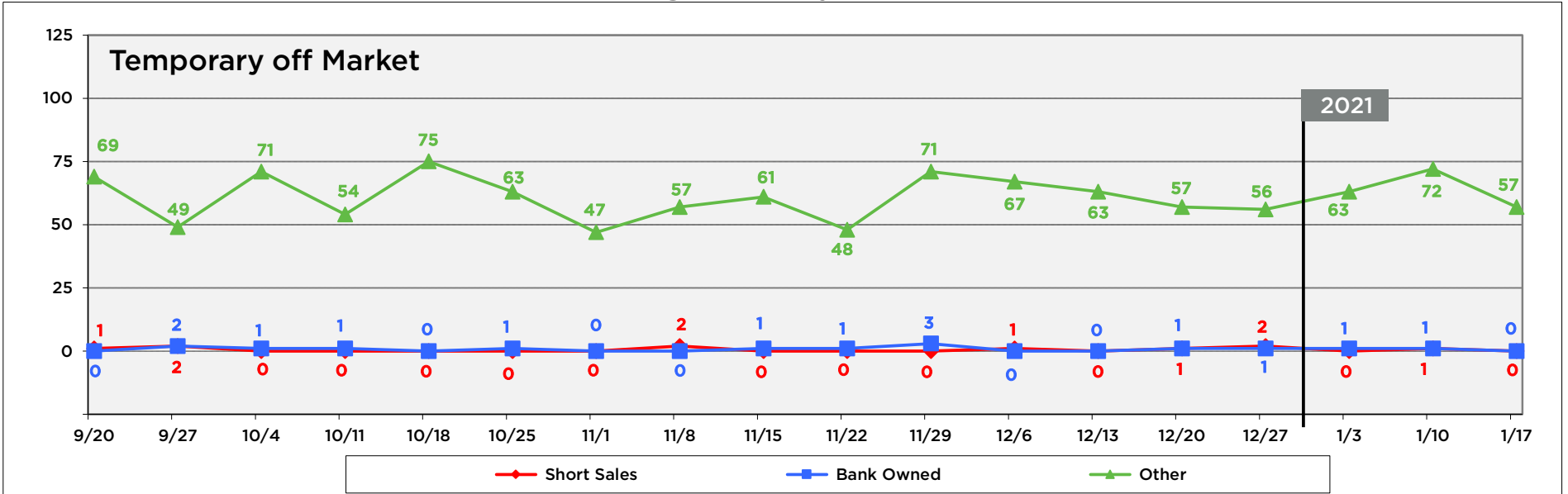
Single Family Homes



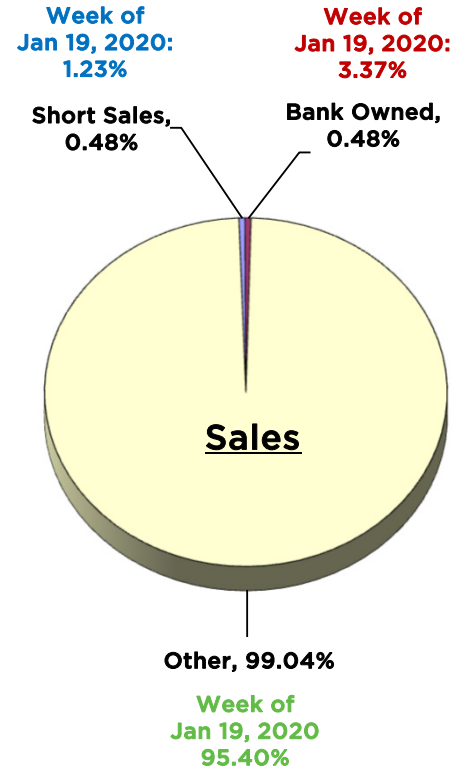
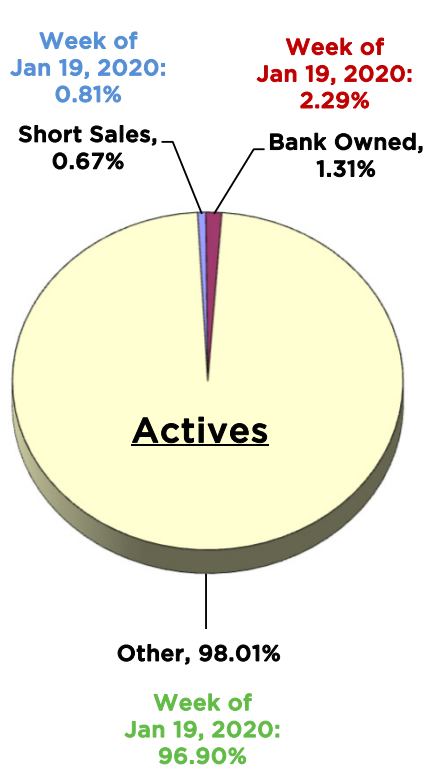
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
01/17/2021 - 01/23/2021
Lake, Orange, Osceola & Seminole Counties

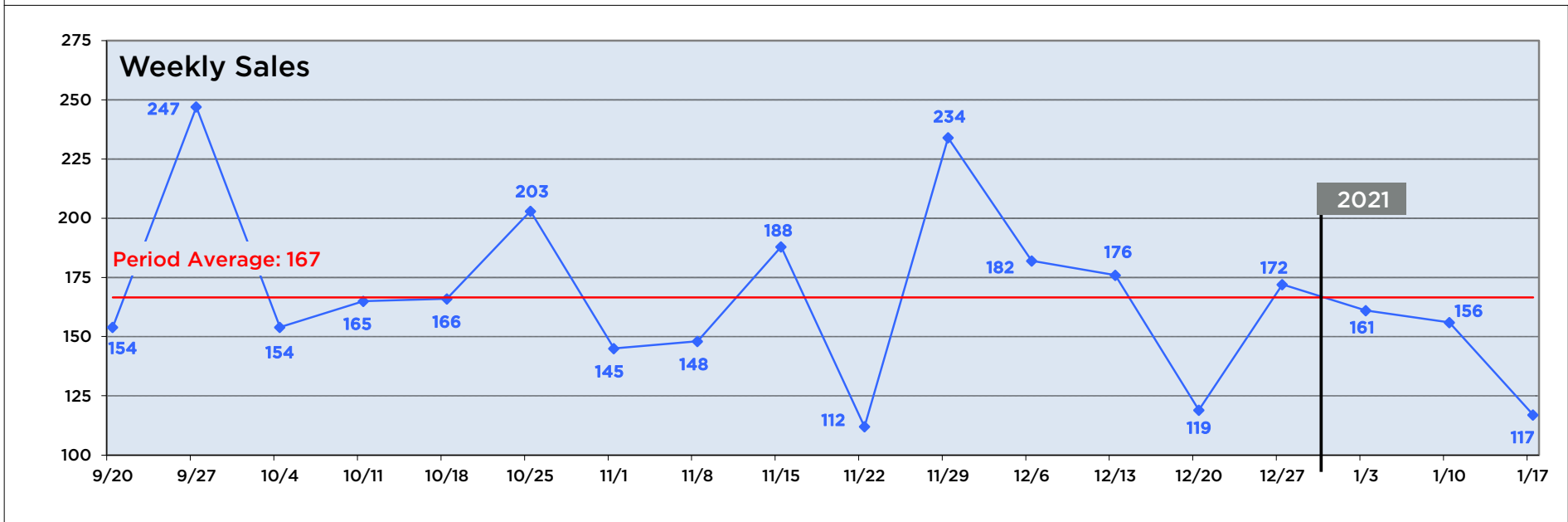
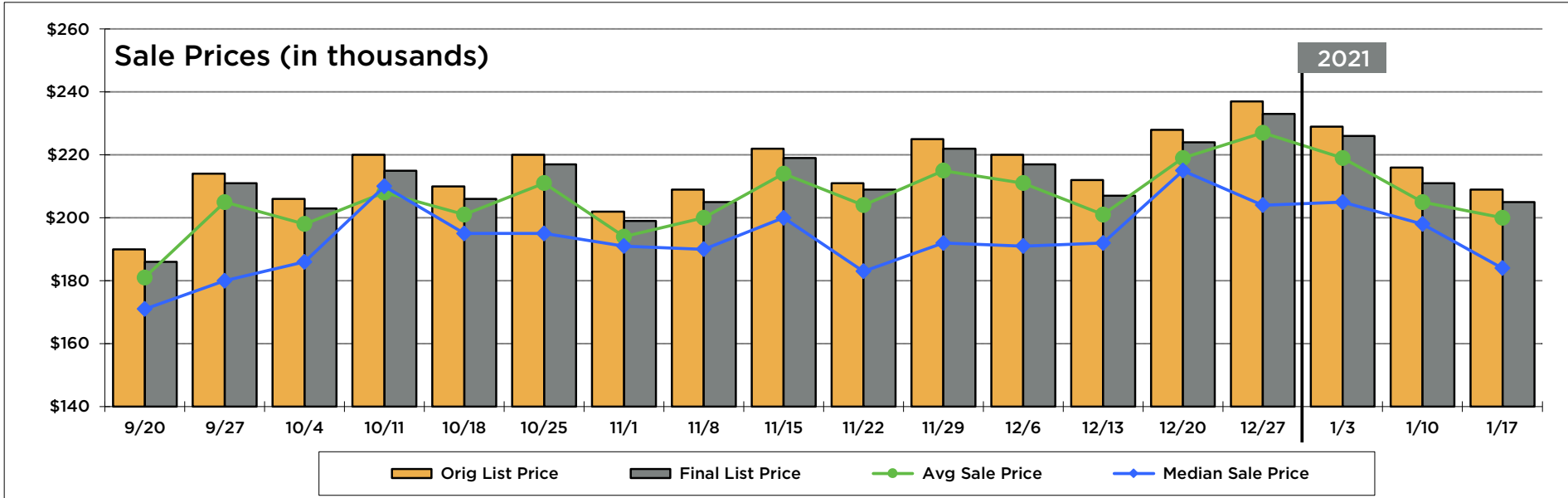
Where are the 24 Single Family Homes available for the Median Price of \$315,000? (± \$500)

<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		5	\$314,980	3.4	2.0	1,766	\$178.32
Altamonte Springs (East)	32701	1	\$314,900	3.0	2.0	1,916	\$164.35
Casselberry	32707	1	\$315,000	4.0	2.0	1,506	\$209.16
Sanford / Lake Forest	32771	1	\$315,000	4.0	2.0	2,170	\$145.16
Winter Park	32792	2	\$315,000	3.0	2.0	1,620	\$194.44
Orange County		8	\$314,986	3.3	2.0	1,938	\$162.55
Apopka / Hunt Club	32703	2	\$314,995	3.0	2.0	2,272	\$138.64
Mount Dora	32757	1	\$314,900	4.0	2.0	2,024	\$155.58
Williamsburg / Lake Bryan	32821	1	\$315,000	3.0	2.0	1,985	\$158.69
Ventura	32822	2	\$315,000	3.0	2.0	1,723	\$182.82
Rio Pinar / Union Park	32825	1	\$315,000	4.0	2.0	1,869	\$168.54
Moss Park	32832	1	\$315,000	3.0	2.0	1,634	\$192.78
Osceola County		7	\$315,057	4.6	2.7	2,128	\$148.04
Kissimmee (Central)	34741	1	\$314,999	4.0	2.0	1,999	\$157.58
Kissimmee (West) / Pleasant Hill	34746	4	\$314,975	5.0	3.0	2,181	\$144.42
Kissimmee / Celebration	34747	1	\$315,000	4.0	2.0	2,078	\$151.59
Kissimmee / Poinciana	34758	1	\$315,500	4.0	3.0	2,096	\$150.52
Lake County		4	\$315,000	3.5	2.8	2,095	\$150.34
Eustis (West)	32726	1	\$315,000	4.0	2.0	2,137	\$147.40
Eustis (East)	32736	1	\$315,000	4.0	3.0	2,046	\$153.96
Clermont (Central)	34711	2	\$315,000	3.0	3.0	2,099	\$150.07

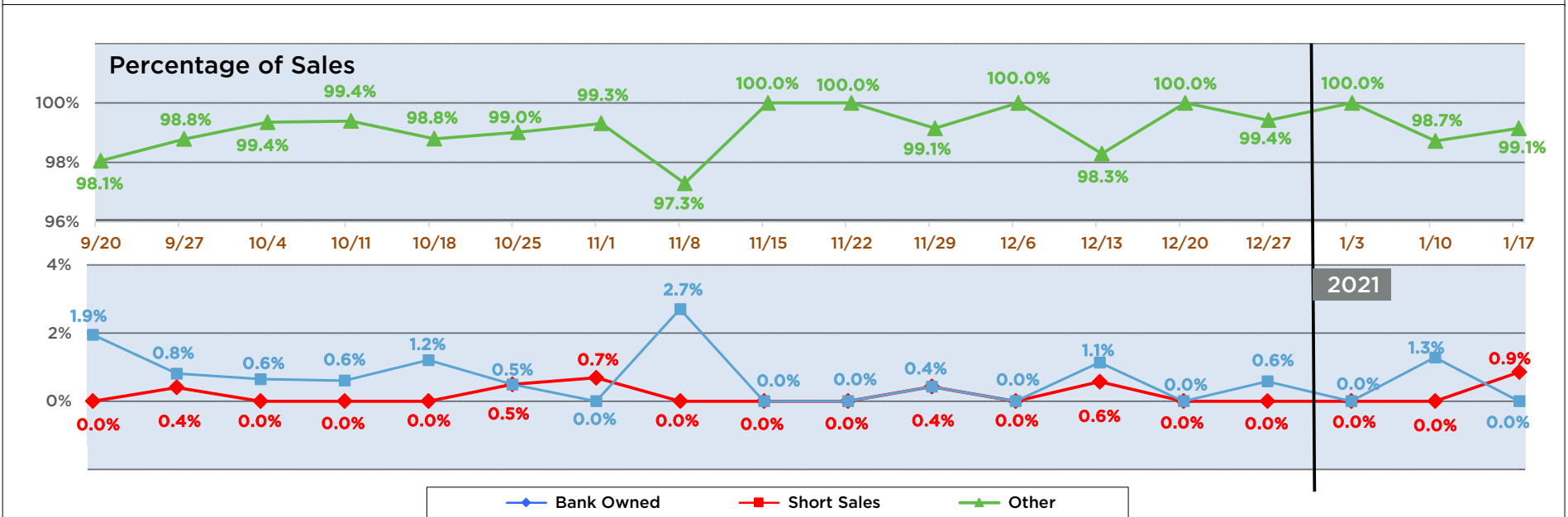
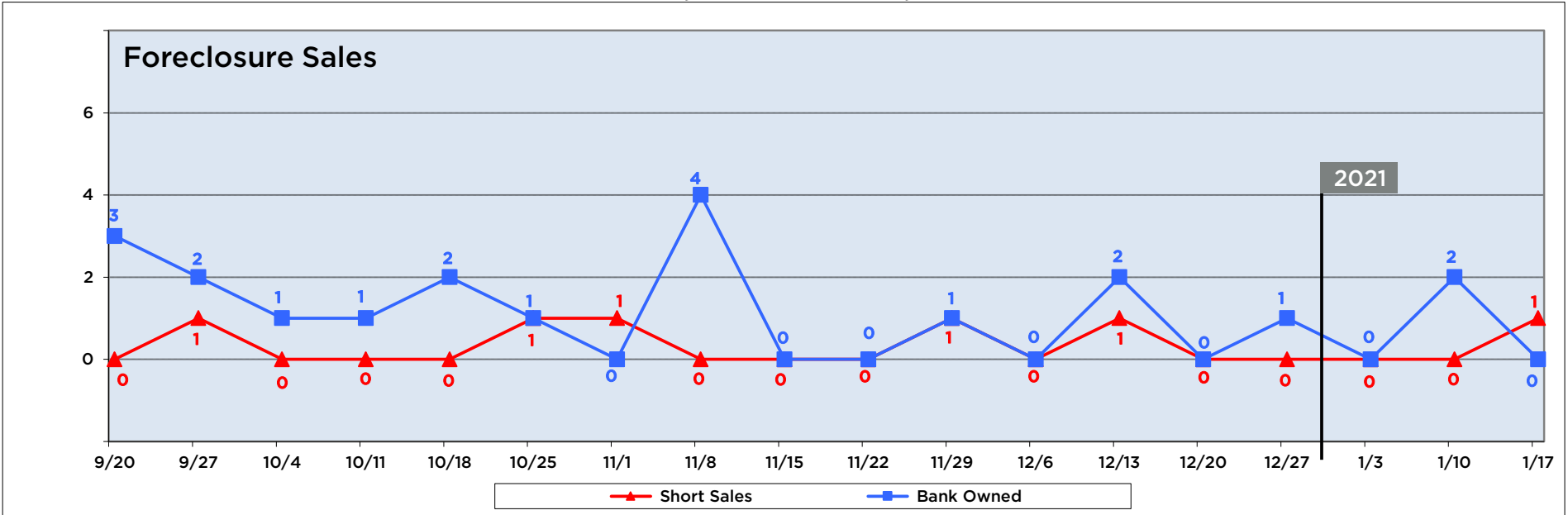
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	117	93	10	10	2	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	116	92	10	10	2	2	0
Active Listings	2,085	1,425	240	288	77	47	8
Bank Owned	15	14	1	0	0	0	0
Short Sales	6	4	0	2	0	0	0
Other	2,064	1,407	239	286	77	47	8
Months of Inventory	4	4	6	7	9	5	0
<i>List Price</i>							
Average Original List Price	\$209,289	\$170,857	\$288,268	\$357,070	\$472,400	\$599,500	\$0
Average Final List Price	\$205,197	\$168,633	\$279,458	\$347,680	\$472,400	\$554,500	\$0
<i>Sale Price</i>							
Average Price	\$199,803	\$163,996	\$274,189	\$339,350	\$467,450	\$527,500	\$0
Median Price	\$184,000	\$169,000	\$273,500	\$344,000	\$467,450	\$527,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$4,092	-\$2,224	-\$8,810	-\$9,390	\$0	-\$45,000	\$0
Original List to Sale Price - \$	-\$9,486	-\$6,861	-\$14,079	-\$17,720	-\$4,950	-\$72,000	\$0
Final List to Sale Price - \$	-\$5,394	-\$4,637	-\$5,269	-\$8,330	-\$4,950	-\$27,000	\$0
Original List to Sale Price - %	95.47%	95.98%	95.12%	95.04%	98.95%	87.99%	0.00%
Final List to Sale Price - %	97.37%	97.25%	98.11%	97.60%	98.95%	95.13%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	58	57	65	73	6	53	0
Combined Avg Days to Contract	62	61	65	79	6	53	0
Avg Days Listing to Closing	94	93	100	107	42	90	0
Avg Days Contract to Close	35	35	34	33	35	36	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	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	1,382	1,224	1,964	1,978	1,695	2,554	0

Condos, Townhomes, Villas

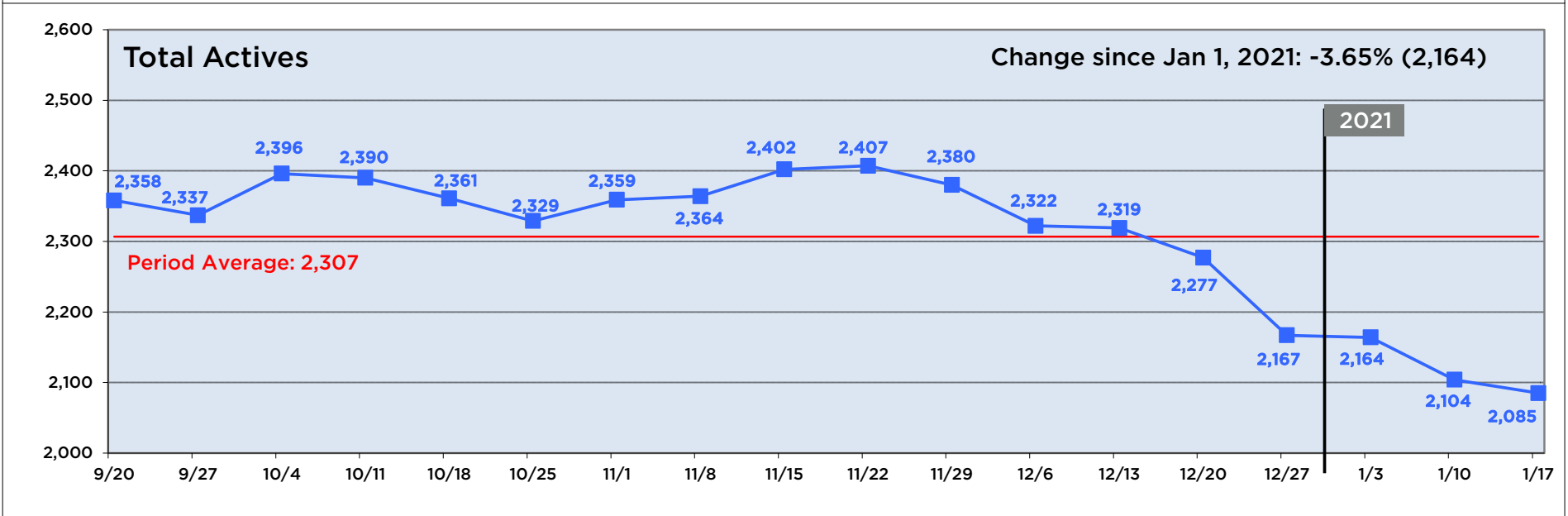
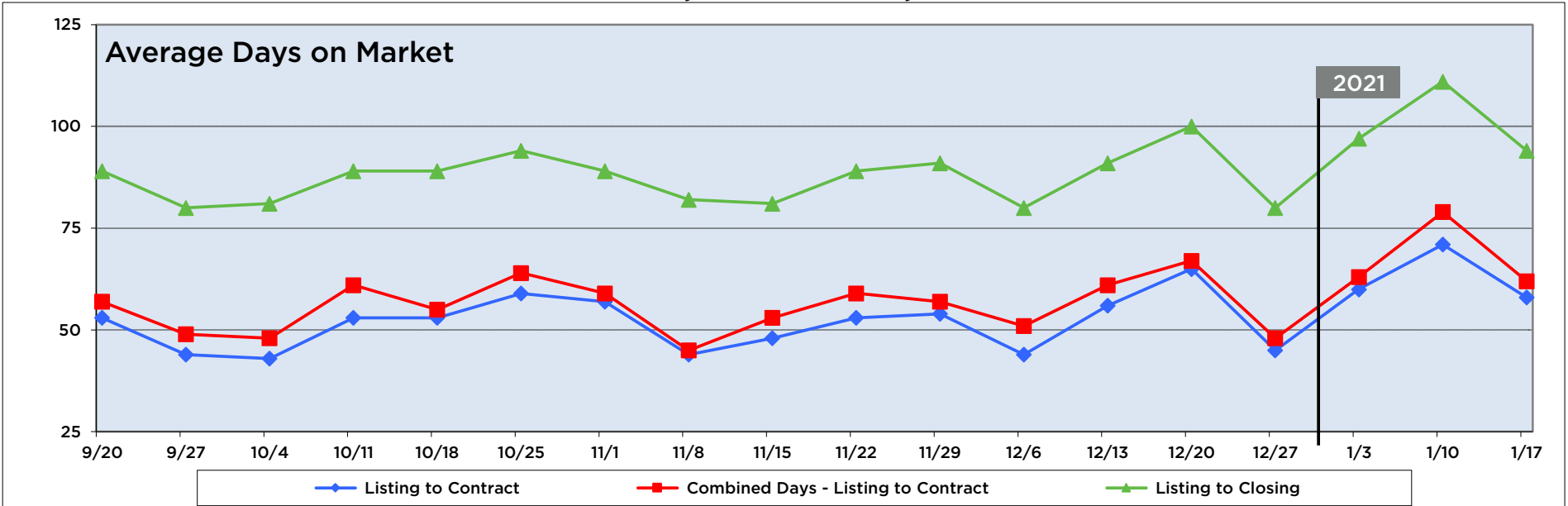


Condos, Townhomes, Villas

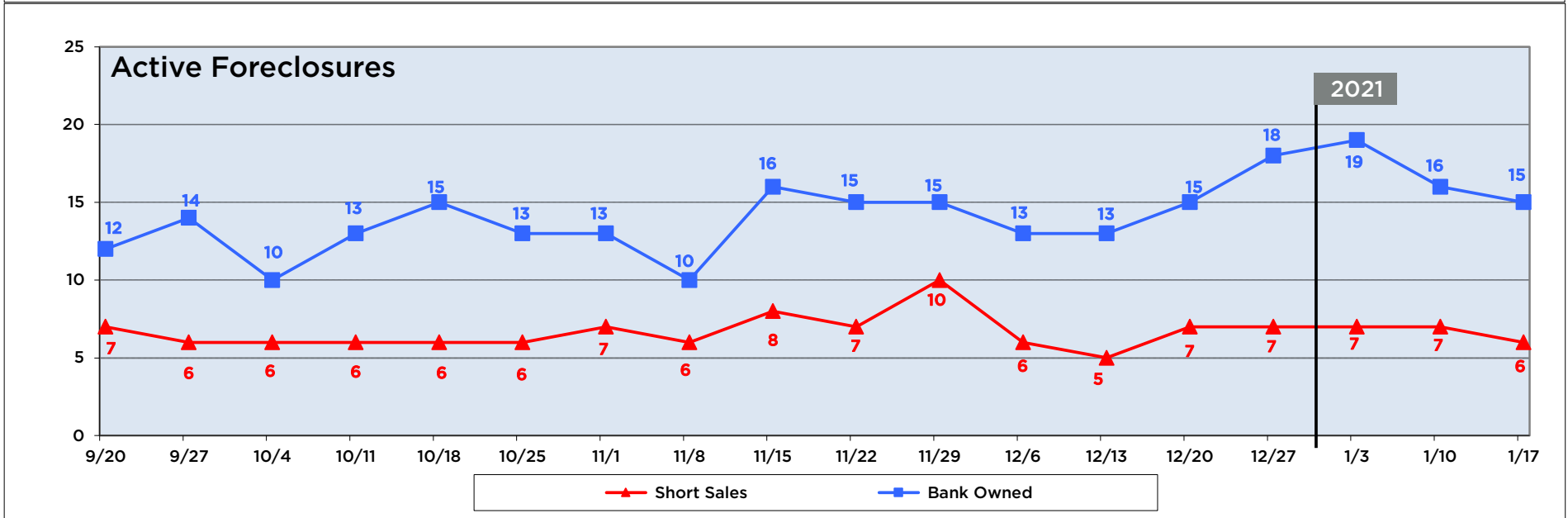
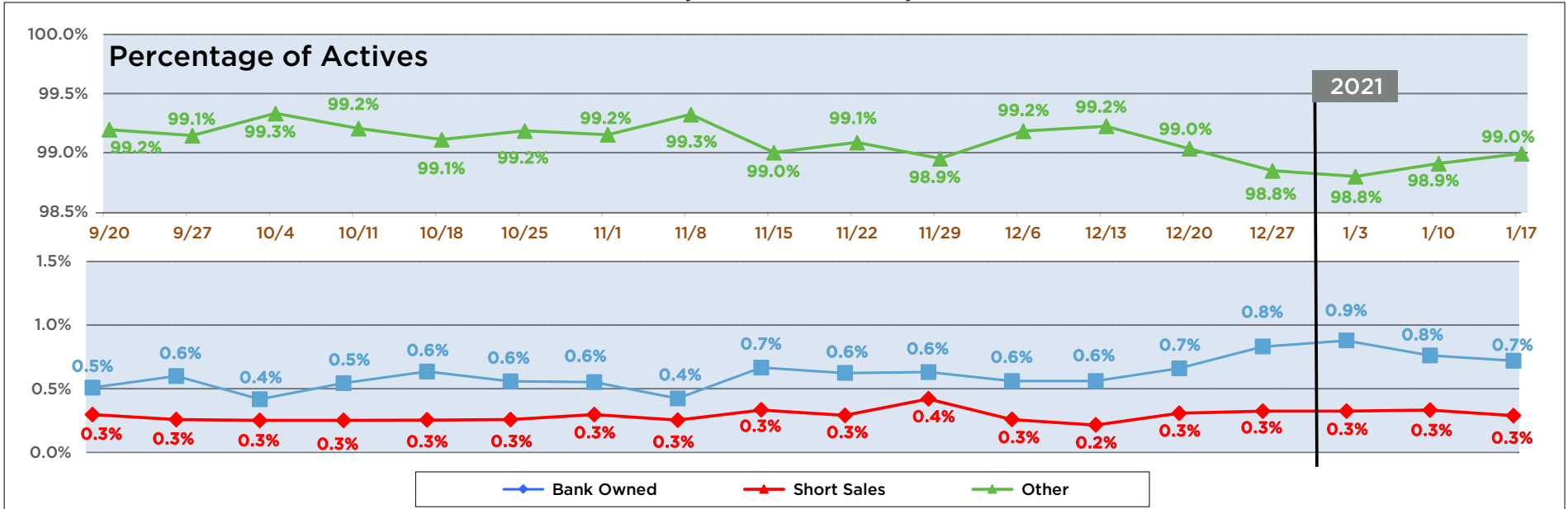




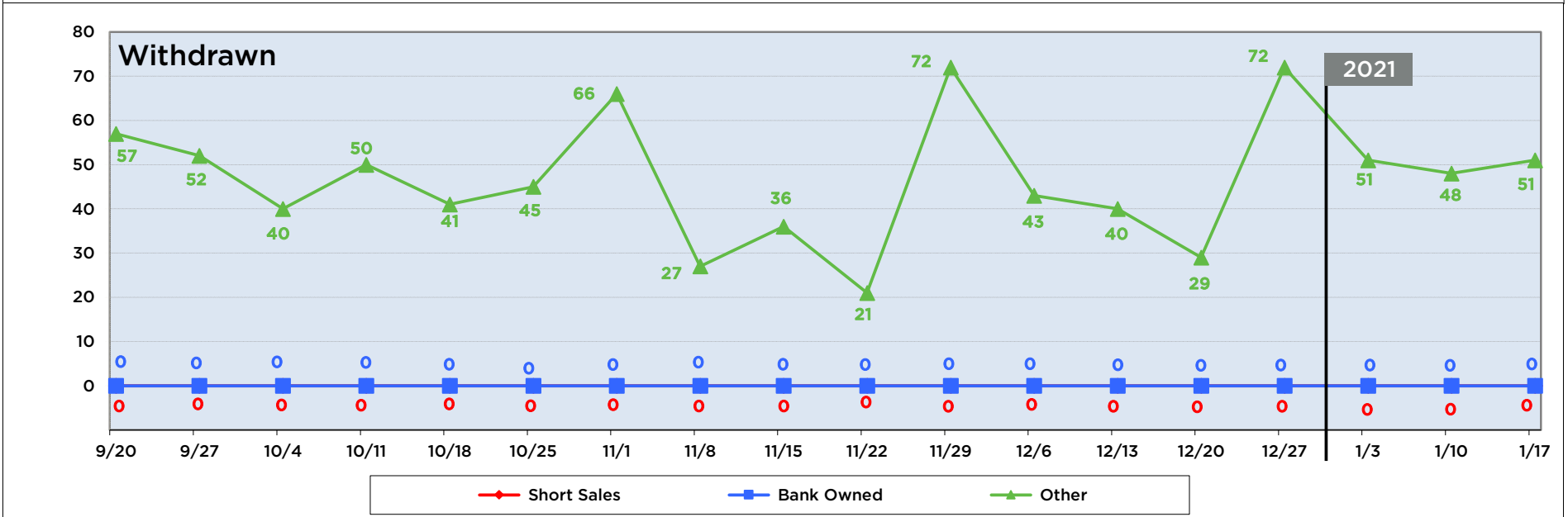
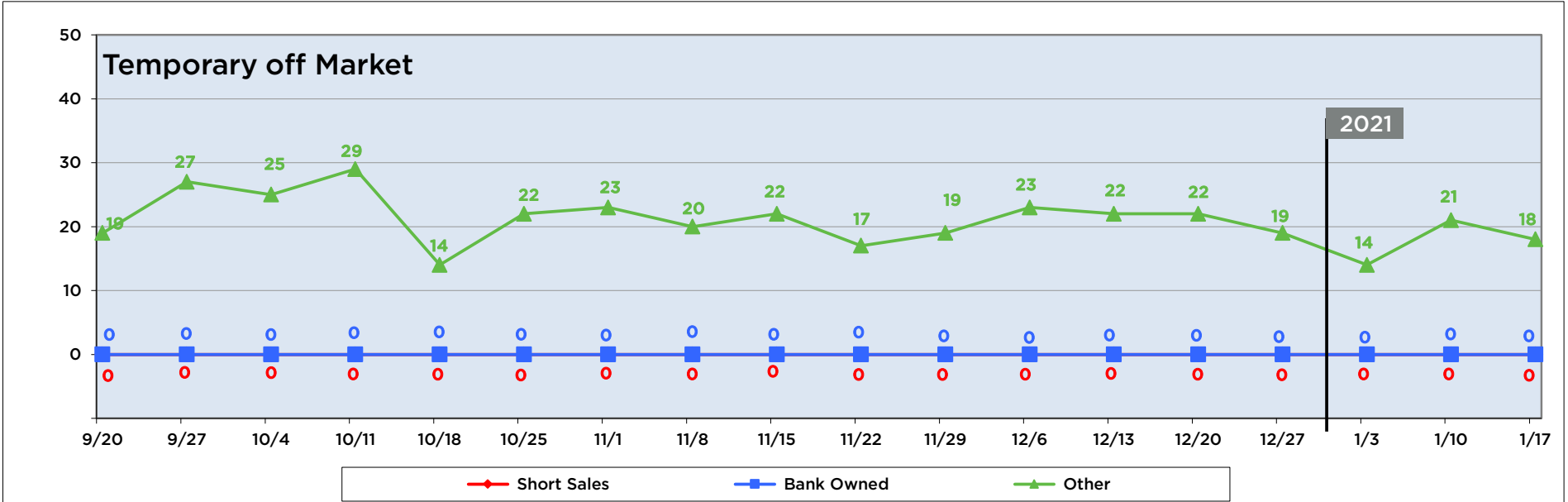
Condos, Townhomes, Villas



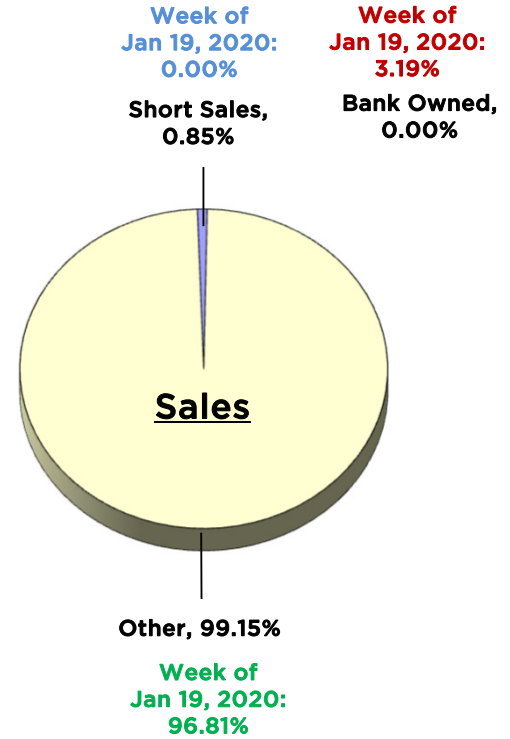
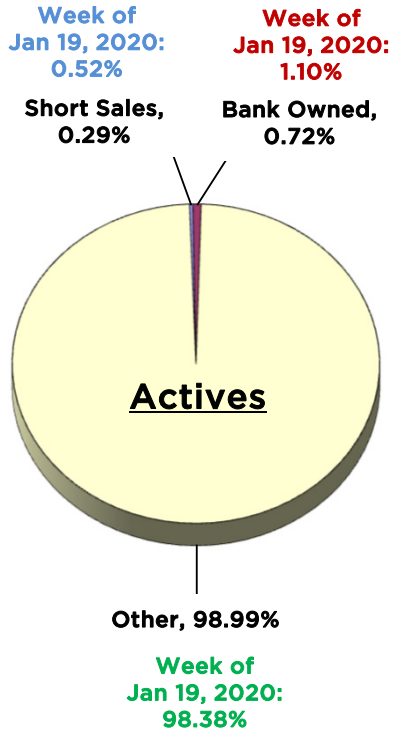
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$184,000? (± \$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		2	\$184,000	2.5	2.0	1,205	\$152.70
Pine Hills / Rosemont	32808	1	\$184,000	2.0	2.0	1,147	\$160.42
Orlo Vista	32811	1	\$184,000	3.0	2.0	1,263	\$145.68
Osceola County		3	\$184,300	3.3	2.3	1,391	\$132.53
Kissimmee (Central)	34741	1	\$184,500	4.0	3.0	1,470	\$125.51
Kissimmee / Celebration	34747	2	\$184,200	3.0	2.0	1,351	\$136.34
Lake County		1	\$184,000	2.0	2.0	1,681	\$109.46
Leesburg (East)/Haines Creek	34788	1	\$184,000	2.0	2.0	1,681	\$109.46