



Monday Morning Quarterback Summary

Week of January 24, 2021 - January 30, 2021

Single-family existing homes

- Sales of single-family homes increased to 516 during the week of Jan 24, from 415 the week prior
- The median price of single family homes decreased to \$303,500, a change of -3.7%
- The number of single-family home foreclosure transactions increased to 7 last week, from 2 the week of Jan 17
- The number of single-family home short-sale transactions remains constant at 2
- Single-family inventory decreased by 175, and now sits at 2,945

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 175 during the week of Jan 24, from 117 the week prior
- The median price of condos, townhomes, and villas decreased to \$179,000, a change of -2.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Jan 17
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 105, and now sits at 1,980

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

Monday Morning Quarterback
01/24/2021 - 01/30/2021
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	516	143	102	139	59	62	11
Bank Owned	7	6	0	1	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	507	136	101	138	59	62	11
Active Listings	2,945	623	333	554	437	663	335
Bank Owned	41	23	3	7	6	1	1
Short Sales	20	6	5	3	1	3	2
Other	2,884	594	325	544	430	659	332
Months of Inventory	1	1	1	1	2	2	7

List Price

Average Original List Price	\$385,714	\$203,015	\$278,396	\$351,529	\$460,587	\$671,348	\$2,176,364
Average Final List Price	\$378,380	\$199,578	\$276,333	\$346,094	\$454,618	\$654,608	\$2,091,182

Sale Price

Average Price	\$369,206	\$194,300	\$273,590	\$341,001	\$444,524	\$639,547	\$1,958,273
Median Price	\$303,500	\$210,000	\$275,000	\$338,000	\$437,000	\$609,000	\$1,600,000

Price Differences

Original to Final List Price	-\$7,334	-\$3,437	-\$2,063	-\$5,435	-\$5,969	-\$16,740	-\$85,182
Original List to Sale Price - \$	-\$16,508	-\$8,715	-\$4,806	-\$10,528	-\$16,063	-\$31,801	-\$218,091
Final List to Sale Price - \$	-\$9,174	-\$5,278	-\$2,743	-\$5,093	-\$10,094	-\$15,061	-\$132,909
Original List to Sale Price - %	95.72%	95.71%	98.27%	97.01%	96.51%	95.26%	89.98%
Final List to Sale Price - %	97.58%	97.36%	99.01%	98.53%	97.78%	97.70%	93.64%

Days on the Market

Avg Days Listing to Contract	53	46	36	50	55	79	159
Combined Avg Days to Contract	56	50	38	54	61	80	170
Avg Days Listing to Closing	92	86	73	88	95	126	204
Avg Days Contract to Close	40	39	36	38	39	48	43

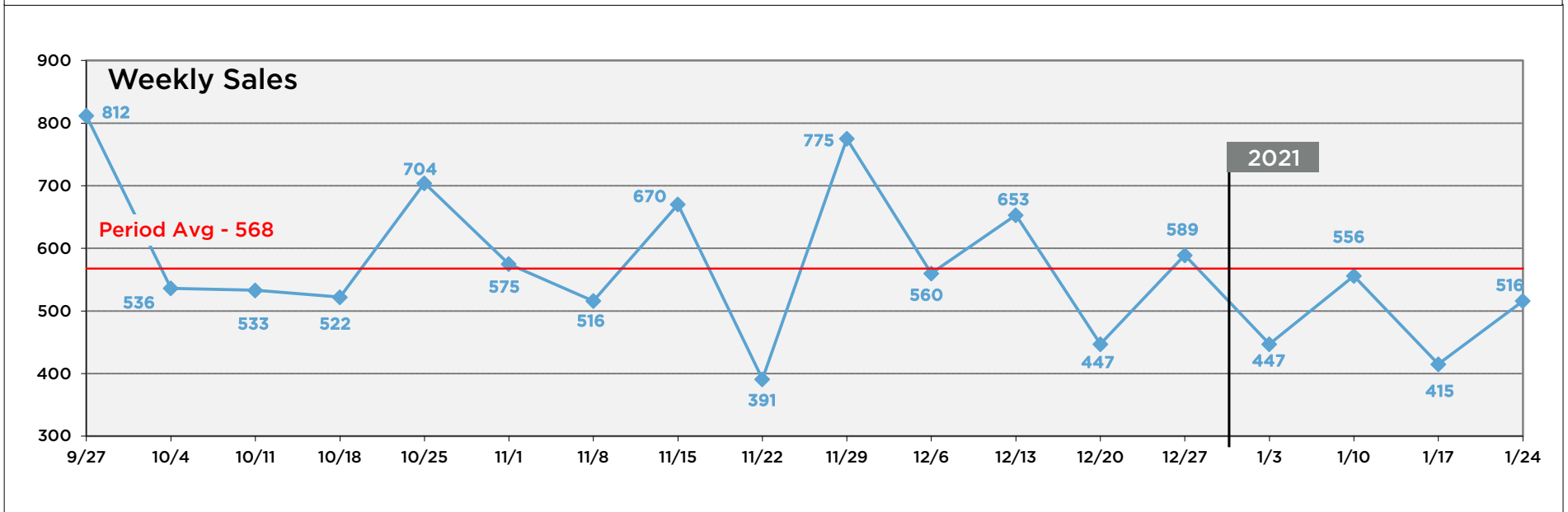
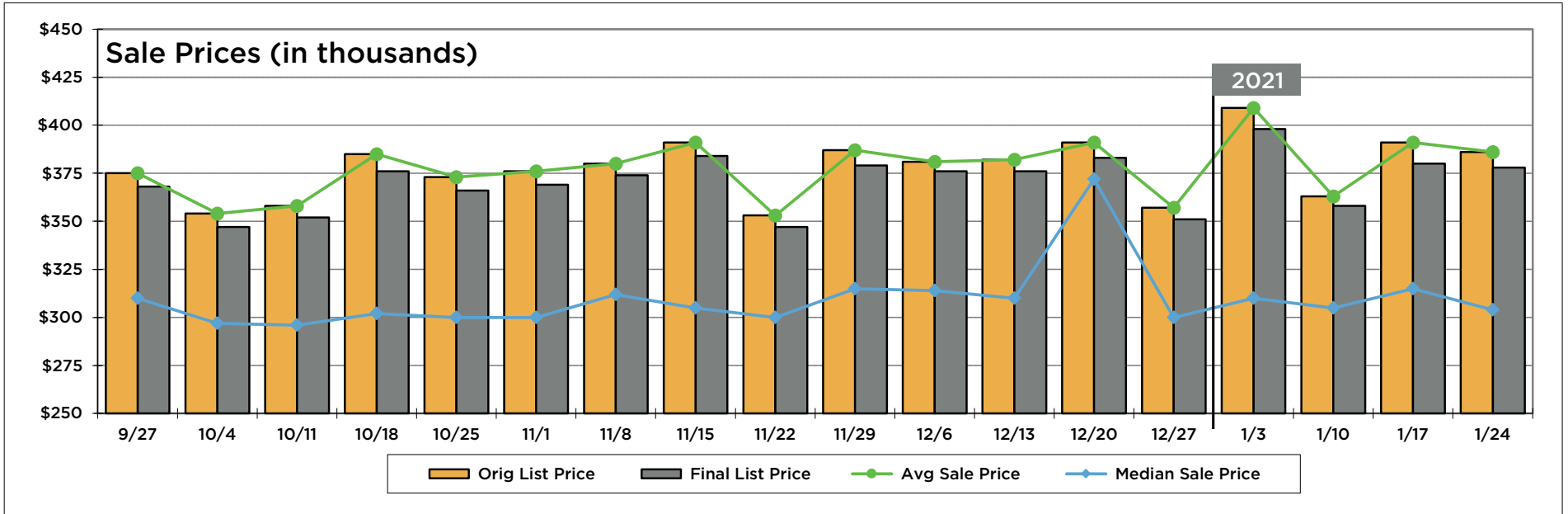
Beds / Baths

Average Bedrooms	3	3	3	4	4	4	4
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	0	0	1	1

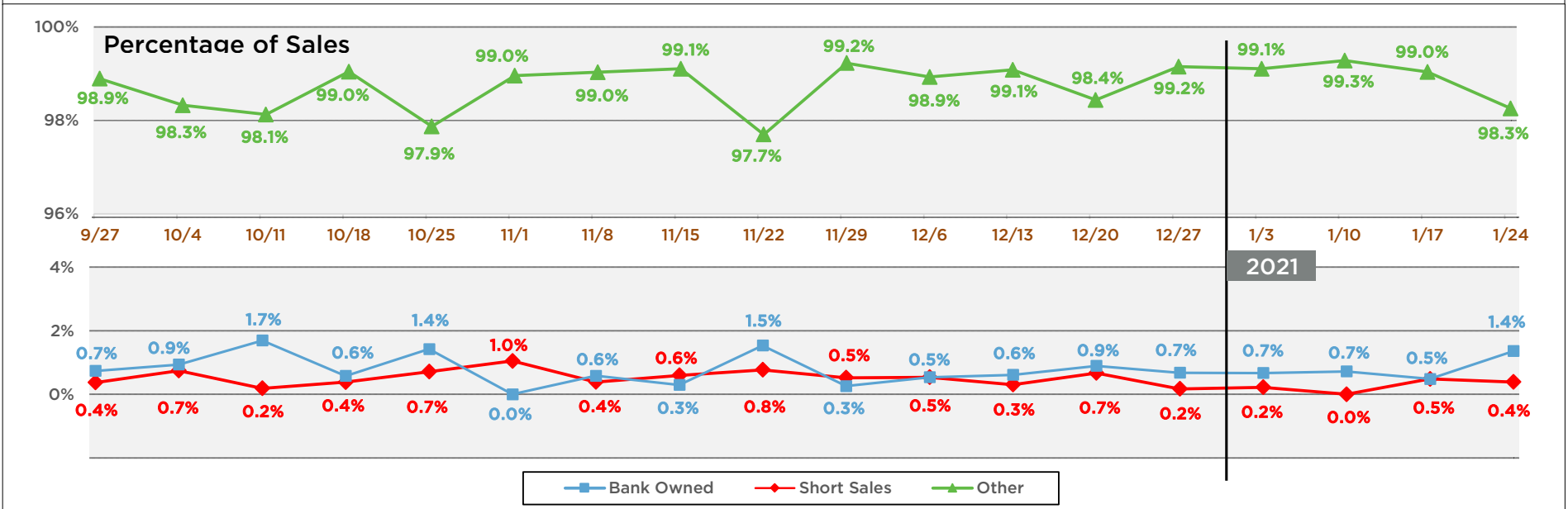
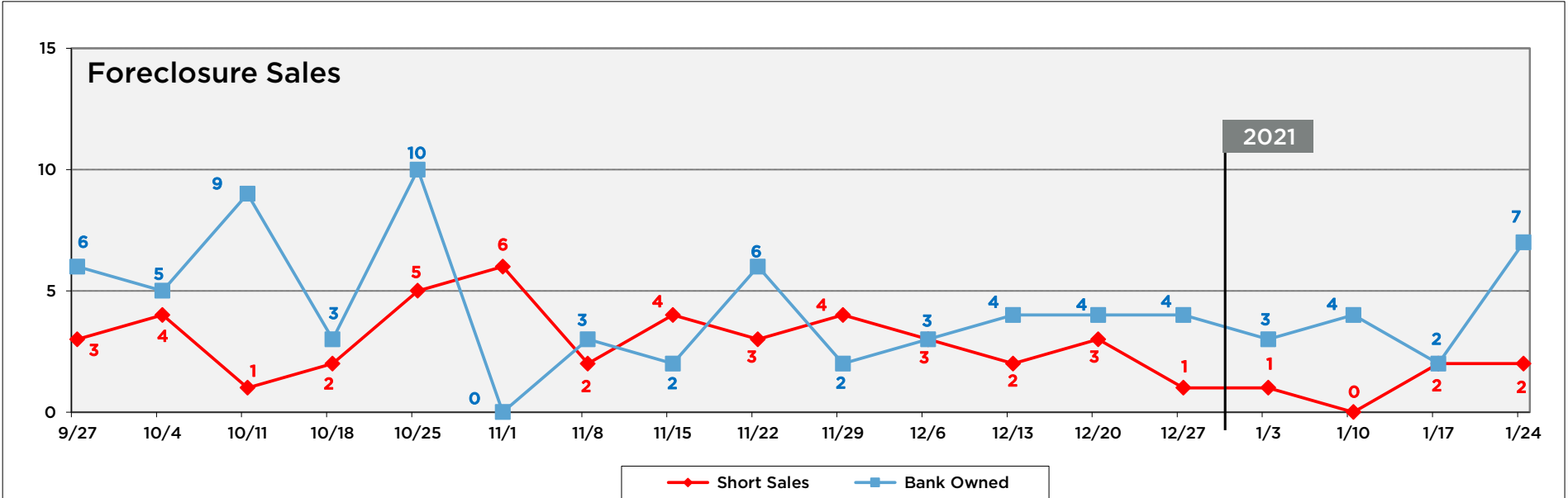
Square Footage

Average Square Feet	2,091	1,347	1,754	2,184	2,531	3,209	5,030
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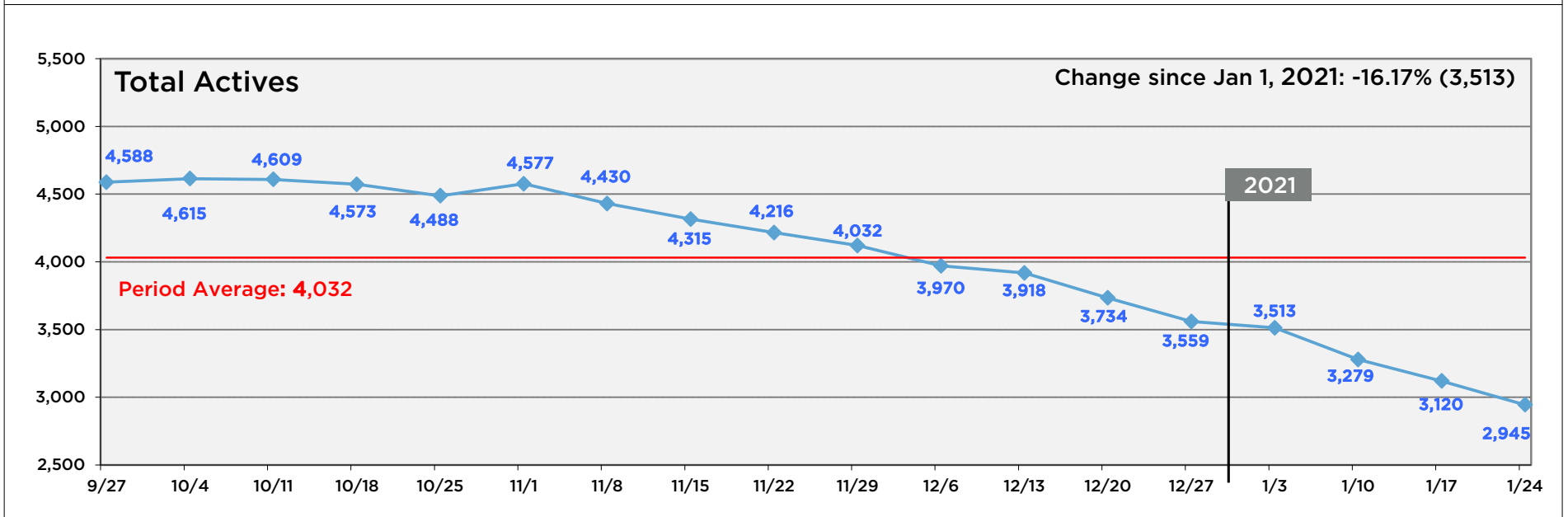
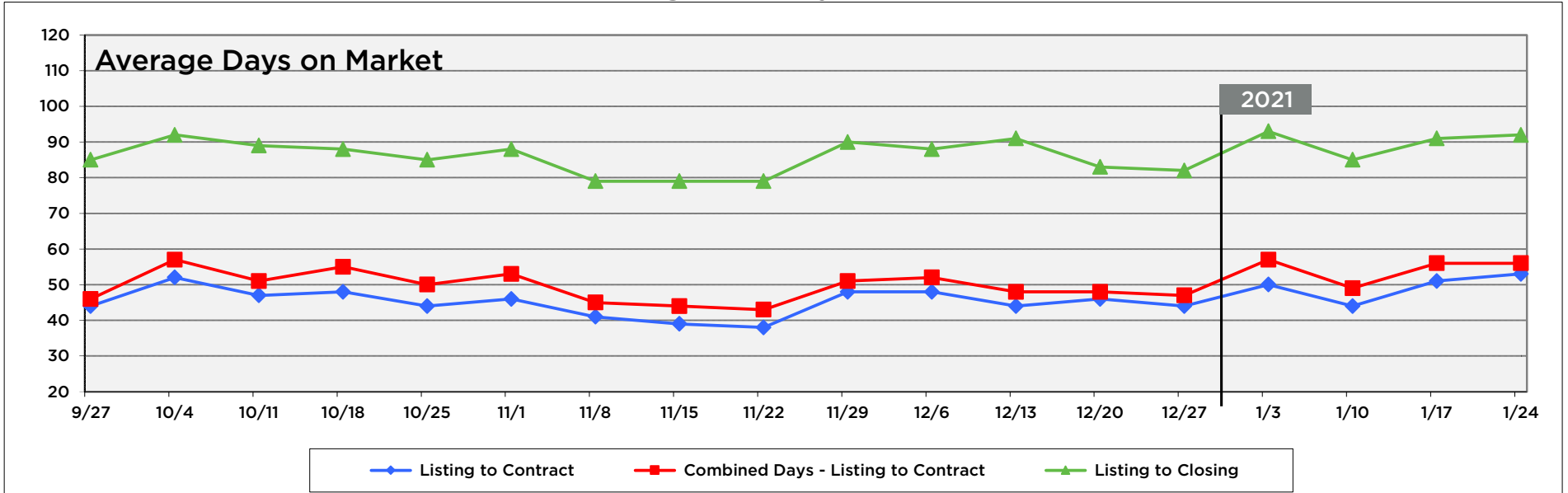
Single Family Homes



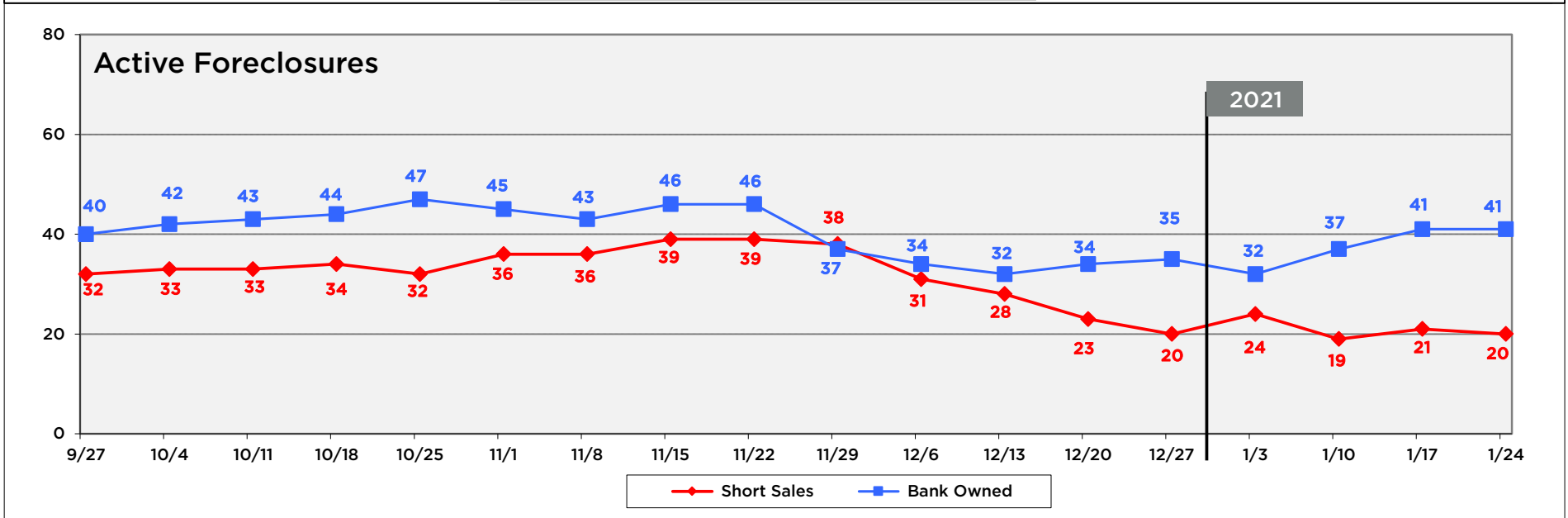
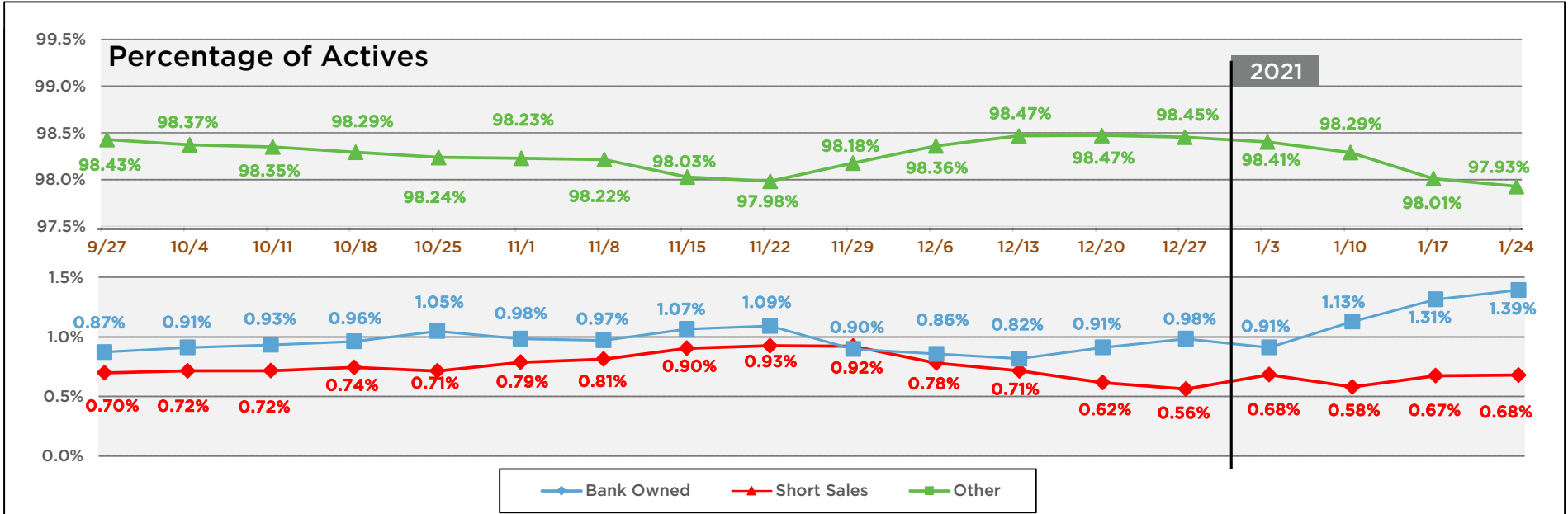
Single Family Homes



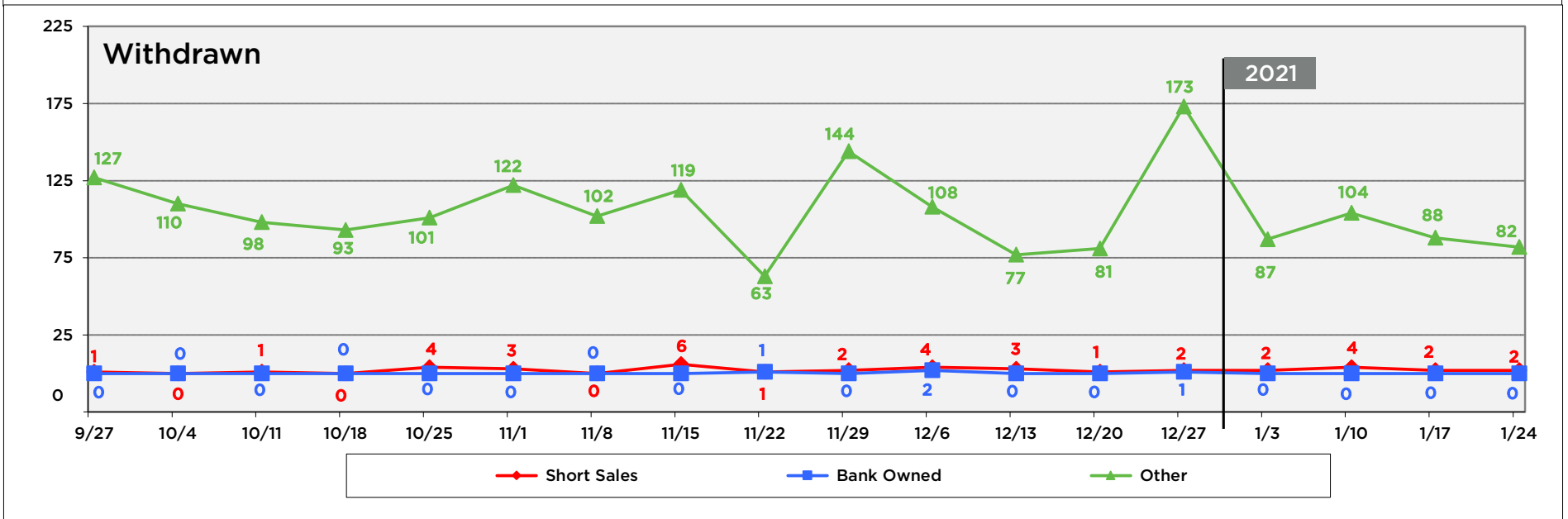
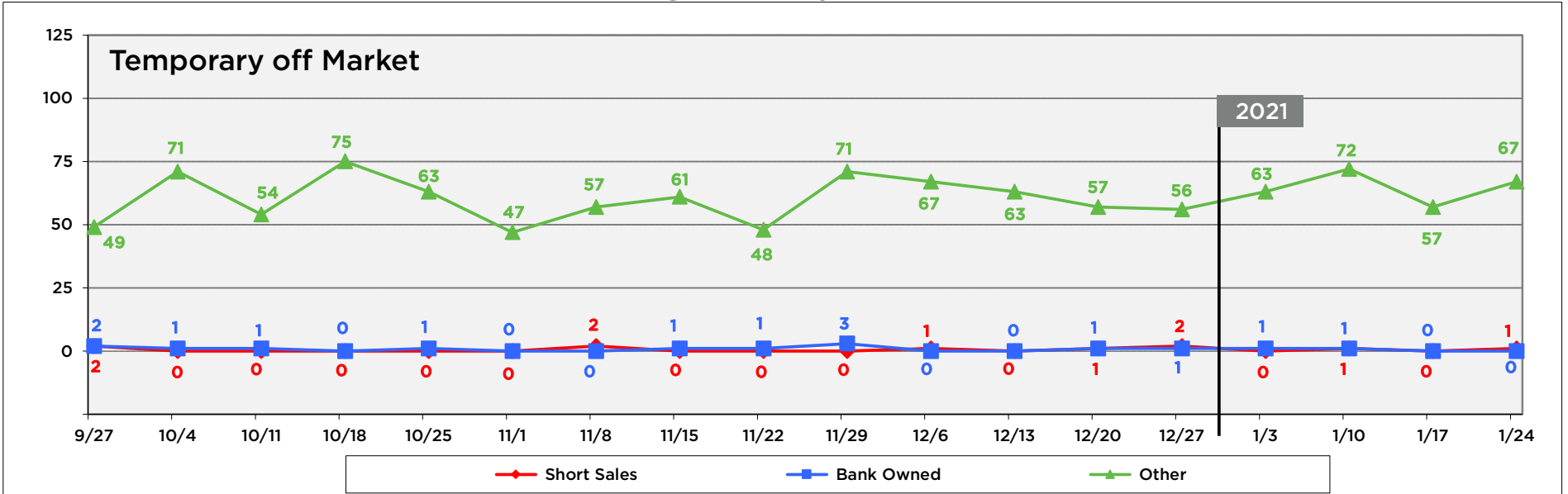
Single Family Homes



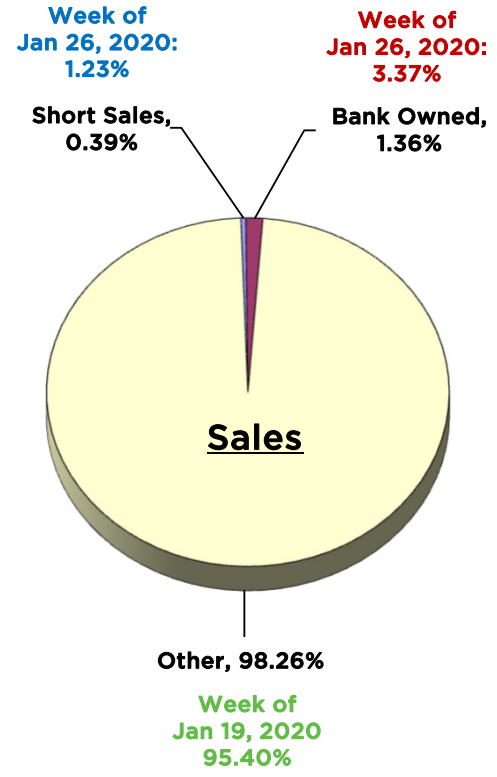
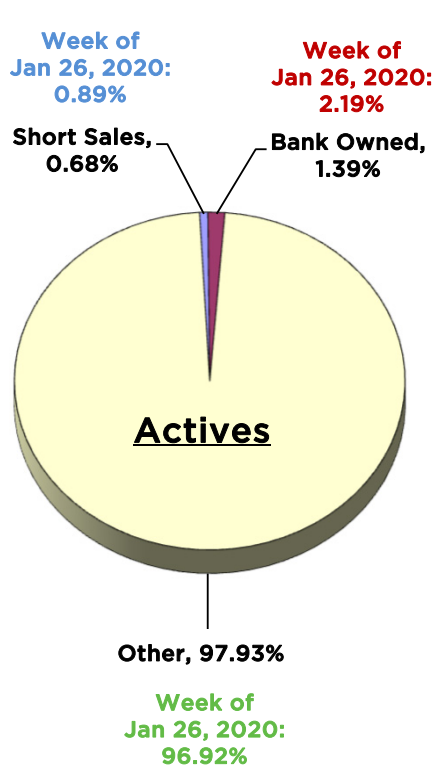
Single Family Homes



Single Family Homes



Single Family Homes





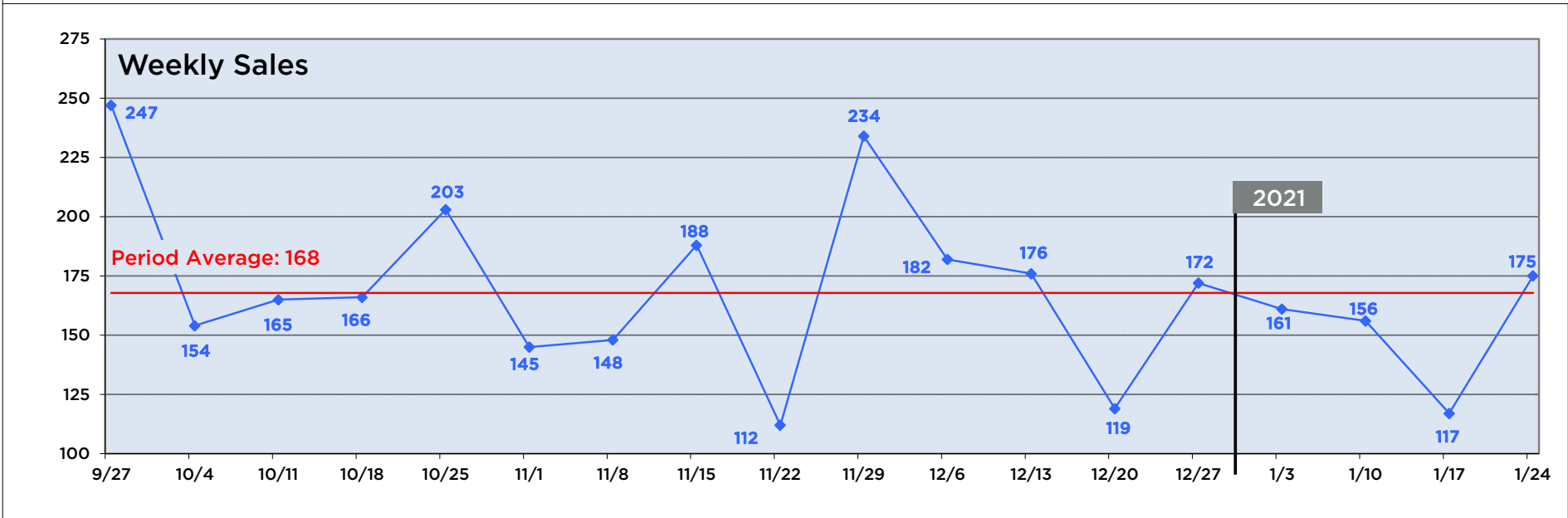
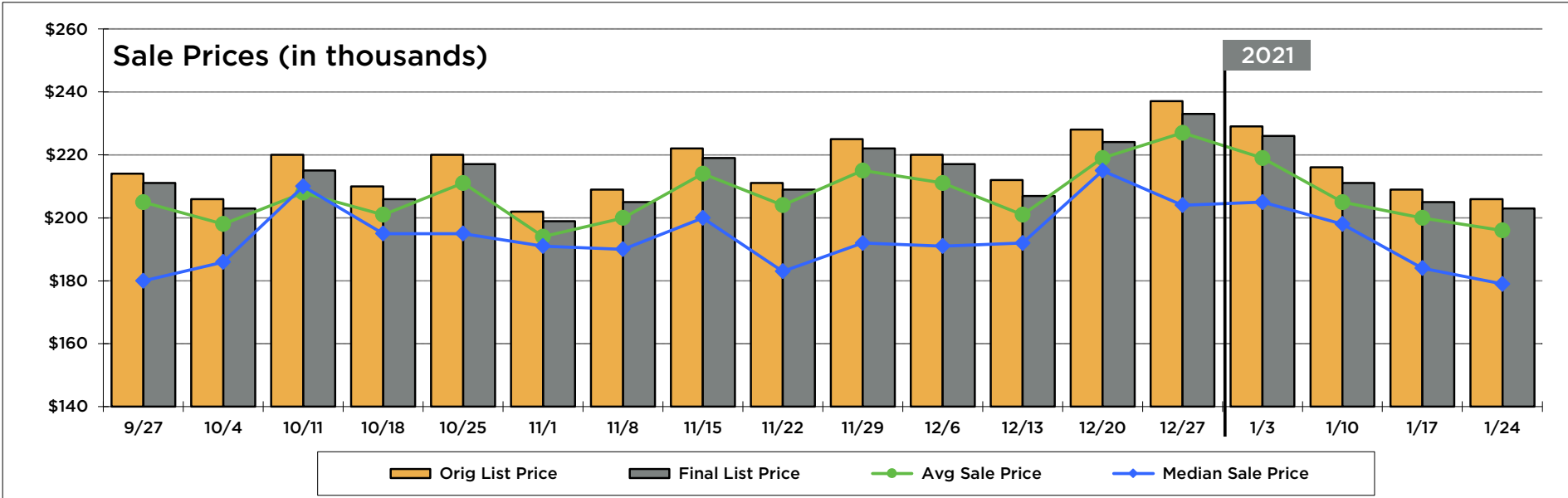
Monday Morning Quarterback
01/24/2021 - 01/30/2021
Lake, Orange, Osceola & Seminole Counties

There are no Single Family Homes available for the Median Price of \$303,500 (± \$500)

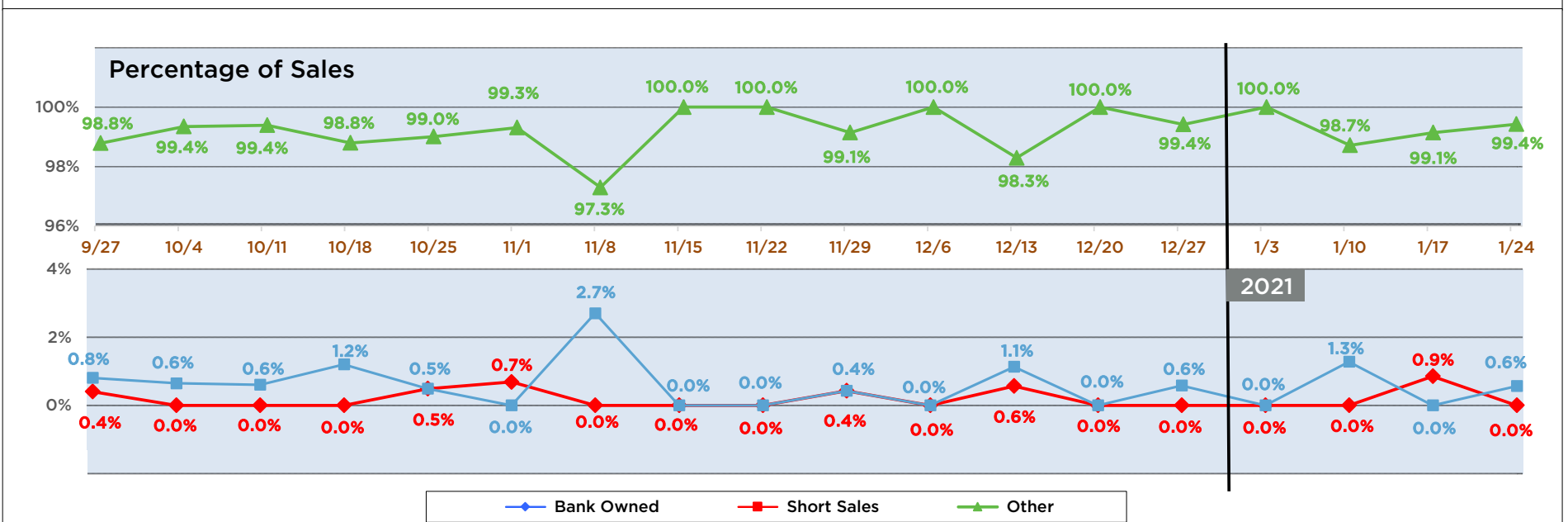
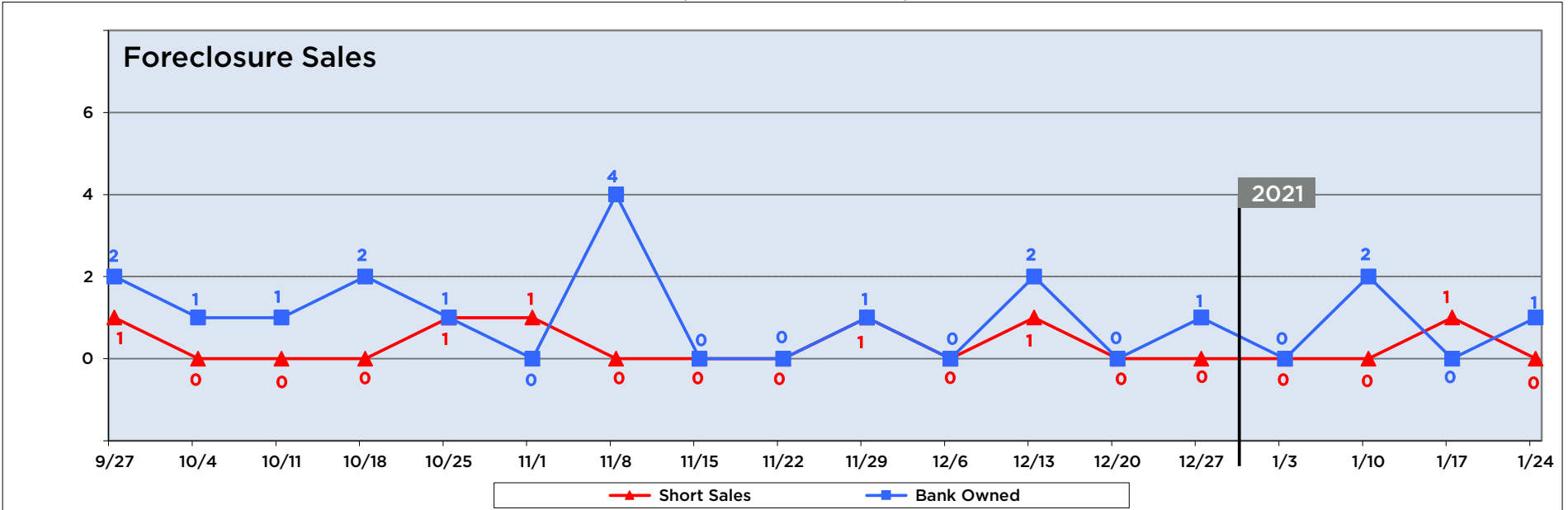
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	175	127	26	16	4	2	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	174	126	26	16	4	2	0
Active Listings	1,980	1,345	227	281	76	44	7
Bank Owned	14	13	1	0	0	0	0
Short Sales	7	5	0	2	0	0	0
Other	1,959	1,327	226	279	76	44	7
Months of Inventory	3	2	2	4	4	5	0
<i>List Price</i>							
Average Original List Price	\$206,403	\$156,606	\$284,668	\$357,318	\$489,750	\$577,000	\$0
Average Final List Price	\$202,800	\$154,080	\$279,758	\$347,569	\$488,250	\$567,000	\$0
<i>Sale Price</i>							
Average Price	\$195,999	\$148,182	\$272,831	\$339,694	\$467,500	\$541,000	\$0
Median Price	\$179,000	\$150,000	\$270,250	\$338,500	\$462,500	\$541,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,603	-\$2,526	-\$4,910	-\$9,749	-\$1,500	-\$10,000	\$0
Original List to Sale Price - \$	-\$10,404	-\$8,424	-\$11,837	-\$17,624	-\$22,250	-\$36,000	\$0
Final List to Sale Price - \$	-\$6,801	-\$5,898	-\$6,927	-\$7,875	-\$20,750	-\$26,000	\$0
Original List to Sale Price - %	94.96%	94.62%	95.84%	95.07%	95.46%	93.76%	0.00%
Final List to Sale Price - %	96.65%	96.17%	97.52%	97.73%	95.75%	95.41%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	54	57	50	51	23	43	0
Combined Avg Days to Contract	59	61	50	51	23	133	0
Avg Days Listing to Closing	90	91	87	88	72	82	0
Avg Days Contract to Close	36	35	37	36	49	39	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	0	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,268	1,089	1,741	1,651	1,891	2,131	0

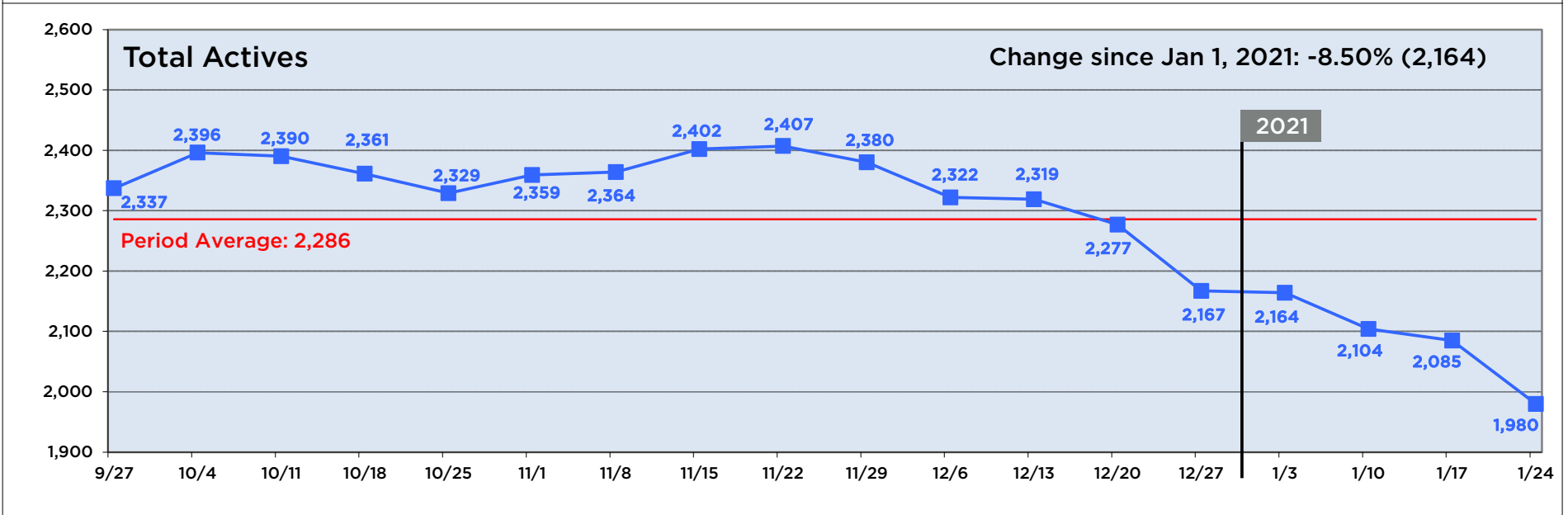
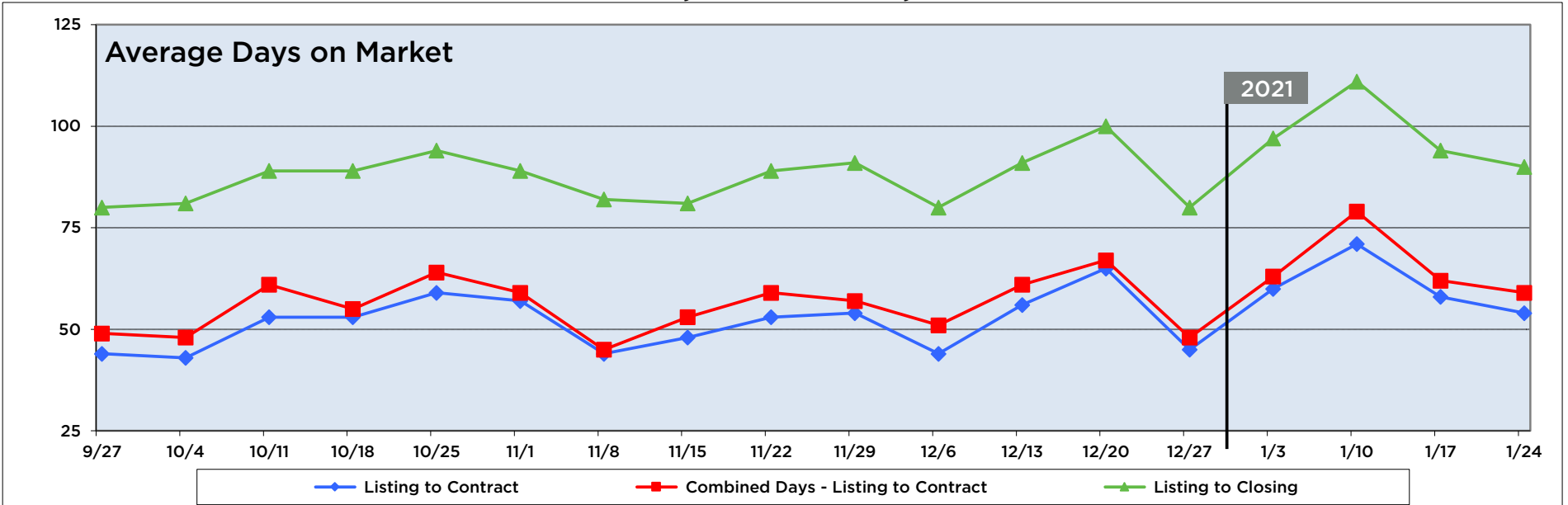
Condos, Townhomes, Villas



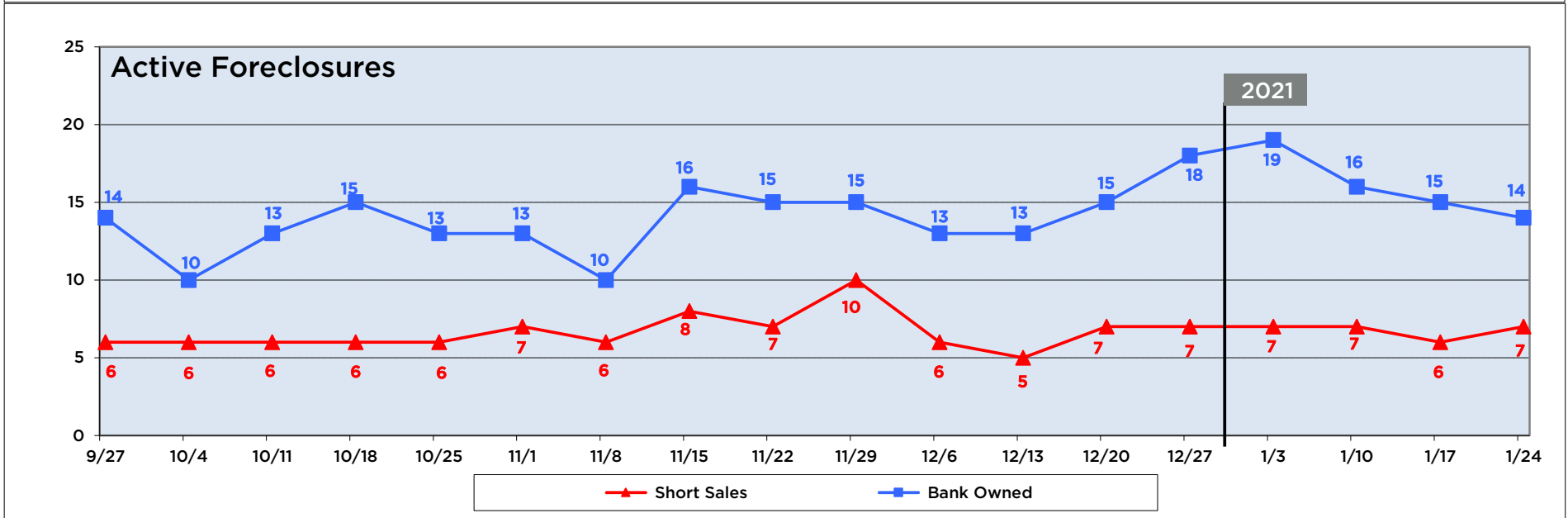
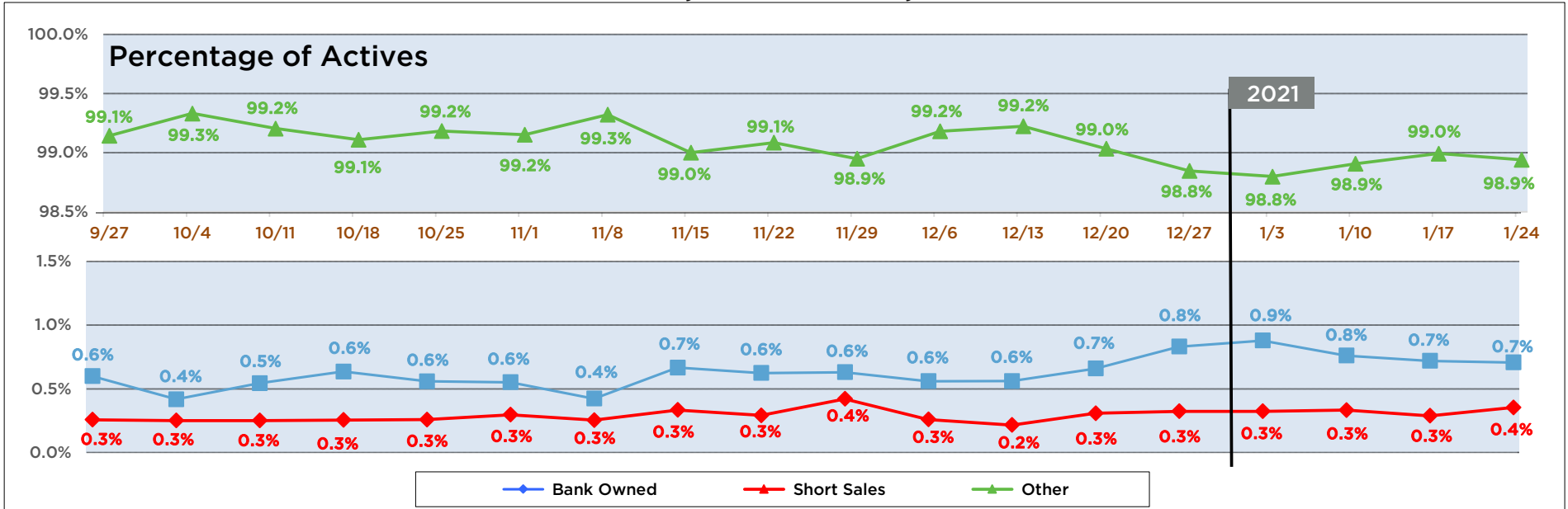
Condos, Townhomes, Villas



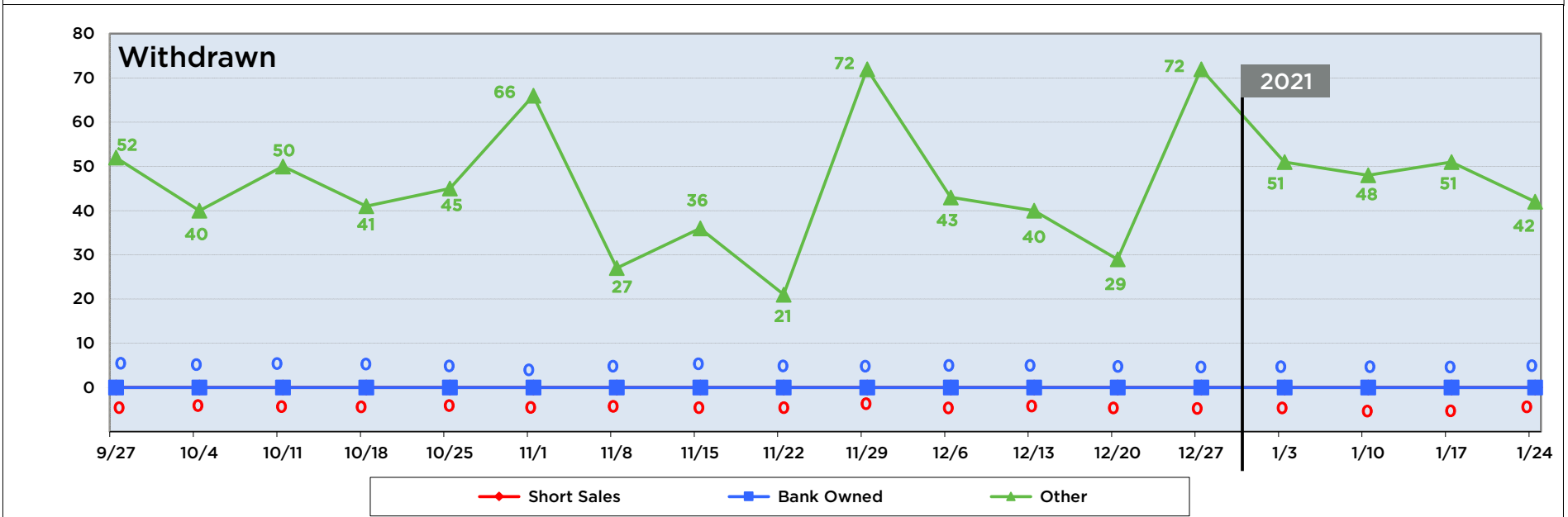
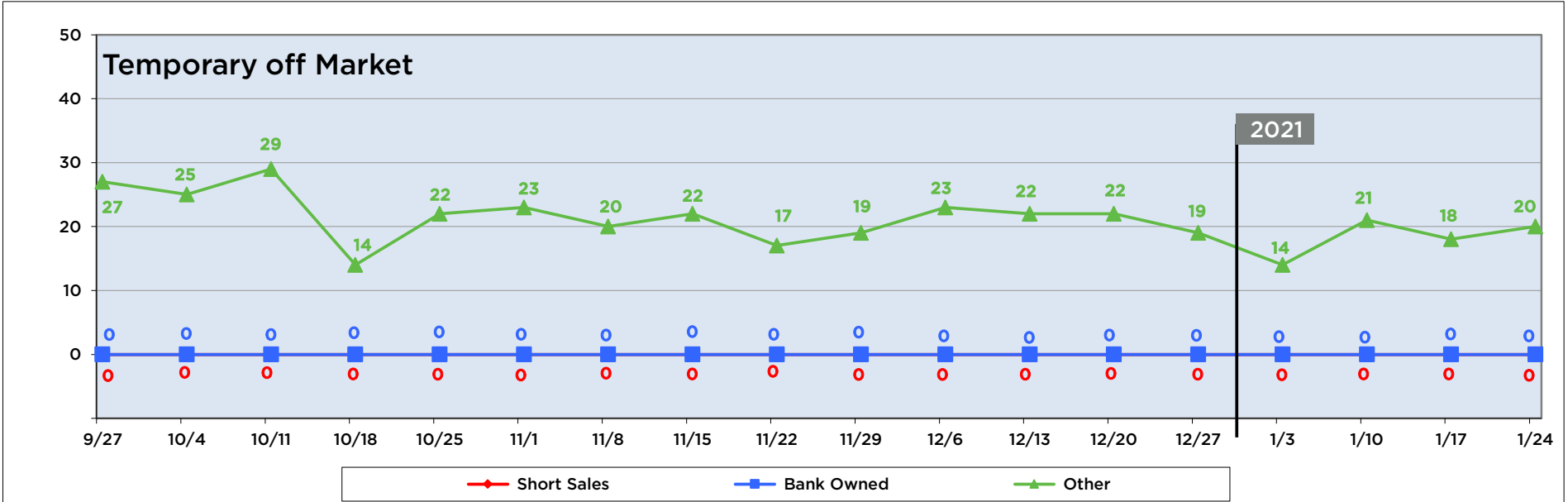
Condos, Townhomes, Villas



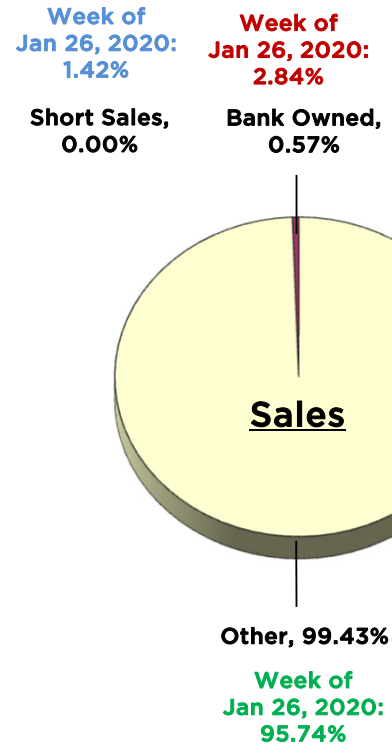
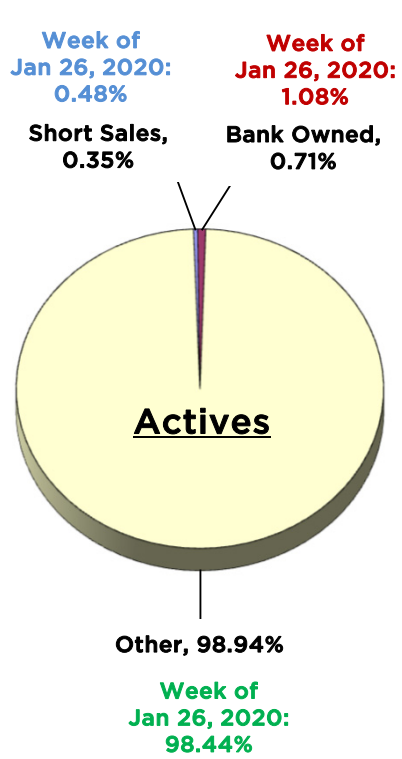
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$179,000? (± \$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							
Altamonte Springs / Forest City	32714	1	\$179,000	3.0	2.0	1,208	\$148.18
Orange County							
Delaney / Crystal Lake	32806	1	\$178,500	3.0	2.0	1,664	\$107.27
Williamsburg / Lake Bryan	32821	1	\$179,000	2.0	2.0	1,060	\$168.87
Osceola County							
Kissimmee / Buena Ventura Lakes	34743	1	\$179,500	2.0	2.0	1,000	\$179.50
Kissimmee / Celebration	34747	2	\$178,950	2.0	2.0	1,048	\$170.75