



Monday Morning Quarterback Summary

Week of January 31, 2021 - February 6, 2021

Single-family existing homes

- Sales of single-family homes decreased to 436 during the week of Jan 31, from 516 the week prior
- The median price of single family homes increased to \$315,000, a change of 3.8%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 7 the week of Jan 24
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory decreased by 122, and now sits at 2,823

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 137 during the week of Jan 31, from 175 the week prior
- The median price of condos, townhomes, and villas increased to \$182,000, a change of 1.7%
- The number of condo, townhome and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 57, and now sits at 1,923

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	436	127	70	119	44	57	19
Bank Owned	2	0	0	2	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	434	127	70	117	44	57	19
Active Listings	2,823	622	303	524	389	655	330
Bank Owned	46	25	5	8	6	2	0
Short Sales	20	5	4	5	2	2	2
Other	2,757	592	294	511	381	651	328
Months of Inventory	1	1	1	1	2	3	4

List Price

Average Original List Price	\$407,295	\$197,295	\$279,342	\$359,398	\$453,875	\$645,358	\$1,760,316
Average Final List Price	\$400,284	\$194,522	\$275,824	\$353,385	\$448,370	\$634,819	\$1,712,947

Sale Price

Average Price	\$389,866	\$188,305	\$271,155	\$347,034	\$439,268	\$618,714	\$1,641,811
Median Price	\$315,000	\$203,500	\$270,000	\$347,000	\$438,500	\$575,000	\$1,387,400

Price Differences

Original to Final List Price	-\$7,011	-\$2,773	-\$3,518	-\$6,013	-\$5,505	-\$10,539	-\$47,369
Original List to Sale Price - \$	-\$17,429	-\$8,990	-\$8,187	-\$12,364	-\$14,607	-\$26,644	-\$118,505
Final List to Sale Price - \$	-\$10,418	-\$6,217	-\$4,669	-\$6,351	-\$9,102	-\$16,105	-\$71,136
Original List to Sale Price - %	95.72%	95.44%	97.07%	96.56%	96.78%	95.87%	93.27%
Final List to Sale Price - %	97.40%	96.80%	98.31%	98.20%	97.97%	97.46%	95.85%

Days on the Market

Avg Days Listing to Contract	53	36	46	51	74	68	121
Combined Avg Days to Contract	59	38	48	56	92	74	131
Avg Days Listing to Closing	92	73	85	88	116	109	166
Avg Days Contract to Close	37	36	38	35	41	39	44

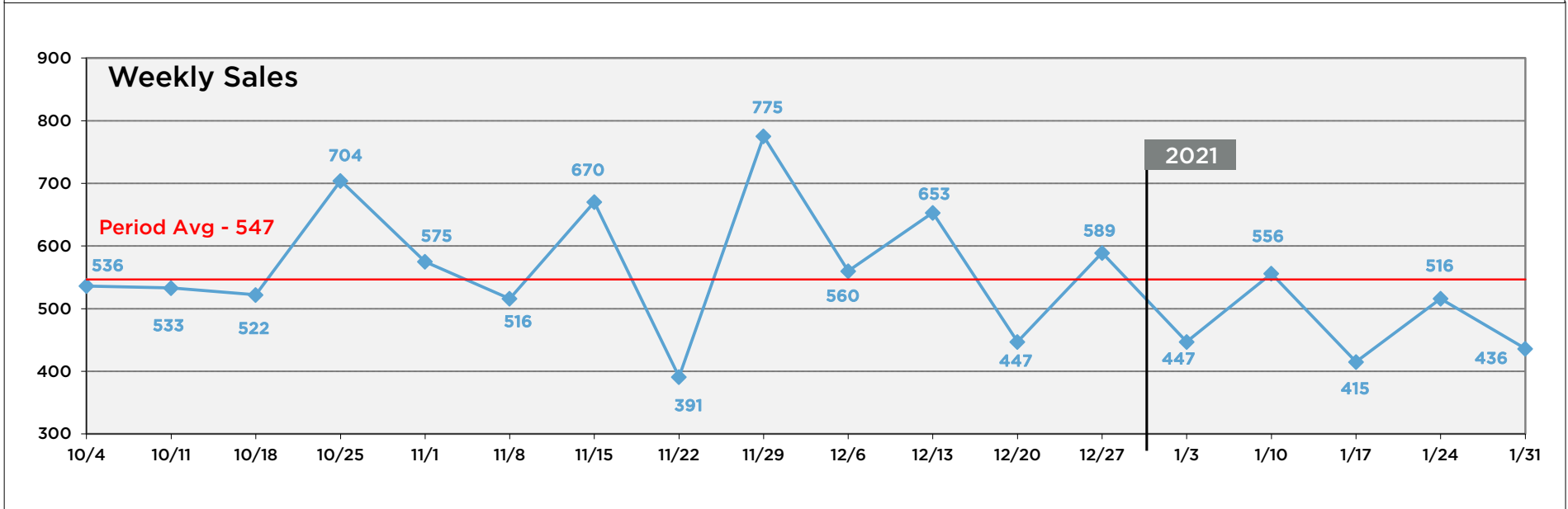
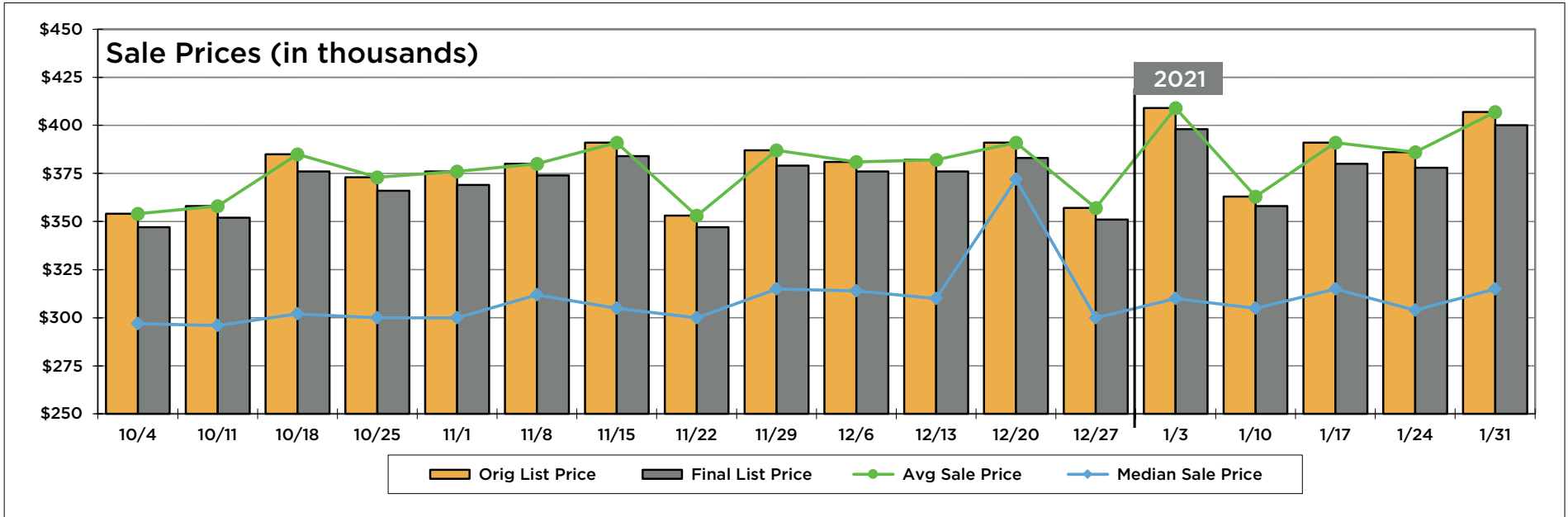
Beds / Baths

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

Square Footage

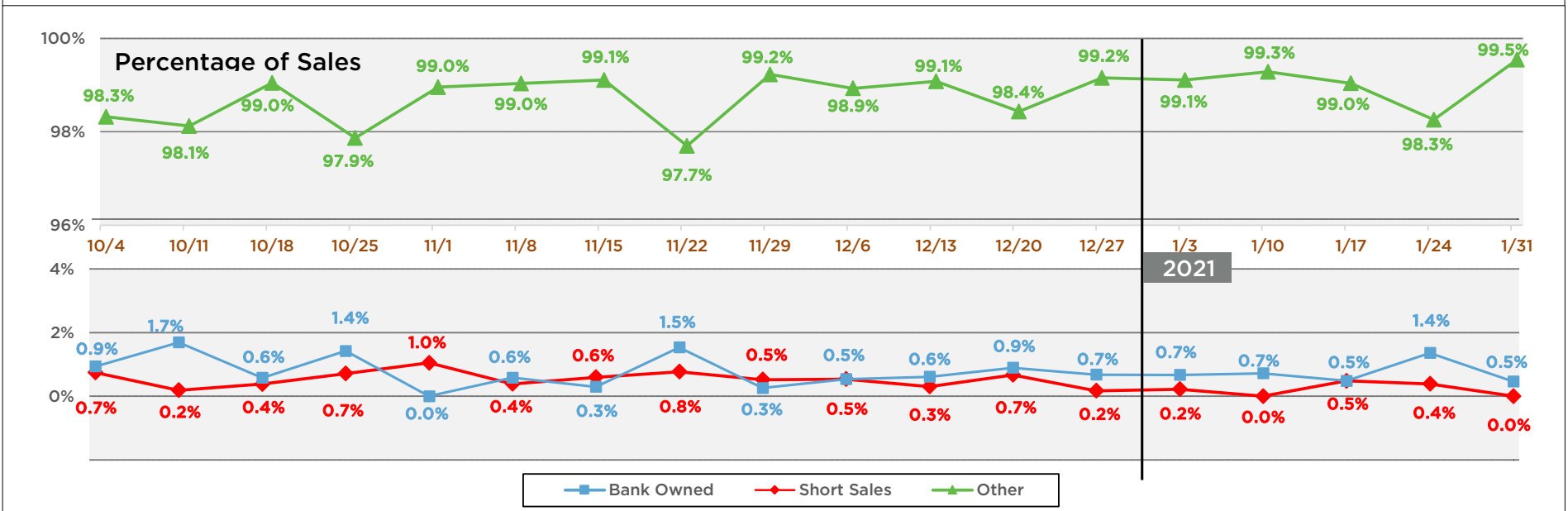
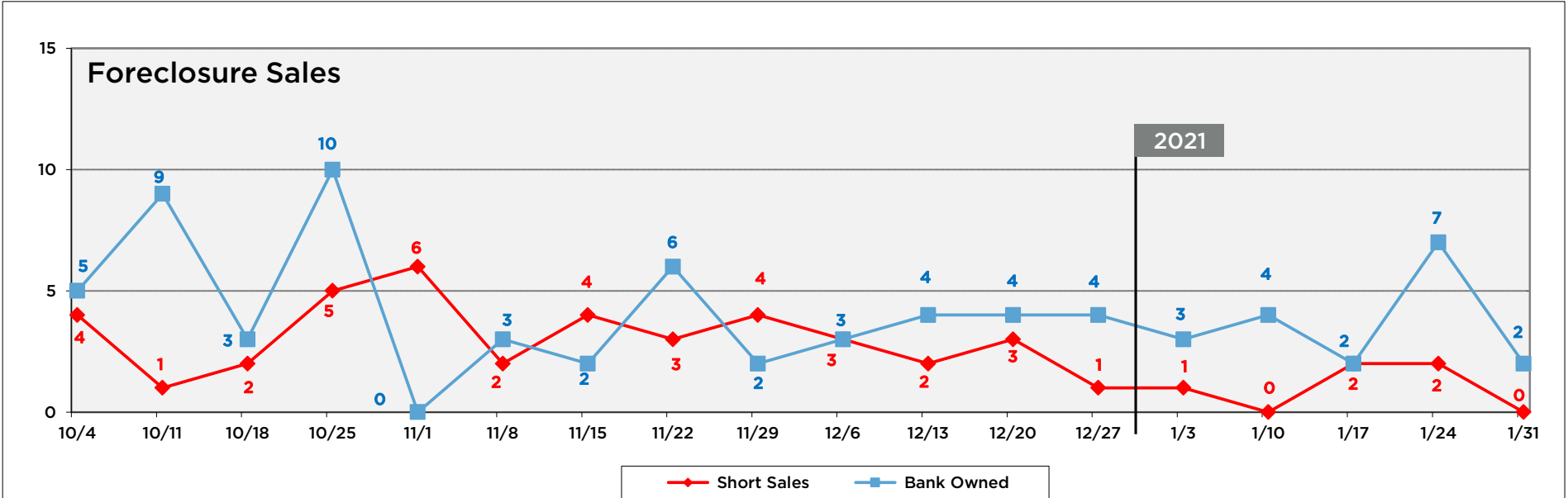
Average Square Feet	2,173	1,342	1,758	2,201	2,634	3,259	4,756
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Single Family Homes

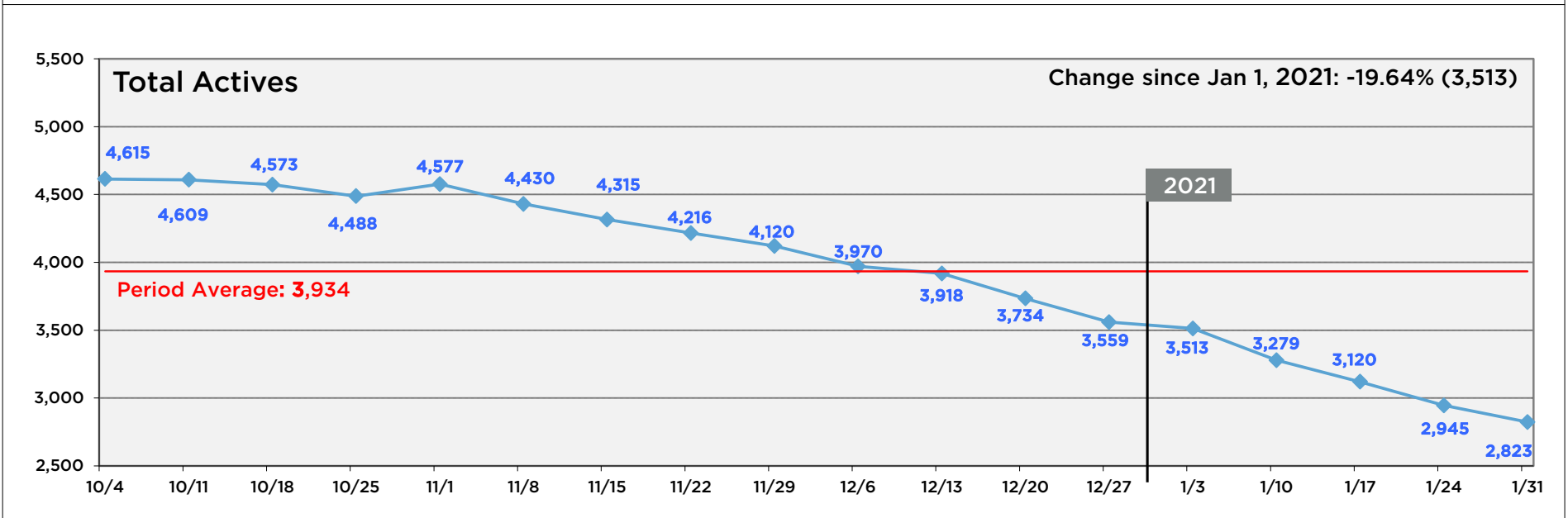
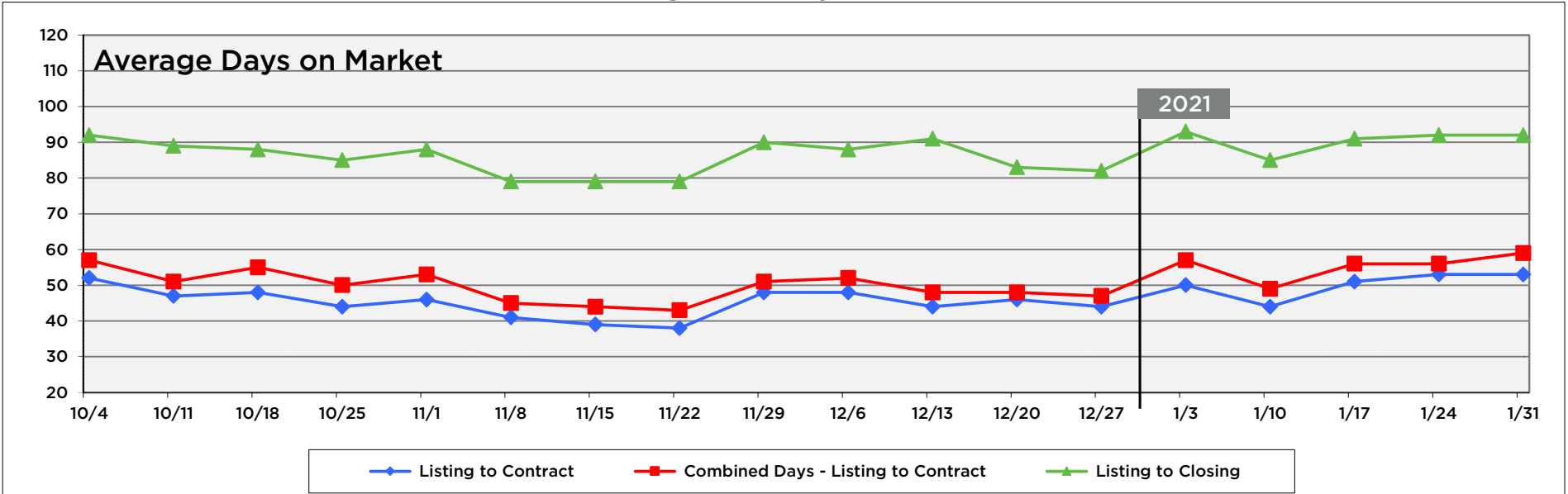




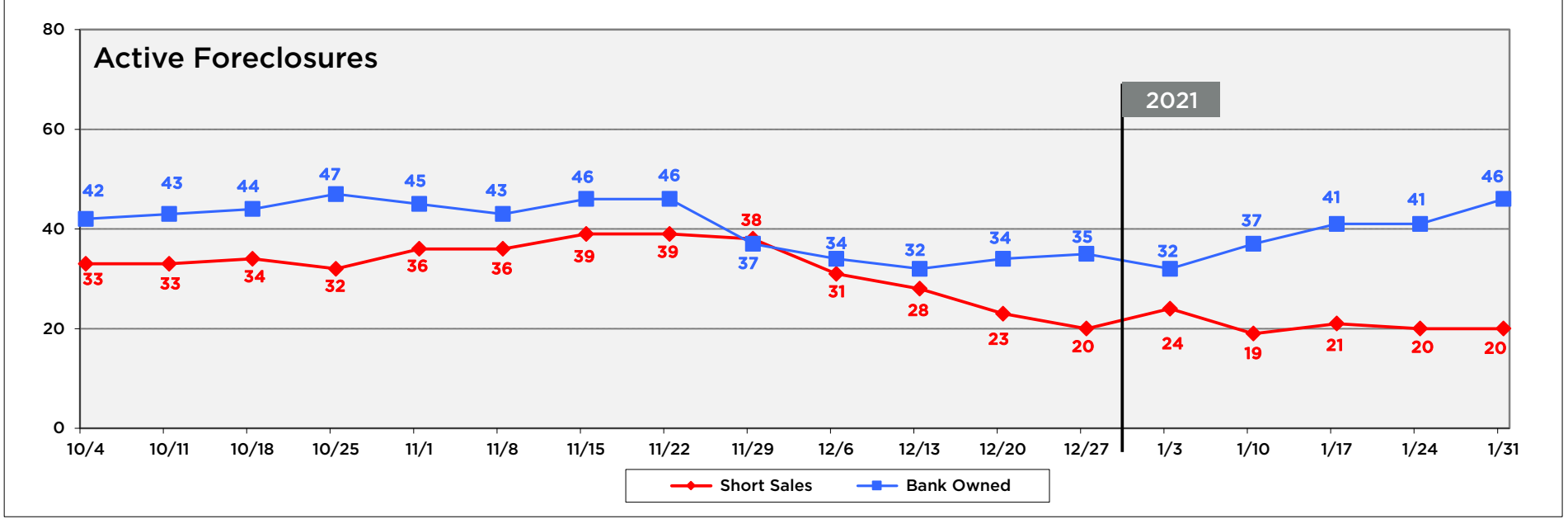
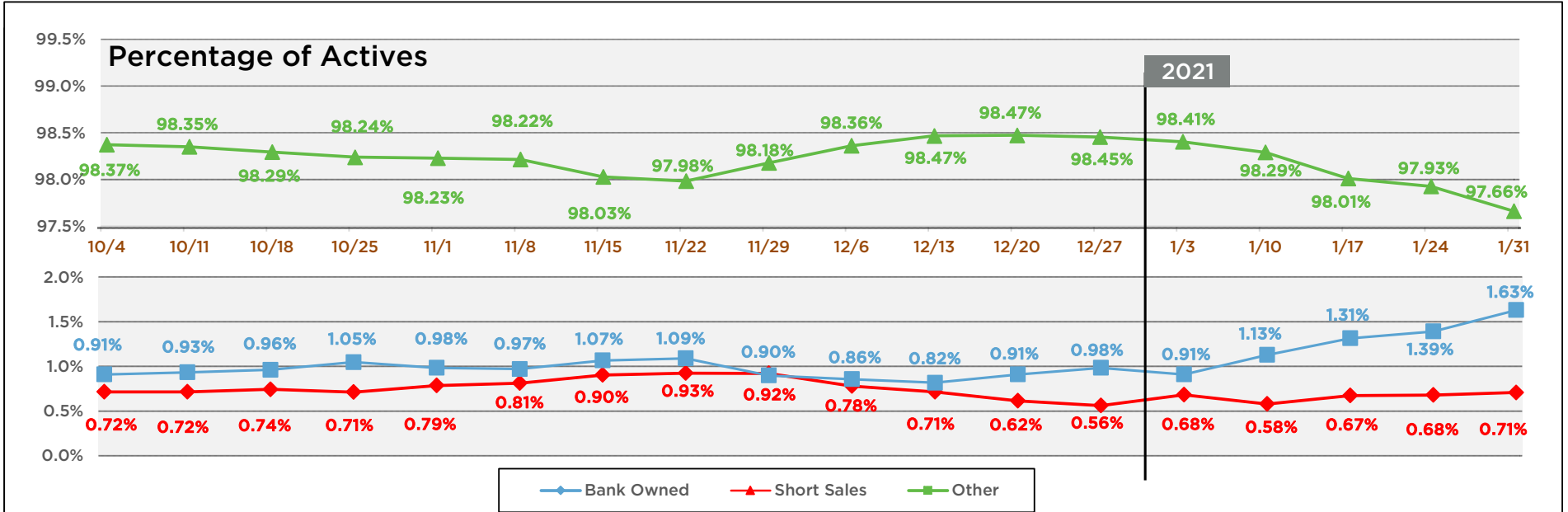
Single Family Homes



Single Family Homes

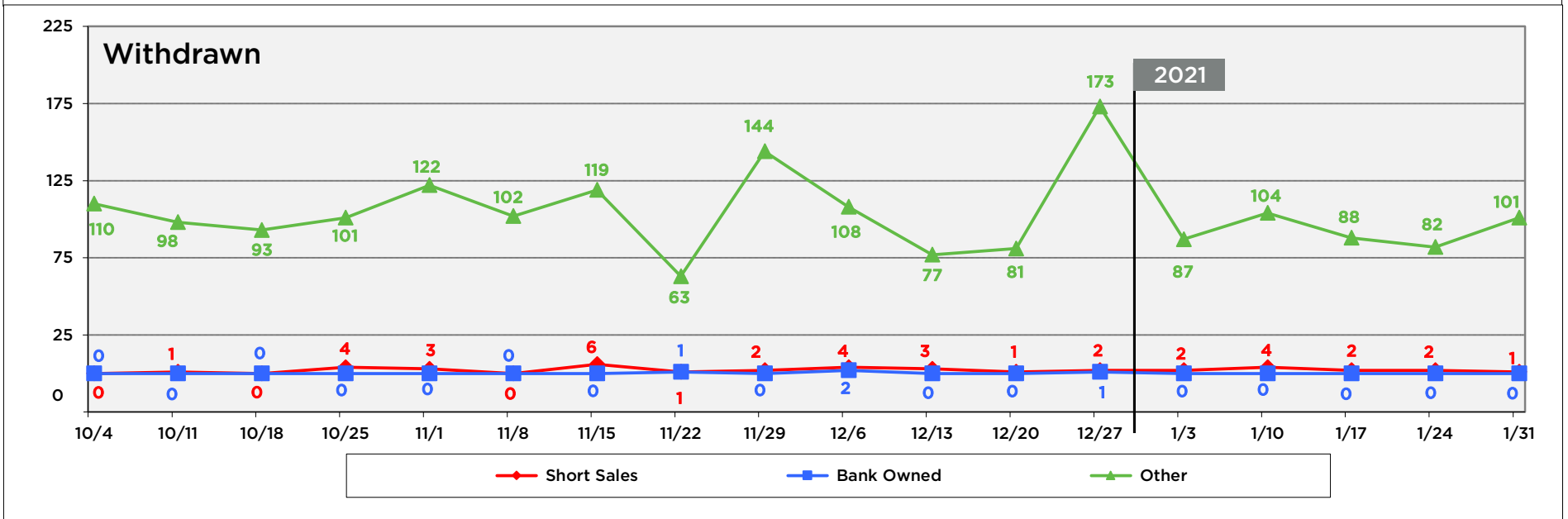
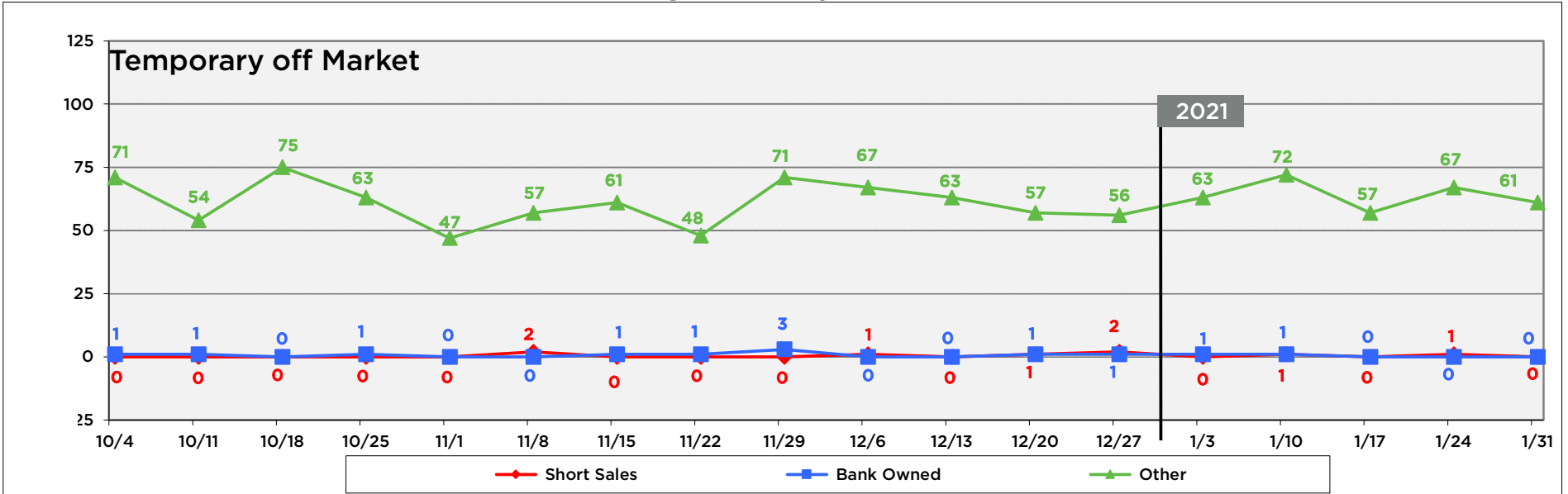


Single Family Homes

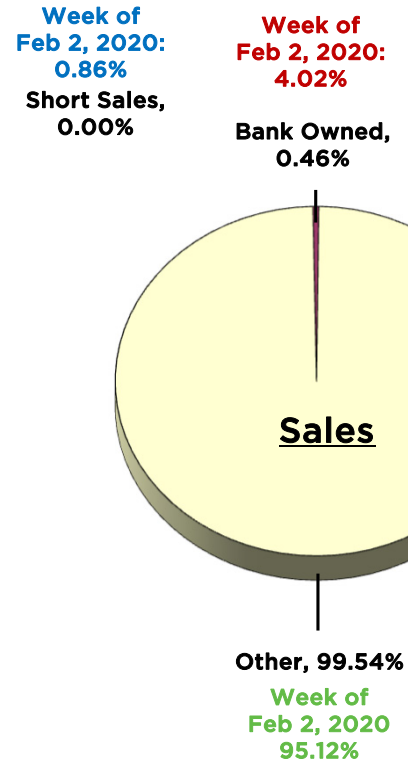
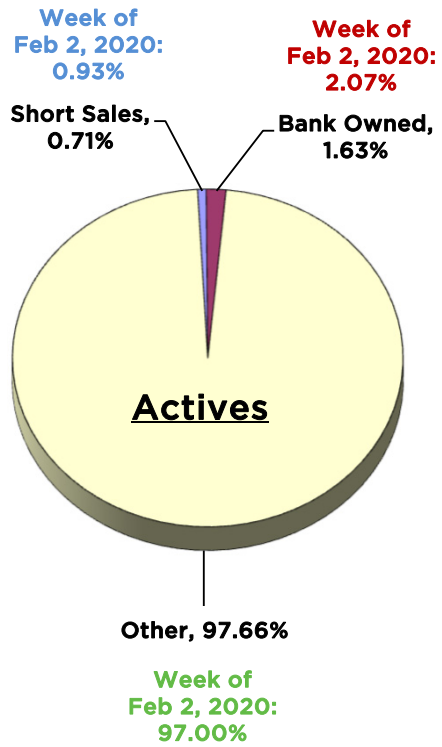




Single Family Homes



Single Family Homes



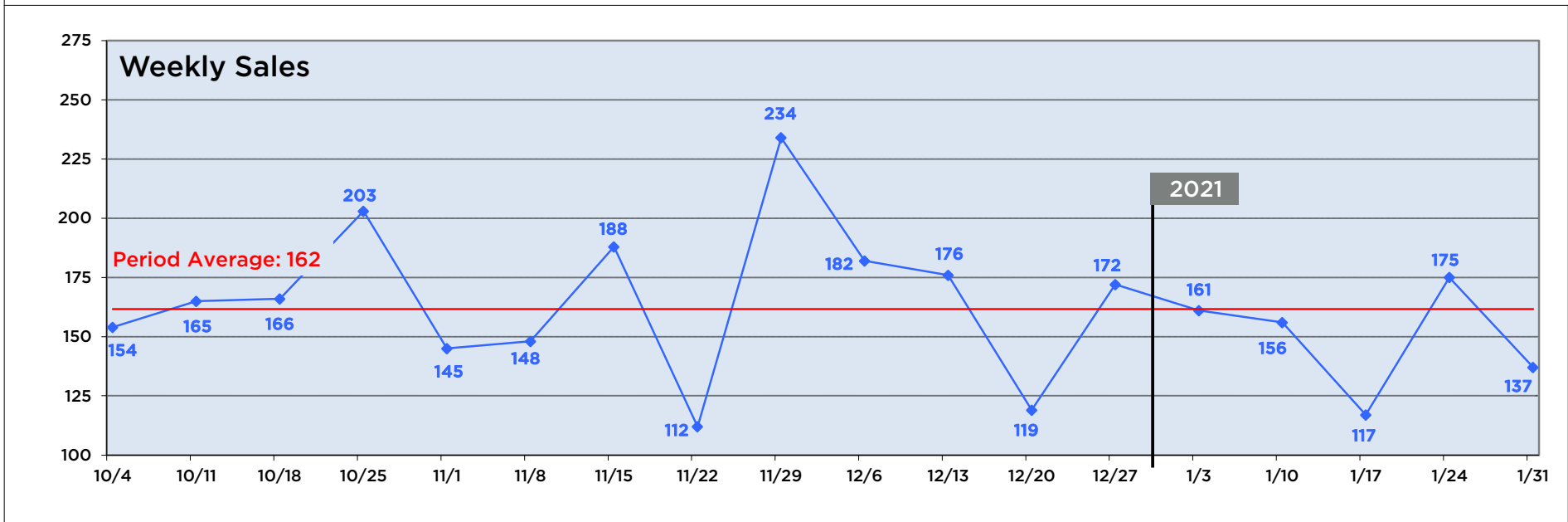
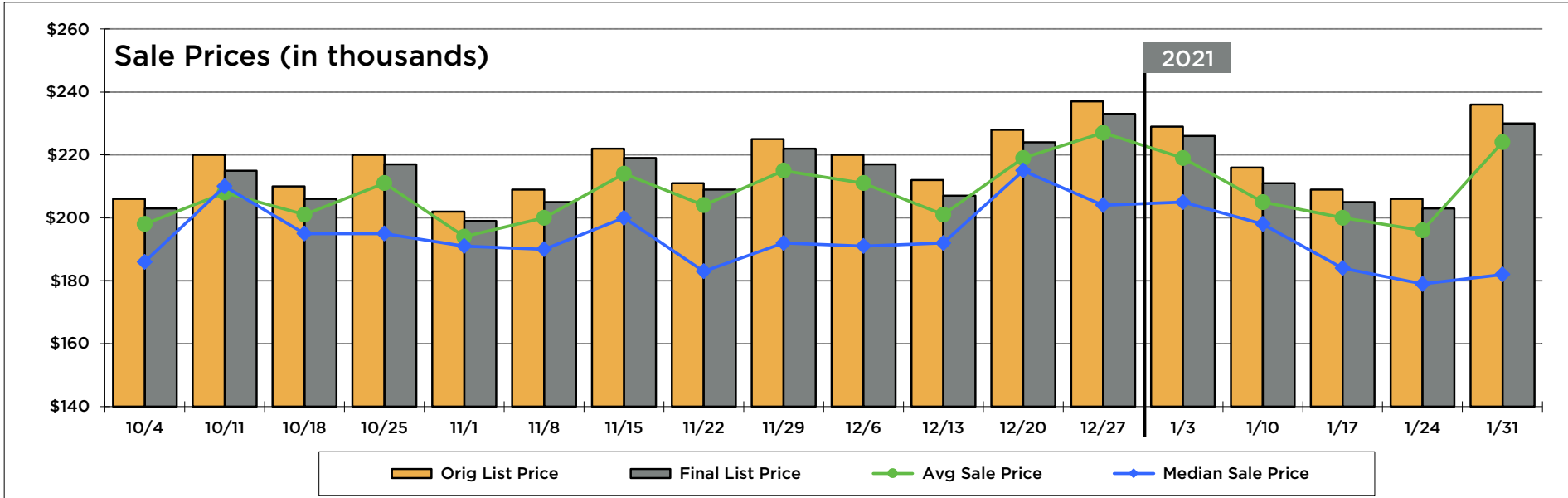
Where are the 10 Single Family Homes available for the Median Price of \$315,000? (± \$500)

<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		2	\$315,400	3.0	2.0	1,743	\$180.95
Casselberry	32707	1	\$314,900	3.0	2.0	1,899	\$165.82
Winter Park	32792	1	\$315,900	3.0	2.0	1,587	\$199.05
Orange County		5	\$315,080	4.2	2.8	2,667	\$118.12
Apopka / Hunt Club	32703	1	\$315,000	3.0	2.0	3,344	\$94.20
Mount Dora	32757	1	\$314,900	4.0	2.0	2,024	\$155.58
Pine Hills / Rosemont	32808	1	\$315,000	5.0	4.0	3,513	\$89.67
Rio Pinar / Union Park	32825	1	\$315,500	5.0	3.0	1,875	\$168.27
Metro West / Orlo Vista	32835	1	\$315,000	4.0	3.0	2,581	\$122.05
Osceola County		2	\$315,250	4.0	3.0	1,882	\$167.55
Kissimmee / Poinciana	34758	1	\$315,500	4.0	3.0	2,096	\$150.52
St Cloud / Narcoossee	34771	1	\$315,000	4.0	3.0	1,667	\$188.96
Lake County		1	\$315,000	5.0	5.0	4,079	\$77.22
Grand Island	32735	1	\$315,000	5.0	5.0	4,079	\$77.22

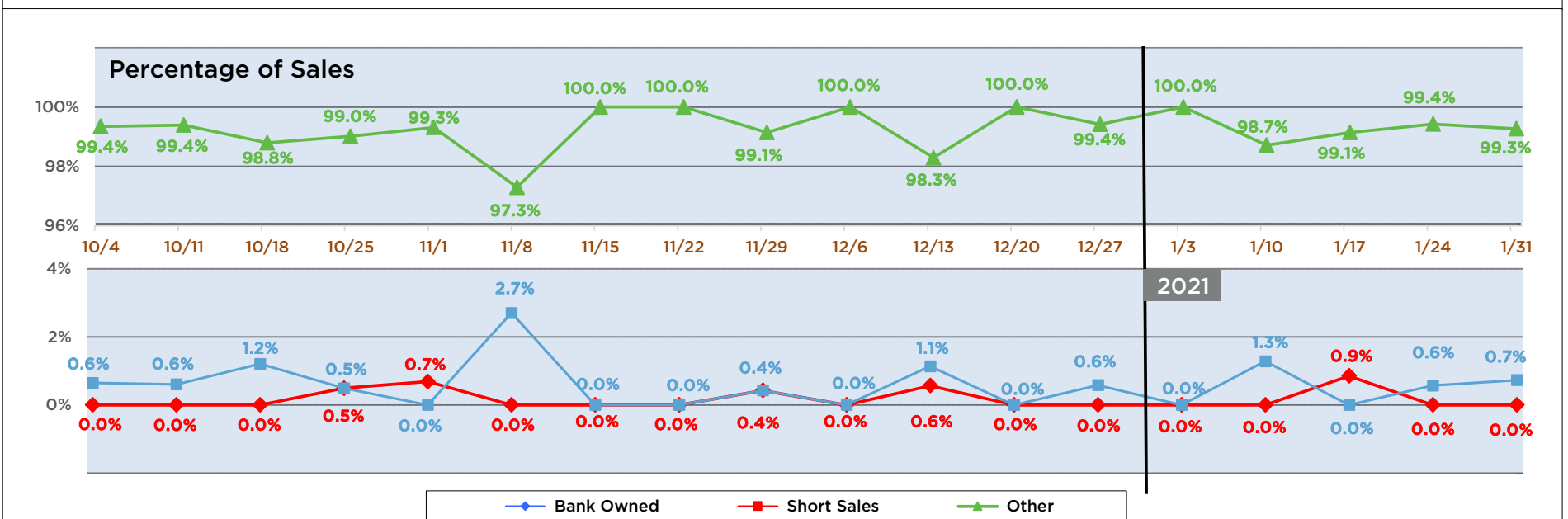
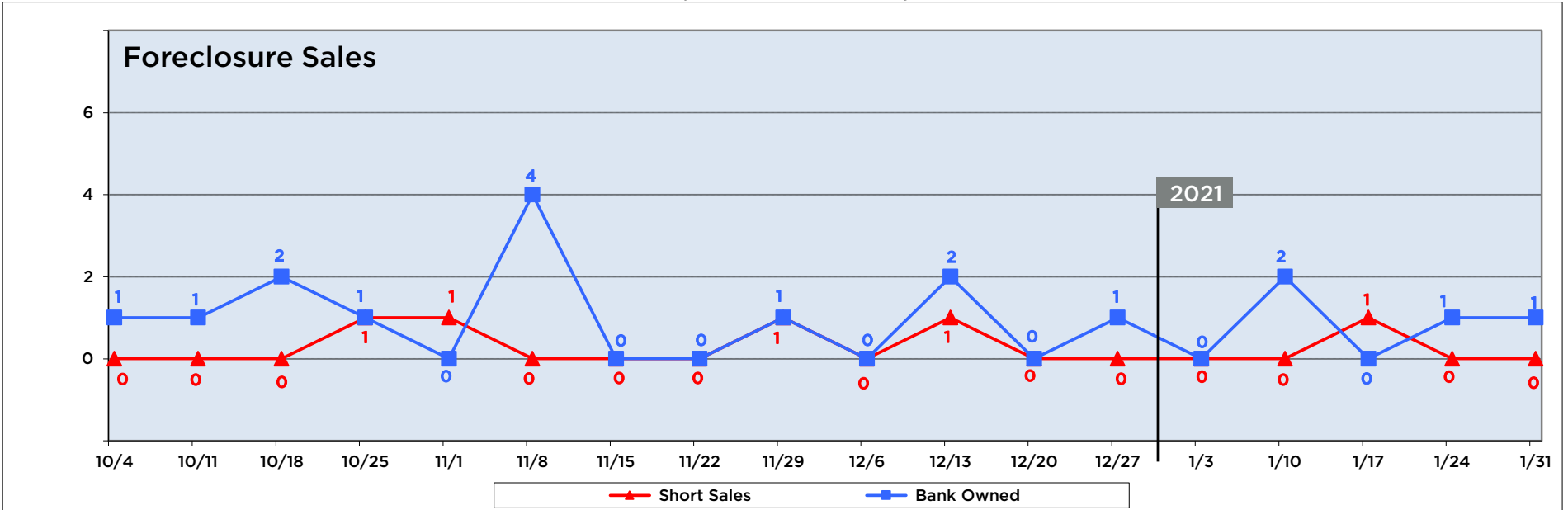
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	137	103	12	17	1	1	3
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	136	102	12	17	1	1	3
Active Listings	1,923	1,303	227	272	74	39	8
Bank Owned	11	10	1	0	0	0	0
Short Sales	5	3	0	2	0	0	0
Other	1,907	1,290	226	270	74	39	8
Months of Inventory	3	3	4	4	17	9	1
<i>List Price</i>							
Average Original List Price	\$235,860	\$165,134	\$276,375	\$361,098	\$474,900	\$850,000	\$1,508,000
Average Final List Price	\$229,829	\$161,373	\$275,299	\$352,569	\$469,900	\$850,000	\$1,416,000
<i>Sale Price</i>							
Average Price	\$223,559	\$155,894	\$269,583	\$352,263	\$477,000	\$850,000	\$1,340,000
Median Price	\$182,000	\$160,000	\$267,000	\$352,000	\$477,000	\$850,000	\$1,325,000
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$6,031	-\$3,761	-\$1,076	-\$8,529	-\$5,000	\$0	-\$92,000
<i>Original</i> List to <i>Sale</i> Price - \$	-\$12,301	-\$9,240	-\$6,792	-\$8,835	\$2,100	\$0	-\$168,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,270	-\$5,479	-\$5,716	-\$306	\$7,100	\$0	-\$76,000
<i>Original</i> List to <i>Sale</i> Price - %	94.78%	94.40%	97.54%	97.55%	100.44%	100.00%	88.86%
<i>Final</i> List to <i>Sale</i> Price - %	97.27%	96.60%	97.92%	99.91%	101.51%	100.00%	94.63%
<i>Days on the Market</i>							
Avg Days Listing to Contract	70	70	38	62	263	1	219
Combined Avg Days to Contract	76	73	64	65	263	1	219
Avg Days Listing to Closing	105	104	76	97	297	45	256
Avg Days Contract to Close	34	33	37	34	32	42	35
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	2	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	1	1	0	1	1
<i>Square Footage</i>							
Average Square Feet	1,391	1,211	1,696	1,967	1,287	2,734	2,673

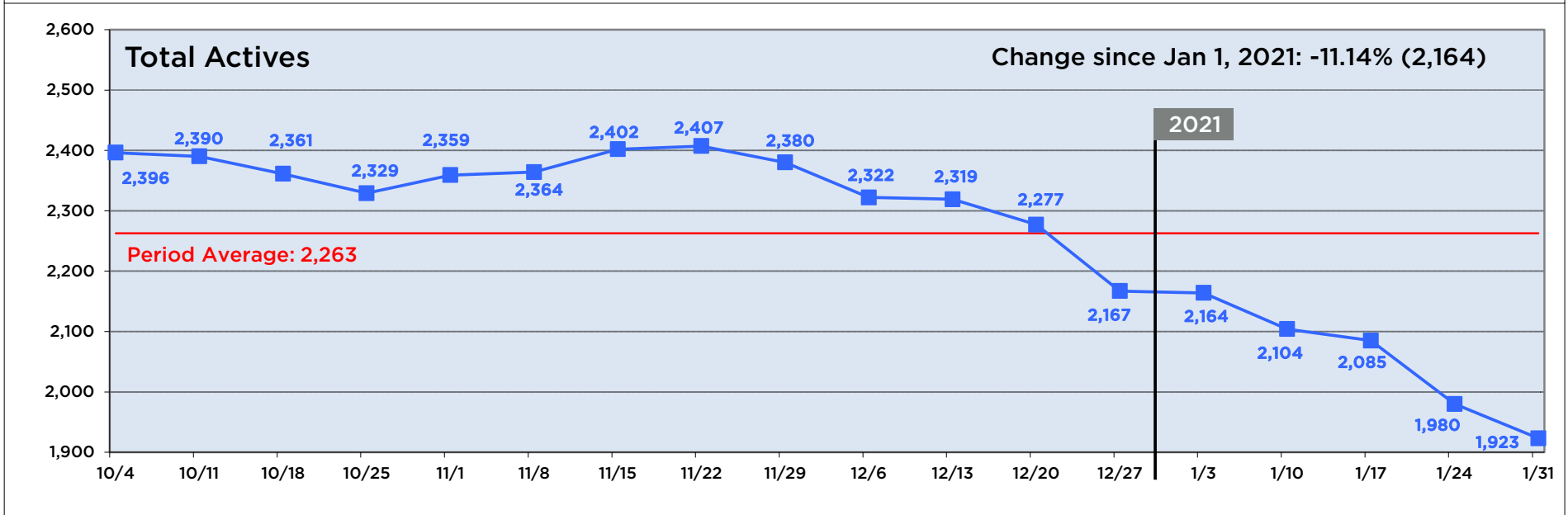
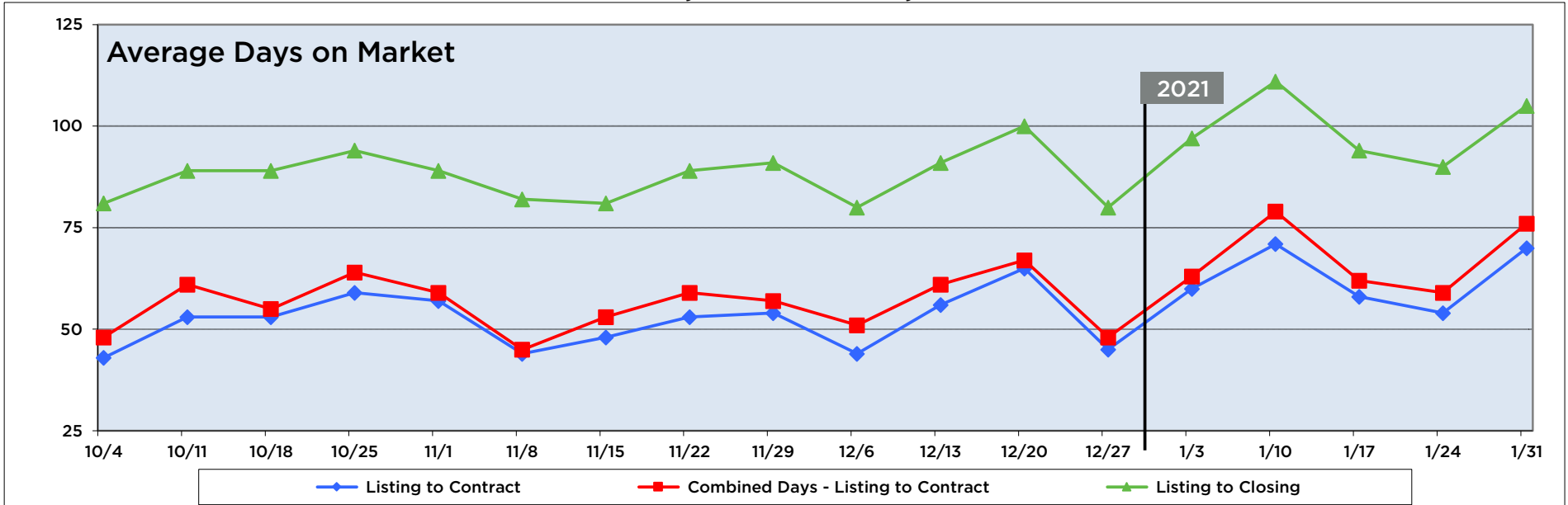
Condos, Townhomes, Villas



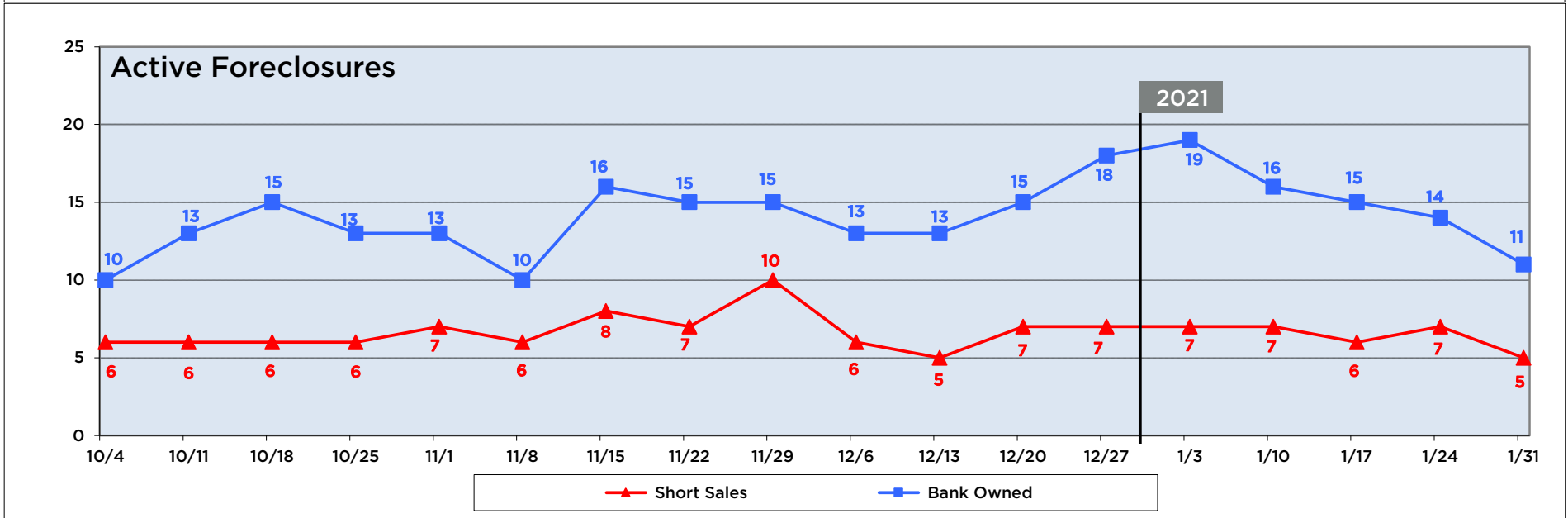
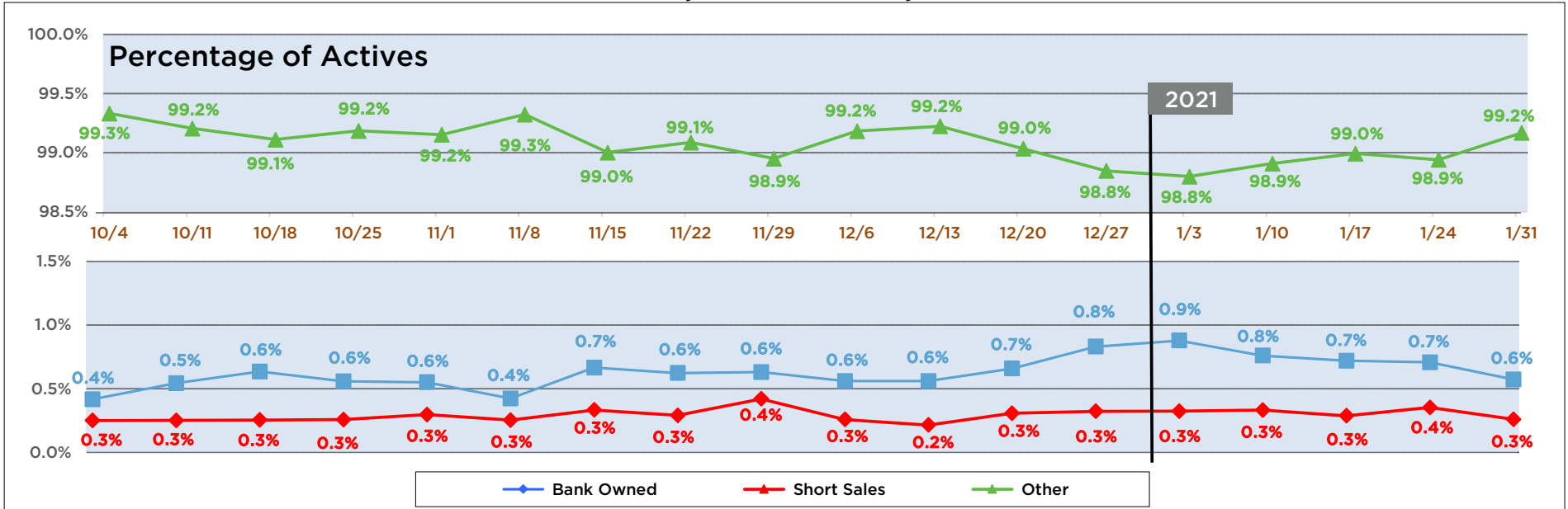
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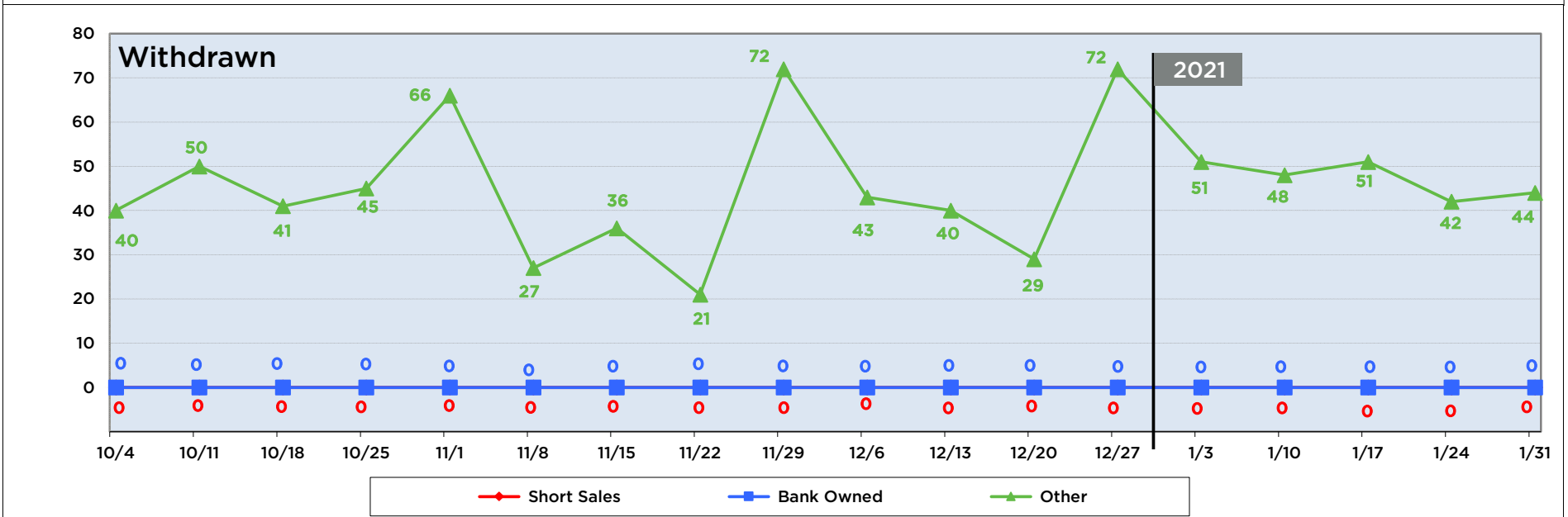
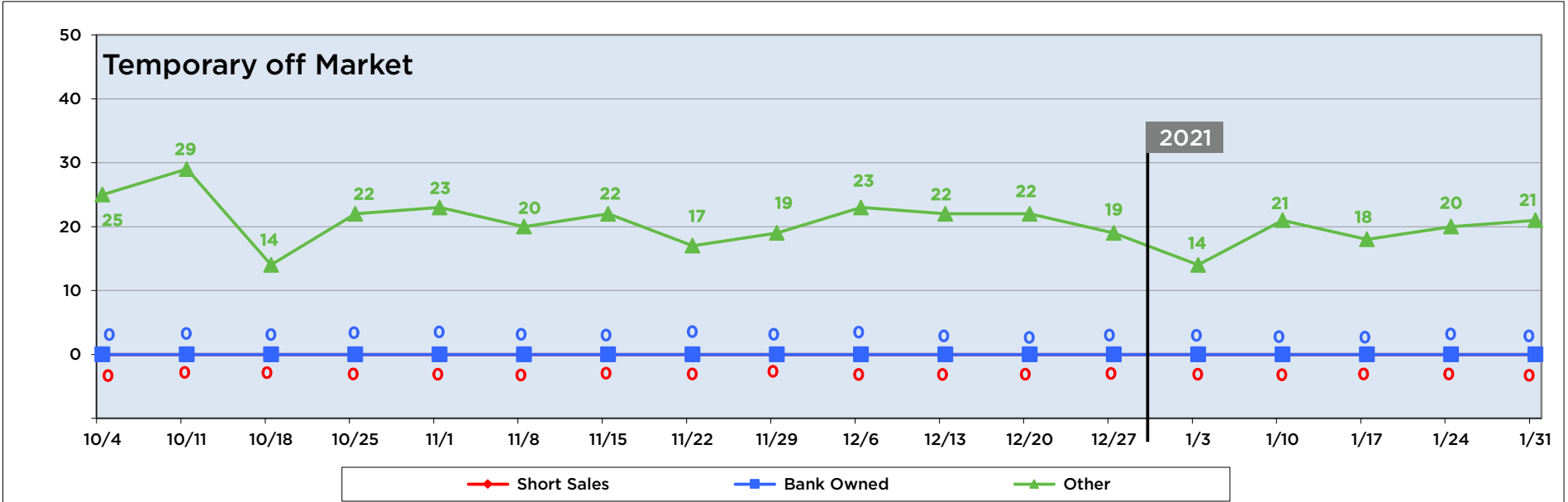
Condos, Townhomes, Villas



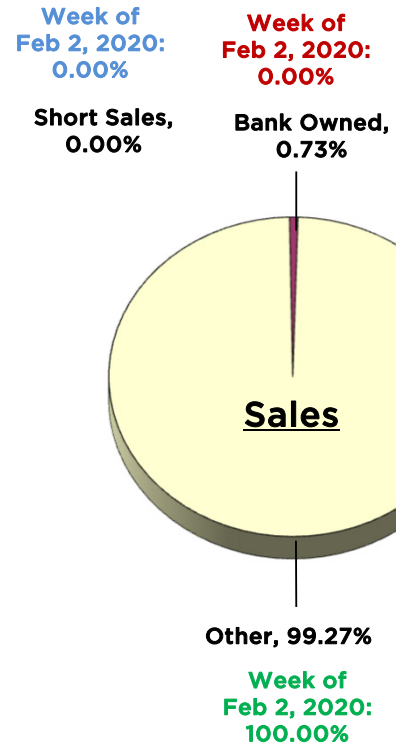
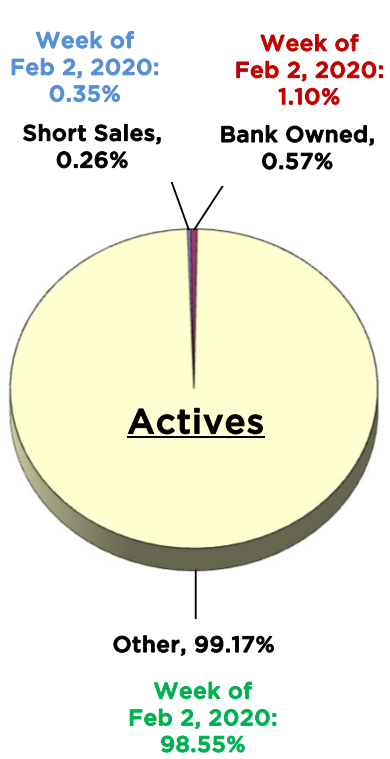
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



There are no Condos, Townhomes, or Villas available for the Median Price of \$182,000