



Monday Morning Quarterback Summary

Week of February 7, 2021 - February 13, 2021

Single-family existing homes

- Sales of single-family homes increased to 489 during the week of Feb 7, from 436 the week prior
- The median price of single family homes increased to \$319,000, a change of 1.3%
- The number of single-family home foreclosure transactions increased to 3 last week, from 2 the week of Jan 31
- The number of single-family home short-sale transactions remains constant at 0
- Single-family inventory decreased by 269, and now sits at 2,676

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 153 during the week of Feb 7, from 137 the week prior
- The median price of condos, townhomes, and villas increased to \$185,000, a change of 1.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Jan 31
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 59, and now sits at 1,864

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	489	132	79	142	66	55	15
Bank Owned	3	1	1	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	486	131	78	142	66	54	15
Active Listings	2,676	571	276	481	369	657	322
Bank Owned	41	22	4	8	5	2	0
Short Sales	13	6	1	1	1	2	2
Other	2,622	543	271	472	363	653	320
Months of Inventory	1	1	1	1	1	3	5

List Price

Average Original List Price	\$389,424	\$201,447	\$280,397	\$353,470	\$460,888	\$686,142	\$1,555,800
Average Final List Price	\$383,878	\$199,755	\$277,255	\$347,642	\$452,994	\$673,924	\$1,541,127

Sale Price

Average Price	\$376,290	\$195,708	\$272,717	\$341,796	\$446,673	\$659,104	\$1,490,767
Median Price	\$319,000	\$210,000	\$270,000	\$339,450	\$446,500	\$631,000	\$1,205,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$5,546	-\$1,692	-\$3,142	-\$5,828	-\$7,894	-\$12,218	-\$14,673
<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,134	-\$5,739	-\$7,680	-\$11,674	-\$14,215	-\$27,038	-\$65,033
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,588	-\$4,047	-\$4,538	-\$5,846	-\$6,321	-\$14,820	-\$50,360
<i>Original</i> List to <i>Sale</i> Price - %	96.63%	97.15%	97.26%	96.70%	96.92%	96.06%	95.82%
<i>Final</i> List to <i>Sale</i> Price - %	98.02%	97.97%	98.36%	98.32%	98.60%	97.80%	96.73%

Days on the Market

Avg Days Listing to Contract	48	38	48	49	53	57	63
Combined Avg Days to Contract	52	41	48	56	62	64	63
Avg Days Listing to Closing	84	76	82	87	89	94	98
Avg Days Contract to Close	36	37	34	37	34	38	33

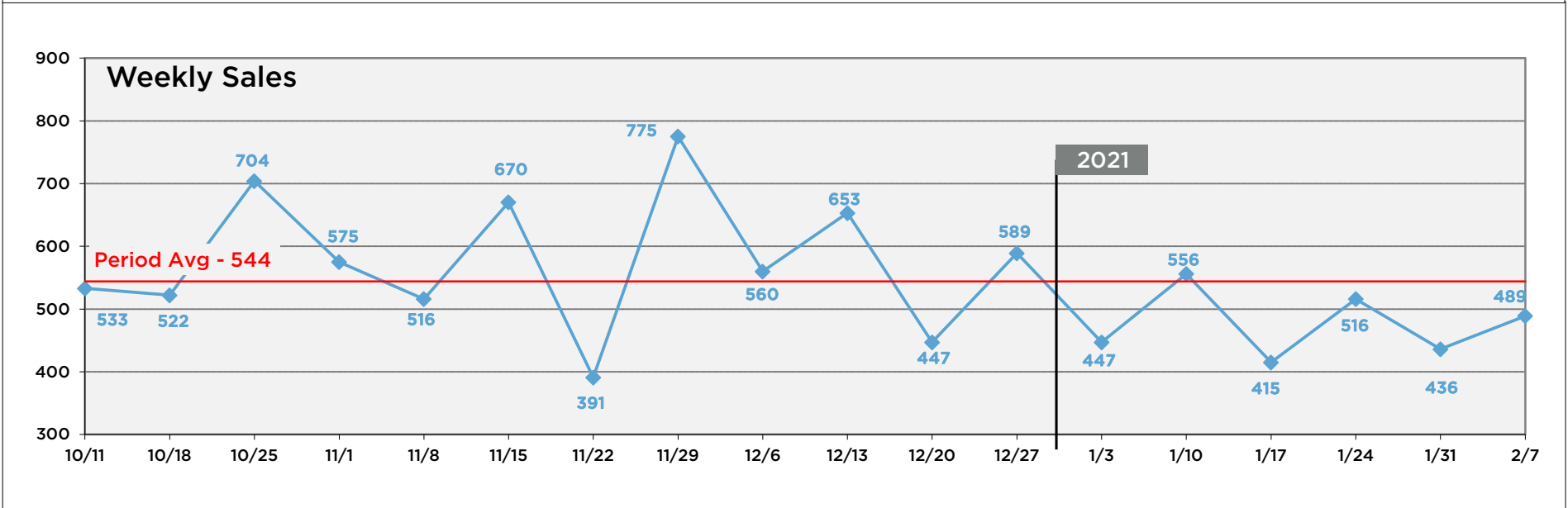
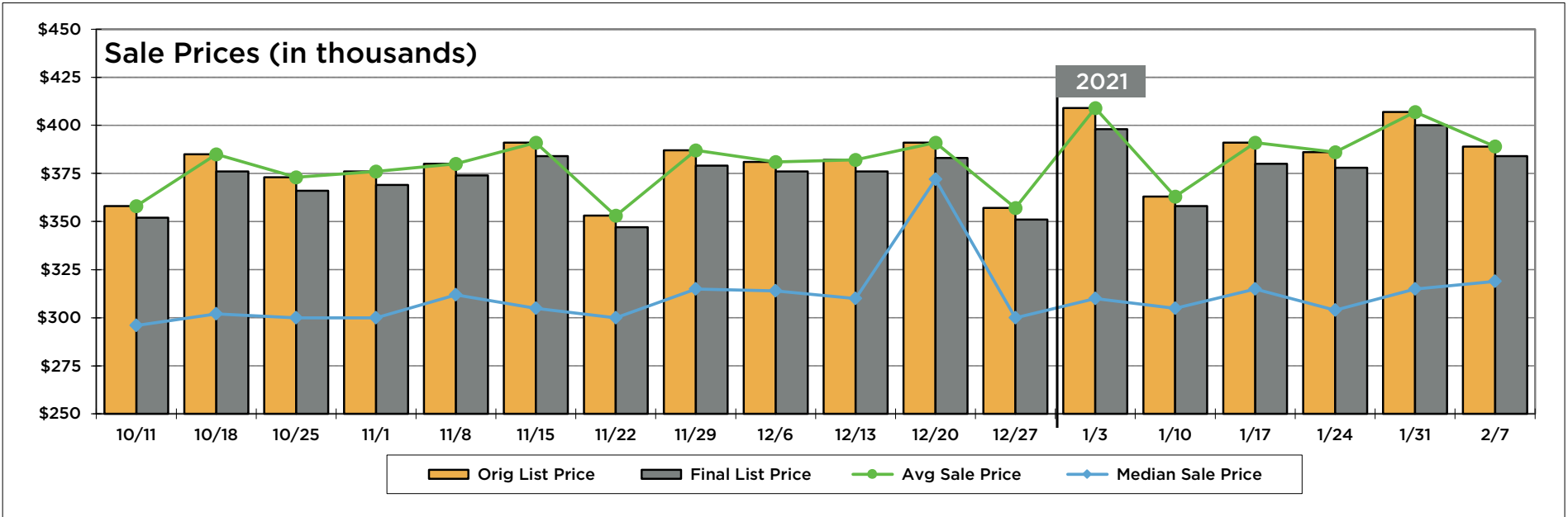
Beds / Baths

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

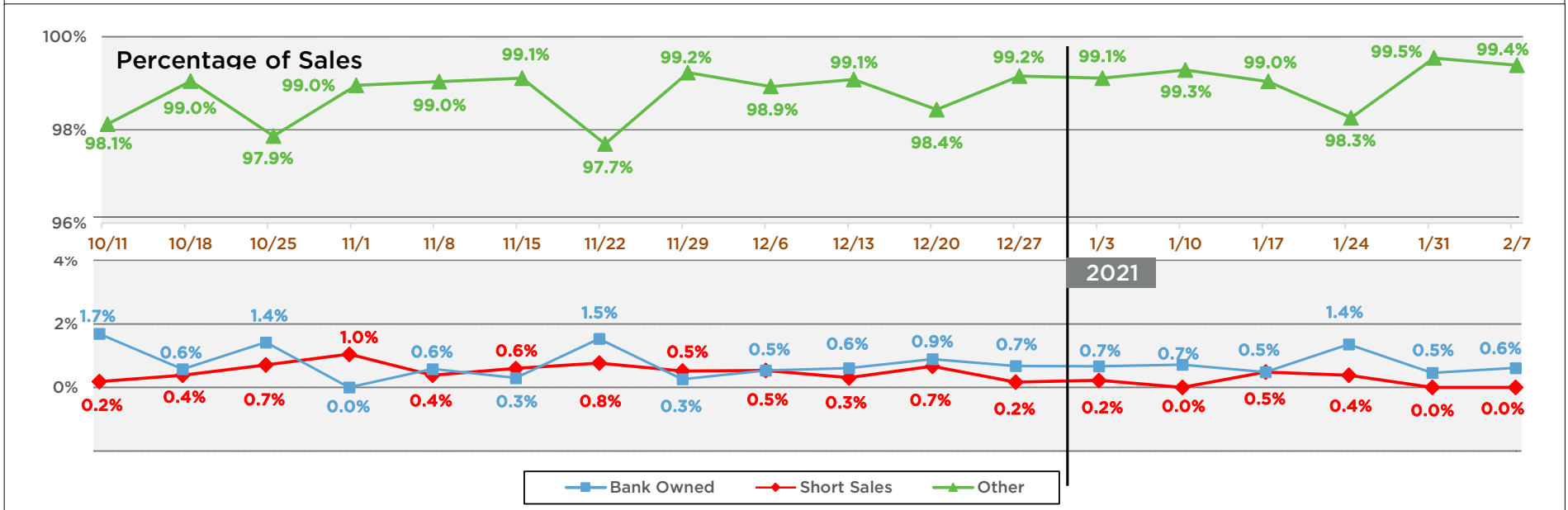
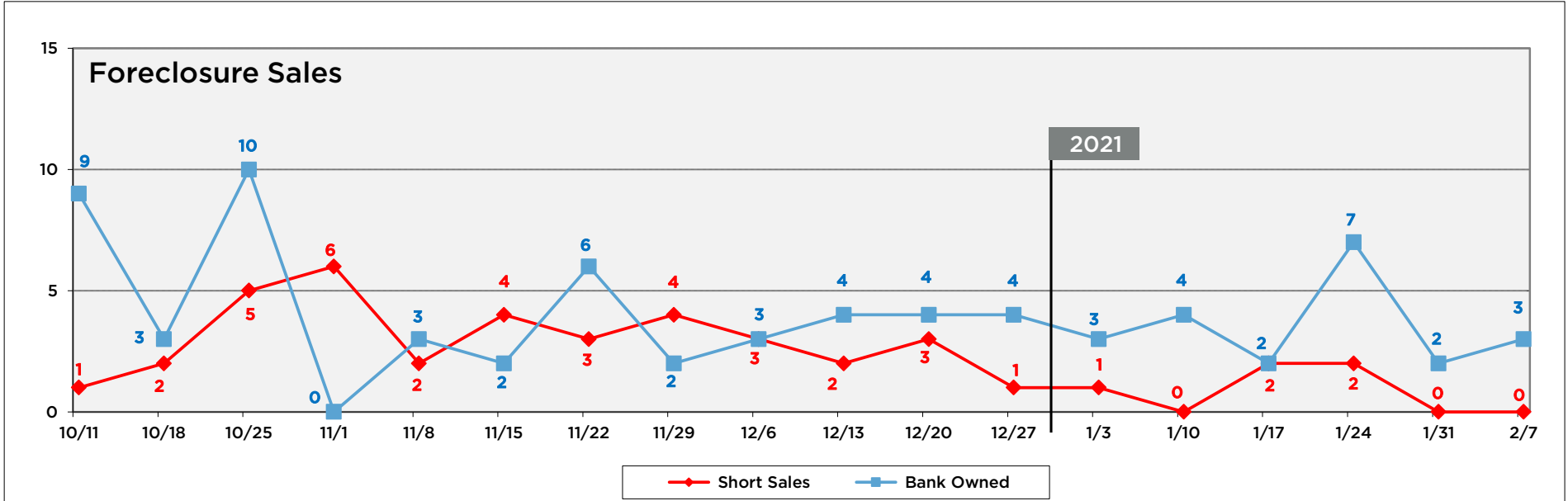
Square Footage

Average Square Feet	2,203	1,388	1,748	2,188	2,707	3,511	4,895
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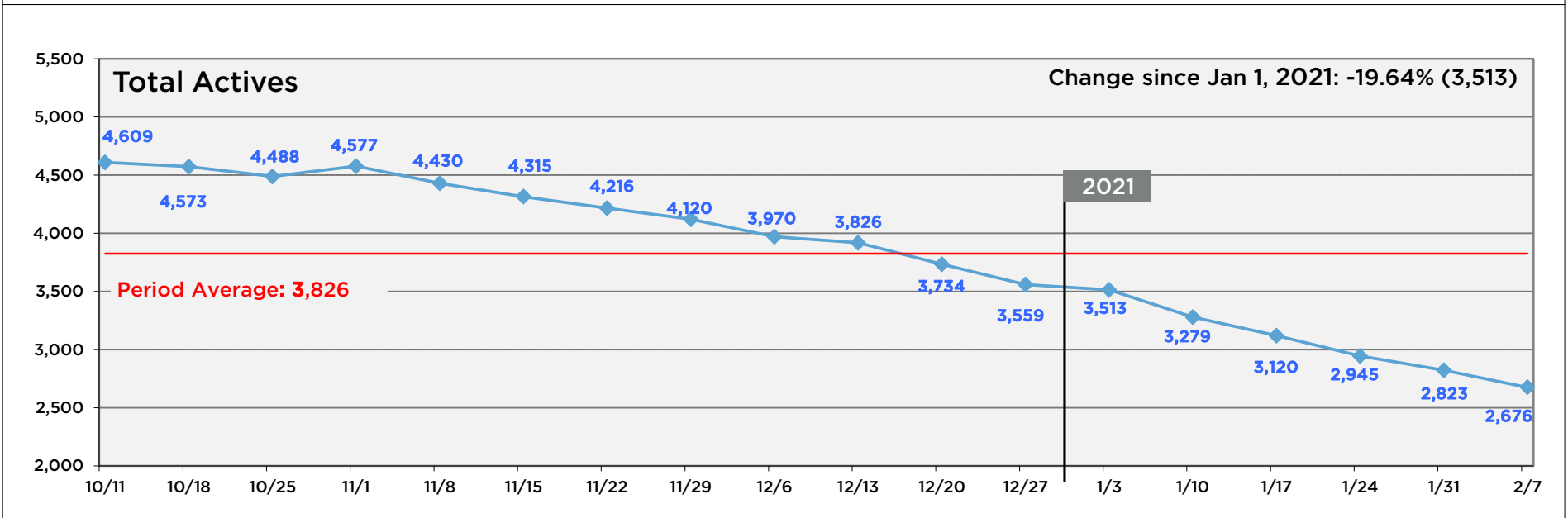
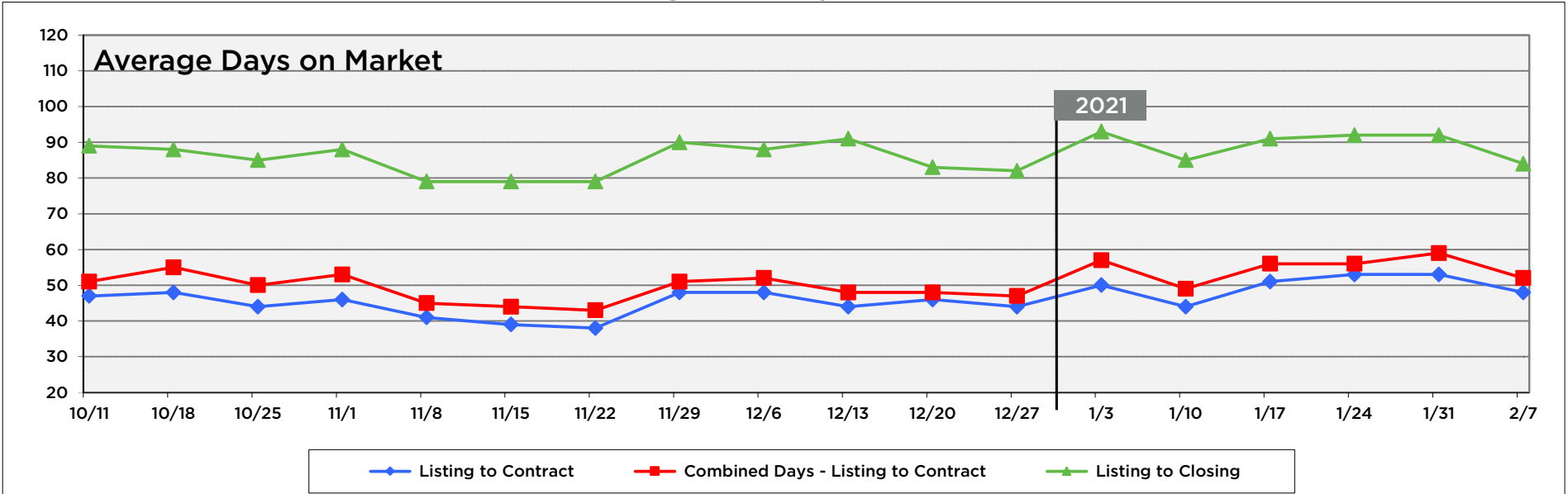
Single Family Homes



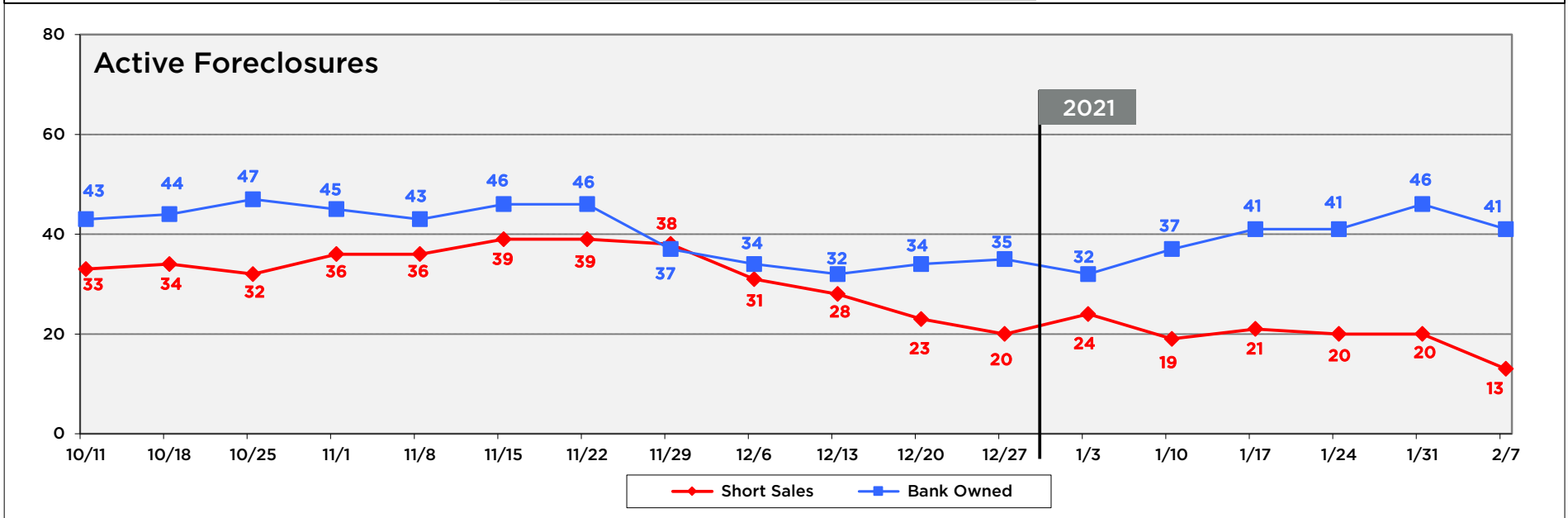
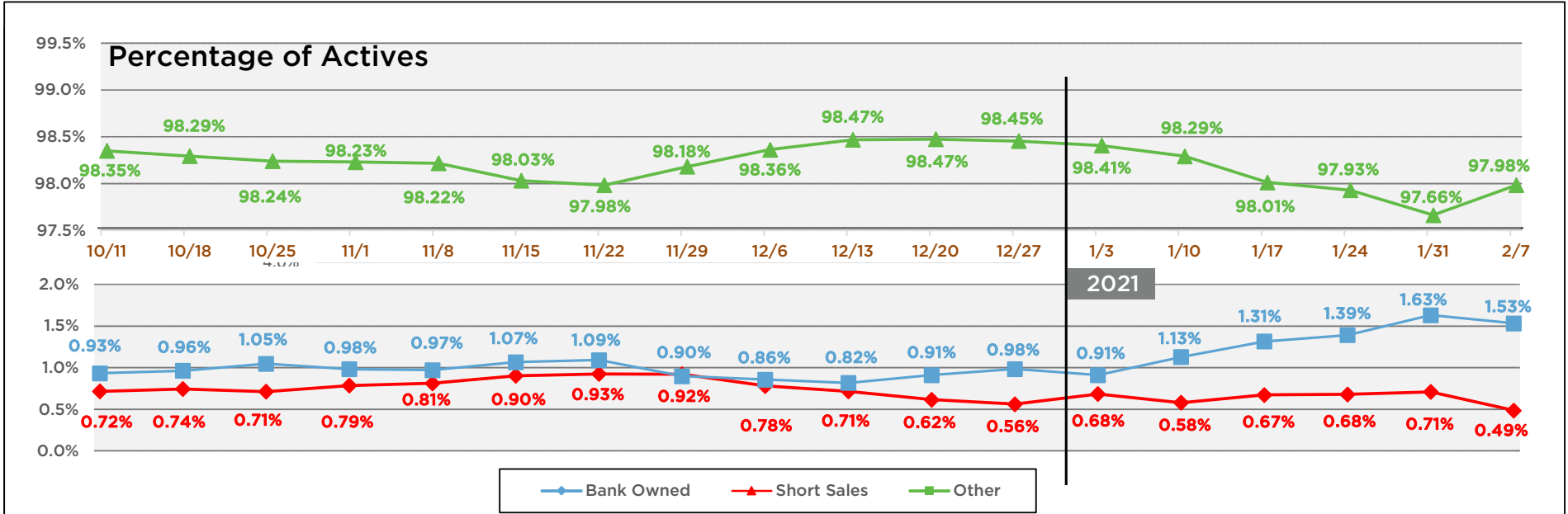
Single Family Homes



Single Family Homes

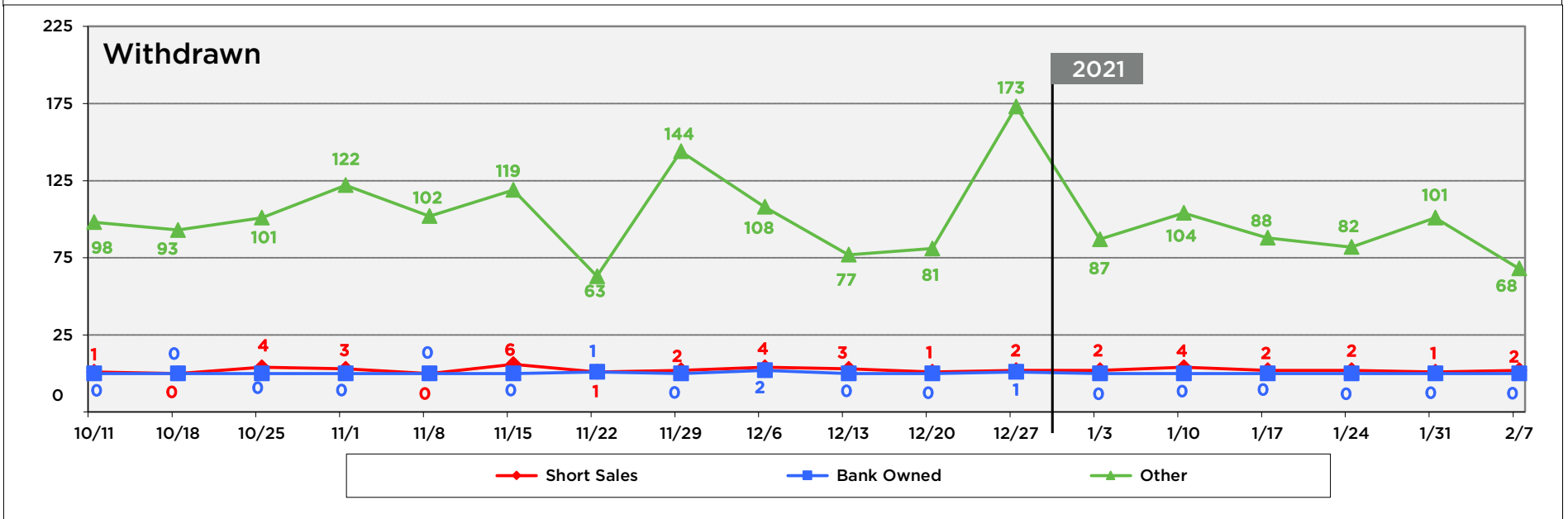
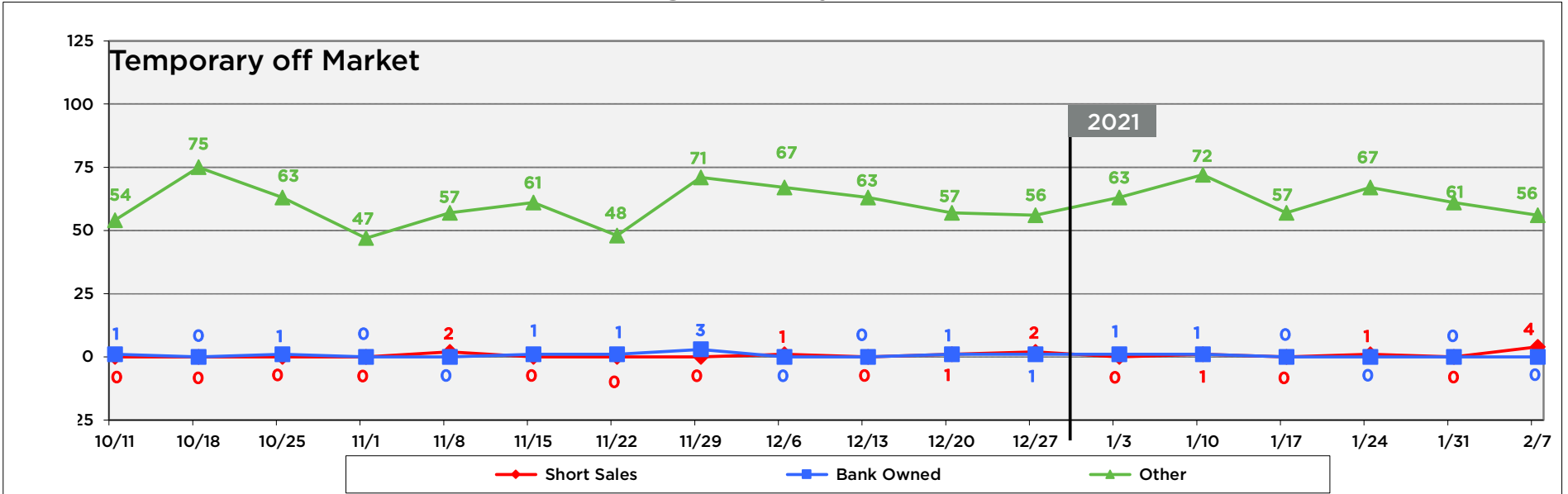


Single Family Homes

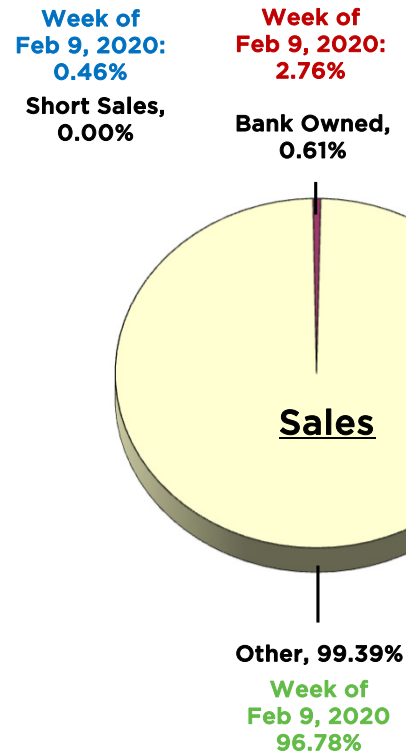
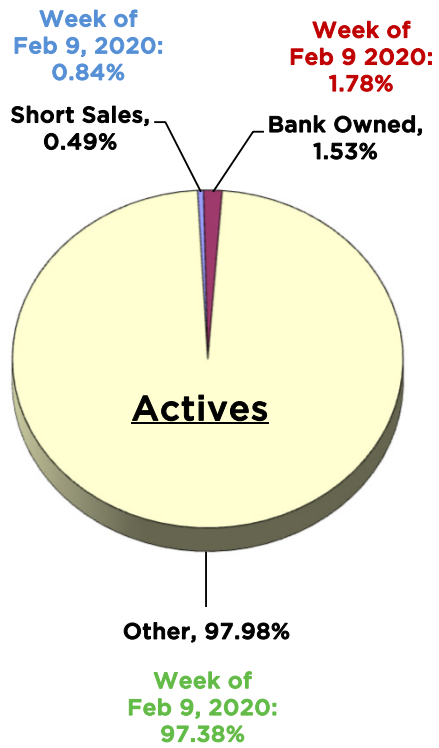




Single Family Homes



Single Family Homes



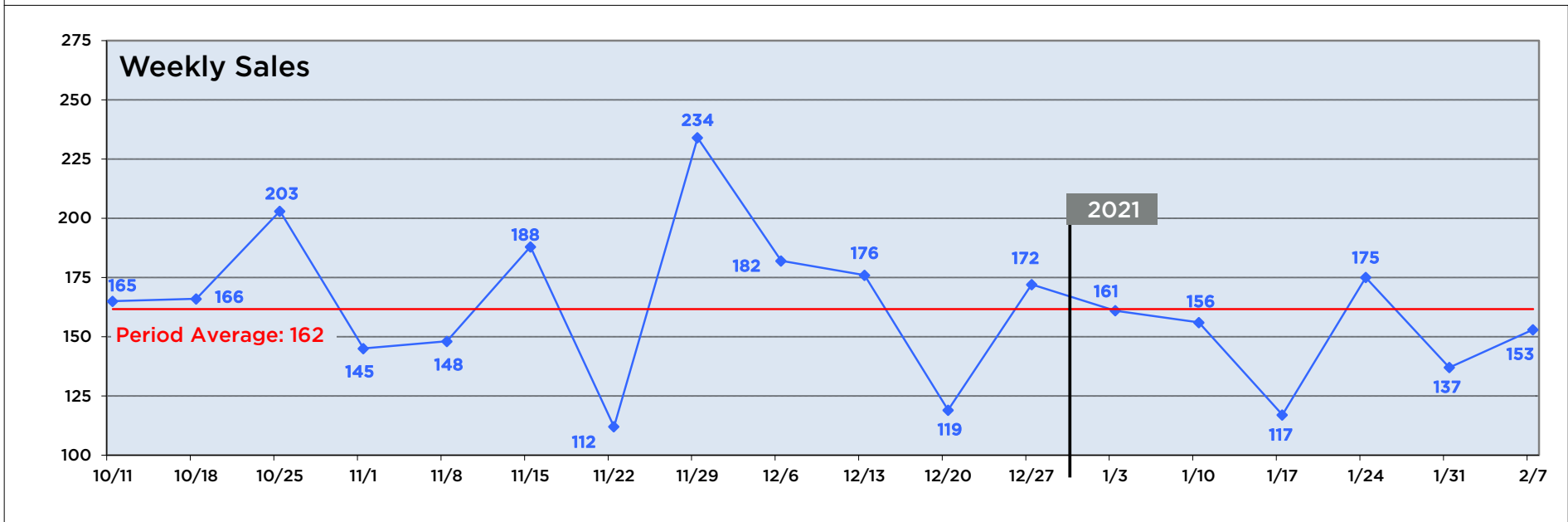
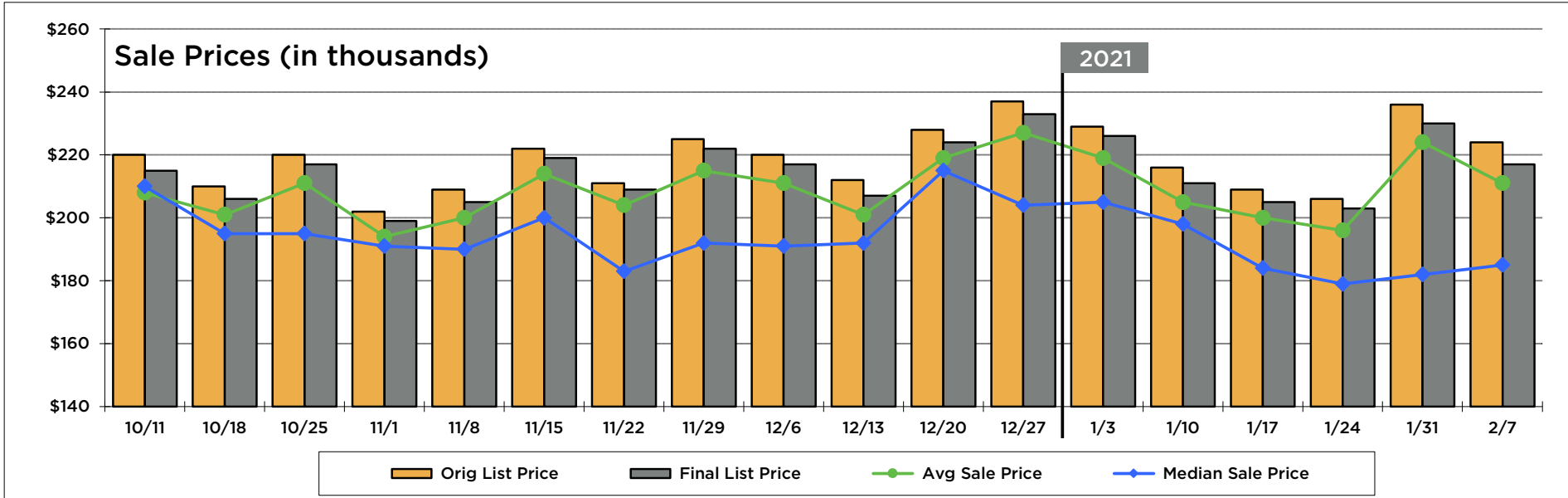
Where are the 9 Single Family Homes available for the Median Price of \$319,000? (± \$500)

<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		3	\$319,000	3.0	2.0	1,753	\$181.94
Union Park / Chickasaw	32829	1	\$318,500	3.0	2.0	1,985	\$160.45
Metro West / Orlo Vista	32835	1	\$319,000	3.0	2.0	1,636	\$194.99
Ocoee	34761	1	\$319,500	3.0	2.0	1,639	\$194.94
Osceola County		1	\$318,900	4.0	2.0	2,081	\$153.24
Kissimmee (West) / Pleasant Hill	34746	1	\$318,900	4.0	2.0	2,081	\$153.24
Lake County		5	\$319,100	3.6	2.4	2,166	\$147.31
Lady Lake / The Villages	32159	1	\$319,000	3.0	2.0	2,034	\$156.83
Eustis (West)	32726	1	\$319,000	6.0	4.0	3,328	\$95.85
Mount Dora	32757	1	\$319,000	3.0	2.0	2,054	\$155.31
Sorrento / Mt Plymouth	32776	1	\$319,000	4.0	2.0	1,630	\$195.71
Groveland	34736	1	\$319,500	2.0	2.0	1,785	\$178.99

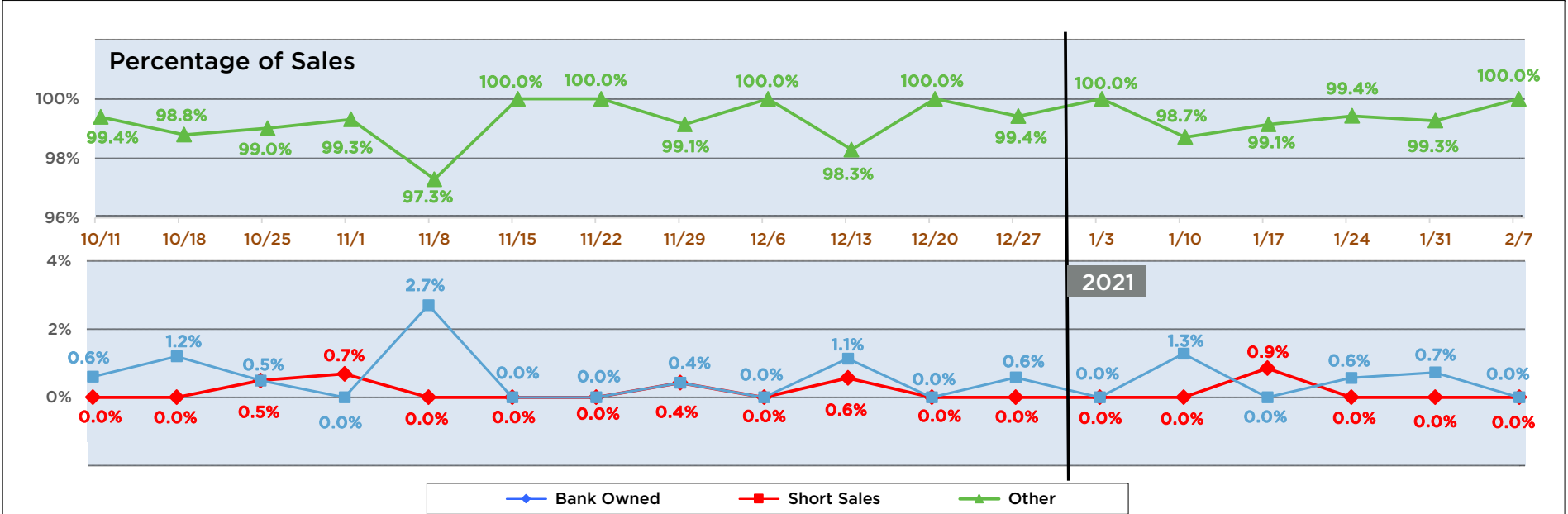
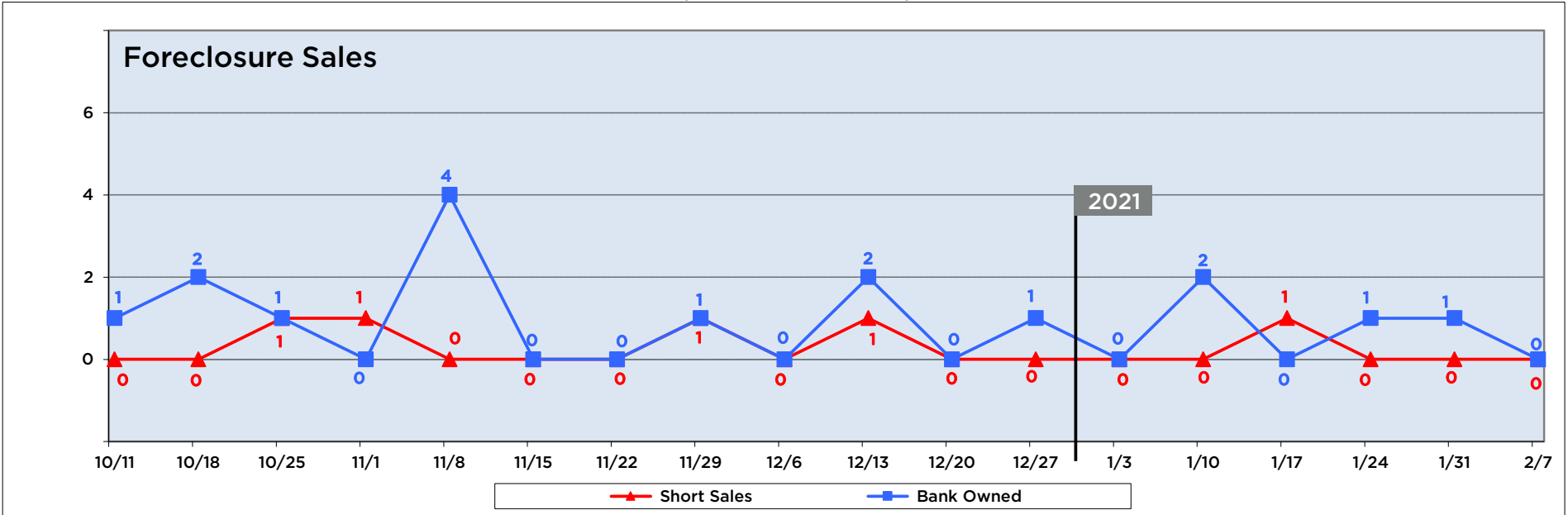
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	153	107	23	18	3	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	153	107	23	18	3	2	0
Active Listings	1,864	1,287	209	260	68	32	8
Bank Owned	12	11	1	0	0	0	0
Short Sales	5	3	0	2	0	0	0
Other	1,847	1,273	208	258	68	32	8
Months of Inventory	3	3	2	3	5	4	0
<i>List Price</i>							
Average Original List Price	\$224,419	\$170,788	\$275,013	\$347,639	\$459,633	\$1,050,000	\$0
Average Final List Price	\$217,023	\$167,121	\$272,300	\$335,311	\$449,667	\$837,500	\$0
<i>Sale Price</i>							
Average Price	\$211,385	\$161,351	\$268,739	\$328,267	\$449,833	\$819,000	\$0
Median Price	\$185,000	\$165,000	\$269,000	\$322,500	\$455,500	\$819,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$7,396	-\$3,667	-\$2,713	-\$12,328	-\$9,966	-\$212,500	\$0
Original List to Sale Price - \$	-\$13,034	-\$9,437	-\$6,274	-\$19,372	-\$9,800	-\$231,000	\$0
Final List to Sale Price - \$	-\$5,638	-\$5,770	-\$3,561	-\$7,044	\$166	-\$18,500	\$0
Original List to Sale Price - %	94.19%	94.47%	97.72%	94.43%	97.87%	78.00%	0.00%
Final List to Sale Price - %	97.40%	96.55%	98.69%	97.90%	100.04%	97.79%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	67	69	56	65	62	88	0
Combined Avg Days to Contract	68	70	63	67	62	88	0
Avg Days Listing to Closing	100	103	89	96	99	109	0
Avg Days Contract to Close	32	33	32	30	36	20	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,423	1,214	1,771	1,938	2,420	2,455	0

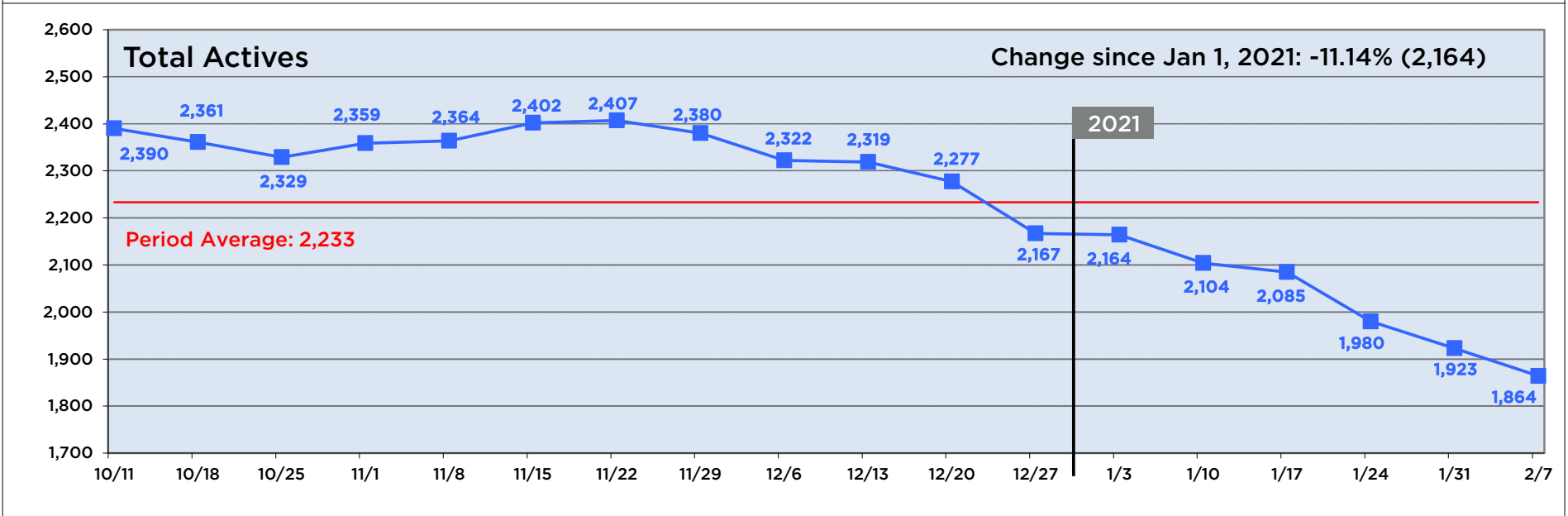
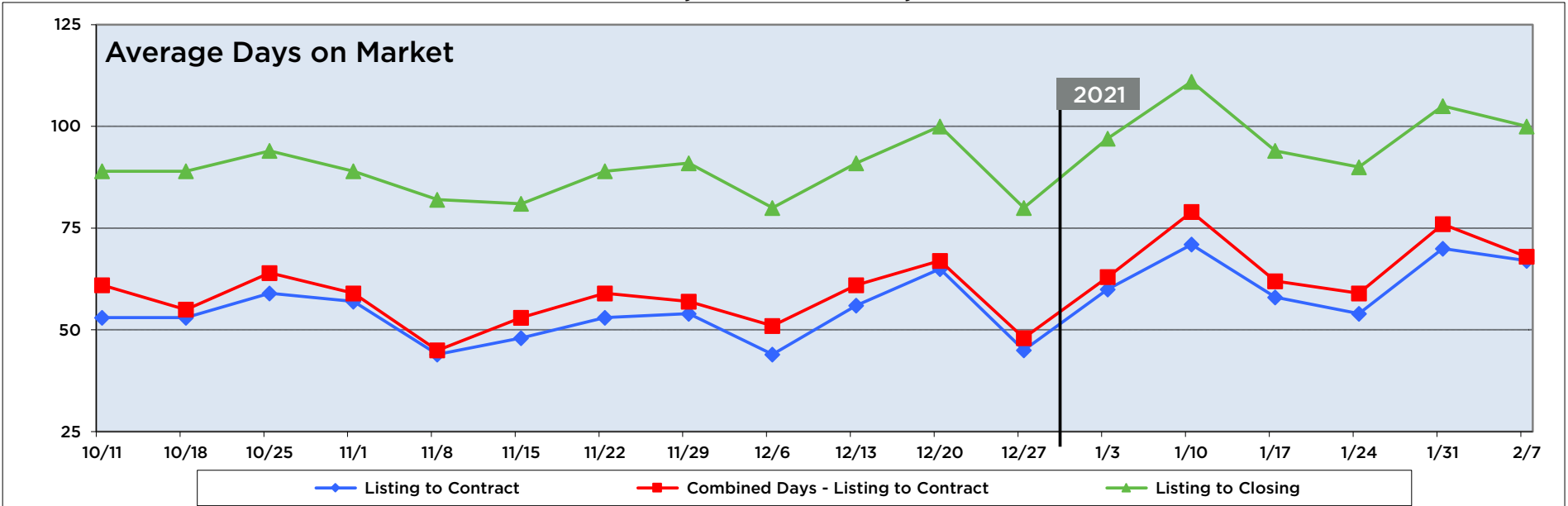
Condos, Townhomes, Villas



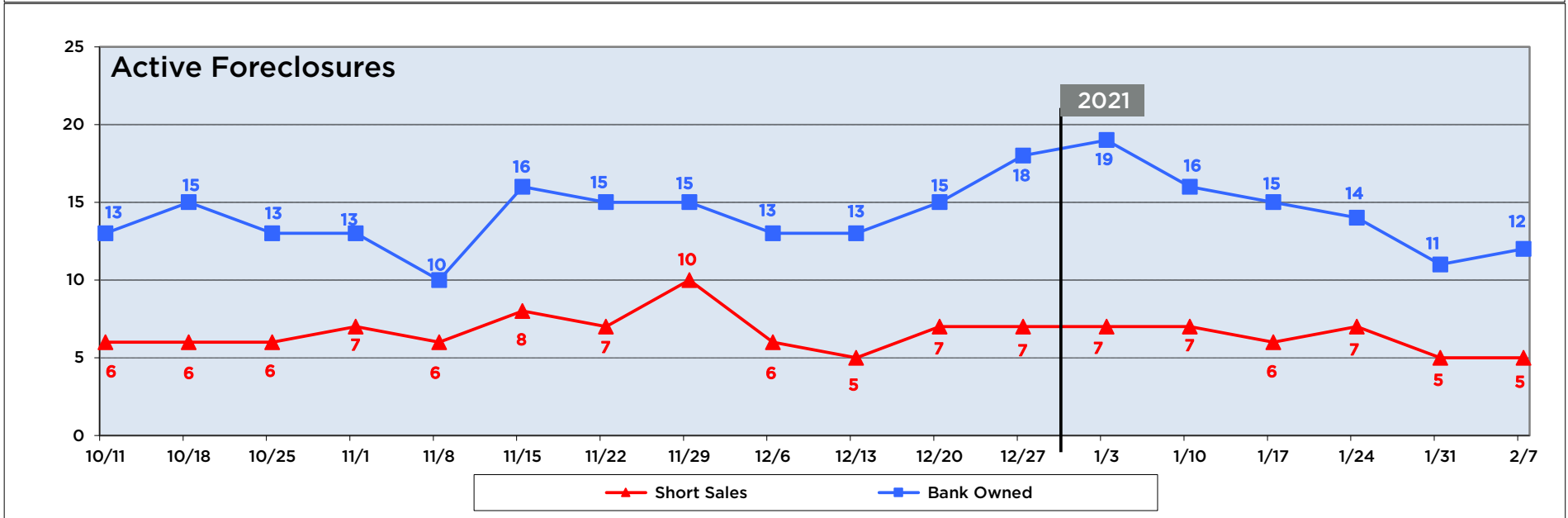
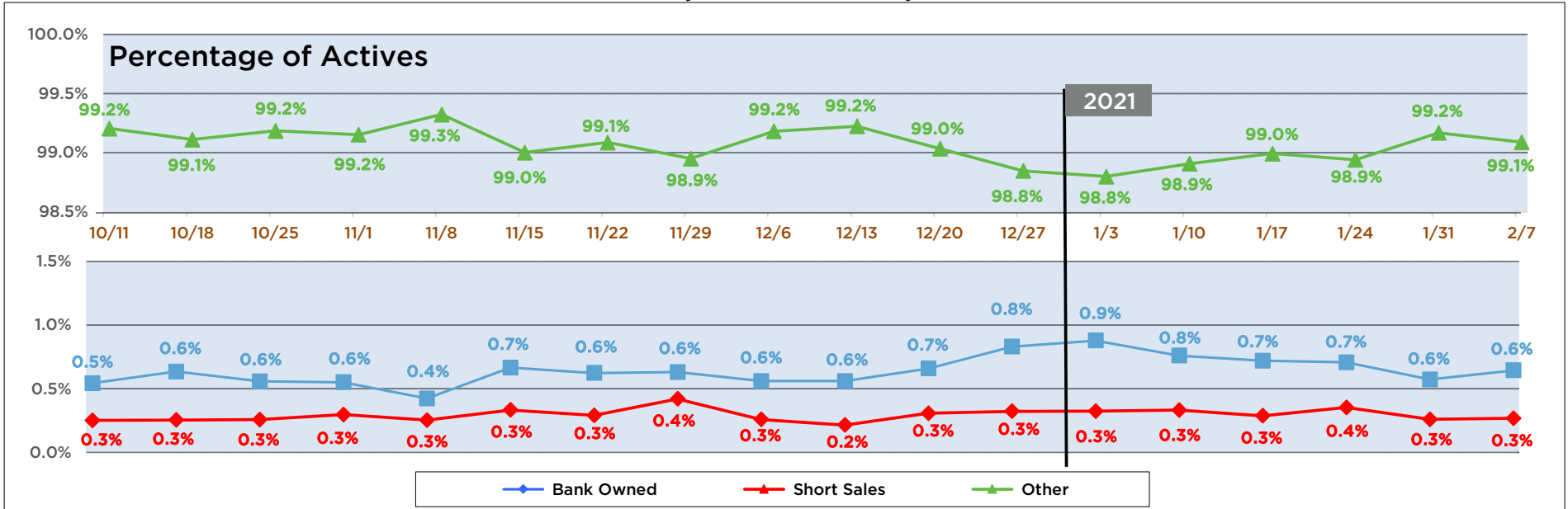
Condos, Townhomes, Villas



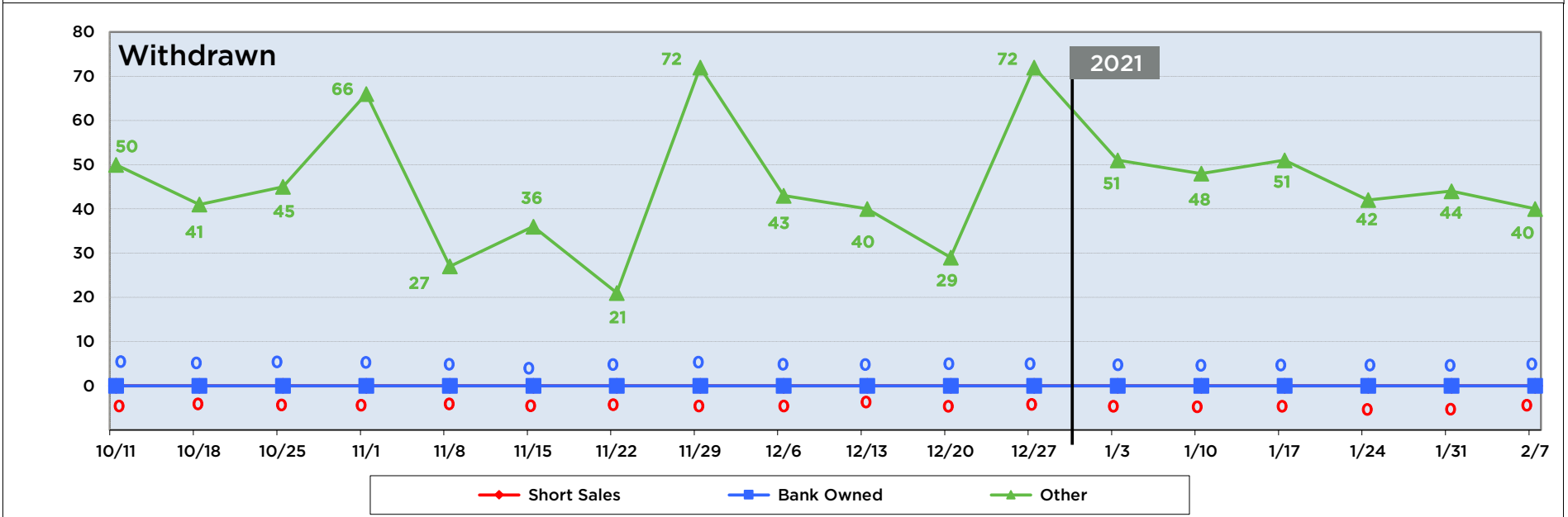
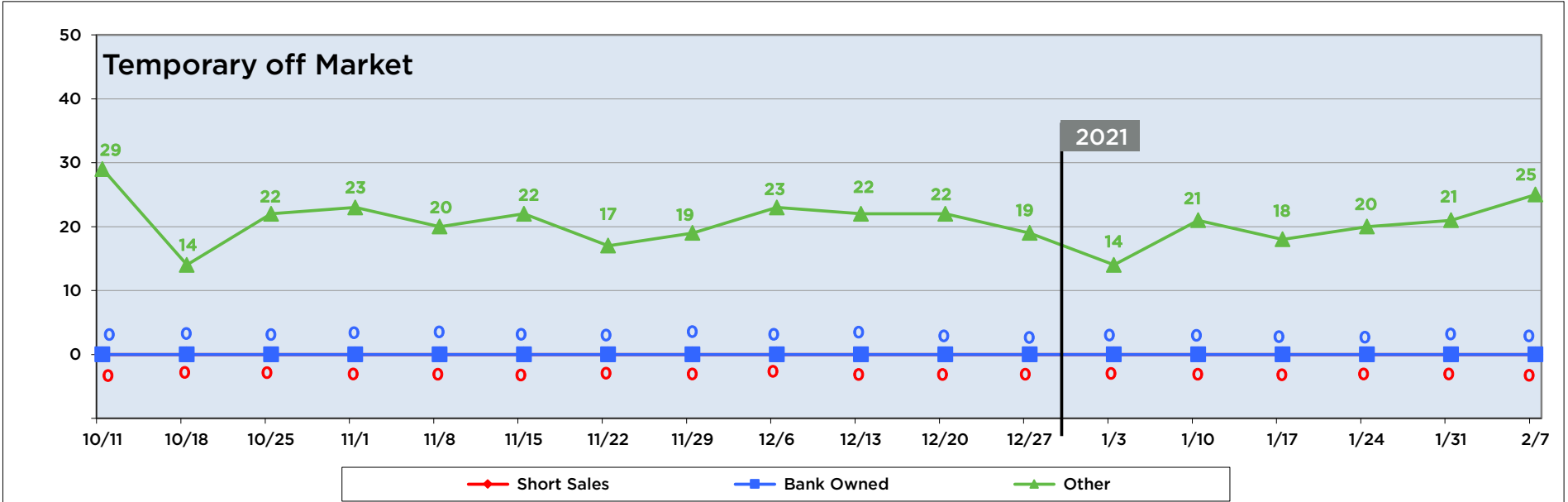
Condos, Townhomes, Villas



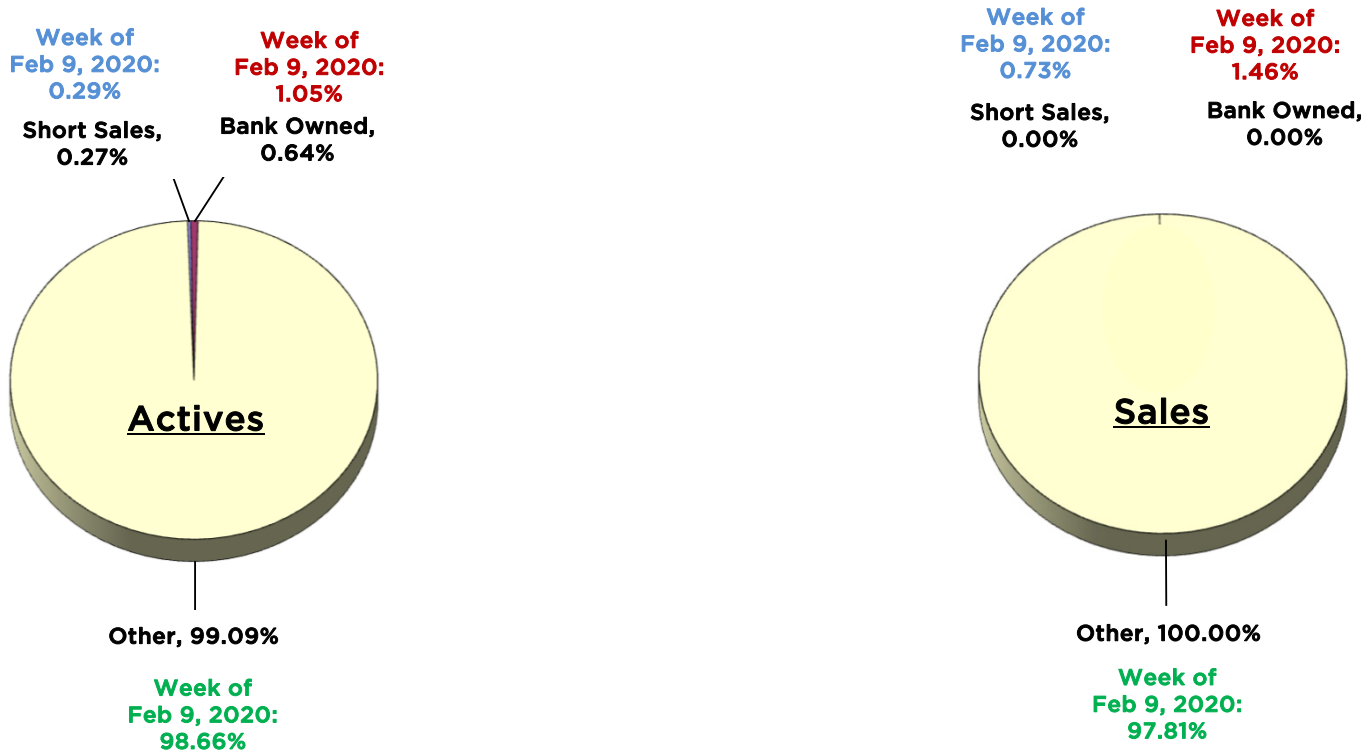
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
02/07/2021 - 02/13/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 27 Condos, Townhomes, or Villas available for the Median Price of \$185,000? (± \$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		3	\$185,000	2.3	2.0	1,424	\$129.92
Altamonte Springs / Forest City	32714	2	\$185,000	2.0	2.0	1,415	\$130.74
Longwood / Wekiva Springs	32779	1	\$185,000	3.0	2.0	1,442	\$128.29
Orange County		12	\$184,992	2.5	2.0	1,138	\$162.57
Orlando (Downtown)	32801	1	\$185,000	2.0	2.0	1,085	\$170.51
Azalea Park	32807	1	\$184,999	2.0	2.0	953	\$194.12
Conway	32812	1	\$185,000	2.0	2.0	1,192	\$155.20
Williamsburg / Lake Bryan	32821	1	\$184,900	2.0	2.0	957	\$193.21
Ventura	32822	2	\$185,000	3.0	2.0	1,065	\$173.71
Metro West / Orlo Vista	32835	4	\$185,000	3.0	2.0	1,286	\$143.86
Hunters Creek	32837	1	\$185,000	2.0	2.0	1,020	\$181.37
Pine Castle / Edgewood	32839	1	\$185,000	2.0	2.0	1,174	\$157.58
Osceola County		12	\$184,983	3.1	2.1	1,295	\$142.81
Kissimmee (Central)	34741	1	\$184,500	4.0	3.0	1,470	\$125.51
Kissimmee / Buena Ventura Lakes	34743	2	\$184,950	3.0	2.0	1,095	\$168.90
Kissimmee (East)	34744	2	\$184,950	3.0	2.0	1,582	\$116.91
Kissimmee (West) / Pleasant Hill	34746	1	\$185,000	3.0	2.0	1,286	\$143.86
Kissimmee / Celebration	34747	6	\$185,083	3.0	2.0	1,239	\$149.38