



Monday Morning Quarterback Summary

Week of February 14, 2021 - February 20, 2021

Single-family existing homes

- Sales of single-family homes increased to 494 during the week of Feb 14, from 489 the week prior
- The median price of single family homes decreased to \$315,000, a change of -1.3%
- The number of single-family home foreclosure transactions increased to 5 last week, from 3 the week of Feb 7
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 388, and now sits at 2,288

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 168 during the week of Feb 14, from 153 the week prior
- The median price of condos, townhomes, and villas increased to \$196,750, a change of 6.4%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 96, and now sits at 1,960

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

Monday Morning Quarterback
02/14/2021 - 02/20/2021
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	494	125	94	139	70	56	10
Bank Owned	5	1	1	2	0	1	0
Short Sales	1	0	1	0	0	0	0
Other	488	124	92	137	70	55	10
Active Listings	2,288	384	219	403	348	622	312
Bank Owned	29	14	2	7	4	2	0
Short Sales	13	5	2	2	1	2	1
Other	2,246	365	215	394	343	618	311
Months of Inventory	1	1	1	1	1	3	7

List Price

Average Original List Price	\$384,619	\$199,515	\$276,518	\$349,622	\$461,613	\$714,955	\$1,812,200
Average Final List Price	\$378,554	\$196,760	\$274,473	\$346,942	\$452,308	\$695,223	\$1,779,100

Sale Price

Average Price	\$369,440	\$190,459	\$271,439	\$342,750	\$445,363	\$676,670	\$1,646,950
Median Price	\$315,000	\$200,100	\$270,000	\$340,000	\$440,000	\$615,500	\$1,512,500

Price Differences

Original to Final List Price	-\$6,065	-\$2,755	-\$2,045	-\$2,680	-\$9,305	-\$19,732	-\$33,100
Original List to Sale Price - \$	-\$15,179	-\$9,056	-\$5,079	-\$6,872	-\$16,250	-\$38,285	-\$165,250
Final List to Sale Price - \$	-\$9,114	-\$6,301	-\$3,034	-\$4,192	-\$6,945	-\$18,553	-\$132,150
Original List to Sale Price - %	96.05%	95.46%	98.16%	98.03%	96.48%	94.65%	90.88%
Final List to Sale Price - %	97.59%	96.80%	98.89%	98.79%	98.46%	97.33%	92.57%

Days on the Market

Avg Days Listing to Contract	47	56	37	33	54	64	83
Combined Avg Days to Contract	48	56	39	34	57	67	83
Avg Days Listing to Closing	84	93	78	69	89	100	139
Avg Days Contract to Close	37	37	40	35	35	35	54

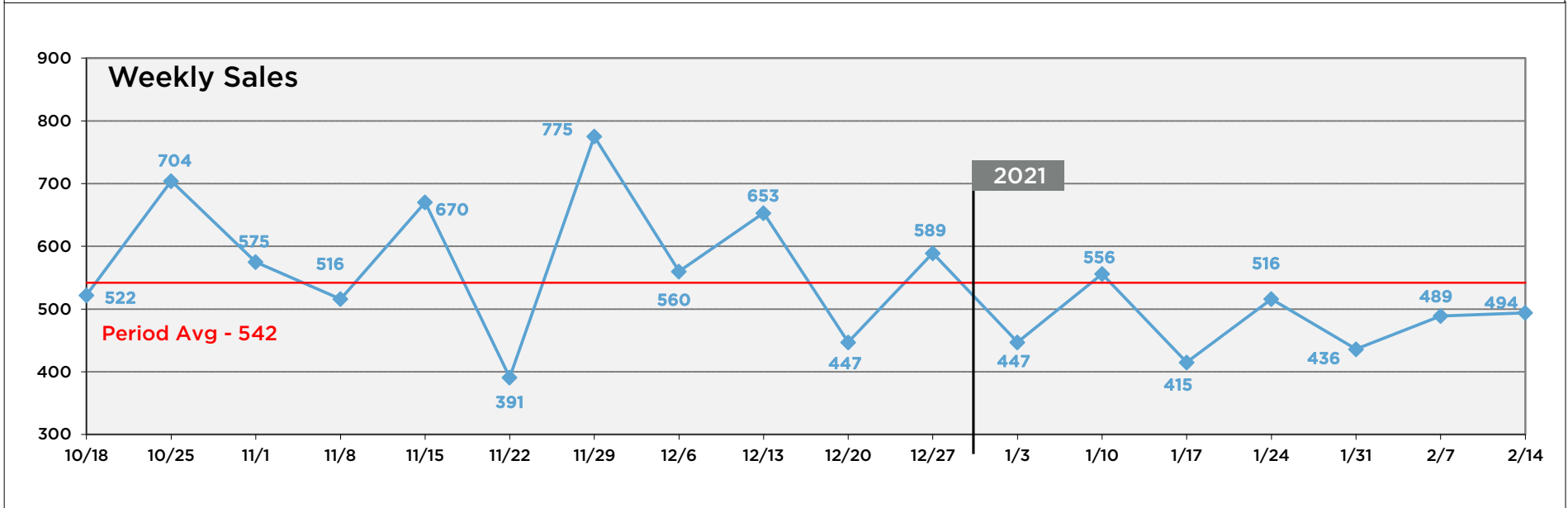
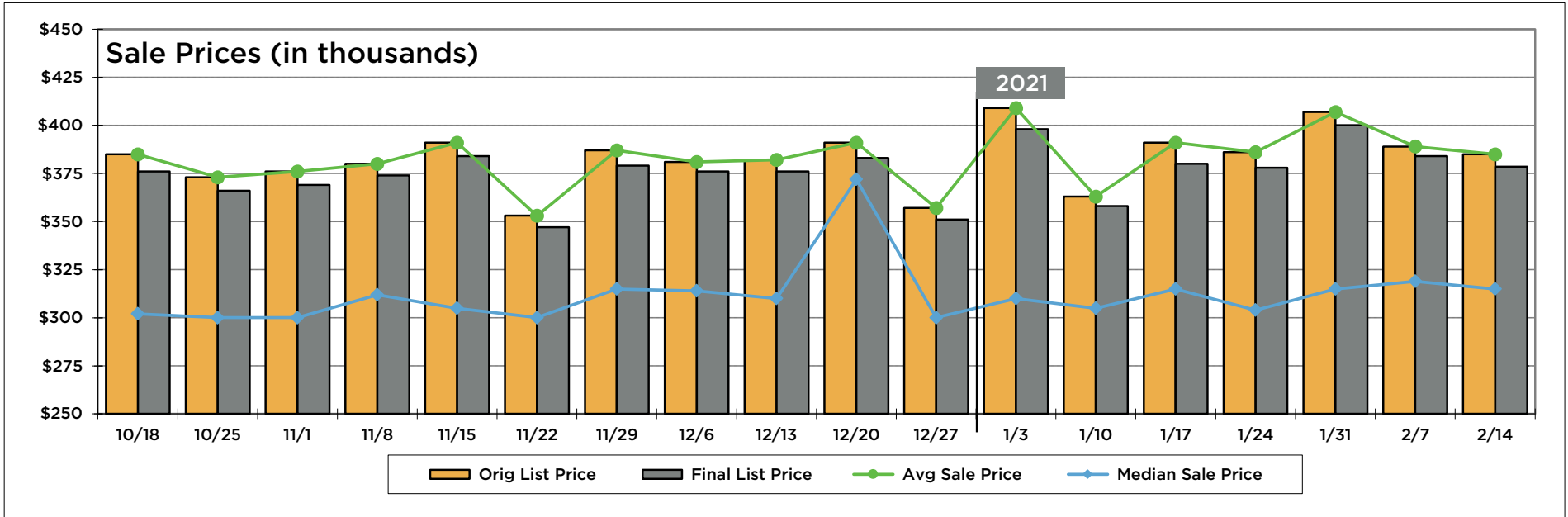
Beds / Baths

Average Bedrooms	4	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

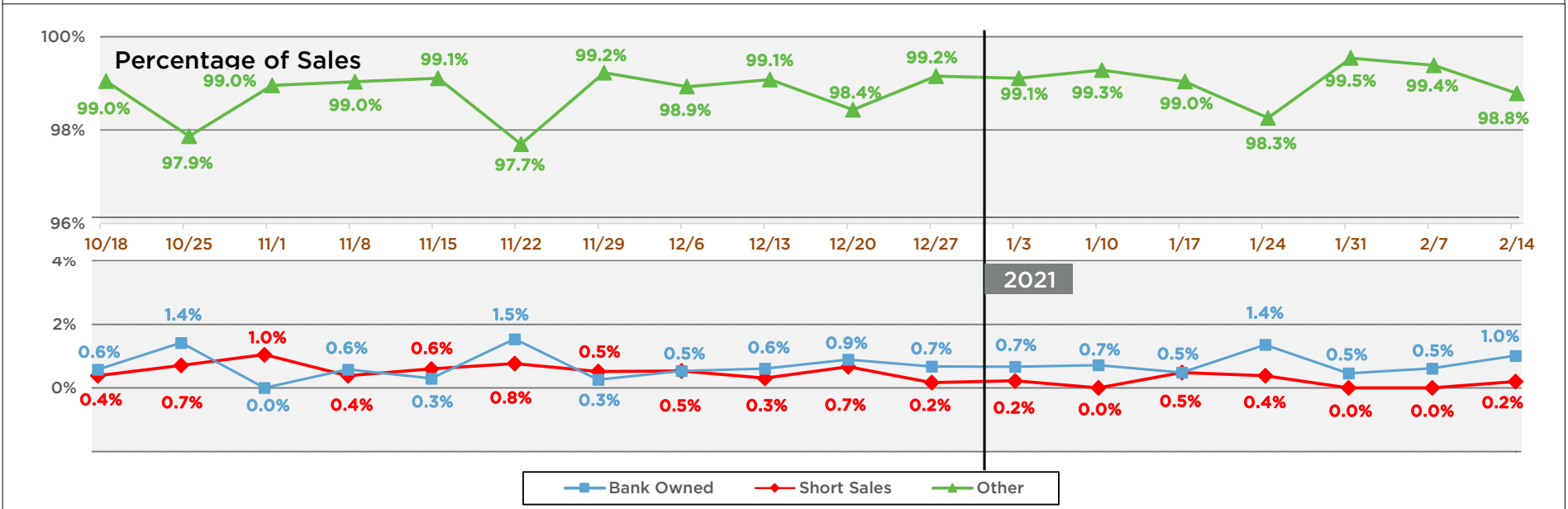
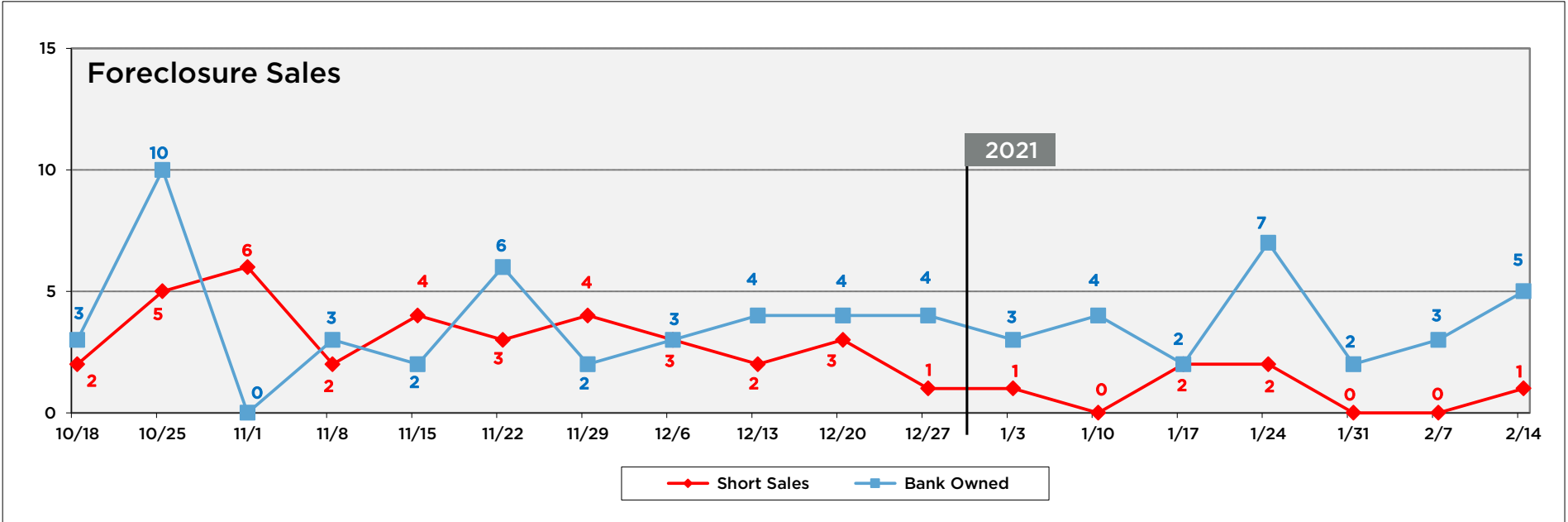
Average Square Feet	2,127	1,348	1,739	2,118	2,673	3,354	4,931
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Single Family Homes

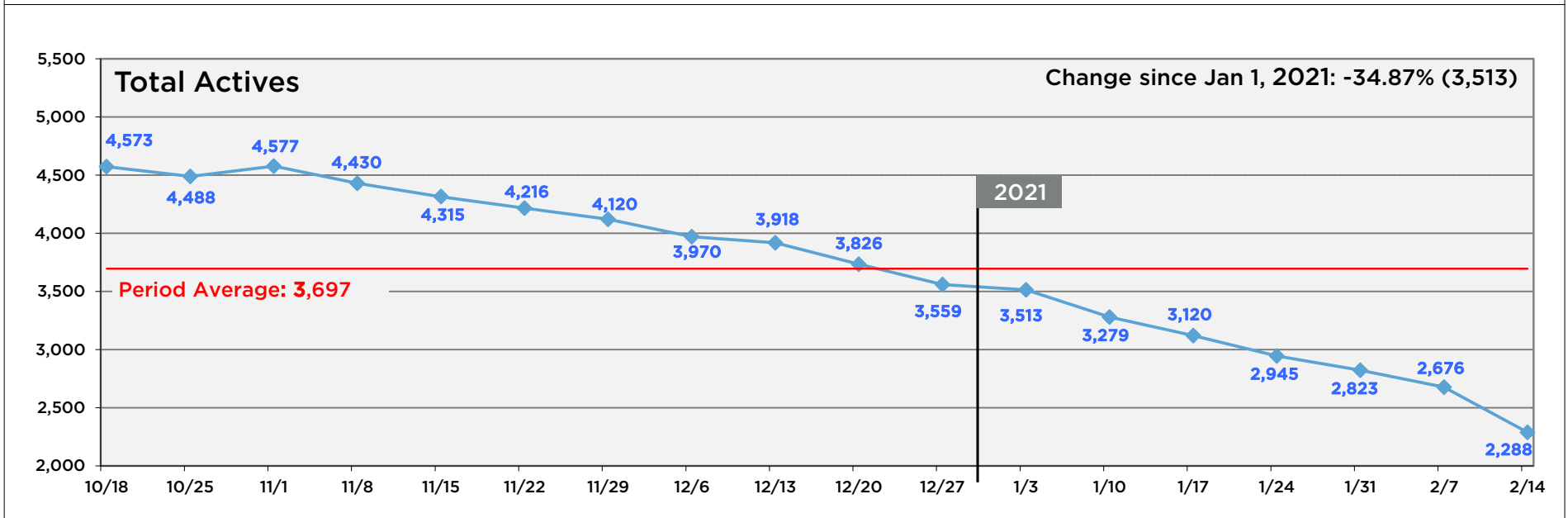
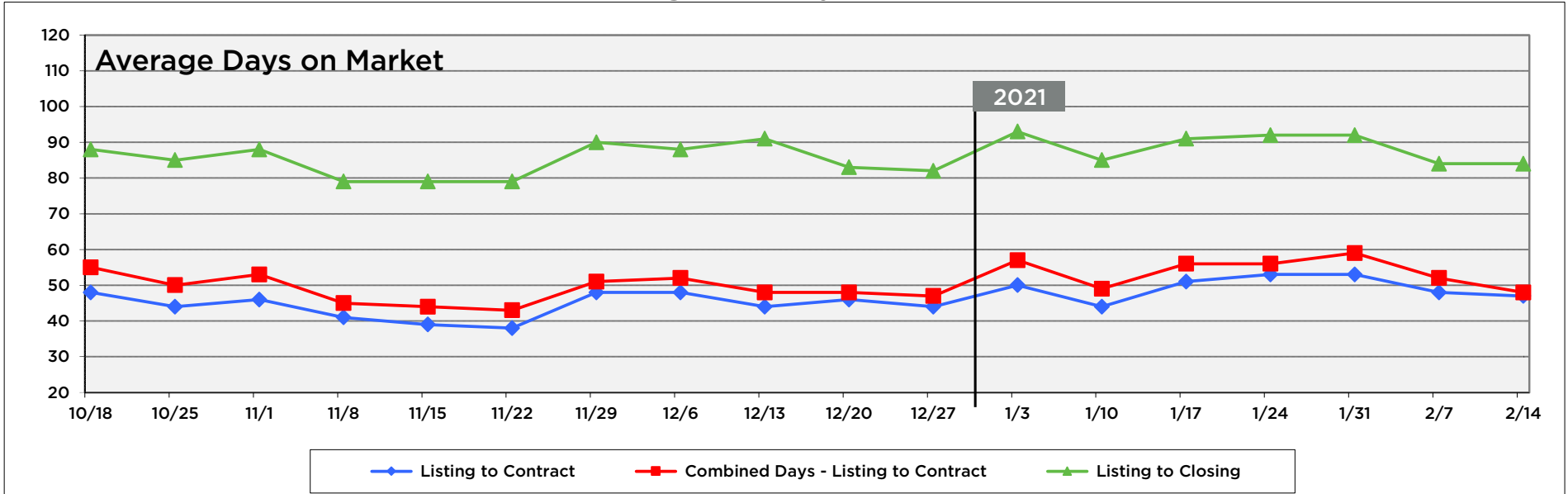




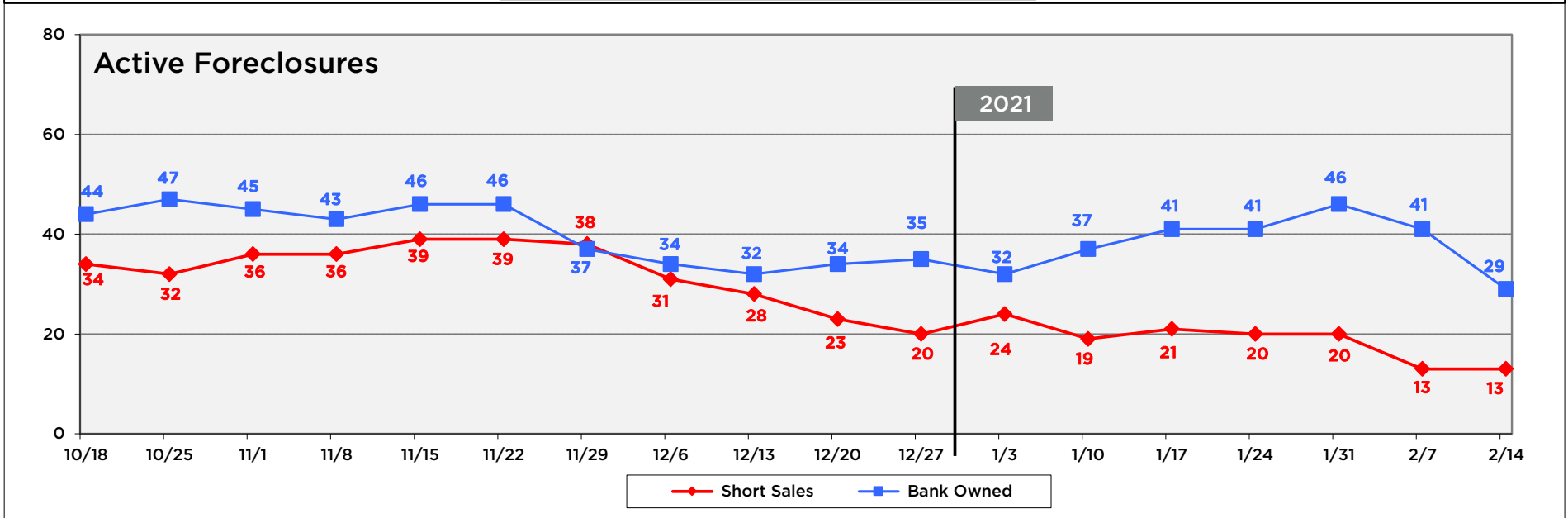
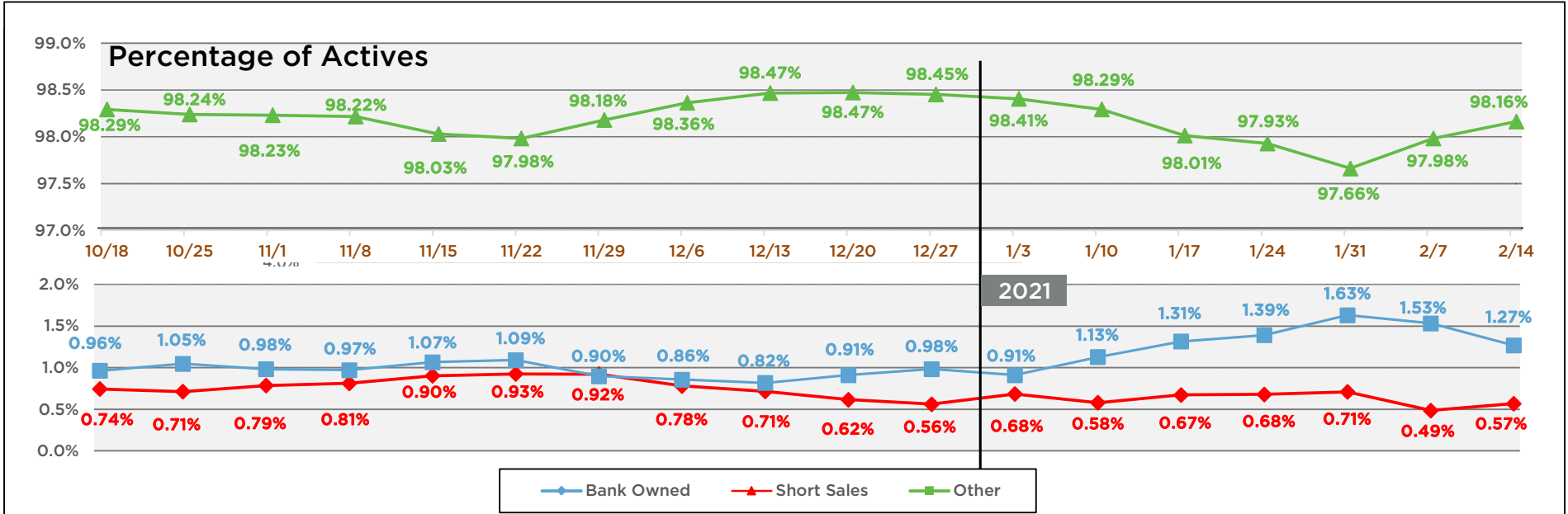
Single Family Homes



Single Family Homes

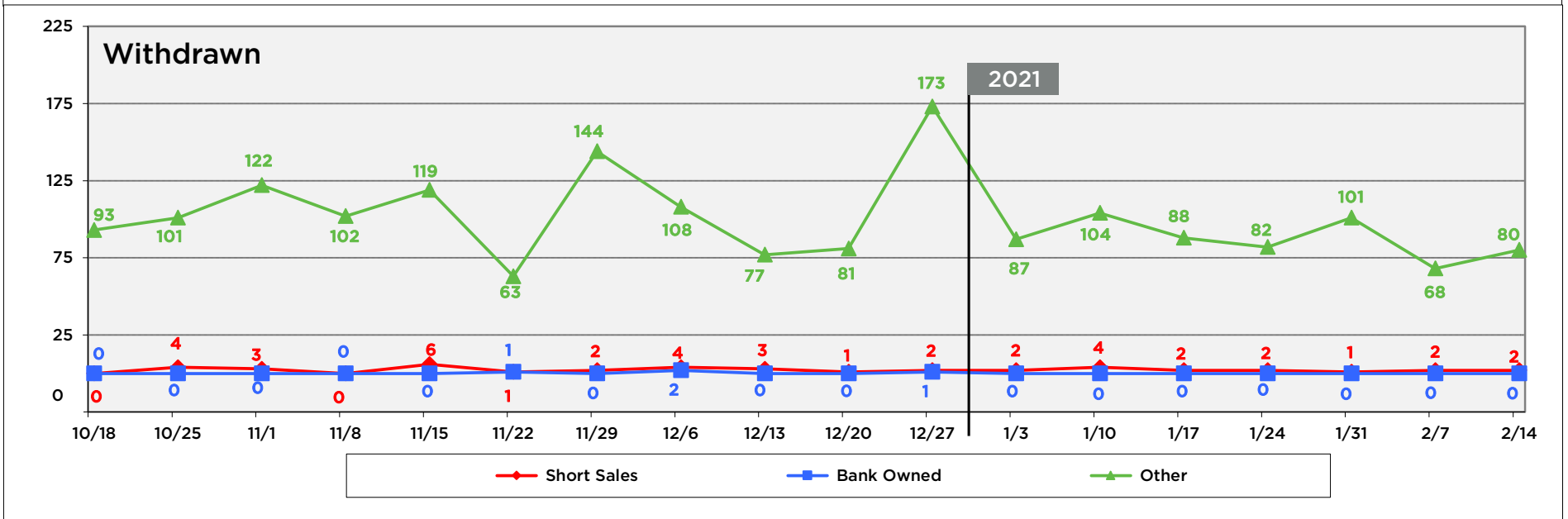
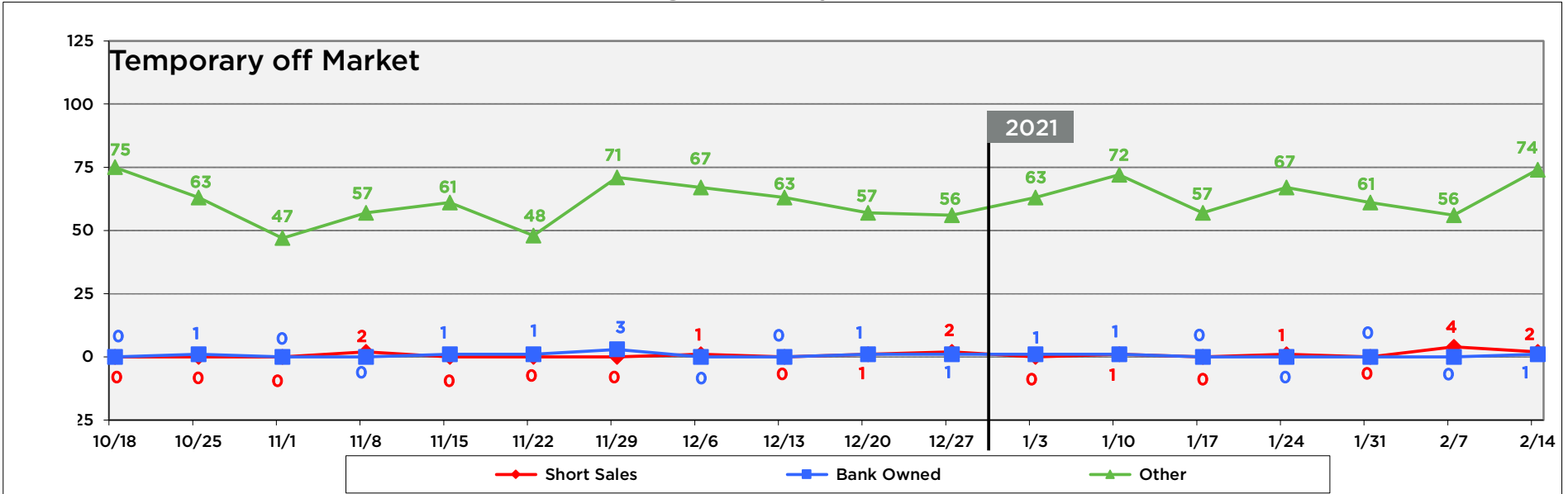


Single Family Homes

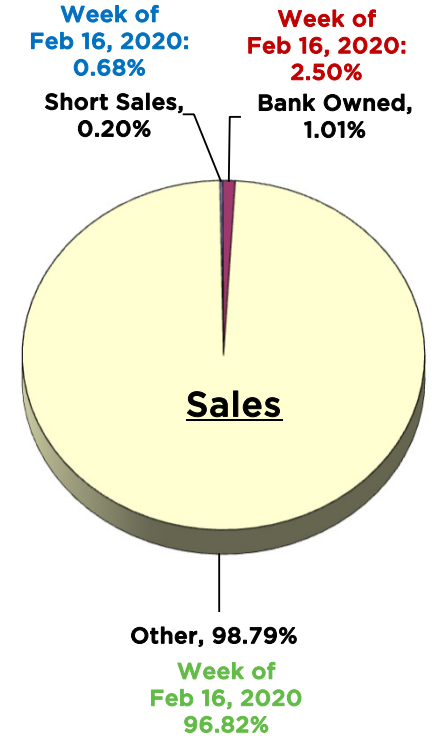
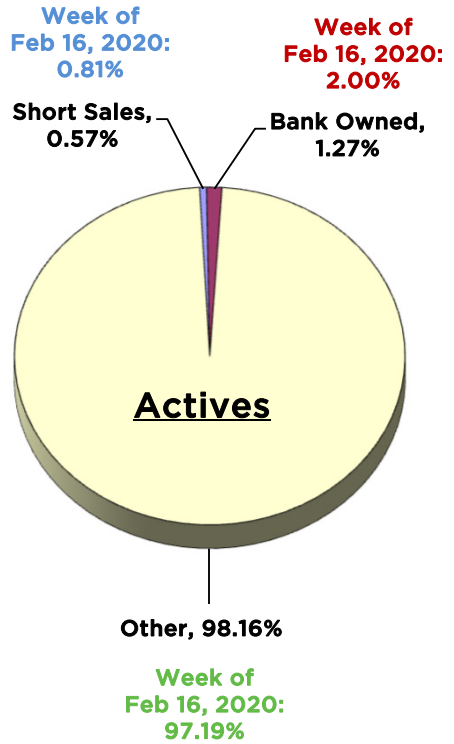




Single Family Homes



Single Family Homes



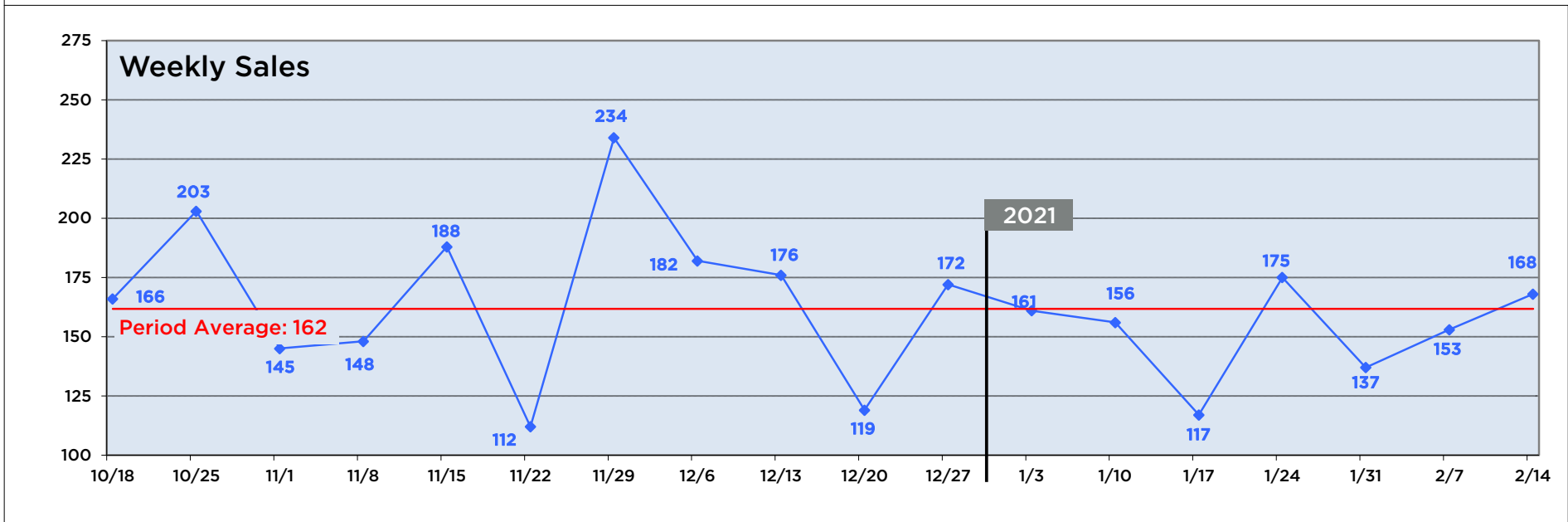
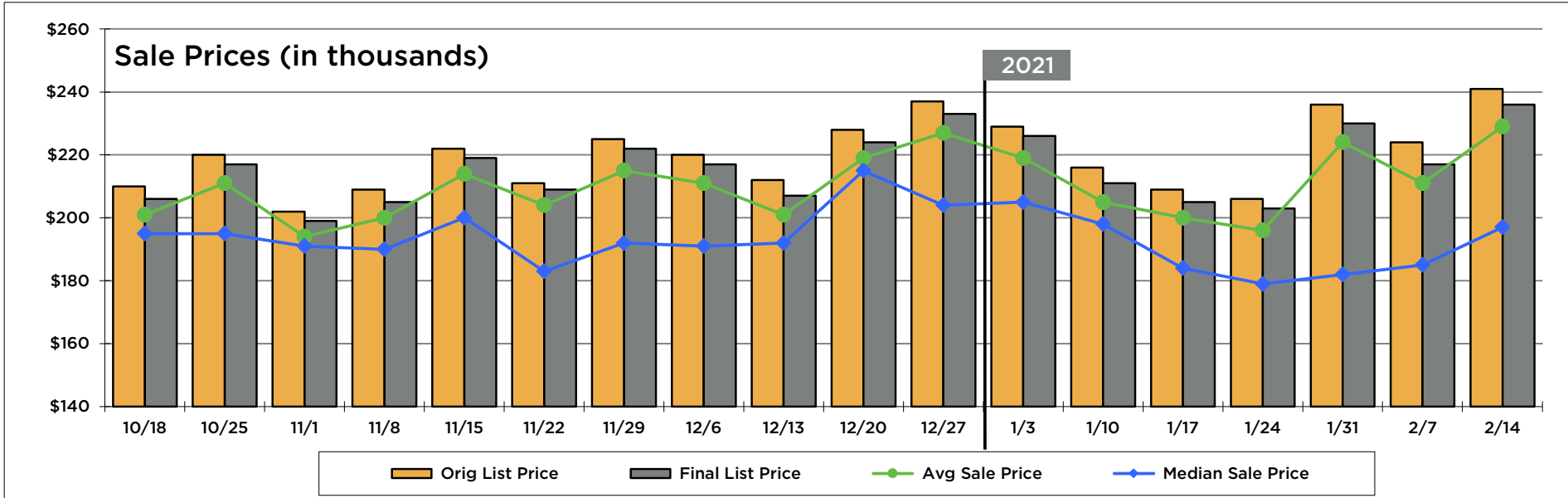
Where are the 10 Single Family Homes available for the Median Price of \$315,000? (± \$500)

<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>
Orange County		5	\$315,000	3.6	2.2	2,064	\$152.63
Apopka / Hunt Club	32703	1	\$315,000	3.0	2.0	3,344	\$94.20
Mount Dora	32757	1	\$315,000	4.0	3.0	2,022	\$155.79
Orlo Vista	32811	1	\$315,000	3.0	2.0	1,498	\$210.28
Ventura	32822	1	\$315,000	4.0	2.0	1,461	\$215.61
Hunters Creek	32837	1	\$315,000	4.0	2.0	1,994	\$157.97
Osceola County		4	\$314,975	4.3	2.8	2,065	\$152.57
Kissimmee (West) / Pleasant Hill	34746	1	\$315,000	5.0	3.0	2,269	\$138.83
Kissimmee / Poinciana	34758	1	\$315,000	4.0	3.0	2,096	\$150.29
St Cloud / Narcoossee	34771	1	\$315,000	4.0	3.0	1,667	\$188.96
St Cloud / Canoe Creek	34772	1	\$314,900	4.0	2.0	2,226	\$141.46
Lake County		1	\$315,000	4.0	2.0	1,630	\$193.25
Sorrento / Mt Plymouth	32776	1	\$315,000	4.0	2.0	1,630	\$193.25

Condos, Townhomes, Villas

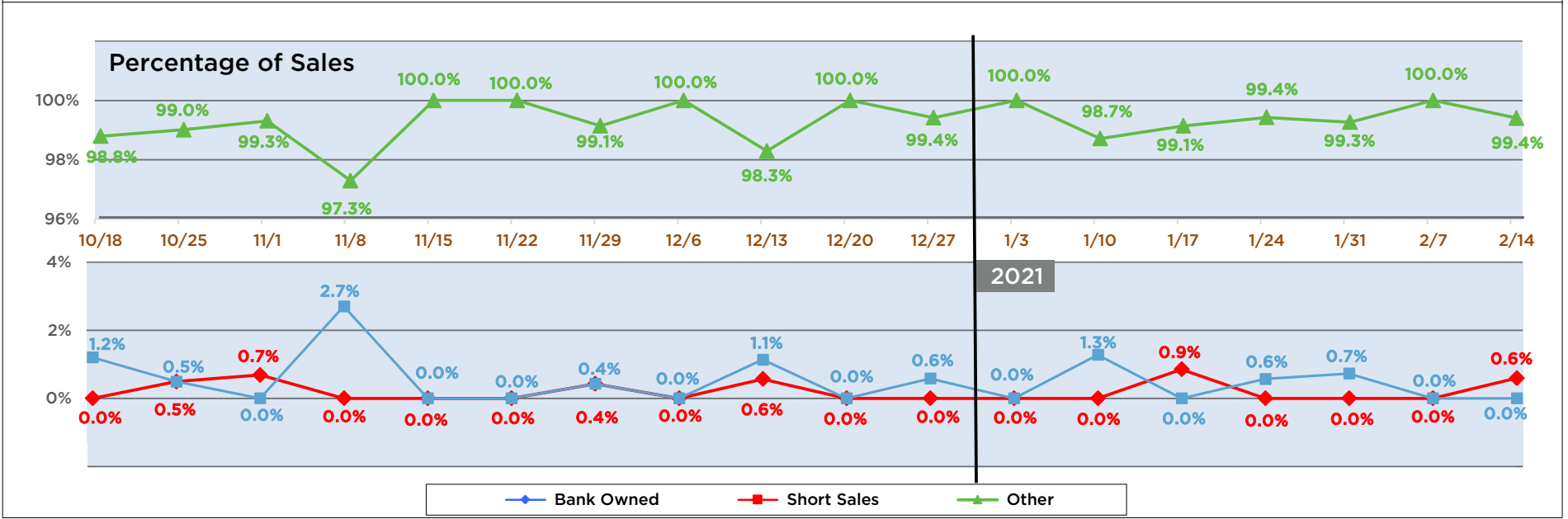
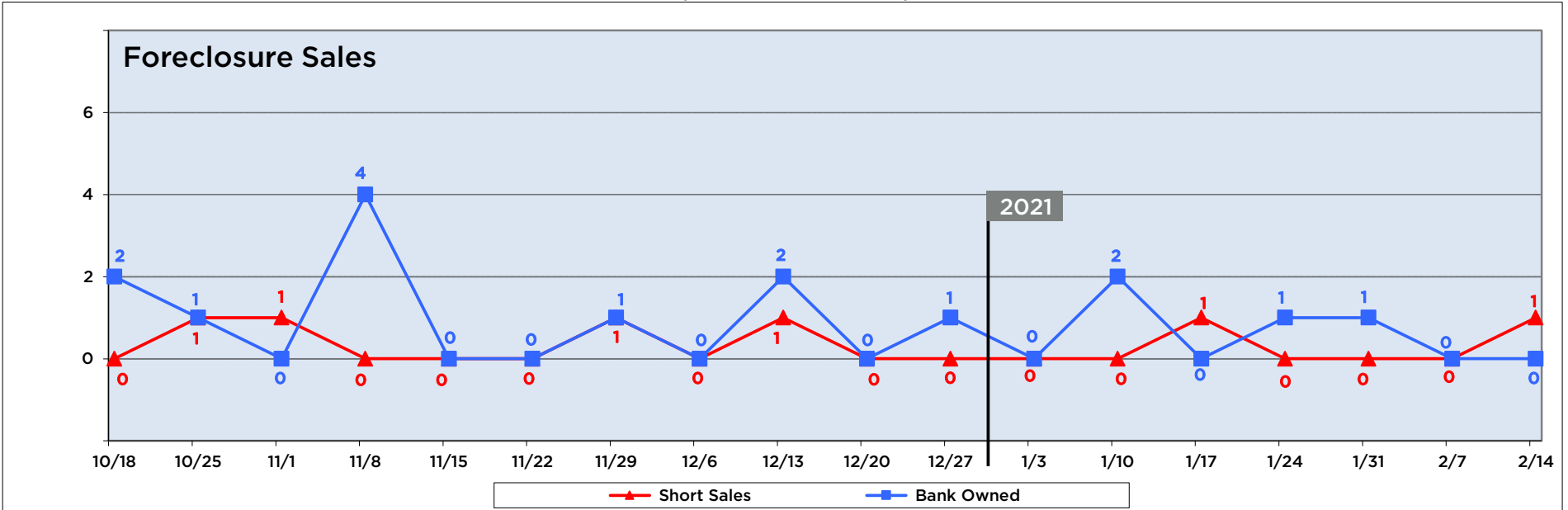
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	168	124	25	15	2	0	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	167	123	25	15	2	0	2
Active Listings	1,960	1,385	191	255	74	42	13
Bank Owned	17	17	0	0	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,939	1,365	191	254	74	42	13
Months of Inventory	3	3	2	4	9	0	2
<i>List Price</i>							
Average Original List Price	\$240,729	\$174,553	\$277,003	\$355,266	\$439,450	\$0	\$2,832,500
Average Final List Price	\$236,286	\$172,230	\$273,860	\$347,613	\$439,450	\$0	\$2,700,000
<i>Sale Price</i>							
Average Price	\$229,052	\$166,362	\$268,936	\$337,466	\$433,250	\$0	\$2,600,000
Median Price	\$196,750	\$166,500	\$270,000	\$337,000	\$433,250	\$0	\$2,600,000
<i>Price Differences</i>							
Original to Final List Price	-\$4,443	-\$2,323	-\$3,143	-\$7,653	\$0	\$0	-\$132,500
Original List to Sale Price - \$	-\$11,677	-\$8,191	-\$8,067	-\$17,800	-\$6,200	\$0	-\$232,500
Final List to Sale Price - \$	-\$7,234	-\$5,868	-\$4,924	-\$10,147	-\$6,200	\$0	-\$100,000
Original List to Sale Price - %	95.15%	95.31%	97.09%	94.99%	98.59%	0.00%	91.79%
Final List to Sale Price - %	96.94%	96.59%	98.20%	97.08%	98.59%	0.00%	96.30%
<i>Days on the Market</i>							
Avg Days Listing to Contract	66	63	68	84	19	0	148
Combined Avg Days to Contract	71	65	69	124	19	0	148
Avg Days Listing to Closing	103	98	105	127	64	0	204
Avg Days Contract to Close	35	34	36	42	44	0	55
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	0	3
Average Full Baths	2	2	2	2	2	0	3
Average Half Baths	0	0	1	1	1	0	2
<i>Square Footage</i>							
Average Square Feet	1,404	1,246	1,682	1,873	1,927	0	3,687

Condos, Townhomes, Villas

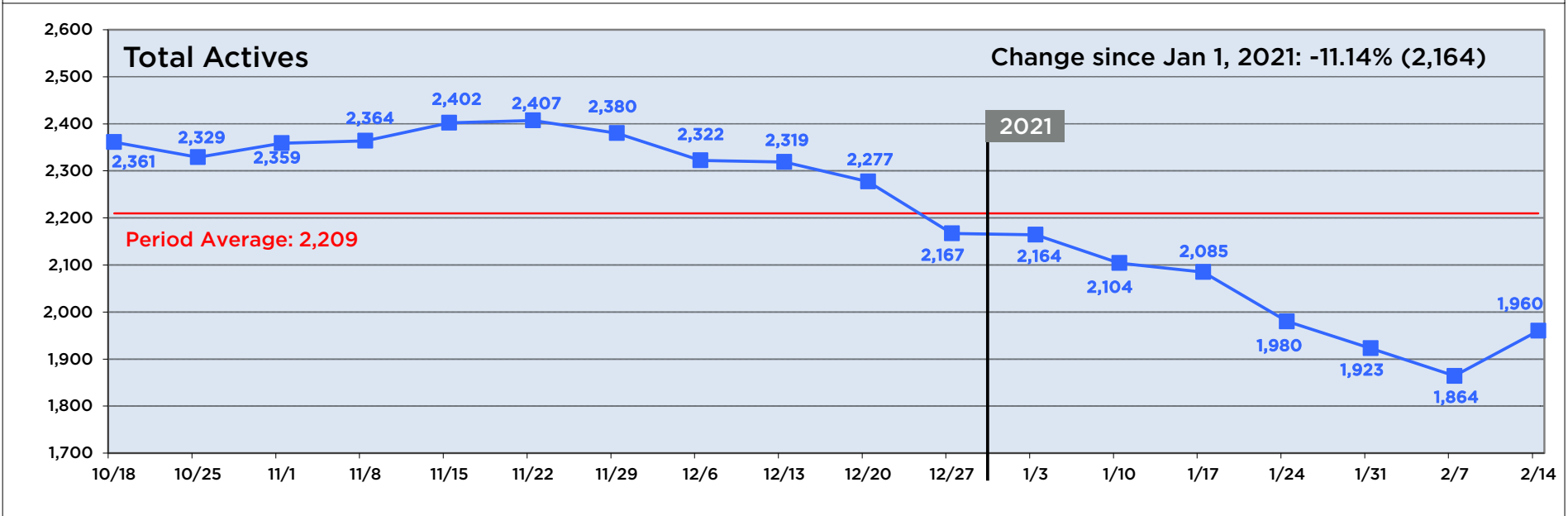
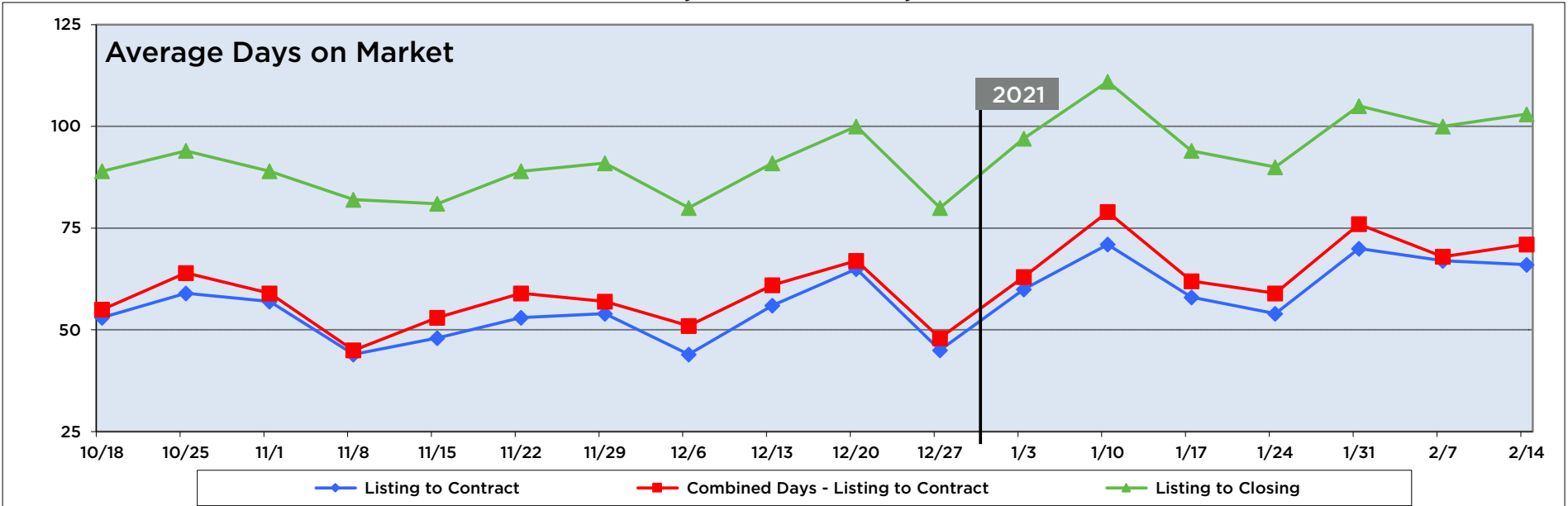




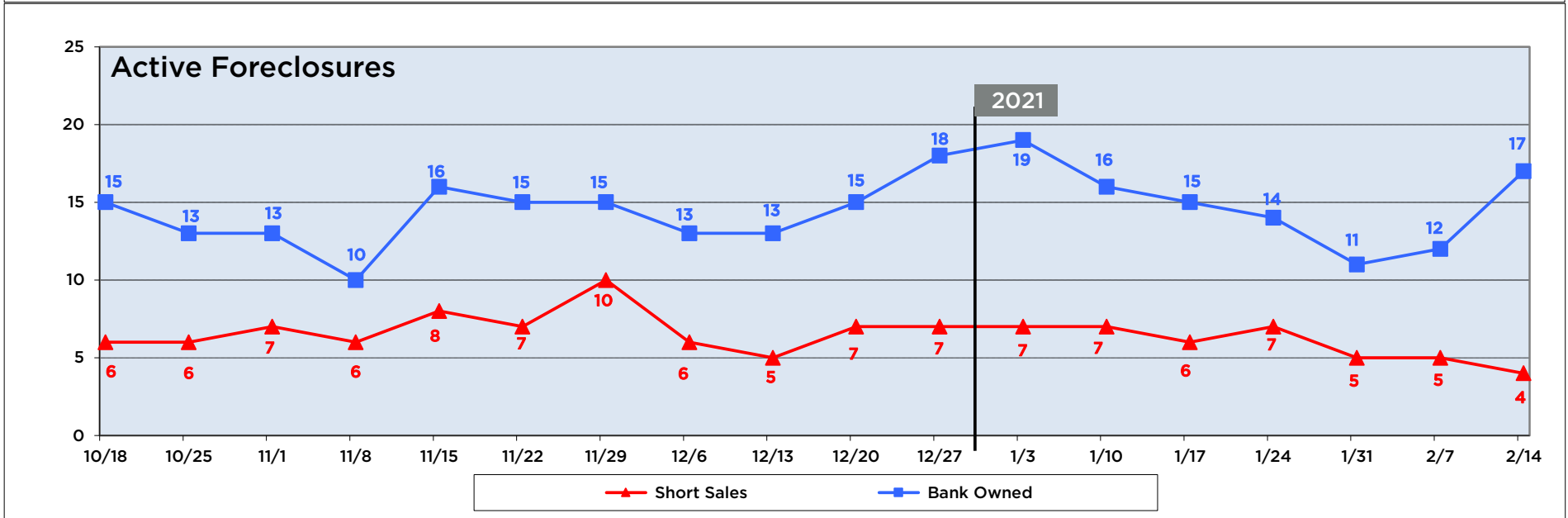
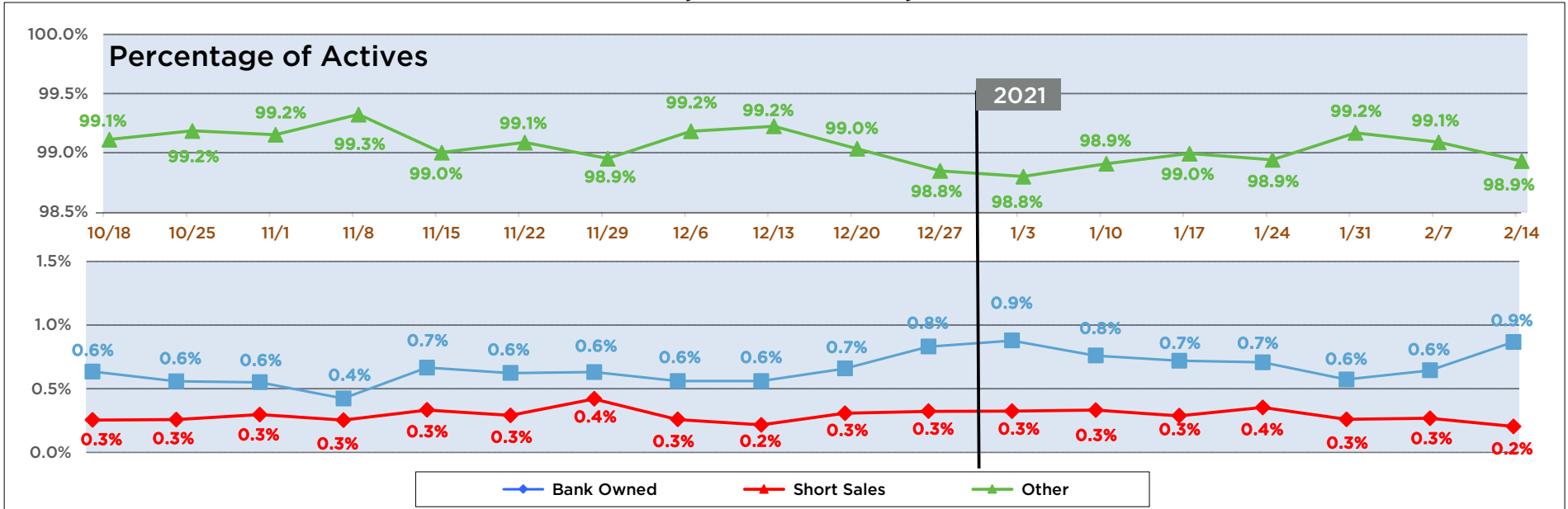
Condos, Townhomes, Villas



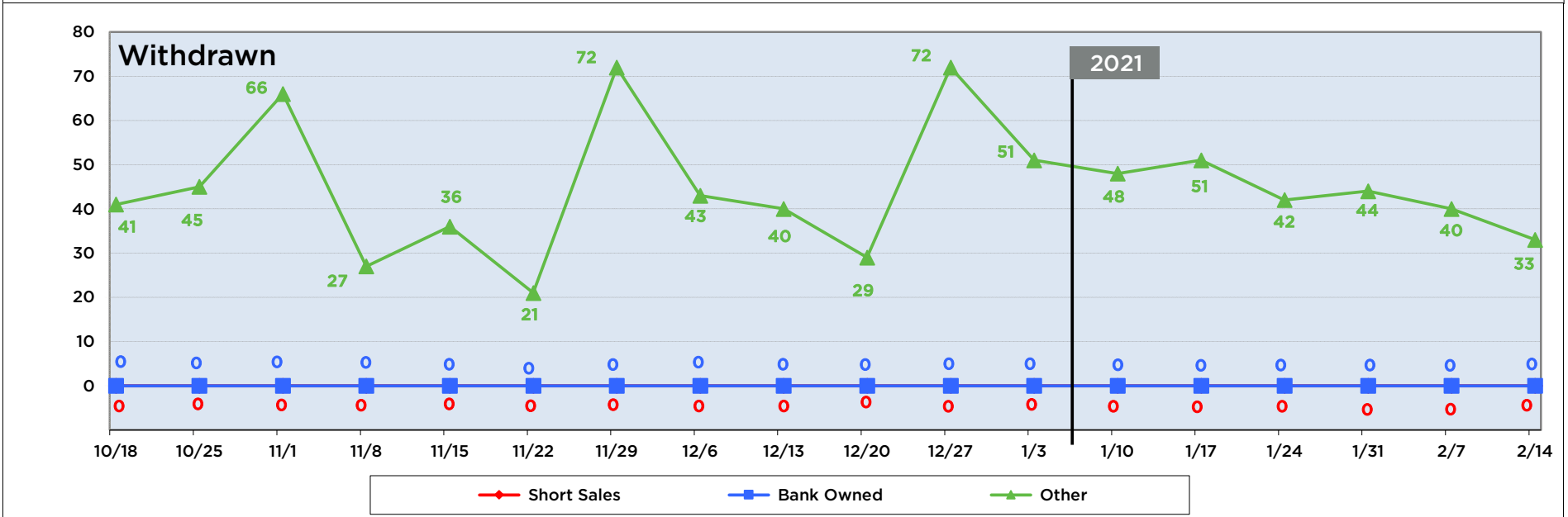
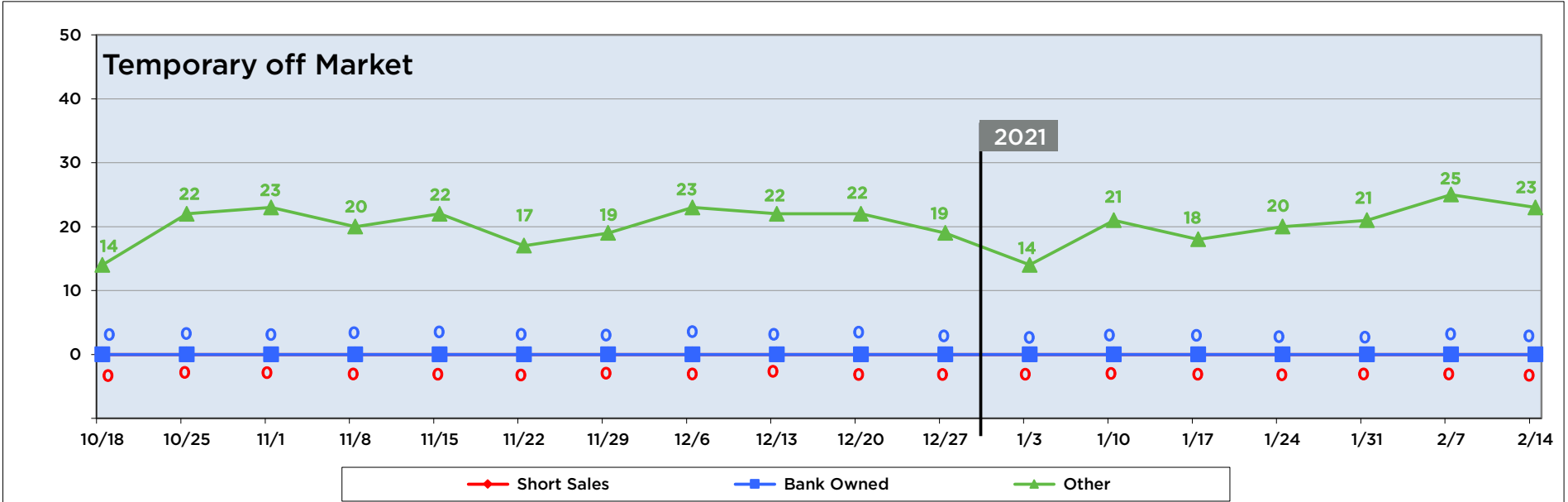
Condos, Townhomes, Villas



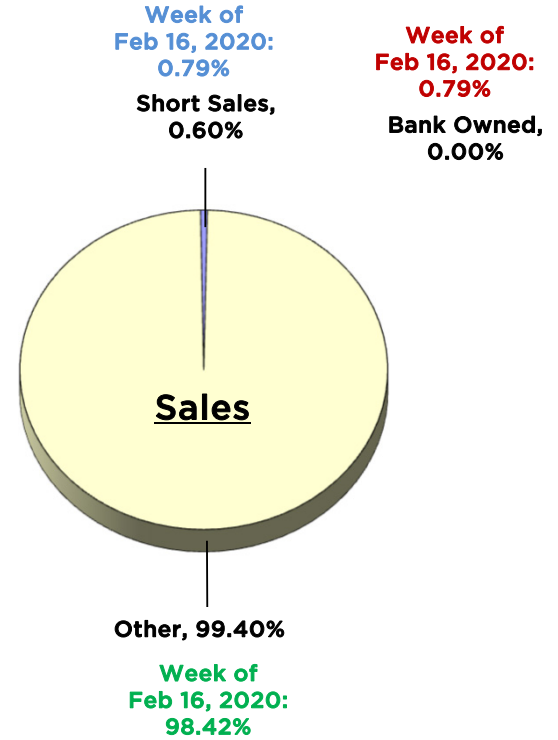
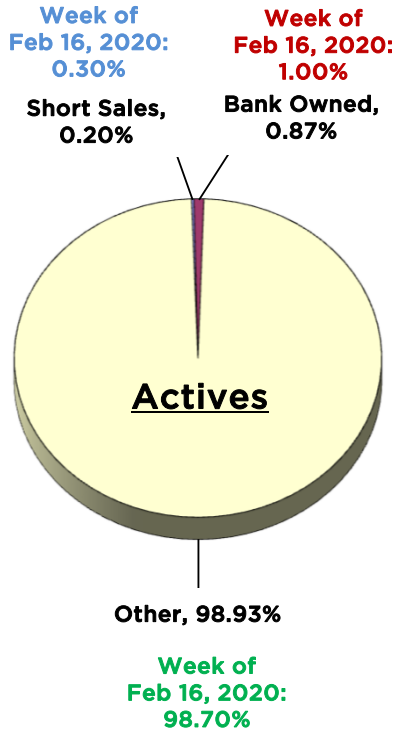
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$196,750? (± \$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		1	\$197,000	2.0	2.0	957	\$205.85
Williamsburg / Lake Bryan	32821	1	\$197,000	2.0	2.0	957	\$205.85
Osceola County		1	\$197,000	4.0	3.0	1,470	\$134.01
Kissimmee (Central)	34741	1	\$197,000	4.0	3.0	1,470	\$134.01