



Monday Morning Quarterback Summary

Week of February 21, 2021 - February 27, 2021

Single-family existing homes

- Sales of single-family homes increased to 723 during the week of Feb 21, from 494 the week prior
- The median price of single family homes decreased to \$312,600, a change of -0.8%
- The number of single-family home foreclosure transactions increased to 6 last week, from 5 the week of Feb 14
- The number of single-family home short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory increased by 89, and now sits at 2,377

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 226 during the week of Feb 21, from 168 the week prior
- The median price of condos, townhomes, and villas increased to \$200,050, a change of 1.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 6 last week, from 0 the week of Feb 14
- The number of condo, townhome and villa short-sale transactions increased to 2 from 1 the week prior
- Condo inventory decreased by 297, and now sits at 1,663

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

Monday Morning Quarterback
02/21/2021 - 02/27/2021
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	723	193	130	206	86	88	20
Bank Owned	6	5	0	0	0	1	0
Short Sales	3	2	0	0	1	0	0
Other	714	186	130	206	85	87	20
Active Listings	2,377	519	218	409	323	624	284
Bank Owned	34	18	4	9	1	2	0
Short Sales	12	5	3	0	2	2	0
Other	2,331	496	211	400	320	620	284
Months of Inventory	1	1	0	0	1	2	3

List Price

Average Original List Price	\$405,557	\$202,839	\$278,950	\$351,100	\$455,970	\$709,619	\$2,190,990
Average Final List Price	\$399,131	\$199,749	\$275,959	\$348,213	\$450,945	\$695,345	\$2,122,090

Sale Price

Average Price	\$385,736	\$193,923	\$272,699	\$343,826	\$446,136	\$676,856	\$1,862,475
Median Price	\$312,600	\$209,000	\$270,000	\$345,060	\$445,000	\$644,500	\$1,462,000

Price Differences

Original to Final List Price	-\$6,426	-\$3,090	-\$2,991	-\$2,887	-\$5,025	-\$14,274	-\$68,900
Original List to Sale Price - \$	-\$19,821	-\$8,916	-\$6,251	-\$7,274	-\$9,834	-\$32,763	-\$328,515
Final List to Sale Price - \$	-\$13,395	-\$5,826	-\$3,260	-\$4,387	-\$4,809	-\$18,489	-\$259,615
Original List to Sale Price - %	95.11%	95.60%	97.76%	97.93%	97.84%	95.38%	85.01%
Final List to Sale Price - %	96.64%	97.08%	98.82%	98.74%	98.93%	97.34%	87.77%

Days on the Market

Avg Days Listing to Contract	47	47	26	40	44	80	136
Combined Avg Days to Contract	53	50	27	43	61	86	162
Avg Days Listing to Closing	85	84	60	76	86	121	173
Avg Days Contract to Close	37	36	34	36	41	40	36

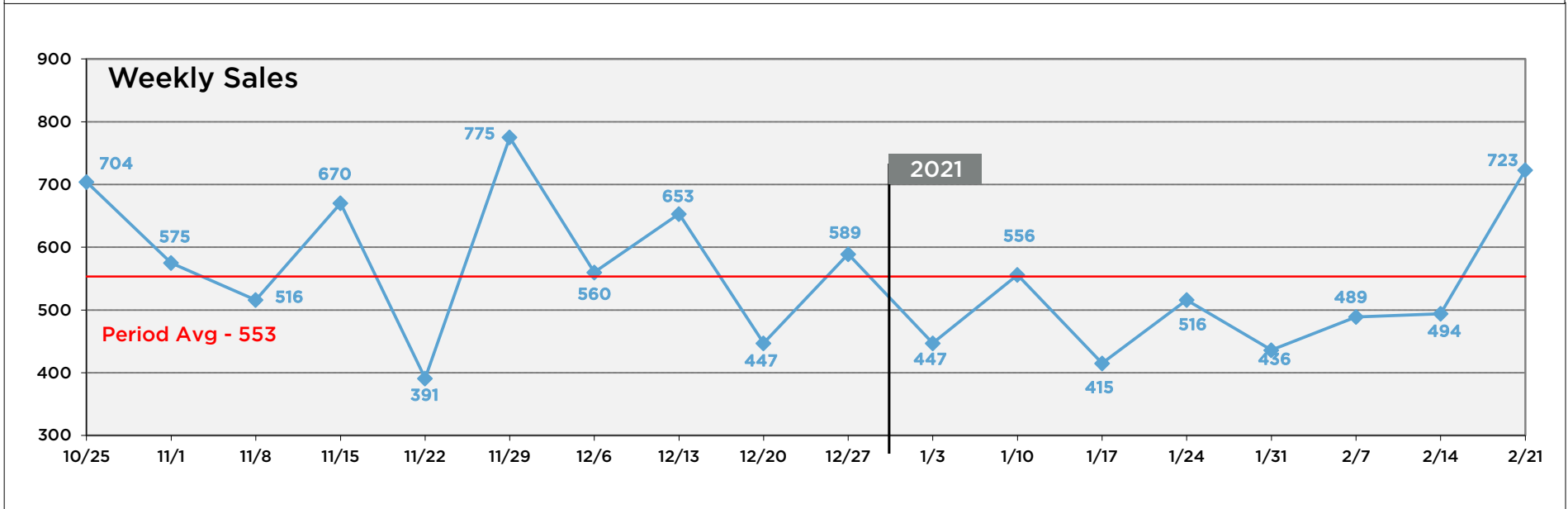
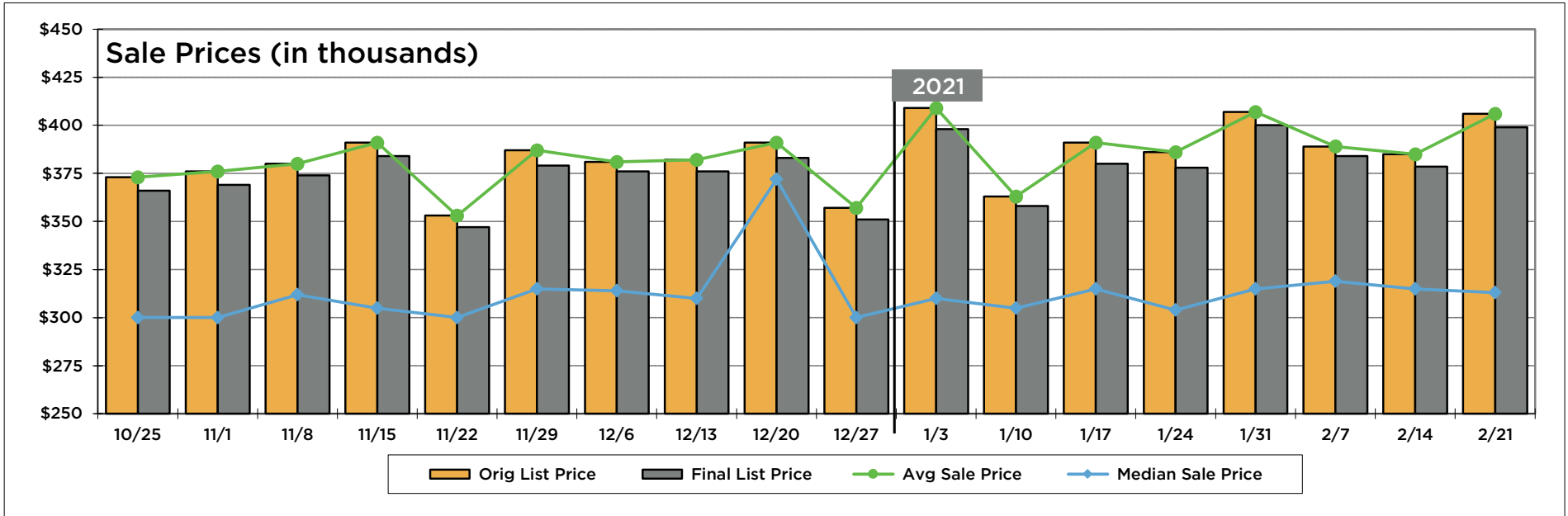
Beds / Baths

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

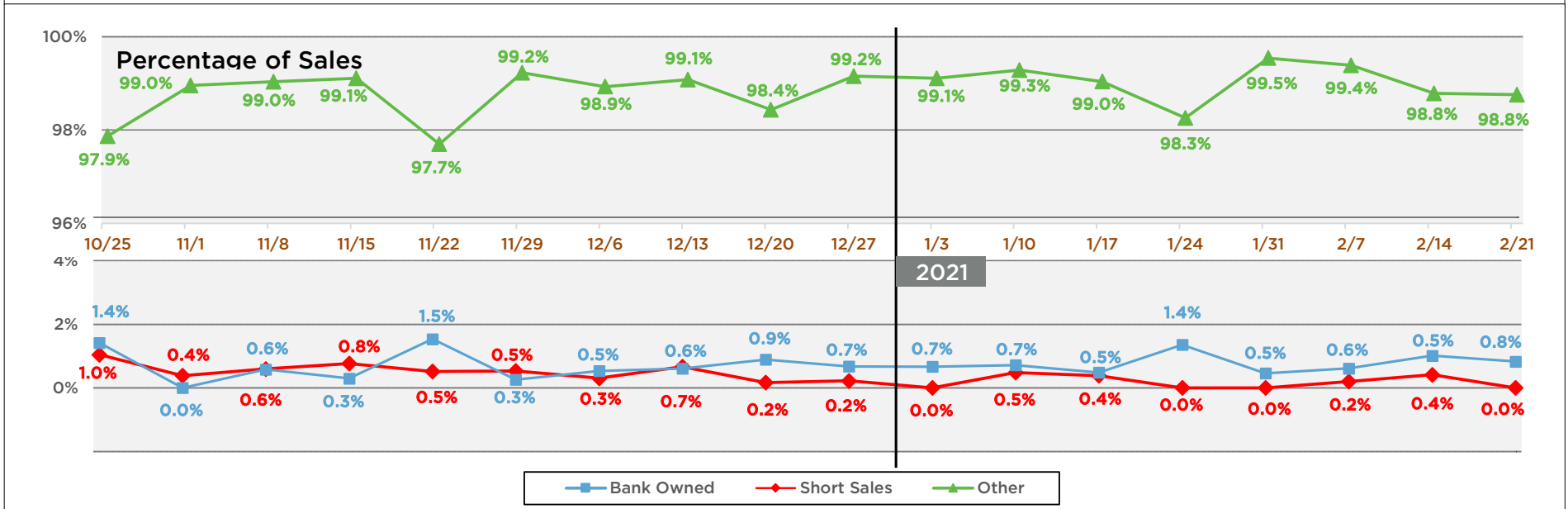
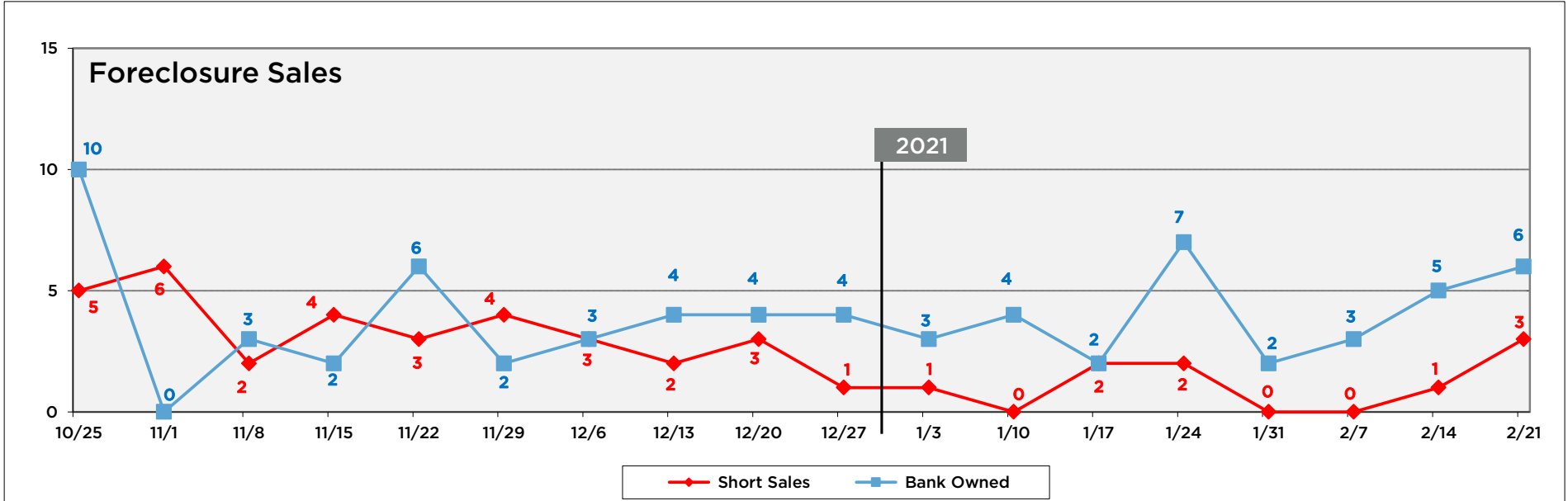
Square Footage

Average Square Feet	2,209	1,376	1,676	2,180	2,860	3,516	5,472
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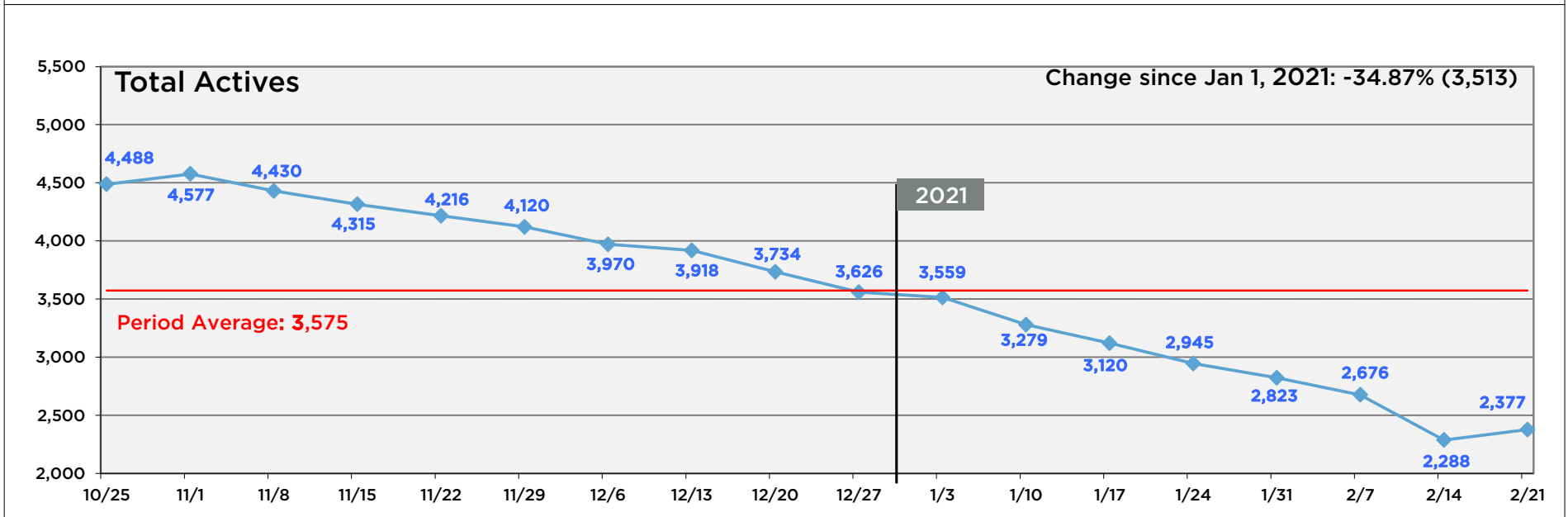
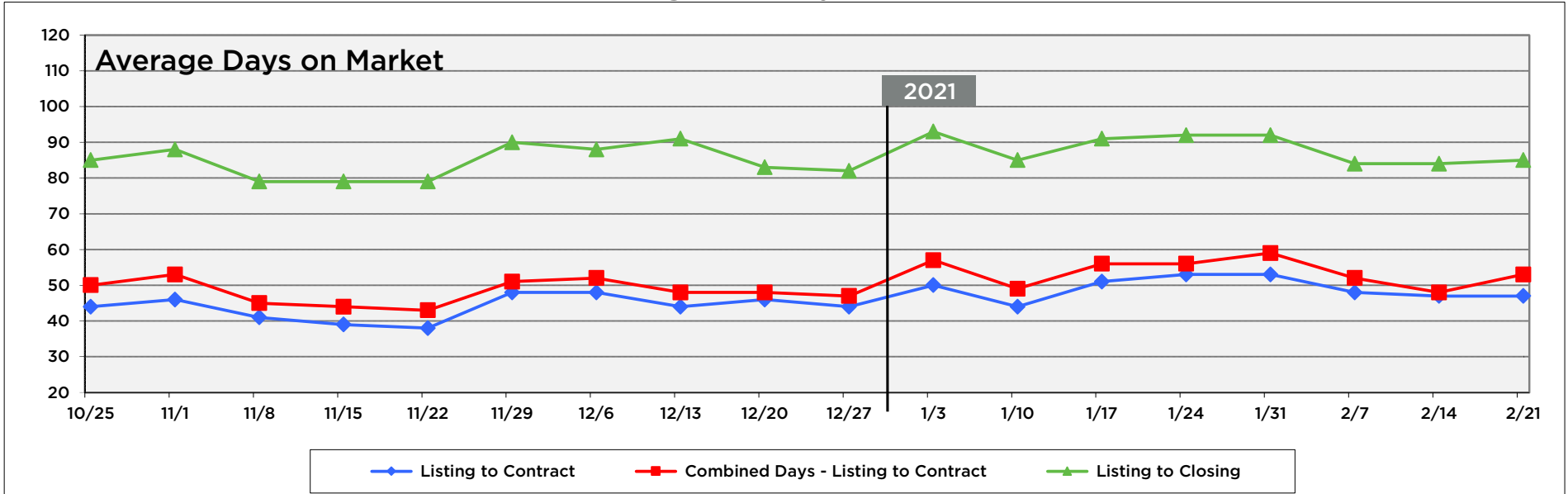
Single Family Homes



Single Family Homes

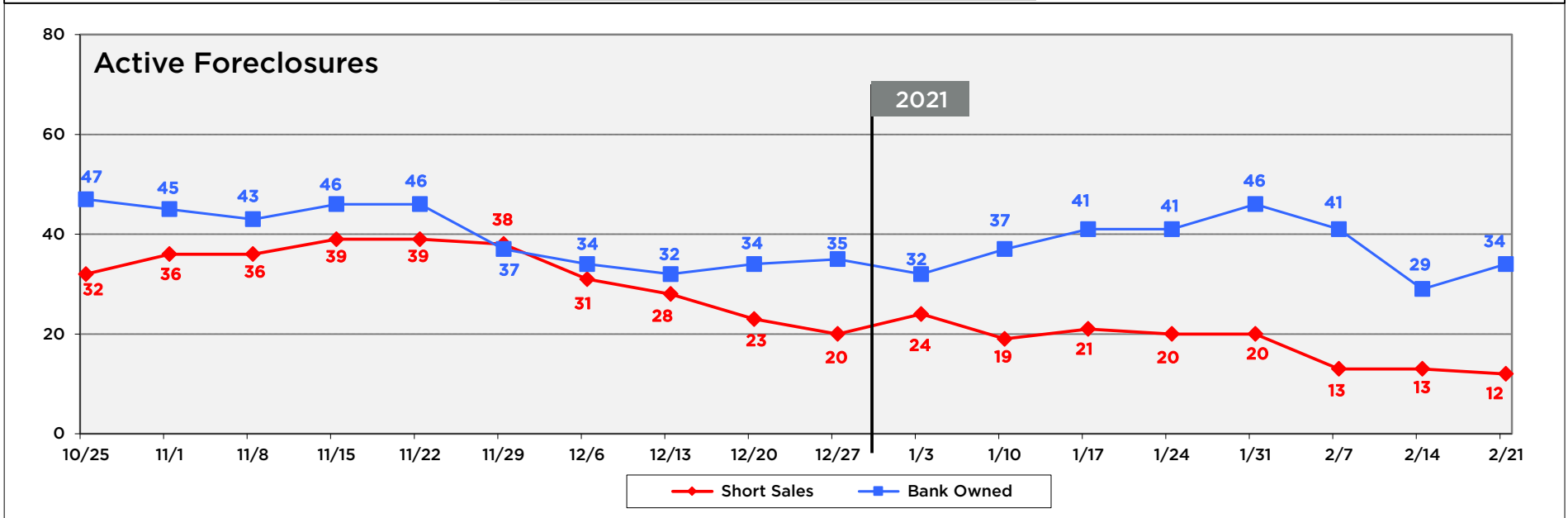
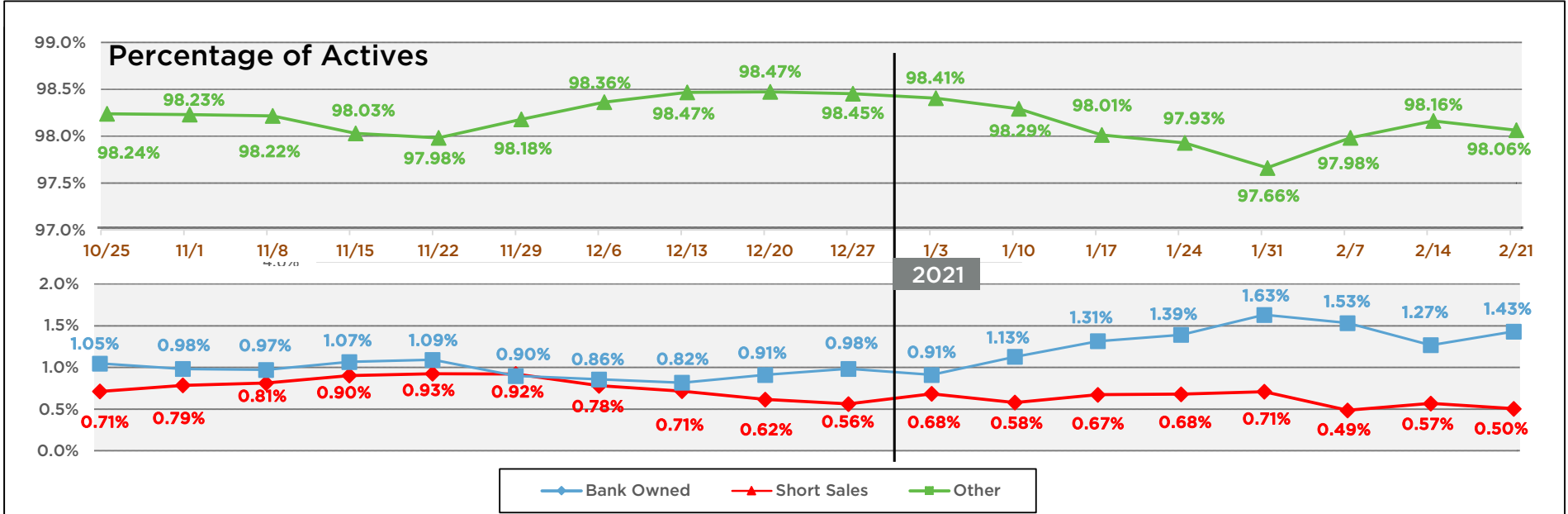


Single Family Homes



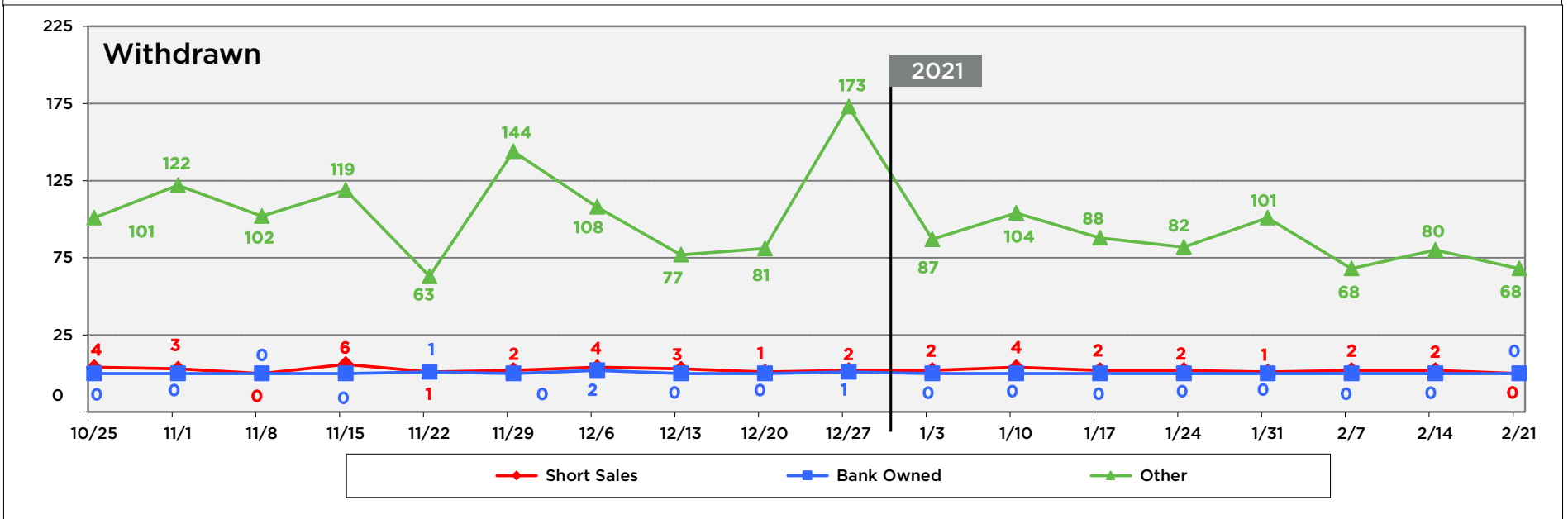
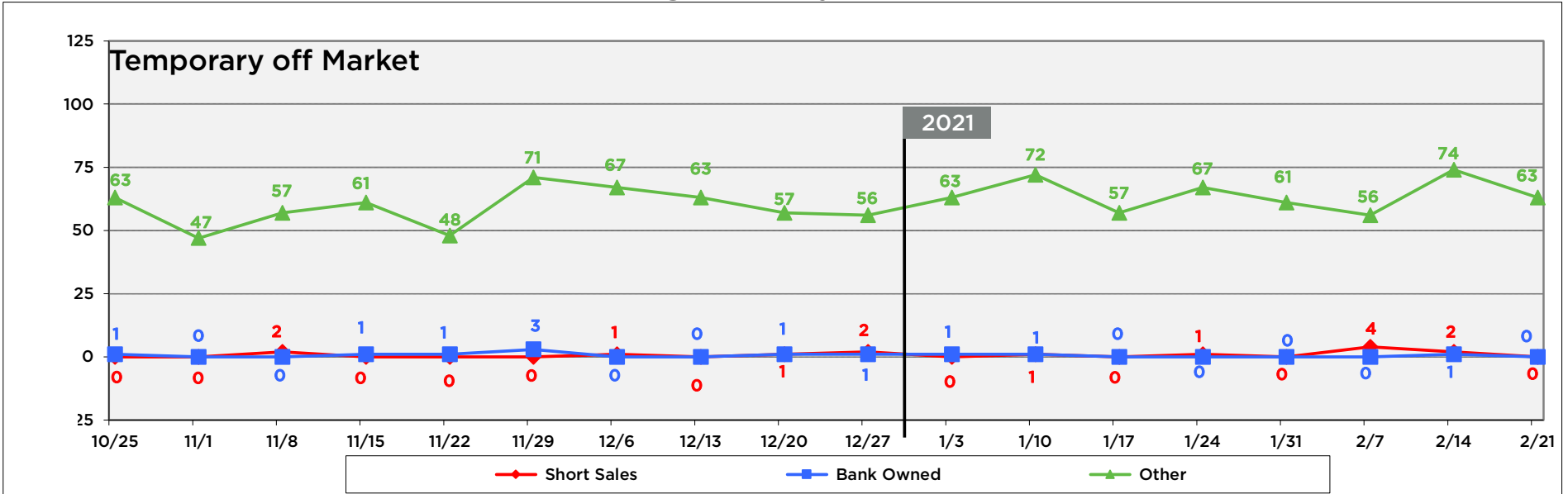


Single Family Homes

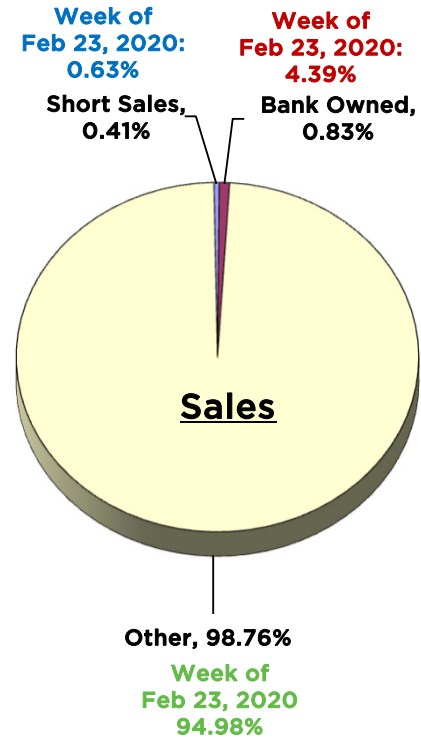
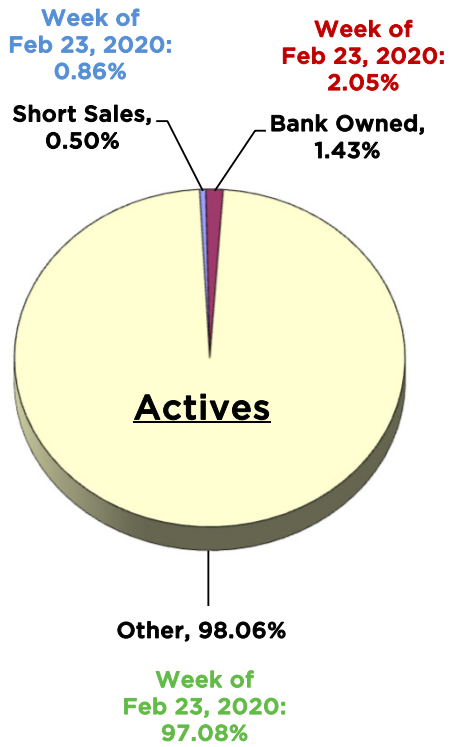




Single Family Homes



Single Family Homes





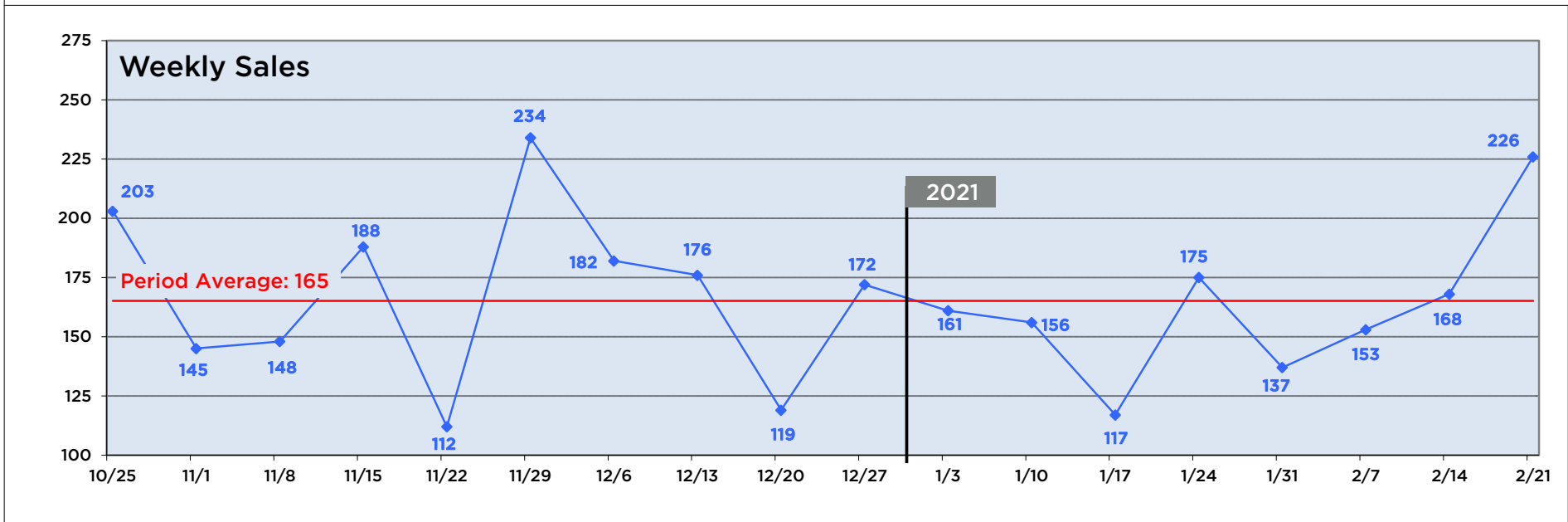
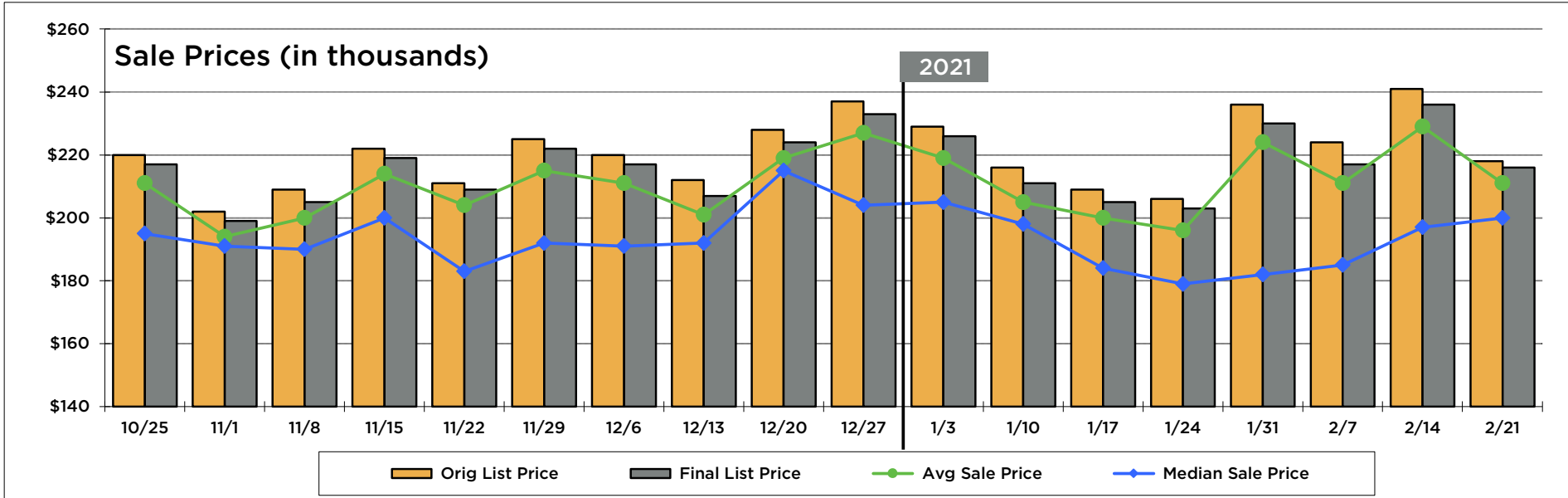
Where are the 2 Single Family Homes available for the Median Price of \$312,600? (± \$500)

<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>
<hr/>							
Orange County		1	\$313,000	5.0	4.0	2,524	\$124.01
Pine Hills / Rosemont	32808	1	\$313,000	5.0	4.0	2,524	\$124.01
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Lake County		1	\$312,500	3.0	2.0	1,827	\$171.05
Clermont (Central)	34711	1	\$312,500	3.0	2.0	1,827	\$171.05

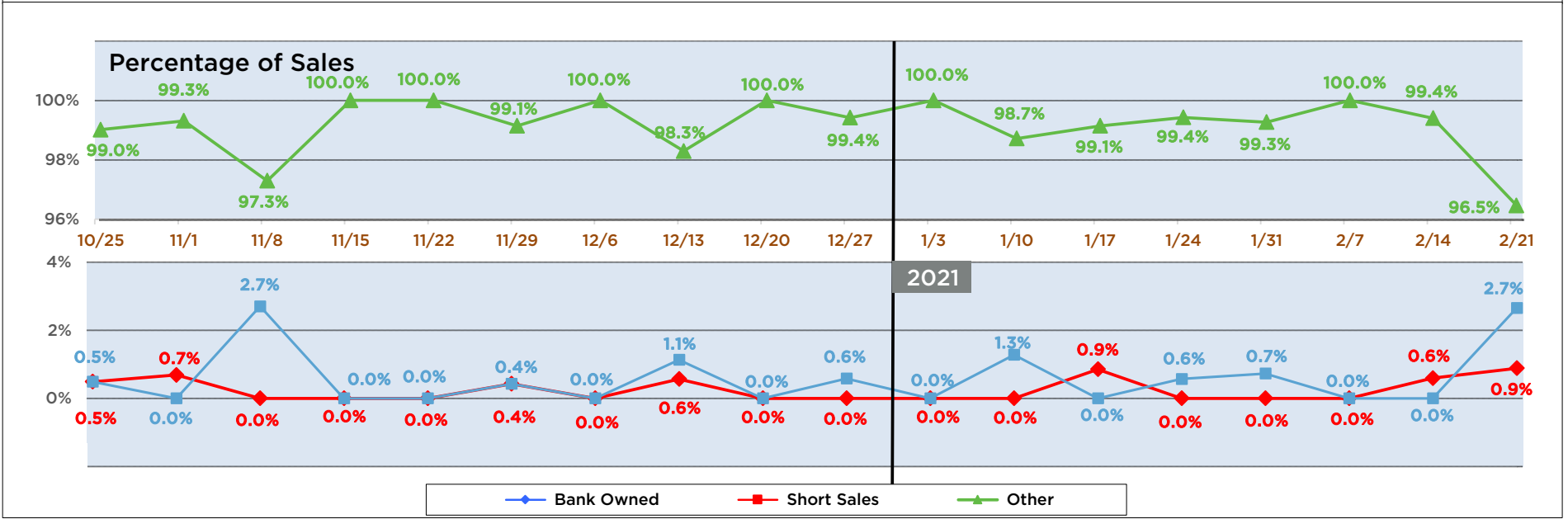
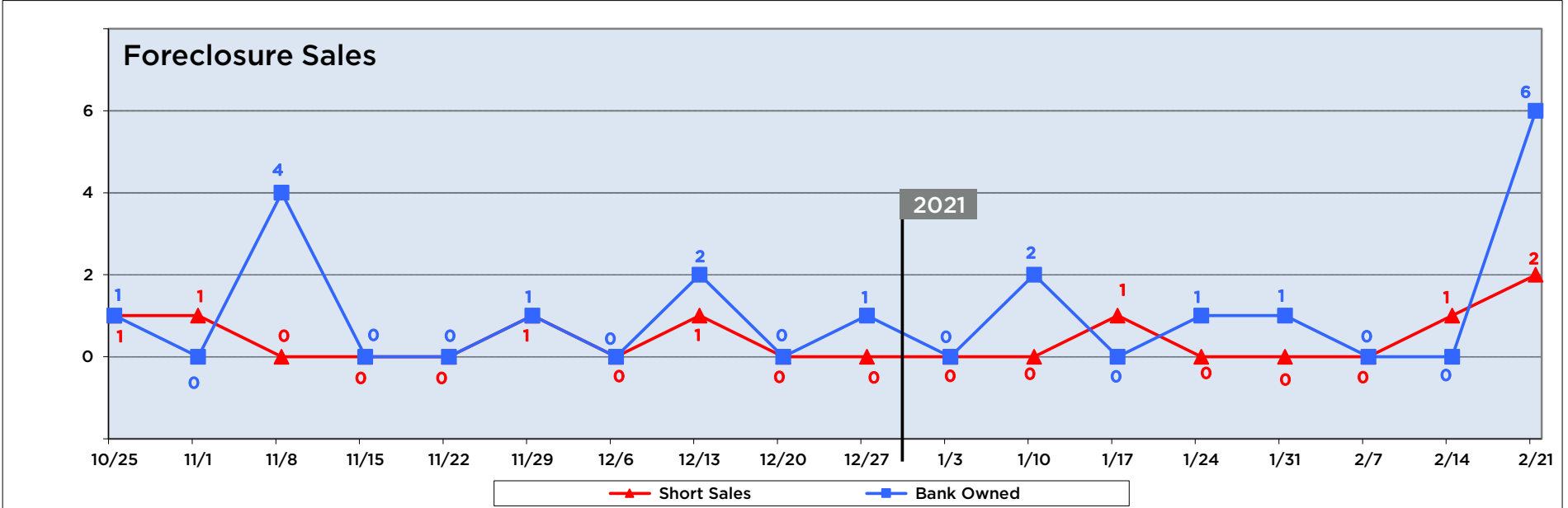
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	226	164	36	18	3	5	0
Bank Owned	6	6	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	218	156	36	18	3	5	0
Active Listings	1,663	1,123	184	244	71	31	10
Bank Owned	15	13	2	0	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,644	1,107	182	243	71	31	10
Months of Inventory	2	2	1	3	5	1	0
<i>List Price</i>							
Average Original List Price	\$217,850	\$178,020	\$272,591	\$332,083	\$461,330	\$572,800	\$0
Average Final List Price	\$215,876	\$174,682	\$270,127	\$346,200	\$456,630	\$562,800	\$0
<i>Sale Price</i>							
Average Price	\$210,711	\$168,372	\$270,261	\$342,072	\$447,667	\$555,600	\$0
Median Price	\$200,050	\$170,000	\$270,000	\$342,850	\$433,000	\$520,000	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$1,974	-\$3,338	-\$2,464	\$14,117	-\$4,700	-\$10,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,139	-\$9,648	-\$2,330	\$9,989	-\$13,663	-\$17,200	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,165	-\$6,310	\$134	-\$4,128	-\$8,963	-\$7,200	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.72%	94.58%	99.15%	103.01%	97.04%	97.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.61%	96.39%	100.05%	98.81%	98.04%	98.72%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	66	69	62	37	157	34	0
Combined Avg Days to Contract	68	71	62	45	157	64	0
Avg Days Listing to Closing	100	104	93	69	184	59	0
Avg Days Contract to Close	33	35	30	31	27	25	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	4	2	0
Average Full Baths	2	2	2	3	4	2	0
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,392	1,222	1,684	2,041	2,249	2,013	0

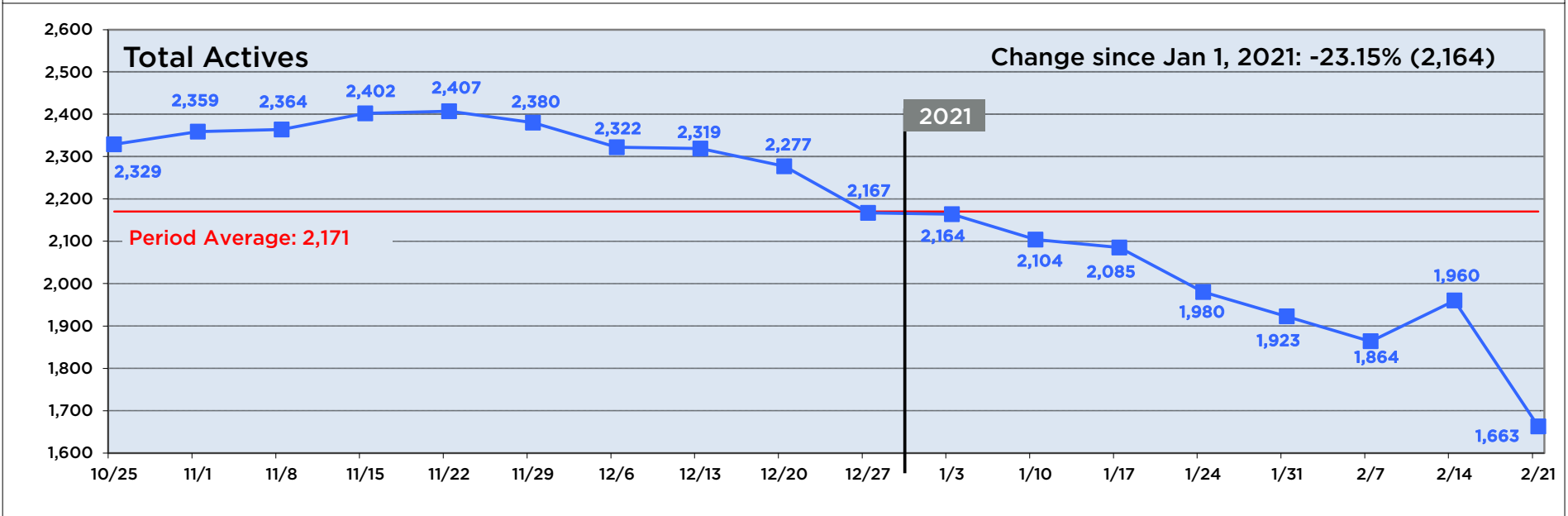
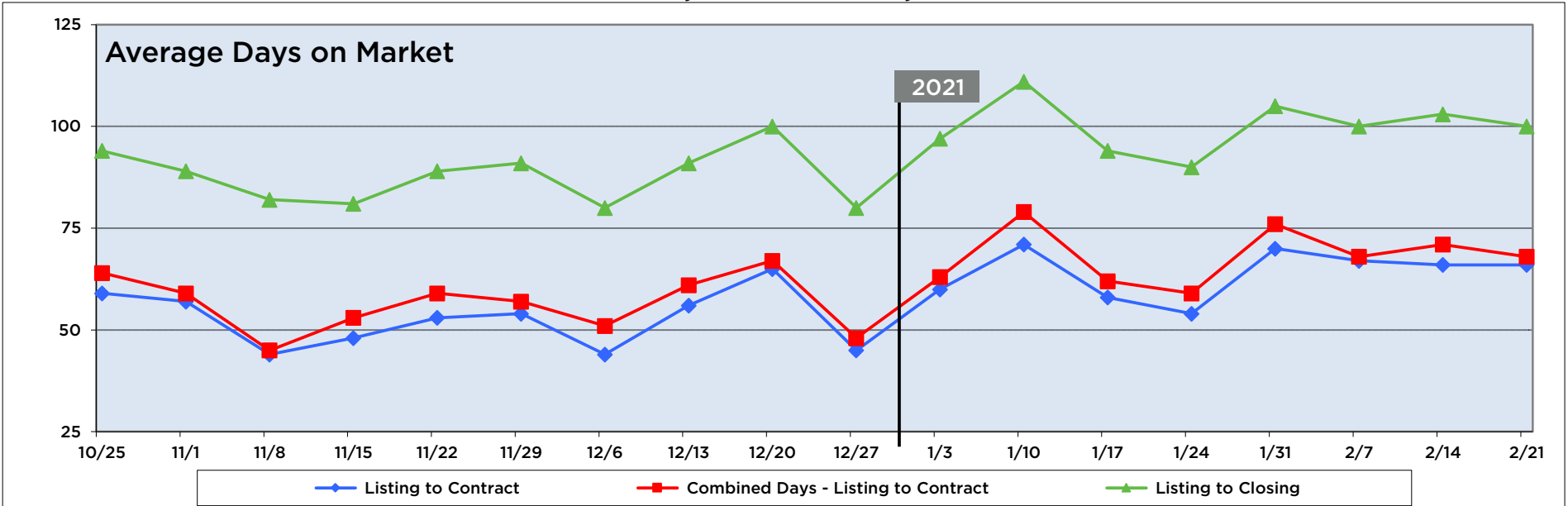
Condos, Townhomes, Villas



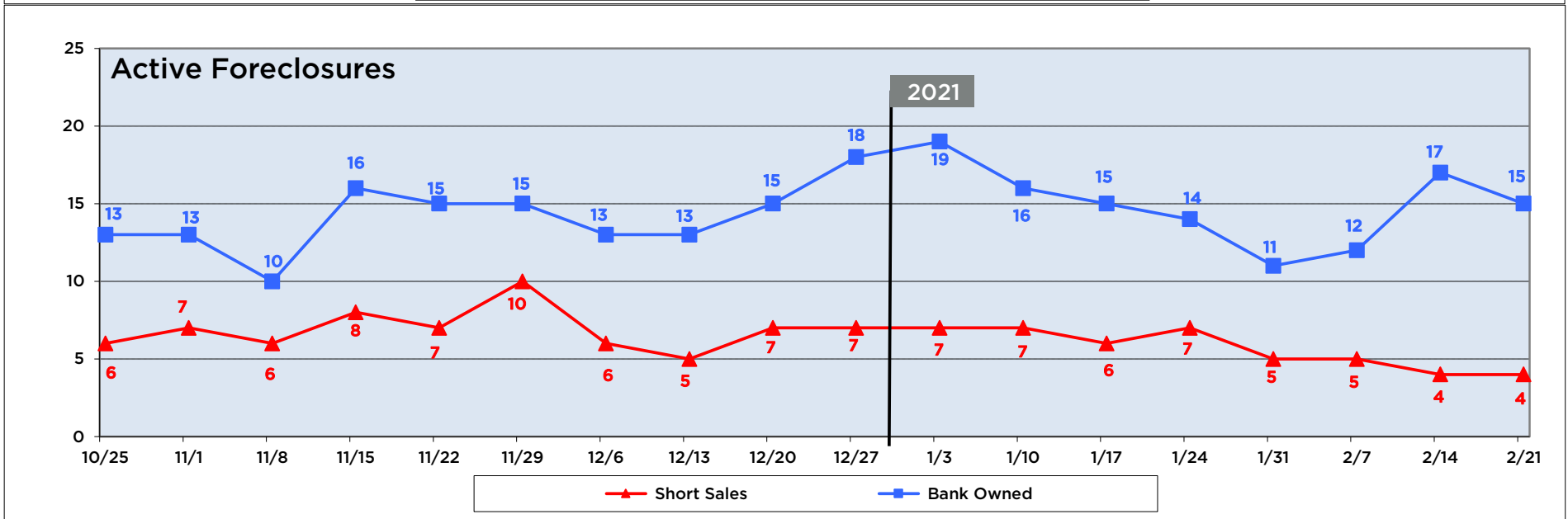
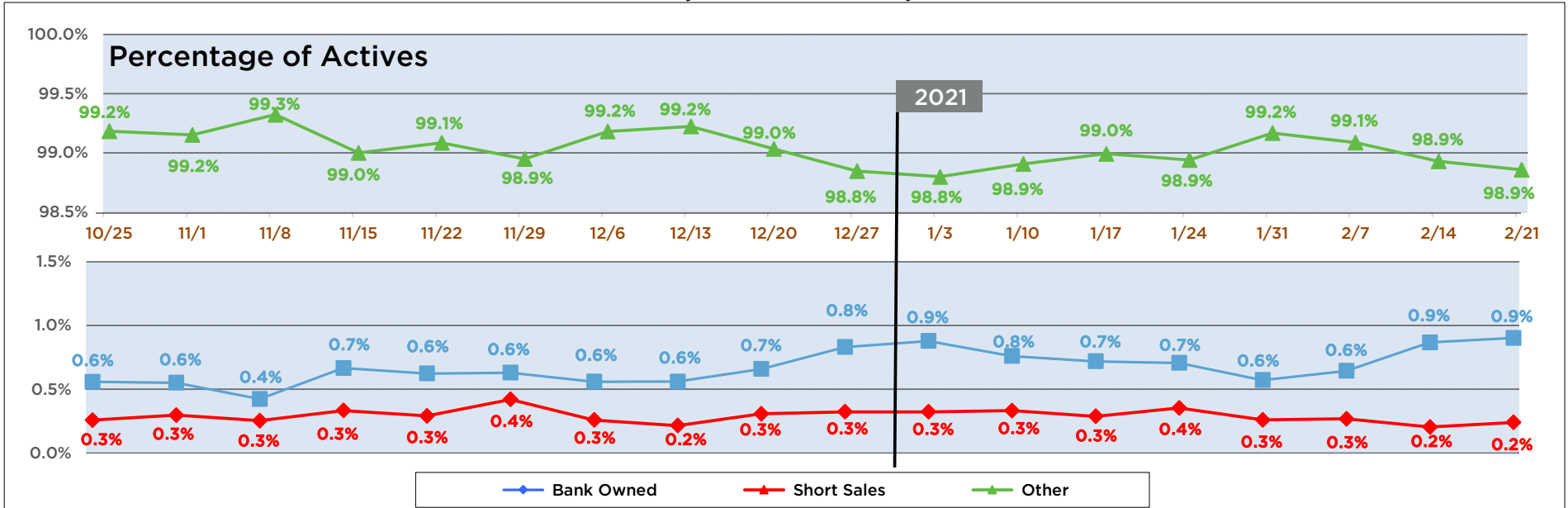
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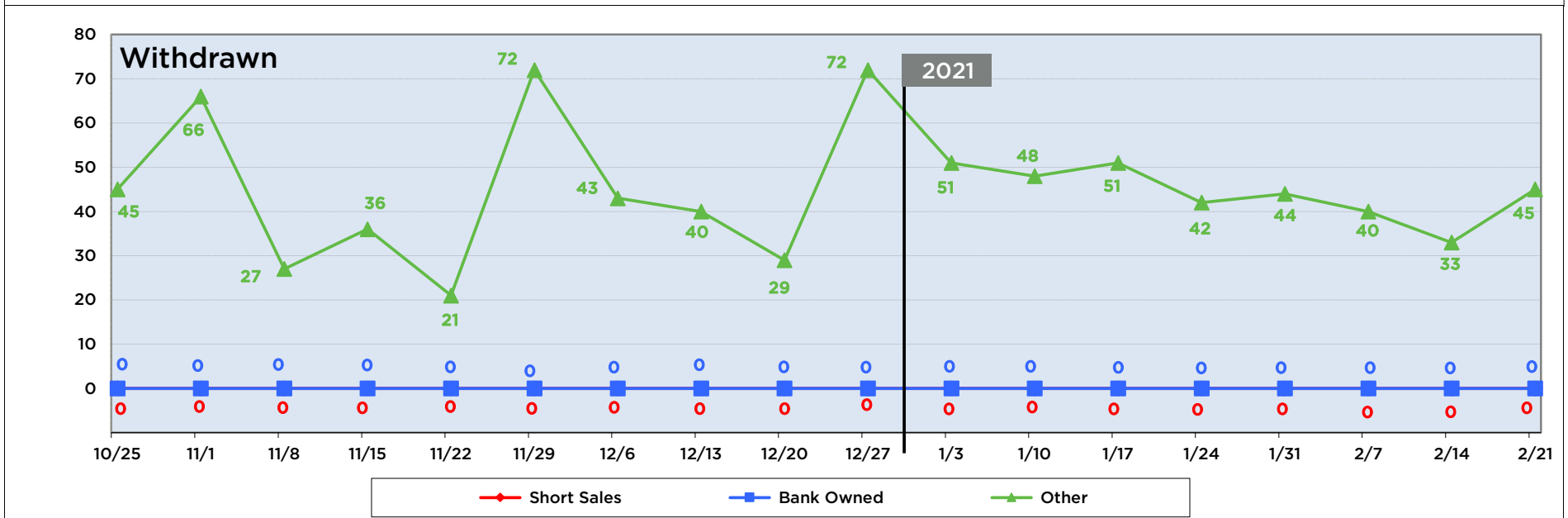
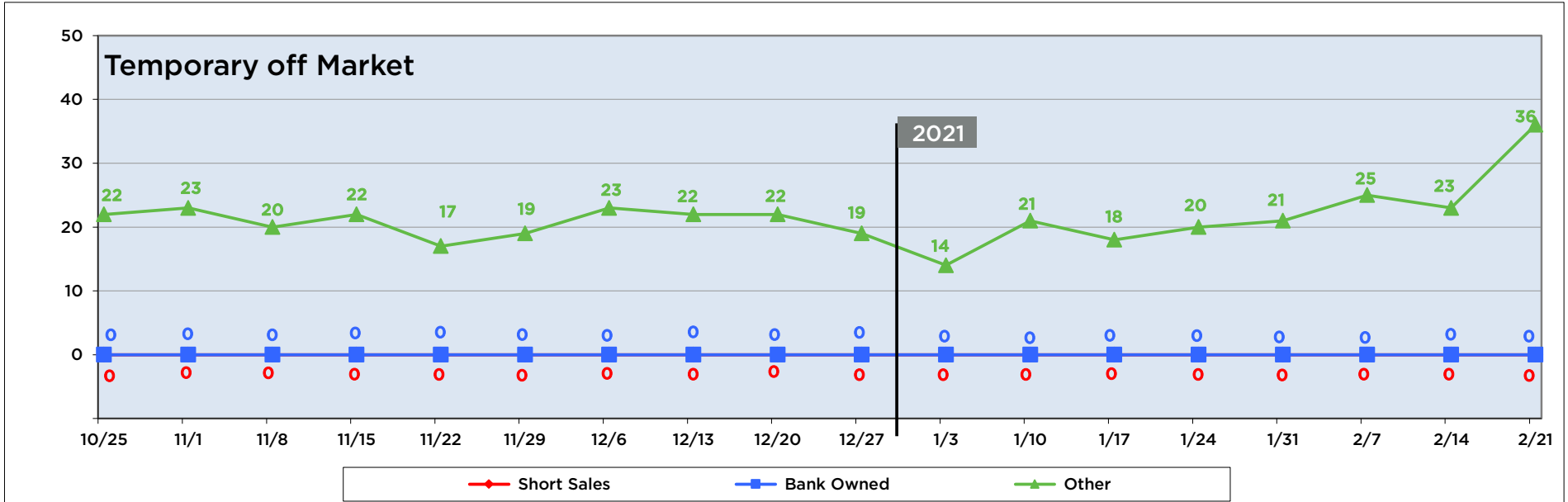
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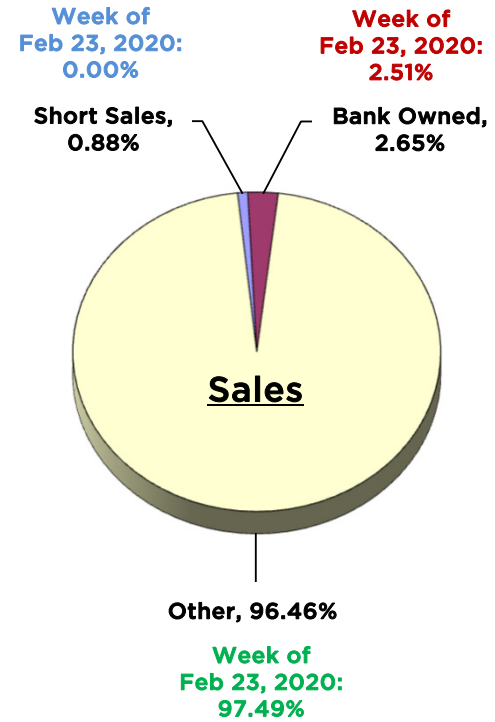
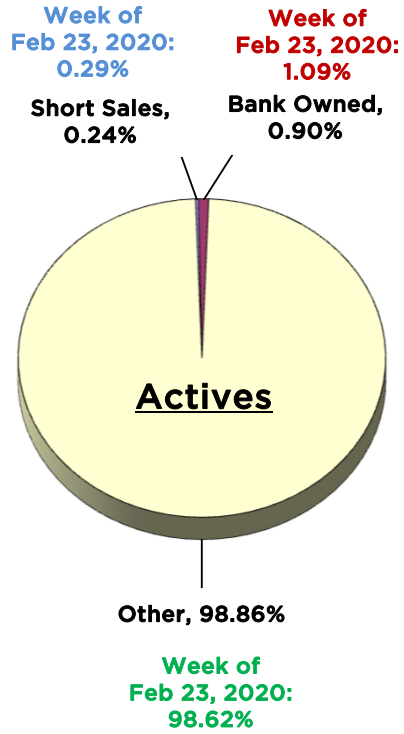
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 11 Condos, Townhomes, or Villas available for the Median Price of \$200,050? (± \$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		1	\$200,000	2.0	2.0	1,340	\$149.25
Altamonte Springs / Forest City	32714	1	\$200,000	2.0	2.0	1,340	\$149.25
Orange County		4	\$199,962	2.5	1.8	1,230	\$162.54
Winter Park (West)	32789	1	\$199,900	2.0	1.0	710	\$281.55
Colonialtown	32803	1	\$199,999	3.0	2.0	1,640	\$121.95
Taft	32824	1	\$200,000	3.0	2.0	1,352	\$147.93
Hunters Creek	32837	1	\$199,950	2.0	2.0	1,219	\$164.03
Osceola County		6	\$199,949	3.2	2.3	1,432	\$139.68
Kissimmee (Central)	34741	2	\$199,950	4.0	3.0	1,533	\$130.43
Kissimmee / Celebration	34747	3	\$199,932	3.0	2.0	1,380	\$144.88
St Cloud	34769	1	\$200,000	2.0	2.0	1,383	\$144.61