



Monday Morning Quarterback Summary

Week of February 28, 2021 - March 6, 2021

Single-family existing homes

- Sales of single-family homes decreased to 638 during the week of Feb 28, from 723 the week prior
- The median price of single family homes increased to \$325,000, a change of 4.0%
- The number of single-family home foreclosure transactions decreased to 3 last week, from 6 the week of Feb 21
- The number of single-family home short-sale transactions decreased to 2 from 3 the week prior
- Single-family inventory decreased by 19, and now sits at 2,358

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 229 during the week of Feb 28, from 226 the week prior
- The median price of condos, townhomes, and villas increased to \$206,000, a change of 3.0%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 6 the week of Feb 21
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory decreased by 53, and now sits at 1,610

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	638	148	124	195	87	62	22
Bank Owned	3	1	0	0	2	0	0
Short Sales	2	2	0	0	0	0	0
Other	633	145	124	195	85	62	22
Active Listings	2,358	503	240	402	318	609	286
Bank Owned	36	18	4	8	3	3	0
Short Sales	15	7	3	1	1	3	0
Other	2,307	478	233	393	314	603	286
Months of Inventory	1	1	0	0	1	2	3

List Price

Average Original List Price	\$386,425	\$196,635	\$278,734	\$350,111	\$452,360	\$659,339	\$1,562,182
Average Final List Price	\$382,758	\$194,856	\$276,704	\$348,557	\$446,806	\$650,936	\$1,538,682

Sale Price

Average Price	\$376,944	\$190,453	\$273,627	\$346,111	\$440,868	\$644,599	\$1,480,068
Median Price	\$325,000	\$200,000	\$275,000	\$349,000	\$439,900	\$622,000	\$1,237,500

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$3,667	-\$1,779	-\$2,030	-\$1,554	-\$5,554	-\$8,403	-\$23,500
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,481	-\$6,182	-\$5,107	-\$4,000	-\$11,492	-\$14,740	-\$82,114
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,814	-\$4,403	-\$3,077	-\$2,446	-\$5,938	-\$6,337	-\$58,614
<i>Original</i> List to <i>Sale</i> Price - %	97.55%	96.86%	98.17%	98.86%	97.46%	97.76%	94.74%
<i>Final</i> List to <i>Sale</i> Price - %	98.48%	97.74%	98.89%	99.30%	98.67%	99.03%	96.19%

Days on the Market

Avg Days Listing to Contract	40	39	28	38	44	50	87
Combined Avg Days to Contract	42	39	29	39	51	60	92
Avg Days Listing to Closing	79	81	67	76	79	89	131
Avg Days Contract to Close	40	43	40	39	39	40	45

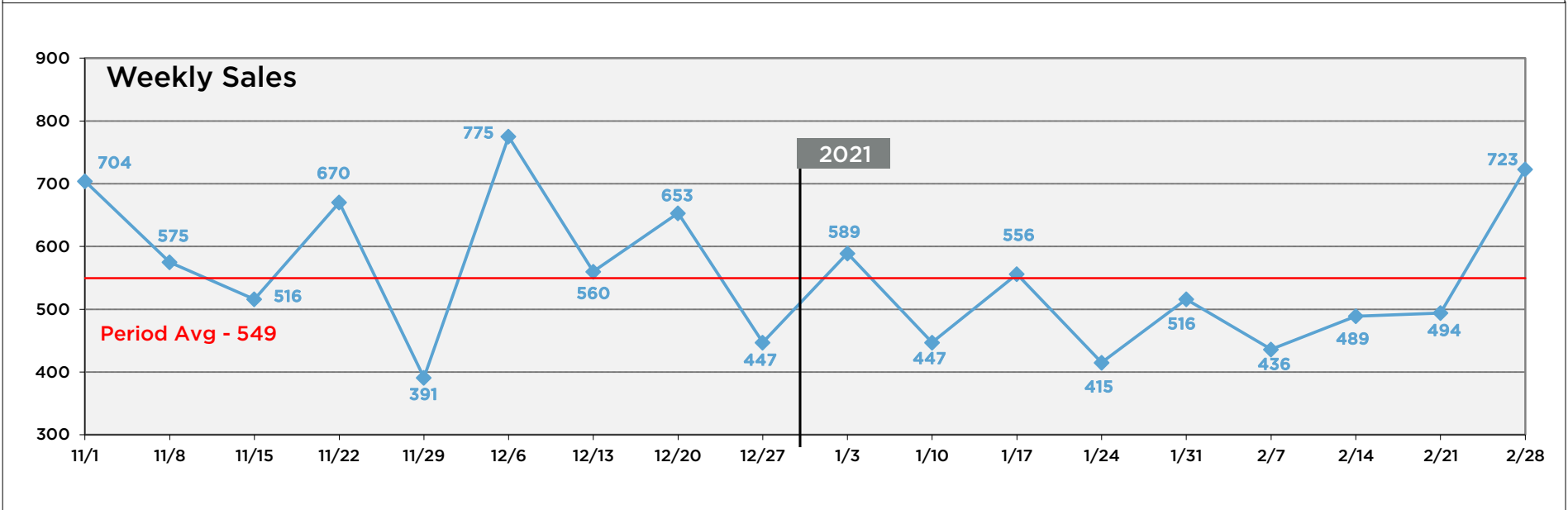
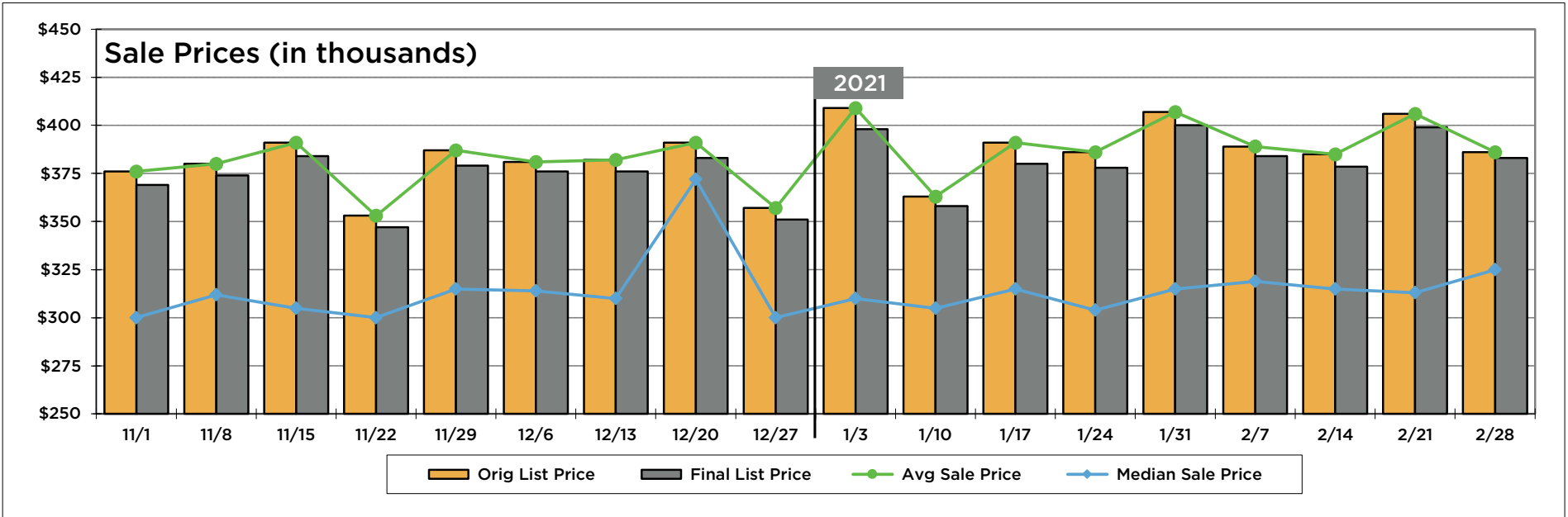
Beds / Baths

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	1	1

Square Footage

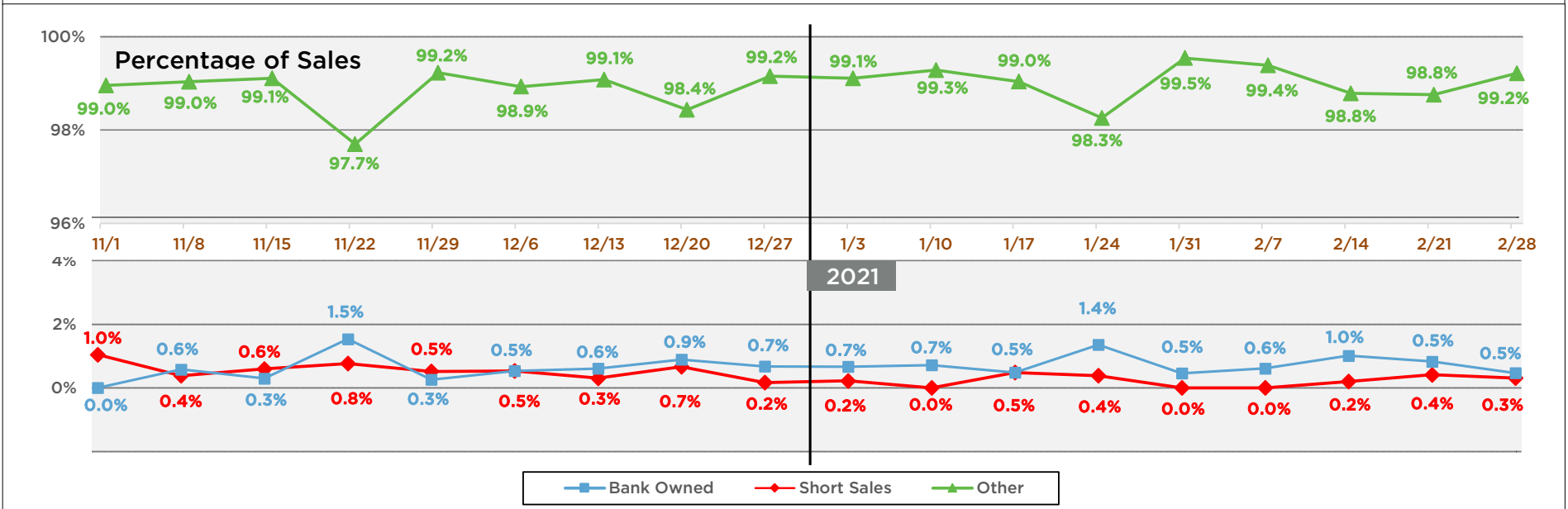
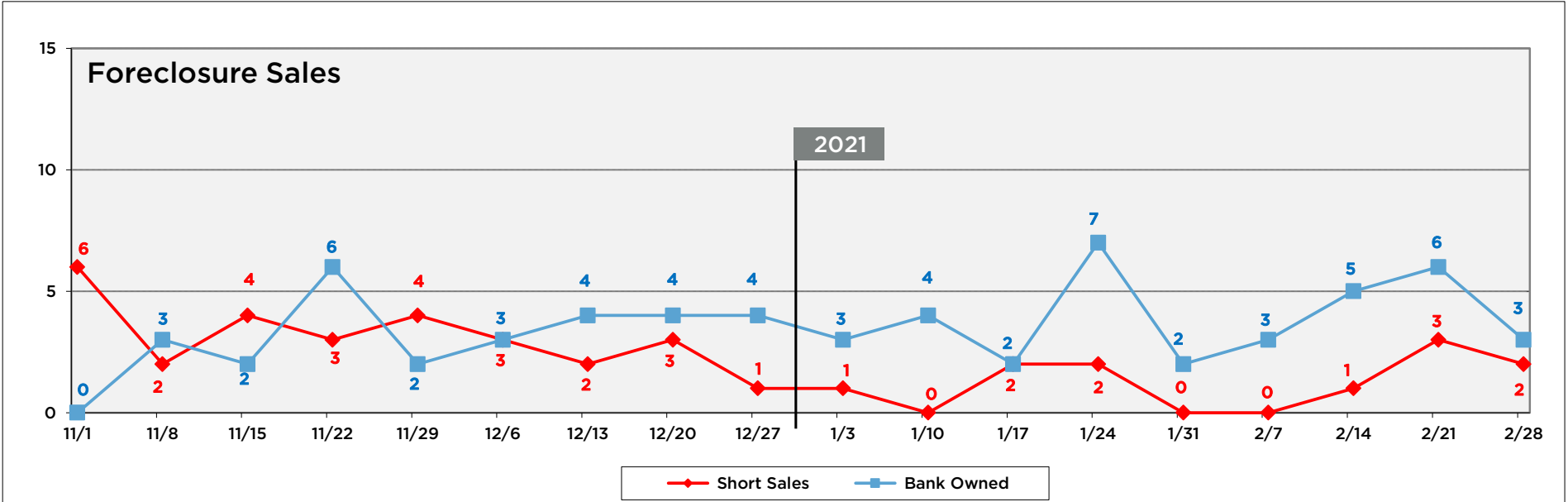
Average Square Feet	2,160	1,322	1,690	2,157	2,666	3,394	4,990
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Single Family Homes

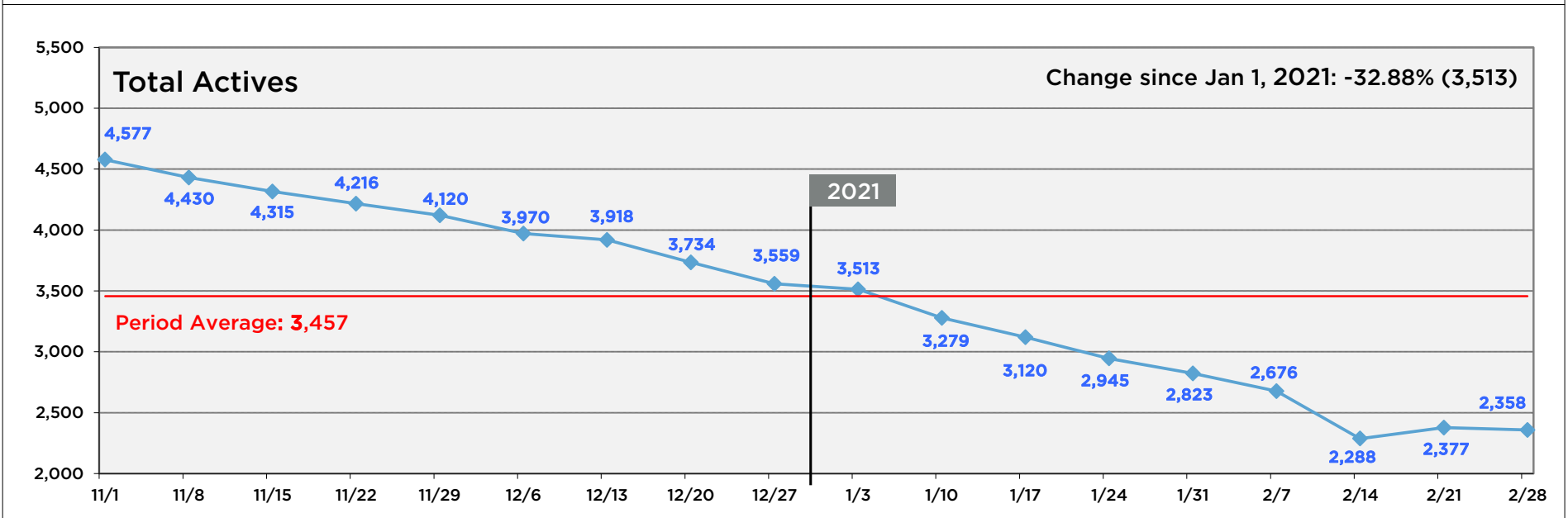
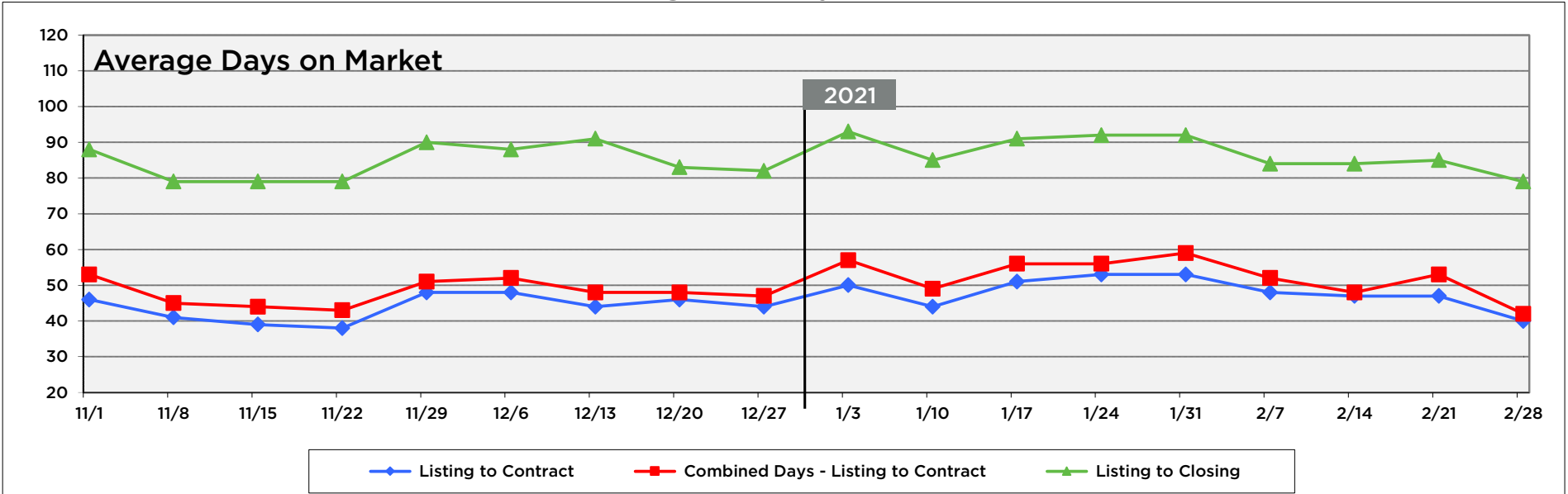




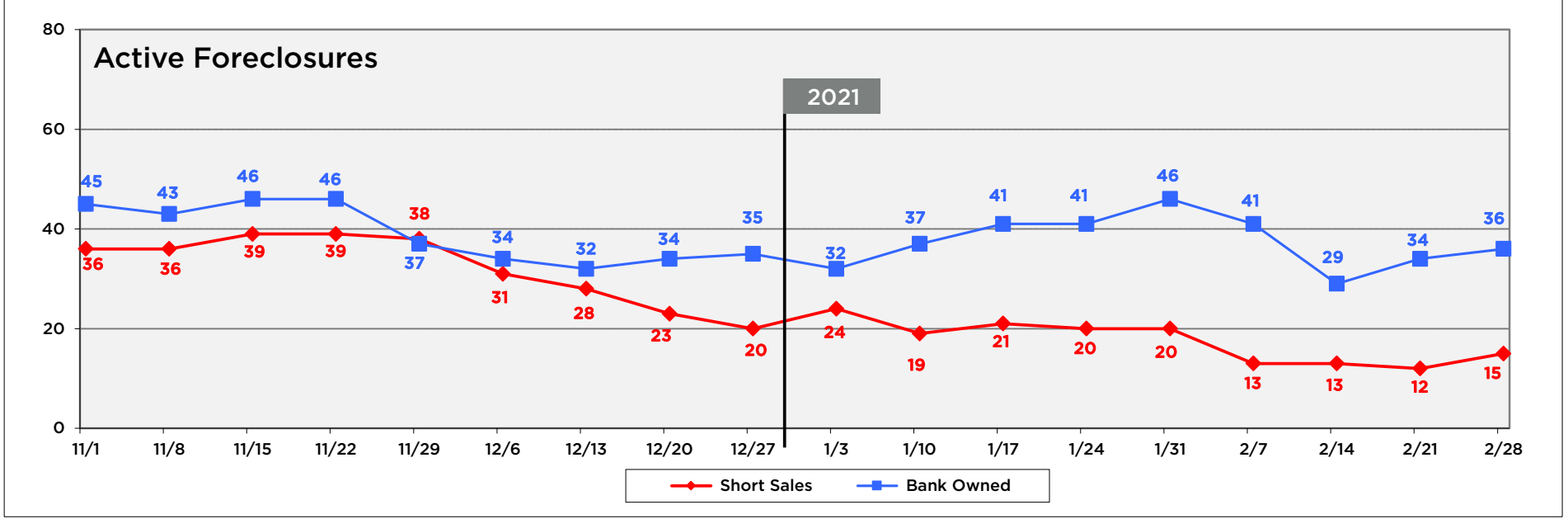
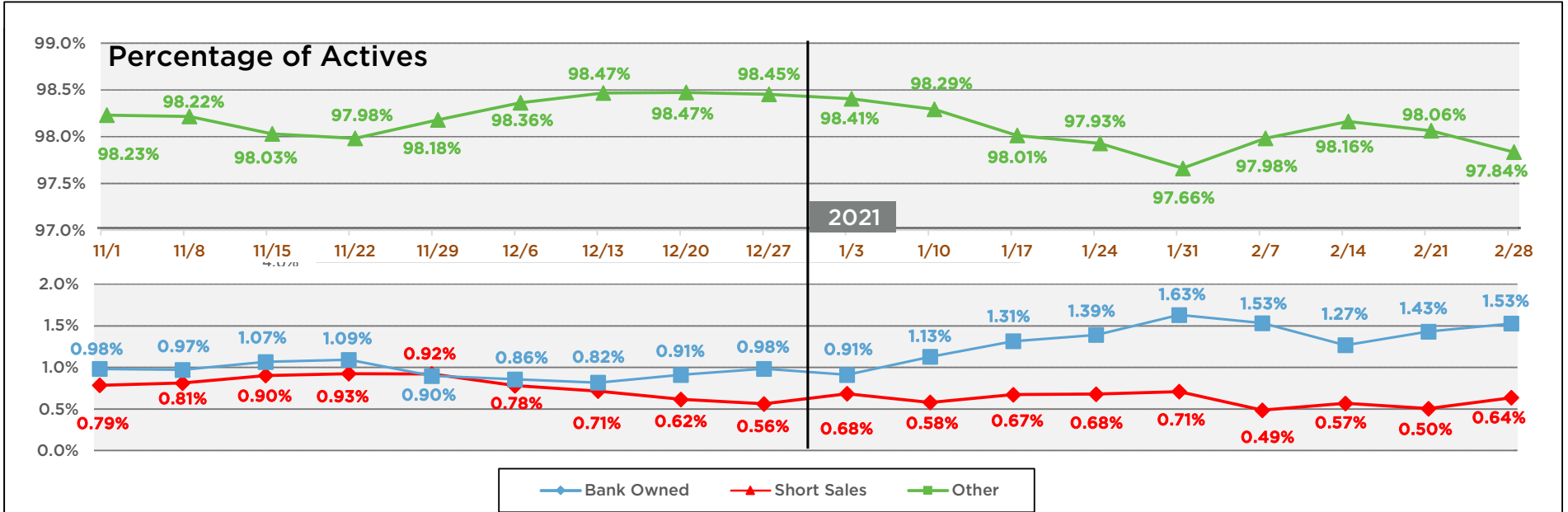
Single Family Homes



Single Family Homes

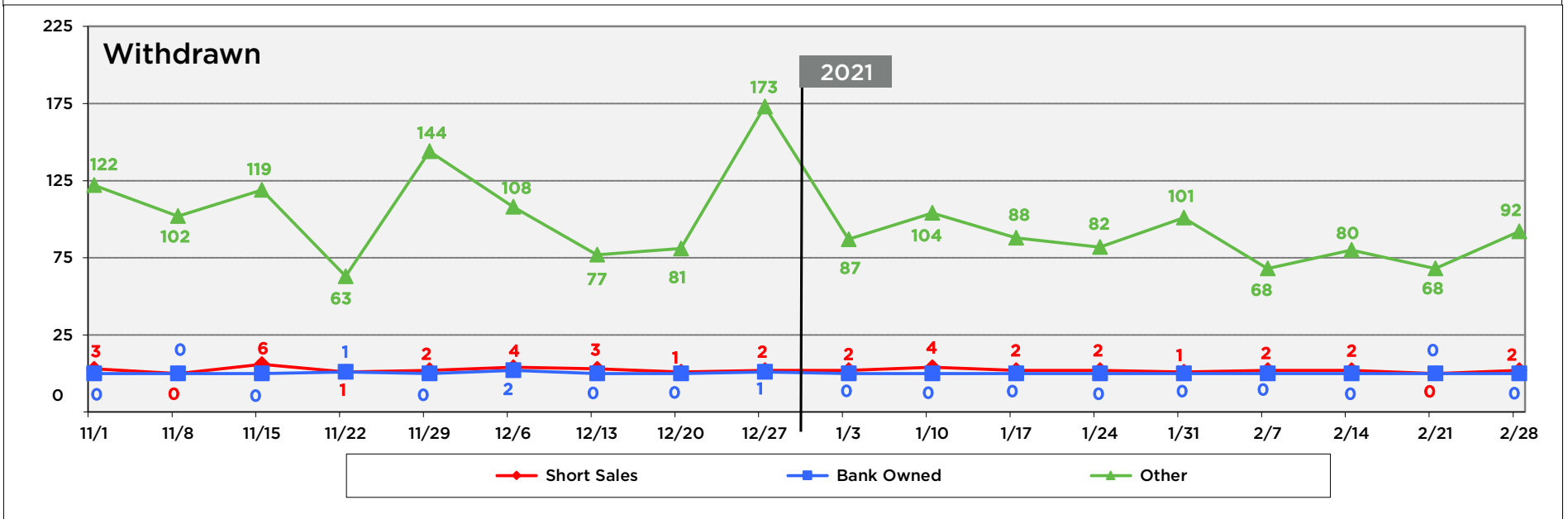
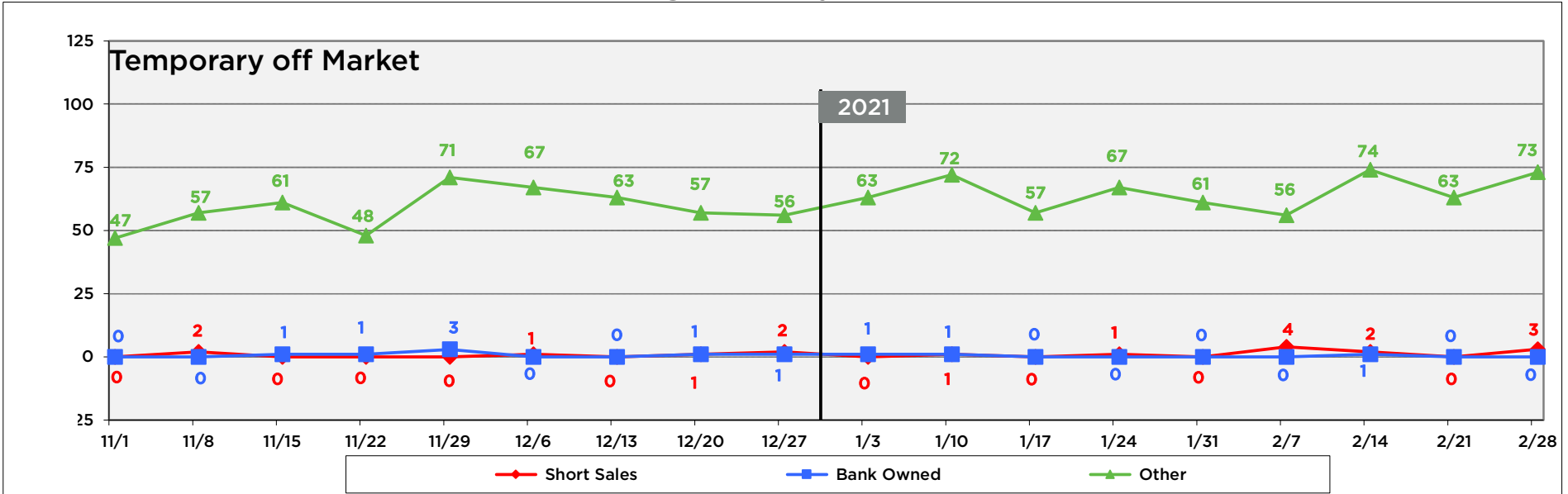


Single Family Homes

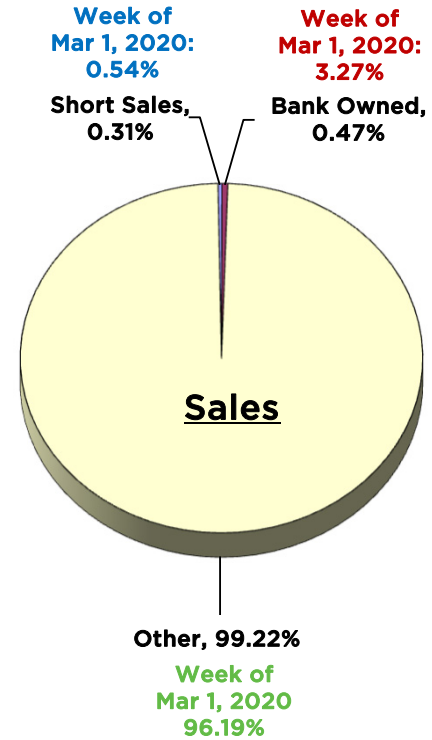
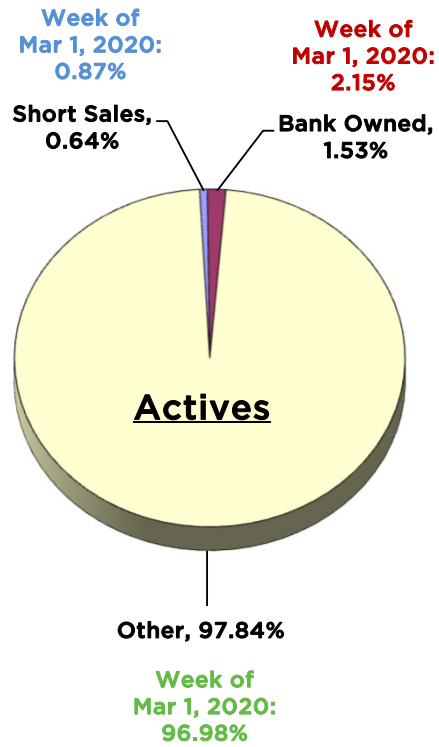




Single Family Homes



Single Family Homes



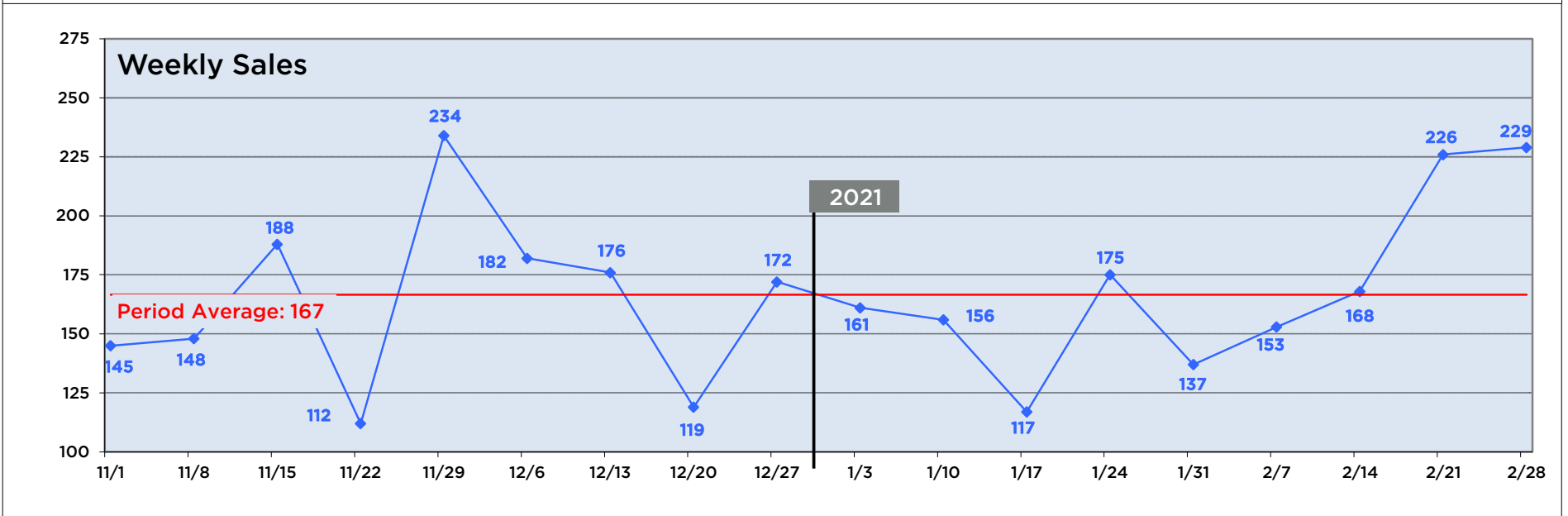
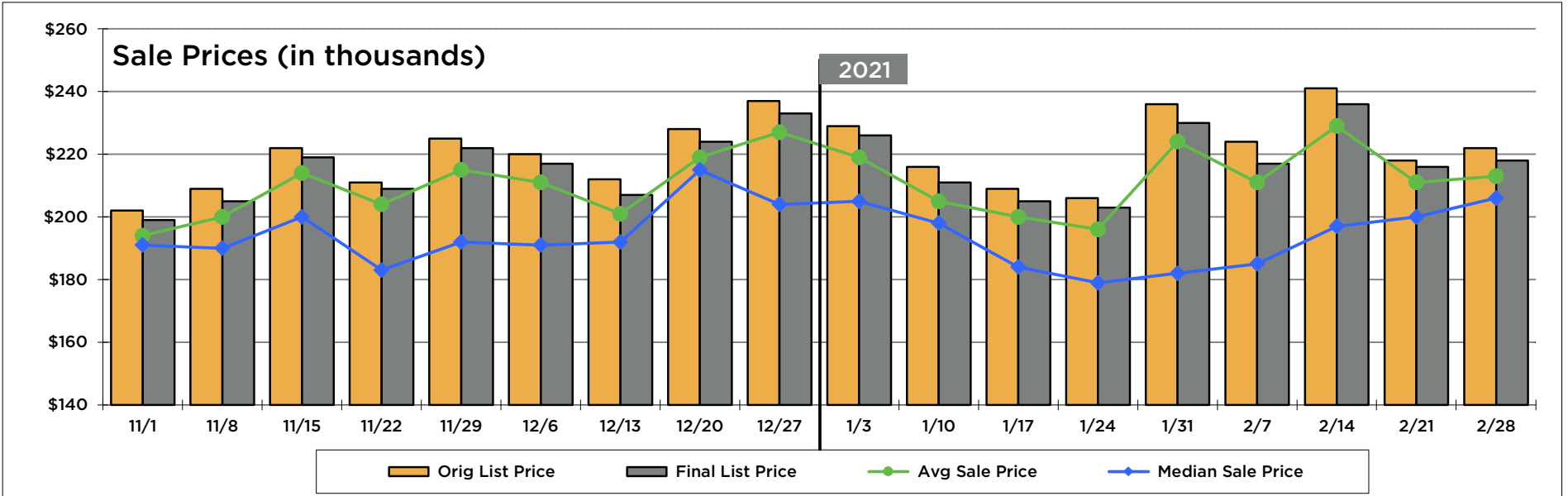
Where are the 28 Single Family Homes available for the Median Price of \$325,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$324,884	3.8	2.2	2,080	\$156.18
Longwood (East)	32750	1	\$325,000	4.0	2.0	1,805	\$180.06
Sanford / Lake Forest	32771	3	\$324,767	4.0	2.0	2,267	\$143.26
Sanford (South)	32773	1	\$325,000	3.0	2.0	1,892	\$171.78
Winter Park	32792	1	\$325,000	4.0	3.0	1,983	\$163.89
Orange County		12	\$324,983	3.5	2.1	1,721	\$188.85
Winter Park (East) / Aloma	32792	1	\$325,000	3.0	2.0	1,383	\$235.00
Delaney / Crystal Lake	32806	1	\$325,000	3.0	2.0	1,280	\$253.91
Azalea Park	32807	1	\$325,000	5.0	3.0	2,189	\$148.47
Conway	32812	3	\$324,967	3.0	2.0	1,657	\$196.12
Sand Lake / Bay Hill	32819	1	\$324,900	3.0	2.0	1,440	\$225.63
Rio Pinar / Union Park	32825	1	\$325,000	4.0	2.0	1,934	\$168.05
Waterford Lakes	32828	1	\$325,000	4.0	2.0	1,930	\$168.39
Union Park / Chickasaw	32829	2	\$325,000	4.0	2.0	1,901	\$170.96
Ocoee	34761	1	\$325,000	3.0	2.0	1,721	\$188.84
Osceola County		5	\$325,080	3.8	2.6	2,179	\$149.19
Kissimmee / Buena Ventura Lakes	34743	1	\$325,000	4.0	3.0	2,331	\$139.43
Kissimmee / Celebration	34747	1	\$324,900	4.0	3.0	1,761	\$184.50
Kissimmee / Poinciana	34758	1	\$325,500	4.0	3.0	2,930	\$111.09
St Cloud	34769	1	\$325,000	3.0	2.0	1,879	\$172.96
St Cloud / Narcoossee	34771	1	\$325,000	4.0	2.0	1,994	\$162.99
Lake County		5	\$324,960	2.6	2.2	2,323	\$139.91
Lady Lake / The Villages	32159	1	\$325,000	2.0	2.0	1,662	\$195.55
Tavares / Mt Plymouth	32778	1	\$324,900	3.0	3.0	3,137	\$103.57
Groveland	34736	2	\$325,000	3.0	2.0	2,086	\$155.80
Leesburg (West)	34748	1	\$324,900	2.0	2.0	2,642	\$122.98

Condos, Townhomes, Villas

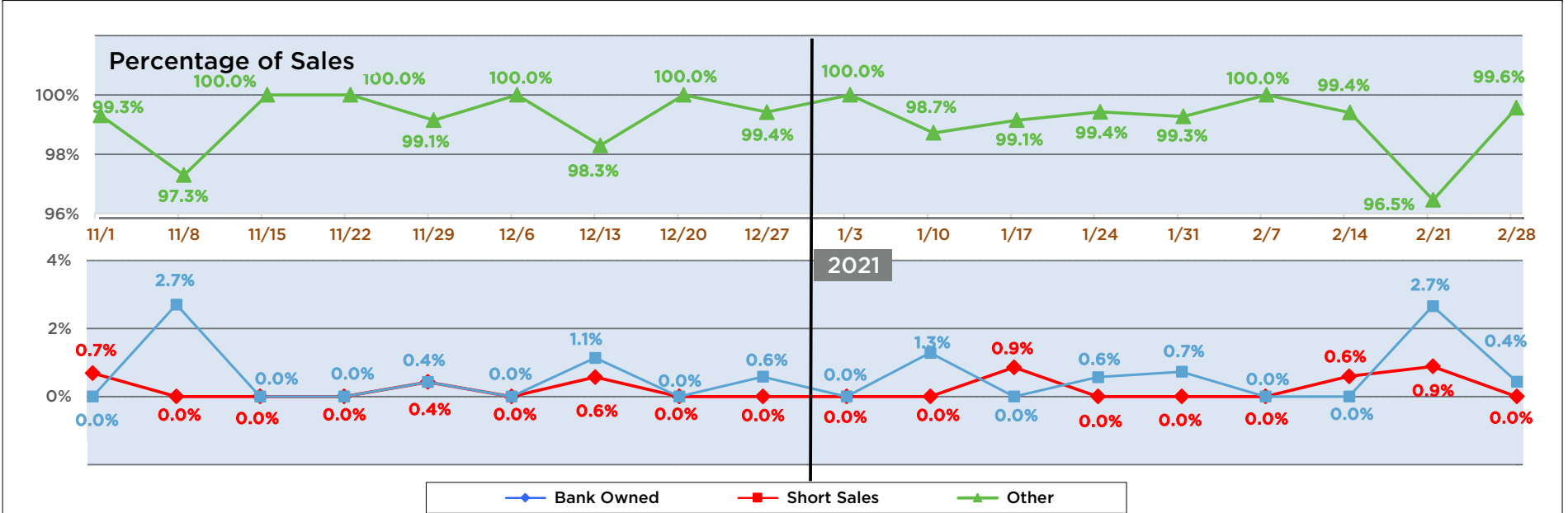
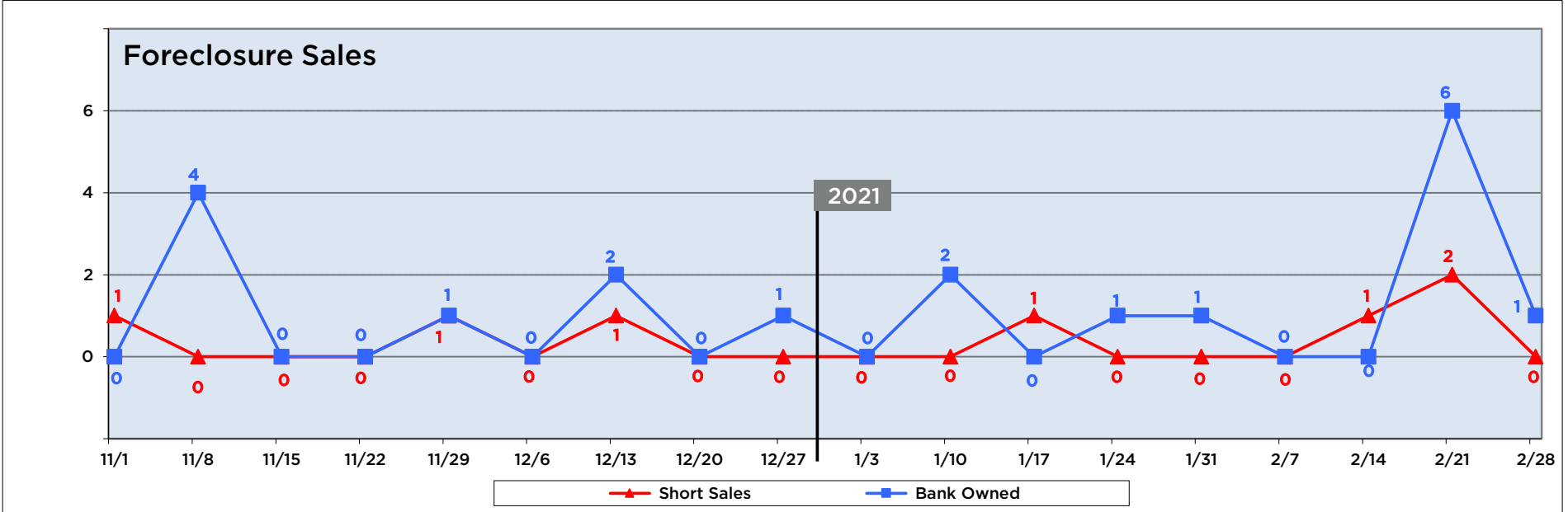
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	229	166	32	22	6	3	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	228	165	32	22	6	3	0
Active Listings	1,610	1,079	181	234	71	33	12
Bank Owned	14	12	2	0	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,592	1,064	179	233	71	33	12
Months of Inventory	2	2	1	2	3	3	0
<i>List Price</i>							
Average Original List Price	\$221,511	\$177,901	\$278,039	\$345,950	\$447,296	\$667,500	\$0
Average Final List Price	\$218,343	\$174,652	\$277,289	\$343,558	\$441,463	\$642,633	\$0
<i>Sale Price</i>							
Average Price	\$213,456	\$170,390	\$273,348	\$334,318	\$437,817	\$622,500	\$0
Median Price	\$206,000	\$168,000	\$274,000	\$330,000	\$430,950	\$575,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,168	-\$3,249	-\$750	-\$2,392	-\$5,833	-\$24,867	\$0
Original List to Sale Price - \$	-\$8,055	-\$7,511	-\$4,691	-\$11,632	-\$9,479	-\$45,000	\$0
Final List to Sale Price - \$	-\$4,887	-\$4,262	-\$3,941	-\$9,240	-\$3,646	-\$20,133	\$0
Original List to Sale Price - %	96.36%	95.78%	98.31%	96.64%	97.88%	93.26%	0.00%
Final List to Sale Price - %	97.76%	97.56%	98.58%	97.31%	99.17%	96.87%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	60	67	30	54	47	61	0
Combined Avg Days to Contract	69	73	42	61	94	122	0
Avg Days Listing to Closing	96	103	65	91	79	97	0
Avg Days Contract to Close	37	38	36	38	34	37	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	2	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	0	0	0
<i>Square Footage</i>							
Average Square Feet	1,357	1,222	1,673	1,764	1,570	2,108	0

Condos, Townhomes, Villas

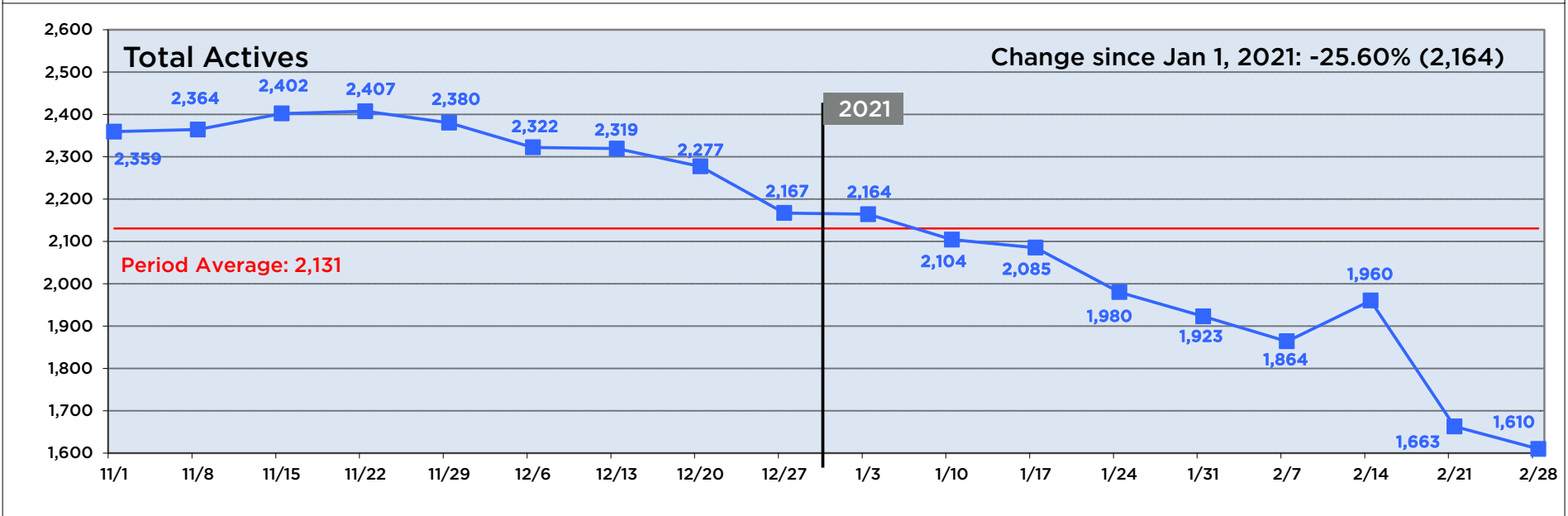
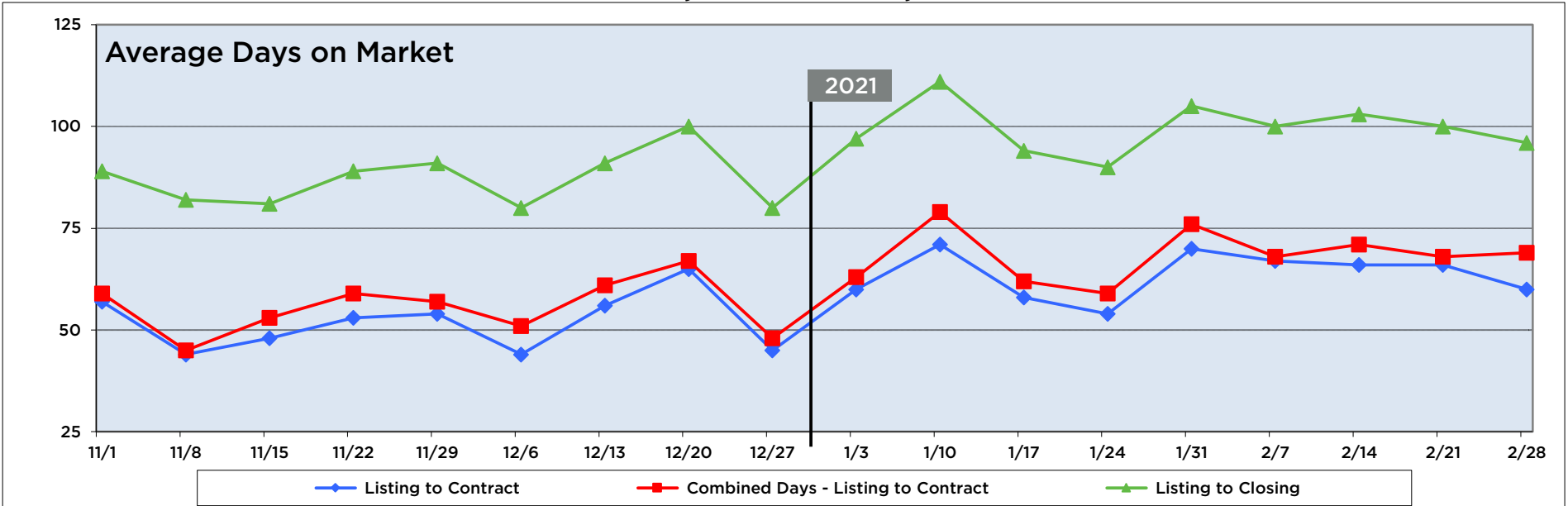




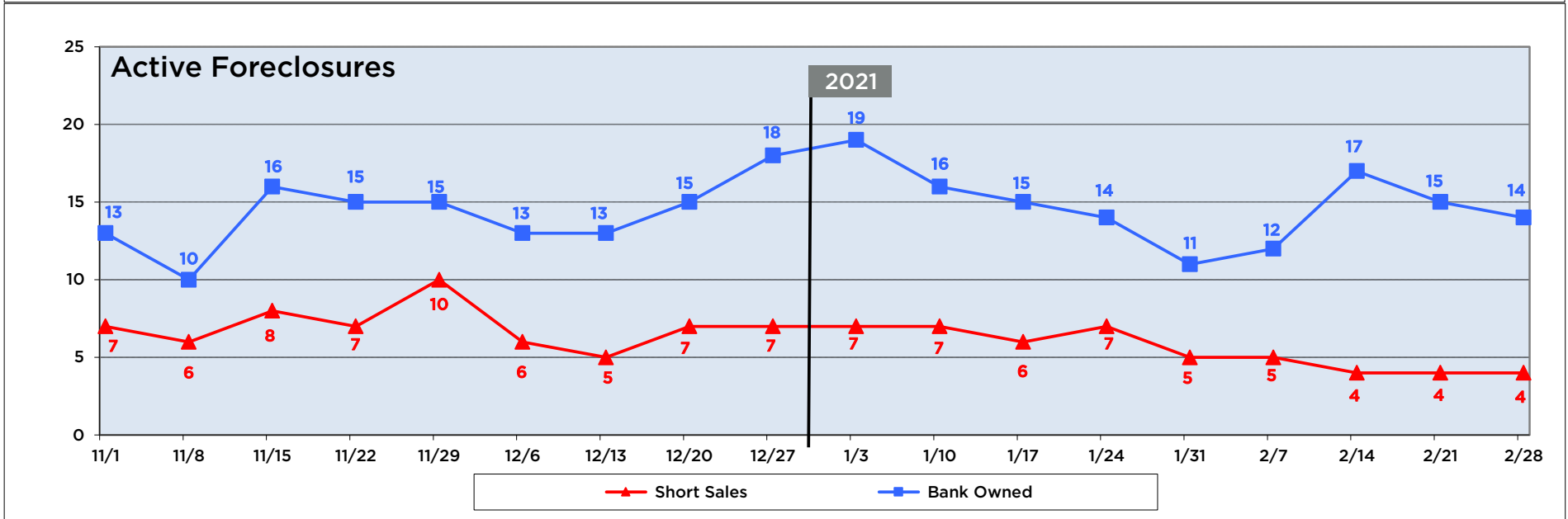
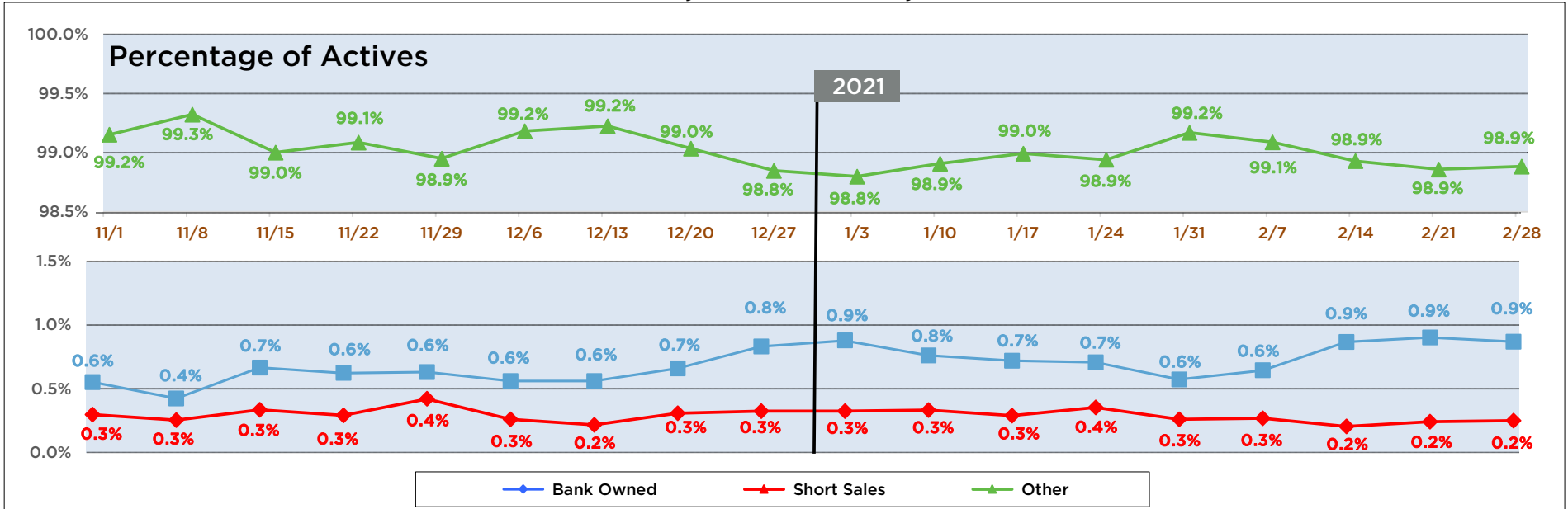
Condos, Townhomes, Villas



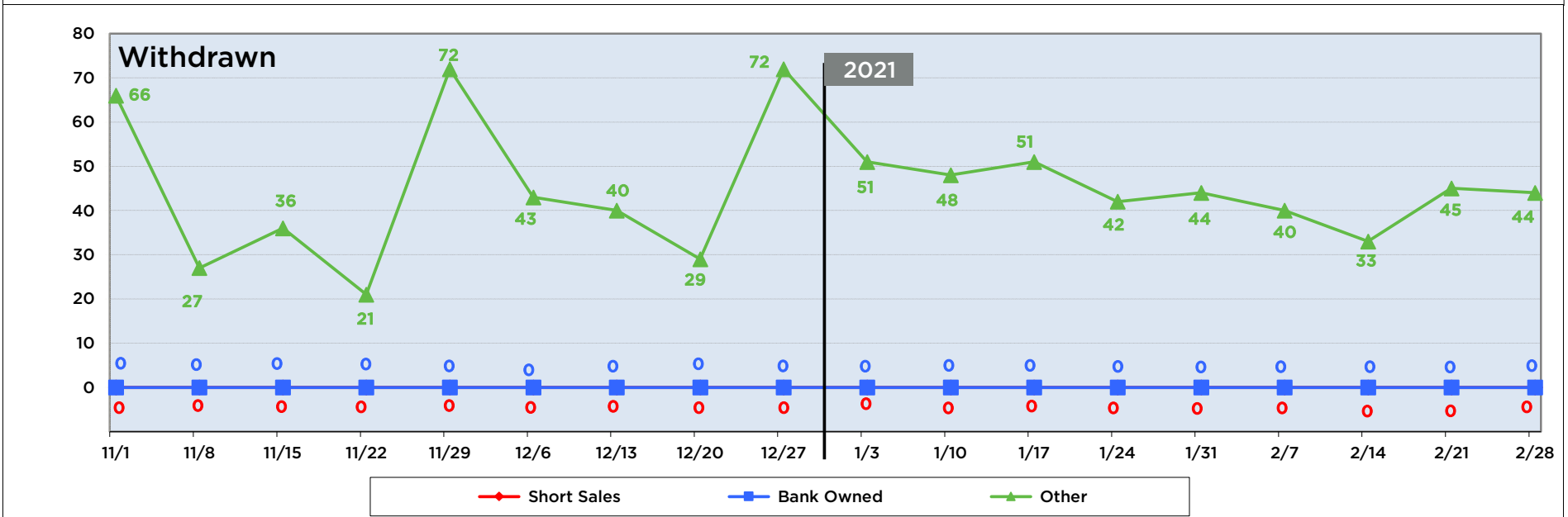
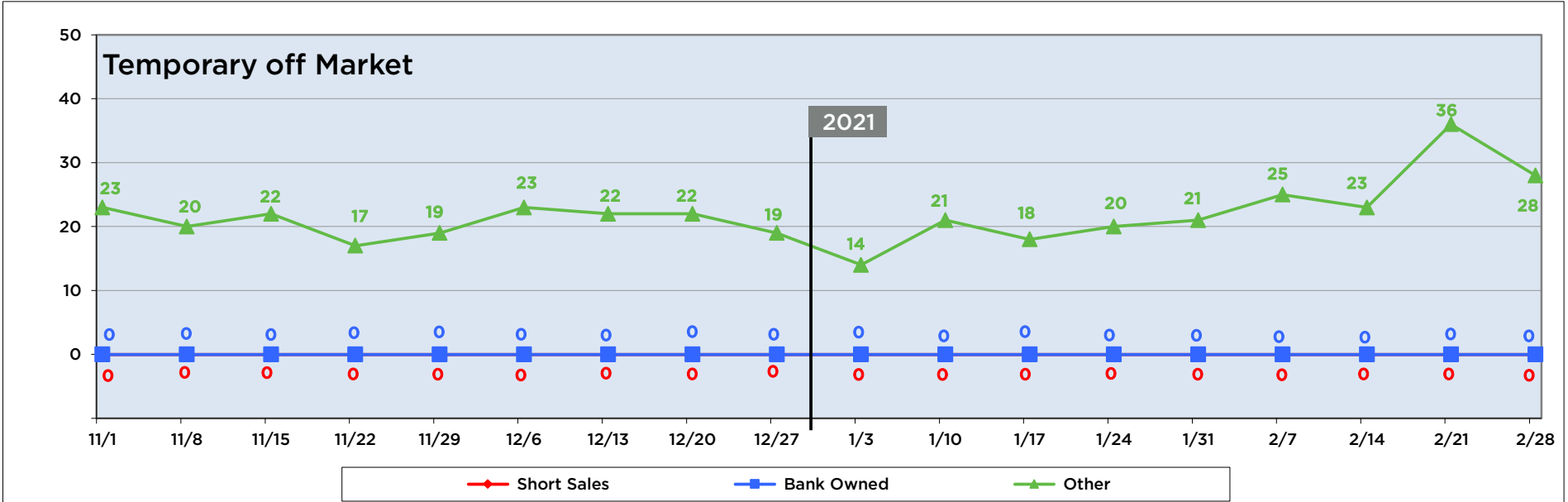
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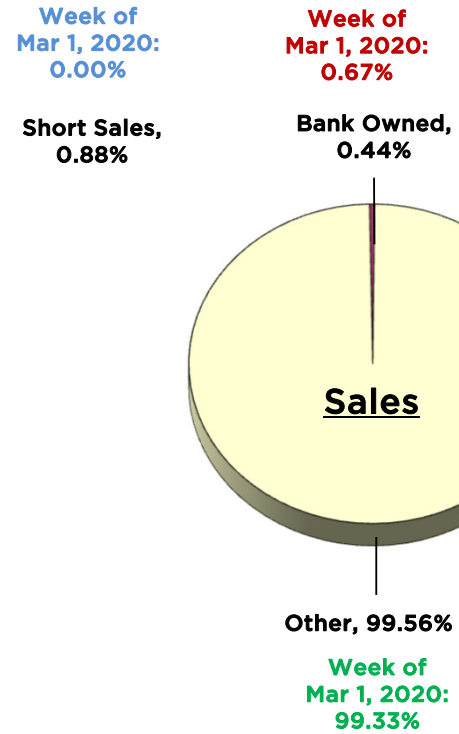
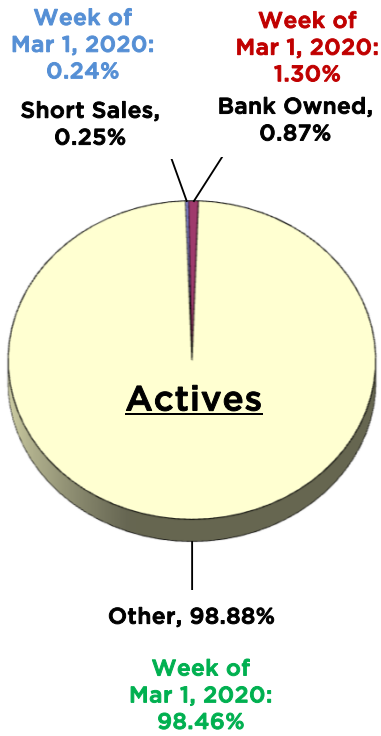
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$206,000? (± \$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							
Winter Springs / Tuskawilla	32708	1	\$205,999	2.0	2.0	1,312	\$157.01
Osceola County							
Kissimmee (West) / Pleasant Hill	34746	2	\$205,900	3.0	2.0	1,181	\$174.34