



Monday Morning Quarterback Summary

Week of March 14, 2021 - March 20, 2021

Single-family existing homes

- Sales of single-family homes increased to 650 during the week of Mar 14, from 610 the week prior
- The median price of single family homes decreased to \$320,000, a change of -5.2%
- The number of single-family home foreclosure transactions increased to 7 last week, from 2 the week of Mar 7
- The number of single-family home short-sale transactions remains constant at 3
- Single-family inventory decreased by 102, and now sits at 2,134

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 205 during the week of Mar 14, from 226 the week prior
- The median price of condos, townhomes, and villas decreased to \$200,000, a change of -4.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 3 the week of Mar 7
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 54, and now sits at 1,471

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	650	162	121	188	75	82	22
Bank Owned	7	5	1	0	0	1	0
Short Sales	3	1	1	1	0	0	0
Other	640	156	119	187	75	81	22
Active Listings	2,134	431	218	370	279	572	264
Bank Owned	26	13	3	6	3	1	0
Short Sales	13	4	3	2	3	1	0
Other	2,095	414	212	362	273	570	264
Months of Inventory	1	1	0	0	1	2	3

List Price

Average Original List Price	\$413,272	\$199,700	\$277,825	\$350,300	\$452,639	\$658,565	\$2,220,536
Average Final List Price	\$408,894	\$197,634	\$275,777	\$349,145	\$445,842	\$647,830	\$2,190,714

Sale Price

Average Price	\$400,553	\$191,300	\$274,075	\$346,381	\$439,745	\$635,396	\$2,091,045
Median Price	\$320,000	\$202,750	\$275,000	\$345,000	\$435,000	\$610,000	\$1,462,500

Price Differences

Original to Final List Price	-\$4,378	-\$2,066	-\$2,048	-\$1,155	-\$6,797	-\$10,735	-\$29,822
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Original List to Sale Price - \$	-\$12,719	-\$8,400	-\$3,750	-\$3,919	-\$12,894	-\$23,169	-\$129,491
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Final List to Sale Price - \$	-\$8,341	-\$6,334	-\$1,702	-\$2,764	-\$6,097	-\$12,434	-\$99,669
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Original List to Sale Price - %	96.92%	95.79%	98.65%	98.88%	97.15%	96.48%	94.17%
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Final List to Sale Price - %	97.96%	96.80%	99.38%	99.21%	98.63%	98.08%	95.45%
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Days on the Market

Avg Days Listing to Contract	46	44	38	37	53	54	110
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Combined Avg Days to Contract	49	47	41	41	57	57	110
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Avg Days Listing to Closing	83	77	79	74	90	92	152
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Avg Days Contract to Close	40	35	43	39	38	41	79
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Beds / Baths

Average Bedrooms	4	3	3	4	4	5	5
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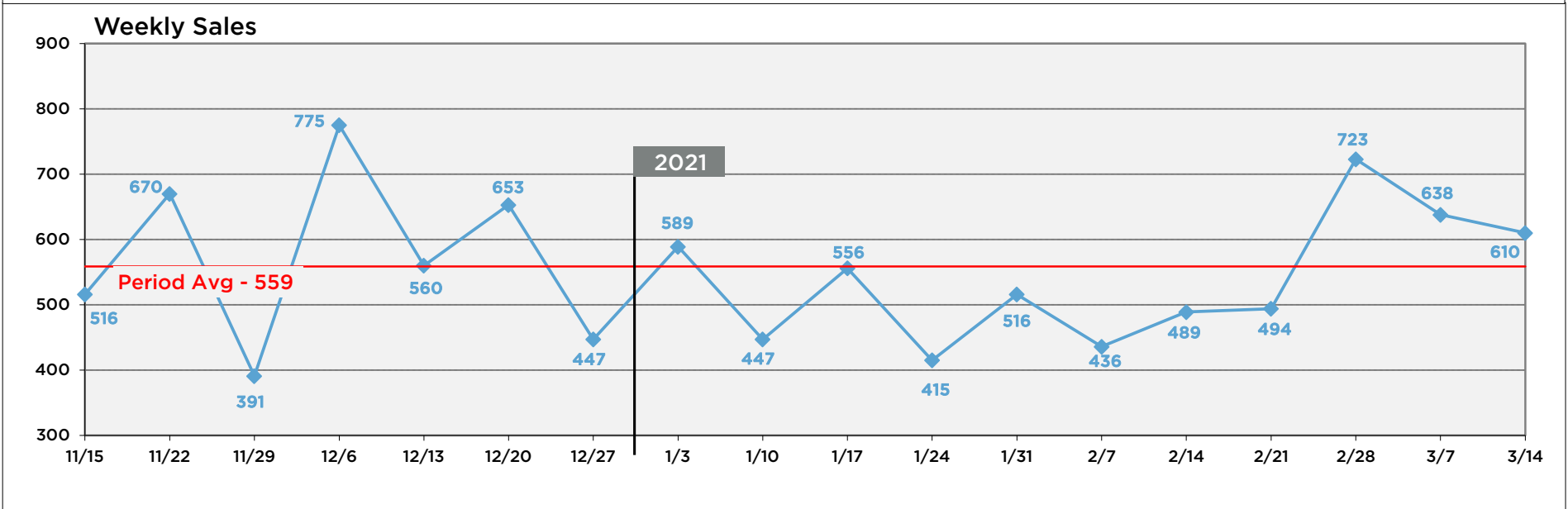
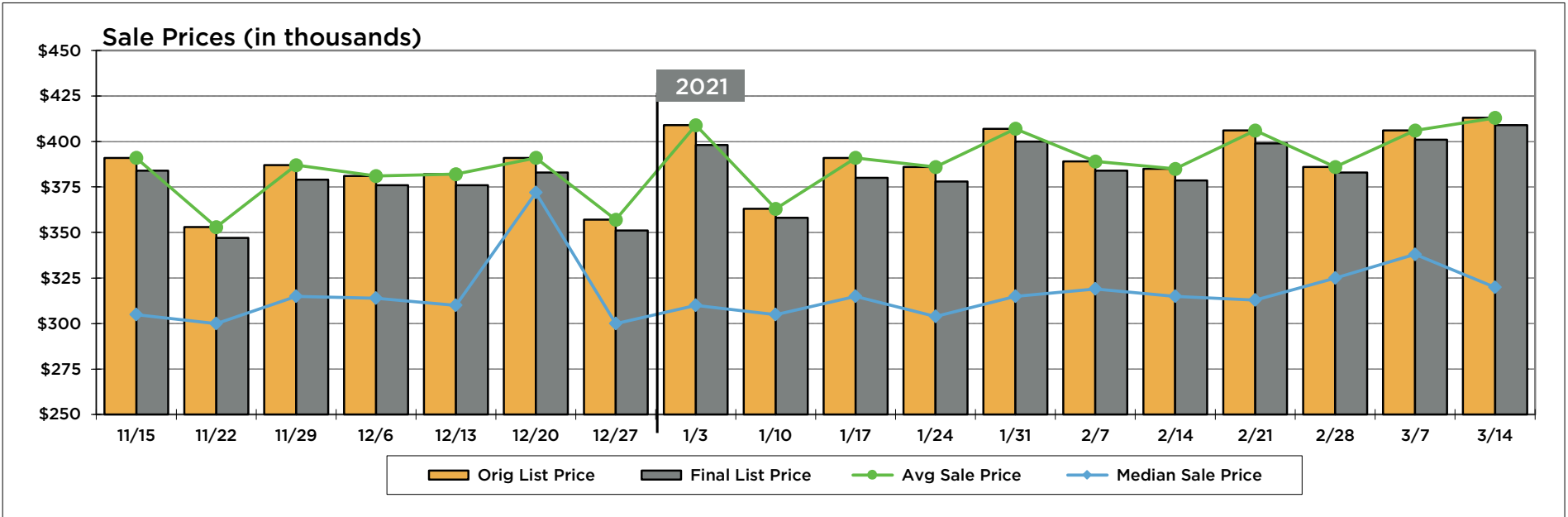
Average Full Baths	2	2	2	2	3	4	5
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Average Half Baths	0	0	0	0	0	0	2
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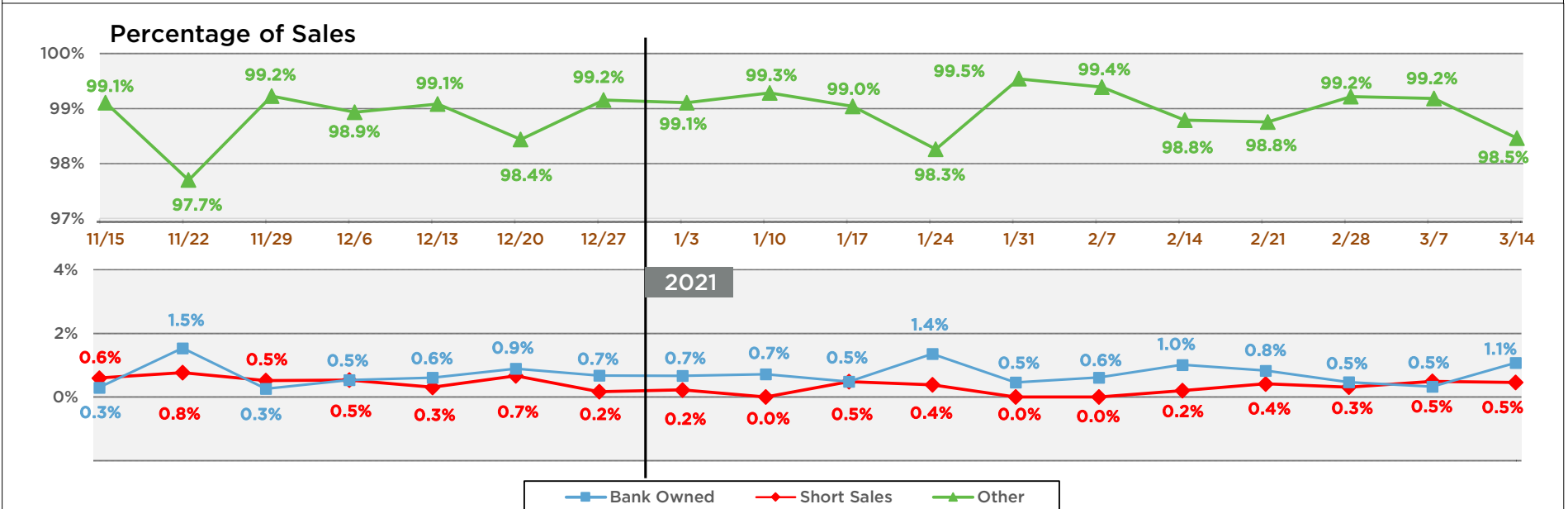
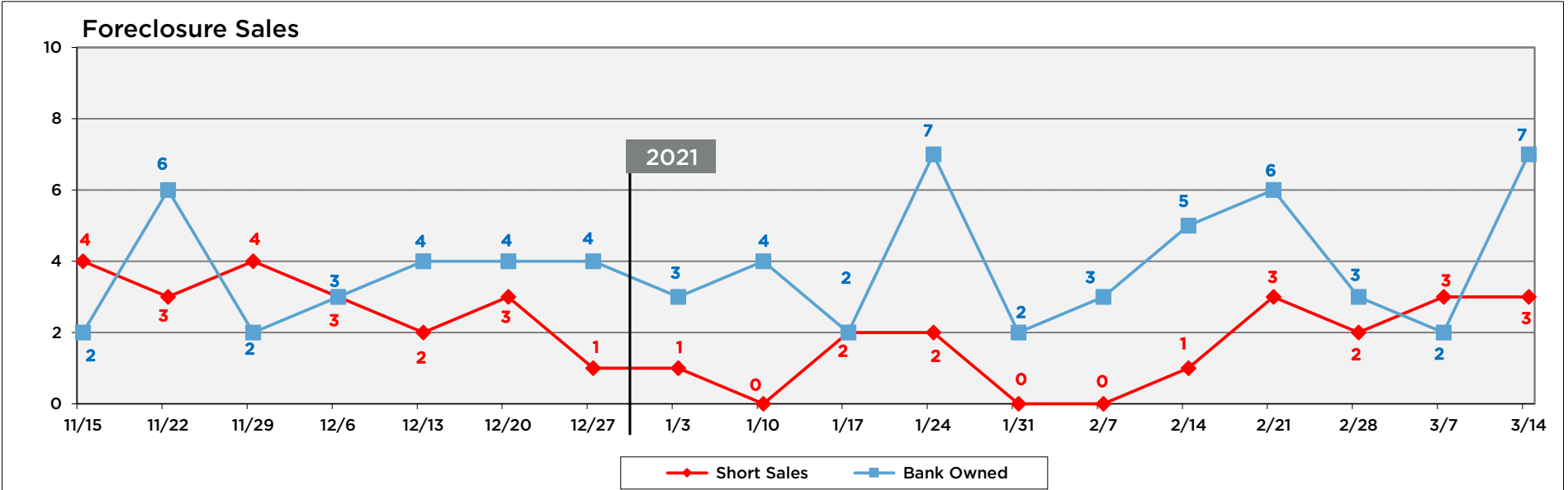
Square Footage

Average Square Feet	2,203	1,374	1,798	2,101	2,557	3,369	5,850
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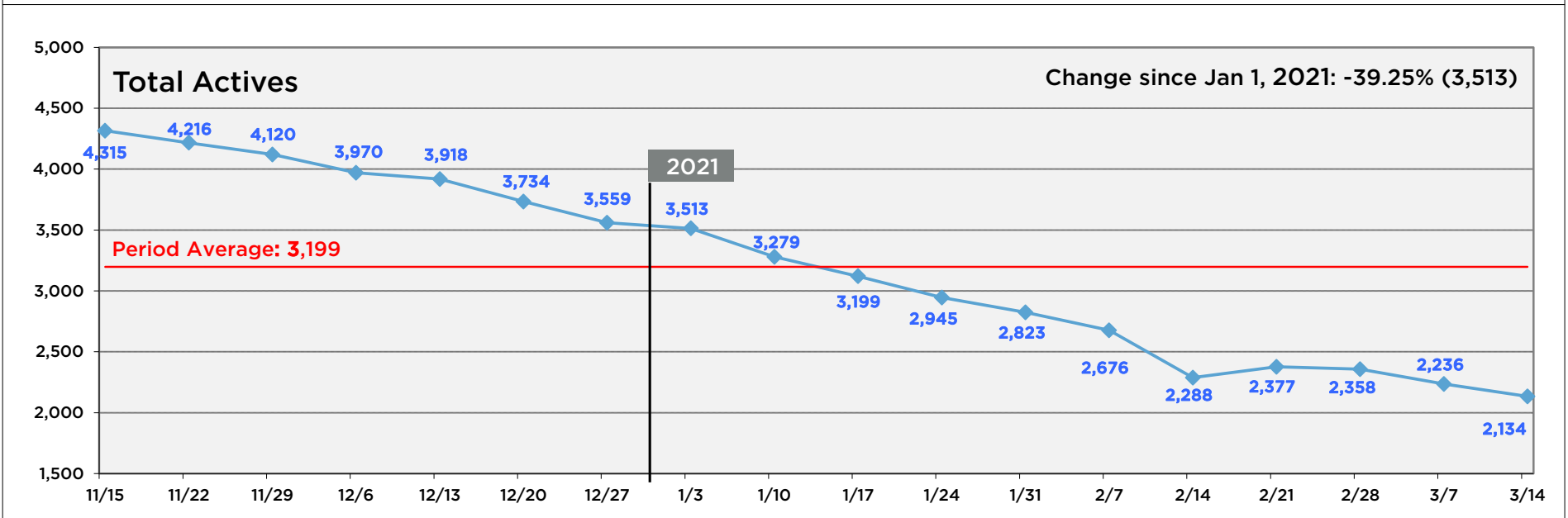
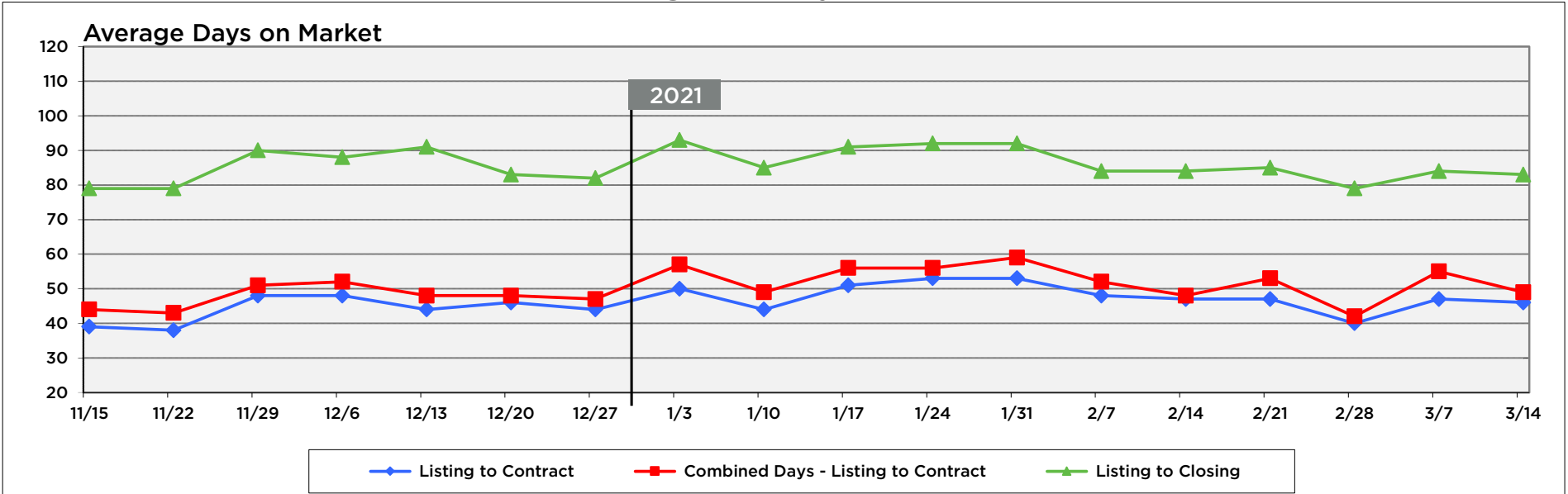
Single Family Homes



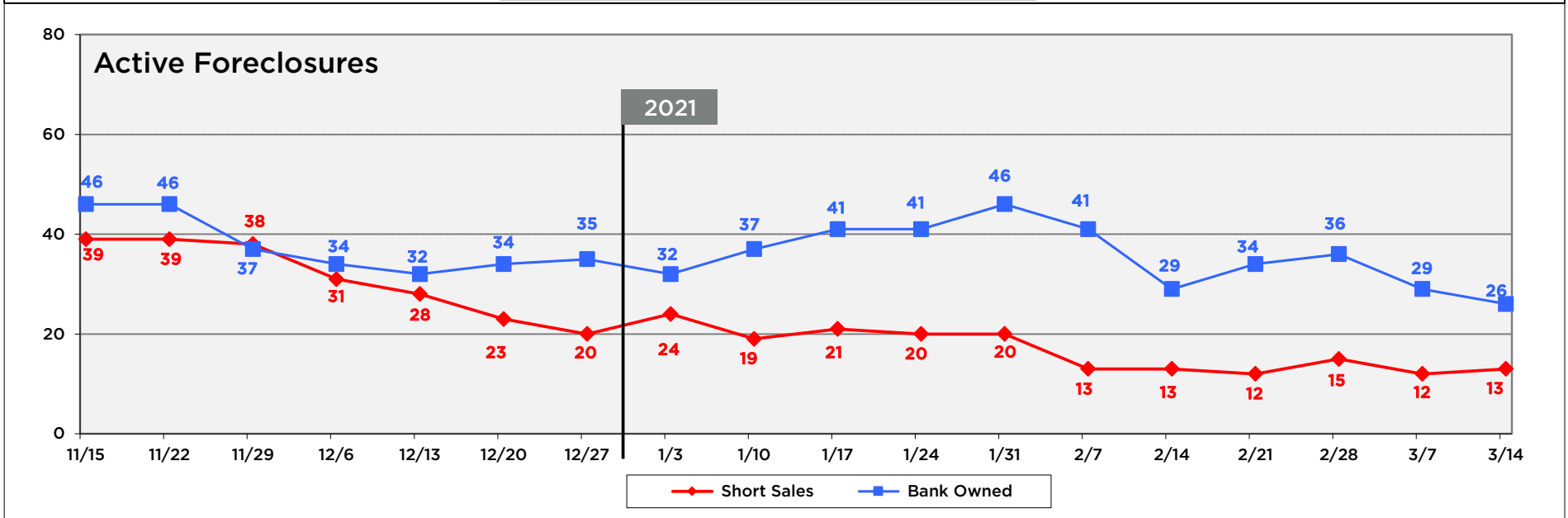
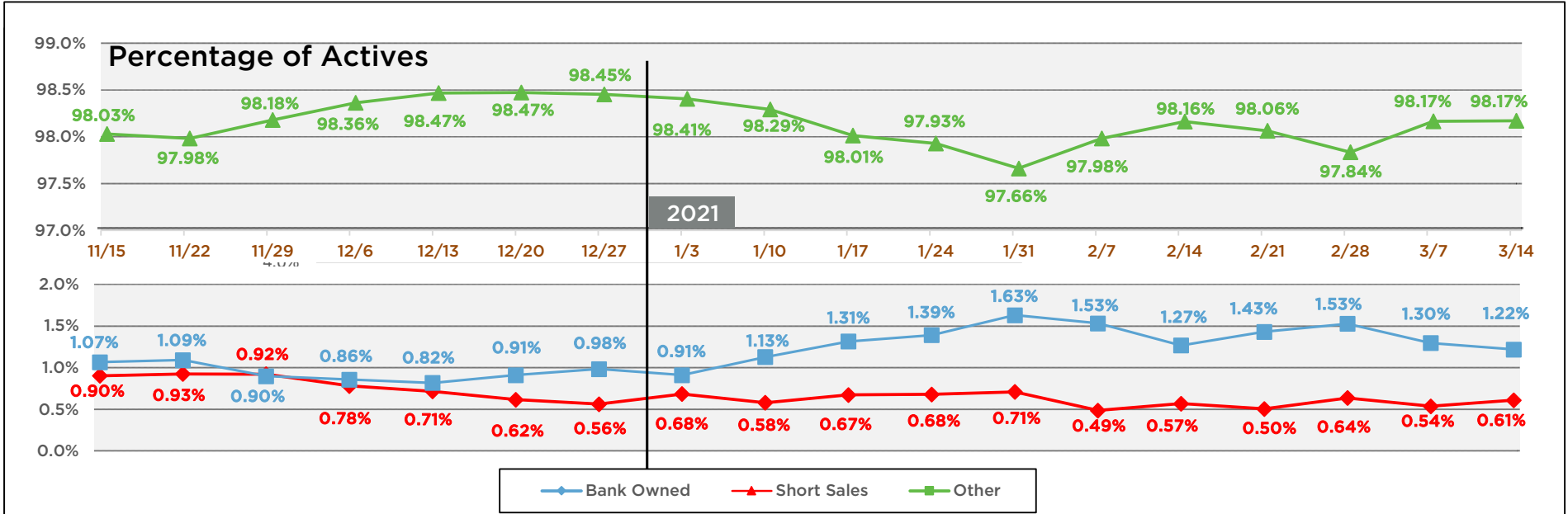
Single Family Homes



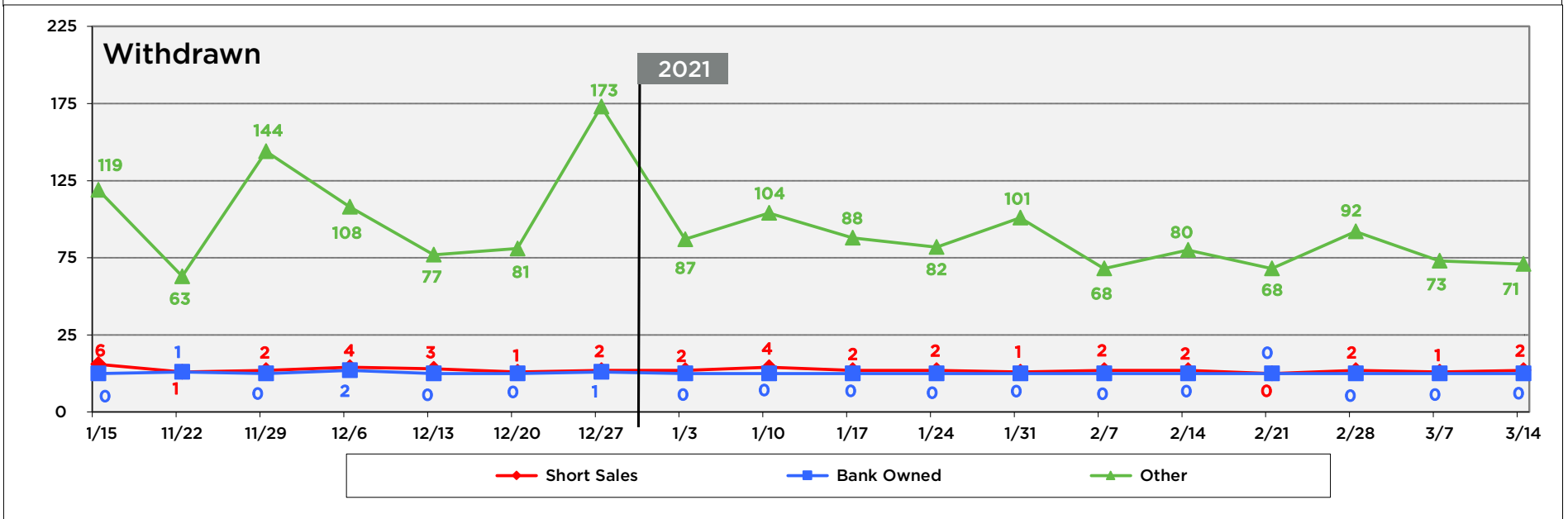
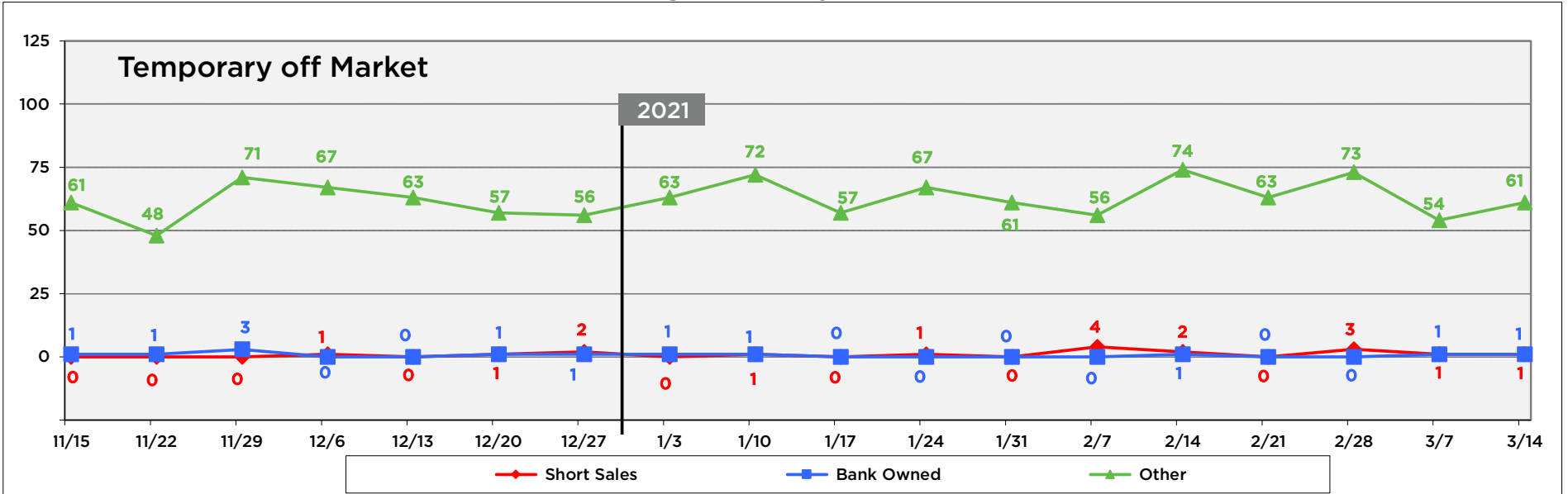
Single Family Homes



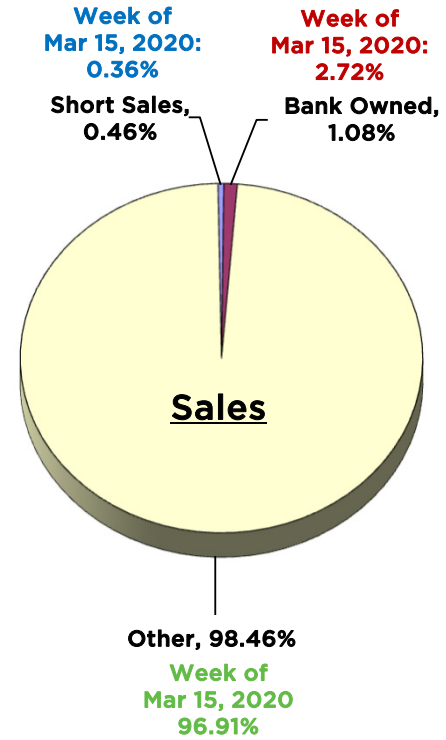
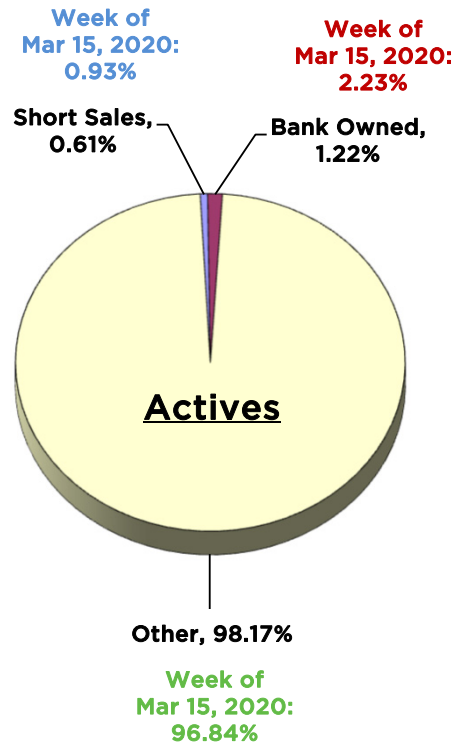
Single Family Homes



Single Family Homes



Single Family Homes



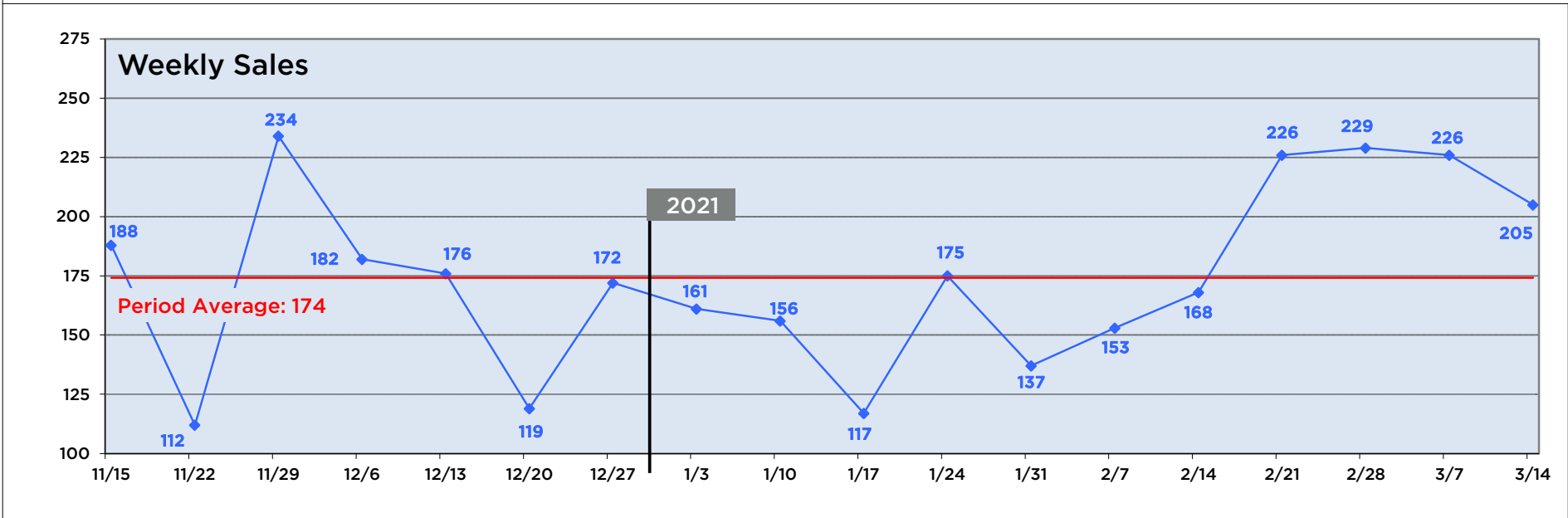
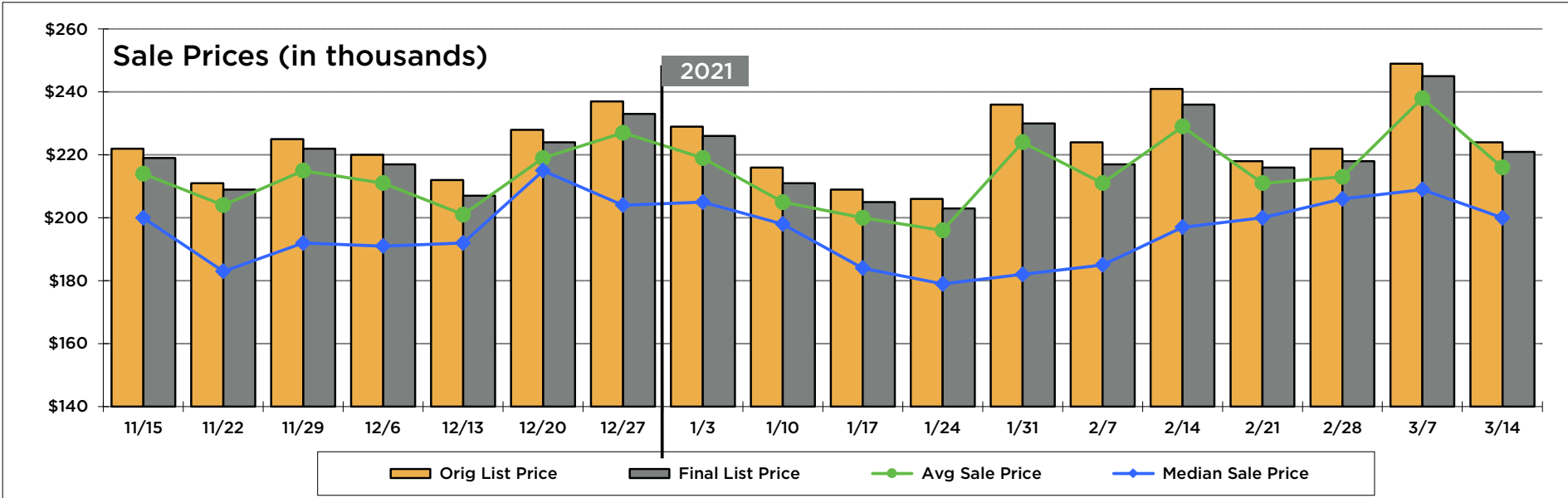
Where are the 16 Single Family Homes available for the Median Price of \$320,000? (± \$500)

<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	\$320,000	3.5	2.0	1,715	\$186.59
Fern Park/Casselberry	32730	1	\$320,000	4.0	2.0	1,846	\$173.35
Lake Mary / Heathrow	32746	1	\$320,000	3.0	2.0	1,584	\$202.02
Orange County		3	\$319,900	3.0	2.0	1,620	\$197.43
College Park	32804	1	\$319,900	2.0	1.0	926	\$345.46
Hunters Creek	32837	1	\$319,900	4.0	3.0	2,371	\$134.92
Pine Castle / Edgewood	32839	1	\$319,900	3.0	2.0	1,564	\$204.54
Osceola County		4	\$319,850	4.0	2.5	2,156	\$148.39
Kissimmee / Buena Ventura Lakes	34743	1	\$319,900	4.0	3.0	2,356	\$135.78
Kissimmee (East)	34744	1	\$320,000	4.0	2.0	2,285	\$140.04
Kissimmee (West) / Pleasant Hill	34746	1	\$320,000	4.0	2.0	2,165	\$147.81
Kissimmee / Celebration	34747	1	\$319,500	4.0	3.0	1,816	\$175.94
Lake County		7	\$319,956	3.4	2.0	2,231	\$143.39
Mount Dora	32757	1	\$320,000	3.0	2.0	1,848	\$173.16
Tavares / Mt Plymouth	32778	1	\$320,000	5.0	2.0	2,889	\$110.76
Fruitland Park	34731	1	\$319,900	4.0	2.0	2,217	\$144.29
Groveland	34736	3	\$319,963	3.0	2.0	2,201	\$145.37
Howey in the Hills	34737	1	\$319,900	3.0	2.0	2,063	\$155.07

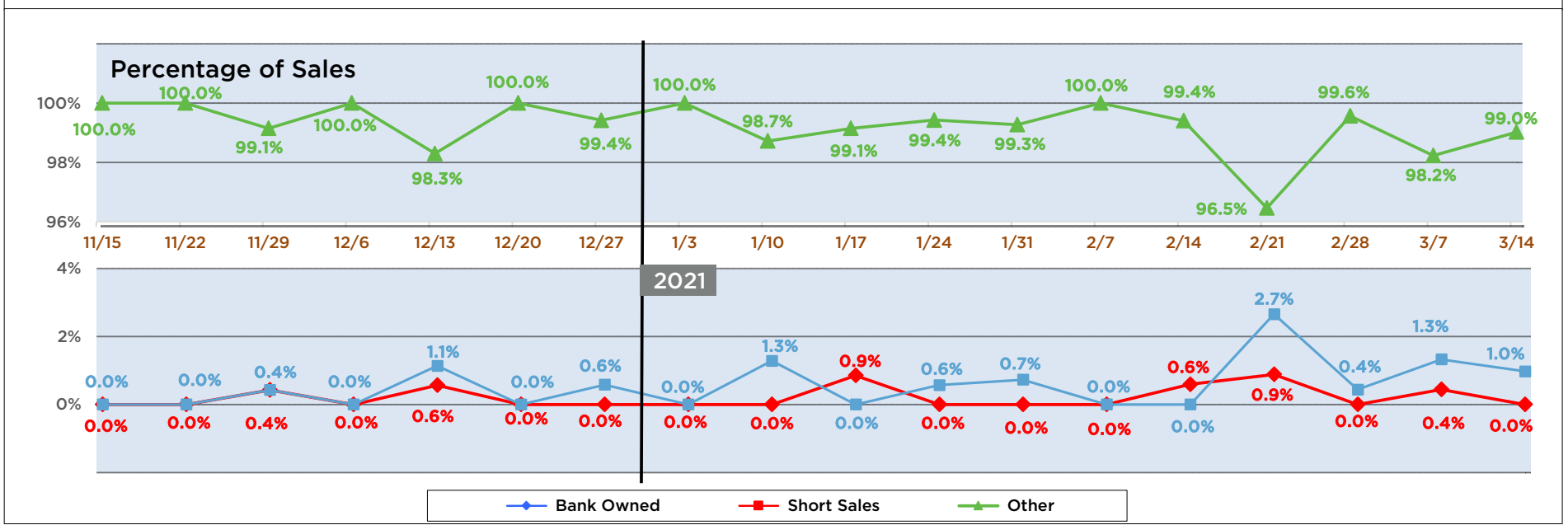
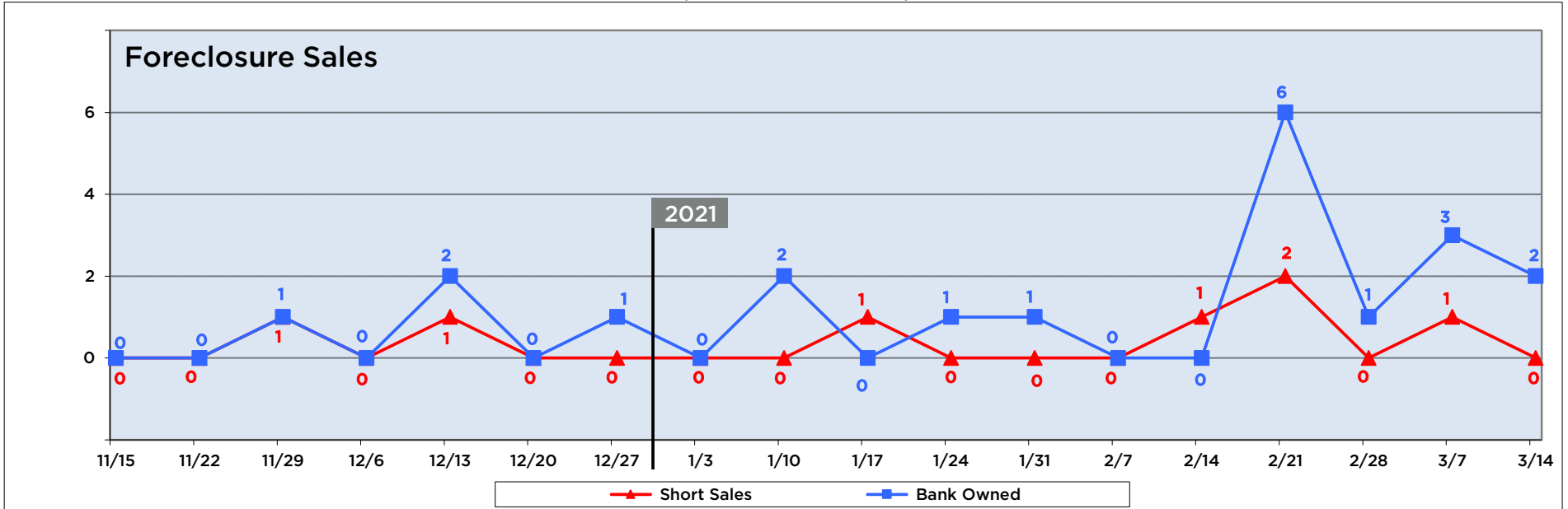
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	205	148	24	25	6	1	1
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	203	146	24	25	6	1	1
Active Listings	1,471	976	165	223	56	38	13
Bank Owned	13	13	0	0	0	0	0
Short Sales	5	3	0	2	0	0	0
Other	1,453	960	165	221	56	38	13
Months of Inventory	2	2	2	2	2	9	3
<i>List Price</i>							
Average Original List Price	\$224,174	\$171,908	\$278,217	\$342,662	\$455,733	\$785,000	\$1,750,000
Average Final List Price	\$221,088	\$169,291	\$275,963	\$339,398	\$443,317	\$750,000	\$1,750,000
<i>Sale Price</i>							
Average Price	\$216,287	\$165,114	\$272,725	\$332,586	\$435,333	\$730,000	\$1,700,000
Median Price	\$200,000	\$170,000	\$272,500	\$325,000	\$428,500	\$730,000	\$1,700,000
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$3,086	-\$2,617	-\$2,254	-\$3,264	-\$12,416	-\$35,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,887	-\$6,794	-\$5,492	-\$10,076	-\$20,400	-\$55,000	-\$50,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,801	-\$4,177	-\$3,238	-\$6,812	-\$7,984	-\$20,000	-\$50,000
<i>Original</i> List to <i>Sale</i> Price - %	96.48%	96.05%	98.03%	97.06%	95.52%	92.99%	97.14%
<i>Final</i> List to <i>Sale</i> Price - %	97.83%	97.53%	98.83%	97.99%	98.20%	97.33%	97.14%
<i>Days on the Market</i>							
Avg Days Listing to Contract	57	62	37	44	59	222	49
Combined Avg Days to Contract	60	64	37	45	59	405	49
Avg Days Listing to Closing	92	96	75	78	89	265	90
Avg Days Contract to Close	37	36	40	38	31	45	43
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	2	3
Average Half Baths	0	0	1	1	1	1	1
<i>Square Footage</i>							
Average Square Feet	1,377	1,226	1,647	1,817	1,787	1,802	3,276

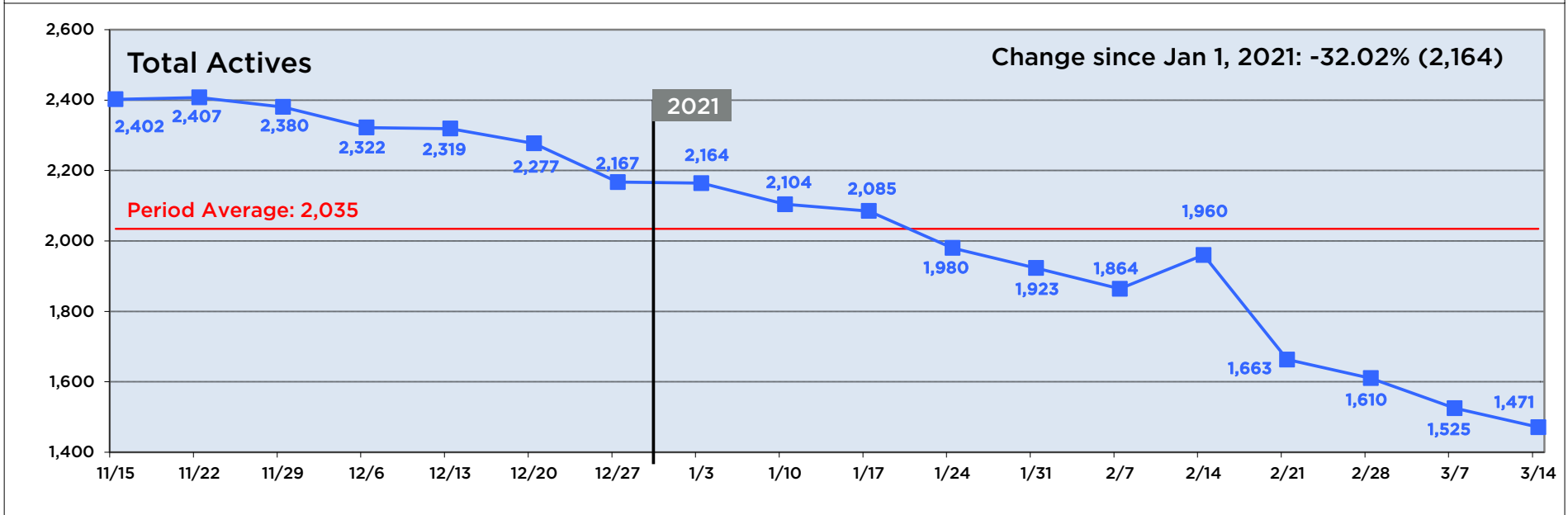
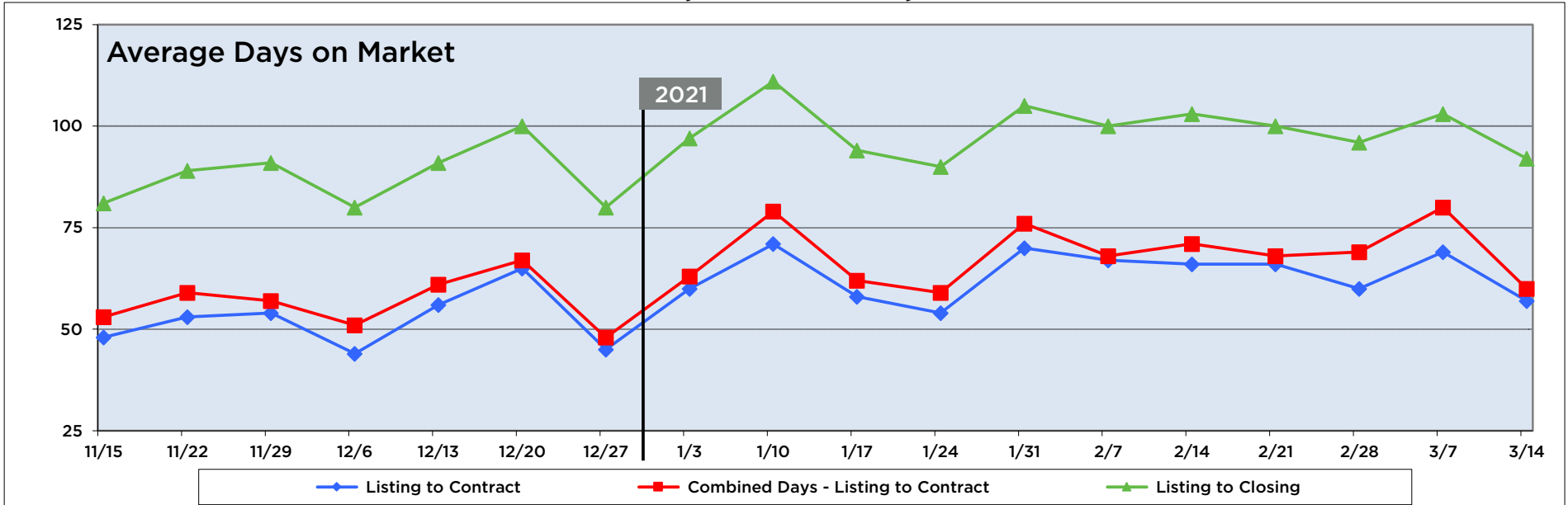
Condos, Townhomes, Villas



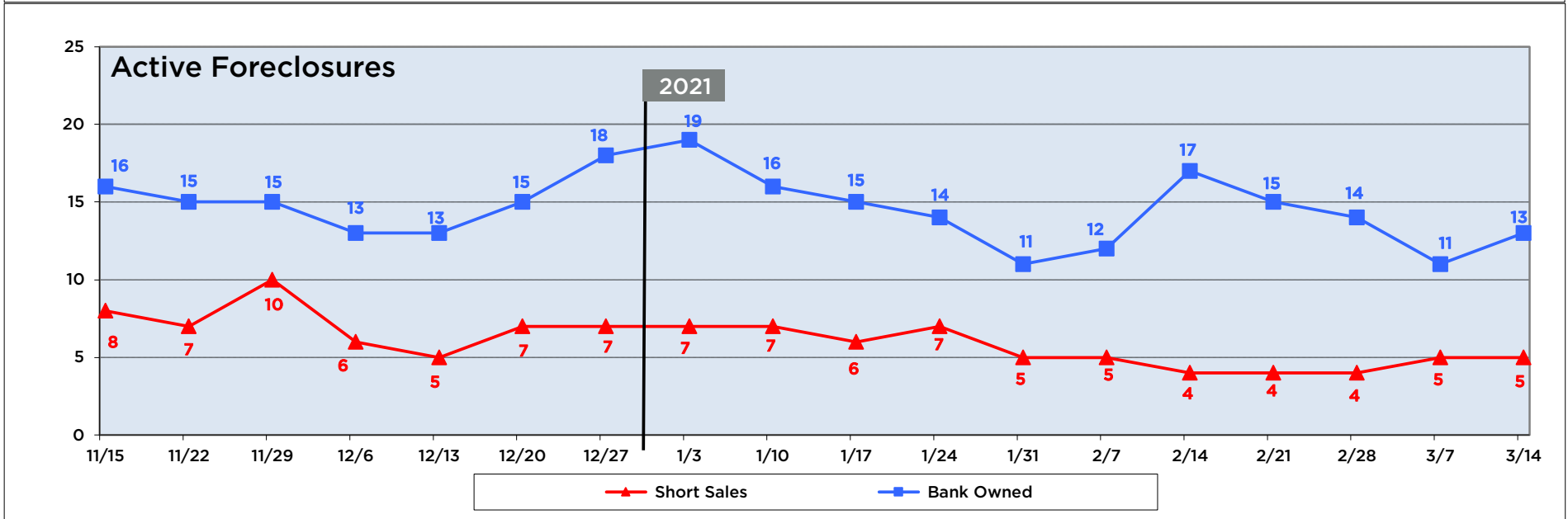
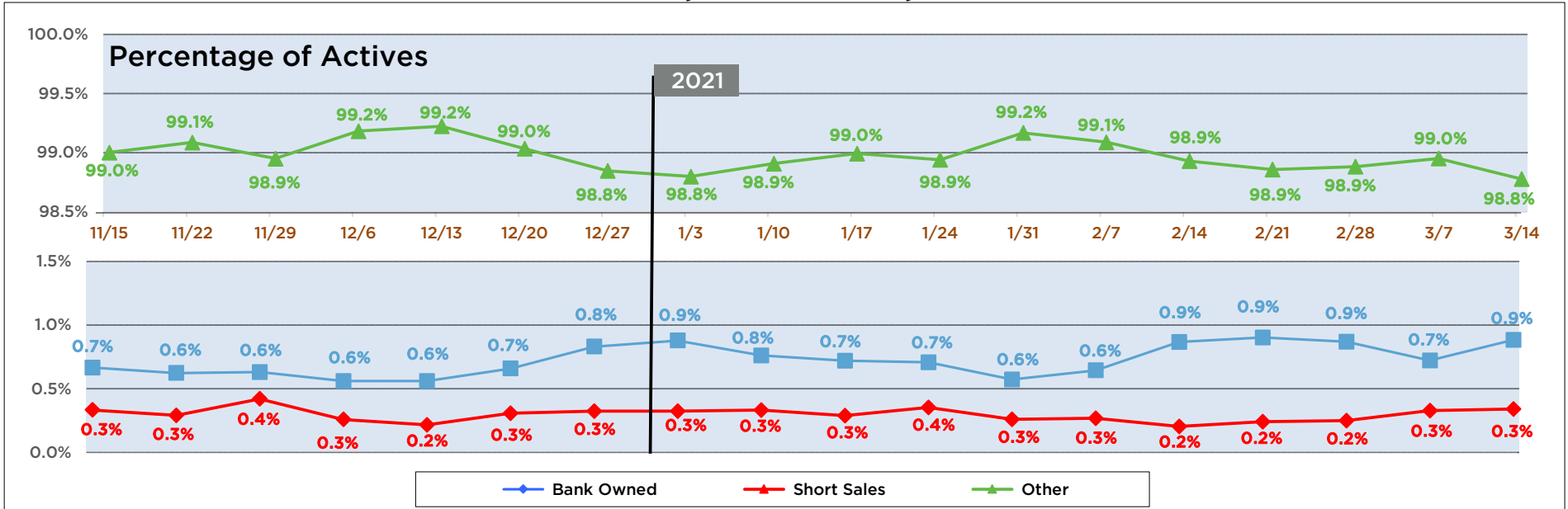
Condos, Townhomes, Villas



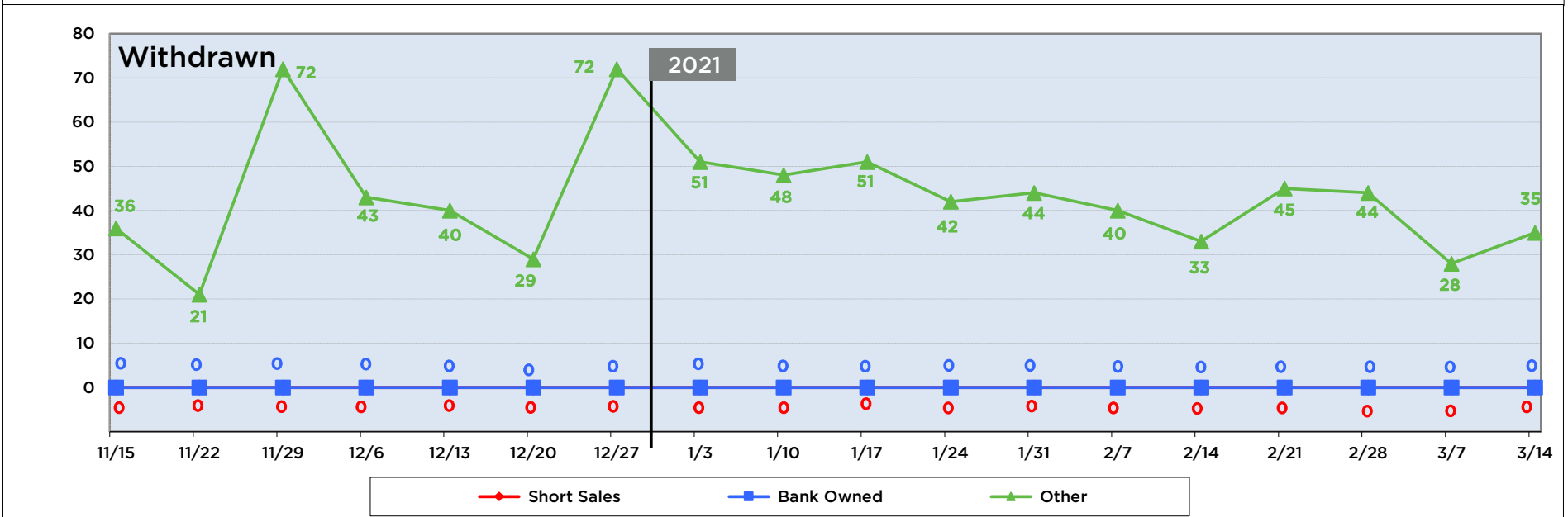
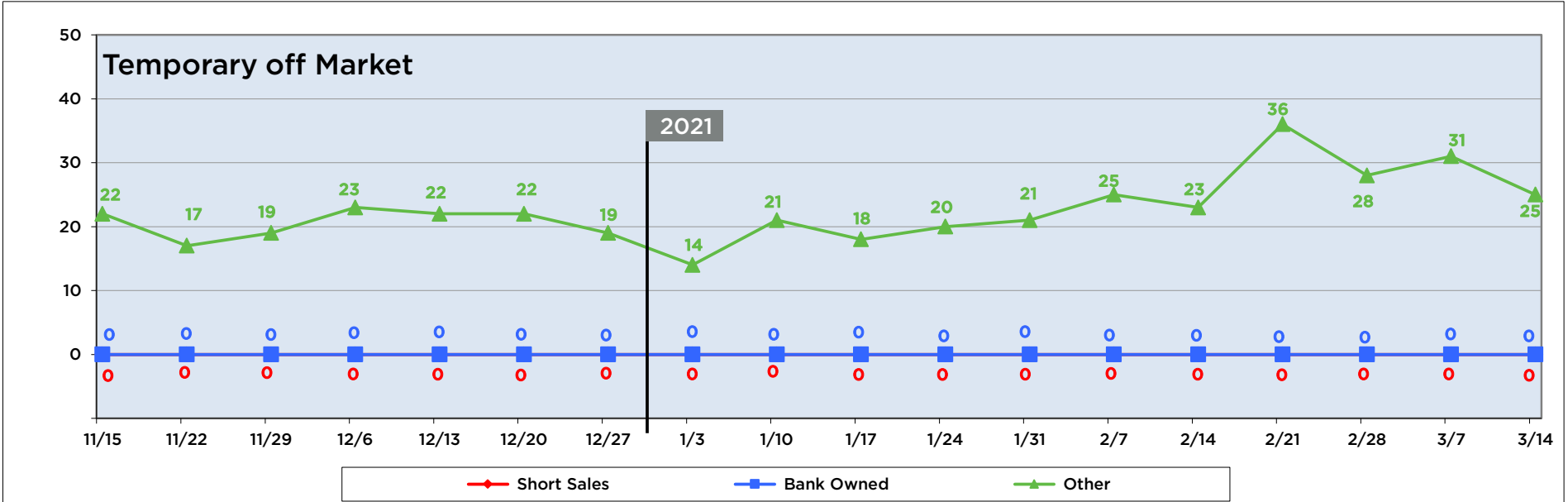
Condos, Townhomes, Villas



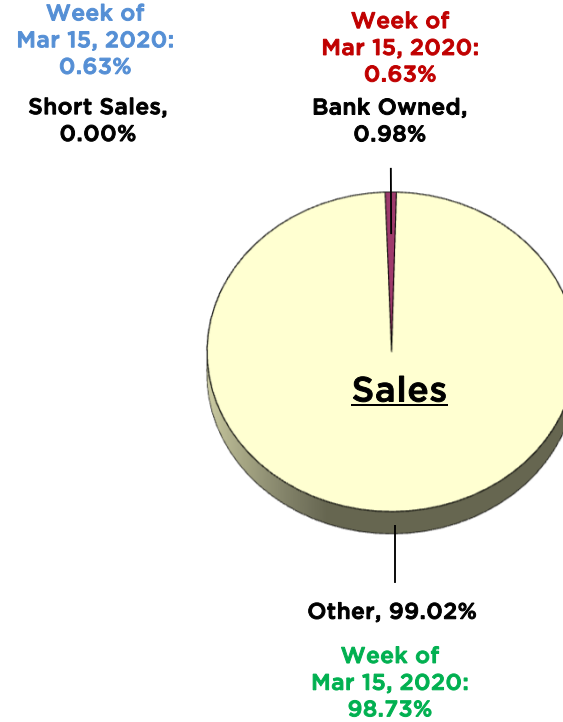
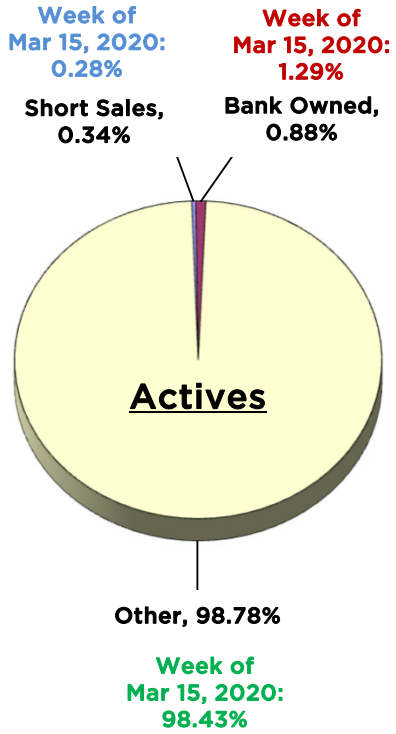
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 12 Condos, Townhomes, or Villas available for the Median Price of \$200,000? (± \$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	\$199,750	2.5	2.0	1,313	\$152.19
Altamonte Springs (East)	32701	1	\$199,500	3.0	2.0	1,434	\$139.12
Longwood / Wekiva Springs	32779	1	\$200,000	2.0	2.0	1,191	\$167.93
Orange County		7	\$199,964	2.7	2.3	1,293	\$154.70
Apopka (North)	32712	1	\$199,900	3.0	3.0	1,357	\$147.31
Winter Park (West)	32789	1	\$200,100	2.0	1.0	710	\$281.83
Pine Hills / Rosemont	32808	1	\$200,000	3.0	3.0	1,550	\$129.03
Conway	32812	1	\$199,900	3.0	2.0	1,451	\$137.77
Williamsburg / Lake Bryan	32821	1	\$199,900	3.0	3.0	1,409	\$141.87
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		3	\$199,933	2.7	2.0	1,345	\$148.65
Kissimmee / Celebration	34747	2	\$199,900	3.0	2.0	1,326	\$150.75
St Cloud	34769	1	\$200,000	2.0	2.0	1,383	\$144.61