



Monday Morning Quarterback Summary

Week of March 28, 2021 - April 3, 2021

Single-family existing homes

- Sales of single-family homes increased to 806 during the week of Mar 28, from 596 the week prior
- The median price of single family homes decreased to \$325,000, a change of -1.5%
- The number of single-family home foreclosure transactions decreased to 6 last week, from 9 the week of Mar 21
- The number of single-family home short-sale transactions increased to 3 from 2 the week prior
- Single-family inventory decreased by 60, and now sits at 2,041

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 262 during the week of Mar 28, from 224 the week prior
- The median price of condos, townhomes, and villas increased to \$194,000, a change of 2.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Mar 21
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 73, and now sits at 1,291

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

Monday Morning Quarterback
03/28/2021 - 04/3/2021
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	806	187	158	202	110	124	25
Bank Owned	6	4	2	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	797	180	156	202	110	124	25
Active Listings	2,041	399	213	385	267	518	259
Bank Owned	19	11	2	3	2	0	1
Short Sales	7	3	2	1	1	0	0
Other	2,015	385	209	381	264	518	258
Months of Inventory	1	0	0	0	1	1	2

List Price

Average Original List Price	\$406,409	\$196,063	\$279,771	\$348,247	\$448,631	\$684,449	\$1,685,240
Average Final List Price	\$400,133	\$193,405	\$276,746	\$346,442	\$442,415	\$671,944	\$1,625,880

Sale Price

Average Price	\$394,030	\$189,370	\$273,853	\$344,353	\$440,666	\$662,194	\$1,550,500
Median Price	\$325,000	\$205,000	\$272,000	\$341,500	\$436,250	\$624,950	\$1,380,000

Price Differences

Original to Final List Price	-\$6,276	-\$2,658	-\$3,025	-\$1,805	-\$6,216	-\$12,505	-\$59,360
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Original List to Sale Price - \$	-\$12,379	-\$6,693	-\$5,918	-\$3,894	-\$7,965	-\$22,255	-\$134,740
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Final List to Sale Price - \$	-\$6,103	-\$4,035	-\$2,893	-\$2,089	-\$1,749	-\$9,750	-\$75,380
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Original List to Sale Price - %	96.95%	96.59%	97.88%	98.88%	98.22%	96.75%	92.00%
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Final List to Sale Price - %	98.47%	97.91%	98.95%	99.40%	99.60%	98.55%	95.36%
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Days on the Market

Avg Days Listing to Contract	43	38	27	34	45	61	155
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Combined Avg Days to Contract	47	38	28	36	50	70	199
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Avg Days Listing to Closing	83	74	65	74	83	109	203
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Avg Days Contract to Close	42	38	39	41	40	50	49
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Beds / Baths

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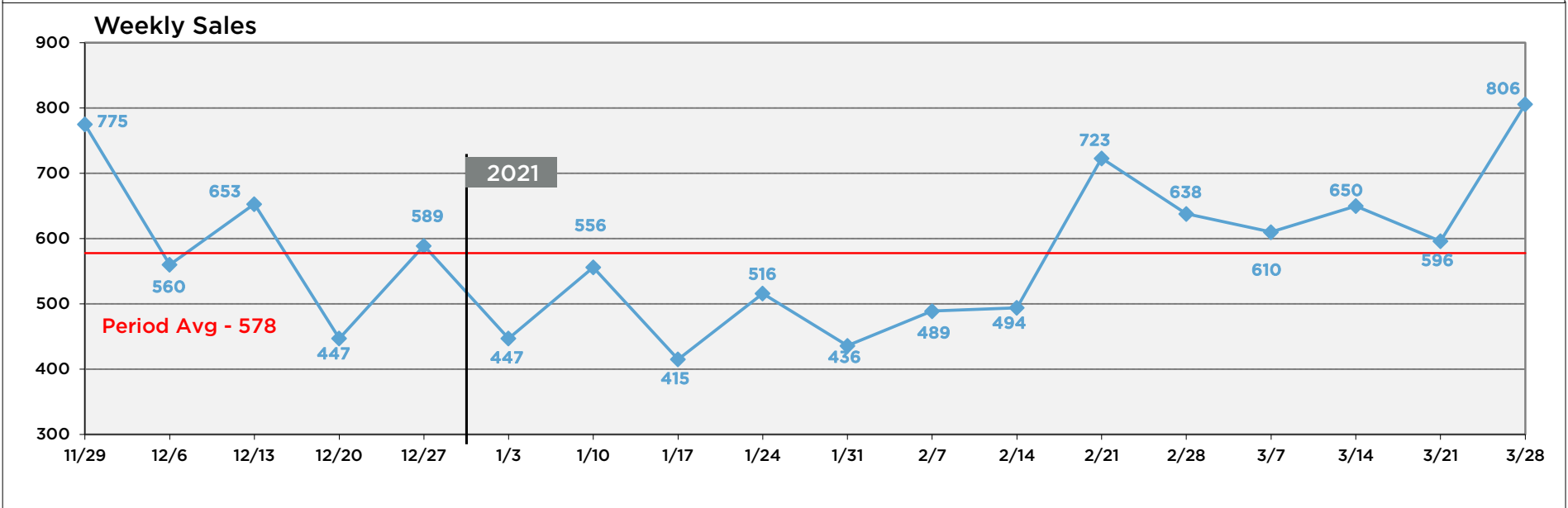
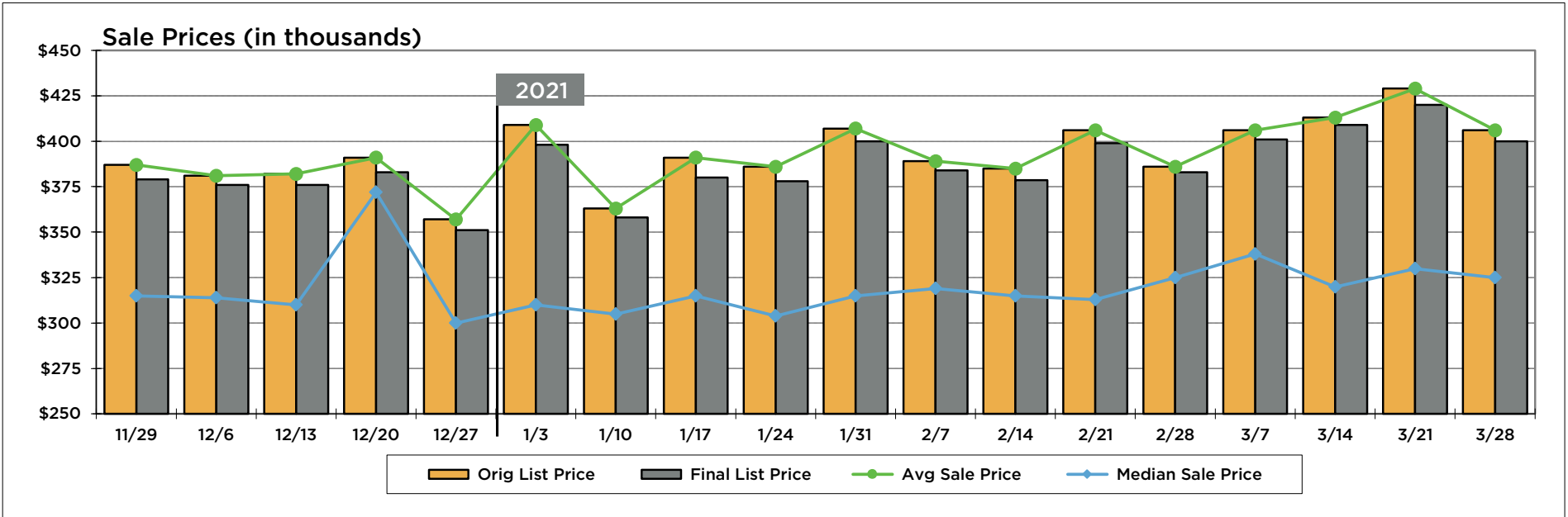
Average Full Baths	2	2	2	2	3	3	4
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Average Half Baths	0	0	0	0	0	1	1
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Square Footage

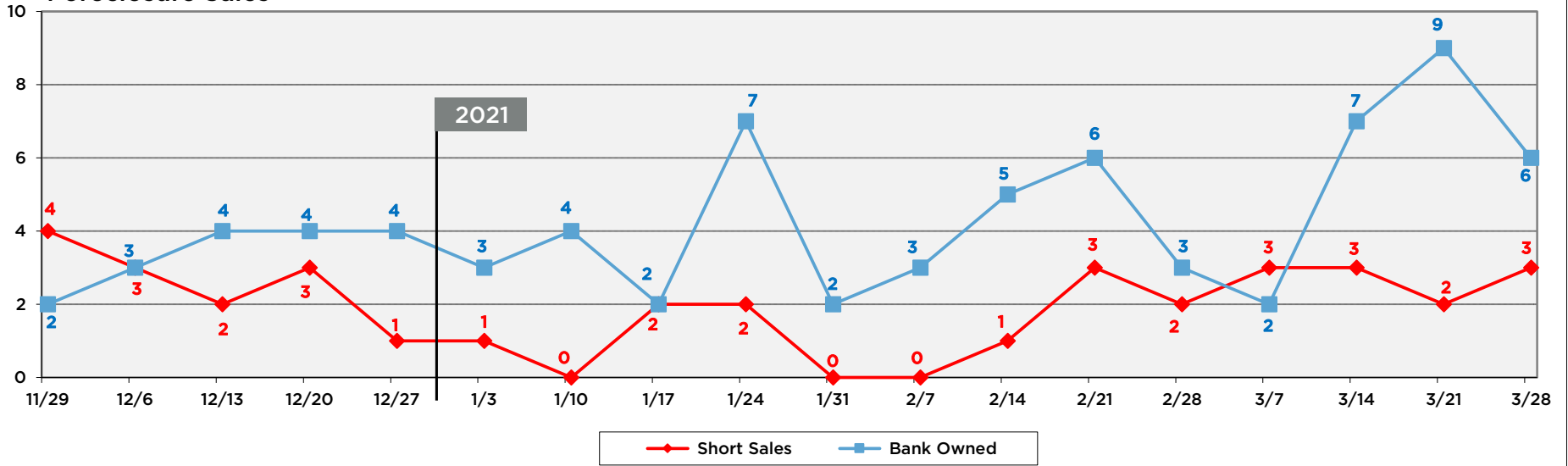
Average Square Feet	2,226	1,336	1,659	2,166	2,667	3,383	5,276
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Single Family Homes

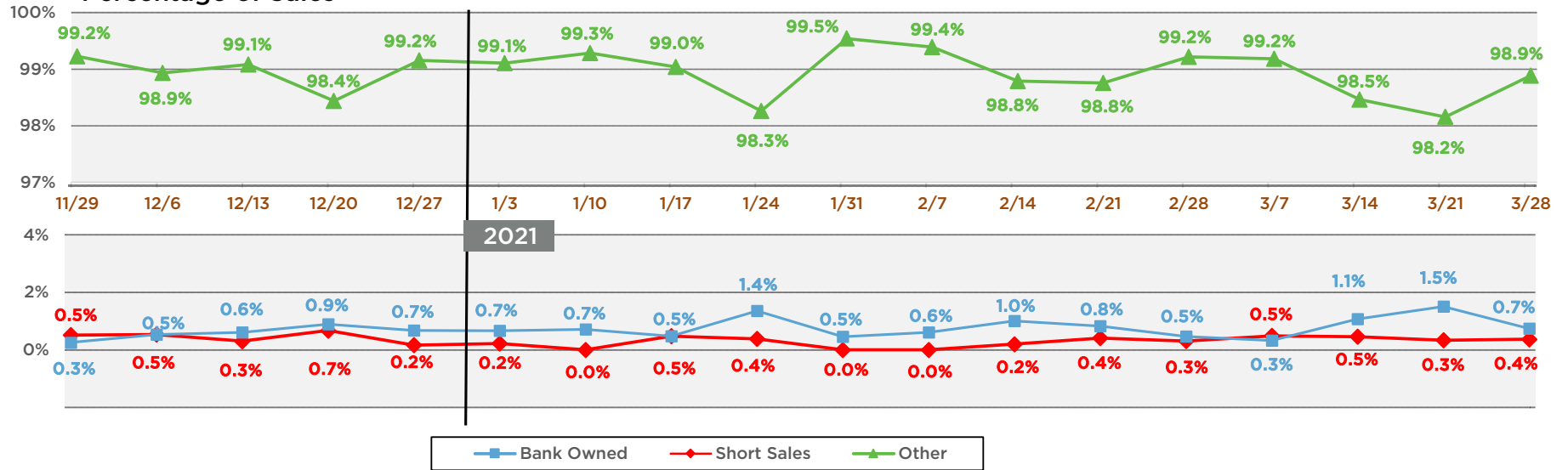


Single Family Homes

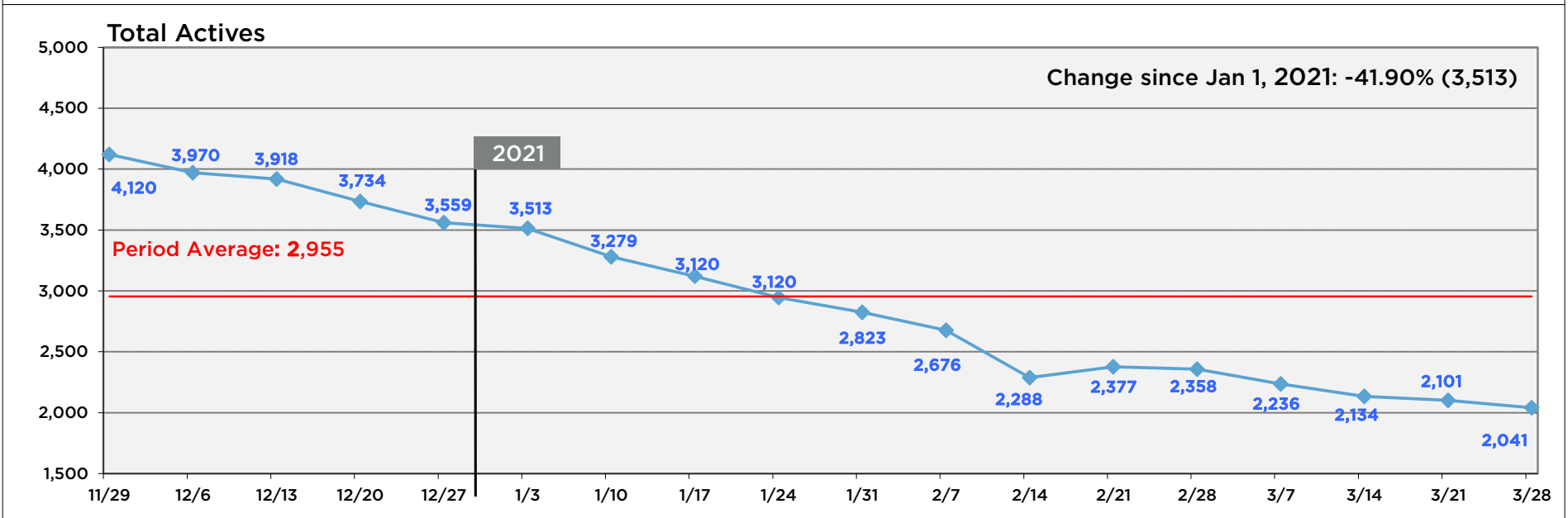
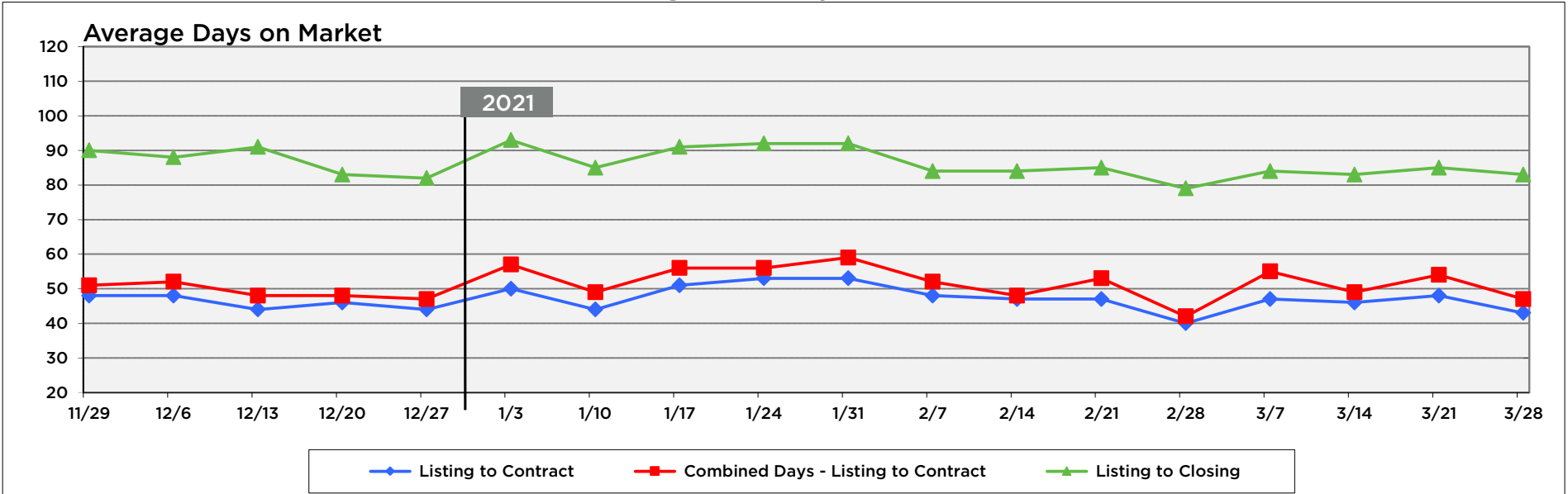
Foreclosure Sales



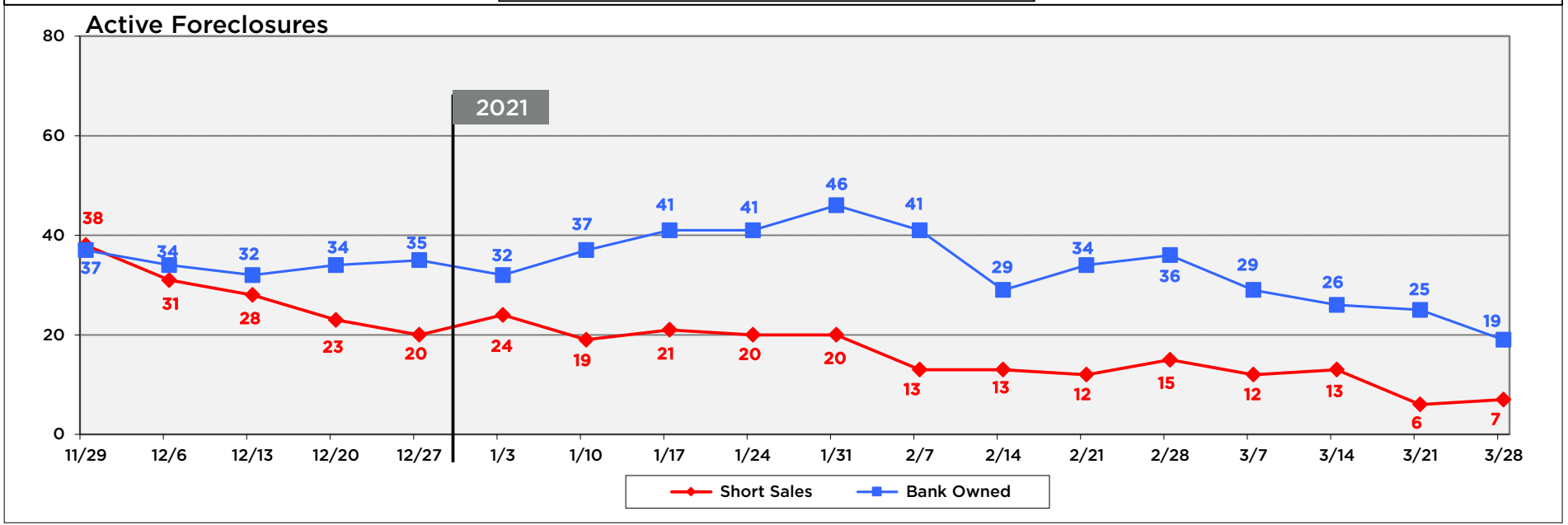
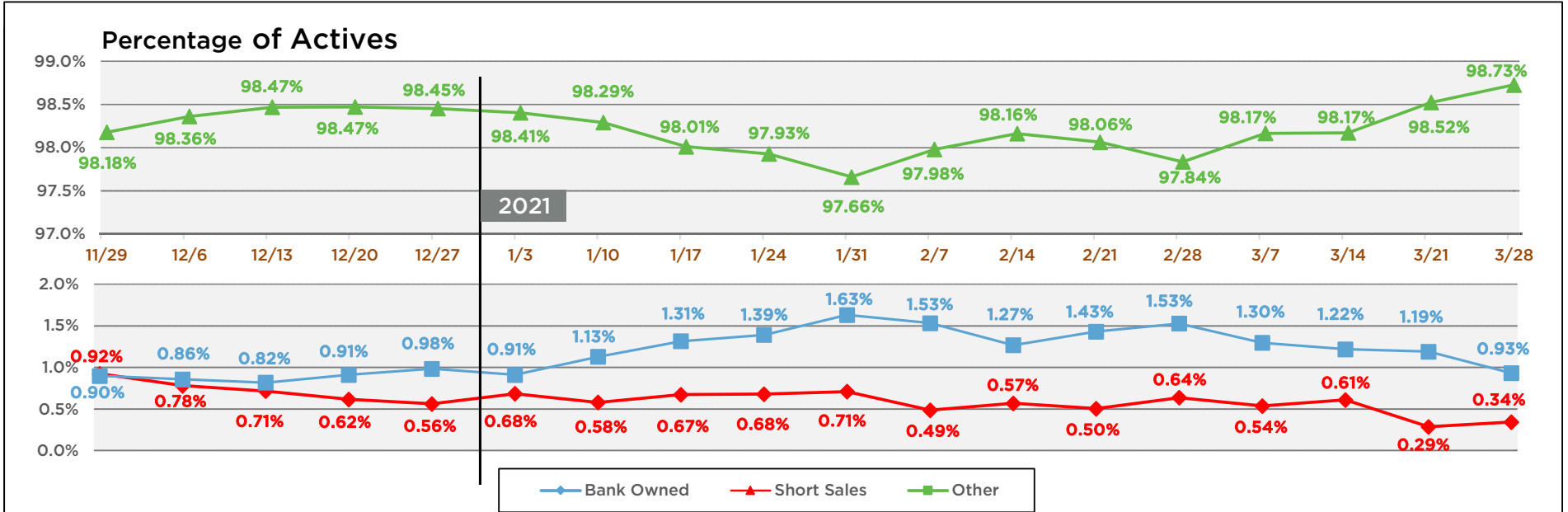
Percentage of Sales



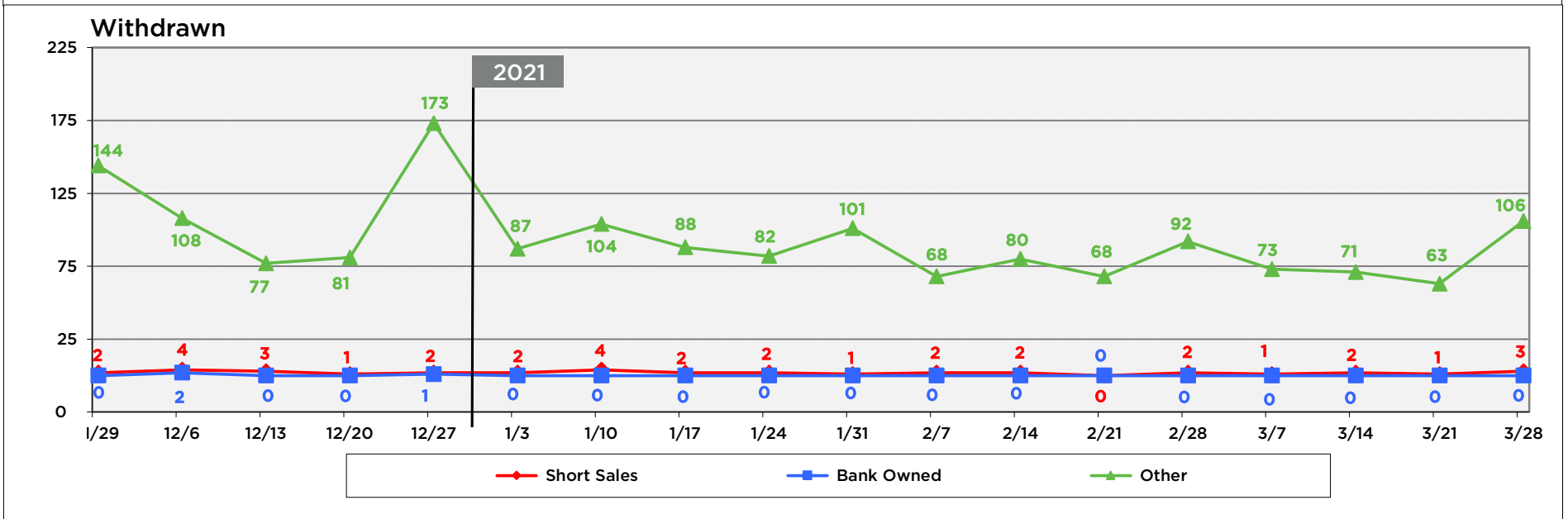
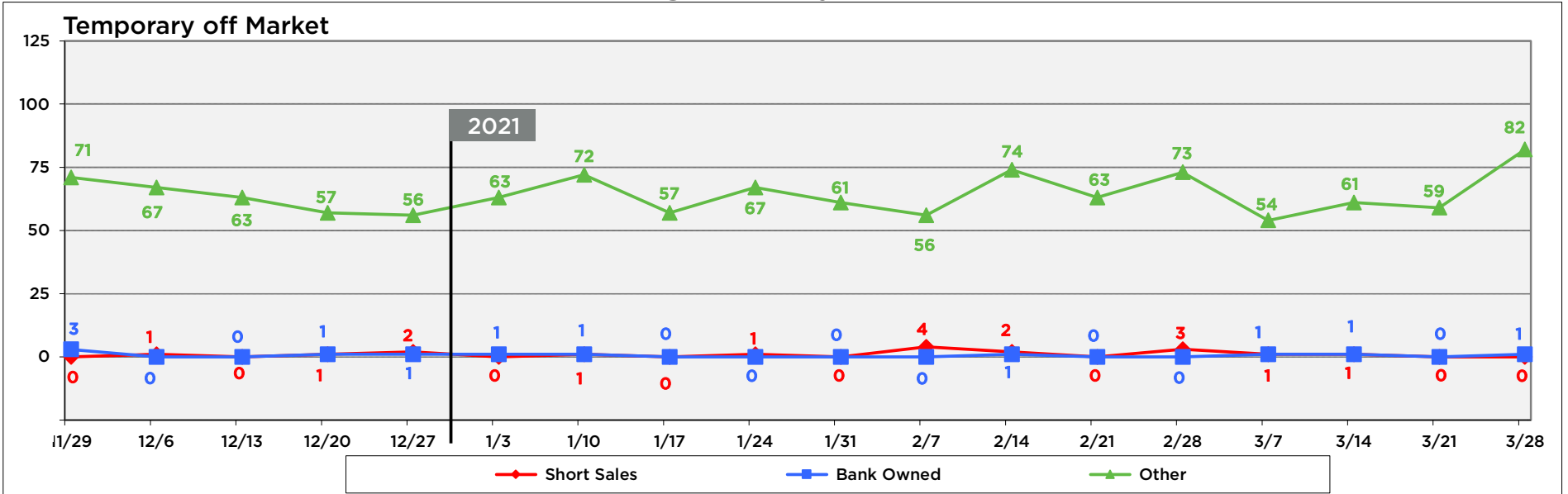
Single Family Homes



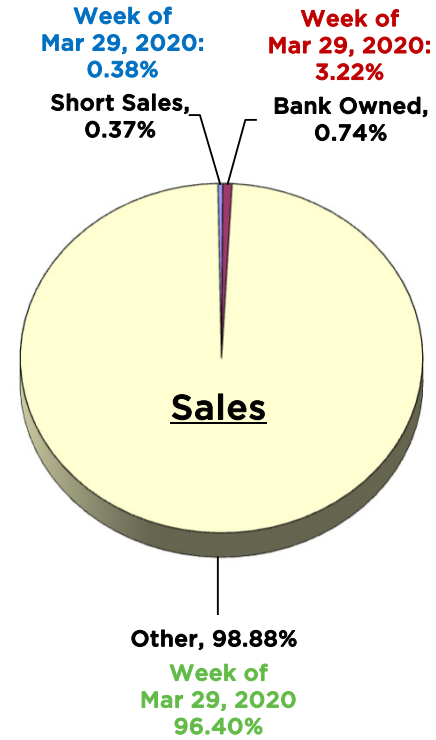
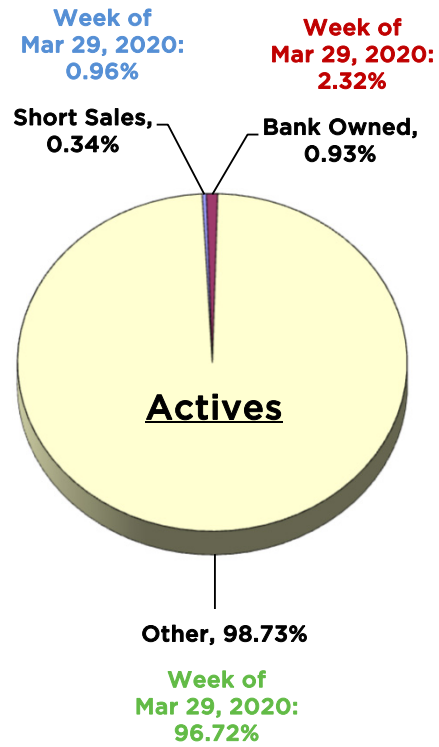
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
03/28/2021 - 04/3/2021
Lake, Orange, Osceola & Seminole Counties

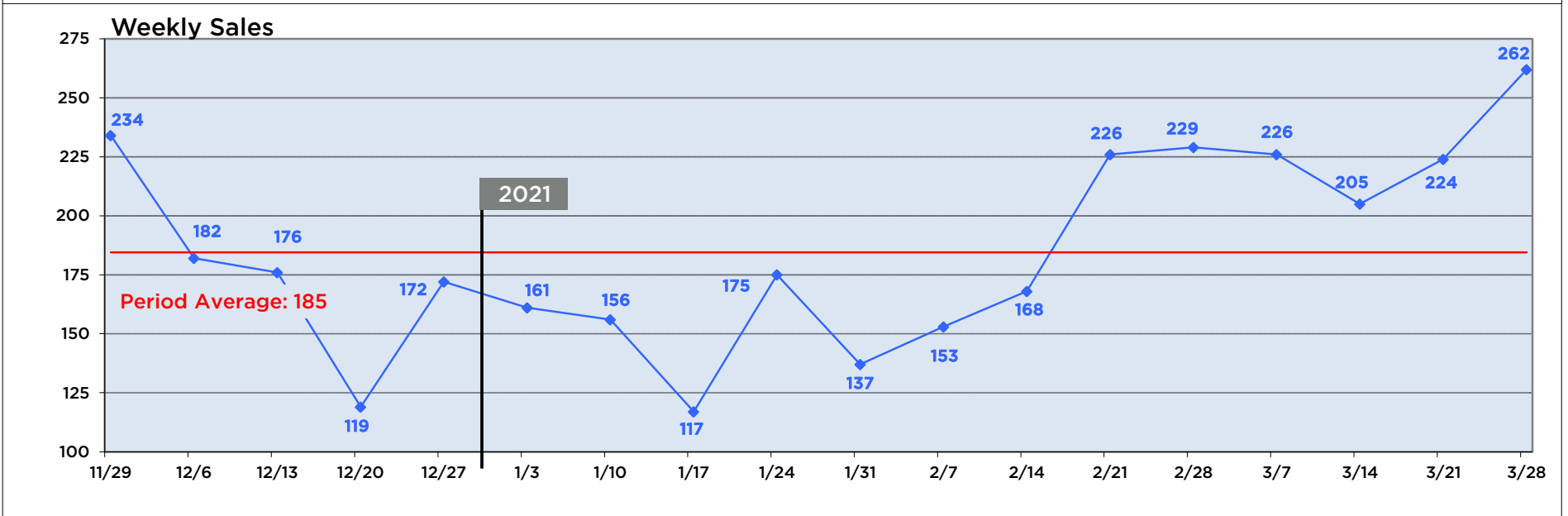
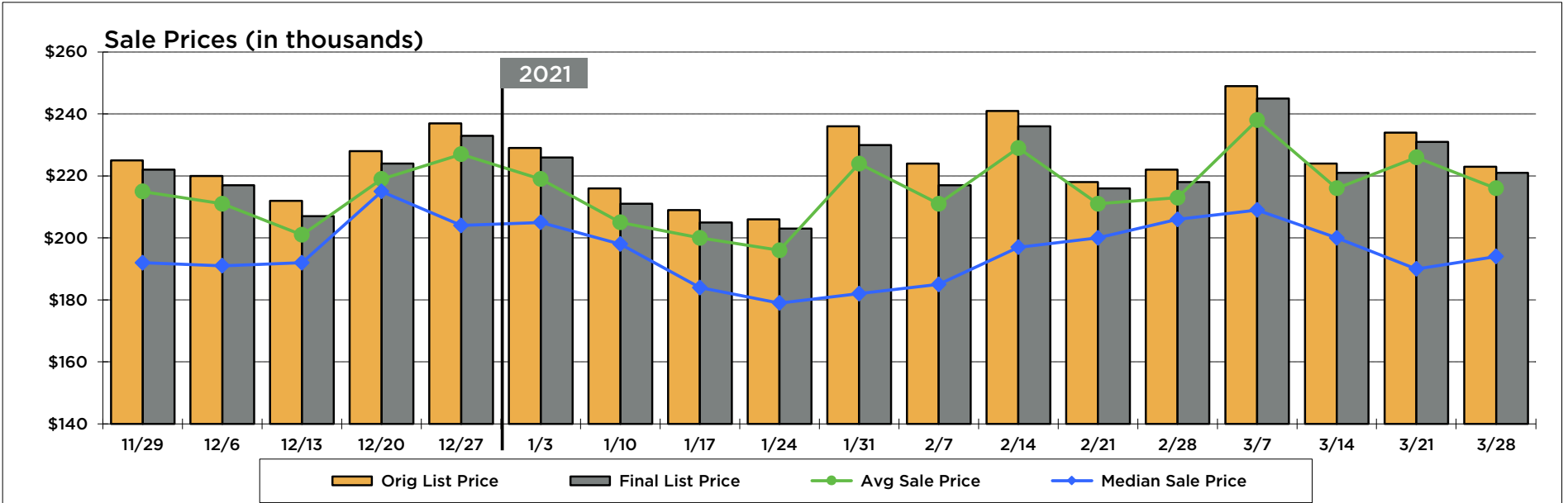
Where are the 19 Single Family Homes available for the Median Price of \$325,000? (± \$500)

<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	\$324,967	4.0	2.3	2,079	\$156.31
Longwood (East)	32750	1	\$325,000	3.0	2.0	1,970	\$164.97
Sanford / Lake Forest	32771	1	\$324,900	5.0	3.0	2,648	\$122.70
Winter Park	32792	1	\$325,000	4.0	2.0	1,619	\$200.74
Orange County		7	\$324,986	3.6	2.0	1,918	\$169.43
Apopka (North)	32712	1	\$325,000	3.0	2.0	2,336	\$139.13
Winter Park (East) / Aloma	32792	1	\$325,000	3.0	2.0	1,576	\$206.22
Conway	32812	1	\$324,900	4.0	2.0	1,400	\$232.07
Hiawassee	32818	1	\$325,000	3.0	2.0	1,456	\$223.21
Rio Pinar / Union Park	32825	1	\$325,000	4.0	2.0	1,934	\$168.05
Wedgfield	32833	1	\$325,000	4.0	2.0	2,180	\$149.08
Winter Garden / Oakland	34787	1	\$325,000	4.0	2.0	2,545	\$127.70
Osceola County		4	\$325,000	3.0	2.0	1,786	\$182.00
Kissimmee / Buena Ventura Lakes	34743	1	\$325,000	3.0	2.0	1,296	\$250.77
Kissimmee (East)	34744	1	\$325,000	3.0	2.0	1,895	\$171.50
St Cloud / Narcoossee	34771	1	\$325,000	3.0	2.0	2,082	\$156.10
St Cloud / Canoe Creek	34772	1	\$325,000	3.0	2.0	1,870	\$173.80
Lake County		5	\$324,960	3.2	2.0	1,809	\$179.67
Eustis (East)	32736	1	\$325,000	3.0	2.0	1,248	\$260.42
Clermont (Central)	34711	2	\$324,900	4.0	2.0	2,008	\$161.80
Minneola	34715	1	\$325,000	3.0	2.0	1,847	\$175.96
Groveland	34736	1	\$325,000	2.0	2.0	1,932	\$168.22

Condos, Townhomes, Villas

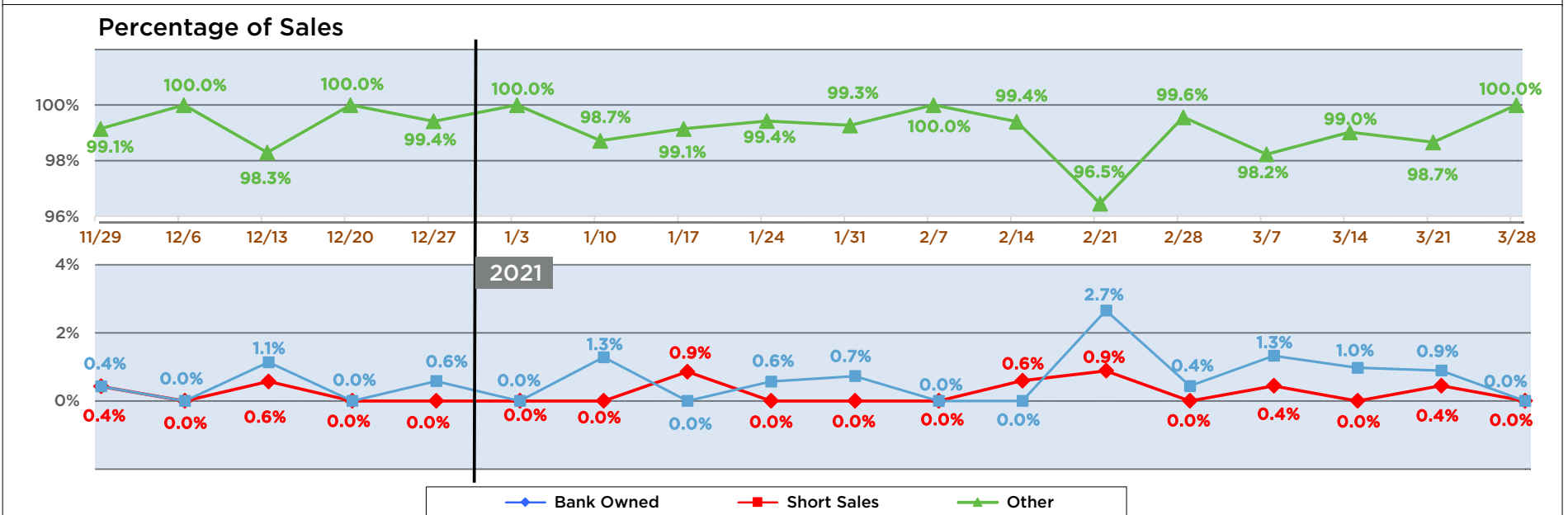
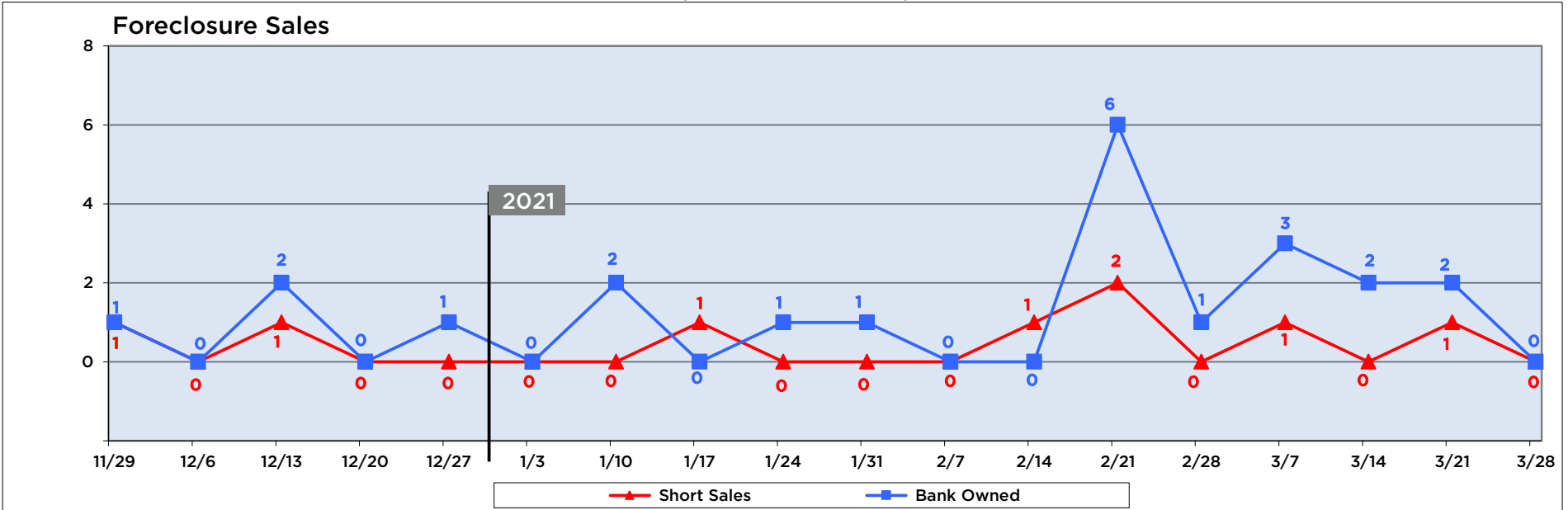
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	262	184	28	39	6	5	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	262	184	28	39	6	5	0
Active Listings	1,291	846	146	210	44	31	14
Bank Owned	9	7	1	1	0	0	0
Short Sales	3	2	0	1	0	0	0
Other	1,279	837	145	208	44	31	14
Months of Inventory	1	1	1	1	2	1	0
<i>List Price</i>							
Average Original List Price	\$223,271	\$171,818	\$278,954	\$341,482	\$444,150	\$617,800	\$0
Average Final List Price	\$220,751	\$170,450	\$274,161	\$338,192	\$438,317	\$595,600	\$0
<i>Sale Price</i>							
Average Price	\$216,053	\$166,021	\$267,850	\$334,062	\$432,500	\$587,000	\$0
Median Price	\$194,000	\$166,750	\$265,000	\$325,000	\$430,000	\$540,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,520	-\$1,368	-\$4,793	-\$3,290	-\$5,833	-\$22,200	\$0
Original List to Sale Price - \$	-\$7,218	-\$5,797	-\$11,104	-\$7,420	-\$11,650	-\$30,800	\$0
Final List to Sale Price - \$	-\$4,698	-\$4,429	-\$6,311	-\$4,130	-\$5,817	-\$8,600	\$0
Original List to Sale Price - %	96.77%	96.63%	96.02%	97.83%	97.38%	95.01%	0.00%
Final List to Sale Price - %	97.87%	97.40%	97.70%	98.78%	98.67%	98.56%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	55	56	38	52	94	78	0
Combined Avg Days to Contract	61	62	47	56	123	78	0
Avg Days Listing to Closing	91	91	72	97	135	107	0
Avg Days Contract to Close	37	35	34	47	42	49	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,386	1,190	1,751	1,811	2,042	2,457	0

Condos, Townhomes, Villas

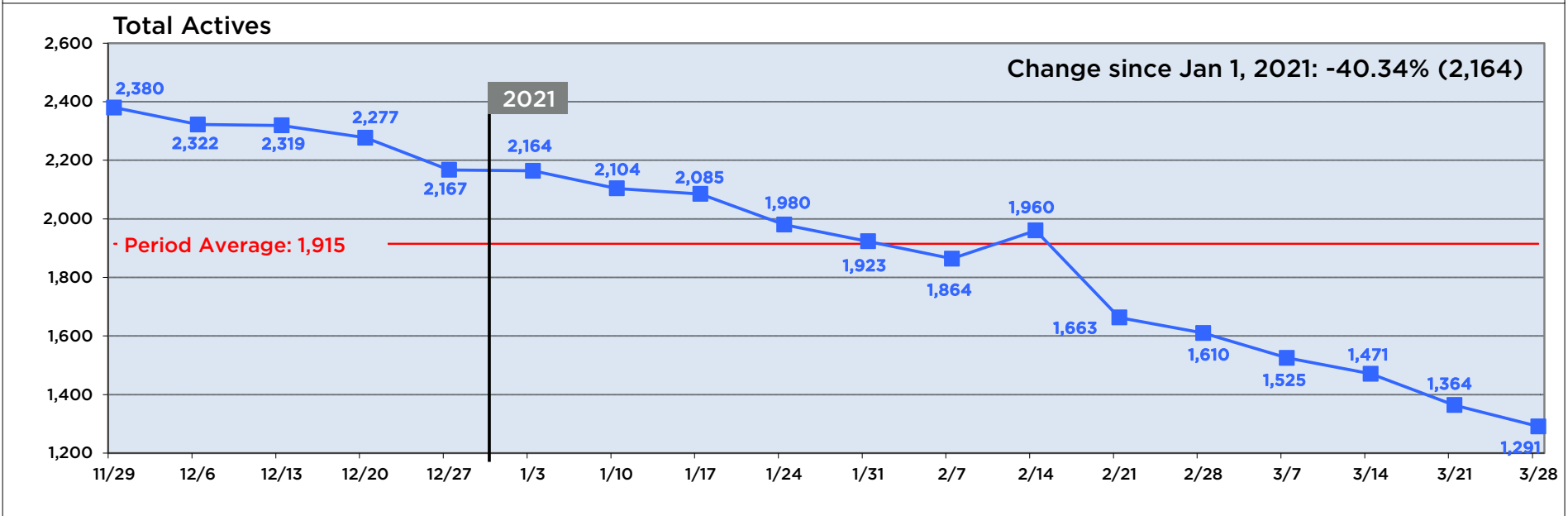
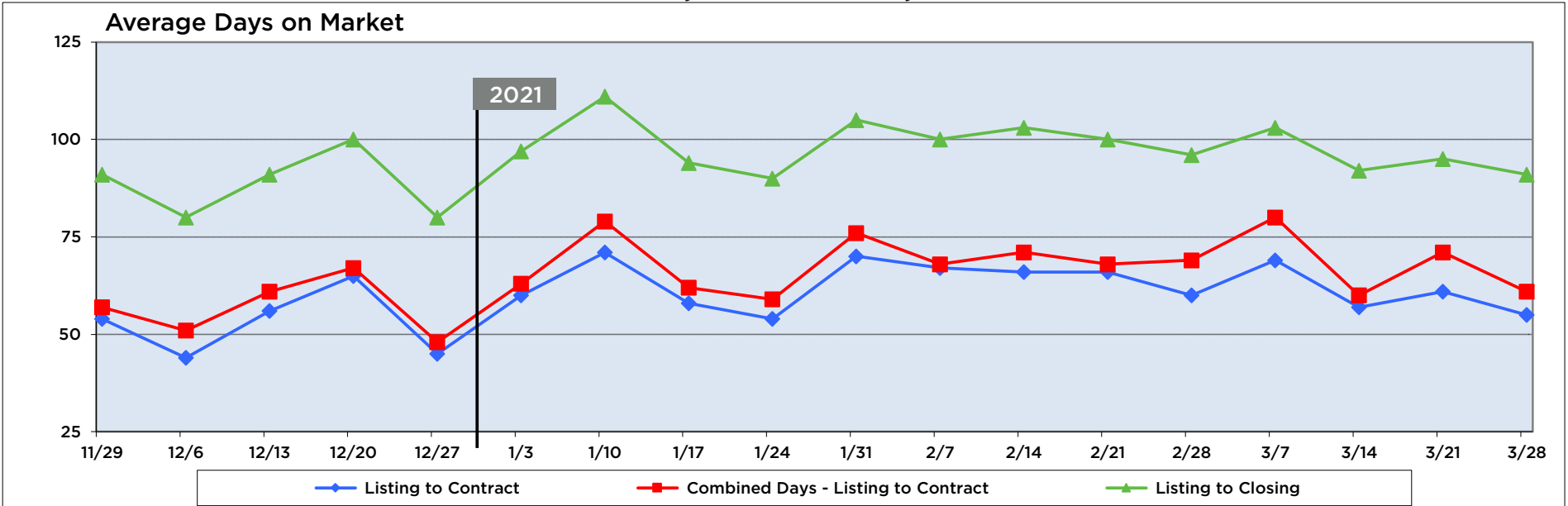




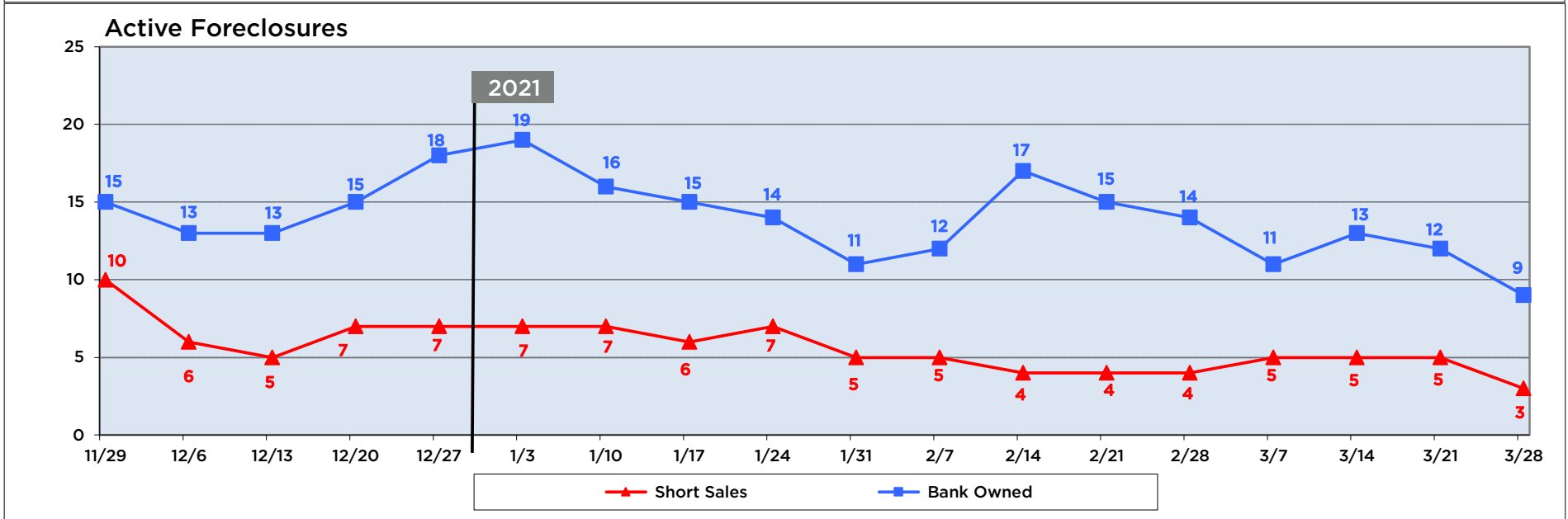
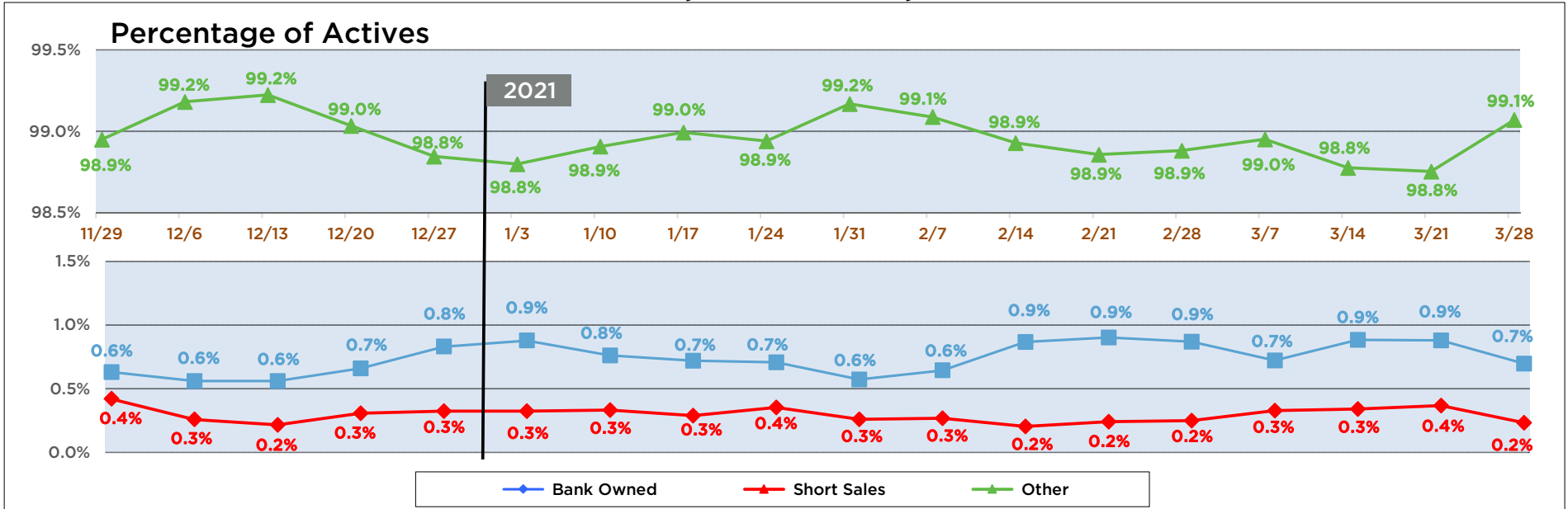
Condos, Townhomes, Villas



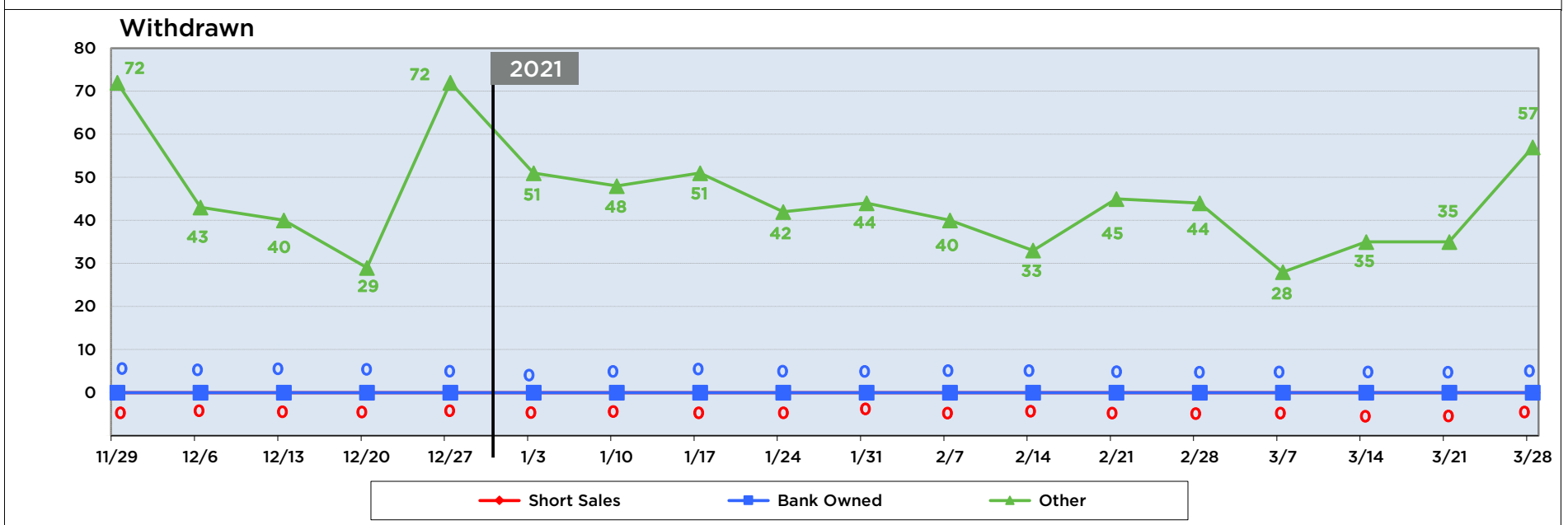
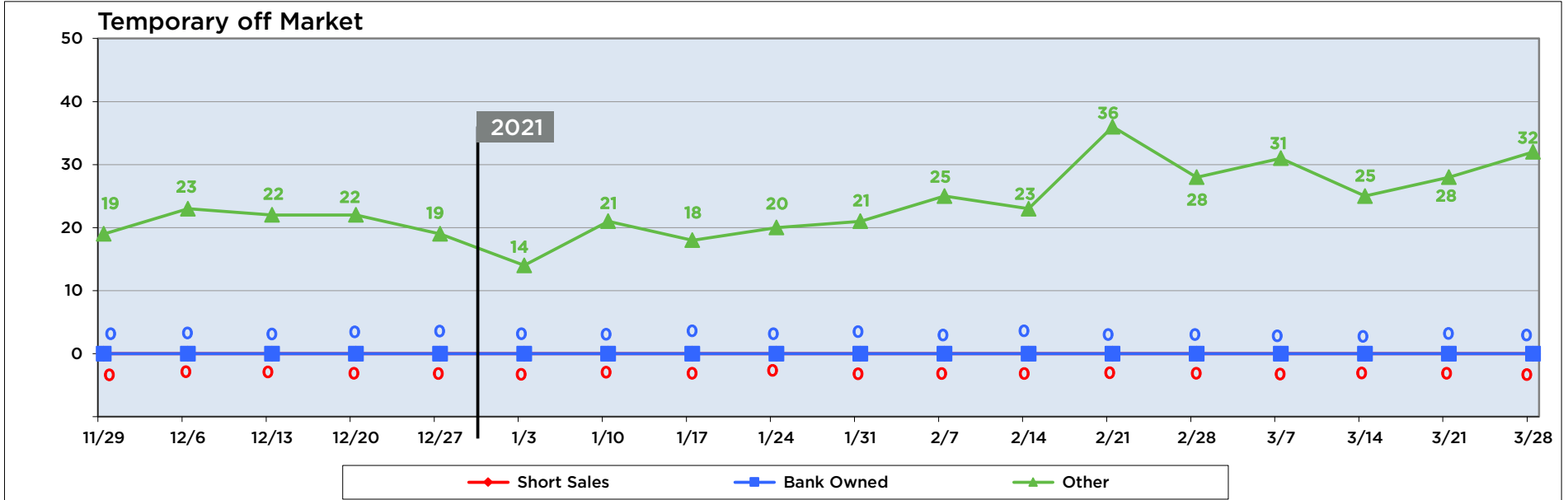
Condos, Townhomes, Villas



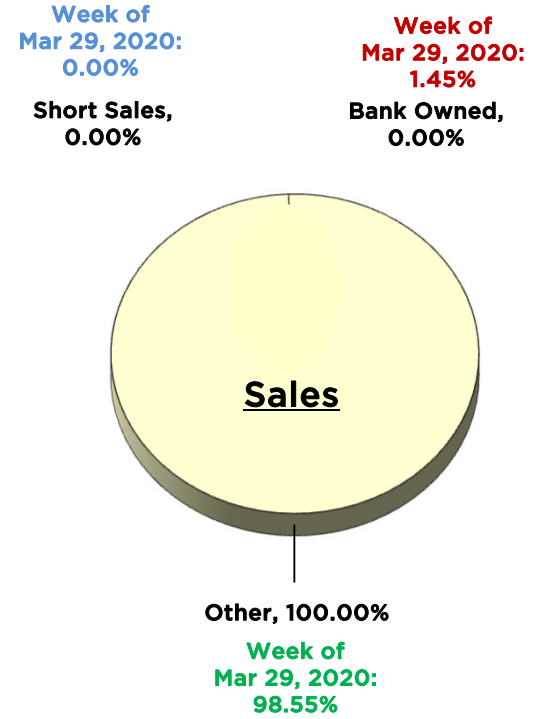
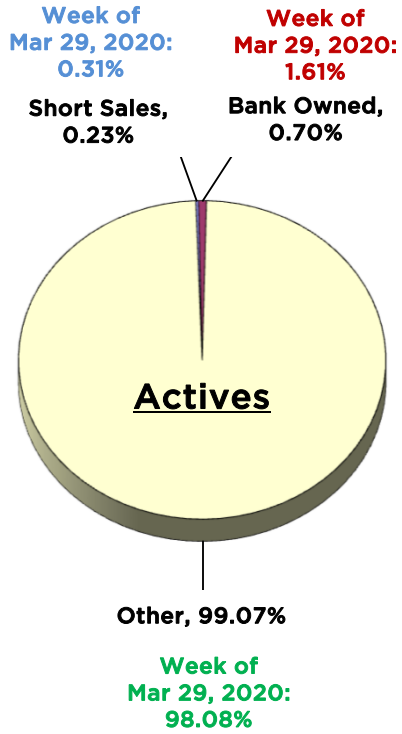
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$194,000? (± \$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	\$194,100	2.0	2.0	1,065	\$182.31
Orlando (Downtown)	32801	1	\$194,000	2.0	2.0	1,070	\$181.31
Williamsburg / Lake Bryan	32821	1	\$194,500	2.0	2.0	1,017	\$191.25
Ventura	32822	1	\$193,800	2.0	2.0	1,107	\$175.07