



Monday Morning Quarterback Summary

Week of April 4, 2021 - April 10, 2021

Single-family existing homes

- Sales of single-family homes decreased to 610 during the week of Apr 4, from 806 the week prior
- The median price of single family homes decreased to \$324,200, a change of -0.2%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 6 the week of Mar 28
- The number of single-family home short-sale transactions decreased to 2 from 3 the week prior
- Single-family inventory increased by 1, and now sits at 2,042

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 216 during the week of Apr 4, from 262 the week prior
- The median price of condos, townhomes, and villas decreased to \$193,750, a change of -0.1%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 43, and now sits at 1,248

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

Monday Morning Quarterback
04/4/2021 - 04/10/2021
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	610	140	102	165	103	82	18
Bank Owned	2	2	0	0	0	0	0
Short Sales	2	0	2	0	0	0	0
Other	606	138	100	165	103	82	18
Active Listings	2,042	392	214	386	261	509	280
Bank Owned	23	12	3	2	3	2	1
Short Sales	7	3	1	1	1	1	0
Other	2,012	377	210	383	257	506	279
Months of Inventory	1	1	0	1	1	1	4

List Price

Average Original List Price	\$395,203	\$193,845	\$274,550	\$341,341	\$448,837	\$651,307	\$1,665,144
Average Final List Price	\$391,703	\$192,031	\$274,289	\$340,609	\$444,897	\$639,992	\$1,642,928

Sale Price

Average Price	\$386,295	\$189,125	\$274,361	\$338,855	\$439,591	\$633,272	\$1,558,906
Median Price	\$324,200	\$201,000	\$275,000	\$336,000	\$435,600	\$590,000	\$1,249,950

Price Differences

Original to Final List Price	-\$3,500	-\$1,814	-\$261	-\$732	-\$3,940	-\$11,315	-\$22,216
Original List to Sale Price - \$	-\$8,908	-\$4,720	-\$189	-\$2,486	-\$9,246	-\$18,035	-\$106,238
Final List to Sale Price - \$	-\$5,408	-\$2,906	\$72	-\$1,754	-\$5,306	-\$6,720	-\$84,022
Original List to Sale Price - %	97.75%	97.57%	99.93%	99.27%	97.94%	97.23%	93.62%
Final List to Sale Price - %	98.62%	98.49%	100.03%	99.49%	98.81%	98.95%	94.89%

Days on the Market

Avg Days Listing to Contract	44	38	33	34	52	69	80
Combined Avg Days to Contract	48	39	34	41	58	72	97
Avg Days Listing to Closing	82	76	74	71	88	107	121
Avg Days Contract to Close	38	38	41	36	36	38	41

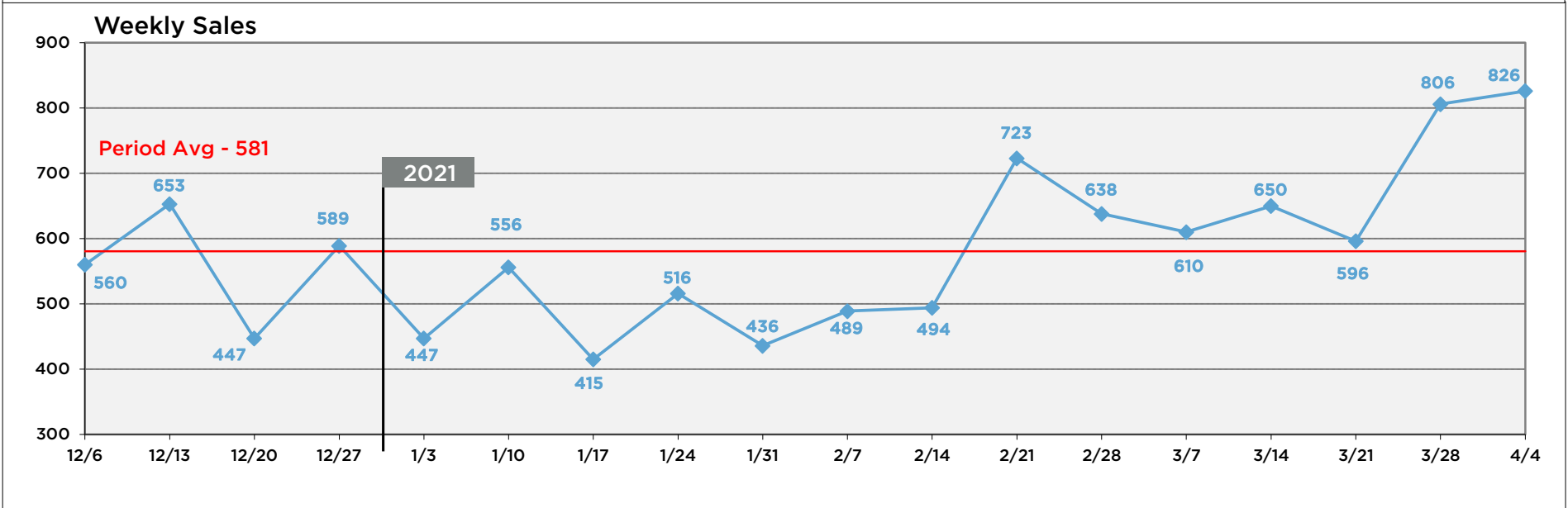
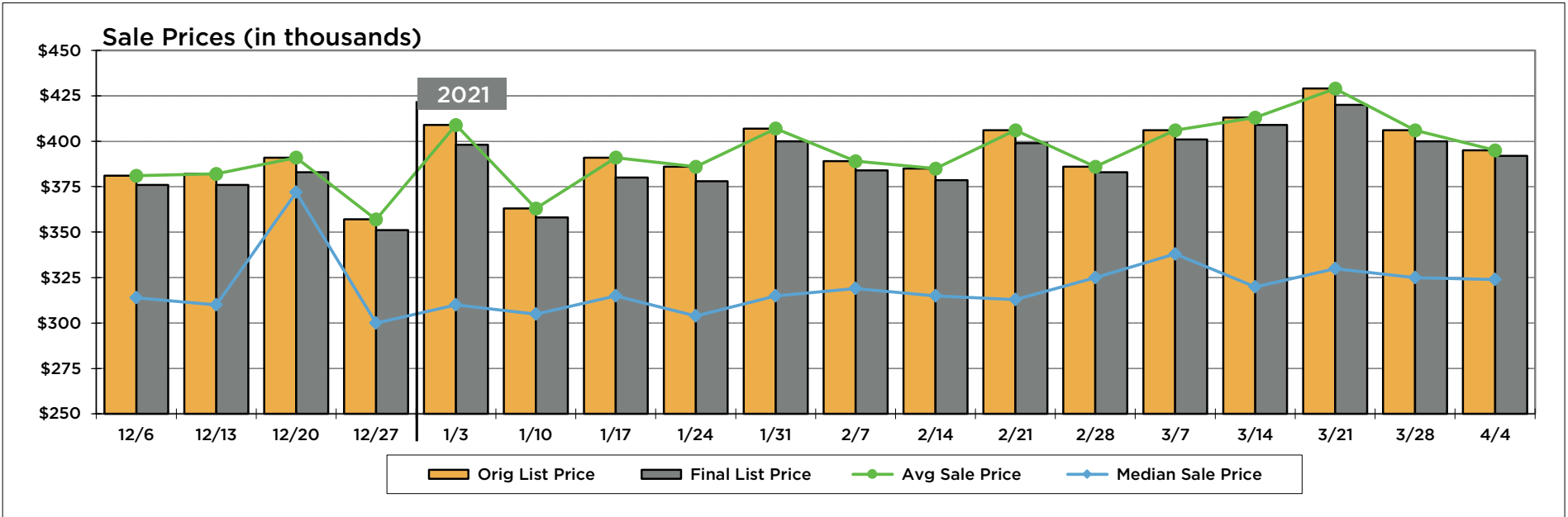
Beds / Baths

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

Square Footage

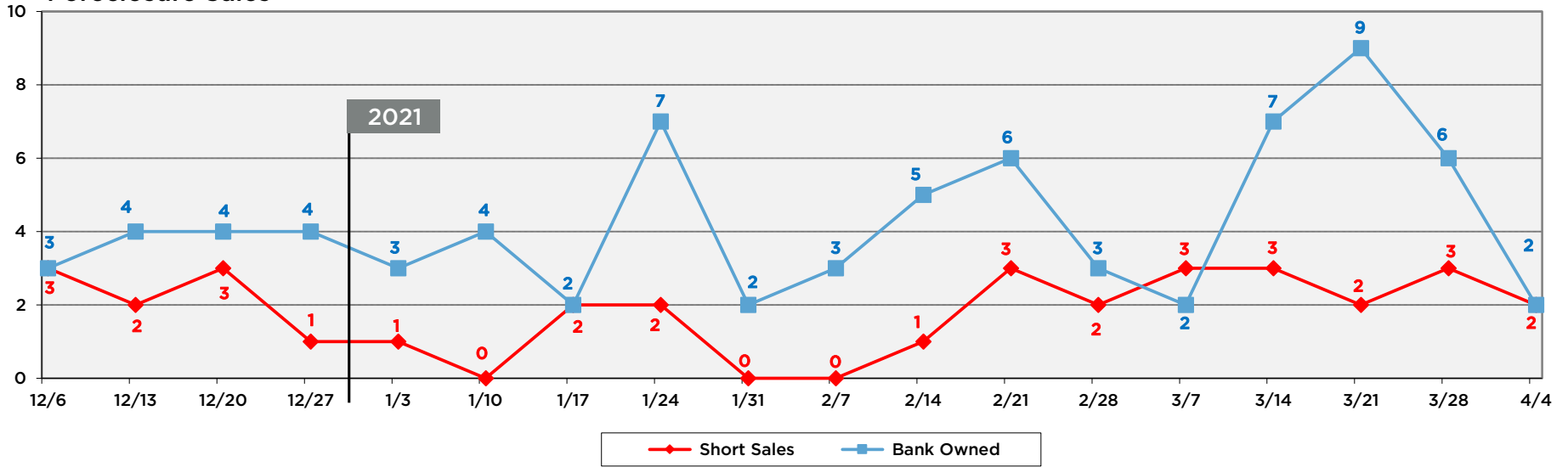
Average Square Feet	2,164	1,281	1,679	2,045	2,651	3,200	5,371
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Single Family Homes

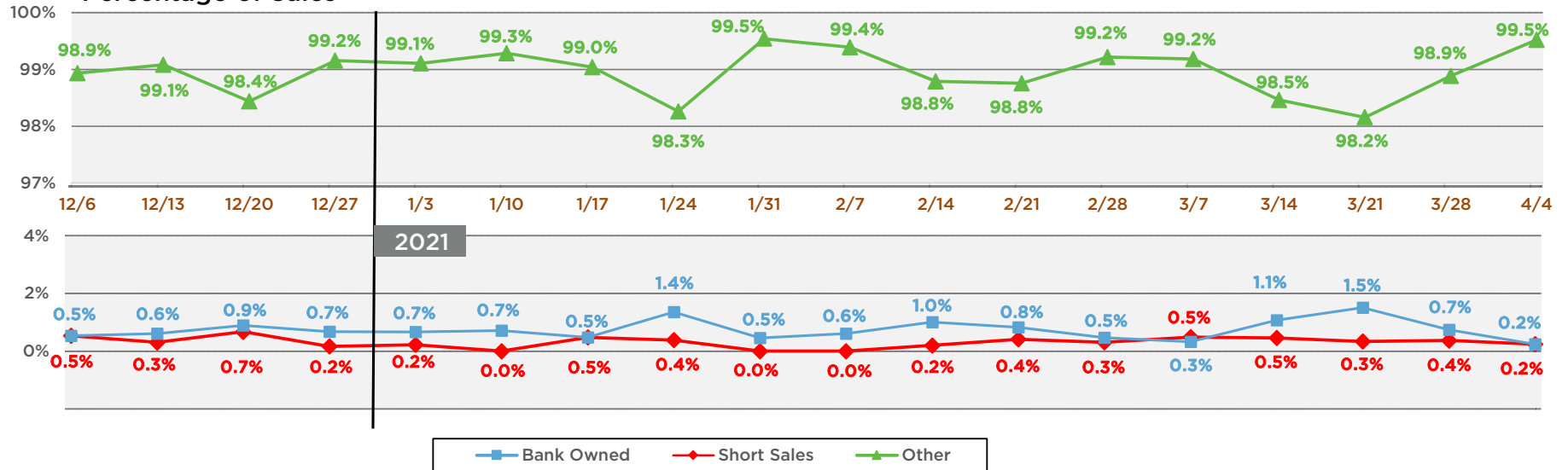


Single Family Homes

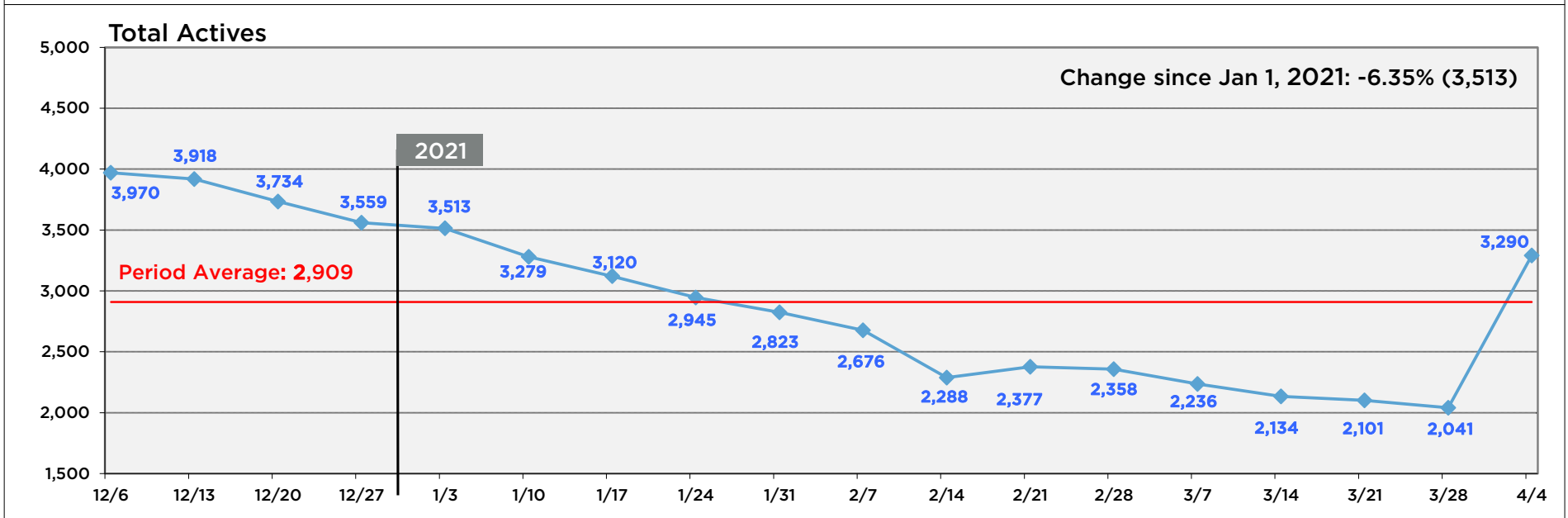
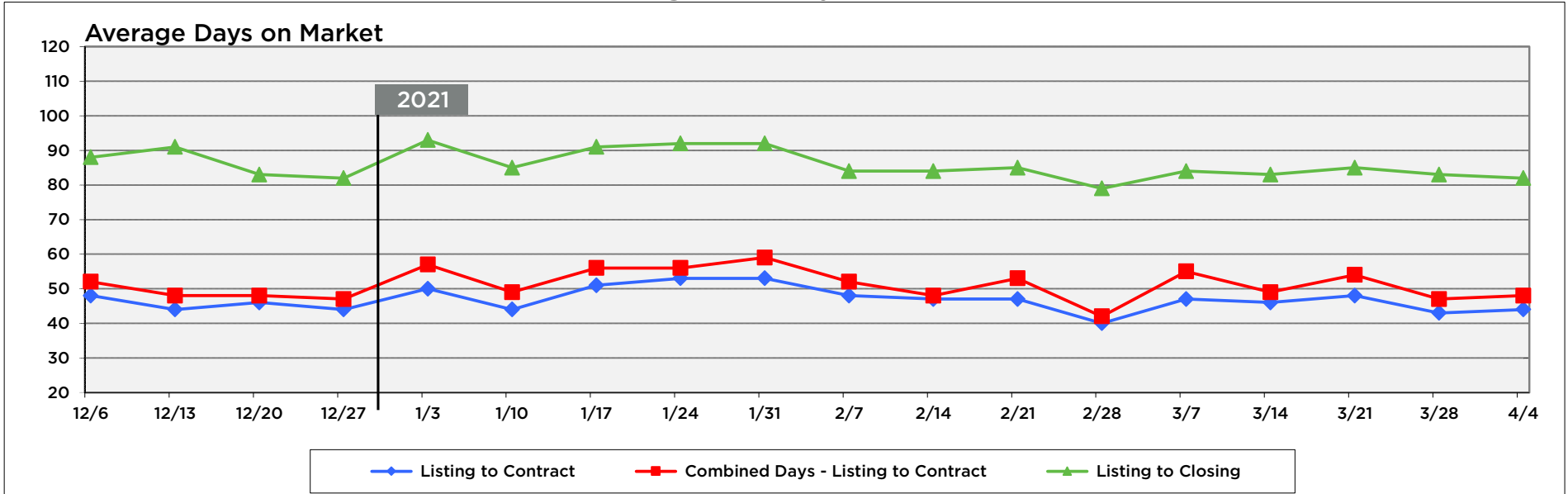
Foreclosure Sales



Percentage of Sales

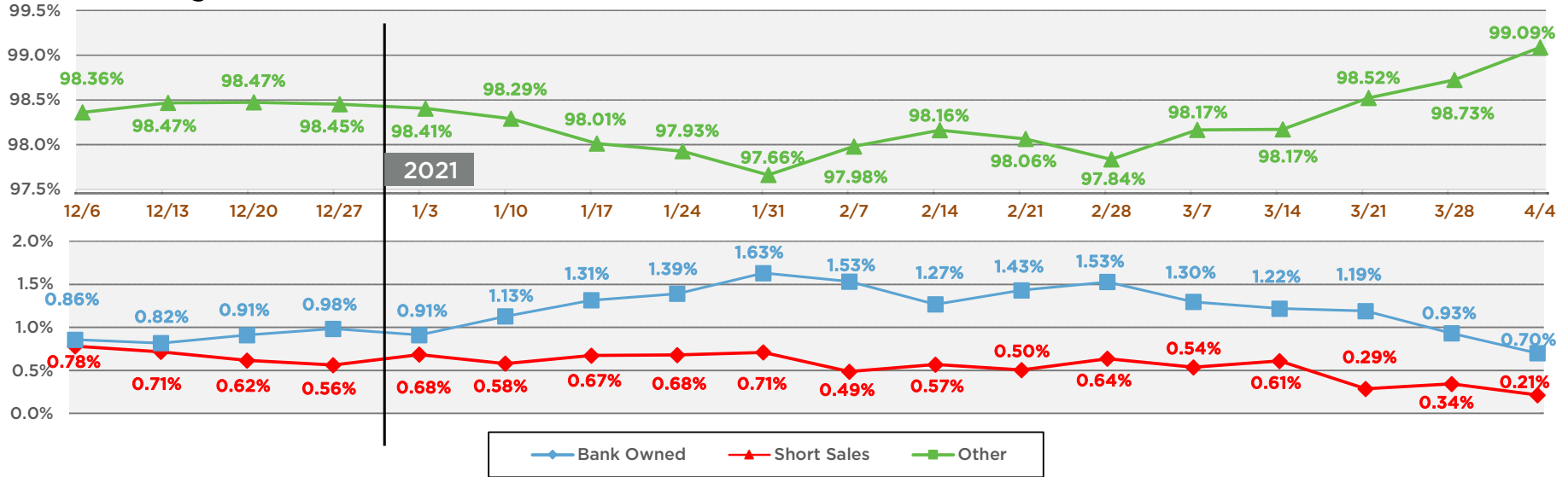


Single Family Homes

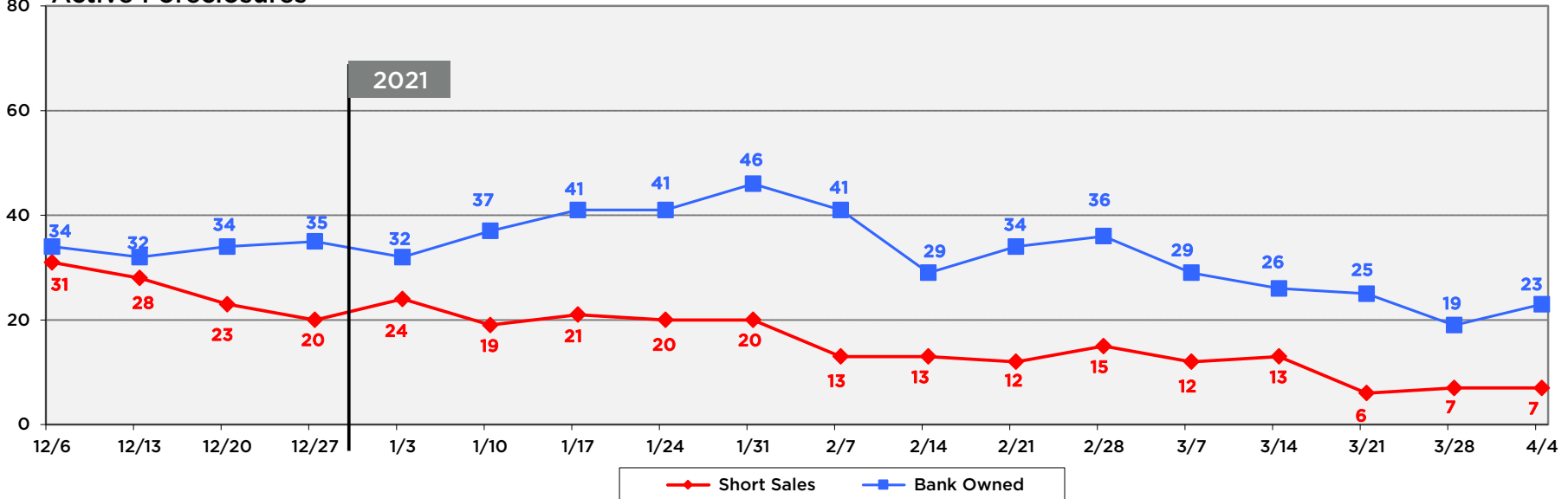


Single Family Homes

Percentage of Actives

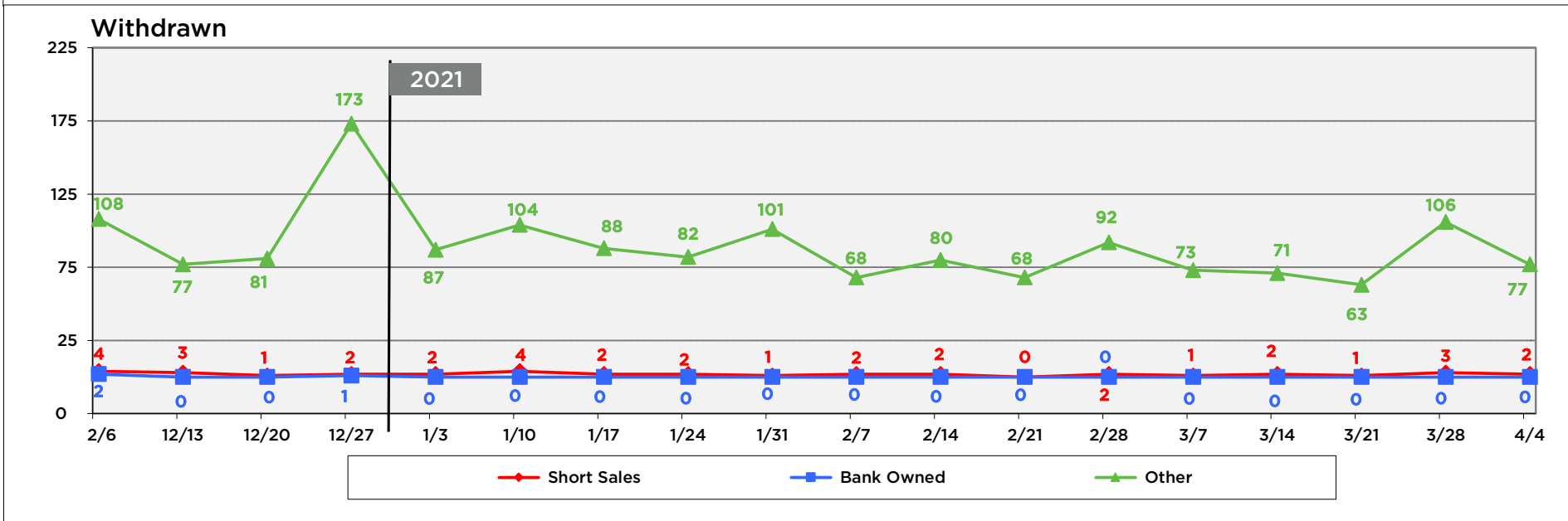
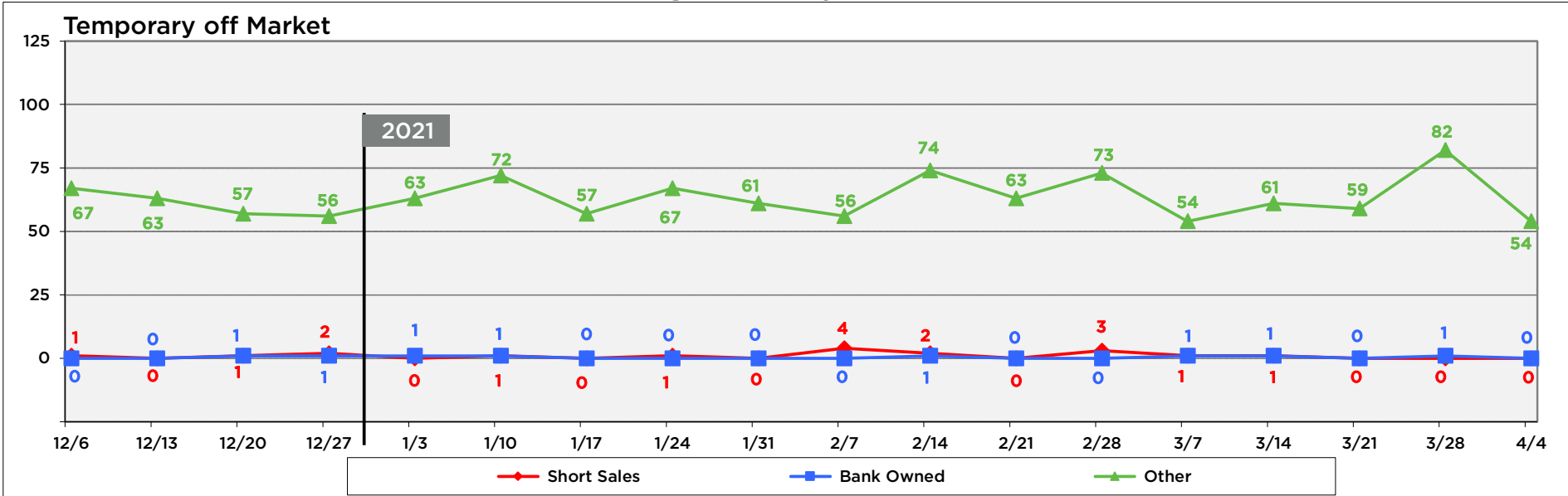


Active Foreclosures

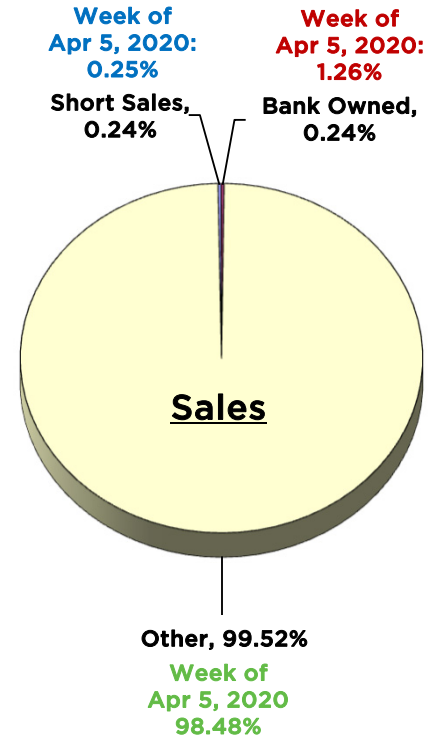
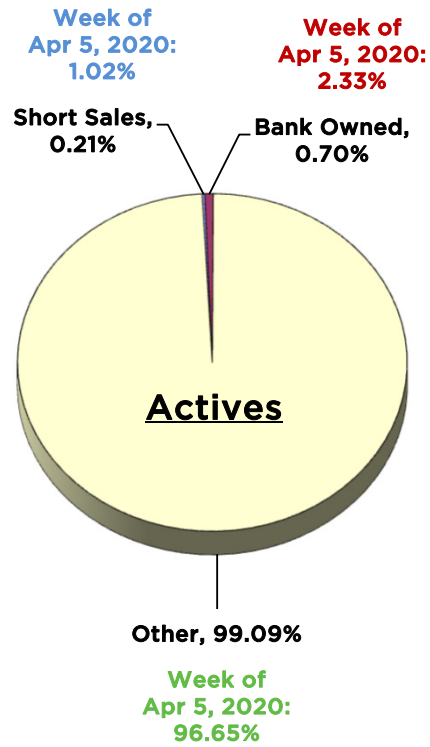




Single Family Homes



Single Family Homes



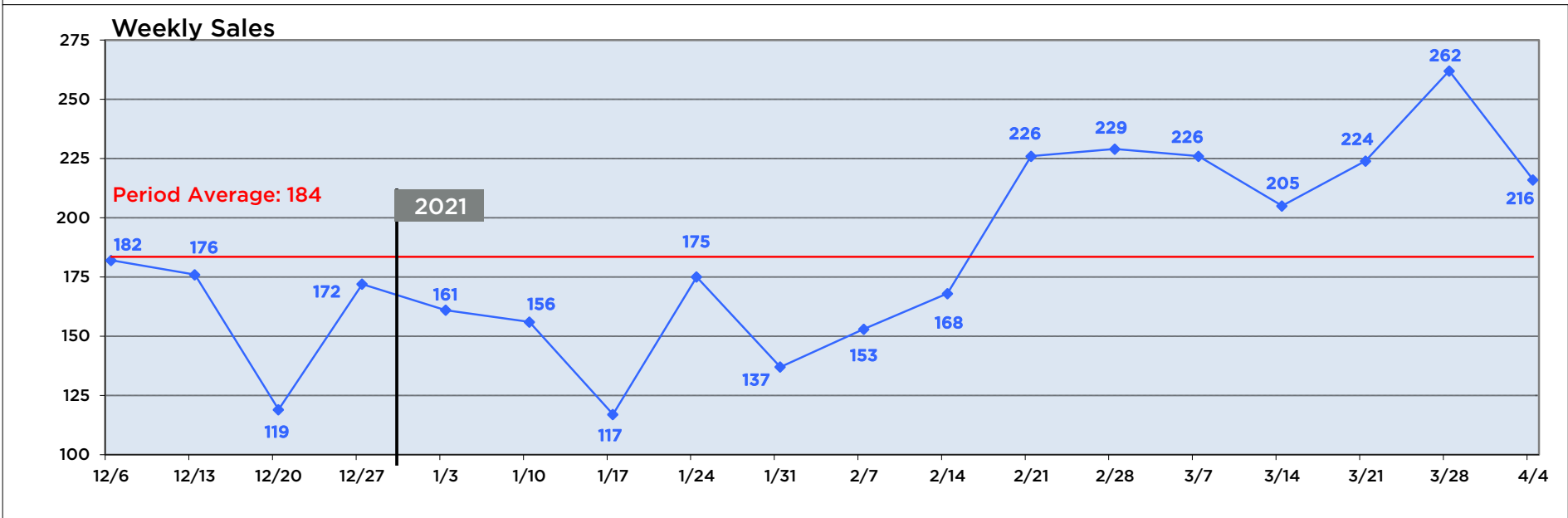
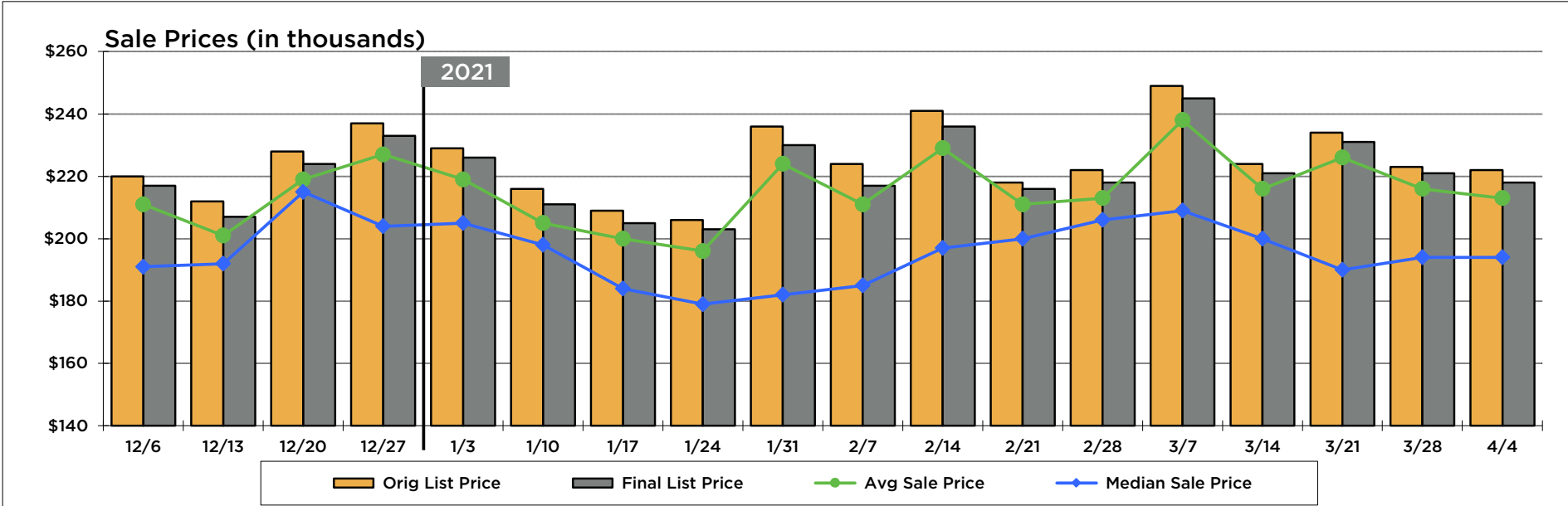
Where are the 2 Single Family Homes available for the Median Price of \$324,200? (± \$500)

<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		2	\$324,250	3.0	2.0	1,598	\$202.91
Delaney / Crystal Lake	32806	1	\$324,000	3.0	2.0	1,285	\$252.14
Union Park	32817	1	\$324,500	3.0	2.0	1,911	\$169.81

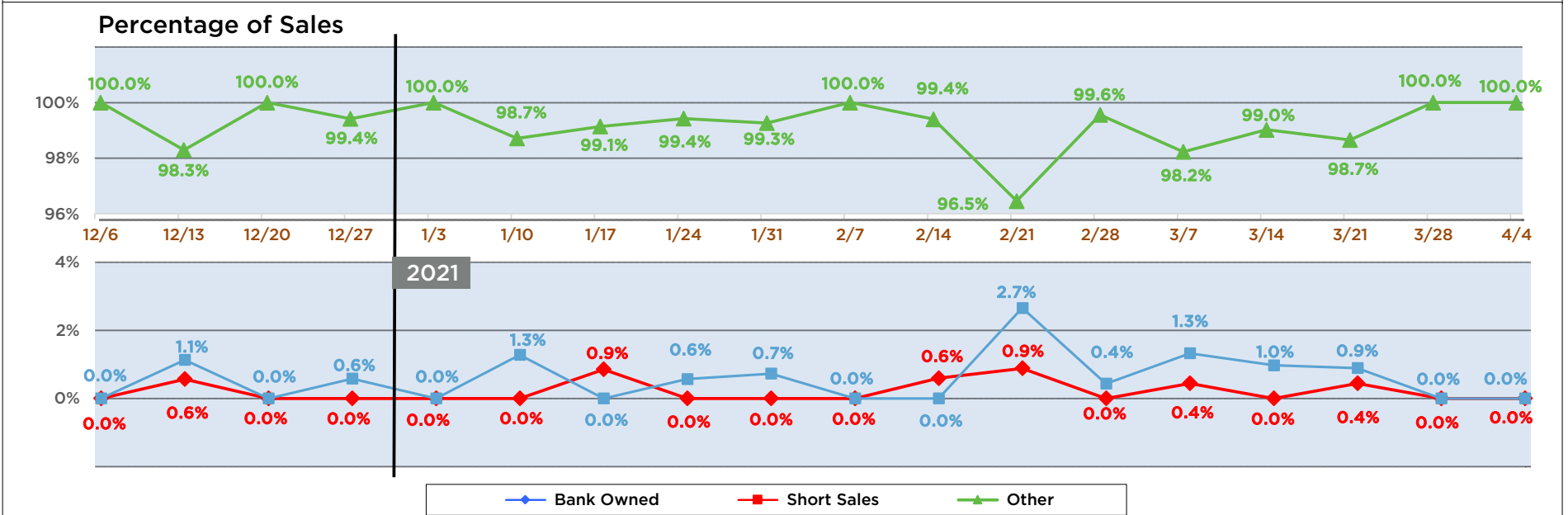
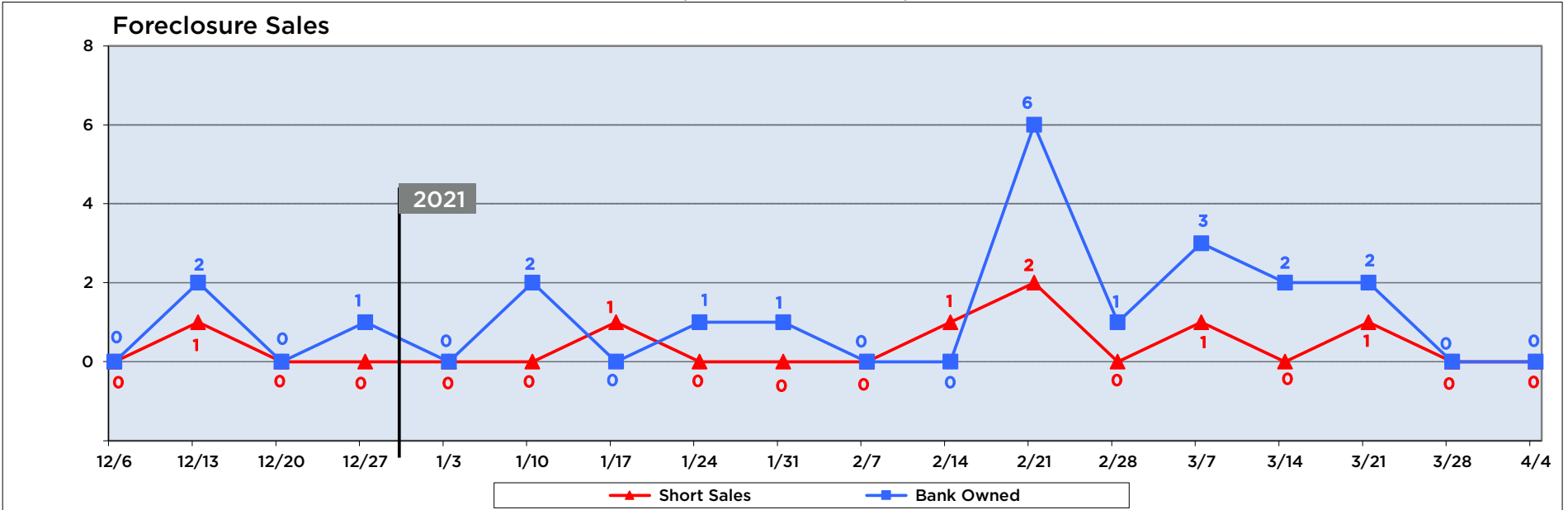
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	216	160	22	25	5	4	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	216	160	22	25	5	4	0
Active Listings	1,248	835	146	178	45	32	12
Bank Owned	5	4	1	0	0	0	0
Short Sales	3	2	0	1	0	0	0
Other	1,240	829	145	177	45	32	12
Months of Inventory	1	1	2	2	2	2	0
<i>List Price</i>							
Average Original List Price	\$221,686	\$174,929	\$276,736	\$344,387	\$421,760	\$772,199	\$0
Average Final List Price	\$217,703	\$170,579	\$275,132	\$341,027	\$418,960	\$764,450	\$0
<i>Sale Price</i>							
Average Price	\$212,990	\$165,620	\$273,627	\$337,596	\$411,000	\$748,000	\$0
Median Price	\$193,750	\$164,000	\$275,000	\$321,000	\$410,000	\$725,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,983	-\$4,350	-\$1,604	-\$3,360	-\$2,800	-\$7,749	\$0
Original List to Sale Price - \$	-\$8,696	-\$9,309	-\$3,109	-\$6,791	-\$10,760	-\$24,199	\$0
Final List to Sale Price - \$	-\$4,713	-\$4,959	-\$1,505	-\$3,431	-\$7,960	-\$16,450	\$0
Original List to Sale Price - %	96.08%	94.68%	98.88%	98.03%	97.45%	96.87%	0.00%
Final List to Sale Price - %	97.84%	97.09%	99.45%	98.99%	98.10%	97.85%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	65	74	40	34	62	9	0
Combined Avg Days to Contract	70	78	47	42	62	58	0
Avg Days Listing to Closing	98	107	73	72	93	34	0
Avg Days Contract to Close	13	32	33	38	31	29	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	2	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,375	1,197	1,742	1,973	1,573	2,502	0

Condos, Townhomes, Villas

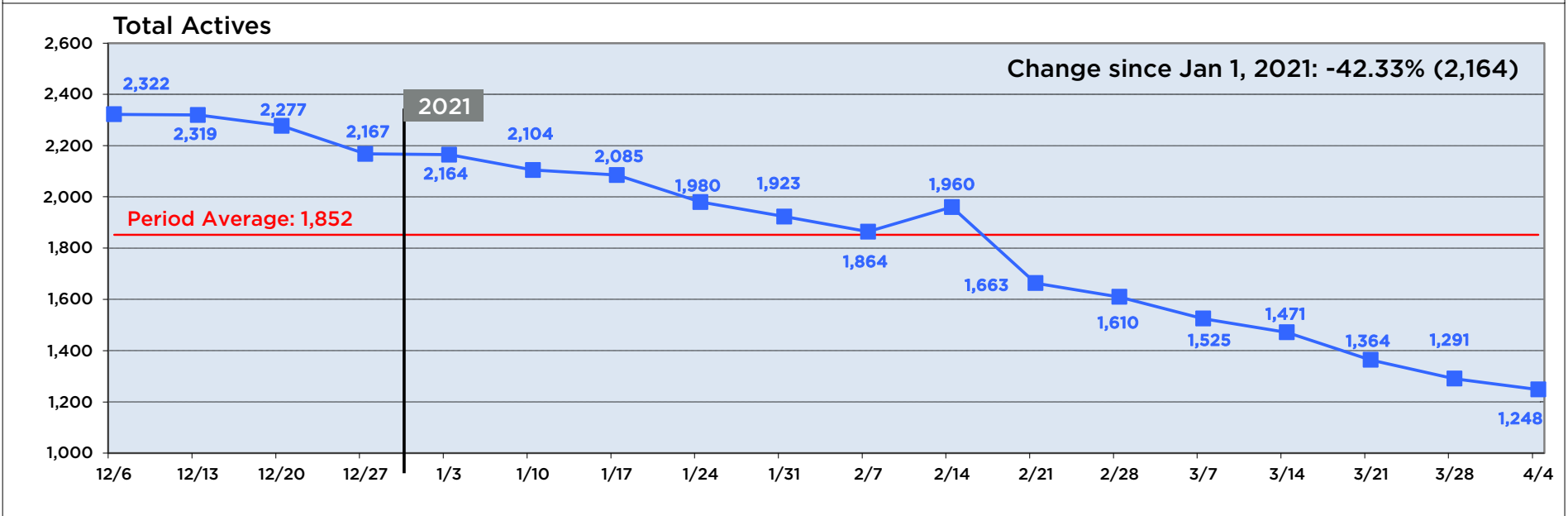
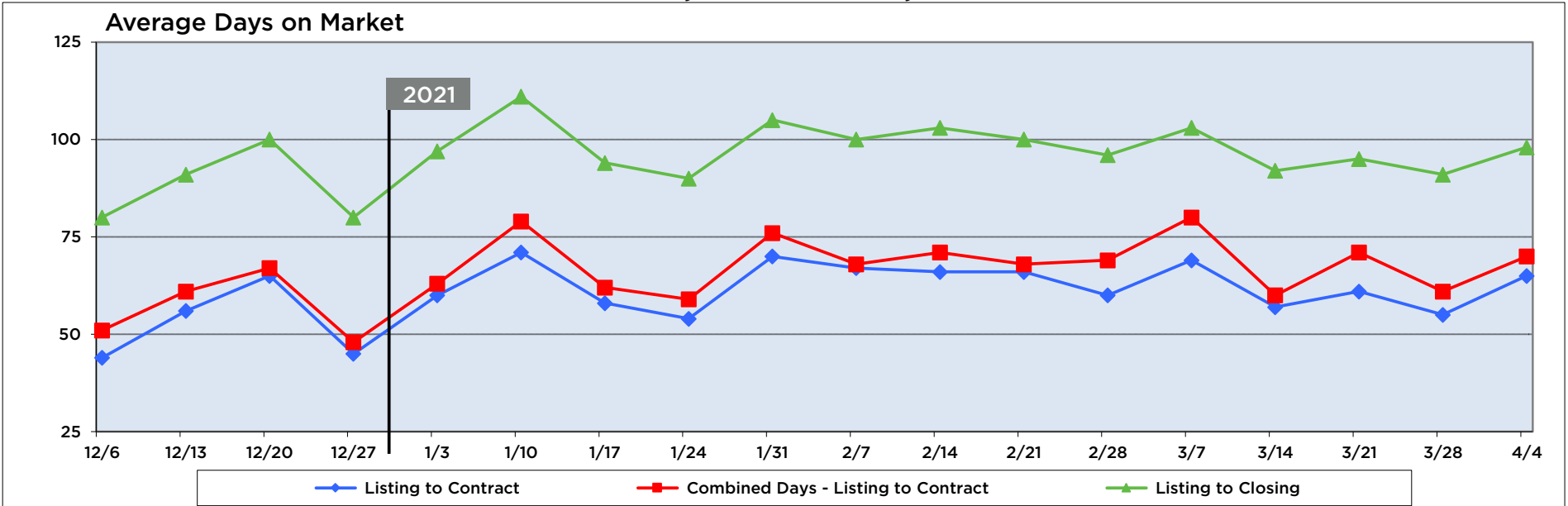


Condos, Townhomes, Villas

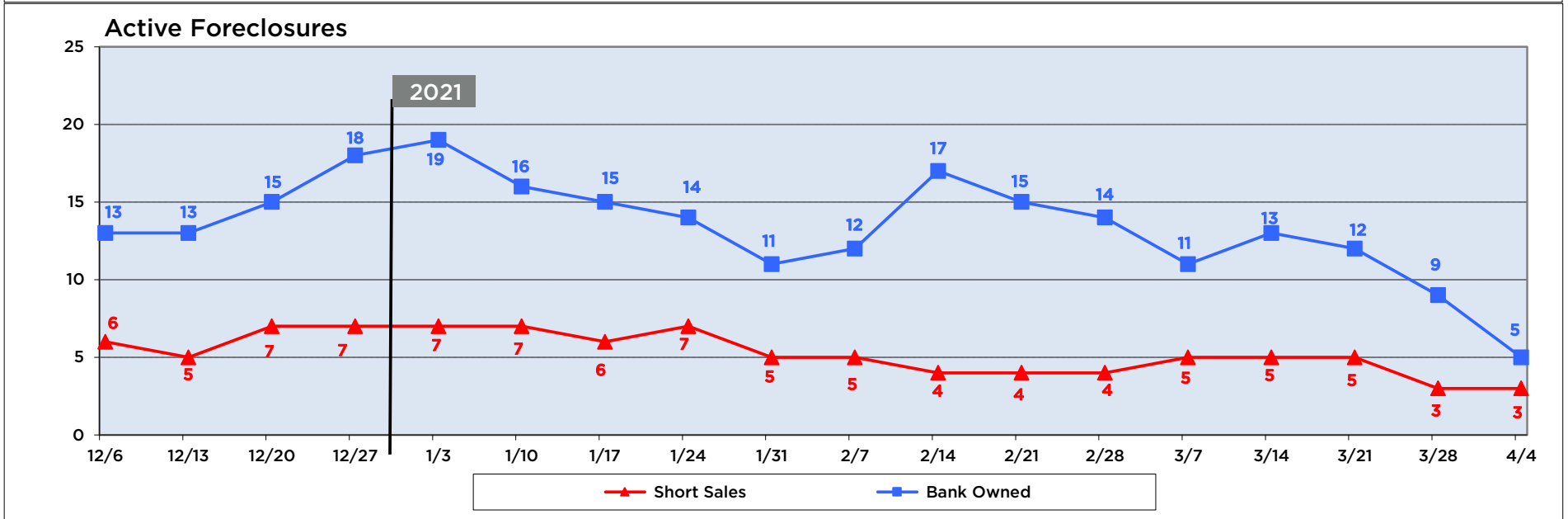
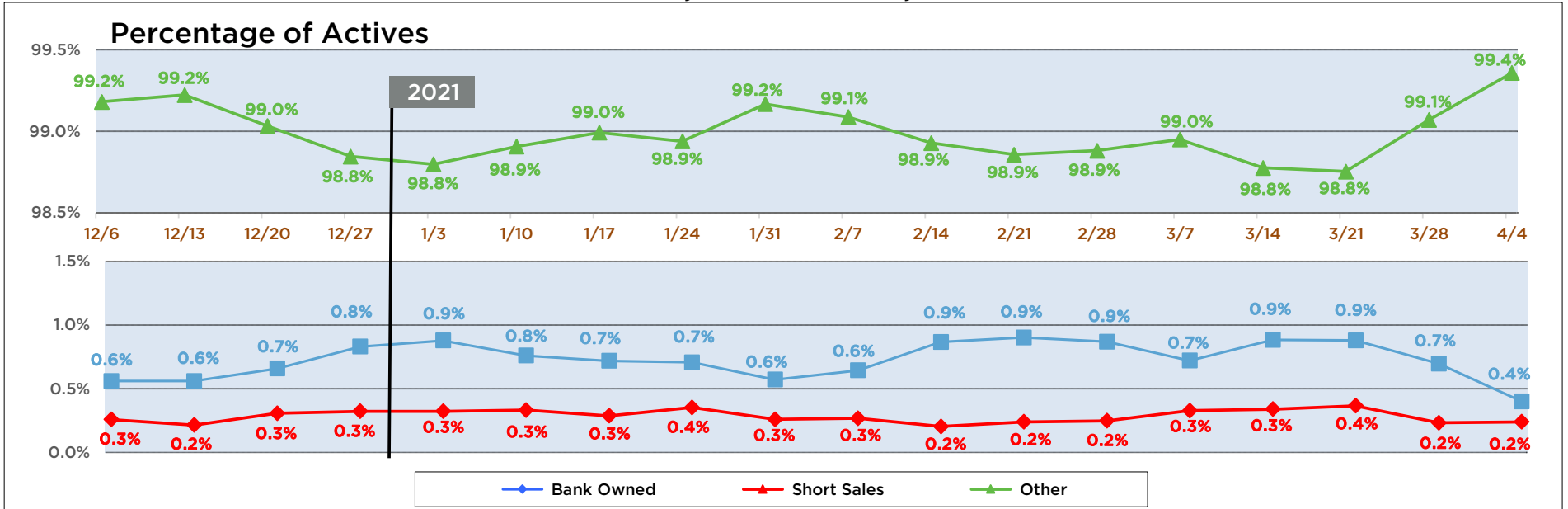




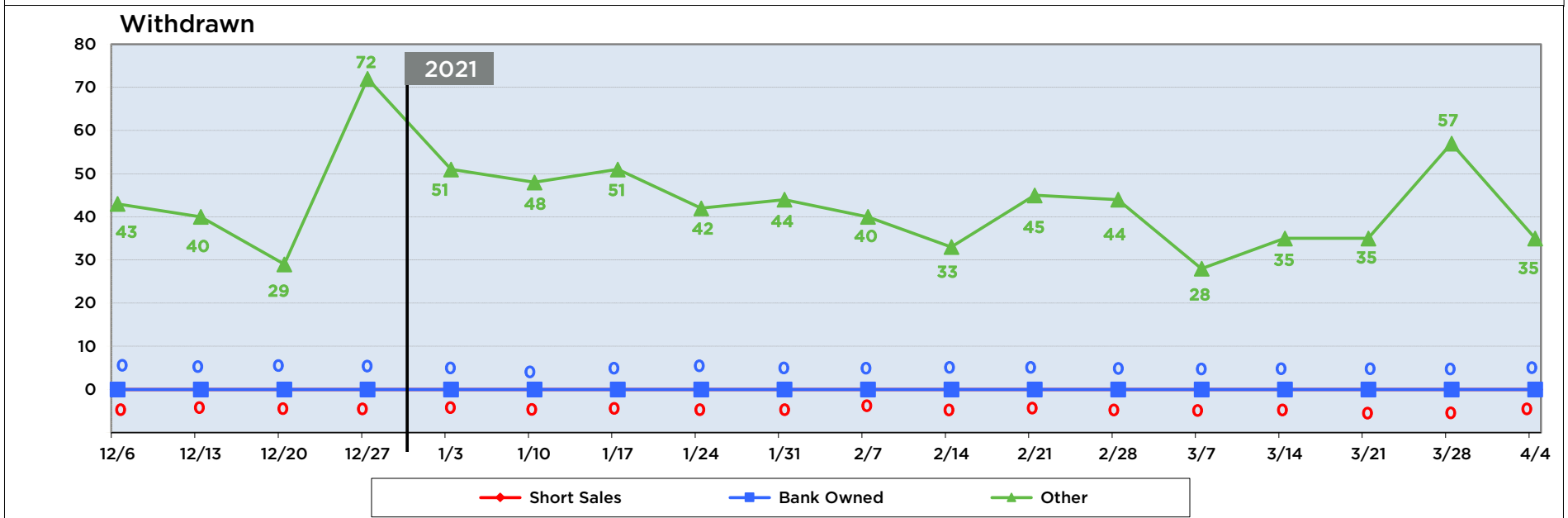
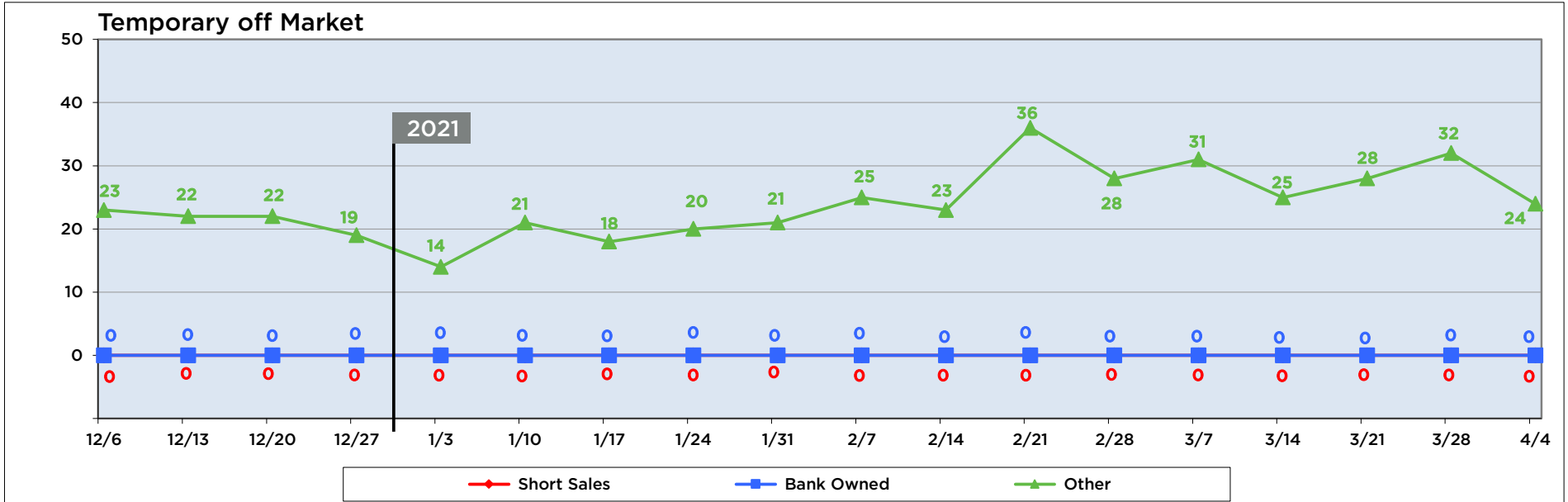
Condos, Townhomes, Villas



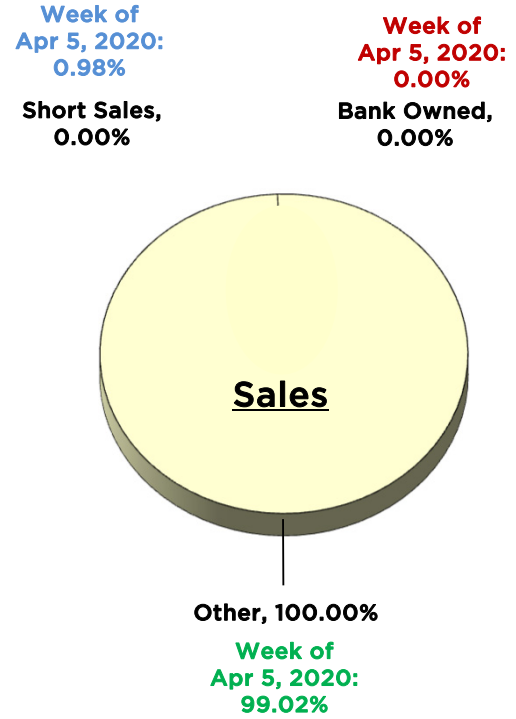
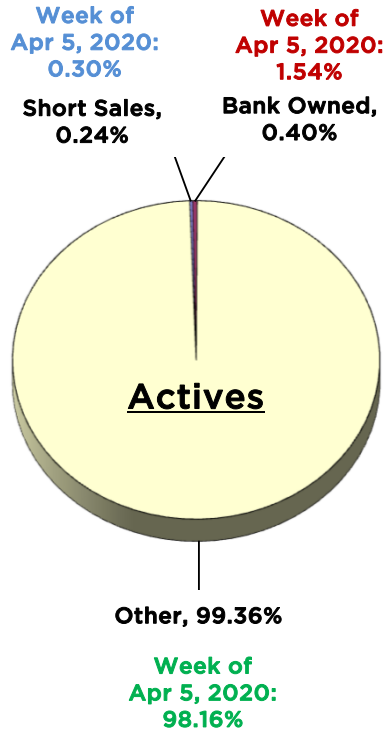
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$193,750? (± \$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		2	\$193,900	2.0	2.0	1,089	\$178.14
Orlando (Downtown)	32801	1	\$194,000	2.0	2.0	1,070	\$181.31
Ventura	32822	1	\$193,800	2.0	2.0	1,107	\$175.07
Osceola County		1	\$194,000	3.0	2.0	1,344	\$144.35
Kissimmee / Celebration	34747	1	\$194,000	3.0	2.0	1,344	\$144.35