



## ***Monday Morning Quarterback Summary***

***Week of April 11, 2021 - April 17, 2021***

### ***Single-family existing homes***

- Sales of single-family homes increased to 631 during the week of Apr 11, from 610 the week prior
- The median price of single family homes increased to \$335,000, a change of 3.3%
- The number of single-family home foreclosure transactions increased to 4 last week, from 2 the week of Apr 4
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 9, and now sits at 2,051

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 224 during the week of Apr 11, from 216 the week prior
- The median price of condos, townhomes, and villas decreased to \$192,000, a change of -0.9%
- 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 70, and now sits at 1,178

*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
<b>Sales</b>	<b>631</b>	<b>137</b>	<b>99</b>	<b>182</b>	<b>83</b>	<b>115</b>	<b>15</b>
Bank Owned	4	2	0	0	1	1	0
Short Sales	1	1	0	0	0	0	0
Other	626	134	99	182	82	114	15
<b>Active Listings</b>	<b>2,051</b>	<b>403</b>	<b>201</b>	<b>411</b>	<b>279</b>	<b>492</b>	<b>265</b>
Bank Owned	15	7	3	2	2	1	0
Short Sales	8	3	2	1	2	0	0
Other	2,028	393	196	408	275	491	265
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>4</b>

#### List Price

Average Original List Price	\$411,781	\$190,138	\$275,446	\$344,050	\$455,256	\$690,807	\$1,777,981
Average Final List Price	\$407,290	\$188,611	\$275,109	\$342,813	\$450,442	\$680,826	\$1,723,400

#### Sale Price

Average Price	\$402,455	\$186,132	\$273,883	\$343,266	\$446,028	\$670,309	\$1,650,278
Median Price	\$335,000	\$199,000	\$275,000	\$340,000	\$444,900	\$629,000	\$1,549,000

#### Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$4,491	-\$1,527	-\$337	-\$1,237	-\$4,814	-\$9,981	-\$54,581
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,326	-\$4,006	-\$1,563	-\$784	-\$9,228	-\$20,498	-\$127,703
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,835	-\$2,479	-\$1,226	\$453	-\$4,414	-\$10,517	-\$73,122
<i>Original</i> List to <i>Sale</i> Price - %	97.74%	97.89%	99.43%	99.77%	97.97%	97.03%	92.82%
<i>Final</i> List to <i>Sale</i> Price - %	98.81%	98.69%	99.55%	100.13%	99.02%	98.46%	95.76%

#### Days on the Market

Avg Days Listing to Contract	42	47	21	28	71	48	100
Combined Avg Days to Contract	44	48	21	28	71	57	100
Avg Days Listing to Closing	80	87	58	63	113	86	148
Avg Days Contract to Close	39	43	39	36	41	38	48

#### Beds / Baths

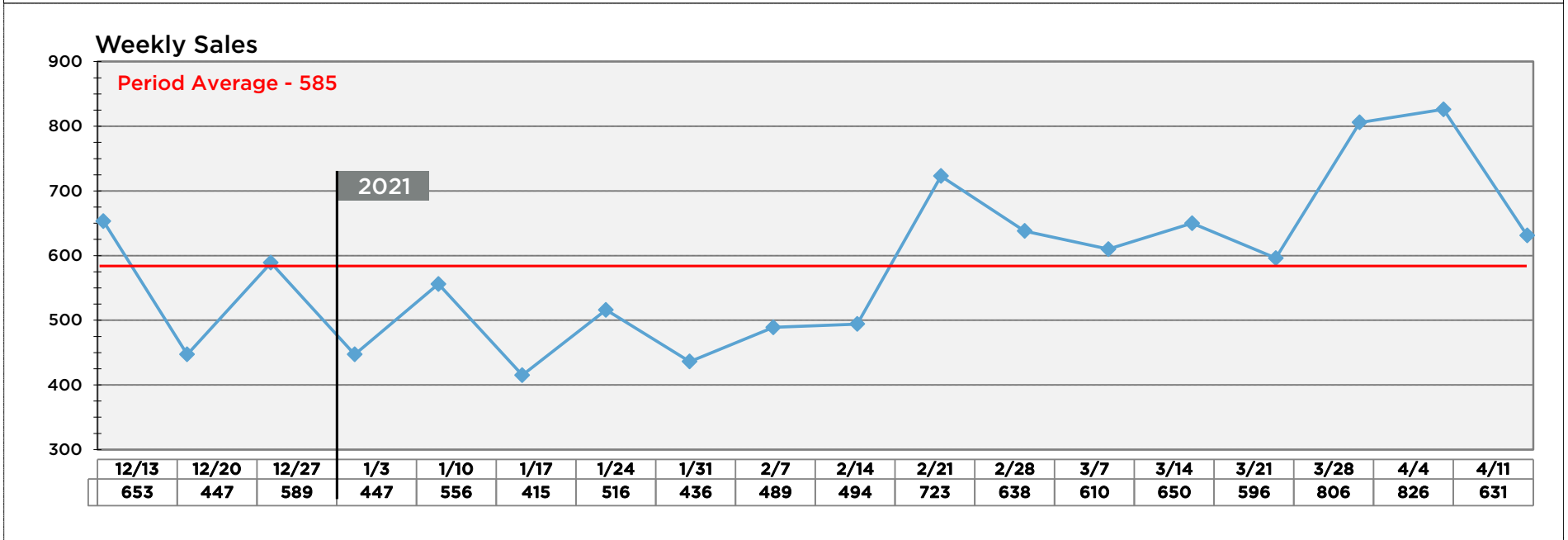
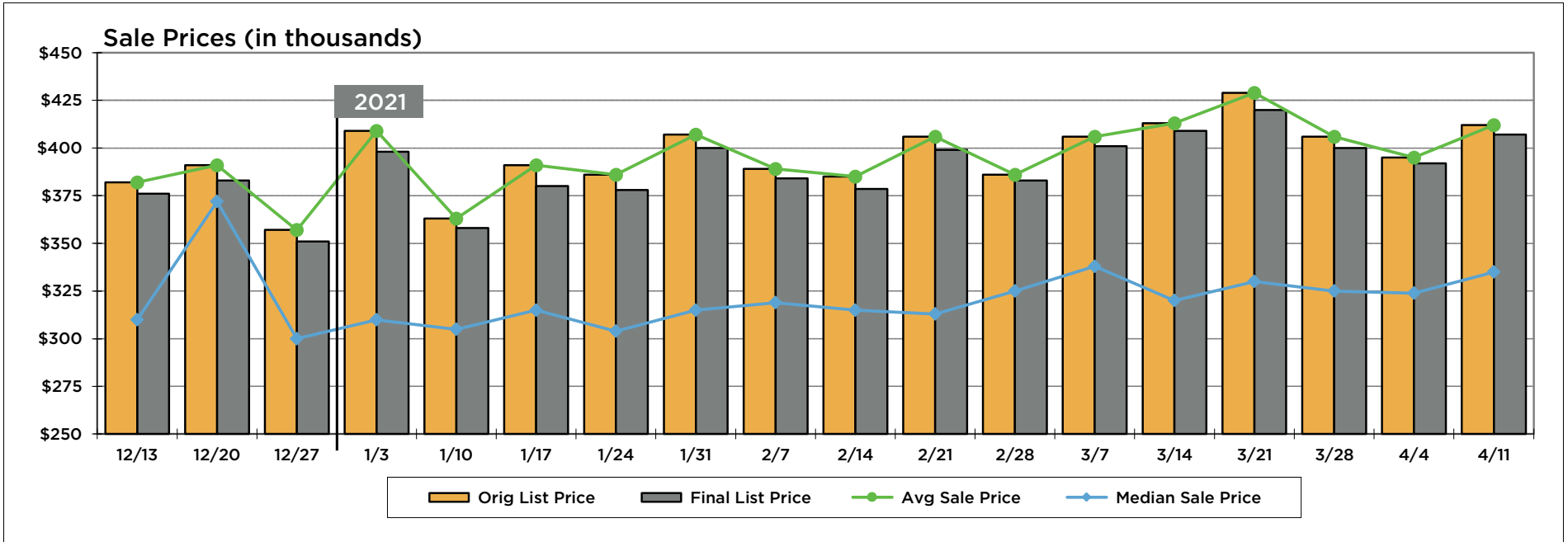
Average Bedrooms	4	3	3	4	4	5	5
Average Full Baths	3	2	2	2	3	4	4
Average Half Baths	0	0	0	0	0	0	1

#### Square Footage

Average Square Feet	2,227	1,257	1,643	2,097	2,707	3,431	4,616
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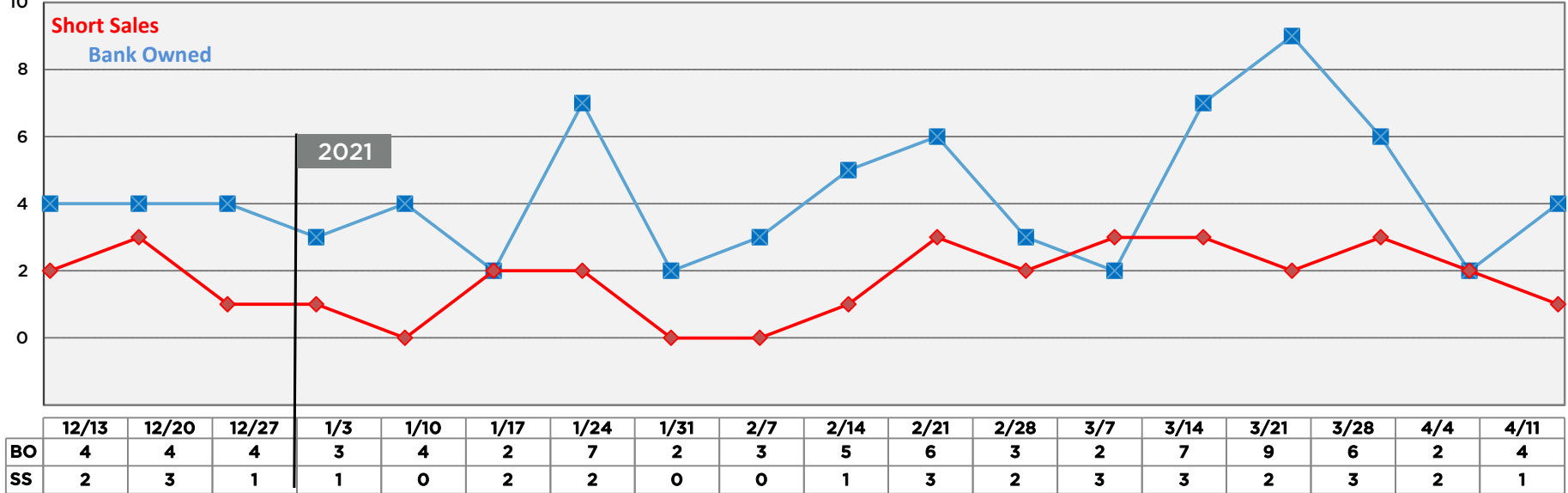
**Single Family Homes**



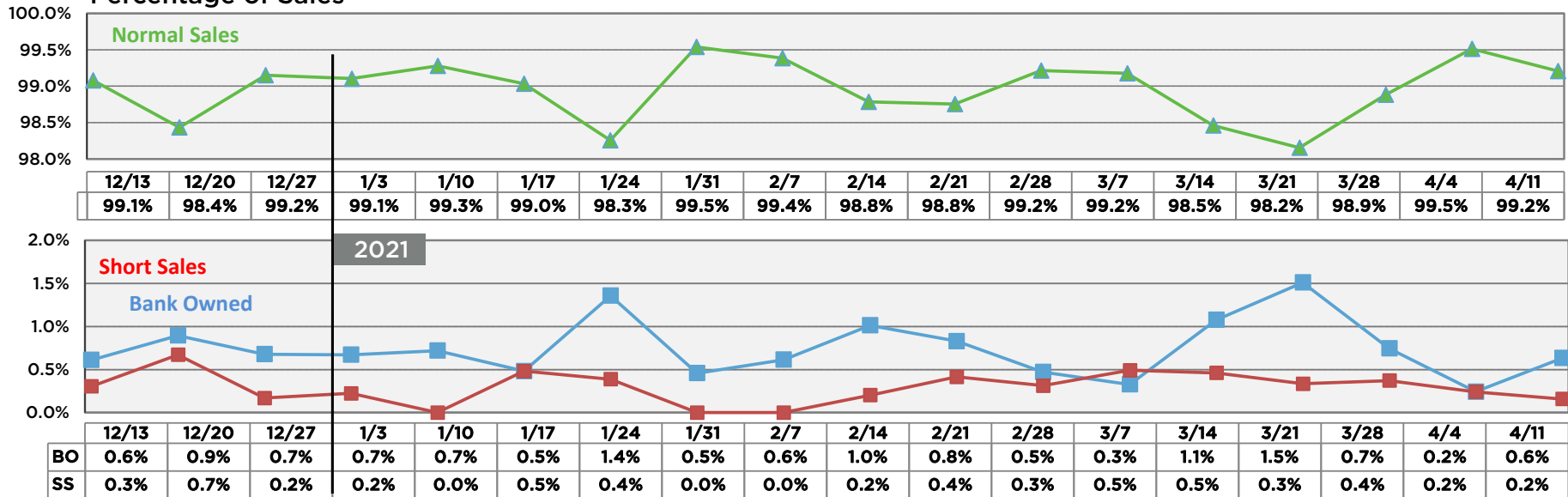


**Single Family Homes**

**Foreclosure Sales**

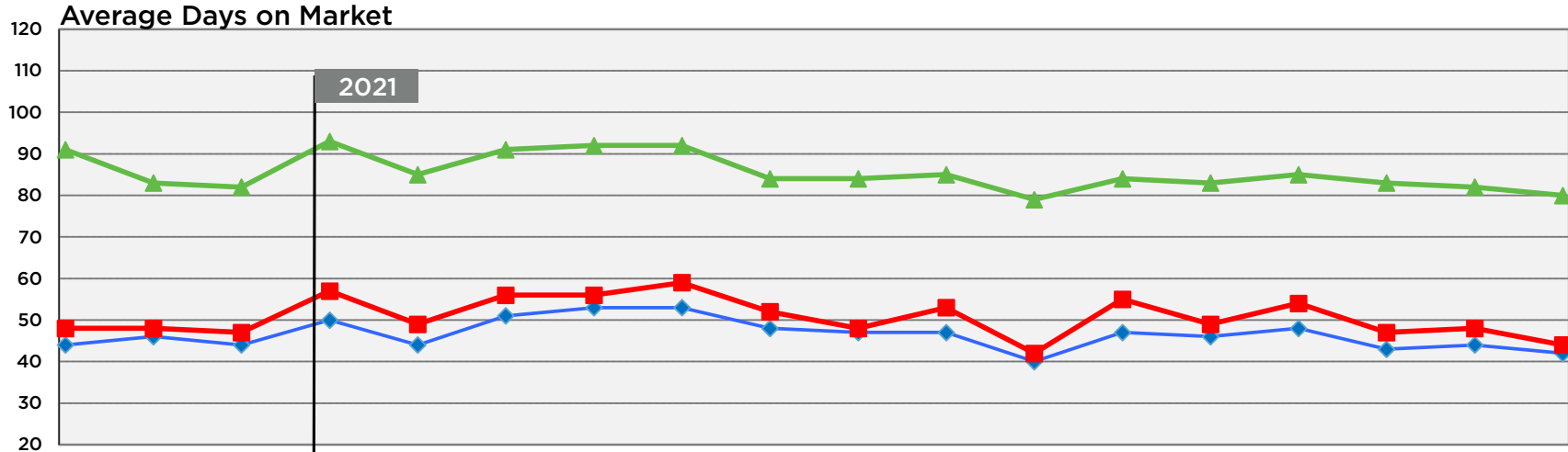


**Percentage of Sales**

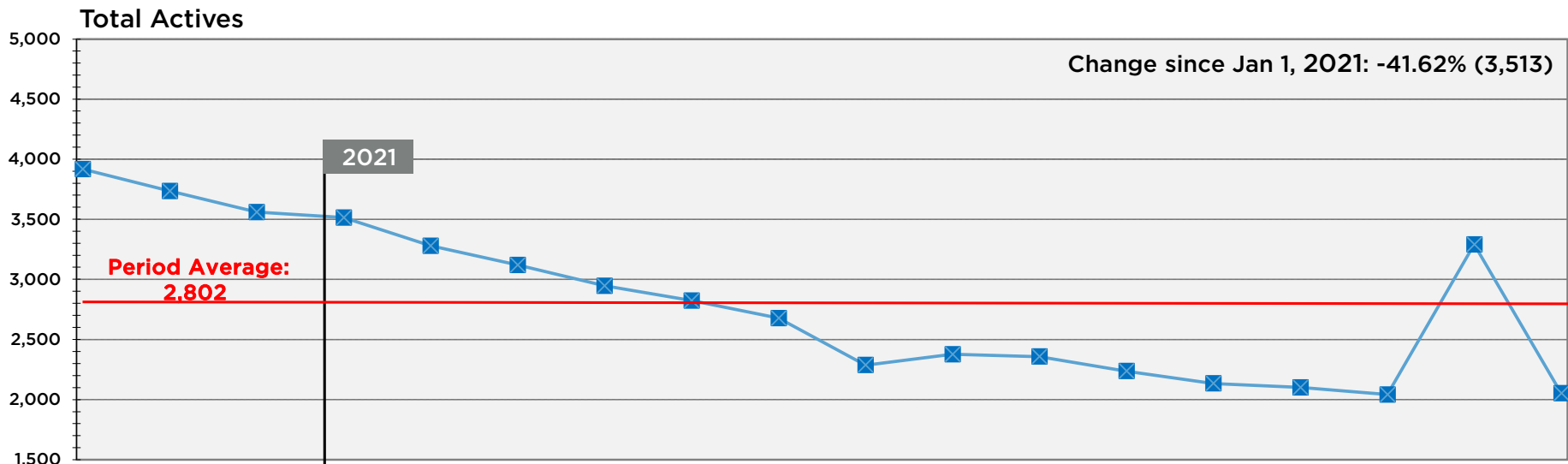




**Single Family Homes**



	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11
ListToContract	44	46	44	50	44	51	53	53	48	47	47	40	47	46	48	43	44	42
CombDaysOnMkt	48	48	47	57	49	56	56	59	52	48	53	42	55	49	54	47	48	44
ListToClose	91	83	82	93	85	91	92	92	84	84	85	79	84	83	85	83	82	80

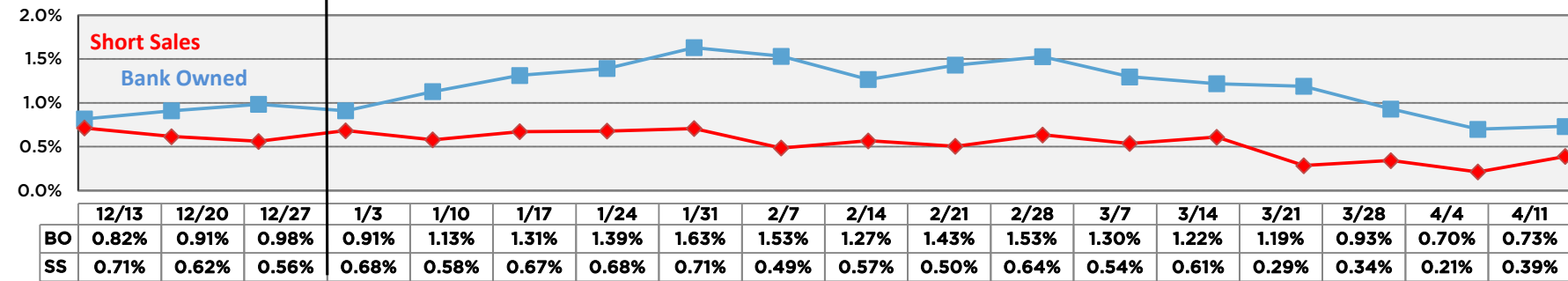
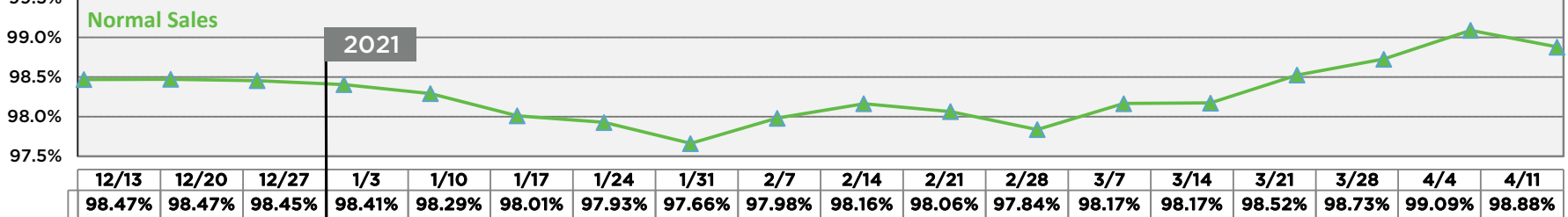


	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11
Total Actives	3,918	3,734	3,559	3,513	3,279	3,120	2,945	2,823	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051

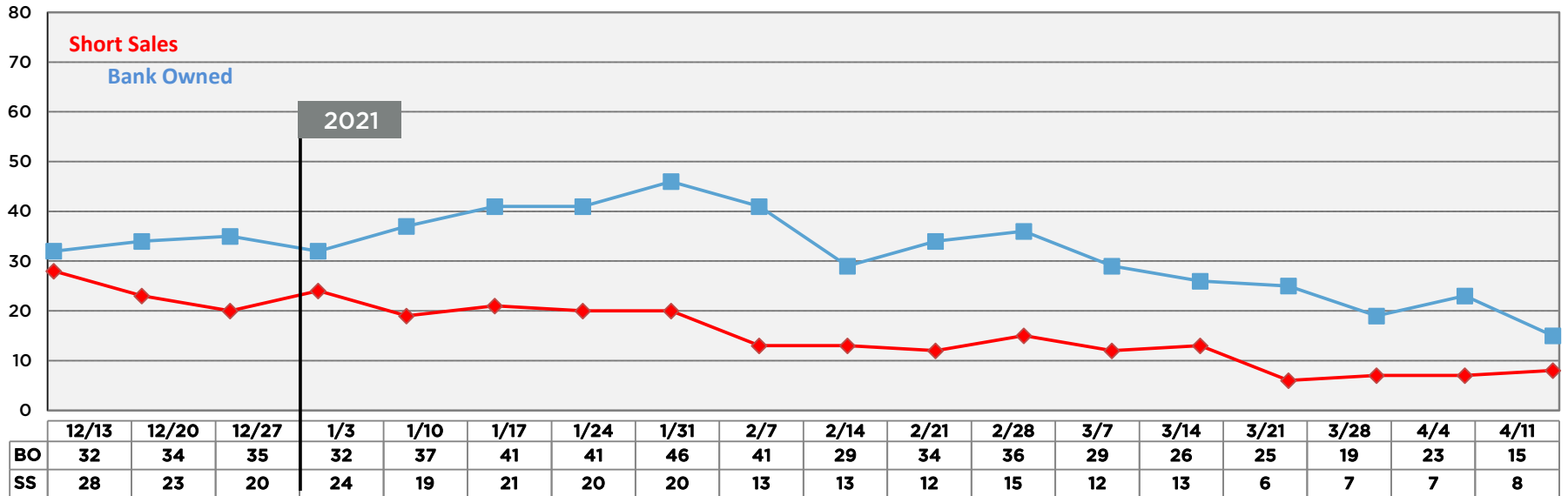


**Single Family Homes**

**Percentage of Actives**



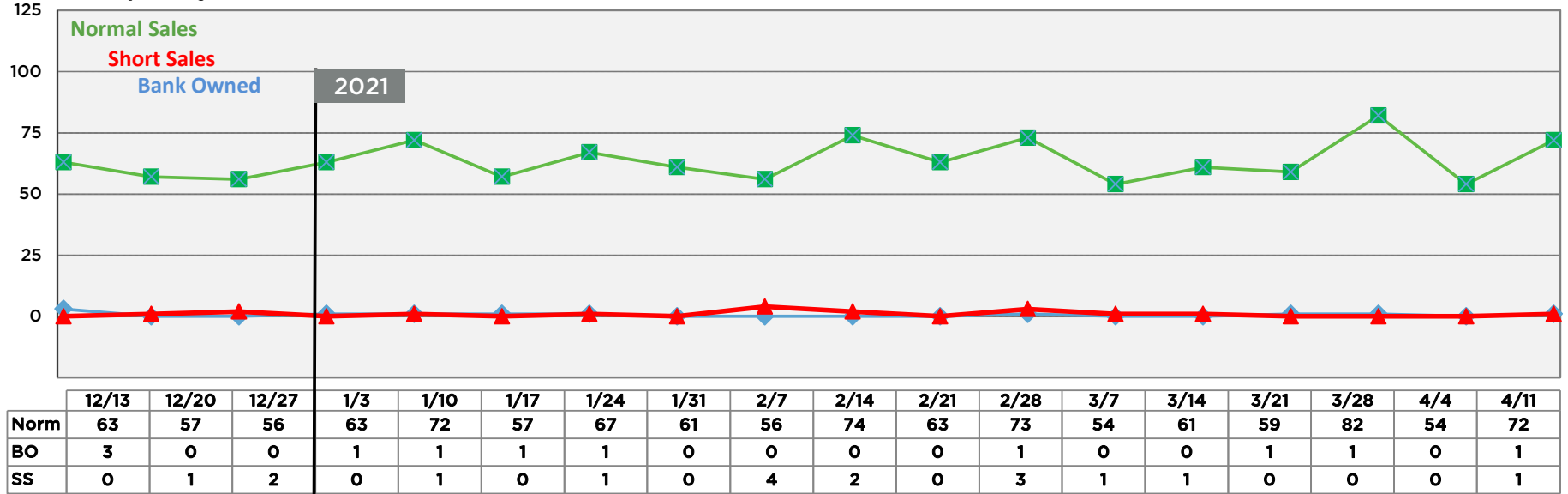
**Active Foreclosures**



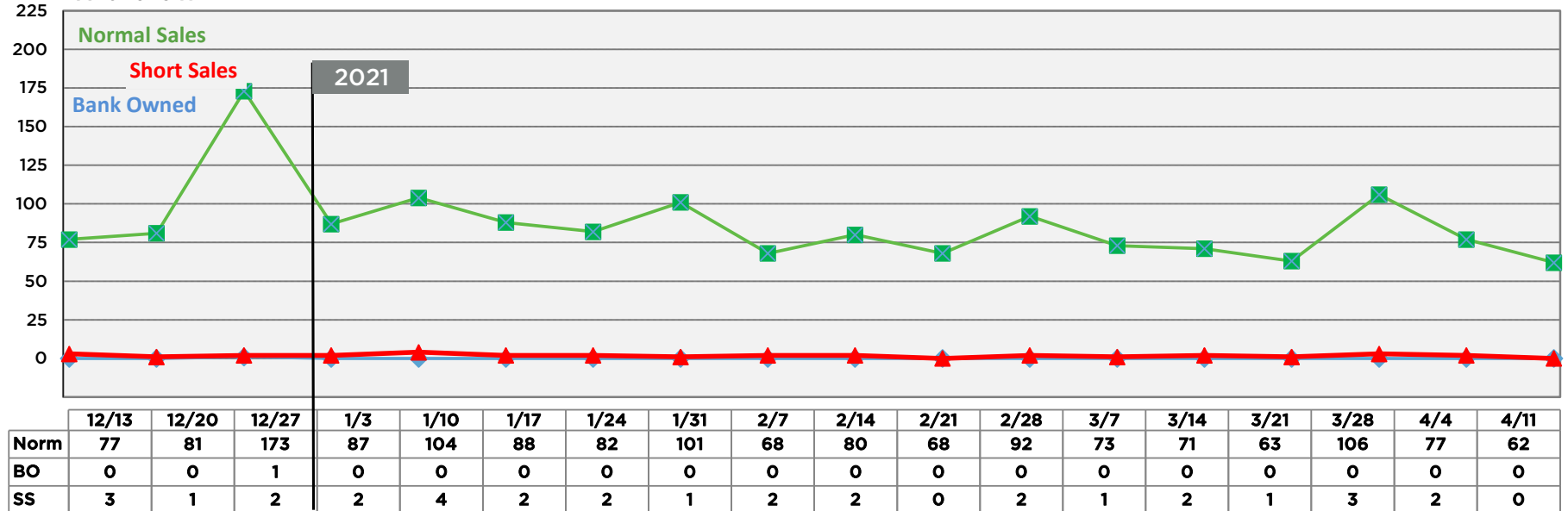


### Single Family Homes

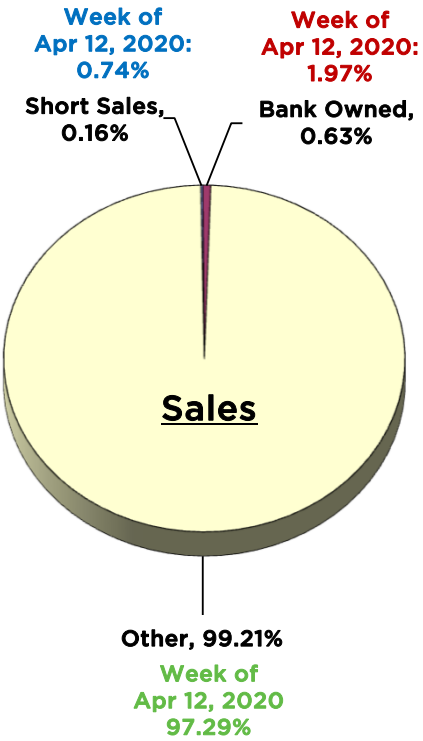
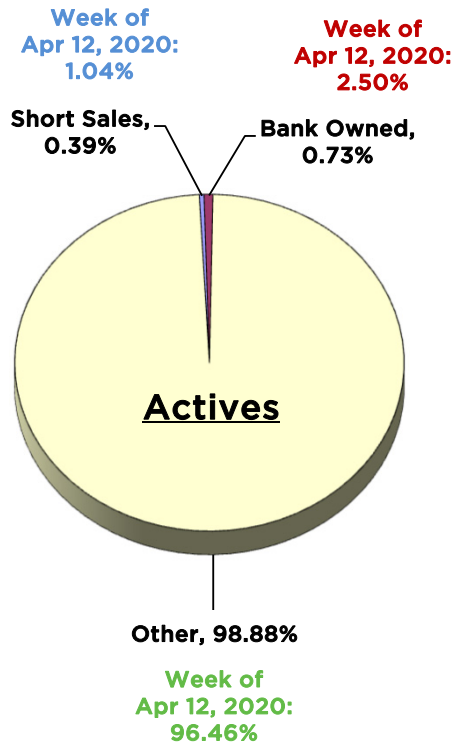
#### Temporary Off Market



#### Withdrawn



**Single Family Homes**



**Where are the 8 Single Family Homes available for the Median Price of \$335,000? (± \$500)**

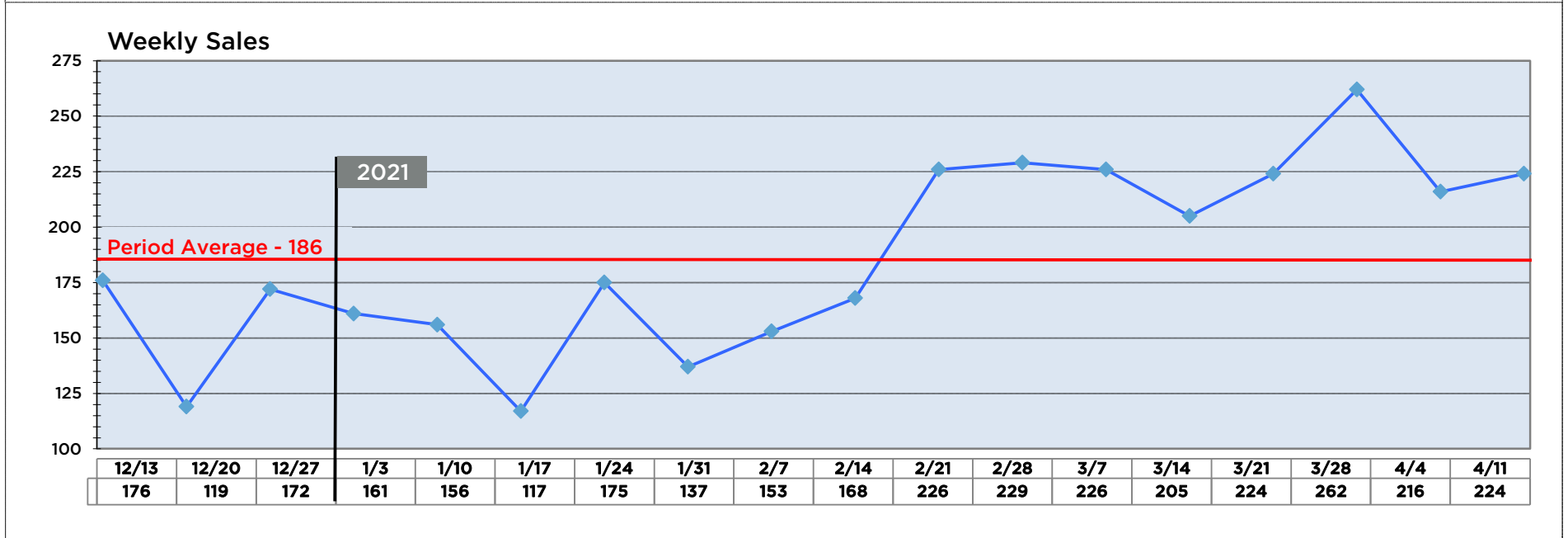
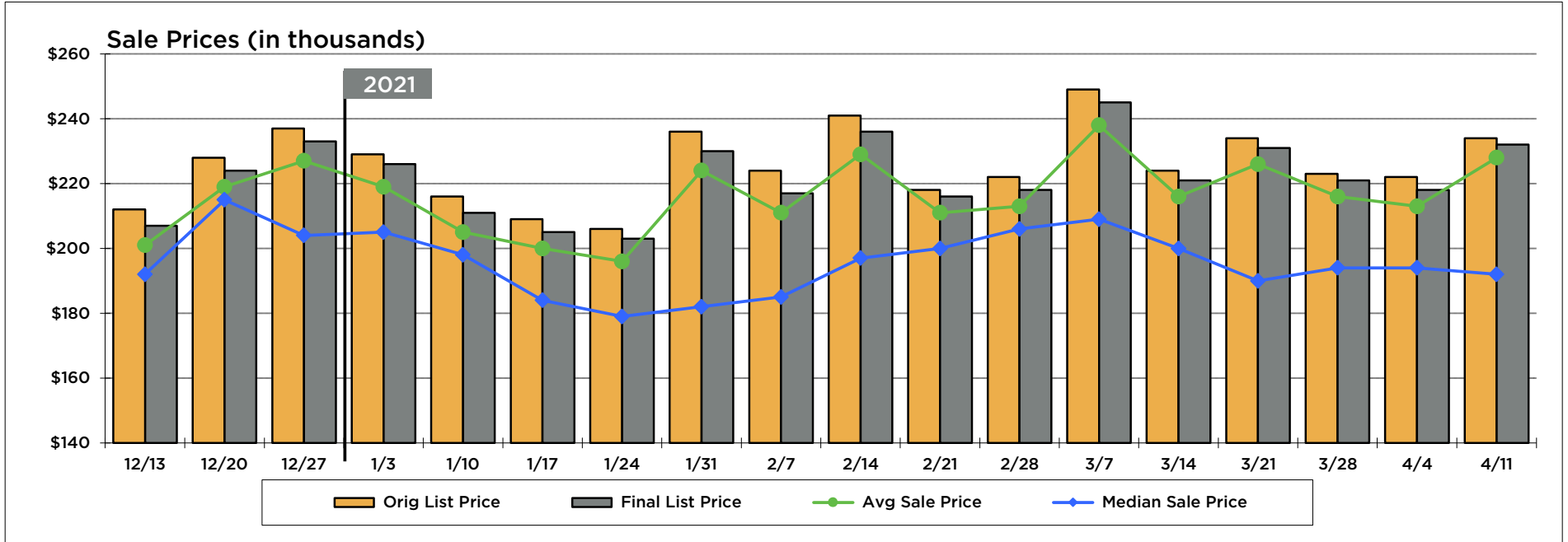
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>3</b>	<b>\$335,000</b>	<b>3.3</b>	<b>2.3</b>	<b>1,925</b>	<b>\$174.03</b>
Lake Mary / Heathrow	32746	2	\$335,000	3.0	2.0	1,727	\$193.98
Sanford (South)	32773	1	\$335,000	4.0	3.0	2,321	\$144.33
<b>Orange County</b>		<b>4</b>	<b>\$335,000</b>	<b>3.3</b>	<b>2.0</b>	<b>1,665</b>	<b>\$201.23</b>
College Park	32804	1	\$335,000	3.0	2.0	1,492	\$224.53
Union Park	32817	1	\$335,000	4.0	2.0	1,989	\$168.43
Rio Pinar / Union Park	32825	1	\$335,000	3.0	2.0	1,503	\$222.89
Ocoee	34761	1	\$335,000	3.0	2.0	1,675	\$200.00
<b>Osceola County</b>		<b>1</b>	<b>\$334,990</b>	<b>3.0</b>	<b>2.0</b>	<b>2,064</b>	<b>\$162.30</b>
St Cloud / Harmony	34773	1	\$334,990	3.0	2.0	2,064	\$162.30

### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>224</b>	<b>154</b>	<b>37</b>	<b>17</b>	<b>7</b>	<b>8</b>	<b>1</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	224	154	37	17	7	8	1
<b>Active Listings</b>	<b>1,178</b>	<b>774</b>	<b>140</b>	<b>172</b>	<b>47</b>	<b>32</b>	<b>13</b>
Bank Owned	5	4	0	1	0	0	0
Short Sales	3	2	0	1	0	0	0
Other	1,170	768	140	170	47	32	13
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>3</b>
<b><i>List Price</i></b>							
Average Original List Price	\$233,551	\$167,367	\$276,319	\$346,312	\$455,421	\$705,363	\$1,599,000
Average Final List Price	\$231,905	\$165,334	\$275,494	\$350,653	\$456,136	\$692,363	\$1,599,000
<b><i>Sale Price</i></b>							
Average Price	\$227,746	\$161,982	\$274,062	\$341,862	\$445,850	\$679,625	\$1,560,000
Median Price	\$192,000	\$163,700	\$275,000	\$349,900	\$439,950	\$625,000	\$1,560,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$1,646	-\$2,033	-\$825	\$4,341	\$715	-\$13,000	\$0
Original List to Sale Price - \$	-\$5,805	-\$5,385	-\$2,257	-\$4,450	-\$9,571	-\$25,738	-\$39,000
Final List to Sale Price - \$	-\$4,159	-\$3,352	-\$1,432	-\$8,791	-\$10,286	-\$12,738	-\$39,000
Original List to Sale Price - %	97.51%	96.78%	99.18%	98.72%	97.90%	96.35%	97.56%
Final List to Sale Price - %	98.21%	97.97%	99.48%	97.49%	97.74%	98.16%	97.56%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	52	57	18	81	52	59	13
Combined Avg Days to Contract	54	57	18	100	52	59	13
Avg Days Listing to Closing	85	90	49	116	92	96	32
Avg Days Contract to Close	33	33	32	34	40	36	18
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	3	3	3	2
Average Half Baths	0	0	1	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,354	1,127	1,671	1,965	2,135	2,155	2,291



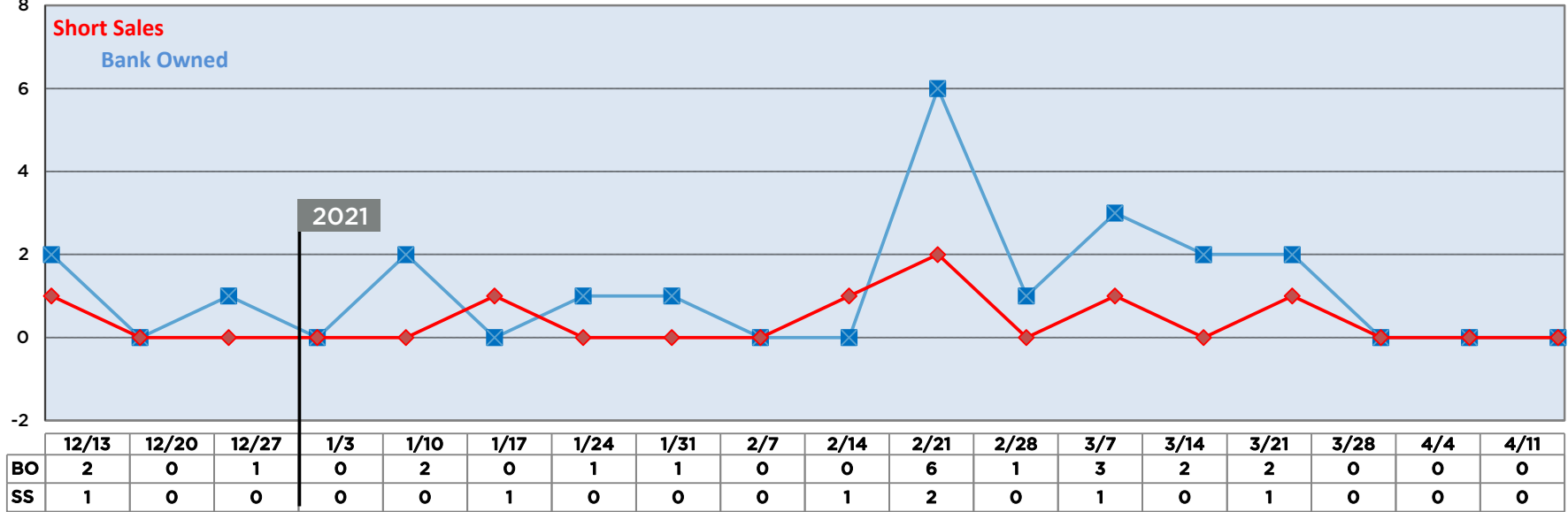
**Condos, Townhomes, Villas**



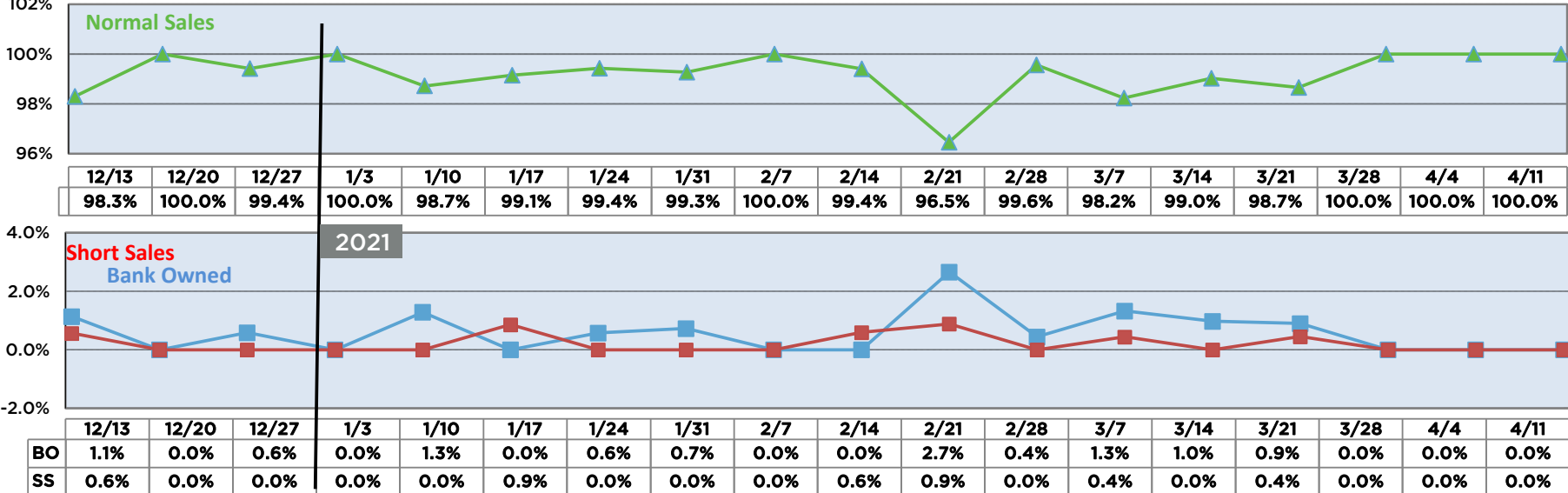


**Condos, Townhomes, Villas**

**Foreclosure Sales**

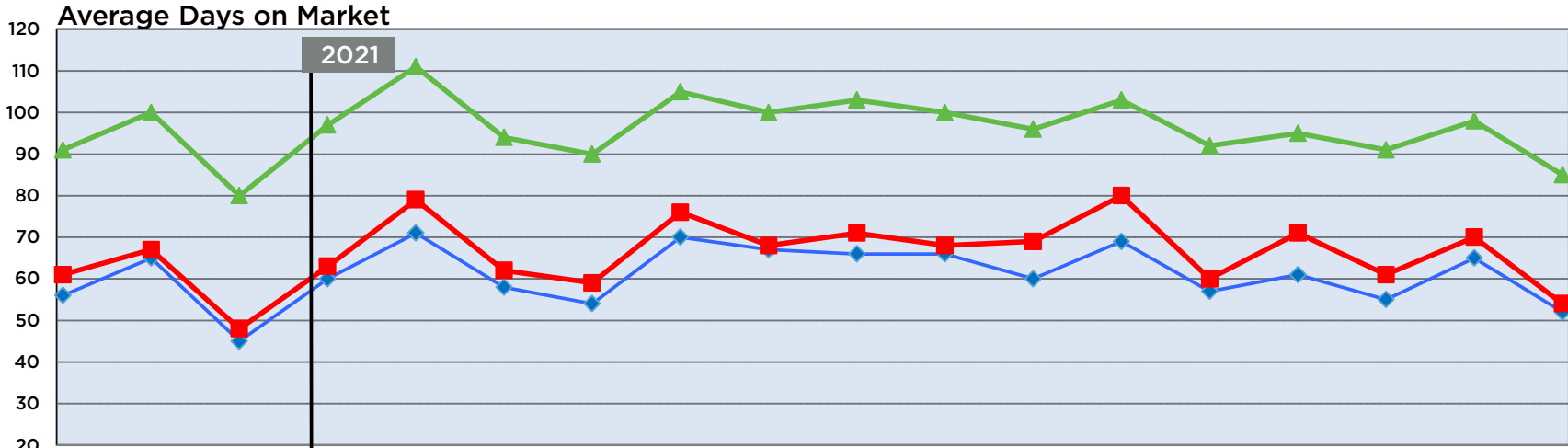


**Percentage of Sales**

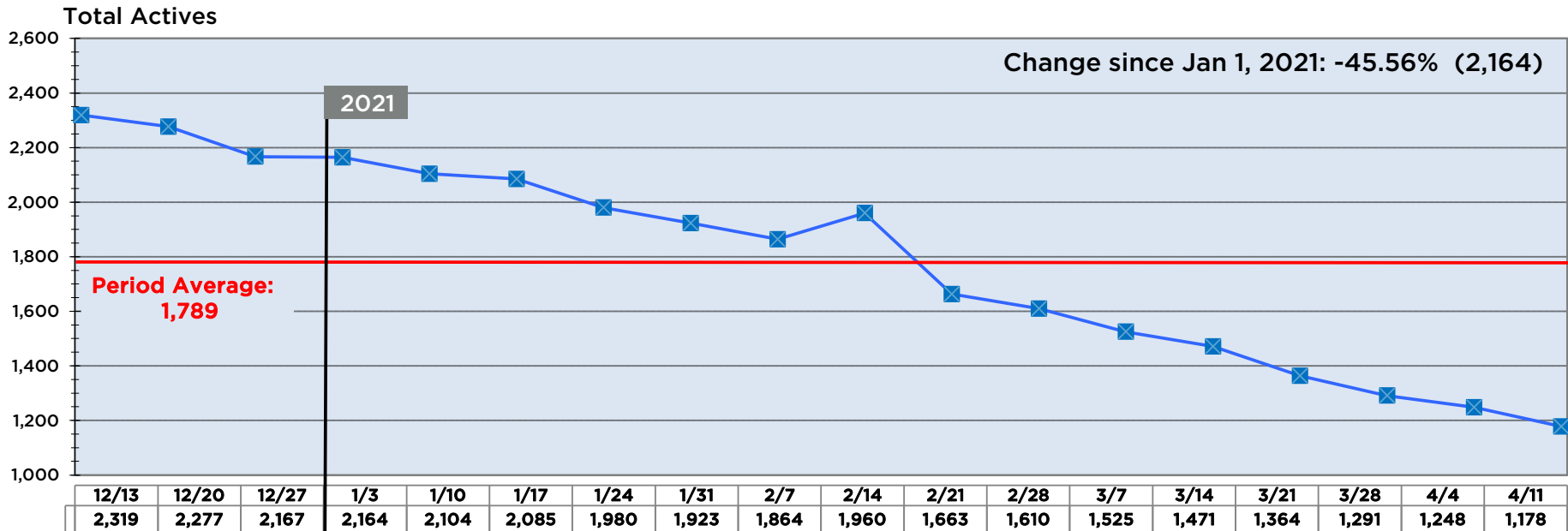




**Condos, Townhomes, Villas**



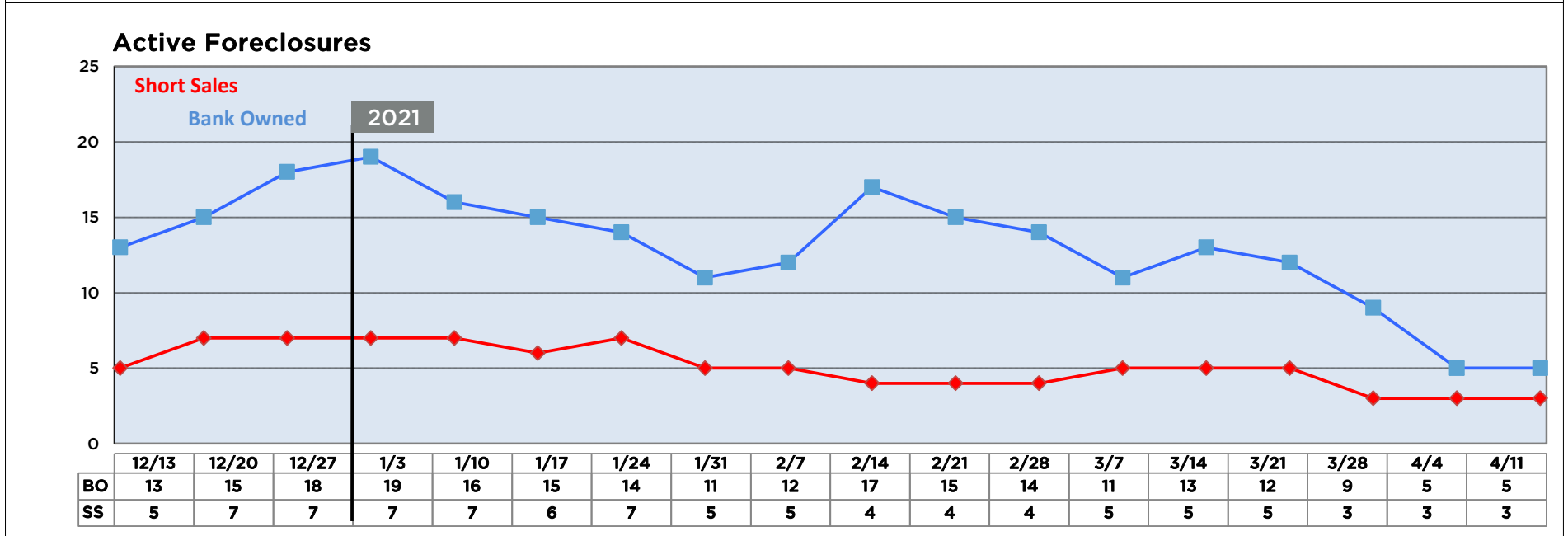
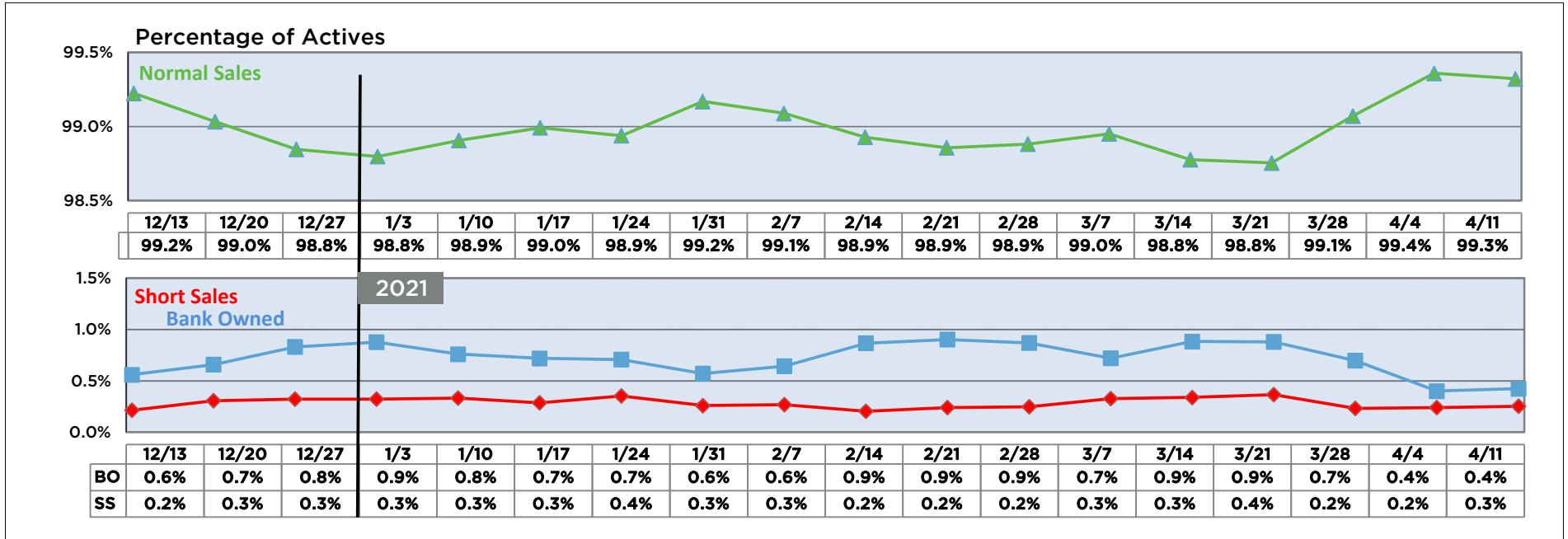
	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11
ListToContract	56	65	45	60	71	58	54	70	67	66	66	60	69	57	61	55	65	52
CombDaysOnMkt	61	67	48	63	79	62	59	76	68	71	68	69	80	60	71	61	70	54
ListToClose	91	100	80	97	111	94	90	105	100	103	100	96	103	92	95	91	98	85



	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11
Total Actives	2,319	2,277	2,167	2,164	2,104	2,085	1,980	1,923	1,864	1,960	1,663	1,610	1,525	1,471	1,364	1,291	1,248	1,178



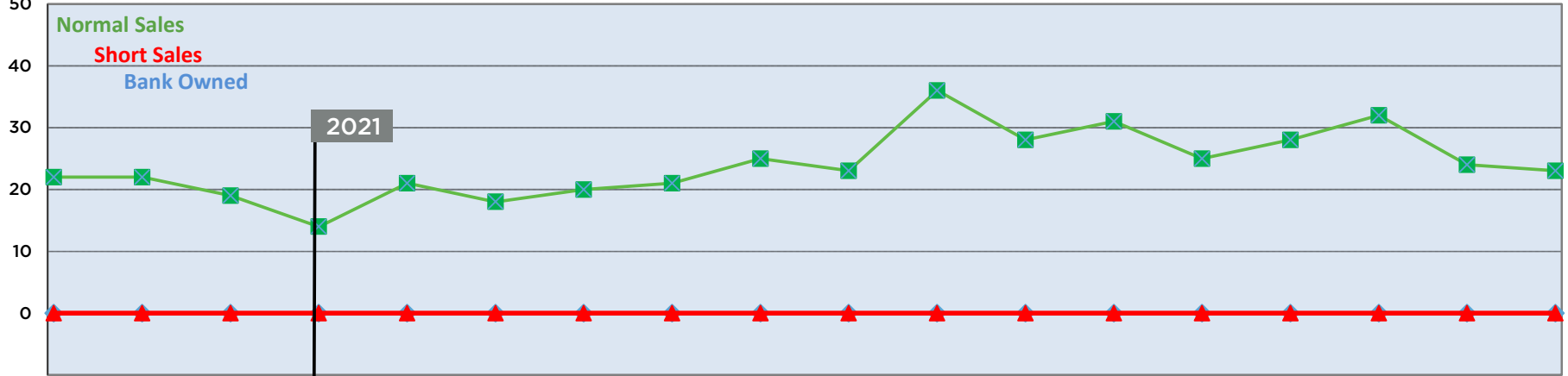
**Condos, Townhomes, Villas**





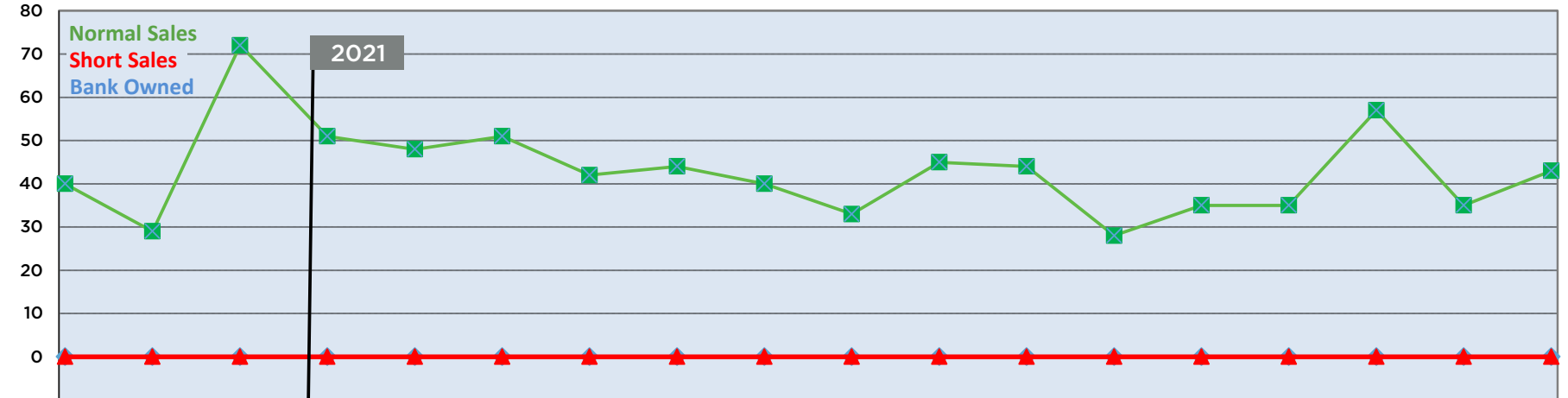
**Condos, Townhomes, Villas**

**Temporary Off Market**



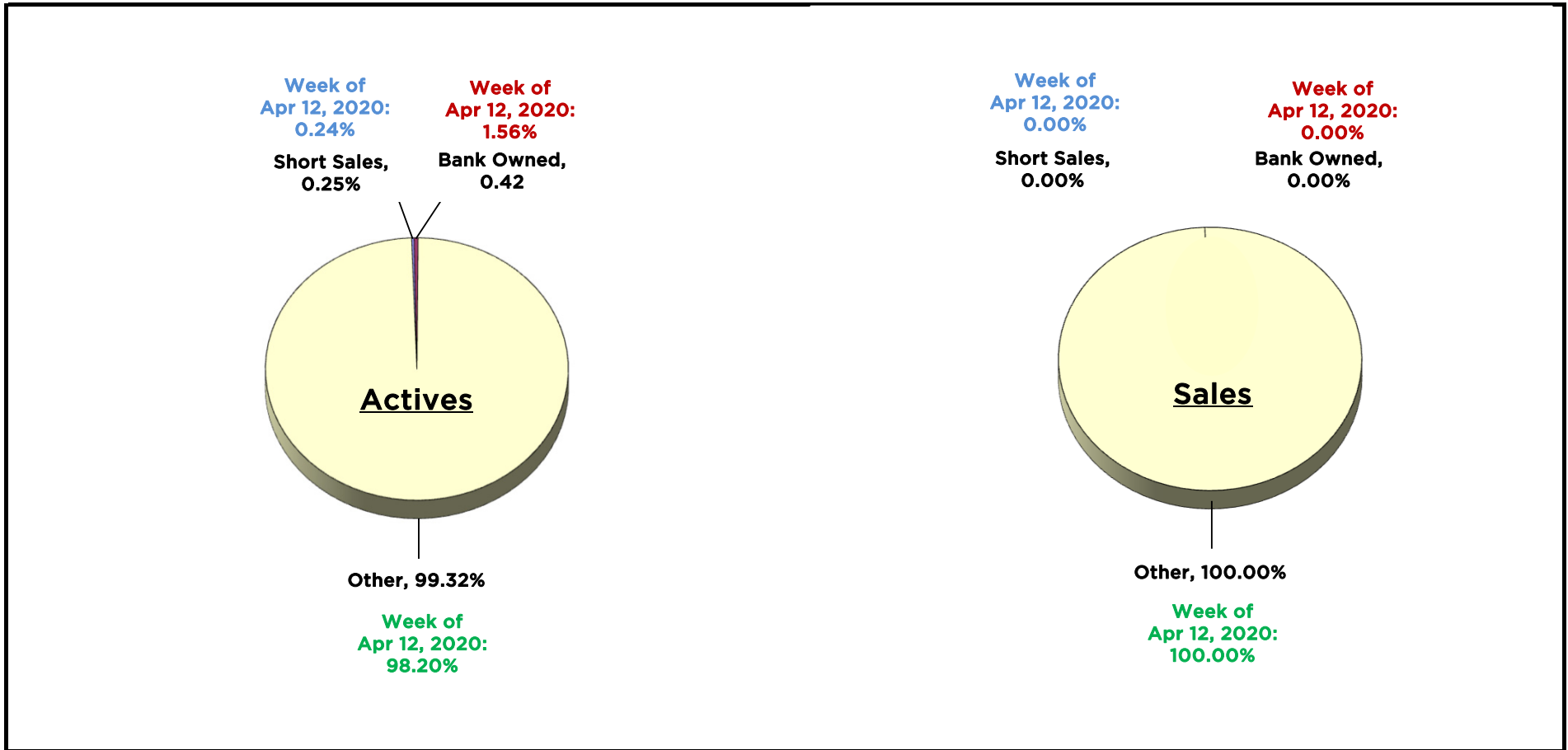
	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11
<b>BO</b>	22	22	19	14	21	18	20	21	25	23	36	28	31	25	28	32	24	23
<b>SS</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Norm</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Withdrawn**



	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11
<b>Norm</b>	40	29	72	51	48	51	42	44	40	33	45	44	28	35	35	57	35	43
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Condos, Townhomes, Villas**



**Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$192,000? (± \$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>
<b>Orange County</b>		<b>2</b>	<b>\$192,250</b>	<b>2.0</b>	<b>2.0</b>	<b>1,141</b>	<b>\$168.49</b>
Orlando (Downtown)	32801	1	\$192,500	2.0	2.0	1,223	\$157.40
Hunters Creek	32837	1	\$192,000	2.0	2.0	1,059	\$181.30
<b>Osceola County</b>		<b>2</b>	<b>\$192,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,406</b>	<b>\$136.56</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$192,000	3.0	2.0	1,468	\$130.79
Kissimmee / Celebration	34747	1	\$192,000	3.0	2.0	1,344	\$142.86