



Monday Morning Quarterback Summary

Week of April 18, 2021 - April 24, 2021

Single-family existing homes

- Sales of single-family homes decreased to 627 during the week of Apr 18, from 631 the week prior
- The median price of single family homes decreased to \$325,000, a change of -3.0%
- The number of single-family home foreclosure transactions remains constant at 4
- The number of single-family home short-sale transactions increased to 7 from 1 the week prior
- Single-family inventory decreased by 11, and now sits at 2,040

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 226 during the week of Apr 18, from 224 the week prior
- The median price of condos, townhomes, and villas increased to \$202,250, a change of 5.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Apr 11
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 30, and now sits at 1,148

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	627	142	109	172	80	92	32
Bank Owned	4	2	0	1	1	0	0
Short Sales	7	4	2	0	0	1	0
Other	616	136	107	171	79	91	32
Active Listings	2,040	373	227	409	262	498	271
Bank Owned	15	7	3	3	1	1	0
Short Sales	6	2	1	1	1	1	0
Other	2,019	364	223	405	260	496	271
Months of Inventory	1	1	0	1	1	1	2

List Price

Average Original List Price	\$429,436	\$189,696	\$277,258	\$341,343	\$439,225	\$700,734	\$1,680,684
Average Final List Price	\$425,625	\$189,172	\$275,819	\$340,777	\$439,736	\$688,244	\$1,650,906

Sale Price

Average Price	\$418,729	\$186,158	\$273,782	\$339,264	\$439,340	\$681,808	\$1,563,734
Median Price	\$325,000	\$202,500	\$275,000	\$335,000	\$431,500	\$658,500	\$1,400,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$3,811	-\$524	-\$1,439	-\$566	\$511	-\$12,490	-\$29,778
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,707	-\$3,538	-\$3,476	-\$2,079	\$115	-\$18,926	-\$116,950
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,896	-\$3,014	-\$2,037	-\$1,513	-\$396	-\$6,436	-\$87,172
<i>Original</i> List to <i>Sale</i> Price - %	97.51%	98.13%	98.75%	99.39%	100.03%	97.30%	93.04%
<i>Final</i> List to <i>Sale</i> Price - %	98.38%	98.41%	99.26%	99.56%	99.91%	99.06%	94.72%

Days on the Market

Avg Days Listing to Contract	35	35	25	27	36	50	65
Combined Avg Days to Contract	37	35	25	27	36	53	89
Avg Days Listing to Closing	73	69	64	64	75	92	109
Avg Days Contract to Close	38	34	38	37	39	42	43

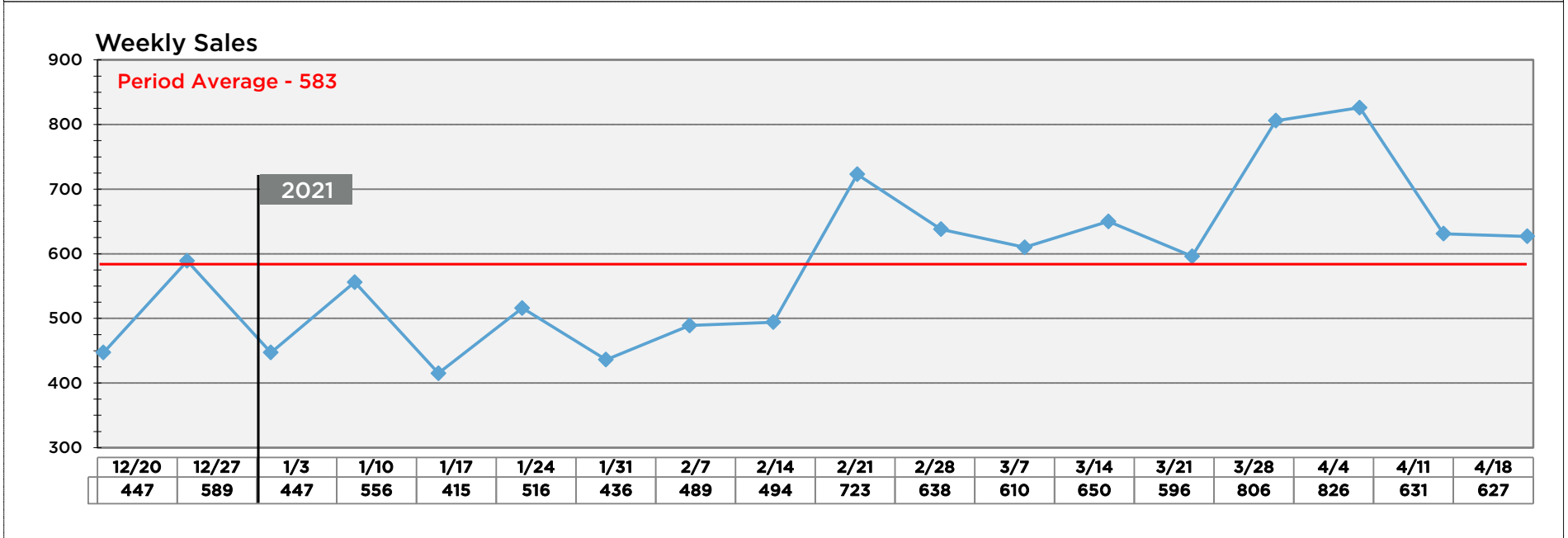
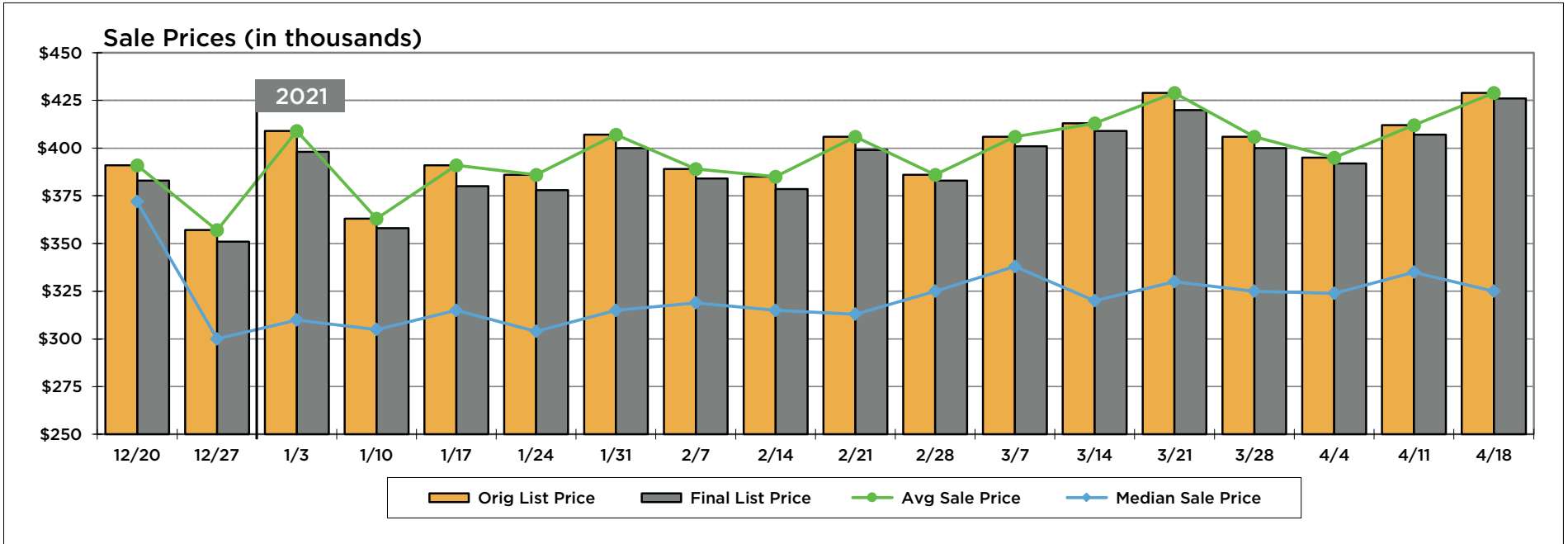
Beds / Baths

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

Square Footage

Average Square Feet	2,243	1,276	1,669	2,076	2,544	3,449	4,989
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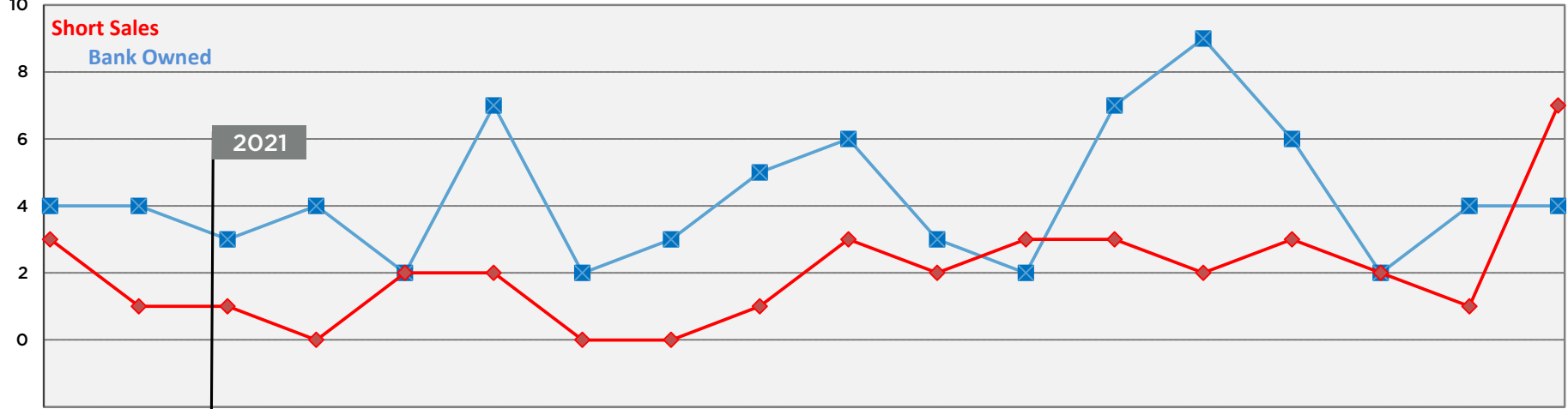
Single Family Homes





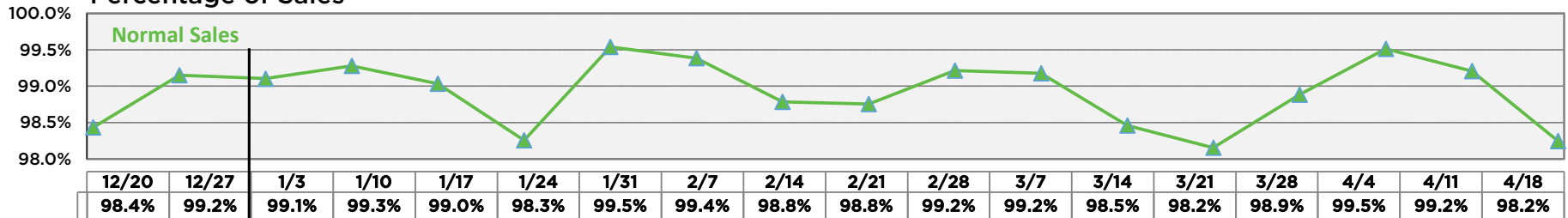
Single Family Homes

Foreclosure Sales

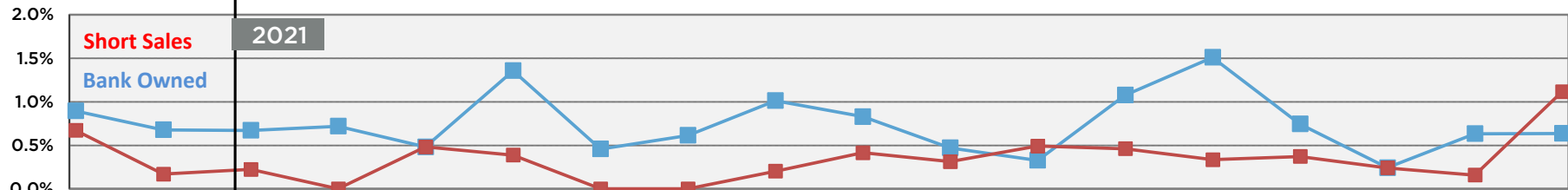


	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18
BO	4	4	3	4	2	7	2	3	5	6	3	2	7	9	6	2	4	4
SS	3	1	1	0	2	2	0	0	1	3	2	3	3	2	3	2	1	7

Percentage of Sales



	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	4/18
Normal Sales	98.4%	99.2%	99.1%	99.3%	99.0%	98.3%	99.5%	99.4%	98.8%	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%

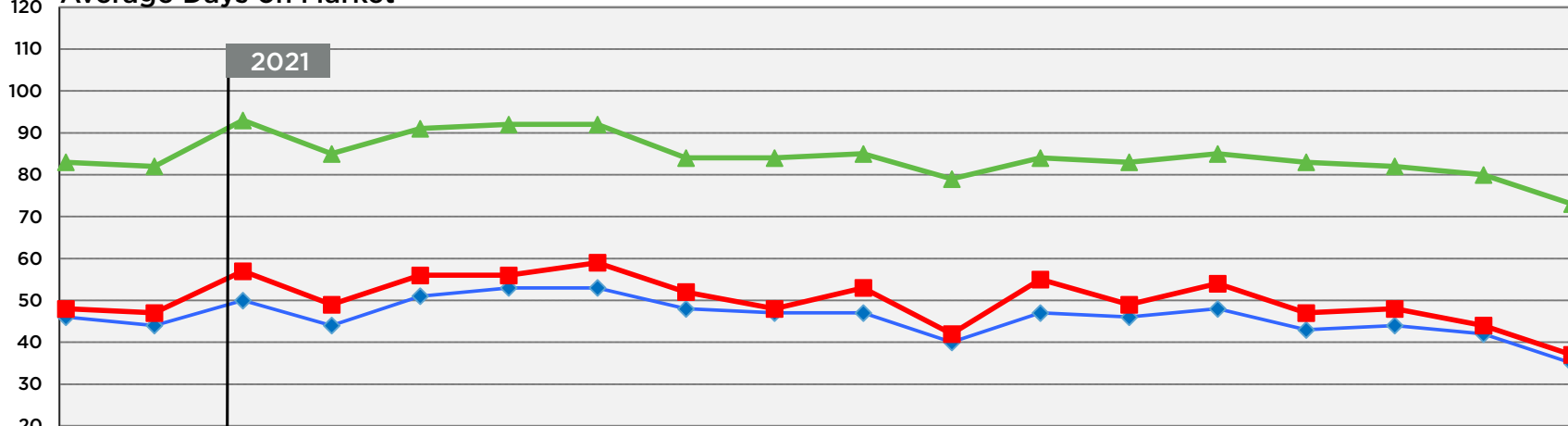


	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18
BO	0.9%	0.7%	0.7%	0.7%	0.5%	1.4%	0.5%	0.6%	1.0%	0.8%	0.5%	0.3%	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%
SS	0.7%	0.2%	0.2%	0.0%	0.5%	0.4%	0.0%	0.0%	0.2%	0.4%	0.3%	0.5%	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%



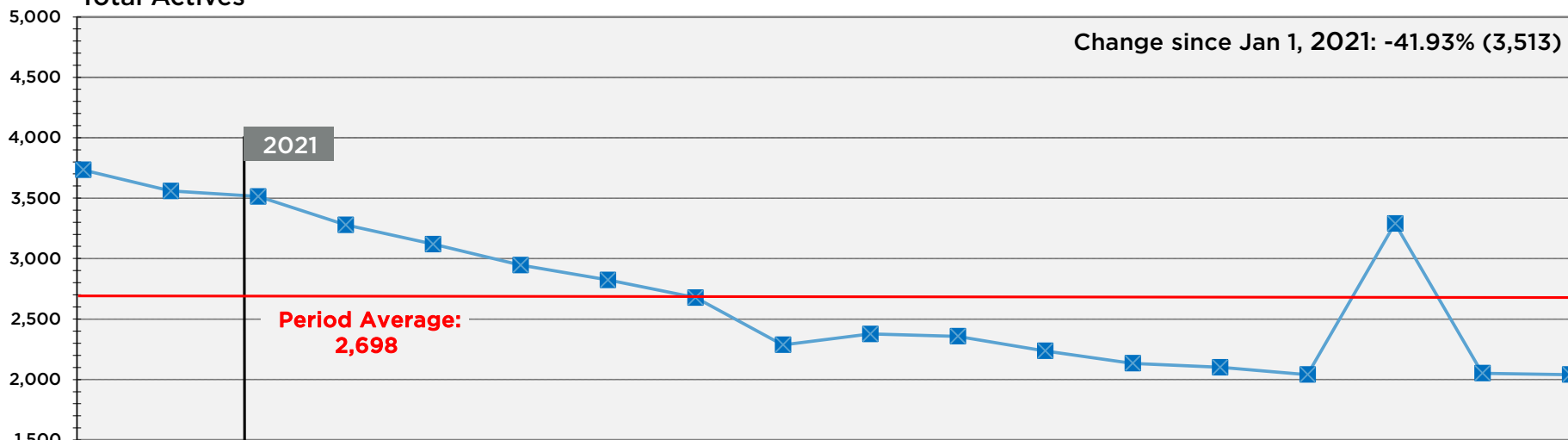
Single Family Homes

Average Days on Market



	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	4/18
ListToContract	46	44	50	44	51	53	53	48	47	47	40	47	46	48	43	44	42	35
CombDaysOnMkt	48	47	57	49	56	56	59	52	48	53	42	55	49	54	47	48	44	37
ListToClose	83	82	93	85	91	92	92	84	84	85	79	84	83	85	83	82	80	73

Total Actives

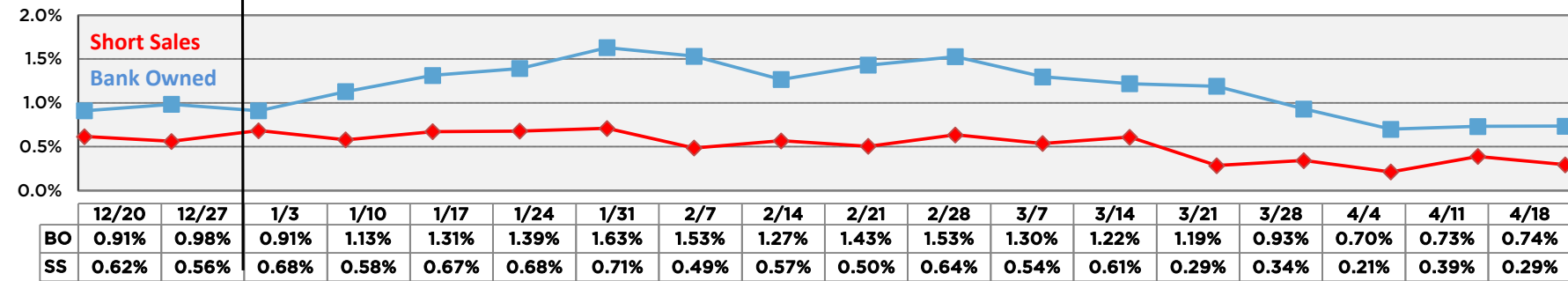
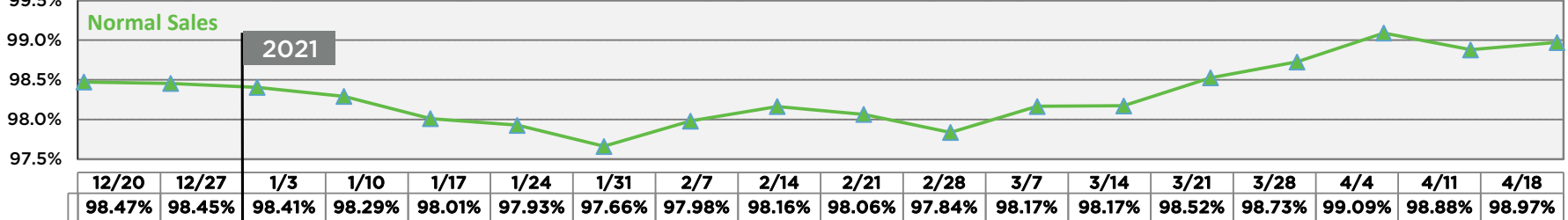


	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18
Total Actives	3,734	3,559	3,513	3,279	3,120	2,945	2,823	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040

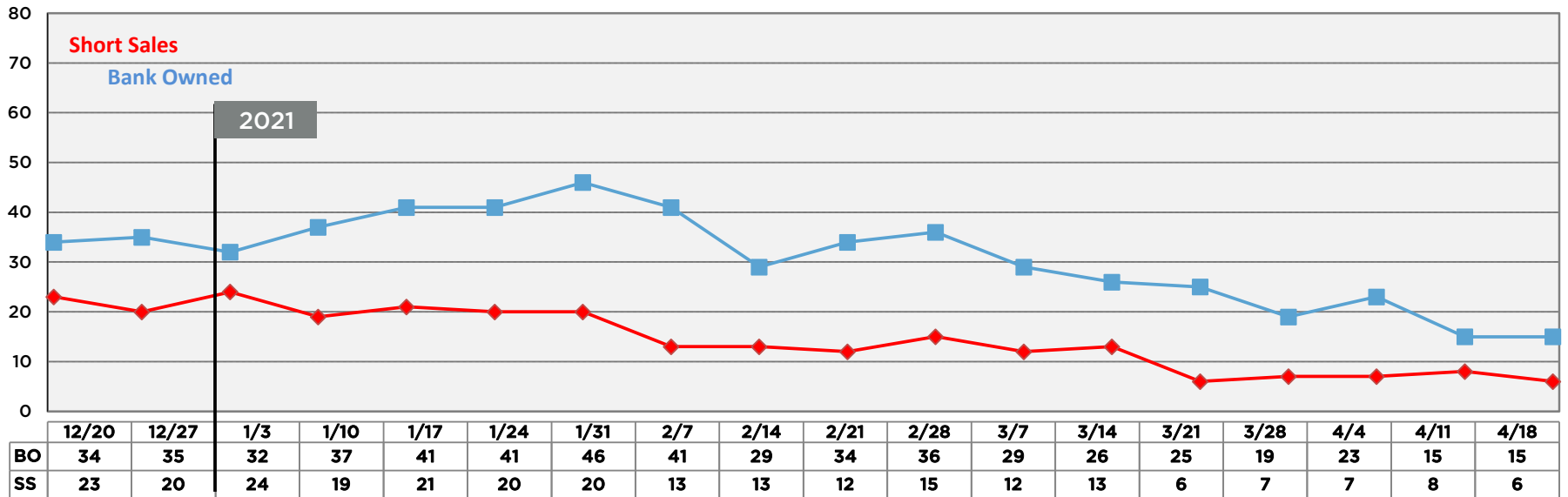


Single Family Homes

Percentage of Actives



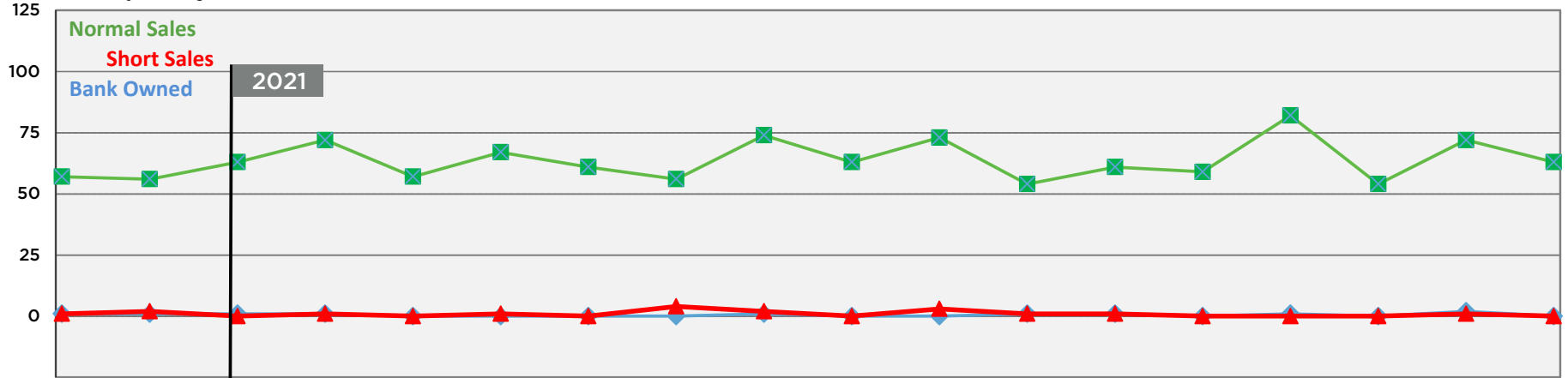
Active Foreclosures





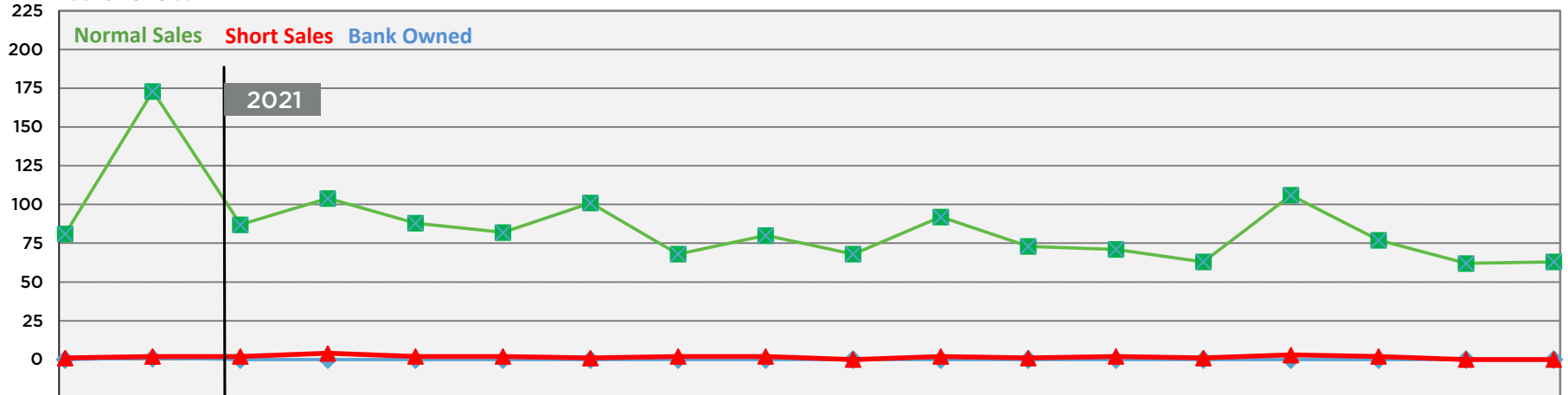
Single Family Homes

Temporary Off Market



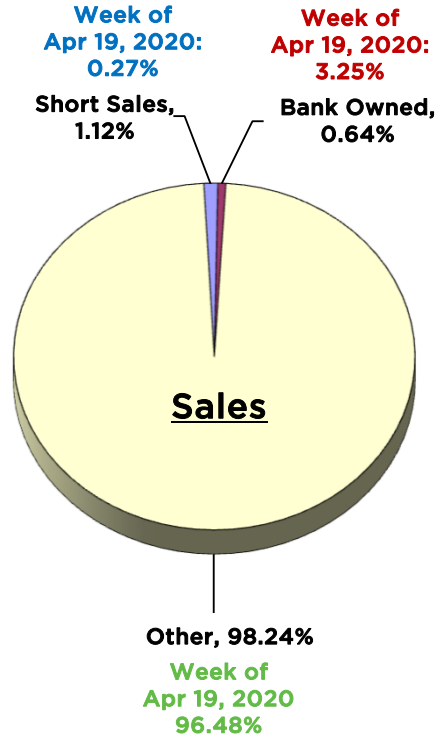
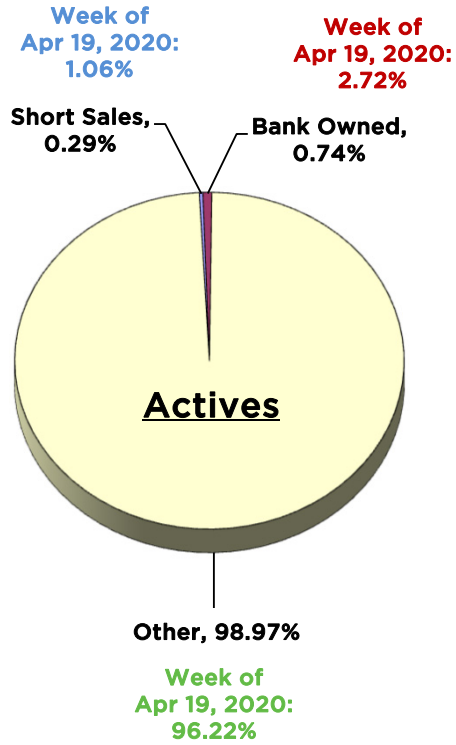
	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18
Norm	57	56	63	72	57	67	61	56	74	63	73	54	61	59	82	54	72	63
BO	1	1	1	1	0	0	0	0	1	0	0	1	1	0	1	0	2	0
SS	1	2	0	1	0	1	0	4	2	0	3	1	1	0	0	0	1	0

Withdrawn



	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	4/18
Norm	81	173	87	104	88	82	101	68	80	68	92	73	71	63	106	77	62	63
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	2	2	4	2	2	1	2	2	0	2	1	2	1	3	2	0	0

Single Family Homes



Where are the 20 Single Family Homes available for the Median Price of \$325,000? (± \$500)

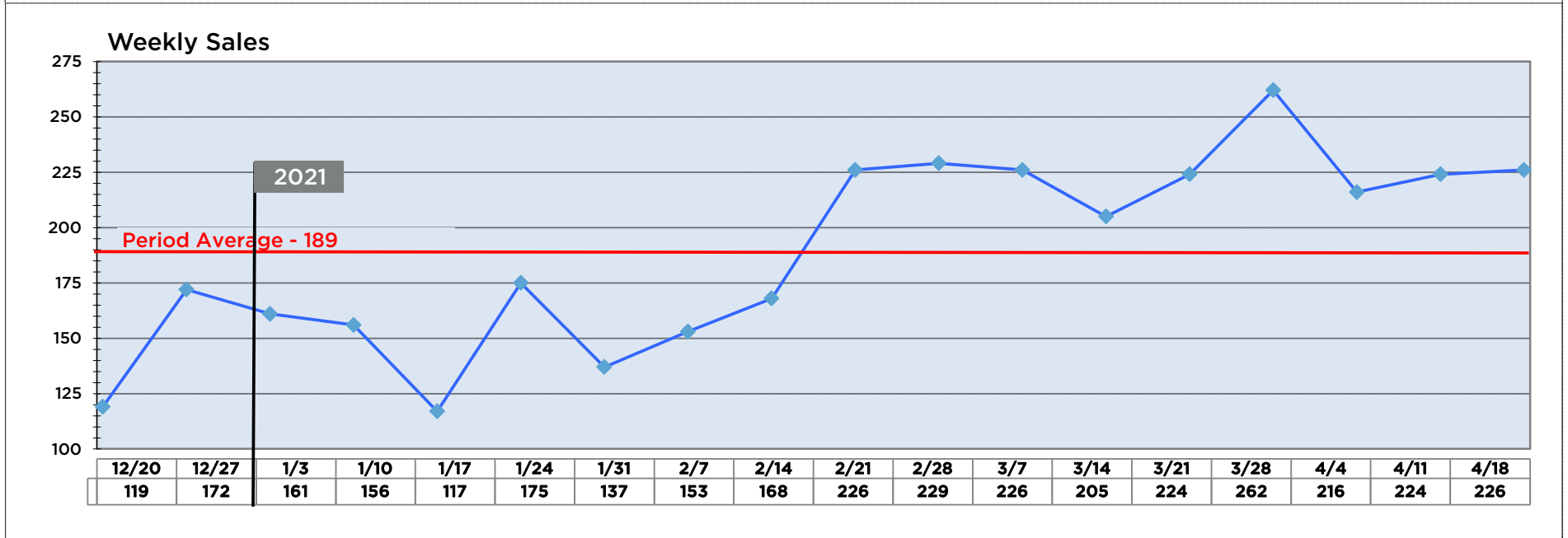
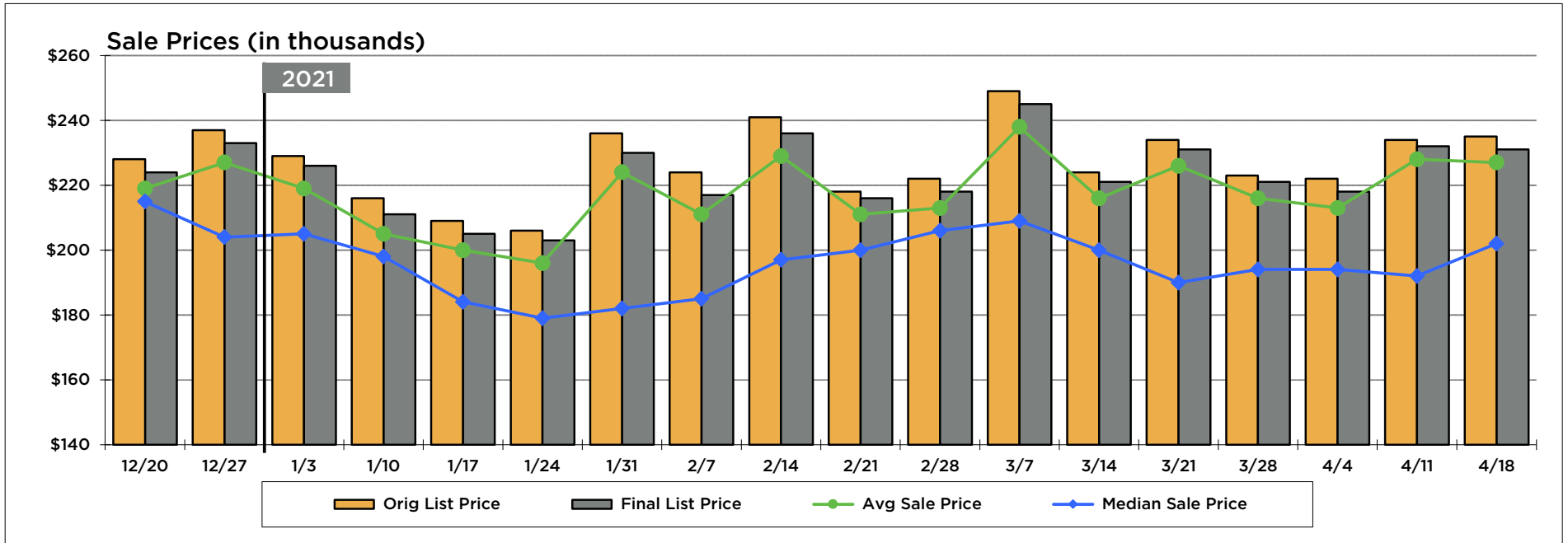
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$324,980	3.8	2.4	1,836	\$176.99
Longwood (East)	32750	1	\$325,000	4.0	2.0	2,074	\$156.70
Oviedo	32765	1	\$325,000	3.0	2.0	1,360	\$238.97
Sanford / Lake Forest	32771	2	\$324,950	4.0	3.0	2,064	\$157.44
Winter Park	32792	1	\$325,000	4.0	2.0	1,619	\$200.74
Orange County		5	\$325,000	2.8	1.4	1,237	\$262.77
Winter Park (West)	32789	1	\$325,000	2.0	1.0	754	\$431.03
Colonialtown	32803	1	\$325,000	2.0	1.0	904	\$359.51
College Park	32804	1	\$325,000	3.0	1.0	1,136	\$286.09
Union Park	32817	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
Osceola County		4	\$324,975	3.8	2.0	1,876	\$173.20
Kissimmee / Celebration	34747	2	\$324,950	4.0	2.0	1,633	\$198.99
St Cloud	34769	1	\$325,000	3.0	2.0	2,040	\$159.31
St Cloud / Canoe Creek	34772	1	\$325,000	4.0	2.0	2,199	\$147.79
Lake County		6	\$324,967	2.8	2.0	1,863	\$174.42
Clermont (Central)	34711	1	\$325,000	3.0	2.0	2,047	\$158.77
Clermont (South)	34714	1	\$324,900	3.0	2.0	1,655	\$196.31
Groveland	34736	3	\$324,967	3.0	2.0	1,814	\$179.14
Leesburg (West)	34748	1	\$325,000	2.0	2.0	2,035	\$159.71

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	226	154	33	25	6	7	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	225	153	33	25	6	7	1
Active Listings	1,148	738	131	167	61	36	15
Bank Owned	6	5	0	1	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,138	730	131	165	61	36	15
Months of Inventory	1	1	1	2	2	1	3
<i>List Price</i>							
Average Original List Price	\$234,762	\$172,431	\$278,302	\$346,127	\$457,967	\$613,143	\$1,625,000
Average Final List Price	\$230,899	\$169,581	\$275,196	\$342,295	\$452,967	\$590,857	\$1,575,000
<i>Sale Price</i>							
Average Price	\$227,116	\$166,234	\$272,757	\$337,464	\$442,583	\$580,000	\$1,575,000
Median Price	\$202,250	\$171,150	\$275,000	\$332,000	\$445,000	\$535,000	\$1,575,000
<i>Price Differences</i>							
Original to Final List Price	-\$3,863	-\$2,850	-\$3,106	-\$3,832	-\$5,000	-\$22,286	-\$50,000
Original List to Sale Price - \$	-\$7,646	-\$6,197	-\$5,545	-\$8,663	-\$15,384	-\$33,143	-\$50,000
Final List to Sale Price - \$	-\$3,783	-\$3,347	-\$2,439	-\$4,831	-\$10,384	-\$10,857	\$0
Original List to Sale Price - %	96.74%	96.41%	98.01%	97.50%	96.64%	94.59%	96.92%
Final List to Sale Price - %	98.36%	98.03%	99.11%	98.59%	97.71%	98.16%	100.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	61	64	47	54	59	55	242
Combined Avg Days to Contract	61	65	47	54	59	55	242
Avg Days Listing to Closing	96	98	85	90	99	76	273
Avg Days Contract to Close	35	34	38	38	40	24	30
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	2
Average Full Baths	2	2	2	2	3	2	3
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,402	1,181	1,757	1,838	2,460	1,982	2,450



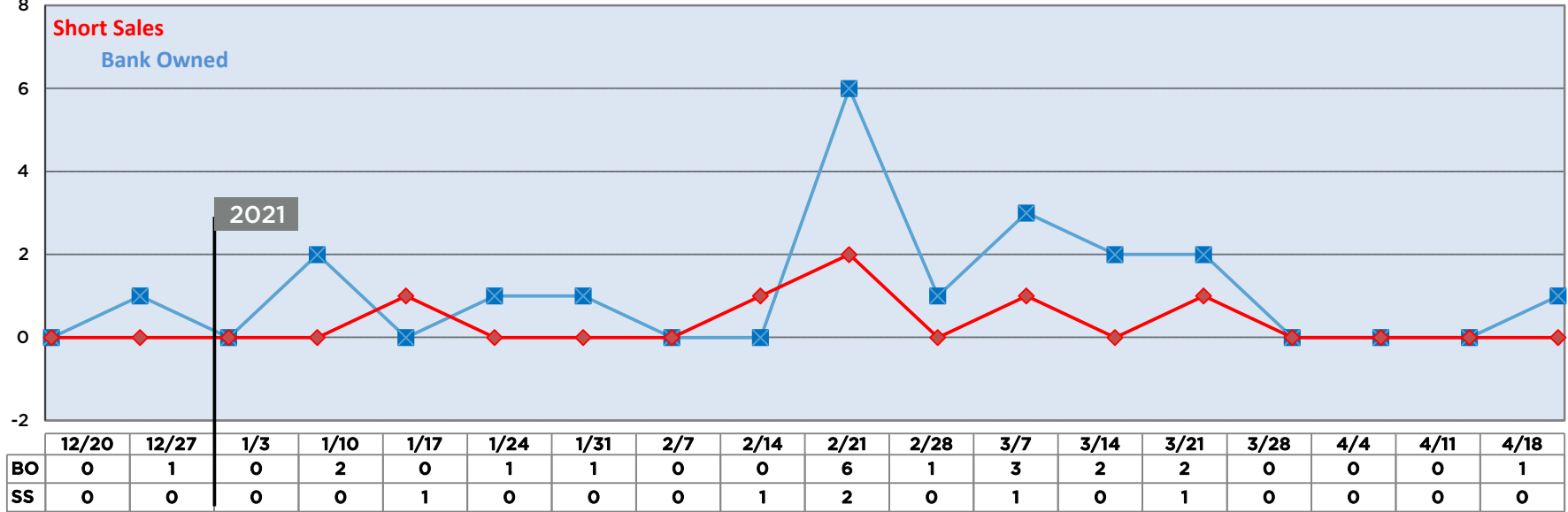
Condos, Townhomes, Villas



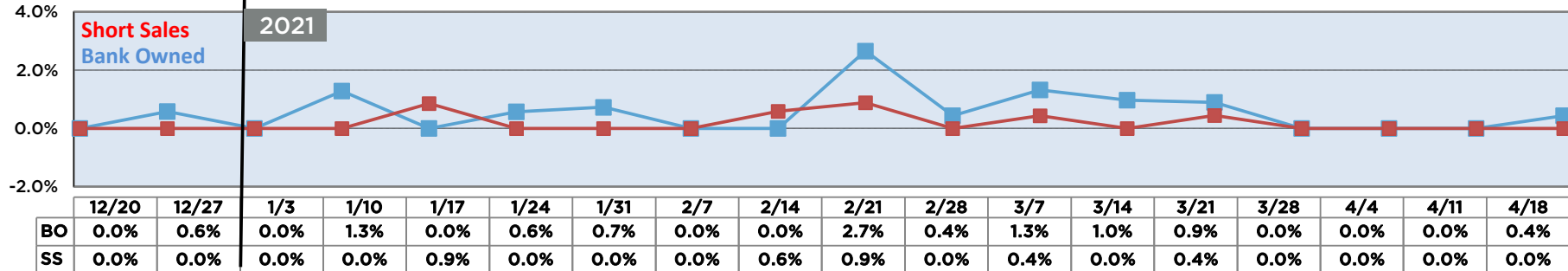
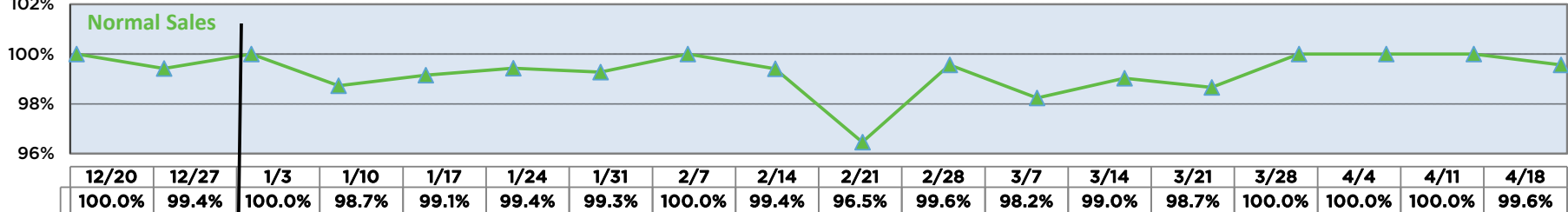


Condos, Townhomes, Villas

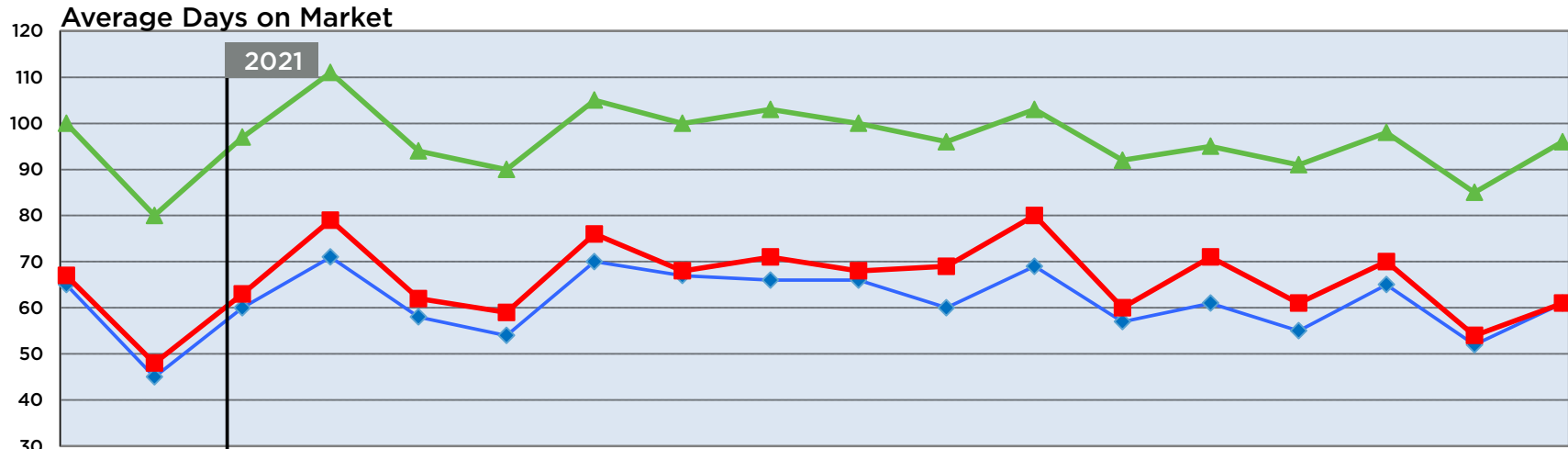
Foreclosure Sales



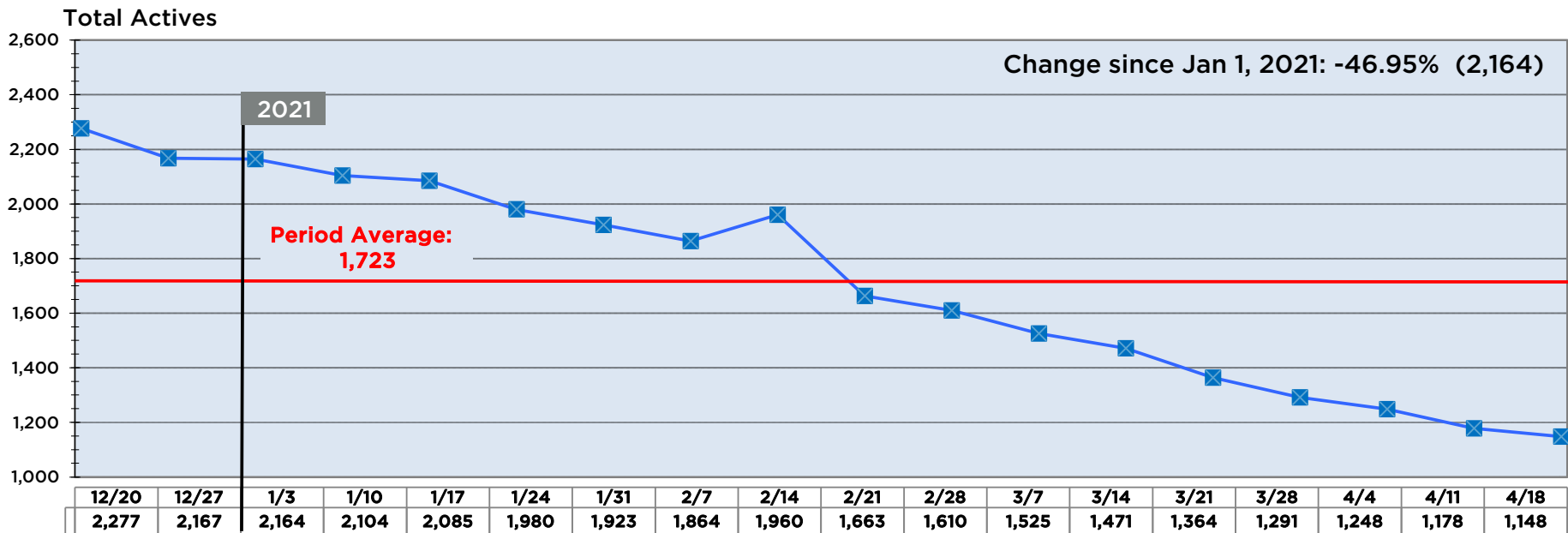
Percentage of Sales



Condos, Townhomes, Villas



	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	4/18
ListToContract	65	45	60	71	58	54	70	67	66	66	60	69	57	61	55	65	52	61
CombDaysOnMkt	67	48	63	79	62	59	76	68	71	68	69	80	60	71	61	70	54	61
ListToClose	100	80	97	111	94	90	105	100	103	100	96	103	92	95	91	98	85	96

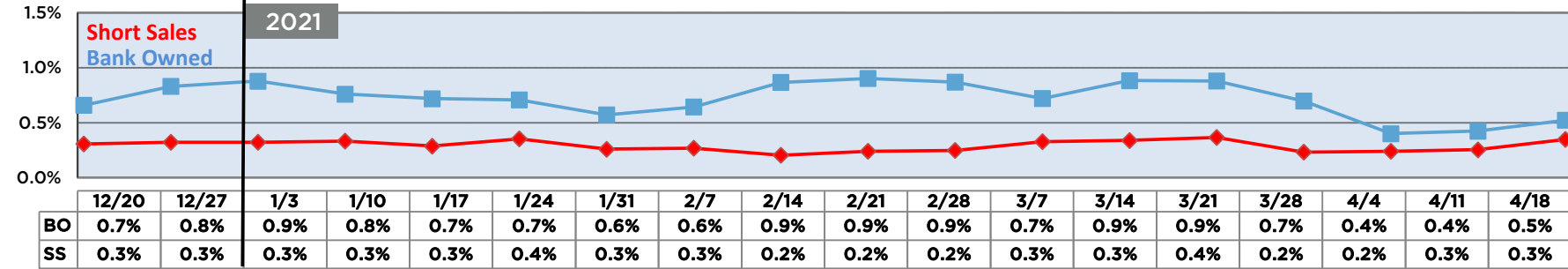
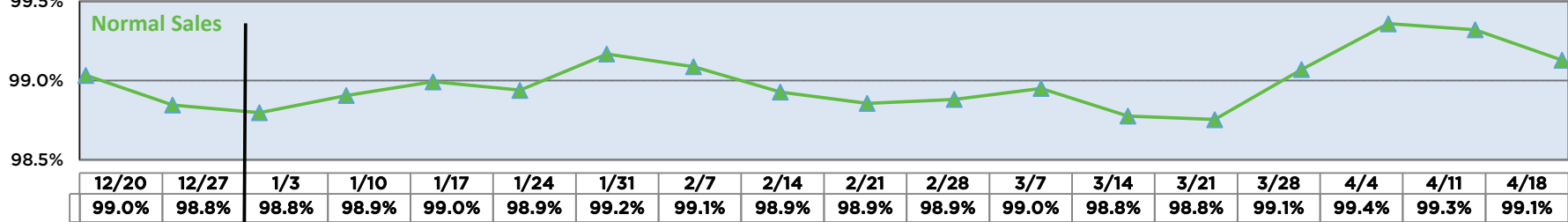


	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18
Total Actives	2,277	2,167	2,164	2,104	2,085	1,980	1,923	1,864	1,960	1,663	1,610	1,525	1,471	1,364	1,291	1,248	1,178	1,148

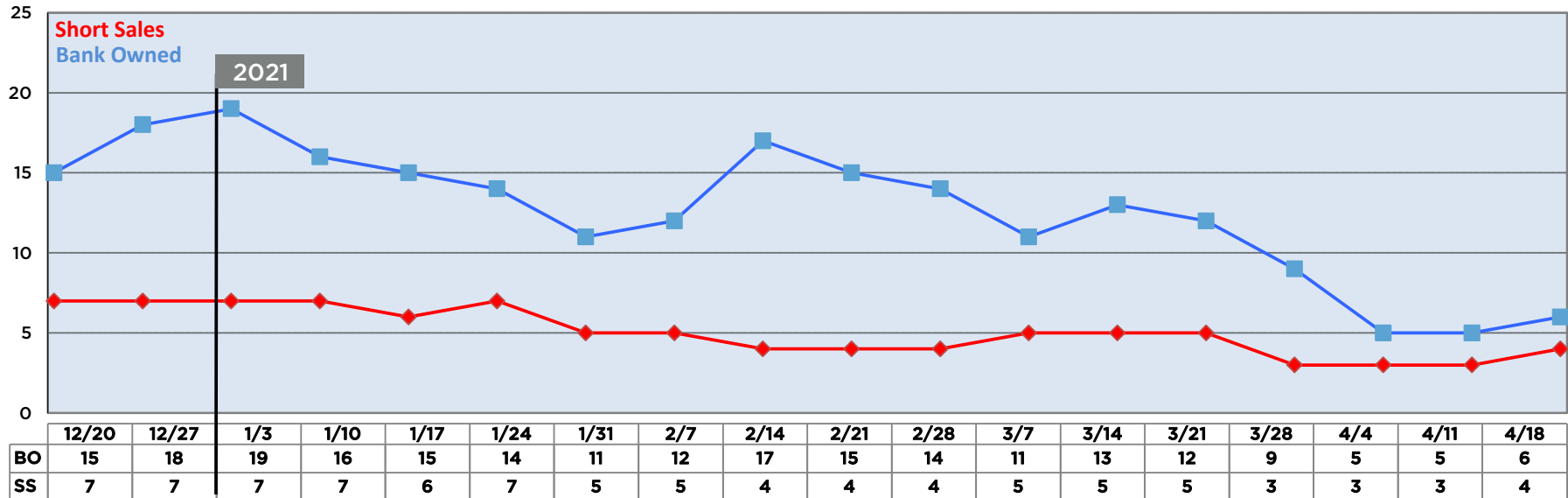


Condos, Townhomes, Villas

Percentage of Actives



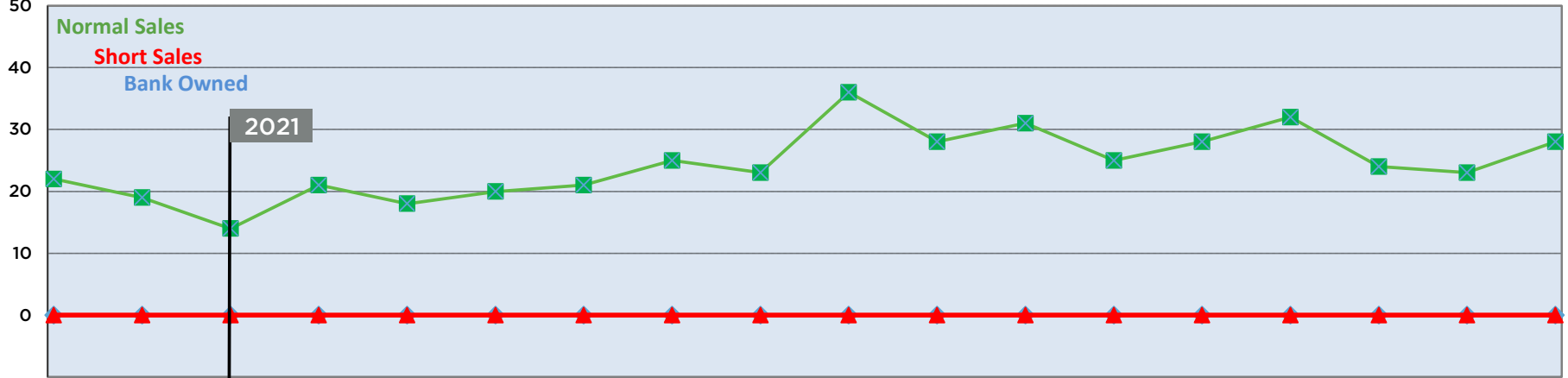
Active Foreclosures





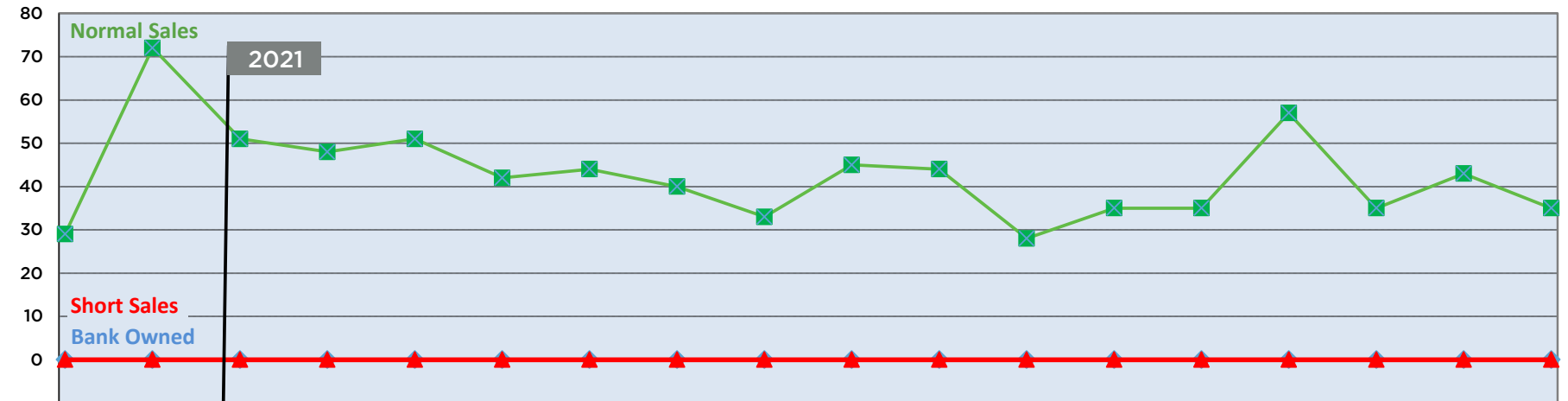
Condos, Townhomes, Villas

Temporary Off Market



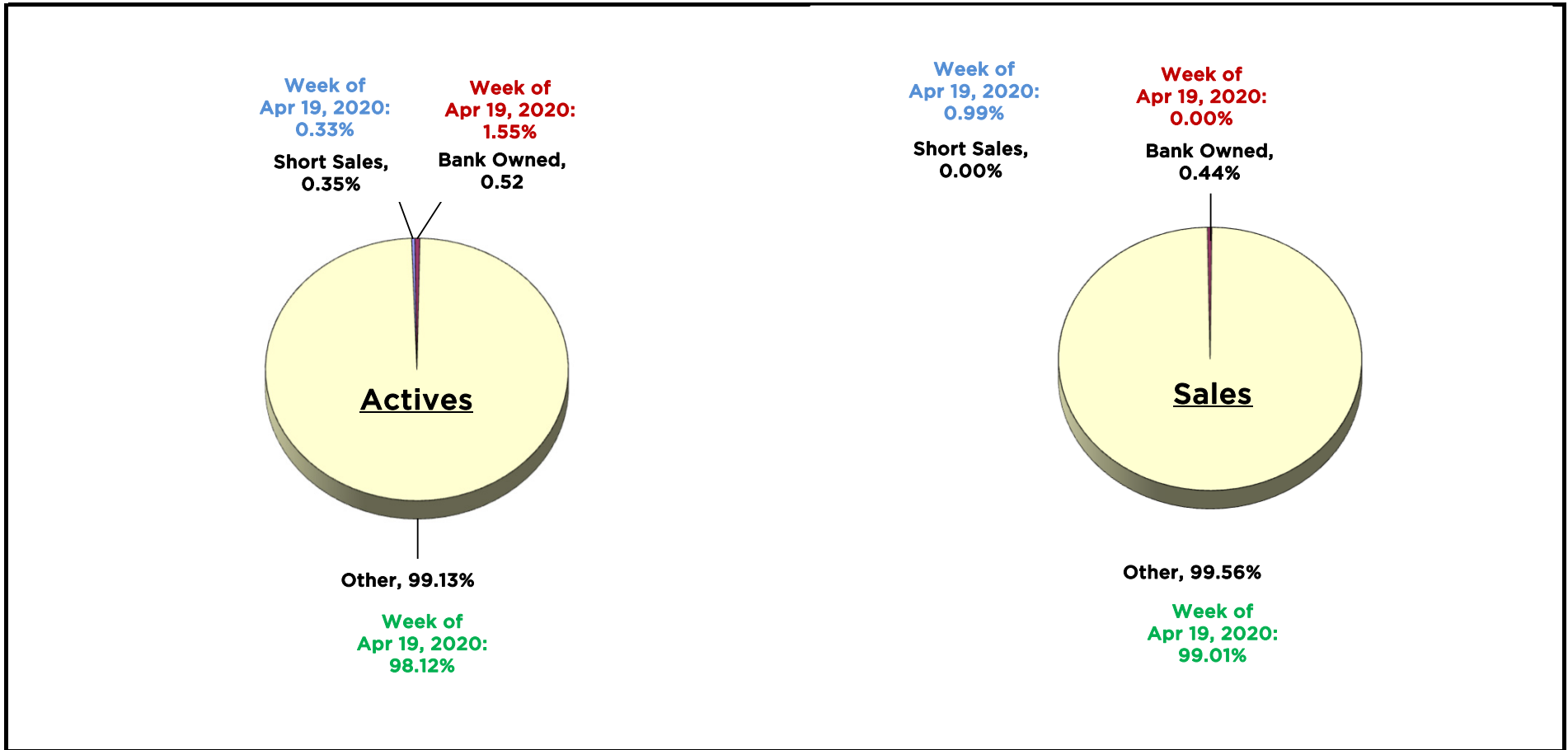
	12/20	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18
BO	22	19	14	21	18	20	21	25	23	36	28	31	25	28	32	24	23	28
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Withdrawn



	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	4/18
Norm	29	72	51	48	51	42	44	40	33	45	44	28	35	35	57	35	43	35
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Condos, Townhomes, Villas





Monday Morning Quarterback
04/18/2021 - 04/24/2021
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$202,250