



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

***Week of April 25, 2021 - May 1, 2021***

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

- Sales of single-family homes increased to 788 during the week of Apr 25, from 627 the week prior
- The median price of single family homes increased to \$355,000, a change of 9.2%
- The number of single-family home foreclosure transactions increased to 9 last week, from 4 the week of Apr 18
- The number of single-family home short-sale transactions decreased to 1 from 7 the week prior
- Single-family inventory increased by 30, and now sits at 2,070

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

- Sales of condos, townhomes, and villas increased to 262 during the week of Apr 25, from 226 the week prior
- The median price of condos, townhomes, and villas increased to \$209,500, a change of 3.6%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 1 the week of Apr 18
- The number of condo, townhome and villa short-sale transactions increased to 2 from 0 the week prior
- Condo inventory decreased by 18, and now sits at 1,130

*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>788</b>	<b>148</b>	<b>125</b>	<b>213</b>	<b>117</b>	<b>152</b>	<b>33</b>
Bank Owned	9	4	1	3	1	0	0
Short Sales	1	0	1	0	0	0	0
Other	778	144	123	210	116	152	33
<b>Active Listings</b>	<b>2,070</b>	<b>360</b>	<b>229</b>	<b>424</b>	<b>274</b>	<b>513</b>	<b>270</b>
Bank Owned	15	8	3	2	1	1	0
Short Sales	9	4	2	1	1	1	0
Other	2,046	348	224	421	272	511	270
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>

#### List Price

Average Original List Price	\$459,991	\$196,989	\$273,920	\$348,260	\$445,102	\$671,766	\$2,142,845
Average Final List Price	\$456,312	\$195,335	\$271,976	\$347,350	\$442,339	\$663,394	\$2,124,012

#### Sale Price

Average Price	\$452,033	\$193,840	\$272,709	\$347,447	\$441,790	\$657,673	\$2,053,419
Median Price	\$355,000	\$207,000	\$275,000	\$347,500	\$439,000	\$612,500	\$1,550,000

#### Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$3,679	-\$1,654	-\$1,944	-\$910	-\$2,763	-\$8,372	-\$18,833
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,958	-\$3,149	-\$1,211	-\$813	-\$3,312	-\$14,093	-\$89,426
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,279	-\$1,495	\$733	\$97	-\$549	-\$5,721	-\$70,593
<i>Original</i> List to <i>Sale</i> Price - %	98.27%	98.40%	99.56%	99.77%	99.26%	97.90%	95.83%
<i>Final</i> List to <i>Sale</i> Price - %	99.06%	99.23%	100.27%	100.03%	99.88%	99.14%	96.68%

#### Days on the Market

Avg Days Listing to Contract	38	34	18	29	44	50	104
Combined Avg Days to Contract	40	35	18	29	45	53	128
Avg Days Listing to Closing	76	73	53	67	81	89	145
Avg Days Contract to Close	38	39	35	38	37	39	42

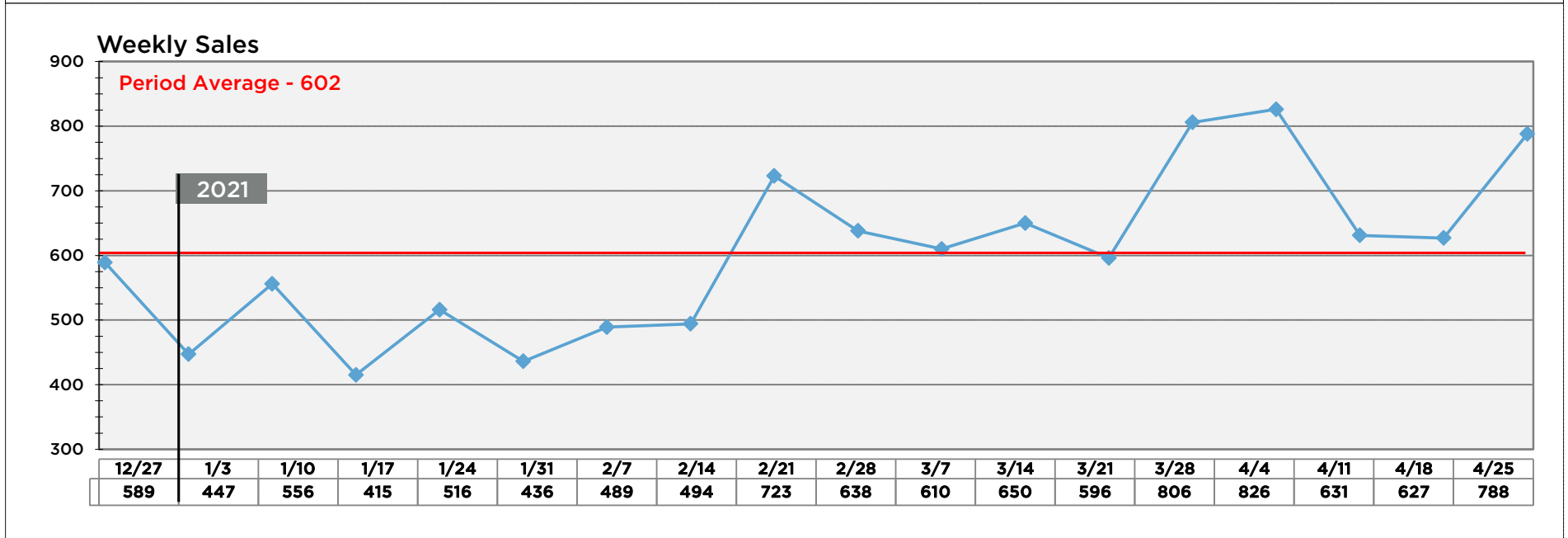
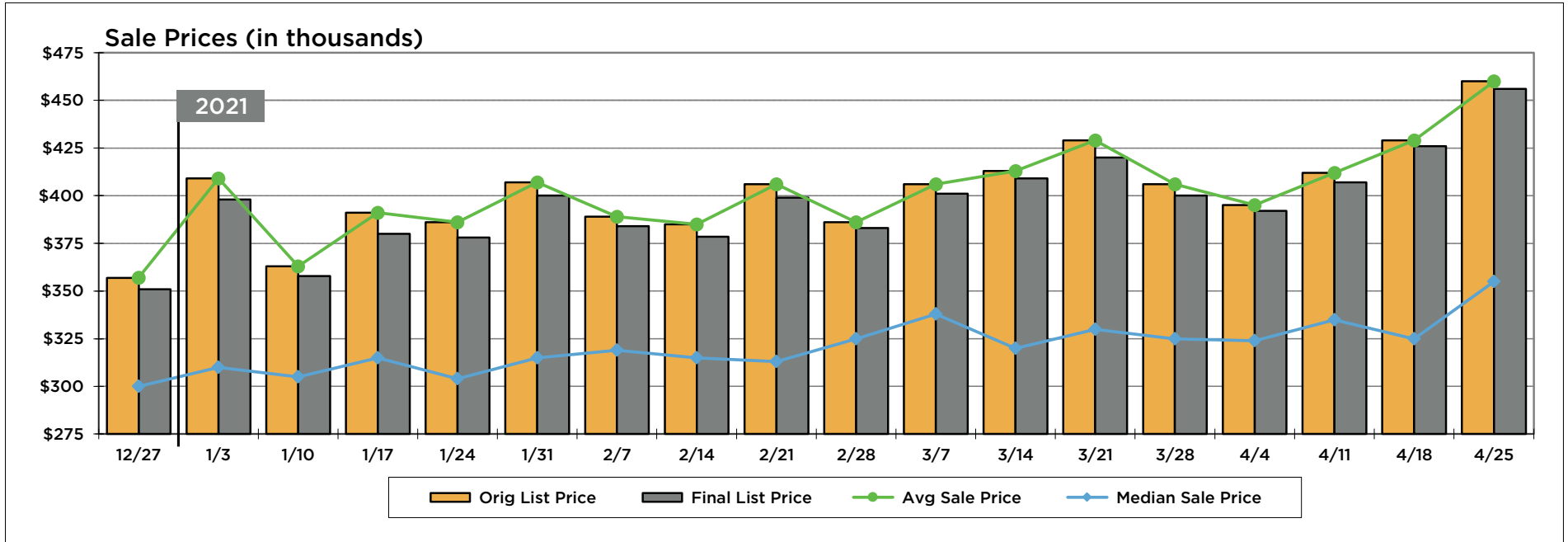
#### Beds / Baths

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

#### Square Footage

Average Square Feet	2,307	1,336	1,620	2,077	2,497	3,301	5,497
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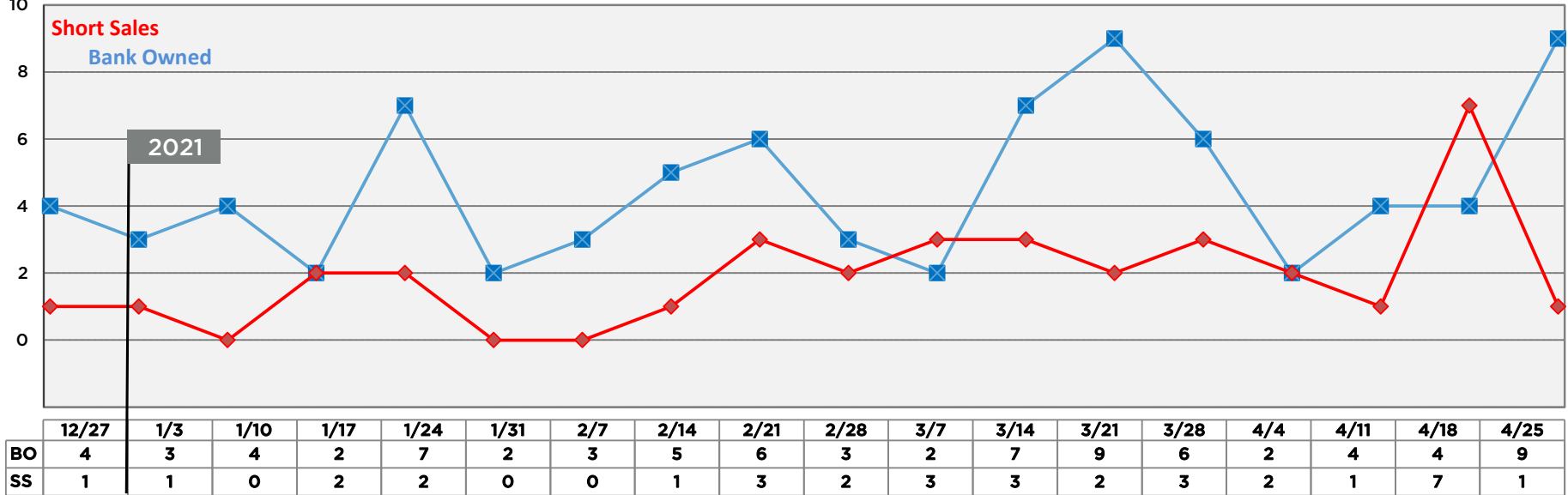
**Single Family Homes**



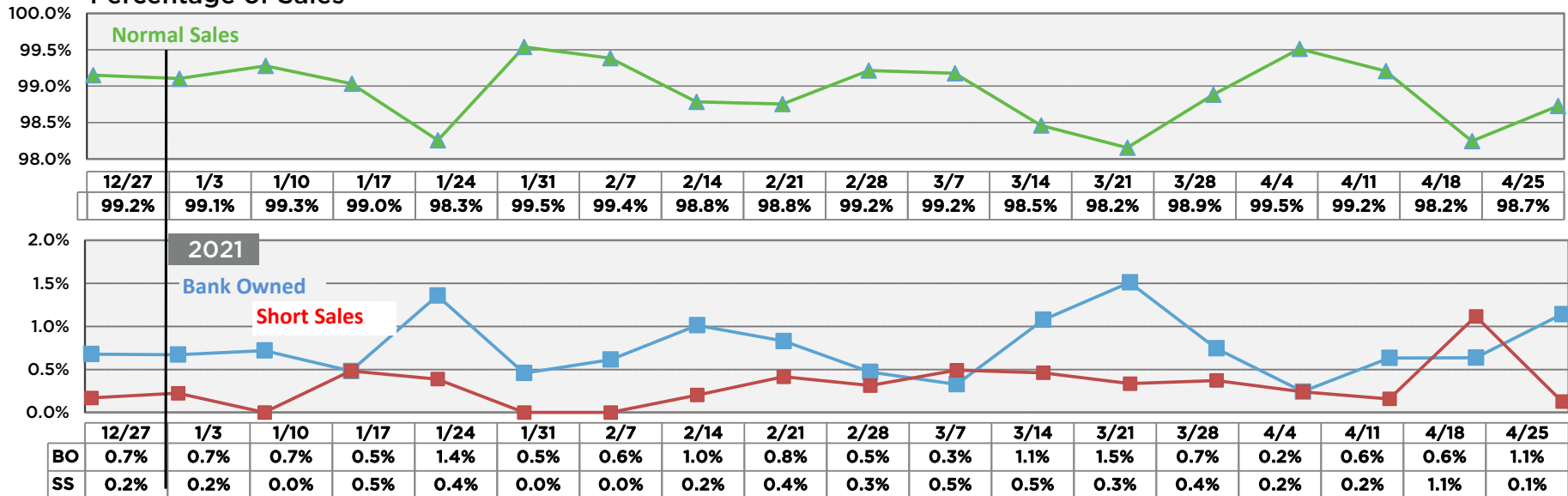


**Single Family Homes**

**Foreclosure Sales**

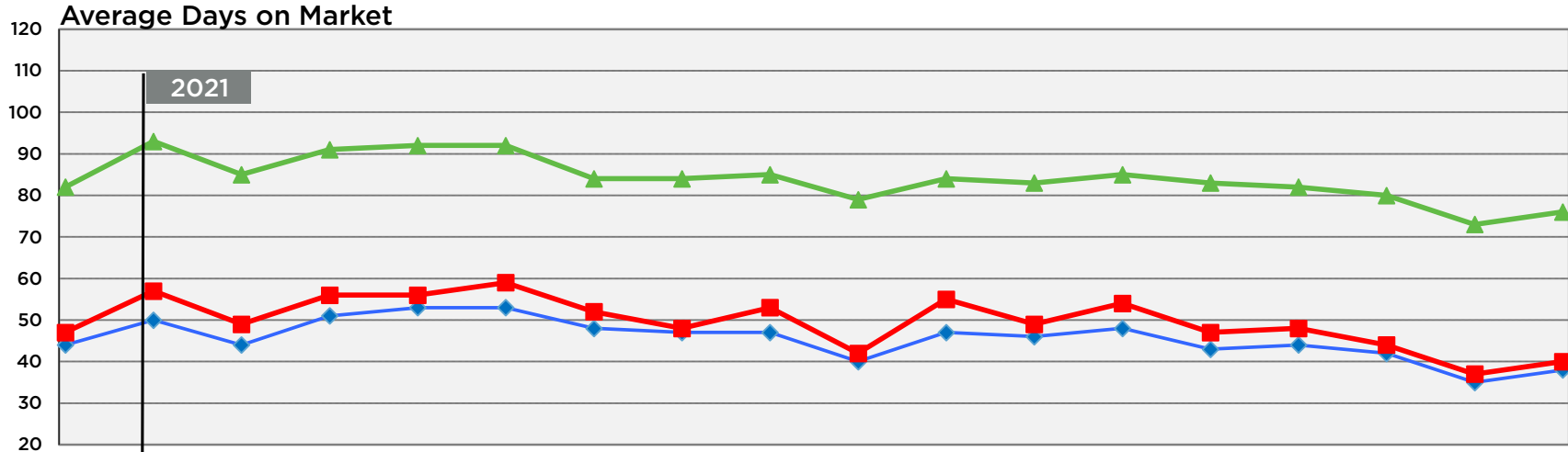


**Percentage of Sales**

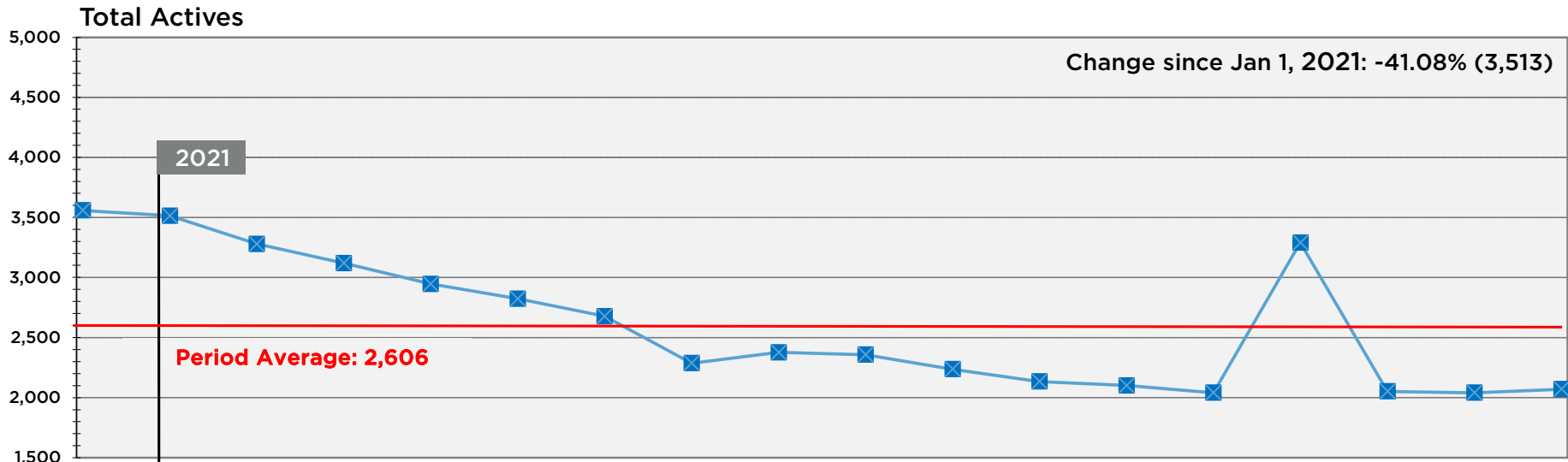




**Single Family Homes**



	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	4/25
ListToContract	44	50	44	51	53	53	48	47	47	40	47	46	48	43	44	42	35	38
CombDaysOnMkt	47	57	49	56	56	59	52	48	53	42	55	49	54	47	48	44	37	40
ListToClose	82	93	85	91	92	92	84	84	85	79	84	83	85	83	82	80	73	76

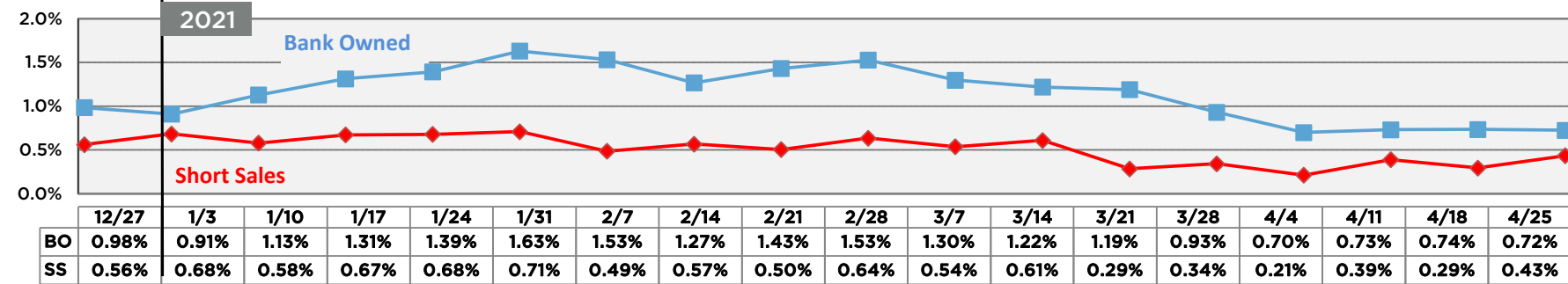
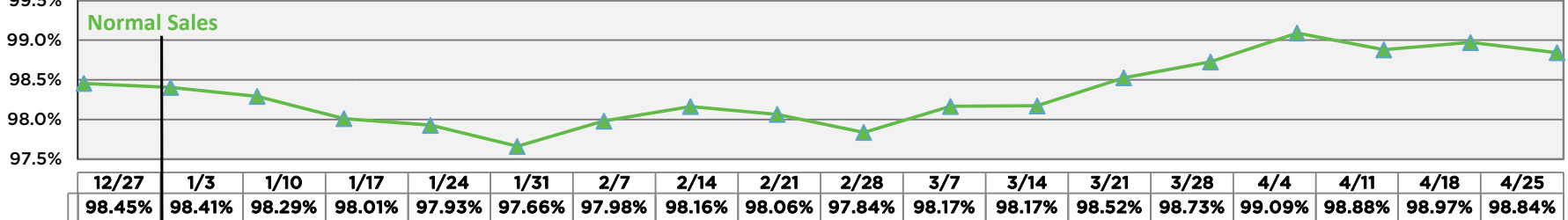


	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25
Total Actives	3,559	3,513	3,279	3,120	2,945	2,823	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070

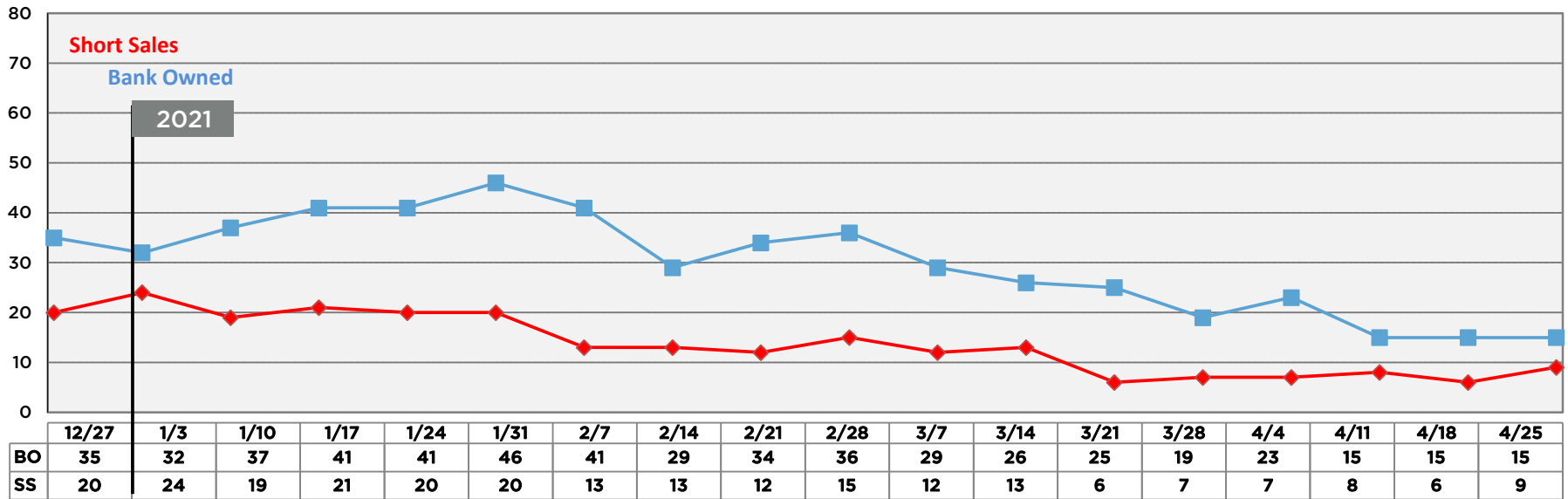


**Single Family Homes**

**Percentage of Actives**



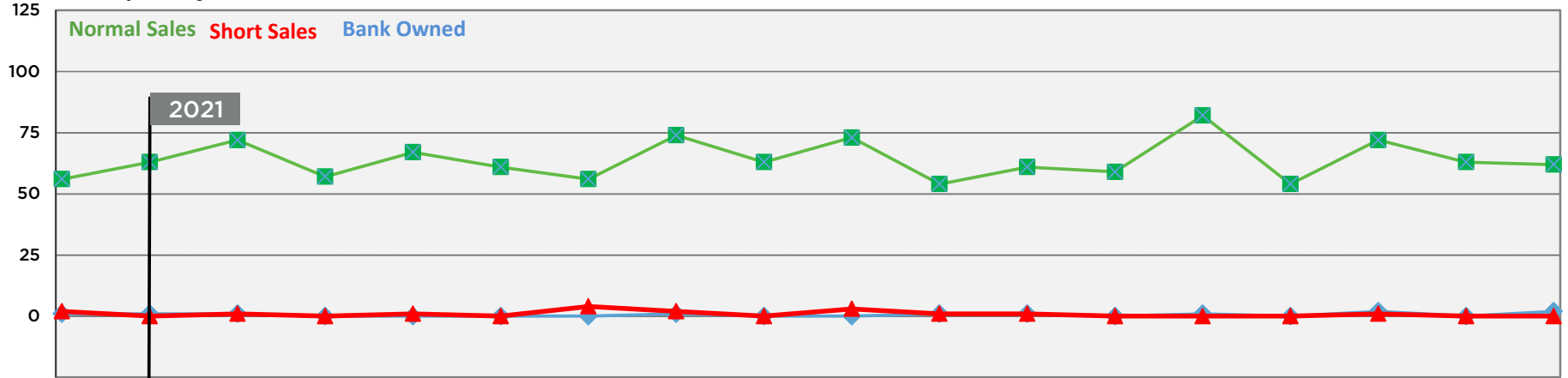
**Active Foreclosures**





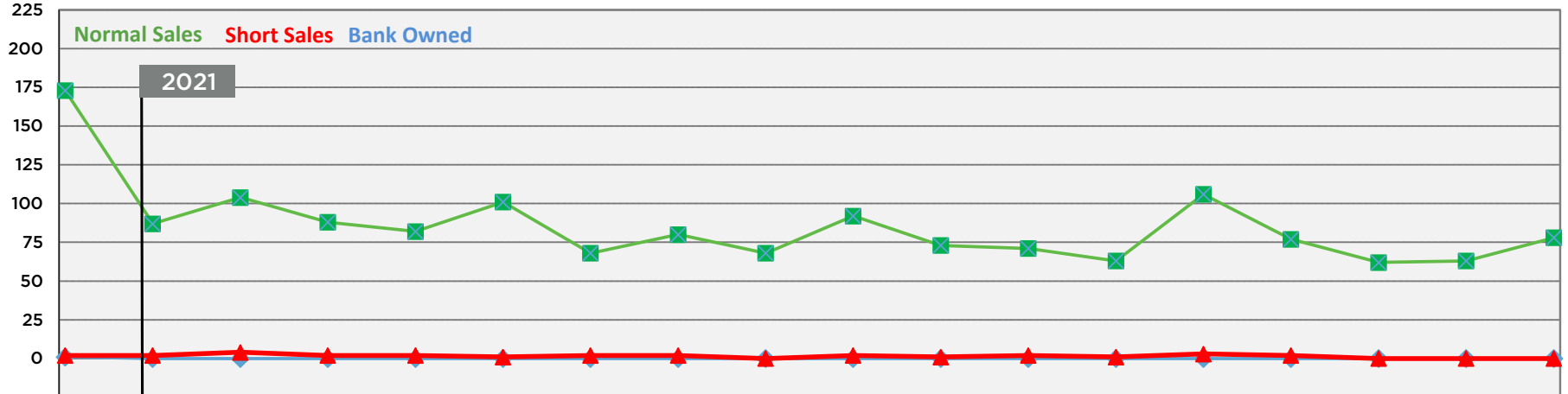
**Single Family Homes**

**Temporary Off Market**



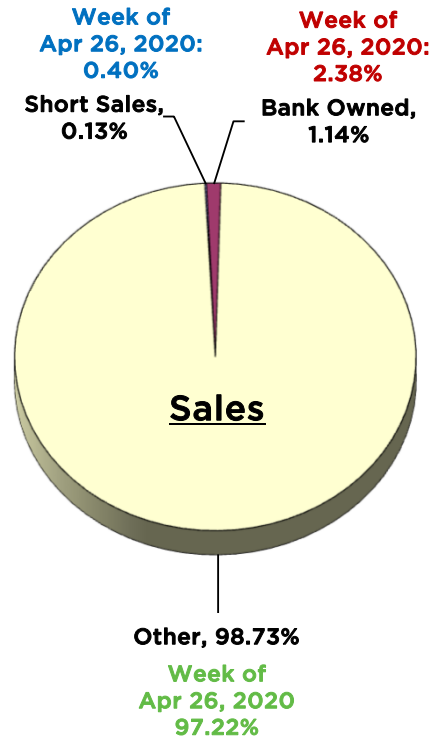
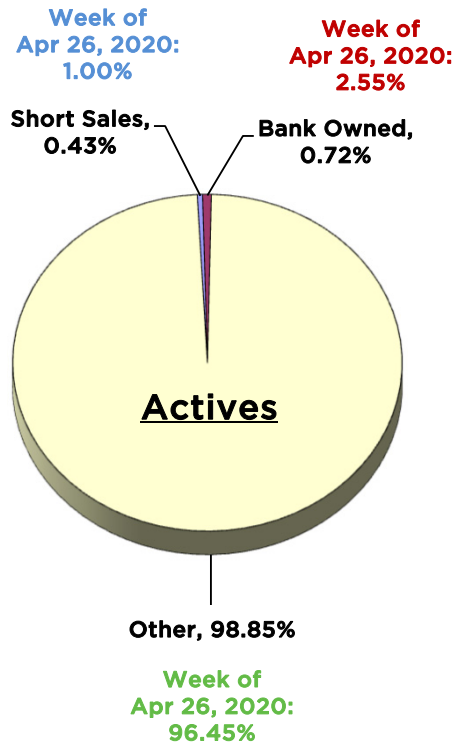
	12/27	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25
<b>Norm</b>	56	63	72	57	67	61	56	74	63	73	54	61	59	82	54	72	63	62
<b>BO</b>	1	1	1	0	0	0	0	1	0	0	1	1	0	1	0	2	0	2
<b>SS</b>	2	0	1	0	1	0	4	2	0	3	1	1	0	0	0	1	0	0

**Withdrawn**



	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	4/25
<b>Norm</b>	173	87	104	88	82	101	68	80	68	92	73	71	63	106	77	62	63	78
<b>BO</b>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	2	2	4	2	2	1	2	2	0	2	1	2	1	3	2	0	0	0

**Single Family Homes**



**Where are the 7 Single Family Homes available for the Median Price of \$355,000? (± \$500)**

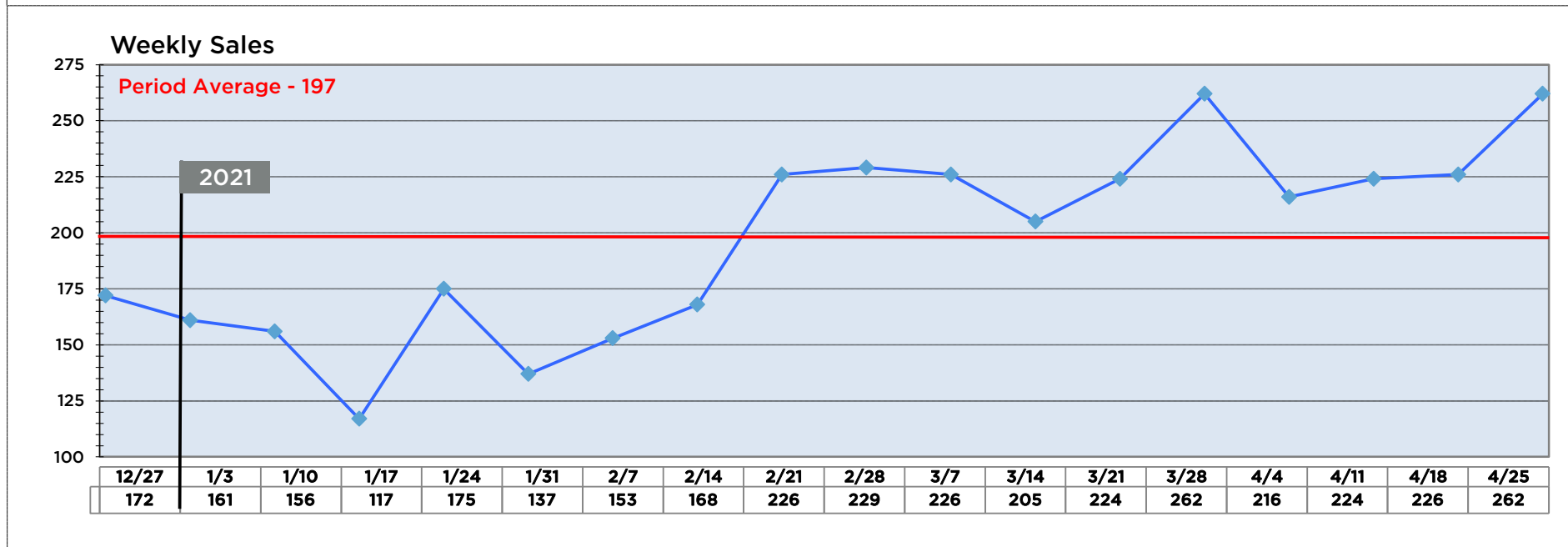
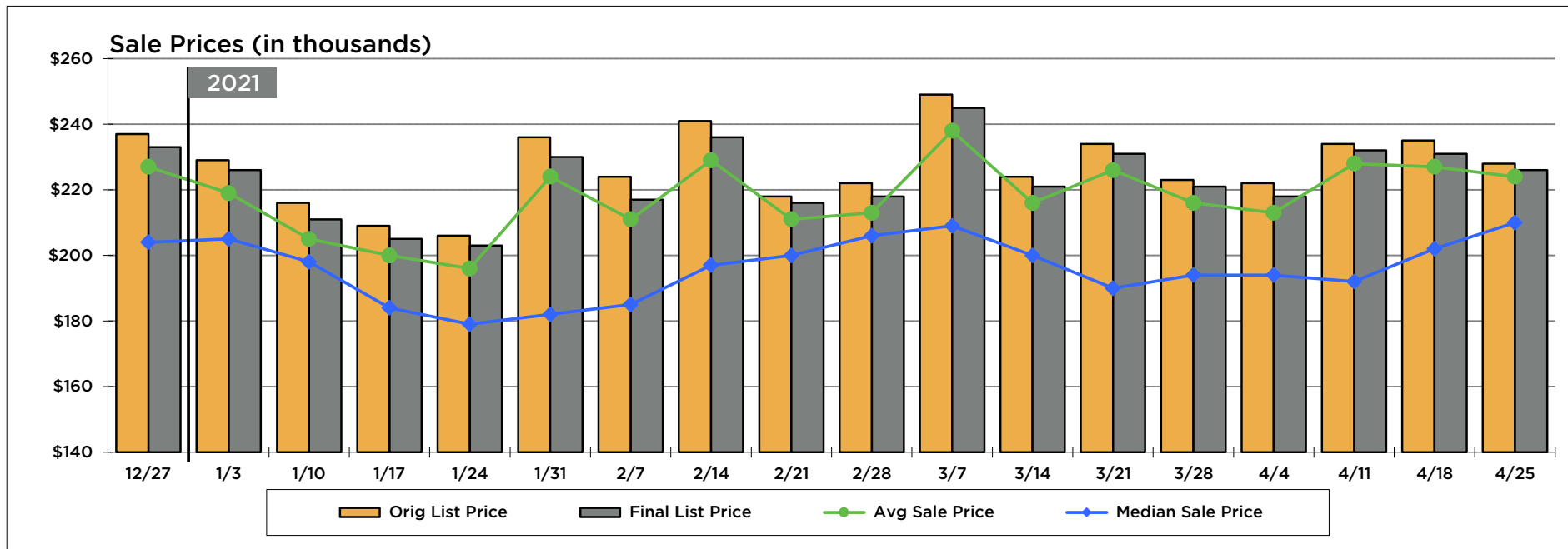
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>							
Altamonte Springs (East)	32701	1	\$355,000	4.0	2.0	1,916	\$185.28
<b>Orange County</b>							
		<b>3</b>	<b>\$354,967</b>	<b>2.3</b>	<b>1.7</b>	<b>1,419</b>	<b>\$250.21</b>
Apopka / Hunt Club	32703	1	\$355,000	3.0	2.0	1,870	\$189.84
Winter Park (West)	32789	1	\$354,900	3.0	2.0	1,539	\$230.60
College Park	32804	1	\$355,000	1.0	1.0	847	\$419.13
<b>Osceola County</b>							
		<b>3</b>	<b>\$354,967</b>	<b>3.3</b>	<b>2.3</b>	<b>2,289</b>	<b>\$155.07</b>
St Cloud / Narcoossee	34771	1	\$355,000	4.0	3.0	3,189	\$111.32
St Cloud / Canoe Creek	34772	2	\$354,950	3.0	2.0	1,839	\$193.01

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>262</b>	174	35	43	8	2	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	257	169	35	43	8	2	0
<b>Active Listings</b>	<b>1,130</b>	723	129	164	62	38	14
Bank Owned	8	7	1	0	0	0	0
Short Sales	5	4	0	1	0	0	0
Other	1,117	712	128	163	62	38	14
<b>Months of Inventory</b>	<b>1</b>	1	1	1	2	4	0
<b><i>List Price</i></b>							
Average Original List Price	\$228,447	\$174,594	\$271,057	\$345,517	\$445,313	\$783,500	\$0
Average Final List Price	\$226,207	\$172,039	\$270,354	\$342,305	\$454,013	\$758,950	\$0
<b><i>Sale Price</i></b>							
Average Price	\$223,580	\$168,911	\$270,907	\$340,379	\$446,188	\$750,000	\$0
Median Price	\$209,500	\$166,500	\$271,000	\$340,000	\$447,500	\$750,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$2,240	-\$2,555	-\$703	-\$3,212	\$8,700	-\$24,550	\$0
Original List to Sale Price - \$	-\$4,867	-\$5,683	-\$150	-\$5,138	\$875	-\$33,500	\$0
Final List to Sale Price - \$	-\$2,627	-\$3,128	\$553	-\$1,926	-\$7,825	-\$8,950	\$0
Original List to Sale Price - %	97.87%	96.75%	99.94%	98.51%	100.20%	95.72%	0.00%
Final List to Sale Price - %	98.84%	98.18%	100.20%	99.44%	98.28%	98.82%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	53	54	33	66	23	102	0
Combined Avg Days to Contract	65	66	40	88	23	102	0
Avg Days Listing to Closing	88	87	72	106	64	159	0
Avg Days Contract to Close	34	32	39	38	40	58	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	3	2	3	0
Average Half Baths	0	0	1	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,395	1,206	1,645	1,830	1,916	1,995	0



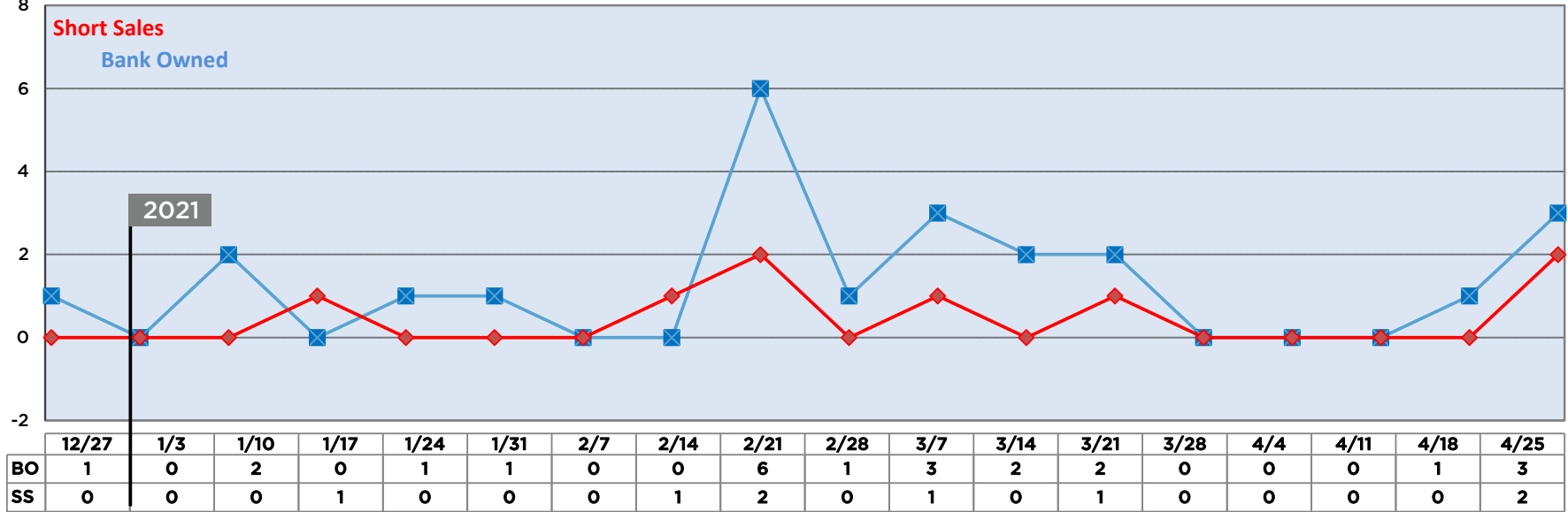
**Condos, Townhomes, Villas**



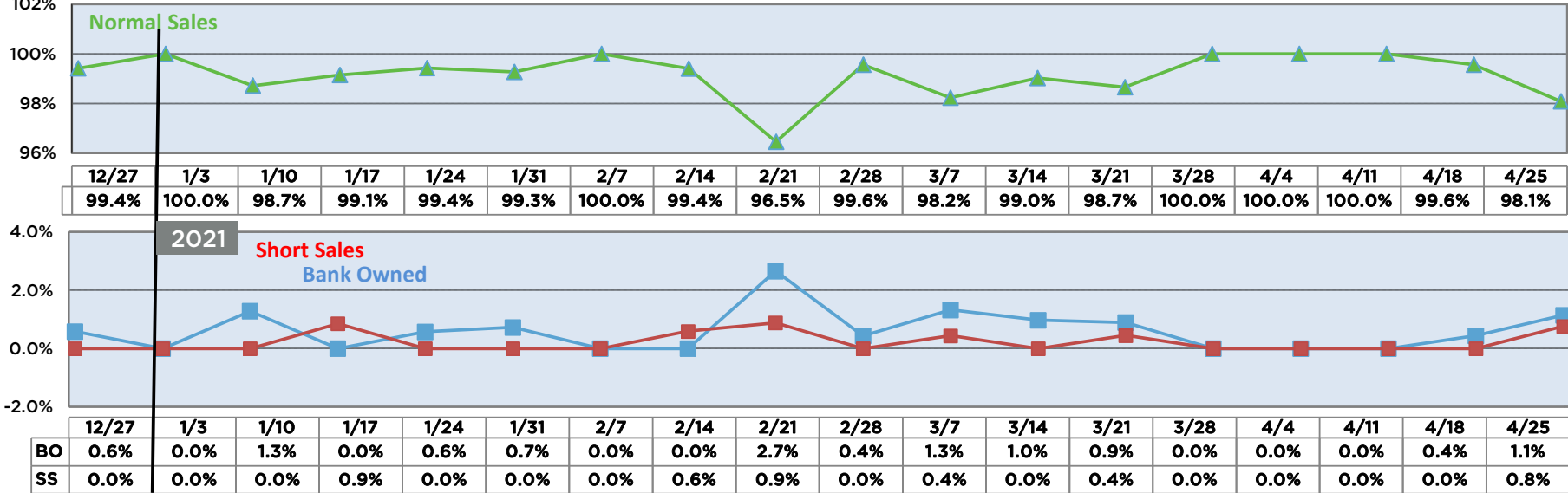


**Condos, Townhomes, Villas**

**Foreclosure Sales**

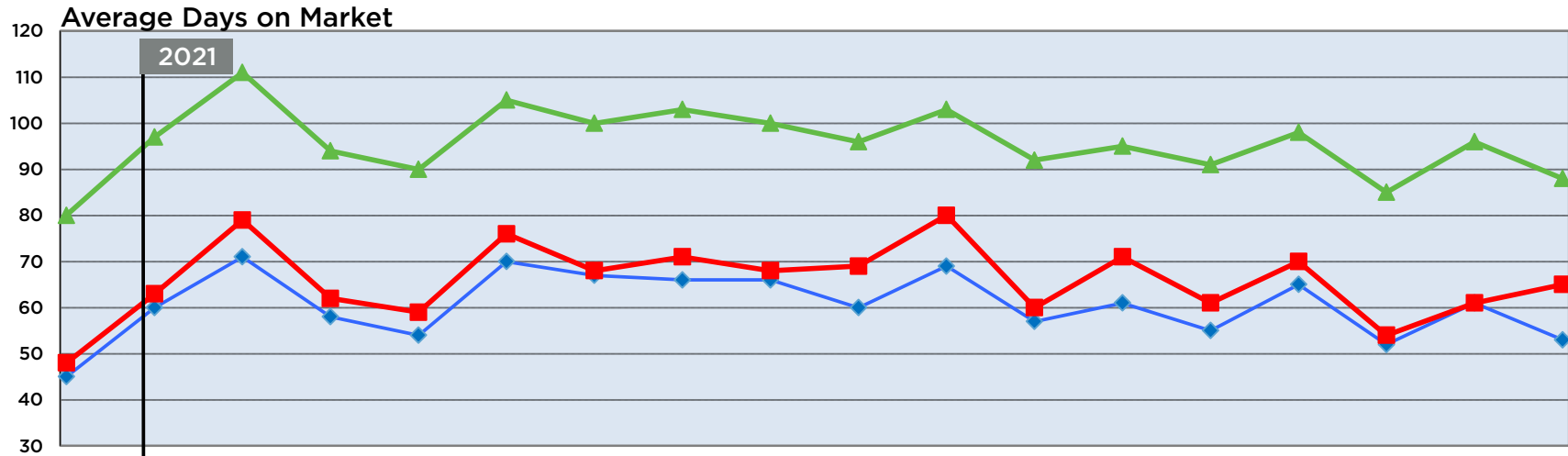


**Percentage of Sales**

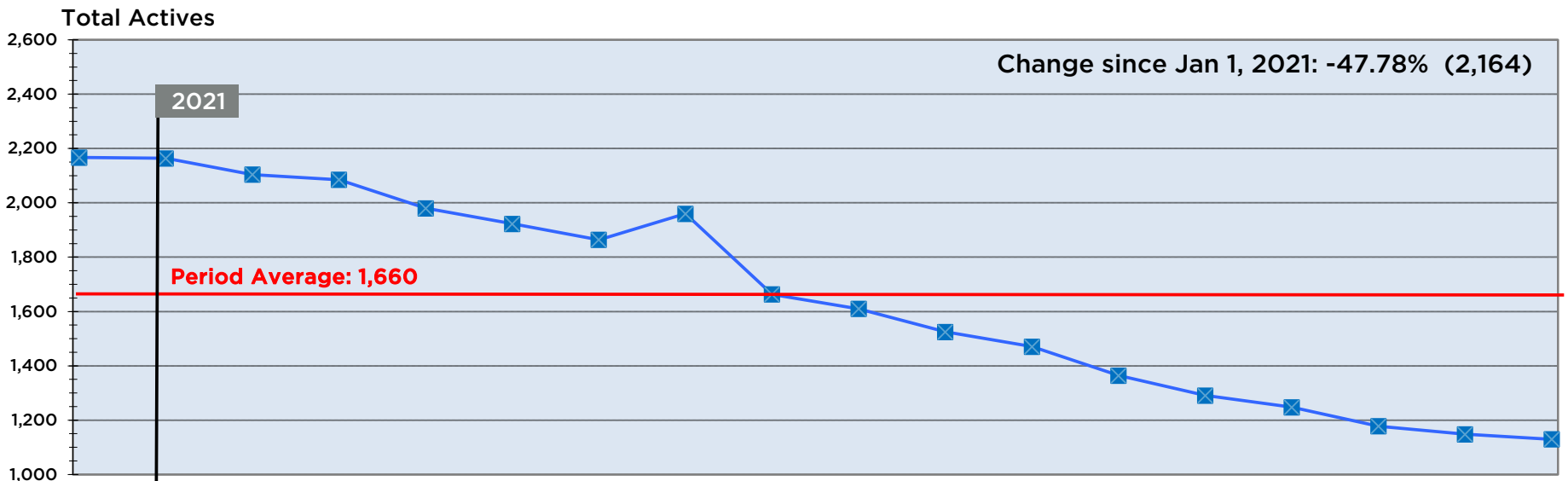




**Condos, Townhomes, Villas**



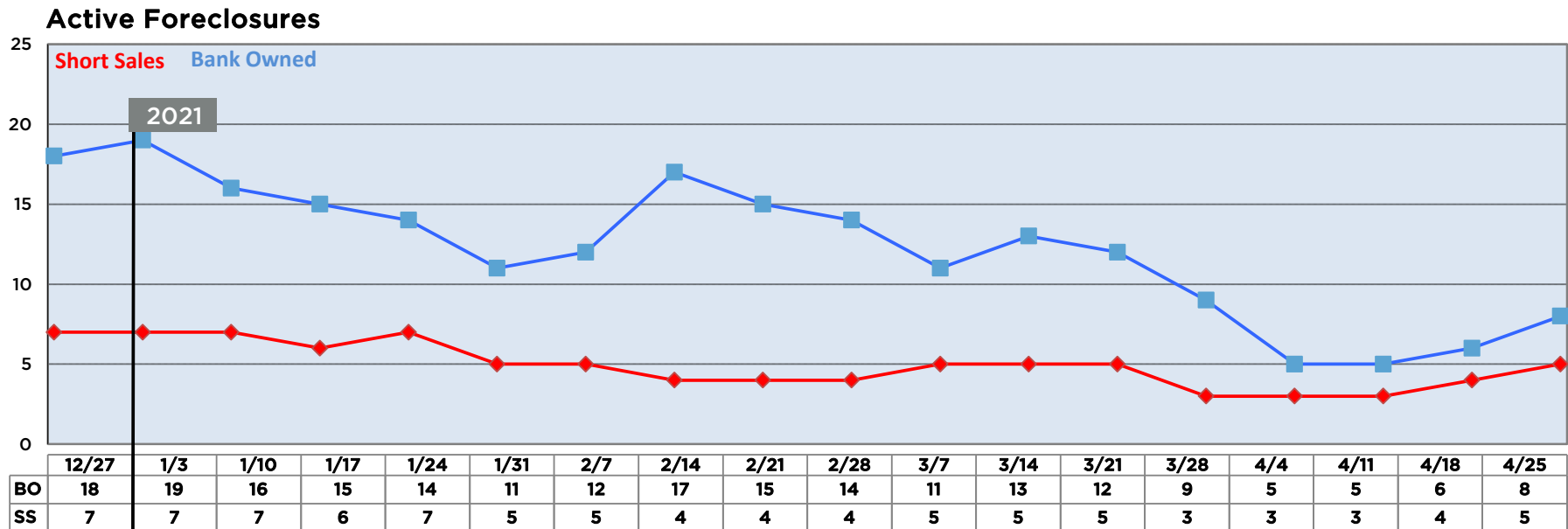
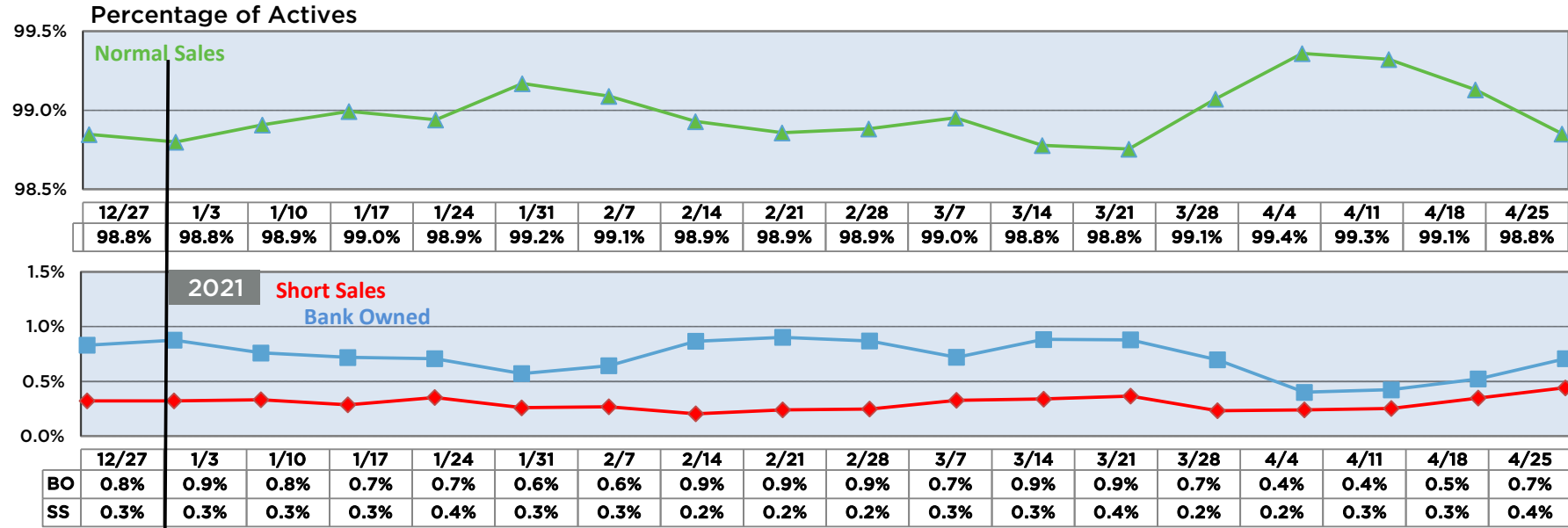
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ListToContract	45	60	71	58	54	70	67	66	66	60	69	57	61	55	65	52	61	53
CombDaysOnMkt	48	63	79	62	59	76	68	71	68	69	80	60	71	61	70	54	61	65
ListToClose	80	97	111	94	90	105	100	103	100	96	103	92	95	91	98	85	96	88



	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	4/25
Total Actives	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	1,130



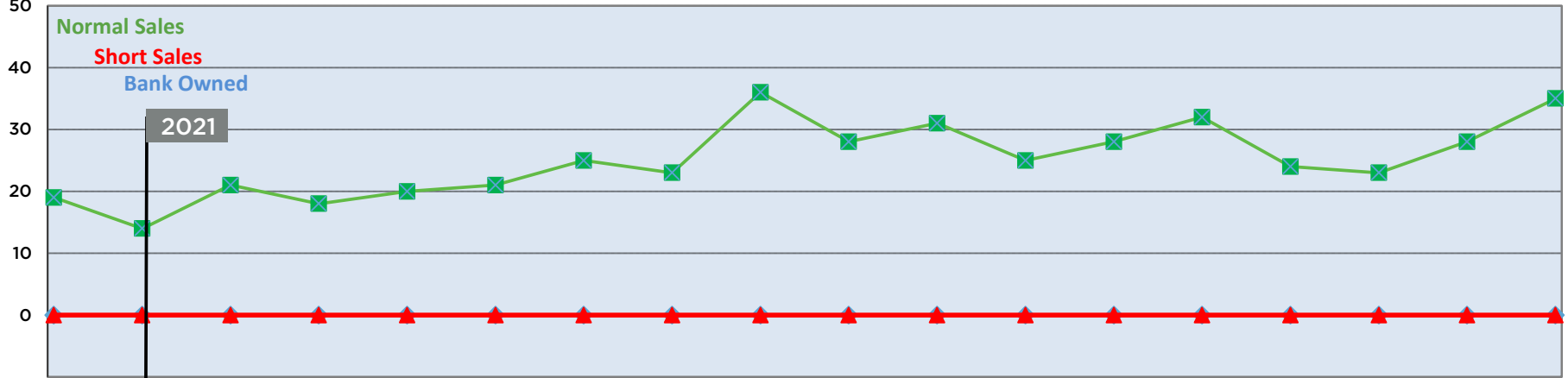
**Condos, Townhomes, Villas**





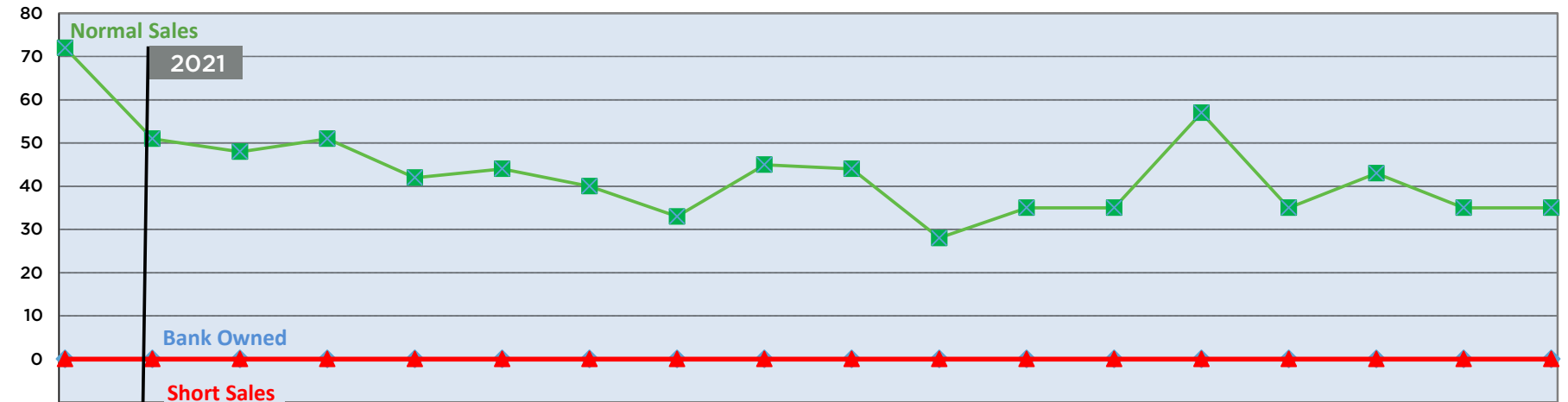
**Condos, Townhomes, Villas**

**Temporary Off Market**



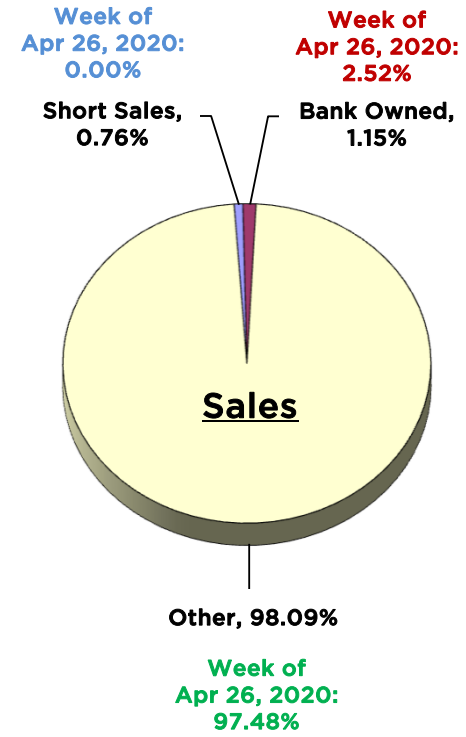
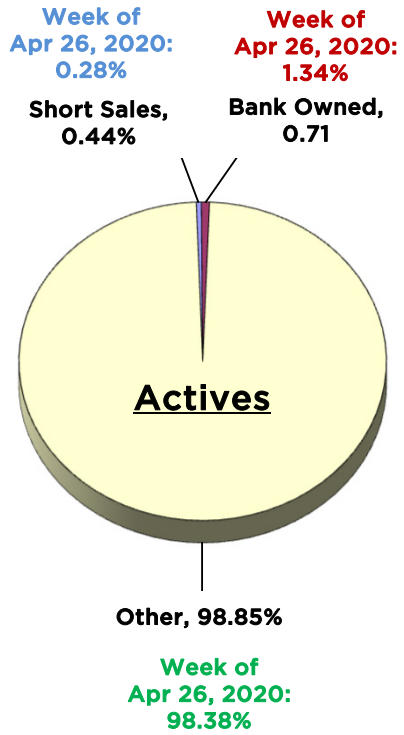
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BO	19	14	21	18	20	21	25	23	36	28	31	25	28	32	24	23	28	35
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Norm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Withdrawn**



	12/27	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	4/25
Norm	72	51	48	51	42	44	40	33	45	44	28	35	35	57	35	43	35	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**



**Where are the 18 Condos, Townhomes, or Villas available for the Median Price of \$209,500? (± \$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>							
Sanford (South)	32773	1	\$210,000	2.0	2.0	1,116	\$188.17
<b>Orange County</b>							
Azalea Park	32807	1	\$210,000	3.0	2.0	1,135	\$185.02
Sand Lake / Bay Hill	32819	2	\$209,450	3.0	2.0	997	\$210.08
Williamsburg / Lake Bryan	32821	2	\$210,000	3.0	2.0	1,155	\$181.82
Rio Pinar / Union Park	32825	2	\$209,450	2.0	2.0	980	\$213.72
Metro West / Orlo Vista	32835	1	\$210,000	3.0	2.0	1,387	\$151.41
Hunters Creek	32837	3	\$210,000	3.0	2.0	1,225	\$171.43
<b>Osceola County</b>							
Kissimmee (West) / Pleasant Hill	34746	2	\$209,950	3.0	3.0	1,487	\$141.19
Kissimmee / Celebration	34747	3	\$209,667	3.0	2.0	1,643	\$127.61
<b>Lake County</b>							
Clermont (Central)	34711	1	\$210,000	2.0	2.0	1,124	\$186.83