



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

***Week of May 2, 2021 - May 8, 2021***

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

- Sales of single-family homes decreased to 623 during the week of May 2, from 788 the week prior
- The median price of single family homes decreased to \$341,000, a change of -3.9%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 9 the week of Apr 25
- The number of single-family home short-sale transactions increased to 5 from 1 the week prior
- Single-family inventory decreased by 58, and now sits at 2,012

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

- Sales of condos, townhomes, and villas increased to 265 during the week of May 2, from 262 the week prior
- The median price of condos, townhomes, and villas decreased to \$199,900, a change of -4.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 3 the week of Apr 25
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory decreased by 11, and now sits at 1,119

*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>623</b>	114	102	175	107	103	22
Bank Owned	2	2	0	0	0	0	0
Short Sales	5	3	0	2	0	0	0
Other	616	109	102	173	107	103	22
<b>Active Listings</b>	<b>2,012</b>	353	217	400	281	512	249
Bank Owned	16	6	3	2	2	3	0
Short Sales	10	4	3	1	1	1	0
Other	1,986	343	211	397	278	508	249
<b>Months of Inventory</b>	<b>1</b>	1	0	1	1	1	3

***List Price***

Average Original List Price	<b>\$428,255</b>	\$196,686	\$273,829	\$344,002	\$437,138	\$668,920	\$1,844,409
Average Final List Price	<b>\$425,320</b>	\$194,685	\$276,703	\$342,935	\$435,448	\$662,664	\$1,804,341

***Sale Price***

Average Price	<b>\$419,747</b>	\$193,731	\$274,824	\$342,023	\$434,534	\$654,016	\$1,712,386
Median Price	<b>\$341,000</b>	\$205,750	\$275,000	\$337,000	\$430,000	\$635,000	\$1,625,000

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,935</b>	-\$2,001	\$2,874	-\$1,067	-\$1,690	-\$6,256	-\$40,068
<b>Original List to Sale Price - \$</b>	<b>-\$8,508</b>	-\$2,955	\$995	-\$1,979	-\$2,604	-\$14,904	-\$132,023
<b>Final List to Sale Price - \$</b>	<b>-\$5,573</b>	-\$954	-\$1,879	-\$912	-\$914	-\$8,648	-\$91,955
<b>Original List to Sale Price - %</b>	<b>98.01%</b>	98.50%	100.36%	99.42%	99.40%	97.77%	92.84%
<b>Final List to Sale Price - %</b>	<b>98.69%</b>	99.51%	99.32%	99.73%	99.79%	98.69%	94.90%

***Days on the Market***

Avg Days Listing to Contract	<b>36</b>	34	24	20	49	58	62
Combined Avg Days to Contract	<b>39</b>	36	26	21	51	70	68
Avg Days Listing to Closing	<b>74</b>	73	62	56	85	96	109
Avg Days Contract to Close	<b>38</b>	39	38	36	37	38	48

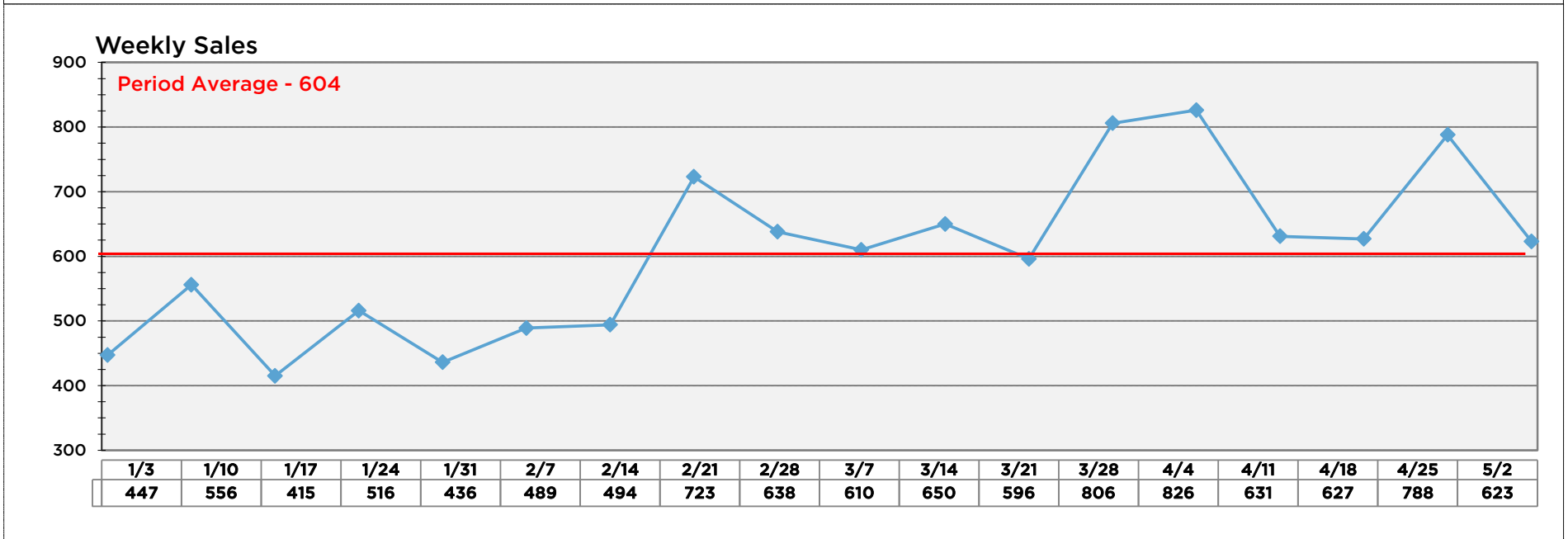
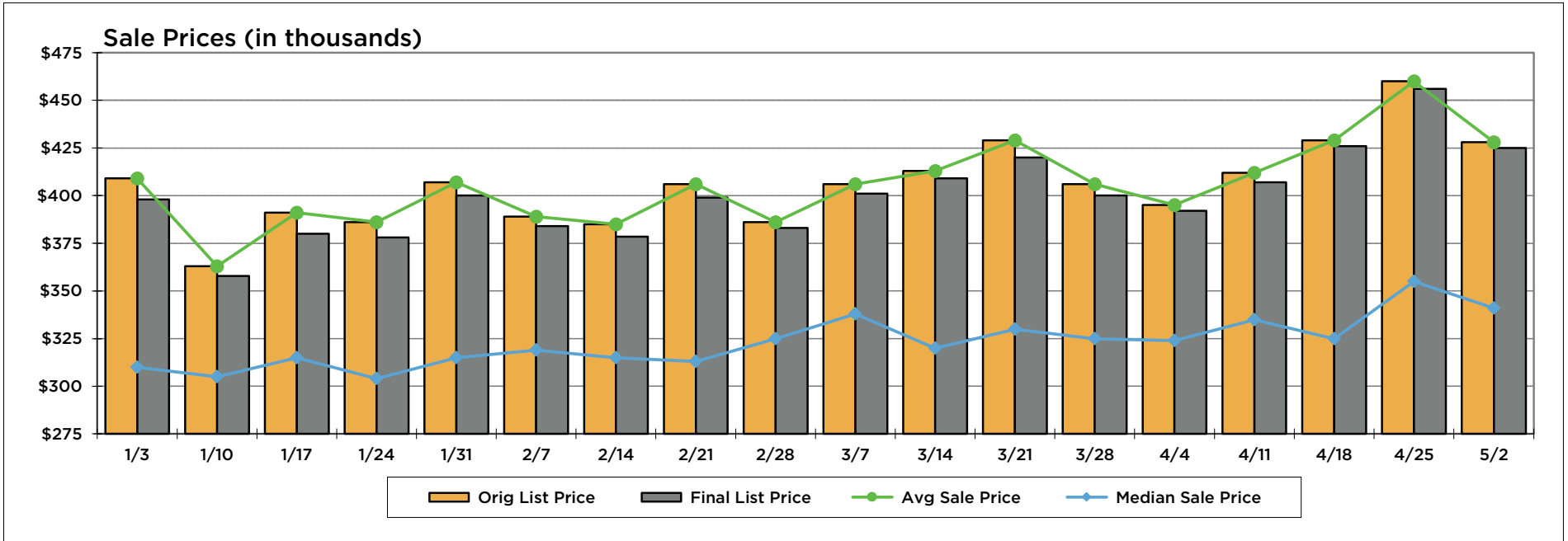
***Beds / Baths***

Average Bedrooms	<b>4</b>	3	3	4	4	4	5
Average Full Baths	<b>2</b>	2	2	2	3	3	4
Average Half Baths	<b>0</b>	0	0	0	0	1	1

***Square Footage***

Average Square Feet	<b>2,194</b>	1,301	1,589	2,011	2,478	3,240	4,785
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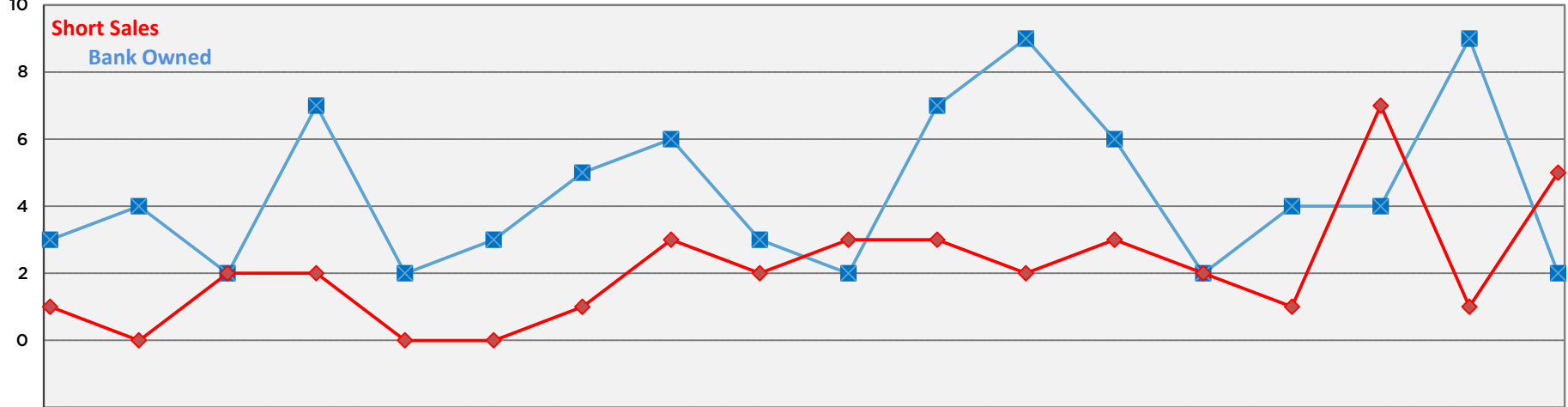
**Single Family Homes**





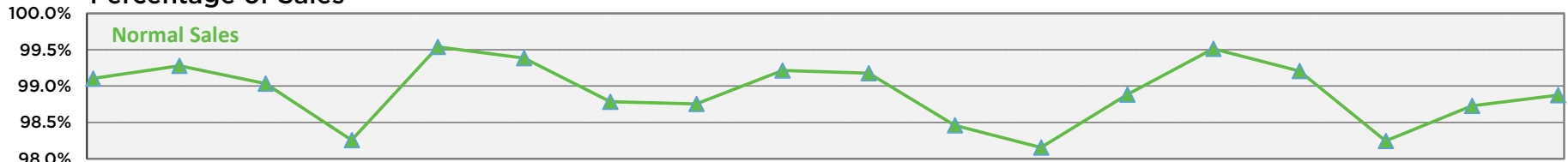
**Single Family Homes**

**Foreclosure Sales**

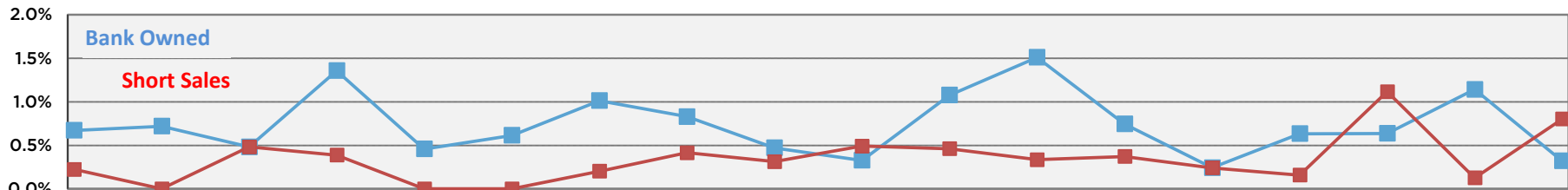


	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2
<b>BO</b>	3	4	2	7	2	3	5	6	3	2	7	9	6	2	4	4	9	2
<b>SS</b>	1	0	2	2	0	0	1	3	2	3	3	2	3	2	1	7	1	5

**Percentage of Sales**



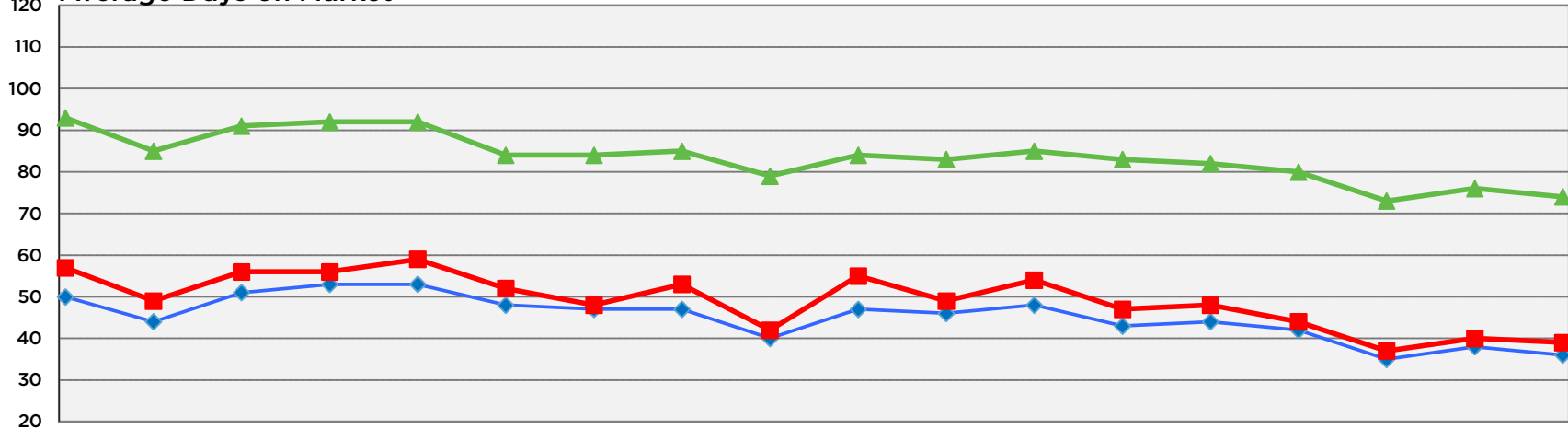
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<b>BO</b>	99.1%	99.3%	99.0%	98.3%	99.5%	99.4%	98.8%	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%



	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	5/2
<b>BO</b>	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%	1.1%	0.3%
<b>SS</b>	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%	0.1%	0.8%

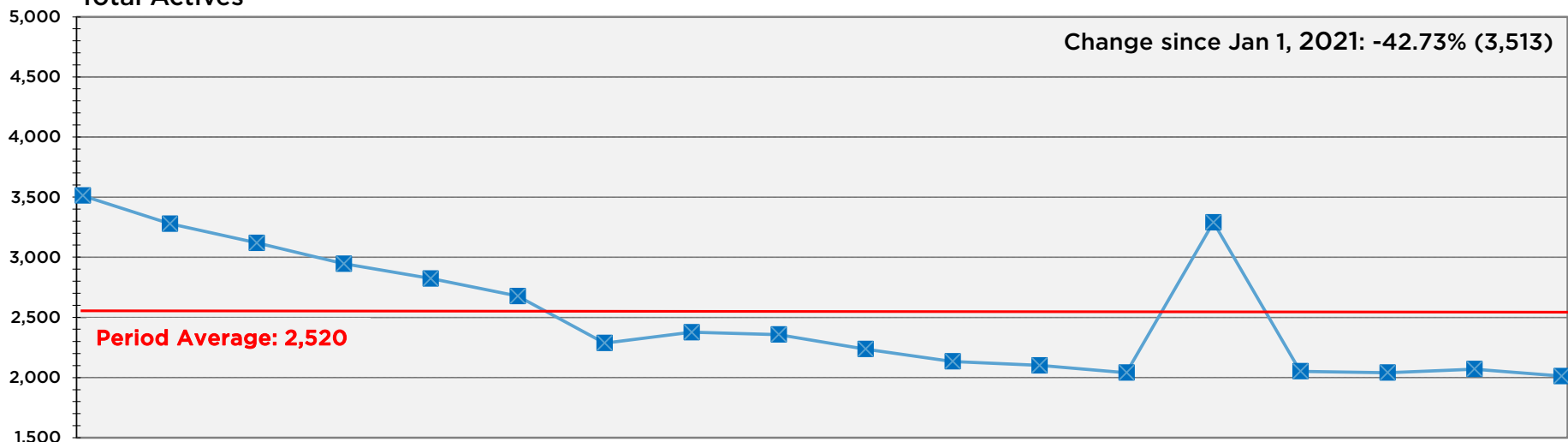
**Single Family Homes**

**Average Days on Market**



	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	5/2
ListToContract	50	44	51	53	53	48	47	47	40	47	46	48	43	44	42	35	38	36
CombDaysOnMkt	57	49	56	56	59	52	48	53	42	55	49	54	47	48	44	37	40	39
ListToClose	93	85	91	92	92	84	84	85	79	84	83	85	83	82	80	73	76	74

**Total Actives**

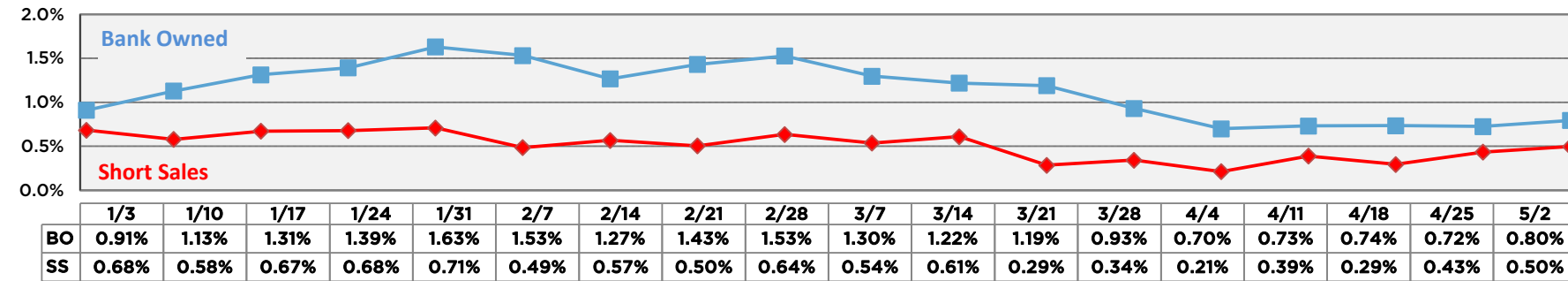
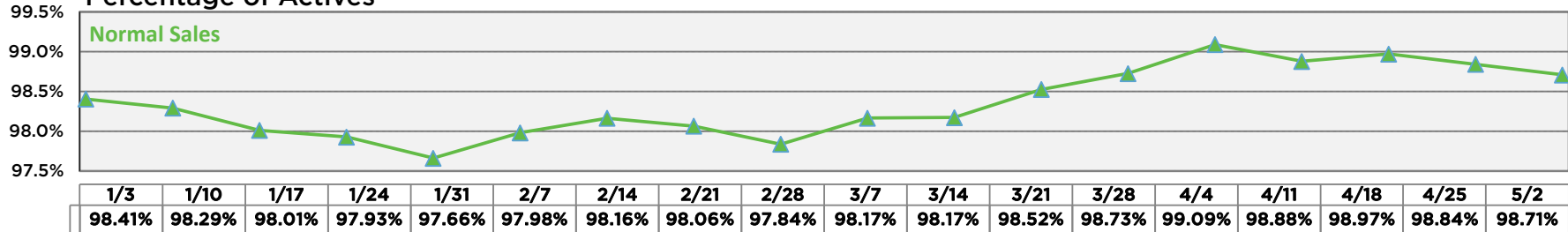


	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2
Total Actives	3,513	3,279	3,120	2,945	2,823	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012

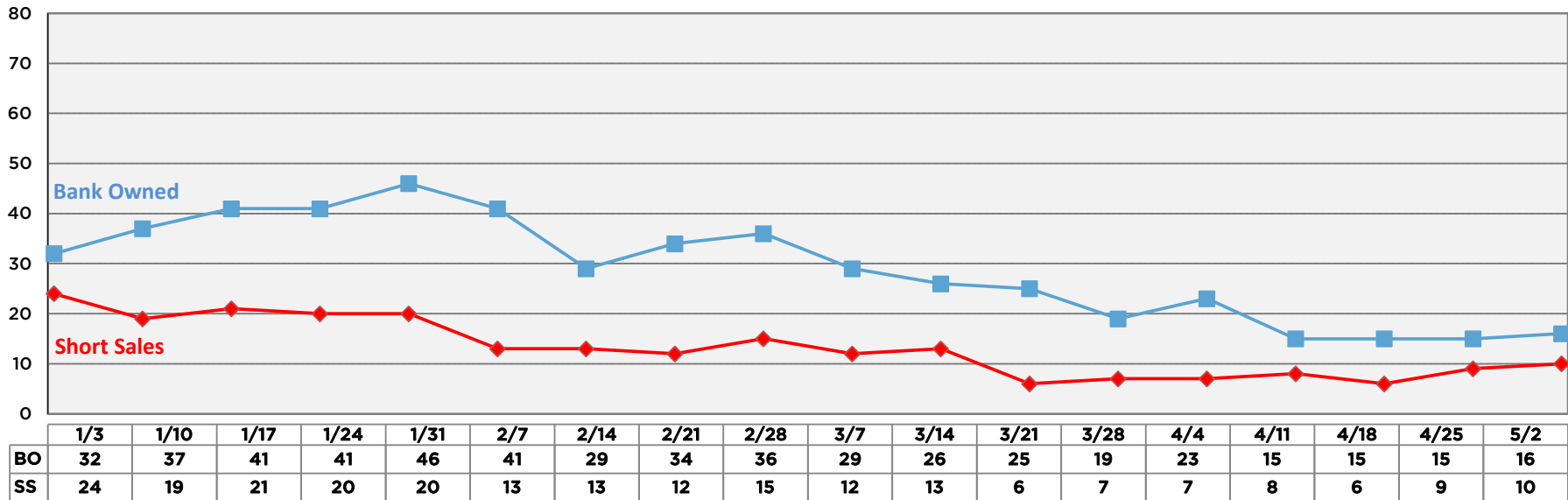


**Single Family Homes**

**Percentage of Actives**



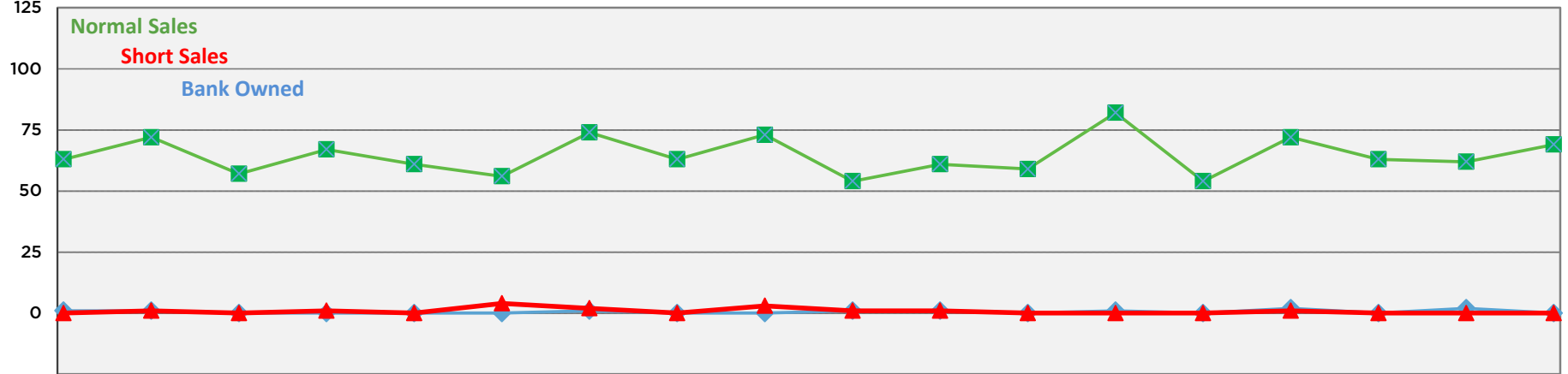
**Active Foreclosures**





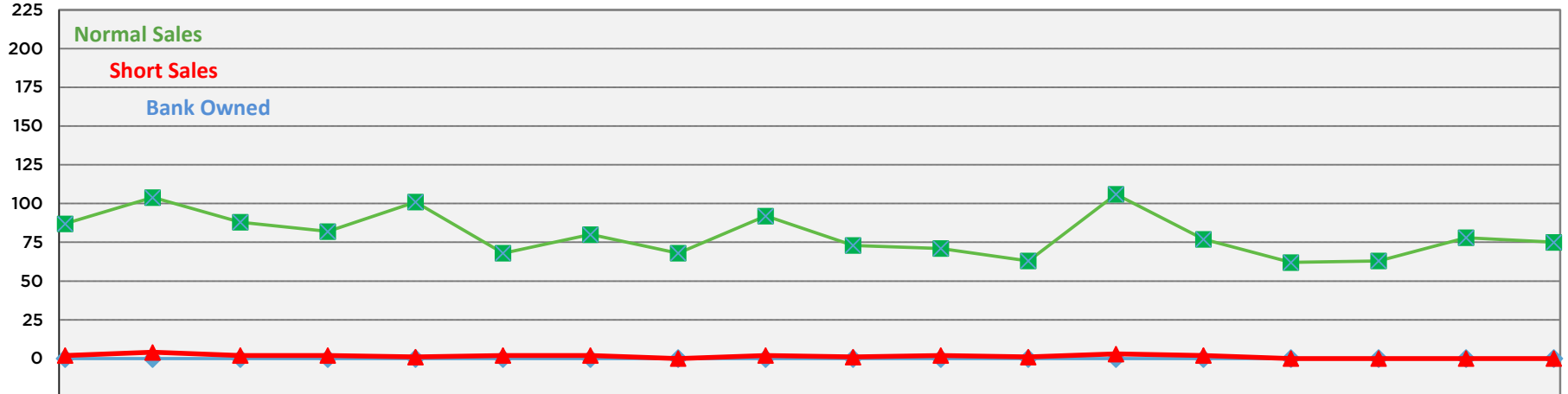
**Single Family Homes**

**Temporary Off Market**



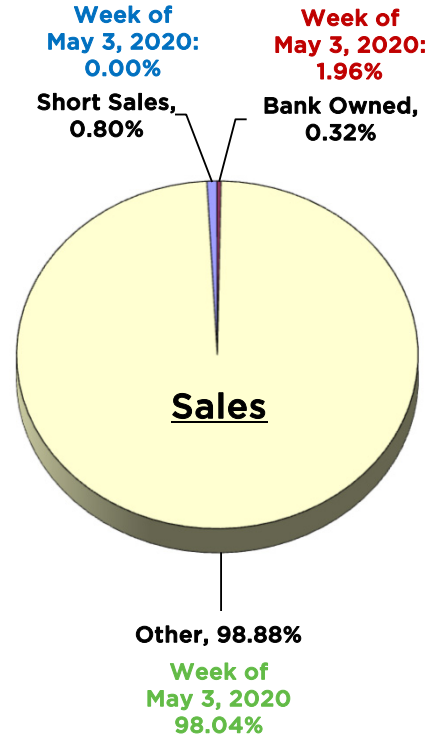
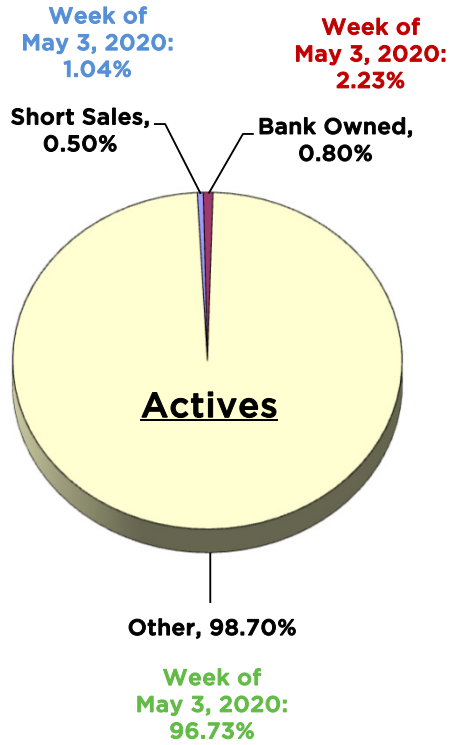
	1/3	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2
<b>Norm</b>	63	72	57	67	61	56	74	63	73	54	61	59	82	54	72	63	62	69
<b>BO</b>	1	1	0	0	0	0	1	0	0	1	1	0	1	0	2	0	2	0
<b>SS</b>	0	1	0	1	0	4	2	0	3	1	1	0	0	0	1	0	0	0

**Withdrawn**



	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	5/2
<b>Norm</b>	87	104	88	82	101	68	80	68	92	73	71	63	106	77	62	63	78	75
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	2	4	2	2	1	2	2	0	2	1	2	1	3	2	0	0	0	0

**Single Family Homes**



**There are no Single Family Homes available for the Median Price of \$341,000 ( ± \$500 )**

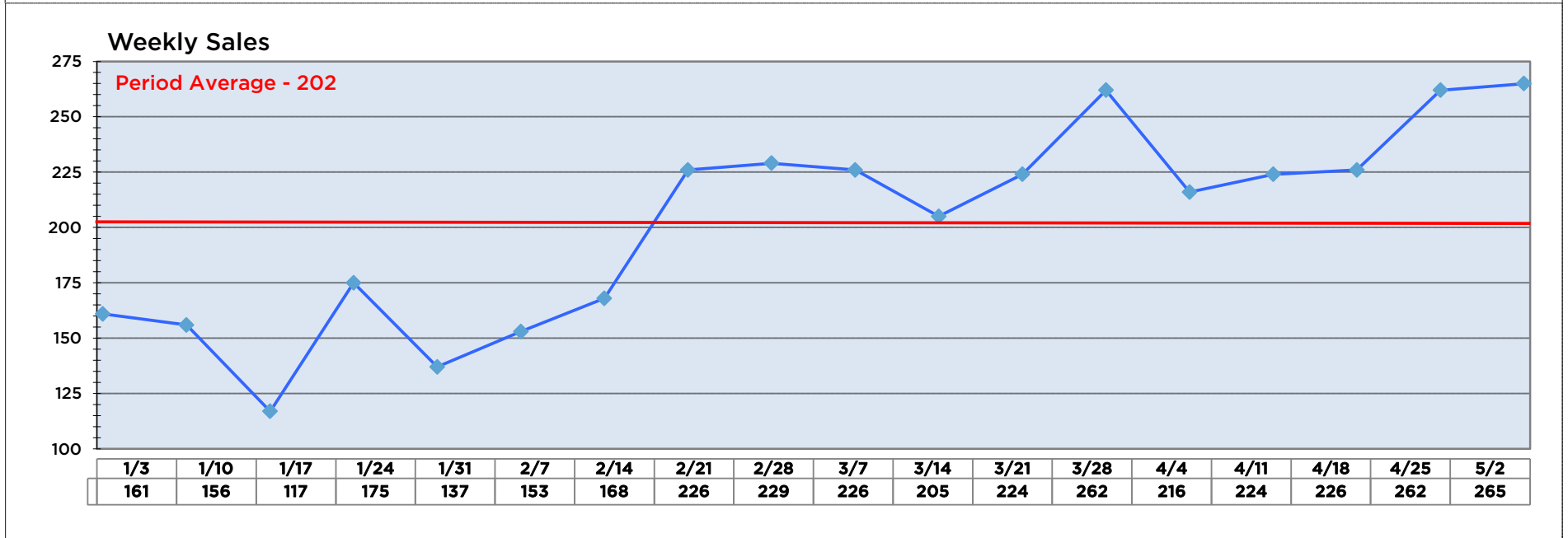
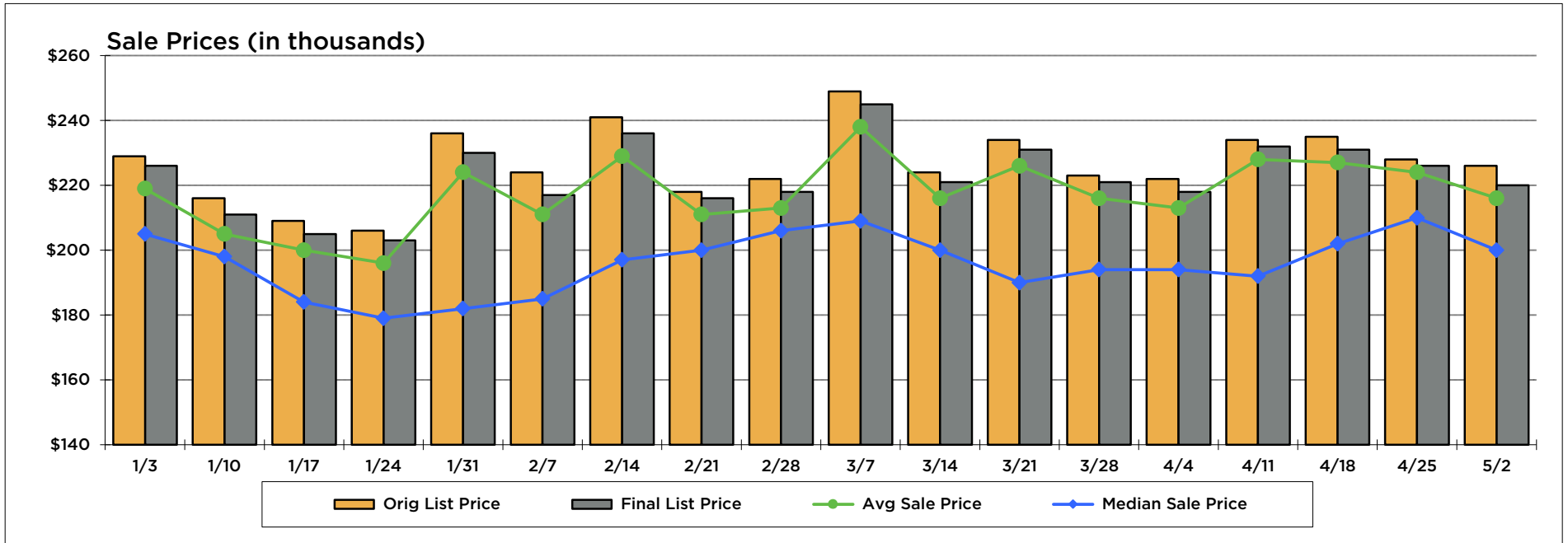
**Monday Morning Quarterback**  
05/2/2021 - 05/8/2021  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>265</b>	<b>182</b>	<b>38</b>	<b>35</b>	<b>6</b>	<b>4</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	265	182	38	35	6	4	0
<b>Active Listings</b>	<b>1,119</b>	<b>705</b>	<b>136</b>	<b>172</b>	<b>59</b>	<b>33</b>	<b>14</b>
Bank Owned	9	8	1	0	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,106	694	135	171	59	33	14
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$221,581	\$168,884	\$275,587	\$351,805	\$463,783	\$603,475	\$0
Average Final List Price	\$219,564	\$167,522	\$274,157	\$348,001	\$458,117	\$587,200	\$0
<b><i>Sale Price</i></b>							
Average Price	\$216,381	\$164,732	\$271,551	\$342,786	\$453,108	\$581,175	\$0
Median Price	\$199,900	\$164,725	\$272,500	\$334,500	\$466,825	\$585,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$2,017	-\$1,362	-\$1,430	-\$3,804	-\$5,666	-\$16,275	\$0
Original List to Sale Price - \$	-\$5,200	-\$4,152	-\$4,036	-\$9,019	-\$10,675	-\$22,300	\$0
Final List to Sale Price - \$	-\$3,183	-\$2,790	-\$2,606	-\$5,215	-\$5,009	-\$6,025	\$0
Original List to Sale Price - %	97.65%	97.54%	98.54%	97.44%	97.70%	96.30%	0.00%
Final List to Sale Price - %	98.55%	98.33%	99.05%	98.50%	98.91%	98.97%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	53	55	40	56	45	48	0
Combined Avg Days to Contract	58	61	40	65	58	48	0
Avg Days Listing to Closing	88	90	77	90	82	78	0
Avg Days Contract to Close	35	35	39	34	37	30	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	3	3	3	0
Average Half Baths	0	0	1	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,373	1,150	1,707	1,910	2,243	2,297	0



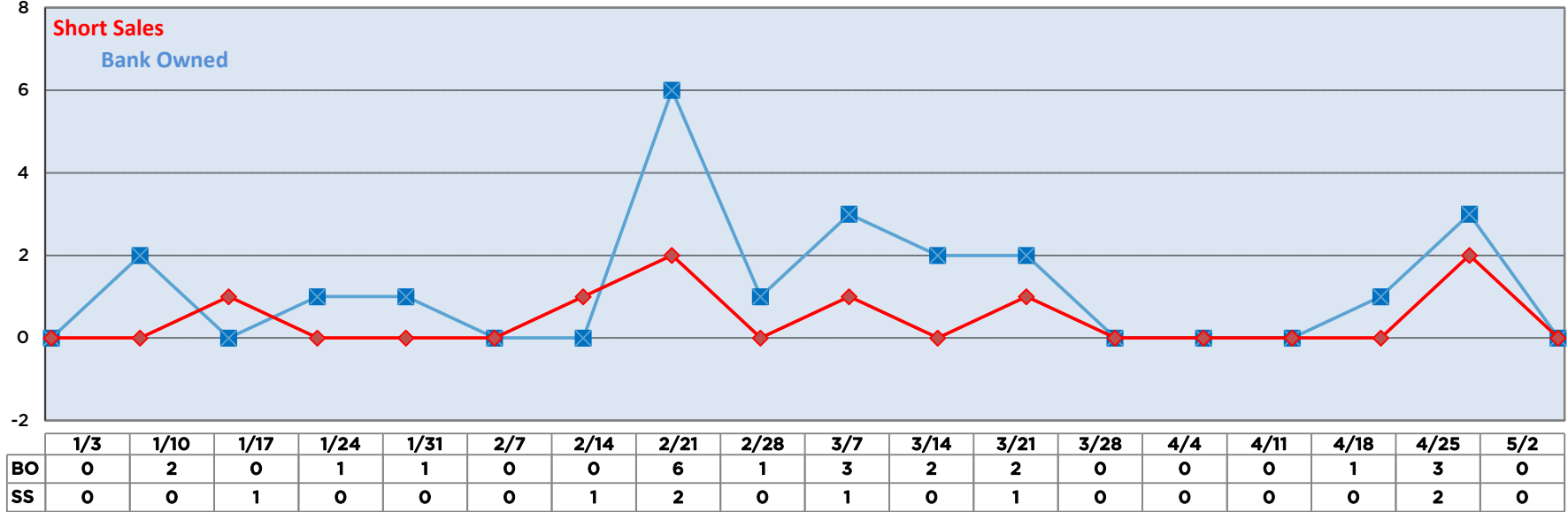
**Condos, Townhomes, Villas**



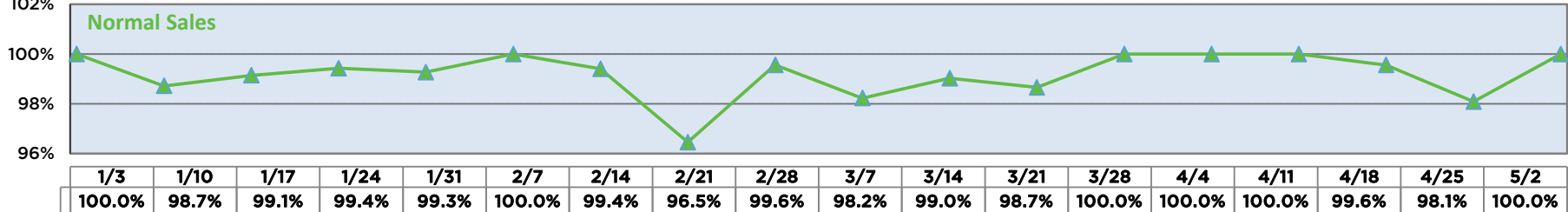


**Condos, Townhomes, Villas**

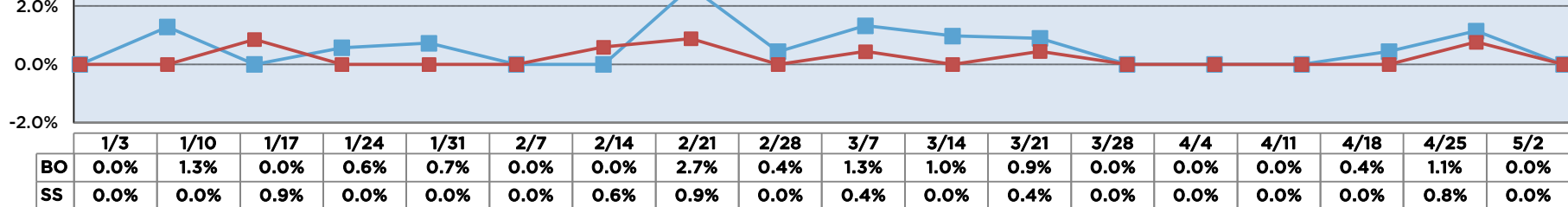
**Foreclosure Sales**



**Percentage of Sales**

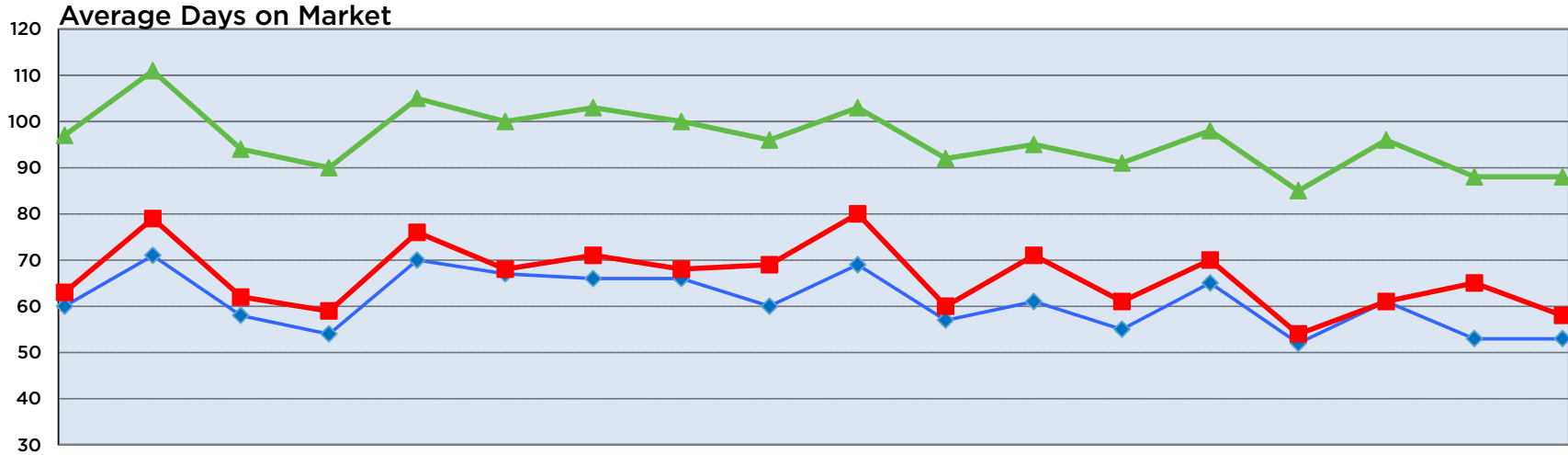


**Short Sales**  
**Bank Owned**

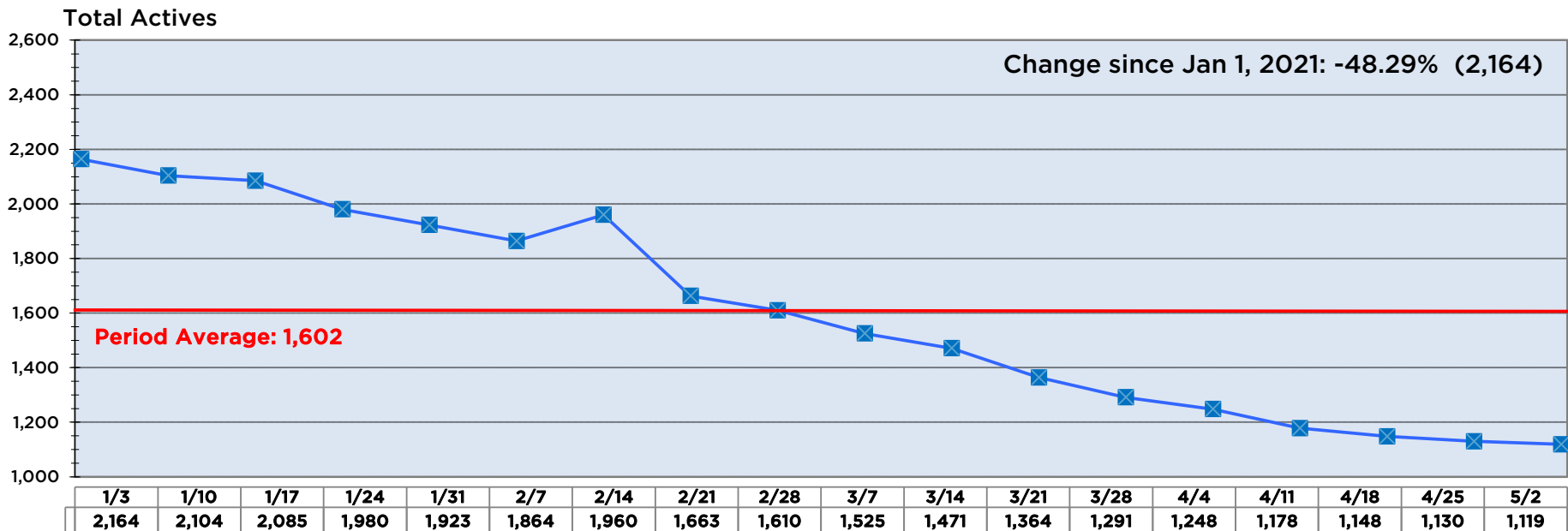




**Condos, Townhomes, Villas**



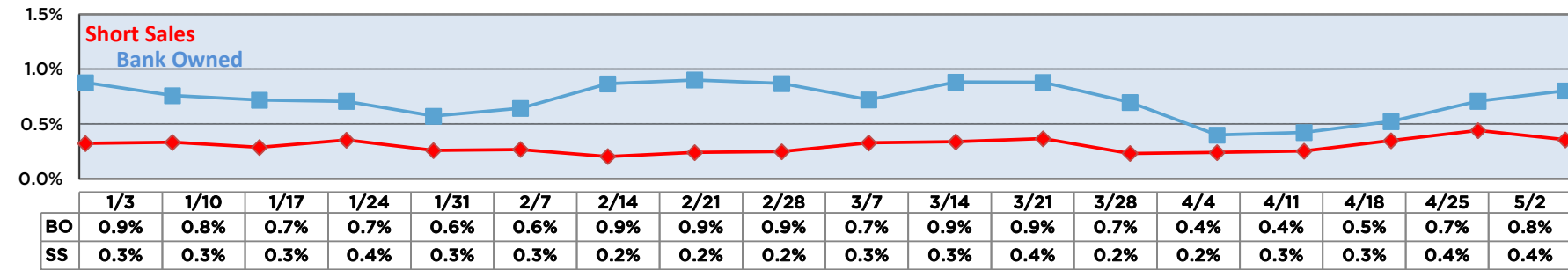
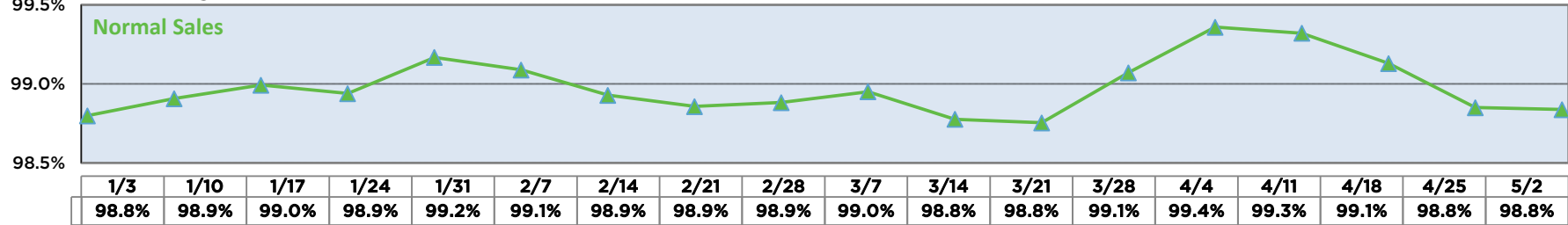
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ListToContract	60	71	58	54	70	67	66	66	60	69	57	61	55	65	52	61	53	53
CombDaysOnMkt	63	79	62	59	76	68	71	68	69	80	60	71	61	70	54	61	65	58
ListToClose	97	111	94	90	105	100	103	100	96	103	92	95	91	98	85	96	88	88



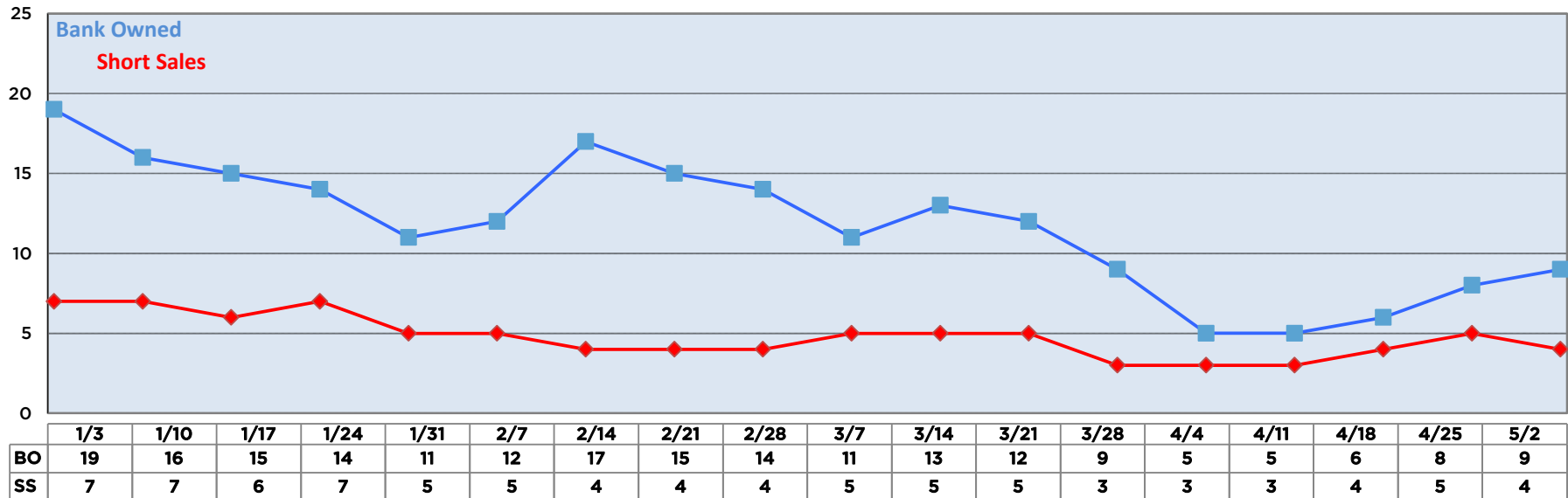


**Condos, Townhomes, Villas**

**Percentage of Actives**



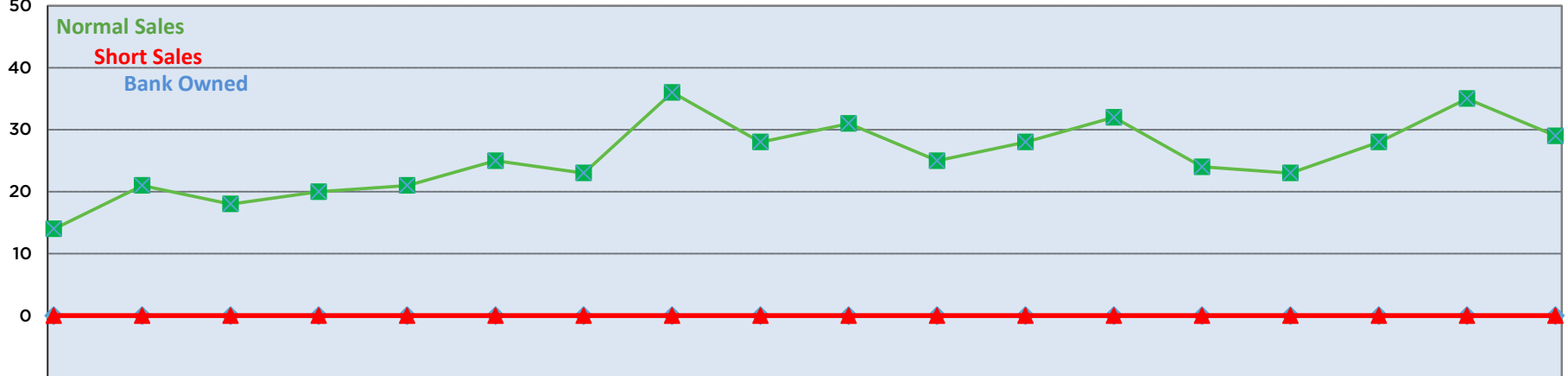
**Active Foreclosures**





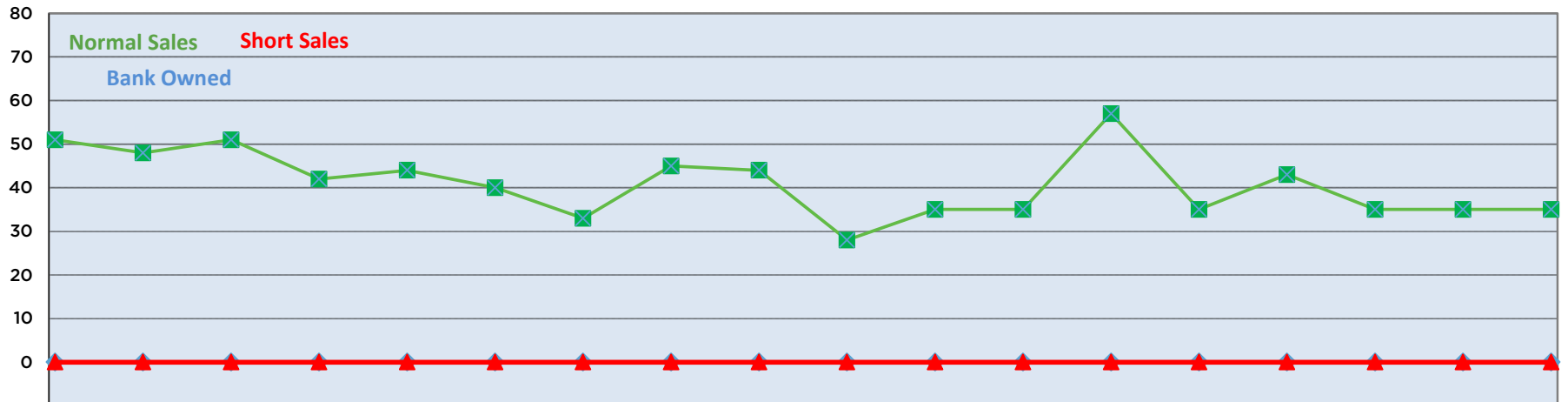
**Condos, Townhomes, Villas**

**Temporary Off Market**



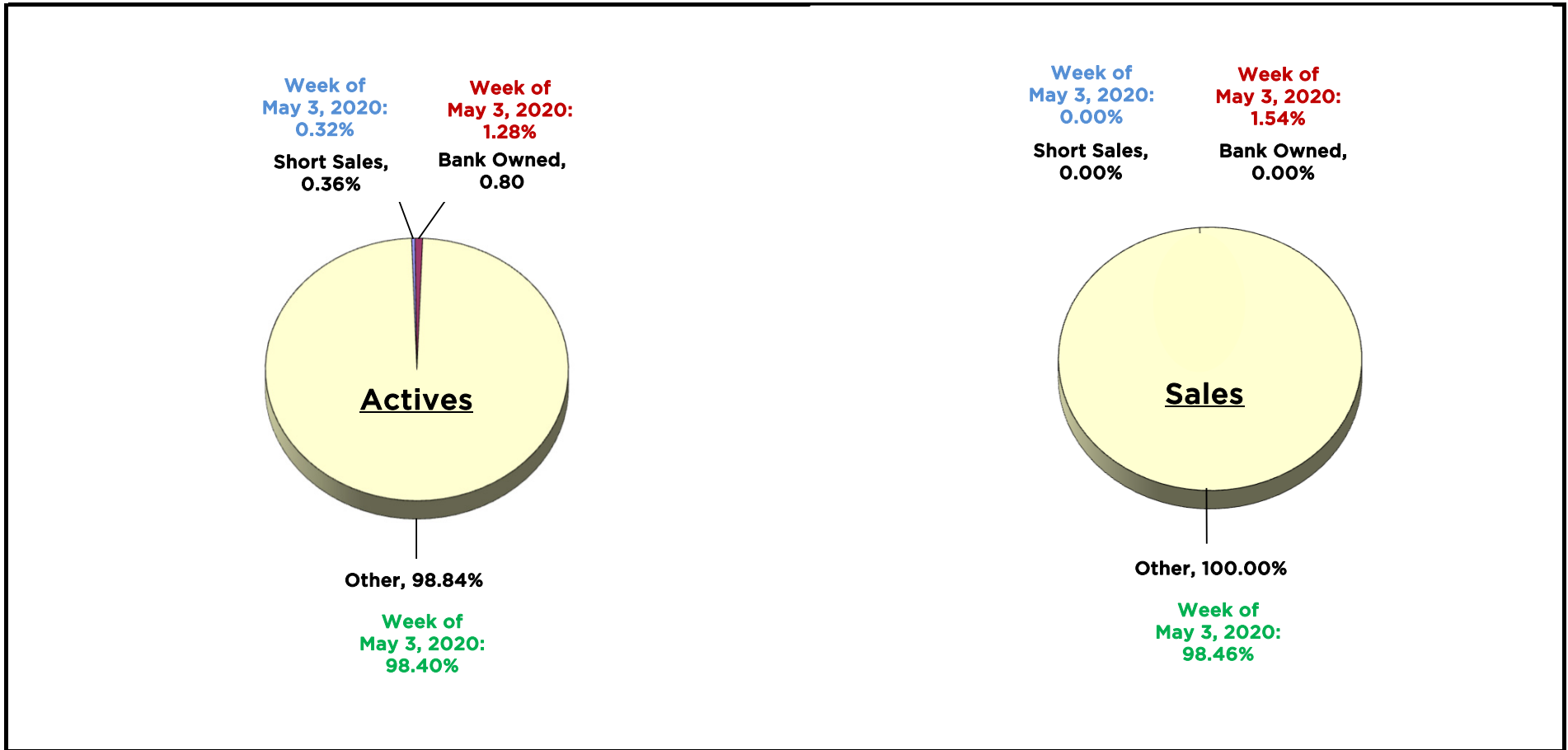
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<b>Norm</b>	14	21	18	20	21	25	23	36	28	31	25	28	32	24	23	28	35	29
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Withdrawn**



	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	5/2
<b>Norm</b>	51	48	51	42	44	40	33	45	44	28	35	35	57	35	43	35	35	35
<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 17 Condos, Townhomes, or Villas available for the Median Price of \$199,900? (± \$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>\$199,933</b>	<b>2.3</b>	<b>2.0</b>	<b>1,269</b>	<b>\$157.51</b>
Altamonte Springs (East)	32701	1	\$199,900	3.0	2.0	1,398	\$142.99
Winter Springs / Tuskawilla	32708	1	\$199,900	2.0	2.0	1,224	\$163.32
Sanford (South)	32773	1	\$199,999	2.0	2.0	1,186	\$168.63
<b>Orange County</b>		<b>9</b>	<b>\$199,844</b>	<b>2.4</b>	<b>1.9</b>	<b>1,198</b>	<b>\$166.83</b>
Apopka / Hunt Club	32703	1	\$200,000	2.0	2.0	1,223	\$163.53
Colonialtown	32803	1	\$199,500	2.0	2.0	1,250	\$159.60
Delaney / Crystal Lake	32806	2	\$199,900	2.0	1.0	998	\$200.30
Williamsburg / Lake Bryan	32821	3	\$199,933	3.0	2.0	1,199	\$166.75
Ventura	32822	1	\$199,500	2.0	2.0	1,305	\$152.87
Hunters Creek	32837	1	\$200,000	3.0	3.0	1,410	\$141.84
<b>Osceola County</b>		<b>5</b>	<b>\$199,960</b>	<b>2.4</b>	<b>2.0</b>	<b>1,371</b>	<b>\$145.83</b>
Davenport	33896	1	\$199,900	2.0	2.0	1,435	\$139.30
Kissimmee / Buena Ventura Lakes	34743	1	\$200,000	2.0	2.0	1,140	\$175.44
Kissimmee (West) / Pleasant Hill	34746	1	\$199,900	3.0	2.0	1,300	\$153.77
Kissimmee / Poinciana	34758	1	\$200,000	3.0	2.0	1,598	\$125.16
St Cloud	34769	1	\$200,000	2.0	2.0	1,383	\$144.61