



Monday Morning Quarterback Summary

Week of May 9, 2021 - May 15, 2021

Single-family existing homes

- Sales of single-family homes increased to 643 during the week of May 9, from 623 the week prior
- The median price of a single family home remains constant at \$341,000
- The number of single-family home foreclosure transactions increased to 6 last week, from 2 the week of May 2
- The number of single-family home short-sale transactions decreased to 3 from 5 the week prior
- Single-family inventory increased by 37, and now sits at 2,049

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 241 during the week of May 9, from 265 the week prior
- The median price of condos, townhomes, and villas increased to \$214,000, a change of 7.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of May 2
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 30, and now sits at 1,089

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	643	136	97	163	95	127	25
Bank Owned	6	4	1	1	0	0	0
Short Sales	3	2	0	0	0	1	0
Other	634	130	96	162	95	126	25
Active Listings	2,049	350	244	413	295	493	254
Bank Owned	23	7	6	4	3	3	0
Short Sales	10	4	2	1	2	1	0
Other	2,016	339	236	408	290	489	254
Months of Inventory	1	1	1	1	1	1	2

List Price

Average Original List Price	\$434,815	\$190,713	\$273,294	\$345,081	\$437,742	\$675,039	\$1,743,038
Average Final List Price	\$430,430	\$187,179	\$271,871	\$342,200	\$434,957	\$668,659	\$1,716,774

Sale Price

Average Price	\$426,292	\$182,971	\$272,244	\$342,259	\$440,298	\$658,965	\$1,660,370
Median Price	\$341,000	\$200,000	\$270,000	\$339,000	\$435,000	\$614,000	\$1,350,000

Price Differences

<i>Original to Final</i> List Price	-\$4,385	-\$3,534	-\$1,423	-\$2,881	-\$2,785	-\$6,380	-\$26,264
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,523	-\$7,742	-\$1,050	-\$2,822	\$2,556	-\$16,074	-\$82,668
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,138	-\$4,208	\$373	\$59	\$5,341	-\$9,694	-\$56,404
<i>Original</i> List to <i>Sale</i> Price - %	98.04%	95.94%	99.62%	99.18%	100.58%	97.62%	95.26%
<i>Final</i> List to <i>Sale</i> Price - %	99.04%	97.75%	100.14%	100.02%	101.23%	98.55%	96.71%

Days on the Market

Avg Days Listing to Contract	31	47	26	20	18	36	67
Combined Avg Days to Contract	35	52	28	20	18	42	80
Avg Days Listing to Closing	70	87	64	56	54	78	114
Avg Days Contract to Close	40	40	39	36	37	45	49

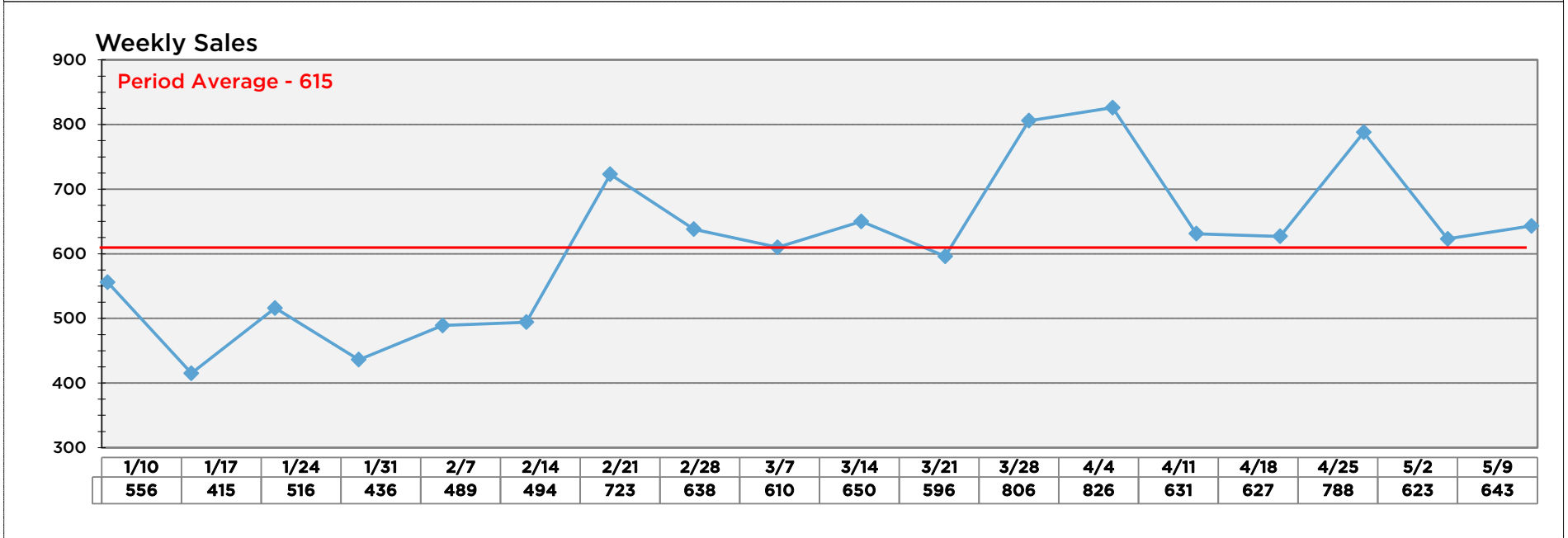
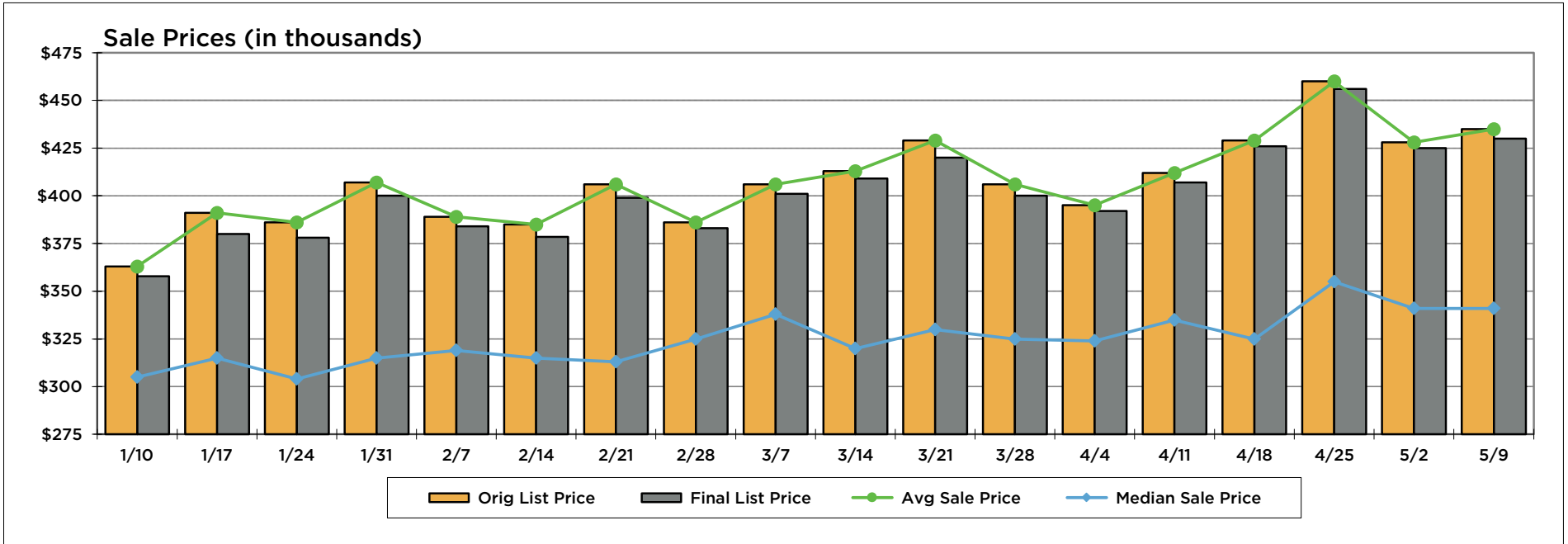
Beds / Baths

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

Square Footage

Average Square Feet	2,237	1,273	1,568	1,987	2,550	3,299	5,120
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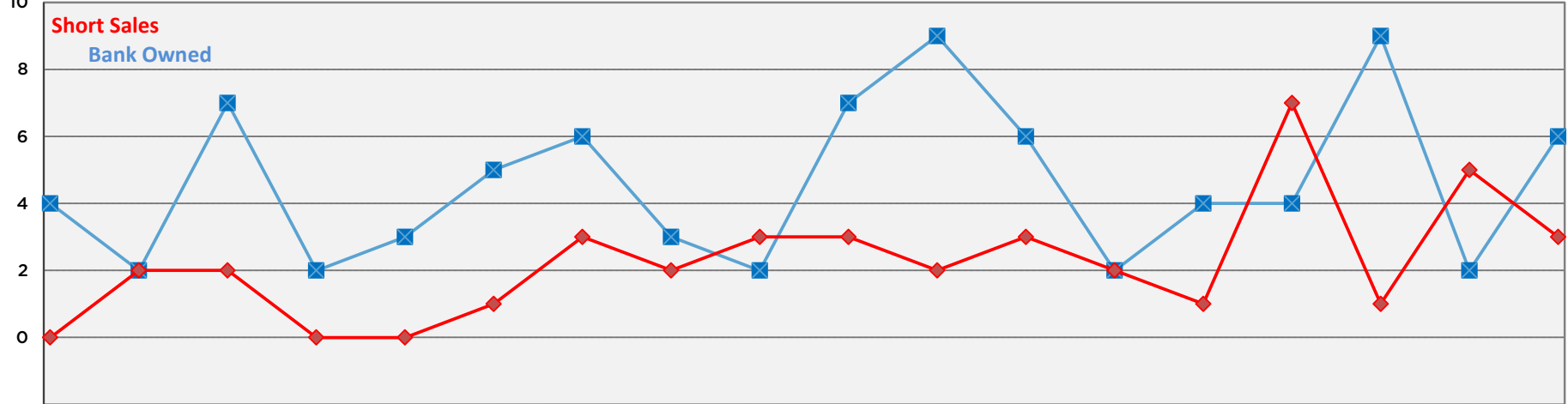
Single Family Homes





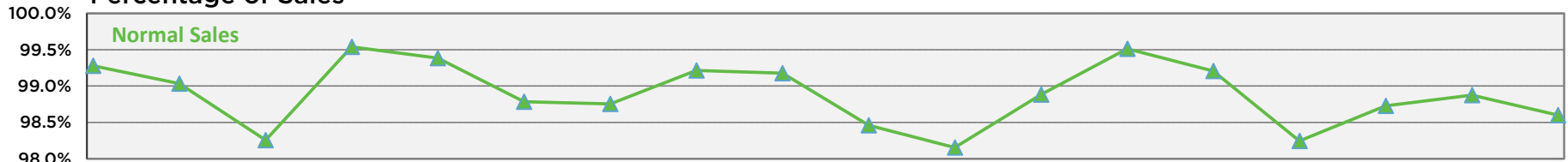
Single Family Homes

Foreclosure Sales

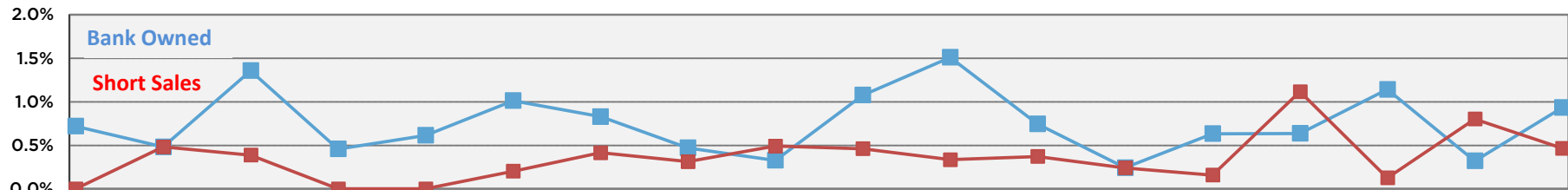


	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9
BO	4	2	7	2	3	5	6	3	2	7	9	6	2	4	4	9	2	6
SS	0	2	2	0	0	1	3	2	3	3	2	3	2	1	7	1	5	3

Percentage of Sales



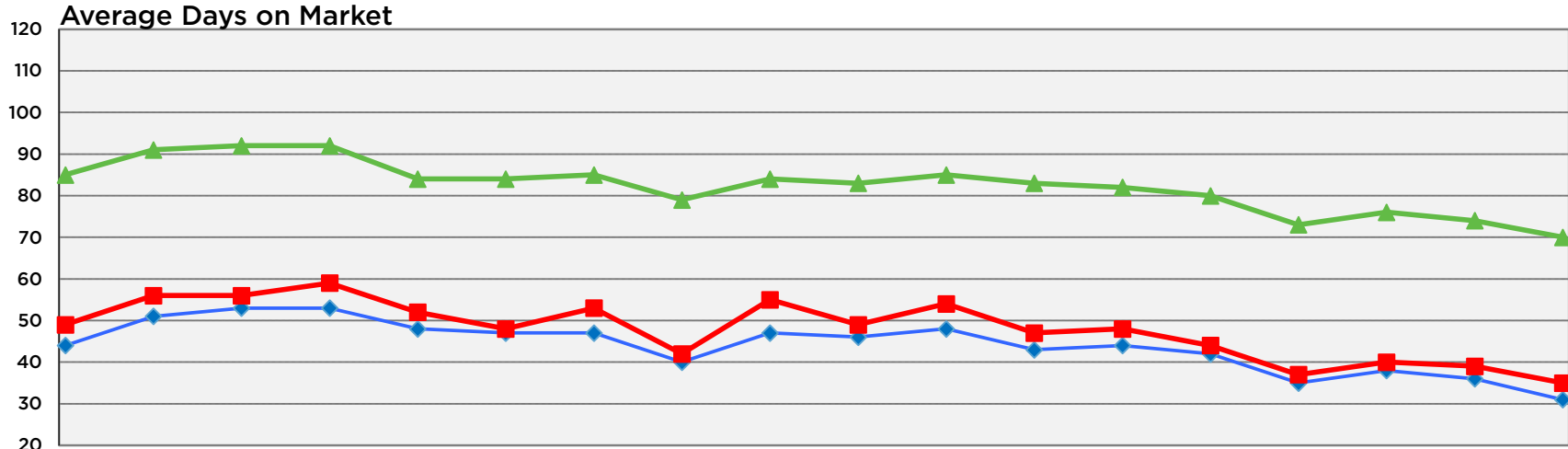
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BO	99.3%	99.0%	98.3%	99.5%	99.4%	98.8%	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%



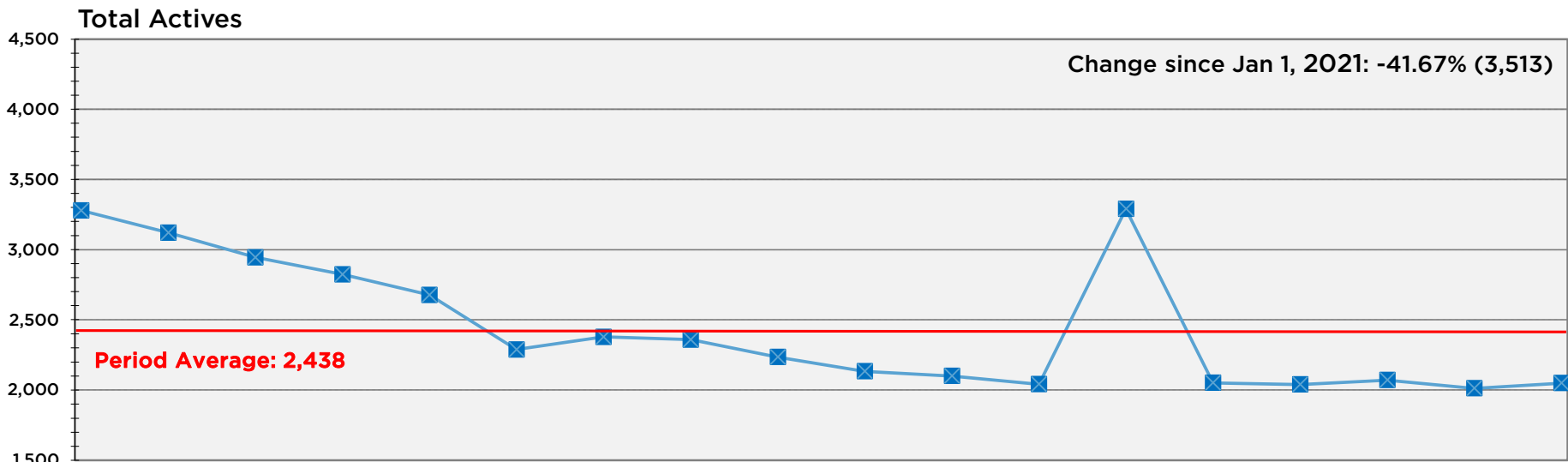
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BO	0.7%	0.5%	1.4%	0.5%	0.6%	1.0%	0.8%	0.5%	0.3%	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%
SS	0.0%	0.5%	0.4%	0.0%	0.0%	0.2%	0.4%	0.3%	0.5%	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%



Single Family Homes



	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	5/9
ListToContract	44	51	53	53	48	47	47	40	47	46	48	43	44	42	35	38	36	31
CombDaysOnMkt	49	56	56	59	52	48	53	42	55	49	54	47	48	44	37	40	39	35
ListToClose	85	91	92	92	84	84	85	79	84	83	85	83	82	80	73	76	74	70

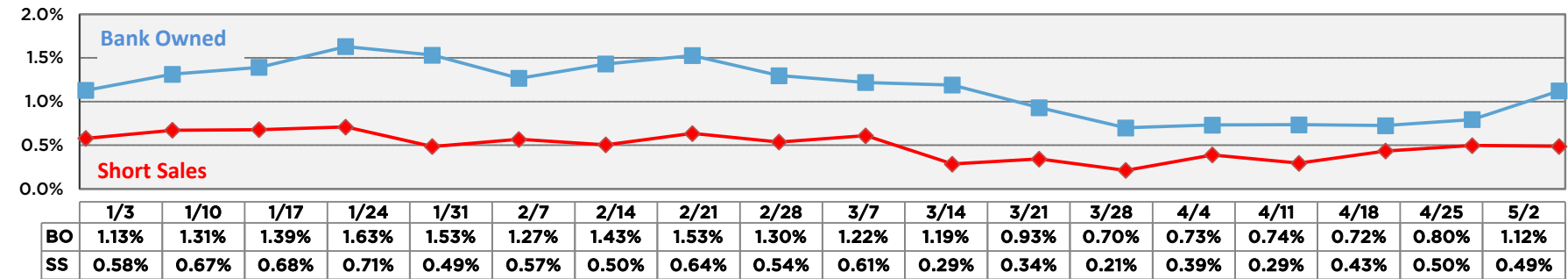
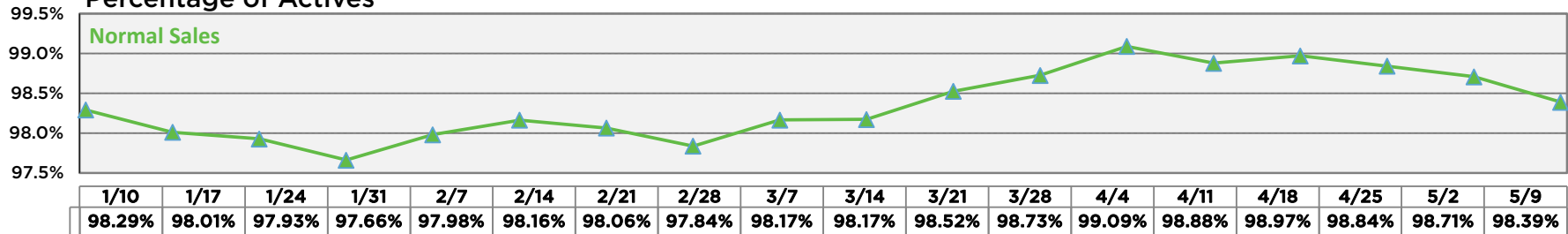


	1/10	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9
Total Actives	3,279	3,120	2,945	2,823	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049

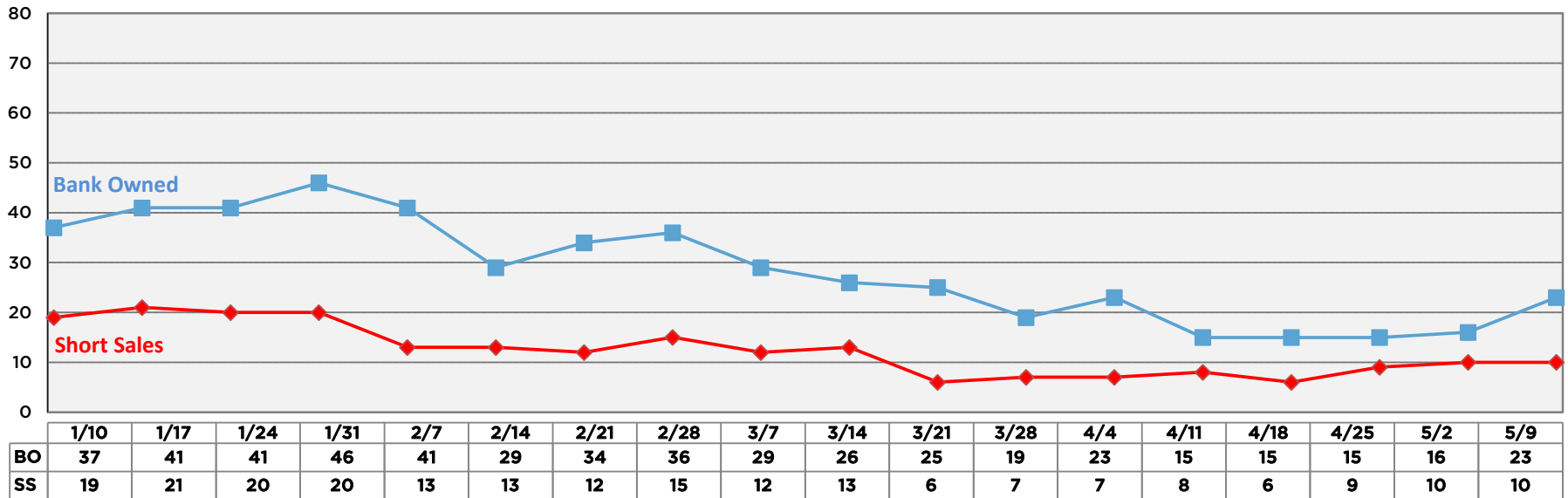


Single Family Homes

Percentage of Actives

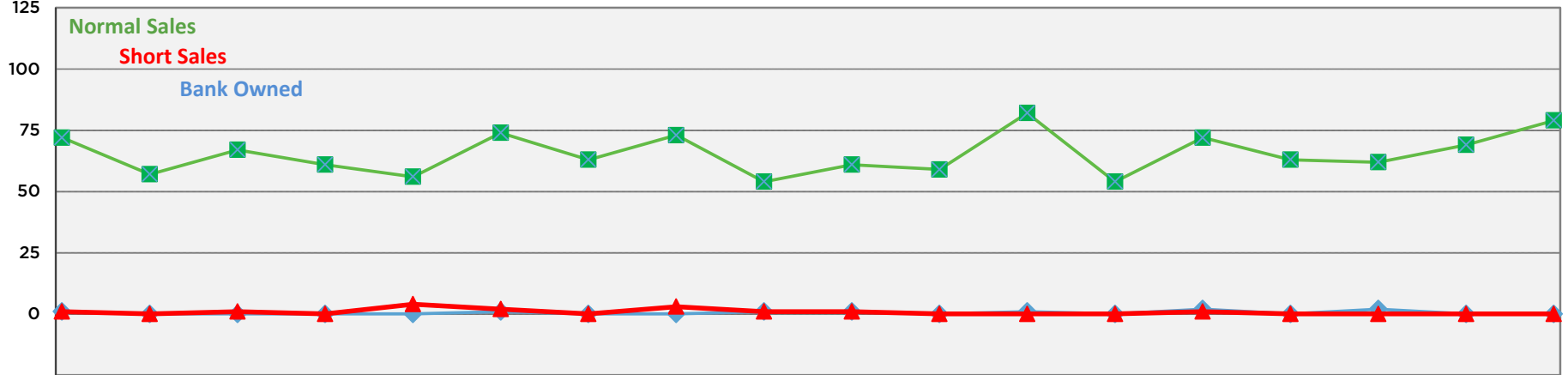


Active Foreclosures



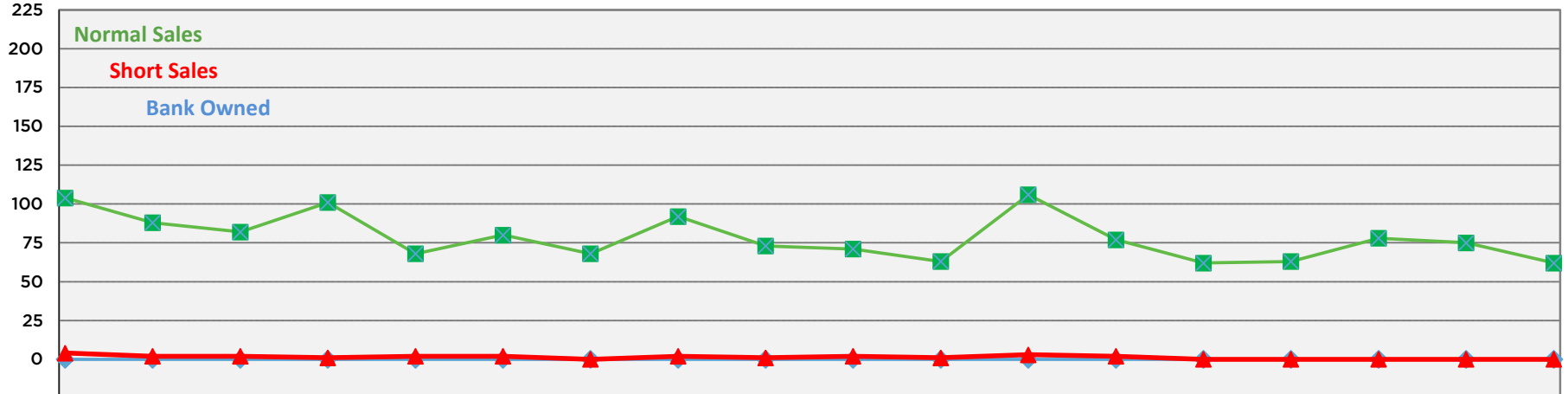
Single Family Homes

Temporary Off Market



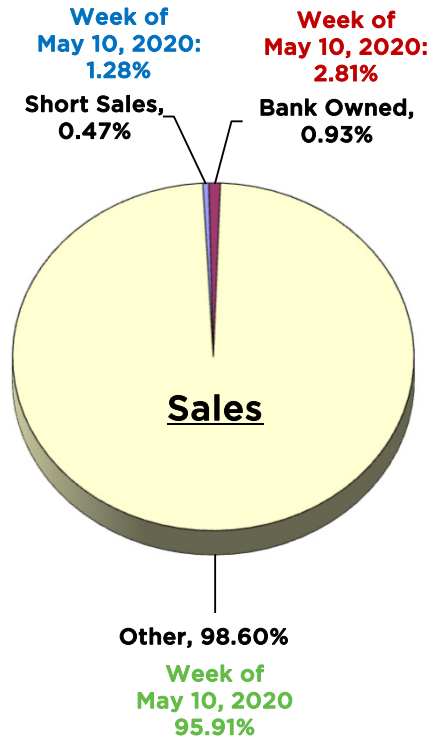
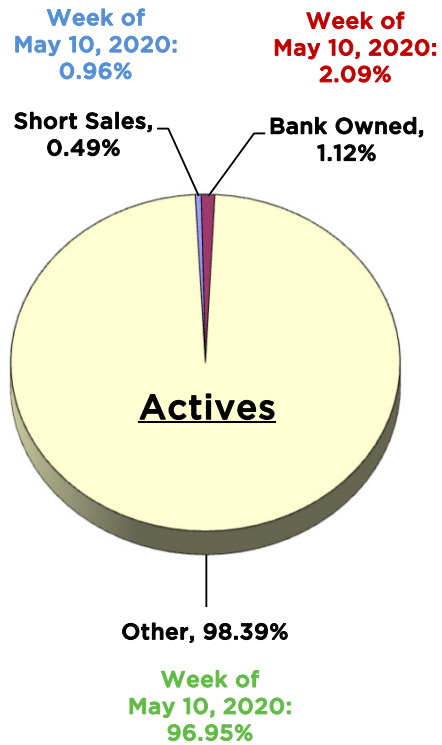
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Norm	72	57	67	61	56	74	63	73	54	61	59	82	54	72	63	62	69	79
BO	1	0	0	0	0	1	0	0	1	1	0	1	0	2	0	2	0	0
SS	1	0	1	0	4	2	0	3	1	1	0	0	0	1	0	0	0	0

Withdrawn



	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	5/9
Norm	104	88	82	101	68	80	68	92	73	71	63	106	77	62	63	78	75	62
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	4	2	2	1	2	2	0	2	1	2	1	3	2	0	0	0	0	0

Single Family Homes



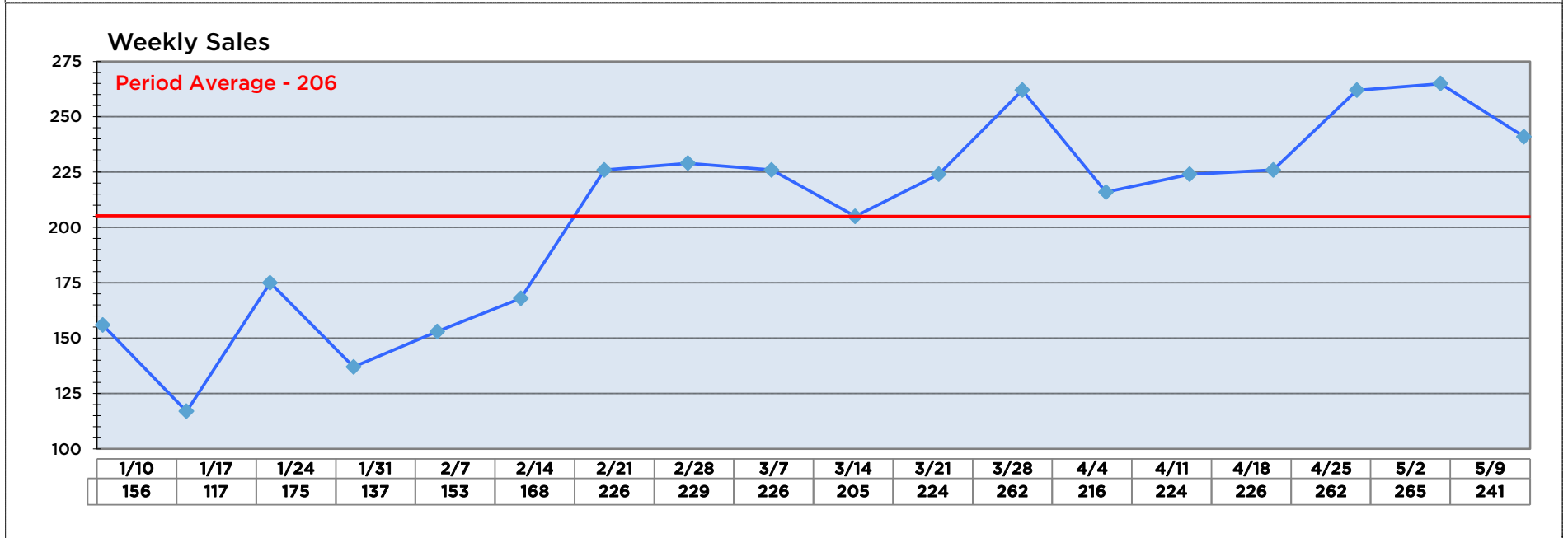
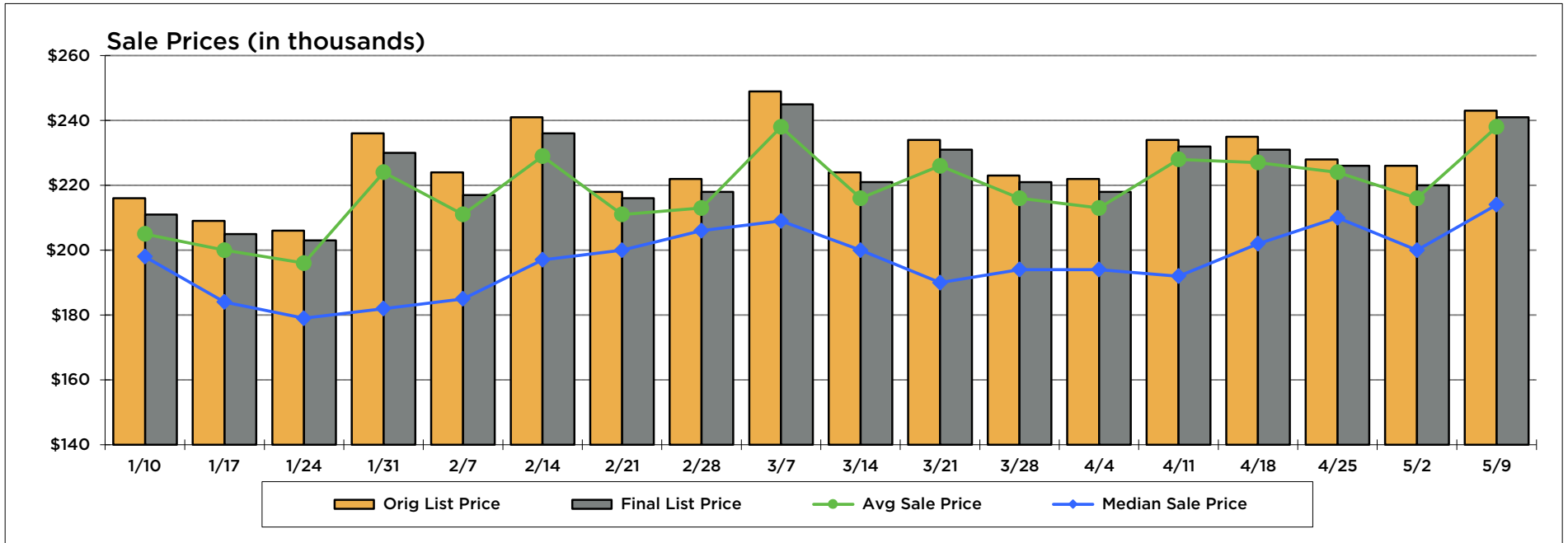
There are no Single Family Homes available for the Median Price of \$341,000 (± \$500)

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	241	159	34	34	7	5	2
Bank Owned	1	0	1	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	239	158	33	34	7	5	2
Active Listings	1,089	688	131	160	62	37	11
Bank Owned	9	6	3	0	0	0	0
Short Sales	3	2	0	1	0	0	0
Other	1,077	680	128	159	62	37	11
Months of Inventory	1	1	1	1	2	2	1
<i>List Price</i>							
Average Original List Price	\$243,299	\$174,578	\$273,541	\$342,829	\$448,843	\$560,720	\$1,987,500
Average Final List Price	\$241,063	\$172,285	\$272,632	\$343,715	\$442,057	\$560,720	\$1,924,500
<i>Sale Price</i>							
Average Price	\$238,359	\$169,758	\$274,703	\$340,391	\$432,843	\$567,000	\$1,837,500
Median Price	\$214,000	\$166,000	\$274,000	\$337,300	\$417,000	\$515,000	\$1,837,500
<i>Price Differences</i>							
Original to Final List Price	-\$2,236	-\$2,293	-\$909	\$886	-\$6,786	\$0	-\$63,000
Original List to Sale Price - \$	-\$4,940	-\$4,820	\$1,162	-\$2,438	-\$16,000	\$6,280	-\$150,000
Final List to Sale Price - \$	-\$2,704	-\$2,527	\$2,071	-\$3,324	-\$9,214	\$6,280	-\$87,000
Original List to Sale Price - %	97.97%	97.24%	100.42%	99.29%	96.44%	101.12%	92.45%
Final List to Sale Price - %	98.88%	98.53%	100.76%	99.03%	97.92%	101.12%	95.48%
<i>Days on the Market</i>							
Avg Days Listing to Contract	51	56	27	48	83	8	112
Combined Avg Days to Contract	55	62	27	48	83	8	112
Avg Days Listing to Closing	84	91	58	77	118	27	139
Avg Days Contract to Close	36	34	31	29	35	169	27
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	4
Average Full Baths	2	2	2	2	2	2	4
Average Half Baths	0	0	1	1	1	1	1
<i>Square Footage</i>							
Average Square Feet	1,419	1,177	1,635	1,928	2,334	2,209	3,205



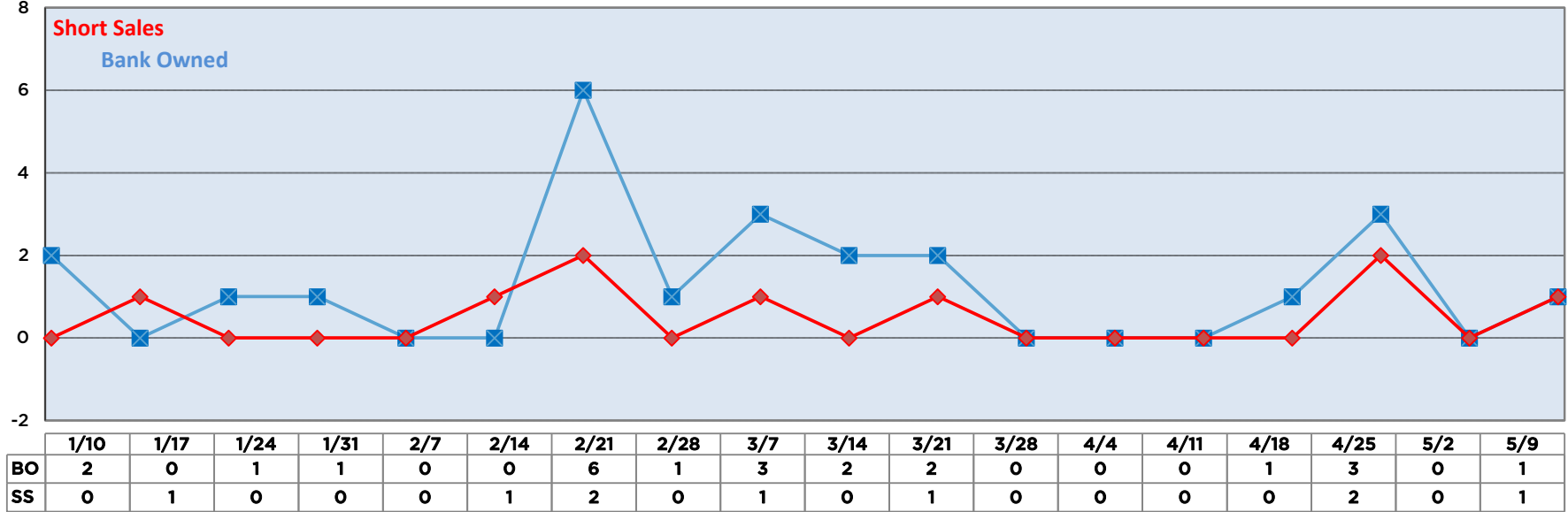
Condos, Townhomes, Villas



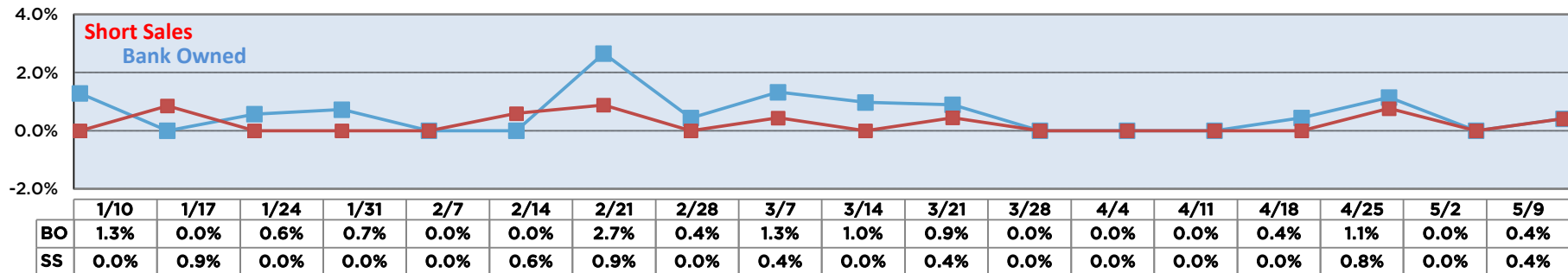
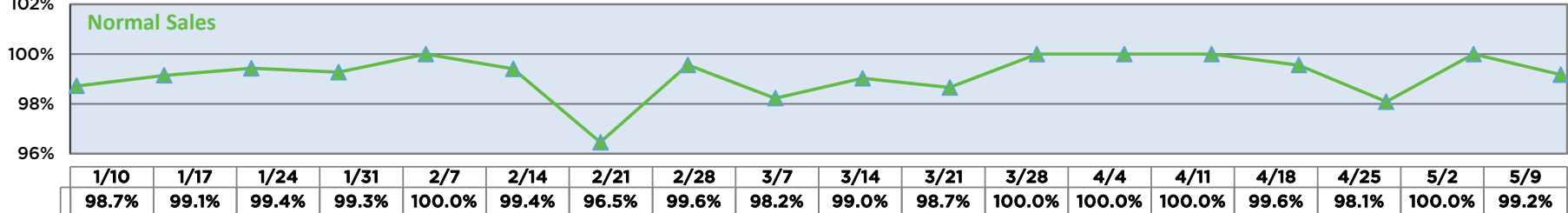


Condos, Townhomes, Villas

Foreclosure Sales

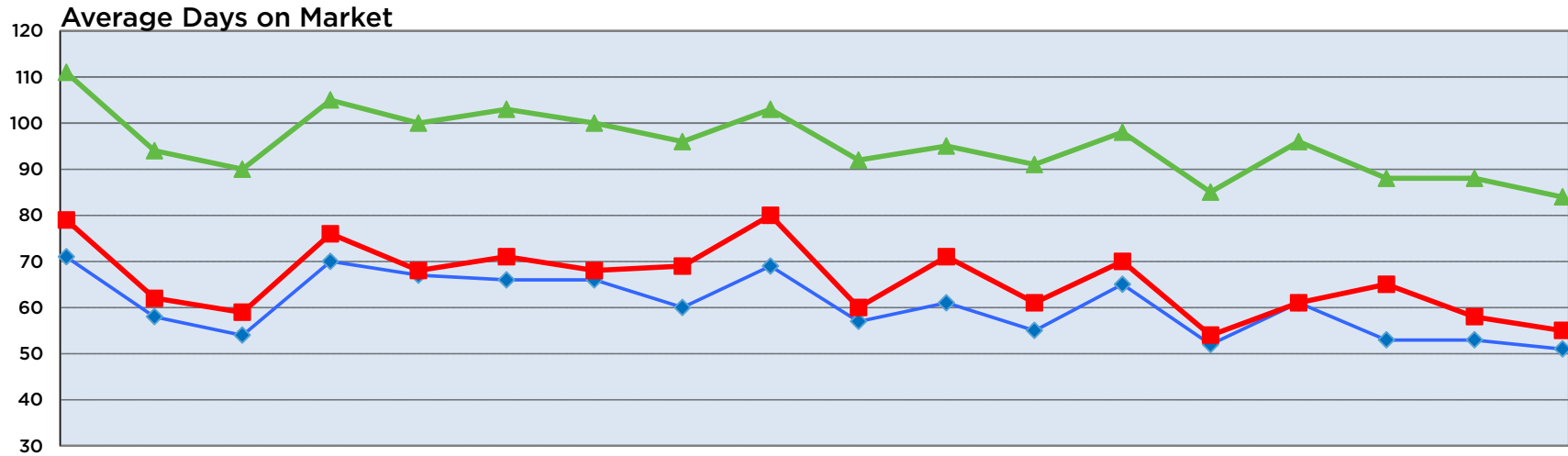


Percentage of Sales

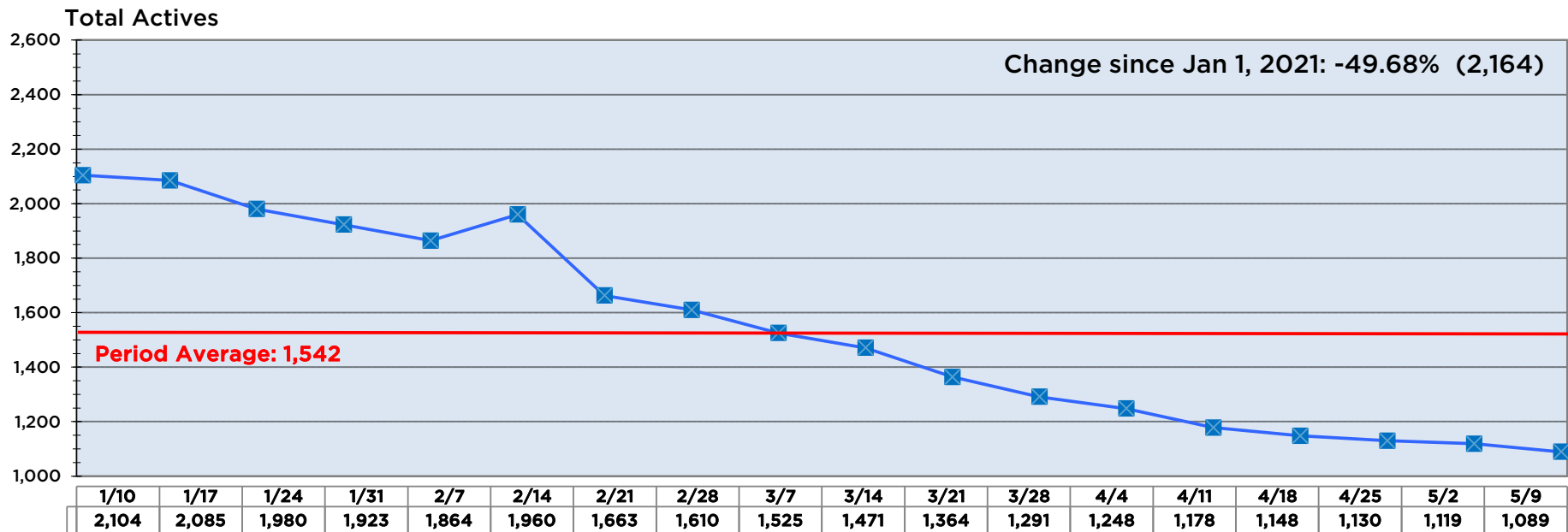




Condos, Townhomes, Villas

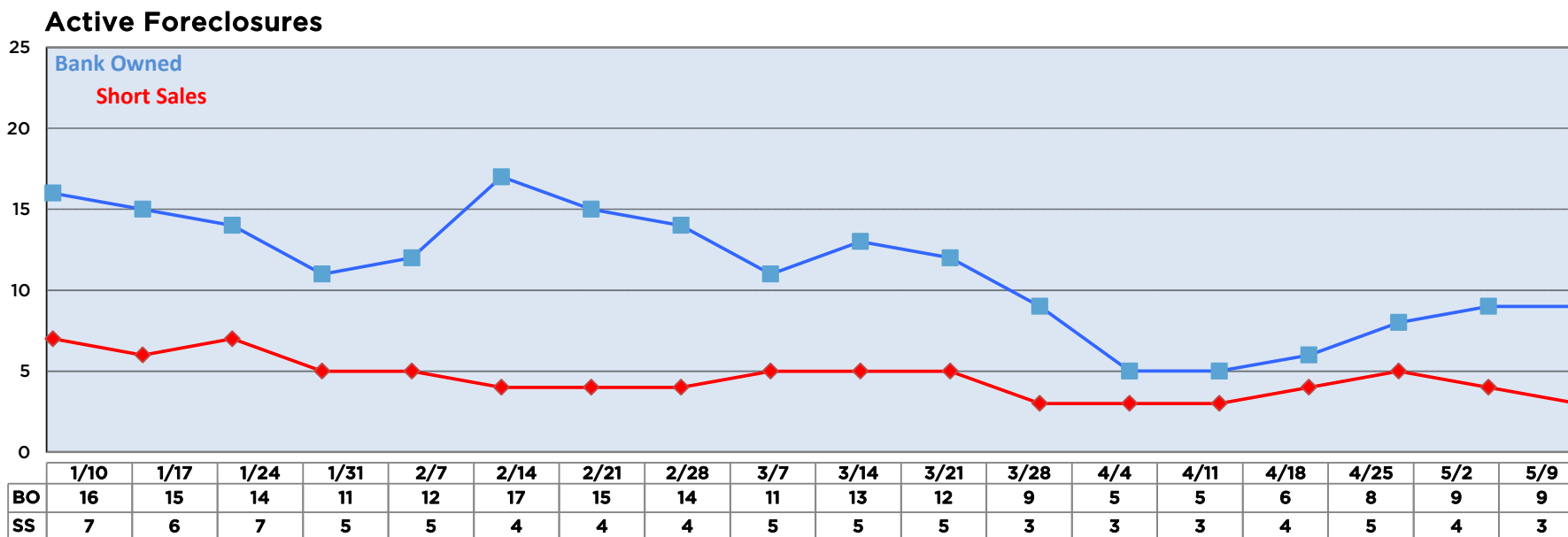
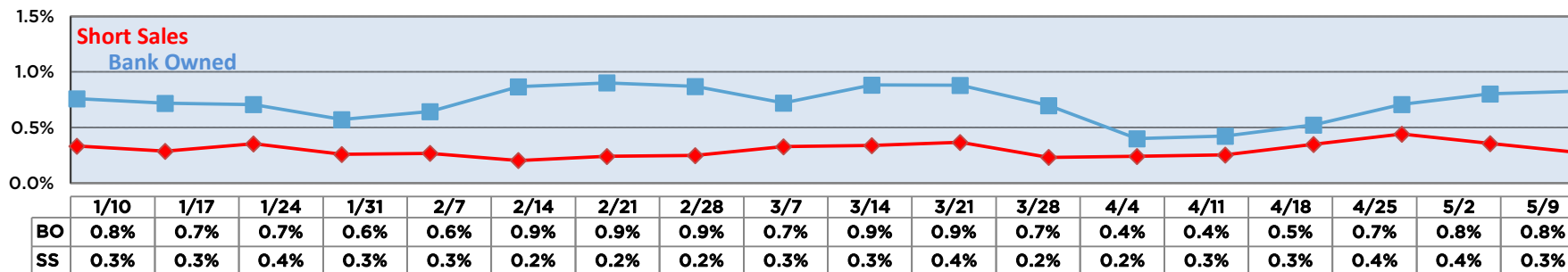
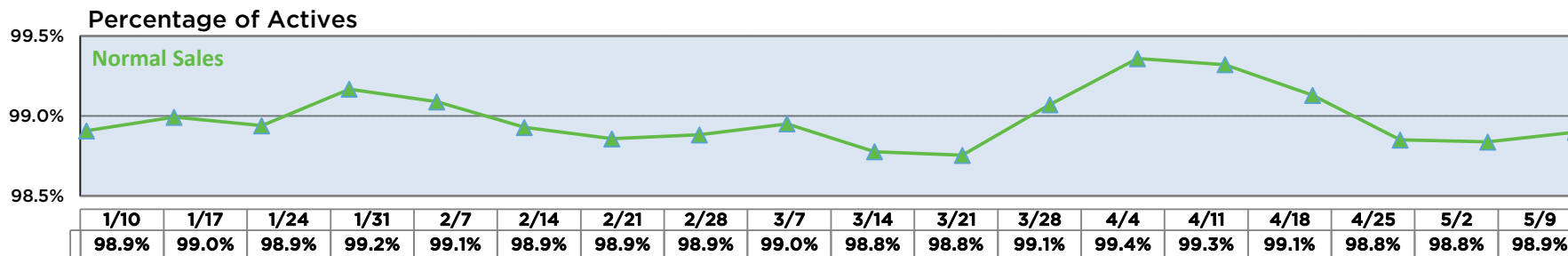


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ListToContract	71	58	54	70	67	66	66	60	69	57	61	55	65	52	61	53	53	51
CombDaysOnMkt	79	62	59	76	68	71	68	69	80	60	71	61	70	54	61	65	58	55
ListToClose	111	94	90	105	100	103	100	96	103	92	95	91	98	85	96	88	88	84





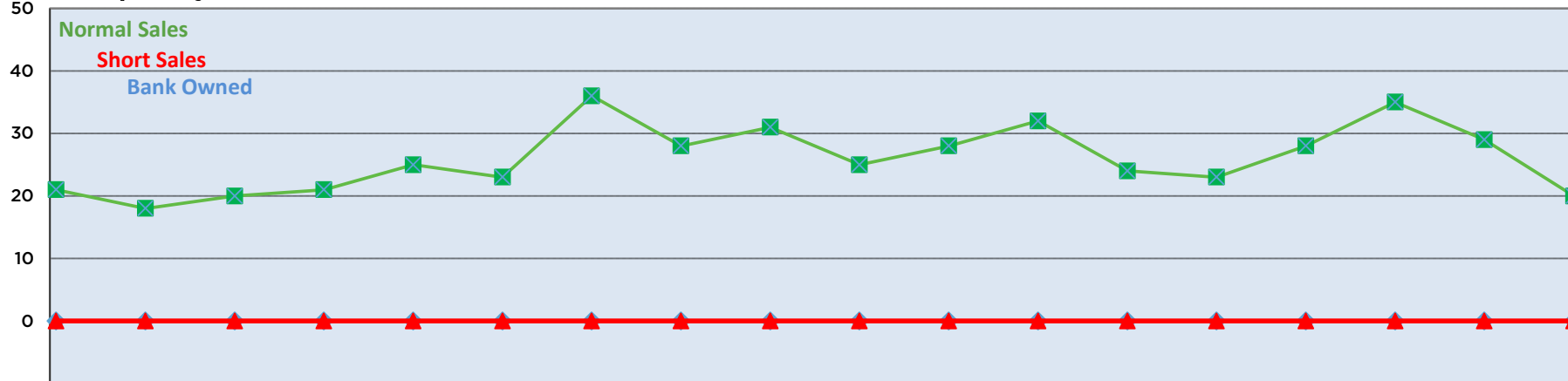
Condos, Townhomes, Villas





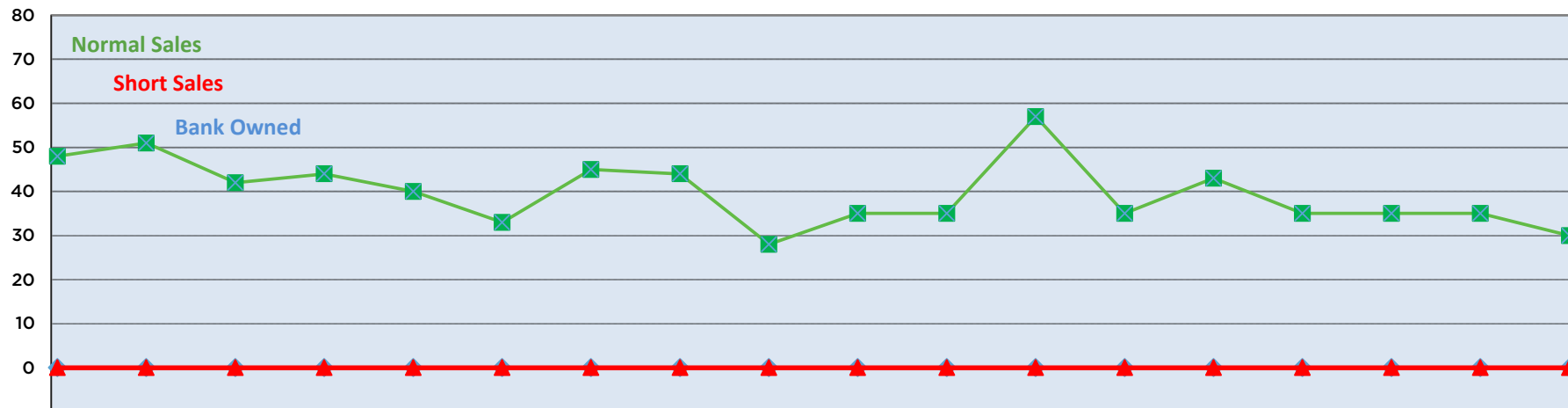
Condos, Townhomes, Villas

Temporary Off Market



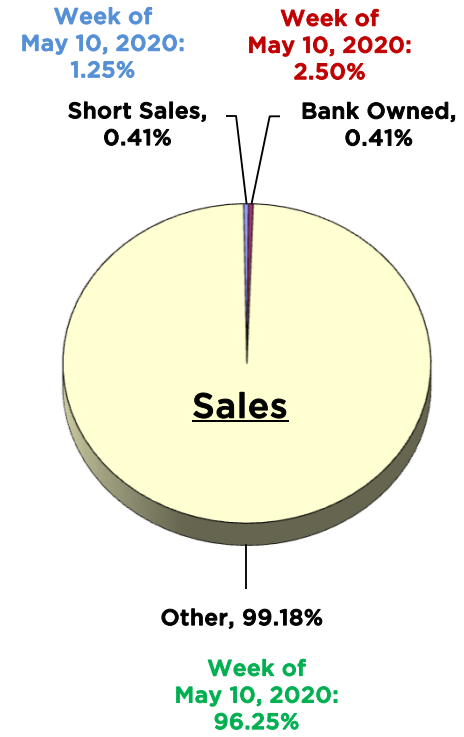
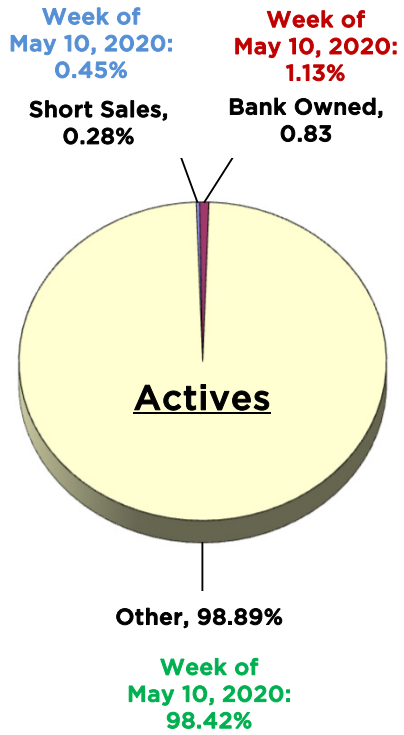
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Norm	21	18	20	21	25	23	36	28	31	25	28	32	24	23	28	35	29	20
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Withdrawn



	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	5/9
Norm	48	51	42	44	40	33	45	44	28	35	35	57	35	43	35	35	35	30
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 is the 1 Condo, Townhome, or Villa available for the Median Price of \$214,000? (± \$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>
Seminole County		1	\$214,500	3.0	2.0	1,230	\$174.39
Altamonte Springs / Forest City	32714	1	\$214,500	3.0	2.0	1,230	\$174.39