



Monday Morning Quarterback Summary

Week of May 16, 2021 - May 22, 2021

Single-family existing homes

- Sales of single-family homes decreased to 628 during the week of May 16, from 643 the week prior
- The median price of single family homes increased to \$345,000, a change of 1.2%
- The number of single-family home foreclosure transactions increased to 10 last week, from 6 the week of May 9
- The number of single-family home short-sale transactions increased to 6 from 3 the week prior
- Single-family inventory increased by 118, and now sits at 2,167

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 245 during the week of May 16, from 241 the week prior
- The median price of condos, townhomes, and villas decreased to \$189,800, a change of -11.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of May 9
- The number of condo, townhome and villa short-sale transactions remains constant at 1
- Condo inventory decreased by 34, and now sits at 1,055

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	628	102	119	180	98	110	19
Bank Owned	10	1	3	4	1	1	0
Short Sales	6	2	1	2	1	0	0
Other	612	99	115	174	96	109	19
Active Listings	2,167	362	242	461	311	534	257
Bank Owned	22	4	6	8	2	2	0
Short Sales	11	3	3	1	2	1	1
Other	2,134	355	233	452	307	531	256
Months of Inventory	1	1	0	1	1	1	3

List Price

Average Original List Price	\$420,626	\$195,407	\$276,805	\$342,751	\$440,527	\$643,289	\$1,876,468
Average Final List Price	\$418,602	\$192,428	\$277,123	\$342,232	\$440,737	\$639,545	\$1,849,100

Sale Price

Average Price	\$415,338	\$188,347	\$276,194	\$343,903	\$444,596	\$641,058	\$1,724,447
Median Price	\$345,000	\$200,000	\$275,000	\$344,995	\$445,000	\$600,000	\$1,500,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$2,024	-\$2,979	\$318	-\$519	\$210	-\$3,744	-\$27,368
<i>Original</i> List to <i>Sale</i> Price - \$	-\$5,288	-\$7,060	-\$611	\$1,152	\$4,069	-\$2,231	-\$152,021
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,264	-\$4,081	-\$929	\$1,671	\$3,859	\$1,513	-\$124,653
<i>Original</i> List to <i>Sale</i> Price - %	98.74%	96.39%	99.78%	100.34%	100.92%	99.65%	91.90%
<i>Final</i> List to <i>Sale</i> Price - %	99.22%	97.88%	99.66%	100.49%	100.88%	100.24%	93.26%

Days on the Market

Avg Days Listing to Contract	32	33	24	17	22	63	93
Combined Avg Days to Contract	38	34	24	20	29	74	136
Avg Days Listing to Closing	70	70	63	55	59	102	135
Avg Days Contract to Close	39	38	39	38	38	38	41

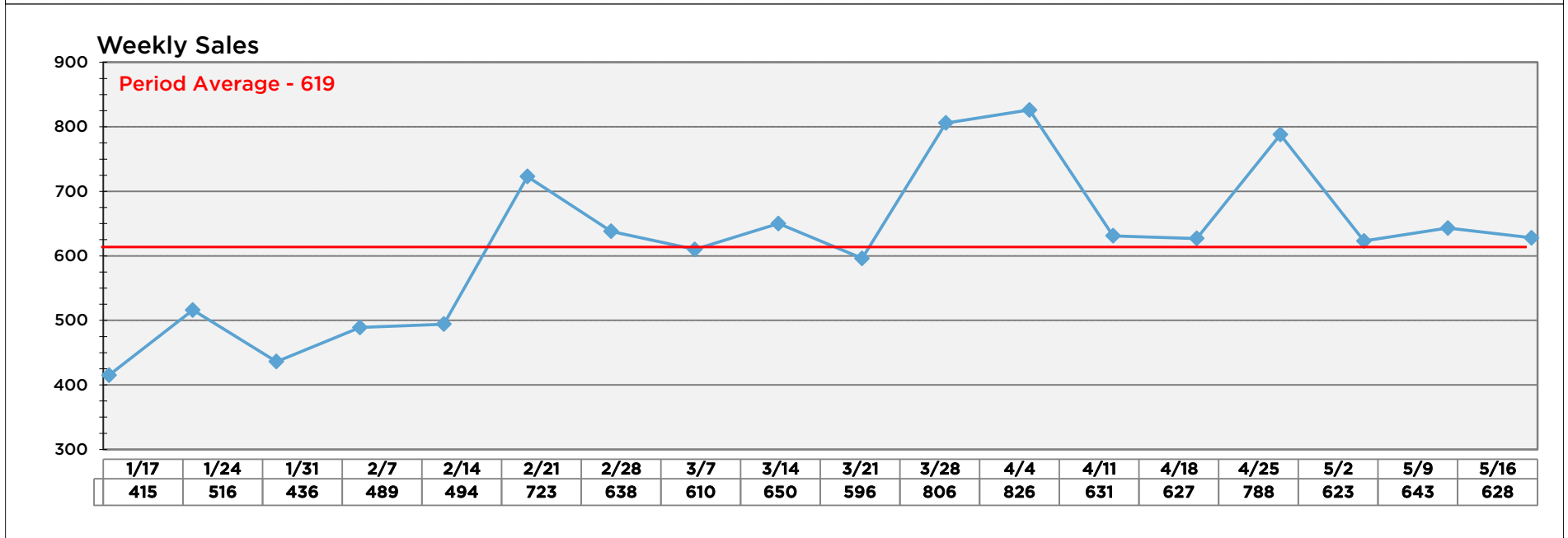
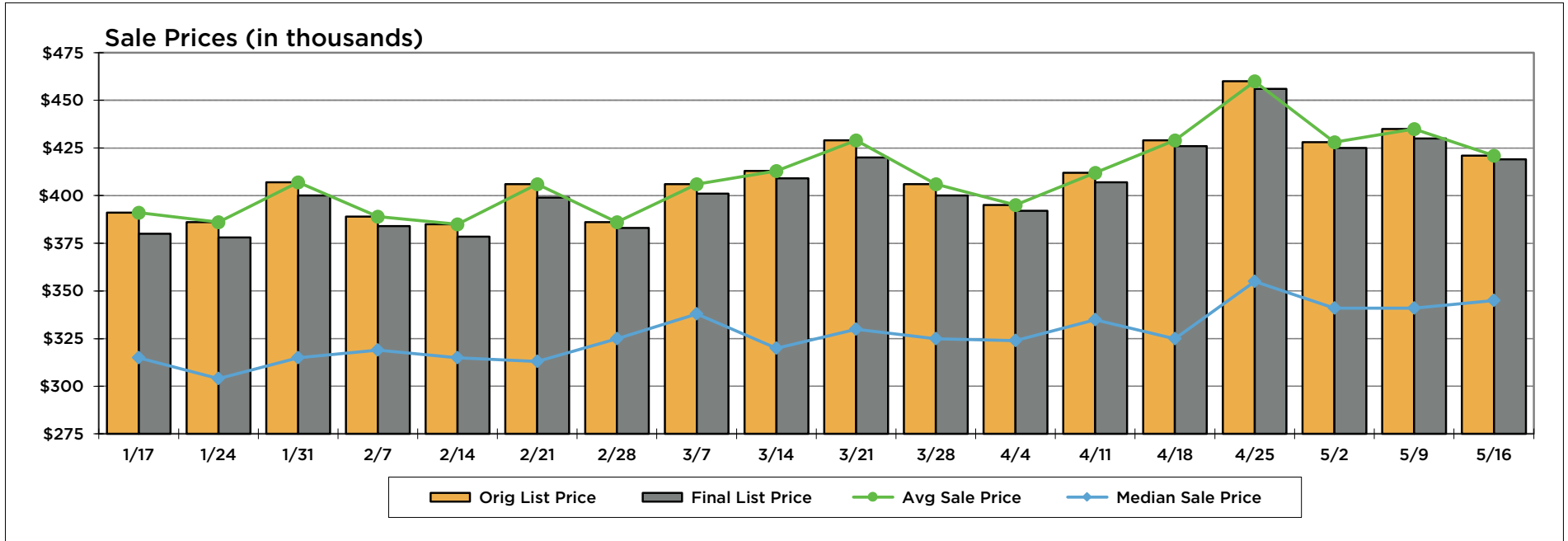
Beds / Baths

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	0	1

Square Footage

Average Square Feet	2,224	1,220	1,578	2,029	2,559	3,355	5,236
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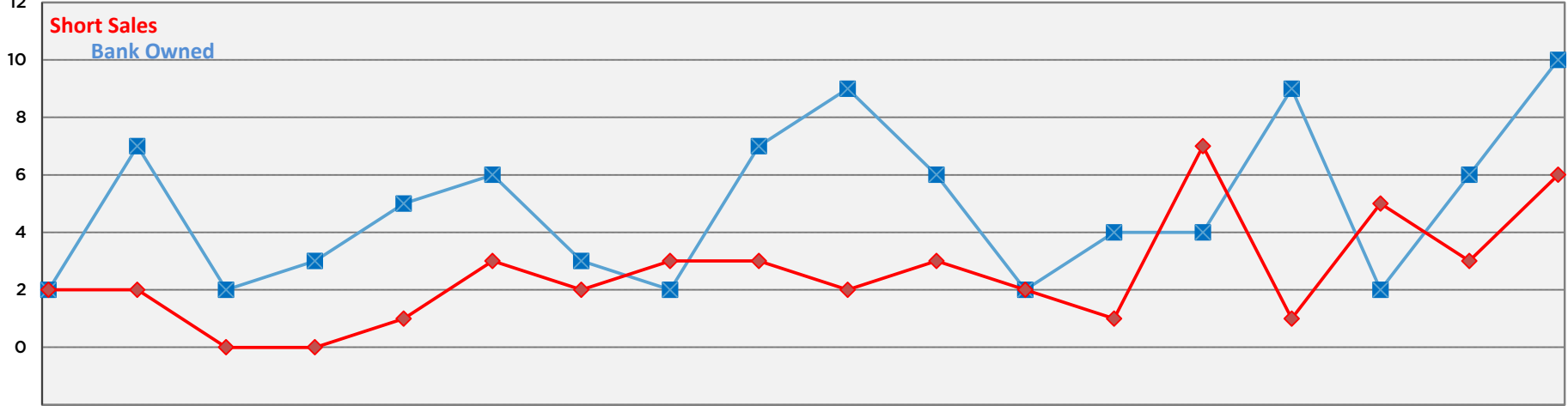
Single Family Homes





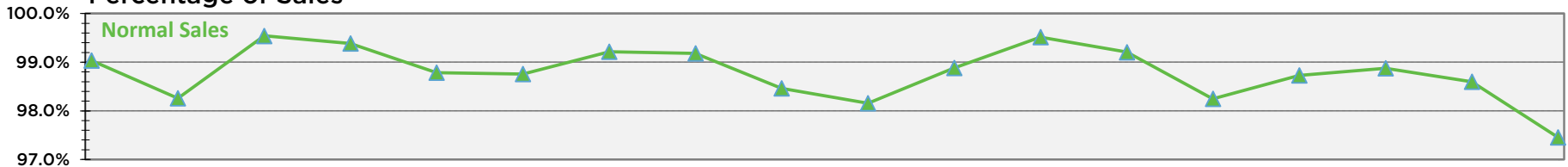
Single Family Homes

Foreclosure Sales

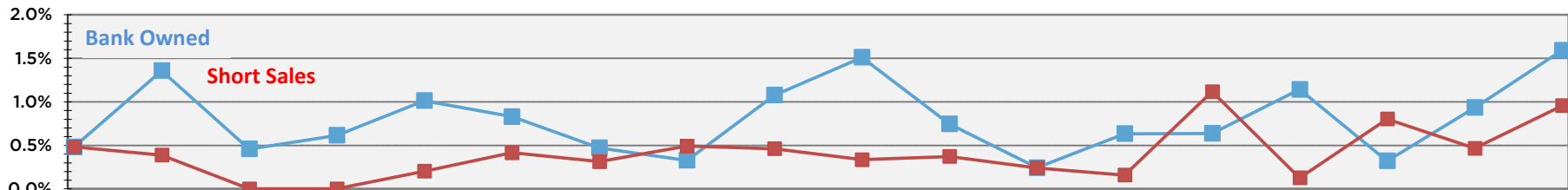


BO	2	7	2	3	5	6	3	2	7	9	6	2	4	4	9	2	6	10
SS	2	2	0	0	1	3	2	3	3	2	3	2	1	7	1	5	3	6

Percentage of Sales



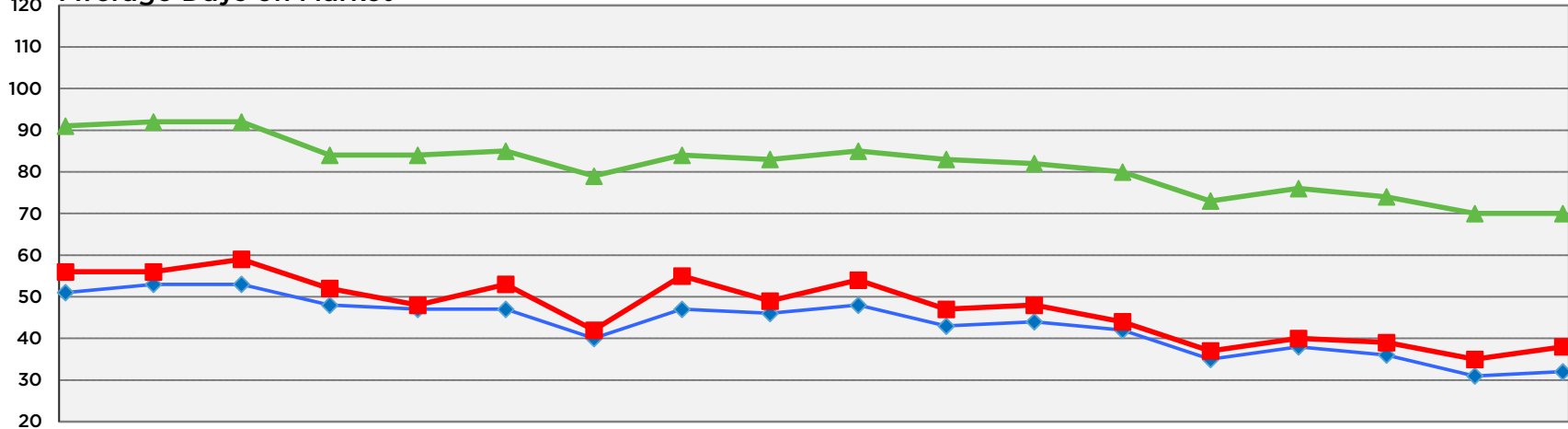
1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16
99.0%	98.3%	99.5%	99.4%	98.8%	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%



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	5/16
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%	1.6%
SS	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%	1.0%

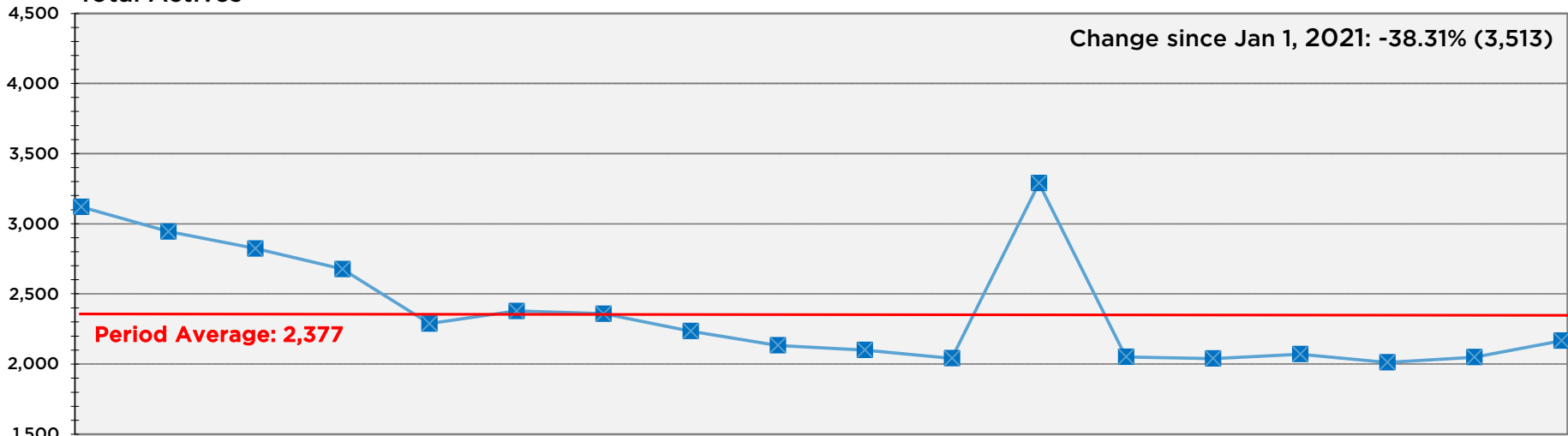
Single Family Homes

Average Days on Market



	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	5/16
ListToContract	51	53	53	48	47	47	40	47	46	48	43	44	42	35	38	36	31	32
CombDaysOnMkt	56	56	59	52	48	53	42	55	49	54	47	48	44	37	40	39	35	38
ListToClose	91	92	92	84	84	85	79	84	83	85	83	82	80	73	76	74	70	70

Total Actives

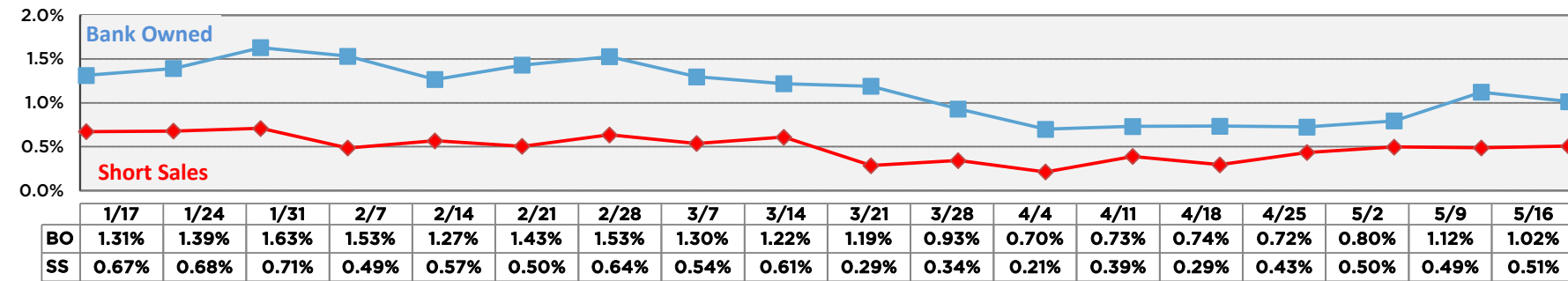
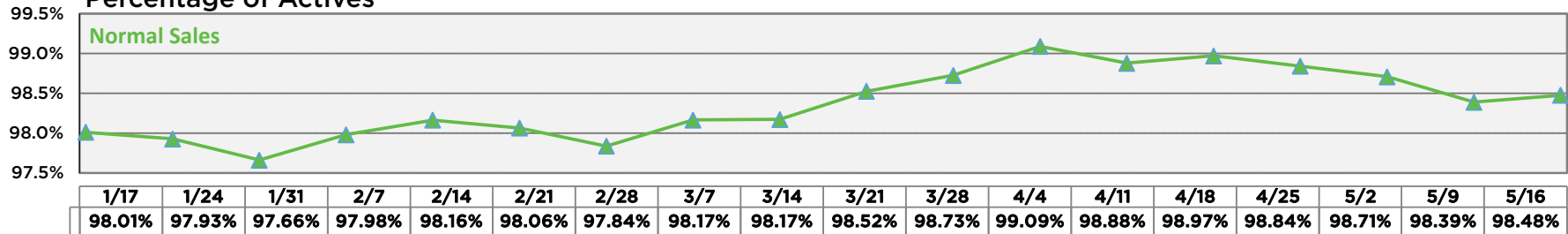


	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16
Total Actives	3,120	2,945	2,823	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167

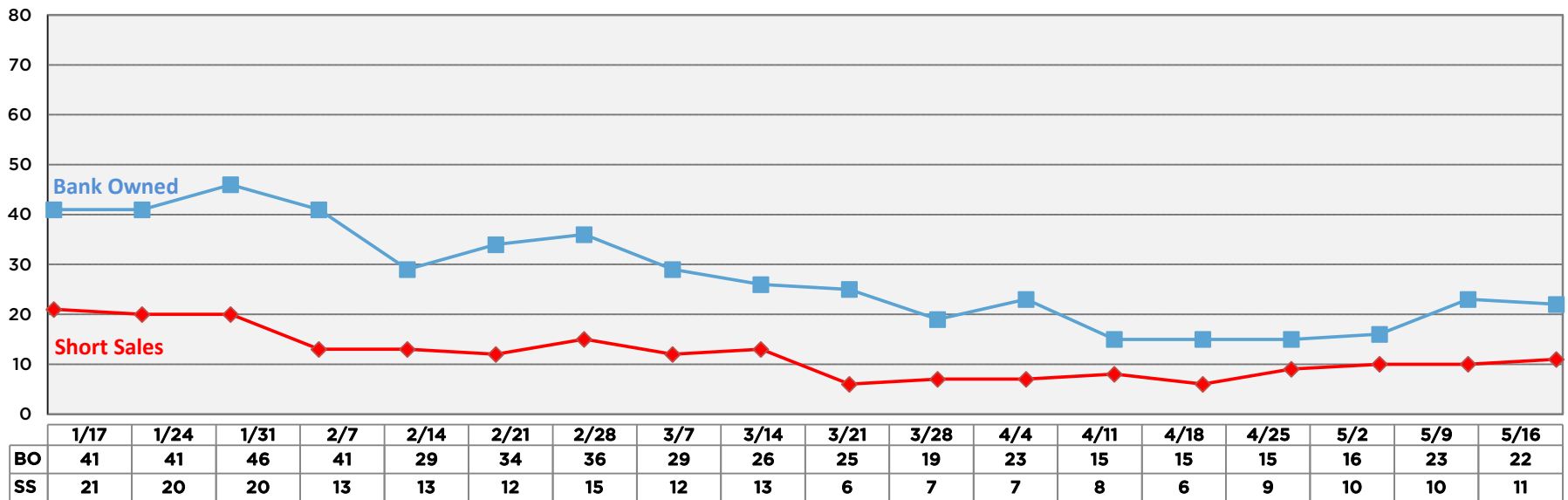


Single Family Homes

Percentage of Actives



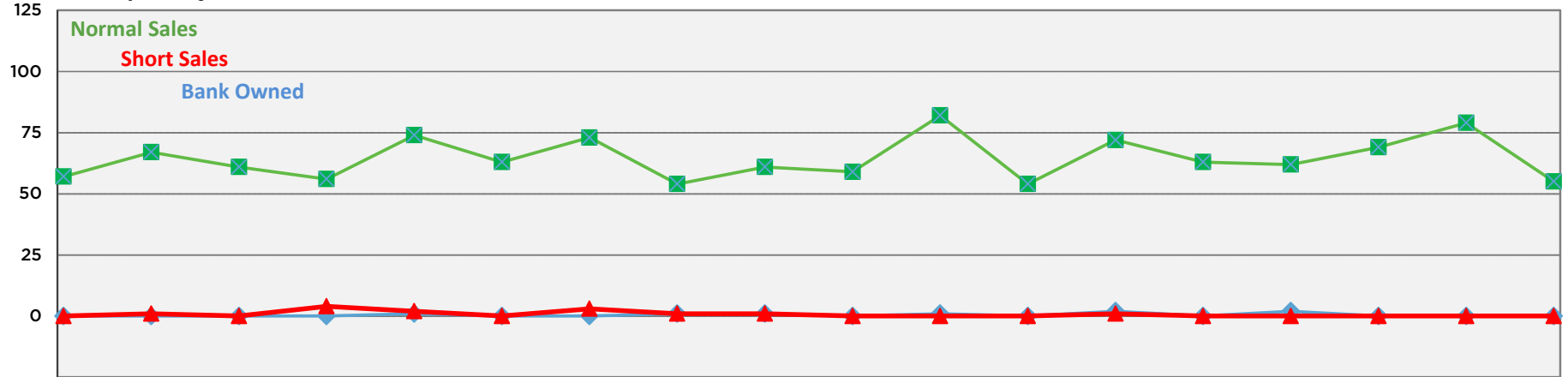
Active Foreclosures





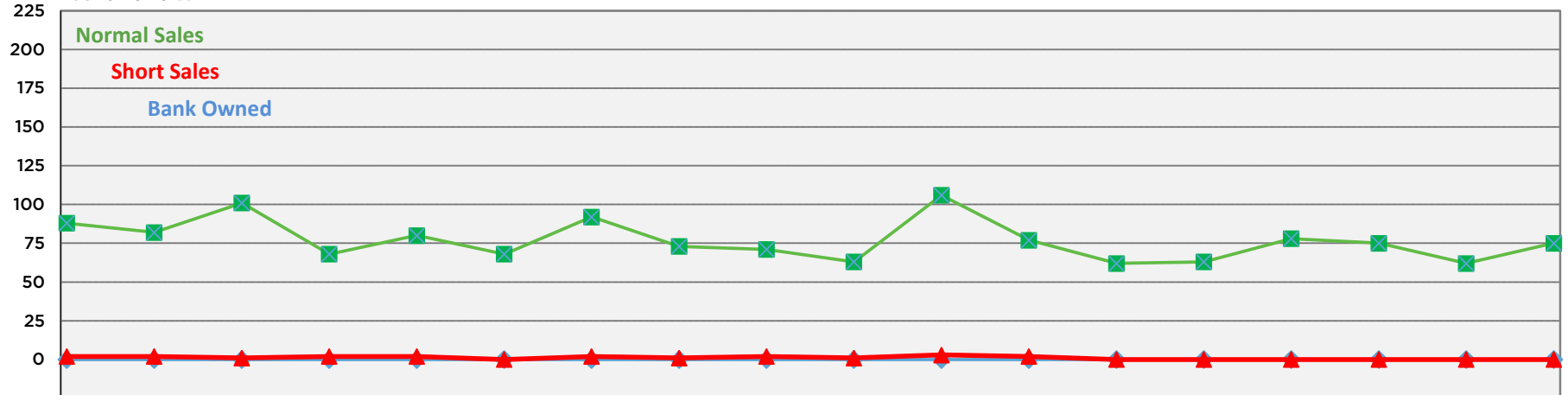
Single Family Homes

Temporary Off Market



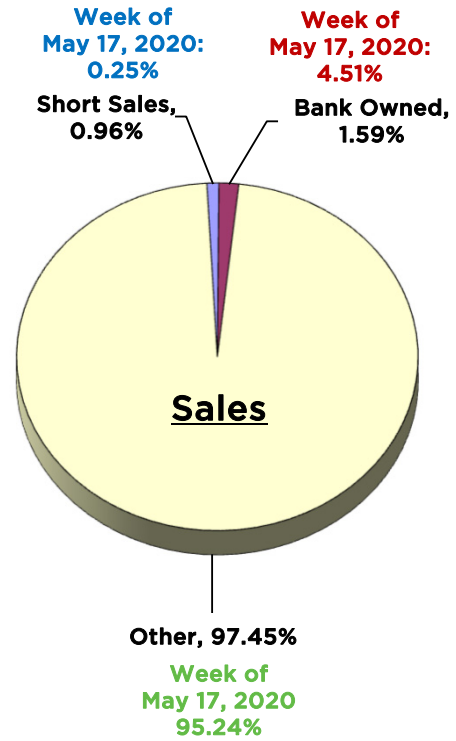
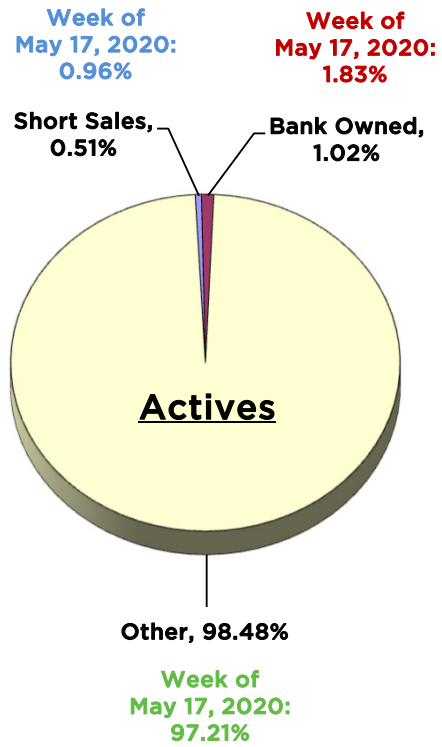
	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16
Norm	57	67	61	56	74	63	73	54	61	59	82	54	72	63	62	69	79	55
BO	0	0	0	0	1	0	0	1	1	0	1	0	2	0	2	0	0	0
SS	0	1	0	4	2	0	3	1	1	0	0	0	1	0	0	0	0	0

Withdrawn



	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	5/16
Norm	88	82	101	68	80	68	92	73	71	63	106	77	62	63	78	75	62	75
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	2	2	1	2	2	0	2	1	2	1	3	2	0	0	0	0	0	0

Single Family Homes



Where are the 11 Single Family Homes available for the Median Price of \$345,000? (± \$500)

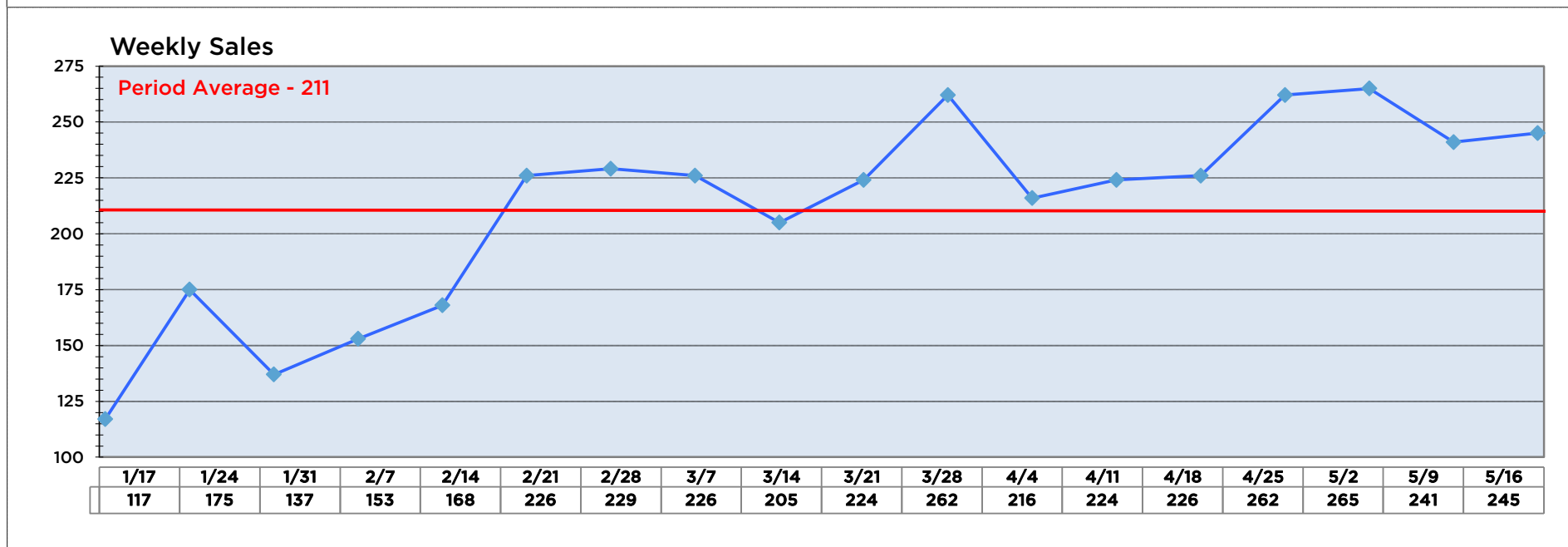
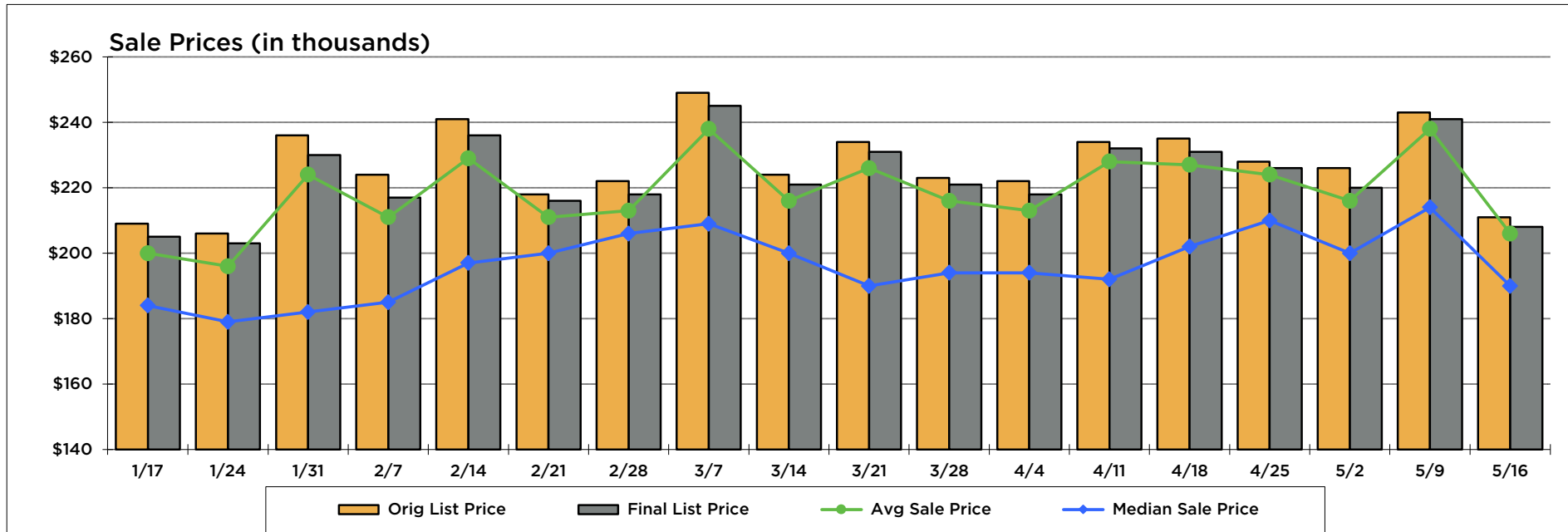
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		7	\$345,000	3.6	2.0	1,995	\$172.91
Apopka / Hunt Club	32703	2	\$345,000	4.0	2.0	2,137	\$161.44
Delaney / Crystal Lake	32806	1	\$345,000	2.0	2.0	1,616	\$213.49
Hiawassee	32818	1	\$345,000	4.0	2.0	2,160	\$159.72
Taft	32824	1	\$345,000	3.0	2.0	2,207	\$156.32
Rio Pinar / Union Park	32825	2	\$345,000	4.0	2.0	1,855	\$185.98
Osceola County		2	\$345,000	4.0	3.0	2,280	\$151.35
Kissimmee (East)	34744	1	\$345,000	4.0	3.0	1,810	\$190.61
Kissimmee (West) / Pleasant Hill	34746	1	\$345,000	4.0	3.0	2,749	\$125.50
Lake County		2	\$344,950	3.0	2.0	2,190	\$157.55
Eustis (West)	32726	1	\$345,000	3.0	2.0	1,720	\$200.58
Leesburg (West)	34748	1	\$344,900	3.0	2.0	2,659	\$129.71

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	245	184	25	28	6	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	244	183	25	28	6	2	0
Active Listings	1,055	656	127	164	61	36	11
Bank Owned	10	8	2	0	0	0	0
Short Sales	3	2	0	1	0	0	0
Other	1,042	646	125	163	61	36	11
Months of Inventory	1	1	1	1	2	4	0
<i>List Price</i>							
Average Original List Price	\$210,785	\$169,789	\$276,980	\$337,846	\$446,983	\$667,500	\$0
Average Final List Price	\$208,442	\$168,231	\$276,980	\$338,306	\$446,983	\$517,500	\$0
<i>Sale Price</i>							
Average Price	\$205,906	\$165,402	\$275,684	\$337,225	\$442,273	\$512,500	\$0
Median Price	\$189,800	\$170,000	\$278,000	\$331,500	\$442,500	\$512,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,343	-\$1,558	\$0	\$460	\$0	-\$150,000	\$0
Original List to Sale Price - \$	-\$4,879	-\$4,387	-\$1,296	-\$621	-\$4,710	-\$155,000	\$0
Final List to Sale Price - \$	-\$2,536	-\$2,829	-\$1,296	-\$1,081	-\$4,710	-\$5,000	\$0
Original List to Sale Price - %	97.69%	97.42%	99.53%	99.82%	98.95%	76.78%	0.00%
Final List to Sale Price - %	98.78%	98.32%	99.53%	99.68%	98.95%	99.03%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	63	64	34	44	26	748	0
Combined Avg Days to Contract	70	72	34	44	26	748	0
Avg Days Listing to Closing	98	99	74	72	61	769	0
Avg Days Contract to Close	35	35	40	32	35	21	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	3	3	2	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,326	1,161	1,666	1,891	2,043	2,148	0



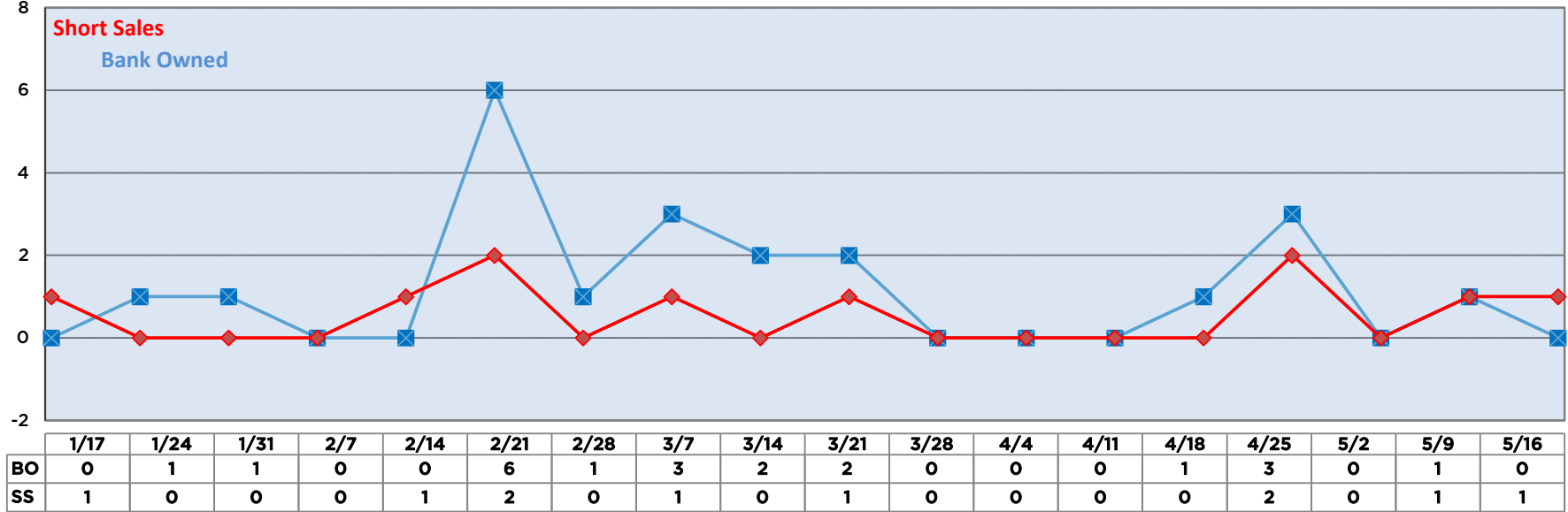
Condos, Townhomes, Villas



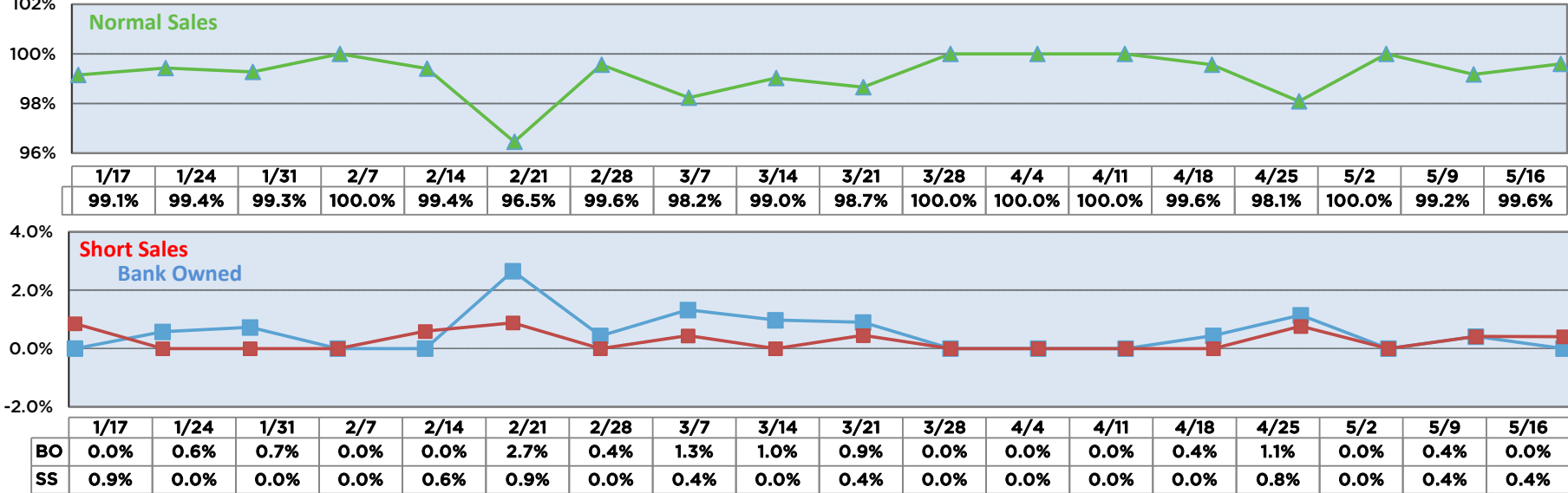


Condos, Townhomes, Villas

Foreclosure Sales



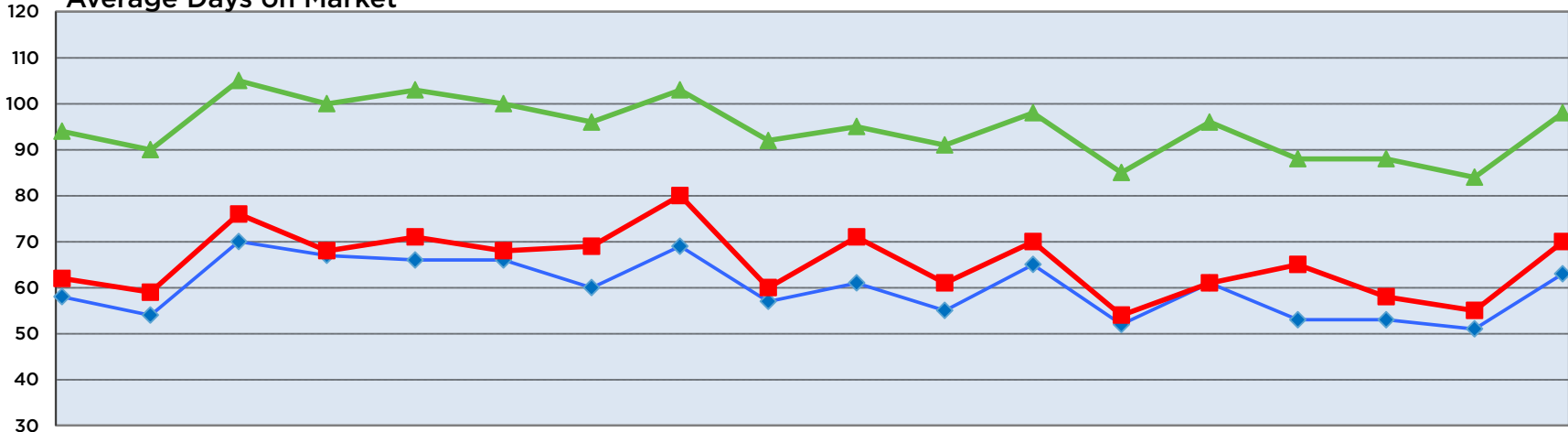
Percentage of Sales





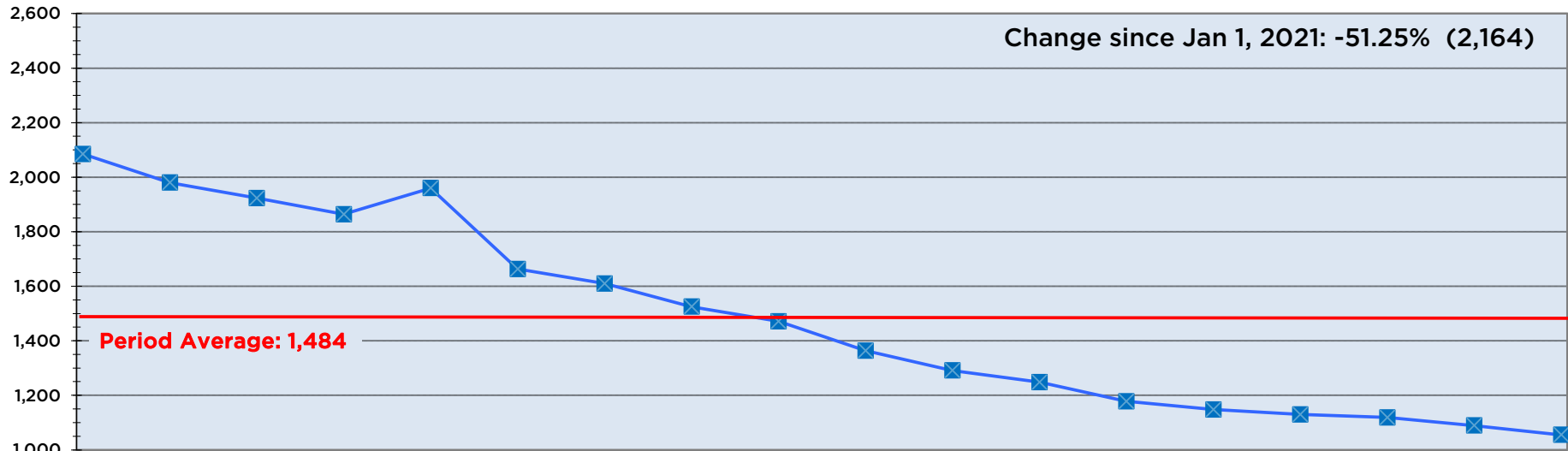
Condos, Townhomes, Villas

Average Days on Market



	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	5/16
ListToContract	58	54	70	67	66	66	60	69	57	61	55	65	52	61	53	53	51	63
CombDaysOnMkt	62	59	76	68	71	68	69	80	60	71	61	70	54	61	65	58	55	70
ListToClose	94	90	105	100	103	100	96	103	92	95	91	98	85	96	88	88	84	98

Total Actives

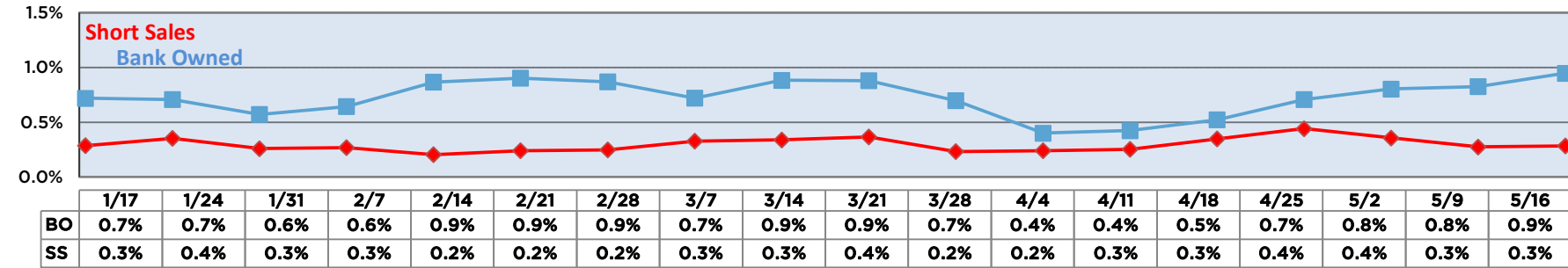
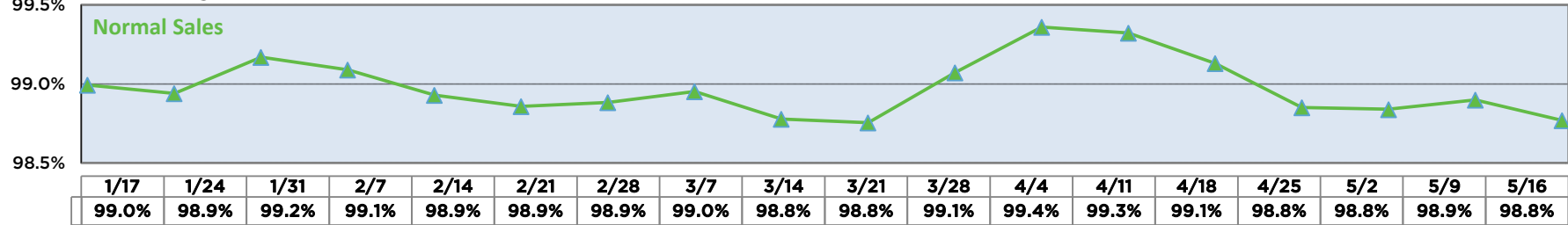


	1/17	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16
Total Actives	2,085	1,980	1,923	1,864	1,960	1,663	1,610	1,525	1,471	1,364	1,291	1,248	1,178	1,148	1,130	1,119	1,089	1,055

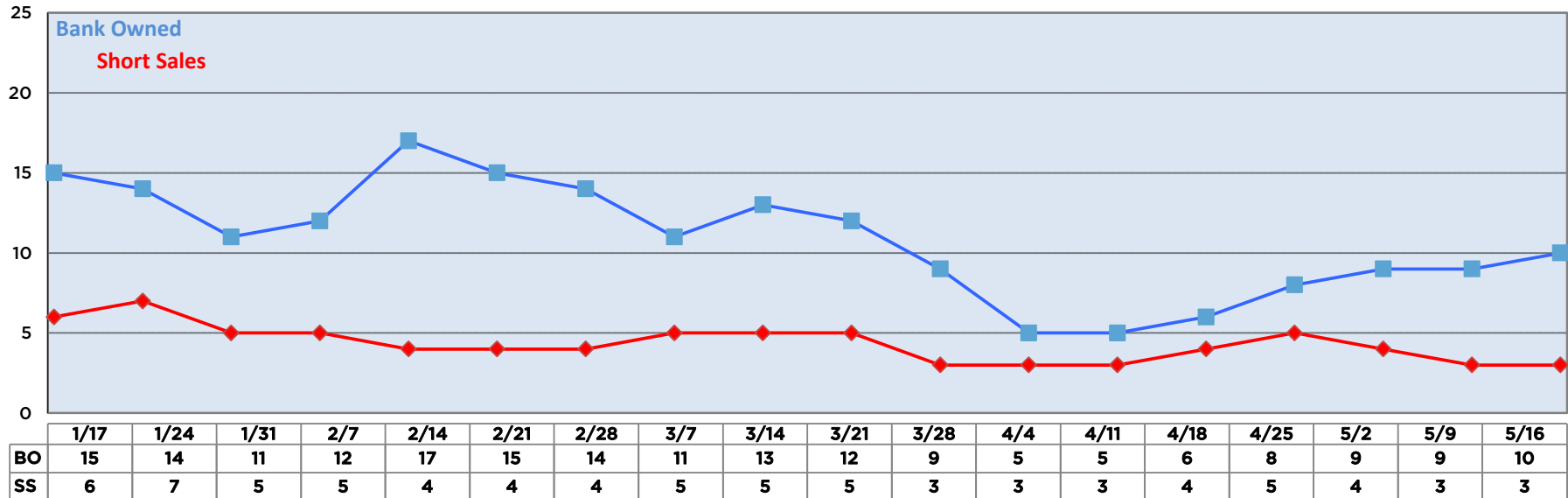


Condos, Townhomes, Villas

Percentage of Actives



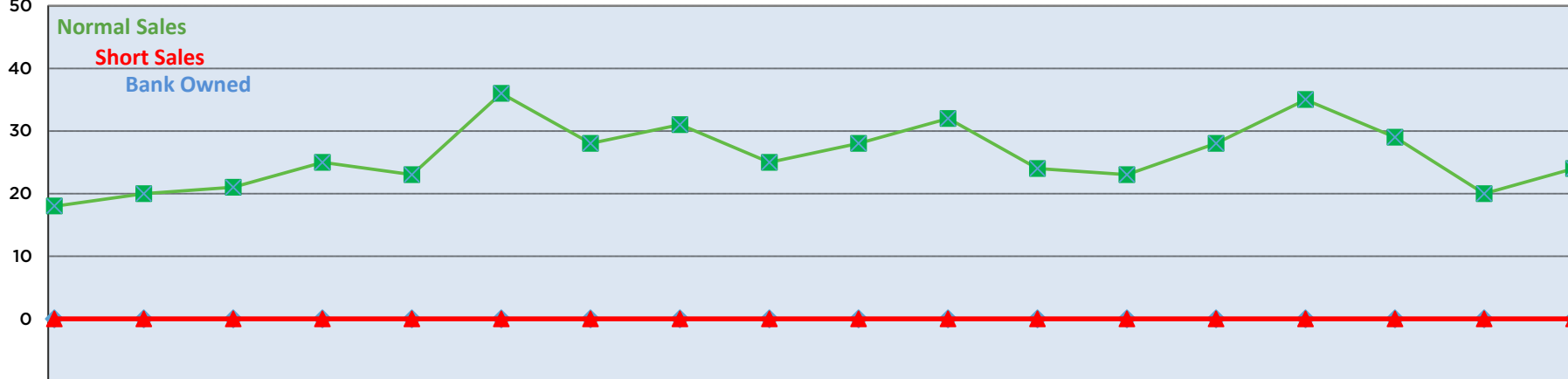
Active Foreclosures





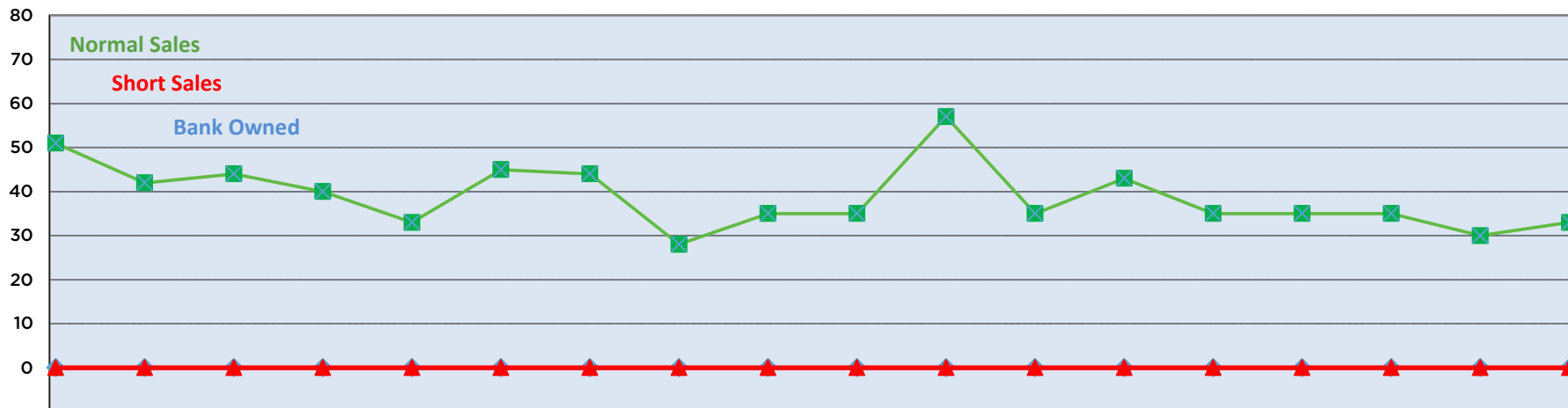
Condos, Townhomes, Villas

Temporary Off Market



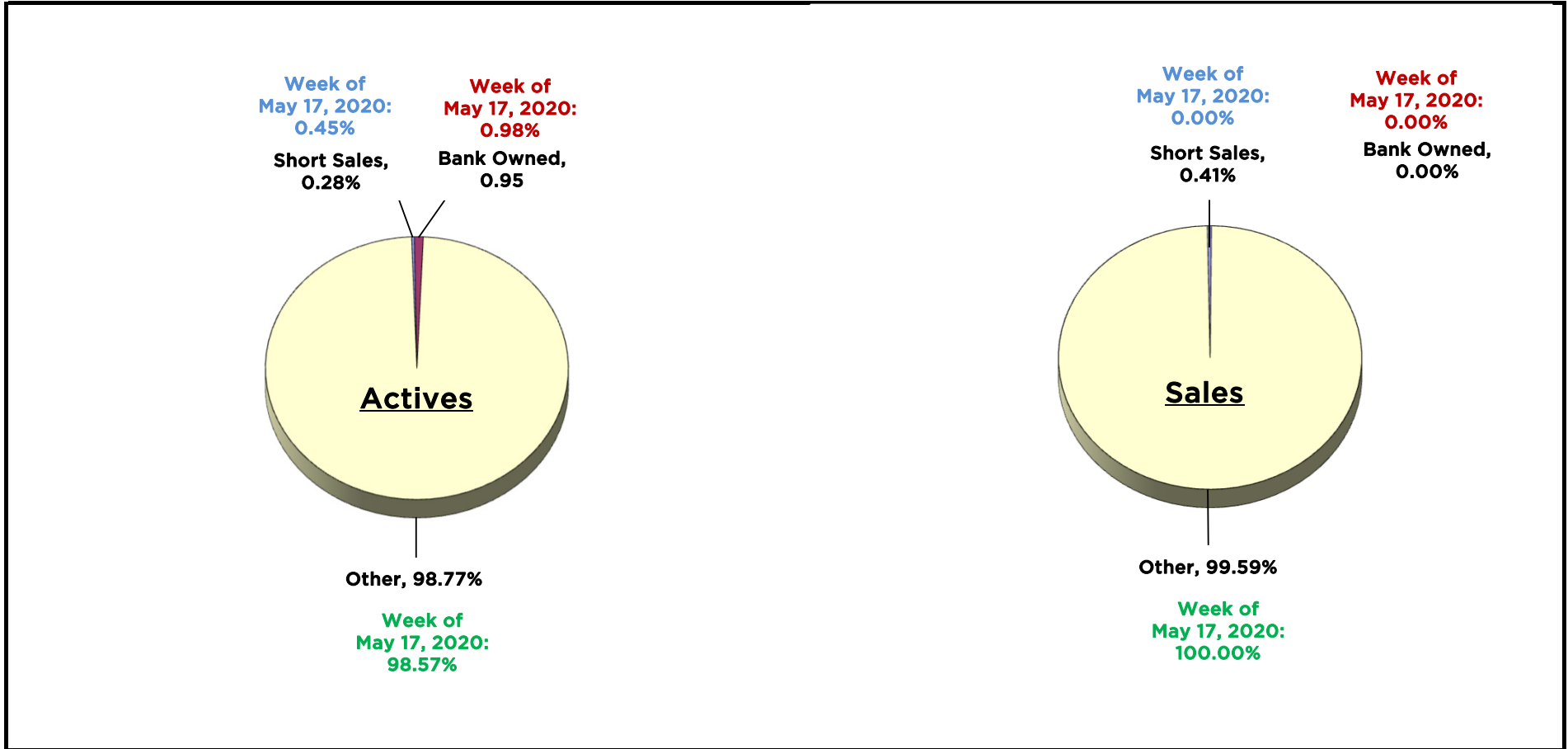
Norm	18	20	21	25	23	36	28	31	25	28	32	24	23	28	35	29	20	24
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Withdrawn



Norm	51	42	44	40	33	45	44	28	35	35	57	35	43	35	35	35	30	33
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 8 Condos, Townhomes, or Villas available for the Median Price of \$189,800? (± \$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>
Orange County		6	\$189,950	2.3	2.3	1,059	\$179.31
Winter Park (West)	32789	1	\$189,900	2.0	2.0	898	\$211.47
Colonialtown	32803	2	\$190,000	2.0	2.0	845	\$224.85
Pine Hills / Rosemont	32808	1	\$190,000	2.0	2.0	1,298	\$146.38
Williamsburg / Lake Bryan	32821	2	\$189,900	3.0	3.0	1,235	\$153.77
Osceola County		2	\$189,900	3.0	2.0	1,469	\$129.32
Kissimmee (Central)	34741	1	\$189,900	3.0	2.0	1,433	\$132.52
Kissimmee / Buena Ventura Lakes	34743	1	\$189,900	3.0	2.0	1,504	\$126.26