



Monday Morning Quarterback Summary

Week of May 23, 2021 - May 29, 2021

Single-family existing homes

- Sales of single-family homes increased to 816 during the week of May 23, from 628 the week prior
- The median price of a single family home remains constant at \$345,000
- The number of single-family home foreclosure transactions decreased to 7 last week, from 10 the week of May 16
- The number of single-family home short-sale transactions decreased to 4 from 6 the week prior
- Single-family inventory decreased by 59, and now sits at 2,108

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 298 during the week of May 23, from 245 the week prior
- The median price of condos, townhomes, and villas increased to \$200,000, a change of 5.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 0 the week of May 16
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 64, and now sits at 9,991

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	816	169	119	217	132	149	30
Bank Owned	7	4	0	2	1	0	0
Short Sales	4	1	1	2	0	0	0
Other	805	164	118	213	131	149	30
Active Listings	2,108	351	230	442	306	517	262
Bank Owned	24	7	7	7	2	1	0
Short Sales	10	3	3	0	2	1	1
Other	2,074	341	220	435	302	515	261
Months of Inventory	1	0	0	0	1	1	2

List Price

Average Original List Price	\$423,713	\$196,694	\$272,378	\$341,358	\$434,292	\$695,534	\$1,501,997
Average Final List Price	\$413,150	\$194,665	\$271,446	\$340,661	\$434,814	\$644,799	\$1,484,530

Sale Price

Average Price	\$412,837	\$191,067	\$273,037	\$343,253	\$437,665	\$644,972	\$1,457,817
Median Price	\$345,000	\$205,000	\$274,000	\$341,000	\$435,000	\$595,000	\$1,375,000

Price Differences

<i>Original to Final</i> List Price	-\$10,563	-\$2,029	-\$932	-\$697	\$522	-\$50,735	-\$17,467
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,876	-\$5,627	\$659	\$1,895	\$3,373	-\$50,562	-\$44,180
<i>Final</i> List to <i>Sale</i> Price - \$	-\$313	-\$3,598	\$1,591	\$2,592	\$2,851	\$173	-\$26,713
<i>Original</i> List to <i>Sale</i> Price - %	97.43%	97.14%	100.24%	100.56%	100.78%	92.73%	97.06%
<i>Final</i> List to <i>Sale</i> Price - %	99.92%	98.15%	100.59%	100.76%	100.66%	100.03%	98.20%

Days on the Market

Avg Days Listing to Contract	28	38	28	19	21	28	61
Combined Avg Days to Contract	30	39	28	21	22	36	67
Avg Days Listing to Closing	65	75	63	56	55	67	104
Avg Days Contract to Close	38	38	36	37	36	41	51

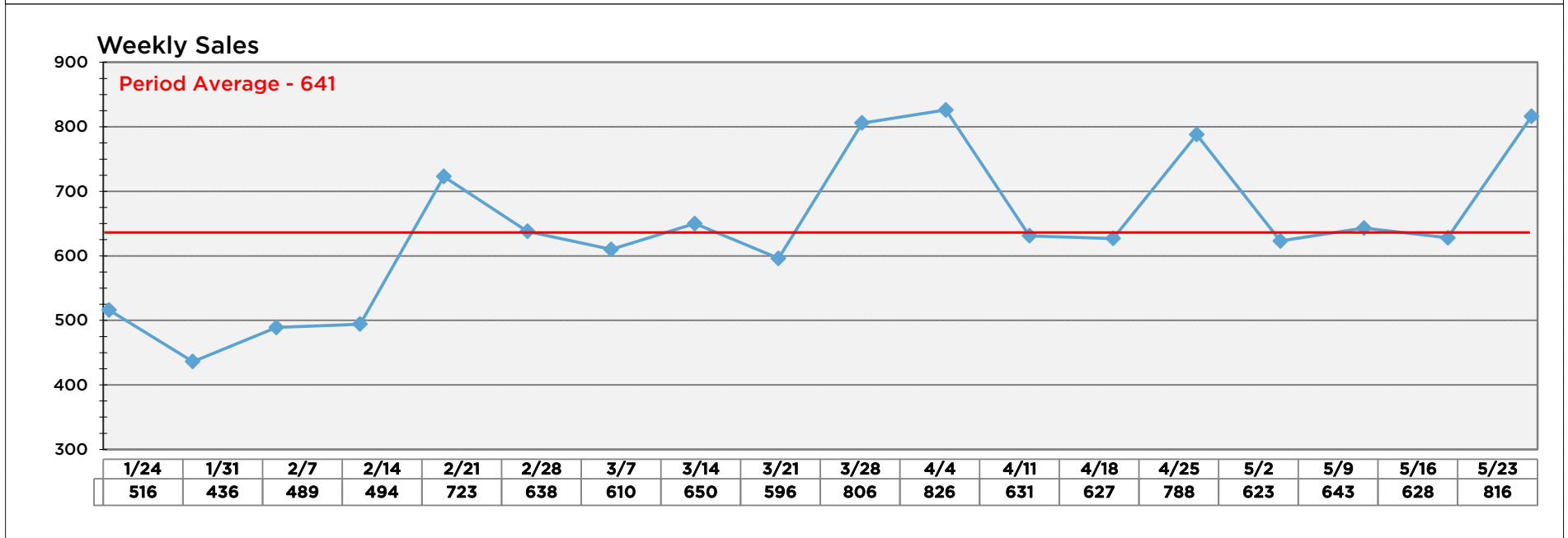
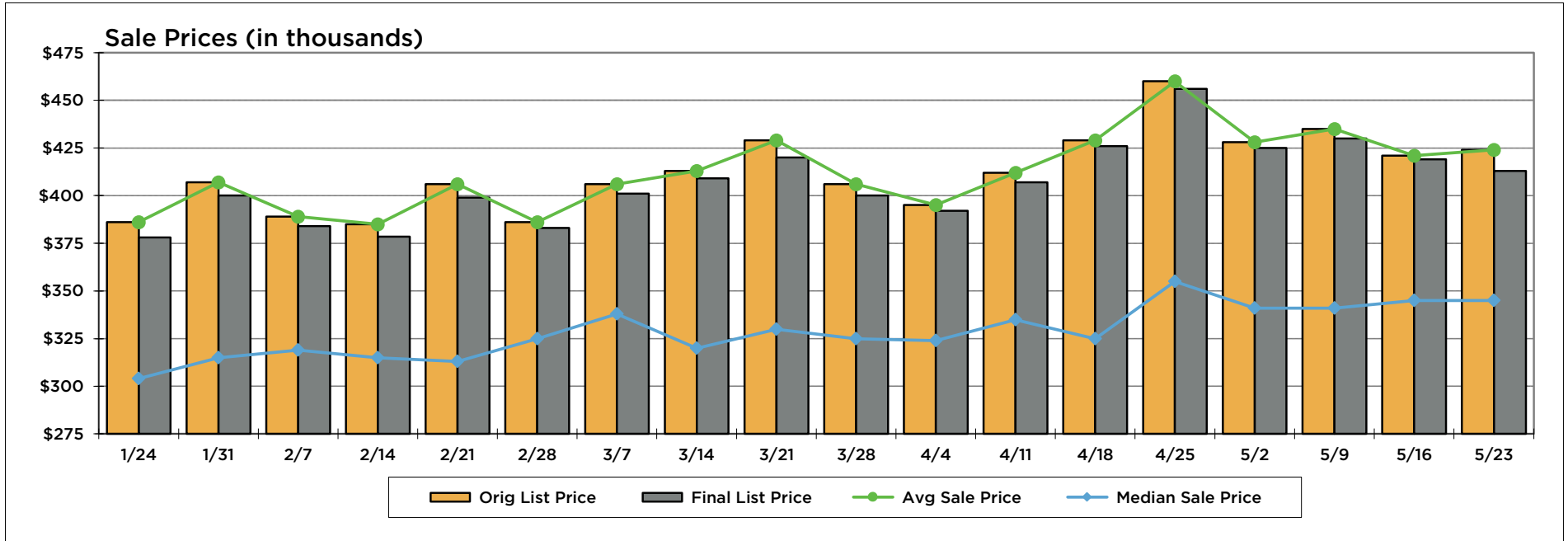
Beds / Baths

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

Square Footage

Average Square Feet	2,197	1,296	1,643	2,029	2,424	3,148	4,971
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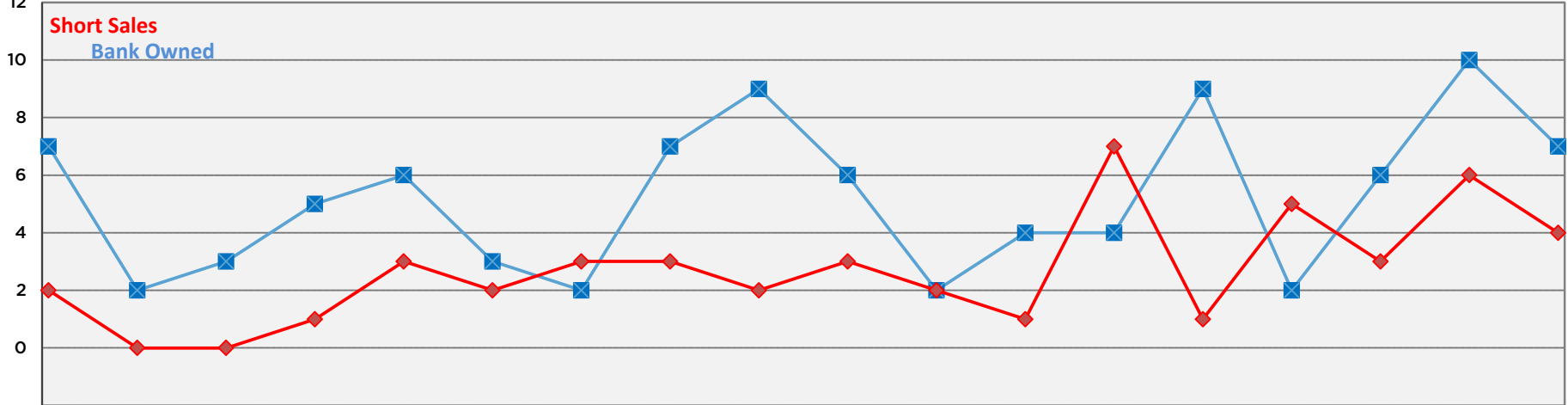
Single Family Homes





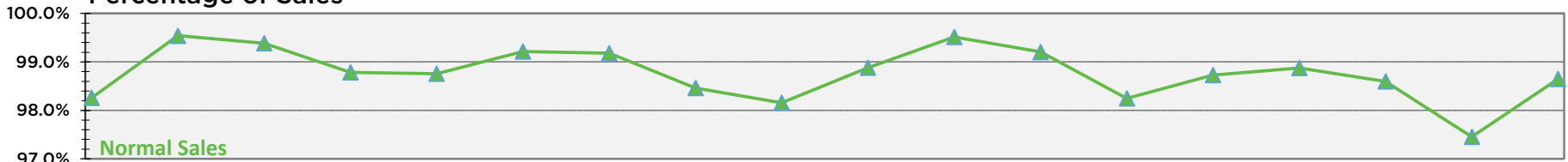
Single Family Homes

Foreclosure Sales

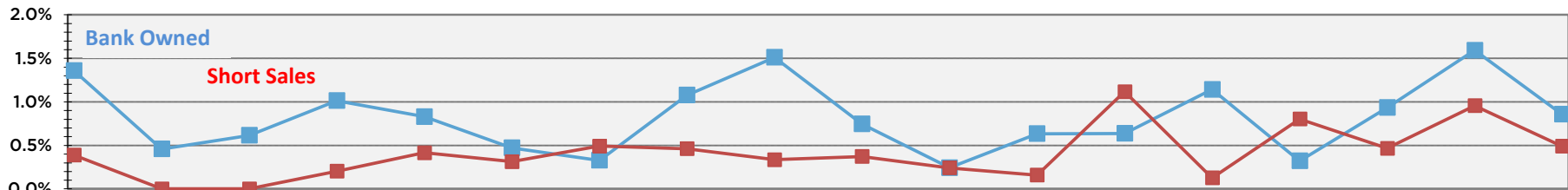


	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23
BO	7	2	3	5	6	3	2	7	9	6	2	4	4	9	2	6	10	7
SS	2	0	0	1	3	2	3	3	2	3	2	1	7	1	5	3	6	4

Percentage of Sales

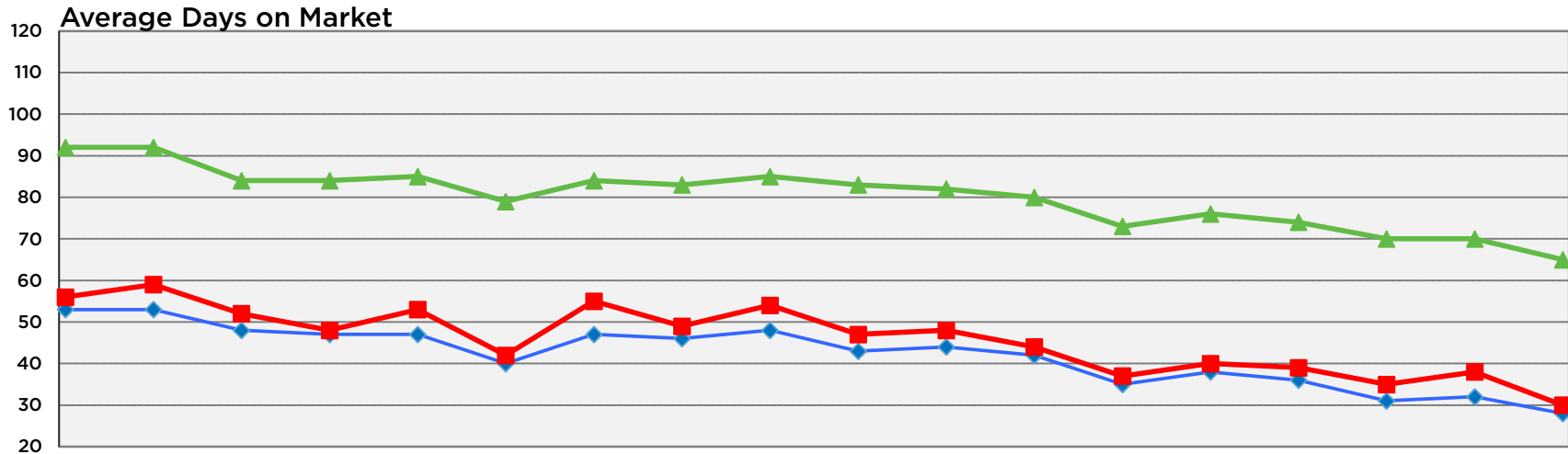


Date	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23
Normal Sales	98.3%	99.5%	99.4%	98.8%	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%	98.7%

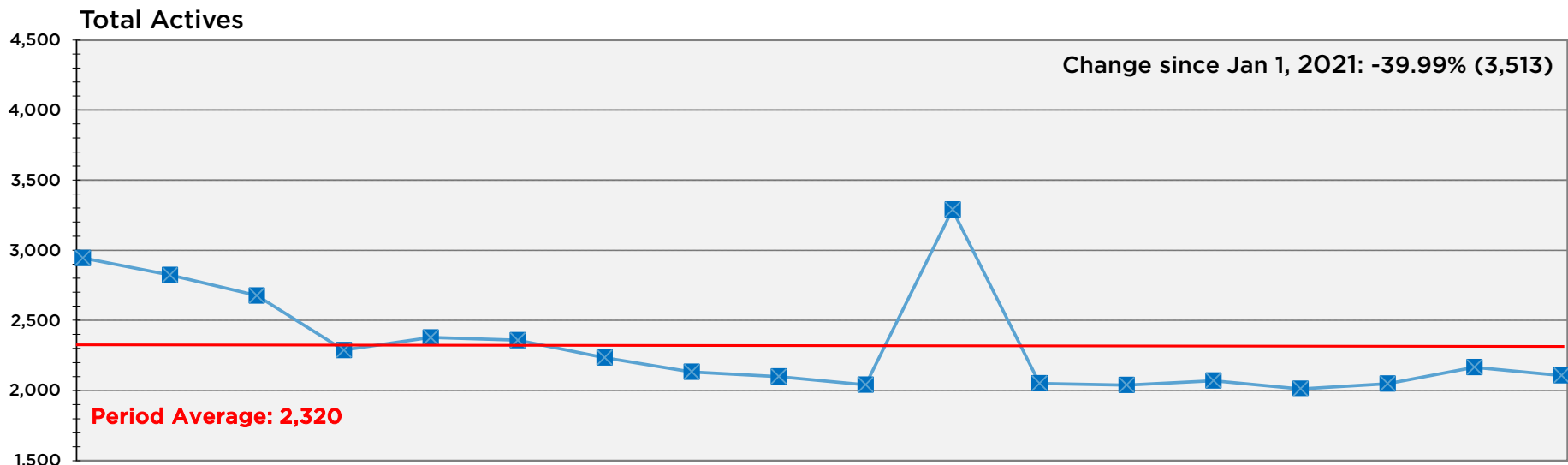


	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23
BO	1.4%	0.5%	0.6%	1.0%	0.8%	0.5%	0.3%	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%
SS	0.4%	0.0%	0.0%	0.2%	0.4%	0.3%	0.5%	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%

Single Family Homes



	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	5/23
ListToContract	53	53	48	47	47	40	47	46	48	43	44	42	35	38	36	31	32	28
CombDaysOnMkt	56	59	52	48	53	42	55	49	54	47	48	44	37	40	39	35	38	30
ListToClose	92	92	84	84	85	79	84	83	85	83	82	80	73	76	74	70	70	65

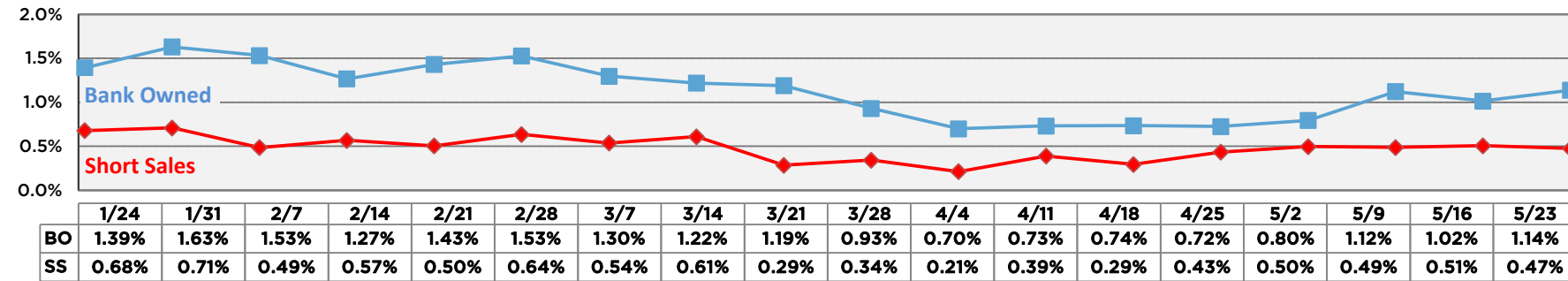
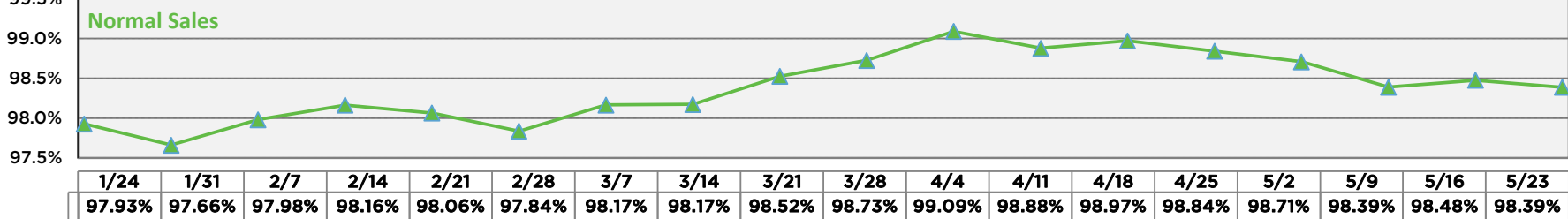


	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23
Total Actives	2,945	2,823	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108

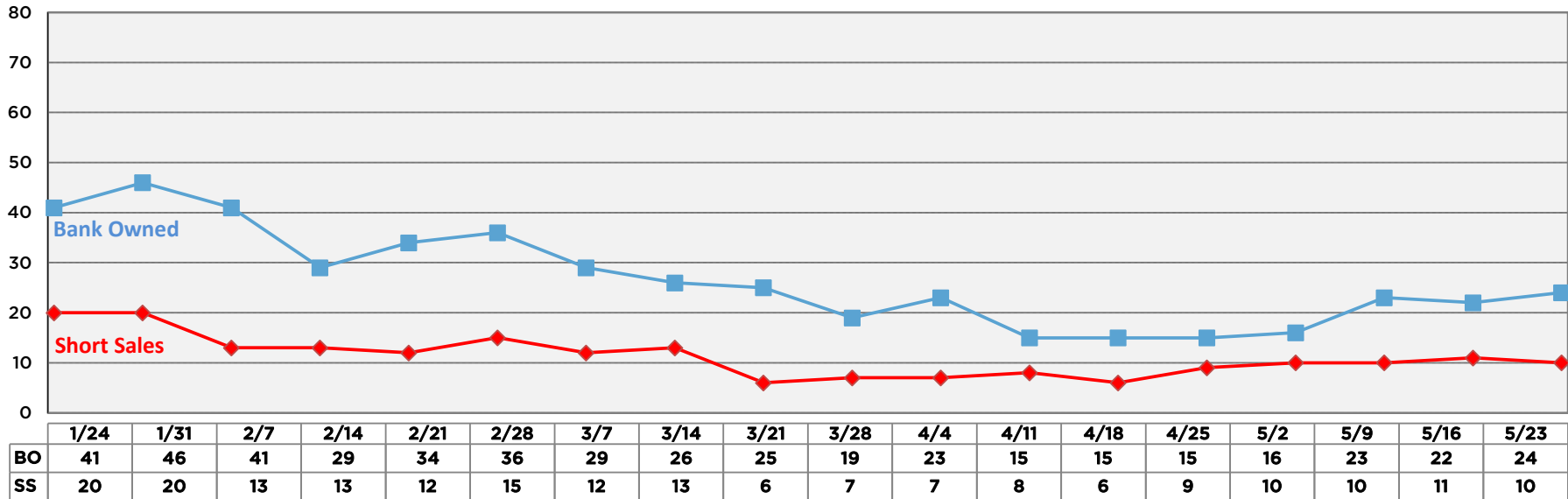


Single Family Homes

Percentage of Actives



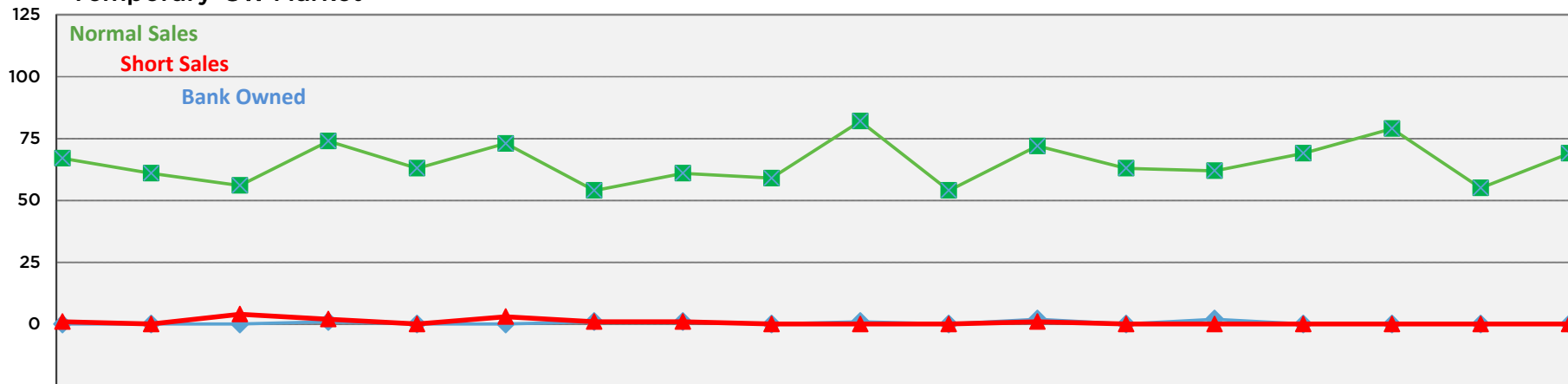
Active Foreclosures





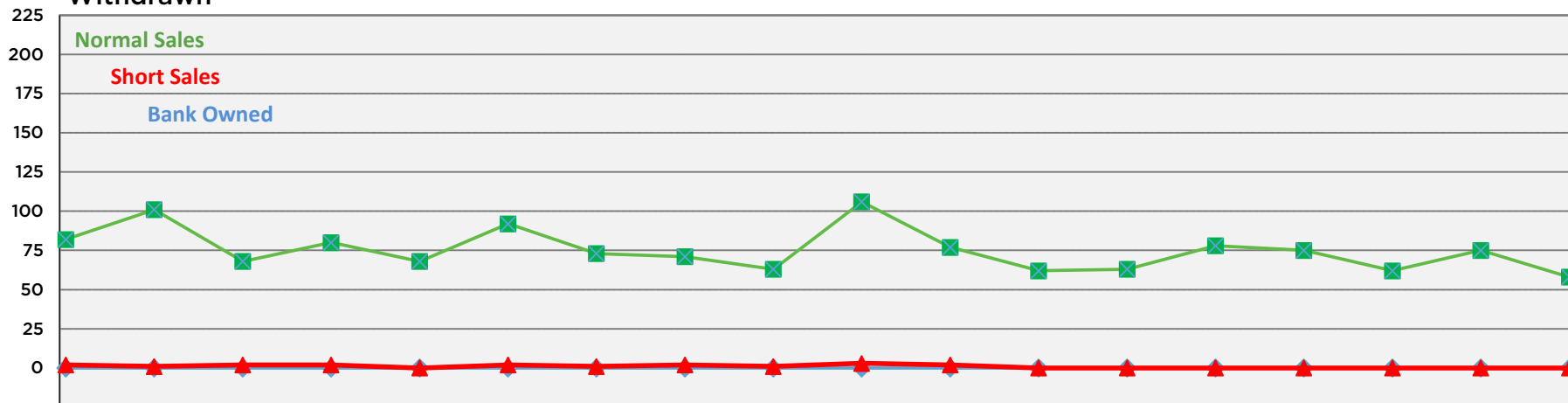
Single Family Homes

Temporary Off Market



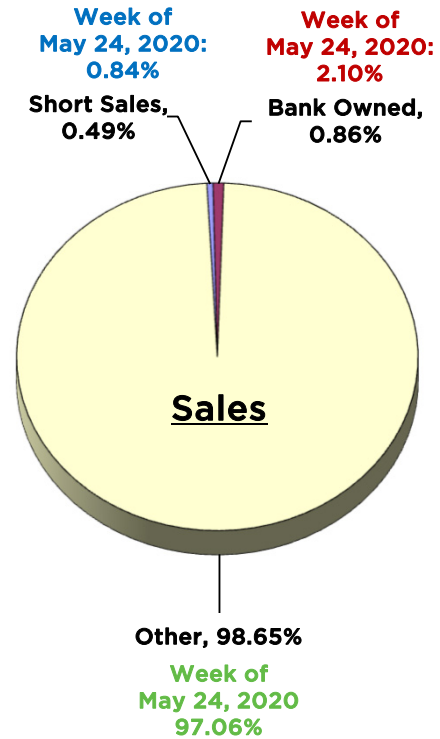
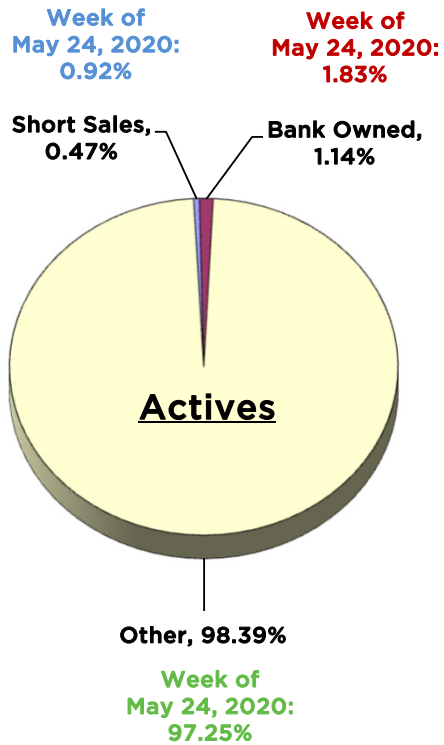
	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23
Norm	67	61	56	74	63	73	54	61	59	82	54	72	63	62	69	79	55	69
BO	0	0	0	1	0	0	1	1	0	1	0	2	0	2	0	0	0	0
SS	1	0	4	2	0	3	1	1	0	0	0	1	0	0	0	0	0	0

Withdrawn



	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	5/23
Norm	82	101	68	80	68	92	73	71	63	106	77	62	63	78	75	62	75	58
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	2	1	2	2	0	2	1	2	1	3	2	0	0	0	0	0	0	0

Single Family Homes



Where are the 9 Single Family Homes available for the Median Price of \$345,000? (± \$500)

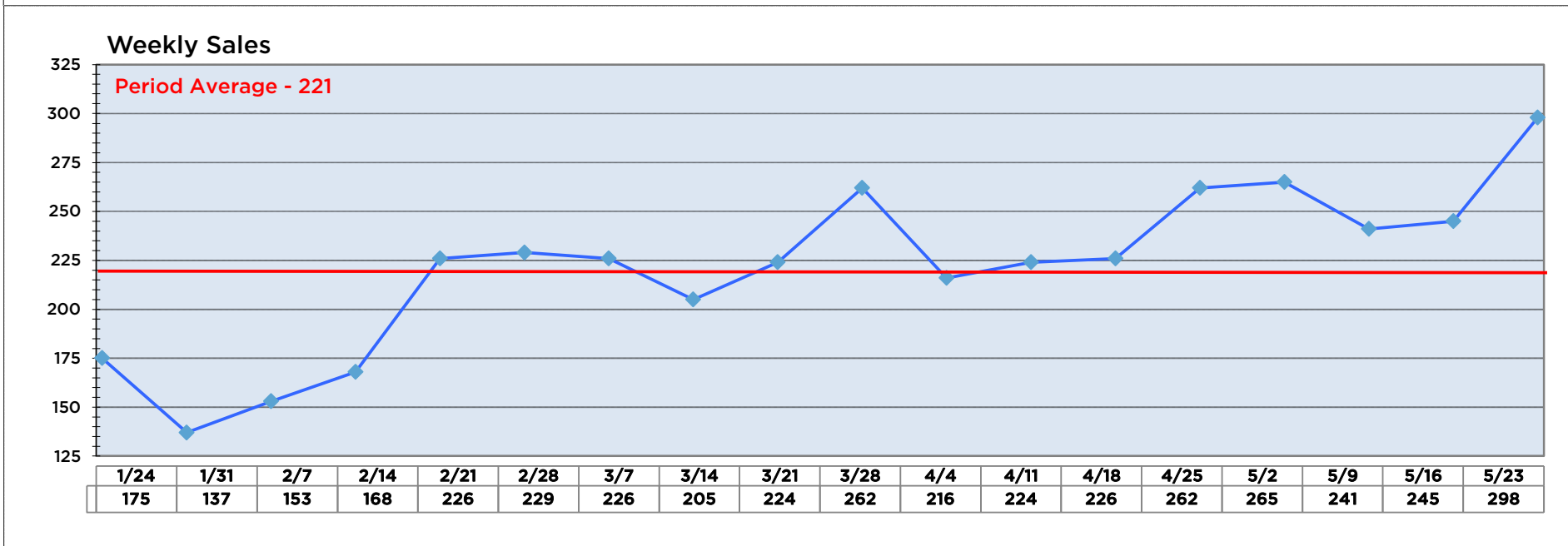
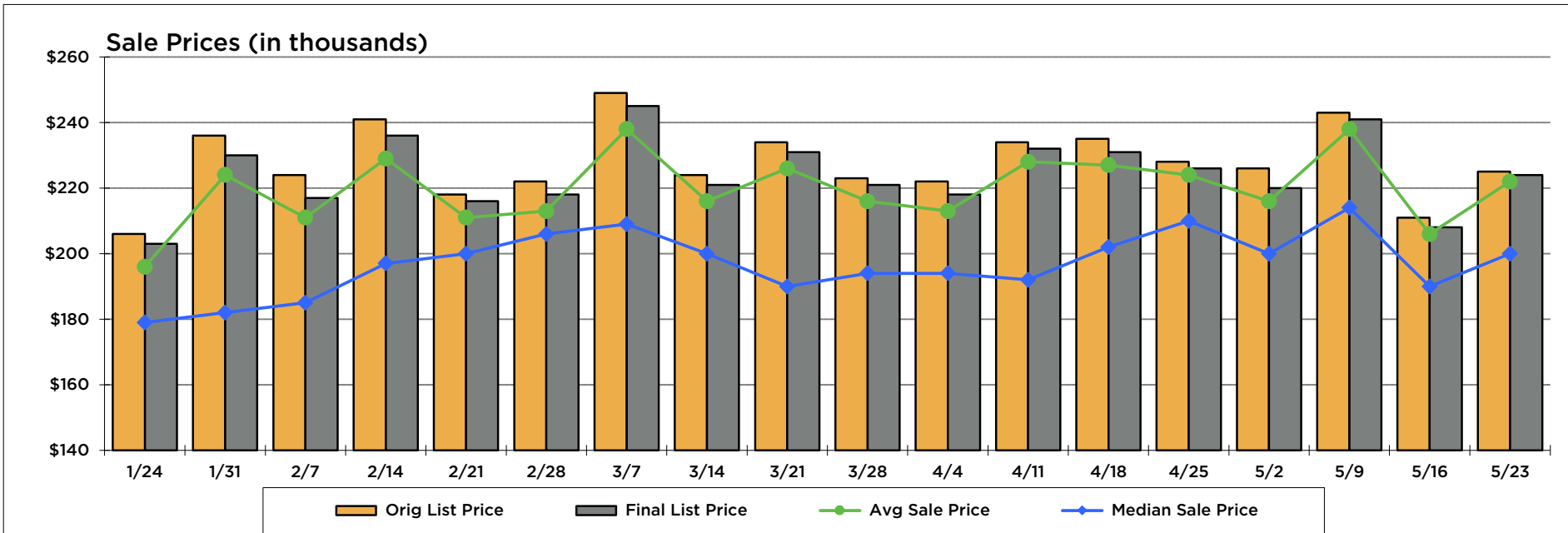
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$345,000	3.0	2.0	1,529	\$225.71
Casselberry	32707	1	\$345,000	3.0	2.0	1,554	\$222.01
Oviedo	32765	1	\$345,000	3.0	2.0	1,503	\$229.54
Orange County		4	\$345,000	3.0	2.0	2,000	\$172.50
Apopka / Hunt Club	32703	1	\$345,000	3.0	2.0	2,016	\$171.13
Delaney / Crystal Lake	32806	1	\$345,000	2.0	2.0	1,616	\$213.49
Bithlo	32820	1	\$345,000	3.0	2.0	2,673	\$129.07
Waterford Lakes	32828	1	\$345,000	4.0	2.0	1,695	\$203.54
Osceola County		1	\$345,000	4.0	3.0	1,810	\$190.61
Kissimmee (East)	34744	1	\$345,000	4.0	3.0	1,810	\$190.61
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	298	194	45	50	8	0	1
Bank Owned	3	2	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	295	192	44	50	8	0	1
Active Listings	991	608	117	155	60	38	13
Bank Owned	9	7	2	0	0	0	0
Short Sales	3	2	0	0	1	0	0
Other	979	599	115	155	59	38	13
Months of Inventory	1	1	1	1	2	0	3
List Price							
Average Original List Price	\$225,190	\$167,936	\$270,329	\$347,589	\$435,950	\$0	\$1,495,000
Average Final List Price	\$224,126	\$165,991	\$270,324	\$348,443	\$438,188	\$0	\$1,495,000
Sale Price							
Average Price	\$222,331	\$163,356	\$272,127	\$347,093	\$442,250	\$0	\$1,425,000
Median Price	\$200,000	\$161,750	\$272,000	\$350,000	\$432,000	\$0	\$1,425,000
Price Differences							
Original to Final List Price	-\$1,064	-\$1,945	-\$5	\$854	\$2,238	\$0	\$0
Original List to Sale Price - \$	-\$2,859	-\$4,580	\$1,798	-\$496	\$6,300	\$0	-\$70,000
Final List to Sale Price - \$	-\$1,795	-\$2,635	\$1,803	-\$1,350	\$4,062	\$0	-\$70,000
Original List to Sale Price - %	98.73%	97.27%	100.67%	99.86%	101.45%	0.00%	95.32%
Final List to Sale Price - %	99.20%	98.41%	100.67%	99.61%	100.93%	0.00%	95.32%
Days on the Market							
Avg Days Listing to Contract	41	44	32	43	5	0	64
Combined Avg Days to Contract	45	46	40	51	5	0	64
Avg Days Listing to Closing	75	77	65	81	36	0	78
Avg Days Contract to Close	35	36	32	39	31	0	14
Beds / Baths							
Average Bedrooms	2	2	3	3	3	0	2
Average Full Baths	2	2	2	3	2	0	2
Average Half Baths	0	0	1	1	1	0	1
Square Footage							
Average Square Feet	1,344	1,119	1,592	1,876	1,947	0	2,575



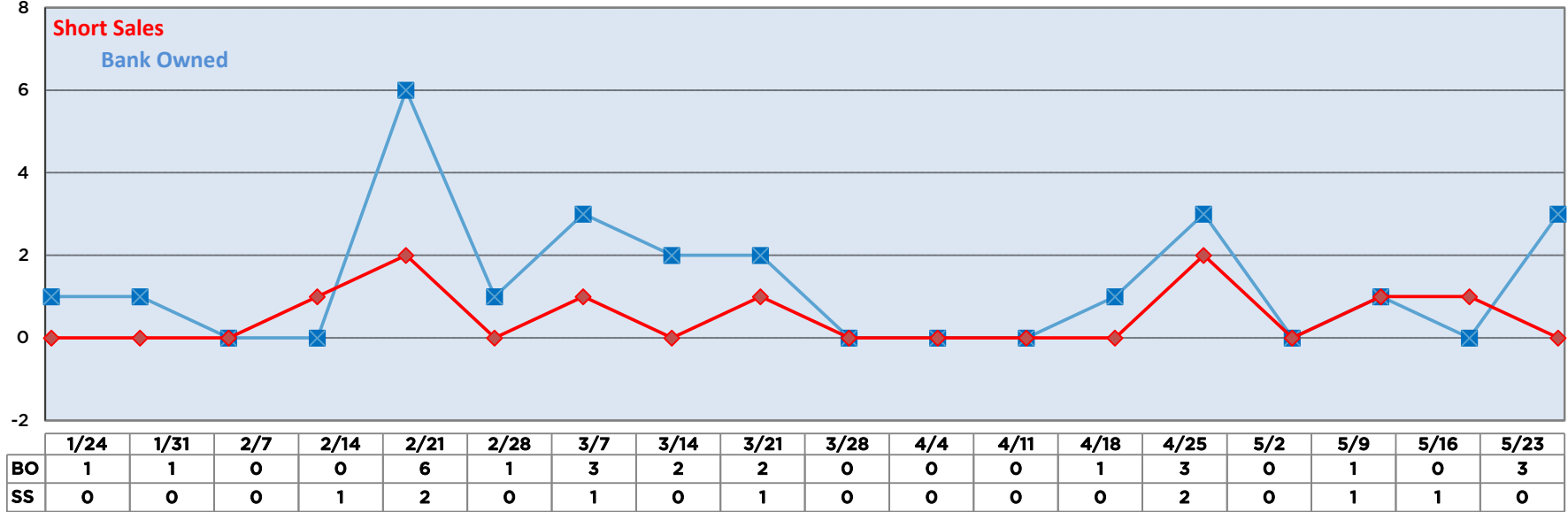
Condos, Townhomes, Villas



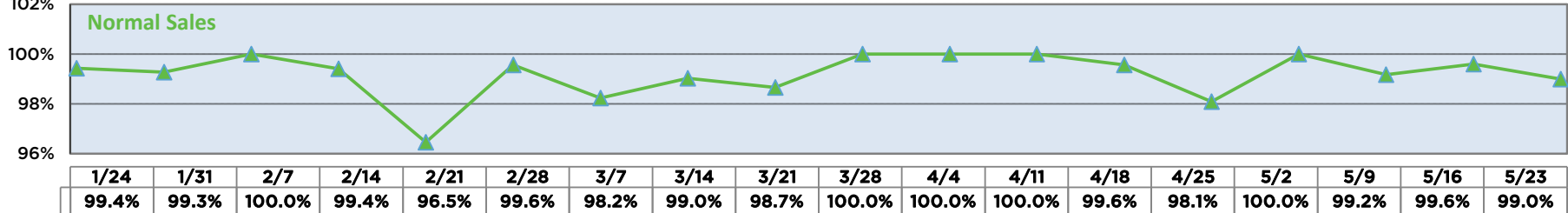


Condos, Townhomes, Villas

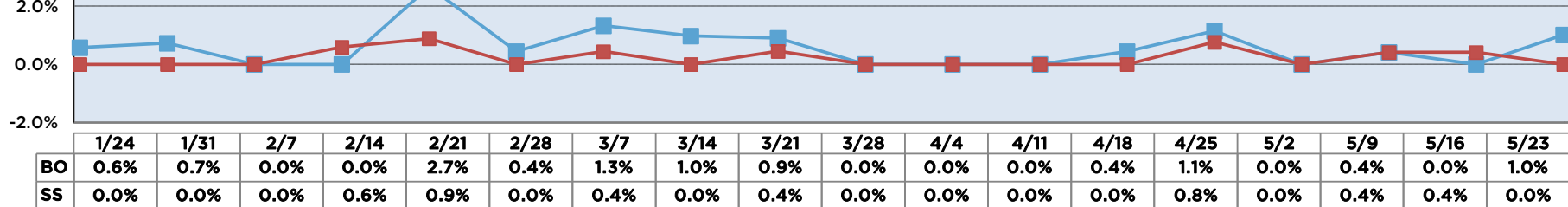
Foreclosure Sales



Percentage of Sales



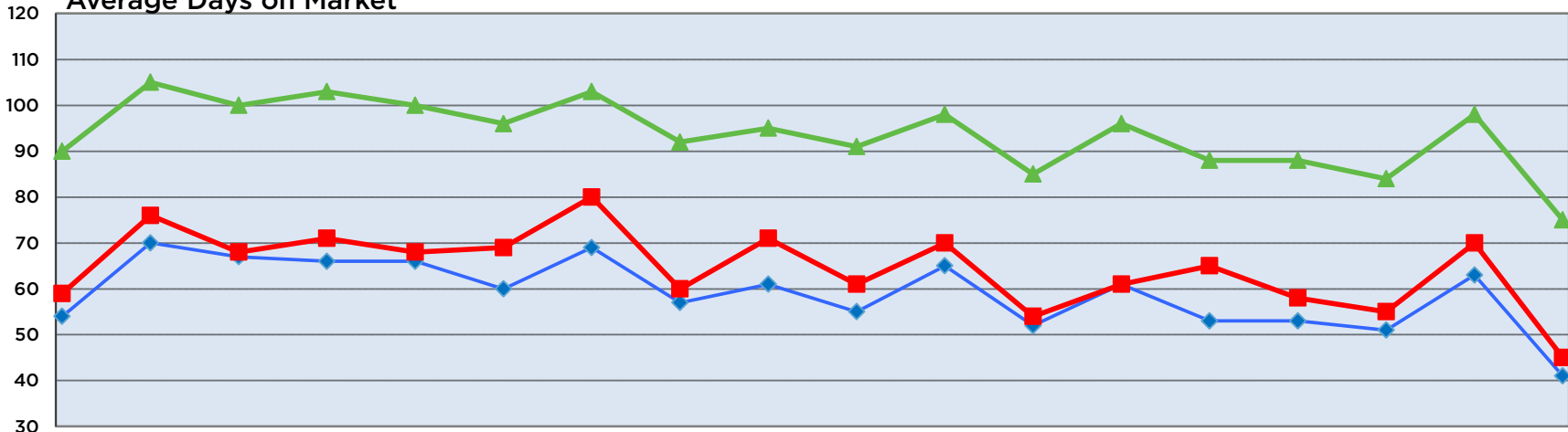
Short Sales
Bank Owned





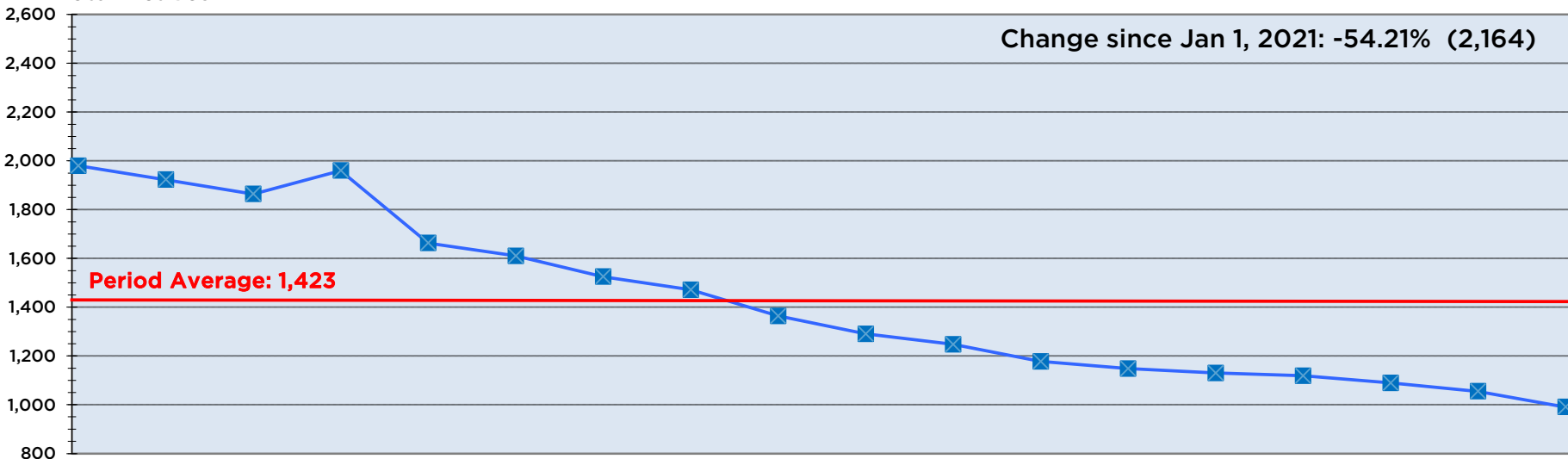
Condos, Townhomes, Villas

Average Days on Market



	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	5/23
ListToContract	54	70	67	66	66	60	69	57	61	55	65	52	61	53	53	51	63	41
CombDaysOnMkt	59	76	68	71	68	69	80	60	71	61	70	54	61	65	58	55	70	45
ListToClose	90	105	100	103	100	96	103	92	95	91	98	85	96	88	88	84	98	75

Total Actives

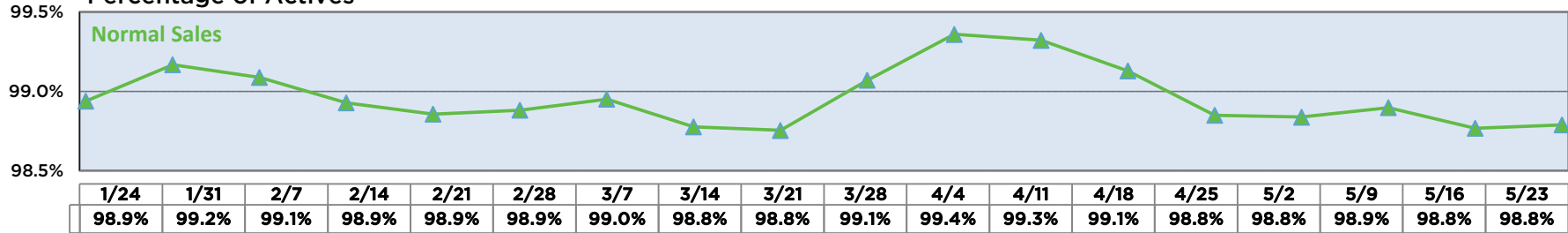


	1/24	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23
Total Actives	1,980	1,923	1,864	1,960	1,663	1,610	1,525	1,471	1,364	1,291	1,248	1,178	1,148	1,130	1,119	1,089	1,055	991

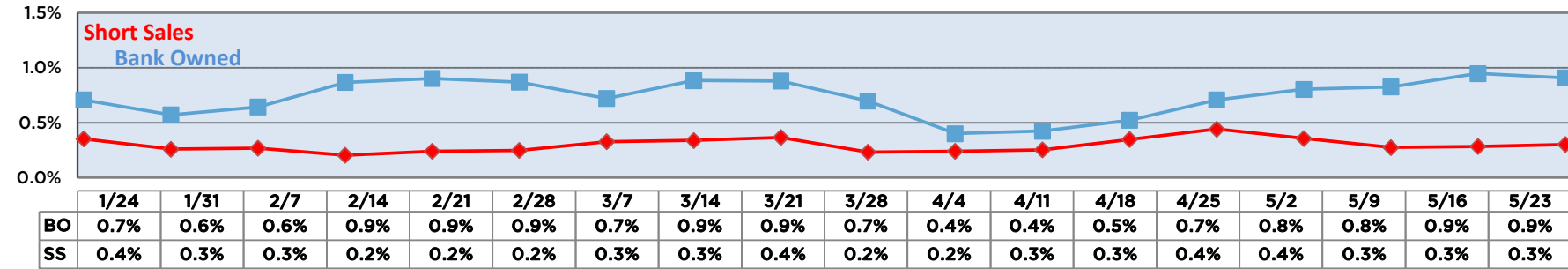


Condos, Townhomes, Villas

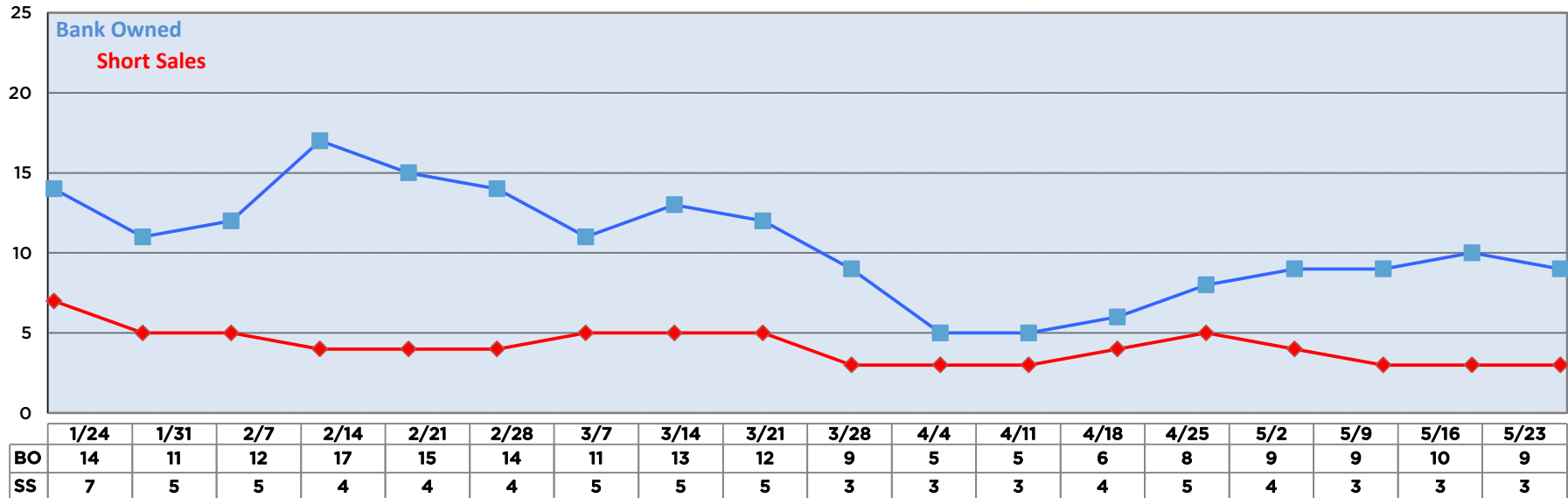
Percentage of Actives



Short Sales
Bank Owned



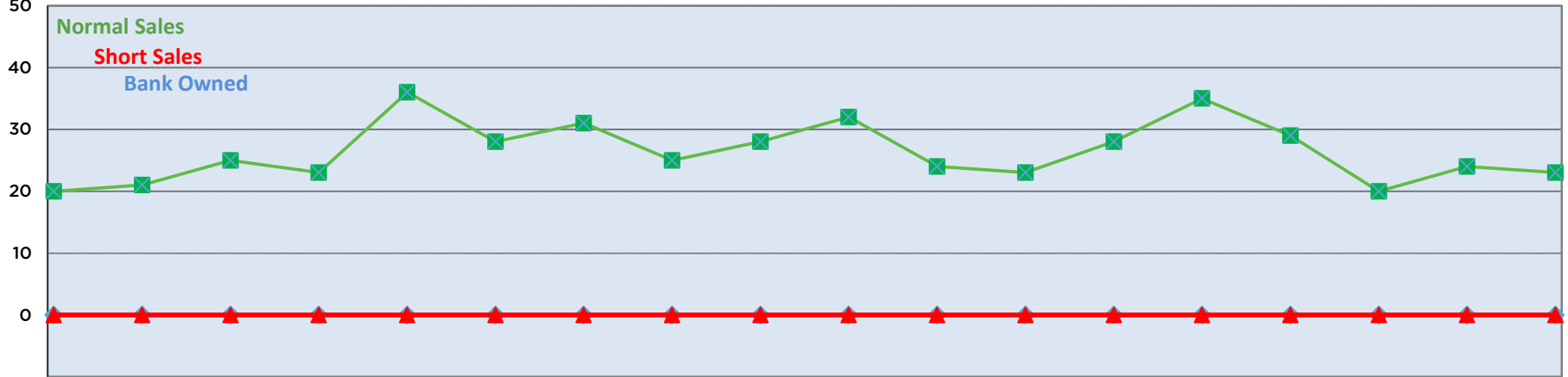
Active Foreclosures





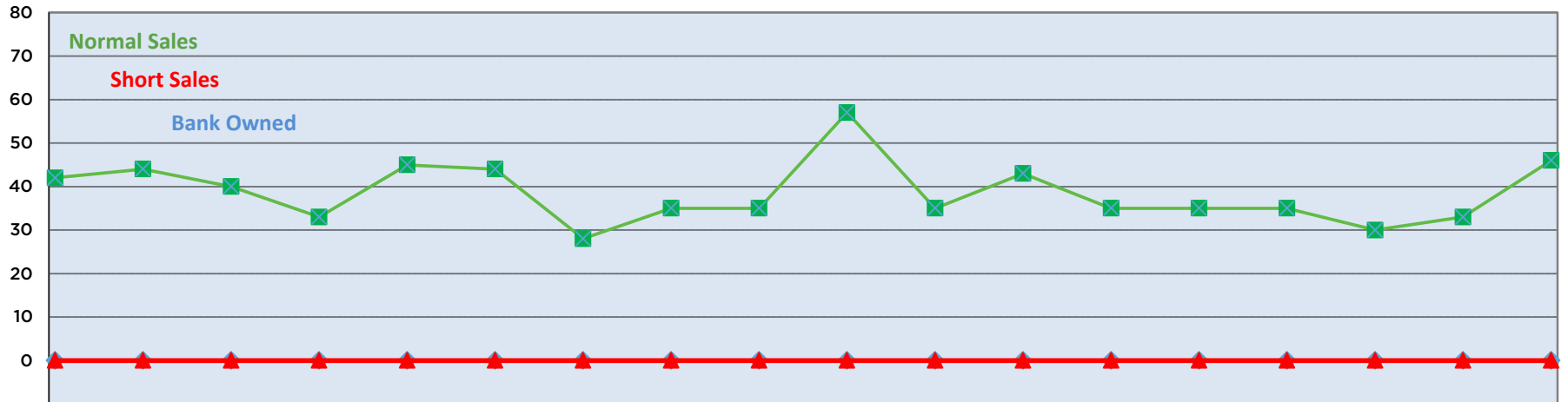
Condos, Townhomes, Villas

Temporary Off Market



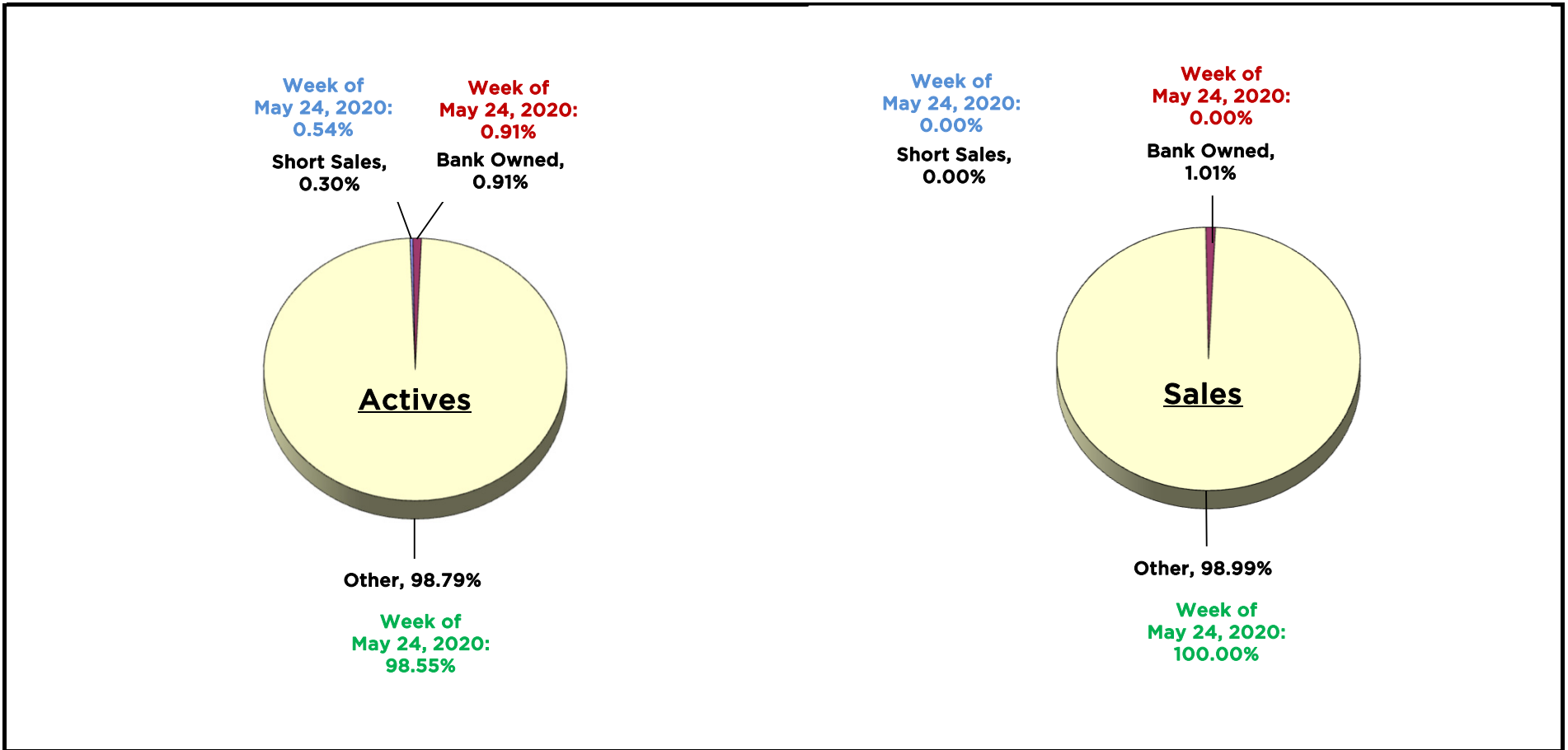
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Norm	20	21	25	23	36	28	31	25	28	32	24	23	28	35	29	20	24	23
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Withdrawn



	1/24	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	5/23
Norm	42	44	40	33	45	44	28	35	35	57	35	43	35	35	35	30	33	46
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
05/23/2021 - 05/29/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 14 Condos, Townhomes, or Villas available for the Median Price of \$200,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Longwood / Wekiva Springs	32779	1	\$200,000	2.0	2.0	1,191	\$167.93
Orange County							
		9	\$199,933	2.3	1.7	1,057	\$189.09
Apopka / Hunt Club	32703	1	\$200,000	3.0	2.0	1,092	\$183.15
Winter Park (West)	32789	1	\$199,900	1.0	1.0	645	\$309.92
Orlando (Downtown)	32801	1	\$200,000	2.0	2.0	1,223	\$163.53
Delaney / Crystal Lake	32806	2	\$199,900	2.0	1.0	998	\$200.30
Azalea Park	32807	1	\$199,900	3.0	2.0	1,291	\$154.84
Lockhart	32810	1	\$200,000	3.0	2.0	1,205	\$165.98
Williamsburg / Lake Bryan	32821	1	\$199,900	3.0	2.0	1,231	\$162.39
Waterford Lakes	32828	1	\$199,900	2.0	2.0	833	\$239.98
Osceola County							
		3	\$199,967	2.7	2.0	1,318	\$151.72
Kissimmee (Central)	34741	1	\$199,900	2.0	2.0	1,444	\$138.43
St Cloud	34769	2	\$200,000	3.0	2.0	1,255	\$159.36
Lake County							
		1	\$199,900	2.0	2.0	720	\$277.64
Clermont (Central)	34711	1	\$199,900	2.0	2.0	720	\$277.64