



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

***Week of May 30, 2021 - June 05, 2021***

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

- Sales of single-family homes decreased to 626 during the week of May 30, from 816 the week prior
- The median price of single family homes increased to \$365,000, a change of 5.8%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 7 the week of May 23
- The number of single-family home short-sale transactions remains constant at 4
- Single-family inventory increased by 243, and now sits at 2,351

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

- Sales of condos, townhomes, and villas decreased to 225 during the week of May 30, from 298 the week prior
- The median price of condos, townhomes, and villas increased to \$229,000, a change of 14.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 3 the week of May 23
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 36, and now sits at 1,027

*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>626</b>	<b>98</b>	<b>96</b>	<b>177</b>	<b>110</b>	<b>121</b>	<b>24</b>
Bank Owned	2	1	1	0	0	0	0
Short Sales	4	1	2	1	0	0	0
Other	620	96	93	176	110	121	24
<b>Active Listings</b>	<b>2,351</b>	<b>380</b>	<b>236</b>	<b>532</b>	<b>341</b>	<b>588</b>	<b>274</b>
Bank Owned	23	9	6	6	1	1	0
Short Sales	8	3	2	0	1	1	1
Other	2,320	368	228	526	339	586	273
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>

#### List Price

Average Original List Price	\$447,698	\$191,800	\$274,138	\$347,760	\$445,026	\$659,355	\$1,869,037
Average Final List Price	\$445,869	\$190,565	\$272,873	\$347,297	\$443,994	\$653,108	\$1,871,075

#### Sale Price

Average Price	\$445,584	\$186,215	\$271,149	\$349,315	\$446,432	\$652,542	\$1,865,104
Median Price	\$365,000	\$199,000	\$267,750	\$350,000	\$450,000	\$625,000	\$1,372,500

#### Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$1,829	-\$1,235	-\$1,265	-\$463	-\$1,032	-\$6,247	\$2,038
<i>Original</i> List to <i>Sale</i> Price - \$	-\$2,114	-\$5,585	-\$2,989	\$1,555	\$1,406	-\$6,813	-\$3,933
<i>Final</i> List to <i>Sale</i> Price - \$	-\$285	-\$4,350	-\$1,724	\$2,018	\$2,438	-\$566	-\$5,971
<i>Original</i> List to <i>Sale</i> Price - %	99.53%	97.09%	98.91%	100.45%	100.32%	98.97%	99.79%
<i>Final</i> List to <i>Sale</i> Price - %	99.94%	97.72%	99.37%	100.58%	100.55%	99.91%	99.68%

#### Days on the Market

Avg Days Listing to Contract	27	31	31	17	24	33	50
Combined Avg Days to Contract	30	32	31	18	27	38	79
Avg Days Listing to Closing	67	74	71	54	62	73	105
Avg Days Contract to Close	39	42	40	36	38	40	58

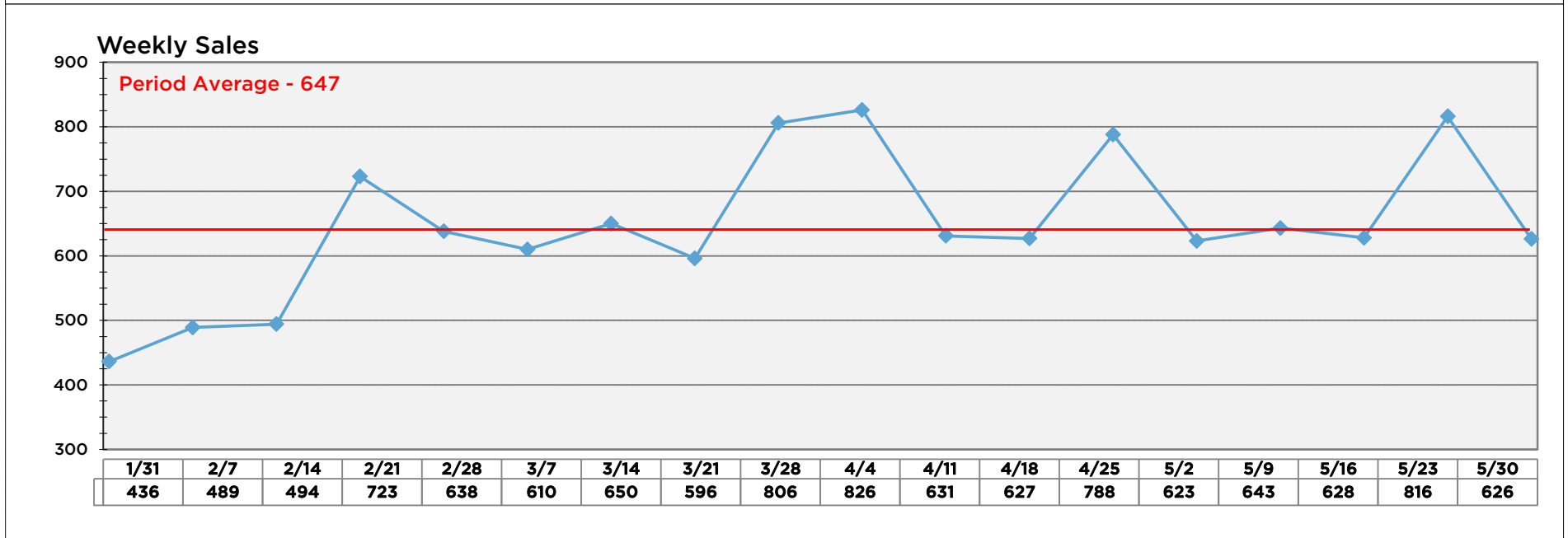
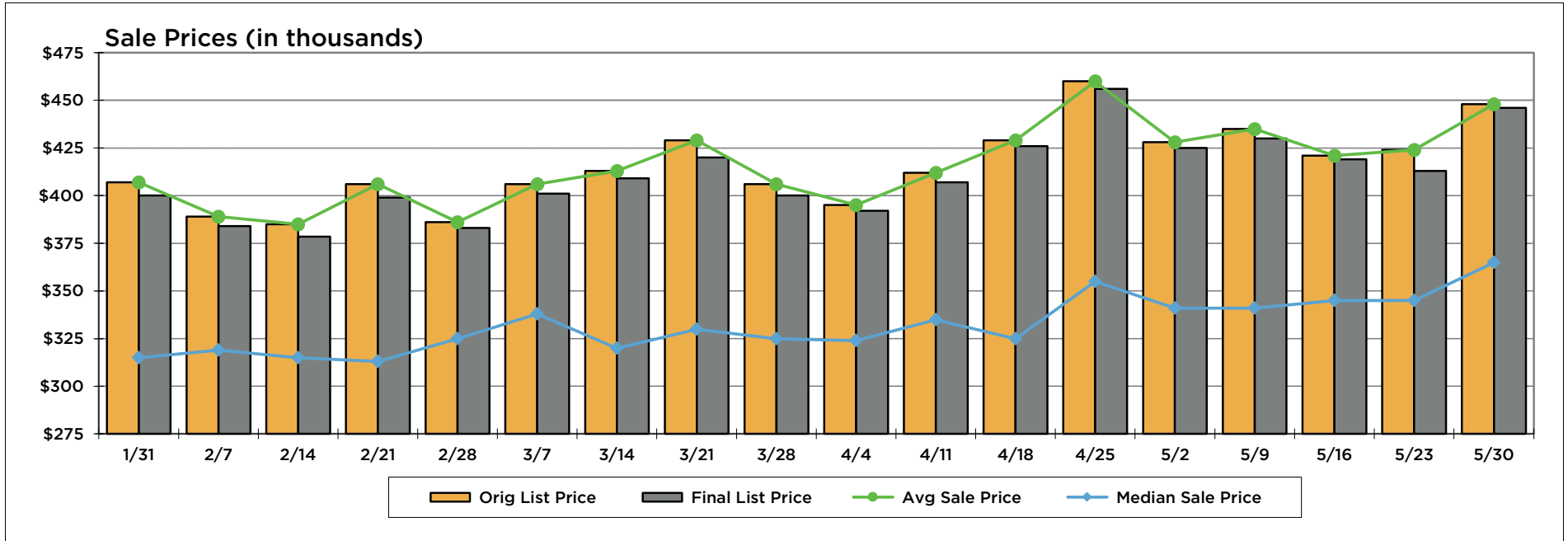
#### Beds / Baths

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

#### Square Footage

Average Square Feet	2,312	1,330	1,616	2,034	2,495	3,283	5,411
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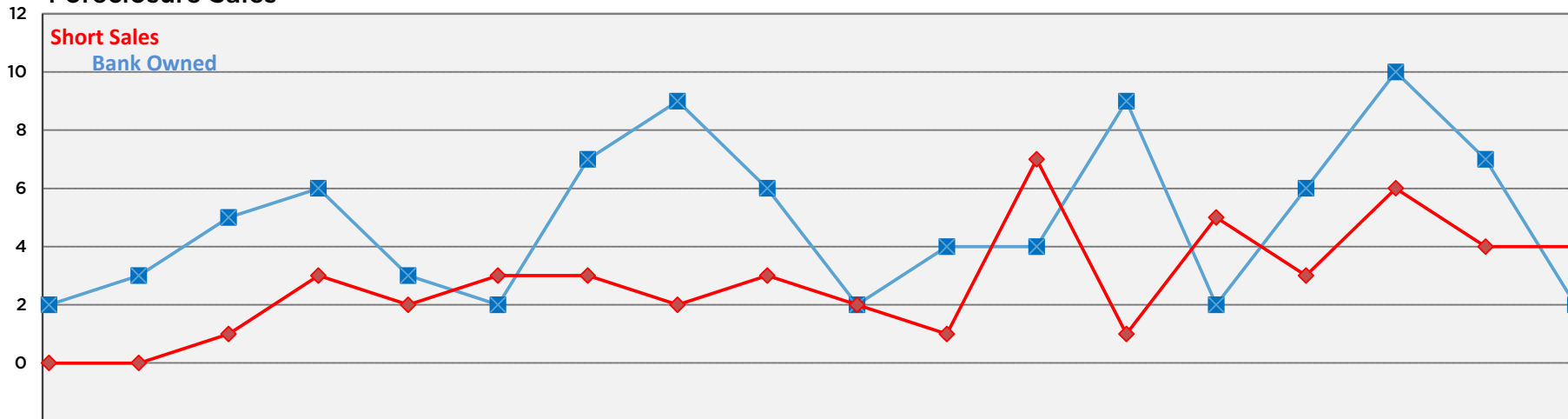
### Single Family Homes





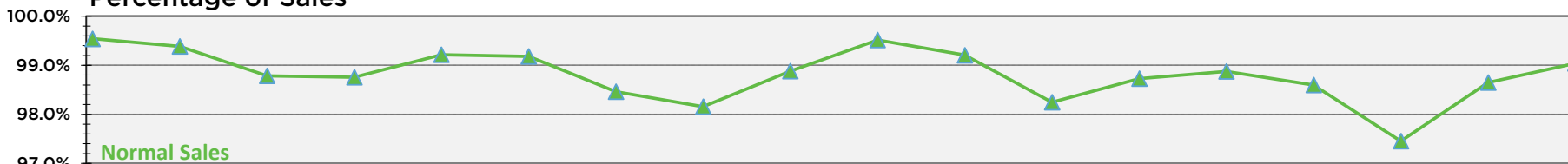
### Single Family Homes

#### Foreclosure Sales

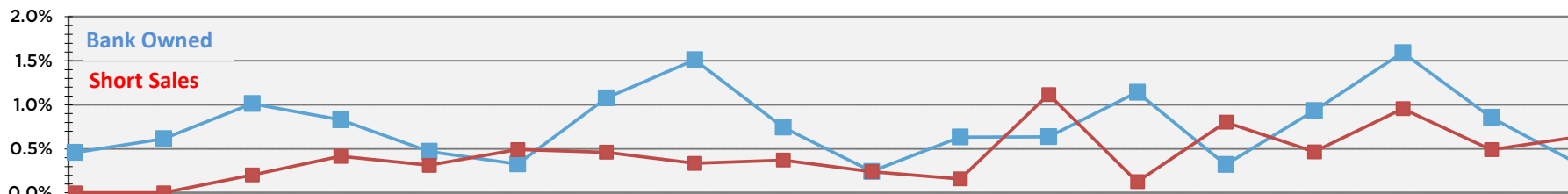


BO	2	3	5	6	3	2	7	9	6	2	4	4	9	2	6	10	7	2
SS	0	0	1	3	2	3	3	2	3	2	1	7	1	5	3	6	4	4

#### Percentage of Sales



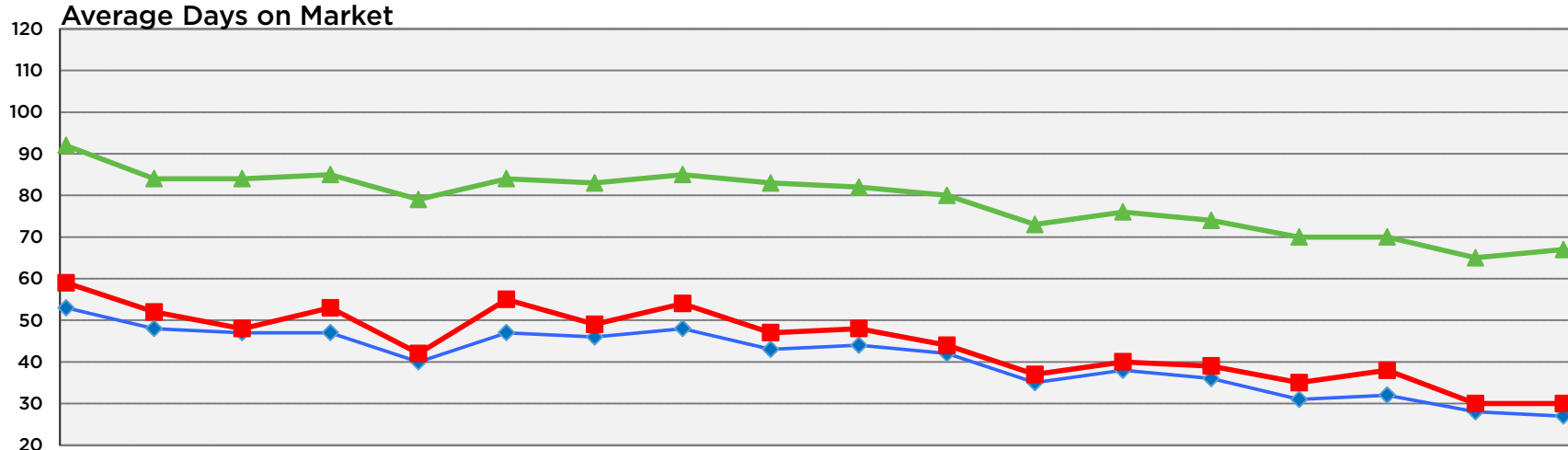
1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30
99.5%	99.4%	98.8%	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%	98.7%	99.0%



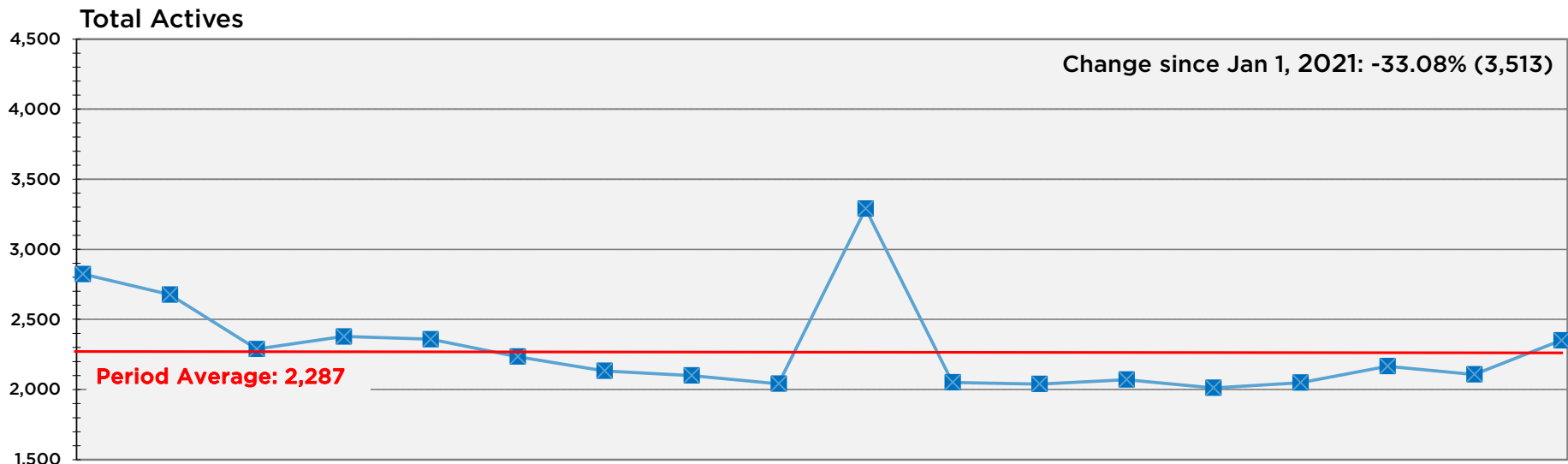
1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	
BO	0.5%	0.6%	1.0%	0.8%	0.5%	0.3%	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%
SS	0.0%	0.0%	0.2%	0.4%	0.3%	0.5%	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%



**Single Family Homes**



ListToContract	53	48	47	47	40	47	46	48	43	44	42	35	38	36	31	32	28	27
CombDaysOnMkt	59	52	48	53	42	55	49	54	47	48	44	37	40	39	35	38	30	30
ListToClose	92	84	84	85	79	84	83	85	83	82	80	73	76	74	70	70	65	67

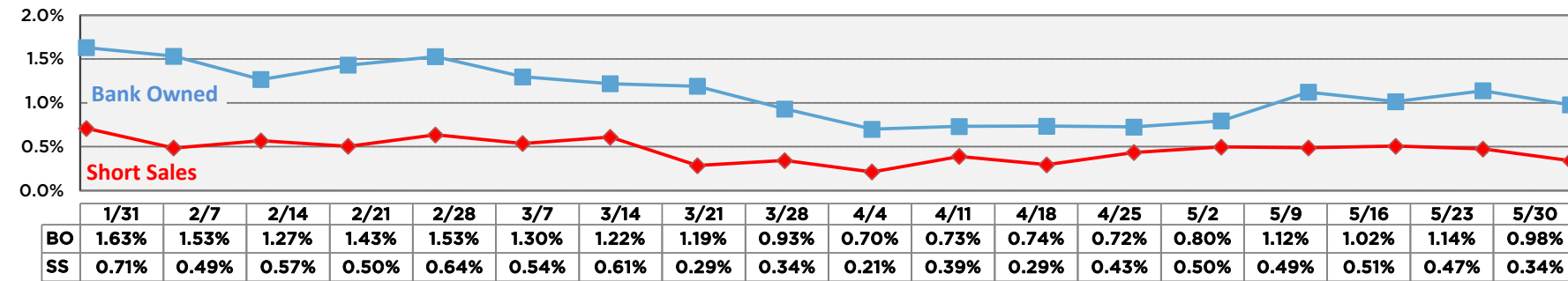
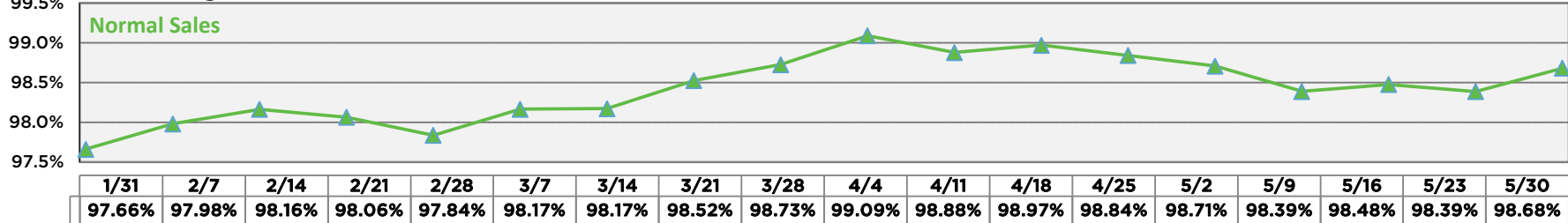


Total Actives	2,823	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351
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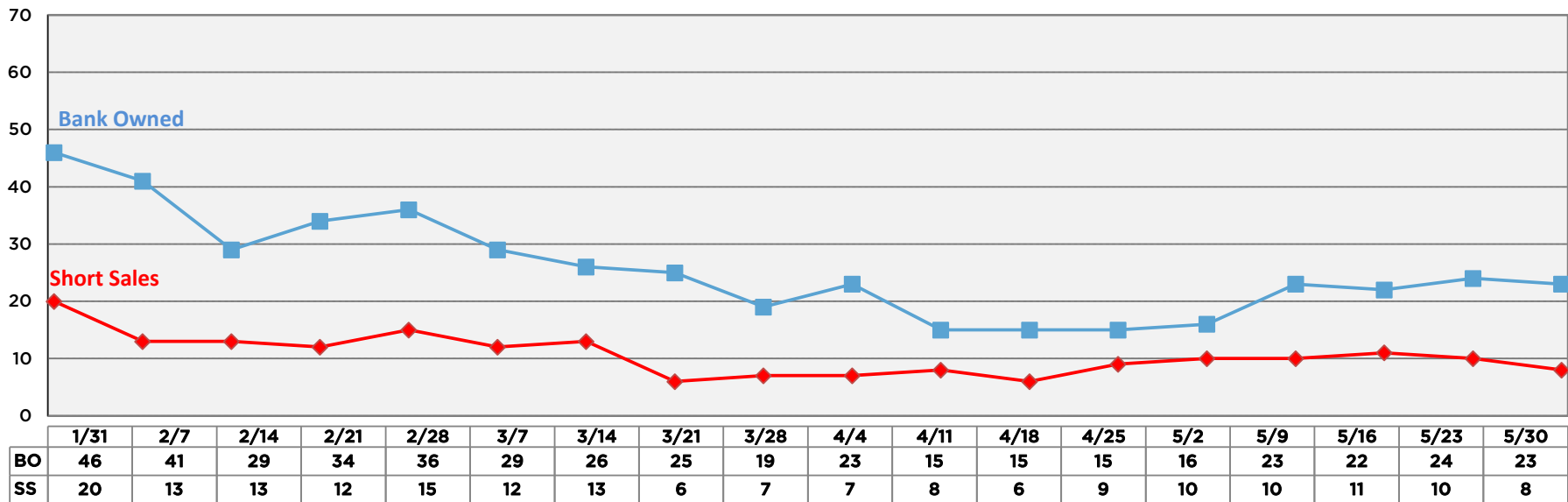


**Single Family Homes**

**Percentage of Actives**



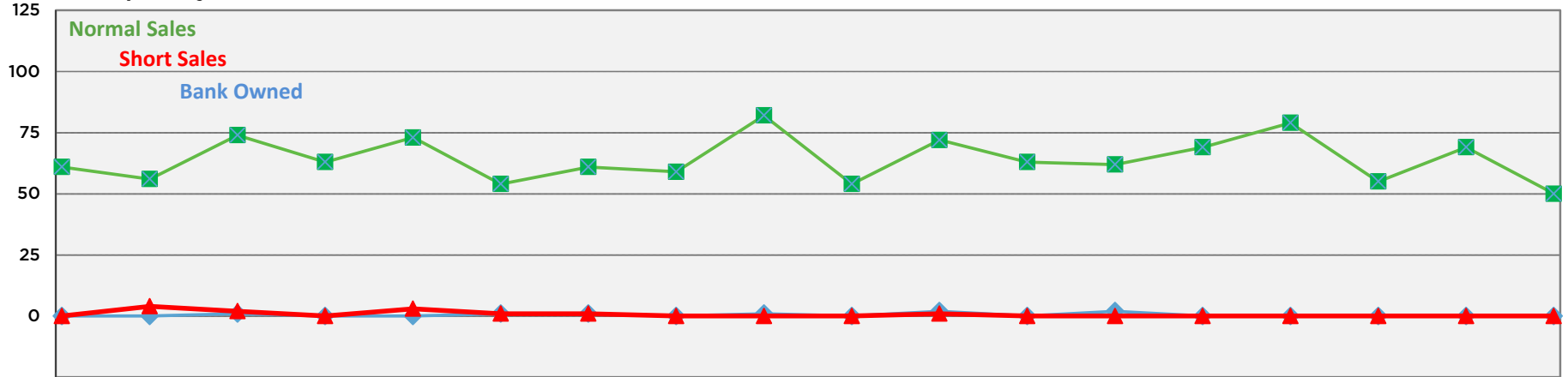
**Active Foreclosures**





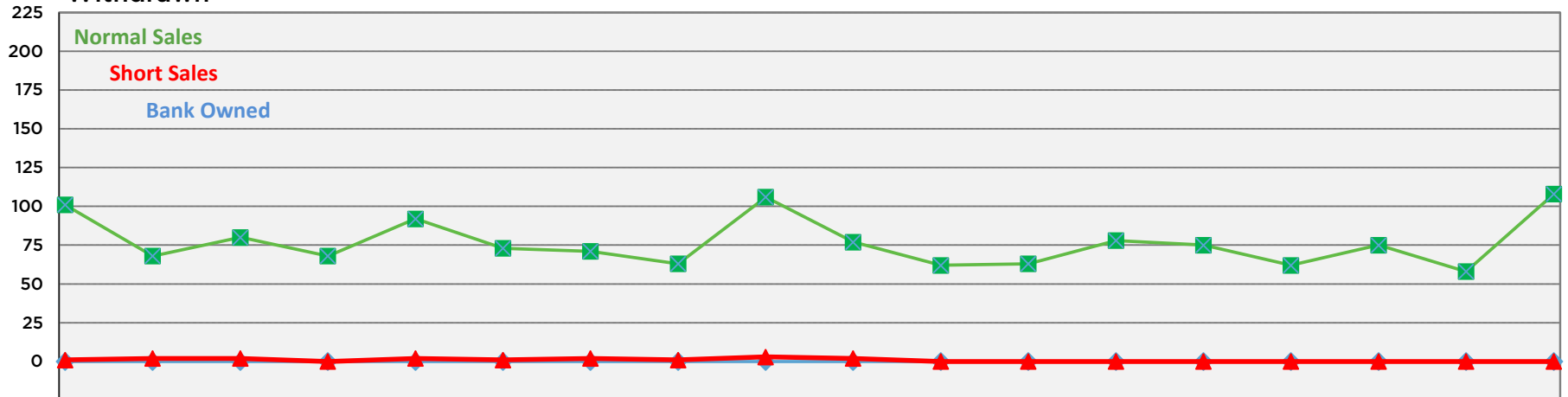
### Single Family Homes

#### Temporary Off Market



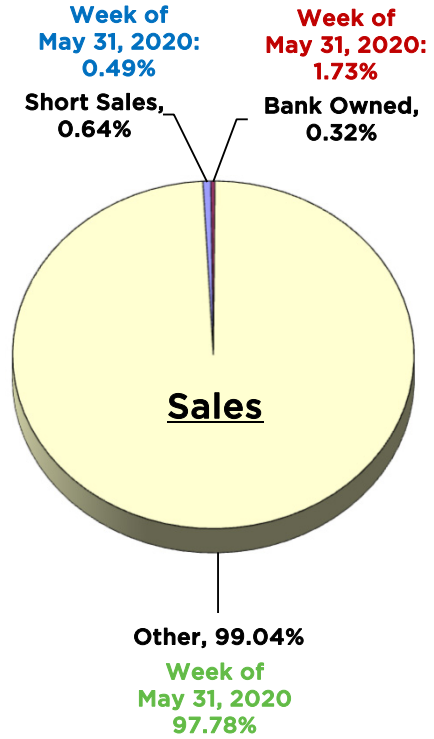
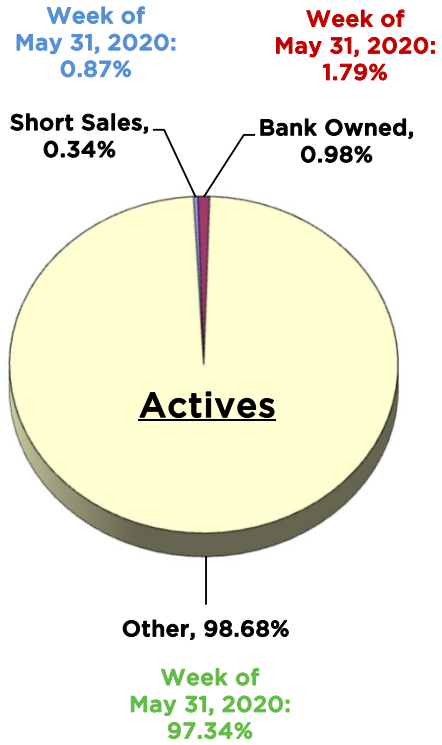
	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30
<b>Norm</b>	61	56	74	63	73	54	61	59	82	54	72	63	62	69	79	55	69	50
<b>BO</b>	0	0	1	0	0	1	1	0	1	0	2	0	2	0	0	0	0	0
<b>SS</b>	0	4	2	0	3	1	1	0	0	0	1	0	0	0	0	0	0	0

#### Withdrawn



	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	5/30
<b>Norm</b>	101	68	80	68	92	73	71	63	106	77	62	63	78	75	62	75	58	108
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	1	2	2	0	2	1	2	1	3	2	0	0	0	0	0	0	0	0

**Single Family Homes**



**Where are the 16 Single Family Homes available for the Median Price of \$365,000? ( ± \$500 )**

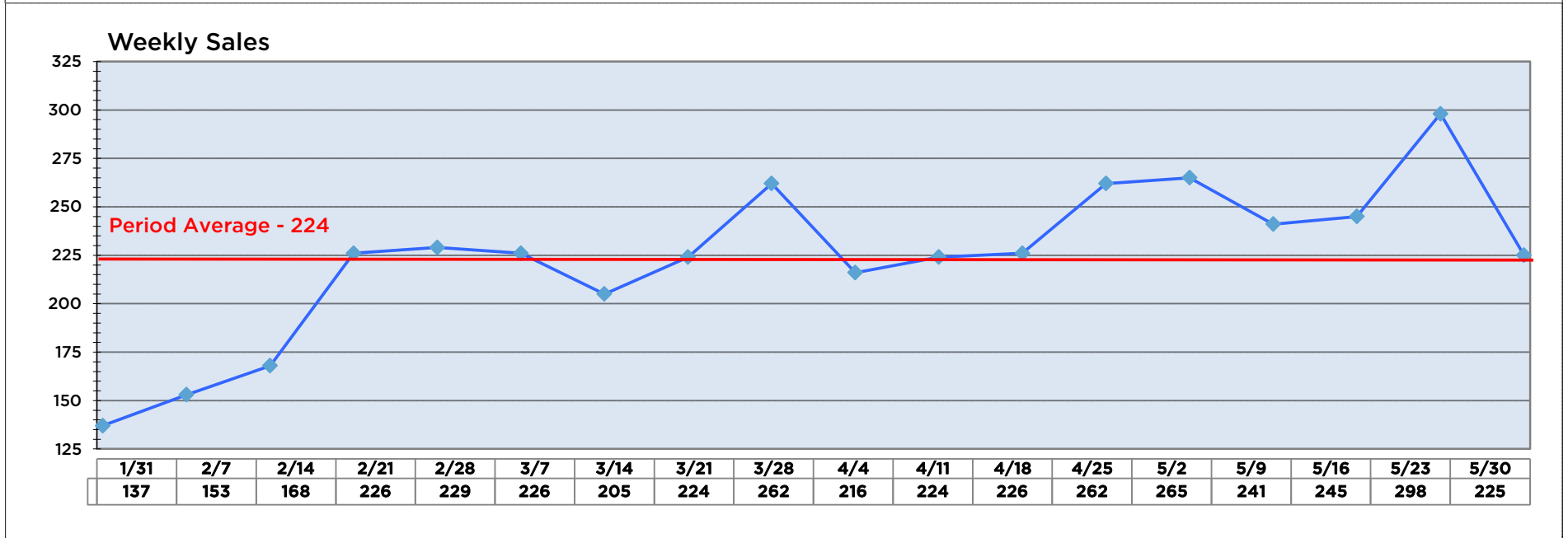
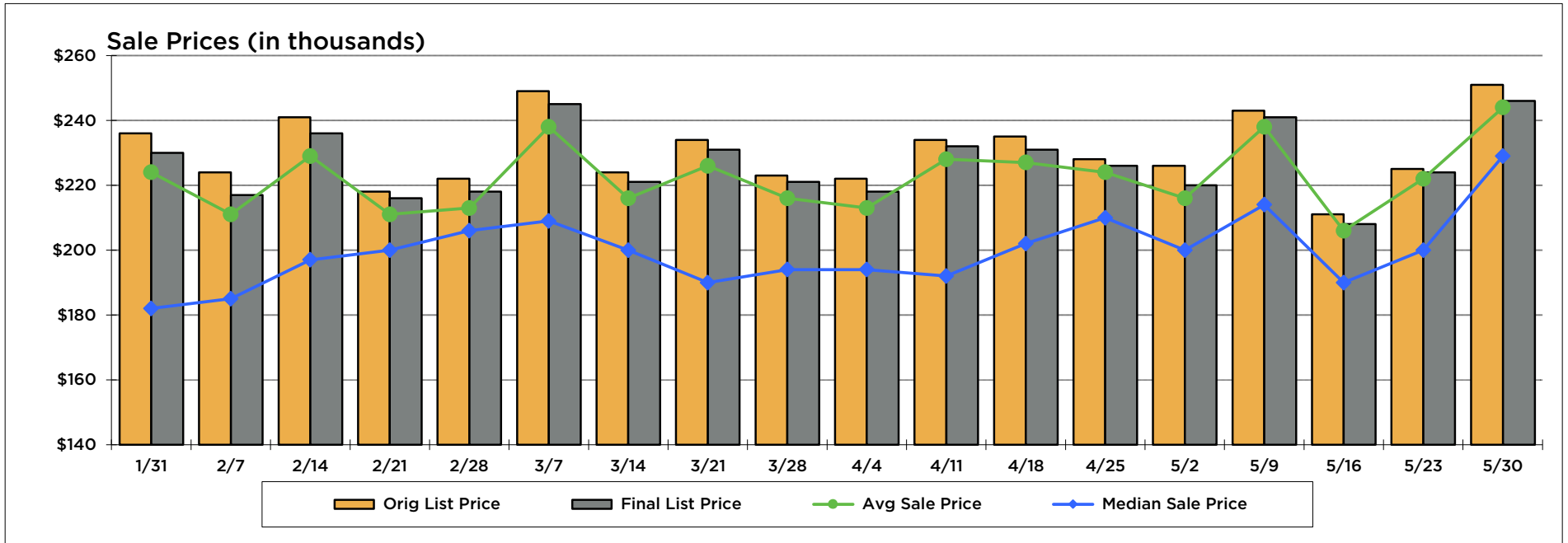
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>3</b>	<b>\$364,933</b>	<b>3.0</b>	<b>2.0</b>	<b>2,127</b>	<b>\$171.60</b>
Winter Springs / Tuskawilla	32708	1	\$365,000	3.0	2.0	1,984	\$183.97
Lake Mary / Heathrow	32746	1	\$364,900	3.0	2.0	1,857	\$196.50
Longwood (East)	32750	1	\$364,900	3.0	2.0	2,539	\$143.72
<b>Orange County</b>		<b>8</b>	<b>\$365,050</b>	<b>3.8</b>	<b>2.4</b>	<b>1,956</b>	<b>\$186.62</b>
Apopka / Hunt Club	32703	2	\$365,000	4.0	3.0	2,137	\$170.80
Delaney / Crystal Lake	32806	1	\$364,900	3.0	2.0	1,869	\$195.24
Hiawassee	32818	1	\$365,000	4.0	2.0	1,731	\$210.86
Sand Lake / Bay Hill	32819	1	\$365,000	4.0	2.0	1,378	\$264.88
Hunters Creek	32837	1	\$365,000	4.0	2.0	2,062	\$177.01
Ocoee	34761	1	\$365,500	4.0	3.0	2,558	\$142.89
Winter Garden / Oakland	34787	1	\$365,000	3.0	2.0	1,777	\$205.40
<b>Osceola County</b>		<b>2</b>	<b>\$365,000</b>	<b>4.0</b>	<b>3.0</b>	<b>2,292</b>	<b>\$159.25</b>
Kissimmee (Central)	34741	1	\$365,000	4.0	3.0	2,364	\$154.40
Kissimmee (West) / Pleasant Hill	34746	1	\$365,000	4.0	3.0	2,220	\$164.41
<b>Lake County</b>		<b>3</b>	<b>\$364,967</b>	<b>3.0</b>	<b>2.7</b>	<b>2,239</b>	<b>\$162.98</b>
Lady Lake / The Villages	32159	1	\$365,000	3.0	2.0	2,175	\$167.82
Sorrento / Mt Plymouth	32776	1	\$365,000	3.0	3.0	2,305	\$158.35
Clermont (Central)	34711	1	\$364,900	3.0	3.0	2,238	\$163.05

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>225</b>	<b>135</b>	<b>36</b>	<b>43</b>	<b>5</b>	<b>5</b>	<b>1</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	224	134	36	43	5	5	1
<b>Active Listings</b>	<b>1,027</b>	<b>626</b>	<b>114</b>	<b>170</b>	<b>59</b>	<b>42</b>	<b>16</b>
Bank Owned	8	6	2	0	0	0	0
Short Sales	5	4	0	0	1	0	0
Other	1,014	616	112	170	58	42	16
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>4</b>
<b><i>List Price</i></b>							
Average Original List Price	\$250,921	\$176,586	\$280,394	\$342,234	\$415,780	\$647,798	\$2,490,000
Average Final List Price	\$245,958	\$173,749	\$277,566	\$339,002	\$412,980	\$630,000	\$2,100,000
<b><i>Sale Price</i></b>							
Average Price	\$244,043	\$171,693	\$274,502	\$338,605	\$422,800	\$625,000	\$2,050,000
Median Price	\$229,000	\$166,000	\$275,000	\$333,000	\$423,000	\$675,000	\$2,050,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$4,963	-\$2,837	-\$2,828	-\$3,232	-\$2,800	-\$17,798	-\$390,000
Original List to Sale Price - \$	-\$6,878	-\$4,893	-\$5,892	-\$3,629	\$7,020	-\$22,798	-\$440,000
Final List to Sale Price - \$	-\$1,915	-\$2,056	-\$3,064	-\$397	\$9,820	-\$5,000	-\$50,000
Original List to Sale Price - %	97.26%	97.23%	97.90%	98.94%	101.69%	96.48%	82.33%
Final List to Sale Price - %	99.22%	98.82%	98.90%	99.88%	102.38%	99.21%	97.62%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	47	48	57	29	63	55	76
Combined Avg Days to Contract	51	50	57	38	108	55	76
Avg Days Listing to Closing	84	84	100	64	100	105	105
Avg Days Contract to Close	37	36	42	34	35	48	28
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	4	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	1	1	1	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,436	1,205	1,626	1,811	1,696	2,561	2,709



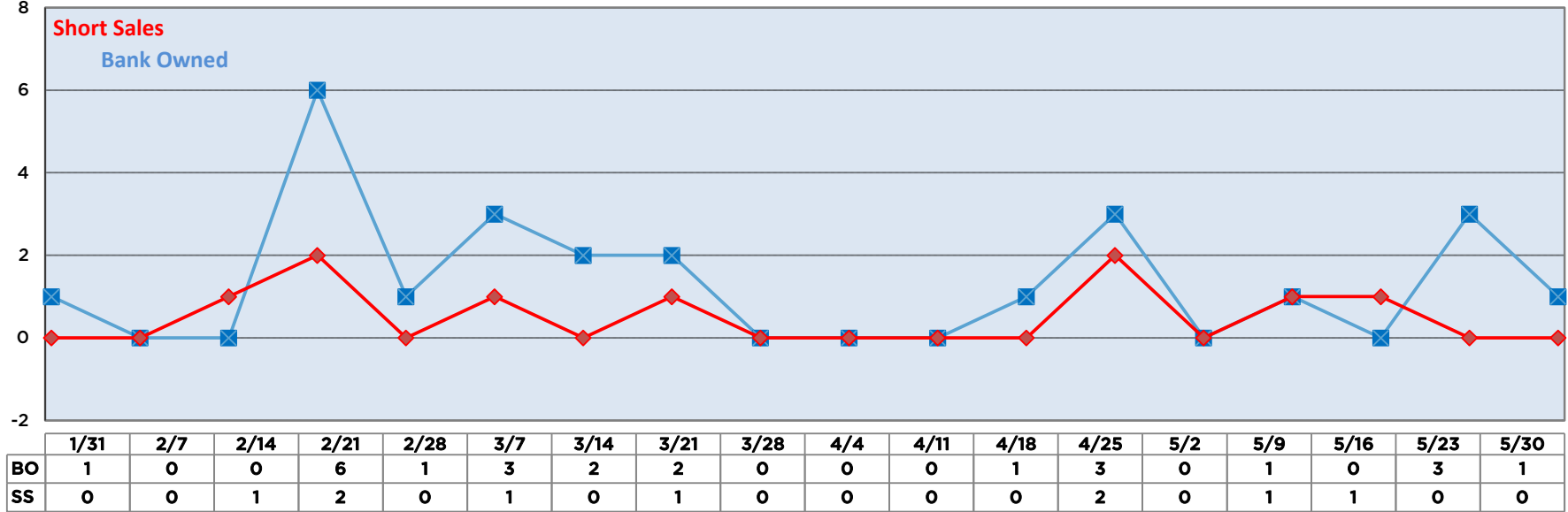
**Condos, Townhomes, Villas**



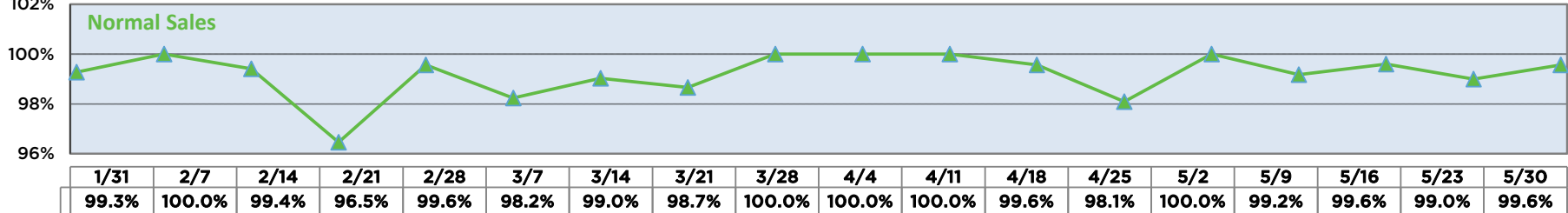


**Condos, Townhomes, Villas**

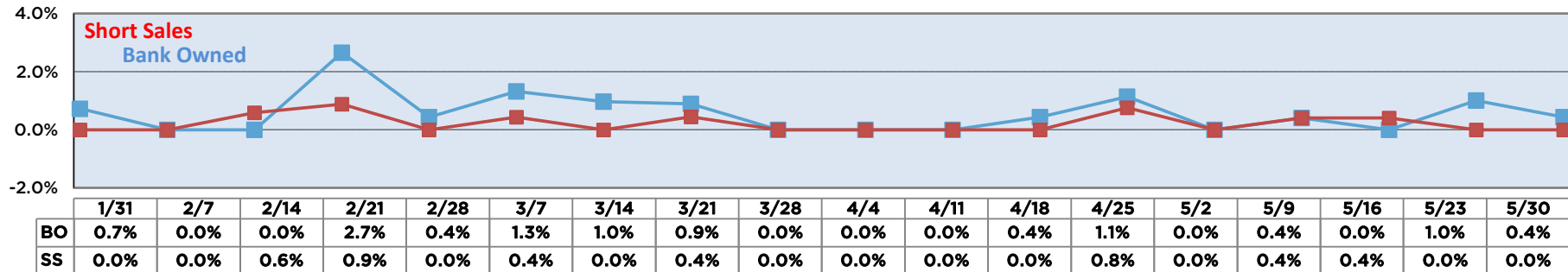
**Foreclosure Sales**



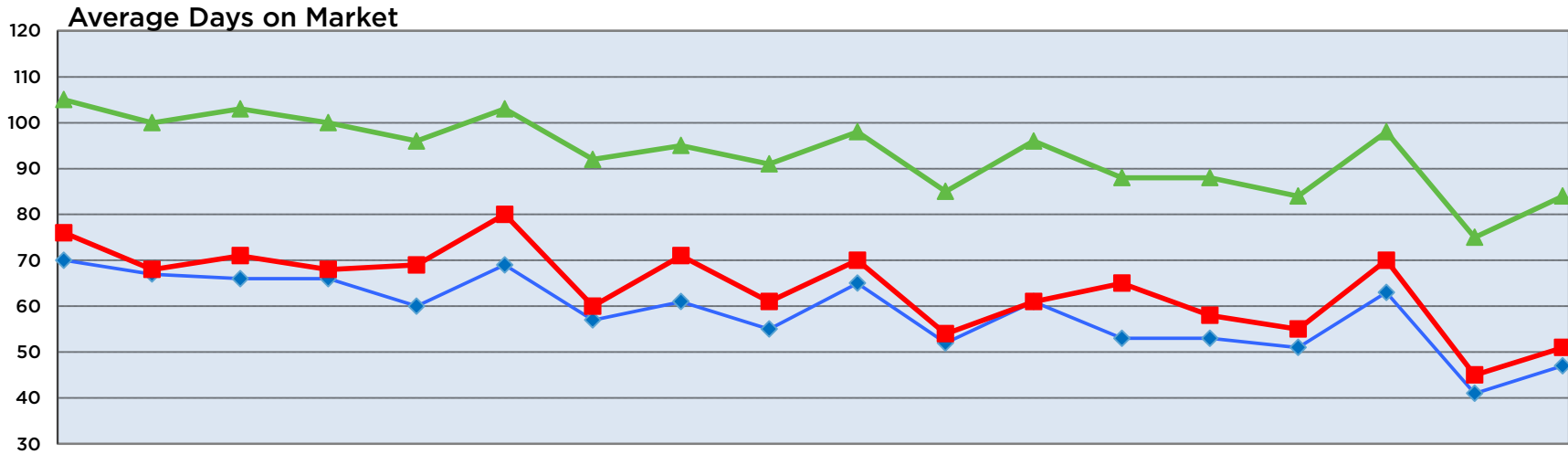
**Percentage of Sales**



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

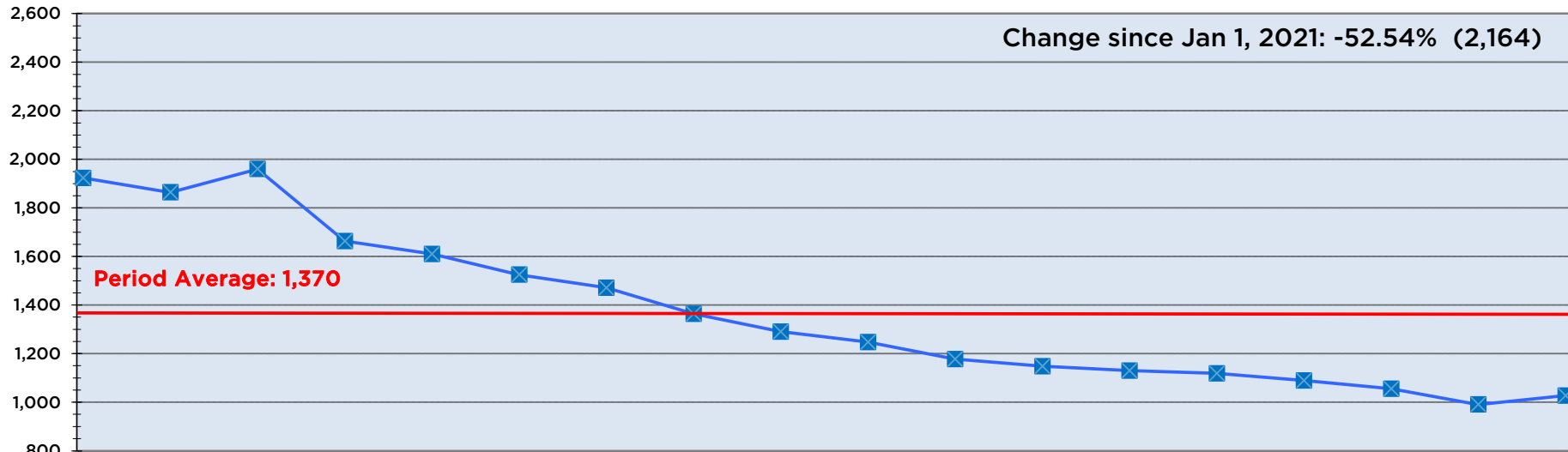


**Condos, Townhomes, Villas**



	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	5/30
ListToContract	70	67	66	66	60	69	57	61	55	65	52	61	53	53	51	63	41	47
CombDaysOnMkt	76	68	71	68	69	80	60	71	61	70	54	61	65	58	55	70	45	51
ListToClose	105	100	103	100	96	103	92	95	91	98	85	96	88	88	84	98	75	84

**Total Actives**

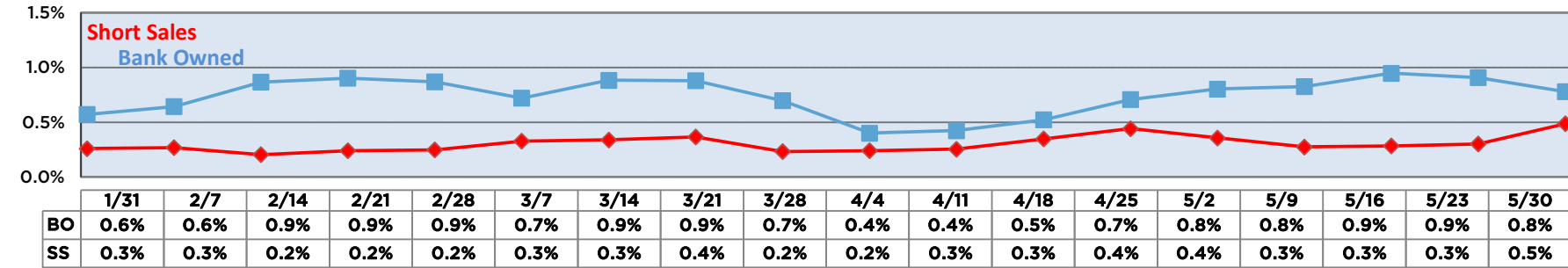
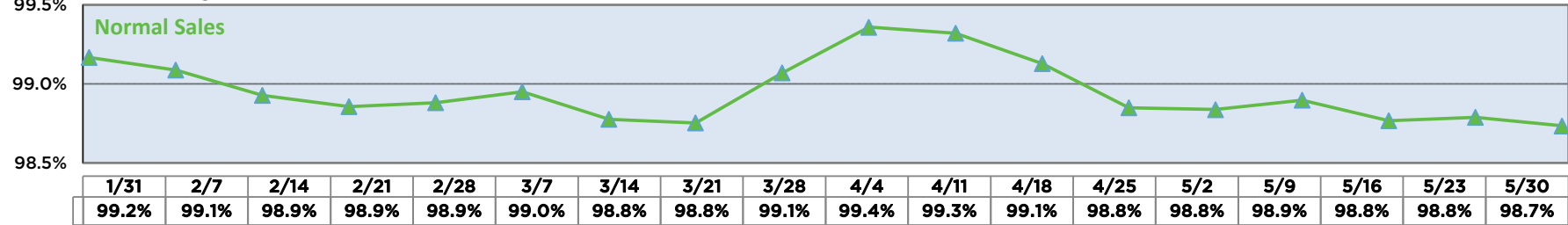


	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30
Total Actives	1,923	1,864	1,960	1,663	1,610	1,525	1,471	1,364	1,291	1,248	1,178	1,148	1,130	1,119	1,089	1,055	991	1,027

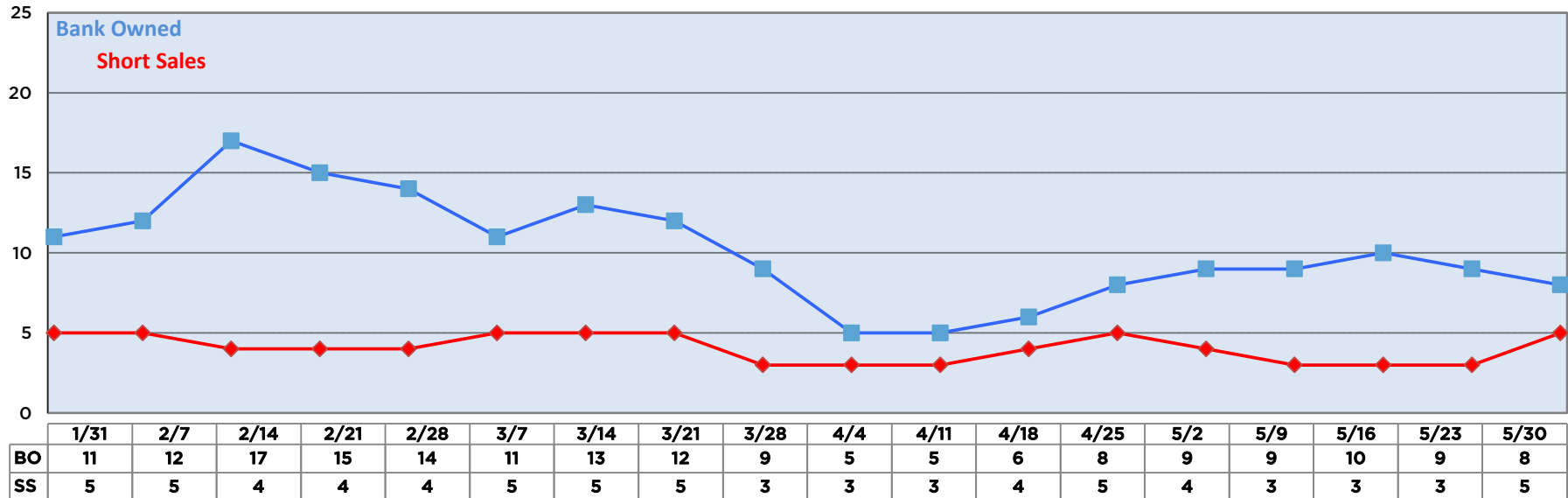


**Condos, Townhomes, Villas**

**Percentage of Actives**



**Active Foreclosures**





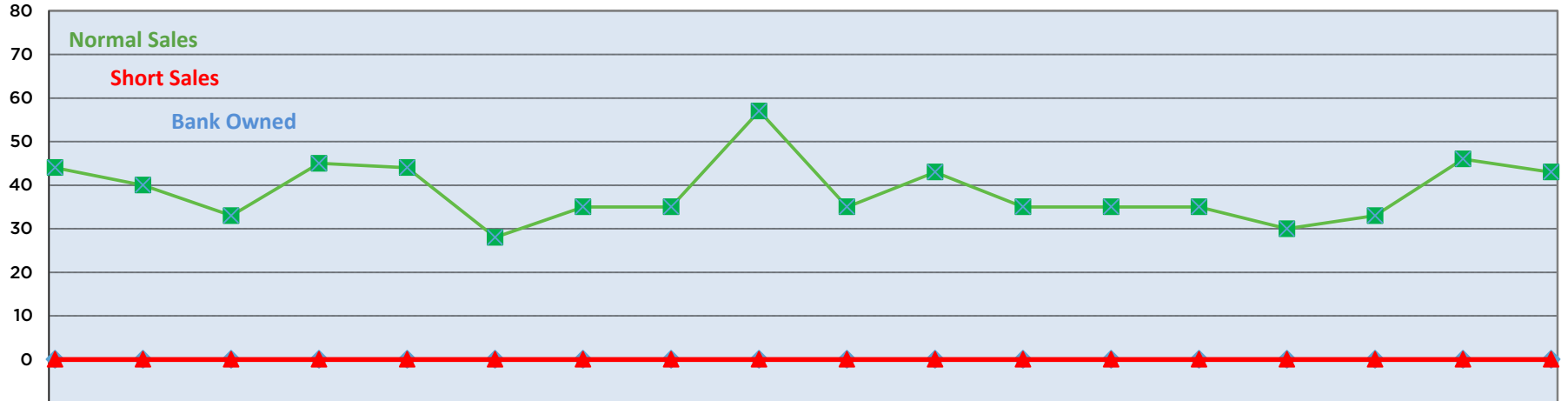
**Condos, Townhomes, Villas**

**Temporary Off Market**



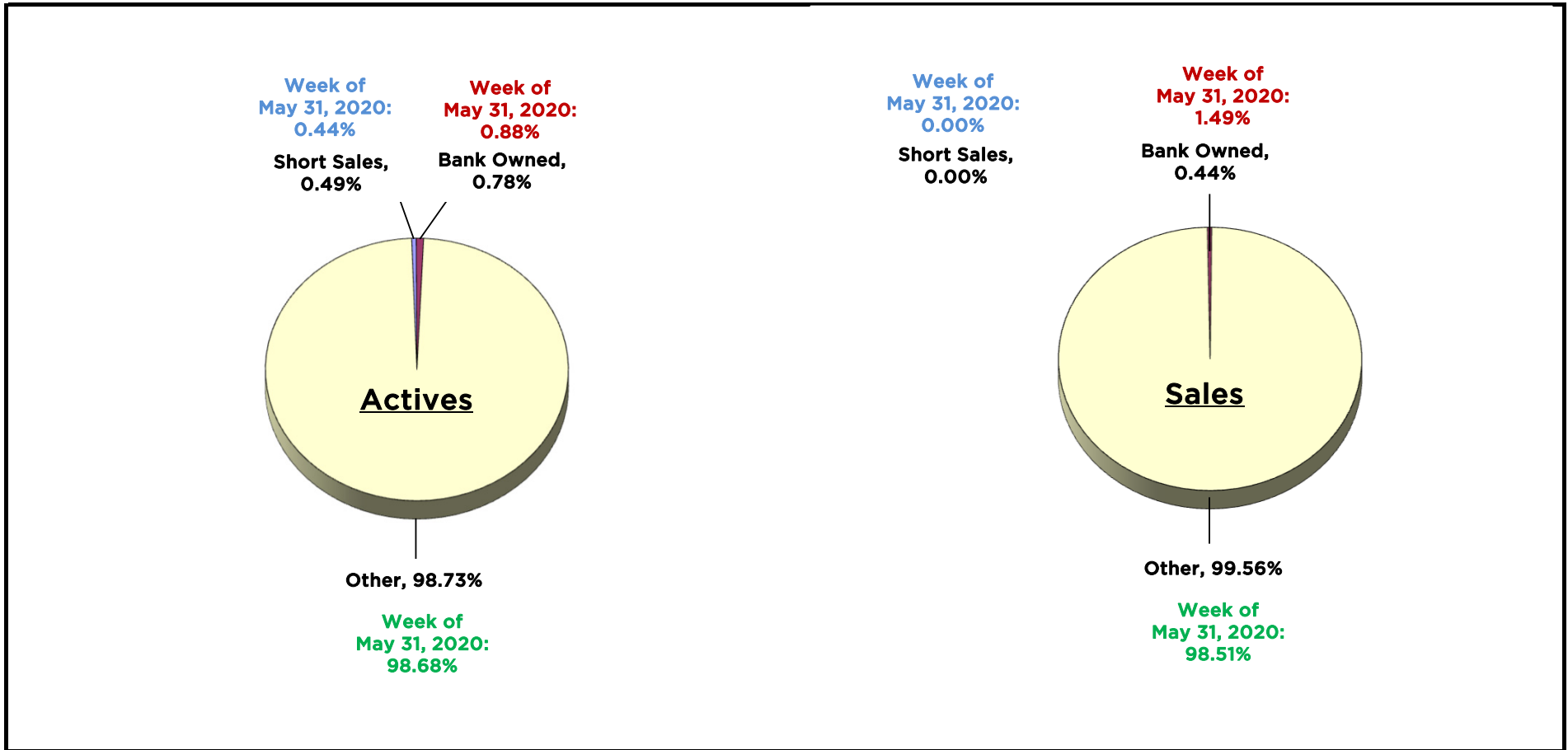
	1/31	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30
<b>Norm</b>	21	25	23	36	28	31	25	28	32	24	23	28	35	29	20	24	23	37
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Withdrawn**



	1/31	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	5/30
<b>Norm</b>	44	40	33	45	44	28	35	35	57	35	43	35	35	35	30	33	46	43
<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 is the 1 Condo, Townhome, or Villa available for the Median Price of \$229,000? (± \$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>
<b>Orange County</b>		<b>1</b>	<b>\$229,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,109</b>	<b>\$206.49</b>
Colonialtown	32803	1	\$229,000	2.0	2.0	1,109	\$206.49