



Monday Morning Quarterback Summary

Week of June 06, 2021 - June 12, 2021

Single-family existing homes

- Sales of single-family homes decreased to 614 during the week of Jun 06, from 626 the week prior
- The median price of single family homes decreased to \$350,000, a change of -4.1%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 2 the week of May 30
- The number of single-family home short-sale transactions decreased to 1 from 4 the week prior
- Single-family inventory increased by 42, and now sits at 2,393

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 182 during the week of Jun 06, from 225 the week prior
- The median price of condos, townhomes, and villas decreased to \$223,000, a change of -2.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of May 30
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 52, and now sits at 9,975

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	614	96	105	186	82	121	24
Bank Owned	1	0	1	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	612	95	104	186	82	121	24
Active Listings	2,393	402	231	528	363	604	265
Bank Owned	24	11	6	7	0	0	0
Short Sales	8	1	3	1	1	1	1
Other	2,361	390	222	520	362	603	264
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$431,565	\$197,758	\$275,064	\$340,011	\$432,300	\$644,017	\$1,687,400
Average Final List Price	\$430,242	\$195,068	\$274,365	\$340,320	\$431,263	\$641,560	\$1,680,900

Sale Price

Average Price	\$430,619	\$189,673	\$274,068	\$344,492	\$436,623	\$643,706	\$1,651,975
Median Price	\$350,000	\$202,500	\$275,000	\$342,500	\$429,500	\$609,000	\$1,459,500

Price Differences

Original to Final List Price	-\$1,323	-\$2,690	-\$699	\$309	-\$1,037	-\$2,457	-\$6,500
Original List to Sale Price - \$	-\$946	-\$8,085	-\$996	\$4,481	\$4,323	-\$311	-\$35,425
Final List to Sale Price - \$	\$377	-\$5,395	-\$297	\$4,172	\$5,360	\$2,146	-\$28,925
Original List to Sale Price - %	99.78%	95.91%	99.64%	101.32%	101.00%	99.95%	97.90%
Final List to Sale Price - %	100.09%	97.23%	99.89%	101.23%	101.24%	100.33%	98.28%

Days on the Market

Avg Days Listing to Contract	26	26	19	20	20	47	20
Combined Avg Days to Contract	28	28	19	21	20	48	37
Avg Days Listing to Closing	65	68	57	56	56	89	61
Avg Days Contract to Close	38	42	37	35	36	41	39

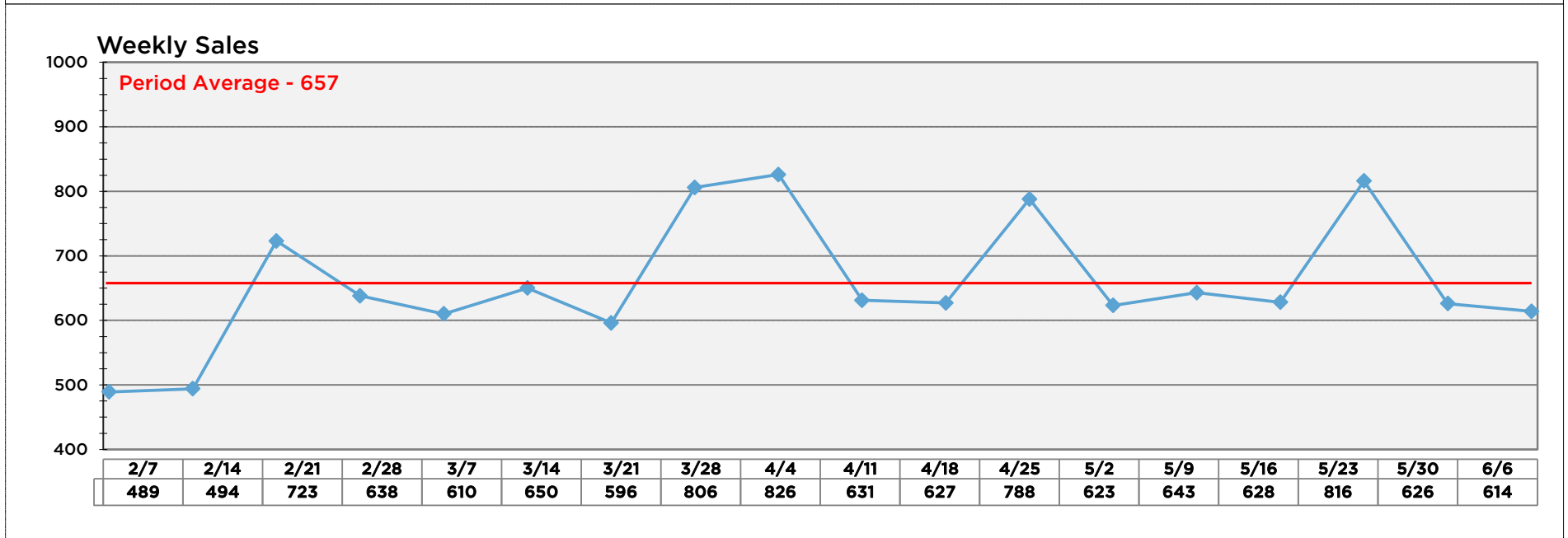
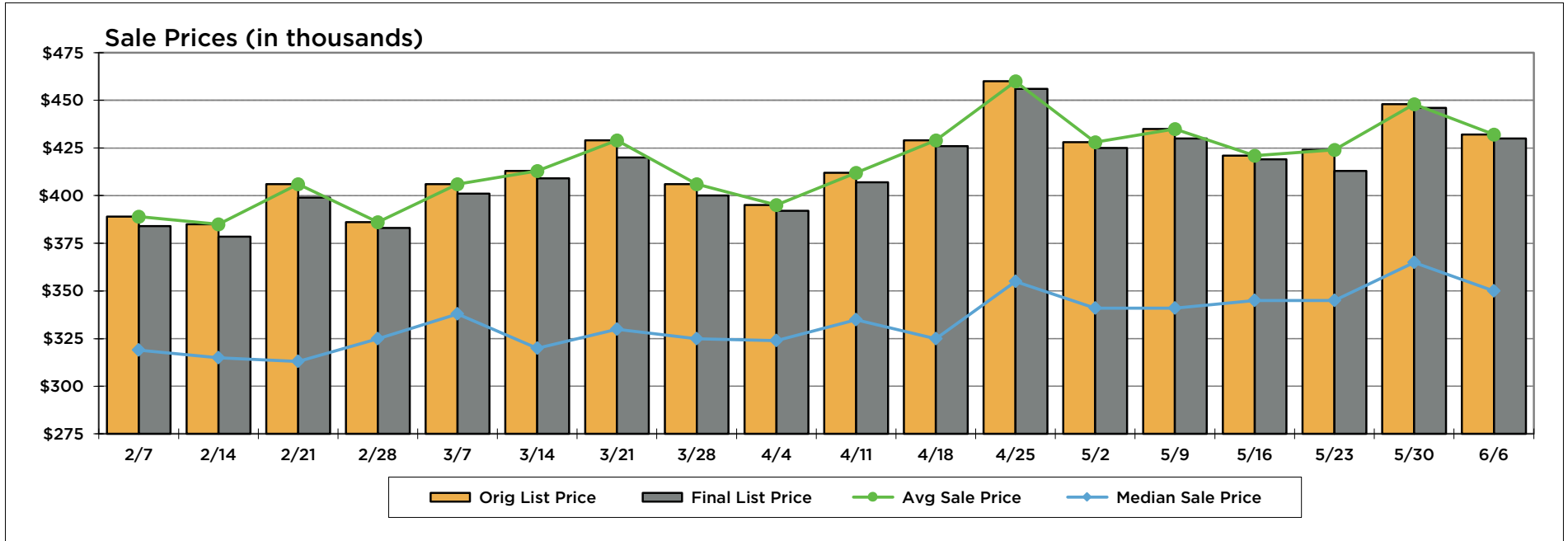
Beds / Baths

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	0	1

Square Footage

Average Square Feet	2,225	1,332	1,629	1,941	2,399	3,246	4,869
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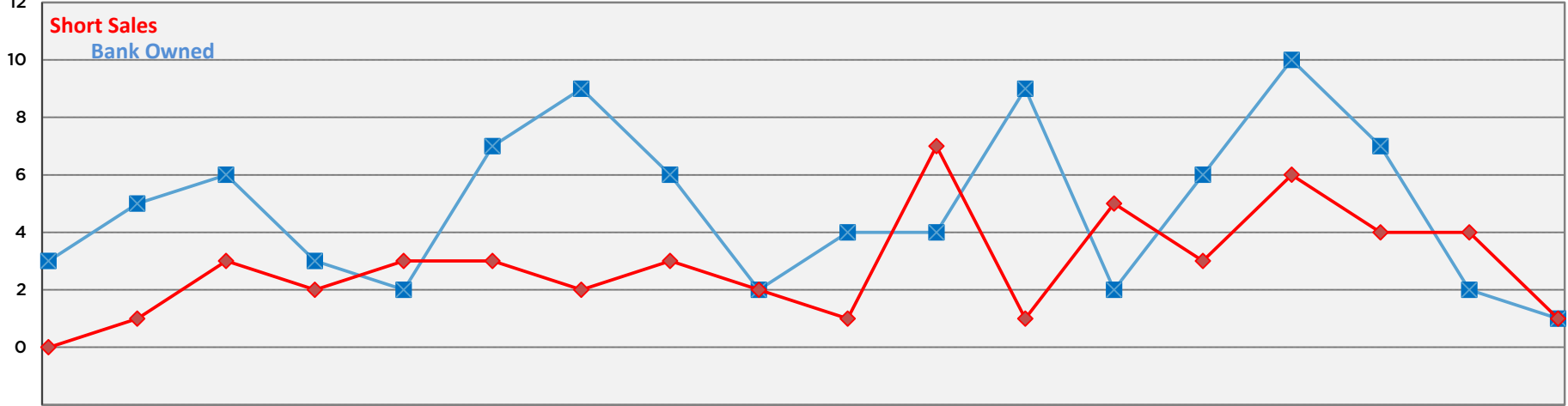
Single Family Homes





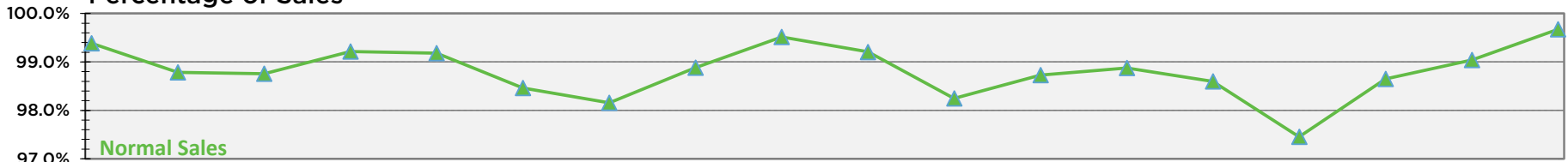
Single Family Homes

Foreclosure Sales

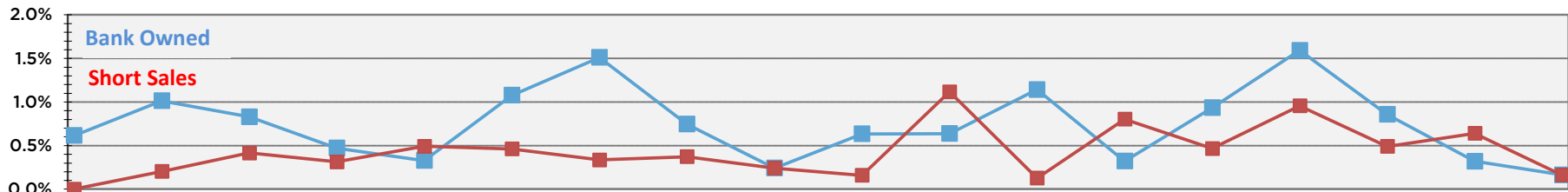


	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6
BO	3	5	6	3	2	7	9	6	2	4	4	9	2	6	10	7	2	1
SS	0	1	3	2	3	3	2	3	2	1	7	1	5	3	6	4	4	1

Percentage of Sales



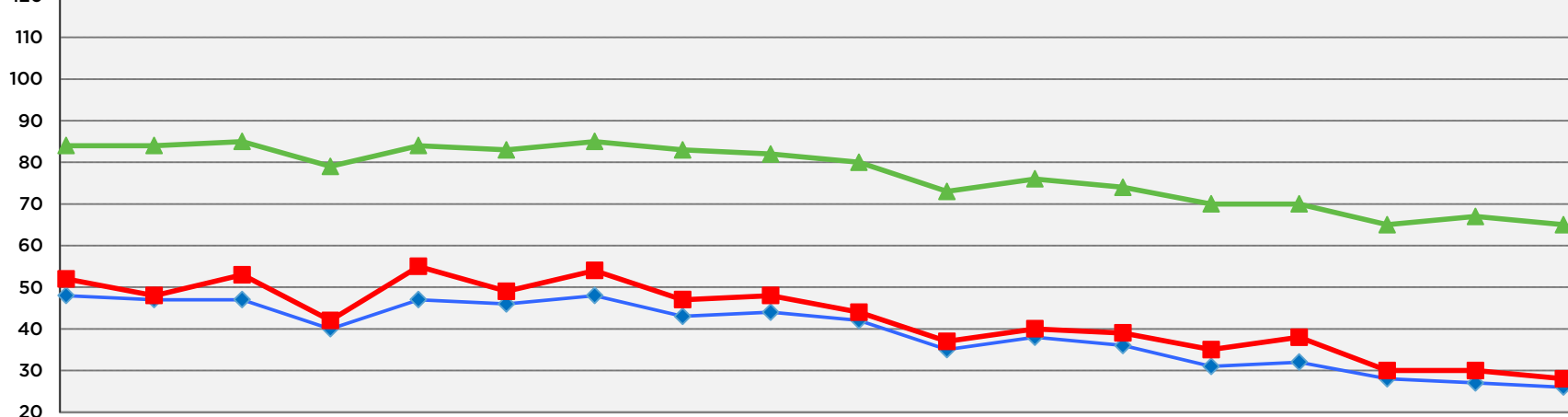
	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6
Normal Sales	99.4%	98.8%	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%	98.7%	99.0%	99.7%



	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	6/6
BO	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%	0.2%
SS	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%	0.2%

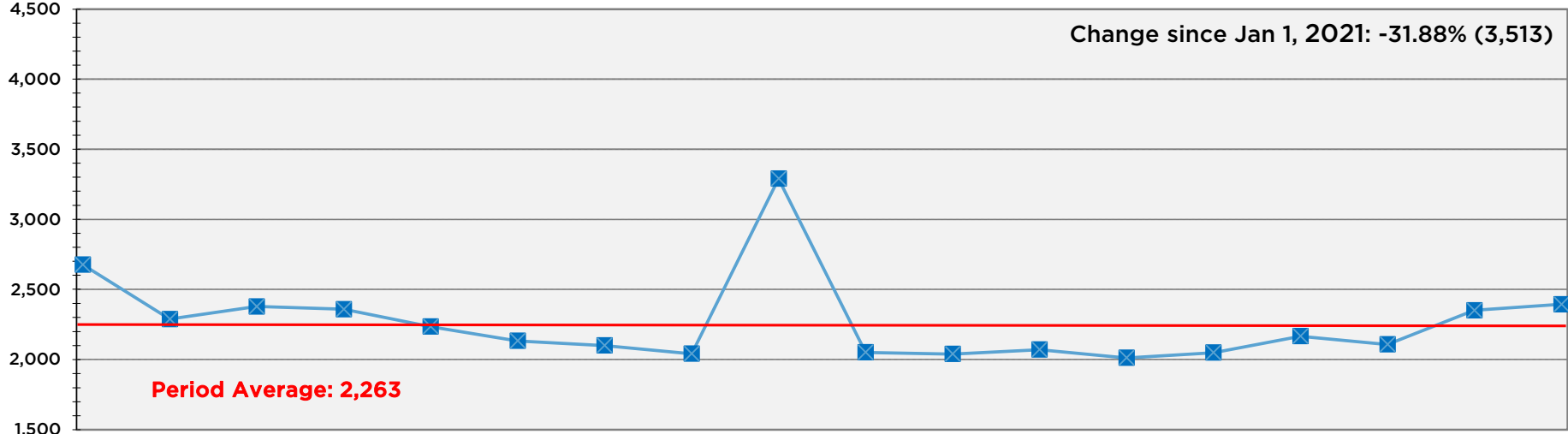
Single Family Homes

Average Days on Market



	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	6/6
ListToContract	48	47	47	40	47	46	48	43	44	42	35	38	36	31	32	28	27	26
CombDaysOnMkt	52	48	53	42	55	49	54	47	48	44	37	40	39	35	38	30	30	28
ListToClose	84	84	85	79	84	83	85	83	82	80	73	76	74	70	70	65	67	65

Total Actives

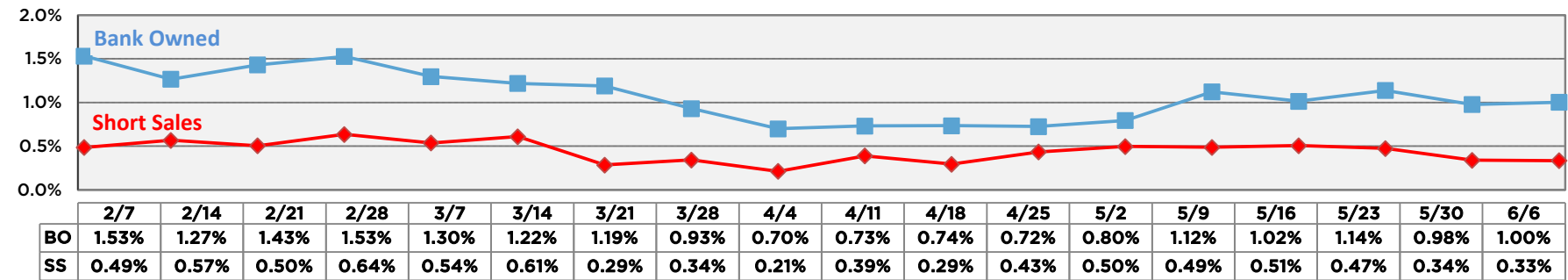
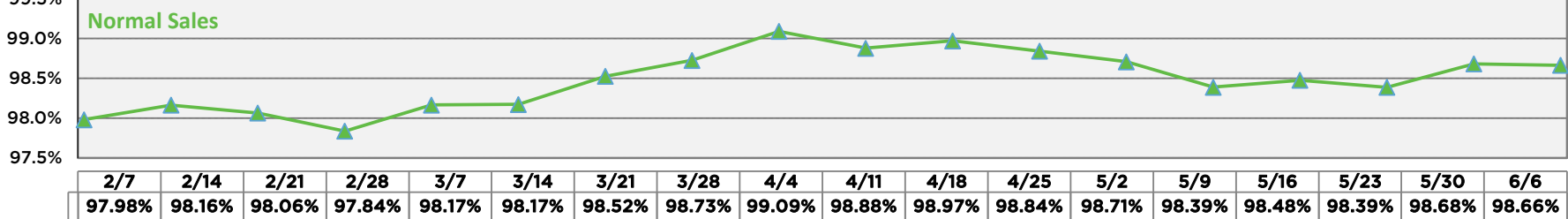


	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6
Total Actives	2,676	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393

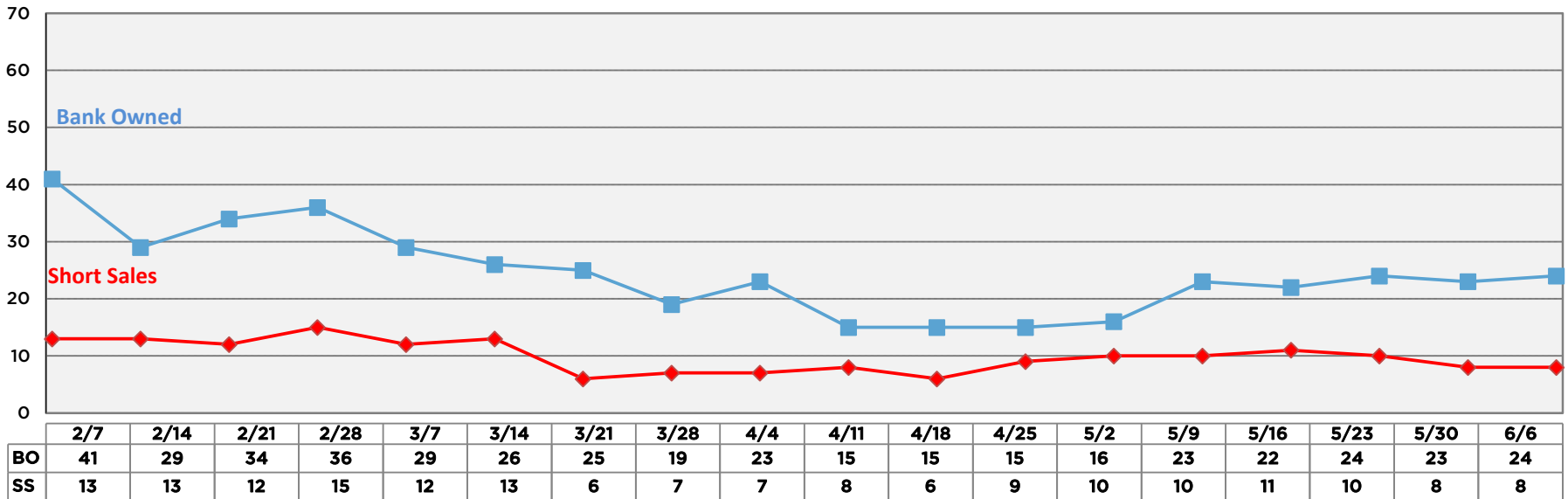


Single Family Homes

Percentage of Actives



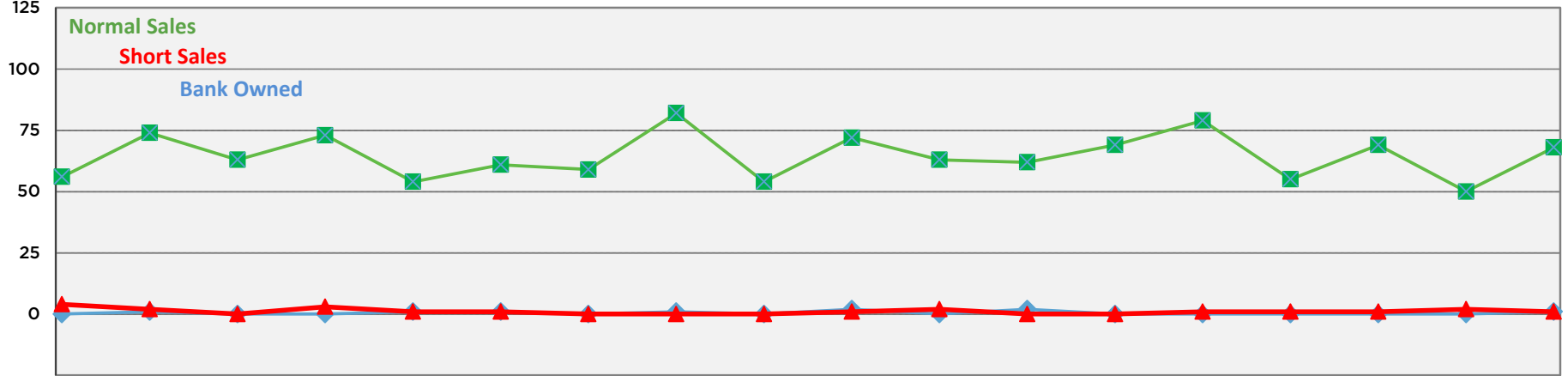
Active Foreclosures





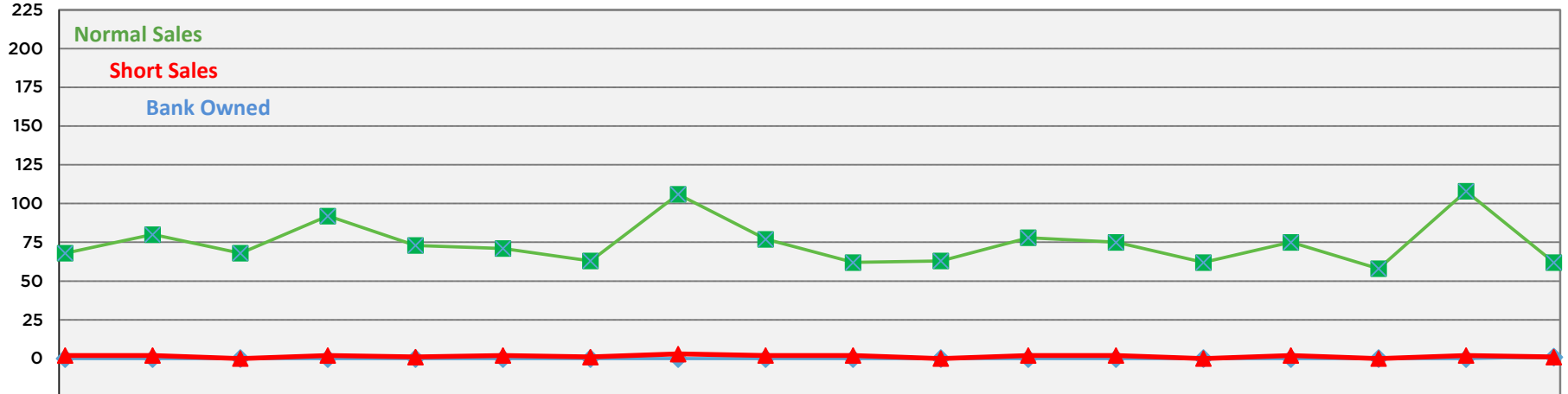
Single Family Homes

Temporary Off Market



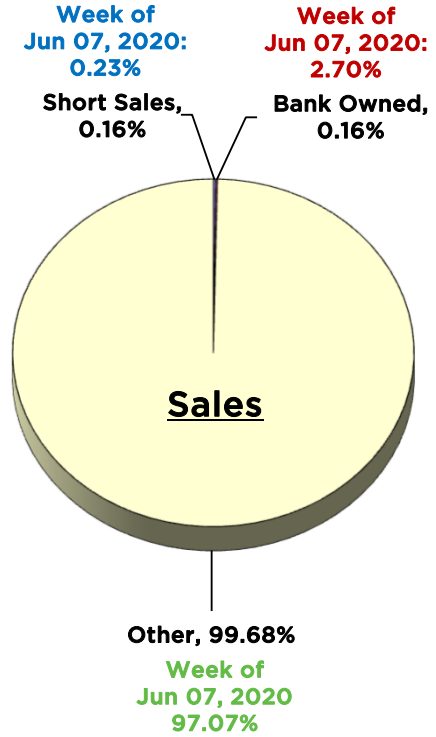
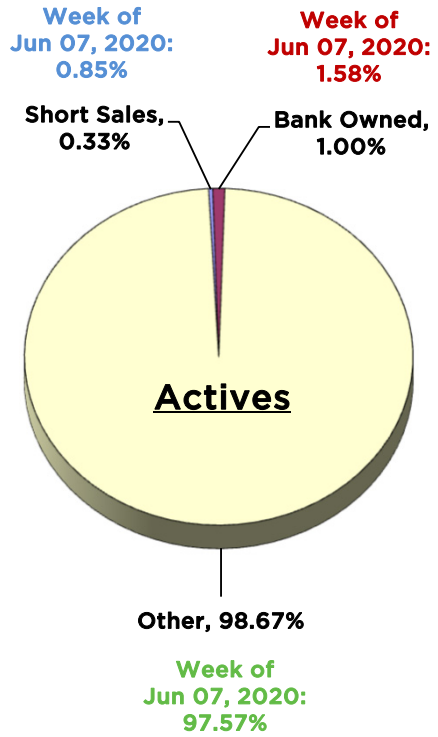
	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6
Norm	56	74	63	73	54	61	59	82	54	72	63	62	69	79	55	69	50	68
BO	0	1	0	0	1	1	0	1	0	2	0	2	0	0	0	0	0	1
SS	4	2	0	3	1	1	0	0	0	1	2	0	0	1	1	1	2	1

Withdrawn



	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	6/6
Norm	68	80	68	92	73	71	63	106	77	62	63	78	75	62	75	58	108	62
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	2	2	0	2	1	2	1	3	2	2	0	2	2	0	2	0	2	1

Single Family Homes



Where are the 43 Single Family Homes available for the Median Price of \$350,000? (± \$500)

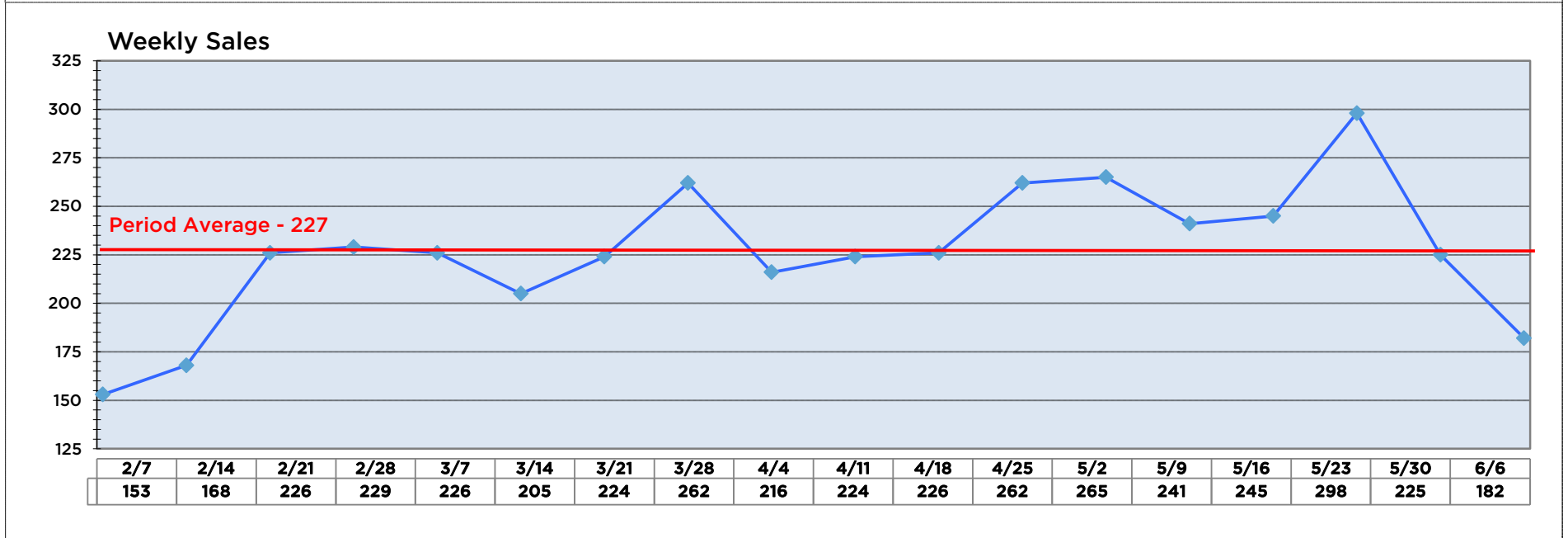
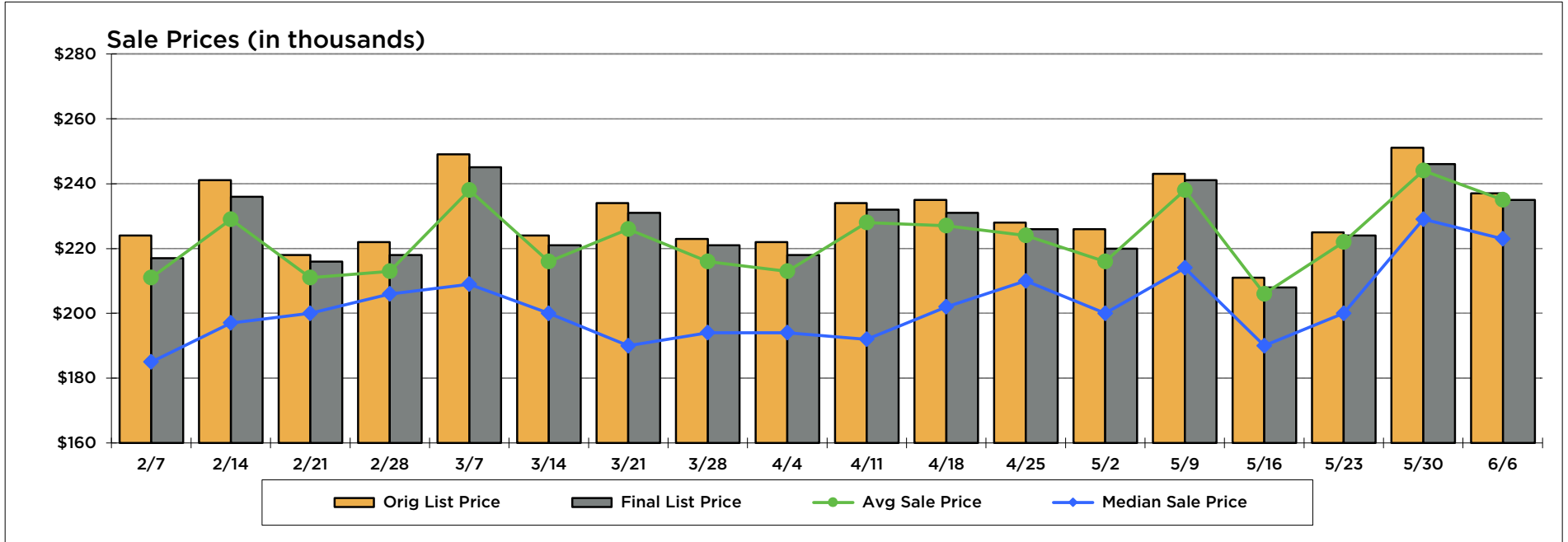
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		7	\$349,964	3.0	2.0	1,638	\$213.65
Winter Springs / Tuskawilla	32708	1	\$350,000	3.0	2.0	912	\$383.77
Lake Mary / Heathrow	32746	1	\$349,900	3.0	2.0	2,018	\$173.39
Sanford / Lake Forest	32771	3	\$349,983	3.0	2.0	1,850	\$189.18
Winter Park	32792	2	\$349,950	3.0	2.0	1,493	\$234.39
Orange County		18	\$349,961	3.4	1.9	1,770	\$197.74
Apopka (North)	32712	1	\$349,900	3.0	2.0	2,164	\$161.69
Colonialtown	32803	2	\$349,900	2.0	1.0	1,115	\$313.81
Delaney / Crystal Lake	32806	1	\$350,000	3.0	2.0	1,832	\$191.05
Azalea Park	32807	1	\$350,000	5.0	2.0	2,204	\$158.80
Conway	32812	1	\$349,900	4.0	2.0	1,803	\$194.07
Union Park	32817	1	\$350,000	3.0	2.0	1,641	\$213.28
Hiawassee	32818	2	\$349,950	4.0	2.0	1,942	\$180.20
Taft	32824	2	\$349,950	4.0	2.0	1,898	\$184.38
Rio Pinar / Union Park	32825	2	\$349,950	4.0	2.0	1,747	\$200.31
Metro West / Orlo Vista	32835	1	\$350,000	3.0	2.0	2,164	\$161.74
Hunters Creek	32837	1	\$350,000	3.0	2.0	1,512	\$231.48
Pine Castle / Edgewood	32839	1	\$350,000	4.0	2.0	1,652	\$211.86
Ocoee	34761	1	\$350,000	3.0	2.0	1,945	\$179.95
Winter Garden / Oakland	34787	1	\$350,000	3.0	2.0	1,536	\$227.86
Osceola County		8	\$349,974	3.8	2.1	2,089	\$167.52
Kissimmee (Central)	34741	2	\$349,950	3.0	2.0	2,061	\$169.80
Kissimmee / Buena Ventura Lakes	34743	1	\$349,990	4.0	2.0	2,468	\$141.81
Kissimmee (East)	34744	2	\$349,950	4.0	2.0	1,744	\$200.66
Kissimmee (West) / Pleasant Hill	34746	1	\$350,000	4.0	3.0	2,749	\$127.32
Kissimmee / Celebration	34747	1	\$350,000	4.0	2.0	1,914	\$182.86
St Cloud / Canoe Creek	34772	1	\$350,000	4.0	2.0	1,972	\$177.48
Lake County		10	\$349,970	3.2	2.1	2,030	\$172.43
Deland	32720	1	\$350,000	3.0	2.0	2,128	\$164.47
Eustis (East)	32736	1	\$350,000	3.0	3.0	1,962	\$178.39
Mount Dora	32757	1	\$350,000	3.0	2.0	1,981	\$176.68
Tavares / Mt Plymouth	32778	1	\$350,000	3.0	1.0	1,882	\$185.97
Clermont (Central)	34711	2	\$349,950	3.0	2.0	1,670	\$209.55
Groveland	34736	3	\$349,933	3.0	2.0	2,302	\$152.01
Leesburg (West)	34748	1	\$350,000	5.0	3.0	2,097	\$166.91

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	182	107	34	33	3	5	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	182	107	34	33	3	5	0
Active Listings	975	562	108	177	69	42	17
Bank Owned	7	6	1	0	0	0	0
Short Sales	6	5	0	0	1	0	0
Other	962	551	107	177	68	42	17
Months of Inventory	1	1	1	1	5	2	0
<i>List Price</i>							
Average Original List Price	\$236,968	\$169,079	\$269,510	\$340,745	\$446,567	\$657,800	\$0
Average Final List Price	\$235,376	\$168,334	\$268,284	\$338,376	\$433,233	\$647,800	\$0
<i>Sale Price</i>							
Average Price	\$234,947	\$166,616	\$273,694	\$337,179	\$426,667	\$643,980	\$0
Median Price	\$223,000	\$164,000	\$271,500	\$329,897	\$425,000	\$672,400	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$1,592	-\$745	-\$1,226	-\$2,369	-\$13,334	-\$10,000	\$0
Original List to Sale Price - \$	-\$2,021	-\$2,463	\$4,184	-\$3,566	-\$19,900	-\$13,820	\$0
Final List to Sale Price - \$	-\$429	-\$1,718	\$5,410	-\$1,197	-\$6,566	-\$3,820	\$0
Original List to Sale Price - %	99.15%	98.54%	101.55%	98.95%	95.54%	97.90%	0.00%
Final List to Sale Price - %	99.82%	98.98%	102.02%	99.65%	98.48%	99.41%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	43	47	19	51	17	88	0
Combined Avg Days to Contract	51	48	32	78	17	88	0
Avg Days Listing to Closing	77	80	54	87	60	129	0
Avg Days Contract to Close	34	33	34	34	42	40	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	5	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,401	1,137	1,575	1,843	2,341	2,366	0



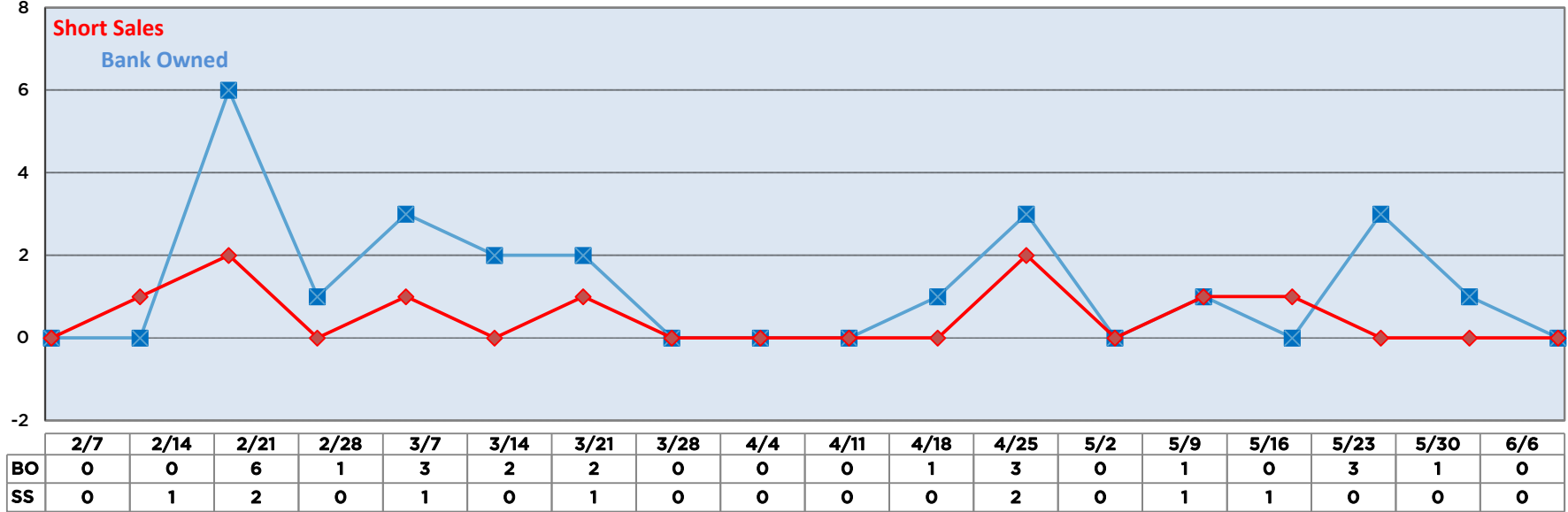
Condos, Townhomes, Villas



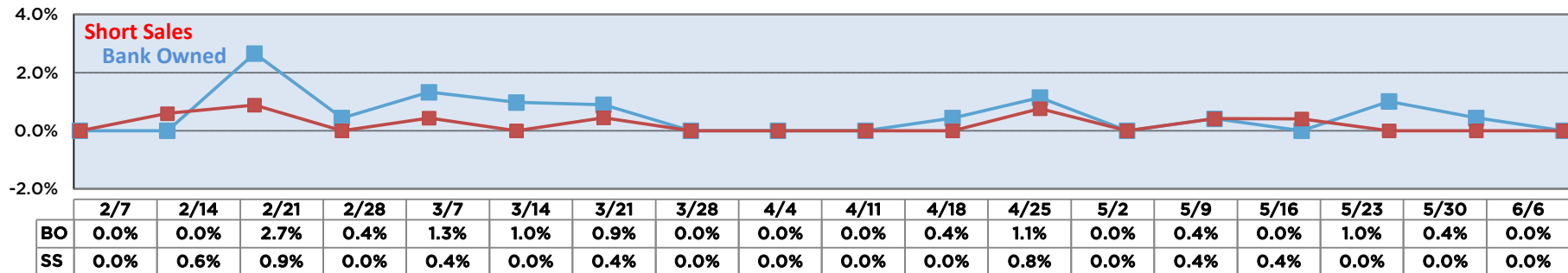
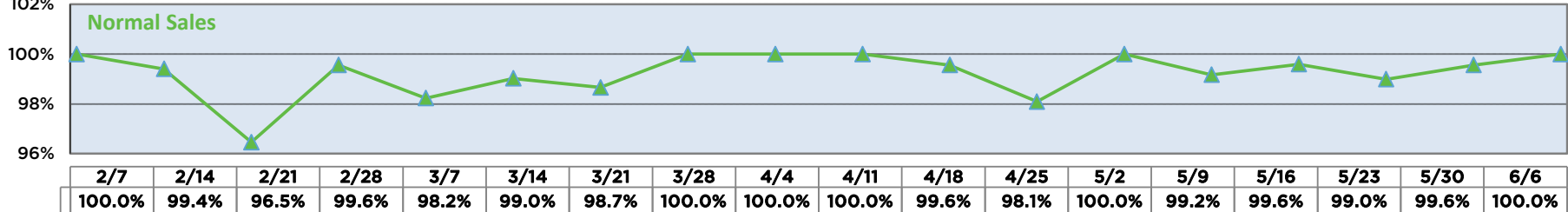


Condos, Townhomes, Villas

Foreclosure Sales

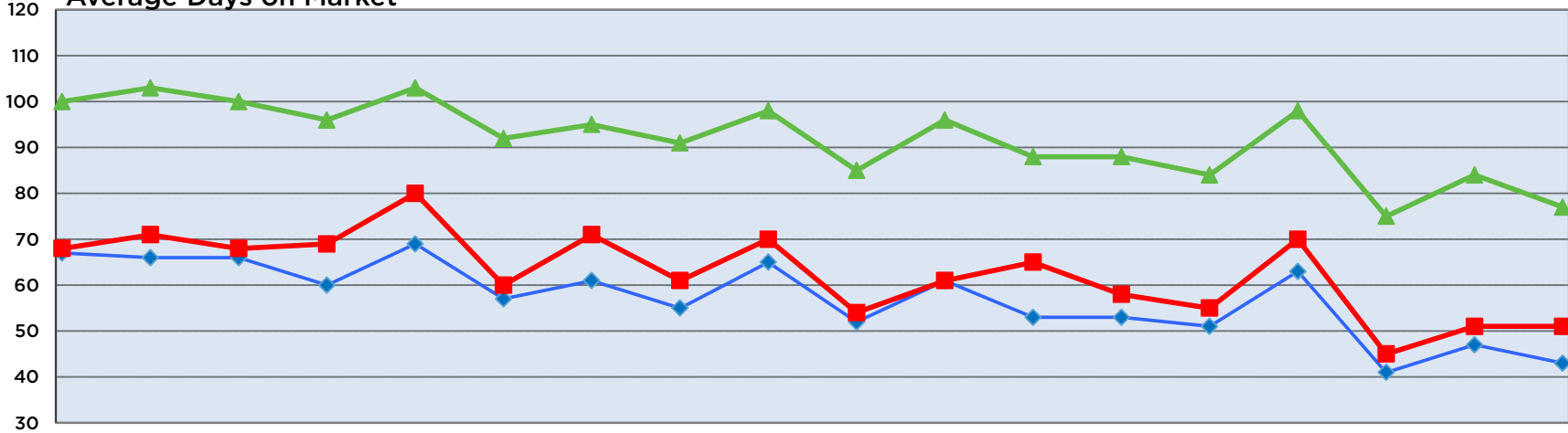


Percentage of Sales



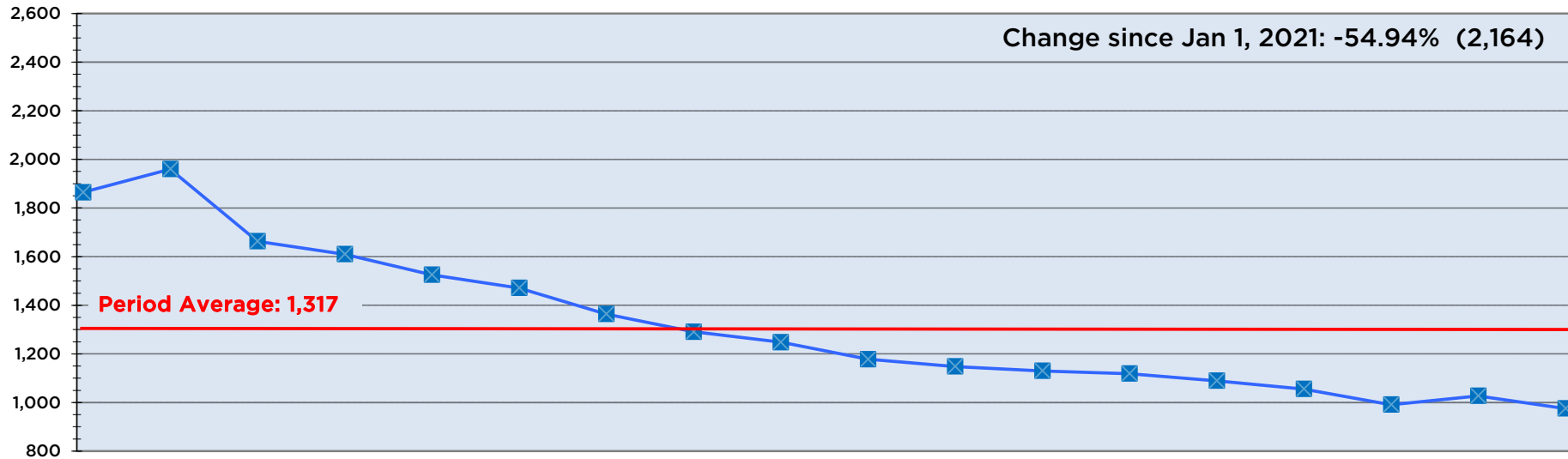
Condos, Townhomes, Villas

Average Days on Market



	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	6/6
ListToContract	67	66	66	60	69	57	61	55	65	52	61	53	53	51	63	41	47	43
CombDaysOnMkt	68	71	68	69	80	60	71	61	70	54	61	65	58	55	70	45	51	51
ListToClose	100	103	100	96	103	92	95	91	98	85	96	88	88	84	98	75	84	77

Total Actives

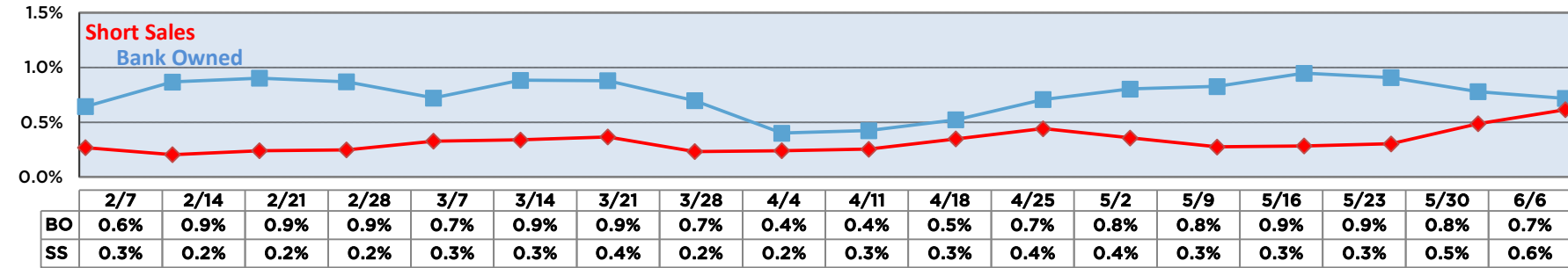
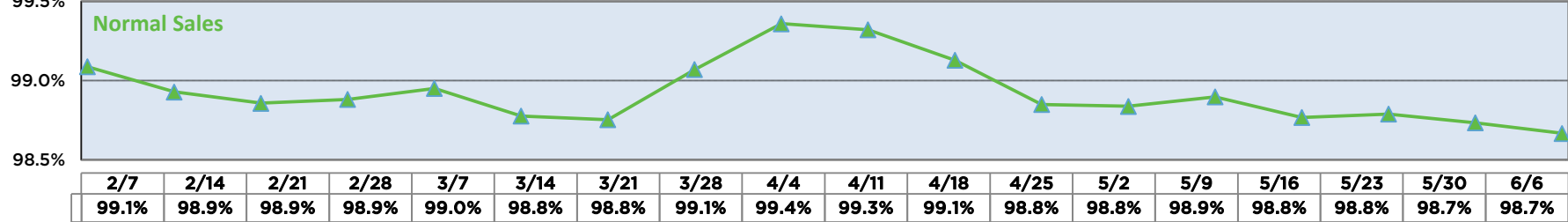


	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6
Total Actives	1,864	1,960	1,663	1,610	1,525	1,471	1,364	1,291	1,248	1,178	1,148	1,130	1,119	1,089	1,055	991	1,027	975

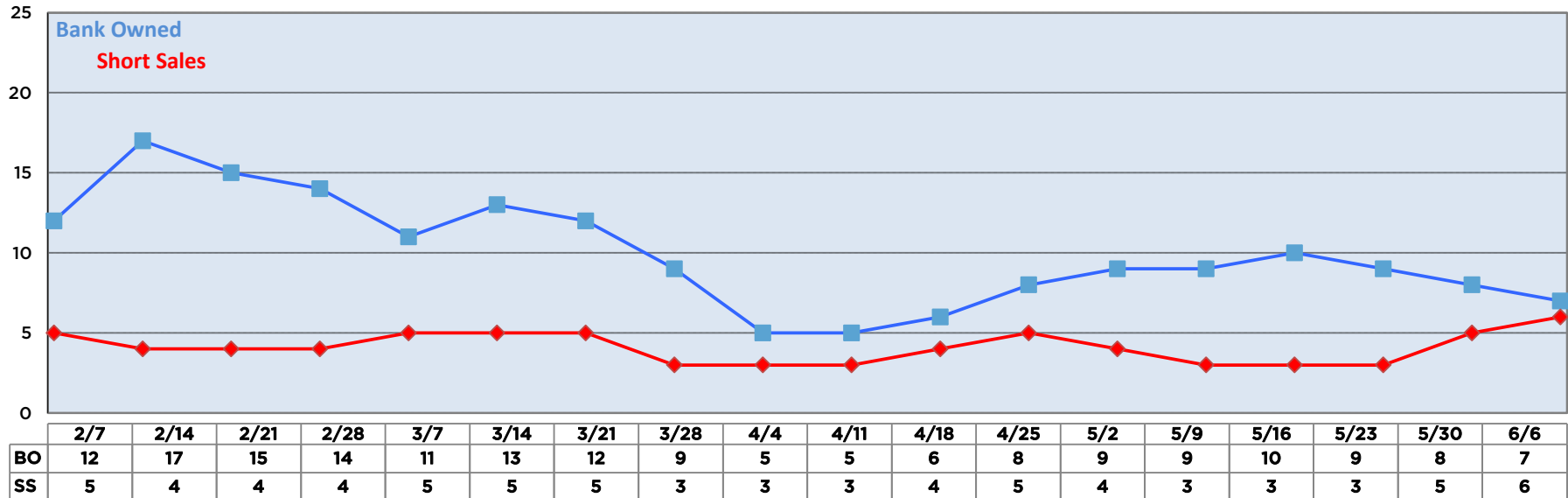


Condos, Townhomes, Villas

Percentage of Actives



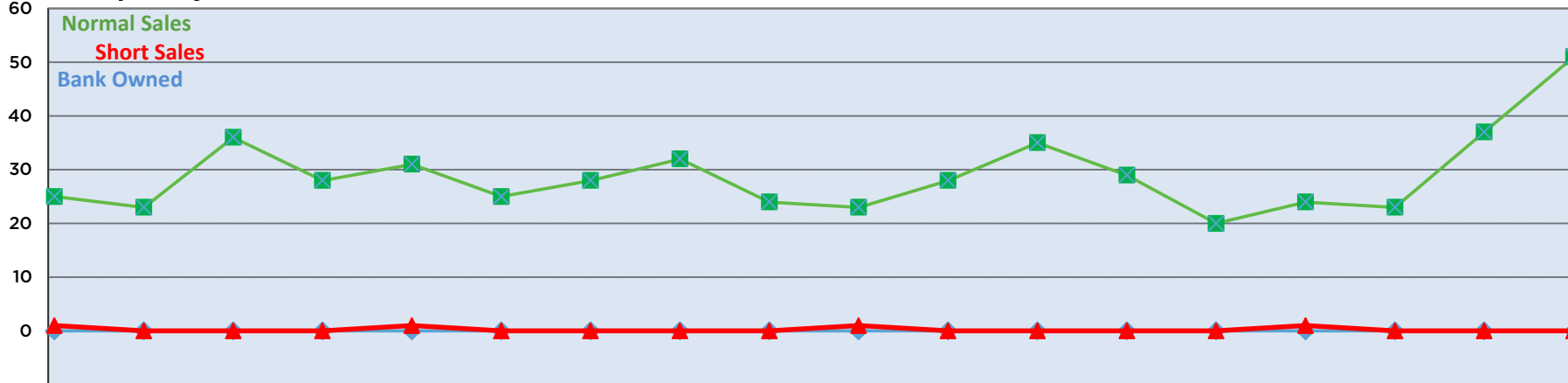
Active Foreclosures





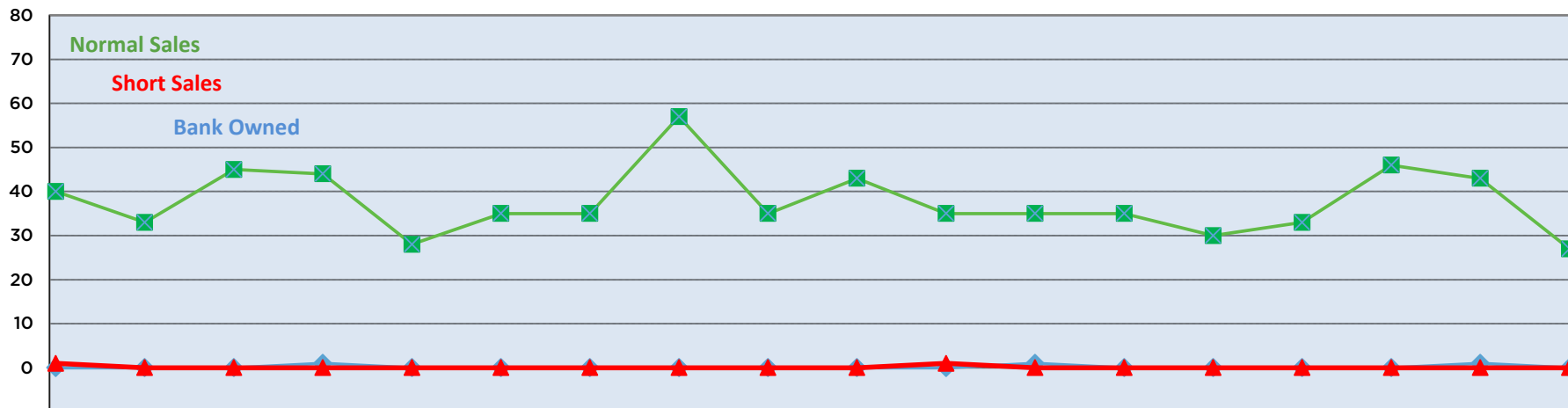
Condos, Townhomes, Villas

Temporary Off Market



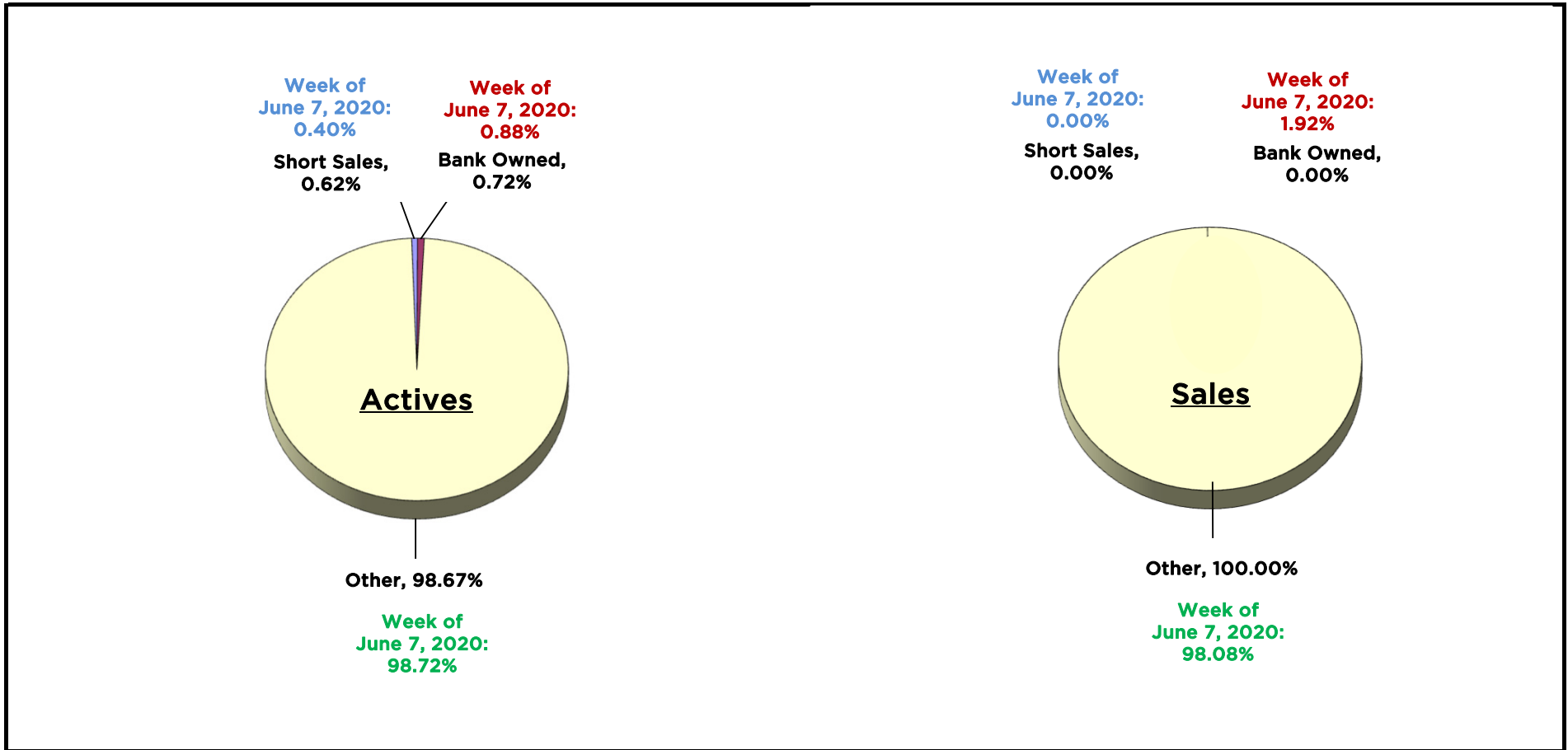
	2/7	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6
Norm	25	23	36	28	31	25	28	32	24	23	28	35	29	20	24	23	37	51
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0

Withdrawn



	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	6/6
Norm	40	33	45	44	28	35	35	57	35	43	35	35	35	30	33	46	43	27
BO	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	0
SS	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0

Condos, Townhomes, Villas





Monday Morning Quarterback
06/06/2021 - 06/12/2021
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$223,000