



Monday Morning Quarterback Summary

Week of June 13, 2021 - June 19, 2021

Single-family existing homes

- Sales of single-family homes increased to 667 during the week of Jun 13, from 614 the week prior
- The median price of single family homes increased to \$357,500, a change of 2.1%
- The number of single-family home foreclosure transactions increased to 4 last week, from 1 the week of Jun 06
- The number of single-family home short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 73, and now sits at 2,466

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 218 during the week of Jun 13, from 182 the week prior
- The median price of condos, townhomes, and villas decreased to \$219,000, a change of -1.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Jun 06
- The number of condo, townhome and villa short-sale transactions increased to 3 from 0 the week prior
- Condo inventory decreased by 6, and now sits at 9,969

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	667	106	109	175	107	148	22
Bank Owned	4	1	1	1	0	1	0
Short Sales	2	1	0	0	0	1	0
Other	661	104	108	174	107	146	22
Active Listings	2,466	400	226	556	397	624	263
Bank Owned	20	10	5	5	0	0	0
Short Sales	6	2	2	0	0	1	1
Other	2,440	388	219	551	397	623	262
Months of Inventory	1	1	0	1	1	1	3

List Price

Average Original List Price	\$435,494	\$184,064	\$272,491	\$342,641	\$442,443	\$656,986	\$1,669,313
Average Final List Price	\$432,548	\$181,918	\$271,450	\$341,702	\$440,925	\$652,124	\$1,643,040

Sale Price

Average Price	\$431,516	\$180,808	\$273,561	\$344,437	\$440,807	\$651,477	\$1,589,818
Median Price	\$357,500	\$190,000	\$275,000	\$340,000	\$440,000	\$635,000	\$1,445,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$2,946	-\$2,146	-\$1,041	-\$939	-\$1,518	-\$4,862	-\$26,273
<i>Original</i> List to <i>Sale</i> Price - \$	-\$3,978	-\$3,256	\$1,070	\$1,796	-\$1,636	-\$5,509	-\$79,495
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,032	-\$1,110	\$2,111	\$2,735	-\$118	-\$647	-\$53,222
<i>Original</i> List to <i>Sale</i> Price - %	99.09%	98.23%	100.39%	100.52%	99.63%	99.16%	95.24%
<i>Final</i> List to <i>Sale</i> Price - %	99.76%	99.39%	100.78%	100.80%	99.97%	99.90%	96.76%

Days on the Market

Avg Days Listing to Contract	28	29	22	23	24	30	91
Combined Avg Days to Contract	30	32	22	23	30	32	92
Avg Days Listing to Closing	65	66	58	59	62	68	130
Avg Days Contract to Close	37	37	35	35	36	38	42

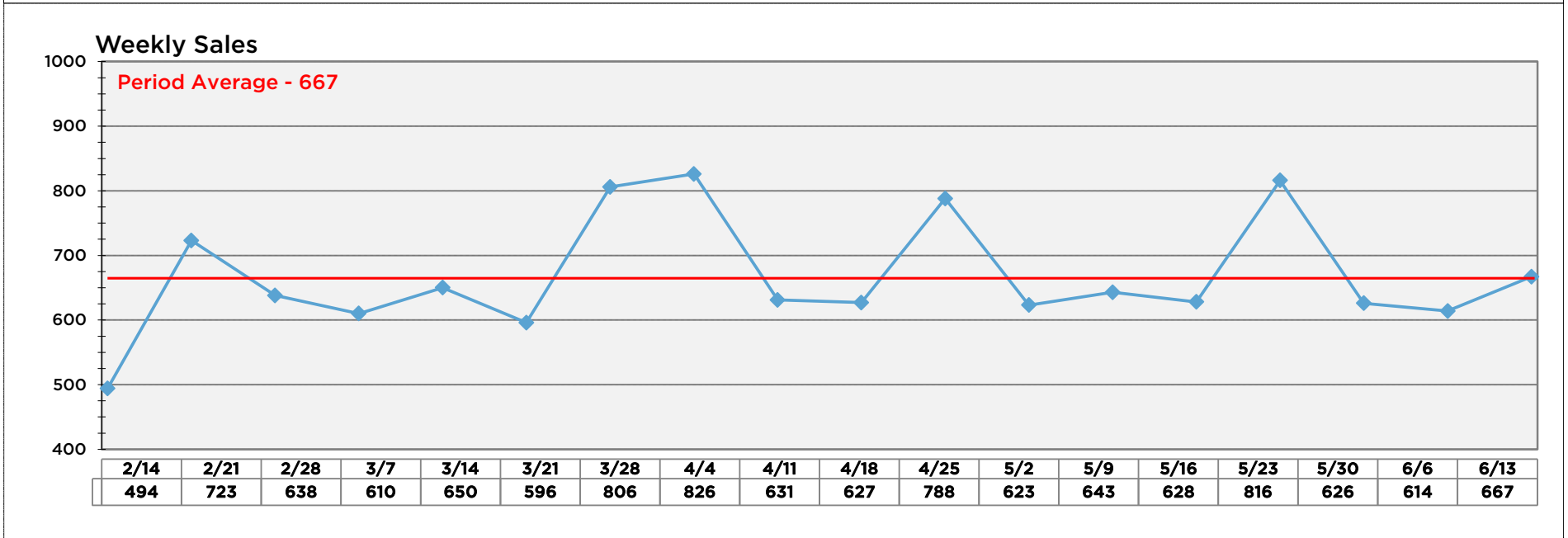
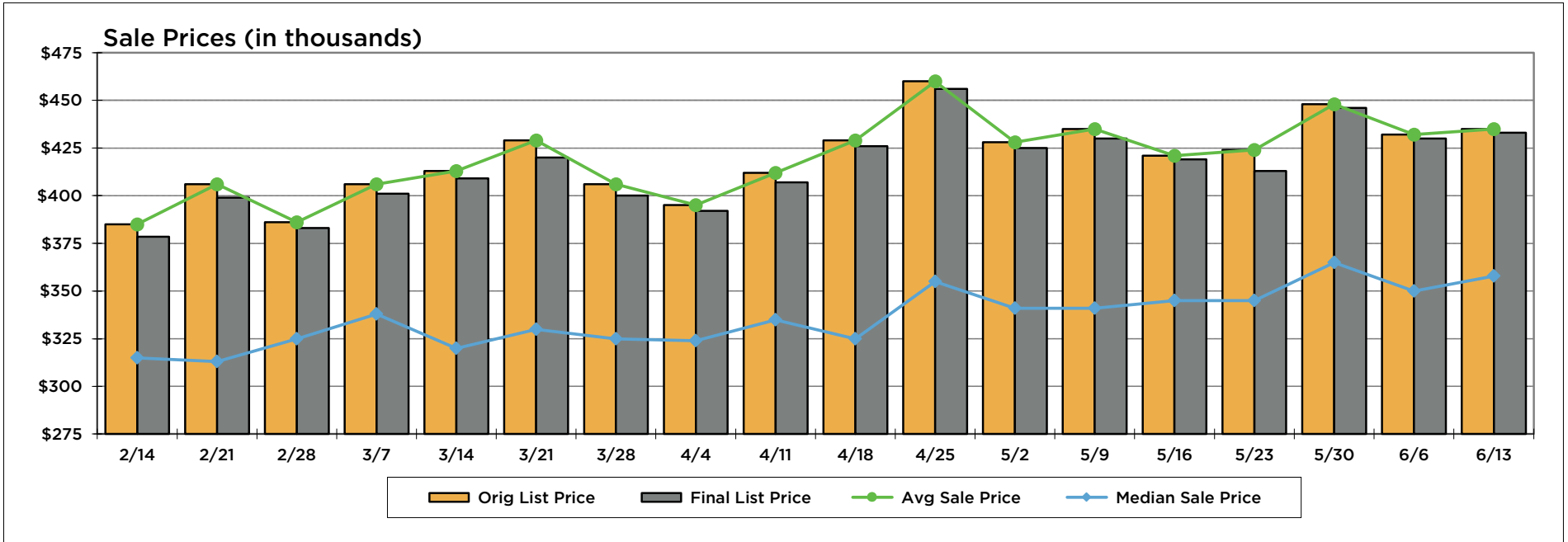
Beds / Baths

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

Square Footage

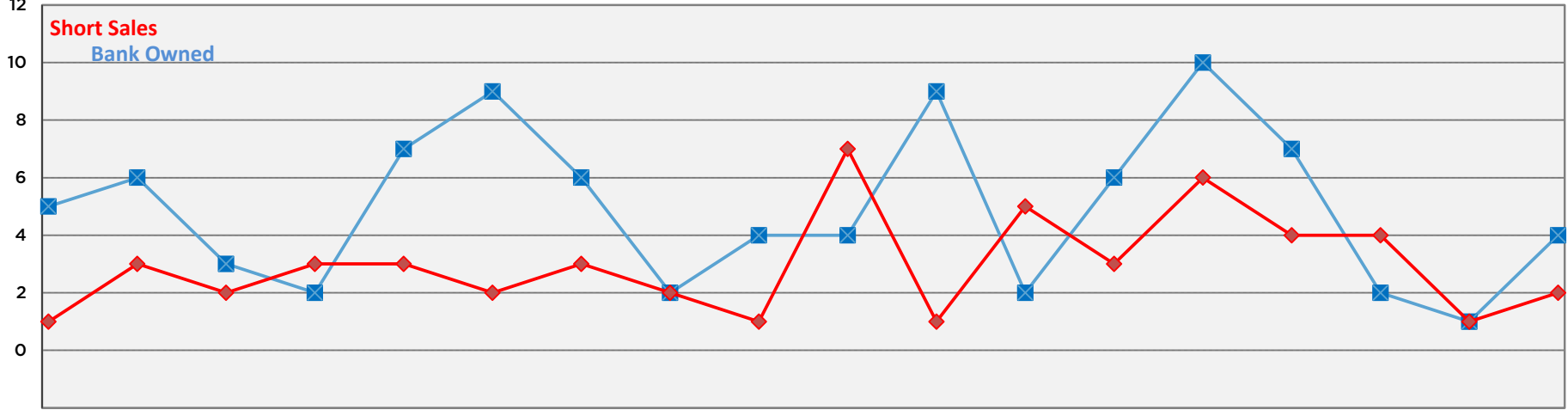
Average Square Feet	2,209	1,229	1,562	1,962	2,409	3,179	4,609
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Single Family Homes



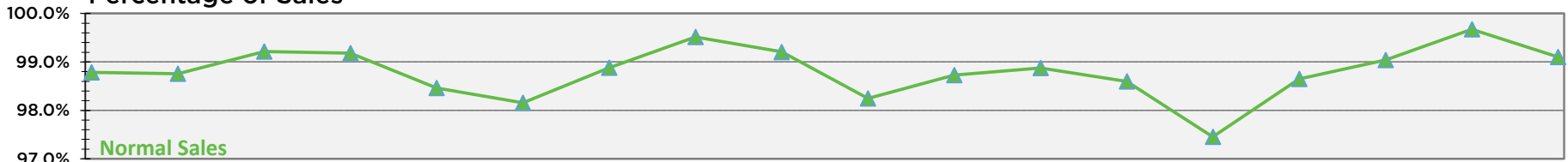
Single Family Homes

Foreclosure Sales

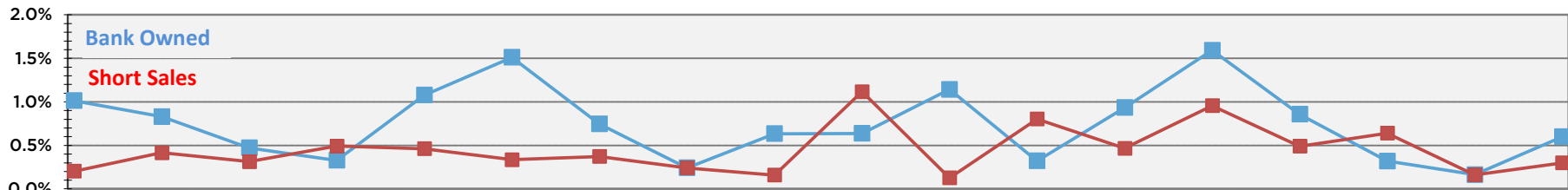


	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13
BO	5	6	3	2	7	9	6	2	4	4	9	2	6	10	7	2	1	4
SS	1	3	2	3	3	2	3	2	1	7	1	5	3	6	4	4	1	2

Percentage of Sales



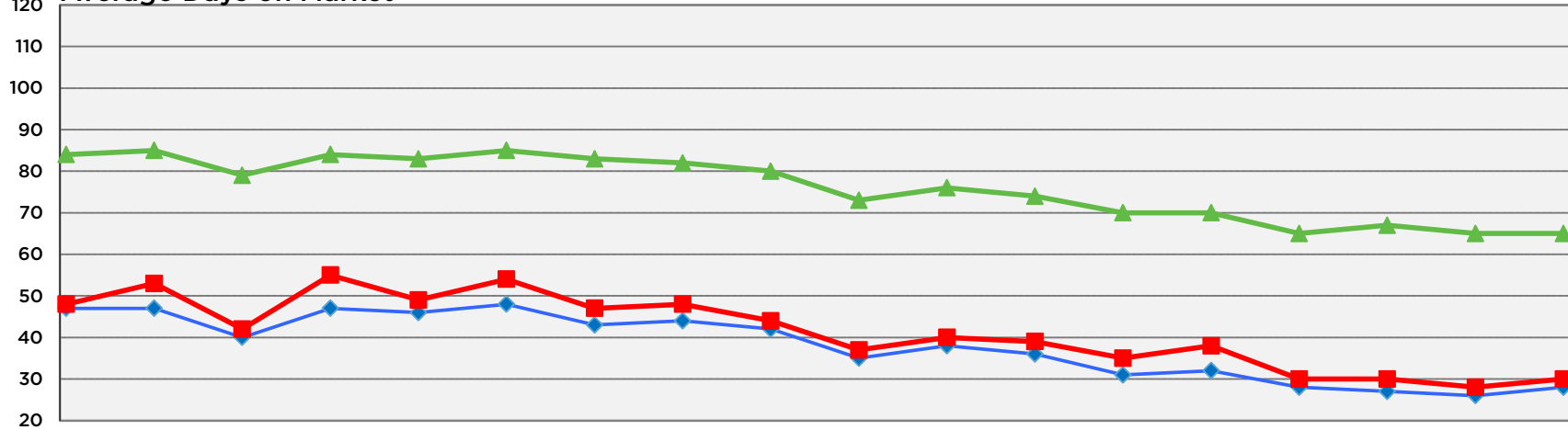
Date	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13
Normal Sales	98.8%	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%	98.7%	99.0%	99.7%	99.1%



	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	6/13
BO	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%	0.6%
SS	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%	0.3%

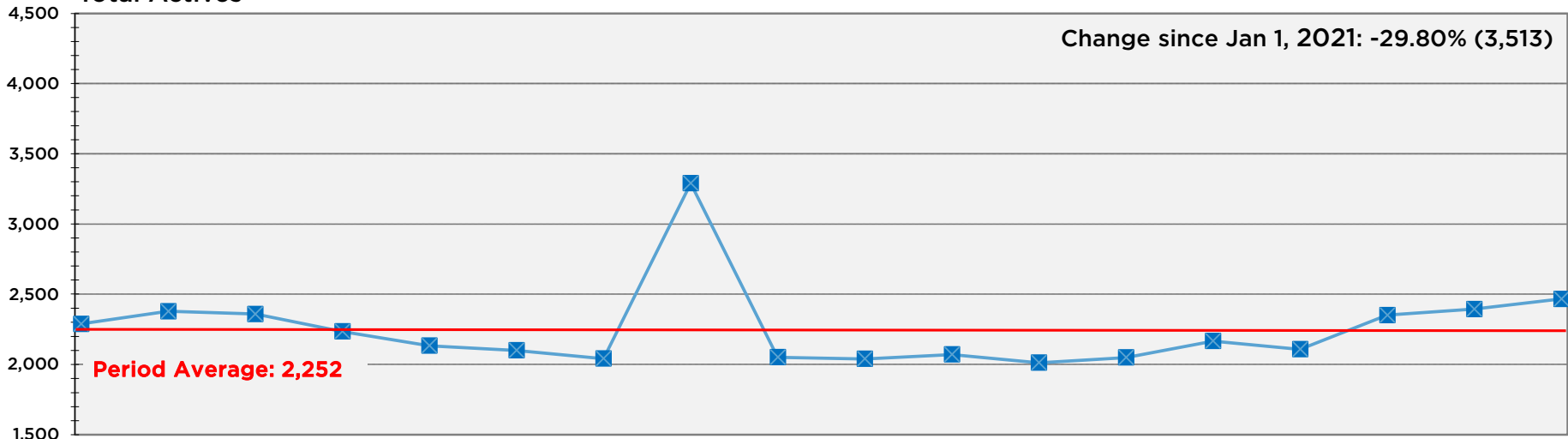
Single Family Homes

Average Days on Market



	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	6/13
ListToContract	47	47	40	47	46	48	43	44	42	35	38	36	31	32	28	27	26	28
CombDaysOnMkt	48	53	42	55	49	54	47	48	44	37	40	39	35	38	30	30	28	30
ListToClose	84	85	79	84	83	85	83	82	80	73	76	74	70	70	65	67	65	65

Total Actives

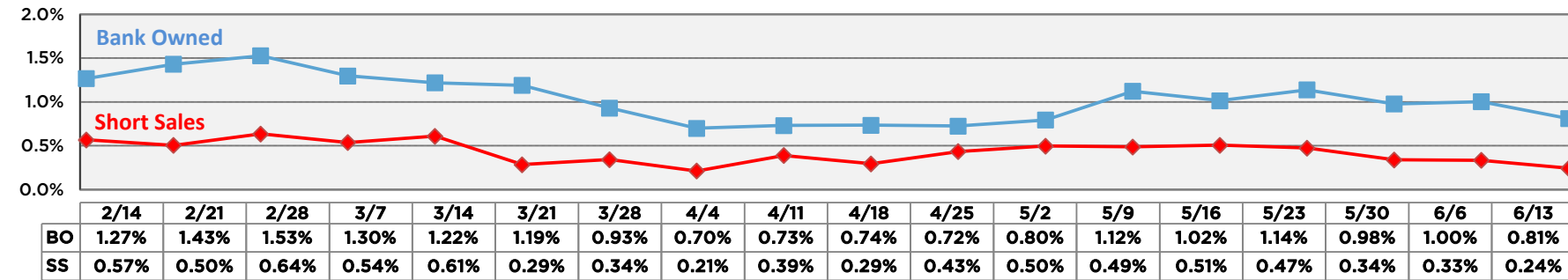
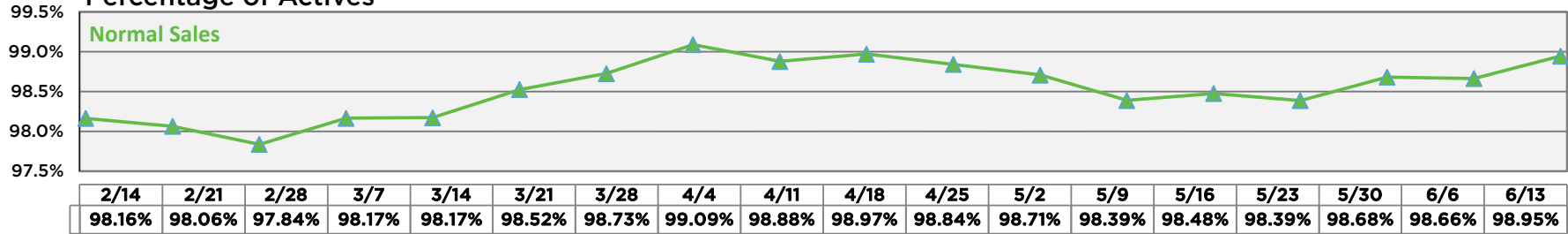


	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13
Total Actives	2,288	2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466

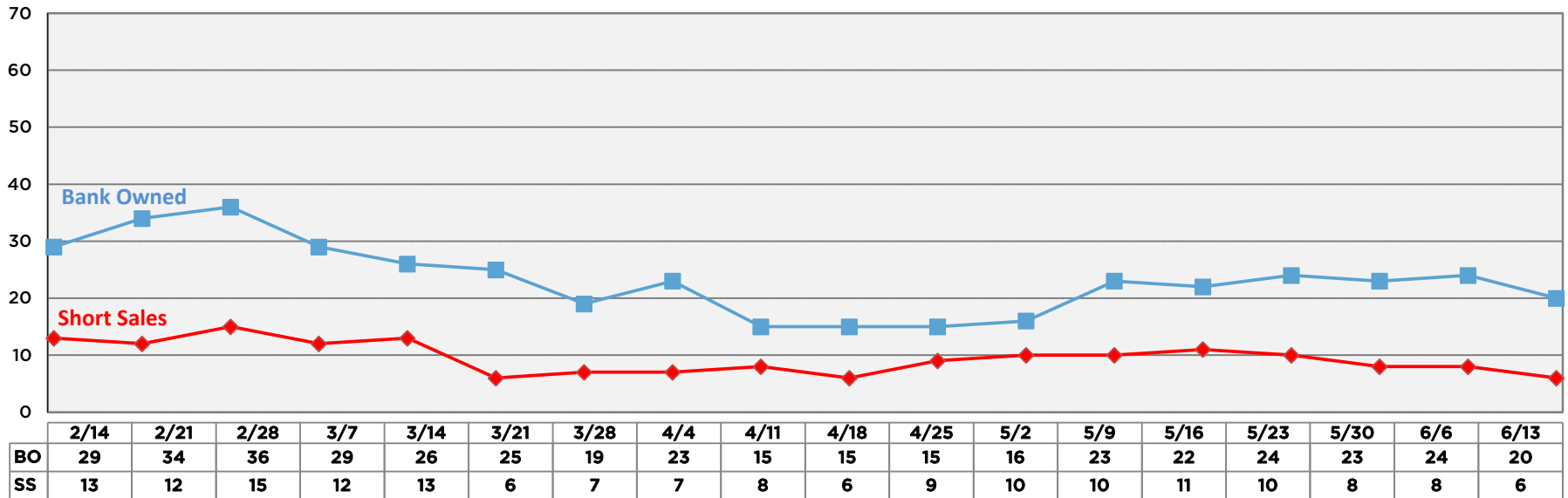


Single Family Homes

Percentage of Actives

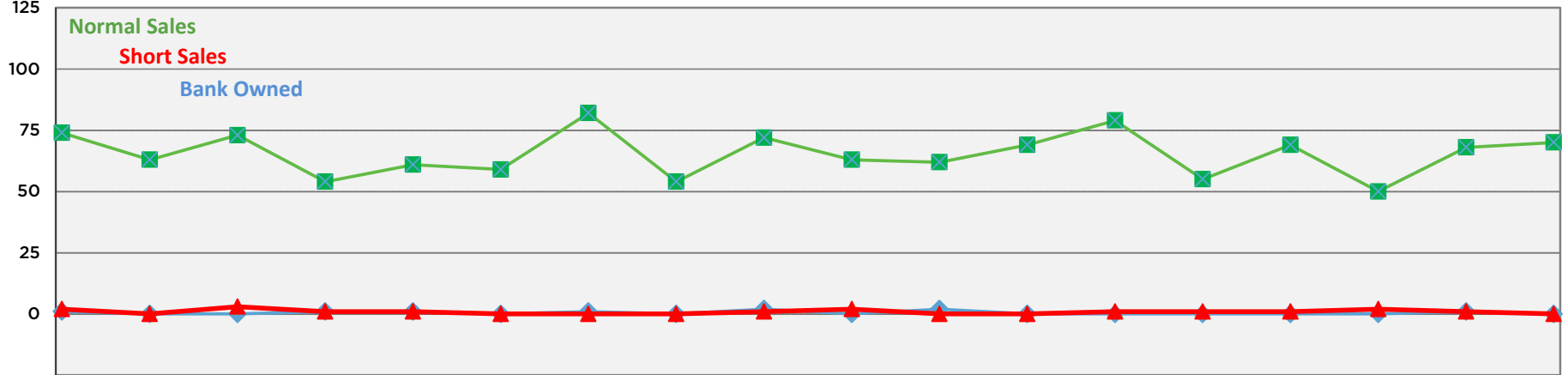


Active Foreclosures



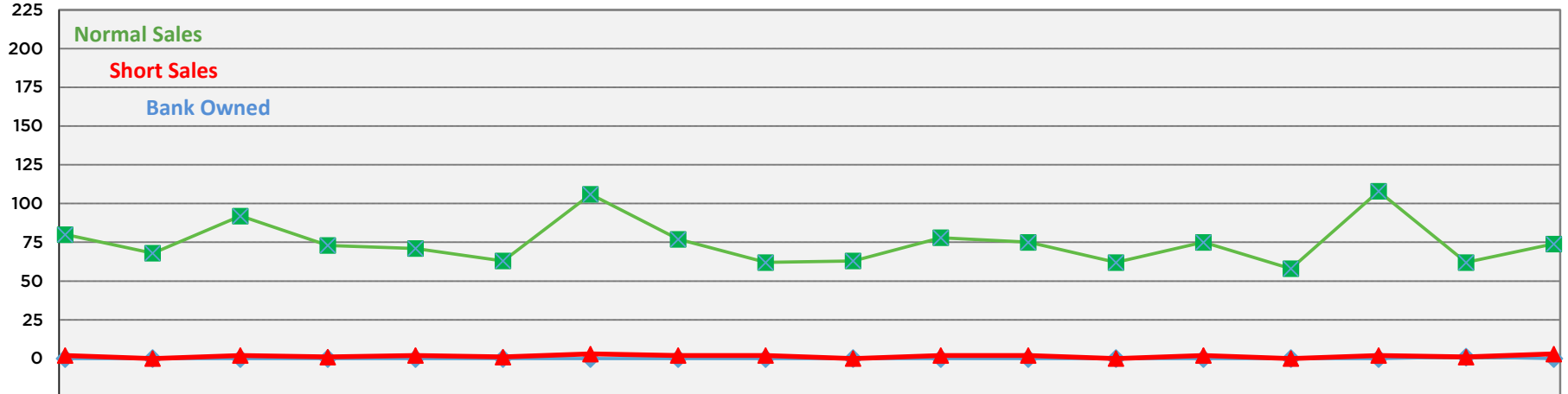
Single Family Homes

Temporary Off Market



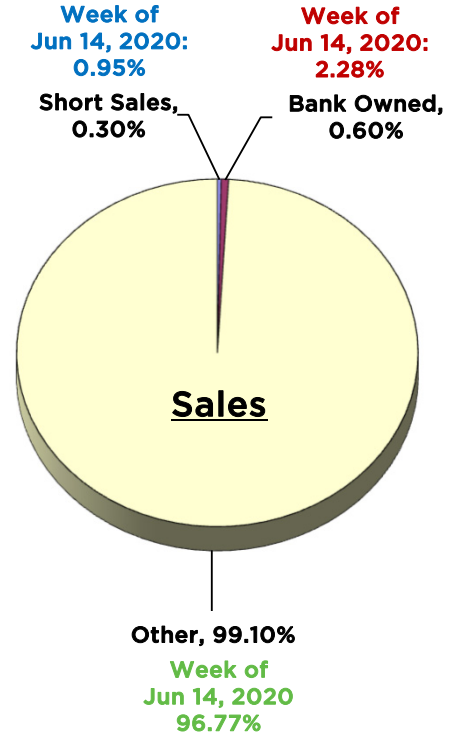
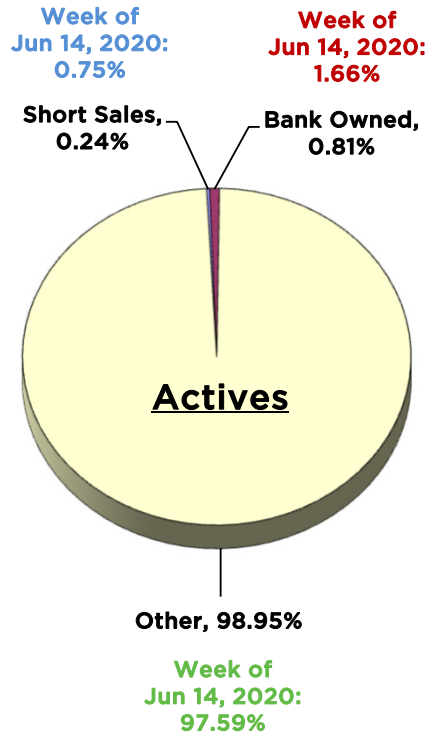
	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13
Norm	74	63	73	54	61	59	82	54	72	63	62	69	79	55	69	50	68	70
BO	1	0	0	1	1	0	1	0	2	0	2	0	0	0	0	0	1	0
SS	2	0	3	1	1	0	0	0	1	2	0	0	1	1	1	2	1	0

Withdrawn



	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	6/13
Norm	80	68	92	73	71	63	106	77	62	63	78	75	62	75	58	108	62	74
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	2	0	2	1	2	1	3	2	2	0	2	2	0	2	0	2	1	3

Single Family Homes



Where are the 2 Single Family Homes available for the Median Price of \$357,500? (± \$500)

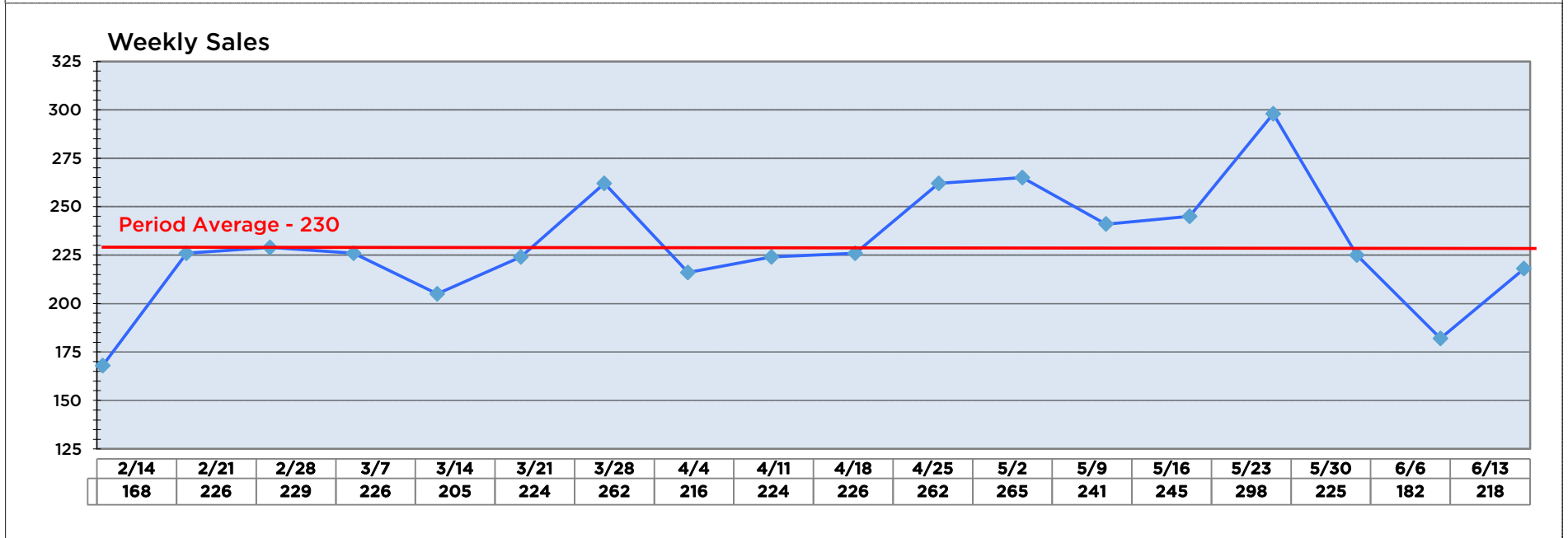
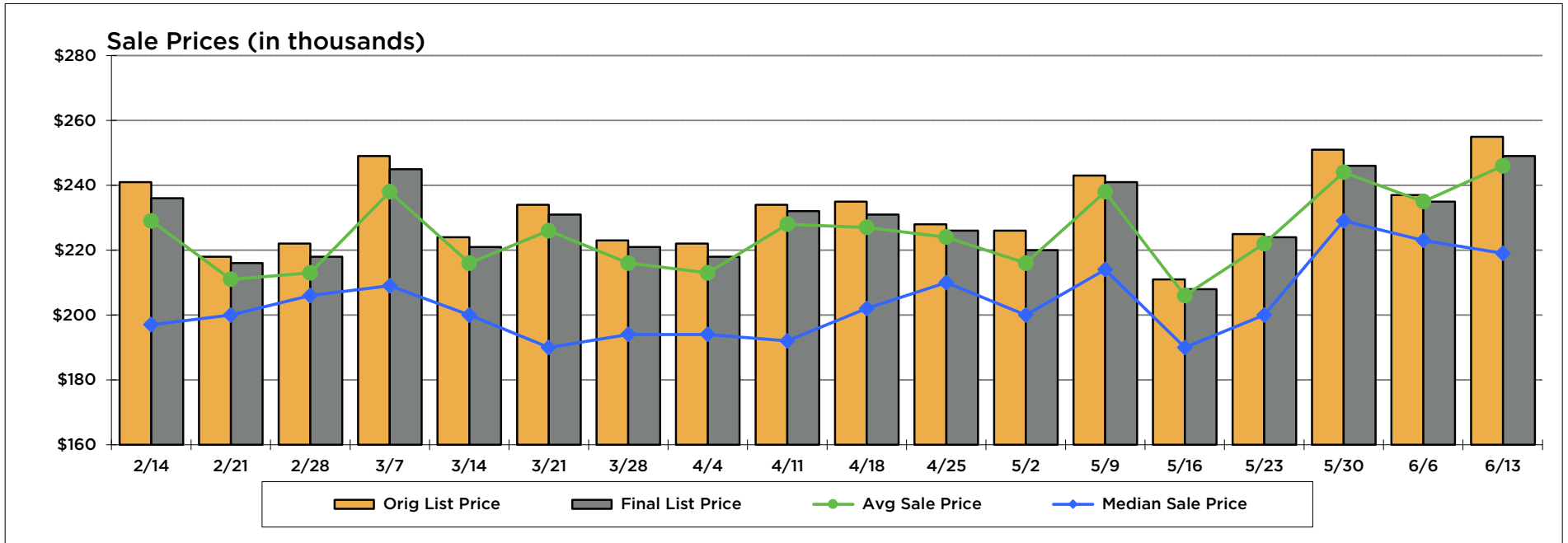
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		2	\$357,000	3.0	2.0	1,703	\$209.69
Belle Isle / Pine Castle	32809	1	\$357,000	3.0	2.0	1,559	\$228.99
Waterford Lakes	32828	1	\$357,000	3.0	2.0	1,846	\$193.39

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	218	136	37	30	9	5	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	3	1	0	2	0	0	0
Other	214	134	37	28	9	5	1
Active Listings	969	560	109	178	67	41	14
Bank Owned	8	7	1	0	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	957	549	108	178	67	41	14
Months of Inventory	1	1	1	1	2	2	3
<i>List Price</i>							
Average Original List Price	\$254,985	\$175,537	\$275,046	\$352,615	\$443,644	\$733,170	\$3,300,000
Average Final List Price	\$249,063	\$174,865	\$272,527	\$350,712	\$427,533	\$692,300	\$2,600,000
<i>Sale Price</i>							
Average Price	\$246,241	\$172,704	\$271,411	\$350,710	\$430,556	\$670,835	\$2,400,000
Median Price	\$219,000	\$175,000	\$271,500	\$355,000	\$420,000	\$557,000	\$2,400,000
<i>Price Differences</i>							
Original to Final List Price	-\$5,922	-\$672	-\$2,519	-\$1,903	-\$16,111	-\$40,870	-\$700,000
Original List to Sale Price - \$	-\$8,744	-\$2,833	-\$3,635	-\$1,905	-\$13,088	-\$62,335	-\$900,000
Final List to Sale Price - \$	-\$2,822	-\$2,161	-\$1,116	-\$2	\$3,023	-\$21,465	-\$200,000
Original List to Sale Price - %	96.57%	98.39%	98.68%	99.46%	97.05%	91.50%	72.73%
Final List to Sale Price - %	98.87%	98.76%	99.59%	100.00%	100.71%	96.90%	92.31%
<i>Days on the Market</i>							
Avg Days Listing to Contract	57	51	75	41	86	14	530
Combined Avg Days to Contract	61	57	75	44	86	14	530
Avg Days Listing to Closing	93	89	111	77	115	47	570
Avg Days Contract to Close	36	37	35	36	28	42	39
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	4
Average Full Baths	2	2	2	3	2	3	3
Average Half Baths	0	0	0	1	1	0	2
<i>Square Footage</i>							
Average Square Feet	1,429	1,198	1,550	1,923	1,998	2,484	3,172



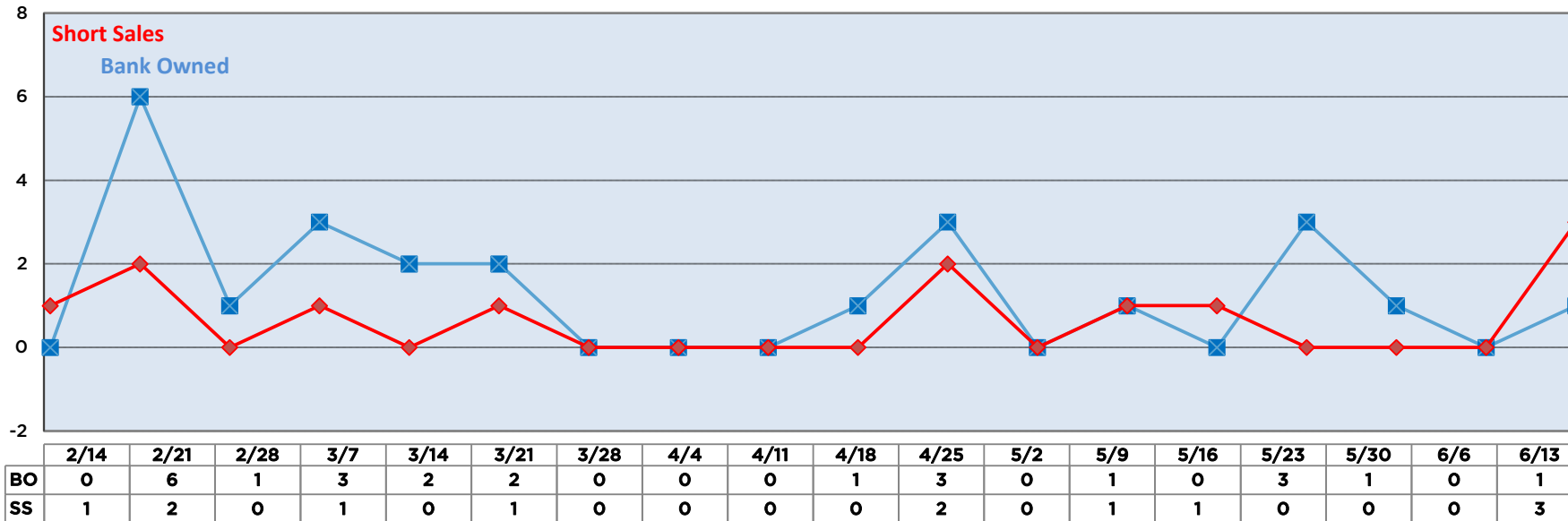
Condos, Townhomes, Villas



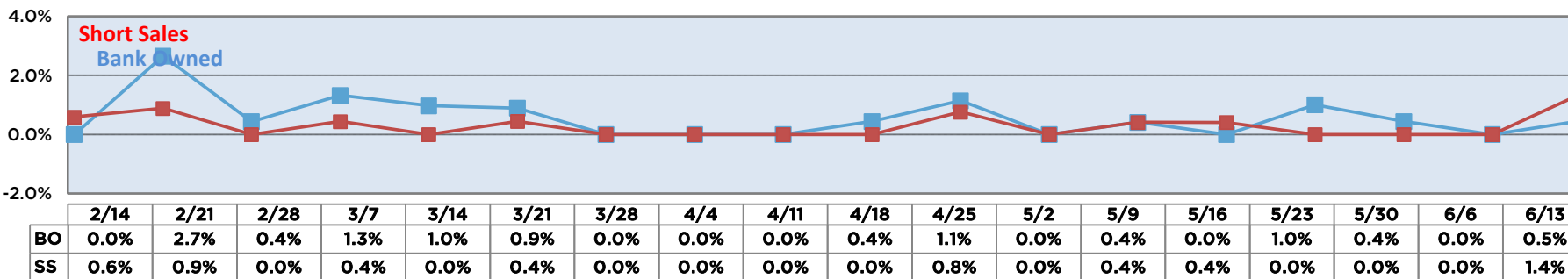
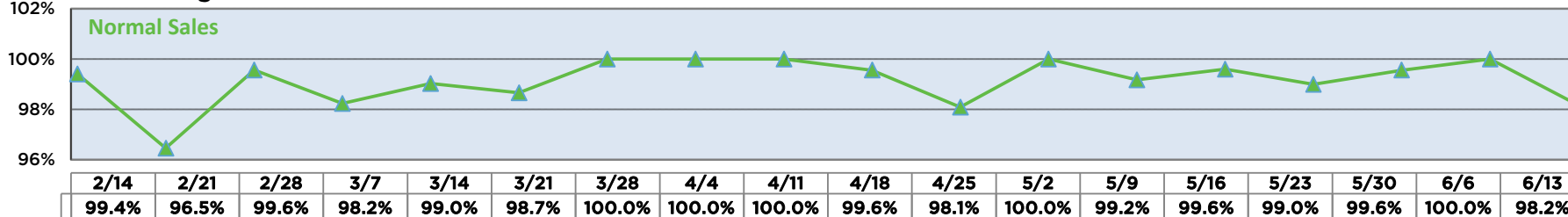


Condos, Townhomes, Villas

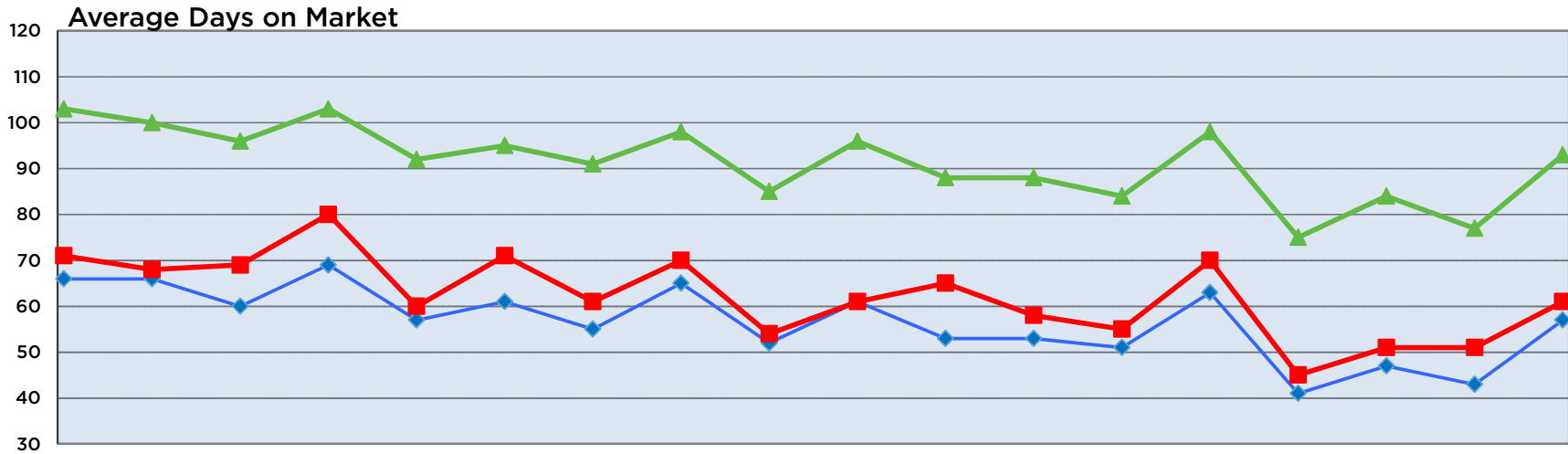
Foreclosure Sales



Percentage of Sales

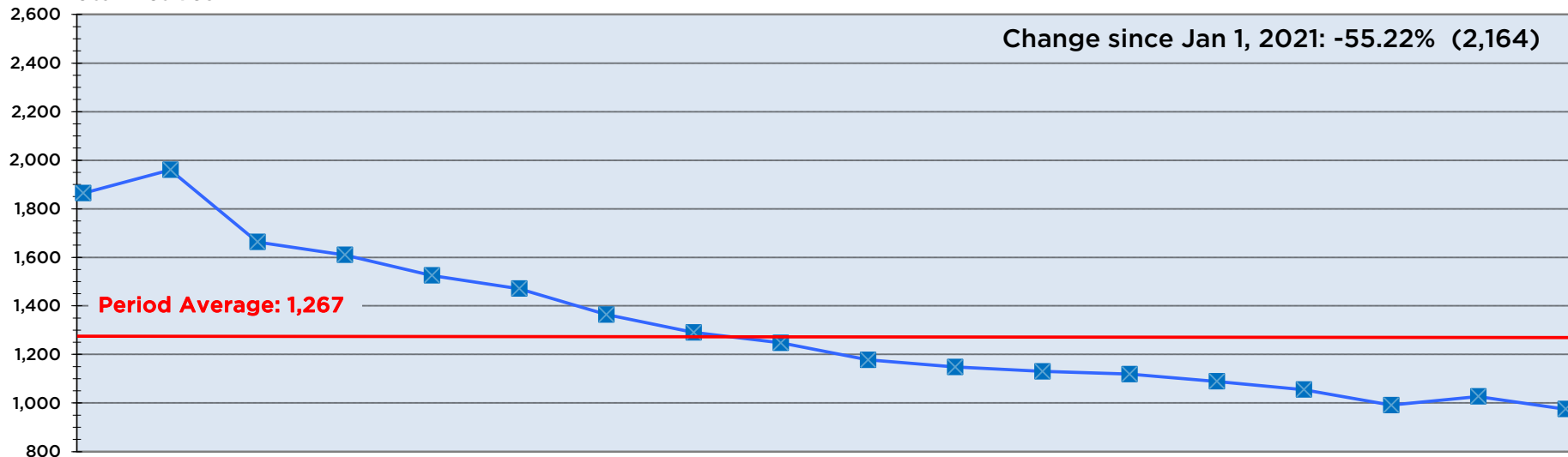


Condos, Townhomes, Villas



	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	6/13
ListToContract	66	66	60	69	57	61	55	65	52	61	53	53	51	63	41	47	43	57
CombDaysOnMkt	71	68	69	80	60	71	61	70	54	61	65	58	55	70	45	51	51	61
ListToClose	103	100	96	103	92	95	91	98	85	96	88	88	84	98	75	84	77	93

Total Actives

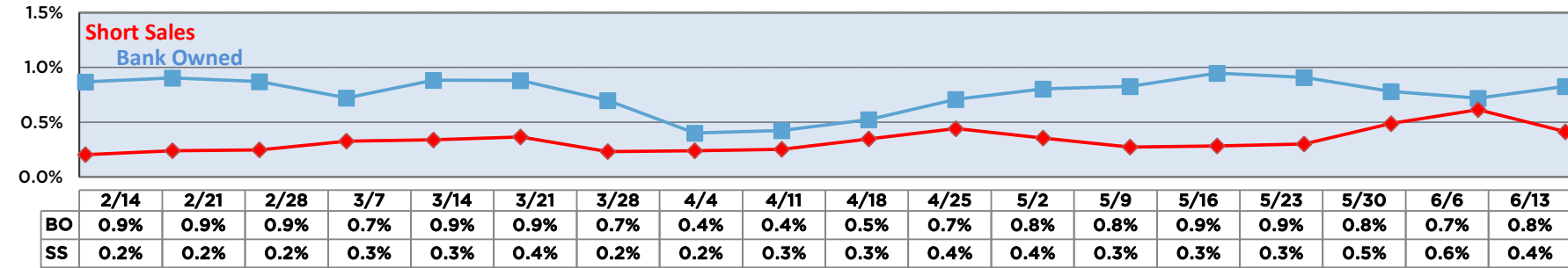
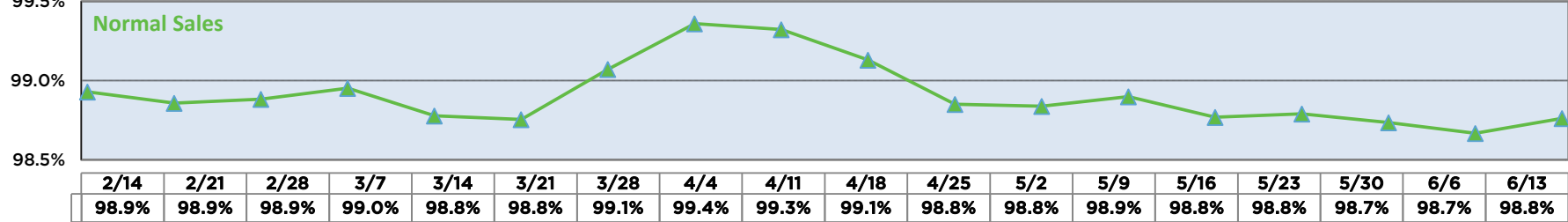


	2/14	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13
Total Actives	1,864	1,960	1,663	1,610	1,525	1,471	1,364	1,291	1,248	1,178	1,148	1,130	1,119	1,089	1,055	991	1,027	975

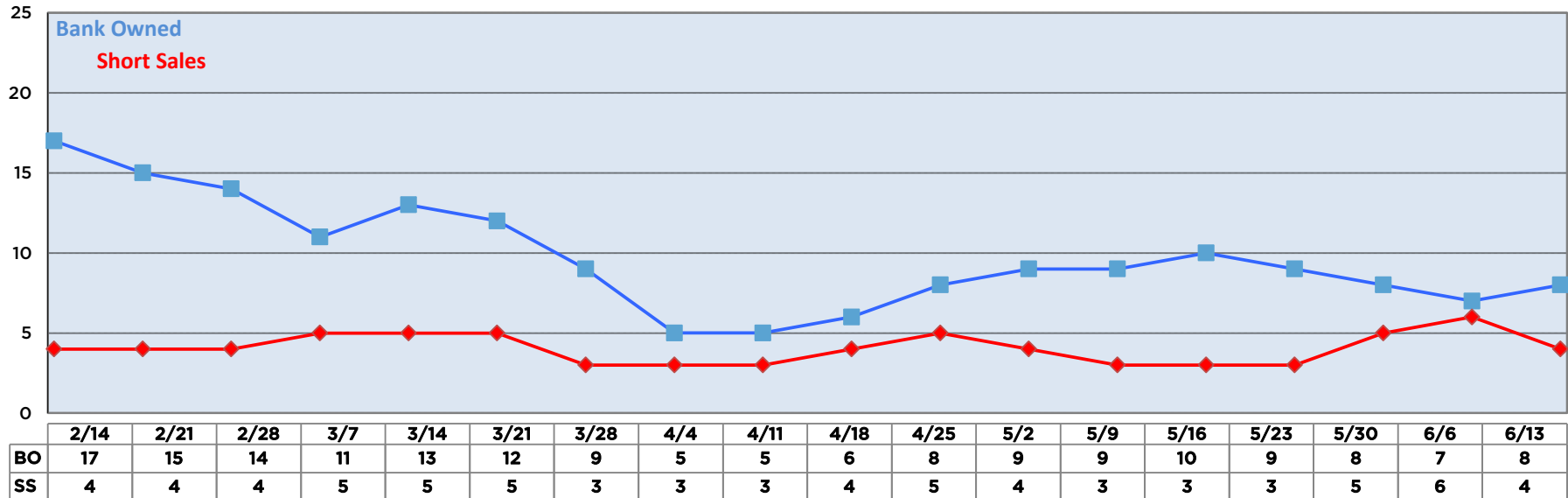


Condos, Townhomes, Villas

Percentage of Actives



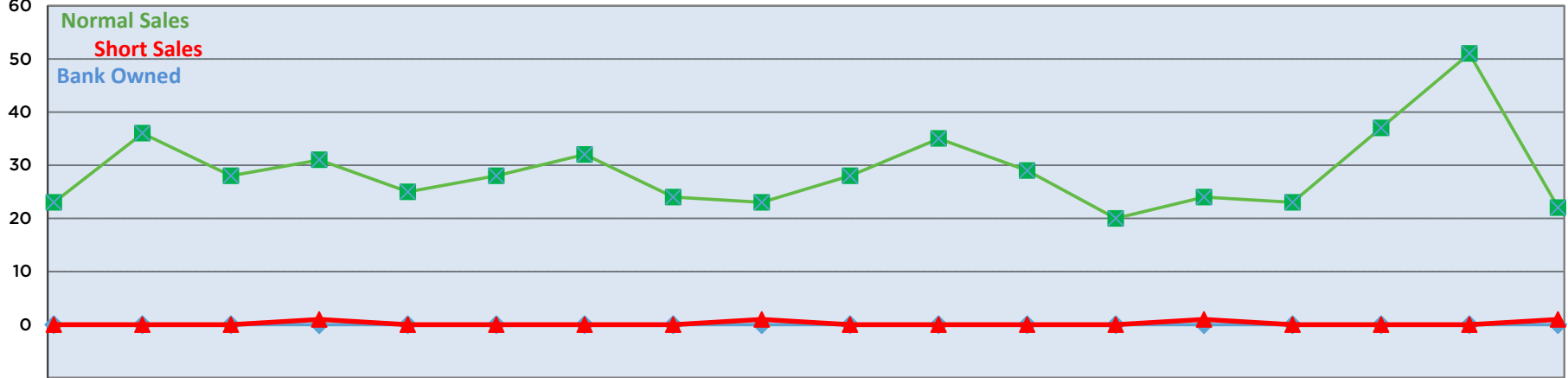
Active Foreclosures





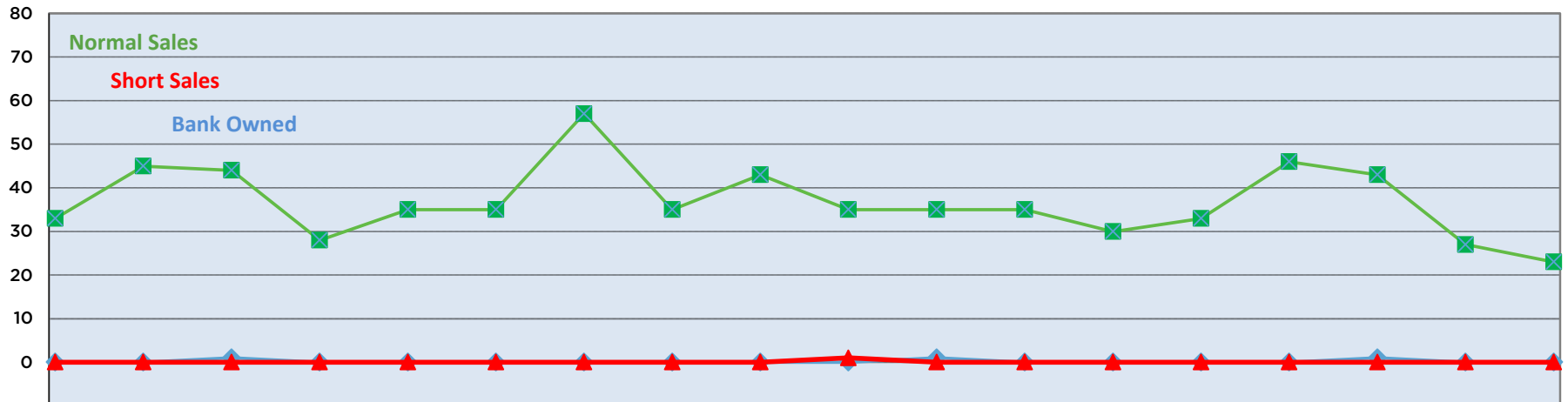
Condos, Townhomes, Villas

Temporary Off Market



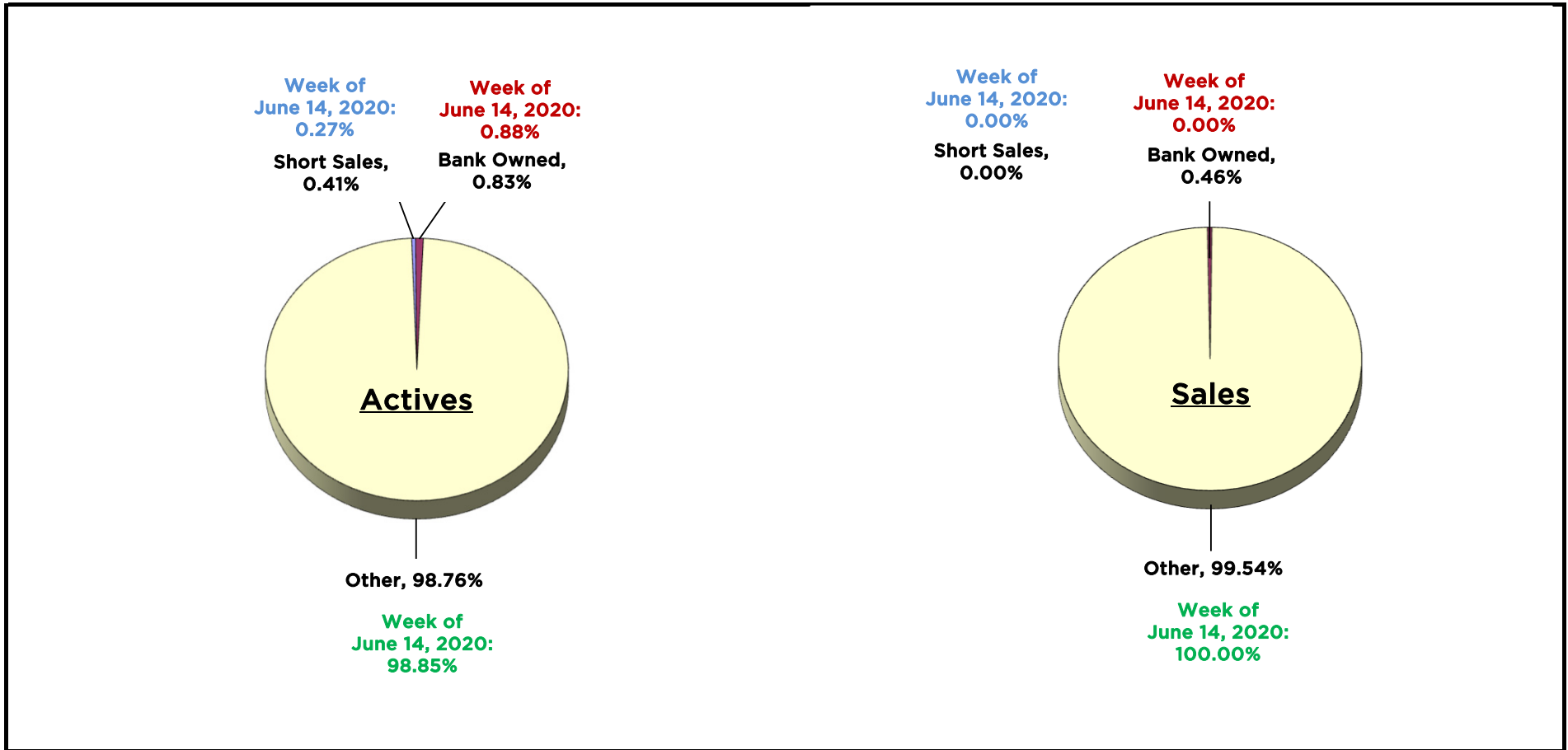
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Norm	23	36	28	31	25	28	32	24	23	28	35	29	20	24	23	37	51	22
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	1

Withdrawn



	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	6/13
Norm	33	45	44	28	35	35	57	35	43	35	35	35	30	33	46	43	27	23
BO	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$219,000? (± \$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							
Winter Springs / Tuskawilla	32708	1	\$219,000	2.0	2.0	1,312	\$166.92
Orange County							
Maitland / Eatonville	32751	1	\$219,000	3.0	2.0	1,583	\$138.34
Williamsburg / Lake Bryan	32821	1	\$219,000	2.0	2.0	1,017	\$215.34
Osceola County							
Kissimmee / Poinciana	34758	1	\$219,000	3.0	2.0	1,497	\$146.29