



Monday Morning Quarterback Summary

Week of June 20, 2021 - June 26, 2021

Single-family existing homes

- Sales of single-family homes increased to 701 during the week of Jun 20, from 667 the week prior
- The median price of single family homes decreased to \$355,000, a change of -0.7%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 4 the week of Jun 13
- The number of single-family home short-sale transactions increased to 3 from 2 the week prior
- Single-family inventory increased by 75, and now sits at 2,541

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 211 during the week of Jun 20, from 218 the week prior
- The median price of condos, townhomes, and villas decreased to \$205,000, a change of -6.4%
- The number of condo, townhome and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 3 the week prior
- Condo inventory decreased by 26, and now sits at 9,943

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	701	125	107	207	117	119	26
Bank Owned	1	1	0	0	0	0	0
Short Sales	3	1	1	0	0	1	0
Other	697	123	106	207	117	118	26
Active Listings	2,541	417	253	561	387	653	270
Bank Owned	16	7	5	4	0	0	0
Short Sales	6	3	2	0	0	0	1
Other	2,519	407	246	557	387	653	269
Months of Inventory	1	1	1	1	1	1	2

List Price

Average Original List Price	\$428,332	\$194,331	\$276,301	\$344,453	\$437,661	\$665,704	\$1,718,380
Average Final List Price	\$424,494	\$192,032	\$275,978	\$343,073	\$437,772	\$658,179	\$1,672,226

Sale Price

Average Price	\$424,015	\$185,508	\$277,212	\$347,361	\$440,975	\$657,321	\$1,640,962
Median Price	\$355,000	\$200,000	\$278,000	\$350,000	\$435,000	\$601,000	\$1,400,000

Price Differences

<i>Original to Final</i> List Price	-\$3,838	-\$2,299	-\$323	-\$1,380	\$111	-\$7,525	-\$46,154
<i>Original</i> List to <i>Sale</i> Price - \$	-\$4,317	-\$8,823	\$911	\$2,908	\$3,314	-\$8,383	-\$77,418
<i>Final</i> List to <i>Sale</i> Price - \$	-\$479	-\$6,524	\$1,234	\$4,288	\$3,203	-\$858	-\$31,264
<i>Original</i> List to <i>Sale</i> Price - %	98.99%	95.46%	100.33%	100.84%	100.76%	98.74%	95.49%
<i>Final</i> List to <i>Sale</i> Price - %	99.89%	96.60%	100.45%	101.25%	100.73%	99.87%	98.13%

Days on the Market

Avg Days Listing to Contract	26	38	13	20	21	29	70
Combined Avg Days to Contract	27	38	14	21	22	30	70
Avg Days Listing to Closing	62	72	49	57	57	65	104
Avg Days Contract to Close	36	34	37	36	36	36	37

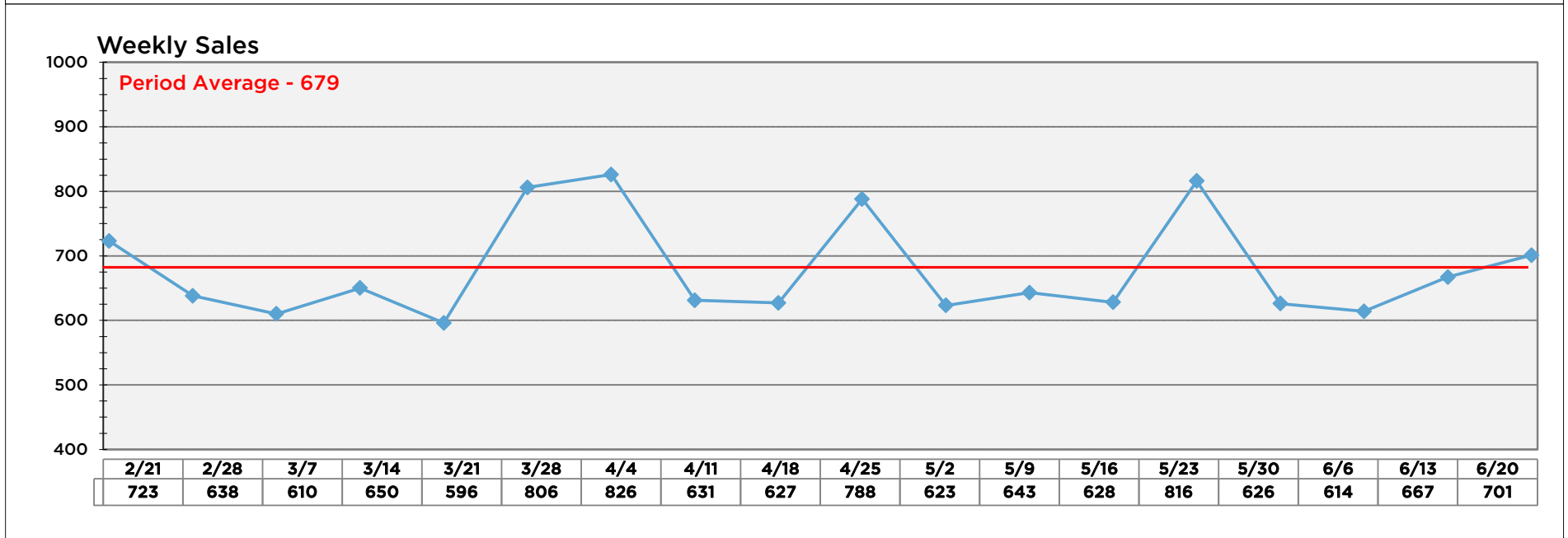
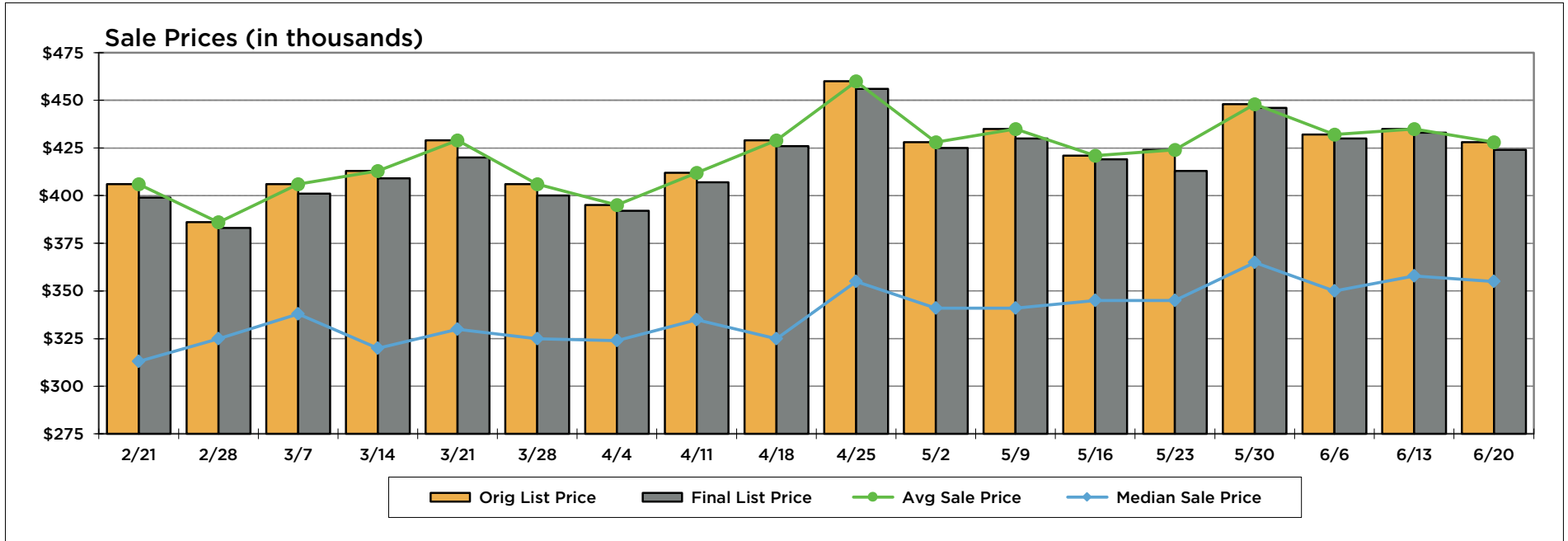
Beds / Baths

Average Bedrooms	4	3	3	3	4	4	6
Average Full Baths	2	2	2	2	3	3	5
Average Half Baths	0	0	0	0	0	1	1

Square Footage

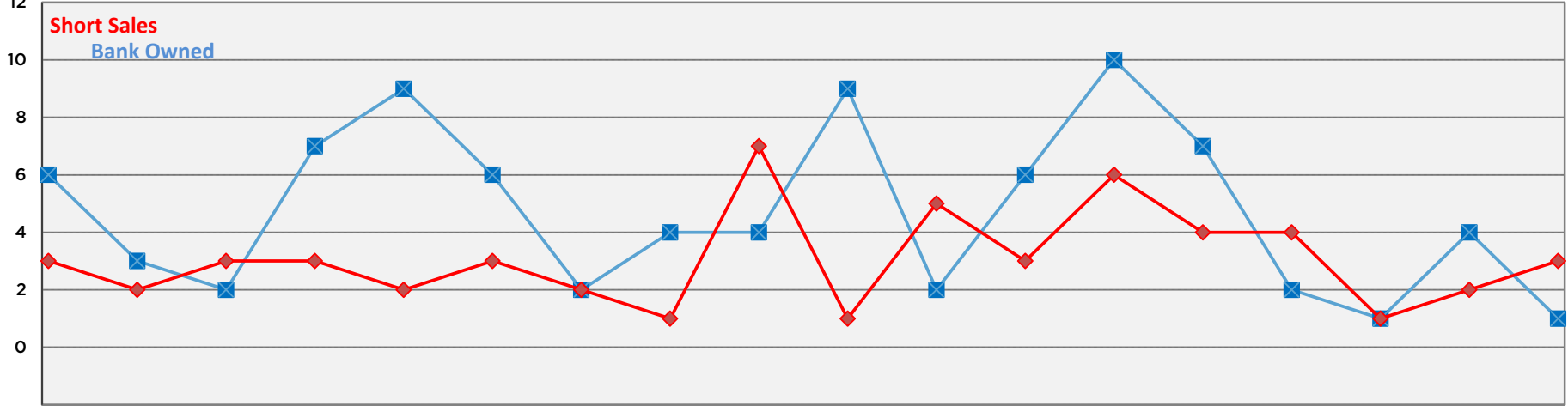
Average Square Feet	2,176	1,210	1,558	1,977	2,491	3,179	4,933
---------------------	-------	-------	-------	-------	-------	-------	-------

Single Family Homes



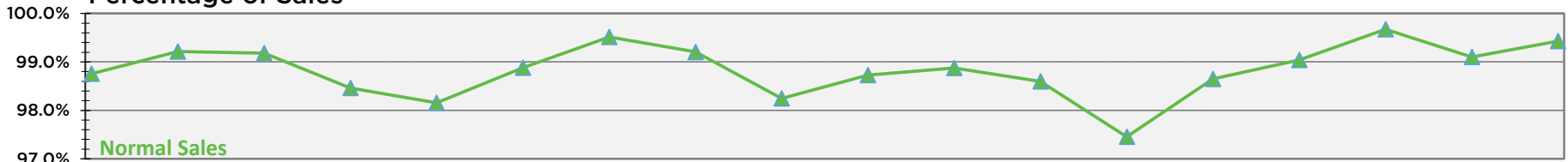
Single Family Homes

Foreclosure Sales

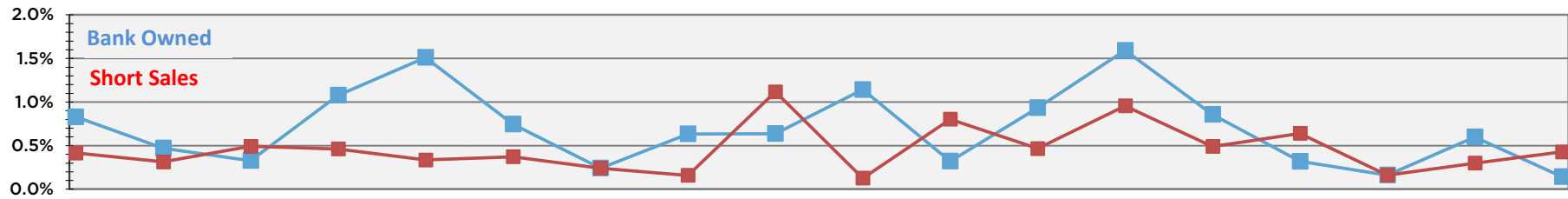


	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20
BO	6	3	2	7	9	6	2	4	4	9	2	6	10	7	2	1	4	1
SS	3	2	3	3	2	3	2	1	7	1	5	3	6	4	4	1	2	3

Percentage of Sales



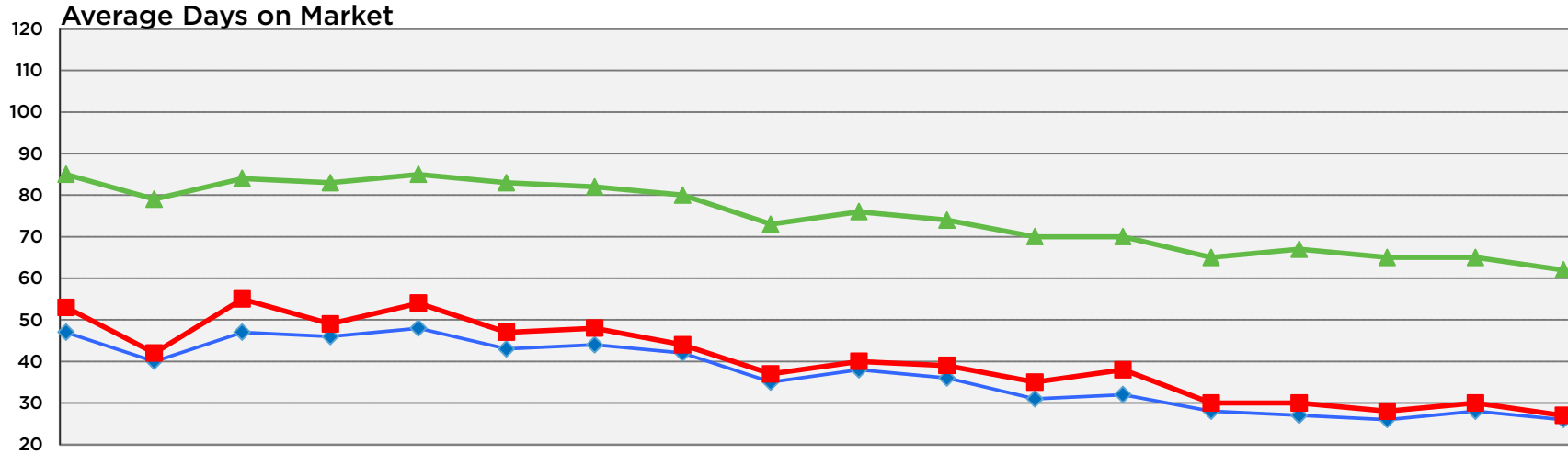
	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20
Normal Sales	98.8%	99.2%	99.2%	98.5%	98.2%	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%	98.7%	99.0%	99.7%	99.1%	99.4%



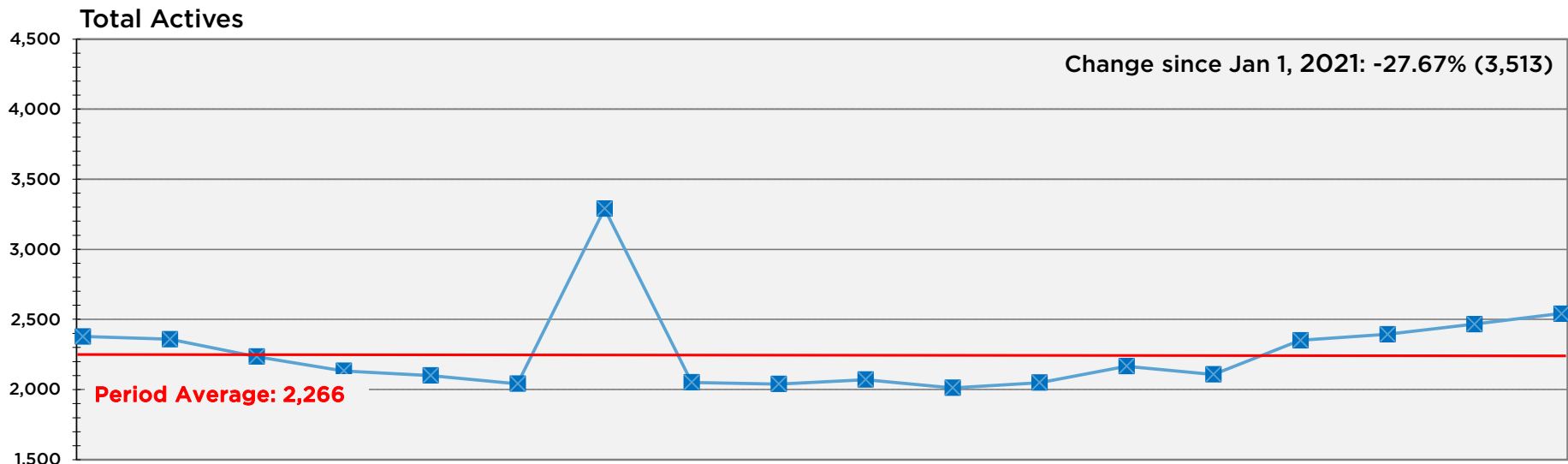
	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20
BO	0.8%	0.5%	0.3%	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%
SS	0.4%	0.3%	0.5%	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%



Single Family Homes



ListToContract	47	40	47	46	48	43	44	42	35	38	36	31	32	28	27	26	28	26
CombDaysOnMkt	53	42	55	49	54	47	48	44	37	40	39	35	38	30	30	28	30	27
ListToClose	85	79	84	83	85	83	82	80	73	76	74	70	70	65	67	65	65	62

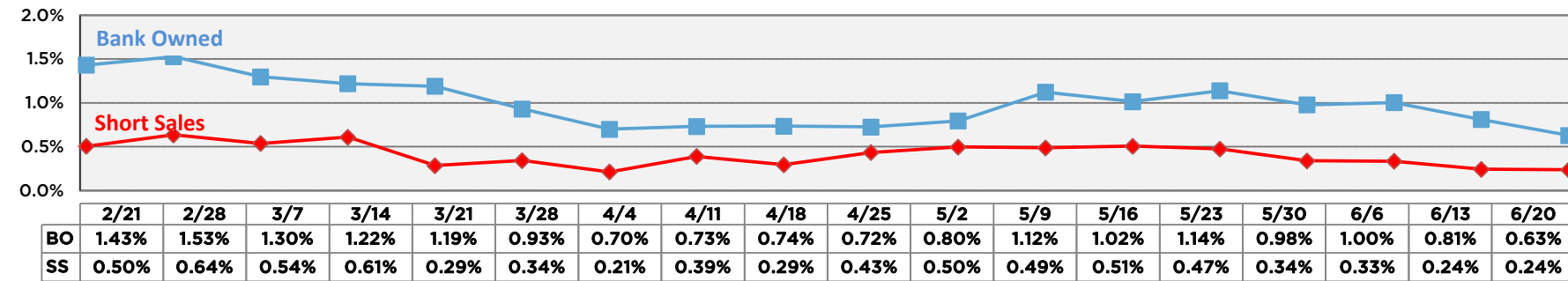
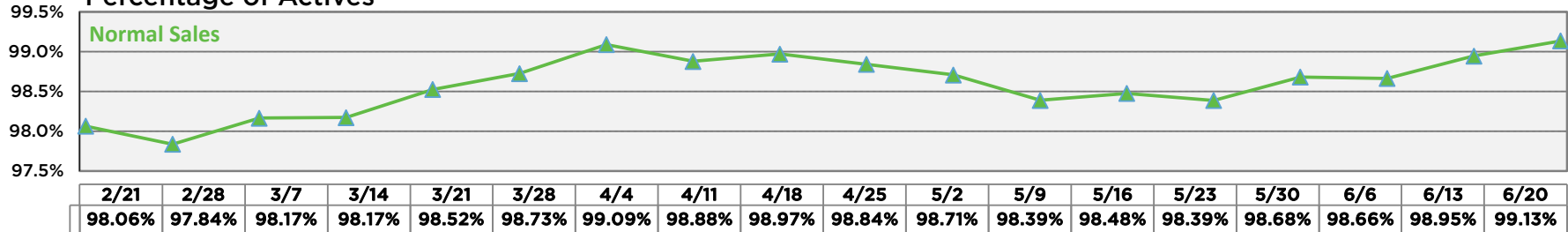


2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20
2,377	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541

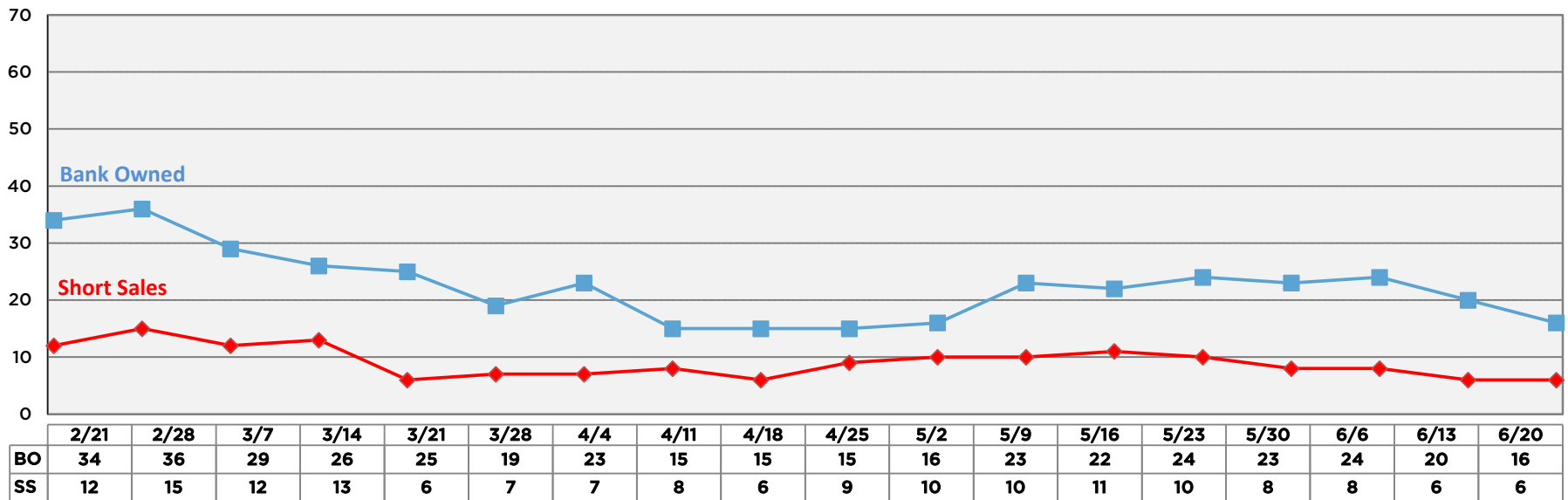


Single Family Homes

Percentage of Actives



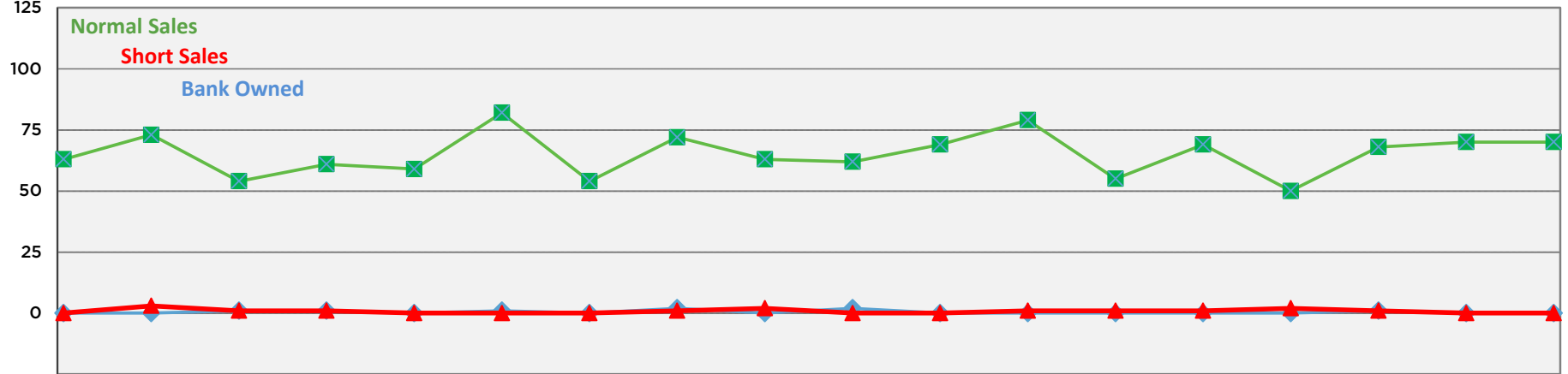
Active Foreclosures





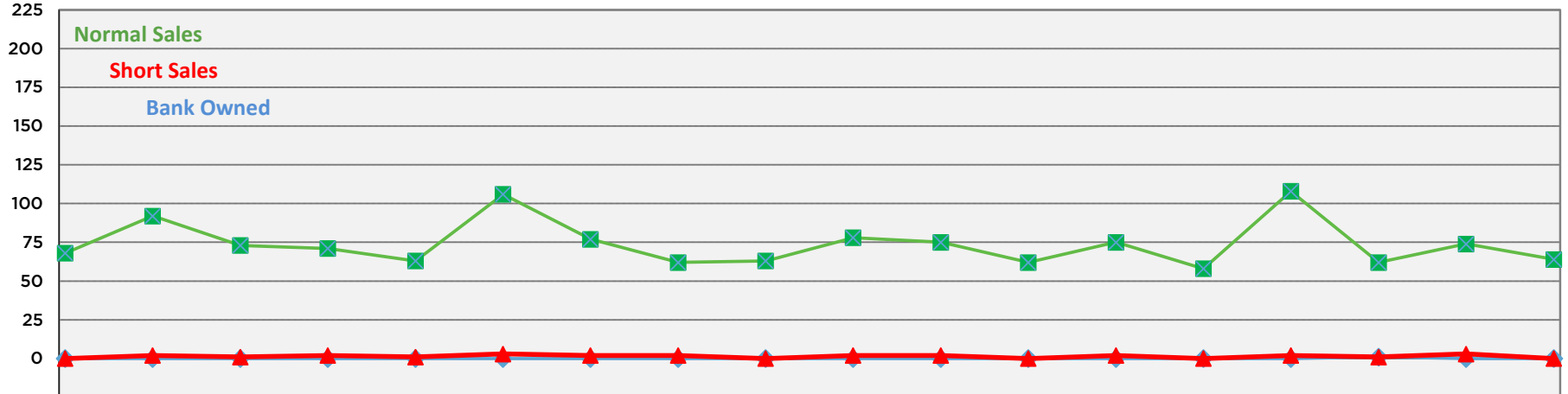
Single Family Homes

Temporary Off Market



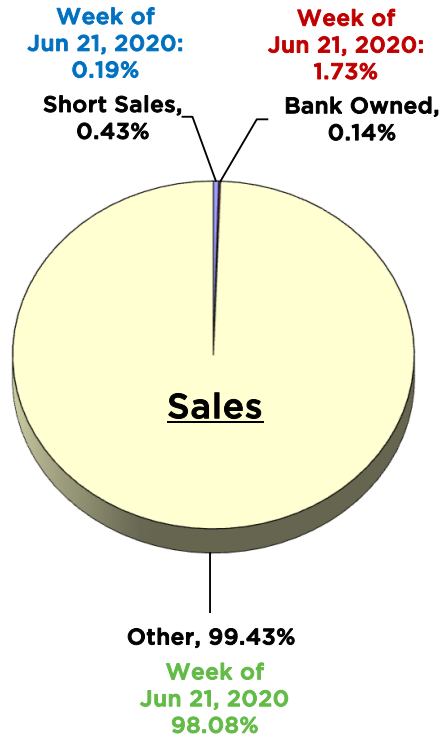
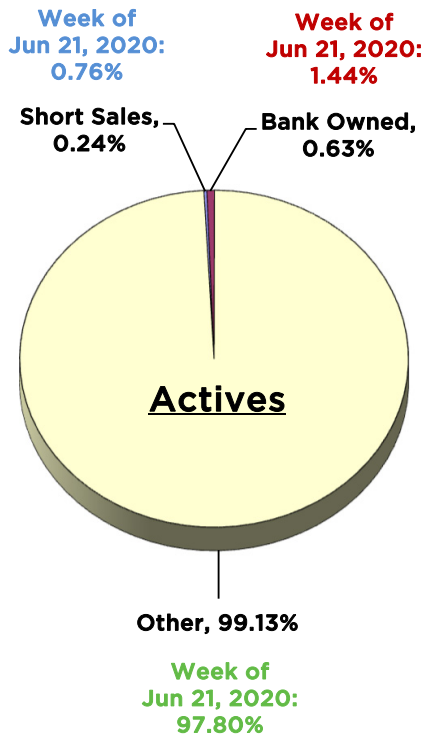
	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20
Norm	63	73	54	61	59	82	54	72	63	62	69	79	55	69	50	68	70	70
BO	0	0	1	1	0	1	0	2	0	2	0	0	0	0	0	1	0	0
SS	0	3	1	1	0	0	0	1	2	0	0	1	1	1	2	1	0	0

Withdrawn



	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	6/20
Norm	68	92	73	71	63	106	77	62	63	78	75	62	75	58	108	62	74	64
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SS	0	2	1	2	1	3	2	2	0	2	2	0	2	0	2	1	3	0

Single Family Homes



Where are the 5 Single Family Homes available for the Median Price of \$355,000? (± \$500)

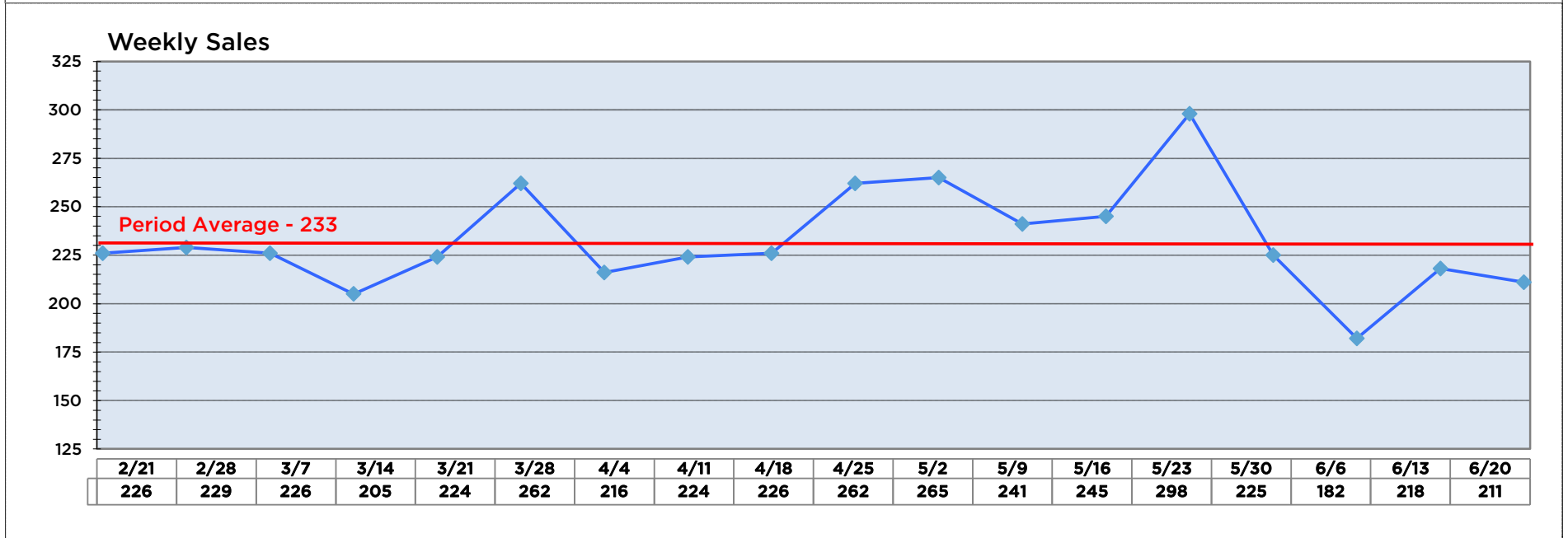
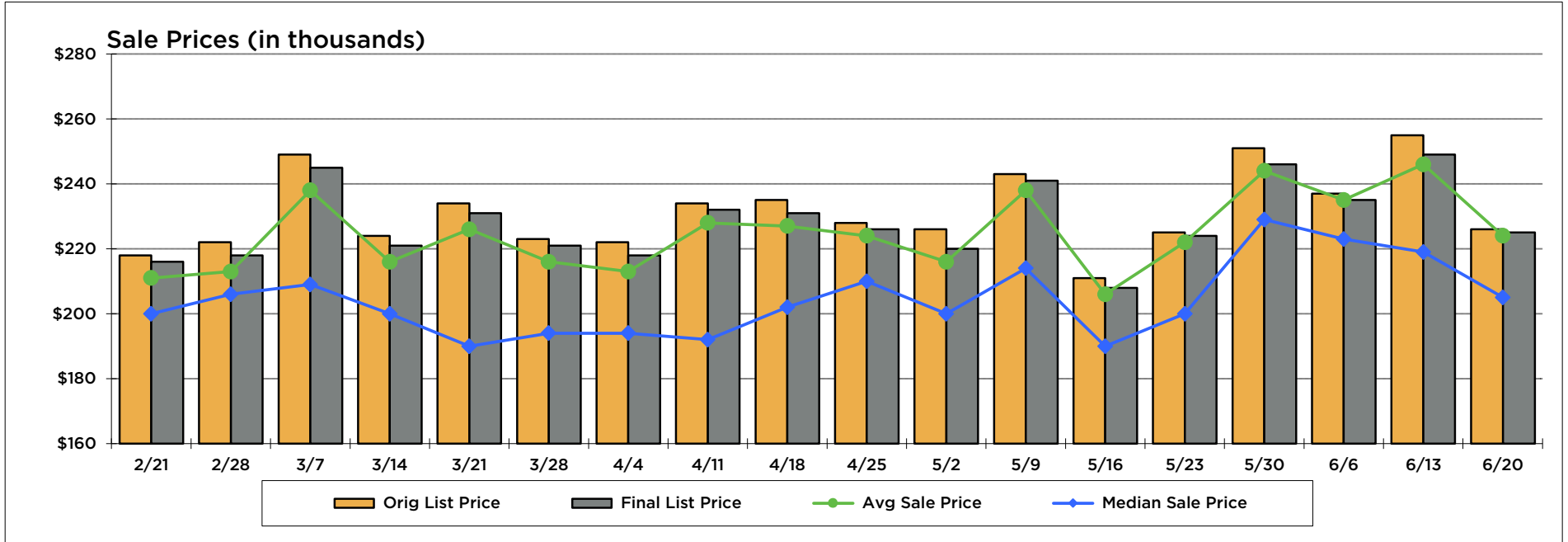
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		2	\$354,950	3.0	2.0	1,733	\$204.82
Apopka (North)	32712	1	\$355,000	4.0	2.0	2,194	\$161.80
College Park	32804	1	\$354,900	2.0	2.0	1,272	\$279.01
Osceola County		2	\$355,000	4.0	2.5	2,142	\$165.73
Kissimmee (West) / Pleasant Hill	34746	1	\$355,000	4.0	3.0	2,220	\$159.91
St Cloud / Canoe Creek	34772	1	\$355,000	4.0	2.0	2,064	\$172.00
Lake County		1	\$355,000	4.0	2.0	2,383	\$148.97
Grand Island	32735	1	\$355,000	4.0	2.0	2,383	\$148.97

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	211	139	34	26	10	2	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	209	137	34	26	10	2	0
Active Listings	943	532	109	183	67	38	14
Bank Owned	8	8	0	0	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	931	520	109	183	67	38	14
Months of Inventory	1	1	1	2	2	4	0
<i>List Price</i>							
Average Original List Price	\$226,071	\$170,683	\$276,557	\$344,130	\$454,680	\$539,500	\$0
Average Final List Price	\$224,968	\$169,419	\$276,175	\$342,972	\$453,270	\$539,500	\$0
<i>Sale Price</i>							
Average Price	\$223,748	\$167,422	\$278,381	\$342,046	\$448,100	\$550,000	\$0
Median Price	\$205,000	\$170,000	\$280,000	\$340,000	\$460,000	\$550,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$1,103	-\$1,264	-\$382	-\$1,158	-\$1,410	\$0	\$0
Original List to Sale Price - \$	-\$2,323	-\$3,261	\$1,824	-\$2,084	-\$6,580	\$10,500	\$0
Final List to Sale Price - \$	-\$1,220	-\$1,997	\$2,206	-\$926	-\$5,170	\$10,500	\$0
Original List to Sale Price - %	98.97%	98.09%	100.66%	99.39%	98.55%	101.95%	0.00%
Final List to Sale Price - %	99.46%	98.82%	100.80%	99.73%	98.86%	101.95%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	33	35	31	26	25	7	0
Combined Avg Days to Contract	35	38	31	26	25	7	0
Avg Days Listing to Closing	65	67	67	57	61	48	0
Avg Days Contract to Close	32	31	36	30	35	41	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,360	1,185	1,569	1,750	1,893	2,257	0



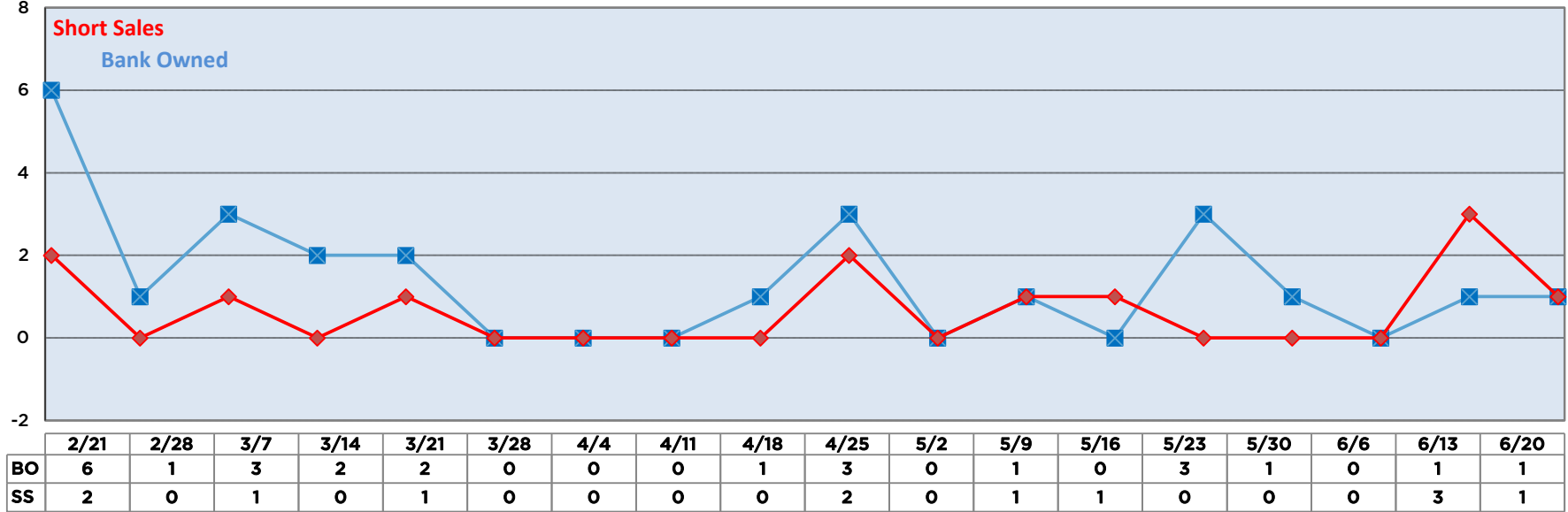
Condos, Townhomes, Villas



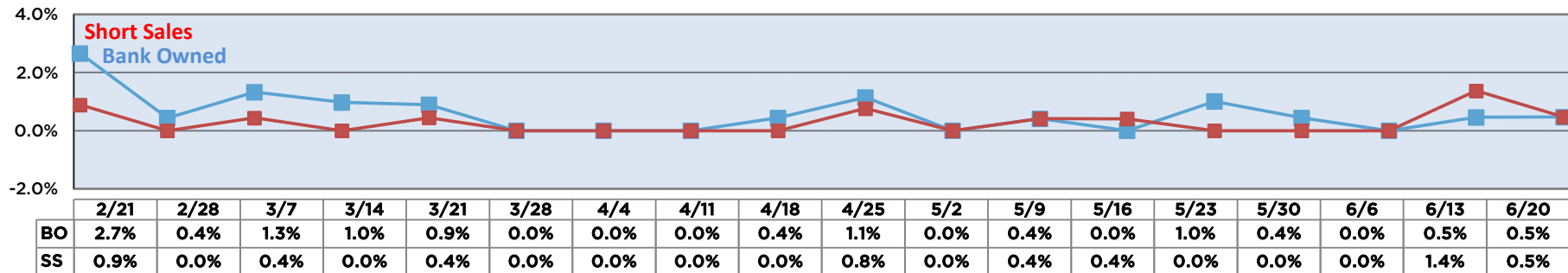
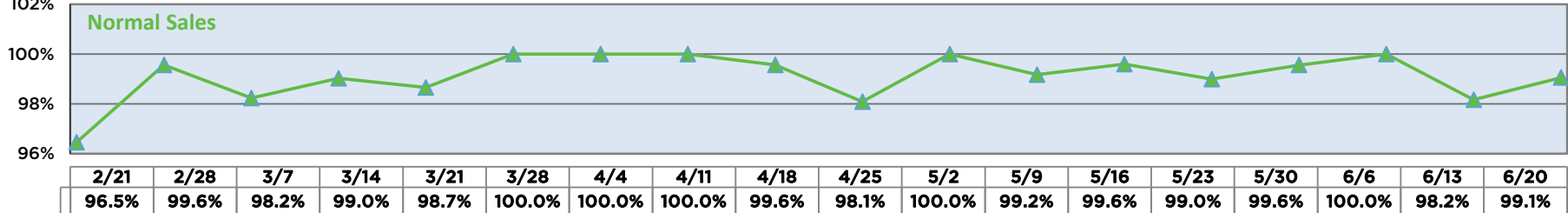


Condos, Townhomes, Villas

Foreclosure Sales

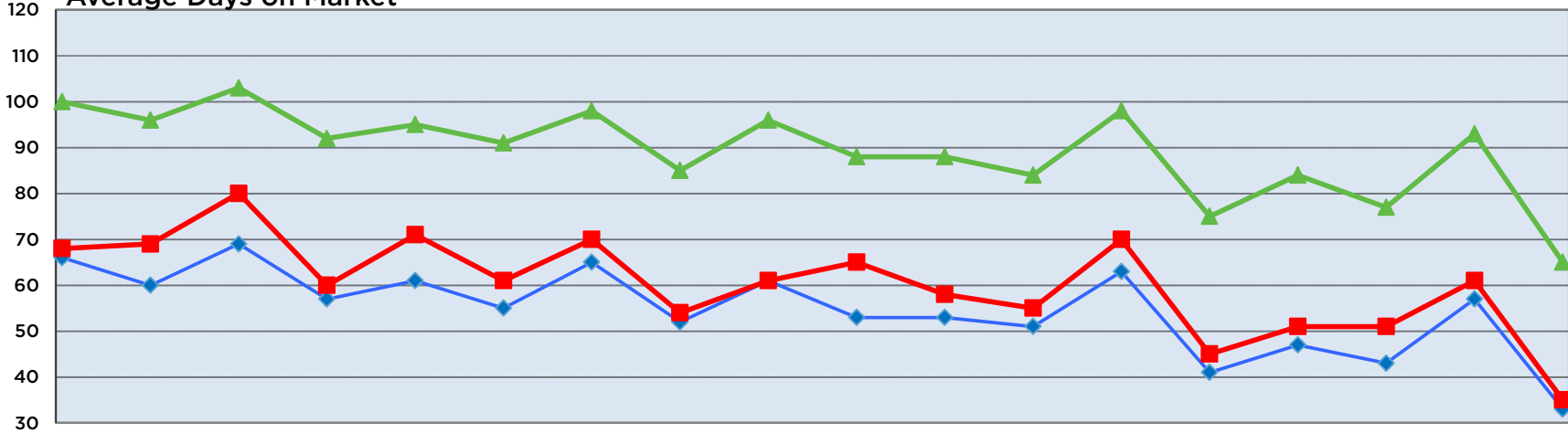


Percentage of Sales



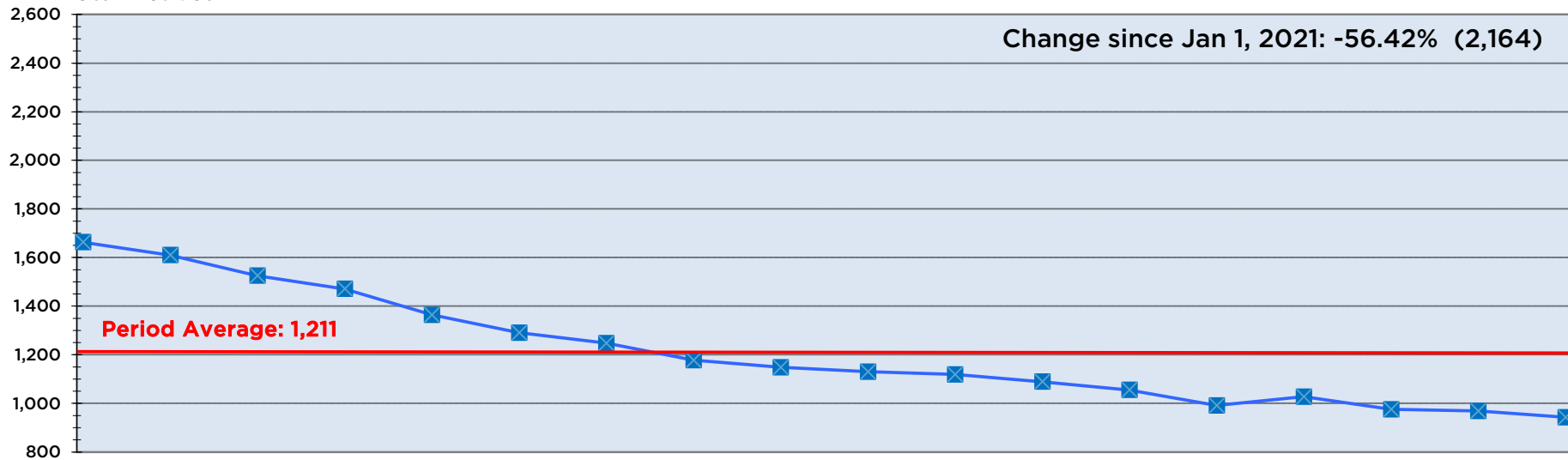
Condos, Townhomes, Villas

Average Days on Market



	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	6/20
ListToContract	66	60	69	57	61	55	65	52	61	53	53	51	63	41	47	43	57	33
CombDaysOnMkt	68	69	80	60	71	61	70	54	61	65	58	55	70	45	51	51	61	35
ListToClose	100	96	103	92	95	91	98	85	96	88	88	84	98	75	84	77	93	65

Total Actives

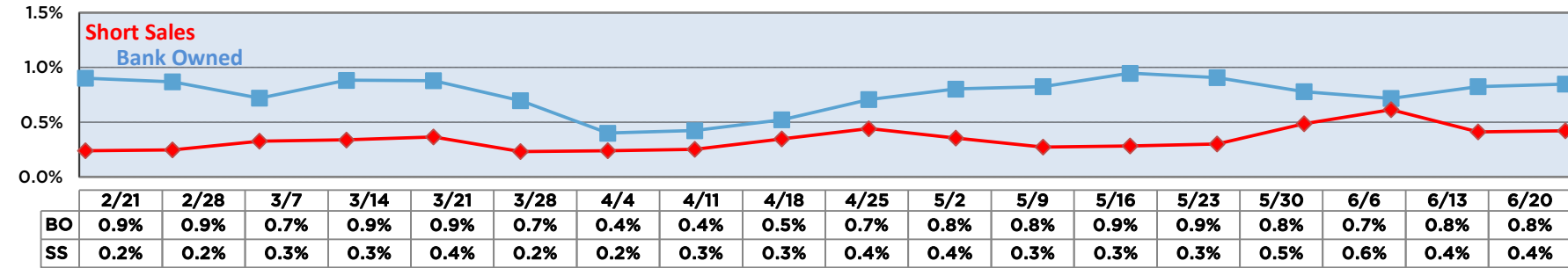
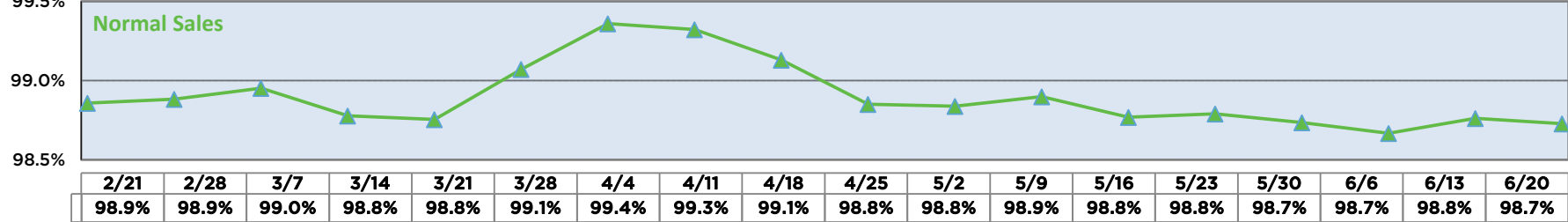


	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20
Total Actives	1,663	1,610	1,525	1,471	1,364	1,291	1,248	1,178	1,148	1,130	1,119	1,089	1,055	991	1,027	975	969	943

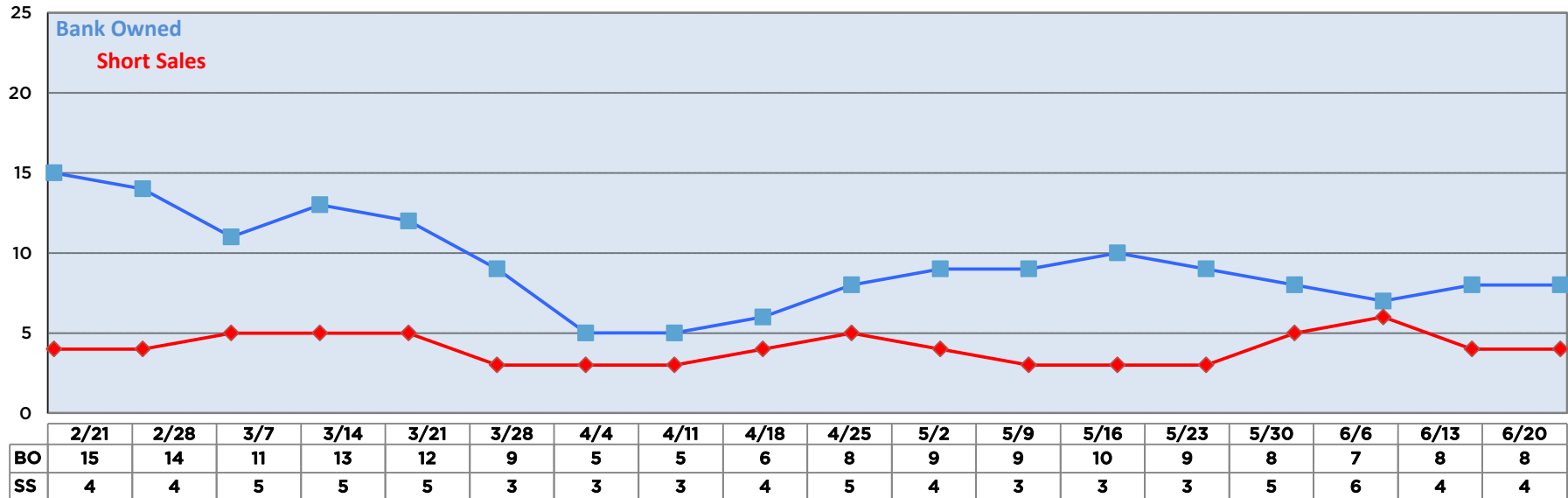


Condos, Townhomes, Villas

Percentage of Actives



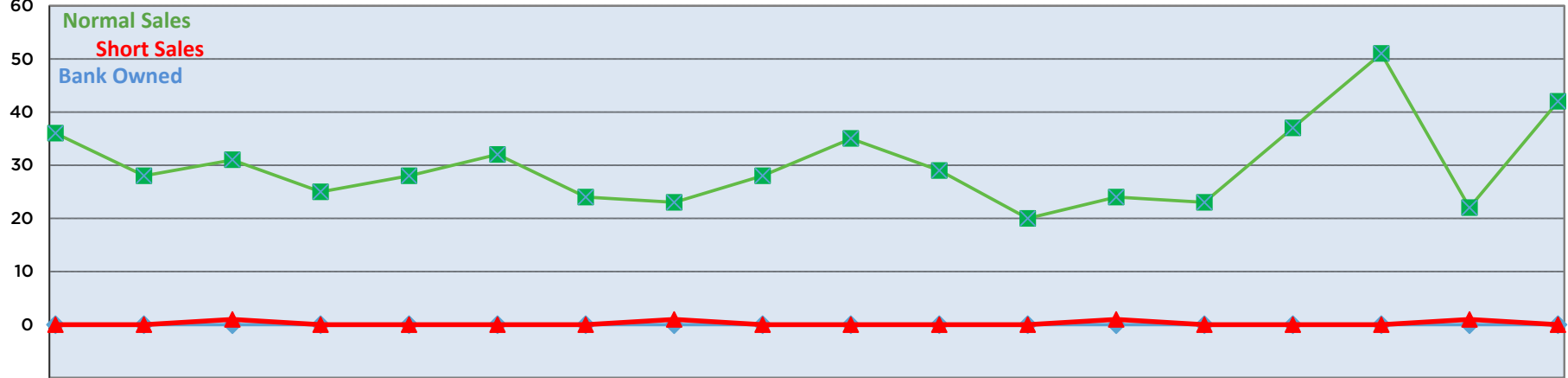
Active Foreclosures





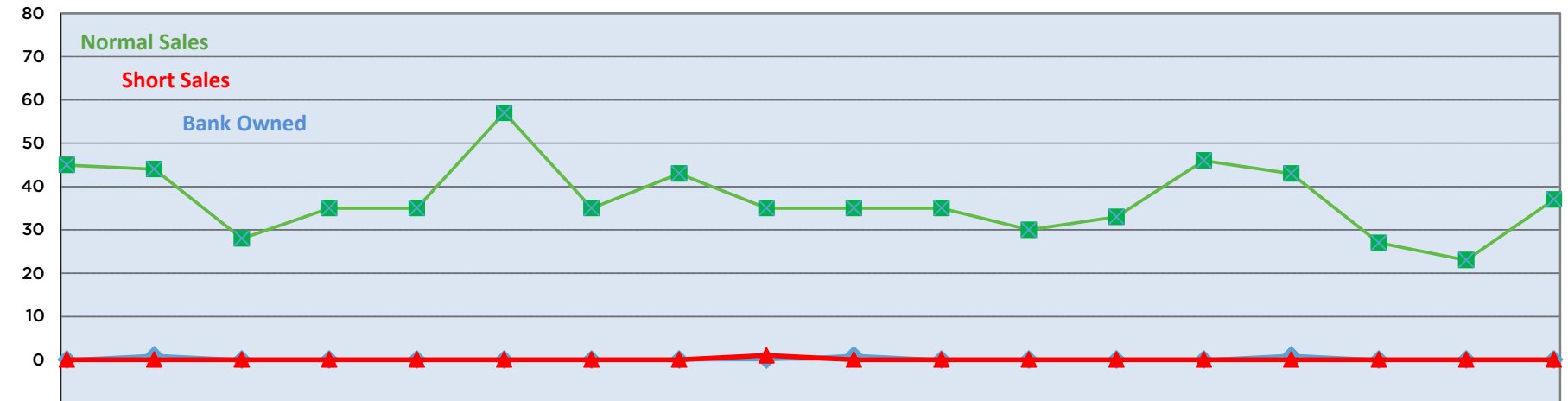
Condos, Townhomes, Villas

Temporary Off Market



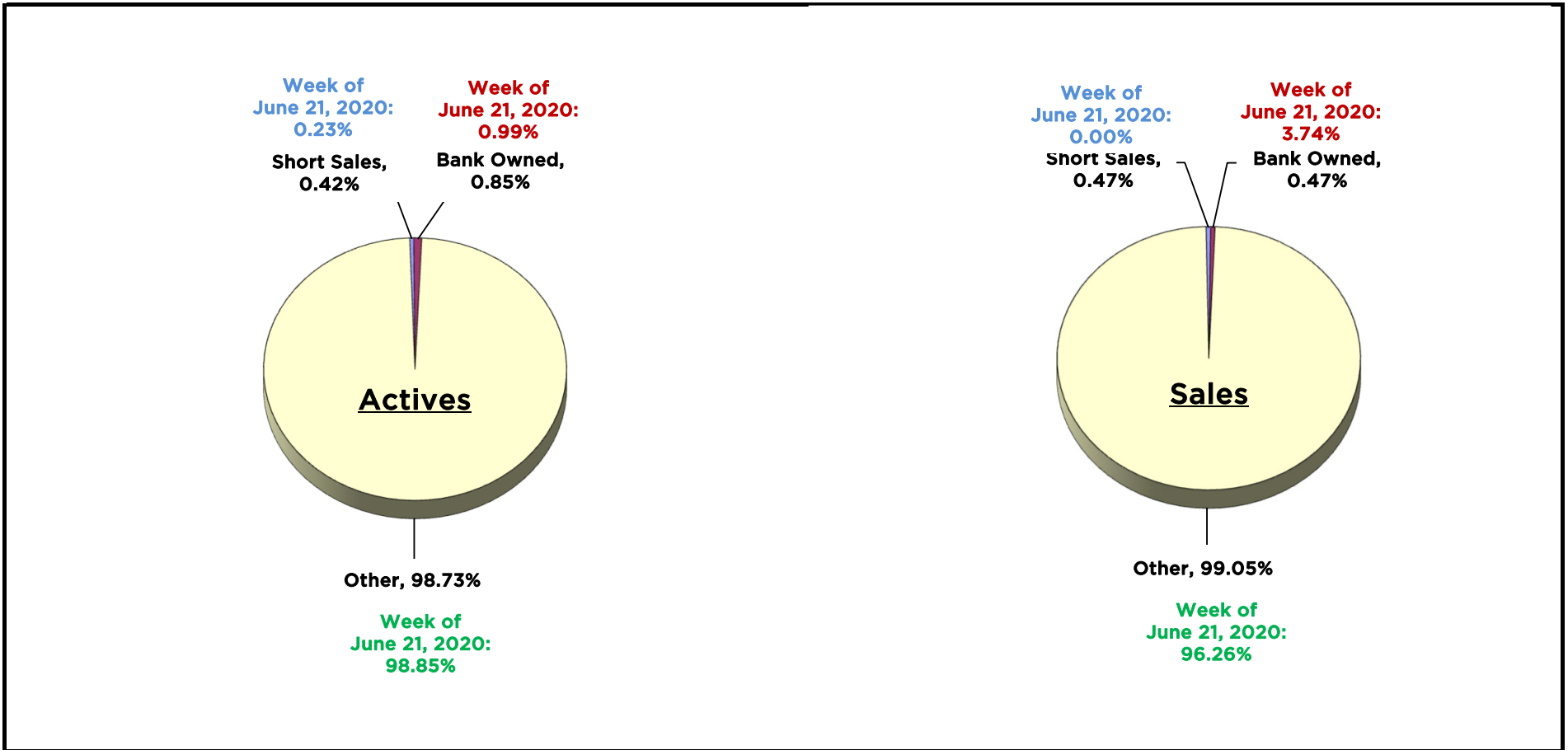
	2/21	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20
Norm	36	28	31	25	28	32	24	23	28	35	29	20	24	23	37	51	22	42
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	1	0

Withdrawn



	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	6/20
Norm	45	44	28	35	35	57	35	43	35	35	35	30	33	46	43	27	23	37
BO	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0

Condos, Townhomes, Villas



Where are the 9 Condos, Townhomes, or Villas available for the Median Price of \$205,000? (± \$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							
Altamonte Springs (East)	32701	1	\$205,000	3.0	2.0	1,431	\$143.26
Orange County							
Orlando (Downtown)	32801	4	\$204,975	2.0	2.0	1,156	\$177.31
Conway	32812	1	\$205,000	2.0	2.0	1,148	\$178.57
Taft	32824	1	\$205,000	3.0	2.0	1,134	\$180.78
Rio Pinar / Union Park	32825	1	\$205,000	2.0	2.0	1,008	\$203.37
Winter Garden / Oakland	34787	1	\$204,999	3.0	2.0	1,497	\$136.94