



Monday Morning Quarterback Summary

Week of June 27, 2021 - July 3, 2021

Single-family existing homes

- Sales of single-family homes increased to 901 during the week of Jun 27, from 701 the week prior
- The median price of single family homes increased to \$370,000, a change of 4.2%
- The number of single-family home foreclosure transactions increased to 3 last week, from 1 the week of Jun 20
- The number of single-family home short-sale transactions decreased to 2 from 3 the week prior
- Single-family inventory increased by 24, and now sits at 2,565

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 310 during the week of Jun 27, from 211 the week prior
- The median price of condos, townhomes, and villas increased to \$225,250, a change of 9.9%
- 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 0 from 1 the week prior
- Condo inventory increased by 57, and now sits at 1,000

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	901	154	122	248	139	188	50
Bank Owned	3	2	0	0	1	0	0
Short Sales	2	1	0	0	0	1	0
Other	896	151	122	248	138	187	50
Active Listings	2,565	409	251	574	396	657	278
Bank Owned	10	4	2	3	0	1	0
Short Sales	4	2	1	0	0	0	1
Other	2,551	403	248	571	396	656	277
Months of Inventory	1	1	0	1	1	1	1

List Price

Average Original List Price	\$468,825	\$190,240	\$274,440	\$343,841	\$434,539	\$642,969	\$1,861,629
Average Final List Price	\$466,213	\$188,150	\$273,835	\$343,154	\$433,180	\$639,139	\$1,844,049

Sale Price

Average Price	\$464,584	\$185,410	\$275,088	\$347,565	\$439,107	\$639,480	\$1,780,446
Median Price	\$370,000	\$200,000	\$275,000	\$345,000	\$430,000	\$600,000	\$1,395,000

Price Differences

<i>Original to Final</i> List Price	-\$2,612	-\$2,090	-\$605	-\$687	-\$1,359	-\$3,830	-\$17,580
<i>Original</i> List to <i>Sale</i> Price - \$	-\$4,241	-\$4,830	\$648	\$3,724	\$4,568	-\$3,489	-\$81,183
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,629	-\$2,740	\$1,253	\$4,411	\$5,927	\$341	-\$63,603
<i>Original</i> List to <i>Sale</i> Price - %	99.10%	97.46%	100.24%	101.08%	101.05%	99.46%	95.64%
<i>Final</i> List to <i>Sale</i> Price - %	99.65%	98.54%	100.46%	101.29%	101.37%	100.05%	96.55%

Days on the Market

Avg Days Listing to Contract	27	31	16	21	17	28	91
Combined Avg Days to Contract	29	32	16	22	17	36	92
Avg Days Listing to Closing	66	67	51	58	59	70	140
Avg Days Contract to Close	39	36	35	37	44	42	49

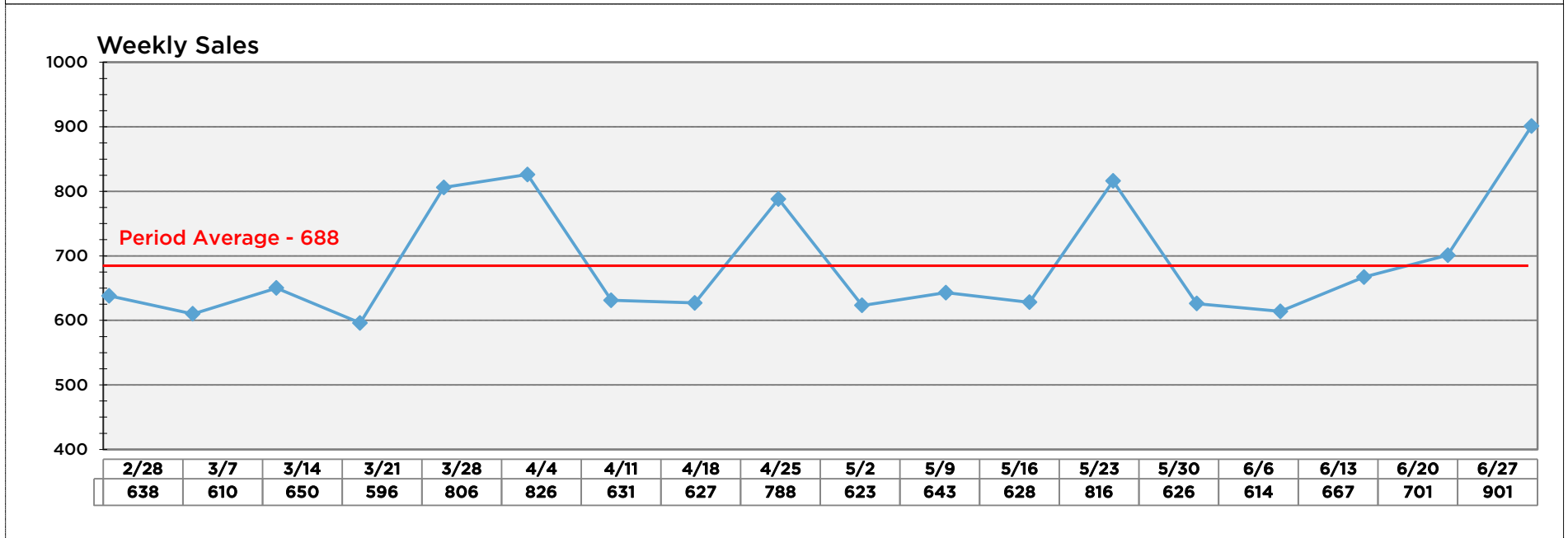
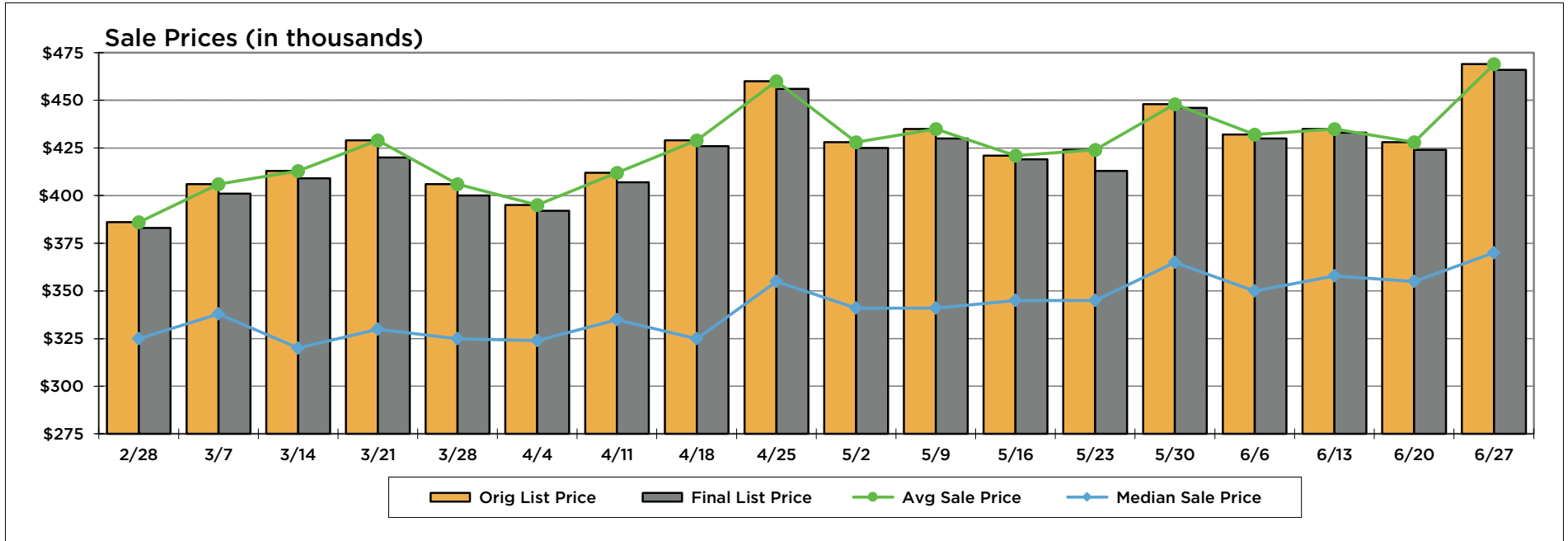
Beds / Baths

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

Square Footage

Average Square Feet	2,319	1,230	1,577	1,975	2,388	3,263	5,444
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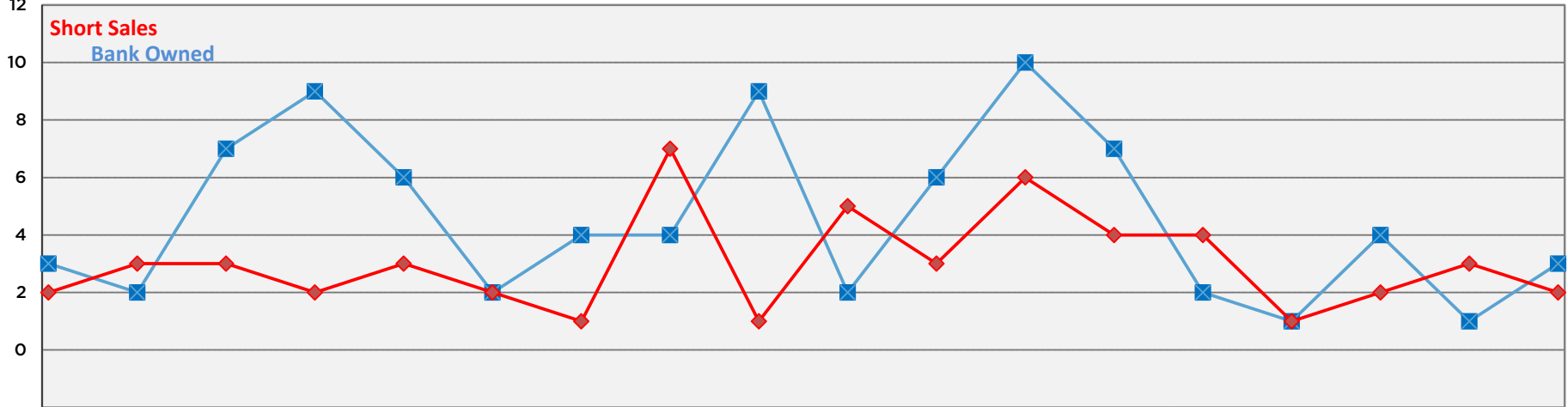
Single Family Homes





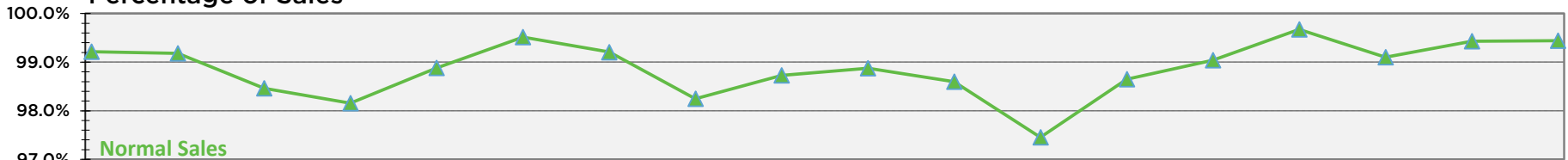
Single Family Homes

Foreclosure Sales

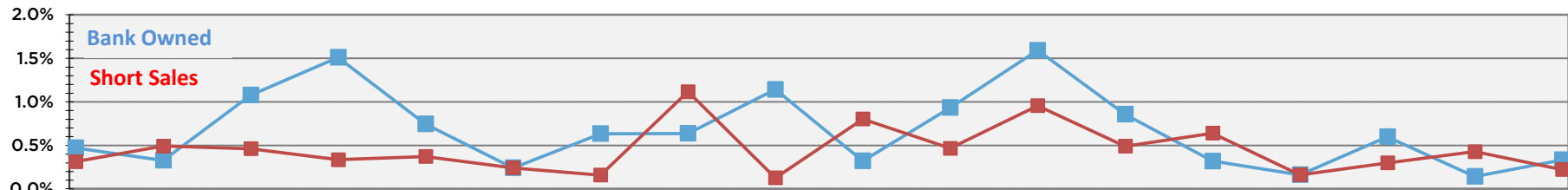


	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27
BO	3	2	7	9	6	2	4	4	9	2	6	10	7	2	1	4	1	3
SS	2	3	3	2	3	2	1	7	1	5	3	6	4	4	1	2	3	2

Percentage of Sales



	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	6/27
Normal Sales	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%	99.4%

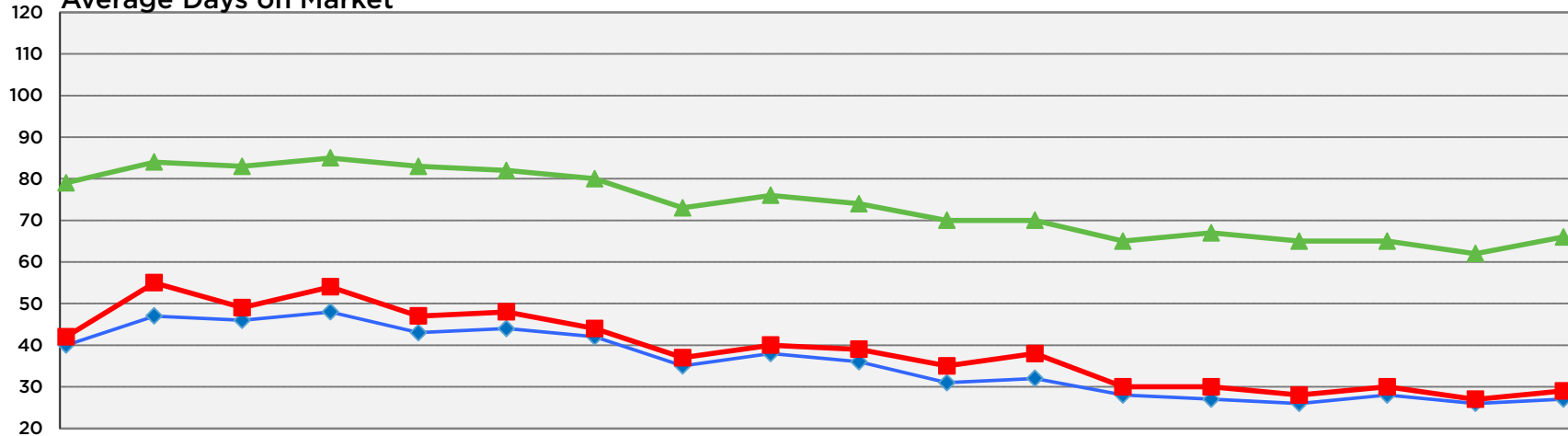


	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27
BO	0.5%	0.3%	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%
SS	0.3%	0.5%	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%



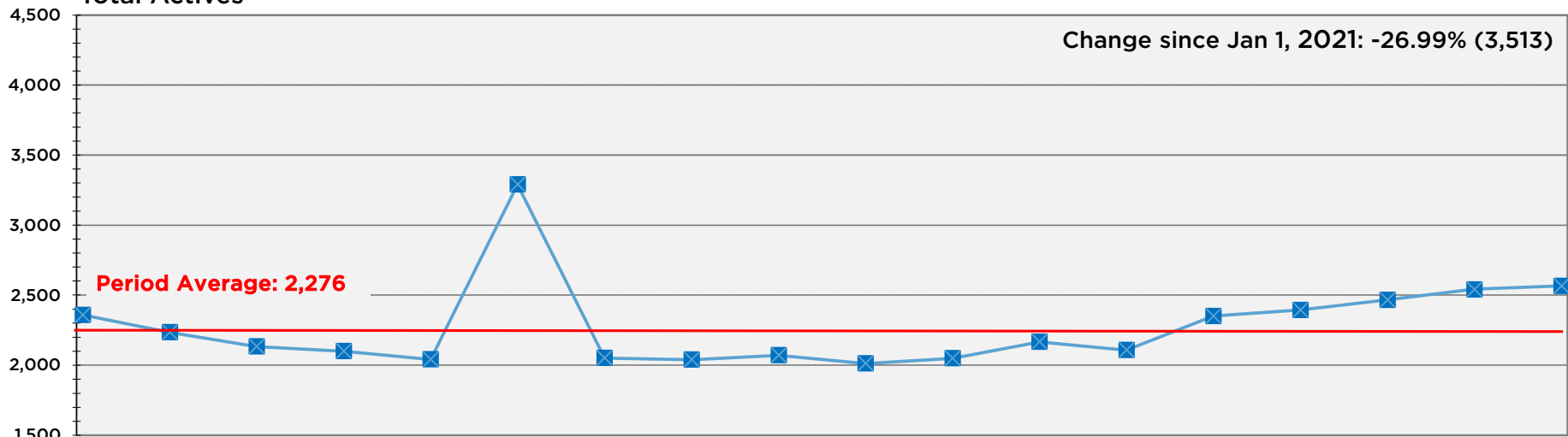
Single Family Homes

Average Days on Market



	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	6/27
ListToContract	40	47	46	48	43	44	42	35	38	36	31	32	28	27	26	28	26	27
CombDaysOnMkt	42	55	49	54	47	48	44	37	40	39	35	38	30	30	28	30	27	29
ListToClose	79	84	83	85	83	82	80	73	76	74	70	70	65	67	65	65	62	66

Total Actives

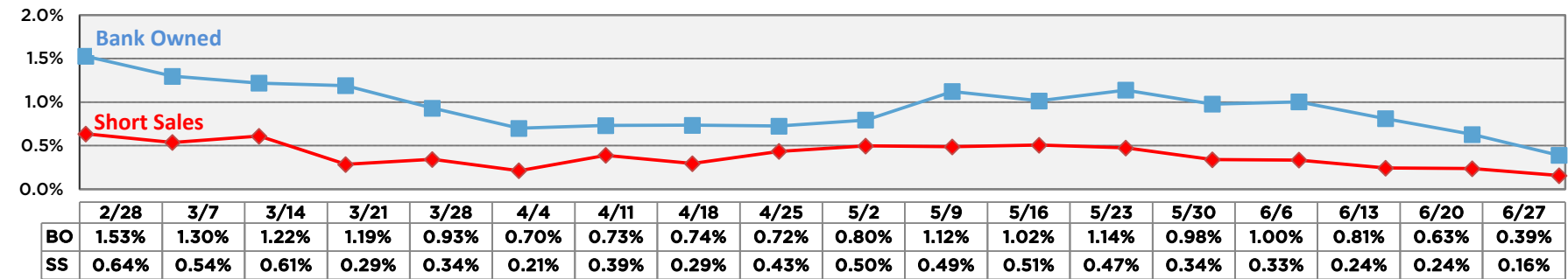
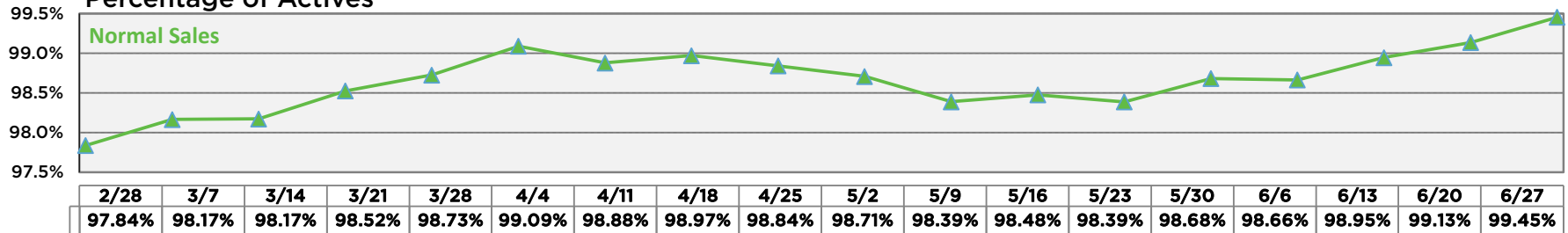


	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27
Total Actives	2,358	2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565

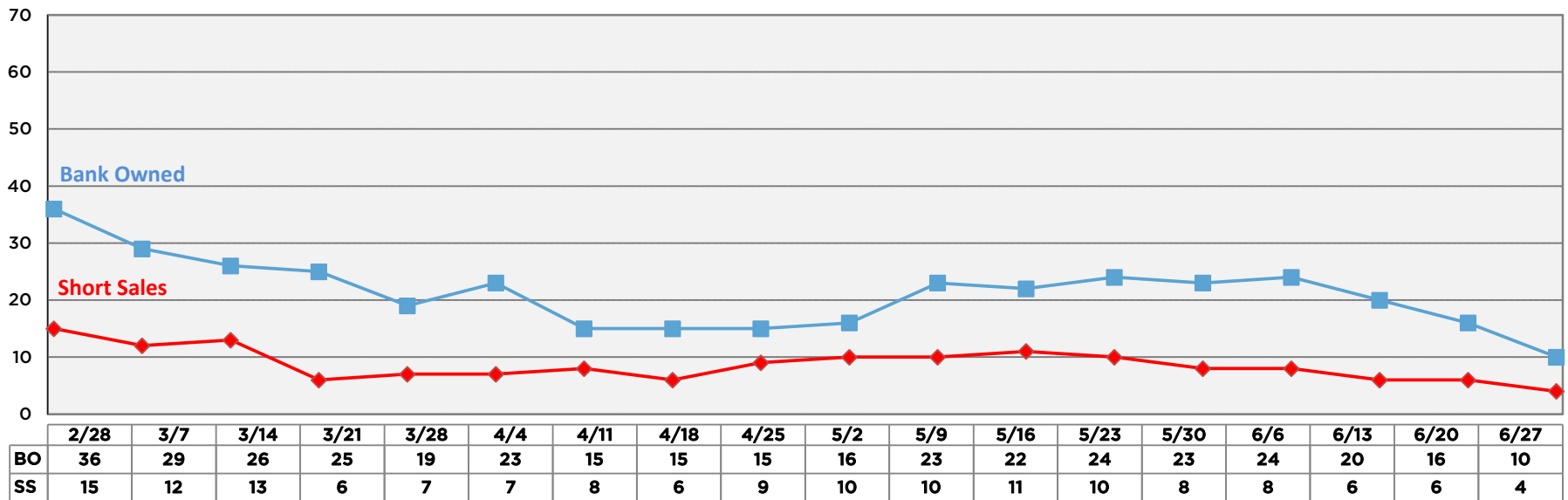


Single Family Homes

Percentage of Actives



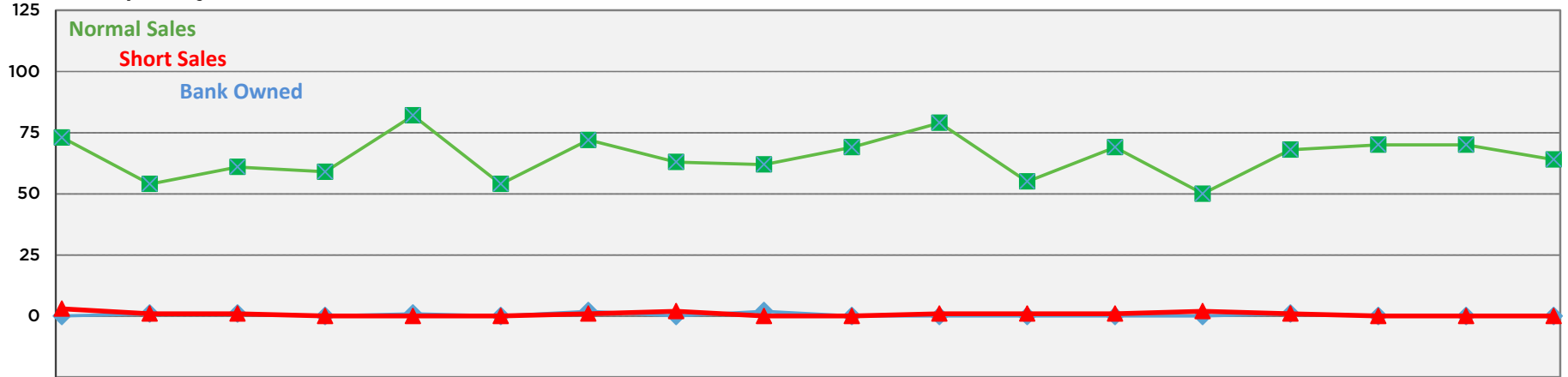
Active Foreclosures





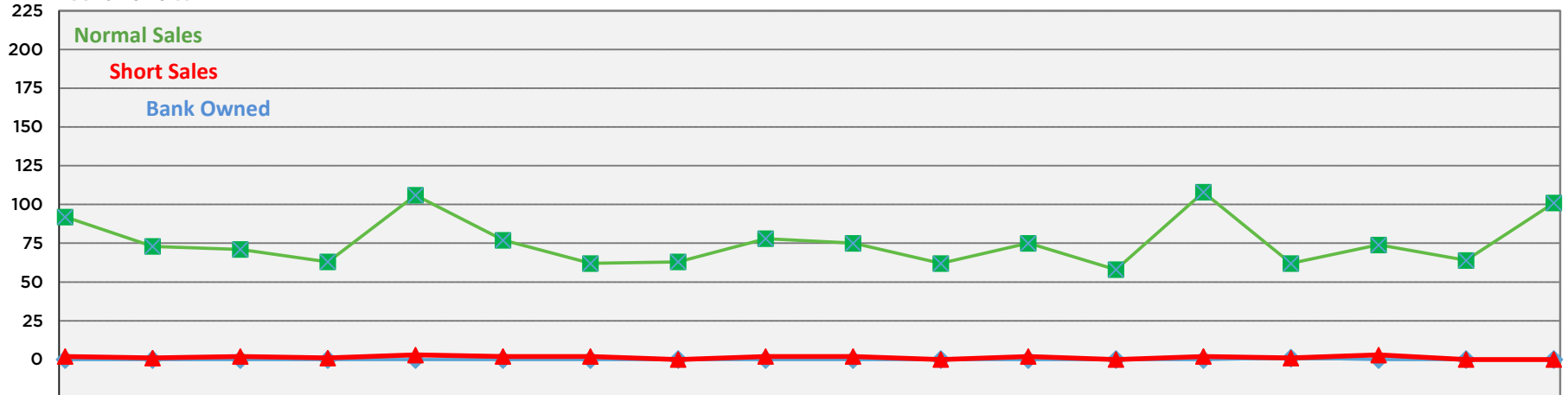
Single Family Homes

Temporary Off Market



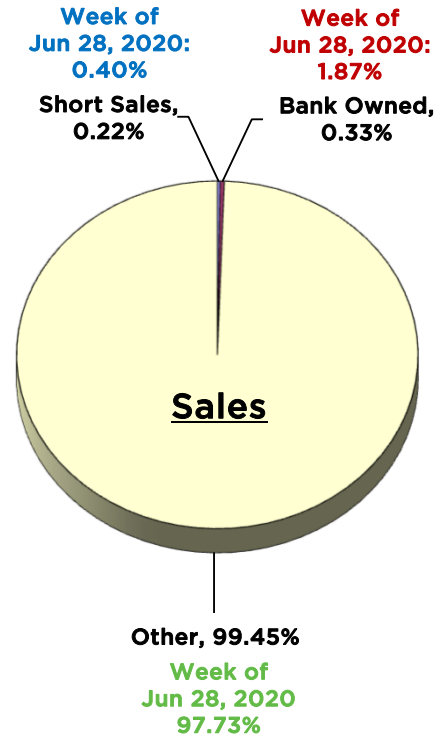
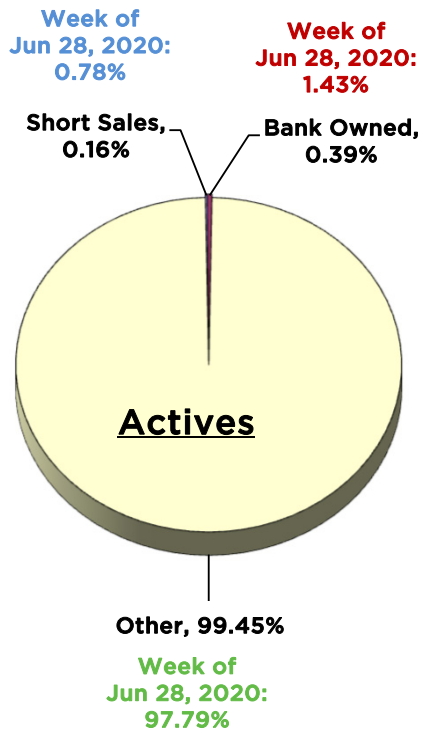
	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27
Norm	73	54	61	59	82	54	72	63	62	69	79	55	69	50	68	70	70	64
BO	0	1	1	0	1	0	2	0	2	0	0	0	0	0	1	0	0	0
SS	3	1	1	0	0	0	1	2	0	0	1	1	1	2	1	0	0	0

Withdrawn



	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	6/27
Norm	92	73	71	63	106	77	62	63	78	75	62	75	58	108	62	74	64	101
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	2	1	2	1	3	2	2	0	2	2	0	2	0	2	1	3	0	0

Single Family Homes



Where are the 21 Single Family Homes available for the Median Price of \$370,000? (± \$500)

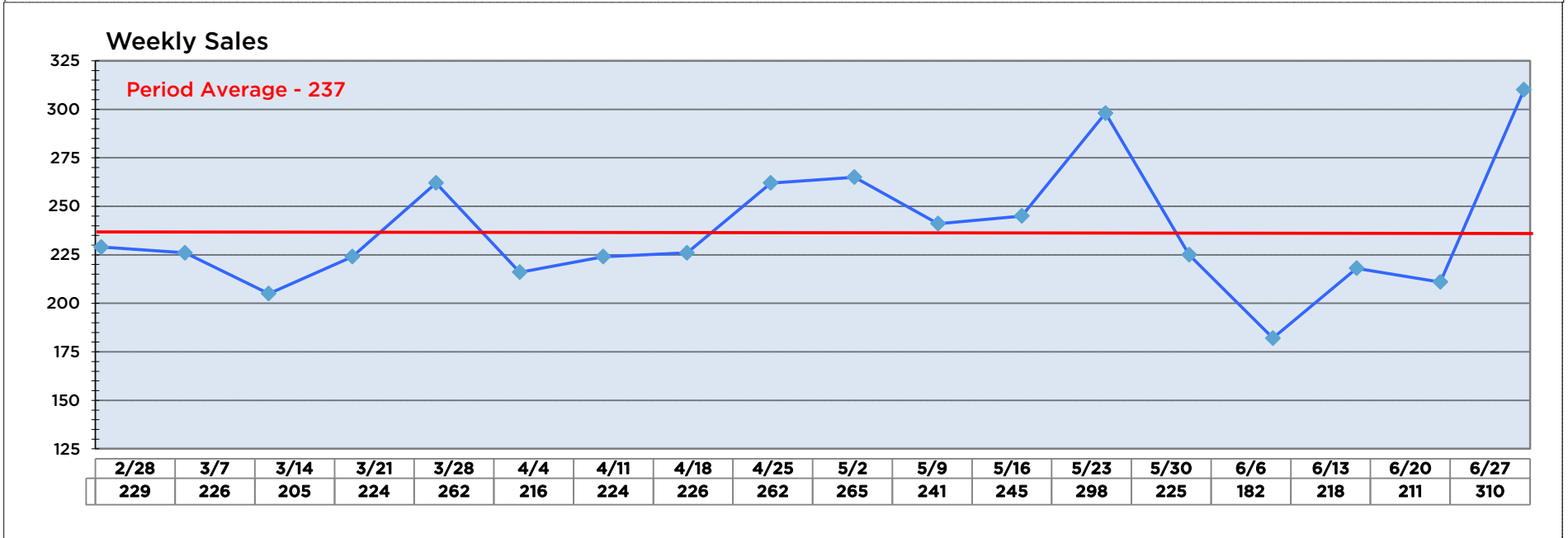
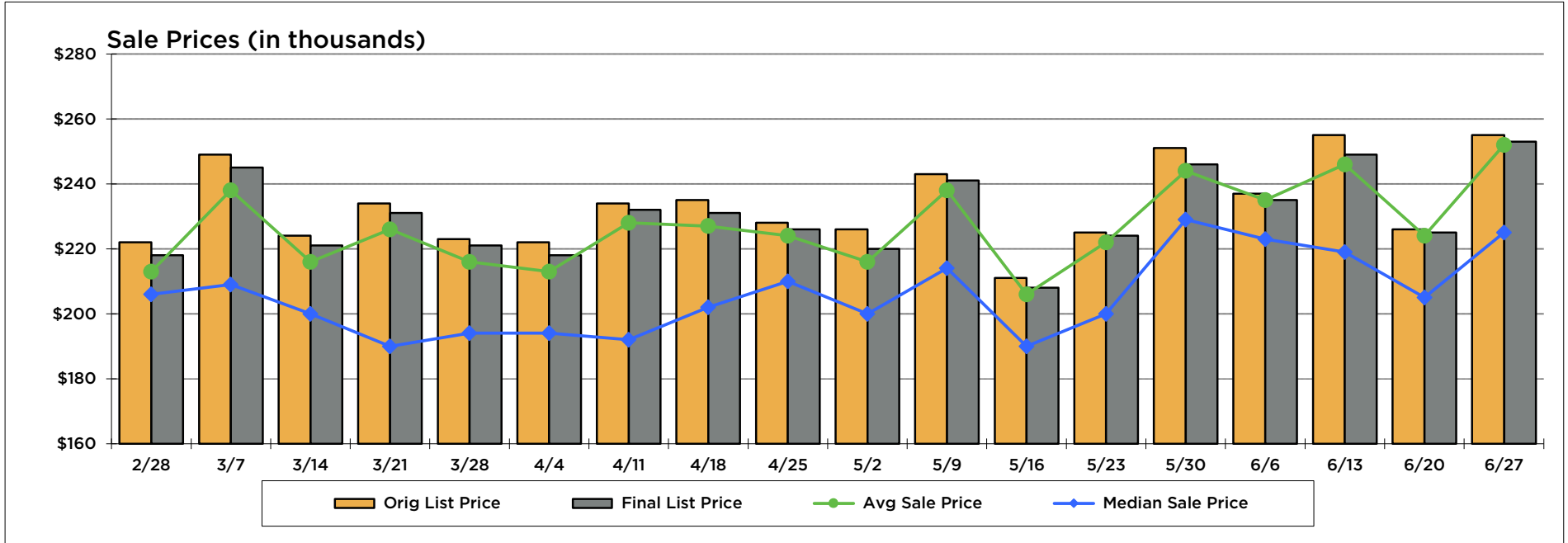
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$369,925	4.0	2.0	1,871	\$197.74
Lake Mary / Heathrow	32746	1	\$369,900	4.0	2.0	1,960	\$188.72
Sanford / Lake Forest	32771	3	\$369,933	4.0	2.0	1,841	\$200.94
Orange County		5	\$369,998	3.4	2.0	1,857	\$199.29
College Park	32804	1	\$370,000	2.0	2.0	1,333	\$277.57
Delaney / Crystal Lake	32806	1	\$370,000	3.0	2.0	1,640	\$225.61
Research Park	32826	1	\$370,000	4.0	2.0	1,886	\$196.18
Hunters Creek	32837	2	\$369,995	4.0	2.0	2,212	\$167.27
Osceola County		7	\$369,956	3.9	2.3	2,126	\$174.00
Kissimmee / Buena Ventura Lakes	34743	1	\$370,000	4.0	2.0	2,499	\$148.06
Kissimmee (East)	34744	1	\$370,000	5.0	3.0	2,674	\$138.37
Kissimmee (West) / Pleasant Hill	34746	1	\$369,900	3.0	2.0	1,950	\$189.69
St Cloud	34769	2	\$369,900	4.0	2.0	1,563	\$236.66
St Cloud / Canoe Creek	34772	1	\$369,990	3.0	2.0	2,144	\$172.57
St Cloud / Harmony	34773	1	\$370,000	4.0	3.0	2,490	\$148.59
Lake County		5	\$369,960	2.6	2.0	1,655	\$223.59
Lady Lake / The Villages	32159	1	\$370,000	3.0	2.0	2,046	\$180.84
Sorrento / Mt Plymouth	32776	1	\$370,000	3.0	2.0	1,539	\$240.42
Clermont (Central)	34711	1	\$369,900	2.0	2.0	2,010	\$184.03
Minneola	34715	1	\$369,900	2.0	2.0	1,110	\$333.24
Montverde	34756	1	\$370,000	3.0	2.0	1,568	\$235.97

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	310	189	44	48	14	14	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	309	188	44	48	14	14	1
Active Listings	1,000	569	119	181	78	40	13
Bank Owned	5	5	0	0	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	991	560	119	181	78	40	13
Months of Inventory	1	1	1	1	1	1	3
<i>List Price</i>							
Average Original List Price	\$254,518	\$183,137	\$273,765	\$342,101	\$429,093	\$608,498	\$1,295,000
Average Final List Price	\$253,082	\$181,153	\$273,217	\$340,203	\$433,379	\$607,427	\$1,295,000
<i>Sale Price</i>							
Average Price	\$251,555	\$179,468	\$272,436	\$339,629	\$432,116	\$602,036	\$1,295,000
Median Price	\$225,250	\$184,000	\$272,000	\$337,500	\$428,000	\$590,000	\$1,295,000
<i>Price Differences</i>							
Original to Final List Price	-\$1,436	-\$1,984	-\$548	-\$1,898	\$4,286	-\$1,071	\$0
Original List to Sale Price - \$	-\$2,963	-\$3,669	-\$1,329	-\$2,472	\$3,023	-\$6,462	\$0
Final List to Sale Price - \$	-\$1,527	-\$1,685	-\$781	-\$574	-\$1,263	-\$5,391	\$0
Original List to Sale Price - %	98.84%	98.00%	99.51%	99.28%	100.70%	98.94%	100.00%
Final List to Sale Price - %	99.40%	99.07%	99.71%	99.83%	99.71%	99.11%	100.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	39	39	62	37	14	14	4
Combined Avg Days to Contract	40	39	64	37	14	14	4
Avg Days Listing to Closing	75	74	95	76	50	46	20
Avg Days Contract to Close	35	35	33	39	35	36	16
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	2
Average Full Baths	2	2	2	2	2	3	2
Average Half Baths	0	0	1	1	1	1	1
<i>Square Footage</i>							
Average Square Feet	1,425	1,194	1,615	1,745	2,004	2,212	2,096



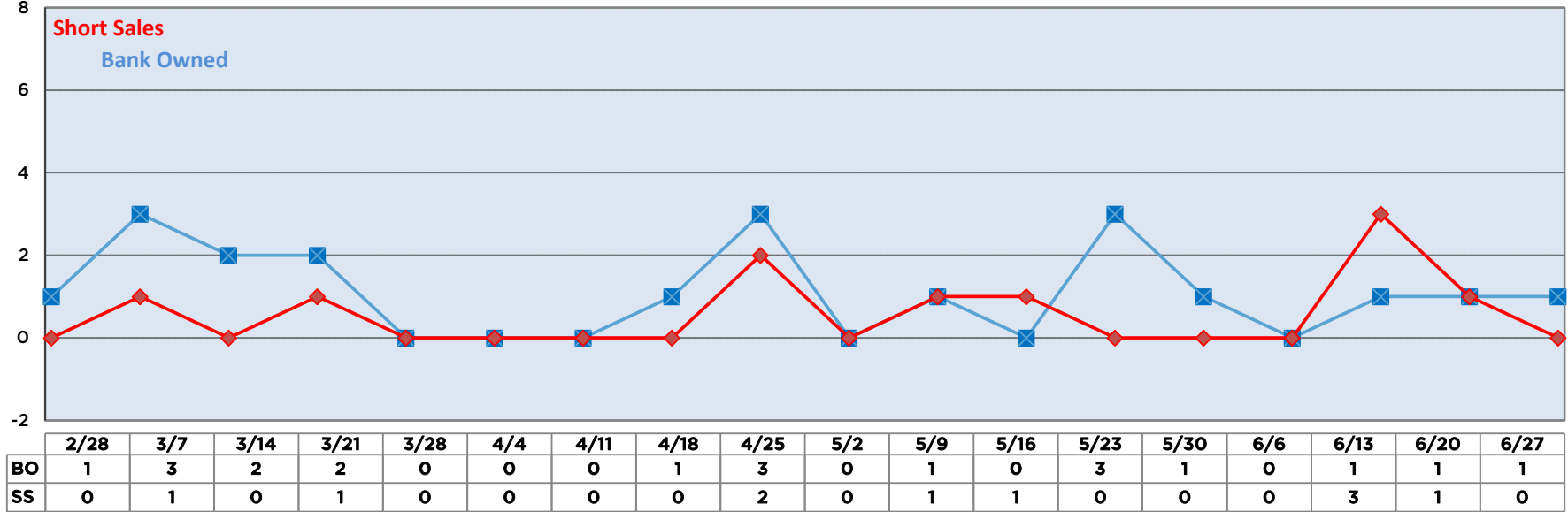
Condos, Townhomes, Villas



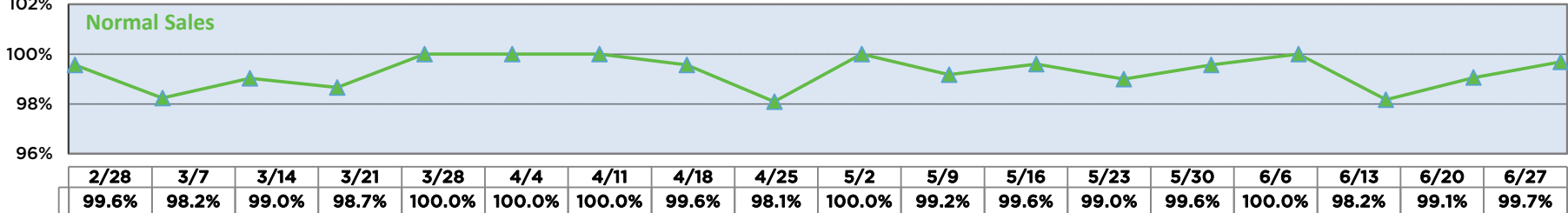


Condos, Townhomes, Villas

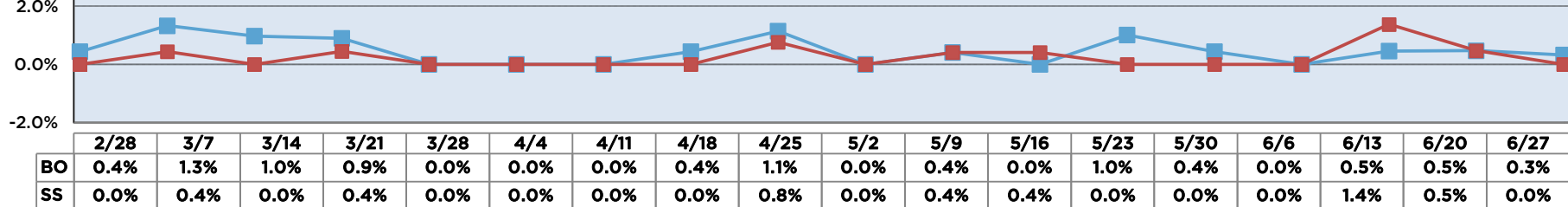
Foreclosure Sales



Percentage of Sales



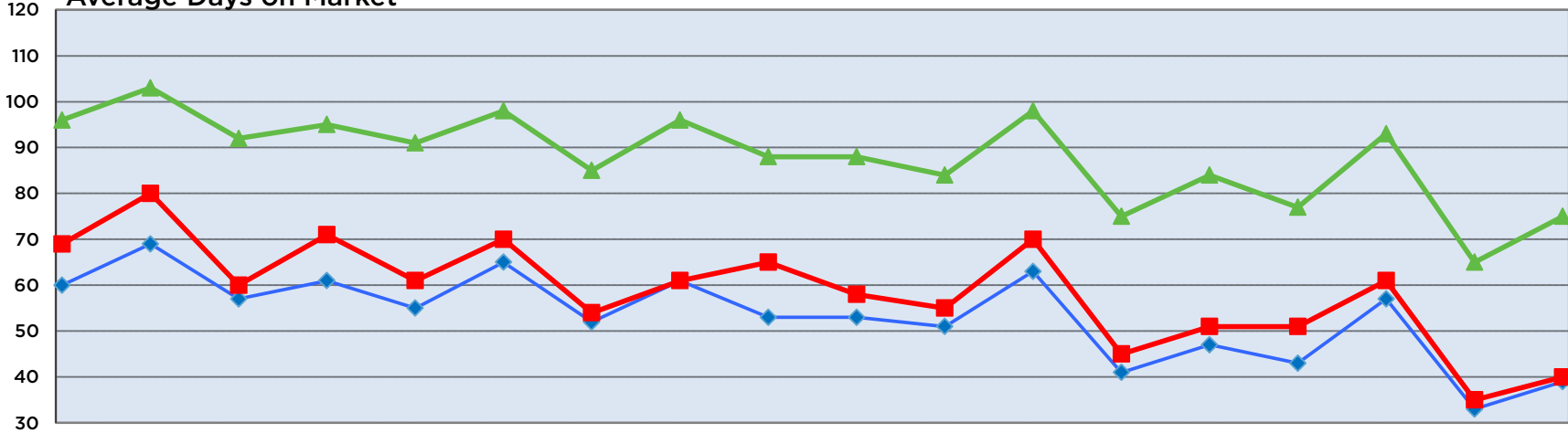
Short Sales
Bank Owned





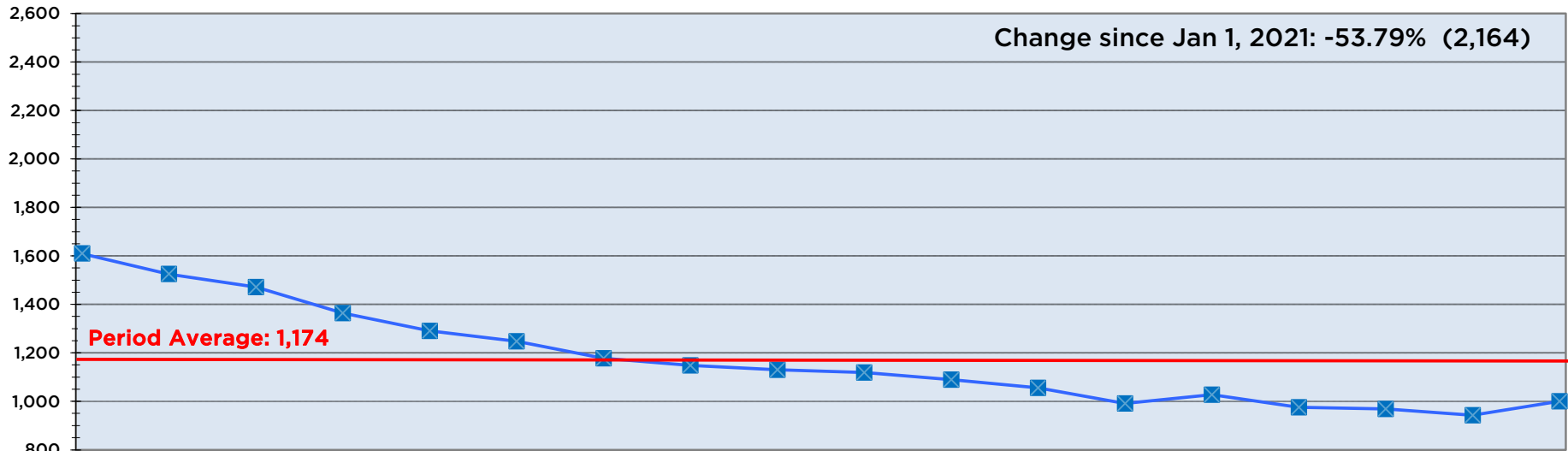
Condos, Townhomes, Villas

Average Days on Market



	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	6/27
ListToContract	60	69	57	61	55	65	52	61	53	53	51	63	41	47	43	57	33	39
CombDaysOnMkt	69	80	60	71	61	70	54	61	65	58	55	70	45	51	51	61	35	40
ListToClose	96	103	92	95	91	98	85	96	88	88	84	98	75	84	77	93	65	75

Total Actives

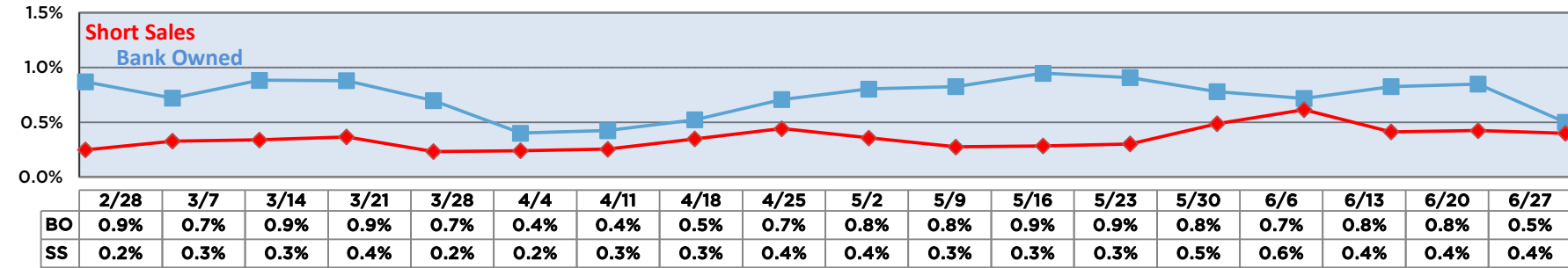
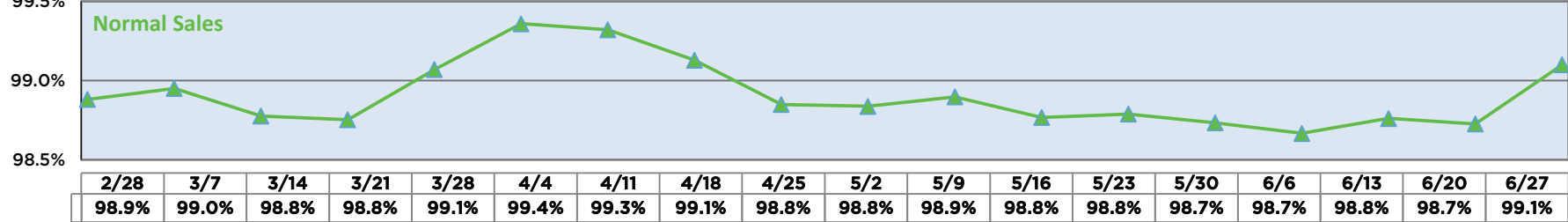


	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27
Total Actives	1,610	1,525	1,471	1,364	1,291	1,248	1,178	1,148	1,130	1,119	1,089	1,055	991	1,027	975	969	943	1,000

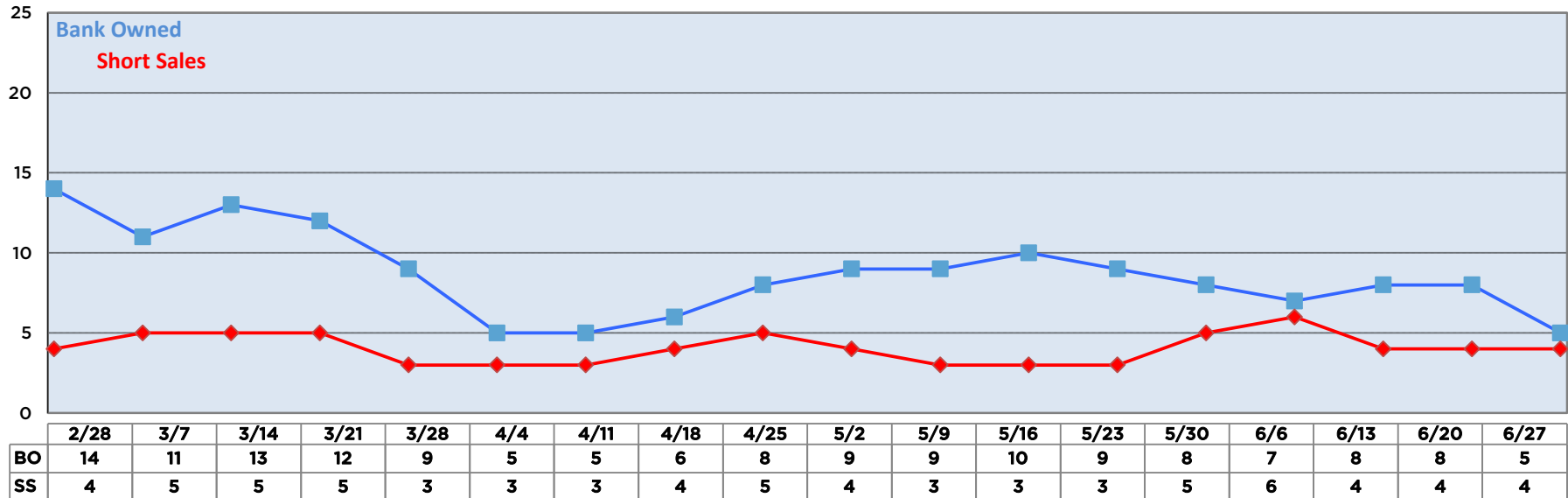


Condos, Townhomes, Villas

Percentage of Actives



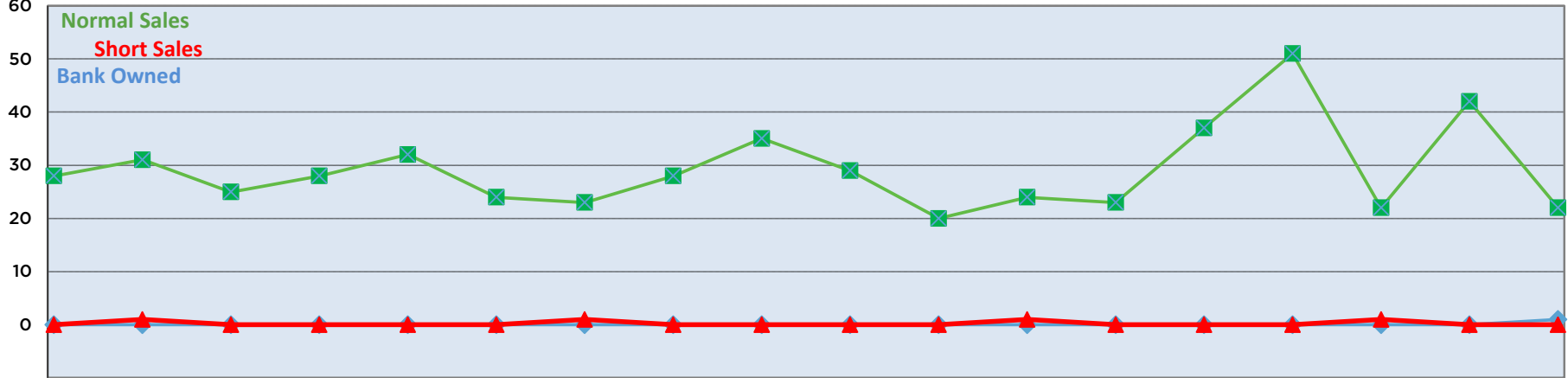
Active Foreclosures





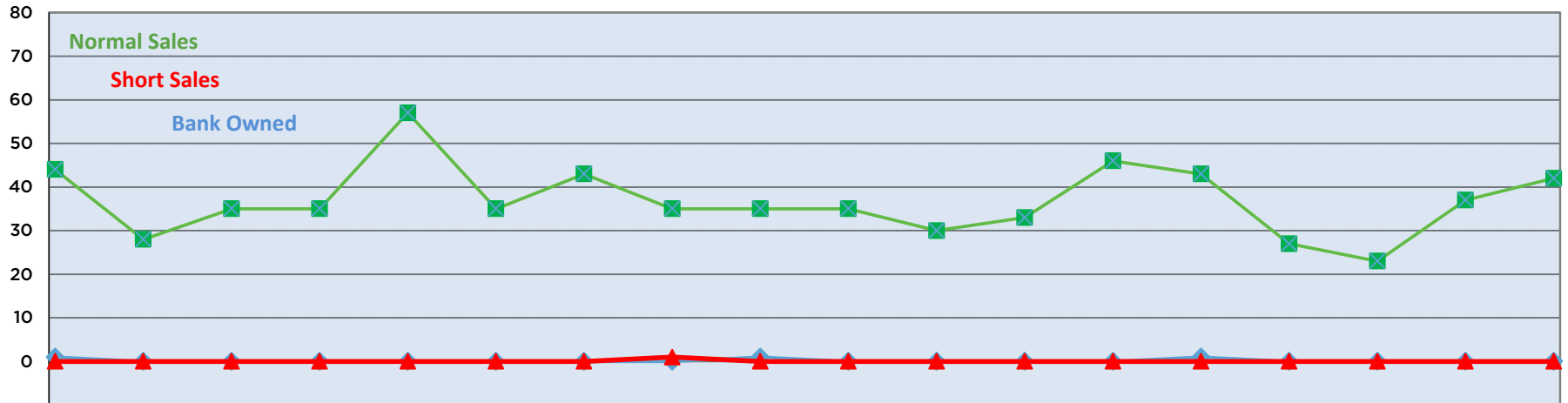
Condos, Townhomes, Villas

Temporary Off Market



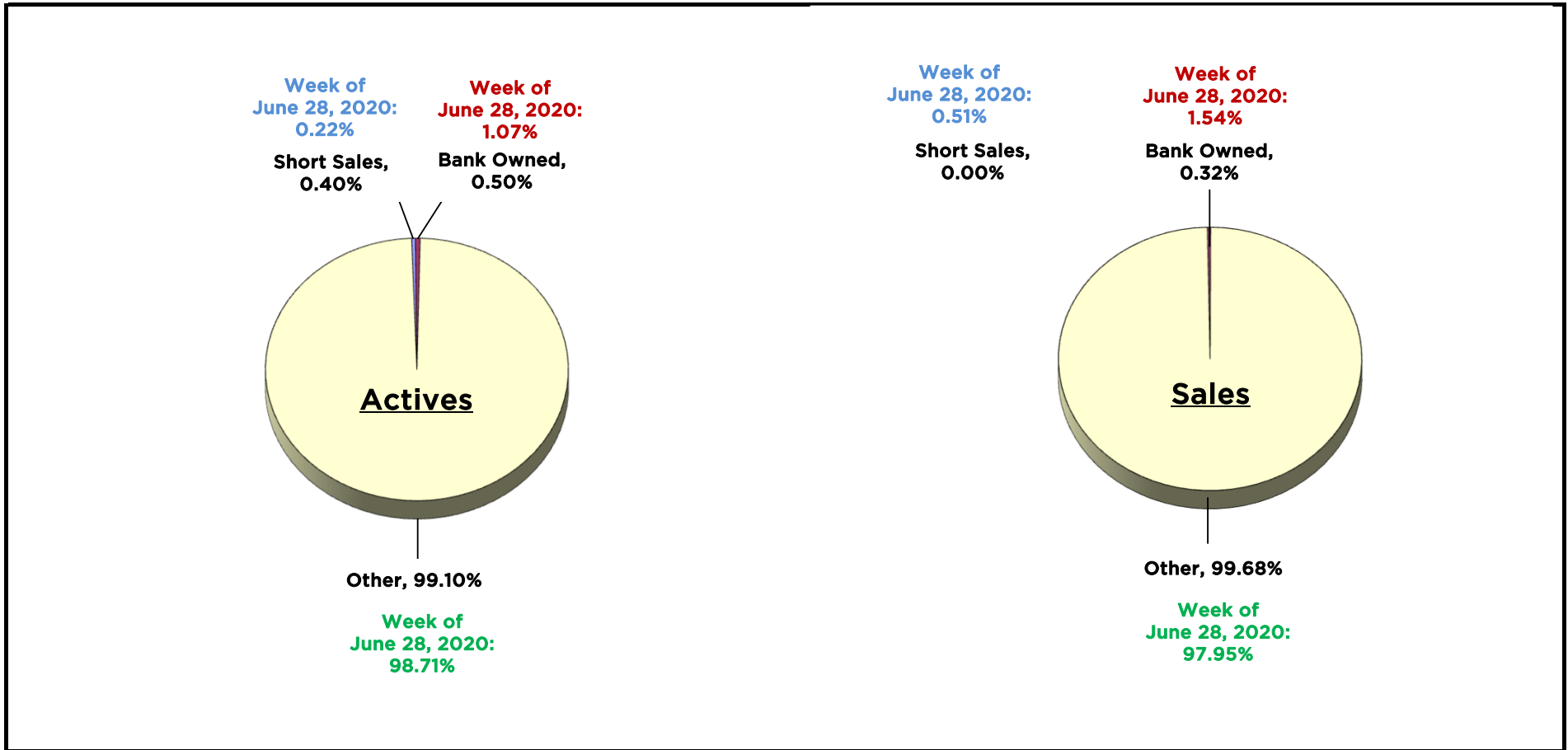
	2/28	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	
Norm	28	31	25	28	32	24	23	28	35	29	20	24	23	37	51	22	42	22	
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	1	0	0	0

Withdrawn



	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	6/27	
Norm	44	28	35	35	57	35	43	35	35	35	30	33	46	43	27	23	37	42	
BO	1	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

Condos, Townhomes, Villas



Where are the 11 Condos, Townhomes, or Villas available for the Median Price of \$225,250? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$224,967	2.7	2.0	1,361	\$165.34
Altamonte Springs / Forest City	32714	1	\$225,000	3.0	2.0	1,686	\$133.45
Sanford (South)	32773	1	\$224,900	2.0	2.0	1,130	\$199.03
Winter Park	32792	1	\$225,000	3.0	2.0	1,266	\$177.73
Orange County		6	\$224,975	2.2	1.8	1,189	\$189.27
Winter Park (West)	32789	1	\$225,000	2.0	2.0	1,130	\$199.12
Winter Park (East) / Aloma	32792	1	\$224,900	2.0	2.0	1,236	\$181.96
Orlando (Downtown)	32801	1	\$225,000	1.0	1.0	862	\$261.02
Williamsburg / Lake Bryan	32821	1	\$224,950	3.0	2.0	1,231	\$182.74
Pine Castle / Edgewood	32839	1	\$225,000	3.0	2.0	1,457	\$154.43
Winter Garden / Oakland	34787	1	\$225,000	2.0	2.0	1,216	\$185.03
Osceola County		2	\$225,000	3.0	2.0	1,296	\$173.61
Kissimmee (Central)	34741	2	\$225,000	3.0	2.0	1,296	\$173.61