



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

***Week of July 04, 2021 - July 10, 2021***

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

- Sales of single-family homes decreased to 557 during the week of Jul 04, from 901 the week prior
- The median price of single family homes decreased to \$365,000, a change of -1.4%
- The number of single-family home foreclosure transactions increased to 4 last week, from 3 the week of Jun 27
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 117, and now sits at 2,682

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

- Sales of condos, townhomes, and villas decreased to 200 during the week of Jul 04, from 310 the week prior
- The median price of condos, townhomes, and villas decreased to \$212,125, a change of -5.8%
- The number of condo, townhome and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 33, and now sits at 9,967

*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>557</b>	<b>82</b>	<b>73</b>	<b>178</b>	<b>98</b>	<b>106</b>	<b>20</b>
Bank Owned	4	1	0	0	3	0	0
Short Sales	1	0	0	0	0	1	0
Other	552	81	73	178	95	105	20
<b>Active Listings</b>	<b>2,682</b>	<b>408</b>	<b>267</b>	<b>599</b>	<b>431</b>	<b>691</b>	<b>286</b>
Bank Owned	12	6	1	2	0	3	0
Short Sales	3	0	2	0	0	0	1
Other	2,667	402	264	597	431	688	285
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>

#### List Price

Average Original List Price	\$439,913	\$188,953	\$272,192	\$342,138	\$436,070	\$644,092	\$1,887,900
Average Final List Price	\$437,439	\$185,709	\$271,365	\$342,050	\$435,805	\$644,361	\$1,836,000

#### Sale Price

Average Price	\$435,724	\$180,665	\$274,169	\$347,146	\$441,839	\$646,320	\$1,713,375
Median Price	\$365,000	\$190,000	\$275,000	\$345,000	\$440,000	\$617,500	\$1,512,500

#### Price Differences

<i>Original to Final</i> List Price	-\$2,474	-\$3,244	-\$827	-\$88	-\$265	\$269	-\$51,900
<i>Original</i> List to <i>Sale</i> Price - \$	-\$4,189	-\$8,288	\$1,977	\$5,008	\$5,769	\$2,228	-\$174,525
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,715	-\$5,044	\$2,804	\$5,096	\$6,034	\$1,959	-\$122,625
<i>Original</i> List to <i>Sale</i> Price - %	99.05%	95.61%	100.73%	101.46%	101.32%	100.35%	90.76%
<i>Final</i> List to <i>Sale</i> Price - %	99.61%	97.28%	101.03%	101.49%	101.38%	100.30%	93.32%

#### Days on the Market

Avg Days Listing to Contract	22	31	18	13	18	21	85
Combined Avg Days to Contract	23	31	18	14	20	21	113
Avg Days Listing to Closing	58	67	50	49	54	61	128
Avg Days Contract to Close	36	36	32	35	36	39	42

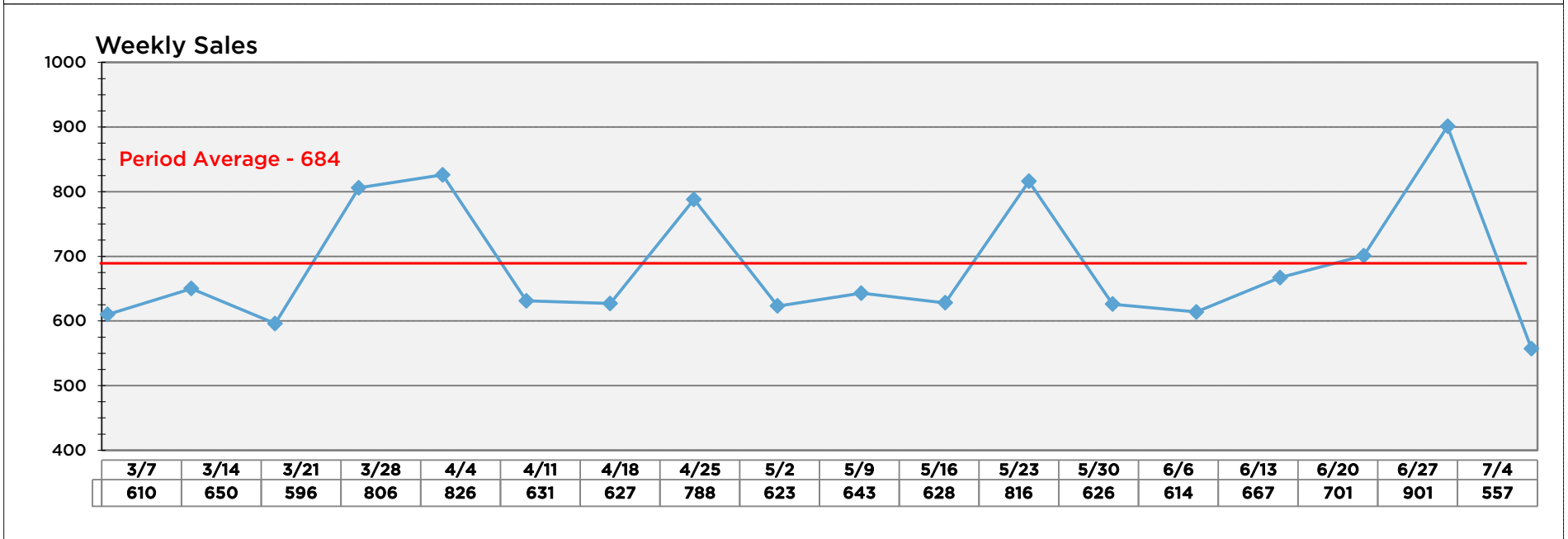
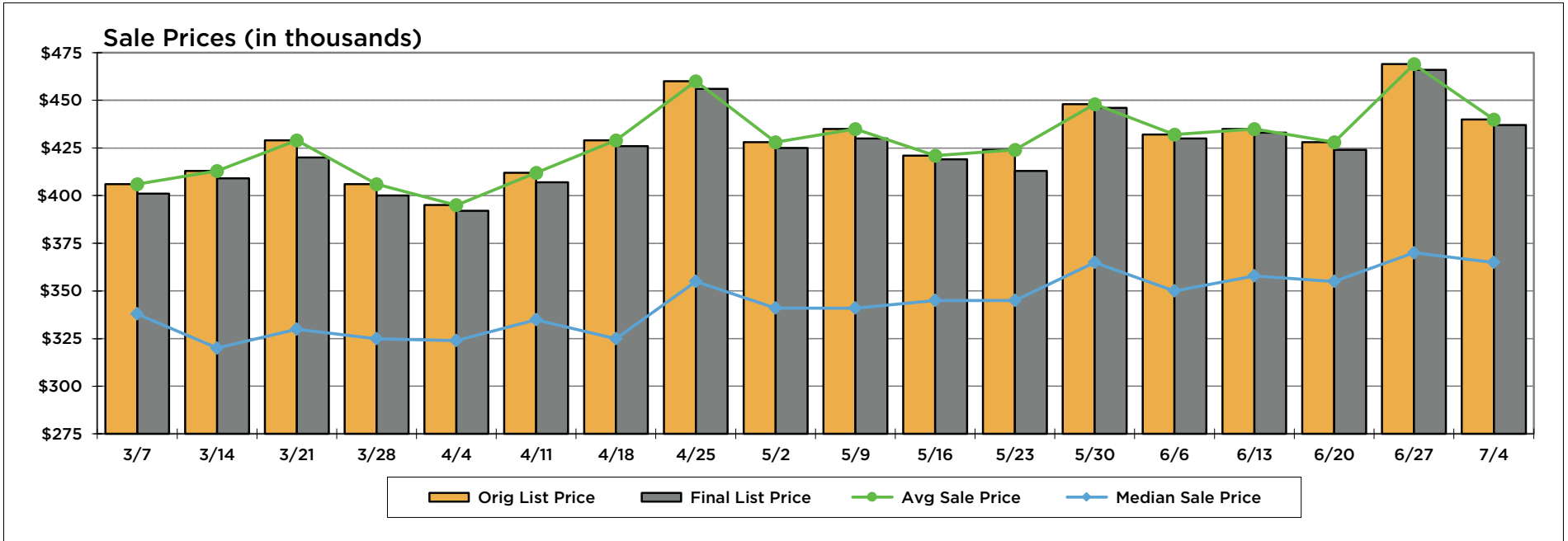
#### Beds / Baths

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

#### Square Footage

Average Square Feet	2,289	1,304	1,543	1,981	2,548	3,268	5,333
---------------------	-------	-------	-------	-------	-------	-------	-------

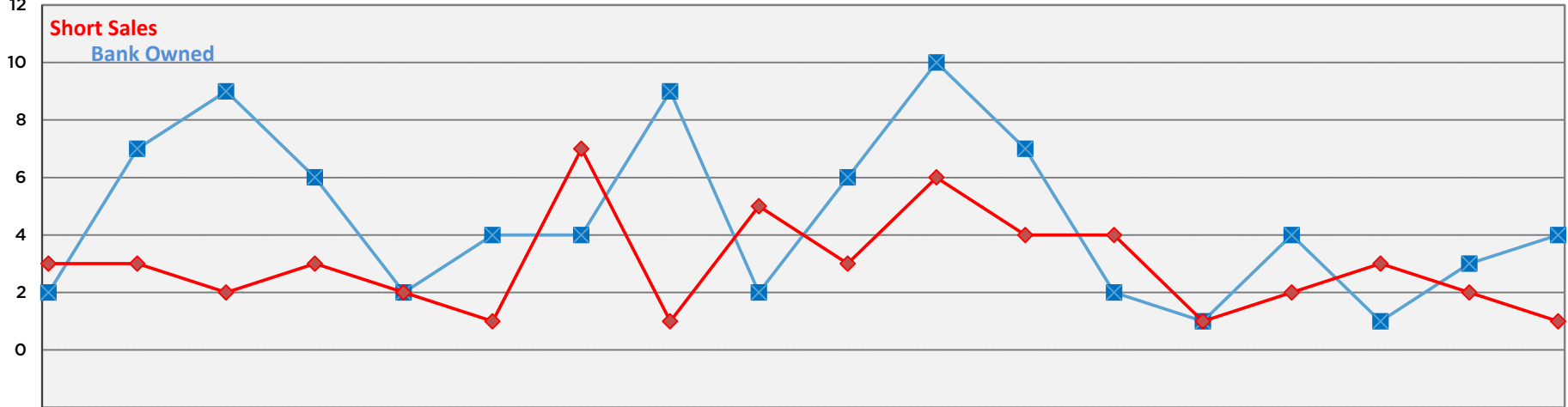
**Single Family Homes**





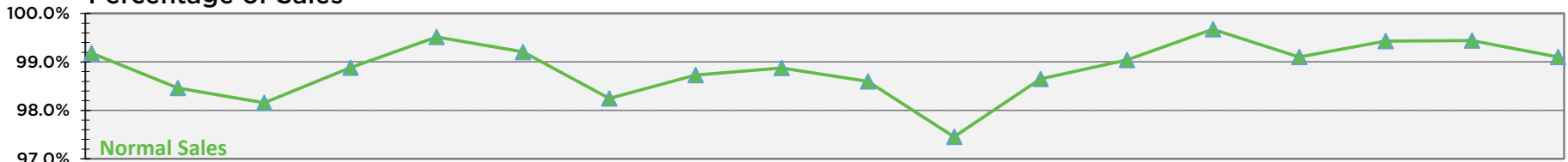
**Single Family Homes**

**Foreclosure Sales**

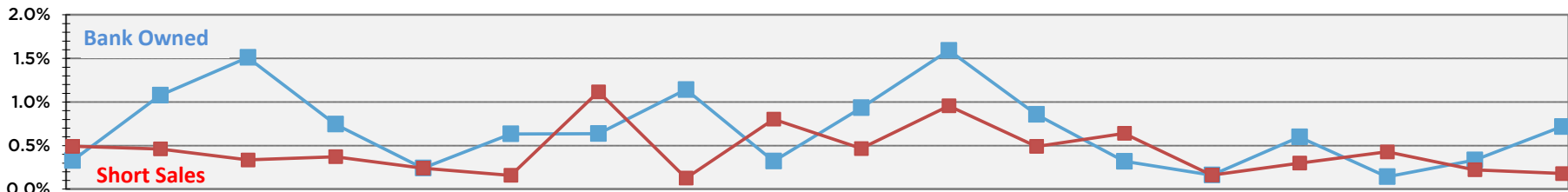


BO	2	7	9	6	2	4	4	9	2	6	10	7	2	1	4	1	3	4
SS	3	3	2	3	2	1	7	1	5	3	6	4	4	1	2	3	2	1

**Percentage of Sales**



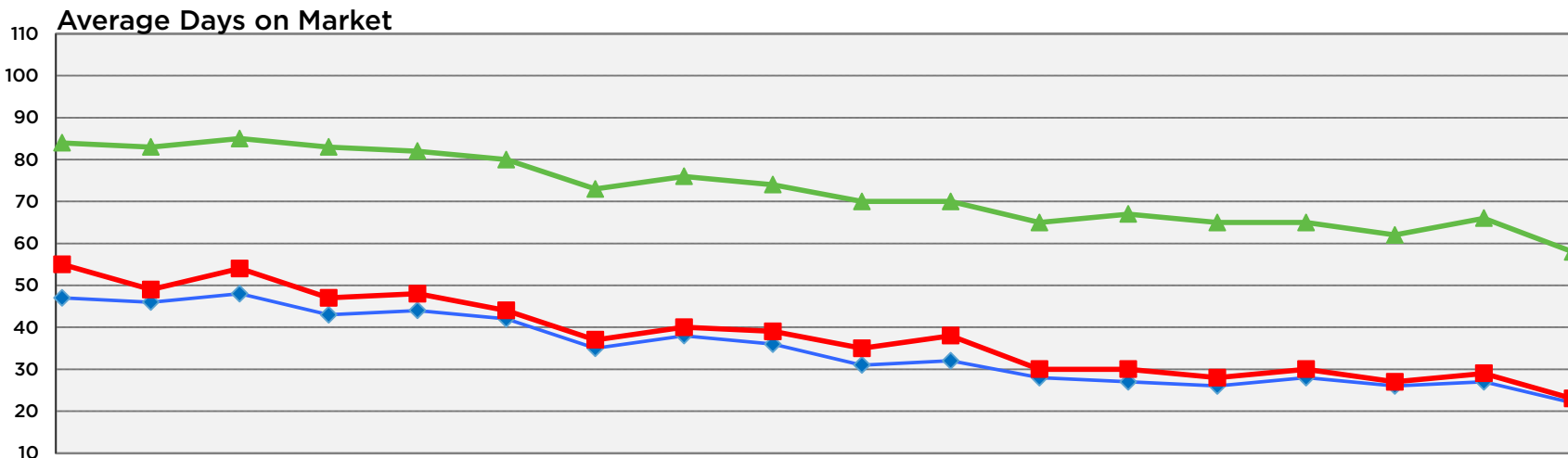
BO	0.3%	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%
SS	0.5%	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%



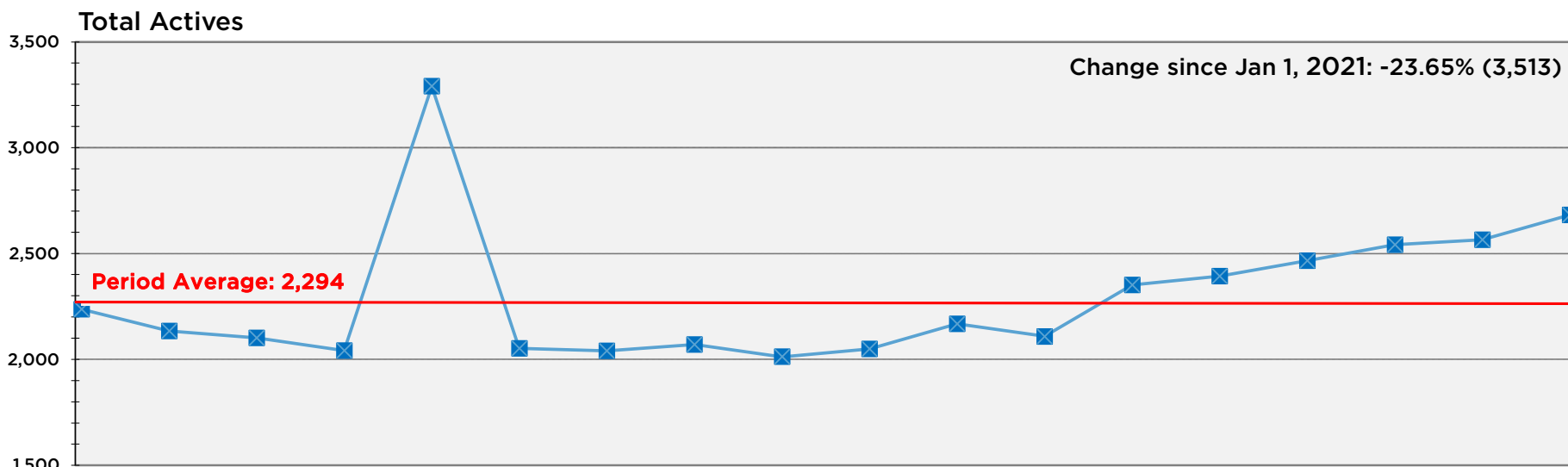
BO	0.3%	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%
SS	0.5%	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%



### Single Family Homes



ListToContract	47	46	48	43	44	42	35	38	36	31	32	28	27	26	28	26	27	22
CombDaysOnMkt	55	49	54	47	48	44	37	40	39	35	38	30	30	28	30	27	29	23
ListToClose	84	83	85	83	82	80	73	76	74	70	70	65	67	65	65	62	66	58

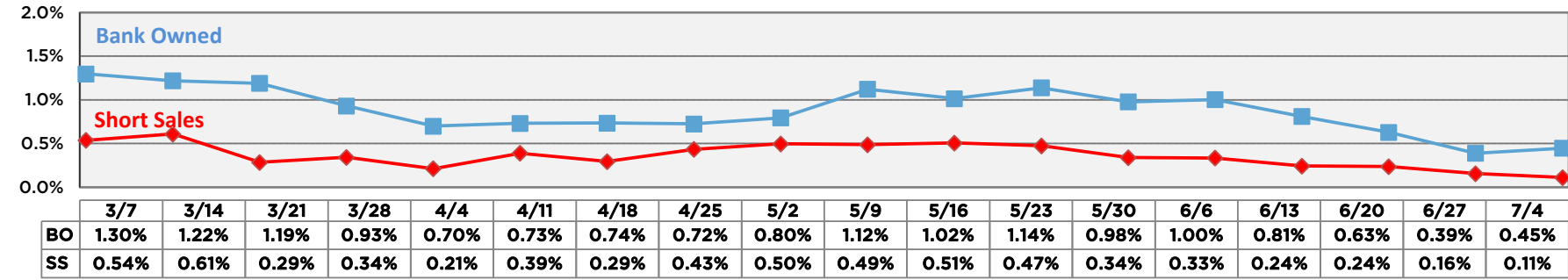
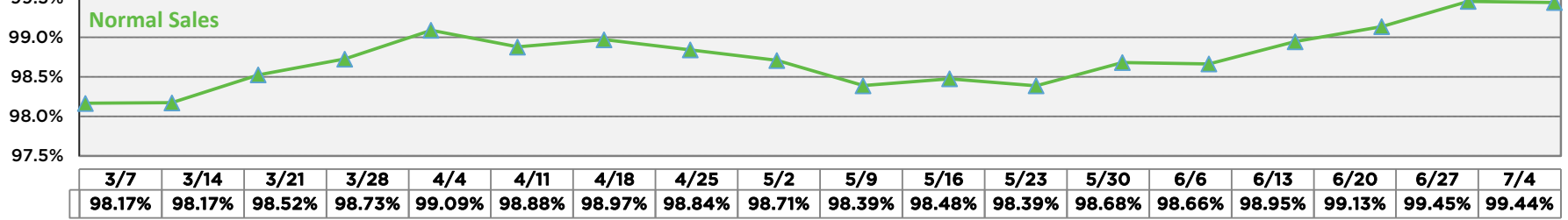


3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4
2,236	2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565	2,682

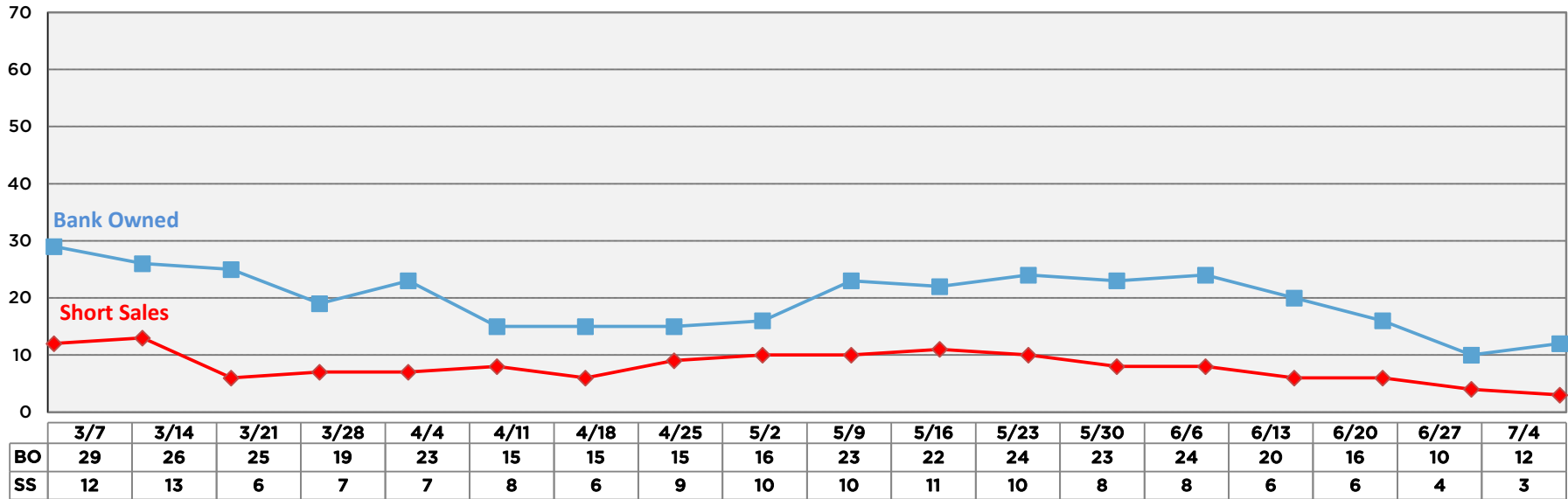


**Single Family Homes**

**Percentage of Actives**

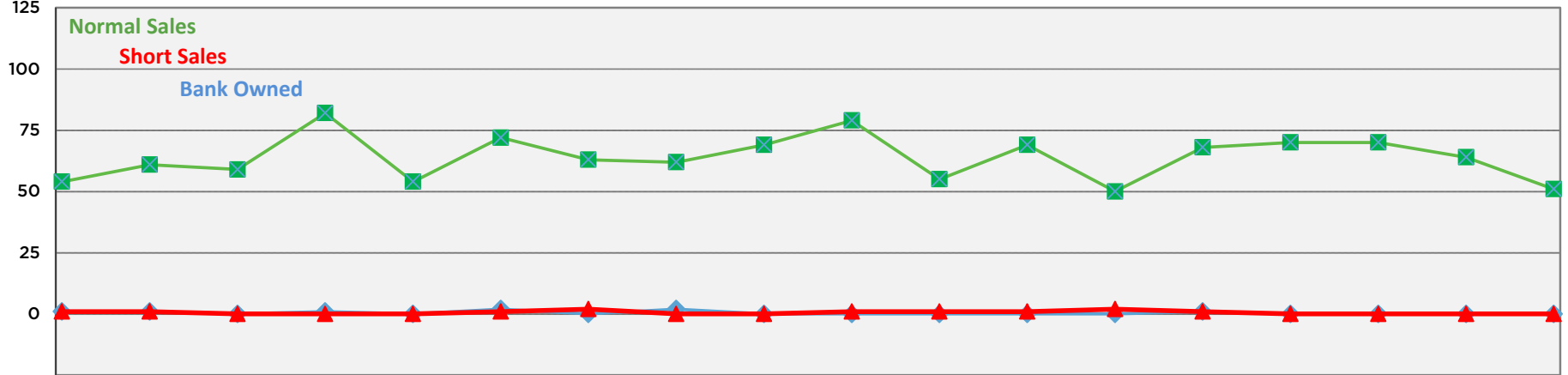


**Active Foreclosures**



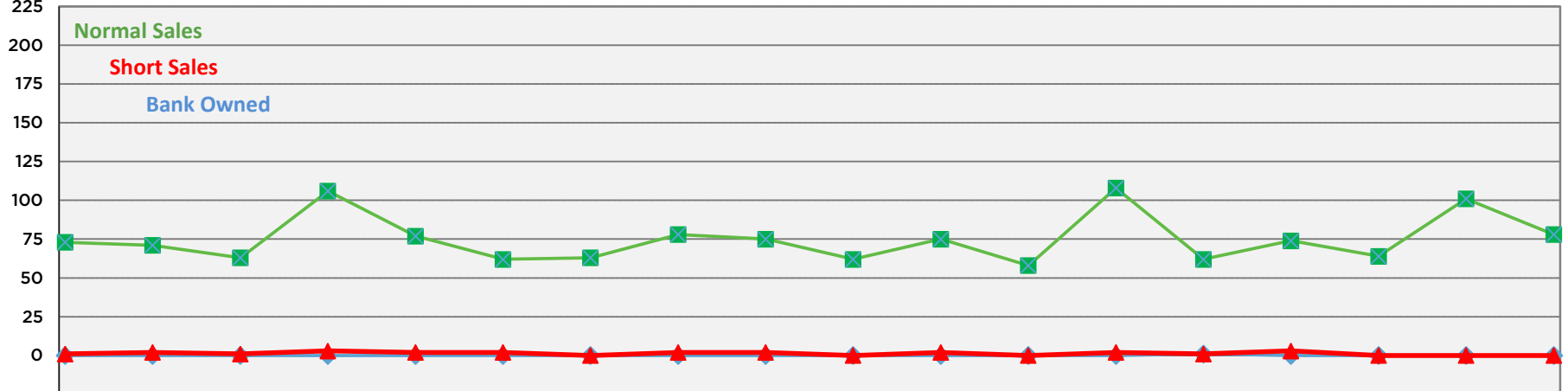
**Single Family Homes**

**Temporary Off Market**



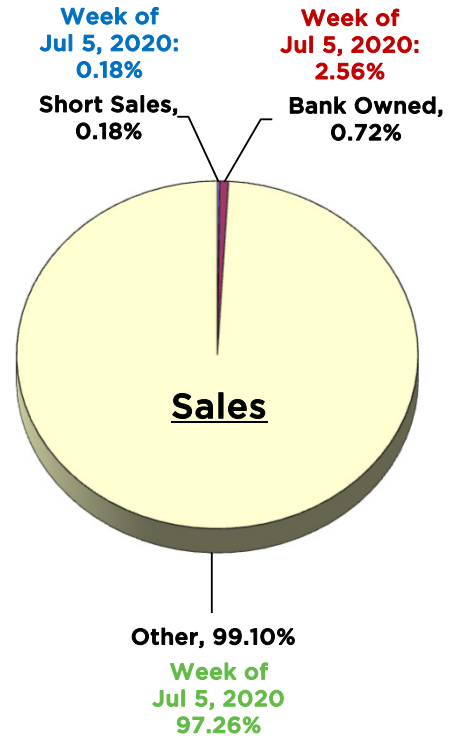
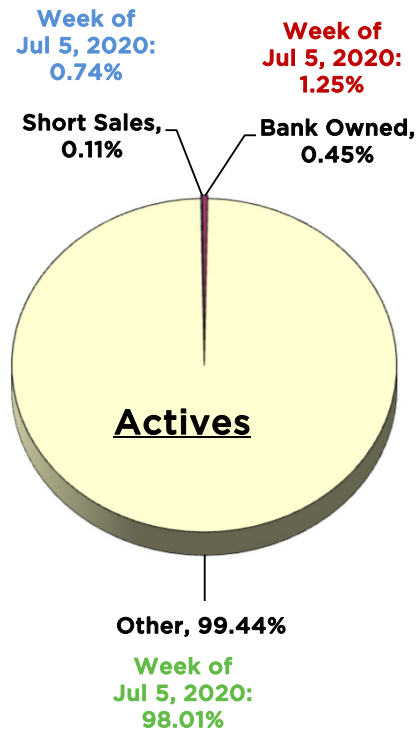
	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4
<b>Norm</b>	54	61	59	82	54	72	63	62	69	79	55	69	50	68	70	70	64	51
<b>BO</b>	1	1	0	1	0	2	0	2	0	0	0	0	0	1	0	0	0	0
<b>SS</b>	1	1	0	0	0	1	2	0	0	1	1	1	2	1	0	0	0	0

**Withdrawn**



	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	7/4
<b>Norm</b>	73	71	63	106	77	62	63	78	75	62	75	58	108	62	74	64	101	78
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
<b>SS</b>	1	2	1	3	2	2	0	2	2	0	2	0	2	1	3	0	0	0

**Single Family Homes**



**Where are the 17 Single Family Homes available for the Median Price of \$365,000? ( ± \$500 )**

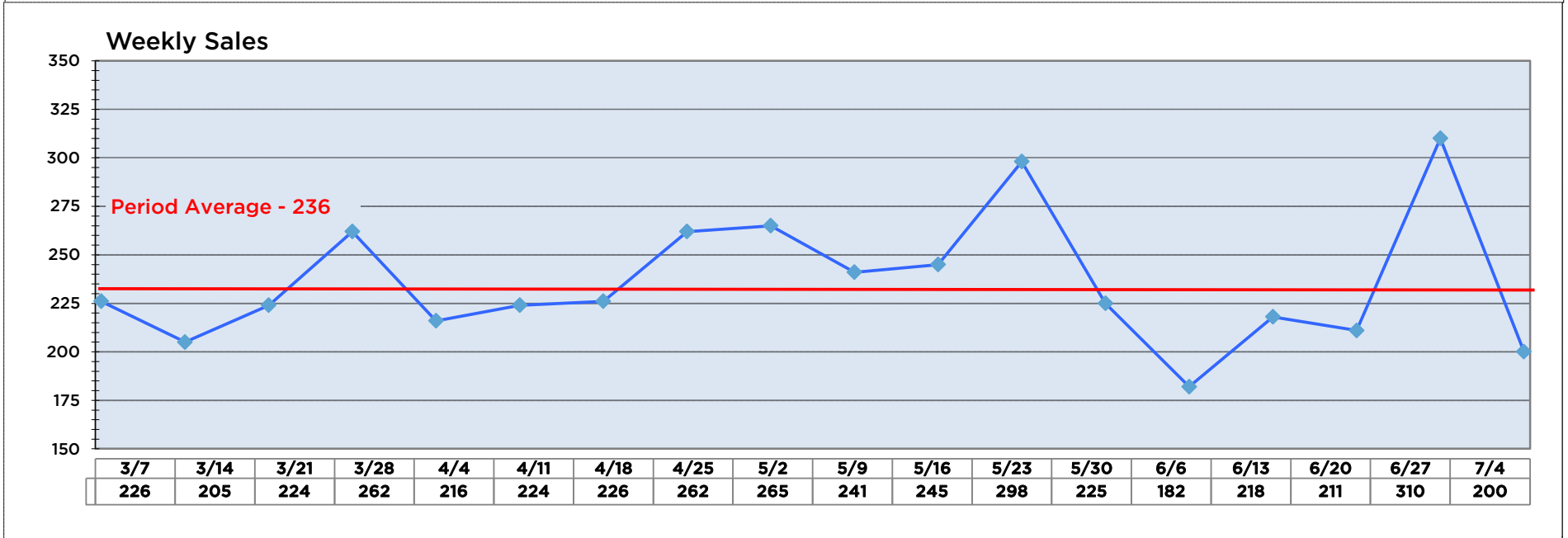
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>6</b>	<b>\$364,967</b>	<b>3.5</b>	<b>2.2</b>	<b>1,989</b>	<b>\$183.52</b>
Casselberry	32707	1	\$364,900	3.0	2.0	1,946	\$187.51
Lake Mary / Heathrow	32746	1	\$364,900	3.0	2.0	1,857	\$196.50
Oviedo	32765	1	\$365,000	4.0	2.0	1,699	\$214.83
Sanford / Lake Forest	32771	1	\$365,000	4.0	2.0	2,721	\$134.14
Longwood / Wekiva Springs	32779	1	\$365,000	3.0	2.0	1,621	\$225.17
Winter Park	32792	1	\$365,000	4.0	3.0	2,088	\$174.81
<b>Orange County</b>		<b>6</b>	<b>\$364,983</b>	<b>3.5</b>	<b>2.2</b>	<b>1,736</b>	<b>\$210.24</b>
Apopka / Hunt Club	32703	1	\$365,000	3.0	2.0	1,825	\$200.00
College Park	32804	1	\$364,900	4.0	3.0	1,594	\$228.92
Conway	32812	1	\$365,000	3.0	2.0	1,723	\$211.84
Union Park	32817	1	\$365,000	3.0	2.0	1,674	\$218.04
Hunters Creek	32837	2	\$365,000	4.0	2.0	1,800	\$202.78
<b>Lake County</b>		<b>5</b>	<b>\$365,018</b>	<b>3.0</b>	<b>2.0</b>	<b>1,958</b>	<b>\$186.40</b>
Lady Lake / The Villages	32159	1	\$365,000	3.0	2.0	2,175	\$167.82
Clermont (South)	34714	2	\$364,995	3.0	2.0	1,915	\$190.60
Groveland	34736	1	\$364,900	2.0	2.0	1,940	\$188.09
Leesburg (East) / Haines Creek	34788	1	\$365,200	4.0	2.0	1,846	\$197.83

### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>200</b>	135	21	37	6	1	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	198	133	21	37	6	1	0
<b>Active Listings</b>	<b>967</b>	556	104	174	78	42	13
Bank Owned	5	5	0	0	0	0	0
Short Sales	5	5	0	0	0	0	0
Other	957	546	104	174	78	42	13
<b>Months of Inventory</b>	<b>1</b>	1	1	1	3	10	0
<b><i>List Price</i></b>							
Average Original List Price	\$222,206	\$171,768	\$267,342	\$334,738	\$435,783	\$638,400	\$0
Average Final List Price	\$221,677	\$170,955	\$267,437	\$334,657	\$436,617	\$638,400	\$0
<b><i>Sale Price</i></b>							
Average Price	\$221,271	\$169,187	\$271,086	\$337,935	\$433,333	\$617,500	\$0
Median Price	\$212,125	\$171,000	\$270,000	\$330,000	\$430,000	\$617,500	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$529	-\$813	\$95	-\$81	\$834	\$0	\$0
Original List to Sale Price - \$	-\$935	-\$2,581	\$3,744	\$3,197	-\$2,450	-\$20,900	\$0
Final List to Sale Price - \$	-\$406	-\$1,768	\$3,649	\$3,278	-\$3,284	-\$20,900	\$0
Original List to Sale Price - %	99.58%	98.50%	101.40%	100.96%	99.44%	96.73%	0.00%
Final List to Sale Price - %	99.82%	98.97%	101.36%	100.98%	99.25%	96.73%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	27	32	18	16	22	12	0
Combined Avg Days to Contract	28	33	25	16	22	12	0
Avg Days Listing to Closing	60	65	50	51	51	34	0
Avg Days Contract to Close	34	33	35	35	29	22	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	2	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	1	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,341	1,125	1,606	1,804	2,312	2,000	0



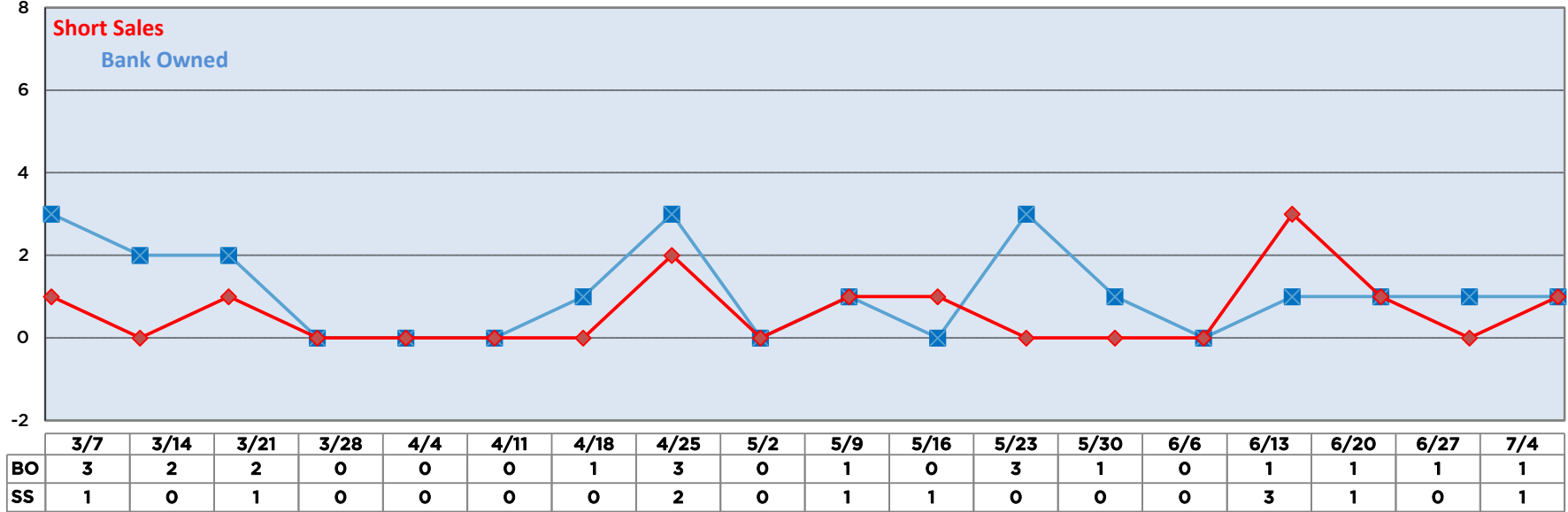
**Condos, Townhomes, Villas**



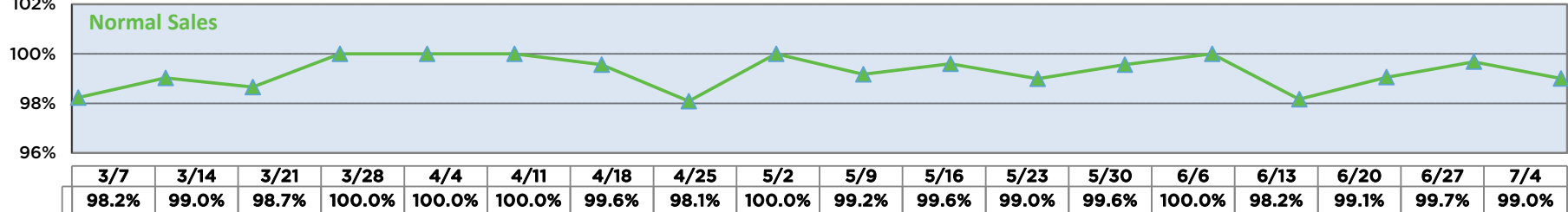


**Condos, Townhomes, Villas**

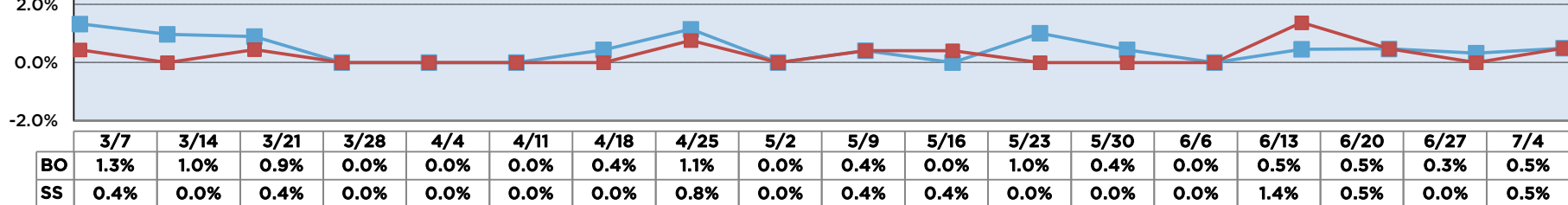
**Foreclosure Sales**



**Percentage of Sales**

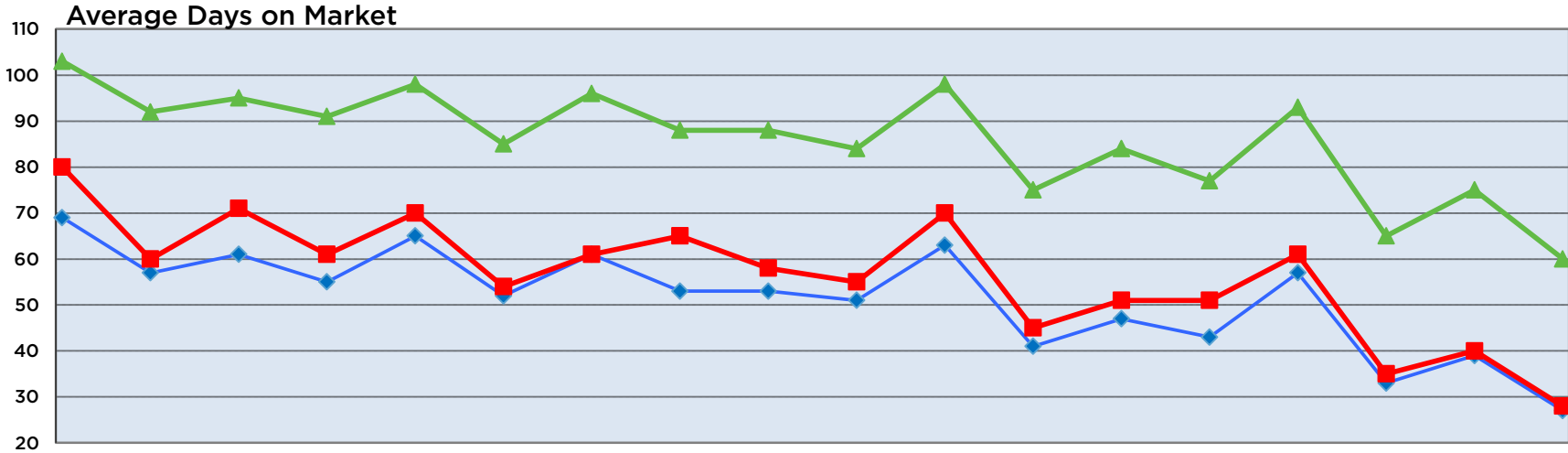


**Short Sales**  
**Bank Owned**

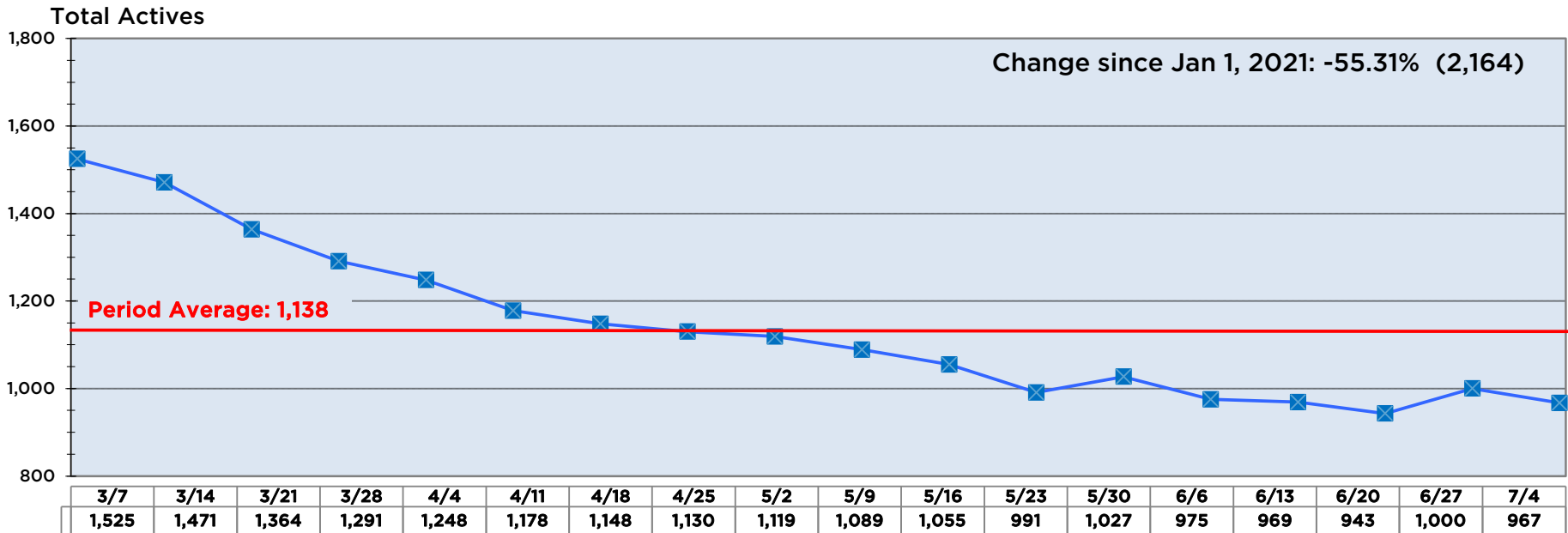




**Condos, Townhomes, Villas**



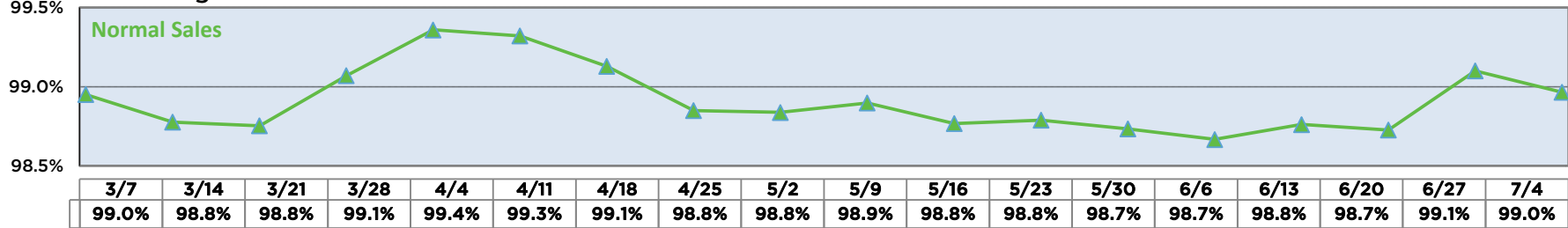
	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4
ListToContract	69	57	61	55	65	52	61	53	53	51	63	41	47	43	57	33	39	27
CombDaysOnMkt	80	60	71	61	70	54	61	65	58	55	70	45	51	51	61	35	40	28
ListToClose	103	92	95	91	98	85	96	88	88	84	98	75	84	77	93	65	75	60





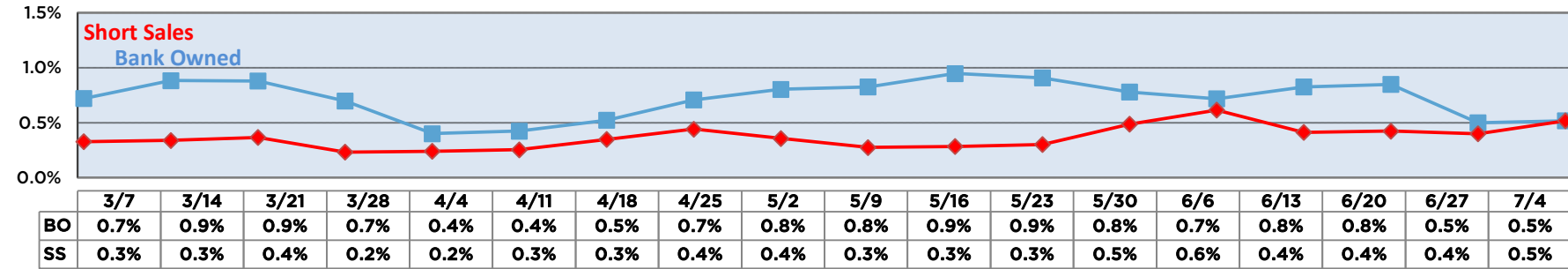
**Condos, Townhomes, Villas**

**Percentage of Actives**



**Short Sales**

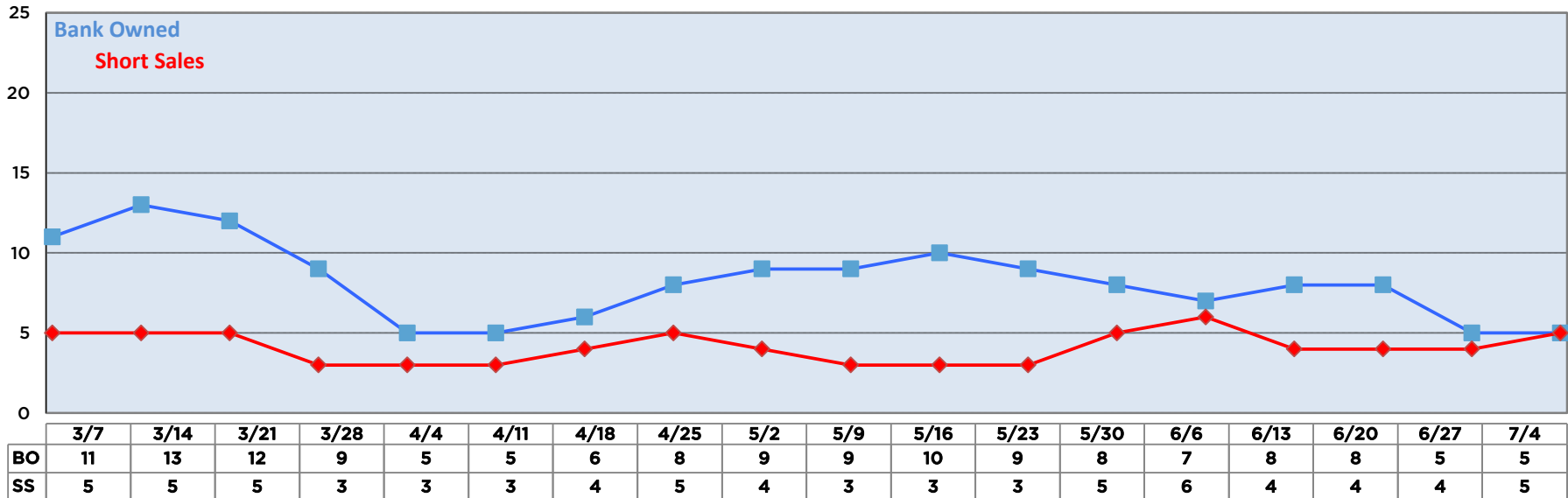
**Bank Owned**



**Active Foreclosures**

**Bank Owned**

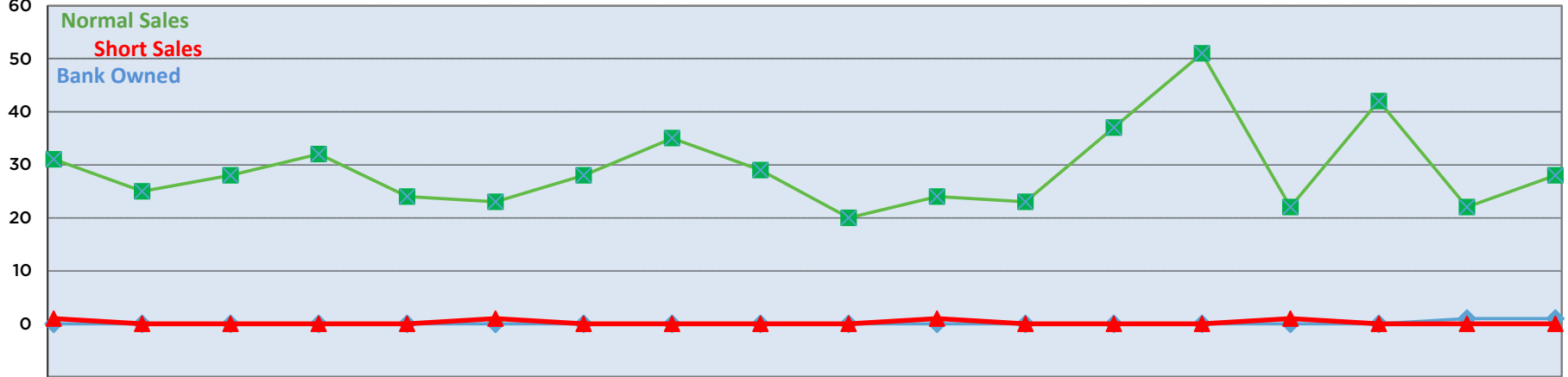
**Short Sales**





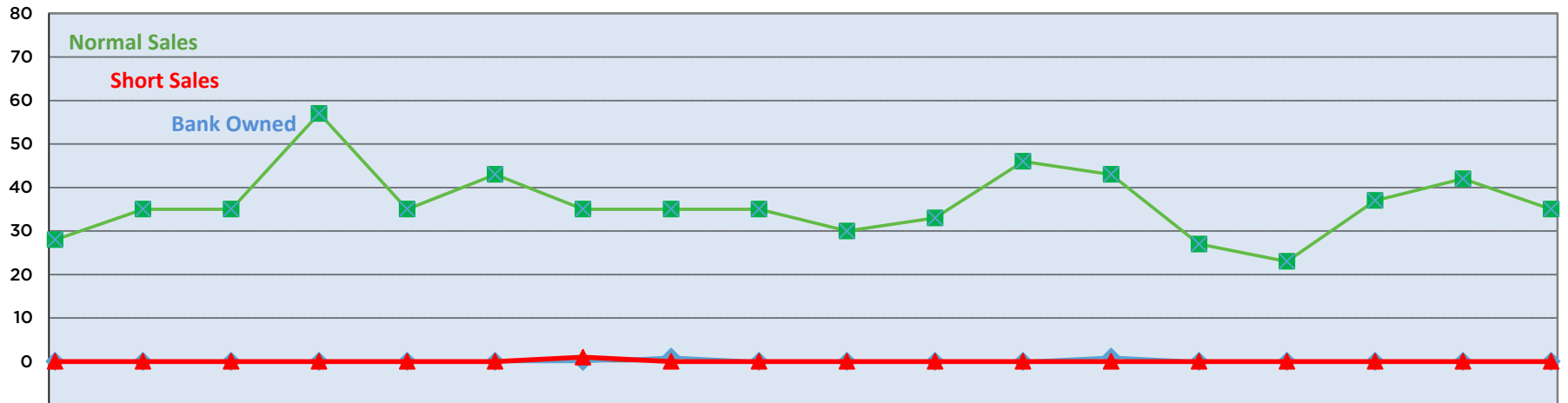
**Condos, Townhomes, Villas**

**Temporary Off Market**



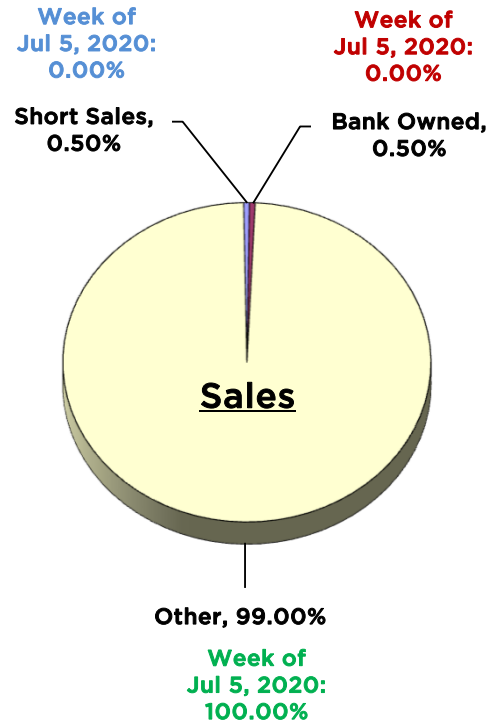
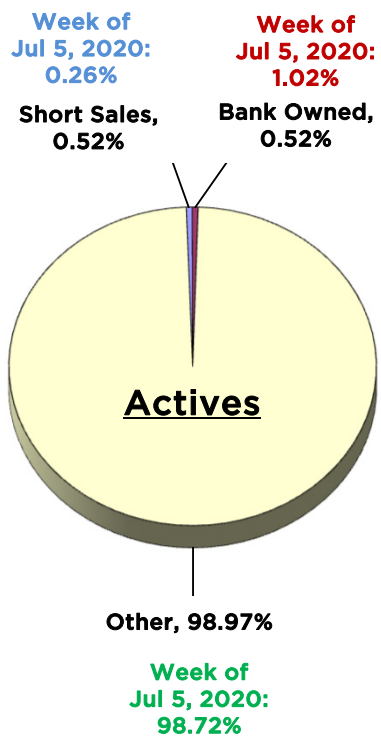
	3/7	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4
Norm	31	25	28	32	24	23	28	35	29	20	24	23	37	51	22	42	22	28
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
SS	1	0	0	0	0	1	0	0	0	0	1	0	0	0	1	0	0	0

**Withdrawn**



	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	7/4
Norm	28	35	35	57	35	43	35	35	35	30	33	46	43	27	23	37	42	35
BO	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	1	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 \$212,125? (± \$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>Seminole County</b>		<b>1</b>	<b>\$212,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,312</b>	<b>\$161.59</b>
Winter Springs / Tuskawilla	32708	1	\$212,000	2.0	2.0	1,312	\$161.59