



Monday Morning Quarterback Summary

Week of July 11, 2021 - July 17, 2021

Single-family existing homes

- Sales of single-family homes increased to 636 during the week of Jul 11, from 557 the week prior
- The median price of single family homes decreased to \$359,500, a change of -1.5%
- The number of single-family home foreclosure transactions remains constant at 4
- The number of single-family home short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 95, and now sits at 2,777

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 241 during the week of Jul 11, from 200 the week prior
- The median price of condos, townhomes, and villas increased to \$220,000, a change of 3.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of Jul 04
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 101, and now sits at 1,068

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	636	91	101	195	109	120	20
Bank Owned	4	0	2	0	2	0	0
Short Sales	2	1	0	1	0	0	0
Other	630	90	99	194	107	120	20
Active Listings	2,777	439	266	608	450	716	298
Bank Owned	12	6	1	2	0	3	0
Short Sales	2	0	0	1	0	0	1
Other	2,763	433	265	605	450	713	297
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$438,743	\$200,344	\$271,102	\$342,098	\$438,873	\$667,447	\$1,939,410
Average Final List Price	\$436,400	\$197,375	\$270,913	\$340,232	\$436,871	\$654,147	\$1,988,265

Sale Price

Average Price	\$436,692	\$192,345	\$274,632	\$344,523	\$441,136	\$653,932	\$1,937,870
Median Price	\$359,500	\$202,000	\$275,000	\$345,000	\$440,000	\$625,000	\$1,332,500

Price Differences

Original to Final List Price	-\$2,343	-\$2,969	-\$189	-\$1,866	-\$2,002	-\$13,300	\$48,855
Original List to Sale Price - \$	-\$2,051	-\$7,999	\$3,530	\$2,425	\$2,263	-\$13,515	-\$1,540
Final List to Sale Price - \$	\$292	-\$5,030	\$3,719	\$4,291	\$4,265	-\$215	-\$50,395
Original List to Sale Price - %	99.53%	96.01%	101.30%	100.71%	100.52%	97.98%	99.92%
Final List to Sale Price - %	100.07%	97.45%	101.37%	101.26%	100.98%	99.97%	97.47%

Days on the Market

Avg Days Listing to Contract	24	35	18	21	15	29	55
Combined Avg Days to Contract	25	37	18	21	15	30	55
Avg Days Listing to Closing	61	70	54	57	49	70	96
Avg Days Contract to Close	37	35	36	36	34	42	41

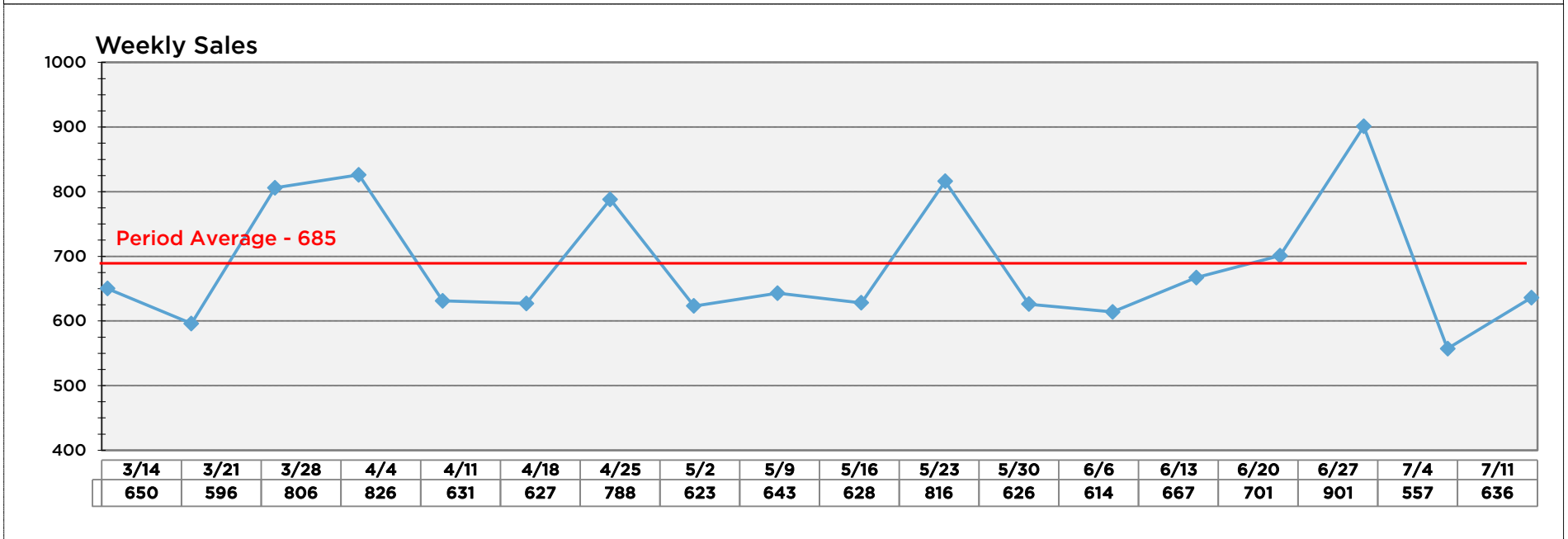
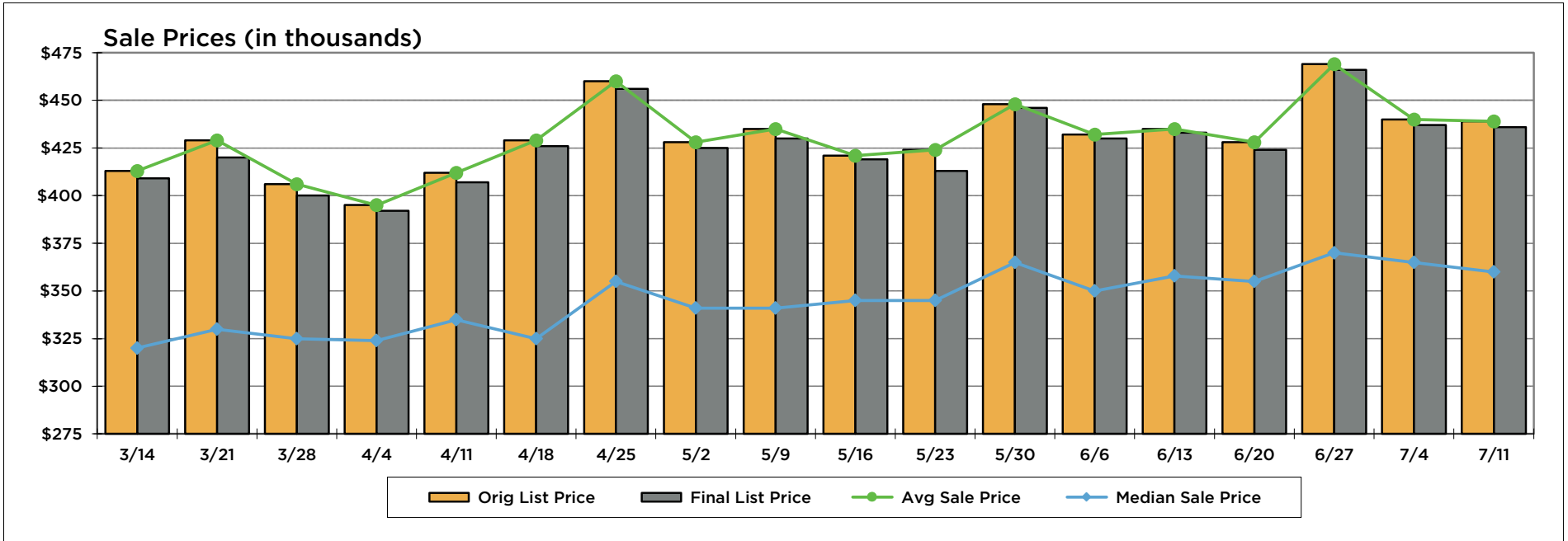
Beds / Baths

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

Square Footage

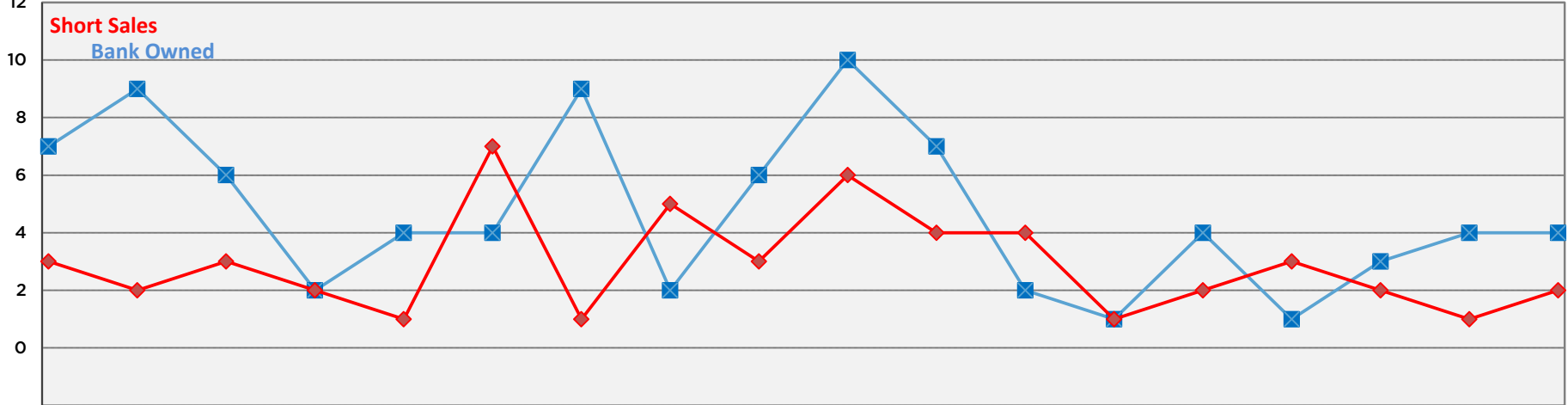
Average Square Feet	2,187	1,298	1,531	1,907	2,278	3,221	5,582
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Single Family Homes



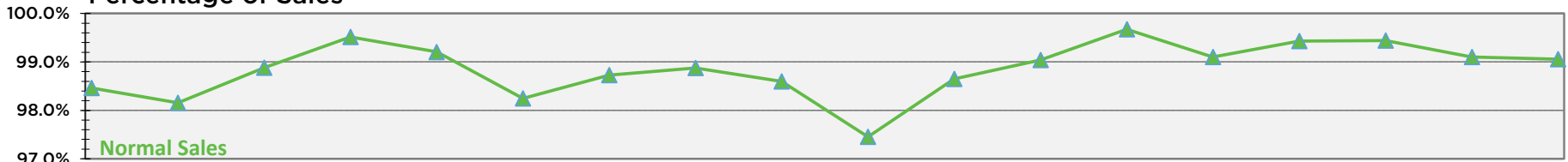
Single Family Homes

Foreclosure Sales

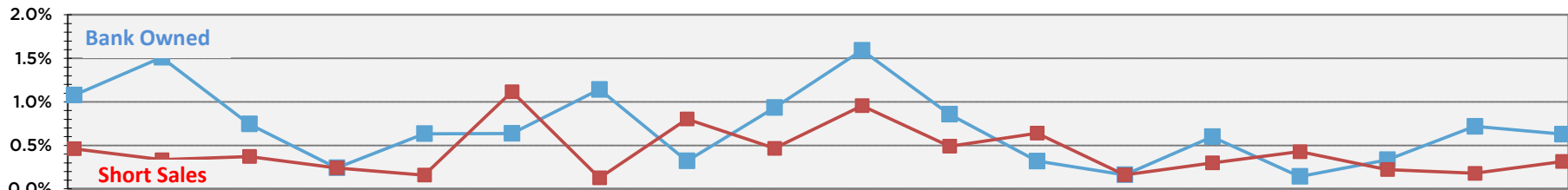


BO	7	9	6	2	4	4	9	2	6	10	7	2	1	4	1	3	4	4
SS	3	2	3	2	1	7	1	5	3	6	4	4	1	2	3	2	1	2

Percentage of Sales

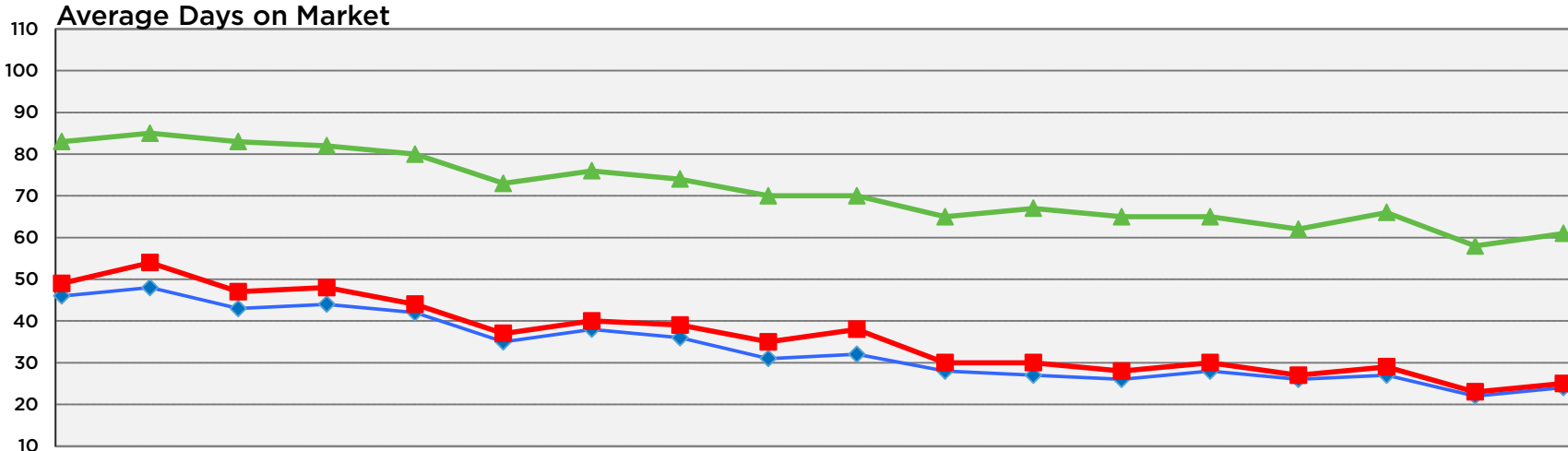


BO	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%
SS	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%

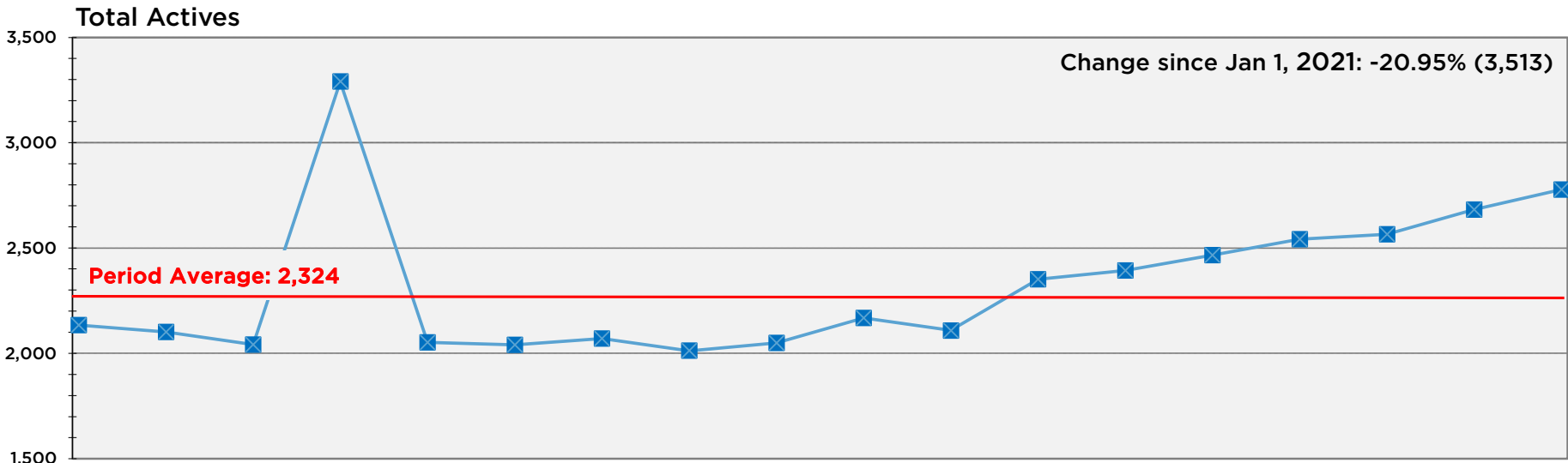


BO	1.1%	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%
SS	0.5%	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%

Single Family Homes



	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	7/11
ListToContract	46	48	43	44	42	35	38	36	31	32	28	27	26	28	26	27	22	24
CombDaysOnMkt	49	54	47	48	44	37	40	39	35	38	30	30	28	30	27	29	23	25
ListToClose	83	85	83	82	80	73	76	74	70	70	65	67	65	65	62	66	58	61

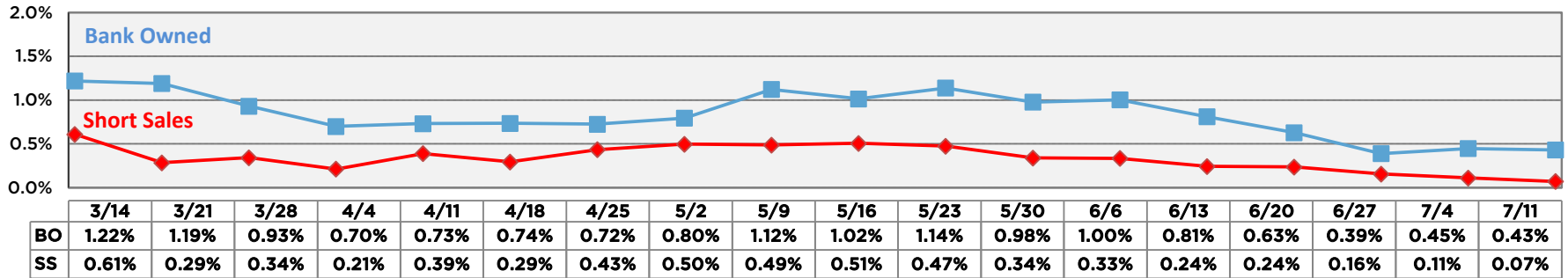
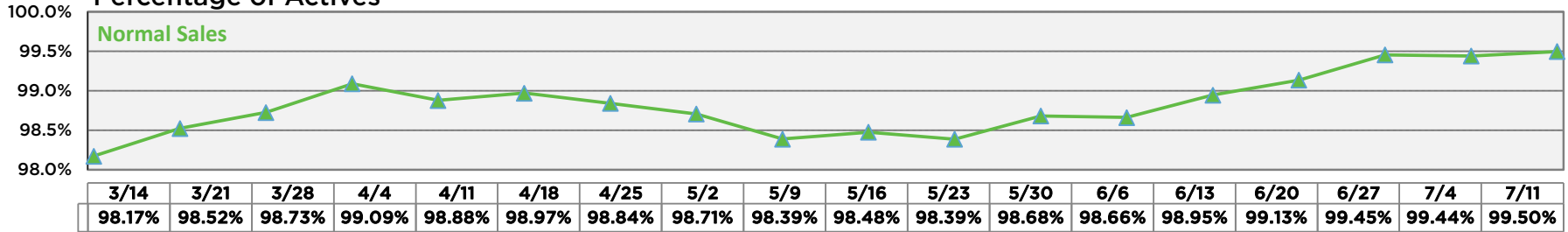


3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11
2,134	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565	2,682	2,777

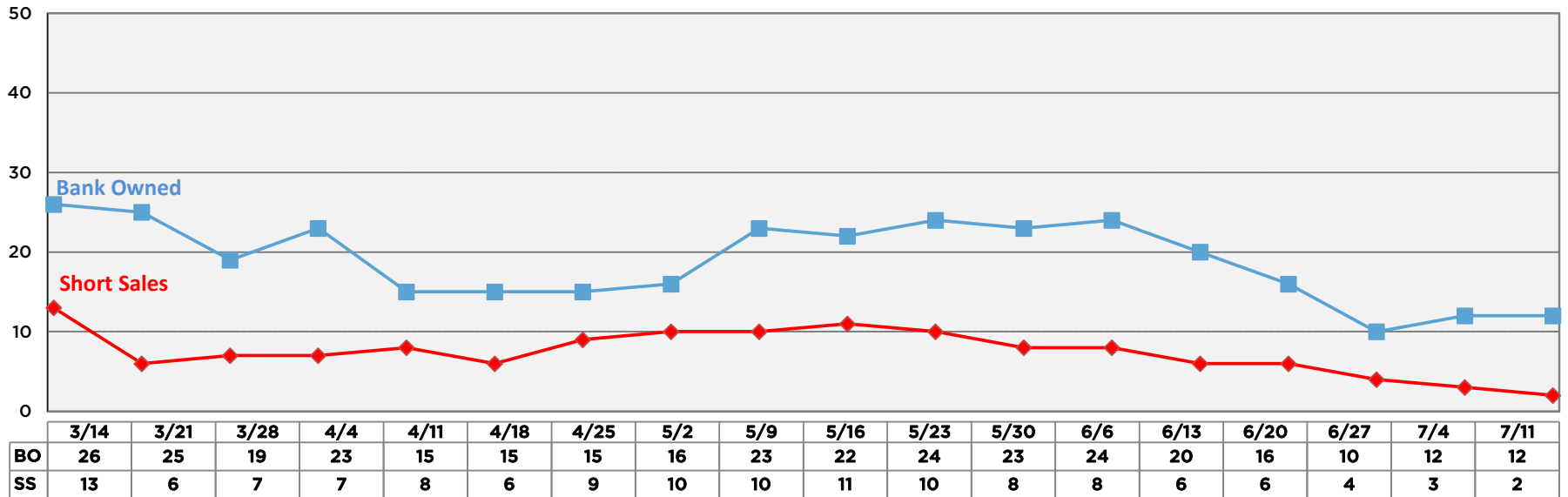


Single Family Homes

Percentage of Actives



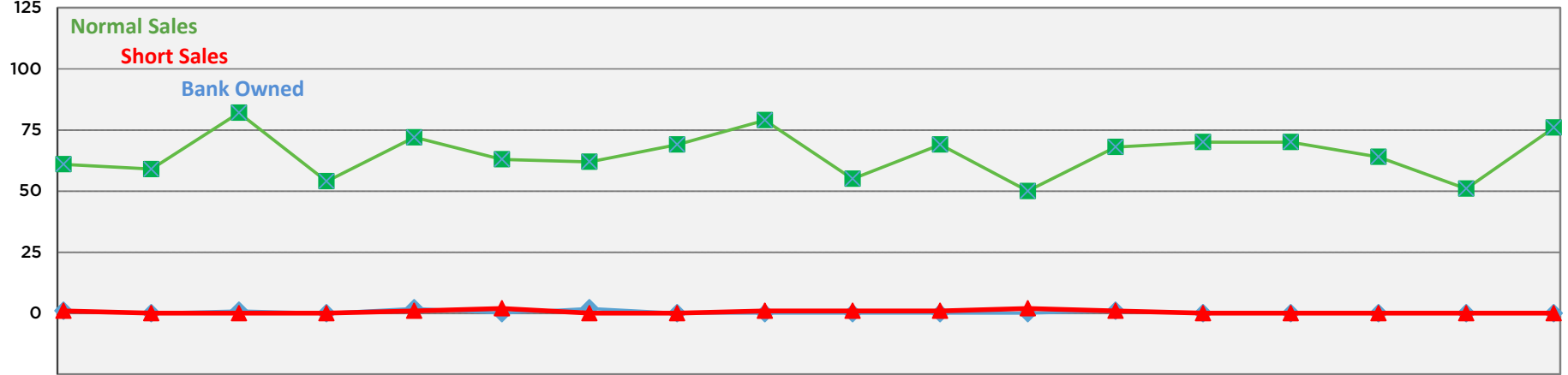
Active Foreclosures





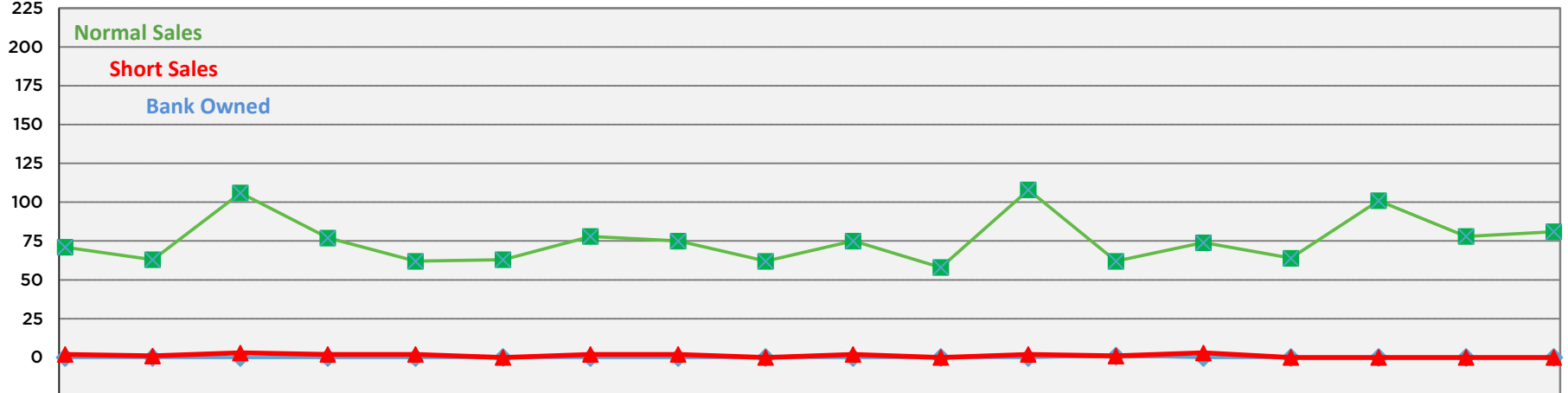
Single Family Homes

Temporary Off Market



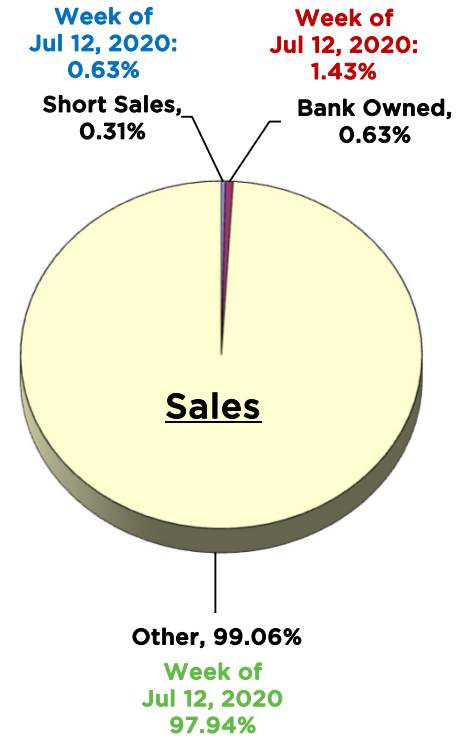
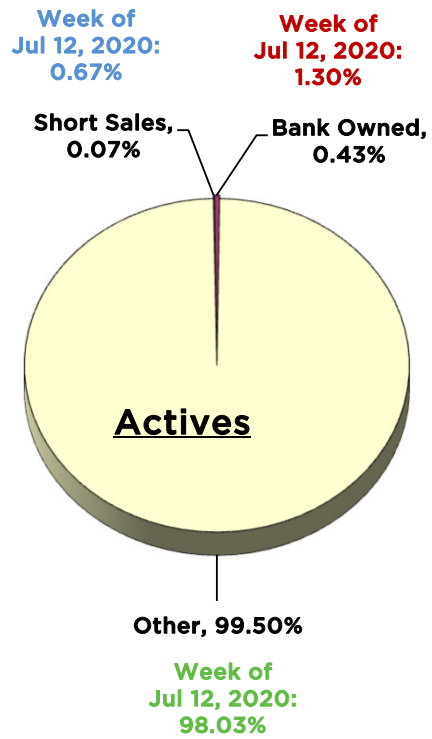
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Norm	61	59	82	54	72	63	62	69	79	55	69	50	68	70	70	64	51	76
BO	1	0	1	0	2	0	2	0	0	0	0	0	1	0	0	0	0	0
SS	1	0	0	0	1	2	0	0	1	1	1	2	1	0	0	0	0	0

Withdrawn



	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	7/11
Norm	71	63	106	77	62	63	78	75	62	75	58	108	62	74	64	101	78	81
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	2	1	3	2	2	0	2	2	0	2	0	2	1	3	0	0	0	0

Single Family Homes



Where are the 30 Single Family Homes available for the Median Price of \$359,500? (± \$500)

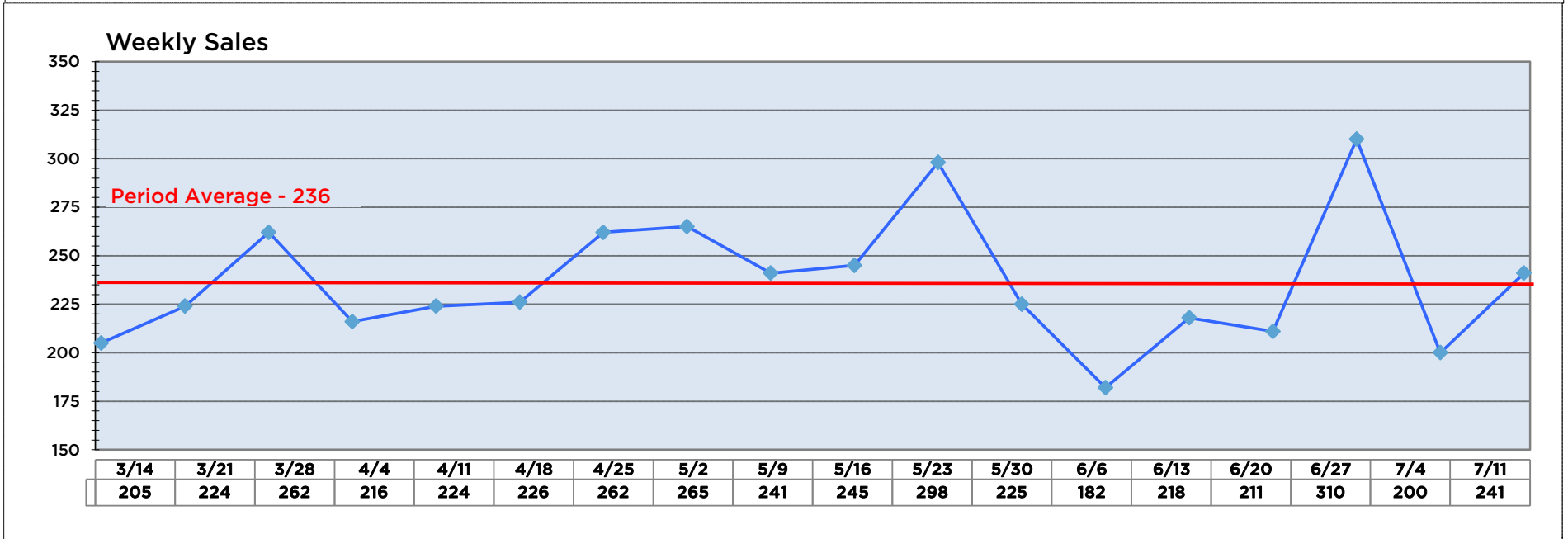
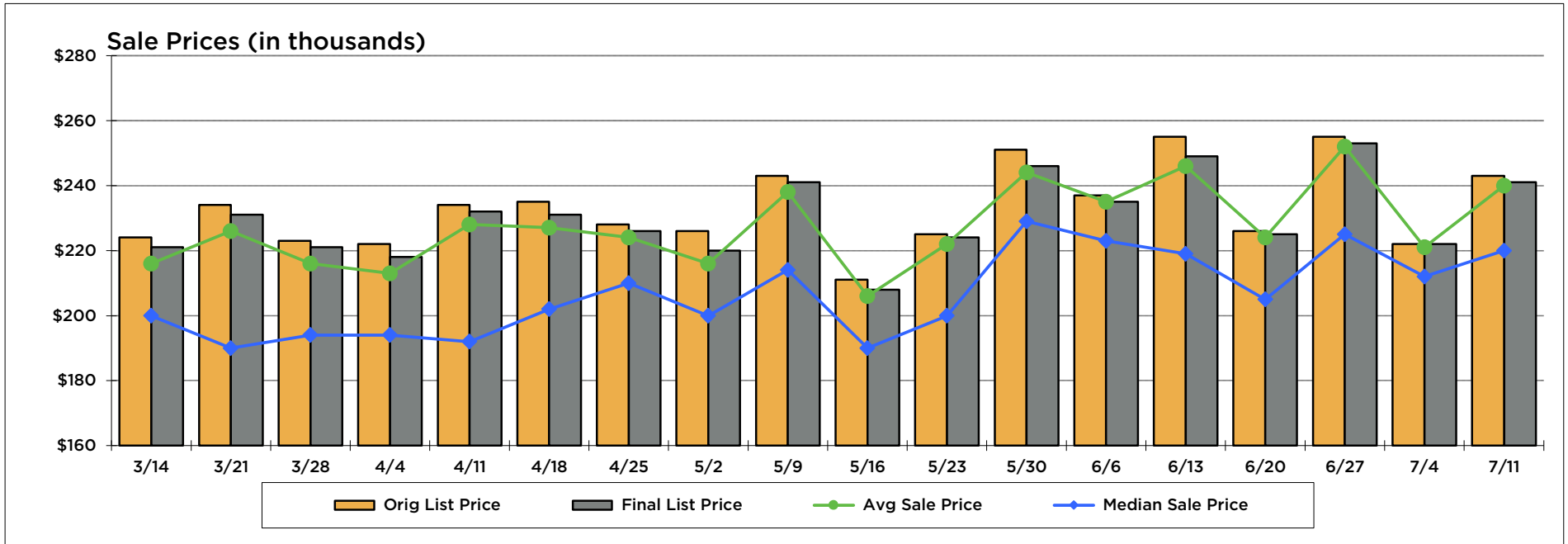
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$359,908	3.2	2.0	1,600	\$224.90
Winter Springs / Tuskawilla	32708	1	\$359,900	3.0	2.0	1,572	\$228.94
Lake Mary / Heathrow	32746	2	\$359,925	3.0	2.0	1,551	\$232.06
Longwood (East)	32750	1	\$359,900	4.0	2.0	1,715	\$209.85
Oviedo	32765	1	\$359,900	3.0	2.0	1,664	\$216.29
Sanford / Lake Forest	32771	1	\$359,900	3.0	2.0	1,549	\$232.34
Orange County		8	\$359,581	3.4	2.3	1,832	\$196.26
Apopka (North)	32712	1	\$359,000	3.0	2.0	2,039	\$176.07
Winter Park (West)	32789	1	\$359,000	3.0	2.0	1,495	\$240.13
College Park	32804	1	\$360,000	2.0	2.0	1,333	\$270.07
Sand Lake / Bay Hill	32819	1	\$359,000	4.0	2.0	1,378	\$260.52
Williamsburg / Lake Bryan	32821	1	\$360,000	3.0	2.0	1,952	\$184.43
Union Park / Chickasaw	32829	1	\$359,750	4.0	2.0	2,262	\$159.04
Ocoee	34761	2	\$359,950	4.0	3.0	2,099	\$171.49
Osceola County		5	\$360,000	4.2	2.2	2,014	\$178.78
Kissimmee (West) / Pleasant Hill	34746	3	\$360,000	4.0	2.0	1,815	\$198.35
Kissimmee / Poinciana	34758	1	\$360,000	5.0	3.0	2,777	\$129.64
St Cloud / Narcoossee	34771	1	\$360,000	4.0	2.0	1,846	\$195.02
Lake County		11	\$358,891	3.5	2.2	1,915	\$187.41
Lady Lake / The Villages	32159	1	\$360,000	3.0	2.0	2,046	\$175.95
Deland	32720	1	\$360,000	3.0	2.0	1,782	\$202.02
Mount Dora	32757	2	\$359,500	4.0	2.0	1,737	\$206.97
Tavares / Mt Plymouth	32778	1	\$359,900	3.0	2.0	2,100	\$171.38
Clermont (Central)	34711	1	\$359,000	3.0	2.0	1,388	\$258.65
Groveland	34736	2	\$360,000	4.0	3.0	1,900	\$189.47
Mascotte	34753	1	\$360,000	4.0	2.0	2,440	\$147.54
Montverde	34756	1	\$359,900	3.0	2.0	1,806	\$199.28
Leesburg (East) / Haines Creek	34788	1	\$350,000	4.0	2.0	2,229	\$157.02

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	241	143	40	43	9	5	1
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	239	142	39	43	9	5	1
Active Listings	1,068	609	123	190	87	47	12
Bank Owned	7	7	0	0	0	0	0
Short Sales	6	6	0	0	0	0	0
Other	1,055	596	123	190	87	47	12
Months of Inventory	1	1	1	1	2	2	3
<i>List Price</i>							
Average Original List Price	\$243,078	\$167,946	\$272,472	\$342,005	\$432,933	\$736,800	\$1,380,000
Average Final List Price	\$241,291	\$167,027	\$271,095	\$340,724	\$423,044	\$716,800	\$1,380,000
<i>Sale Price</i>							
Average Price	\$240,479	\$165,544	\$270,113	\$341,632	\$434,211	\$699,000	\$1,385,000
Median Price	\$220,000	\$166,100	\$268,750	\$345,000	\$430,000	\$590,000	\$1,385,000
<i>Price Differences</i>							
Original to Final List Price	-\$1,787	-\$919	-\$1,377	-\$1,281	-\$9,889	-\$20,000	\$0
Original List to Sale Price - \$	-\$2,599	-\$2,402	-\$2,359	-\$373	\$1,278	-\$37,800	\$5,000
Final List to Sale Price - \$	-\$812	-\$1,483	-\$982	\$908	\$11,167	-\$17,800	\$5,000
Original List to Sale Price - %	98.93%	98.57%	99.13%	99.89%	100.30%	94.87%	100.36%
Final List to Sale Price - %	99.66%	99.11%	99.64%	100.27%	102.64%	97.52%	100.36%
<i>Days on the Market</i>							
Avg Days Listing to Contract	40	41	30	41	72	34	38
Combined Avg Days to Contract	42	43	30	47	72	34	38
Avg Days Listing to Closing	75	75	65	77	116	73	69
Avg Days Contract to Close	35	34	34	38	44	39	31
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,364	1,095	1,563	1,807	2,055	2,272	2,018



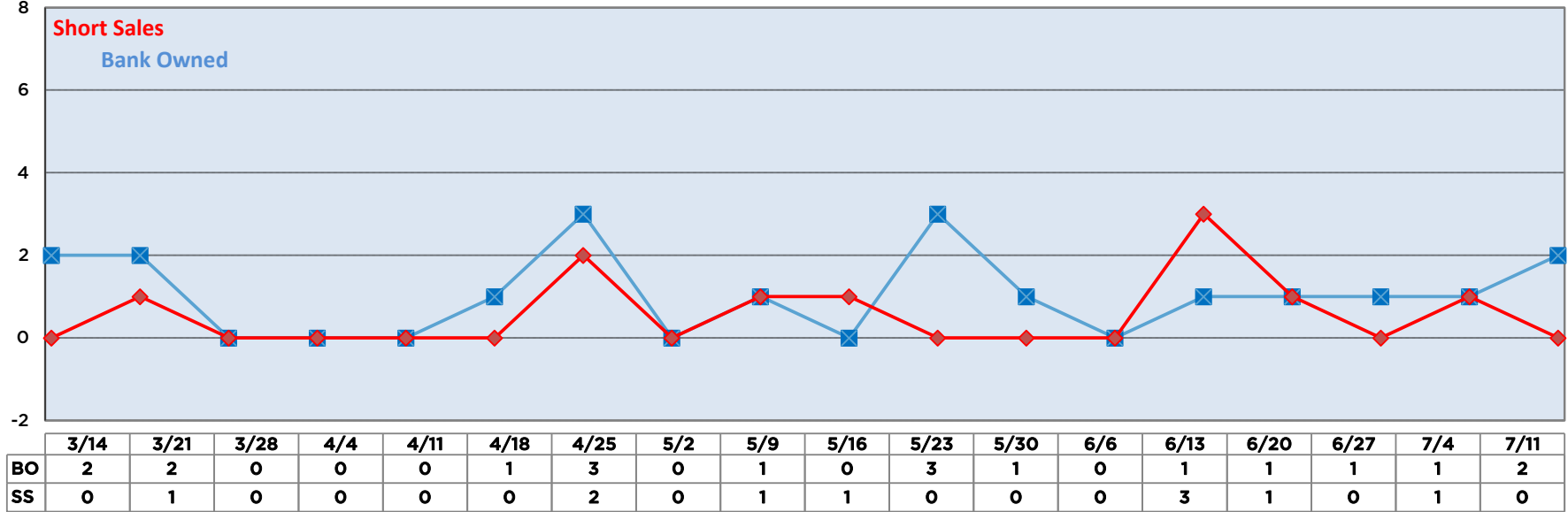
Condos, Townhomes, Villas



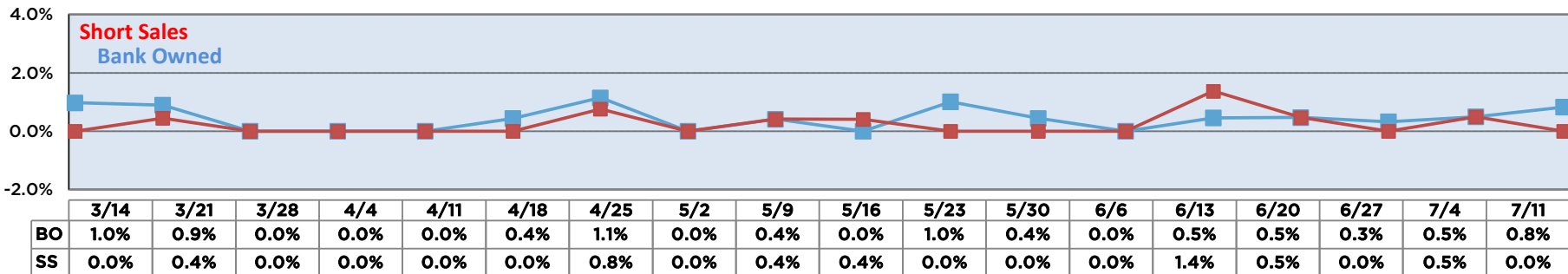
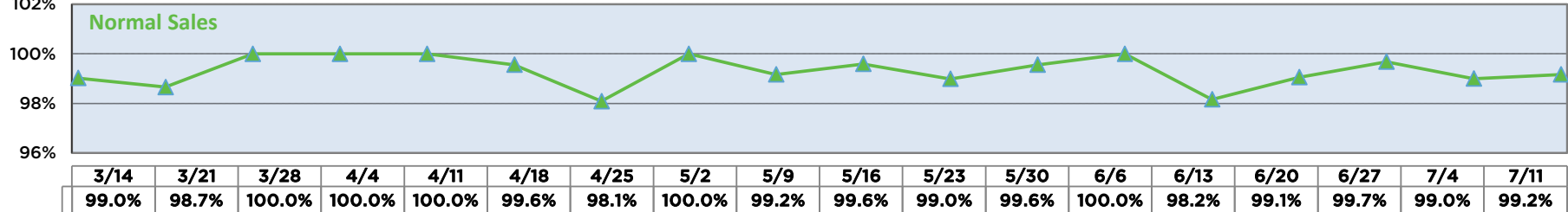


Condos, Townhomes, Villas

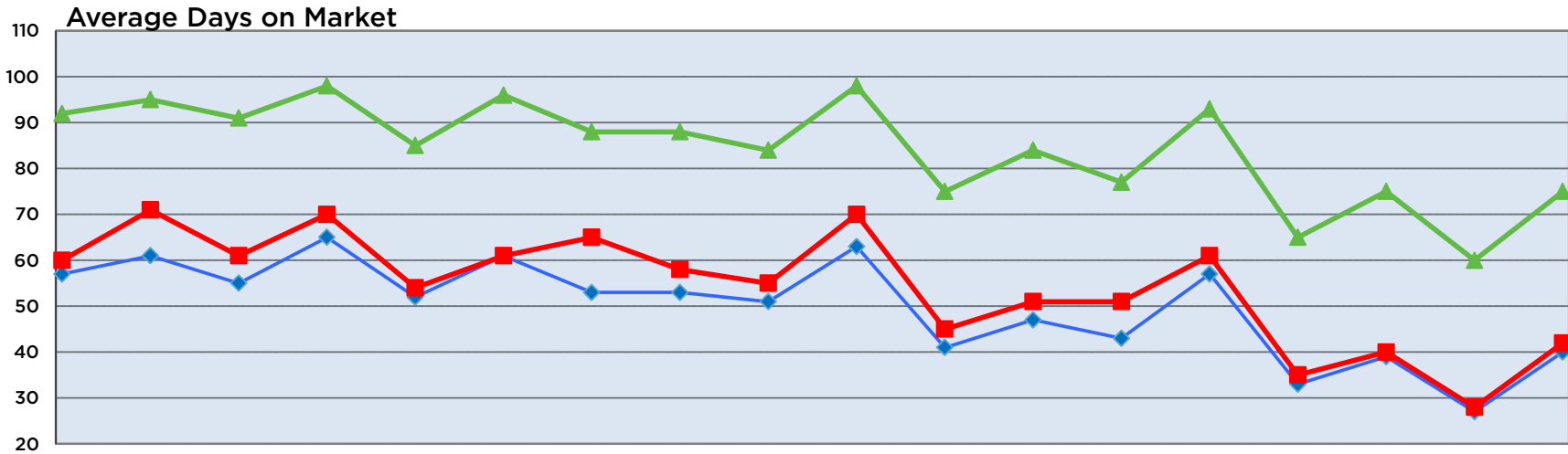
Foreclosure Sales



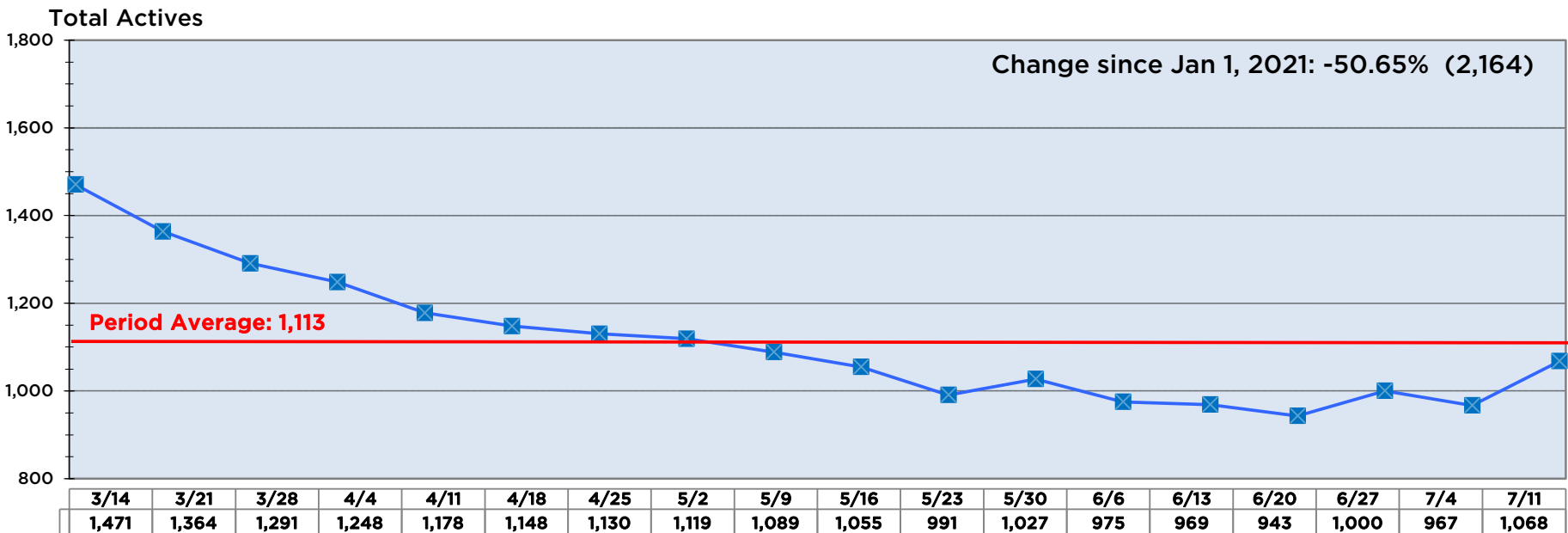
Percentage of Sales



Condos, Townhomes, Villas

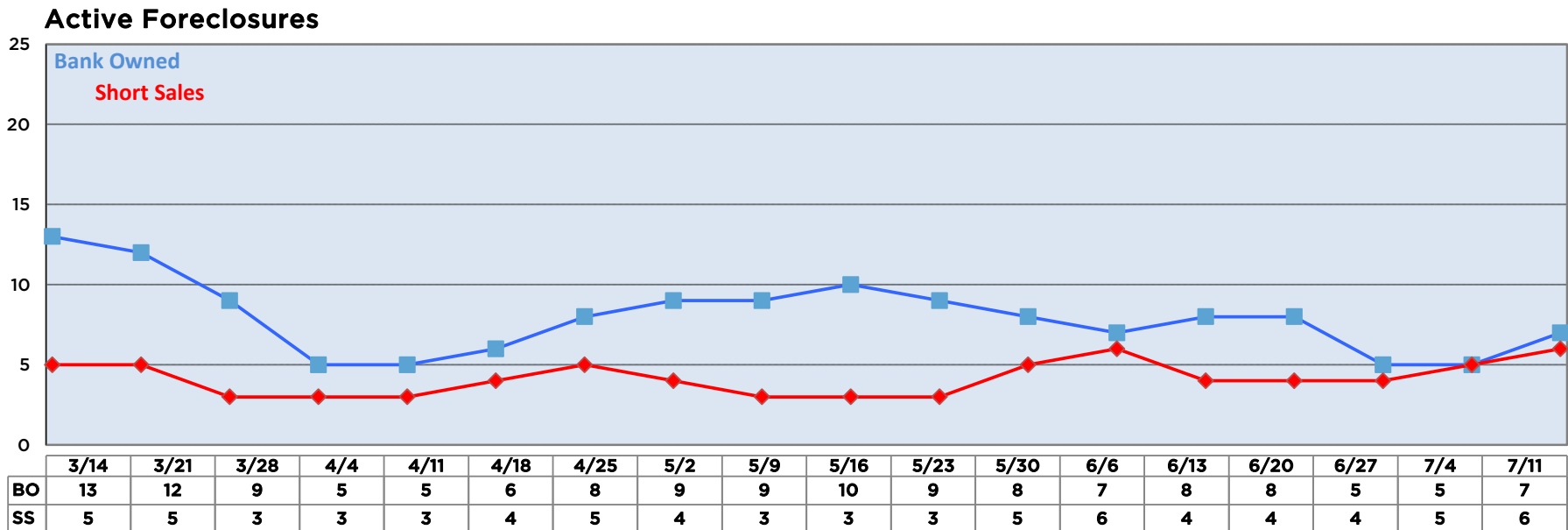
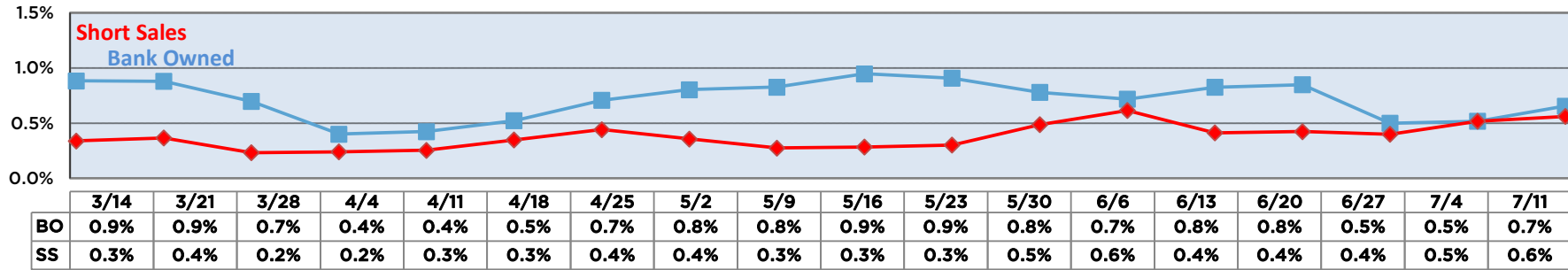
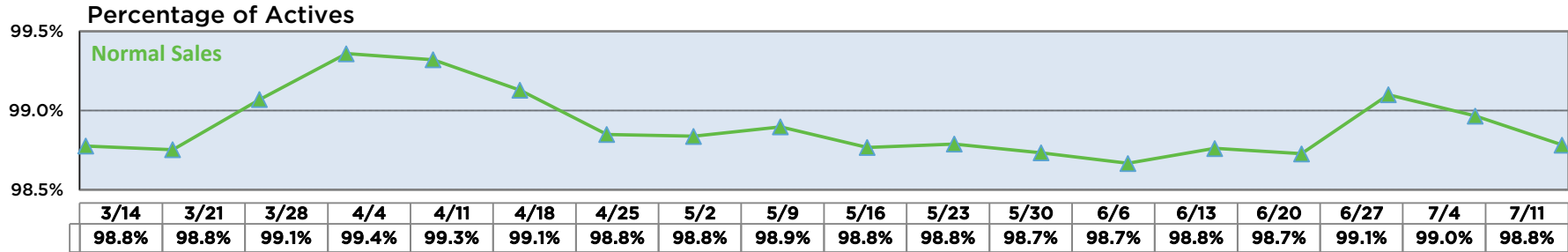


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ListToContract	57	61	55	65	52	61	53	53	51	63	41	47	43	57	33	39	27	40
CombDaysOnMkt	60	71	61	70	54	61	65	58	55	70	45	51	51	61	35	40	28	42
ListToClose	92	95	91	98	85	96	88	88	84	98	75	84	77	93	65	75	60	75



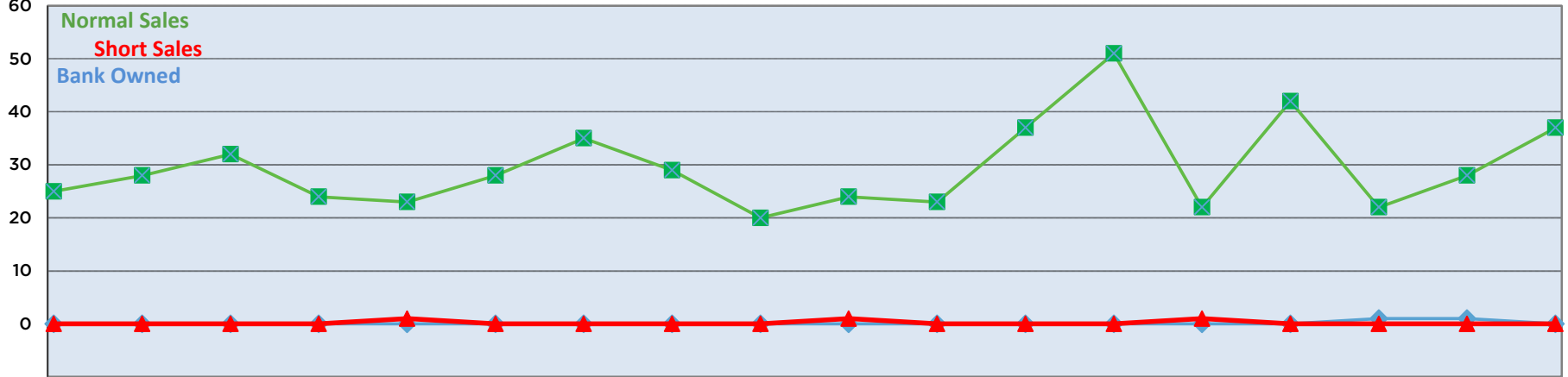


Condos, Townhomes, Villas



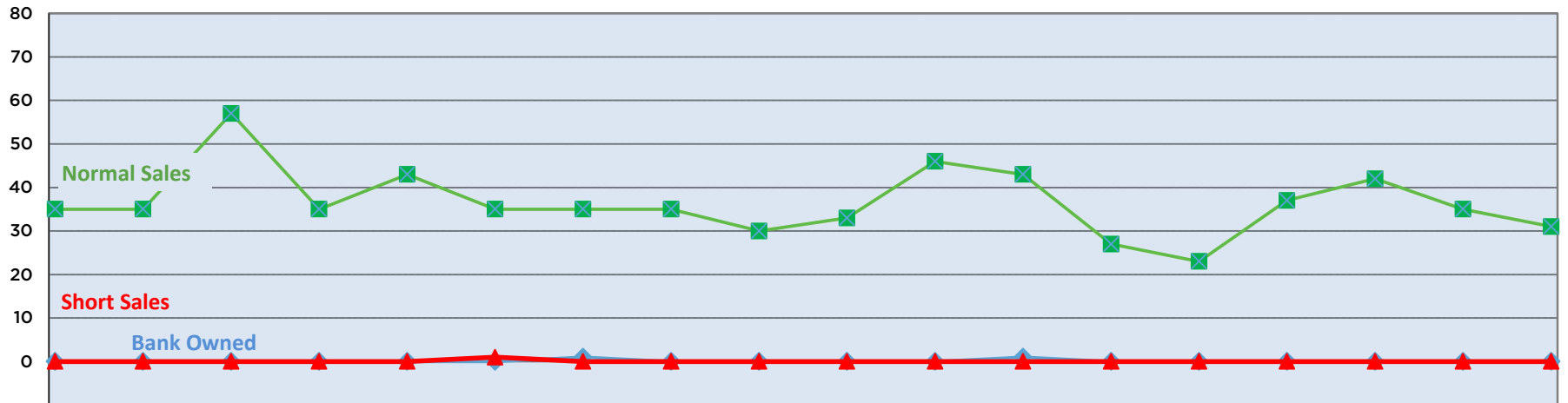
Condos, Townhomes, Villas

Temporary Off Market



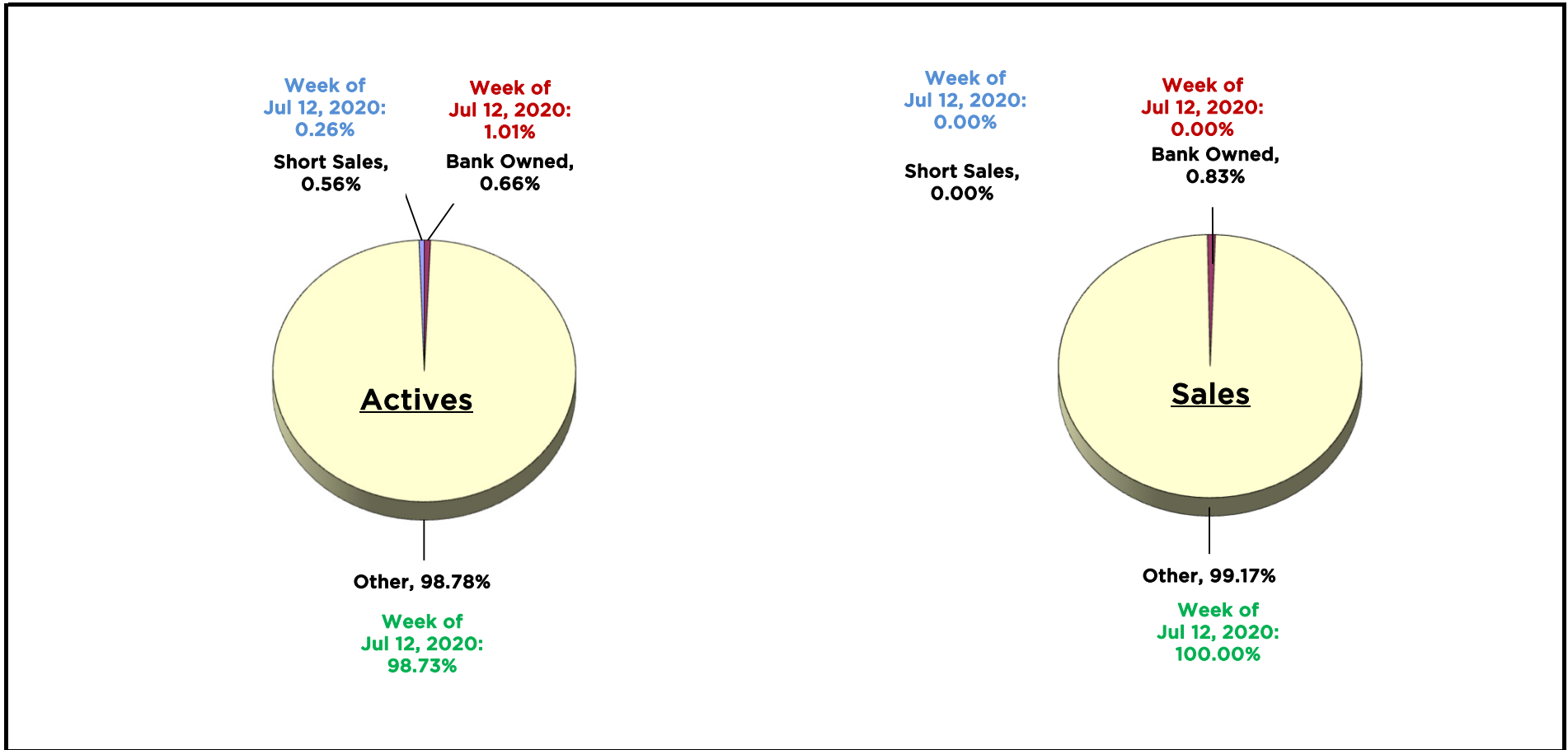
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Norm	25	28	32	24	23	28	35	29	20	24	23	37	51	22	42	22	28	37
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
SS	0	0	0	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0

Withdrawn



	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	7/11
Norm	35	35	57	35	43	35	35	35	30	33	46	43	27	23	37	42	35	31
BO	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

Condos, Townhomes, Villas



Where are the 12 Condos, Townhomes, or Villas available for the Median Price of \$220,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		1	\$220,000	3.0	2.0	1,686	\$130.49
Altamonte Springs / Forest City	32714	1	\$220,000	3.0	2.0	1,686	\$130.49
Orange County		9	\$219,911	3.0	2.2	1,372	\$160.26
Apopka / Hunt Club	32703	1	\$219,900	4.0	3.0	2,304	\$95.44
Azalea Park	32807	1	\$219,500	3.0	2.0	1,792	\$122.49
Williamsburg / Lake Bryan	32821	2	\$219,950	3.0	2.0	1,094	\$201.05
Ventura	32822	1	\$220,000	3.0	2.0	1,492	\$147.45
Taft	32824	1	\$220,000	2.0	2.0	988	\$222.67
Rio Pinar / Union Park	32825	1	\$219,900	3.0	2.0	1,225	\$179.51
Metro West / Orlo Vista	32835	1	\$220,000	3.0	2.0	1,247	\$176.42
Pine Castle / Edgewood	32839	1	\$219,999	3.0	3.0	1,114	\$197.49
Osceola County		2	\$220,000	3.0	2.5	1,470	\$149.71
Kissimmee (West) / Pleasant Hill	34746	1	\$220,000	3.0	2.0	1,435	\$153.31
Kissimmee / Poinciana	34758	1	\$220,000	3.0	3.0	1,504	\$146.28