



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

***Week of July 18, 2021 - July 24, 2021***

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

- Sales of single-family homes increased to 692 during the week of Jul 18, from 636 the week prior
- The median price of single family homes increased to \$360,000, a change of 0.1%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 4 the week of Jul 11
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory decreased by 26, and now sits at 2,751

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

- Sales of condos, townhomes, and villas decreased to 183 during the week of Jul 18, from 241 the week prior
- The median price of condos, townhomes, and villas decreased to \$200,000, a change of -9.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Jul 11
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 27, and now sits at 1,041

*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>692</b>	94	100	229	127	123	19
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	690	92	100	229	127	123	19
<b>Active Listings</b>	<b>2,751</b>	416	265	617	454	711	288
Bank Owned	14	5	2	3	1	3	0
Short Sales	4	1	1	0	1	0	1
Other	2,733	410	262	614	452	708	287
<b>Months of Inventory</b>	<b>1</b>	1	1	1	1	1	3

#### List Price

Average Original List Price	\$421,077	\$194,325	\$278,218	\$343,201	\$437,349	\$632,805	\$1,753,968
Average Final List Price	\$419,077	\$193,888	\$275,150	\$342,182	\$437,697	\$629,992	\$1,751,074

#### Sale Price

Average Price	\$420,683	\$190,504	\$273,348	\$346,224	\$443,563	\$632,481	\$1,708,289
Median Price	\$360,000	\$208,775	\$275,000	\$345,000	\$445,000	\$601,000	\$1,500,000

#### Price Differences

<i>Original to Final</i> List Price	-\$2,000	-\$437	-\$3,068	-\$1,019	\$348	-\$2,813	-\$2,894
<i>Original</i> List to <i>Sale</i> Price - \$	-\$394	-\$3,821	-\$4,870	\$3,023	\$6,214	-\$324	-\$45,679
<i>Final</i> List to <i>Sale</i> Price - \$	\$1,606	-\$3,384	-\$1,802	\$4,042	\$5,866	\$2,489	-\$42,785
<i>Original</i> List to <i>Sale</i> Price - %	99.91%	98.03%	98.25%	100.88%	101.42%	99.95%	97.40%
<i>Final</i> List to <i>Sale</i> Price - %	100.38%	98.25%	99.35%	101.18%	101.34%	100.40%	97.56%

#### Days on the Market

Avg Days Listing to Contract	24	27	18	18	28	34	39
Combined Avg Days to Contract	25	27	18	18	29	34	39
Avg Days Listing to Closing	60	61	54	53	62	70	82
Avg Days Contract to Close	36	35	37	35	36	38	45

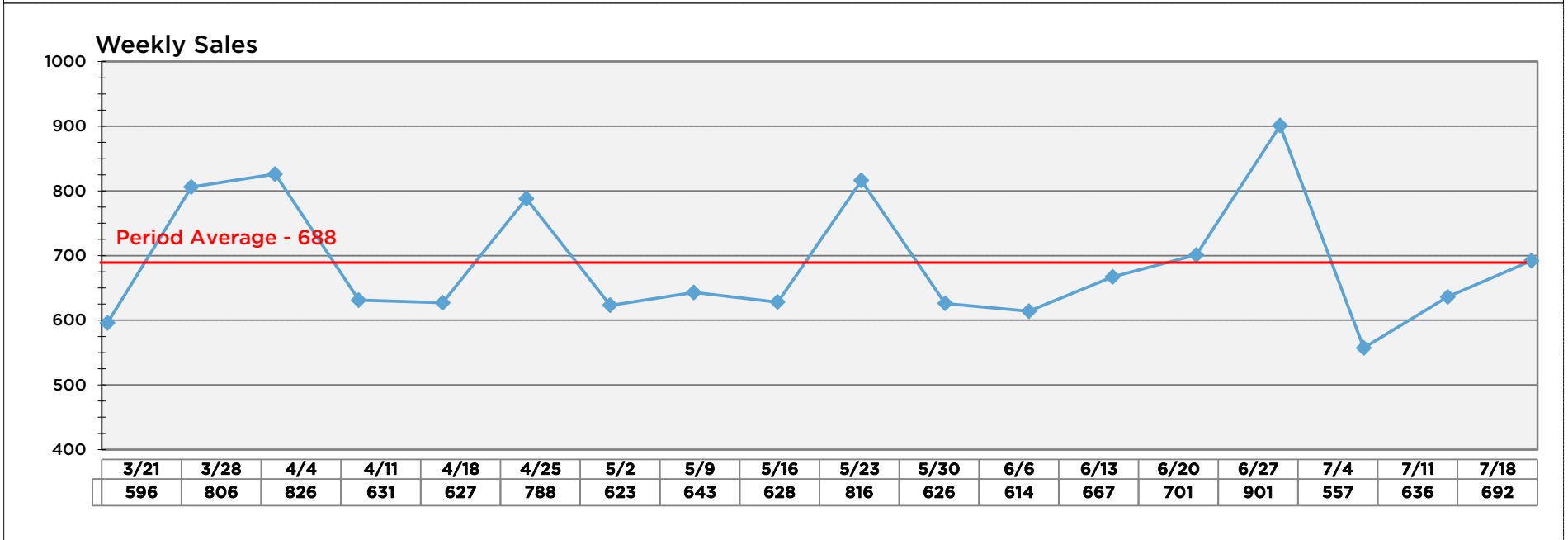
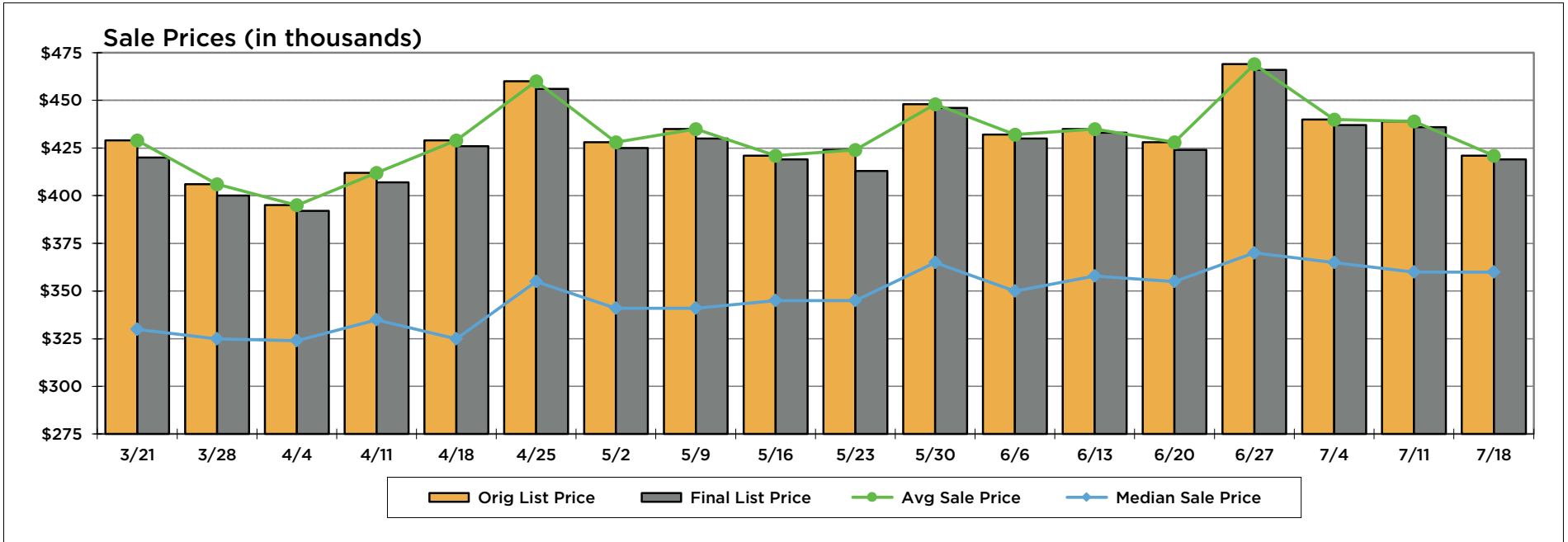
#### Beds / Baths

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

#### Square Footage

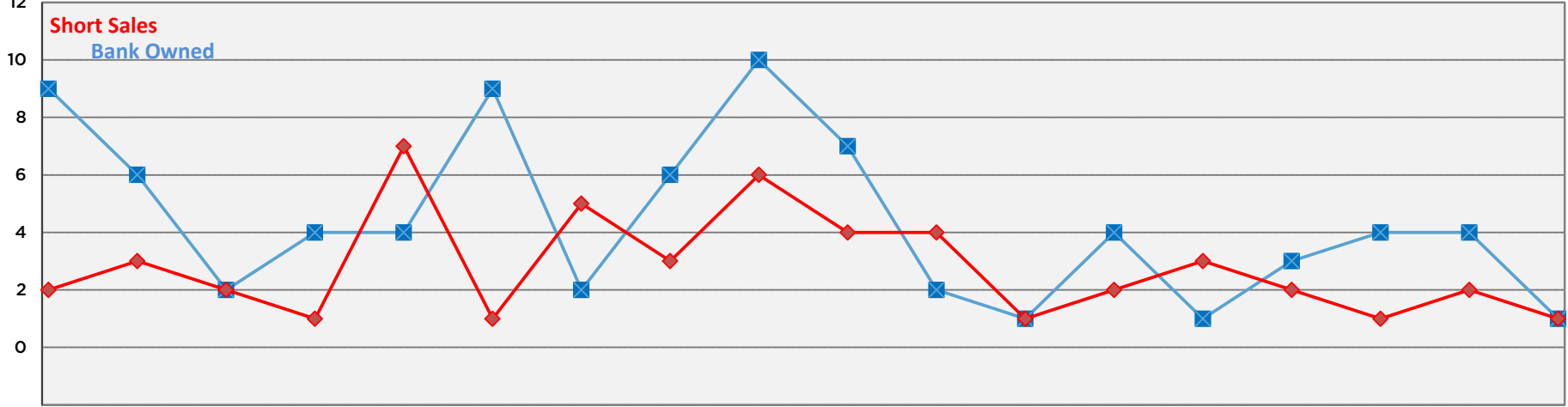
Average Square Feet	2,175	1,209	1,543	1,920	2,443	3,124	5,406
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**Single Family Homes**



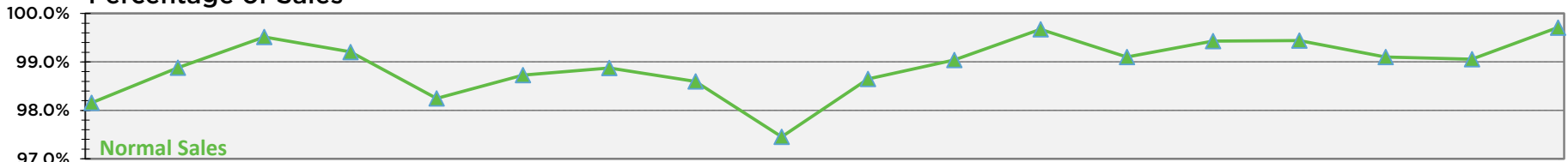
**Single Family Homes**

**Foreclosure Sales**

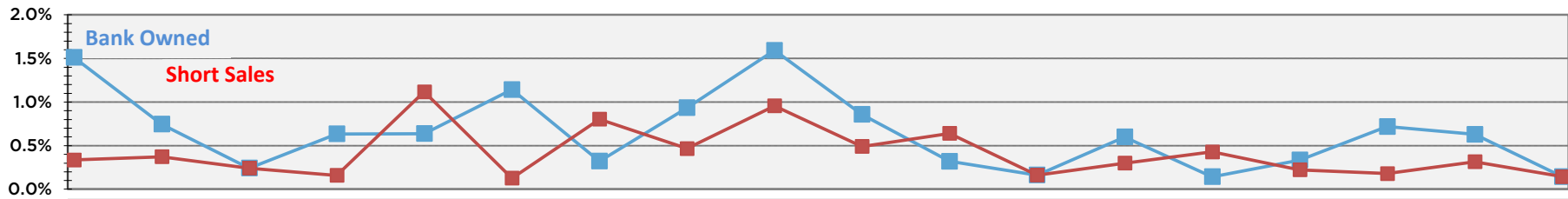


BO	9	6	2	4	4	9	2	6	10	7	2	1	4	1	3	4	4	1
SS	2	3	2	1	7	1	5	3	6	4	4	1	2	3	2	1	2	1

**Percentage of Sales**



BO	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%	99.1%	99.1%	99.7%
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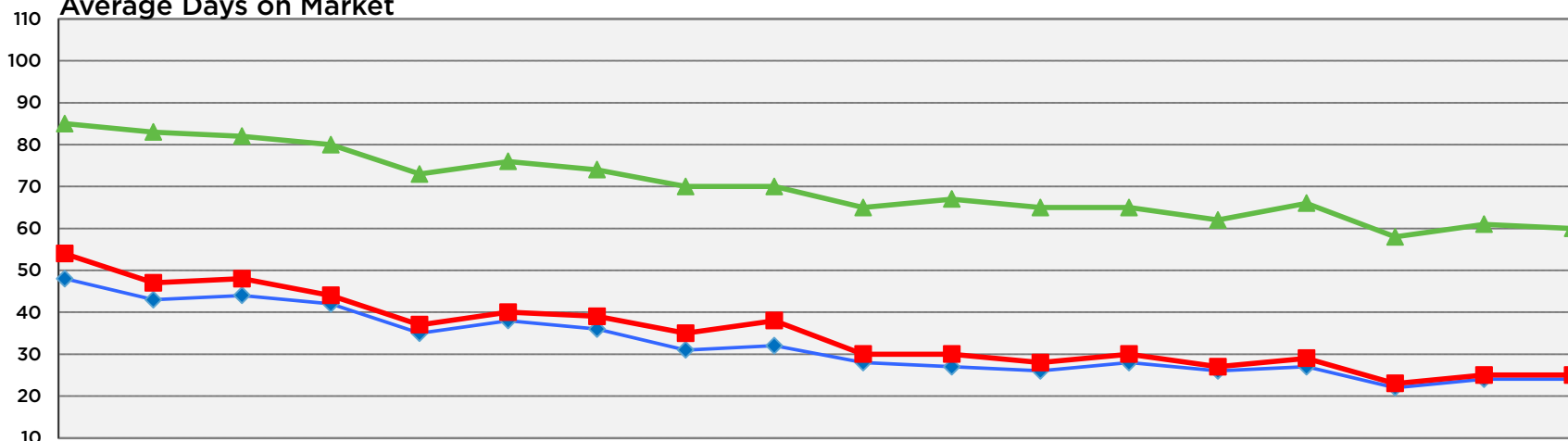


BO	1.5%	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%
SS	0.3%	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%



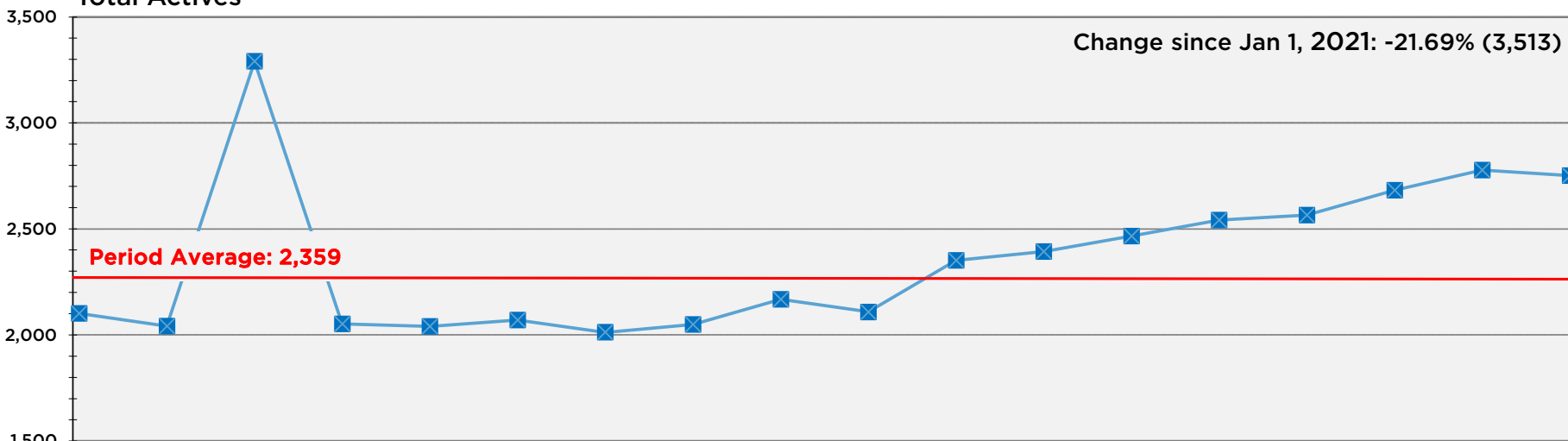
### Single Family Homes

**Average Days on Market**



	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	7/18
ListToContract	48	43	44	42	35	38	36	31	32	28	27	26	28	26	27	22	24	24
CombDaysOnMkt	54	47	48	44	37	40	39	35	38	30	30	28	30	27	29	23	25	25
ListToClose	85	83	82	80	73	76	74	70	70	65	67	65	65	62	66	58	61	60

**Total Actives**

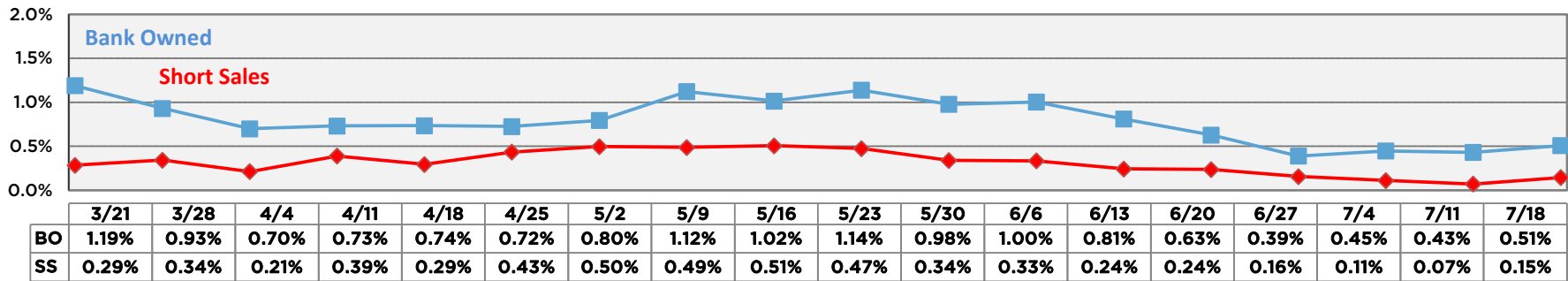
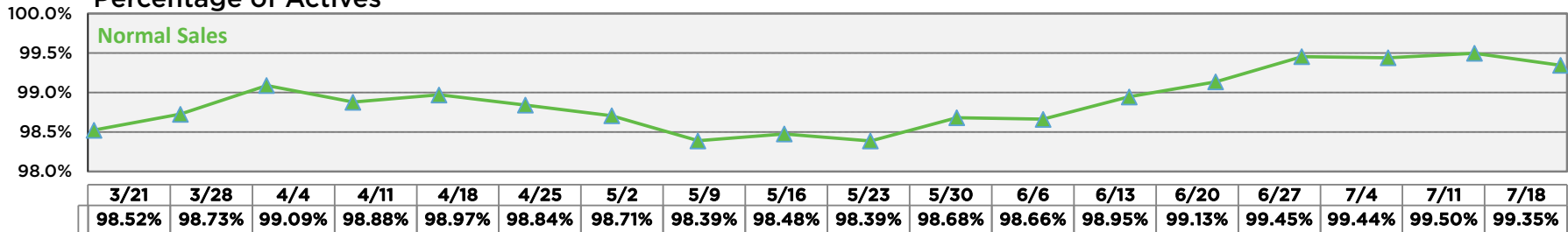


	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18
Total Actives	2,101	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565	2,682	2,777	2,751

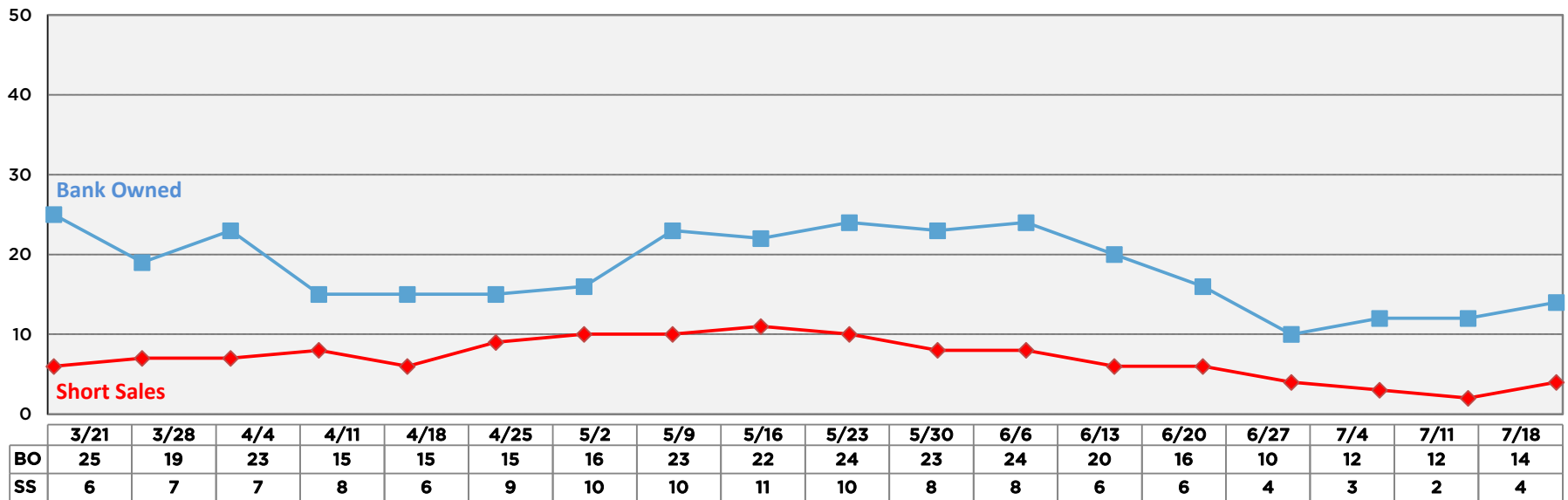


### Single Family Homes

**Percentage of Actives**



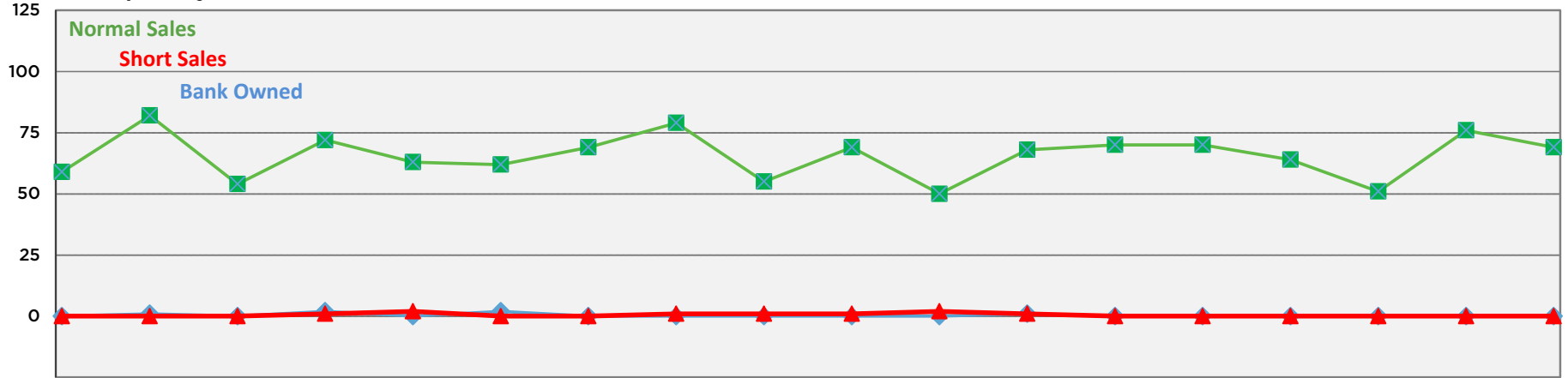
**Active Foreclosures**





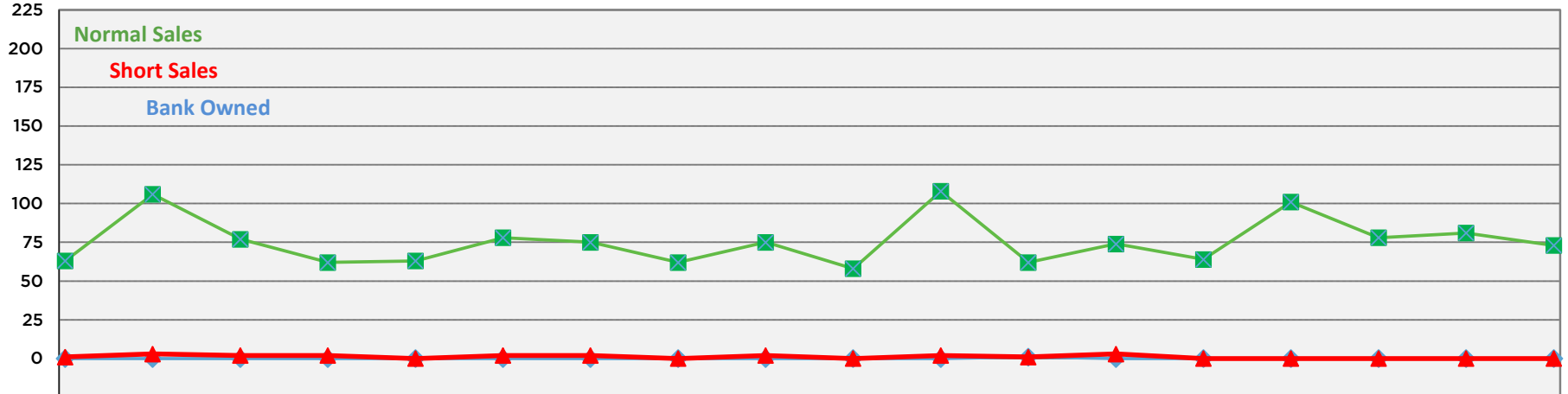
### Single Family Homes

#### Temporary Off Market



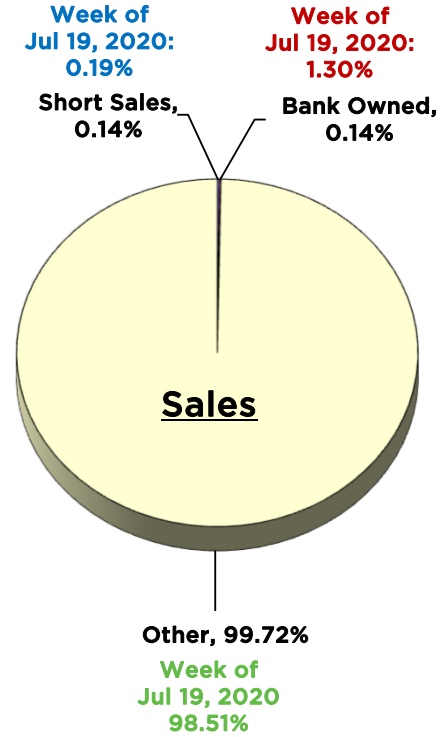
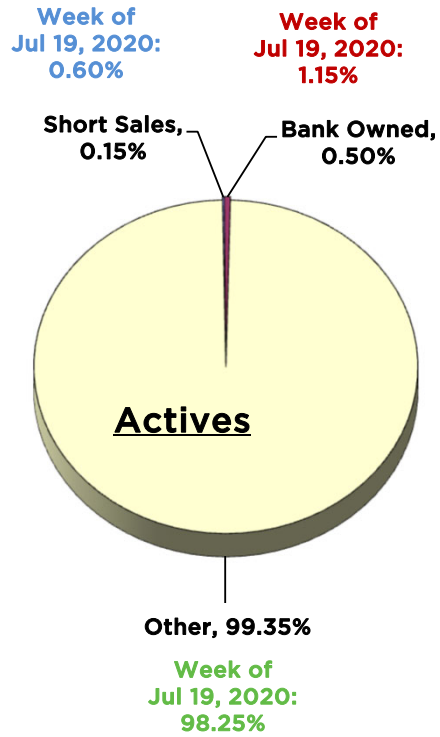
	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18
<b>Norm</b>	59	82	54	72	63	62	69	79	55	69	50	68	70	70	64	51	76	69
<b>BO</b>	0	1	0	2	0	2	0	0	0	0	0	1	0	0	0	0	0	0
<b>SS</b>	0	0	0	1	2	0	0	1	1	1	2	1	0	0	0	0	0	0

#### Withdrawn



	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	7/18
<b>Norm</b>	63	106	77	62	63	78	75	62	75	58	108	62	74	64	101	78	81	73
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
<b>SS</b>	1	3	2	2	0	2	2	0	2	0	2	1	3	0	0	0	0	0

**Single Family Homes**



**Where are the 26 Single Family Homes available for the Median Price of \$360,000? ( ± \$500 )**

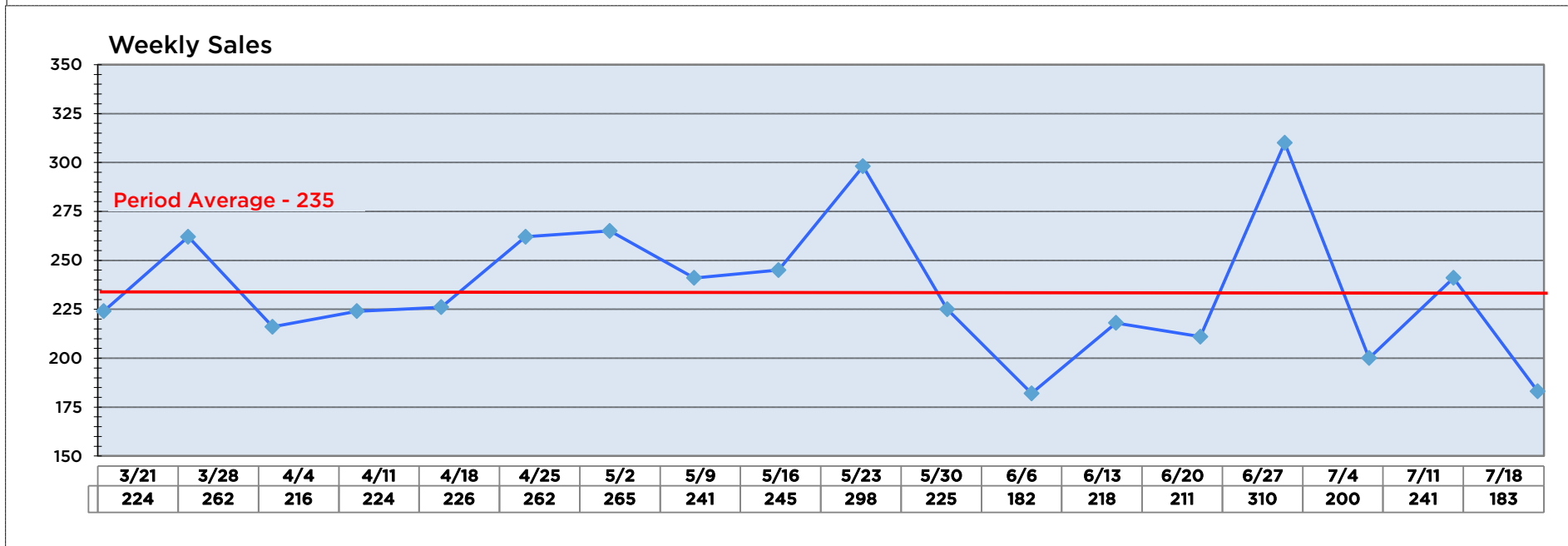
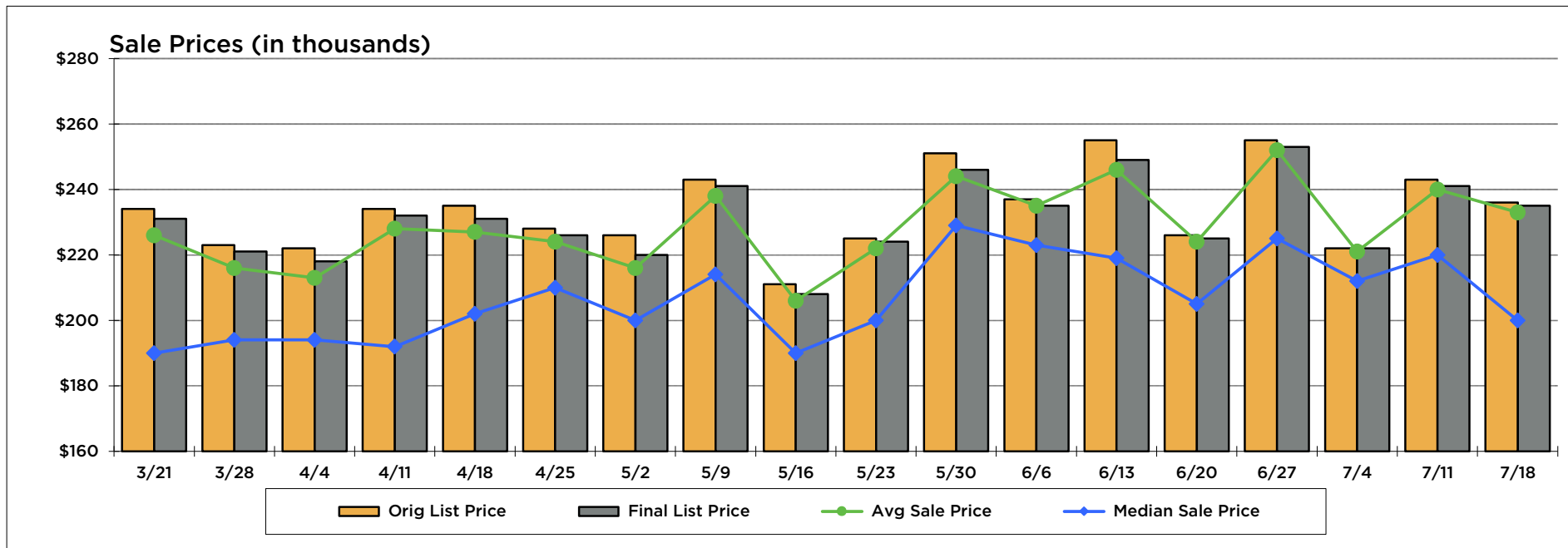
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>5</b>	<b>\$359,950</b>	<b>3.0</b>	<b>2.0</b>	<b>1,603</b>	<b>\$224.55</b>
Winter Springs / Tuskawilla	32708	1	\$359,900	3.0	2.0	1,572	\$228.94
Altamonte Springs / Forest City	32714	1	\$360,000	3.0	2.0	1,757	\$204.89
Lake Mary / Heathrow	32746	2	\$359,925	3.0	2.0	1,551	\$232.06
Sanford / Lake Forest	32771	1	\$360,000	3.0	2.0	1,584	\$227.27
<b>Orange County</b>		<b>9</b>	<b>\$359,952</b>	<b>3.4</b>	<b>1.8</b>	<b>1,731</b>	<b>\$207.96</b>
Colonialtown	32803	2	\$359,900	3.0	1.0	1,232	\$292.13
Azalea Park	32807	1	\$360,000	4.0	2.0	1,620	\$222.22
Belle Isle / Pine Castle	32809	1	\$360,000	4.0	2.0	1,905	\$188.98
Conway	32812	1	\$360,000	3.0	2.0	1,860	\$193.55
Rio Pinar / Union Park	32825	1	\$359,900	4.0	2.0	1,959	\$183.72
Research Park	32826	1	\$359,999	4.0	2.0	1,877	\$191.79
Metro West / Orlo Vista	32835	1	\$359,970	3.0	2.0	1,846	\$195.00
Ocoee	34761	1	\$359,900	3.0	2.0	2,047	\$175.82
<b>Osceola County</b>		<b>4</b>	<b>\$360,000</b>	<b>4.0</b>	<b>2.0</b>	<b>1,832</b>	<b>\$196.48</b>
Kissimmee (West) / Pleasant Hill	34746	2	\$360,000	4.0	2.0	1,752	\$205.48
St Cloud	34769	1	\$360,000	4.0	2.0	1,979	\$181.91
St Cloud / Narcoossee	34771	1	\$360,000	4.0	2.0	1,846	\$195.02
<b>Lake County</b>		<b>8</b>	<b>\$359,975</b>	<b>3.5</b>	<b>2.1</b>	<b>1,942</b>	<b>\$185.33</b>
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
Tavares / Mt Plymouth	32778	1	\$360,000	3.0	2.0	1,677	\$214.67
Groveland	34736	1	\$360,000	4.0	3.0	1,930	\$186.53
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	2	\$359,950	4.0	2.0	1,929	\$186.60

### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>183</b>	<b>119</b>	<b>21</b>	<b>35</b>	<b>4</b>	<b>3</b>	<b>1</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	183	119	21	35	4	3	1
<b>Active Listings</b>	<b>1,041</b>	<b>589</b>	<b>134</b>	<b>179</b>	<b>84</b>	<b>42</b>	<b>13</b>
Bank Owned	8	7	0	1	0	0	0
Short Sales	5	5	0	0	0	0	0
Other	1,028	577	134	178	84	42	13
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>3</b>
<b><i>List Price</i></b>							
Average Original List Price	\$235,800	\$170,420	\$266,528	\$337,631	\$448,275	\$688,333	\$1,599,000
Average Final List Price	\$235,254	\$169,537	\$267,142	\$338,414	\$445,775	\$680,000	\$1,599,000
<b><i>Sale Price</i></b>							
Average Price	\$233,359	\$166,875	\$269,852	\$338,361	\$443,750	\$679,000	\$1,525,000
Median Price	\$200,000	\$170,000	\$265,000	\$330,000	\$445,000	\$565,000	\$1,525,000
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$546	-\$883	\$614	\$783	-\$2,500	-\$8,333	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$2,441	-\$3,545	\$3,324	\$730	-\$4,525	-\$9,333	-\$74,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,895	-\$2,662	\$2,710	-\$53	-\$2,025	-\$1,000	-\$74,000
<i>Original</i> List to <i>Sale</i> Price - %	98.96%	97.92%	101.25%	100.22%	98.99%	98.64%	95.37%
<i>Final</i> List to <i>Sale</i> Price - %	99.19%	98.43%	101.01%	99.98%	99.55%	99.85%	95.37%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	43	39	20	46	11	404	30
Combined Avg Days to Contract	43	39	20	46	11	404	30
Avg Days Listing to Closing	78	73	53	87	53	435	52
Avg Days Contract to Close	35	34	33	41	42	31	22
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	3	2	3	3
Average Half Baths	0	0	1	1	1	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,338	1,102	1,603	1,836	1,939	1,921	2,291



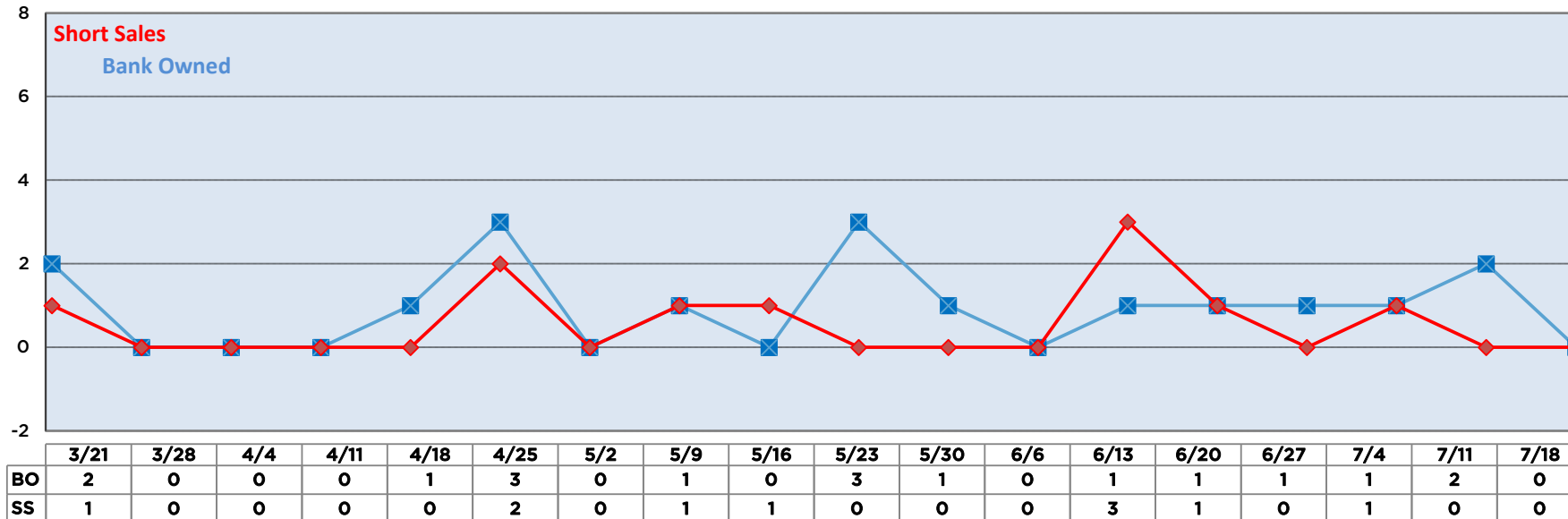
**Condos, Townhomes, Villas**



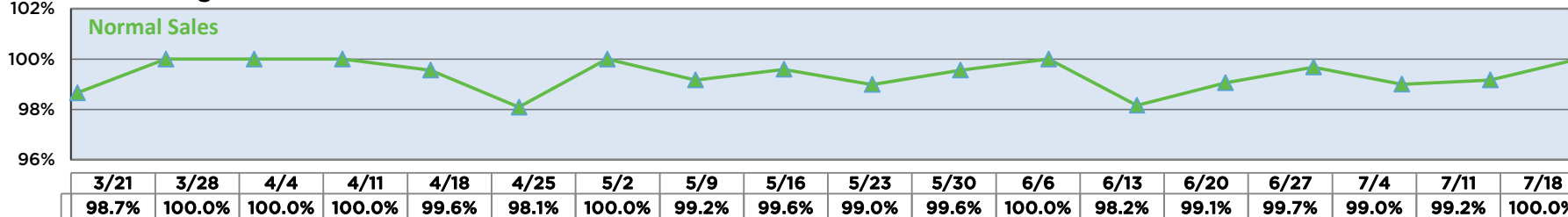


**Condos, Townhomes, Villas**

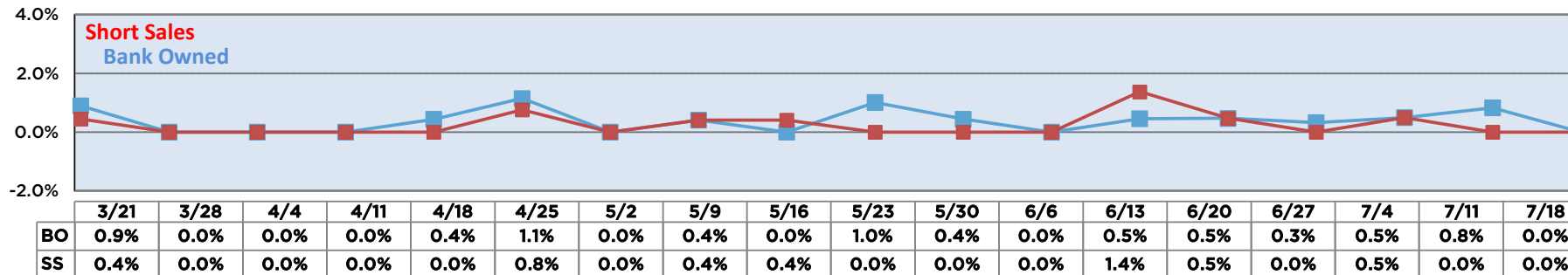
**Foreclosure Sales**



**Percentage of Sales**

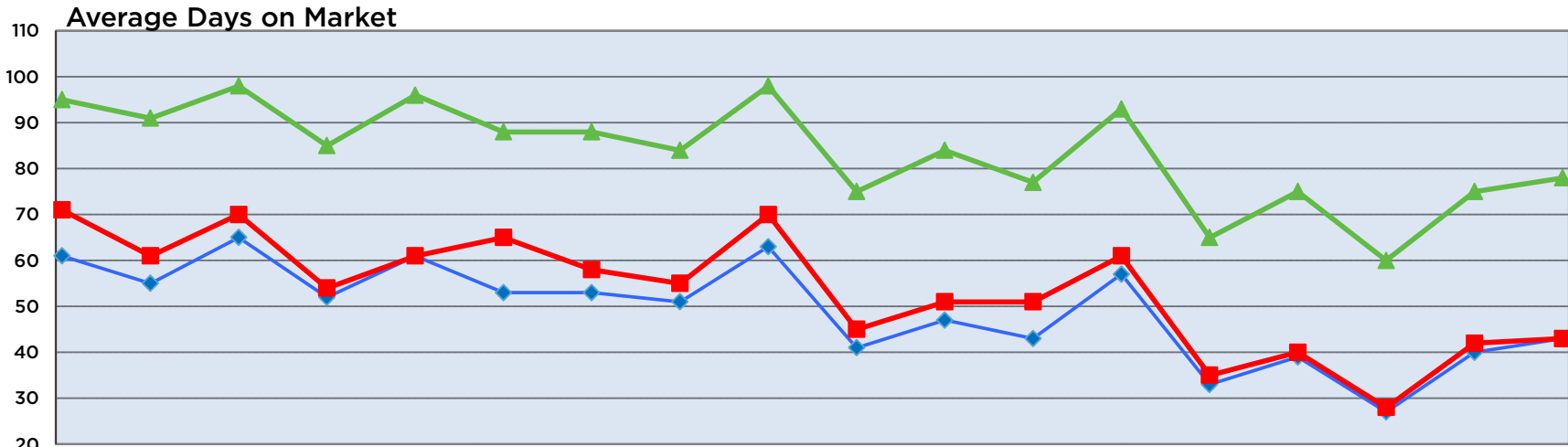


**Short Sales**  
**Bank Owned**

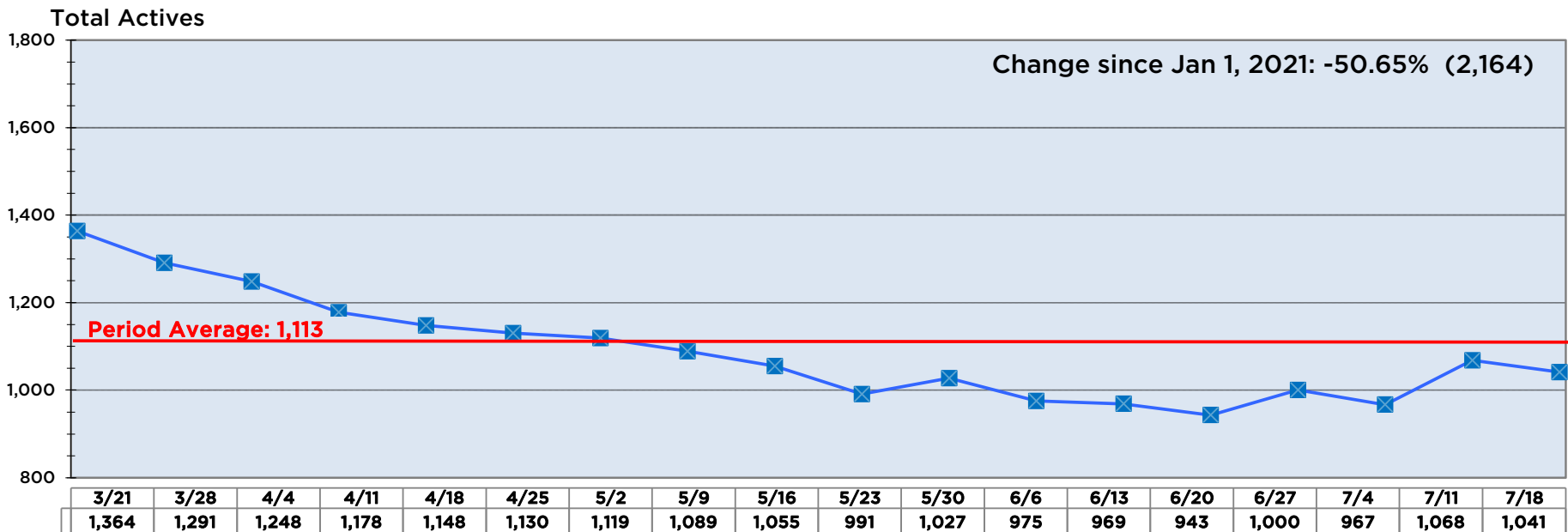




**Condos, Townhomes, Villas**

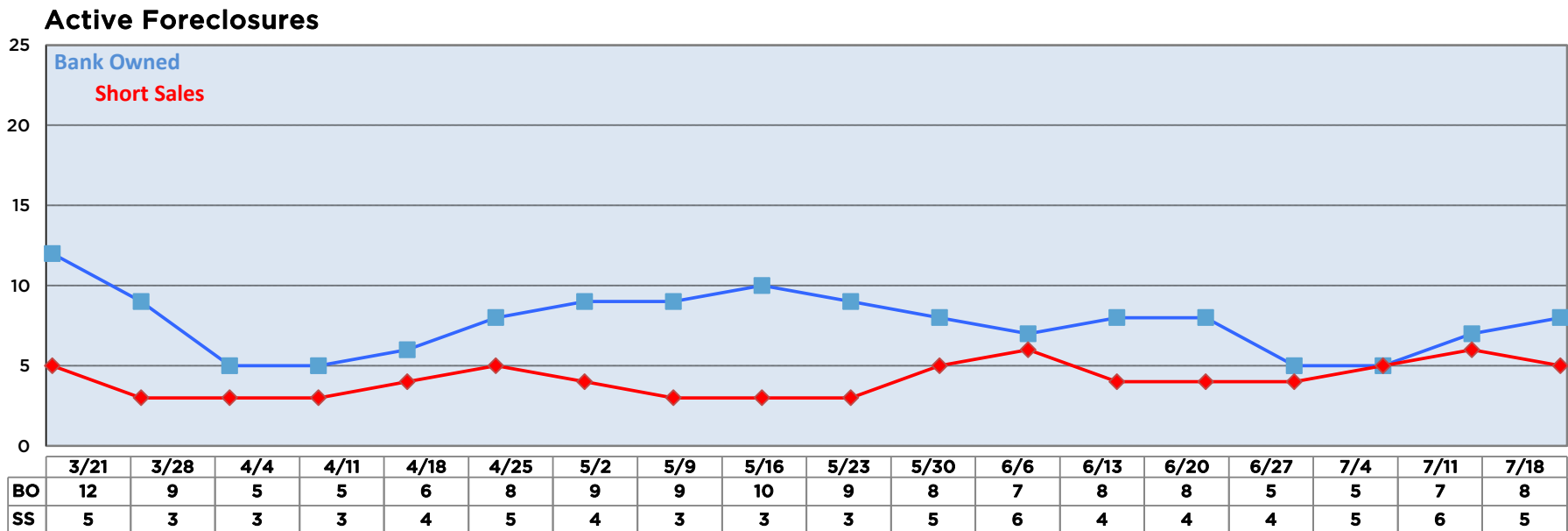
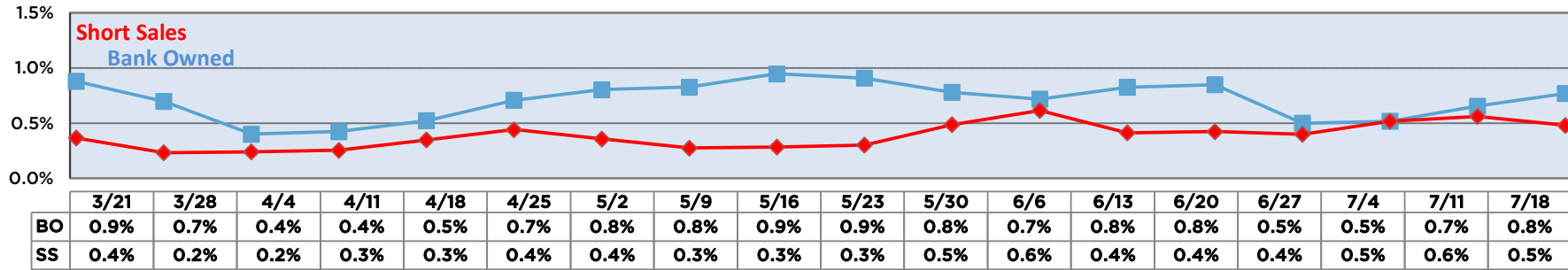
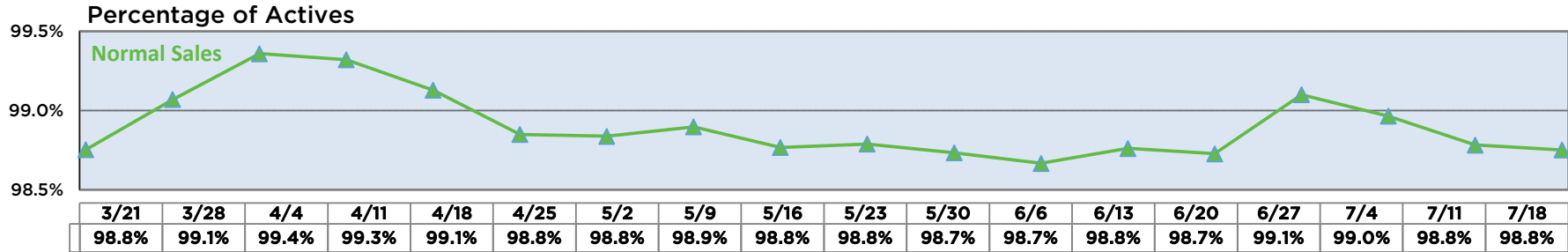


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ListToContract	61	55	65	52	61	53	53	51	63	41	47	43	57	33	39	27	40	43
CombDaysOnMkt	71	61	70	54	61	65	58	55	70	45	51	51	61	35	40	28	42	43
ListToClose	95	91	98	85	96	88	88	84	98	75	84	77	93	65	75	60	75	78





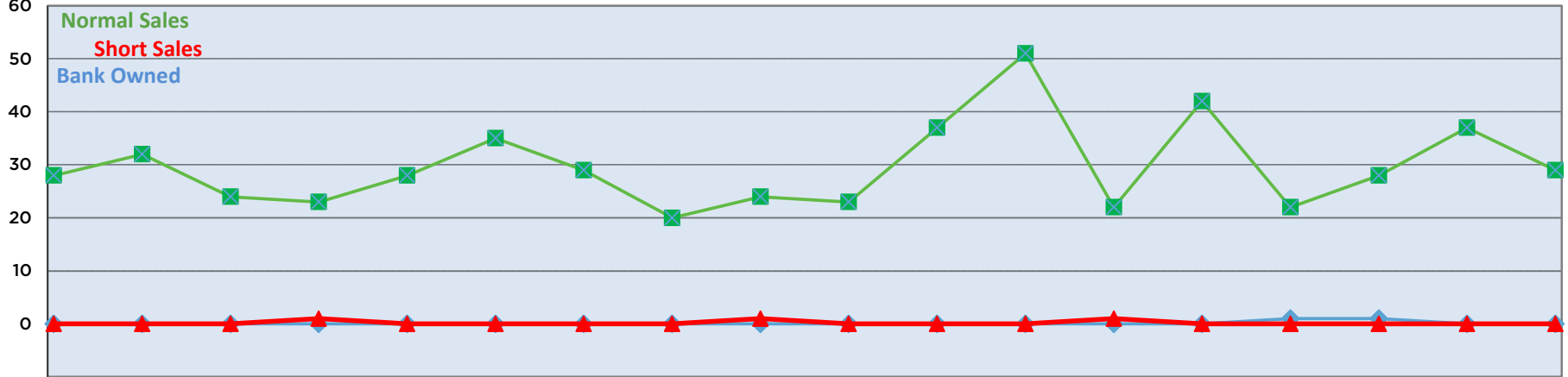
**Condos, Townhomes, Villas**





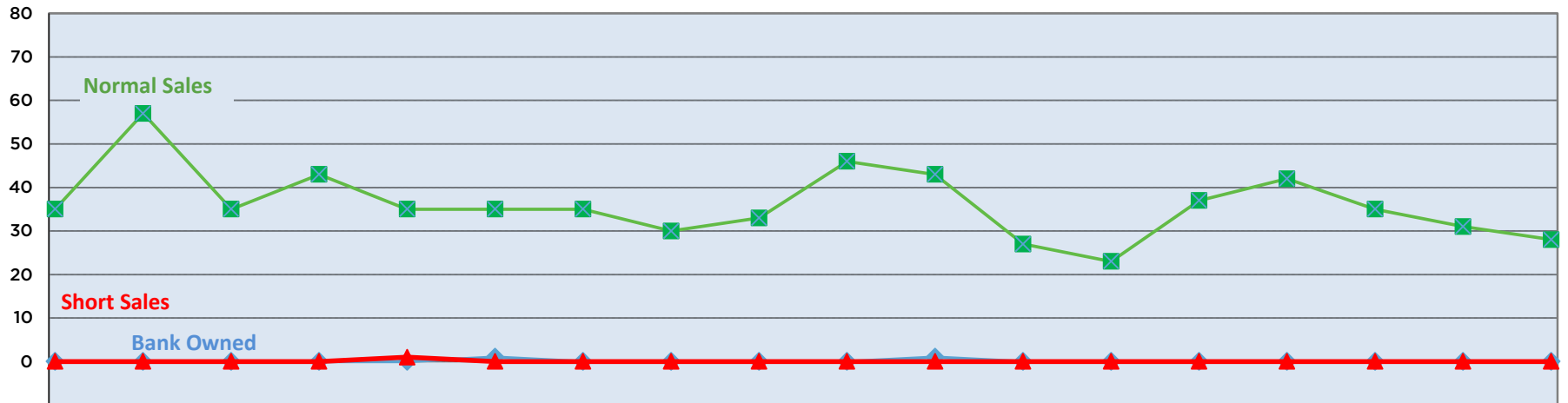
**Condos, Townhomes, Villas**

**Temporary Off Market**



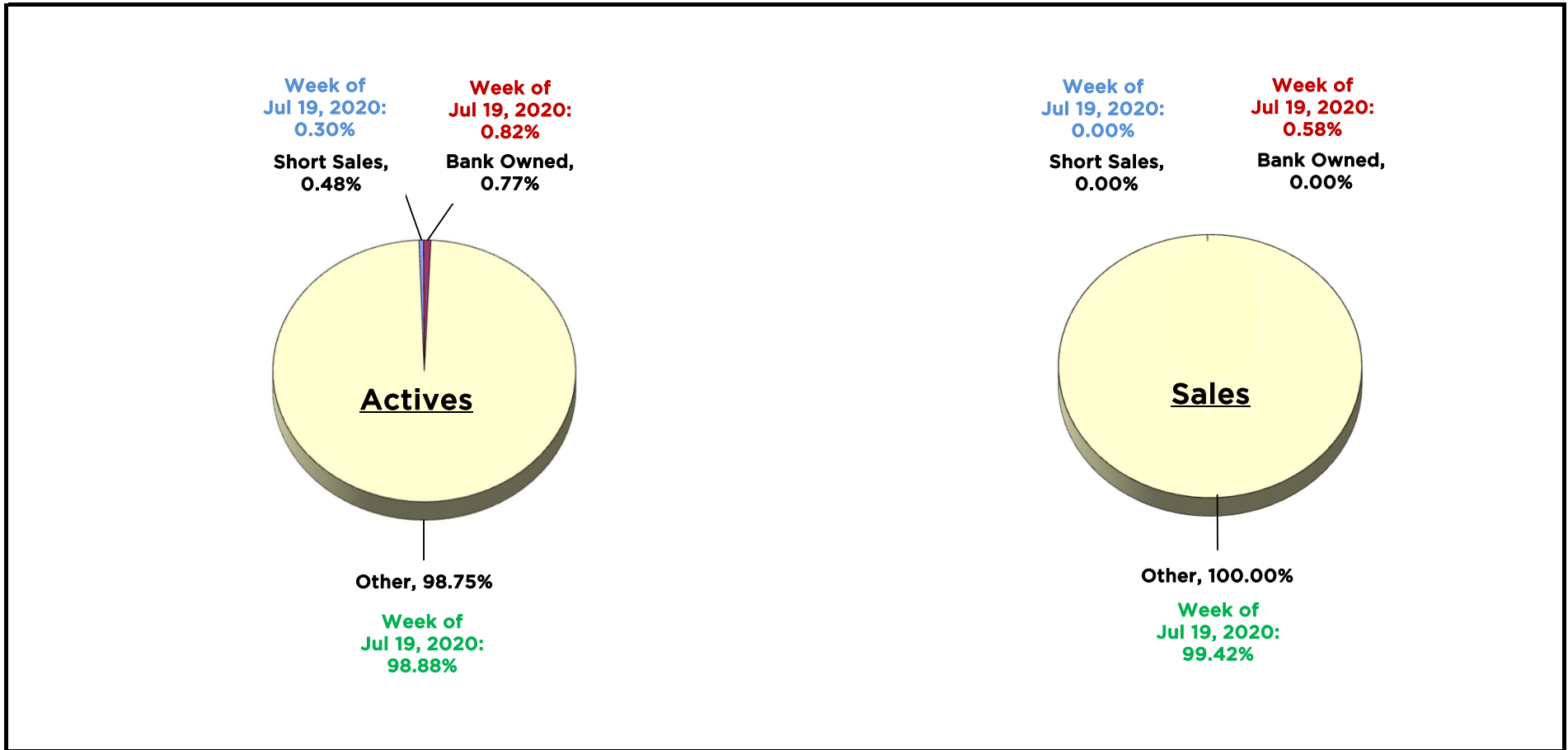
	3/21	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18
Norm	28	32	24	23	28	35	29	20	24	23	37	51	22	42	22	28	37	29
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0
SS	0	0	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0

**Withdrawn**



	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	7/18
Norm	35	57	35	43	35	35	35	30	33	46	43	27	23	37	42	35	31	28
BO	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

**Condos, Townhomes, Villas**



**Where are the 14 Condos, Townhomes, or Villas available for the Median Price of \$200,000? (± \$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>3</b>	<b>\$199,933</b>	<b>2.0</b>	<b>2.0</b>	<b>1,153</b>	<b>\$173.40</b>
Winter Springs / Tuskawilla	32708	1	\$200,000	2.0	2.0	1,156	\$173.01
Altamonte Springs / Forest City	32714	1	\$199,900	2.0	2.0	1,328	\$150.53
Oviedo	32765	1	\$199,900	2.0	2.0	975	\$205.03
<b>Orange County</b>		<b>9</b>	<b>\$199,944</b>	<b>2.0</b>	<b>1.9</b>	<b>1,024</b>	<b>\$195.17</b>
Winter Park (West)	32789	1	\$199,900	1.0	1.0	645	\$309.92
Lockhart	32810	1	\$200,000	3.0	2.0	1,205	\$165.98
Orlo Vista	32811	1	\$199,900	2.0	2.0	1,214	\$164.66
Ventura	32822	1	\$199,999	2.0	2.0	1,222	\$163.67
Rio Pinar / Union Park	32825	3	\$199,933	2.0	2.0	1,010	\$197.95
Waterford Lakes	32828	1	\$199,900	2.0	2.0	833	\$239.98
Union Park / Chickasaw	32829	1	\$200,000	2.0	2.0	1,071	\$186.74
<b>Osceola County</b>		<b>2</b>	<b>\$199,950</b>	<b>2.0</b>	<b>2.0</b>	<b>1,042</b>	<b>\$191.89</b>
Kissimmee / Celebration	34747	2	\$199,950	2.0	2.0	1,042	\$191.89