



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

***Week of July 25, 2021 - July 31, 2021***

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

- Sales of single-family homes increased to 799 during the week of Jul 25, from 692 the week prior
- The median price of a single family home remains constant at \$360,000
- The number of single-family home foreclosure transactions increased to 8 last week, from 1 the week of Jul 18
- The number of single-family home short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory increased by 130, and now sits at 2,881

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

- Sales of condos, townhomes, and villas increased to 230 during the week of Jul 25, from 183 the week prior
- The median price of condos, townhomes, and villas increased to \$230,000, a change of 15.0%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 16, and now sits at 1,057

*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>799</b>	<b>120</b>	<b>93</b>	<b>259</b>	<b>142</b>	<b>156</b>	<b>29</b>
Bank Owned	8	5	1	2	0	0	0
Short Sales	3	1	0	0	1	1	0
Other	788	114	92	257	141	155	29
<b>Active Listings</b>	<b>2,881</b>	<b>415</b>	<b>256</b>	<b>686</b>	<b>492</b>	<b>744</b>	<b>288</b>
Bank Owned	13	7	1	2	0	3	0
Short Sales	6	1	2	1	1	0	1
Other	2,862	407	253	683	491	741	287
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>

#### List Price

Average Original List Price	\$446,565	\$193,052	\$278,612	\$341,159	\$435,858	\$656,186	\$1,900,378
Average Final List Price	\$442,666	\$190,737	\$276,723	\$339,931	\$435,638	\$654,731	\$1,828,481

#### Sale Price

Average Price	\$439,917	\$187,119	\$276,383	\$342,679	\$438,515	\$655,147	\$1,727,929
Median Price	\$360,000	\$205,000	\$277,000	\$340,000	\$432,750	\$615,000	\$1,550,000

#### Price Differences

<i>Original to Final</i> List Price	-\$3,899	-\$2,315	-\$1,889	-\$1,228	-\$220	-\$1,455	-\$71,897
<i>Original</i> List to <i>Sale</i> Price - \$	-\$6,648	-\$5,933	-\$2,229	\$1,520	\$2,657	-\$1,039	-\$172,449
<i>Final</i> List to <i>Sale</i> Price - \$	-\$2,749	-\$3,618	-\$340	\$2,748	\$2,877	\$416	-\$100,552
<i>Original</i> List to <i>Sale</i> Price - %	98.51%	96.93%	99.20%	100.45%	100.61%	99.84%	90.93%
<i>Final</i> List to <i>Sale</i> Price - %	99.38%	98.10%	99.88%	100.81%	100.66%	100.06%	94.50%

#### Days on the Market

Avg Days Listing to Contract	24	23	21	16	20	31	98
Combined Avg Days to Contract	27	23	28	16	23	32	124
Avg Days Listing to Closing	62	69	57	50	58	69	140
Avg Days Contract to Close	39	45	40	35	39	39	42

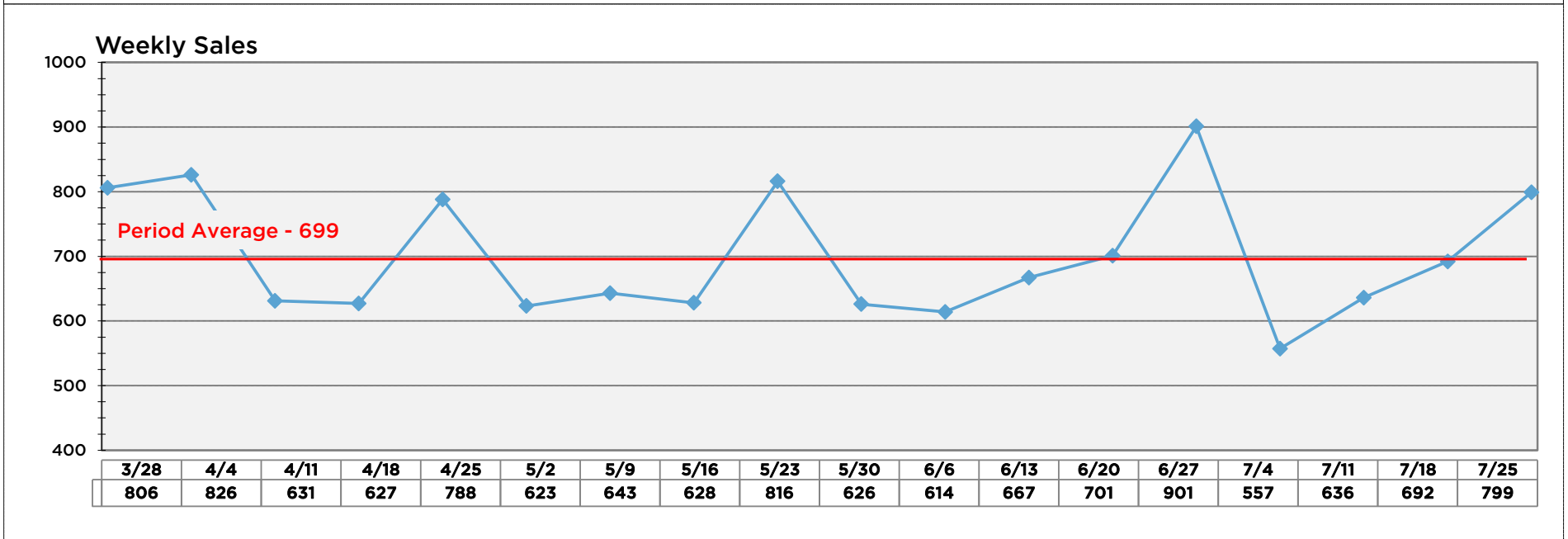
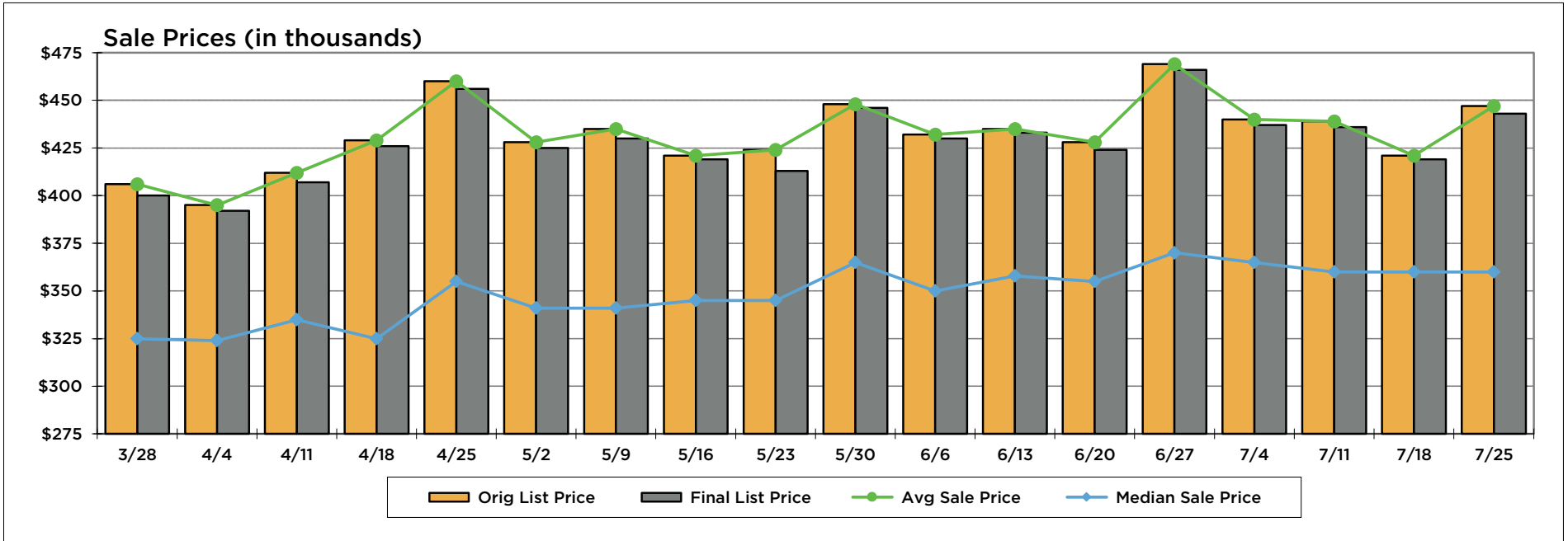
#### Beds / Baths

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	2,223	1,238	1,551	1,882	2,502	3,121	5,298
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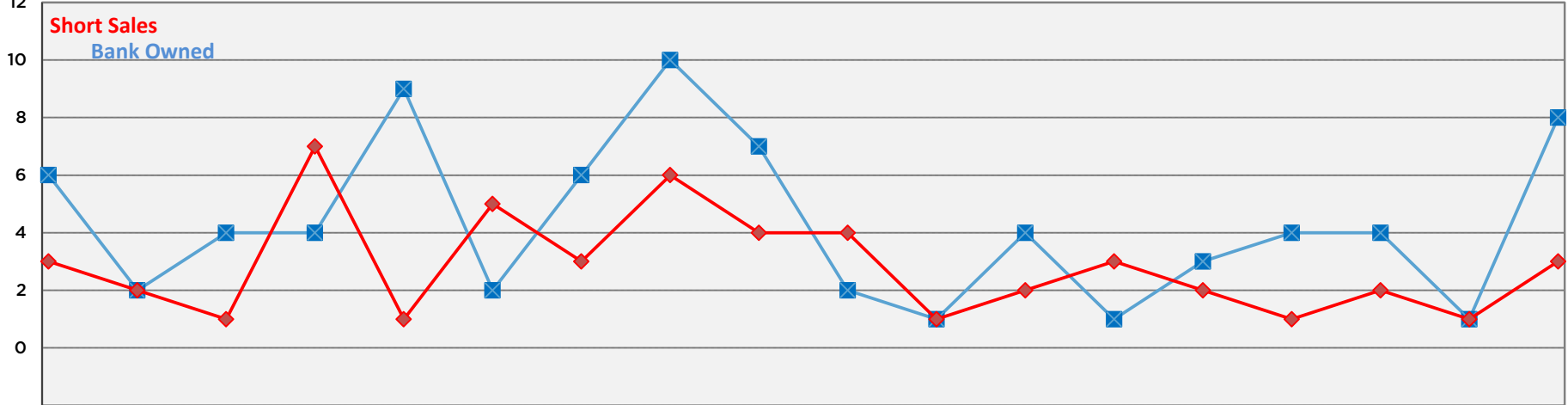
**Single Family Homes**





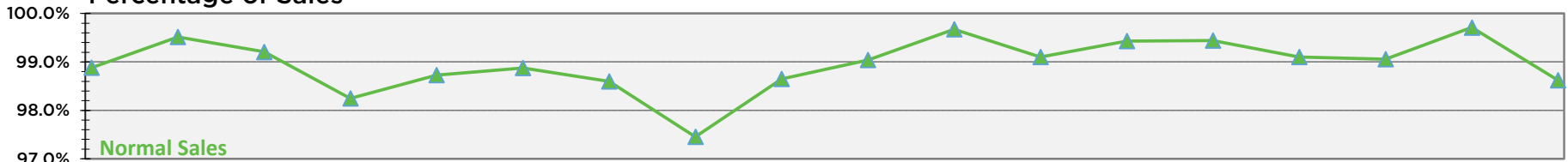
**Single Family Homes**

**Foreclosure Sales**

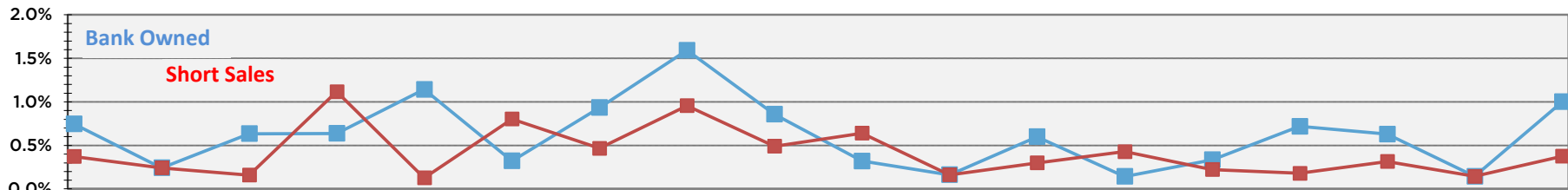


	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25
<b>BO</b>	6	2	4	4	9	2	6	10	7	2	1	4	1	3	4	4	1	8
<b>SS</b>	3	2	1	7	1	5	3	6	4	4	1	2	3	2	1	2	1	3

**Percentage of Sales**

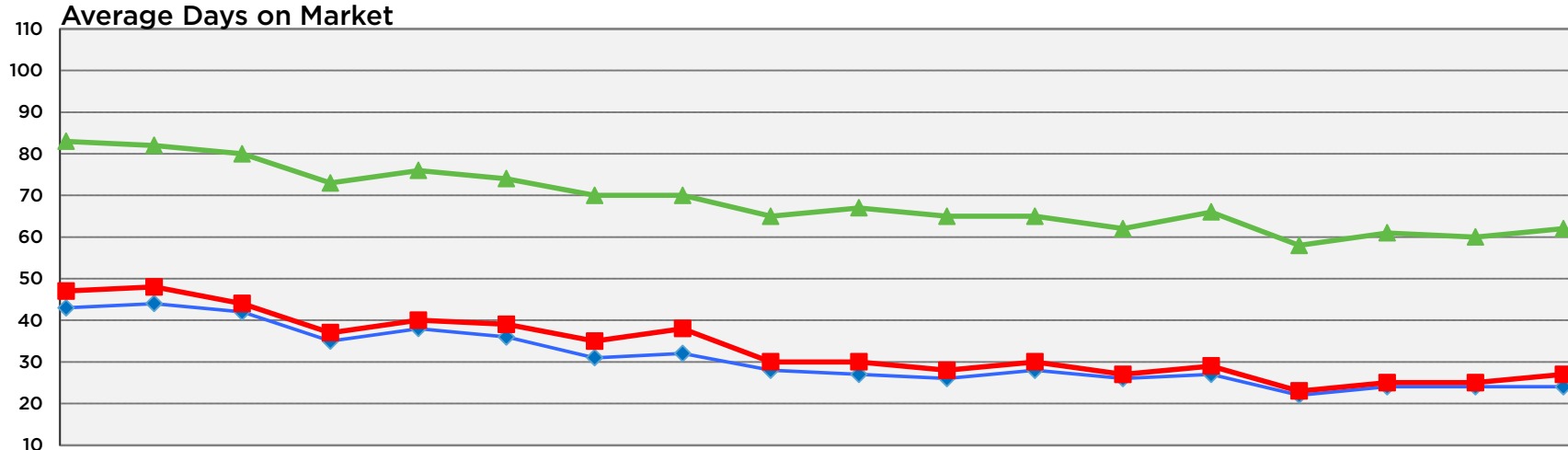


	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25
<b>Normal Sales</b>	98.9%	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%	98.7%	99.0%	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%

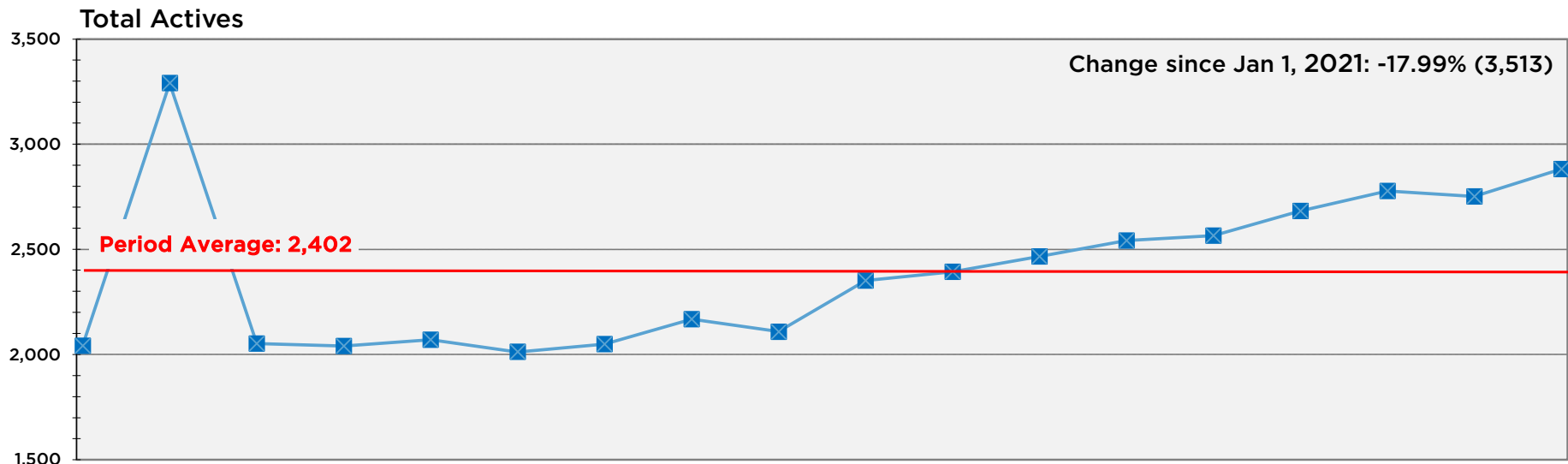


	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25
<b>BO</b>	0.7%	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%
<b>SS</b>	0.4%	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%

### Single Family Homes



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

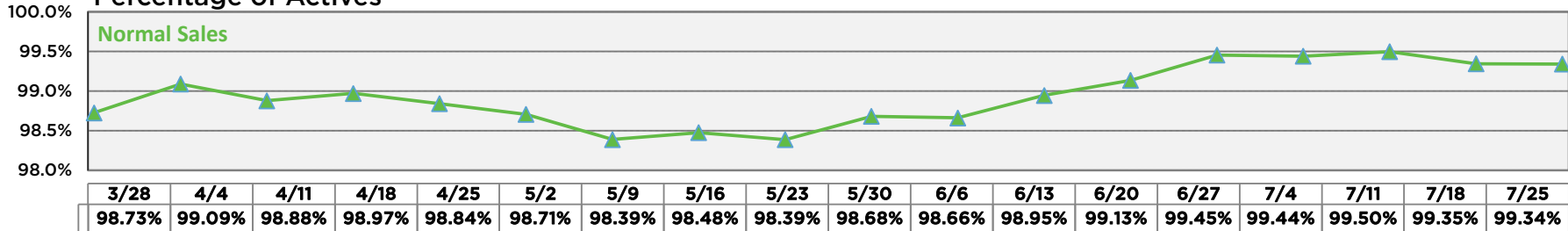


	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25
Total Actives	2,041	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565	2,682	2,777	2,751	2,881



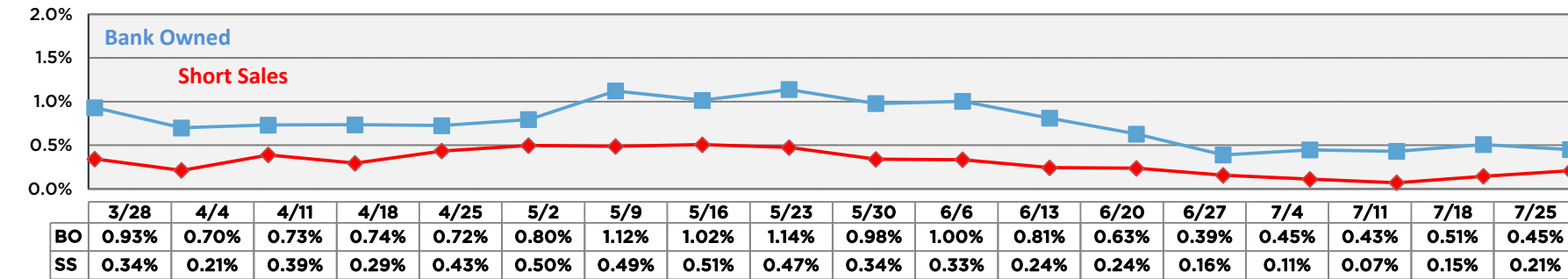
**Single Family Homes**

**Percentage of Actives**

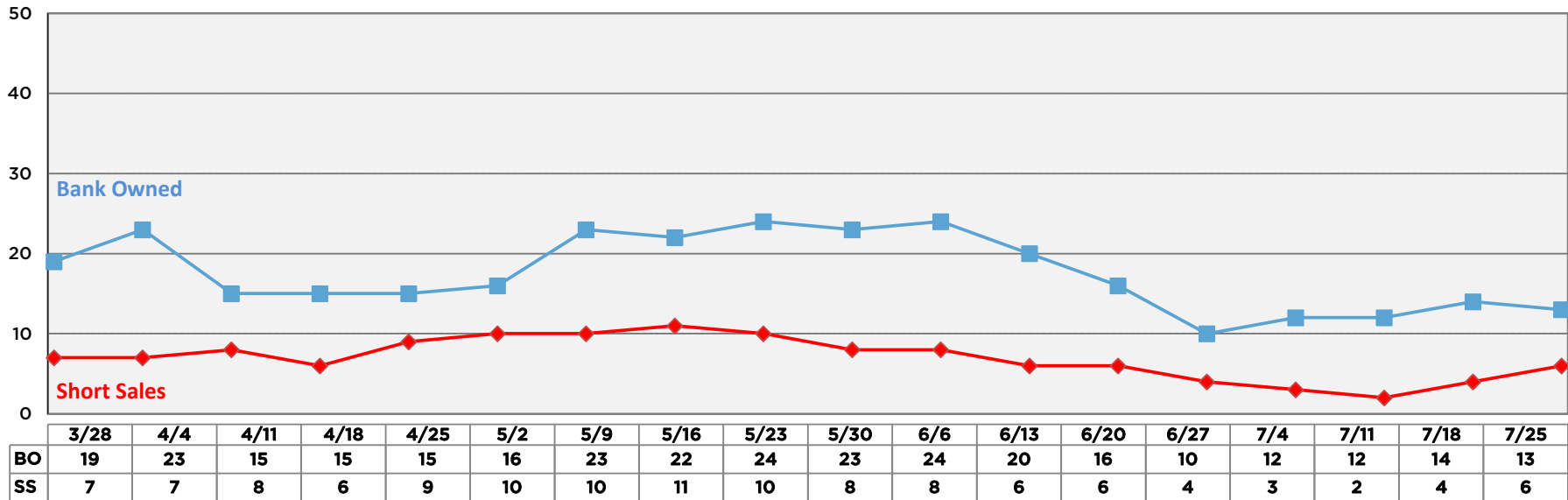


**Bank Owned**

**Short Sales**



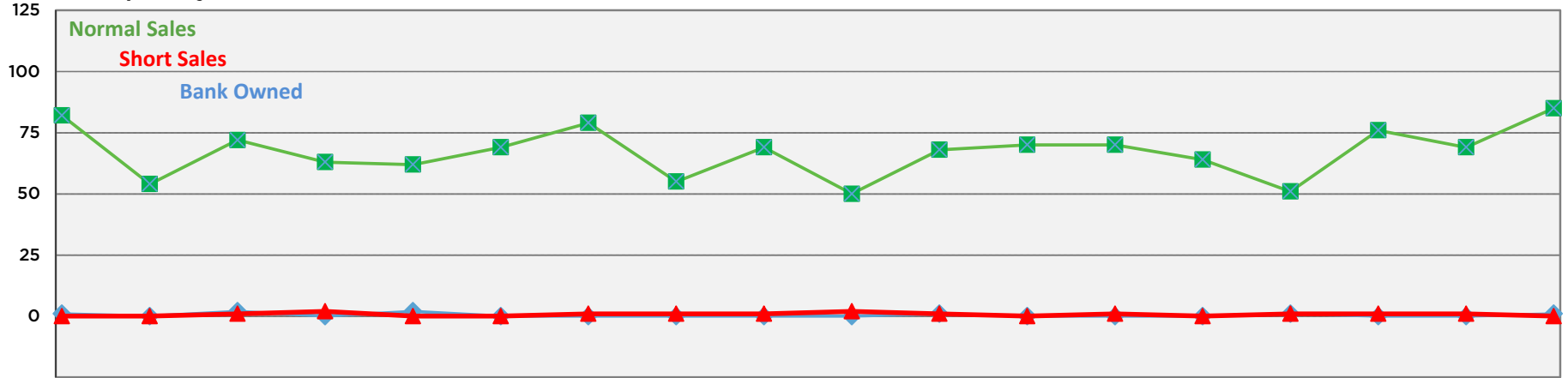
**Active Foreclosures**





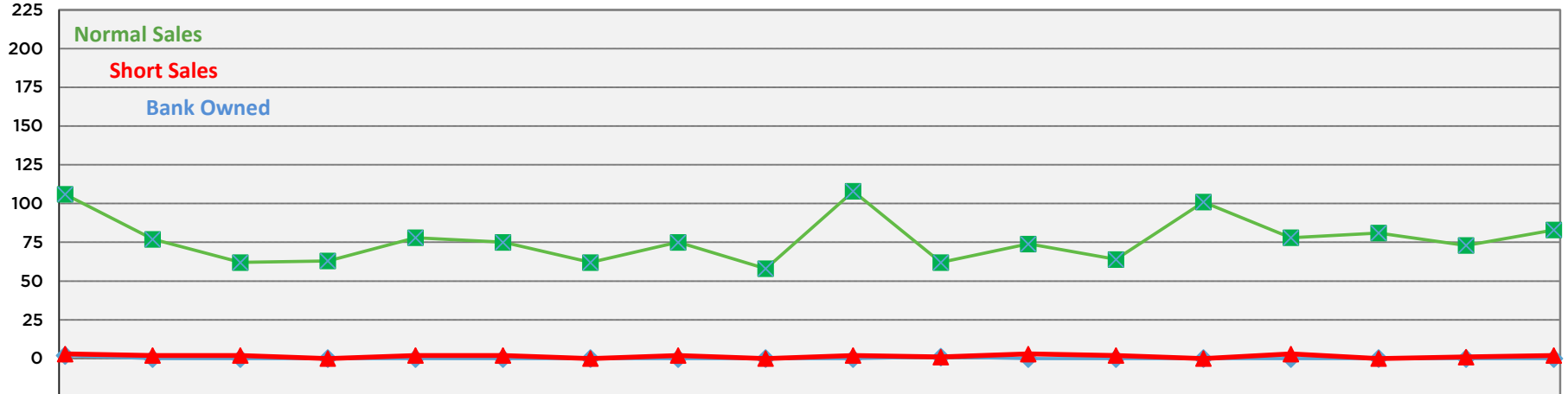
**Single Family Homes**

**Temporary Off Market**



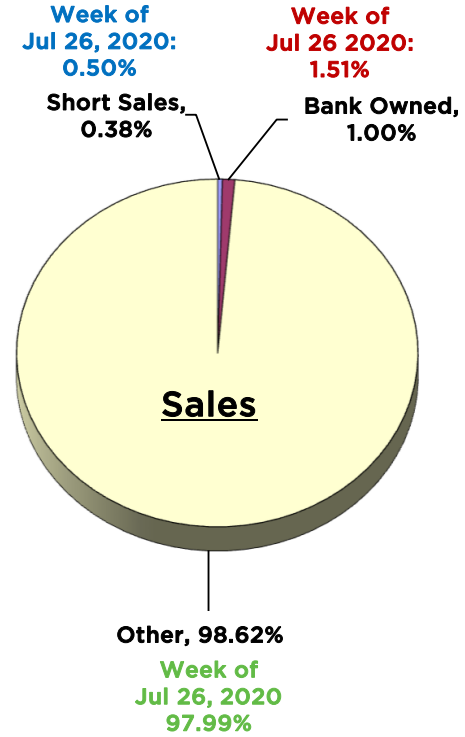
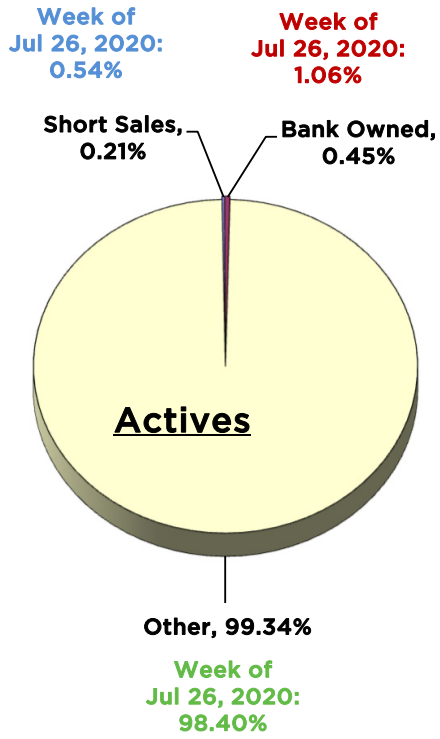
	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25
Norm	82	54	72	63	62	69	79	55	69	50	68	70	70	64	51	76	69	85
BO	1	0	2	0	2	0	0	0	0	0	1	0	0	0	1	0	0	1
SS	0	0	1	2	0	0	1	1	1	2	1	0	1	0	1	1	1	0

**Withdrawn**



	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	7/25
Norm	106	77	62	63	78	75	62	75	58	108	62	74	64	101	78	81	73	83
BO	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
SS	3	2	2	0	2	2	0	2	0	2	1	3	2	0	3	0	1	2

**Single Family Homes**



**Where are the 27 Single Family Homes available for the Median Price of \$360,000? ( ± \$500 )**

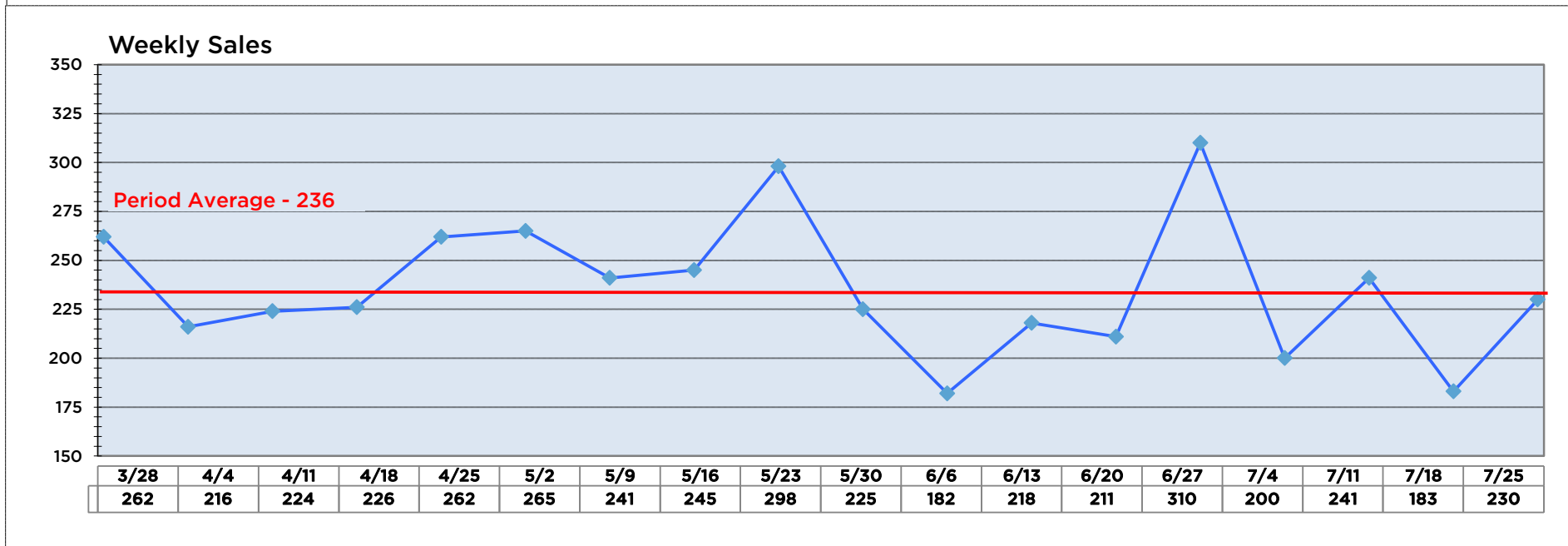
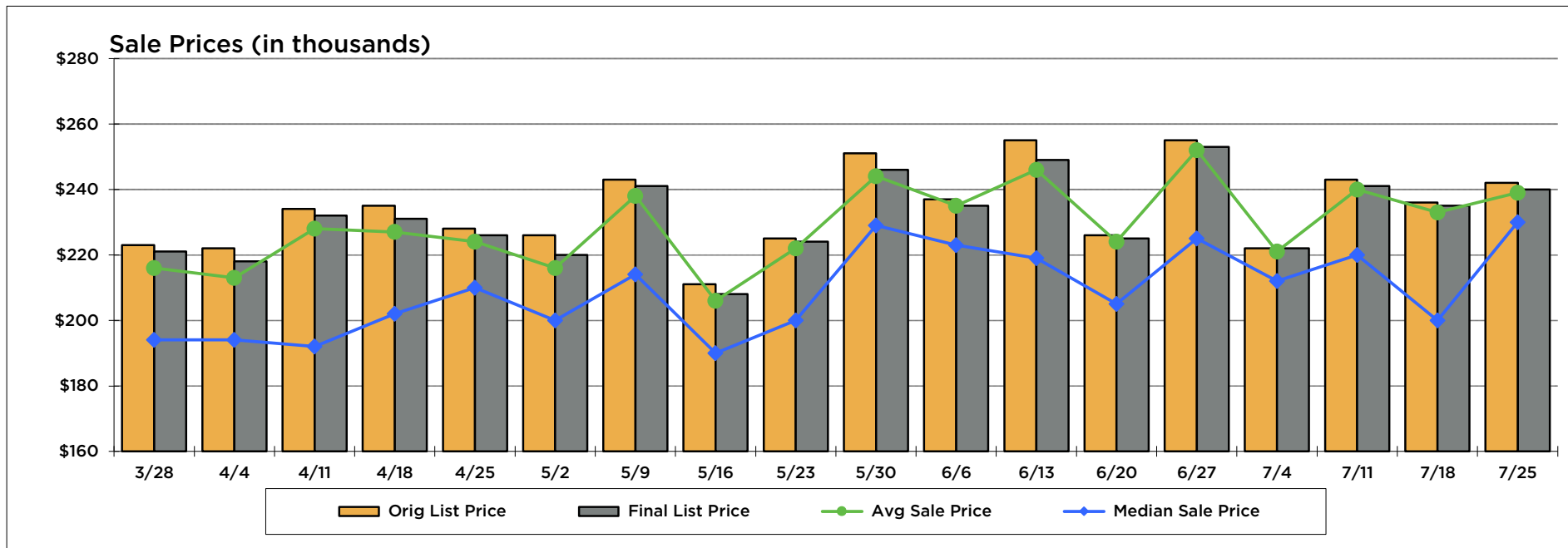
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>7</b>	<b>\$359,907</b>	<b>3.4</b>	<b>2.0</b>	<b>1,768</b>	<b>\$203.58</b>
Casselberry	32707	1	\$359,600	4.0	2.0	2,229	\$161.33
Winter Springs / Tuskawilla	32708	2	\$359,950	4.0	2.0	1,682	\$214.00
Altamonte Springs / Forest City	32714	1	\$360,000	3.0	2.0	1,757	\$204.89
Lake Mary / Heathrow	32746	3	\$359,950	3.0	2.0	1,675	\$214.90
<b>Orange County</b>		<b>9</b>	<b>\$359,944</b>	<b>3.2</b>	<b>1.9</b>	<b>1,796</b>	<b>\$200.46</b>
Apopka (North)	32712	1	\$360,000	2.0	1.0	1,244	\$289.39
Colonialtown	32803	1	\$359,900	2.0	1.0	1,215	\$296.21
Delaney / Crystal Lake	32806	1	\$359,900	3.0	2.0	1,666	\$216.03
Azalea Park	32807	1	\$359,900	4.0	3.0	2,080	\$173.03
Belle Isle / Pine Castle	32809	1	\$360,000	4.0	2.0	1,905	\$188.98
Lockhart	32810	1	\$360,000	3.0	2.0	1,529	\$235.45
Rio Pinar / Union Park	32825	1	\$359,900	3.0	2.0	2,105	\$170.97
Ocoee	34761	2	\$359,950	4.0	2.0	2,208	\$163.02
<b>Osceola County</b>		<b>1</b>	<b>\$360,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,958</b>	<b>\$183.86</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$360,000	3.0	2.0	1,958	\$183.86
<b>Lake County</b>		<b>10</b>	<b>\$359,960</b>	<b>3.5</b>	<b>2.3</b>	<b>1,928</b>	<b>\$186.69</b>
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
Clermont (South)	34714	1	\$360,000	4.0	3.0	2,387	\$150.82
Minneola	34715	1	\$359,900	2.0	2.0	1,110	\$324.23
Groveland	34736	2	\$359,950	4.0	3.0	1,954	\$184.21
Howey in the Hills	34737	1	\$360,000	4.0	2.0	1,938	\$185.76
Leesburg (East) / Haines Creek	34788	2	\$359,950	4.0	2.0	1,929	\$186.60
Yalaha	34797	1	\$359,900	3.0	2.0	2,621	\$137.31

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>230</b>	<b>132</b>	<b>36</b>	<b>51</b>	<b>8</b>	<b>3</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	230	132	36	51	8	3	0
<b>Active Listings</b>	<b>1,057</b>	<b>597</b>	<b>139</b>	<b>183</b>	<b>84</b>	<b>42</b>	<b>12</b>
Bank Owned	6	5	0	1	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	1,047	588	139	182	84	42	12
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$241,553	\$175,683	\$270,337	\$338,468	\$429,880	\$644,633	\$0
Average Final List Price	\$240,175	\$174,446	\$269,434	\$337,763	\$428,005	\$621,300	\$0
<b><i>Sale Price</i></b>							
Average Price	\$238,967	\$172,504	\$270,312	\$337,012	\$429,438	\$612,500	\$0
Median Price	\$230,000	\$178,000	\$265,850	\$334,500	\$422,750	\$622,500	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$1,378	-\$1,237	-\$903	-\$705	-\$1,875	-\$23,333	\$0
Original List to Sale Price - \$	-\$2,586	-\$3,179	-\$25	-\$1,456	-\$442	-\$32,133	\$0
Final List to Sale Price - \$	-\$1,208	-\$1,942	\$878	-\$751	\$1,433	-\$8,800	\$0
Original List to Sale Price - %	98.93%	98.19%	99.99%	99.57%	99.90%	95.02%	0.00%
Final List to Sale Price - %	99.50%	98.89%	100.33%	99.78%	100.33%	98.58%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	36	40	19	35	11	92	0
Combined Avg Days to Contract	36	42	19	36	11	92	0
Avg Days Listing to Closing	70	74	55	67	51	131	0
Avg Days Contract to Close	34	34	36	33	40	39	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	0	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,390	1,143	1,572	1,779	1,700	2,613	0



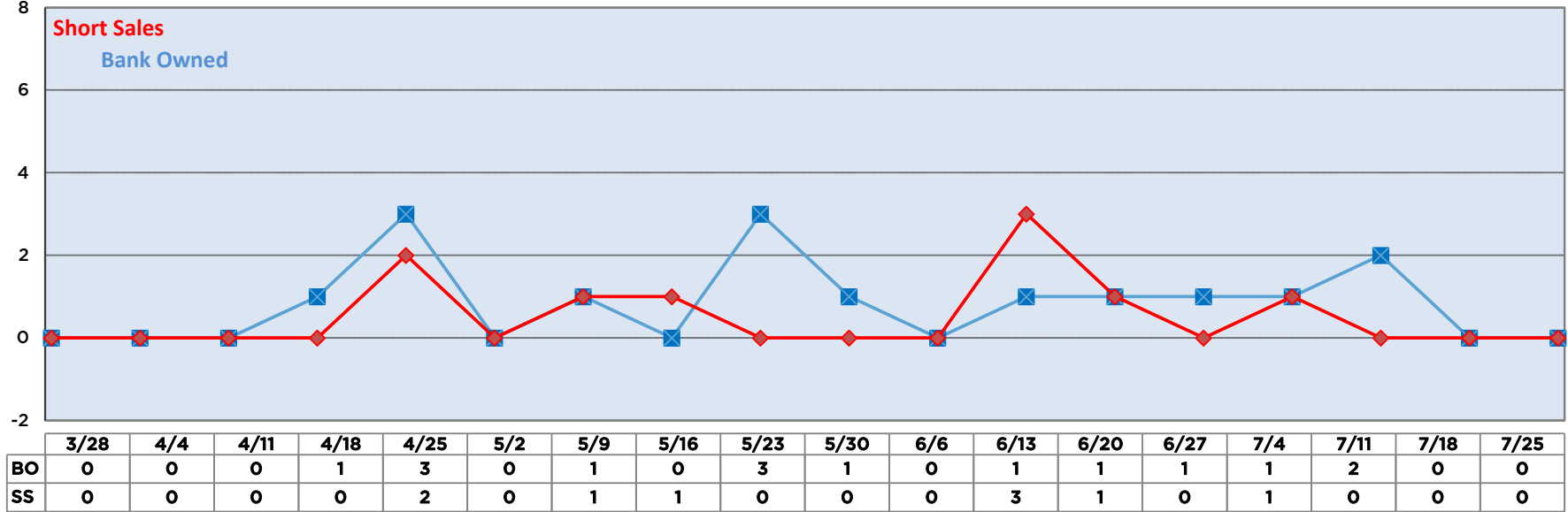
**Condos, Townhomes, Villas**



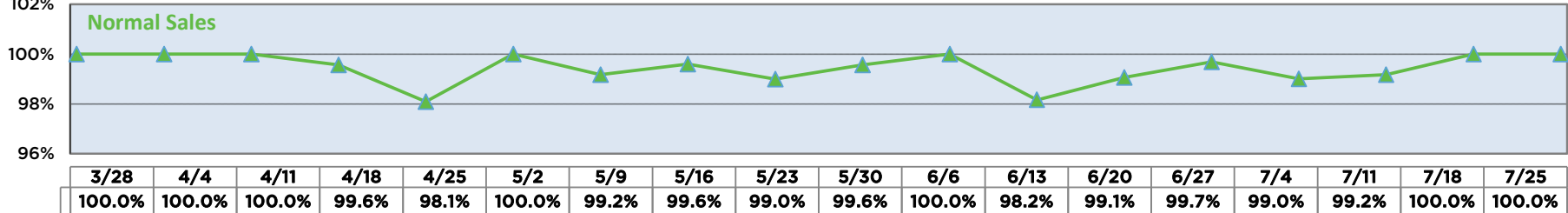


**Condos, Townhomes, Villas**

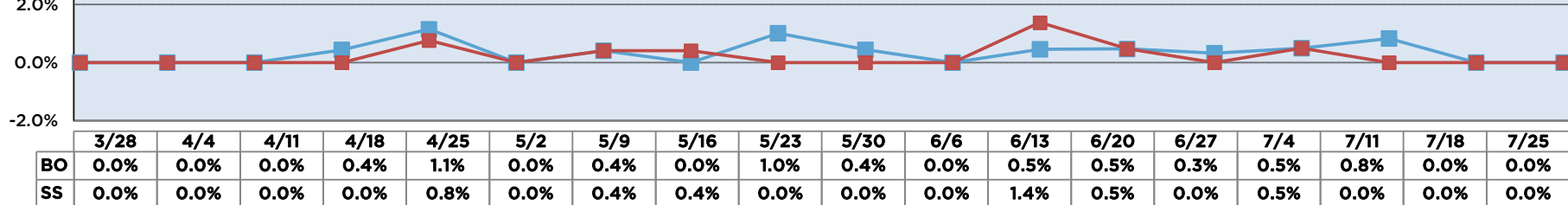
**Foreclosure Sales**



**Percentage of Sales**



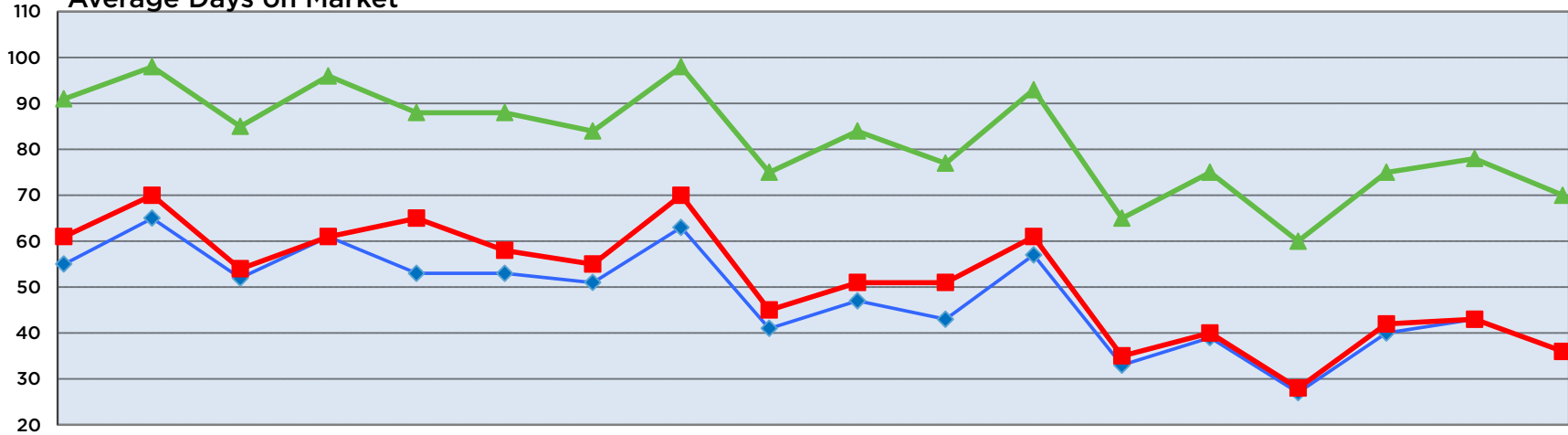
**Short Sales**  
**Bank Owned**





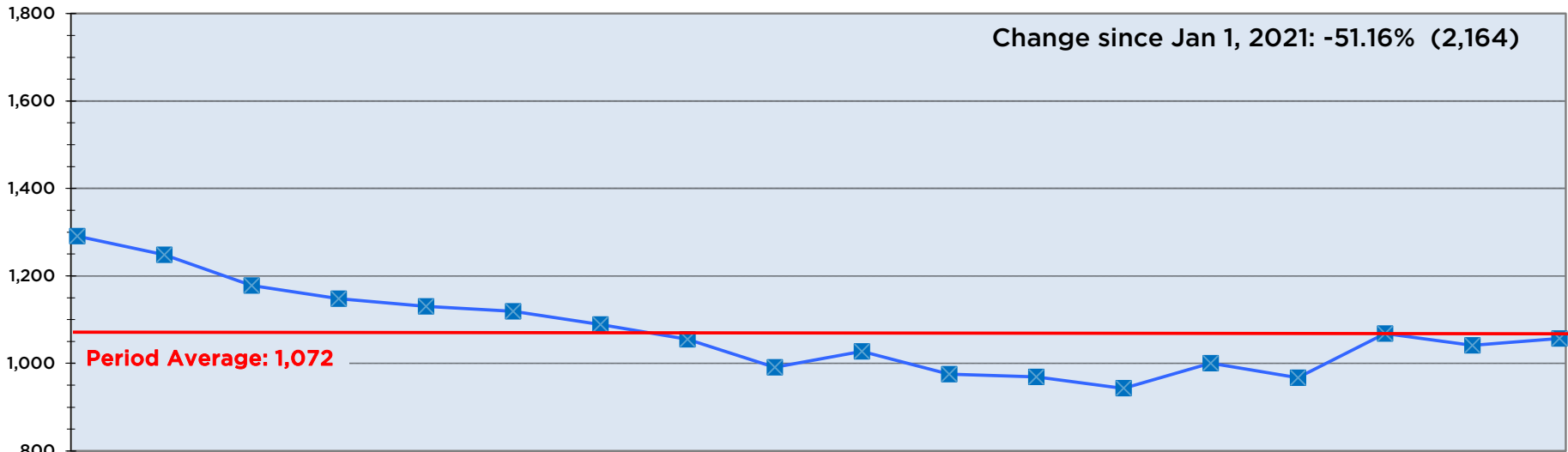
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	7/25
ListToContract	55	65	52	61	53	53	51	63	41	47	43	57	33	39	27	40	43	36
CombDaysOnMkt	61	70	54	61	65	58	55	70	45	51	51	61	35	40	28	42	43	36
ListToClose	91	98	85	96	88	88	84	98	75	84	77	93	65	75	60	75	78	70

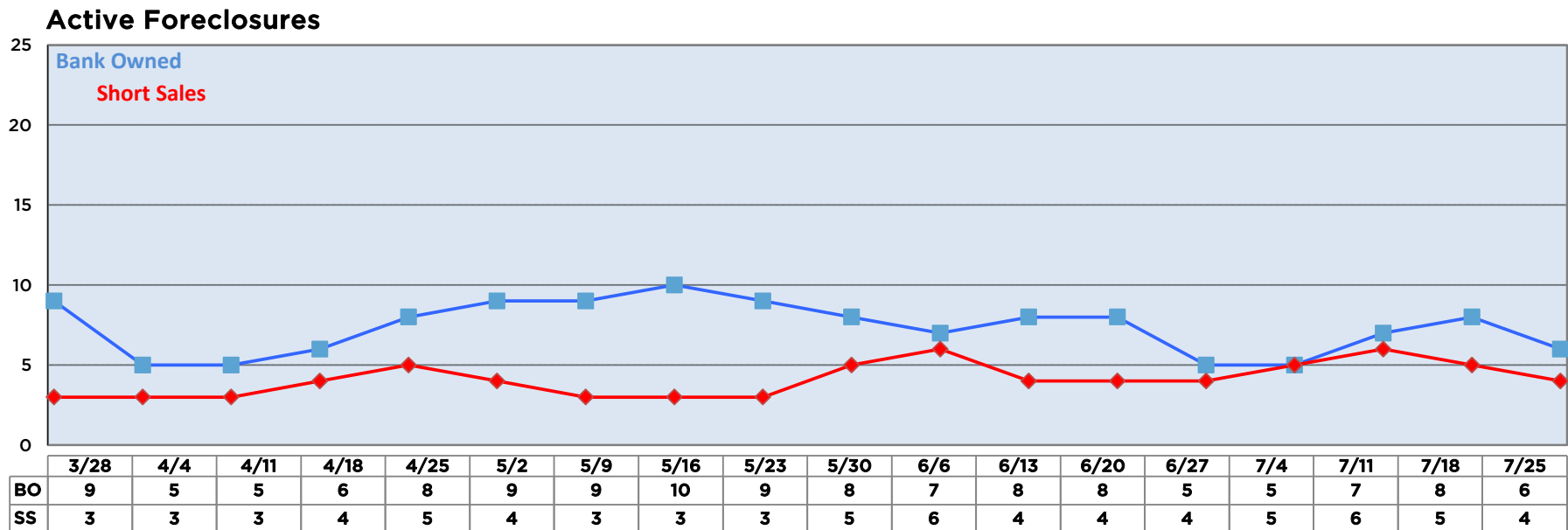
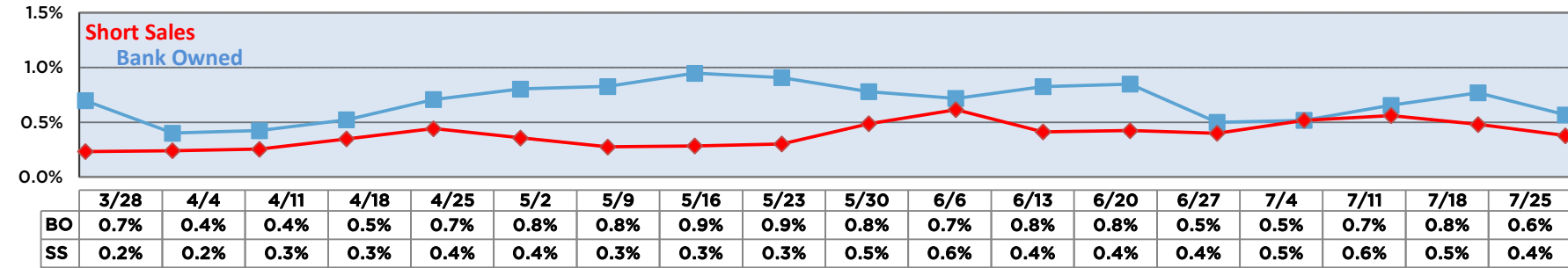
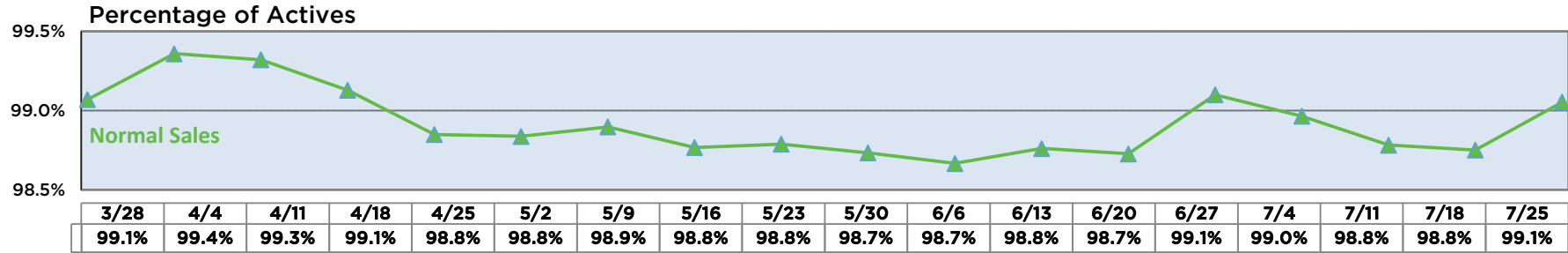
**Total Actives**



	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	7/25
Total Actives	1,291	1,248	1,178	1,148	1,130	1,119	1,089	1,055	991	1,027	975	969	943	1,000	967	1,068	1,041	1,057



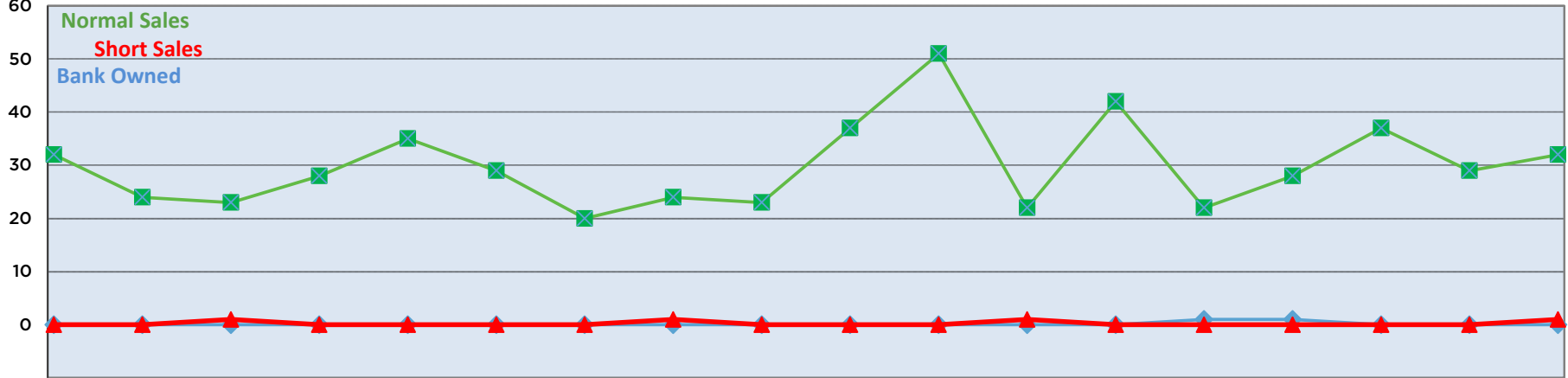
**Condos, Townhomes, Villas**





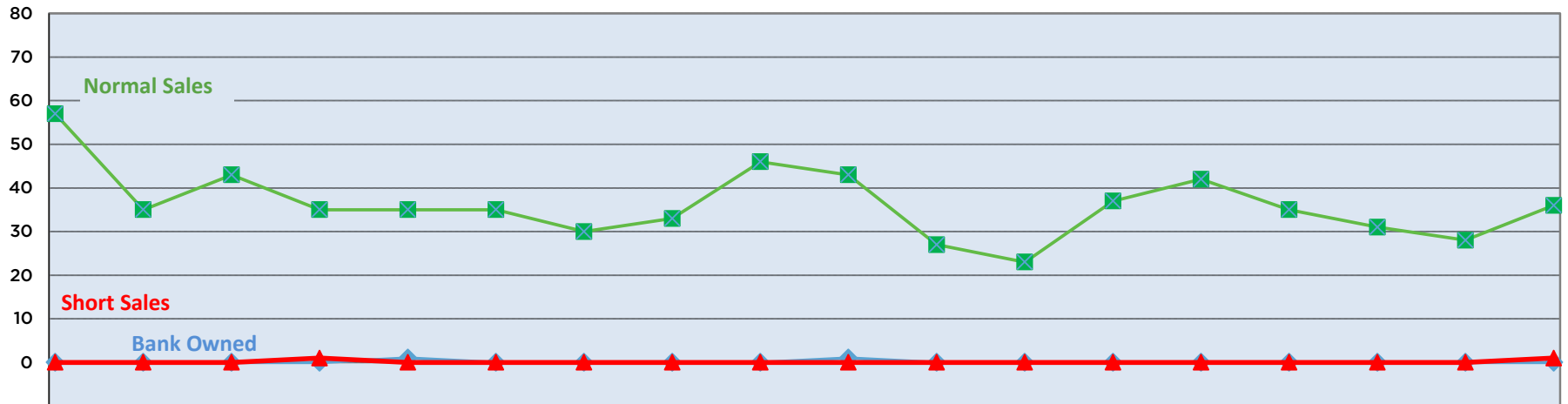
**Condos, Townhomes, Villas**

**Temporary Off Market**



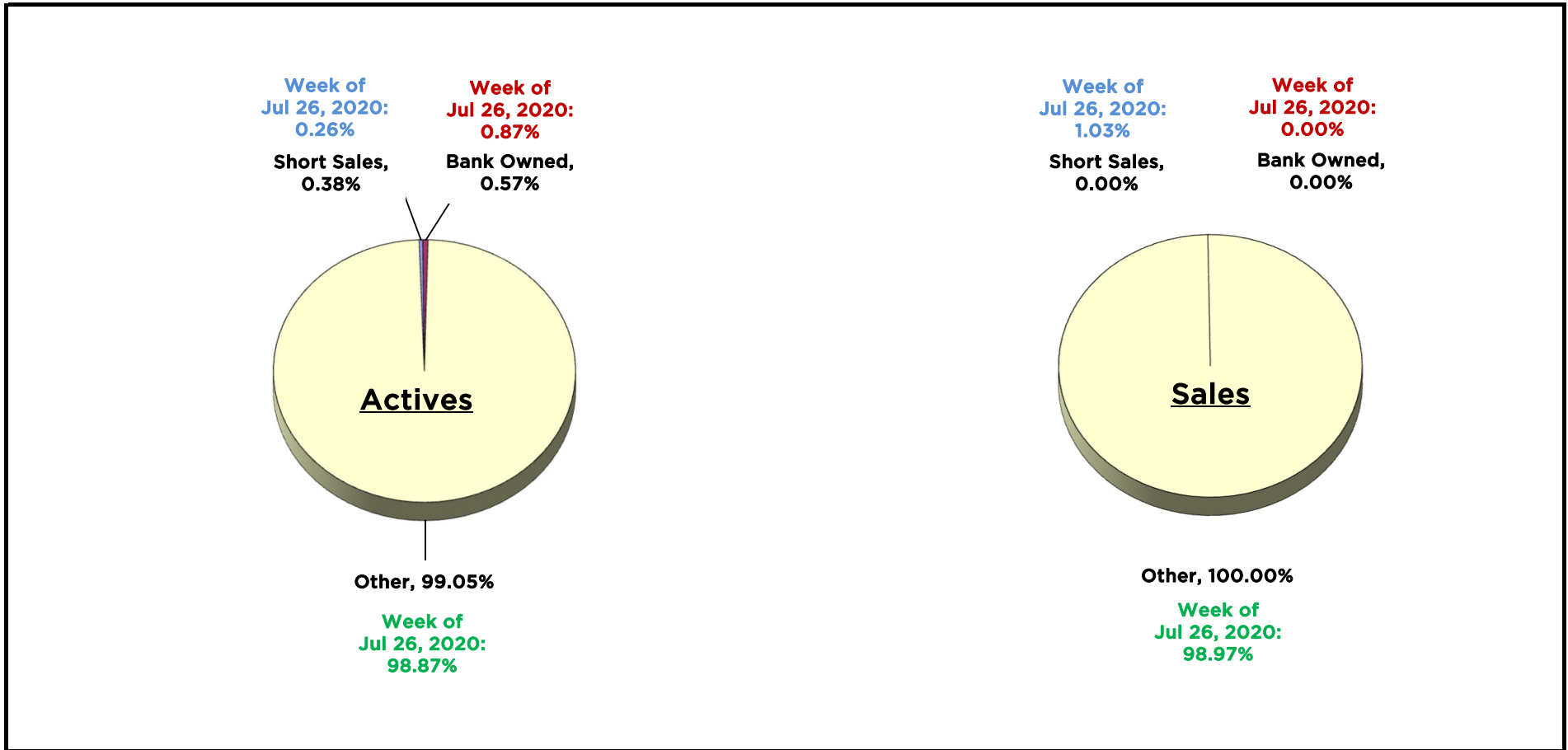
	3/28	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25
<b>Norm</b>	32	24	23	28	35	29	20	24	23	37	51	22	42	22	28	37	29	32
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
<b>SS</b>	0	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1

**Withdrawn**



	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	7/25
<b>Norm</b>	57	35	43	35	35	35	30	33	46	43	27	23	37	42	35	31	28	36
<b>BO</b>	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1

**Condos, Townhomes, Villas**



**Where are the 10 Condos, Townhomes, or Villas available for the Median Price of \$230,000? (± \$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>
<b>Seminole County</b>		<b>2</b>	<b>\$229,900</b>	<b>2.5</b>	<b>2.0</b>	<b>1,440</b>	<b>\$159.71</b>
Sanford / Lake Forest	32771	1	\$229,900	3.0	2.0	1,823	\$126.11
Sanford (South)	32773	1	\$229,900	2.0	2.0	1,056	\$217.71
<b>Orange County</b>		<b>4</b>	<b>\$229,898</b>	<b>2.0</b>	<b>2.0</b>	<b>1,077</b>	<b>\$213.46</b>
Orlando (Downtown)	32801	2	\$229,945	2.0	2.0	999	\$230.18
Hunters Creek	32837	1	\$229,900	2.0	2.0	1,094	\$210.15
Winter Garden / Oakland	34787	1	\$229,800	2.0	2.0	1,216	\$188.98
<b>Osceola County</b>		<b>4</b>	<b>\$229,950</b>	<b>3.3</b>	<b>2.8</b>	<b>1,596</b>	<b>\$144.12</b>
Kissimmee (Central)	34741	1	\$230,000	4.0	3.0	1,470	\$156.46
Kissimmee (East)	34744	1	\$229,900	3.0	2.0	1,728	\$133.04
Kissimmee / Celebration	34747	2	\$229,950	3.0	3.0	1,592	\$144.44