



Monday Morning Quarterback Summary

Week of August 1, 2021 - August 7, 2021

Single-family existing homes

- Sales of single-family homes decreased to 589 during the week of Aug 1, from 799 the week prior
- The median price of single family homes increased to \$370,000, a change of 2.8%
- The number of single-family home foreclosure transactions decreased to 4 last week, from 8 the week of Jul 25
- The number of single-family home short-sale transactions decreased to 0 from 3 the week prior
- Single-family inventory decreased by 14, and now sits at 2,867

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 213 during the week of Aug 1, from 230 the week prior
- The median price of condos, townhomes, and villas remains constant at \$230,000
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 0 the week of Jul 25
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 19, and now sits at 1,076

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	589	90	70	180	92	132	25
Bank Owned	4	1	1	1	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	585	89	69	179	92	131	25
Active Listings	2,867	431	277	633	492	755	279
Bank Owned	18	9	3	2	1	3	0
Short Sales	5	2	1	1	1	0	0
Other	2,844	420	273	630	490	752	279
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$447,559	\$203,222	\$273,556	\$343,245	\$438,680	\$629,209	\$1,639,012
Average Final List Price	\$443,276	\$202,152	\$270,941	\$342,115	\$438,230	\$623,854	\$1,587,332

Sale Price

Average Price	\$441,757	\$197,749	\$272,555	\$345,547	\$441,858	\$621,318	\$1,538,200
Median Price	\$370,000	\$209,500	\$270,200	\$345,000	\$445,000	\$588,000	\$1,375,000

Price Differences

<i>Original to Final</i> List Price	-\$4,283	-\$1,070	-\$2,615	-\$1,130	-\$450	-\$5,355	-\$51,680
<i>Original</i> List to <i>Sale</i> Price - \$	-\$5,802	-\$5,473	-\$1,001	\$2,302	\$3,178	-\$7,891	-\$100,812
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,519	-\$4,403	\$1,614	\$3,432	\$3,628	-\$2,536	-\$49,132
<i>Original</i> List to <i>Sale</i> Price - %	98.70%	97.31%	99.63%	100.67%	100.72%	98.75%	93.85%
<i>Final</i> List to <i>Sale</i> Price - %	99.66%	97.82%	100.60%	101.00%	100.83%	99.59%	96.90%

Days on the Market

Avg Days Listing to Contract	21	35	15	17	17	21	42
Combined Avg Days to Contract	23	36	15	17	17	28	42
Avg Days Listing to Closing	59	73	53	53	51	60	88
Avg Days Contract to Close	37	37	38	36	34	39	46

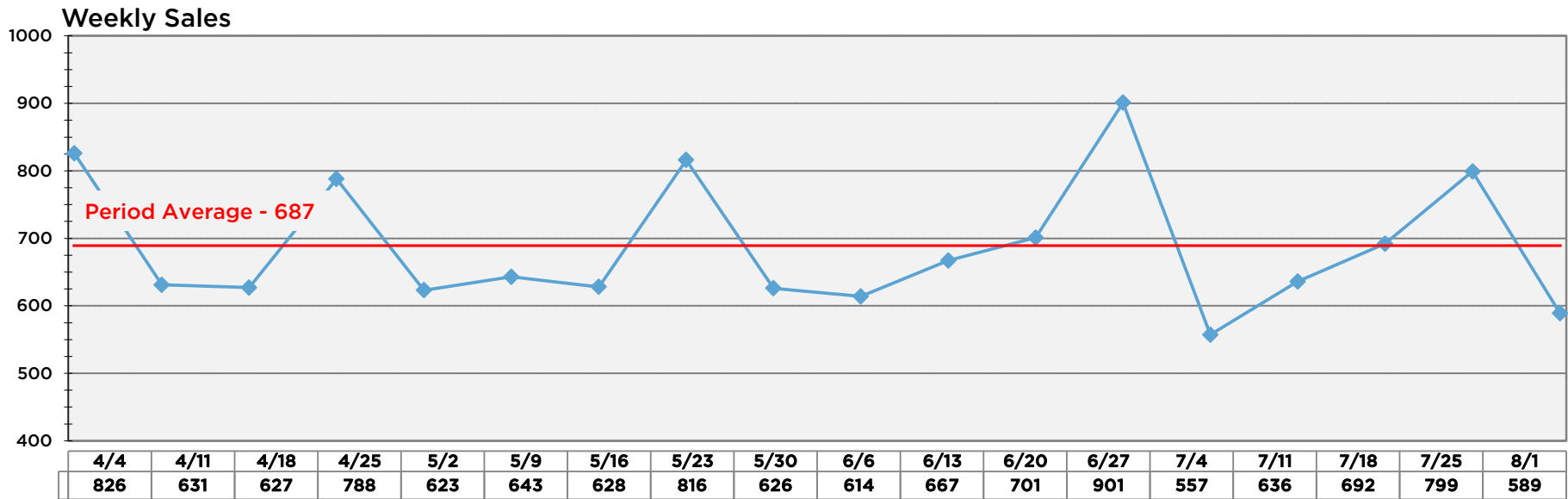
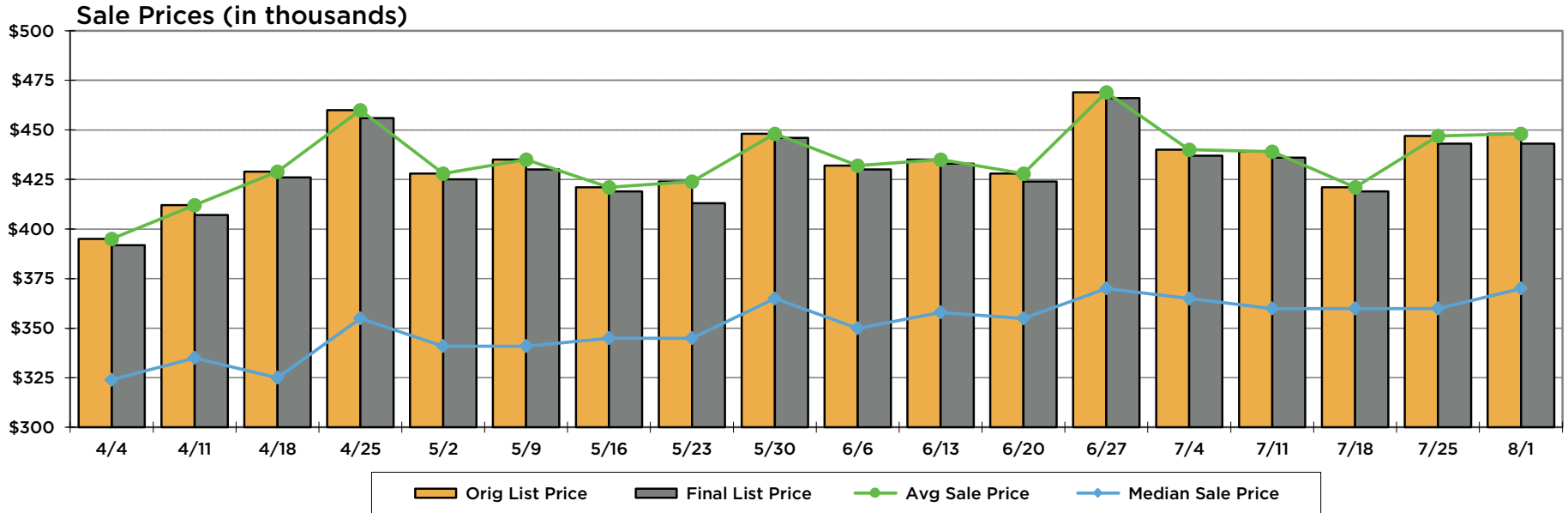
Beds / Baths

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

Square Footage

Average Square Feet	2,251	1,286	1,494	1,950	2,412	3,098	4,959
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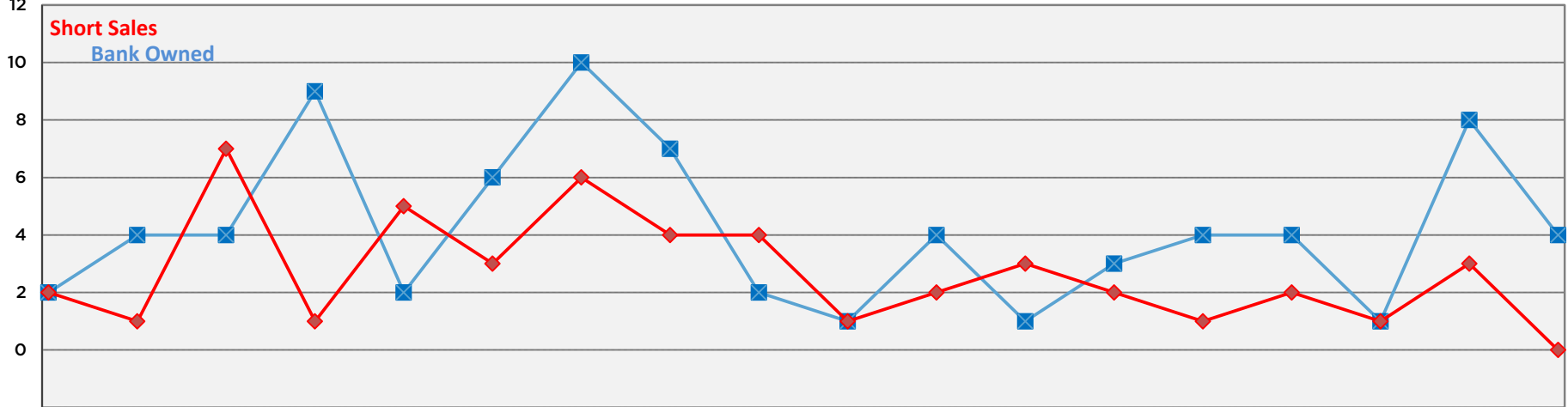
Single Family Homes





Single Family Homes

Foreclosure Sales

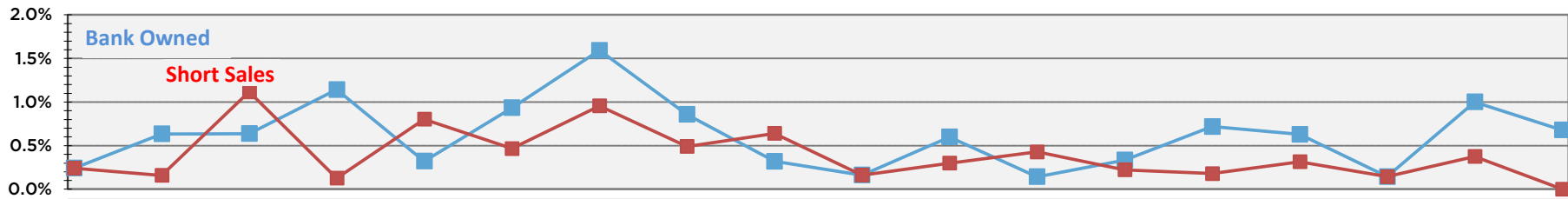


BO	2	4	4	9	2	6	10	7	2	1	4	1	3	4	4	1	8	4
SS	2	1	7	1	5	3	6	4	4	1	2	3	2	1	2	1	3	0

Percentage of Sales



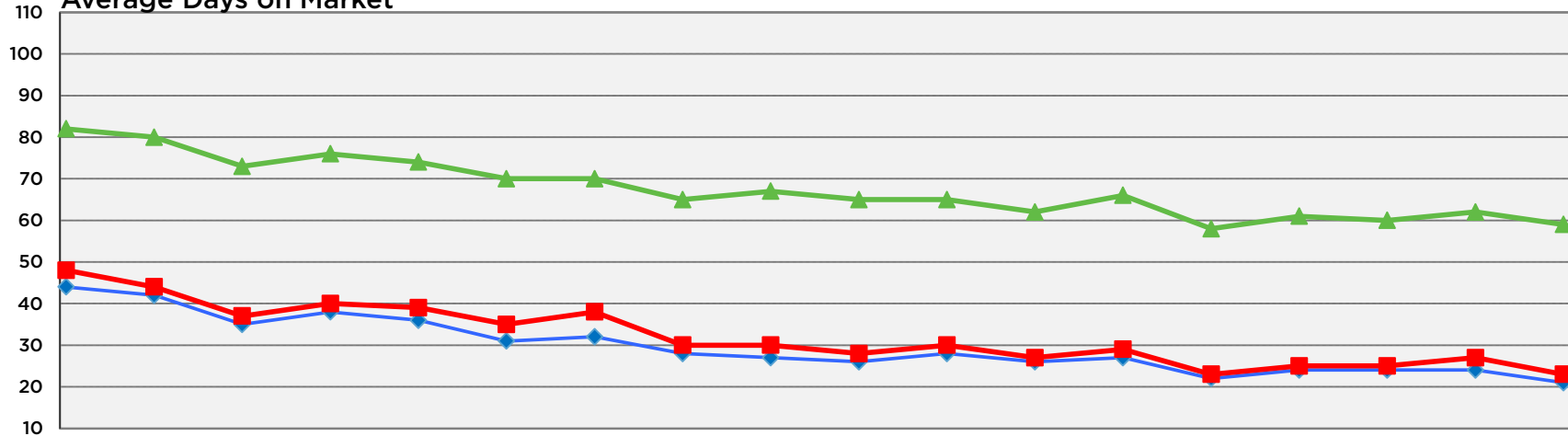
BO	99.5%	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%	98.7%	99.0%	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%
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BO	0.2%	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%
SS	0.2%	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%

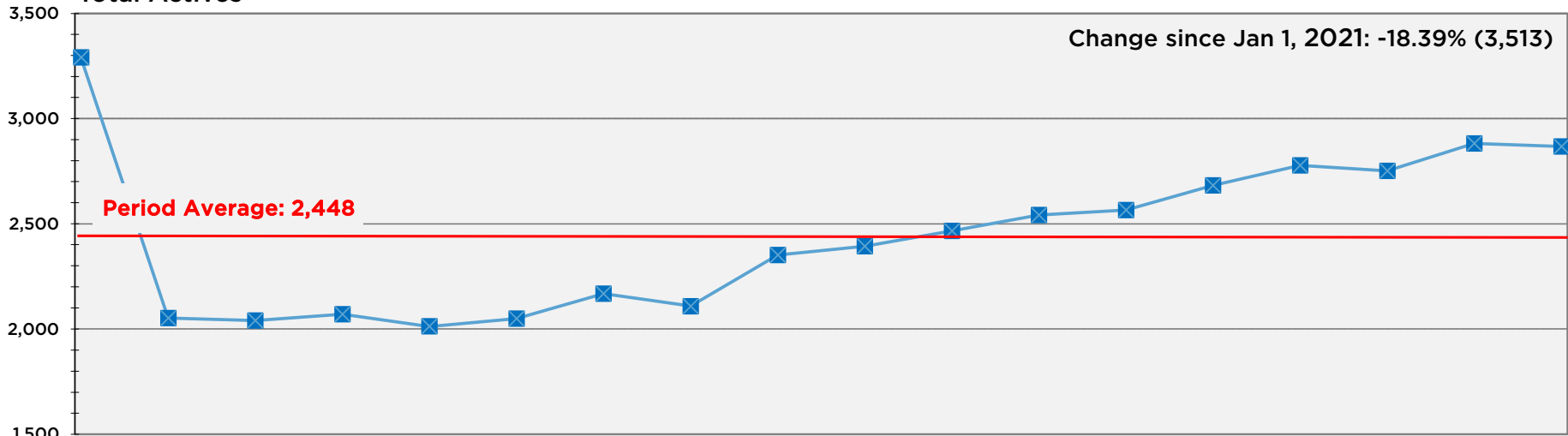
Single Family Homes

Average Days on Market



	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	8/1
ListToContract	44	42	35	38	36	31	32	28	27	26	28	26	27	22	24	24	24	21
CombDaysOnMkt	48	44	37	40	39	35	38	30	30	28	30	27	29	23	25	25	27	23
ListToClose	82	80	73	76	74	70	70	65	67	65	65	62	66	58	61	60	62	59

Total Actives

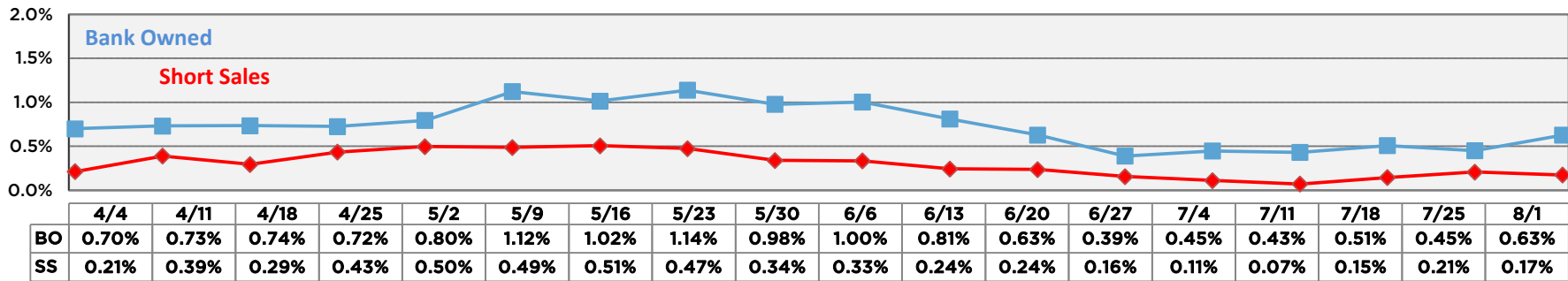
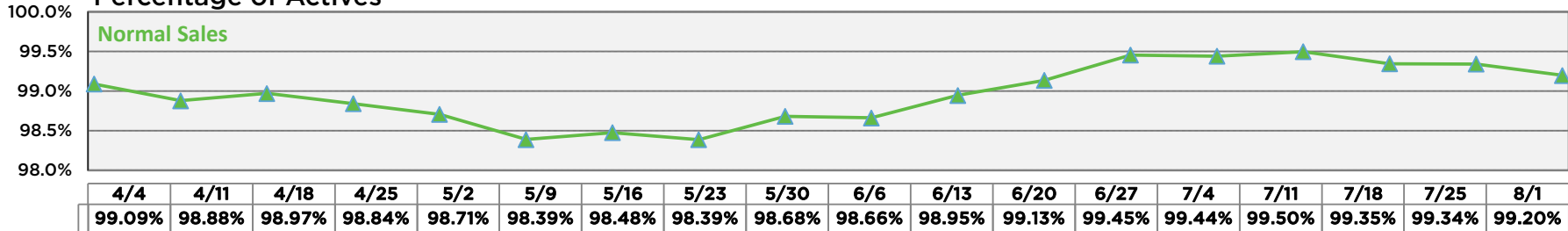


	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1
Total Actives	3,290	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565	2,682	2,777	2,751	2,881	2,867

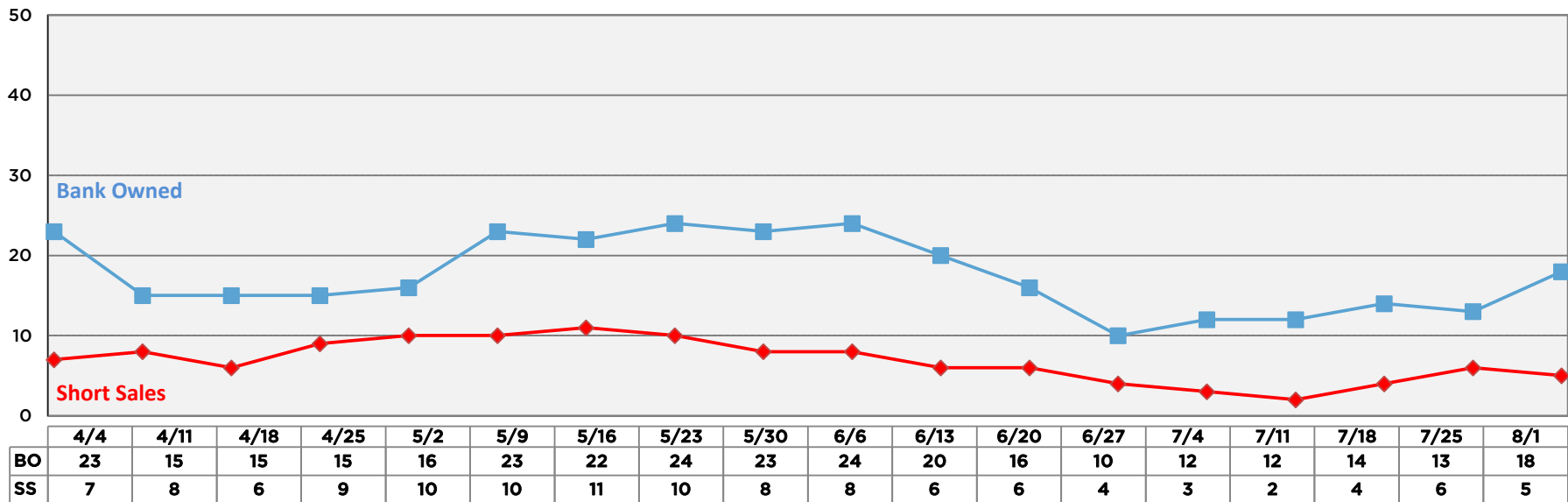


Single Family Homes

Percentage of Actives



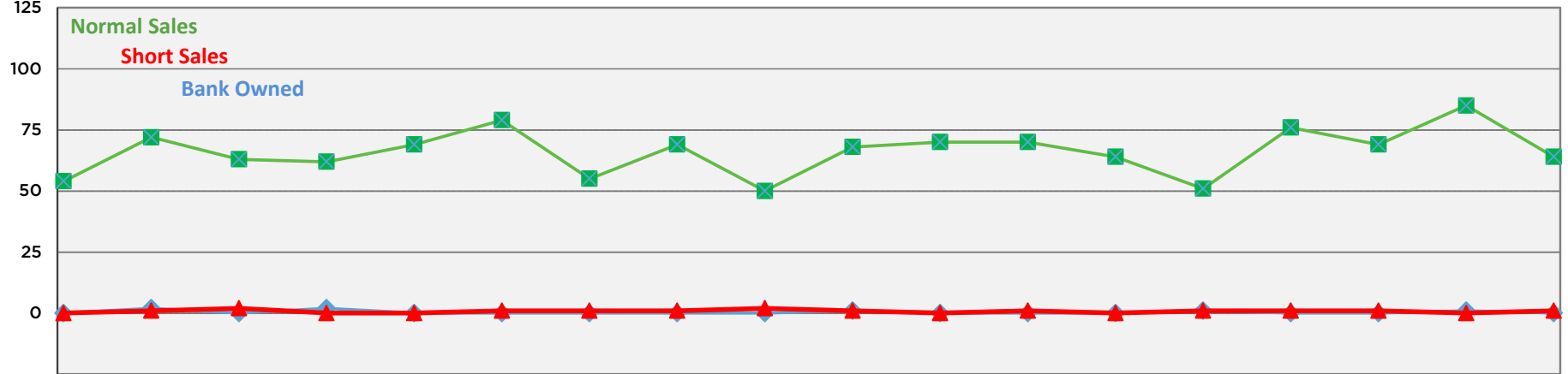
Active Foreclosures





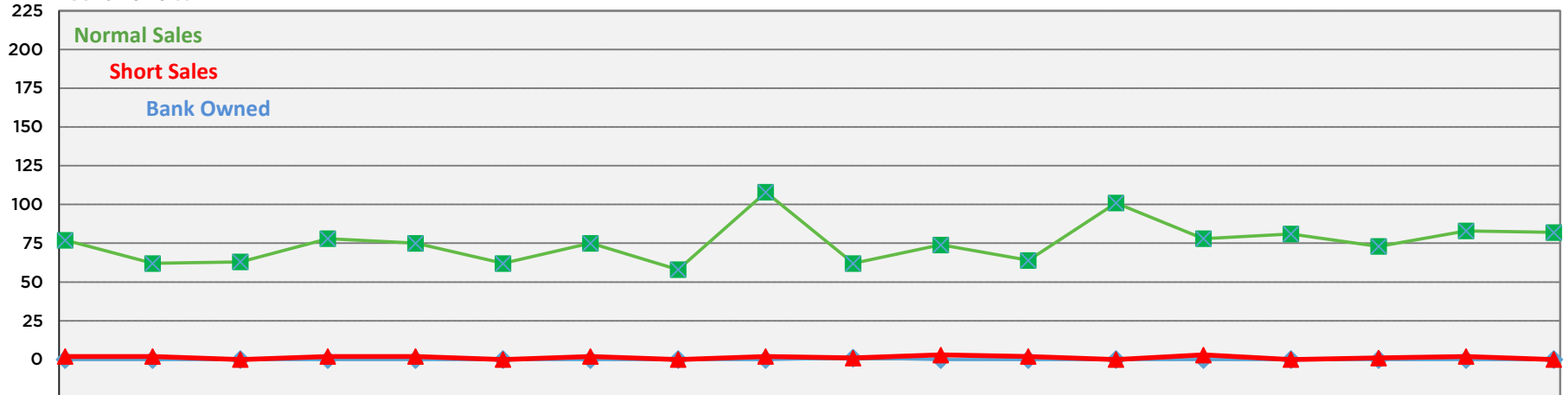
Single Family Homes

Temporary Off Market



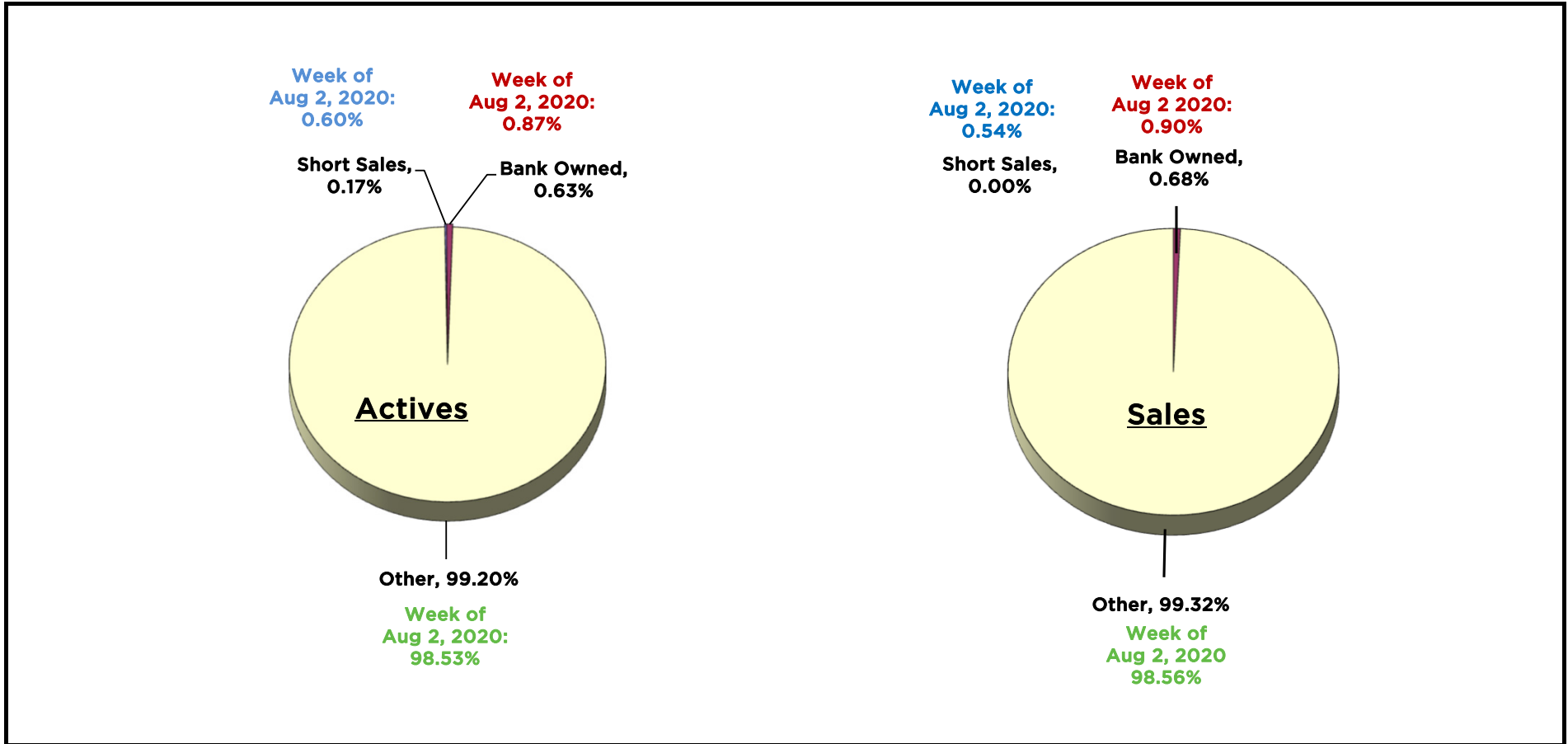
	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1
Norm	54	72	63	62	69	79	55	69	50	68	70	70	64	51	76	69	85	64
BO	0	2	0	2	0	0	0	0	0	1	0	0	0	1	0	0	1	0
SS	0	1	2	0	0	1	1	1	2	1	0	1	0	1	1	1	0	1

Withdrawn



	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	8/1
Norm	77	62	63	78	75	62	75	58	108	62	74	64	101	78	81	73	83	82
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
SS	2	2	0	2	2	0	2	0	2	1	3	2	0	3	0	1	2	0

Single Family Homes



Where are the 28 Single Family Homes available for the Median Price of \$370,000? (± \$500)

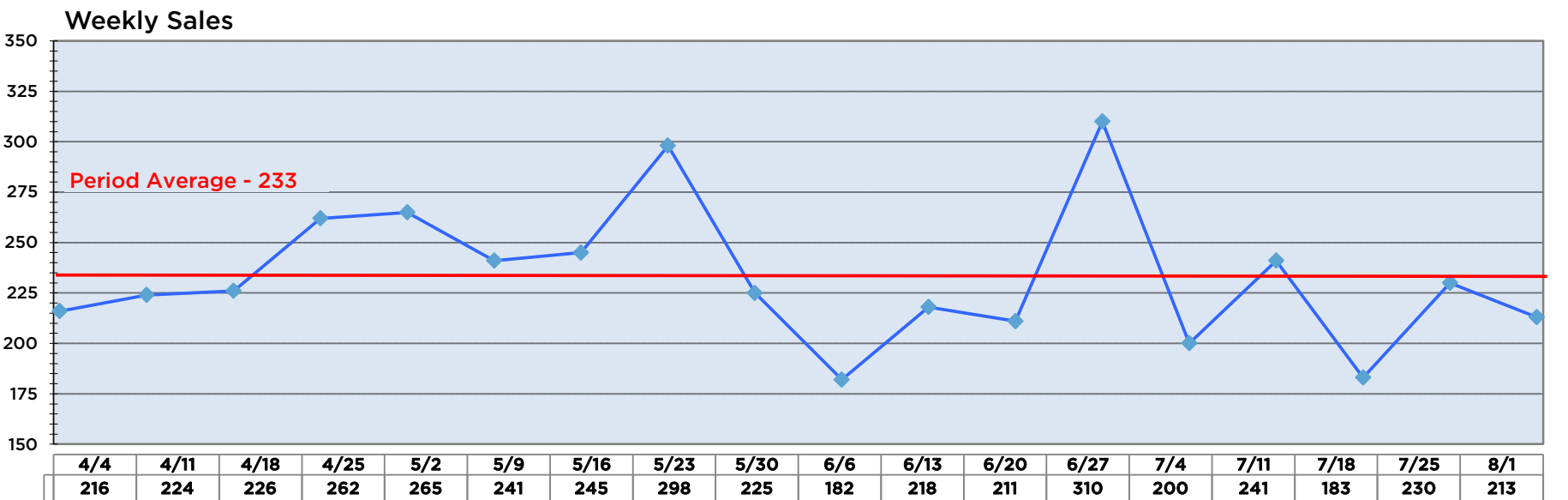
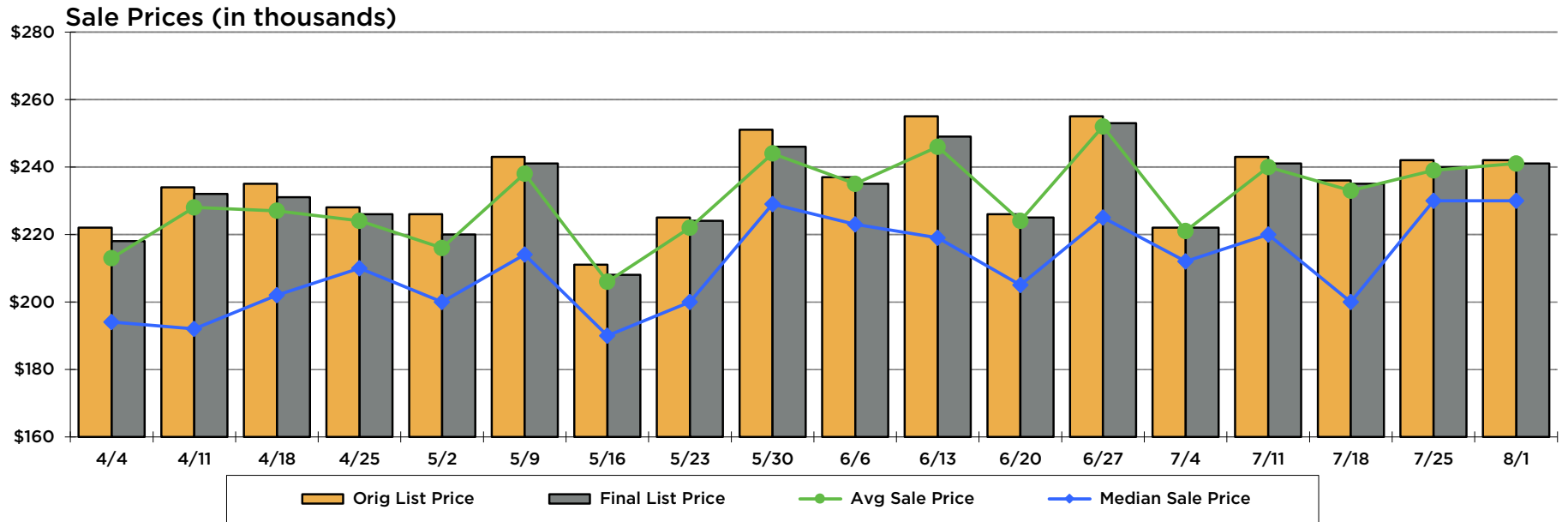
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$369,950	3.5	2.5	1,850	\$200.01
Winter Springs / Tuskawilla	32708	2	\$370,000	3.0	2.0	1,629	\$227.13
Altamonte Springs / Forest City	32714	2	\$369,900	4.0	3.0	2,030	\$182.22
Lake Mary / Heathrow	32746	1	\$369,900	3.0	2.0	1,669	\$221.63
Longwood (East)	32750	1	\$370,000	4.0	3.0	2,111	\$175.27
Orange County		13	\$369,977	3.4	2.2	1,772	\$208.80
Apopka / Hunt Club	32703	1	\$370,000	4.0	3.0	3,009	\$122.96
Apopka (North)	32712	1	\$370,000	4.0	3.0	2,000	\$185.00
College Park	32804	2	\$369,950	3.0	2.0	1,317	\$280.90
Delaney / Crystal Lake	32806	3	\$369,967	3.0	2.0	1,663	\$222.47
Union Park	32817	2	\$370,000	4.0	2.0	1,789	\$206.82
Hiawassee	32818	1	\$370,000	5.0	2.0	2,295	\$161.22
Waterford Lakes	32828	1	\$370,000	4.0	2.0	1,972	\$187.63
Dr Phillips / Bay Vista	32836	2	\$369,950	2.0	2.0	1,279	\$289.25
Osceola County		3	\$369,967	3.7	2.3	1,949	\$189.86
Davenport	33896	1	\$370,000	3.0	2.0	1,738	\$212.89
Kissimmee (East)	34744	1	\$370,000	4.0	3.0	2,566	\$144.19
Kissimmee / Celebration	34747	1	\$369,900	4.0	2.0	1,542	\$239.88
Lake County		6	\$369,867	3.0	2.0	2,115	\$174.85
Clermont (Central)	34711	4	\$369,850	3.0	2.0	2,002	\$184.74
Groveland	34736	1	\$369,900	3.0	2.0	1,866	\$198.23
Leesburg (West)	34748	1	\$369,900	3.0	2.0	2,818	\$131.26

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	213	123	44	32	11	3	0
Bank Owned	3	2	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	210	121	43	32	11	3	0
Active Listings	1,076	612	129	195	89	38	13
Bank Owned	7	6	0	1	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,065	603	129	193	89	38	13
Months of Inventory	1	1	1	1	2	3	0
<i>List Price</i>							
Average Original List Price	\$241,798	\$176,007	\$275,400	\$337,184	\$438,418	\$689,967	\$0
Average Final List Price	\$240,798	\$175,665	\$275,140	\$337,170	\$440,236	\$648,300	\$0
<i>Sale Price</i>							
Average Price	\$240,543	\$176,031	\$274,867	\$337,584	\$436,864	\$627,167	\$0
Median Price	\$230,000	\$176,000	\$275,000	\$337,500	\$435,000	\$647,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$1,000	-\$342	-\$260	-\$14	\$1,818	-\$41,667	\$0
Original List to Sale Price - \$	-\$1,255	\$24	-\$533	\$400	-\$1,554	-\$62,800	\$0
Final List to Sale Price - \$	-\$255	\$366	-\$273	\$414	-\$3,372	-\$21,133	\$0
Original List to Sale Price - %	99.48%	100.01%	99.81%	100.12%	99.65%	90.90%	0.00%
Final List to Sale Price - %	99.89%	100.21%	99.90%	100.12%	99.23%	96.74%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	42	44	16	39	25	441	0
Combined Avg Days to Contract	43	47	16	39	25	441	0
Avg Days Listing to Closing	80	82	52	76	67	490	0
Avg Days Contract to Close	37	37	35	36	41	48	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	0	0	0
<i>Square Footage</i>							
Average Square Feet	1,399	1,159	1,570	1,795	2,028	2,212	0



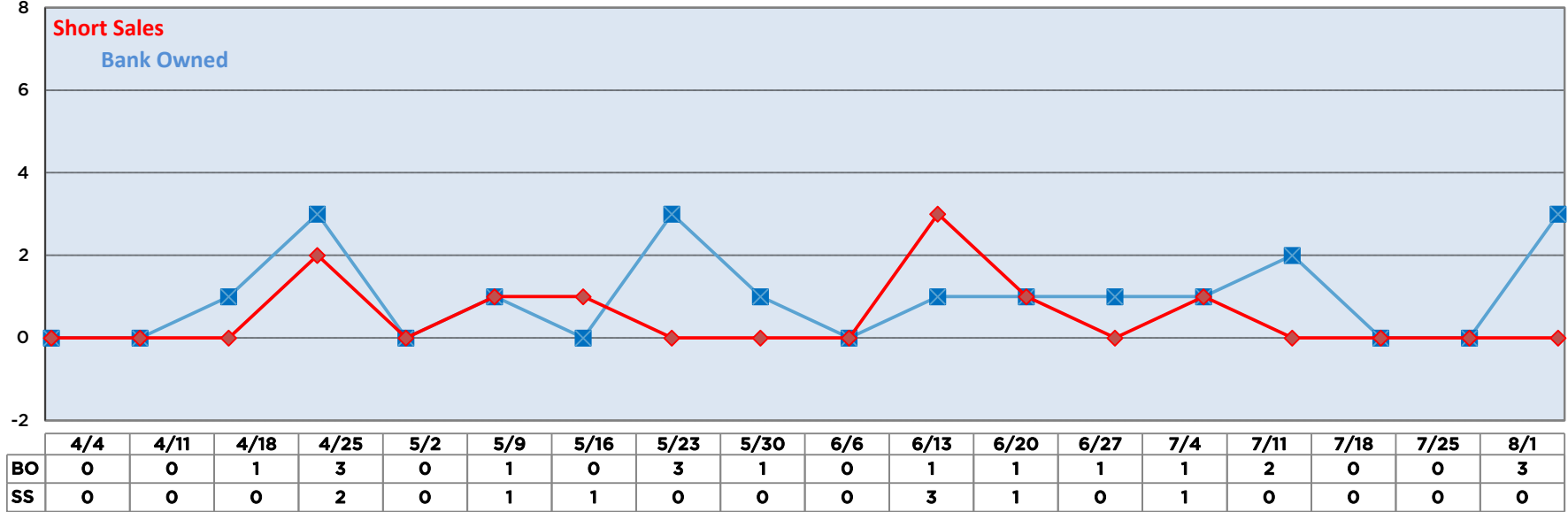
Condos, Townhomes, Villas



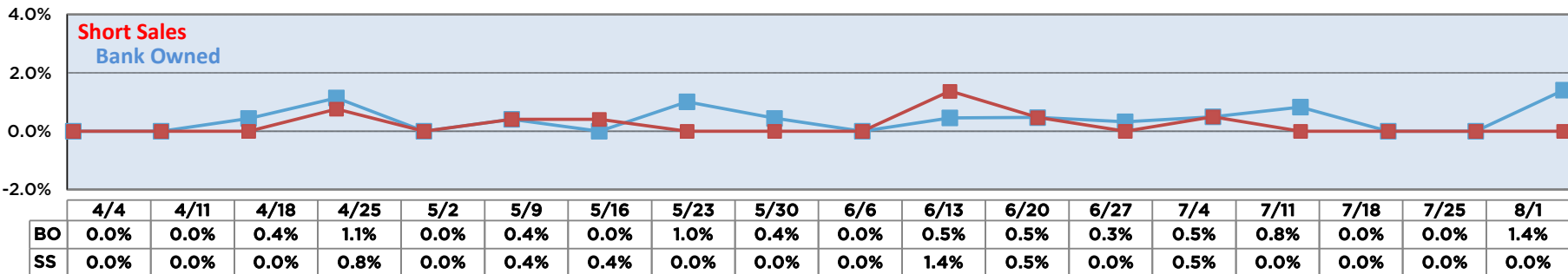
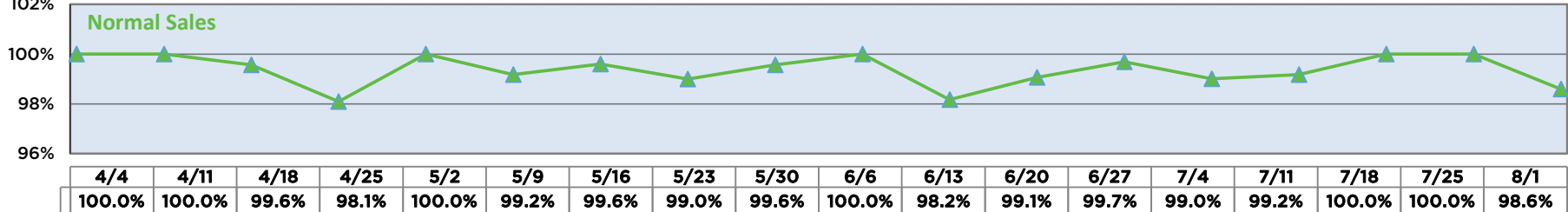


Condos, Townhomes, Villas

Foreclosure Sales

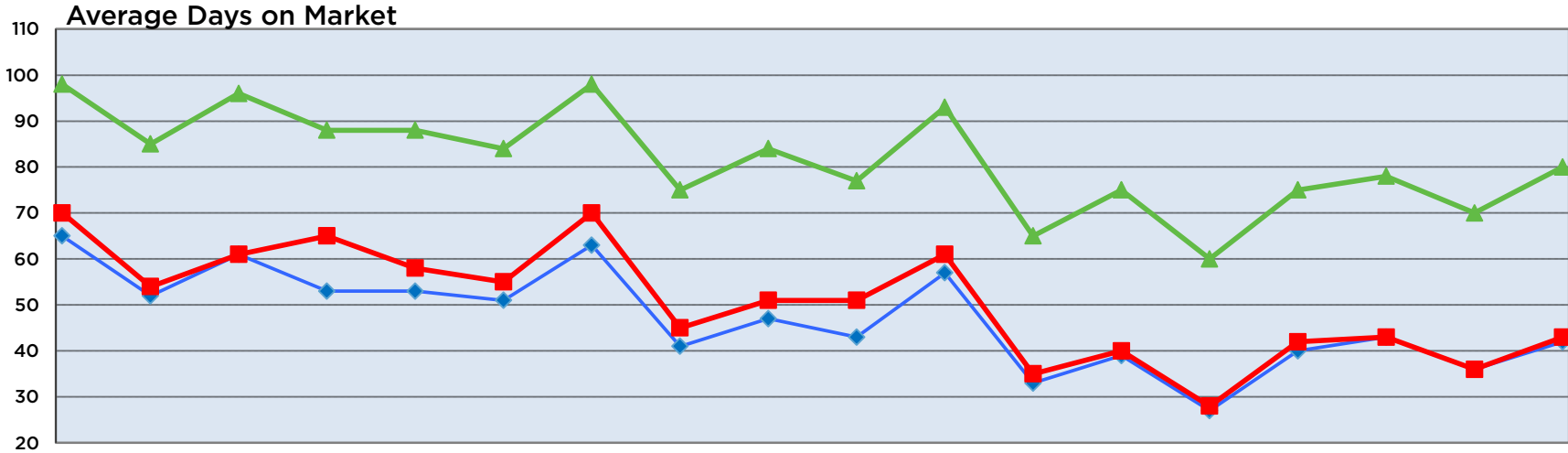


Percentage of Sales

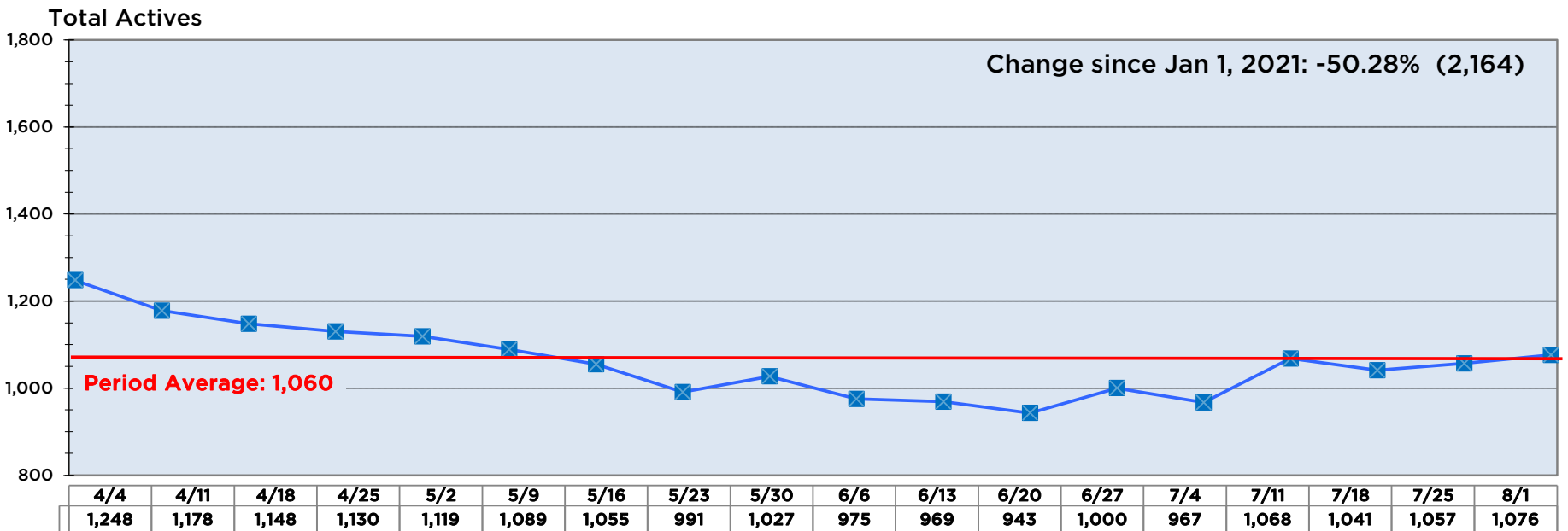




Condos, Townhomes, Villas



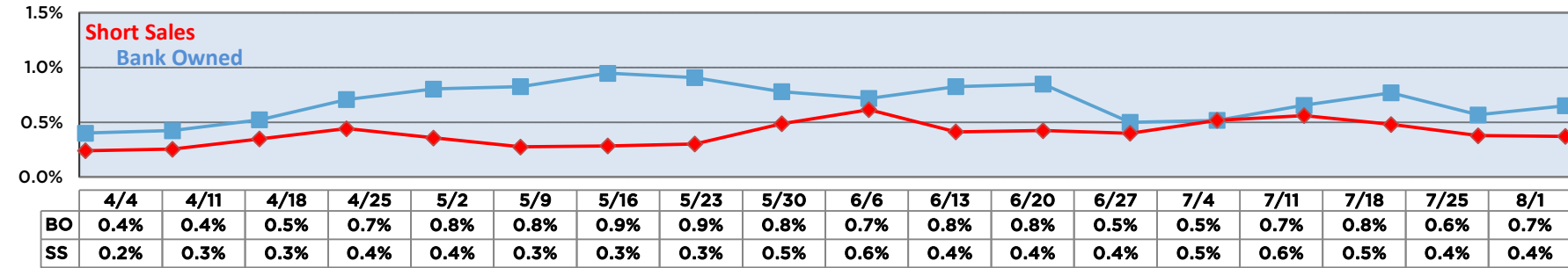
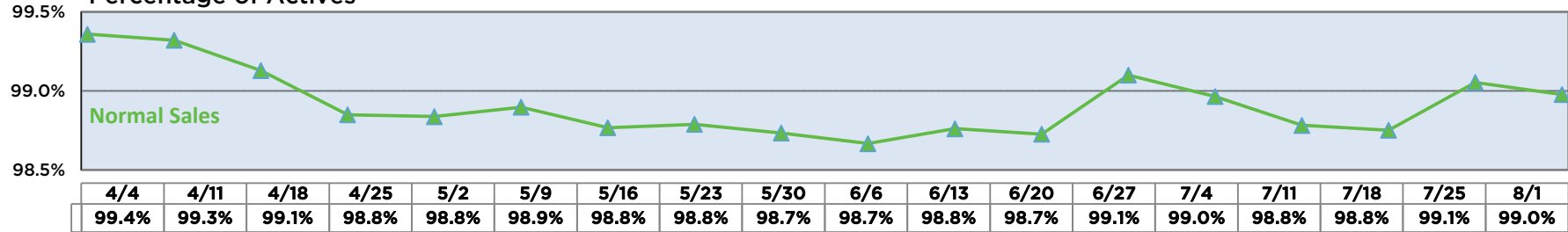
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ListToContract	65	52	61	53	53	51	63	41	47	43	57	33	39	27	40	43	36	42
CombDaysOnMkt	70	54	61	65	58	55	70	45	51	51	61	35	40	28	42	43	36	43
ListToClose	98	85	96	88	88	84	98	75	84	77	93	65	75	60	75	78	70	80



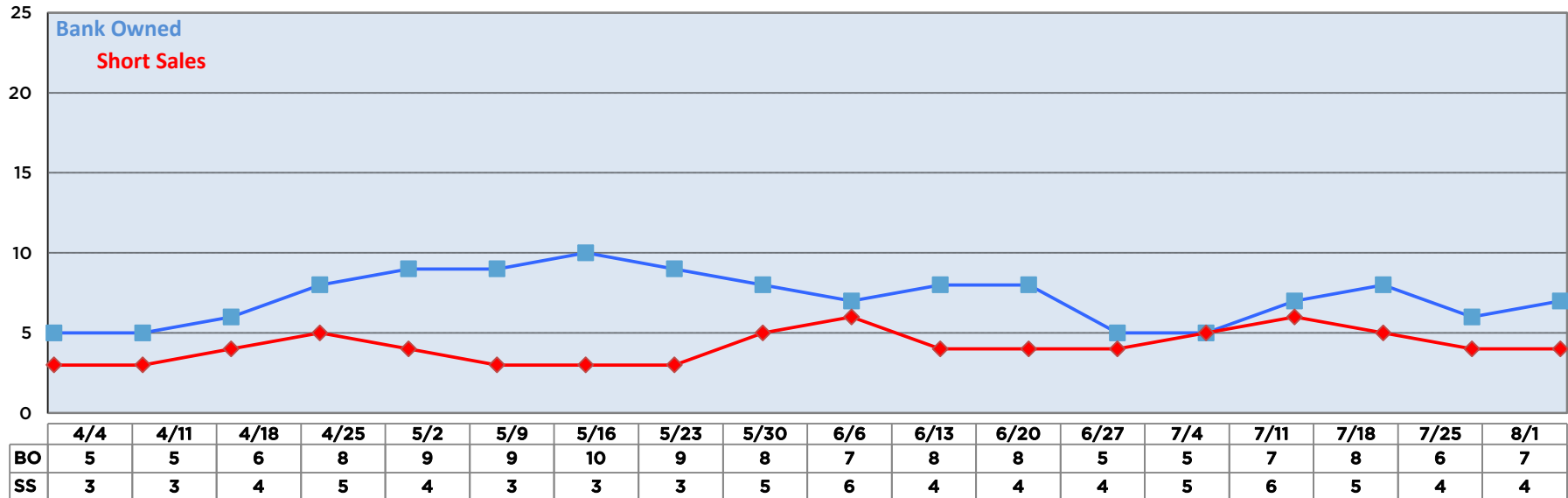


Condos, Townhomes, Villas

Percentage of Actives



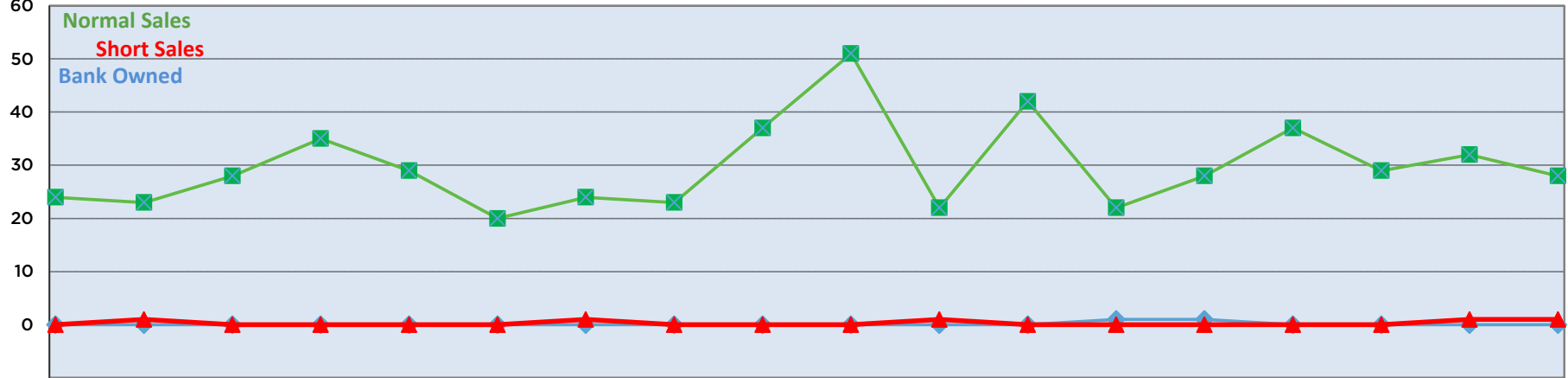
Active Foreclosures





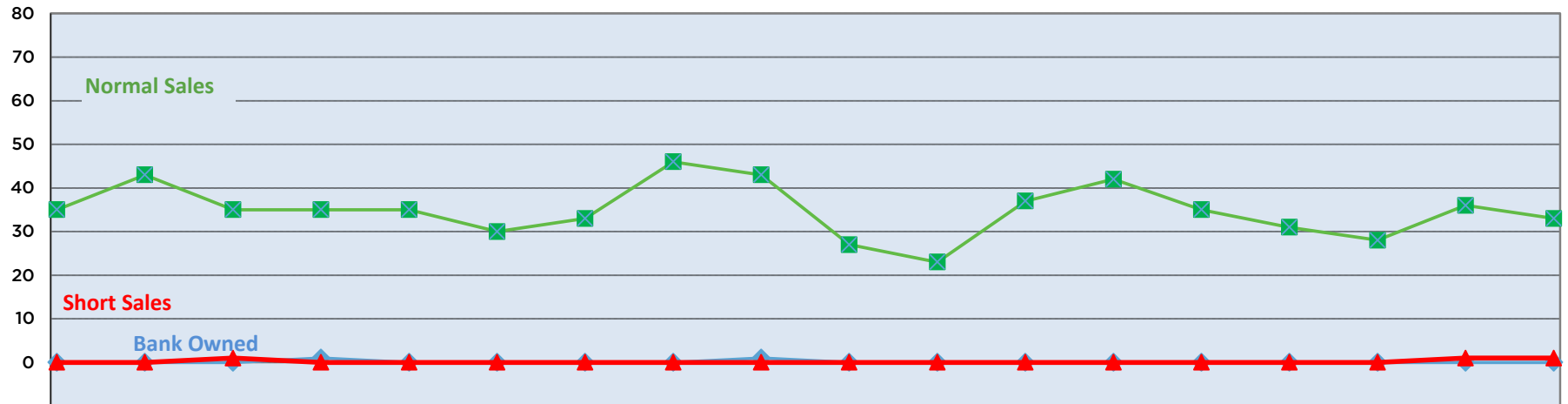
Condos, Townhomes, Villas

Temporary Off Market



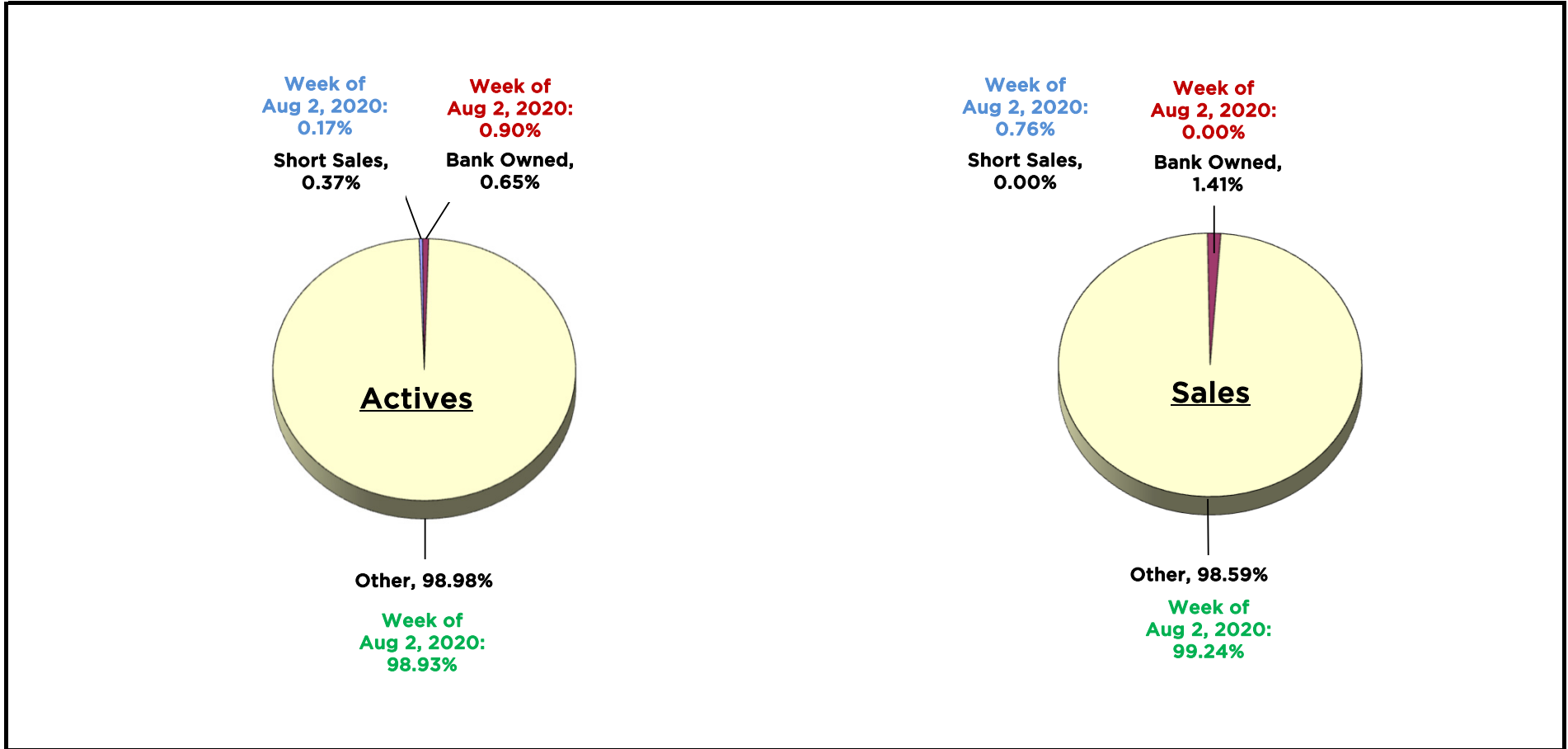
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Norm	24	23	28	35	29	20	24	23	37	51	22	42	22	28	37	29	32	28
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
SS	0	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	1

Withdrawn



	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	8/1
Norm	35	43	35	35	35	30	33	46	43	27	23	37	42	35	31	28	36	33
BO	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

Condos, Townhomes, Villas



Where are the 7 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>
Seminole County							
Sanford (South)	32773	1	\$229,900	2.0	2.0	1,056	\$217.71
Orange County		3	\$229,963	2.3	2.3	1,236	\$186.05
Orlando (Downtown)	32801	1	\$229,990	2.0	2.0	1,382	\$166.42
Ventura	32822	1	\$230,000	3.0	3.0	1,232	\$186.69
Hunters Creek	32837	1	\$229,900	2.0	2.0	1,094	\$210.15
Osceola County		3	\$229,967	3.3	2.3	1,584	\$145.21
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	1	\$230,000	3.0	2.0	1,553	\$148.10