



Monday Morning Quarterback Summary

Week of August 8, 2021 - August 14, 2021

Single-family existing homes

- Sales of single-family homes increased to 596 during the week of Aug 8, from 589 the week prior
- The median price of single family homes decreased to \$360,000, a change of -2.7%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 4 the week of Aug 1
- The number of single-family home short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory increased by 75, and now sits at 2,942

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 227 during the week of Aug 8, from 213 the week prior
- The median price of condos, townhomes, and villas increased to \$239,000, a change of 3.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 3 the week of Aug 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 31, and now sits at 1,045

Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
08/8/2021 - 08/14/2021
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	596	88	86	175	99	128	20
Bank Owned	1	1	0	0	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	593	86	86	174	99	128	20
Active Listings	2,942	436	302	657	498	756	293
Bank Owned	18	11	1	2	1	3	0
Short Sales	6	2	0	2	1	0	1
Other	2,918	423	301	653	496	753	292
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$448,986	\$189,369	\$275,012	\$342,128	\$441,964	\$660,247	\$1,957,095
Average Final List Price	\$445,565	\$187,445	\$274,817	\$340,796	\$439,695	\$654,306	\$1,925,345

Sale Price

Average Price	\$442,844	\$181,616	\$275,737	\$342,395	\$443,162	\$646,776	\$1,883,000
Median Price	\$360,000	\$201,500	\$277,800	\$337,500	\$440,000	\$622,500	\$1,600,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$3,421	-\$1,924	-\$195	-\$1,332	-\$2,269	-\$5,941	-\$31,750
<i>Original</i> List to <i>Sale</i> Price - \$	-\$6,142	-\$7,753	\$725	\$267	\$1,198	-\$13,471	-\$74,095
<i>Final</i> List to <i>Sale</i> Price - \$	-\$2,721	-\$5,829	\$920	\$1,599	\$3,467	-\$7,530	-\$42,345
<i>Original</i> List to <i>Sale</i> Price - %	98.63%	95.91%	100.26%	100.08%	100.27%	97.96%	96.21%
<i>Final</i> List to <i>Sale</i> Price - %	99.39%	96.89%	100.33%	100.47%	100.79%	98.85%	97.80%

Days on the Market

Avg Days Listing to Contract	27	32	31	20	17	30	88
Combined Avg Days to Contract	29	32	31	20	20	32	125
Avg Days Listing to Closing	63	63	65	54	54	69	136
Avg Days Contract to Close	35	31	34	33	35	38	47

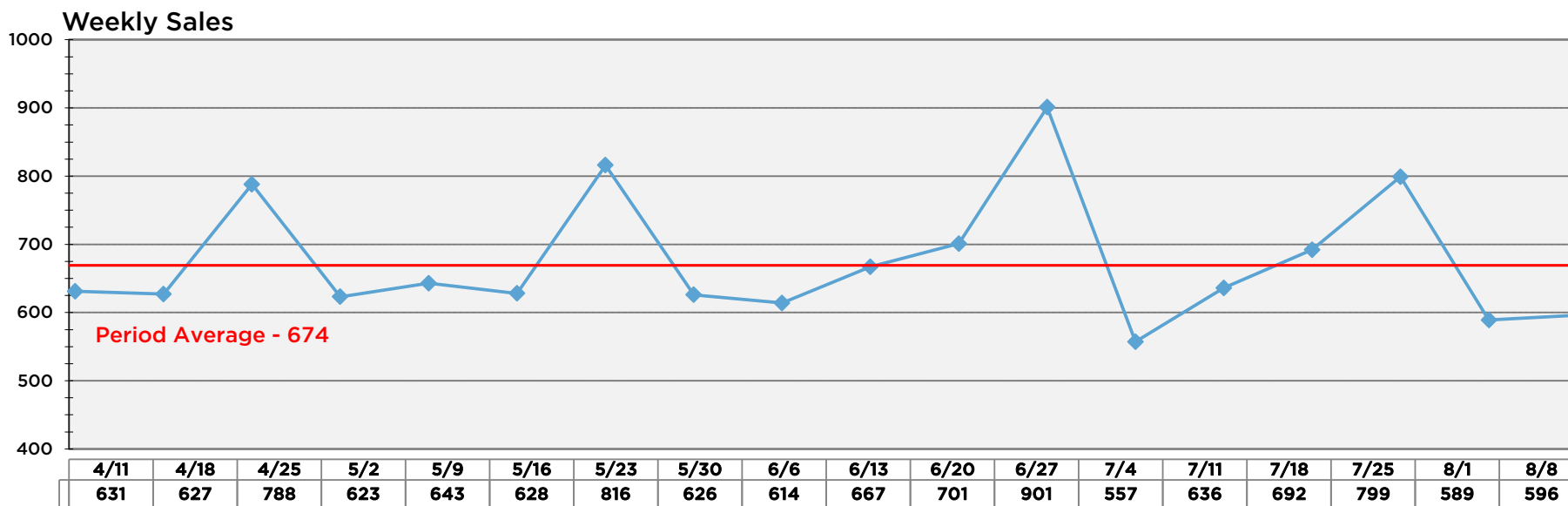
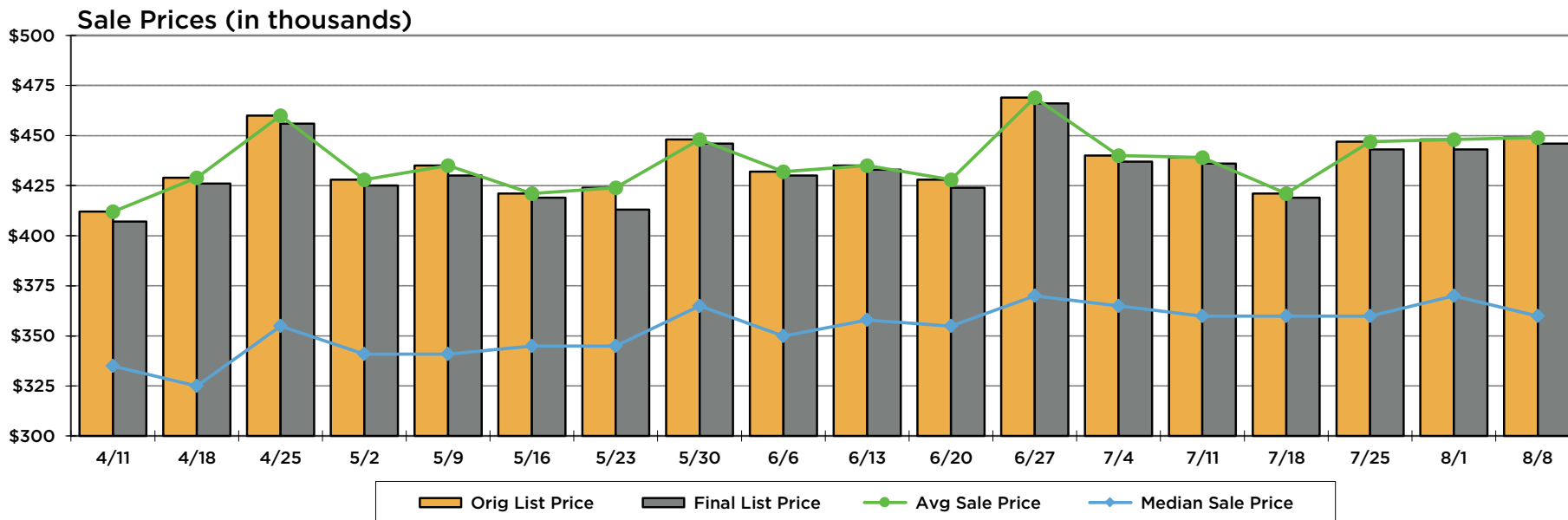
Beds / Baths

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

Square Footage

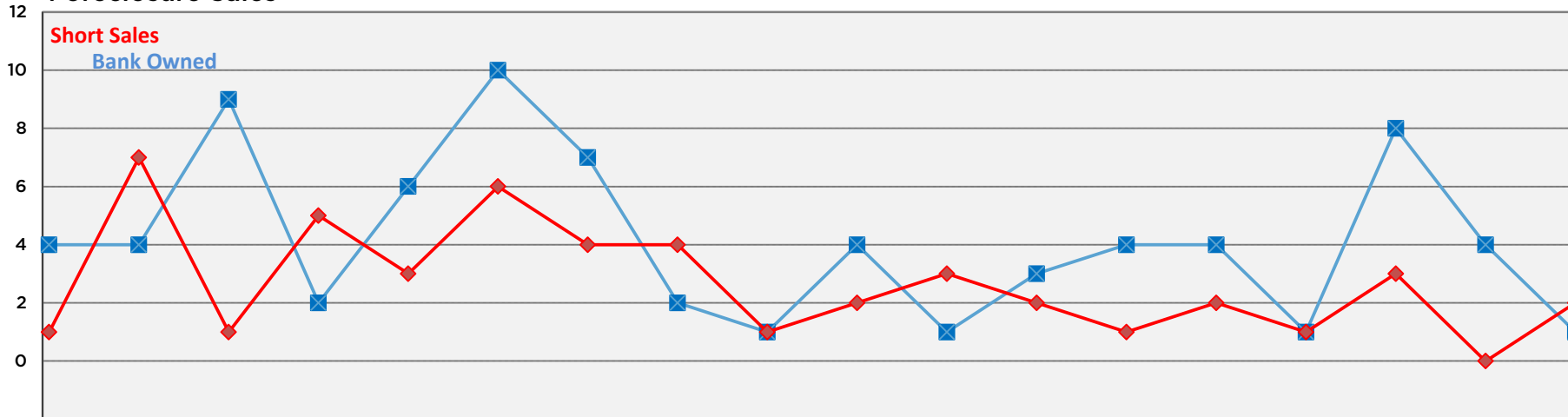
Average Square Feet	2,218	1,180	1,504	1,921	2,419	3,155	5,460
---------------------	-------	-------	-------	-------	-------	-------	-------

Single Family Homes



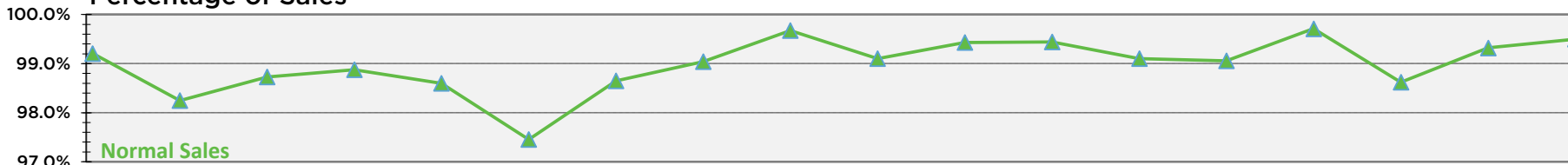
Single Family Homes

Foreclosure Sales

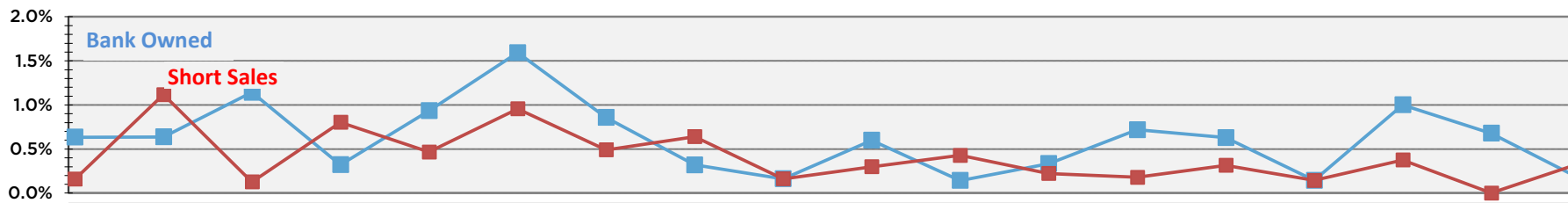


BO	4	4	9	2	6	10	7	2	1	4	1	3	4	4	1	8	4	1
SS	1	7	1	5	3	6	4	4	1	2	3	2	1	2	1	3	0	2

Percentage of Sales

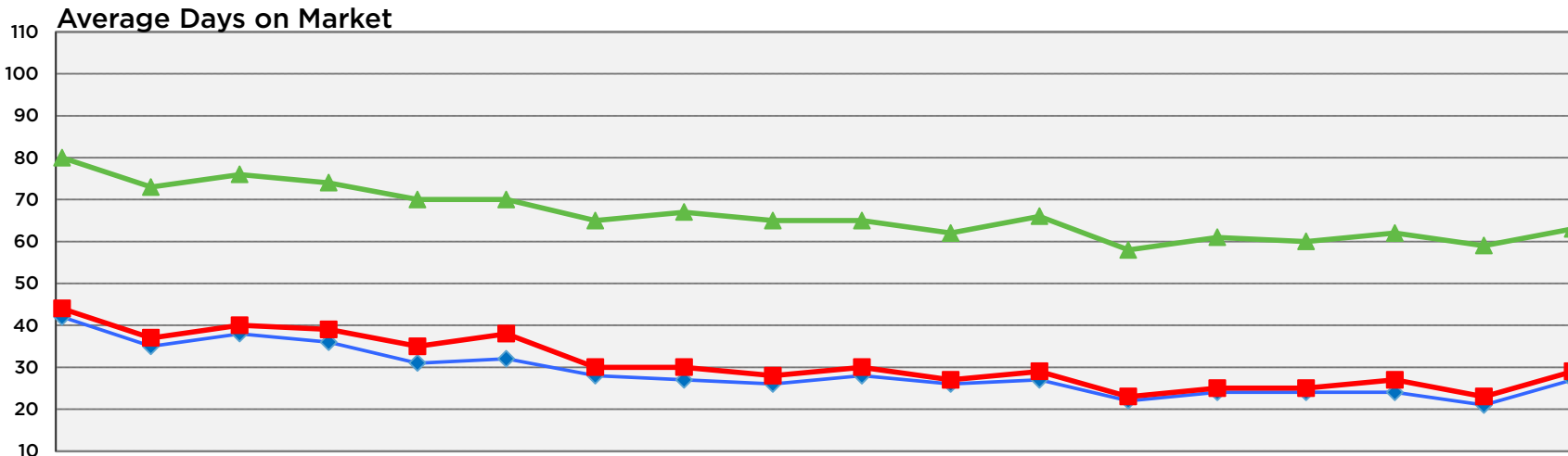


BO	99.2%	98.2%	98.7%	98.9%	98.6%	97.5%	98.7%	99.0%	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%
----	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

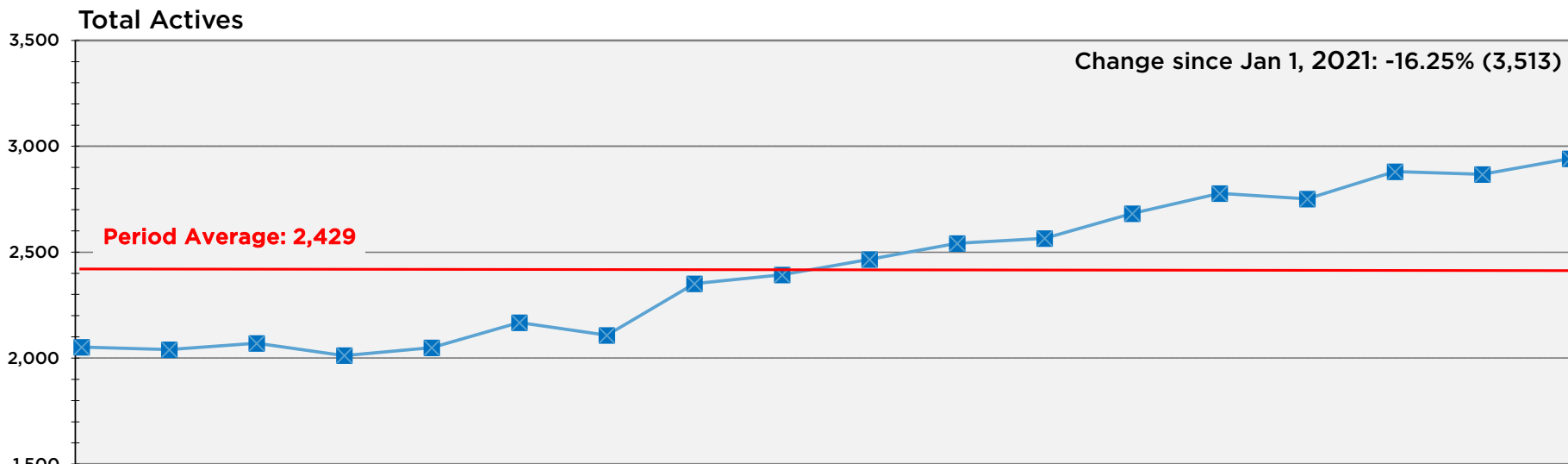


BO	0.6%	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%
SS	0.2%	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%

Single Family Homes



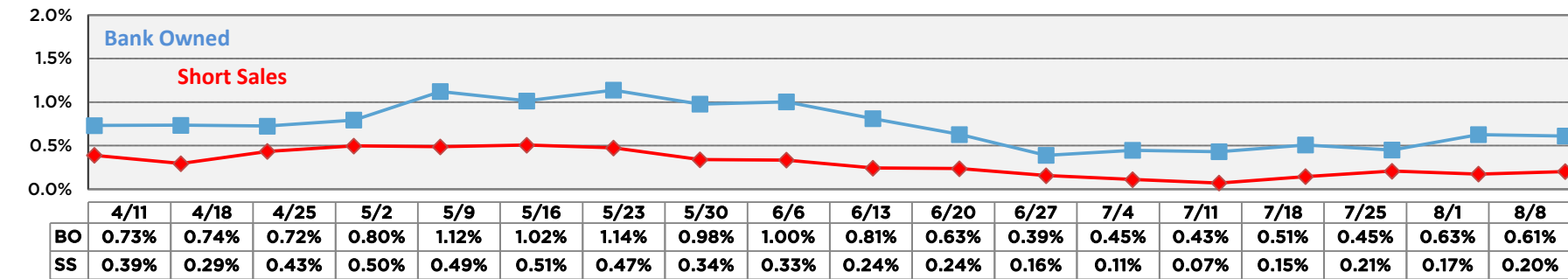
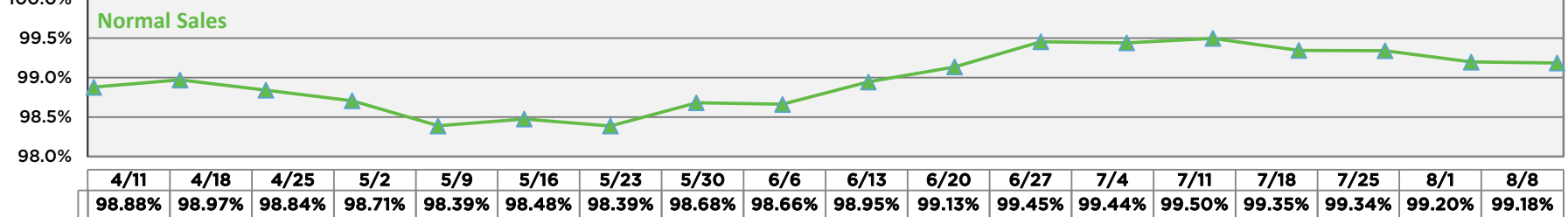
	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8
ListToContract	42	35	38	36	31	32	28	27	26	28	26	27	22	24	24	24	21	27
CombDaysOnMkt	44	37	40	39	35	38	30	30	28	30	27	29	23	25	25	27	23	29
ListToClose	80	73	76	74	70	70	65	67	65	65	62	66	58	61	60	62	59	63



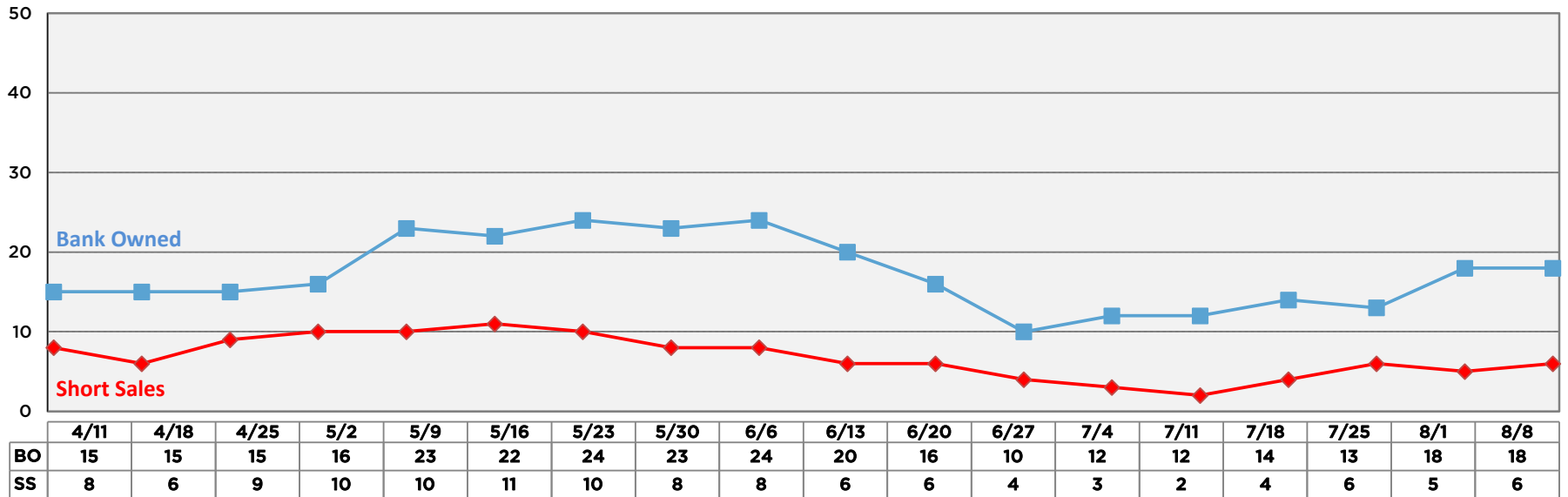
	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8
Total Actives	2,051	2,040	2,070	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565	2,682	2,777	2,751	2,881	2,867	2,942

Single Family Homes

Percentage of Actives



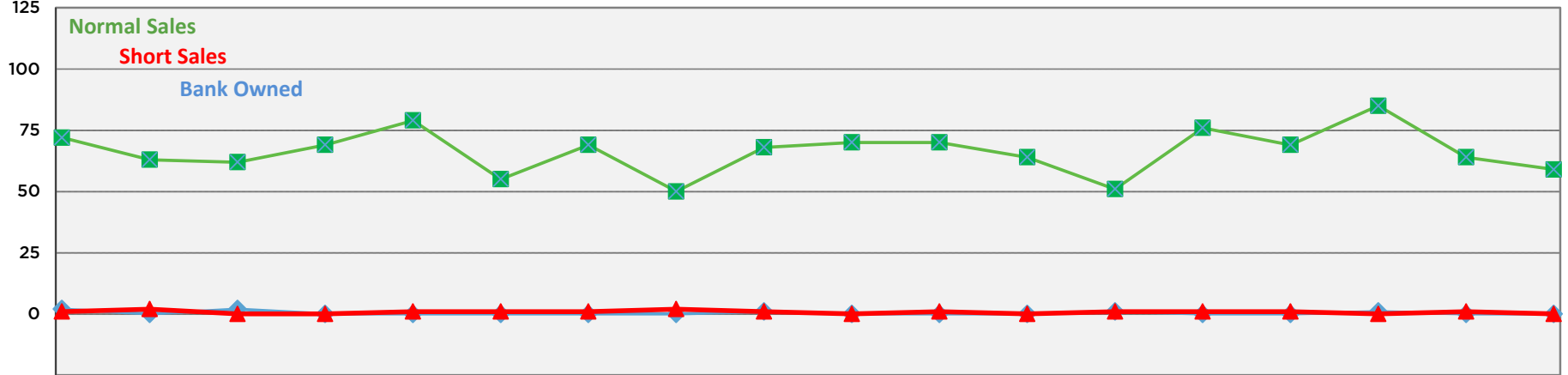
Active Foreclosures





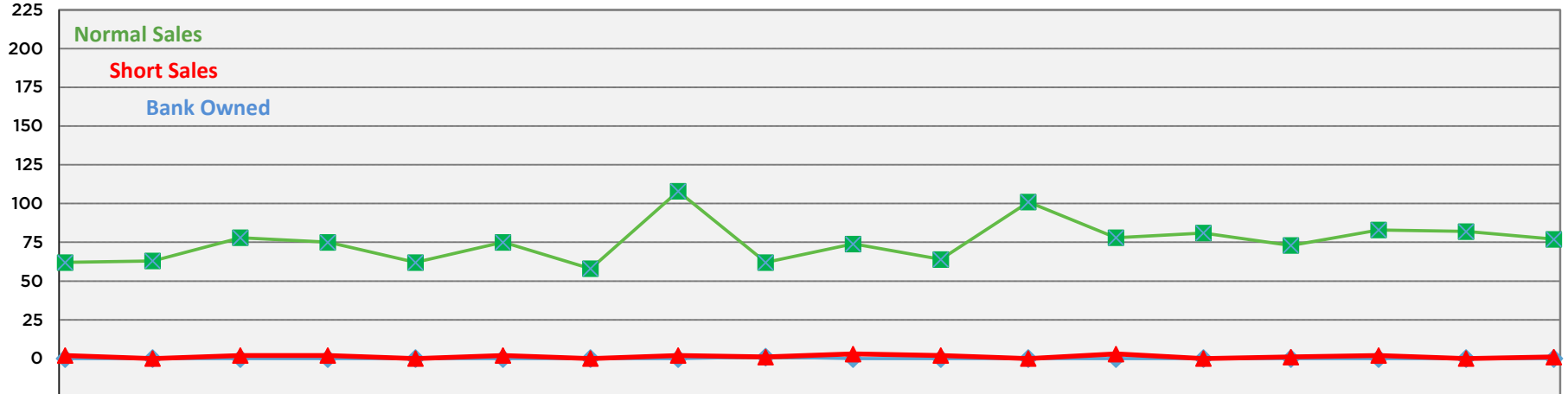
Single Family Homes

Temporary Off Market



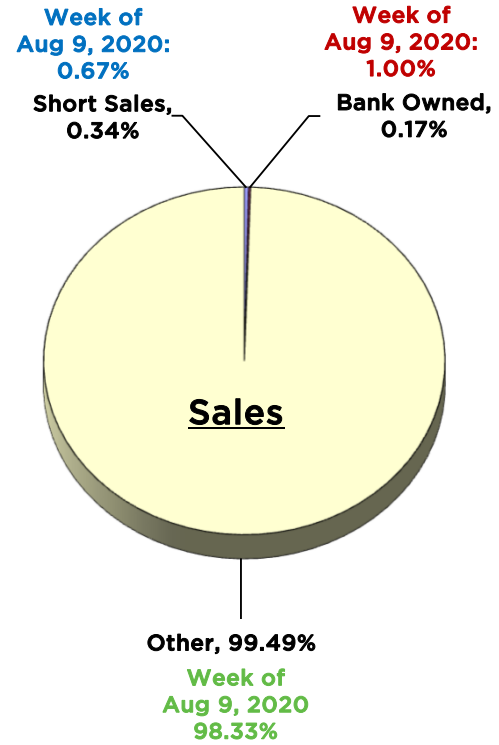
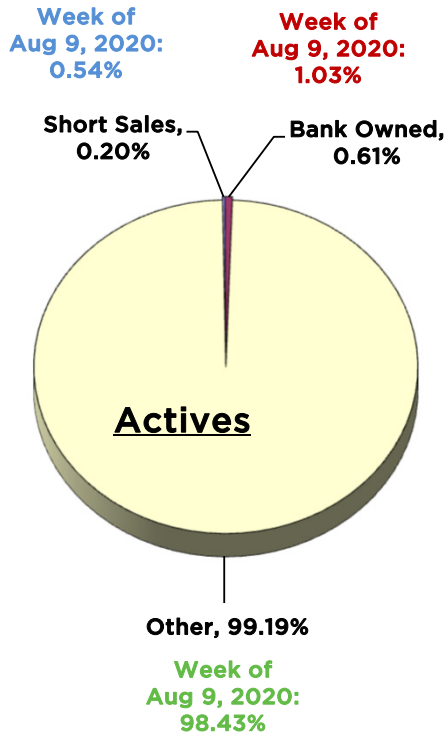
	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8
Norm	72	63	62	69	79	55	69	50	68	70	70	64	51	76	69	85	64	59
BO	2	0	2	0	0	0	0	0	1	0	0	0	1	0	0	1	0	0
SS	1	2	0	0	1	1	1	2	1	0	1	0	1	1	1	0	1	0

Withdrawn



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

Single Family Homes



Monday Morning Quarterback
08/8/2021 - 08/14/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 28 Single Family Homes available for the Median Price of \$360,000? (± \$500)

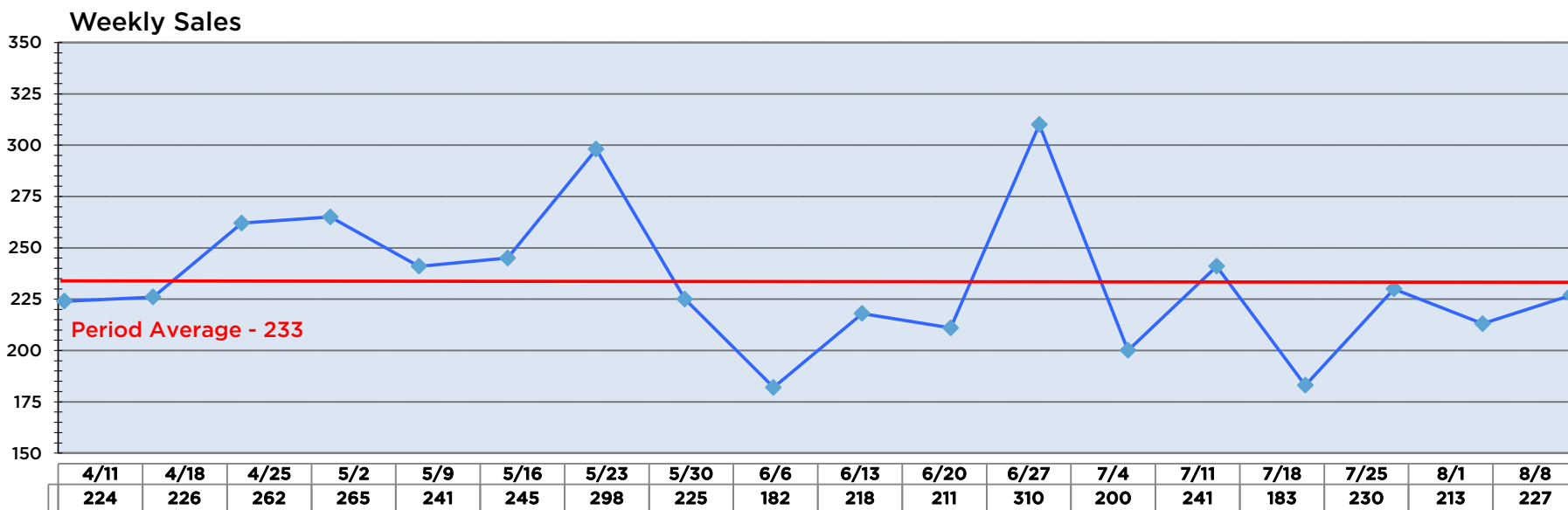
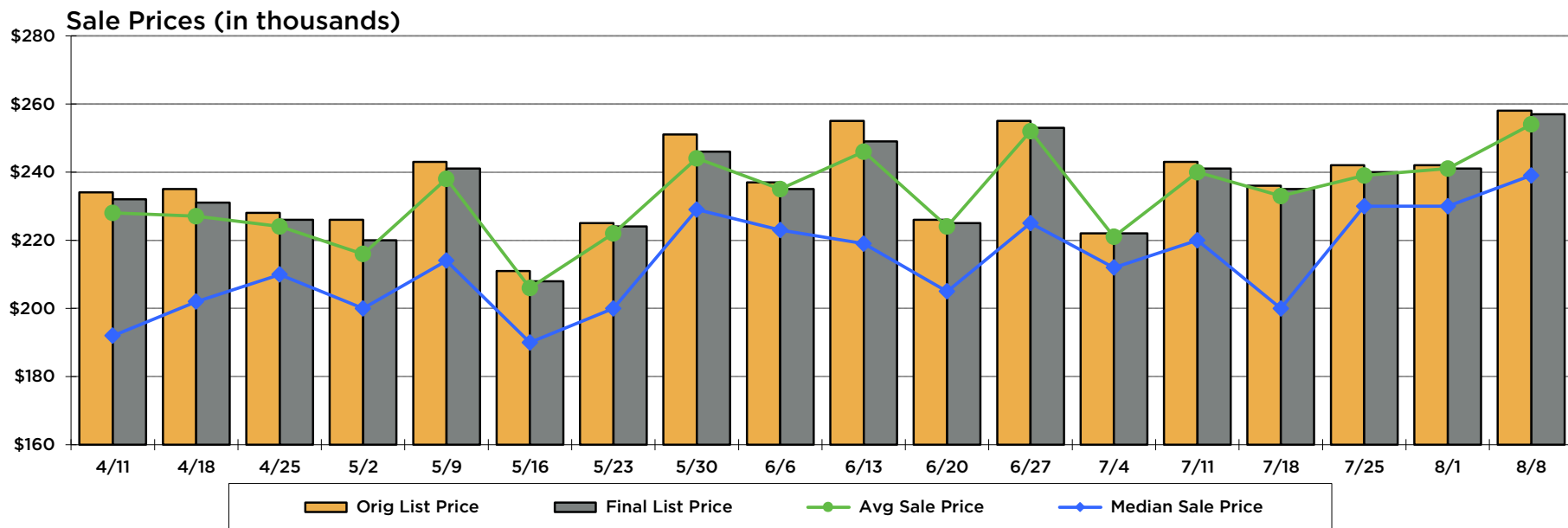
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		7	\$359,879	3.0	1.9	1,699	\$211.84
Casselberry	32707	1	\$359,600	4.0	2.0	2,229	\$161.33
Winter Springs / Tuskawilla	32708	1	\$359,900	3.0	2.0	1,572	\$228.94
Altamonte Springs / Forest City	32714	1	\$360,000	3.0	2.0	2,041	\$176.38
Lake Mary / Heathrow	32746	1	\$359,950	2.0	1.0	1,141	\$315.47
Longwood (East)	32750	1	\$359,900	3.0	2.0	1,831	\$196.56
Oviedo	32765	1	\$359,900	3.0	2.0	1,664	\$216.29
Winter Park	32792	1	\$359,900	3.0	2.0	1,414	\$254.53
Orange County		11	\$359,945	3.1	1.9	1,578	\$228.04
Apopka (North)	32712	1	\$360,000	2.0	1.0	1,244	\$289.39
Winter Park (East) / Aloma	32792	1	\$360,000	4.0	2.0	1,685	\$213.65
Colonialtown	32803	1	\$359,900	2.0	1.0	1,022	\$352.15
Delaney / Crystal Lake	32806	3	\$359,900	3.0	2.0	1,598	\$225.22
Azalea Park	32807	1	\$359,900	4.0	3.0	2,080	\$173.03
Union Park	32817	1	\$360,000	3.0	2.0	1,670	\$215.57
Taft	32824	1	\$360,000	3.0	2.0	1,852	\$194.38
Rio Pinar / Union Park	32825	1	\$360,000	4.0	2.0	1,315	\$273.76
Waterford Lakes	32828	1	\$359,900	3.0	2.0	1,701	\$211.58
Osceola County		5	\$359,940	3.6	2.0	1,778	\$202.42
Kissimmee (Central)	34741	1	\$359,900	4.0	2.0	2,063	\$174.45
Kissimmee (West) / Pleasant Hill	34746	1	\$360,000	4.0	2.0	1,546	\$232.86
St Cloud / Narcoossee	34771	2	\$359,900	3.0	2.0	1,655	\$217.46
St Cloud / Canoe Creek	34772	1	\$360,000	4.0	2.0	1,972	\$182.56
Lake County		5	\$359,940	2.8	2.0	1,663	\$216.39
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
Minneola	34715	1	\$359,900	2.0	2.0	1,110	\$324.23
Leesburg (West)	34748	1	\$359,900	3.0	2.0	2,119	\$169.84
Leesburg (East) / Haines Creek	34788	1	\$359,900	3.0	2.0	1,629	\$220.93

Monday Morning Quarterback
08/8/2021 - 08/14/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

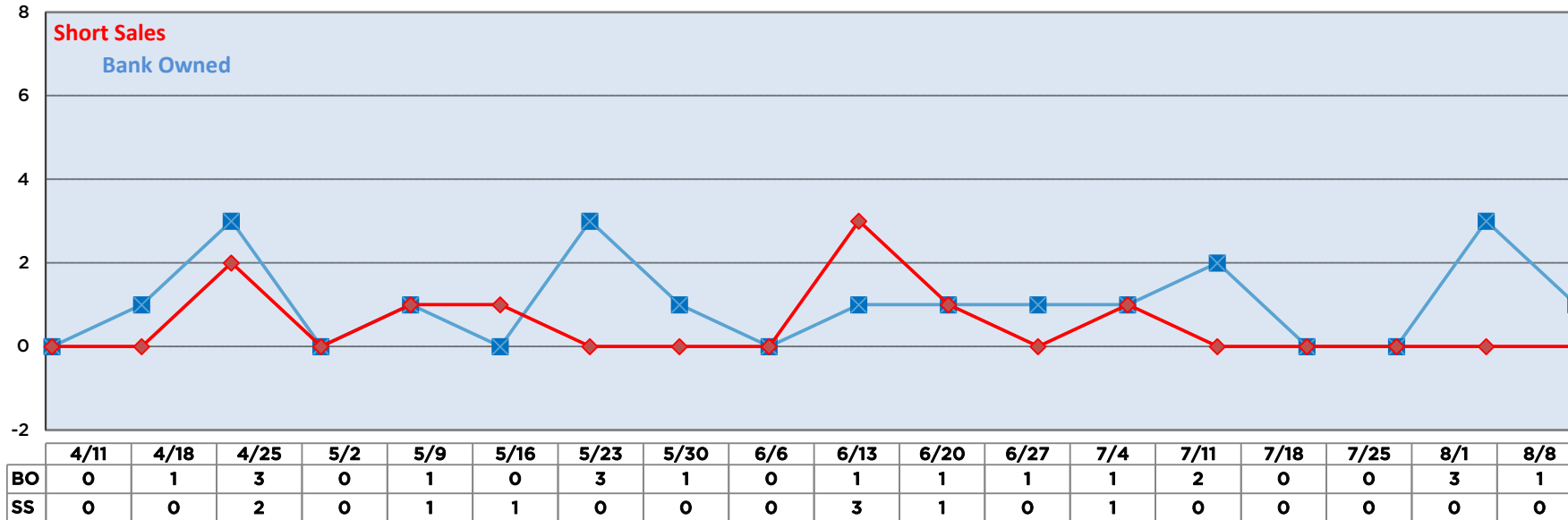
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	227	123	45	42	9	7	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	226	122	45	42	9	7	1
Active Listings	1,045	592	124	196	88	35	10
Bank Owned	5	4	0	1	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,036	585	124	194	88	35	10
Months of Inventory	1	1	1	1	2	1	2
<i>List Price</i>							
Average Original List Price	\$257,605	\$162,847	\$273,638	\$342,184	\$429,110	\$628,386	\$3,500,000
Average Final List Price	\$257,314	\$162,868	\$274,282	\$341,537	\$429,110	\$618,329	\$3,500,000
<i>Sale Price</i>							
Average Price	\$254,264	\$160,441	\$272,710	\$342,639	\$428,100	\$600,429	\$3,265,000
Median Price	\$239,000	\$160,000	\$275,000	\$344,450	\$415,900	\$535,000	\$3,265,000
<i>Price Differences</i>							
Original to Final List Price	-\$291	\$21	\$644	-\$647	\$0	-\$10,057	\$0
Original List to Sale Price - \$	-\$3,341	-\$2,406	-\$928	\$455	-\$1,010	-\$27,957	-\$235,000
Final List to Sale Price - \$	-\$3,050	-\$2,427	-\$1,572	\$1,102	-\$1,010	-\$17,900	-\$235,000
Original List to Sale Price - %	98.70%	98.52%	99.66%	100.13%	99.76%	95.55%	93.29%
Final List to Sale Price - %	98.81%	98.51%	99.43%	100.32%	99.76%	97.11%	93.29%
<i>Days on the Market</i>							
Avg Days Listing to Contract	33	34	31	29	10	63	20
Combined Avg Days to Contract	34	34	31	31	10	104	20
Avg Days Listing to Closing	66	67	63	64	50	98	76
Avg Days Contract to Close	33	31	31	36	39	34	55
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	4	3	3
Average Full Baths	2	2	2	2	3	2	3
Average Half Baths	0	0	0	1	1	1	2
<i>Square Footage</i>							
Average Square Feet	1,400	1,078	1,545	1,890	1,948	2,084	4,237

Condos, Townhomes, Villas

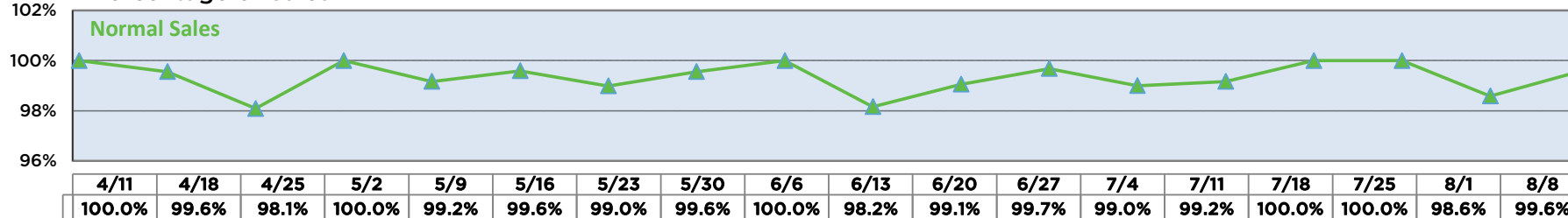


Condos, Townhomes, Villas

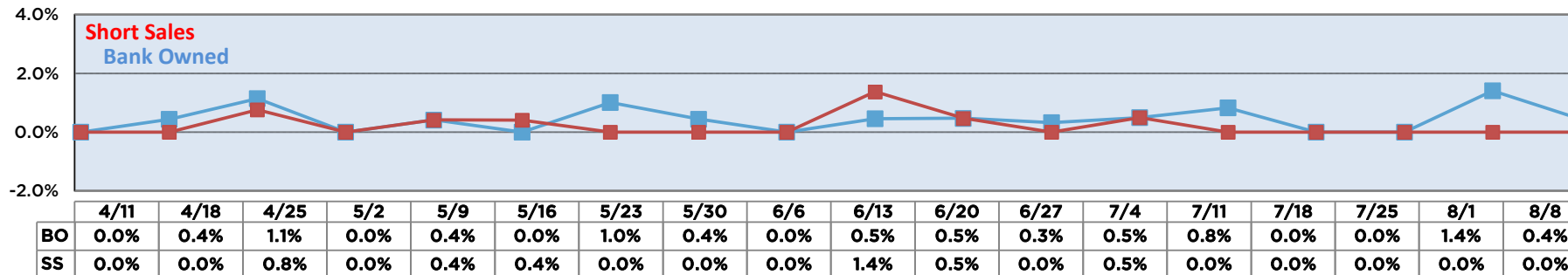
Foreclosure Sales



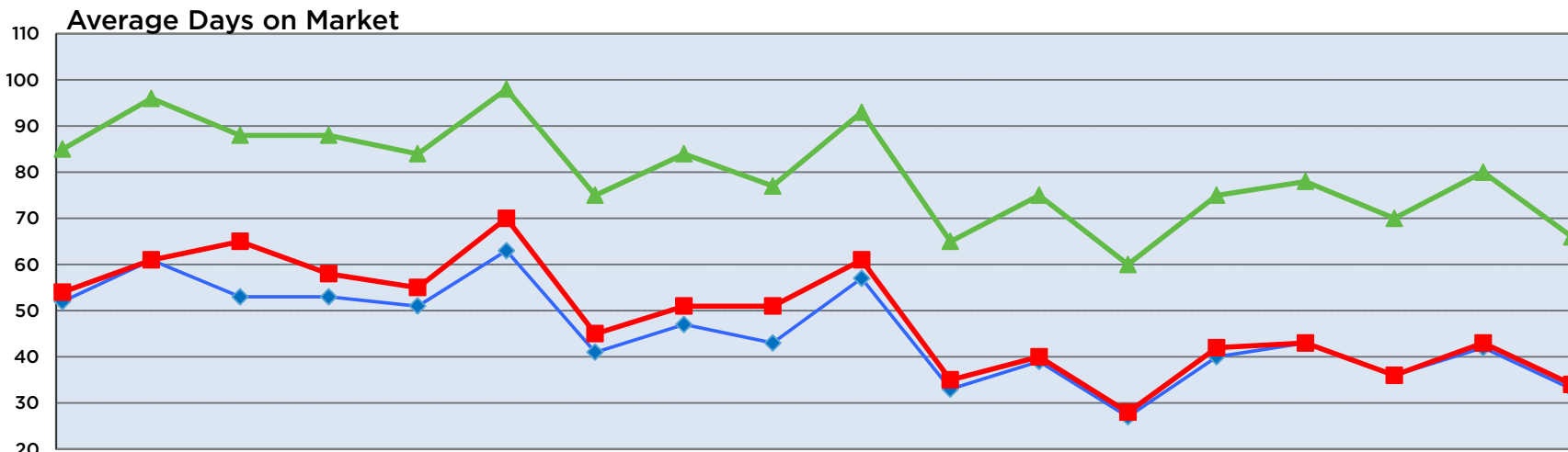
Percentage of Sales



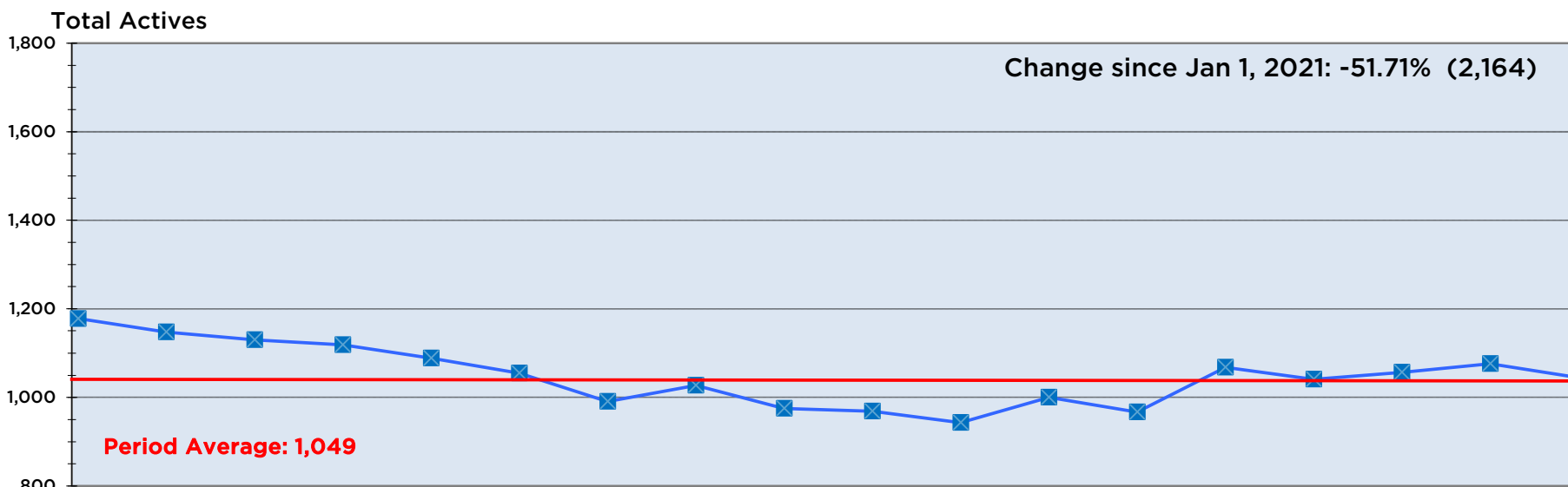
Short Sales
Bank Owned



Condos, Townhomes, Villas



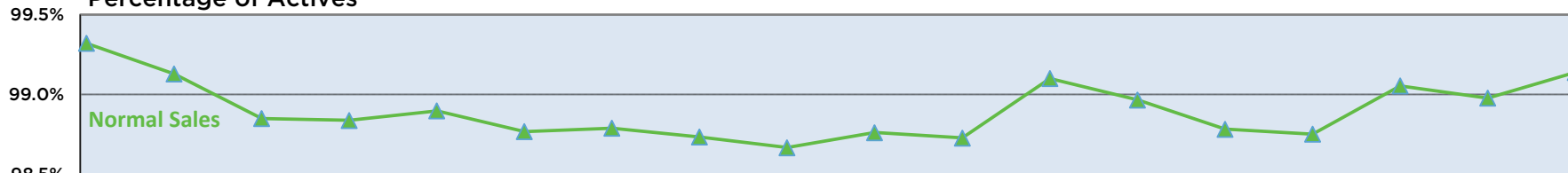
	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8
ListToContract	52	61	53	53	51	63	41	47	43	57	33	39	27	40	43	36	42	33
CombDaysOnMkt	54	61	65	58	55	70	45	51	51	61	35	40	28	42	43	36	43	34
ListToClose	85	96	88	88	84	98	75	84	77	93	65	75	60	75	78	70	80	66



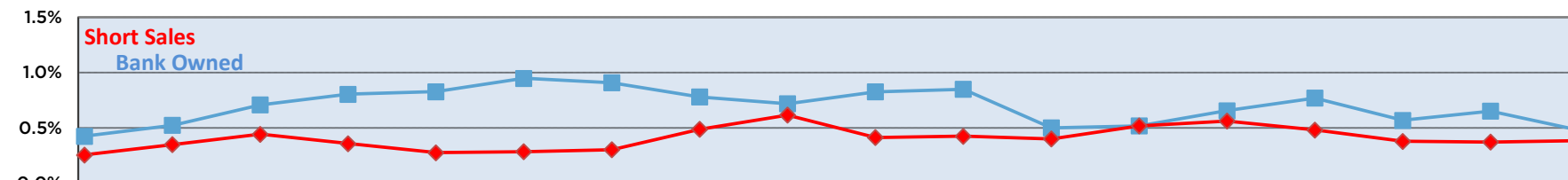
	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8
Total Actives	1,178	1,148	1,130	1,119	1,089	1,055	991	1,027	975	969	943	1,000	967	1,068	1,041	1,057	1,076	1,045

Condos, Townhomes, Villas

Percentage of Actives

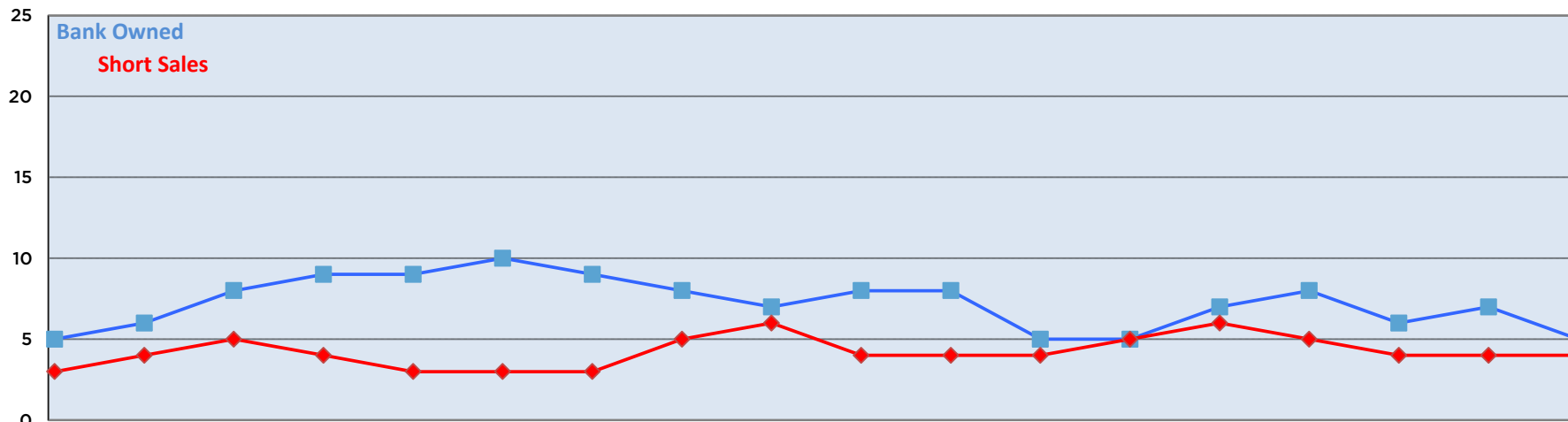


	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8
Normal Sales	99.3%	99.1%	98.8%	98.8%	98.9%	98.8%	98.8%	98.7%	98.7%	98.8%	98.7%	99.1%	99.0%	98.8%	98.8%	99.1%	99.0%	99.1%



	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	8/8
BO	0.4%	0.5%	0.7%	0.8%	0.8%	0.9%	0.9%	0.8%	0.7%	0.8%	0.8%	0.5%	0.5%	0.7%	0.8%	0.6%	0.7%	0.5%
SS	0.3%	0.3%	0.4%	0.4%	0.3%	0.3%	0.3%	0.5%	0.6%	0.4%	0.4%	0.4%	0.5%	0.6%	0.5%	0.4%	0.4%	0.4%

Active Foreclosures

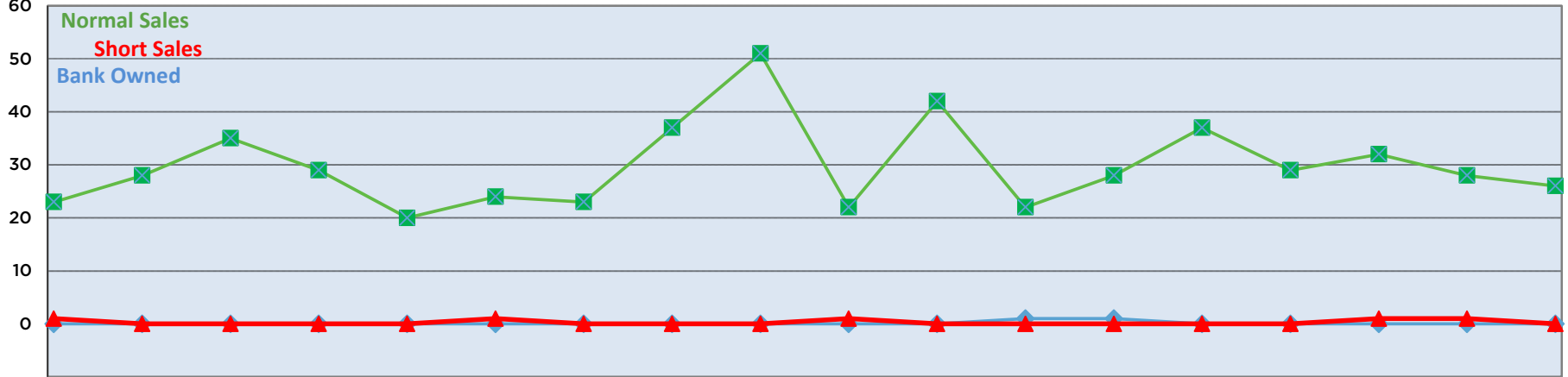


	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8
BO	5	6	8	9	9	10	9	8	7	8	8	5	5	7	8	6	7	5
SS	3	4	5	4	3	3	3	5	6	4	4	4	5	6	5	4	4	4



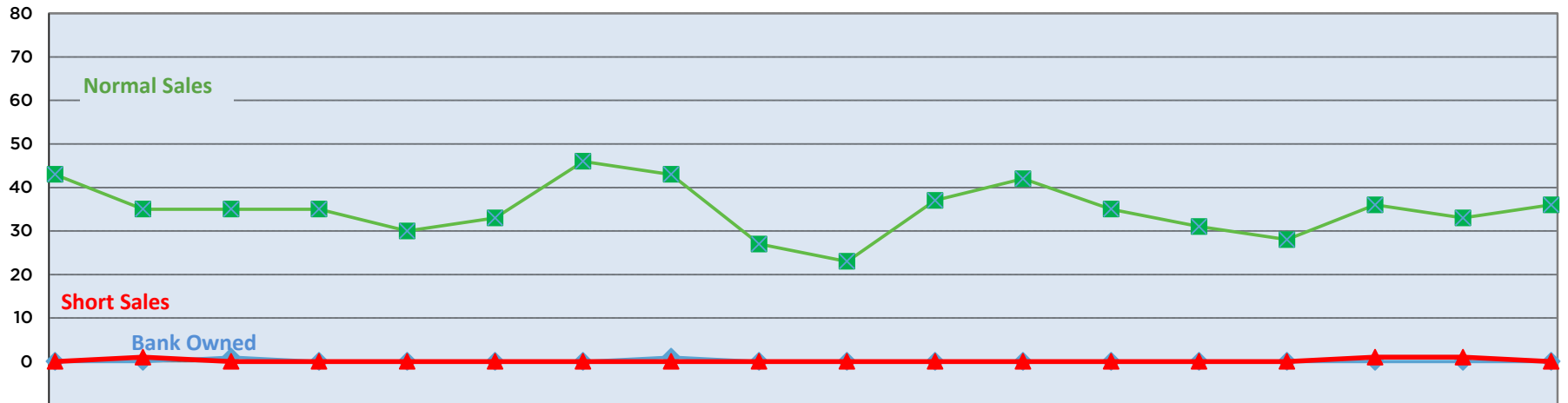
Condos, Townhomes, Villas

Temporary Off Market



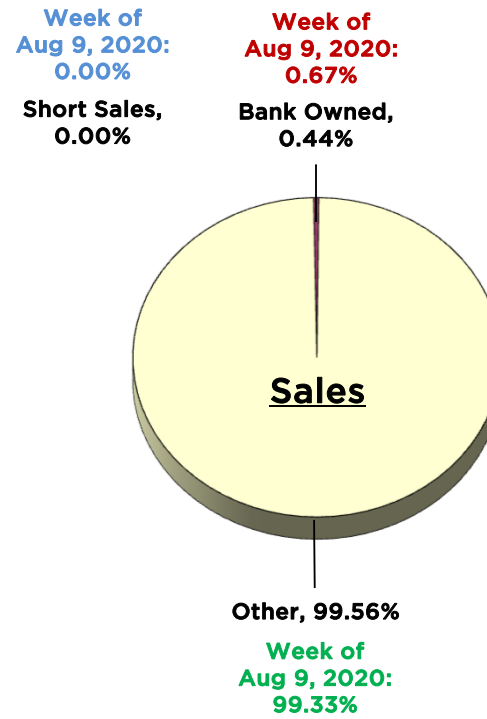
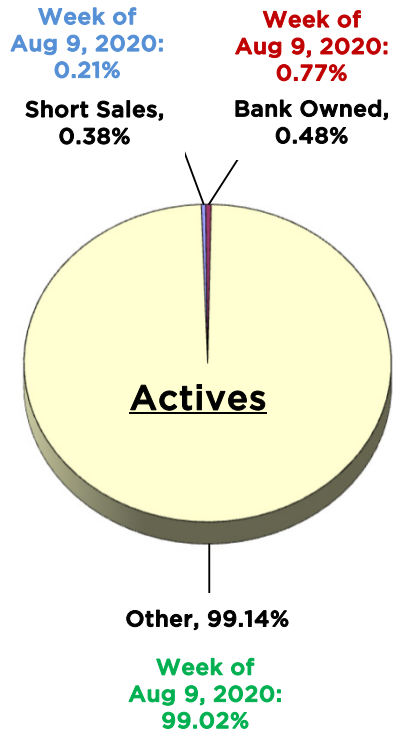
	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8
Norm	23	28	35	29	20	24	23	37	51	22	42	22	28	37	29	32	28	26
BO	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0
SS	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	1	0

Withdrawn



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

Condos, Townhomes, Villas



There are no Condos, Townhomes, or Villas available for the Median Price of \$239,000

(± \$500)