



Monday Morning Quarterback Summary

Week of August 15, 2021 - August 21, 2021

Single-family existing homes

- Sales of single-family homes increased to 656 during the week of Aug 15, from 596 the week prior
- The median price of single family homes increased to \$361,500, a change of 0.4%
- The number of single-family home foreclosure transactions remains constant at 1
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory increased by 11, and now sits at 2,953

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 196 during the week of Aug 15, from 227 the week prior
- The median price of condos, townhomes, and villas decreased to \$215,000, a change of -10.0%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Aug 8
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 1, and now sits at 1,046

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

Monday Morning Quarterback
08/15/2021 - 08/21/2021
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	656	90	93	211	117	125	20
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	655	89	93	211	117	125	20
Active Listings	2,953	432	285	701	487	745	303
Bank Owned	16	7	3	4	1	1	0
Short Sales	3	0	0	0	1	0	2
Other	2,934	425	282	697	485	744	301
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$435,561	\$199,125	\$272,926	\$346,034	\$438,723	\$652,419	\$1,826,430
Average Final List Price	\$432,648	\$195,029	\$273,799	\$343,585	\$437,471	\$647,370	\$1,809,980

Sale Price

Average Price	\$432,472	\$189,764	\$275,264	\$345,652	\$439,612	\$647,166	\$1,788,013
Median Price	\$361,500	\$208,500	\$277,000	\$345,000	\$435,000	\$614,500	\$1,512,500

Price Differences

Original to Final List Price	-\$2,913	-\$4,096	\$873	-\$2,449	-\$1,252	-\$5,049	-\$16,450
Original List to Sale Price - \$	-\$3,089	-\$9,361	\$2,338	-\$382	\$889	-\$5,253	-\$38,417
Final List to Sale Price - \$	-\$176	-\$5,265	\$1,465	\$2,067	\$2,141	-\$204	-\$21,967
Original List to Sale Price - %	99.29%	95.30%	100.86%	99.89%	100.20%	99.19%	97.90%
Final List to Sale Price - %	99.96%	97.30%	100.54%	100.60%	100.49%	99.97%	98.79%

Days on the Market

Avg Days Listing to Contract	21	35	15	17	24	19	26
Combined Avg Days to Contract	22	35	15	17	28	19	26
Avg Days Listing to Closing	57	72	49	51	60	55	84
Avg Days Contract to Close	36	37	33	34	36	35	57

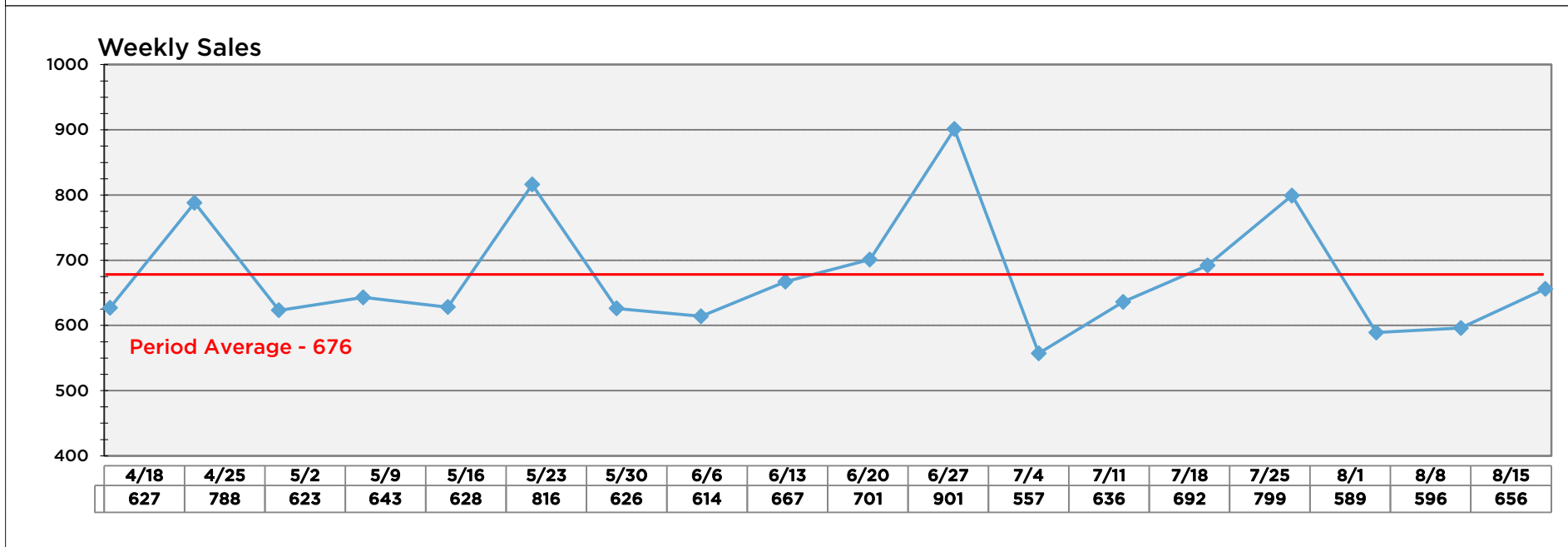
Beds / Baths

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

Square Footage

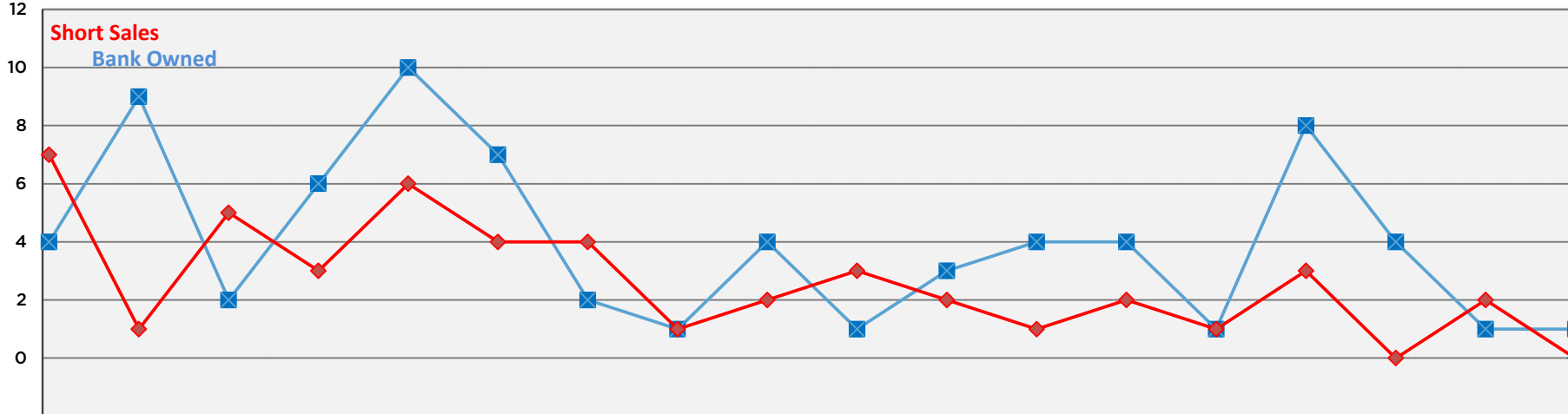
Average Square Feet	2,106	1,204	1,467	1,830	2,358	3,095	4,397
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Single Family Homes



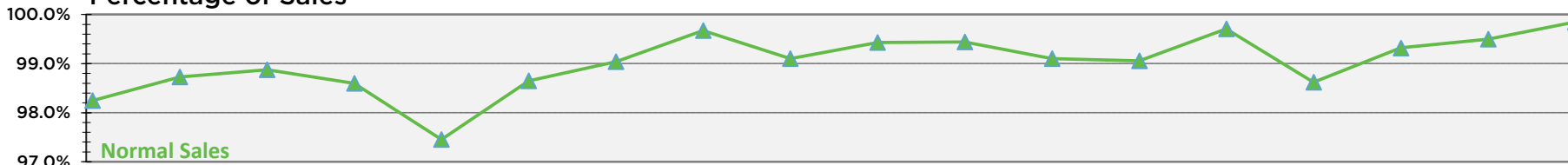
Single Family Homes

Foreclosure Sales

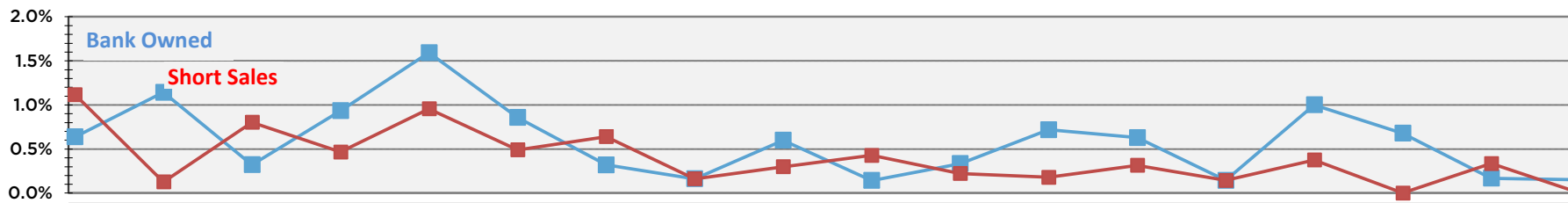


BO	4	9	2	6	10	7	2	1	4	1	3	4	4	1	8	4	1	1
SS	7	1	5	3	6	4	4	1	2	3	2	1	2	1	3	0	2	0

Percentage of Sales

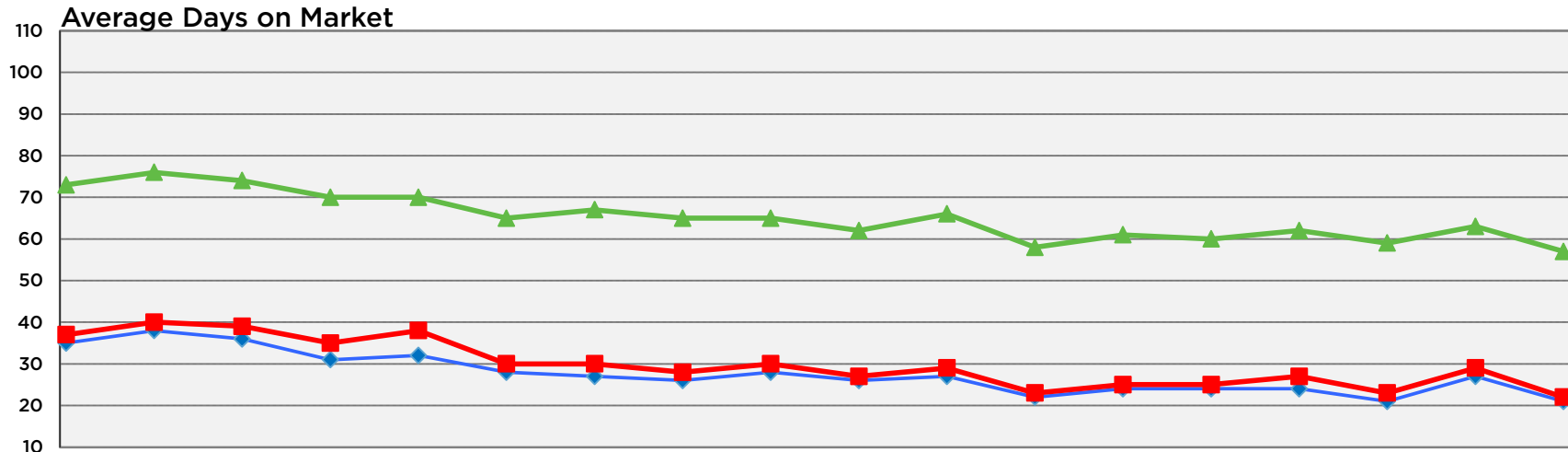


BO	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%
SS	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%

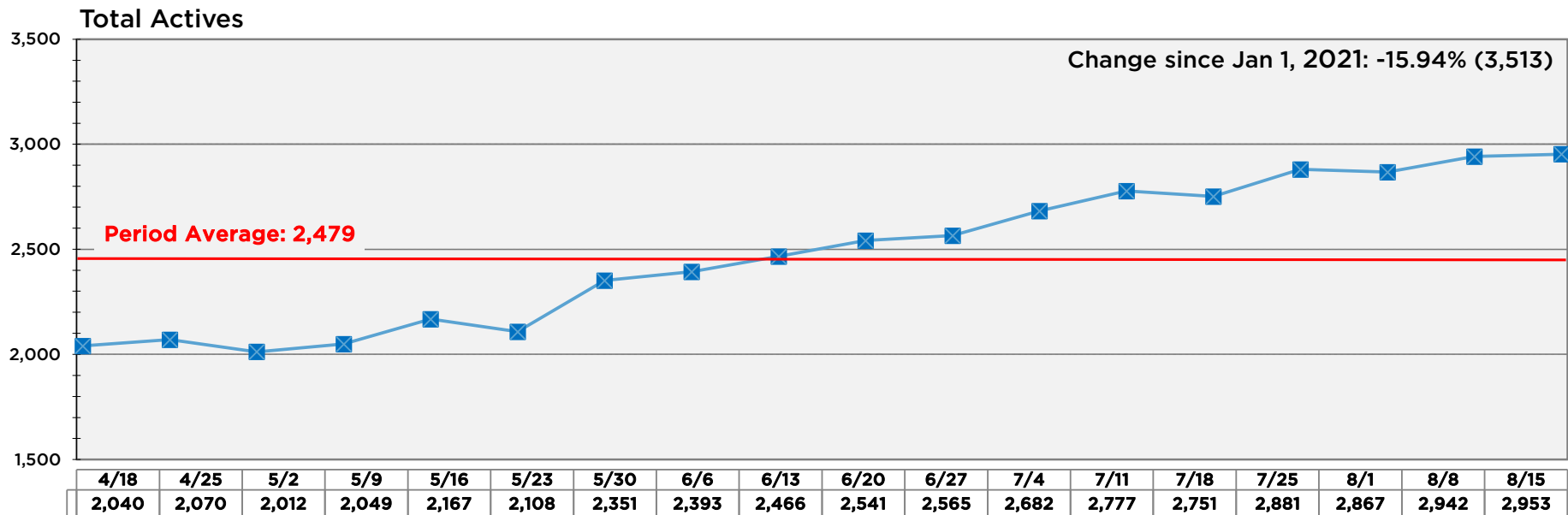


BO	0.6%	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%
SS	1.1%	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%

Single Family Homes

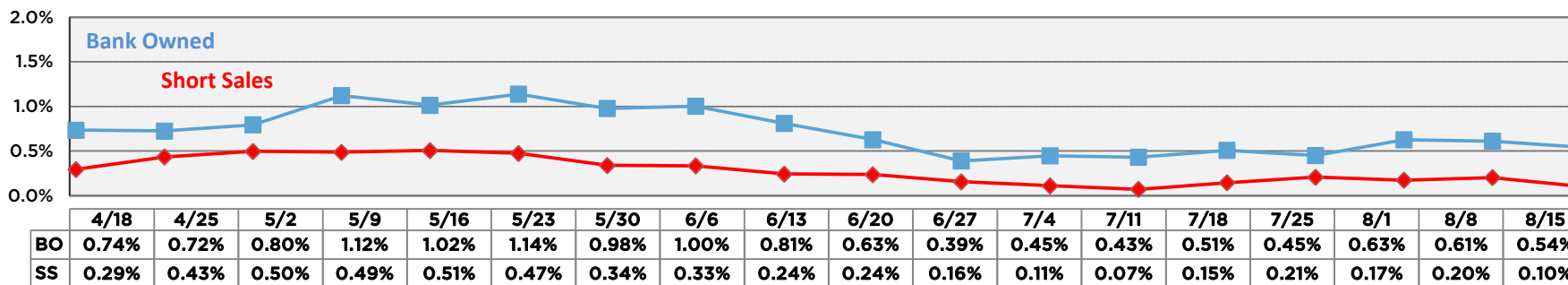
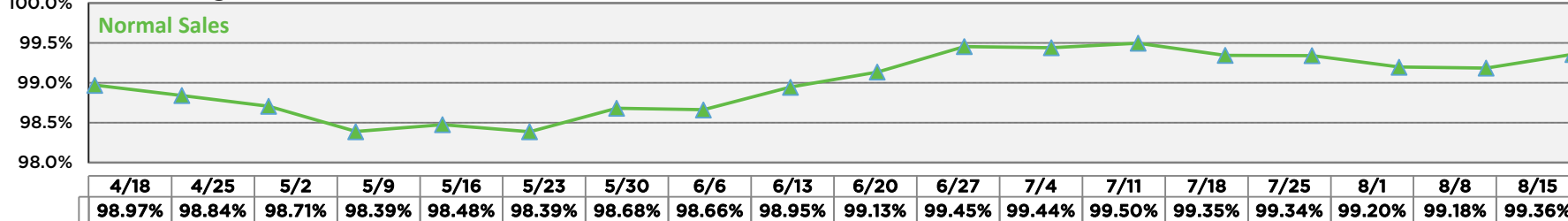


	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15
ListToContract	35	38	36	31	32	28	27	26	28	26	27	22	24	24	24	21	27	21
CombDaysOnMkt	37	40	39	35	38	30	30	28	30	27	29	23	25	25	27	23	29	22
ListToClose	73	76	74	70	70	65	67	65	65	62	66	58	61	60	62	59	63	57

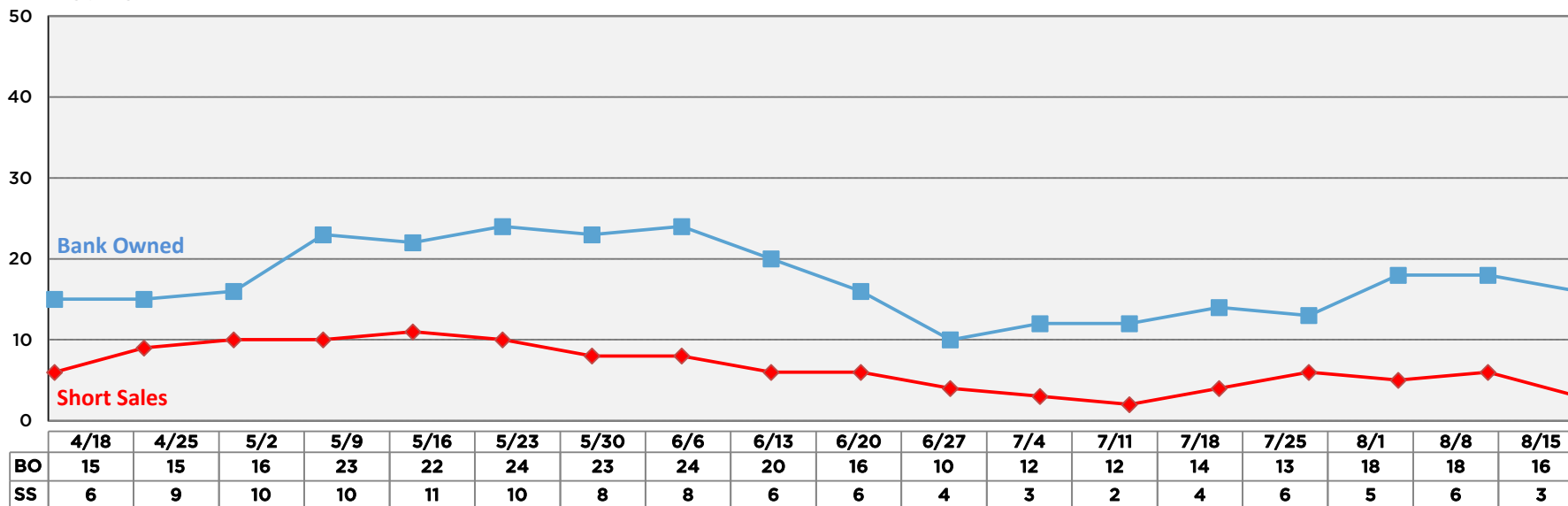


Single Family Homes

Percentage of Actives



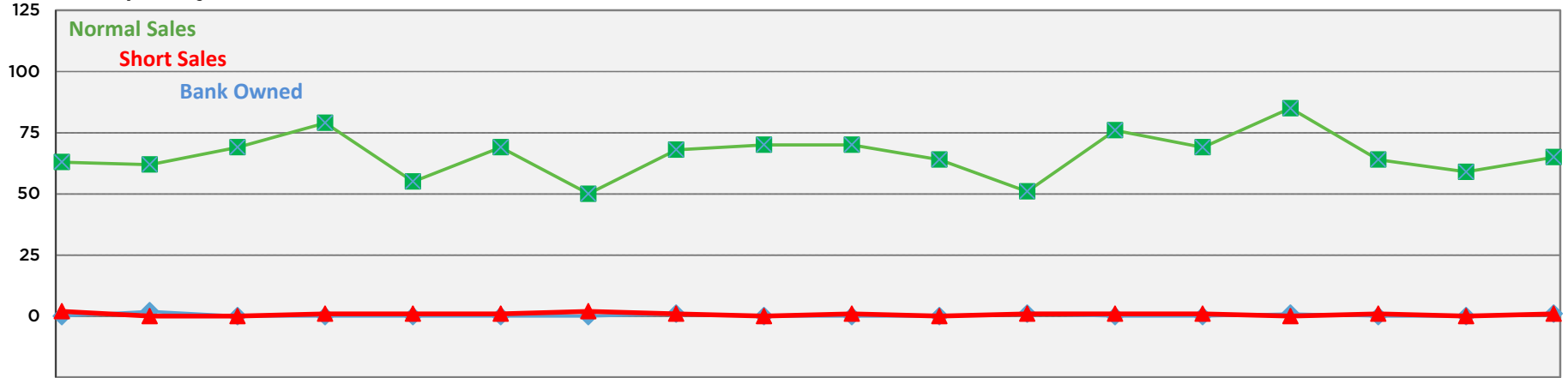
Active Foreclosures





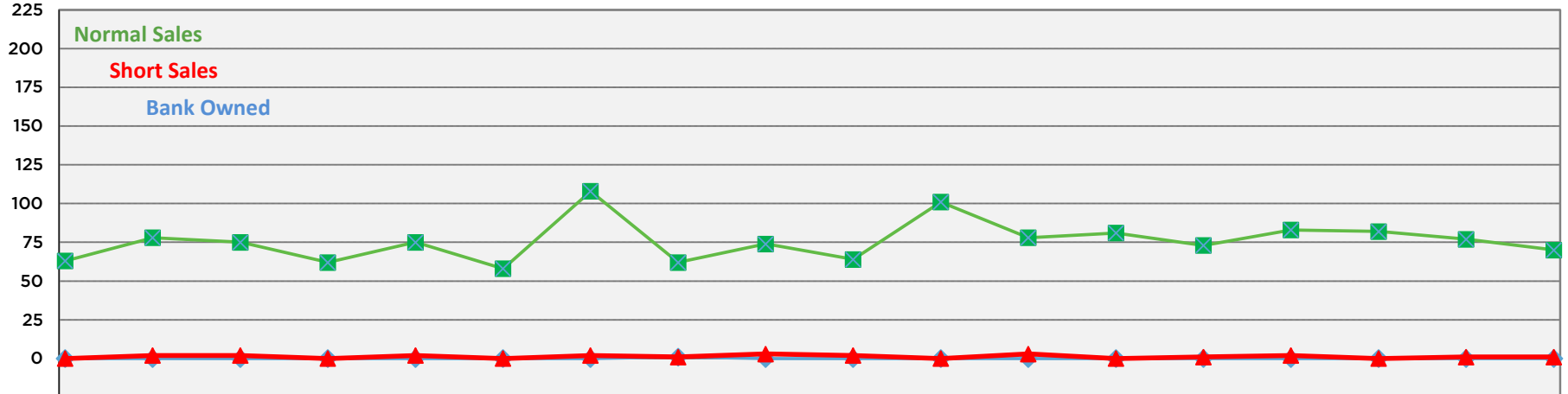
Single Family Homes

Temporary Off Market



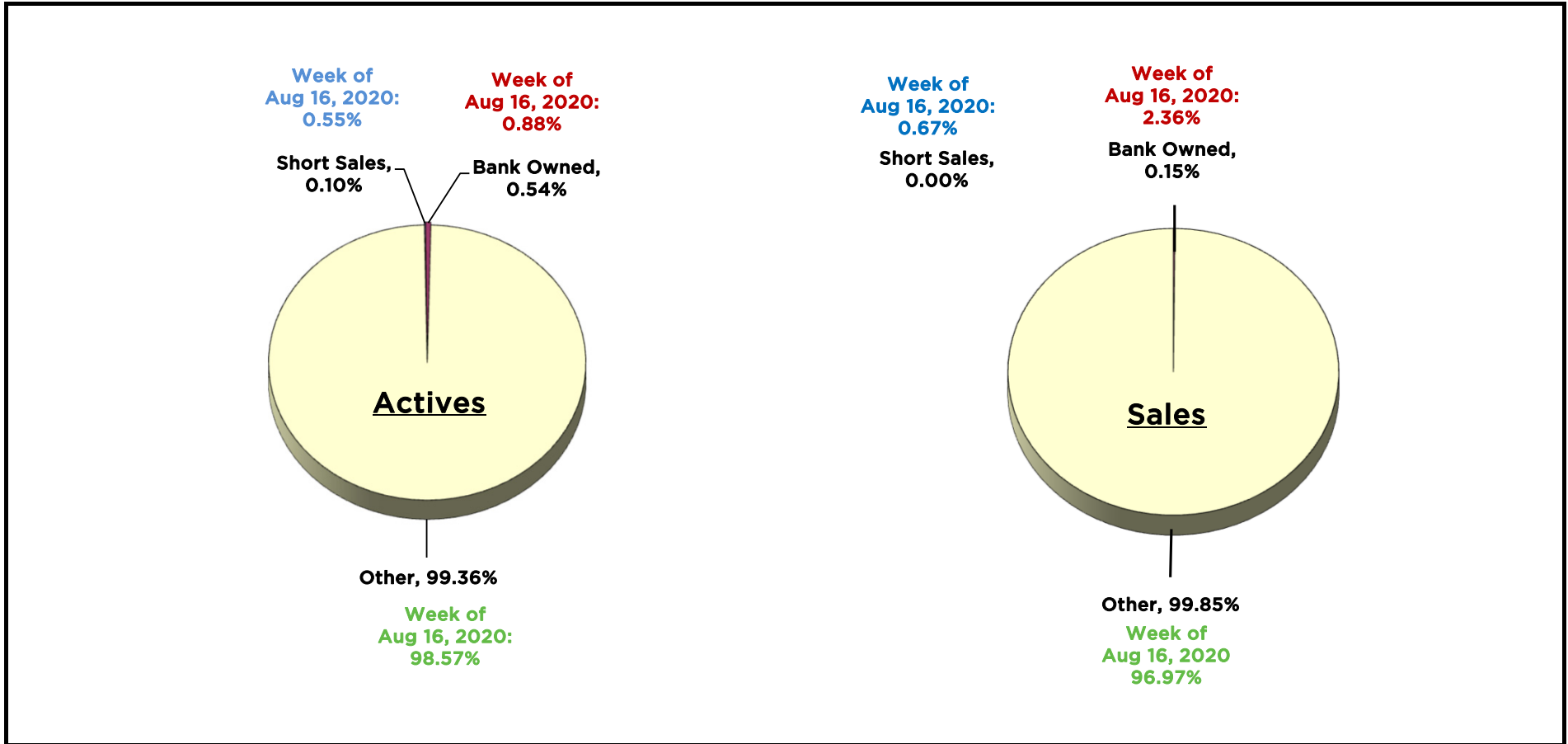
	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15
Norm	63	62	69	79	55	69	50	68	70	70	64	51	76	69	85	64	59	65
BO	0	2	0	0	0	0	0	1	0	0	0	1	0	0	1	0	0	1
SS	2	0	0	1	1	1	2	1	0	1	0	1	1	1	0	1	0	1

Withdrawn



	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	8/15
Norm	63	78	75	62	75	58	108	62	74	64	101	78	81	73	83	82	77	70
BO	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	2	2	0	2	0	2	1	3	2	0	3	0	1	2	0	1	1

Single Family Homes



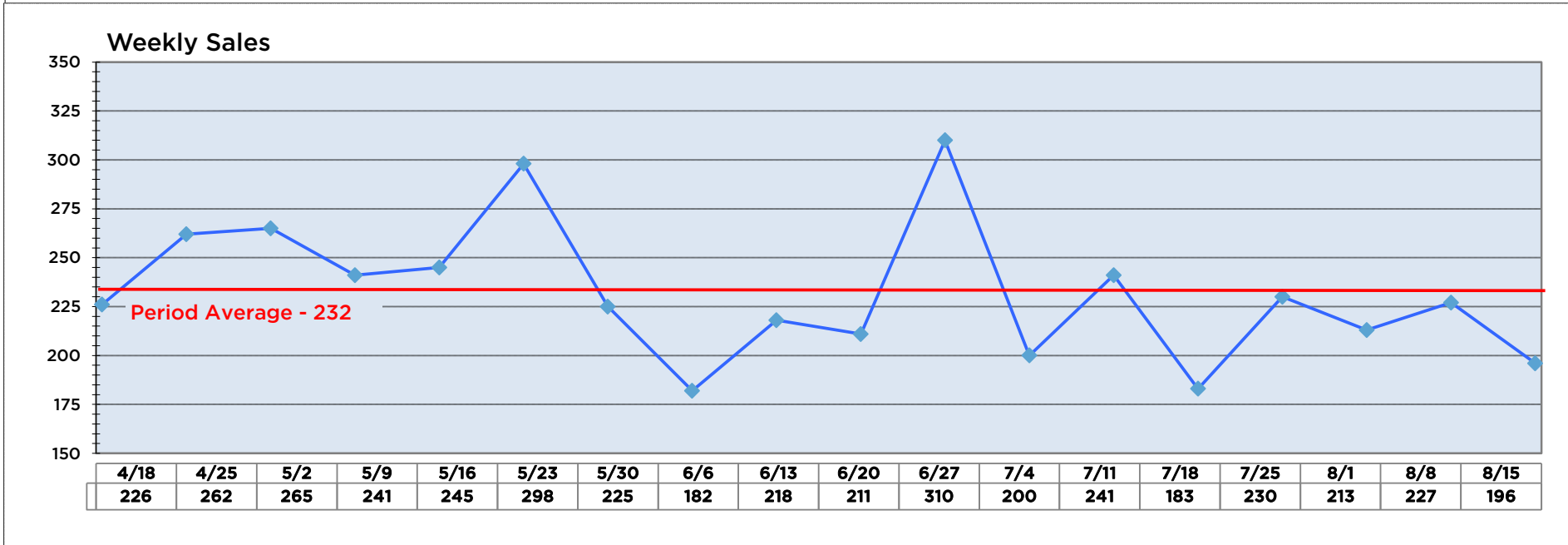
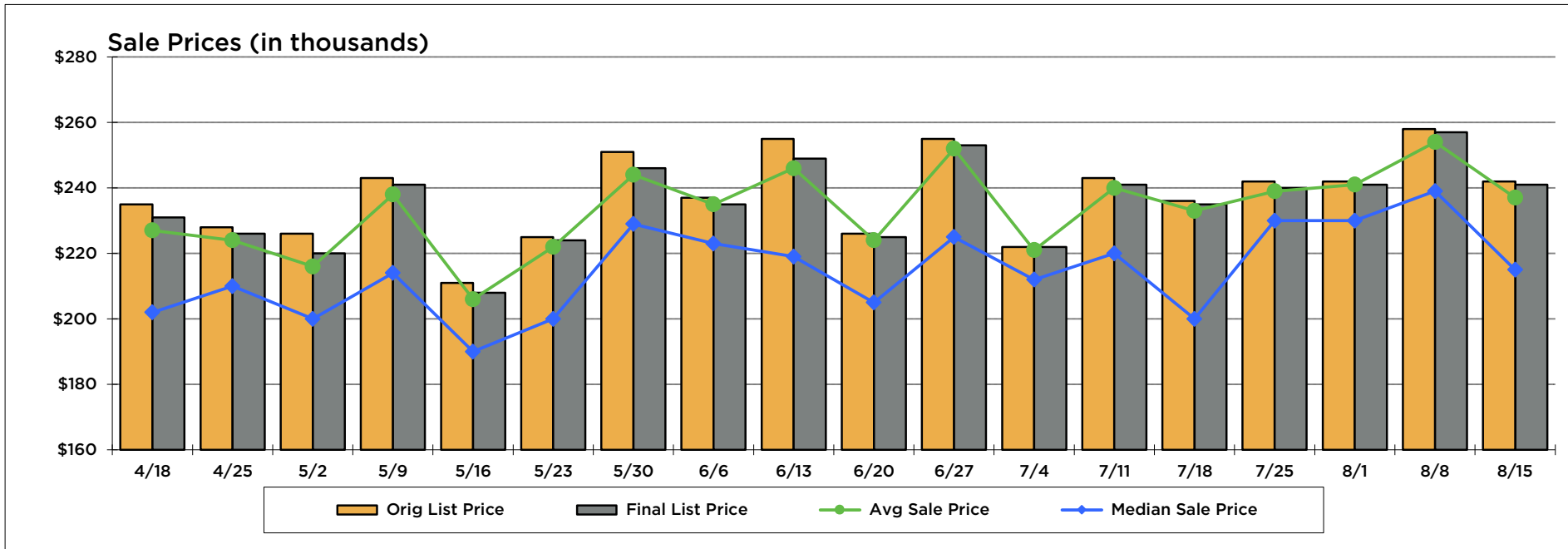
There are no Single Family Homes available for the Median Price of \$361,500 (± \$500)

Monday Morning Quarterback
08/15/2021 - 08/21/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

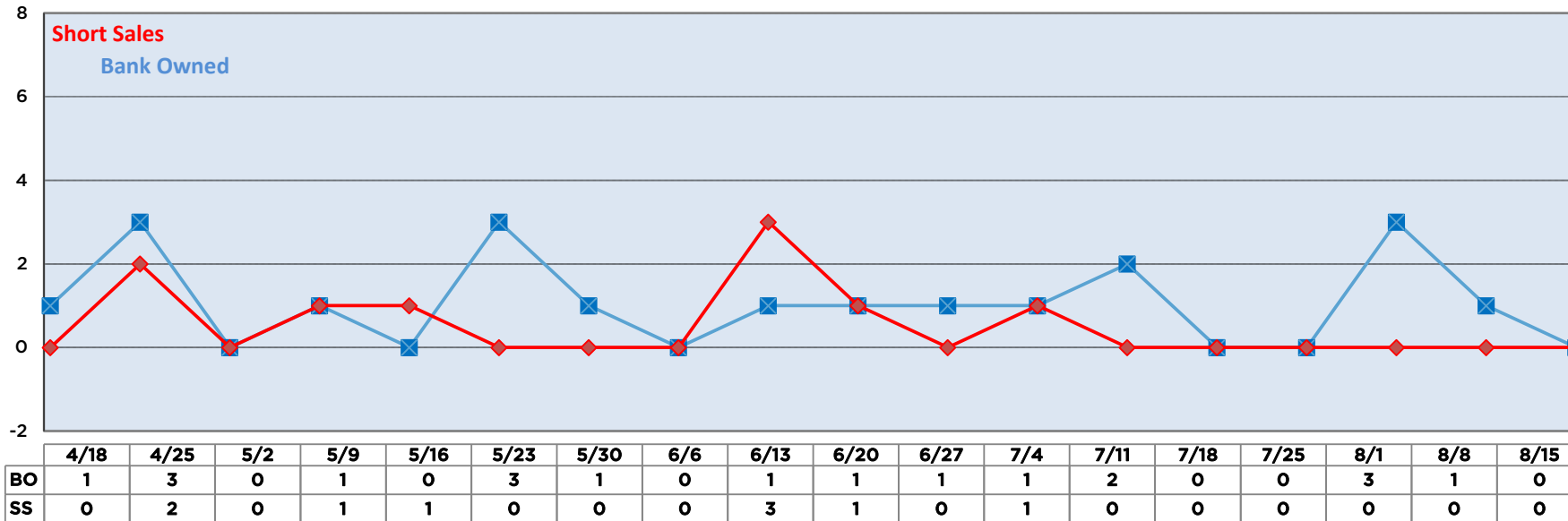
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	196	124	25	33	10	3	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	196	124	25	33	10	3	1
Active Listings	1,046	599	119	193	83	42	10
Bank Owned	6	5	0	1	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,036	591	119	191	83	42	10
Months of Inventory	1	1	1	1	2	3	2
<i>List Price</i>							
Average Original List Price	\$241,919	\$177,886	\$272,012	\$331,133	\$440,760	\$591,000	\$1,450,000
Average Final List Price	\$240,723	\$177,950	\$273,044	\$329,854	\$433,760	\$572,333	\$1,350,000
<i>Sale Price</i>							
Average Price	\$237,309	\$173,534	\$274,180	\$327,939	\$440,290	\$568,333	\$1,210,000
Median Price	\$215,000	\$176,000	\$271,100	\$320,000	\$432,000	\$580,000	\$1,210,000
<i>Price Differences</i>							
Original to Final List Price	-\$1,196	\$64	\$1,032	-\$1,279	-\$7,000	-\$18,667	-\$100,000
Original List to Sale Price - \$	-\$4,610	-\$4,352	\$2,168	-\$3,194	-\$470	-\$22,667	-\$240,000
Final List to Sale Price - \$	-\$3,414	-\$4,416	\$1,136	-\$1,915	\$6,530	-\$4,000	-\$140,000
Original List to Sale Price - %	98.09%	97.55%	100.80%	99.04%	99.89%	96.16%	83.45%
Final List to Sale Price - %	98.58%	97.52%	100.42%	99.42%	101.51%	99.30%	89.63%
<i>Days on the Market</i>							
Avg Days Listing to Contract	47	53	11	55	28	61	84
Combined Avg Days to Contract	48	53	11	61	28	61	84
Avg Days Listing to Closing	82	89	39	90	63	95	118
Avg Days Contract to Close	36	37	29	34	34	34	33
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	3
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	1	1	1	0	1
<i>Square Footage</i>							
Average Square Feet	1,371	1,139	1,549	1,739	2,036	2,780	2,710

Condos, Townhomes, Villas

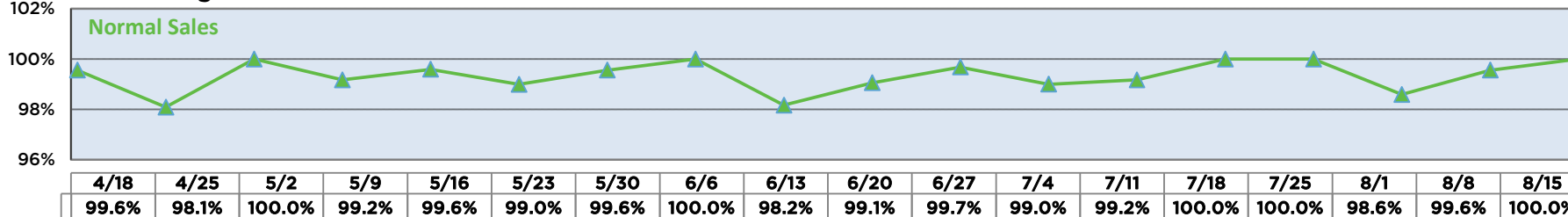


Condos, Townhomes, Villas

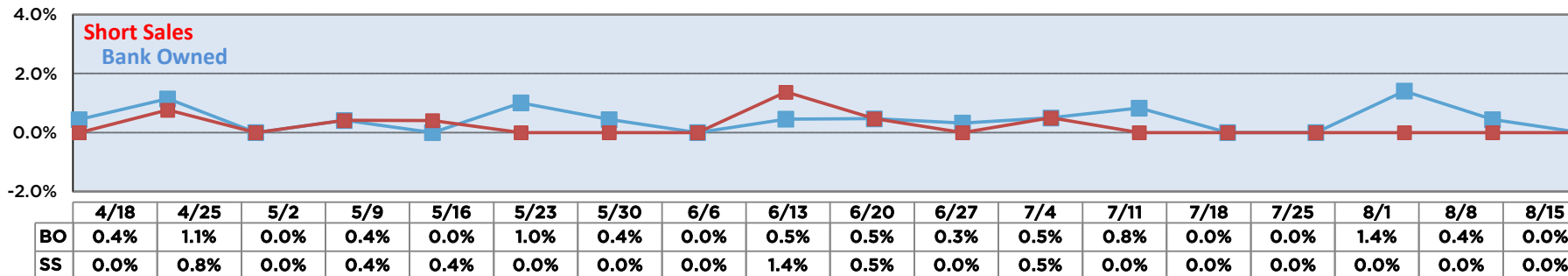
Foreclosure Sales



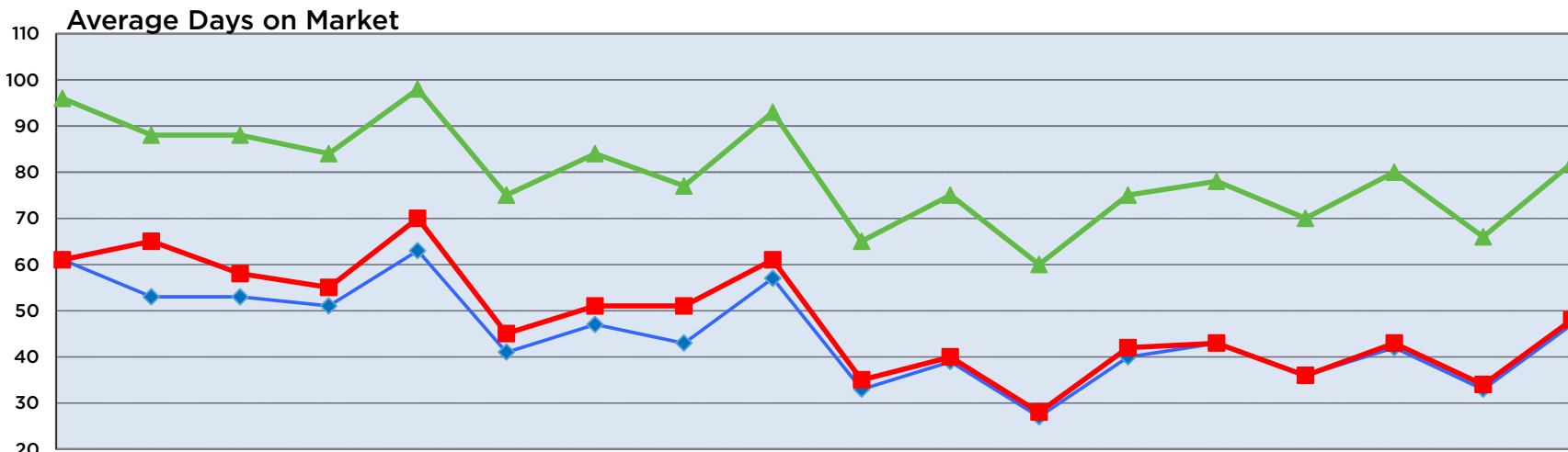
Percentage of Sales



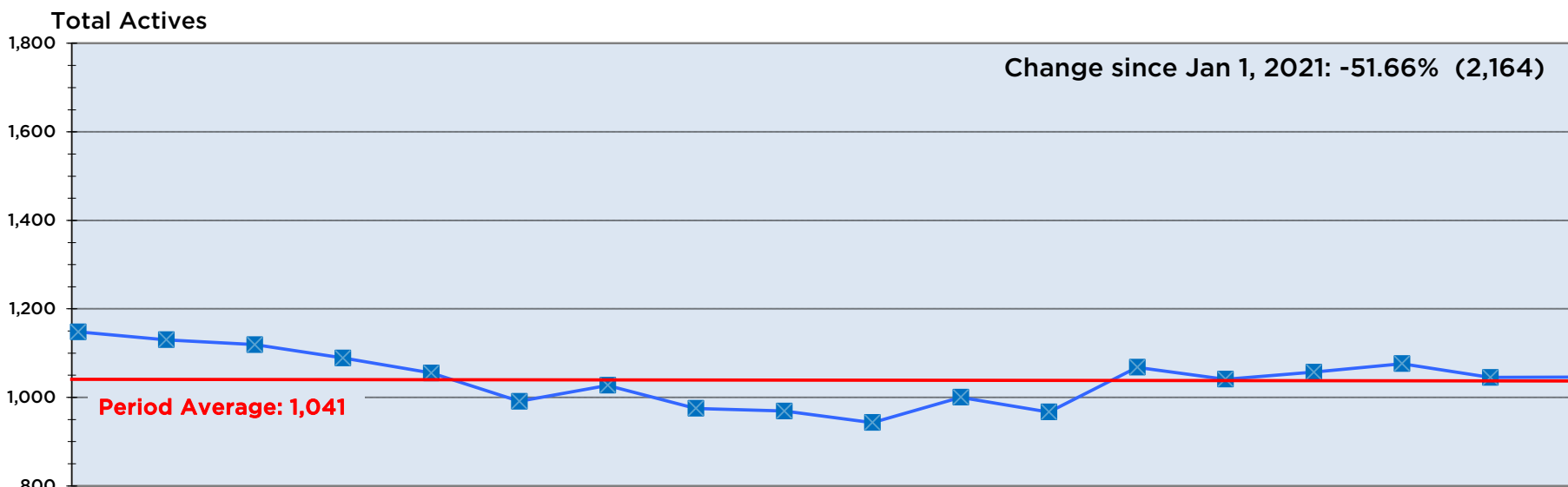
Short Sales
Bank Owned



Condos, Townhomes, Villas

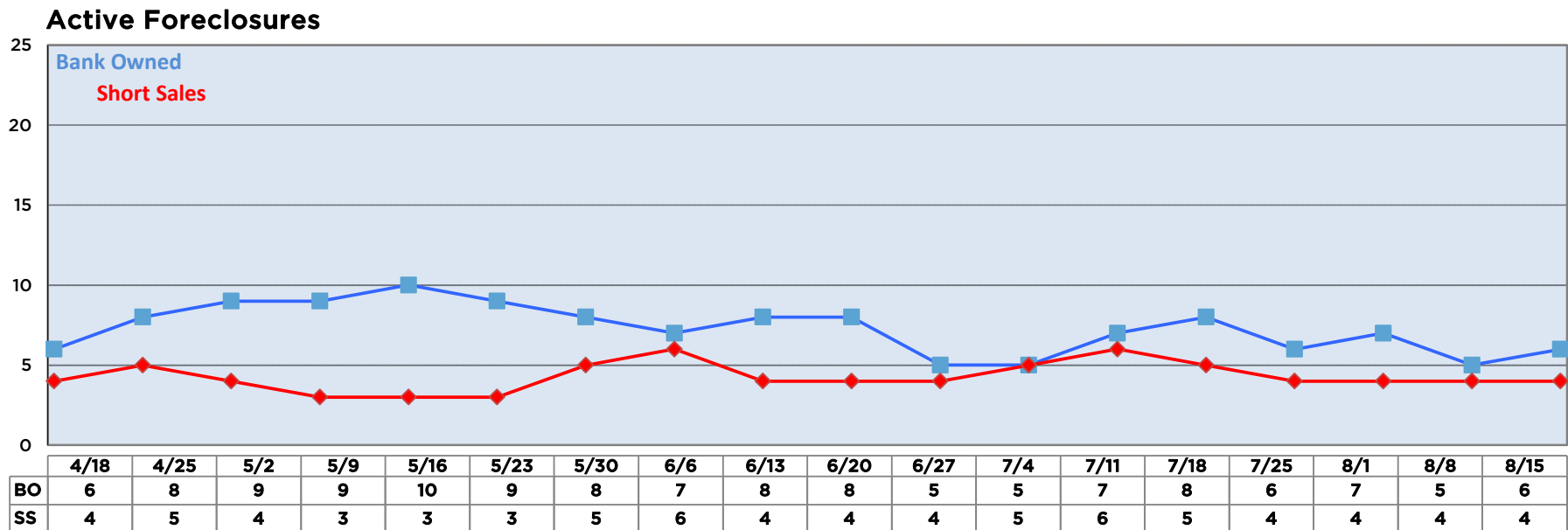
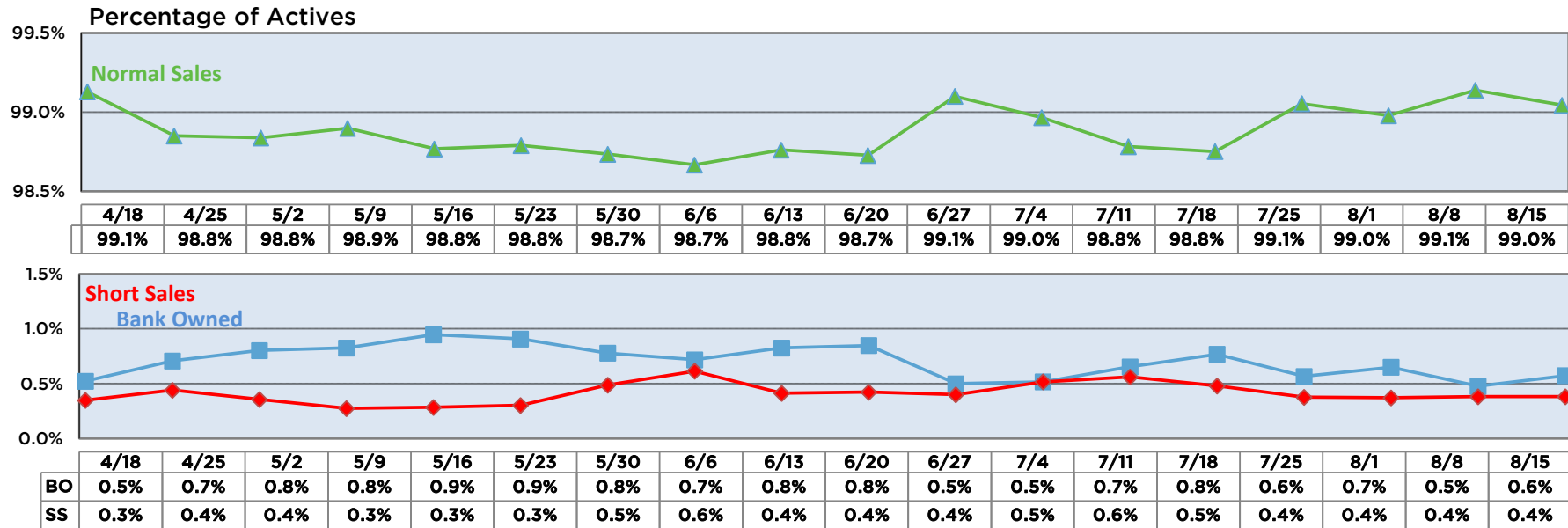


	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15
ListToContract	61	53	53	51	63	41	47	43	57	33	39	27	40	43	36	42	33	47
CombDaysOnMkt	61	65	58	55	70	45	51	51	61	35	40	28	42	43	36	43	34	48
ListToClose	96	88	88	84	98	75	84	77	93	65	75	60	75	78	70	80	66	82



	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	8/15
Total Actives	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	1,046

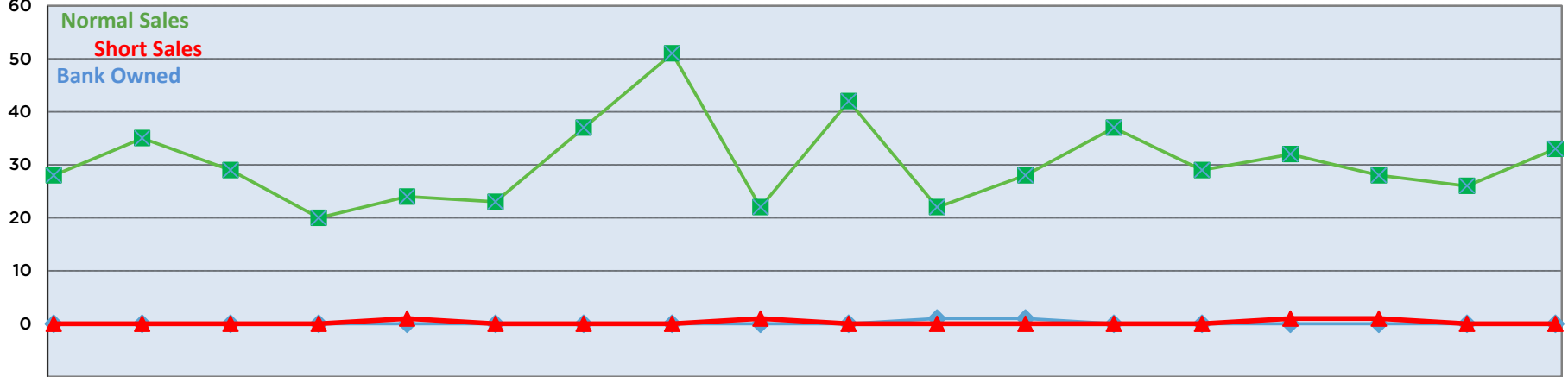
Condos, Townhomes, Villas





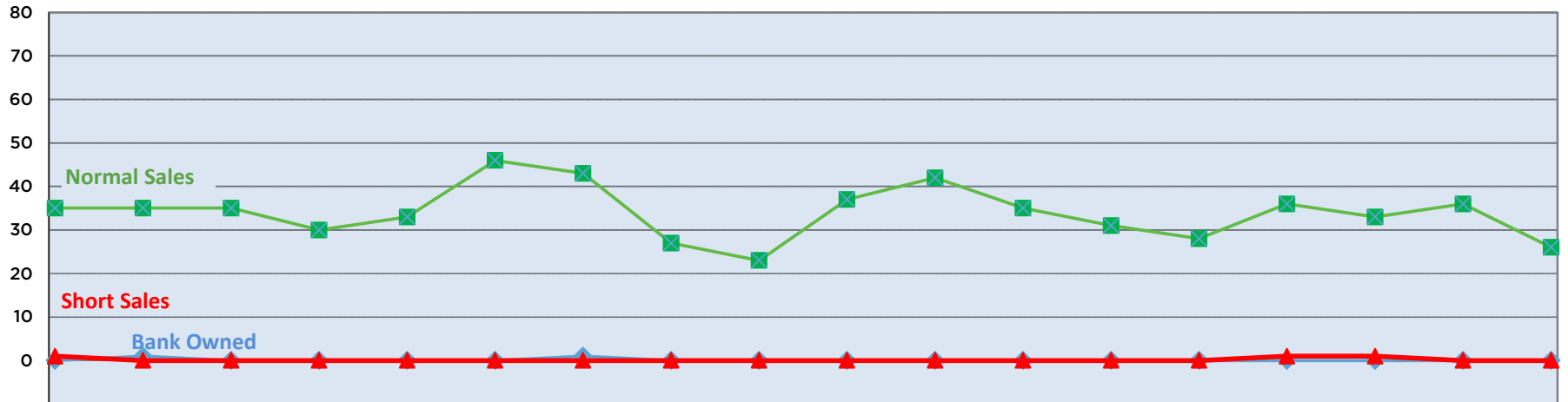
Condos, Townhomes, Villas

Temporary Off Market



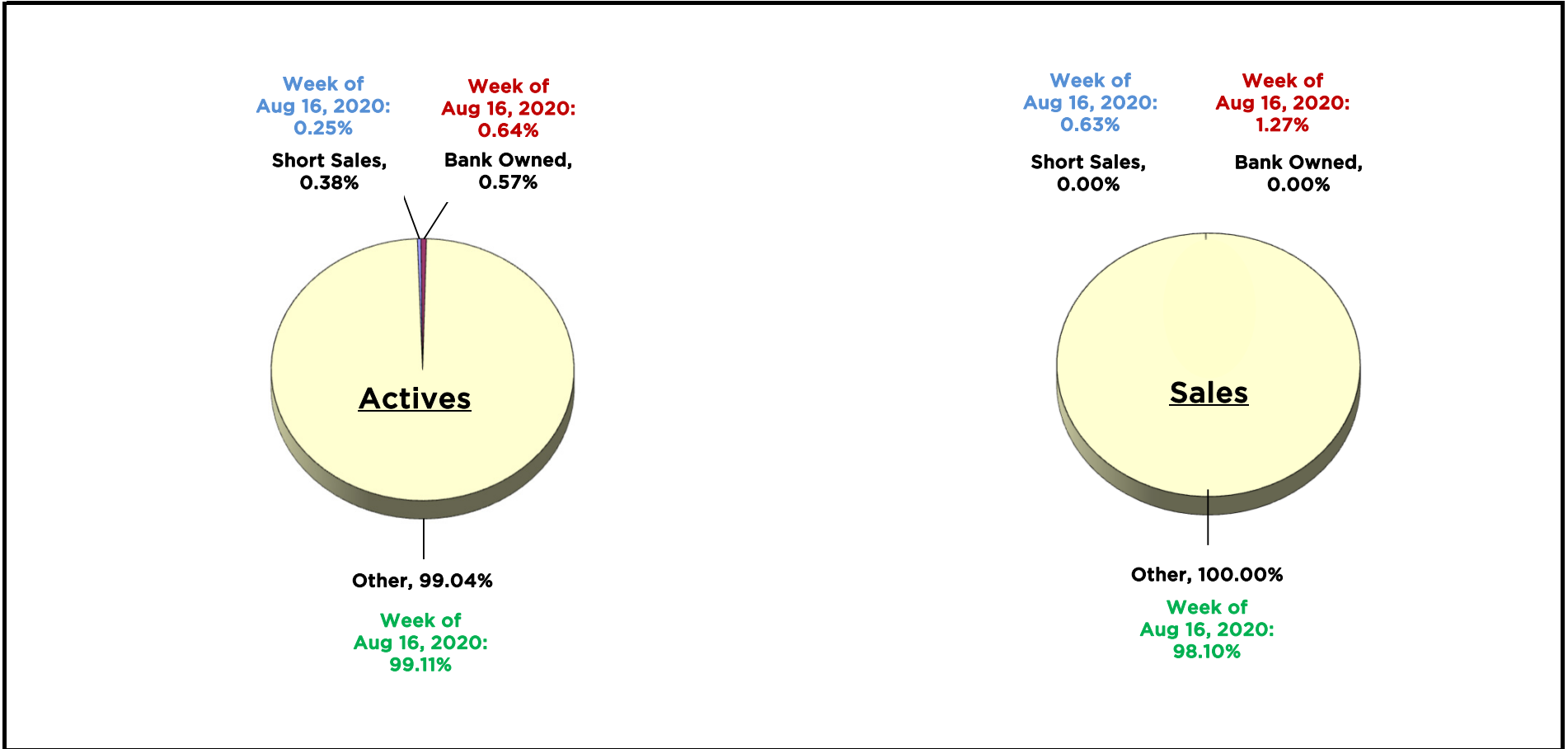
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Norm	28	35	29	20	24	23	37	51	22	42	22	28	37	29	32	28	26	33
BO	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	1	0	0

Withdrawn



	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	8/15
Norm	35	35	35	30	33	46	43	27	23	37	42	35	31	28	36	33	36	26
BO	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0

Condos, Townhomes, Villas



Monday Morning Quarterback
08/15/2021 - 08/21/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 17 Condos, Townhomes, or Villas available for the Median Price of \$215,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$214,967	2.3	2.0	1,051	\$204.47
Winter Springs / Tuskawilla	32708	1	\$215,000	2.0	2.0	1,166	\$184.39
Longwood (East)	32750	1	\$215,000	3.0	2.0	1,134	\$189.59
Oviedo	32765	1	\$214,900	2.0	2.0	854	\$251.64
Orange County		9	\$214,977	2.6	1.7	1,209	\$177.78
Winter Park (West)	32789	1	\$215,000	2.0	1.0	950	\$226.32
Azalea Park	32807	1	\$215,000	3.0	2.0	1,034	\$207.93
Orlo Vista	32811	1	\$215,000	3.0	2.0	1,447	\$148.58
Ventura	32822	1	\$214,900	2.0	2.0	1,305	\$164.67
Taft	32824	1	\$214,990	2.0	0.0	1,303	\$165.00
Union Park / Chickasaw	32829	1	\$215,000	2.0	2.0	1,060	\$202.83
Metro West / Orlo Vista	32835	2	\$214,950	3.0	2.0	1,254	\$171.41
Hunters Creek	32837	1	\$215,000	3.0	2.0	1,276	\$168.50
Osceola County		4	\$214,950	2.8	2.0	1,388	\$154.89
Kissimmee (Central)	34741	1	\$214,900	3.0	2.0	1,296	\$165.82
Kissimmee (West) / Pleasant Hill	34746	1	\$215,000	2.0	2.0	1,159	\$185.50
Kissimmee / Poinciana	34758	2	\$214,950	3.0	2.0	1,548	\$138.86
Lake County		1	\$215,000	2.0	2.0	1,456	\$147.66
Tavares / Mt Plymouth	32778	1	\$215,000	2.0	2.0	1,456	\$147.66