



Monday Morning Quarterback Summary

Week of August 22, 2021 - August 28, 2021

Single-family existing homes

- Sales of single-family homes decreased to 610 during the week of Aug 22, from 656 the week prior
- The median price of single family homes decreased to \$360,000, a change of -0.4%
- The number of single-family home foreclosure transactions increased to 4 last week, from 1 the week of Aug 15
- The number of single-family home short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory increased by 31, and now sits at 2,984

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 191 during the week of Aug 22, from 196 the week prior
- The median price of condos, townhomes, and villas increased to \$235,000, a change of 9.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of Aug 15
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 12, and now sits at 1,058

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

Monday Morning Quarterback
08/22/2021 - 08/28/2021
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	610	80	83	215	101	114	17
Bank Owned	4	3	0	1	0	0	0
Short Sales	2	0	0	0	0	2	0
Other	604	77	83	214	101	112	17
Active Listings	2,984	446	277	703	477	772	309
Bank Owned	19	8	4	5	1	1	0
Short Sales	3	0	0	1	0	0	2
Other	2,962	438	273	697	476	771	307
Months of Inventory	1	1	1	1	1	2	4

List Price

Average Original List Price	\$430,433	\$193,616	\$277,496	\$350,097	\$437,756	\$607,443	\$2,077,056
Average Final List Price	\$426,460	\$191,187	\$275,113	\$347,175	\$434,686	\$606,677	\$2,017,879

Sale Price

Average Price	\$425,393	\$186,835	\$274,681	\$346,587	\$435,961	\$608,175	\$1,992,000
Median Price	\$360,000	\$194,050	\$276,000	\$345,000	\$430,000	\$575,000	\$1,240,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$3,973	-\$2,429	-\$2,383	-\$2,922	-\$3,070	-\$766	-\$59,177
<i>Original</i> List to <i>Sale</i> Price - \$	-\$5,040	-\$6,781	-\$2,815	-\$3,510	-\$1,795	\$732	-\$85,056
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,067	-\$4,352	-\$432	-\$588	\$1,275	\$1,498	-\$25,879
<i>Original</i> List to <i>Sale</i> Price - %	98.83%	96.50%	98.99%	99.00%	99.59%	100.12%	95.90%
<i>Final</i> List to <i>Sale</i> Price - %	99.75%	97.72%	99.84%	99.83%	100.29%	100.25%	98.72%

Days on the Market

Avg Days Listing to Contract	23	23	17	21	23	24	60
Combined Avg Days to Contract	24	24	17	23	24	24	60
Avg Days Listing to Closing	58	54	53	54	58	63	97
Avg Days Contract to Close	34	31	37	33	35	37	36

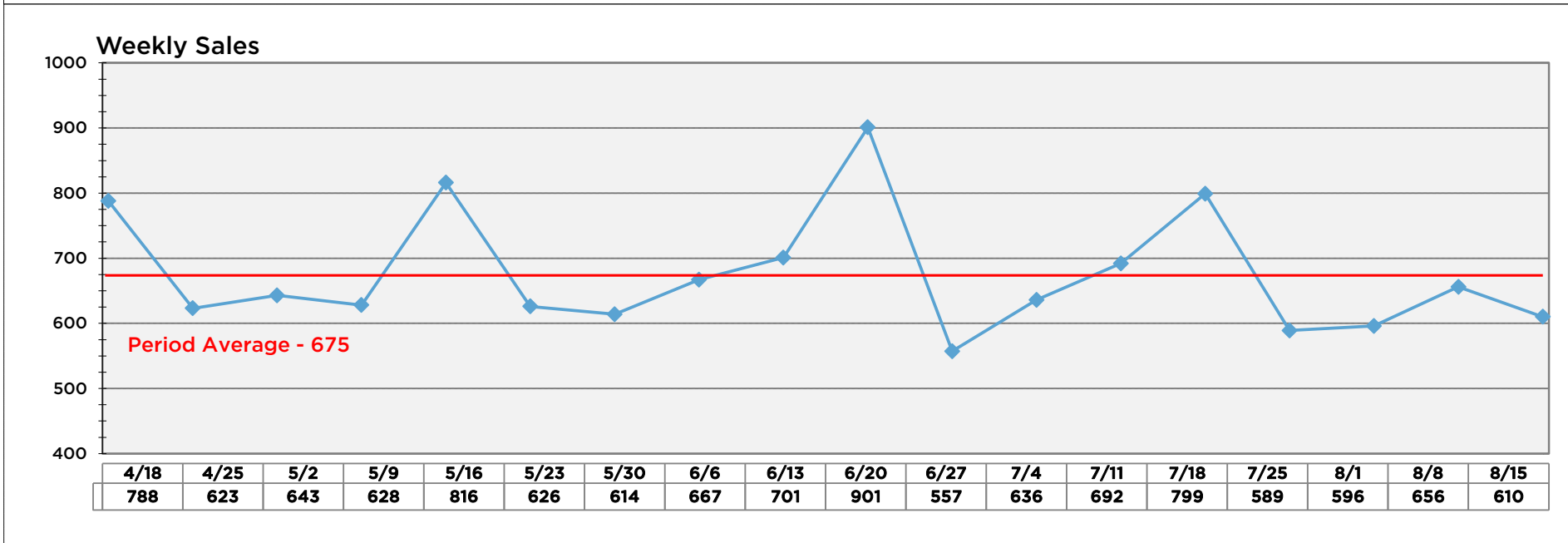
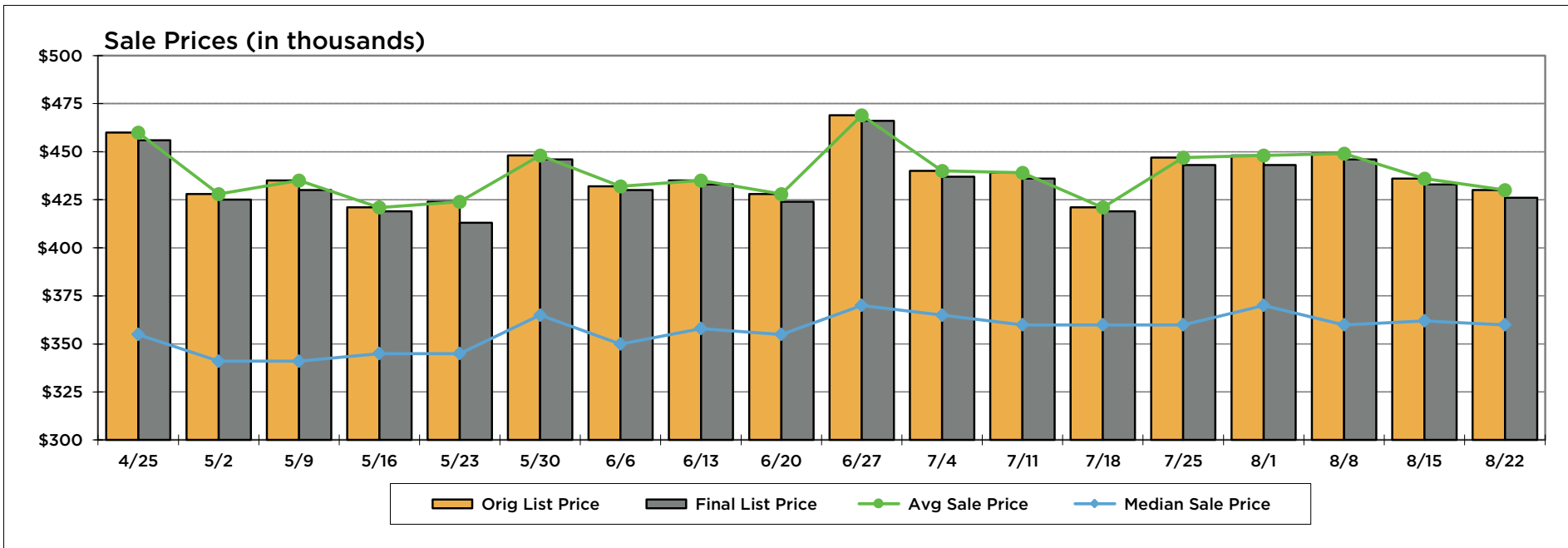
Beds / Baths

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

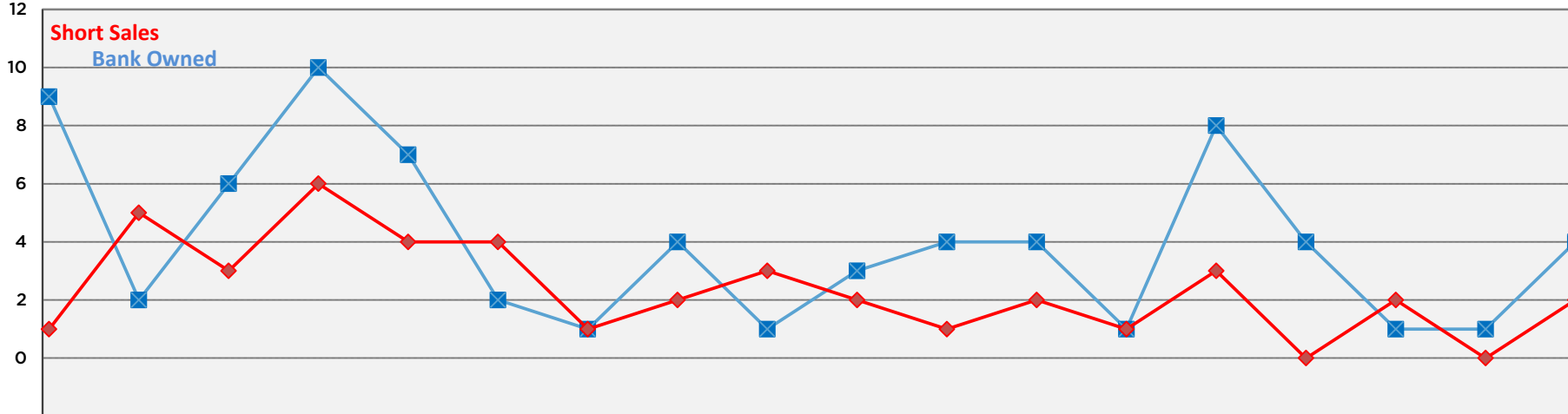
Average Square Feet	2,104	1,206	1,486	1,858	2,341	2,983	5,166
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Single Family Homes



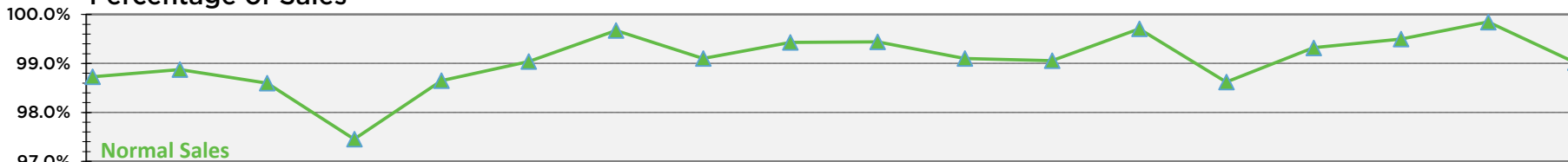
Single Family Homes

Foreclosure Sales

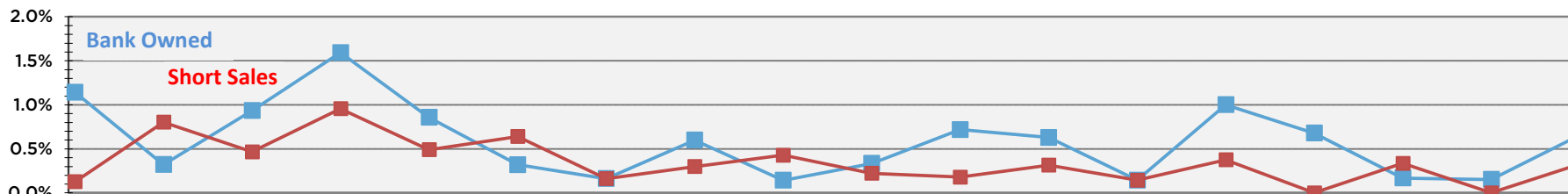


BO	9	2	6	10	7	2	1	4	1	3	4	4	1	8	4	1	1	4
SS	1	5	3	6	4	4	1	2	3	2	1	2	1	3	0	2	0	2

Percentage of Sales

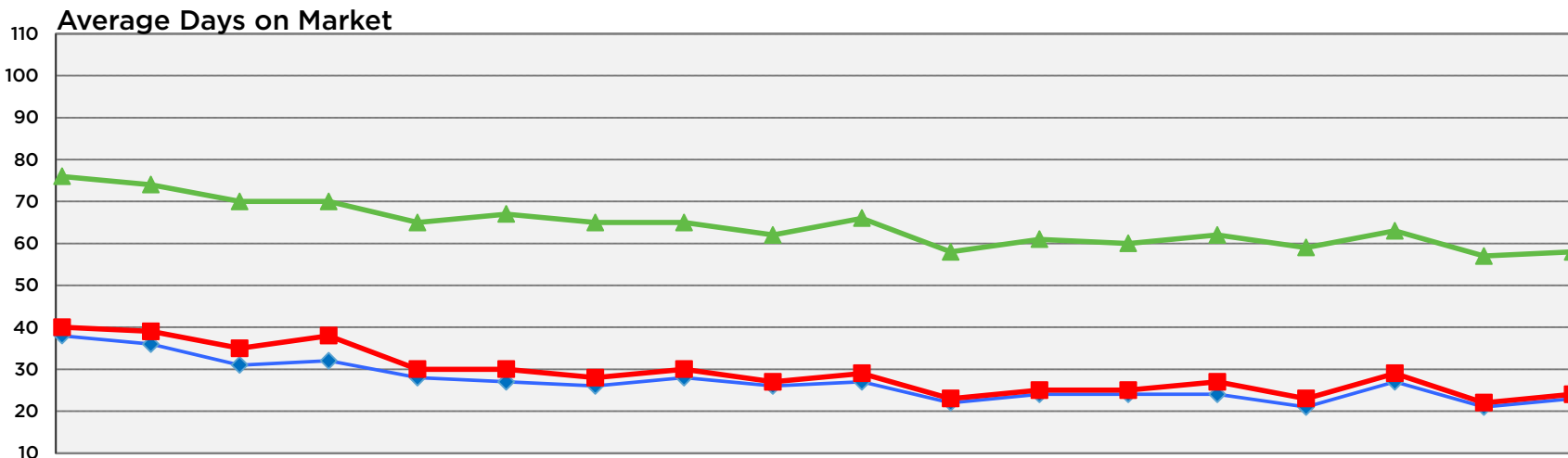


Normal Sales	98.7%	98.9%	98.6%	97.5%	98.7%	99.0%	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%
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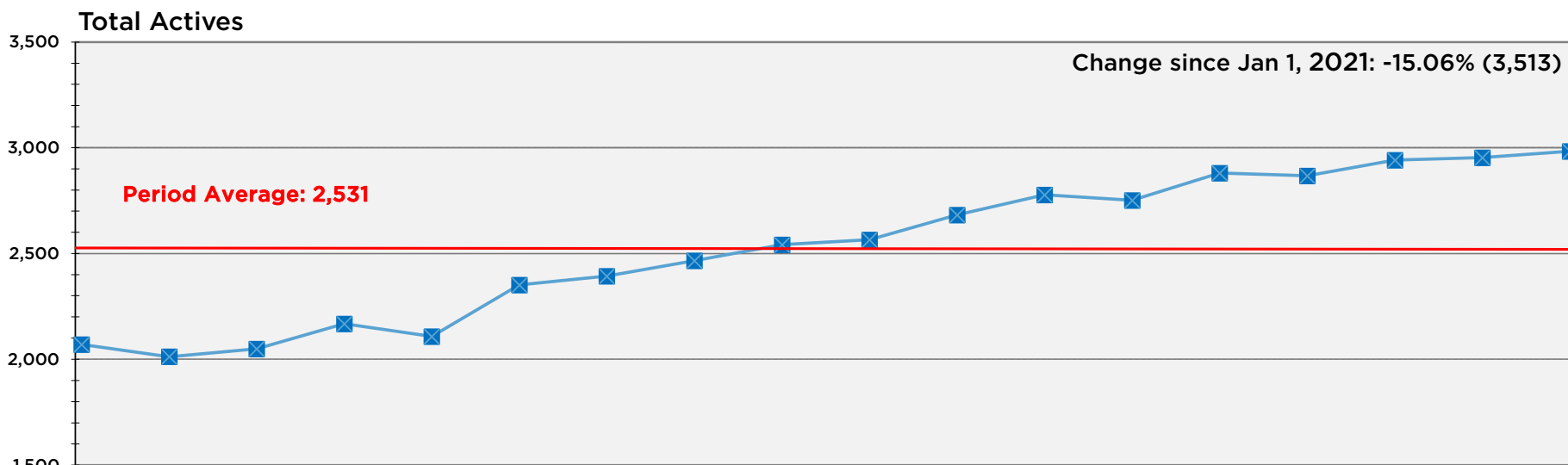


BO	1.1%	0.3%	0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%	0.7%
SS	0.1%	0.8%	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%	0.3%

Single Family Homes

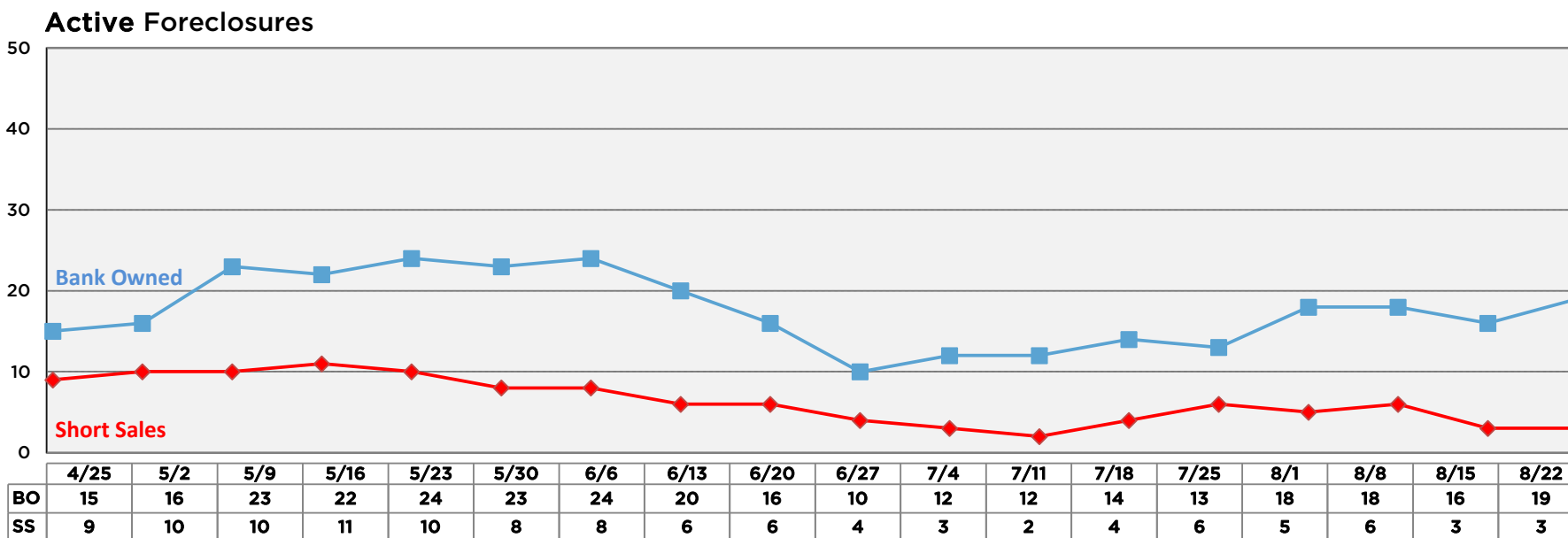
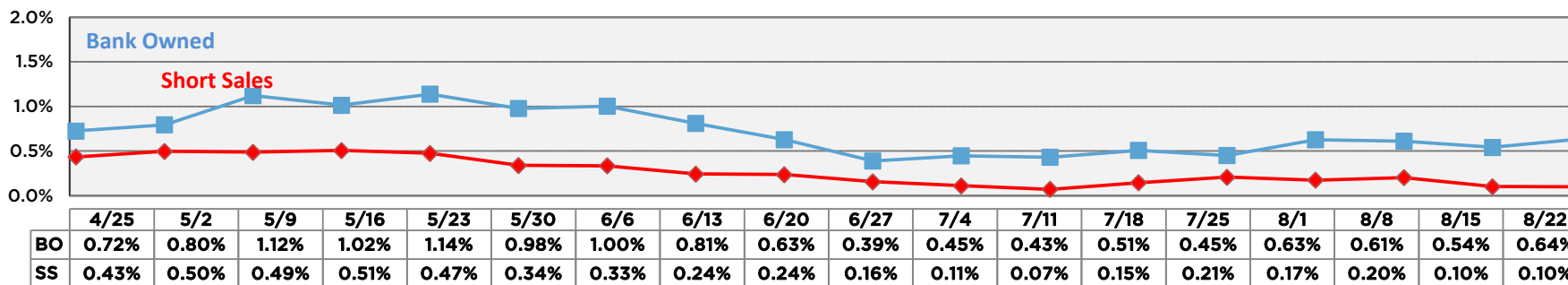
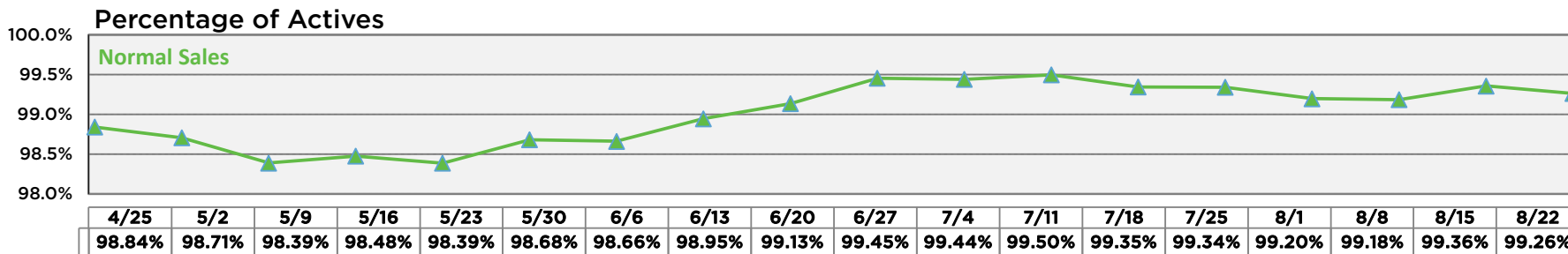


	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22
ListToContract	38	36	31	32	28	27	26	28	26	27	22	24	24	24	21	27	21	23
CombDaysOnMkt	40	39	35	38	30	30	28	30	27	29	23	25	25	27	23	29	22	24
ListToClose	76	74	70	70	65	67	65	65	62	66	58	61	60	62	59	63	57	58



	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	8/22
Total Actives	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	2,953	2,984

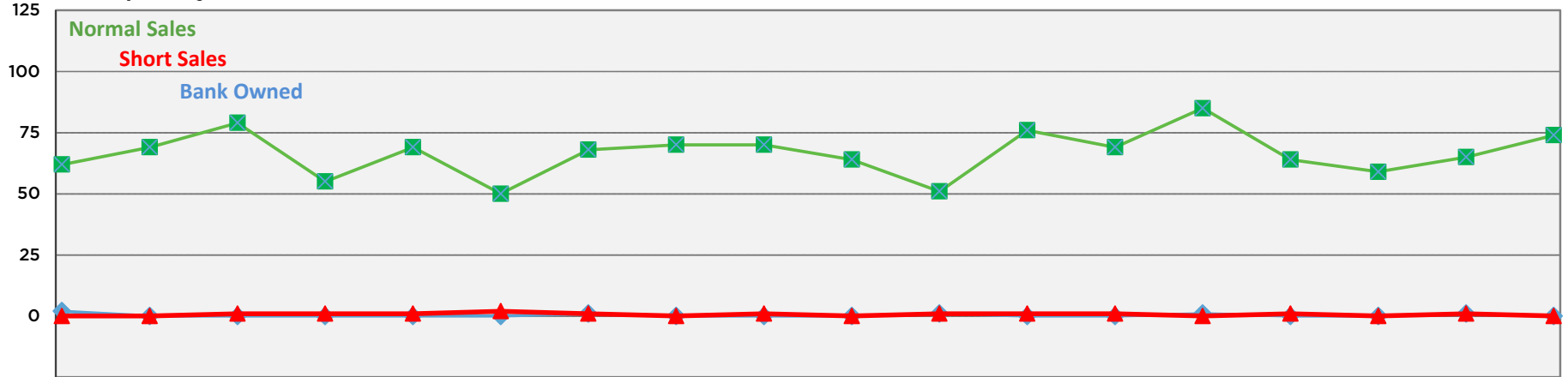
Single Family Homes





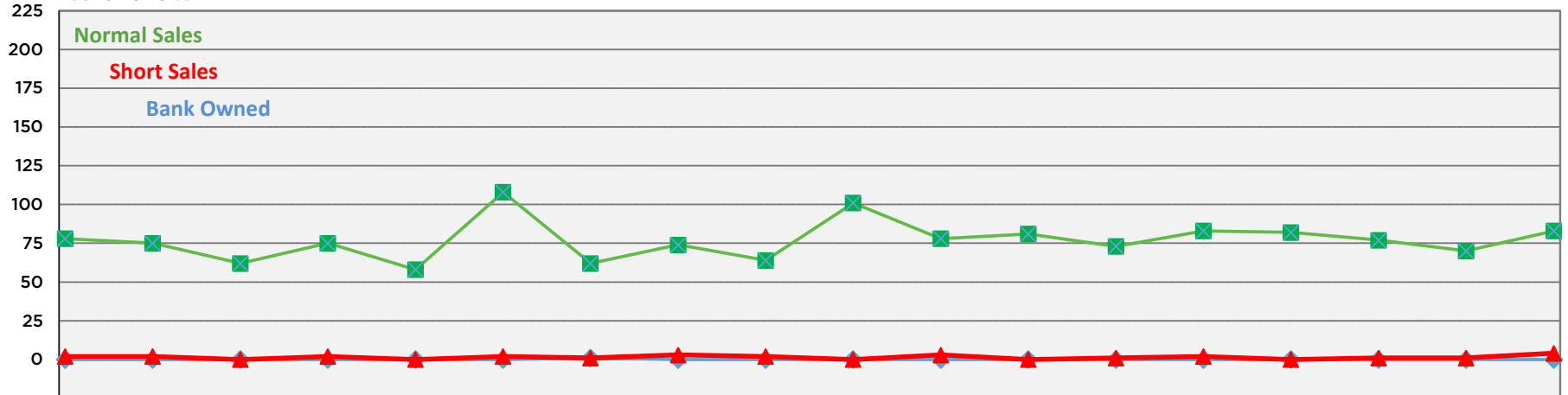
Single Family Homes

Temporary Off Market



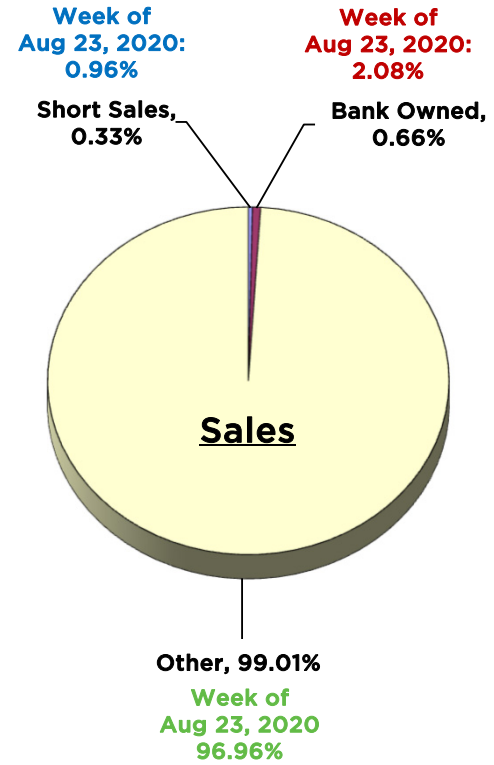
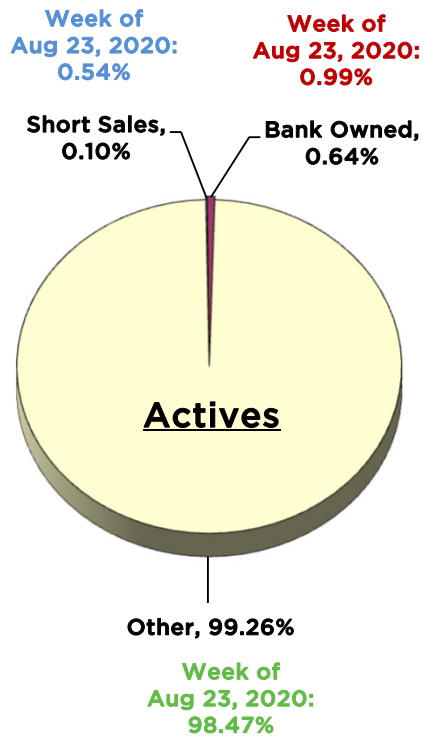
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Norm	62	69	79	55	69	50	68	70	70	64	51	76	69	85	64	59	65	74
BO	2	0	0	0	0	0	1	0	0	0	1	0	0	1	0	0	1	0
SS	0	0	1	1	1	2	1	0	1	0	1	1	1	0	1	0	1	0

Withdrawn



	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	8/22
Norm	78	75	62	75	58	108	62	74	64	101	78	81	73	83	82	77	70	83
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	2	2	0	2	0	2	1	3	2	0	3	0	1	2	0	1	1	4

Single Family Homes



Monday Morning Quarterback
08/22/2021 - 08/28/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 38 Single Family Homes available for the Median Price of \$360,000? (± \$500)

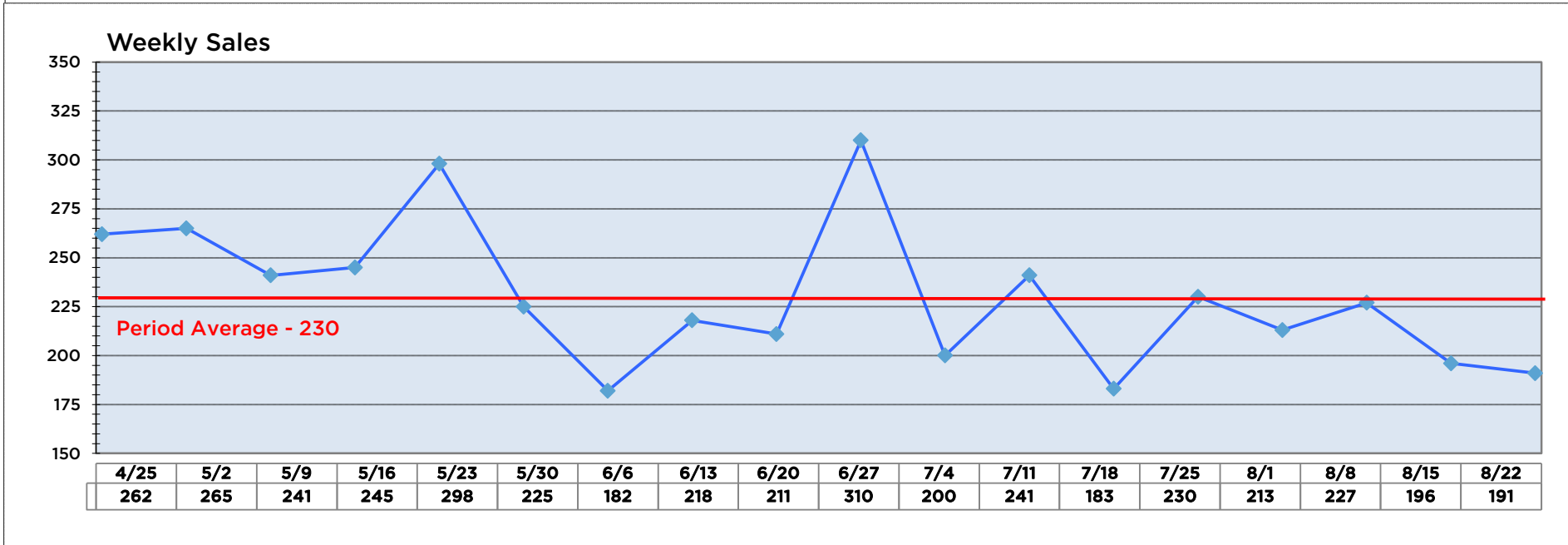
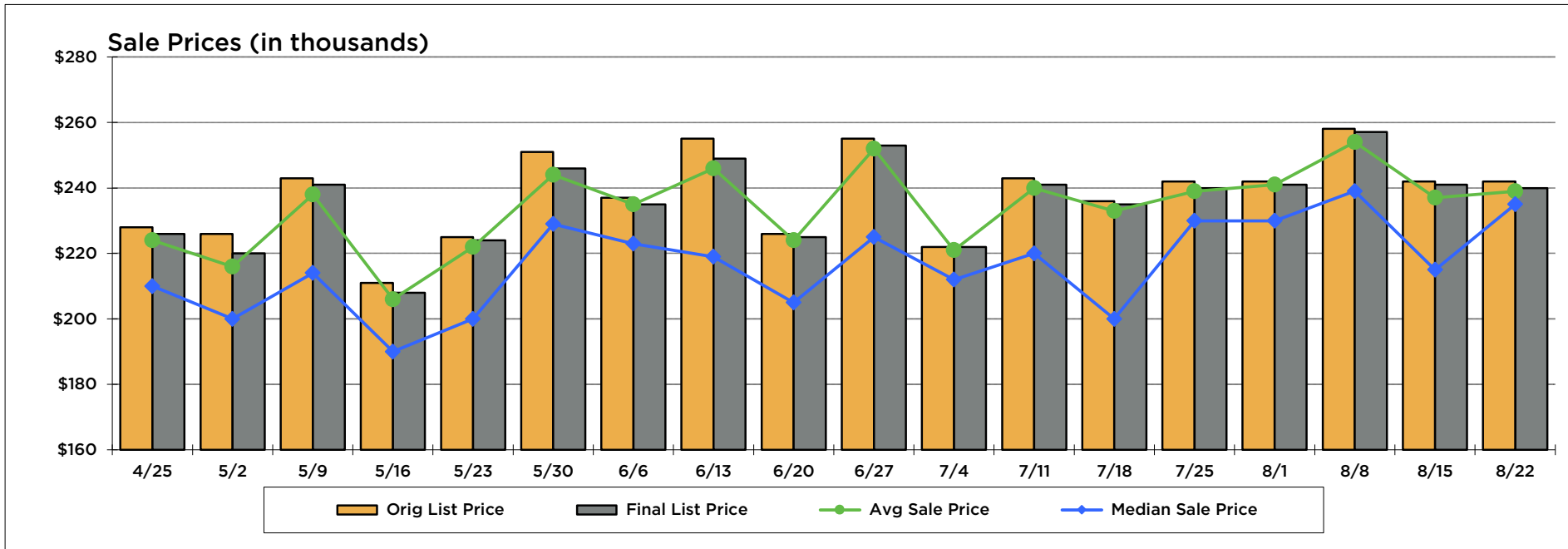
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		10	\$359,950	3.1	2.0	1,678	\$214.49
Winter Springs / Tuskawilla	32708	1	\$359,900	3.0	2.0	1,572	\$228.94
Altamonte Springs / Forest City	32714	1	\$360,000	3.0	2.0	1,896	\$189.87
Fern Park/Casselberry	32730	1	\$359,950	4.0	2.0	1,949	\$184.68
Lake Mary / Heathrow	32746	4	\$359,938	3.0	2.0	1,553	\$231.77
Longwood (East)	32750	1	\$359,900	3.0	2.0	2,314	\$155.53
Sanford / Lake Forest	32771	1	\$360,000	3.0	2.0	1,592	\$226.13
Winter Park	32792	1	\$360,000	3.0	2.0	1,247	\$288.69
Orange County		13	\$359,961	3.1	1.8	1,678	\$214.51
Apopka / Hunt Club	32703	1	\$359,990	4.0	3.0	2,500	\$144.00
Apopka (North)	32712	1	\$360,000	2.0	1.0	1,244	\$289.39
Winter Park (East) / Aloma	32792	1	\$360,000	3.0	2.0	1,732	\$207.85
Orlando (Downtown)	32801	1	\$359,900	2.0	2.0	1,644	\$218.92
Colonialtown	32803	1	\$359,900	2.0	1.0	1,022	\$352.15
College Park	32804	1	\$359,900	2.0	1.0	984	\$365.75
Delaney / Crystal Lake	32806	1	\$360,000	3.0	2.0	1,226	\$293.64
Conway	32812	1	\$360,000	3.0	2.0	1,723	\$208.94
Williamsburg / Lake Bryan	32821	1	\$360,000	3.0	2.0	2,576	\$139.75
Research Park	32826	1	\$359,800	4.0	2.0	1,877	\$191.69
Pine Castle / Edgewood	32839	1	\$360,000	4.0	2.0	1,475	\$244.07
Ocoee	34761	2	\$360,000	4.0	2.0	1,906	\$188.88
Osceola County		5	\$359,960	3.2	2.2	1,748	\$205.93
Davenport	33896	2	\$360,000	3.0	3.0	1,947	\$184.90
St Cloud	34769	2	\$359,950	4.0	2.0	1,675	\$214.90
St Cloud / Narcoossee	34771	1	\$359,900	2.0	1.0	1,496	\$240.57
Lake County		10	\$359,930	3.1	2.3	1,971	\$182.66
Lady Lake / The Villages	32159	1	\$360,000	3.0	2.0	2,226	\$161.73
Eustis (West)	32726	1	\$359,900	3.0	2.0	1,892	\$190.22
Tavares / Mt Plymouth	32778	1	\$360,000	3.0	2.0	1,677	\$214.67
Umatilla / Dona Vista	32784	1	\$359,900	3.0	3.0	1,576	\$228.36
Clermont (Central)	34711	1	\$360,000	3.0	2.0	2,162	\$166.51
Clermont (South)	34714	1	\$359,900	5.0	4.0	2,282	\$157.71
Minneola	34715	1	\$359,900	2.0	2.0	1,110	\$324.23
Leesburg (West)	34748	3	\$359,900	3.0	2.0	2,260	\$159.25

Monday Morning Quarterback
08/22/2021 - 08/28/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

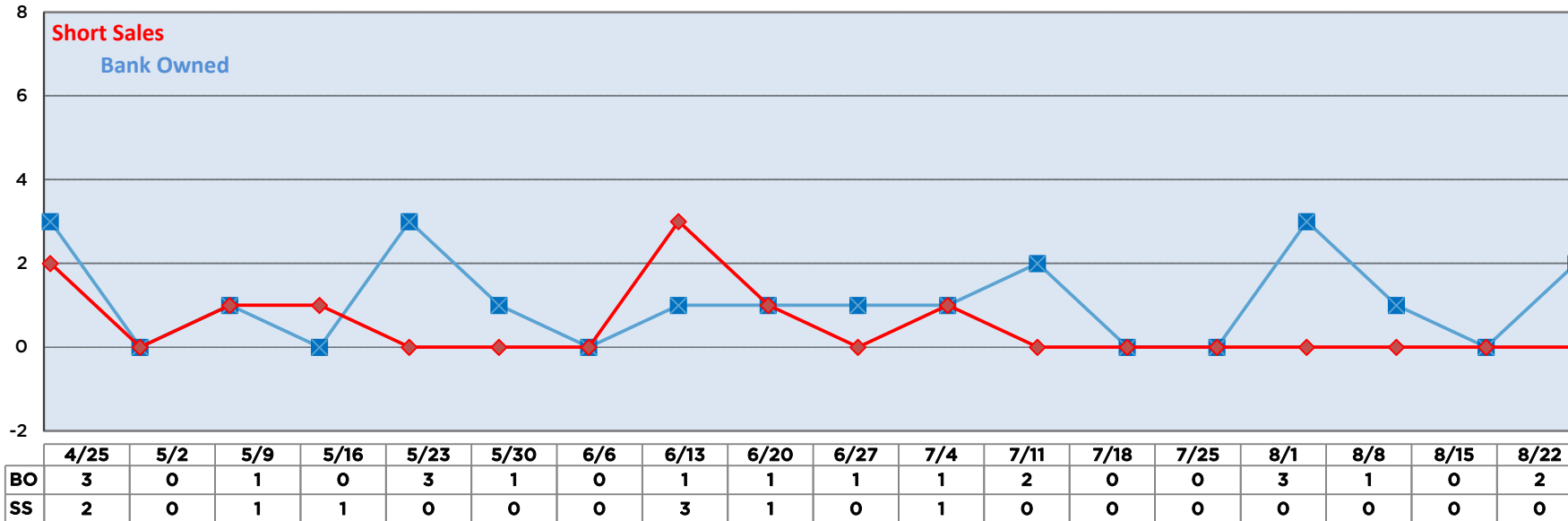
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	191	108	43	31	8	1	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	189	106	43	31	8	1	0
Active Listings	1,058	602	122	197	86	41	10
Bank Owned	7	6	0	1	0	0	0
Short Sales	4	3	0	1	0	0	0
Other	1,047	593	122	195	86	41	10
Months of Inventory	1	1	1	1	2	9	0
<i>List Price</i>							
Average Original List Price	\$242,115	\$184,303	\$275,492	\$336,752	\$441,088	\$525,000	\$0
Average Final List Price	\$240,474	\$180,966	\$275,841	\$337,785	\$441,088	\$525,000	\$0
<i>Sale Price</i>							
Average Price	\$238,716	\$178,999	\$275,649	\$335,371	\$437,925	\$510,000	\$0
Median Price	\$235,000	\$183,750	\$275,000	\$325,782	\$432,500	\$510,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$1,641	-\$3,337	\$349	\$1,033	\$0	\$0	\$0
Original List to Sale Price - \$	-\$3,399	-\$5,304	\$157	-\$1,381	-\$3,163	-\$15,000	\$0
Final List to Sale Price - \$	-\$1,758	-\$1,967	-\$192	-\$2,414	-\$3,163	-\$15,000	\$0
Original List to Sale Price - %	98.60%	97.12%	100.06%	99.59%	99.28%	97.14%	0.00%
Final List to Sale Price - %	99.27%	98.91%	99.93%	99.29%	99.28%	97.14%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	29	34	25	17	38	21	0
Combined Avg Days to Contract	32	34	35	17	38	21	0
Avg Days Listing to Closing	60	63	58	49	67	38	0
Avg Days Contract to Close	30	29	32	32	29	17	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	4	5	0
Average Full Baths	2	2	2	2	3	4	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,397	1,160	1,568	1,778	2,073	2,410	0

Condos, Townhomes, Villas

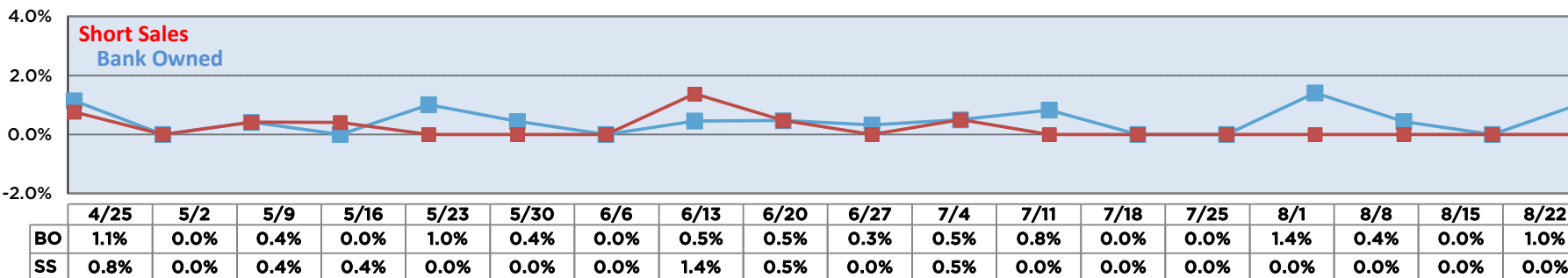
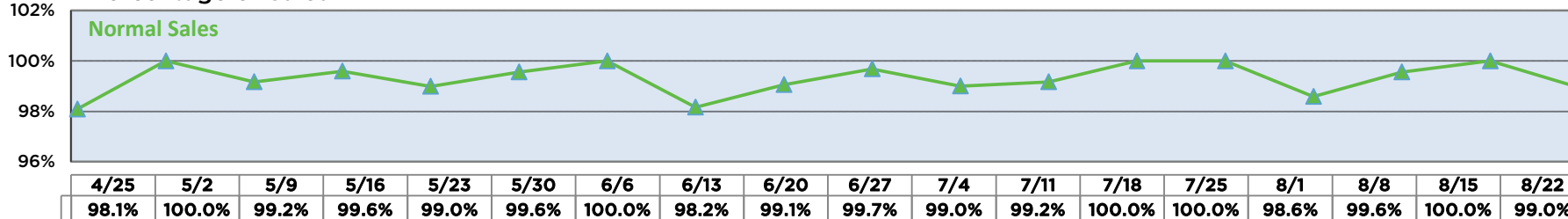


Condos, Townhomes, Villas

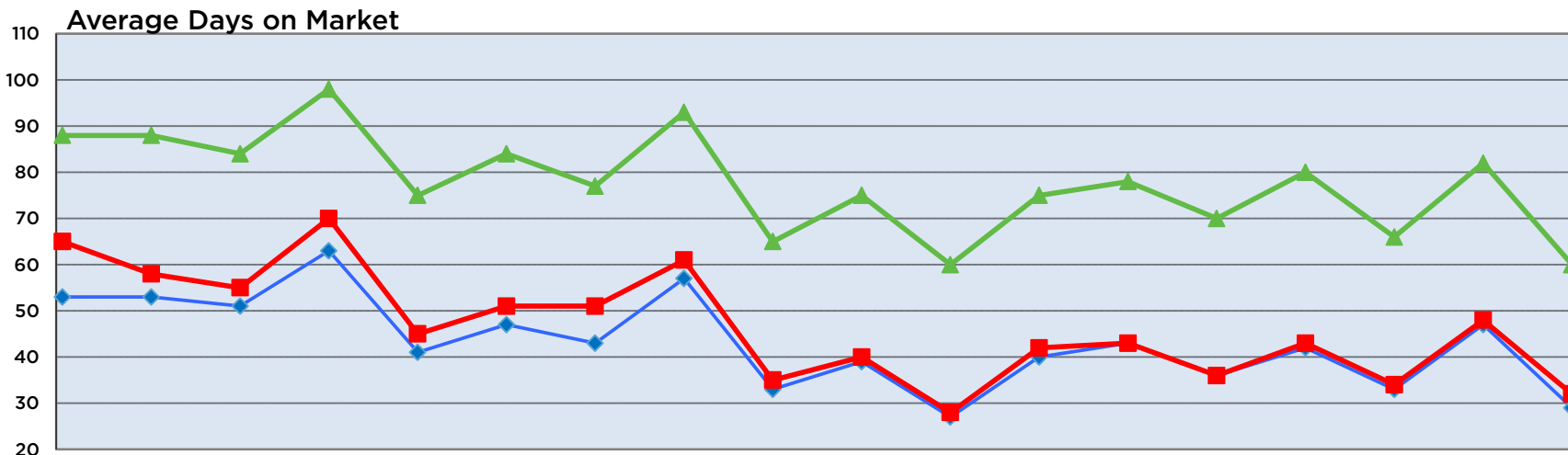
Foreclosure Sales



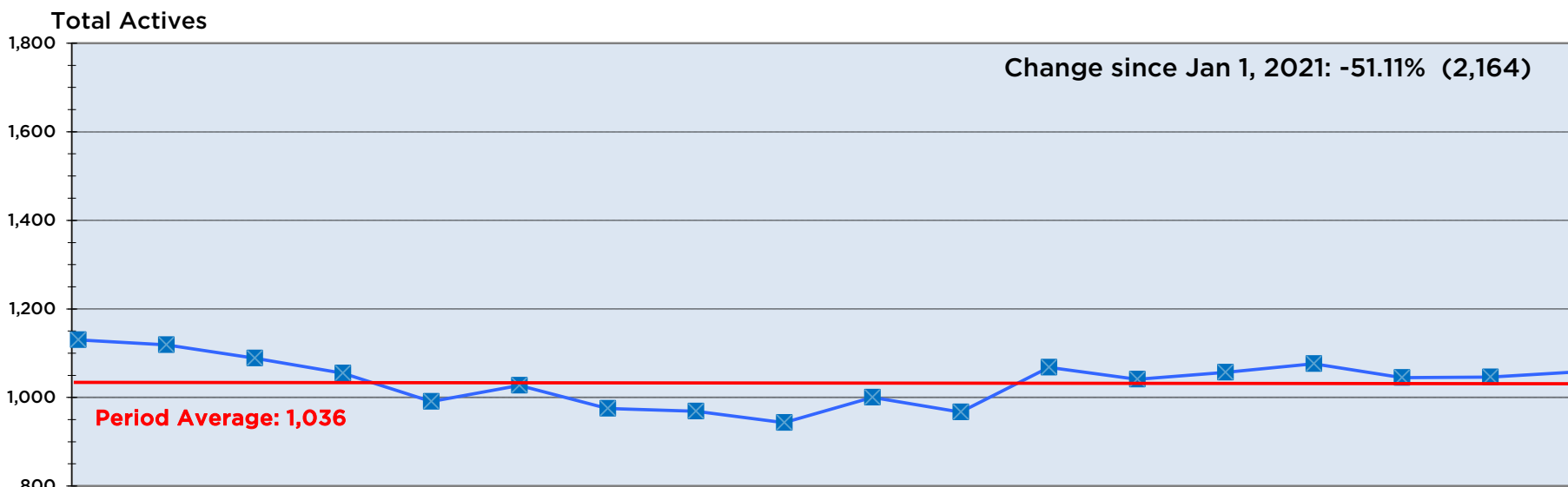
Percentage of Sales



Condos, Townhomes, Villas



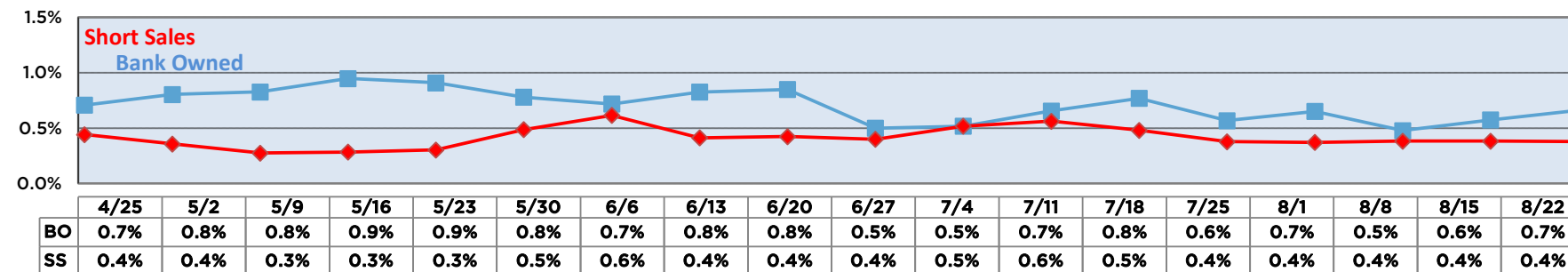
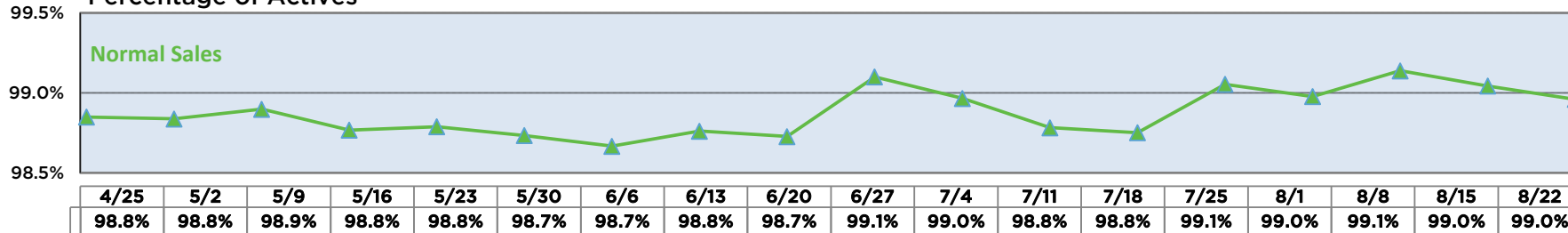
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ListToContract	53	53	51	63	41	47	43	57	33	39	27	40	43	36	42	33	47	29
CombDaysOnMkt	65	58	55	70	45	51	51	61	35	40	28	42	43	36	43	34	48	32
ListToClose	88	88	84	98	75	84	77	93	65	75	60	75	78	70	80	66	82	60



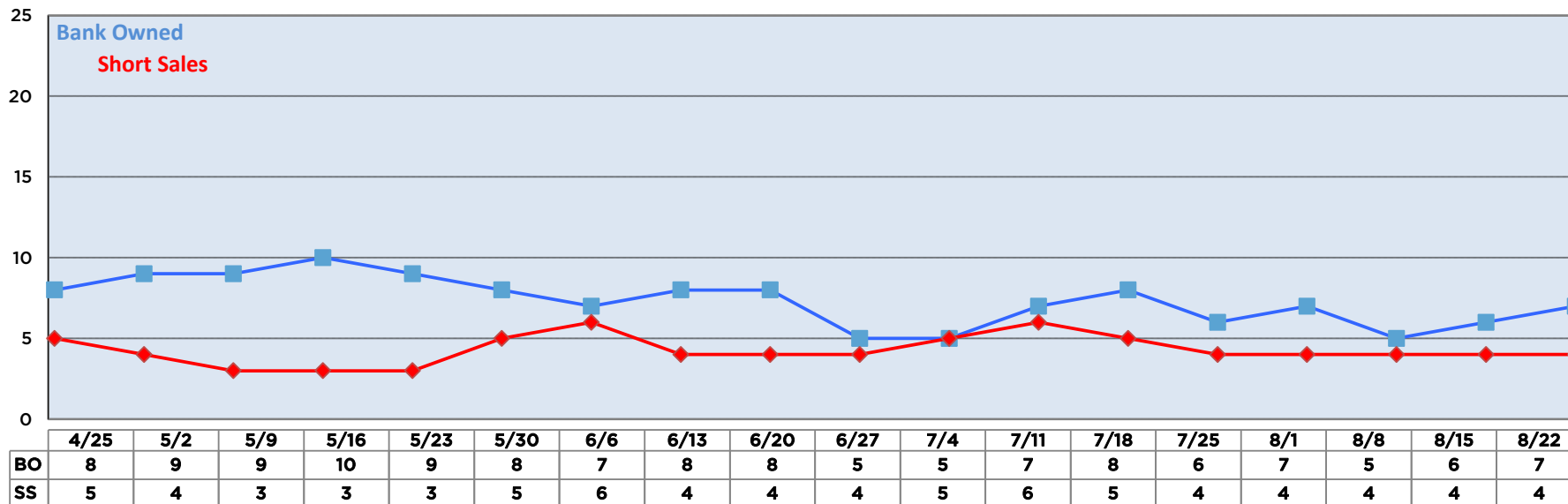
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Total Actives	1,130	1,119	1,089	1,055	991	1,027	975	969	943	1,000	967	1,068	1,041	1,057	1,076	1,045	1,046	1,058

Condos, Townhomes, Villas

Percentage of Actives

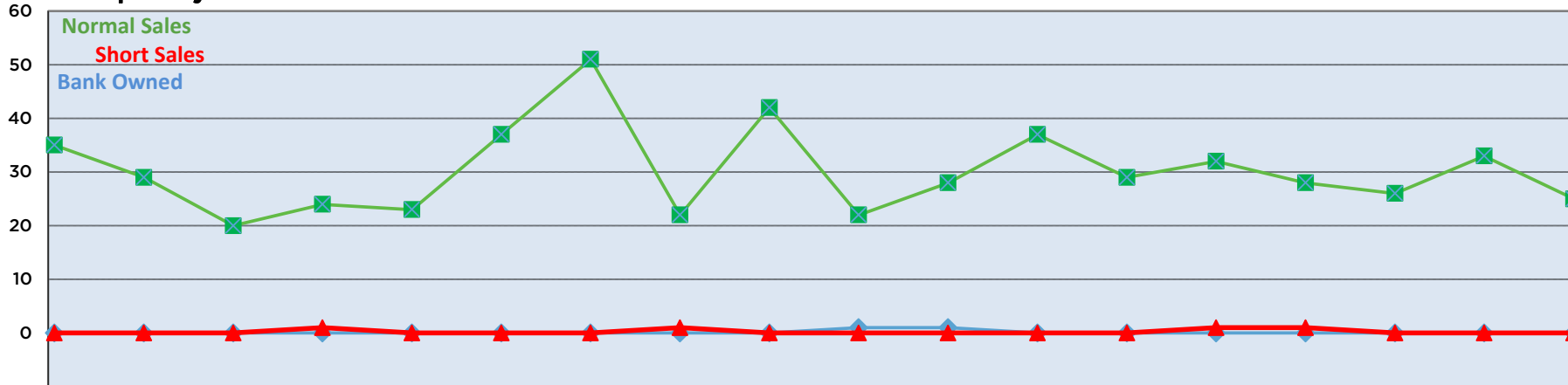


Active Foreclosures



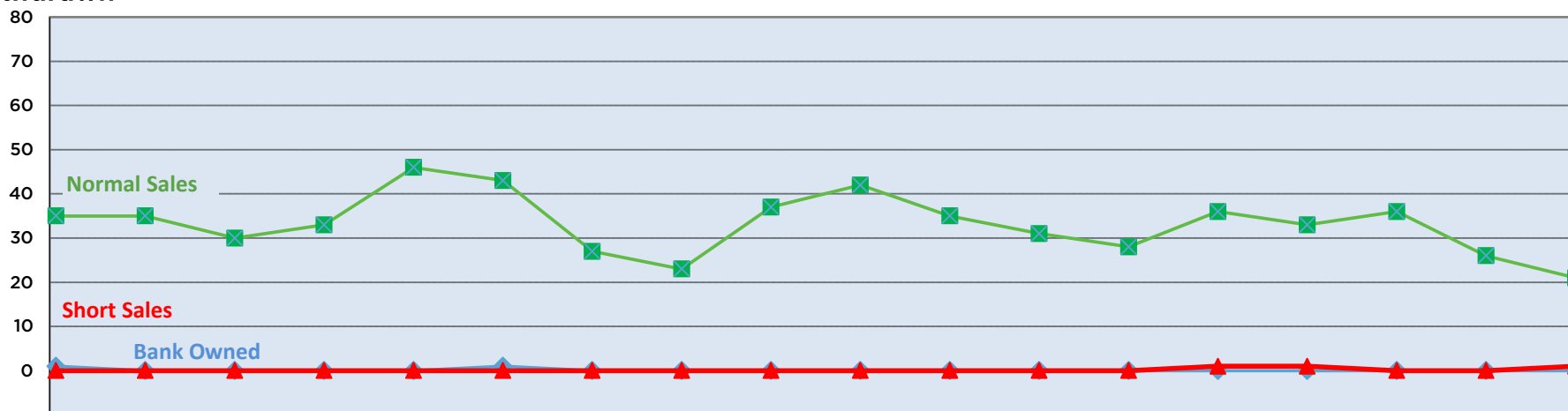
Condos, Townhomes, Villas

Temporary Off Market



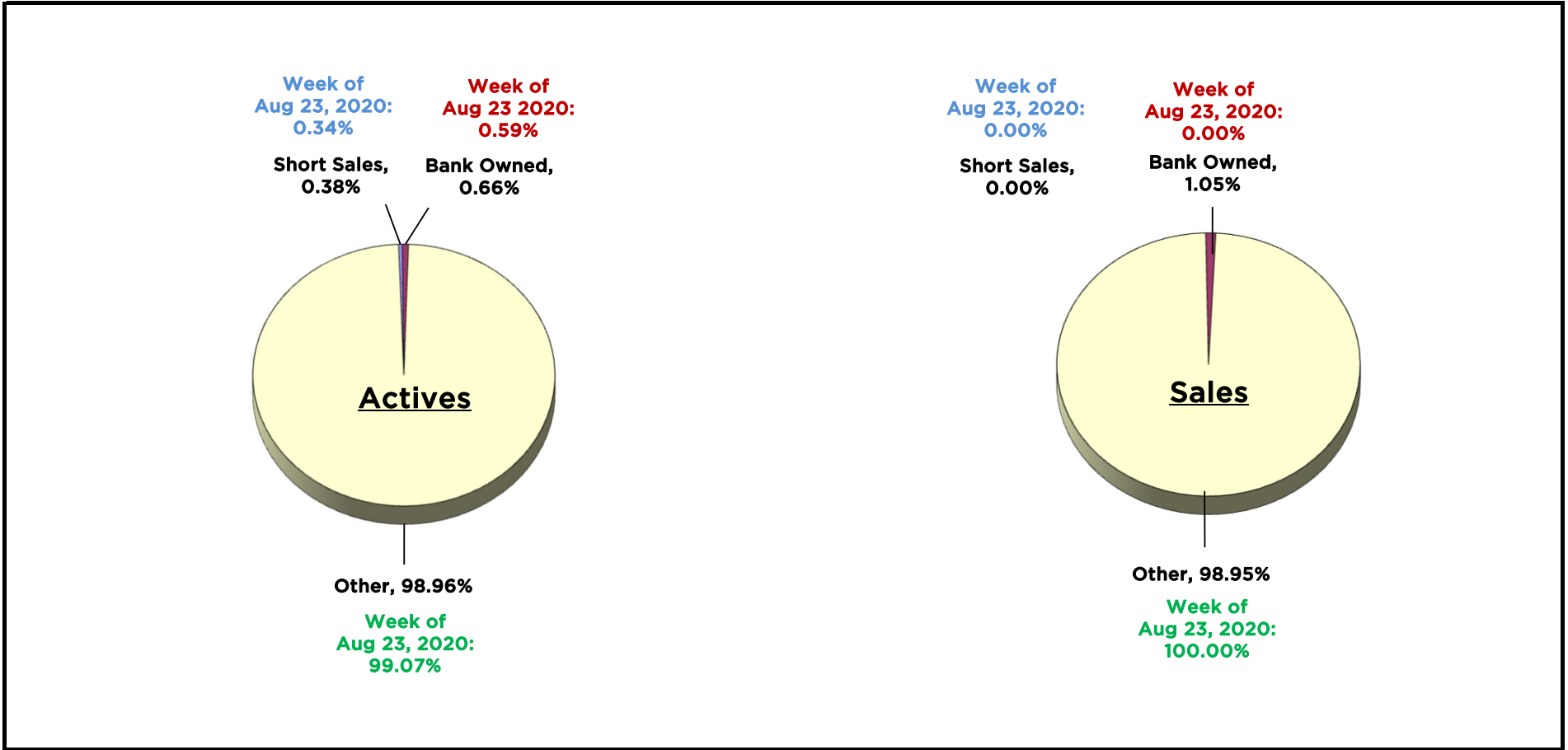
	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22
Norm	35	29	20	24	23	37	51	22	42	22	28	37	29	32	28	26	33	25
BO	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	0	1	0	0	0	0	0	1	1	0	0	0

Withdrawn



	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	8/22
Norm	35	35	30	33	46	43	27	23	37	42	35	31	28	36	33	36	26	21
BO	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1

Condos, Townhomes, Villas



Monday Morning Quarterback
08/22/2021 - 08/28/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 10 Condos, Townhomes, or Villas available for the Median Price of \$235,000? (± \$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		2	\$235,000	2.5	2.0	1,470	\$159.92
Altamonte Springs / Forest City	32714	1	\$235,000	3.0	2.0	1,776	\$132.32
Lake Mary / Heathrow	32746	1	\$235,000	2.0	2.0	1,163	\$202.06
Orange County		5	\$234,980	2.4	2.0	1,208	\$194.55
Pine Hills / Rosemont	32808	1	\$235,000	2.0	2.0	1,147	\$204.88
Conway	32812	1	\$234,900	2.0	2.0	1,299	\$180.83
Williamsburg / Lake Bryan	32821	2	\$235,000	3.0	2.0	1,216	\$193.26
Windermere	34786	1	\$235,000	2.0	2.0	1,161	\$202.41
Osceola County		3	\$234,967	2.7	2.3	1,405	\$167.28
Kissimmee (Central)	34741	1	\$234,900	3.0	2.0	1,423	\$165.07
Kissimmee (West) / Pleasant Hill	34746	1	\$235,000	3.0	3.0	1,408	\$166.90
St Cloud	34769	1	\$235,000	2.0	2.0	1,383	\$169.92