



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

***Week of August 29, 2021 - September 4, 2021***

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

- Sales of single-family homes increased to 837 during the week of Aug 29, from 610 the week prior
- The median price of single family homes decreased to \$350,000, a change of -2.8%
- The number of single-family home foreclosure transactions remains constant at 4
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory decreased by 131, and now sits at 2,853

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

- Sales of condos, townhomes, and villas increased to 281 during the week of Aug 29, from 191 the week prior
- The median price of condos, townhomes, and villas decreased to \$216,000, a change of -8.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Aug 22
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 3, and now sits at 1,055

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

**Monday Morning Quarterback**  
08/29/2021 - 09/4/2021  
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
<b>Sales</b>	<b>837</b>	124	112	288	121	161	31
Bank Owned	4	0	2	2	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	832	123	110	286	121	161	31
<b>Active Listings</b>	<b>2,853</b>	430	259	641	486	737	300
Bank Owned	18	7	4	4	2	1	0
Short Sales	4	0	0	1	0	1	2
Other	2,831	423	255	636	484	735	298
<b>Months of Inventory</b>	<b>1</b>	1	1	1	1	1	2

***List Price***

Average Original List Price	\$435,154	\$201,658	\$276,659	\$340,361	\$440,156	\$648,000	\$1,697,465
Average Final List Price	\$430,957	\$199,882	\$276,548	\$337,965	\$433,378	\$639,829	\$1,682,817

***Sale Price***

Average Price	\$429,023	\$196,348	\$275,682	\$340,301	\$437,161	\$639,863	\$1,611,196
Median Price	\$350,000	\$205,000	\$275,000	\$336,000	\$430,000	\$605,000	\$1,400,000

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$4,197	-\$1,776	-\$111	-\$2,396	-\$6,778	-\$8,171	-\$14,648
<i>Original</i> List to <i>Sale</i> Price - \$	-\$6,131	-\$5,310	-\$977	-\$60	-\$2,995	-\$8,137	-\$86,269
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,934	-\$3,534	-\$866	\$2,336	\$3,783	\$34	-\$71,621
<i>Original</i> List to <i>Sale</i> Price - %	98.59%	97.37%	99.65%	99.98%	99.32%	98.74%	94.92%
<i>Final</i> List to <i>Sale</i> Price - %	99.55%	98.23%	99.69%	100.69%	100.87%	100.01%	95.74%

***Days on the Market***

Avg Days Listing to Contract	24	32	19	22	19	23	53
Combined Avg Days to Contract	25	32	19	22	20	26	53
Avg Days Listing to Closing	61	68	58	59	54	61	94
Avg Days Contract to Close	36	36	38	36	34	38	42

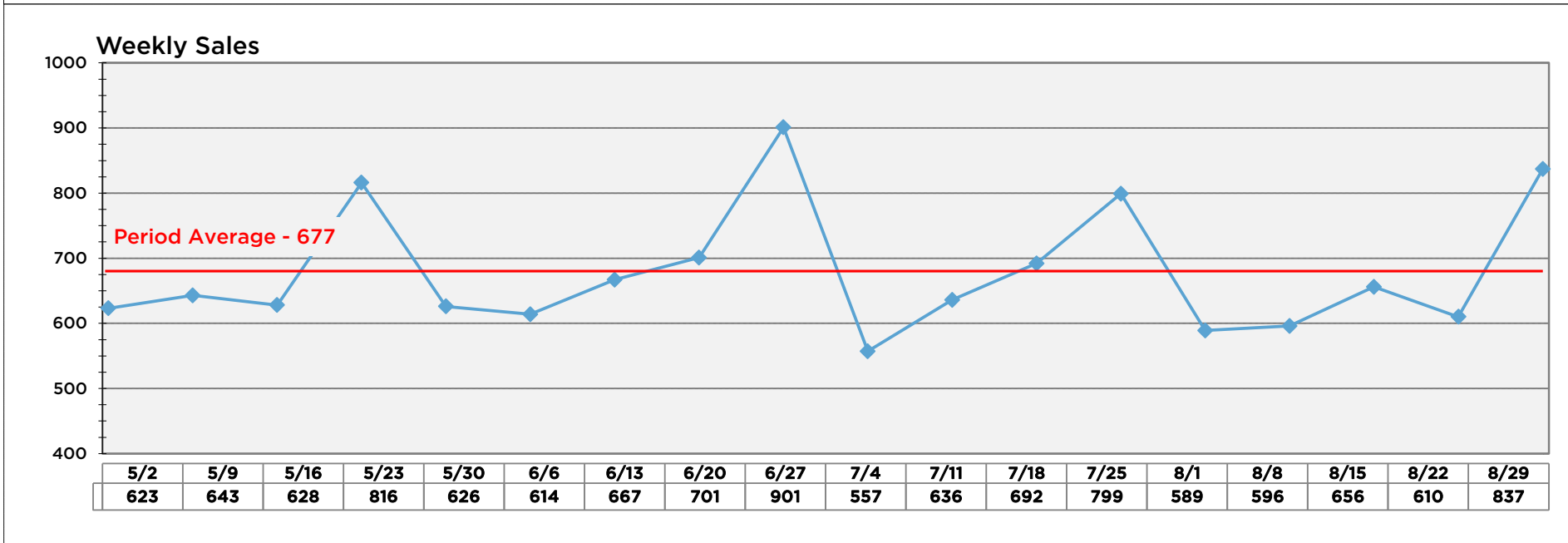
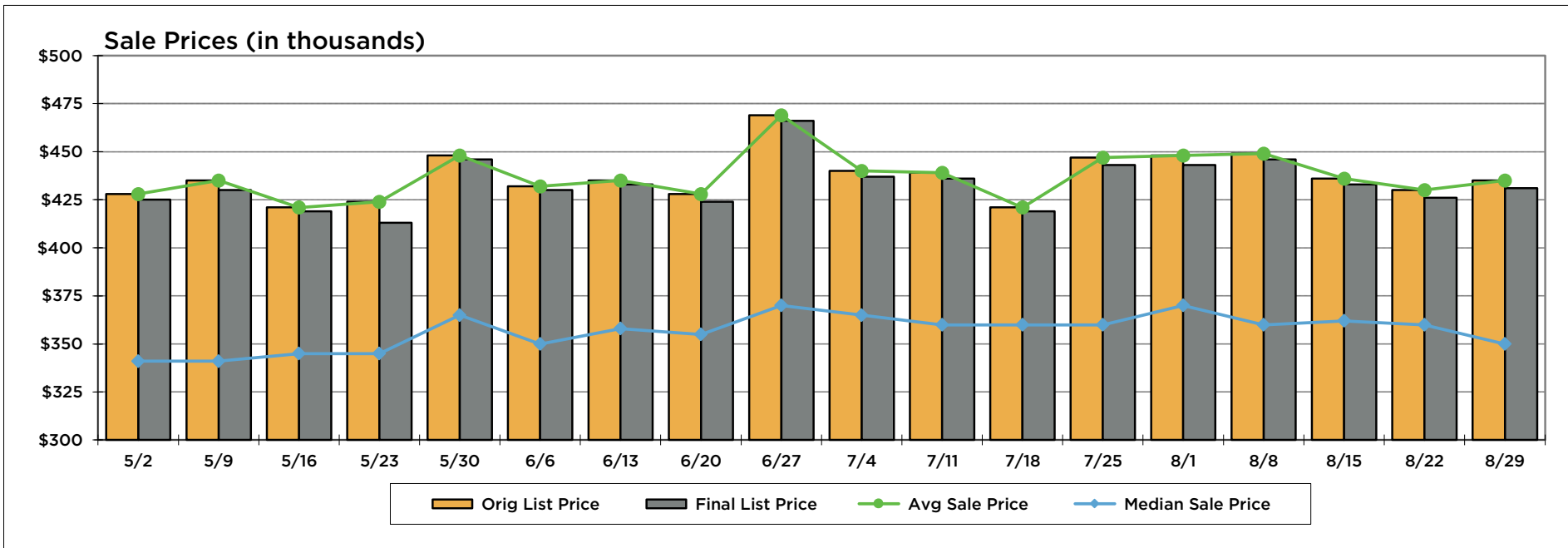
***Beds / Baths***

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***

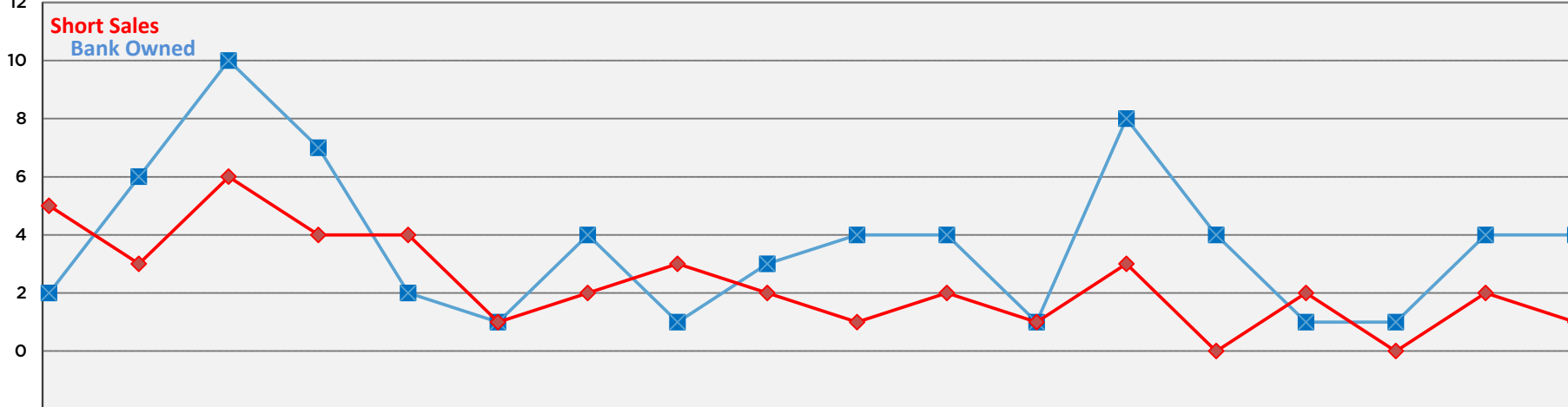
Average Square Feet	2,140	1,218	1,504	1,871	2,360	3,037	5,115
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**Single Family Homes**



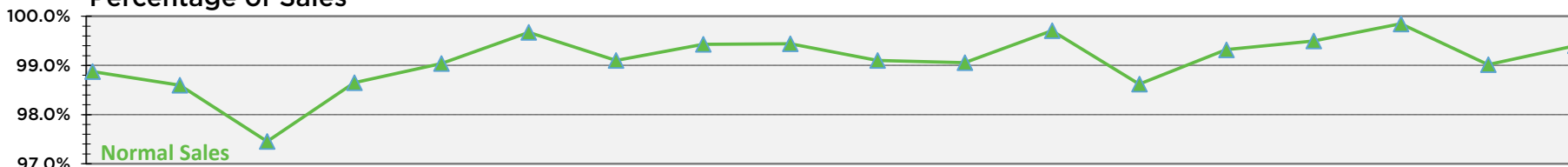
**Single Family Homes**

**Foreclosure Sales**

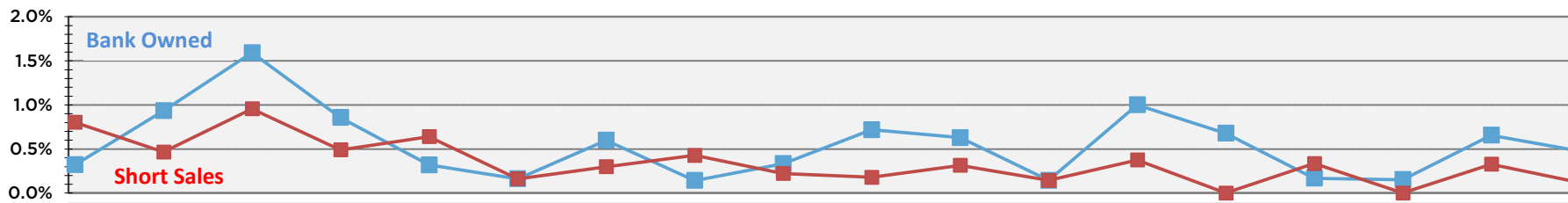


BO	2	6	10	7	2	1	4	1	3	4	4	1	8	4	1	1	4	4
SS	5	3	6	4	4	1	2	3	2	1	2	1	3	0	2	0	2	1

**Percentage of Sales**



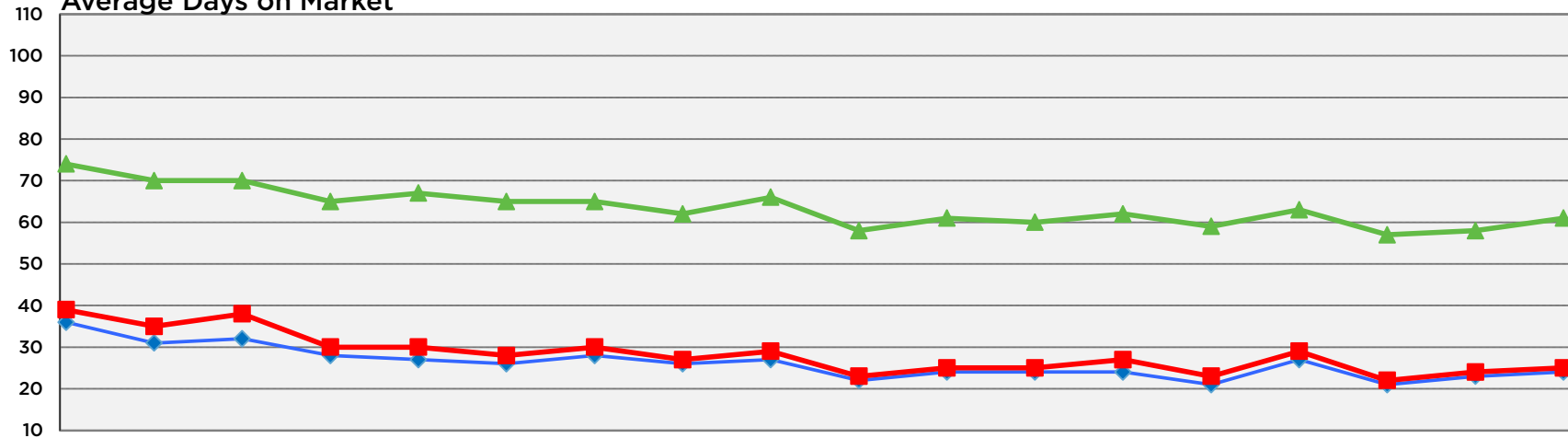
5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29
98.9%	98.6%	97.5%	98.7%	99.0%	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%



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	8/29
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%	0.5%
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%	0.1%

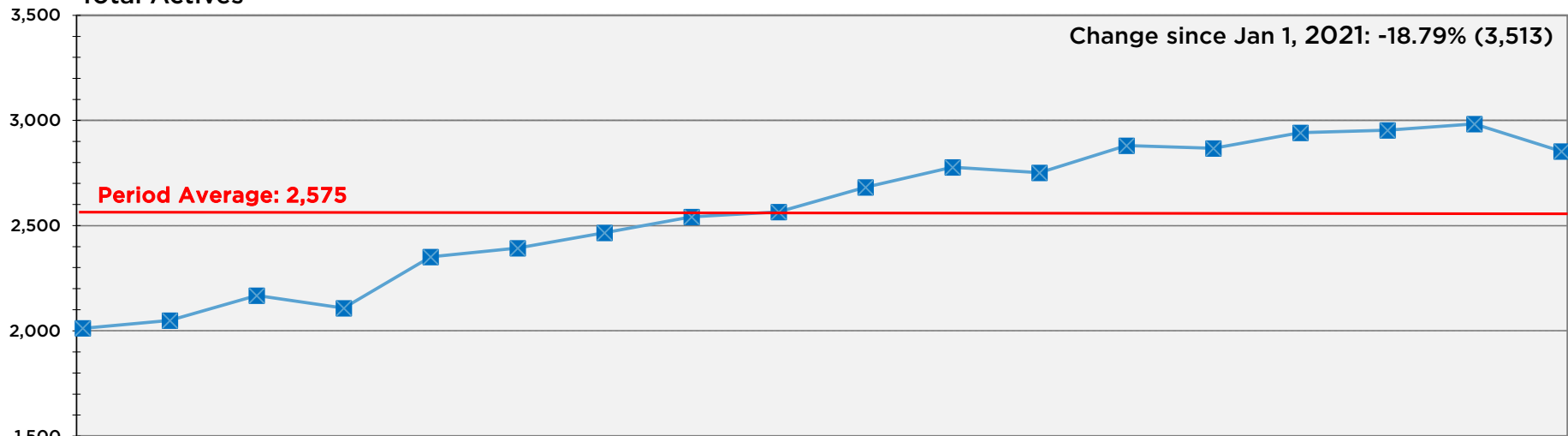
### Single Family Homes

**Average Days on Market**



	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	8/29
ListToContract	36	31	32	28	27	26	28	26	27	22	24	24	24	21	27	21	23	24
CombDaysOnMkt	39	35	38	30	30	28	30	27	29	23	25	25	27	23	29	22	24	25
ListToClose	74	70	70	65	67	65	65	62	66	58	61	60	62	59	63	57	58	61

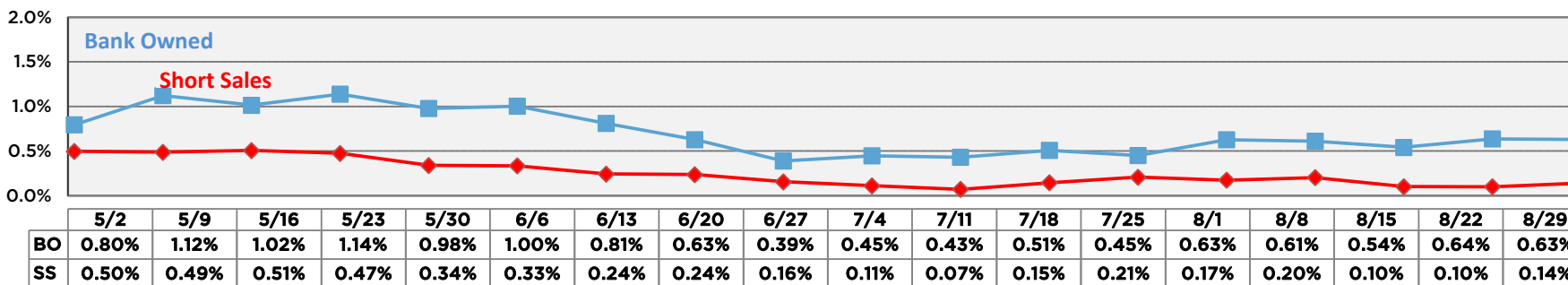
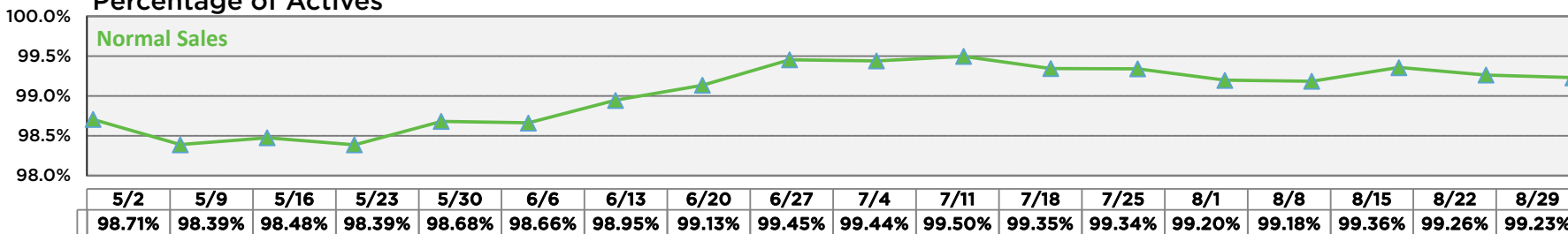
**Total Actives**



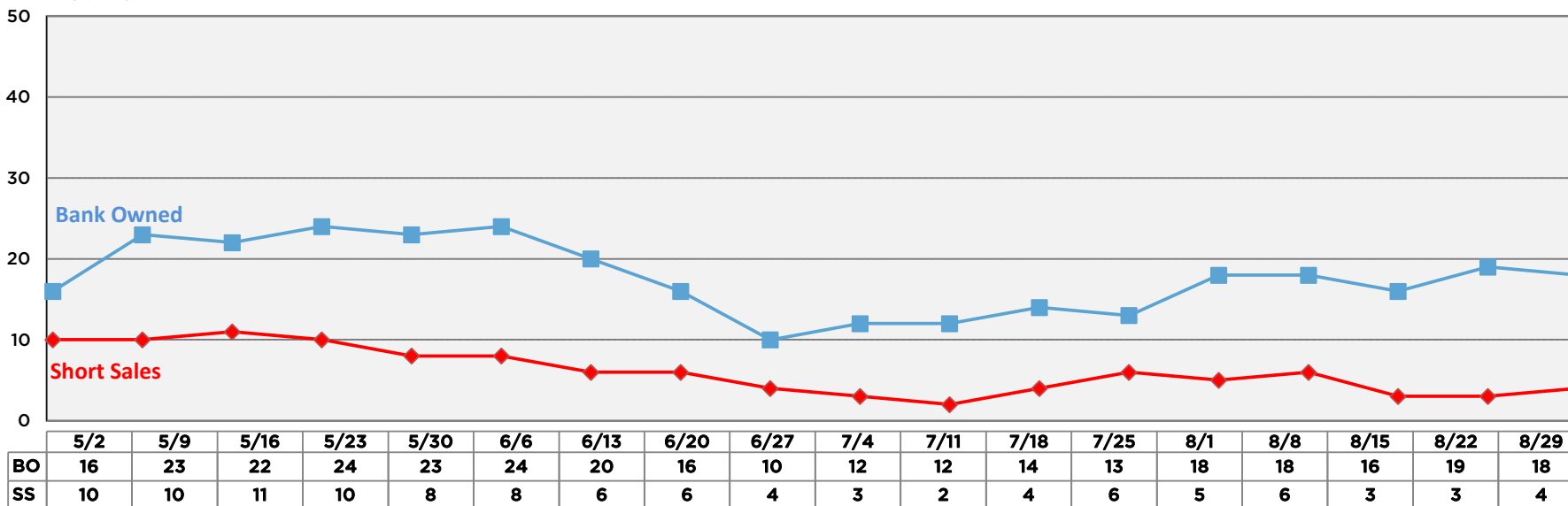
	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29
Total Actives	2,012	2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565	2,682	2,777	2,751	2,881	2,867	2,942	2,953	2,984	2,853

## Single Family Homes

**Percentage of Actives**

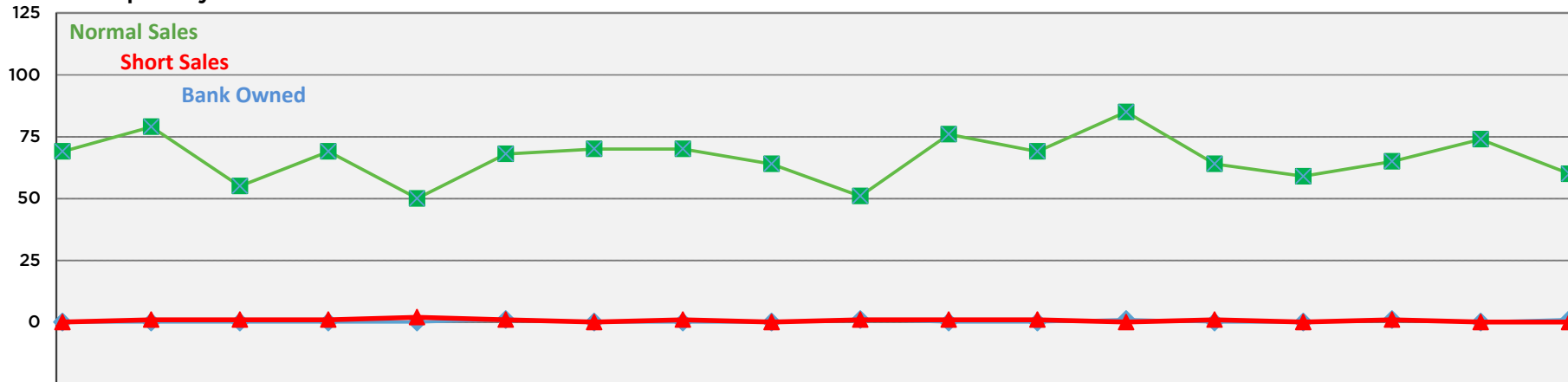


**Active Foreclosures**



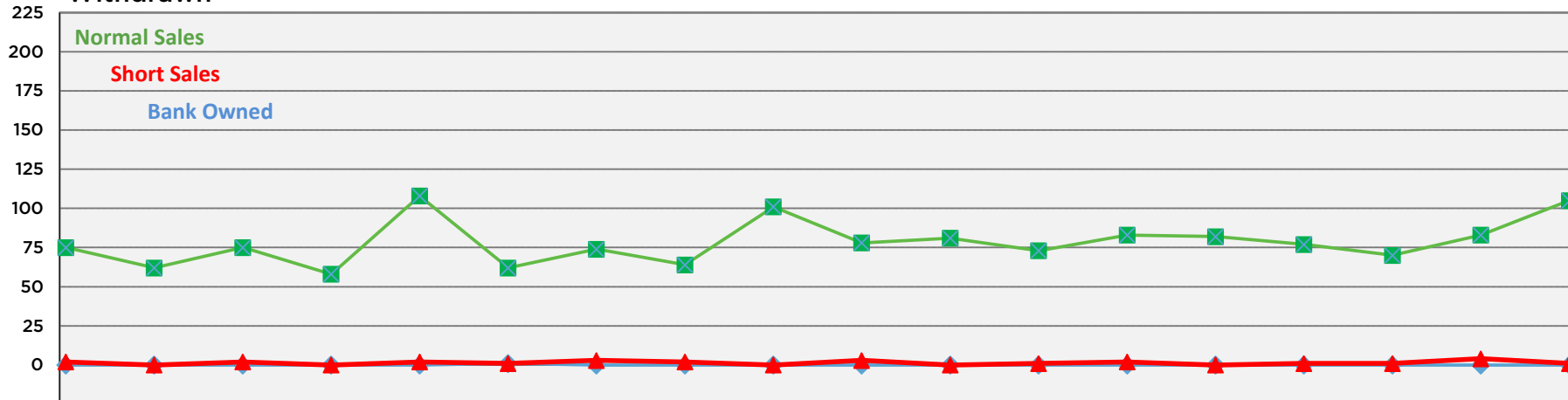
### Single Family Homes

#### Temporary Off Market



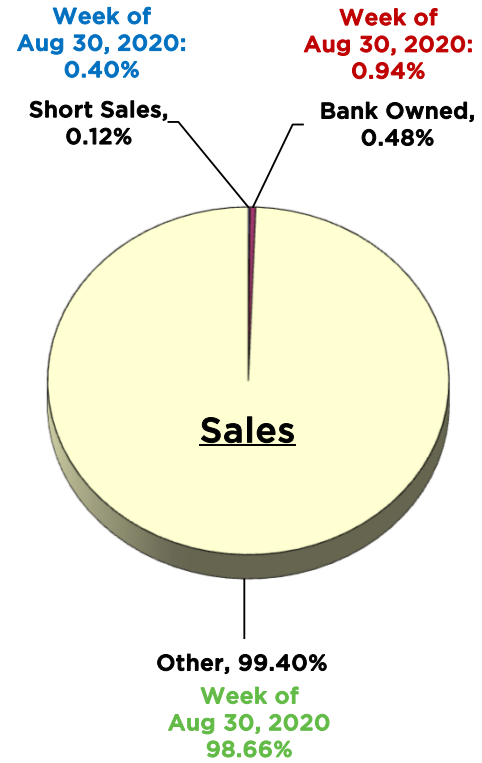
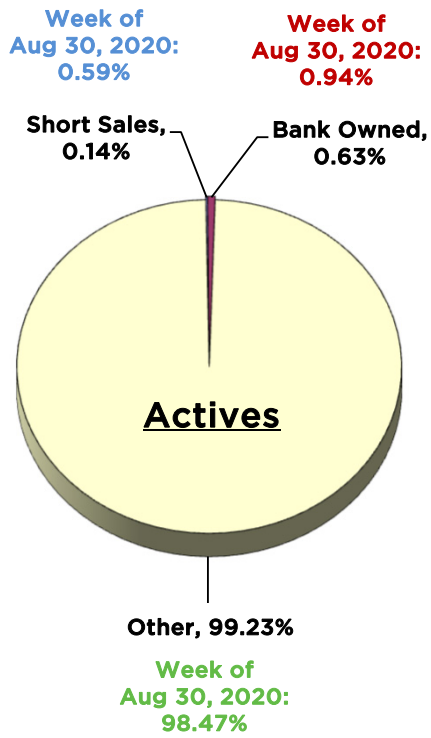
	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29
<b>Norm</b>	69	79	55	69	50	68	70	70	64	51	76	69	85	64	59	65	74	60
<b>BO</b>	0	0	0	0	0	1	0	0	0	1	0	0	1	0	0	1	0	1
<b>SS</b>	0	1	1	1	2	1	0	1	0	1	1	1	0	1	0	1	0	0

#### Withdrawn



	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	8/29
<b>Norm</b>	75	62	75	58	108	62	74	64	101	78	81	73	83	82	77	70	83	105
<b>BO</b>	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	2	0	2	0	2	1	3	2	0	3	0	1	2	0	1	1	4	1

**Single Family Homes**



**Where are the 57 Single Family Homes available for the Median Price of \$350,000? (± \$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>\$349,943</b>	<b>3.7</b>	<b>2.3</b>	<b>1,966</b>	<b>\$178.00</b>
Apopka / Hunt Club	32703	1	\$350,000	4.0	3.0	2,053	\$170.48
Casselberry	32707	1	\$349,900	4.0	2.0	2,229	\$156.98
Winter Springs / Tuskawilla	32708	1	\$350,000	4.0	3.0	1,856	\$188.58
Altamonte Springs / Forest City	32714	1	\$350,000	3.0	2.0	1,597	\$219.16
Lake Mary / Heathrow	32746	1	\$349,900	3.0	2.0	2,018	\$173.39
Maitland / Eatonville	32751	1	\$349,900	3.0	1.0	1,509	\$231.88
Sanford / Lake Forest	32771	1	\$349,900	5.0	3.0	2,500	\$139.96
<b>Orange County</b>		<b>26</b>	<b>\$349,973</b>	<b>3.3</b>	<b>1.7</b>	<b>1,620</b>	<b>\$216.01</b>
Apopka / Hunt Club	32703	1	\$349,995	3.0	2.0	1,480	\$236.48
Apopka (North)	32712	4	\$349,950	3.0	2.0	2,114	\$165.54
Winter Park (West)	32789	1	\$350,000	3.0	1.0	1,304	\$268.40
Colonialtown	32803	3	\$349,967	2.0	1.0	1,061	\$329.85
College Park	32804	2	\$349,950	3.0	2.0	1,579	\$221.63
Delaney / Crystal Lake	32806	3	\$349,900	3.0	1.0	1,312	\$266.69
Azalea Park	32807	1	\$350,000	3.0	1.0	1,360	\$257.35
Pine Hills / Rosemont	32808	1	\$349,999	5.0	2.0	1,812	\$193.16
Belle Isle / Pine Castle	32809	1	\$350,000	5.0	3.0	2,206	\$158.66
Lockhart	32810	1	\$350,000	4.0	2.0	1,702	\$205.64
Orlo Vista	32811	1	\$350,000	3.0	2.0	1,281	\$273.22
Conway	32812	1	\$350,000	4.0	2.0	1,715	\$204.08
Hiawasse	32818	2	\$350,000	5.0	2.0	1,903	\$183.92
Taft	32824	1	\$350,000	3.0	2.0	1,640	\$213.41
Rio Pinar / Union Park	32825	1	\$350,000	4.0	2.0	1,315	\$266.16
Metro West / Orlo Vista	32835	1	\$350,000	3.0	2.0	2,164	\$161.74
Winter Garden / Oakland	34787	1	\$350,000	4.0	2.0	1,606	\$217.93
<b>Osceola County</b>		<b>9</b>	<b>\$349,956</b>	<b>3.7</b>	<b>2.1</b>	<b>2,128</b>	<b>\$164.42</b>
Kissimmee (Central)	34741	1	\$349,900	3.0	2.0	1,797	\$194.71
Kissimmee / Buena Ventura Lakes	34743	1	\$349,900	4.0	3.0	2,061	\$169.77
Kissimmee (East)	34744	1	\$349,900	3.0	2.0	1,799	\$194.50
Kissimmee (West) / Pleasant Hill	34746	1	\$350,000	4.0	2.0	1,874	\$186.77
Kissimmee / Poinciana	34758	2	\$350,000	5.0	2.0	2,598	\$134.72
St Cloud	34769	1	\$349,900	3.0	2.0	1,979	\$176.81
St Cloud / Canoe Creek	34772	1	\$350,000	3.0	2.0	2,084	\$167.95
St Cloud / Harmony	34773	1	\$350,000	3.0	2.0	2,366	\$147.93

**Where are the 57 Single Family Homes available for the Median Price of \$350,000? (cont'd) ( ± \$500 )**

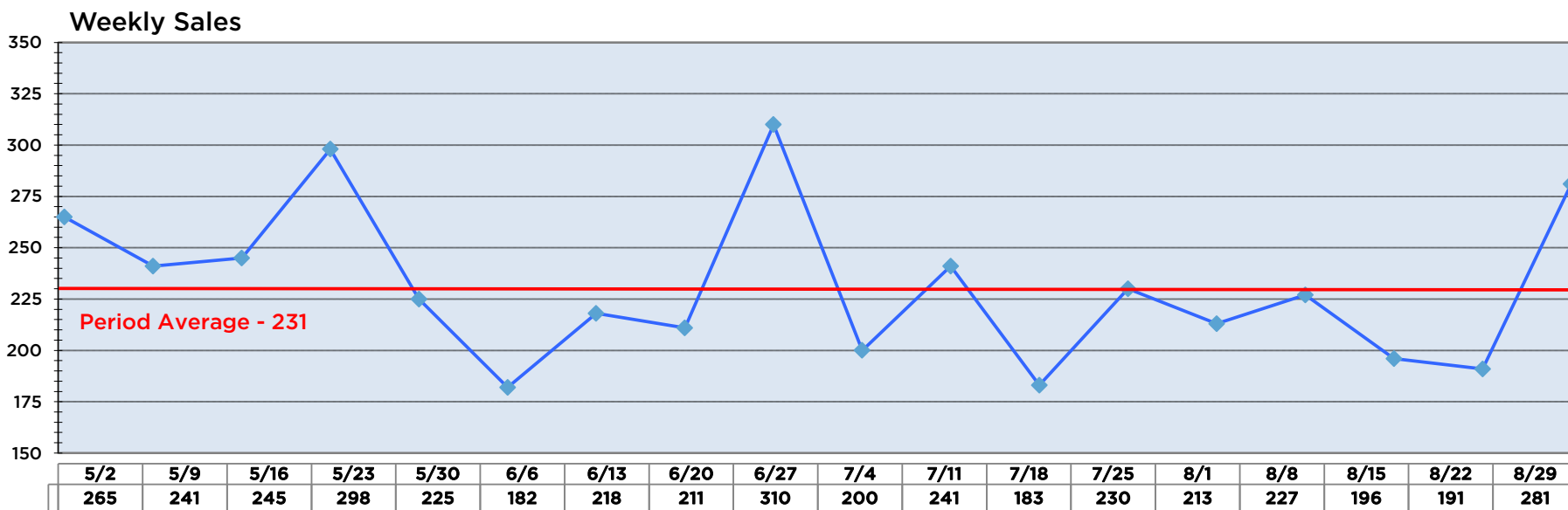
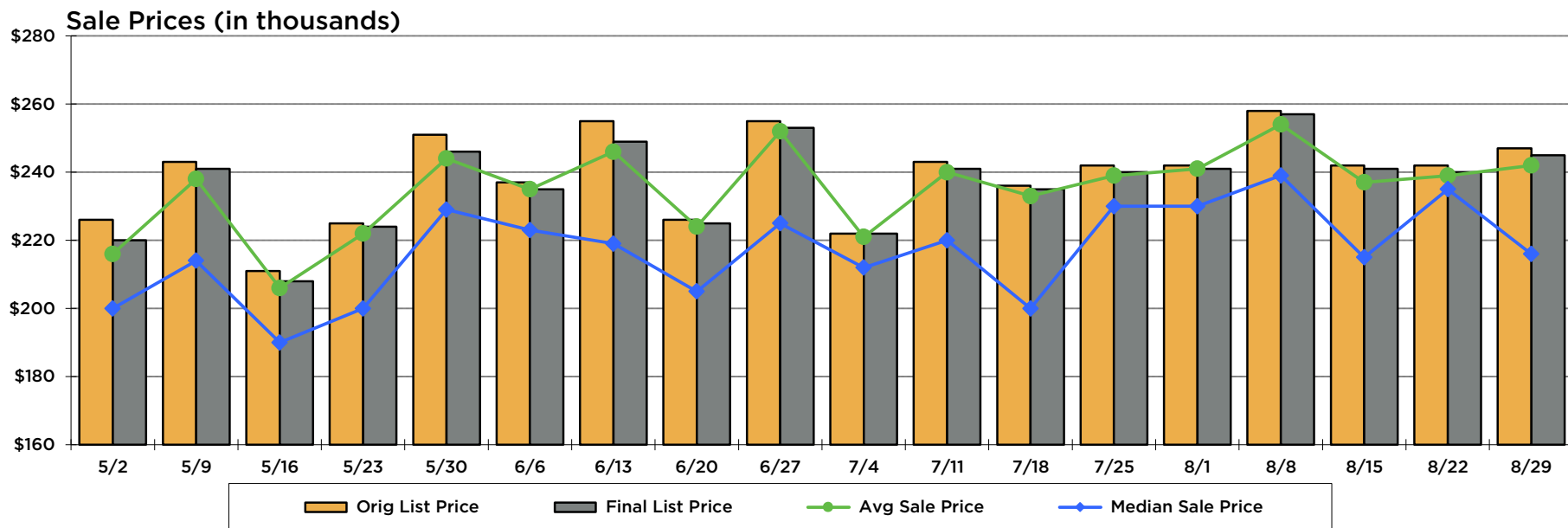
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Lake County</b>		<b>15</b>	<b>\$349,973</b>	<b>3.2</b>	<b>2.1</b>	<b>1,852</b>	<b>\$188.96</b>
Lady Lake / The Villages	32159	1	\$350,000	2.0	2.0	1,560	\$224.36
Deland	32720	1	\$350,000	3.0	2.0	1,782	\$196.41
Eustis (West)	32726	2	\$349,950	3.0	2.0	1,902	\$183.99
Grand Island	32735	1	\$350,000	3.0	2.0	1,800	\$194.44
Mount Dora	32757	1	\$350,000	5.0	3.0	2,442	\$143.33
Tavares / Mt Plymouth	32778	3	\$349,967	3.0	2.0	2,116	\$165.39
Clermont (Central)	34711	4	\$349,950	3.0	2.0	1,663	\$210.43
Groveland	34736	1	\$350,000	3.0	2.0	1,296	\$270.06
Leesburg (West)	34748	1	\$350,000	5.0	3.0	2,097	\$166.91

**Monday Morning Quarterback**  
08/29/2021 - 09/4/2021  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

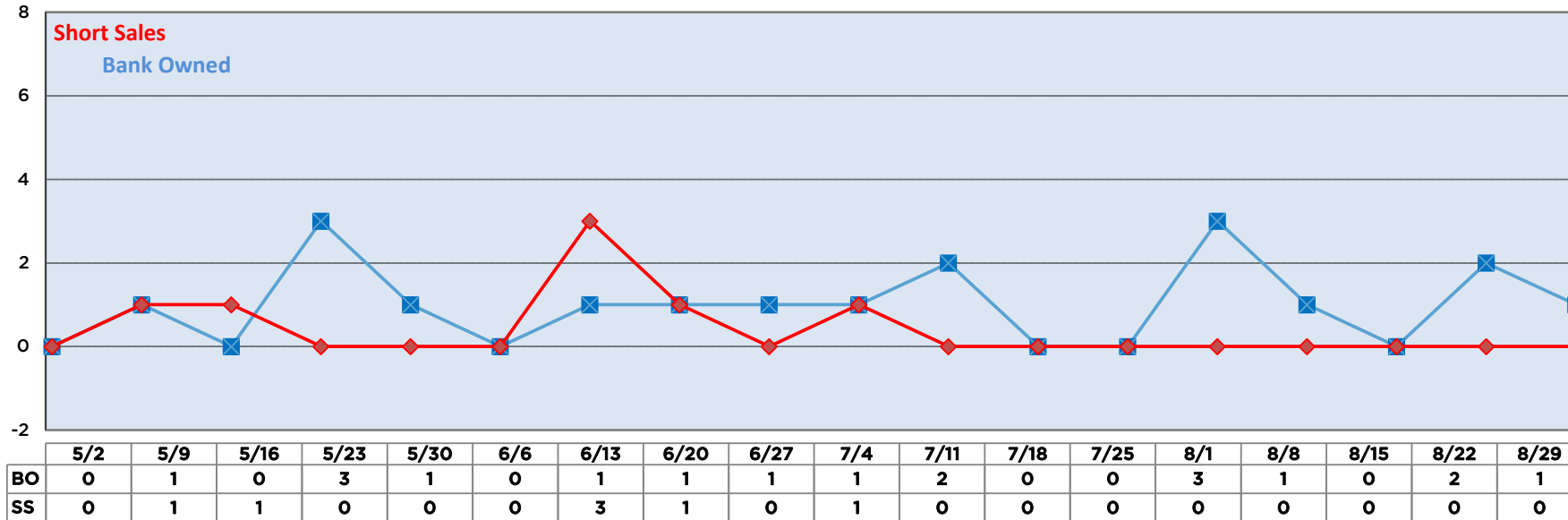
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>281</b>	<b>174</b>	<b>40</b>	<b>41</b>	<b>19</b>	<b>6</b>	<b>1</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	280	173	40	41	19	6	1
<b>Active Listings</b>	<b>1,055</b>	<b>589</b>	<b>132</b>	<b>196</b>	<b>86</b>	<b>39</b>	<b>13</b>
Bank Owned	7	6	0	1	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	1,045	580	132	195	86	39	13
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b><i>List Price</i></b>							
Average Original List Price	\$246,632	\$176,913	\$275,981	\$339,363	\$444,776	\$602,983	\$1,499,000
Average Final List Price	\$245,115	\$175,253	\$276,444	\$336,314	\$443,670	\$609,650	\$1,449,000
<b><i>Sale Price</i></b>							
Average Price	\$241,963	\$172,643	\$276,023	\$333,132	\$436,997	\$595,750	\$1,375,000
Median Price	\$216,000	\$177,000	\$276,250	\$330,000	\$430,000	\$573,500	\$1,375,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$1,517	-\$1,660	\$463	-\$3,049	-\$1,106	\$6,667	-\$50,000
Original List to Sale Price - \$	-\$4,669	-\$4,270	\$42	-\$6,231	-\$7,779	-\$7,233	-\$124,000
Final List to Sale Price - \$	-\$3,152	-\$2,610	-\$421	-\$3,182	-\$6,673	-\$13,900	-\$74,000
Original List to Sale Price - %	98.11%	97.59%	100.02%	98.16%	98.25%	98.80%	91.73%
Final List to Sale Price - %	98.71%	98.51%	99.85%	99.05%	98.50%	97.72%	94.89%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	39	45	33	24	16	22	182
Combined Avg Days to Contract	39	47	33	24	16	22	182
Avg Days Listing to Closing	74	79	74	61	50	62	203
Avg Days Contract to Close	35	33	41	36	34	39	20
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	1	1	1	0	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,375	1,135	1,544	1,779	2,025	2,086	3,118

**Condos, Townhomes, Villas**

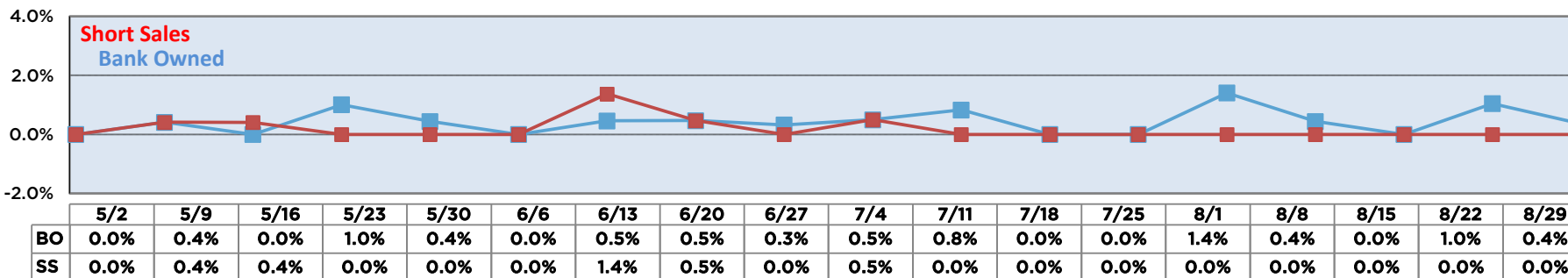
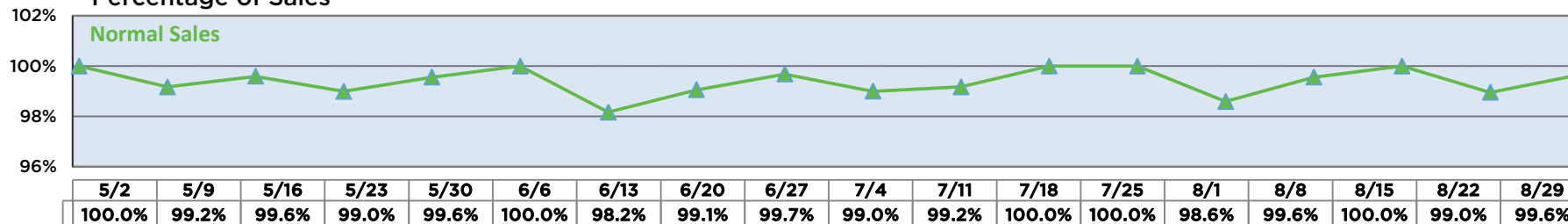


**Condos, Townhomes, Villas**

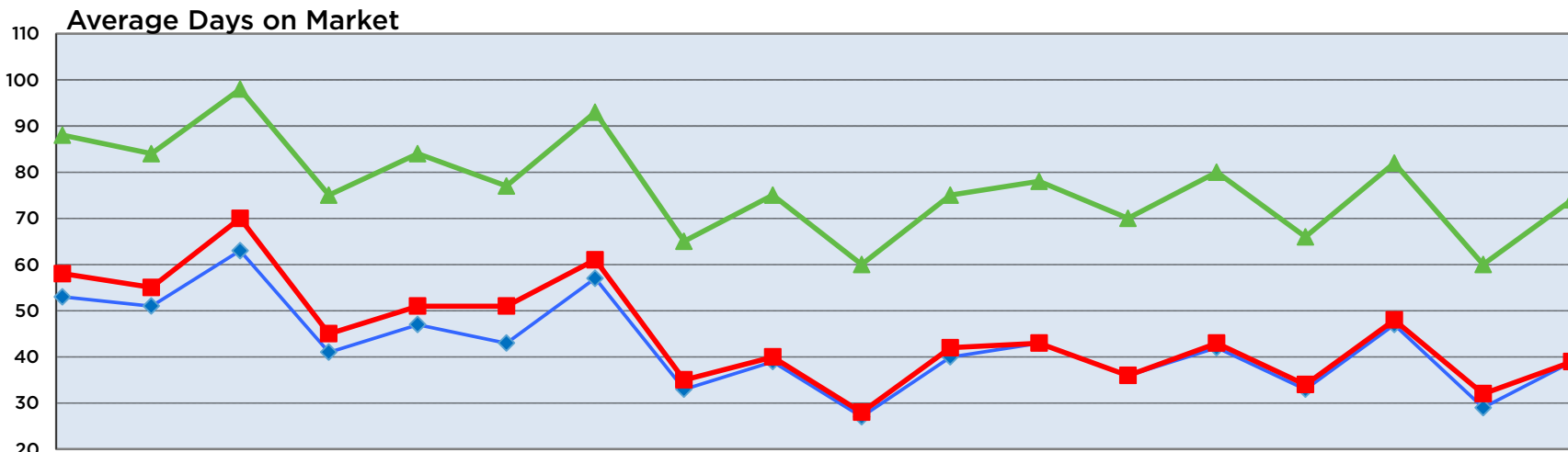
**Foreclosure Sales**



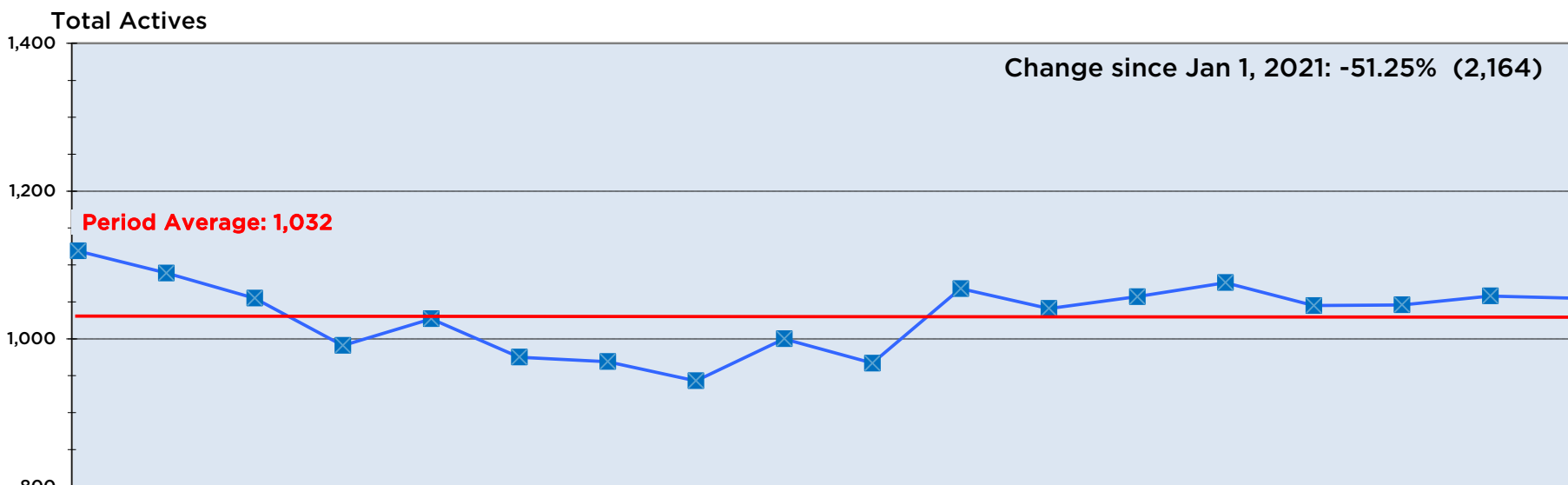
**Percentage of Sales**



**Condos, Townhomes, Villas**



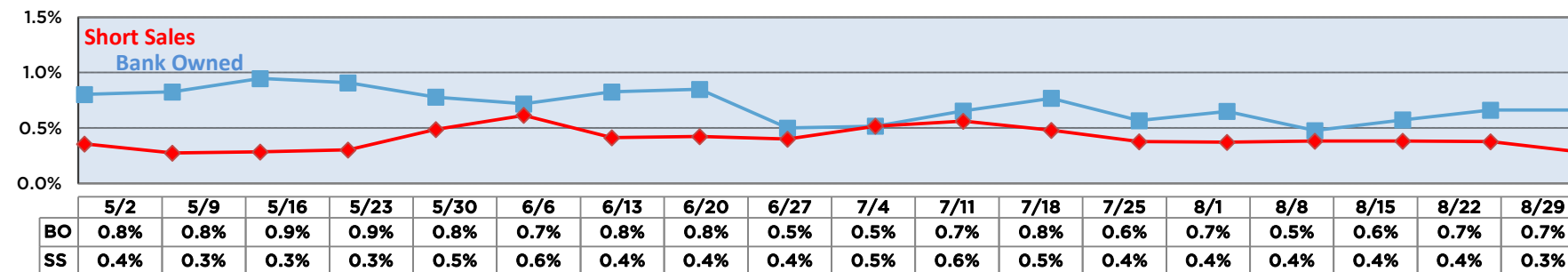
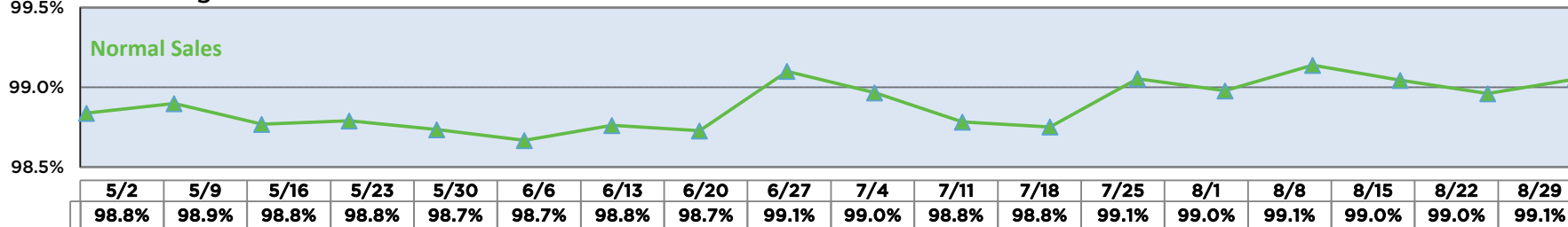
	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29
ListToContract	53	51	63	41	47	43	57	33	39	27	40	43	36	42	33	47	29	39
CombDaysOnMkt	58	55	70	45	51	51	61	35	40	28	42	43	36	43	34	48	32	39
ListToClose	88	84	98	75	84	77	93	65	75	60	75	78	70	80	66	82	60	74



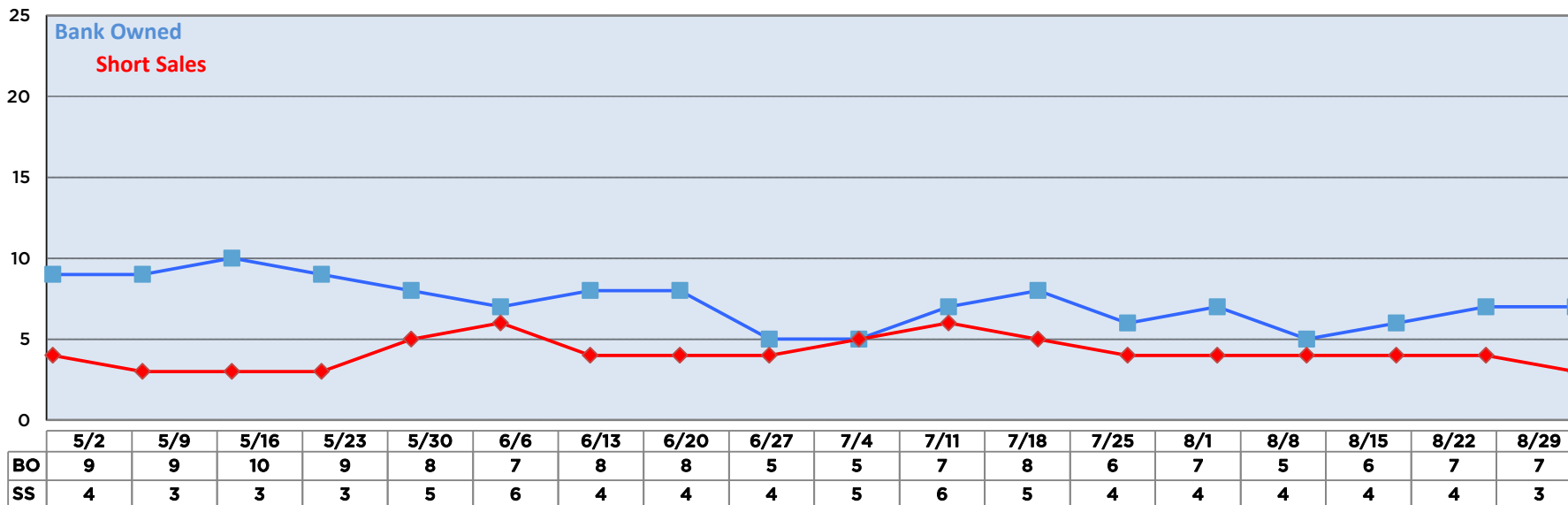
	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29
Total Actives	1,119	1,089	1,055	991	1,027	975	969	943	1,000	967	1,068	1,041	1,057	1,076	1,045	1,046	1,058	1,055

## Condos, Townhomes, Villas

**Percentage of Actives**

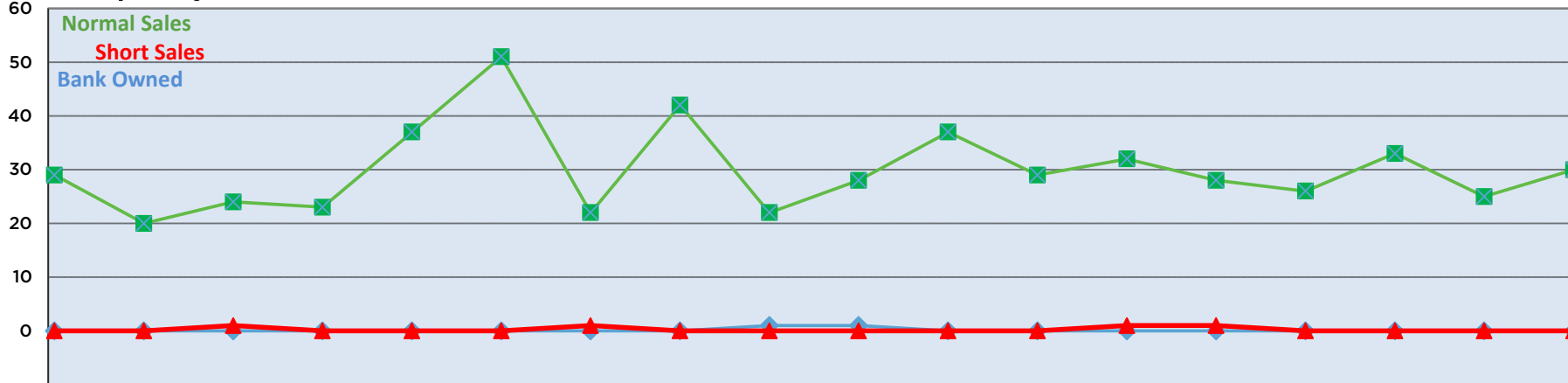


**Active Foreclosures**



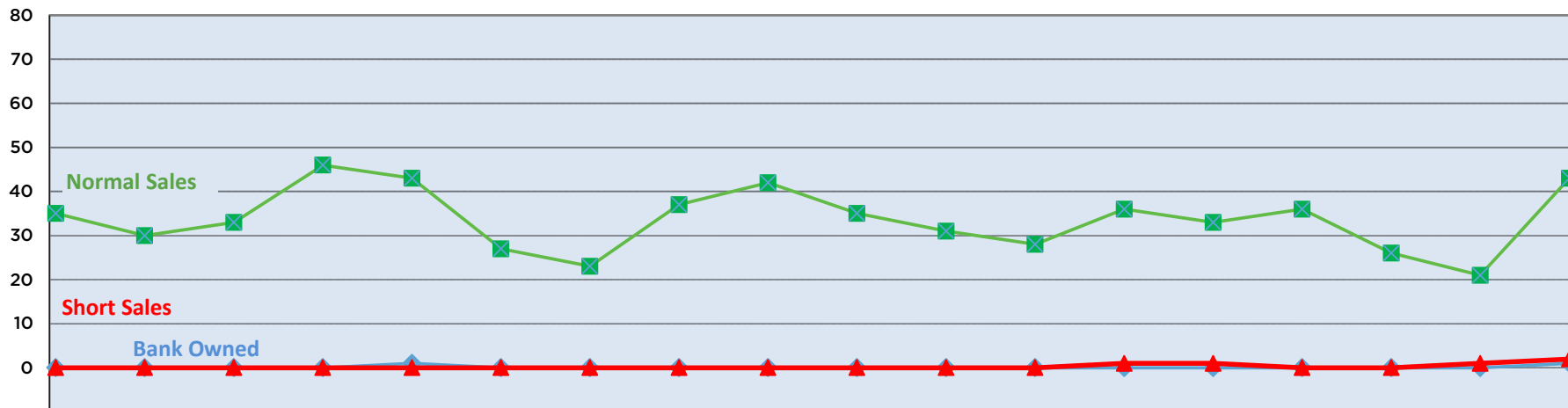
**Condos, Townhomes, Villas**

**Temporary Off Market**



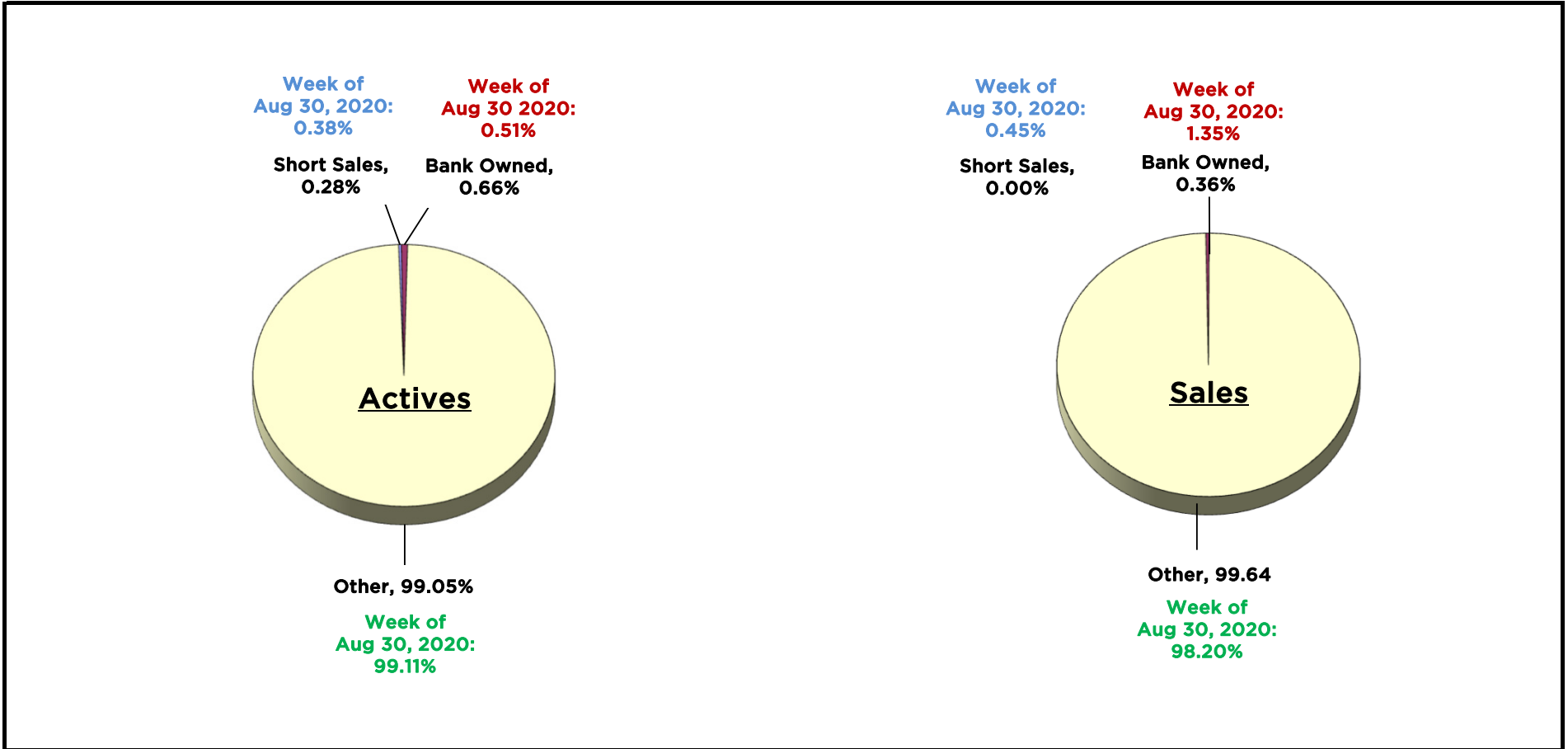
	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29
Norm	29	20	24	23	37	51	22	42	22	28	37	29	32	28	26	33	25	30
BO	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	1	0	0	0	0	0	1	1	0	0	0	0

**Withdrawn**



	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	8/29
Norm	35	30	33	46	43	27	23	37	42	35	31	28	36	33	36	26	21	43
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	2

**Condos, Townhomes, Villas**



**There are no Condos, Townhomes, or Villas available for the Median Price of \$216,000**

( ± \$500 )