



Monday Morning Quarterback Summary

Week of September 5, 2021 - September 11, 2021

Single-family existing homes

- Sales of single-family homes decreased to 508 during the week of Sep 5, from 837 the week prior
- The median price of single family homes increased to \$355,000, a change of 1.4%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 4 the week of Aug 29
- The number of single-family home short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory increased by 90, and now sits at 2,943

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 147 during the week of Sep 5, from 281 the week prior
- The median price of condos, townhomes, and villas increased to \$220,000, a change of 1.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Aug 29
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 5, and now sits at 1,060

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

Monday Morning Quarterback
09/5/2021 - 09/11/2021
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	508	77	74	156	83	101	17
Bank Owned	2	2	0	0	0	0	0
Short Sales	3	2	0	0	1	0	0
Other	503	73	74	156	82	101	17
Active Listings	2,943	425	271	699	479	763	306
Bank Owned	14	5	2	5	1	1	0
Short Sales	2	0	0	0	0	1	1
Other	2,927	420	269	694	478	761	305
Months of Inventory	1	1	1	1	1	2	4

List Price

Average Original List Price	\$430,848	\$192,991	\$278,000	\$347,874	\$444,894	\$654,093	\$1,540,024
Average Final List Price	\$425,390	\$190,852	\$276,415	\$344,490	\$442,396	\$639,248	\$1,524,965

Sale Price

Average Price	\$422,211	\$183,967	\$276,578	\$346,990	\$440,688	\$638,914	\$1,447,824
Median Price	\$355,000	\$195,000	\$275,000	\$346,931	\$440,000	\$594,000	\$1,262,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$5,458	-\$2,139	-\$1,585	-\$3,384	-\$2,498	-\$14,845	-\$15,059
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,637	-\$9,024	-\$1,422	-\$884	-\$4,206	-\$15,179	-\$92,200
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,179	-\$6,885	\$163	\$2,500	-\$1,708	-\$334	-\$77,141
<i>Original</i> List to <i>Sale</i> Price - %	98.00%	95.32%	99.49%	99.75%	99.05%	97.68%	94.01%
<i>Final</i> List to <i>Sale</i> Price - %	99.25%	96.39%	100.06%	100.73%	99.61%	99.95%	94.94%

Days on the Market

Avg Days Listing to Contract	25	30	19	19	30	27	53
Combined Avg Days to Contract	26	32	19	19	30	27	59
Avg Days Listing to Closing	61	68	54	52	65	64	90
Avg Days Contract to Close	35	36	36	33	34	35	35

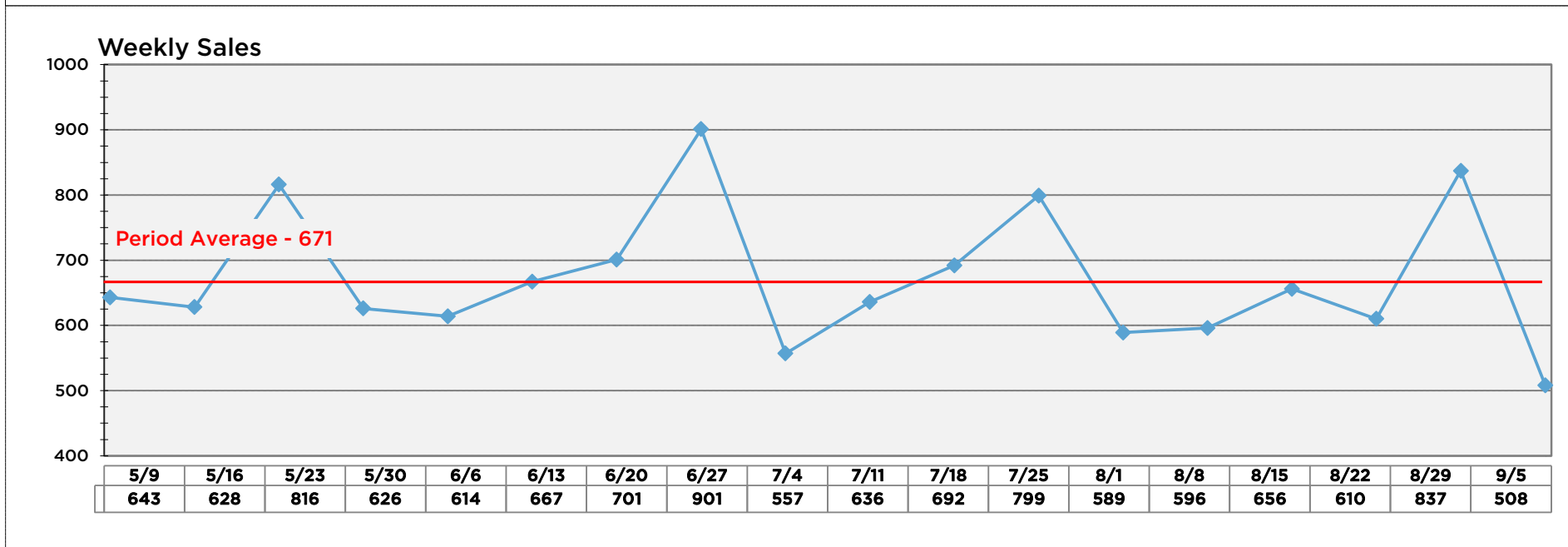
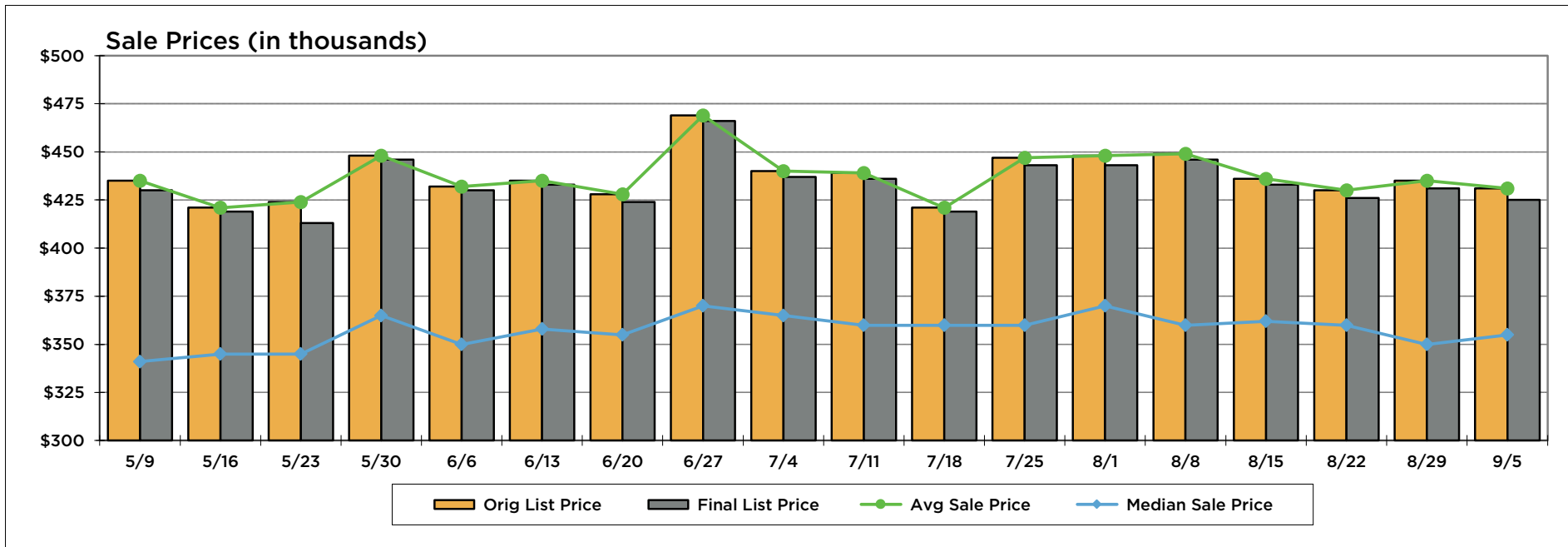
Beds / Baths

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

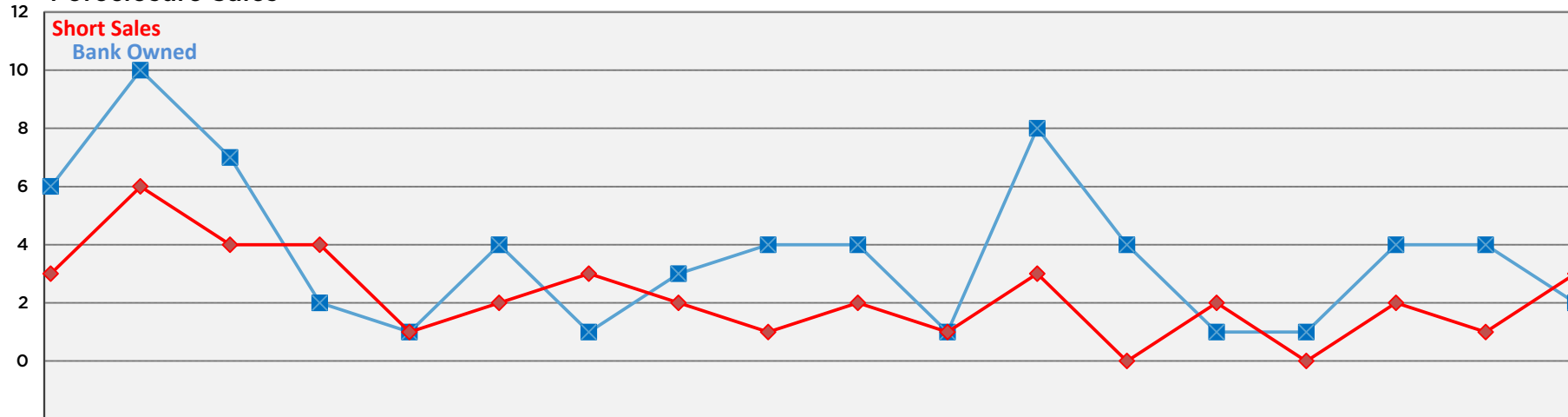
Average Square Feet	2,122	1,254	1,491	1,836	2,439	2,976	4,794
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Single Family Homes



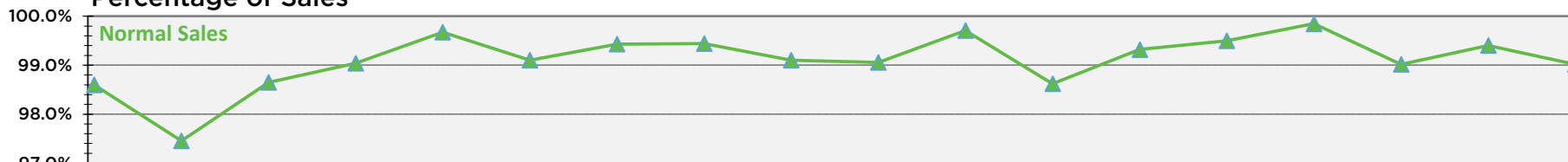
Single Family Homes

Foreclosure Sales

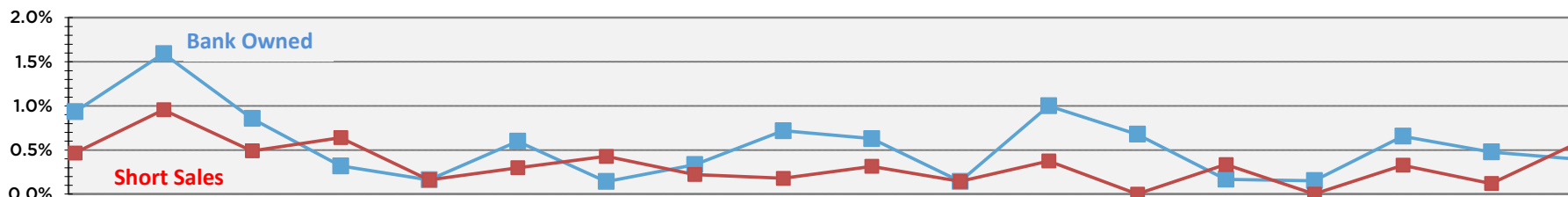


BO	6	10	7	2	1	4	1	3	4	4	1	8	4	1	1	4	4	2
SS	3	6	4	4	1	2	3	2	1	2	1	3	0	2	0	2	1	3

Percentage of Sales

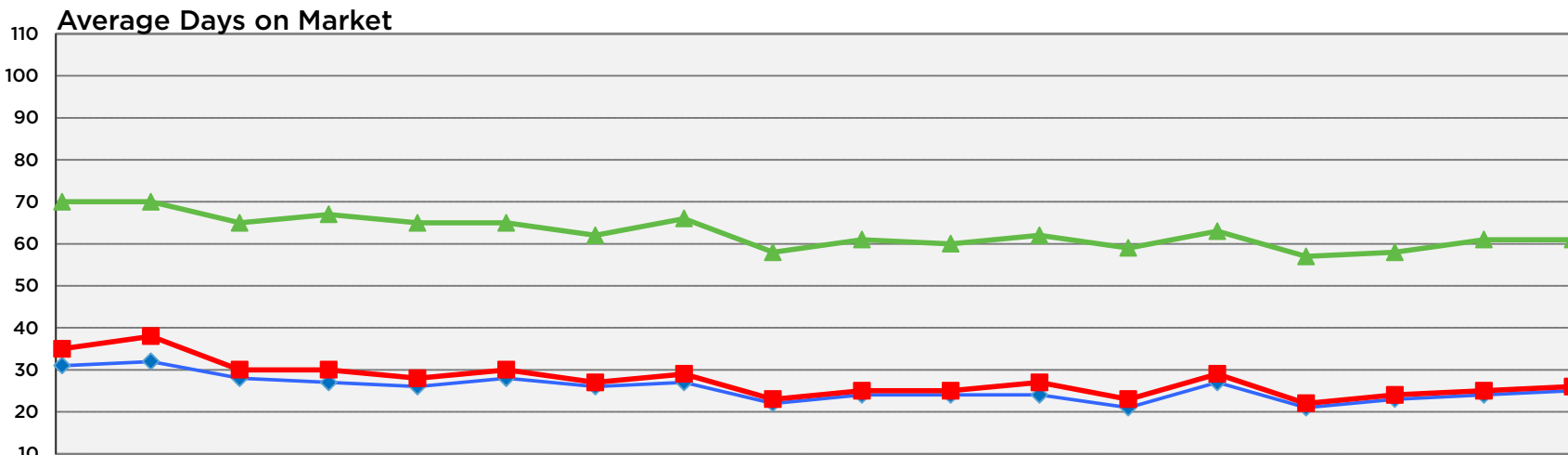


5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5
98.6%	97.5%	98.7%	99.0%	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%

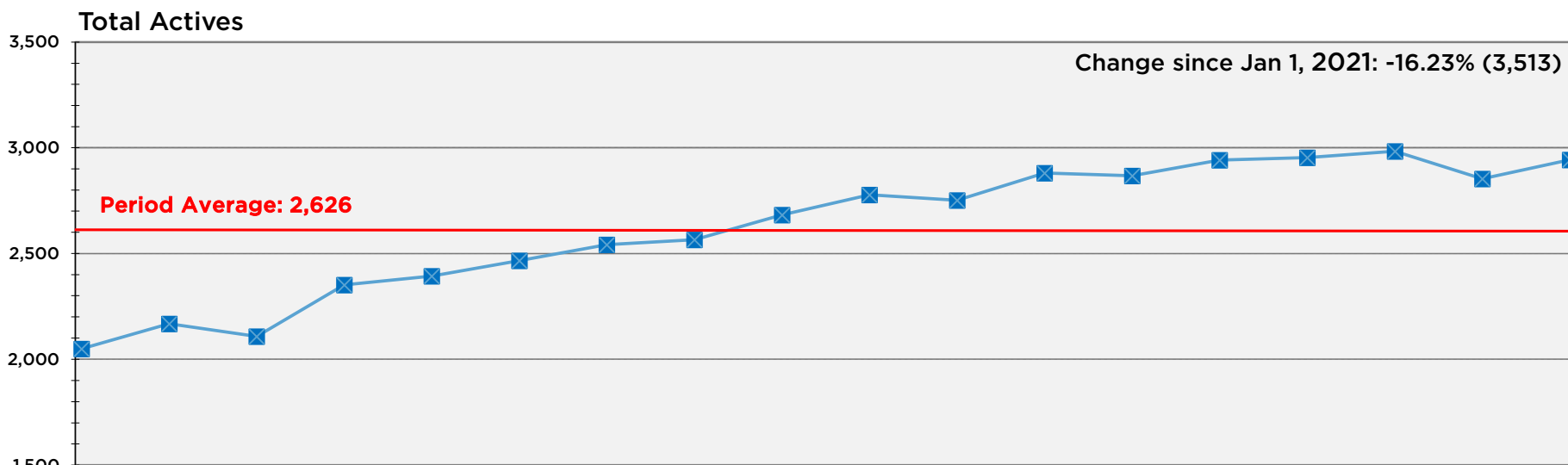


5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	
0.9%	1.6%	0.9%	0.3%	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	
SS	0.5%	1.0%	0.5%	0.6%	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%

Single Family Homes



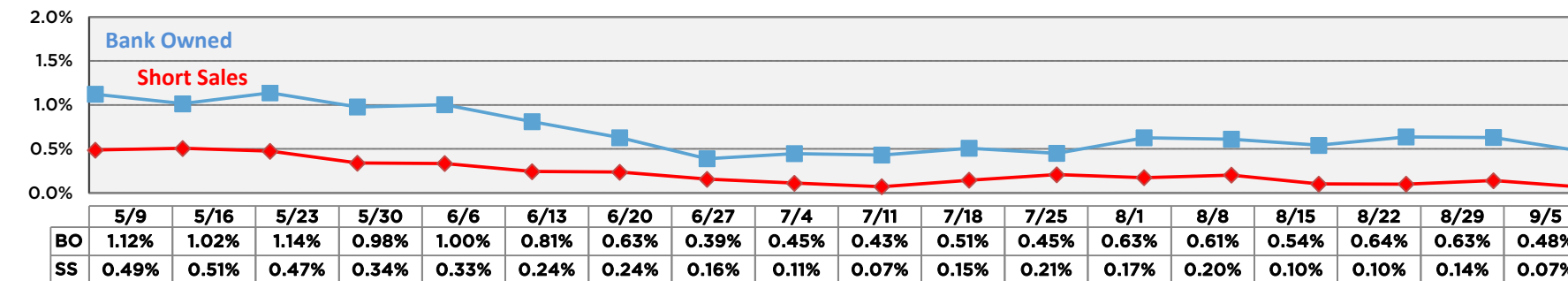
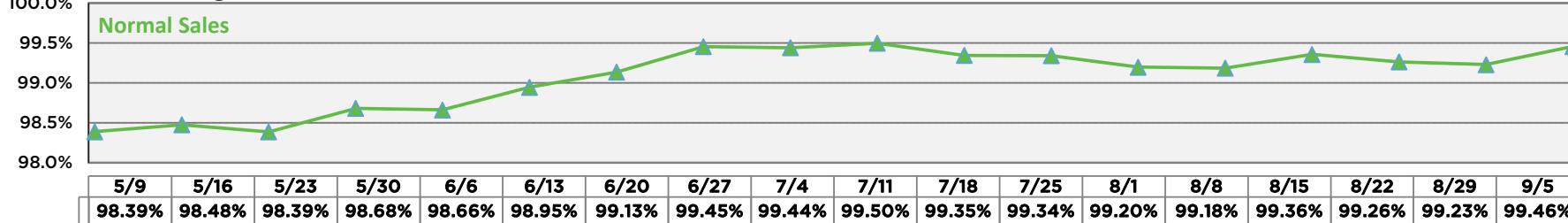
ListToContract	31	32	28	27	26	28	26	27	22	24	24	24	21	27	21	23	24	25
CombDaysOnMkt	35	38	30	30	28	30	27	29	23	25	25	27	23	29	22	24	25	26
ListToClose	70	70	65	67	65	65	62	66	58	61	60	62	59	63	57	58	61	61



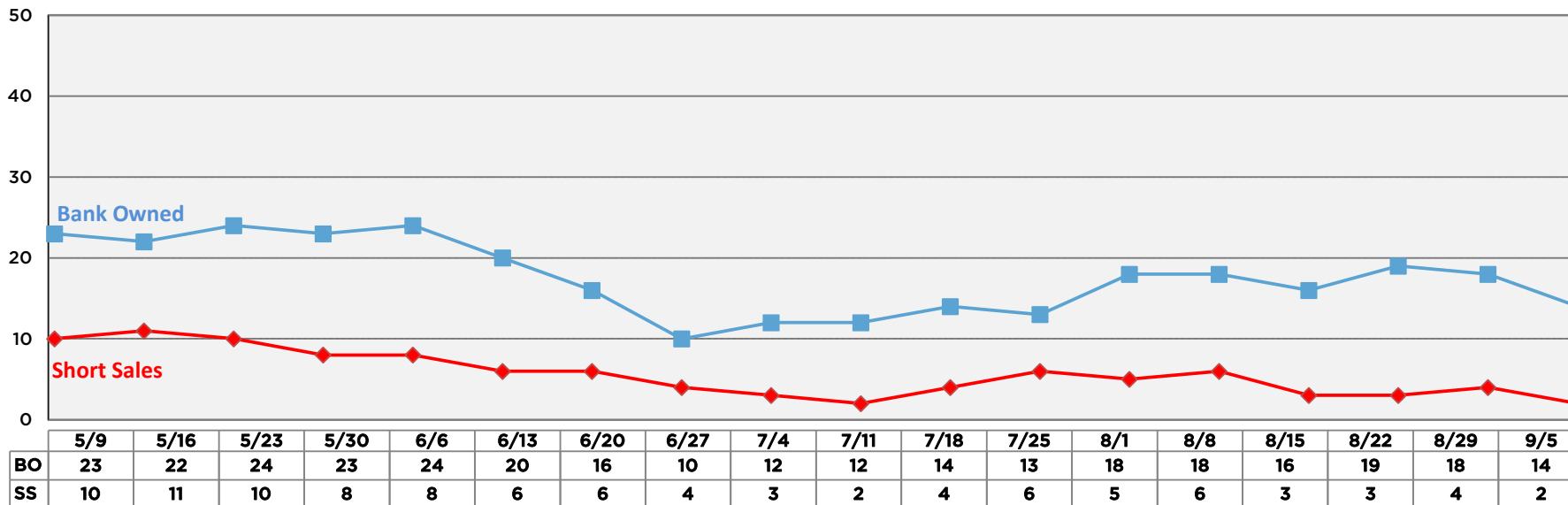
5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5
2,049	2,167	2,108	2,351	2,393	2,466	2,541	2,565	2,682	2,777	2,751	2,881	2,867	2,942	2,953	2,984	2,853	2,943

Single Family Homes

Percentage of Actives



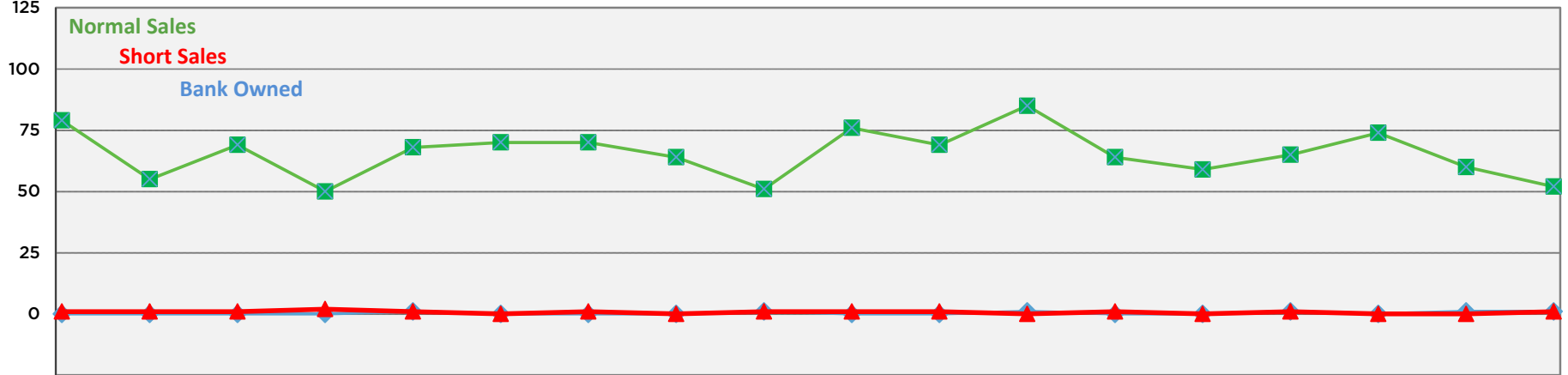
Active Foreclosures





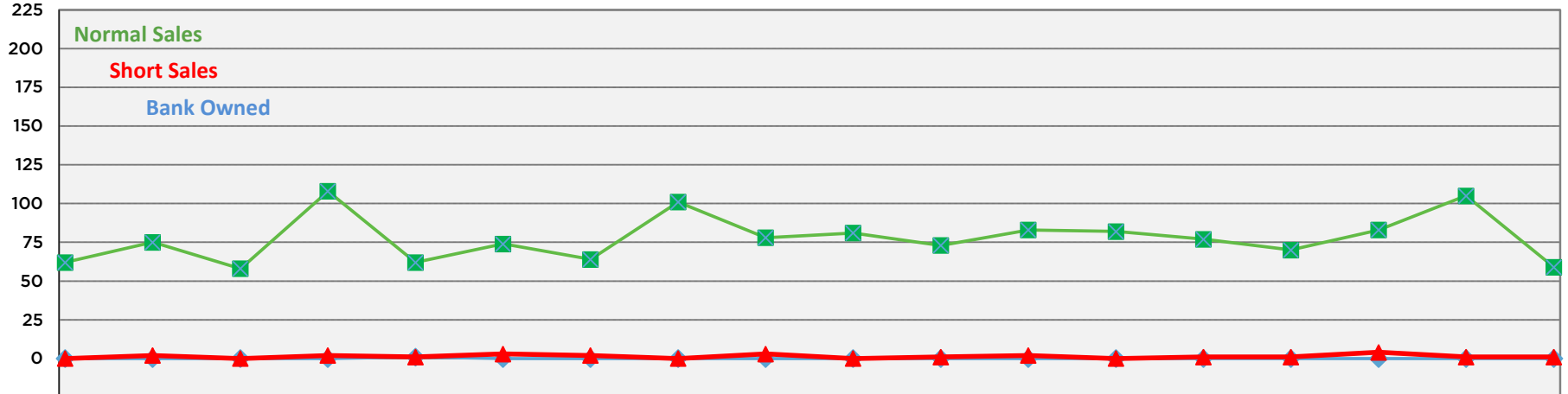
Single Family Homes

Temporary Off Market



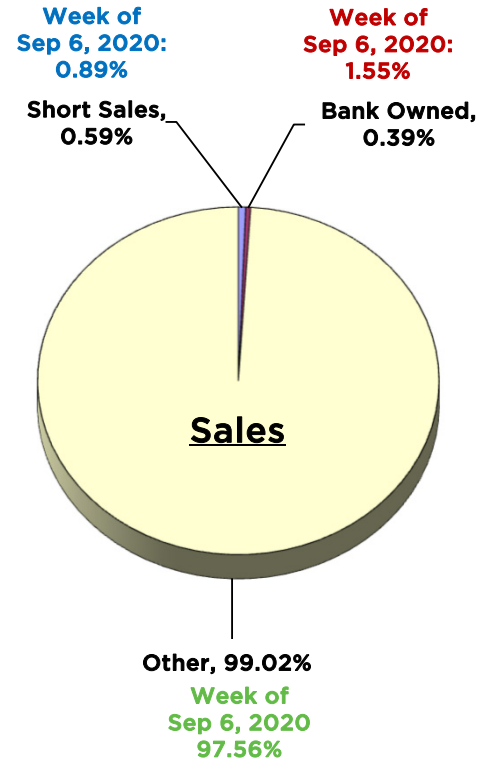
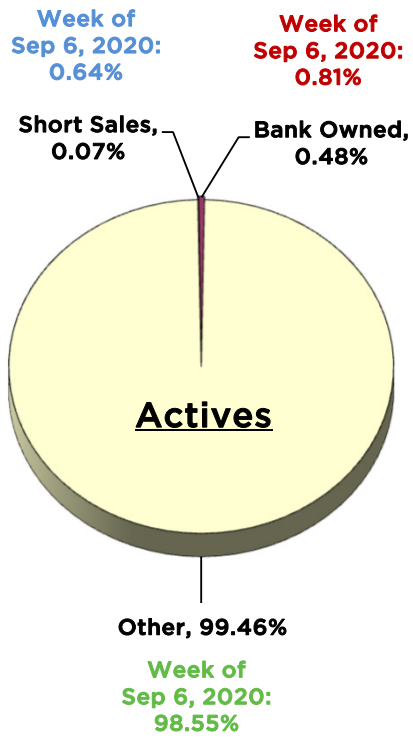
Norm	79	55	69	50	68	70	70	64	51	76	69	85	64	59	65	74	60	52
BO	0	0	0	0	1	0	0	0	1	0	0	1	0	0	1	0	1	1
SS	1	1	1	2	1	0	1	0	1	1	1	0	1	0	1	0	0	1

Withdrawn



Norm	62	75	58	108	62	74	64	101	78	81	73	83	82	77	70	83	105	59
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	2	0	2	1	3	2	0	3	0	1	2	0	1	1	4	1	1

Single Family Homes



Monday Morning Quarterback
09/5/2021 - 09/11/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 15 Single Family Homes available for the Median Price of \$355,000? (± \$500)

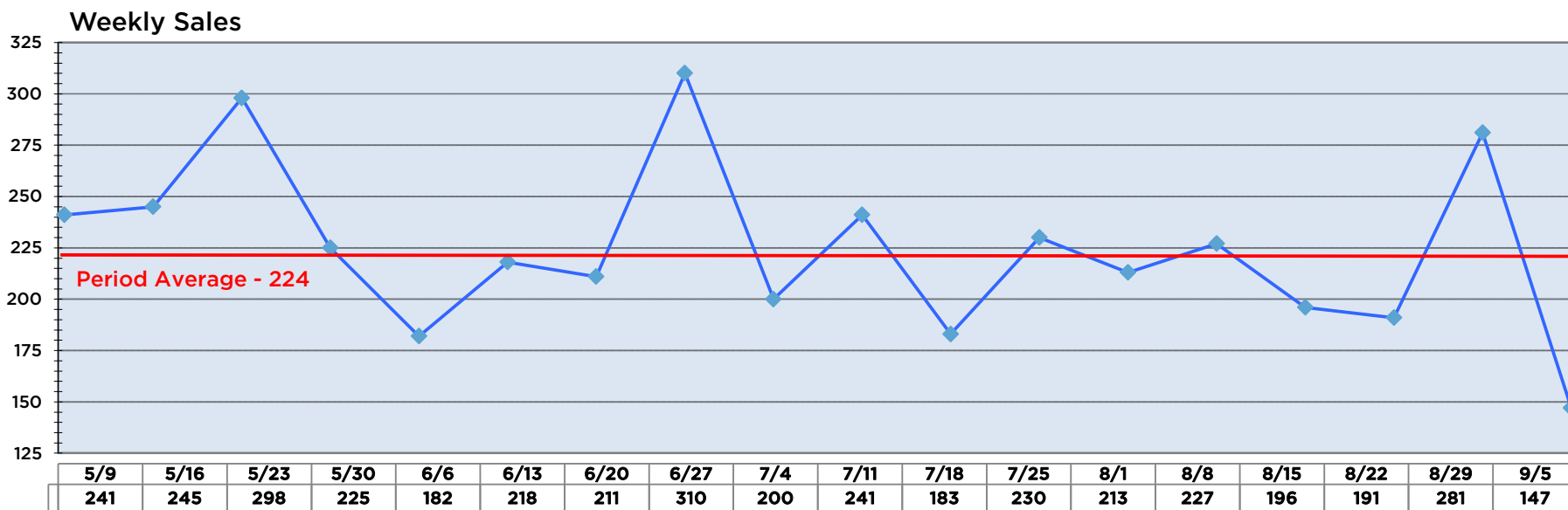
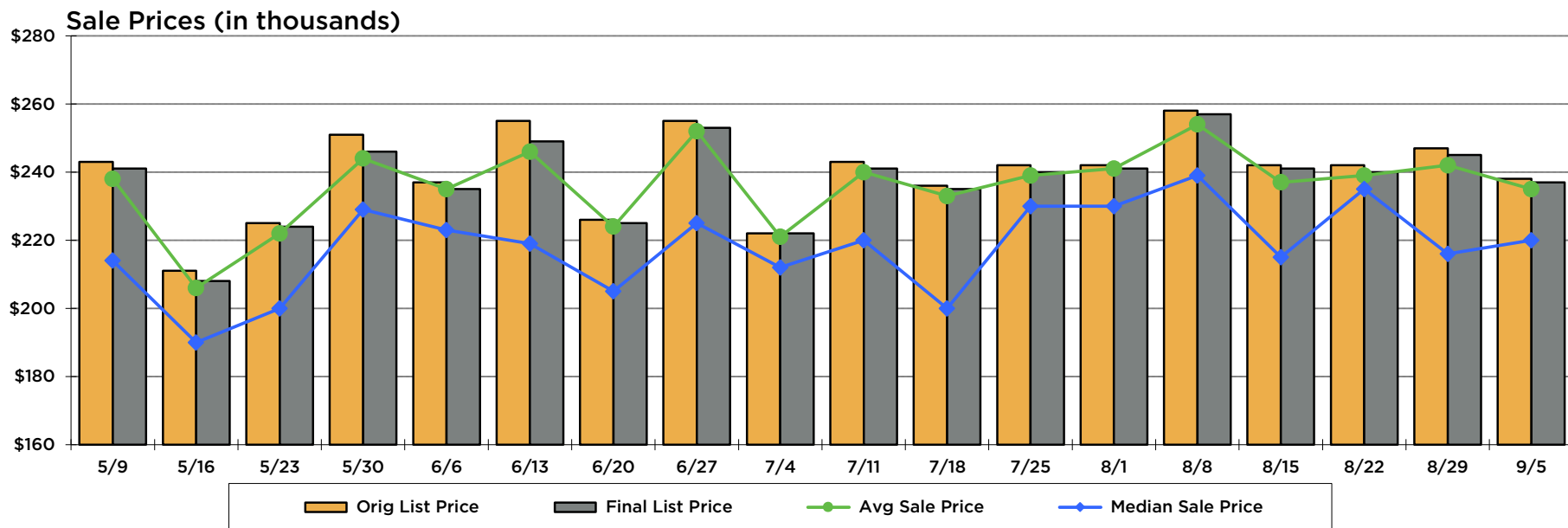
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$355,000	3.0	2.0	1,442	\$246.19
Longwood (East)	32750	1	\$355,000	3.0	2.0	1,418	\$250.35
Longwood / Wekiva Springs	32779	1	\$355,000	3.0	2.0	1,466	\$242.16
Orange County		9	\$354,989	3.4	1.9	1,746	\$203.35
Apopka (North)	32712	1	\$355,000	4.0	2.0	2,194	\$161.80
Winter Park (East) / Aloma	32792	1	\$355,000	2.0	1.0	1,353	\$262.38
Azalea Park	32807	1	\$355,000	4.0	2.0	1,691	\$209.93
Conway	32812	1	\$354,900	3.0	2.0	1,874	\$189.38
Williamsburg / Lake Bryan	32821	1	\$355,000	3.0	2.0	1,414	\$251.06
Taft	32824	2	\$355,000	4.0	2.0	1,739	\$204.14
Moss Park	32832	1	\$355,000	4.0	2.0	1,710	\$207.60
Pine Castle / Edgewood	32839	1	\$355,000	3.0	2.0	1,997	\$177.77
Osceola County		2	\$354,950	3.5	2.0	2,552	\$139.09
Kissimmee (West) / Pleasant Hill	34746	1	\$354,900	3.0	2.0	2,257	\$157.24
Kissimmee / Poinciana	34758	1	\$355,000	4.0	2.0	2,847	\$124.69
Lake County		2	\$354,900	3.0	2.0	1,697	\$209.13
Eustis (West)	32726	1	\$354,900	3.0	2.0	1,586	\$223.77
Mount Dora	32757	1	\$354,900	3.0	2.0	1,808	\$196.29

Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

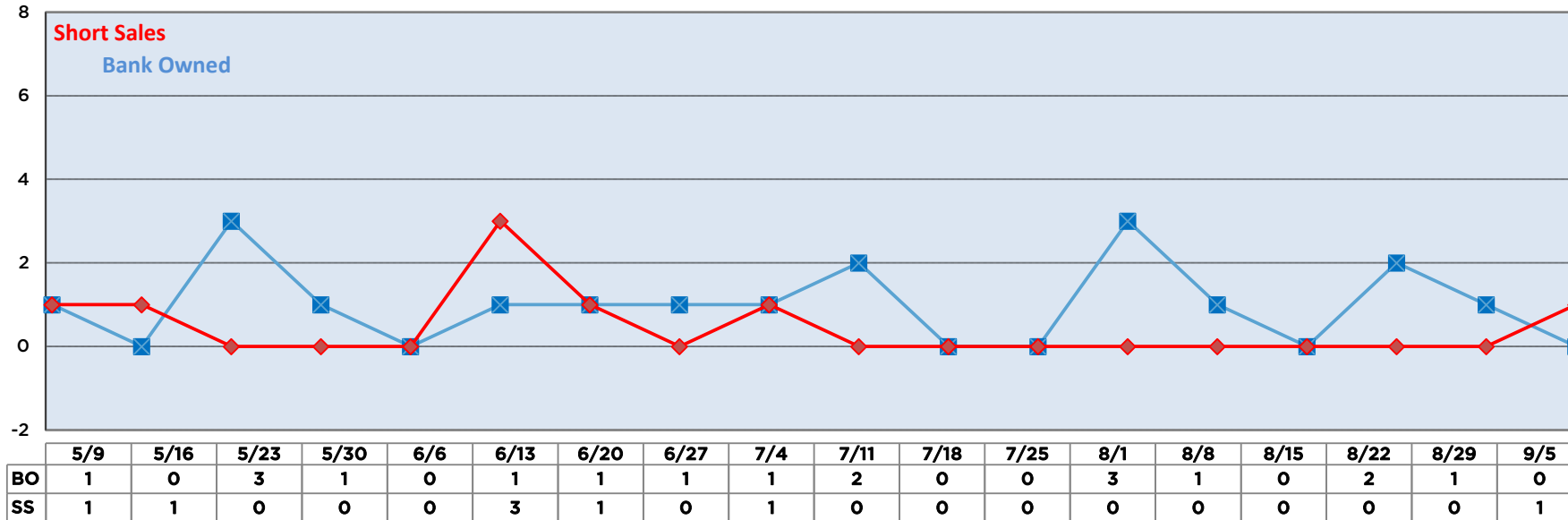
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	147	88	24	22	10	3	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	146	87	24	22	10	3	0
Active Listings	1,060	588	129	202	90	41	10
Bank Owned	6	5	0	1	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	1,051	580	129	201	90	41	10
Months of Inventory	2	2	1	2	2	3	0
<i>List Price</i>							
Average Original List Price	\$238,160	\$171,302	\$271,404	\$332,401	\$450,536	\$534,333	\$0
Average Final List Price	\$237,328	\$170,591	\$270,008	\$332,851	\$450,536	\$522,333	\$0
<i>Sale Price</i>							
Average Price	\$235,133	\$167,799	\$272,535	\$328,950	\$447,556	\$515,000	\$0
Median Price	\$220,000	\$166,500	\$272,250	\$325,000	\$440,950	\$520,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$832	-\$711	-\$1,396	\$450	\$0	-\$12,000	\$0
Original List to Sale Price - \$	-\$3,027	-\$3,503	\$1,131	-\$3,451	-\$2,980	-\$19,333	\$0
Final List to Sale Price - \$	-\$2,195	-\$2,792	\$2,527	-\$3,901	-\$2,980	-\$7,333	\$0
Original List to Sale Price - %	98.73%	97.96%	100.42%	98.96%	99.34%	96.38%	0.00%
Final List to Sale Price - %	99.08%	98.36%	100.94%	98.83%	99.34%	98.60%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	34	41	20	33	22	20	0
Combined Avg Days to Contract	34	41	20	33	22	20	0
Avg Days Listing to Closing	69	75	59	67	55	44	0
Avg Days Contract to Close	34	33	38	33	31	23	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,363	1,060	1,650	1,824	2,086	2,133	0

Condos, Townhomes, Villas

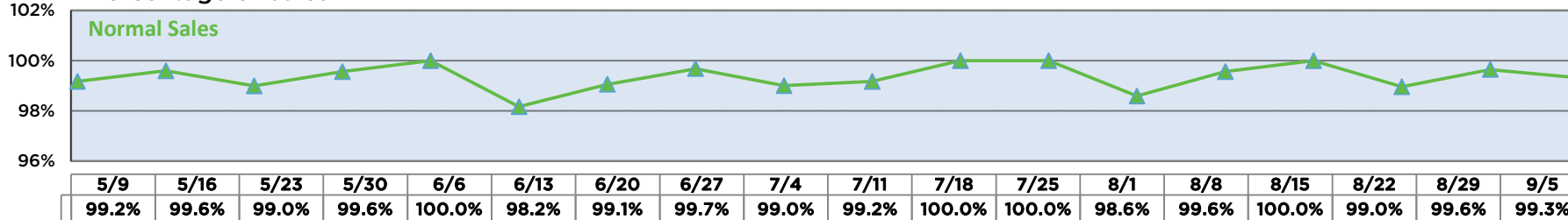


Condos, Townhomes, Villas

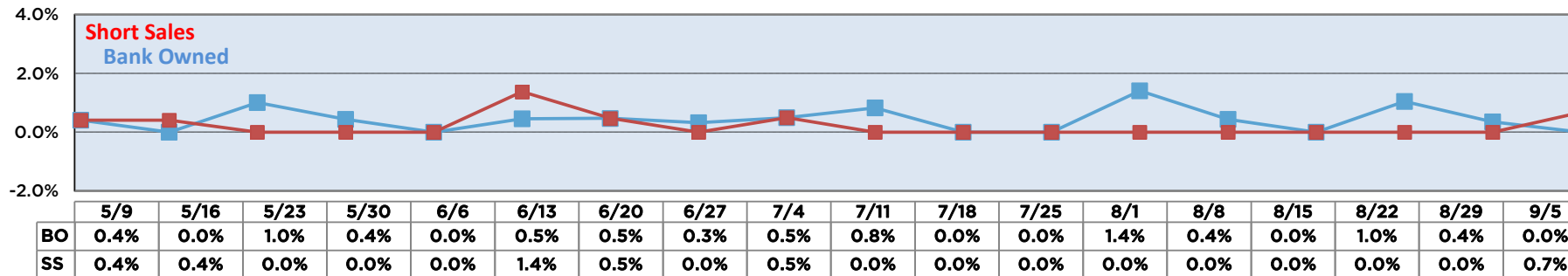
Foreclosure Sales



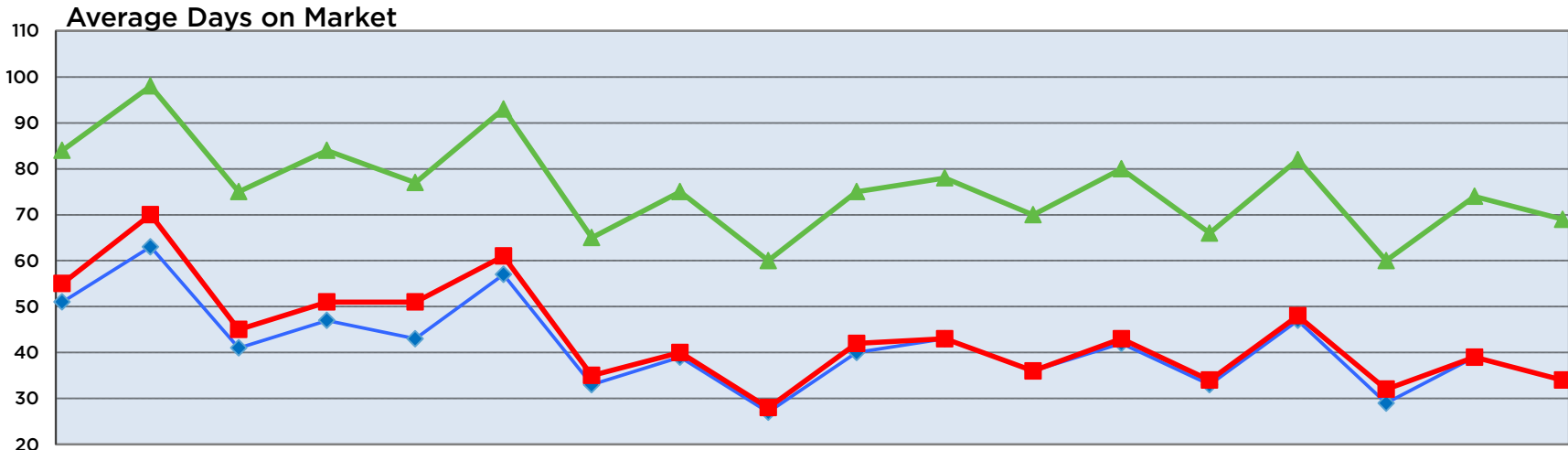
Percentage of Sales



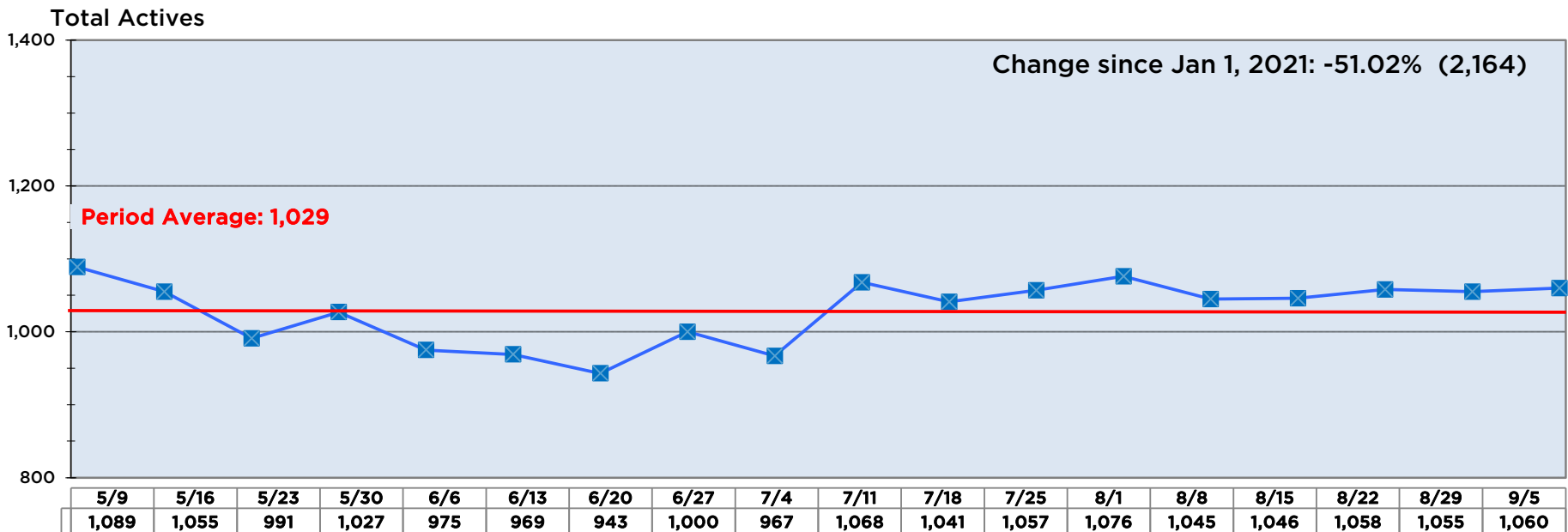
Short Sales
Bank Owned



Condos, Townhomes, Villas

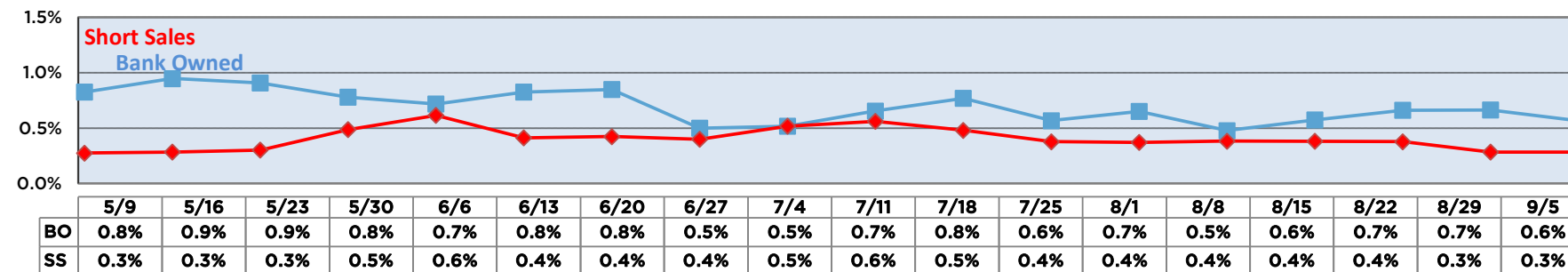
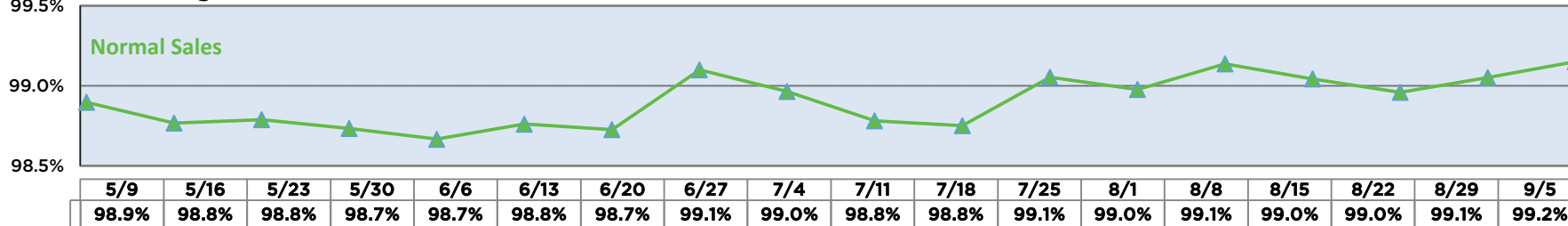


	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5
ListToContract	51	63	41	47	43	57	33	39	27	40	43	36	42	33	47	29	39	34
CombDaysOnMkt	55	70	45	51	51	61	35	40	28	42	43	36	43	34	48	32	39	34
ListToClose	84	98	75	84	77	93	65	75	60	75	78	70	80	66	82	60	74	69

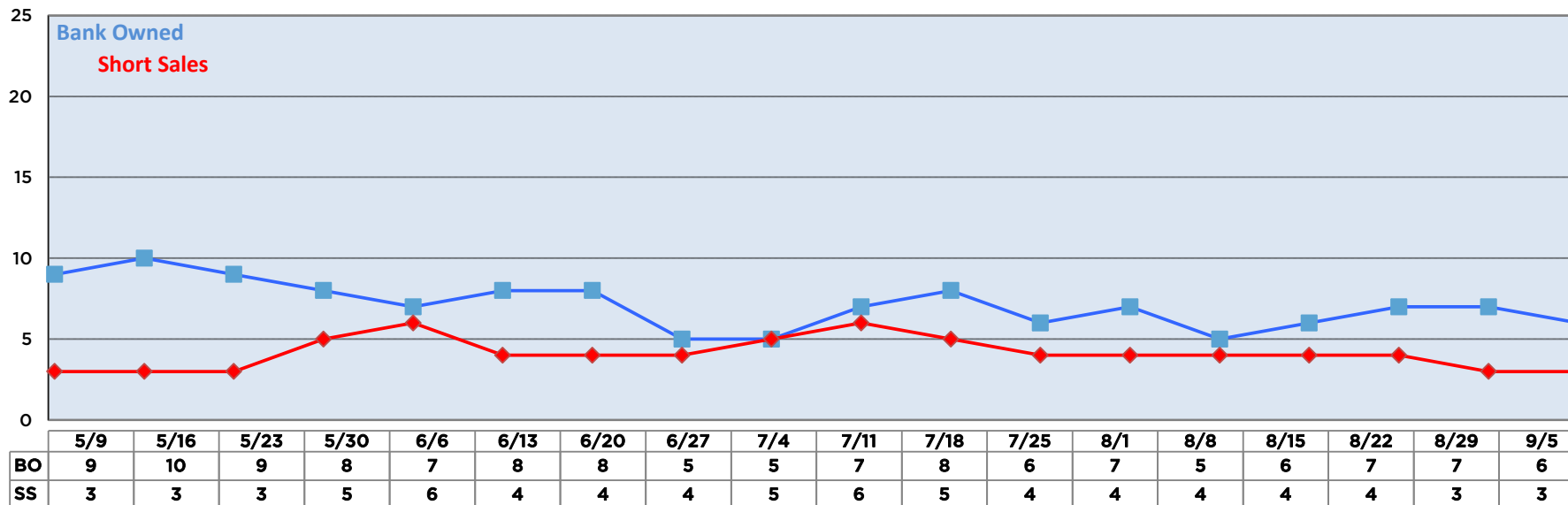


Condos, Townhomes, Villas

Percentage of Actives

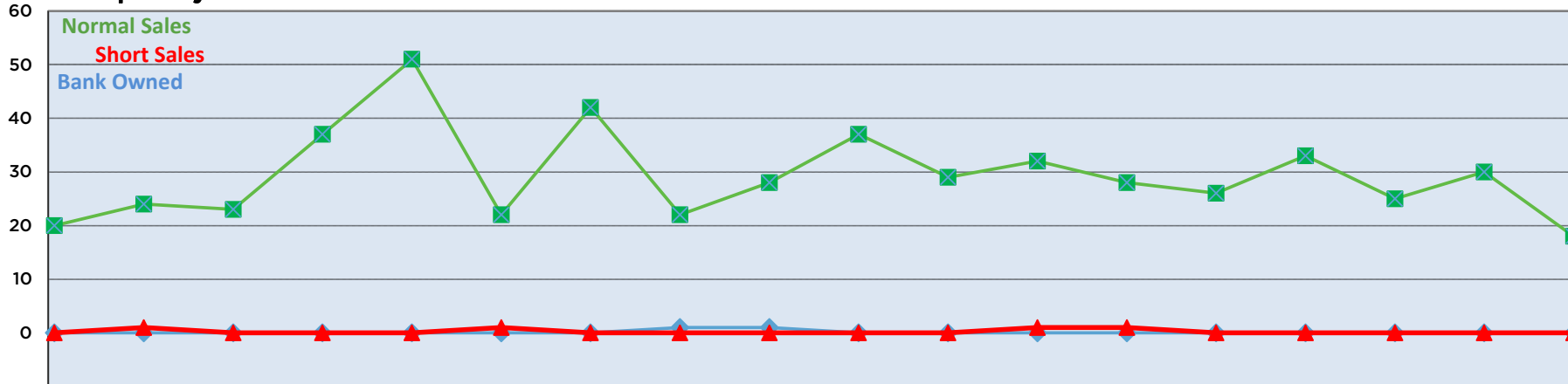


Active Foreclosures



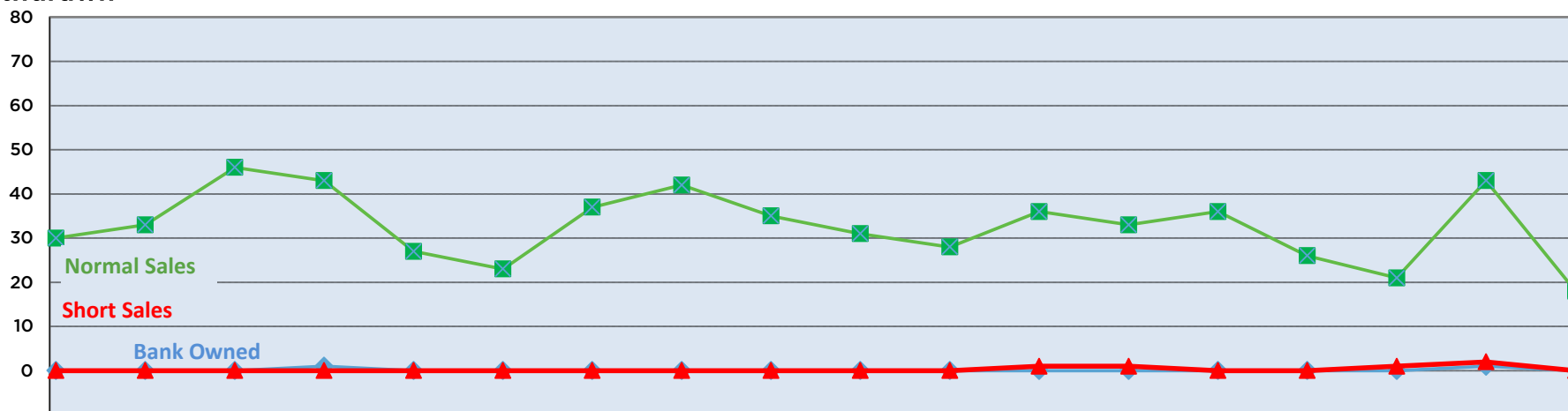
Condos, Townhomes, Villas

Temporary Off Market



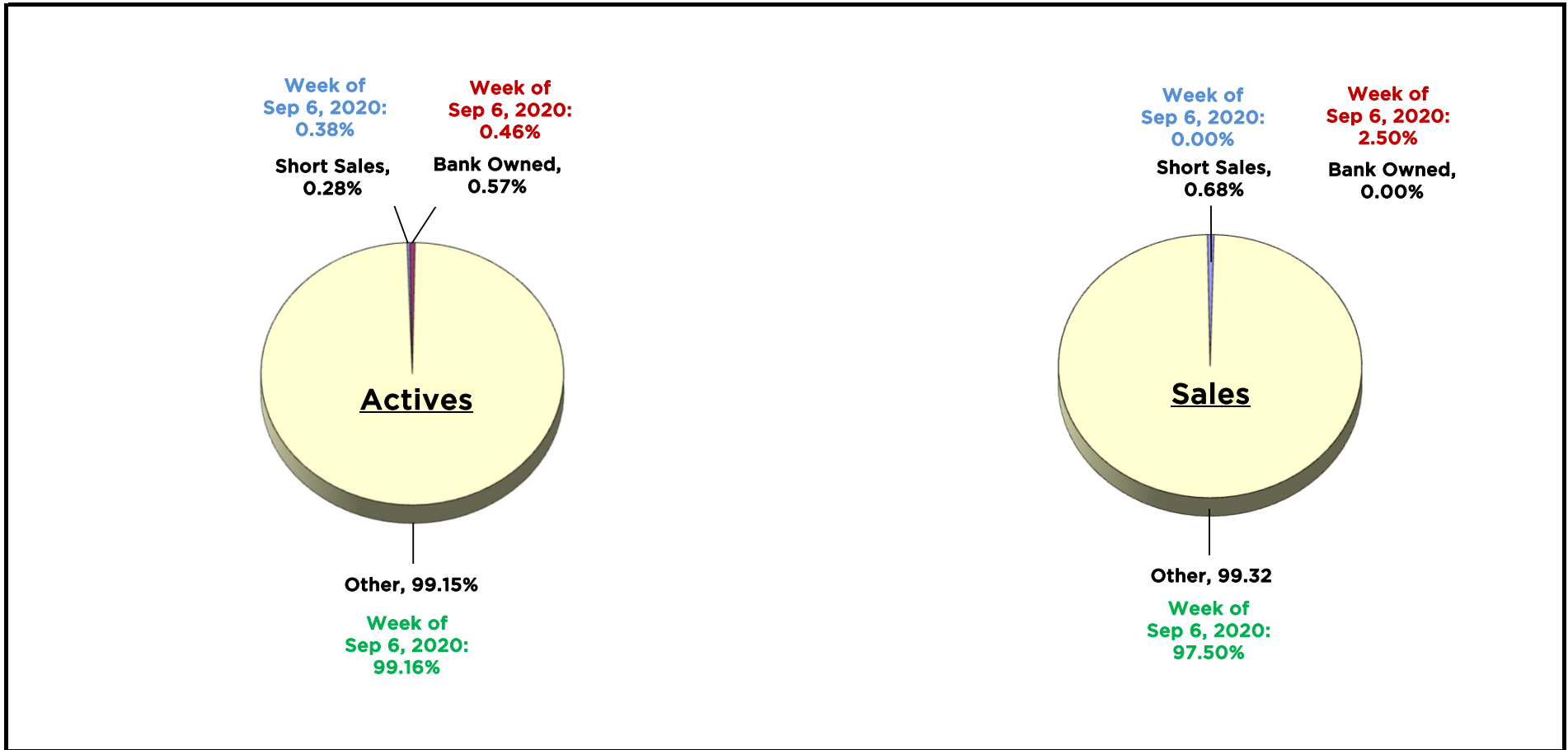
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Norm	20	24	23	37	51	22	42	22	28	37	29	32	28	26	33	25	30	18
BO	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	1	0	0	0	0	0	1	1	0	0	0	0	0

Withdrawn



	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	9/5
Norm	30	33	46	43	27	23	37	42	35	31	28	36	33	36	26	21	43	18
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	2	0

Condos, Townhomes, Villas



Monday Morning Quarterback
09/5/2021 - 09/11/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 14 Condos, Townhomes, or Villas available for the Median Price of \$220,000? (± \$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		5	\$219,940	2.4	2.0	1,265	\$173.81
Altamonte Springs (East)	32701	1	\$220,000	2.0	2.0	1,029	\$213.80
Casselberry	32707	1	\$220,000	3.0	2.0	1,578	\$139.42
Winter Springs / Tuskawilla	32708	1	\$219,900	2.0	2.0	909	\$241.91
Lake Mary / Heathrow	32746	1	\$219,900	2.0	2.0	1,478	\$148.78
Sanford / Lake Forest	32771	1	\$219,900	3.0	2.0	1,333	\$164.97
Orange County		9	\$219,972	2.9	2.0	1,182	\$186.12
Lockhart	32810	1	\$220,000	2.0	2.0	1,079	\$203.89
Conway	32812	1	\$220,000	3.0	2.0	1,099	\$200.18
Williamsburg / Lake Bryan	32821	4	\$219,963	3.0	2.0	1,231	\$178.69
Rio Pinar / Union Park	32825	1	\$219,900	3.0	2.0	1,225	\$179.51
Hunters Creek	32837	2	\$220,000	3.0	2.0	1,155	\$190.48