



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

***Week of September 19, 2021 - September 25, 2021***

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

- Sales of single-family homes decreased to 568 during the week of Sep 19, from 593 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 decreased to 4 last week, from 7 the week of Sep 12
- The number of single-family home short-sale transactions increased to 5 from 2 the week prior
- Single-family inventory decreased by 25, and now sits at 2,891

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

- Sales of condos, townhomes, and villas decreased to 200 during the week of Sep 19, from 223 the week prior
- The median price of condos, townhomes, and villas increased to \$225,000, a change of 2.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Sep 12
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 9, and now sits at 1,041

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

**Monday Morning Quarterback**  
09/19/2021 - 09/25/2021  
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>568</b>	92	81	194	95	87	19
Bank Owned	4	2	2	0	0	0	0
Short Sales	5	1	1	0	1	2	0
Other	559	89	78	194	94	85	19
<b>Active Listings</b>	<b>2,891</b>	418	253	651	475	791	303
Bank Owned	19	8	2	5	1	3	0
Short Sales	1	0	0	0	0	0	1
Other	2,871	410	251	646	474	788	302
<b>Months of Inventory</b>	<b>1</b>	1	1	1	1	2	4

***List Price***

Average Original List Price	\$420,872	\$202,117	\$275,973	\$348,797	\$440,788	\$655,519	\$1,659,732
Average Final List Price	\$416,370	\$198,566	\$273,586	\$344,522	\$437,268	\$652,675	\$1,626,784

***Sale Price***

Average Price	\$414,143	\$194,583	\$274,064	\$344,472	\$439,074	\$647,918	\$1,590,743
Median Price	\$350,000	\$202,563	\$275,000	\$343,682	\$430,000	\$592,000	\$1,500,000

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$4,502	-\$3,551	-\$2,387	-\$4,275	-\$3,520	-\$2,844	-\$32,948
<i>Original</i> List to <i>Sale</i> Price - \$	-\$6,729	-\$7,534	-\$1,909	-\$4,325	-\$1,714	-\$7,601	-\$68,989
<i>Final</i> List to <i>Sale</i> Price - \$	-\$2,227	-\$3,983	\$478	-\$50	\$1,806	-\$4,757	-\$36,041
<i>Original</i> List to <i>Sale</i> Price - %	98.40%	96.27%	99.31%	98.76%	99.61%	98.84%	95.84%
<i>Final</i> List to <i>Sale</i> Price - %	99.47%	97.99%	100.17%	99.99%	100.41%	99.27%	97.78%

***Days on the Market***

Avg Days Listing to Contract	25	31	23	22	25	23	25
Combined Avg Days to Contract	26	33	25	24	25	24	44
Avg Days Listing to Closing	62	66	59	58	64	66	60
Avg Days Contract to Close	36	34	35	34	38	43	34

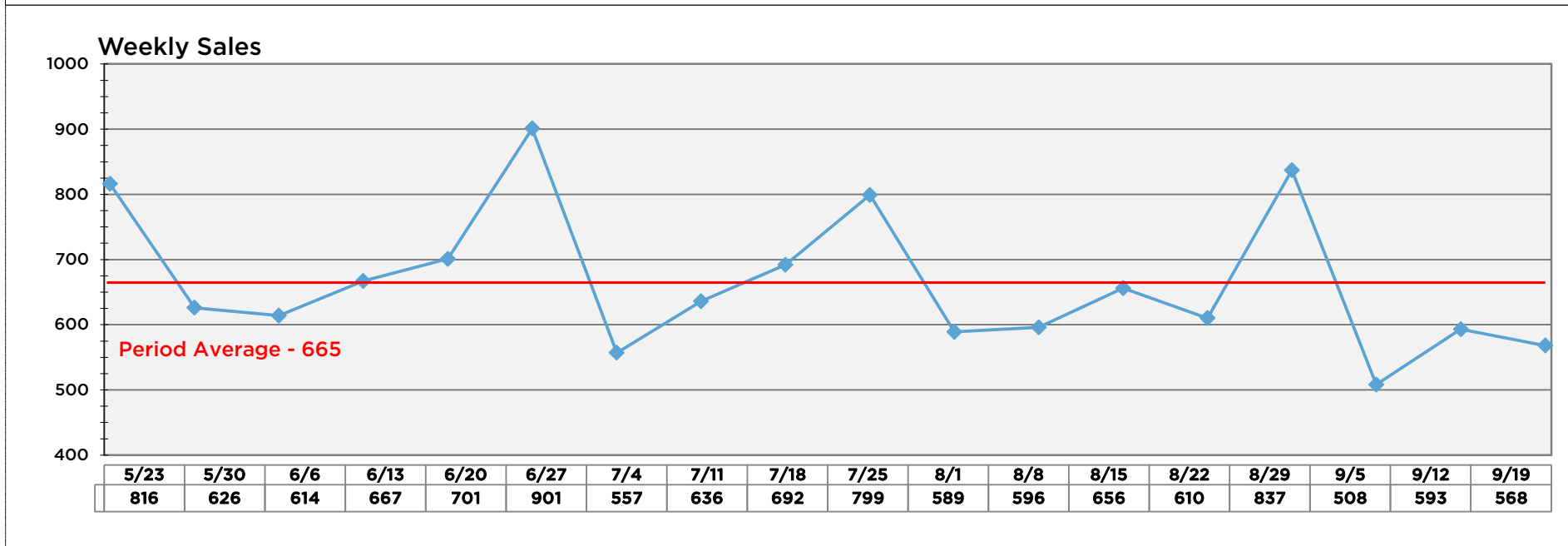
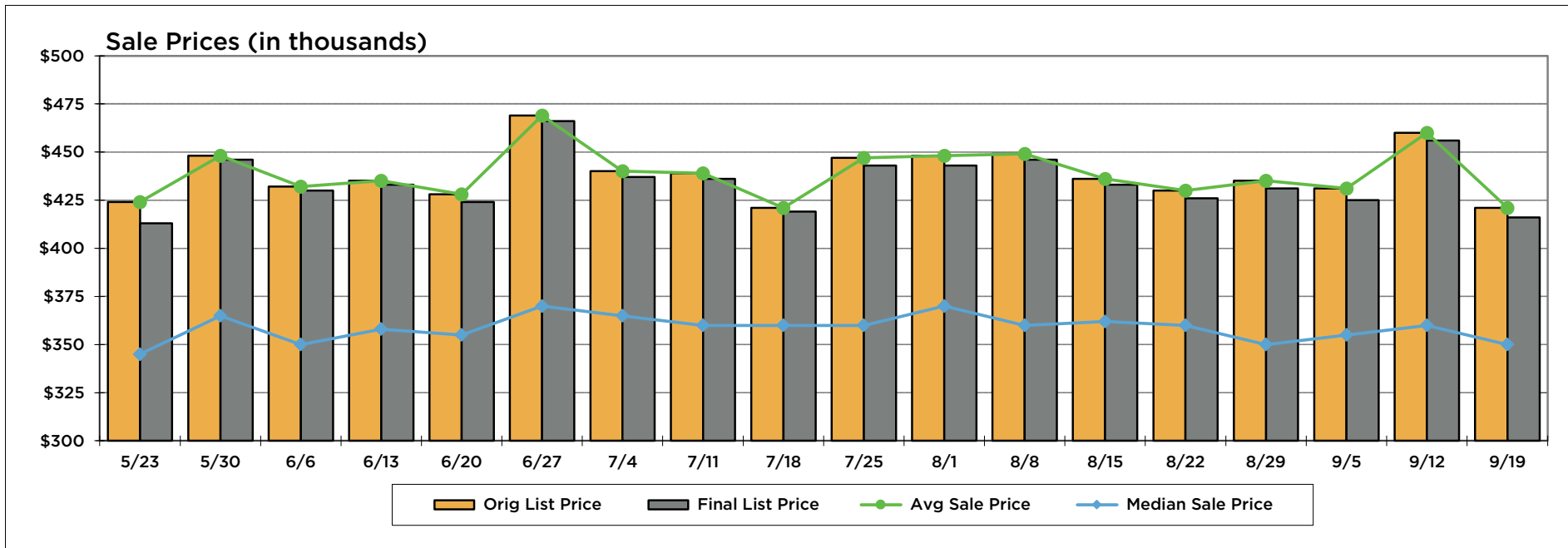
***Beds / Baths***

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***

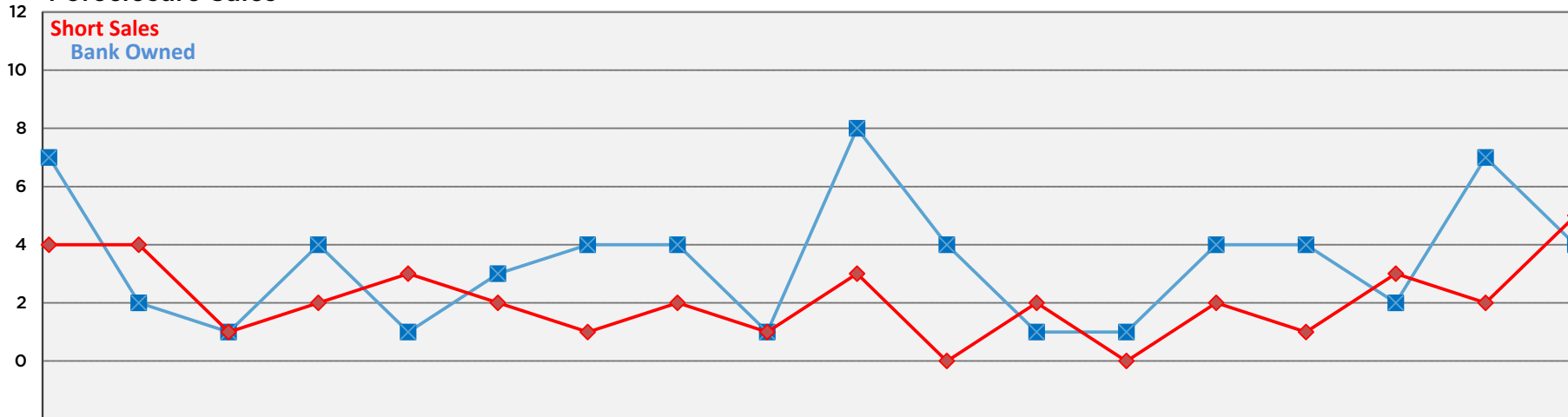
Average Square Feet	2,074	1,249	1,511	1,859	2,384	3,047	4,642
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### Single Family Homes



### Single Family Homes

#### Foreclosure Sales

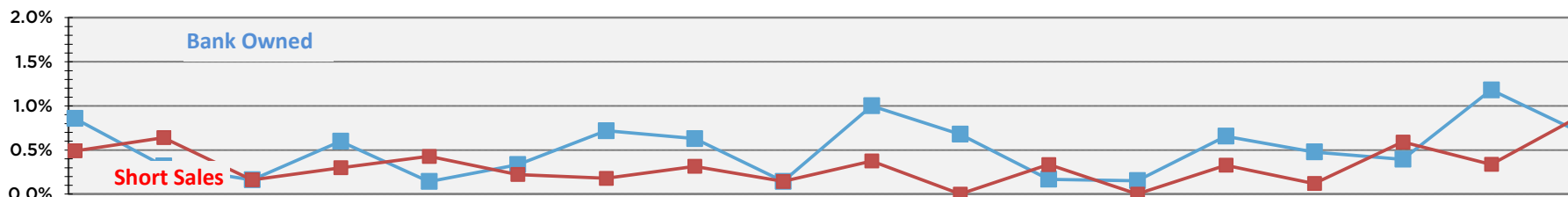


	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19
BO	7	2	1	4	1	3	4	4	1	8	4	1	1	4	4	2	7	4
SS	4	4	1	2	3	2	1	2	1	3	0	2	0	2	1	3	2	5

#### Percentage of Sales



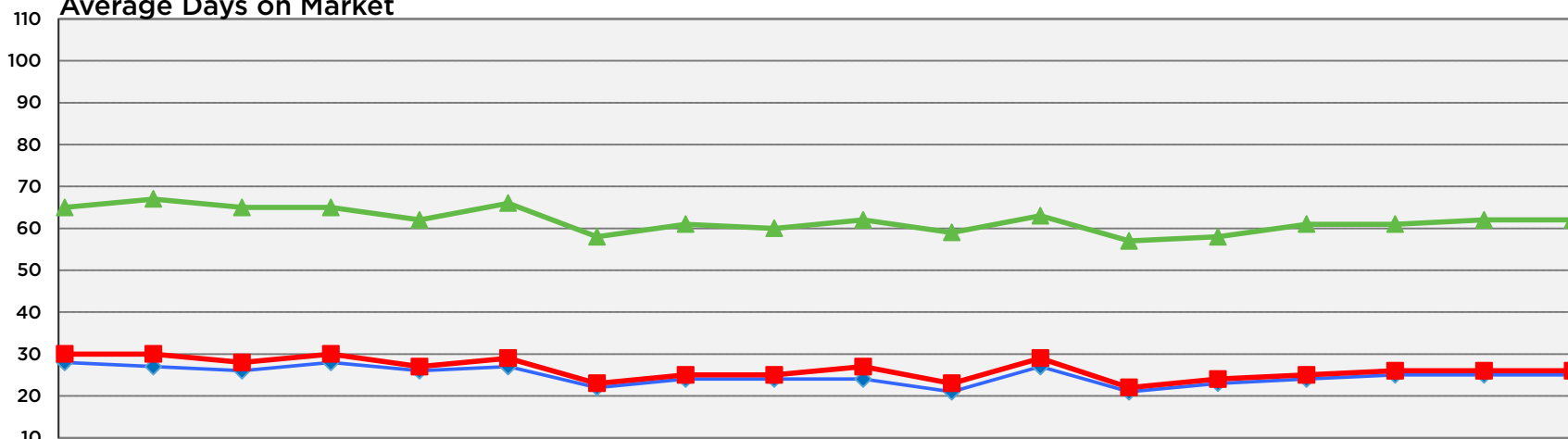
	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19
Normal Sales	98.7%	99.0%	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%



	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	9/12	9/19
BO	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%	1.2%	0.7%
SS	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%	0.3%	0.9%

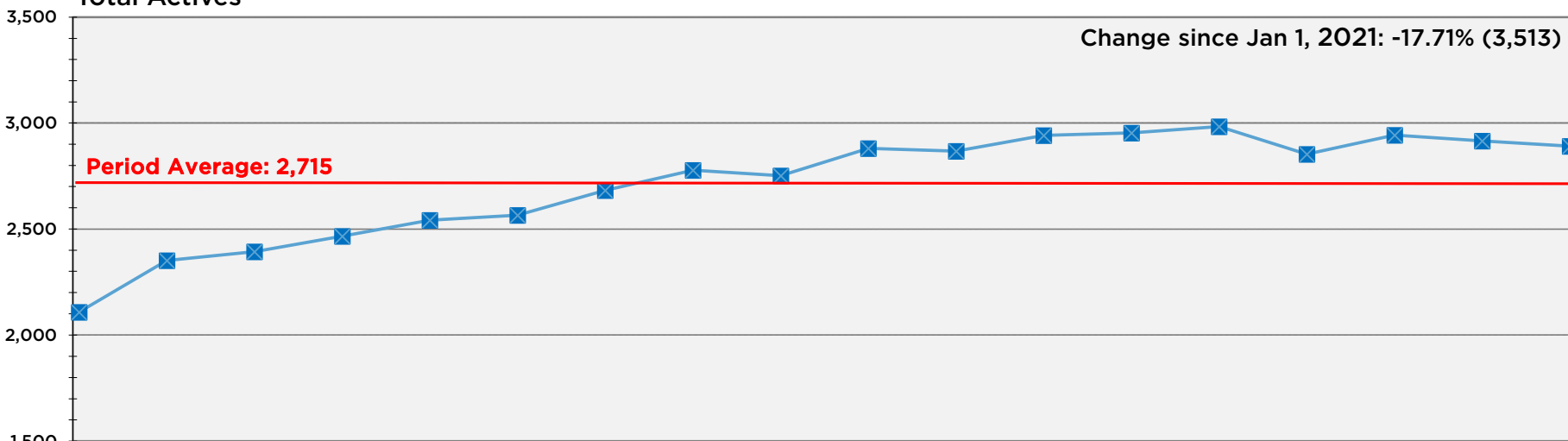
### Single Family Homes

**Average Days on Market**



	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	9/12	9/19
ListToContract	28	27	26	28	26	27	22	24	24	24	21	27	21	23	24	25	25	25
CombDaysOnMkt	30	30	28	30	27	29	23	25	25	27	23	29	22	24	25	26	26	26
ListToClose	65	67	65	65	62	66	58	61	60	62	59	63	57	58	61	61	62	62

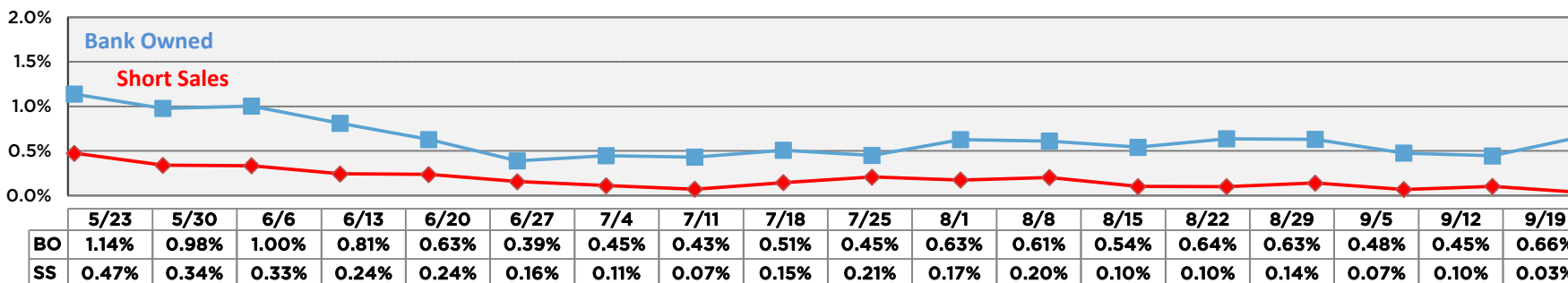
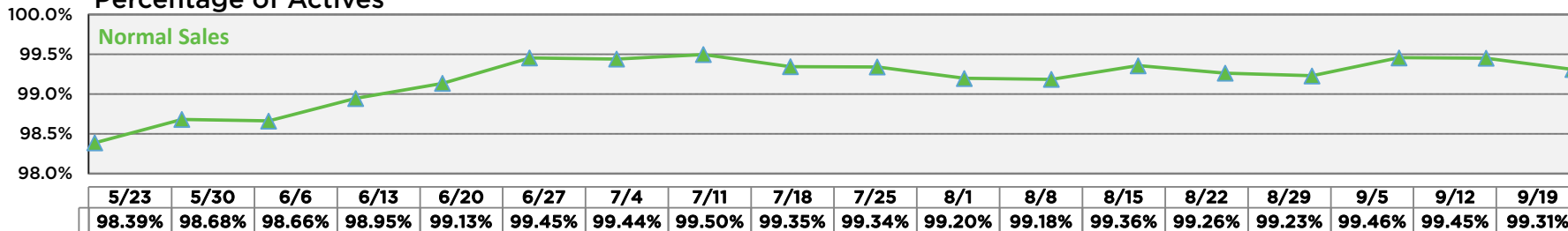
**Total Actives**



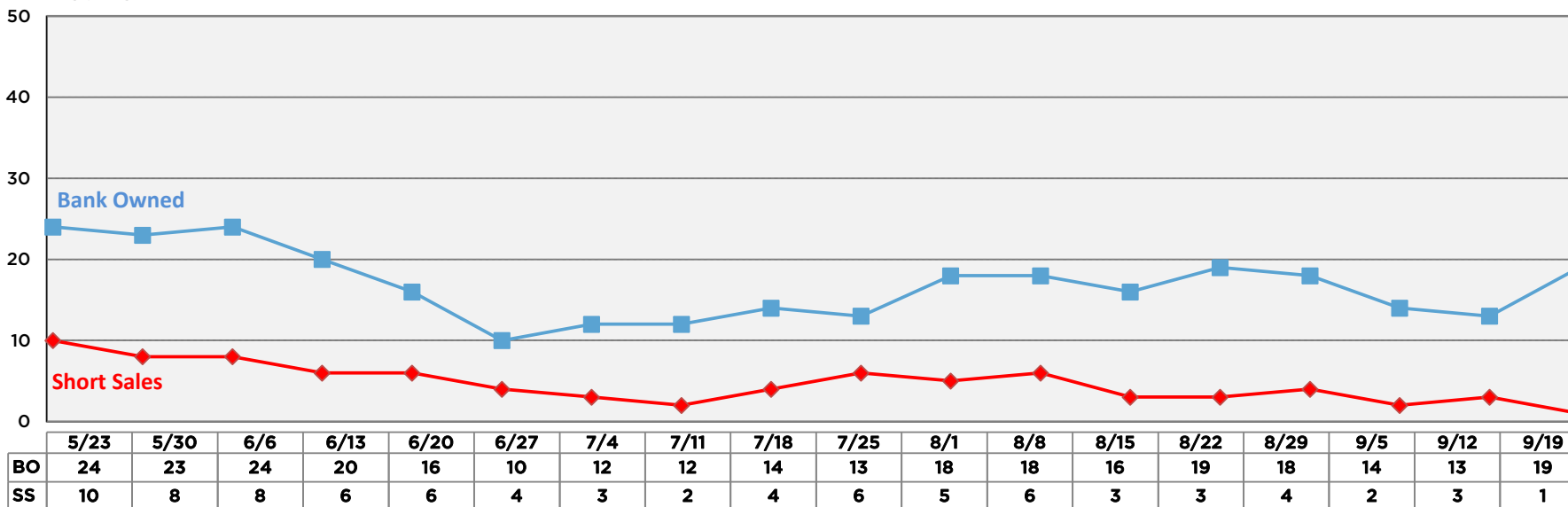
	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19
Total Actives	2,108	2,351	2,393	2,466	2,541	2,565	2,682	2,777	2,751	2,881	2,867	2,942	2,953	2,984	2,853	2,943	2,916	2,891

### Single Family Homes

**Percentage of Actives**

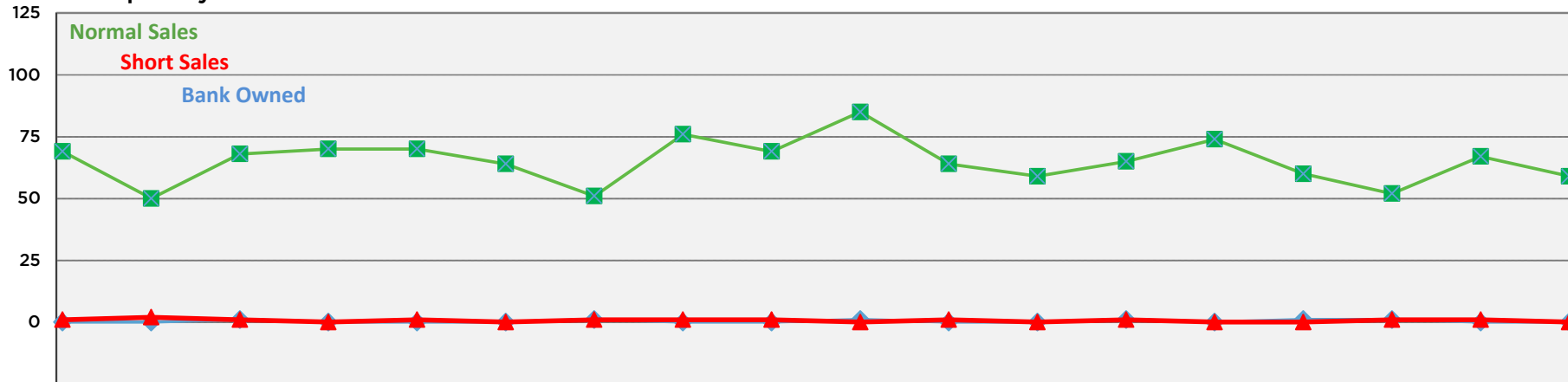


**Active Foreclosures**



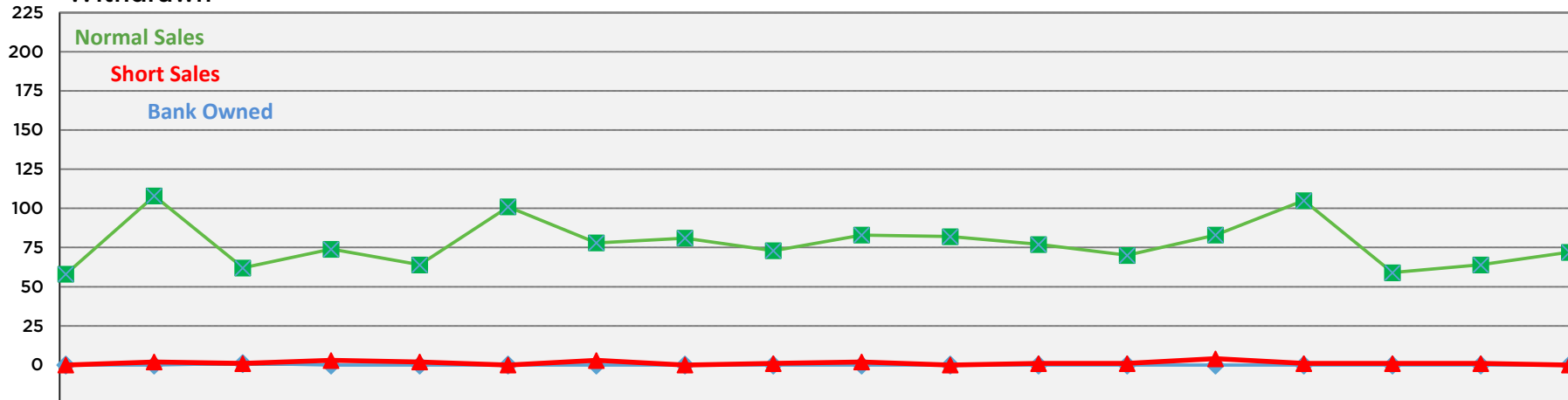
### Single Family Homes

#### Temporary Off Market



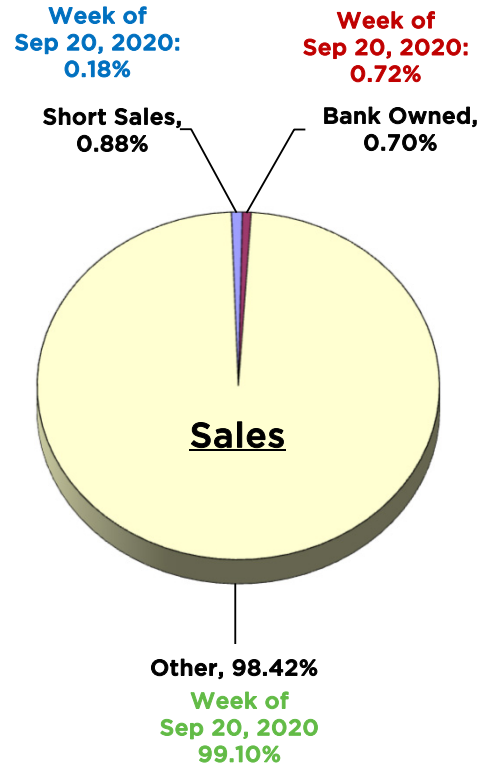
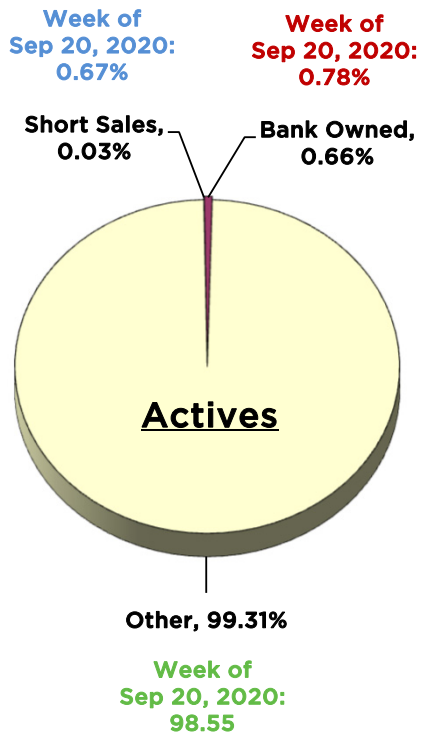
	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19
<b>Norm</b>	69	50	68	70	70	64	51	76	69	85	64	59	65	74	60	52	67	59
<b>BO</b>	0	0	1	0	0	0	1	0	0	1	0	0	1	0	1	1	0	0
<b>SS</b>	1	2	1	0	1	0	1	1	1	0	1	0	1	0	0	1	1	0

#### Withdrawn



	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	9/12	9/19
<b>Norm</b>	58	108	62	74	64	101	78	81	73	83	82	77	70	83	105	59	64	72
<b>BO</b>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	2	1	3	2	0	3	0	1	2	0	1	1	4	1	1	1	0

**Single Family Homes**



**Monday Morning Quarterback**  
09/19/2021 - 09/25/2021  
Lake, Orange, Osceola & Seminole Counties

**Where are the 54 Single Family Homes available for the Median Price of \$350,000? (± \$500)**

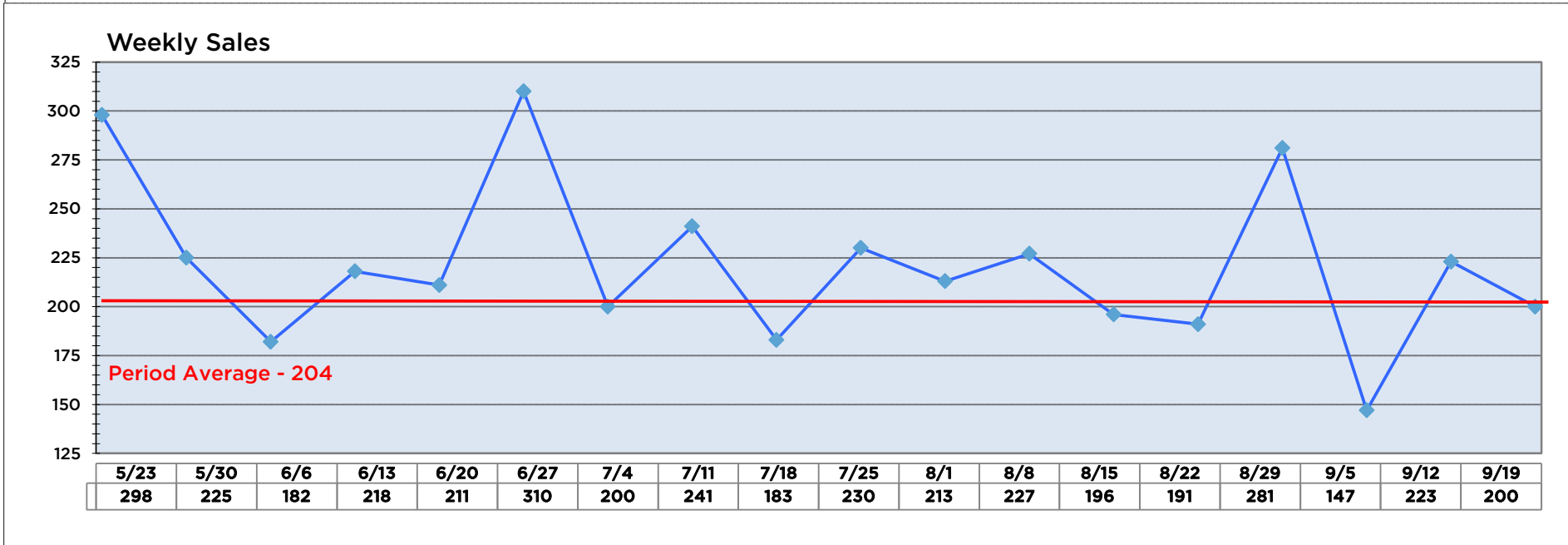
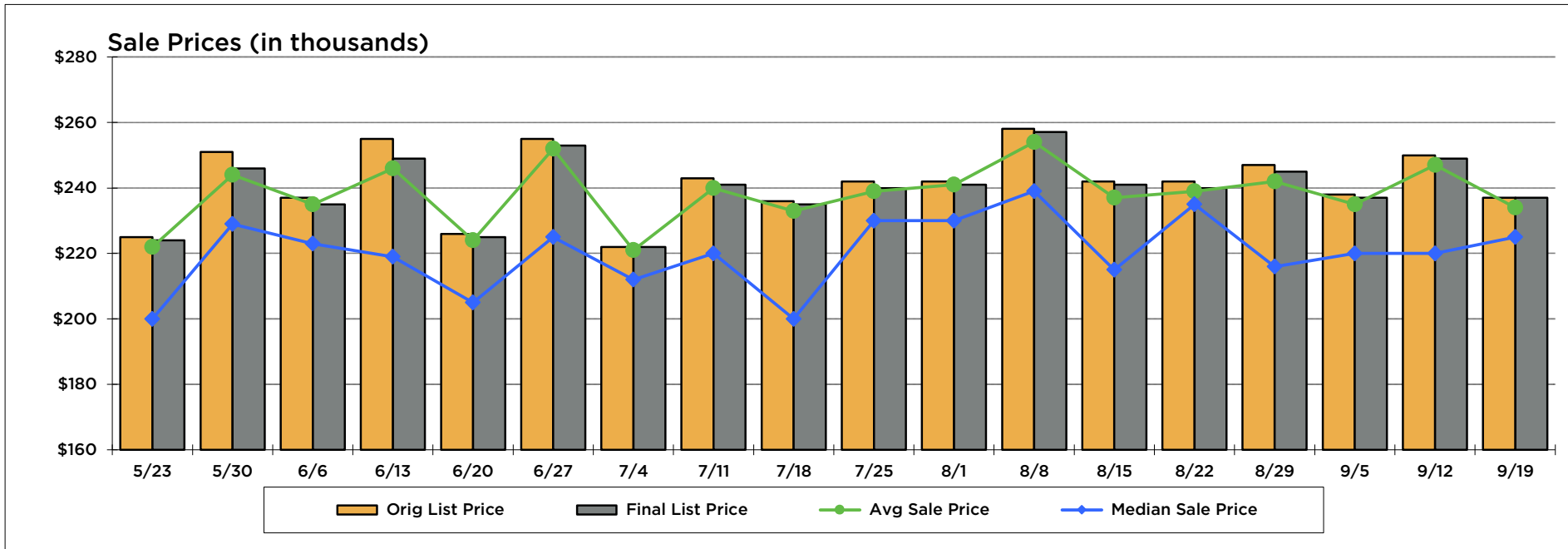
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>13</b>	<b>\$349,962</b>	<b>3.6</b>	<b>2.1</b>	<b>1,715</b>	<b>\$204.03</b>
Casselberry	32707	1	\$349,900	4.0	2.0	2,229	\$156.98
Winter Springs / Tuskawilla	32708	2	\$349,950	4.0	3.0	1,700	\$205.85
Altamonte Springs / Forest City	32714	3	\$350,000	4.0	2.0	1,660	\$210.84
Lake Mary / Heathrow	32746	3	\$349,967	4.0	2.0	1,950	\$179.47
Longwood (East)	32750	2	\$349,950	3.0	2.0	1,557	\$224.76
Maitland / Eatonville	32751	1	\$349,900	3.0	1.0	1,509	\$231.88
Oviedo	32765	1	\$350,000	2.0	2.0	1,216	\$287.83
<b>Orange County</b>		<b>23</b>	<b>\$349,965</b>	<b>3.5</b>	<b>1.9</b>	<b>1,646</b>	<b>\$212.60</b>
Apopka (North)	32712	1	\$350,000	2.0	2.0	2,236	\$156.53
Winter Park (West)	32789	2	\$349,950	3.0	1.0	1,099	\$318.43
Winter Park (East) / Aloma	32792	2	\$349,950	4.0	2.0	1,969	\$177.73
Colonialtown	32803	3	\$349,933	2.0	1.0	1,082	\$323.41
College Park	32804	2	\$349,900	4.0	3.0	1,693	\$206.67
Delaney / Crystal Lake	32806	1	\$349,900	3.0	1.0	1,599	\$218.82
Azalea Park	32807	1	\$350,000	3.0	2.0	1,339	\$261.39
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	\$349,900	4.0	2.0	2,264	\$154.55
Hiawassee	32818	2	\$350,000	5.0	2.0	1,903	\$183.92
Taft	32824	1	\$350,000	3.0	2.0	1,700	\$205.88
Rio Pinar / Union Park	32825	1	\$350,000	4.0	2.0	1,315	\$266.16
Metro West / Orlo Vista	32835	3	\$349,997	3.0	2.0	1,707	\$205.04
Hunters Creek	32837	1	\$350,000	4.0	2.0	1,695	\$206.49
<b>Osceola County</b>		<b>7</b>	<b>\$349,971</b>	<b>3.6</b>	<b>2.0</b>	<b>2,286</b>	<b>\$153.09</b>
Kissimmee (East)	34744	1	\$350,000	3.0	2.0	2,356	\$148.56
Kissimmee (West) / Pleasant Hill	34746	2	\$350,000	4.0	2.0	2,145	\$163.17
Kissimmee / Poinciana	34758	2	\$350,000	4.0	2.0	2,847	\$122.94
St Cloud / Canoe Creek	34772	2	\$349,900	3.0	2.0	1,831	\$191.10
<b>Lake County</b>		<b>11</b>	<b>\$349,964</b>	<b>3.6</b>	<b>2.1</b>	<b>1,941</b>	<b>\$180.34</b>
Deland	32720	1	\$350,000	3.0	2.0	1,782	\$196.41
Eustis (West)	32726	2	\$349,900	3.0	2.0	2,040	\$171.52
Tavares / Mt Plymouth	32778	2	\$349,950	4.0	2.0	2,269	\$154.23
Clermont (Central)	34711	3	\$349,967	4.0	2.0	1,804	\$194.00
Clermont (South)	34714	1	\$350,000	3.0	2.0	1,726	\$202.78
Groveland	34736	1	\$350,000	3.0	2.0	1,711	\$204.56
Leesburg (West)	34748	1	\$350,000	5.0	3.0	2,097	\$166.91

**Monday Morning Quarterback**  
09/19/2021 - 09/25/2021  
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>200</b>	124	30	37	8	1	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	199	123	30	37	8	1	0
<b>Active Listings</b>	<b>1,041</b>	554	148	193	87	46	13
Bank Owned	2	1	0	1	0	0	0
Short Sales	5	4	1	0	0	0	0
Other	1,034	549	147	192	87	46	13
<b>Months of Inventory</b>	<b>1</b>	1	1	1	3	11	0
<b><i>List Price</i></b>							
Average Original List Price	\$236,550	\$178,936	\$272,936	\$350,757	\$416,383	\$624,900	\$0
Average Final List Price	\$236,541	\$178,776	\$274,300	\$348,595	\$423,508	\$624,900	\$0
<b><i>Sale Price</i></b>							
Average Price	\$234,274	\$175,761	\$275,545	\$345,454	\$425,093	\$611,500	\$0
Median Price	\$225,000	\$179,450	\$276,250	\$339,000	\$427,400	\$611,500	\$0
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$9	-\$160	\$1,364	-\$2,162	\$7,125	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$2,276	-\$3,175	\$2,609	-\$5,303	\$8,710	-\$13,400	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$2,267	-\$3,015	\$1,245	-\$3,141	\$1,585	-\$13,400	\$0
<i>Original</i> List to <i>Sale</i> Price - %	99.04%	98.23%	100.96%	98.49%	102.09%	97.86%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	99.04%	98.31%	100.45%	99.10%	100.37%	97.86%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	39	42	36	31	46	0	0
Combined Avg Days to Contract	40	44	36	31	46	0	0
Avg Days Listing to Closing	75	80	73	64	75	44	0
Avg Days Contract to Close	36	37	37	35	33	43	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	2	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,356	1,109	1,537	1,890	1,959	1,970	0

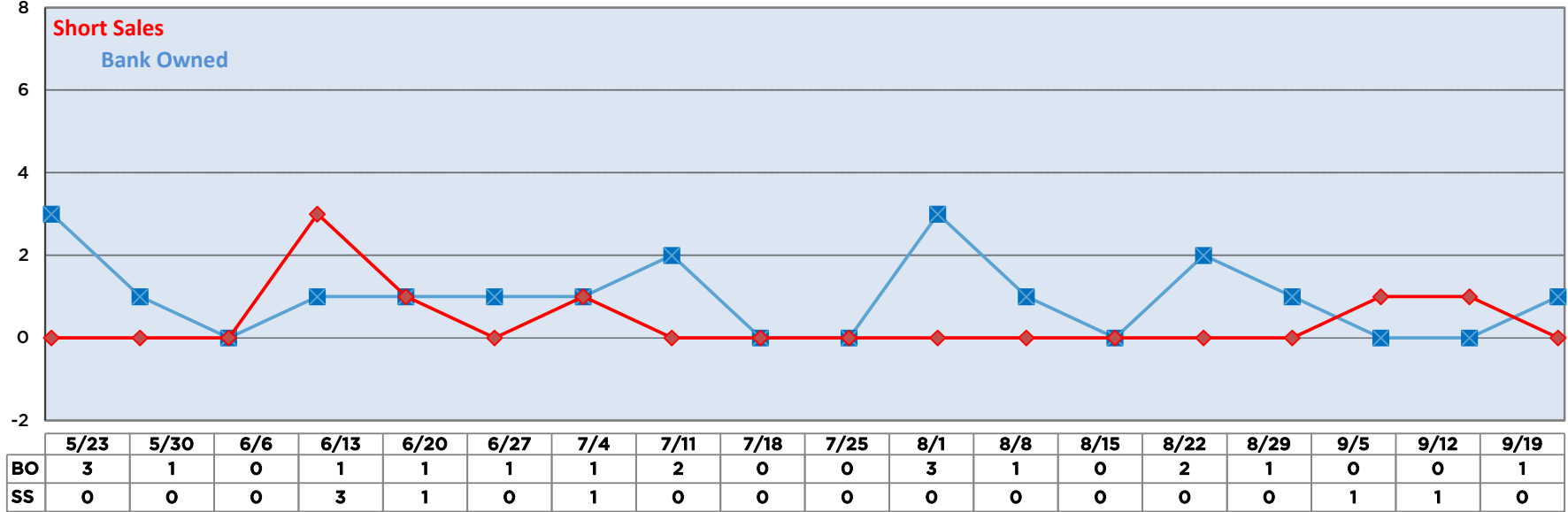
**Condos, Townhomes, Villas**



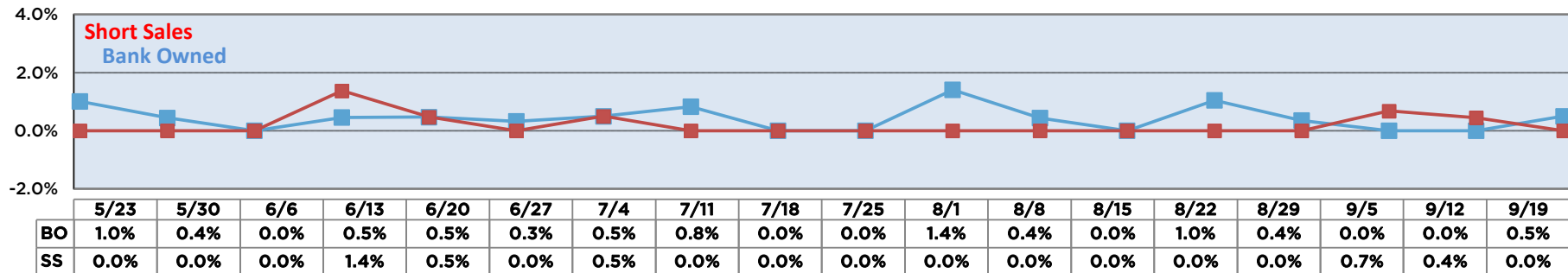
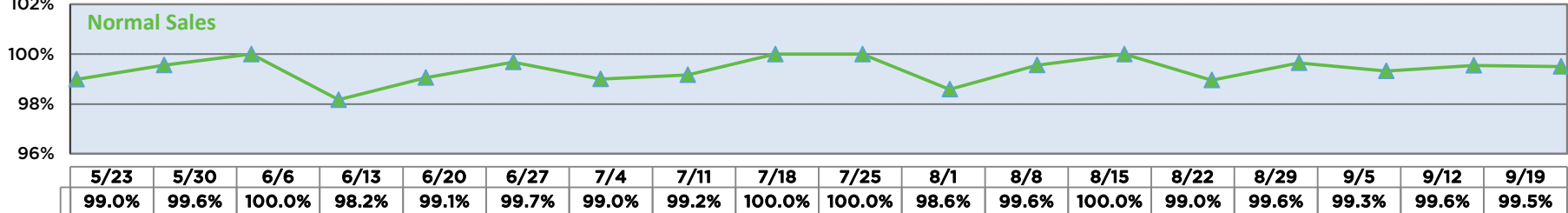


**Condos, Townhomes, Villas**

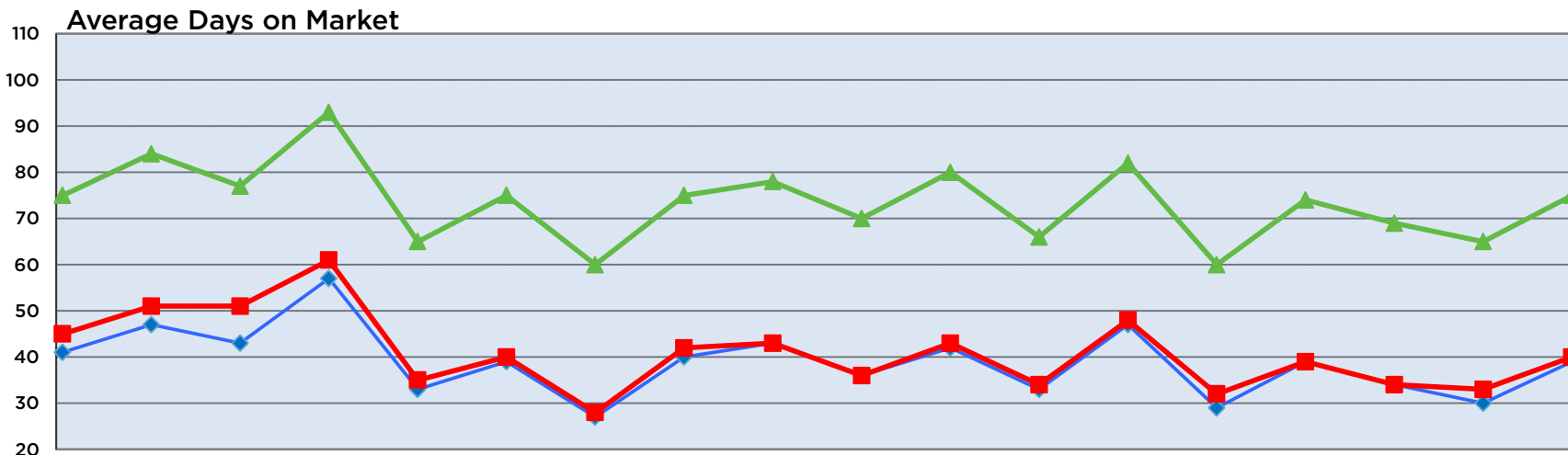
**Foreclosure Sales**



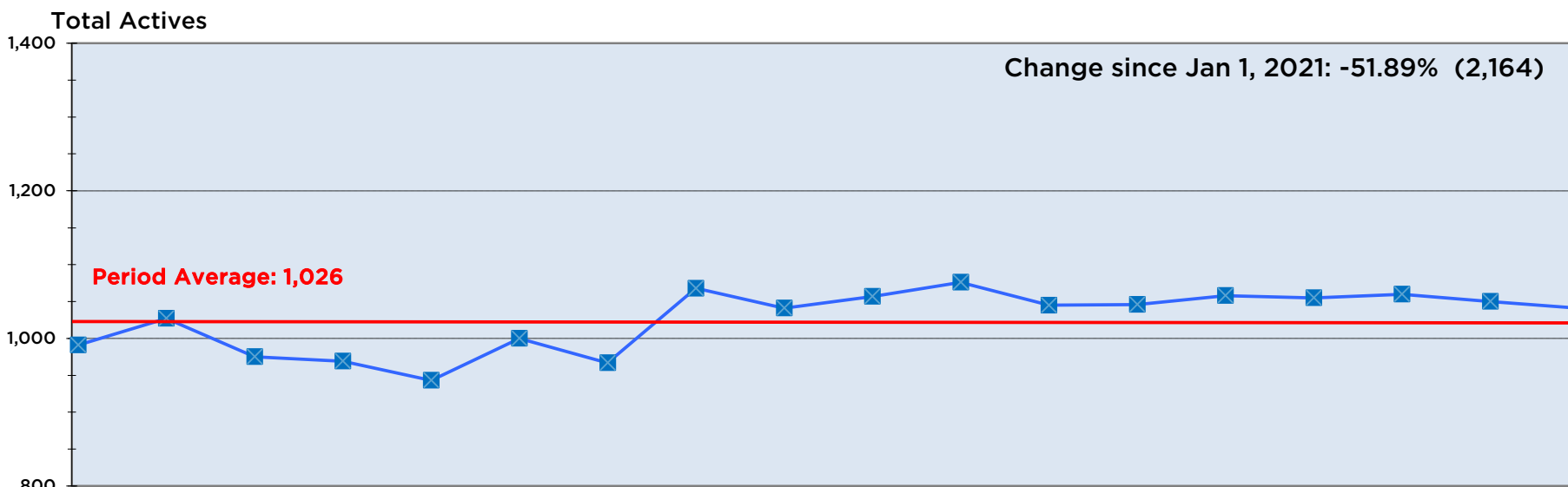
**Percentage of Sales**



**Condos, Townhomes, Villas**



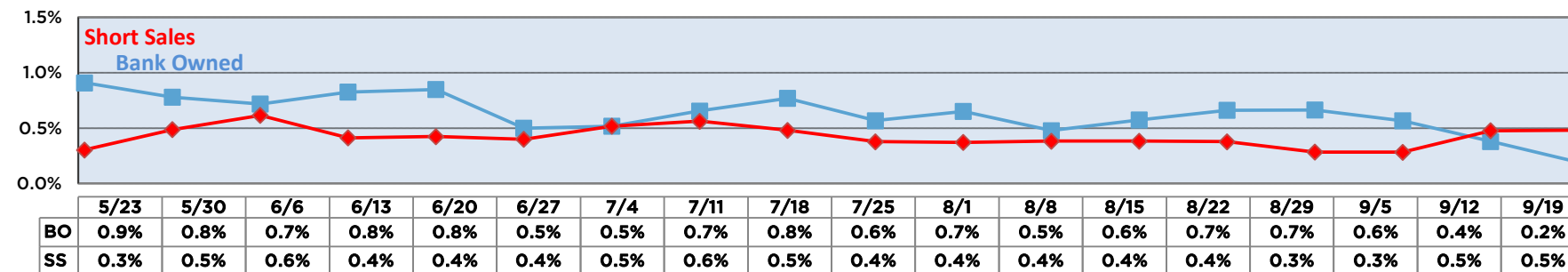
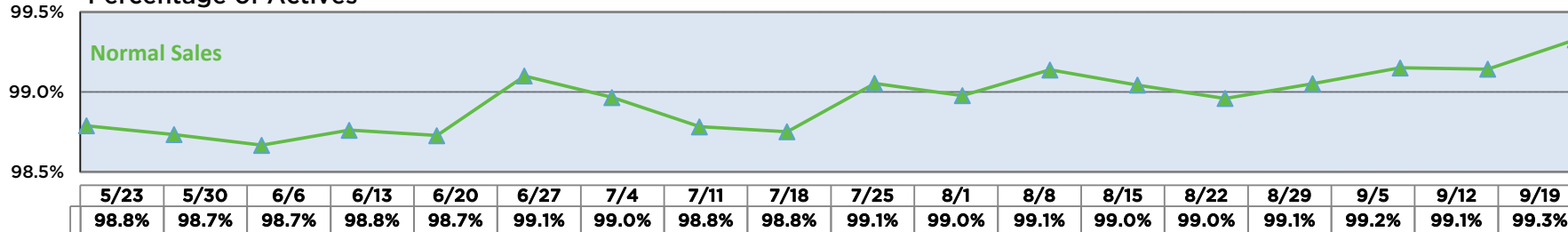
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ListToContract	41	47	43	57	33	39	27	40	43	36	42	33	47	29	39	34	30	39
CombDaysOnMkt	45	51	51	61	35	40	28	42	43	36	43	34	48	32	39	34	33	40
ListToClose	75	84	77	93	65	75	60	75	78	70	80	66	82	60	74	69	65	75



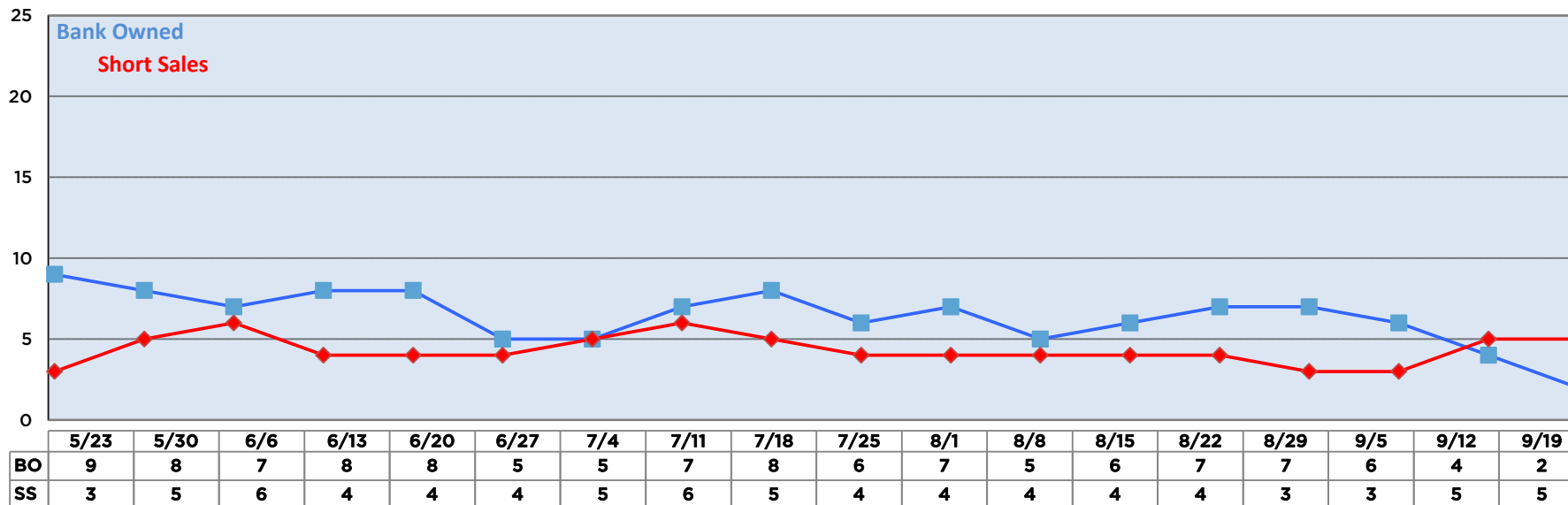
	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19
Total Actives	991	1,027	975	969	943	1,000	967	1,068	1,041	1,057	1,076	1,045	1,046	1,058	1,055	1,060	1,050	1,041

**Condos, Townhomes, Villas**

**Percentage of Actives**

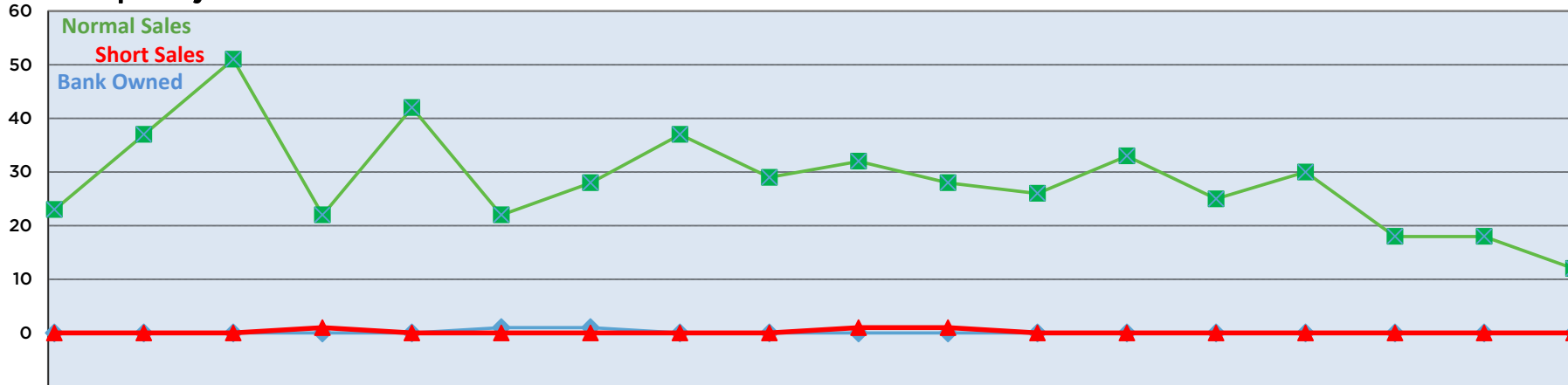


**Active Foreclosures**



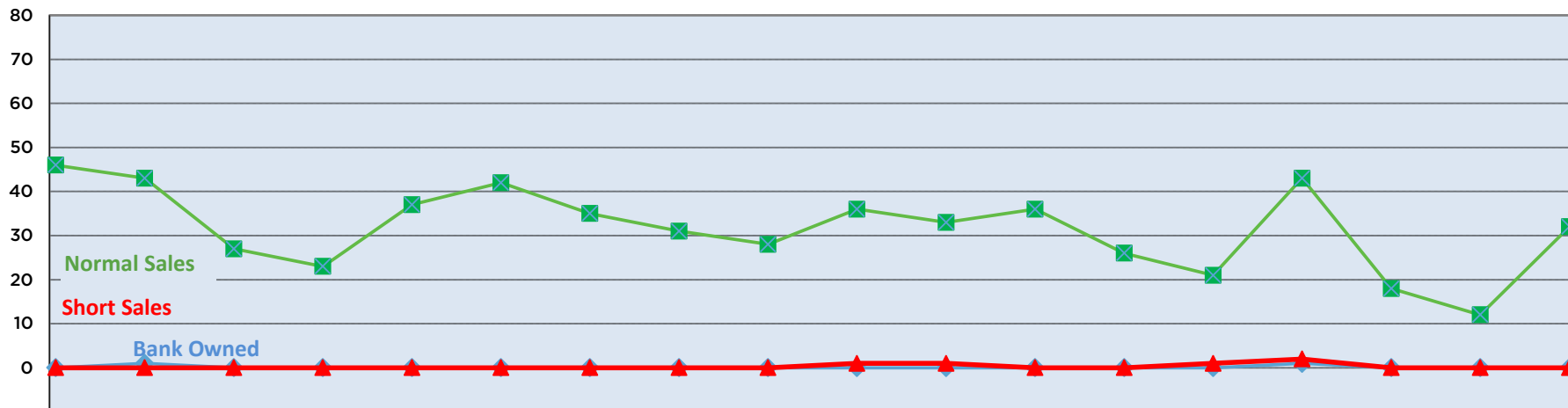
**Condos, Townhomes, Villas**

**Temporary Off Market**



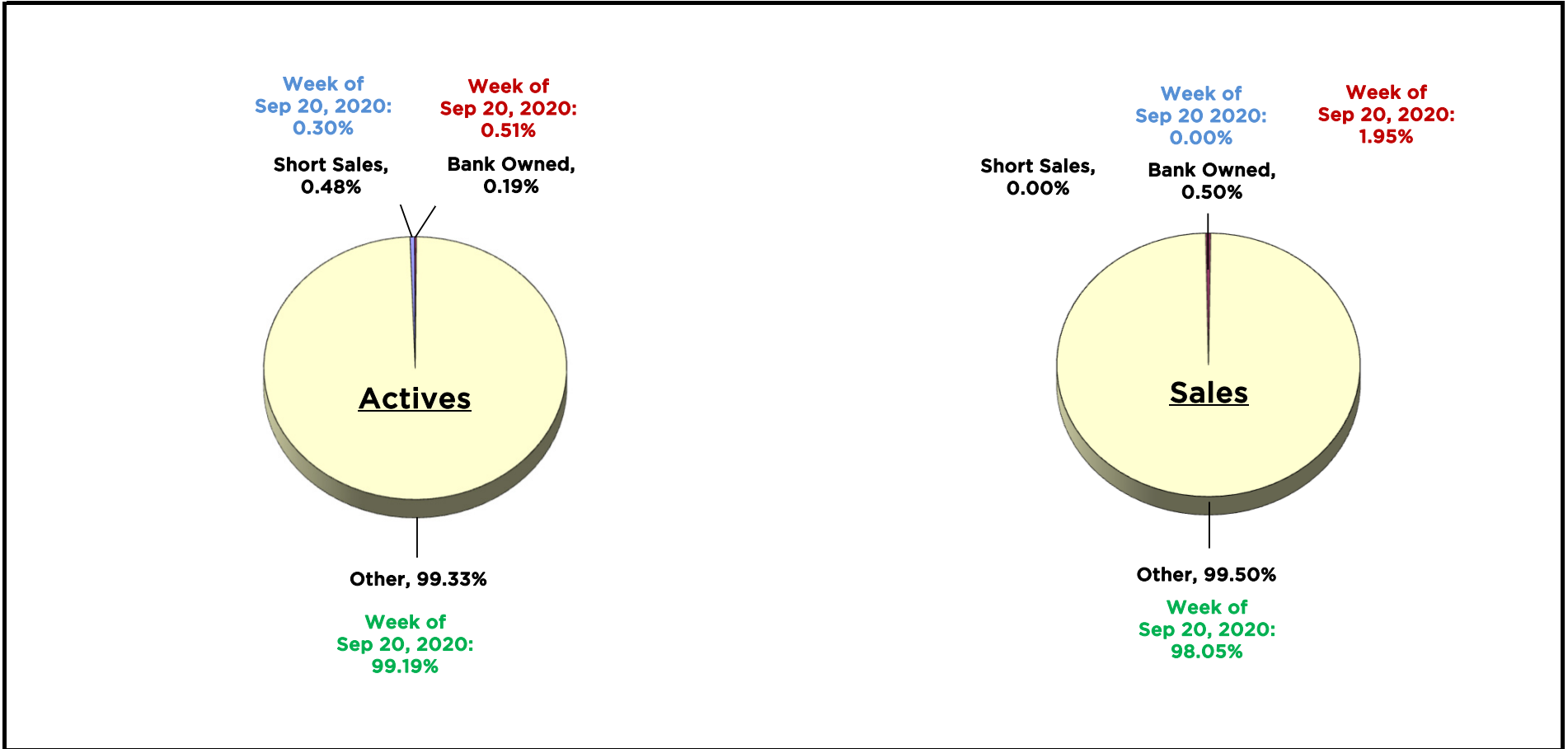
	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19
Norm	23	37	51	22	42	22	28	37	29	32	28	26	33	25	30	18	18	12
BO	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0

**Withdrawn**



	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	9/12	9/19
Norm	46	43	27	23	37	42	35	31	28	36	33	36	26	21	43	18	12	32
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	1	1	0	0	1	2	0	0	0

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
09/19/2021 - 09/25/2021  
Lake, Orange, Osceola & Seminole Counties

**Where are the 11 Condos, Townhomes, or Villas available for the Median Price of \$225,000? (± \$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>Orange County</b>		<b>6</b>	<b>\$224,983</b>	<b>2.3</b>	<b>2.0</b>	<b>1,111</b>	<b>\$202.54</b>
Orlando (Downtown)	32801	1	\$225,000	2.0	2.0	953	\$236.10
Williamsburg / Lake Bryan	32821	1	\$224,900	2.0	2.0	957	\$235.01
Ventura	32822	1	\$225,000	2.0	2.0	1,412	\$159.35
Metro West / Orlo Vista	32835	1	\$225,000	3.0	2.0	1,247	\$180.43
Pine Castle / Edgewood	32839	1	\$225,000	2.0	2.0	1,250	\$180.00
Winter Garden / Oakland	34787	1	\$225,000	3.0	2.0	846	\$265.96
<b>Osceola County</b>		<b>3</b>	<b>\$224,967</b>	<b>2.7</b>	<b>2.0</b>	<b>1,248</b>	<b>\$180.26</b>
Kissimmee (Central)	34741	1	\$225,000	2.0	2.0	1,380	\$163.04
Kissimmee / Buena Ventura Lakes	34743	1	\$225,000	3.0	2.0	1,073	\$209.69
Kissimmee / Celebration	34747	1	\$224,900	3.0	2.0	1,291	\$174.21
<b>Lake County</b>		<b>2</b>	<b>\$225,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,152</b>	<b>\$195.40</b>
Tavares / Mt Plymouth	32778	1	\$225,000	2.0	2.0	1,057	\$212.87
Clermont (Central)	34711	1	\$225,000	2.0	2.0	1,246	\$180.58