



Monday Morning Quarterback Summary

Week of September 26, 2021 - October 02, 2021

Single-family existing homes

- Sales of single-family homes increased to 863 during the week of Sep 26, from 568 the week prior
- The median price of single family homes increased to \$365,000, a change of 4.3%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 4 the week of Sep 19
- The number of single-family home short-sale transactions decreased to 1 from 5 the week prior
- Single-family inventory decreased by 14, and now sits at 2,877

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 299 during the week of Sep 26, from 200 the week prior
- The median price of condos, townhomes, and villas decreased to \$210,000, a change of -6.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Sep 19
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 1, and now sits at 1,042

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

Monday Morning Quarterback
09/26/2021 - 10/02/2021
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	863	141	104	285	143	166	24
Bank Owned	2	1	1	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	860	140	102	285	143	166	24
Active Listings	2,877	410	254	625	486	787	315
Bank Owned	9	4	1	2	0	2	0
Short Sales	2	0	0	1	0	0	1
Other	2,866	406	253	622	486	785	314
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$432,053	\$201,528	\$278,083	\$348,551	\$452,948	\$648,051	\$1,826,696
Average Final List Price	\$426,722	\$196,369	\$275,916	\$346,820	\$448,261	\$639,175	\$1,784,575

Sale Price

Average Price	\$422,680	\$192,877	\$275,224	\$348,133	\$446,013	\$632,833	\$1,704,417
Median Price	\$365,000	\$203,000	\$275,000	\$350,000	\$445,000	\$599,200	\$1,511,750

Price Differences

Original to Final List Price	-\$5,331	-\$5,159	-\$2,167	-\$1,731	-\$4,687	-\$8,876	-\$42,121
Original List to Sale Price - \$	-\$9,373	-\$8,651	-\$2,859	-\$418	-\$6,935	-\$15,218	-\$122,279
Final List to Sale Price - \$	-\$4,042	-\$3,492	-\$692	\$1,313	-\$2,248	-\$6,342	-\$80,158
Original List to Sale Price - %	97.83%	95.71%	98.97%	99.88%	98.47%	97.65%	93.31%
Final List to Sale Price - %	99.05%	98.22%	99.75%	100.38%	99.50%	99.01%	95.51%

Days on the Market

Avg Days Listing to Contract	26	29	27	20	25	24	92
Combined Avg Days to Contract	27	32	27	21	27	24	108
Avg Days Listing to Closing	64	72	64	57	62	61	142
Avg Days Contract to Close	38	42	37	36	37	38	49

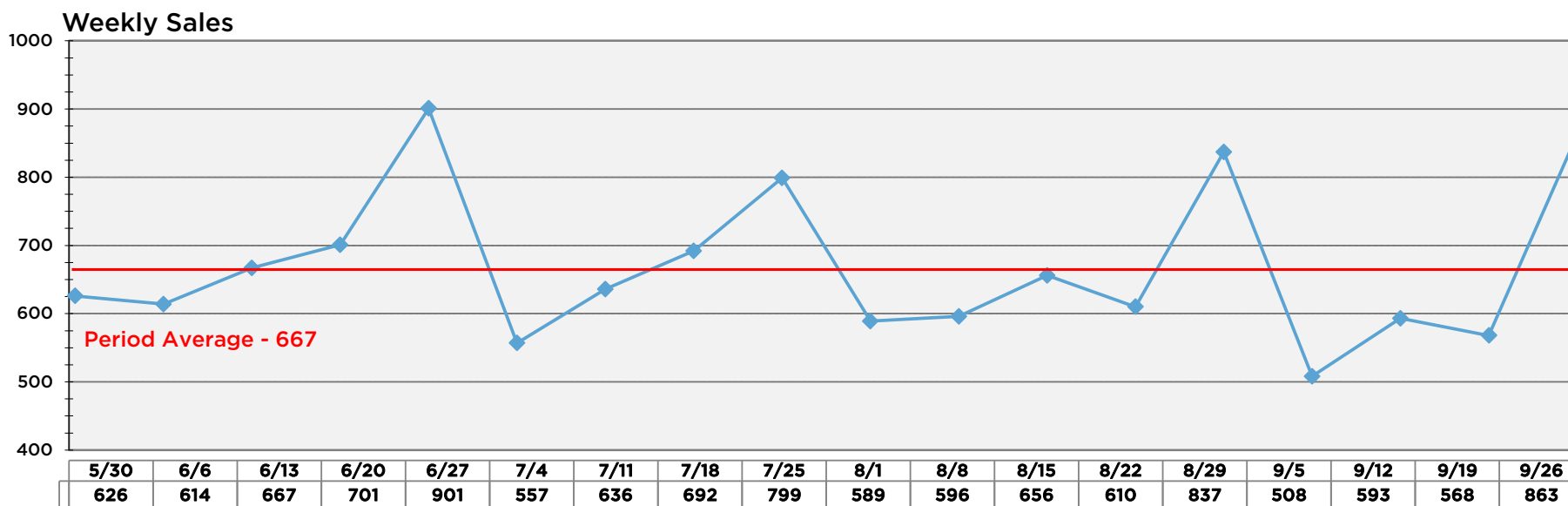
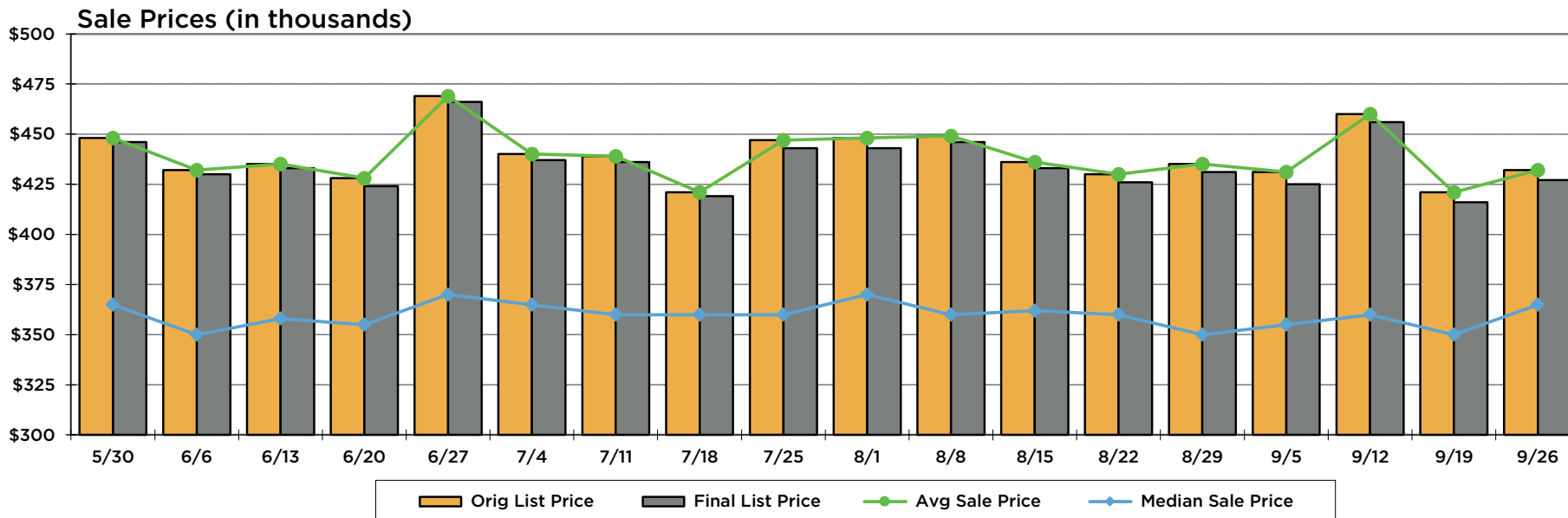
Beds / Baths

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

Square Footage

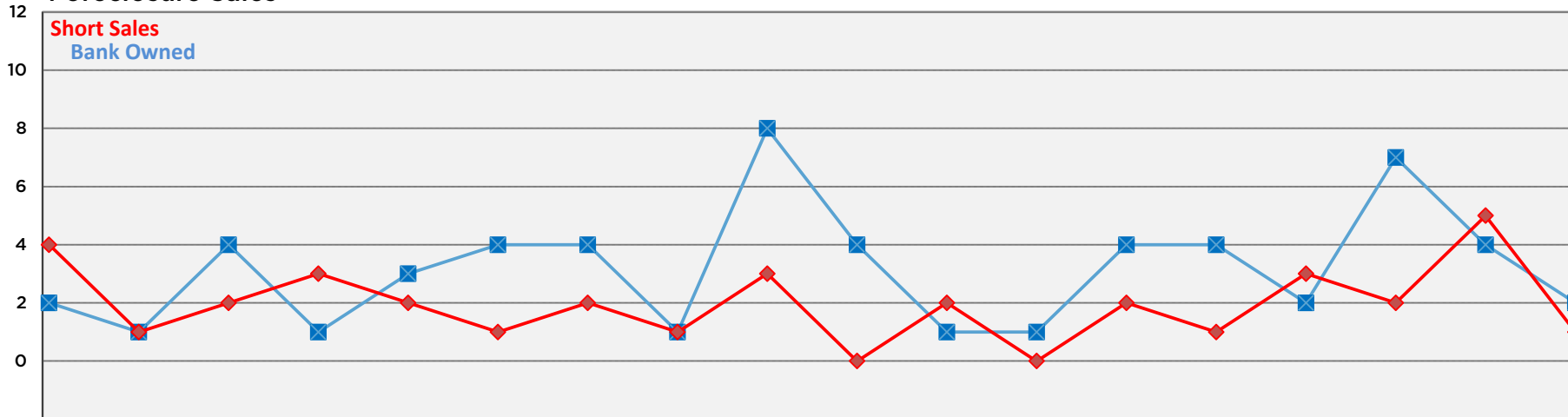
Average Square Feet	2,120	1,250	1,449	1,886	2,390	3,048	4,896
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Single Family Homes



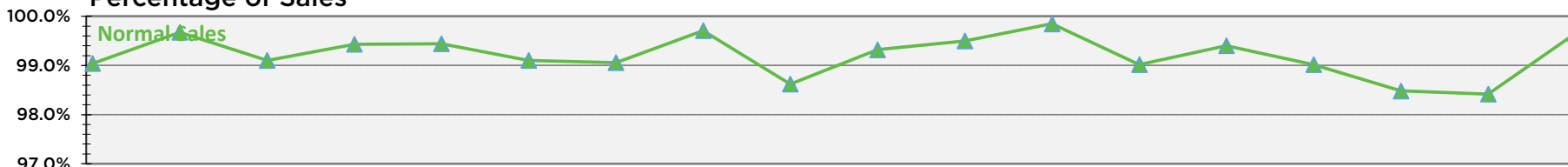
Single Family Homes

Foreclosure Sales

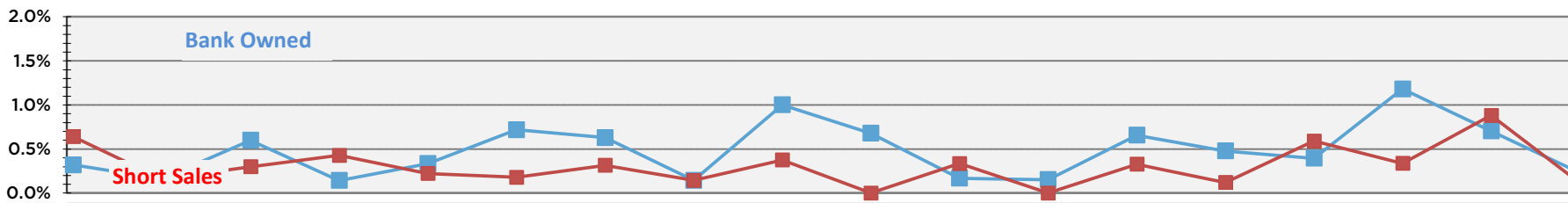


	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26
BO	2	1	4	1	3	4	4	1	8	4	1	1	4	4	2	7	4	2
SS	4	1	2	3	2	1	2	1	3	0	2	0	2	1	3	2	5	1

Percentage of Sales



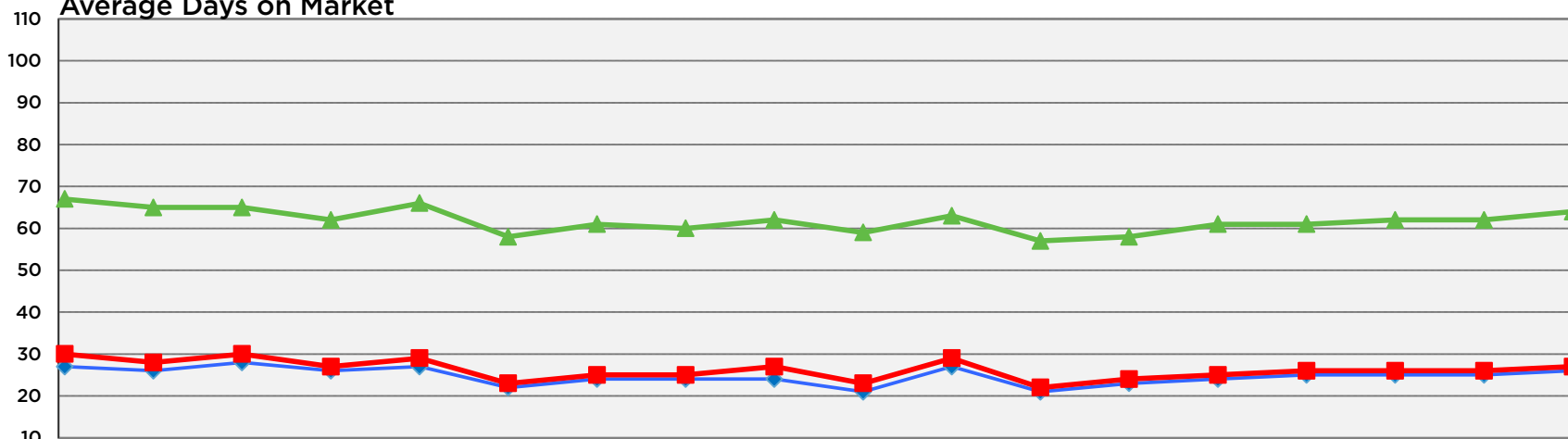
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Normal Sales	99.0%	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%



	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	9/26
BO	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%	0.2%
SS	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%	0.1%

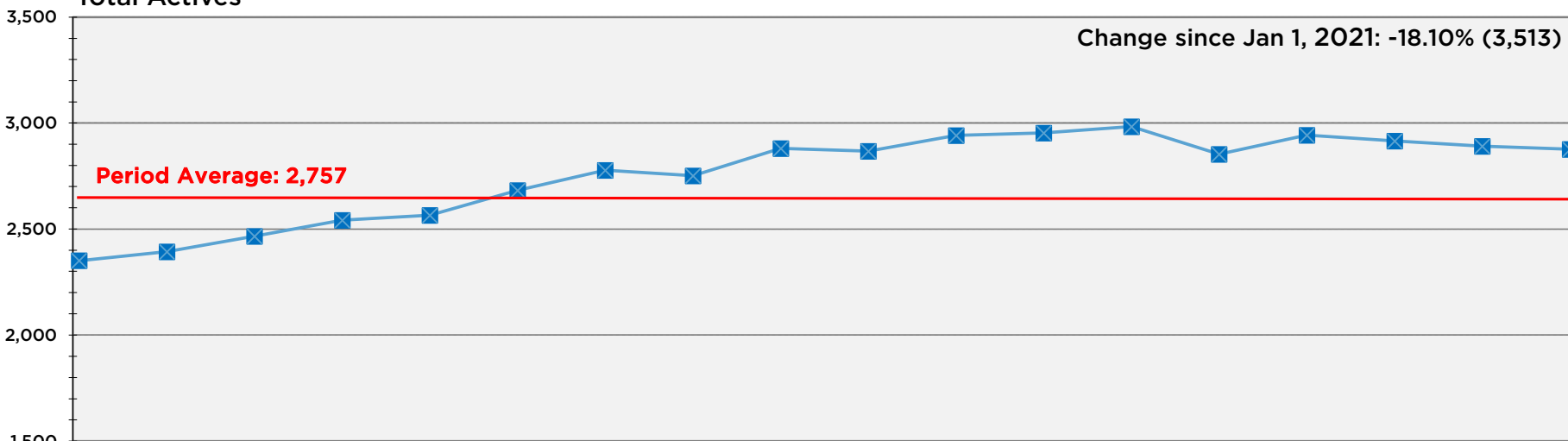
Single Family Homes

Average Days on Market



	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	9/26
ListToContract	27	26	28	26	27	22	24	24	24	21	27	21	23	24	25	25	25	26
CombDaysOnMkt	30	28	30	27	29	23	25	25	27	23	29	22	24	25	26	26	26	27
ListToClose	67	65	65	62	66	58	61	60	62	59	63	57	58	61	61	62	62	64

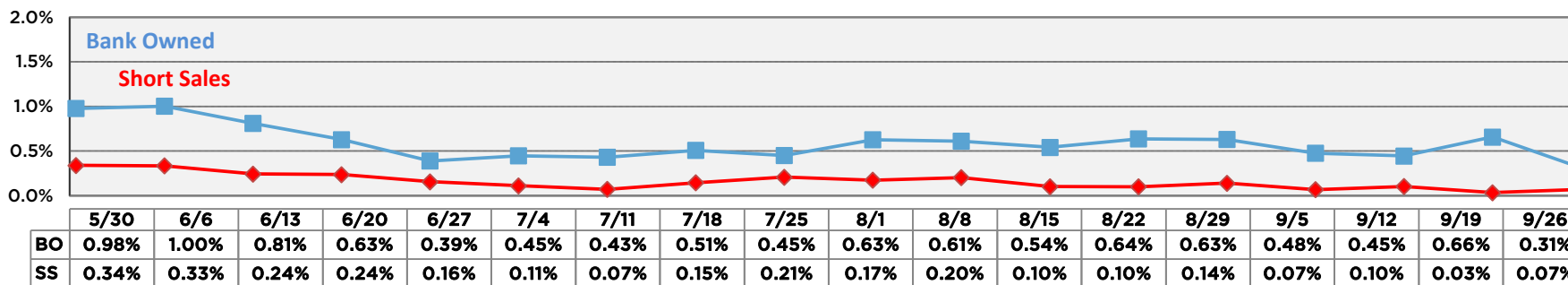
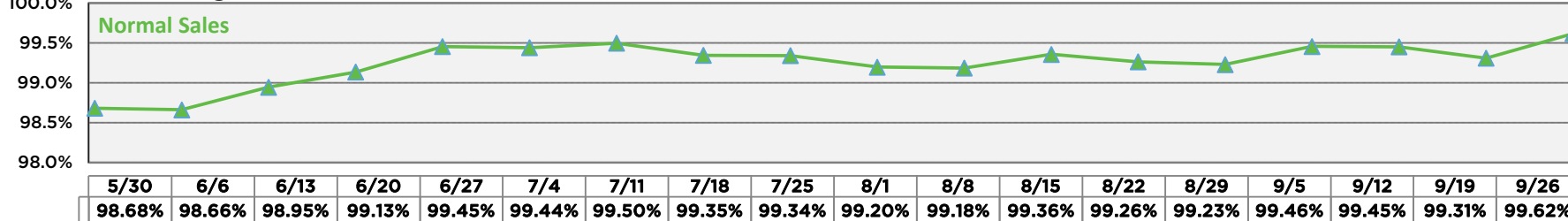
Total Actives



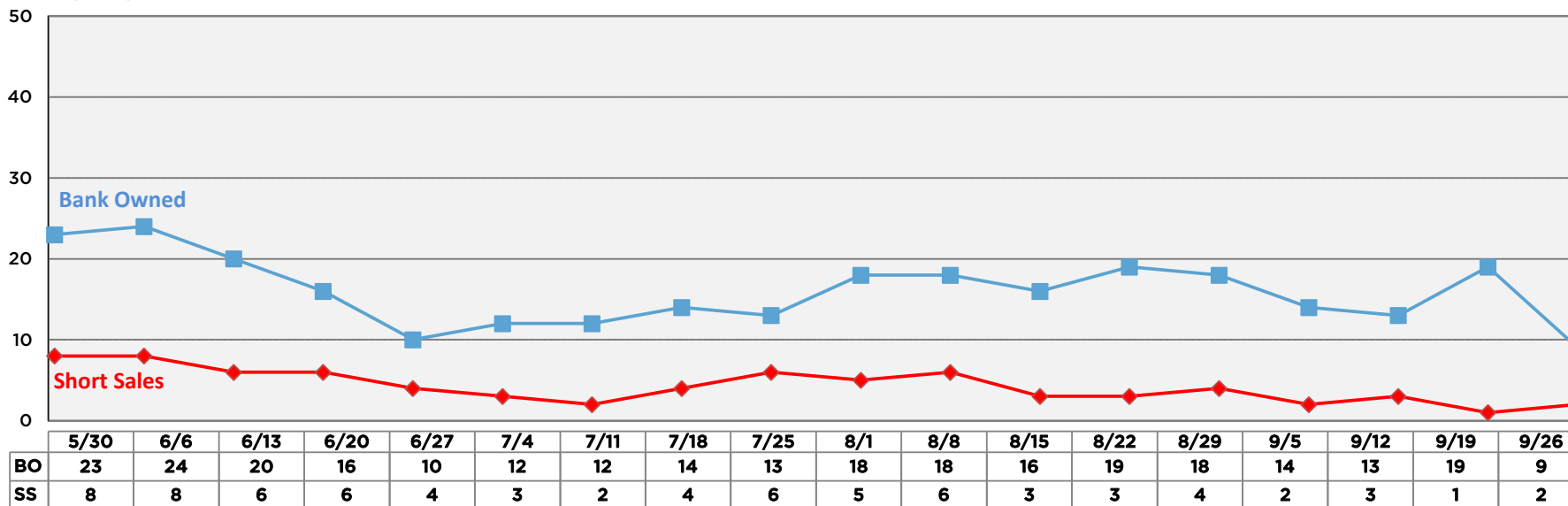
	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26
Total Actives	2,351	2,393	2,466	2,541	2,565	2,682	2,777	2,751	2,881	2,867	2,942	2,953	2,984	2,853	2,943	2,916	2,891	2,877

Single Family Homes

Percentage of Actives

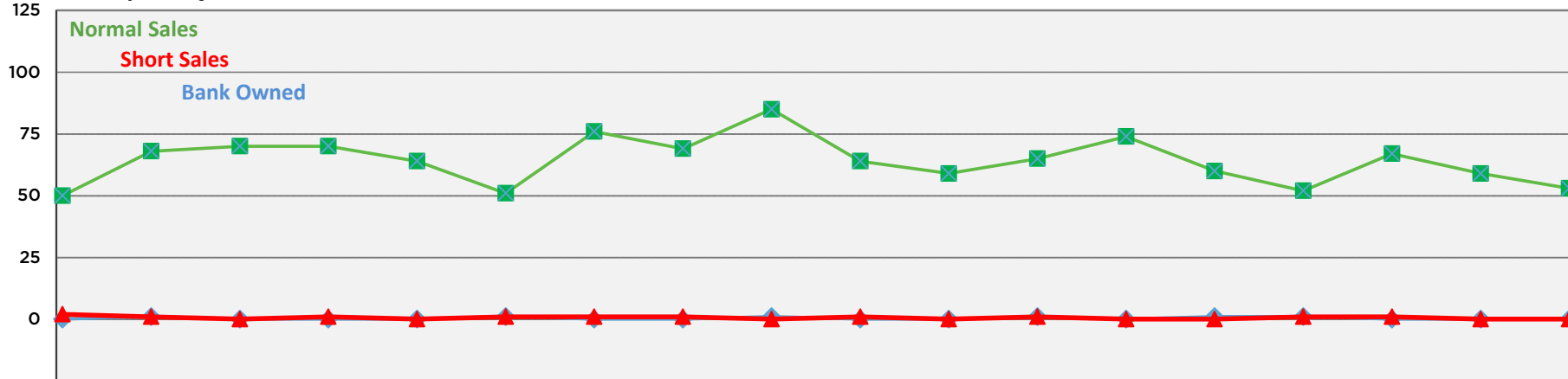


Active Foreclosures



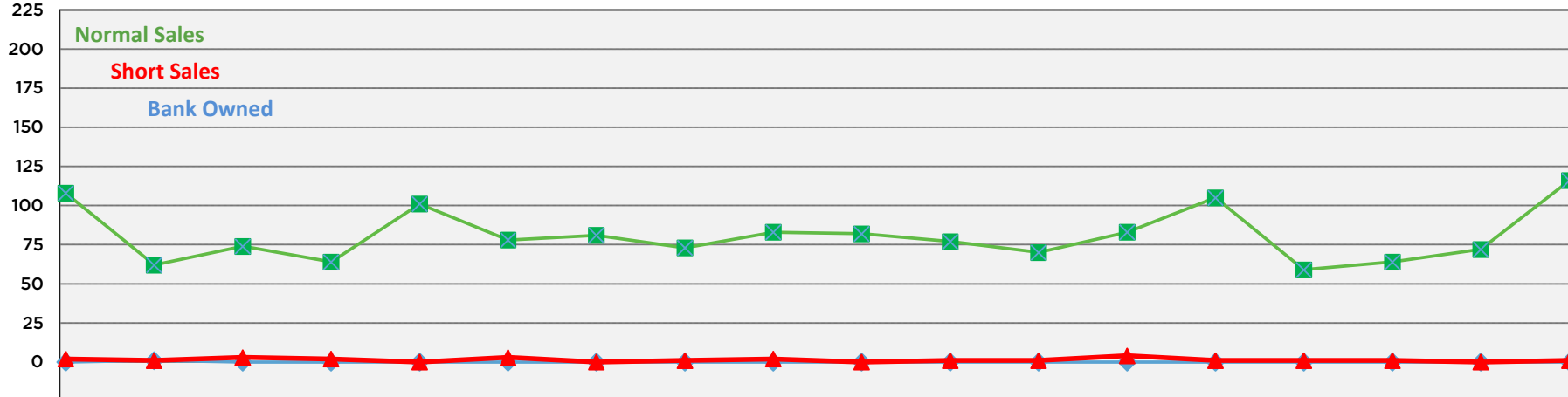
Single Family Homes

Temporary Off Market



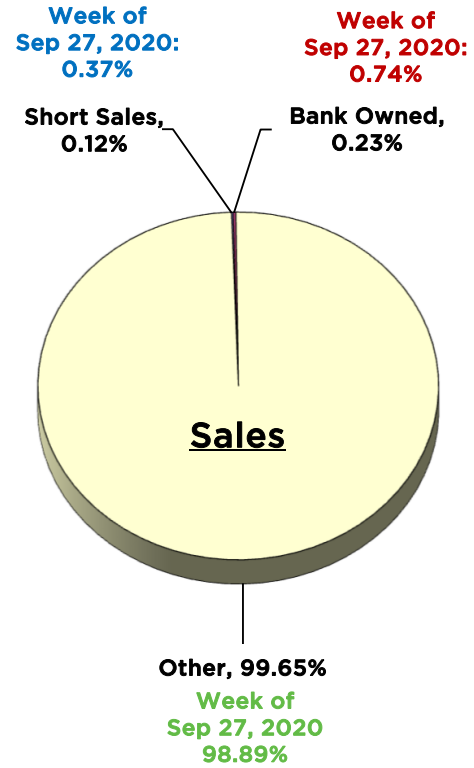
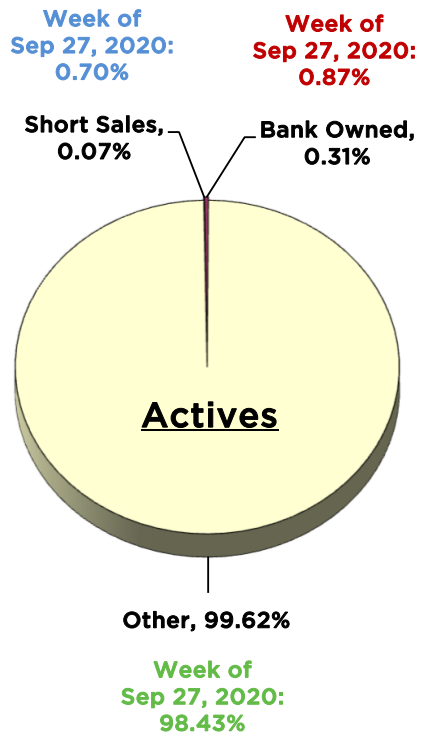
	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26
Norm	50	68	70	70	64	51	76	69	85	64	59	65	74	60	52	67	59	53
BO	0	1	0	0	0	1	0	0	1	0	0	1	0	1	1	0	0	0
SS	2	1	0	1	0	1	1	1	0	1	0	1	0	0	1	1	0	0

Withdrawn



	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	9/26
Norm	108	62	74	64	101	78	81	73	83	82	77	70	83	105	59	64	72	116
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	2	1	3	2	0	3	0	1	2	0	1	1	4	1	1	1	0	1

Single Family Homes



Where are the 15 Single Family Homes available for the Median Price of \$365,000? (± \$500)

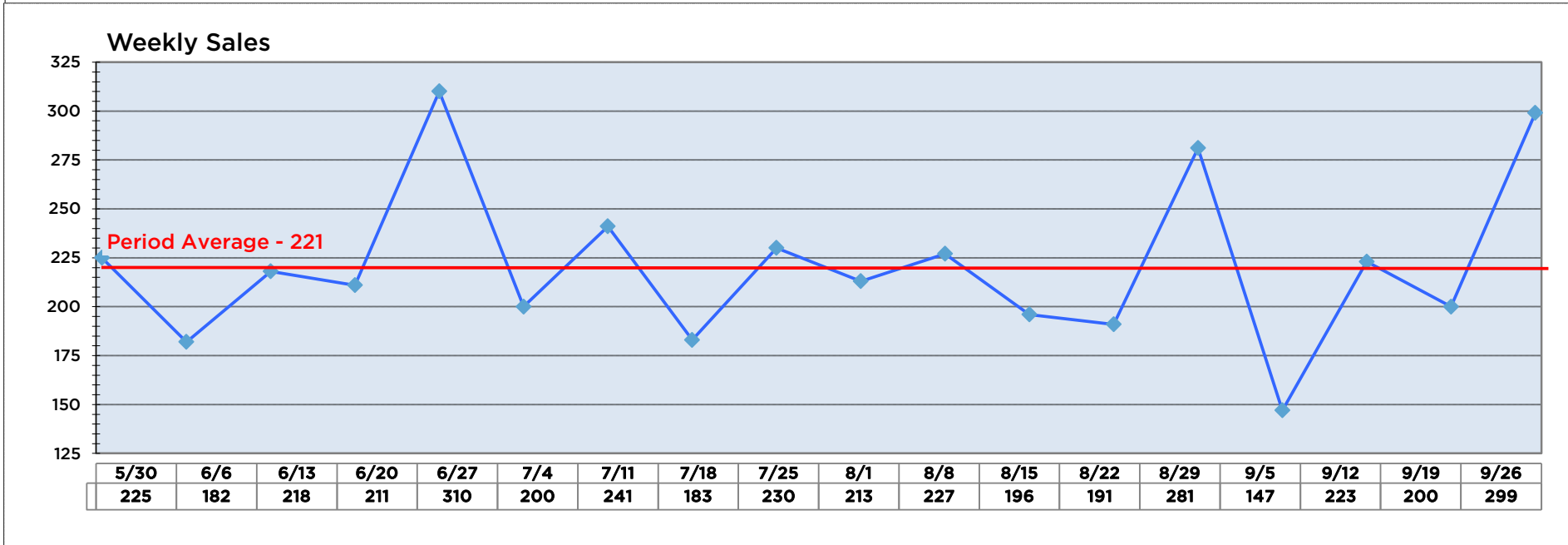
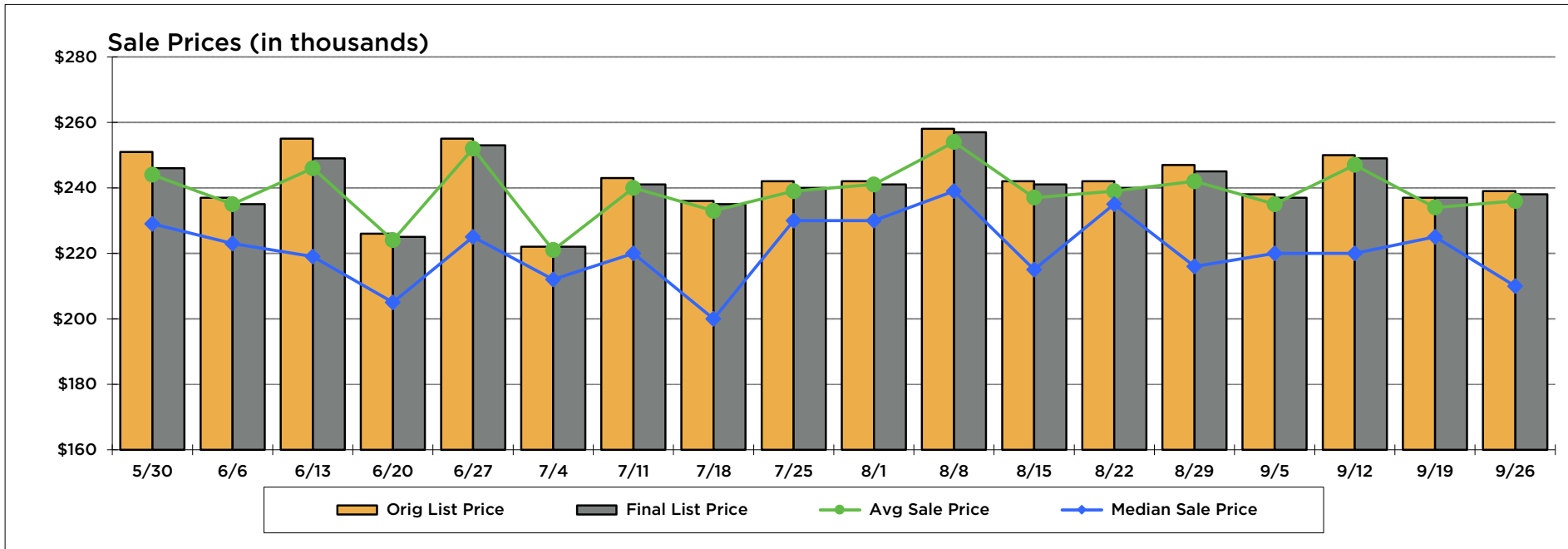
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$364,933	3.0	2.0	1,469	\$248.48
Apopka / Hunt Club	32703	1	\$364,900	3.0	2.0	1,681	\$217.07
Winter Springs / Tuskawilla	32708	1	\$364,900	3.0	2.0	1,399	\$260.83
Sanford / Lake Forest	32771	1	\$365,000	3.0	2.0	1,326	\$275.26
Orange County		6	\$364,883	3.8	2.0	2,023	\$180.35
Apopka / Hunt Club	32703	1	\$364,900	4.0	2.0	2,167	\$168.39
Pine Hills	32805	1	\$365,000	5.0	2.0	2,511	\$145.36
Union Park	32817	1	\$365,000	3.0	2.0	2,076	\$175.82
Bithlo	32820	1	\$364,900	4.0	2.0	1,849	\$197.35
Research Park	32826	1	\$365,000	3.0	2.0	1,612	\$226.43
Waterford Lakes	32828	1	\$364,500	4.0	2.0	1,924	\$189.45
Osceola County		3	\$365,000	3.3	2.3	1,722	\$212.00
Kissimmee (East)	34744	1	\$365,000	3.0	2.0	1,700	\$214.71
Kissimmee (West) / Pleasant Hill	34746	1	\$365,000	2.0	2.0	1,296	\$281.64
Kissimmee / Celebration	34747	1	\$365,000	5.0	3.0	2,169	\$168.28
Lake County		3	\$364,967	3.3	2.0	1,850	\$197.31
Tavares / Mt Plymouth	32778	1	\$365,000	3.0	2.0	1,552	\$235.18
Clermont (South)	34714	1	\$364,900	4.0	2.0	2,072	\$176.11
Howey in the Hills	34737	1	\$365,000	3.0	2.0	1,925	\$189.61

Monday Morning Quarterback
09/26/2021 - 10/02/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

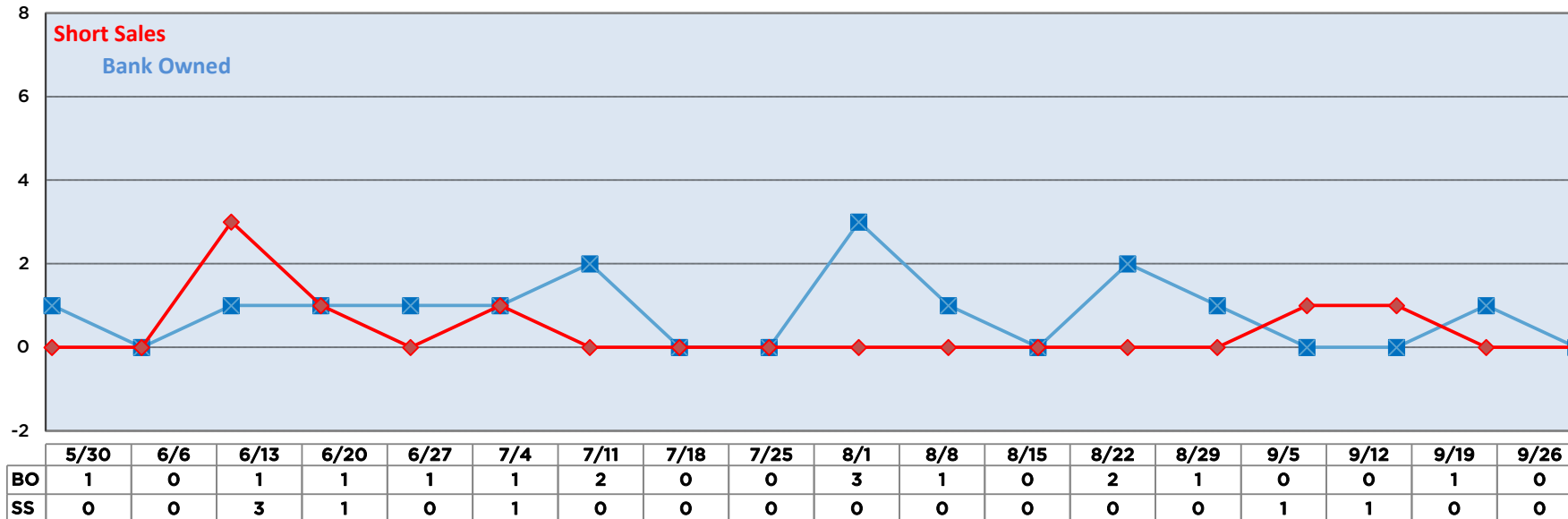
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	299	191	37	52	12	6	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	299	191	37	52	12	6	1
Active Listings	1,042	567	146	188	91	40	10
Bank Owned	6	3	1	1	1	0	0
Short Sales	5	4	1	0	0	0	0
Other	1,031	560	144	187	90	40	10
Months of Inventory	1	1	1	1	2	2	2
<i>List Price</i>							
Average Original List Price	\$239,341	\$174,615	\$272,329	\$333,306	\$441,009	\$668,733	\$1,499,000
Average Final List Price	\$238,042	\$173,833	\$271,858	\$334,746	\$428,718	\$668,733	\$1,350,000
<i>Sale Price</i>							
Average Price	\$235,558	\$171,348	\$272,558	\$333,325	\$424,554	\$657,000	\$1,250,000
Median Price	\$210,000	\$176,500	\$270,000	\$327,000	\$418,469	\$630,000	\$1,250,000
<i>Price Differences</i>							
Original to Final List Price	-\$1,299	-\$782	-\$471	\$1,440	-\$12,291	\$0	-\$149,000
Original List to Sale Price - \$	-\$3,783	-\$3,267	\$229	\$19	-\$16,455	-\$11,733	-\$249,000
Final List to Sale Price - \$	-\$2,484	-\$2,485	\$700	-\$1,421	-\$4,164	-\$11,733	-\$100,000
Original List to Sale Price - %	98.42%	98.13%	100.08%	100.01%	96.27%	98.25%	83.39%
Final List to Sale Price - %	98.96%	98.57%	100.26%	99.58%	99.03%	98.25%	92.59%
<i>Days on the Market</i>							
Avg Days Listing to Contract	29	32	36	12	24	23	210
Combined Avg Days to Contract	29	32	36	12	27	23	210
Avg Days Listing to Closing	63	63	79	49	66	47	223
Avg Days Contract to Close	34	31	44	36	42	24	13
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	4	3	3
Average Full Baths	2	2	2	2	3	2	3
Average Half Baths	0	0	1	1	1	0	1
<i>Square Footage</i>							
Average Square Feet	1,336	1,100	1,583	1,731	2,078	2,042	3,761

Condos, Townhomes, Villas

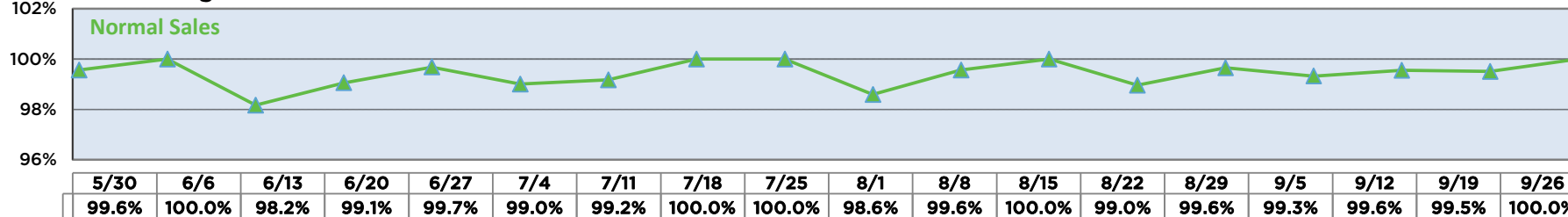


Condos, Townhomes, Villas

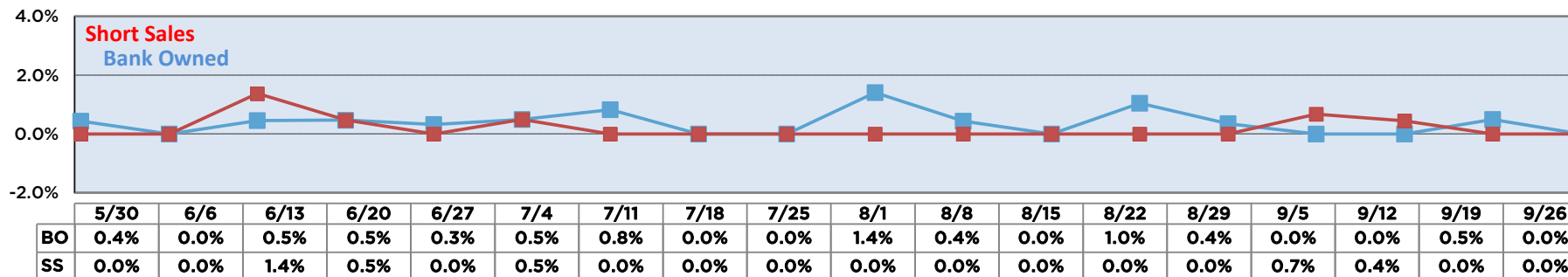
Foreclosure Sales



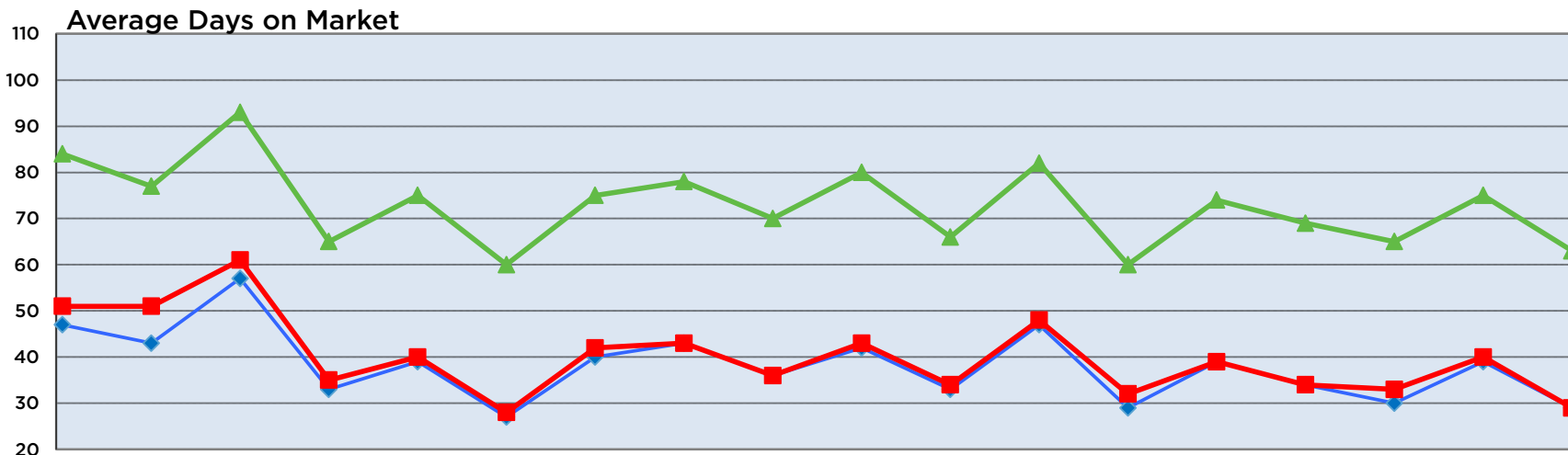
Percentage of Sales



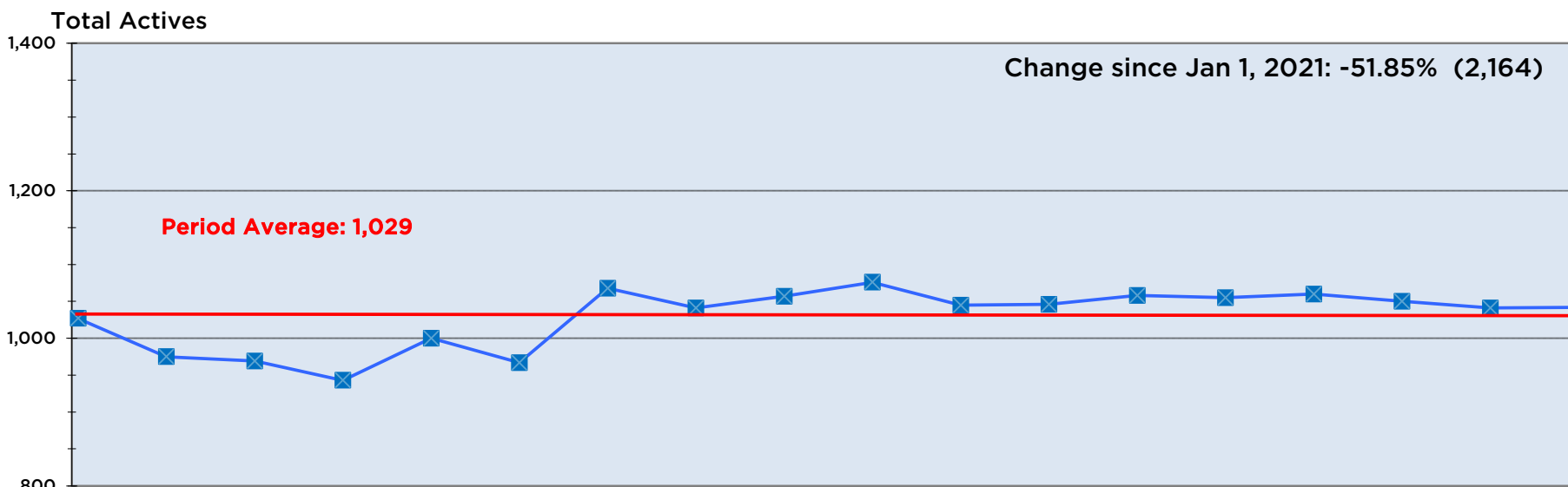
Short Sales
Bank Owned



Condos, Townhomes, Villas



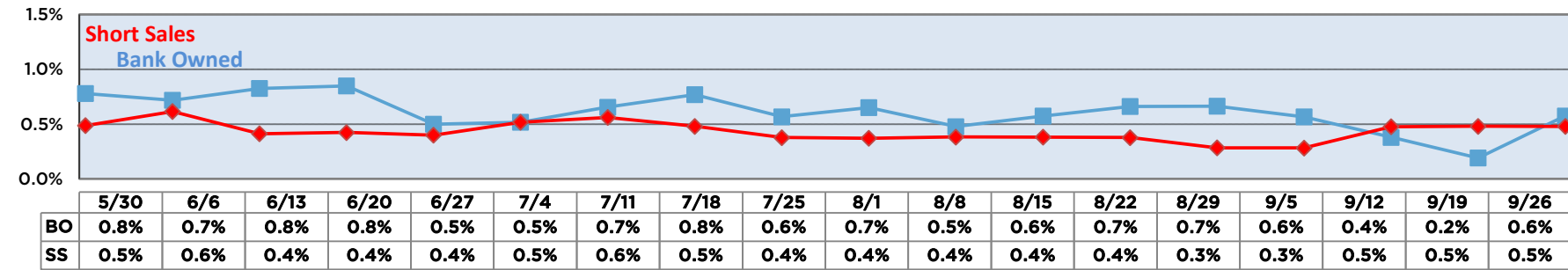
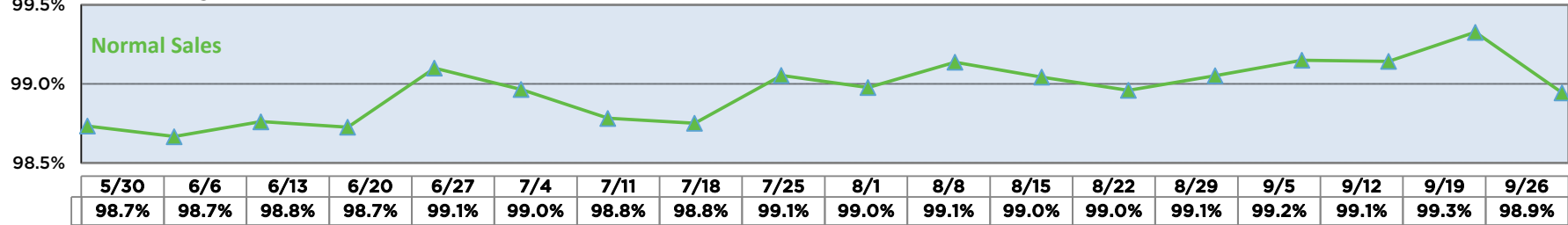
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ListToContract	47	43	57	33	39	27	40	43	36	42	33	47	29	39	34	30	39	29
CombDaysOnMkt	51	51	61	35	40	28	42	43	36	43	34	48	32	39	34	33	40	29
ListToClose	84	77	93	65	75	60	75	78	70	80	66	82	60	74	69	65	75	63



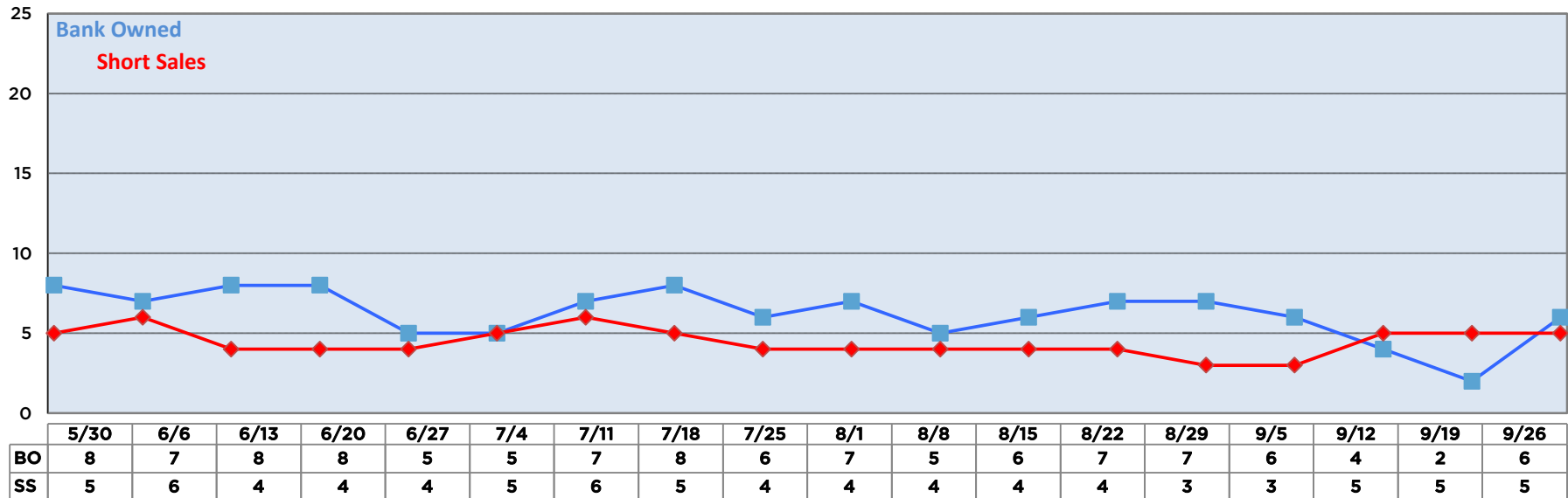
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Total Actives	1,027	975	969	943	1,000	967	1,068	1,041	1,057	1,076	1,045	1,046	1,058	1,055	1,060	1,050	1,041	1,042

Condos, Townhomes, Villas

Percentage of Actives

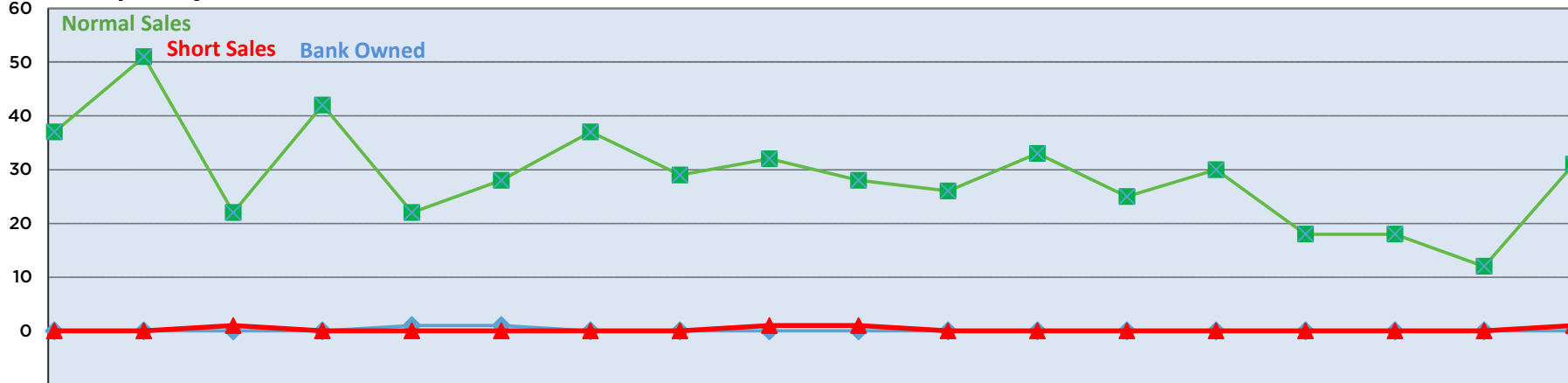


Active Foreclosures



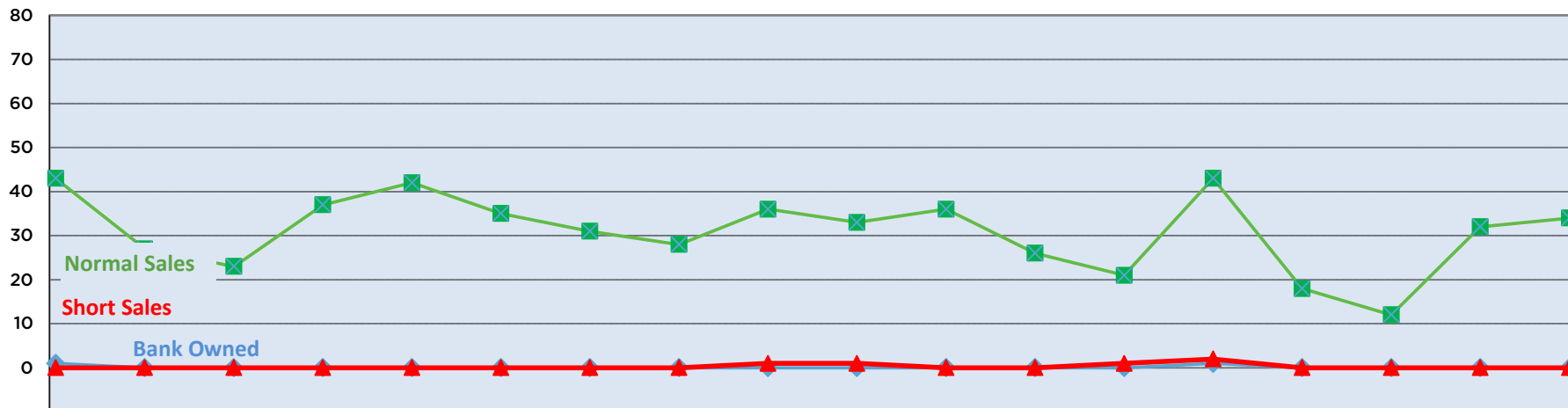
Condos, Townhomes, Villas

Temporary Off Market



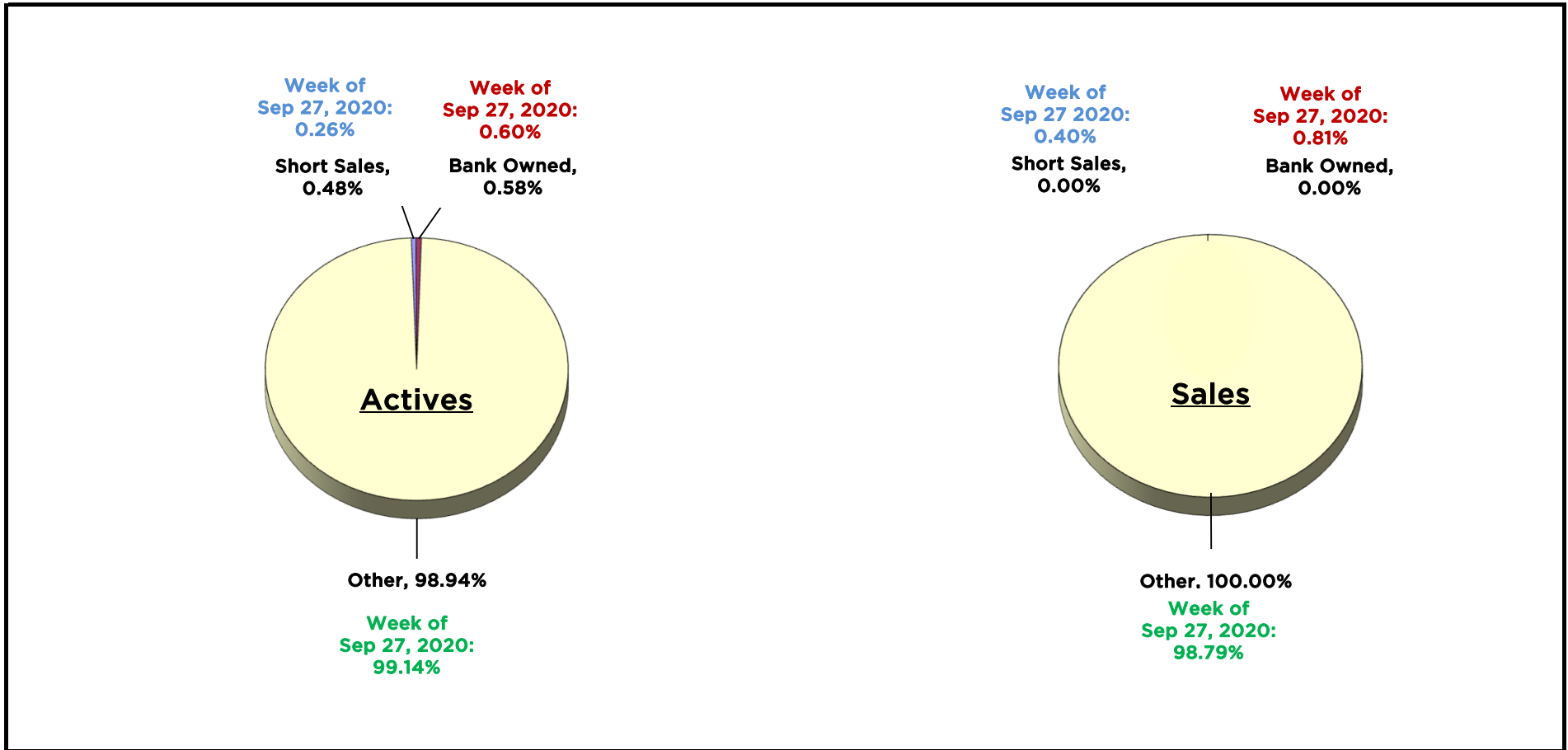
	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26
Norm	37	51	22	42	22	28	37	29	32	28	26	33	25	30	18	18	12	31
BO	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1

Withdrawn



	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	9/26
Norm	43	27	23	37	42	35	31	28	36	33	36	26	21	43	18	12	32	34
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	1	1	0	0	1	2	0	0	0	0

Condos, Townhomes, Villas



Monday Morning Quarterback
09/26/2021 - 10/02/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 14 Condos, Townhomes, or Villas available for the Median Price of \$210,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$209,975	2.0	1.8	1,088	\$193.08
Winter Springs / Tuskawilla	32708	2	\$209,950	2.0	2.0	1,033	\$203.24
Sanford (South)	32773	1	\$210,000	2.0	2.0	1,144	\$183.57
Longwood / Wekiva Springs	32779	1	\$210,000	2.0	1.0	1,140	\$184.21
Orange County		8	\$209,919	2.5	1.9	1,188	\$176.68
College Park	32804	1	\$209,500	2.0	2.0	1,319	\$158.83
Orlo Vista	32811	1	\$210,000	3.0	2.0	1,362	\$154.19
Sand Lake / Bay Hill	32819	1	\$209,900	1.0	1.0	671	\$312.82
Williamsburg / Lake Bryan	32821	3	\$209,983	3.0	2.0	1,290	\$162.78
Metro West / Orlo Vista	32835	1	\$210,000	3.0	2.0	1,247	\$168.40
Pine Castle / Edgewood	32839	1	\$210,000	2.0	2.0	1,036	\$202.70
Osceola County		2	\$209,950	2.5	1.5	1,126	\$186.54
Kissimmee / Buena Ventura Lakes	34743	1	\$210,000	2.0	1.0	960	\$218.75
Kissimmee / Celebration	34747	1	\$209,900	3.0	2.0	1,291	\$162.59