



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

***Week of October 03, 2021 - October 09, 2021***

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

- Sales of single-family homes decreased to 575 during the week of Oct 03, from 863 the week prior
- The median price of single family homes decreased to \$363,000, a change of -0.5%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 2 the week of Sep 26
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory decreased by 50, and now sits at 2,827

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

- Sales of condos, townhomes, and villas decreased to 195 during the week of Oct 03, from 299 the week prior
- The median price of condos, townhomes, and villas increased to \$230,000, a change of 9.5%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 7, and now sits at 1,035

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

**Monday Morning Quarterback**  
10/03/2021 - 10/09/2021  
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>575</b>	76	91	183	93	120	12
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	573	75	91	182	93	120	12
<b>Active Listings</b>	<b>2,827</b>	397	219	610	506	796	299
Bank Owned	8	5	0	1	0	2	0
Short Sales	5	1	1	1	0	1	1
Other	2,814	391	218	608	506	793	298
<b>Months of Inventory</b>	<b>1</b>	1	1	1	1	2	6

***List Price***

Average Original List Price	\$428,117	\$212,311	\$280,504	\$350,995	\$449,656	\$668,098	\$1,523,667
Average Final List Price	\$423,548	\$208,791	\$276,518	\$348,115	\$446,168	\$658,517	\$1,524,000

***Sale Price***

Average Price	\$420,026	\$194,785	\$276,172	\$349,084	\$444,398	\$653,903	\$1,491,667
Median Price	\$363,000	\$208,750	\$278,000	\$350,000	\$440,000	\$627,500	\$1,365,000

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$4,569</b>	-\$3,520	-\$3,986	-\$2,880	-\$3,488	-\$9,581	\$333
<b>Original List to Sale Price - \$</b>	<b>-\$8,091</b>	-\$17,526	-\$4,332	-\$1,911	-\$5,258	-\$14,195	-\$32,000
<b>Final List to Sale Price - \$</b>	<b>-\$3,522</b>	-\$14,006	-\$346	\$969	-\$1,770	-\$4,614	-\$32,333
<b>Original List to Sale Price - %</b>	<b>98.11%</b>	91.75%	98.46%	99.46%	98.83%	97.88%	97.90%
<b>Final List to Sale Price - %</b>	<b>99.17%</b>	93.29%	99.87%	100.28%	99.60%	99.30%	97.88%

***Days on the Market***

Avg Days Listing to Contract	26	39	21	23	19	31	34
Combined Avg Days to Contract	27	39	21	23	23	34	34
Avg Days Listing to Closing	62	79	56	57	56	68	74
Avg Days Contract to Close	37	39	35	34	42	37	39

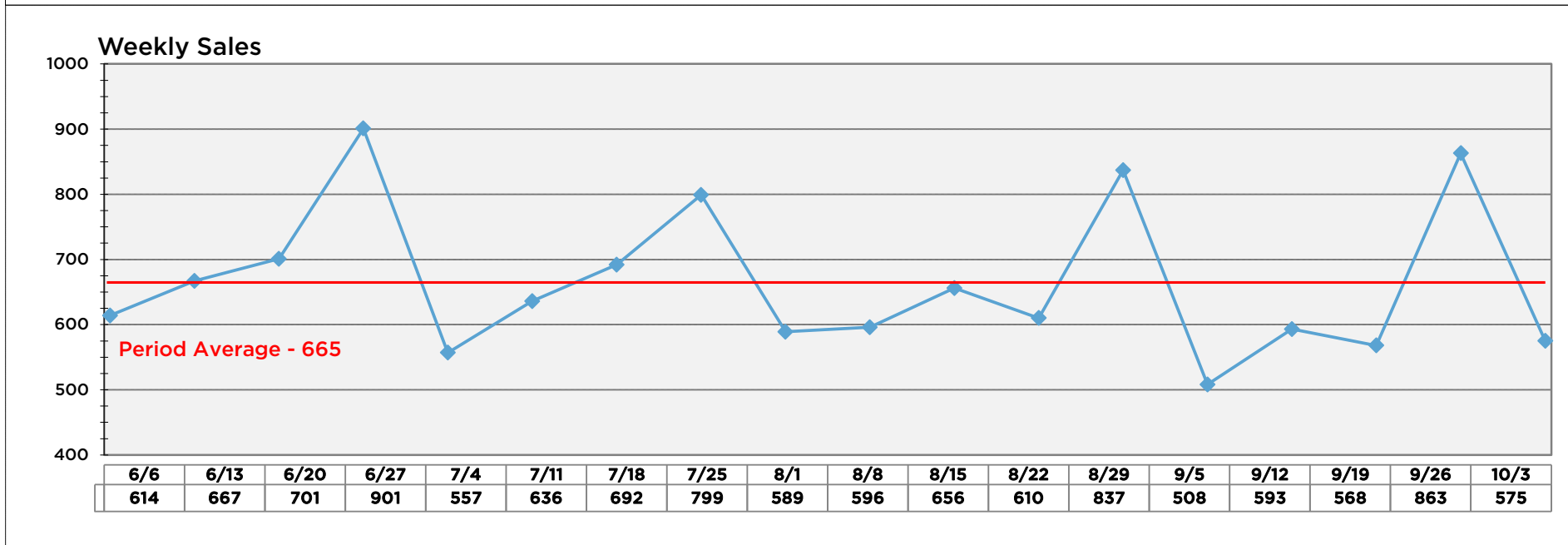
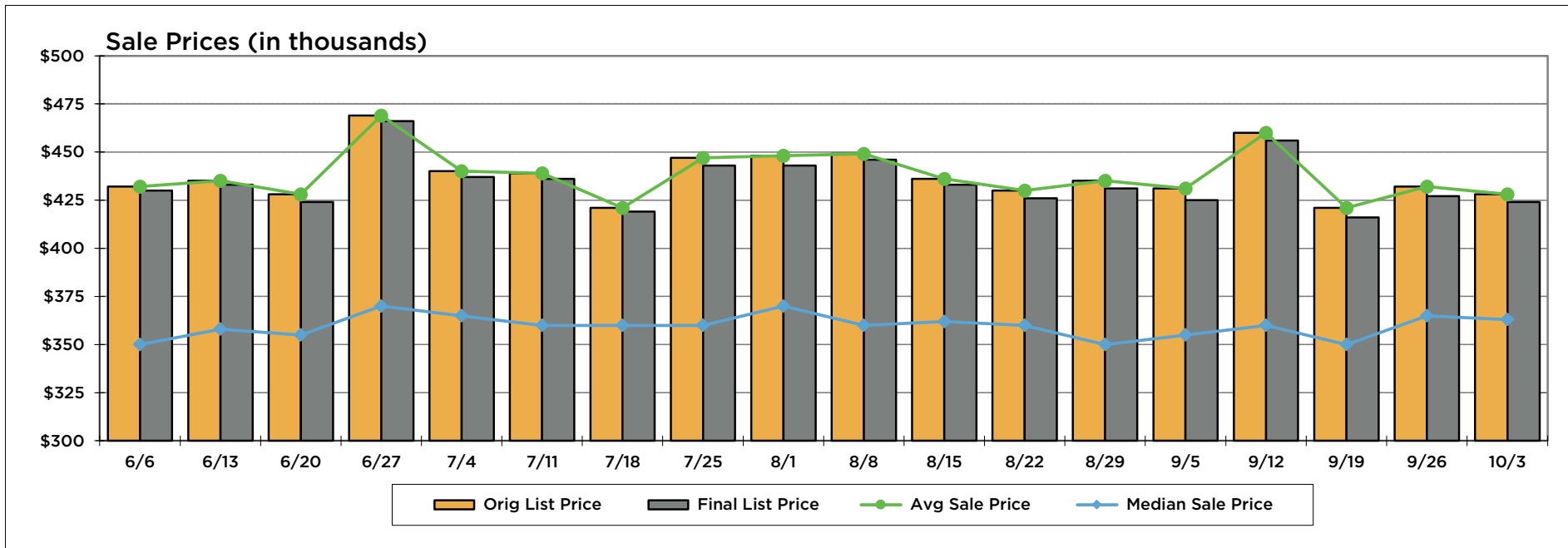
***Beds / Baths***

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

***Square Footage***

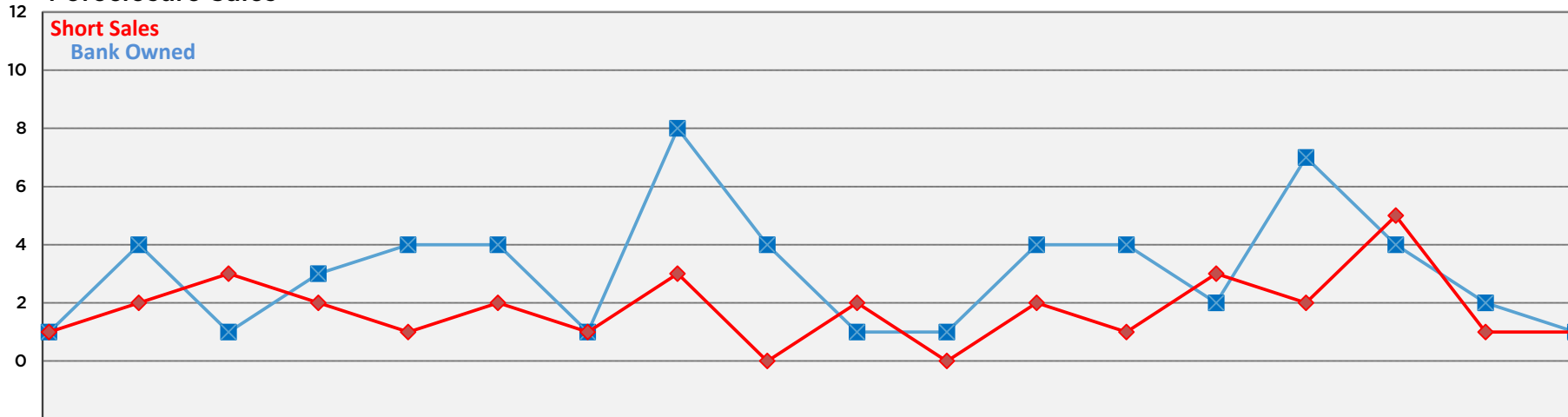
Average Square Feet	2,114	1,282	1,450	1,826	2,391	3,096	4,831
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**Single Family Homes**



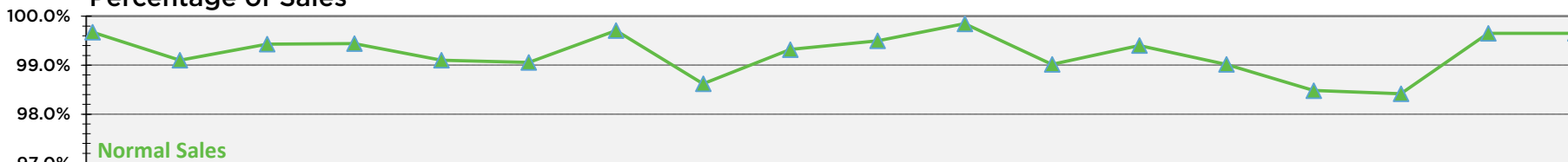
### Single Family Homes

#### Foreclosure Sales

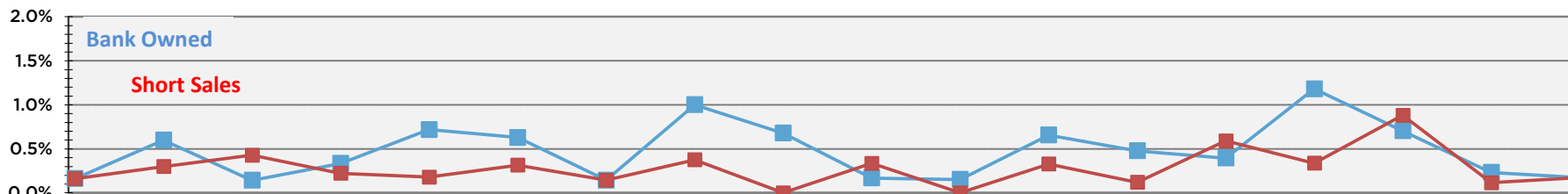


	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
<b>BO</b>	1	4	1	3	4	4	1	8	4	1	1	4	4	2	7	4	2	1
<b>SS</b>	1	2	3	2	1	2	1	3	0	2	0	2	1	3	2	5	1	1

#### Percentage of Sales

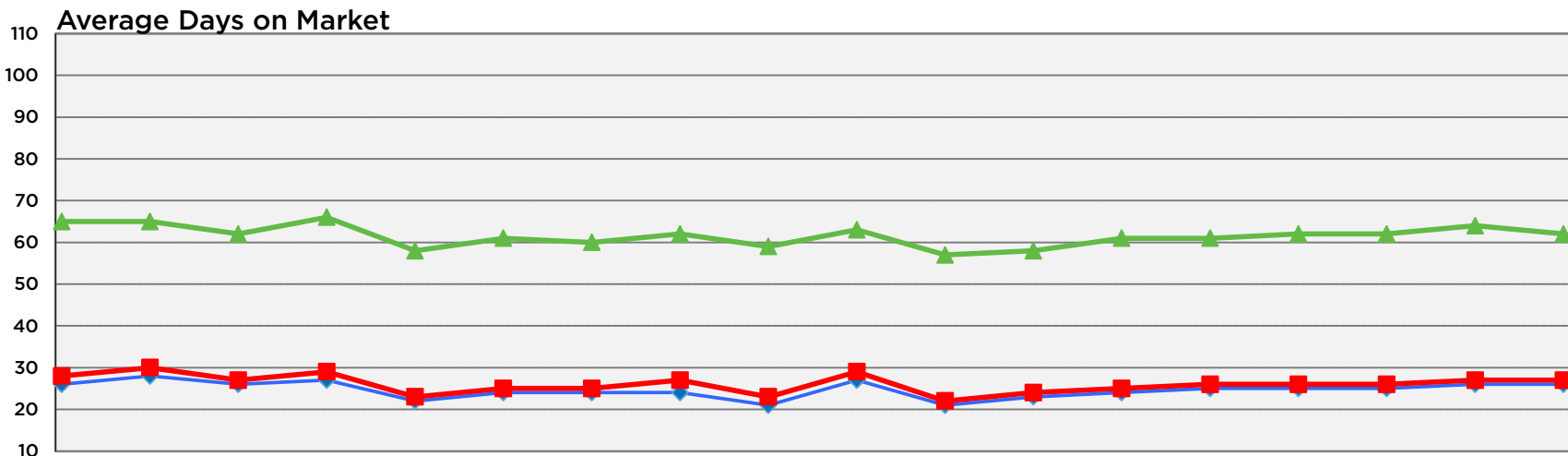


	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
<b>Normal Sales</b>	99.7%	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%

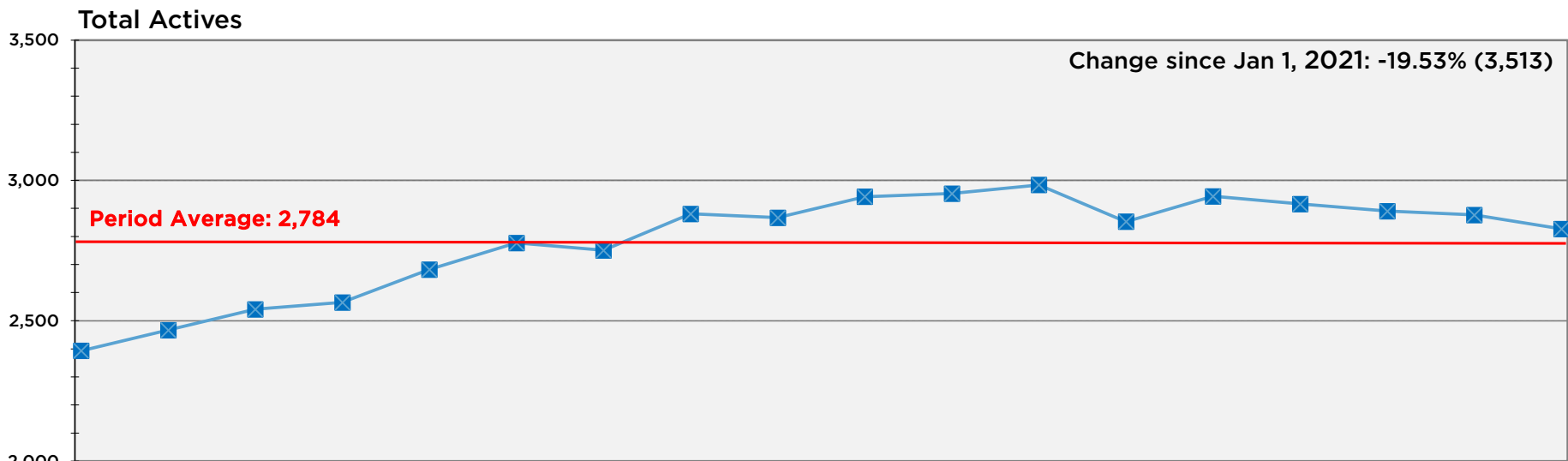


	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
<b>BO</b>	0.2%	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%
<b>SS</b>	0.2%	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%

### Single Family Homes



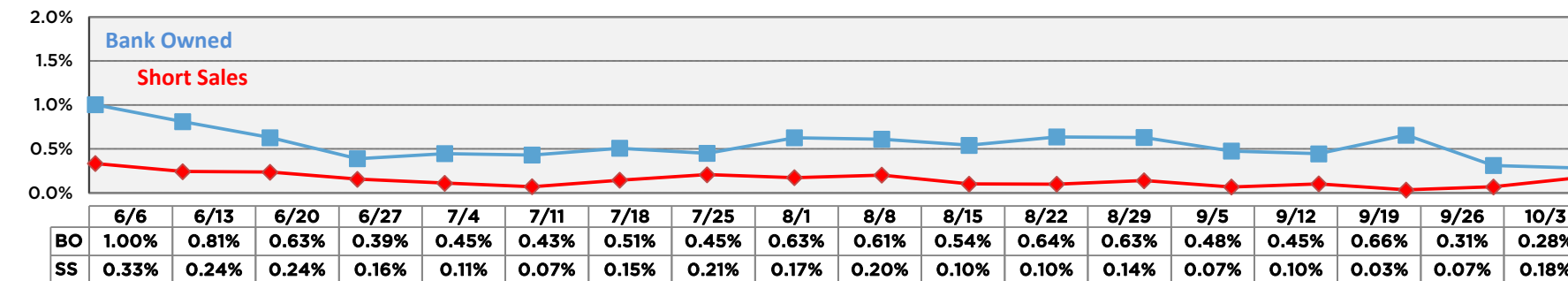
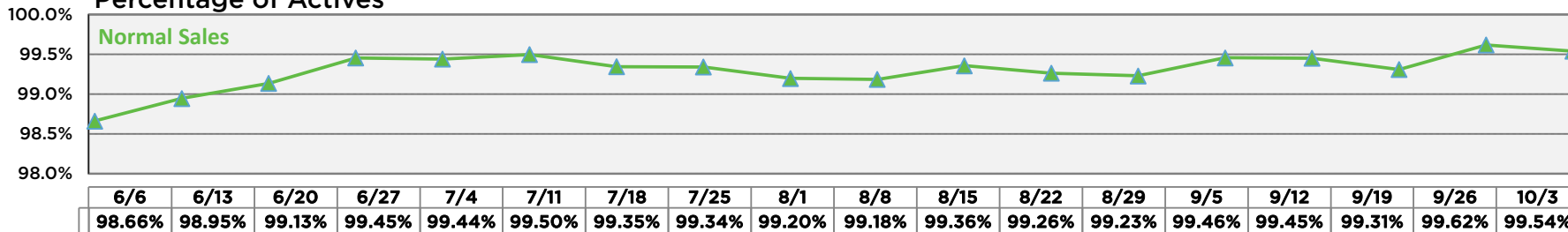
	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
ListToContract	26	28	26	27	22	24	24	24	21	27	21	23	24	25	25	25	26	26
CombDaysOnMkt	28	30	27	29	23	25	25	27	23	29	22	24	25	26	26	26	27	27
ListToClose	65	65	62	66	58	61	60	62	59	63	57	58	61	61	62	62	64	62



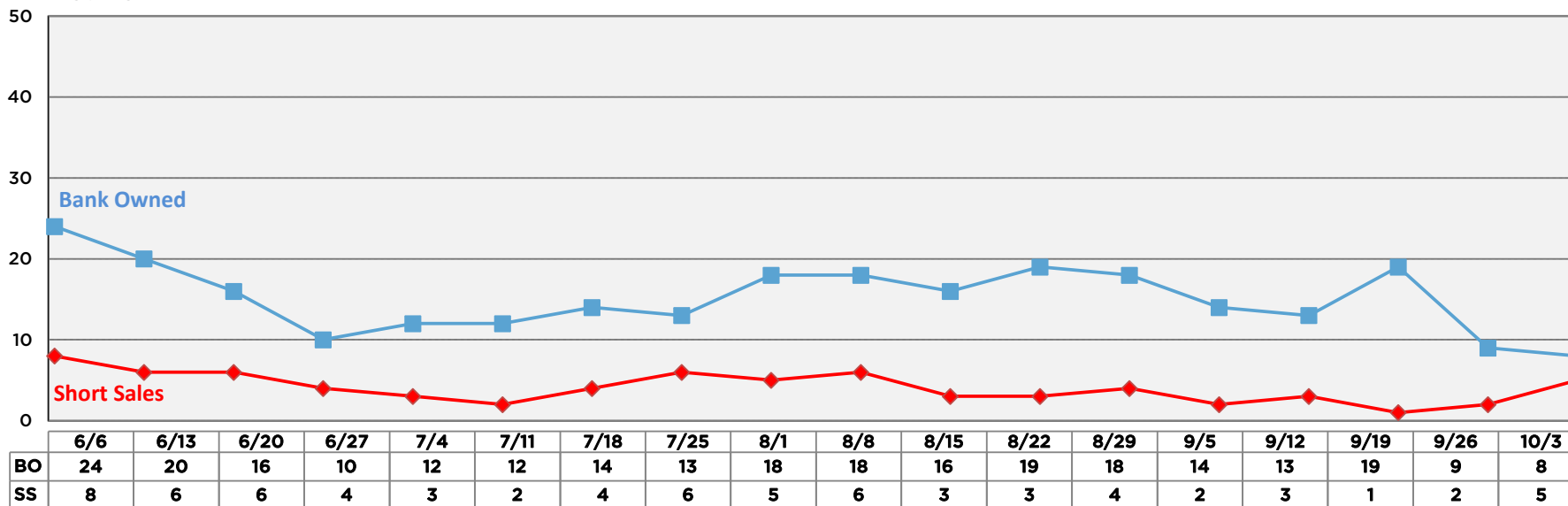
	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
Total Actives	2,393	2,466	2,541	2,565	2,682	2,777	2,751	2,881	2,867	2,942	2,953	2,984	2,853	2,943	2,916	2,891	2,877	2,827

### Single Family Homes

**Percentage of Actives**



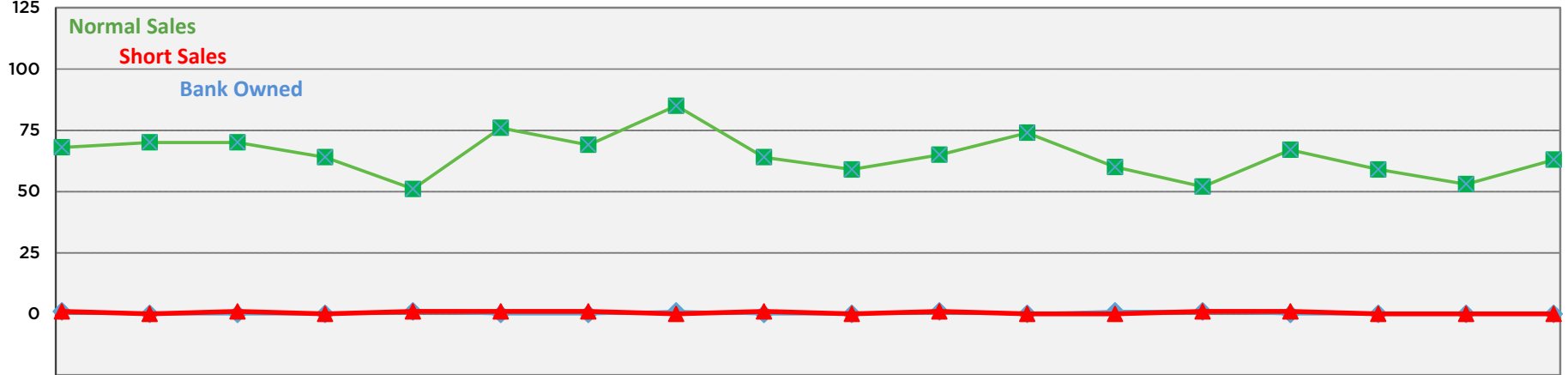
**Active Foreclosures**





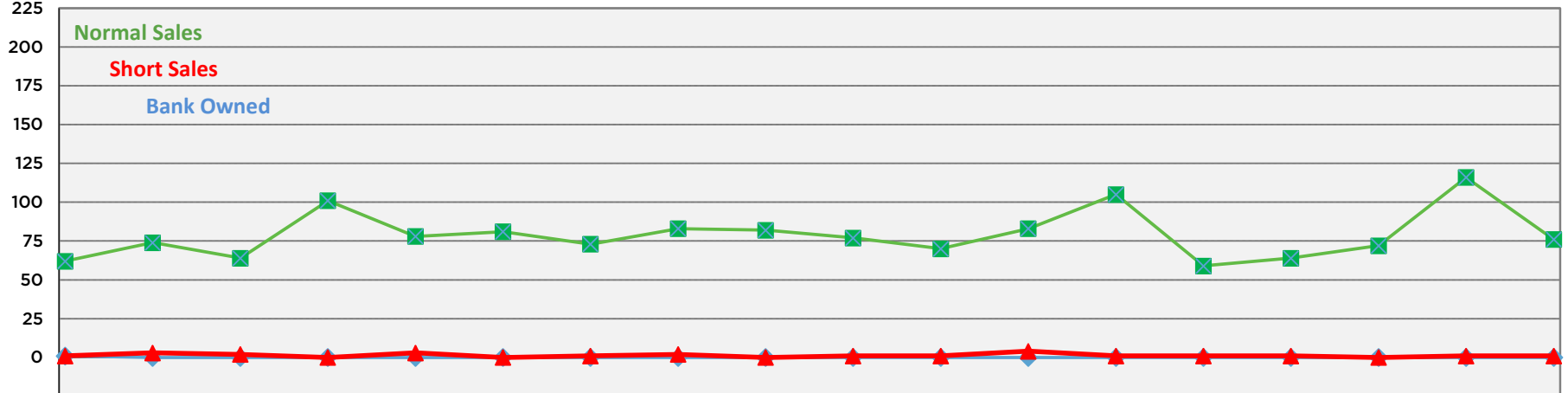
**Single Family Homes**

**Temporary Off Market**



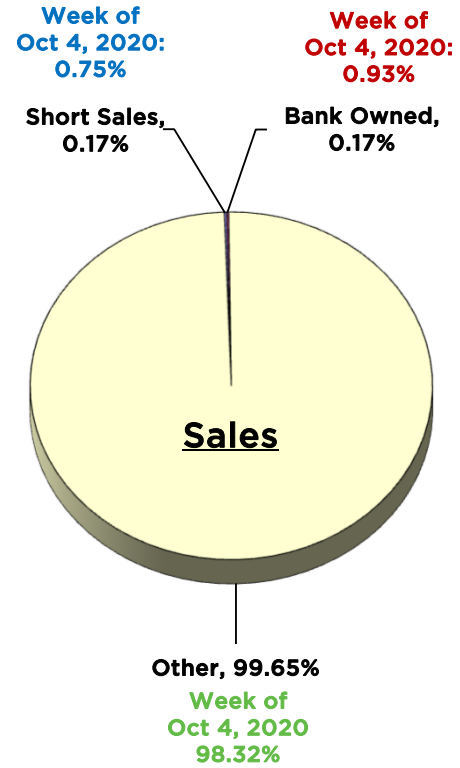
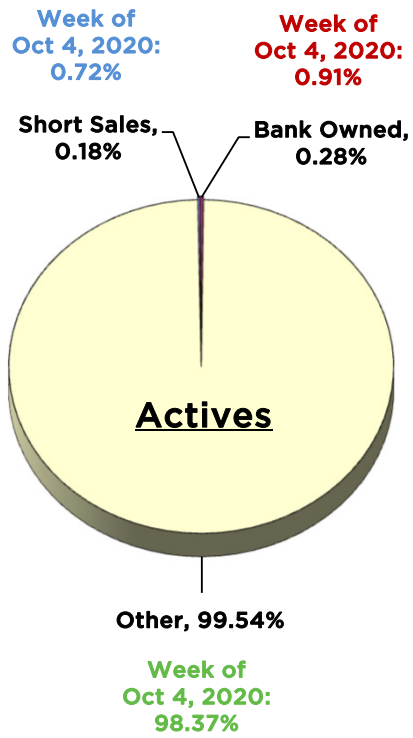
	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
<b>Norm</b>	68	70	70	64	51	76	69	85	64	59	65	74	60	52	67	59	53	63
<b>BO</b>	1	0	0	0	1	0	0	1	0	0	1	0	1	1	0	0	0	0
<b>SS</b>	1	0	1	0	1	1	1	0	1	0	1	0	0	1	1	0	0	0

**Withdrawn**



	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	10/3
<b>Norm</b>	62	74	64	101	78	81	73	83	82	77	70	83	105	59	64	72	116	76
<b>BO</b>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	1	3	2	0	3	0	1	2	0	1	1	4	1	1	1	0	1	1

**Single Family Homes**



**Where is the 1 Single Family Home available for the Median Price of \$363,000? (± \$500)**

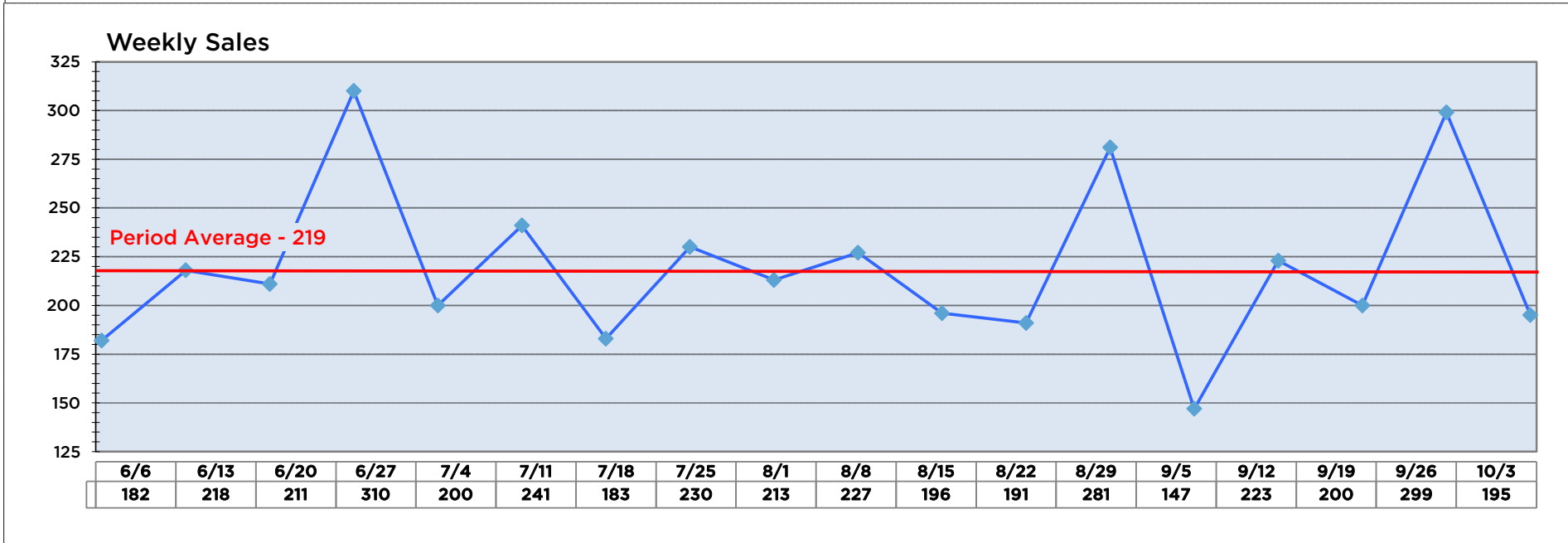
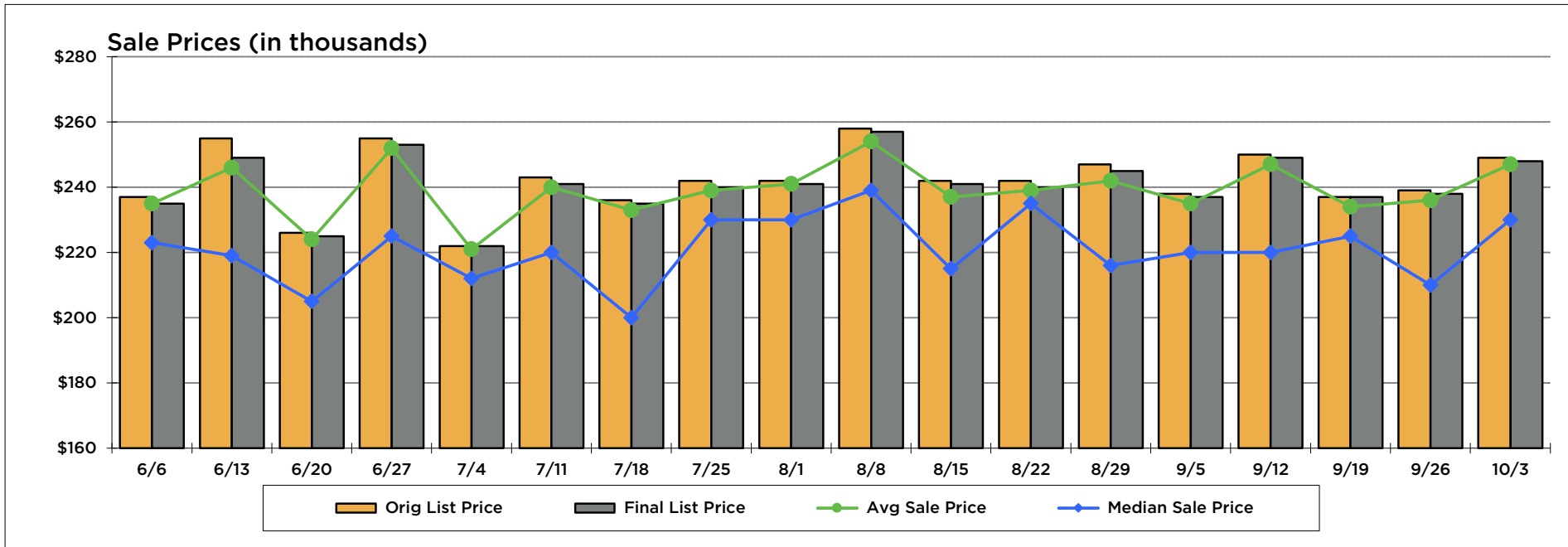
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Orange County</b>		<b>1</b>	<b>\$362,500</b>	<b>3.0</b>	<b>2.0</b>	<b>1,984</b>	<b>\$182.71</b>
Apopka / Hunt Club	32703	1	\$362,500	3.0	2.0	1,984	\$182.71

**Monday Morning Quarterback**  
10/03/2021 - 10/09/2021  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

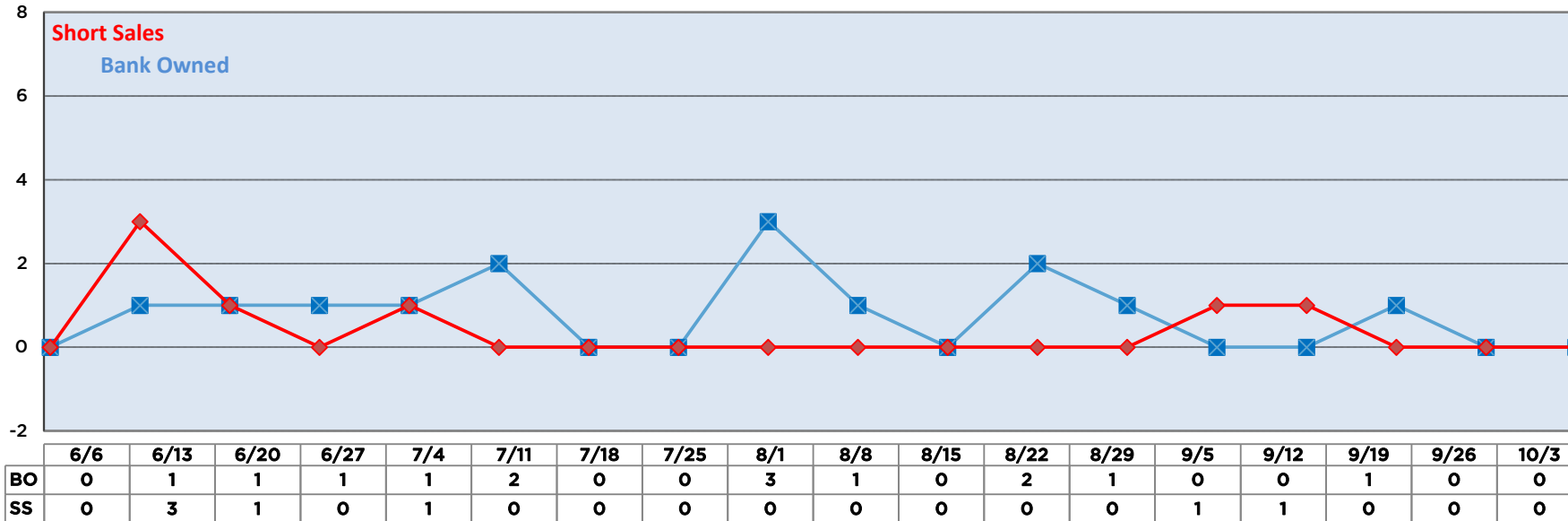
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>195</b>	<b>113</b>	<b>28</b>	<b>41</b>	<b>9</b>	<b>4</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	195	113	28	41	9	4	0
<b>Active Listings</b>	<b>1,035</b>	<b>551</b>	<b>141</b>	<b>194</b>	<b>95</b>	<b>42</b>	<b>12</b>
Bank Owned	9	5	1	2	1	0	0
Short Sales	4	3	1	0	0	0	0
Other	1,022	543	139	192	94	42	12
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$248,935	\$174,183	\$278,184	\$349,919	\$430,206	\$713,000	\$0
Average Final List Price	\$248,246	\$172,802	\$278,755	\$349,014	\$439,406	\$703,000	\$0
<b><i>Sale Price</i></b>							
Average Price	\$247,453	\$171,820	\$277,389	\$350,749	\$434,000	\$696,000	\$0
Median Price	\$230,000	\$175,000	\$277,100	\$350,000	\$420,000	\$652,500	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$689	-\$1,381	\$571	-\$905	\$9,200	-\$10,000	\$0
Original List to Sale Price - \$	-\$1,482	-\$2,363	-\$795	\$830	\$3,794	-\$17,000	\$0
Final List to Sale Price - \$	-\$793	-\$982	-\$1,366	\$1,735	-\$5,406	-\$7,000	\$0
Original List to Sale Price - %	99.40%	98.64%	99.71%	100.24%	100.88%	97.62%	0.00%
Final List to Sale Price - %	99.68%	99.43%	99.51%	100.50%	98.77%	99.00%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	30	34	31	15	44	22	0
Combined Avg Days to Contract	32	37	32	15	44	31	0
Avg Days Listing to Closing	62	65	65	49	80	59	0
Avg Days Contract to Close	33	32	34	33	36	37	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,405	1,118	1,569	1,849	2,051	2,380	0

**Condos, Townhomes, Villas**

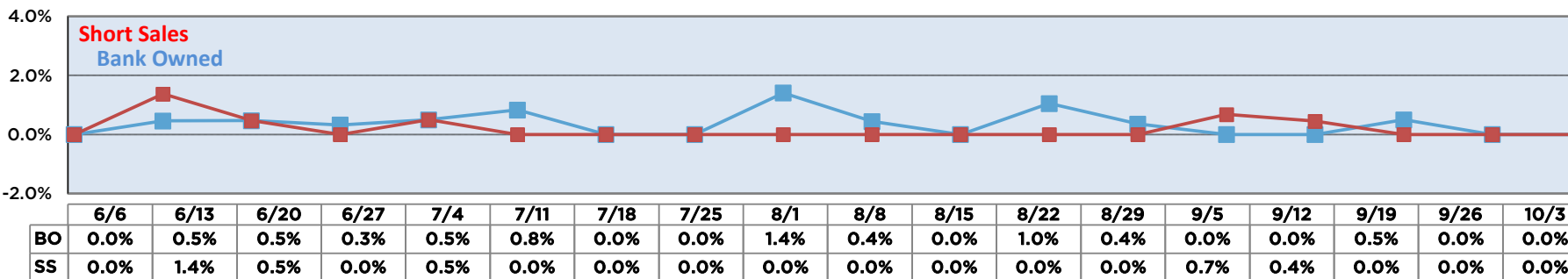
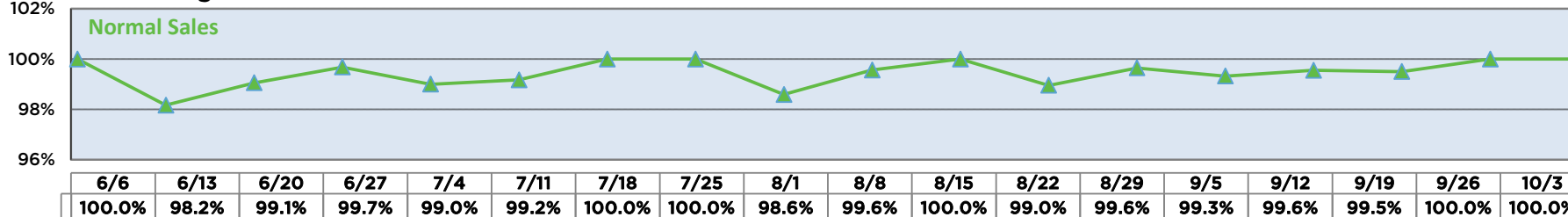


**Condos, Townhomes, Villas**

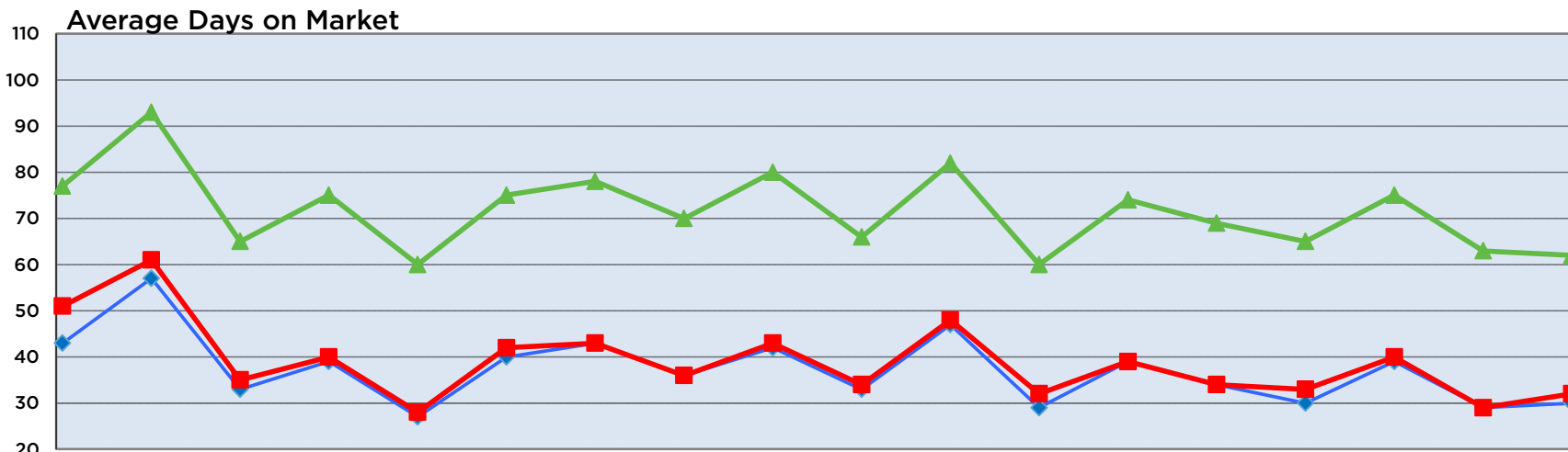
**Foreclosure Sales**



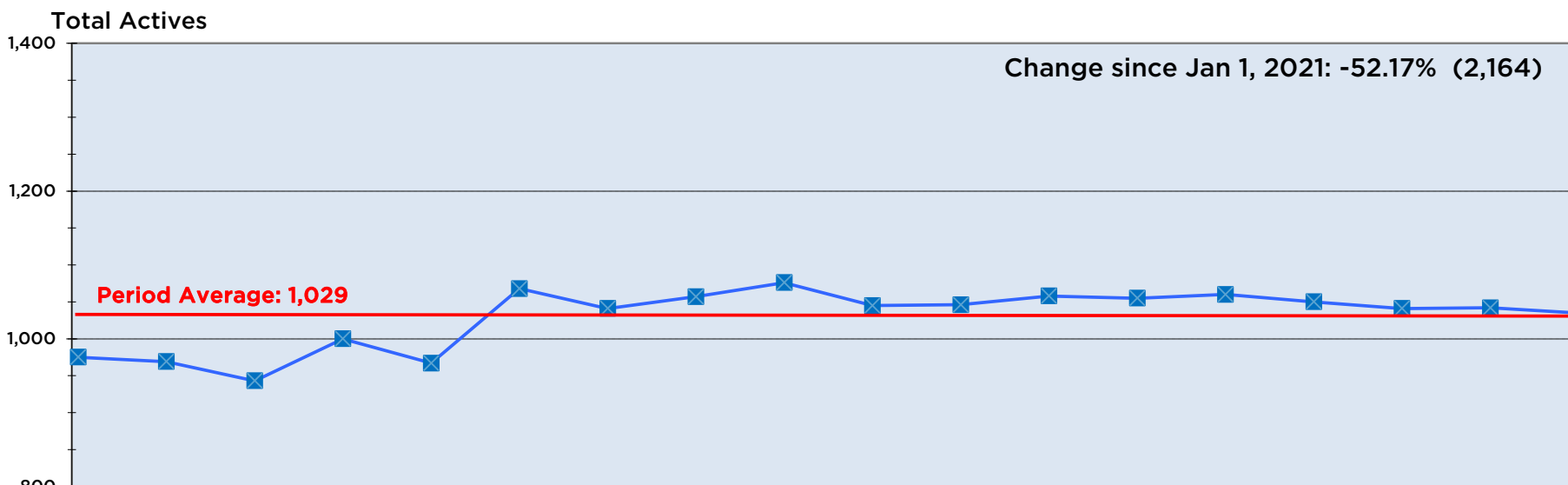
**Percentage of Sales**



**Condos, Townhomes, Villas**

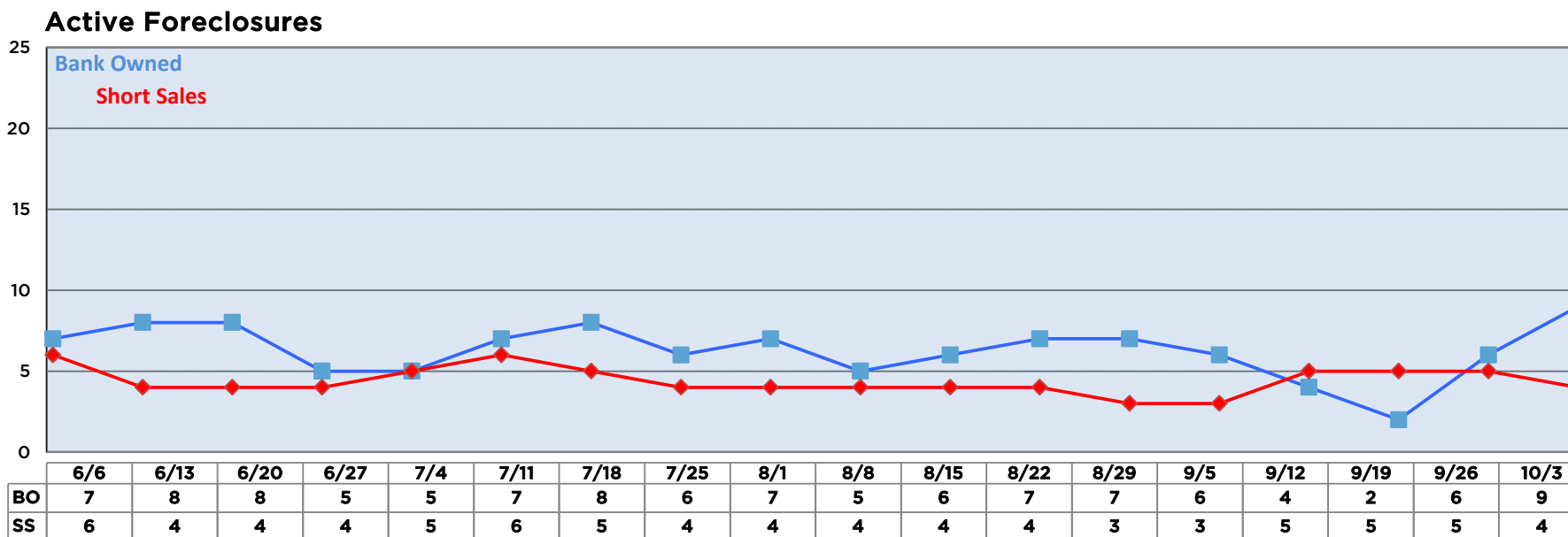
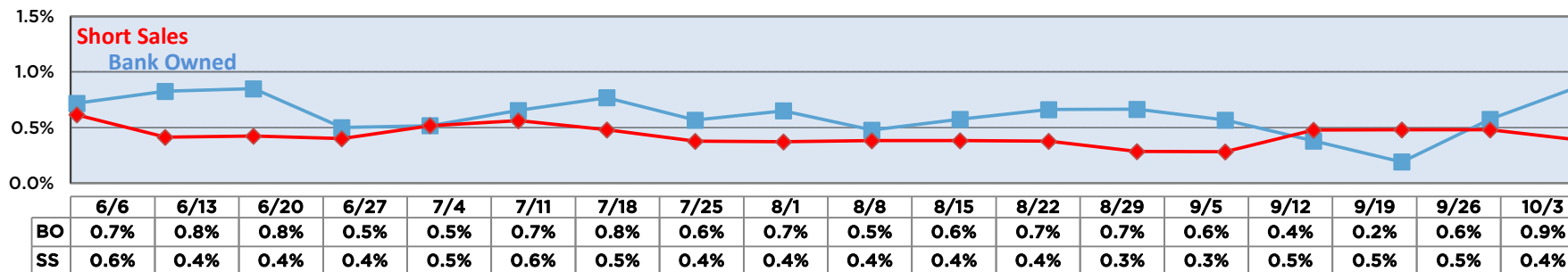
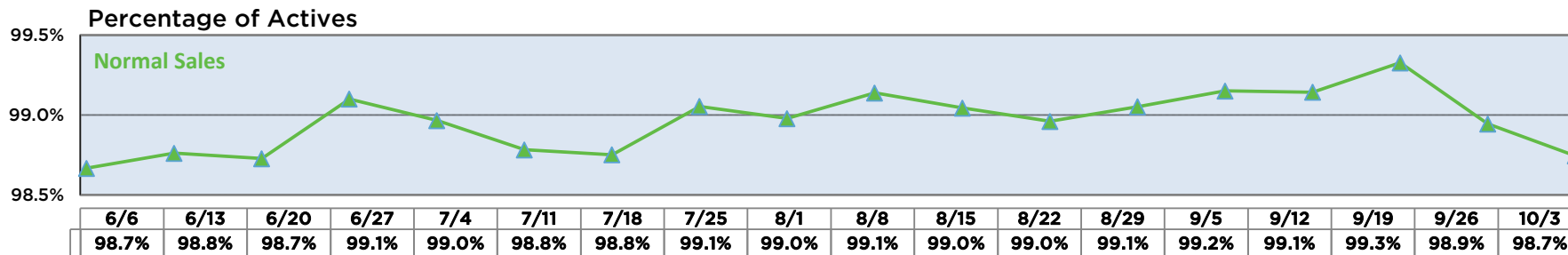


	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
ListToContract	43	57	33	39	27	40	43	36	42	33	47	29	39	34	30	39	29	30
CombDaysOnMkt	51	61	35	40	28	42	43	36	43	34	48	32	39	34	33	40	29	32
ListToClose	77	93	65	75	60	75	78	70	80	66	82	60	74	69	65	75	63	62



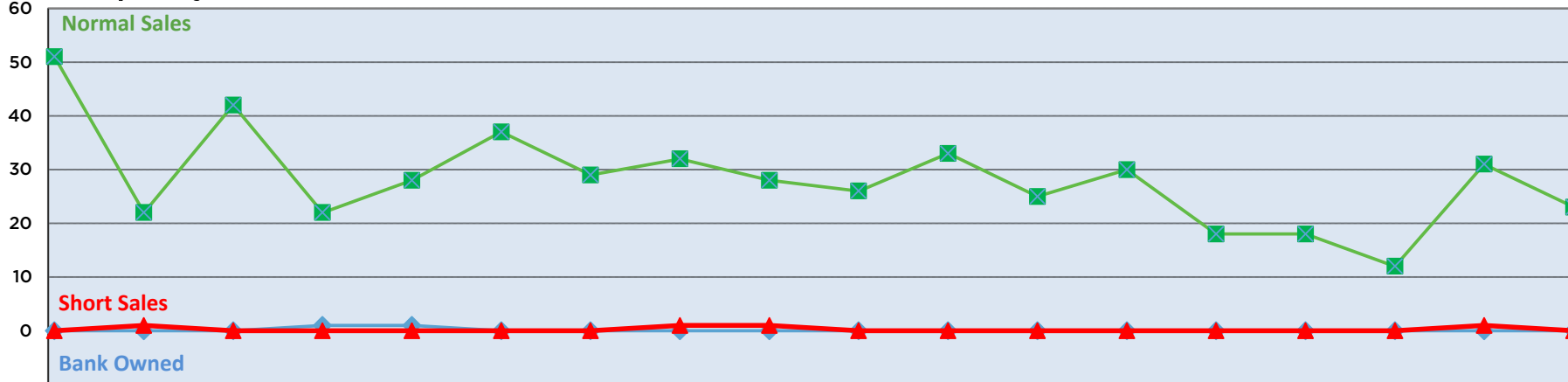
	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
Total Actives	975	969	943	1,000	967	1,068	1,041	1,057	1,076	1,045	1,046	1,058	1,055	1,060	1,050	1,041	1,042	1,035

**Condos, Townhomes, Villas**



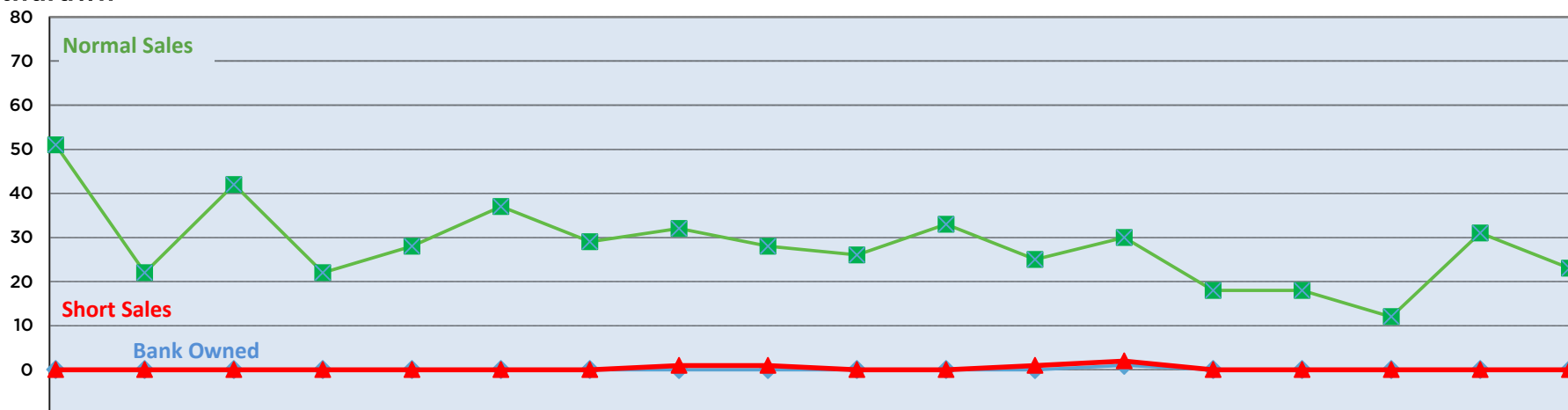
**Condos, Townhomes, Villas**

**Temporary Off Market**



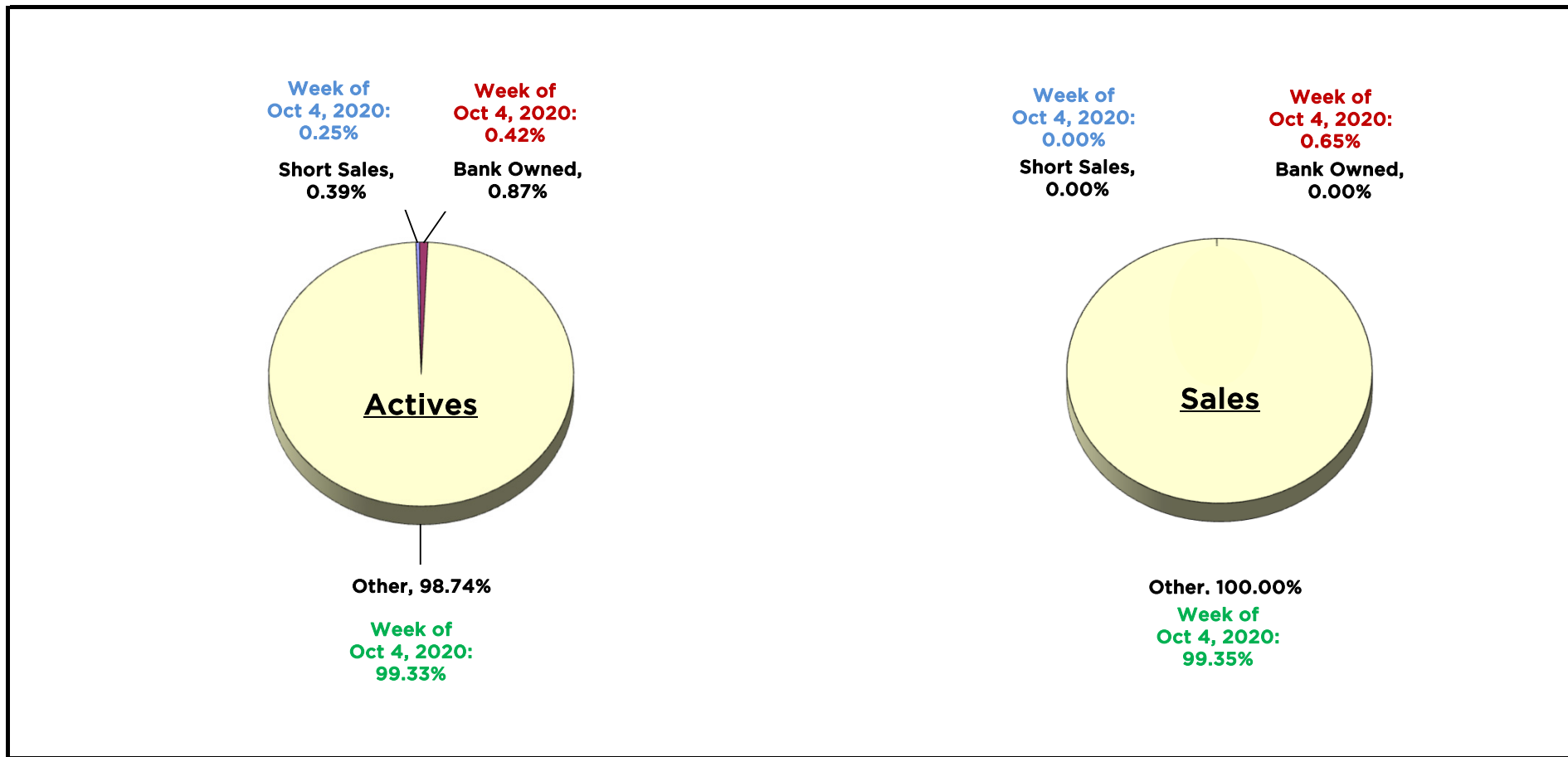
	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3
Norm	51	22	42	22	28	37	29	32	28	26	33	25	30	18	18	12	31	23
BO	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0

**Withdrawn**



	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	10/3
Norm	51	22	42	22	28	37	29	32	28	26	33	25	30	18	18	12	31	23
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	1	1	0	0	1	2	0	0	0	0	0

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
10/03/2021 - 10/09/2021  
Lake, Orange, Osceola & Seminole Counties

**Where are the 8 Condos, Townhomes, or Villas available for the Median Price of \$230,000? (± \$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>3</b>	<b>\$230,000</b>	<b>2.3</b>	<b>2.0</b>	<b>1,337</b>	<b>\$172.07</b>
Casselberry	32707	1	\$230,000	2.0	2.0	1,223	\$188.06
Maitland / Eatonville	32751	1	\$230,000	3.0	2.0	1,664	\$138.22
Winter Park	32792	1	\$230,000	2.0	2.0	1,123	\$204.81
<b>Orange County</b>		<b>4</b>	<b>\$229,948</b>	<b>2.3</b>	<b>2.0</b>	<b>1,161</b>	<b>\$198.06</b>
Orlando (Downtown)	32801	2	\$229,945	2.0	2.0	1,055	\$217.96
Williamsburg / Lake Bryan	32821	1	\$229,900	3.0	2.0	1,231	\$186.76
Taft	32824	1	\$230,000	2.0	2.0	1,303	\$176.52
<b>Osceola County</b>		<b>1</b>	<b>\$229,900</b>	<b>3.0</b>	<b>2.0</b>	<b>1,728</b>	<b>\$133.04</b>
Kissimmee (East)	34744	1	\$229,900	3.0	2.0	1,728	\$133.04