



Monday Morning Quarterback Summary

Week of October 10, 2021 - October 16, 2021

Single-family existing homes

- Sales of single-family homes remains constant at 575 during the week of Oct 10
- The median price of single family homes increased to \$370,000, a change of 1.9%
- The number of single-family home foreclosure transactions increased to 4 last week, from 1 the week of Oct 03
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 21, and now sits at 2,806

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 187 during the week of Oct 10, from 195 the week prior
- The median price of condos, townhomes, and villas remains constant at \$230,000
- 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 increased by 12, and now sits at 1,047

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

Monday Morning Quarterback
10/10/2021 - 10/16/2021
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	575	85	70	180	108	108	24
Bank Owned	4	3	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	571	82	69	180	108	108	24
Active Listings	2,806	381	214	615	500	797	299
Bank Owned	6	4	1	0	0	1	0
Short Sales	5	0	1	1	1	1	1
Other	2,795	377	212	614	499	795	298
Months of Inventory	1	1	1	1	1	2	3

List Price

Average Original List Price	\$472,437	\$197,097	\$281,611	\$350,070	\$444,960	\$635,472	\$2,311,908
Average Final List Price	\$467,841	\$193,386	\$278,112	\$347,301	\$439,727	\$630,339	\$2,292,575

Sale Price

Average Price	\$463,195	\$189,431	\$274,117	\$348,334	\$438,239	\$628,006	\$2,216,353
Median Price	\$370,000	\$197,000	\$275,500	\$346,500	\$435,000	\$600,000	\$1,385,750

Price Differences

Original to Final List Price	-\$4,596	-\$3,711	-\$3,499	-\$2,769	-\$5,233	-\$5,133	-\$19,333
Original List to Sale Price - \$	-\$9,242	-\$7,666	-\$7,494	-\$1,736	-\$6,721	-\$7,466	-\$95,555
Final List to Sale Price - \$	-\$4,646	-\$3,955	-\$3,995	\$1,033	-\$1,488	-\$2,333	-\$76,222
Original List to Sale Price - %	98.04%	96.11%	97.34%	99.50%	98.49%	98.83%	95.87%
Final List to Sale Price - %	99.01%	97.95%	98.56%	100.30%	99.66%	99.63%	96.68%

Days on the Market

Avg Days Listing to Contract	27	27	37	17	29	25	67
Combined Avg Days to Contract	33	27	38	18	32	29	164
Avg Days Listing to Closing	63	62	77	53	64	62	105
Avg Days Contract to Close	37	36	40	36	36	37	39

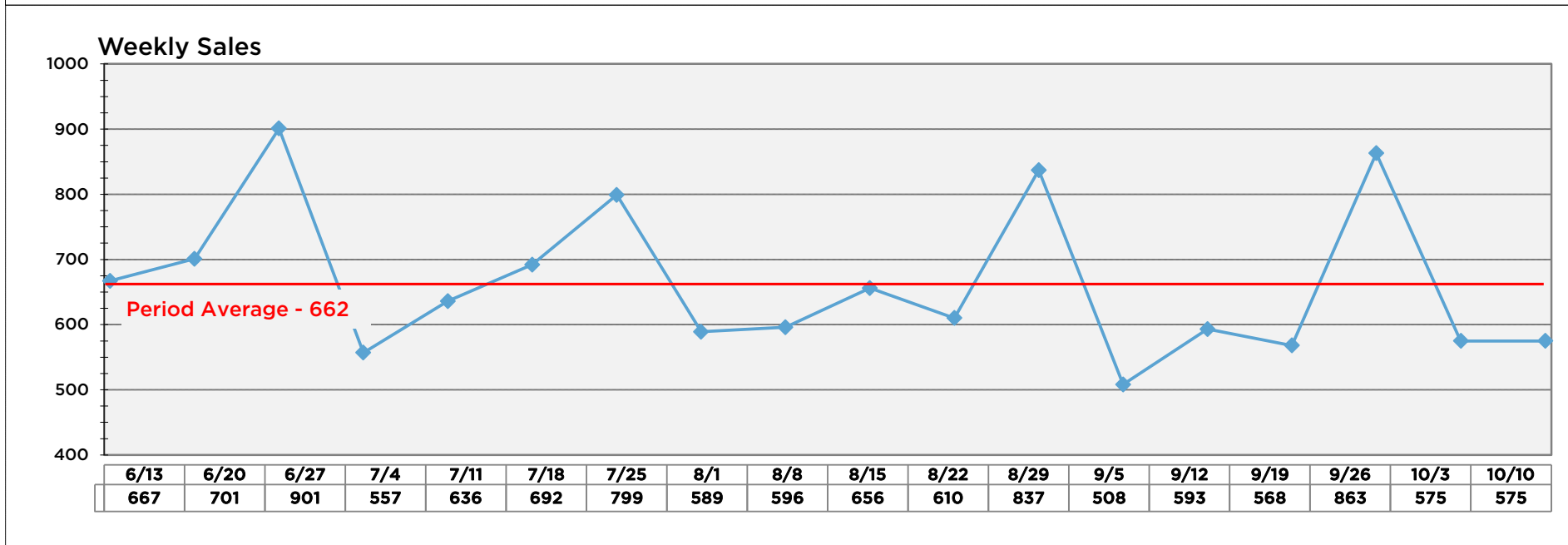
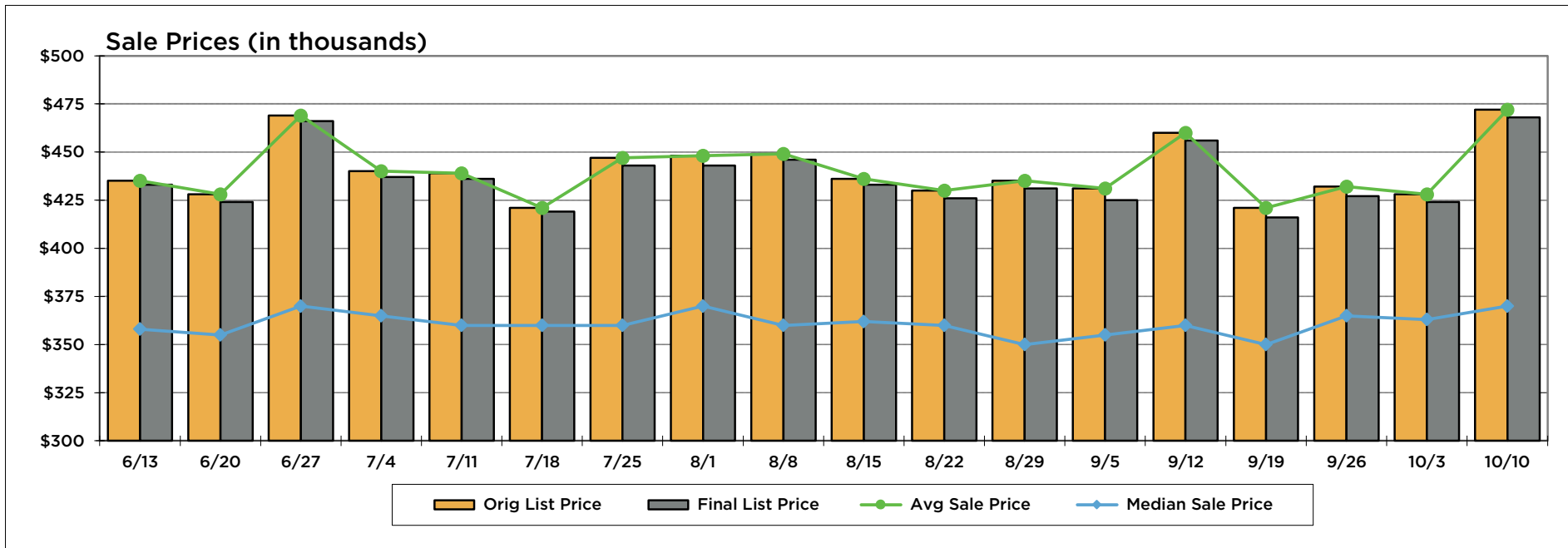
Beds / Baths

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

Square Footage

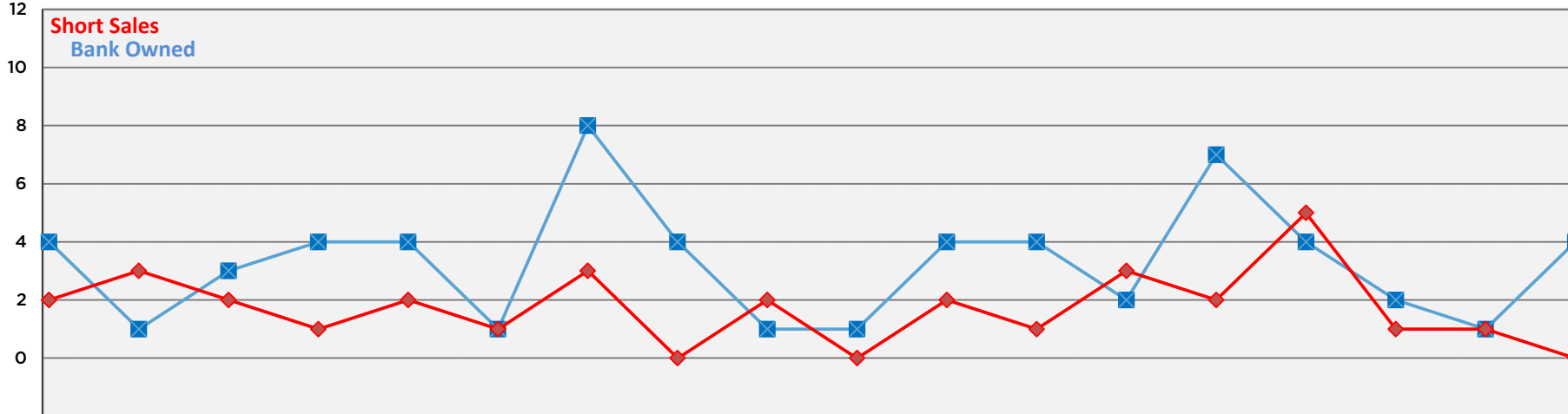
Average Square Feet	2,169	1,281	1,466	1,866	2,334	2,992	5,185
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Single Family Homes



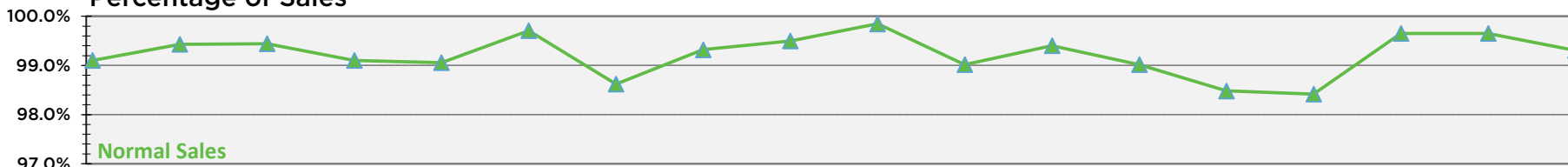
Single Family Homes

Foreclosure Sales

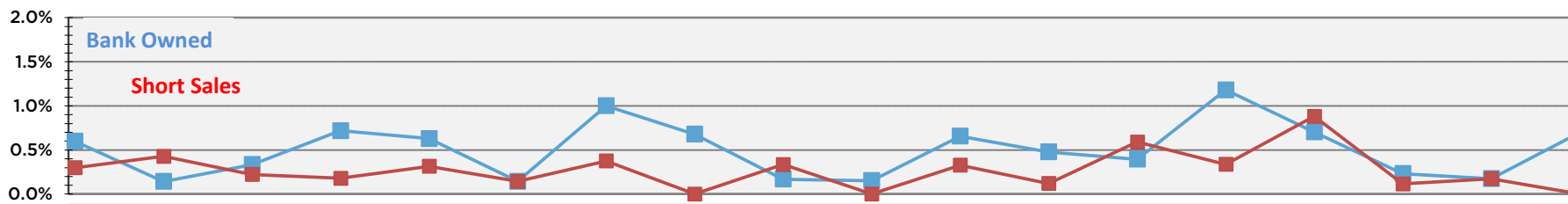


	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10
BO	4	1	3	4	4	1	8	4	1	1	4	4	2	7	4	2	1	4
SS	2	3	2	1	2	1	3	0	2	0	2	1	3	2	5	1	1	0

Percentage of Sales

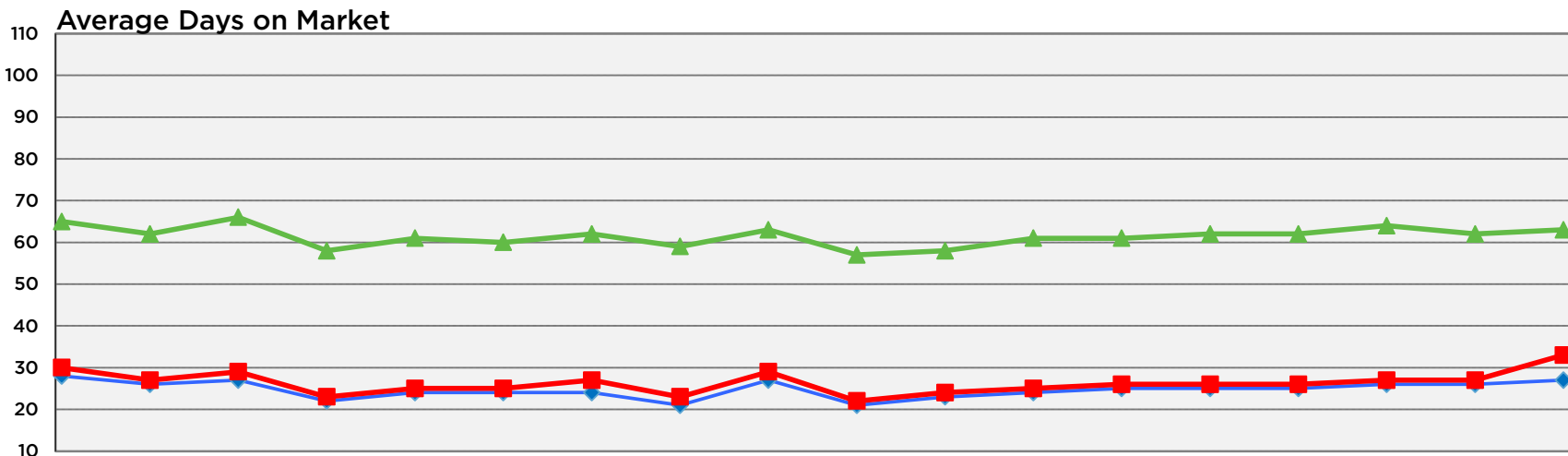


	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10
Normal Sales	99.1%	99.4%	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%

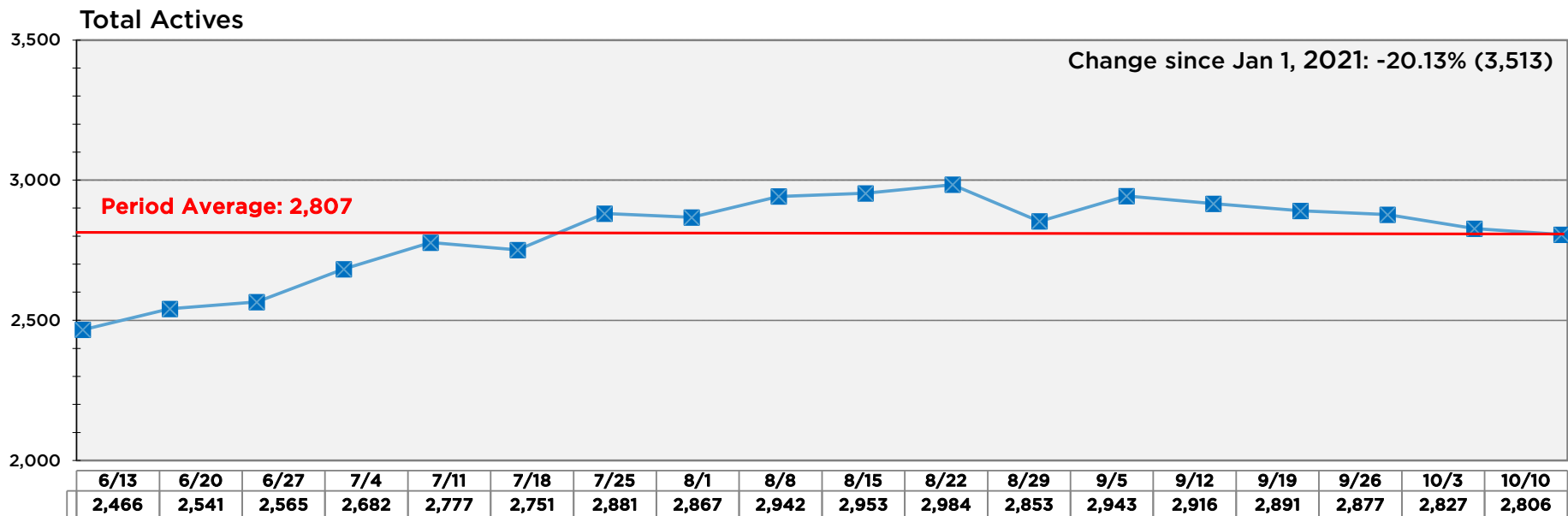


	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10
BO	0.6%	0.1%	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%
SS	0.3%	0.4%	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%

Single Family Homes

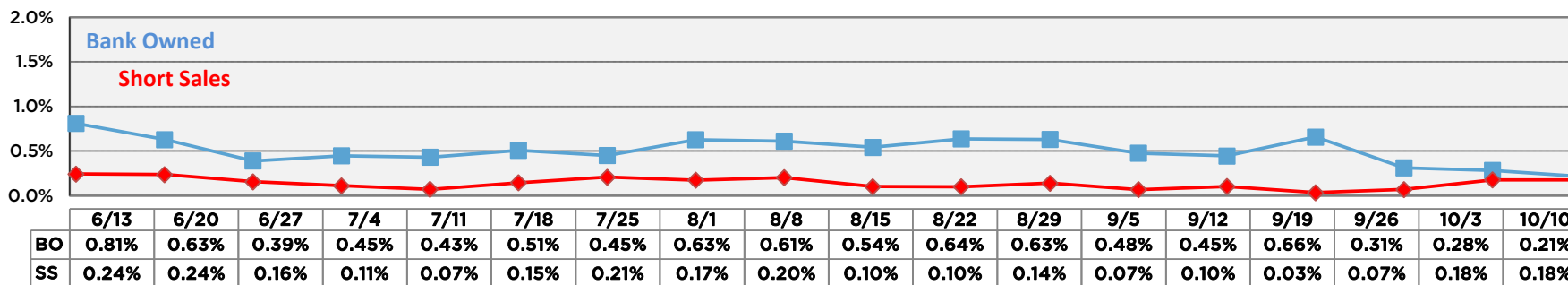
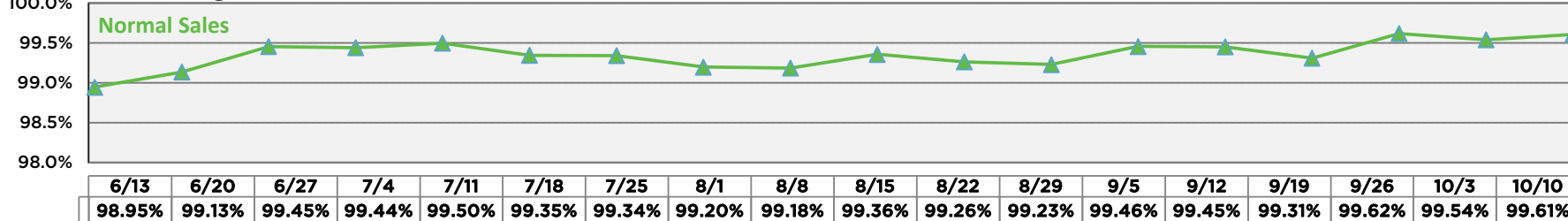


	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10
ListToContract	28	26	27	22	24	24	24	21	27	21	23	24	25	25	25	26	26	27
CombDaysOnMkt	30	27	29	23	25	25	27	23	29	22	24	25	26	26	26	27	27	33
ListToClose	65	62	66	58	61	60	62	59	63	57	58	61	61	62	62	64	62	63

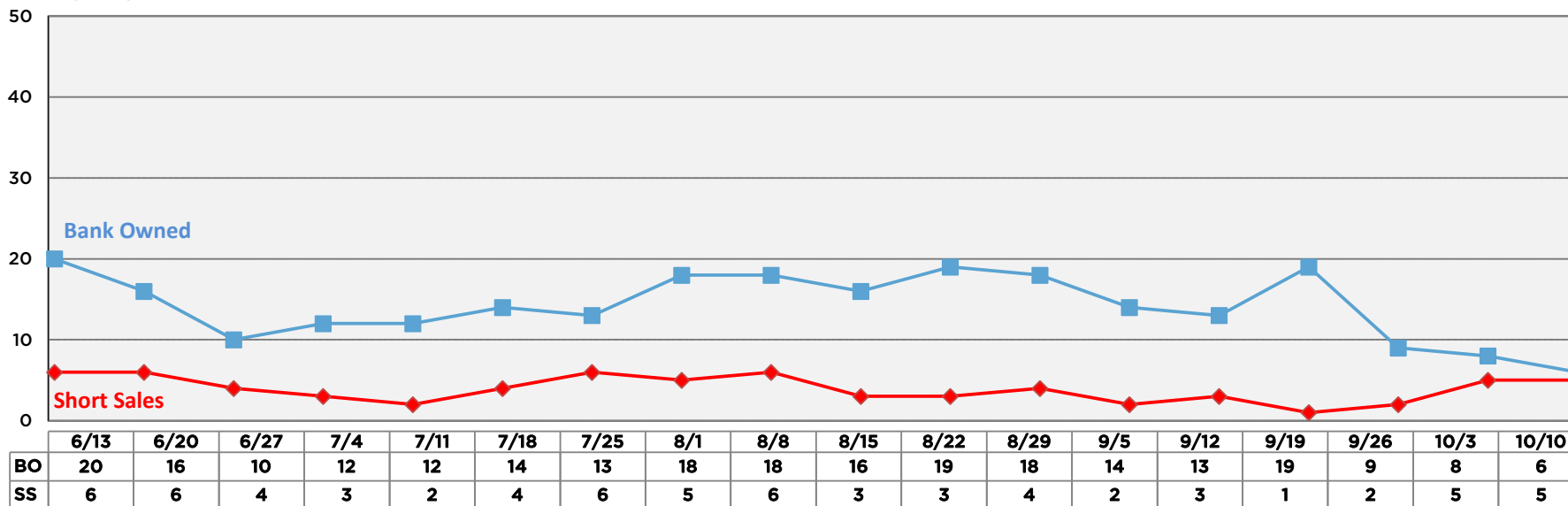


Single Family Homes

Percentage of Actives



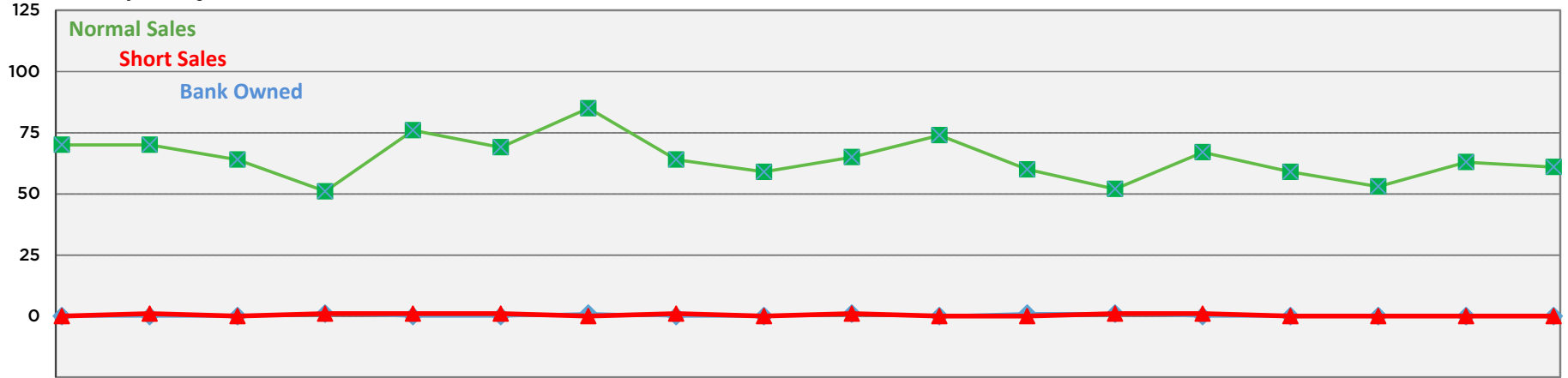
Active Foreclosures





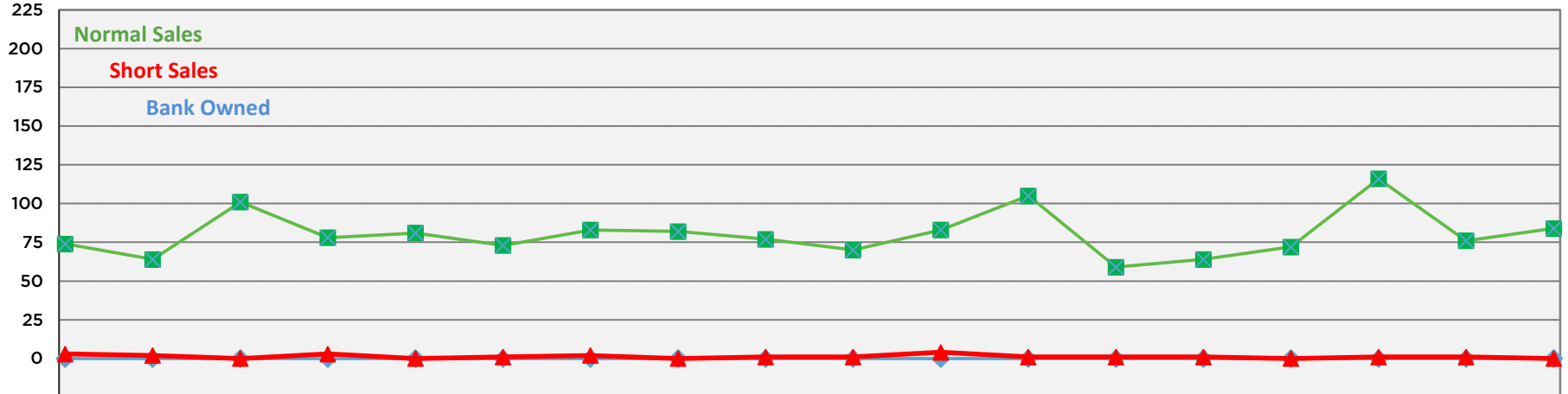
Single Family Homes

Temporary Off Market



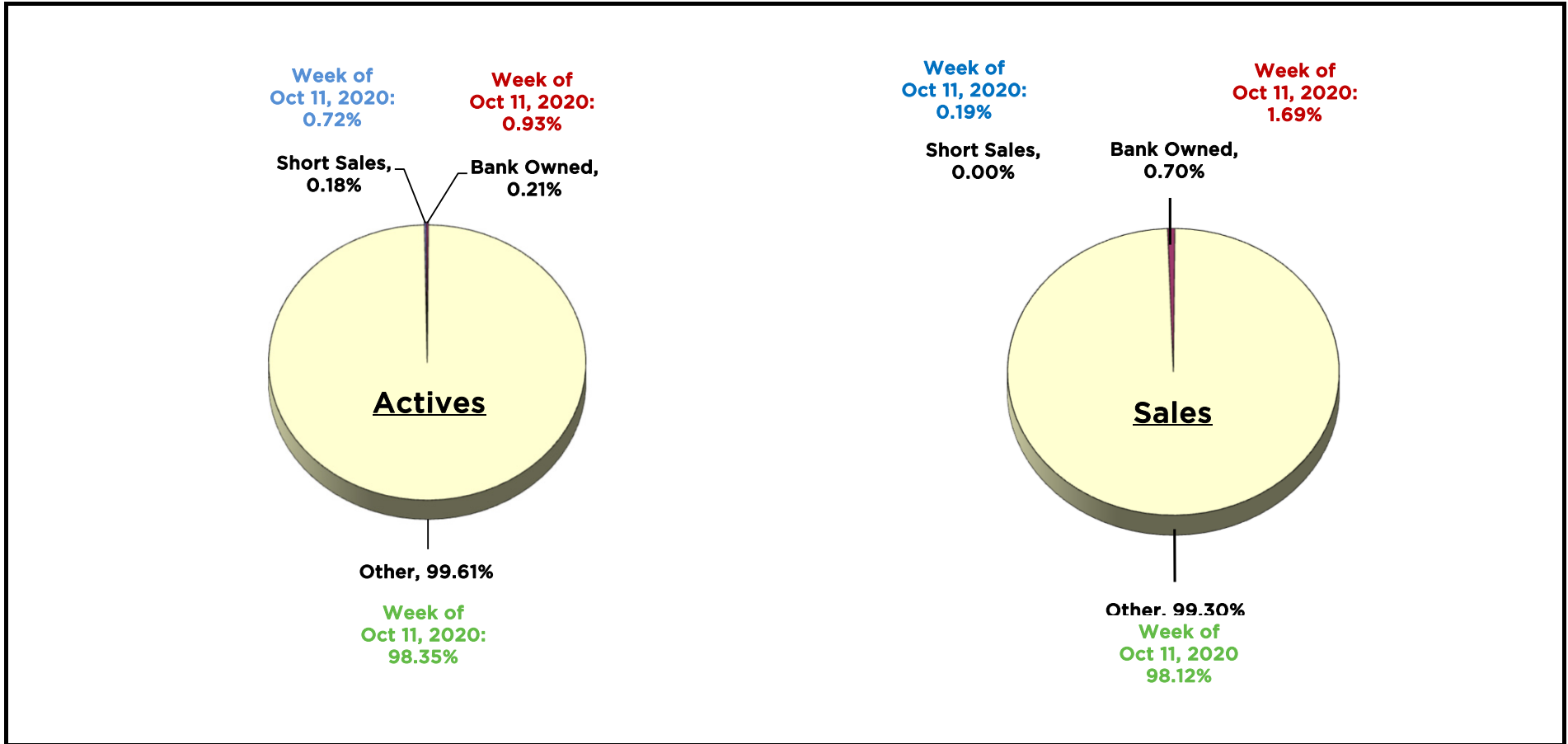
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Norm	70	70	64	51	76	69	85	64	59	65	74	60	52	67	59	53	63	61
BO	0	0	0	1	0	0	1	0	0	1	0	1	1	0	0	0	0	0
SS	0	1	0	1	1	1	0	1	0	1	0	0	1	1	0	0	0	0

Withdrawn



	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	10/10
Norm	74	64	101	78	81	73	83	82	77	70	83	105	59	64	72	116	76	84
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	3	2	0	3	0	1	2	0	1	1	4	1	1	1	0	1	1	0

Single Family Homes



Monday Morning Quarterback
10/10/2021 - 10/16/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 21 Single Family Homes available for the Median Price of \$370,000? (± \$500)

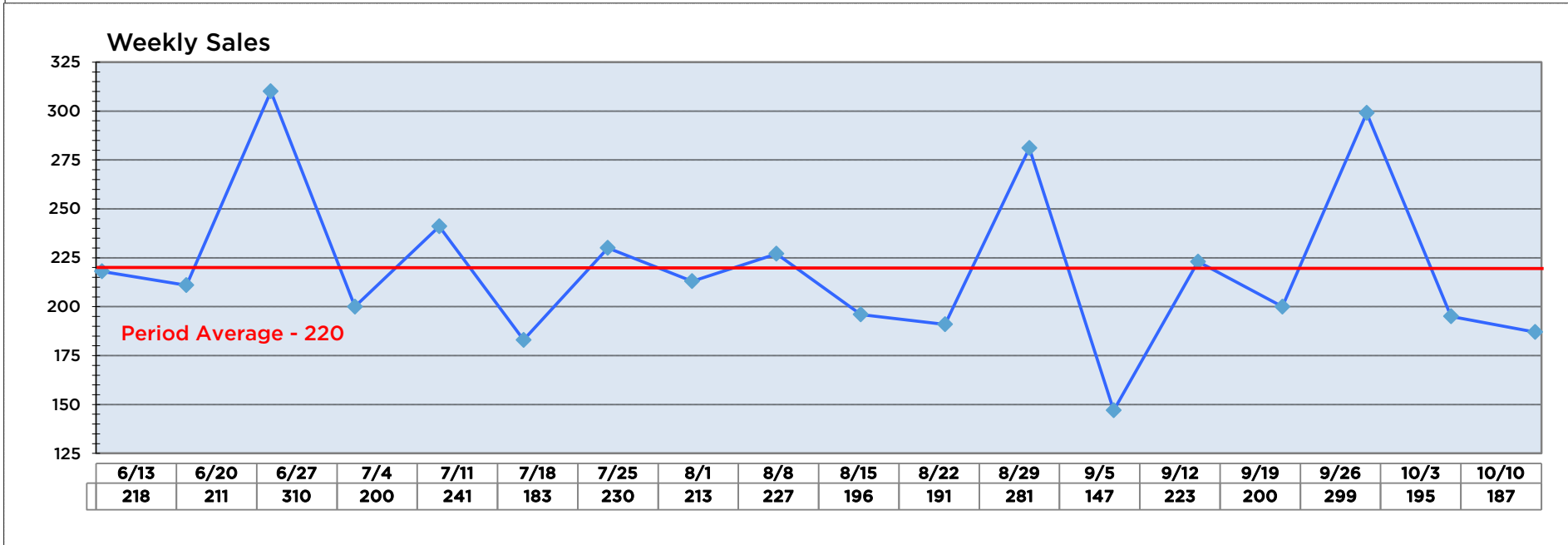
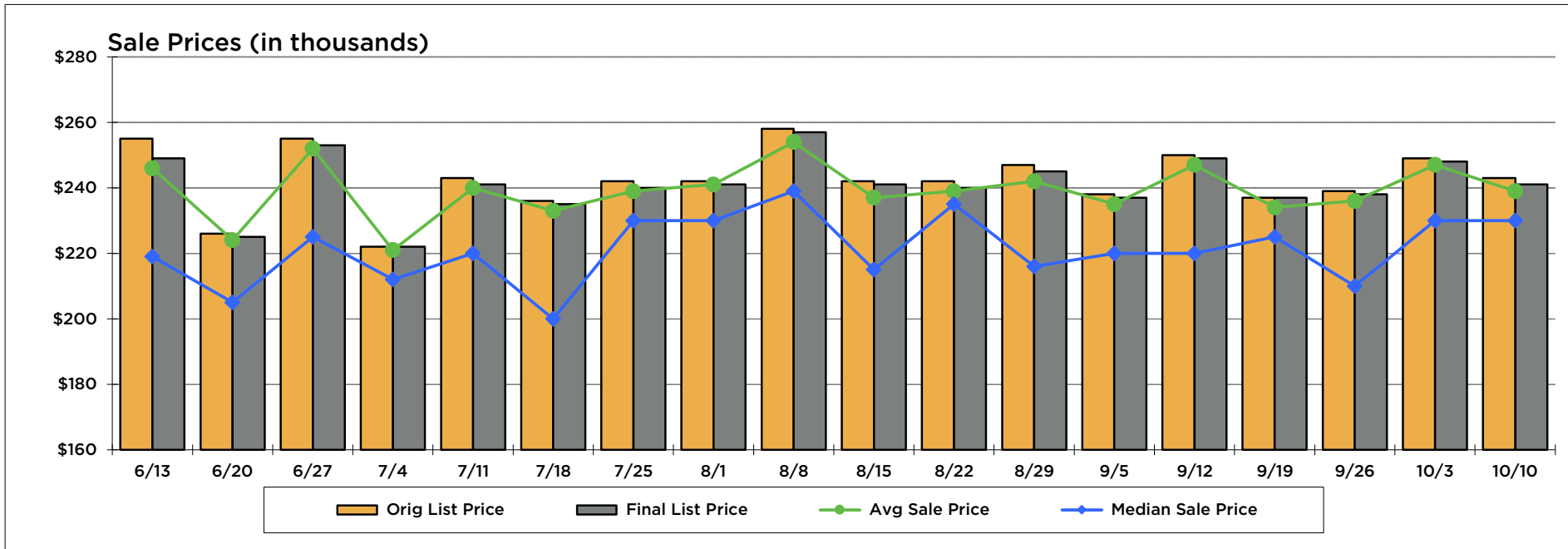
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$369,967	3.3	2.0	2,026	\$182.58
Casselberry	32707	1	\$369,900	3.0	2.0	1,847	\$200.27
Oviedo	32765	1	\$370,000	3.0	2.0	1,756	\$210.71
Sanford / Lake Forest	32771	1	\$370,000	4.0	2.0	2,476	\$149.43
Orange County		10	\$369,880	3.2	1.8	1,677	\$220.51
Colonialtown	32803	2	\$369,800	2.0	1.0	921	\$401.52
Pine Hills / Rosemont	32808	1	\$370,000	4.0	2.0	2,178	\$169.88
Belle Isle / Pine Castle	32809	1	\$369,900	3.0	2.0	1,811	\$204.25
Union Park	32817	1	\$370,000	3.0	2.0	1,462	\$253.08
Hiwassee	32818	1	\$369,900	4.0	2.0	2,287	\$161.74
Rio Pinar / Union Park	32825	1	\$370,000	3.0	2.0	2,150	\$172.09
Waterford Lakes	32828	1	\$370,000	4.0	2.0	1,956	\$189.16
Wedgfield	32833	1	\$369,500	4.0	2.0	1,754	\$210.66
Hunters Creek	32837	1	\$369,900	3.0	2.0	1,334	\$277.29
Osceola County		1	\$370,000	4.0	2.0	1,952	\$189.55
Kissimmee (West) / Pleasant Hill	34746	1	\$370,000	4.0	2.0	1,952	\$189.55
Lake County		7	\$369,993	3.7	2.4	2,255	\$164.10
Eustis (East)	32736	1	\$370,000	4.0	3.0	2,534	\$146.01
Sorrento / Mt Plymouth	32776	1	\$370,000	3.0	2.0	2,656	\$139.31
Tavares / Mt Plymouth	32778	1	\$370,000	4.0	2.0	2,091	\$176.95
Clermont (Central)	34711	1	\$370,000	3.0	2.0	1,930	\$191.71
Minneola	34715	1	\$369,950	4.0	2.0	2,005	\$184.51
Leesburg (West)	34748	1	\$370,000	3.0	3.0	1,962	\$188.58
Leesburg (East) / Haines Creek	34788	1	\$370,000	5.0	3.0	2,605	\$142.03

Monday Morning Quarterback
10/10/2021 - 10/16/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

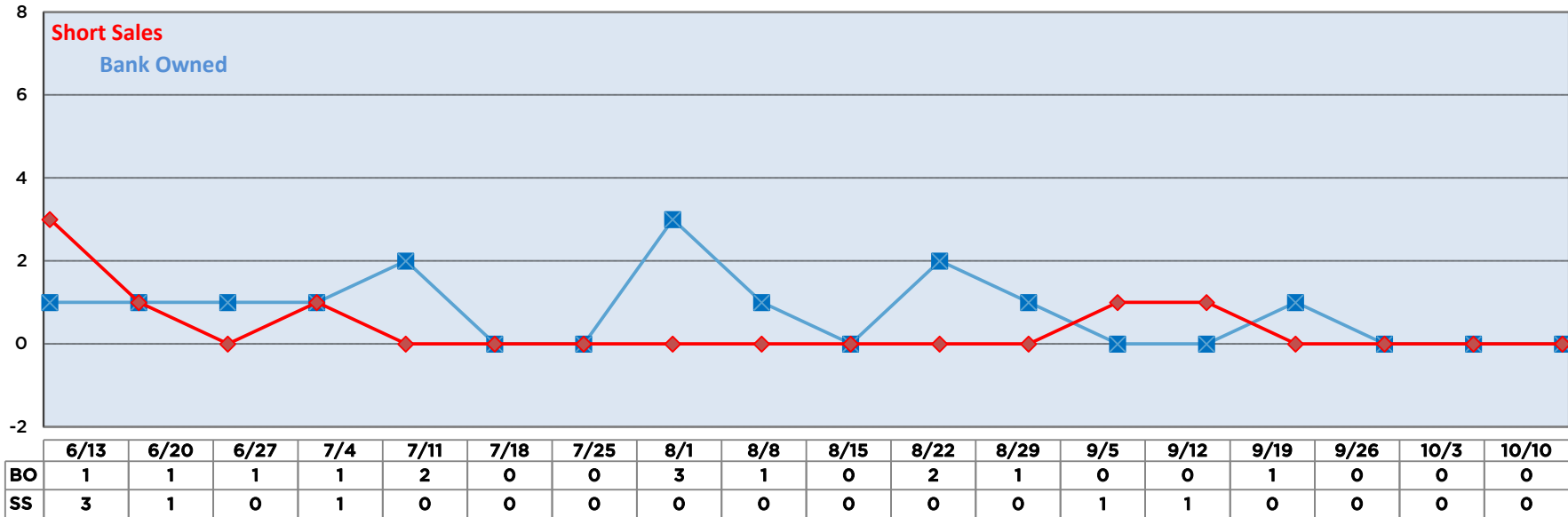
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	187	106	37	31	10	3	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	187	106	37	31	10	3	0
Active Listings	1,047	565	134	198	96	42	12
Bank Owned	10	8	1	1	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	1,033	553	133	197	96	42	12
Months of Inventory	1	1	1	1	2	3	0
<i>List Price</i>							
Average Original List Price	\$242,900	\$175,830	\$273,718	\$342,690	\$443,930	\$531,333	\$0
Average Final List Price	\$240,572	\$173,998	\$271,101	\$339,361	\$439,830	\$531,333	\$0
<i>Sale Price</i>							
Average Price	\$238,894	\$171,328	\$270,995	\$338,877	\$437,640	\$534,667	\$0
Median Price	\$230,000	\$170,506	\$265,000	\$329,000	\$425,700	\$505,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,328	-\$1,832	-\$2,617	-\$3,329	-\$4,100	\$0	\$0
Original List to Sale Price - \$	-\$4,006	-\$4,502	-\$2,723	-\$3,813	-\$6,290	\$3,334	\$0
Final List to Sale Price - \$	-\$1,678	-\$2,670	-\$106	-\$484	-\$2,190	\$3,334	\$0
Original List to Sale Price - %	98.35%	97.44%	99.01%	98.89%	98.58%	100.63%	0.00%
Final List to Sale Price - %	99.30%	98.47%	99.96%	99.86%	99.50%	100.63%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	23	27	19	22	16	5	0
Combined Avg Days to Contract	24	27	19	22	18	5	0
Avg Days Listing to Closing	57	61	53	56	39	28	0
Avg Days Contract to Close	34	34	33	36	26	23	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,368	1,112	1,538	1,792	1,903	2,127	0

Condos, Townhomes, Villas

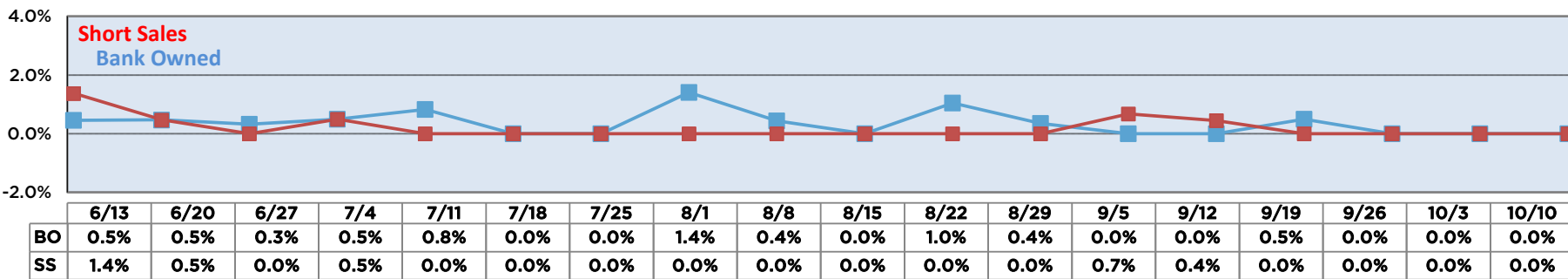
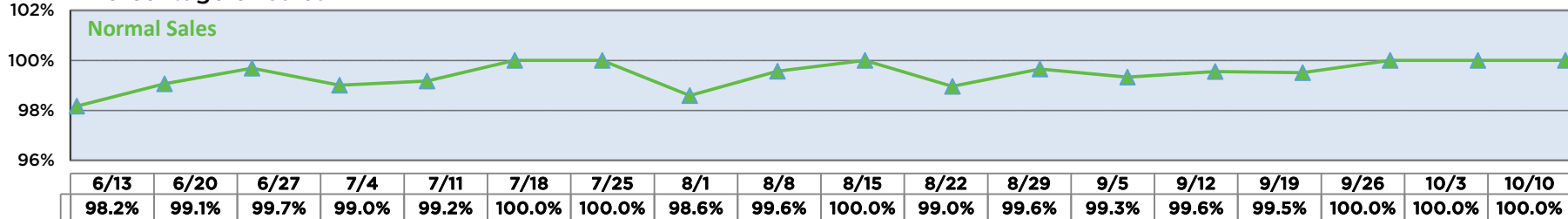


Condos, Townhomes, Villas

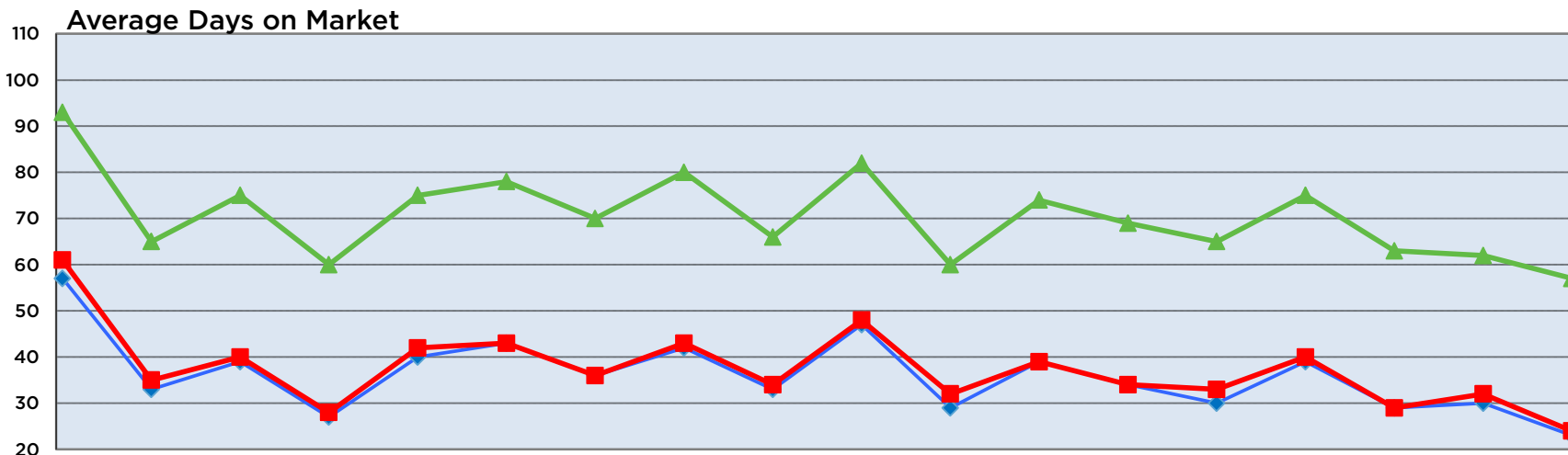
Foreclosure Sales



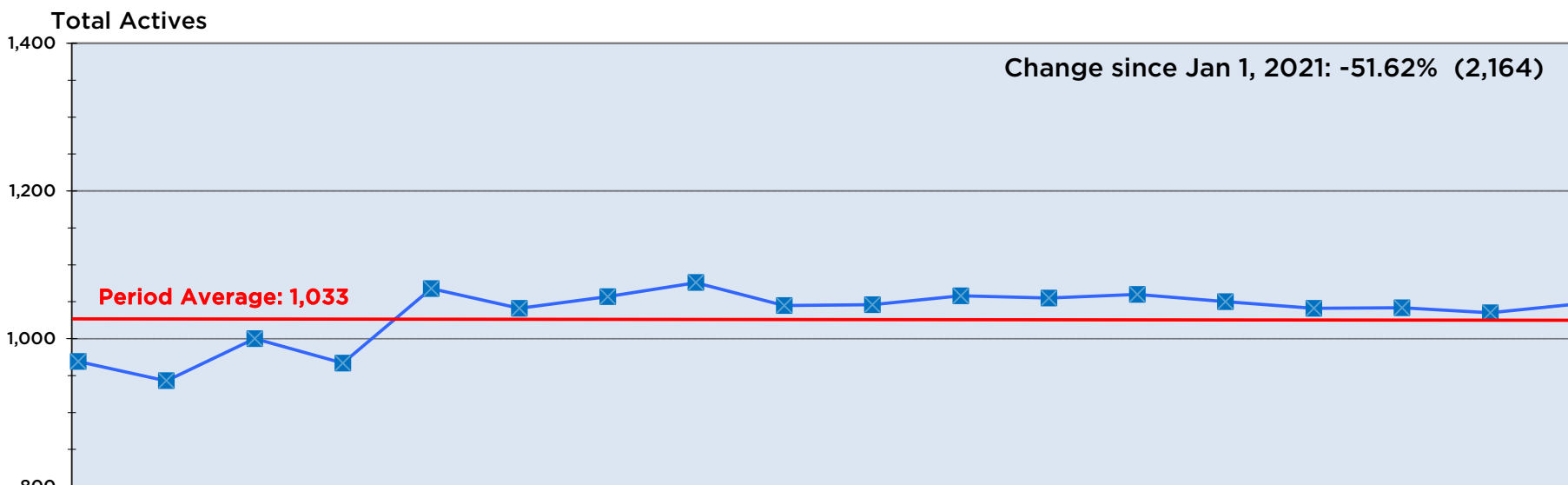
Percentage of Sales



Condos, Townhomes, Villas

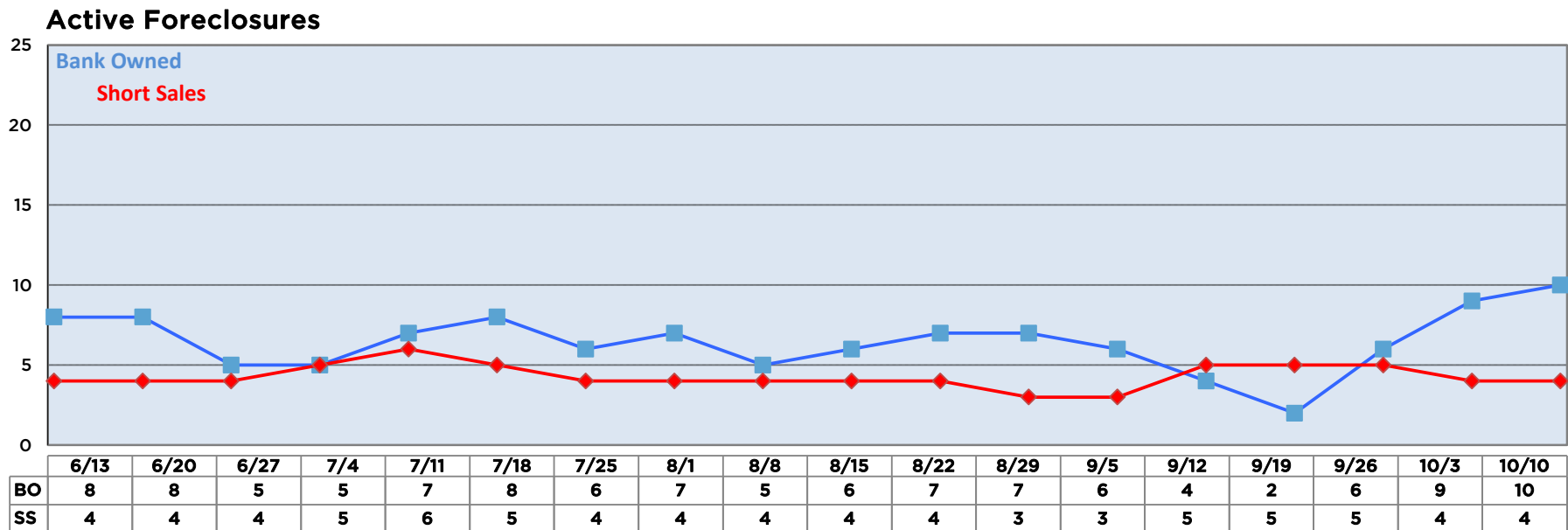
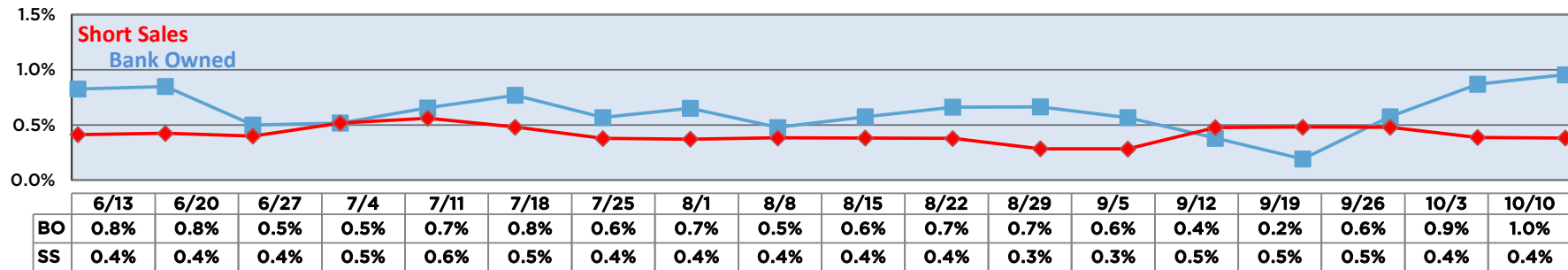
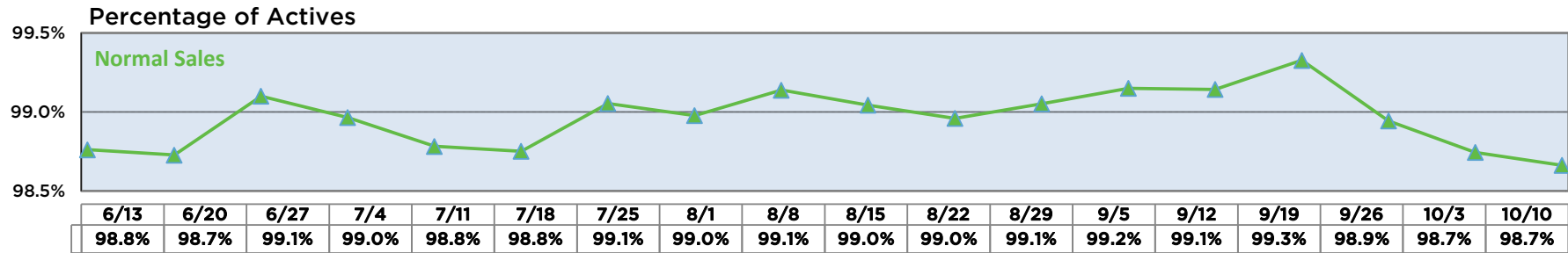


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ListToContract	57	33	39	27	40	43	36	42	33	47	29	39	34	30	39	29	30	23
CombDaysOnMkt	61	35	40	28	42	43	36	43	34	48	32	39	34	33	40	29	32	24
ListToClose	93	65	75	60	75	78	70	80	66	82	60	74	69	65	75	63	62	57



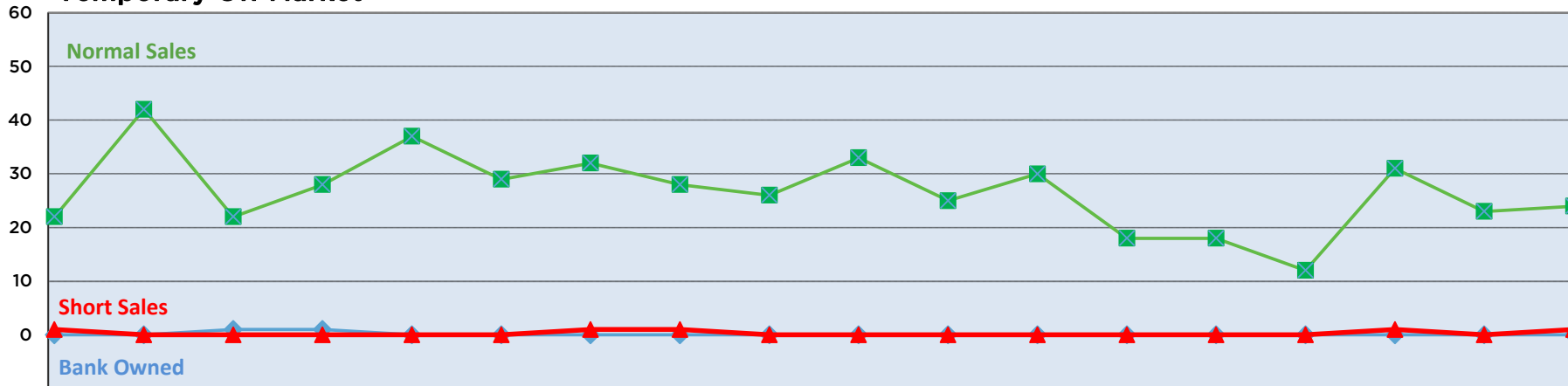
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Total Actives	969	943	1,000	967	1,068	1,041	1,057	1,076	1,045	1,046	1,058	1,055	1,060	1,050	1,041	1,042	1,035	1,047

Condos, Townhomes, Villas



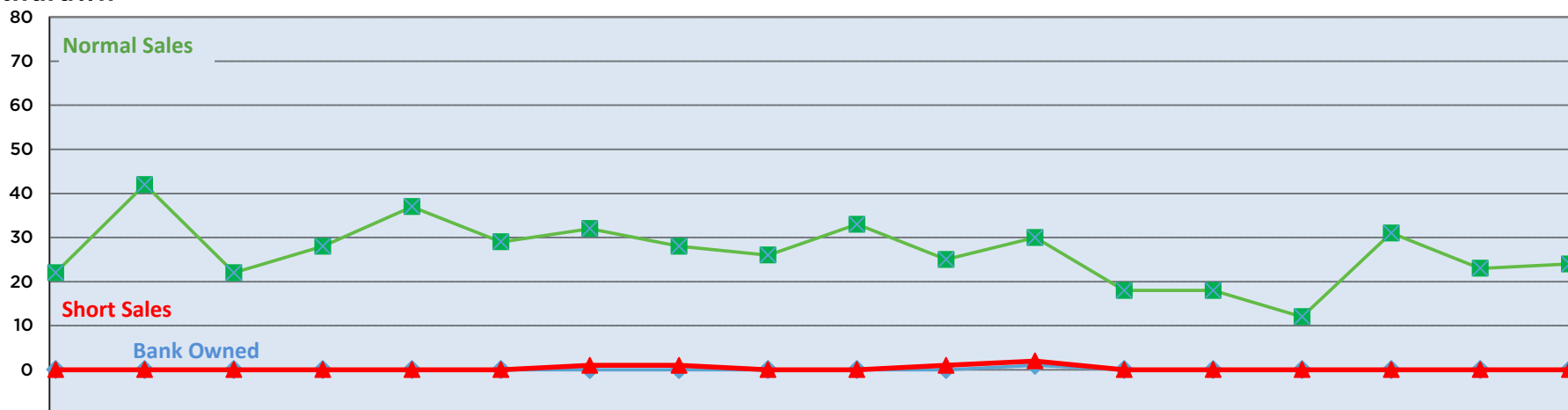
Condos, Townhomes, Villas

Temporary Off Market



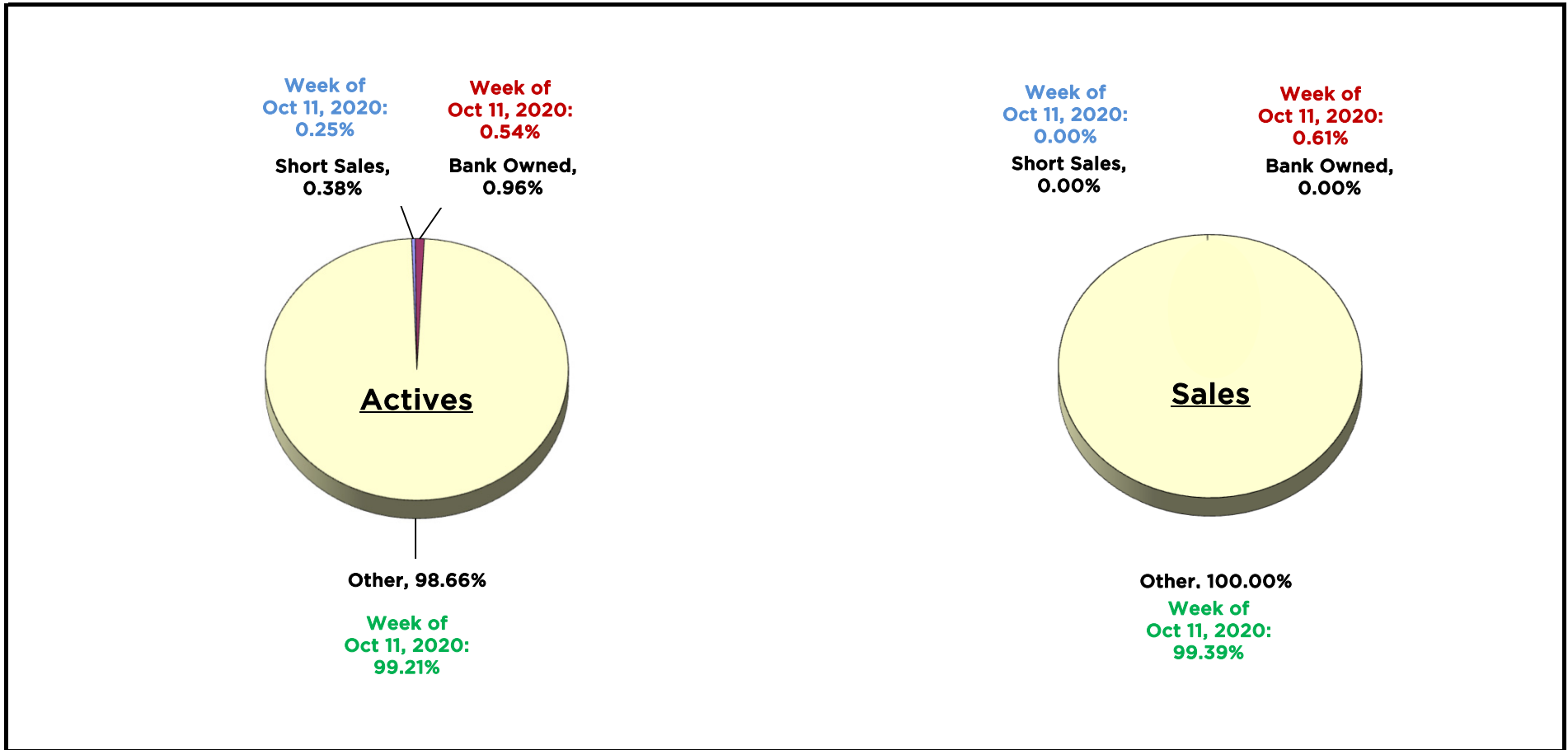
	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10
Norm	22	42	22	28	37	29	32	28	26	33	25	30	18	18	12	31	23	24
BO	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1

Withdrawn



	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	10/10
Norm	22	42	22	28	37	29	32	28	26	33	25	30	18	18	12	31	23	24
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	0	0	0	0	0	0	1	1	0	0	1	2	0	0	0	0	0	0

Condos, Townhomes, Villas



Monday Morning Quarterback
10/10/2021 - 10/16/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 7 Condos, Townhomes, or Villas available for the Median Price of \$230,000? (± \$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		1	\$230,000	3.0	2.0	1,664	\$138.22
Maitland / Eatonville	32751	1	\$230,000	3.0	2.0	1,664	\$138.22
Orange County		5	\$230,000	2.4	2.0	1,234	\$186.45
Williamsburg / Lake Bryan	32821	1	\$230,000	3.0	2.0	1,200	\$191.67
Ventura	32822	1	\$230,000	2.0	2.0	1,200	\$191.67
Taft	32824	1	\$230,000	2.0	2.0	1,303	\$176.52
Metro West / Orlo Vista	32835	1	\$230,000	3.0	2.0	1,374	\$167.39
Pine Castle / Edgewood	32839	1	\$230,000	2.0	2.0	1,091	\$210.82
Osceola County		1	\$229,900	3.0	2.0	1,728	\$133.04
Kissimmee (East)	34744	1	\$229,900	3.0	2.0	1,728	\$133.04