



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of October 24, 2021 - October 30, 2021

Single-family existing homes

- Sales of single-family homes increased to 689 during the week of Oct 24, from 592 the week prior
- The median price of single family homes decreased to \$363,000, a change of -3.2%
- The number of single-family home foreclosure transactions increased to 5 last week, from 0 the week of Oct 17
- The number of single-family home short-sale transactions increased to 5 from 2 the week prior
- Single-family inventory decreased by 105, and now sits at 2,645

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 245 during the week of Oct 24, from 208 the week prior
- The median price of condos, townhomes, and villas increased to \$232,500, a change of 3.0%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Oct 17
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 6, and now sits at 1,014

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

Monday Morning Quarterback
10/24/2021 - 10/30/2021
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	689	112	82	231	109	135	20
Bank Owned	5	0	1	1	1	1	1
Short Sales	5	3	0	0	2	0	0
Other	679	109	81	230	106	134	19
Active Listings	2,645	378	220	557	466	744	280
Bank Owned	7	5	1	0	0	1	0
Short Sales	3	1	0	0	0	1	1
Other	2,635	372	219	557	466	742	279
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$431,177	\$206,254	\$275,004	\$347,965	\$442,633	\$649,751	\$1,754,335
Average Final List Price	\$425,791	\$201,269	\$272,734	\$346,573	\$439,267	\$641,991	\$1,692,835

Sale Price

Average Price	\$421,624	\$195,126	\$273,291	\$347,613	\$438,509	\$638,535	\$1,596,825
Median Price	\$363,000	\$210,000	\$274,450	\$345,500	\$435,000	\$622,000	\$1,545,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$5,386	-\$4,985	-\$2,270	-\$1,392	-\$3,366	-\$7,760	-\$61,500
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,553	-\$11,128	-\$1,713	-\$352	-\$4,124	-\$11,216	-\$157,510
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,167	-\$6,143	\$557	\$1,040	-\$758	-\$3,456	-\$96,010
<i>Original</i> List to <i>Sale</i> Price - %	97.78%	94.60%	99.38%	99.90%	99.07%	98.27%	91.02%
<i>Final</i> List to <i>Sale</i> Price - %	99.02%	96.95%	100.20%	100.30%	99.83%	99.46%	94.33%

Days on the Market

Avg Days Listing to Contract	26	30	27	19	26	27	70
Combined Avg Days to Contract	27	32	27	20	27	28	72
Avg Days Listing to Closing	65	77	64	55	66	64	116
Avg Days Contract to Close	39	46	41	36	41	38	46

Beds / Baths

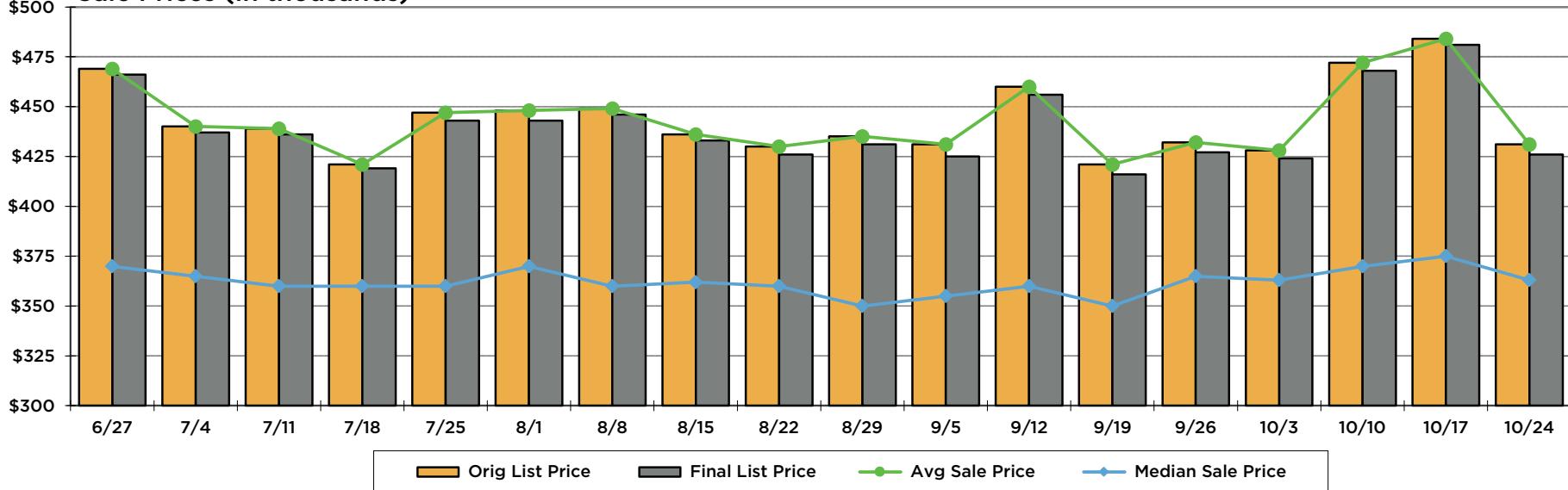
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

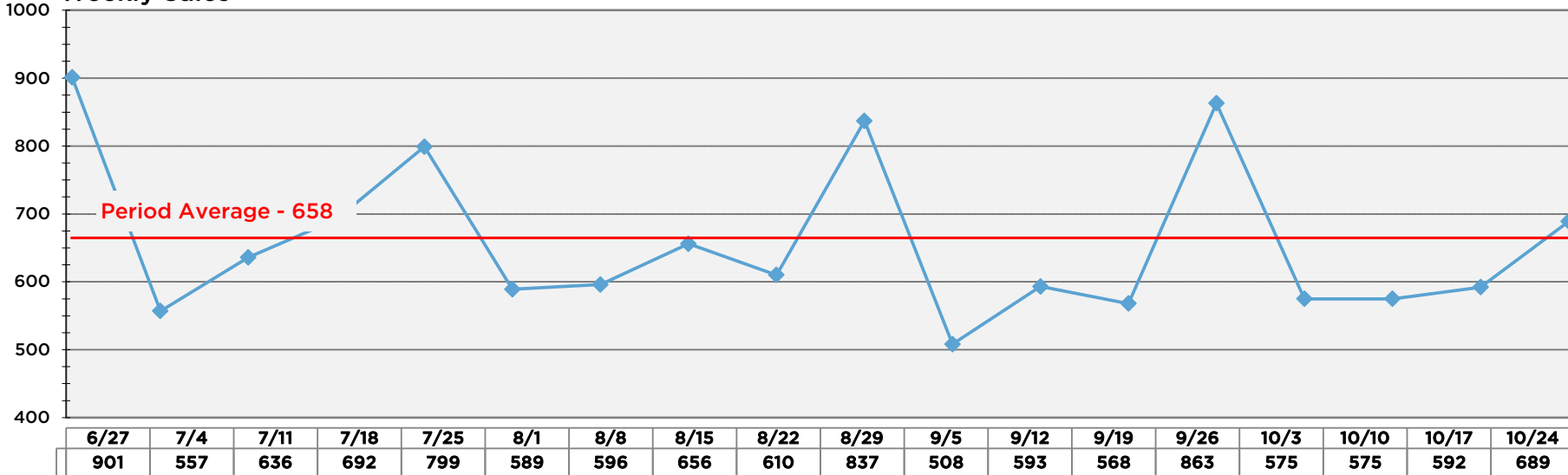
Average Square Feet	2,103	1,194	1,488	1,854	2,431	2,983	4,867
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Single Family Homes

Sale Prices (in thousands)

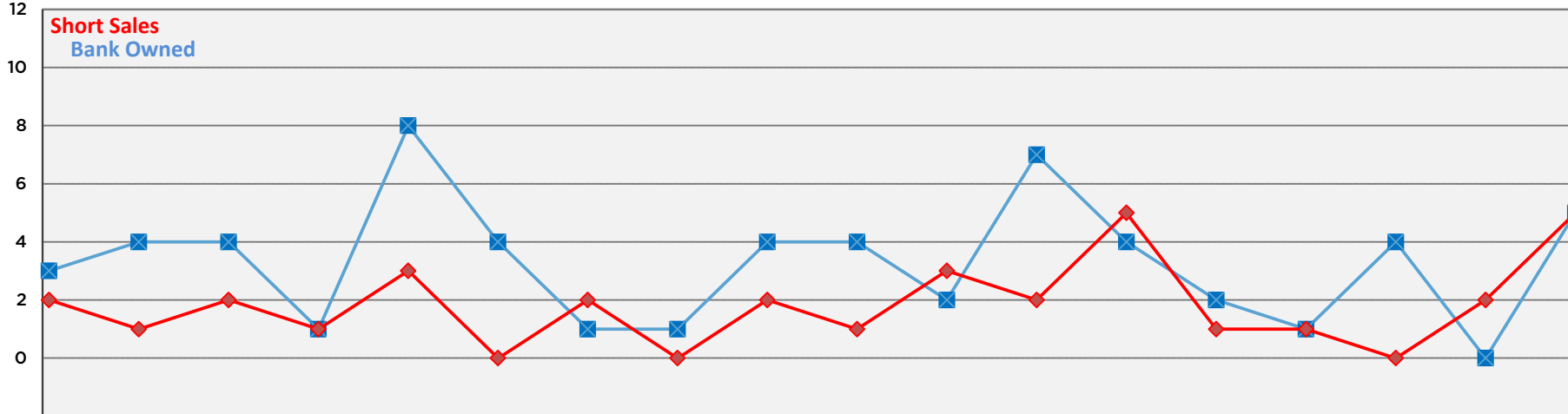


Weekly Sales



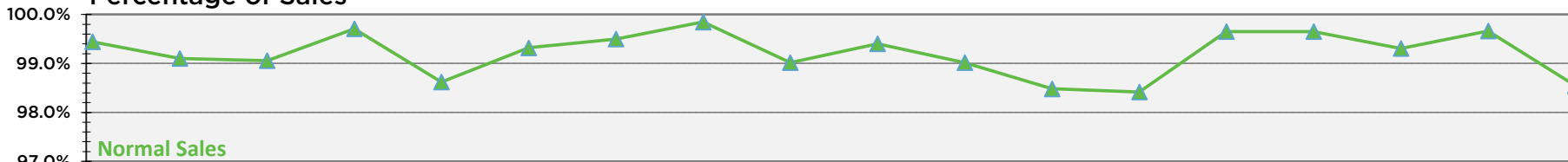
Single Family Homes

Foreclosure Sales

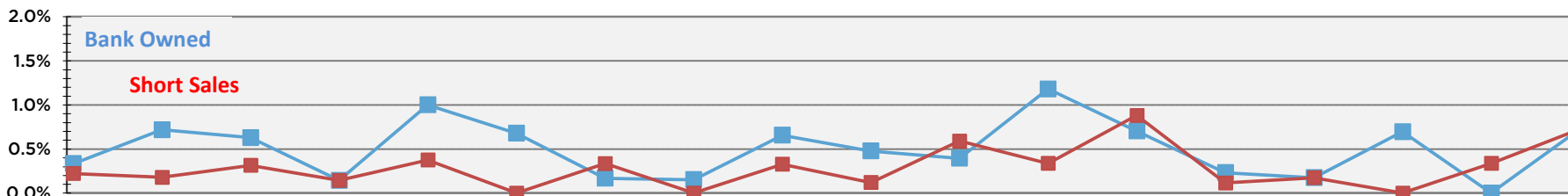


	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24
BO	3	4	4	1	8	4	1	1	4	4	2	7	4	2	1	4	0	5
SS	2	1	2	1	3	0	2	0	2	1	3	2	5	1	1	0	2	5

Percentage of Sales

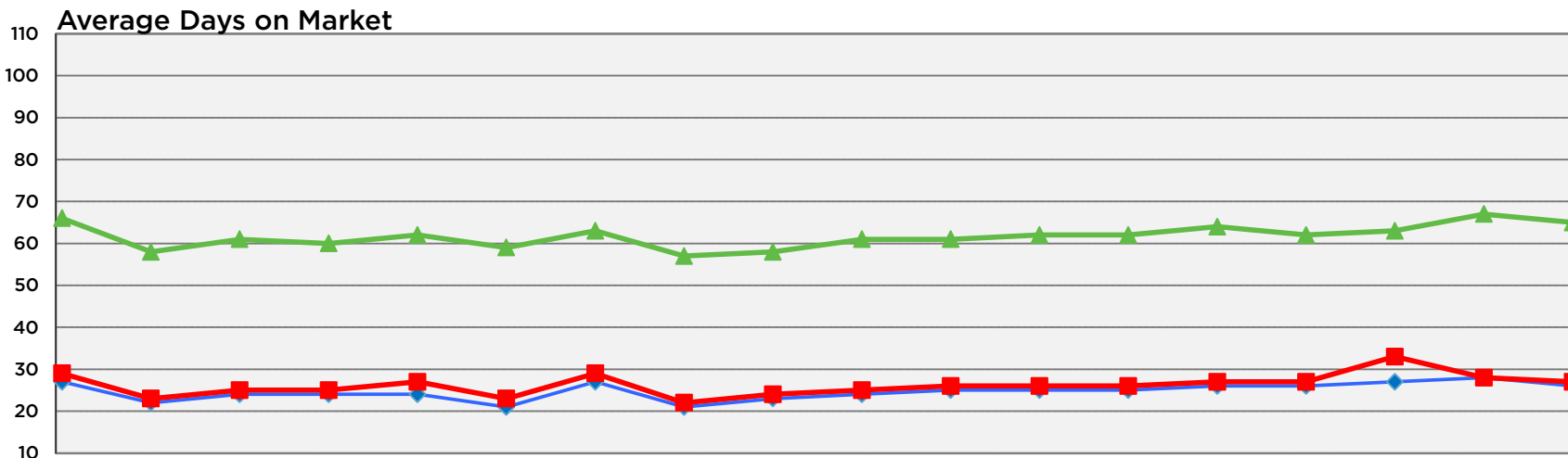


	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24
Normal Sales	99.4%	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%

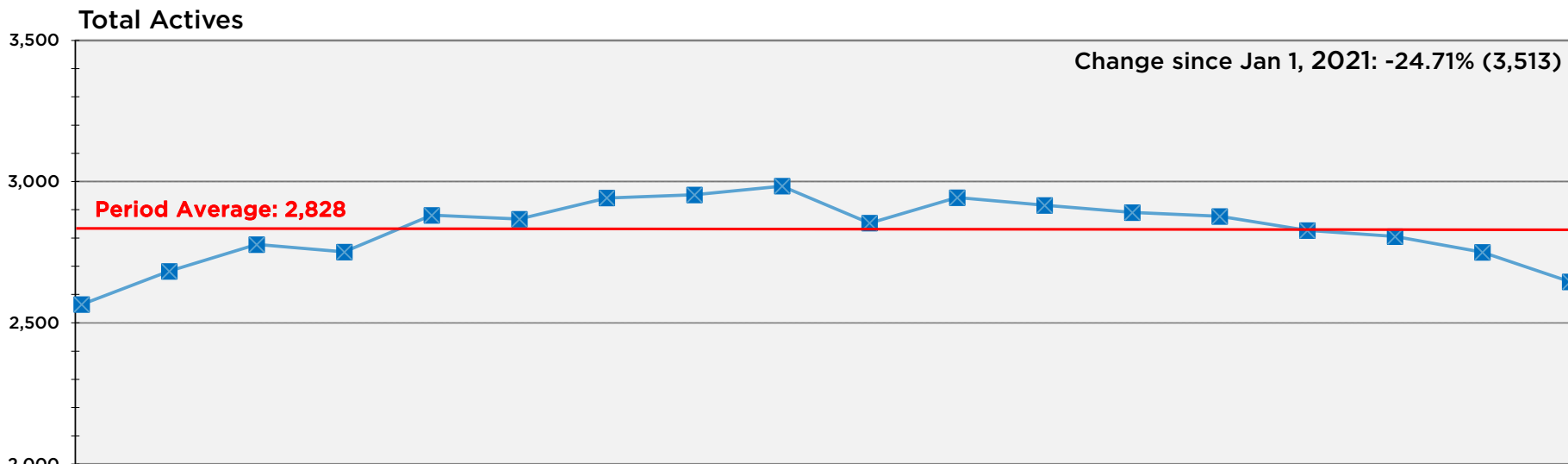


	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24
BO	0.3%	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%
SS	0.2%	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%

Single Family Homes



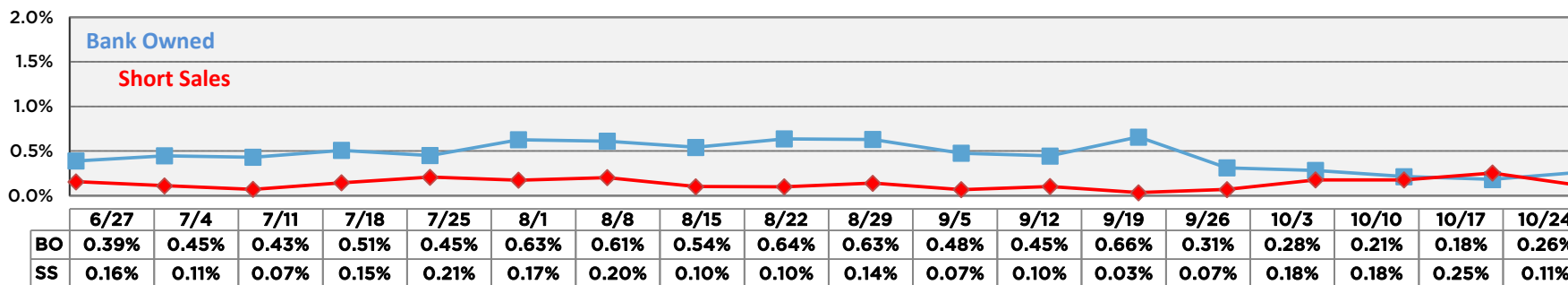
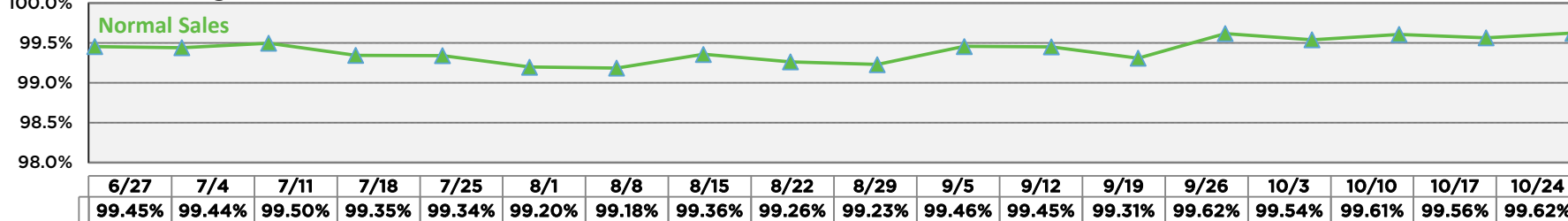
	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24
ListToContract	27	22	24	24	24	21	27	21	23	24	25	25	25	26	26	27	28	26
CombDaysOnMkt	29	23	25	25	27	23	29	22	24	25	26	26	26	27	27	33	28	27
ListToClose	66	58	61	60	62	59	63	57	58	61	61	62	62	64	62	63	67	65



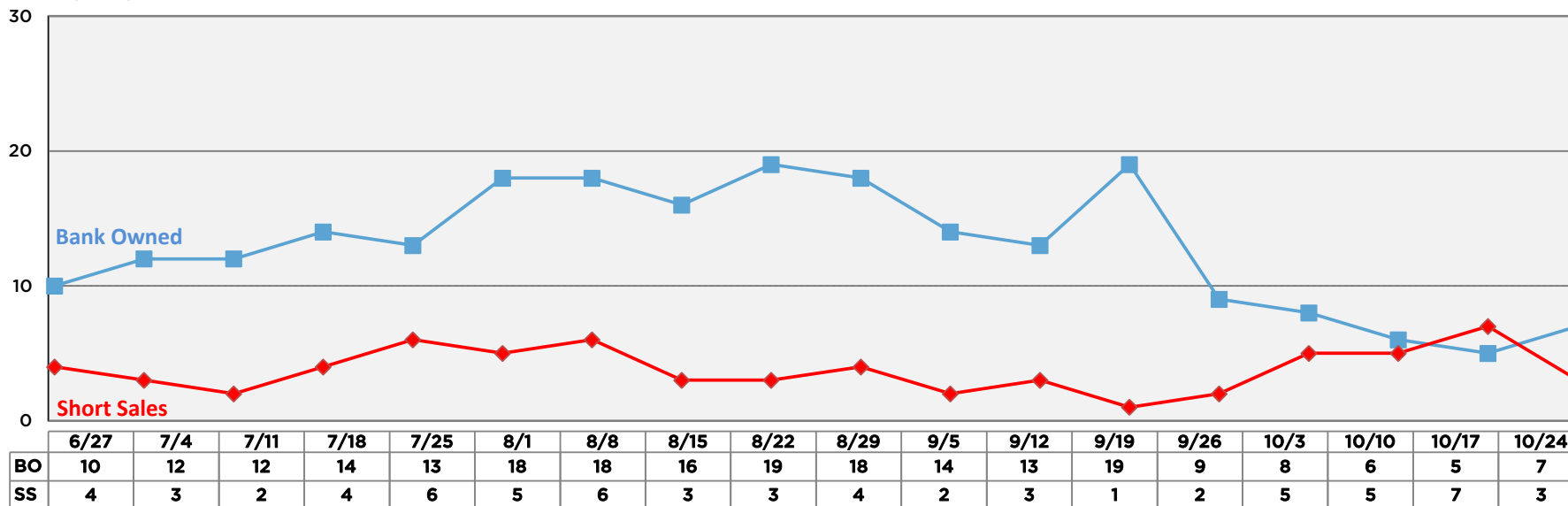
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Total Actives	2,565	2,682	2,777	2,751	2,881	2,867	2,942	2,953	2,984	2,853	2,943	2,916	2,891	2,877	2,827	2,806	2,750	2,645

Single Family Homes

Percentage of Actives

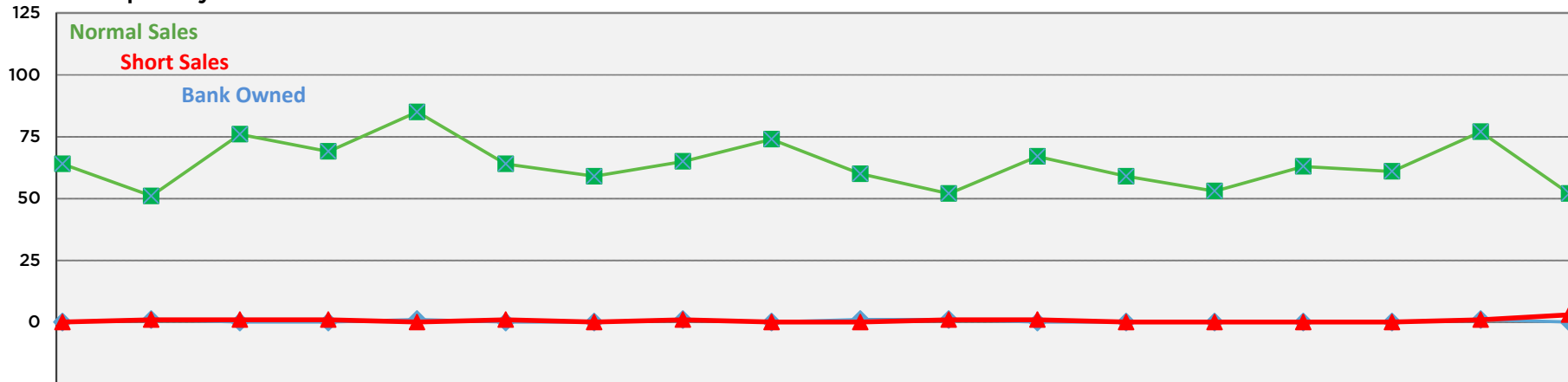


Active Foreclosures



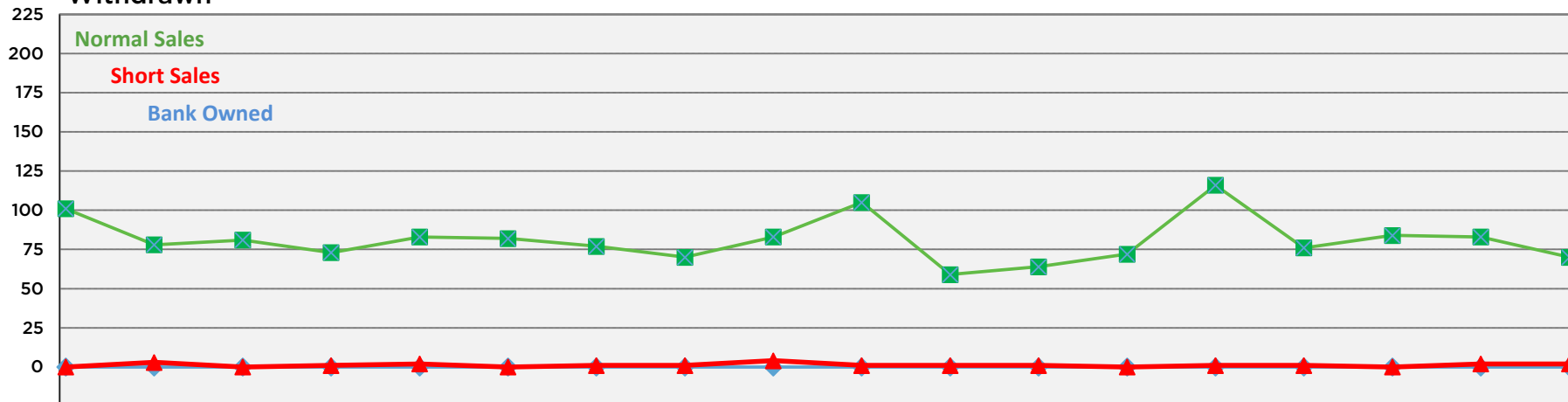
Single Family Homes

Temporary Off Market



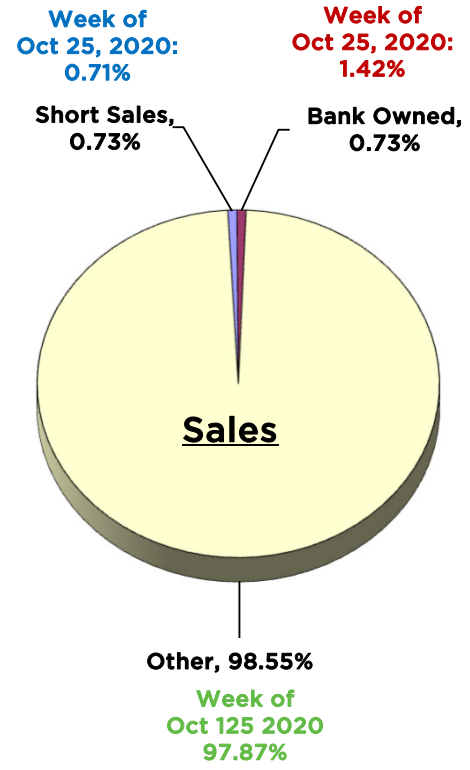
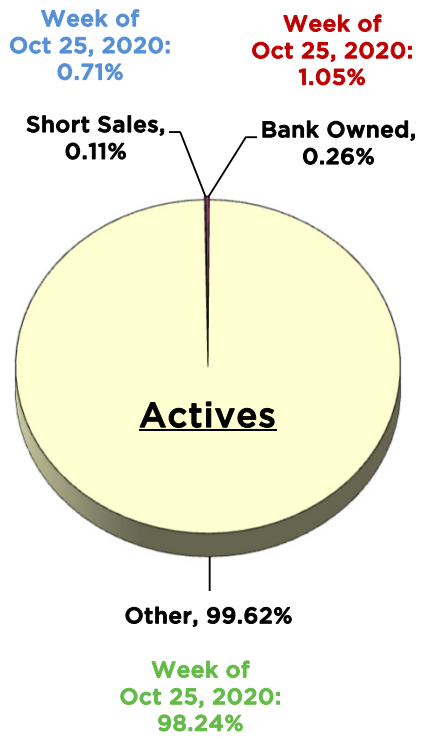
	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24
Norm	64	51	76	69	85	64	59	65	74	60	52	67	59	53	63	61	77	52
BO	0	1	0	0	1	0	0	1	0	1	1	0	0	0	0	0	1	0
SS	0	1	1	1	0	1	0	1	0	0	1	1	0	0	0	0	1	3

Withdrawn



	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	10/17	10/24
Norm	101	78	81	73	83	82	77	70	83	105	59	64	72	116	76	84	83	70
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	3	0	1	2	0	1	1	4	1	1	1	0	1	1	0	2	2

Single Family Homes



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

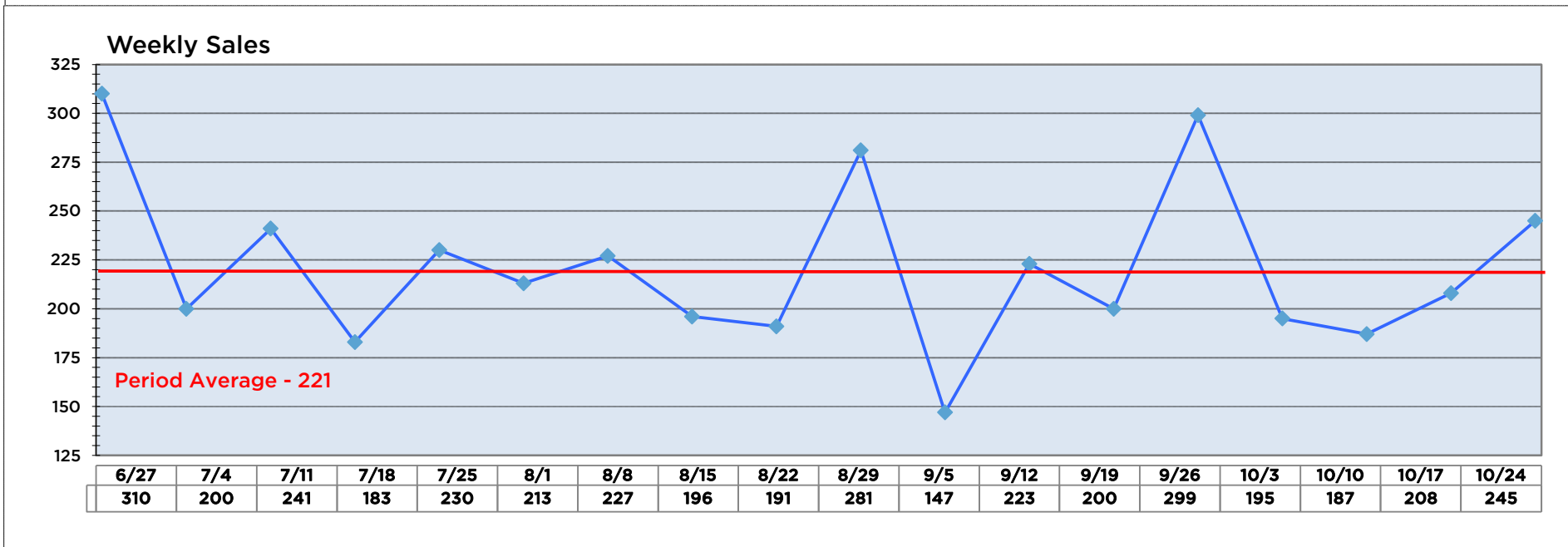
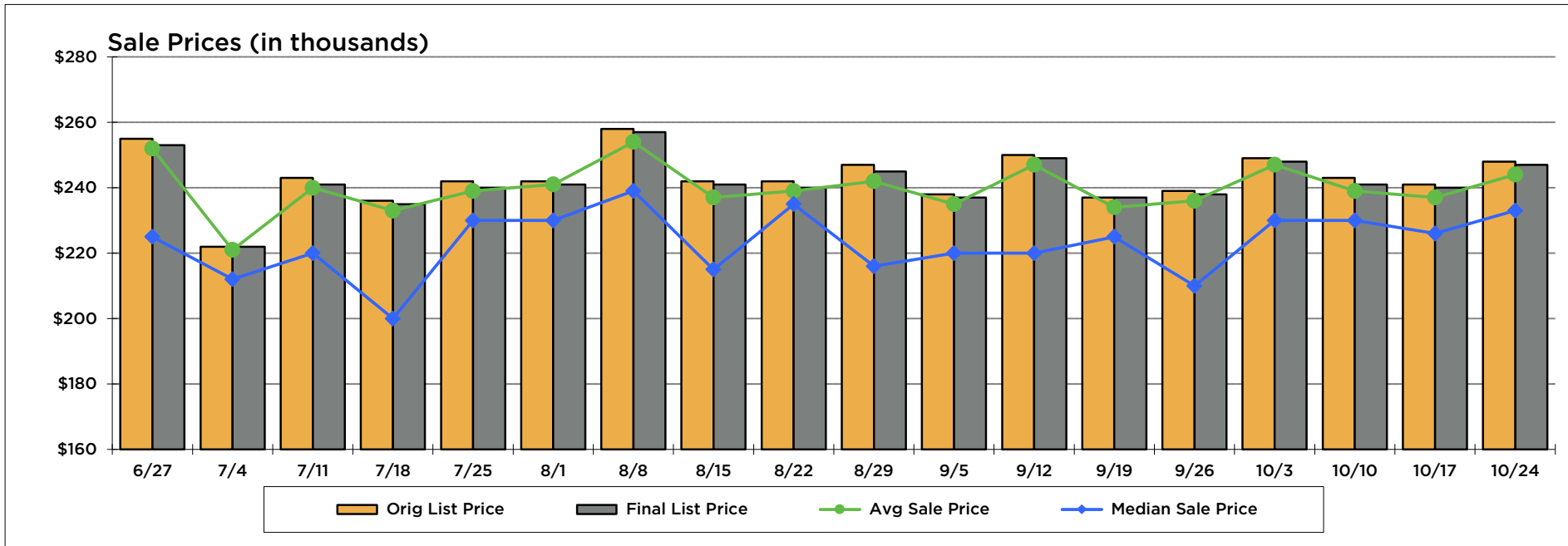
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		1	\$362,500	3.0	2.0	1,809	\$200.39
Oviedo	32765	1	\$362,500	3.0	2.0	1,809	\$200.39

Monday Morning Quarterback
10/24/2021 - 10/30/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

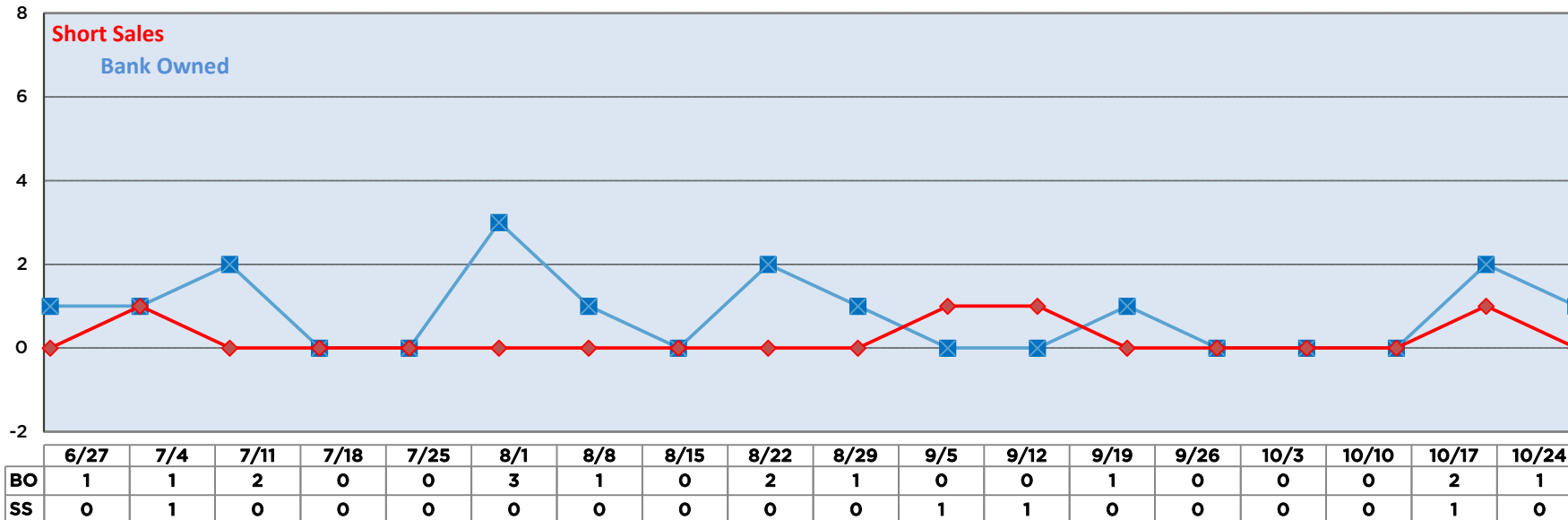
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	245	141	32	59	9	4	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	244	140	32	59	9	4	0
Active Listings	1,014	541	126	188	99	45	15
Bank Owned	8	7	0	1	0	0	0
Short Sales	6	4	1	0	1	0	0
Other	1,000	530	125	187	98	45	15
Months of Inventory	1	1	1	1	3	3	0
<i>List Price</i>							
Average Original List Price	\$248,027	\$181,601	\$270,953	\$339,127	\$456,322	\$593,725	\$0
Average Final List Price	\$247,049	\$179,629	\$272,781	\$340,040	\$448,100	\$593,725	\$0
<i>Sale Price</i>							
Average Price	\$244,072	\$175,967	\$271,825	\$338,500	\$439,444	\$590,375	\$0
Median Price	\$232,500	\$183,000	\$270,000	\$335,000	\$430,000	\$555,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$978	-\$1,972	\$1,828	\$913	-\$8,222	\$0	\$0
Original List to Sale Price - \$	-\$3,955	-\$5,634	\$872	-\$627	-\$16,878	-\$3,350	\$0
Final List to Sale Price - \$	-\$2,977	-\$3,662	-\$956	-\$1,540	-\$8,656	-\$3,350	\$0
Original List to Sale Price - %	98.41%	96.90%	100.32%	99.82%	96.30%	99.44%	0.00%
Final List to Sale Price - %	98.79%	97.96%	99.65%	99.55%	98.07%	99.44%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	32	35	23	25	77	32	0
Combined Avg Days to Contract	42	52	25	25	77	32	0
Avg Days Listing to Closing	66	69	53	58	111	71	0
Avg Days Contract to Close	34	35	31	33	34	39	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	4	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,422	1,150	1,572	1,814	2,131	2,394	0

Condos, Townhomes, Villas

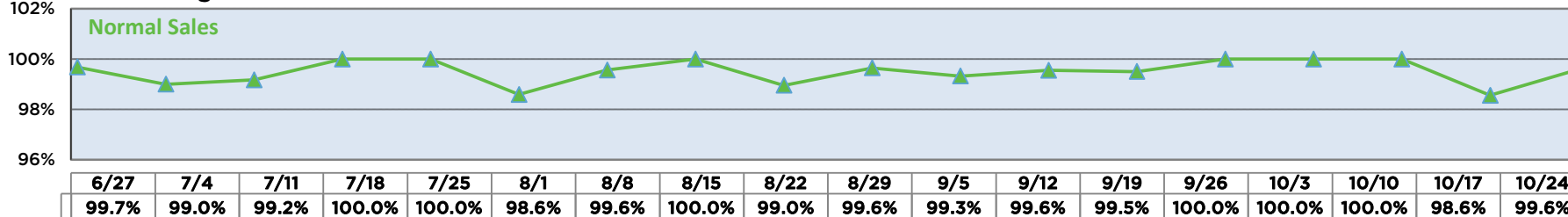


Condos, Townhomes, Villas

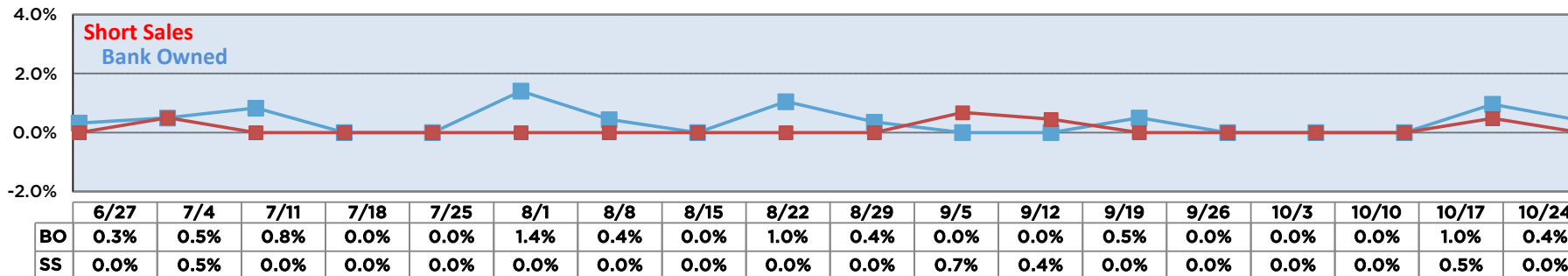
Foreclosure Sales



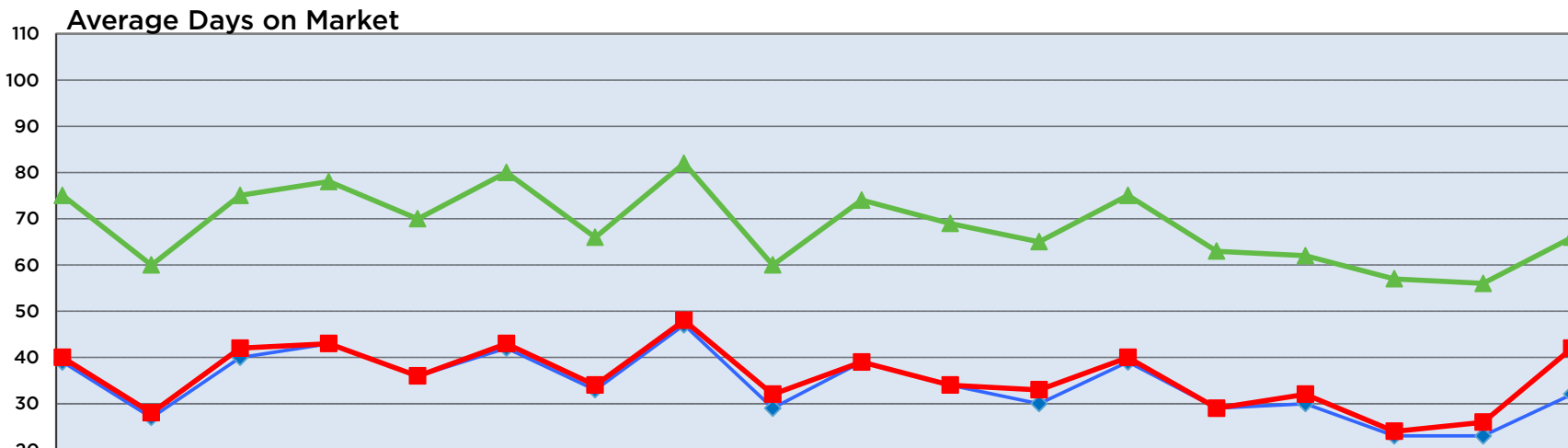
Percentage of Sales



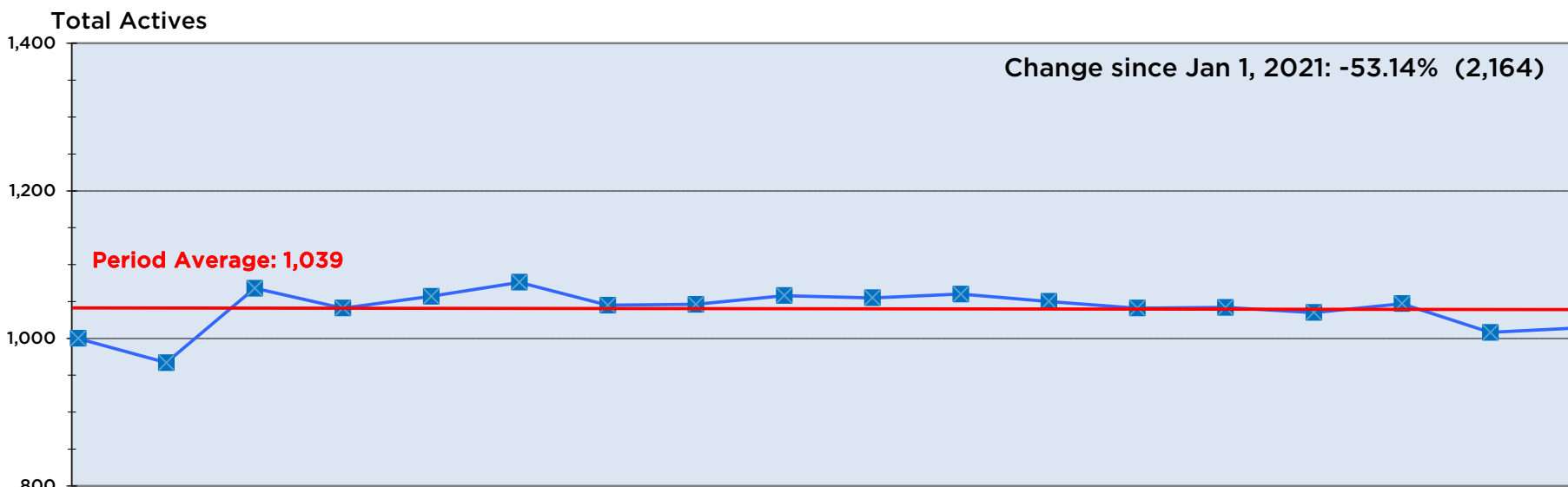
Short Sales
Bank Owned



Condos, Townhomes, Villas



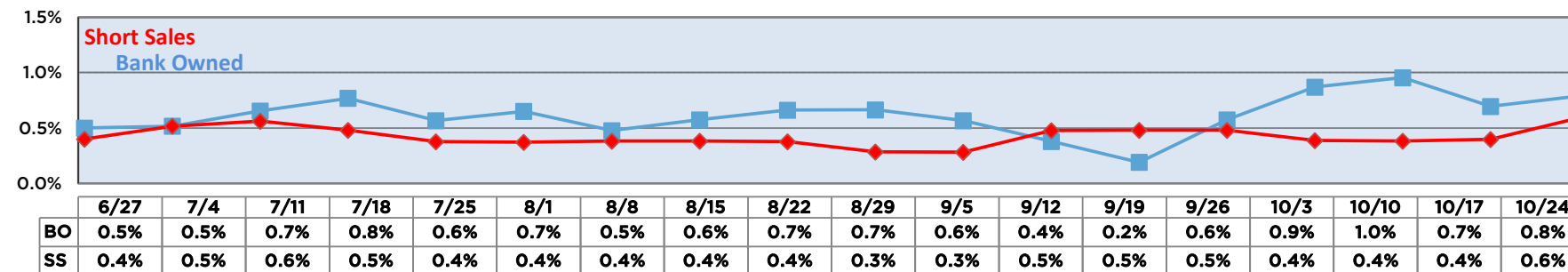
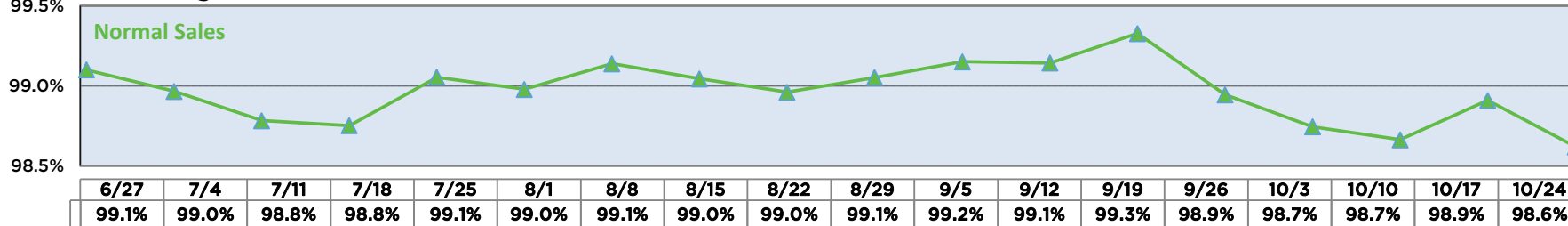
	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24
ListToContract	39	27	40	43	36	42	33	47	29	39	34	30	39	29	30	23	23	32
CombDaysOnMkt	40	28	42	43	36	43	34	48	32	39	34	33	40	29	32	24	26	42
ListToClose	75	60	75	78	70	80	66	82	60	74	69	65	75	63	62	57	56	66



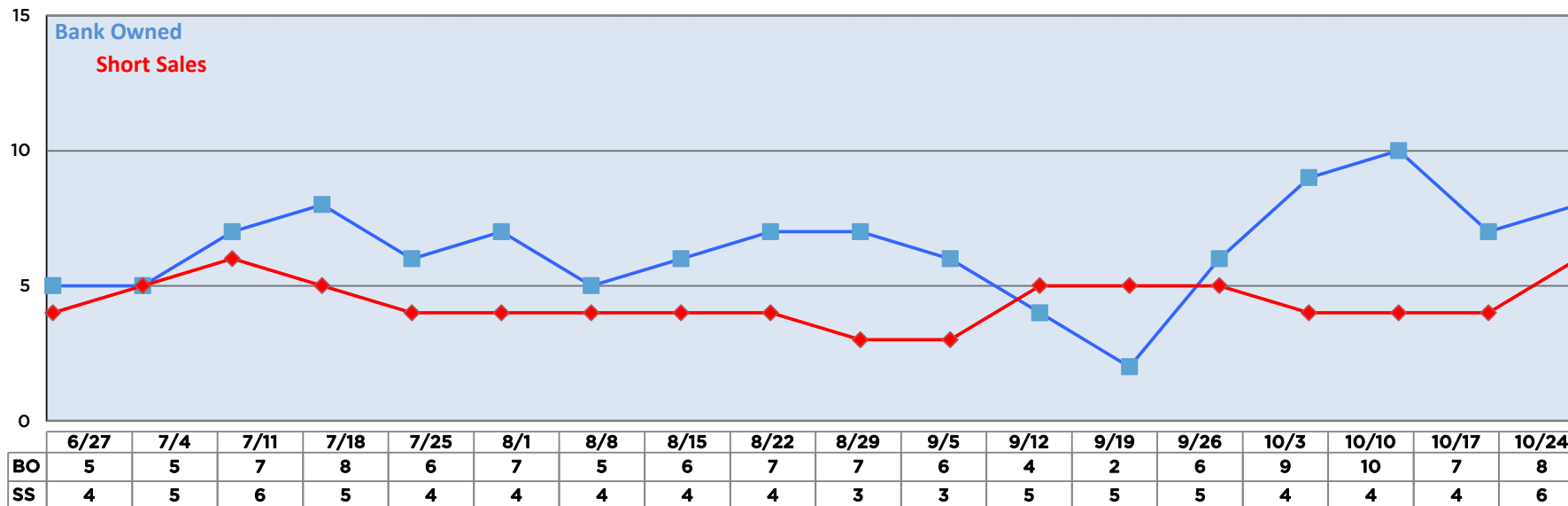
	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24
Total Actives	1,000	967	1,068	1,041	1,057	1,076	1,045	1,046	1,058	1,055	1,060	1,050	1,041	1,042	1,035	1,047	1,008	1,014

Condos, Townhomes, Villas

Percentage of Actives

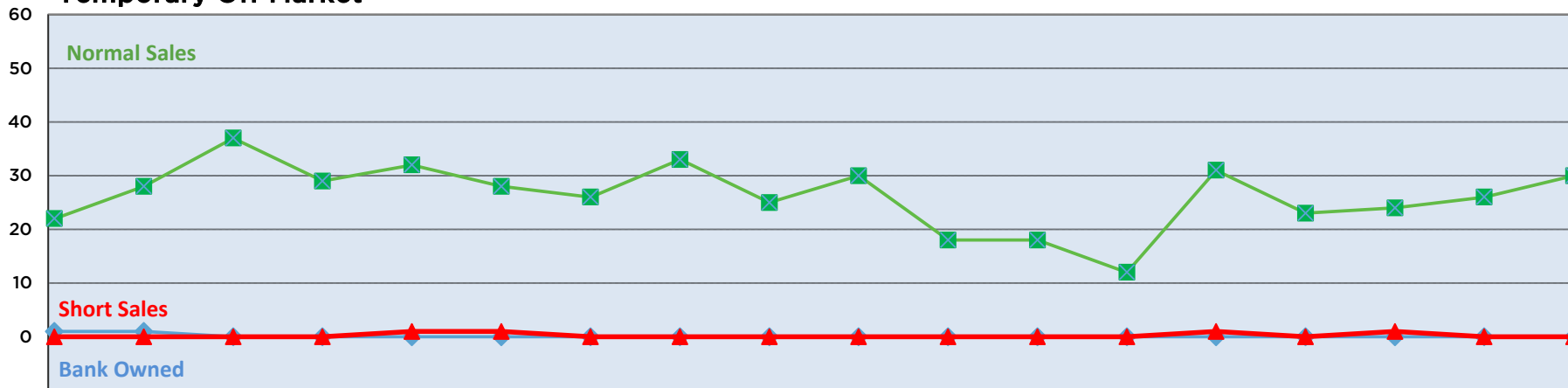


Active Foreclosures



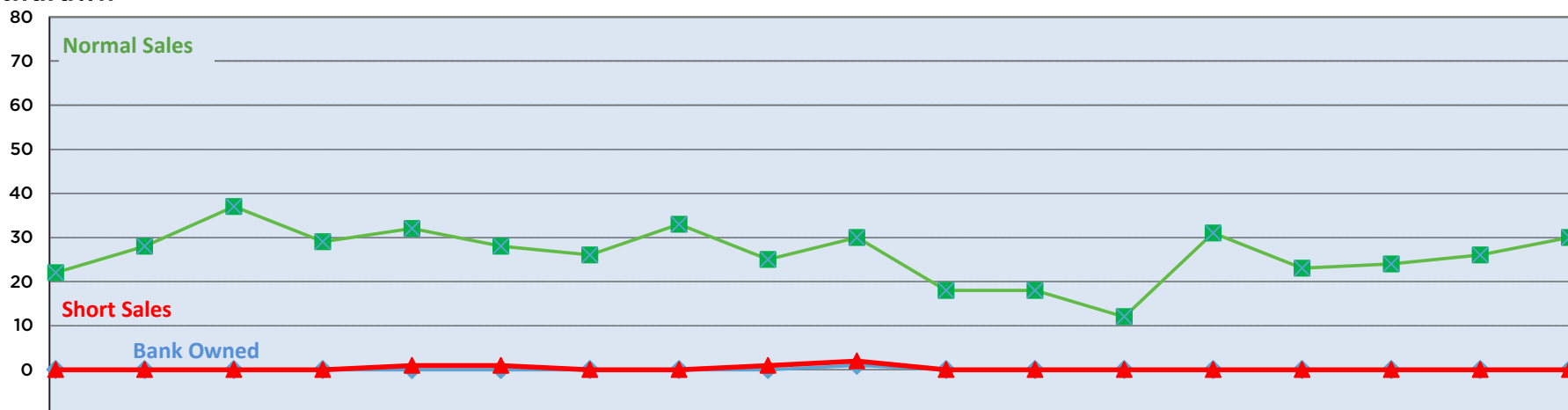
Condos, Townhomes, Villas

Temporary Off Market



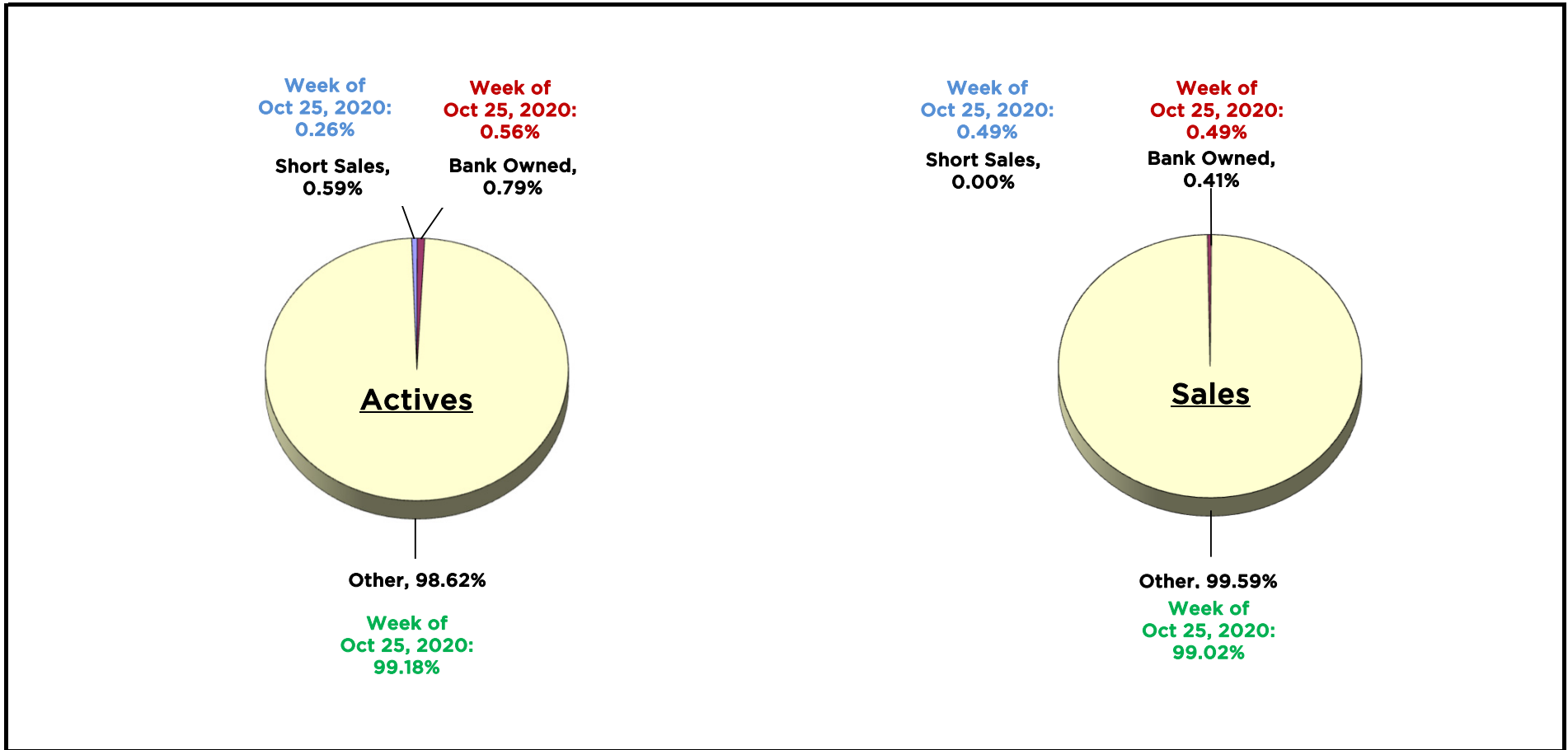
	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24
Norm	22	28	37	29	32	28	26	33	25	30	18	18	12	31	23	24	26	30
BO	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1	0	0

Withdrawn



	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	10/17	10/24
Norm	22	28	37	29	32	28	26	33	25	30	18	18	12	31	23	24	26	30
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	1	0	0	1	2	0	0	0	0	0	0	0	0

Condos, Townhomes, Villas



Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$232,500? (± \$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	\$232,500	3.0	2.0	1,359	\$171.08
Winter Springs / Tuskawilla	32708	1	\$232,500	3.0	2.0	1,359	\$171.08