



Monday Morning Quarterback Summary

Week of October 31, 2021 - November 06, 2021

Single-family existing homes

- Sales of single-family homes decreased to 599 during the week of Oct 31, from 689 the week prior
- The median price of single family homes decreased to \$359,000, a change of -1.1%
- The number of single-family home foreclosure transactions decreased to 3 last week, from 5 the week of Oct 24
- The number of single-family home short-sale transactions decreased to 2 from 5 the week prior
- Single-family inventory decreased by 36, and now sits at 2,609

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 203 during the week of Oct 31, from 245 the week prior
- The median price of condos, townhomes, and villas increased to \$236,500, a change of 1.7%
- The number of condo, townhome and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 31, and now sits at 9,983

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

Monday Morning Quarterback
10/31/2021 - 11/06/2021
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	599	99	74	190	112	108	16
Bank Owned	3	1	1	0	0	1	0
Short Sales	2	1	0	0	1	0	0
Other	594	97	73	190	111	107	16
Active Listings	2,609	369	239	562	437	998	4
Bank Owned	11	7	0	3	0	1	0
Short Sales	2	0	0	0	0	2	0
Other	2,596	362	239	559	437	995	4
Months of Inventory	1	1	1	1	1	2	0

List Price

Average Original List Price	\$424,174	\$191,580	\$280,544	\$351,227	\$441,861	\$660,083	\$1,677,688
Average Final List Price	\$419,205	\$189,123	\$276,255	\$348,460	\$439,121	\$649,560	\$1,649,769

Sale Price

Average Price	\$416,429	\$185,477	\$274,868	\$347,755	\$437,608	\$644,692	\$1,626,625
Median Price	\$359,000	\$198,500	\$275,000	\$350,000	\$434,000	\$627,500	\$1,187,500

Price Differences

Original to Final List Price	-\$4,969	-\$2,457	-\$4,289	-\$2,767	-\$2,740	-\$10,523	-\$27,919
Original List to Sale Price - \$	-\$7,745	-\$6,103	-\$5,676	-\$3,472	-\$4,253	-\$15,391	-\$51,063
Final List to Sale Price - \$	-\$2,776	-\$3,646	-\$1,387	-\$705	-\$1,513	-\$4,868	-\$23,144
Original List to Sale Price - %	98.17%	96.81%	97.98%	99.01%	99.04%	97.67%	96.96%
Final List to Sale Price - %	99.34%	98.07%	99.50%	99.80%	99.66%	99.25%	98.60%

Days on the Market

Avg Days Listing to Contract	28	28	25	28	28	34	29
Combined Avg Days to Contract	29	28	25	28	29	37	29
Avg Days Listing to Closing	66	62	62	62	65	75	85
Avg Days Contract to Close	36	34	36	34	36	41	55

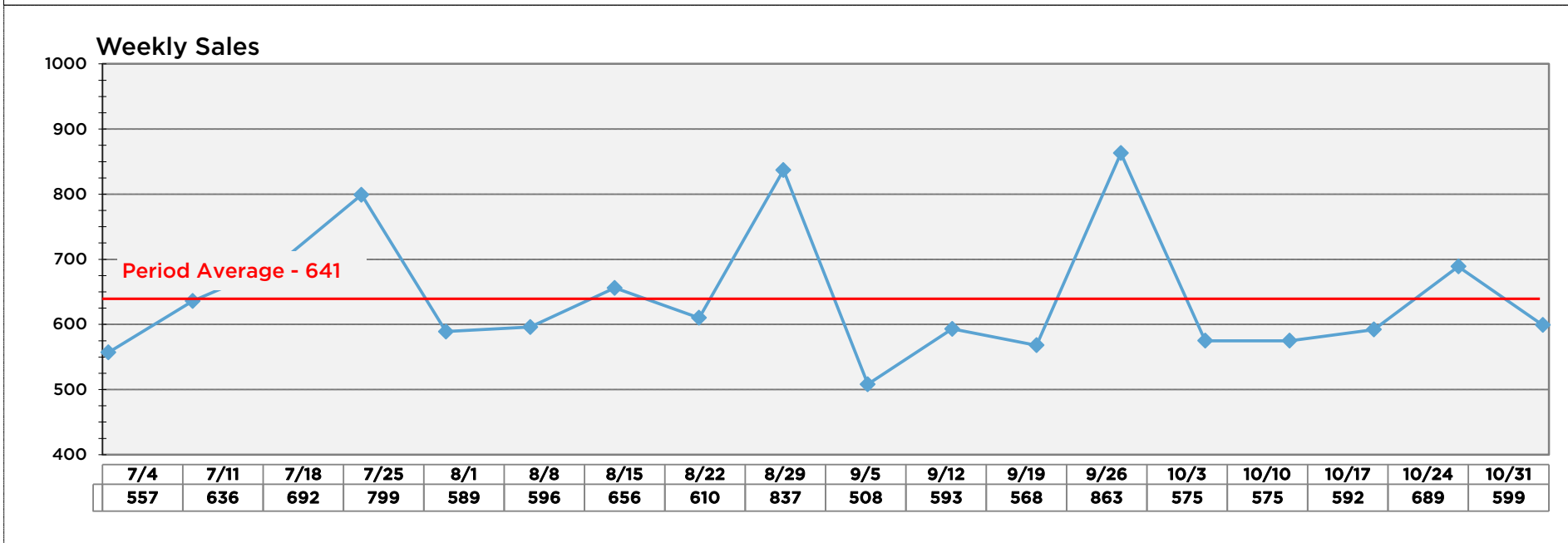
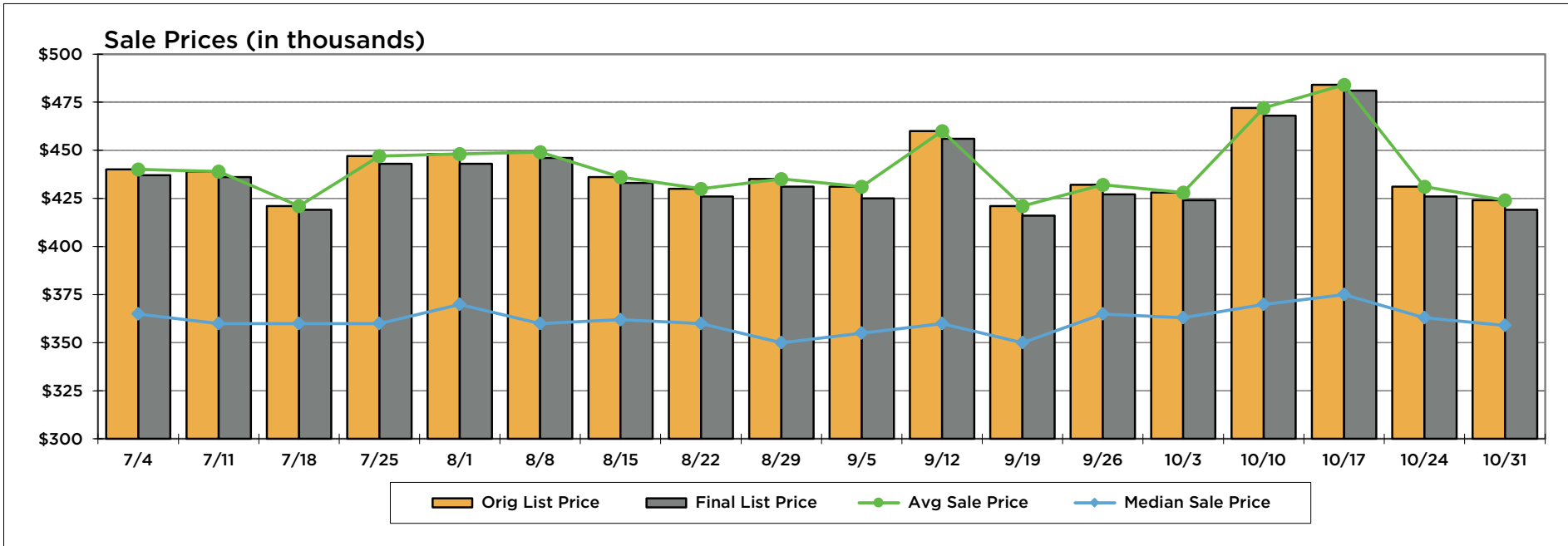
Beds / Baths

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

Square Footage

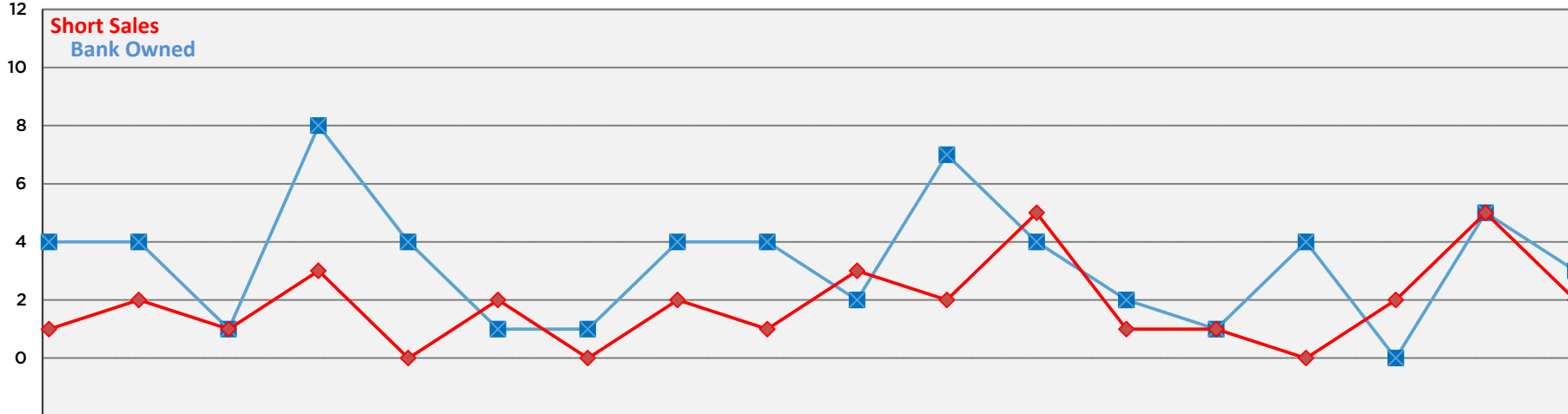
Average Square Feet	2,037	1,229	1,438	1,833	2,281	2,917	4,569
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Single Family Homes



Single Family Homes

Foreclosure Sales

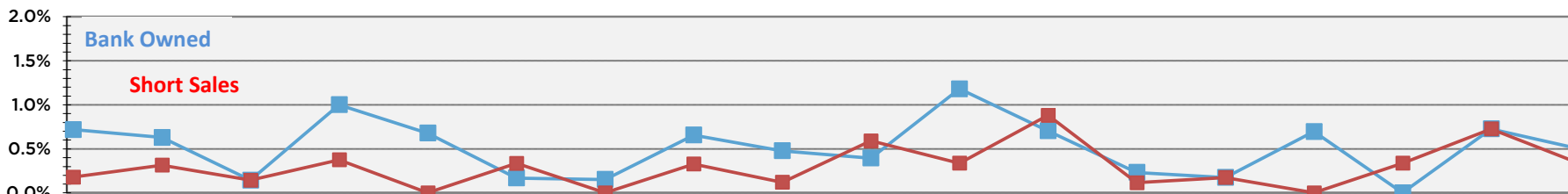


	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31
BO	4	4	1	8	4	1	1	4	4	2	7	4	2	1	4	0	5	3
SS	1	2	1	3	0	2	0	2	1	3	2	5	1	1	0	2	5	2

Percentage of Sales

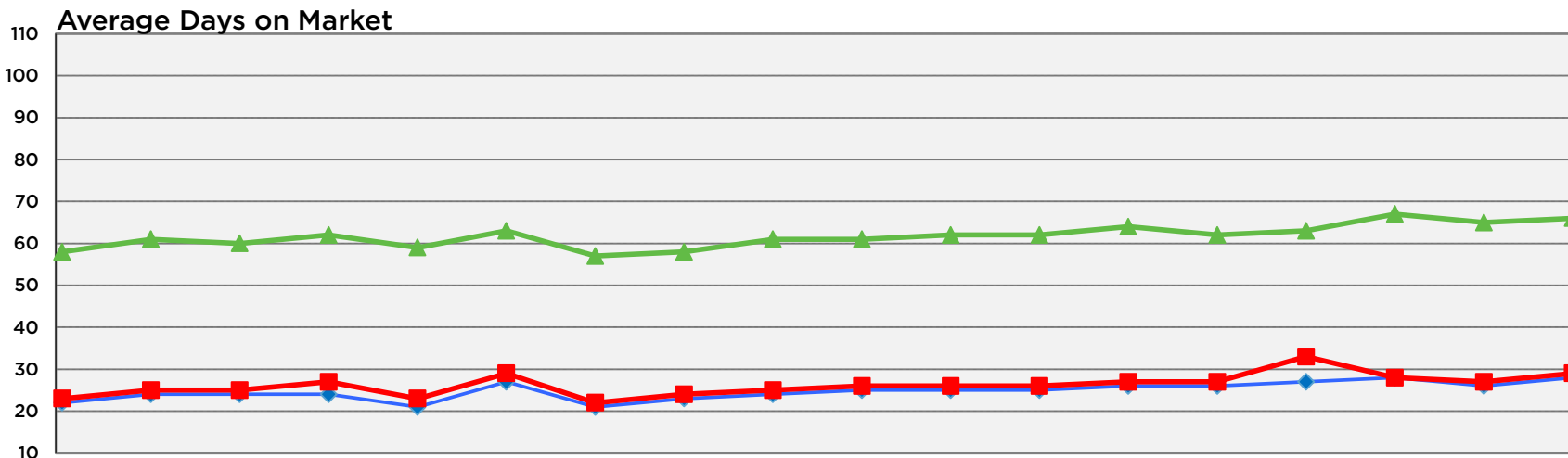


	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31
Normal Sales	99.1%	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%	99.2%

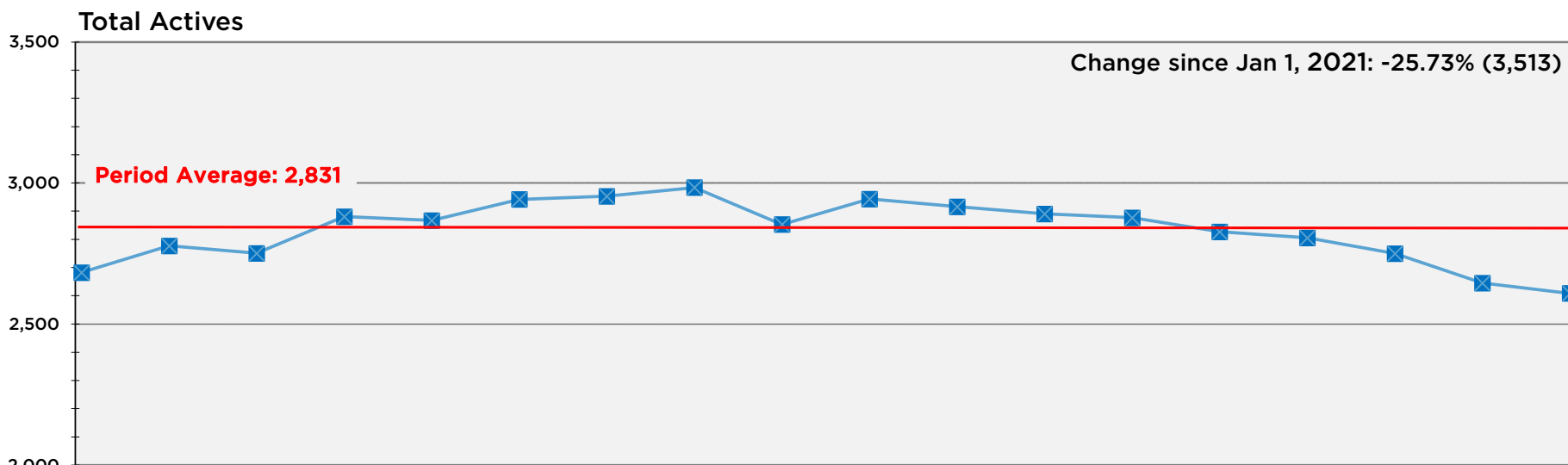


	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31
BO	0.7%	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%
SS	0.2%	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%

Single Family Homes



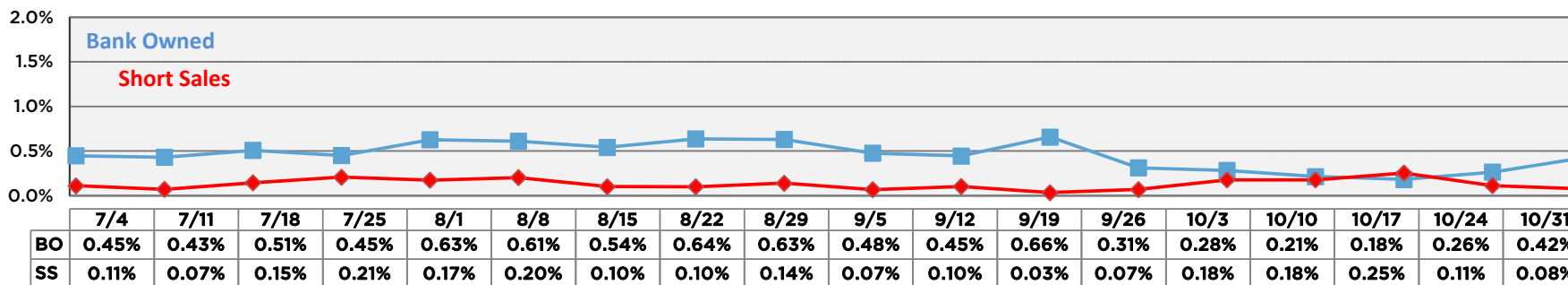
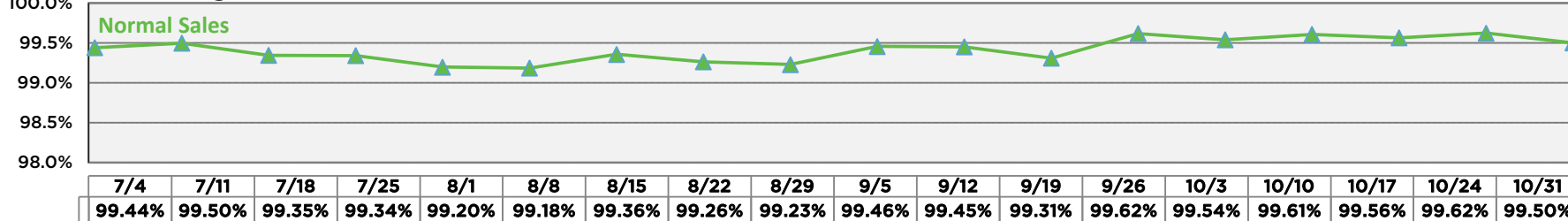
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ListToContract	22	24	24	24	21	27	21	23	24	25	25	25	26	26	27	28	26	28
CombDaysOnMkt	23	25	25	27	23	29	22	24	25	26	26	26	27	27	33	28	27	29
ListToClose	58	61	60	62	59	63	57	58	61	61	62	62	64	62	63	67	65	66



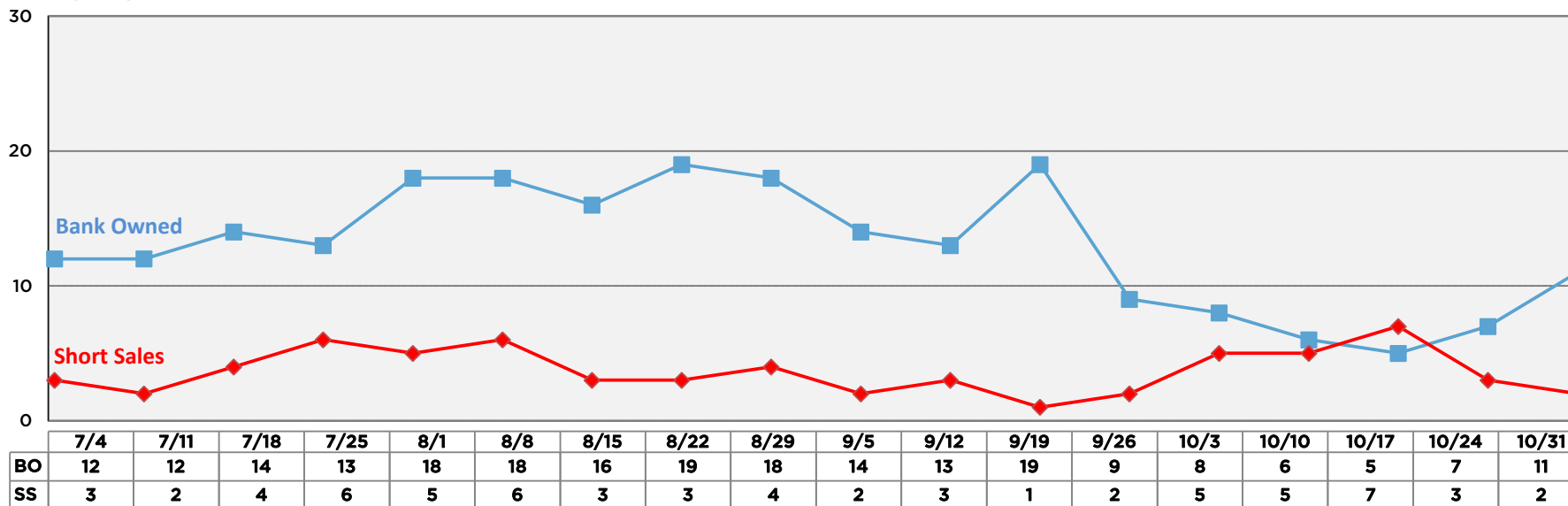
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Total Actives	2,682	2,777	2,751	2,881	2,867	2,942	2,953	2,984	2,853	2,943	2,916	2,891	2,877	2,827	2,806	2,750	2,645	2,609

Single Family Homes

Percentage of Actives

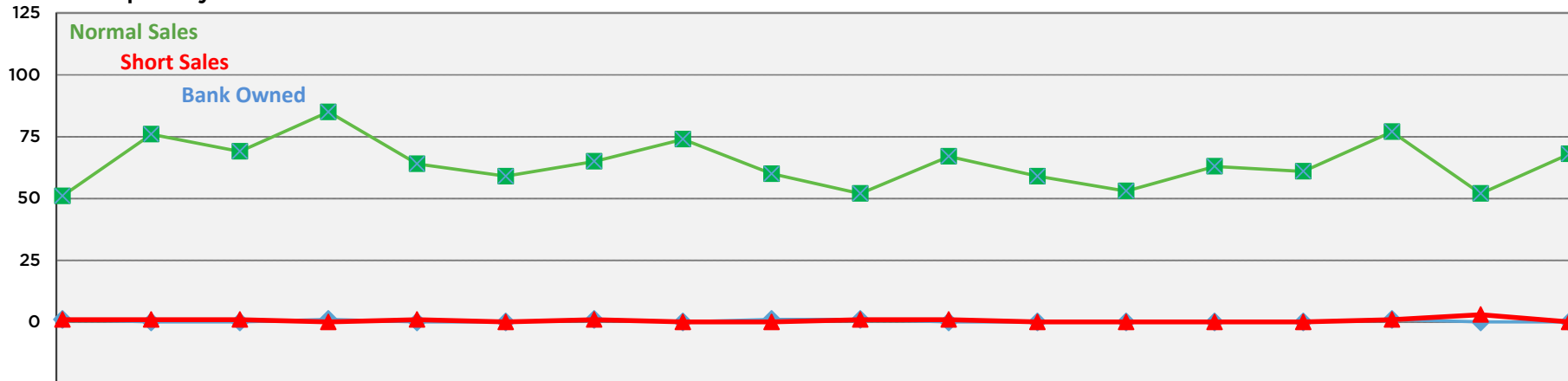


Active Foreclosures



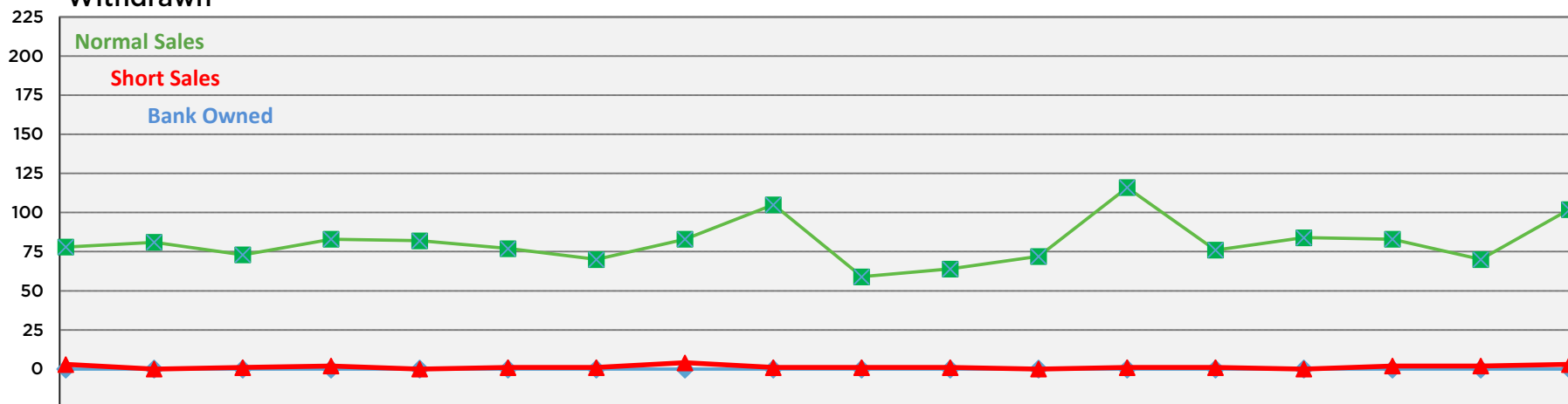
Single Family Homes

Temporary Off Market



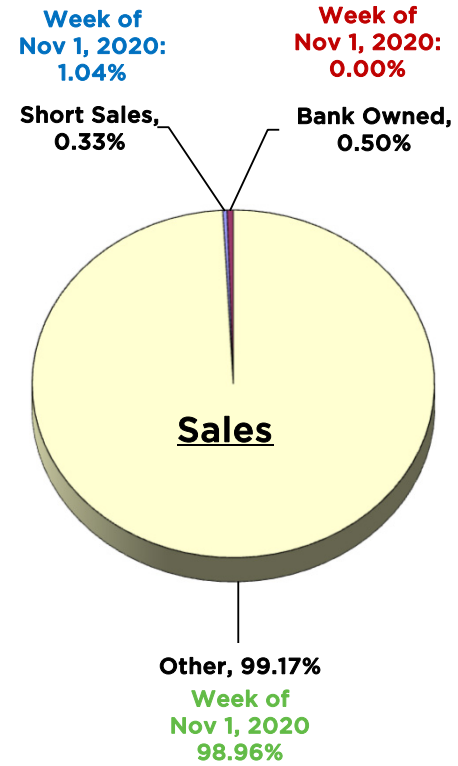
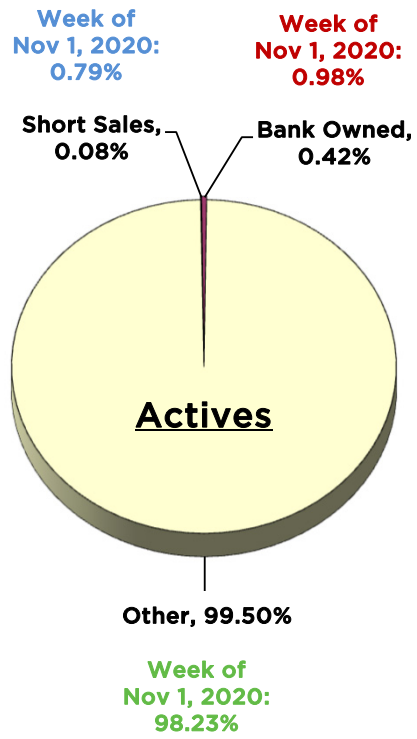
	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31
Norm	51	76	69	85	64	59	65	74	60	52	67	59	53	63	61	77	52	68
BO	1	0	0	1	0	0	1	0	1	1	0	0	0	0	0	1	0	0
SS	1	1	1	0	1	0	1	0	0	1	1	0	0	0	0	1	3	0

Withdrawn



	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	10/31
Norm	78	81	73	83	82	77	70	83	105	59	64	72	116	76	84	83	70	102
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	3	0	1	2	0	1	1	4	1	1	1	0	1	1	0	2	2	3

Single Family Homes



Where are the 8 Single Family Homes available for the Median Price of \$359,000? (± \$500)

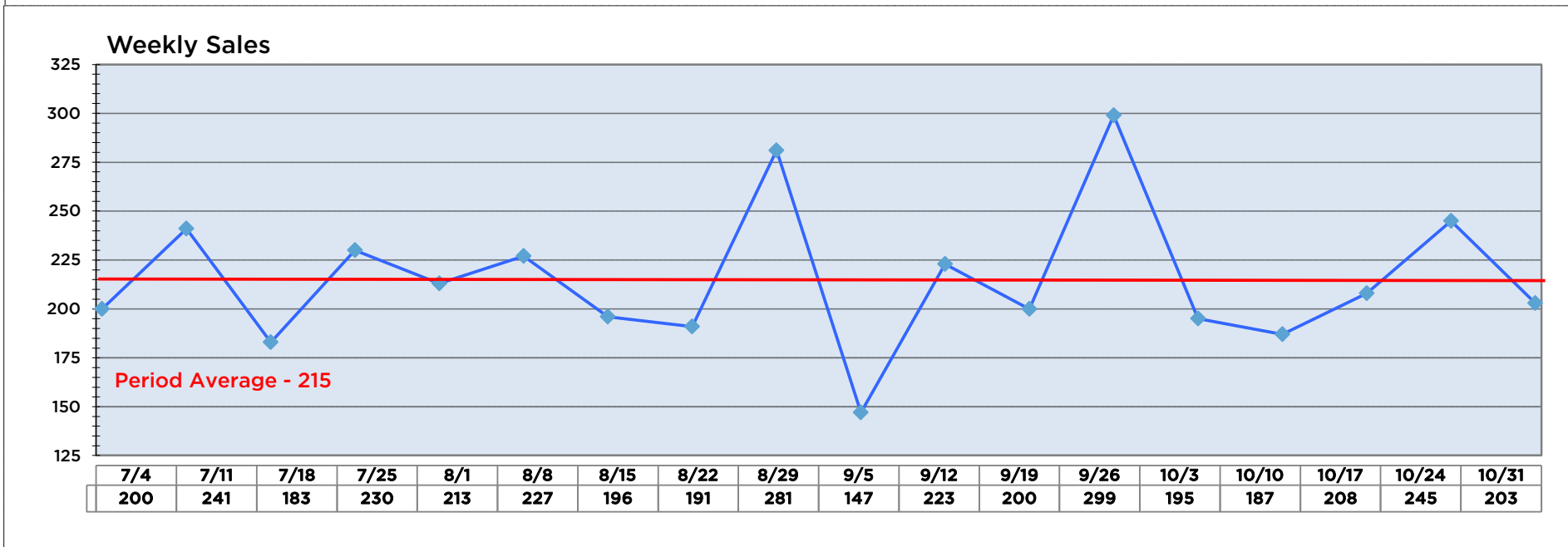
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		5	\$358,980	2.8	1.8	1,255	\$285.95
College Park	32804	1	\$359,000	3.0	2.0	1,152	\$311.63
Delaney / Crystal Lake	32806	1	\$359,000	3.0	2.0	1,369	\$262.24
Azalea Park	32807	1	\$359,000	2.0	1.0	786	\$456.74
Conway	32812	1	\$358,900	3.0	2.0	1,483	\$242.01
Hunters Creek	32837	1	\$359,000	3.0	2.0	1,487	\$241.43
Osceola County		1	\$359,000	3.0	2.0	1,949	\$184.20
Kissimmee (West) / Pleasant Hill	34746	1	\$359,000	3.0	2.0	1,949	\$184.20
Lake County		2	\$359,000	3.0	2.0	1,593	\$225.43
Mount Dora	32757	1	\$359,000	2.0	1.0	840	\$427.38
Leesburg (West)	34748	1	\$359,000	4.0	3.0	2,345	\$153.09

Monday Morning Quarterback
10/31/2021 - 11/06/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

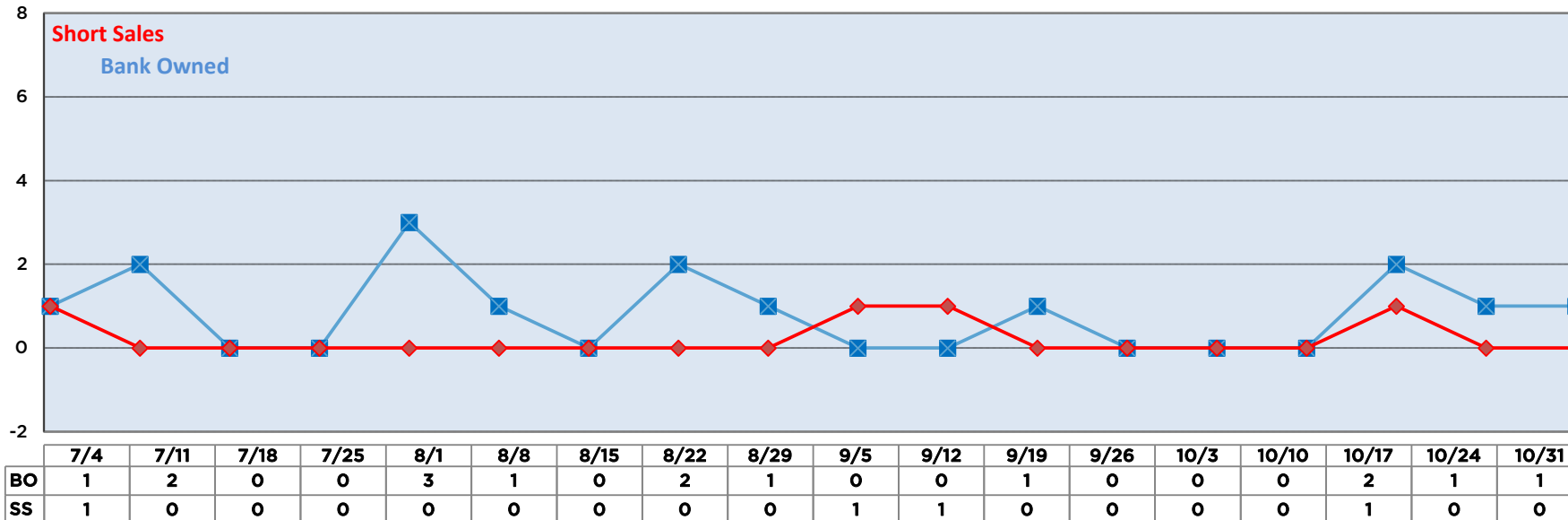
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	203	109	42	38	5	7	2
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	202	109	41	38	5	7	2
Active Listings	983	523	134	170	100	56	0
Bank Owned	9	8	0	1	0	0	0
Short Sales	5	3	1	0	1	0	0
Other	969	512	133	169	99	56	0
Months of Inventory	1	1	1	1	5	2	0
<i>List Price</i>							
Average Original List Price	\$268,603	\$178,670	\$274,483	\$348,592	\$479,580	\$712,100	\$1,447,000
Average Final List Price	\$265,000	\$177,638	\$272,602	\$345,484	\$455,200	\$679,957	\$1,409,500
<i>Sale Price</i>							
Average Price	\$261,376	\$174,376	\$272,624	\$342,848	\$445,400	\$652,414	\$1,390,000
Median Price	\$236,500	\$177,000	\$270,000	\$339,450	\$430,000	\$597,000	\$1,390,000
<i>Price Differences</i>							
Original to Final List Price	-\$3,603	-\$1,032	-\$1,881	-\$3,108	-\$24,380	-\$32,143	-\$37,500
Original List to Sale Price - \$	-\$7,227	-\$4,294	-\$1,859	-\$5,744	-\$34,180	-\$59,686	-\$57,000
Final List to Sale Price - \$	-\$3,624	-\$3,262	\$22	-\$2,636	-\$9,800	-\$27,543	-\$19,500
Original List to Sale Price - %	97.31%	97.60%	99.32%	98.35%	92.87%	91.62%	96.06%
Final List to Sale Price - %	98.63%	98.16%	100.01%	99.24%	97.85%	95.95%	98.62%
<i>Days on the Market</i>							
Avg Days Listing to Contract	28	26	24	35	54	24	37
Combined Avg Days to Contract	28	26	24	35	54	34	37
Avg Days Listing to Closing	60	56	54	72	92	54	79
Avg Days Contract to Close	31	29	31	36	37	29	41
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	1	1	1	1	1
<i>Square Footage</i>							
Average Square Feet	1,413	1,127	1,541	1,798	2,129	2,145	2,705

Condos, Townhomes, Villas

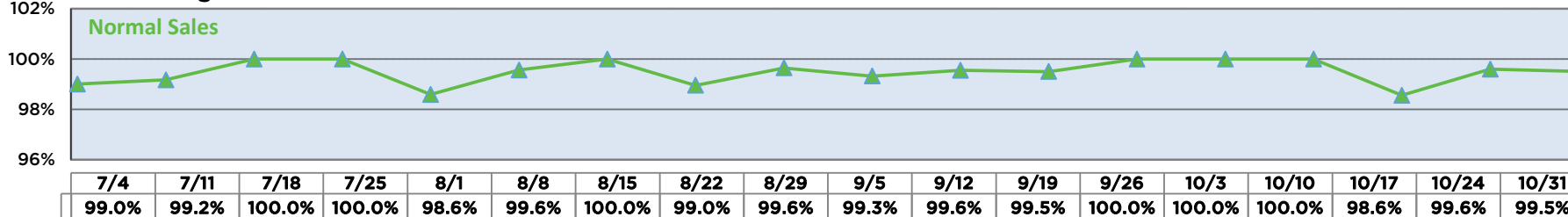


Condos, Townhomes, Villas

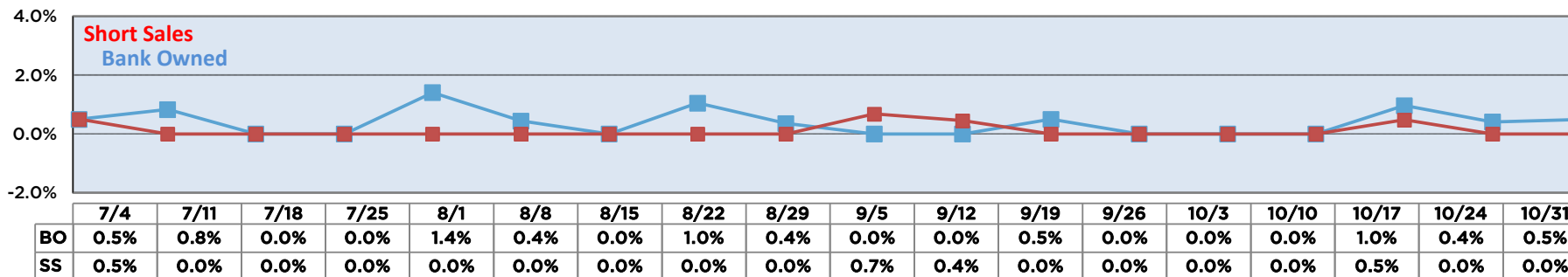
Foreclosure Sales



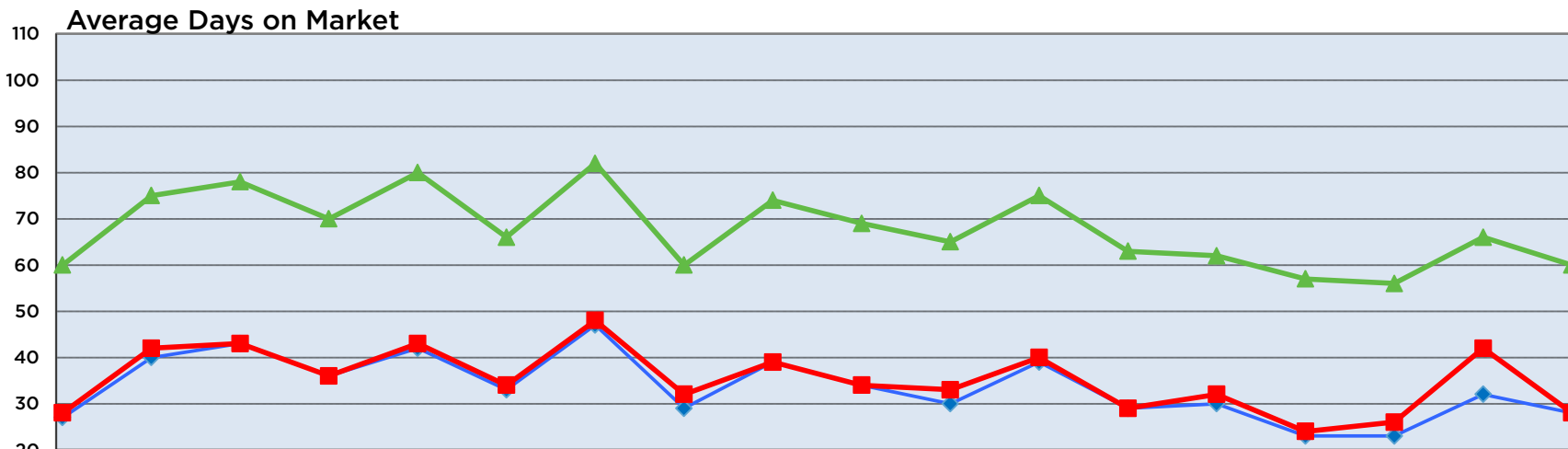
Percentage of Sales



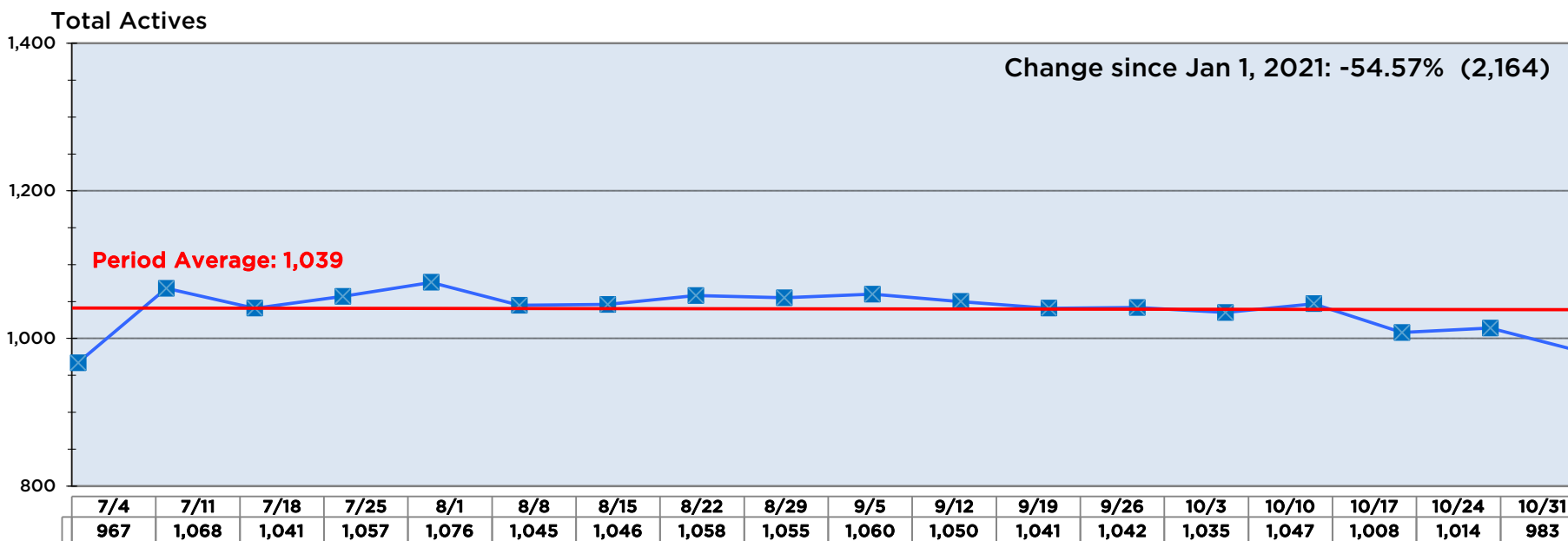
Short Sales
Bank Owned



Condos, Townhomes, Villas

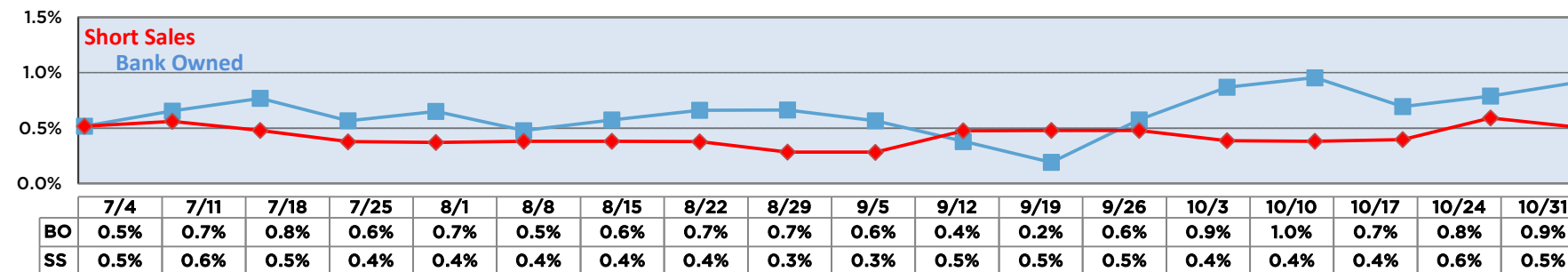
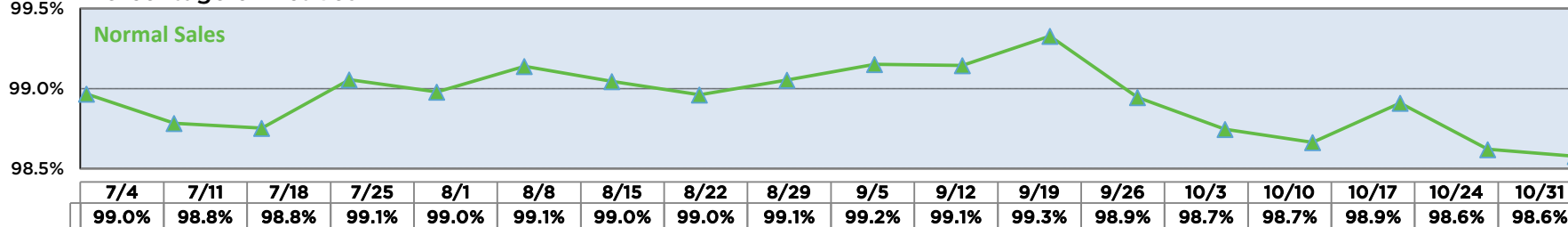


	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31
ListToContract	27	40	43	36	42	33	47	29	39	34	30	39	29	30	23	23	32	28
CombDaysOnMkt	28	42	43	36	43	34	48	32	39	34	33	40	29	32	24	26	42	28
ListToClose	60	75	78	70	80	66	82	60	74	69	65	75	63	62	57	56	66	60

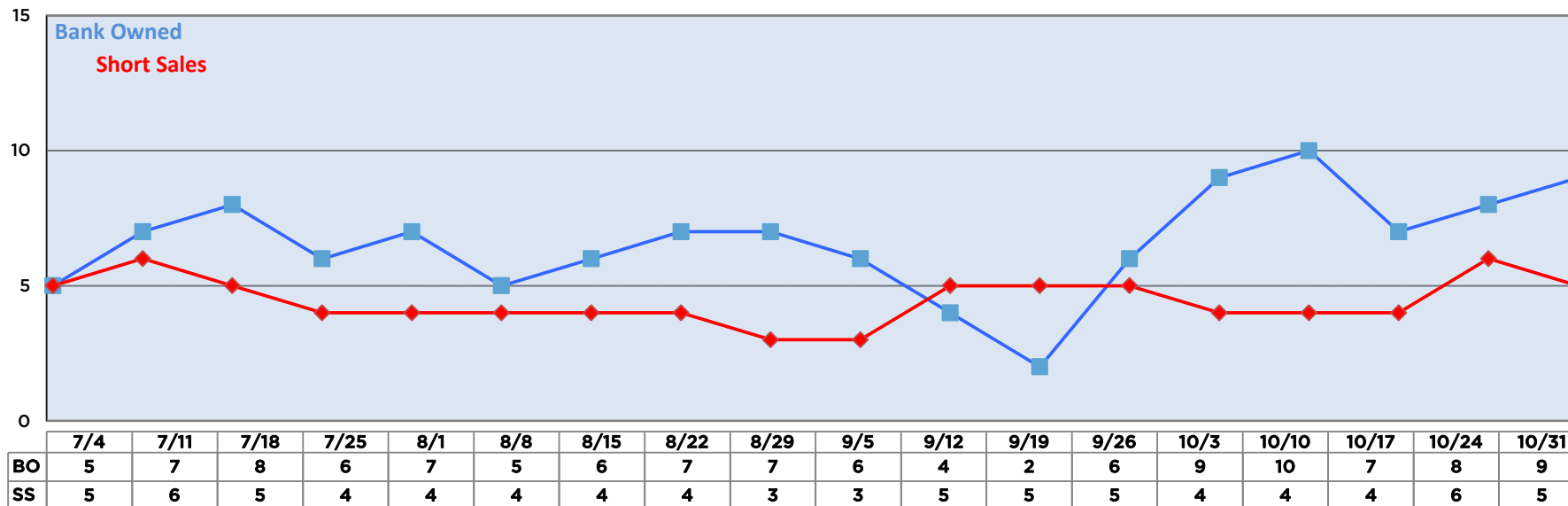


Condos, Townhomes, Villas

Percentage of Actives

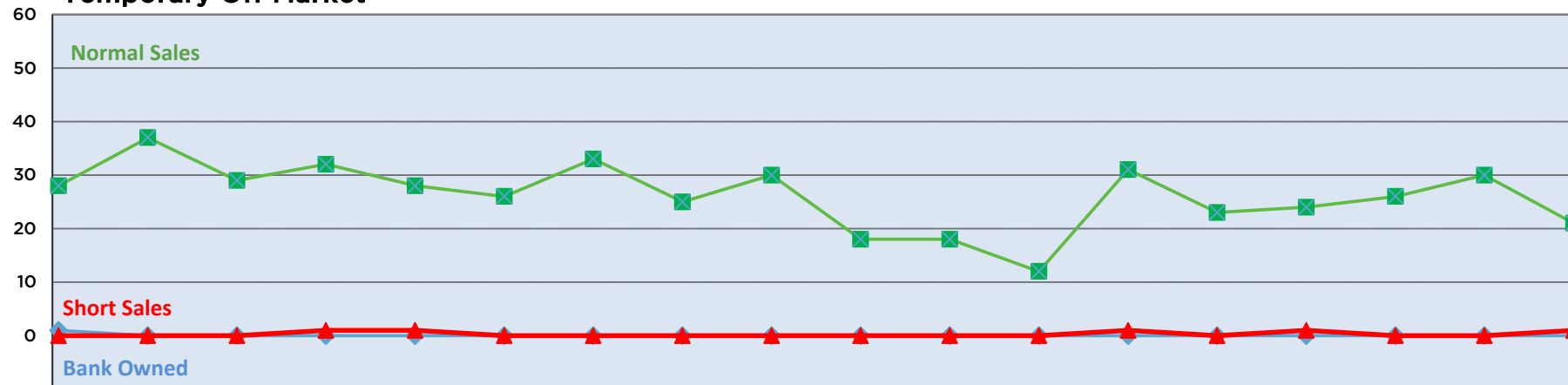


Active Foreclosures



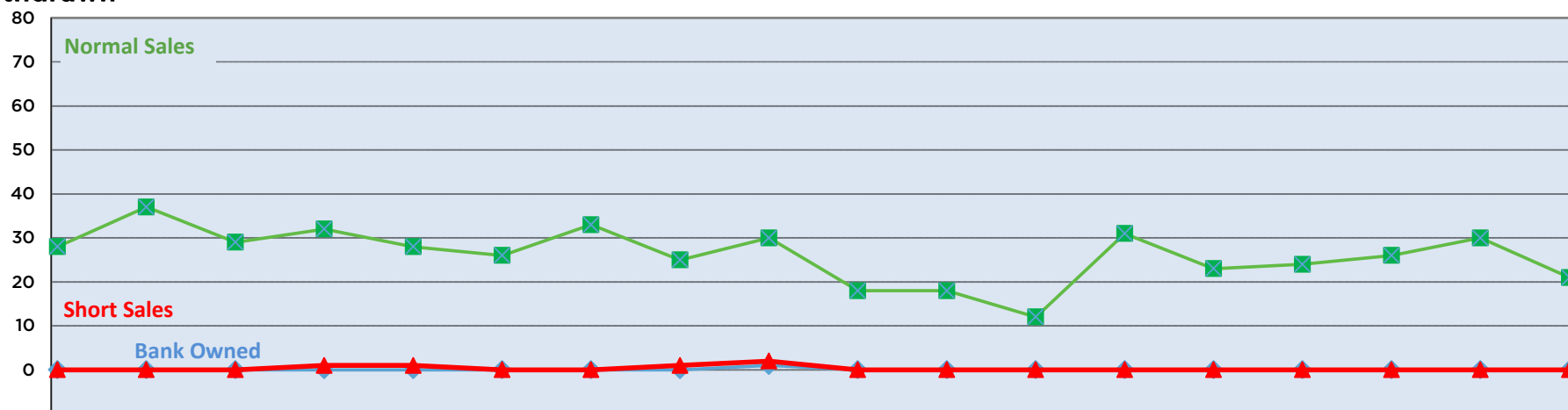
Condos, Townhomes, Villas

Temporary Off Market



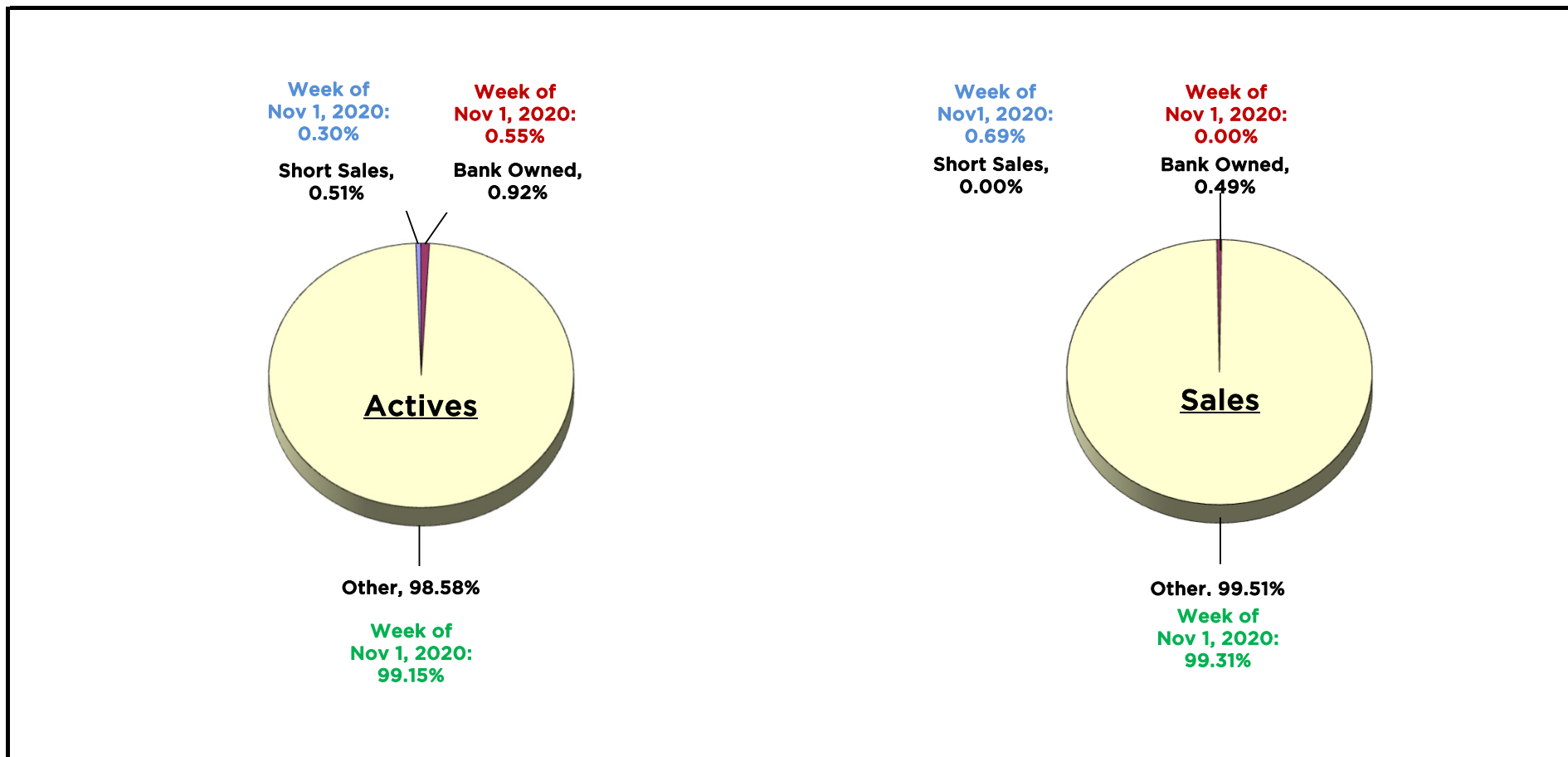
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Norm	28	37	29	32	28	26	33	25	30	18	18	12	31	23	24	26	30	21
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1	0	0	1

Withdrawn



	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	10/31
Norm	28	37	29	32	28	26	33	25	30	18	18	12	31	23	24	26	30	21
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	1	0	0	1	2	0	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 \$236,500? (± \$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>
Osceola County		1	\$237,000	3.0	2.0	1,344	\$176.34
Kissimmee / Celebration	34747	1	\$237,000	3.0	2.0	1,344	\$176.34