



Monday Morning Quarterback Summary

Week of November 07, 2021 - November 13, 2021

Single-family existing homes

- Sales of single-family homes decreased to 548 during the week of Nov 07, from 599 the week prior
- The median price of single family homes increased to \$360,900, a change of 0.5%
- The number of single-family home foreclosure transactions decreased to 0 last week, from 3 the week of Oct 31
- The number of single-family home short-sale transactions remains constant at 2
- Single-family inventory increased by 40, and now sits at 2,649

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 143 during the week of Nov 07, from 203 the week prior
- The median price of condos, townhomes, and villas decreased to \$235,000, a change of -0.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Oct 31
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 45, and now sits at 9,938

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

Monday Morning Quarterback
99/07/2021 - 11/13/2021
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	548	93	62	180	92	100	21
Bank Owned	0	0	0	0	0	0	0
Short Sales	2	0	1	1	0	0	0
Other	546	93	61	179	92	100	21
Active Listings	2,649	371	231	587	460	730	270
Bank Owned	13	9	0	2	0	2	0
Short Sales	2	1	0	0	0	0	1
Other	2,634	361	231	585	460	728	269
Months of Inventory	1	1	1	1	1	2	3

List Price

Average Original List Price	\$445,601	\$190,734	\$276,143	\$351,703	\$447,462	\$656,541	\$1,866,809
Average Final List Price	\$437,251	\$187,985	\$273,888	\$348,760	\$446,316	\$648,089	\$1,738,238

Sale Price

Average Price	\$432,424	\$181,754	\$273,884	\$350,467	\$442,625	\$644,010	\$1,660,857
Median Price	\$360,900	\$190,500	\$275,000	\$350,000	\$435,005	\$605,000	\$1,420,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$8,350	-\$2,749	-\$2,255	-\$2,943	-\$1,146	-\$8,452	-\$128,571
<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,177	-\$8,980	-\$2,259	-\$1,236	-\$4,837	-\$12,531	-\$205,952
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,827	-\$6,231	-\$4	\$1,707	-\$3,691	-\$4,079	-\$77,381
<i>Original</i> List to <i>Sale</i> Price - %	97.04%	95.29%	99.18%	99.65%	98.92%	98.09%	88.97%
<i>Final</i> List to <i>Sale</i> Price - %	98.90%	96.69%	100.00%	100.49%	99.17%	99.37%	95.55%

Days on the Market

Avg Days Listing to Contract	28	39	23	24	25	24	64
Combined Avg Days to Contract	28	39	23	24	25	24	64
Avg Days Listing to Closing	63	75	58	59	58	59	106
Avg Days Contract to Close	34	36	35	34	33	33	41

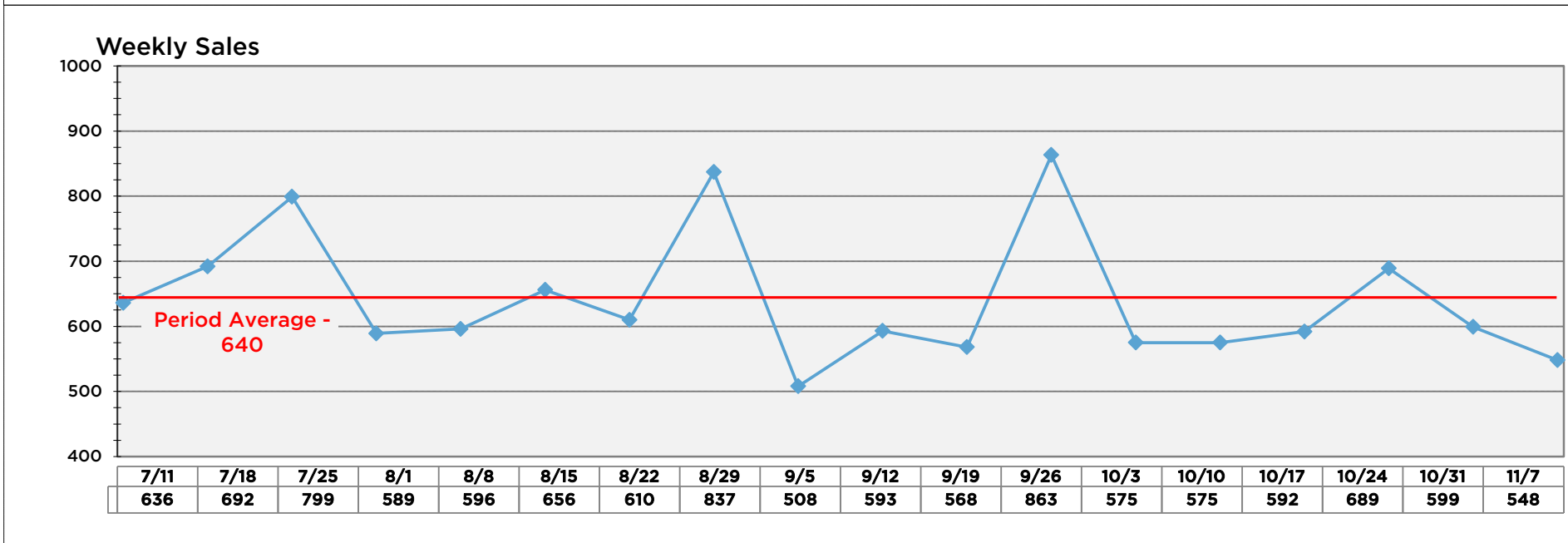
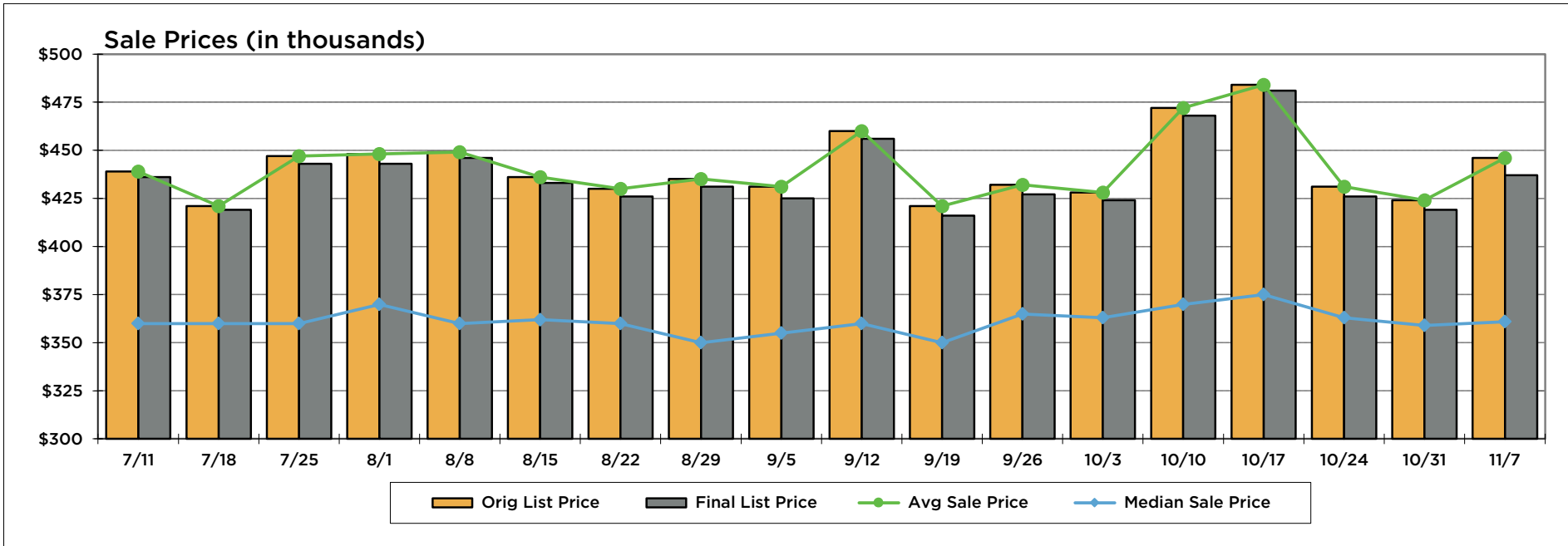
Beds / Baths

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

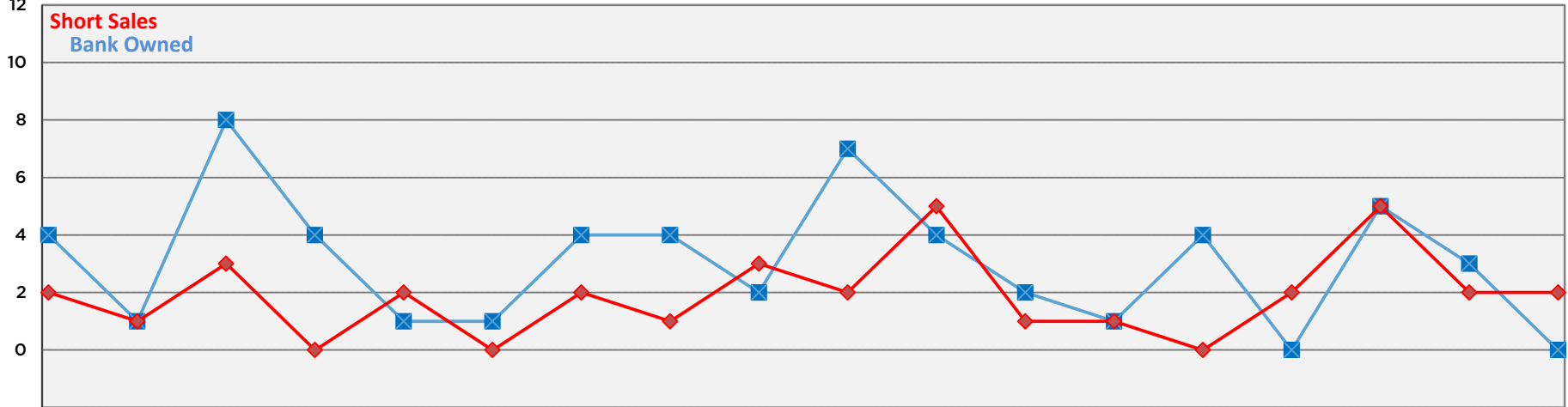
Average Square Feet	2,117	1,196	1,468	1,837	2,383	3,055	4,878
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Single Family Homes



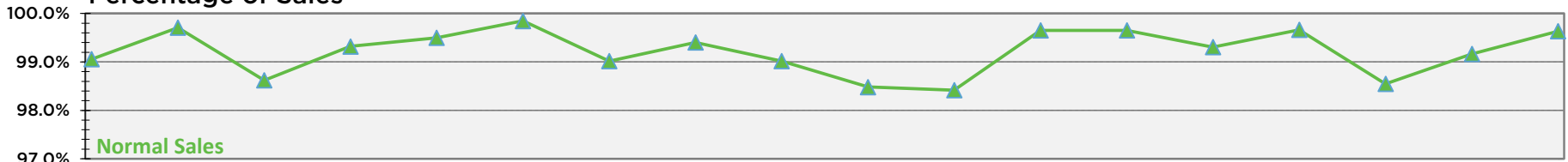
Single Family Homes

Foreclosure Sales

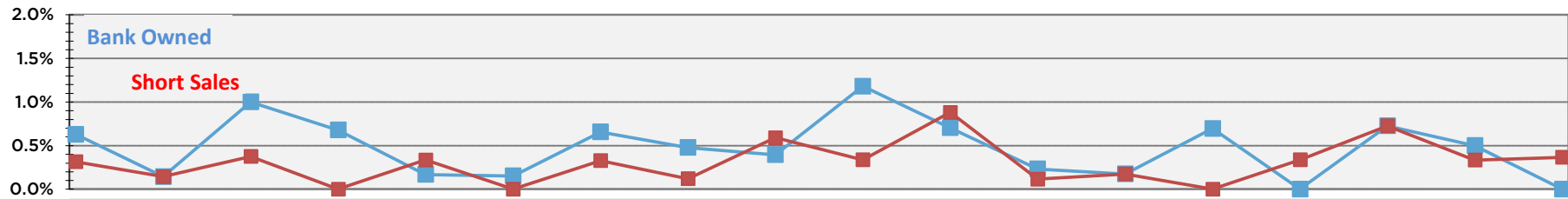


BO	4	1	8	4	1	1	4	4	2	7	4	2	1	4	0	5	3	0
SS	2	1	3	0	2	0	2	1	3	2	5	1	1	0	2	5	2	2

Percentage of Sales

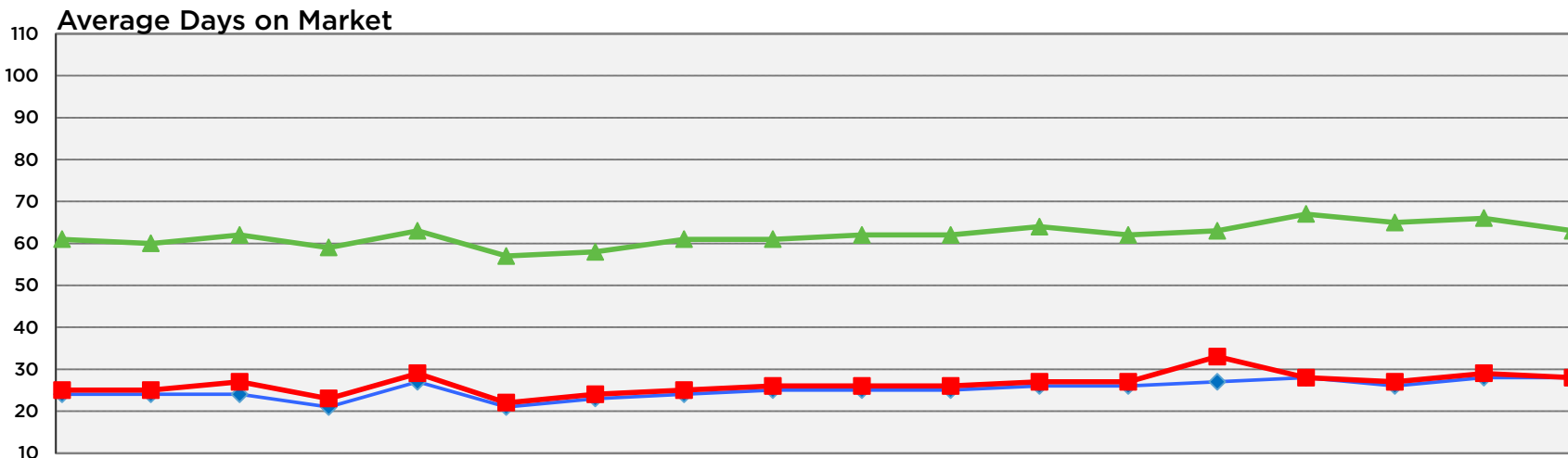


Normal Sales	99.1%	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%	99.2%	99.6%
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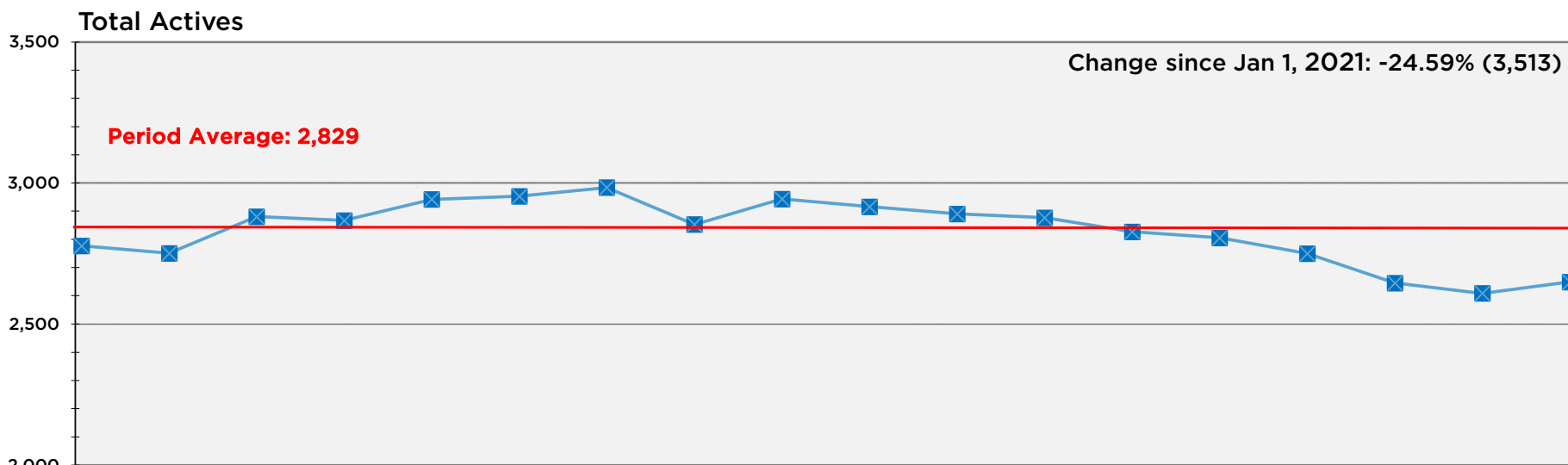


BO	0.6%	0.1%	1.0%	0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%
SS	0.3%	0.1%	0.4%	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%	0.4%

Single Family Homes



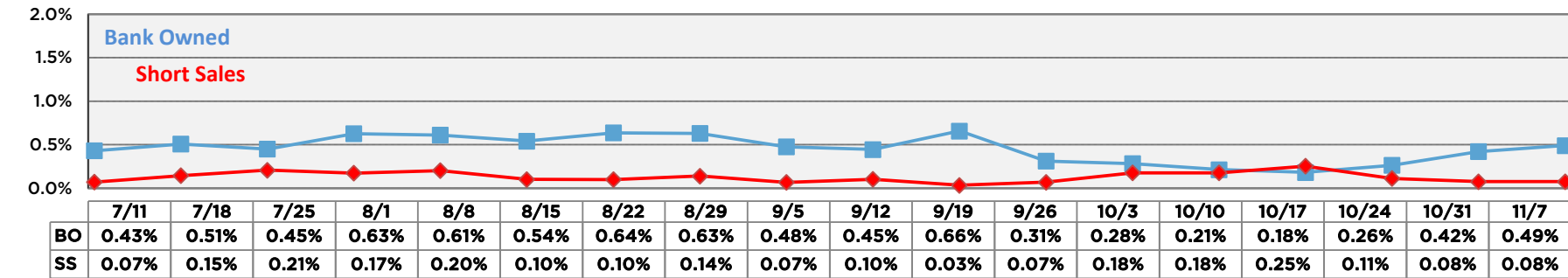
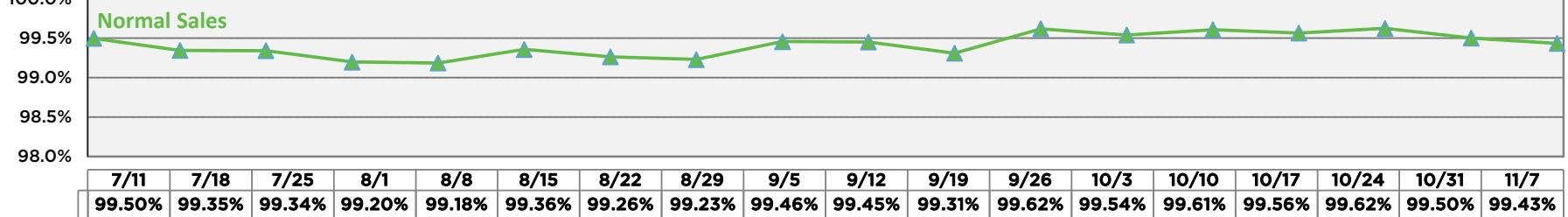
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ListToContract	24	24	24	21	27	21	23	24	25	25	25	26	26	27	28	26	28	28
CombDaysOnMkt	25	25	27	23	29	22	24	25	26	26	26	27	27	33	28	27	29	28
ListToClose	61	60	62	59	63	57	58	61	61	62	62	64	62	63	67	65	66	63



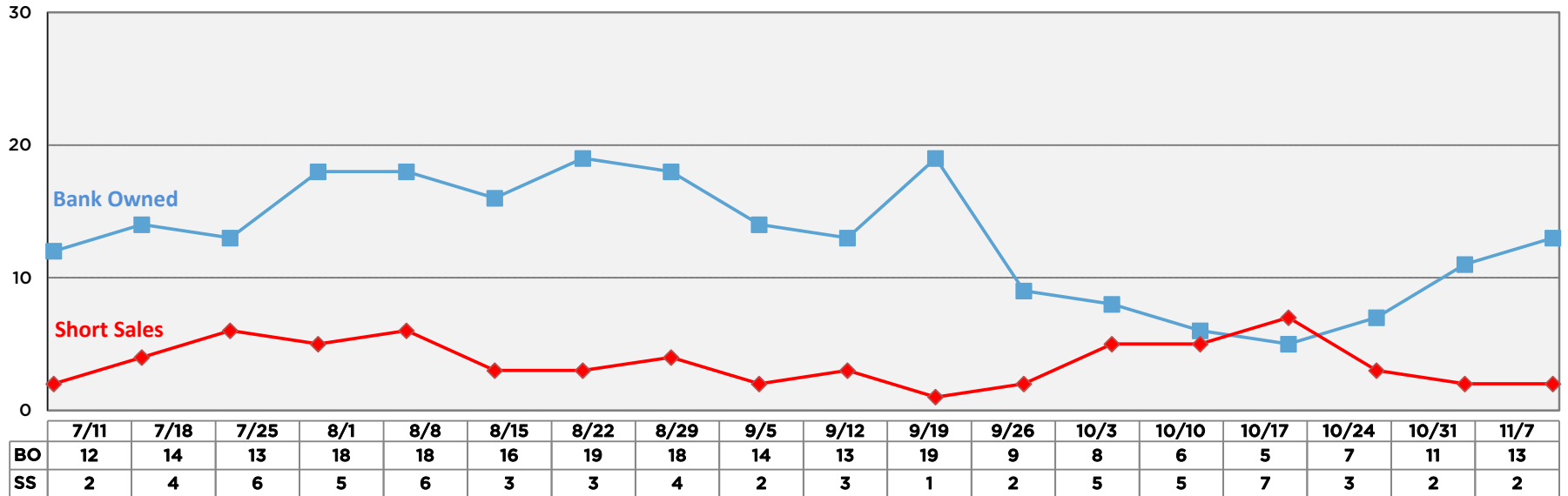
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Total Actives	2,777	2,751	2,881	2,867	2,942	2,953	2,984	2,853	2,943	2,916	2,891	2,877	2,827	2,806	2,750	2,645	2,609	2,649

Single Family Homes

Percentage of Actives



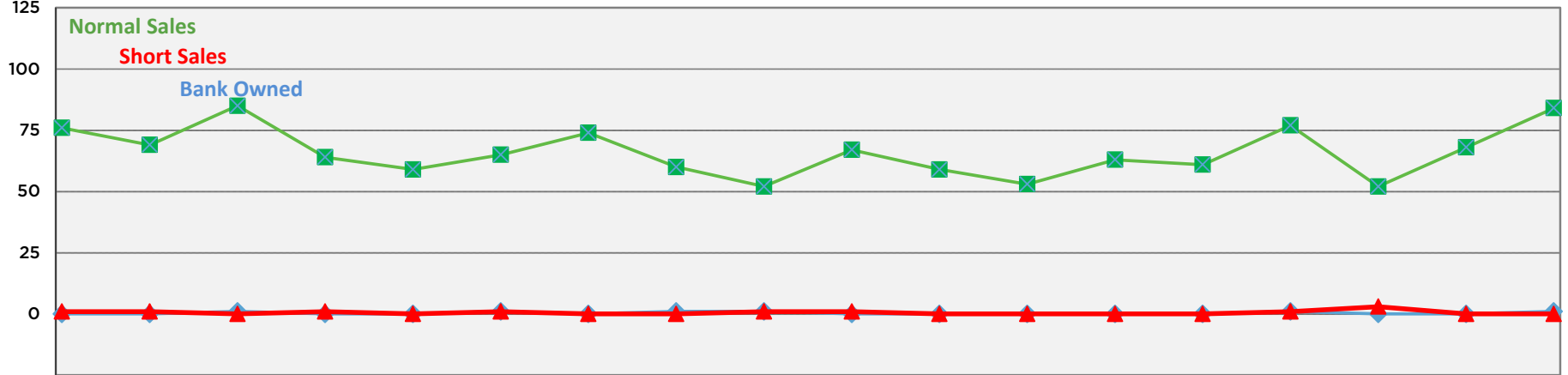
Active Foreclosures





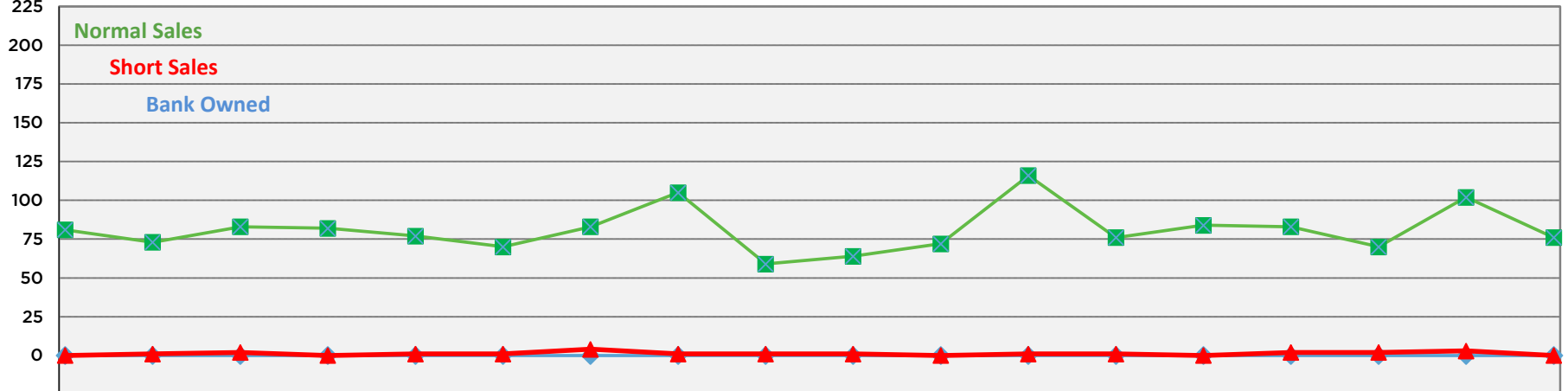
Single Family Homes

Temporary Off Market



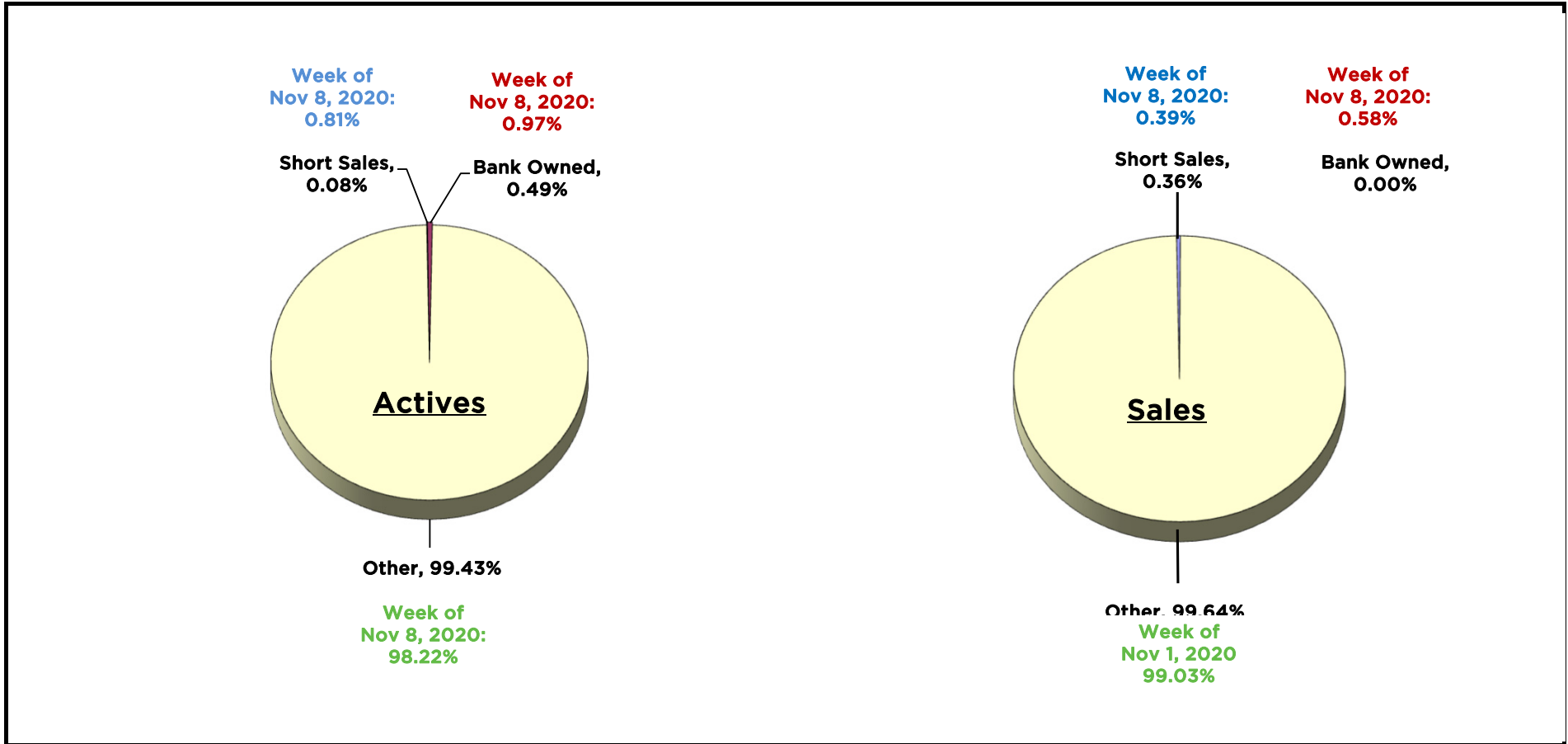
	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7
Norm	76	69	85	64	59	65	74	60	52	67	59	53	63	61	77	52	68	84
BO	0	0	1	0	0	1	0	1	1	0	0	0	0	0	1	0	0	1
SS	1	1	0	1	0	1	0	0	1	1	0	0	0	0	1	3	0	0

Withdrawn



	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	11/7
Norm	81	73	83	82	77	70	83	105	59	64	72	116	76	84	83	70	102	76
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	2	0	1	1	4	1	1	1	0	1	1	0	2	2	3	0

Single Family Homes



Where are the 2 Single Family Homes available for the Median Price of \$360,900? (± \$500)

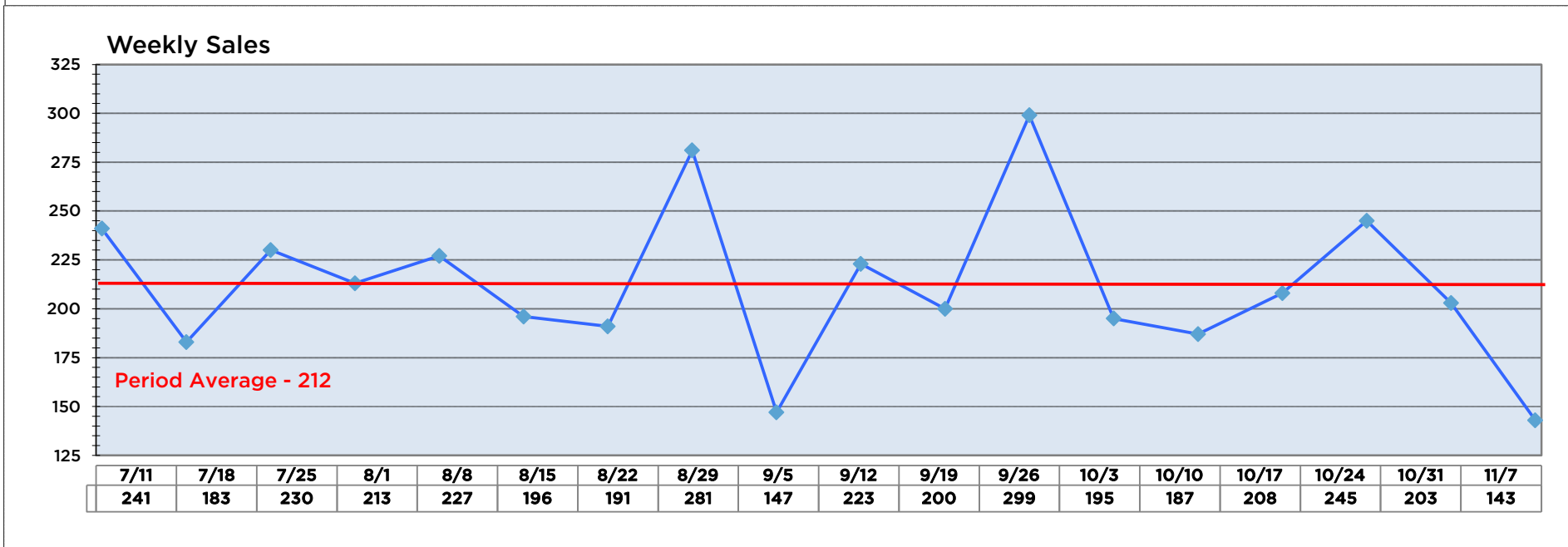
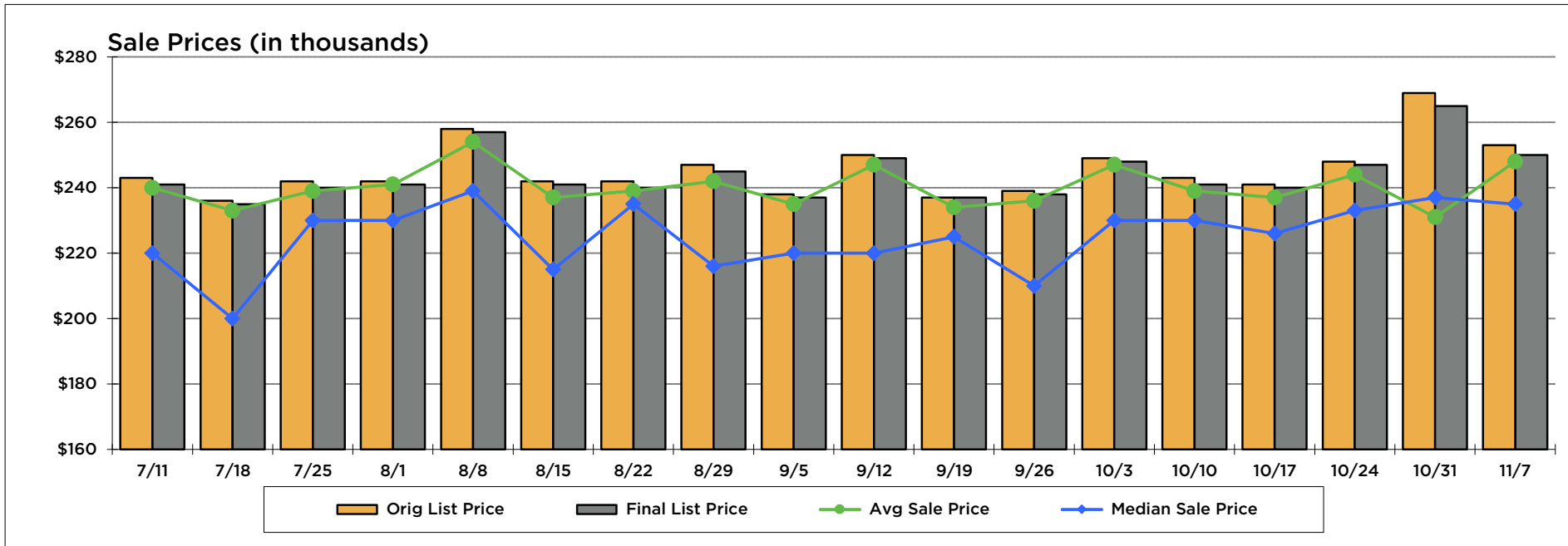
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Lake County		2	\$360,900	3.0	2.0	1,979	\$182.41
Eustis (East)	32736	1	\$360,900	3.0	2.0	1,788	\$201.85
Tavares / Mt Plymouth	32778	1	\$360,900	3.0	2.0	2,169	\$166.39

Monday Morning Quarterback
99/07/2021 - 11/13/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

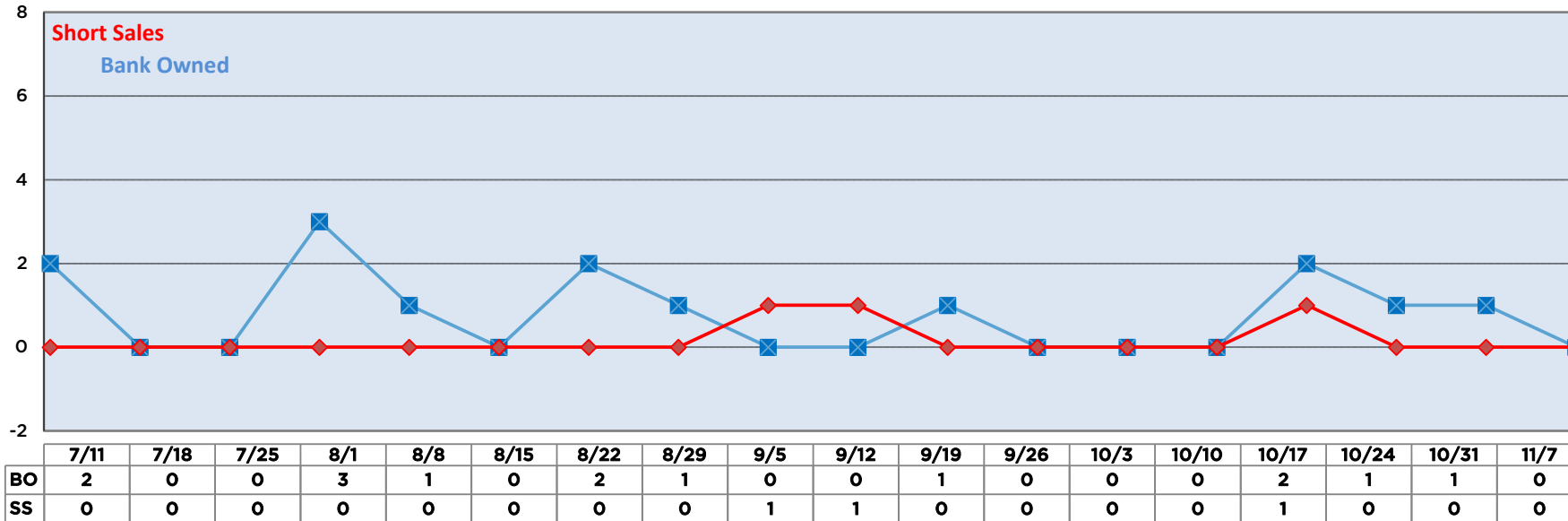
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	143	78	29	24	11	1	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	143	78	29	24	11	1	0
Active Listings	938	497	110	178	97	44	12
Bank Owned	8	8	0	0	0	0	0
Short Sales	6	4	1	0	1	0	0
Other	924	485	109	178	96	44	12
Months of Inventory	2	1	1	2	2	10	0
<i>List Price</i>							
Average Original List Price	\$253,277	\$178,675	\$277,089	\$358,937	\$457,709	\$597,000	\$0
Average Final List Price	\$249,779	\$176,880	\$274,709	\$355,270	\$439,245	\$597,000	\$0
<i>Sale Price</i>							
Average Price	\$247,981	\$174,900	\$275,486	\$351,942	\$435,127	\$597,000	\$0
Median Price	\$235,000	\$179,950	\$275,058	\$350,000	\$424,950	\$298,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,498	-\$1,795	-\$2,380	-\$3,667	-\$18,464	\$0	\$0
Original List to Sale Price - \$	-\$5,296	-\$3,775	-\$1,603	-\$6,995	-\$22,582	\$0	\$0
Final List to Sale Price - \$	-\$1,798	-\$1,980	\$777	-\$3,328	-\$4,118	\$0	\$0
Original List to Sale Price - %	97.91%	97.89%	99.42%	98.05%	95.07%	100.00%	0.00%
Final List to Sale Price - %	99.28%	98.88%	100.28%	99.06%	99.06%	100.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	28	37	17	17	21	6	0
Combined Avg Days to Contract	29	39	17	17	21	6	0
Avg Days Listing to Closing	60	67	53	51	49	66	0
Avg Days Contract to Close	31	29	35	33	29	59	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	1	2	0
<i>Square Footage</i>							
Average Square Feet	1,367	1,103	1,522	1,695	2,034	2,215	0

Condos, Townhomes, Villas

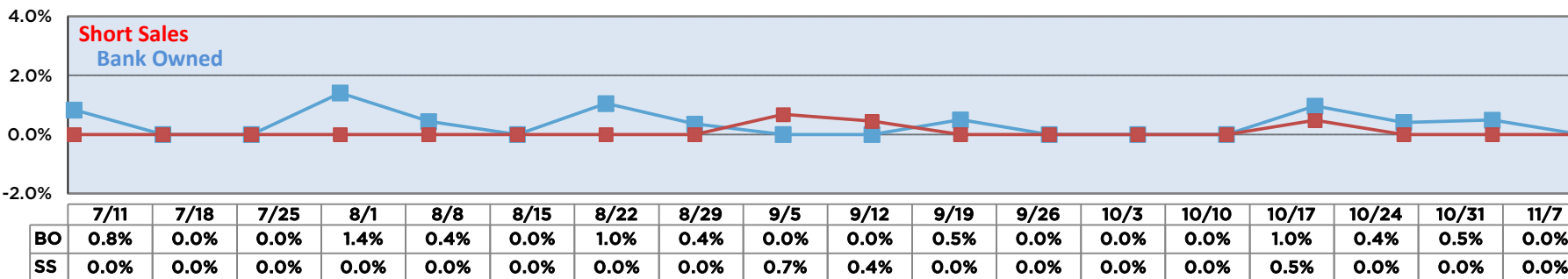
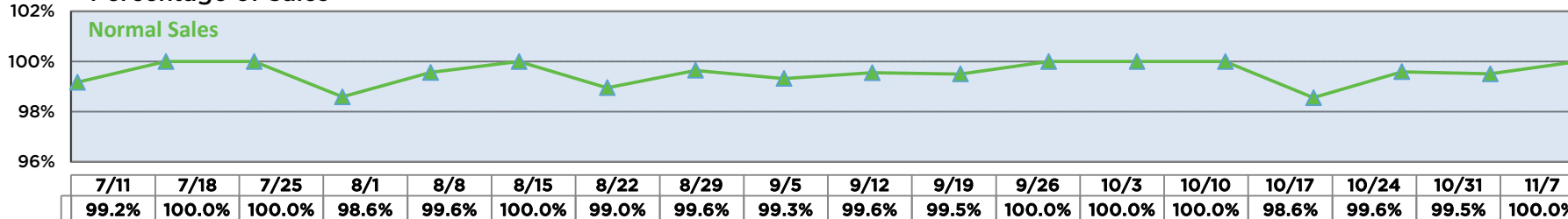


Condos, Townhomes, Villas

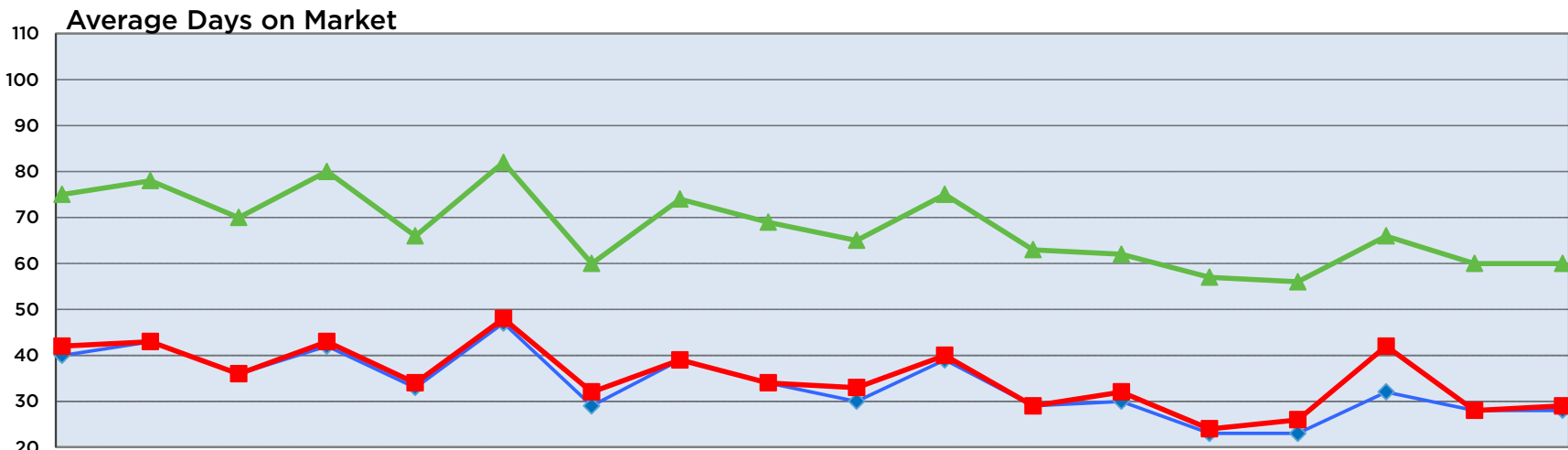
Foreclosure Sales



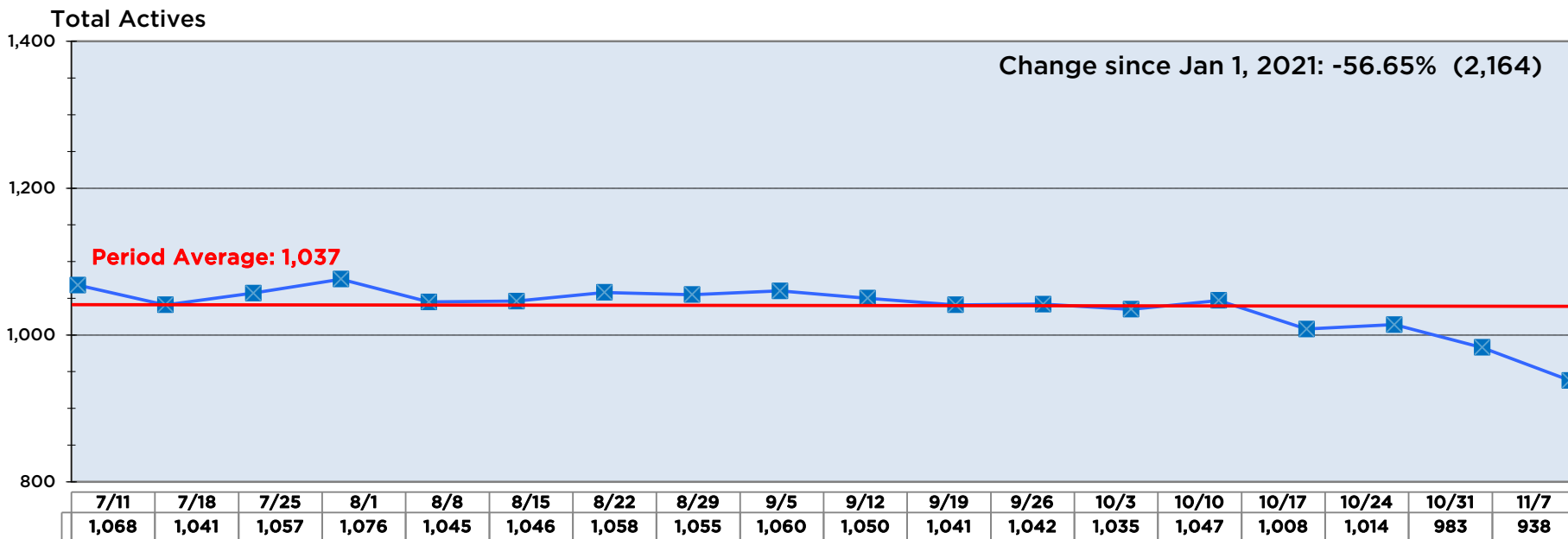
Percentage of Sales



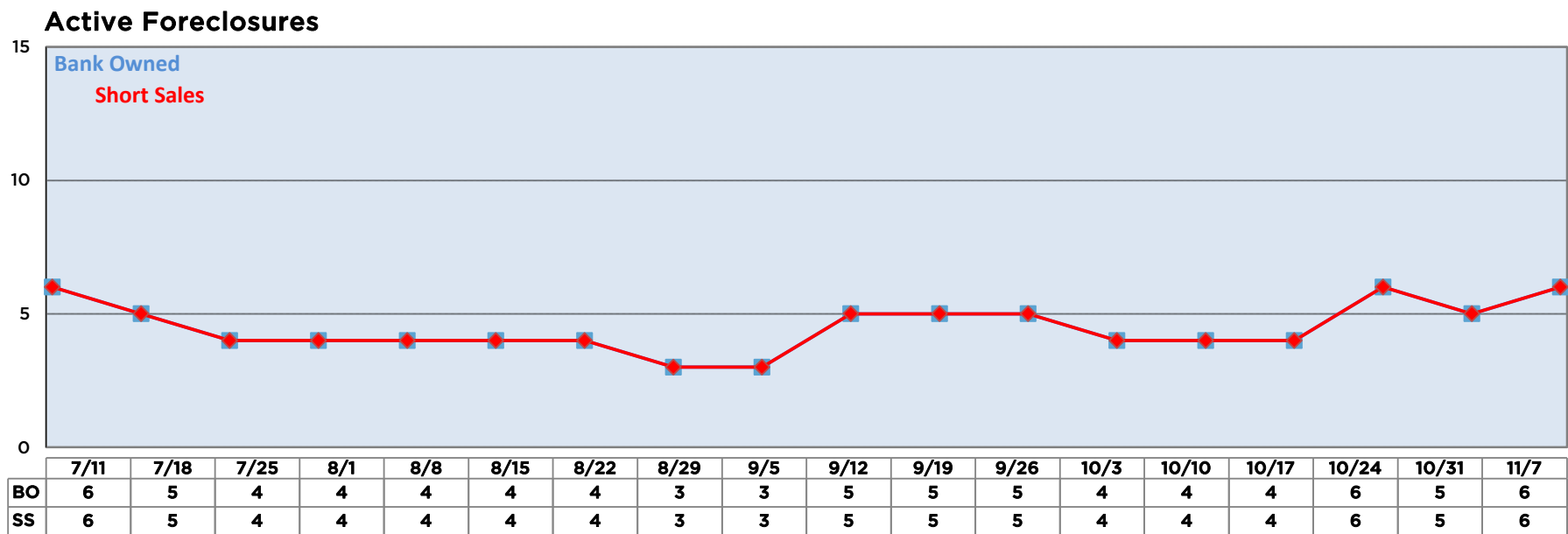
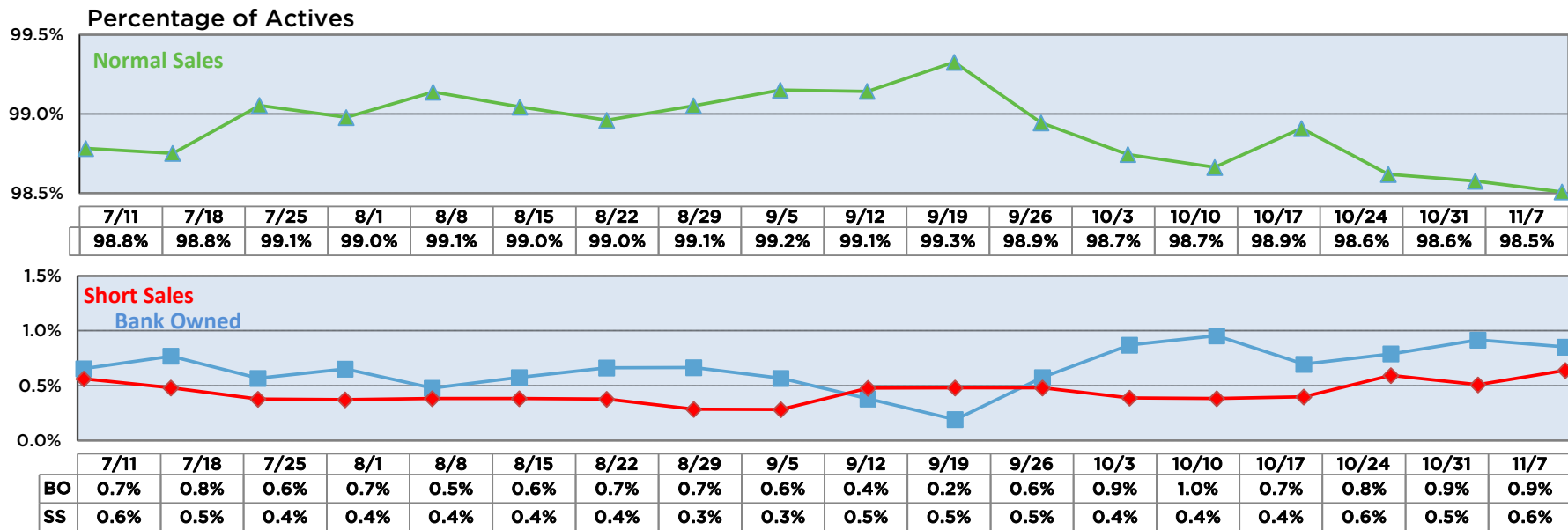
Condos, Townhomes, Villas



	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	11/7
ListToContract	40	43	36	42	33	47	29	39	34	30	39	29	30	23	23	32	28	28
CombDaysOnMkt	42	43	36	43	34	48	32	39	34	33	40	29	32	24	26	42	28	29
ListToClose	75	78	70	80	66	82	60	74	69	65	75	63	62	57	56	66	60	60

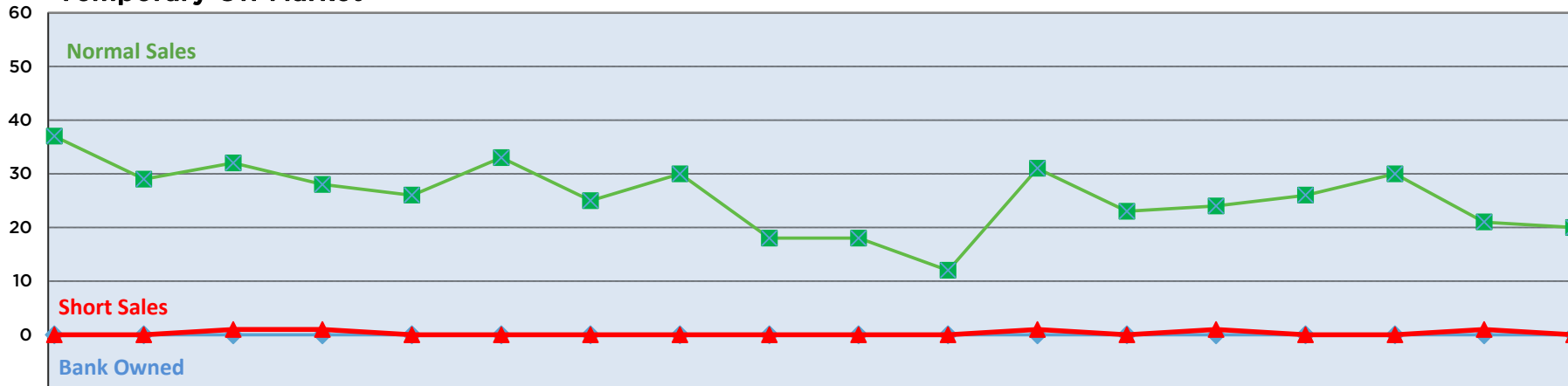


Condos, Townhomes, Villas



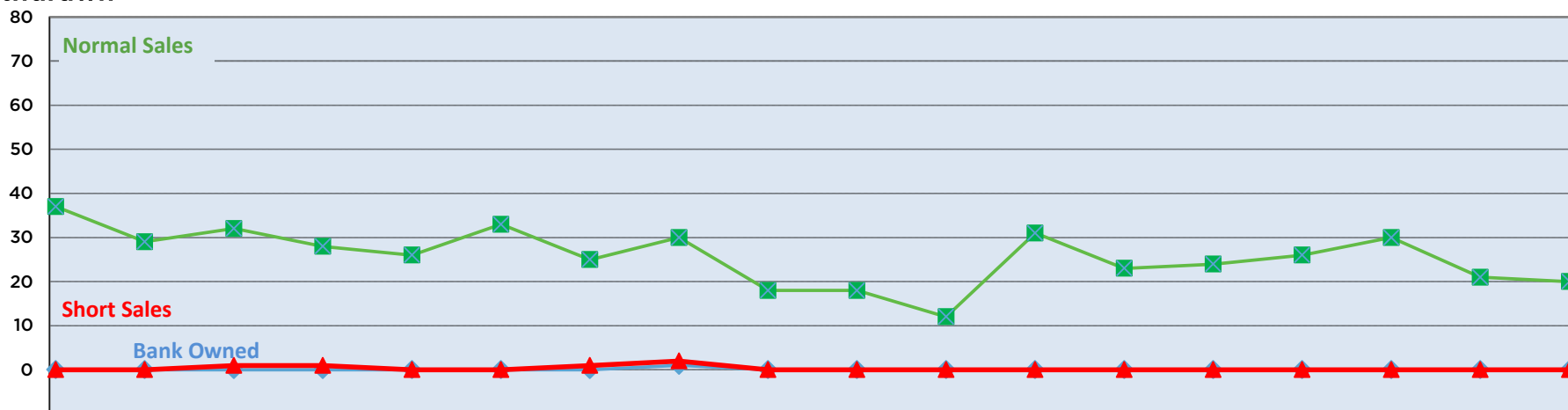
Condos, Townhomes, Villas

Temporary Off Market



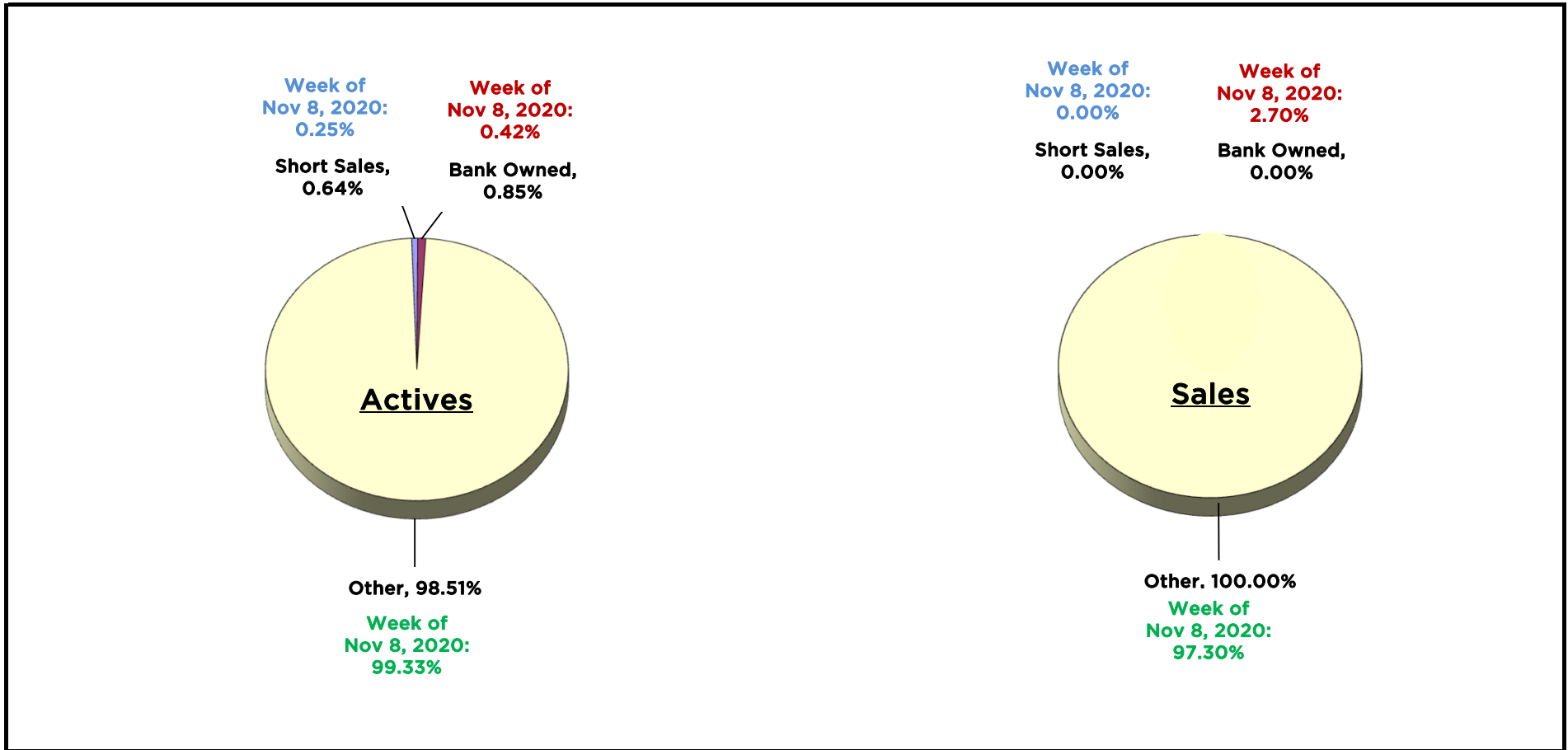
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Norm	37	29	32	28	26	33	25	30	18	18	12	31	23	24	26	30	21	20
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	1	0	0	0	0	0	0	0	1	0	1	0	0	1	0

Withdrawn



	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	11/7
Norm	37	29	32	28	26	33	25	30	18	18	12	31	23	24	26	30	21	20
BO	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0

Condos, Townhomes, Villas



Monday Morning Quarterback
99/07/2021 - 11/13/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 10 Condos, Townhomes, or Villas available for the Median Price of \$235,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Casselberry	32707	1	\$235,100	3.0	2.0	1,435	\$163.83
Orange County							
Orlando (Downtown)	32801	1	\$235,000	2.0	2.0	1,075	\$218.60
Pine Hills / Rosemont	32808	1	\$235,000	2.0	2.0	1,147	\$204.88
Lockhart	32810	1	\$235,000	4.0	2.0	1,313	\$178.98
Williamsburg / Lake Bryan	32821	1	\$235,000	3.0	2.0	1,352	\$173.82
Ventura	32822	1	\$234,900	2.0	2.0	1,038	\$226.30
Osceola County							
Kissimmee (Central)	34741	2	\$235,000	3.0	2.0	1,433	\$163.99
Kissimmee (West) / Pleasant Hill	34746	1	\$235,000	3.0	3.0	1,408	\$166.90
Kissimmee / Poinciana	34758	1	\$235,000	4.0	3.0	1,822	\$128.98