



Monday Morning Quarterback Summary

Week of November 14, 2021 - November 20, 2021

Single-family existing homes

- Sales of single-family homes increased to 669 during the week of Nov 14, from 548 the week prior
- The median price of single family homes increased to \$370,000, a change of 2.5%
- The number of single-family home foreclosure transactions increased to 5 last week, from 0 the week of Nov 07
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory decreased by 100, and now sits at 2,549

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 220 during the week of Nov 14, from 143 the week prior
- The median price of condos, townhomes, and villas decreased to \$229,800, a change of -2.2%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of Nov 07
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 27, and now sits at 9,911

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

Monday Morning Quarterback
99/14/2021 - 11/20/2021
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	669	84	85	227	109	141	23
Bank Owned	5	4	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	664	80	85	226	109	141	23
Active Listings	2,549	358	226	557	460	685	263
Bank Owned	10	7	0	1	0	2	0
Short Sales	4	2	1	1	0	0	0
Other	2,535	349	225	555	460	683	263
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$453,003	\$189,567	\$275,212	\$350,859	\$448,479	\$656,784	\$1,852,465
Average Final List Price	\$447,353	\$186,426	\$271,561	\$348,816	\$445,810	\$645,243	\$1,816,639

Sale Price

Average Price	\$442,949	\$181,921	\$271,665	\$349,974	\$444,144	\$641,920	\$1,721,457
Median Price	\$370,000	\$195,000	\$271,000	\$350,000	\$449,000	\$620,000	\$1,300,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$5,650	-\$3,141	-\$3,651	-\$2,043	-\$2,669	-\$11,541	-\$35,826
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,054	-\$7,646	-\$3,547	-\$885	-\$4,335	-\$14,864	-\$131,008
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,404	-\$4,505	\$104	\$1,158	-\$1,666	-\$3,323	-\$95,182
<i>Original</i> List to <i>Sale</i> Price - %	97.78%	95.97%	98.71%	99.75%	99.03%	97.74%	92.93%
<i>Final</i> List to <i>Sale</i> Price - %	99.02%	97.58%	100.04%	100.33%	99.63%	99.49%	94.76%

Days on the Market

Avg Days Listing to Contract	27	29	24	21	31	32	47
Combined Avg Days to Contract	28	30	25	21	31	34	47
Avg Days Listing to Closing	64	66	65	55	66	69	91
Avg Days Contract to Close	35	36	39	34	34	36	45

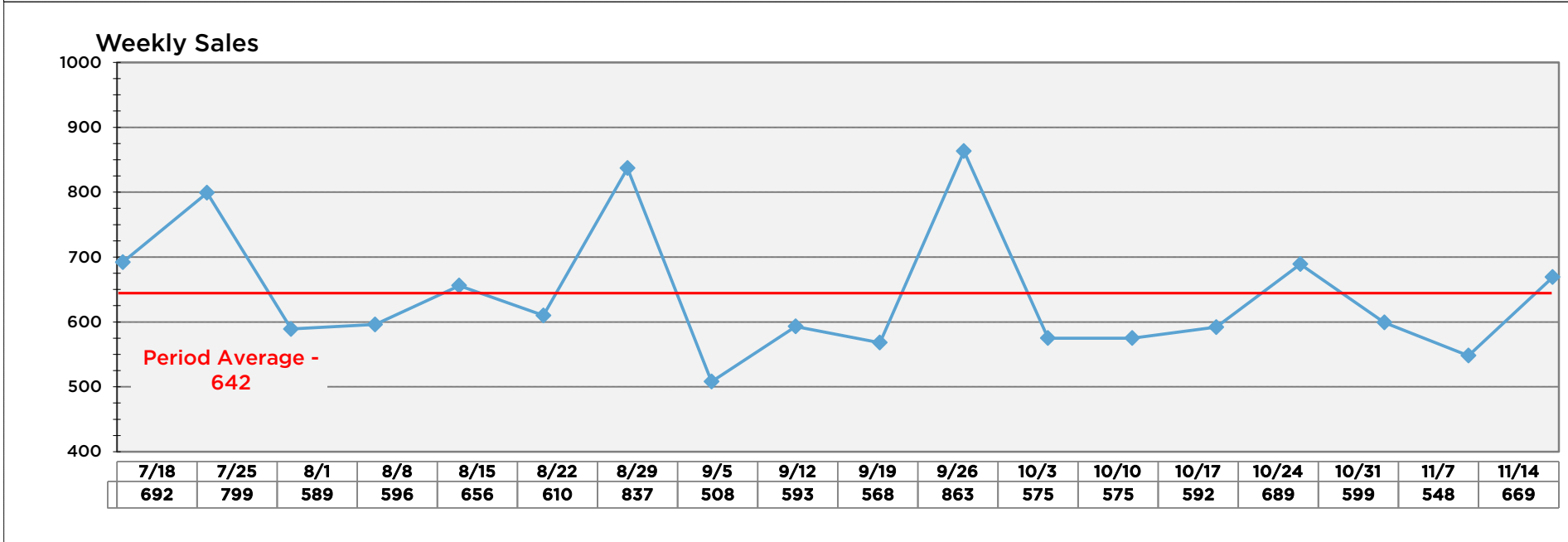
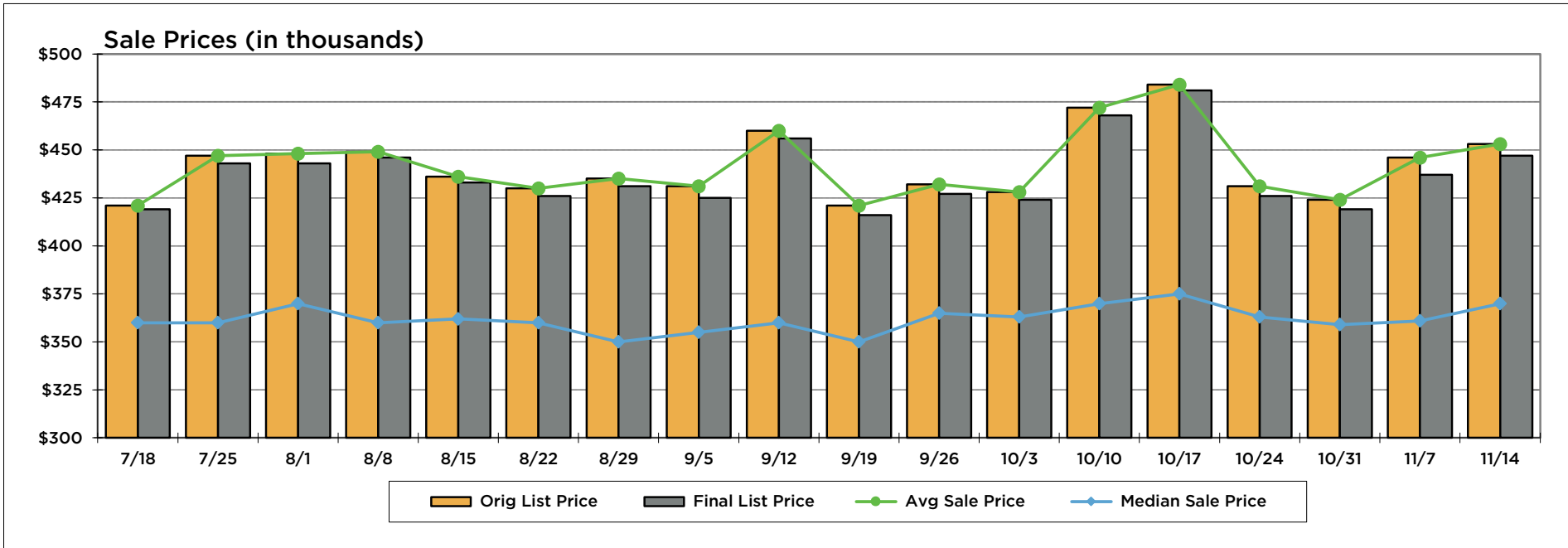
Beds / Baths

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

Square Footage

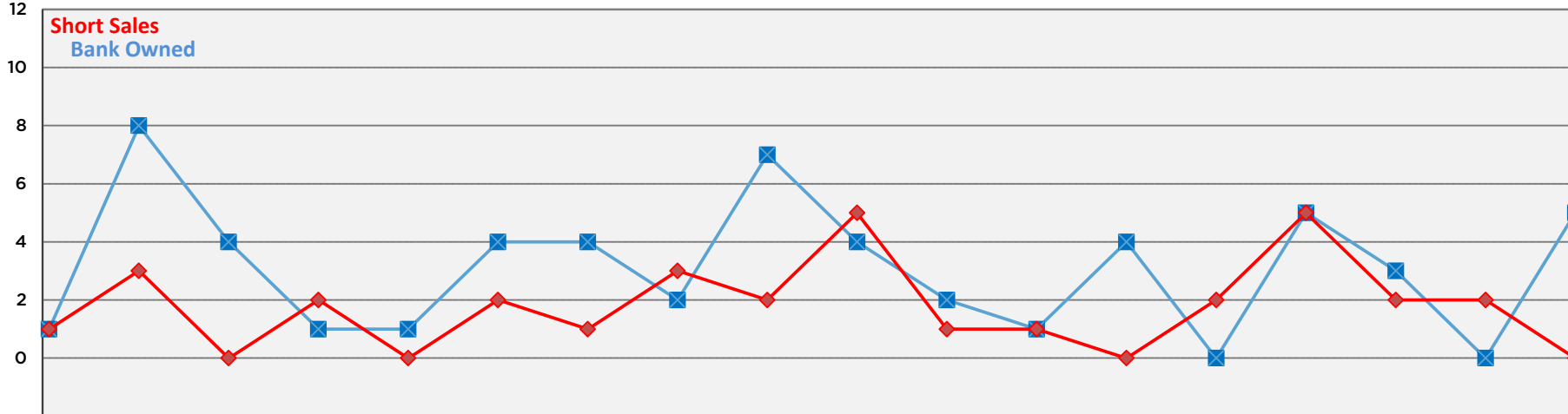
Average Square Feet	2,148	1,254	1,441	1,766	2,326	3,088	5,186
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Single Family Homes



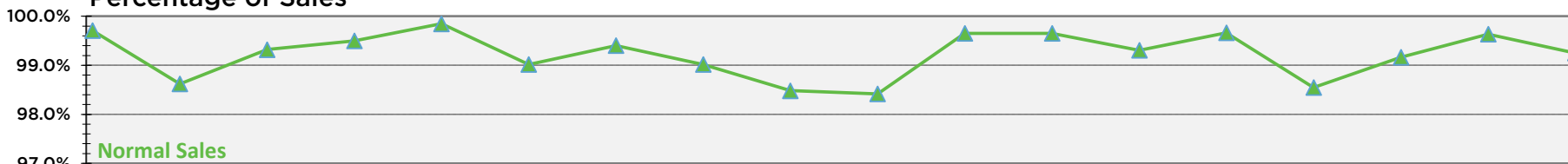
Single Family Homes

Foreclosure Sales

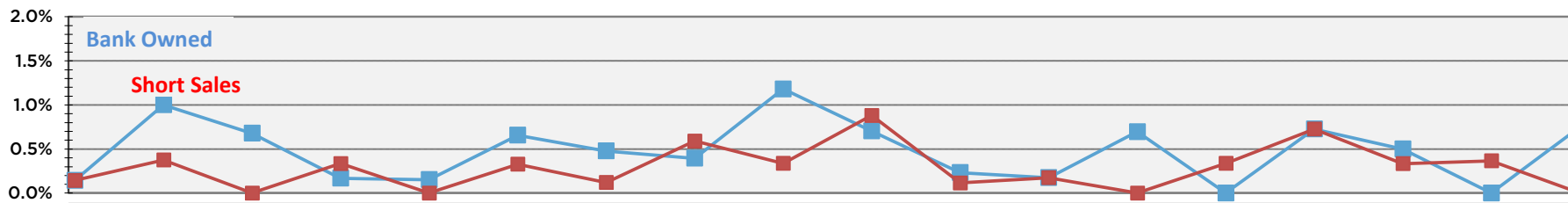


BO	1	8	4	1	1	4	4	2	7	4	2	1	4	0	5	3	0	5
SS	1	3	0	2	0	2	1	3	2	5	1	1	0	2	5	2	2	0

Percentage of Sales

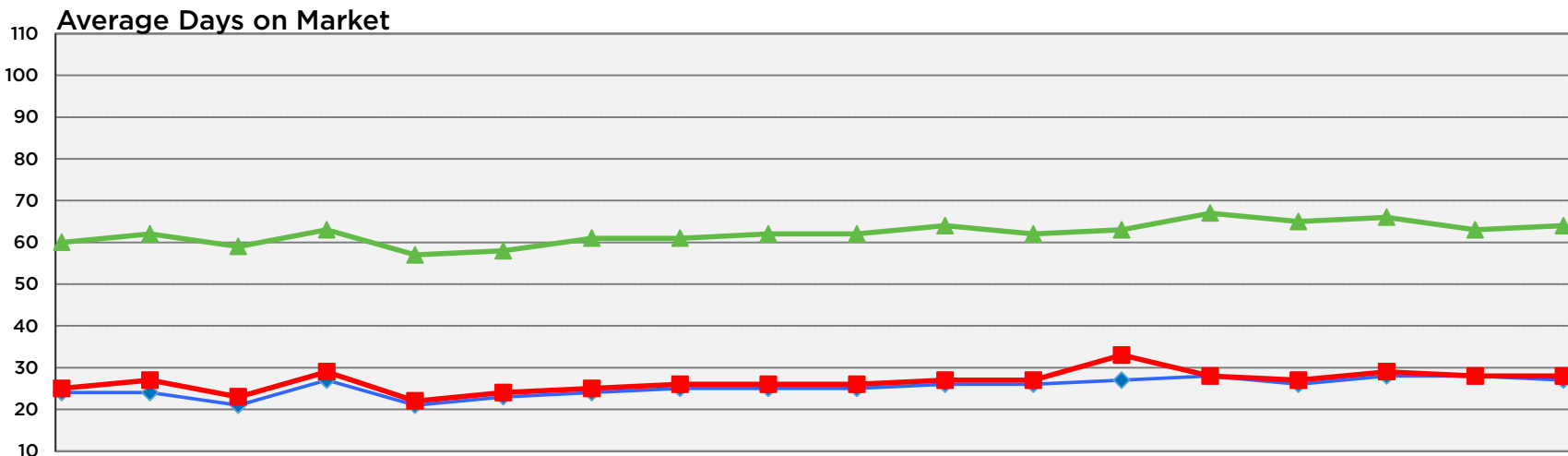


Normal Sales	99.7%	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%	99.2%	99.6%	99.3%
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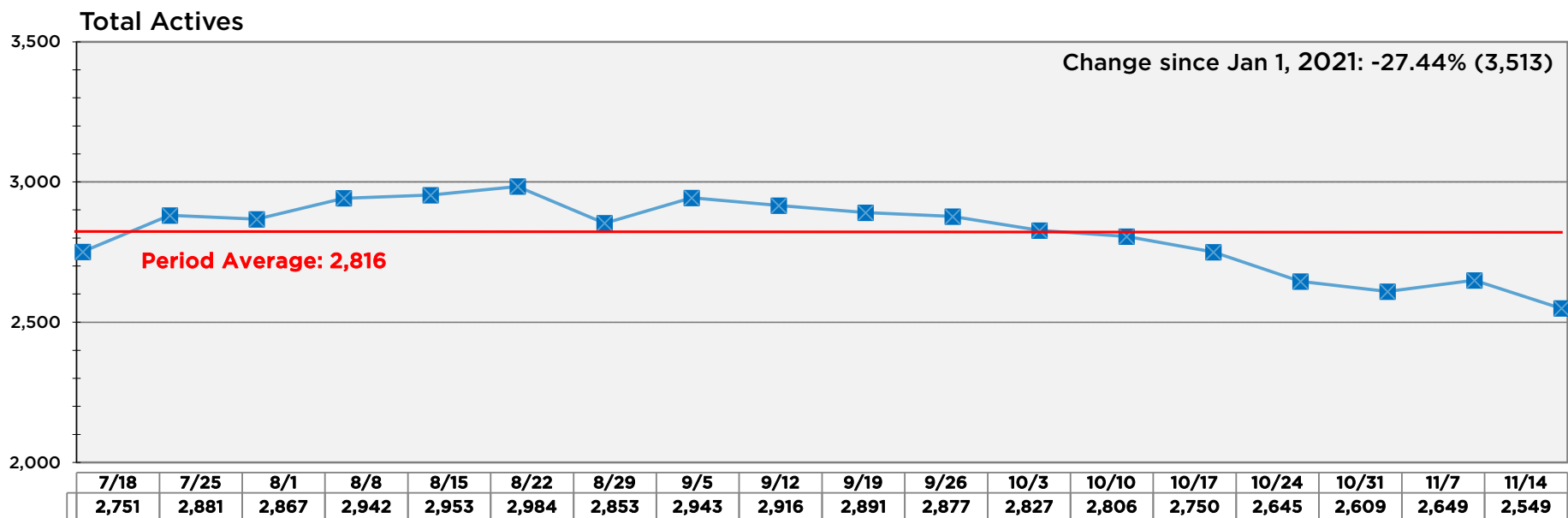


BO	0.1%	1.0%	0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%	0.7%
SS	0.1%	0.4%	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%	0.4%	0.0%

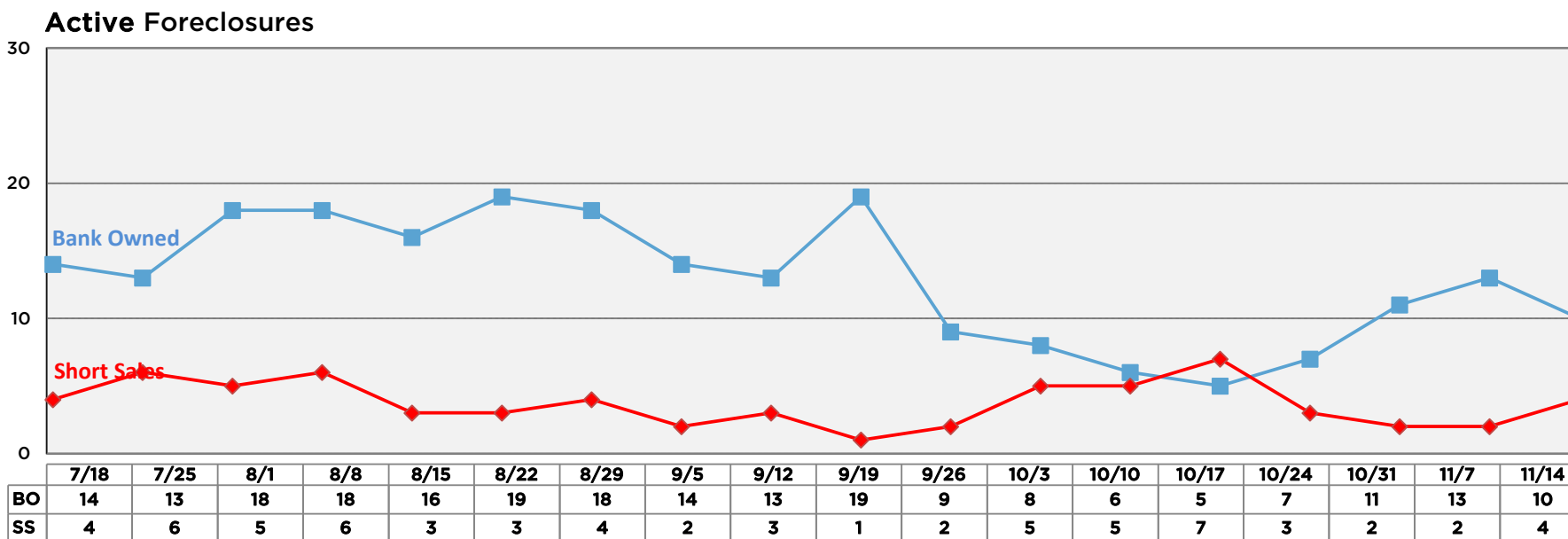
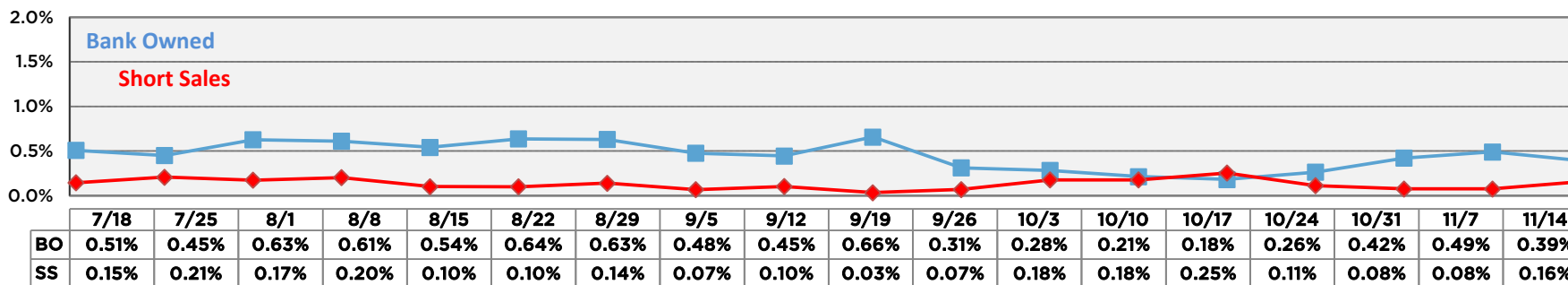
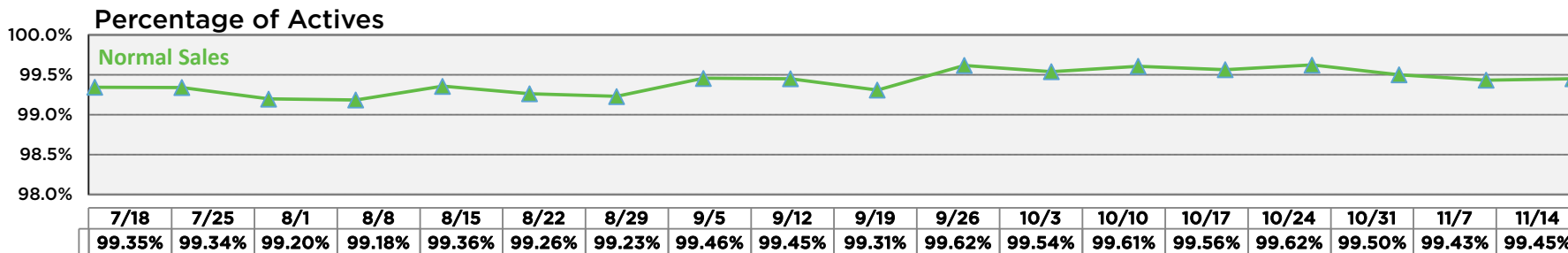
Single Family Homes



	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	11/14
ListToContract	24	24	21	27	21	23	24	25	25	25	26	26	27	28	26	28	28	27
CombDaysOnMkt	25	27	23	29	22	24	25	26	26	26	27	27	33	28	27	29	28	28
ListToClose	60	62	59	63	57	58	61	61	62	62	64	62	63	67	65	66	63	64



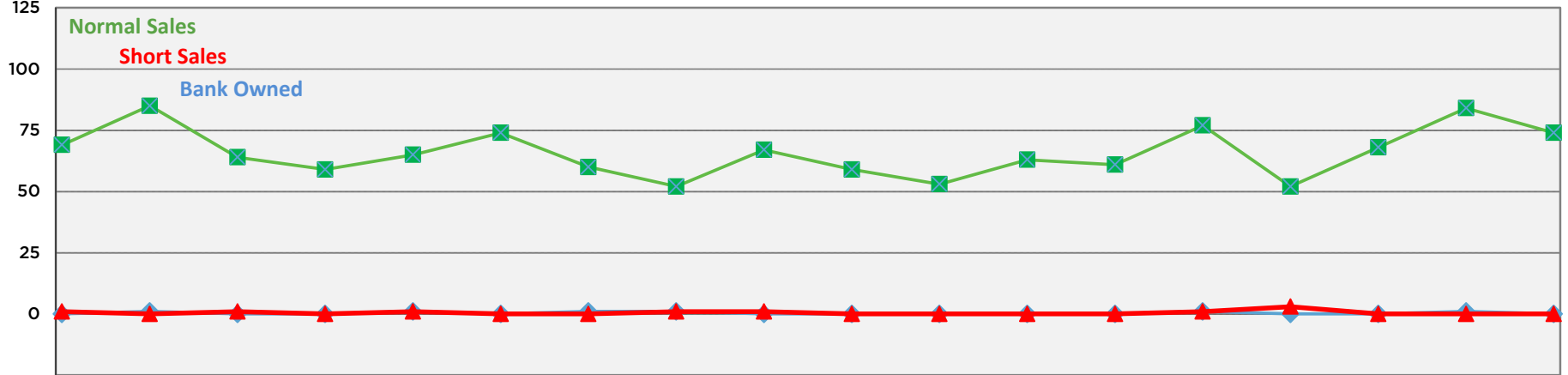
Single Family Homes





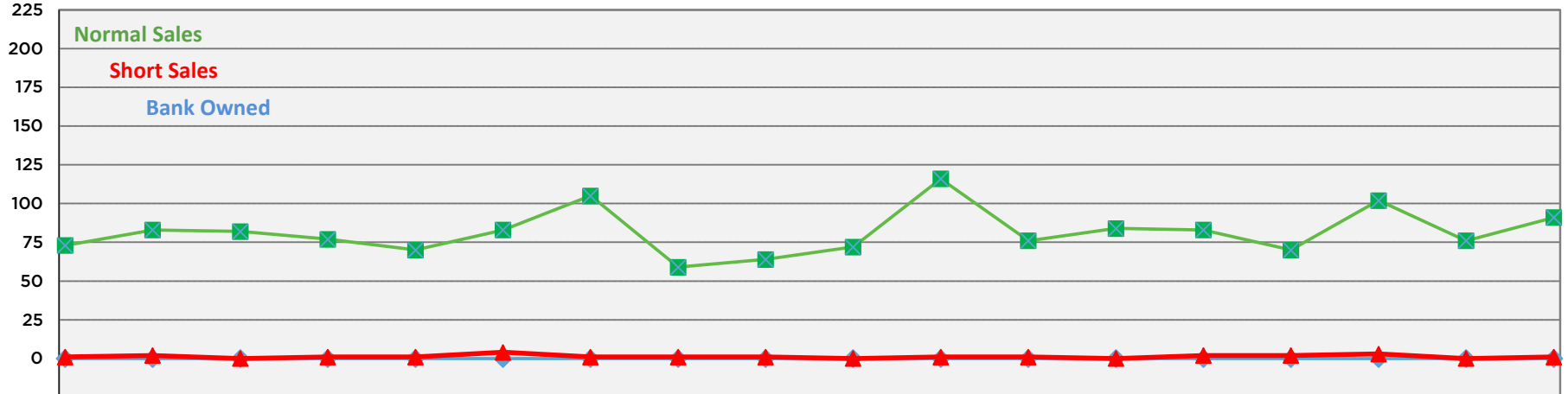
Single Family Homes

Temporary Off Market



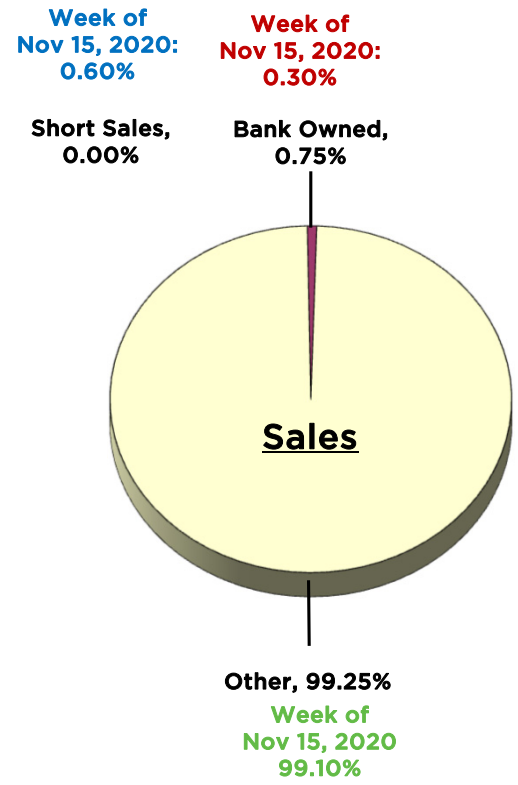
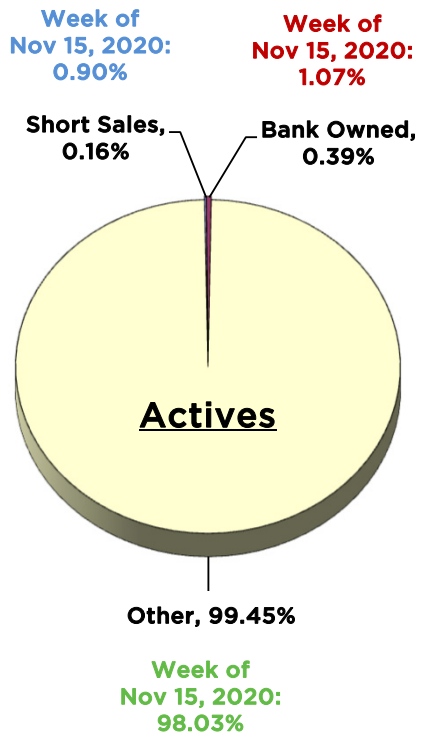
	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14
Norm	69	85	64	59	65	74	60	52	67	59	53	63	61	77	52	68	84	74
BO	0	1	0	0	1	0	1	1	0	0	0	0	0	1	0	0	1	0
SS	1	0	1	0	1	0	0	1	1	0	0	0	0	1	3	0	0	0

Withdrawn



	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	11/14
Norm	73	83	82	77	70	83	105	59	64	72	116	76	84	83	70	102	76	91
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	2	0	1	1	4	1	1	1	0	1	1	0	2	2	3	0	1

Single Family Homes



Monday Morning Quarterback
99/14/2021 - 11/20/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 19 Single Family Homes available for the Median Price of \$370,000? (± \$500)

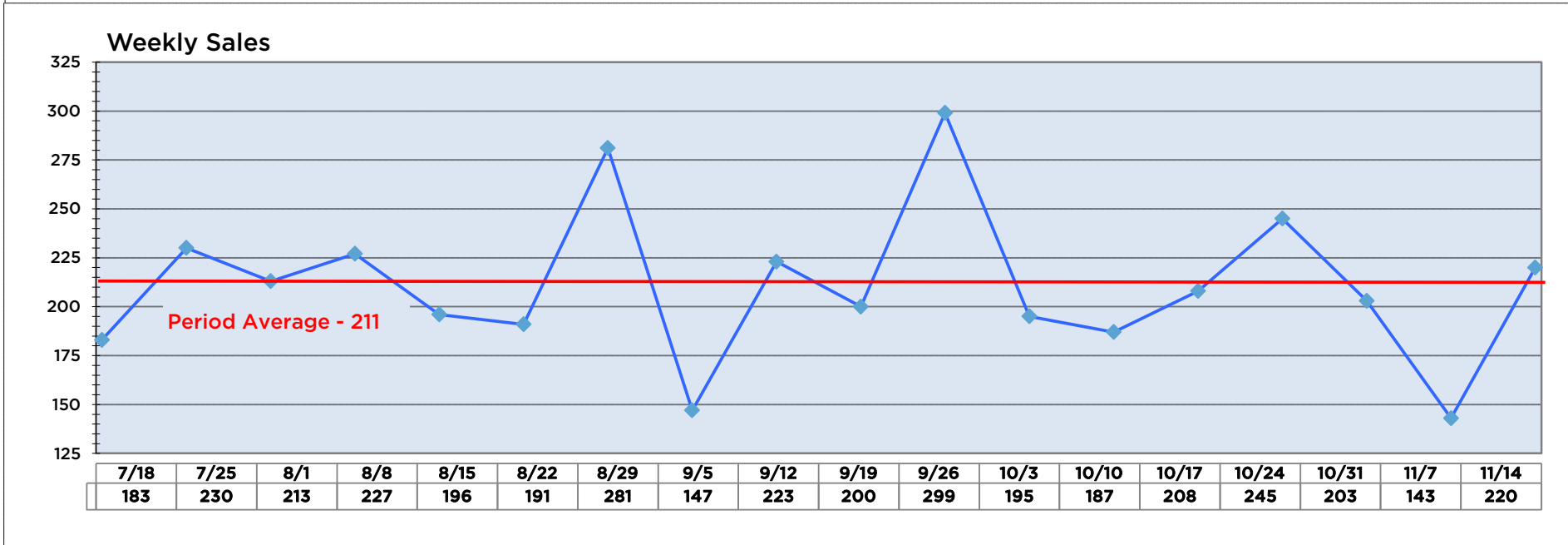
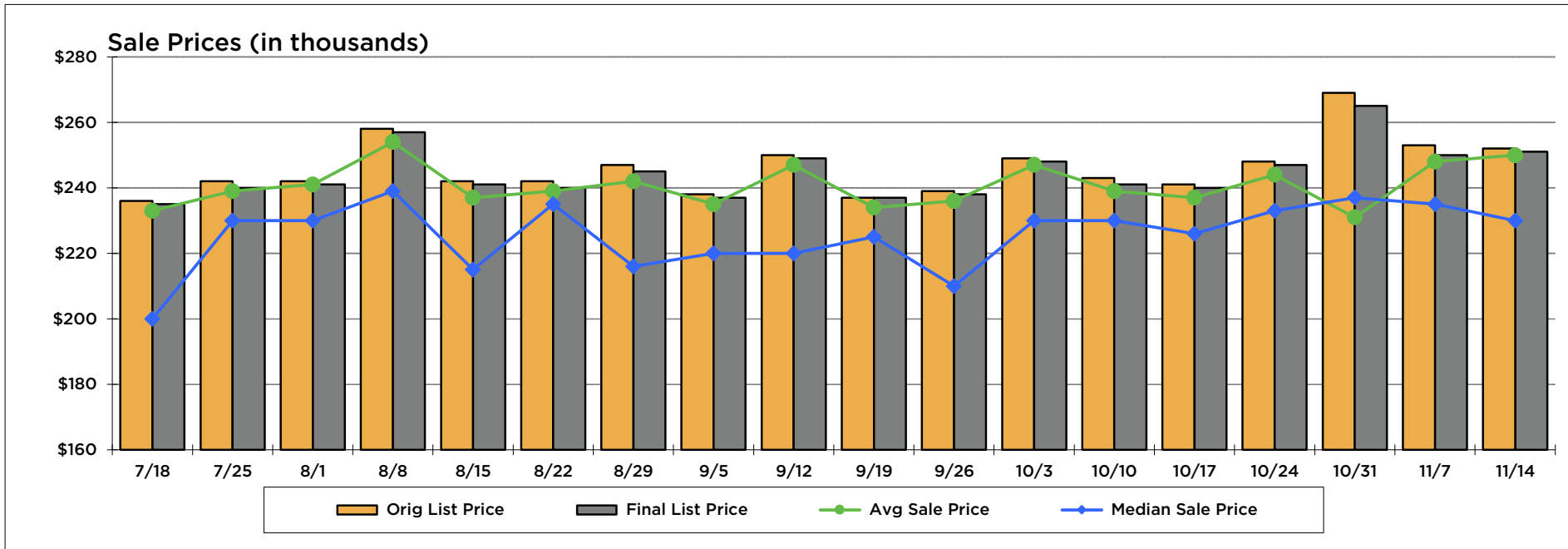
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$369,967	3.7	2.0	2,208	\$167.56
Casselberry	32707	1	\$369,900	4.0	2.0	2,580	\$143.37
Lake Mary / Heathrow	32746	1	\$370,000	3.0	2.0	1,568	\$235.97
Sanford / Lake Forest	32771	1	\$370,000	4.0	2.0	2,476	\$149.43
Orange County		8	\$369,938	2.9	1.8	1,386	\$266.93
Apopka / Hunt Club	32703	1	\$370,000	4.0	2.0	1,944	\$190.33
Colonialtown	32803	2	\$369,800	2.0	1.0	921	\$401.52
College Park	32804	1	\$369,900	3.0	2.0	1,427	\$259.22
Delaney / Crystal Lake	32806	1	\$370,000	3.0	2.0	1,182	\$313.03
Union Park	32817	1	\$370,000	3.0	2.0	1,462	\$253.08
Bithlo	32820	1	\$370,000	3.0	2.0	1,632	\$226.72
Waterford Lakes	32828	1	\$370,000	3.0	2.0	1,598	\$231.54
Osceola County		4	\$369,950	3.8	2.3	2,127	\$173.95
Kissimmee / Celebration	34747	1	\$369,900	4.0	2.0	1,939	\$190.77
Kissimmee / Poinciana	34758	1	\$370,000	4.0	3.0	2,814	\$131.49
St Cloud / Narcoossee	34771	1	\$369,900	4.0	2.0	1,846	\$200.38
St Cloud / Harmony	34773	1	\$370,000	3.0	2.0	1,908	\$193.92
Lake County		4	\$369,888	3.8	2.0	2,329	\$158.82
Eustis (East)	32736	1	\$369,900	5.0	2.0	2,301	\$160.76
Clermont (South)	34714	1	\$369,950	3.0	2.0	1,767	\$209.37
Leesburg (West)	34748	1	\$369,800	3.0	2.0	2,324	\$159.12
Mascotte	34753	1	\$369,900	4.0	2.0	2,924	\$126.50

Monday Morning Quarterback
99/14/2021 - 11/20/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

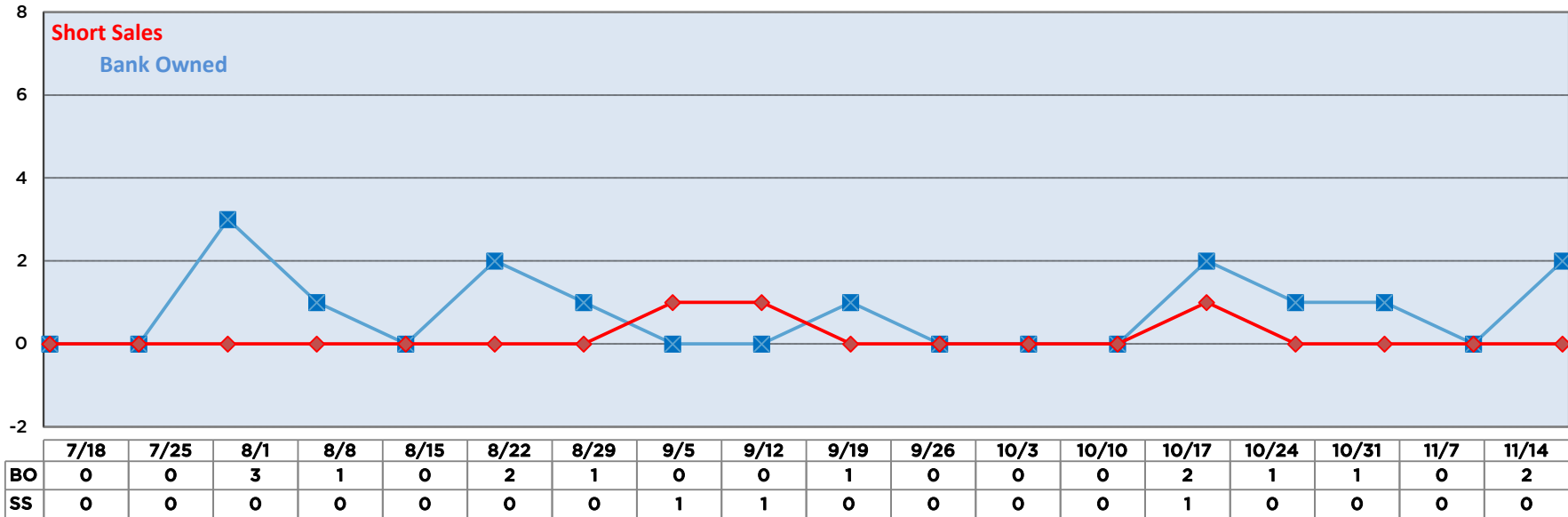
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	220	121	37	44	12	6	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	218	119	37	44	12	6	0
Active Listings	911	501	107	167	89	37	10
Bank Owned	8	7	0	1	0	0	0
Short Sales	5	3	1	0	1	0	0
Other	898	491	106	166	88	37	10
Months of Inventory	1	1	1	1	2	1	0
<i>List Price</i>							
Average Original List Price	\$252,498	\$177,663	\$276,431	\$346,100	\$438,667	\$555,333	\$0
Average Final List Price	\$250,769	\$176,281	\$275,142	\$343,499	\$435,833	\$552,500	\$0
<i>Sale Price</i>							
Average Price	\$249,644	\$174,322	\$275,232	\$342,423	\$437,617	\$554,500	\$0
Median Price	\$229,800	\$185,000	\$275,100	\$342,568	\$439,450	\$533,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$1,729	-\$1,382	-\$1,289	-\$2,601	-\$2,834	-\$2,833	\$0
Original List to Sale Price - \$	-\$2,854	-\$3,341	-\$1,199	-\$3,677	-\$1,050	-\$833	\$0
Final List to Sale Price - \$	-\$1,125	-\$1,959	\$90	-\$1,076	\$1,784	\$2,000	\$0
Original List to Sale Price - %	98.87%	98.12%	99.57%	98.94%	99.76%	99.85%	0.00%
Final List to Sale Price - %	99.55%	98.89%	100.03%	99.69%	100.41%	100.36%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	32	38	22	30	10	19	0
Combined Avg Days to Contract	34	39	22	37	20	19	0
Avg Days Listing to Closing	65	69	58	67	37	47	0
Avg Days Contract to Close	32	31	35	35	29	27	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,374	1,098	1,509	1,784	1,797	2,252	0

Condos, Townhomes, Villas

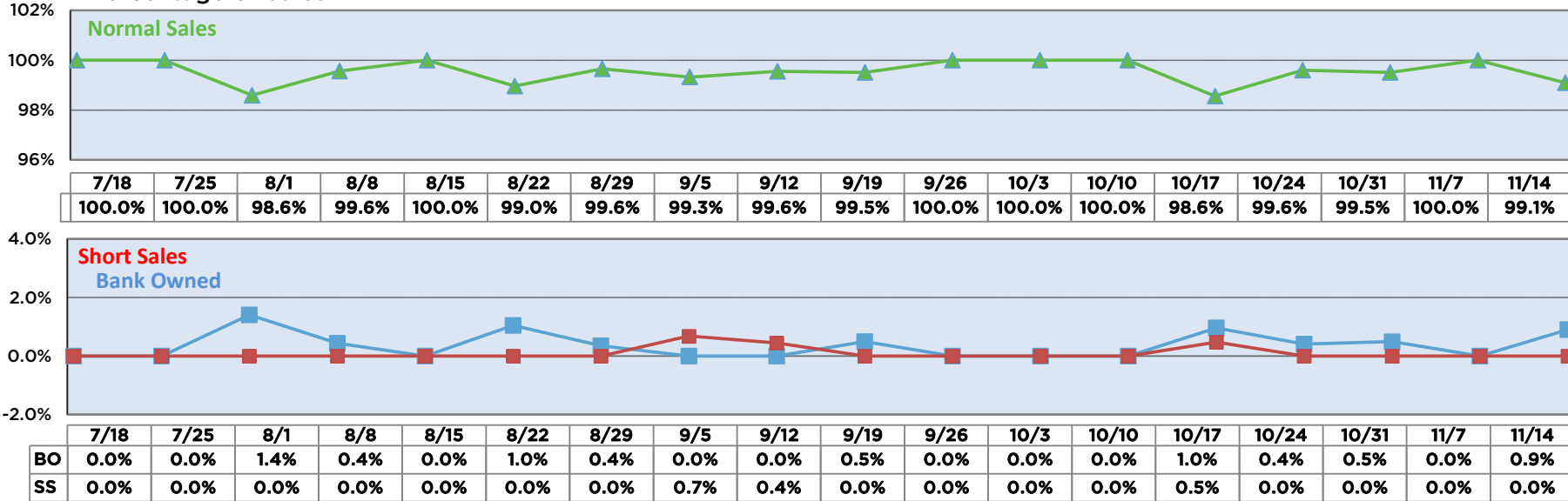


Condos, Townhomes, Villas

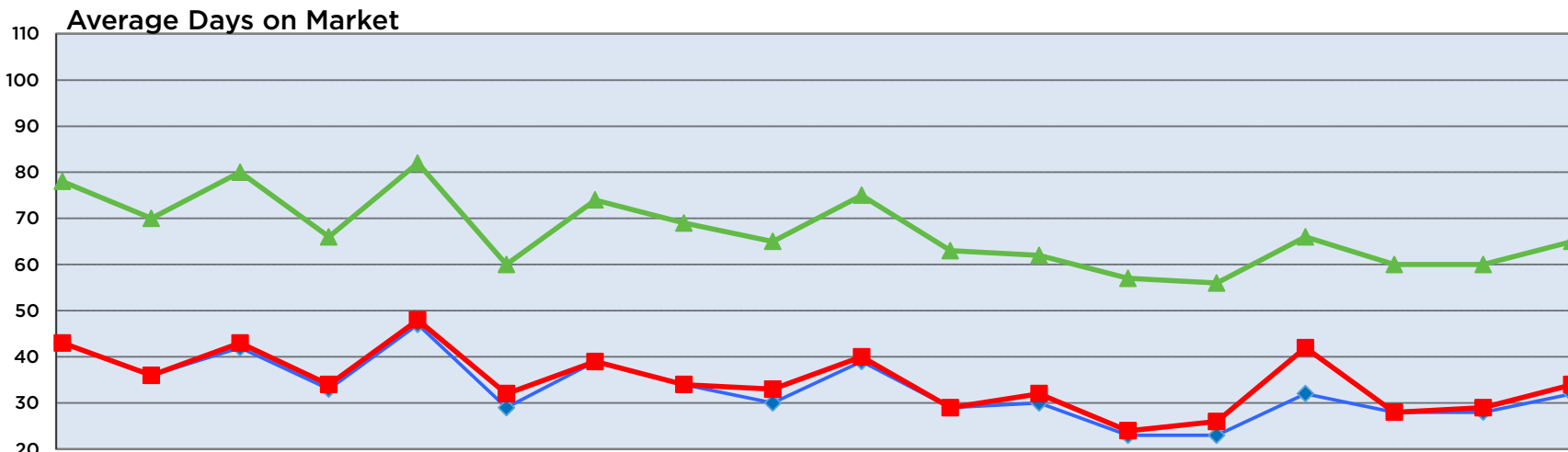
Foreclosure Sales



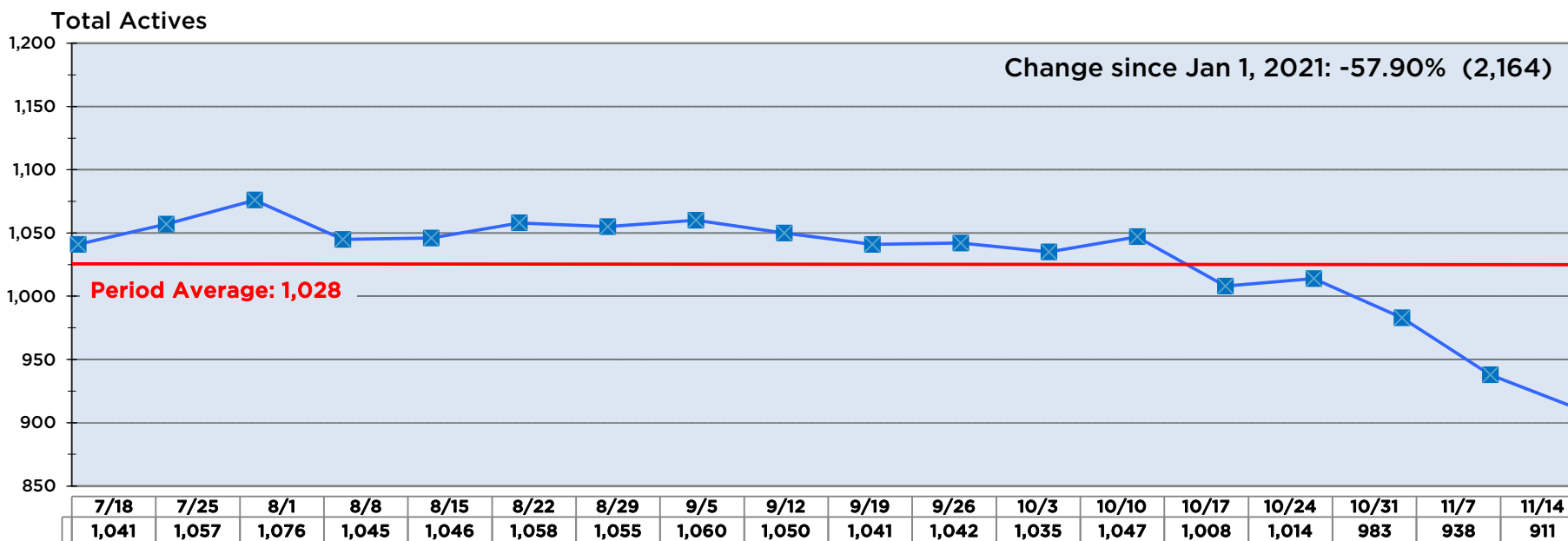
Percentage of Sales



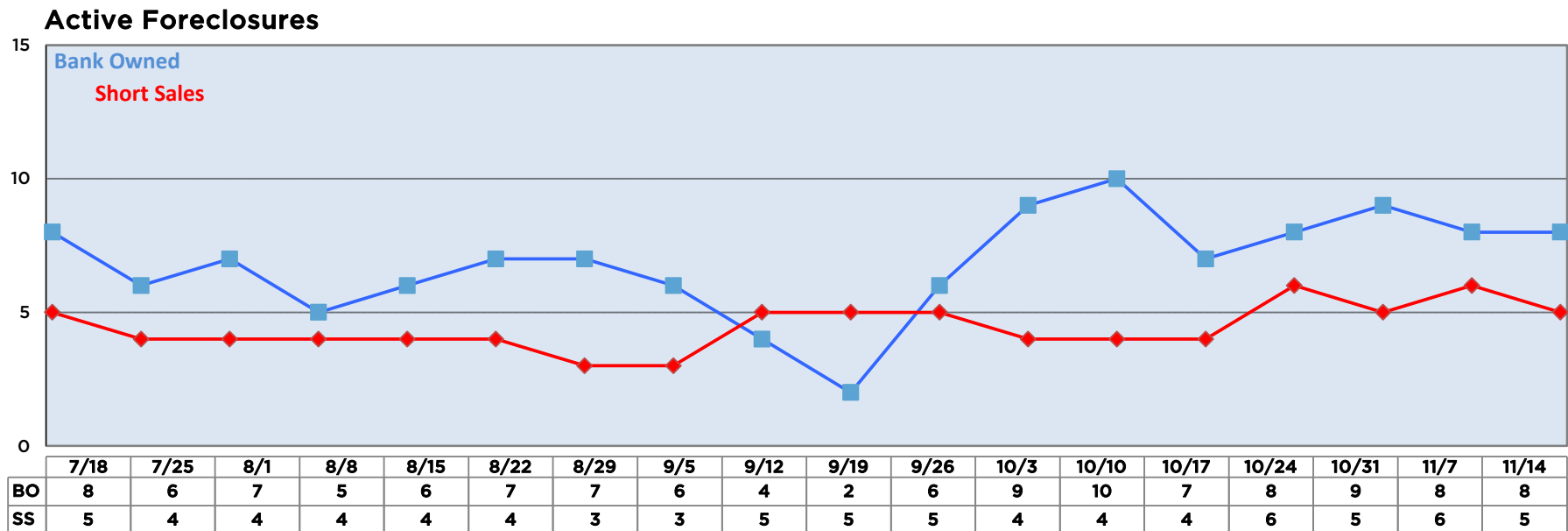
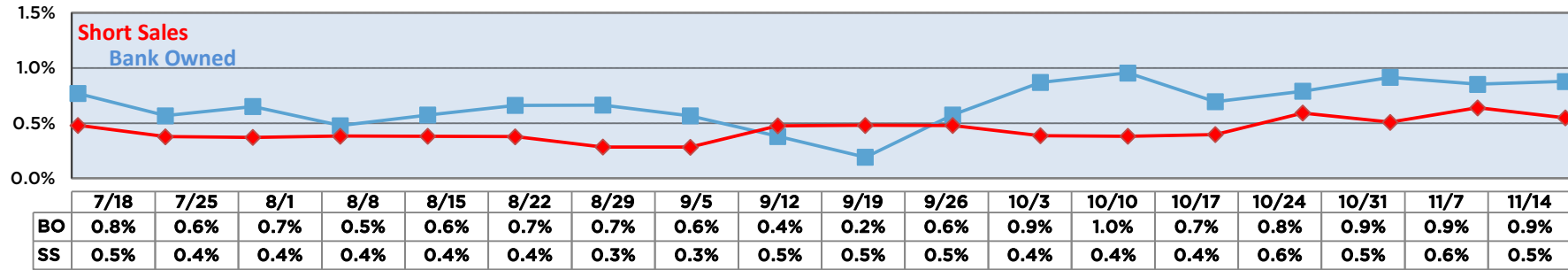
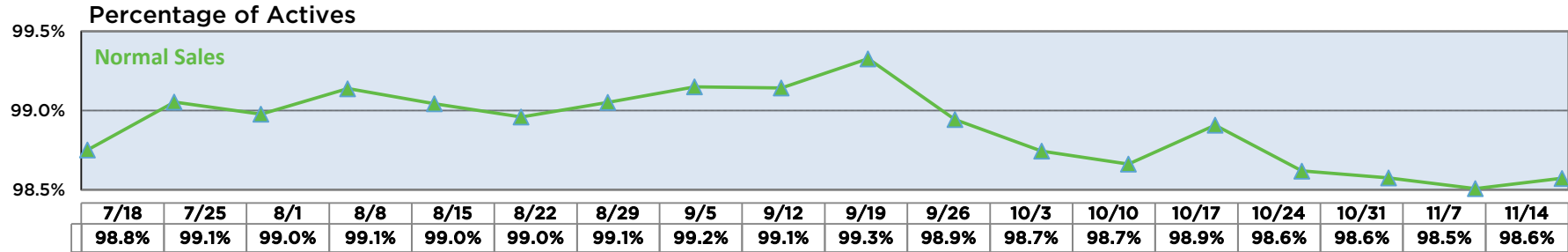
Condos, Townhomes, Villas



	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	11/14
ListToContract	43	36	42	33	47	29	39	34	30	39	29	30	23	23	32	28	28	32
CombDaysOnMkt	43	36	43	34	48	32	39	34	33	40	29	32	24	26	42	28	29	34
ListToClose	78	70	80	66	82	60	74	69	65	75	63	62	57	56	66	60	60	65

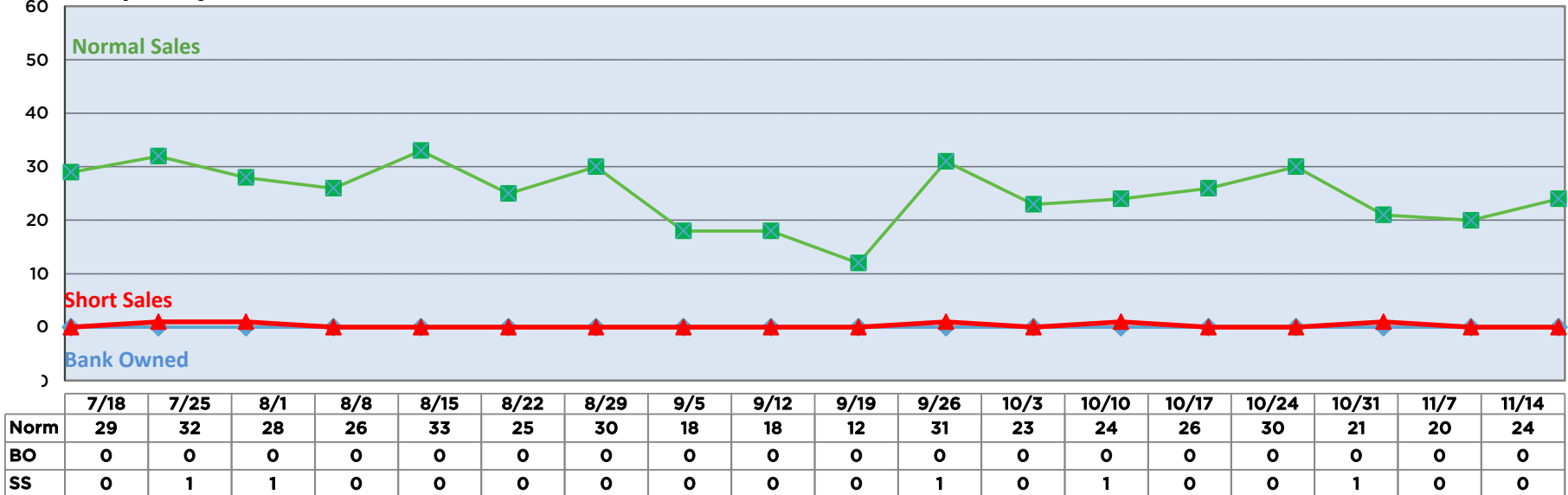


Condos, Townhomes, Villas

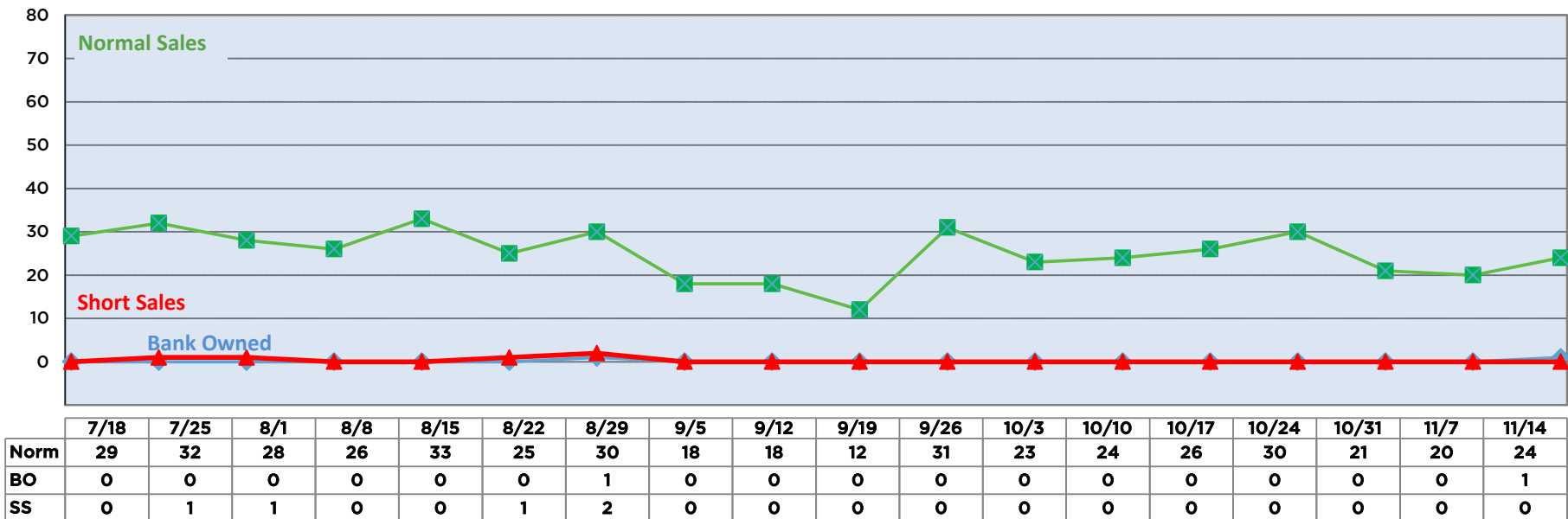


Condos, Townhomes, Villas

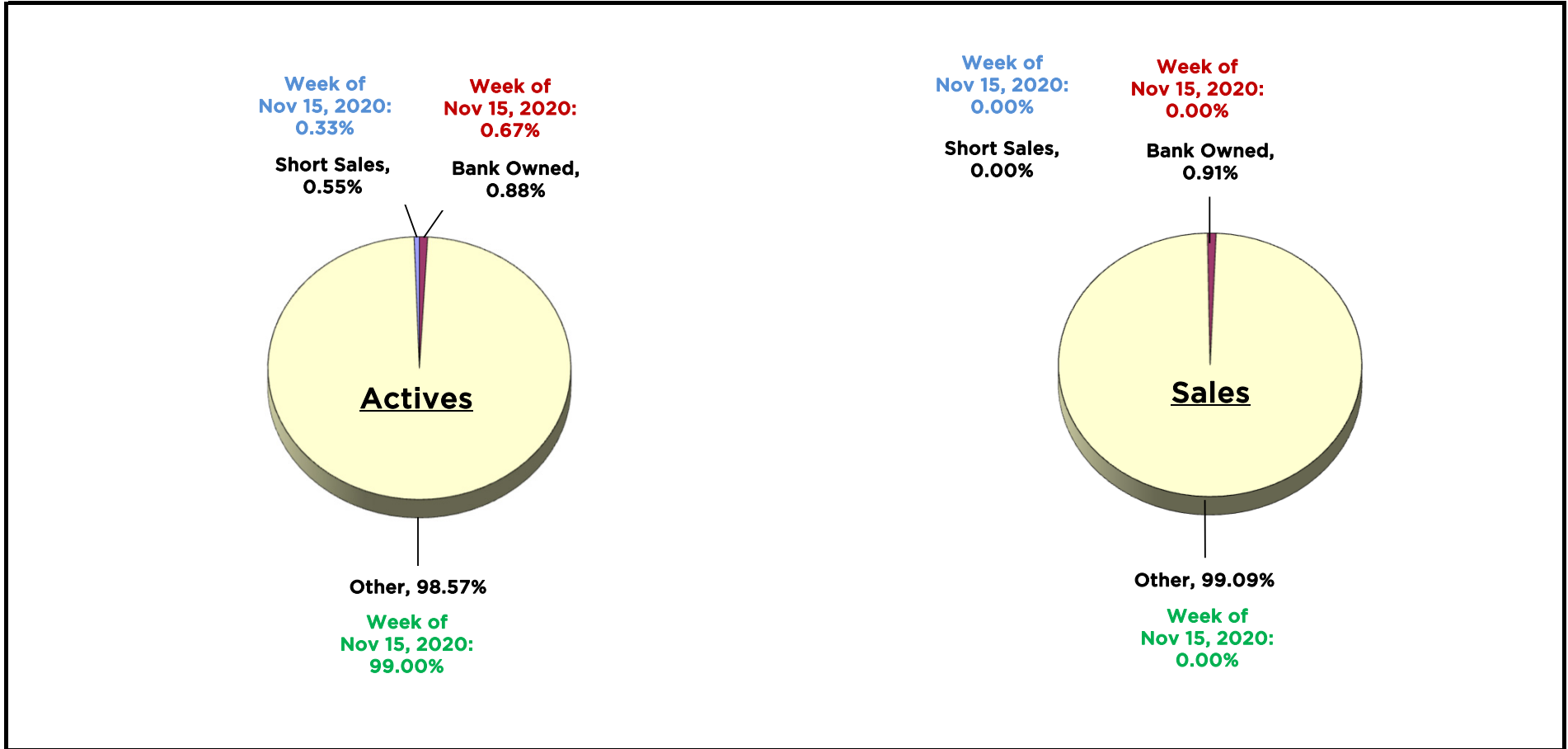
Temporary Off Market



Withdrawn



Condos, Townhomes, Villas



Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$229,800? (± \$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							
Sanford (South)	32773	1	\$229,900	2.0	2.0	1,144	\$200.96
Orange County							
Taft	32824	1	\$230,000	2.0	2.0	1,303	\$176.52
Pine Castle / Edgewood	32839	1	\$230,000	2.0	2.0	1,091	\$210.82
Osceola County							
Kissimmee (Central)	34741	1	\$230,300	3.0	2.0	1,495	\$154.05
Kissimmee / Buena Ventura Lakes	34743	1	\$230,000	2.0	1.0	960	\$239.58
Kissimmee / Celebration	34747	1	\$230,000	3.0	2.0	1,413	\$162.77