



Monday Morning Quarterback Summary

Week of November 21, 2021 - November 27, 2021

Single-family existing homes

- Sales of single-family homes decreased to 410 during the week of Nov 21, from 669 the week prior
- The median price of a single family home remains constant at \$370,000
- The number of single-family home foreclosure transactions decreased to 2 last week, from 5 the week of Nov 14
- The number of single-family home short-sale transactions remains constant at 0
- Single-family inventory decreased by 176, and now sits at 2,373

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 147 during the week of Nov 21, from 220 the week prior
- The median price of condos, townhomes, and villas increased to \$236,000, a change of 2.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Nov 14
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 63, and now sits at 848

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

Monday Morning Quarterback
99/21/2021 - 11/27/2021
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	410	69	51	124	74	83	9
Bank Owned	2	1	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	408	68	51	124	73	83	9
Active Listings	2,373	346	197	509	420	651	250
Bank Owned	12	8	0	2	0	2	0
Short Sales	5	2	1	1	0	1	0
Other	2,356	336	196	506	420	648	250
Months of Inventory	1	1	1	1	1	2	6

List Price

Average Original List Price	\$419,096	\$204,214	\$280,817	\$354,973	\$439,615	\$647,582	\$1,457,700
Average Final List Price	\$412,803	\$198,716	\$274,288	\$349,119	\$436,629	\$636,002	\$1,462,211

Sale Price

Average Price	\$409,780	\$193,638	\$272,399	\$351,121	\$436,923	\$629,461	\$1,404,444
Median Price	\$370,000	\$210,000	\$275,000	\$353,250	\$431,750	\$599,999	\$1,130,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$6,293	-\$5,498	-\$6,529	-\$5,854	-\$2,986	-\$11,580	\$4,511
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,316	-\$10,576	-\$8,418	-\$3,852	-\$2,692	-\$18,121	-\$53,256
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,023	-\$5,078	-\$1,889	\$2,002	\$294	-\$6,541	-\$57,767
<i>Original</i> List to <i>Sale</i> Price - %	97.78%	94.82%	97.00%	98.91%	99.39%	97.20%	96.35%
<i>Final</i> List to <i>Sale</i> Price - %	99.27%	97.44%	99.31%	100.57%	100.07%	98.97%	96.05%

Days on the Market

Avg Days Listing to Contract	29	35	24	23	20	33	112
Combined Avg Days to Contract	29	35	24	23	20	35	112
Avg Days Listing to Closing	65	73	62	58	54	71	152
Avg Days Contract to Close	36	36	39	34	34	37	39

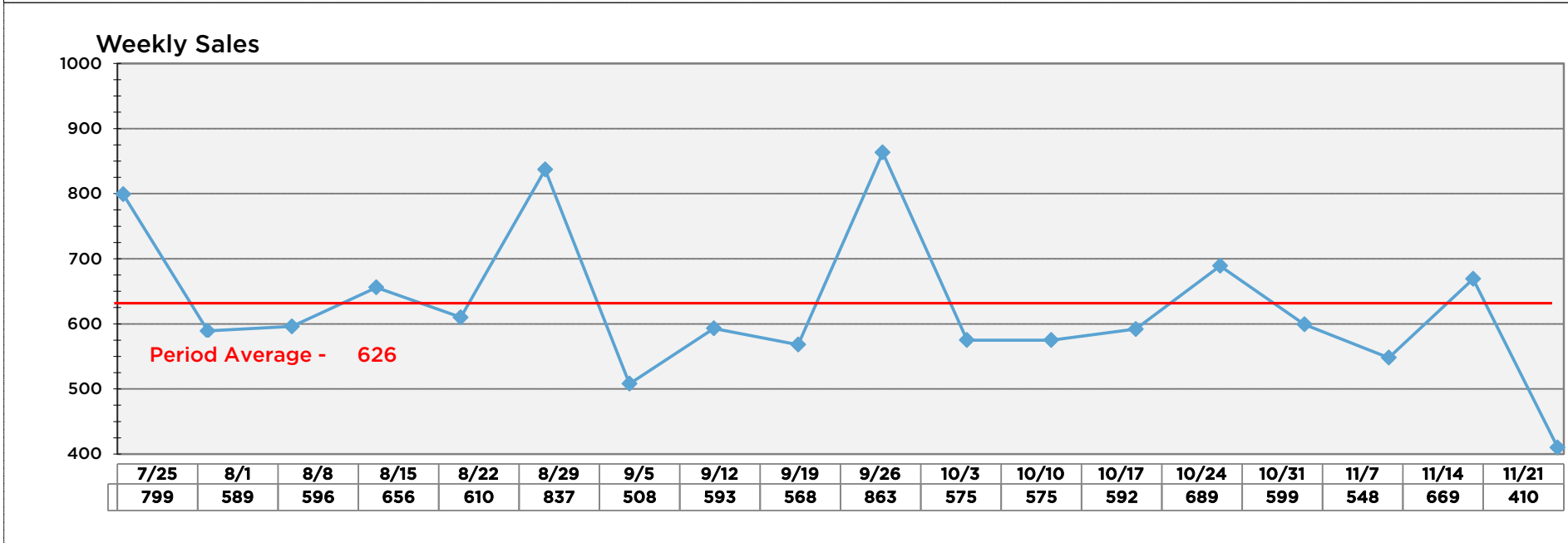
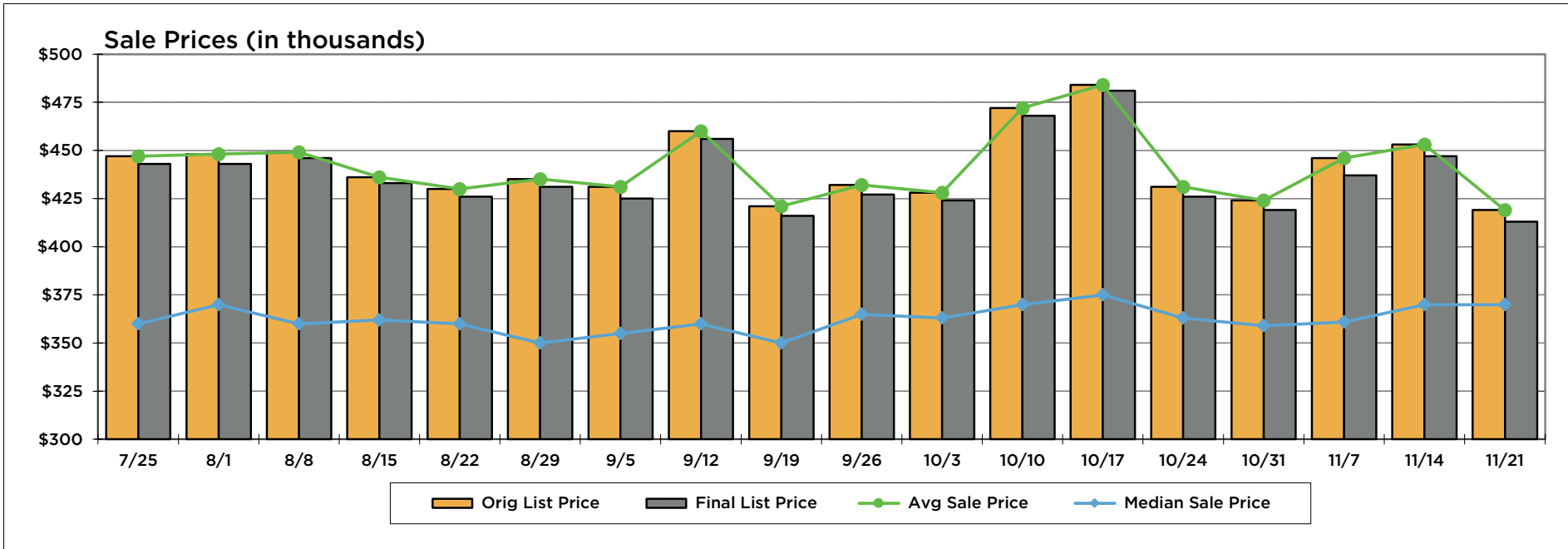
Beds / Baths

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

Square Footage

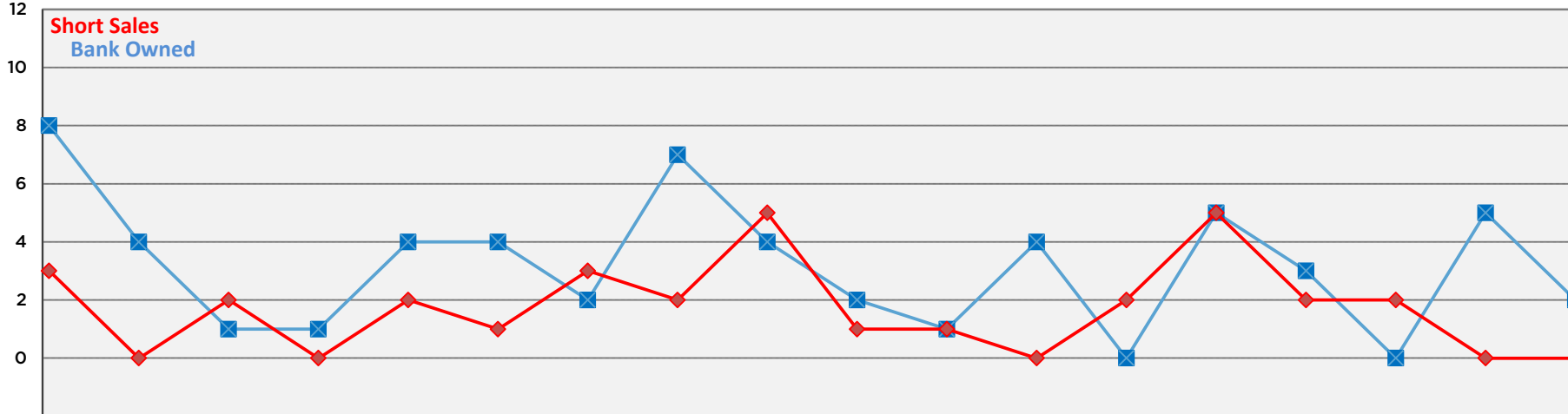
Average Square Feet	2,015	1,185	1,382	1,835	2,132	2,995	4,450
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Single Family Homes



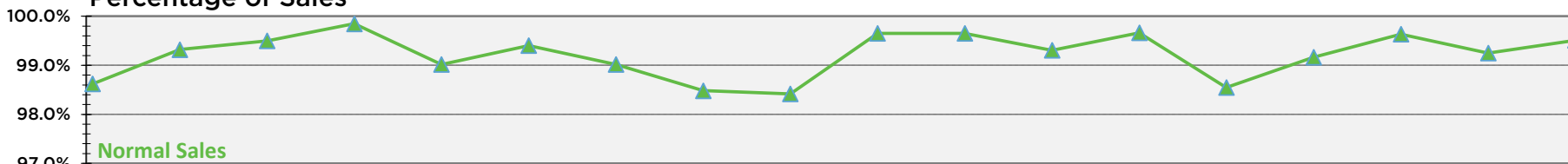
Single Family Homes

Foreclosure Sales

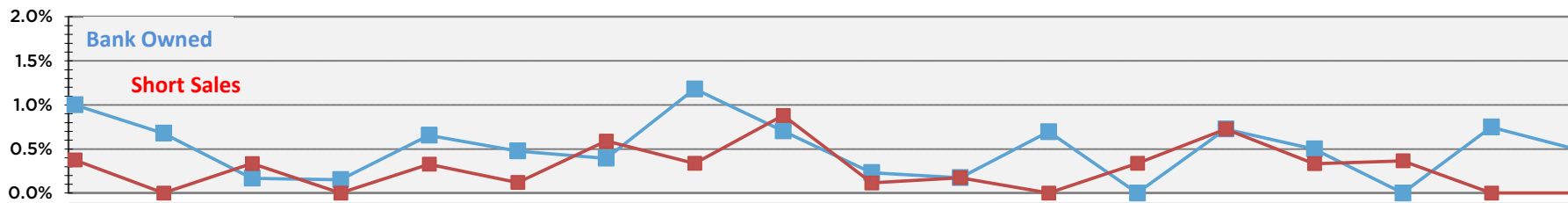


	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21
BO	8	4	1	1	4	4	2	7	4	2	1	4	0	5	3	0	5	2
SS	3	0	2	0	2	1	3	2	5	1	1	0	2	5	2	2	0	0

Percentage of Sales

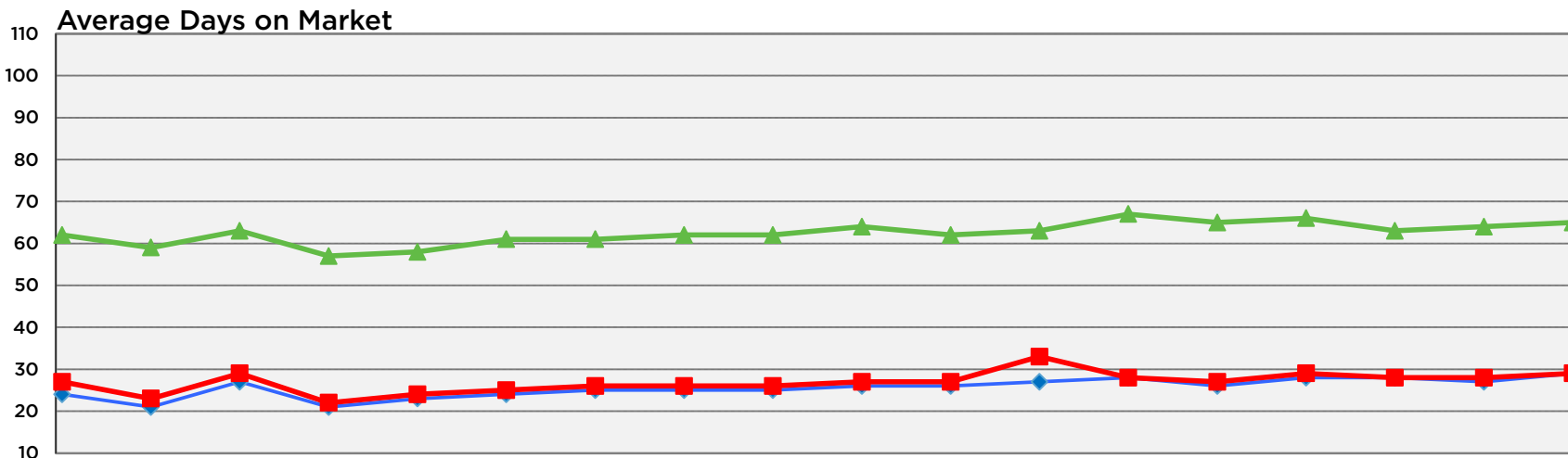


	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21
Normal Sales	98.6%	99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%	99.2%	99.6%	99.3%	99.5%

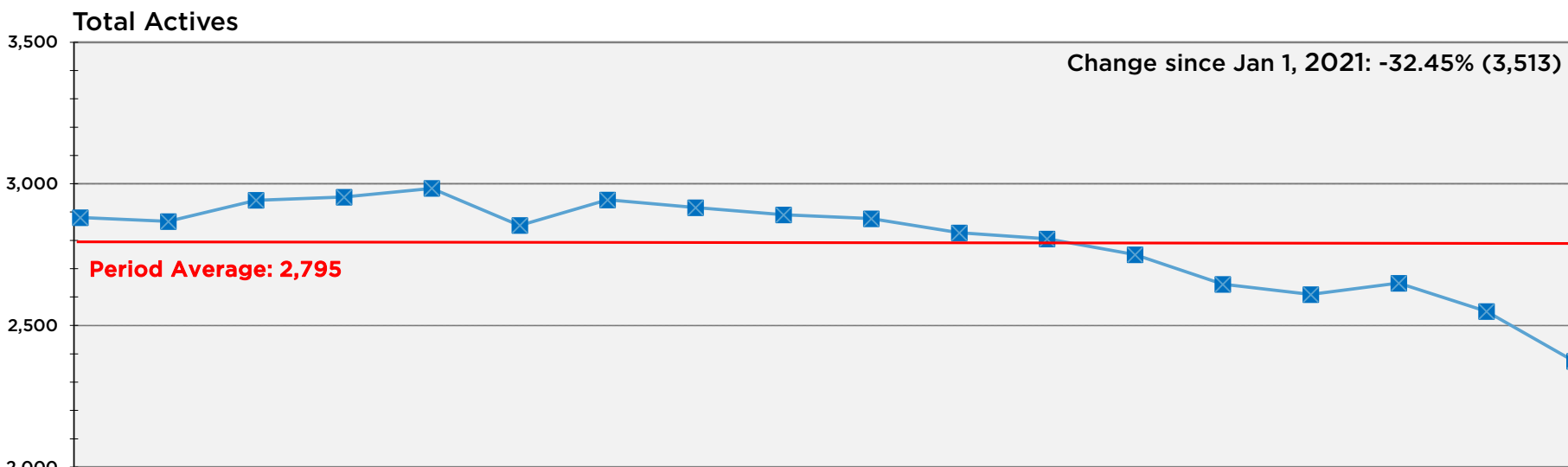


	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21
BO	1.0%	0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%	0.7%	0.5%
SS	0.4%	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%	0.4%	0.0%	0.0%

Single Family Homes



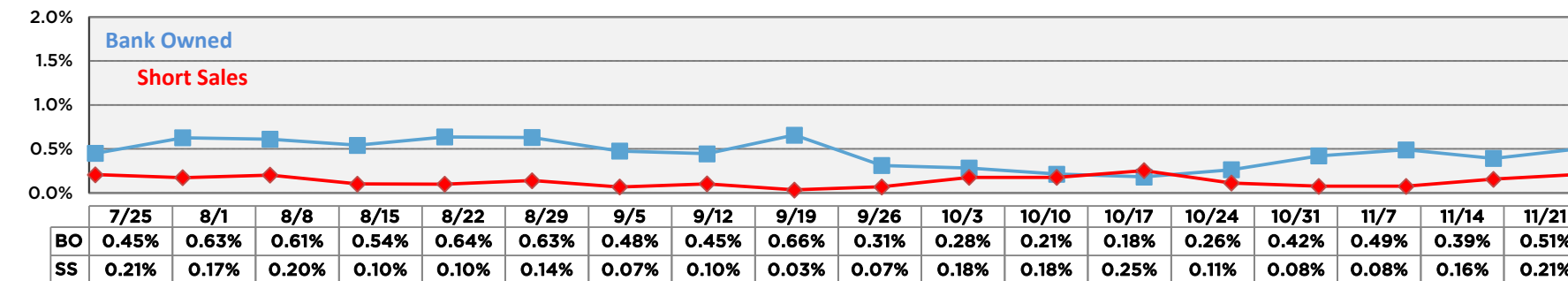
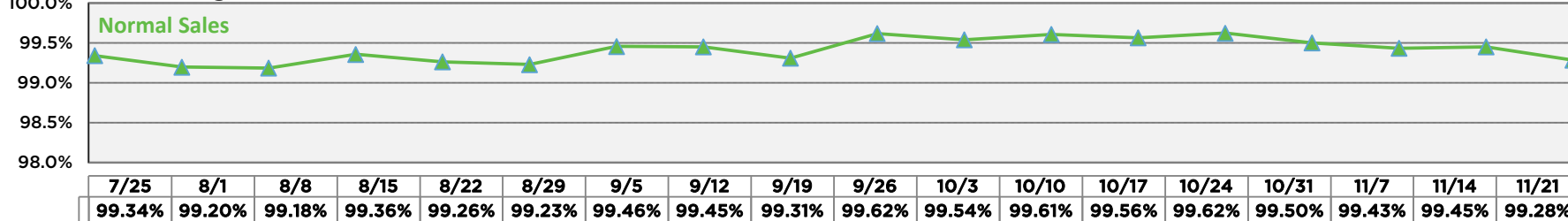
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ListToContract	24	21	27	21	23	24	25	25	25	26	26	27	28	26	28	28	27	29
CombDaysOnMkt	27	23	29	22	24	25	26	26	26	27	27	33	28	27	29	28	28	29
ListToClose	62	59	63	57	58	61	61	62	62	64	62	63	67	65	66	63	64	65



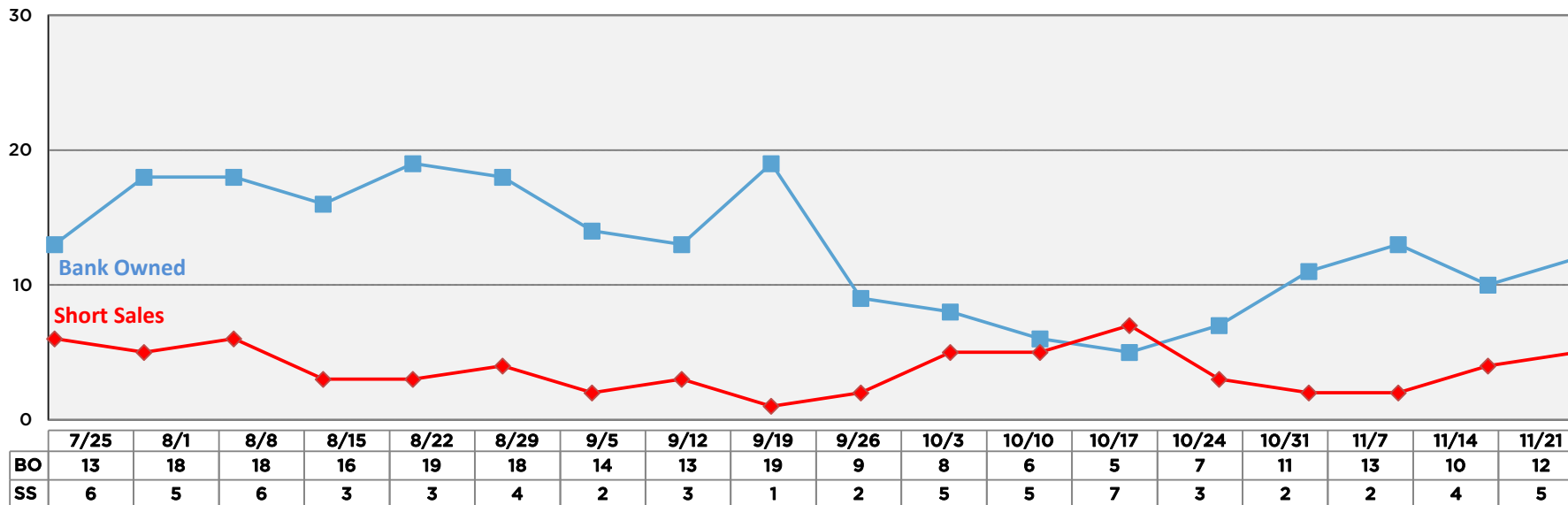
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Total Actives	2,881	2,867	2,942	2,953	2,984	2,853	2,943	2,916	2,891	2,877	2,827	2,806	2,750	2,645	2,609	2,649	2,549	2,373

Single Family Homes

Percentage of Actives

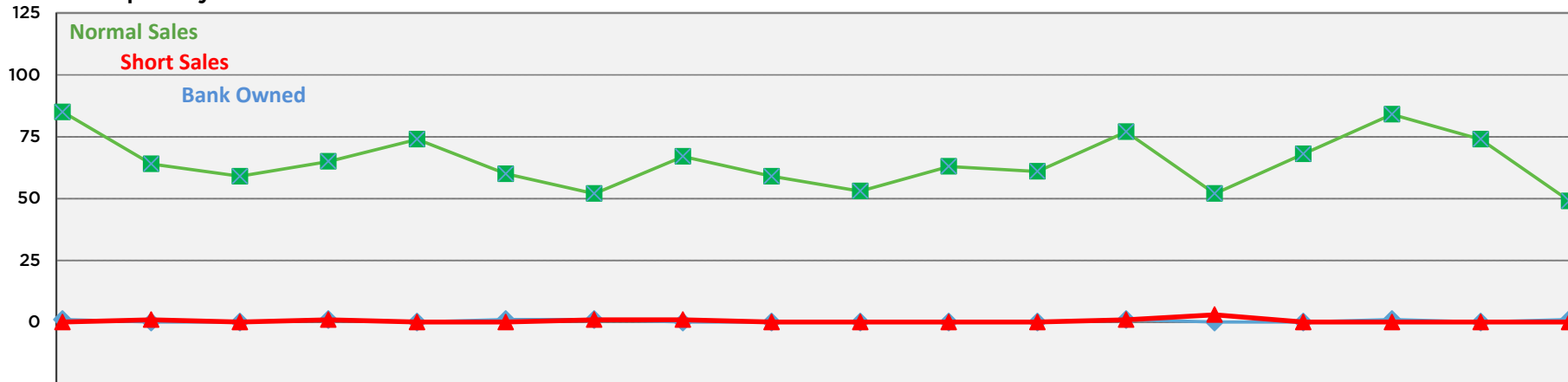


Active Foreclosures



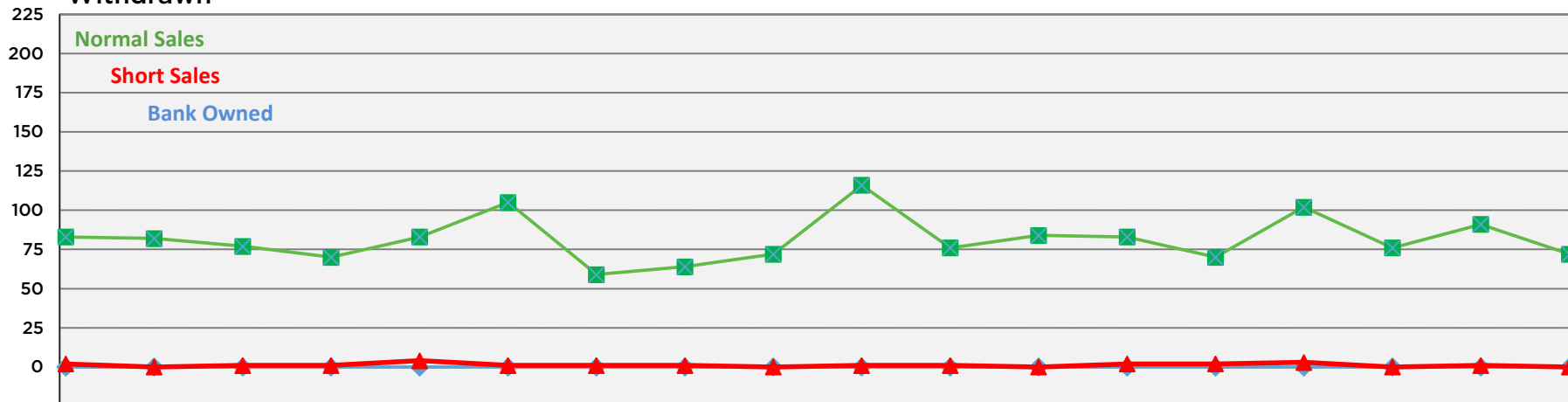
Single Family Homes

Temporary Off Market



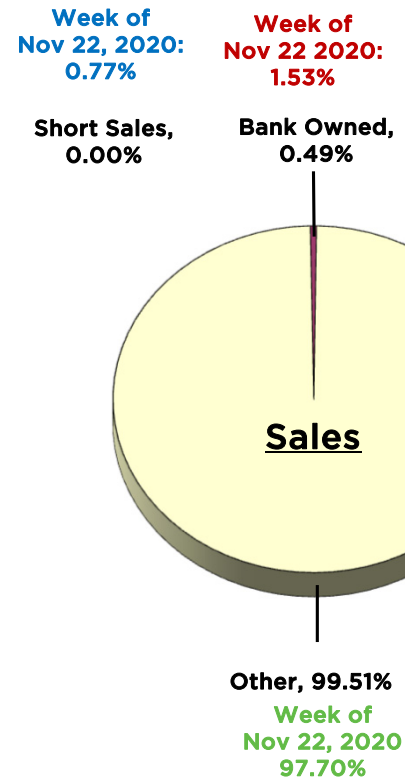
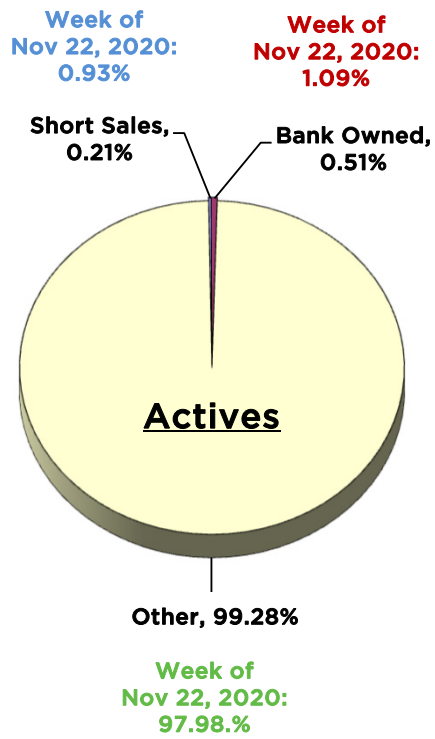
	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21
Norm	85	64	59	65	74	60	52	67	59	53	63	61	77	52	68	84	74	49
BO	1	0	0	1	0	1	1	0	0	0	0	0	1	0	0	1	0	1
SS	0	1	0	1	0	0	1	1	0	0	0	0	1	3	0	0	0	0

Withdrawn



	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	11/21
Norm	83	82	77	70	83	105	59	64	72	116	76	84	83	70	102	76	91	72
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	2	0	1	1	4	1	1	1	0	1	1	0	2	2	3	0	1	0

Single Family Homes



Monday Morning Quarterback
99/21/2021 - 11/27/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 25 Single Family Homes available for the Median Price of \$370,000? (± \$500)

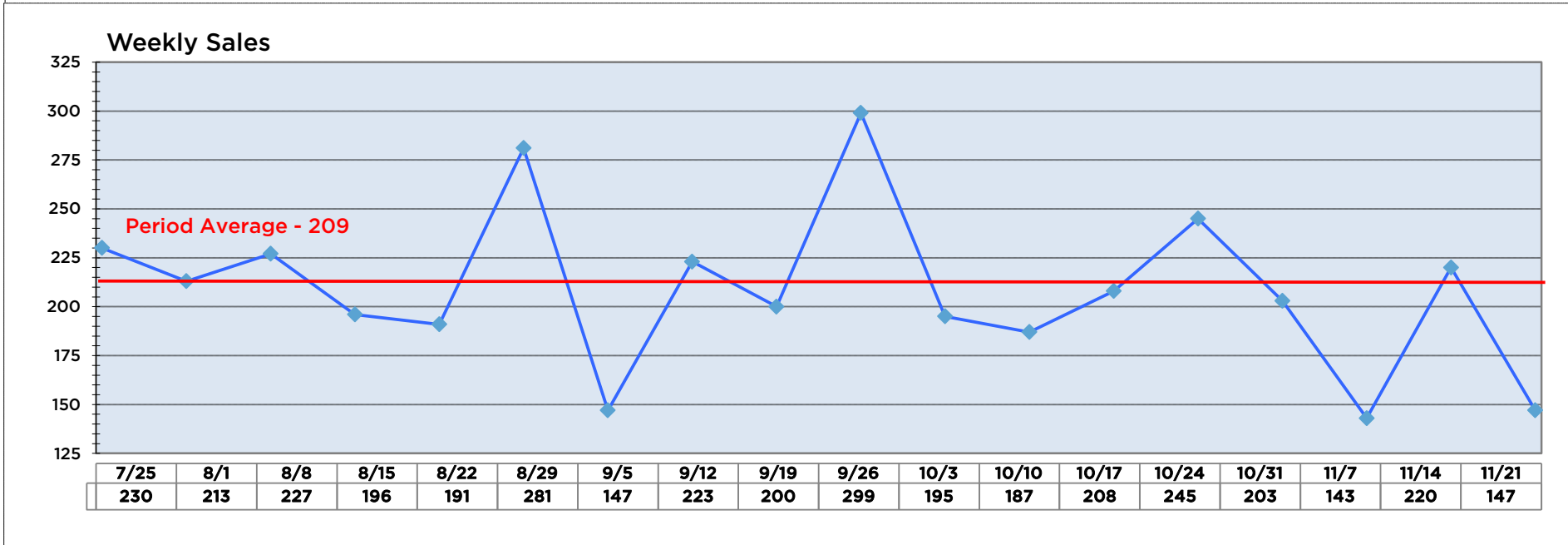
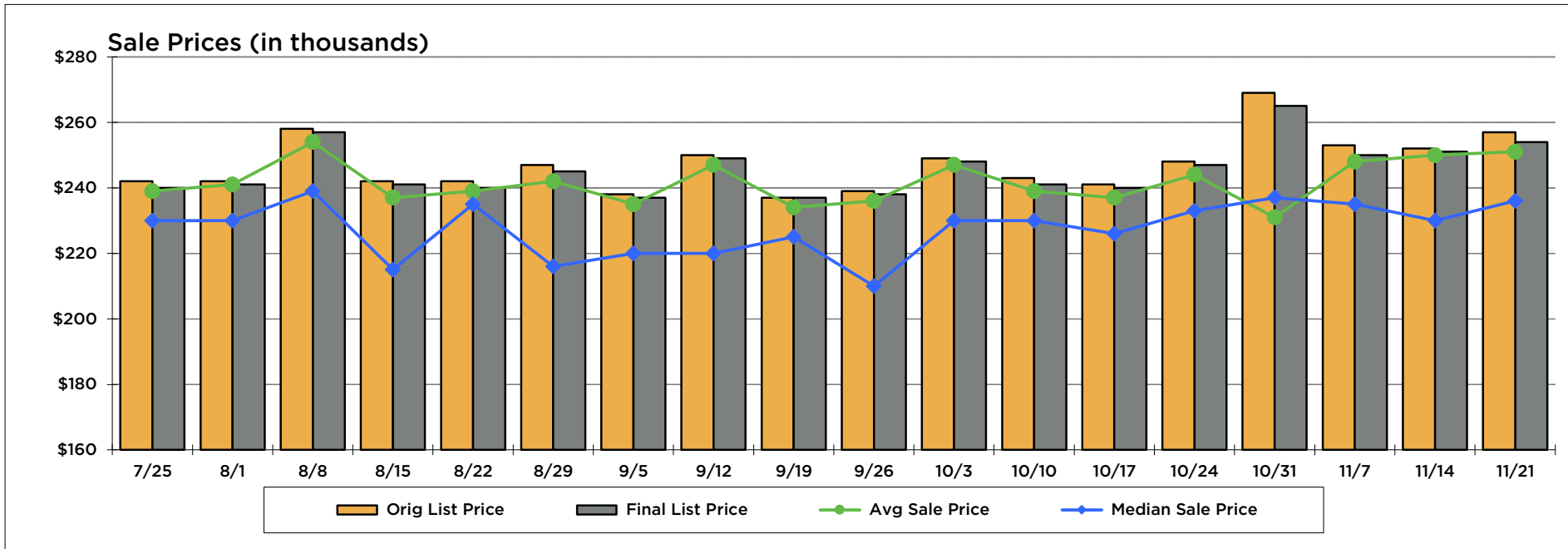
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$369,967	3.7	2.0	1,952	\$189.56
Casselberry	32707	1	\$369,900	4.0	2.0	1,811	\$204.25
Lake Mary / Heathrow	32746	1	\$370,000	3.0	2.0	1,568	\$235.97
Sanford / Lake Forest	32771	1	\$370,000	4.0	2.0	2,476	\$149.43
Orange County		14	\$369,957	3.2	1.7	1,485	\$249.11
Apopka / Hunt Club	32703	3	\$369,967	4.0	2.0	1,749	\$211.53
Mount Dora	32757	1	\$369,900	3.0	1.0	1,769	\$209.10
Winter Park (West)	32789	1	\$370,000	3.0	2.0	1,377	\$268.70
Colonialtown	32803	2	\$369,800	2.0	1.0	921	\$401.52
College Park	32804	1	\$370,000	3.0	1.0	1,133	\$326.57
Delaney / Crystal Lake	32806	1	\$370,000	3.0	2.0	1,182	\$313.03
Conway	32812	1	\$370,000	4.0	2.0	1,746	\$211.91
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	1,462	\$253.08
Hunters Creek	32837	1	\$370,000	4.0	2.0	1,940	\$190.72
Osceola County		2	\$369,950	3.5	2.0	1,808	\$204.67
Kissimmee (East)	34744	1	\$369,999	3.0	2.0	1,676	\$220.76
Kissimmee / Celebration	34747	1	\$369,900	4.0	2.0	1,939	\$190.77
Lake County		6	\$369,900	3.5	2.0	2,167	\$170.71
Eustis (East)	32736	1	\$369,900	5.0	2.0	2,301	\$160.76
Groveland	34736	2	\$369,950	3.0	2.0	1,744	\$212.13
Leesburg (West)	34748	2	\$369,850	3.0	2.0	2,144	\$172.50
Mascotte	34753	1	\$369,900	4.0	2.0	2,924	\$126.50

Monday Morning Quarterback
99/21/2021 - 11/27/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

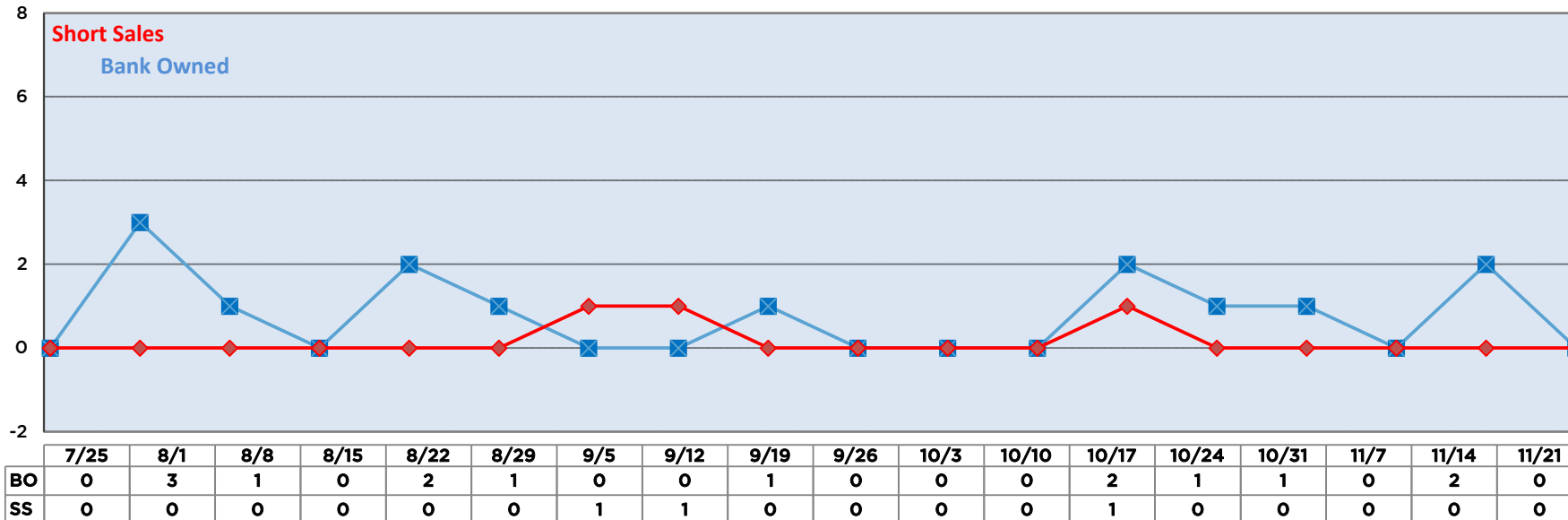
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	147	79	29	25	8	6	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	147	79	29	25	8	6	0
Active Listings	848	478	81	162	84	34	9
Bank Owned	8	7	0	1	0	0	0
Short Sales	3	2	1	0	0	0	0
Other	837	469	80	161	84	34	9
Months of Inventory	1	1	1	1	2	1	0
<i>List Price</i>							
Average Original List Price	\$256,770	\$173,045	\$277,295	\$347,907	\$450,611	\$621,758	\$0
Average Final List Price	\$254,086	\$173,230	\$274,174	\$340,827	\$435,611	\$618,133	\$0
<i>Sale Price</i>							
Average Price	\$251,481	\$170,456	\$272,160	\$334,167	\$441,725	\$620,167	\$0
Median Price	\$236,000	\$175,000	\$272,000	\$335,000	\$440,000	\$597,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,684	\$185	-\$3,121	-\$7,080	-\$15,000	-\$3,625	\$0
Original List to Sale Price - \$	-\$5,289	-\$2,589	-\$5,135	-\$13,740	-\$8,886	-\$1,591	\$0
Final List to Sale Price - \$	-\$2,605	-\$2,774	-\$2,014	-\$6,660	\$6,114	\$2,034	\$0
Original List to Sale Price - %	97.94%	98.50%	98.15%	96.05%	98.03%	99.74%	0.00%
Final List to Sale Price - %	98.97%	98.40%	99.27%	98.05%	101.40%	100.33%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	35	40	31	26	29	38	0
Combined Avg Days to Contract	37	43	31	26	29	38	0
Avg Days Listing to Closing	68	72	63	63	65	70	0
Avg Days Contract to Close	32	32	31	36	35	32	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	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	1,354	1,074	1,479	1,709	1,959	2,160	0

Condos, Townhomes, Villas

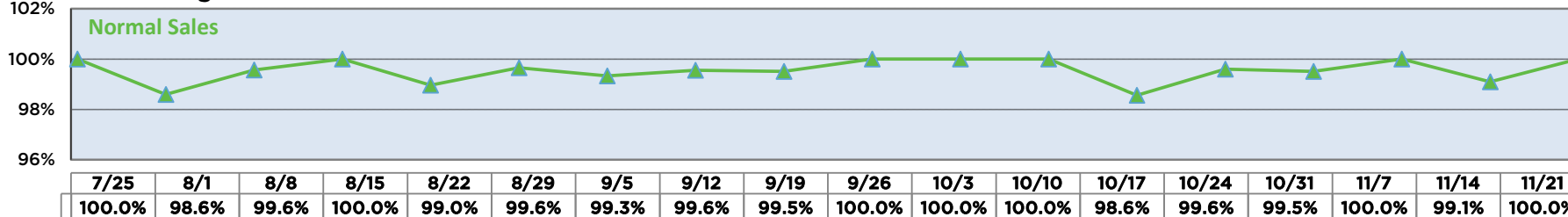


Condos, Townhomes, Villas

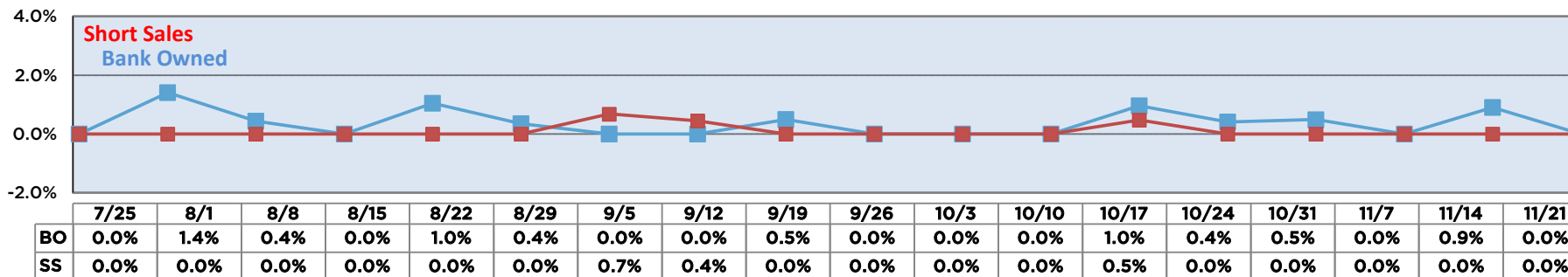
Foreclosure Sales



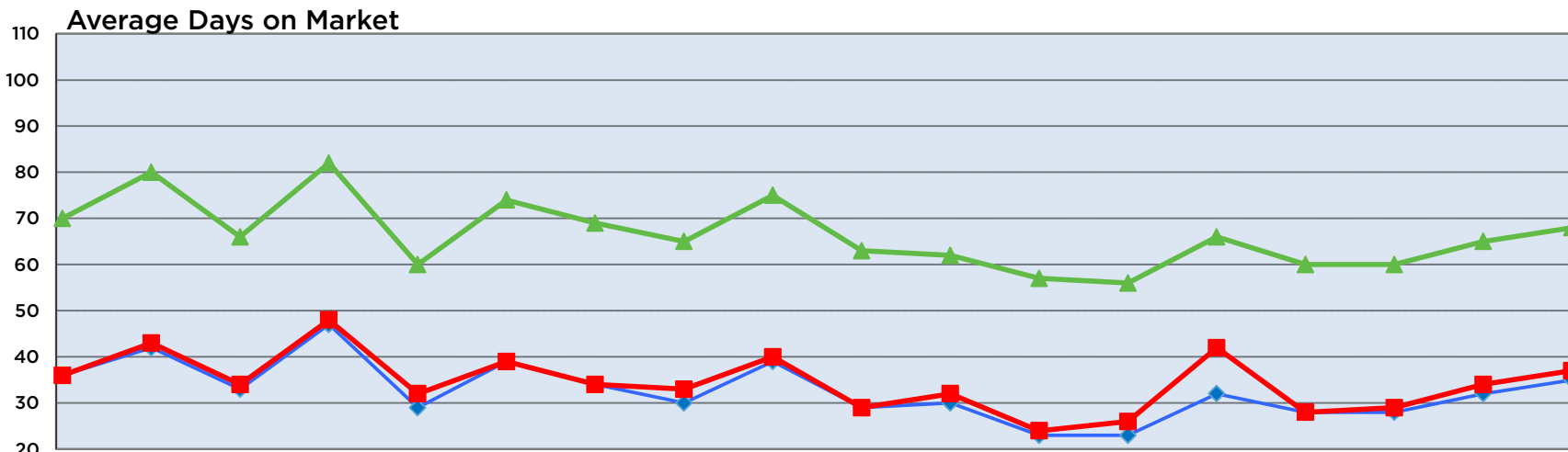
Percentage of Sales



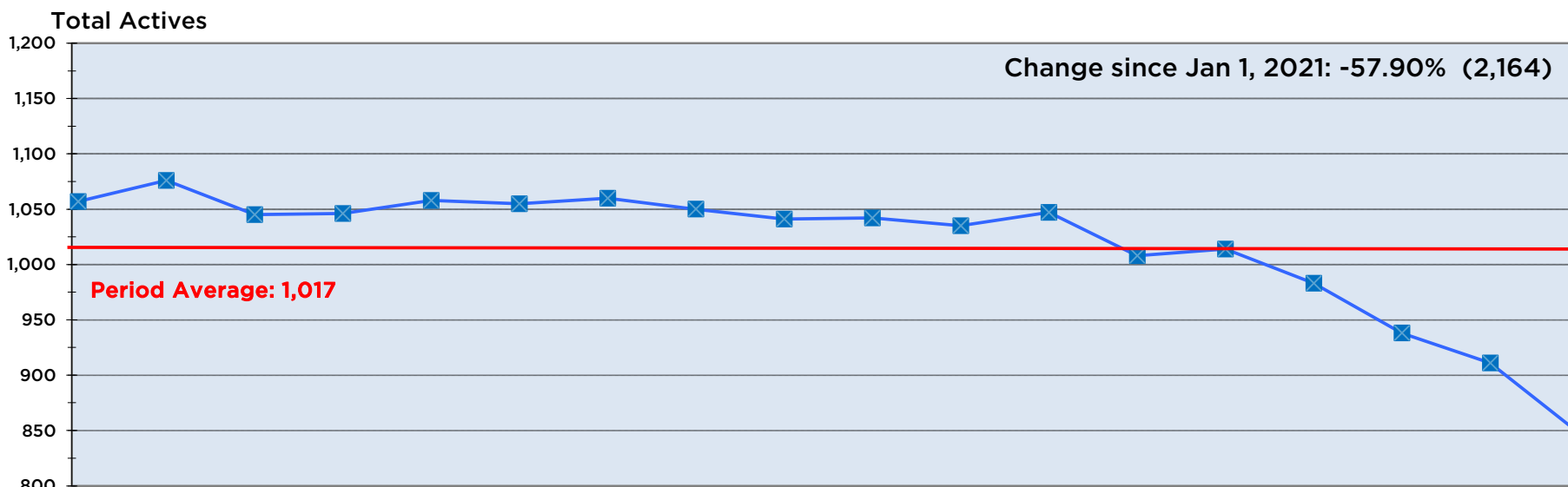
Short Sales
Bank Owned



Condos, Townhomes, Villas



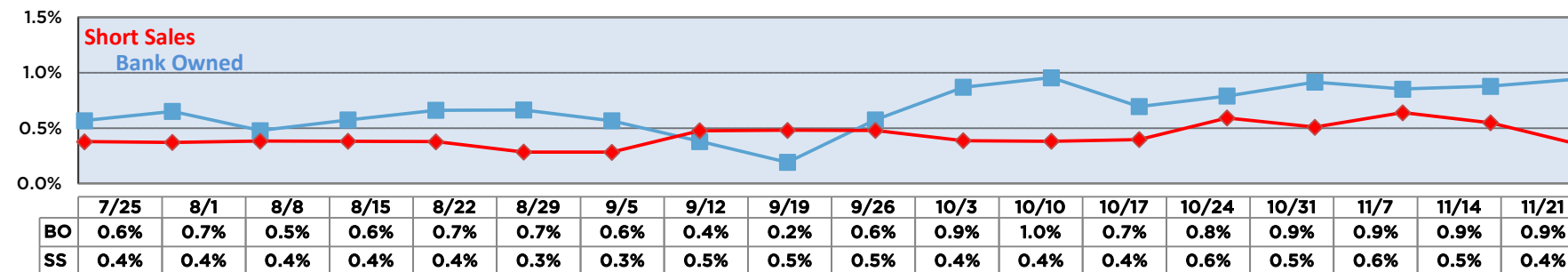
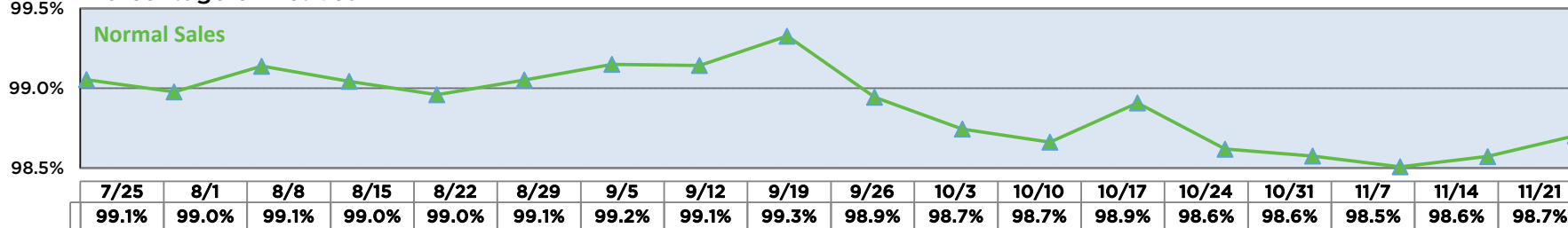
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ListToContract	36	42	33	47	29	39	34	30	39	29	30	23	23	32	28	28	32	35
CombDaysOnMkt	36	43	34	48	32	39	34	33	40	29	32	24	26	42	28	29	34	37
ListToClose	70	80	66	82	60	74	69	65	75	63	62	57	56	66	60	60	65	68



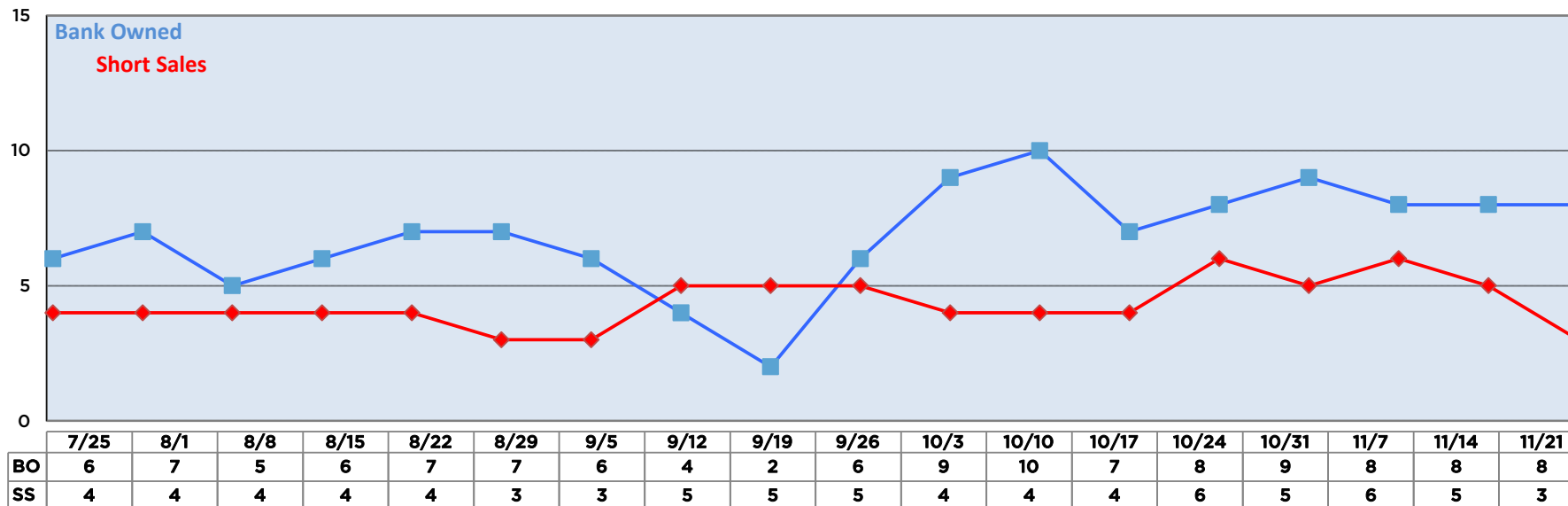
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Total Actives	1,057	1,076	1,045	1,046	1,058	1,055	1,060	1,050	1,041	1,042	1,035	1,047	1,008	1,014	983	938	911	848

Condos, Townhomes, Villas

Percentage of Actives

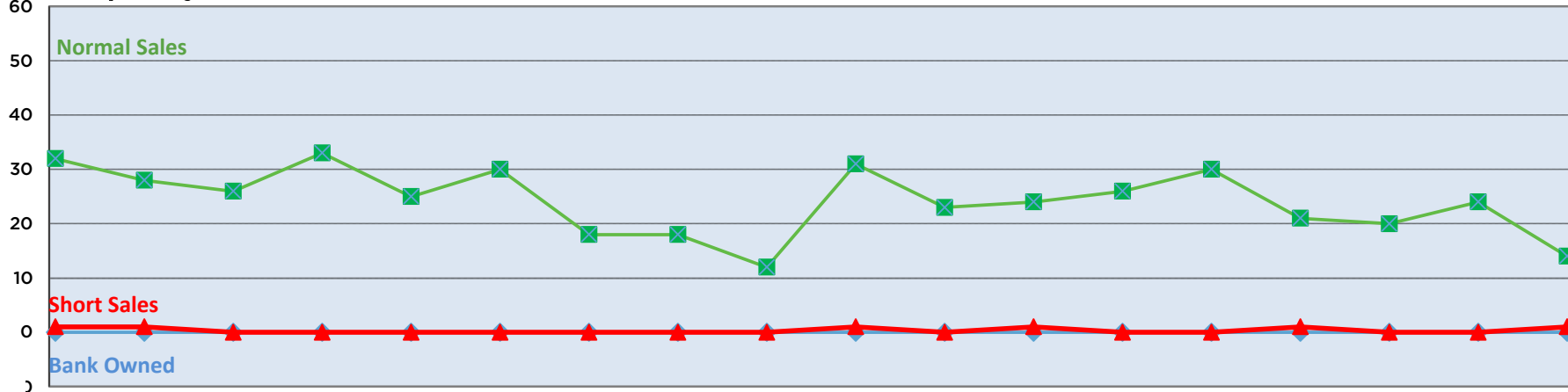


Active Foreclosures



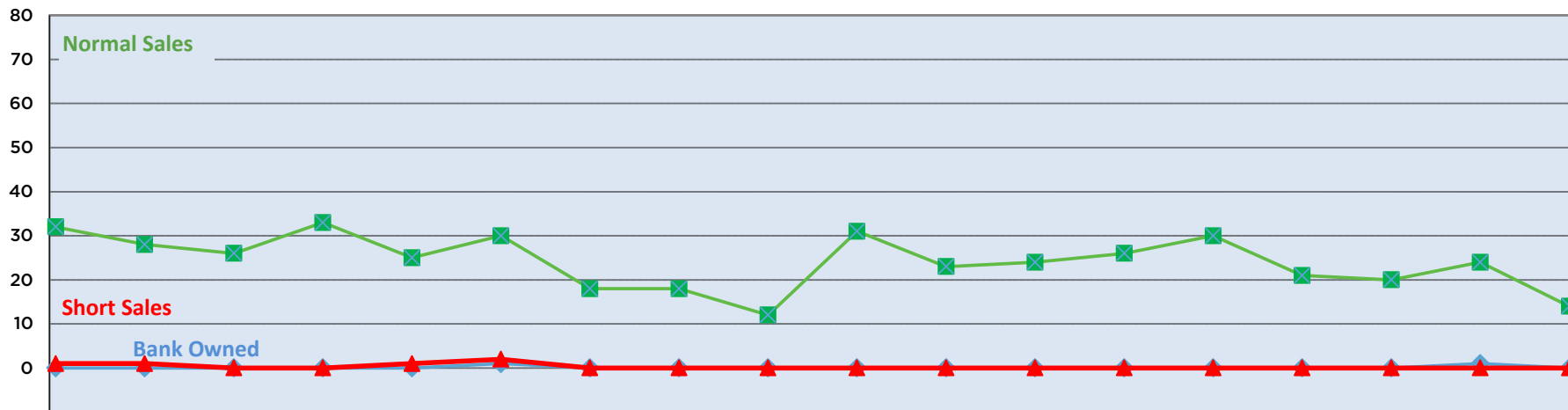
Condos, Townhomes, Villas

Temporary Off Market



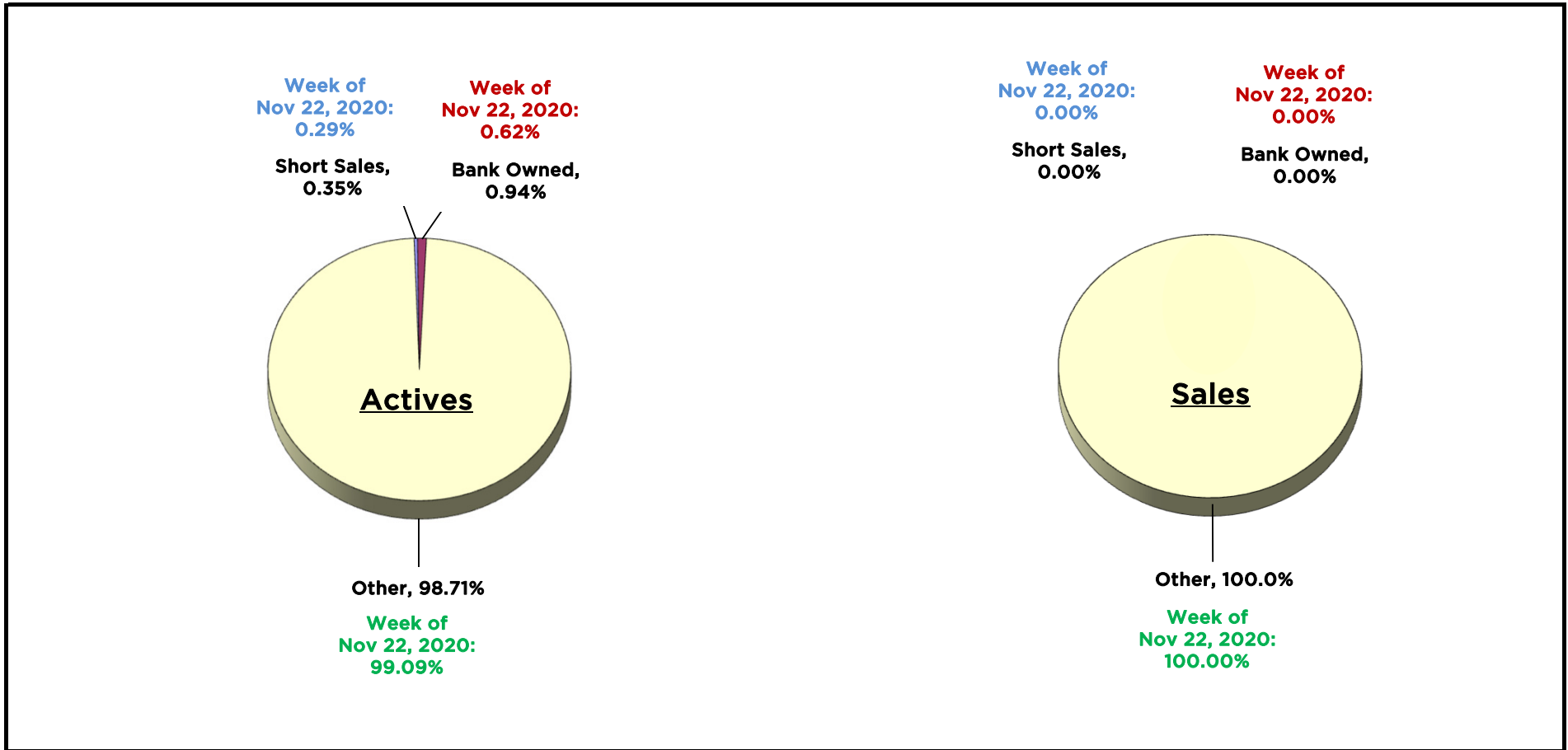
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Norm	32	28	26	33	25	30	18	18	12	31	23	24	26	30	21	20	24	14
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	1	0	0	0	0	0	0	0	1	0	1	0	0	1	0	0	1

Withdrawn



	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	11/21
Norm	32	28	26	33	25	30	18	18	12	31	23	24	26	30	21	20	24	14
BO	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
SS	1	1	0	0	1	2	0	0	0	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 \$236,000? (± \$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>
Orange County		1	\$235,900	3.0	2.0	1,149	\$205.31
Taft	32824	1	\$235,900	3.0	2.0	1,149	\$205.31