



Monday Morning Quarterback Summary

Week of November 28, 2021 - December 04, 2021

Single-family existing homes

- Sales of single-family homes increased to 782 during the week of Nov 28, from 410 the week prior
- The median price of single family homes increased to \$387,750, a change of 4.8%
- The number of single-family home foreclosure transactions increased to 3 last week, from 2 the week of Nov 21
- The number of single-family home short-sale transactions increased to 3 from 0 the week prior
- Single-family inventory decreased by 21, and now sits at 2,352

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 249 during the week of Nov 28, from 147 the week prior
- The median price of condos, townhomes, and villas decreased to \$235,000, a change of -0.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Nov 21
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 1, and now sits at 849

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

Monday Morning Quarterback
11/28/2021 - 12/04/2021
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	782	106	87	228	165	158	38
Bank Owned	3	2	1	0	0	0	0
Short Sales	3	0	1	2	0	0	0
Other	776	104	85	226	165	158	38
Active Listings	2,352	338	207	509	412	637	249
Bank Owned	13	8	0	4	0	1	0
Short Sales	4	0	1	2	0	1	0
Other	2,335	330	206	503	412	635	249
Months of Inventory	1	1	1	1	1	1	2

List Price

Average Original List Price	\$466,004	\$199,361	\$280,903	\$354,480	\$443,729	\$656,633	\$1,606,839
Average Final List Price	\$458,292	\$191,775	\$275,097	\$351,528	\$440,164	\$648,213	\$1,550,782

Sale Price

Average Price	\$454,729	\$188,719	\$273,986	\$352,100	\$440,379	\$646,467	\$1,491,413
Median Price	\$387,750	\$202,250	\$275,000	\$355,000	\$440,000	\$623,494	\$1,375,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$7,712	-\$7,586	-\$5,806	-\$2,952	-\$3,565	-\$8,420	-\$56,057
<i>Original</i> List to <i>Sale</i> Price - \$	-\$11,275	-\$10,642	-\$6,917	-\$2,380	-\$3,350	-\$10,166	-\$115,426
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,563	-\$3,056	-\$1,111	\$572	\$215	-\$1,746	-\$59,369
<i>Original</i> List to <i>Sale</i> Price - %	97.58%	94.66%	97.54%	99.33%	99.25%	98.45%	92.82%
<i>Final</i> List to <i>Sale</i> Price - %	99.22%	98.41%	99.60%	100.16%	100.05%	99.73%	96.17%

Days on the Market

Avg Days Listing to Contract	28	33	26	25	22	28	58
Combined Avg Days to Contract	28	33	26	25	23	29	62
Avg Days Listing to Closing	66	72	66	59	57	74	96
Avg Days Contract to Close	38	39	40	35	36	45	37

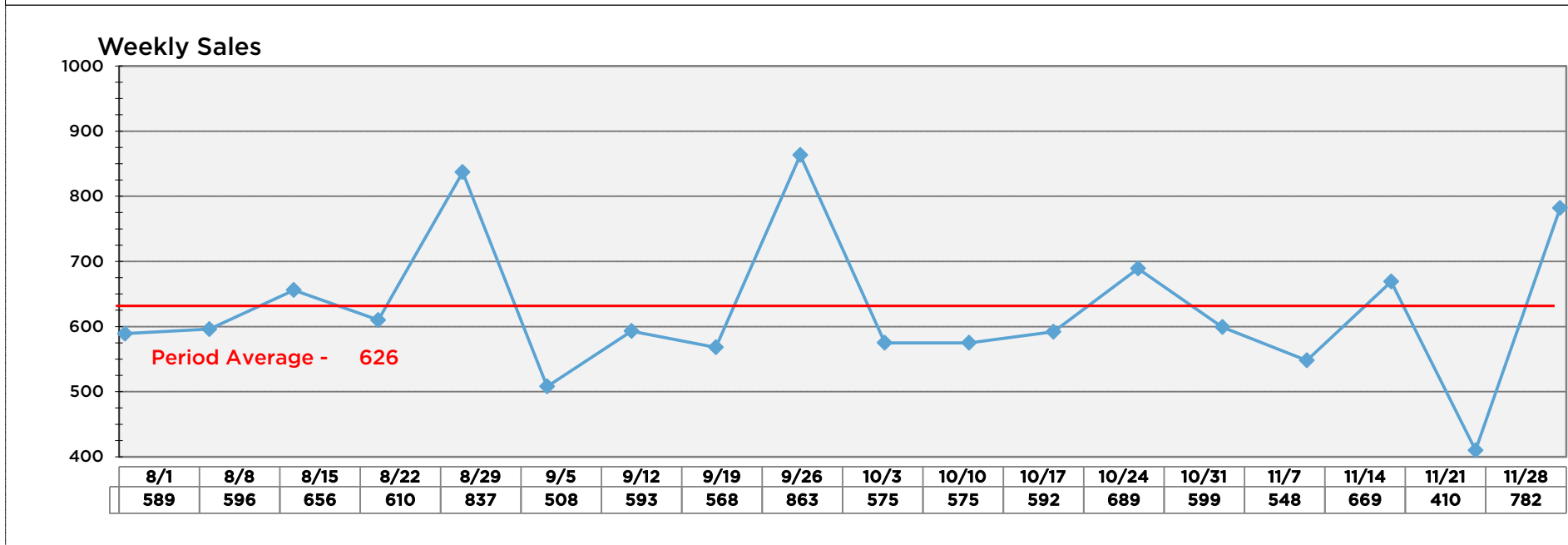
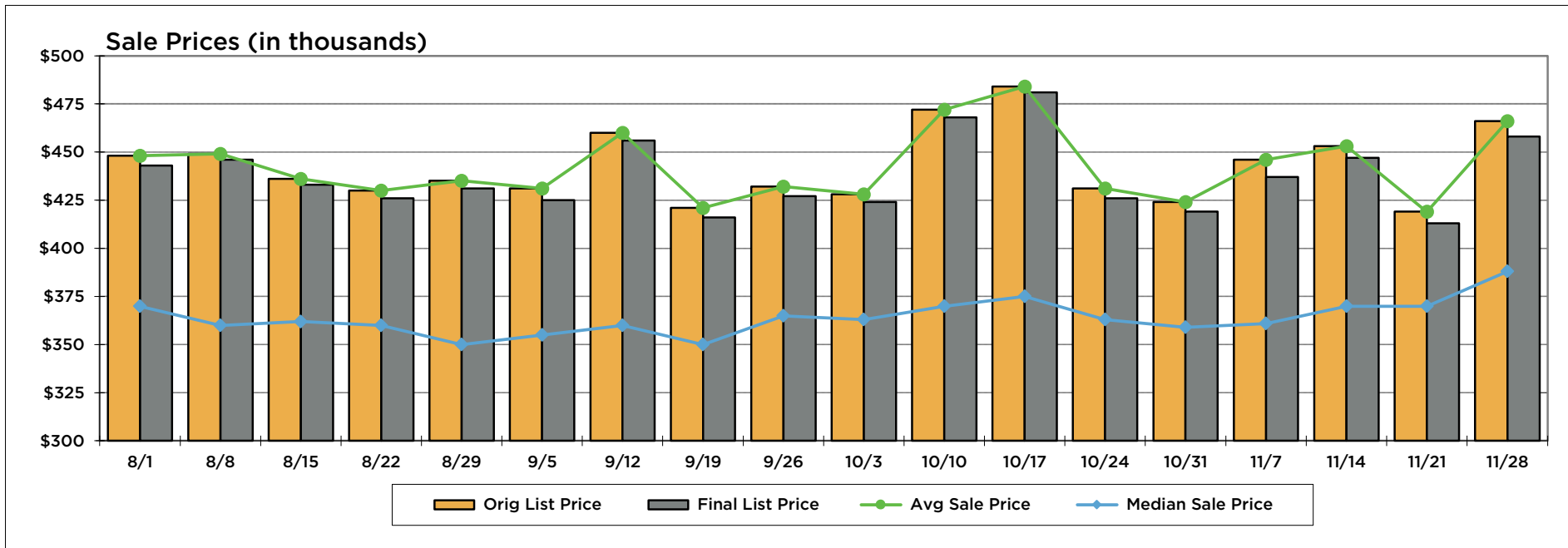
Beds / Baths

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

Square Footage

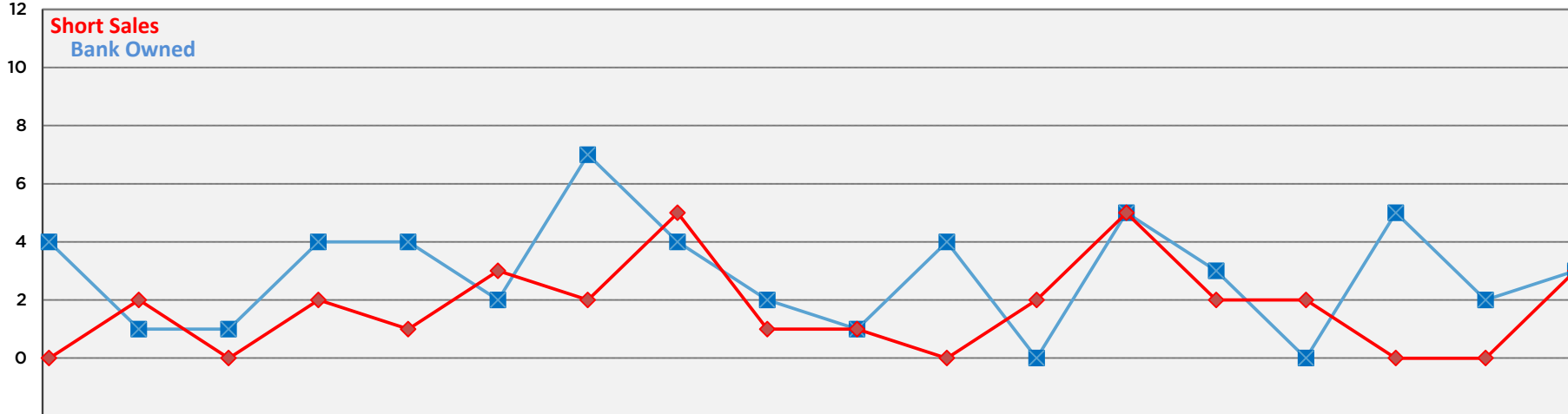
Average Square Feet	2,199	1,173	1,517	1,838	2,349	3,018	4,729
---------------------	-------	-------	-------	-------	-------	-------	-------

Single Family Homes



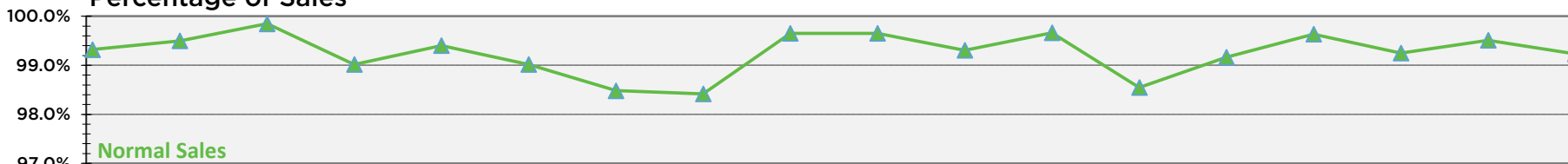
Single Family Homes

Foreclosure Sales

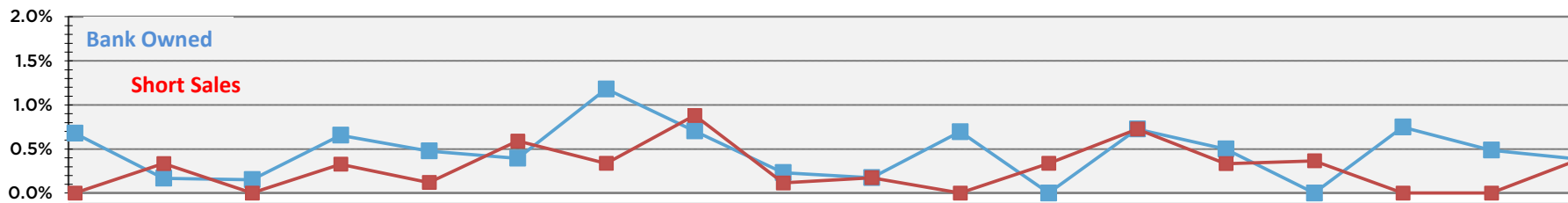


BO	4	1	1	4	4	2	7	4	2	1	4	0	5	3	0	5	2	3
SS	0	2	0	2	1	3	2	5	1	1	0	2	5	2	2	0	0	3

Percentage of Sales

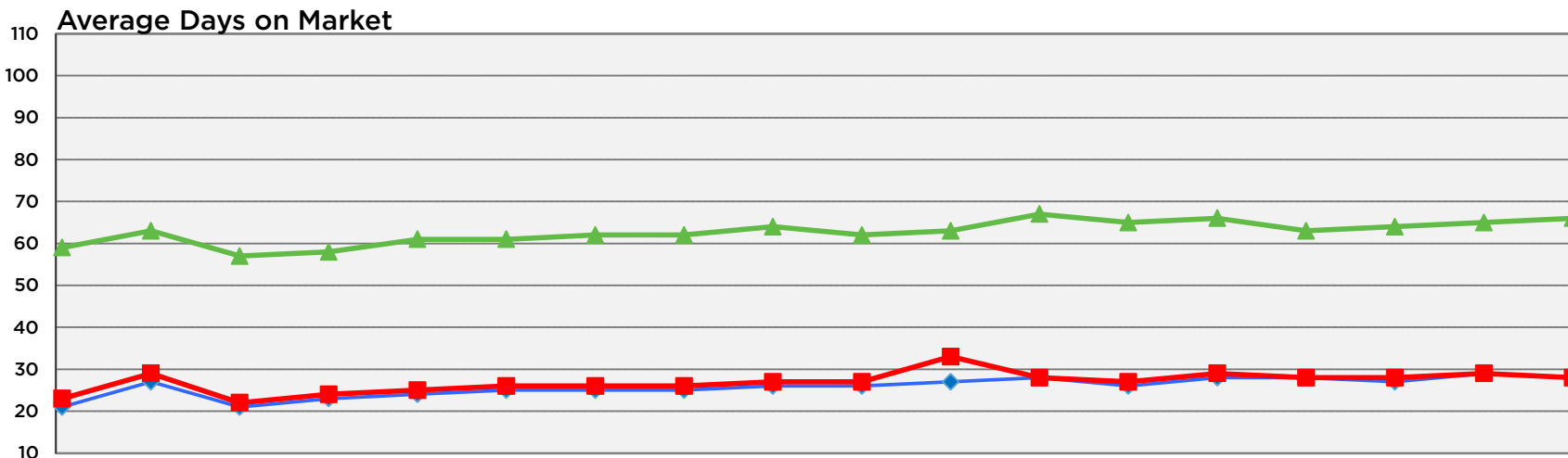


8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28
99.3%	99.5%	99.8%	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%	99.2%	99.6%	99.3%	99.5%	99.2%

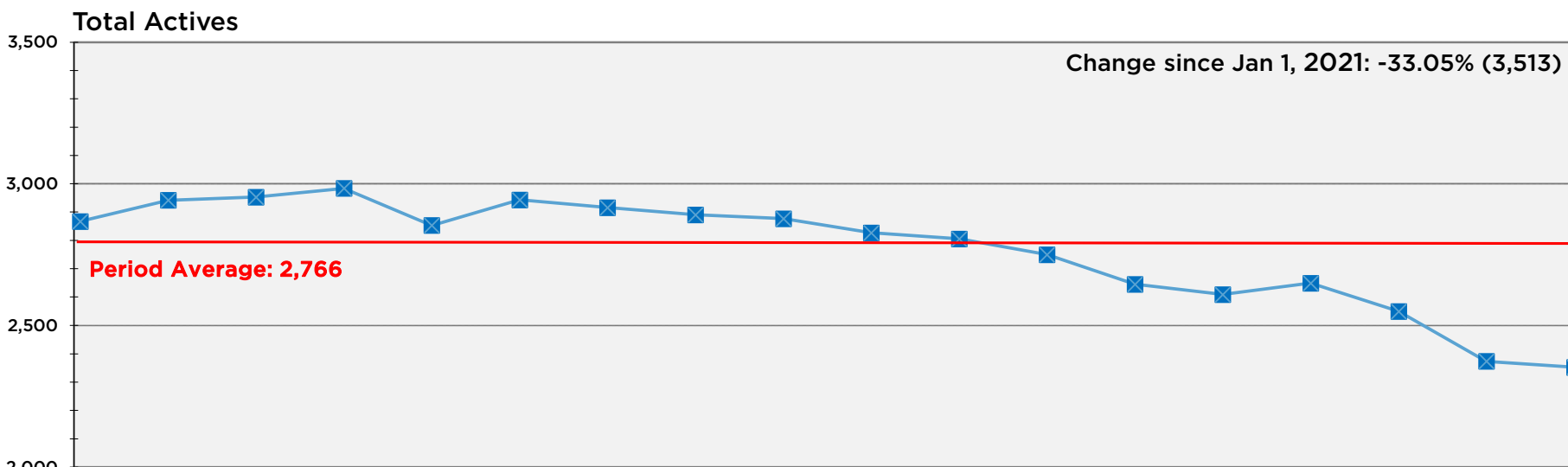


8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28
0.7%	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%	0.7%	0.5%	0.4%
SS	0.0%	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.7%	0.3%	0.4%	0.0%	0.0%	0.4%

Single Family Homes

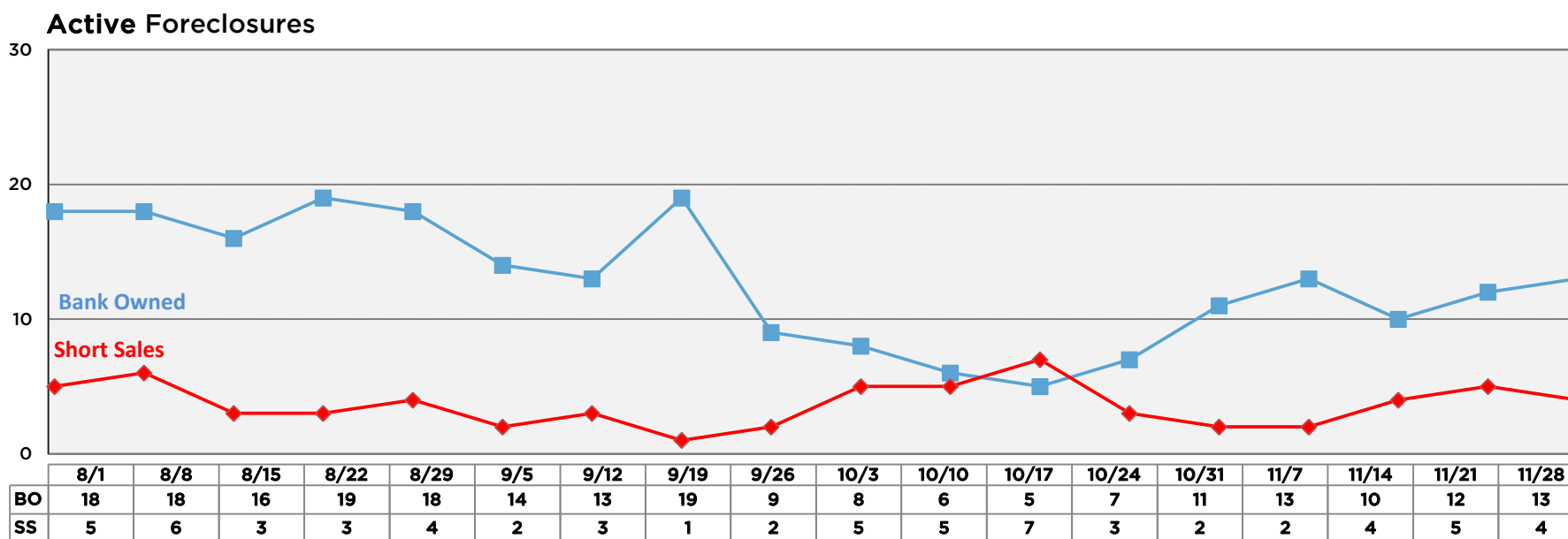
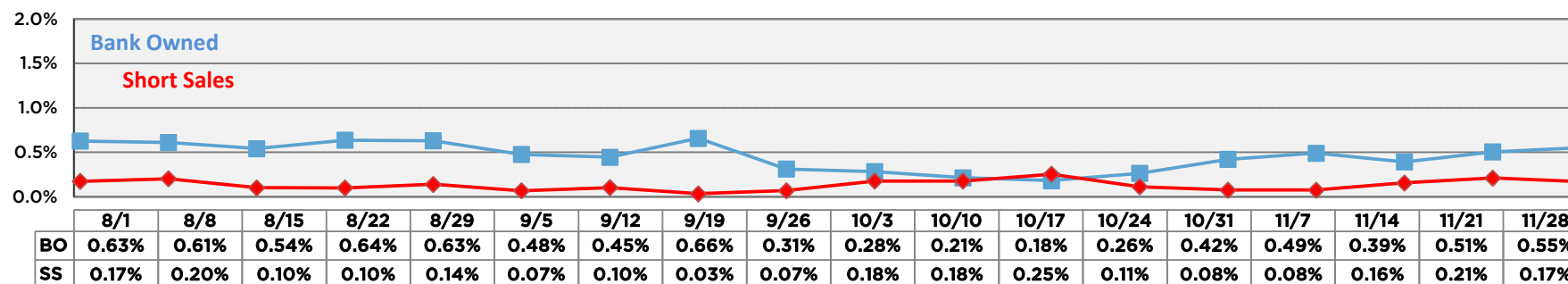
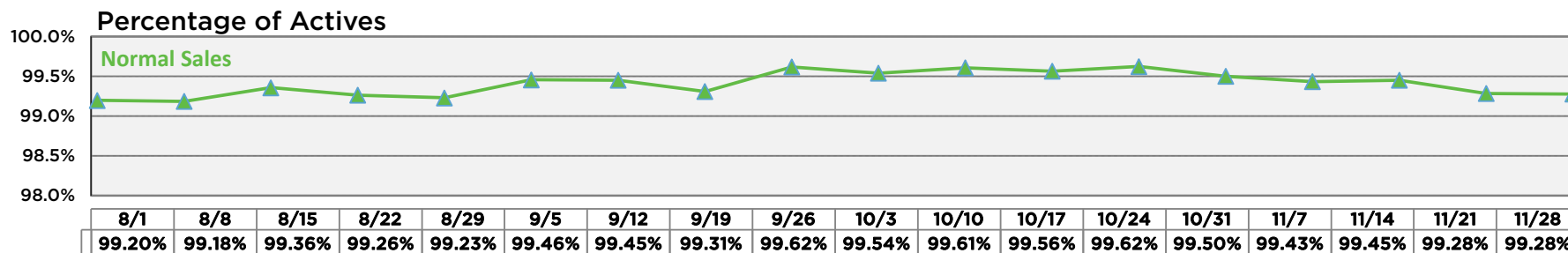


	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28
ListToContract	21	27	21	23	24	25	25	25	26	26	27	28	26	28	28	27	29	28
CombDaysOnMkt	23	29	22	24	25	26	26	26	27	27	33	28	27	29	28	28	29	28
ListToClose	59	63	57	58	61	61	62	62	64	62	63	67	65	66	63	64	65	66



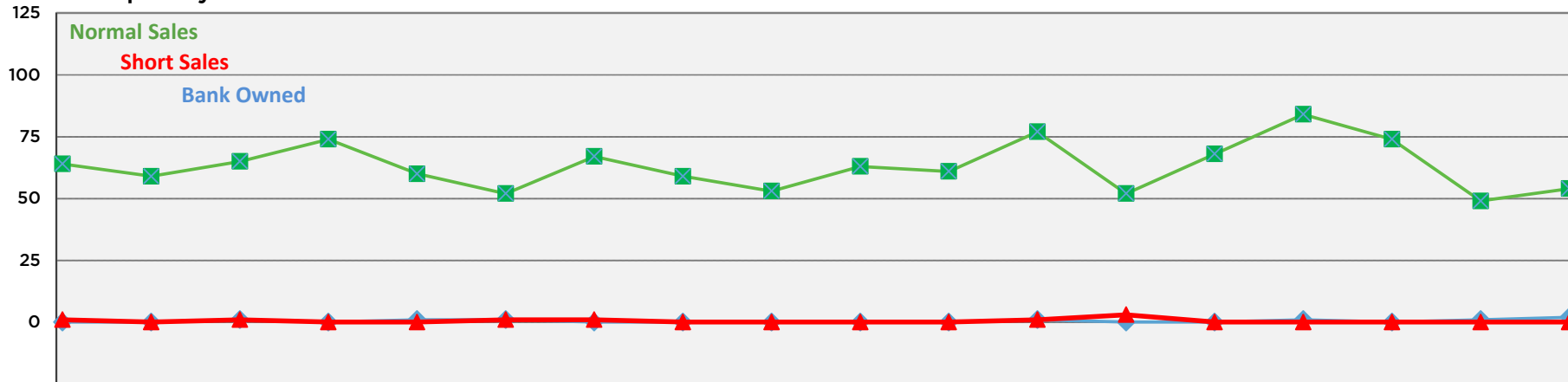
	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28
Total Actives	2,867	2,942	2,953	2,984	2,853	2,943	2,916	2,891	2,877	2,827	2,806	2,750	2,645	2,609	2,649	2,549	2,373	2,352

Single Family Homes



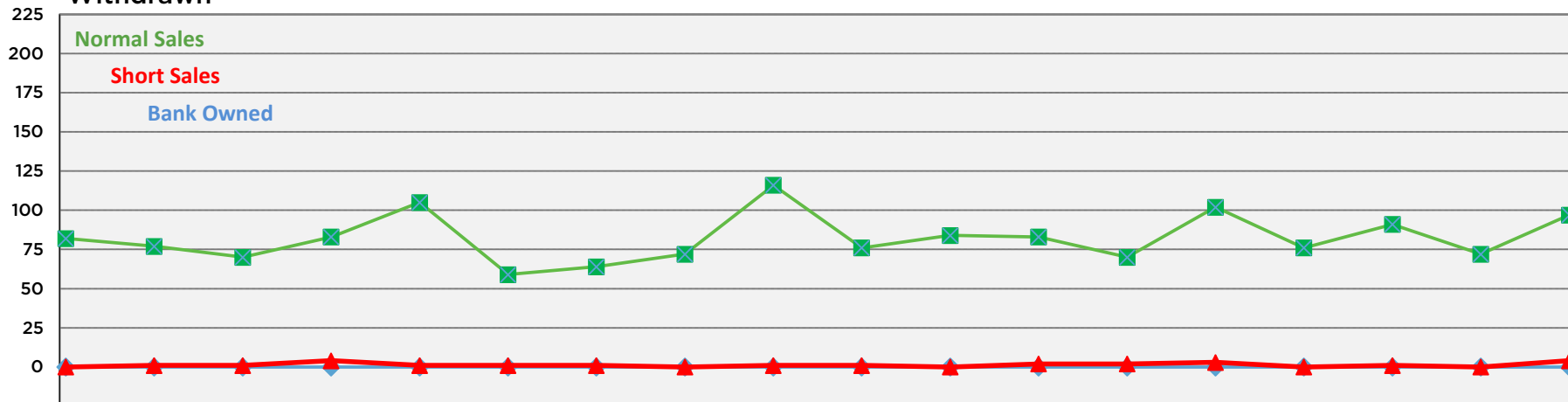
Single Family Homes

Temporary Off Market



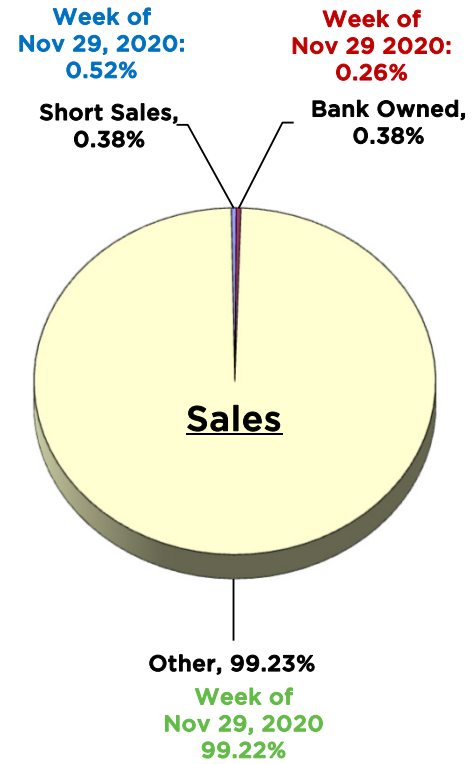
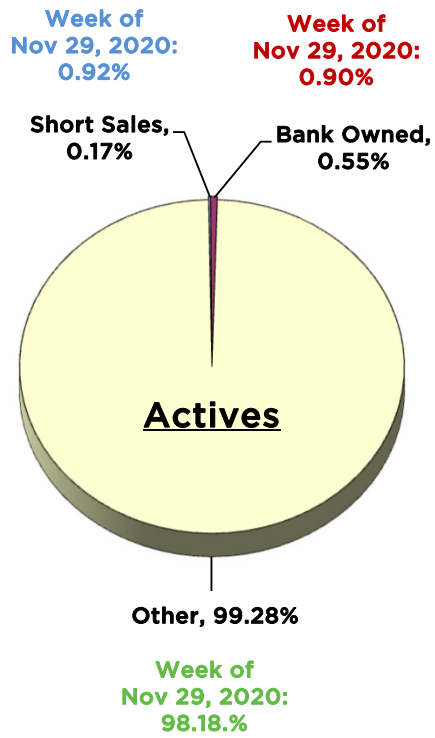
	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28
Norm	64	59	65	74	60	52	67	59	53	63	61	77	52	68	84	74	49	54
BO	0	0	1	0	1	1	0	0	0	0	0	1	0	0	1	0	1	2
SS	1	0	1	0	0	1	1	0	0	0	0	1	3	0	0	0	0	0

Withdrawn



	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	11/28
Norm	82	77	70	83	105	59	64	72	116	76	84	83	70	102	76	91	72	97
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	1	4	1	1	1	0	1	1	0	2	2	3	0	1	0	4

Single Family Homes



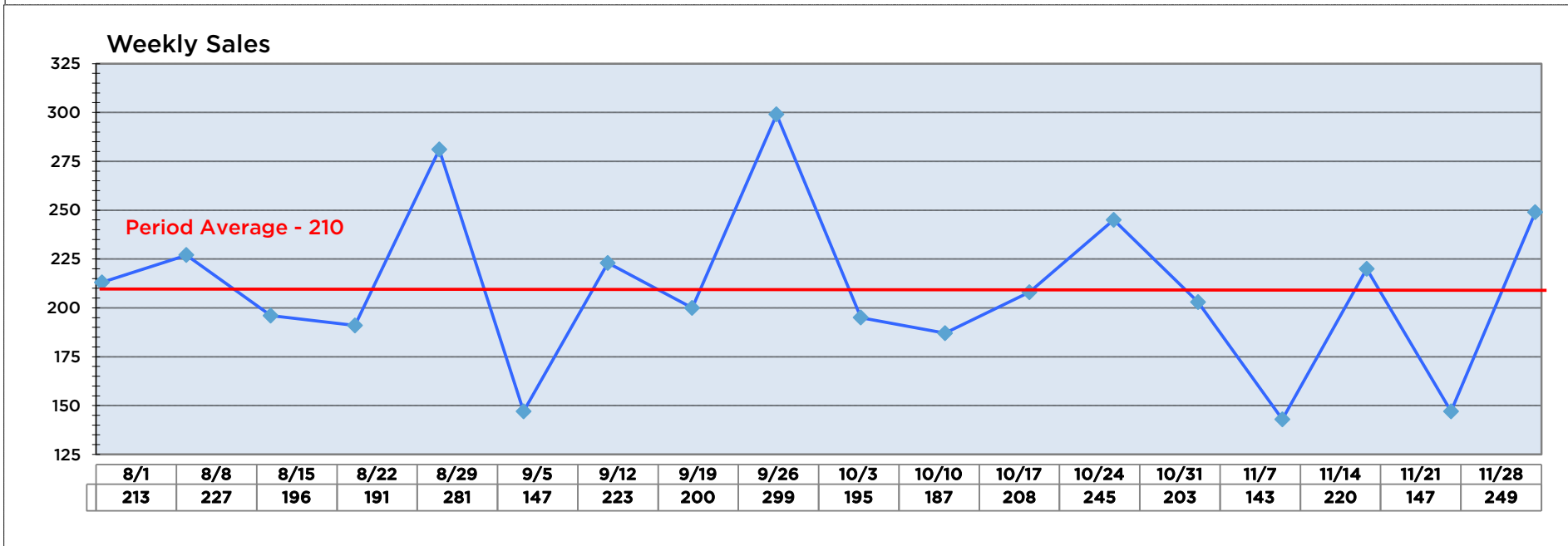
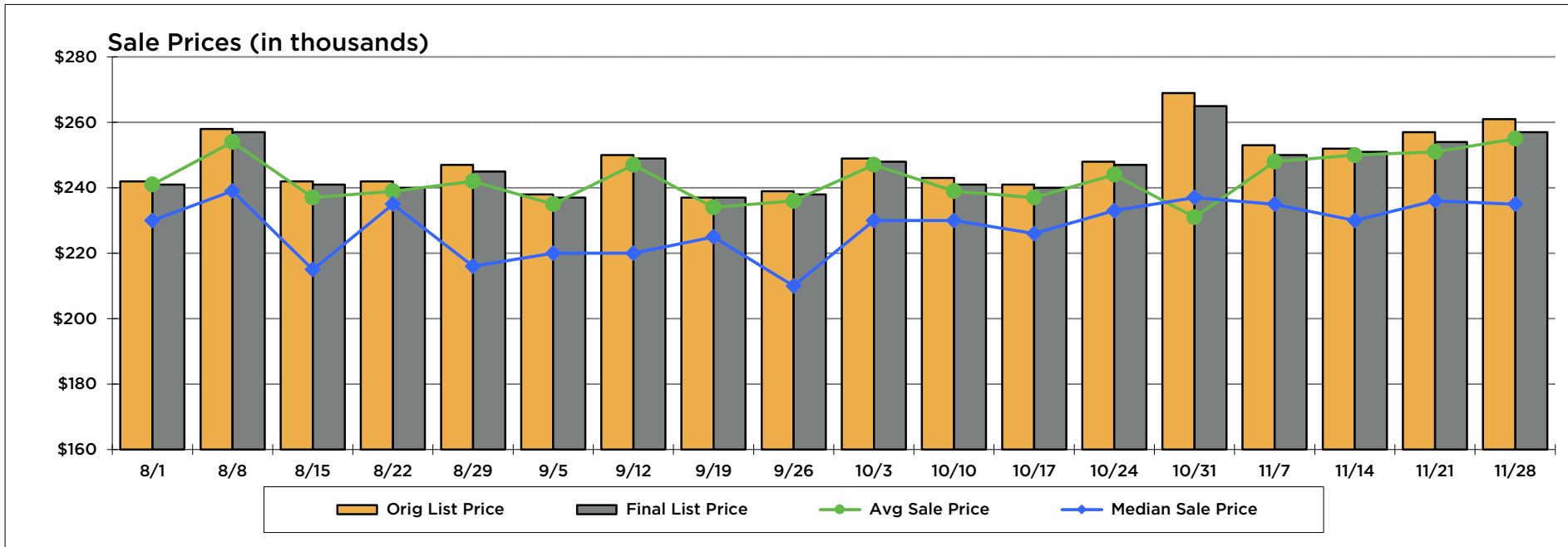
There are no Single Family Homes available for the Median Price of \$387,750 (± \$500)

Monday Morning Quarterback
11/28/2021 - 12/04/2021
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

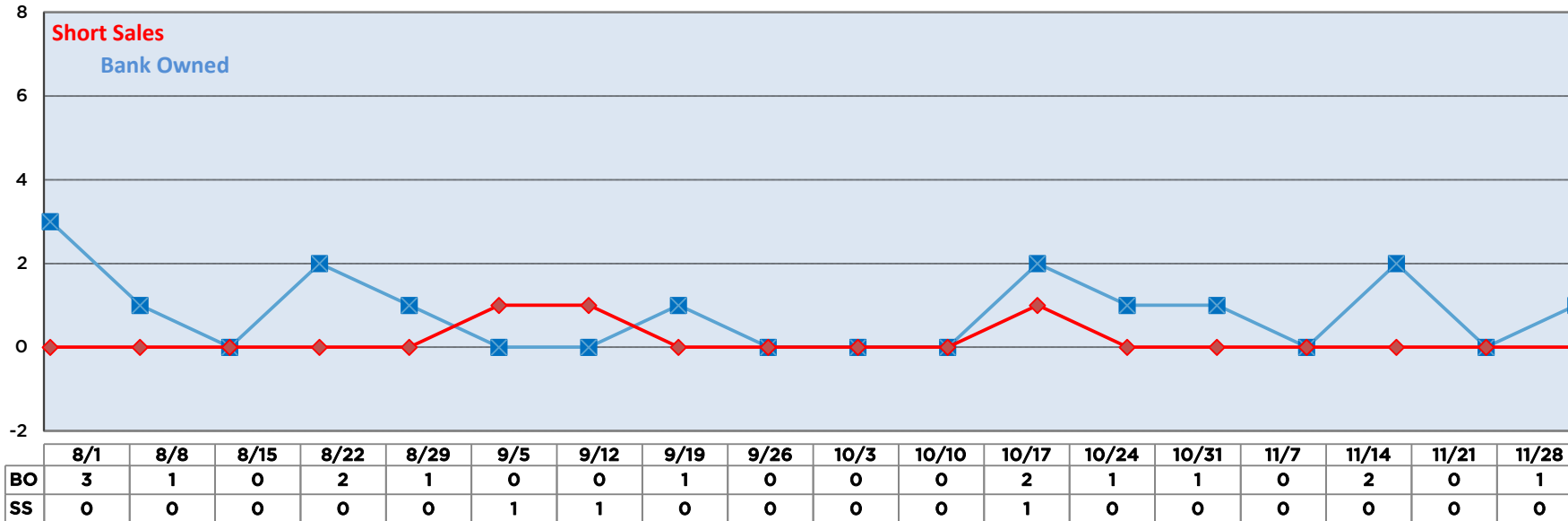
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	249	134	38	47	24	5	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	248	133	38	47	24	5	1
Active Listings	849	452	88	170	95	37	7
Bank Owned	6	6	0	0	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	841	445	87	170	95	37	7
Months of Inventory	1	1	1	1	1	2	2
<i>List Price</i>							
Average Original List Price	\$260,558	\$173,304	\$277,859	\$338,741	\$449,496	\$617,780	\$1,300,000
Average Final List Price	\$257,481	\$172,319	\$274,162	\$334,667	\$442,071	\$607,980	\$1,225,000
<i>Sale Price</i>							
Average Price	\$254,621	\$169,273	\$273,570	\$333,789	\$437,925	\$604,800	\$1,100,000
Median Price	\$235,000	\$175,000	\$276,750	\$325,000	\$437,600	\$575,000	\$1,100,000
<i>Price Differences</i>							
Original to Final List Price	-\$3,077	-\$985	-\$3,697	-\$4,074	-\$7,425	-\$9,800	-\$75,000
Original List to Sale Price - \$	-\$5,937	-\$4,031	-\$4,289	-\$4,952	-\$11,571	-\$12,980	-\$200,000
Final List to Sale Price - \$	-\$2,860	-\$3,046	-\$592	-\$878	-\$4,146	-\$3,180	-\$125,000
Original List to Sale Price - %	97.72%	97.67%	98.46%	98.54%	97.43%	97.90%	84.62%
Final List to Sale Price - %	98.89%	98.23%	99.78%	99.74%	99.06%	99.48%	89.80%
<i>Days on the Market</i>							
Avg Days Listing to Contract	33	36	20	21	63	25	72
Combined Avg Days to Contract	35	36	26	21	70	31	72
Avg Days Listing to Closing	69	70	53	58	107	56	92
Avg Days Contract to Close	35	34	32	36	43	37	20
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	4	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	1	1	0	1	1
<i>Square Footage</i>							
Average Square Feet	1,380	1,060	1,570	1,711	1,938	2,351	3,081

Condos, Townhomes, Villas

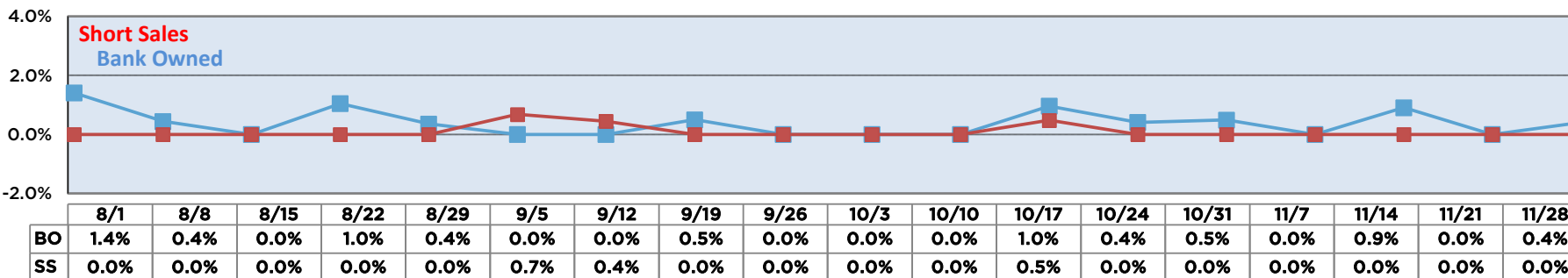
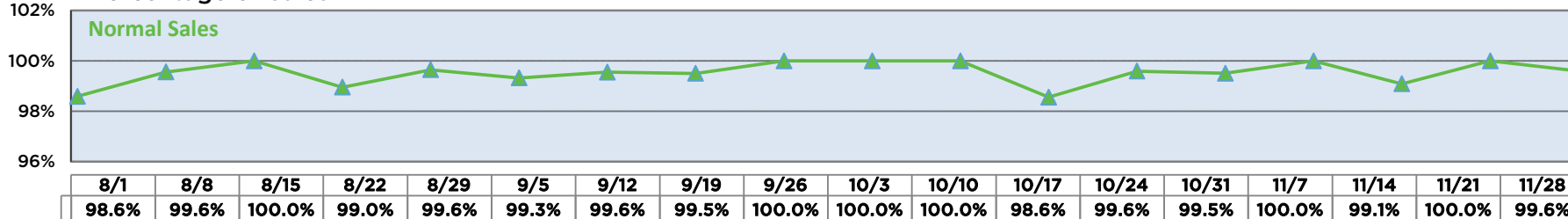


Condos, Townhomes, Villas

Foreclosure Sales



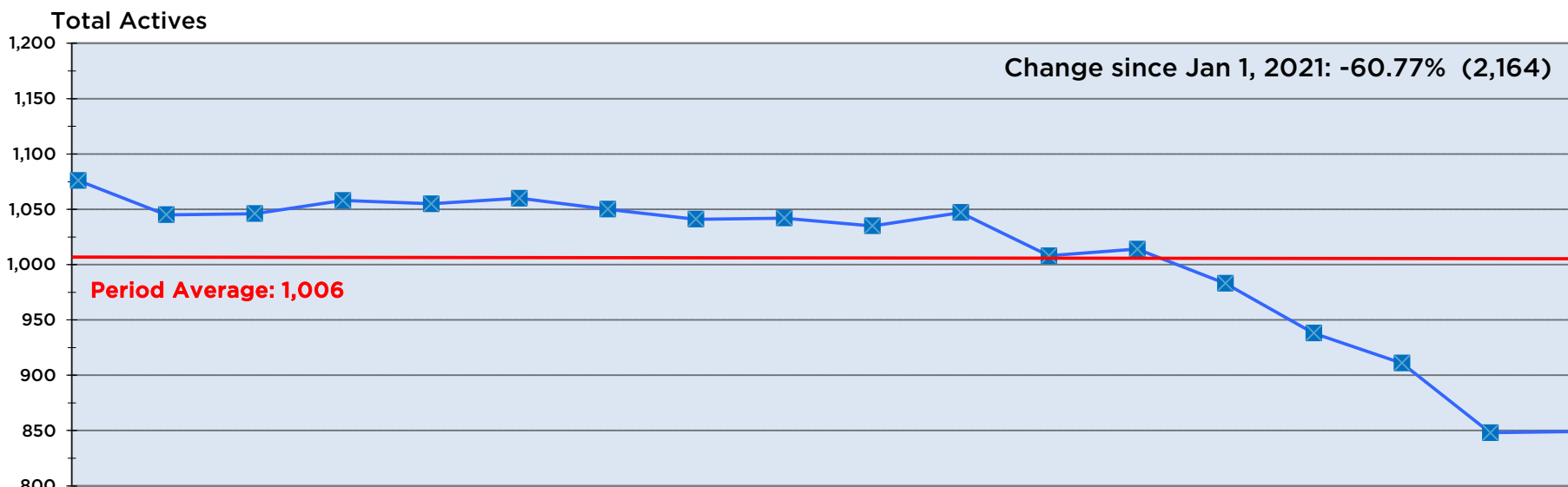
Percentage of Sales



Condos, Townhomes, Villas

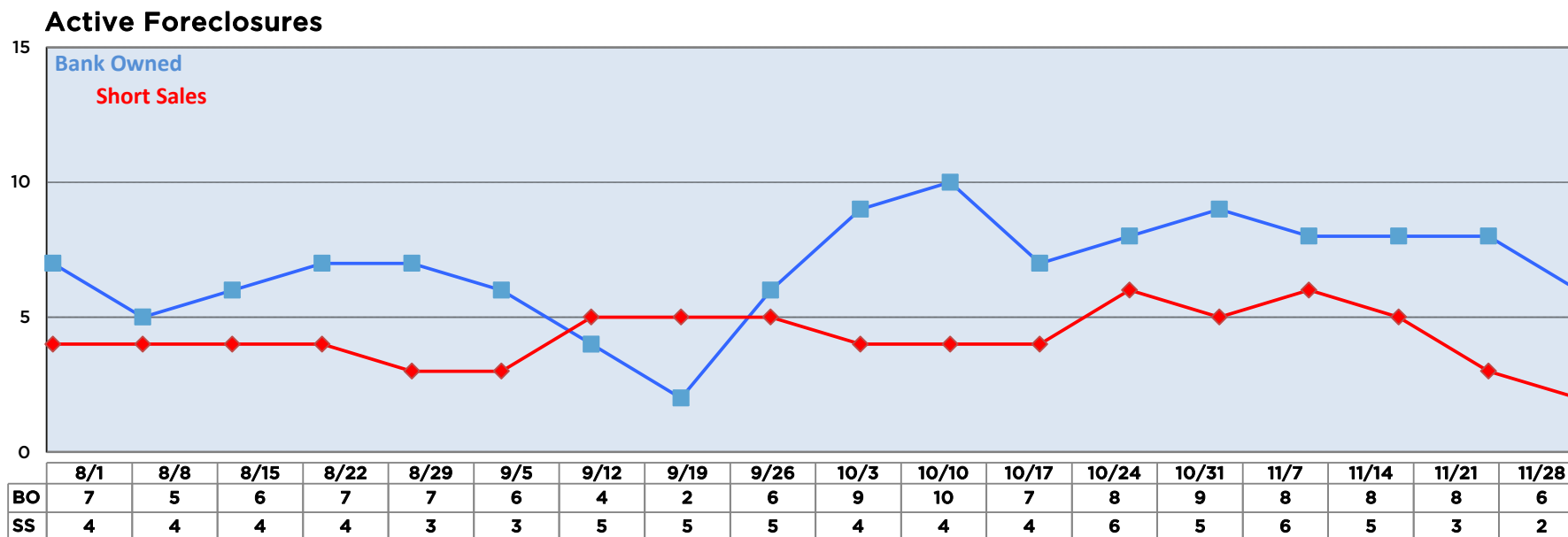
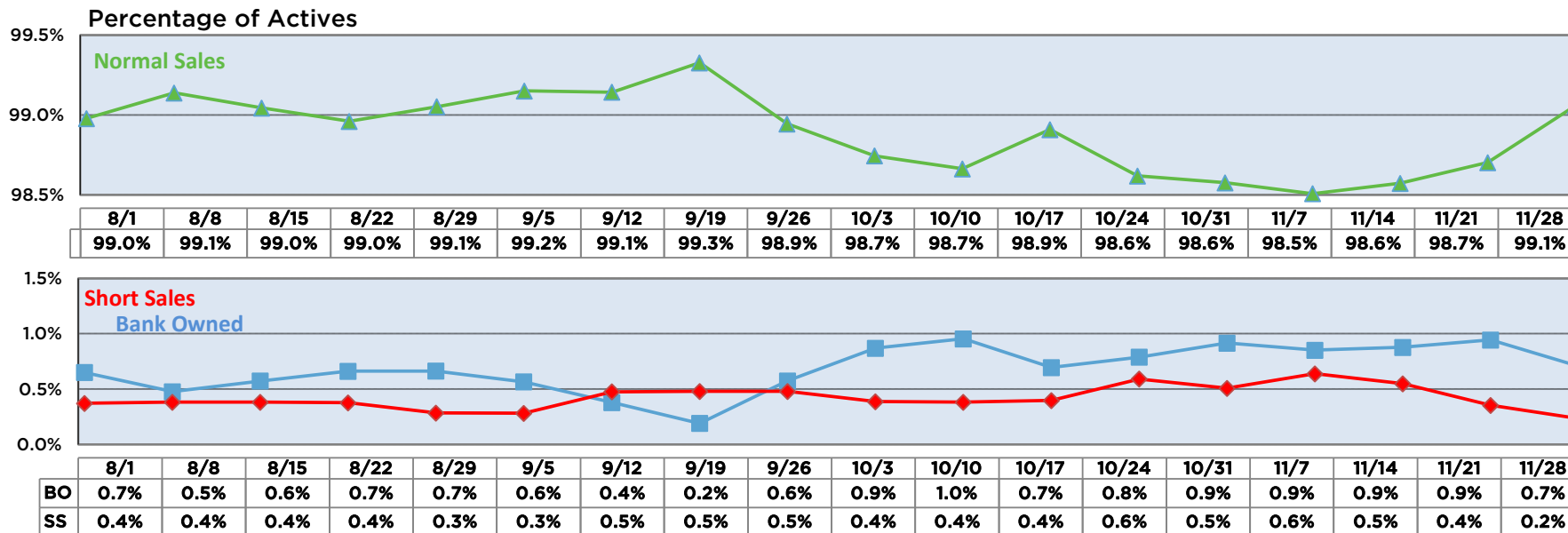


	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28
ListToContract	42	33	47	29	39	34	30	39	29	30	23	23	32	28	28	32	35	33
CombDaysOnMkt	43	34	48	32	39	34	33	40	29	32	24	26	42	28	29	34	37	35
ListToClose	80	66	82	60	74	69	65	75	63	62	57	56	66	60	60	65	68	69



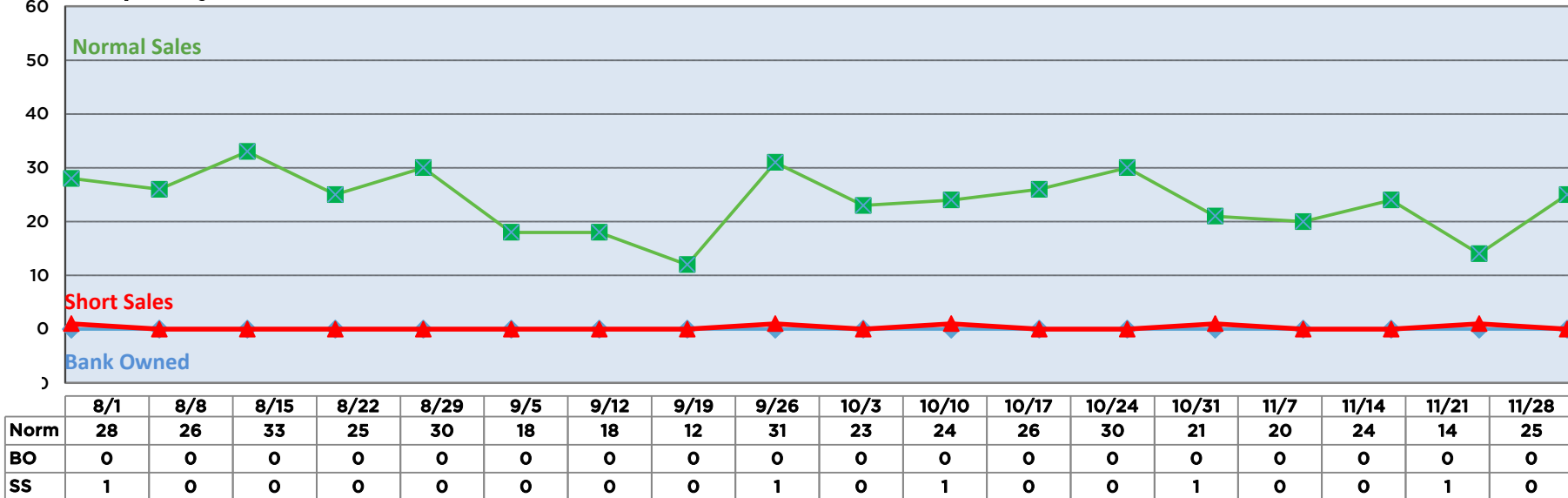
	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28
Total Actives	1,076	1,045	1,046	1,058	1,055	1,060	1,050	1,041	1,042	1,035	1,047	1,008	1,014	983	938	911	848	849

Condos, Townhomes, Villas

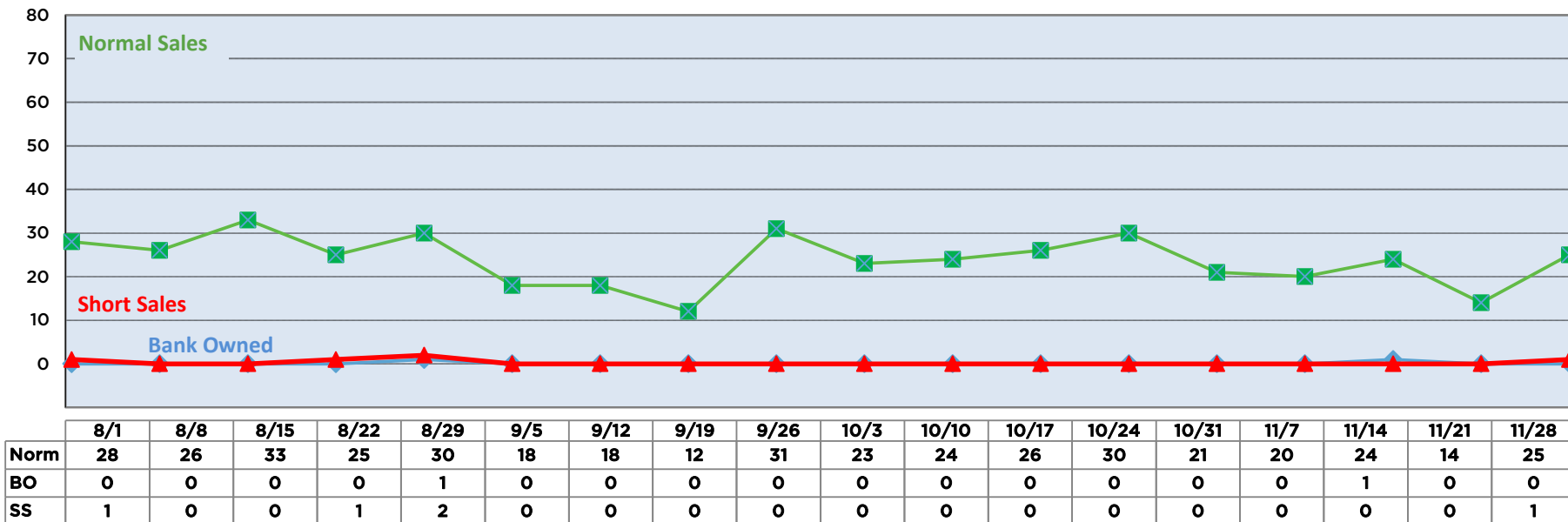


Condos, Townhomes, Villas

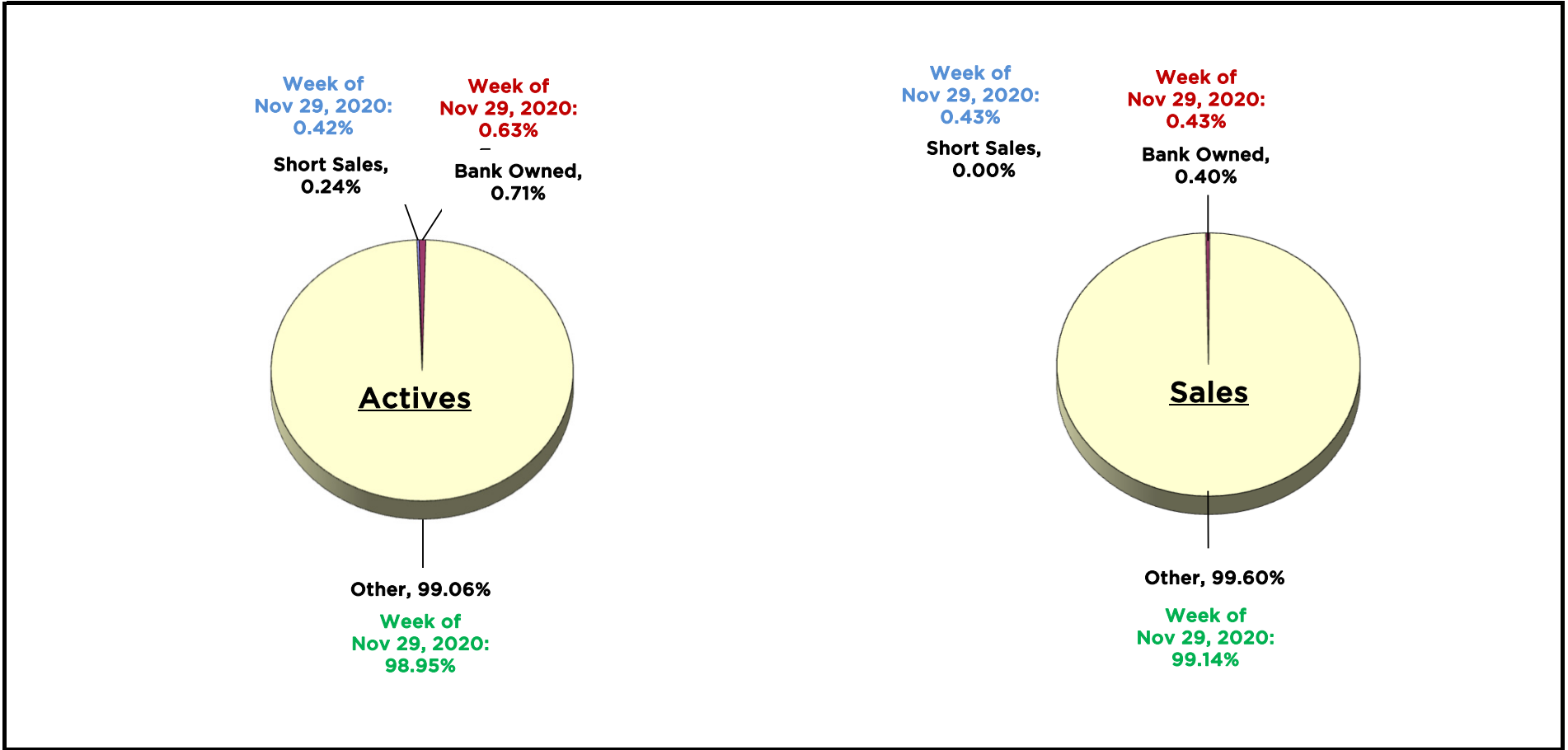
Temporary Off Market



Withdrawn



Condos, Townhomes, Villas



Where are the 7 Condos, Townhomes, or Villas available for the Median Price of \$235,000? (± \$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							
Sanford (South)	32773	1	\$235,000	2.0	2.0	1,020	\$230.39
Orange County							
Orlando (Downtown)	32801	1	\$235,000	2.0	2.0	1,075	\$218.60
Sand Lake / Bay Hill	32819	1	\$235,000	3.0	2.0	1,193	\$196.98
Osceola County							
Kissimmee (Central)	34741	2	\$234,950	3.0	2.0	1,473	\$159.50
Kissimmee (West) / Pleasant Hill	34746	1	\$235,000	3.0	3.0	1,408	\$166.90
Kissimmee / Celebration	34747	1	\$235,000	2.0	2.0	1,161	\$202.41