



Monday Morning Quarterback Summary

Week of December 05, 2021 - December 11, 2021

Single-family existing homes

- Sales of single-family homes decreased to 561 during the week of Dec 05, from 782 the week prior
- The median price of single family homes decreased to \$376,100, a change of -3.0%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 3 the week of Nov 28
- The number of single-family home short-sale transactions increased to 4 from 3 the week prior
- Single-family inventory decreased by 26, and now sits at 2,326

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 179 during the week of Dec 05, from 249 the week prior
- The median price of condos, townhomes, and villas decreased to \$225,000, a change of -4.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Nov 28
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 51, and now sits at 798

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

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	561	76	54	192	106	116	17
Bank Owned	1	0	0	1	0	0	0
Short Sales	4	2	0	1	1	0	0
Other	556	74	54	190	105	116	17
Active Listings	2,326	335	205	529	414	599	244
Bank Owned	16	10	0	3	0	3	0
Short Sales	4	0	1	2	0	1	0
Other	2,306	325	204	524	414	595	244
Months of Inventory	1	1	1	1	1	1	3

List Price

Average Original List Price	\$445,079	\$188,956	\$281,607	\$350,972	\$445,194	\$641,430	\$1,831,706
Average Final List Price	\$439,733	\$184,474	\$277,911	\$349,160	\$441,020	\$635,491	\$1,774,059

Sale Price

Average Price	\$436,733	\$180,543	\$276,143	\$349,994	\$440,395	\$631,354	\$1,714,235
Median Price	\$376,100	\$195,000	\$277,500	\$351,000	\$435,000	\$600,000	\$1,375,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$5,346	-\$4,482	-\$3,696	-\$1,812	-\$4,174	-\$5,939	-\$57,647
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,346	-\$8,413	-\$5,464	-\$978	-\$4,799	-\$10,076	-\$117,471
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,000	-\$3,931	-\$1,768	\$834	-\$625	-\$4,137	-\$59,824
<i>Original</i> List to <i>Sale</i> Price - %	98.12%	95.55%	98.06%	99.72%	98.92%	98.43%	93.59%
<i>Final</i> List to <i>Sale</i> Price - %	99.32%	97.87%	99.36%	100.24%	99.86%	99.35%	96.63%

Days on the Market

Avg Days Listing to Contract	28	43	30	22	21	29	49
Combined Avg Days to Contract	29	46	30	22	23	32	49
Avg Days Listing to Closing	65	81	73	58	58	67	88
Avg Days Contract to Close	39	41	43	38	36	42	38

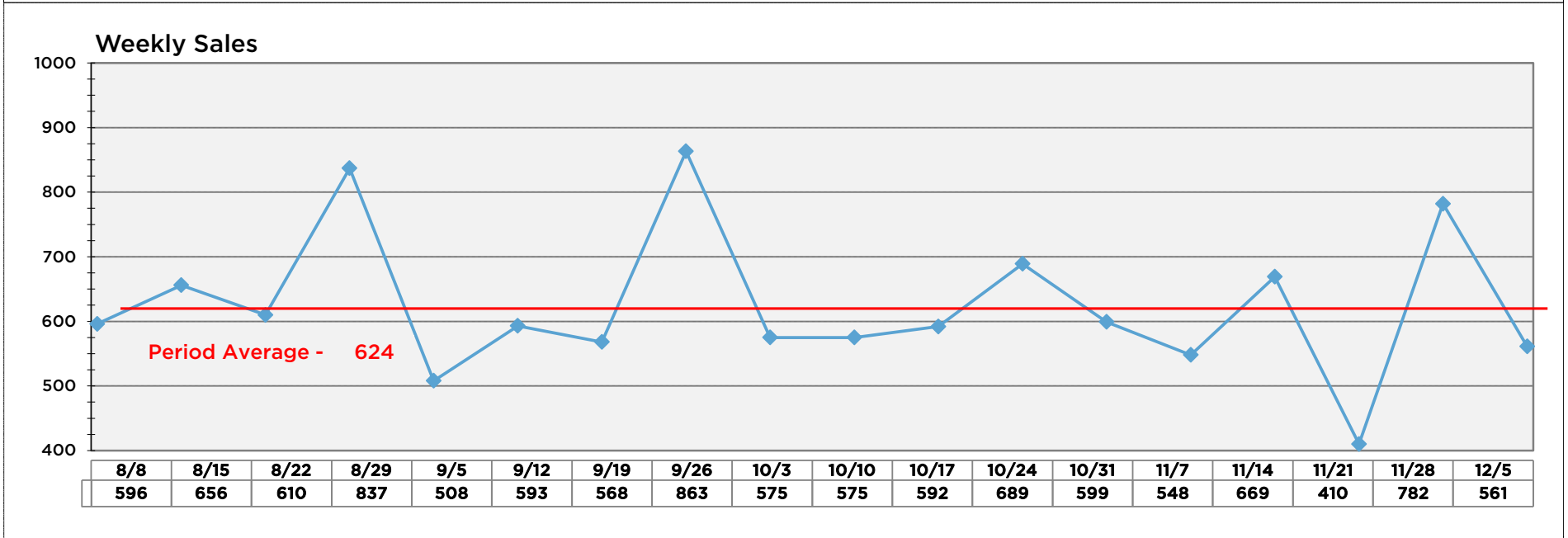
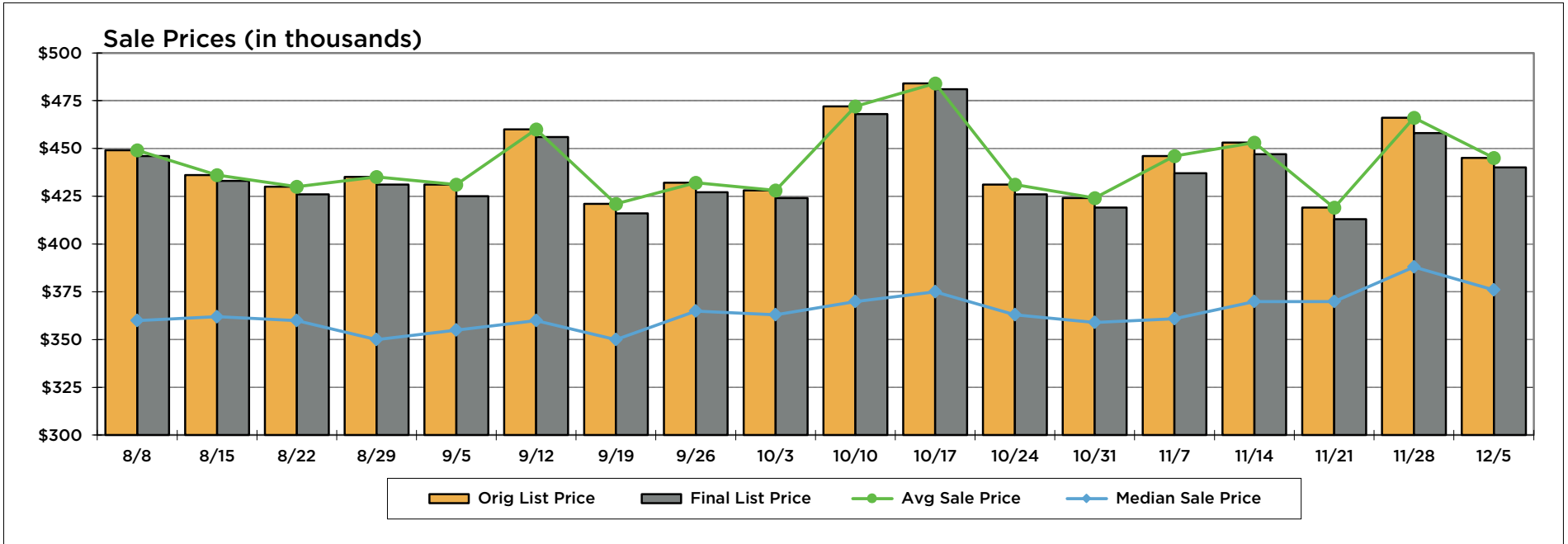
Beds / Baths

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

Square Footage

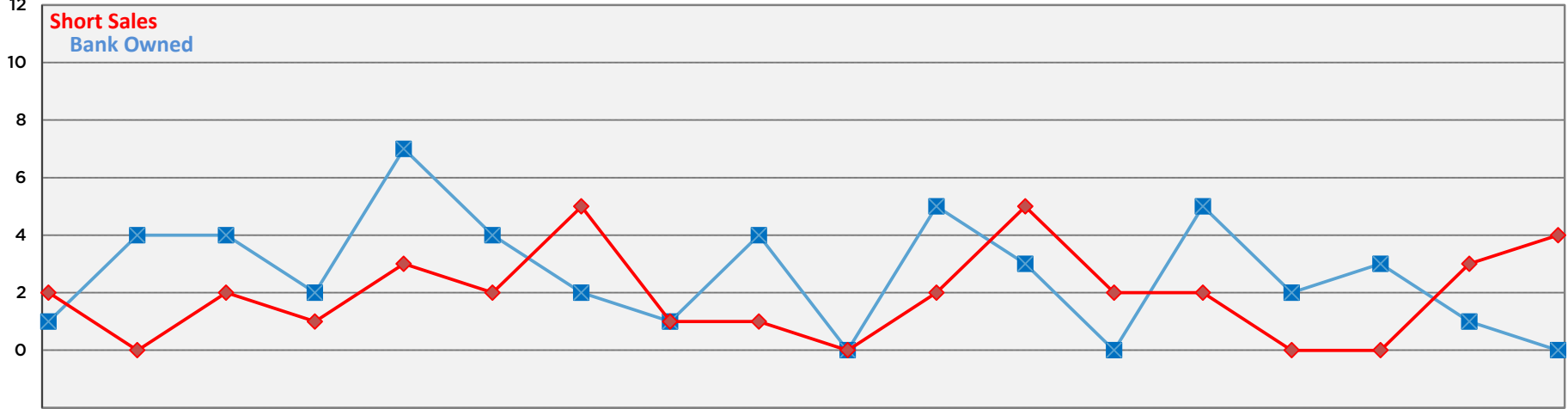
Average Square Feet	2,120	1,183	1,435	1,814	2,315	2,974	4,914
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Single Family Homes



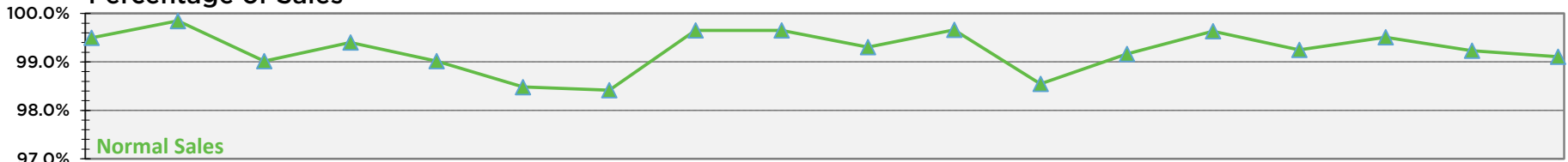
Single Family Homes

Foreclosure Sales

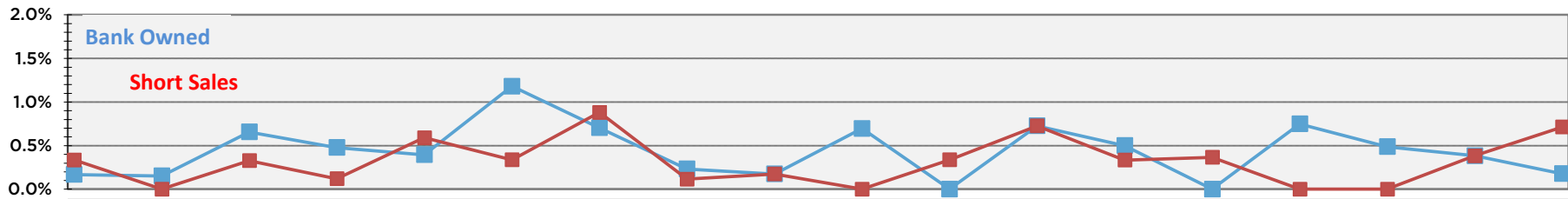


BO	1	4	4	2	7	4	2	1	4	0	5	3	0	5	2	3	1	0
SS	2	0	2	1	3	2	5	1	1	0	2	5	2	2	0	0	3	4

Percentage of Sales

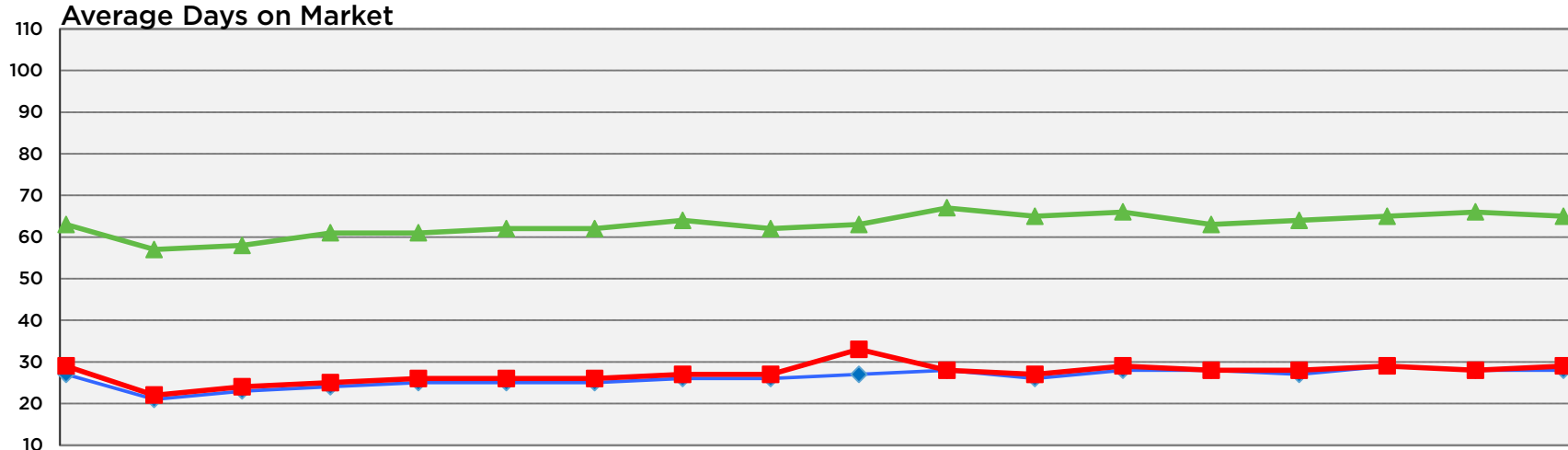


BO	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%	0.7%	0.5%	0.4%	0.2%
SS	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%	0.4%	0.0%	0.0%	0.4%	0.7%

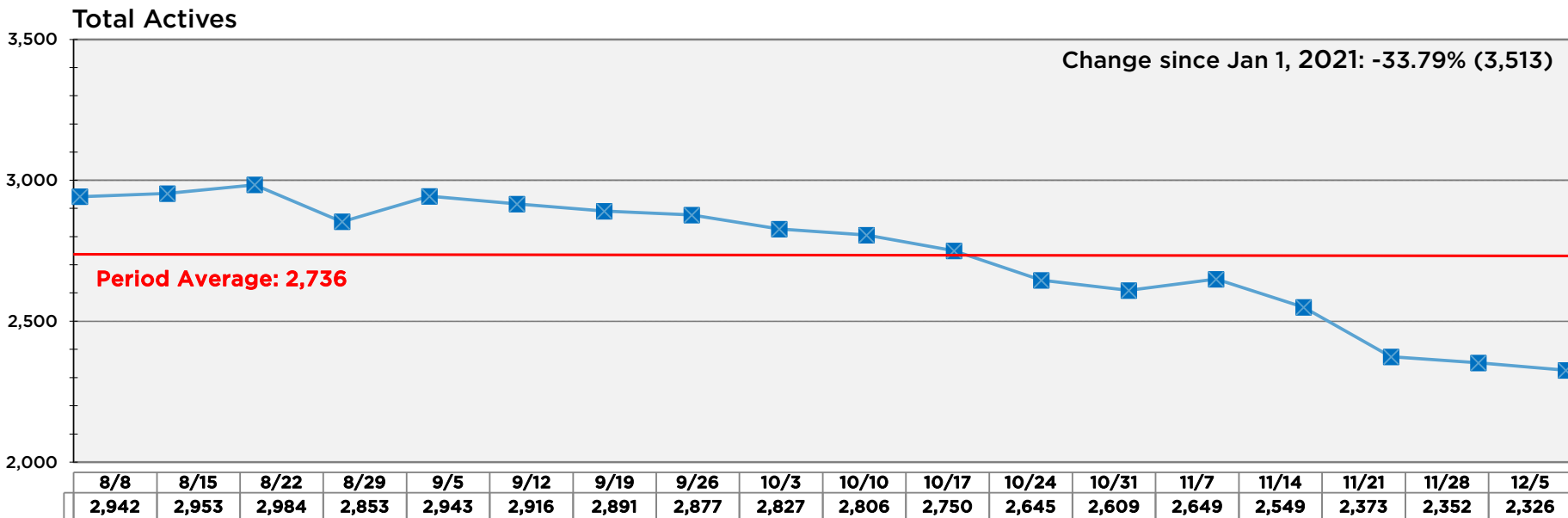


BO	0.2%	0.2%	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%	0.7%	0.5%	0.4%	0.2%
SS	0.3%	0.0%	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%	0.4%	0.0%	0.0%	0.4%	0.7%

Single Family Homes

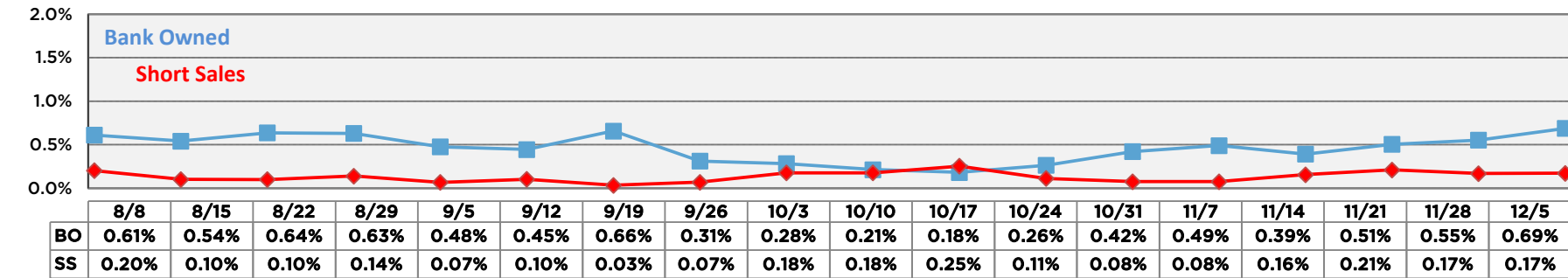
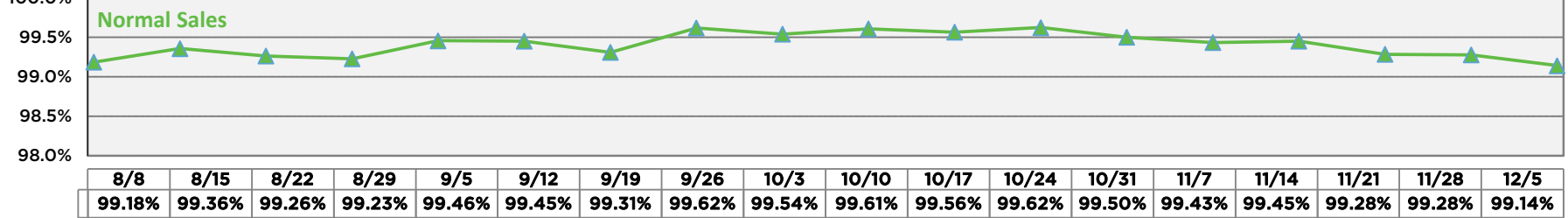


ListToContract	27	21	23	24	25	25	25	26	26	27	28	26	28	28	27	29	28	28
CombDaysOnMkt	29	22	24	25	26	26	26	27	27	33	28	27	29	28	28	29	28	29
ListToClose	63	57	58	61	61	62	62	64	62	63	67	65	66	63	64	65	66	65

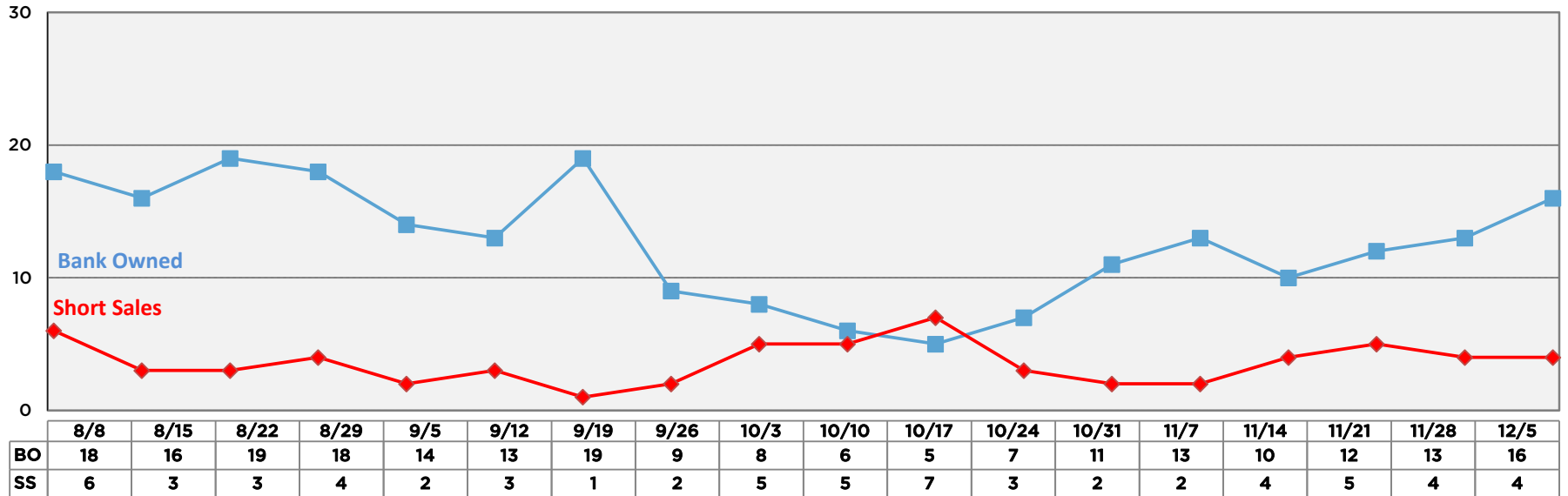


Single Family Homes

Percentage of Actives

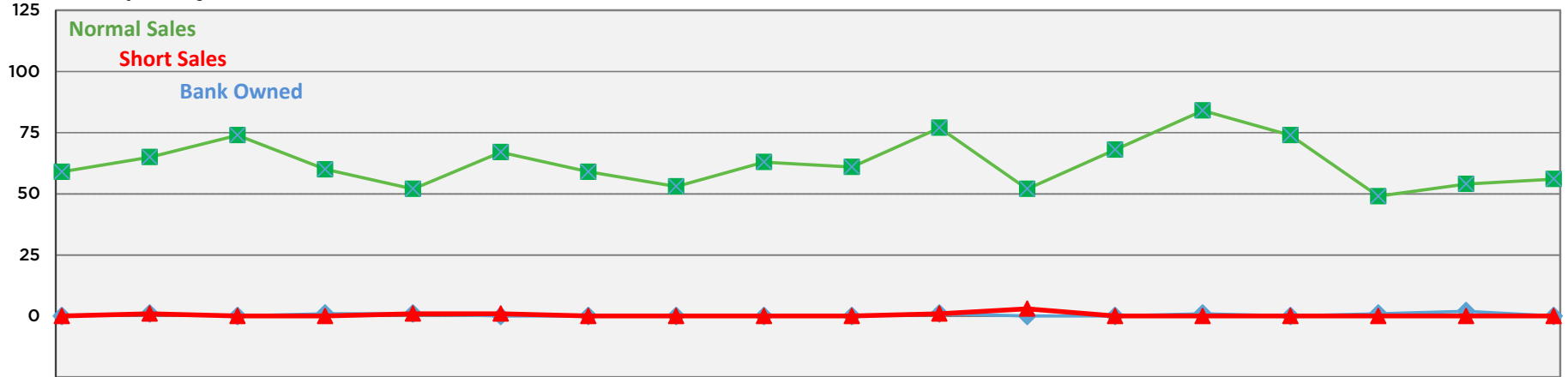


Active Foreclosures



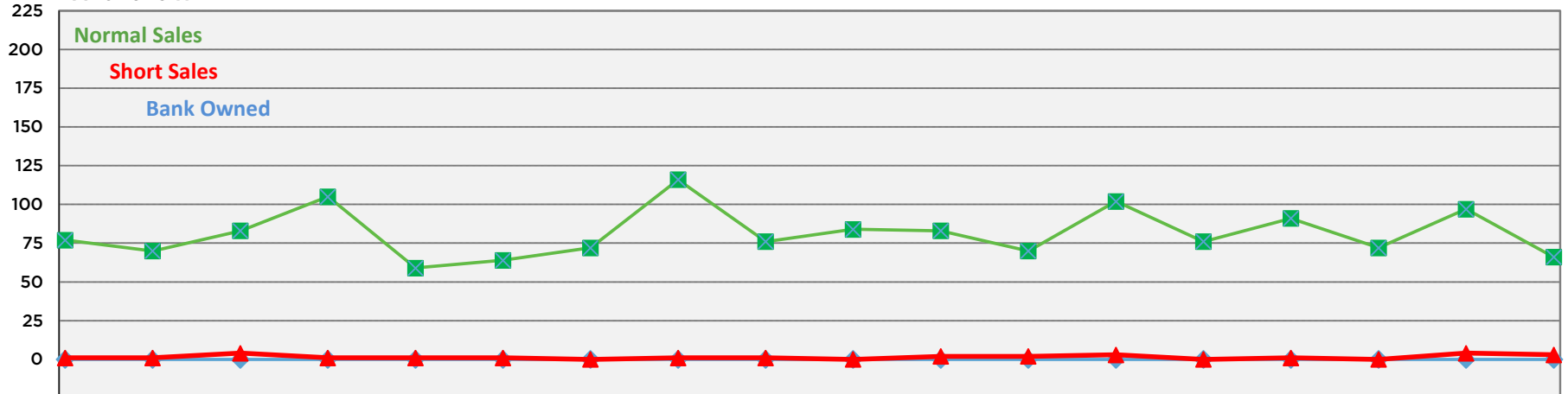
Single Family Homes

Temporary Off Market



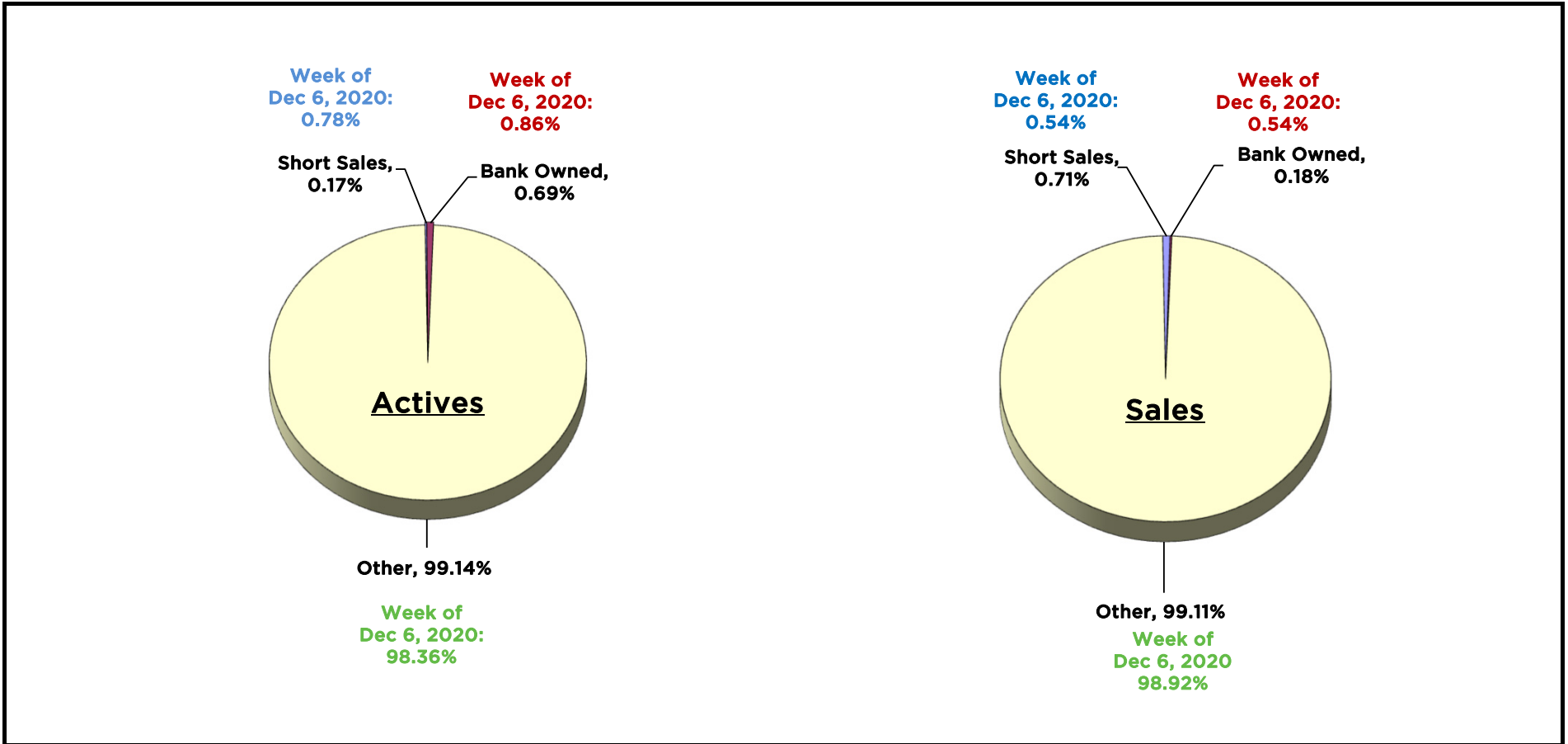
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Norm	59	65	74	60	52	67	59	53	63	61	77	52	68	84	74	49	54	56
BO	0	1	0	1	1	0	0	0	0	0	1	0	0	1	0	1	2	0
SS	0	1	0	0	1	1	0	0	0	0	1	3	0	0	0	0	0	0

Withdrawn



	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	12/5
Norm	77	70	83	105	59	64	72	116	76	84	83	70	102	76	91	72	97	66
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	1	4	1	1	1	0	1	1	0	2	2	3	0	1	0	4	3

Single Family Homes



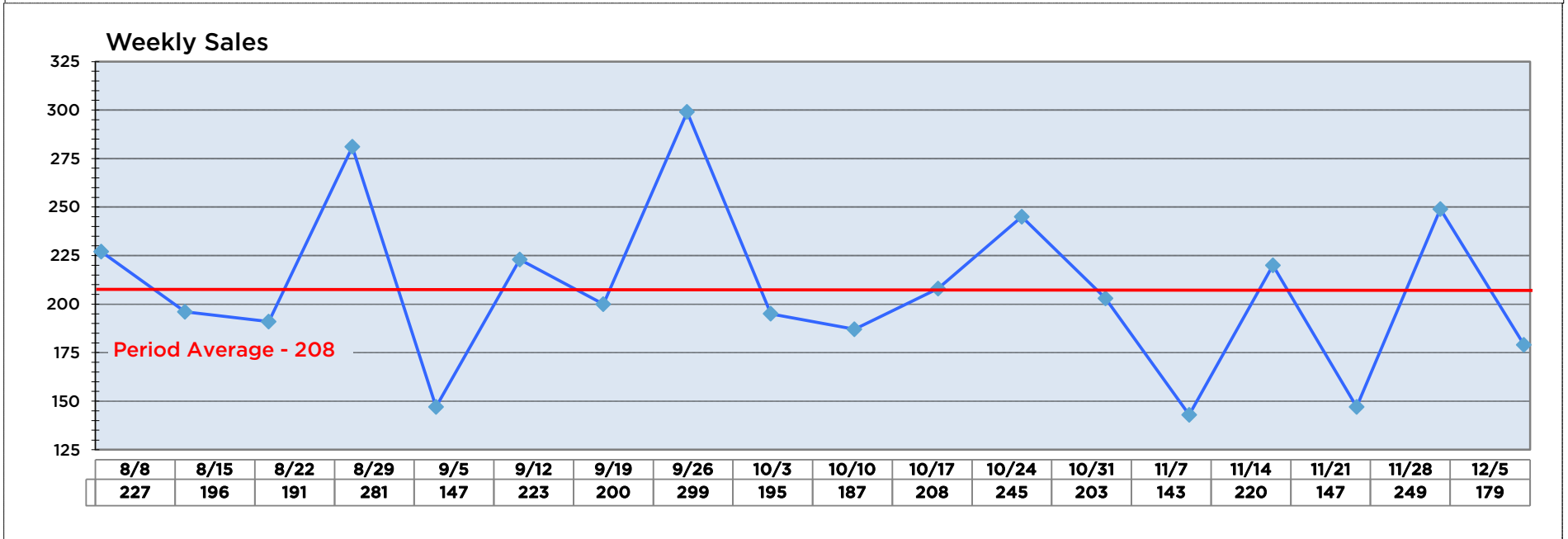
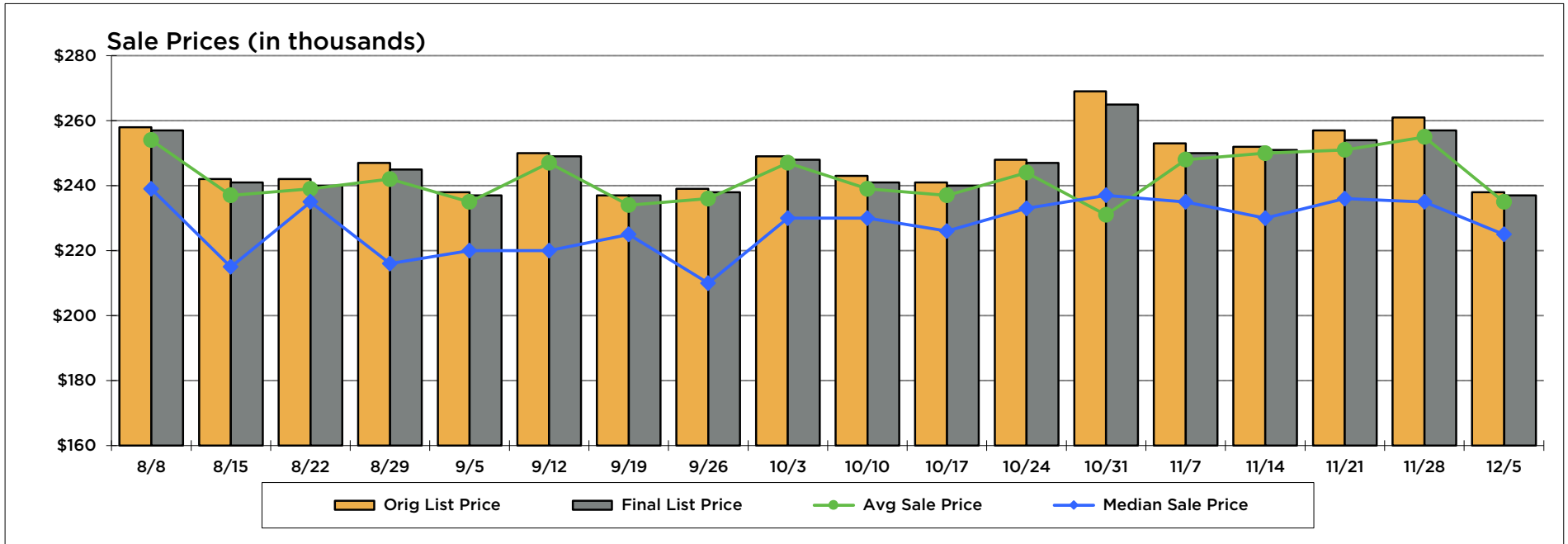
Where are the 3 Single Family Homes available for the Median Price of \$376,100? (± \$500)

<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		2	\$376,000	3.5	2.0	2,101	\$178.96
Kissimmee / Buena Ventura Lakes	34743	1	\$376,000	4.0	2.0	2,530	\$148.62
Kissimmee / Celebration	34747	1	\$375,999	3.0	2.0	1,672	\$224.88
Lake County		1	\$376,000	3.0	2.0	1,527	\$246.23
Lady Lake / The Villages	32159	1	\$376,000	3.0	2.0	1,527	\$246.23

Condos, Townhomes, Villas

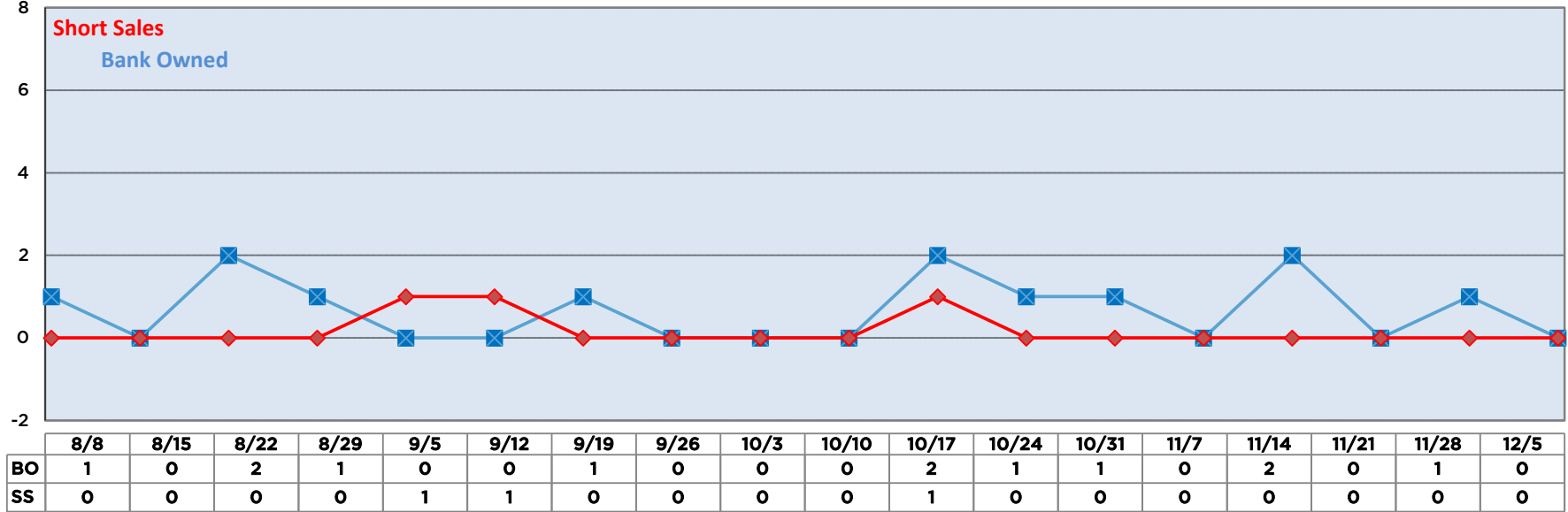
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	179	106	29	31	11	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	179	106	29	31	11	2	0
Active Listings	798	435	86	146	82	40	9
Bank Owned	6	6	0	0	0	0	0
Short Sales	3	2	1	0	0	0	0
Other	789	427	85	146	82	40	9
Months of Inventory	1	1	1	1	2	5	0
<i>List Price</i>							
Average Original List Price	\$238,369	\$172,378	\$275,386	\$331,482	\$437,255	\$662,000	\$0
Average Final List Price	\$236,666	\$171,694	\$271,900	\$327,023	\$437,891	\$662,000	\$0
<i>Sale Price</i>							
Average Price	\$234,501	\$169,242	\$271,298	\$326,568	\$433,636	\$637,450	\$0
Median Price	\$225,000	\$173,500	\$270,000	\$320,000	\$430,000	\$637,450	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$1,703	-\$684	-\$3,486	-\$4,459	\$636	\$0	\$0
Original List to Sale Price - \$	-\$3,868	-\$3,136	-\$4,088	-\$4,914	-\$3,619	-\$24,550	\$0
Final List to Sale Price - \$	-\$2,165	-\$2,452	-\$602	-\$455	-\$4,255	-\$24,550	\$0
Original List to Sale Price - %	98.38%	98.18%	98.52%	98.52%	99.17%	96.29%	0.00%
Final List to Sale Price - %	99.09%	98.57%	99.78%	99.86%	99.03%	96.29%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	39	48	23	27	31	4	0
Combined Avg Days to Contract	39	48	23	27	31	4	0
Avg Days Listing to Closing	71	80	55	65	63	19	0
Avg Days Contract to Close	33	31.29245283	34.172414	39.709677	32	14.5	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,322	1,078	1,469	1,703	2,019	2,332	0

Condos, Townhomes, Villas

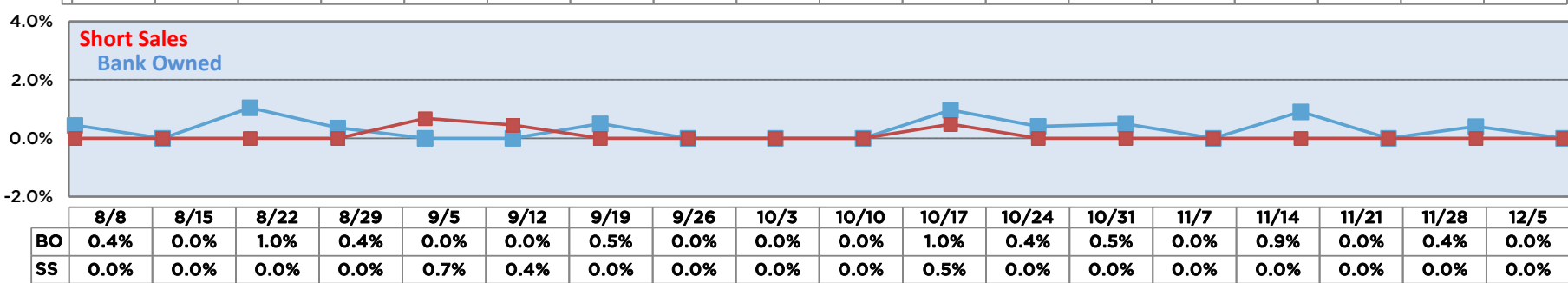
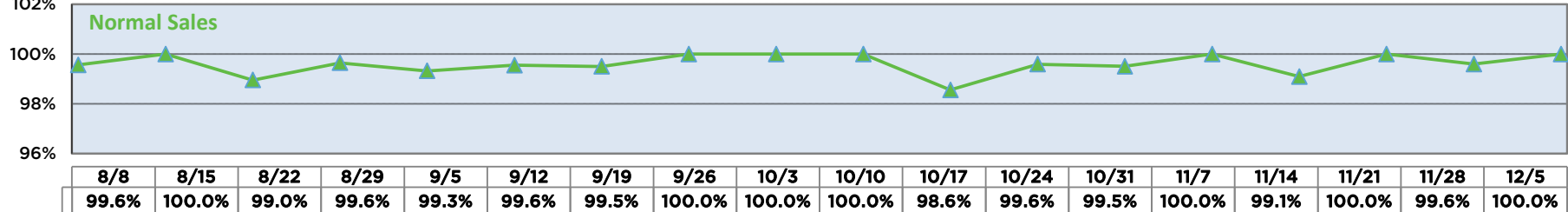


Condos, Townhomes, Villas

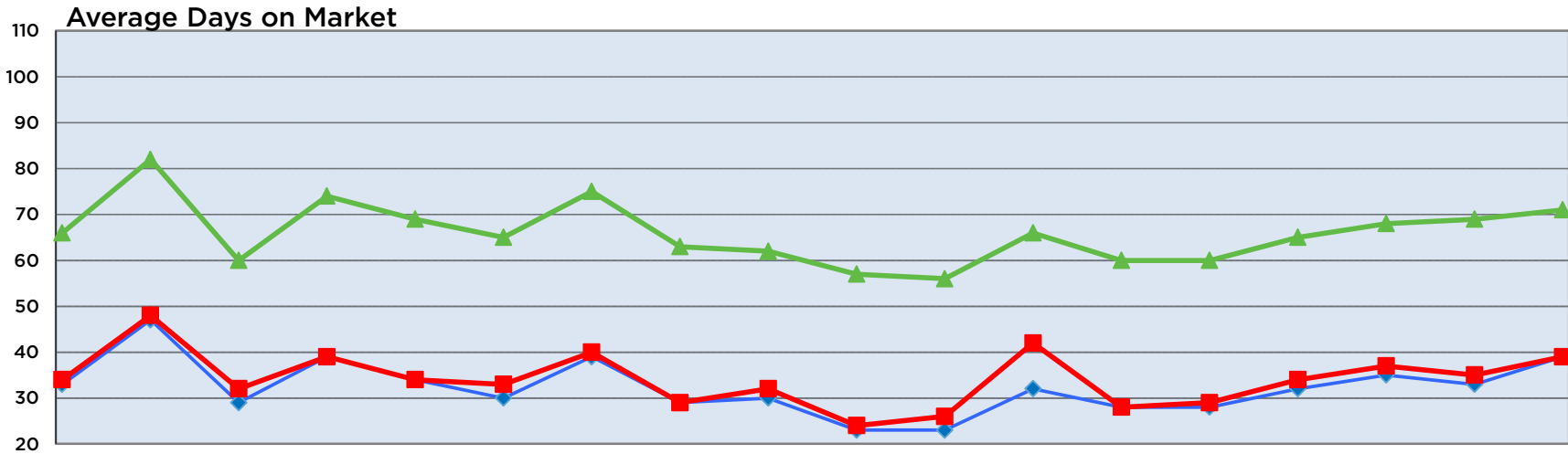
Foreclosure Sales



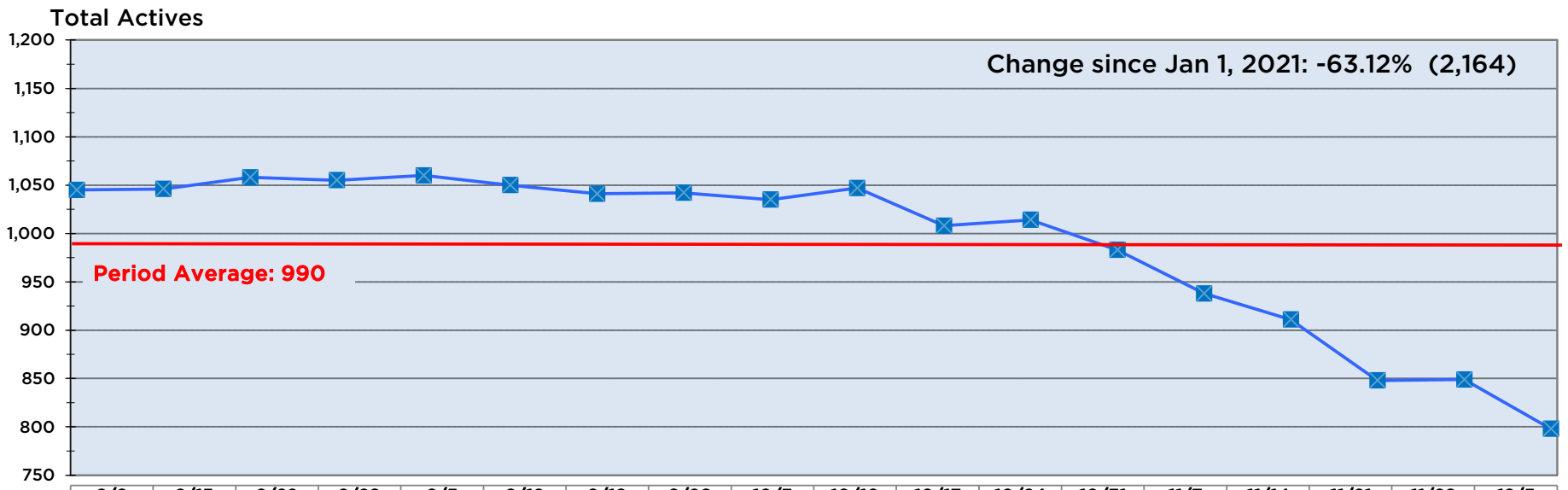
Percentage of Sales



Condos, Townhomes, Villas



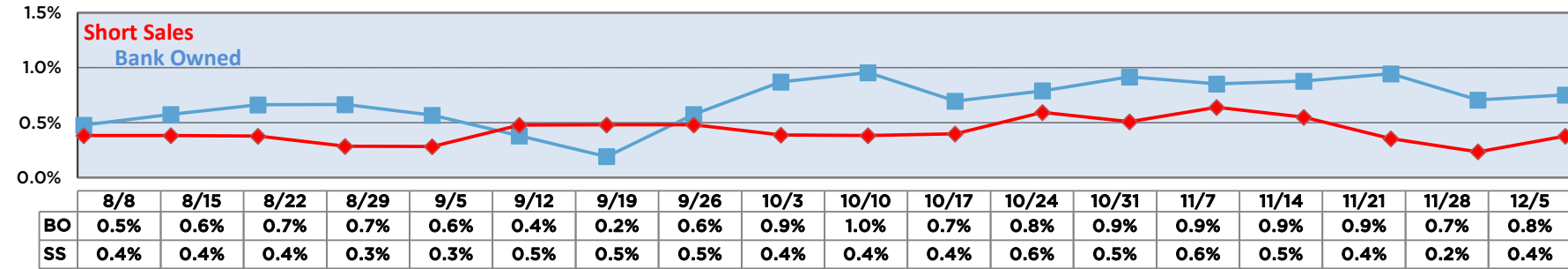
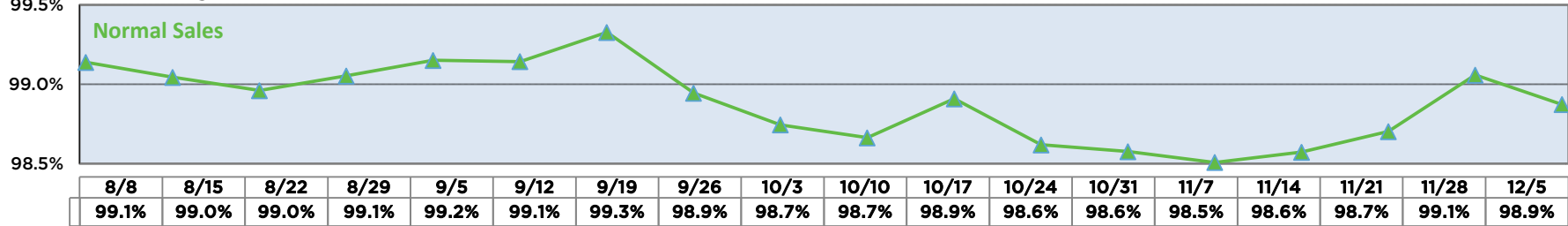
	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5
ListToContract	33	47	29	39	34	30	39	29	30	23	23	32	28	28	32	35	33	39
CombDaysOnMkt	34	48	32	39	34	33	40	29	32	24	26	42	28	29	34	37	35	39
ListToClose	66	82	60	74	69	65	75	63	62	57	56	66	60	60	65	68	69	71



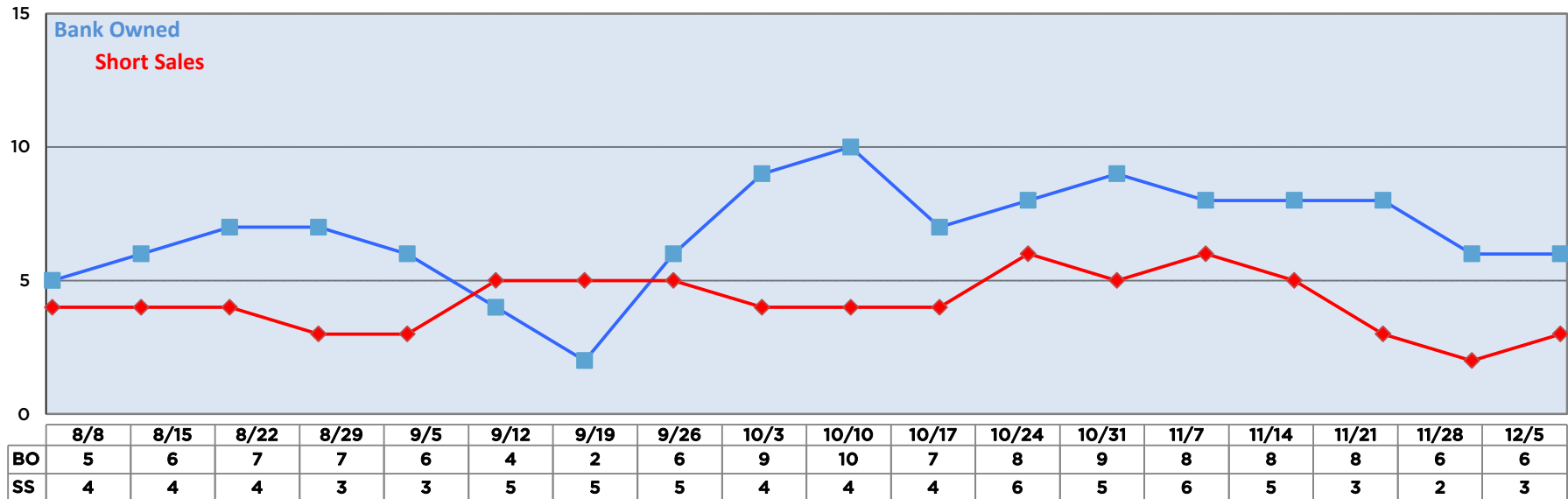
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Total Actives	1,045	1,046	1,058	1,055	1,060	1,050	1,041	1,042	1,035	1,047	1,008	1,014	983	938	911	848	849	798

Condos, Townhomes, Villas

Percentage of Actives

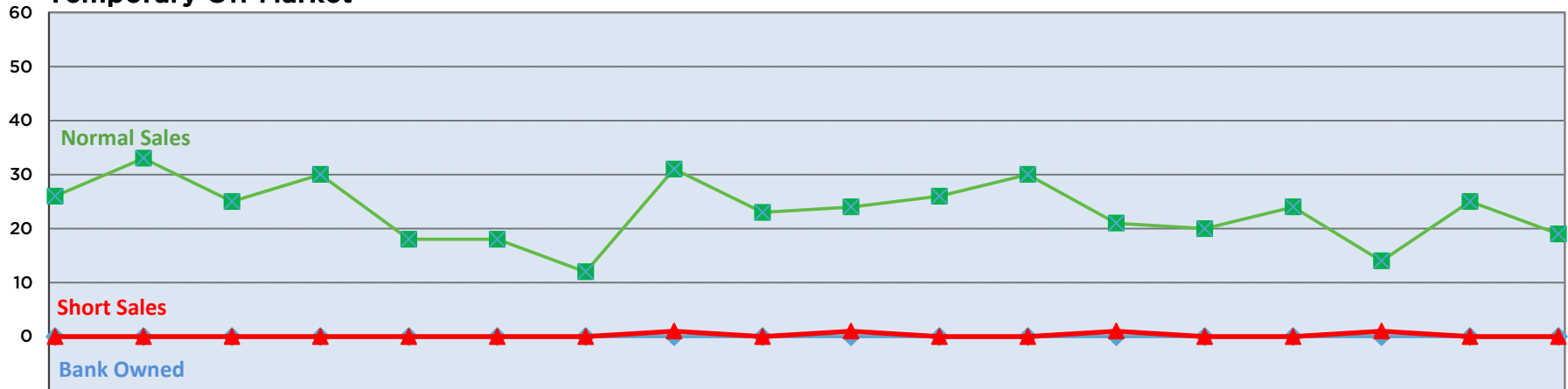


Active Foreclosures



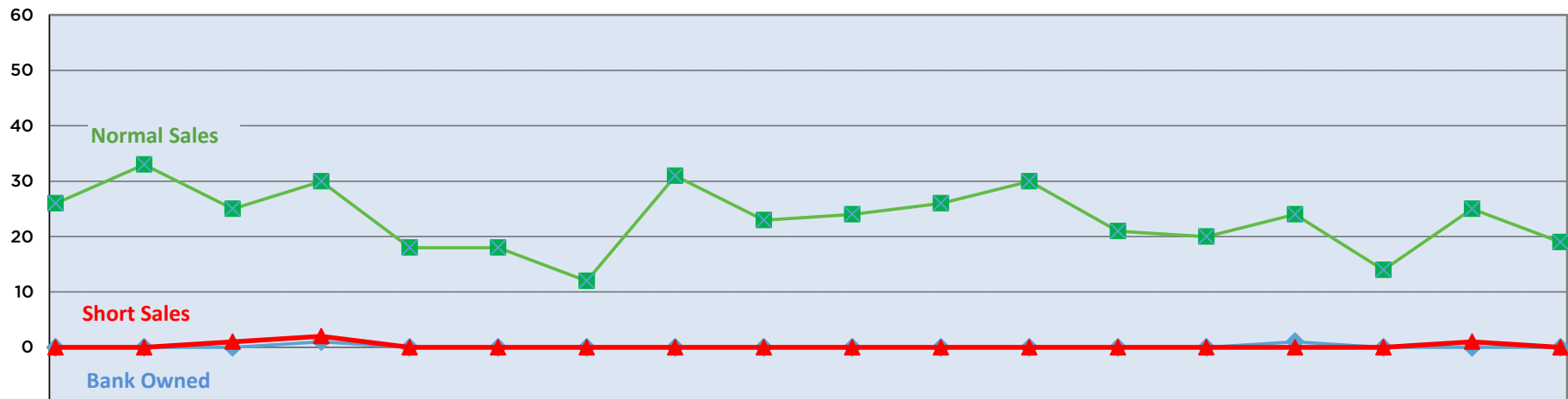
Condos, Townhomes, Villas

Temporary Off Market



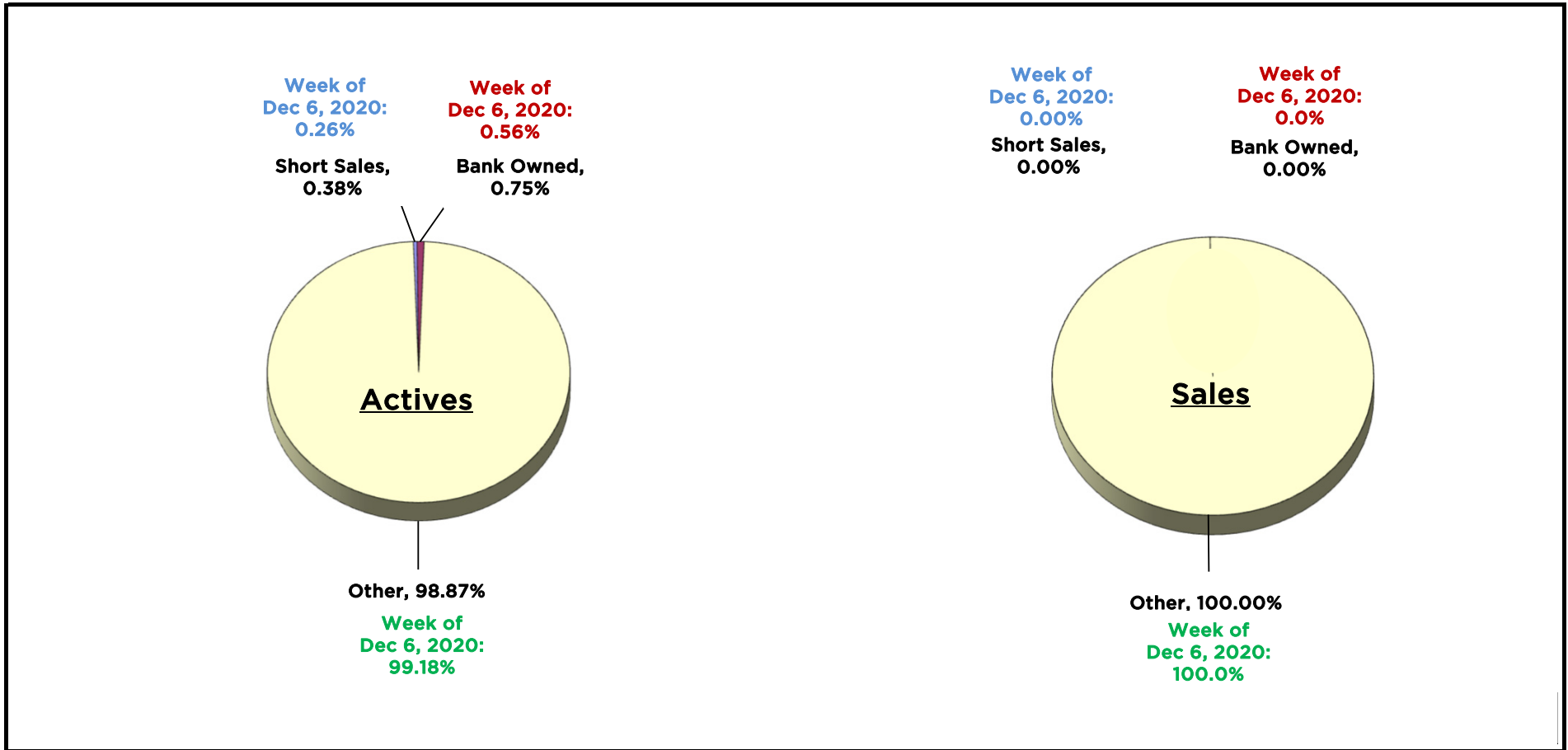
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Norm	26	33	25	30	18	18	12	31	23	24	26	30	21	20	24	14	25	19
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	0

Withdrawn



	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	12/5
Norm	26	33	25	30	18	18	12	31	23	24	26	30	21	20	24	14	25	19
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0

Condos, Townhomes, Villas



Monday Morning Quarterback
12/05/2021 - 12/11/2021
Lake, Orange, Osceola & Seminole Counties

Where are the 12 Condos, Townhomes, or Villas available for the Median Price of \$225,000? (± \$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		4	\$224,975	2.5	1.8	1,429	\$157.41
Altamonte Springs (East)	32701	1	\$225,000	3.0	2.0	1,822	\$123.49
Winter Springs / Tuskawilla	32708	1	\$225,000	2.0	1.0	1,116	\$201.61
Oviedo	32765	1	\$225,000	3.0	2.0	1,180	\$190.68
Longwood / Wekiva Springs	32779	1	\$224,900	2.0	2.0	1,599	\$140.65
Orange County		5	\$224,980	2.0	2.0	1,064	\$211.41
Winter Park (East) / Aloma	32792	1	\$225,000	2.0	2.0	1,010	\$222.77
Pine Hills / Rosemont	32808	1	\$224,999	2.0	2.0	1,147	\$196.16
Williamsburg / Lake Bryan	32821	2	\$224,950	2.0	2.0	957	\$235.06
Pine Castle / Edgewood	32839	1	\$225,000	2.0	2.0	1,250	\$180.00
Osceola County		2	\$225,000	3.0	2.0	1,185	\$189.95
Kissimmee (Central)	34741	1	\$225,000	3.0	2.0	1,296	\$173.61
Kissimmee / Buena Ventura Lakes	34743	1	\$225,000	3.0	2.0	1,073	\$209.69
Lake County		1	\$225,000	2.0	2.0	1,057	\$212.87
Tavares / Mt Plymouth	32778	1	\$225,000	2.0	2.0	1,057	\$212.87