



Monday Morning Quarterback Summary

Week of December 19, 2021 - December 25, 2021

Single-family existing homes

- Sales of single-family homes decreased to 548 during the week of Dec 19, from 672 the week prior
- The median price of single family homes decreased to \$368,500, a change of -3.4%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 5 the week of Dec 12
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory decreased by 212, and now sits at 2,039

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 179 during the week of Dec 19, from 215 the week prior
- The median price of condos, townhomes, and villas increased to \$265,000, a change of 10.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 3 the week of Dec 12
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 47, and now sits at 724

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	548	78	63	178	97	121	11
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	547	77	63	178	97	121	11
Active Listings	2,039	307	150	451	352	547	232
Bank Owned	10	5	0	2	1	2	0
Short Sales	7	2	0	3	0	1	1
Other	2,022	300	150	446	351	544	231
Months of Inventory	1	1	1	1	1	1	5

List Price

Average Original List Price	\$447,060	\$194,377	\$275,024	\$349,194	\$442,949	\$649,026	\$2,622,364
Average Final List Price	\$443,013	\$190,643	\$274,693	\$345,432	\$439,406	\$642,479	\$2,613,273

Sale Price

Average Price	\$438,689	\$184,061	\$275,470	\$346,323	\$437,933	\$634,290	\$2,528,727
Median Price	\$368,500	\$200,000	\$275,000	\$347,450	\$432,000	\$600,000	\$1,896,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$4,047	-\$3,734	-\$331	-\$3,762	-\$3,543	-\$6,547	-\$9,091
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,371	-\$10,316	\$446	-\$2,871	-\$5,016	-\$14,736	-\$93,637
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,324	-\$6,582	\$777	\$891	-\$1,473	-\$8,189	-\$84,546
<i>Original</i> List to <i>Sale</i> Price - %	98.13%	94.69%	100.16%	99.18%	98.87%	97.73%	96.43%
<i>Final</i> List to <i>Sale</i> Price - %	99.02%	96.55%	100.28%	100.26%	99.66%	98.73%	96.76%

Days on the Market

Avg Days Listing to Contract	28	28	24	25	27	33	47
Combined Avg Days to Contract	29	28	24	25	28	35	55
Avg Days Listing to Closing	64	71	61	59	61	68	72
Avg Days Contract to Close	38	49	37	37	35	35	25

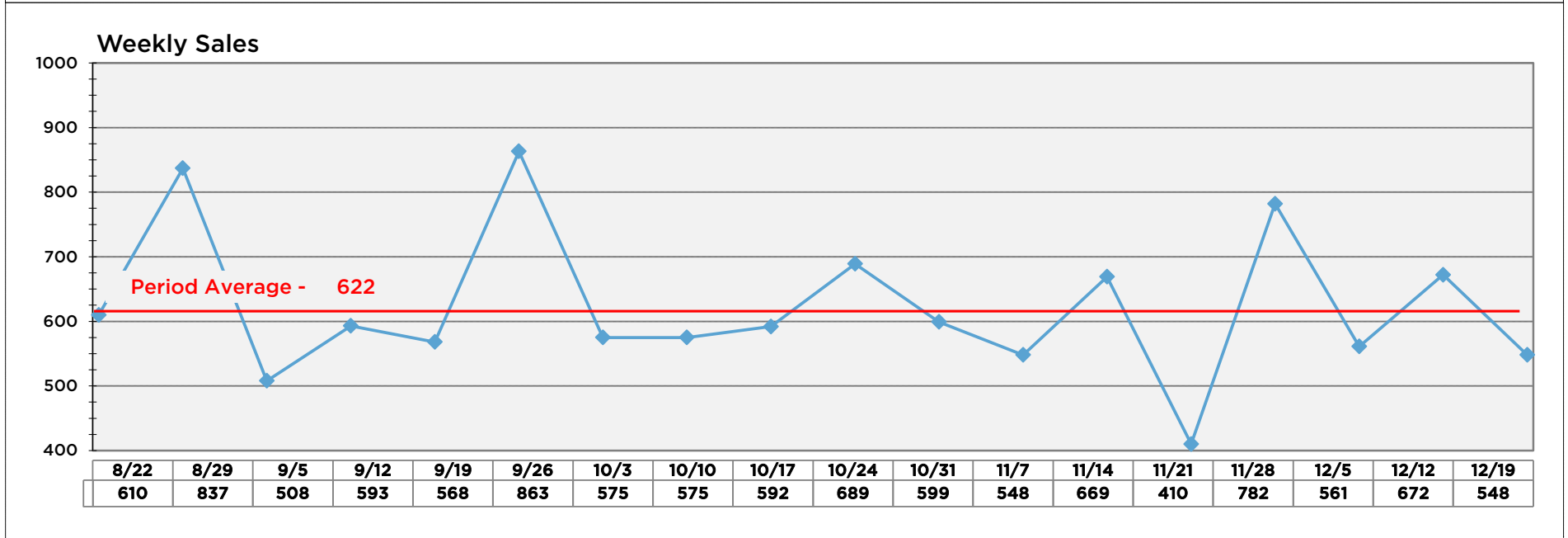
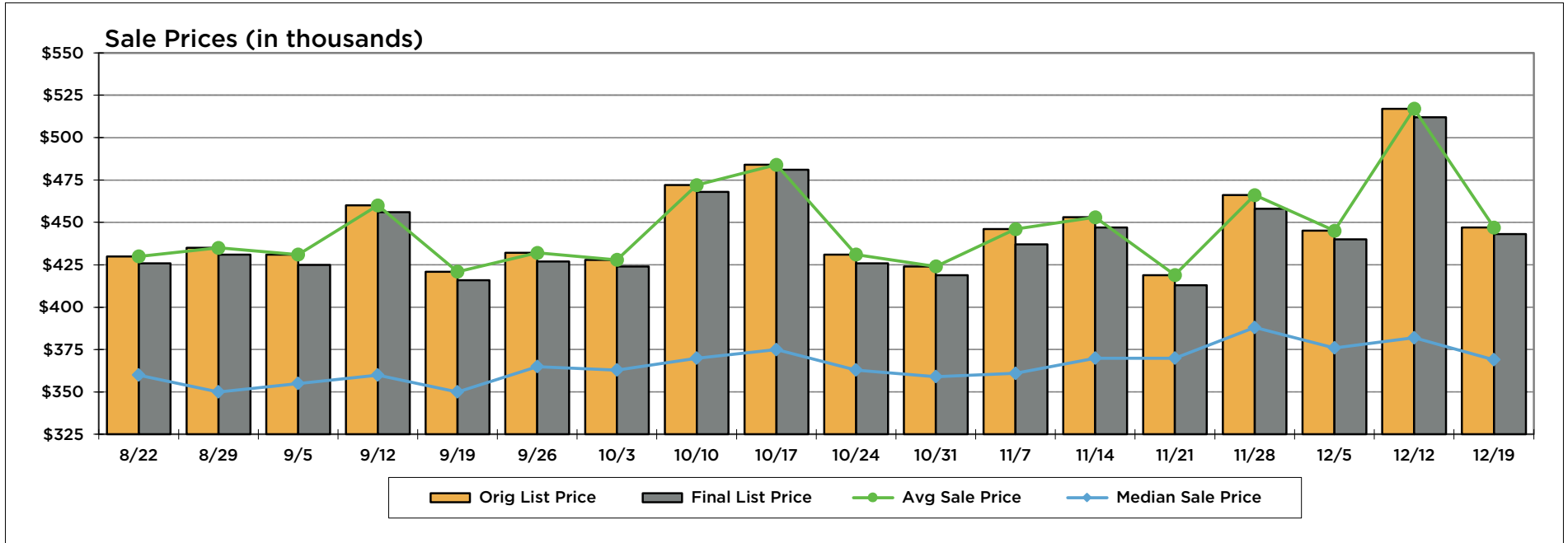
Beds / Baths

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

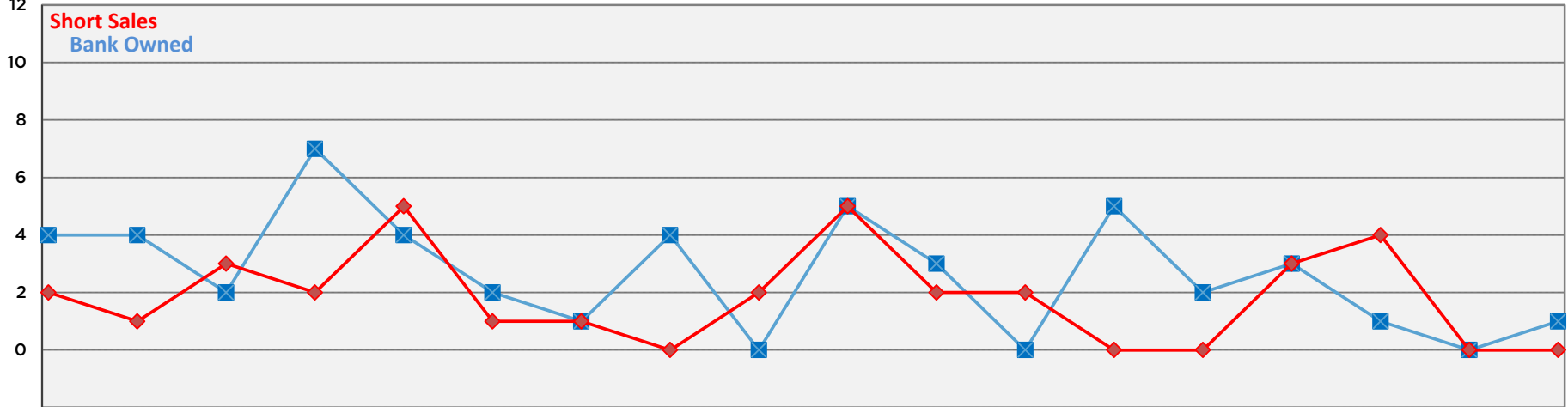
Average Square Feet	2,101	1,196	1,398	1,796	2,291	3,043	5,478
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Single Family Homes



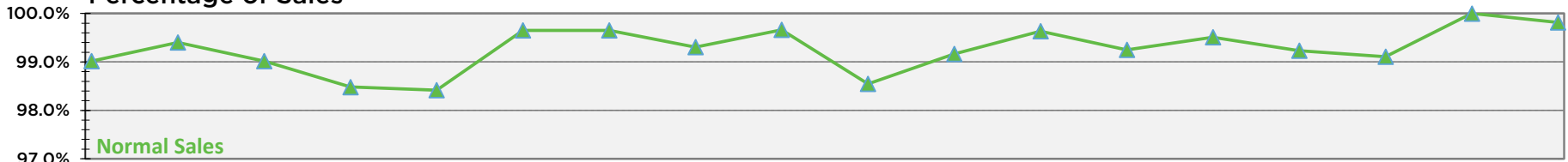
Single Family Homes

Foreclosure Sales

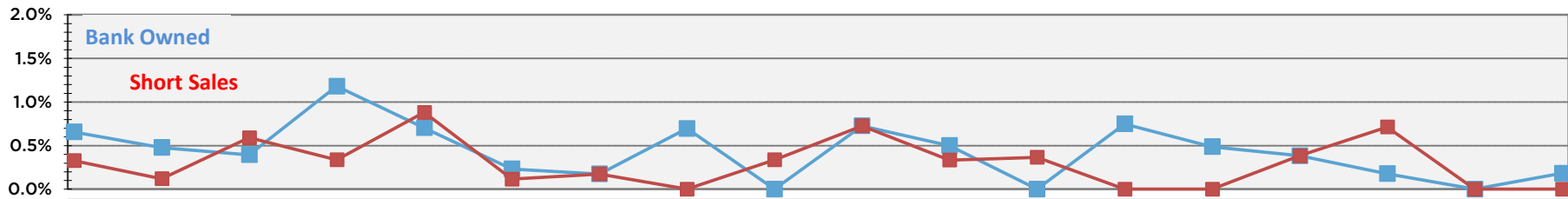


BO	4	4	2	7	4	2	1	4	0	5	3	0	5	2	3	1	0	1
SS	2	1	3	2	5	1	1	0	2	5	2	2	0	0	3	4	0	0

Percentage of Sales

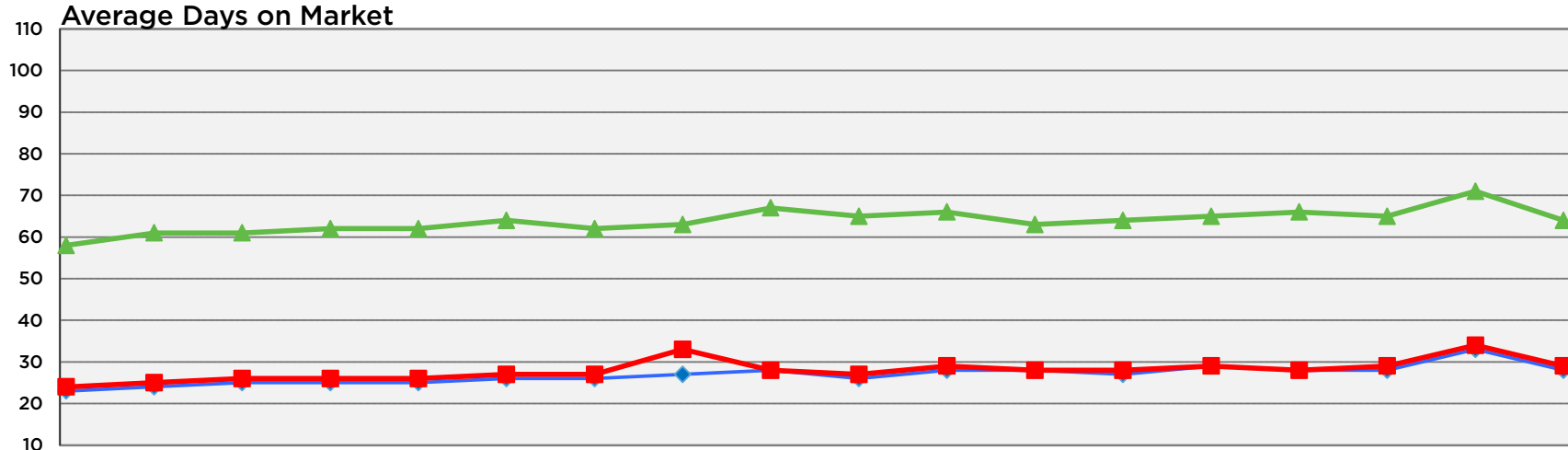


Normal Sales	99.0%	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%	99.2%	99.6%	99.3%	99.5%	99.2%	99.1%	100.0%	99.8%
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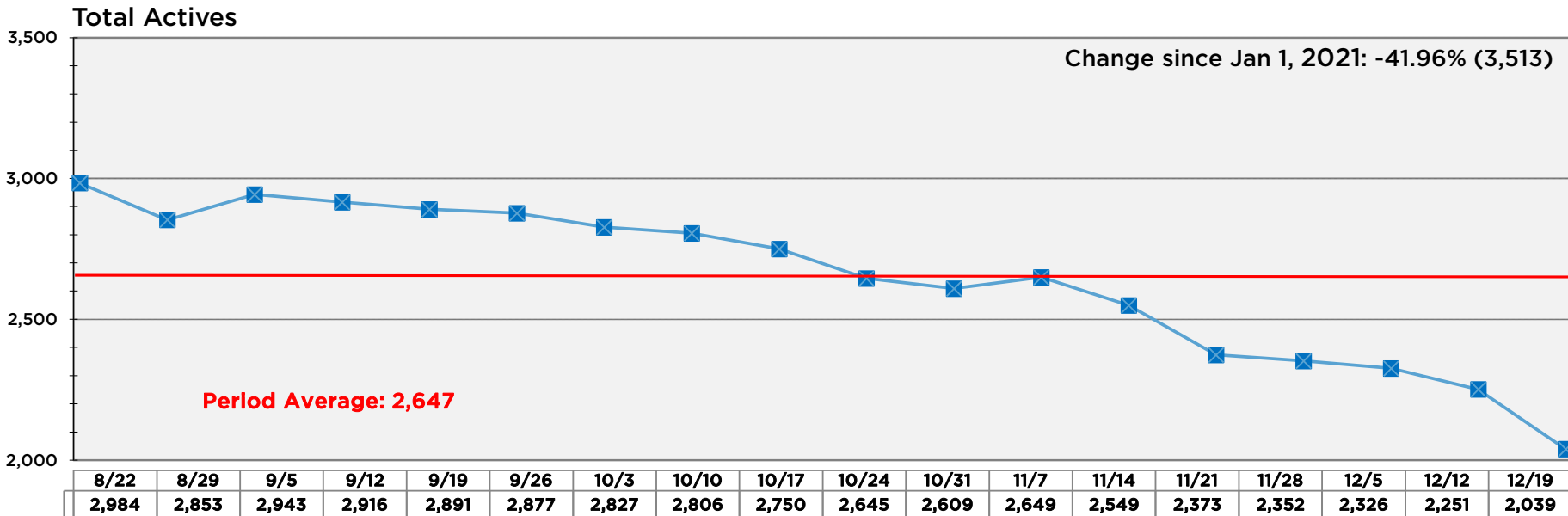


BO	0.7%	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%	0.7%	0.5%	0.4%	0.2%	0.0%	0.2%
SS	0.3%	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%	0.4%	0.0%	0.0%	0.4%	0.7%	0.0%	0.0%

Single Family Homes

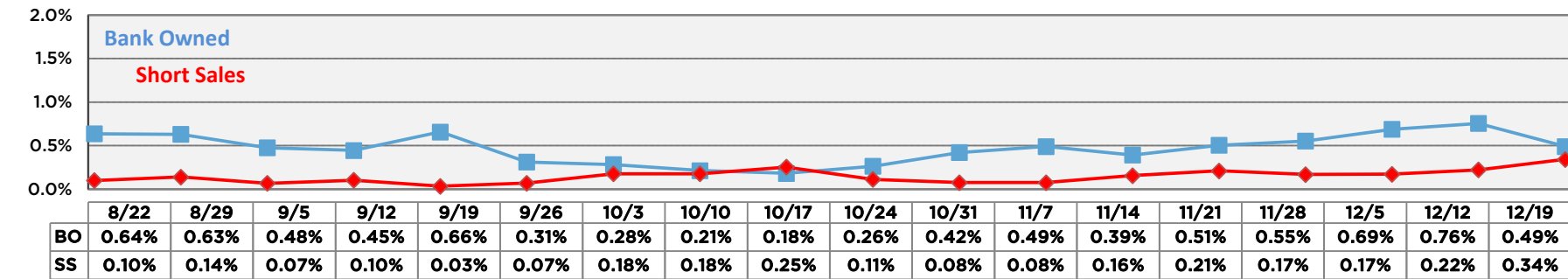
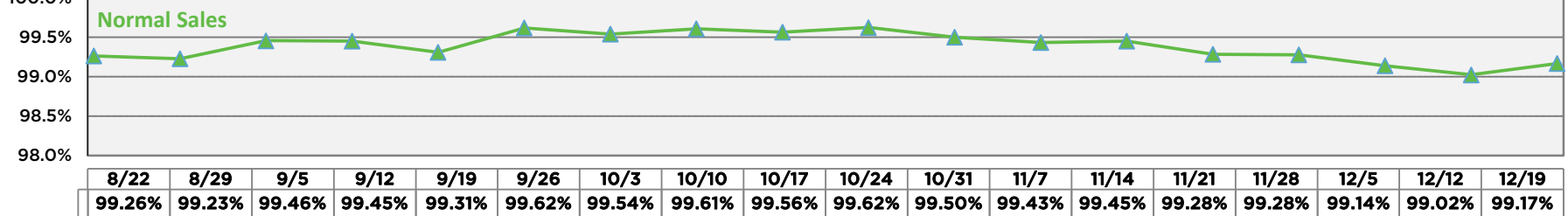


	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19
ListToContract	23	24	25	25	25	26	26	27	28	26	28	28	27	29	28	28	33	28
CombDaysOnMkt	24	25	26	26	26	27	27	33	28	27	29	28	28	29	28	29	34	29
ListToClose	58	61	61	62	62	64	62	63	67	65	66	63	64	65	66	65	71	64

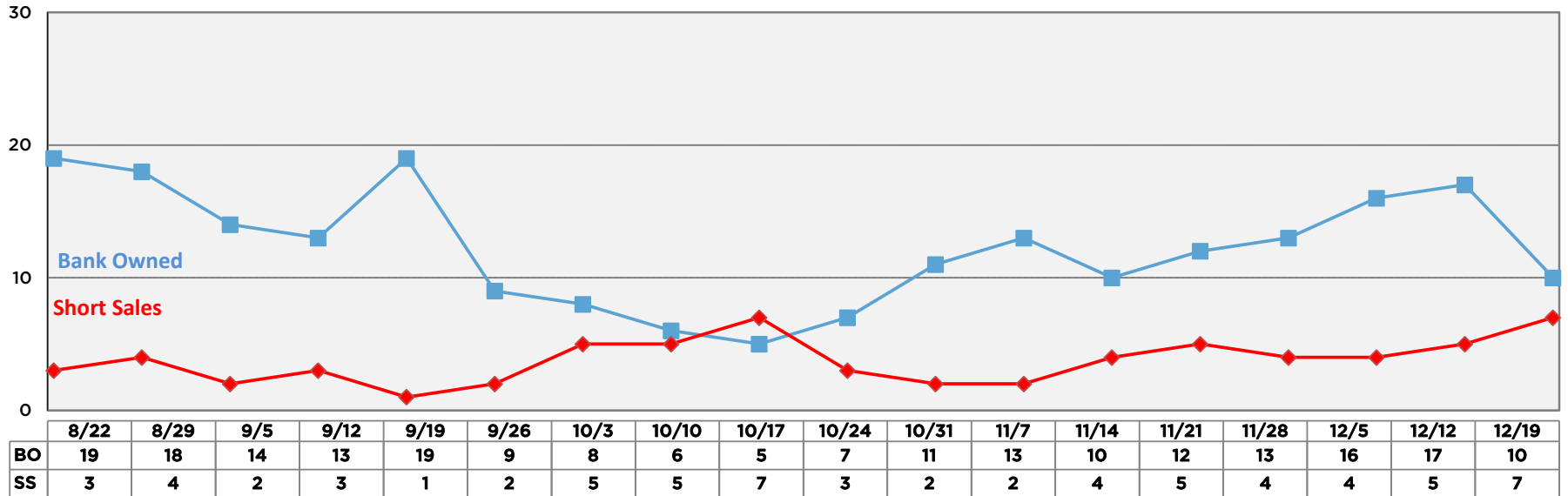


Single Family Homes

Percentage of Actives

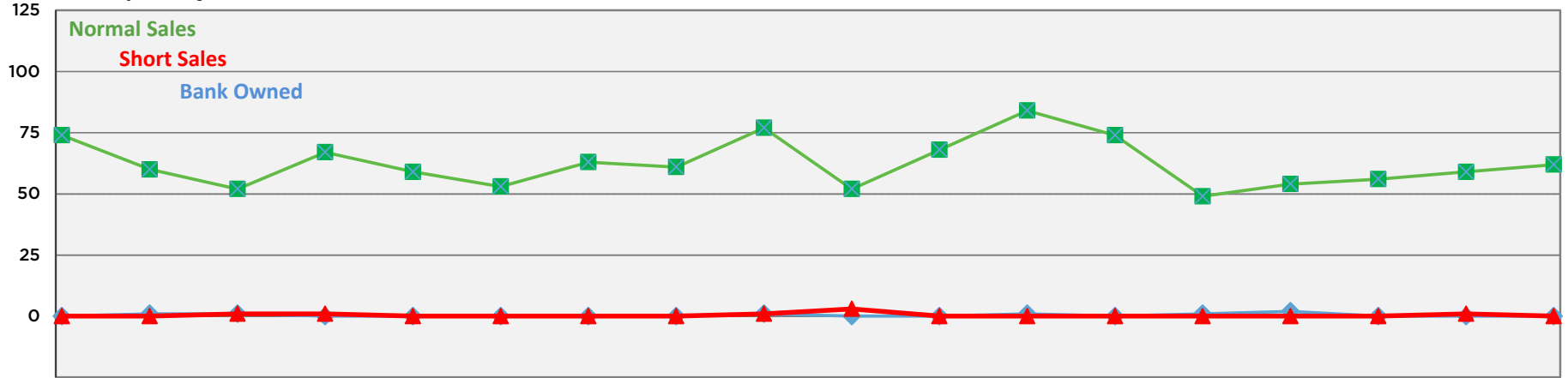


Active Foreclosures



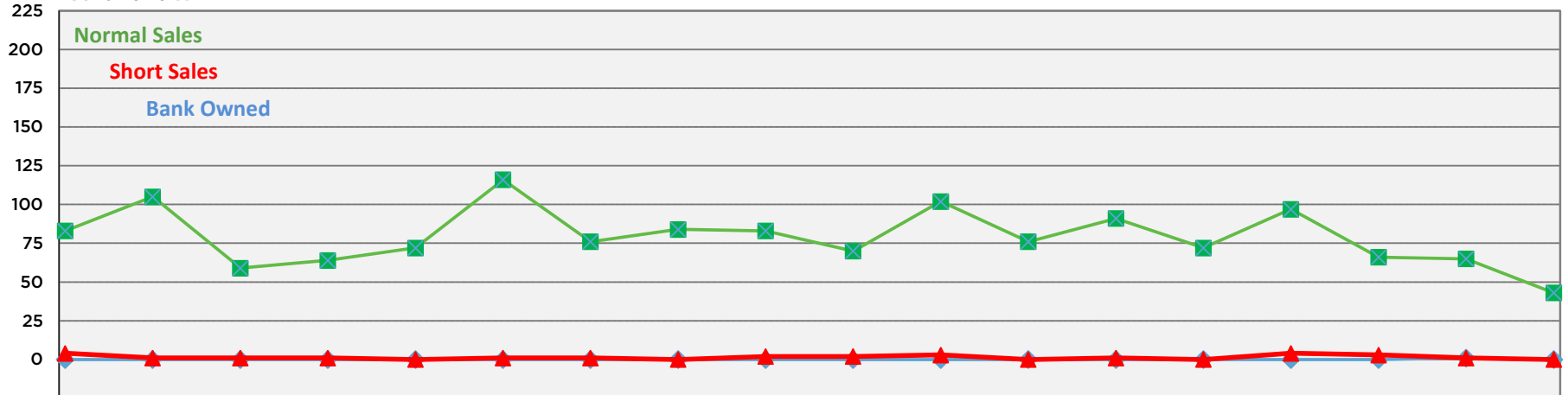
Single Family Homes

Temporary Off Market



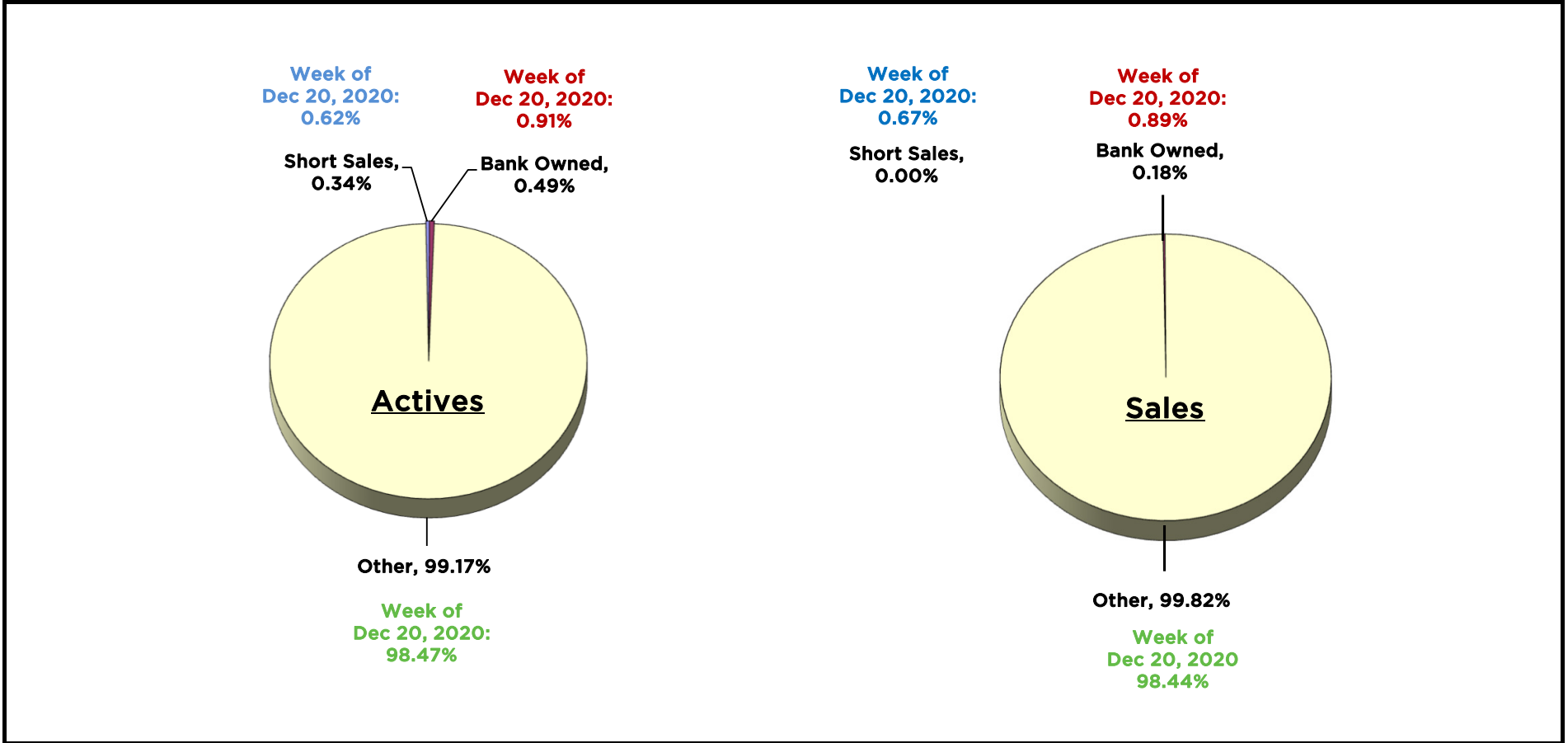
	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19
Norm	74	60	52	67	59	53	63	61	77	52	68	84	74	49	54	56	59	62
BO	0	1	1	0	0	0	0	0	1	0	0	1	0	1	2	0	0	0
SS	0	0	1	1	0	0	0	0	1	3	0	0	0	0	0	0	1	0

Withdrawn



	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	12/12	12/19
Norm	83	105	59	64	72	116	76	84	83	70	102	76	91	72	97	66	65	43
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	4	1	1	1	0	1	1	0	2	2	3	0	1	0	4	3	1	0

Single Family Homes



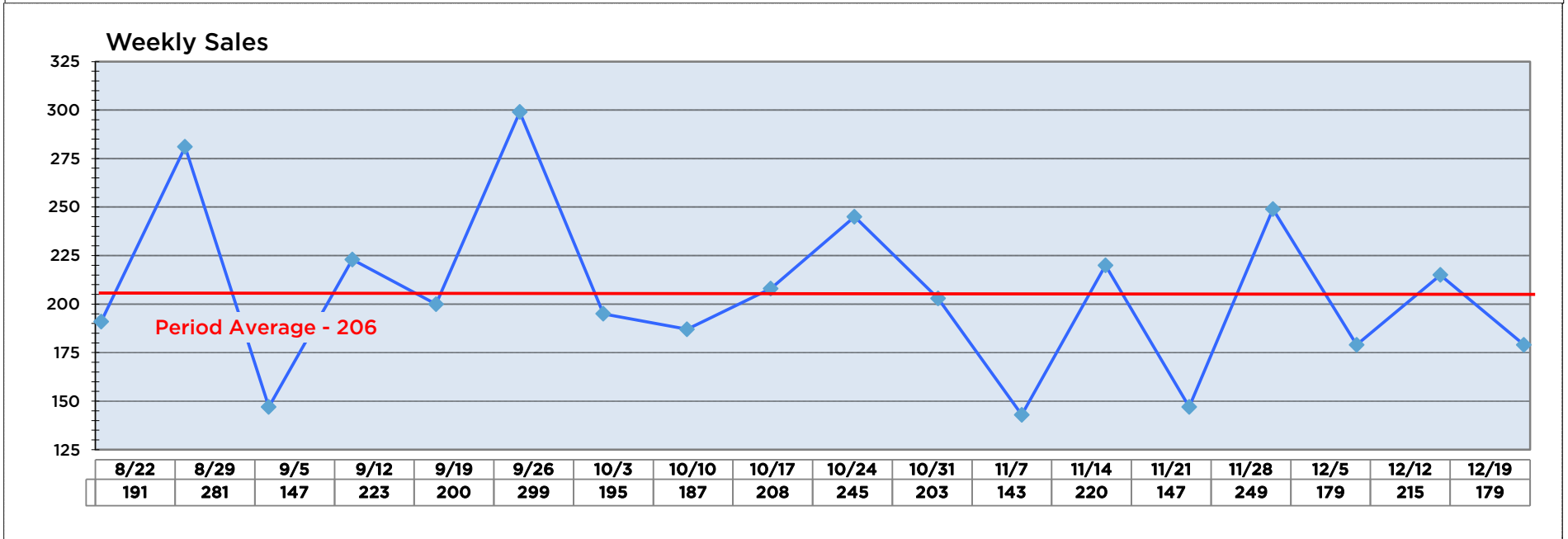
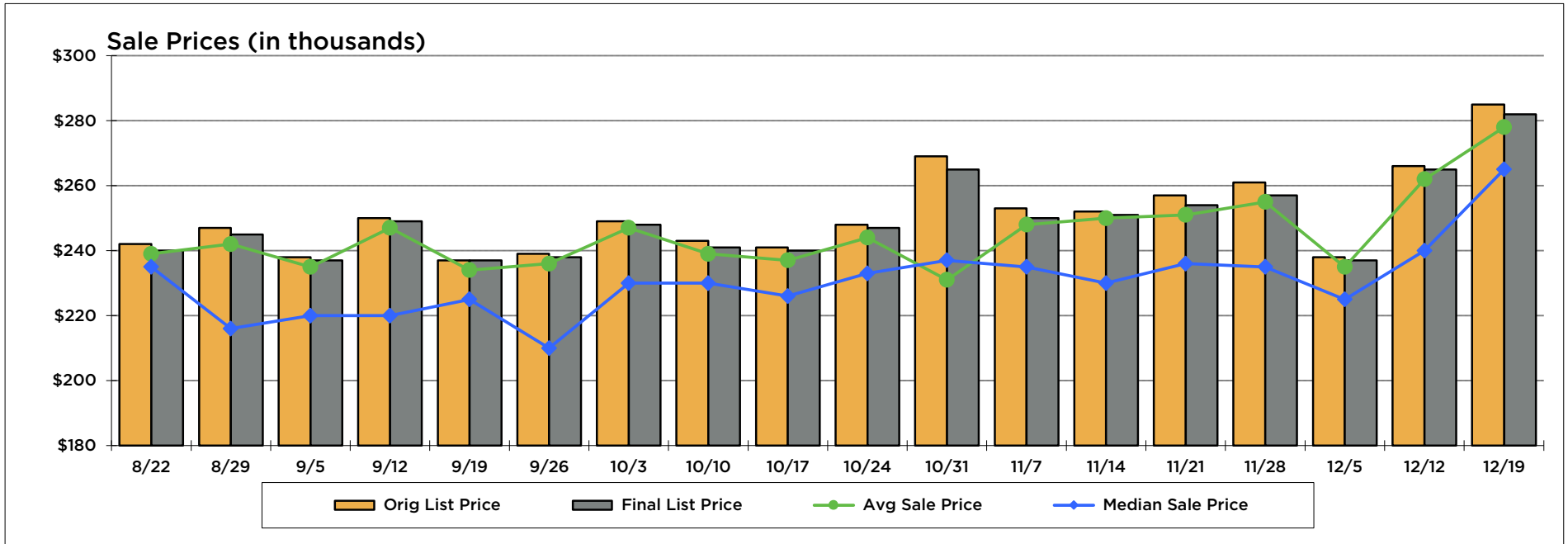
Where are the 2 Single Family Homes available for the Median Price of \$368,500? (± \$500)

<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>
<hr/>							
Orange County		1	\$368,000	3.0	2.0	1,484	\$247.98
Apopka / Hunt Club	32703	1	\$368,000	3.0	2.0	1,484	\$247.98
<hr/>							
Lake County		1	\$369,000	2.0	2.0	1,715	\$215.16
Clermont (Central)	34711	1	\$369,000	2.0	2.0	1,715	\$215.16

Condos, Townhomes, Villas

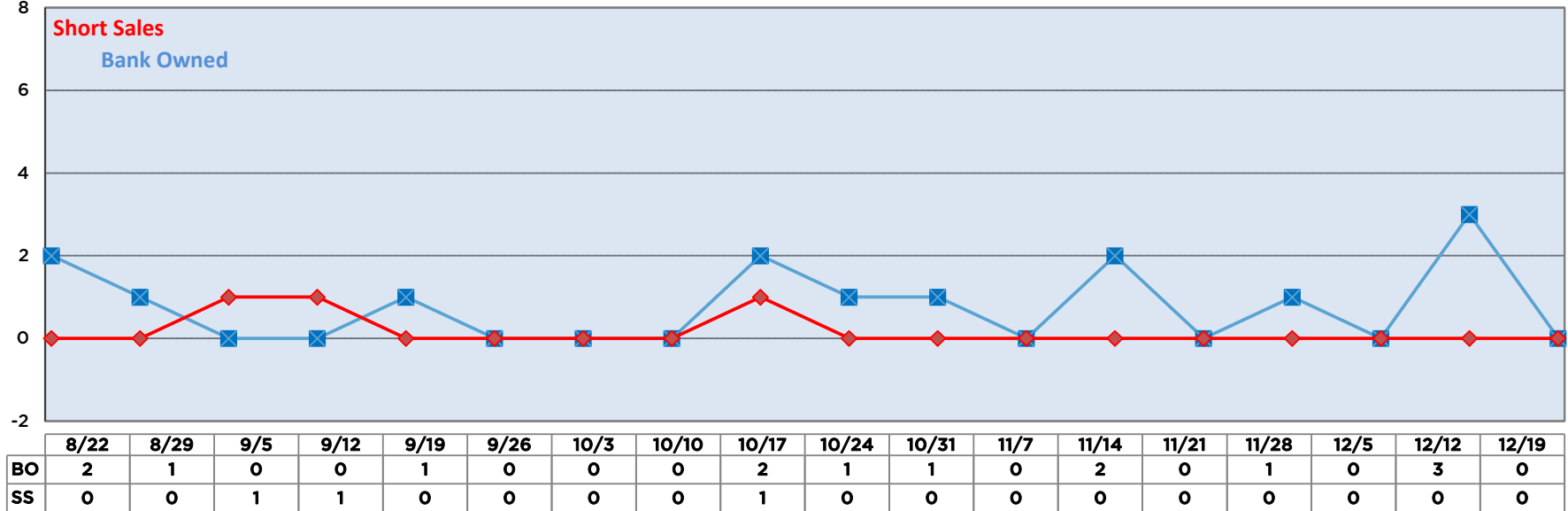
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	179	80	35	36	22	6	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	179	80	35	36	22	6	0
Active Listings	724	386	77	140	69	42	10
Bank Owned	4	3	1	0	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	718	382	75	140	69	42	10
Months of Inventory	1	1	1	1	1	2	0
<i>List Price</i>							
Average Original List Price	\$284,987	\$179,756	\$277,721	\$347,051	\$451,373	\$747,983	\$0
Average Final List Price	\$281,770	\$177,400	\$277,004	\$346,685	\$448,690	\$699,650	\$0
<i>Sale Price</i>							
Average Price	\$278,388	\$174,912	\$276,413	\$344,814	\$445,991	\$656,500	\$0
Median Price	\$265,000	\$182,500	\$279,500	\$347,250	\$448,500	\$615,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,217	-\$2,356	-\$717	-\$366	-\$2,683	-\$48,333	\$0
Original List to Sale Price - \$	-\$6,599	-\$4,844	-\$1,308	-\$2,237	-\$5,382	-\$91,483	\$0
Final List to Sale Price - \$	-\$3,382	-\$2,488	-\$591	-\$1,871	-\$2,699	-\$43,150	\$0
Original List to Sale Price - %	97.68%	97.31%	99.53%	99.36%	98.81%	87.77%	0.00%
Final List to Sale Price - %	98.80%	98.60%	99.79%	99.46%	99.40%	93.83%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	29	27	20	39	25	57	0
Combined Avg Days to Contract	30	27	20	41	28	75	0
Avg Days Listing to Closing	61	58	52	71	64	93	0
Avg Days Contract to Close	33	31	33	31	38	36	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	4	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,442	1,084	1,482	1,776	1,908	2,266	0

Condos, Townhomes, Villas

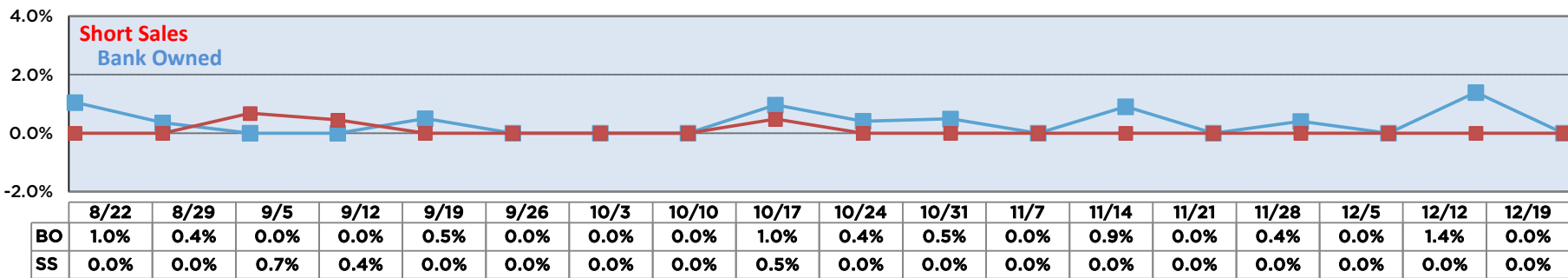
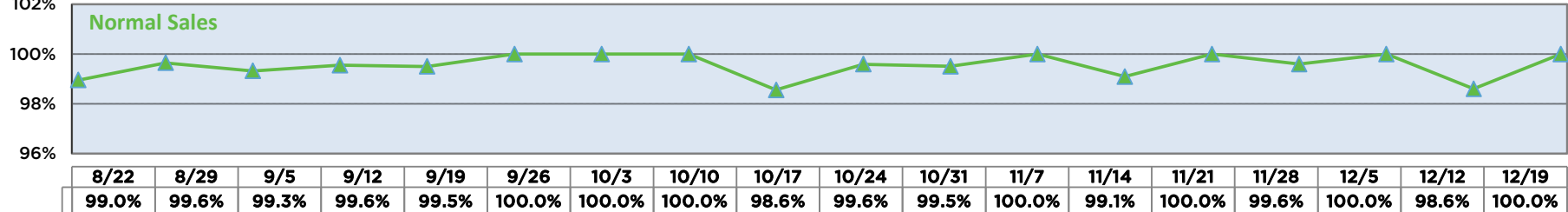


Condos, Townhomes, Villas

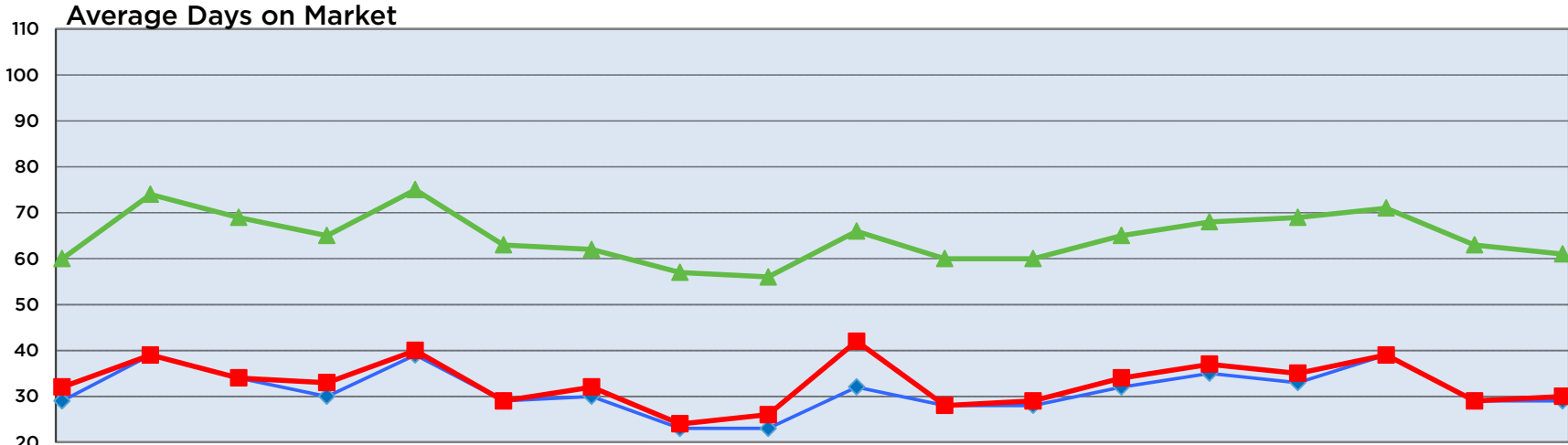
Foreclosure Sales



Percentage of Sales

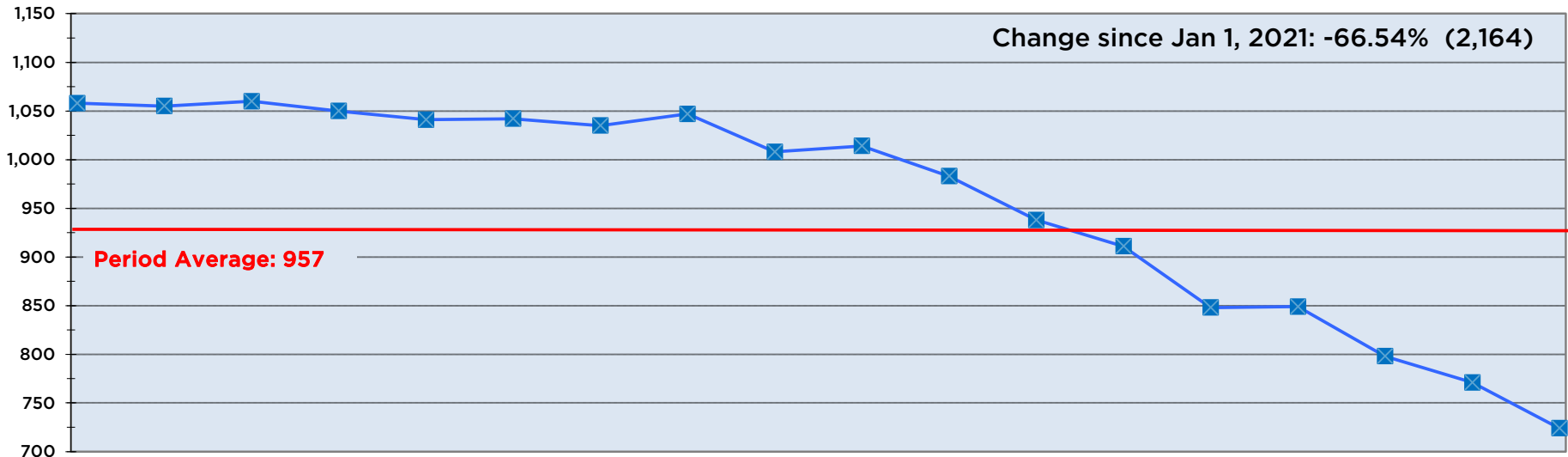


Condos, Townhomes, Villas



	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	12/12	12/19
ListToContract	29	39	34	30	39	29	30	23	23	32	28	28	32	35	33	39	29	29
CombDaysOnMkt	32	39	34	33	40	29	32	24	26	42	28	29	34	37	35	39	29	30
ListToClose	60	74	69	65	75	63	62	57	56	66	60	60	65	68	69	71	63	61

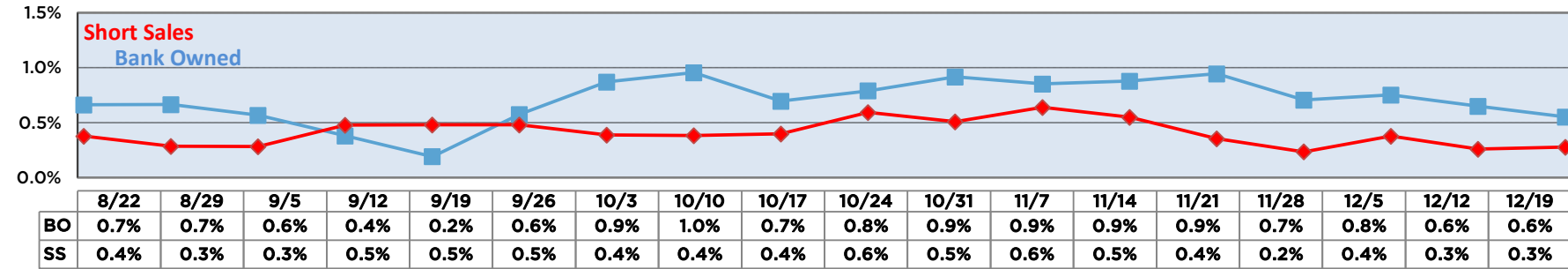
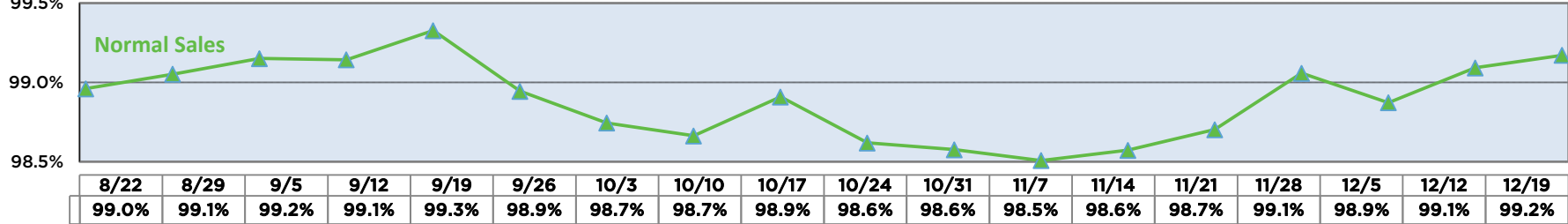
Total Actives



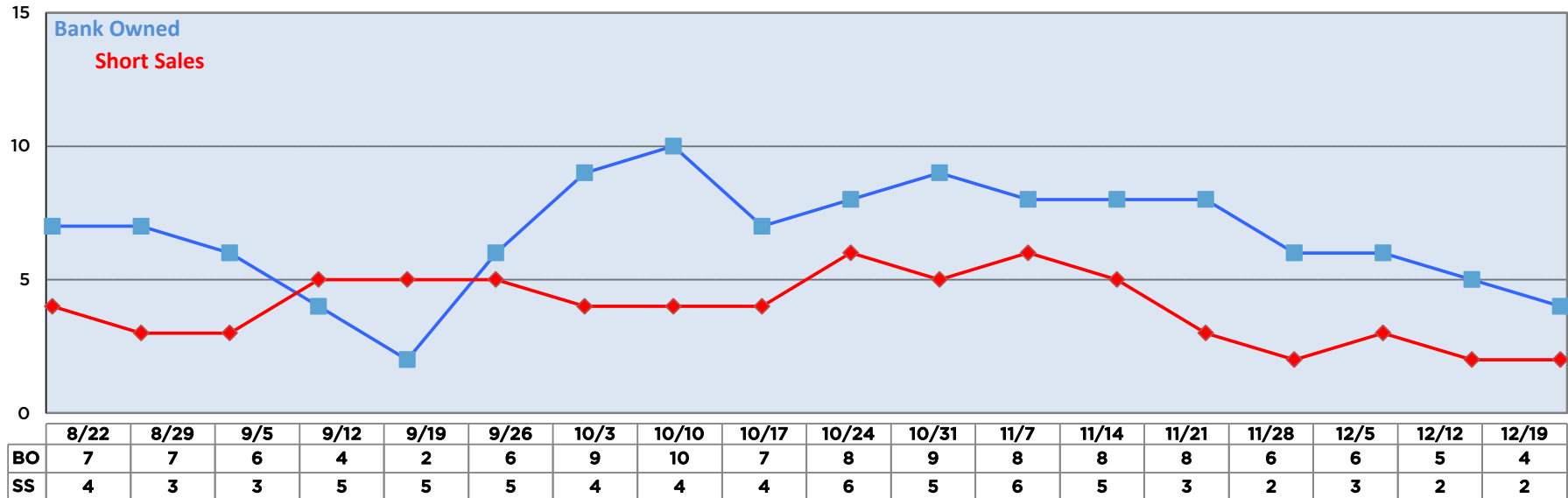
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Total Actives	1,058	1,055	1,060	1,050	1,041	1,042	1,035	1,047	1,008	1,014	983	938	911	848	849	798	771	724

Condos, Townhomes, Villas

Percentage of Actives

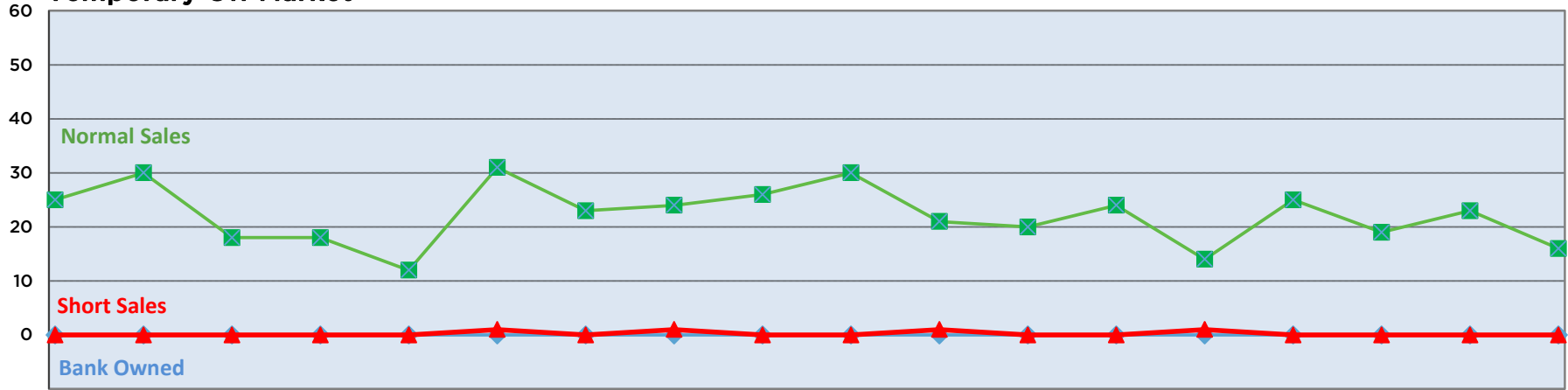


Active Foreclosures



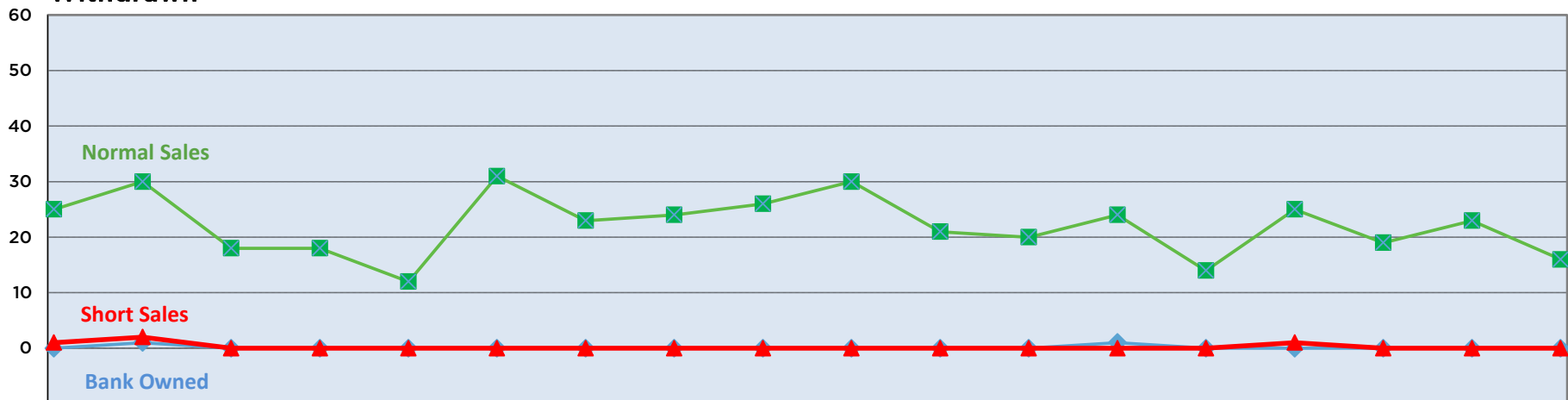
Condos, Townhomes, Villas

Temporary Off Market



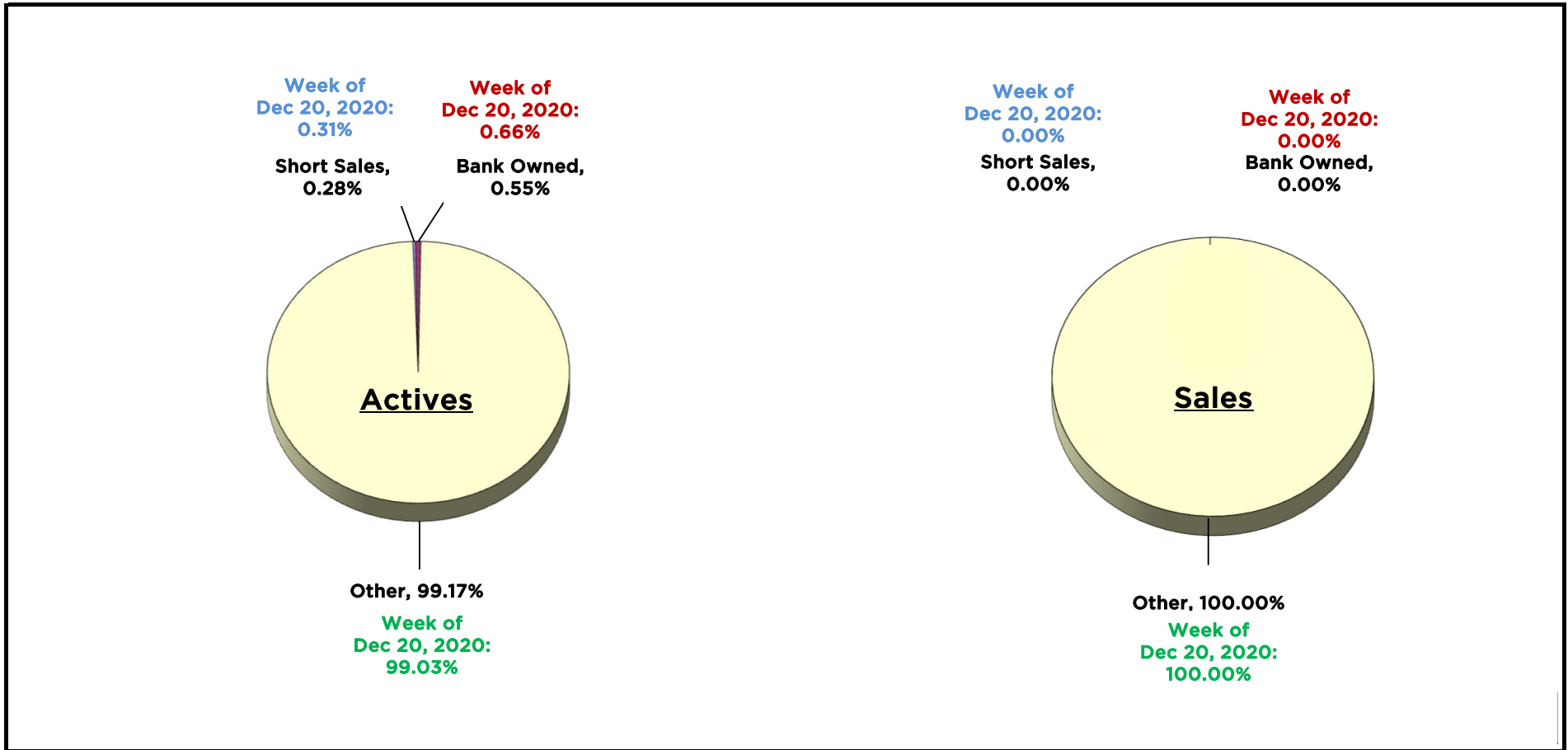
	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19
Norm	25	30	18	18	12	31	23	24	26	30	21	20	24	14	25	19	23	16
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	1	0	0	1	0	0	1	0	0	0	0

Withdrawn



	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	12/12	12/19
Norm	25	30	18	18	12	31	23	24	26	30	21	20	24	14	25	19	23	16
BO	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	1	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$265,000? (± \$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		2	\$265,000	3.0	2.0	1,495	\$177.26
Winter Springs / Tuskawilla	32708	1	\$265,000	3.0	2.0	1,460	\$181.51
Sanford (South)	32773	1	\$265,000	3.0	2.0	1,530	\$173.20
Osceola County		2	\$265,000	2.5	2.0	1,303	\$203.45
Davenport	33896	1	\$265,000	2.0	2.0	1,428	\$185.57
Kissimmee / Buena Ventura Lakes	34743	1	\$265,000	3.0	2.0	1,177	\$225.15