



## ***Monday Morning Quarterback Summary***

***Week of December 26, 2021 - January 01, 2022***

### **Single-family existing homes**

- Sales of single-family homes increased to 553 during the week of Dec 26, from 548 the week prior
- The median price of single family homes increased to \$372,500, a change of 1.1%
- The number of single-family home foreclosure transactions increased to 2 last week, from 1 the week of Dec 19
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 150, and now sits at 1,889

### **Condos, townhomes, and villas**

- Sales of condos, townhomes, and villas increased to 192 during the week of Dec 26, from 179 the week prior
- The median price of condos, townhomes, and villas decreased to \$234,950, a change of -11.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of Dec 19
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 64, and now sits at 660

*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
<b>Sales</b>	<b>553</b>	<b>88</b>	<b>60</b>	<b>165</b>	<b>109</b>	<b>110</b>	<b>21</b>
Bank Owned	2	1	0	1	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	550	87	60	163	109	110	21
<b>Active Listings</b>	<b>1,889</b>	<b>275</b>	<b>138</b>	<b>423</b>	<b>330</b>	<b>513</b>	<b>210</b>
Bank Owned	11	6	0	2	1	2	0
Short Sales	4	0	0	2	0	1	1
Other	1,874	269	138	419	329	510	209
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>

***List Price***

Average Original List Price	\$472,740	\$188,052	\$280,290	\$349,786	\$446,795	\$664,671	\$2,310,952
Average Final List Price	\$441,202	\$186,015	\$276,694	\$347,504	\$443,005	\$649,203	\$1,617,900

***Sale Price***

Average Price	\$436,688	\$181,628	\$274,590	\$348,177	\$443,358	\$642,644	\$1,550,645
Median Price	\$372,500	\$189,500	\$275,000	\$347,500	\$440,000	\$608,750	\$1,325,000

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$31,538	-\$2,037	-\$3,596	-\$2,282	-\$3,790	-\$15,468	-\$693,052
<i>Original</i> List to <i>Sale</i> Price - \$	-\$36,052	-\$6,424	-\$5,700	-\$1,609	-\$3,437	-\$22,027	-\$760,307
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,514	-\$4,387	-\$2,104	\$673	\$353	-\$6,559	-\$67,255
<i>Original</i> List to <i>Sale</i> Price - %	92.37%	96.58%	97.97%	99.54%	99.23%	96.69%	67.10%
<i>Final</i> List to <i>Sale</i> Price - %	98.98%	97.64%	99.24%	100.19%	100.08%	98.99%	95.84%

***Days on the Market***

Avg Days Listing to Contract	33	30	31	27	27	41	83
Combined Avg Days to Contract	35	31	31	29	27	46	93
Avg Days Listing to Closing	69	65	70	64	60	78	130
Avg Days Contract to Close	38	35	38	38	34	41	47

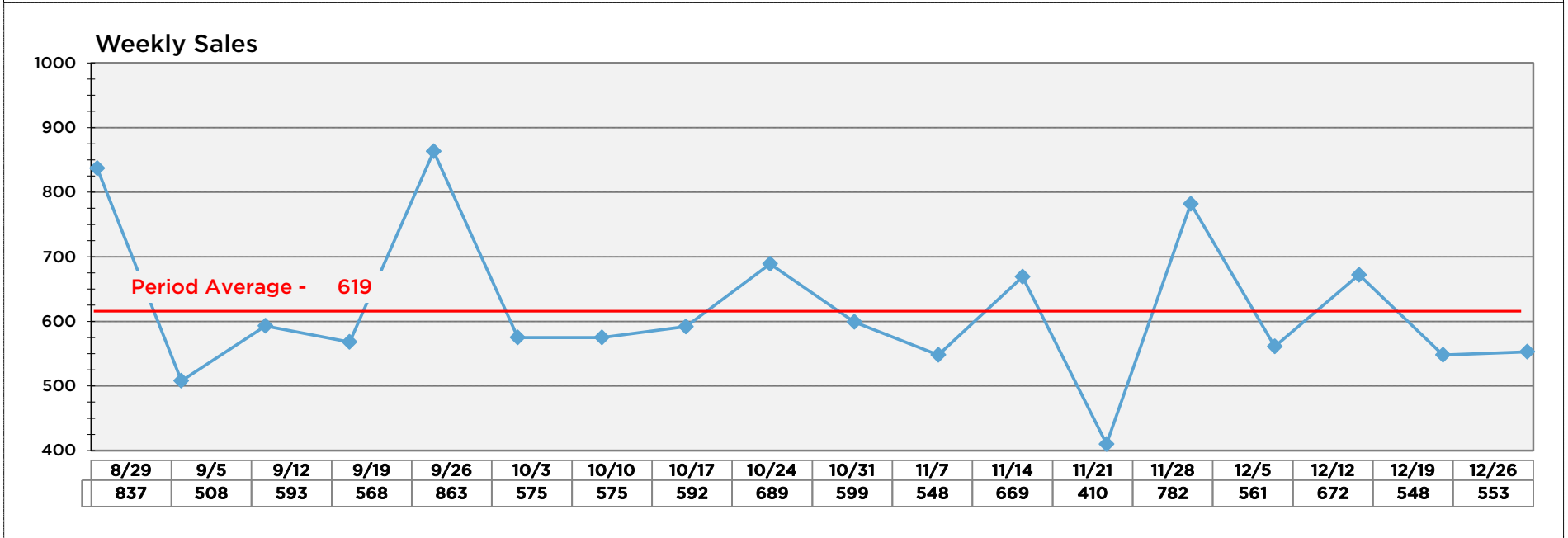
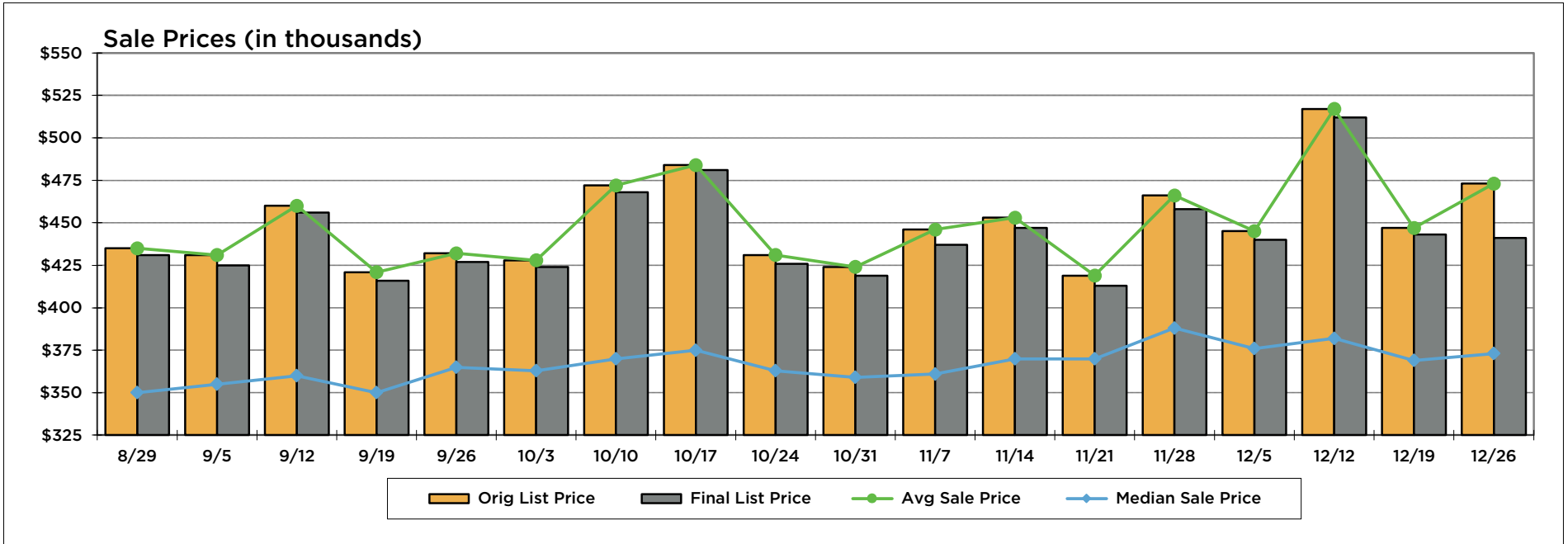
***Beds / Baths***

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

***Square Footage***

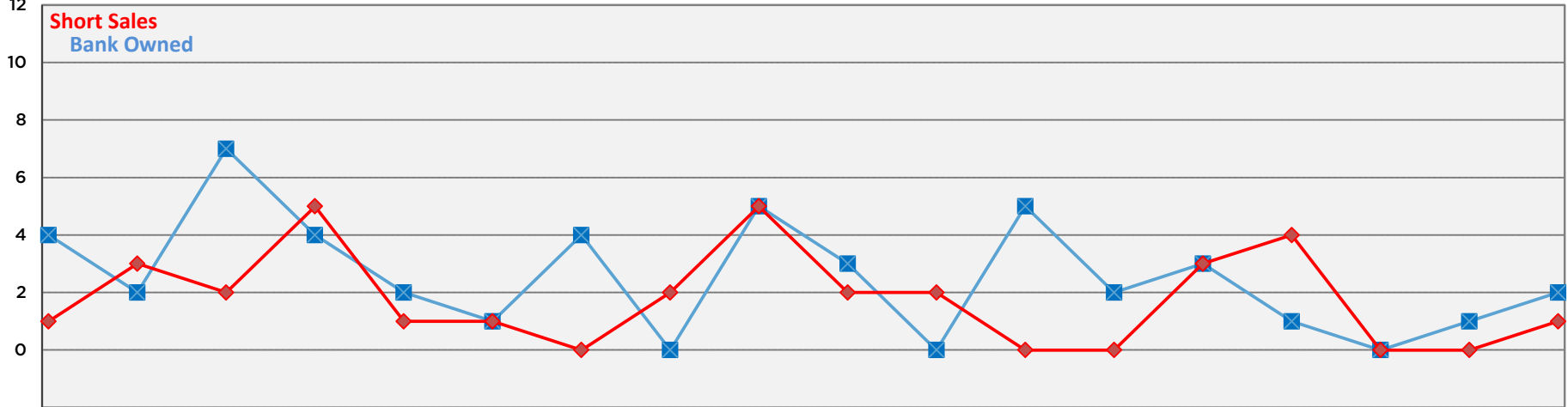
Average Square Feet	2,096	1,175	1,423	1,773	2,281	3,035	4,544
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**Single Family Homes**



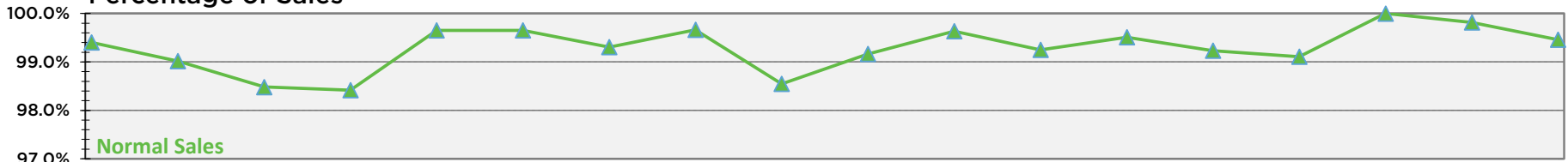
**Single Family Homes**

**Foreclosure Sales**

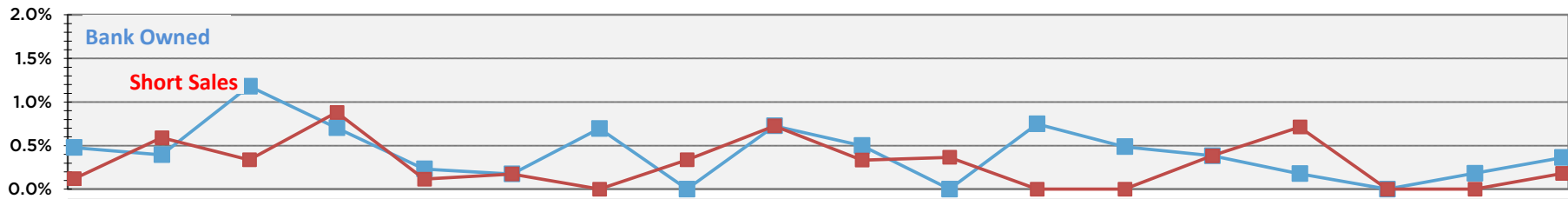


BO	4	2	7	4	2	1	4	0	5	3	0	5	2	3	1	0	1	2
SS	1	3	2	5	1	1	0	2	5	2	2	0	0	3	4	0	0	1

**Percentage of Sales**

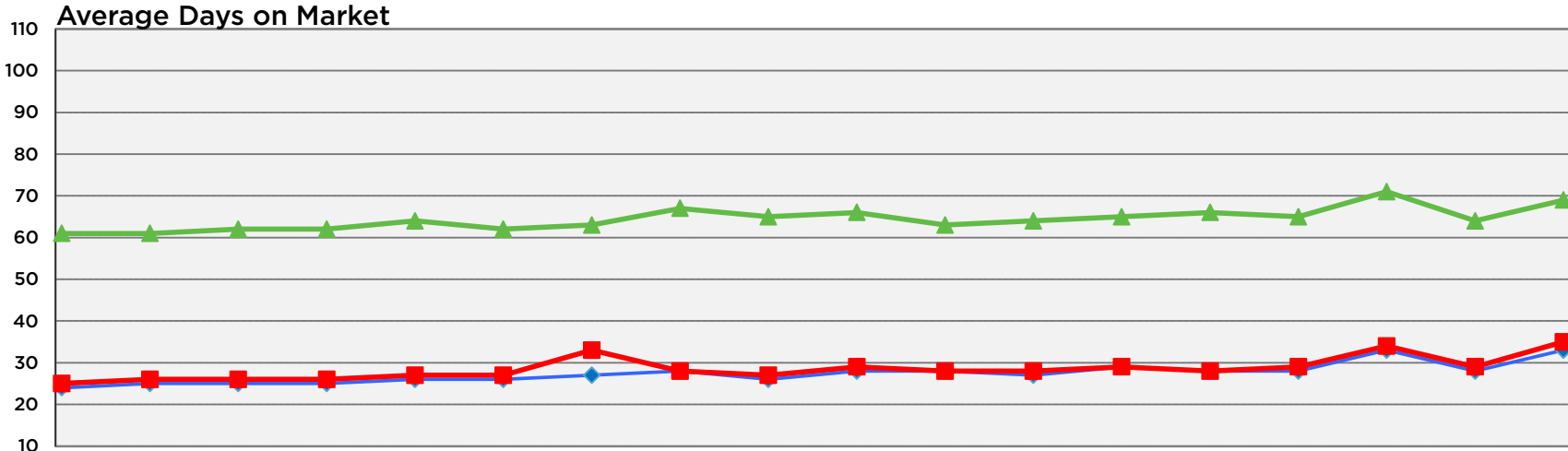


BO	99.4%	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%	99.2%	99.6%	99.3%	99.5%	99.2%	99.1%	100.0%	99.8%	99.5%
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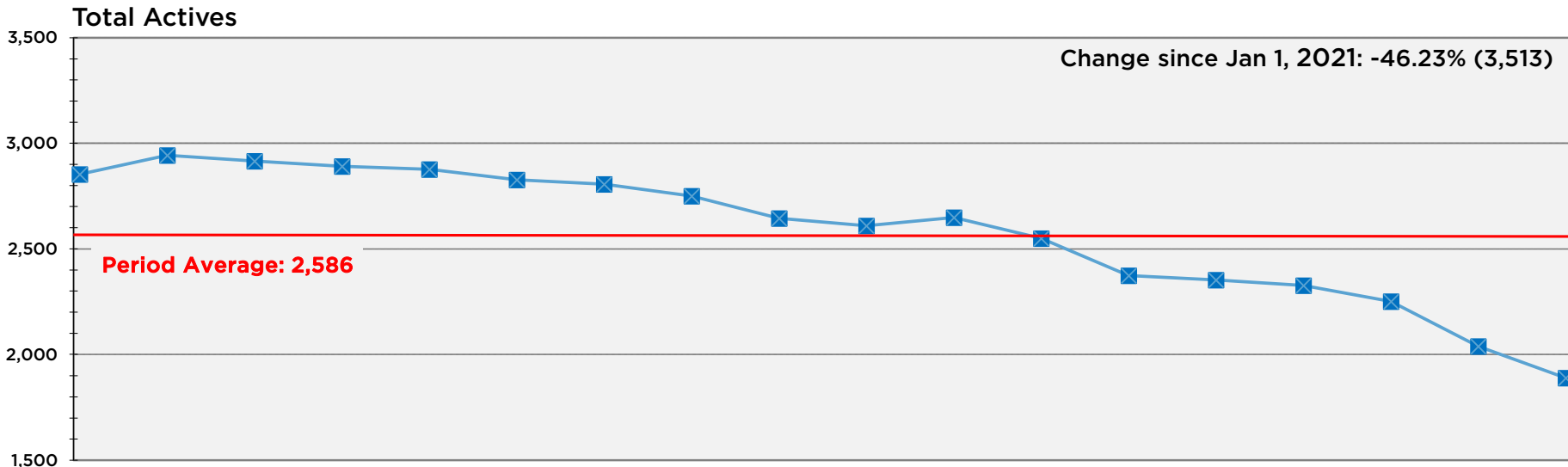


BO	0.5%	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%	0.7%	0.5%	0.4%	0.2%	0.0%	0.2%	0.4%
SS	0.1%	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%	0.4%	0.0%	0.0%	0.4%	0.7%	0.0%	0.0%	0.2%

### Single Family Homes



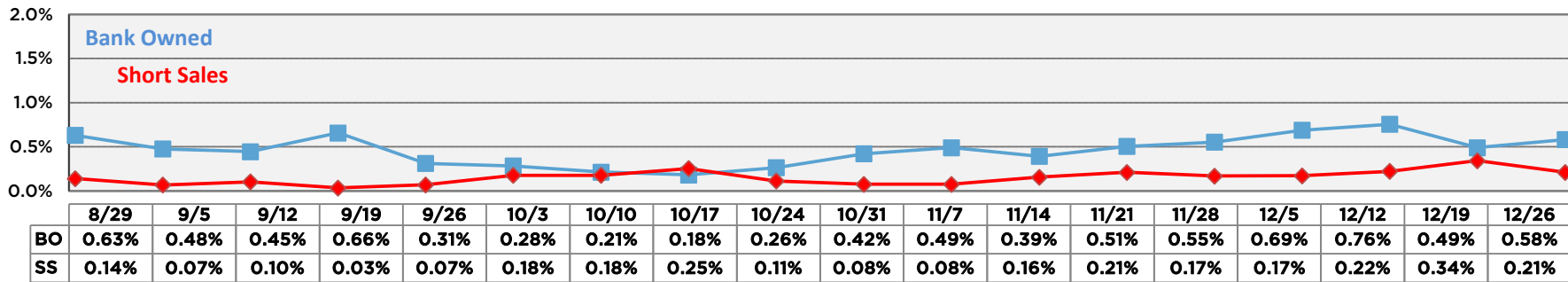
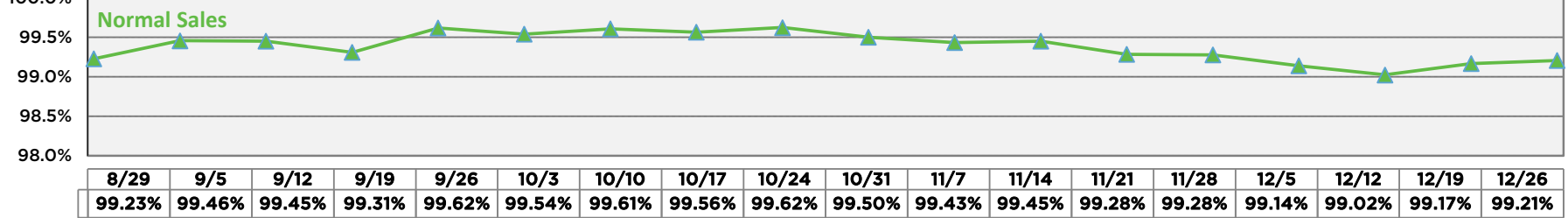
	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26
ListToContract	24	25	25	25	26	26	27	28	26	28	28	27	29	28	28	33	28	33
CombDaysOnMkt	25	26	26	26	27	27	33	28	27	29	28	28	29	28	29	34	29	35
ListToClose	61	61	62	62	64	62	63	67	65	66	63	64	65	66	65	71	64	69



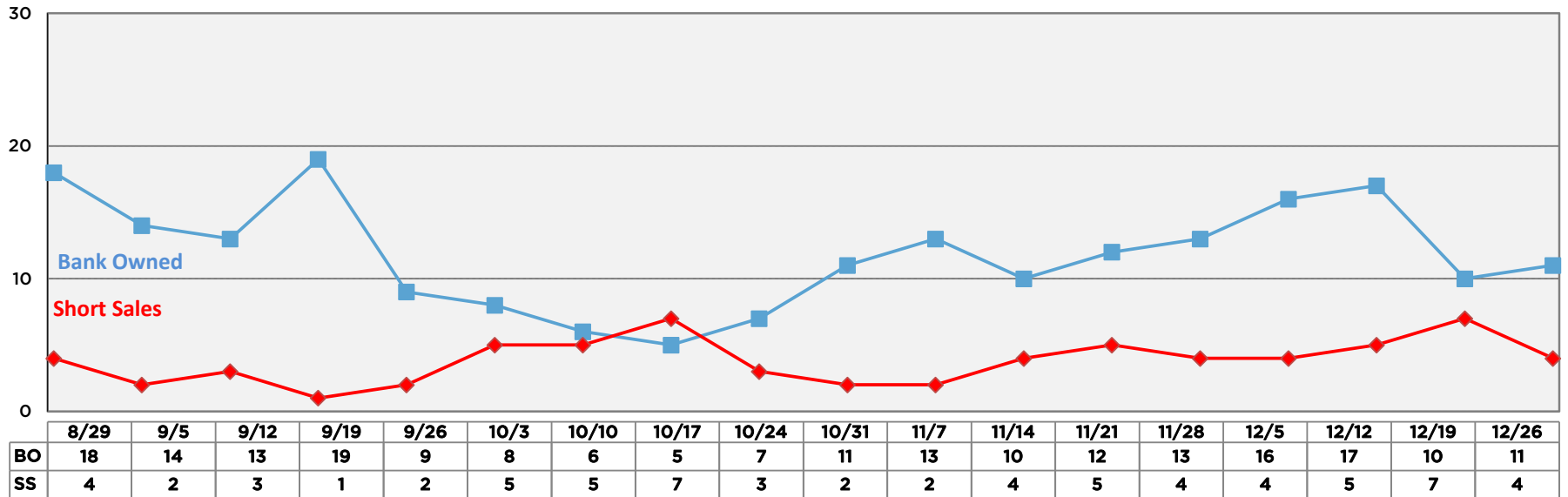
	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26
Total Actives	2,853	2,943	2,916	2,891	2,877	2,827	2,806	2,750	2,645	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889

**Single Family Homes**

**Percentage of Actives**

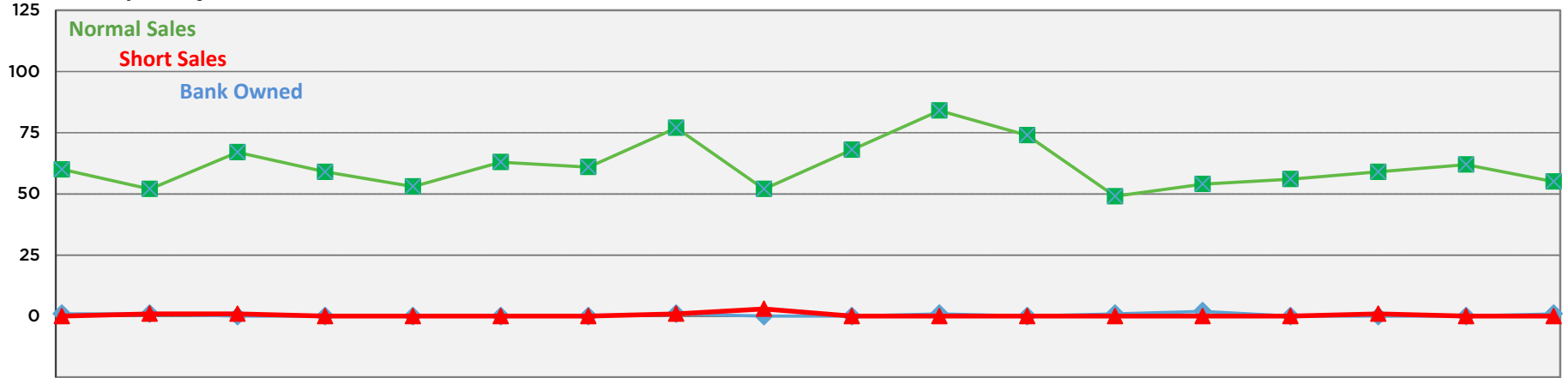


**Active Foreclosures**



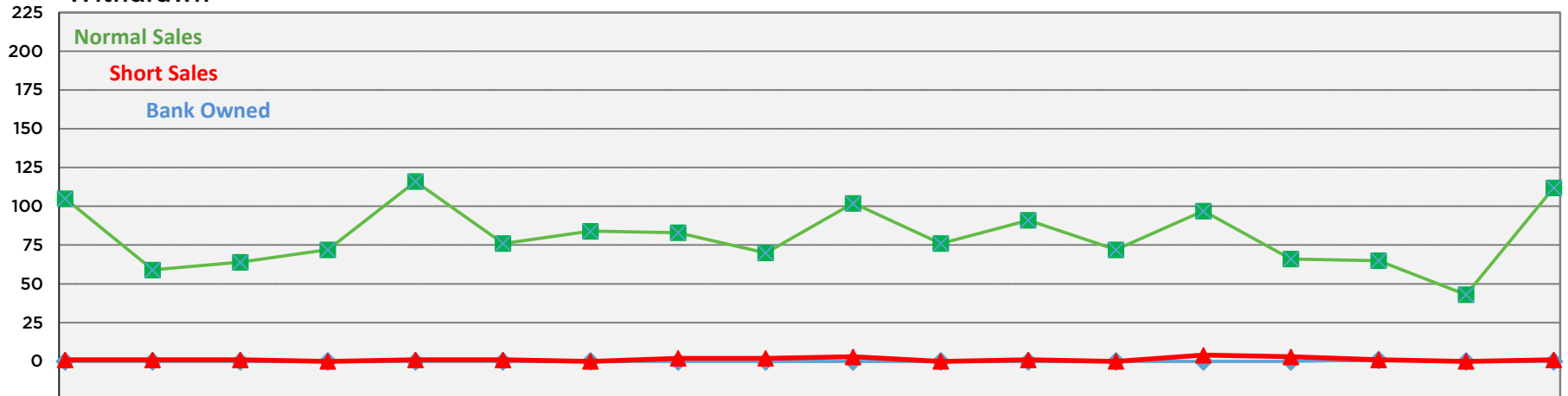
### Single Family Homes

#### Temporary Off Market



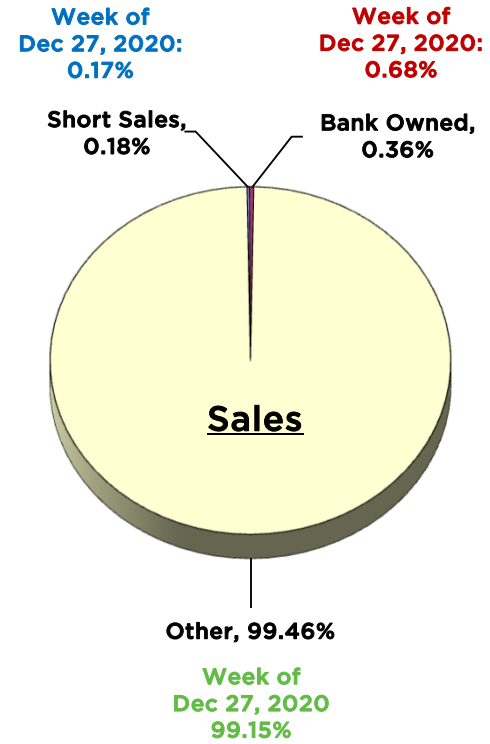
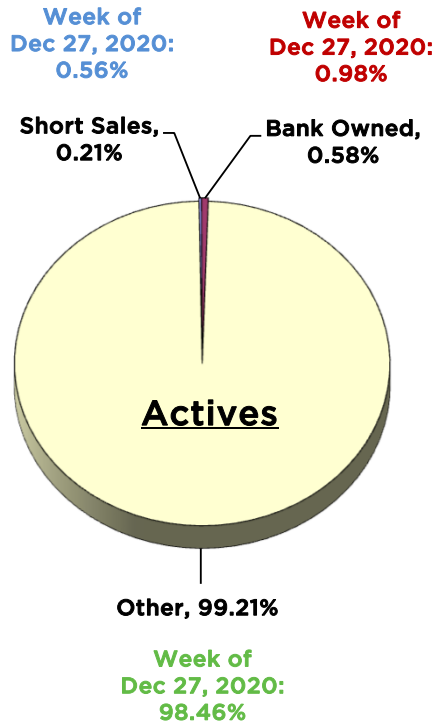
	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26
<b>Norm</b>	60	52	67	59	53	63	61	77	52	68	84	74	49	54	56	59	62	55
<b>BO</b>	1	1	0	0	0	0	0	1	0	0	1	0	1	2	0	0	0	1
<b>SS</b>	0	1	1	0	0	0	0	1	3	0	0	0	0	0	0	1	0	0

#### Withdrawn



	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	12/26
<b>Norm</b>	105	59	64	72	116	76	84	83	70	102	76	91	72	97	66	65	43	112
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
<b>SS</b>	1	1	1	0	1	1	0	2	2	3	0	1	0	4	3	1	0	1

**Single Family Homes**



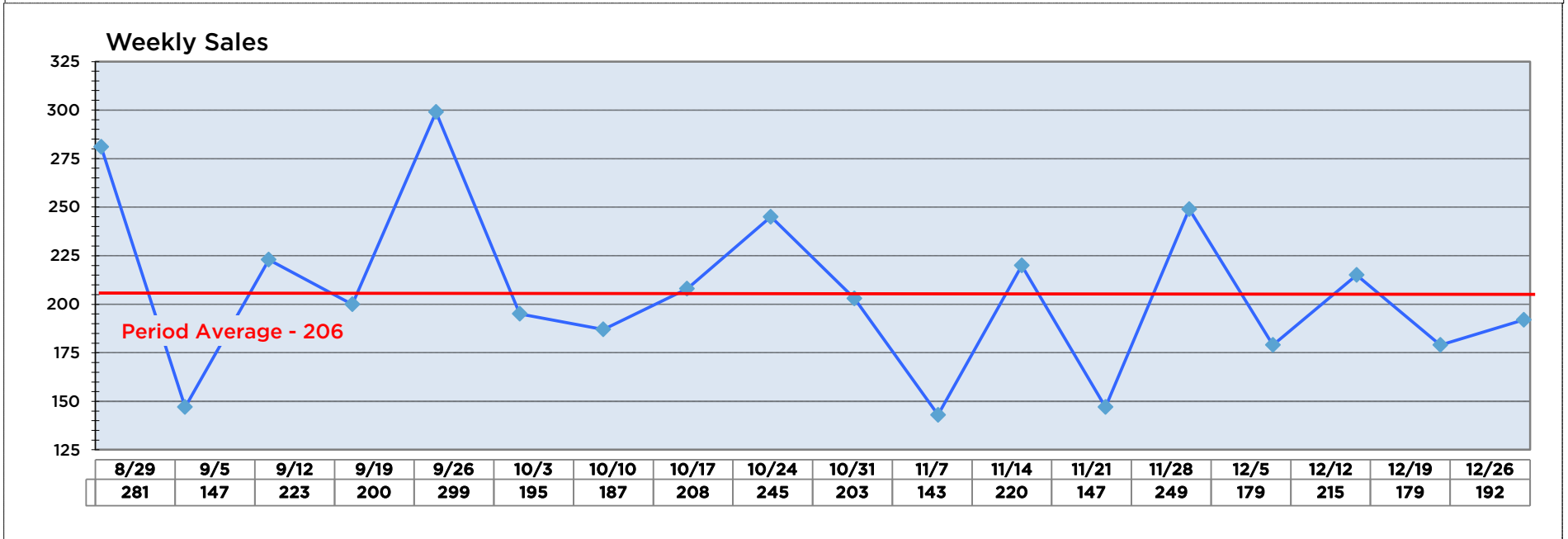
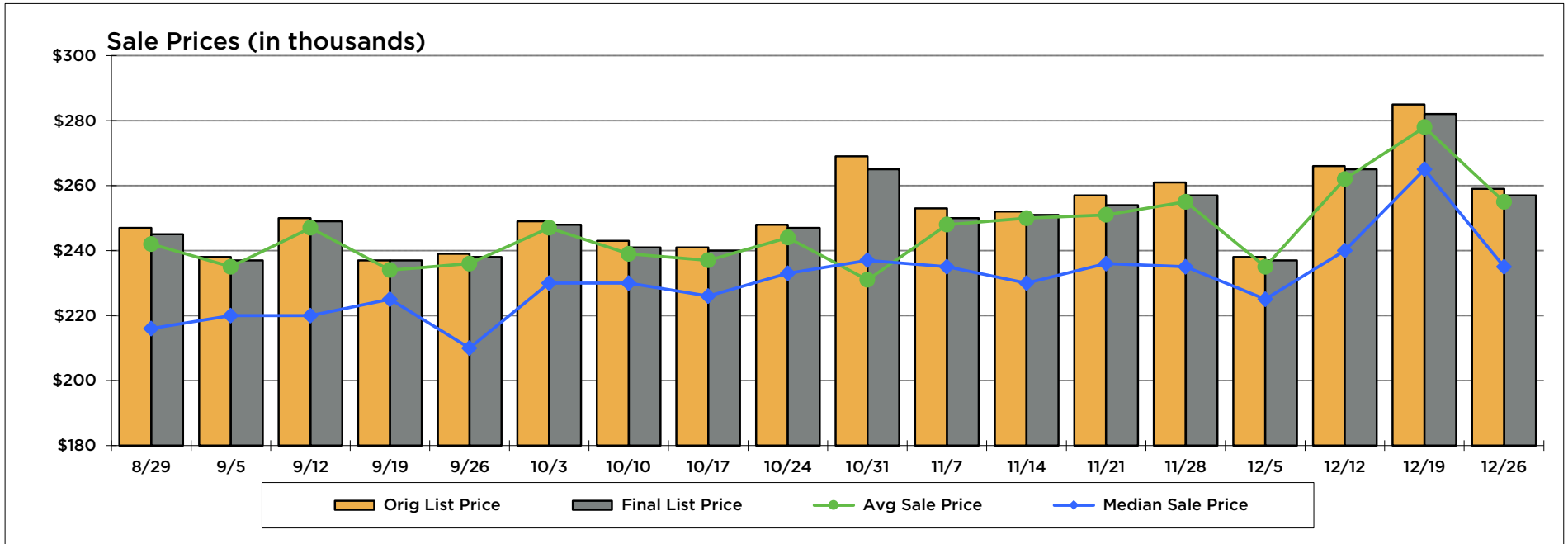
**Where are the 5 Single Family Homes available for the Median Price of \$372,500? (± \$500)**

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>							
Altamonte Springs (East)	32701	1	\$372,500	3.0	2.0	1,638	\$227.41
<b>Orange County</b>							
Colonialtown	32803	1	\$372,000	3.0	2.0	1,208	\$307.95
<b>Osceola County</b>							
Kissimmee / Poinciana	34758	1	\$372,900	4.0	2.0	2,148	\$173.60
<b>Lake County</b>							
Clermont (South)	34714	1	\$372,000	4.0	2.0	1,909	\$194.87
Leesburg (West)	34748	1	\$373,000	3.0	2.0	2,650	\$140.75

**Condos, Townhomes, Villas**

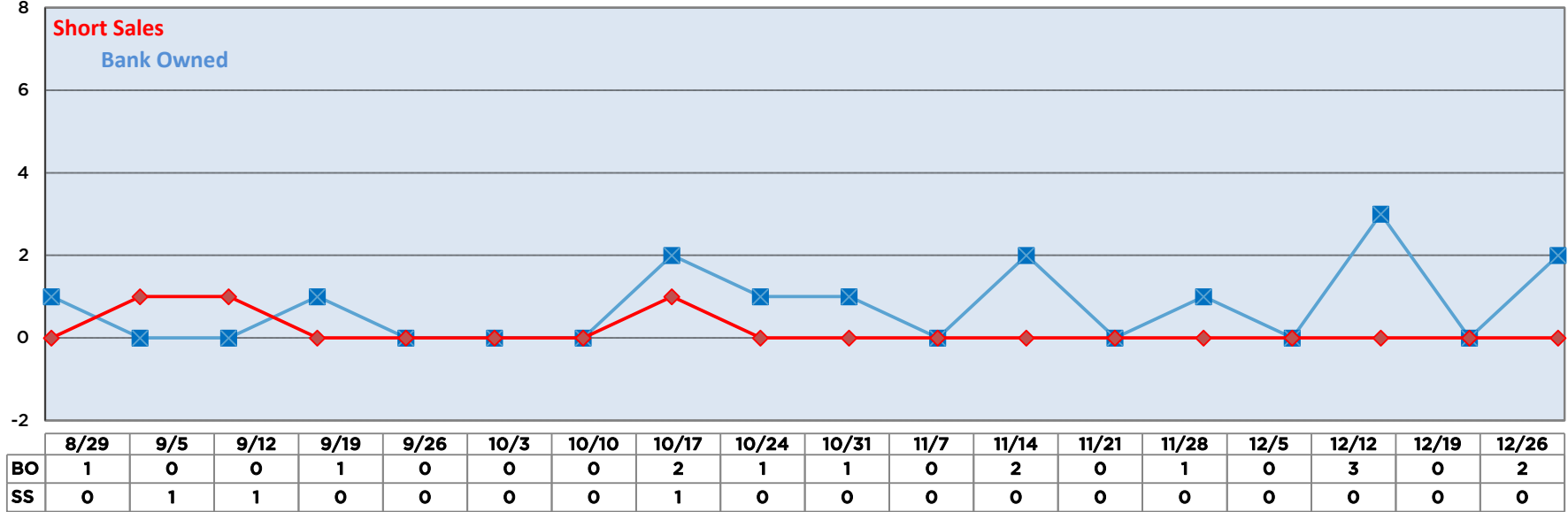
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>192</b>	<b>109</b>	<b>35</b>	<b>29</b>	<b>13</b>	<b>6</b>	<b>0</b>
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	190	107	35	29	13	6	0
<b>Active Listings</b>	<b>660</b>	<b>358</b>	<b>70</b>	<b>131</b>	<b>59</b>	<b>36</b>	<b>6</b>
Bank Owned	3	3	0	0	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	655	354	69	131	59	36	6
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$258,676	\$180,603	\$268,030	\$355,479	\$432,123	\$778,750	\$0
Average Final List Price	\$257,219	\$178,741	\$267,468	\$354,548	\$435,969	\$765,417	\$0
<b><i>Sale Price</i></b>							
Average Price	\$255,056	\$176,136	\$269,994	\$352,903	\$438,304	\$731,667	\$0
Median Price	\$234,950	\$185,000	\$270,000	\$354,900	\$432,500	\$722,500	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$1,457	-\$1,862	-\$562	-\$931	\$3,846	-\$13,333	\$0
Original List to Sale Price - \$	-\$3,620	-\$4,467	\$1,964	-\$2,576	\$6,181	-\$47,083	\$0
Final List to Sale Price - \$	-\$2,163	-\$2,605	\$2,526	-\$1,645	\$2,335	-\$33,750	\$0
Original List to Sale Price - %	98.60%	97.53%	100.73%	99.28%	101.43%	93.95%	0.00%
Final List to Sale Price - %	99.16%	98.54%	100.94%	99.54%	100.54%	95.59%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	31	34	27	22	27	62	0
Combined Avg Days to Contract	31	35	27	22	27	62	0
Avg Days Listing to Closing	63	64	58	55	62	94	0
Avg Days Contract to Close	32	31	32	33	35	32	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	4	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,353	1,070	1,547	1,678	2,120	2,127	0

**Condos, Townhomes, Villas**

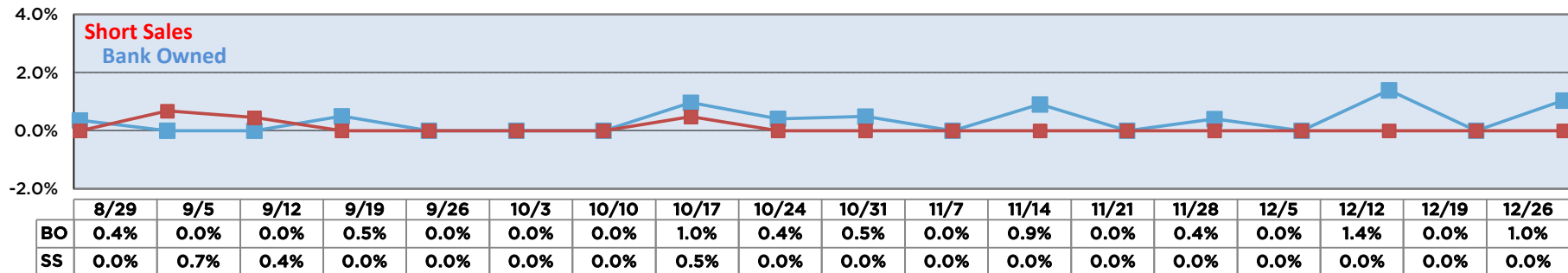
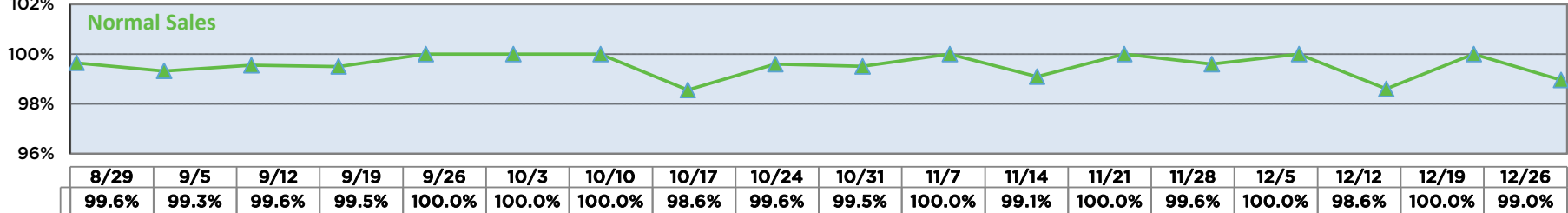


**Condos, Townhomes, Villas**

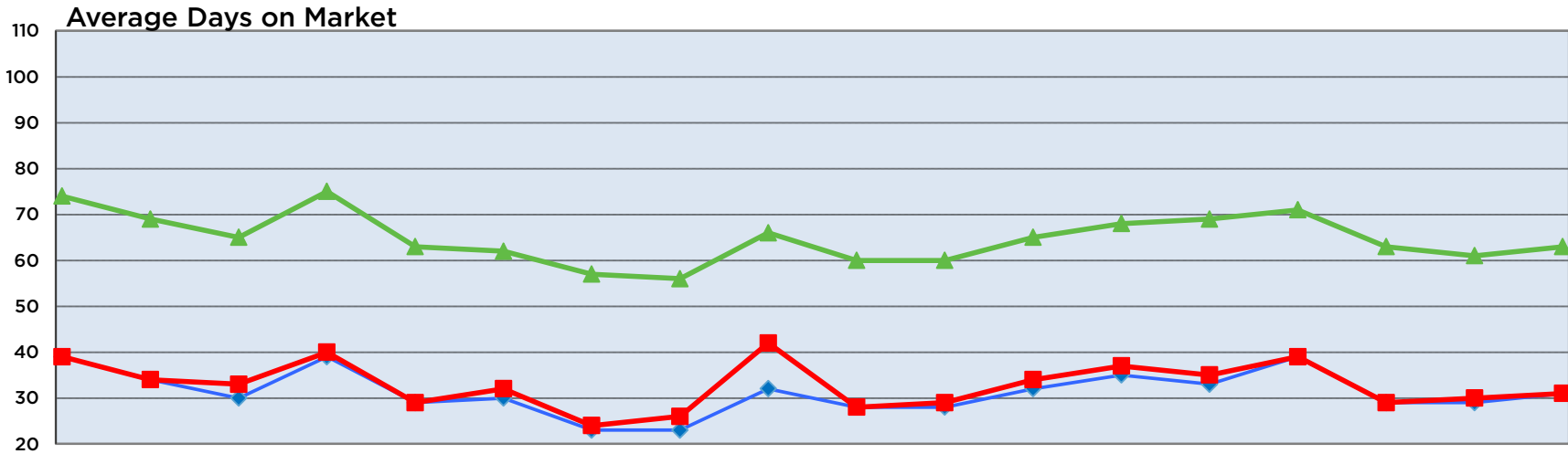
**Foreclosure Sales**



**Percentage of Sales**

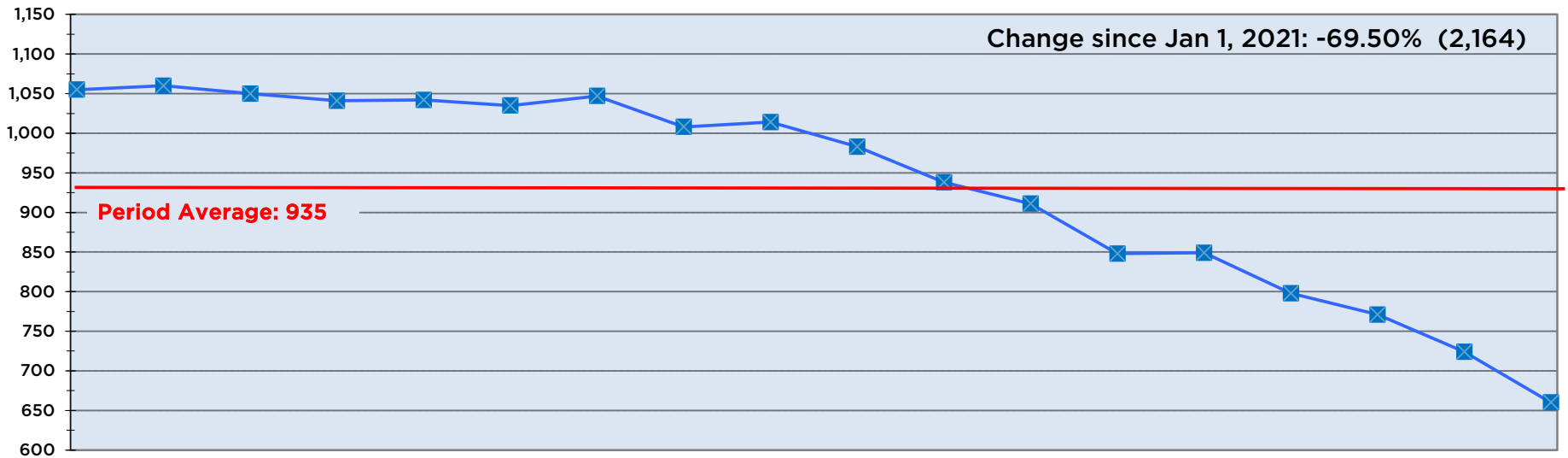


**Condos, Townhomes, Villas**



	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	12/26
ListToContract	39	34	30	39	29	30	23	23	32	28	28	32	35	33	39	29	29	31
CombDaysOnMkt	39	34	33	40	29	32	24	26	42	28	29	34	37	35	39	29	30	31
ListToClose	74	69	65	75	63	62	57	56	66	60	60	65	68	69	71	63	61	63

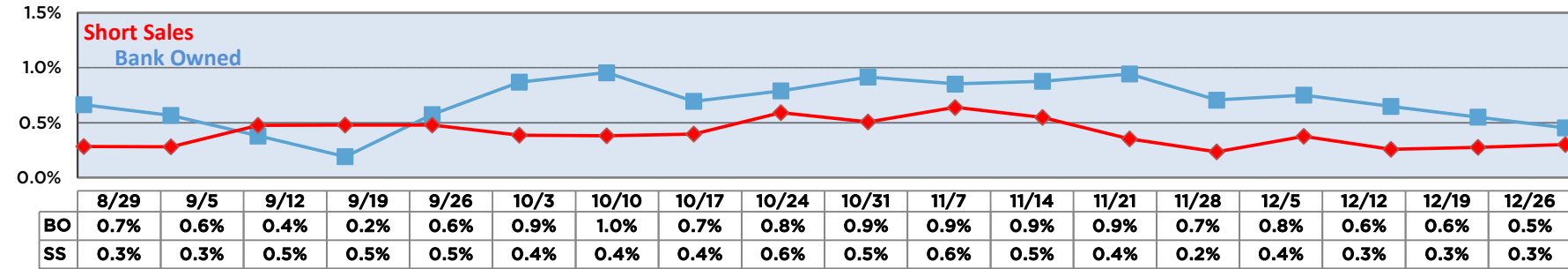
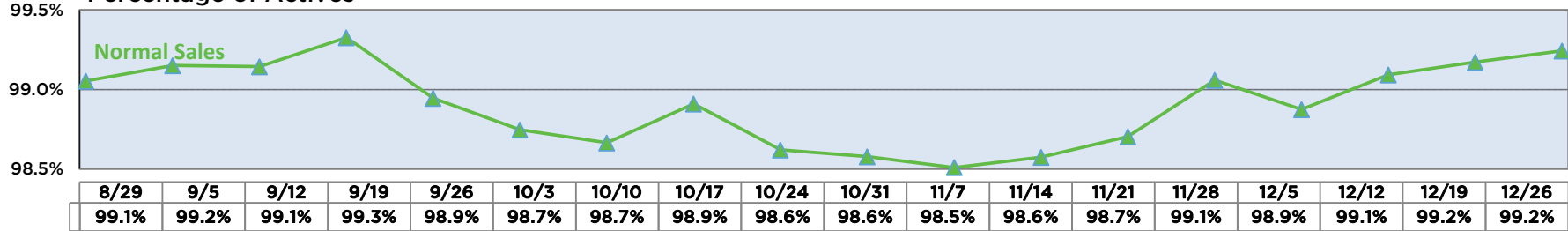
**Total Actives**



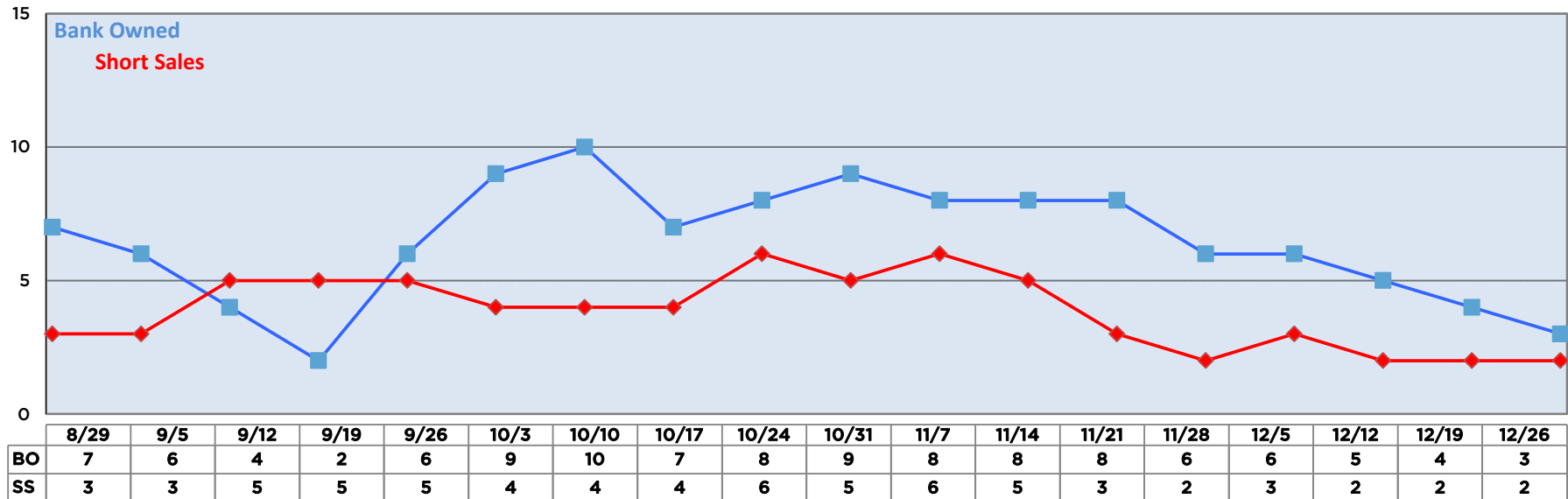
	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26
Total Actives	1,055	1,060	1,050	1,041	1,042	1,035	1,047	1,008	1,014	983	938	911	848	849	798	771	724	660

**Condos, Townhomes, Villas**

**Percentage of Actives**

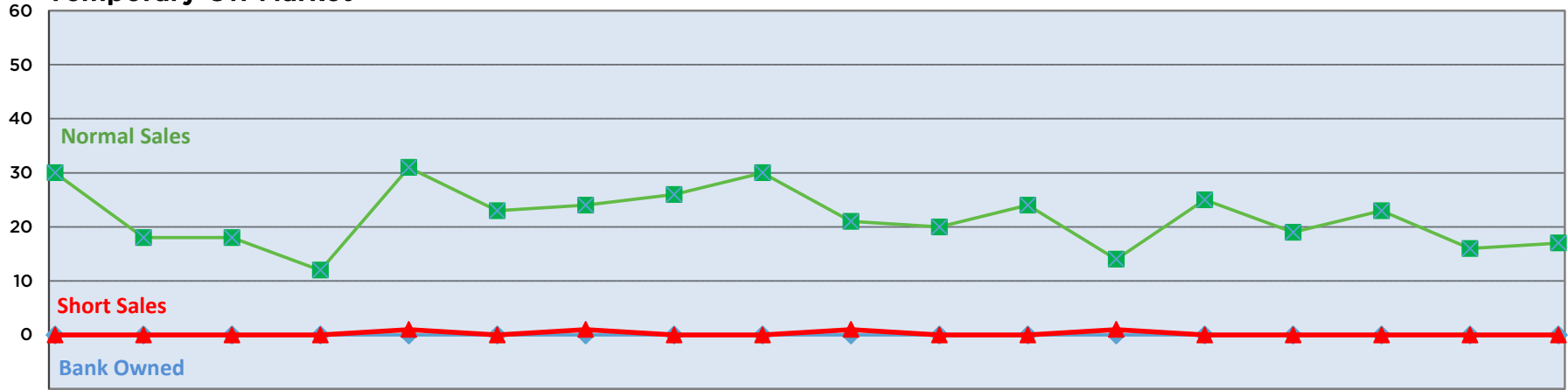


**Active Foreclosures**



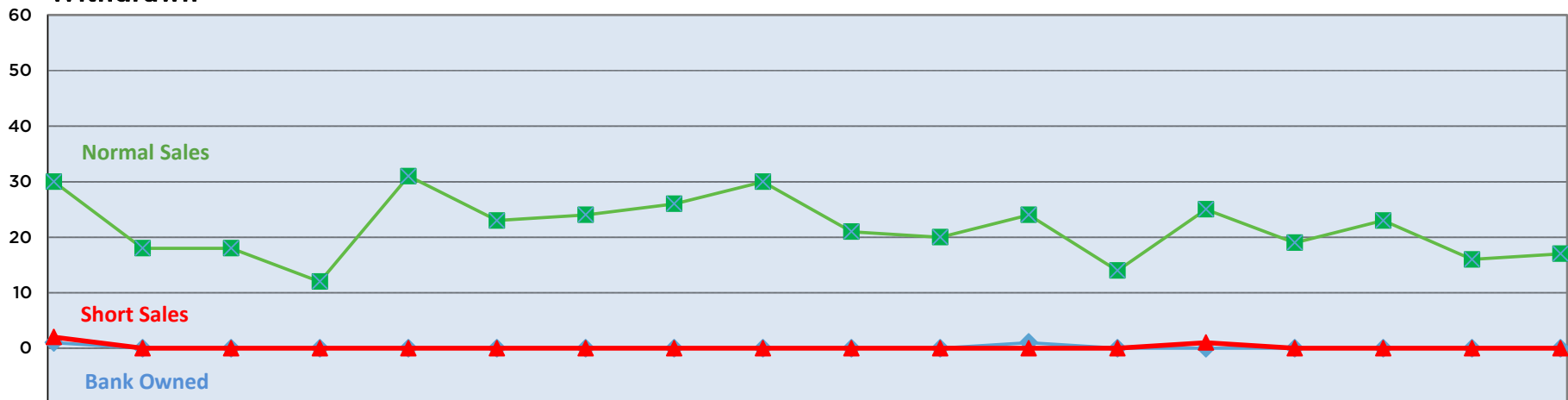
**Condos, Townhomes, Villas**

**Temporary Off Market**



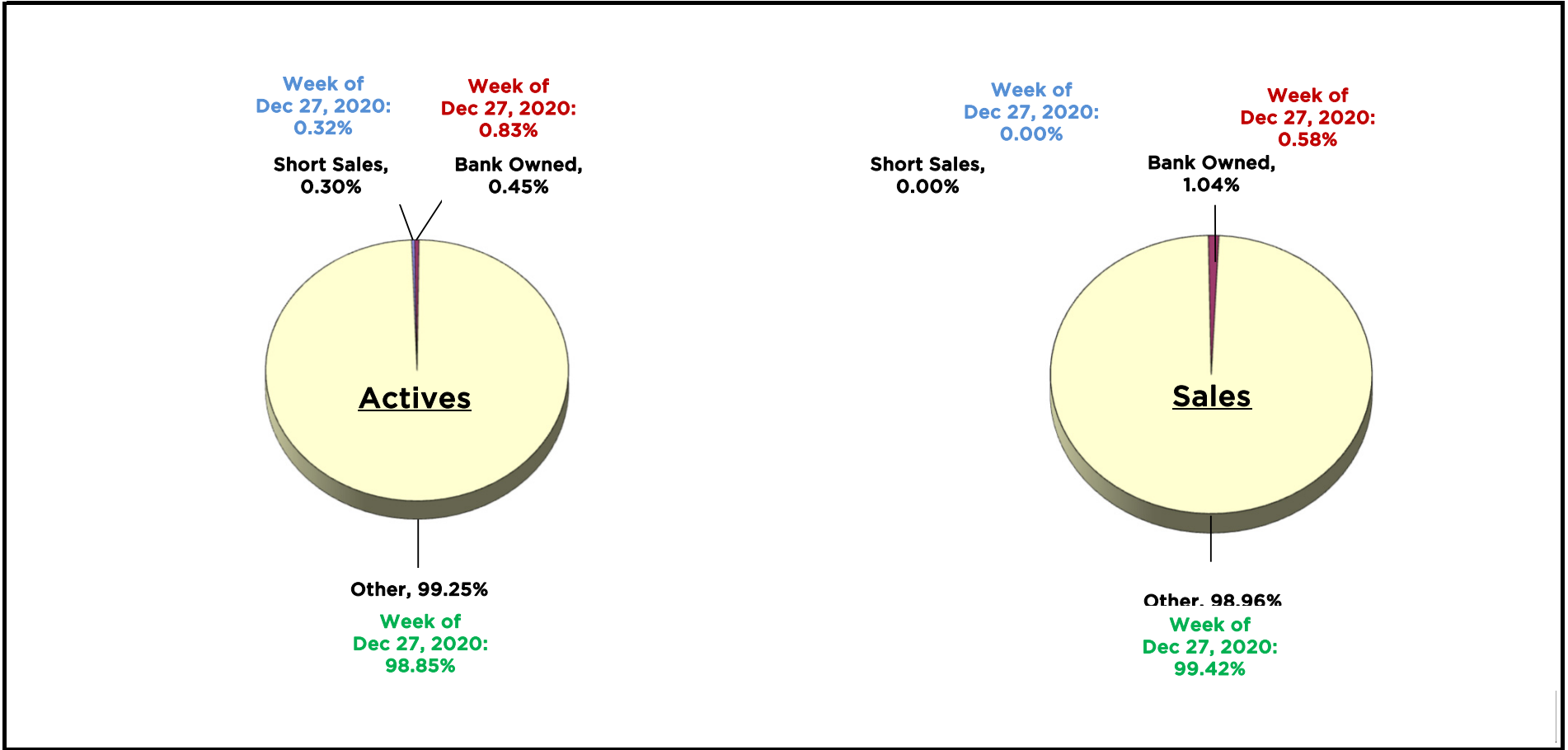
	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26
Norm	30	18	18	12	31	23	24	26	30	21	20	24	14	25	19	23	16	17
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	1	0	0	1	0	0	1	0	0	0	0	0

**Withdrawn**



	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	12/26
Norm	30	18	18	12	31	23	24	26	30	21	20	24	14	25	19	23	16	17
BO	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0

**Condos, Townhomes, Villas**



**Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$234,950? (± \$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>
<b>Seminole County</b>		<b>1</b>	<b>\$235,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,159</b>	<b>\$202.76</b>
Altamonte Springs / Forest City	32714	1	\$235,000	3.0	2.0	1,159	\$202.76
<b>Orange County</b>		<b>3</b>	<b>\$235,000</b>	<b>2.7</b>	<b>2.0</b>	<b>1,225</b>	<b>\$191.78</b>
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
Metro West / Orlo Vista	32835	1	\$235,000	3.0	2.0	1,408	\$166.90