



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

***Week of January 02, 2022 - January 08, 2022***

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

- Sales of single-family homes decreased to 409 during the week of Jan 02, from 553 the week prior
- The median price of single family homes increased to \$386,000, a change of 3.6%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 80, and now sits at 1,969

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

- Sales of condos, townhomes, and villas decreased to 162 during the week of Jan 02, from 192 the week prior
- The median price of condos, townhomes, and villas increased to \$235,000, a change of 0.0%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Dec 26
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 1, and now sits at 659

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

**Monday Morning Quarterback**  
01/02/2022 - 01/08/2022  
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
<b>Sales</b>	<b>409</b>	55	39	129	71	101	14
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	407	53	39	129	71	101	14
<b>Active Listings</b>	<b>1,969</b>	303	152	416	349	527	222
Bank Owned	13	6	1	2	1	3	0
Short Sales	5	2	0	2	0	0	1
Other	1,951	295	151	412	348	524	221
<b>Months of Inventory</b>	<b>1</b>	1	1	1	1	1	4

***List Price***

Average Original List Price	\$493,085	\$185,096	\$280,825	\$354,269	\$445,547	\$669,712	\$2,540,286
Average Final List Price	\$481,532	\$181,040	\$278,492	\$351,578	\$440,263	\$665,773	\$2,305,200

***Sale Price***

Average Price	\$471,351	\$175,850	\$278,018	\$350,886	\$437,937	\$659,004	\$2,096,500
Median Price	\$386,000	\$198,000	\$279,900	\$352,100	\$432,000	\$639,500	\$1,394,500

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$11,553	-\$4,056	-\$2,333	-\$2,691	-\$5,284	-\$3,939	-\$235,086
<i>Original</i> List to <i>Sale</i> Price - \$	-\$21,734	-\$9,246	-\$2,807	-\$3,383	-\$7,610	-\$10,708	-\$443,786
<i>Final</i> List to <i>Sale</i> Price - \$	-\$10,181	-\$5,190	-\$474	-\$692	-\$2,326	-\$6,769	-\$208,700
<i>Original</i> List to <i>Sale</i> Price - %	95.59%	95.00%	99.00%	99.05%	98.29%	98.40%	82.53%
<i>Final</i> List to <i>Sale</i> Price - %	97.89%	97.13%	99.83%	99.80%	99.47%	98.98%	90.95%

***Days on the Market***

Avg Days Listing to Contract	27	37	24	20	20	32	45
Combined Avg Days to Contract	27	39	24	20	20	33	53
Avg Days Listing to Closing	62	68	58	53	58	72	88
Avg Days Contract to Close	36	38	33	33	37	39	43

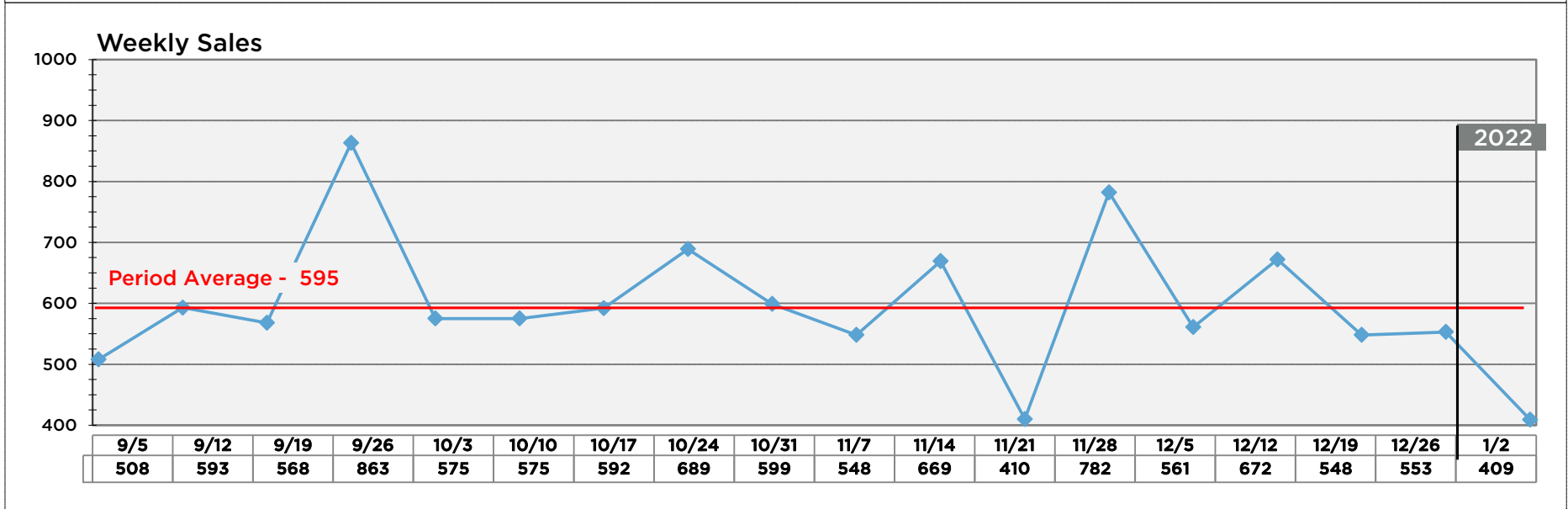
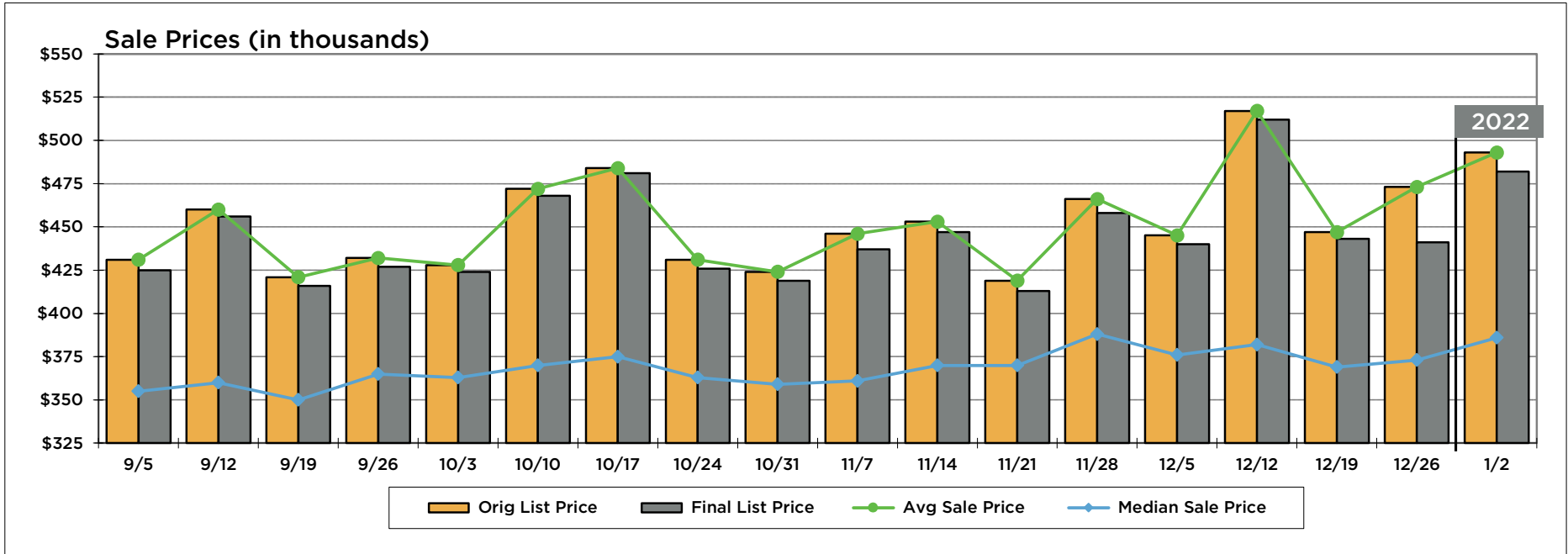
***Beds / Baths***

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***

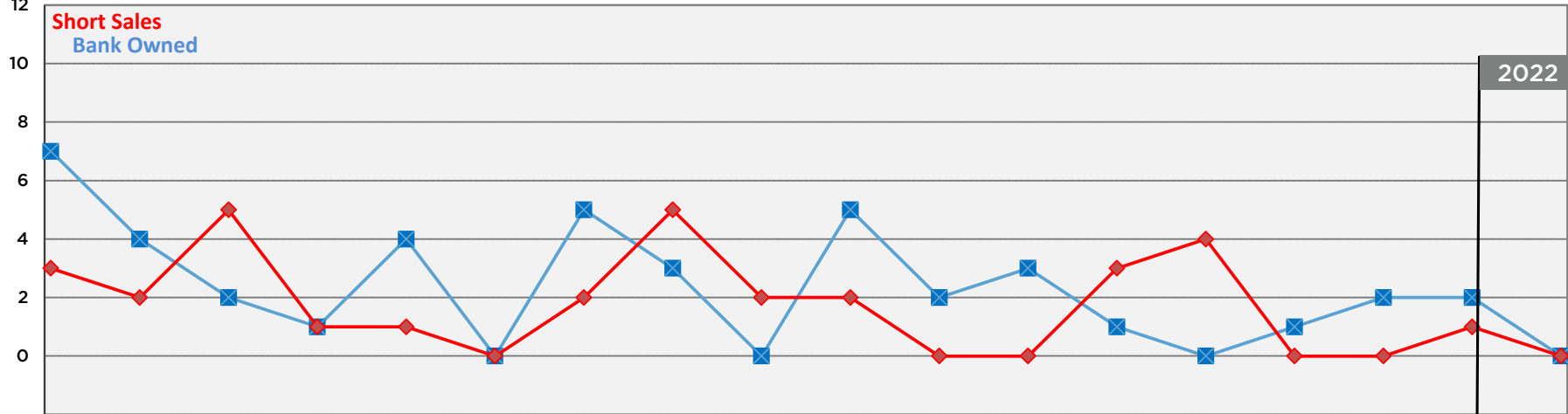
Average Square Feet	2,142	1,246	1,354	1,761	2,190	3,096	4,231
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### Single Family Homes



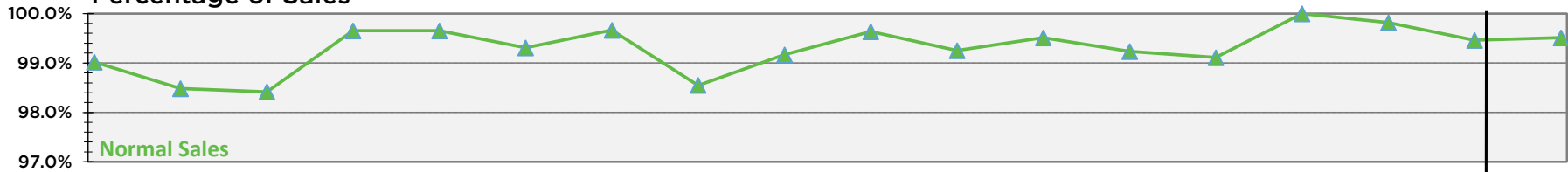
**Single Family Homes**

**Foreclosure Sales**

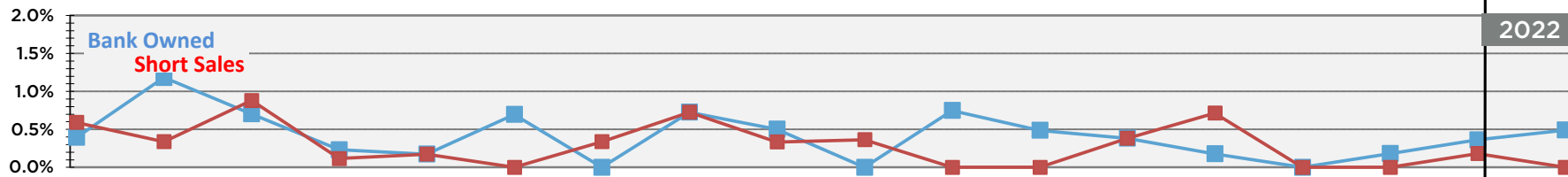


	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2
BO	7	4	2	1	4	0	5	3	0	5	2	3	1	0	1	2	2	0
SS	3	2	5	1	1	0	2	5	2	2	0	0	3	4	0	0	1	0

**Percentage of Sales**

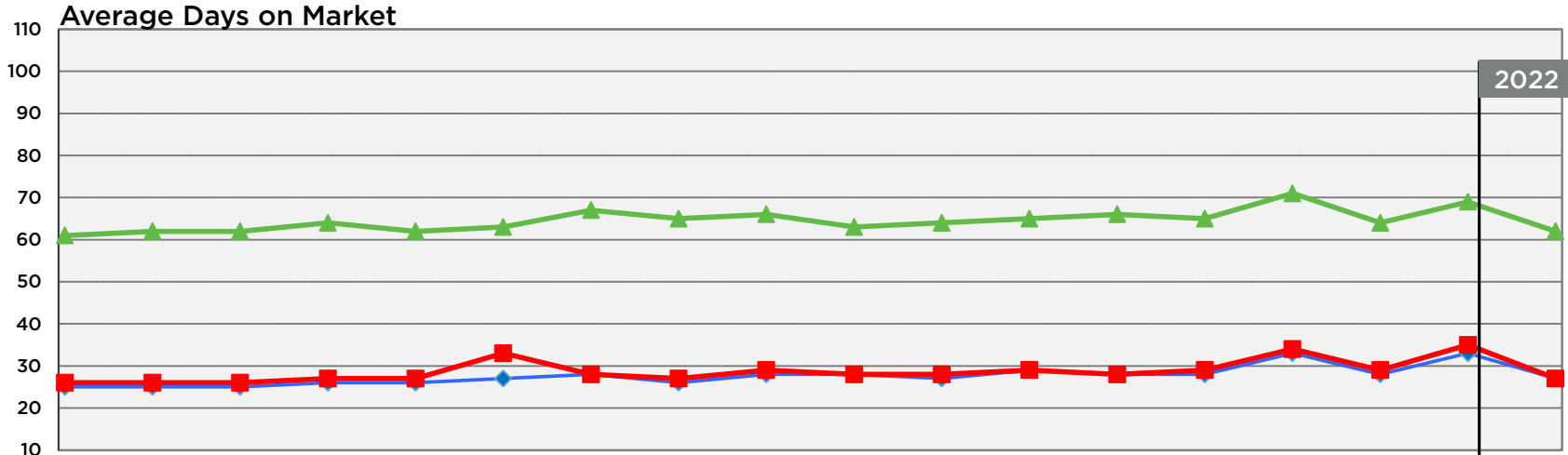


	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2
Normal Sales	99.0%	98.5%	98.4%	99.7%	99.7%	99.3%	99.7%	98.5%	99.2%	99.6%	99.3%	99.5%	99.2%	99.1%	100.0%	99.8%	99.5%	99.5%

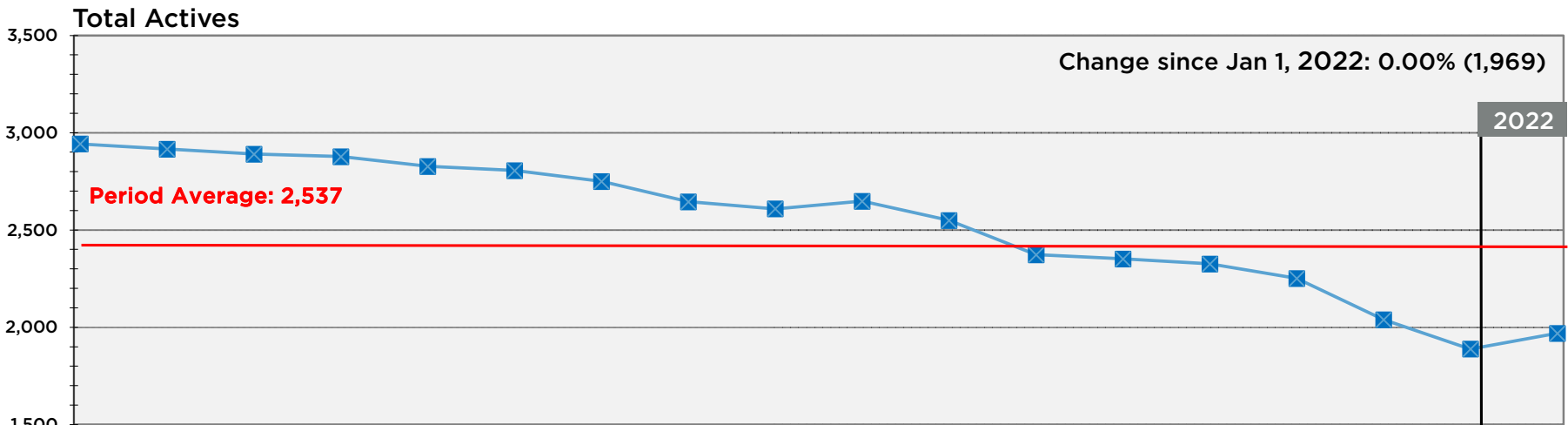


	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2
BO	0.4%	1.2%	0.7%	0.2%	0.2%	0.7%	0.0%	0.7%	0.5%	0.0%	0.7%	0.5%	0.4%	0.2%	0.0%	0.2%	0.4%	0.5%
SS	0.6%	0.3%	0.9%	0.1%	0.2%	0.0%	0.3%	0.7%	0.3%	0.4%	0.0%	0.0%	0.4%	0.7%	0.0%	0.0%	0.2%	0.0%

### Single Family Homes



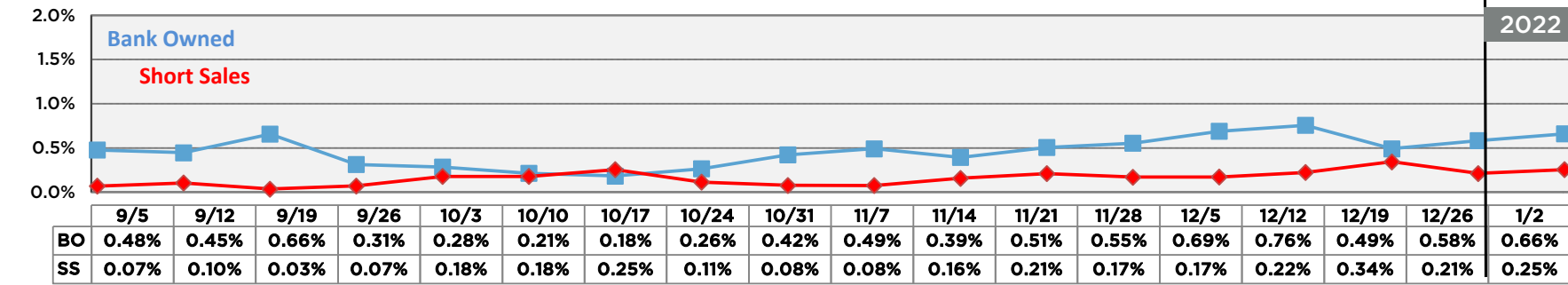
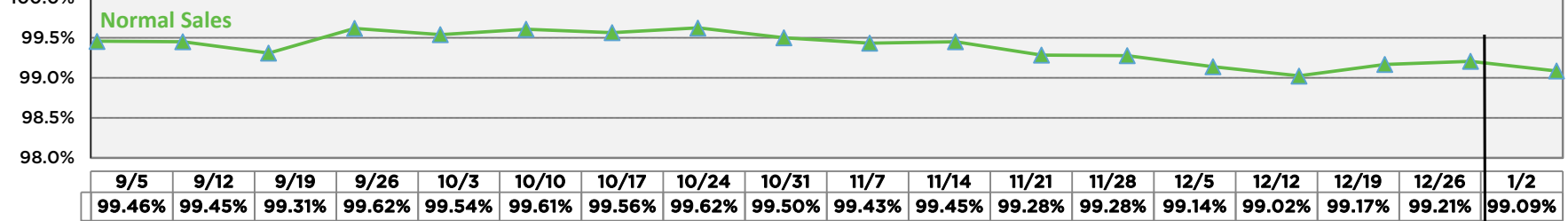
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ListToContract	25	25	25	26	26	27	28	26	28	28	27	29	28	28	33	28	33	27
CombDaysOnMkt	26	26	26	27	27	33	28	27	29	28	28	29	28	29	34	29	35	27
ListToClose	61	62	62	64	62	63	67	65	66	63	64	65	66	65	71	64	69	62



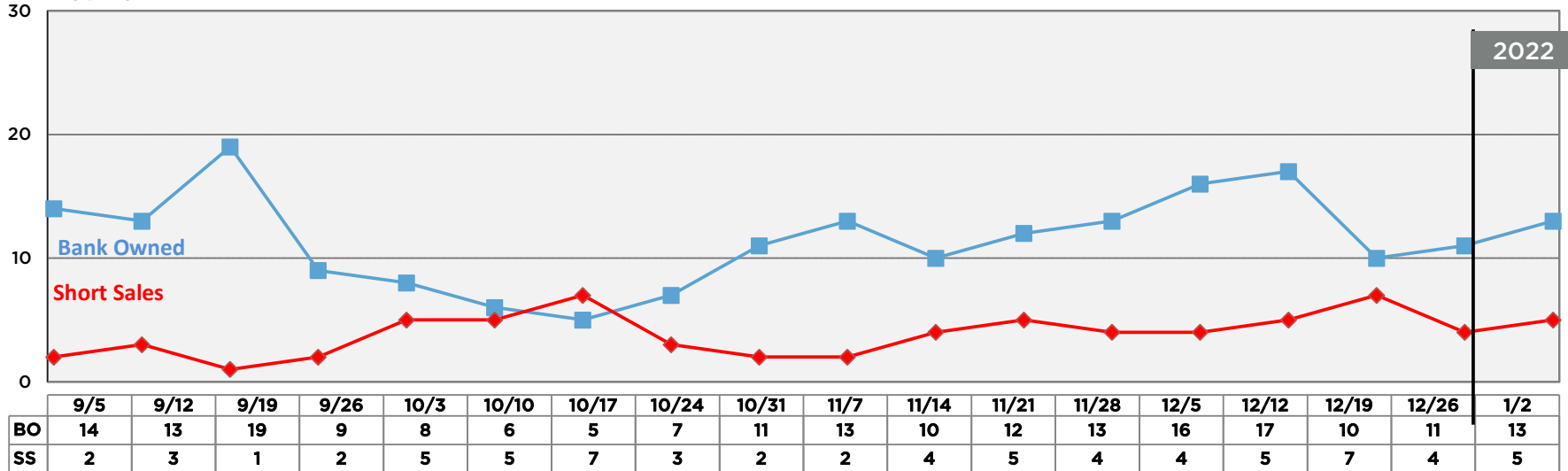
	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2
Total Actives	2,943	2,916	2,891	2,877	2,827	2,806	2,750	2,645	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969

**Single Family Homes**

**Percentage of Actives**

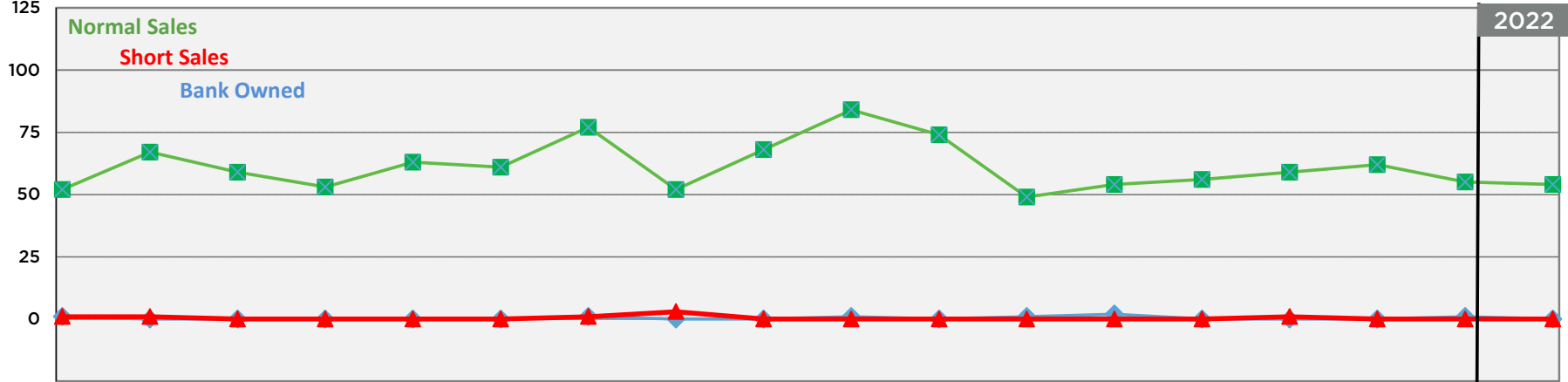


**Active Foreclosures**



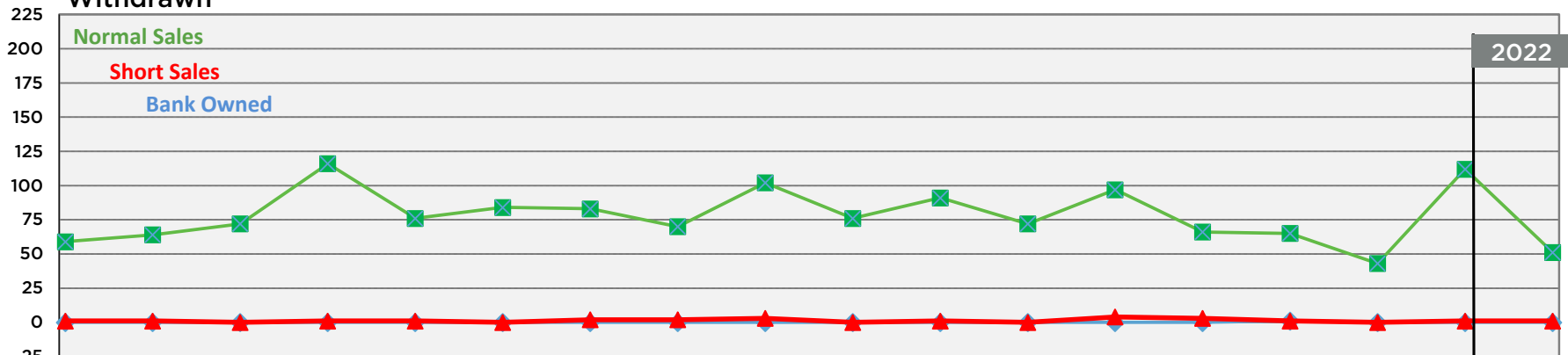
### Single Family Homes

#### Temporary Off Market



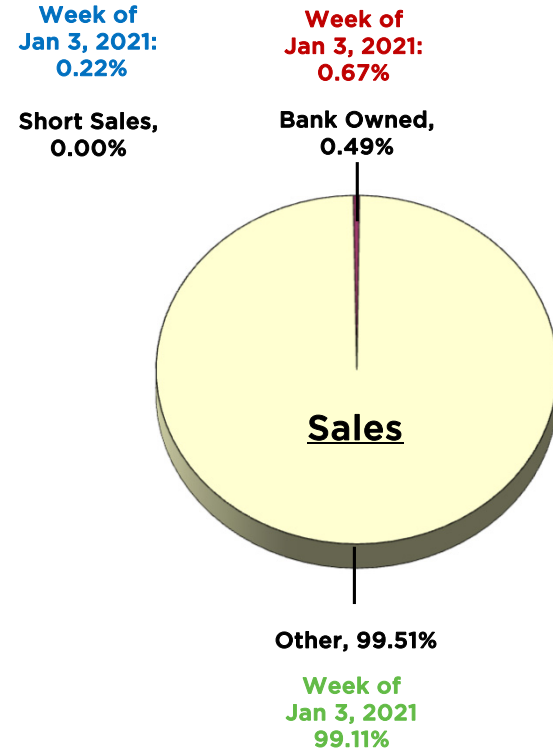
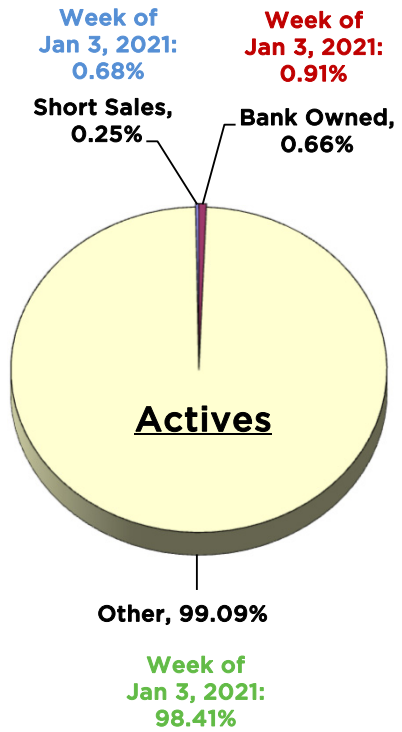
	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2
Norm	52	67	59	53	63	61	77	52	68	84	74	49	54	56	59	62	55	54
BO	1	0	0	0	0	0	1	0	0	1	0	1	2	0	0	0	1	0
SS	1	1	0	0	0	0	1	3	0	0	0	0	0	0	1	0	0	0

#### Withdrawn



	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	1/2
Norm	59	64	72	116	76	84	83	70	102	76	91	72	97	66	65	43	112	51
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	1	1	0	1	1	0	2	2	3	0	1	0	4	3	1	0	1	1

### Single Family Homes



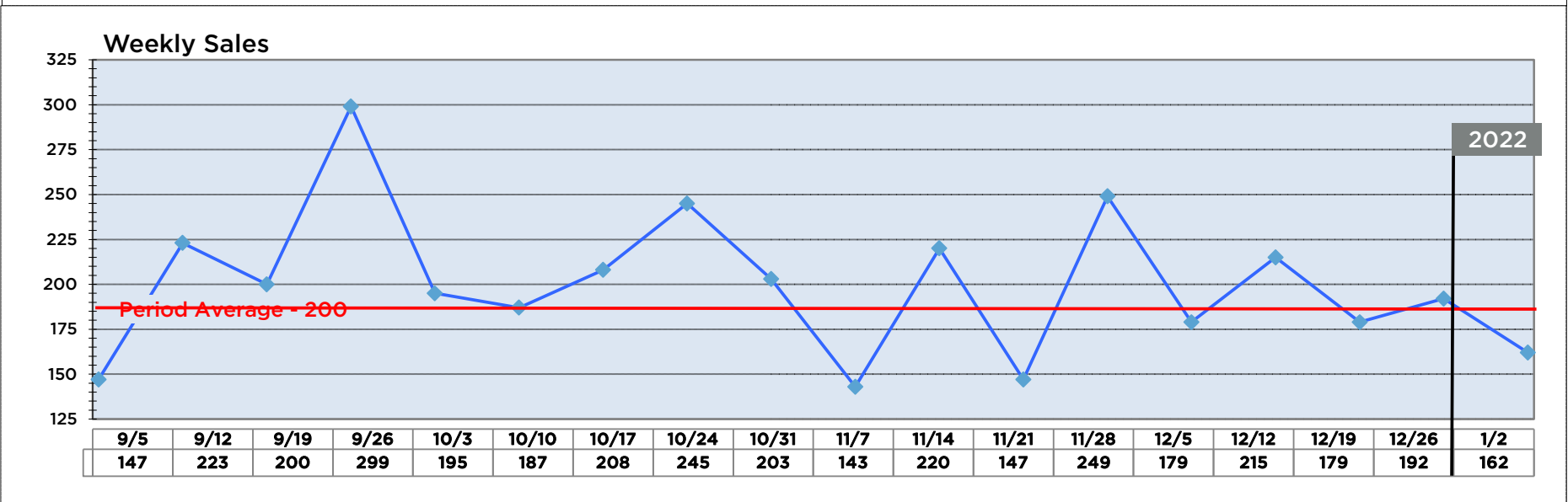
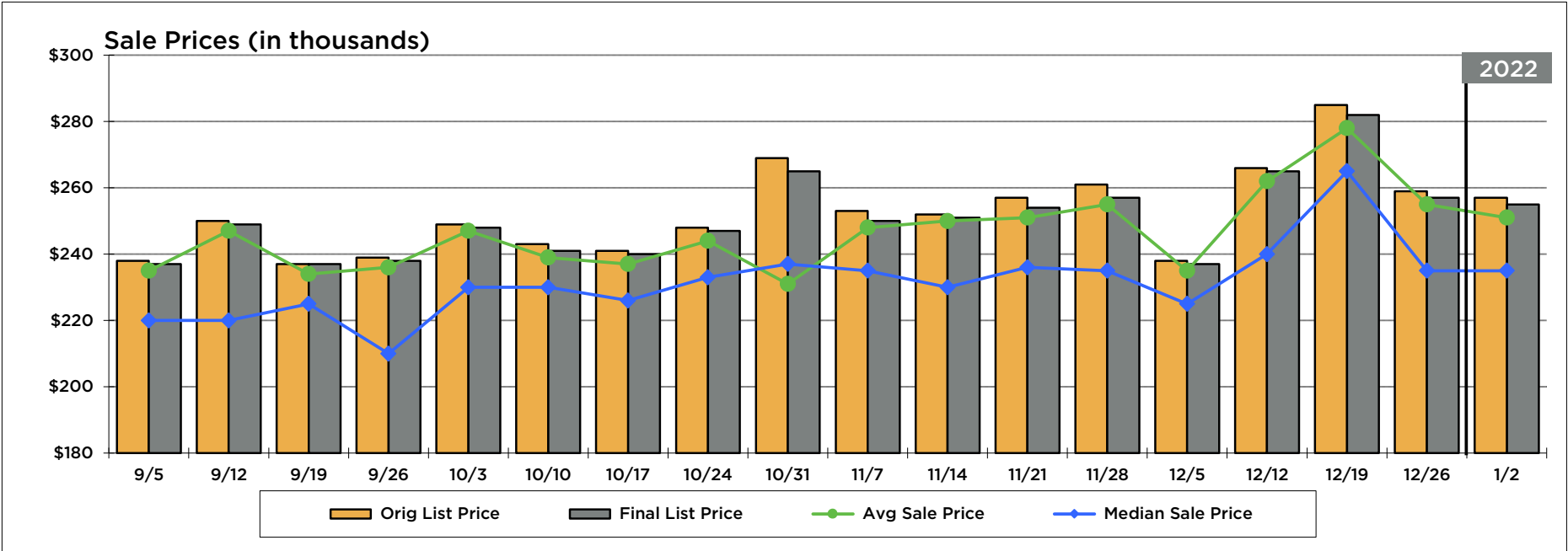
**Where are the 2 Single Family Homes available for the Median Price of \$386,000? (± \$500)**

<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>
<b>Seminole County</b>		<b>2</b>	<b>\$385,800</b>	<b>3.0</b>	<b>2.5</b>	<b>1,797</b>	<b>\$214.69</b>
Winter Springs / Tuskawilla	32708	1	\$385,600	3.0	2.0	1,505	\$256.21
Sanford / Lake Forest	32771	1	\$386,000	3.0	3.0	2,089	\$184.78

**Condos, Townhomes, Villas**

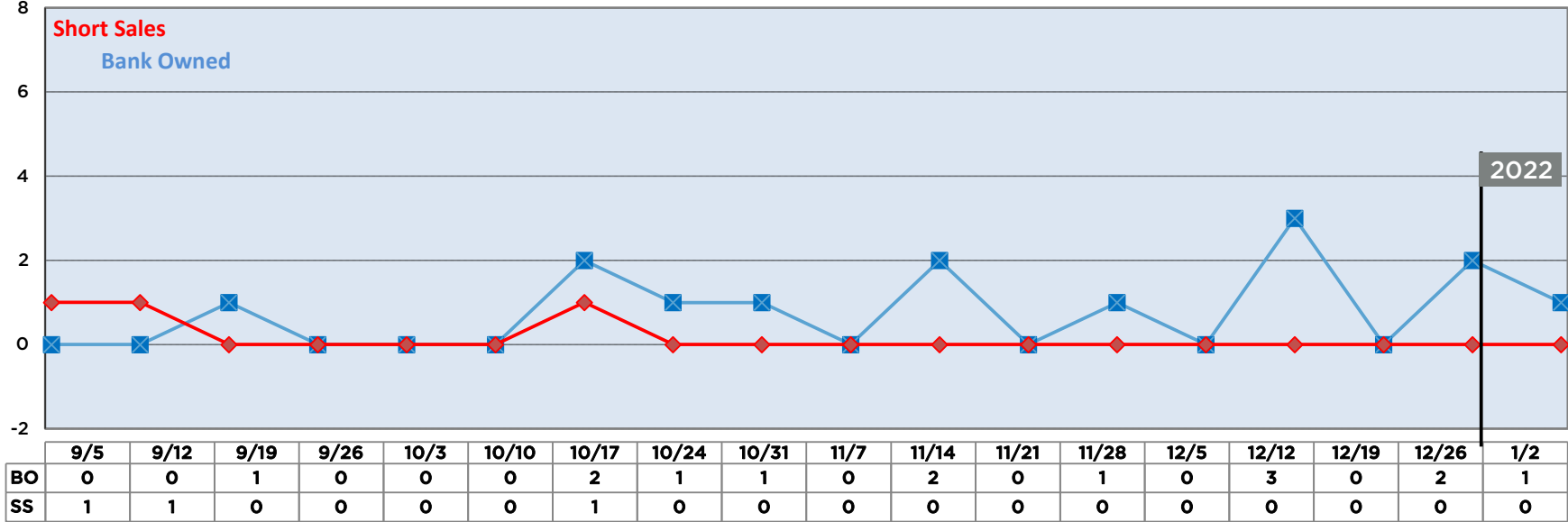
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>162</b>	<b>87</b>	<b>24</b>	<b>35</b>	<b>13</b>	<b>3</b>	<b>0</b>
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	161	87	24	34	13	3	0
<b>Active Listings</b>	<b>659</b>	<b>367</b>	<b>71</b>	<b>116</b>	<b>64</b>	<b>35</b>	<b>6</b>
Bank Owned	2	2	0	0	0	0	0
Short Sales	3	1	2	0	0	0	0
Other	654	364	69	116	64	35	6
<b>Months of Inventory</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>
<b>List Price</b>							
Average Original List Price	\$256,522	\$174,201	\$275,800	\$348,355	\$431,646	\$659,333	\$0
Average Final List Price	\$255,493	\$172,850	\$274,191	\$347,895	\$434,222	\$650,000	\$0
<b>Sale Price</b>							
Average Price	\$251,065	\$167,061	\$270,229	\$345,740	\$433,608	\$638,333	\$0
Median Price	\$235,000	\$160,000	\$267,250	\$346,000	\$425,000	\$600,000	\$0
<b>Price Differences</b>							
Original to Final List Price	-\$1,029	-\$1,351	-\$1,609	-\$460	\$2,576	-\$9,333	\$0
Original List to Sale Price - \$	-\$5,457	-\$7,140	-\$5,571	-\$2,615	\$1,962	-\$21,000	\$0
Final List to Sale Price - \$	-\$4,428	-\$5,789	-\$3,962	-\$2,155	-\$614	-\$11,667	\$0
Original List to Sale Price - %	97.87%	95.90%	97.98%	99.25%	100.45%	96.81%	0.00%
Final List to Sale Price - %	98.27%	96.65%	98.56%	99.38%	99.86%	98.21%	0.00%
<b>Days on the Market</b>							
Avg Days Listing to Contract	37	43	27	30	32	39	0
Combined Avg Days to Contract	37	44	27	30	32	39	0
Avg Days Listing to Closing	72	78	59	63	76	76	0
Avg Days Contract to Close	34	34	31	33	43	35	0
<b>Beds / Baths</b>							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	0	0	0
<b>Square Footage</b>							
Average Square Feet	1,332	1,043	1,501	1,690	1,754	2,351	0

**Condos, Townhomes, Villas**

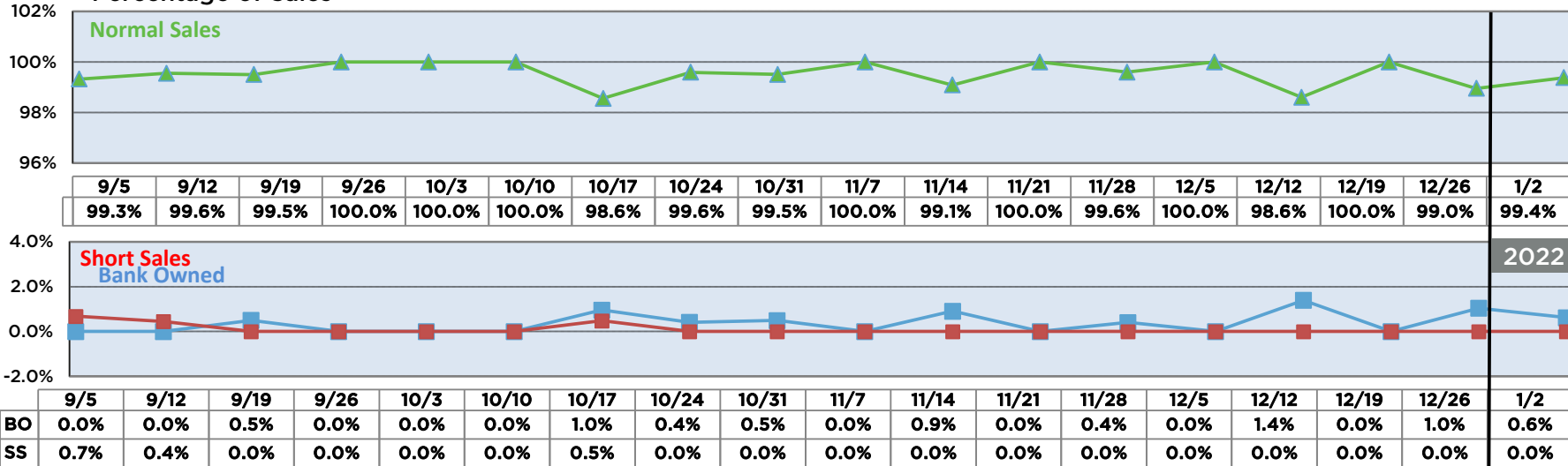


**Condos, Townhomes, Villas**

**Foreclosure Sales**

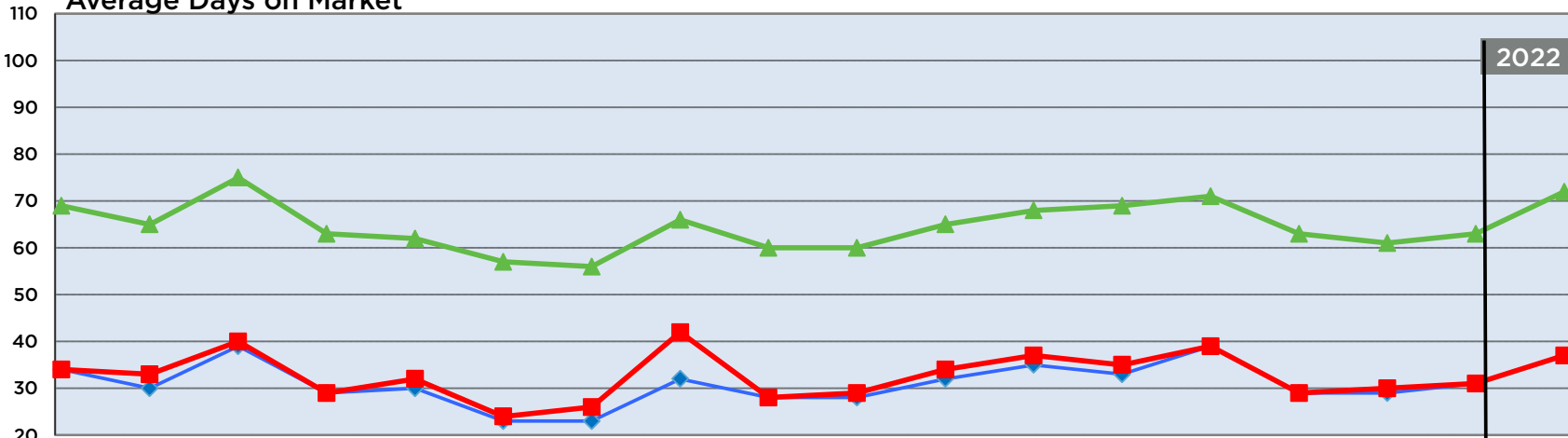


**Percentage of Sales**



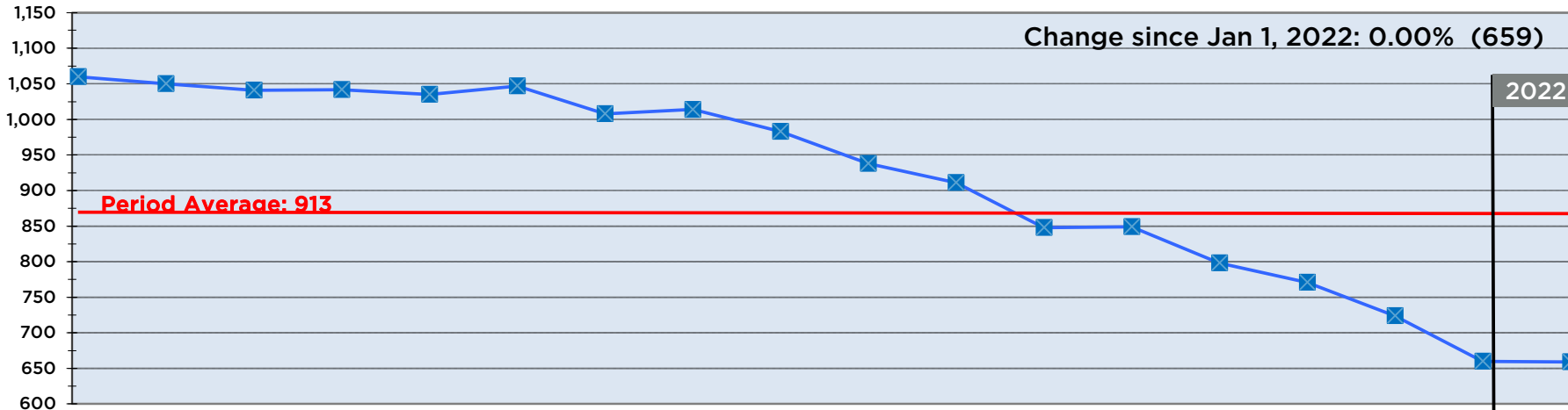
**Condos, Townhomes, Villas**

**Average Days on Market**



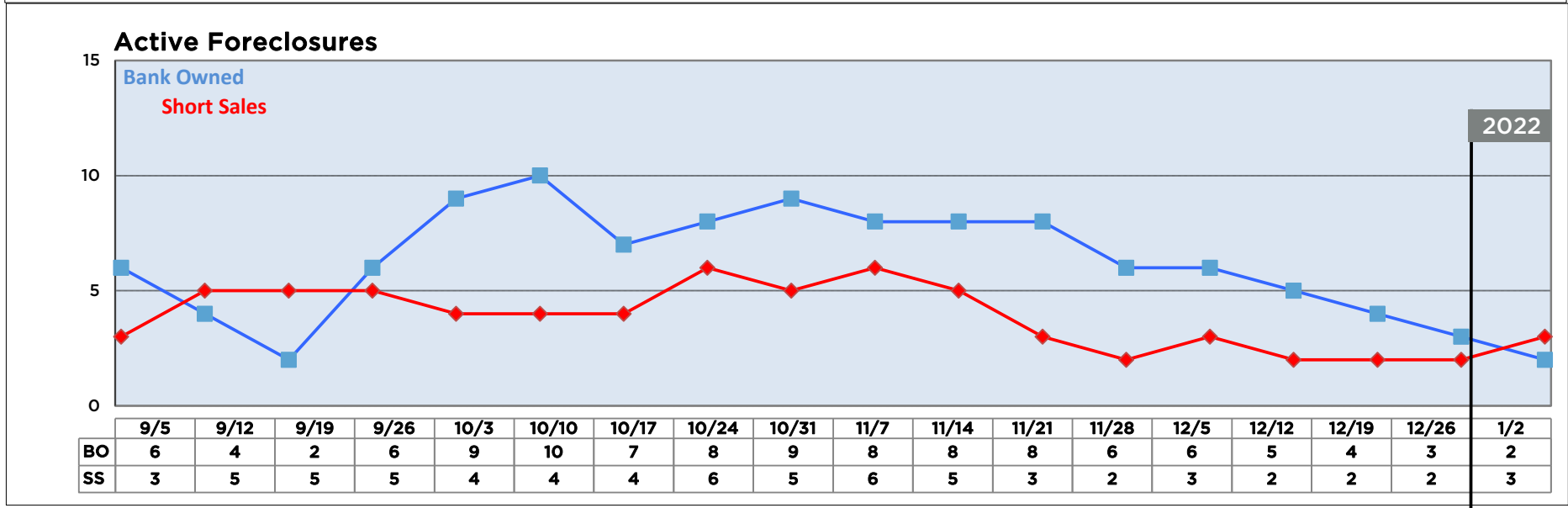
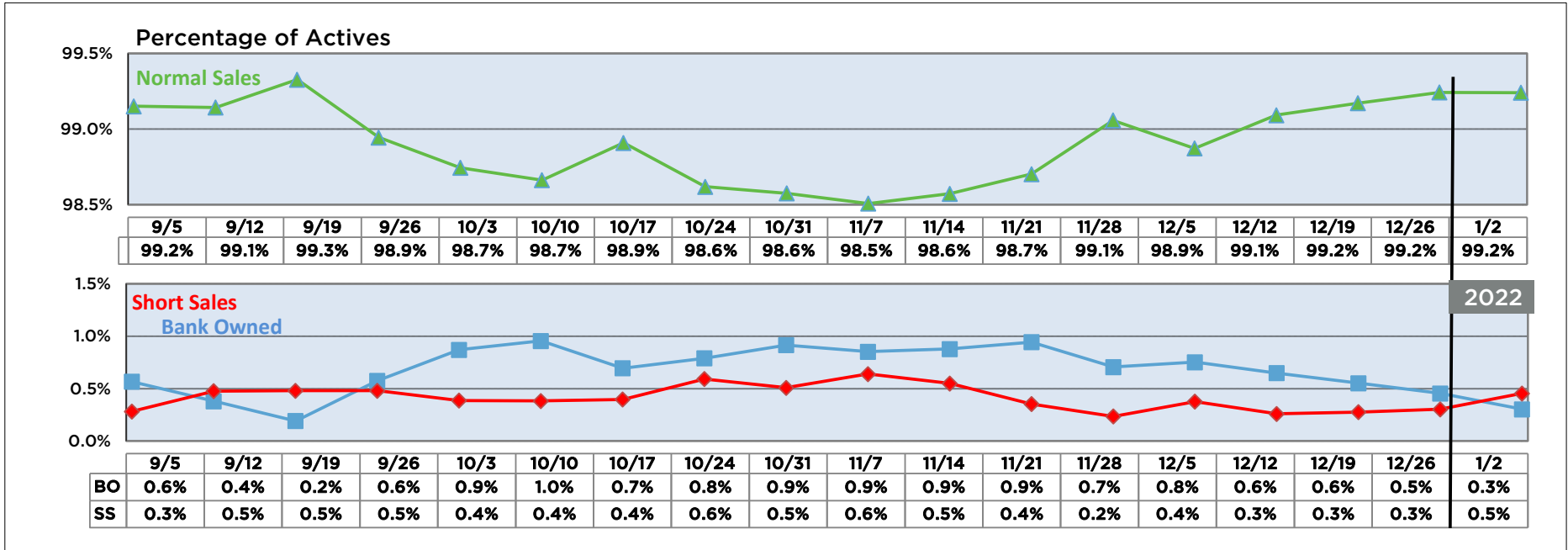
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ListToContract	34	30	39	29	30	23	23	32	28	28	32	35	33	39	29	29	31	37
CombDaysOnMkt	34	33	40	29	32	24	26	42	28	29	34	37	35	39	29	30	31	37
ListToClose	69	65	75	63	62	57	56	66	60	60	65	68	69	71	63	61	63	72

**Total Actives**



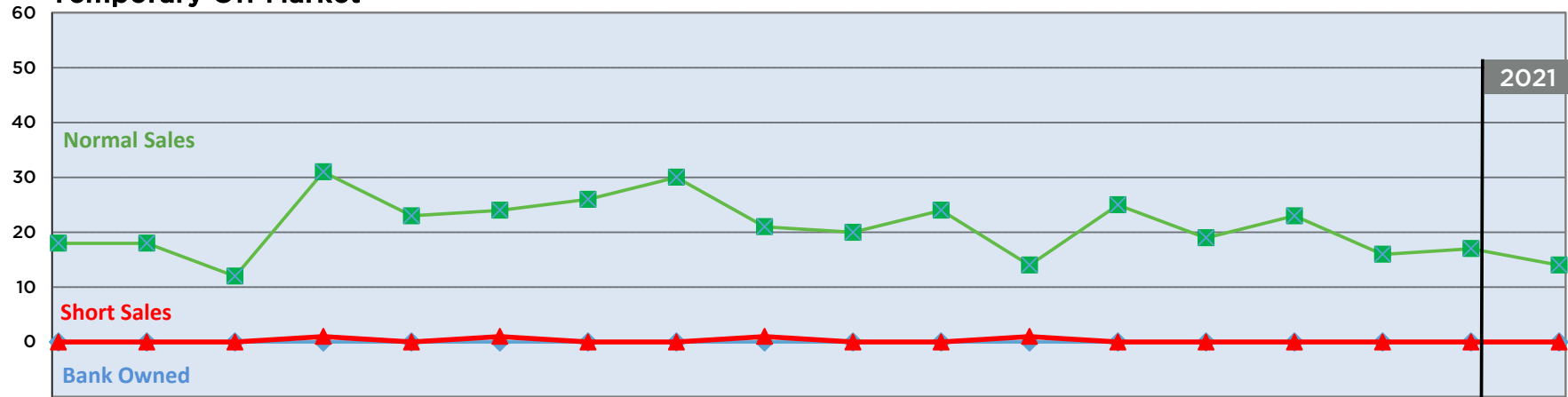
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Total Actives	1,060	1,050	1,041	1,042	1,035	1,047	1,008	1,014	983	938	911	848	849	798	771	724	660	659

**Condos, Townhomes, Villas**



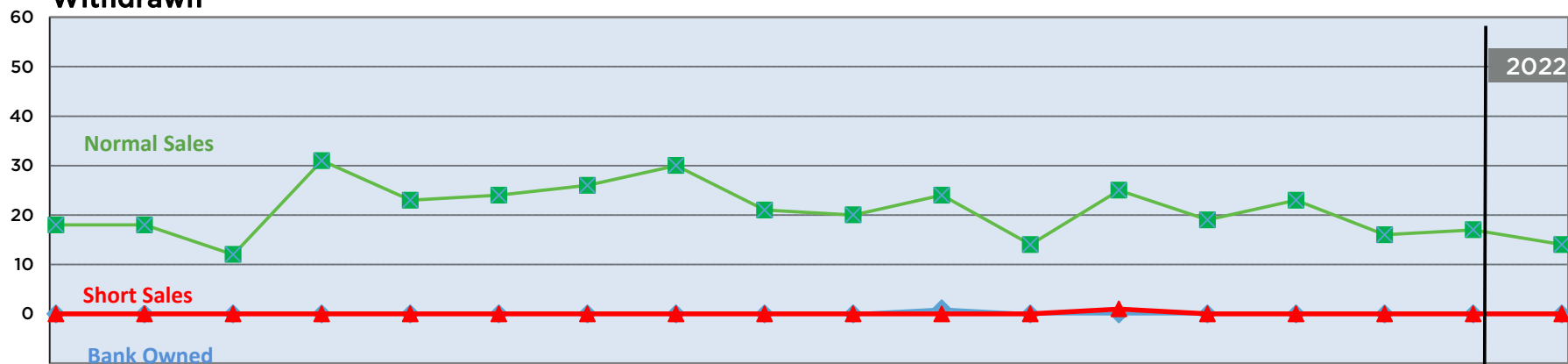
**Condos, Townhomes, Villas**

**Temporary Off Market**



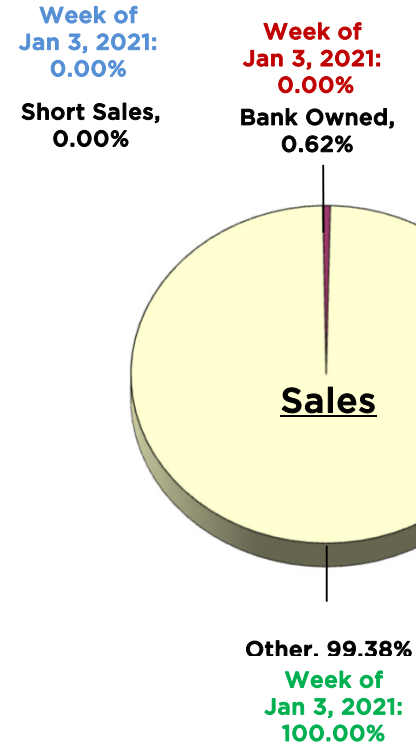
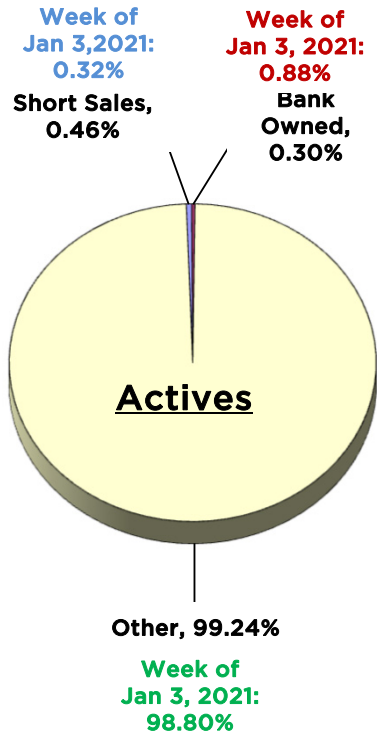
	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2
Norm	18	18	12	31	23	24	26	30	21	20	24	14	25	19	23	16	17	14
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	1	0	0	1	0	0	1	0	0	0	0	0	0

**Withdrawn**



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

**Condos, Townhomes, Villas**



**Where are the 5 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>
<b>Seminole County</b>		<b>2</b>	<b>\$235,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,119</b>	<b>\$210.10</b>
Winter Springs / Tuskawilla	32708	1	\$235,000	3.0	2.0	1,078	\$218.00
Altamonte Springs / Forest City	32714	1	\$235,000	3.0	2.0	1,159	\$202.76
<b>Orange County</b>		<b>2</b>	<b>\$235,000</b>	<b>2.5</b>	<b>2.0</b>	<b>1,134</b>	<b>\$207.23</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
<b>Osceola County</b>		<b>1</b>	<b>\$234,950</b>	<b>3.0</b>	<b>2.0</b>	<b>1,244</b>	<b>\$188.87</b>
Davenport	33896	1	\$234,950	3.0	2.0	1,244	\$188.87