



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

***Week of January 09, 2022 - January 15, 2022***

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

- Sales of single-family homes increased to 540 during the week of Jan 09, from 409 the week prior
- The median price of single family homes decreased to \$378,250, a change of -2.0%
- The number of single-family home foreclosure transactions increased to 3 last week, from 2 the week of Jan 02
- The number of single-family home short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory decreased by 121, and now sits at 1,848

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

- Sales of condos, townhomes, and villas increased to 221 during the week of Jan 09, from 162 the week prior
- The median price of condos, townhomes, and villas decreased to \$220,000, a change of -6.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of Jan 02
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 23, and now sits at 636

*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>540</b>	78	55	160	88	144	15
Bank Owned	3	1	0	1	0	1	0
Short Sales	2	0	1	0	0	0	1
Other	535	77	54	159	88	143	14
<b>Active Listings</b>	<b>1,848</b>	284	144	378	335	498	209
Bank Owned	9	7	0	0	0	2	0
Short Sales	7	1	1	3	1	0	1
Other	1,832	276	143	375	334	496	208
<b>Months of Inventory</b>	<b>1</b>	1	1	1	1	1	3

#### List Price

Average Original List Price	\$455,314	\$198,536	\$278,581	\$341,903	\$443,650	\$661,718	\$1,735,260
Average Final List Price	\$450,992	\$194,671	\$276,110	\$341,964	\$442,681	\$655,254	\$1,675,927

#### Sale Price

Average Price	\$446,552	\$186,676	\$275,579	\$343,638	\$442,050	\$650,410	\$1,591,927
Median Price	\$378,250	\$209,500	\$275,900	\$342,632	\$437,000	\$612,250	\$1,359,000

#### Price Differences

<b>Original to Final List Price</b>	<b>-\$4,322</b>	-\$3,865	-\$2,471	\$61	-\$969	-\$6,464	-\$59,333
<b>Original List to Sale Price - \$</b>	<b>-\$8,762</b>	-\$11,860	-\$3,002	\$1,735	-\$1,600	-\$11,308	-\$143,333
<b>Final List to Sale Price - \$</b>	<b>-\$4,440</b>	-\$7,995	-\$531	\$1,674	-\$631	-\$4,844	-\$84,000
<b>Original List to Sale Price - %</b>	<b>98.08%</b>	94.03%	98.92%	100.51%	99.64%	98.29%	91.74%
<b>Final List to Sale Price - %</b>	<b>99.02%</b>	95.89%	99.81%	100.49%	99.86%	99.26%	94.99%

#### Days on the Market

Avg Days Listing to Contract	31	31	24	26	26	37	72
Combined Avg Days to Contract	33	33	27	27	26	41	78
Avg Days Listing to Closing	68	65	68	61	63	73	125
Avg Days Contract to Close	36	34	44	34	36	36	52

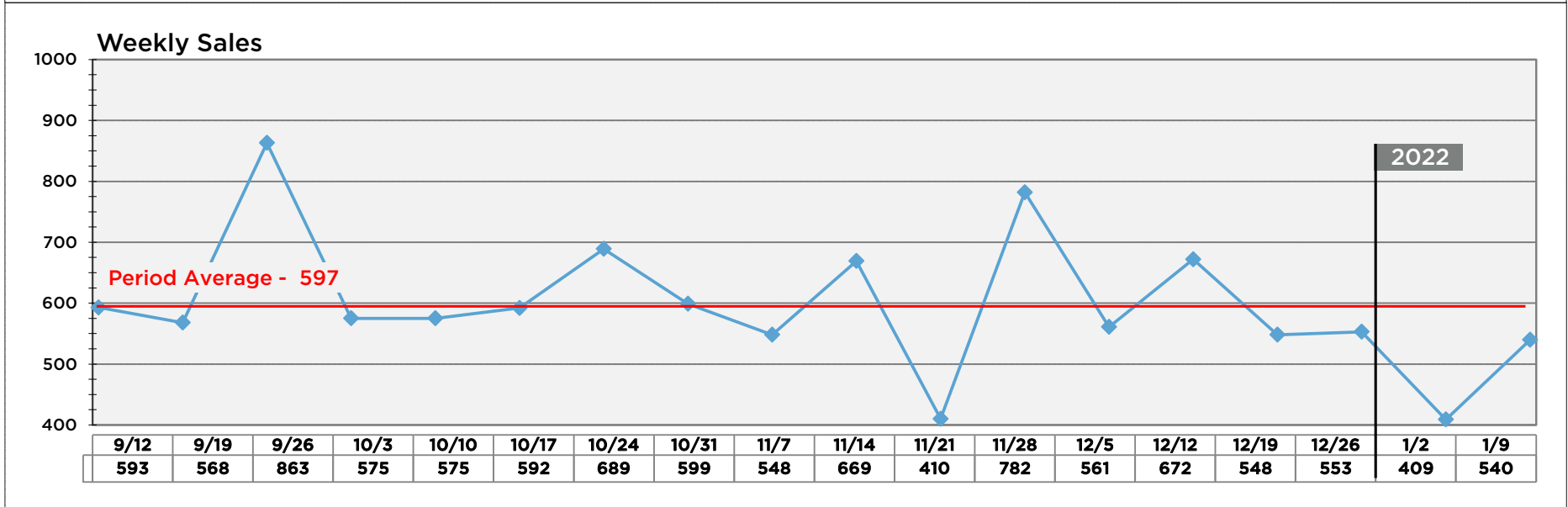
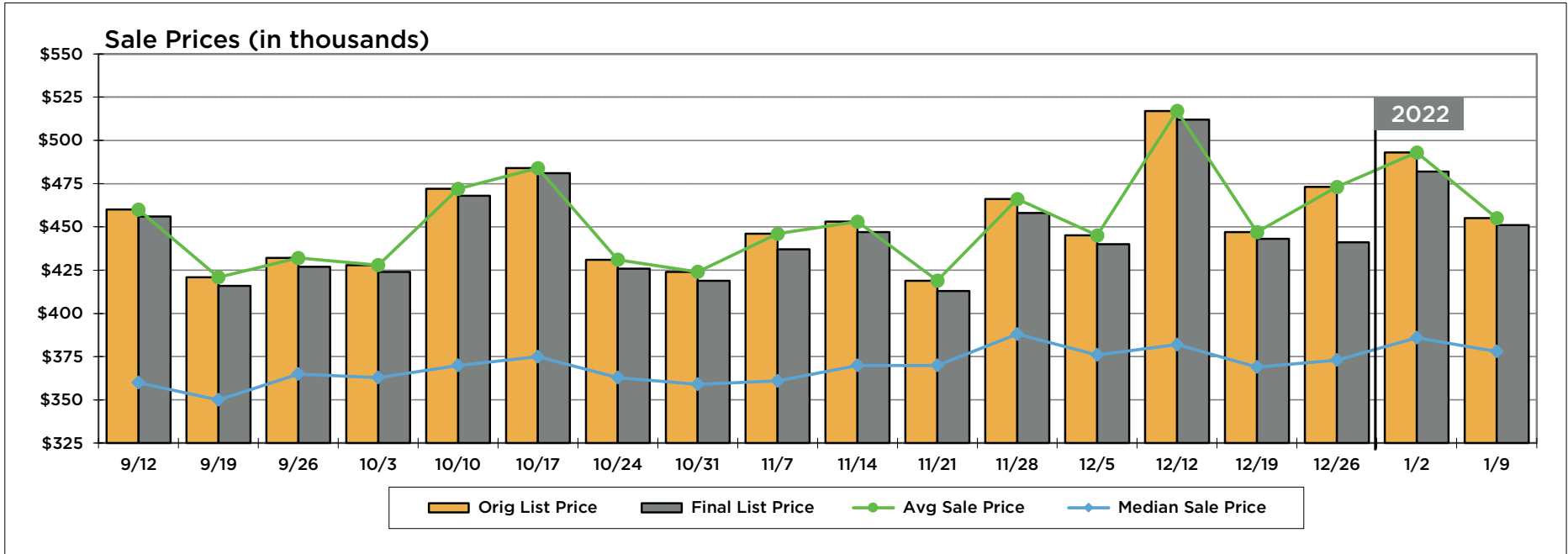
#### Beds / Baths

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

#### Square Footage

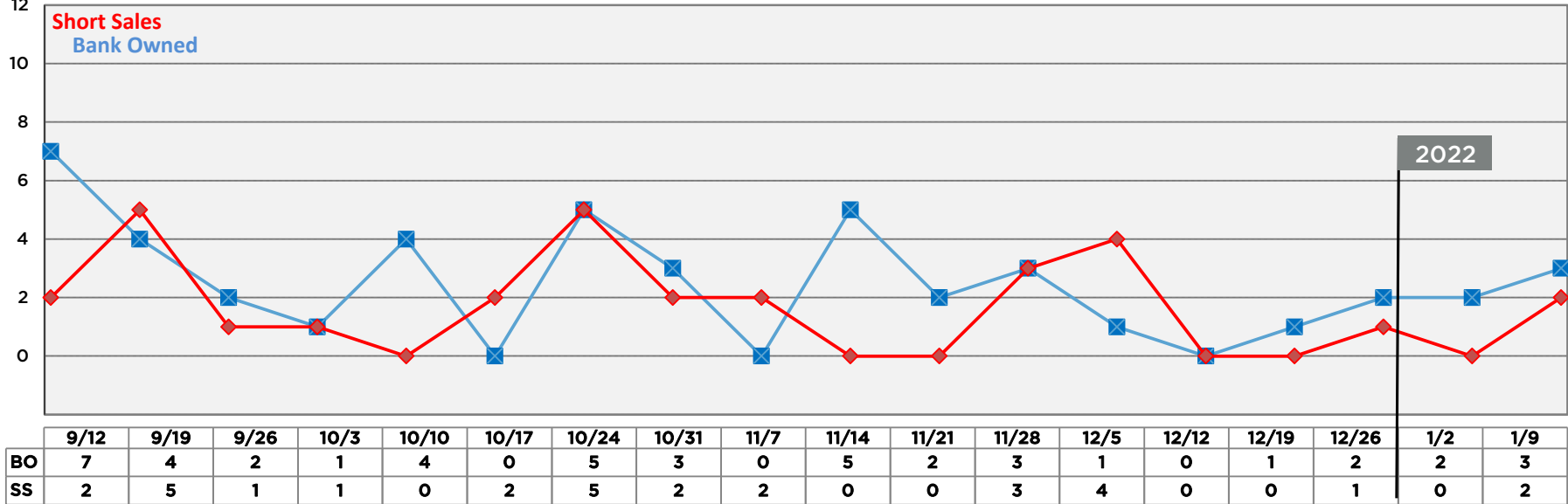
Average Square Feet	2,129	1,187	1,430	1,761	2,273	2,972	4,587
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### Single Family Homes

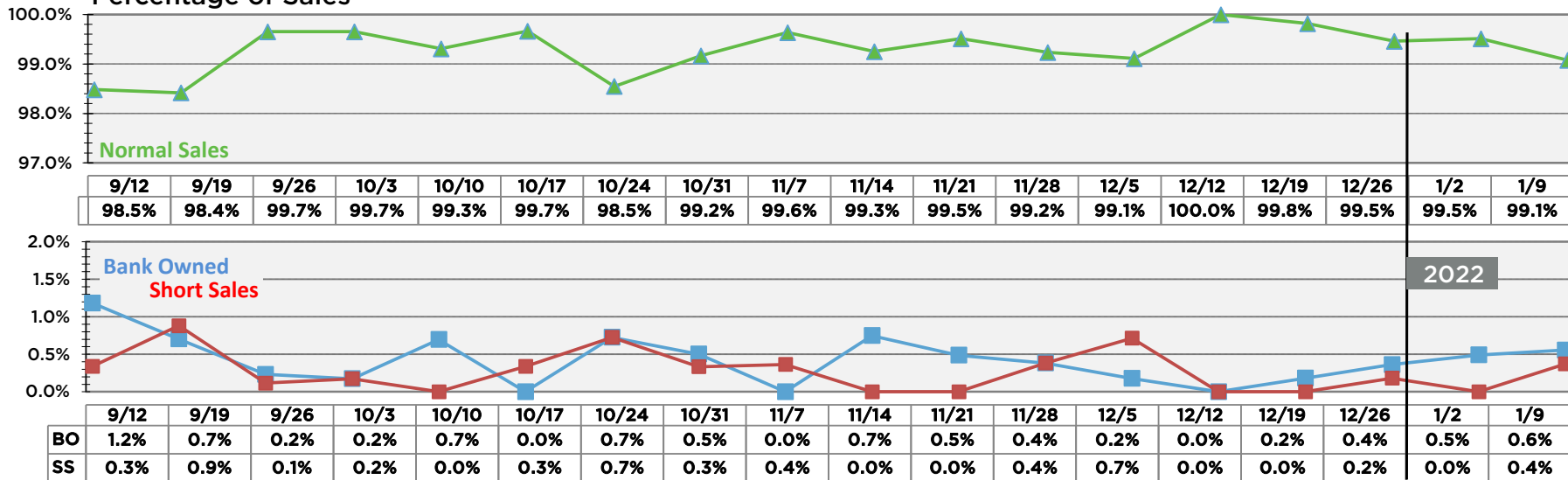


**Single Family Homes**

**Foreclosure Sales**

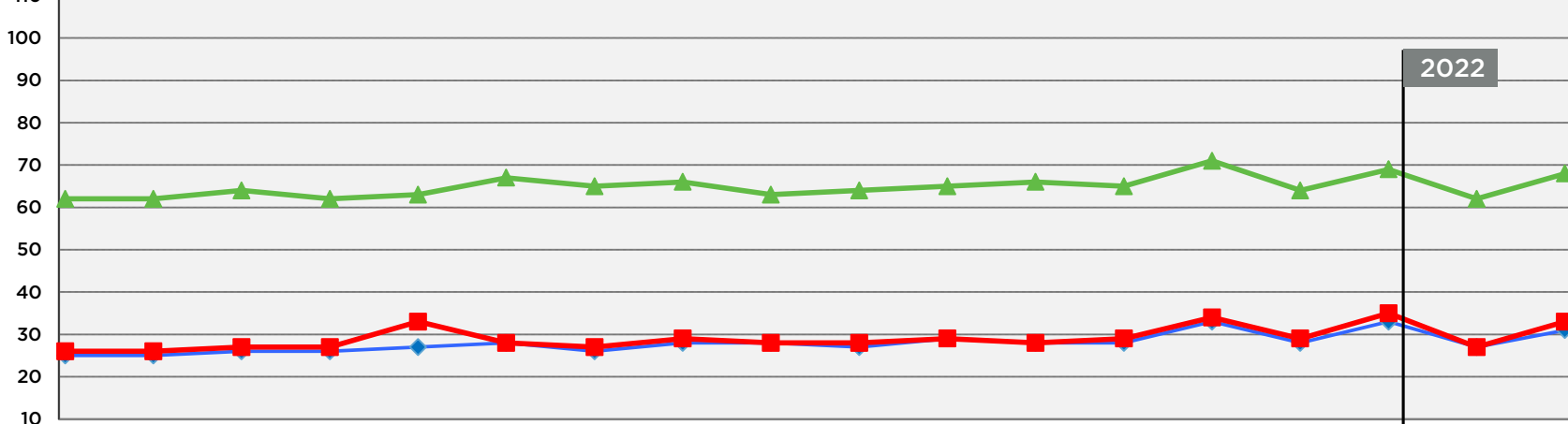


**Percentage of Sales**



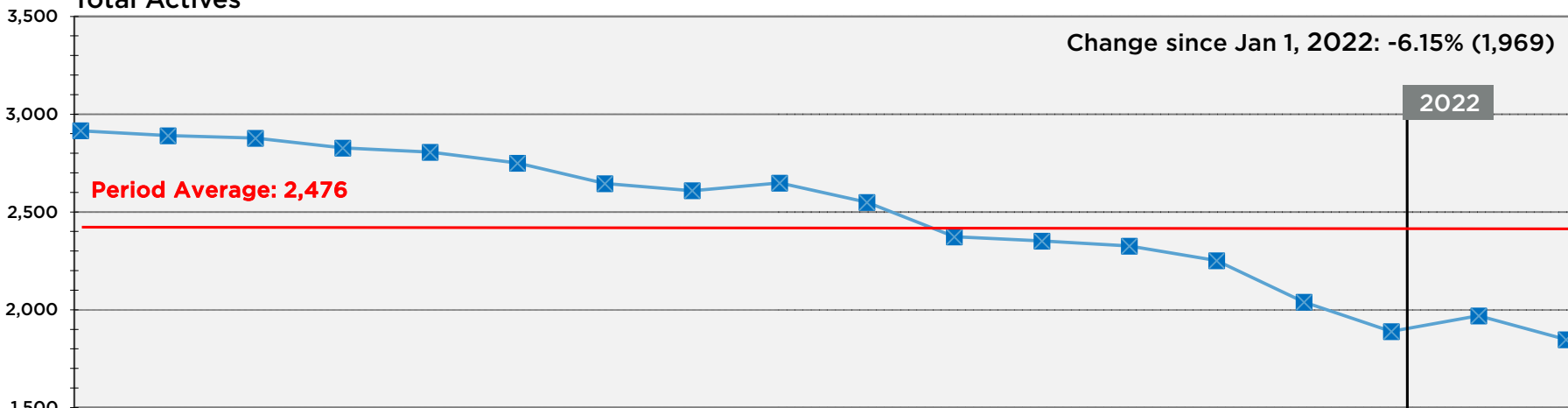
### Single Family Homes

**Average Days on Market**



	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	1/9
ListToContract	25	25	26	26	27	28	26	28	28	27	29	28	28	33	28	33	27	31
CombDaysOnMkt	26	26	27	27	33	28	27	29	28	28	29	28	29	34	29	35	27	33
ListToClose	62	62	64	62	63	67	65	66	63	64	65	66	65	71	64	69	62	68

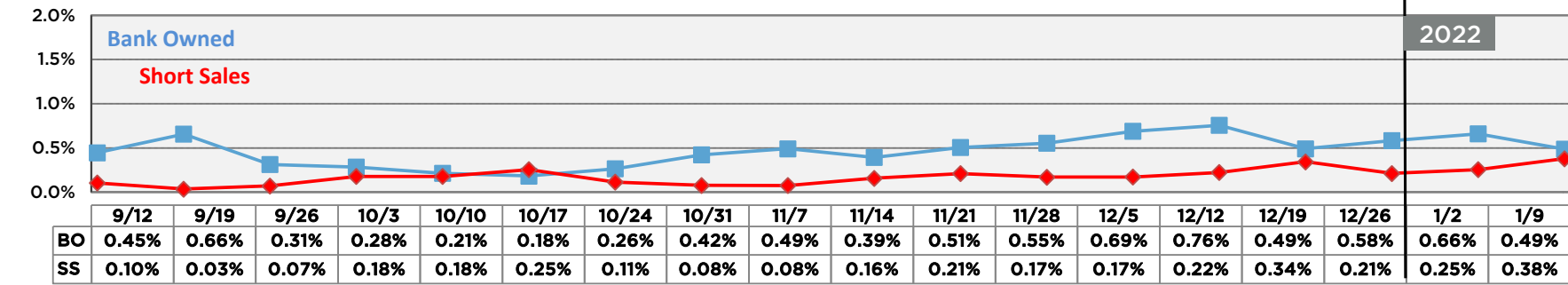
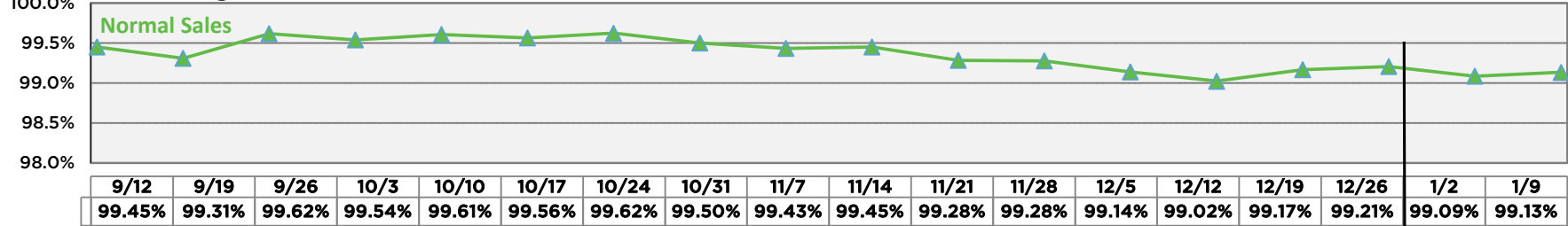
**Total Actives**



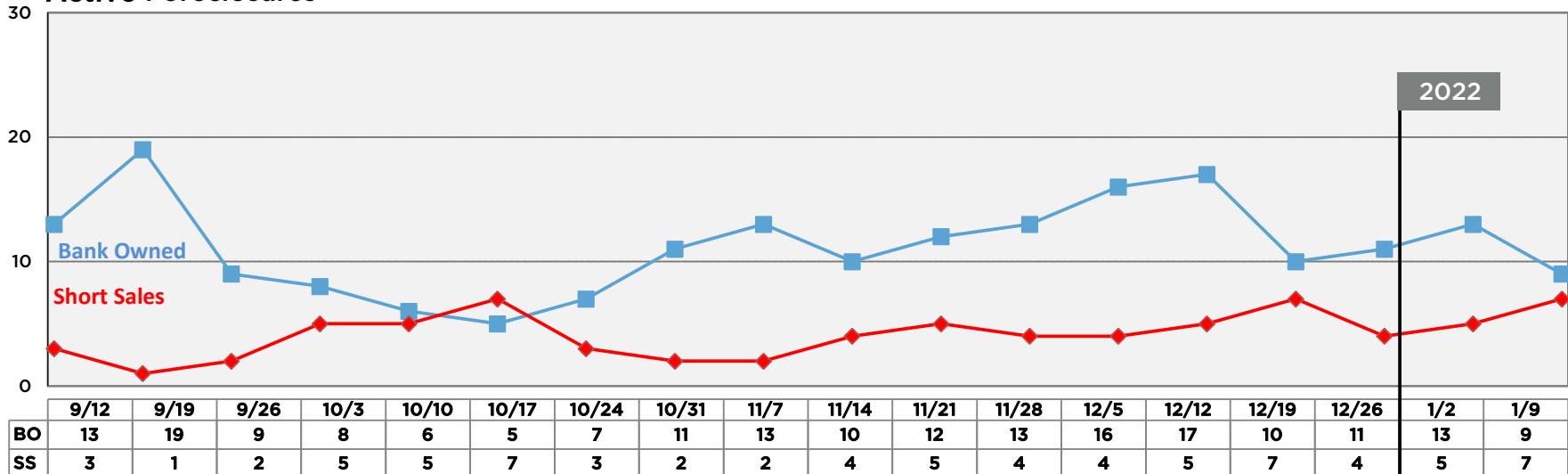
	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9
Total Actives	2,916	2,891	2,877	2,827	2,806	2,750	2,645	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848

**Single Family Homes**

**Percentage of Actives**

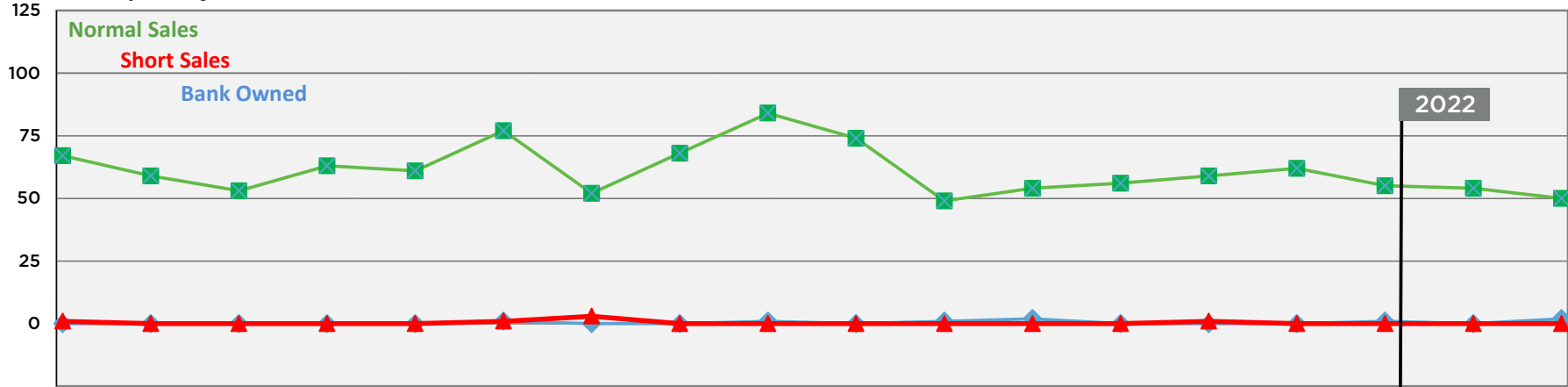


**Active Foreclosures**



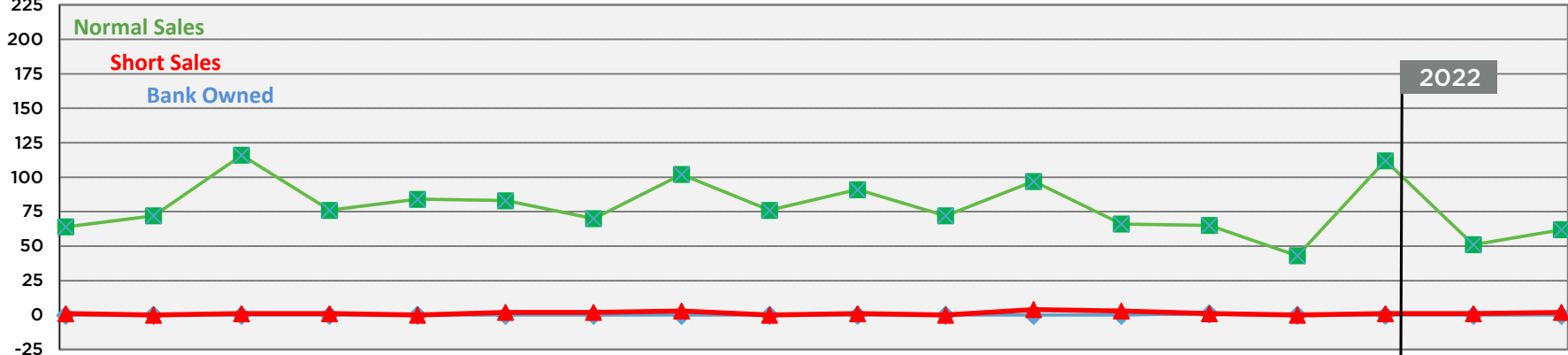
### Single Family Homes

#### Temporary Off Market



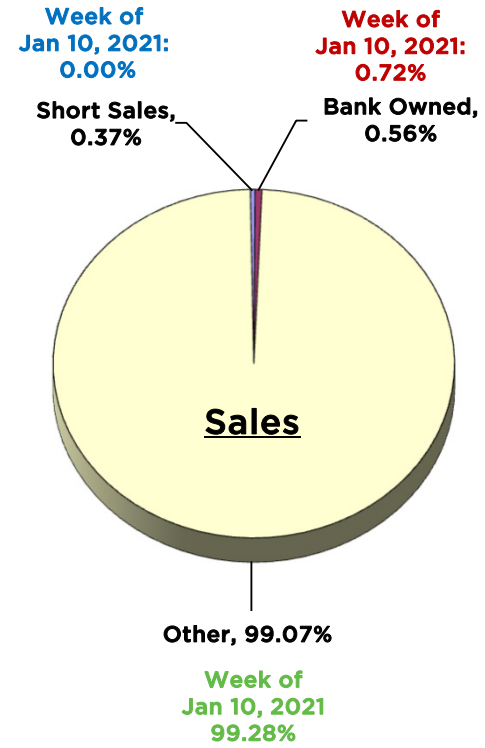
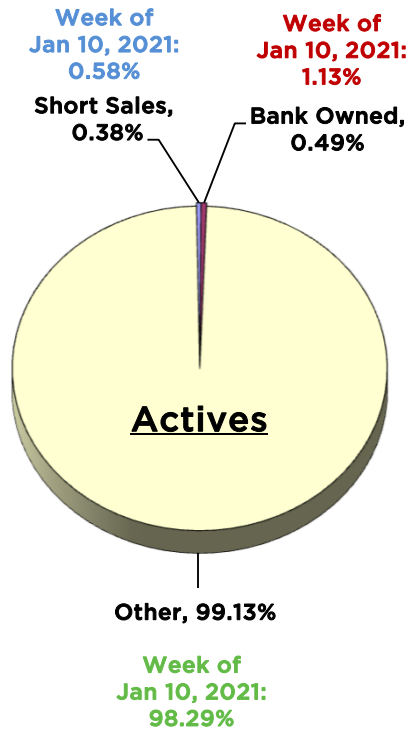
	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9
Norm	67	59	53	63	61	77	52	68	84	74	49	54	56	59	62	55	54	50
BO	0	0	0	0	0	1	0	0	1	0	1	2	0	0	0	1	0	2
SS	1	0	0	0	0	1	3	0	0	0	0	0	0	1	0	0	0	0

#### Withdrawn



	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	1/9
Norm	64	72	116	76	84	83	70	102	76	91	72	97	66	65	43	112	51	62
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	1	0	1	1	0	2	2	3	0	1	0	4	3	1	0	1	1	2

### Single Family Homes



**Where are the 4 Single Family Homes available for the Median Price of \$378,250? (± \$500)**

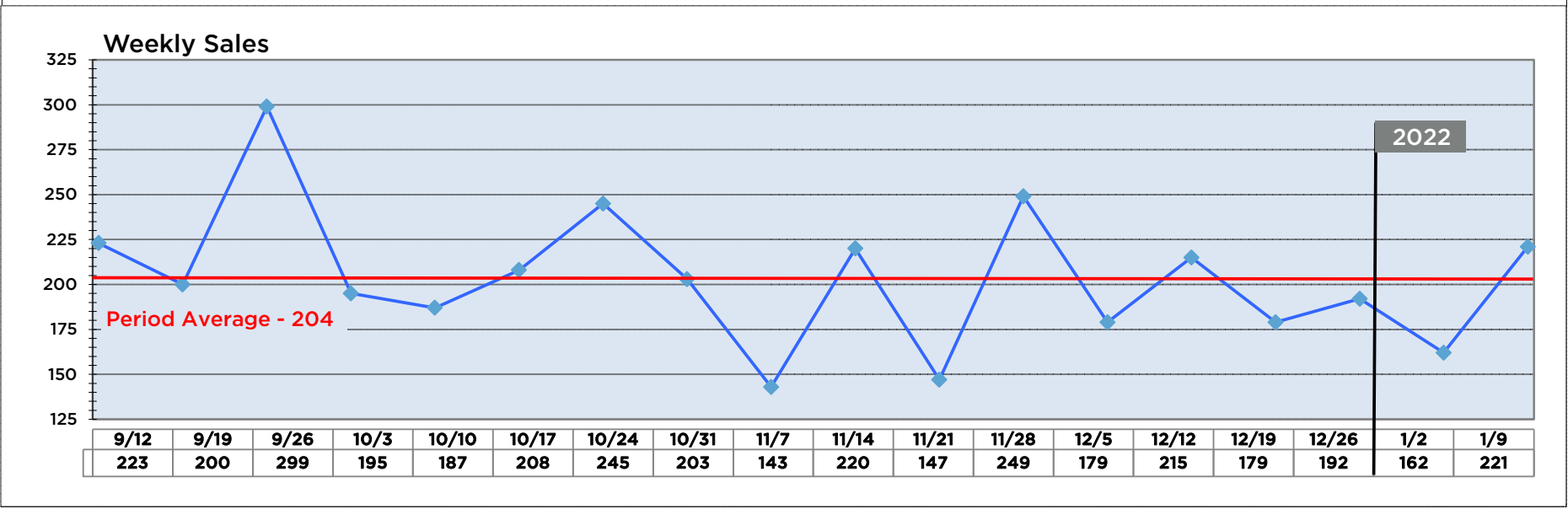
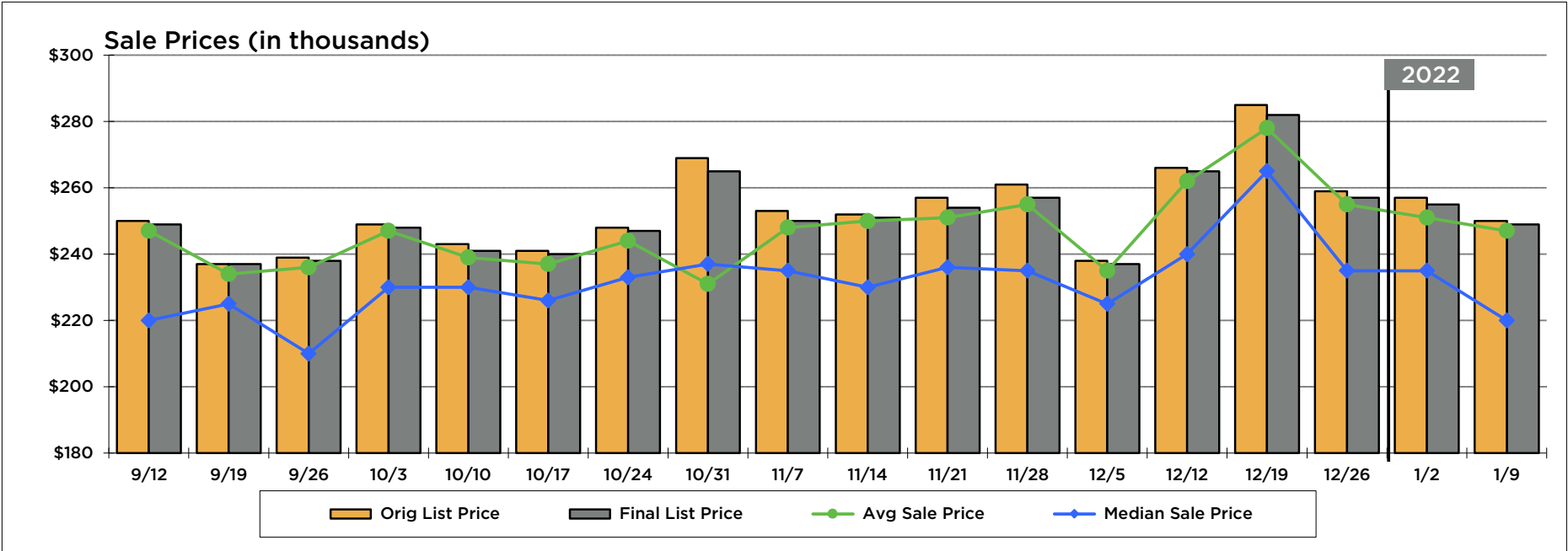
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<hr/>							
<b>Orange County</b>		<b>1</b>	<b>\$378,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,339</b>	<b>\$282.30</b>
Winter Park (West)	32789	1	\$378,000	3.0	2.0	1,339	\$282.30
<hr/>							
<b>Osceola County</b>		<b>3</b>	<b>\$378,000</b>	<b>3.7</b>	<b>2.3</b>	<b>1,973</b>	<b>\$191.62</b>
Kissimmee (East)	34744	1	\$378,000	3.0	2.0	2,098	\$180.17
Kissimmee (West) / Pleasant Hill	34746	1	\$378,000	4.0	3.0	2,220	\$170.27
Kissimmee / Celebration	34747	1	\$378,000	4.0	2.0	1,600	\$236.25

**Monday Morning Quarterback**  
01/09/2022 - 01/15/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

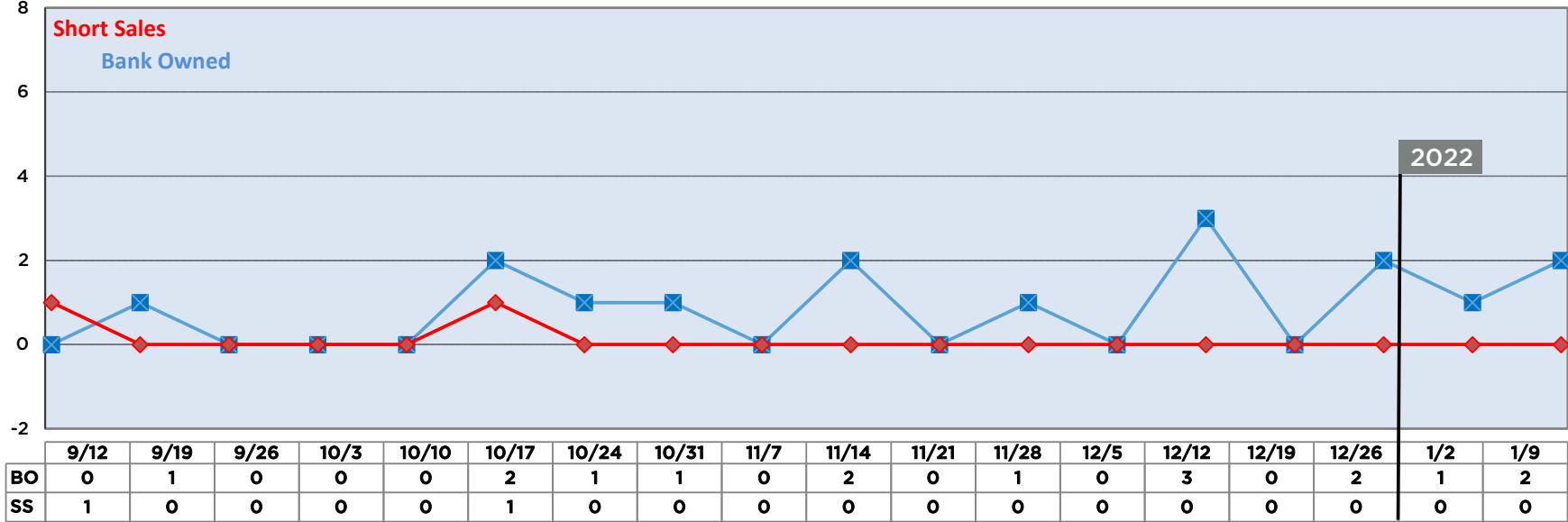
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>221</b>	126	35	42	12	5	1
Bank Owned	2	1	0	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	219	125	35	42	12	4	1
<b>Active Listings</b>	<b>636</b>	339	62	117	71	39	8
Bank Owned	4	4	0	0	0	0	0
Short Sales	3	1	2	0	0	0	0
Other	629	334	60	117	71	39	8
<b>Months of Inventory</b>	<b>1</b>	1	0	1	1	2	2
<b>List Price</b>							
Average Original List Price	\$249,802	\$171,832	\$275,949	\$349,513	\$443,150	\$540,980	\$1,195,000
Average Final List Price	\$249,498	\$171,723	\$275,120	\$349,406	\$442,317	\$538,980	\$1,195,000
<b>Sale Price</b>							
Average Price	\$246,746	\$169,362	\$274,308	\$346,183	\$439,475	\$533,400	\$1,110,000
Median Price	\$220,000	\$171,000	\$275,000	\$347,000	\$439,500	\$530,000	\$1,110,000
<b>Price Differences</b>							
Original to Final List Price	-\$304	-\$109	-\$829	-\$107	-\$833	-\$2,000	\$0
Original List to Sale Price - \$	-\$3,056	-\$2,470	-\$1,641	-\$3,330	-\$3,675	-\$7,580	-\$85,000
Final List to Sale Price - \$	-\$2,752	-\$2,361	-\$812	-\$3,223	-\$2,842	-\$5,580	-\$85,000
Original List to Sale Price - %	98.78%	98.56%	99.41%	99.05%	99.17%	98.60%	92.89%
Final List to Sale Price - %	98.90%	98.63%	99.70%	99.08%	99.36%	98.96%	92.89%
<b>Days on the Market</b>							
Avg Days Listing to Contract	35	37	31	35	17	27	63
Combined Avg Days to Contract	35	38	31	35	17	27	63
Avg Days Listing to Closing	71	73	67	74	56	64	78
Avg Days Contract to Close	36	35	35	38	42	36	14
<b>Beds / Baths</b>							
Average Bedrooms	3	2	3	3	3	3	2
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	1	1	1	0	0
<b>Square Footage</b>							
Average Square Feet	1,324	1,086	1,438	1,653	1,978	2,168	1,514

**Condos, Townhomes, Villas**

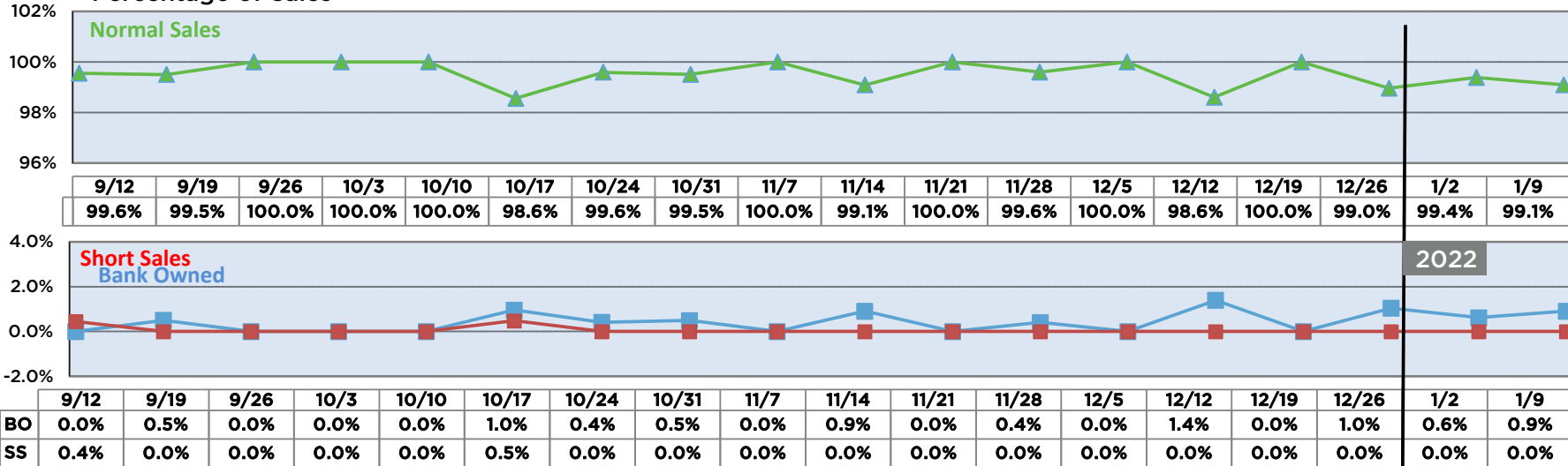


**Condos, Townhomes, Villas**

**Foreclosure Sales**

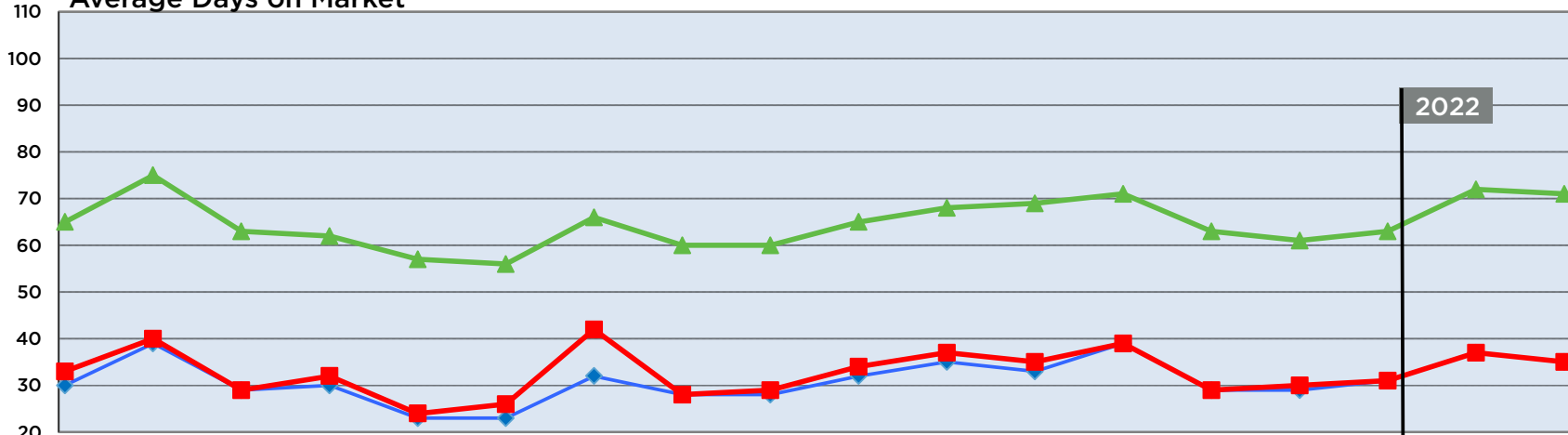


**Percentage of Sales**



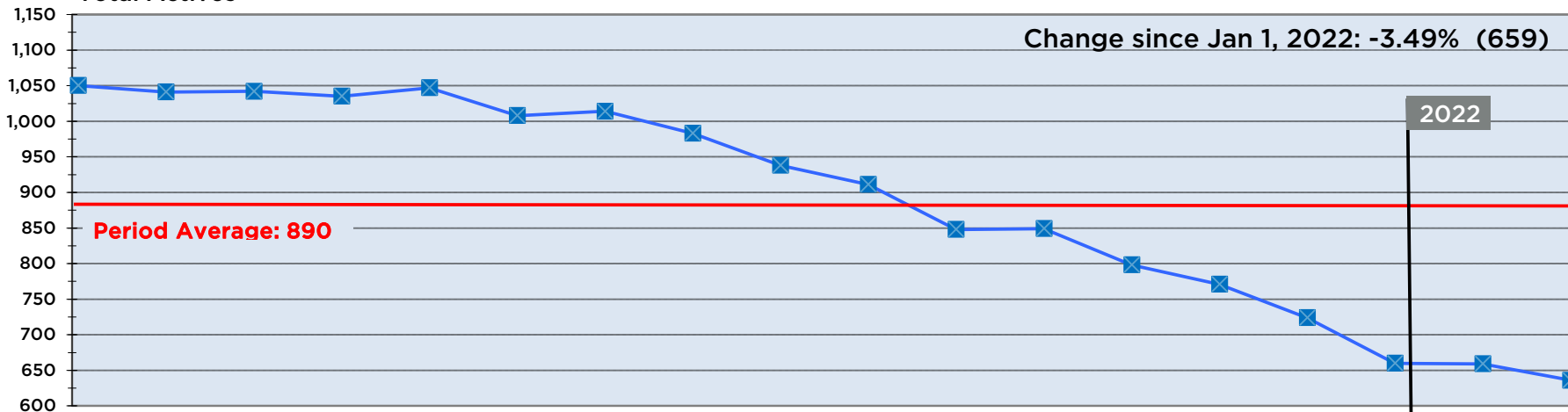
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	1/9
ListToContract	30	39	29	30	23	23	32	28	28	32	35	33	39	29	29	31	37	35
CombDaysOnMkt	33	40	29	32	24	26	42	28	29	34	37	35	39	29	30	31	37	35
ListToClose	65	75	63	62	57	56	66	60	60	65	68	69	71	63	61	63	72	71

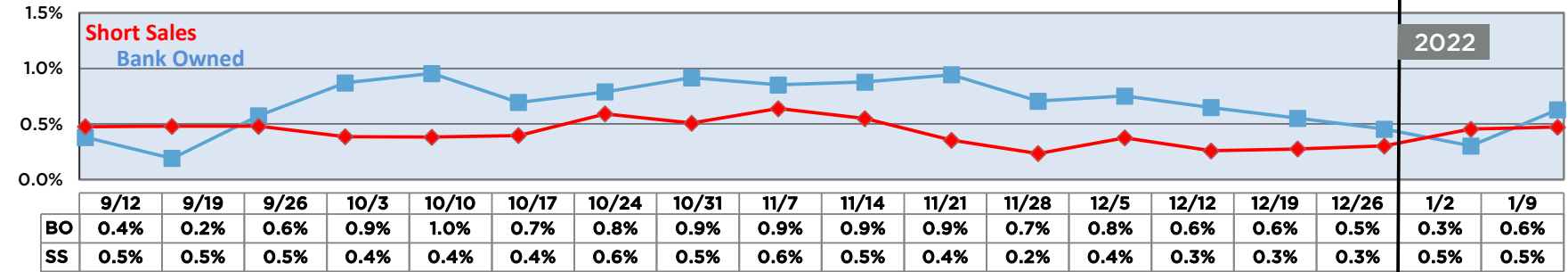
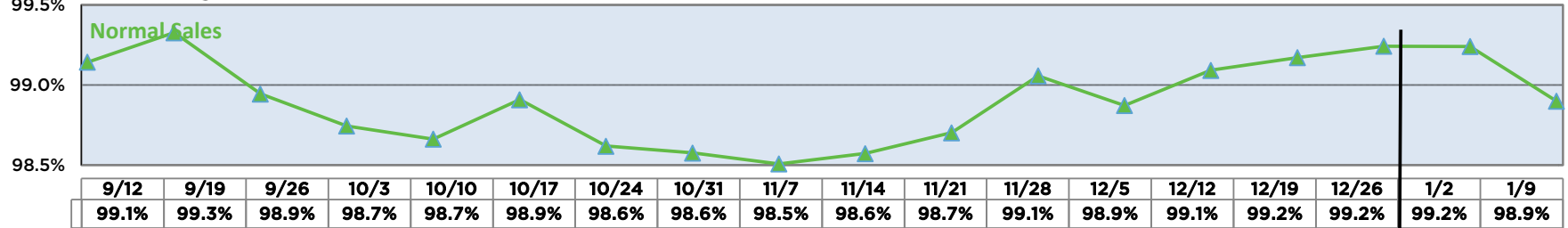
**Total Actives**



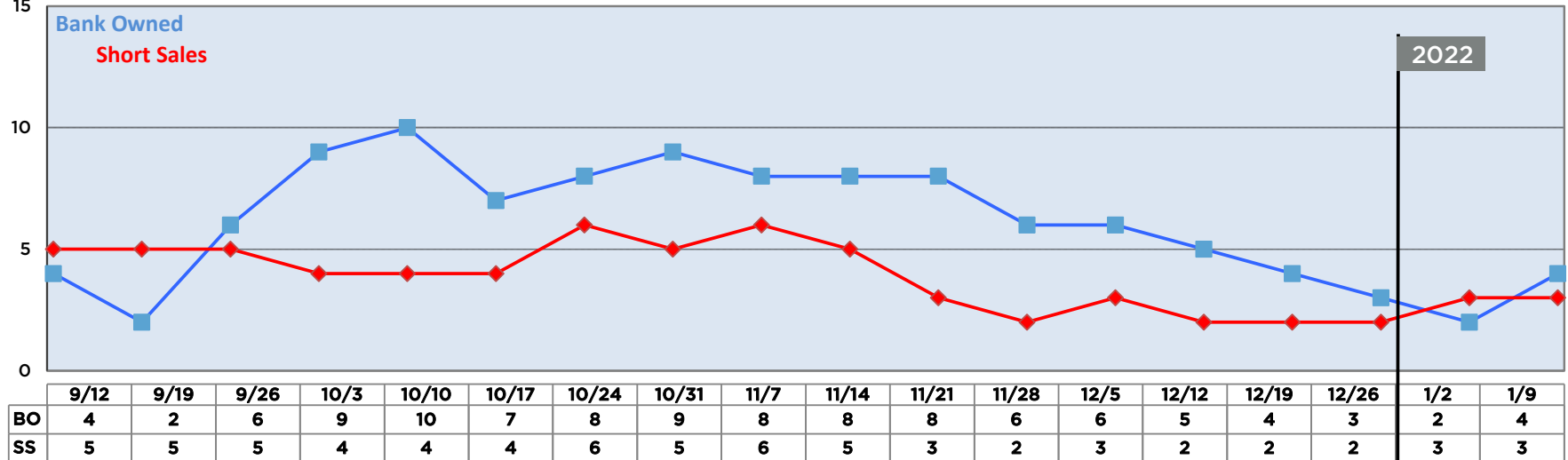
	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9
Total Actives	1,050	1,041	1,042	1,035	1,047	1,008	1,014	983	938	911	848	849	798	771	724	660	659	636

**Condos, Townhomes, Villas**

**Percentage of Actives**

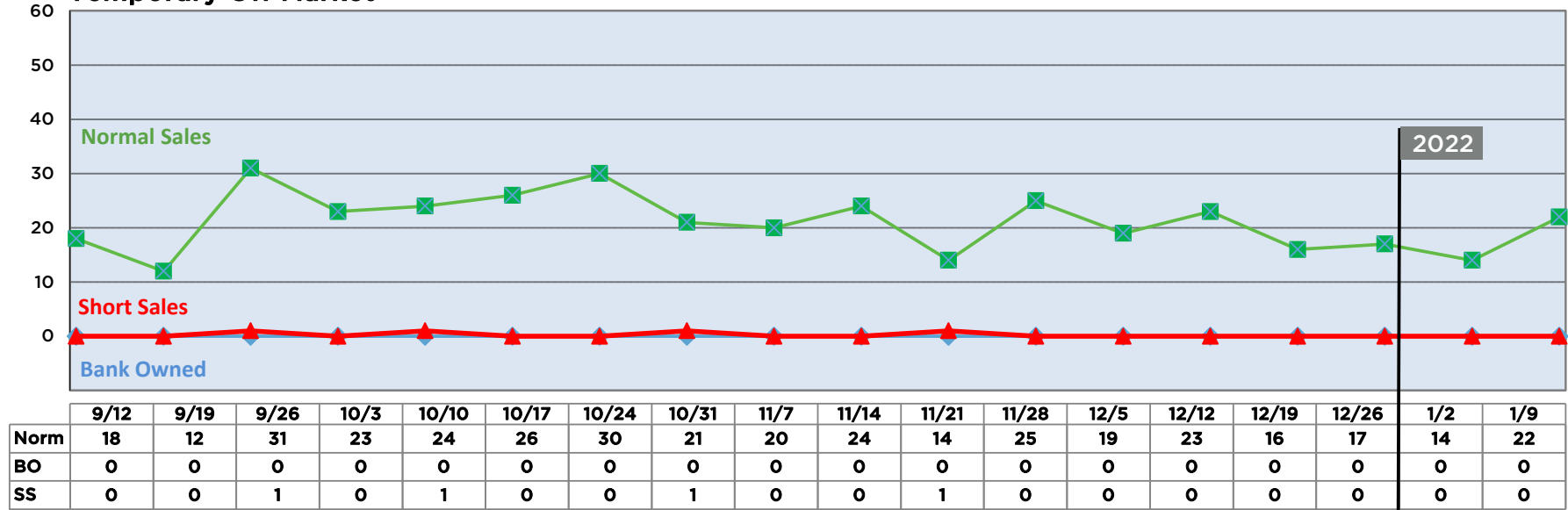


**Active Foreclosures**

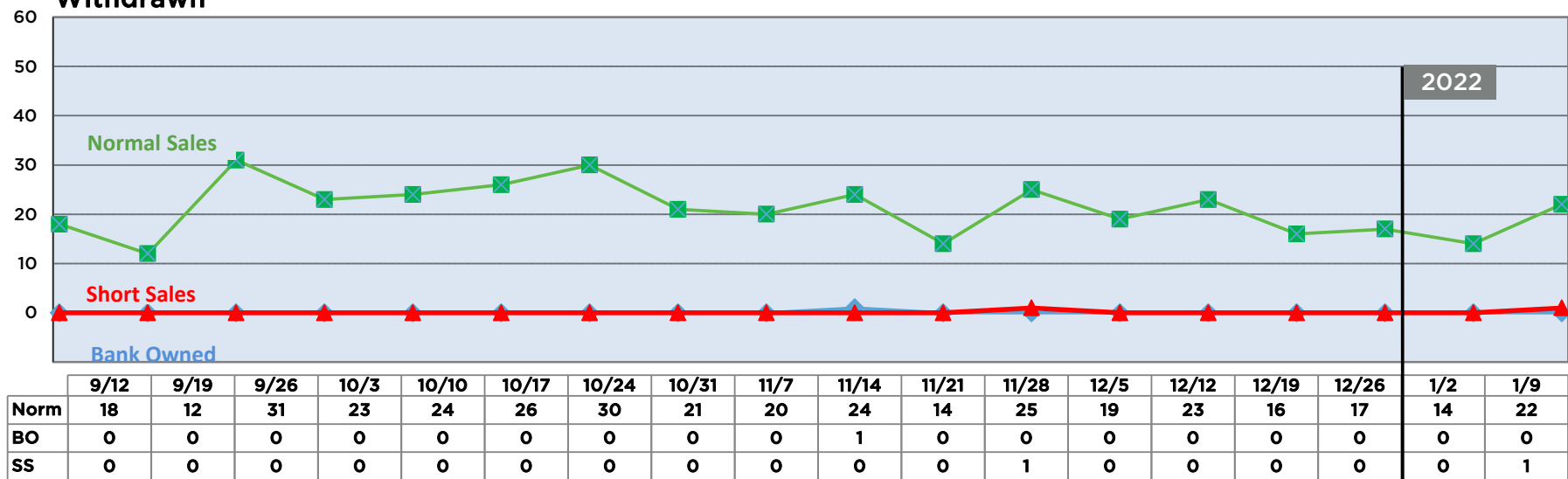


**Condos, Townhomes, Villas**

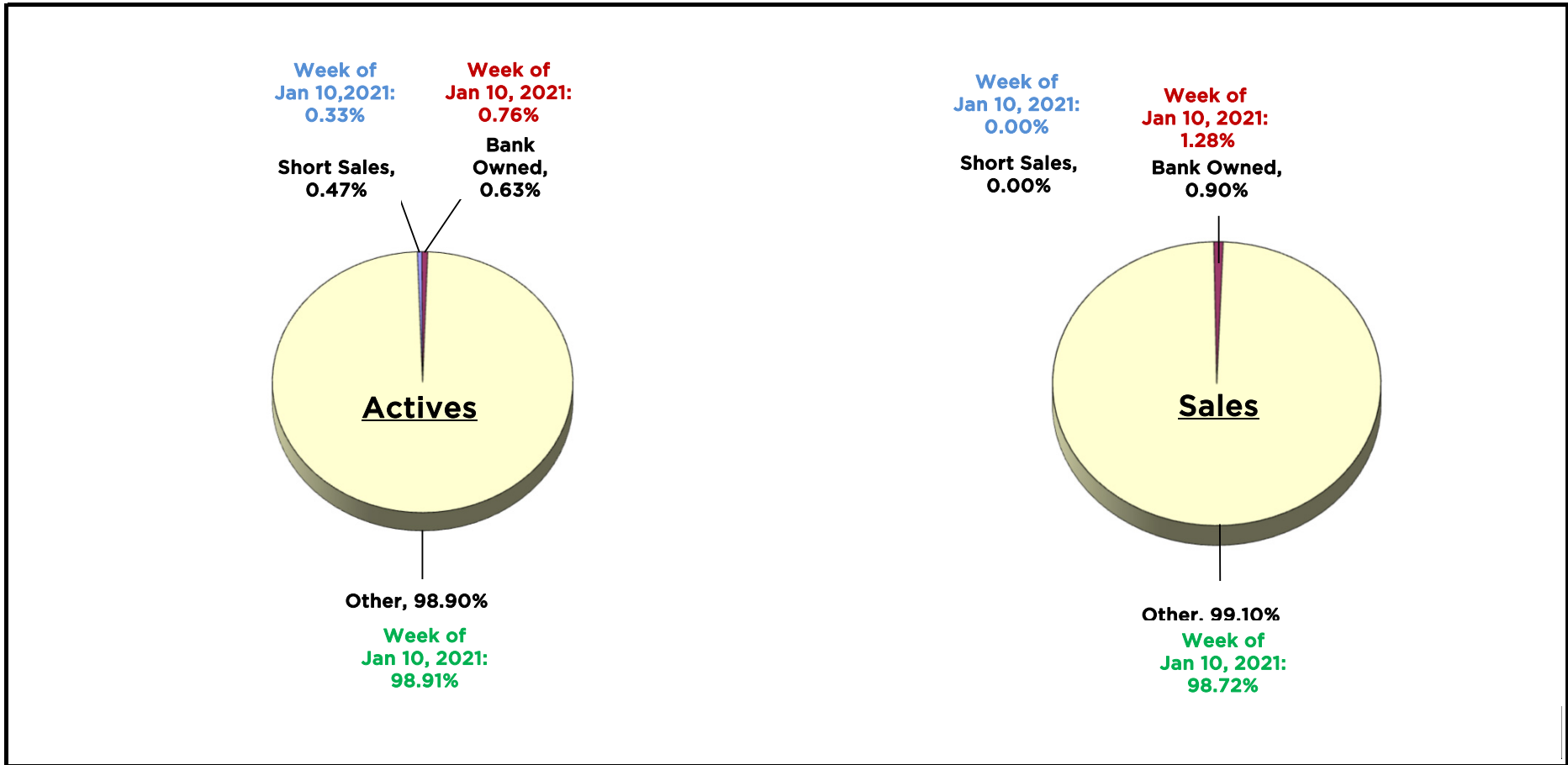
**Temporary Off Market**



**Withdrawn**



**Condos, Townhomes, Villas**



**Where are the 14 Condos, Townhomes, or Villas available for the Median Price of \$220,000? (± \$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>3</b>	<b>\$219,967</b>	<b>2.3</b>	<b>2.0</b>	<b>1,302</b>	<b>\$168.95</b>
Casselberry	32707	1	\$220,000	3.0	2.0	1,151	\$191.14
Winter Springs / Tuskawilla	32708	1	\$220,000	2.0	2.0	1,156	\$190.31
Longwood / Wekiva Springs	32779	1	\$219,900	2.0	2.0	1,599	\$137.52
<b>Orange County</b>		<b>10</b>	<b>\$219,915</b>	<b>3.0</b>	<b>2.0</b>	<b>1,173</b>	<b>\$187.56</b>
Azalea Park	32807	1	\$220,000	3.0	2.0	1,295	\$169.88
Orlo Vista	32811	1	\$220,000	3.0	2.0	1,351	\$162.84
Williamsburg / Lake Bryan	32821	7	\$219,893	3.0	2.0	1,122	\$195.98
Rio Pinar / Union Park	32825	1	\$219,900	3.0	2.0	1,225	\$179.51
<b>Osceola County</b>		<b>1</b>	<b>\$220,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,222</b>	<b>\$180.03</b>
Kissimmee / Celebration	34747	1	\$220,000	3.0	2.0	1,222	\$180.03