



Monday Morning Quarterback Summary

Week of January 16, 2022 - January 22, 2022

Single-family existing homes

- Sales of single-family homes decreased to 444 during the week of Jan 16, from 540 the week prior
- The median price of single family homes decreased to \$366,000, a change of -3.2%
- The number of single-family home foreclosure transactions increased to 4 last week, from 3 the week of Jan 09
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory decreased by 4, and now sits at 1,844

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 155 during the week of Jan 16, from 221 the week prior
- The median price of condos, townhomes, and villas increased to \$235,000, a change of 6.8%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Jan 09
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 28, and now sits at 608

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

Monday Morning Quarterback
01/16/2022 - 01/22/2022
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
Sales	444	71	48	138	79	99	9
Bank Owned	4	1	2	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	440	70	46	137	79	99	9
Active Listings	1,844	274	151	400	328	484	207
Bank Owned	6	2	2	1	0	1	0
Short Sales	6	1	1	3	0	0	1
Other	1,832	271	148	396	328	483	206
Months of Inventory	1	1	1	1	1	1	5

List Price

Average Original List Price	\$423,564	\$187,538	\$278,558	\$346,353	\$450,726	\$634,578	\$1,683,222
Average Final List Price	\$420,371	\$184,777	\$276,931	\$345,189	\$446,477	\$631,827	\$1,641,555

Sale Price

Average Price	\$418,932	\$181,603	\$276,617	\$347,067	\$447,383	\$630,257	\$1,577,833
Median Price	\$366,000	\$194,500	\$276,000	\$347,500	\$450,000	\$600,000	\$1,400,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$3,193	-\$2,761	-\$1,627	-\$1,164	-\$4,249	-\$2,751	-\$41,667
<i>Original</i> List to <i>Sale</i> Price - \$	-\$4,632	-\$5,935	-\$1,941	\$714	-\$3,343	-\$4,321	-\$105,389
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,439	-\$3,174	-\$314	\$1,878	\$906	-\$1,570	-\$63,722
<i>Original</i> List to <i>Sale</i> Price - %	98.91%	96.84%	99.30%	100.21%	99.26%	99.32%	93.74%
<i>Final</i> List to <i>Sale</i> Price - %	99.66%	98.28%	99.89%	100.54%	100.20%	99.75%	96.12%

Days on the Market

Avg Days Listing to Contract	31	34	25	27	25	30	161
Combined Avg Days to Contract	33	36	25	28	25	35	161
Avg Days Listing to Closing	68	70	61	64	60	70	197
Avg Days Contract to Close	37	36	35	37	35	40	36

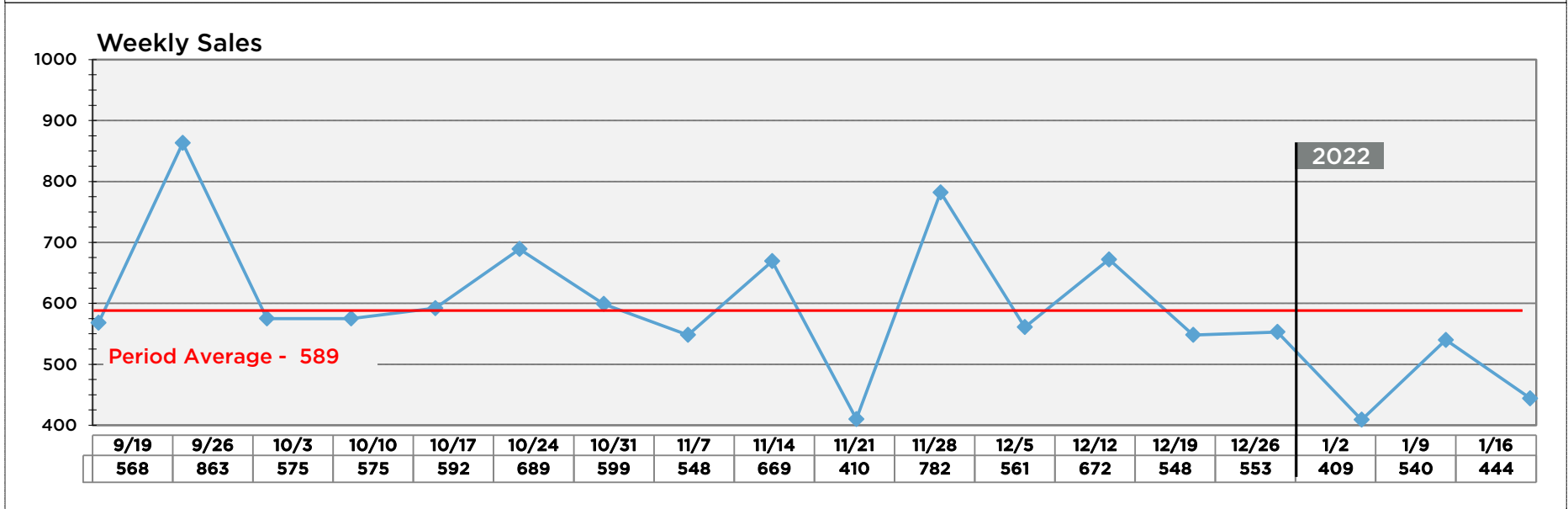
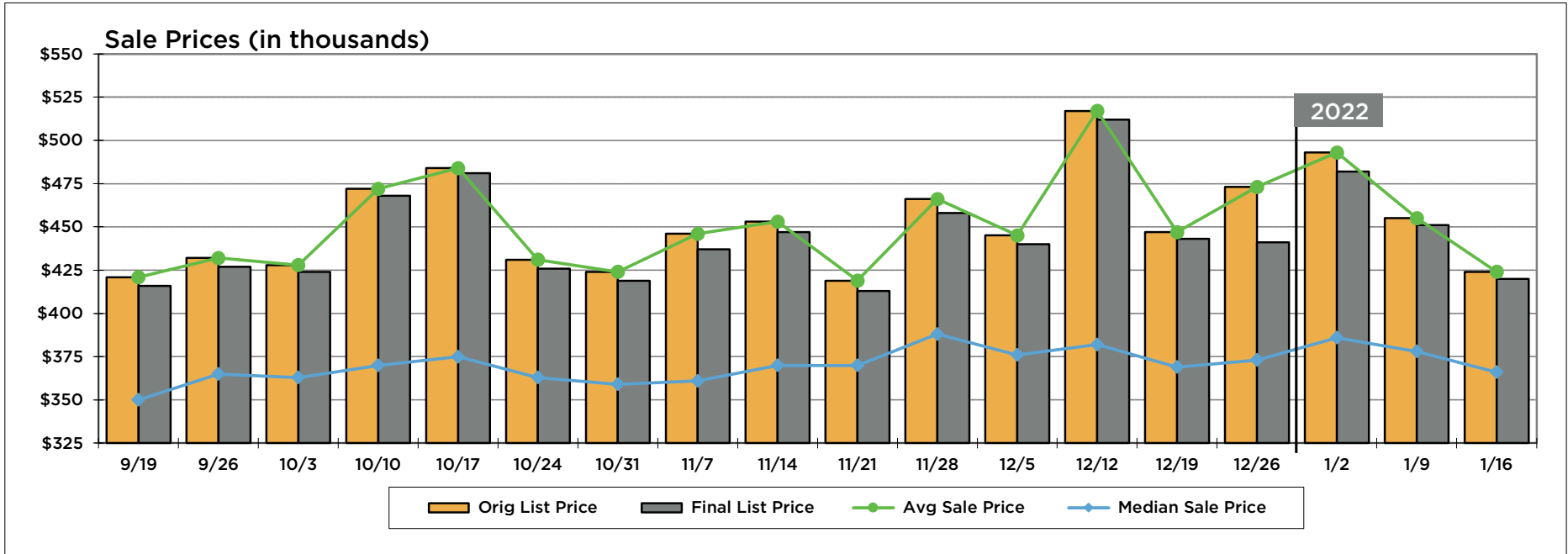
Beds / Baths

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

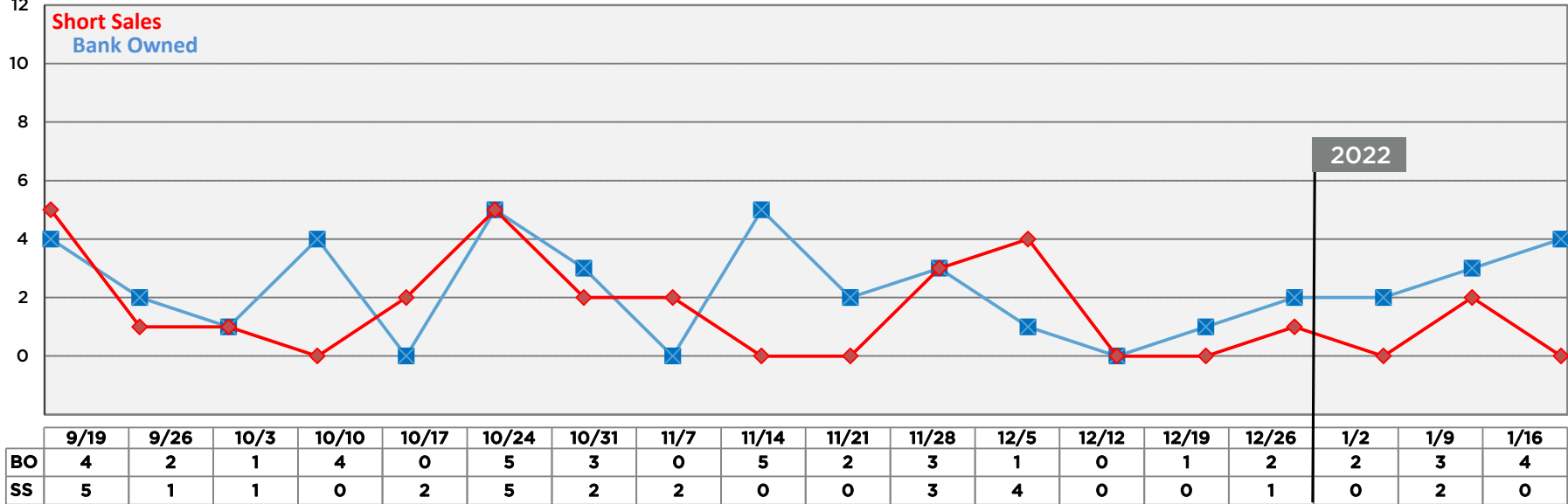
Average Square Feet	2,025	1,142	1,429	1,761	2,265	2,878	4,708
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Single Family Homes

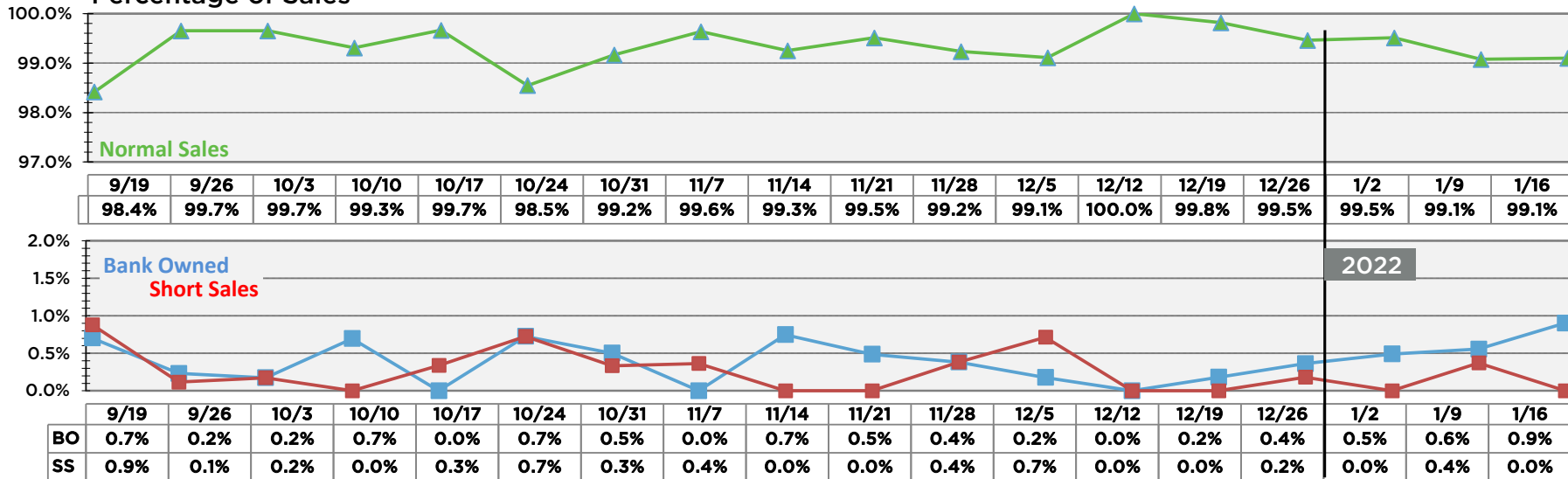


Single Family Homes

Foreclosure Sales

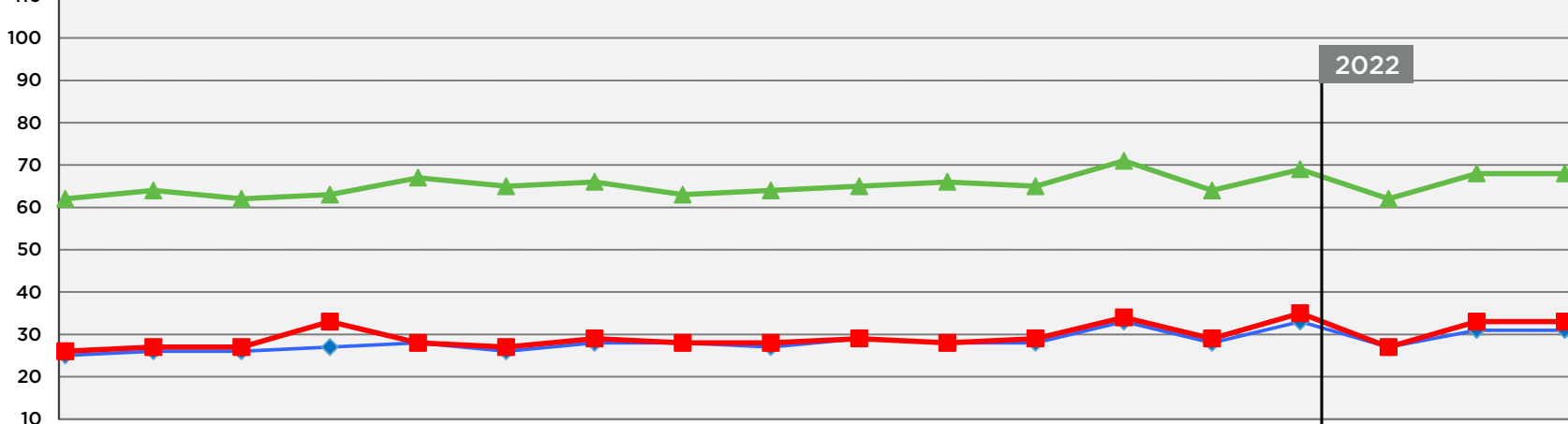


Percentage of Sales



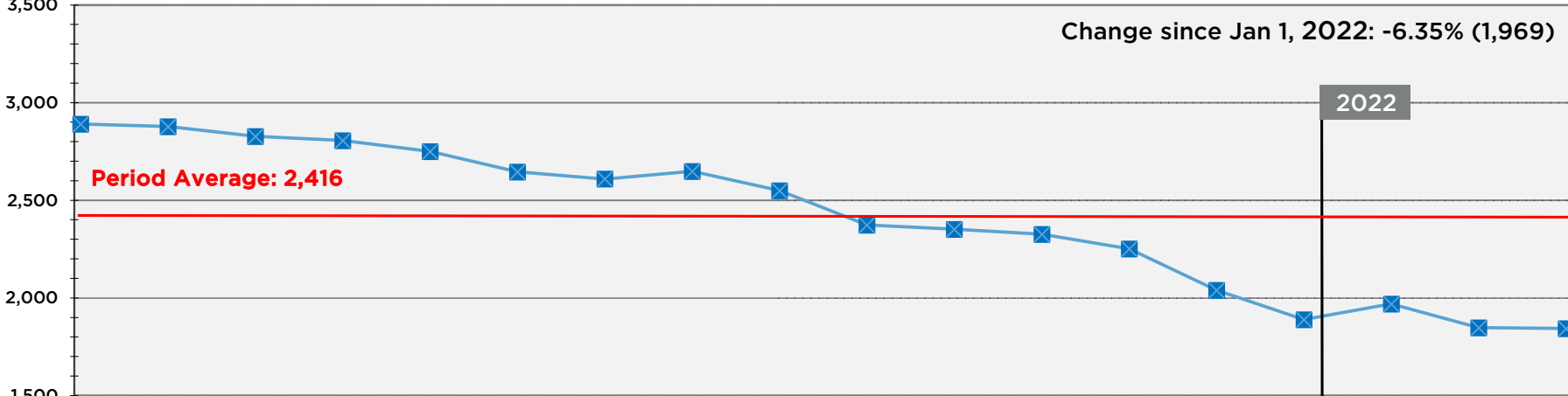
Single Family Homes

Average Days on Market



	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	1/16
ListToContract	25	26	26	27	28	26	28	28	27	29	28	28	33	28	33	27	31	31
CombDaysOnMkt	26	27	27	33	28	27	29	28	28	29	28	29	34	29	35	27	33	33
ListToClose	62	64	62	63	67	65	66	63	64	65	66	65	71	64	69	62	68	68

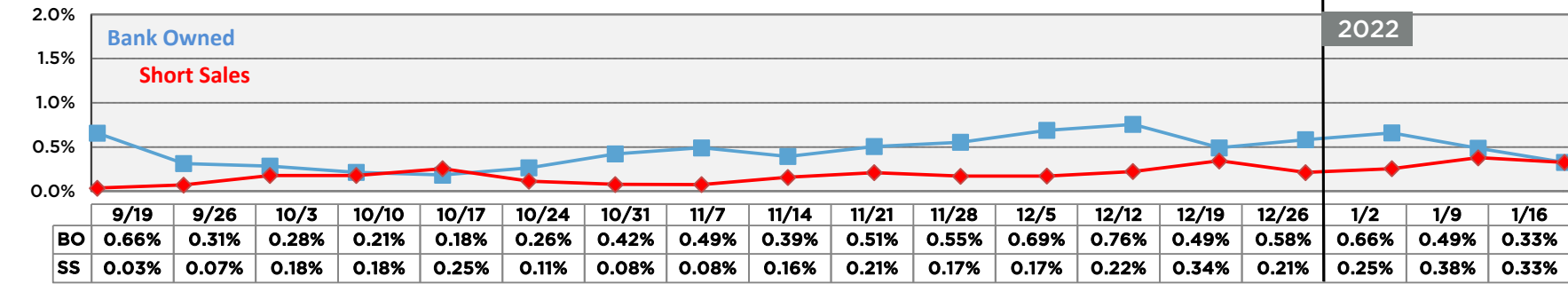
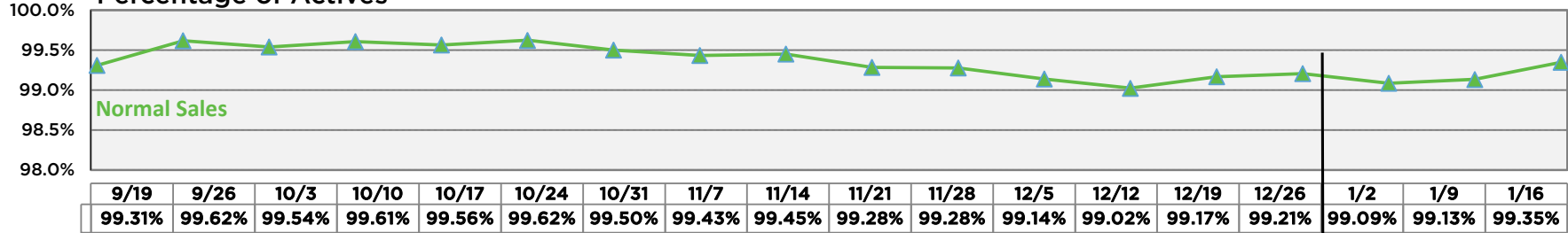
Total Actives



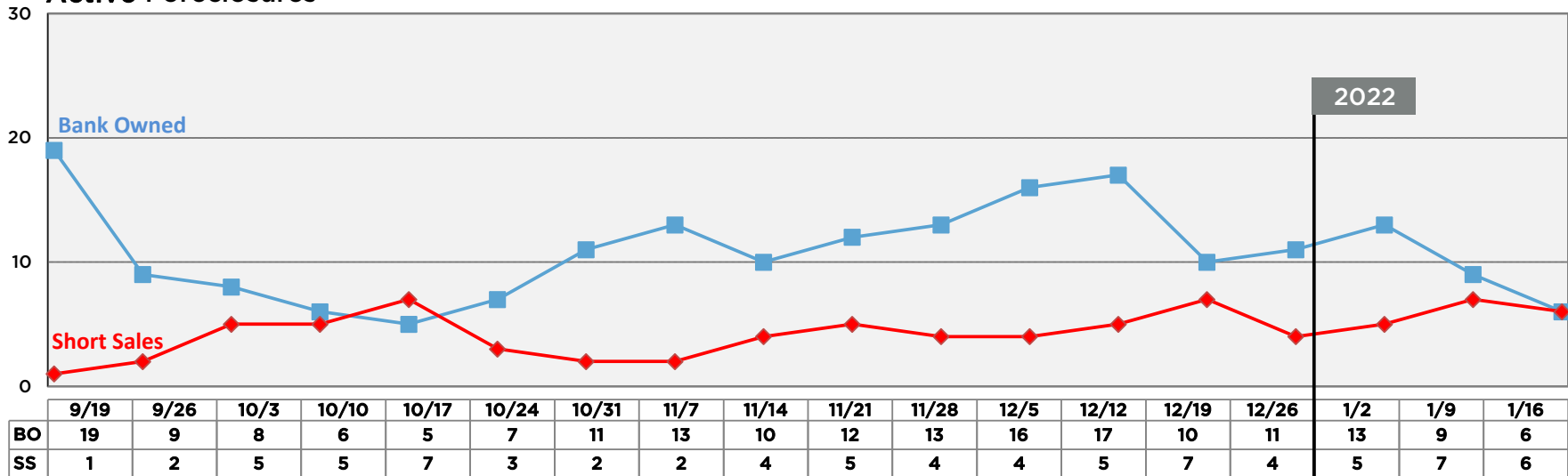
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Total Actives	2,891	2,877	2,827	2,806	2,750	2,645	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844

Single Family Homes

Percentage of Actives

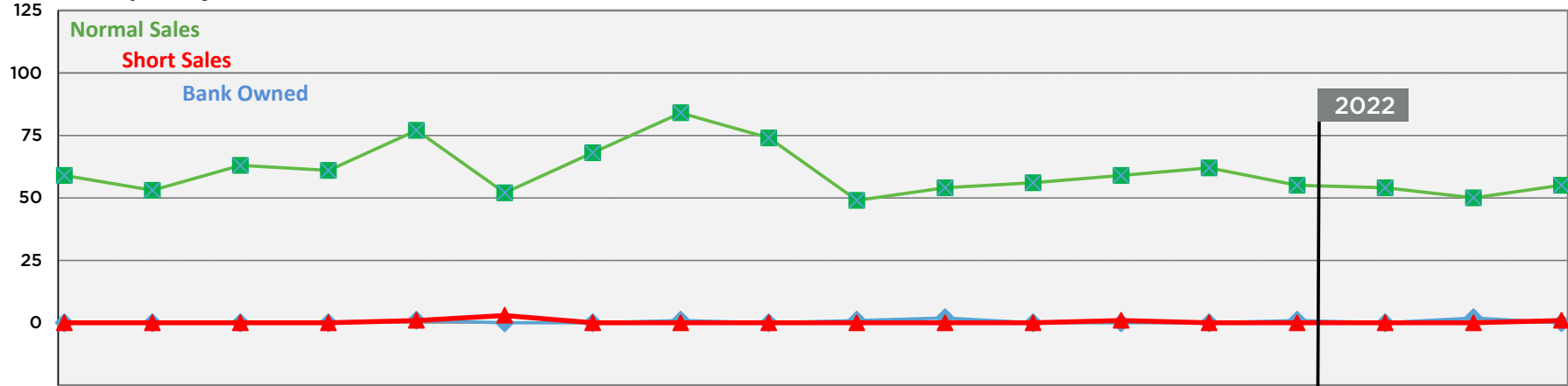


Active Foreclosures



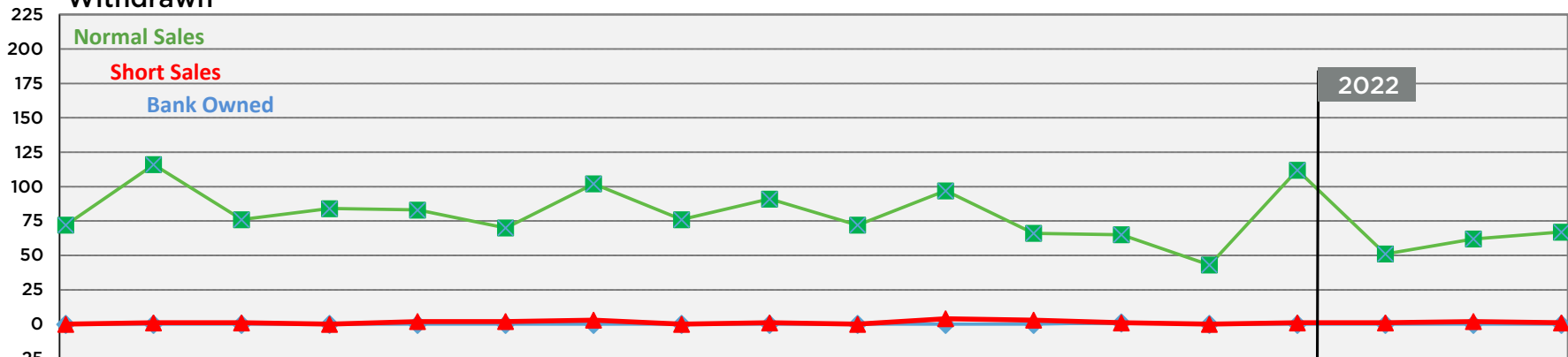
Single Family Homes

Temporary Off Market



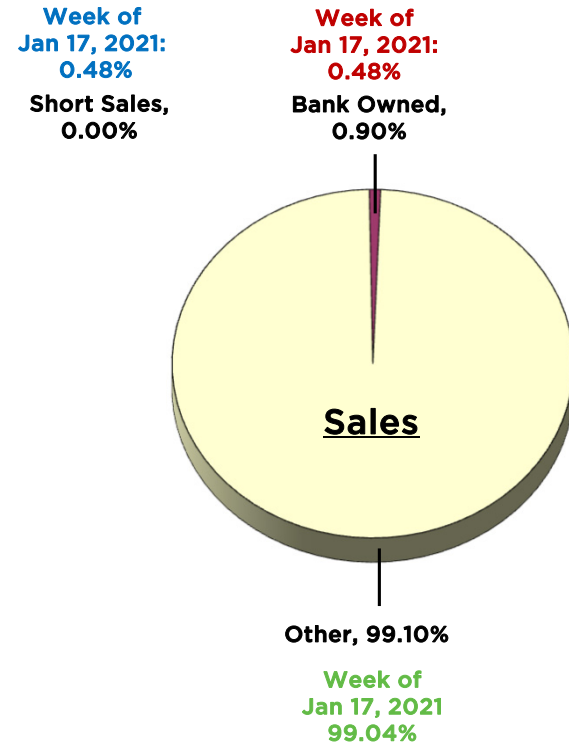
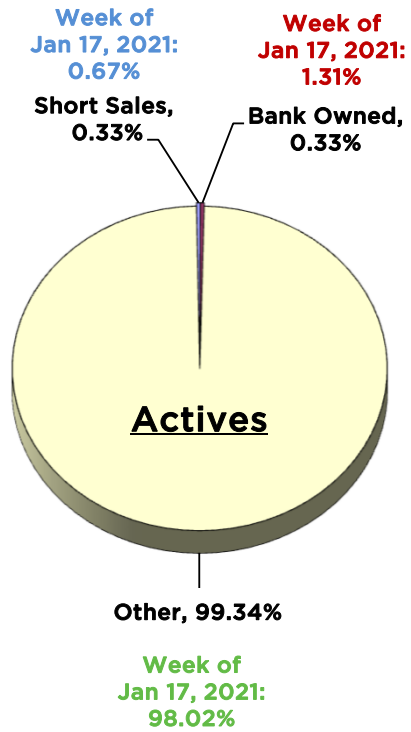
	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16
Norm	59	53	63	61	77	52	68	84	74	49	54	56	59	62	55	54	50	55
BO	0	0	0	0	1	0	0	1	0	1	2	0	0	0	1	0	2	0
SS	0	0	0	0	1	3	0	0	0	0	0	0	1	0	0	0	0	1

Withdrawn



	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	1/16
Norm	72	116	76	84	83	70	102	76	91	72	97	66	65	43	112	51	62	67
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	0	1	1	0	2	2	3	0	1	0	4	3	1	0	1	1	2	1

Single Family Homes





Monday Morning Quarterback
01/16/2022 - 01/22/2022
Lake, Orange, Osceola & Seminole Counties

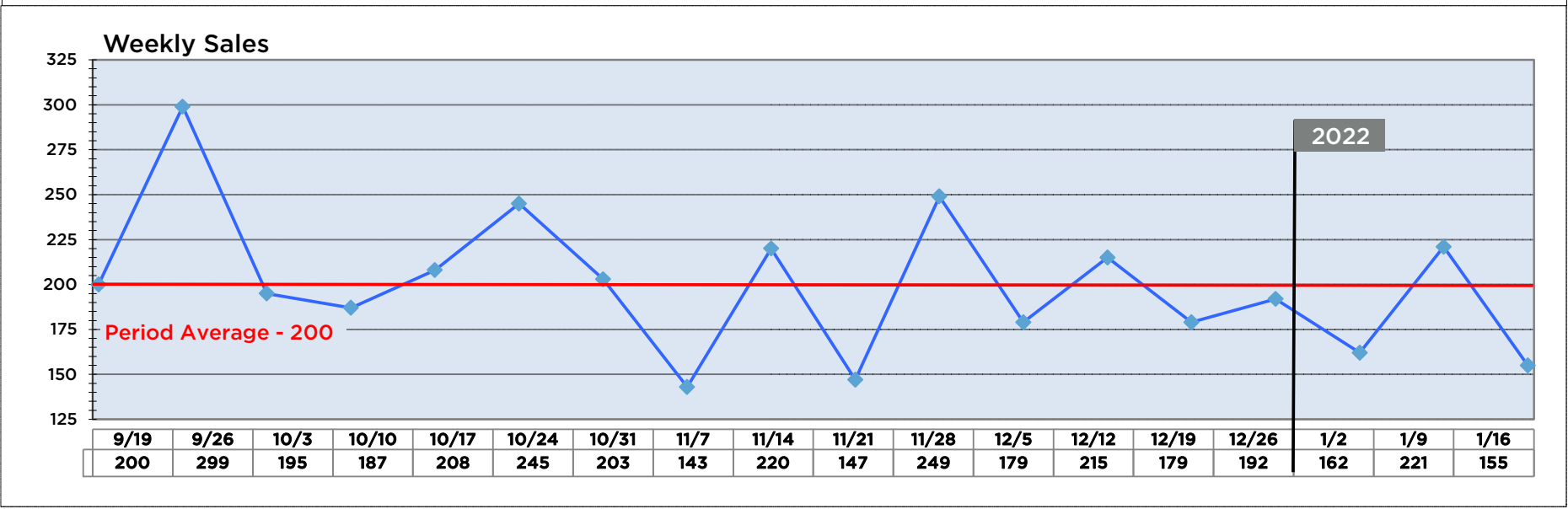
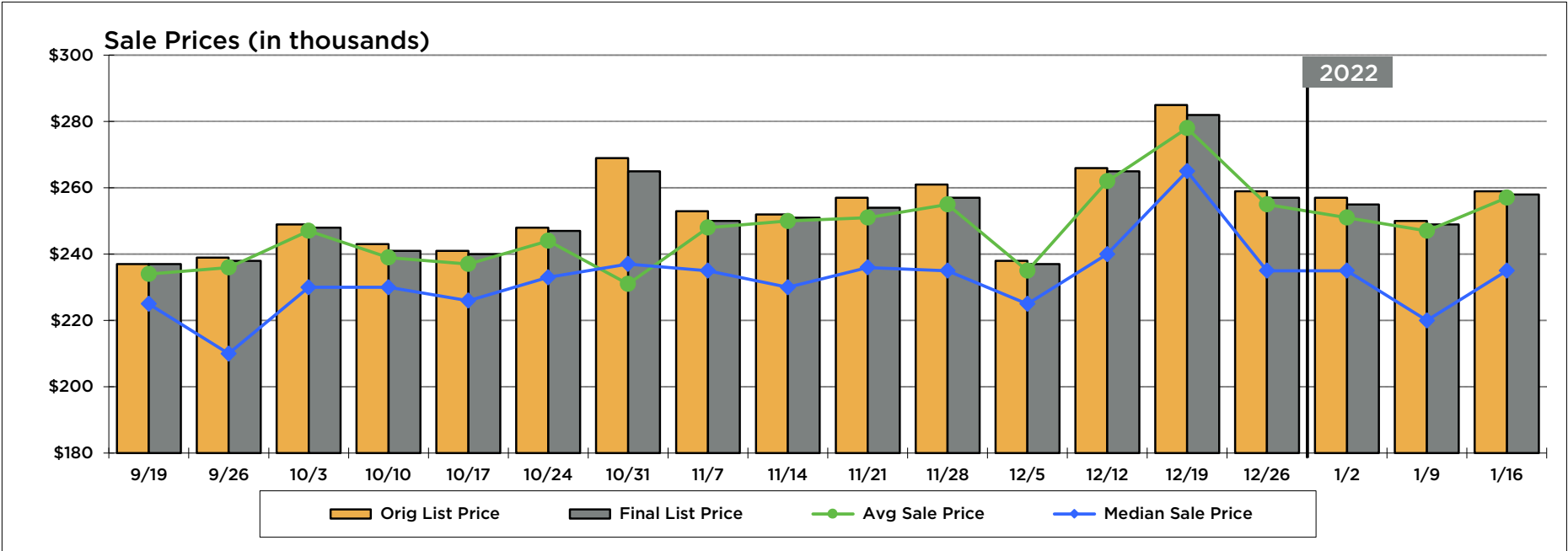
There are no Single Family Homes available for the Median Price of \$366,000 (± \$500)

Monday Morning Quarterback
01/16/2022 - 01/22/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

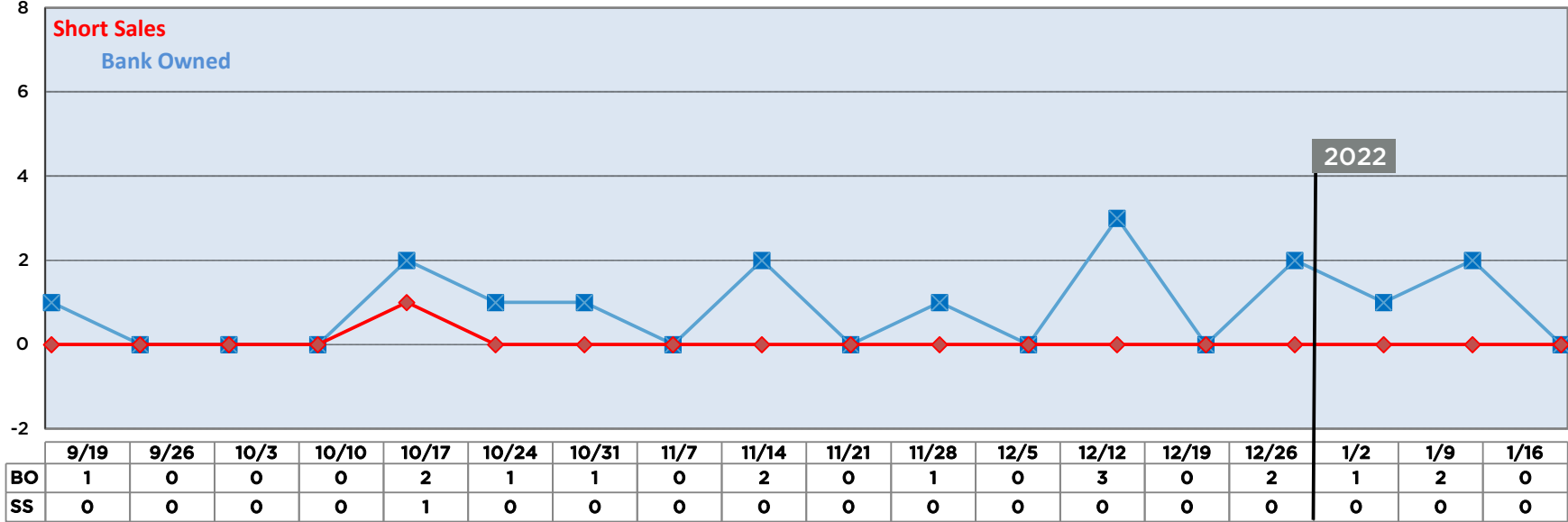
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	155	83	21	35	10	6	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	155	83	21	35	10	6	0
Active Listings	608	324	59	116	65	37	7
Bank Owned	5	5	0	0	0	0	0
Short Sales	2	0	2	0	0	0	0
Other	601	319	57	116	65	37	7
Months of Inventory	1	1	1	1	2	1	0
List Price							
Average Original List Price	\$259,486	\$177,986	\$266,138	\$340,457	\$457,557	\$561,167	\$0
Average Final List Price	\$257,945	\$176,411	\$266,138	\$338,029	\$455,057	\$561,483	\$0
Sale Price							
Average Price	\$257,189	\$174,899	\$267,502	\$340,153	\$452,580	\$549,833	\$0
Median Price	\$235,000	\$185,000	\$268,000	\$340,000	\$454,000	\$525,000	\$0
Price Differences							
Original to Final List Price	-\$1,541	-\$1,575	\$0	-\$2,428	-\$2,500	\$316	\$0
Original List to Sale Price - \$	-\$2,297	-\$3,087	\$1,364	-\$304	-\$4,977	-\$11,334	\$0
Final List to Sale Price - \$	-\$756	-\$1,512	\$1,364	\$2,124	-\$2,477	-\$11,650	\$0
Original List to Sale Price - %	99.11%	98.27%	100.51%	99.91%	98.91%	97.98%	0.00%
Final List to Sale Price - %	99.71%	99.14%	100.51%	100.63%	99.46%	97.93%	0.00%
Days on the Market							
Avg Days Listing to Contract	32	32	41	28	25	39	0
Combined Avg Days to Contract	33	32	41	29	25	39	0
Avg Days Listing to Closing	66	65	77	62	65	70	0
Avg Days Contract to Close	34	32	35	33	39	38	0
Beds / Baths							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	0	1	0
Square Footage							
Average Square Feet	1,366	1,040	1,446	1,792	1,958	2,136	0

Condos, Townhomes, Villas

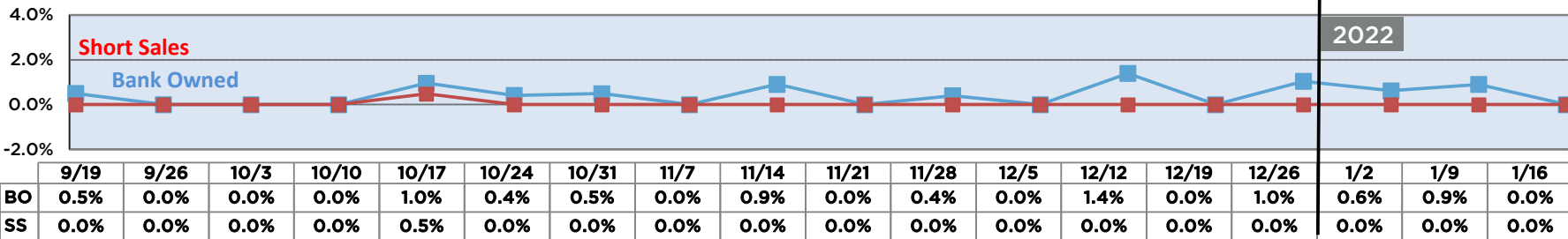
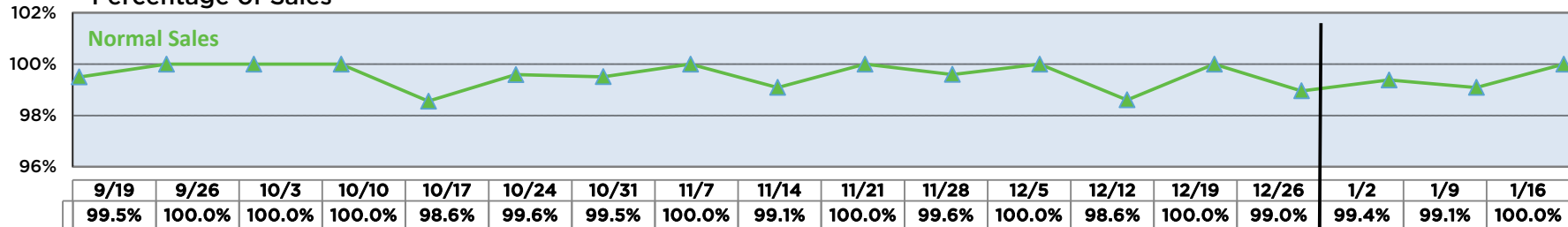


Condos, Townhomes, Villas

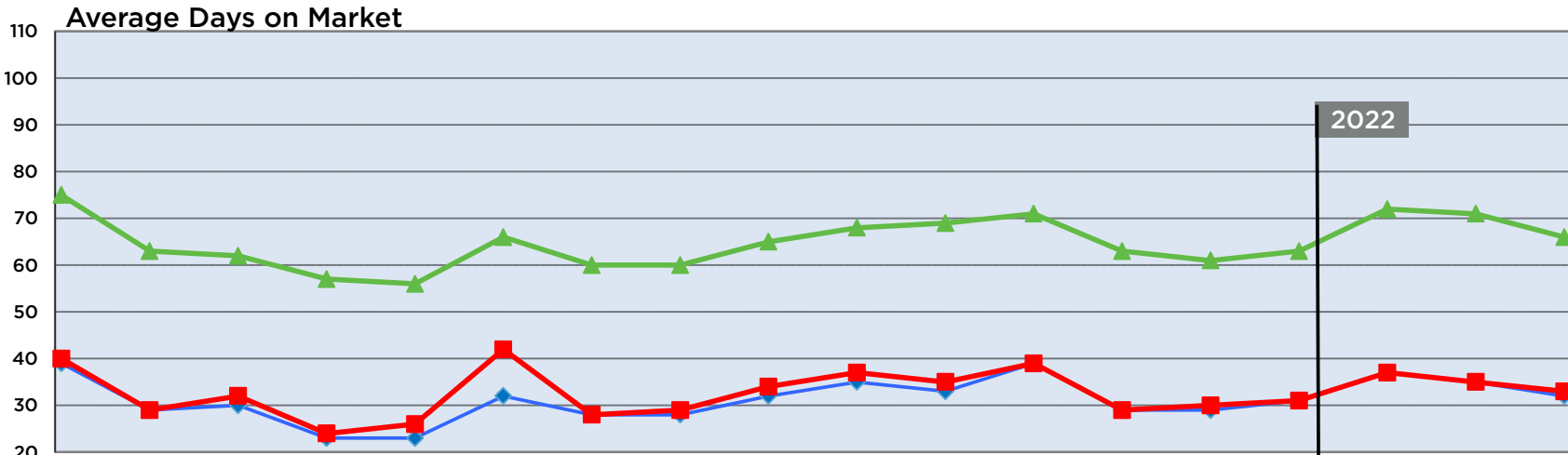
Foreclosure Sales



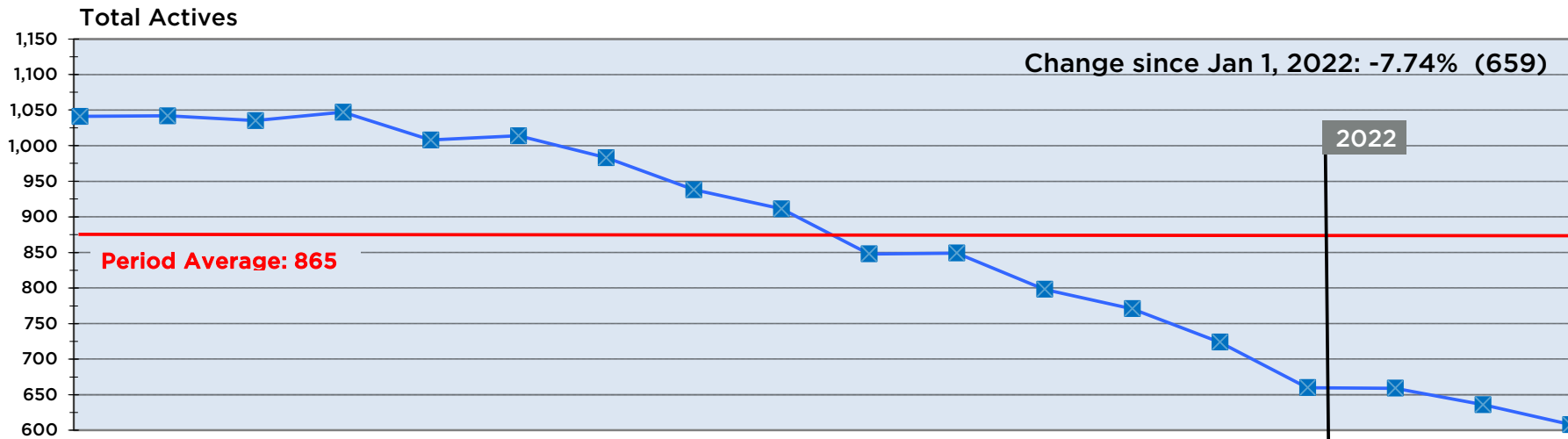
Percentage of Sales



Condos, Townhomes, Villas



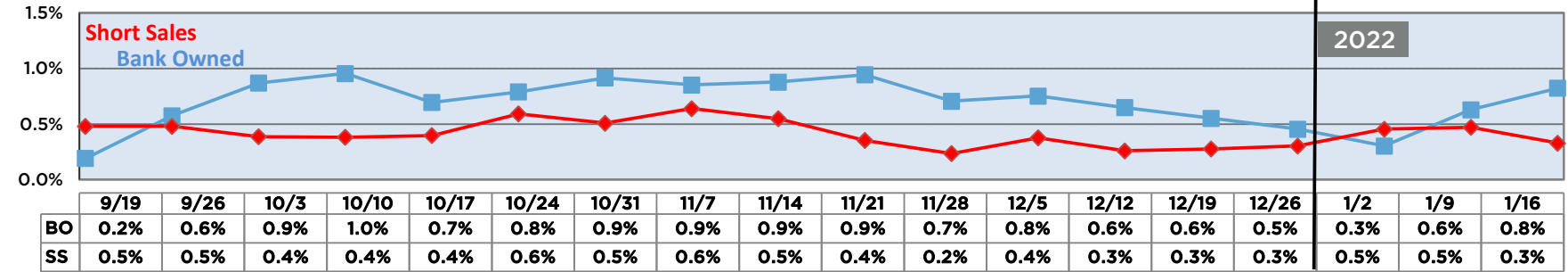
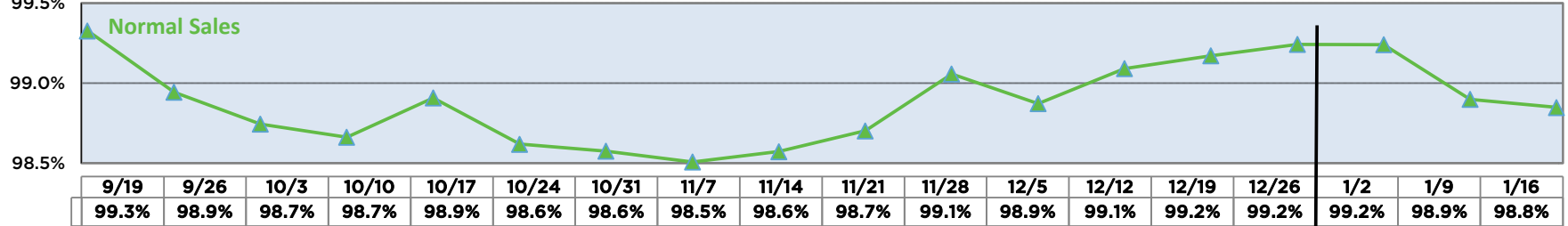
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ListToContract	39	29	30	23	23	32	28	28	32	35	33	39	29	29	31	37	35	32
CombDaysOnMkt	40	29	32	24	26	42	28	29	34	37	35	39	29	30	31	37	35	33
ListToClose	75	63	62	57	56	66	60	60	65	68	69	71	63	61	63	72	71	66



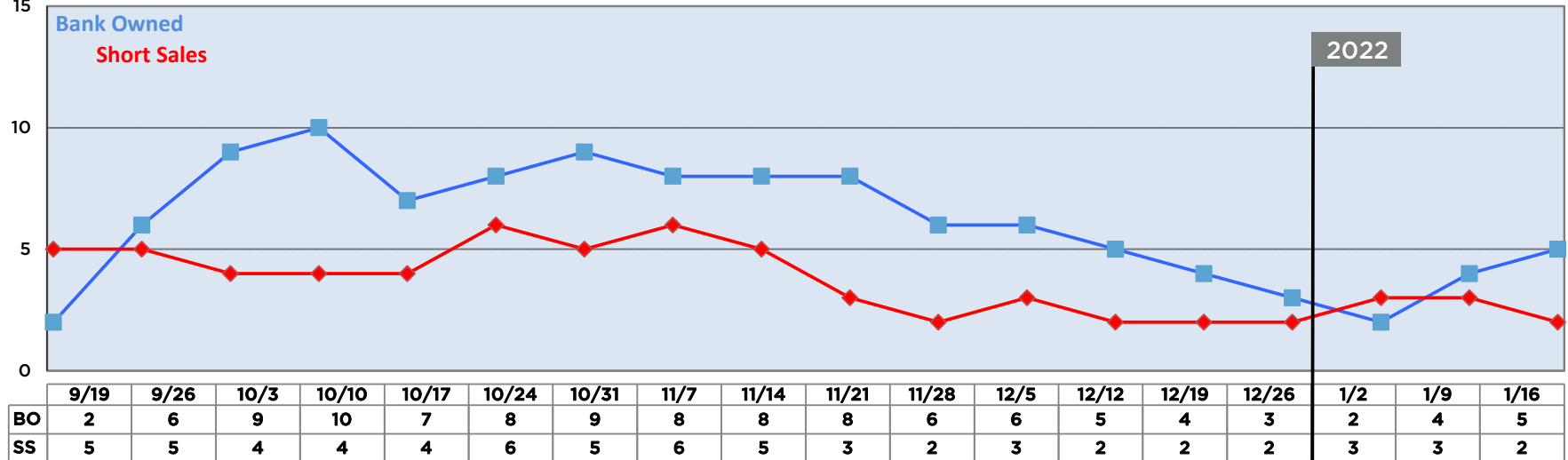
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Total Actives	1,041	1,042	1,035	1,047	1,008	1,014	983	938	911	848	849	798	771	724	660	659	636	608

Condos, Townhomes, Villas

Percentage of Actives

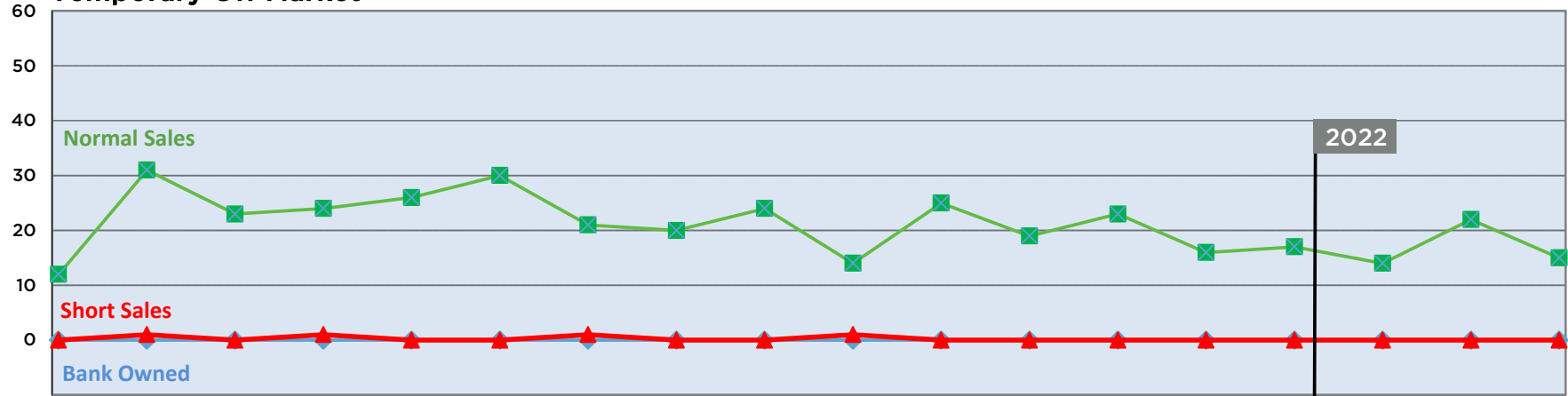


Active Foreclosures



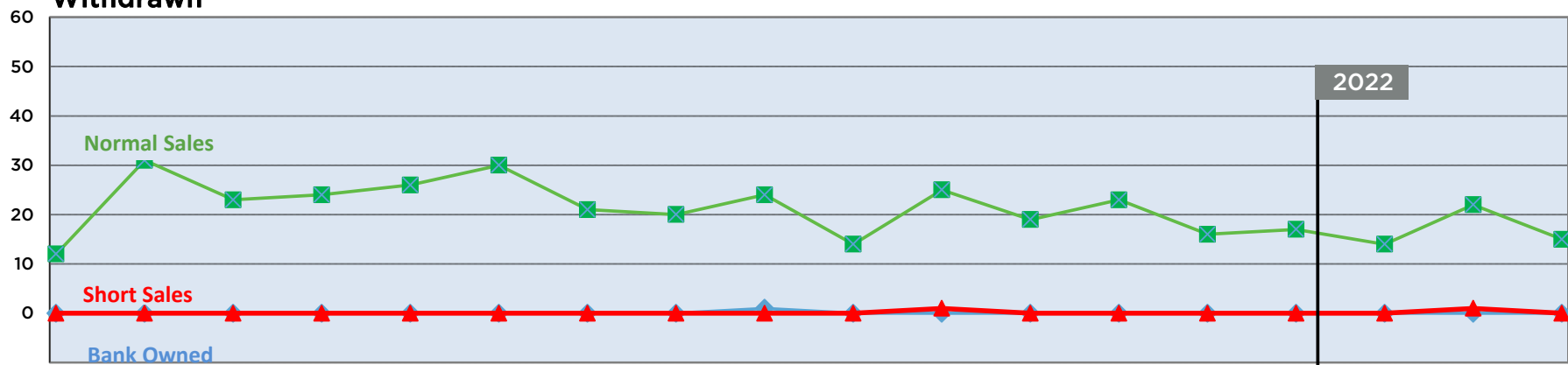
Condos, Townhomes, Villas

Temporary Off Market



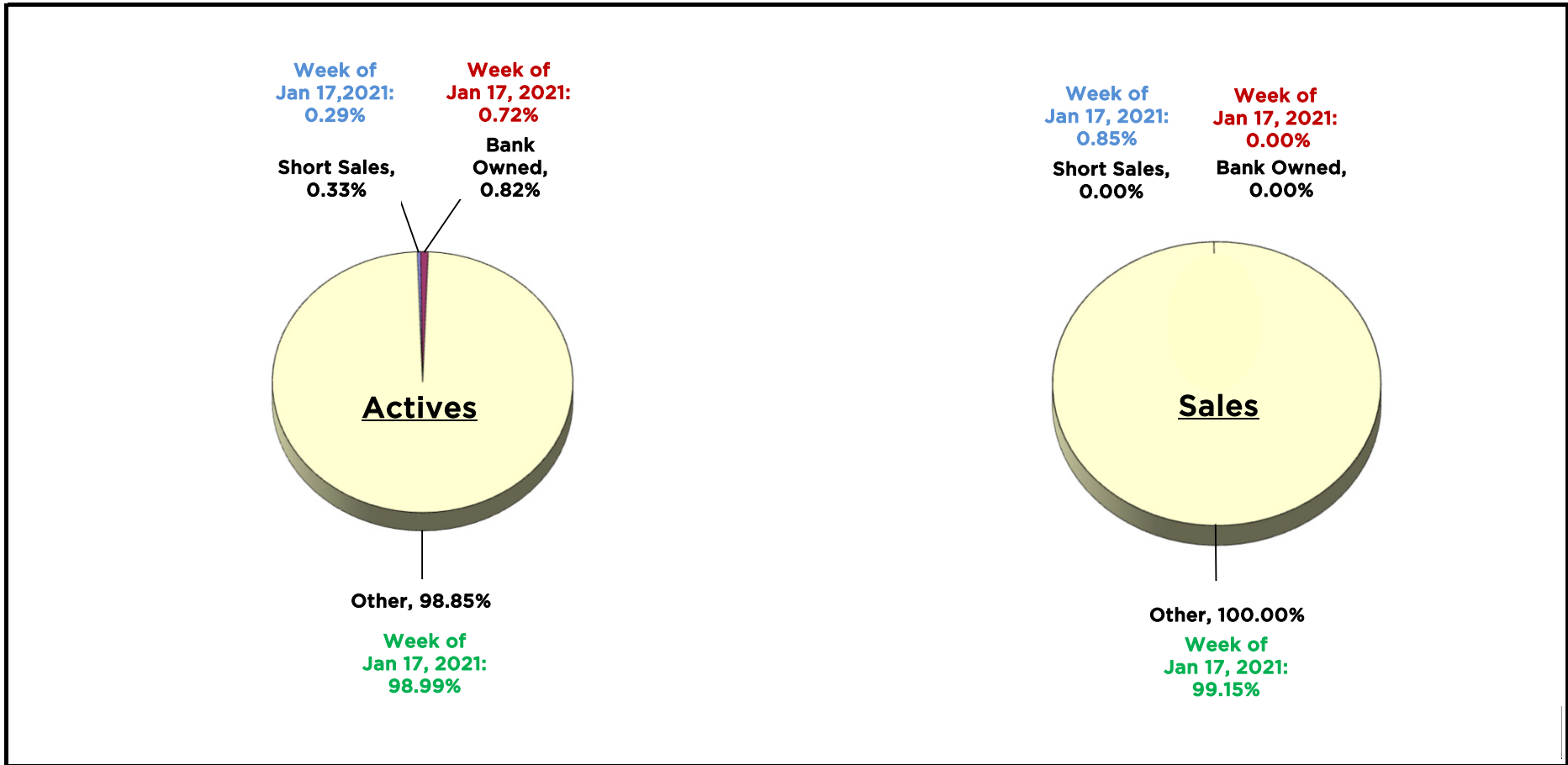
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Norm	12	31	23	24	26	30	21	20	24	14	25	19	23	16	17	14	22	15
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	1	0	0	1	0	0	1	0	0	0	0	0	0	0	0

Withdrawn



	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	1/16
Norm	12	31	23	24	26	30	21	20	24	14	25	19	23	16	17	14	22	15
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0

Condos, Townhomes, Villas



Where are the 2 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>
Orange County		1	\$235,000	2.0	2.0	1,075	\$218.60
Orlando (Downtown)	32801	1	\$235,000	2.0	2.0	1,075	\$218.60
Osceola County		1	\$235,000	3.0	2.0	1,433	\$163.99
Kissimmee (Central)	34741	1	\$235,000	3.0	2.0	1,433	\$163.99