



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

***Week of January 30, 2022 - February 5, 2022***

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

- Sales of single-family homes increased to 525 during the week of Jan 30, from 479 the week prior
- The median price of single family homes increased to \$395,000, a change of 1.3%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family home short-sale transactions remains constant at 0
- Single-family inventory decreased by 5, and now sits at 1,769

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

- Sales of condos, townhomes, and villas increased to 232 during the week of Jan 30, from 195 the week prior
- The median price of condos, townhomes, and villas decreased to \$235,000, a change of -6.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Jan 23
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 14, and now sits at 580

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

**Monday Morning Quarterback**  
01/30/2022 - 02/5/2022  
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>Weekly Sales</b>	<b>525</b>	73	58	141	105	128	20
Bank Owned	2	0	0	0	0	2	0
Short Sales	0	0	0	0	0	0	0
Other	523	73	58	141	105	126	20
<b>Active Listings</b>	<b>1,769</b>	229	164	375	317	479	205
Bank Owned	8	2	2	2	0	1	1
Short Sales	8	3	1	4	0	0	0
Other	1,753	224	161	369	317	478	204
<b>Months of Inventory</b>	<b>0.78</b>	0.72	0.65	0.61	0.70	0.86	2.37

***List Price***

Average Original List Price	\$455,406	\$195,383	\$280,912	\$350,025	\$443,595	\$644,556	\$1,504,900
Average Final List Price	\$453,340	\$193,400	\$278,681	\$347,802	\$441,816	\$637,556	\$1,534,200

***Sale Price***

Average Price	\$449,464	\$185,860	\$277,061	\$349,836	\$441,636	\$634,204	\$1,472,734
Median Price	\$395,000	\$195,000	\$280,000	\$350,000	\$440,000	\$610,000	\$1,300,000

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$2,066	-\$1,983	-\$2,231	-\$2,223	-\$1,779	-\$7,000	\$29,300
<i>Original</i> List to <i>Sale</i> Price - \$	-\$5,942	-\$9,523	-\$3,851	-\$189	-\$1,959	-\$10,352	-\$32,166
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,876	-\$7,540	-\$1,620	\$2,034	-\$180	-\$3,352	-\$61,466
<i>Original</i> List to <i>Sale</i> Price - %	98.70%	95.13%	98.63%	99.95%	99.56%	98.39%	97.86%
<i>Final</i> List to <i>Sale</i> Price - %	99.15%	96.10%	99.42%	100.58%	99.96%	99.47%	95.99%

***Days on the Market***

Avg Days Listing to Contract	35	32	32	26	30	47	51
Combined Avg Days to Contract	36	32	32	28	31	47	64
Avg Days Listing to Closing	71	72	68	63	65	83	95
Avg Days Contract to Close	36	39	36	35	33	35	43

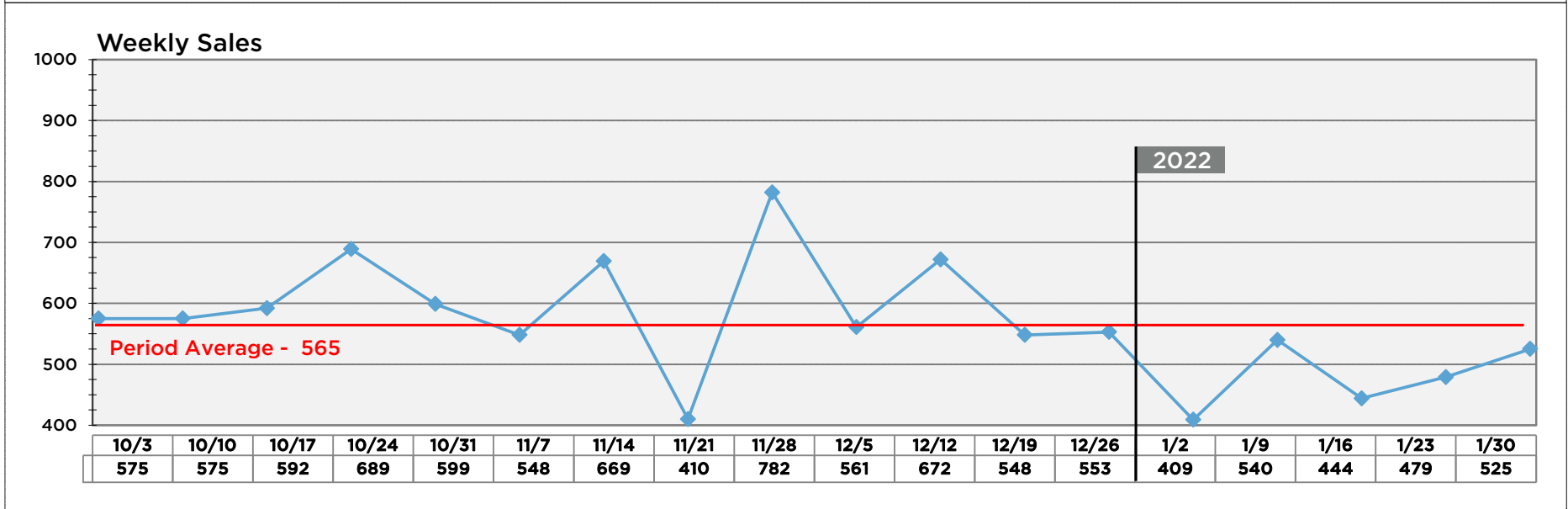
***Beds / Baths***

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

***Square Footage***

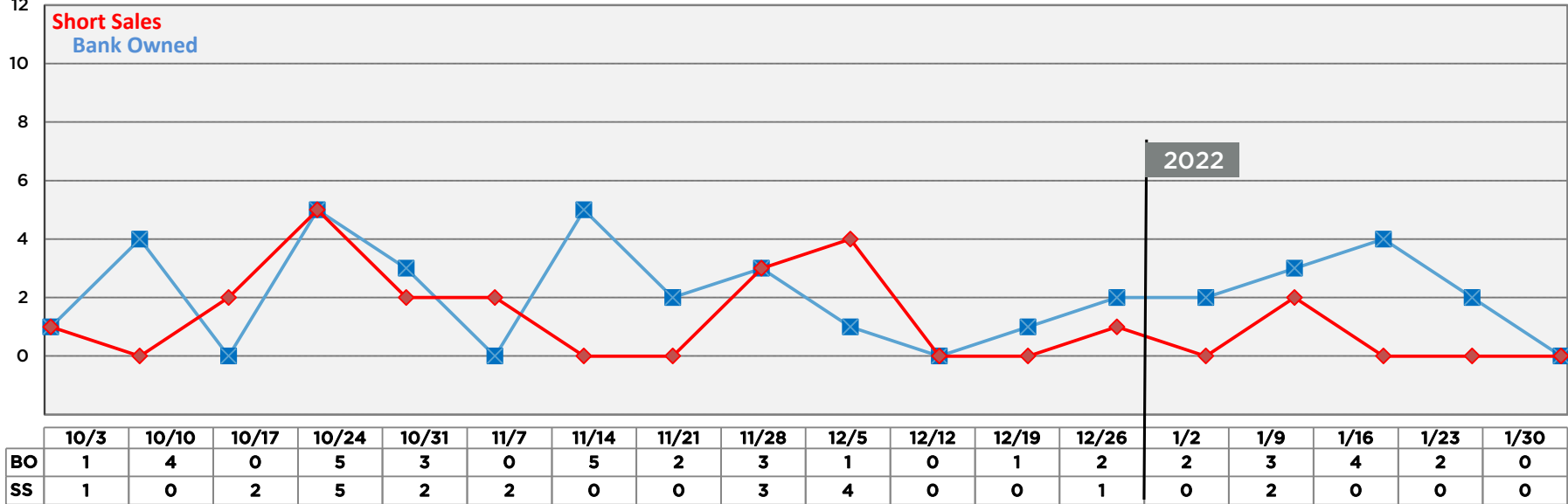
Average Square Feet	2,129	1,150	1,409	1,741	2,173	3,040	4,467
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### Single Family Homes

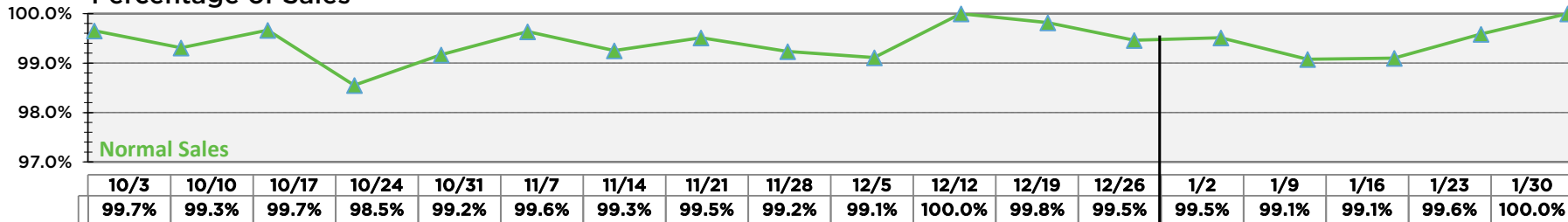


**Single Family Homes**

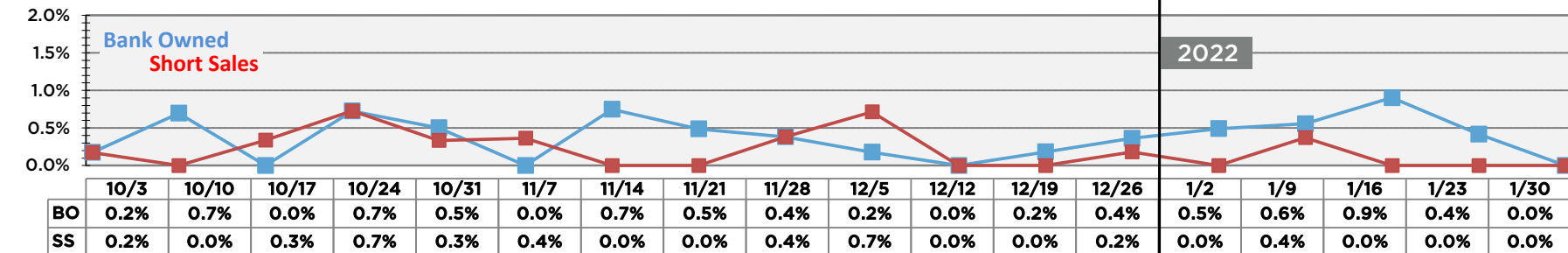
**Foreclosure Sales**



**Percentage of Sales**

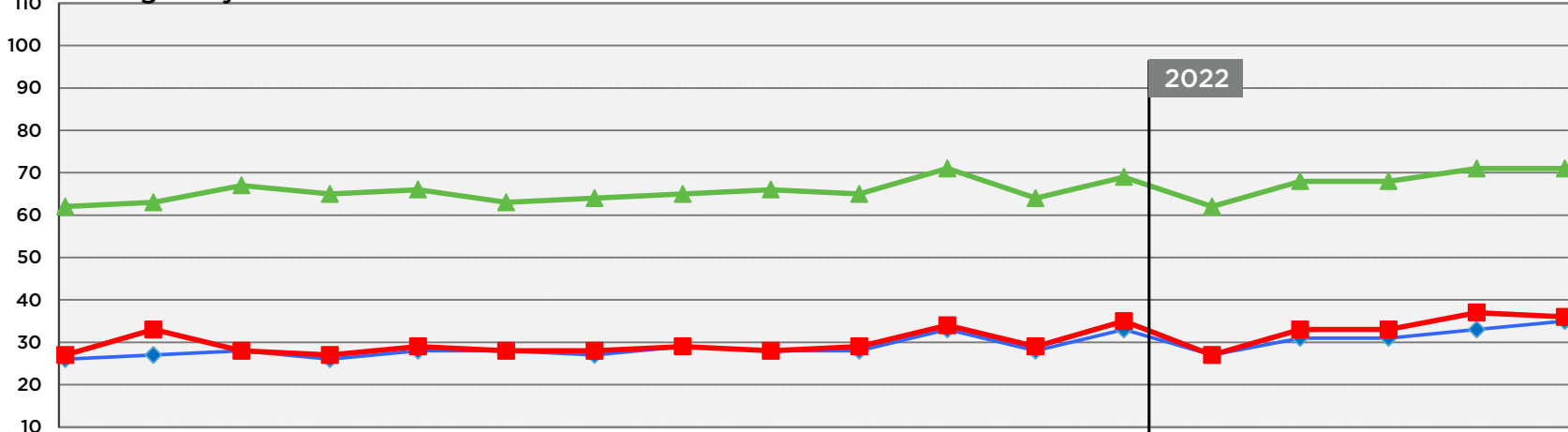


**Bank Owned  
Short Sales**



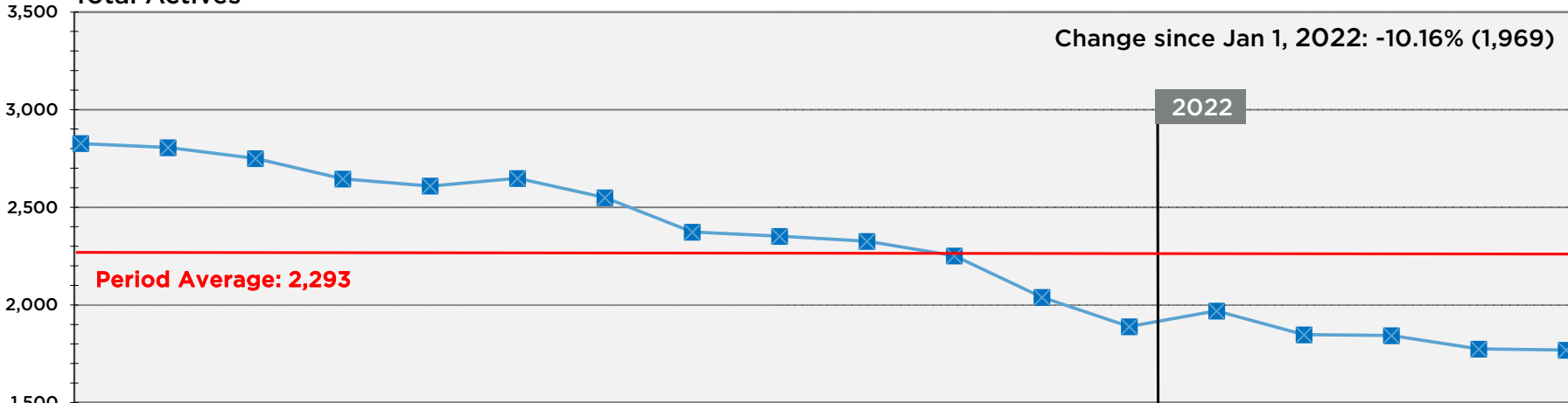
**Single Family Homes**

**Average Days on Market**



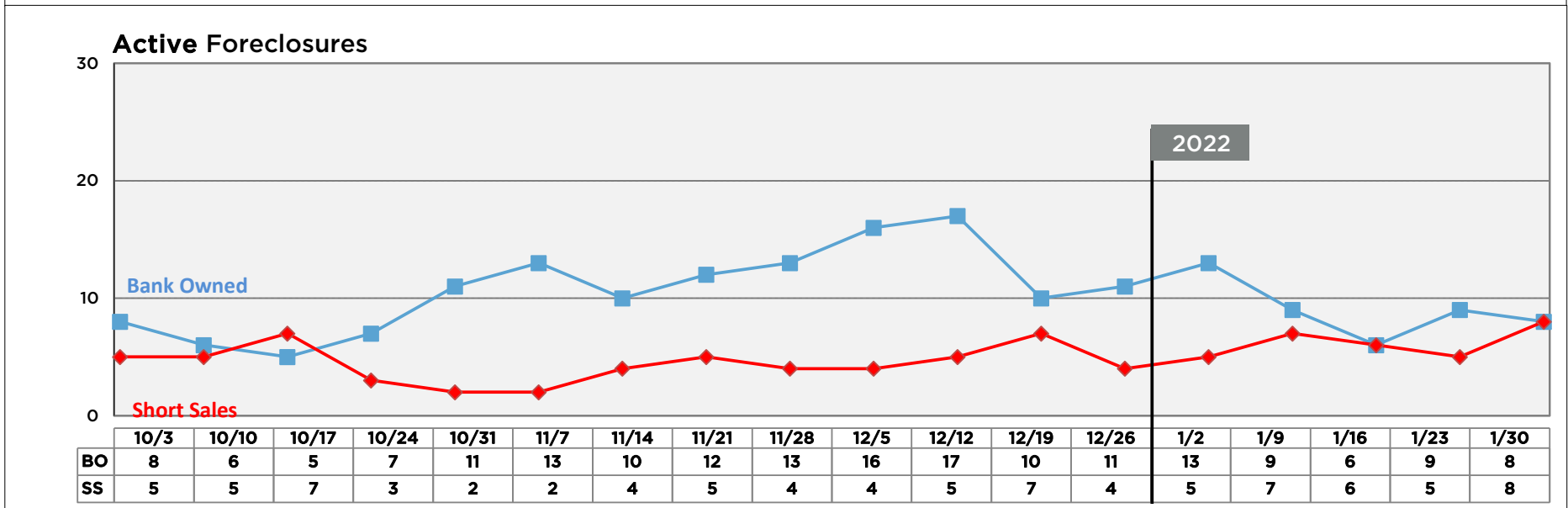
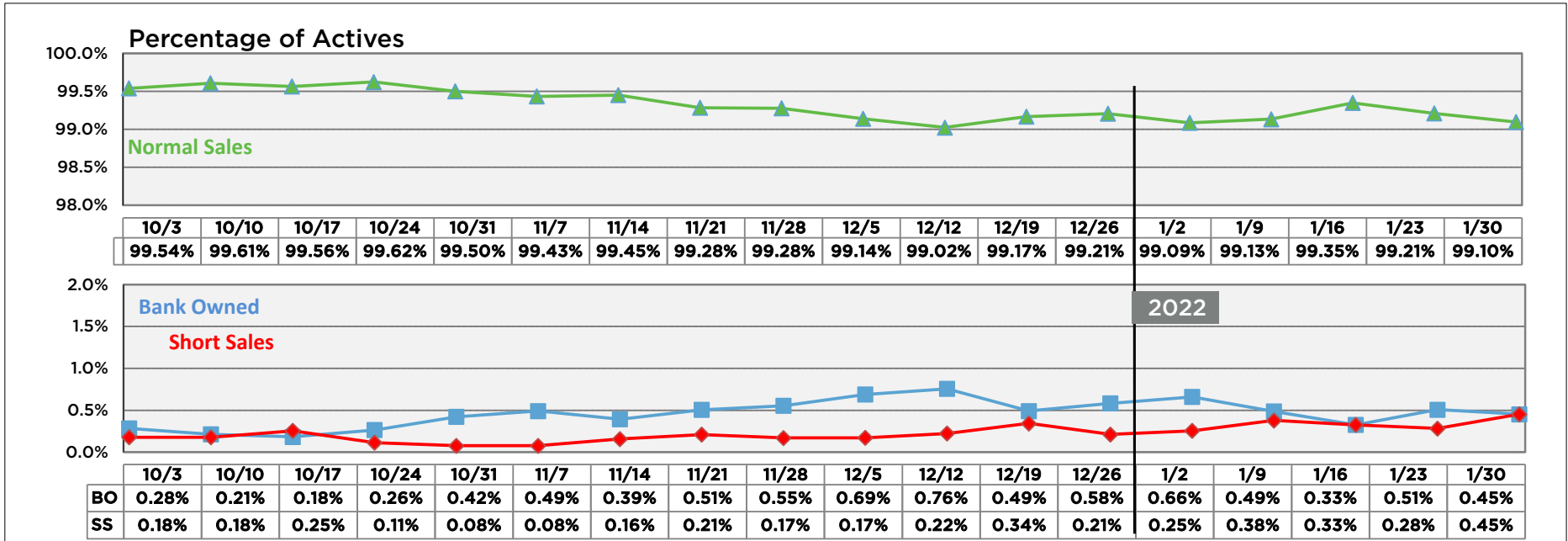
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ListToContract	26	27	28	26	28	28	27	29	28	28	33	28	33	27	31	31	33	35
CombDaysOnMkt	27	33	28	27	29	28	28	29	28	29	34	29	35	27	33	33	37	36
ListToClose	62	63	67	65	66	63	64	65	66	65	71	64	69	62	68	68	71	71

**Total Actives**



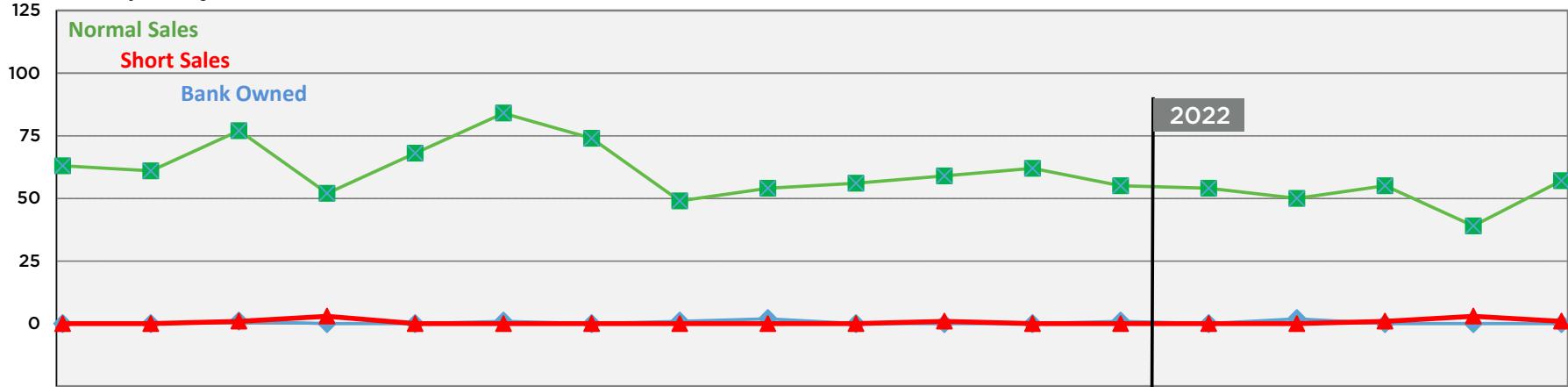
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Total Actives	2,827	2,806	2,750	2,645	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769

### Single Family Homes



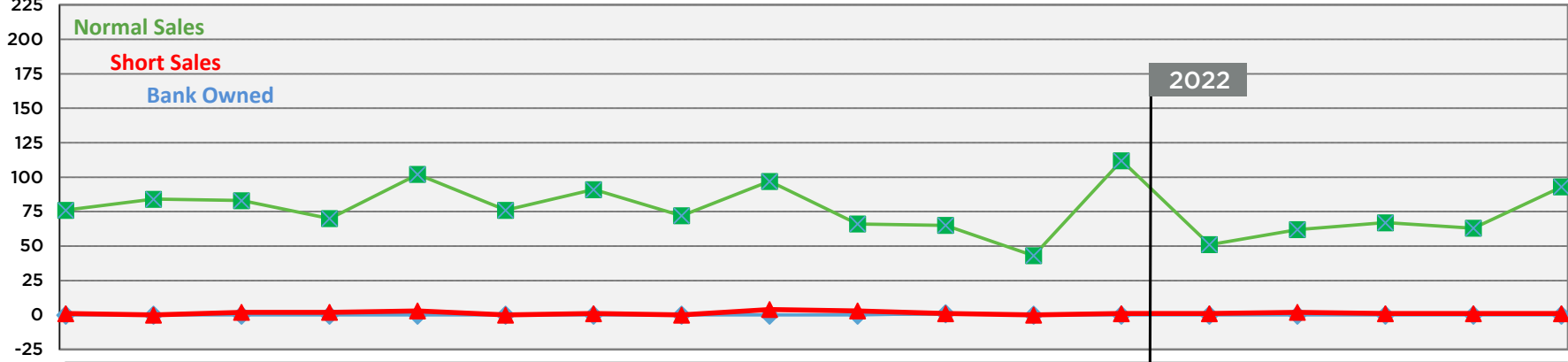
**Single Family Homes**

**Temporary Off Market**



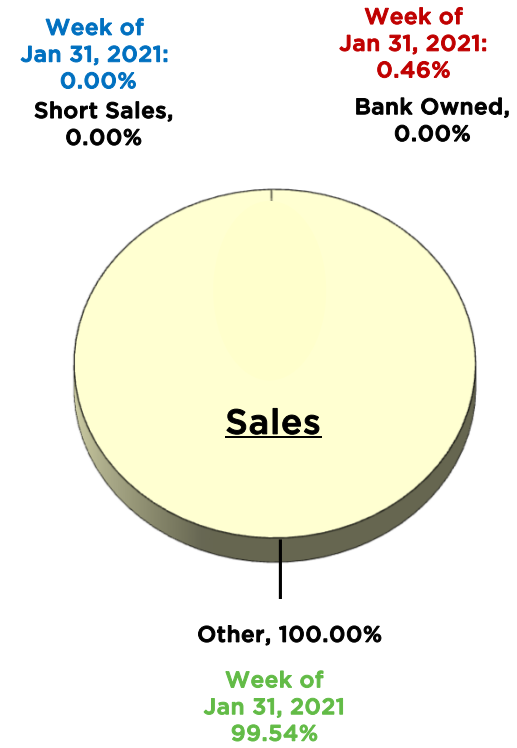
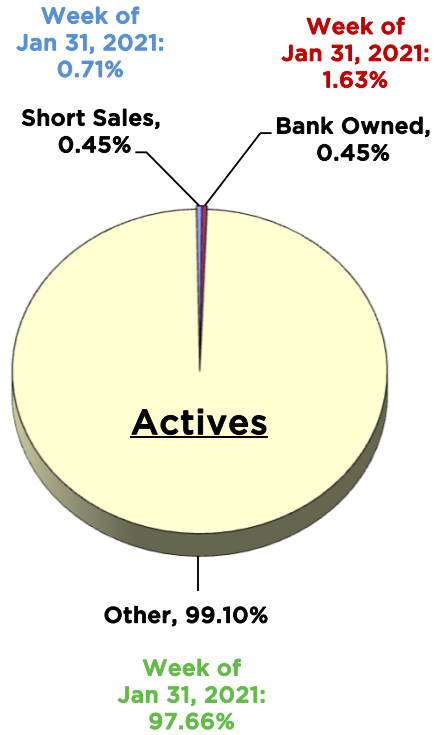
	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30
Norm	63	61	77	52	68	84	74	49	54	56	59	62	55	54	50	55	39	57
BO	0	0	1	0	0	1	0	1	2	0	0	0	1	0	2	0	0	0
SS	0	0	1	3	0	0	0	0	0	0	1	0	0	0	0	1	3	1

**Withdrawn**



	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	1/23	1/30
Norm	76	84	83	70	102	76	91	72	97	66	65	43	112	51	62	67	63	93
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
SS	1	0	2	2	3	0	1	0	4	3	1	0	1	1	2	1	1	1

**Single Family Homes**



**Monday Morning Quarterback**  
01/30/2022 - 02/5/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 15 Single Family Homes available for the Median Price of \$395,000? ( ± \$500 )**

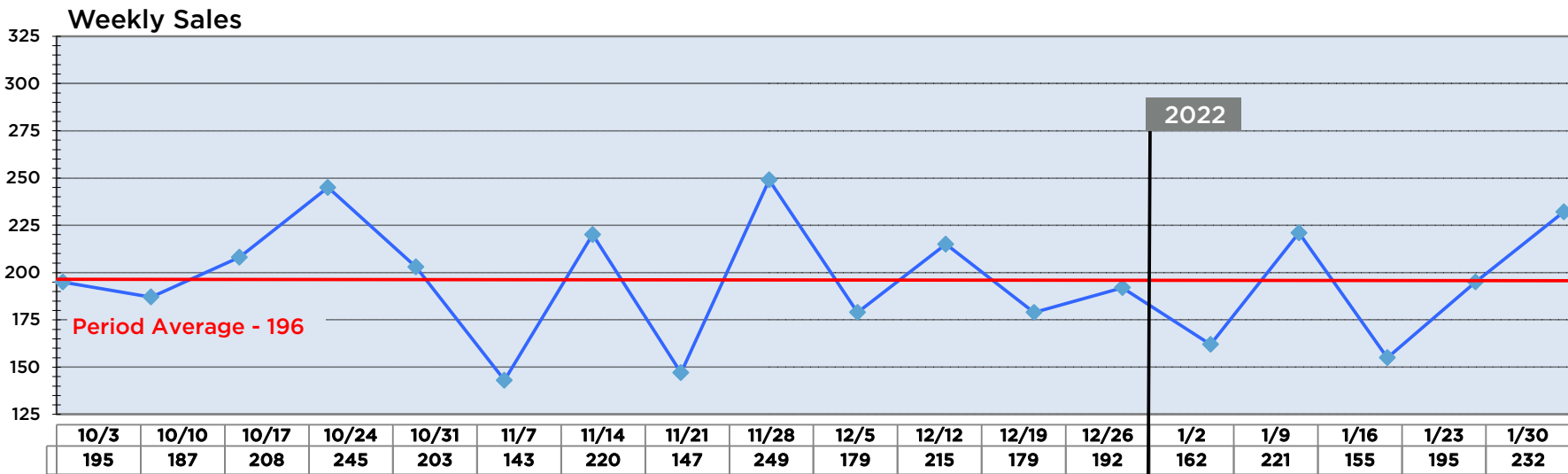
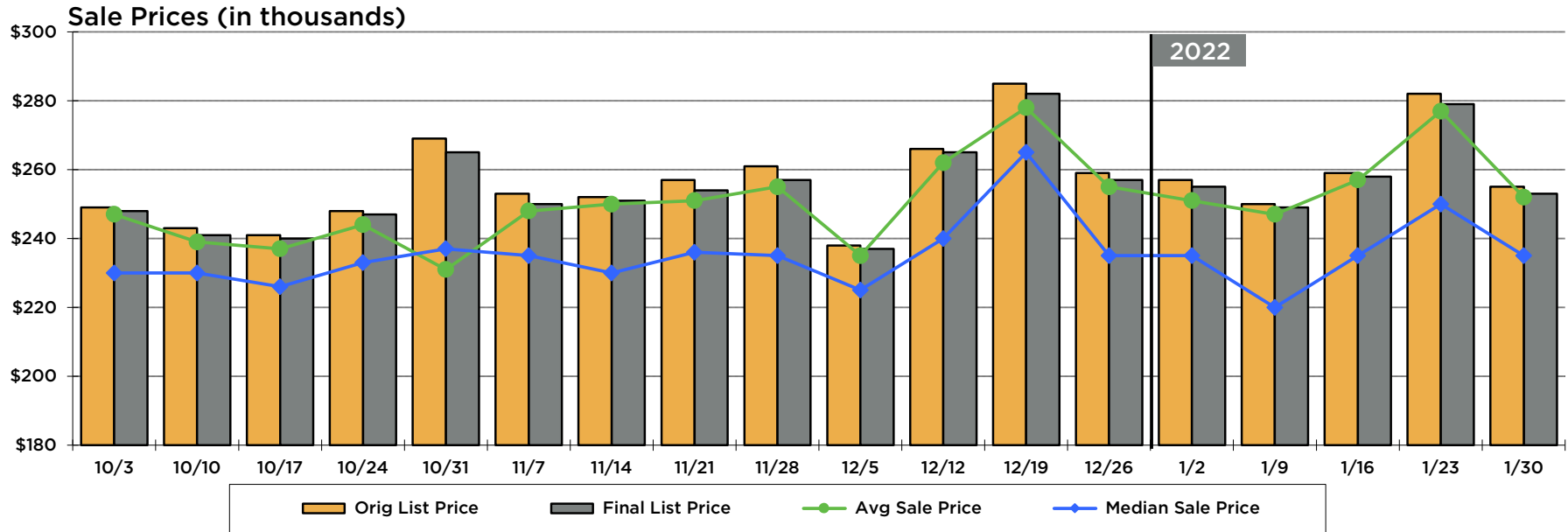
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>3</b>	<b>\$394,967</b>	<b>3.7</b>	<b>2.0</b>	<b>1,773</b>	<b>\$222.73</b>
Casselberry	32707	1	\$394,900	4.0	2.0	1,738	\$227.22
Winter Springs / Tuskawilla	32708	1	\$395,000	3.0	2.0	1,706	\$231.54
Fern Park/Casselberry	32730	1	\$395,000	4.0	2.0	1,876	\$210.55
<b>Orange County</b>		<b>4</b>	<b>\$395,000</b>	<b>3.5</b>	<b>2.0</b>	<b>1,900</b>	<b>\$207.89</b>
Apopka / Hunt Club	32703	1	\$395,000	4.0	2.0	1,991	\$198.39
Apopka (North)	32712	1	\$395,000	3.0	2.0	2,250	\$175.56
Azalea Park	32807	1	\$395,000	4.0	2.0	1,816	\$217.51
Taft	32824	1	\$395,000	3.0	2.0	1,543	\$255.99
<b>Osceola County</b>		<b>2</b>	<b>\$395,000</b>	<b>3.5</b>	<b>2.0</b>	<b>1,351</b>	<b>\$292.48</b>
Kissimmee (Central)	34741	1	\$395,000	4.0	2.0	1,405	\$281.14
Kissimmee / Buena Ventura Lakes	34743	1	\$395,000	3.0	2.0	1,296	\$304.78
<b>Lake County</b>		<b>6</b>	<b>\$394,917</b>	<b>3.2</b>	<b>2.0</b>	<b>1,992</b>	<b>\$198.27</b>
Astor	32102	1	\$395,000	2.0	2.0	1,199	\$329.44
Tavares / Mt Plymouth	32778	1	\$395,000	3.0	2.0	2,141	\$184.49
Umatilla / Dona Vista	32784	1	\$395,000	3.0	2.0	1,584	\$249.37
Clermont (Central)	34711	1	\$394,500	3.0	2.0	2,207	\$178.75
Clermont (South)	34714	1	\$395,000	3.0	2.0	1,872	\$211.00
Leesburg (West)	34748	1	\$395,000	5.0	2.0	2,948	\$133.99

**Monday Morning Quarterback**  
01/30/2022 - 02/5/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

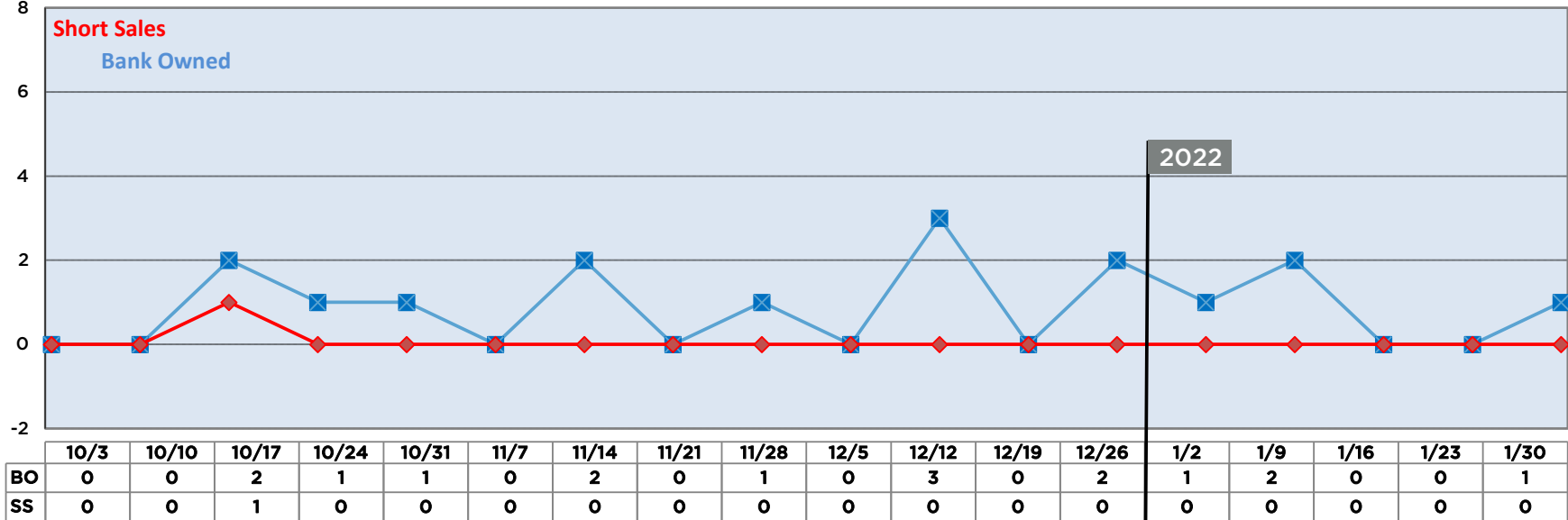
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>232</b>	128	32	52	14	6	0
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	231	128	31	52	14	6	0
<b>Active Listings</b>	<b>580</b>	283	68	125	58	39	7
Bank Owned	5	5	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	574	278	67	125	58	39	7
<b>Months of Inventory</b>	<b>0.58</b>	0.51	0.49	0.55	0.96	1.50	0.00
<b><i>List Price</i></b>							
Average Original List Price	\$254,528	\$175,904	\$268,953	\$346,942	\$436,264	\$629,950	\$0
Average Final List Price	\$252,804	\$175,546	\$268,544	\$345,300	\$437,371	\$584,733	\$0
<b><i>Sale Price</i></b>							
Average Price	\$251,758	\$173,102	\$269,819	\$343,669	\$439,993	\$597,667	\$0
Median Price	\$235,000	\$169,950	\$270,000	\$342,500	\$435,000	\$587,500	\$0
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$1,724	-\$358	-\$409	-\$1,642	\$1,107	-\$45,217	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$2,770	-\$2,802	\$866	-\$3,273	\$3,729	-\$32,283	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$1,046	-\$2,444	\$1,275	-\$1,631	\$2,622	\$12,934	\$0
<i>Original</i> List to <i>Sale</i> Price - %	98.91%	98.41%	100.32%	99.06%	100.85%	94.88%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	99.59%	98.61%	100.47%	99.53%	100.60%	102.21%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	42	44	37	28	71	90	0
Combined Avg Days to Contract	49	45	37	47	93	90	0
Avg Days Listing to Closing	75	74	77	63	101	125	0
Avg Days Contract to Close	32	30	39	34	32	33	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,297	1,024	1,448	1,628	1,937	1,946	0

**Condos, Townhomes, Villas**

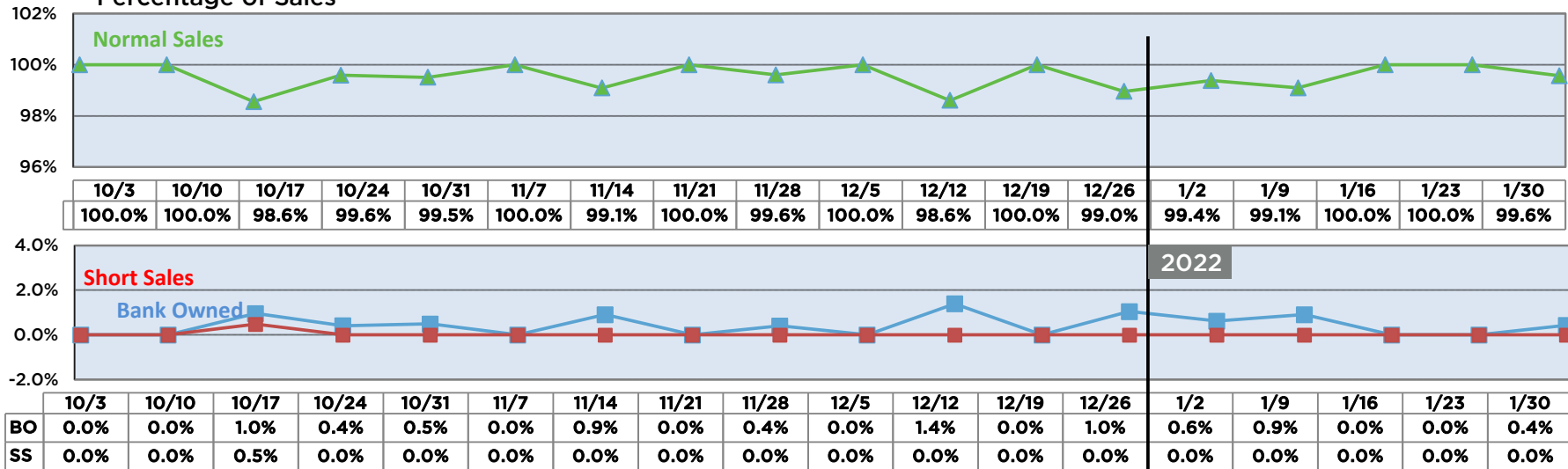


**Condos, Townhomes, Villas**

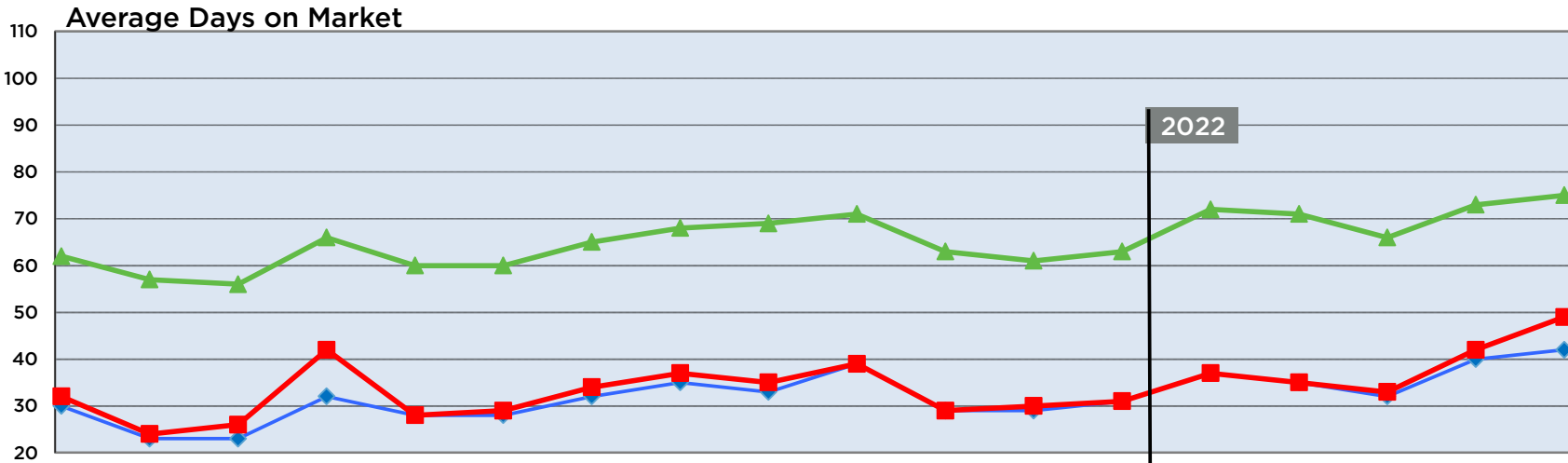
**Foreclosure Sales**



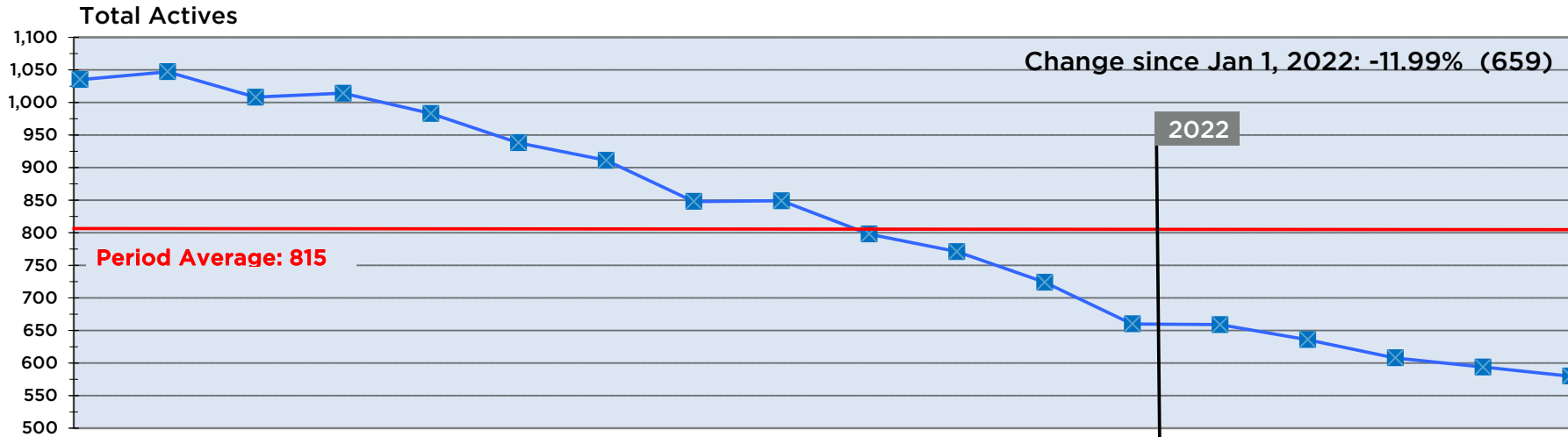
**Percentage of Sales**



**Condos, Townhomes, Villas**

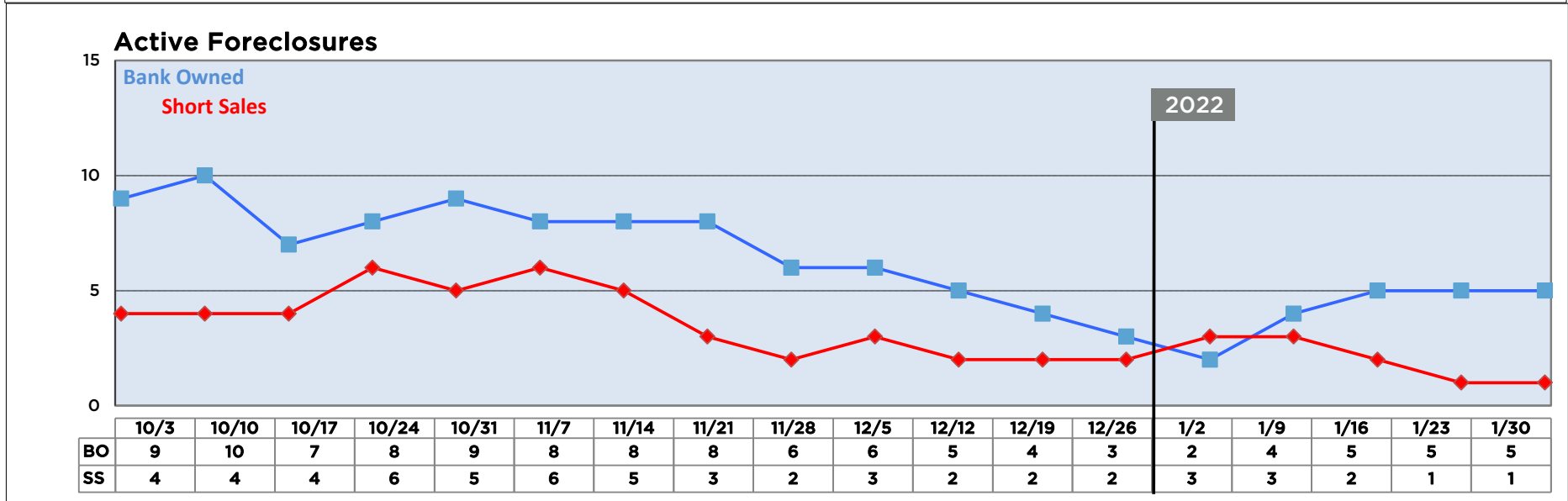
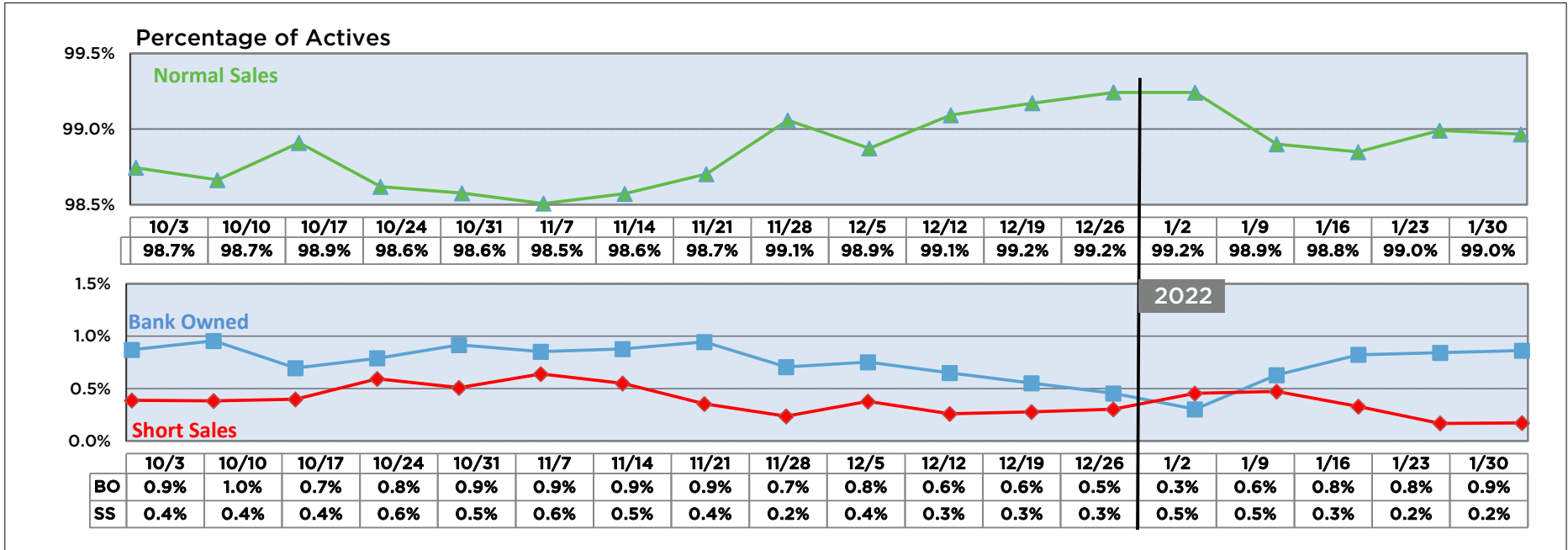


	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30
ListToContract	30	23	23	32	28	28	32	35	33	39	29	29	31	37	35	32	40	42
CombDaysOnMkt	32	24	26	42	28	29	34	37	35	39	29	30	31	37	35	33	42	49
ListToClose	62	57	56	66	60	60	65	68	69	71	63	61	63	72	71	66	73	75



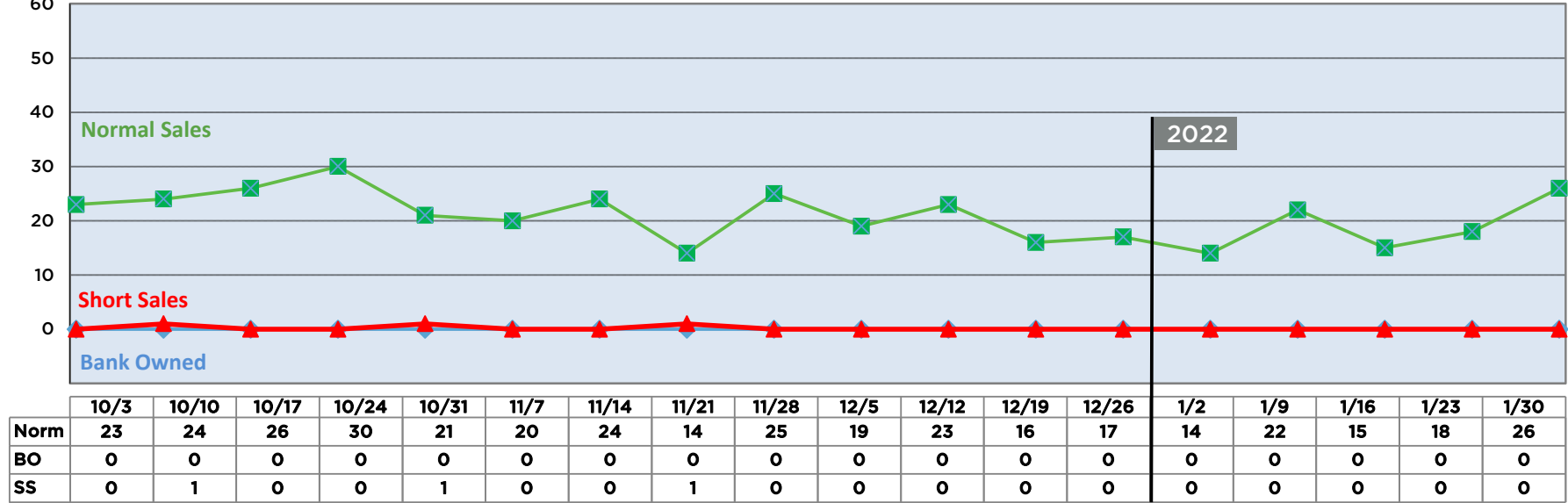
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Total Actives	1,035	1,047	1,008	1,014	983	938	911	848	849	798	771	724	660	659	636	608	594	580

**Condos, Townhomes, Villas**

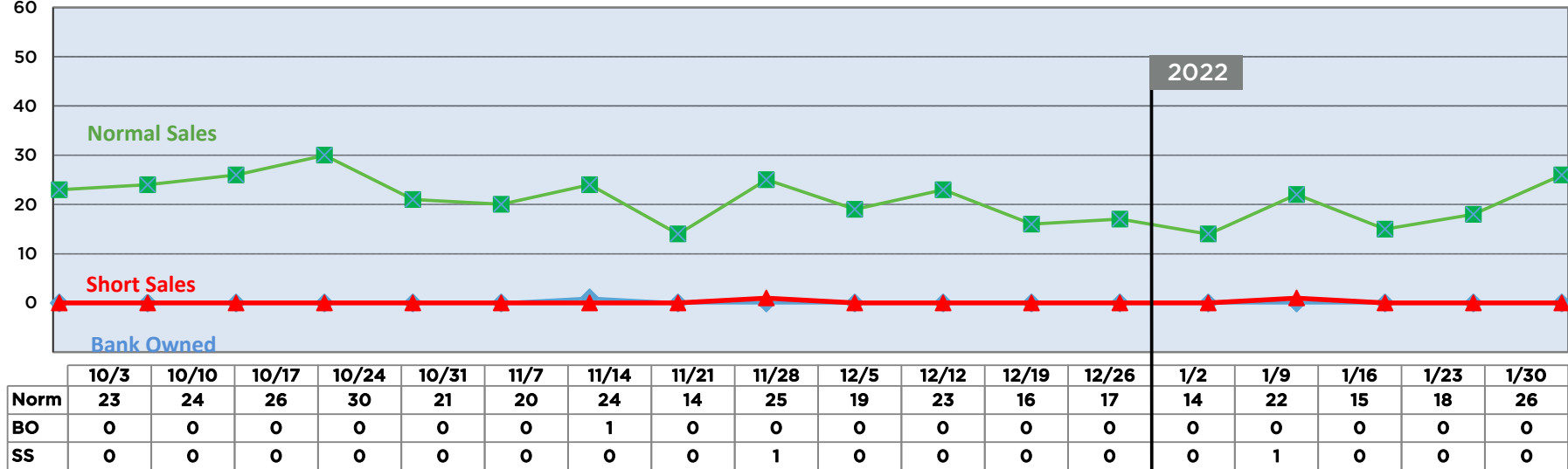


**Condos, Townhomes, Villas**

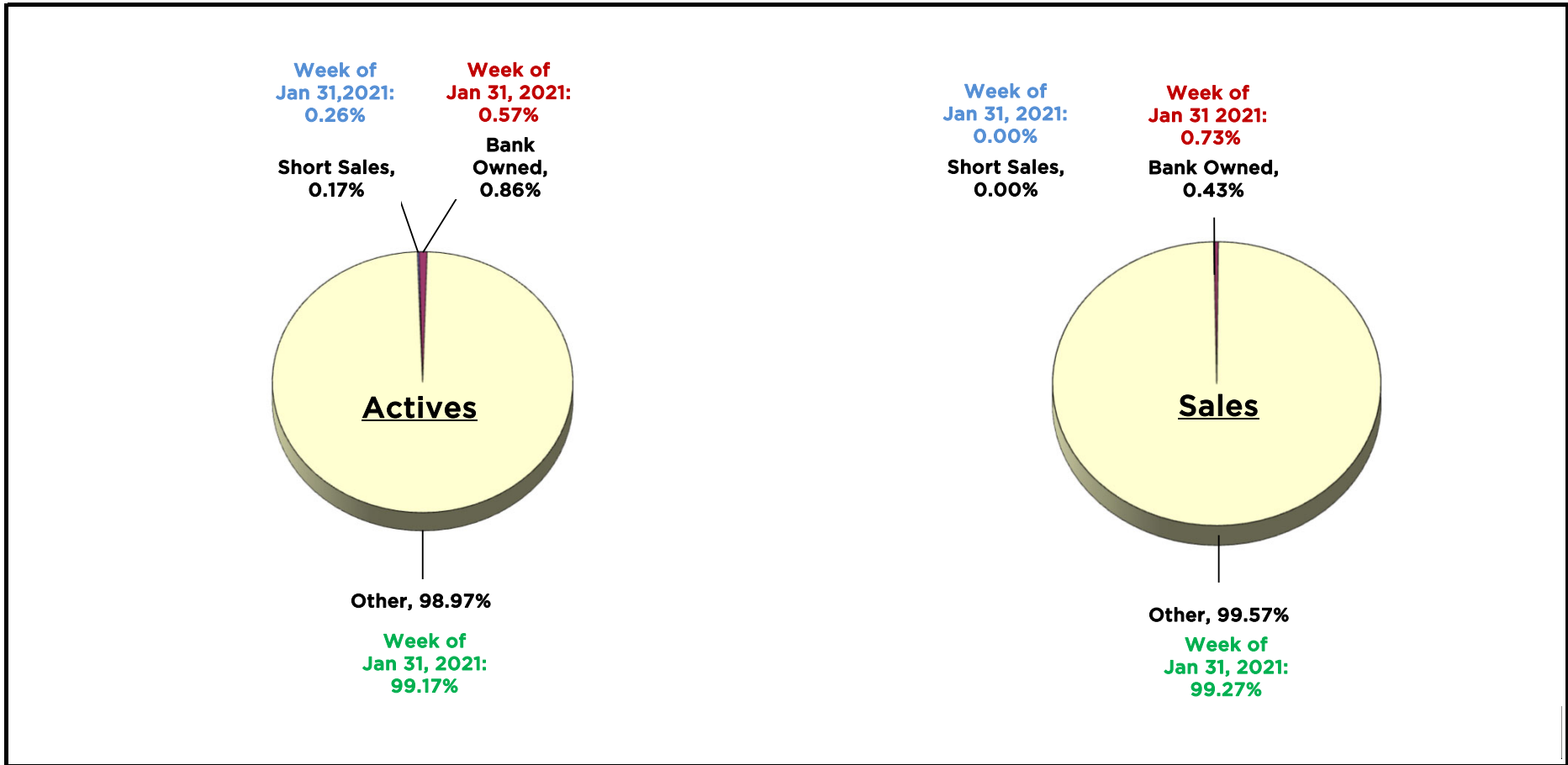
**Temporary Off Market**



**Withdrawn**



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**01/30/2022 - 02/5/2022**  
**Lake, Orange, Osceola & Seminole Counties**

**Where is the 1 Condo, Townhome, or Villa 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>Osceola County</b>		<b>1</b>	<b>\$235,500</b>	<b>3.0</b>	<b>2.0</b>	<b>1,202</b>	<b>\$195.92</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$235,500	3.0	2.0	1,202	\$195.92