



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

***Week of February 06, 2022 - February 12, 2022***

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

- Sales of single-family homes decreased to 479 during the week of Feb 06, from 525 the week prior
- The median price of single family homes decreased to \$380,000, a change of -3.8%
- The number of single-family home foreclosure transactions decreased to 0 last week, from 2 the week of Jan 30
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 76, and now sits at 1,693

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

- Sales of condos, townhomes, and villas decreased to 168 during the week of Feb 06, from 232 the week prior
- The median price of condos, townhomes, and villas increased to \$238,950, a change of 1.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of Jan 30
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 10, and now sits at 570

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

**Monday Morning Quarterback**  
02/06/2022 - 02/12/2022  
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>479</b>	83	53	136	86	107	14
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	478	83	53	135	86	107	14
<b>Active Listings</b>	<b>1,693</b>	237	144	334	286	482	210
Bank Owned	8	3	3	1	0	1	0
Short Sales	6	1	1	4	0	0	0
Other	1,679	233	140	329	286	481	210
<b>Months of Inventory</b>	<b>0.82</b>	0.66	0.63	0.57	0.77	1.04	3.46

***List Price***

Average Original List Price	\$439,466	\$185,783	\$279,130	\$349,873	\$444,232	\$644,955	\$1,820,964
Average Final List Price	\$438,764	\$181,520	\$276,993	\$348,718	\$443,046	\$640,654	\$1,881,679

***Sale Price***

Average Price	\$433,214	\$175,947	\$273,212	\$350,425	\$442,943	\$640,334	\$1,725,643
Median Price	\$380,000	\$193,000	\$275,000	\$350,000	\$435,900	\$605,000	\$1,492,500

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$702</b>	-\$4,263	-\$2,137	-\$1,155	-\$1,186	-\$4,301	\$60,715
<b>Original List to Sale Price - \$</b>	<b>-\$6,252</b>	-\$9,836	-\$5,918	\$552	-\$1,289	-\$4,621	-\$95,321
<b>Final List to Sale Price - \$</b>	<b>-\$5,550</b>	-\$5,573	-\$3,781	\$1,707	-\$103	-\$320	-\$156,036
<b>Original List to Sale Price - %</b>	<b>98.58%</b>	94.71%	97.88%	100.16%	99.71%	99.28%	94.77%
<b>Final List to Sale Price - %</b>	<b>98.74%</b>	96.93%	98.63%	100.49%	99.98%	99.95%	91.71%

***Days on the Market***

Avg Days Listing to Contract	33	39	24	29	27	44	33
Combined Avg Days to Contract	36	40	25	29	30	50	45
Avg Days Listing to Closing	67	68	64	64	61	77	75
Avg Days Contract to Close	34	29	39	34	34	35	40

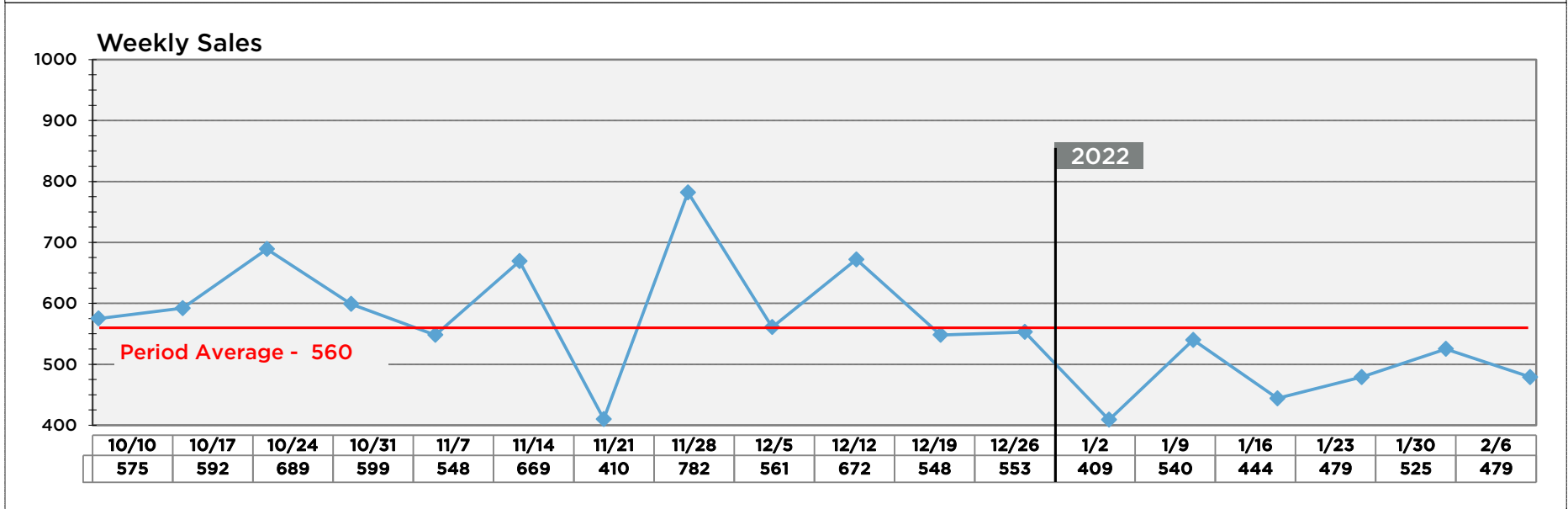
***Beds / Baths***

Average Bedrooms	3	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***

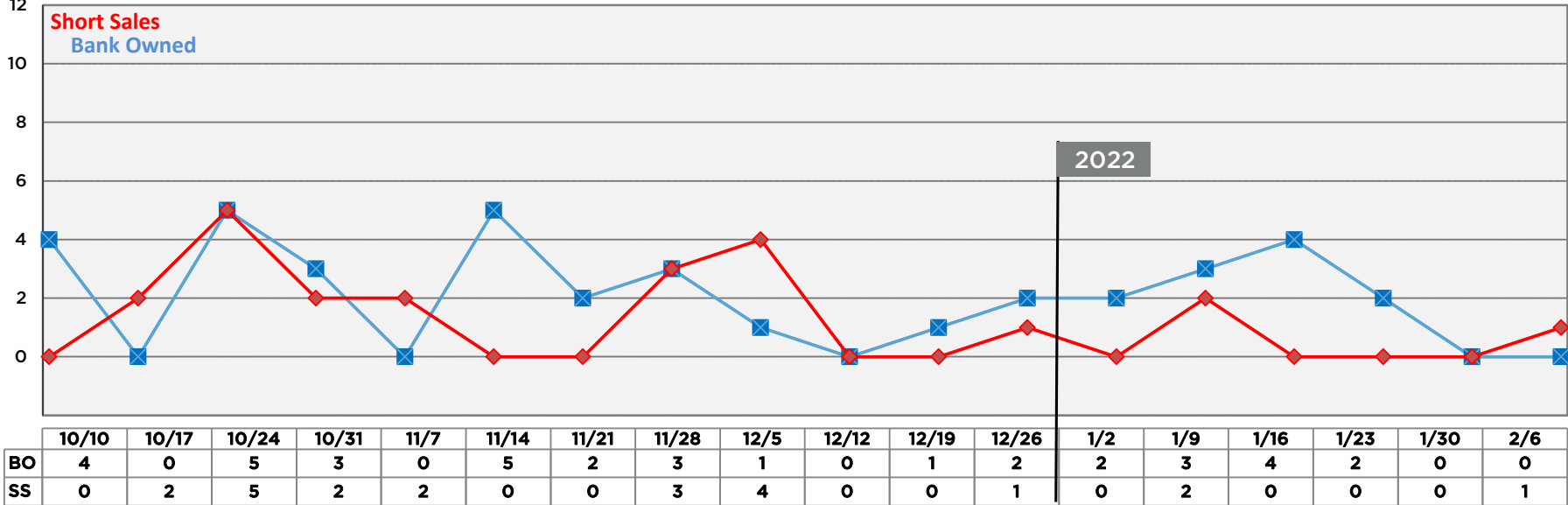
Average Square Feet	2,050	1,146	1,398	1,755	2,250	2,933	4,756
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### Single Family Homes

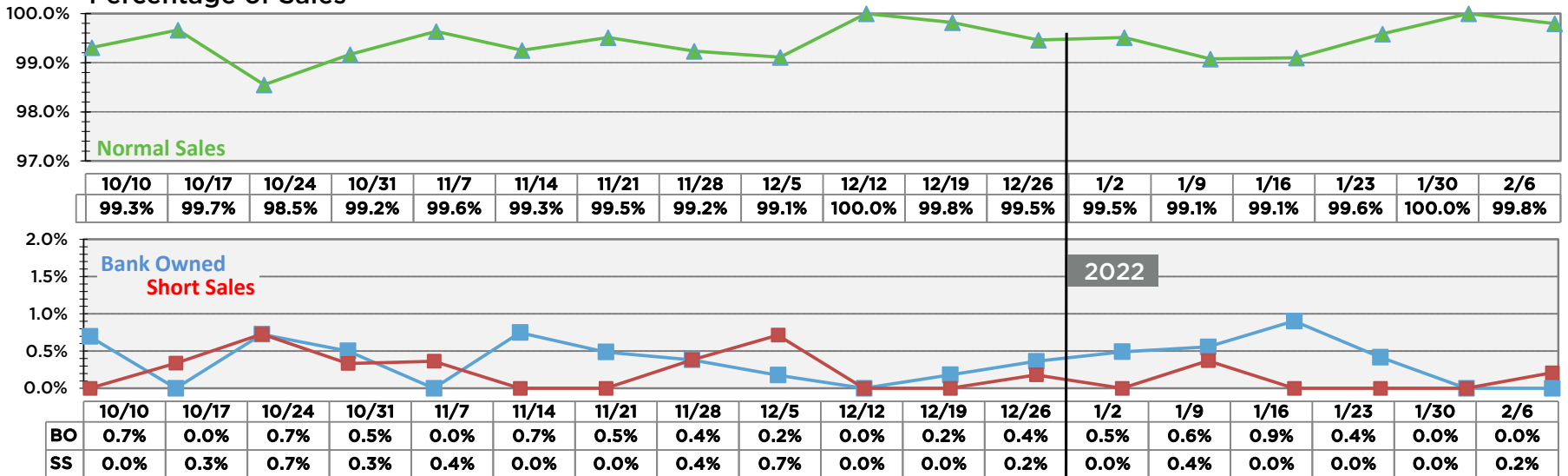


### Single Family Homes

#### Foreclosure Sales

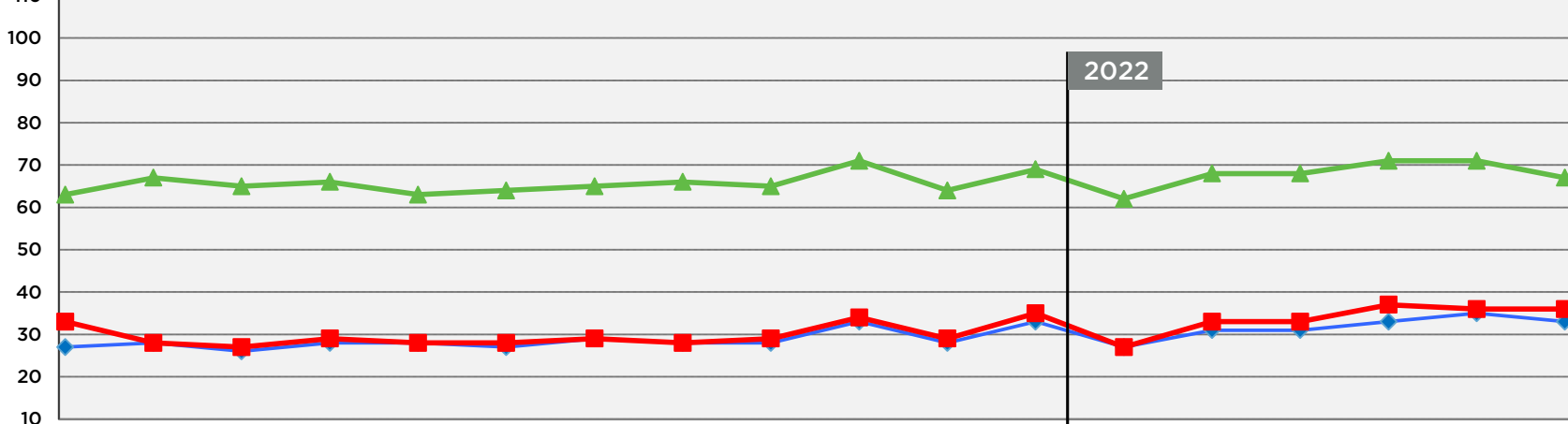


#### Percentage of Sales



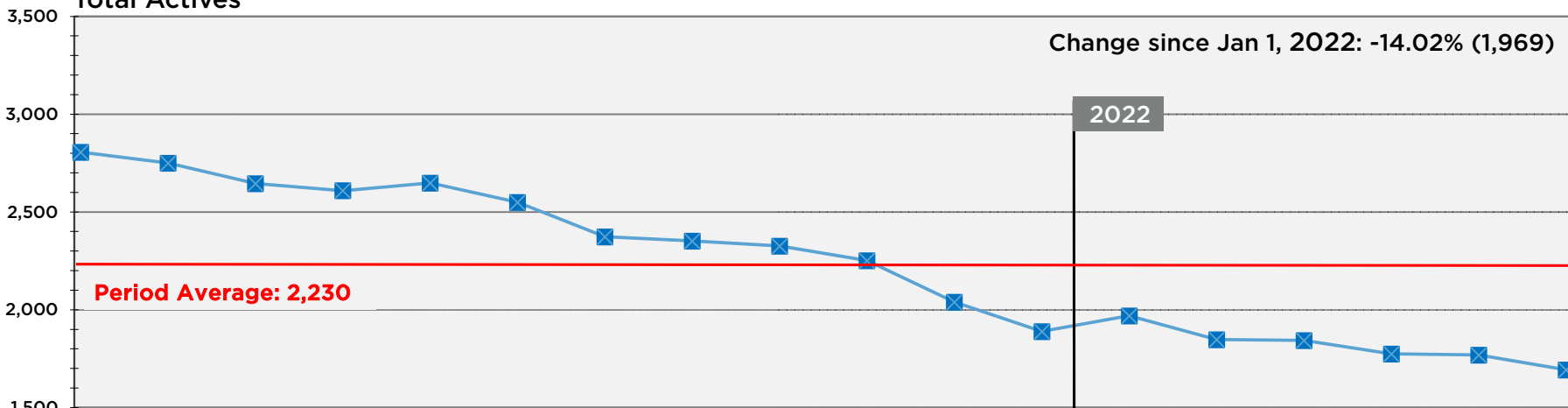
### Single Family Homes

**Average Days on Market**



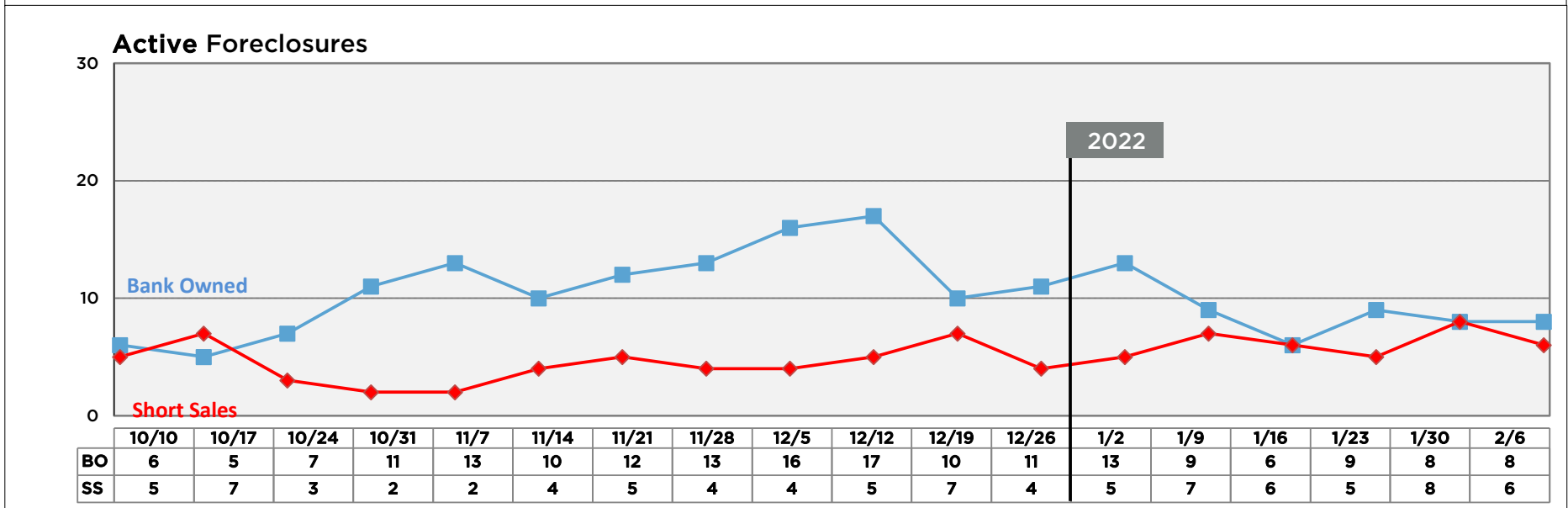
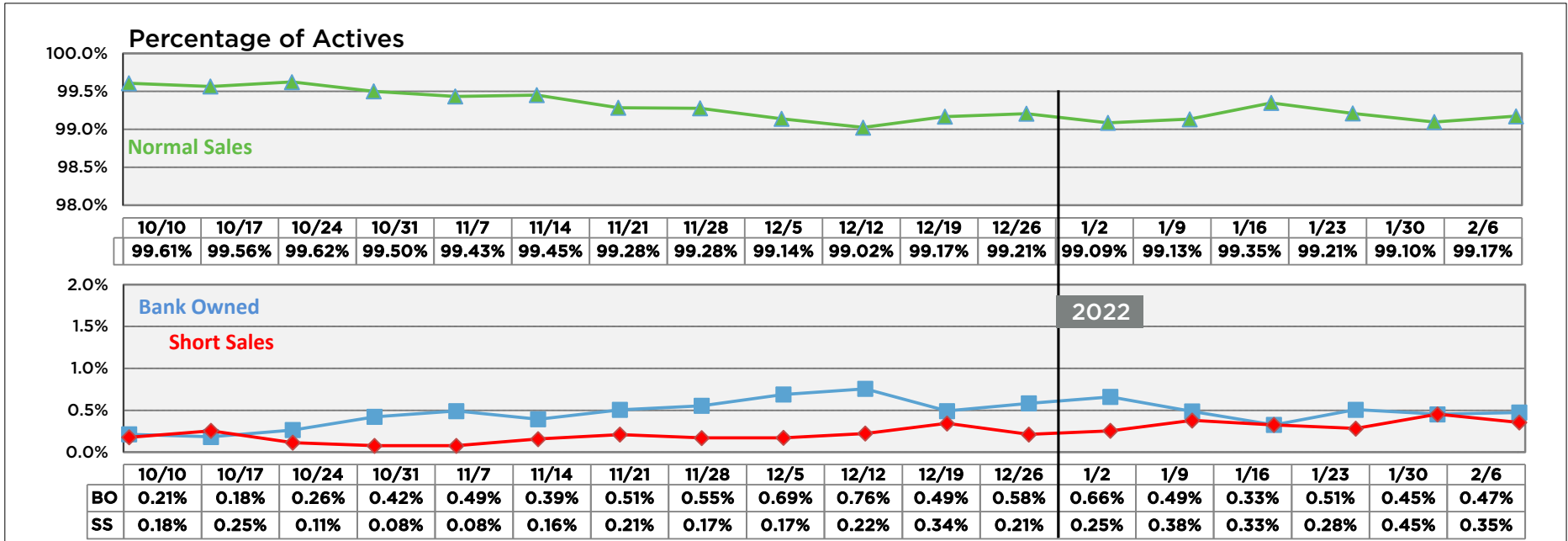
	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6
ListToContract	27	28	26	28	28	27	29	28	28	33	28	33	27	31	31	33	35	33
CombDaysOnMkt	33	28	27	29	28	28	29	28	29	34	29	35	27	33	33	37	36	36
ListToClose	63	67	65	66	63	64	65	66	65	71	64	69	62	68	68	71	71	67

**Total Actives**



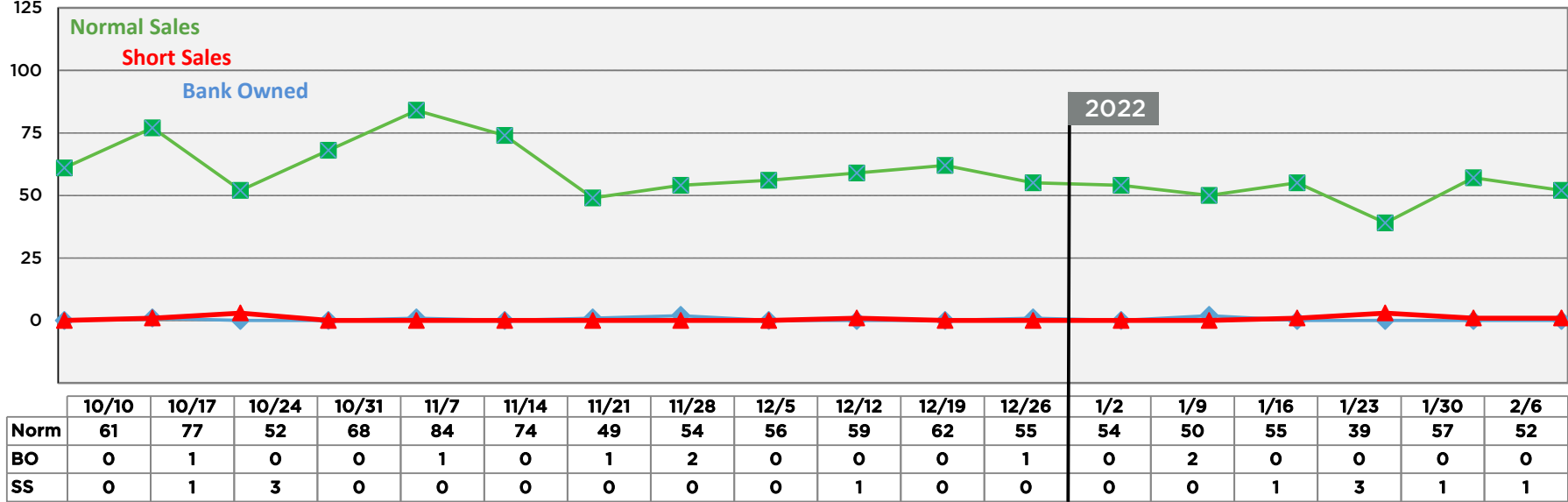
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Total Actives	2,806	2,750	2,645	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693

### Single Family Homes

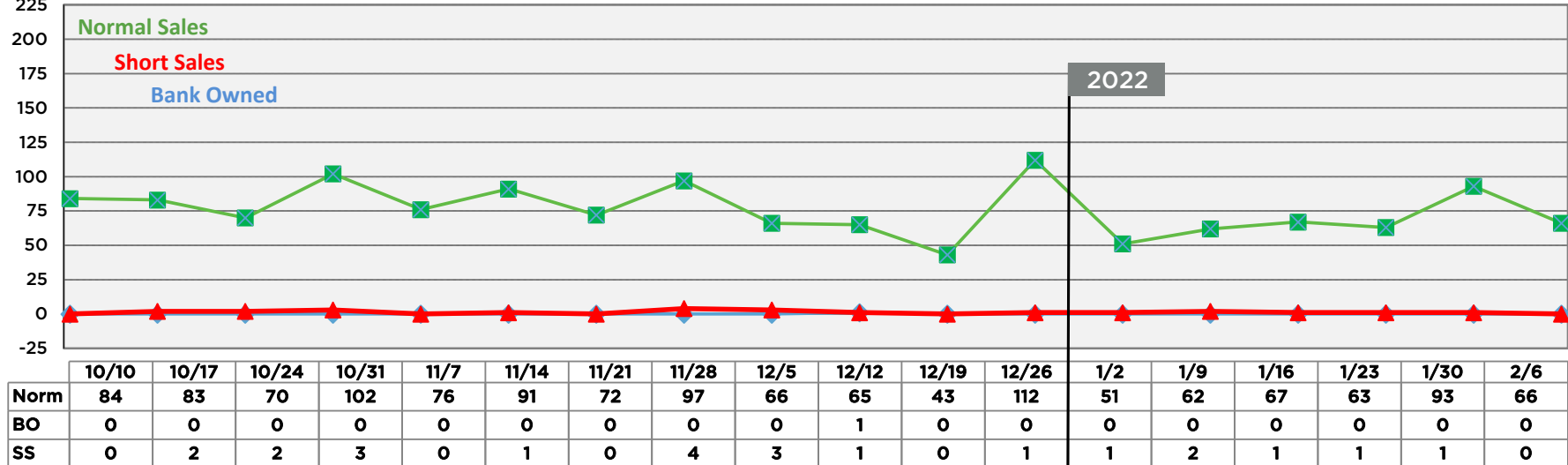


**Single Family Homes**

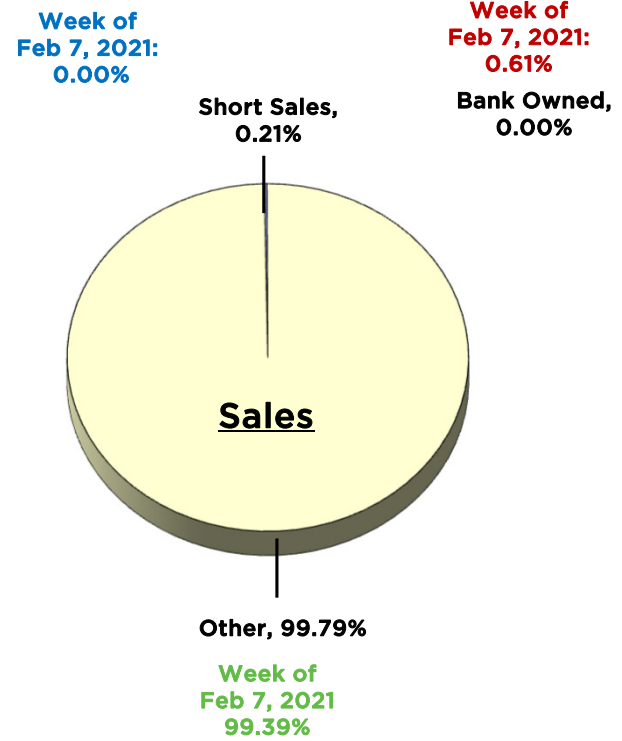
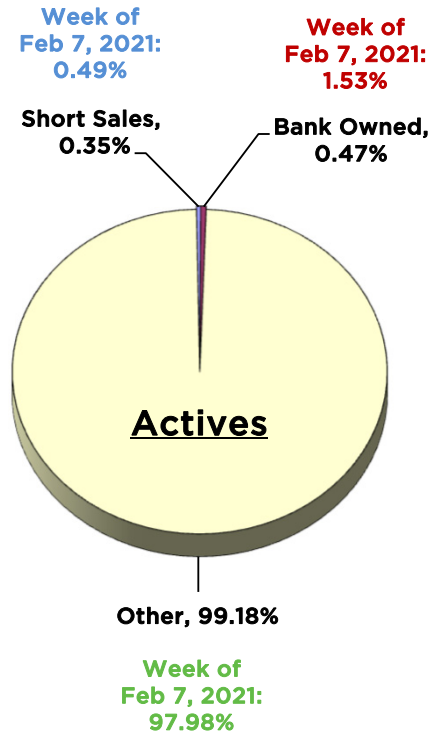
**Temporary Off Market**



**Withdrawn**



**Single Family Homes**



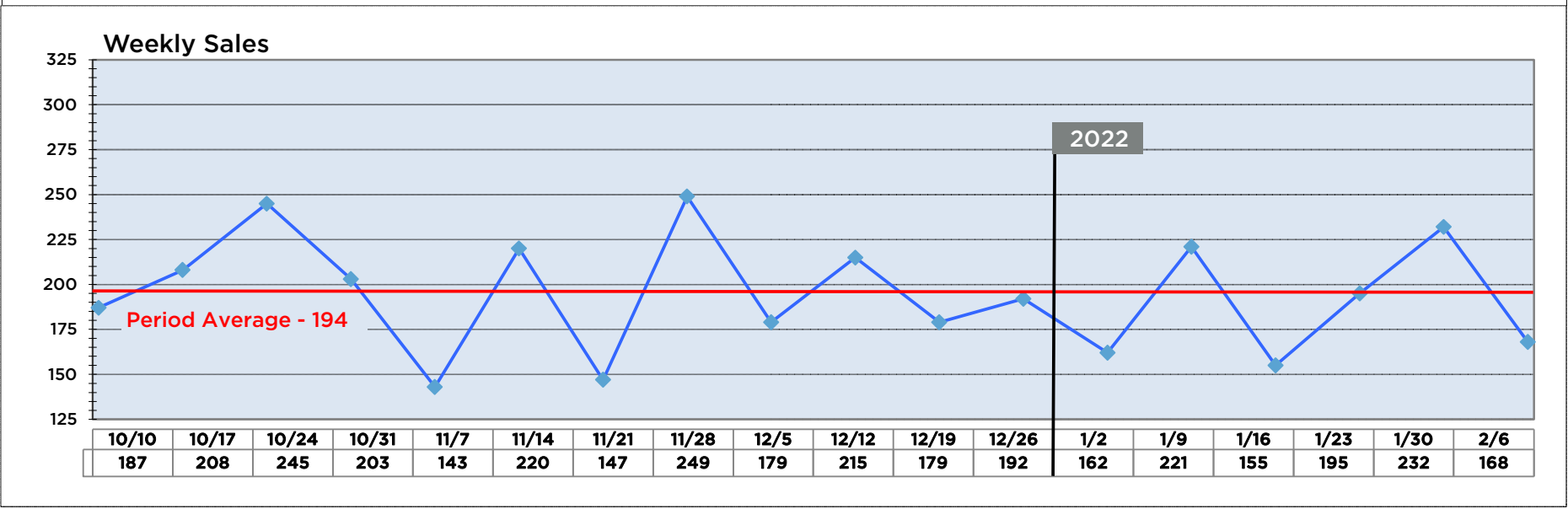
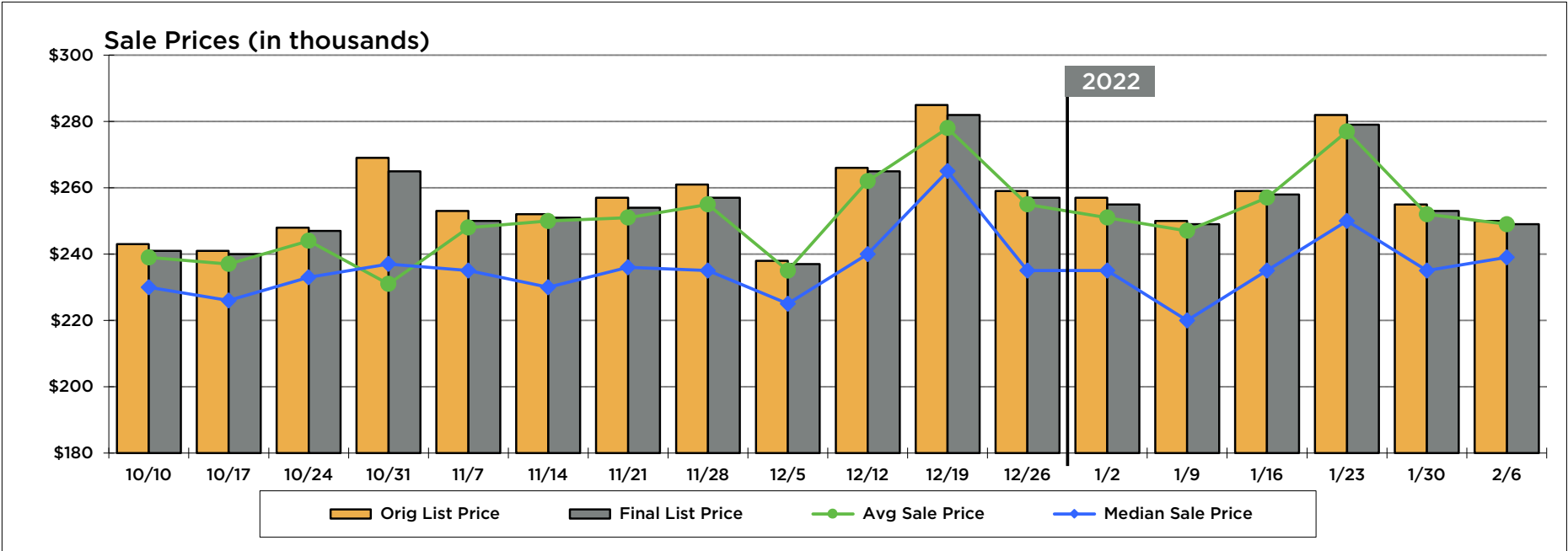
**Where are the 12 Single Family Homes available for the Median Price of \$380,000? (± \$500)**

<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>4</b>	<b>\$379,975</b>	<b>3.3</b>	<b>2.0</b>	<b>1,533</b>	<b>\$247.94</b>
Winter Springs / Tuskawilla	32708	1	\$380,000	4.0	2.0	1,407	\$270.08
Sanford / Lake Forest	32771	1	\$379,900	3.0	2.0	1,651	\$230.10
Winter Park	32792	2	\$380,000	3.0	2.0	1,536	\$247.40
<b>Orange County</b>		<b>5</b>	<b>\$379,960</b>	<b>3.6</b>	<b>2.2</b>	<b>1,696</b>	<b>\$224.03</b>
Apopka (North)	32712	1	\$380,000	4.0	2.0	1,786	\$212.77
Winter Park (East) / Aloma	32792	1	\$379,900	3.0	2.0	1,384	\$274.49
Hiawassee	32818	1	\$380,000	4.0	3.0	2,409	\$157.74
Ventura	32822	1	\$380,000	4.0	2.0	1,240	\$306.45
Rio Pinar / Union Park	32825	1	\$379,900	3.0	2.0	1,661	\$228.72
<b>Osceola County</b>		<b>2</b>	<b>\$379,950</b>	<b>4.0</b>	<b>2.0</b>	<b>1,299</b>	<b>\$292.61</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$379,900	4.0	2.0	2,393	\$158.75
St Cloud / Harmony	34773	1	\$379,999	4.0	2.0	204	\$1,862.74
<b>Lake County</b>		<b>1</b>	<b>\$379,900</b>	<b>4.0</b>	<b>3.0</b>	<b>2,149</b>	<b>\$176.78</b>
Minneola	34715	1	\$379,900	4.0	3.0	2,149	\$176.78

**Condos, Townhomes, Villas**

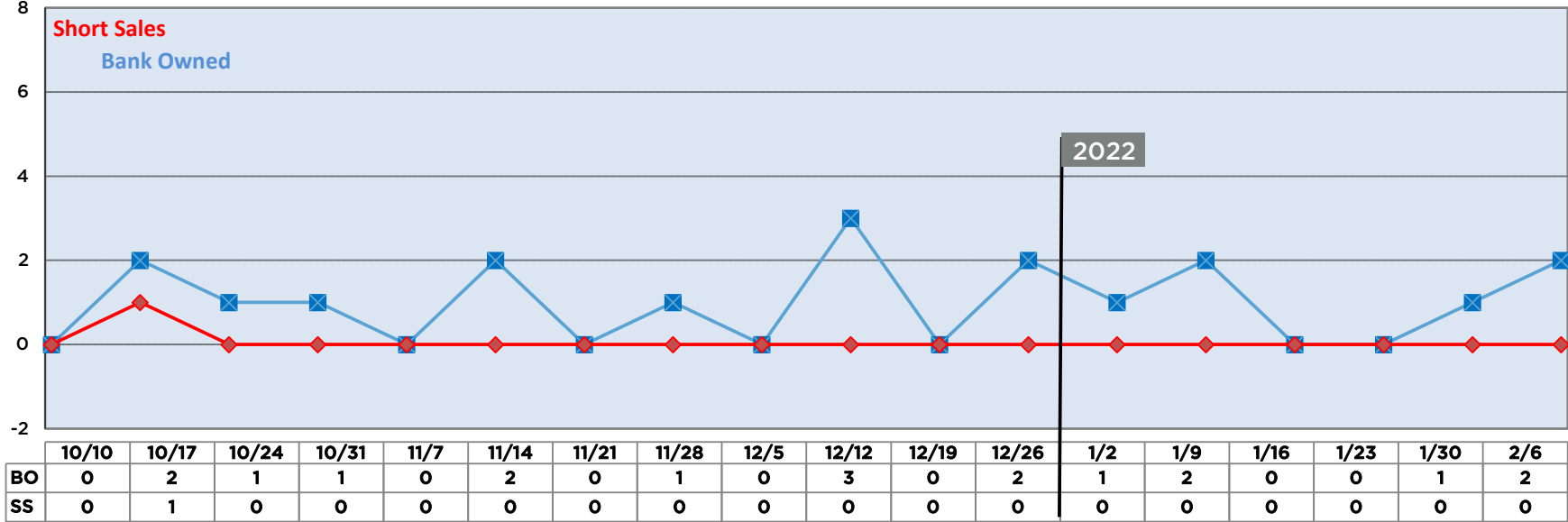
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	168	93	27	29	17	2	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	166	91	27	29	17	2	0
<b>Active Listings</b>	570	276	67	120	62	40	5
Bank Owned	6	5	0	0	1	0	0
Short Sales	2	1	1	0	0	0	0
Other	562	270	66	120	61	40	5
<b>Months of Inventory</b>	0.78	0.68	0.57	0.95	0.84	4.62	0.00
<b>List Price</b>							
Average Original List Price	\$250,386	\$175,515	\$273,637	\$346,040	\$427,571	\$525,000	\$0
Average Final List Price	\$249,470	\$175,258	\$270,970	\$345,316	\$425,394	\$525,000	\$0
<b>Sale Price</b>							
Average Price	\$249,211	\$174,465	\$276,256	\$342,878	\$422,229	\$531,000	\$0
Median Price	\$238,950	\$179,900	\$278,500	\$336,000	\$415,000	\$531,000	\$0
<b>Price Differences</b>							
<i>Original</i> to <i>Final</i> List Price	-\$916	-\$257	-\$2,667	-\$724	-\$2,177	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$1,175	-\$1,050	\$2,619	-\$3,162	-\$5,342	\$6,000	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$259	-\$793	\$5,286	-\$2,438	-\$3,165	\$6,000	\$0
<i>Original</i> List to <i>Sale</i> Price - %	99.53%	99.40%	100.96%	99.09%	98.75%	101.14%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	99.90%	99.55%	101.95%	99.29%	99.26%	101.14%	0.00%
<b>Days on the Market</b>							
Avg Days Listing to Contract	35	32	30	53	39	3	0
Combined Avg Days to Contract	35	32	30	53	39	3	0
Avg Days Listing to Closing	65	62	59	84	66	34	0
Avg Days Contract to Close	30	30	28	31	27	31	0
<b>Beds / Baths</b>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	1	0	1	0
<b>Square Footage</b>							
Average Square Feet	1,329	1,069	1,392	1,729	1,930	1,641	0

**Condos, Townhomes, Villas**

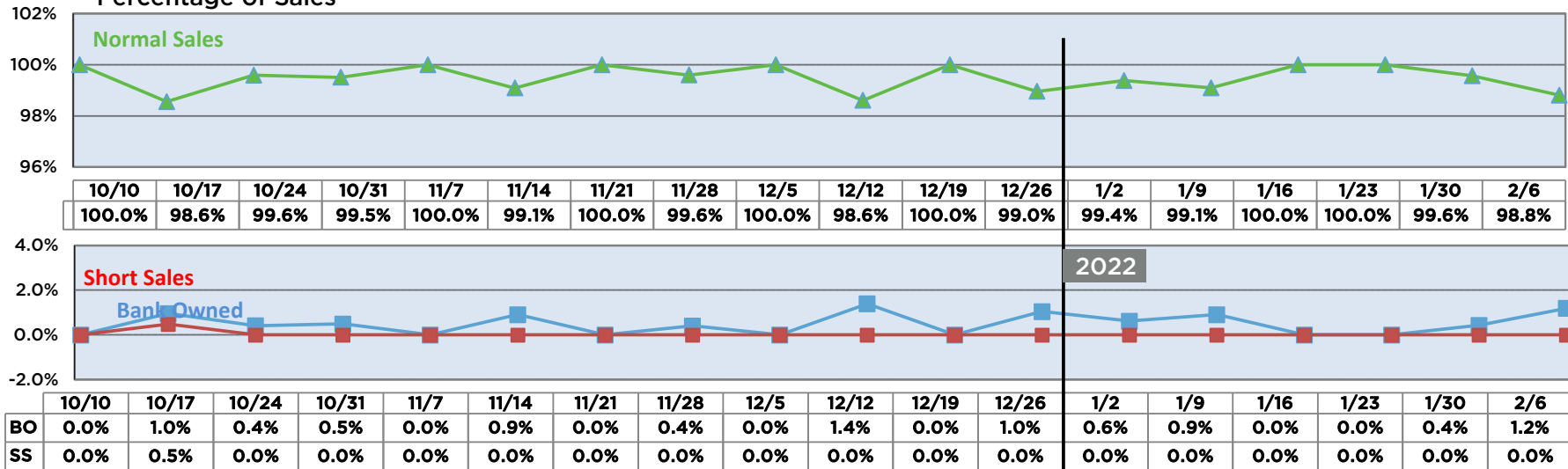


**Condos, Townhomes, Villas**

**Foreclosure Sales**

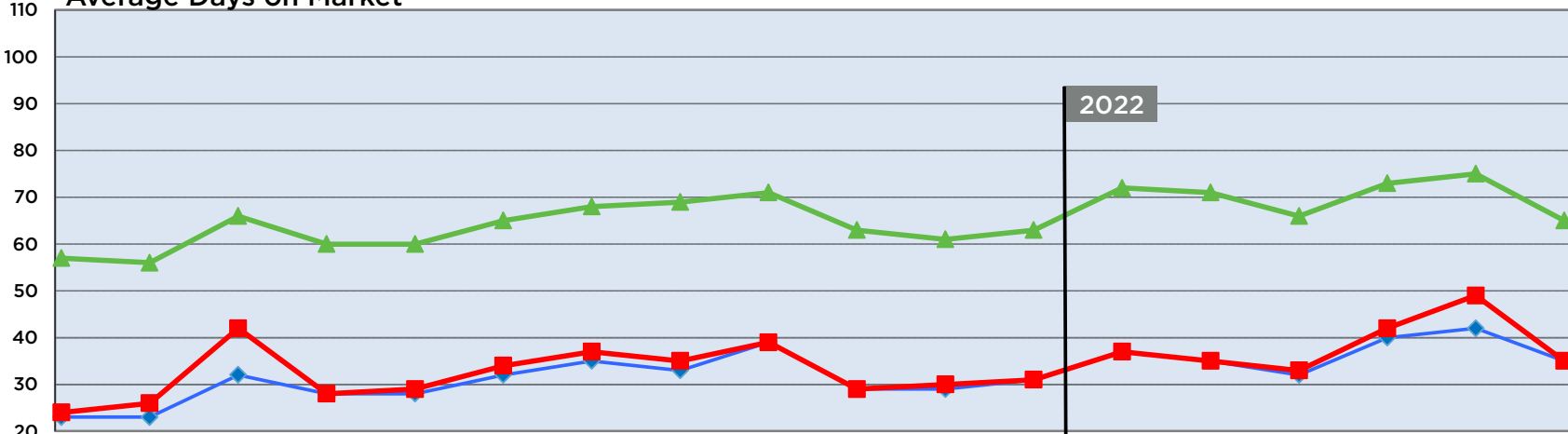


**Percentage of Sales**



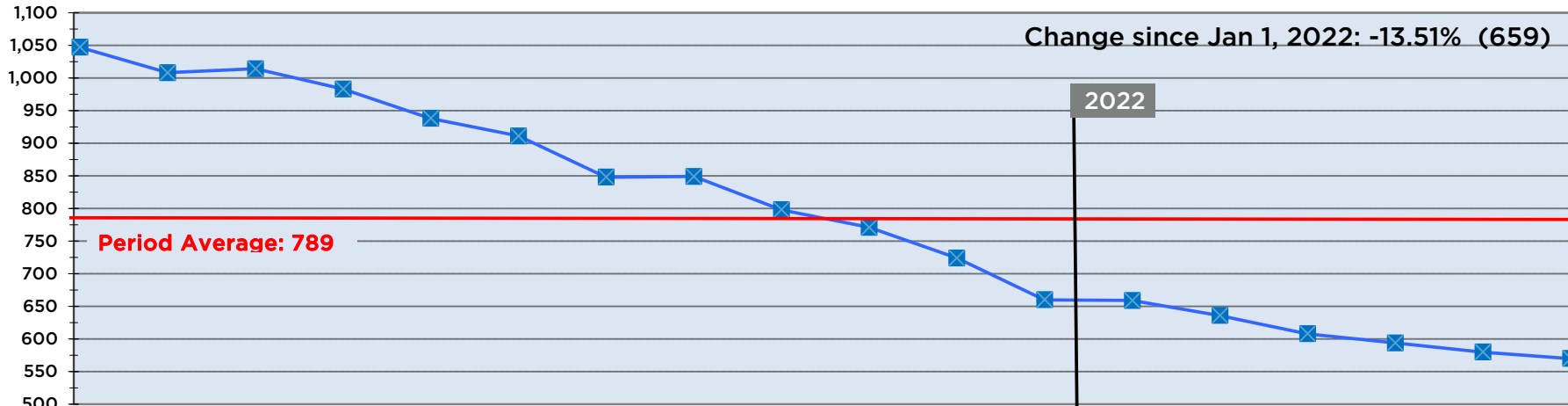
**Condos, Townhomes, Villas**

**Average Days on Market**



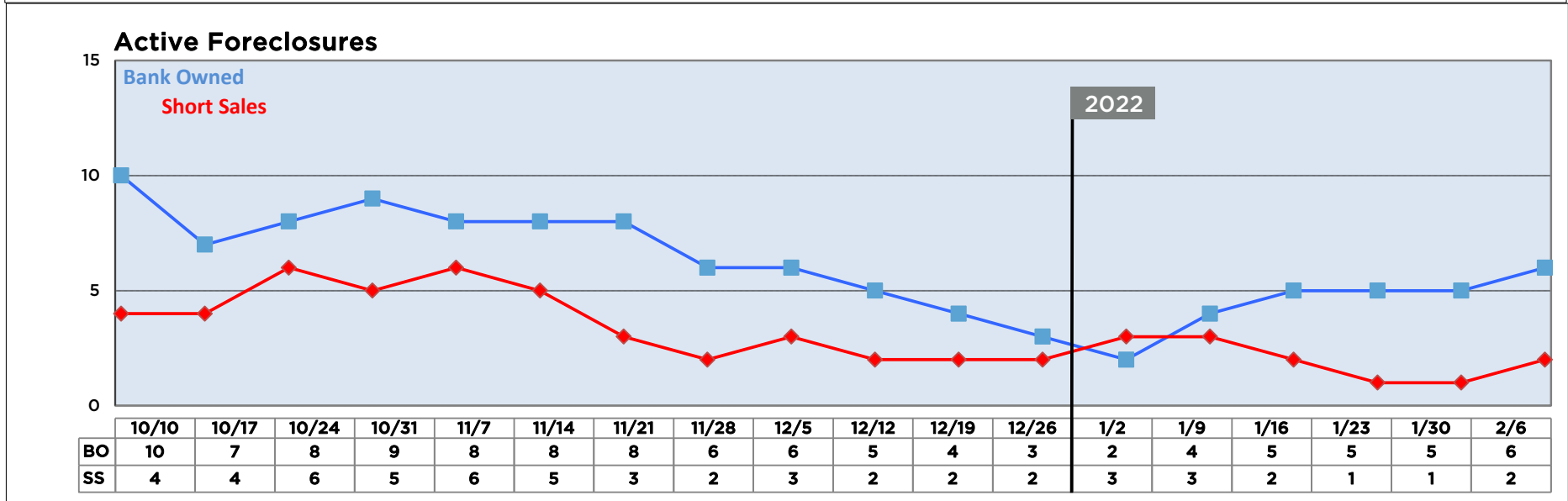
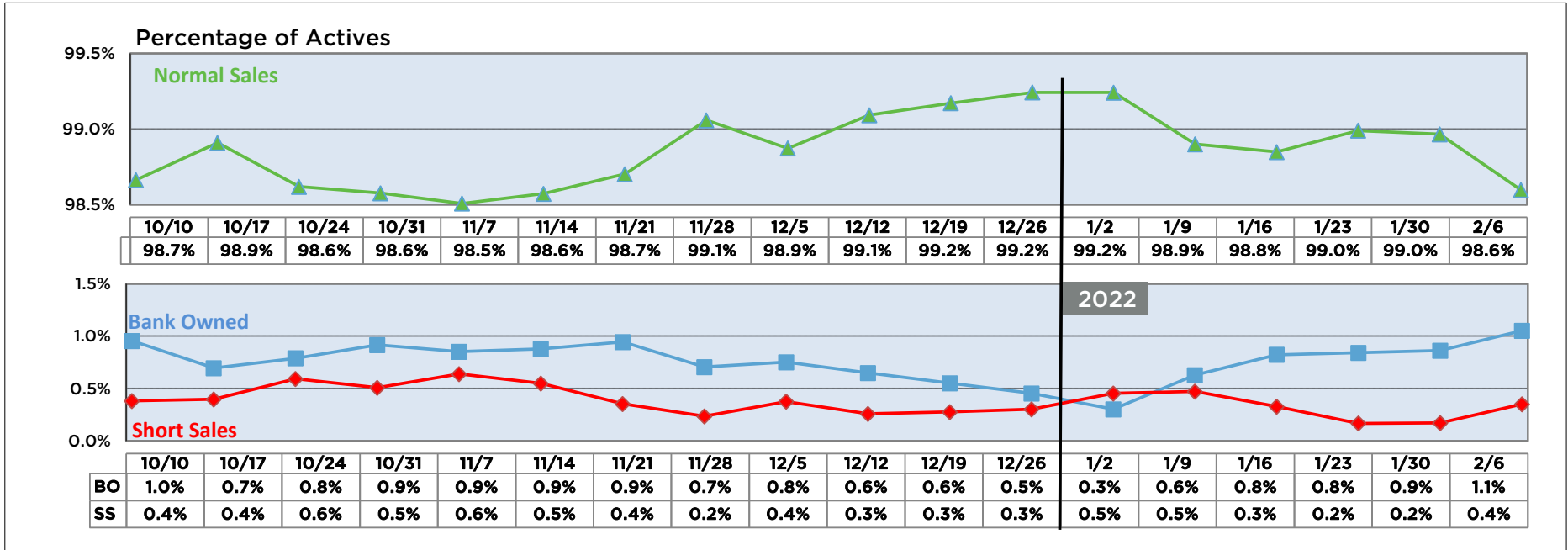
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ListToContract	23	23	32	28	28	32	35	33	39	29	29	31	37	35	32	40	42	35
CombDaysOnMkt	24	26	42	28	29	34	37	35	39	29	30	31	37	35	33	42	49	35
ListToClose	57	56	66	60	60	65	68	69	71	63	61	63	72	71	66	73	75	65

**Total Actives**



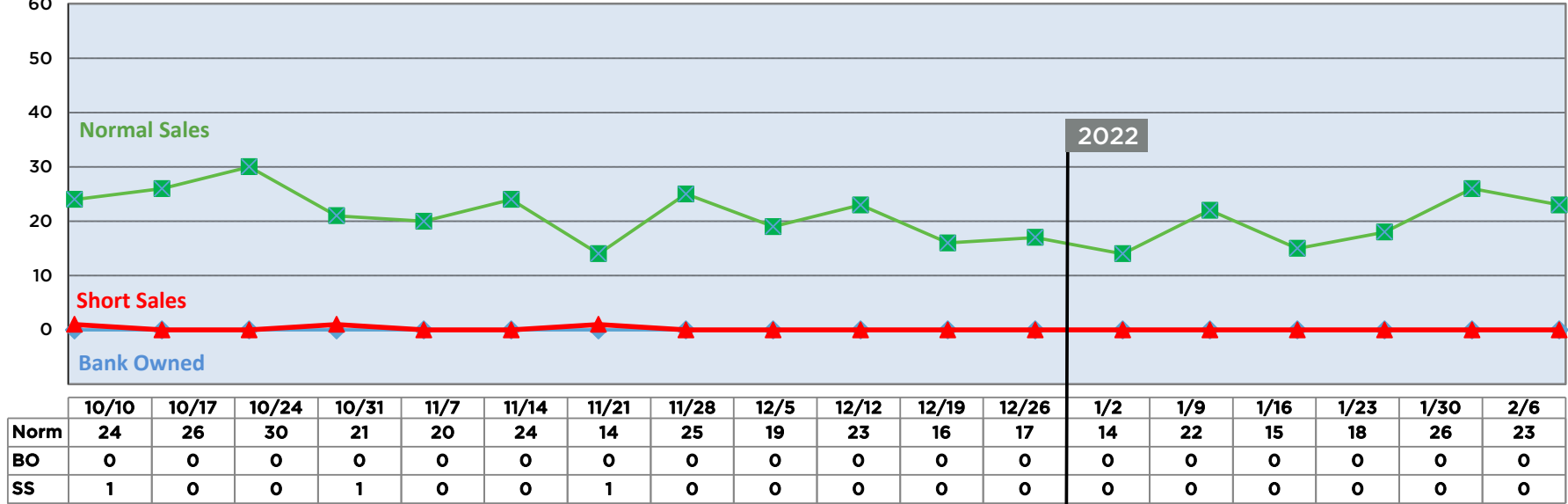
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Total Actives	1,047	1,008	1,014	983	938	911	848	849	798	771	724	660	659	636	608	594	580	570

**Condos, Townhomes, Villas**

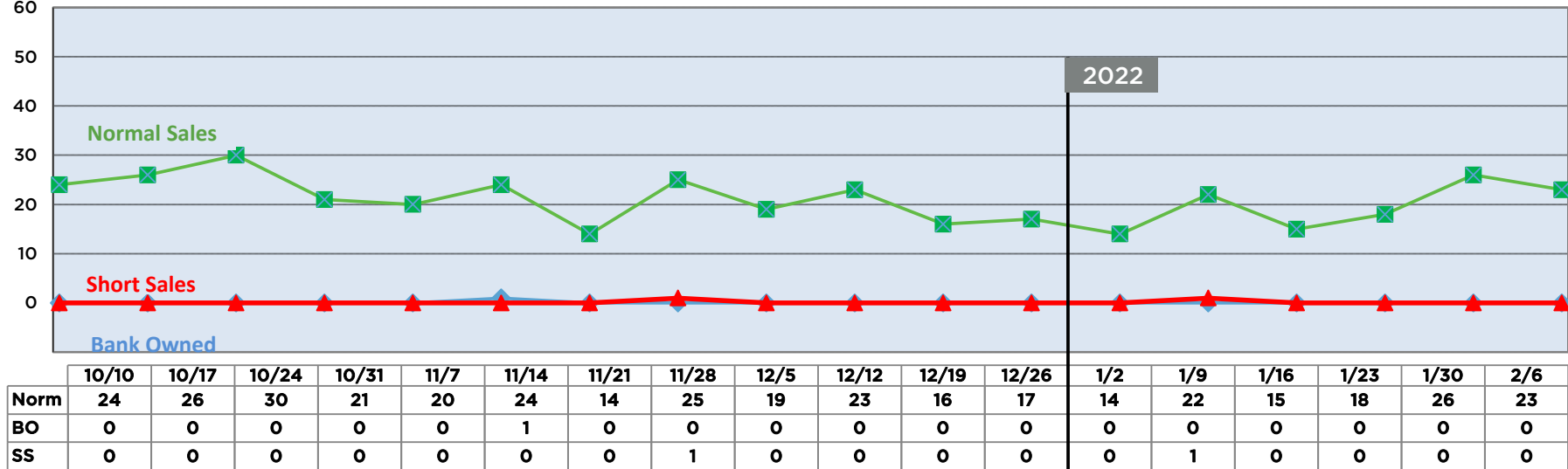


**Condos, Townhomes, Villas**

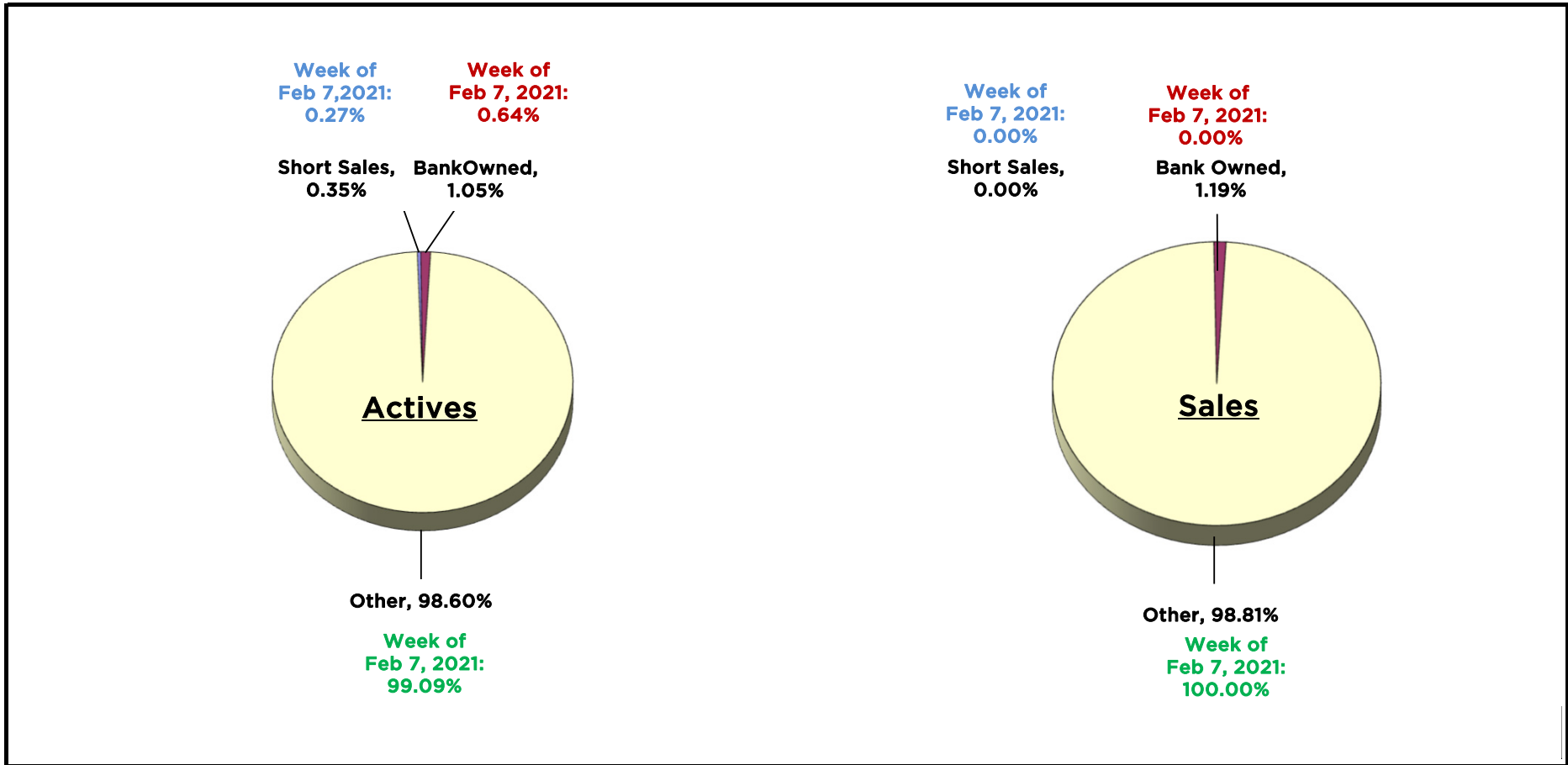
**Temporary Off Market**



**Withdrawn**



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**02/06/2022 - 02/12/2022**  
**Lake, Orange, Osceola & Seminole Counties**

**There are no Condos, Townhomes, or Villas available for the Median Price of \$238,950** (± \$500)