



Monday Morning Quarterback Summary

Week of February 13, 2022 - February 19, 2022

Single-family existing homes

- Sales of single-family homes increased to 564 during the week of Feb 13, from 479 the week prior
- The median price of single family homes increased to \$388,950, a change of 2.4%
- The number of single-family home foreclosure transactions increased to 2 last week, from 0 the week of Feb 06
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory increased by 7, and now sits at 1,700

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 205 during the week of Feb 13, from 168 the week prior
- The median price of condos, townhomes, and villas decreased to \$235,000, a change of -1.7%
- The number of condo, townhome and villa foreclosure transactions remains constant at 2
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 8, and now sits at 562

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

Monday Morning Quarterback
02/13/2022 - 02/19/2022
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
Weekly Sales	564	71	66	158	114	126	29
Bank Owned	2	1	0	0	0	1	0
Short Sales	1	0	1	0	0	0	0
Other	561	70	65	158	114	125	29
Active Listings	1,700	223	141	336	291	497	212
Bank Owned	14	8	2	3	0	1	0
Short Sales	5	0	2	3	0	0	0
Other	1,681	215	137	330	291	496	212
Months of Inventory	0.70	0.72	0.49	0.49	0.59	0.91	1.69

List Price

Average Original List Price	\$494,203	\$188,067	\$276,329	\$350,682	\$441,071	\$645,349	\$2,073,652
Average Final List Price	\$490,236	\$183,386	\$272,703	\$350,037	\$438,858	\$639,845	\$2,052,341

Sale Price

Average Price	\$486,191	\$175,155	\$274,035	\$350,350	\$442,441	\$644,632	\$1,954,216
Median Price	\$388,950	\$180,000	\$275,000	\$350,000	\$444,500	\$609,500	\$1,568,500

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$3,967	-\$4,681	-\$3,626	-\$645	-\$2,213	-\$5,504	-\$21,311
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,012	-\$12,912	-\$2,294	-\$332	\$1,370	-\$717	-\$119,436
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,045	-\$8,231	\$1,332	\$313	\$3,583	\$4,787	-\$98,125
<i>Original</i> List to <i>Sale</i> Price - %	98.38%	93.13%	99.17%	99.91%	100.31%	99.89%	94.24%
<i>Final</i> List to <i>Sale</i> Price - %	99.17%	95.51%	100.49%	100.09%	100.82%	100.75%	95.22%

Days on the Market

Avg Days Listing to Contract	31	43	37	22	27	29	55
Combined Avg Days to Contract	31	43	38	24	28	29	55
Avg Days Listing to Closing	64	75	72	55	61	61	95
Avg Days Contract to Close	33	32	33	32	34	33	39

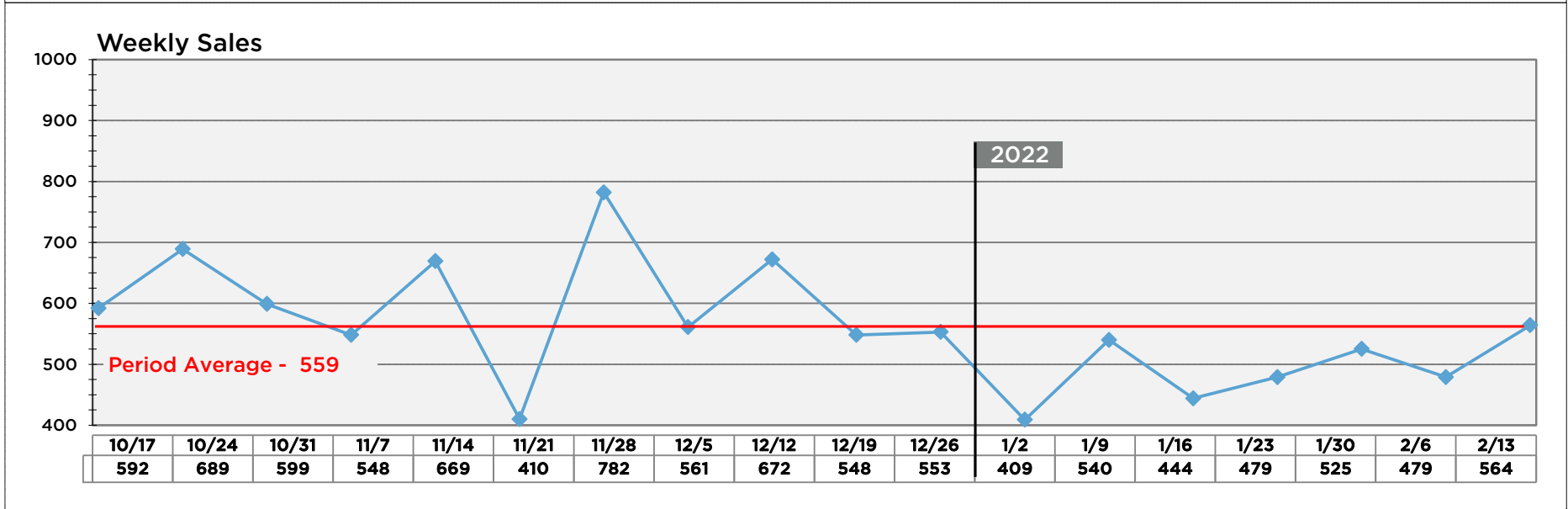
Beds / Baths

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

Square Footage

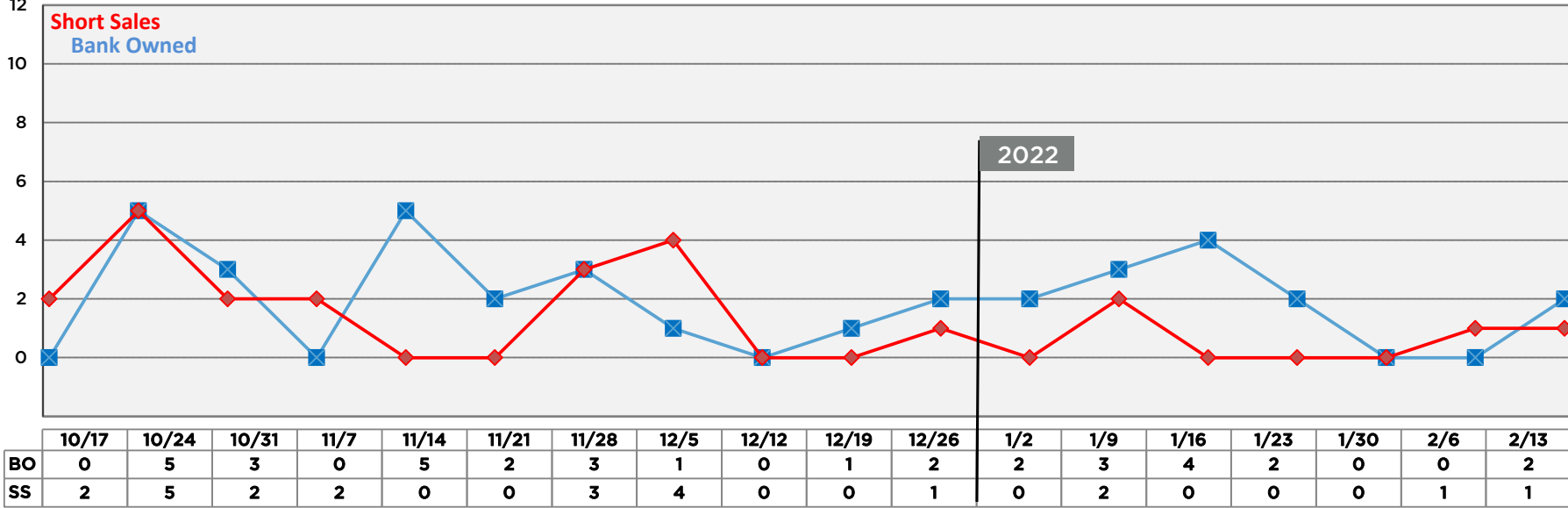
Average Square Feet	2,140	1,153	1,359	1,713	2,207	2,930	4,954
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Single Family Homes

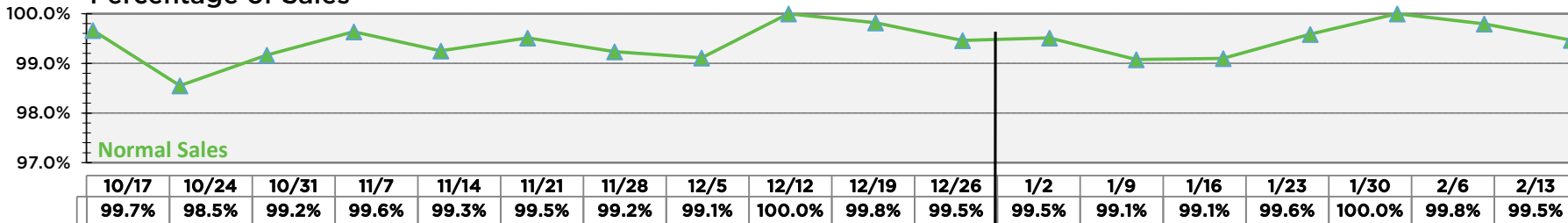


Single Family Homes

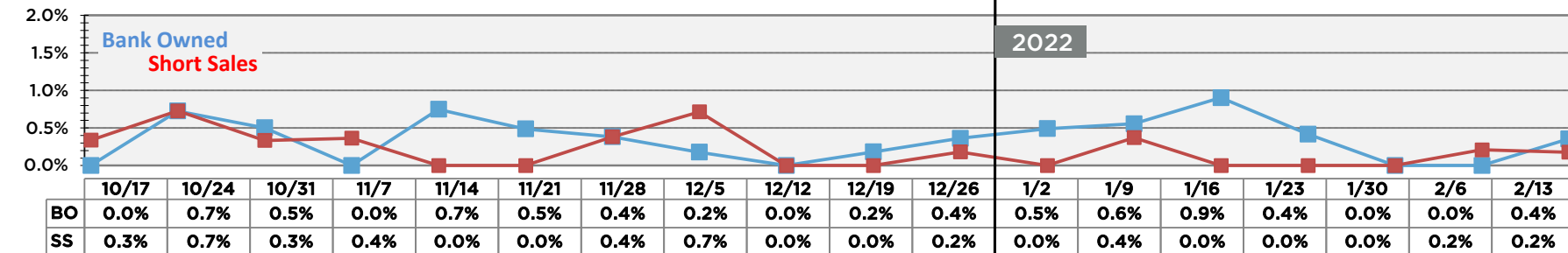
Foreclosure Sales



Percentage of Sales

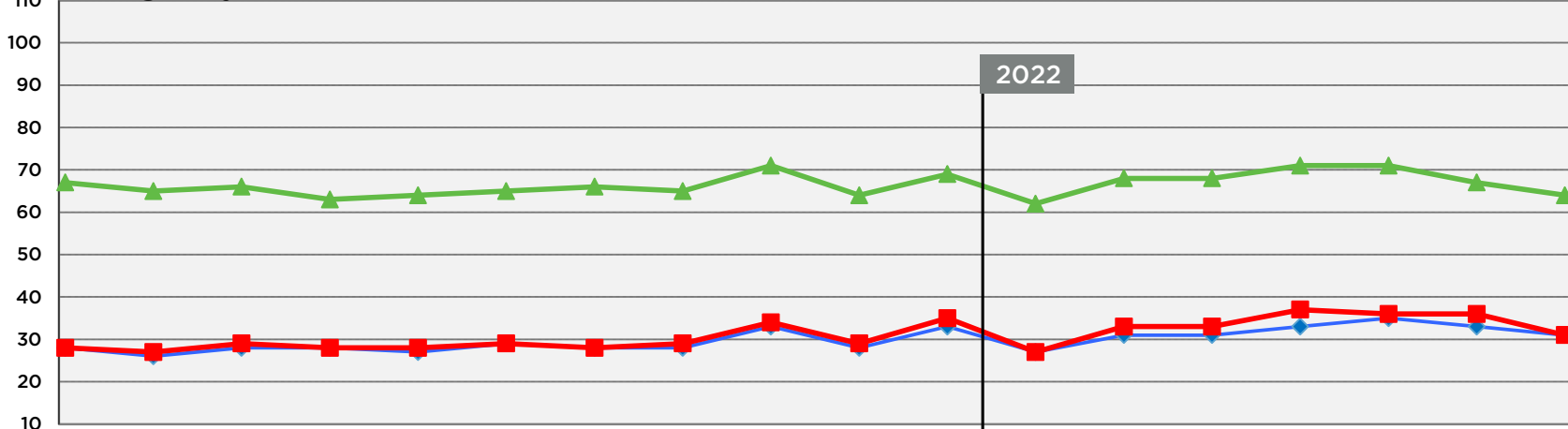


Bank Owned Short Sales



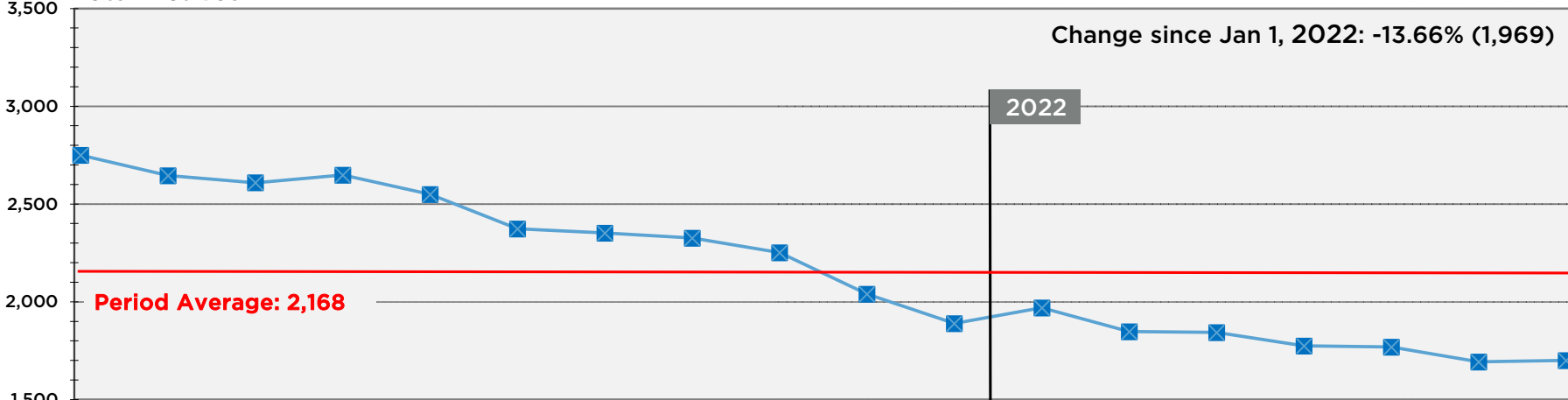
Single Family Homes

Average Days on Market



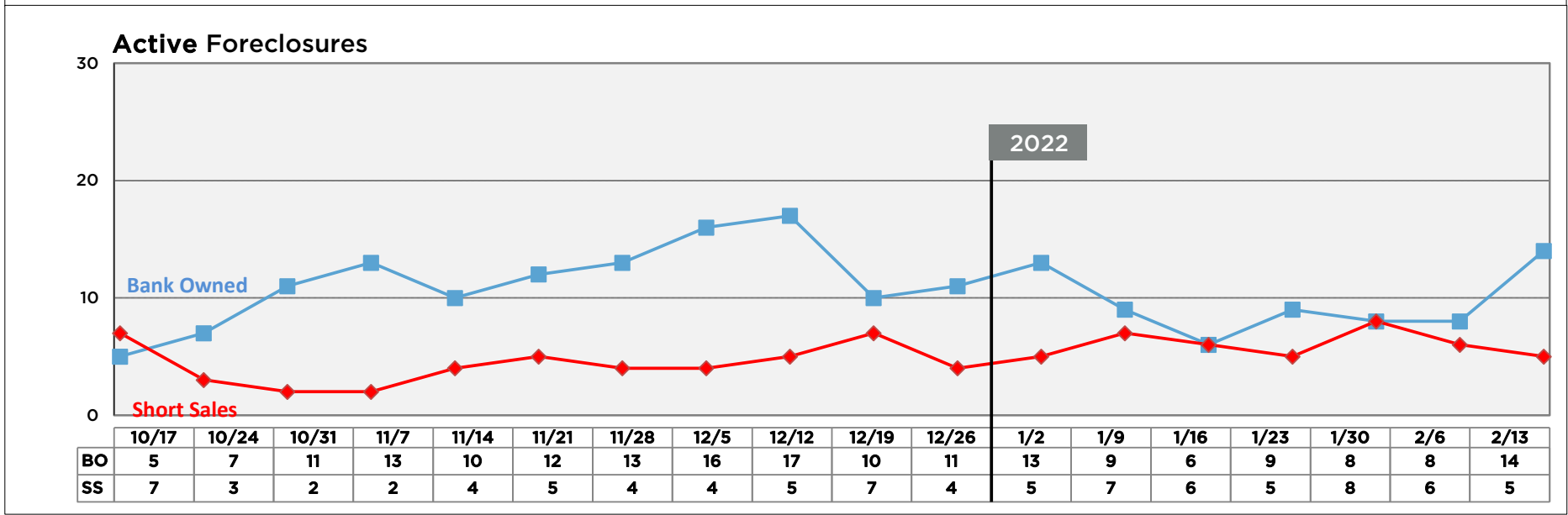
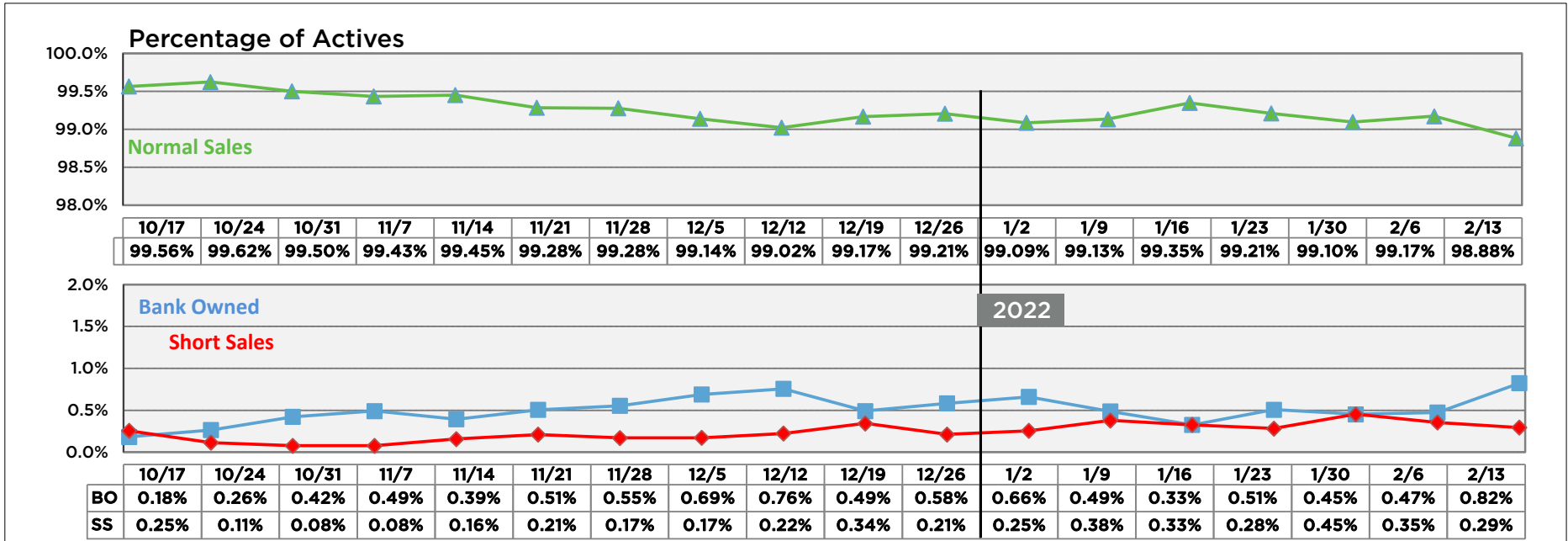
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ListToContract	28	26	28	28	27	29	28	28	33	28	33	27	31	31	33	35	33	31
CombDaysOnMkt	28	27	29	28	28	29	28	29	34	29	35	27	33	33	37	36	36	31
ListToClose	67	65	66	63	64	65	66	65	71	64	69	62	68	68	71	71	67	64

Total Actives



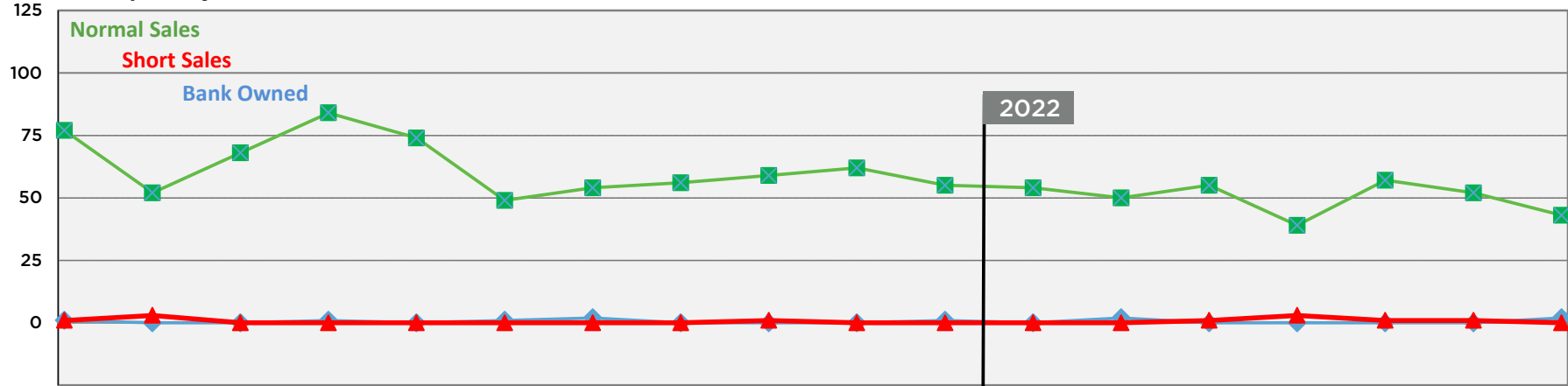
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Total Actives	2,750	2,645	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700

Single Family Homes



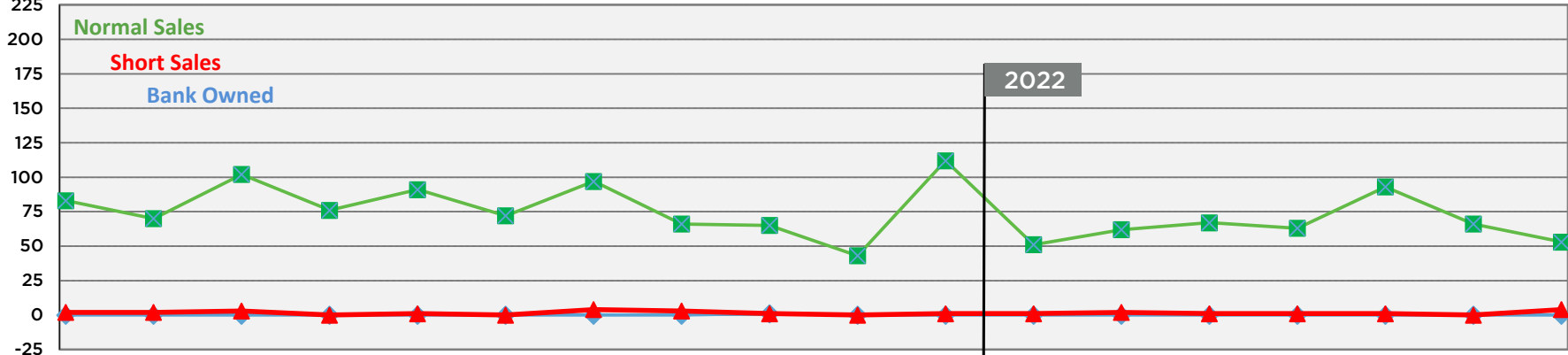
Single Family Homes

Temporary Off Market



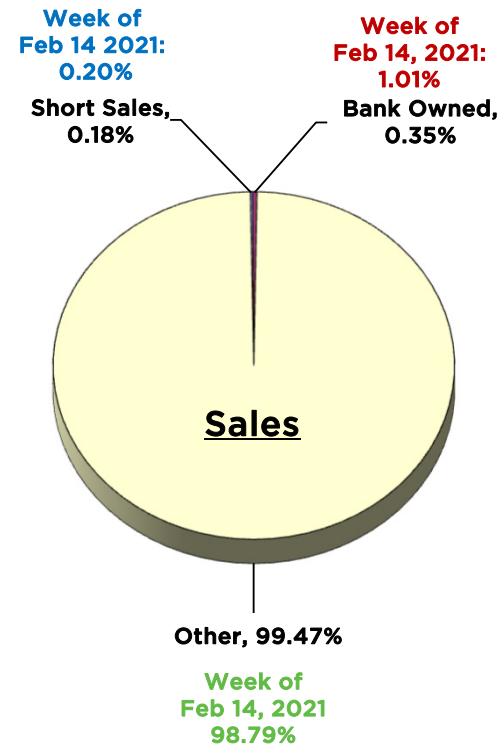
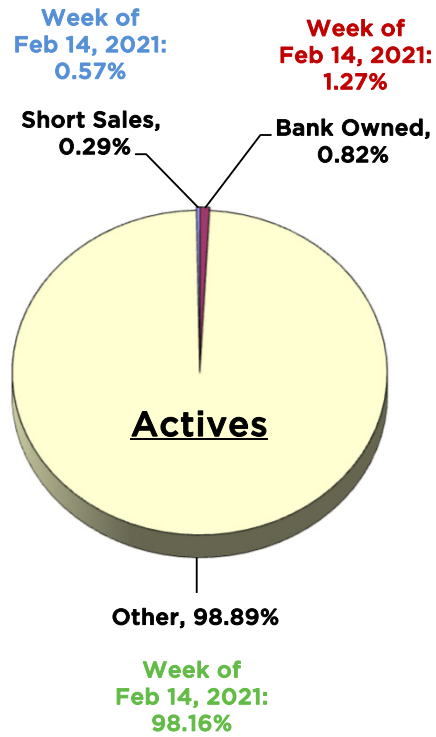
	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13
Norm	77	52	68	84	74	49	54	56	59	62	55	54	50	55	39	57	52	43
BO	1	0	0	1	0	1	2	0	0	0	1	0	2	0	0	0	0	2
SS	1	3	0	0	0	0	0	0	1	0	0	0	0	1	3	1	1	0

Withdrawn



	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	2/13
Norm	83	70	102	76	91	72	97	66	65	43	112	51	62	67	63	93	66	53
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	2	2	3	0	1	0	4	3	1	0	1	1	2	1	1	1	0	4

Single Family Homes



Where are the 7 Single Family Homes available for the Median Price of \$388,950? (± \$500)

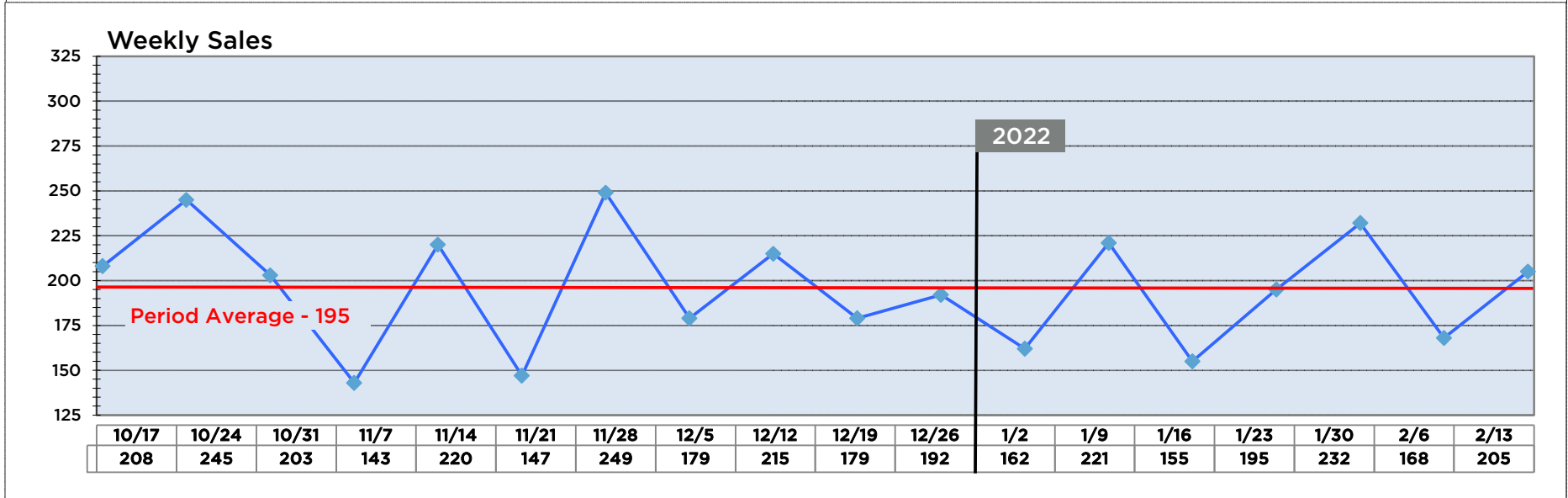
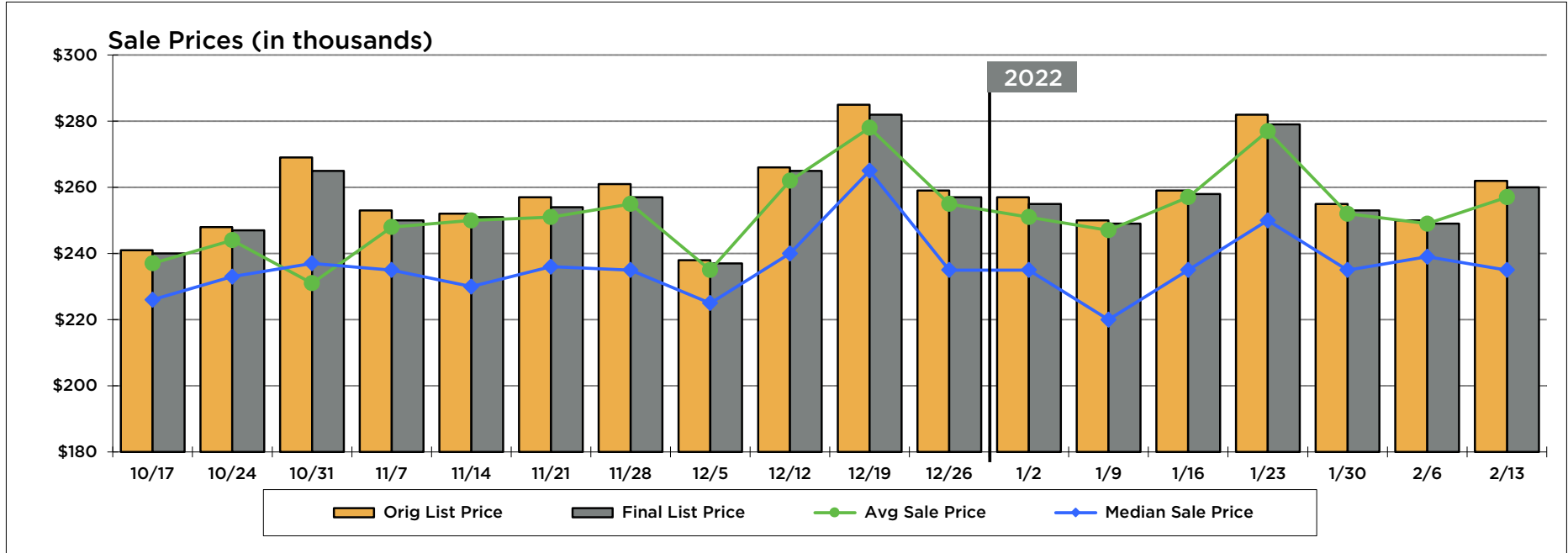
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$389,900	3.0	2.0	1,505	\$259.07
Sanford / Lake Forest	32771	1	\$389,900	3.0	2.0	1,592	\$244.91
Sanford (South)	32773	1	\$389,900	3.0	2.0	1,418	\$274.96
Orange County		2	\$389,900	5.0	2.5	1,892	\$206.13
Lockhart	32810	1	\$389,900	6.0	3.0	1,980	\$196.92
Union Park / Chickasaw	32829	1	\$389,900	4.0	2.0	1,803	\$216.25
Osceola County		1	\$389,000	3.0	3.0	2,304	\$168.84
St Cloud	34769	1	\$389,000	3.0	3.0	2,304	\$168.84
Lake County		2	\$389,495	3.0	2.5	2,405	\$161.99
Fruitland Park	34731	1	\$389,000	4.0	3.0	2,415	\$161.08
Leesburg (West)	34748	1	\$389,990	2.0	2.0	2,394	\$162.90

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02/13/2022 - 02/19/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

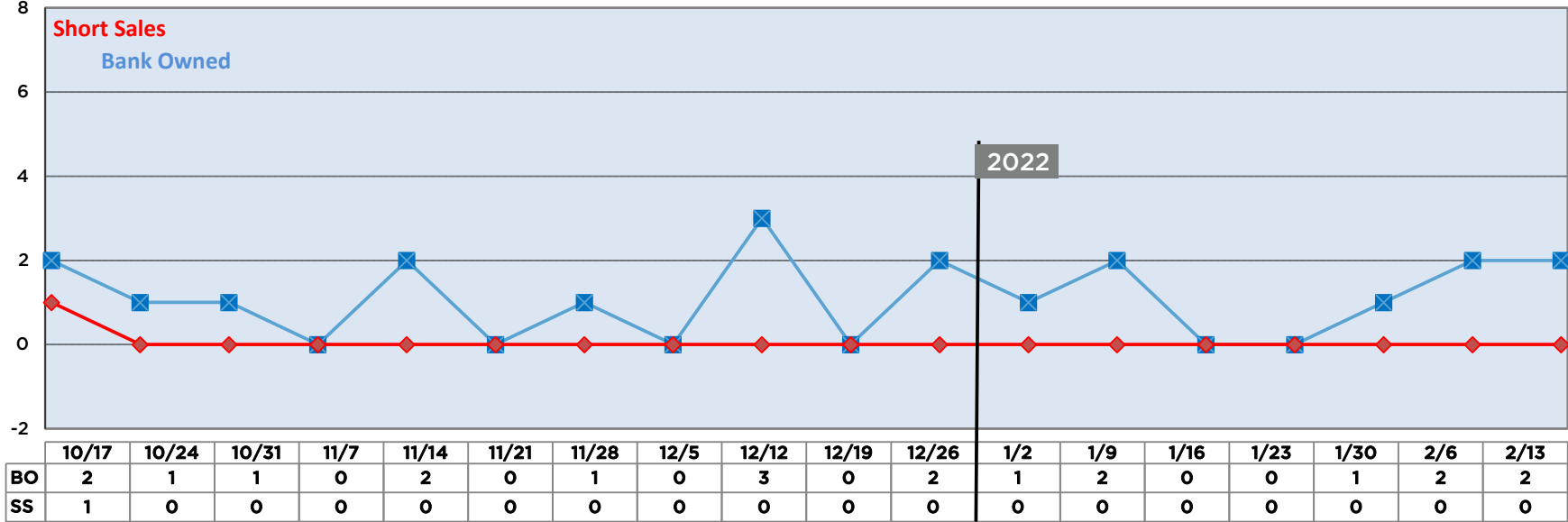
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	205	118	20	49	14	4	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	203	116	20	49	14	4	0
Active Listings	562	266	66	119	61	44	6
Bank Owned	4	3	0	0	1	0	0
Short Sales	3	2	1	0	0	0	0
Other	555	261	65	119	60	44	6
Months of Inventory	0.63	0.52	0.76	0.56	1.01	2.54	0.00
List Price							
Average Original List Price	\$261,708	\$183,086	\$277,760	\$351,087	\$450,400	\$745,500	\$0
Average Final List Price	\$260,148	\$181,960	\$274,010	\$351,026	\$450,043	\$719,500	\$0
Sale Price							
Average Price	\$257,436	\$178,101	\$272,125	\$349,531	\$455,647	\$702,500	\$0
Median Price	\$235,000	\$185,000	\$272,500	\$350,000	\$461,278	\$727,500	\$0
Price Differences							
Original to Final List Price	-\$1,560	-\$1,126	-\$3,750	-\$61	-\$357	-\$26,000	\$0
Original List to Sale Price - \$	-\$4,272	-\$4,985	-\$5,635	-\$1,556	\$5,247	-\$43,000	\$0
Final List to Sale Price - \$	-\$2,712	-\$3,859	-\$1,885	-\$1,495	\$5,604	-\$17,000	\$0
Original List to Sale Price - %	98.37%	97.28%	97.97%	99.56%	101.16%	94.23%	0.00%
Final List to Sale Price - %	98.96%	97.88%	99.31%	99.57%	101.25%	97.64%	0.00%
Days on the Market							
Avg Days Listing to Contract	41	44	36	41	18	80	0
Combined Avg Days to Contract	41	44	36	41	18	80	0
Avg Days Listing to Closing	71	72	64	74	52	101	0
Avg Days Contract to Close	29	27	27	32	33	21	0
Beds / Baths							
Average Bedrooms	3	2	3	3	4	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	0	1	0
Square Footage							
Average Square Feet	1,315	1,064	1,395	1,655	1,888	2,158	0

Condos, Townhomes, Villas

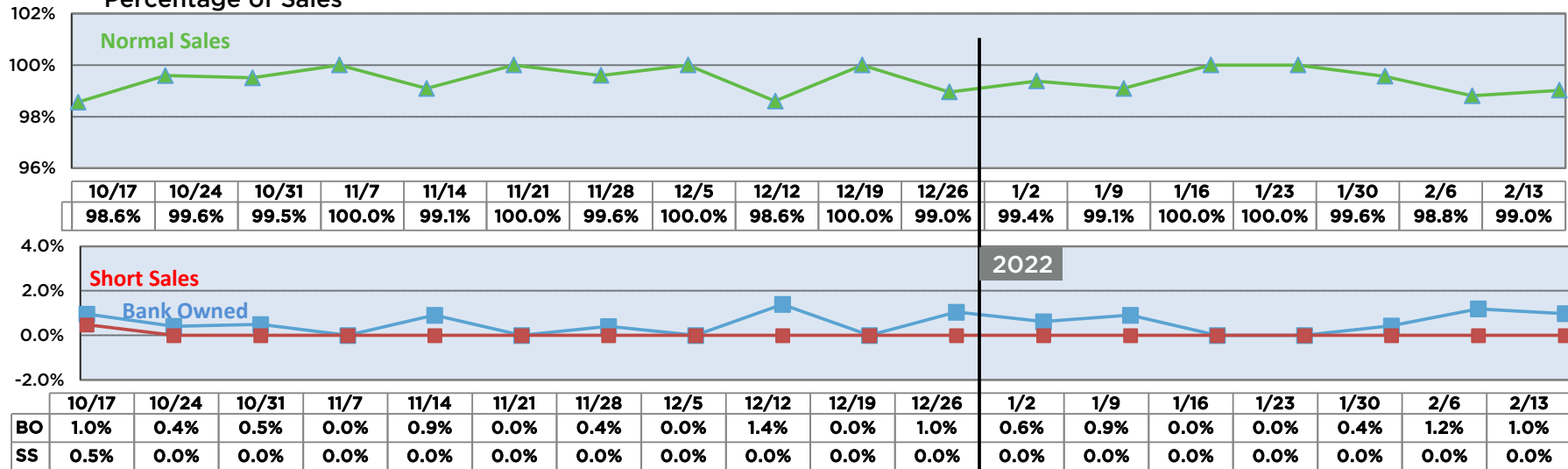


Condos, Townhomes, Villas

Foreclosure Sales

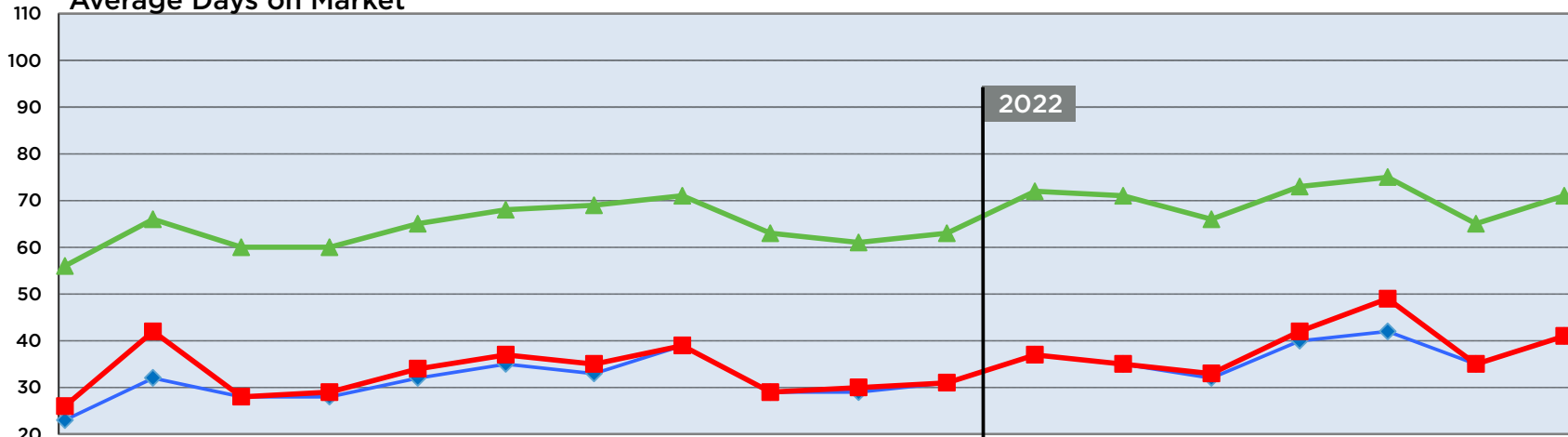


Percentage of Sales



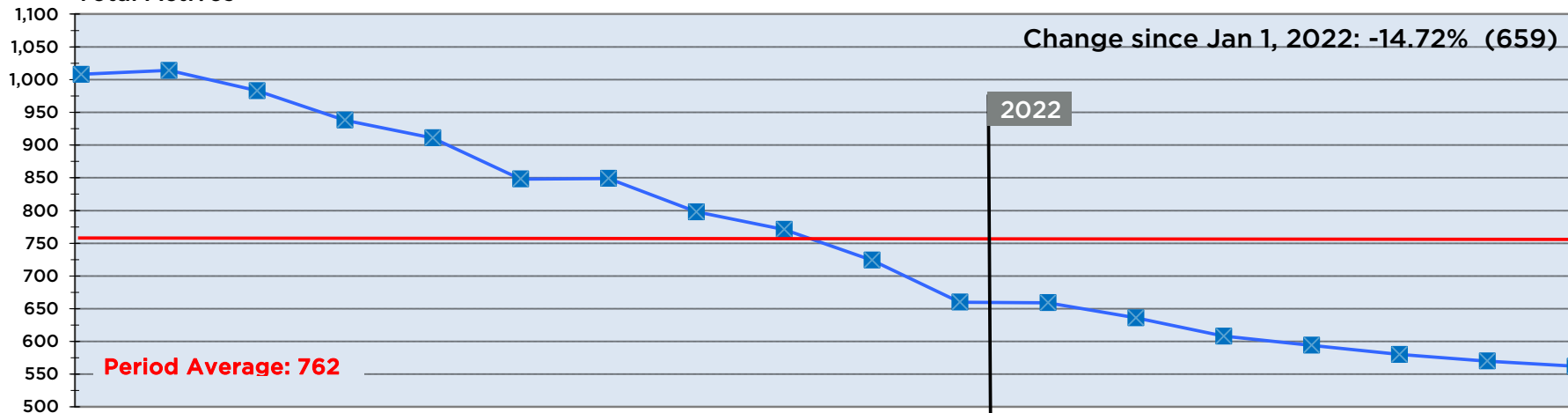
Condos, Townhomes, Villas

Average Days on Market



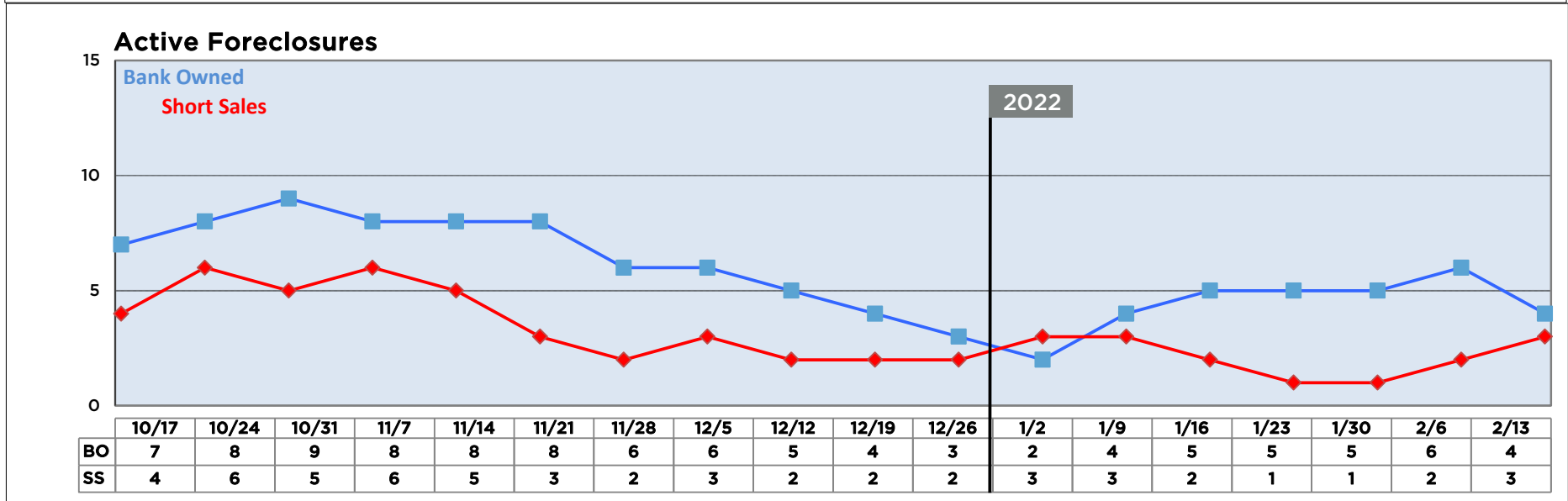
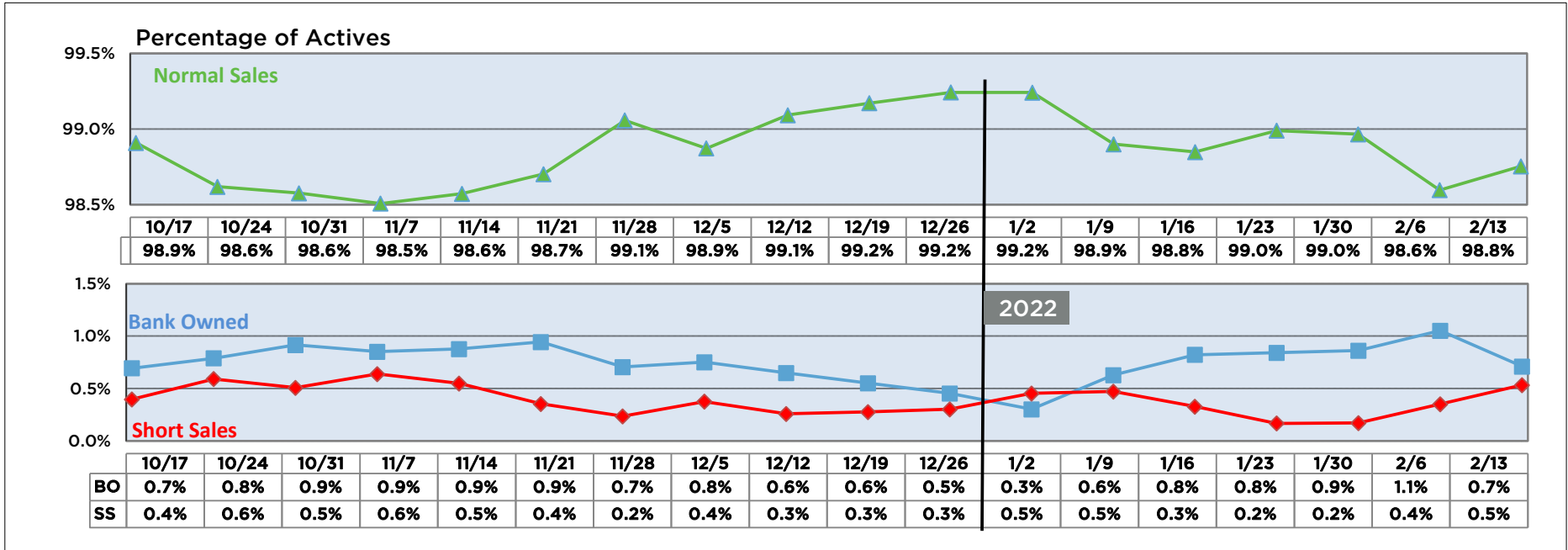
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ListToContract	23	32	28	28	32	35	33	39	29	29	31	37	35	32	40	42	35	41
CombDaysOnMkt	26	42	28	29	34	37	35	39	29	30	31	37	35	33	42	49	35	41
ListToClose	56	66	60	60	65	68	69	71	63	61	63	72	71	66	73	75	65	71

Total Actives



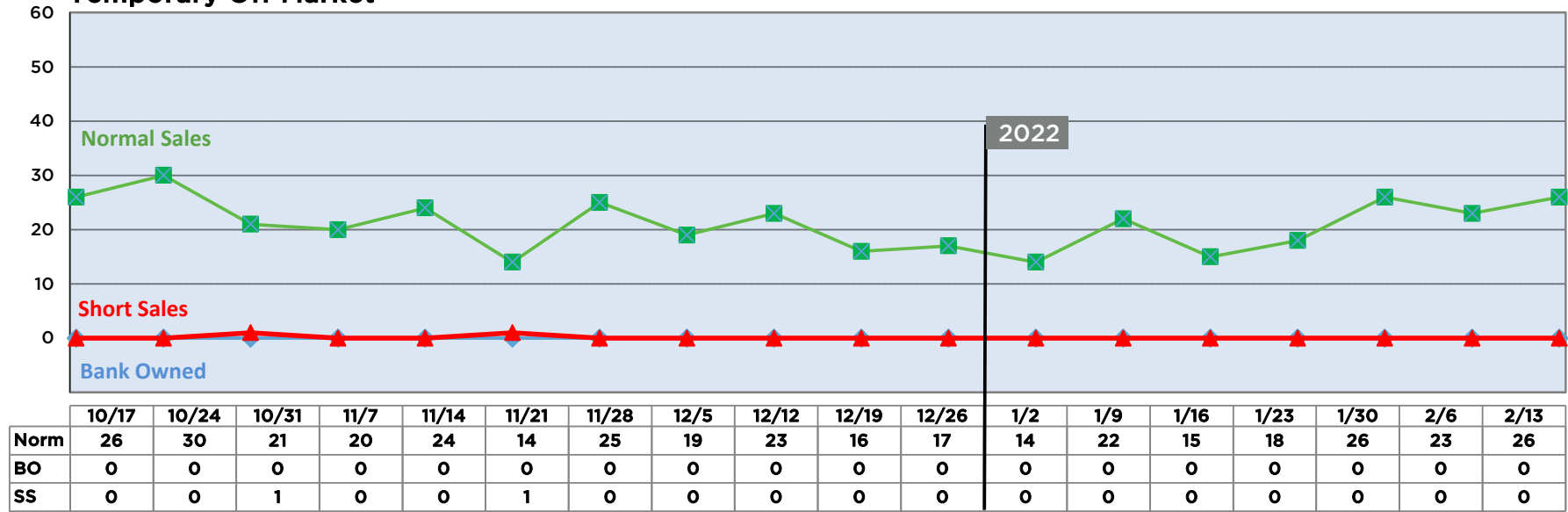
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Total Actives	1,008	1,014	983	938	911	848	849	798	771	724	660	659	636	608	594	580	570	562

Condos, Townhomes, Villas

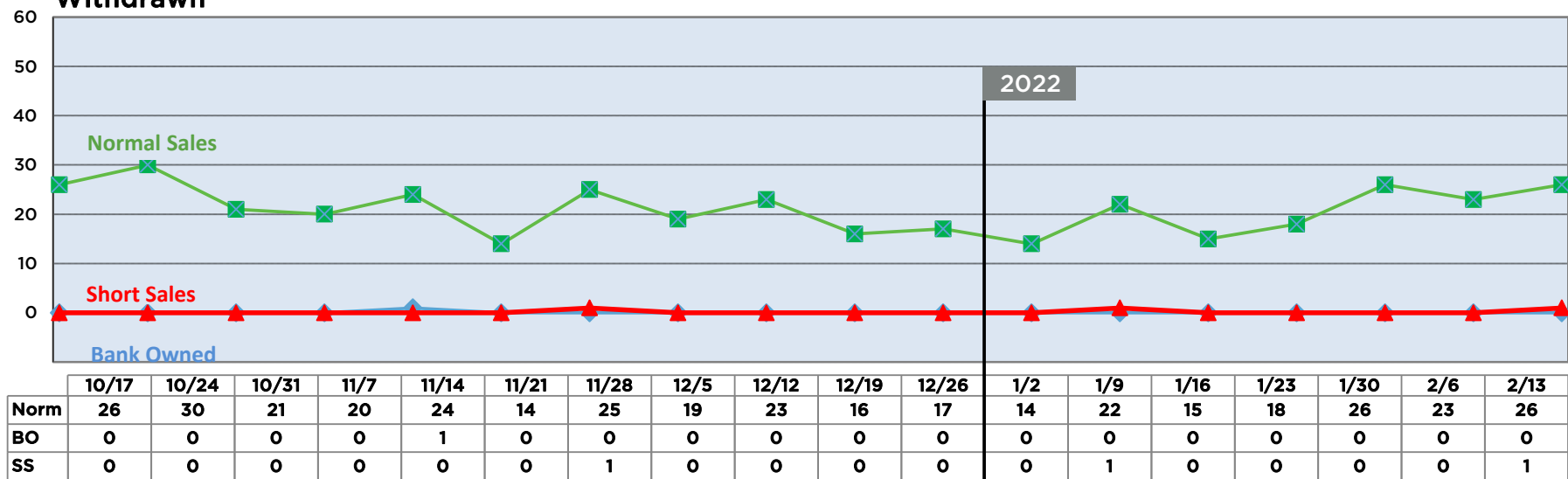


Condos, Townhomes, Villas

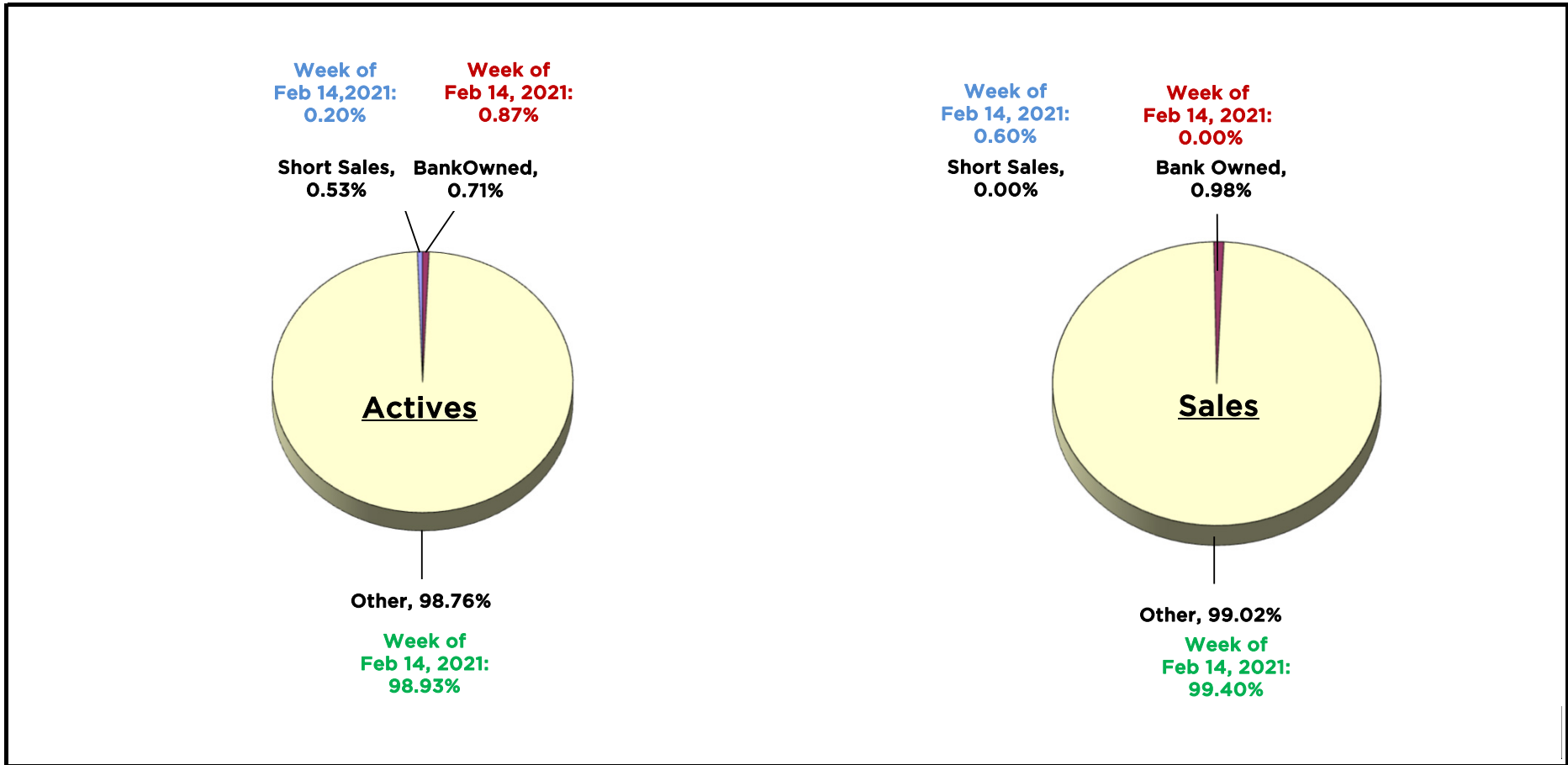
Temporary Off Market



Withdrawn



Condos, Townhomes, Villas



Where are the 6 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>
Seminole County		2	\$234,950	2.5	2.0	1,503	\$156.32
Altamonte Springs (East)	32701	1	\$234,900	3.0	2.0	1,950	\$120.46
Sanford (South)	32773	1	\$235,000	2.0	2.0	1,056	\$222.54
Orange County		3	\$235,167	2.0	1.7	1,184	\$198.68
Azalea Park	32807	1	\$235,000	2.0	1.0	1,306	\$179.94
Orlo Vista	32811	1	\$235,500	2.0	2.0	1,285	\$183.27
Research Park	32826	1	\$235,000	2.0	2.0	960	\$244.79
Osceola County		1	\$234,900	2.0	2.0	938	\$250.43
Kissimmee (Central)	34741	1	\$234,900	2.0	2.0	938	\$250.43