



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

***Week of February 20, 2022 - February 26, 2022***

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

- Sales of single-family homes decreased to 558 during the week of Feb 20, from 564 the week prior
- The median price of single family homes increased to \$395,000, a change of 1.6%
- The number of single-family home foreclosure transactions increased to 4 last week, from 2 the week of Feb 13
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory increased by 29, and now sits at 1,729

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

- Sales of condos, townhomes, and villas decreased to 195 during the week of Feb 20, from 205 the week prior
- The median price of condos, townhomes, and villas remains constant at \$235,000
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Feb 13
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 4, and now sits at 566

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

**Monday Morning Quarterback**  
02/20/2022 - 02/26/2022  
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>558</b>	76	48	165	110	128	31
Bank Owned	4	2	1	0	0	1	0
Short Sales	1	1	0	0	0	0	0
Other	553	73	47	165	110	127	31
<b>Active Listings</b>	<b>1,729</b>	202	147	354	310	499	217
Bank Owned	11	7	2	1	0	1	0
Short Sales	7	0	2	4	1	0	0
Other	1,711	195	143	349	309	498	217
<b>Months of Inventory</b>	<b>0.72</b>	0.61	0.71	0.50	0.65	0.90	1.62

***List Price***

Average Original List Price	\$506,827	\$194,994	\$285,440	\$347,195	\$448,356	\$642,925	\$2,109,287
Average Final List Price	\$501,518	\$192,427	\$282,233	\$347,017	\$444,029	\$638,957	\$2,057,674

***Sale Price***

Average Price	\$497,892	\$187,184	\$275,997	\$351,411	\$445,559	\$643,321	\$1,968,080
Median Price	\$395,000	\$198,500	\$280,000	\$350,000	\$445,000	\$600,000	\$1,600,000

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$5,309	-\$2,567	-\$3,207	-\$178	-\$4,327	-\$3,968	-\$51,613
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,935	-\$7,810	-\$9,443	\$4,216	-\$2,797	\$396	-\$141,207
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,626	-\$5,243	-\$6,236	\$4,394	\$1,530	\$4,364	-\$89,594
<i>Original</i> List to <i>Sale</i> Price - %	98.24%	95.99%	96.69%	101.21%	99.38%	100.06%	93.31%
<i>Final</i> List to <i>Sale</i> Price - %	99.28%	97.28%	97.79%	101.27%	100.34%	100.68%	95.65%

***Days on the Market***

Avg Days Listing to Contract	28	31	39	23	26	23	58
Combined Avg Days to Contract	29	32	39	23	26	24	60
Avg Days Listing to Closing	63	66	71	59	58	58	98
Avg Days Contract to Close	34	34	32	36	31	34	41

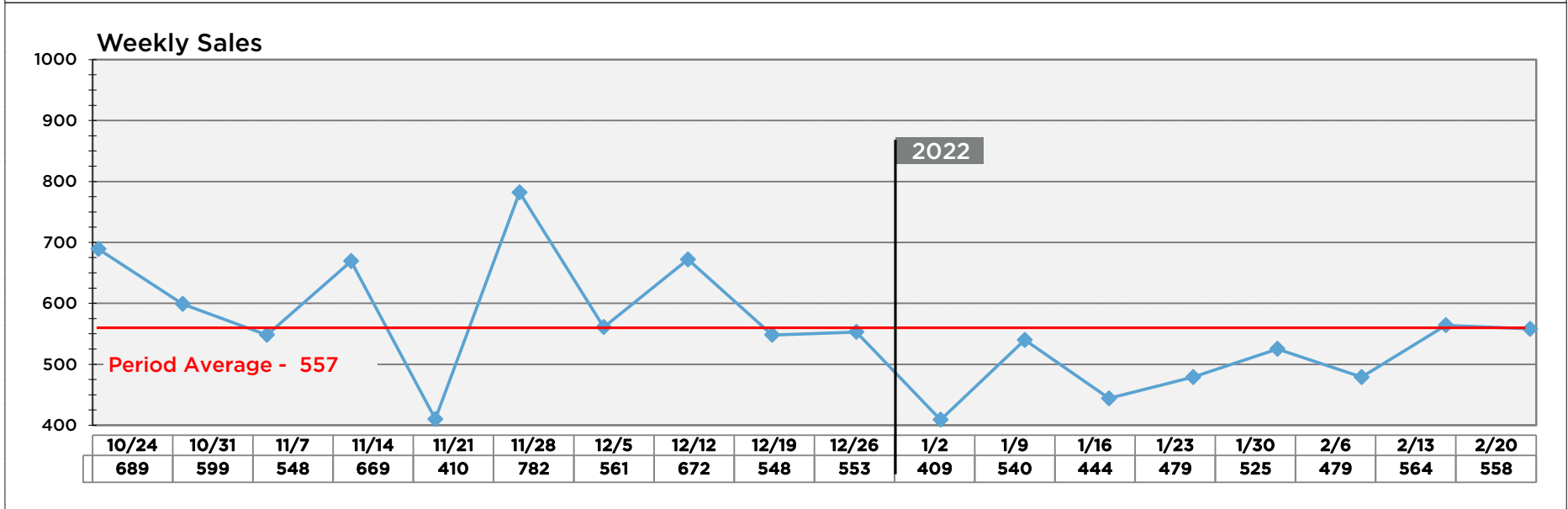
***Beds / Baths***

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***

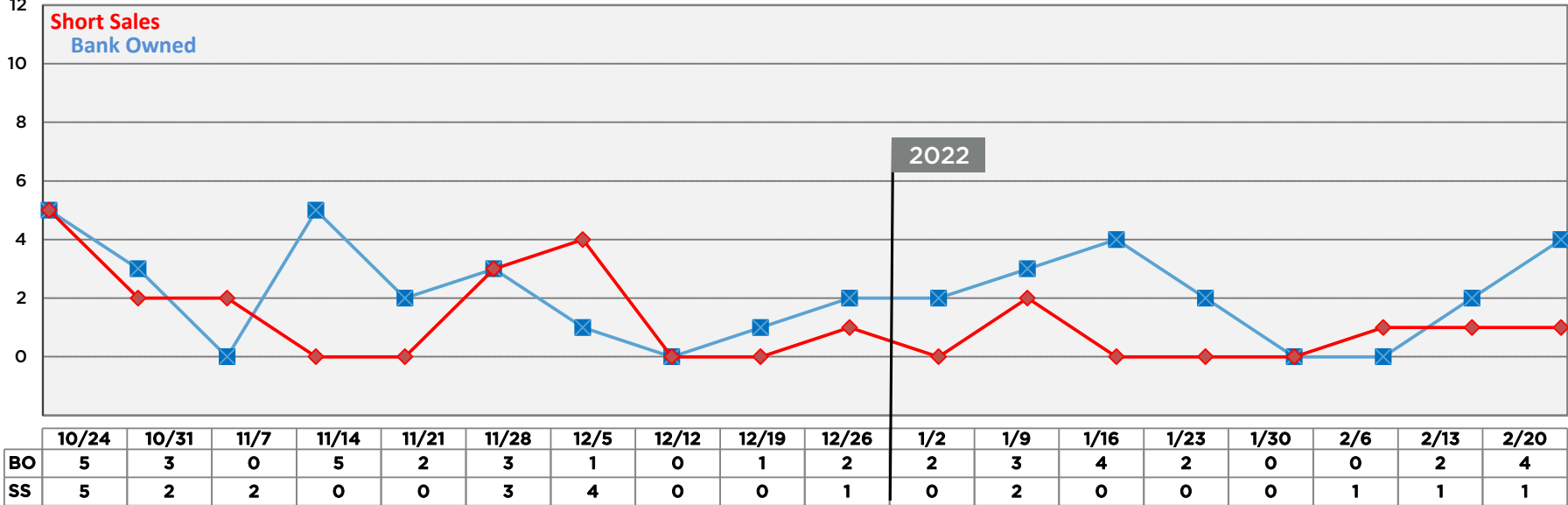
Average Square Feet	2,199	1,192	1,436	1,717	2,196	2,981	5,195
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### Single Family Homes

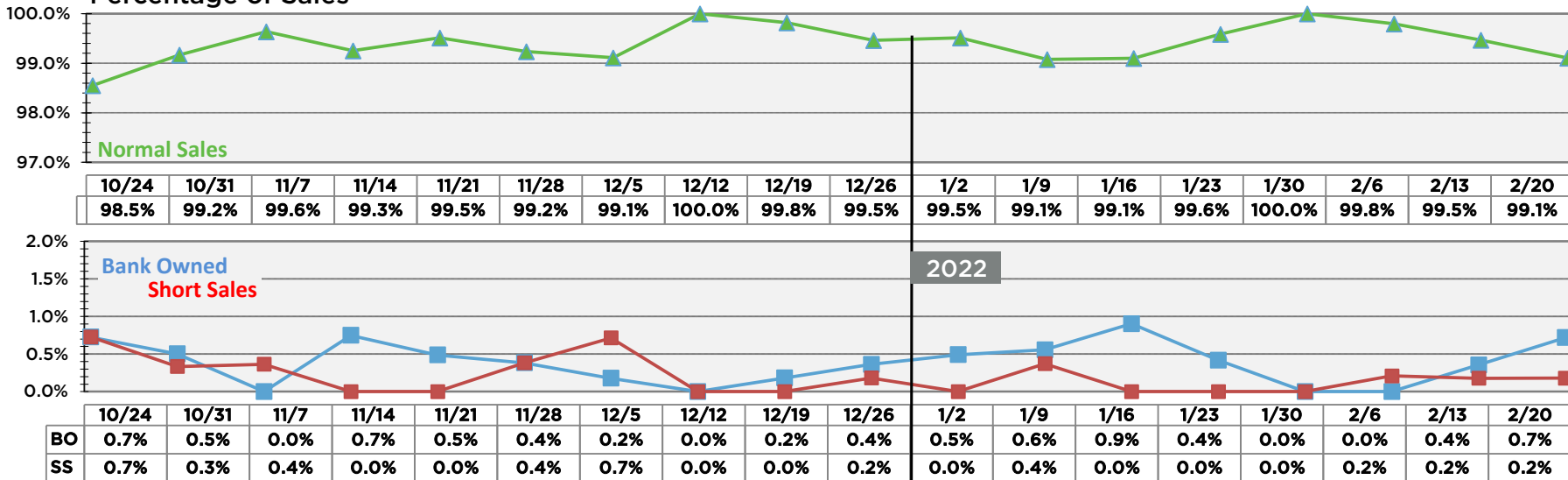


**Single Family Homes**

**Foreclosure Sales**

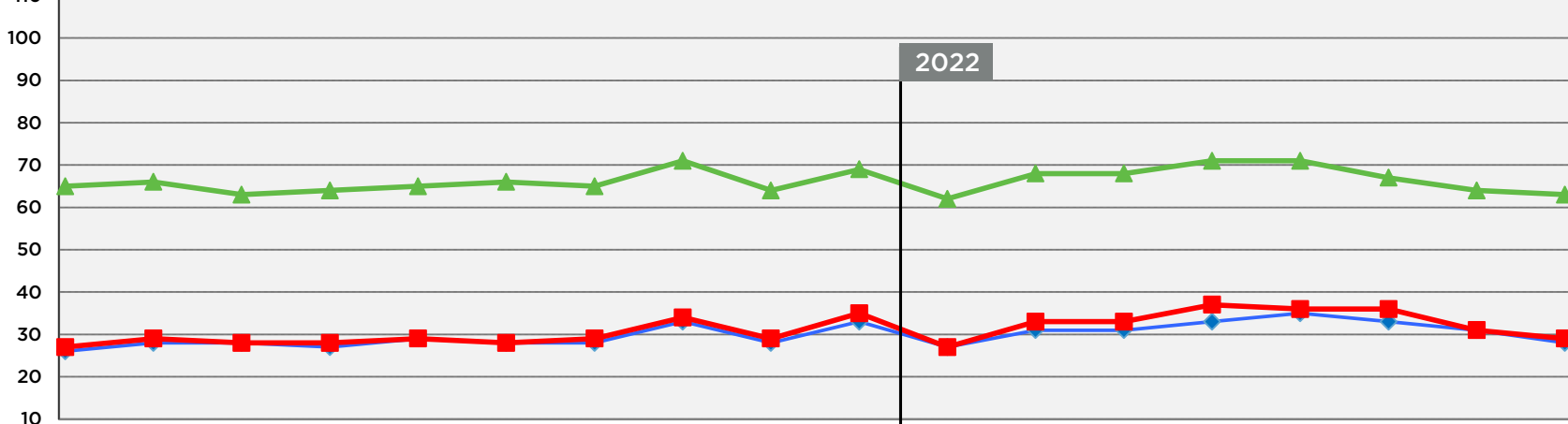


**Percentage of Sales**



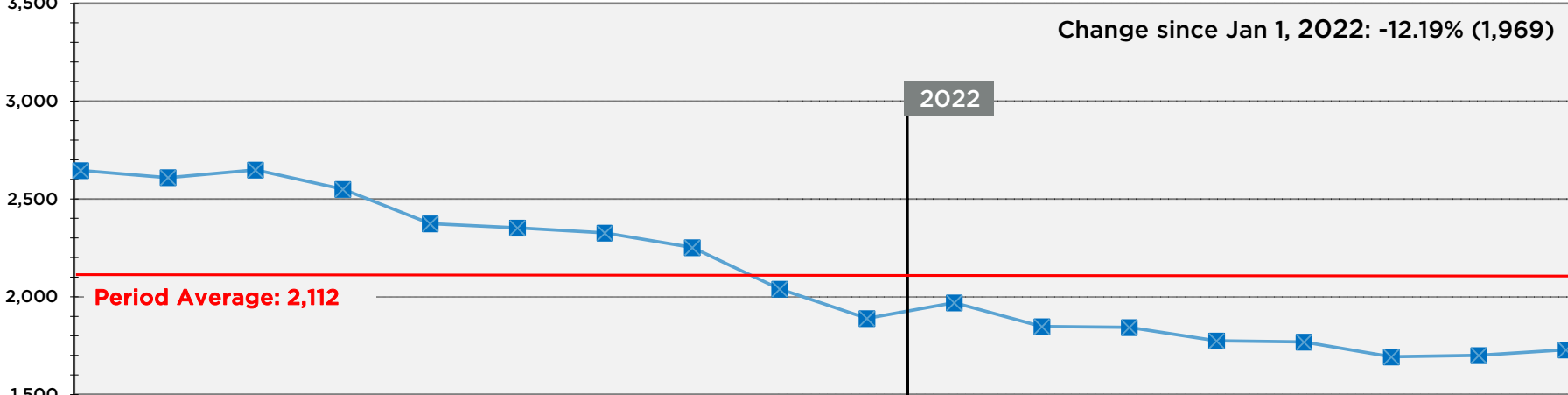
**Single Family Homes**

**Average Days on Market**



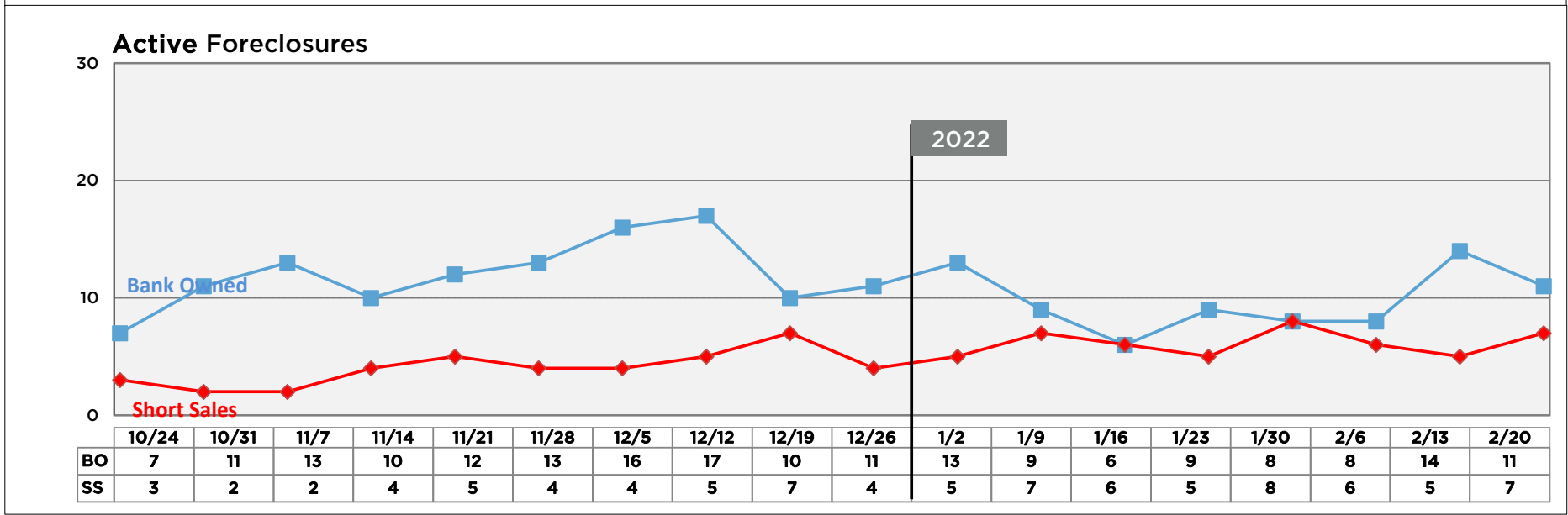
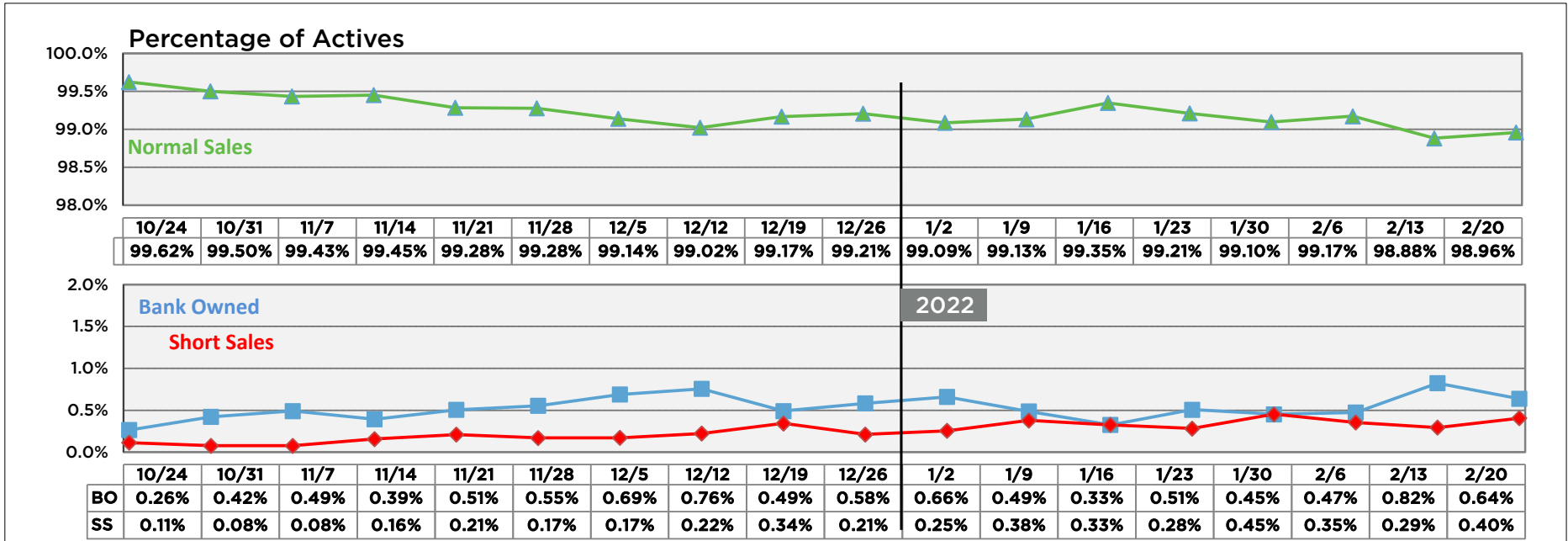
	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20
ListToContract	26	28	28	27	29	28	28	33	28	33	27	31	31	33	35	33	31	28
CombDaysOnMkt	27	29	28	28	29	28	29	34	29	35	27	33	33	37	36	36	31	29
ListToClose	65	66	63	64	65	66	65	71	64	69	62	68	68	71	71	67	64	63

**Total Actives**



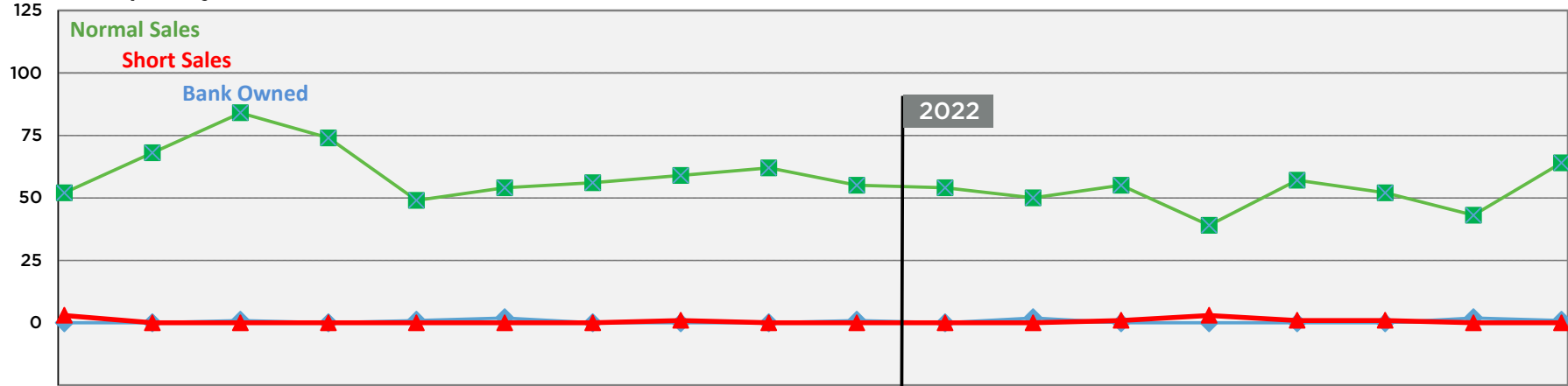
	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20
Total Actives	2,645	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729

### Single Family Homes



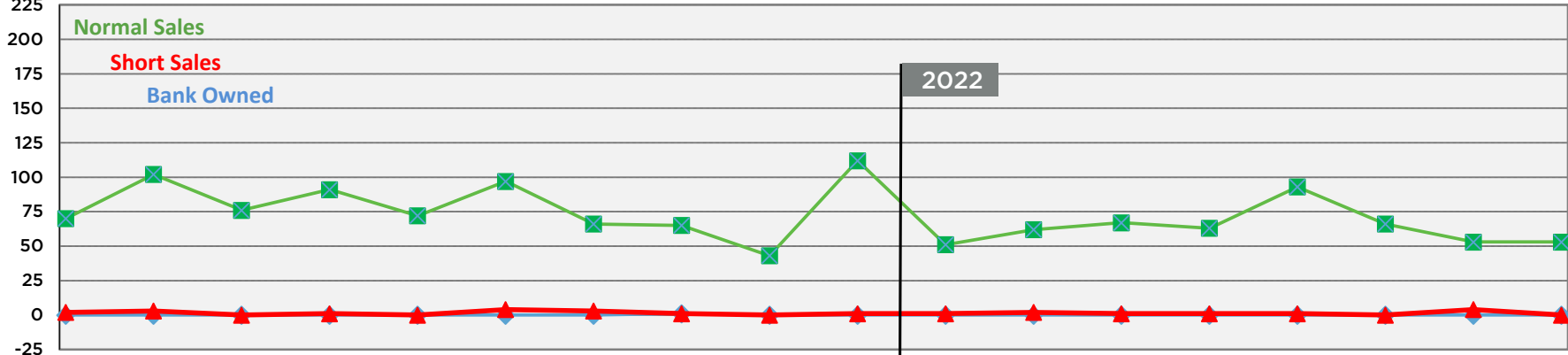
### Single Family Homes

#### Temporary Off Market



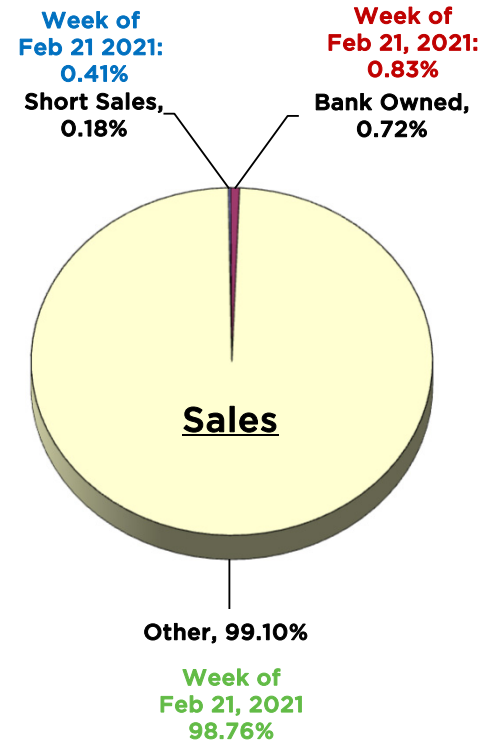
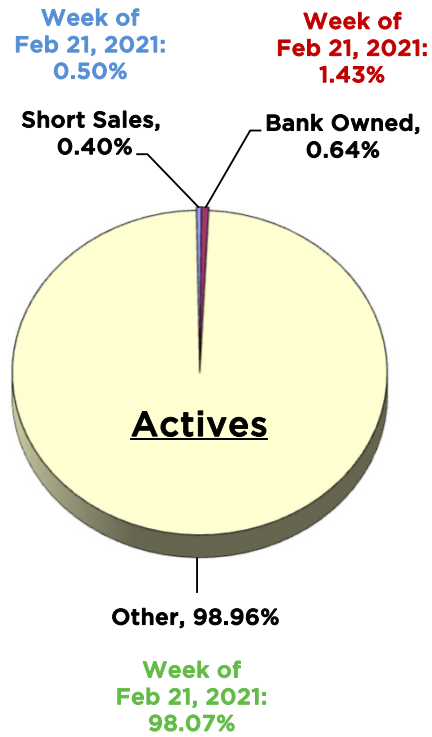
	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20
Norm	52	68	84	74	49	54	56	59	62	55	54	50	55	39	57	52	43	64
BO	0	0	1	0	1	2	0	0	0	1	0	2	0	0	0	0	2	1
SS	3	0	0	0	0	0	0	1	0	0	0	0	1	3	1	1	0	0

#### Withdrawn



	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	2/20
Norm	70	102	76	91	72	97	66	65	43	112	51	62	67	63	93	66	53	53
BO	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	2	3	0	1	0	4	3	1	0	1	1	2	1	1	1	0	4	0

**Single Family Homes**



**Where are the 8 Single Family Homes available for the Median Price of \$395,000? (± \$500)**

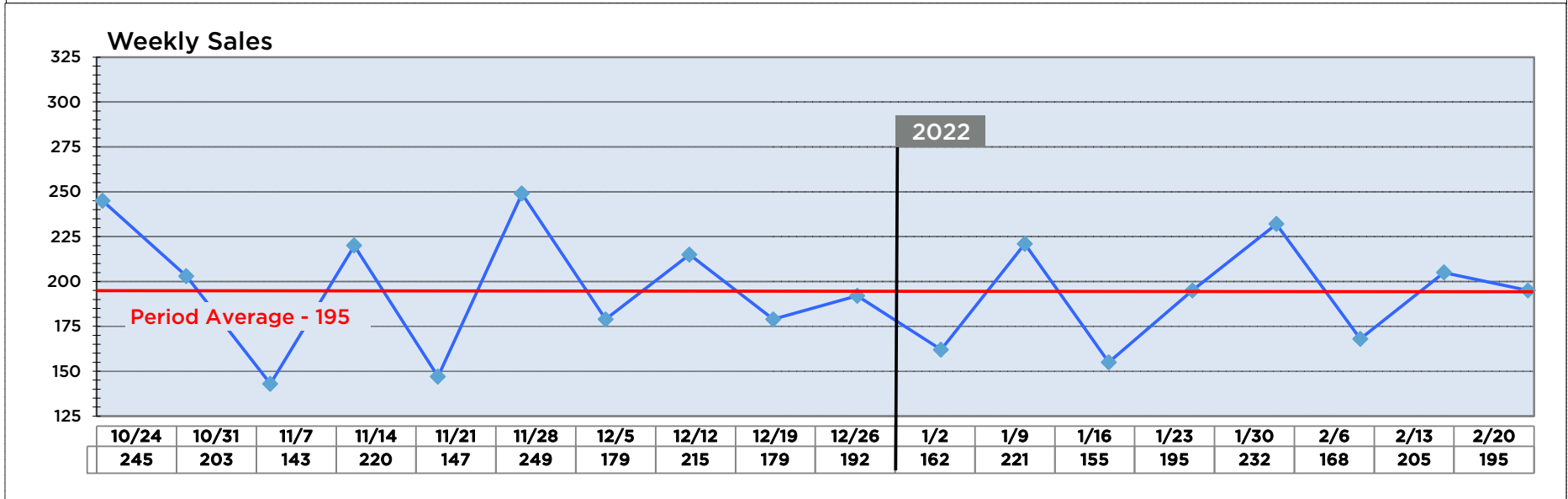
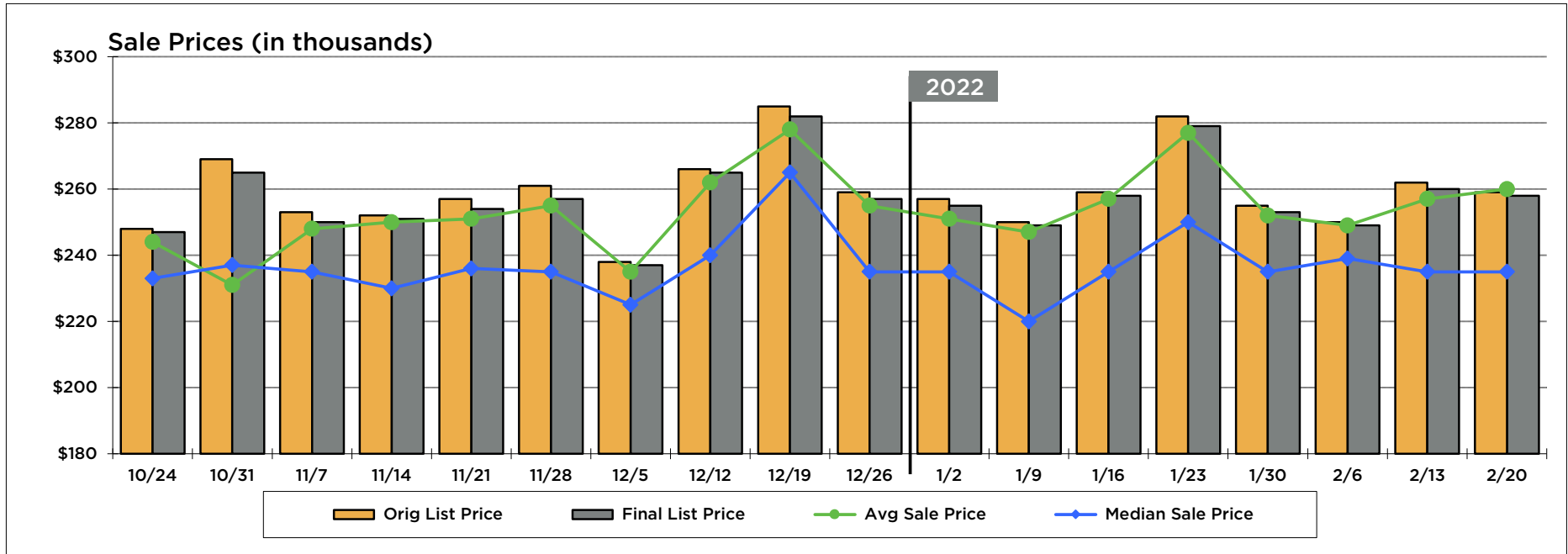
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>2</b>	<b>\$395,000</b>	<b>3.5</b>	<b>2.0</b>	<b>1,791</b>	<b>\$220.61</b>
Fern Park/Casselberry	32730	1	\$395,000	4.0	2.0	1,876	\$210.55
Longwood (East)	32750	1	\$395,000	3.0	2.0	1,705	\$231.67
<b>Orange County</b>		<b>1</b>	<b>\$395,000</b>	<b>4.0</b>	<b>2.0</b>	<b>1,789</b>	<b>\$220.79</b>
Hunters Creek	32837	1	\$395,000	4.0	2.0	1,789	\$220.79
<b>Osceola County</b>		<b>3</b>	<b>\$395,000</b>	<b>4.0</b>	<b>2.7</b>	<b>2,014</b>	<b>\$196.16</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$395,000	3.0	2.0	1,296	\$304.78
Kissimmee (West) / Pleasant Hill	34746	1	\$395,000	4.0	2.0	2,233	\$176.89
Kissimmee / Poinciana	34758	1	\$395,000	5.0	4.0	2,512	\$157.25
<b>Lake County</b>		<b>2</b>	<b>\$395,000</b>	<b>2.5</b>	<b>2.0</b>	<b>1,928</b>	<b>\$204.88</b>
Clermont (Central)	34711	1	\$395,000	2.0	2.0	1,736	\$227.53
Leesburg (East) / Haines Creek	34788	1	\$395,000	3.0	2.0	2,120	\$186.32

**Monday Morning Quarterback**  
02/20/2022 - 02/26/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

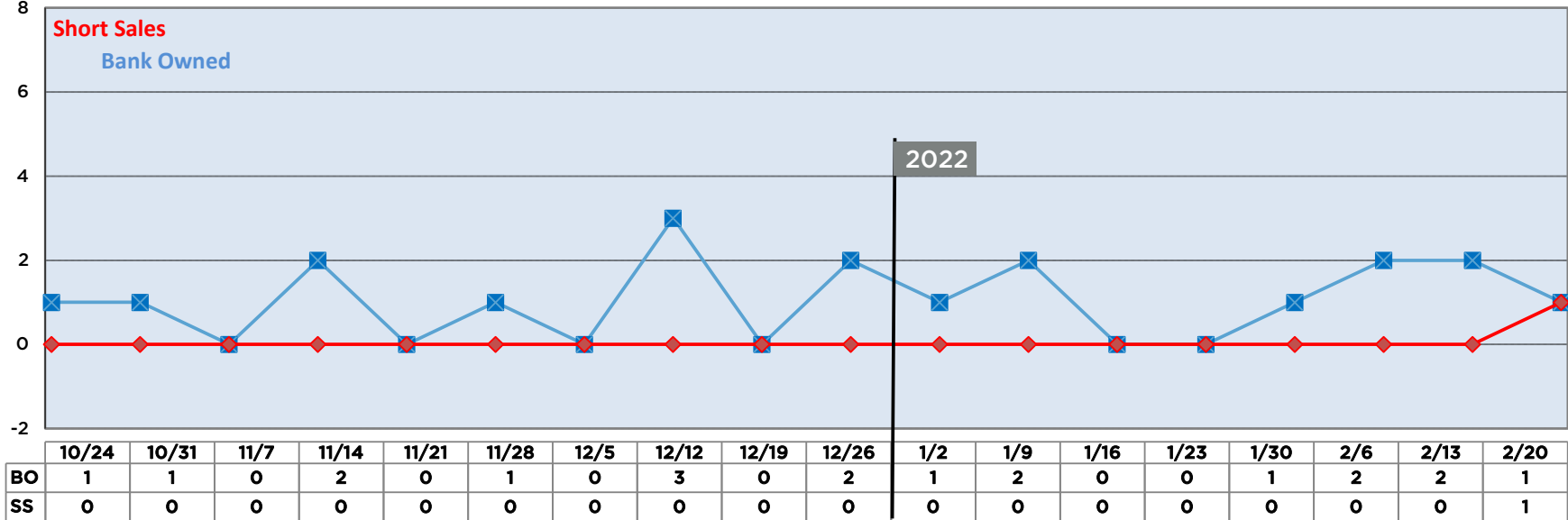
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>195</b>	104	18	53	15	5	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	193	103	18	52	15	5	0
<b>Active Listings</b>	<b>566</b>	260	65	130	62	43	6
Bank Owned	5	4	0	0	1	0	0
Short Sales	3	2	1	0	0	0	0
Other	558	254	64	130	61	43	6
<b>Months of Inventory</b>	<b>0.67</b>	0.58	0.83	0.57	0.95	1.98	0.00
<b><i>List Price</i></b>							
Average Original List Price	\$258,863	\$177,224	\$264,528	\$334,681	\$446,244	\$570,760	\$0
Average Final List Price	\$258,170	\$175,663	\$264,528	\$333,947	\$444,644	\$588,760	\$0
<b><i>Sale Price</i></b>							
Average Price	\$260,295	\$175,073	\$269,556	\$341,254	\$444,097	\$590,000	\$0
Median Price	\$235,000	\$183,250	\$264,000	\$335,000	\$448,800	\$560,000	\$0
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$693	-\$1,561	\$0	-\$734	-\$1,600	\$18,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$1,432	-\$2,151	\$5,028	\$6,573	-\$2,147	\$19,240	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$2,125	-\$590	\$5,028	\$7,307	-\$547	\$1,240	\$0
<i>Original</i> List to <i>Sale</i> Price - %	100.55%	98.79%	101.90%	101.96%	99.52%	103.37%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	100.82%	99.66%	101.90%	102.19%	99.88%	100.21%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	26	28	14	23	42	3	0
Combined Avg Days to Contract	31	30	14	28	73	3	0
Avg Days Listing to Closing	59	59	47	58	75	49	0
Avg Days Contract to Close	33	31	32	34	35	45	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	0	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,323	1,027	1,464	1,647	1,767	2,190	0

**Condos, Townhomes, Villas**

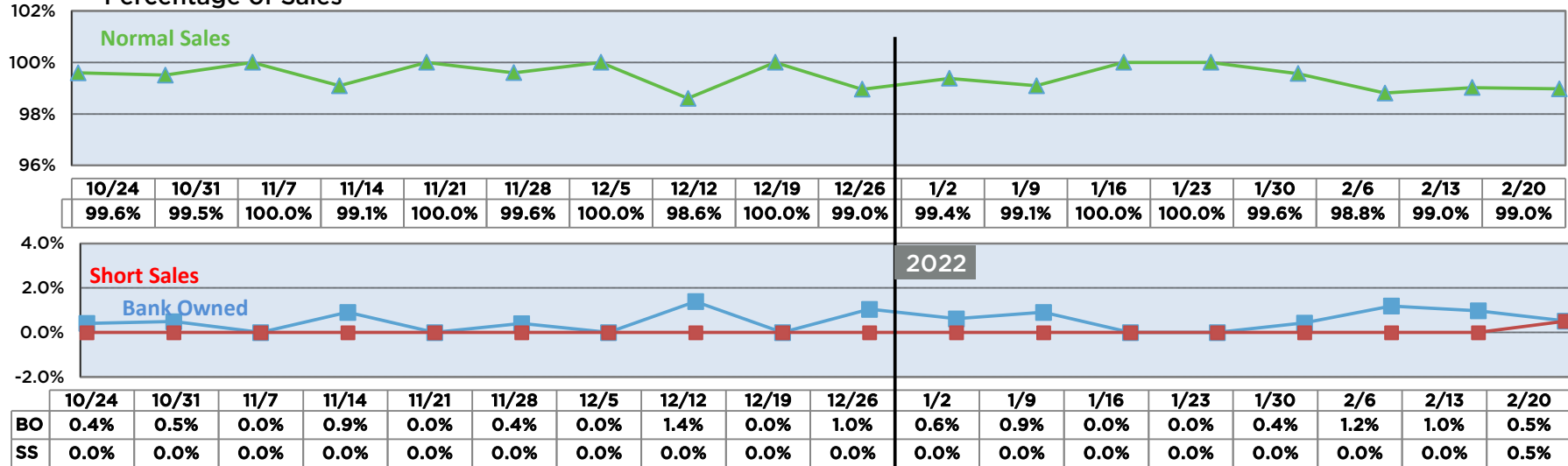


**Condos, Townhomes, Villas**

**Foreclosure Sales**

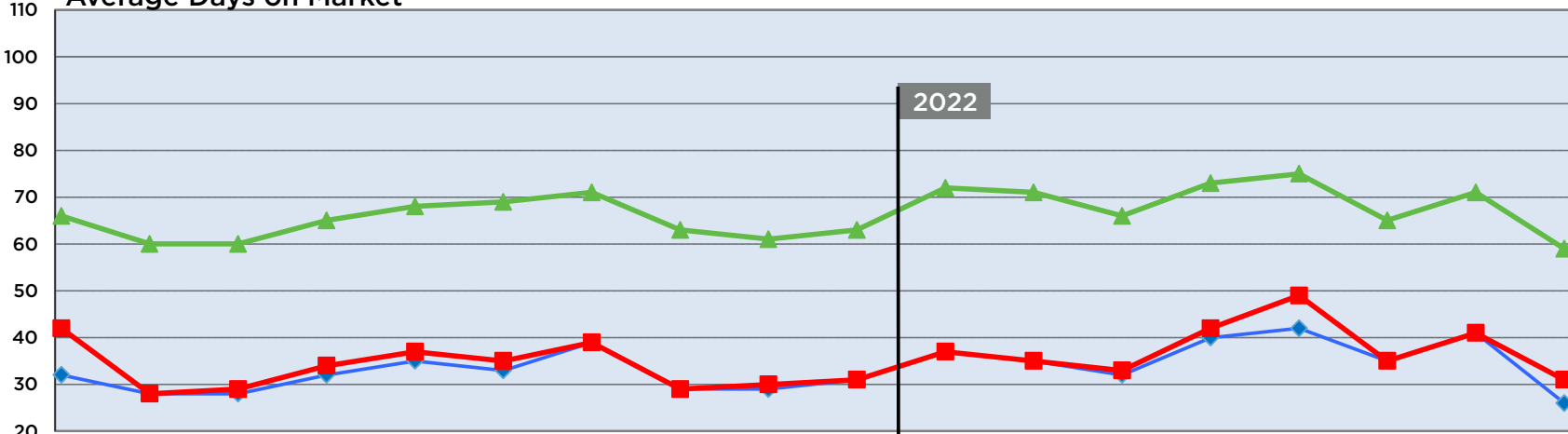


**Percentage of Sales**



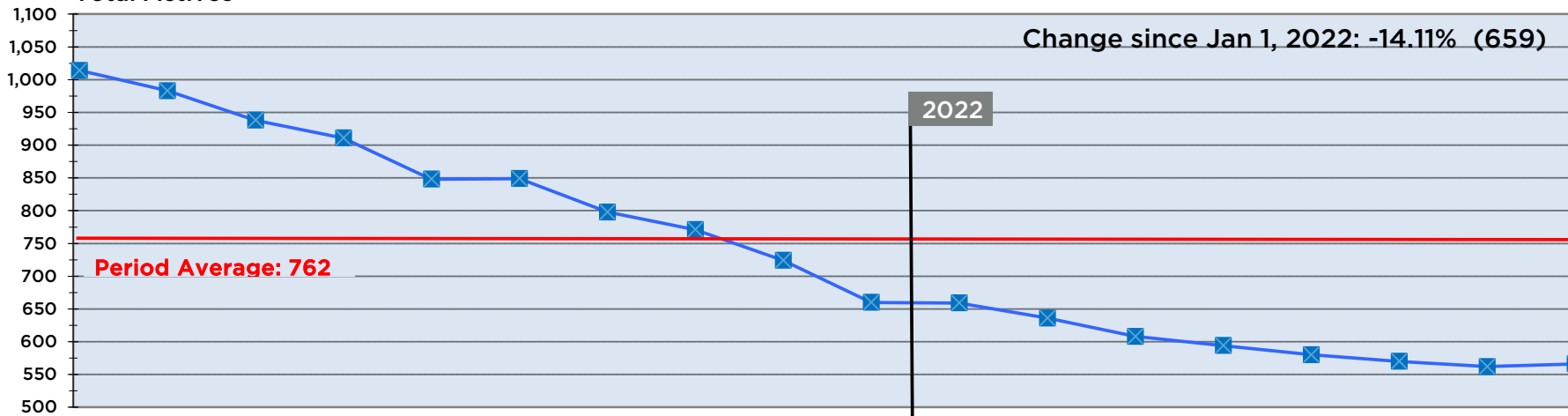
**Condos, Townhomes, Villas**

**Average Days on Market**



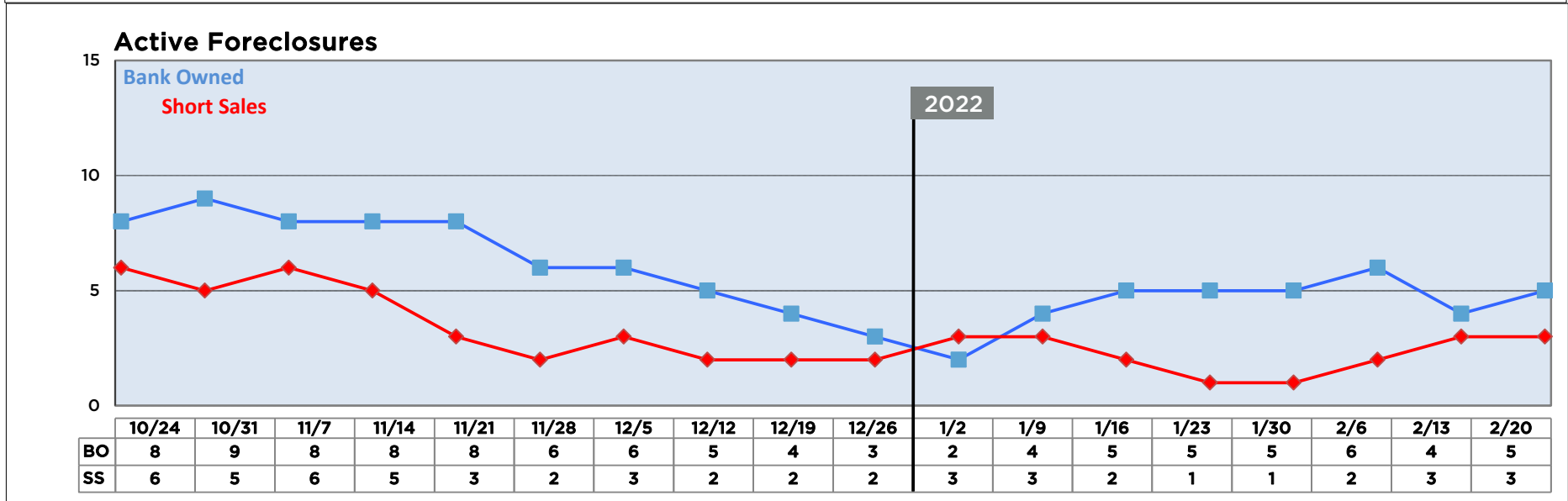
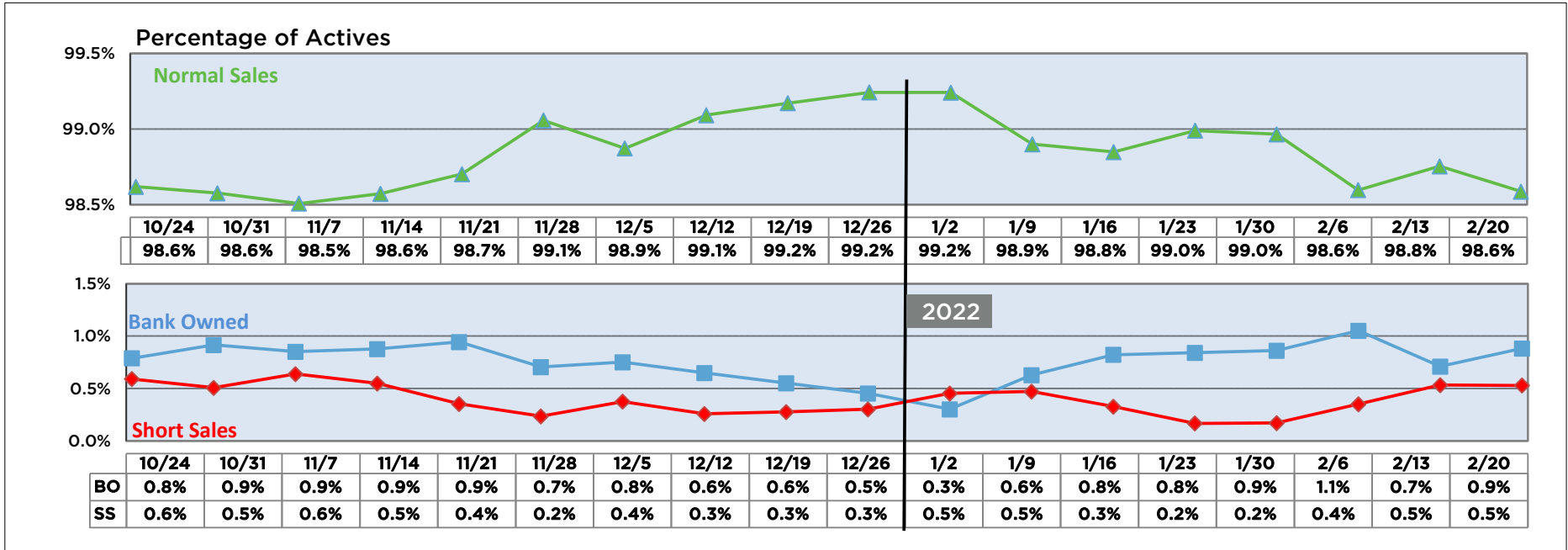
	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20
ListToContract	32	28	28	32	35	33	39	29	29	31	37	35	32	40	42	35	41	26
CombDaysOnMkt	42	28	29	34	37	35	39	29	30	31	37	35	33	42	49	35	41	31
ListToClose	66	60	60	65	68	69	71	63	61	63	72	71	66	73	75	65	71	59

**Total Actives**



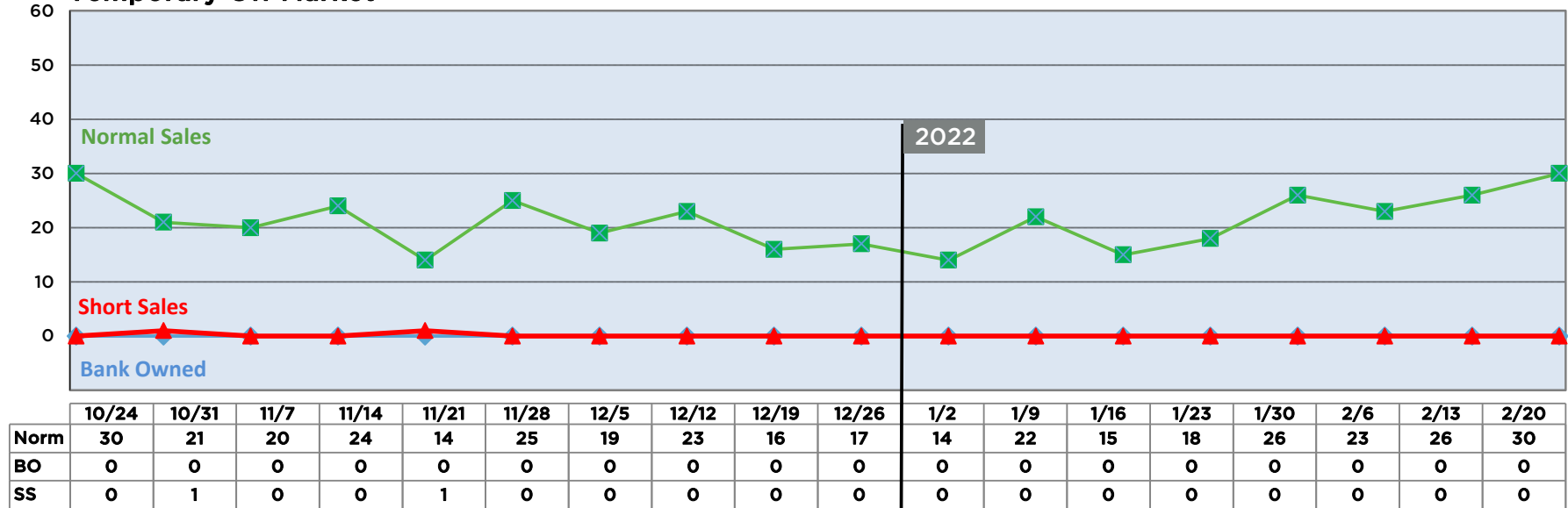
	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20
Total Actives	1,014	983	938	911	848	849	798	771	724	660	659	636	608	594	580	570	562	566

**Condos, Townhomes, Villas**

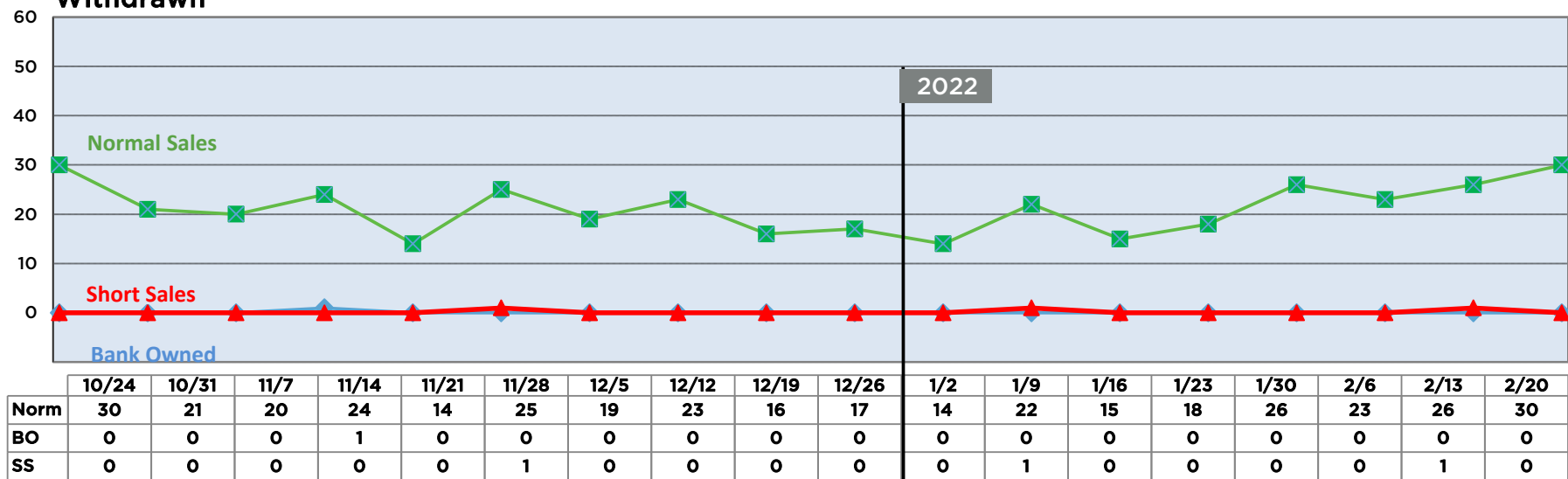


**Condos, Townhomes, Villas**

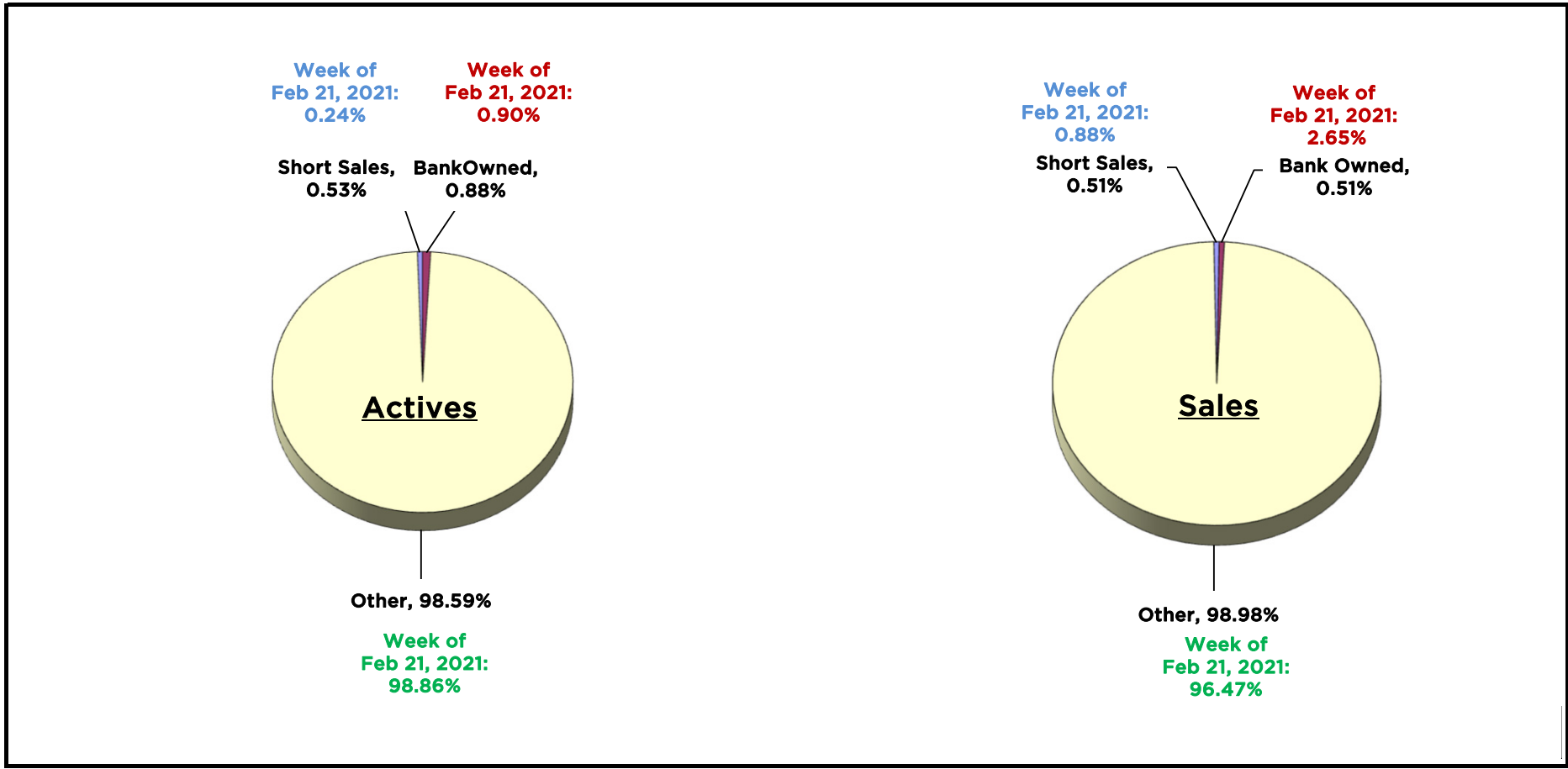
**Temporary Off Market**



**Withdrawn**



**Condos, Townhomes, Villas**



**Where are the 4 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>
<b>Seminole County</b>		<b>3</b>	<b>\$234,967</b>	<b>3.0</b>	<b>2.0</b>	<b>1,459</b>	<b>\$161.01</b>
Altamonte Springs (East)	32701	1	\$234,900	3.0	2.0	1,950	\$120.46
Sanford (South)	32773	2	\$235,000	3.0	2.0	1,214	\$193.57
<b>Orange County</b>		<b>1</b>	<b>\$235,500</b>	<b>2.0</b>	<b>2.0</b>	<b>1,285</b>	<b>\$183.27</b>
Orlo Vista	32811	1	\$235,500	2.0	2.0	1,285	\$183.27