



Monday Morning Quarterback Summary

Week of February 27, 2022 - March 05, 2022

Single-family existing homes

- Sales of single-family homes increased to 717 during the week of Feb 27, from 558 the week prior
- The median price of single family homes increased to \$401,100, a change of 1.5%
- The number of single-family home foreclosure transactions remains constant at 4
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory decreased by 22, and now sits at 1,707

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 302 during the week of Feb 27, from 195 the week prior
- The median price of condos, townhomes, and villas increased to \$239,000, a change of 1.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Feb 20
- The number of condo, townhome and villa short-sale transactions remains constant at 1
- Condo inventory increased by 3, and now sits at 569

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

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	717	81	54	207	157	179	39
Bank Owned	4	1	0	1	1	0	1
Short Sales	1	0	0	0	0	1	0
Other	712	80	54	206	156	178	38
Active Listings	1,707	220	143	301	330	496	217
Bank Owned	16	10	3	1	2	0	0
Short Sales	8	1	2	4	1	0	0
Other	1,683	209	138	296	327	496	217
Months of Inventory	0.55	0.63	0.61	0.34	0.49	0.64	1.28

List Price

Average Original List Price	\$510,770	\$193,236	\$275,241	\$349,619	\$439,145	\$657,080	\$1,968,544
Average Final List Price	\$509,941	\$192,162	\$274,687	\$347,581	\$435,352	\$656,386	\$1,985,557

Sale Price

Average Price	\$511,349	\$190,443	\$275,720	\$351,192	\$440,771	\$660,654	\$1,953,023
Median Price	\$401,100	\$192,000	\$280,000	\$355,000	\$437,000	\$635,000	\$1,410,000

Price Differences

Original to Final List Price	-\$829	-\$1,074	-\$554	-\$2,038	-\$3,793	-\$694	\$17,013
Original List to Sale Price - \$	\$579	-\$2,793	\$479	\$1,573	\$1,626	\$3,574	-\$15,521
Final List to Sale Price - \$	\$1,408	-\$1,719	\$1,033	\$3,611	\$5,419	\$4,268	-\$32,534
Original List to Sale Price - %	100.11%	98.55%	100.17%	100.45%	100.37%	100.54%	99.21%
Final List to Sale Price - %	100.28%	99.11%	100.38%	101.04%	101.24%	100.65%	98.36%

Days on the Market

Avg Days Listing to Contract	28	40	22	25	23	26	57
Combined Avg Days to Contract	29	41	22	25	23	29	59
Avg Days Listing to Closing	63	75	62	60	55	60	92
Avg Days Contract to Close	35	35	41	36	33	35	35

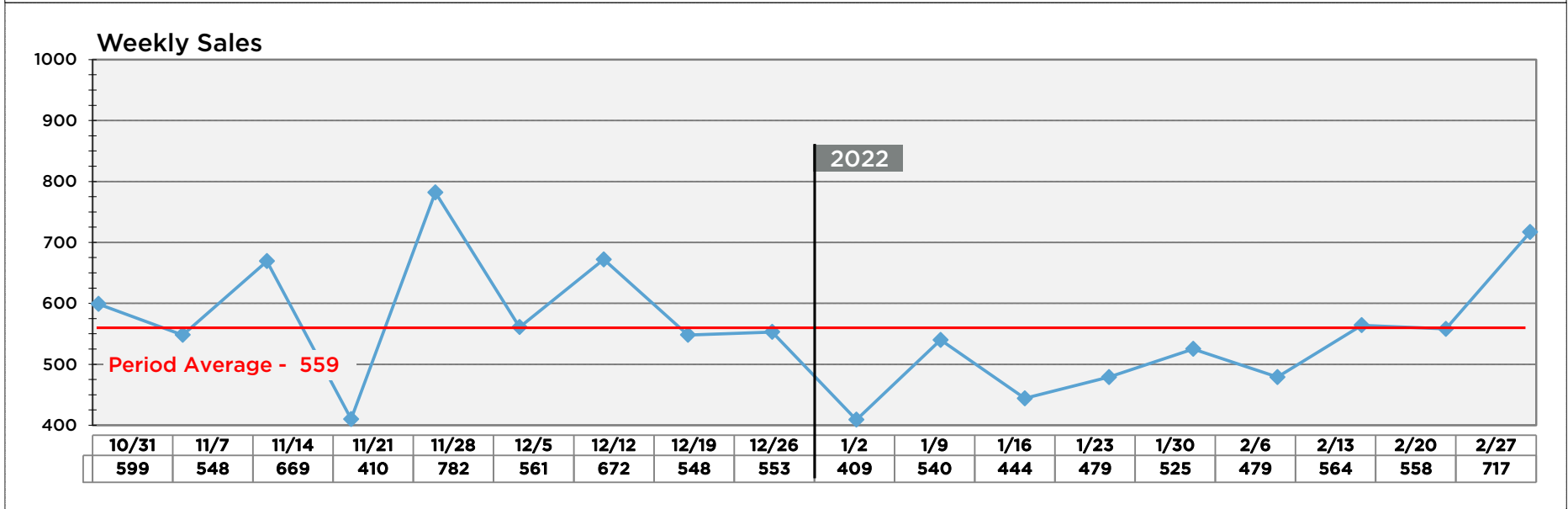
Beds / Baths

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

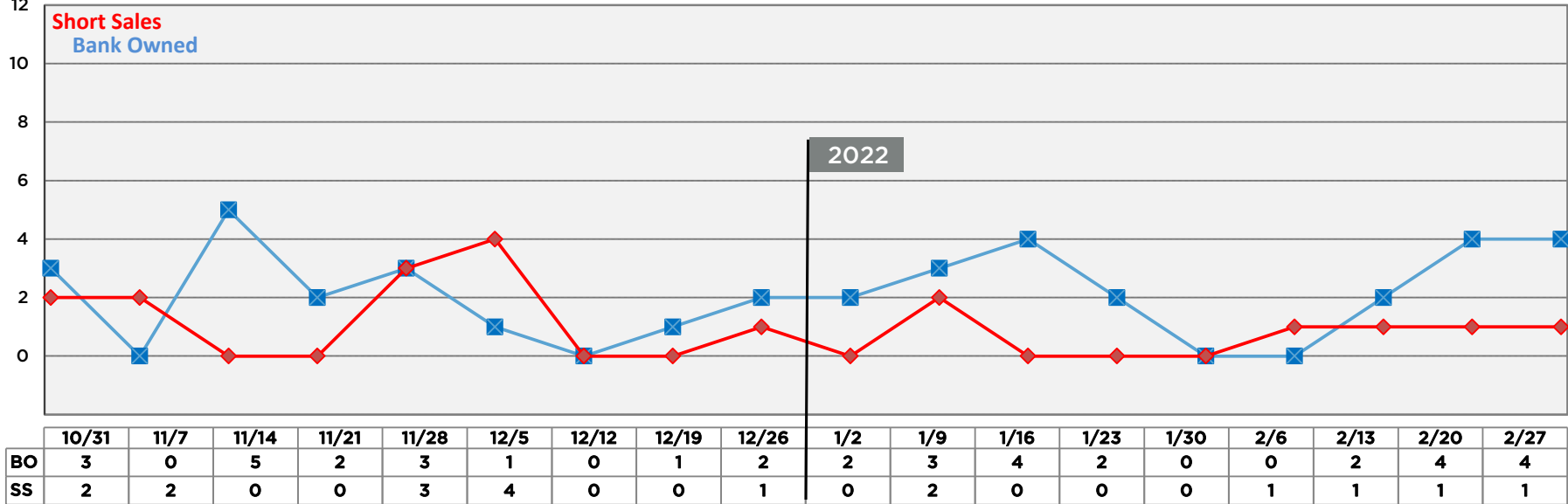
Average Square Feet	1,299	1,196	1,392	1,676	2,127	2,970	4,928
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Single Family Homes

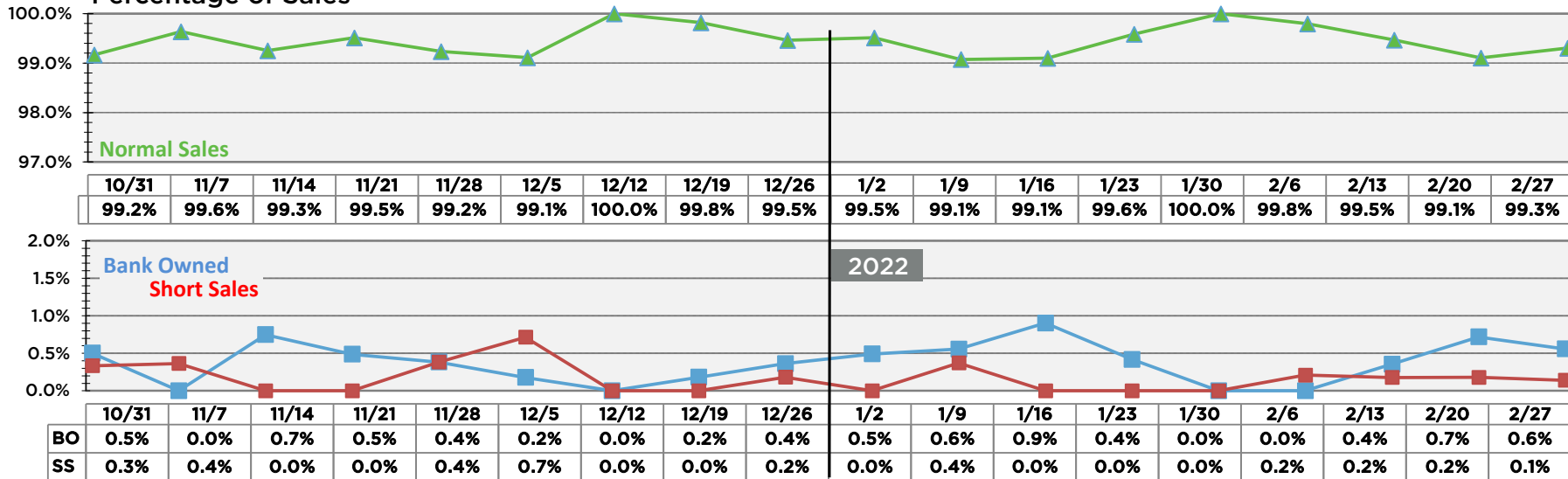


Single Family Homes

Foreclosure Sales

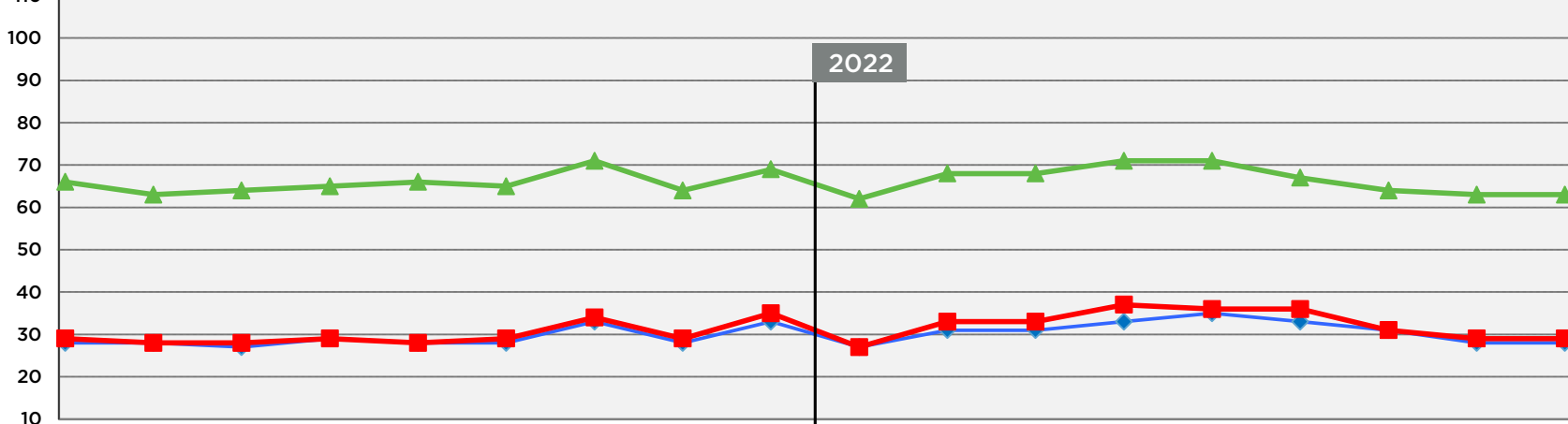


Percentage of Sales



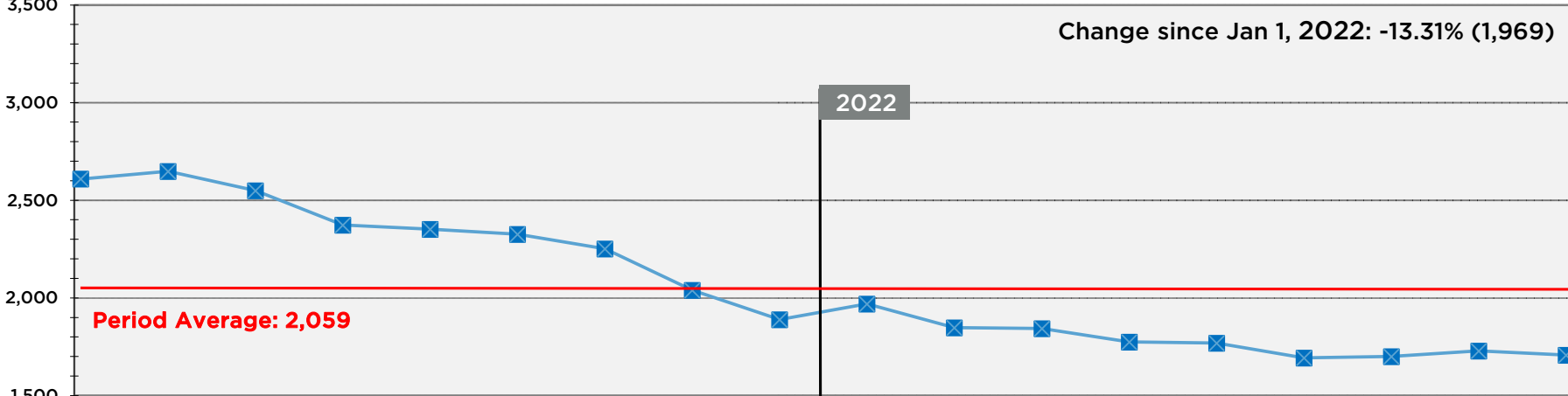
Single Family Homes

Average Days on Market



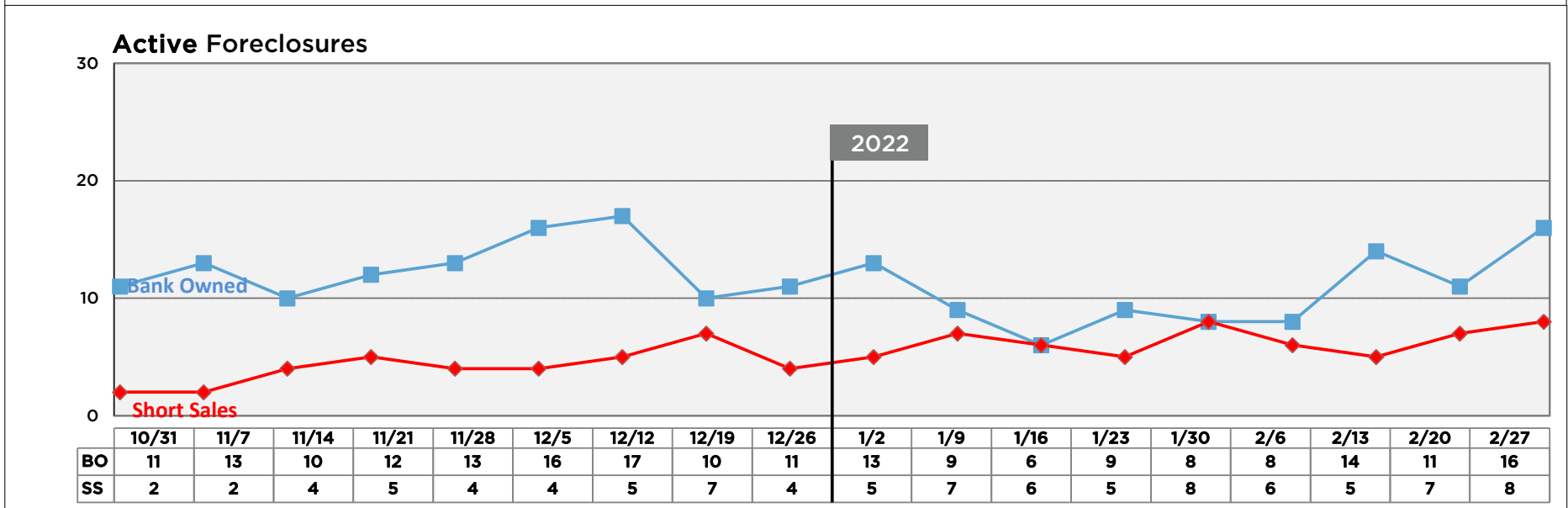
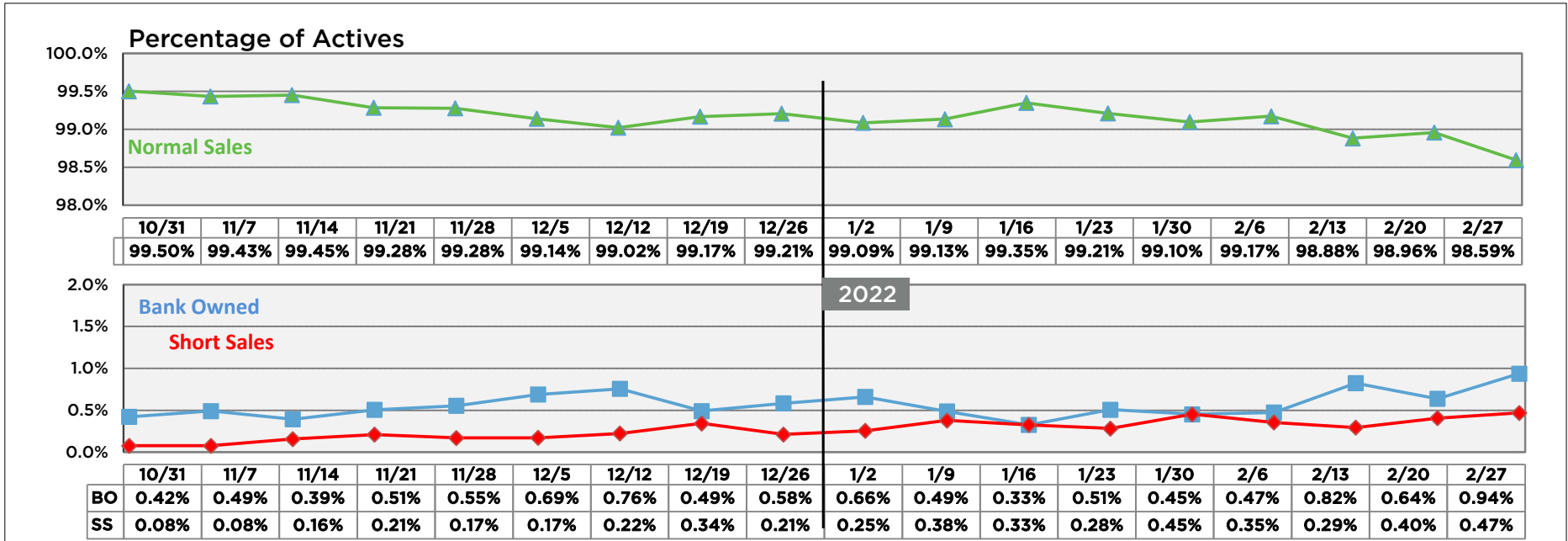
	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27
ListToContract	28	28	27	29	28	28	33	28	33	27	31	31	33	35	33	31	28	28
CombDaysOnMkt	29	28	28	29	28	29	34	29	35	27	33	33	37	36	36	31	29	29
ListToClose	66	63	64	65	66	65	71	64	69	62	68	68	71	71	67	64	63	63

Total Actives



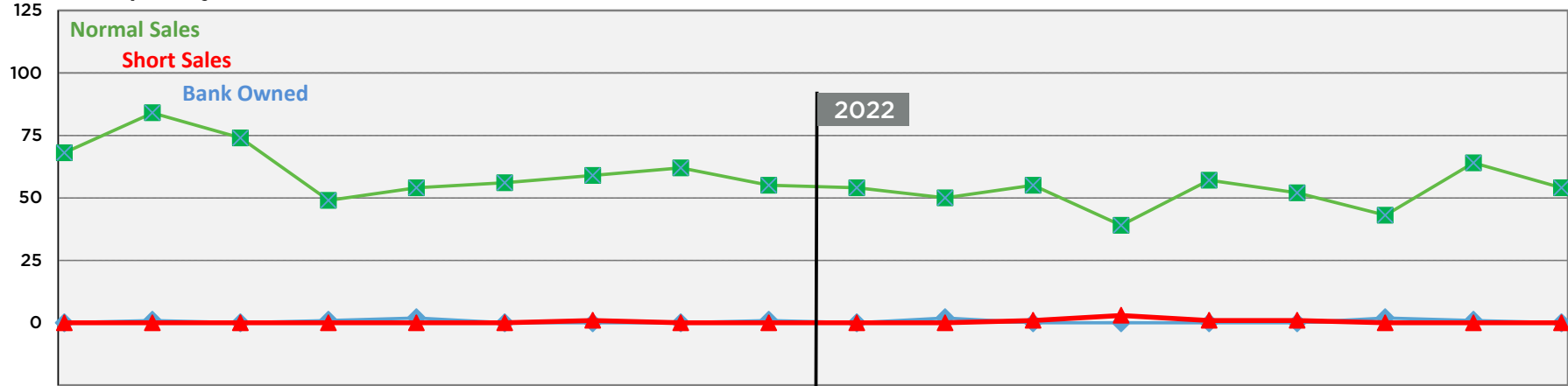
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Total Actives	2,609	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707

Single Family Homes



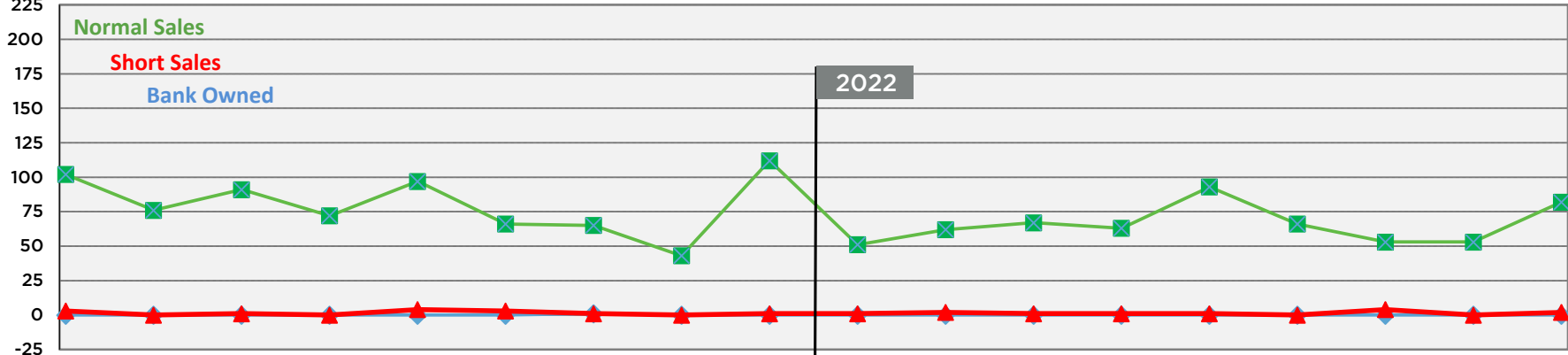
Single Family Homes

Temporary Off Market



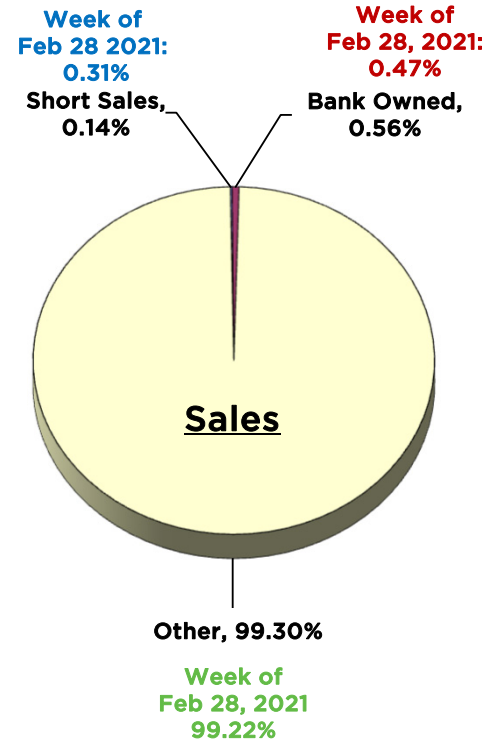
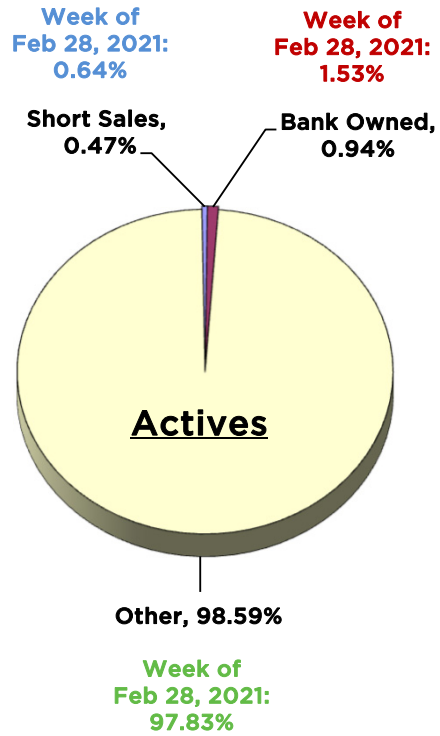
	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	2022	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27
Norm	68	84	74	49	54	56	59	62	55	54	50	55	39	57	52	43	64	54	
BO	0	1	0	1	2	0	0	0	1	0	2	0	0	0	0	2	1	0	
SS	0	0	0	0	0	0	1	0	0	0	0	1	3	1	1	0	0	0	

Withdrawn



	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	2022	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27
Norm	102	76	91	72	97	66	65	43	112	51	62	67	63	93	66	53	53	82	
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	
SS	3	0	1	0	4	3	1	0	1	1	2	1	1	1	0	4	0	2	

Single Family Homes



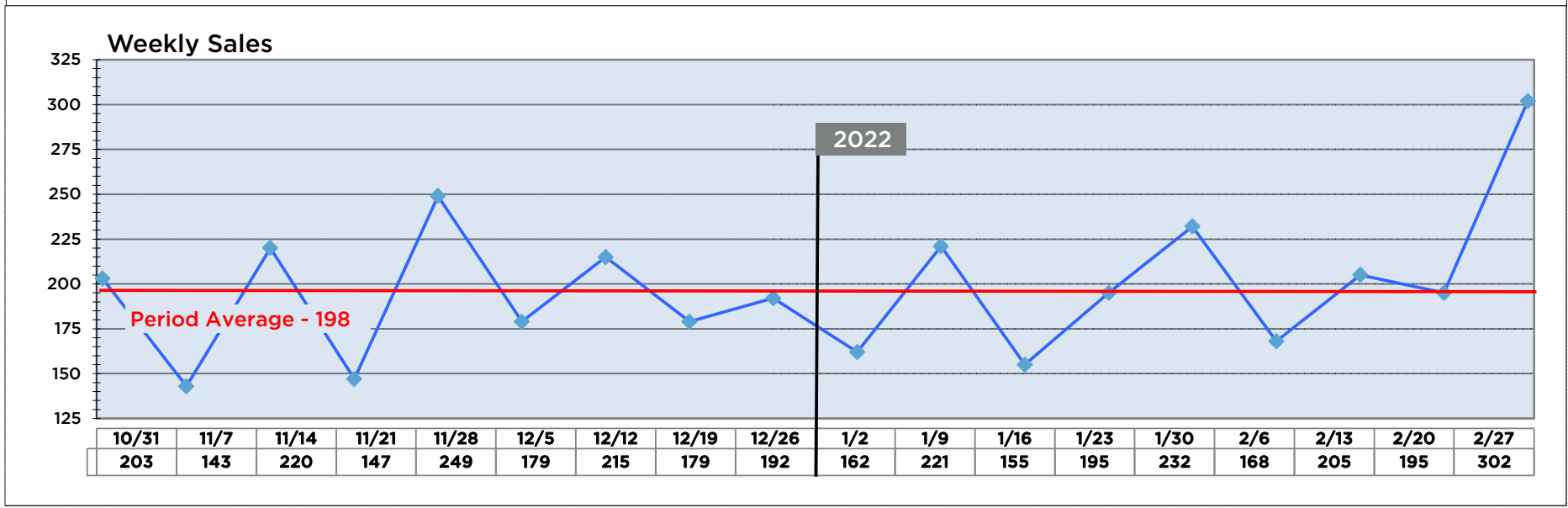
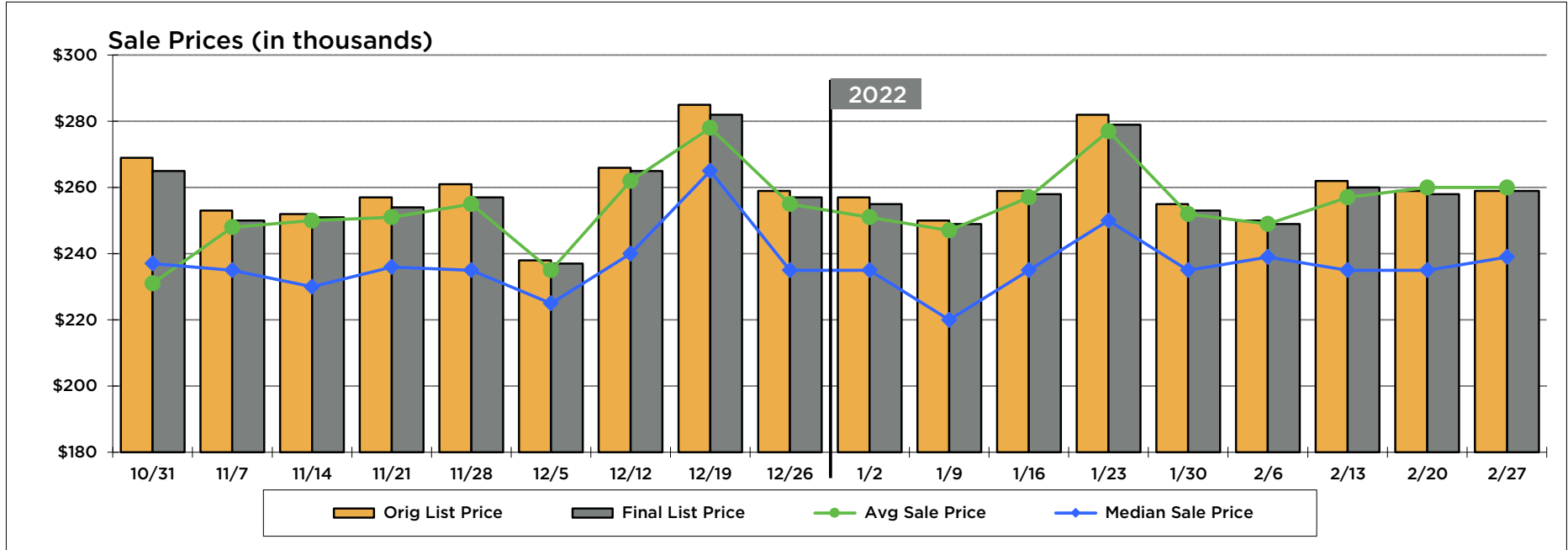
Where is the 1 Single Family Home available for the Median Price of \$401,100? (± \$500)

<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	\$401,200	4.0	2.0	2,084	\$192.51
Lockhart	32810	1	\$401,200	4.0	2.0	2,084	\$192.51

Condos, Townhomes, Villas

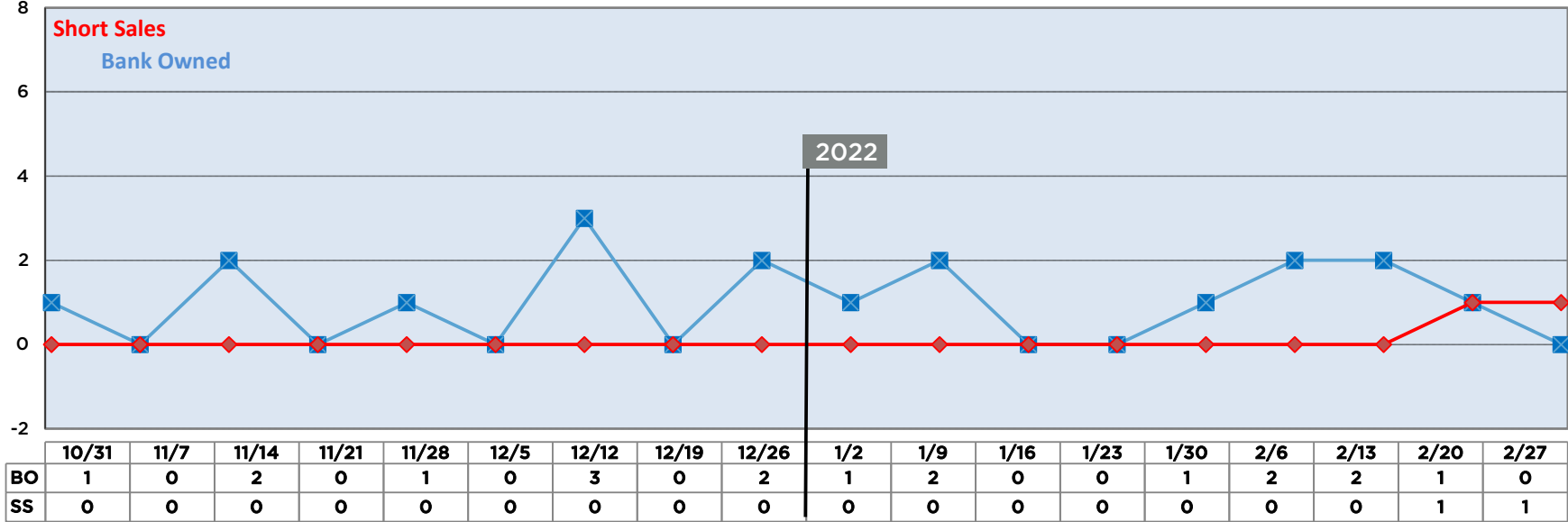
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	302	158	46	58	35	4	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	301	158	45	58	35	4	1
Active Listings	569	258	72	128	60	46	5
Bank Owned	4	3	0	0	1	0	0
Short Sales	2	1	1	0	0	0	0
Other	563	254	71	128	59	46	5
Months of Inventory	0.43	0.38	0.36	0.51	0.40	2.65	1.15
List Price							
Average Original List Price	\$259,246	\$172,894	\$264,813	\$342,468	\$434,503	\$533,500	\$1,589,000
Average Final List Price	\$259,203	\$172,312	\$266,945	\$342,554	\$434,674	\$533,500	\$1,589,000
Sale Price							
Average Price	\$260,374	\$171,625	\$270,924	\$343,891	\$439,827	\$543,500	\$1,540,000
Median Price	\$239,000	\$175,000	\$270,000	\$345,000	\$430,000	\$547,500	\$1,540,000
Price Differences							
Original to Final List Price	-\$43	-\$582	\$2,132	\$86	\$171	\$0	\$0
Original List to Sale Price - \$	\$1,128	-\$1,269	\$6,111	\$1,423	\$5,324	\$10,000	-\$49,000
Final List to Sale Price - \$	\$1,171	-\$687	\$3,979	\$1,337	\$5,153	\$10,000	-\$49,000
Original List to Sale Price - %	100.44%	99.27%	102.31%	100.42%	101.23%	101.87%	96.92%
Final List to Sale Price - %	100.45%	99.60%	101.49%	100.39%	101.19%	101.87%	96.92%
Days on the Market							
Avg Days Listing to Contract	29	35	27	19	25	8	149
Combined Avg Days to Contract	33	41	30	19	28	8	149
Avg Days Listing to Closing	60	65	60	47	56	43	171
Avg Days Contract to Close	32	32	33	31	32	36	24
Beds / Baths							
Average Bedrooms	2	2	3	3	3	4	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	0	1	1	1	0
Square Footage							
Average Square Feet	1,335	1,045	1,408	1,675	1,878	2,147	1,998

Condos, Townhomes, Villas

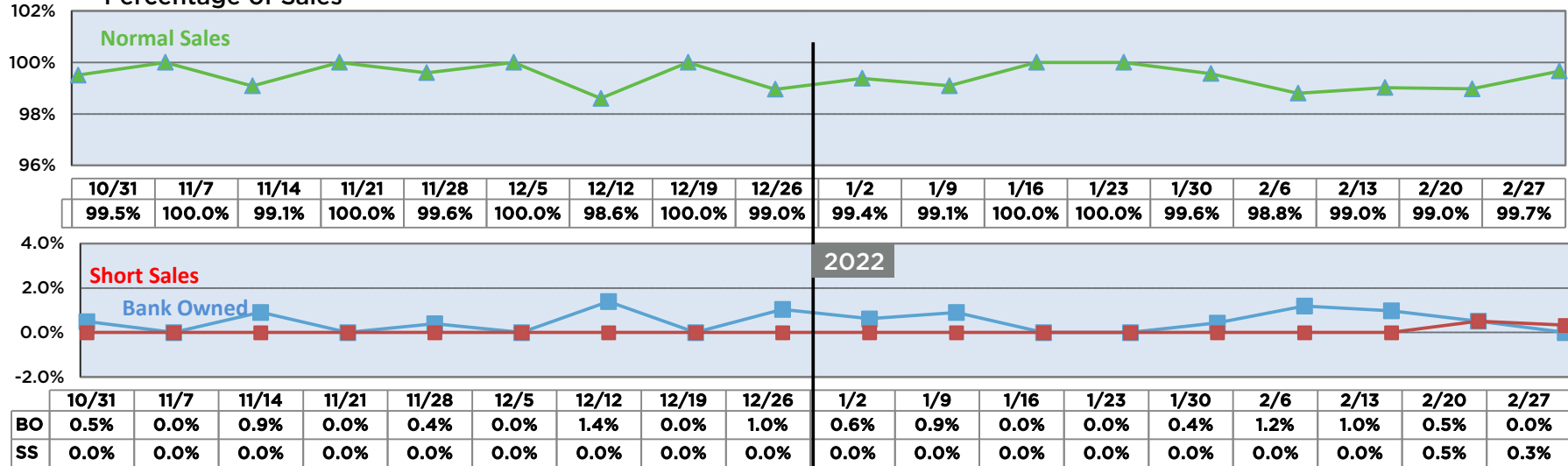


Condos, Townhomes, Villas

Foreclosure Sales

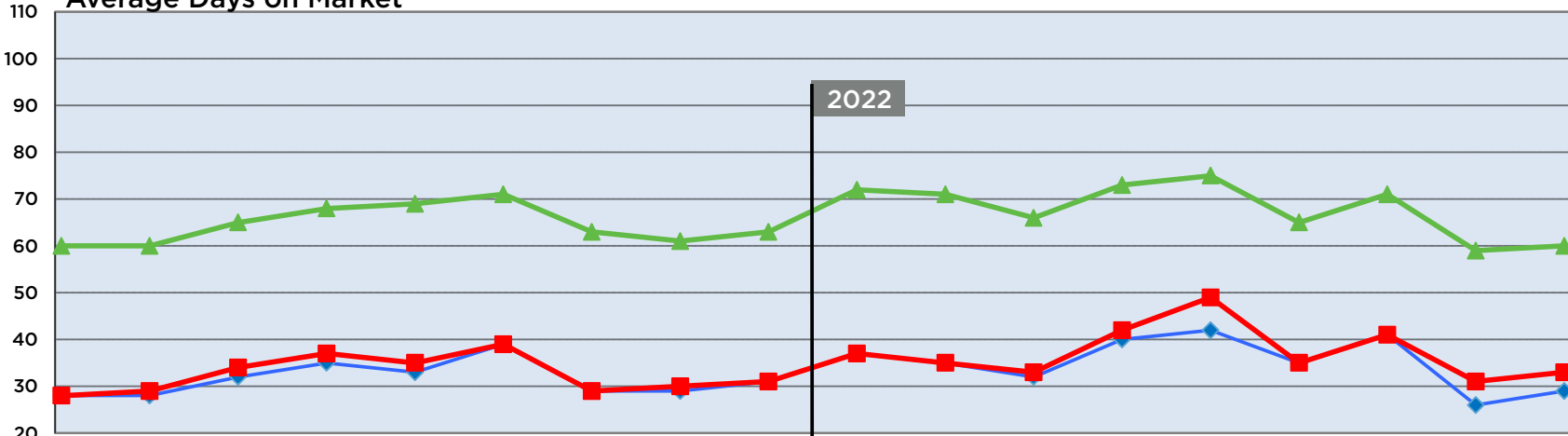


Percentage of Sales



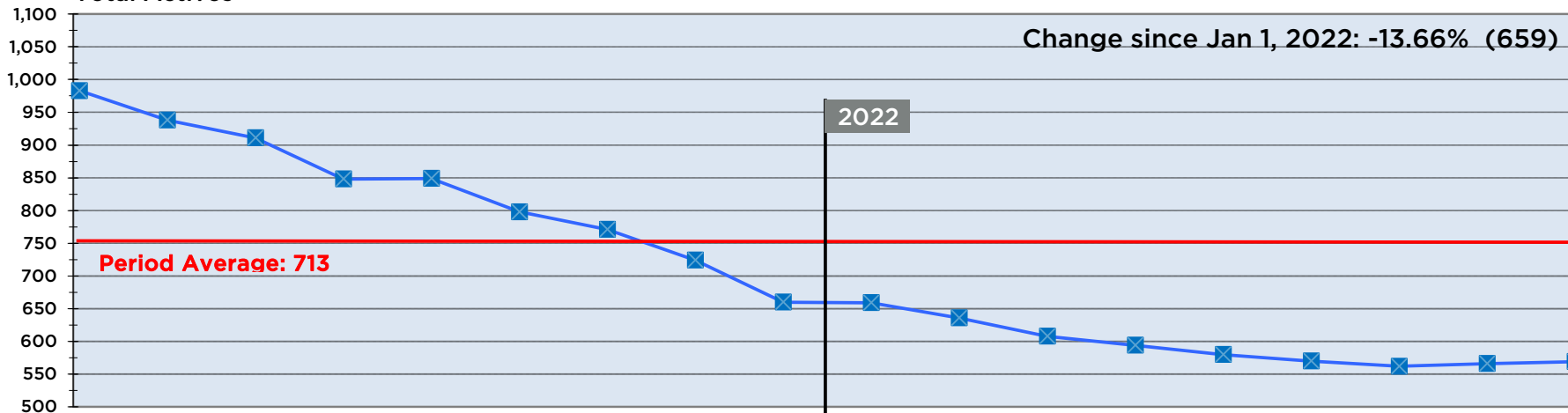
Condos, Townhomes, Villas

Average Days on Market



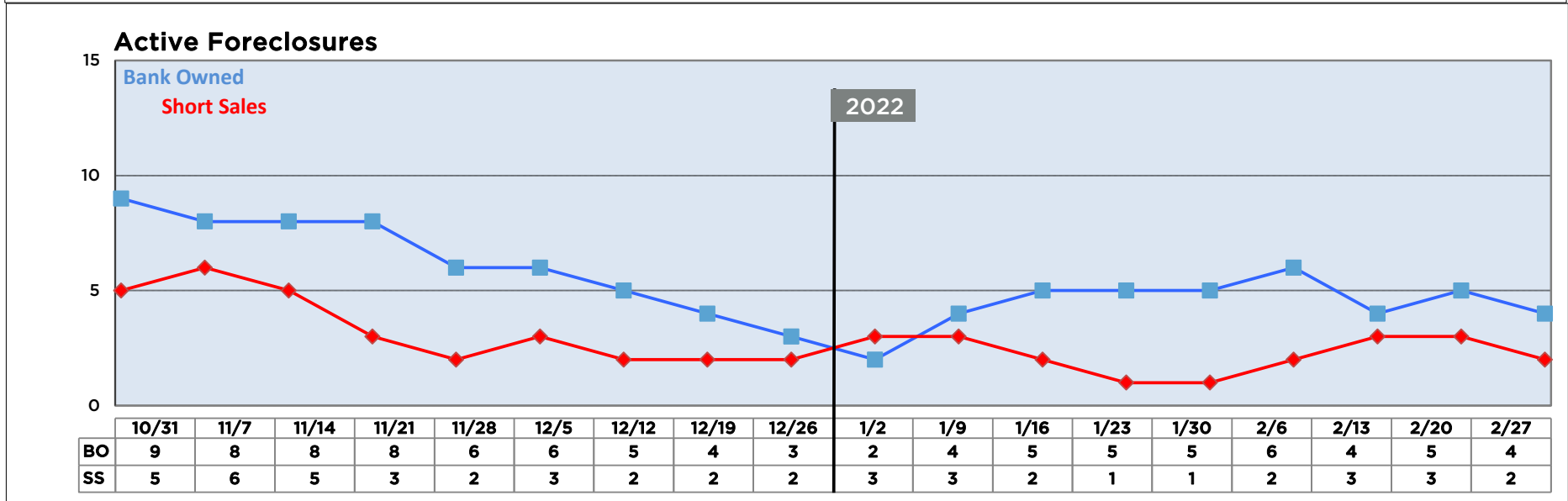
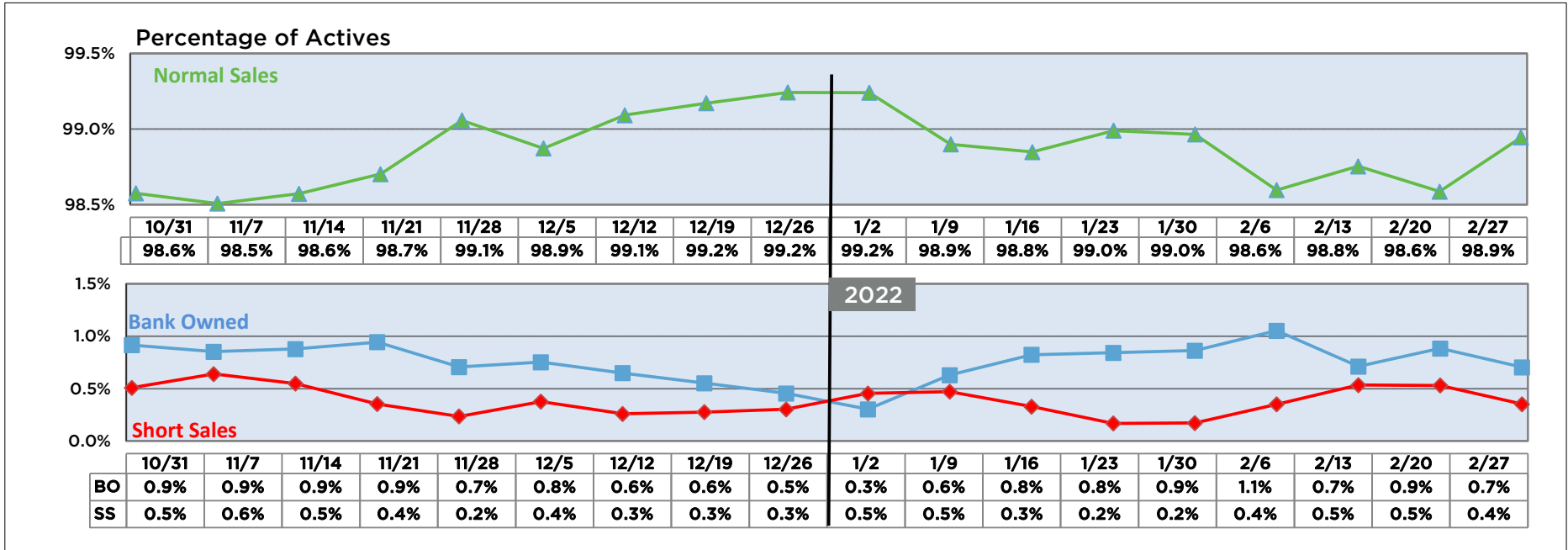
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ListToContract	28	28	32	35	33	39	29	29	31	37	35	32	40	42	35	41	26	29	
CombDaysOnMkt	28	29	34	37	35	39	29	30	31	37	35	33	42	49	35	41	31	33	
ListToClose	60	60	65	68	69	71	63	61	63	72	71	66	73	75	65	71	59	60	

Total Actives



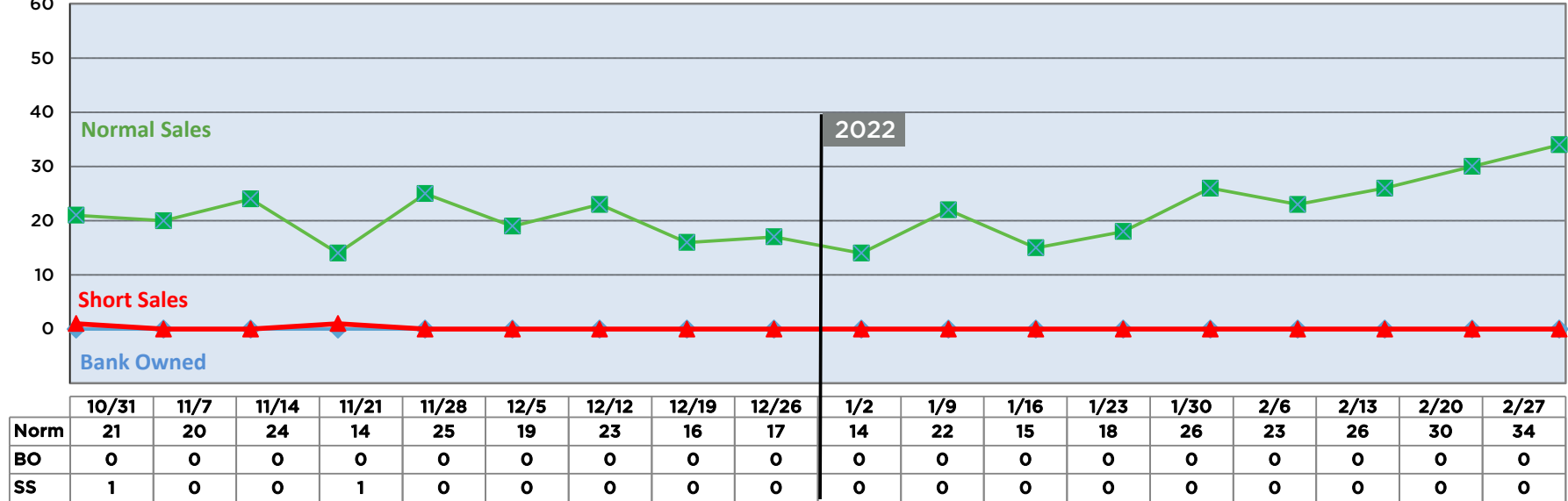
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Total Actives	983	938	911	848	849	798	771	724	660	659	636	608	594	580	570	562	566	569	

Condos, Townhomes, Villas

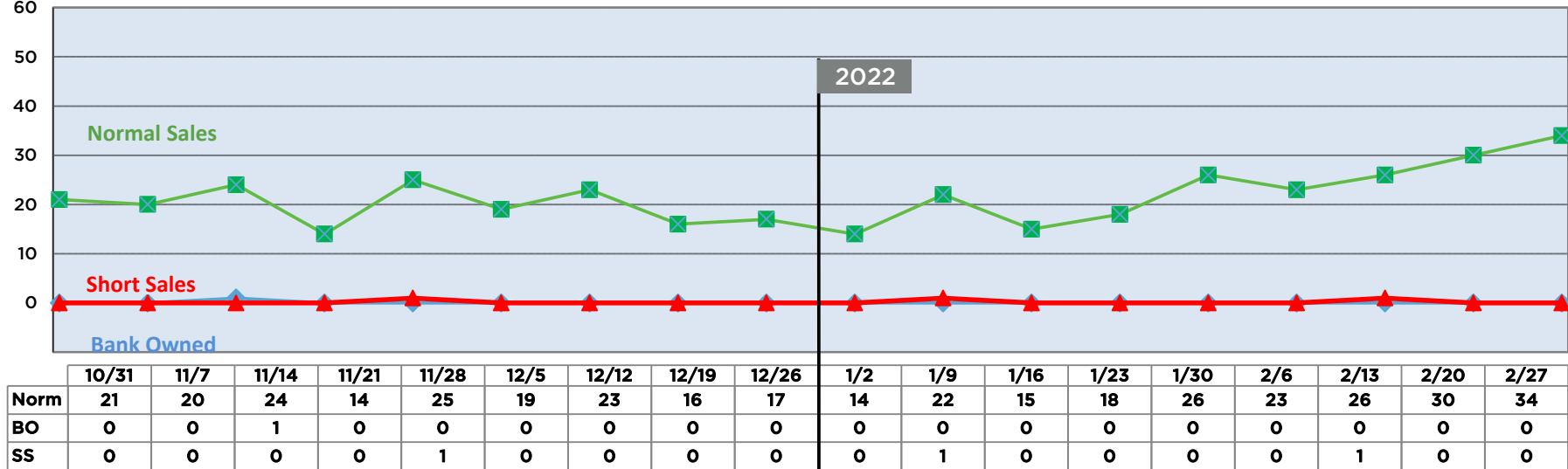


Condos, Townhomes, Villas

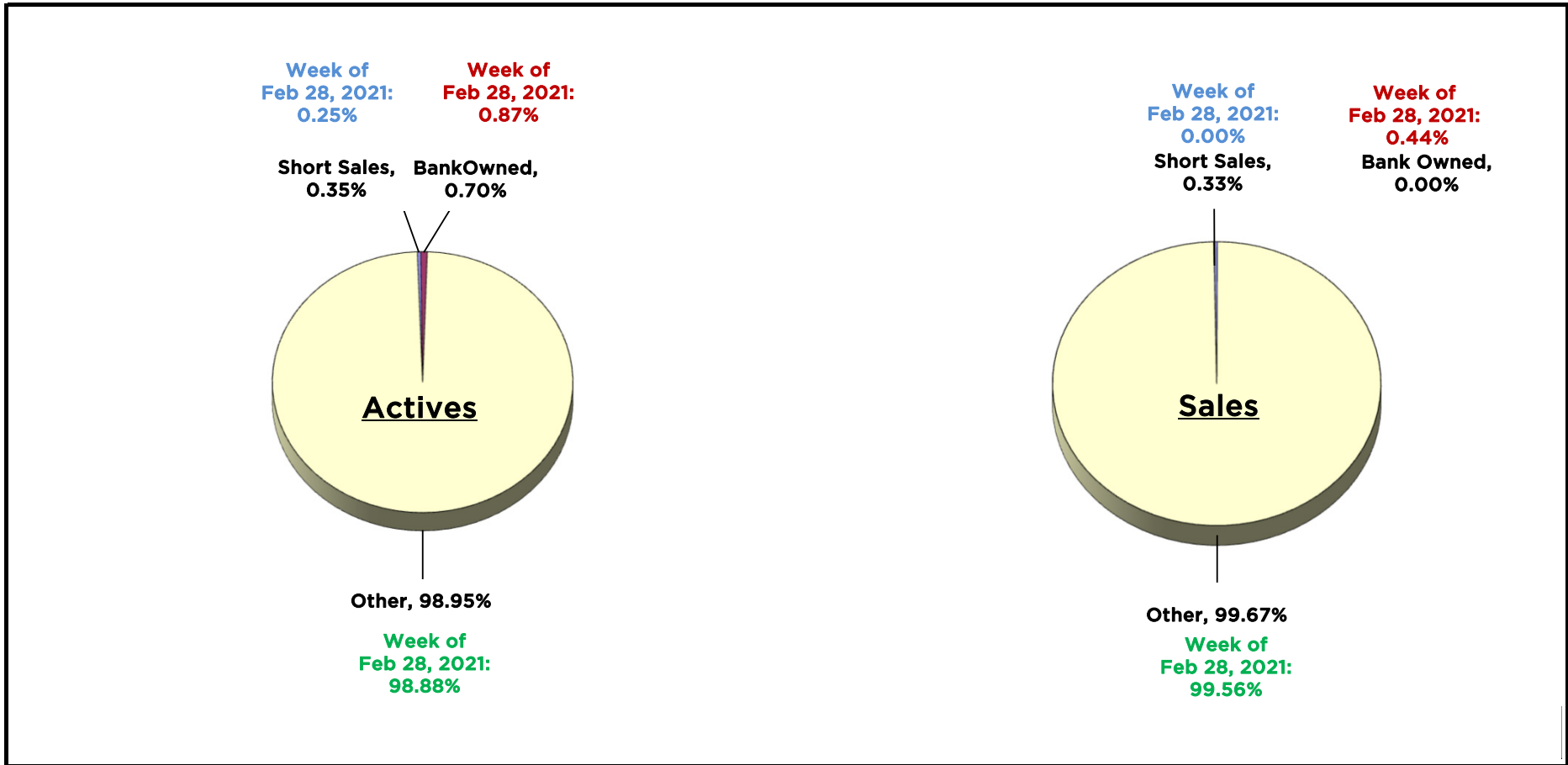
Temporary Off Market



Withdrawn



Condos, Townhomes, Villas





Monday Morning Quarterback
02/27/2022 - 03/05/2022
Lake, Orange, Osceola & Seminole Counties

Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$239,000? (± \$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	\$239,000	3.0	2.0	1,333	\$179.29
Pine Castle / Edgewood	32839	1	\$239,000	3.0	2.0	1,333	\$179.29