



Monday Morning Quarterback Summary

Week of March 06, 2022 - March 12, 2022

Single-family existing homes

- Sales of single-family homes decreased to 571 during the week of Mar 06, from 717 the week prior
- The median price of single family homes decreased to \$398,650, a change of -0.6%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 4 the week of Feb 27
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 22, and now sits at 1,685

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 215 during the week of Mar 06, from 302 the week prior
- The median price of condos, townhomes, and villas increased to \$251,250, a change of 5.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Feb 27
- The number of condo, townhome and villa short-sale transactions remains constant at 1
- Condo inventory decreased by 19, and now sits at 550

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	571	54	43	189	117	152	16
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	570	54	43	188	117	152	16
Active Listings	1,685	218	150	282	276	524	235
Bank Owned	13	7	3	2	1	0	0
Short Sales	7	1	2	3	1	0	0
Other	1,665	210	145	277	274	524	235
Months of Inventory	0.68	0.93	0.81	0.34	0.54	0.80	3.39

List Price

Average Original List Price	\$460,270	\$183,990	\$276,216	\$343,517	\$437,302	\$658,110	\$1,554,993
Average Final List Price	\$458,689	\$183,561	\$276,911	\$343,633	\$436,285	\$655,679	\$1,527,294

Sale Price

Average Price	\$460,921	\$178,779	\$276,426	\$348,294	\$443,534	\$656,010	\$1,513,188
Median Price	\$398,650	\$192,000	\$280,000	\$349,950	\$440,000	\$621,000	\$1,220,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$1,581	-\$429	\$695	\$116	-\$1,017	-\$2,431	-\$27,699
<i>Original</i> List to <i>Sale</i> Price - \$	\$651	-\$5,211	\$210	\$4,777	\$6,232	-\$2,100	-\$41,805
<i>Final</i> List to <i>Sale</i> Price - \$	\$2,232	-\$4,782	-\$485	\$4,661	\$7,249	\$331	-\$14,106
<i>Original</i> List to <i>Sale</i> Price - %	100.14%	97.17%	100.08%	101.39%	101.43%	99.68%	97.31%
<i>Final</i> List to <i>Sale</i> Price - %	100.49%	97.39%	99.82%	101.36%	101.66%	100.05%	99.08%

Days on the Market

Avg Days Listing to Contract	28	25	26	20	21	35	104
Combined Avg Days to Contract	28	25	27	21	21	37	104
Avg Days Listing to Closing	60	54	62	50	51	69	160
Avg Days Contract to Close	34	31	39	32	32	36	57

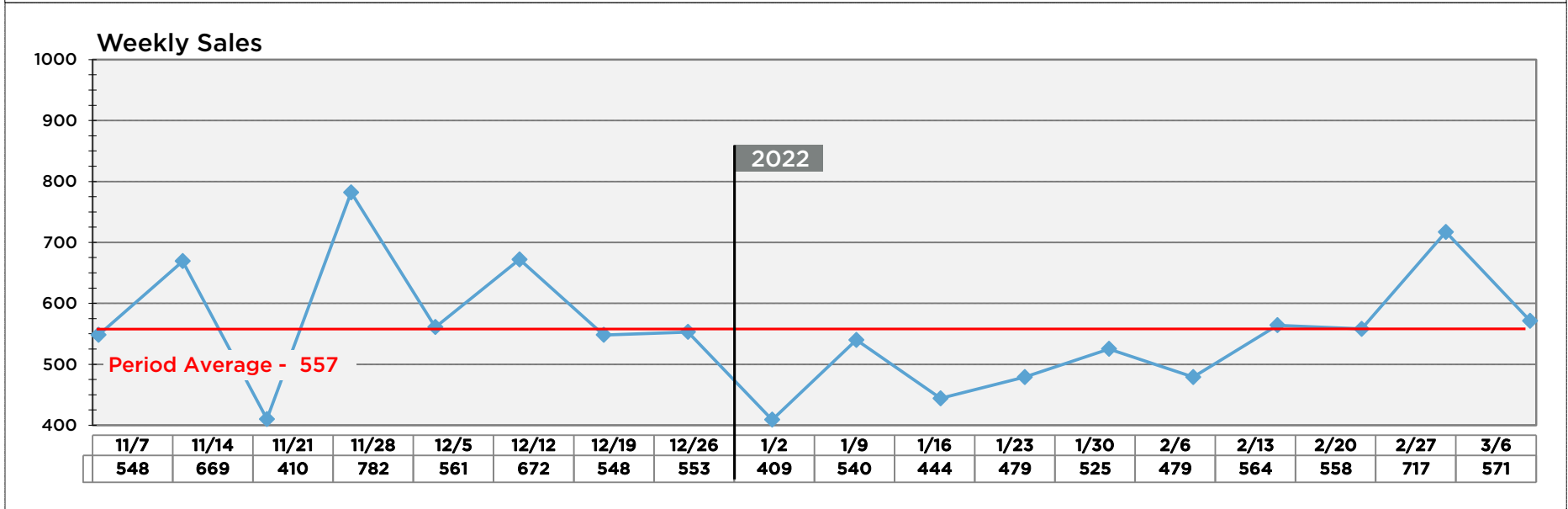
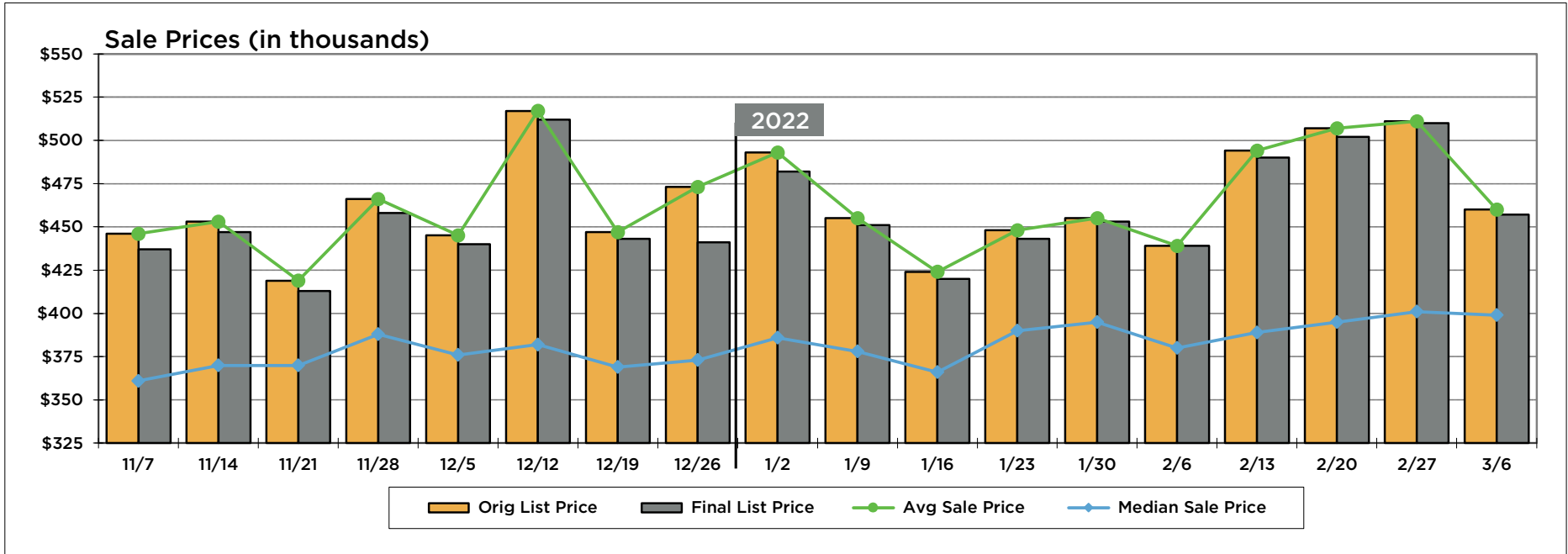
Beds / Baths

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

Square Footage

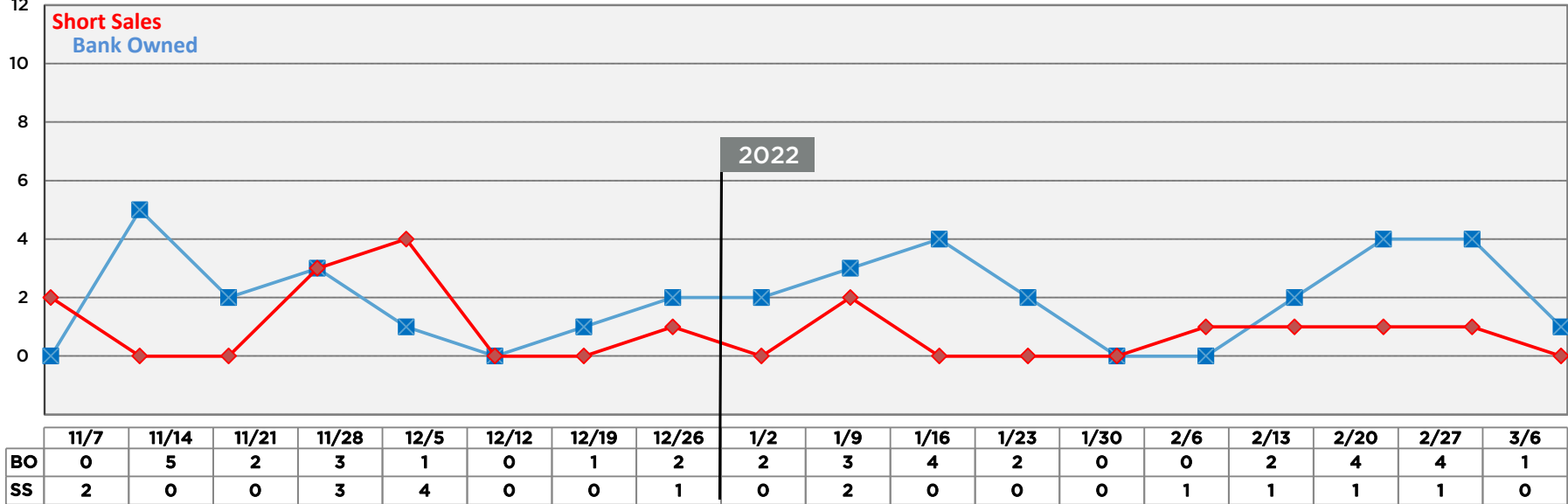
Average Square Feet	2,071	1,094	1,451	1,657	2,057	2,889	4,244
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Single Family Homes

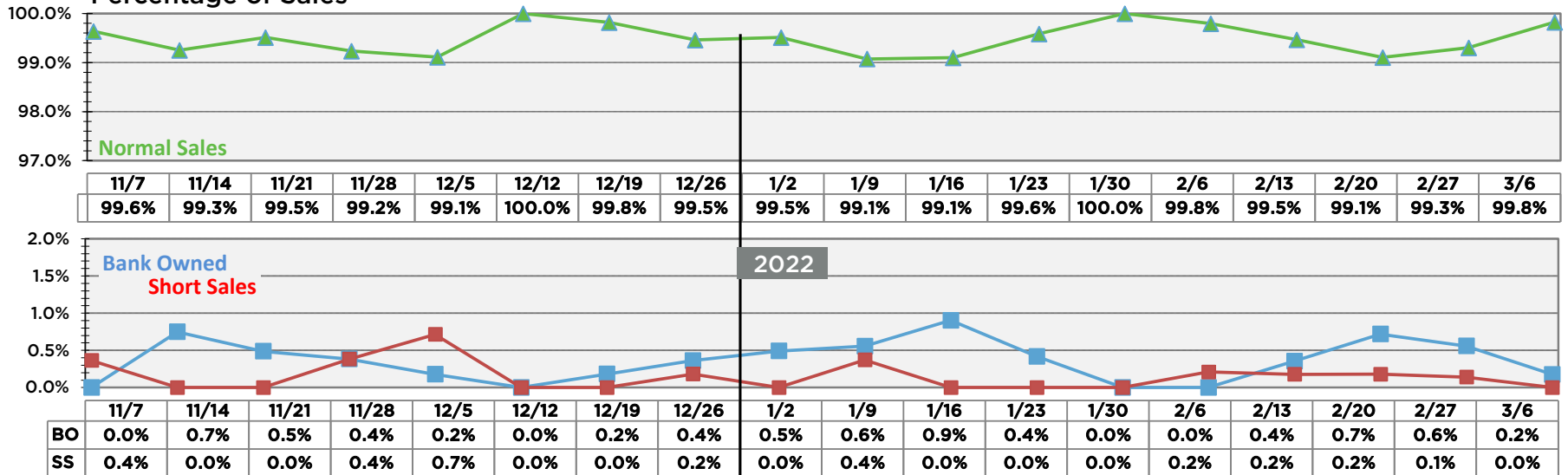


Single Family Homes

Foreclosure Sales

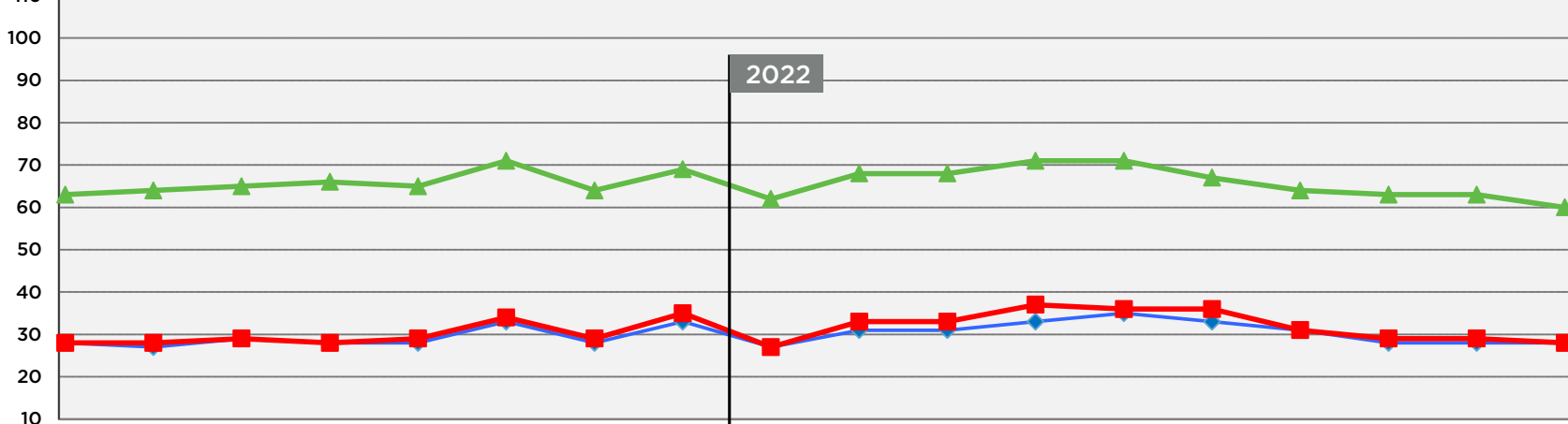


Percentage of Sales



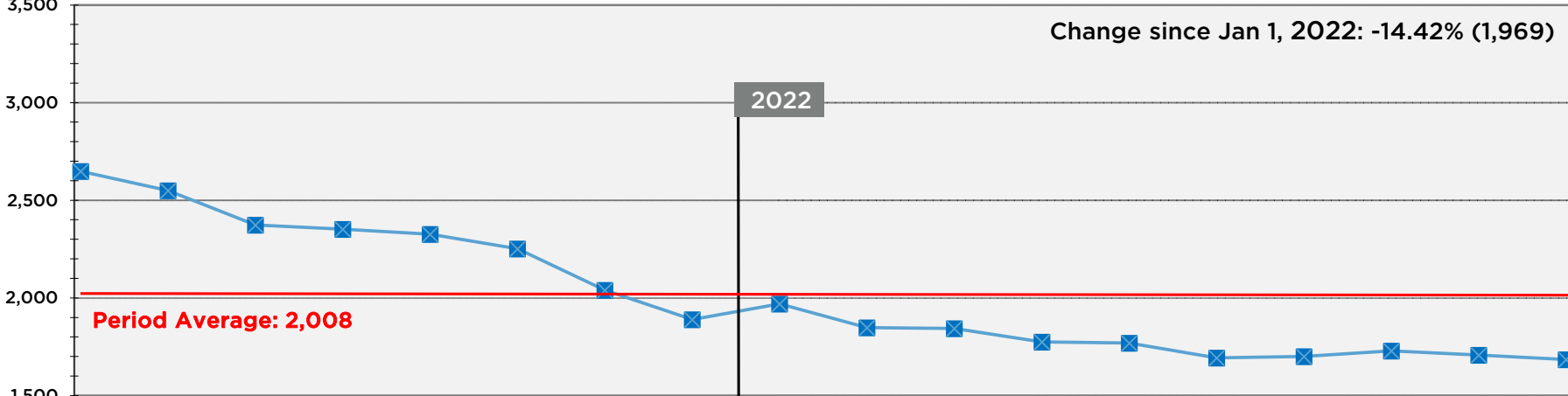
Single Family Homes

Average Days on Market



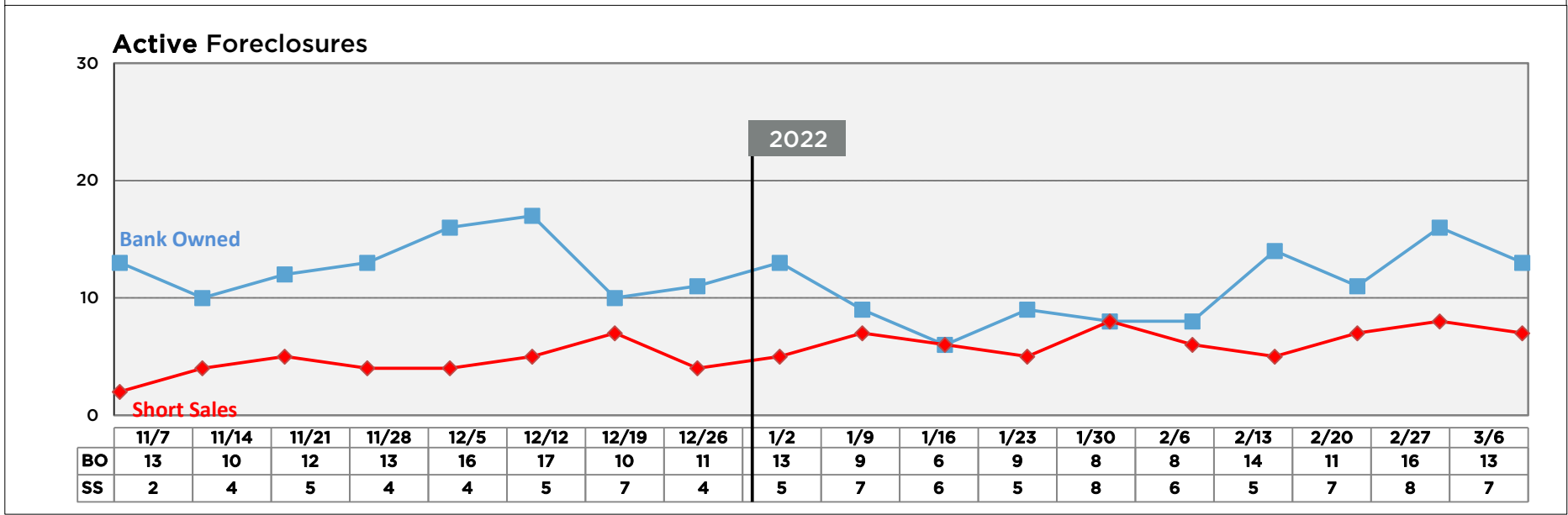
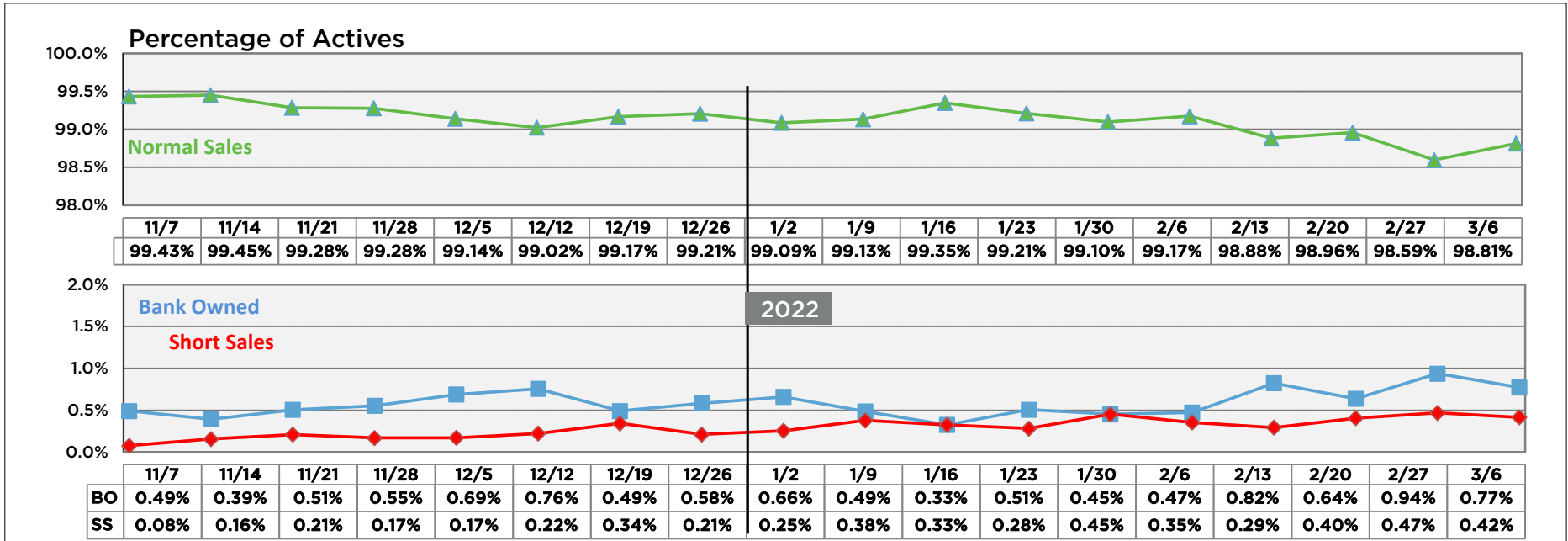
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ListToContract	28	27	29	28	28	33	28	33	27	31	31	33	35	33	31	28	28	28
CombDaysOnMkt	28	28	29	28	29	34	29	35	27	33	33	37	36	36	31	29	29	28
ListToClose	63	64	65	66	65	71	64	69	62	68	68	71	71	67	64	63	63	60

Total Actives



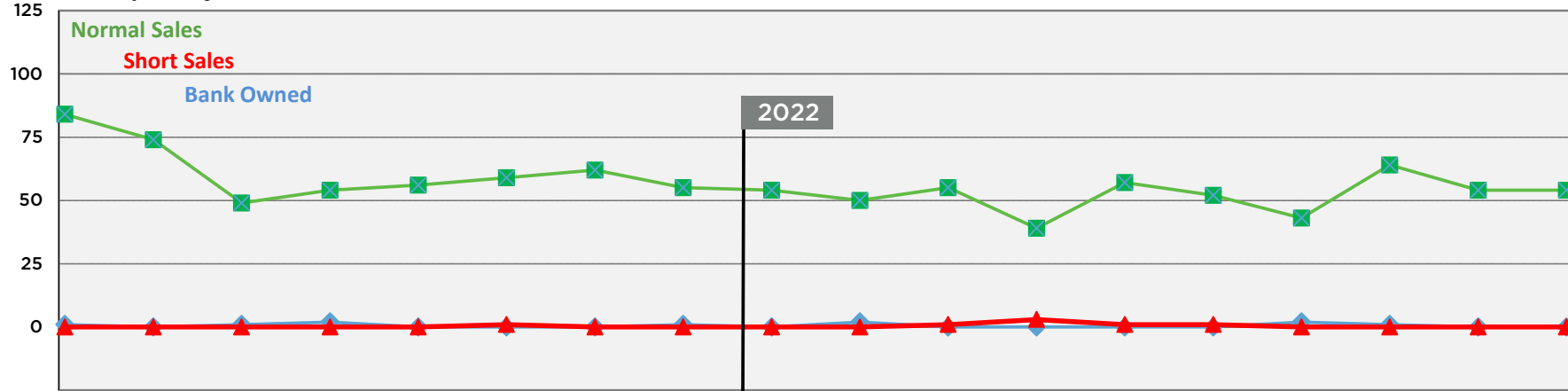
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Total Actives	2,649	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685

Single Family Homes



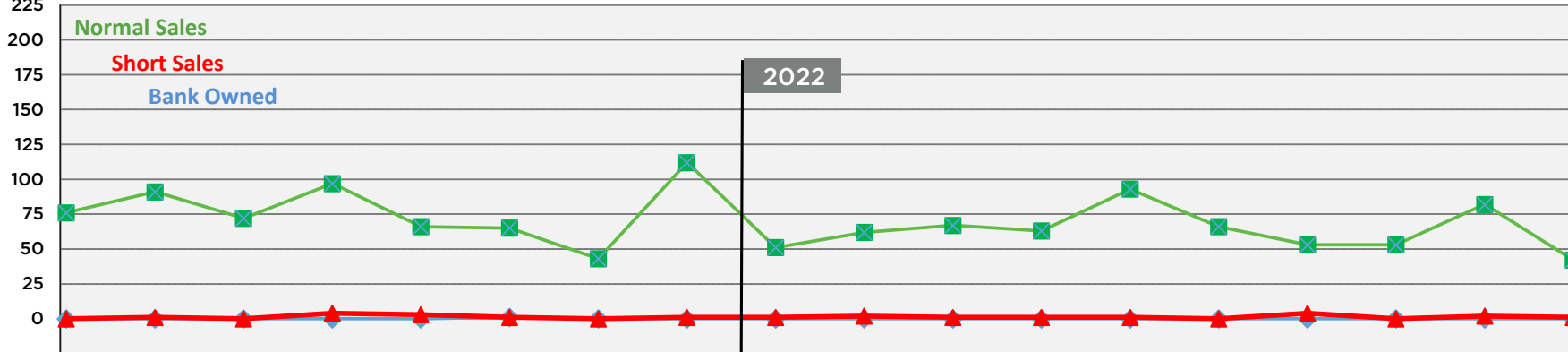
Single Family Homes

Temporary Off Market



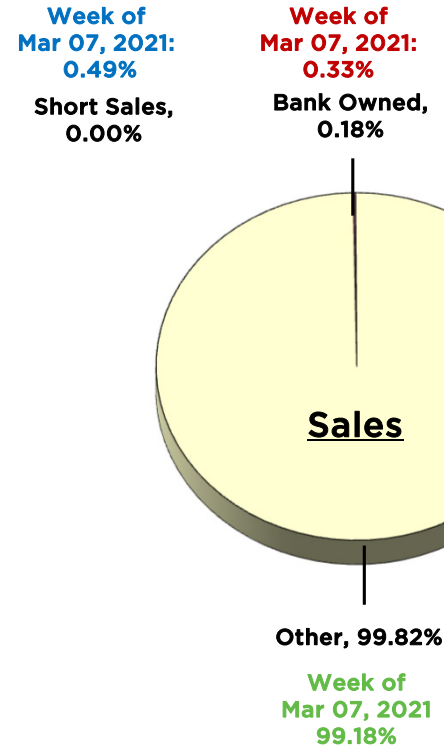
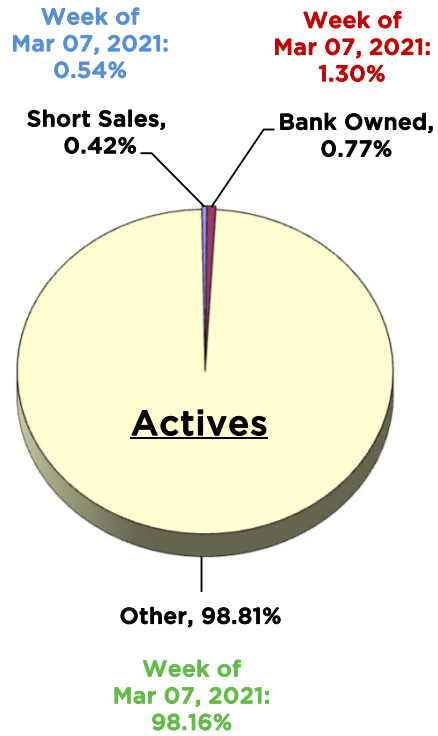
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Norm	84	74	49	54	56	59	62	55	54	50	55	39	57	52	43	64	54	54
BO	1	0	1	2	0	0	0	1	0	2	0	0	0	0	2	1	0	0
SS	0	0	0	0	0	1	0	0	0	0	1	3	1	1	0	0	0	0

Withdrawn



	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	3/6
Norm	76	91	72	97	66	65	43	112	51	62	67	63	93	66	53	53	82	42
BO	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	4	3	1	0	1	1	2	1	1	1	0	4	0	2	1

Single Family Homes



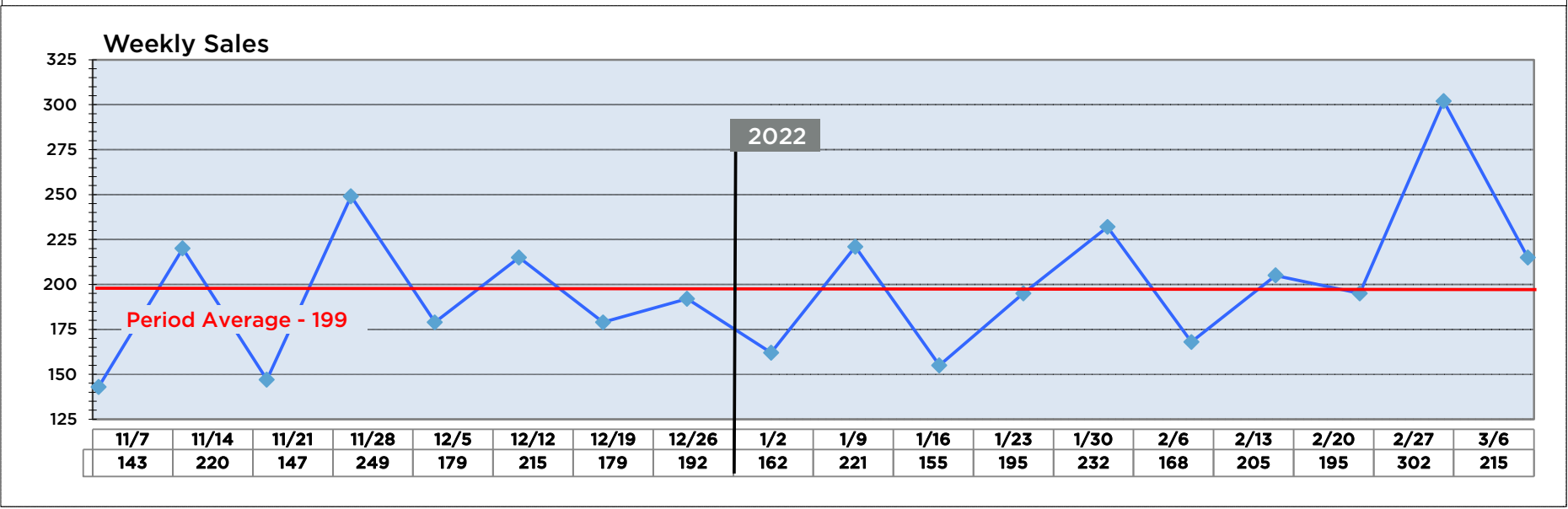
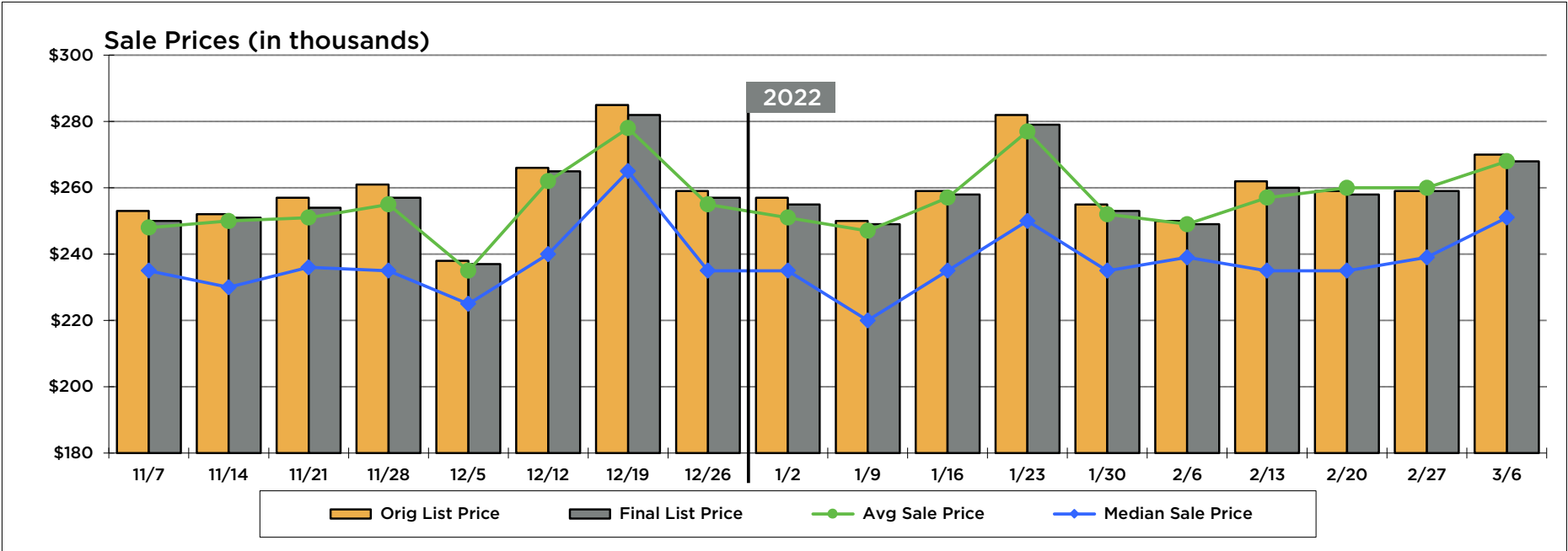
Where are the 8 Single Family Homes available for the Median Price of \$398,650? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$399,000	3.8	2.0	1,686	\$236.65
Lake Mary / Heathrow	32746	1	\$399,000	4.0	2.0	2,209	\$180.62
Oviedo	32765	2	\$399,000	3.0	2.0	1,439	\$277.28
Sanford / Lake Forest	32771	1	\$399,000	5.0	2.0	1,657	\$240.80
Orange County		2	\$399,000	4.0	2.0	2,008	\$198.71
Wedgefield	32833	1	\$399,000	4.0	2.0	2,093	\$190.64
Hunters Creek	32837	1	\$399,000	4.0	2.0	1,923	\$207.49
Osceola County		1	\$399,000	4.0	3.0	2,994	\$133.27
Kissimmee (East)	34744	1	\$399,000	4.0	3.0	2,994	\$133.27
Lake County		1	\$399,000	4.0	3.0	2,988	\$133.53
Grand Island	32735	1	\$399,000	4.0	3.0	2,988	\$133.53

Condos, Townhomes, Villas

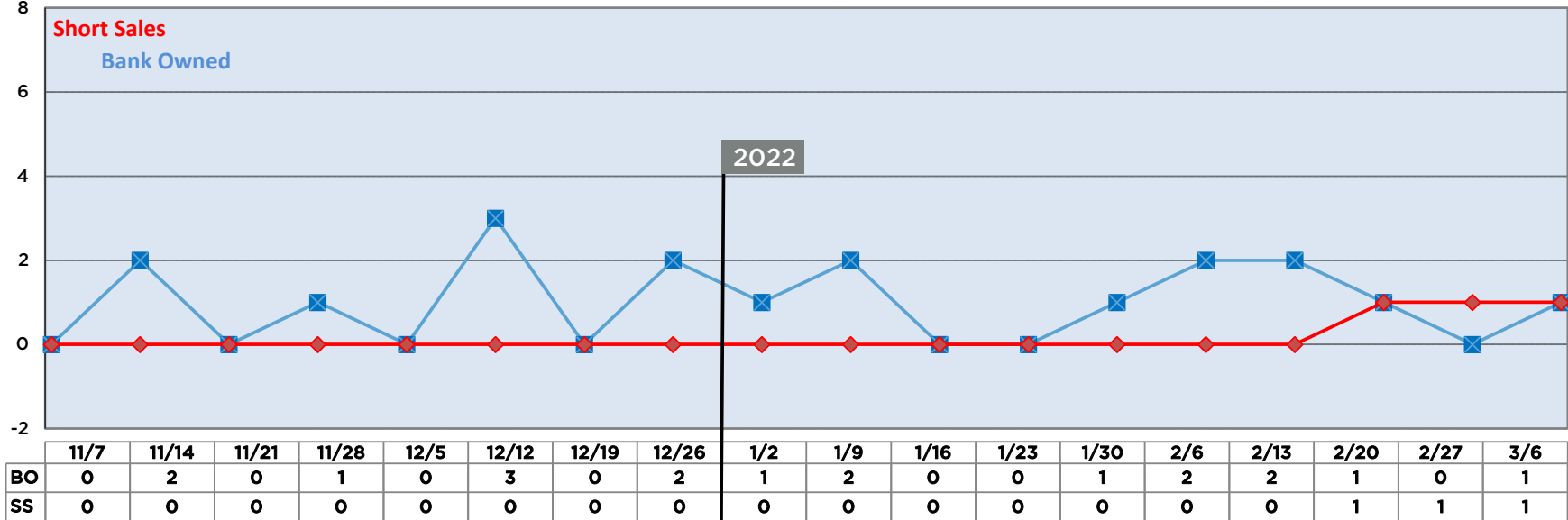
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	215	102	45	38	19	10	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	213	100	45	38	19	10	1
Active Listings	550	254	71	117	58	45	5
Bank Owned	3	3	0	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	544	248	71	117	58	45	5
Months of Inventory	0.59	0.57	0.36	0.71	0.70	1.04	1.15
List Price							
Average Original List Price	\$269,658	\$171,101	\$274,521	\$336,600	\$433,997	\$602,390	\$1,110,000
Average Final List Price	\$268,130	\$170,284	\$273,519	\$337,363	\$431,365	\$590,490	\$1,050,000
Sale Price							
Average Price	\$267,817	\$169,413	\$274,066	\$342,220	\$432,799	\$571,490	\$1,025,000
Median Price	\$251,250	\$172,000	\$276,493	\$337,500	\$428,750	\$525,000	\$512,501
Price Differences							
Original to Final List Price	-\$1,528	-\$817	-\$1,002	\$763	-\$2,632	-\$11,900	-\$60,000
Original List to Sale Price - \$	-\$1,841	-\$1,688	-\$455	\$5,620	-\$1,198	-\$30,900	-\$85,000
Final List to Sale Price - \$	-\$313	-\$871	\$547	\$4,857	\$1,434	-\$19,000	-\$25,000
Original List to Sale Price - %	99.32%	99.01%	99.83%	101.67%	99.72%	94.87%	92.34%
Final List to Sale Price - %	99.88%	99.49%	100.20%	101.44%	100.33%	96.78%	97.62%
Days on the Market							
Avg Days Listing to Contract	29	28	31	20	28	57	3
Combined Avg Days to Contract	29	29	31	20	28	57	3
Avg Days Listing to Closing	60	61	60	52	56	85	48
Avg Days Contract to Close	33	35	31	33	30	29	46
Beds / Baths							
Average Bedrooms	2	2	3	3	3	4	2
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	0	1	0	1	0
Square Footage							
Average Square Feet	1,340	998	1,393	1,560	1,895	2,597	2,304

Condos, Townhomes, Villas

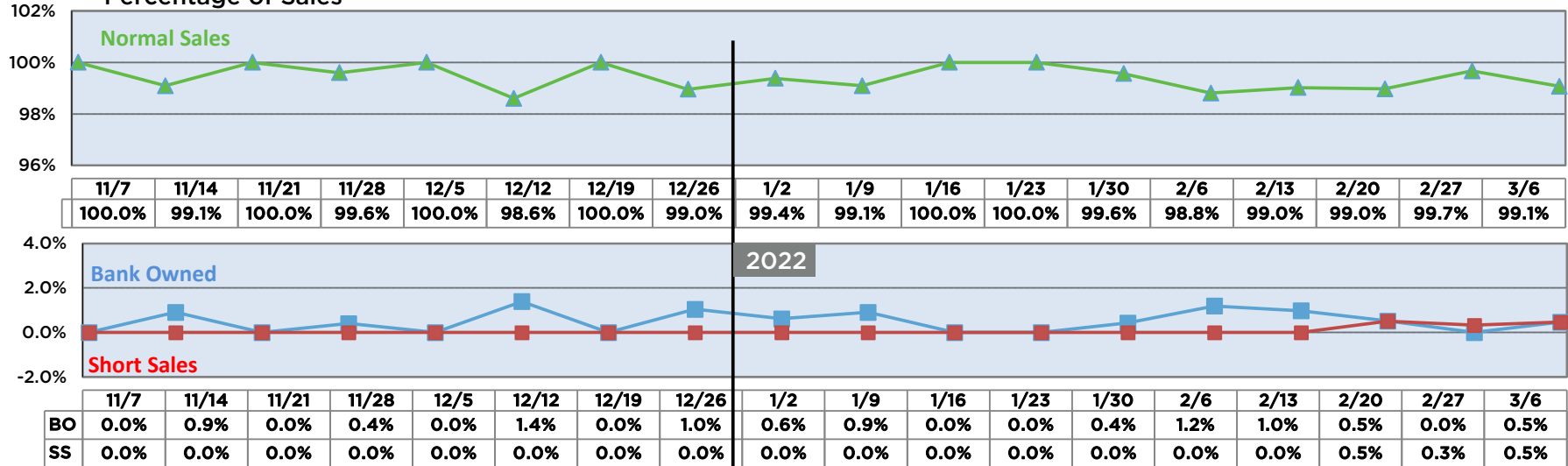


Condos, Townhomes, Villas

Foreclosure Sales

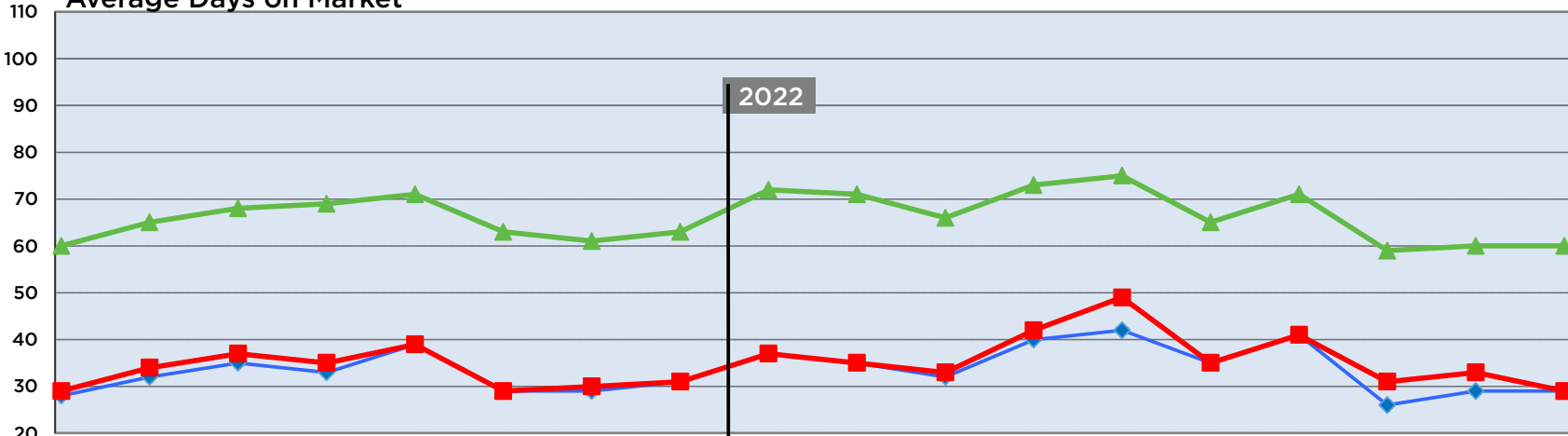


Percentage of Sales



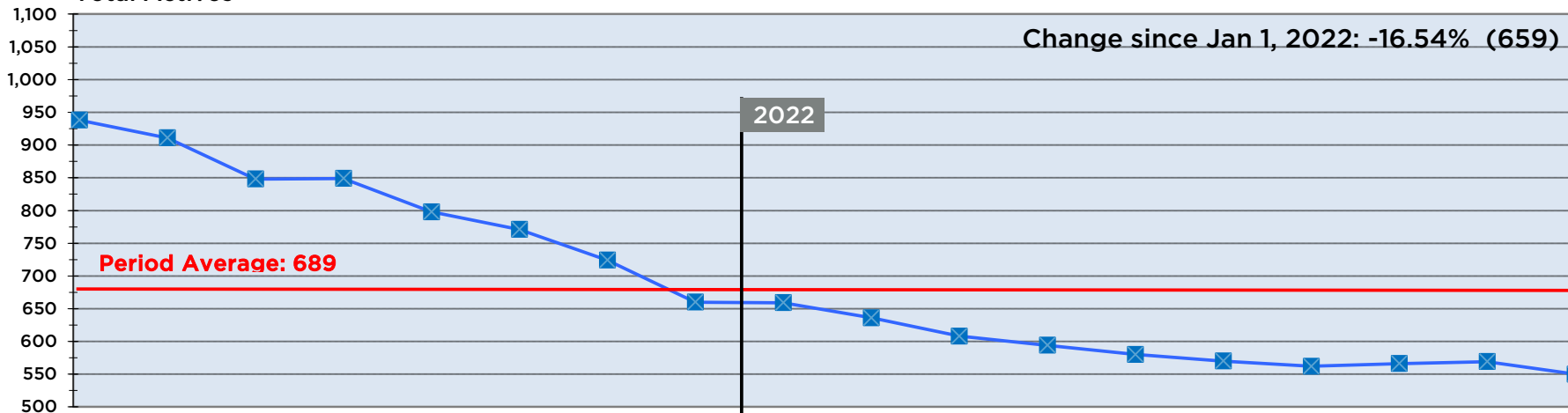
Condos, Townhomes, Villas

Average Days on Market



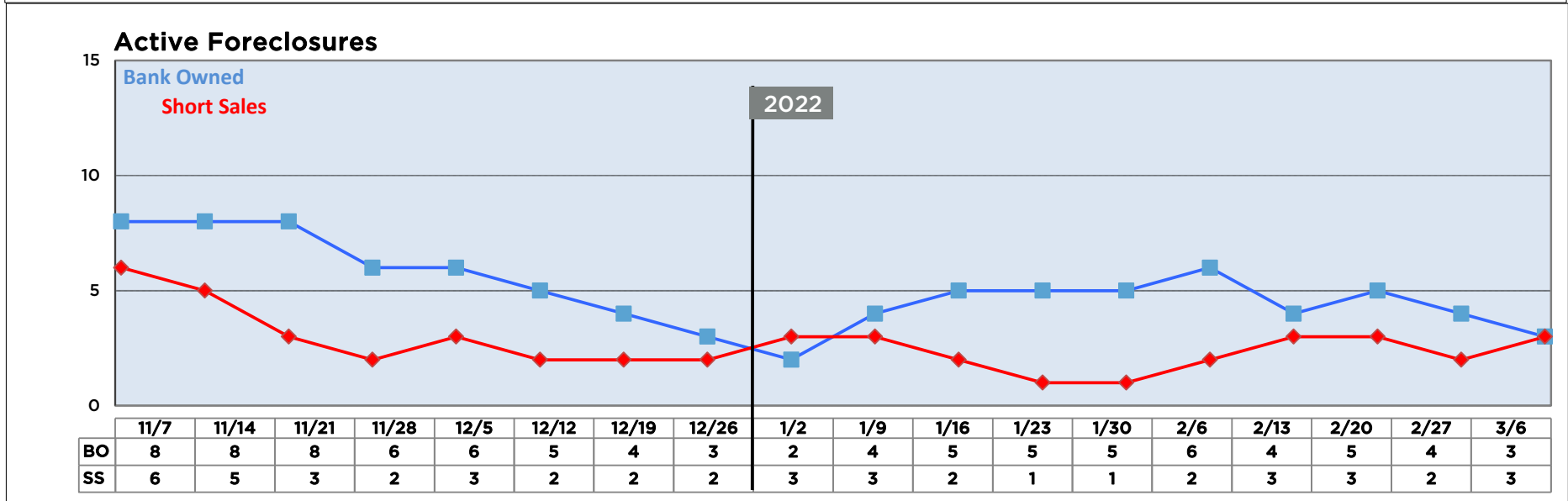
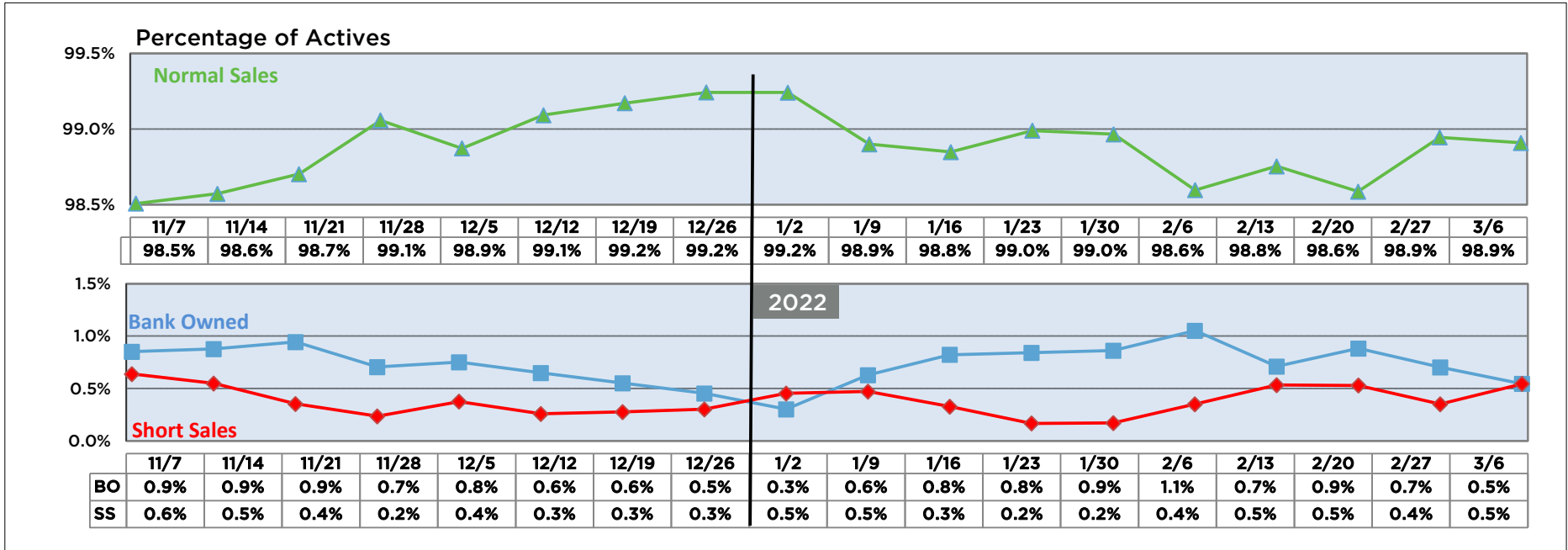
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ListToContract	28	32	35	33	39	29	29	31	37	35	32	40	42	35	41	26	29	29
CombDaysOnMkt	29	34	37	35	39	29	30	31	37	35	33	42	49	35	41	31	33	29
ListToClose	60	65	68	69	71	63	61	63	72	71	66	73	75	65	71	59	60	60

Total Actives



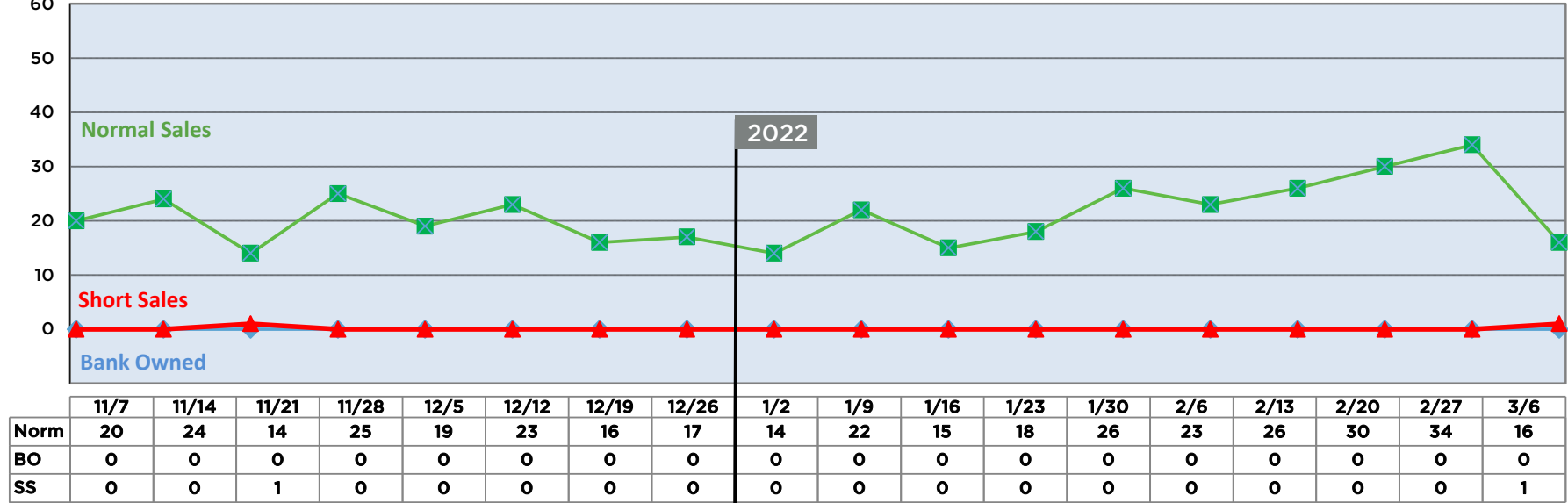
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Total Actives	938	911	848	849	798	771	724	660	659	636	608	594	580	570	562	566	569	550

Condos, Townhomes, Villas

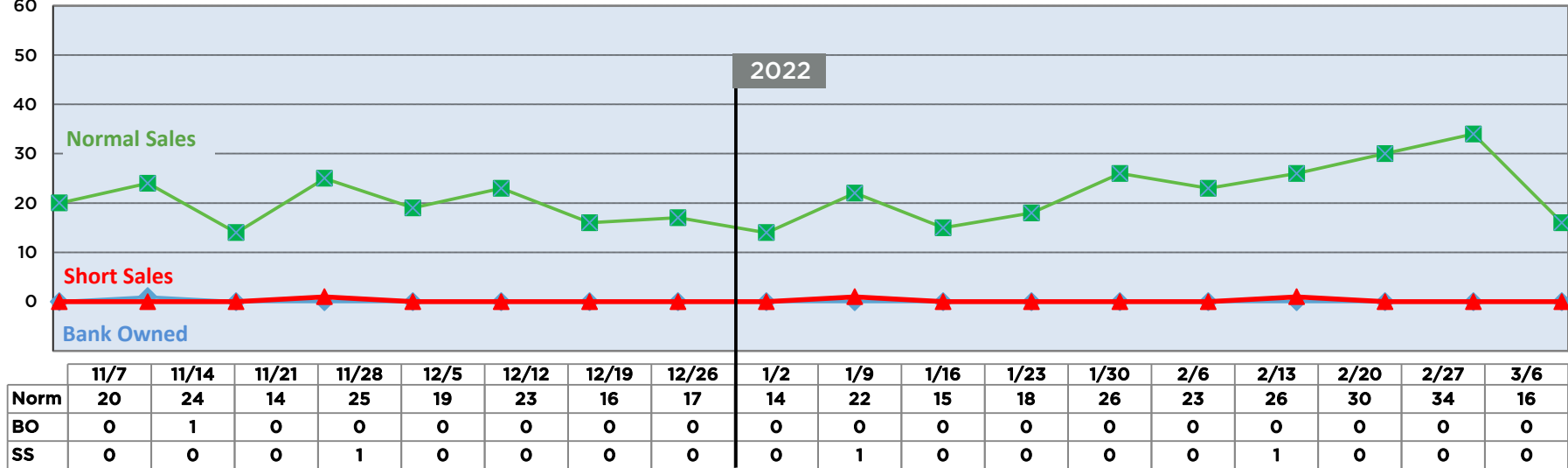


Condos, Townhomes, Villas

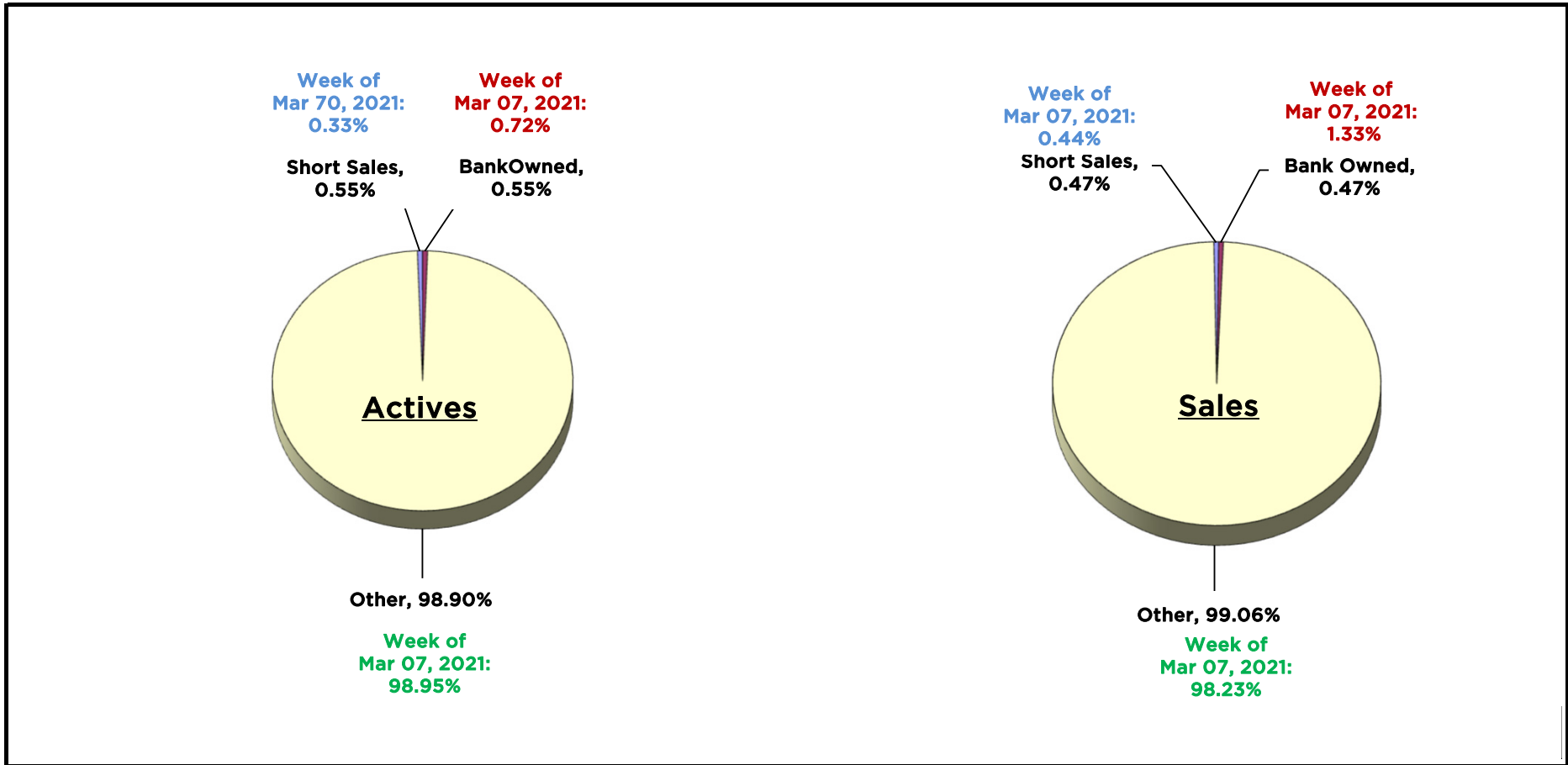
Temporary Off Market



Withdrawn



Condos, Townhomes, Villas





Monday Morning Quarterback
03/06/2022 - 03/12/2022
Lake, Orange, Osceola & Seminole Counties

Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$251,250? (± \$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	\$251,000	2.0	1.0	1,140	\$220.18
Conway	32812	1	\$251,000	2.0	1.0	1,140	\$220.18