



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

***Week of March 13, 2022 - March 19, 2022***

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

- Sales of single-family homes increased to 588 during the week of Mar 13, from 571 the week prior
- The median price of single family homes increased to \$400,000, a change of 0.3%
- The number of single-family home foreclosure transactions increased to 4 last week, from 1 the week of Mar 06
- The number of single-family home short-sale transactions remains constant at 0
- Single-family inventory increased by 19, and now sits at 1,704

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

- Sales of condos, townhomes, and villas decreased to 209 during the week of Mar 13, from 215 the week prior
- The median price of condos, townhomes, and villas decreased to \$241,000, a change of -4.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Mar 06
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 13, and now sits at 563

*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
<b>Weekly Sales</b>	<b>588</b>	71	50	166	126	156	19
Bank Owned	4	3	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	584	68	50	166	125	156	19
<b>Active Listings</b>	<b>1,704</b>	212	147	286	284	538	237
Bank Owned	13	7	4	2	0	0	0
Short Sales	5	3	0	1	1	0	0
Other	1,686	202	143	283	283	538	237
<b>Months of Inventory</b>	<b>0.67</b>	0.69	0.68	0.40	0.52	0.80	2.88

***List Price***

Average Original List Price	\$469,229	\$188,309	\$279,046	\$347,534	\$440,930	\$657,776	\$1,722,279
Average Final List Price	\$465,721	\$184,813	\$276,500	\$345,650	\$438,048	\$653,410	\$1,704,911

***Sale Price***

Average Price	\$467,763	\$180,258	\$275,446	\$350,841	\$443,913	\$658,254	\$1,663,868
Median Price	\$400,000	\$190,000	\$274,750	\$350,000	\$440,500	\$637,250	\$1,426,000

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$3,508	-\$3,496	-\$2,546	-\$1,884	-\$2,882	-\$4,366	-\$17,368
<i>Original</i> List to <i>Sale</i> Price - \$	-\$1,466	-\$8,051	-\$3,600	\$3,307	\$2,983	\$478	-\$58,411
<i>Final</i> List to <i>Sale</i> Price - \$	\$2,042	-\$4,555	-\$1,054	\$5,191	\$5,865	\$4,844	-\$41,043
<i>Original</i> List to <i>Sale</i> Price - %	99.69%	95.72%	98.71%	100.95%	100.68%	100.07%	96.61%
<i>Final</i> List to <i>Sale</i> Price - %	100.44%	97.54%	99.62%	101.50%	101.34%	100.74%	97.59%

***Days on the Market***

Avg Days Listing to Contract	25	32	20	21	24	29	35
Combined Avg Days to Contract	26	33	21	22	24	29	39
Avg Days Listing to Closing	60	69	50	56	57	63	76
Avg Days Contract to Close	36	38	35	37	35	36	45

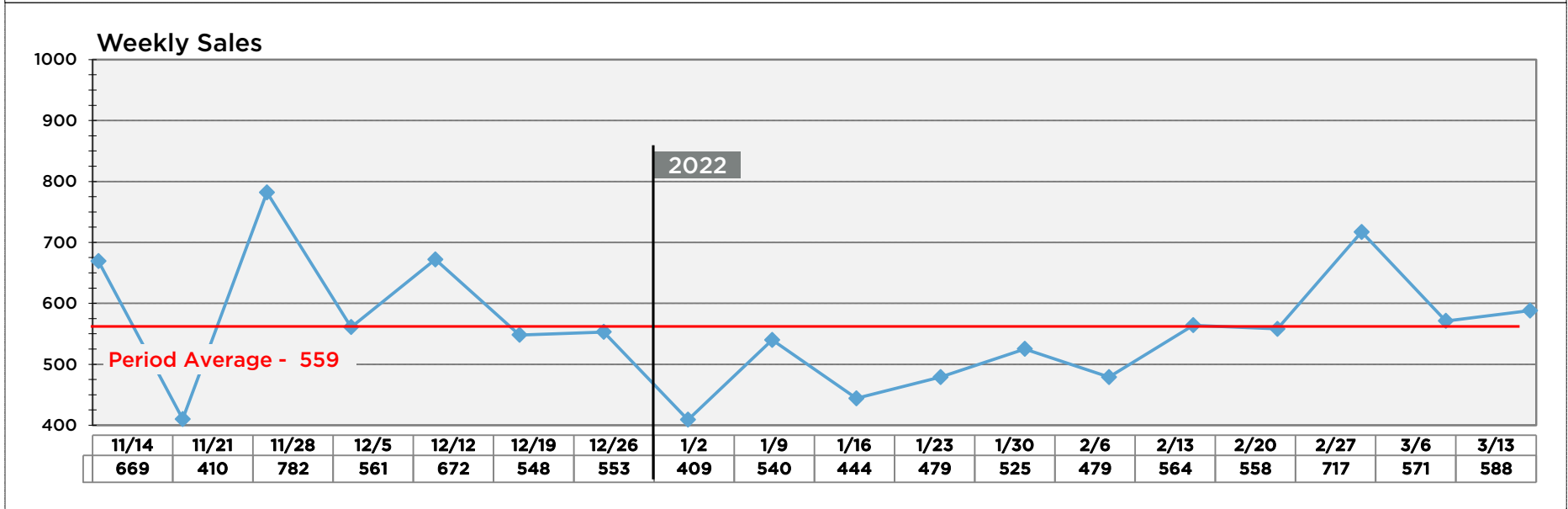
***Beds / Baths***

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

***Square Footage***

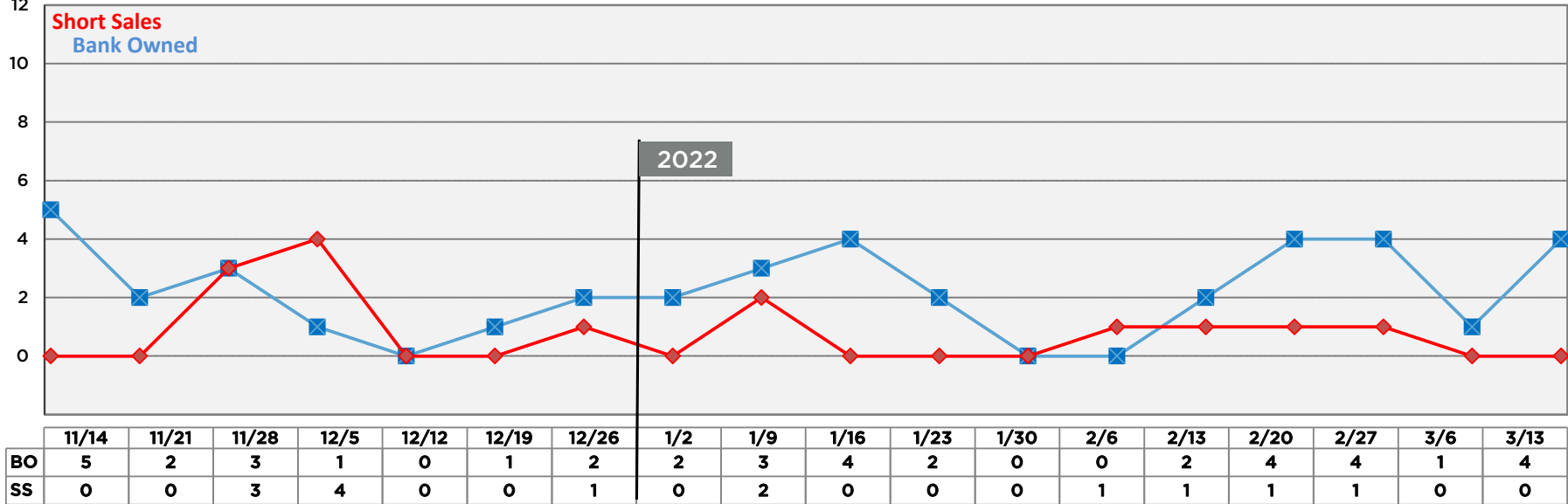
Average Square Feet	2,101	1,139	1,374	1,716	2,159	2,863	4,334
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### Single Family Homes

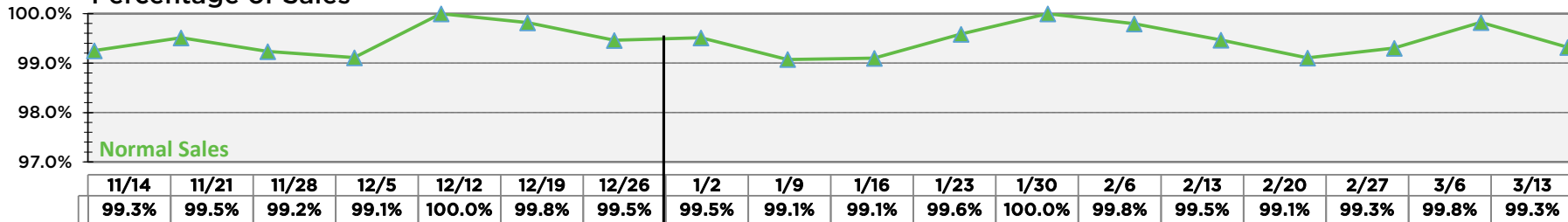


**Single Family Homes**

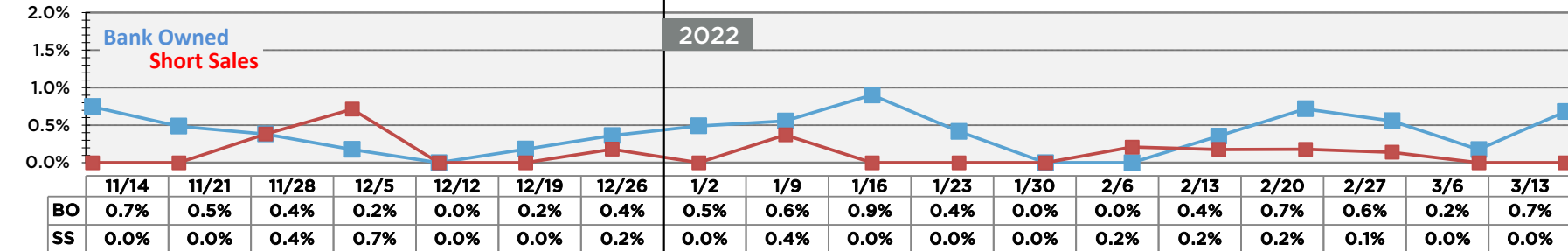
**Foreclosure Sales**



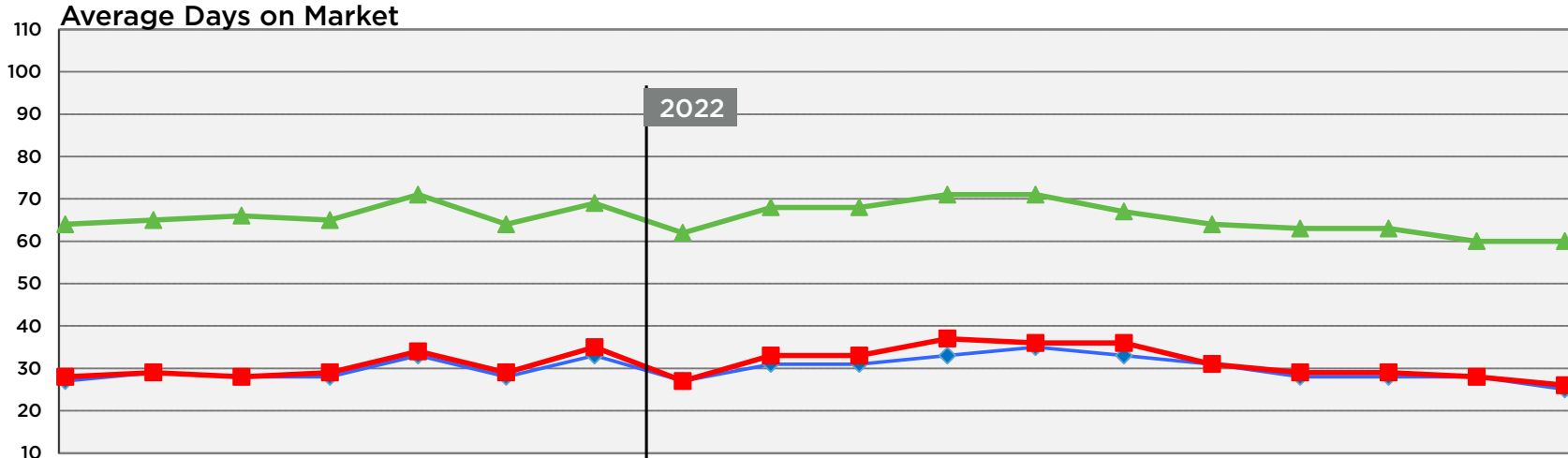
**Percentage of Sales**



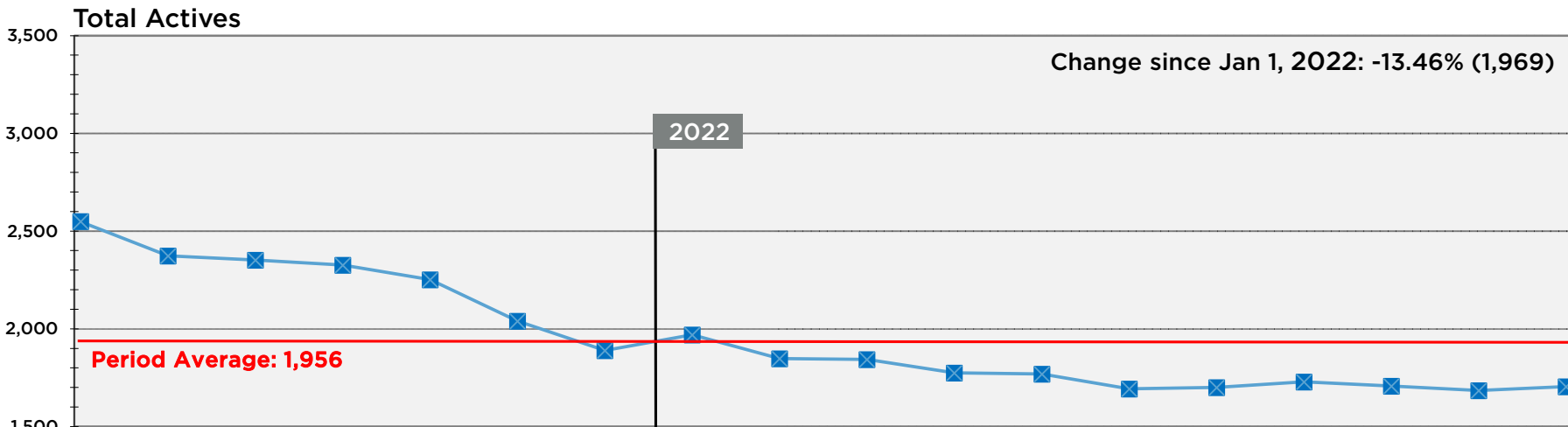
**Bank Owned  
Short Sales**



### Single Family Homes



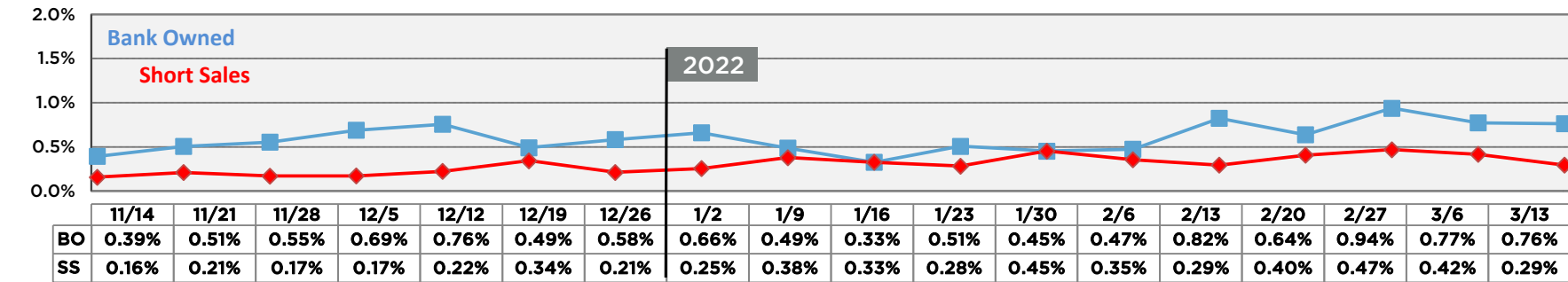
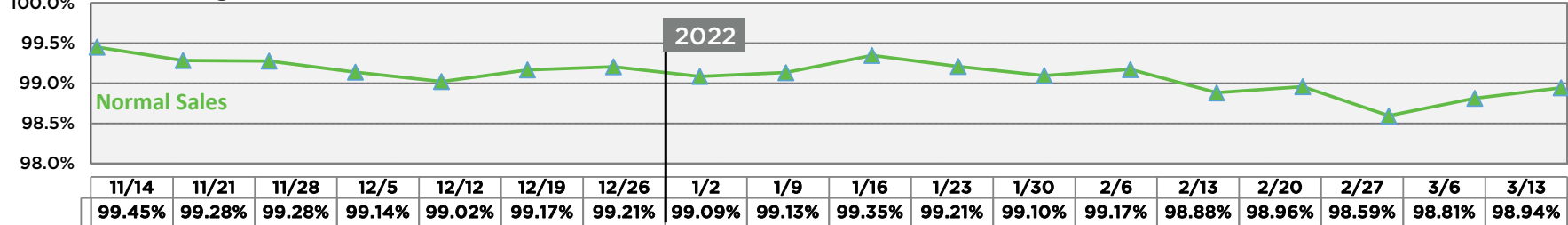
	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13
ListToContract	27	29	28	28	33	28	33	27	31	31	33	35	33	31	28	28	28	25
CombDaysOnMkt	28	29	28	29	34	29	35	27	33	33	37	36	36	31	29	29	28	26
ListToClose	64	65	66	65	71	64	69	62	68	68	71	71	67	64	63	63	60	60



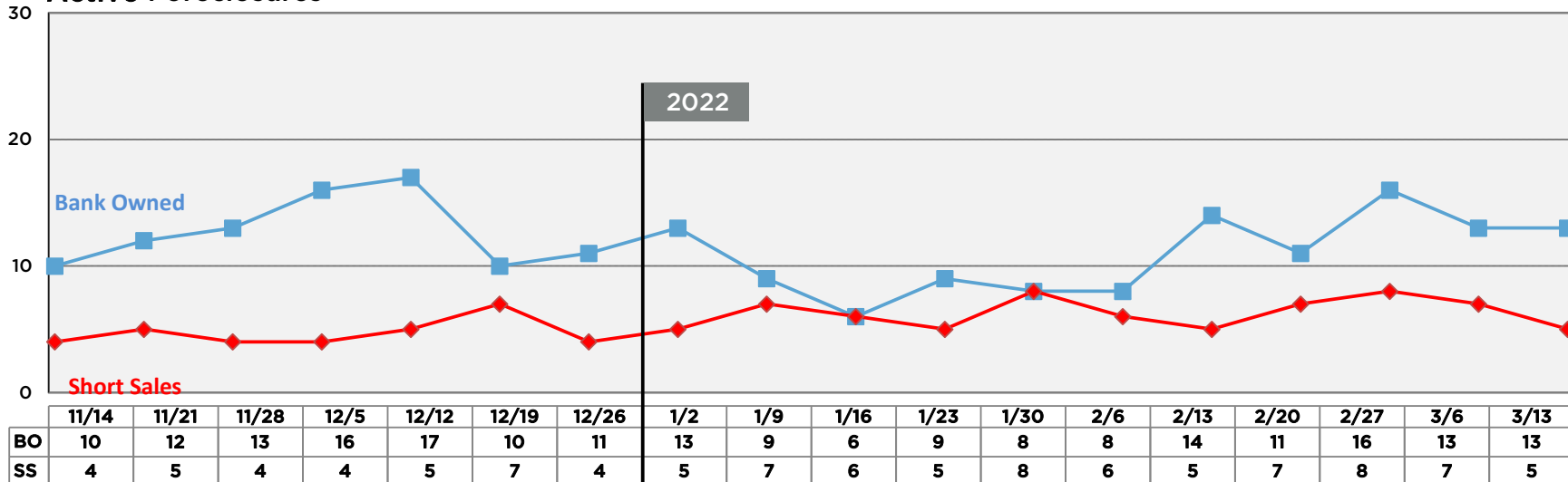
	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13
Total Actives	2,549	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704

### Single Family Homes

**Percentage of Actives**

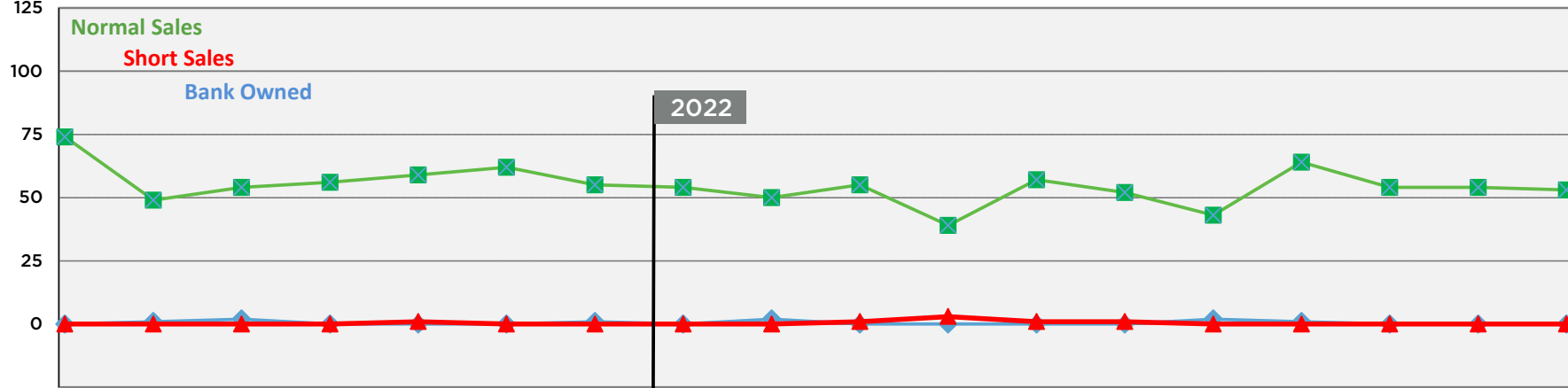


**Active Foreclosures**



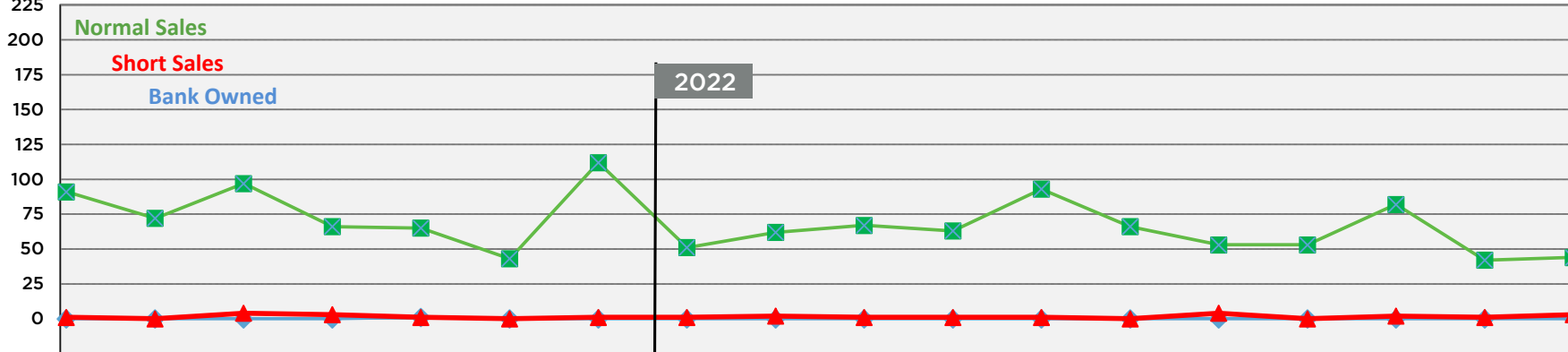
### Single Family Homes

#### Temporary Off Market



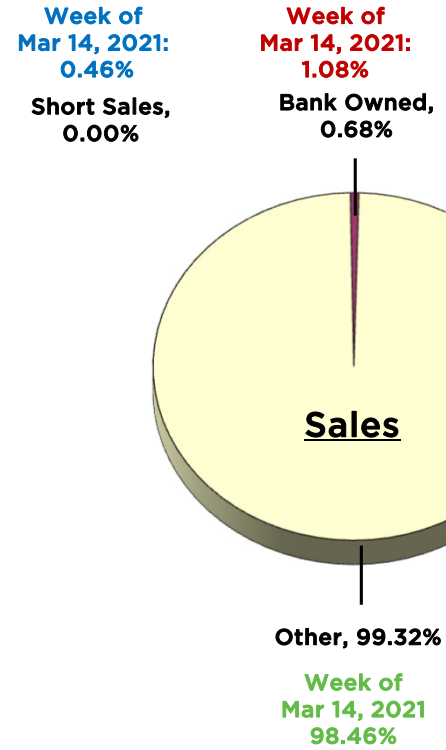
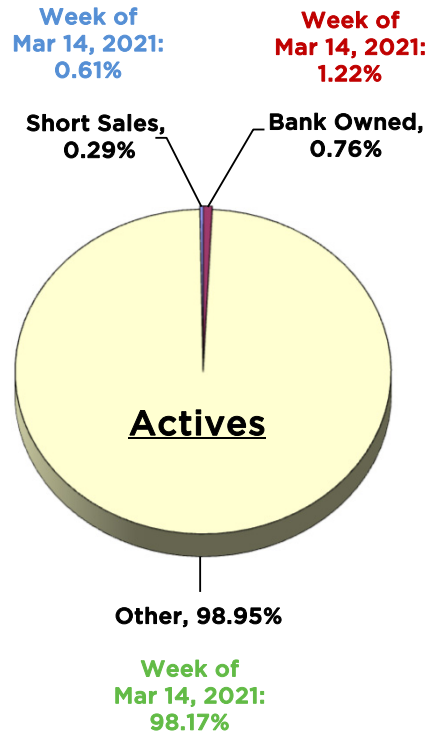
	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13
Norm	74	49	54	56	59	62	55	54	50	55	39	57	52	43	64	54	54	53
BO	0	1	2	0	0	0	1	0	2	0	0	0	0	2	1	0	0	0
SS	0	0	0	0	1	0	0	0	0	1	3	1	1	0	0	0	0	0

#### Withdrawn



	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	3/13
Norm	91	72	97	66	65	43	112	51	62	67	63	93	66	53	53	82	42	44
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	4	3	1	0	1	1	2	1	1	1	0	4	0	2	1	3

**Single Family Homes**



**Monday Morning Quarterback**  
03/13/2022 - 03/19/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 22 Single Family Homes available for the Median Price of \$400,000? (± \$500)**

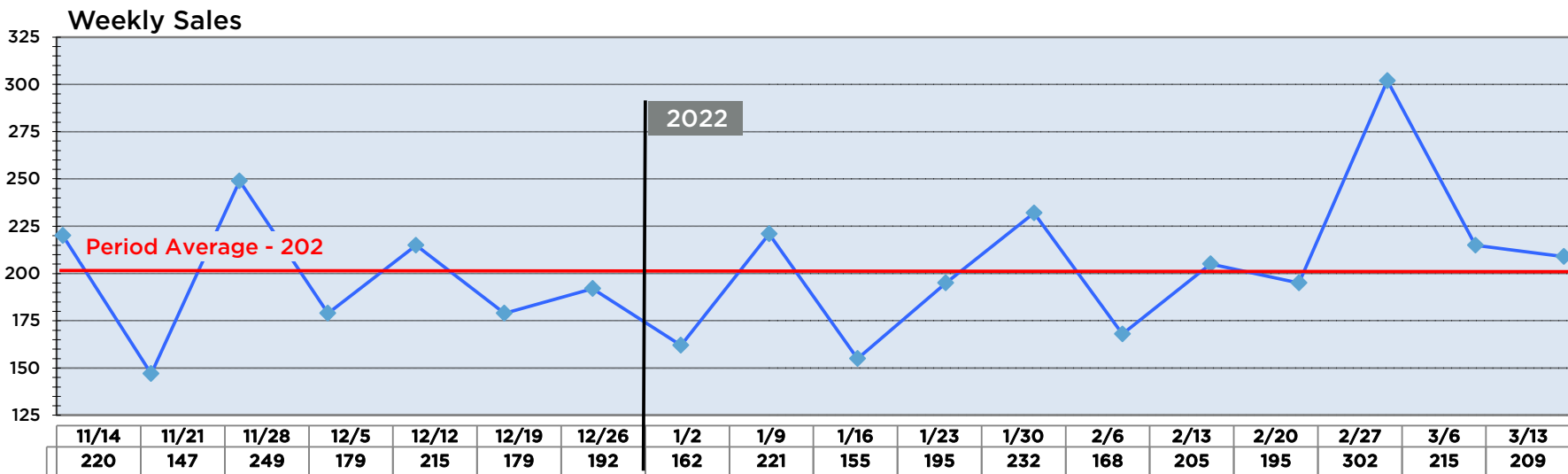
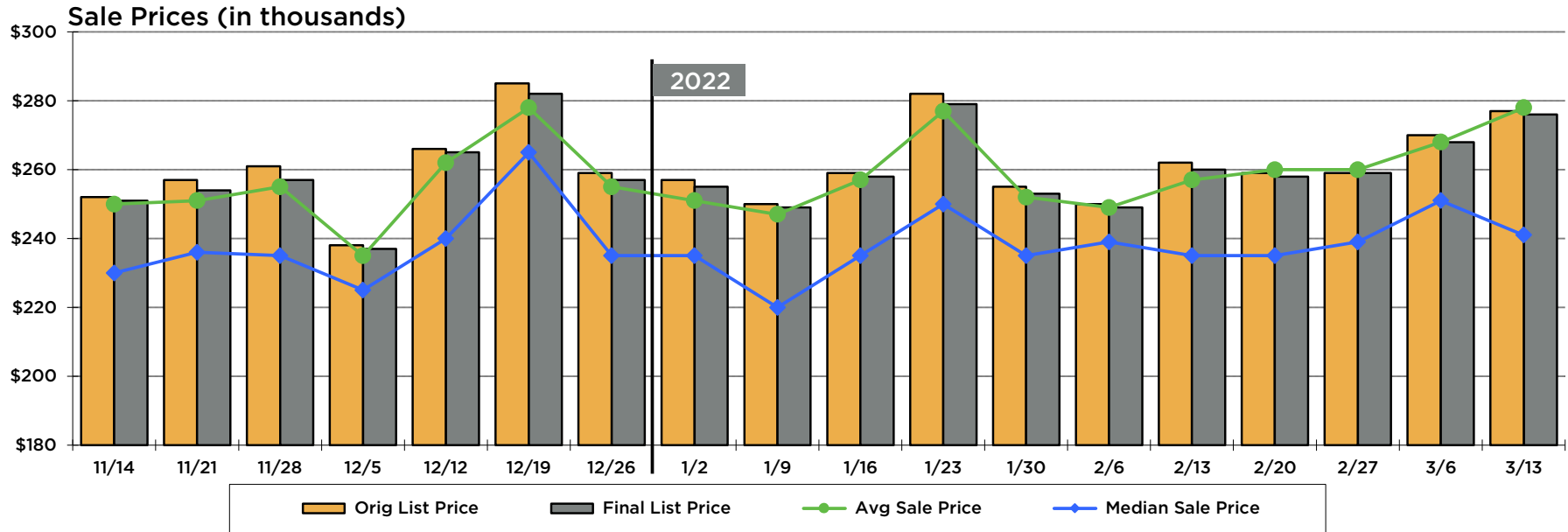
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>3</b>	<b>\$399,833</b>	<b>3.0</b>	<b>1.7</b>	<b>1,952</b>	<b>\$204.87</b>
Geneva	32732	1	\$400,000	2.0	1.0	1,390	\$287.77
Oviedo	32765	1	\$399,500	3.0	2.0	1,744	\$229.07
Sanford / Lake Forest	32771	1	\$399,999	4.0	2.0	2,721	\$147.00
<b>Orange County</b>		<b>10</b>	<b>\$399,920</b>	<b>3.4</b>	<b>2.0</b>	<b>1,678</b>	<b>\$238.39</b>
Maitland / Eatonville	32751	1	\$400,000	3.0	2.0	1,307	\$306.04
Pine Hills	32805	1	\$399,900	3.0	2.0	1,718	\$232.77
Delaney / Crystal Lake	32806	2	\$400,000	3.0	2.0	1,776	\$225.23
Azalea Park	32807	1	\$399,900	3.0	2.0	1,544	\$259.00
Belle Isle / Pine Castle	32809	2	\$399,950	4.0	2.0	1,877	\$213.08
Union Park	32817	1	\$399,999	3.0	2.0	1,807	\$221.36
Sand Lake / Bay Hill	32819	2	\$399,750	4.0	2.0	1,547	\$258.40
<b>Osceola County</b>		<b>5</b>	<b>\$399,980</b>	<b>3.6</b>	<b>2.2</b>	<b>1,766</b>	<b>\$226.51</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$400,000	4.0	2.0	2,043	\$195.79
Kissimmee (East)	34744	1	\$400,000	3.0	3.0	1,360	\$294.12
Kissimmee (West) / Pleasant Hill	34746	2	\$400,000	4.0	2.0	1,901	\$210.42
St Cloud / Canoe Creek	34772	1	\$399,900	3.0	2.0	1,624	\$246.24
<b>Lake County</b>		<b>4</b>	<b>\$399,900</b>	<b>2.8</b>	<b>1.8</b>	<b>1,694</b>	<b>\$236.03</b>
Eustis (West)	32726	1	\$399,900	2.0	2.0	1,234	\$324.07
Mount Dora	32757	1	\$399,900	2.0	1.0	1,373	\$291.26
Minneola	34715	1	\$399,900	4.0	2.0	1,943	\$205.82
Leesburg (West)	34748	1	\$399,900	3.0	2.0	2,227	\$179.57

**Monday Morning Quarterback**  
03/13/2022 - 03/19/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

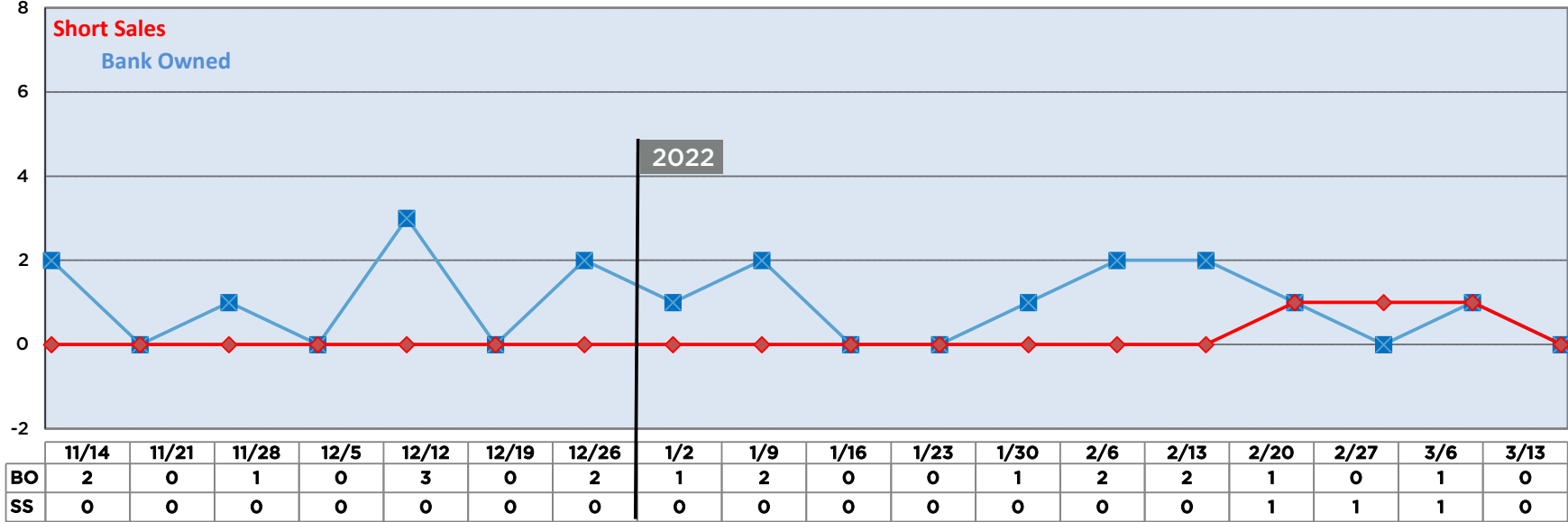
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>209</b>	107	29	44	20	8	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	209	107	29	44	20	8	1
<b>Active Listings</b>	<b>563</b>	237	70	136	59	57	4
Bank Owned	3	2	0	0	1	0	0
Short Sales	1	1	0	0	0	0	0
Other	559	234	70	136	58	57	4
<b>Months of Inventory</b>	<b>0.62</b>	0.51	0.56	0.71	0.68	1.64	0.92
<b><i>List Price</i></b>							
Average Original List Price	\$277,273	\$181,374	\$271,114	\$339,889	\$432,289	\$622,488	\$2,100,000
Average Final List Price	\$276,322	\$181,343	\$269,424	\$338,696	\$431,839	\$611,861	\$2,100,000
<b><i>Sale Price</i></b>							
Average Price	\$278,126	\$181,447	\$271,569	\$344,210	\$435,284	\$624,250	\$1,993,000
Median Price	\$241,000	\$190,000	\$270,480	\$351,000	\$424,444	\$606,000	\$1,993,000
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$951	-\$31	-\$1,690	-\$1,193	-\$450	-\$10,627	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$853	\$73	\$455	\$4,321	\$2,995	\$1,762	-\$107,000
<i>Final</i> List to <i>Sale</i> Price - \$	\$1,804	\$104	\$2,145	\$5,514	\$3,445	\$12,389	-\$107,000
<i>Original</i> List to <i>Sale</i> Price - %	100.31%	100.04%	100.17%	101.27%	100.69%	100.28%	94.90%
<i>Final</i> List to <i>Sale</i> Price - %	100.65%	100.06%	100.80%	101.63%	100.80%	102.02%	94.90%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	27	35	34	8	26	16	11
Combined Avg Days to Contract	28	36	34	9	28	16	11
Avg Days Listing to Closing	57	63	65	39	59	45	41
Avg Days Contract to Close	31	30	32	32	35	30	32
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	4	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,342	1,041	1,398	1,628	1,779	2,248	3,276

**Condos, Townhomes, Villas**

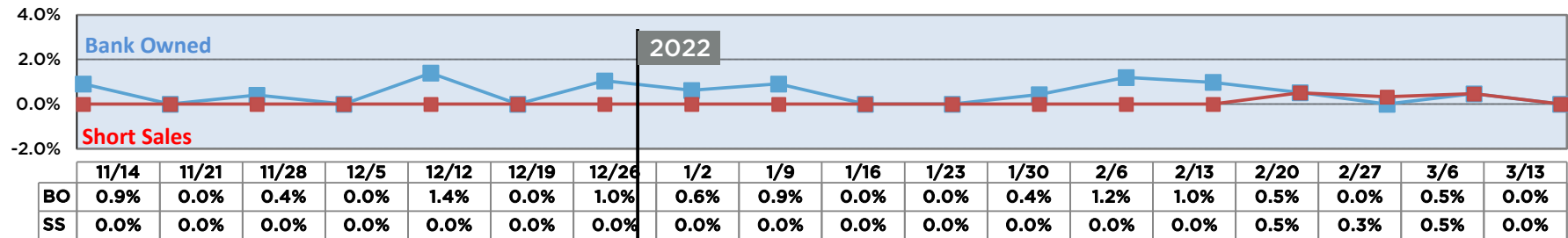
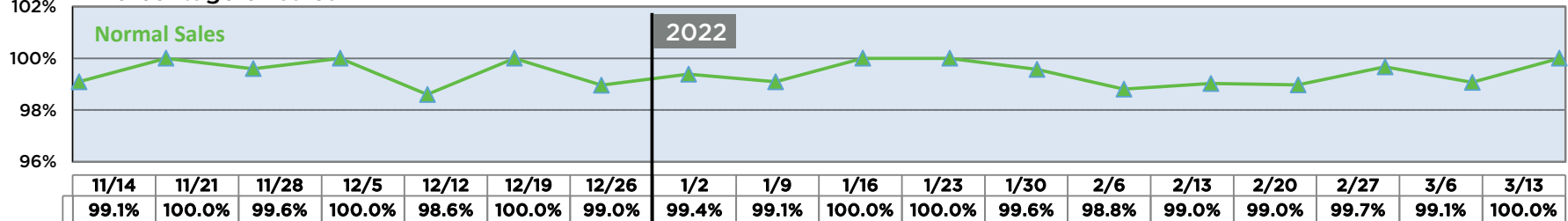


**Condos, Townhomes, Villas**

**Foreclosure Sales**

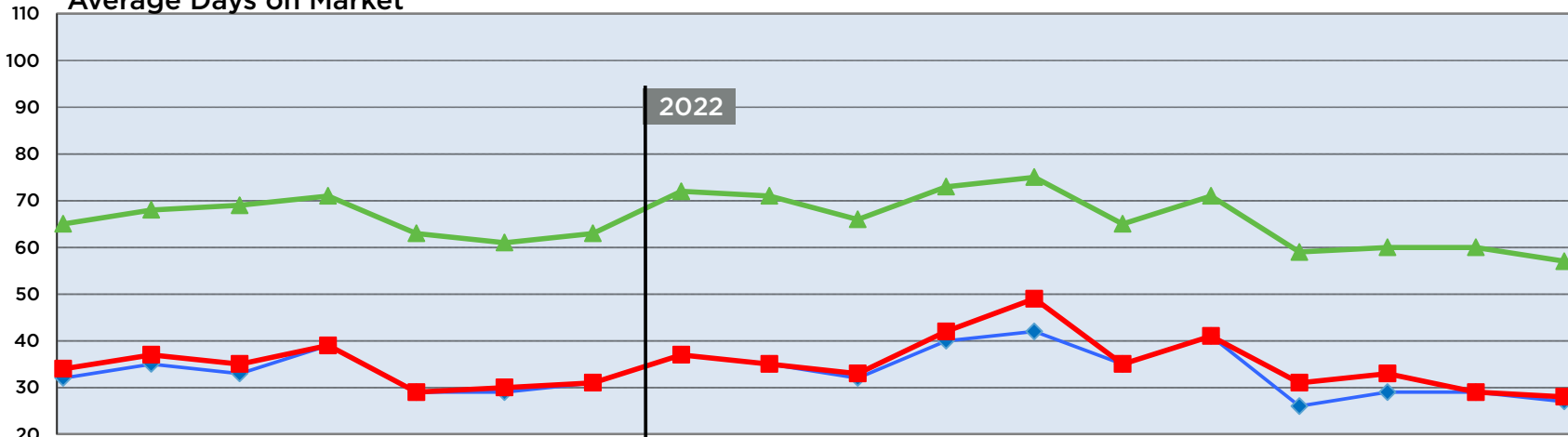


**Percentage of Sales**



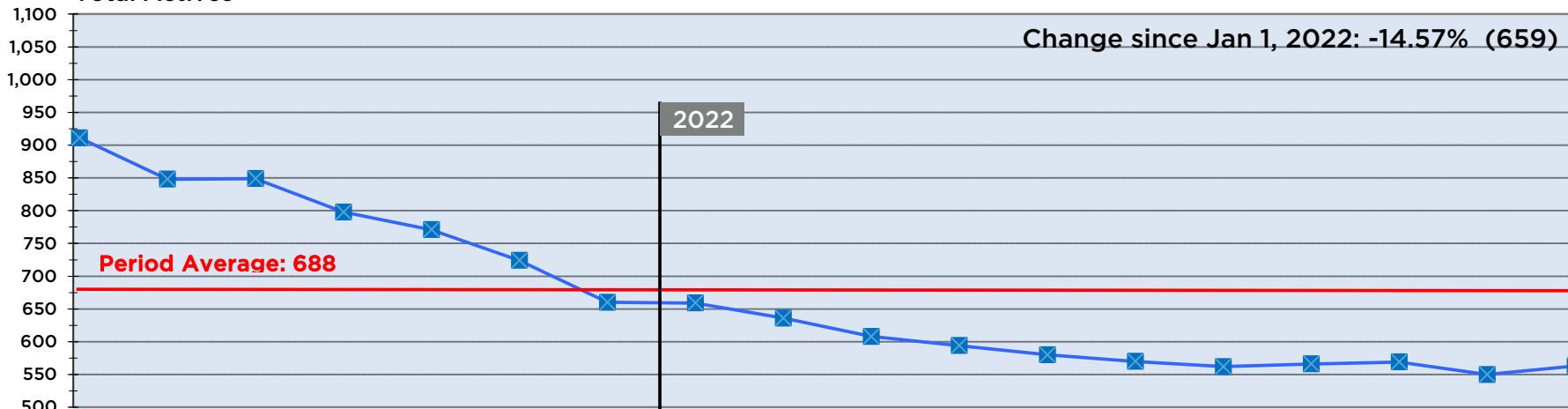
**Condos, Townhomes, Villas**

**Average Days on Market**



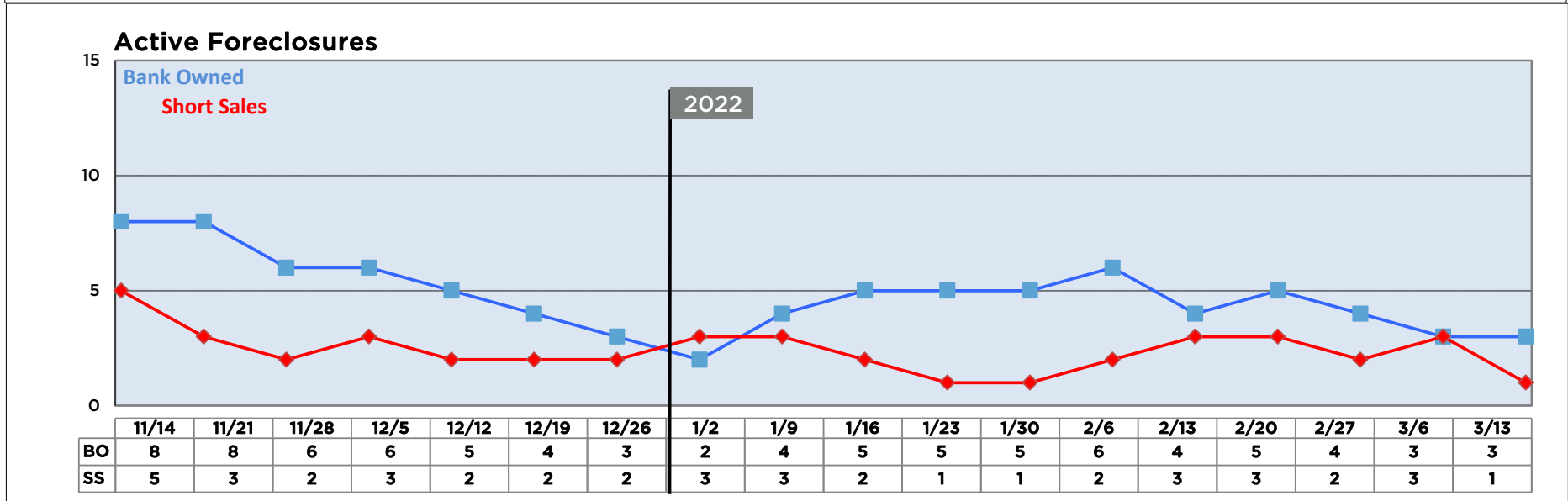
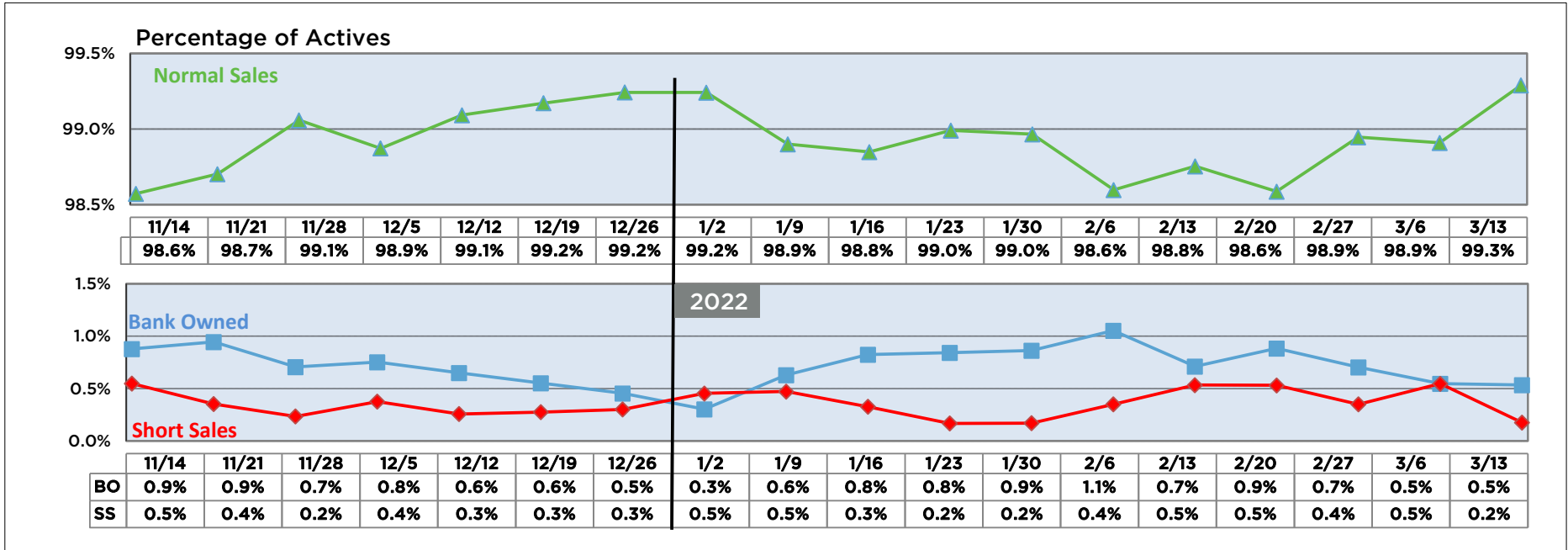
	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13
ListToContract	32	35	33	39	29	29	31	37	35	32	40	42	35	41	26	29	29	27
CombDaysOnMkt	34	37	35	39	29	30	31	37	35	33	42	49	35	41	31	33	29	28
ListToClose	65	68	69	71	63	61	63	72	71	66	73	75	65	71	59	60	60	57

**Total Actives**



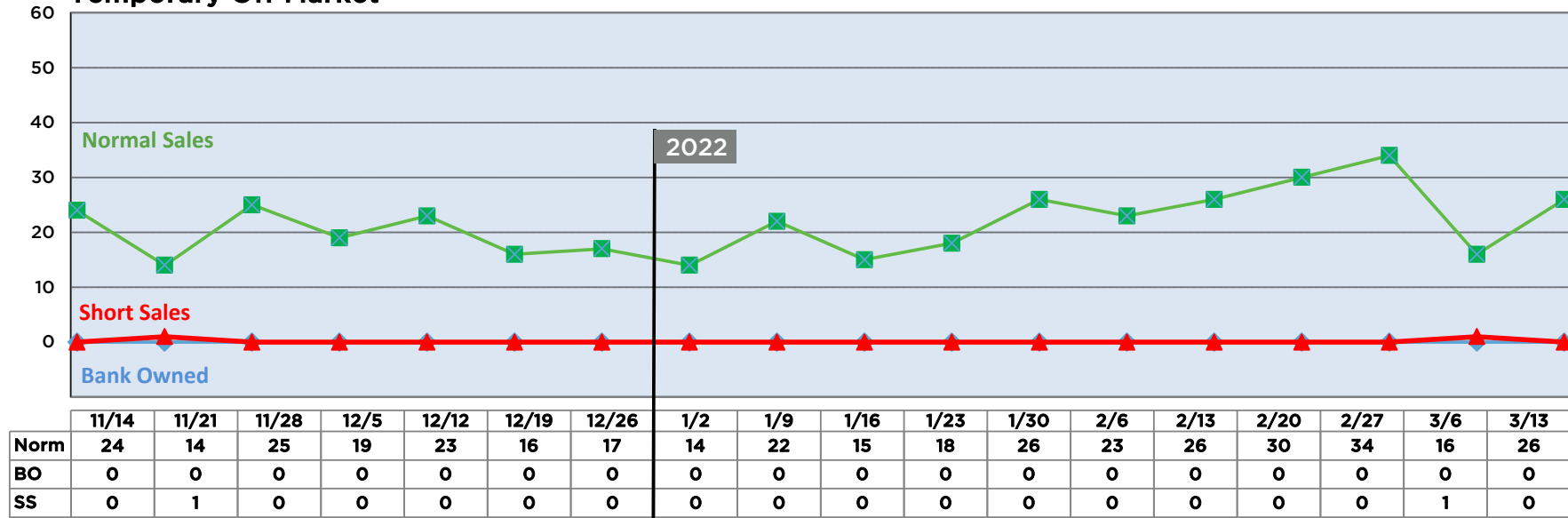
	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13
Total Actives	911	848	849	798	771	724	660	659	636	608	594	580	570	562	566	569	550	563

**Condos, Townhomes, Villas**

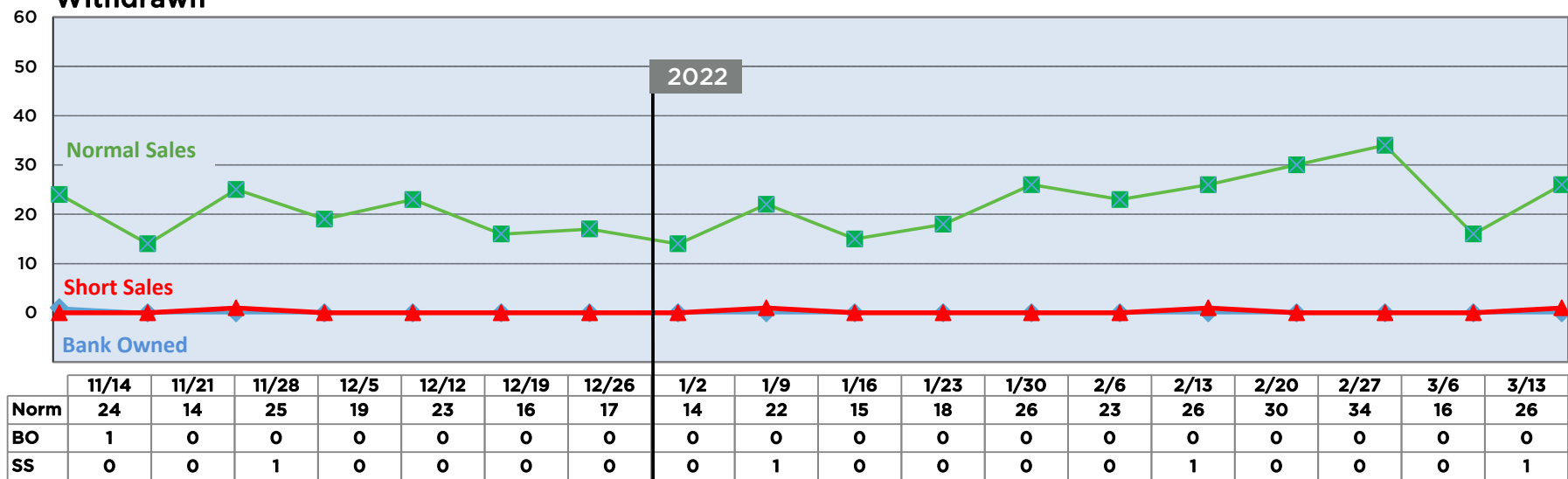


**Condos, Townhomes, Villas**

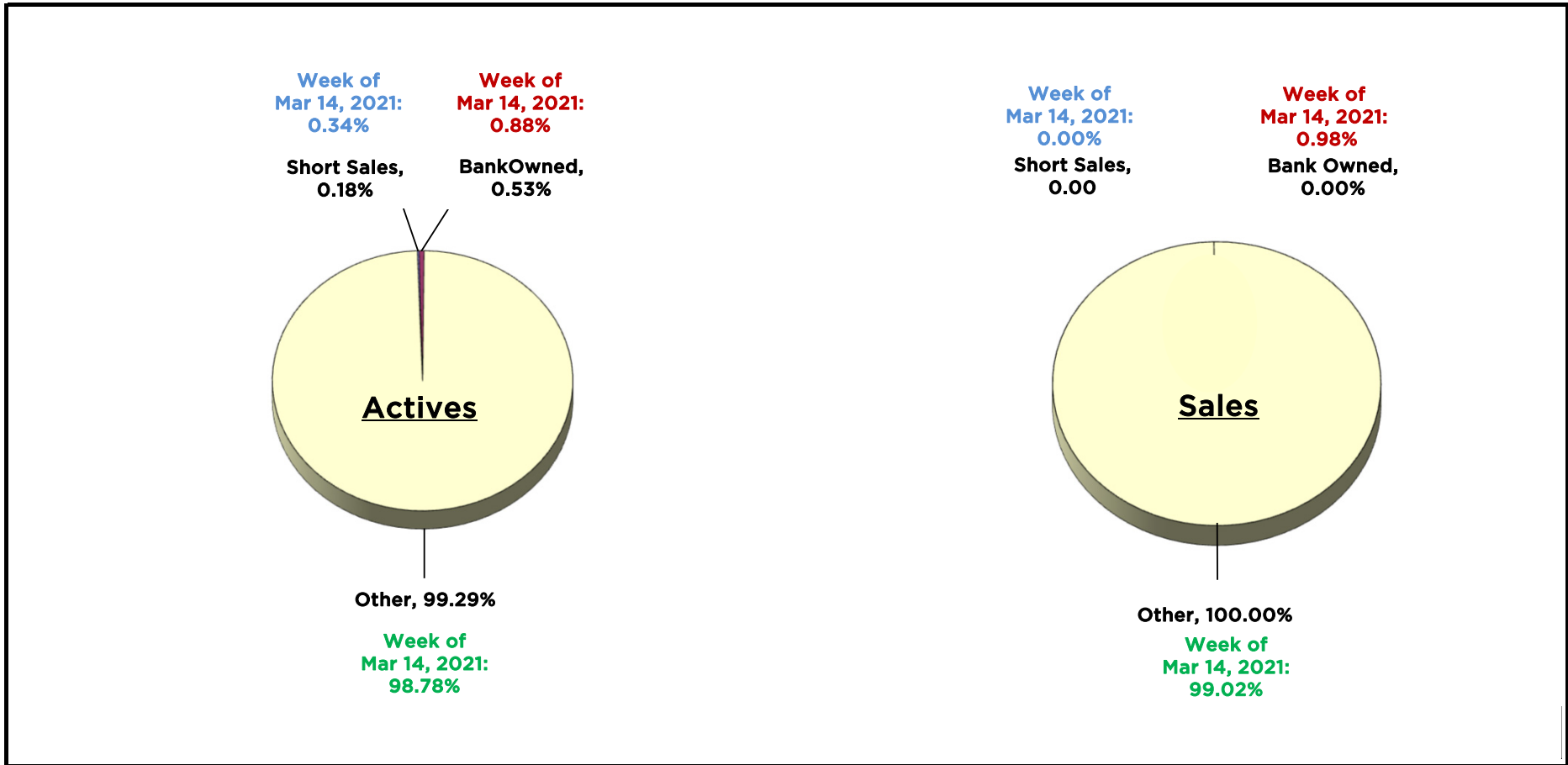
**Temporary Off Market**



**Withdrawn**



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**03/13/2022 - 03/19/2022**  
**Lake, Orange, Osceola & Seminole Counties**

**There are no Condos, Townhomes, or Villas available for the Median Price of \$241,000** (± \$500)