



Monday Morning Quarterback Summary

Week of March 20, 2022 - March 26, 2022

Single-family existing homes

- Sales of single-family homes decreased to 580 during the week of Mar 20, from 588 the week prior
- The median price of single family homes increased to \$406,000, a change of 1.5%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 4 the week of Mar 13
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 29, and now sits at 1,733

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 173 during the week of Mar 20, from 209 the week prior
- The median price of condos, townhomes, and villas increased to \$247,625, a change of 2.7%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 16, and now sits at 579

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

Monday Morning Quarterback
03/20/2022 - 03/26/2022
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
Weekly Sales	580	67	52	154	131	154	22
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	577	65	52	153	131	154	22
Active Listings	1,733	192	144	296	291	567	243
Bank Owned	12	7	3	1	0	1	0
Short Sales	5	2	1	0	2	0	0
Other	1,716	183	140	295	289	566	243
Months of Inventory	0.69	0.66	0.64	0.44	0.51	0.85	2.55

List Price

Average Original List Price	\$468,231	\$194,956	\$270,696	\$355,996	\$431,940	\$631,307	\$1,627,591
Average Final List Price	\$466,538	\$192,620	\$273,009	\$354,231	\$432,594	\$631,602	\$1,590,995

Sale Price

Average Price	\$467,204	\$186,185	\$273,258	\$358,336	\$440,360	\$639,343	\$1,498,409
Median Price	\$406,000	\$200,000	\$275,000	\$364,025	\$435,000	\$605,000	\$1,195,000

Price Differences

Original to Final List Price	-\$1,693	-\$2,336	\$2,313	-\$1,765	\$654	\$295	-\$36,596
Original List to Sale Price - \$	-\$1,027	-\$8,771	\$2,562	\$2,340	\$8,420	\$8,036	-\$129,182
Final List to Sale Price - \$	\$666	-\$6,435	\$249	\$4,105	\$7,766	\$7,741	-\$92,586
Original List to Sale Price - %	99.78%	95.50%	100.95%	100.66%	101.95%	101.27%	92.06%
Final List to Sale Price - %	100.14%	96.66%	100.09%	101.16%	101.80%	101.23%	94.18%

Days on the Market

Avg Days Listing to Contract	28	27	30	32	22	23	59
Combined Avg Days to Contract	30	30	31	32	24	28	59
Avg Days Listing to Closing	60	55	61	63	54	58	98
Avg Days Contract to Close	34	29	32	33	34	37	42

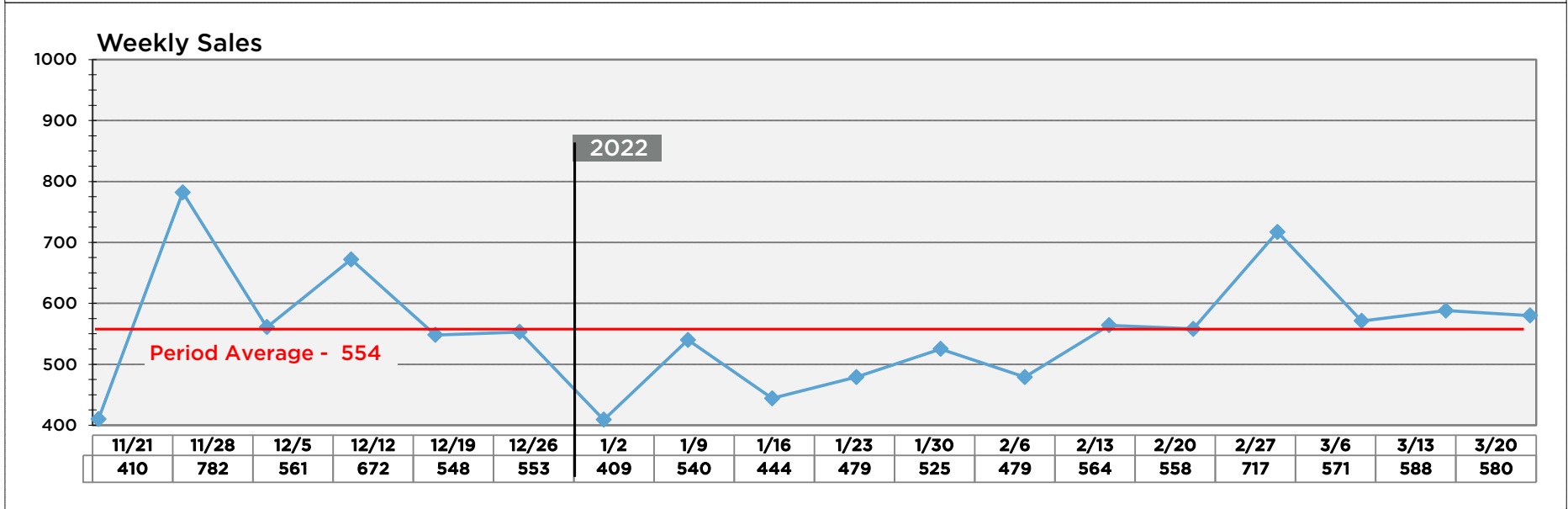
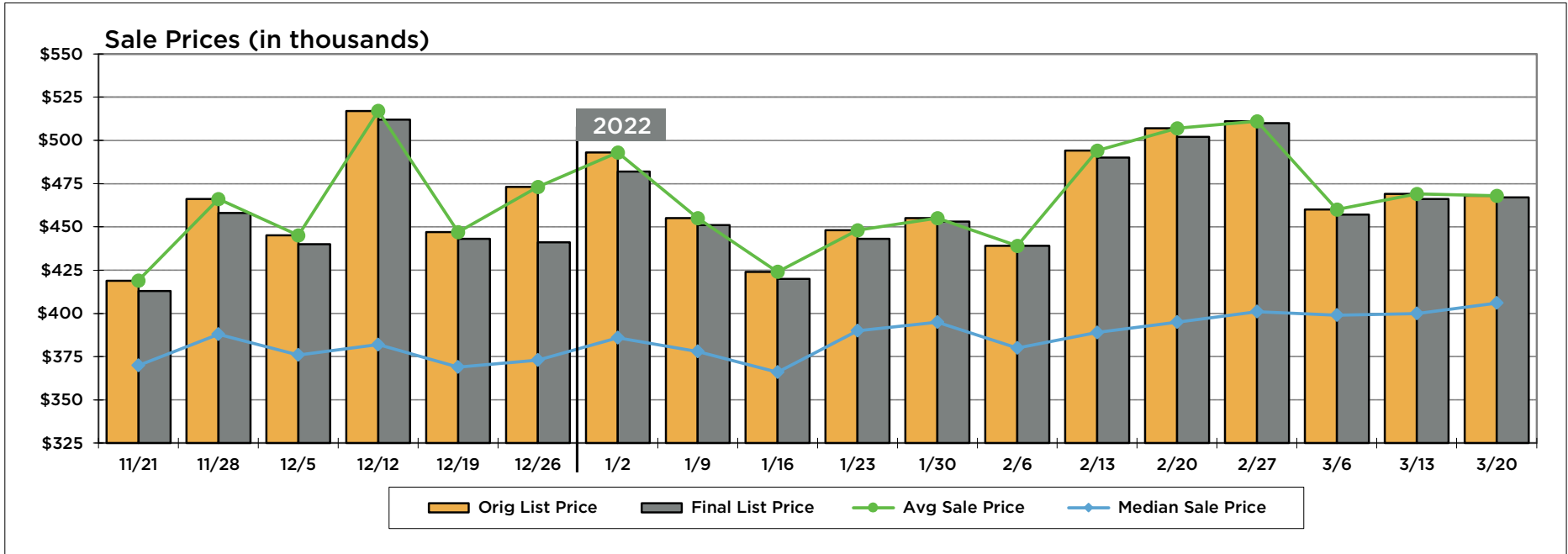
Beds / Baths

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

Square Footage

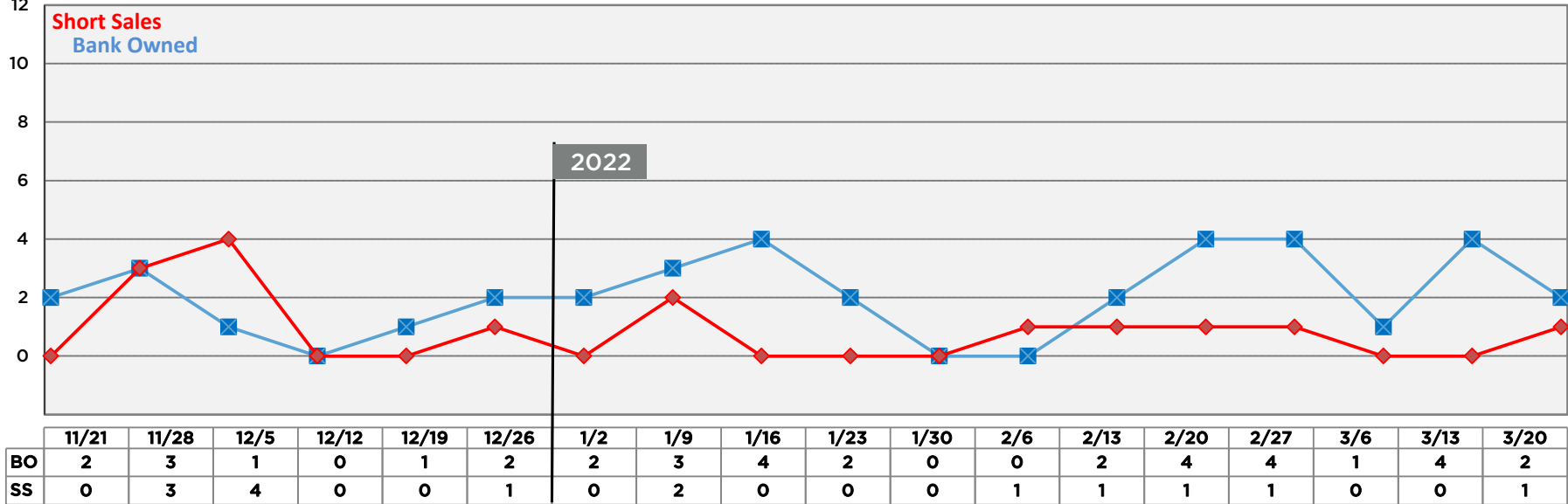
Average Square Feet	2,061	1,193	1,314	1,694	2,062	2,697	4,579
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Single Family Homes

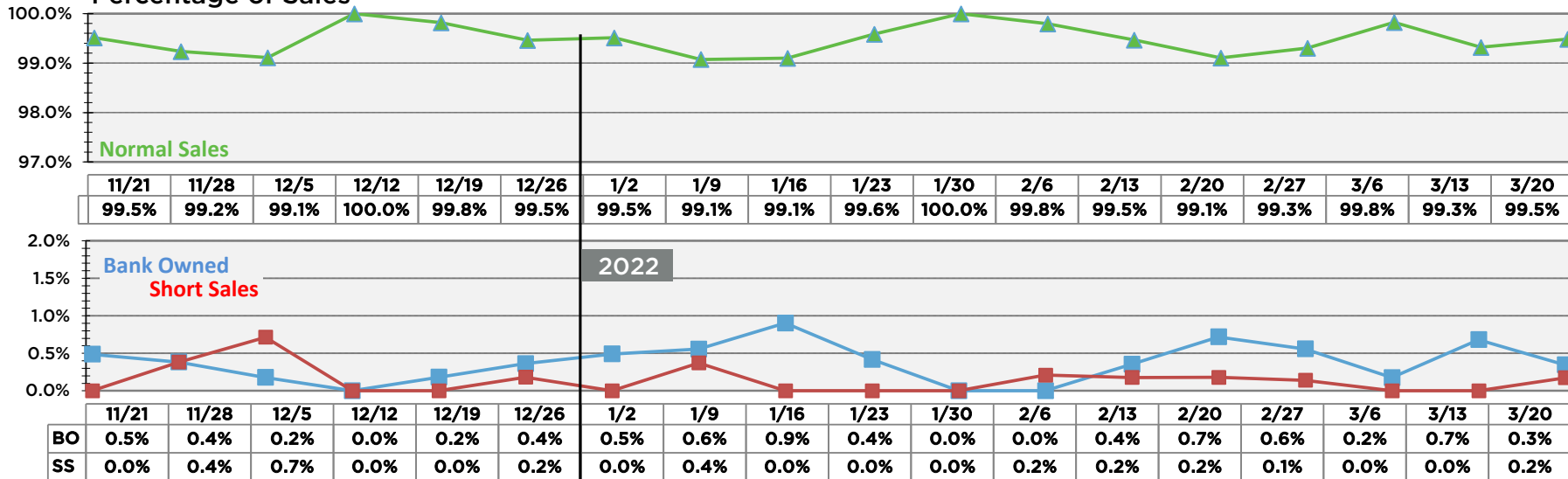


Single Family Homes

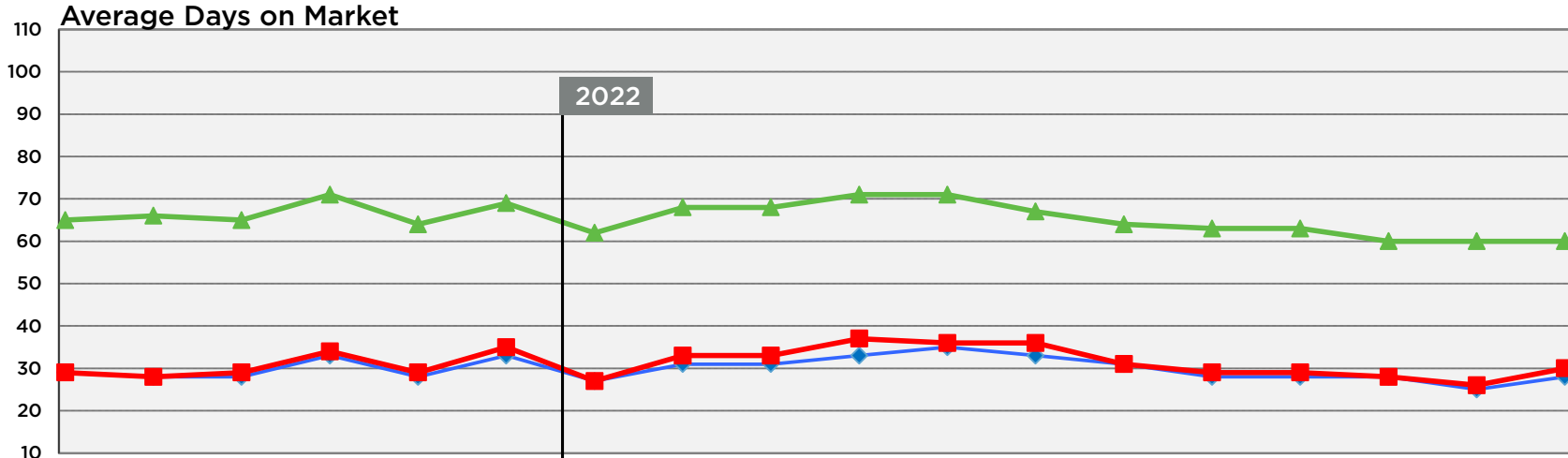
Foreclosure Sales



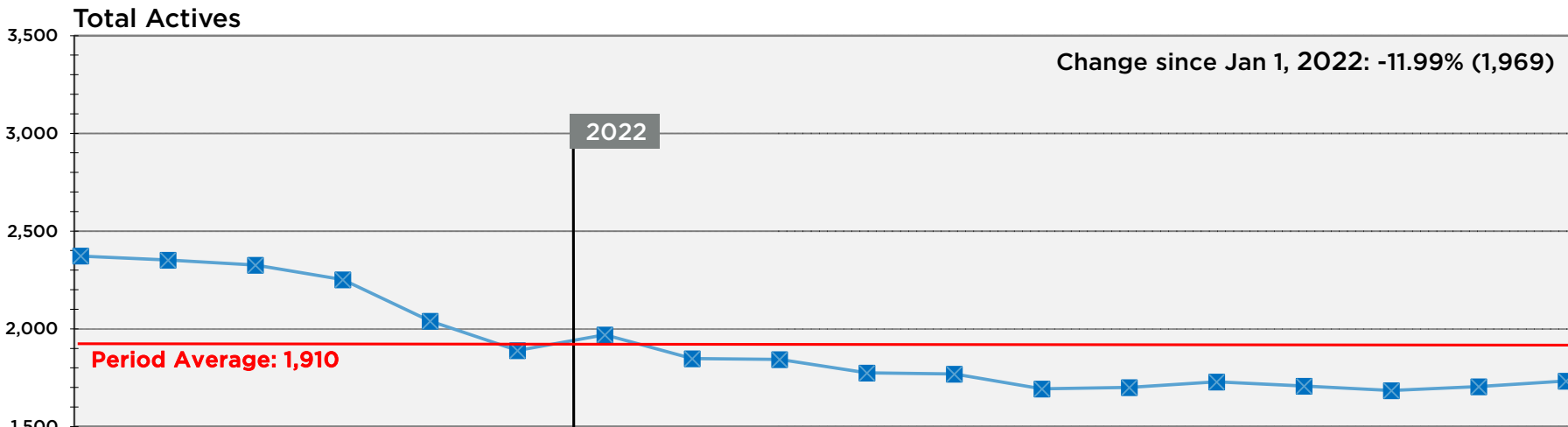
Percentage of Sales



Single Family Homes



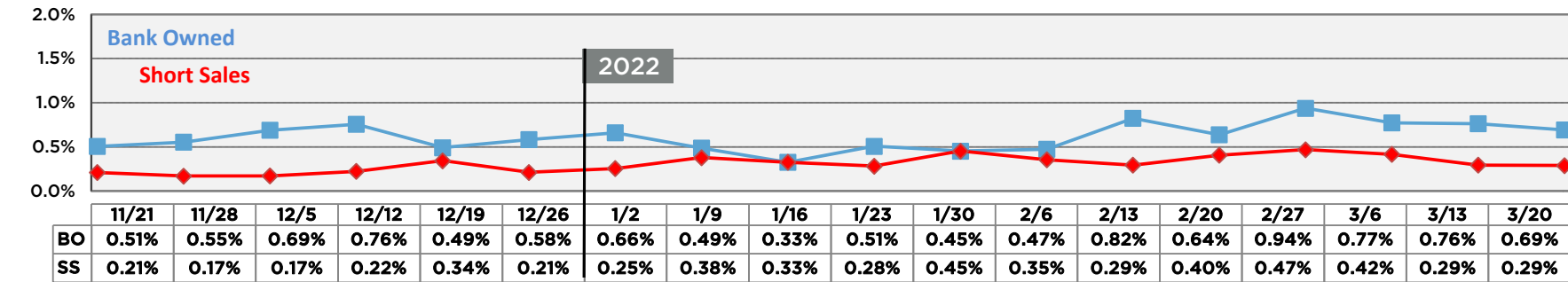
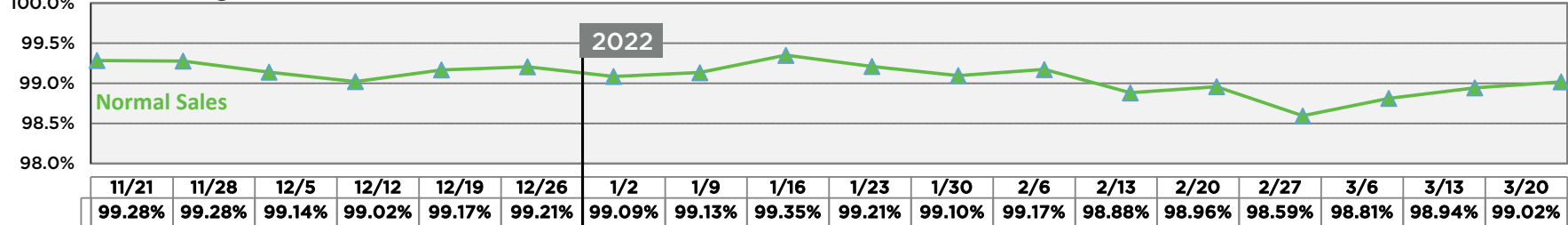
	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20
ListToContract	29	28	28	33	28	33	27	31	31	33	35	33	31	28	28	28	25	28
CombDaysOnMkt	29	28	29	34	29	35	27	33	33	37	36	36	31	29	29	28	26	30
ListToClose	65	66	65	71	64	69	62	68	68	71	71	67	64	63	63	60	60	60



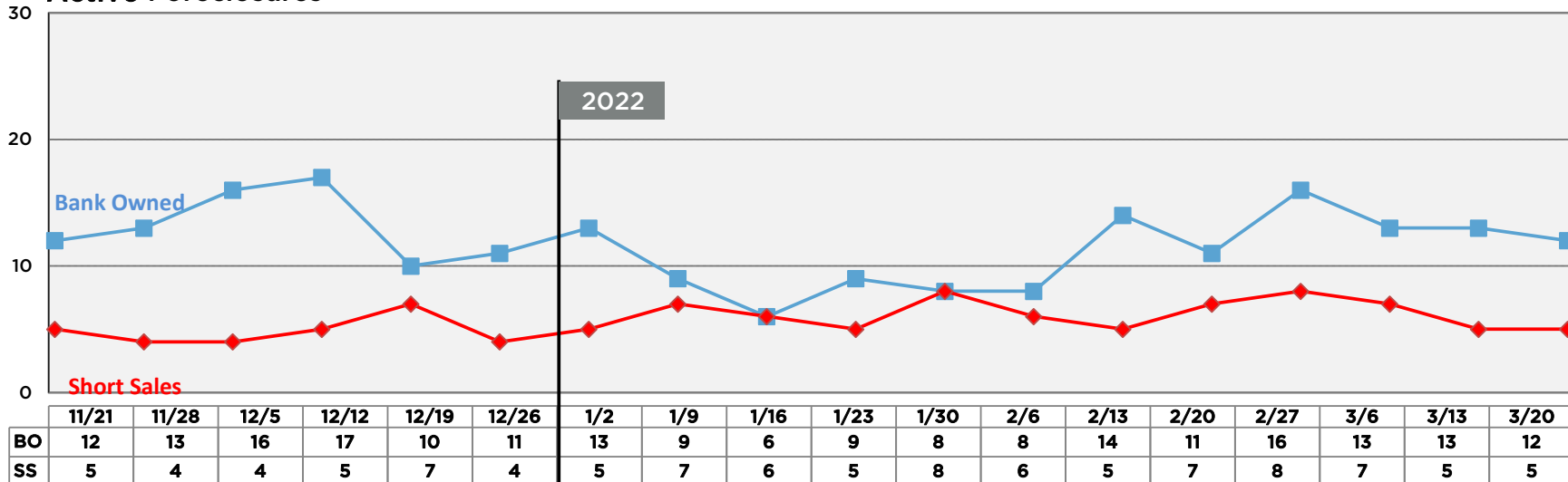
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Total Actives	2,373	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733

Single Family Homes

Percentage of Actives

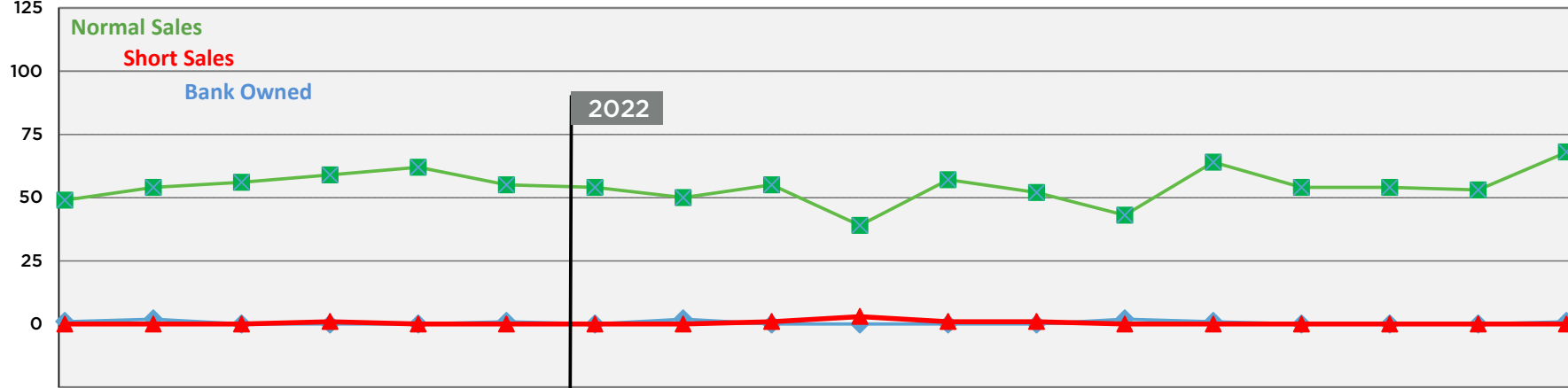


Active Foreclosures



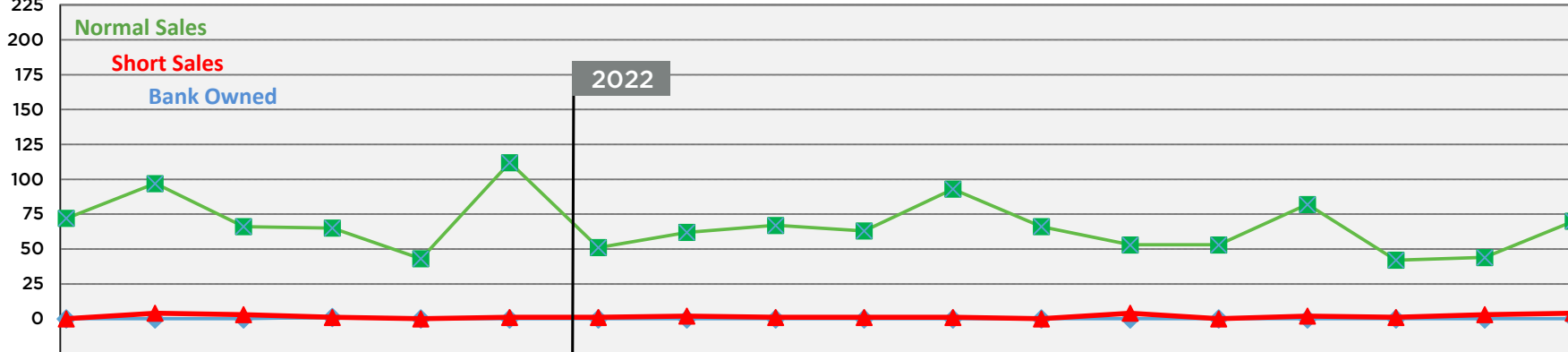
Single Family Homes

Temporary Off Market



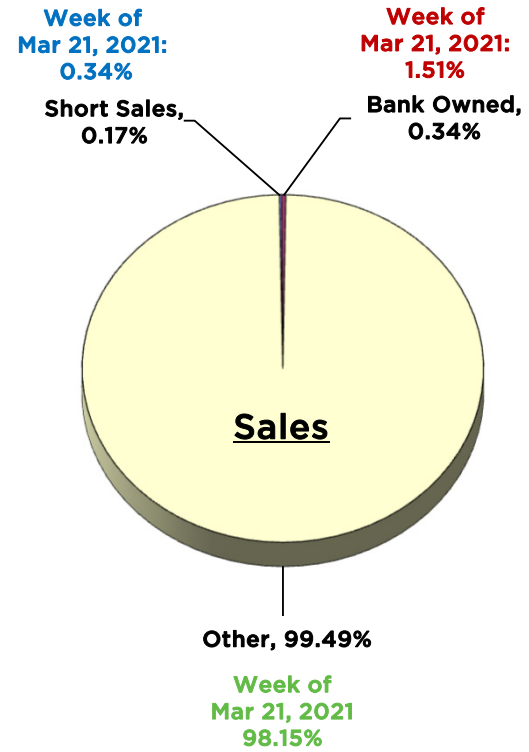
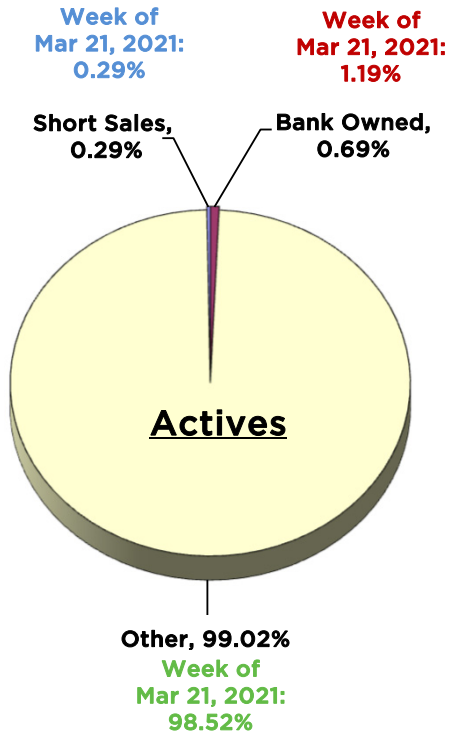
	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20
Norm	49	54	56	59	62	55	54	50	55	39	57	52	43	64	54	54	53	68
BO	1	2	0	0	0	1	0	2	0	0	0	0	2	1	0	0	0	1
SS	0	0	0	1	0	0	0	0	1	3	1	1	0	0	0	0	0	0

Withdrawn



	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	3/20
Norm	72	97	66	65	43	112	51	62	67	63	93	66	53	53	82	42	44	70
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	4	3	1	0	1	1	2	1	1	1	0	4	0	2	1	3	4

Single Family Homes



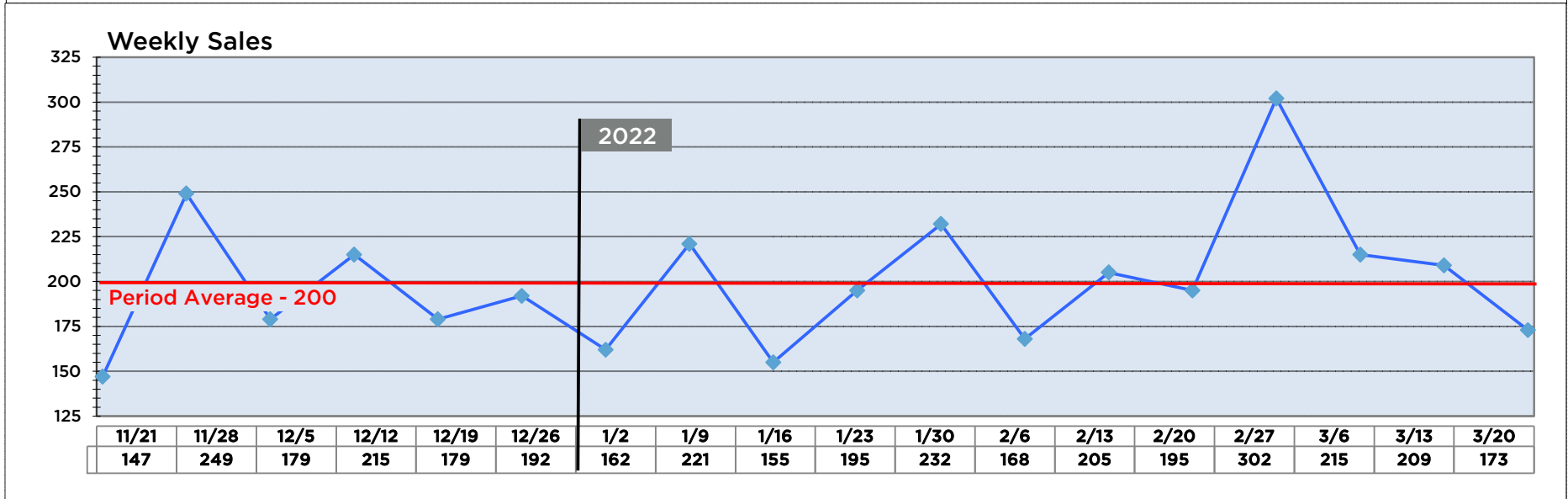
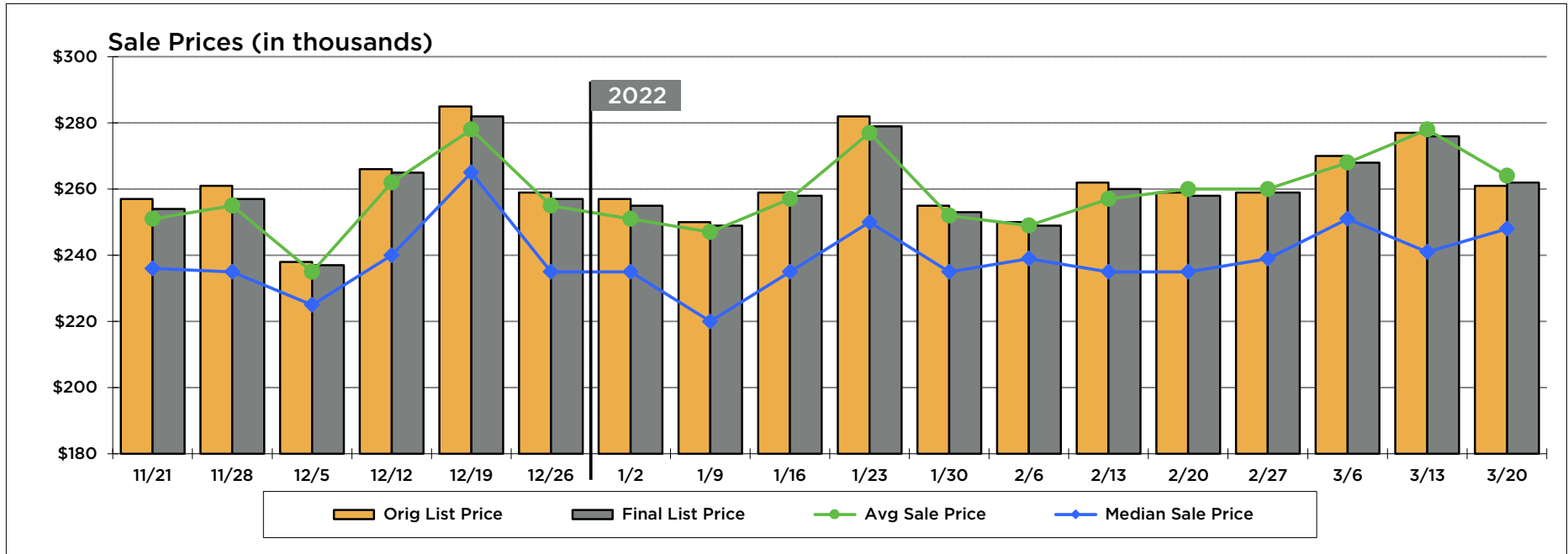
Where are the 3 Single Family Homes available for the Median Price of \$406,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<hr/>							
Seminole County		1	\$406,000	3.0	3.0	1,513	\$268.34
Sanford (South)	32773	1	\$406,000	3.0	3.0	1,513	\$268.34
<hr/>							
Lake County		2	\$405,950	4.0	2.0	1,639	\$247.68
Eustis (East)	32736	1	\$406,000	3.0	2.0	1,618	\$250.93
Clermont (South)	34714	1	\$405,900	5.0	2.0	1,660	\$244.52

Condos, Townhomes, Villas

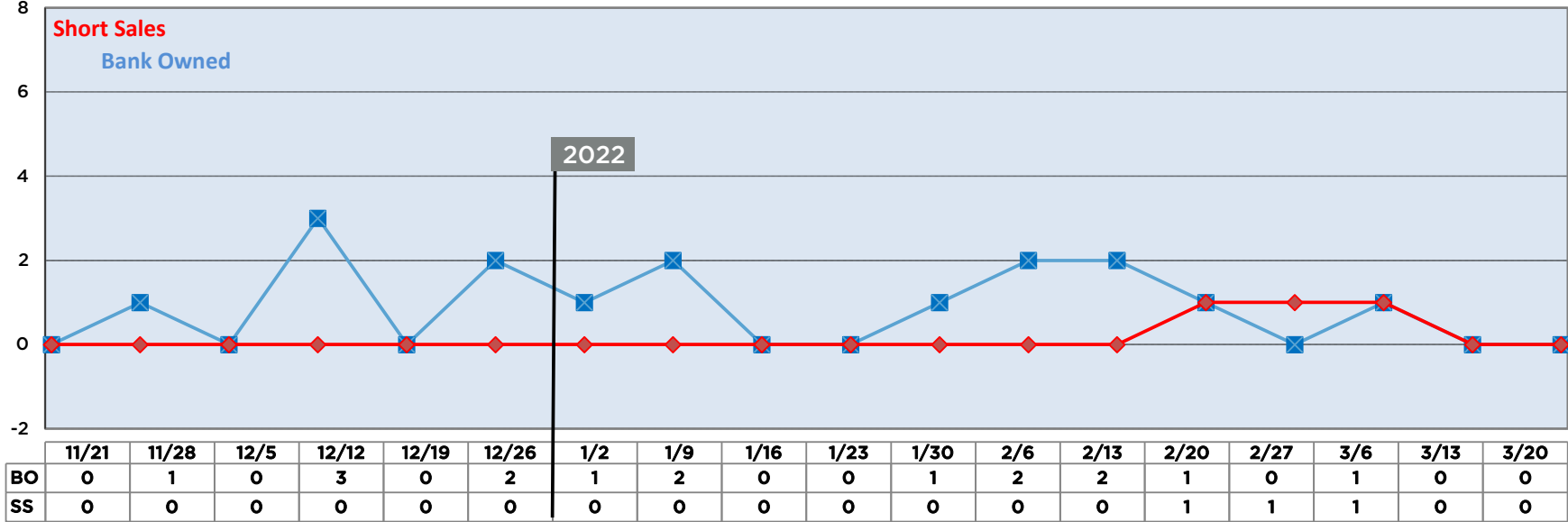
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	173	87	28	38	17	3	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	173	87	28	38	17	3	0
Active Listings	579	233	81	134	61	65	5
Bank Owned	3	2	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	576	231	81	133	61	65	5
Months of Inventory	0.77	0.62	0.67	0.81	0.83	5.00	0.00
List Price							
Average Original List Price	\$260,709	\$177,978	\$271,411	\$342,950	\$421,359	\$607,967	\$0
Average Final List Price	\$261,623	\$179,157	\$269,214	\$342,558	\$427,359	\$617,967	\$0
Sale Price							
Average Price	\$263,771	\$178,997	\$275,064	\$346,721	\$430,794	\$619,667	\$0
Median Price	\$247,625	\$185,750	\$275,000	\$350,000	\$435,000	\$580,000	\$0
Price Differences							
<i>Original</i> to <i>Final</i> List Price	\$914	\$1,179	-\$2,197	-\$392	\$6,000	\$10,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$3,062	\$1,019	\$3,653	\$3,771	\$9,435	\$11,700	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$2,148	-\$160	\$5,850	\$4,163	\$3,435	\$1,700	\$0
<i>Original</i> List to <i>Sale</i> Price - %	101.17%	100.57%	101.35%	101.10%	102.24%	101.92%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	100.82%	99.91%	102.17%	101.22%	100.80%	100.28%	0.00%
Days on the Market							
Avg Days Listing to Contract	22	27	28	8	20	12	0
Combined Avg Days to Contract	22	27	28	8	20	12	0
Avg Days Listing to Closing	52	55	60	38	50	47	0
Avg Days Contract to Close	31	30	33	34	31	36	0
Beds / Baths							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	1	0	0
Square Footage							
Average Square Feet	1,337	1,085	1,443	1,593	1,744	2,107	0

Condos, Townhomes, Villas

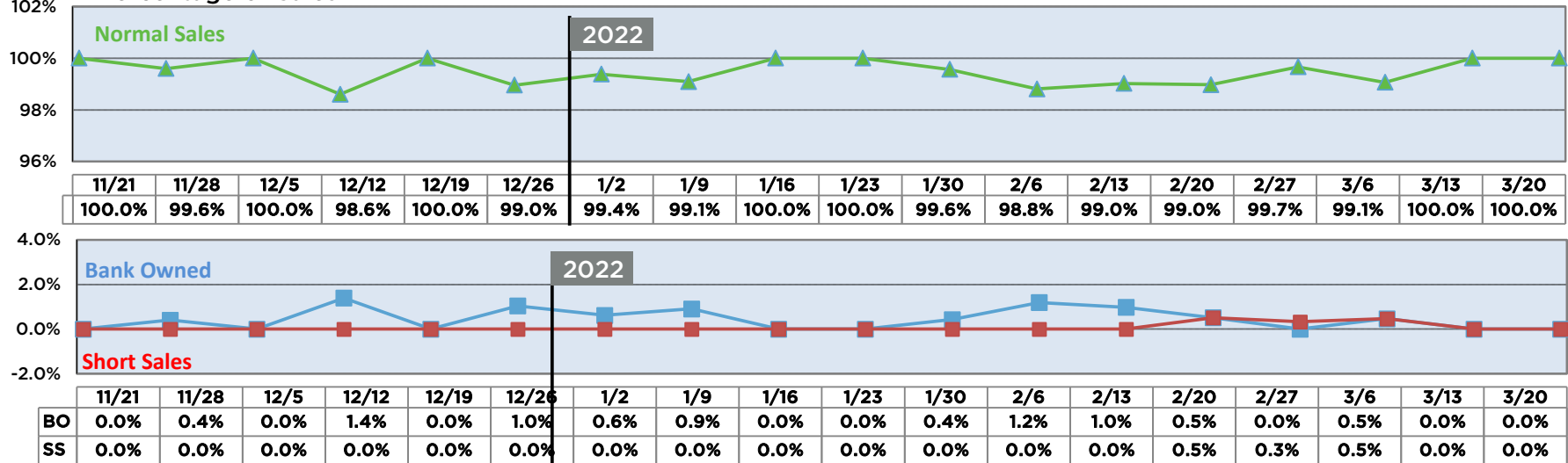


Condos, Townhomes, Villas

Foreclosure Sales

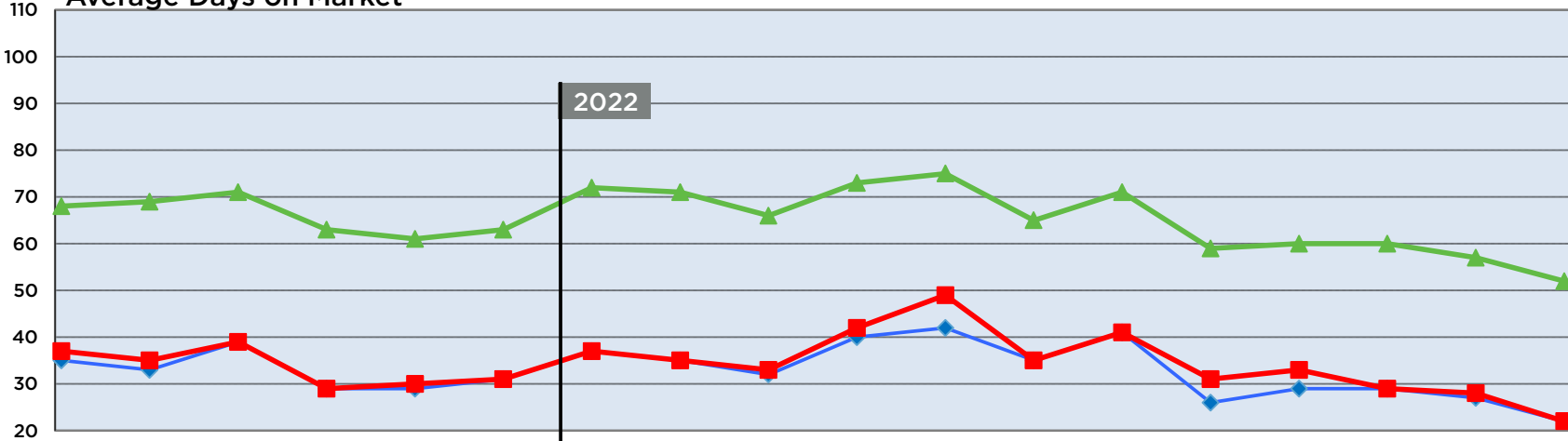


Percentage of Sales



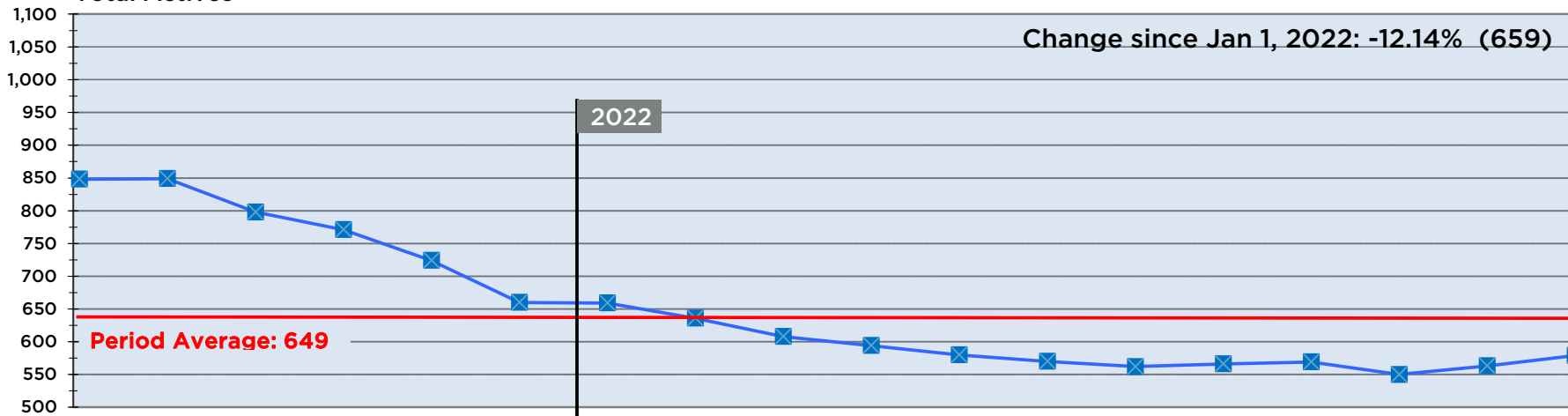
Condos, Townhomes, Villas

Average Days on Market



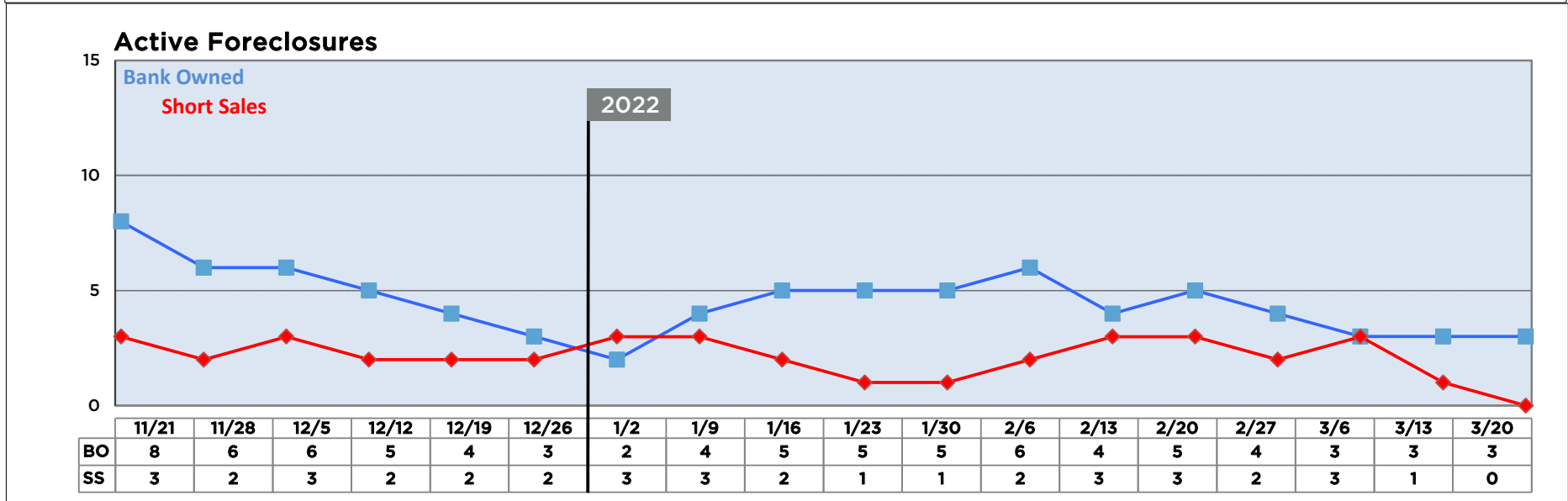
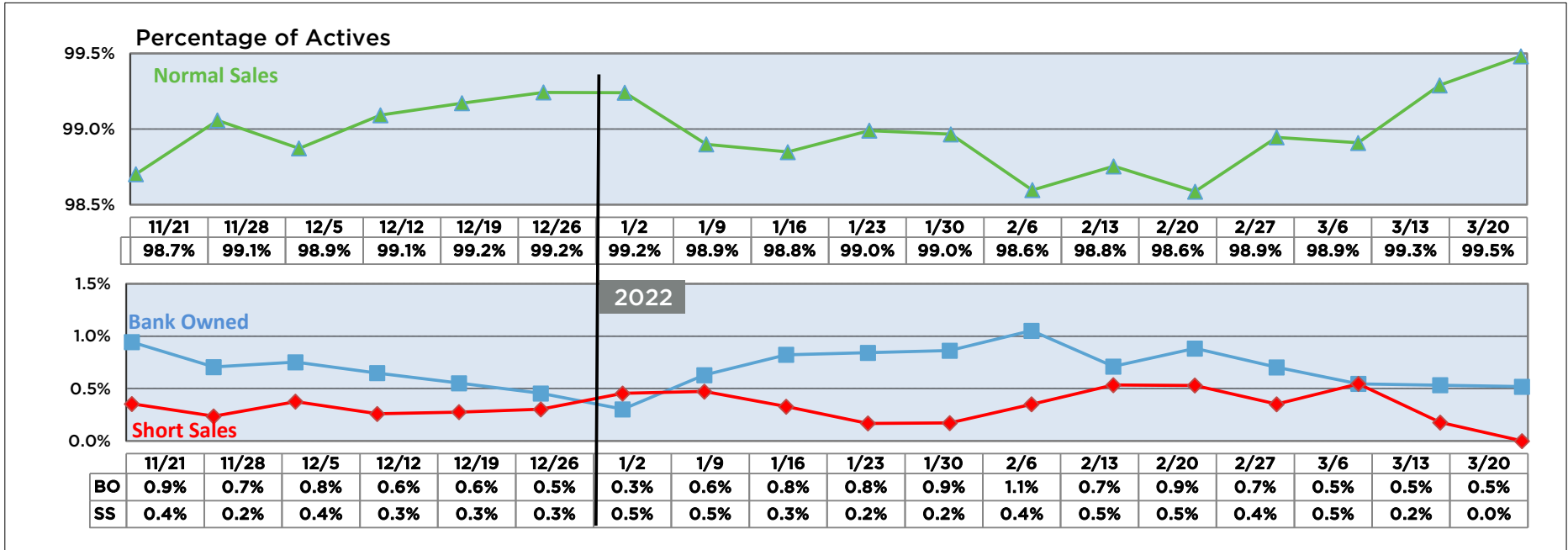
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ListToContract	35	33	39	29	29	31	37	35	32	40	42	35	41	26	29	29	27	22
CombDaysOnMkt	37	35	39	29	30	31	37	35	33	42	49	35	41	31	33	29	28	22
ListToClose	68	69	71	63	61	63	72	71	66	73	75	65	71	59	60	60	57	52

Total Actives



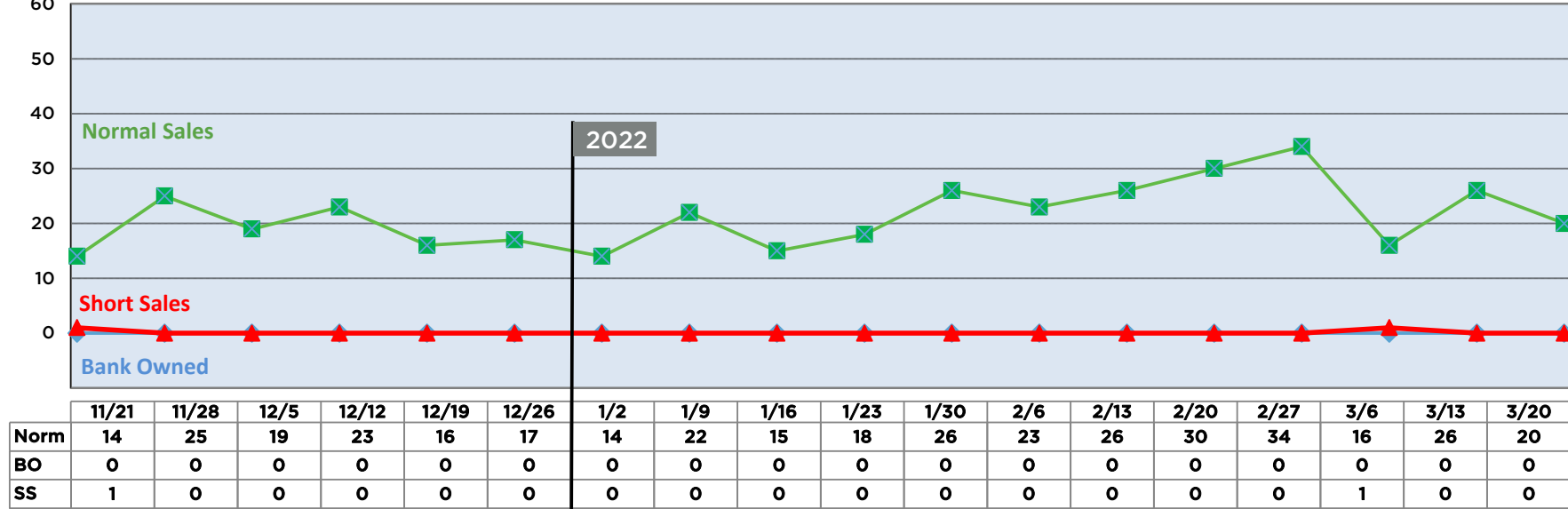
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Total Actives	848	849	798	771	724	660	659	636	608	594	580	570	562	566	569	550	563	579

Condos, Townhomes, Villas

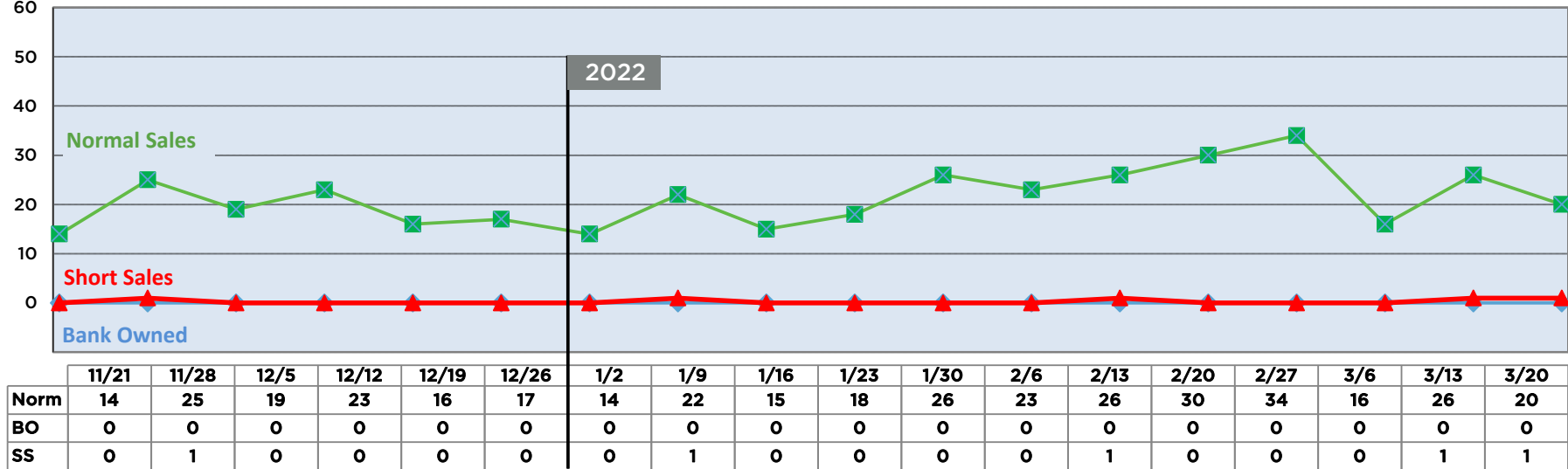


Condos, Townhomes, Villas

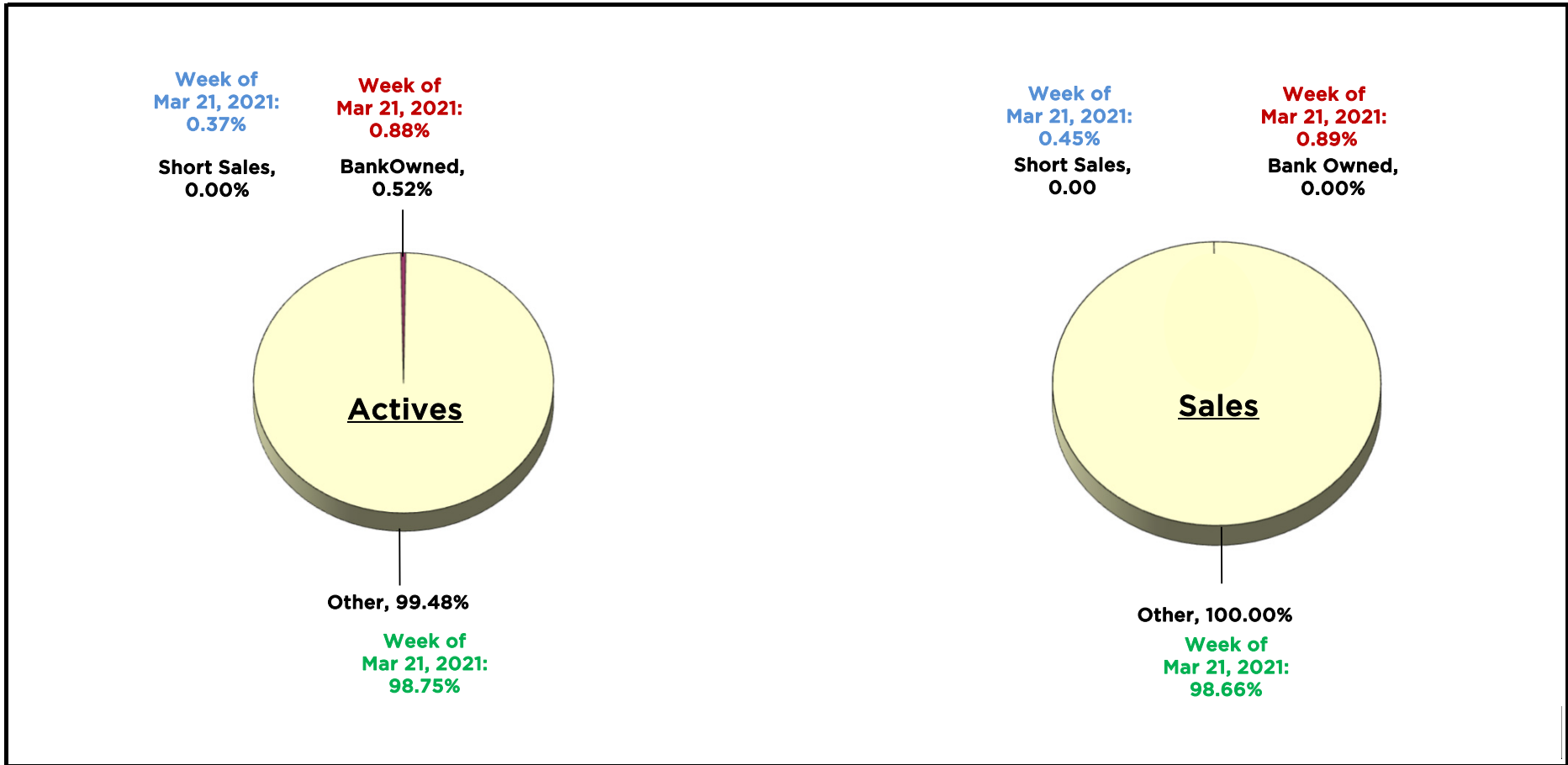
Temporary Off Market



Withdrawn



Condos, Townhomes, Villas



Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$247,625? (± \$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	\$248,000	2.0	2.0	930	\$266.67
Rio Pinar / Union Park	32825	1	\$248,000	2.0	2.0	930	\$266.67
Osceola County		1	\$247,500	3.0	2.0	1,296	\$190.97
Kissimmee (Central)	34741	1	\$247,500	3.0	2.0	1,296	\$190.97