



Monday Morning Quarterback Summary

Week of March 27, 2022 - April 02, 2022

Single-family existing homes

- Sales of single-family homes increased to 704 during the week of Mar 27, from 580 the week prior
- The median price of single family homes increased to \$410,000, a change of 1.0%
- The number of single-family home foreclosure transactions increased to 5 last week, from 2 the week of Mar 20
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 104, and now sits at 1,837

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 270 during the week of Mar 27, from 173 the week prior
- The median price of condos, townhomes, and villas increased to \$271,000, a change of 9.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 0 the week of Mar 20
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 92, and now sits at 671

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	704	67	68	191	152	190	36
Bank Owned	5	1	2	1	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	699	66	66	190	152	189	36
Active Listings	1,837	183	175	289	334	603	253
Bank Owned	13	5	3	3	0	2	0
Short Sales	4	1	2	0	1	0	0
Other	1,820	177	170	286	333	601	253
Months of Inventory	0.60	0.63	0.59	0.35	0.51	0.73	1.62

List Price

Average Original List Price	\$497,478	\$194,441	\$277,073	\$344,936	\$437,059	\$657,754	\$1,696,307
Average Final List Price	\$494,706	\$193,083	\$274,515	\$344,574	\$435,291	\$656,701	\$1,664,391

Sale Price

Average Price	\$497,642	\$189,174	\$277,097	\$348,603	\$441,658	\$666,363	\$1,624,944
Median Price	\$410,000	\$190,000	\$280,000	\$350,000	\$440,000	\$630,000	\$1,330,000

Price Differences

Original to Final List Price	-\$2,772	-\$1,358	-\$2,558	-\$362	-\$1,768	-\$1,053	-\$31,916
Original List to Sale Price - \$	\$164	-\$5,267	\$24	\$3,667	\$4,599	\$8,609	-\$71,363
Final List to Sale Price - \$	\$2,936	-\$3,909	\$2,582	\$4,029	\$6,367	\$9,662	-\$39,447
Original List to Sale Price - %	100.03%	97.29%	100.01%	101.06%	101.05%	101.31%	95.79%
Final List to Sale Price - %	100.59%	97.98%	100.94%	101.17%	101.46%	101.47%	97.63%

Days on the Market

Avg Days Listing to Contract	23	25	33	20	22	22	31
Combined Avg Days to Contract	24	25	34	20	23	23	31
Avg Days Listing to Closing	58	56	70	55	54	57	72
Avg Days Contract to Close	36	35	38	37	33	36	42

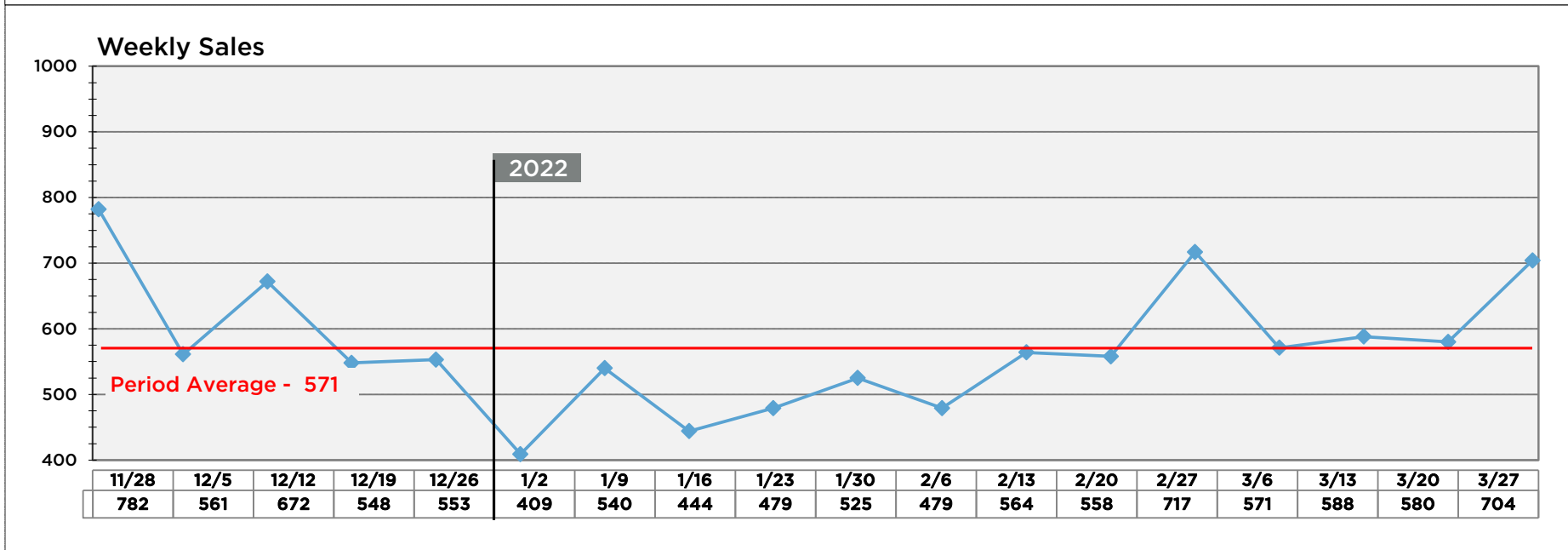
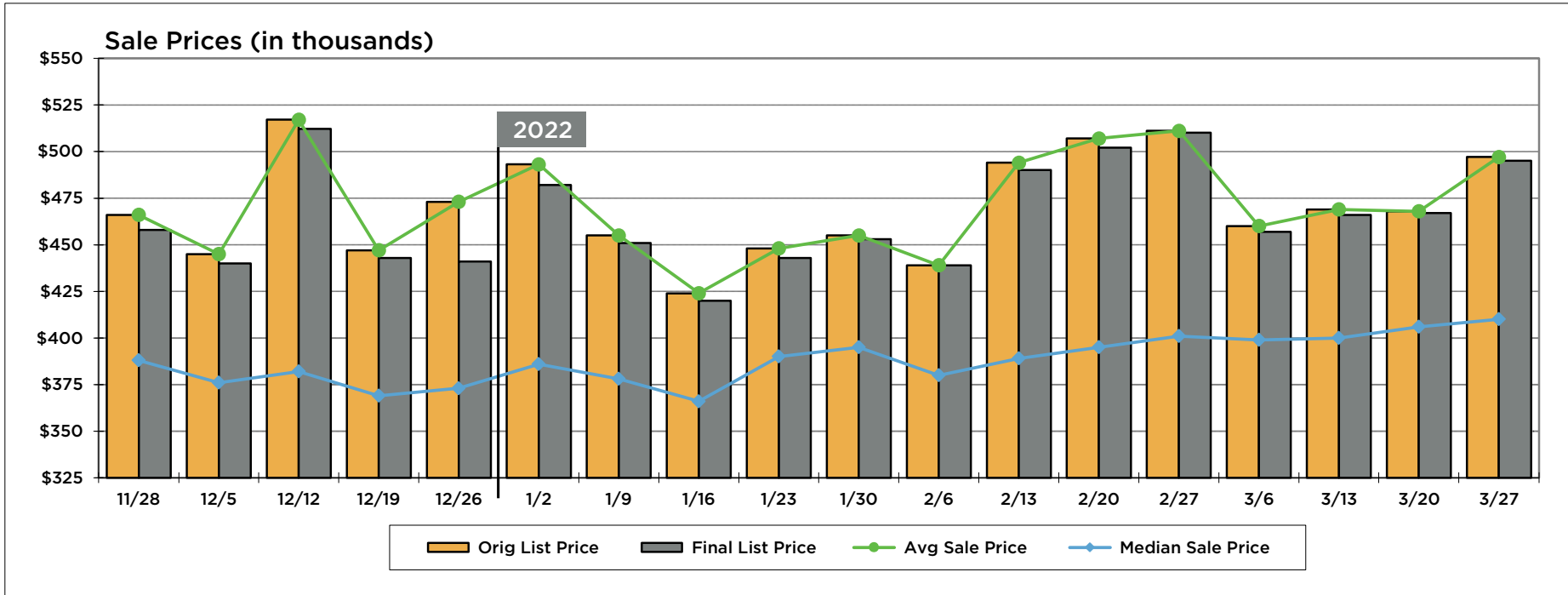
Beds / Baths

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

Square Footage

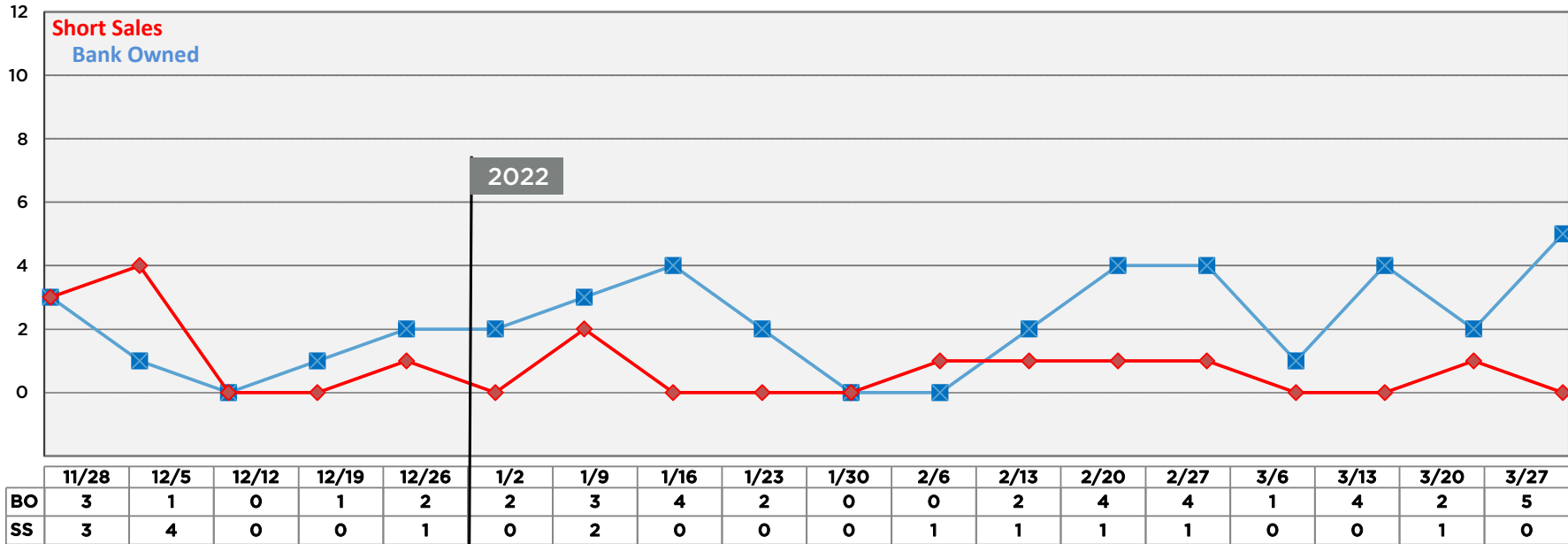
Average Square Feet	2,158	1,152	1,390	1,682	2,076	2,928	4,295
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Single Family Homes

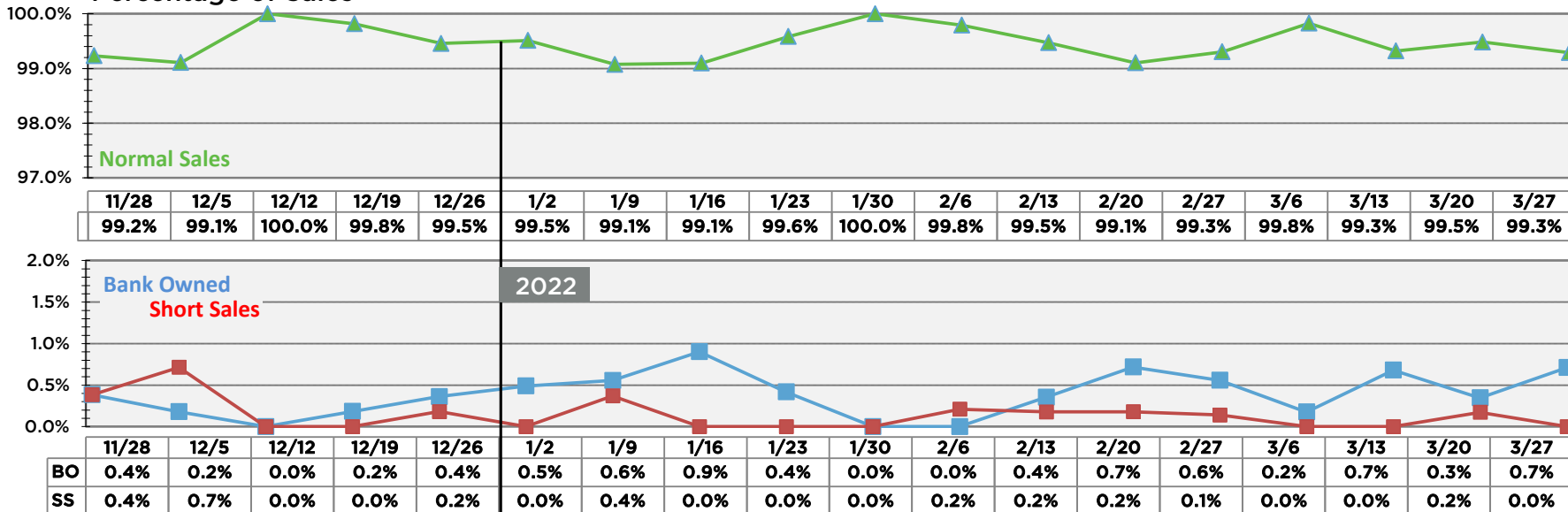


Single Family Homes

Foreclosure Sales

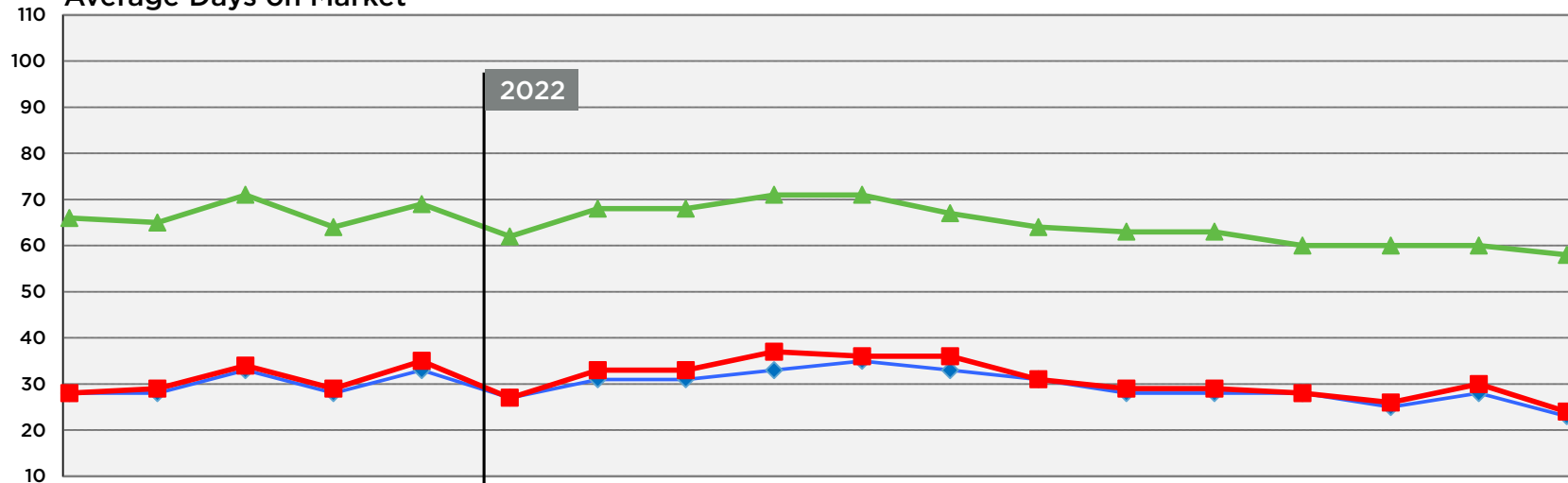


Percentage of Sales



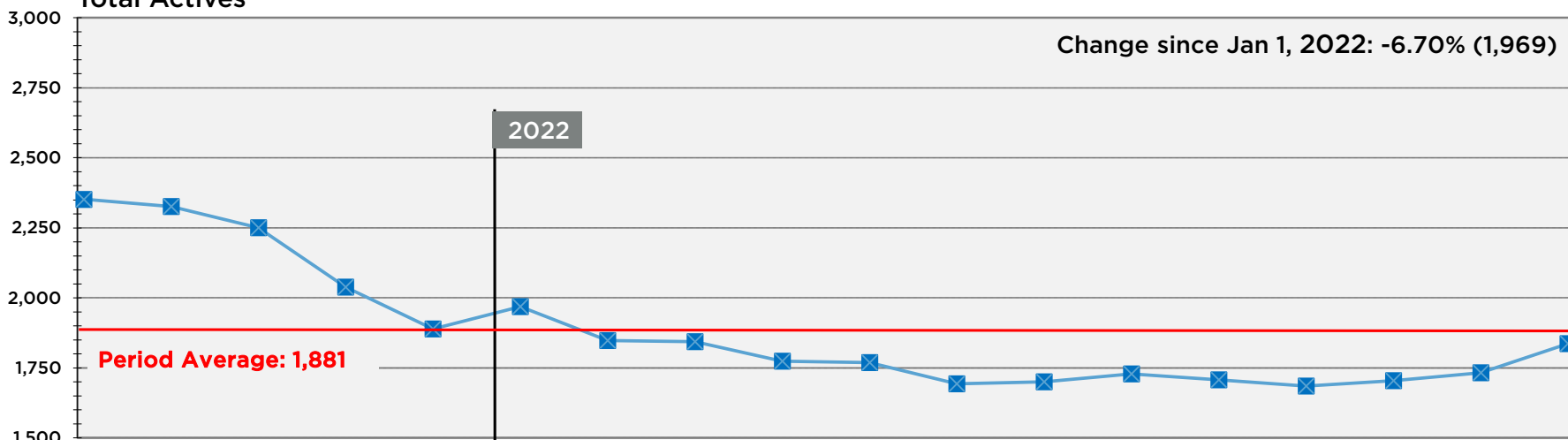
Single Family Homes

Average Days on Market



	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	3/27
ListToContract	28	28	33	28	33	27	31	31	33	35	33	31	28	28	28	25	28	23
CombDaysOnMkt	28	29	34	29	35	27	33	33	37	36	36	31	29	29	28	26	30	24
ListToClose	66	65	71	64	69	62	68	68	71	71	67	64	63	63	60	60	60	58

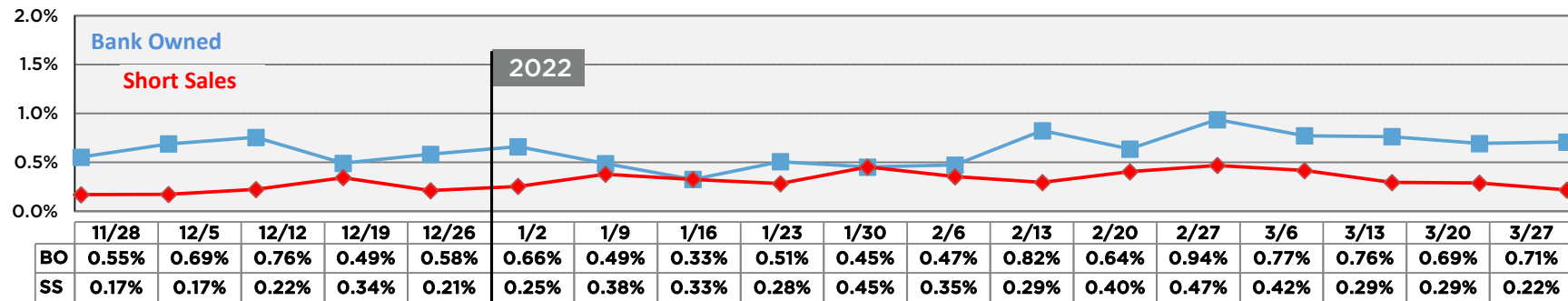
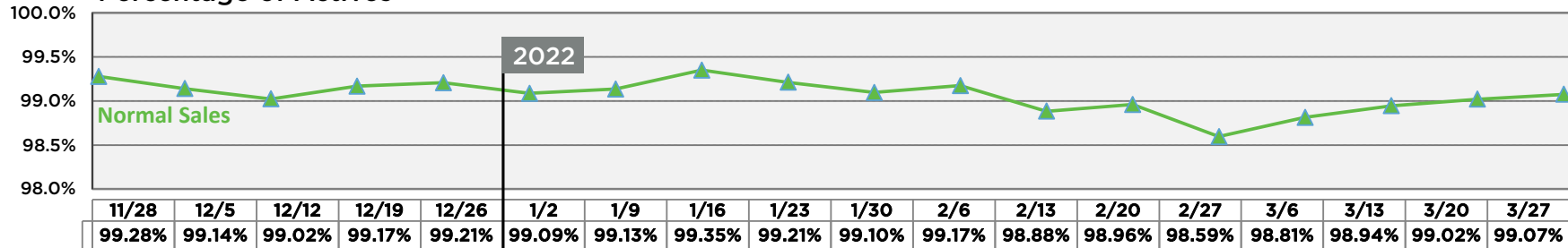
Total Actives



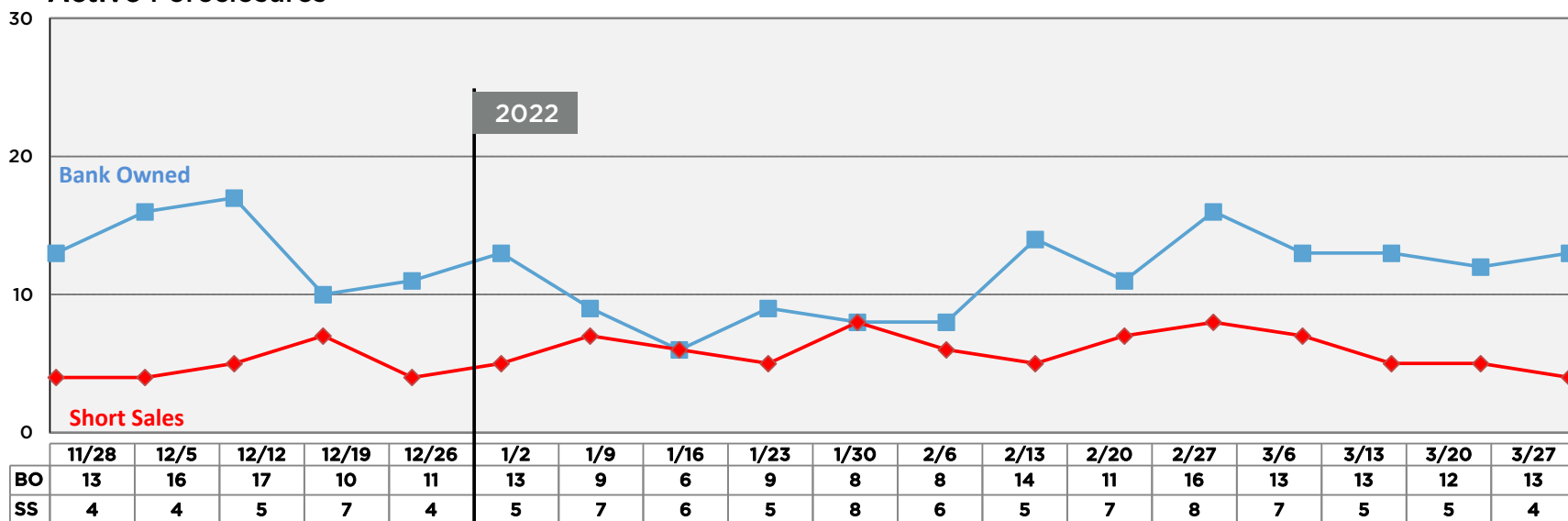
	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27
Total Actives	2,352	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837

Single Family Homes

Percentage of Actives

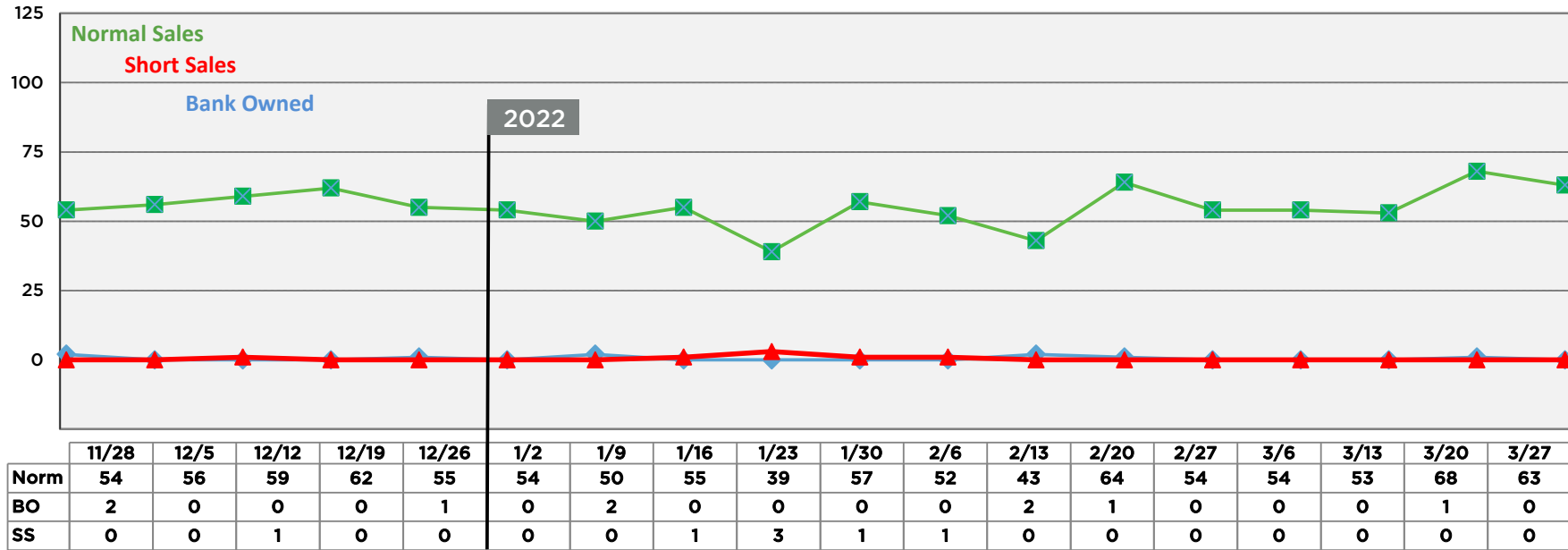


Active Foreclosures

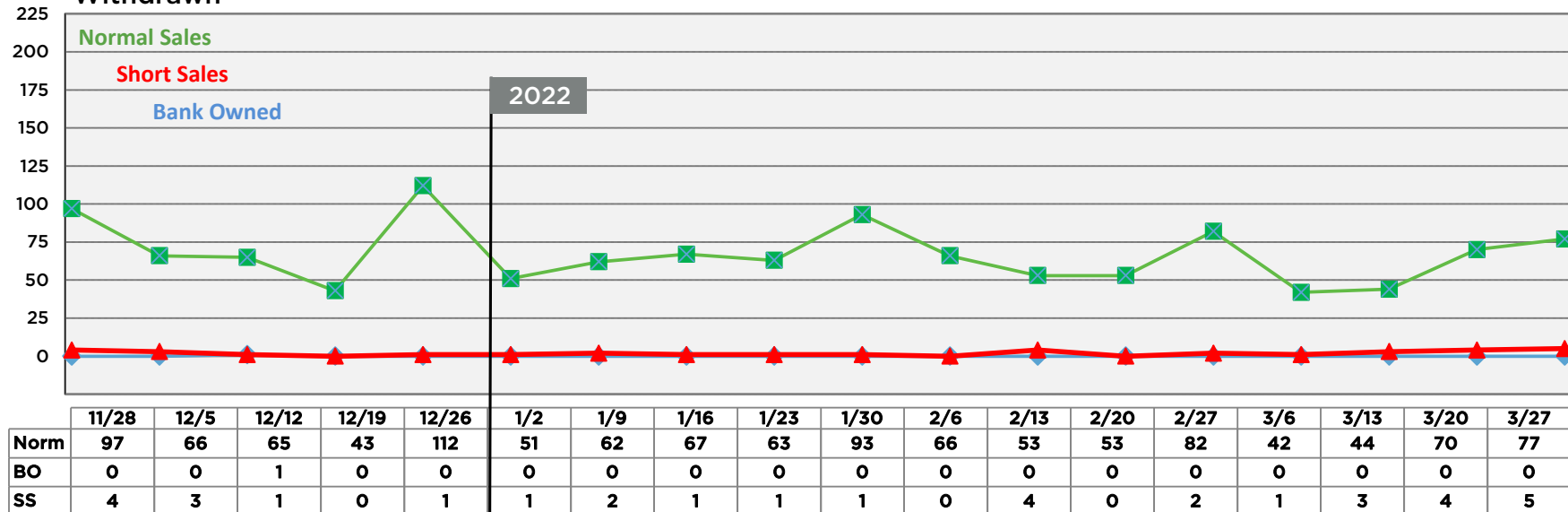


Single Family Homes

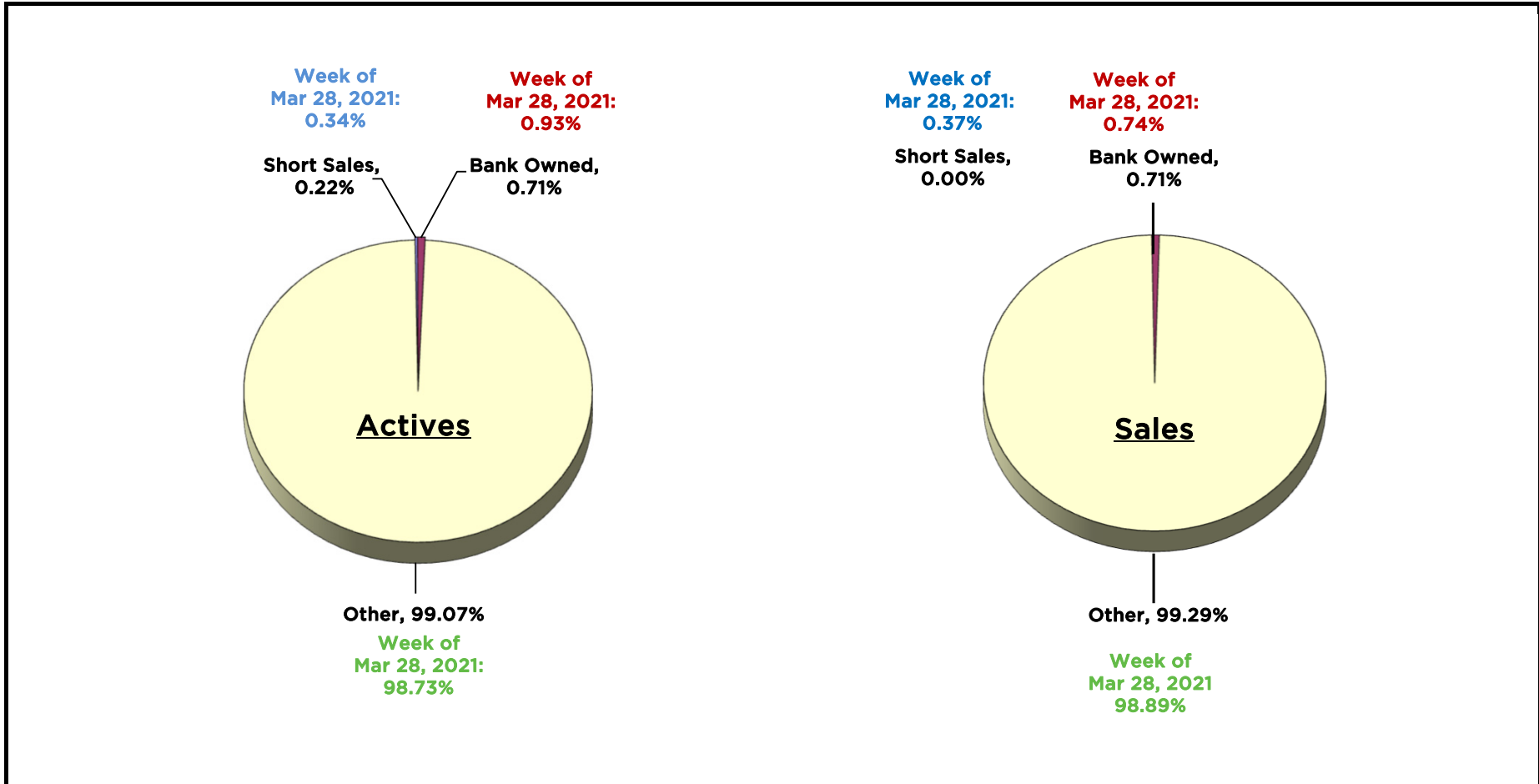
Temporary Off Market



Withdrawn



Single Family Homes



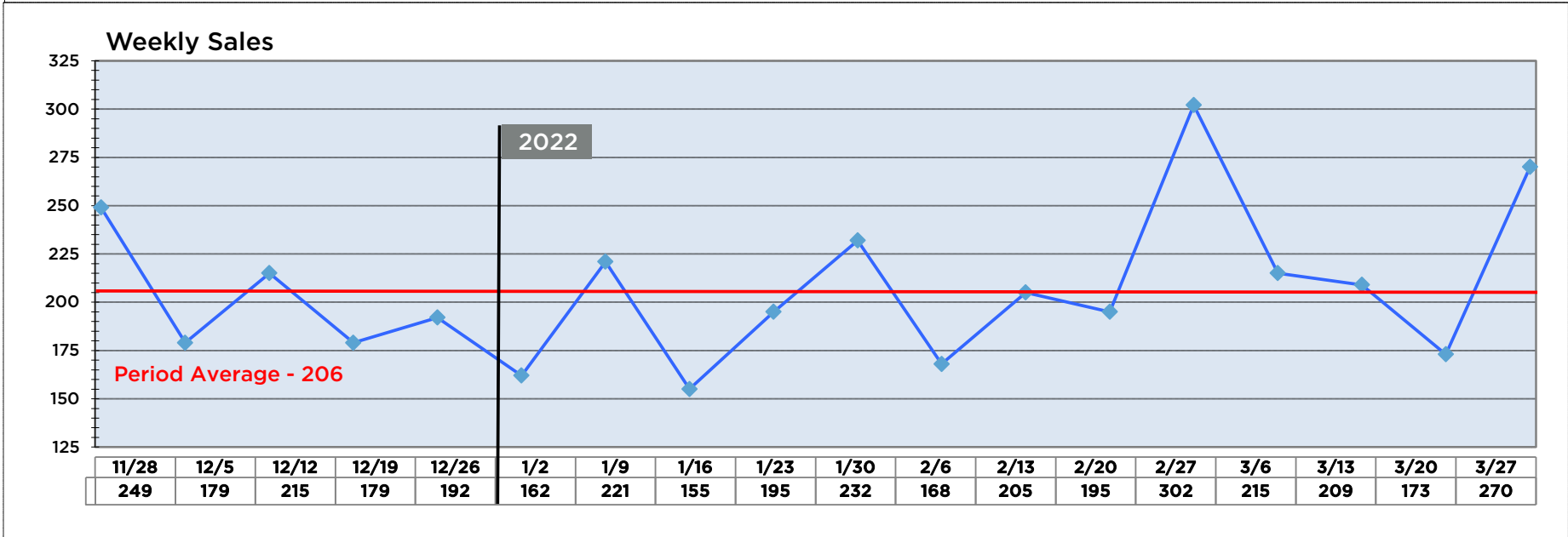
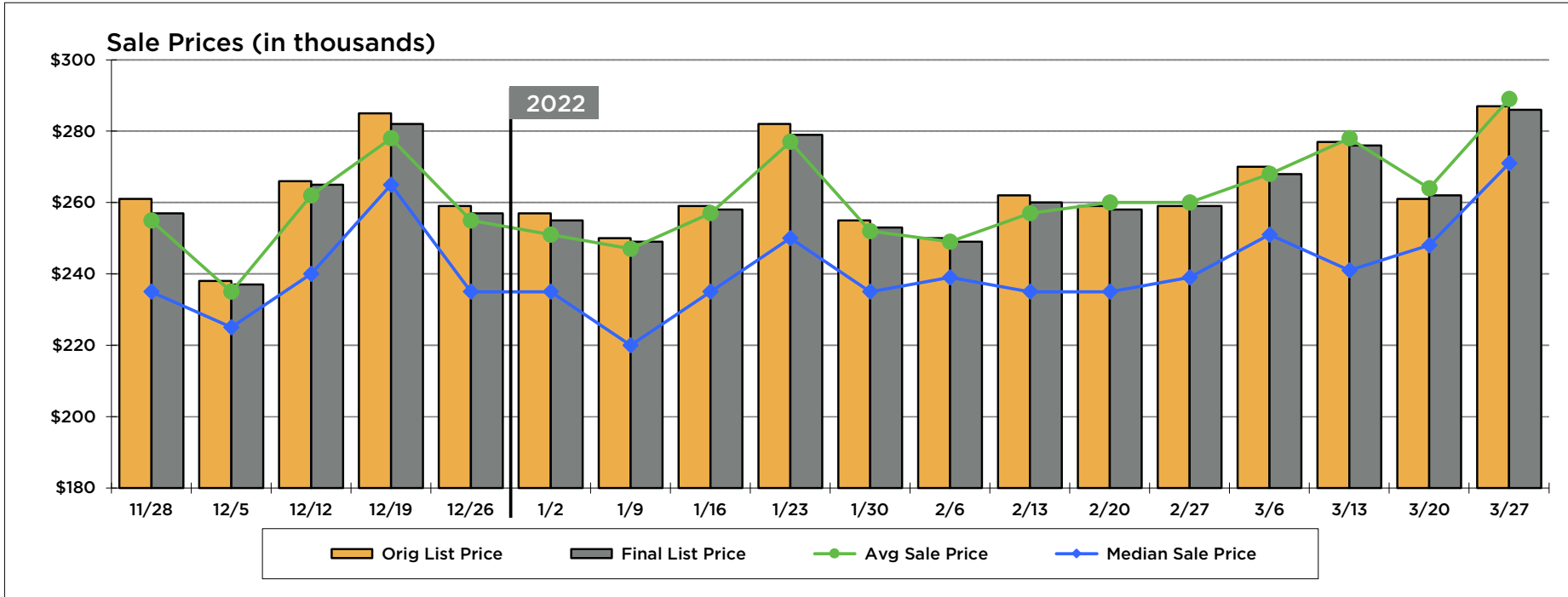
Where are the 9 Single Family Homes available for the Median Price of \$410,000? (± \$500)

<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>
Seminole County		2	\$410,000	3.0	2.0	1,633	\$251.15
Lake Mary / Heathrow	32746	1	\$410,000	3.0	2.0	1,368	\$299.71
Chuluota/Oviedo	32766	1	\$410,000	3.0	2.0	1,897	\$216.13
Orange County		6	\$409,982	3.5	2.0	1,547	\$265.02
Apopka (North)	32712	1	\$409,990	4.0	2.0	242	\$1,694.17
Sand Lake / Bay Hill	32819	1	\$410,000	3.0	2.0	1,606	\$255.29
Williamsburg / Lake Bryan	32821	1	\$410,000	3.0	2.0	1,952	\$210.04
Research Park	32826	1	\$409,900	3.0	2.0	1,998	\$205.16
Wedgefield	32833	2	\$410,000	4.0	2.0	1,742	\$235.36
Lake County		1	\$410,000	2.0	2.0	2,123	\$193.12
Tavares / Mt Plymouth	32778	1	\$410,000	2.0	2.0	2,123	\$193.12

Condos, Townhomes, Villas

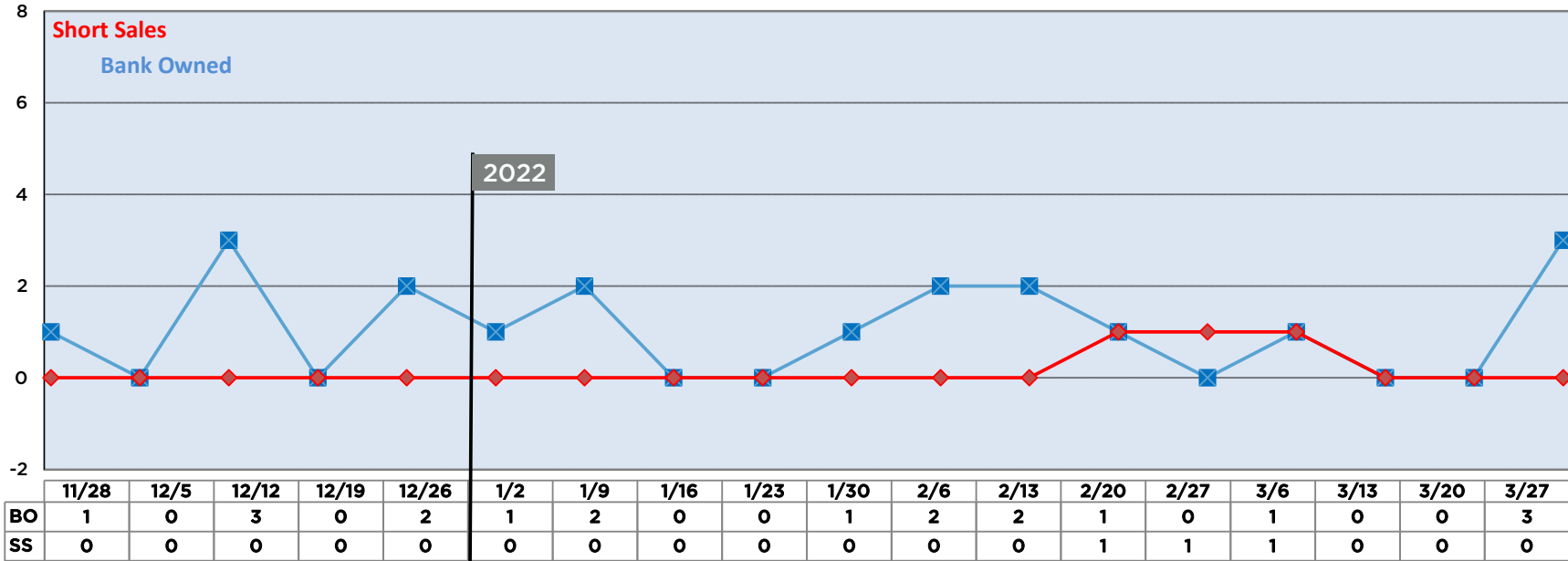
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	270	113	41	72	30	14	0
Bank Owned	3	2	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	267	111	41	72	29	14	0
Active Listings	671	254	92	166	77	75	7
Bank Owned	3	2	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	668	252	92	165	77	75	7
Months of Inventory	0.57	0.52	0.52	0.53	0.59	1.24	0.00
<i>List Price</i>							
Average Original List Price	\$286,824	\$177,464	\$263,832	\$341,330	\$442,943	\$622,000	\$0
Average Final List Price	\$286,363	\$177,619	\$262,232	\$339,794	\$444,080	\$622,000	\$0
<i>Sale Price</i>							
Average Price	\$289,414	\$178,452	\$270,449	\$343,476	\$448,037	\$622,643	\$0
Median Price	\$271,000	\$180,500	\$270,000	\$339,500	\$442,550	\$560,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$461	\$155	-\$1,600	-\$1,536	\$1,137	\$0	\$0
Original List to Sale Price - \$	\$2,590	\$988	\$6,617	\$2,146	\$5,094	\$643	\$0
Final List to Sale Price - \$	\$3,051	\$833	\$8,217	\$3,682	\$3,957	\$643	\$0
Original List to Sale Price - %	100.90%	100.56%	102.51%	100.63%	101.15%	100.10%	0.00%
Final List to Sale Price - %	101.07%	100.47%	103.13%	101.08%	100.89%	100.10%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	19	21	20	16	18	23	0
Combined Avg Days to Contract	19	21	21	16	18	23	0
Avg Days Listing to Closing	49	49	51	47	46	61	0
Avg Days Contract to Close	31	29	33	32	31	45	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,390	1,036	1,373	1,603	1,932	2,040	0

Condos, Townhomes, Villas

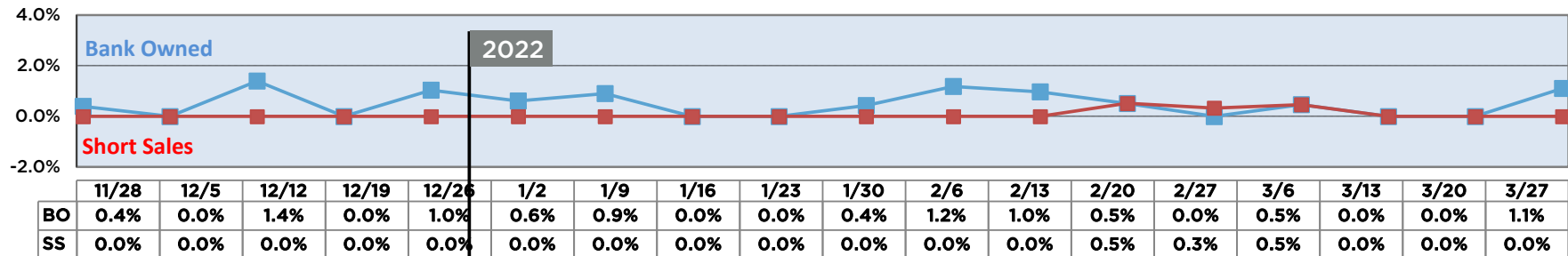
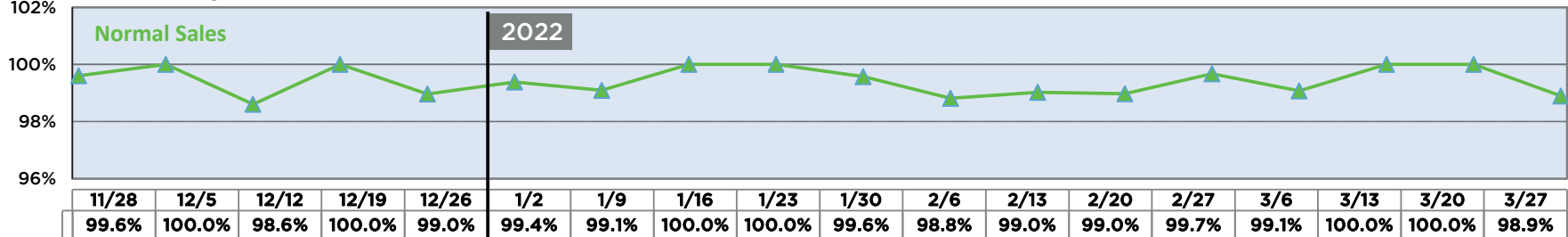


Condos, Townhomes, Villas

Foreclosure Sales

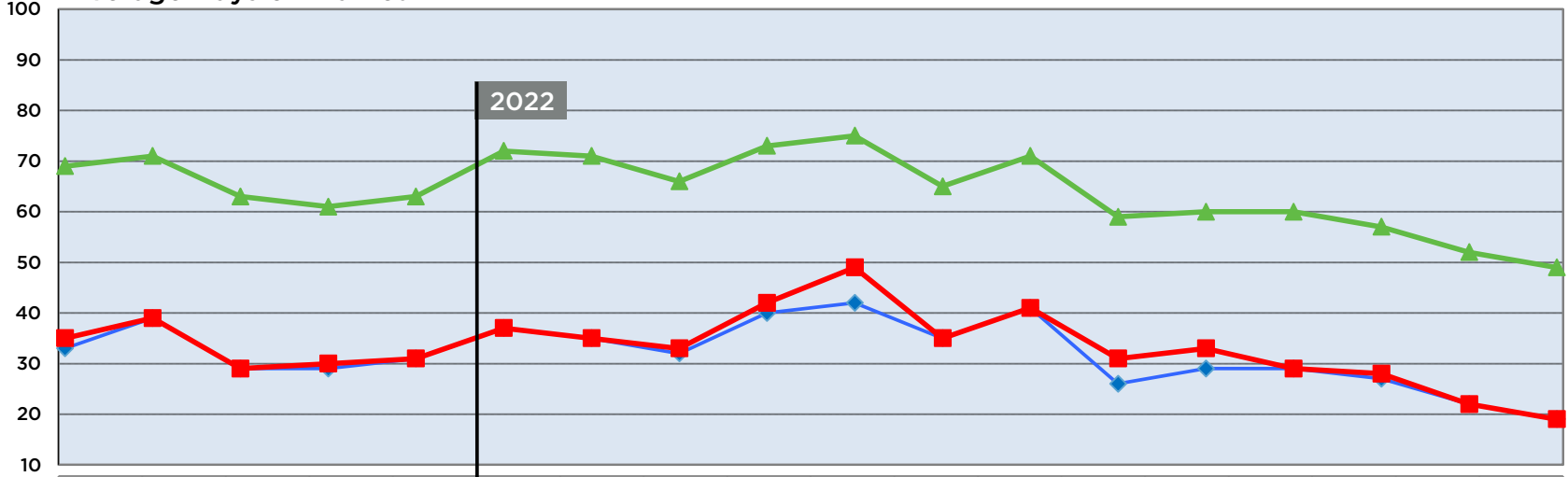


Percentage of Sales



Condos, Townhomes, Villas

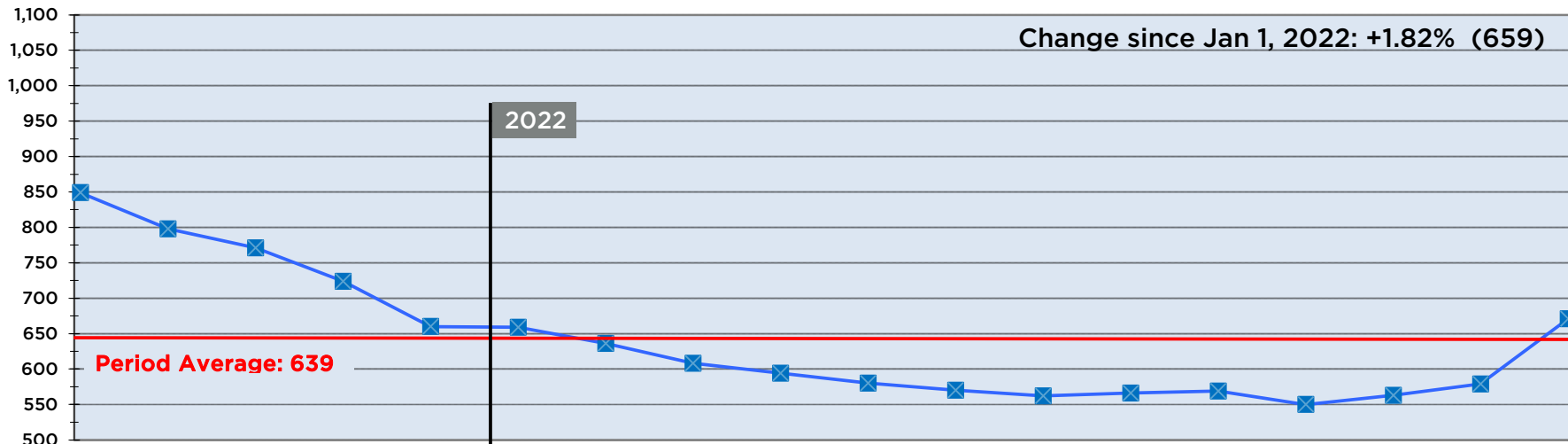
Average Days on Market



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ListToContract	33	39	29	29	31	37	35	32	40	42	35	41	26	29	29	27	22	19
CombDaysOnMkt	35	39	29	30	31	37	35	33	42	49	35	41	31	33	29	28	22	19
ListToClose	69	71	63	61	63	72	71	66	73	75	65	71	59	60	60	57	52	49

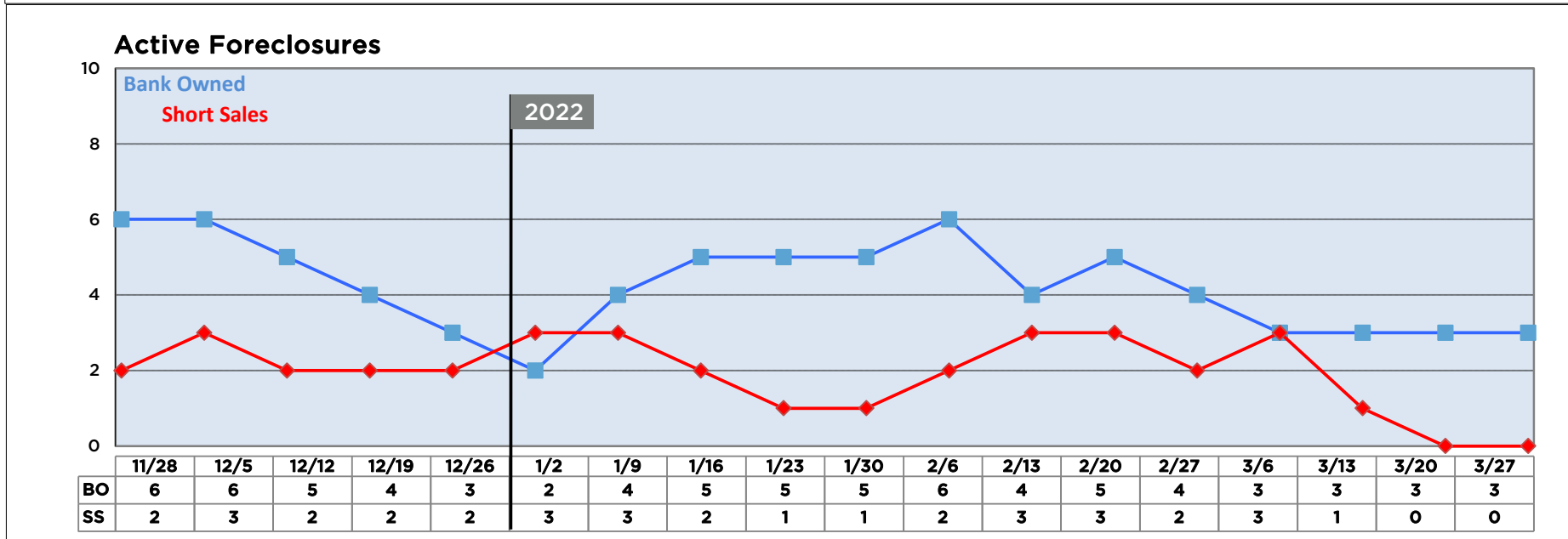
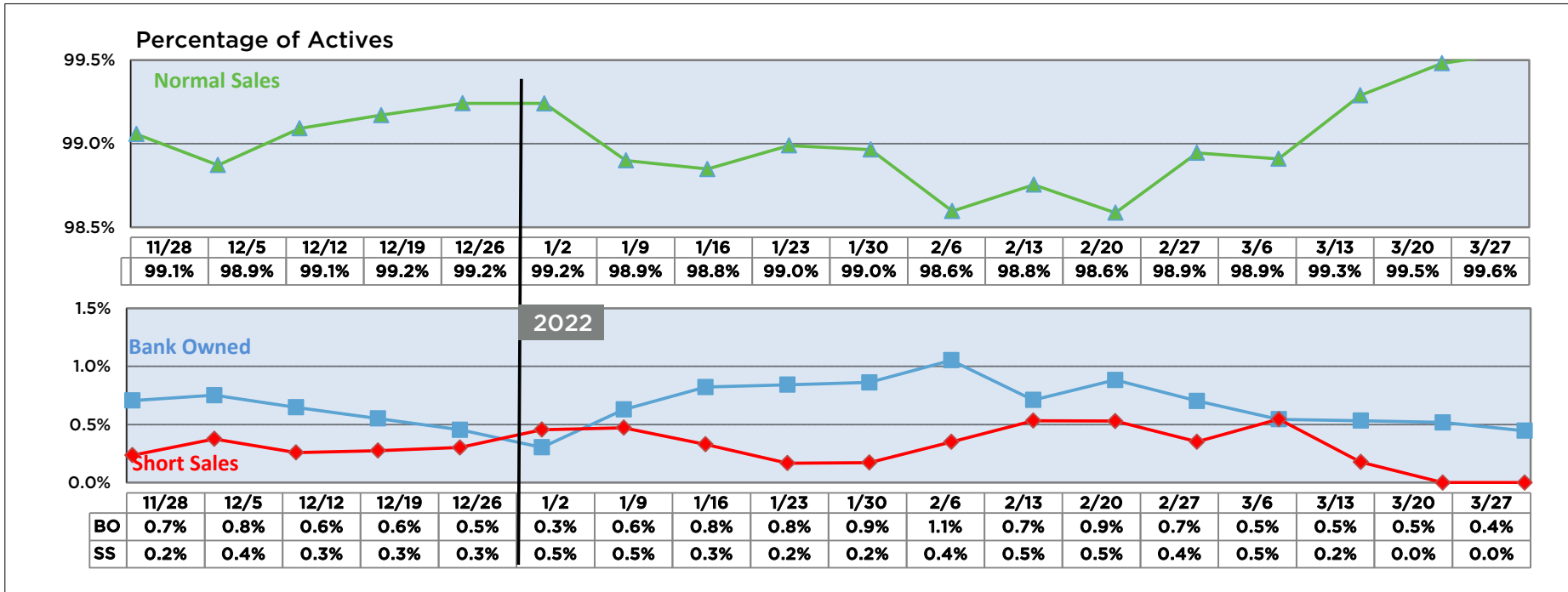
Total Actives

Change since Jan 1, 2022: +1.82% (659)



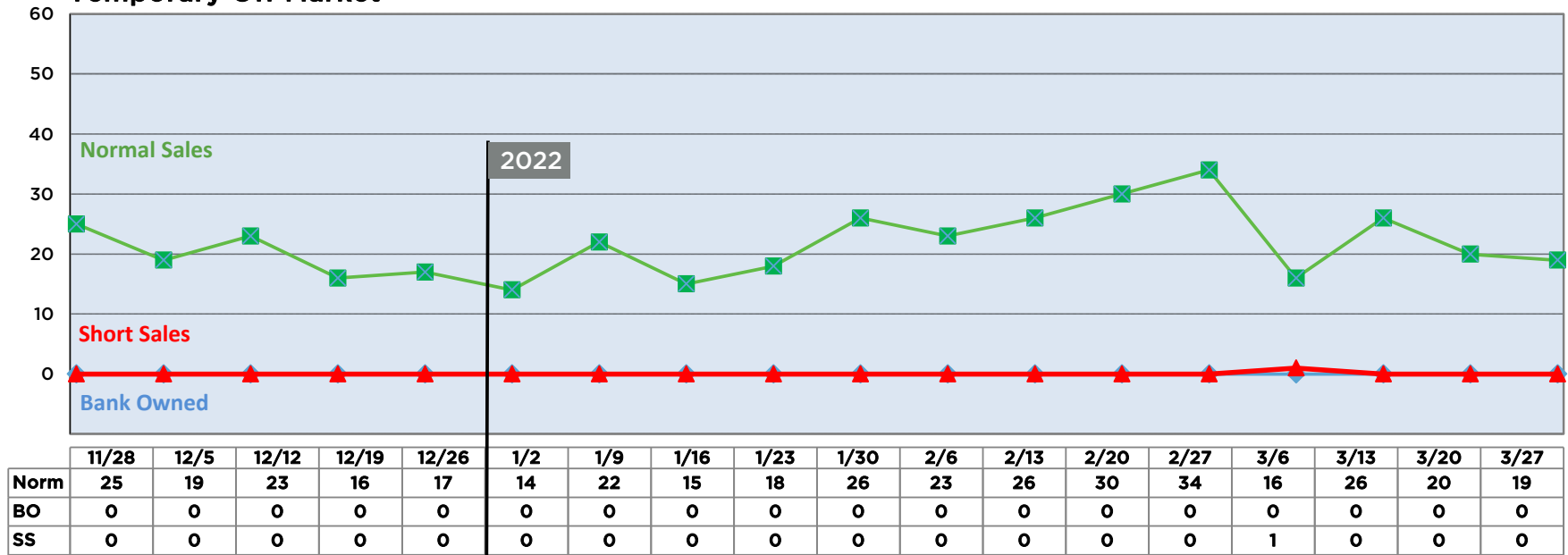
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Total Actives	849	798	771	724	660	659	636	608	594	580	570	562	566	569	550	563	579	671

Condos, Townhomes, Villas

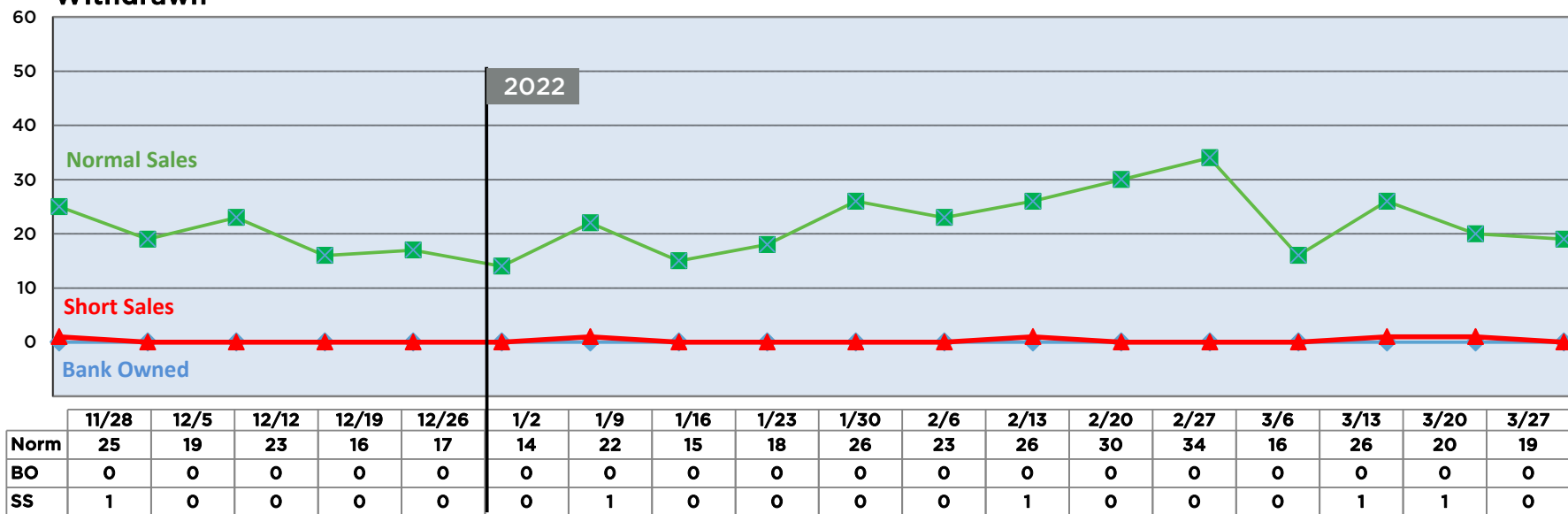


Condos, Townhomes, Villas

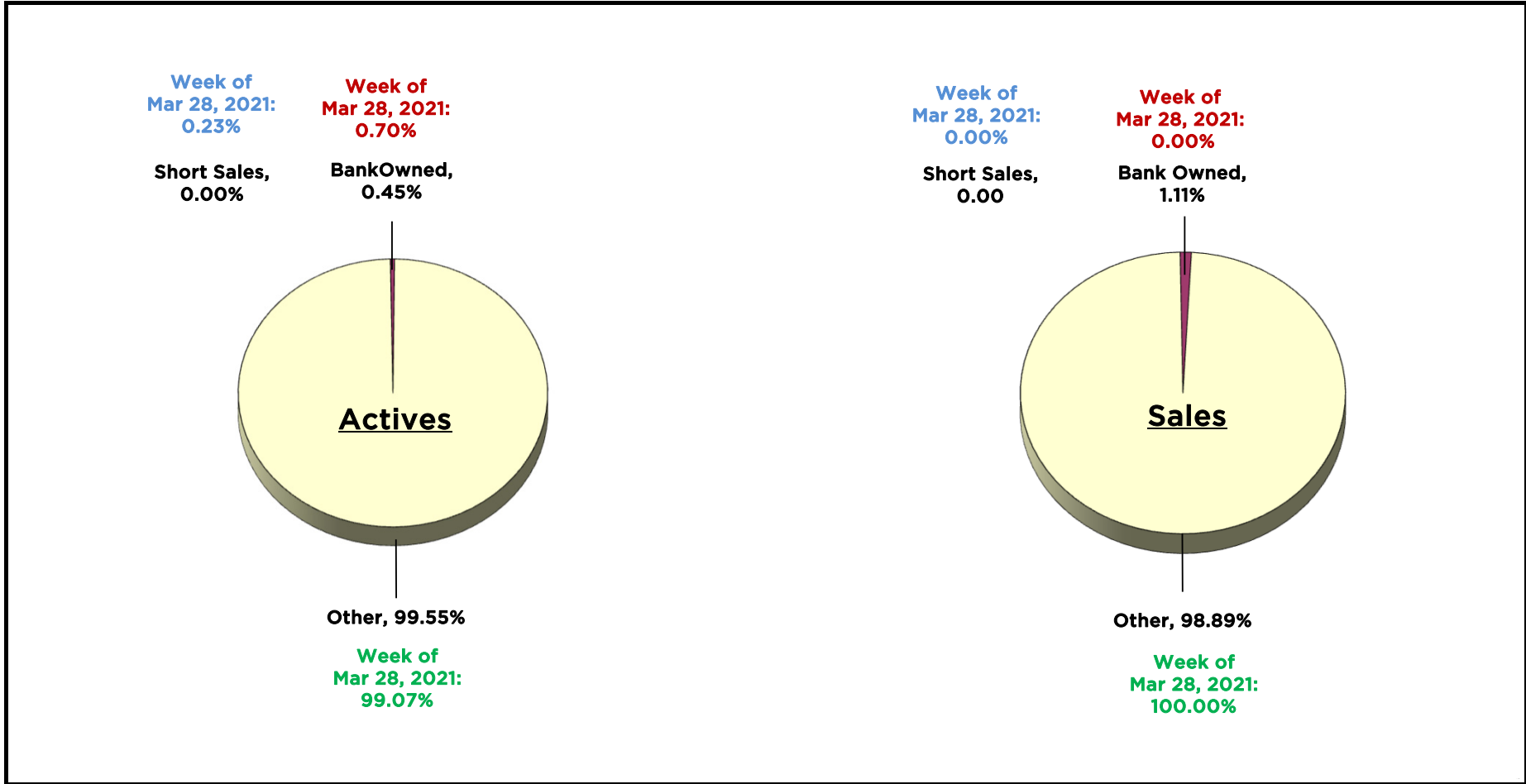
Temporary Off Market



Withdrawn



Condos, Townhomes, Villas





ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback
03/27/2022 - 04/02/2022
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$271,000 (± \$500)