



Monday Morning Quarterback Summary

Week of April 03, 2022 - April 09, 2022

Single-family existing homes

- Sales of single-family homes decreased to 582 during the week of Apr 03, from 704 the week prior
- The median price of single family homes increased to \$415,000, a change of 1.2%
- The number of single-family home foreclosure transactions decreased to 0 last week, from 5 the week of Mar 27
- The number of single-family home short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory increased by 14, and now sits at 1,851

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 186 during the week of Apr 03, from 270 the week prior
- The median price of condos, townhomes, and villas increased to \$292,500, a change of 7.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 3 the week of Mar 27
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 12, and now sits at 659

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	582	61	48	146	134	162	31
Bank Owned	0	0	0	0	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	580	60	47	146	134	162	31
Active Listings	1,851	188	152	292	326	610	283
Bank Owned	17	6	5	3	1	2	0
Short Sales	5	0	1	1	2	1	0
Other	1,829	182	146	288	323	607	283
Months of Inventory	0.73	0.71	0.73	0.46	0.56	0.87	2.11

List Price

Average Original List Price	\$509,970	\$185,376	\$274,525	\$343,927	\$435,074	\$642,260	\$1,927,671
Average Final List Price	\$505,077	\$182,074	\$272,996	\$343,647	\$432,541	\$638,305	\$1,877,606

Sale Price

Average Price	\$504,649	\$178,270	\$273,340	\$348,171	\$440,438	\$644,471	\$1,788,863
Median Price	\$415,000	\$193,000	\$272,000	\$346,650	\$439,500	\$617,500	\$1,300,000

Price Differences

Original to Final List Price	-\$4,893	-\$3,302	-\$1,529	-\$280	-\$2,533	-\$3,955	-\$50,065
Original List to Sale Price - \$	-\$5,321	-\$7,106	-\$1,185	\$4,244	\$5,364	\$2,211	-\$138,808
Final List to Sale Price - \$	-\$428	-\$3,804	\$344	\$4,524	\$7,897	\$6,166	-\$88,743
Original List to Sale Price - %	98.96%	96.17%	99.57%	101.23%	101.23%	100.34%	92.80%
Final List to Sale Price - %	99.92%	97.91%	100.13%	101.32%	101.83%	100.97%	95.27%

Days on the Market

Avg Days Listing to Contract	28	31	29	21	22	31	66
Combined Avg Days to Contract	29	33	30	22	22	31	66
Avg Days Listing to Closing	63	73	69	55	56	65	102
Avg Days Contract to Close	35	41	39	35	33	33	35

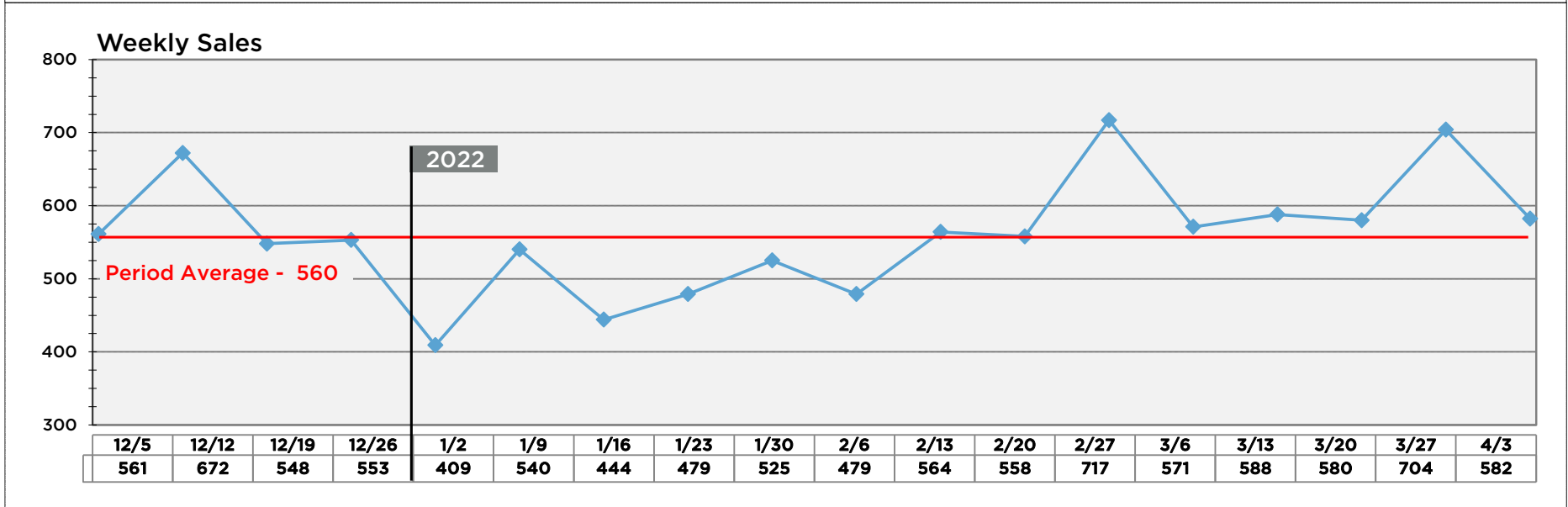
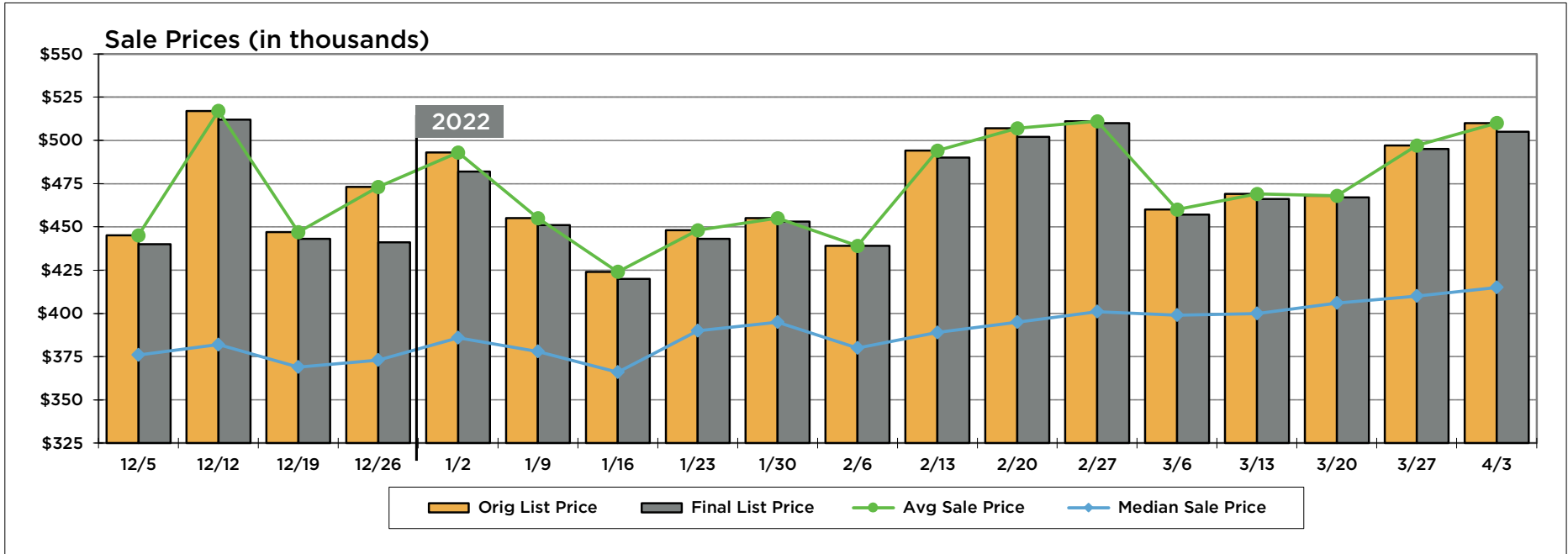
Beds / Baths

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

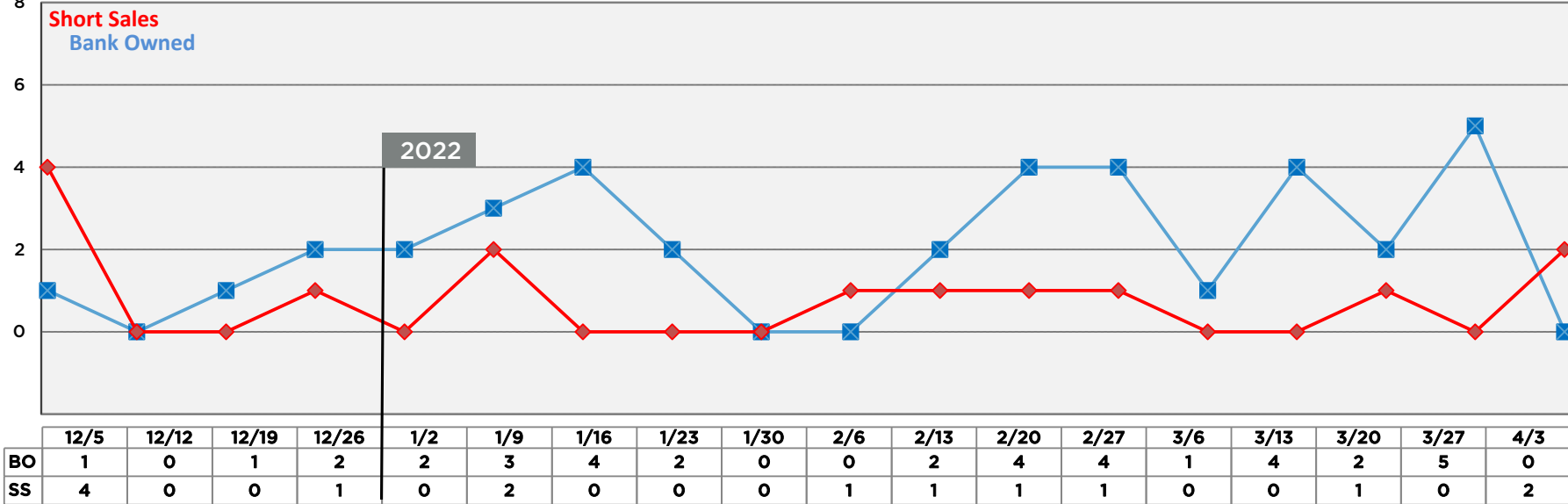
Average Square Feet	2,217	1,162	1,337	1,688	2,047	2,875	5,446
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Single Family Homes

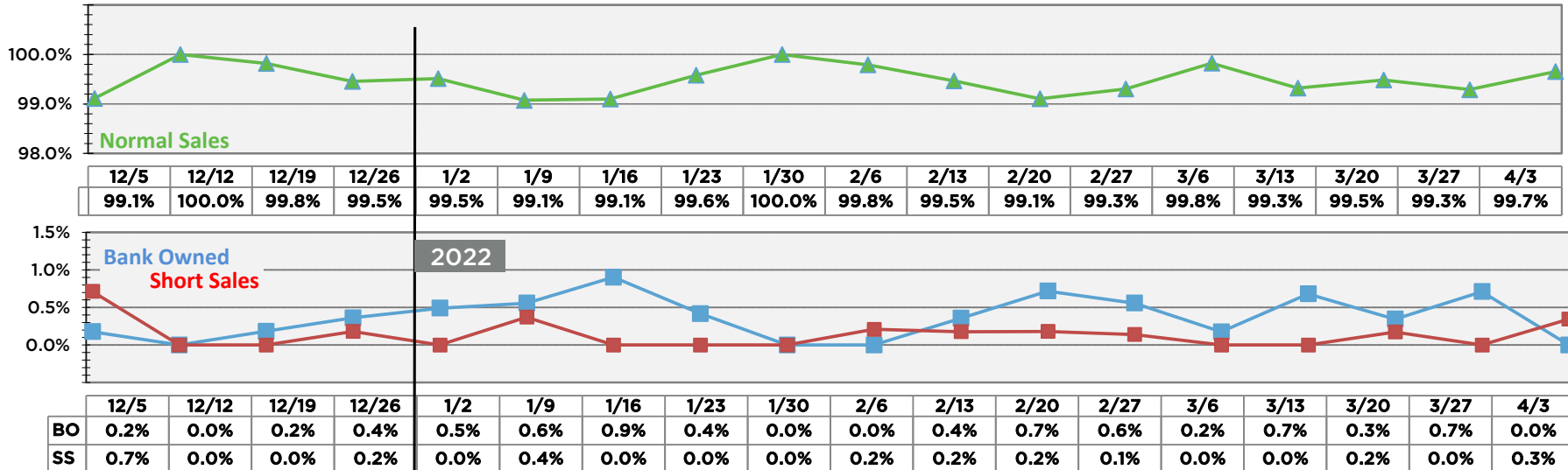


Single Family Homes

Foreclosure Sales

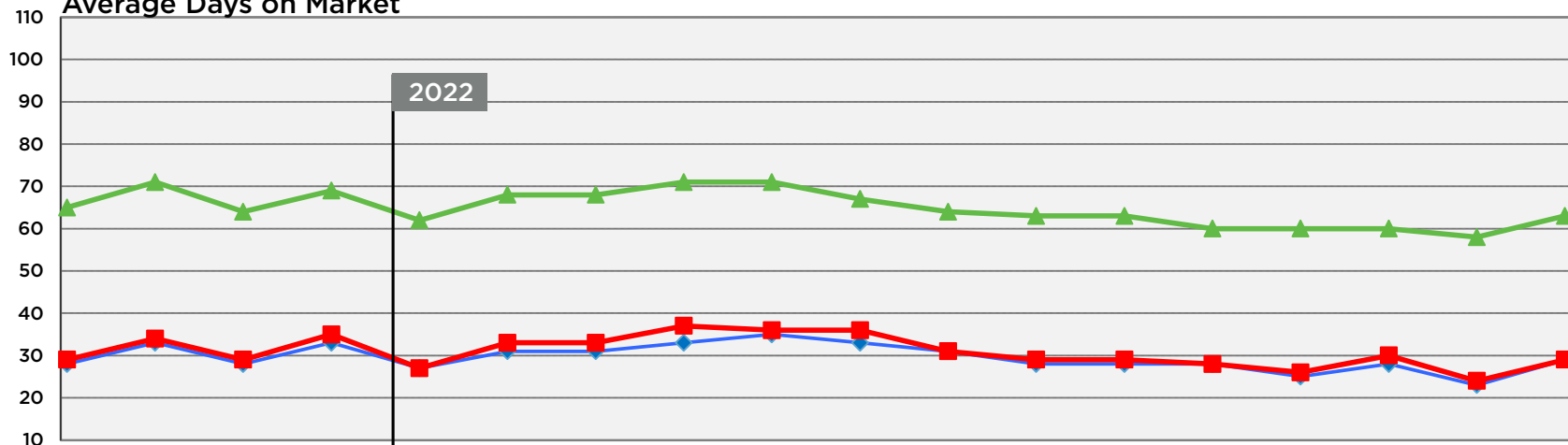


Percentage of Sales



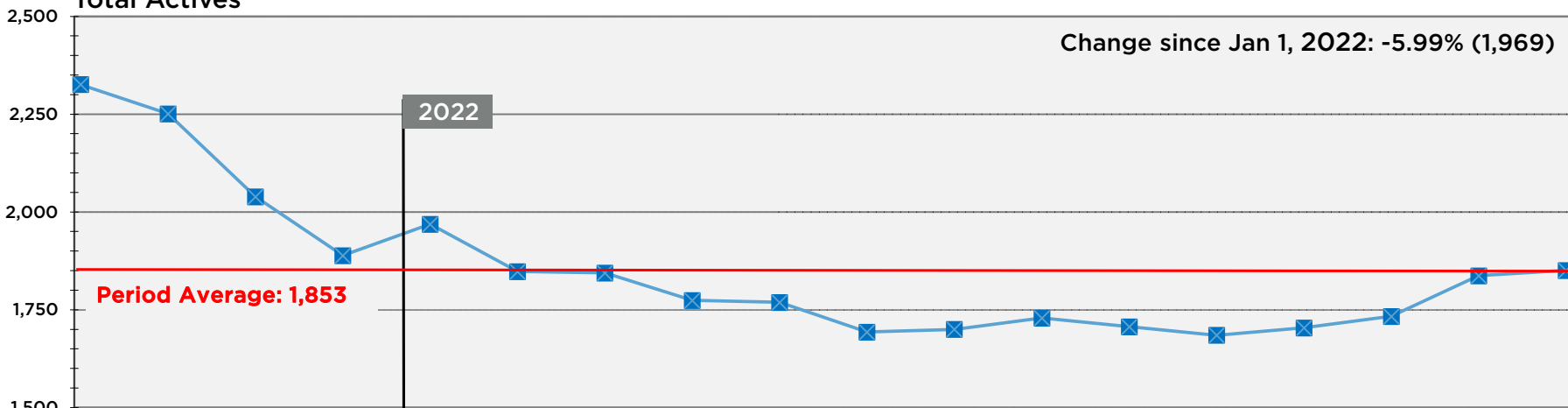
Single Family Homes

Average Days on Market



	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	4/3
ListToContract	28	33	28	33	27	31	31	33	35	33	31	28	28	28	25	28	23	29
CombDaysOnMkt	29	34	29	35	27	33	33	37	36	36	31	29	29	28	26	30	24	29
ListToClose	65	71	64	69	62	68	68	71	71	67	64	63	63	60	60	60	58	63

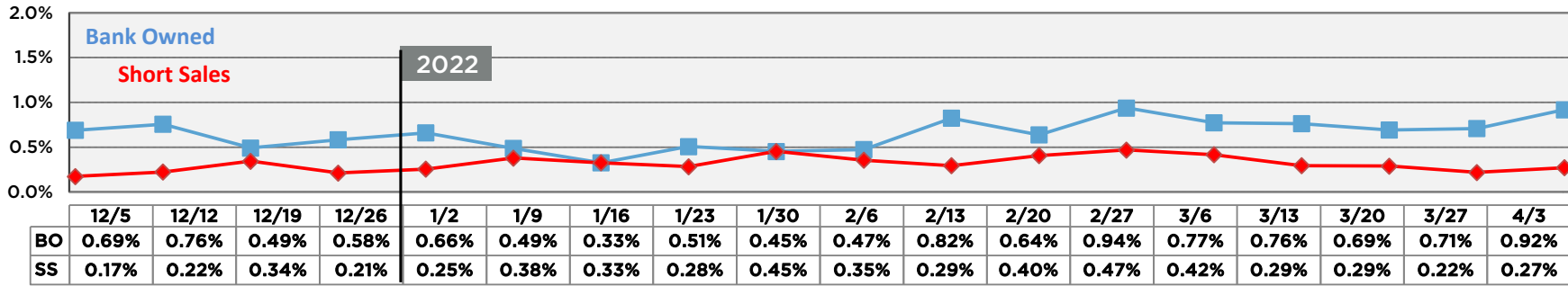
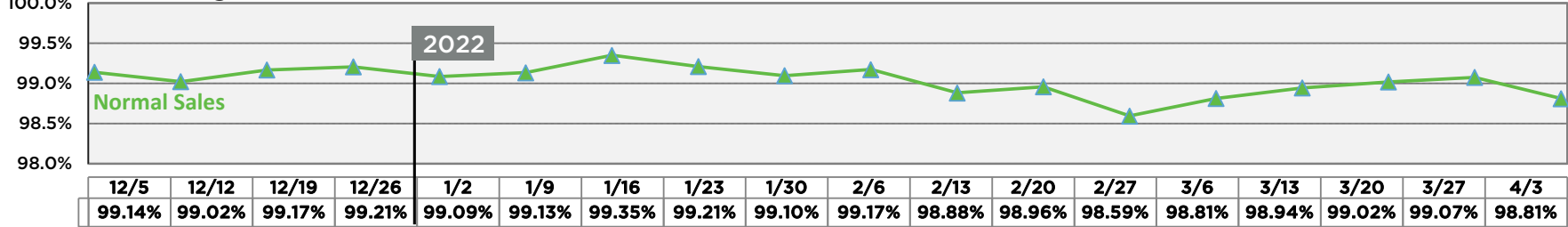
Total Actives



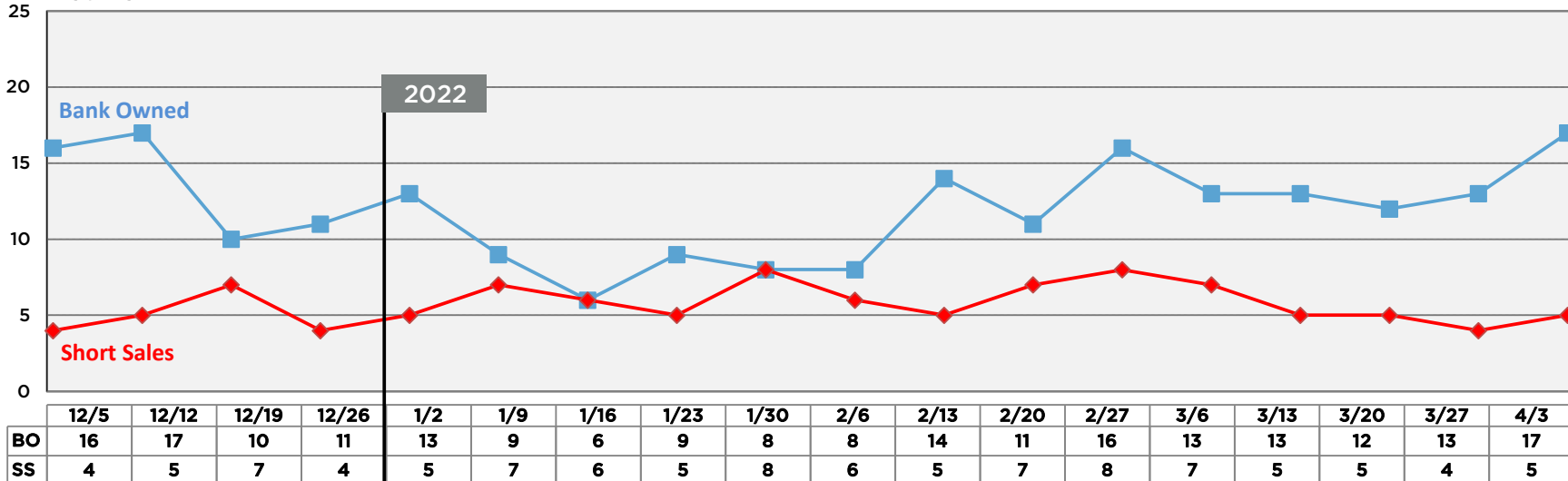
	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3
Total Actives	2,326	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851

Single Family Homes

Percentage of Actives

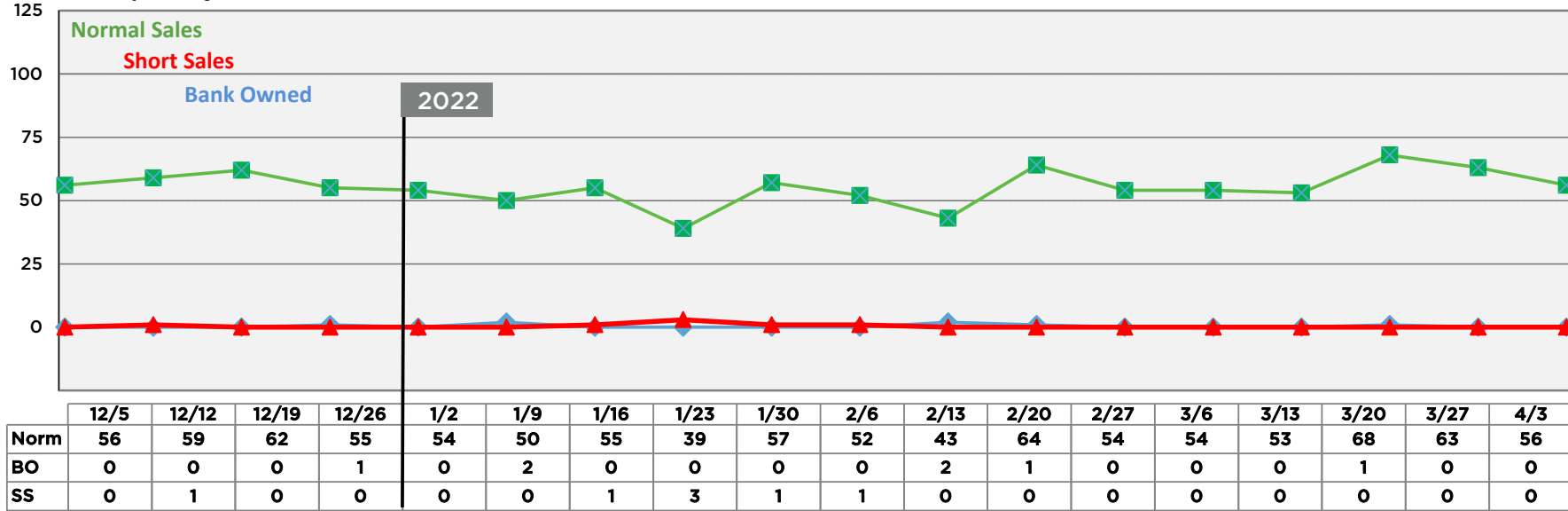


Active Foreclosures

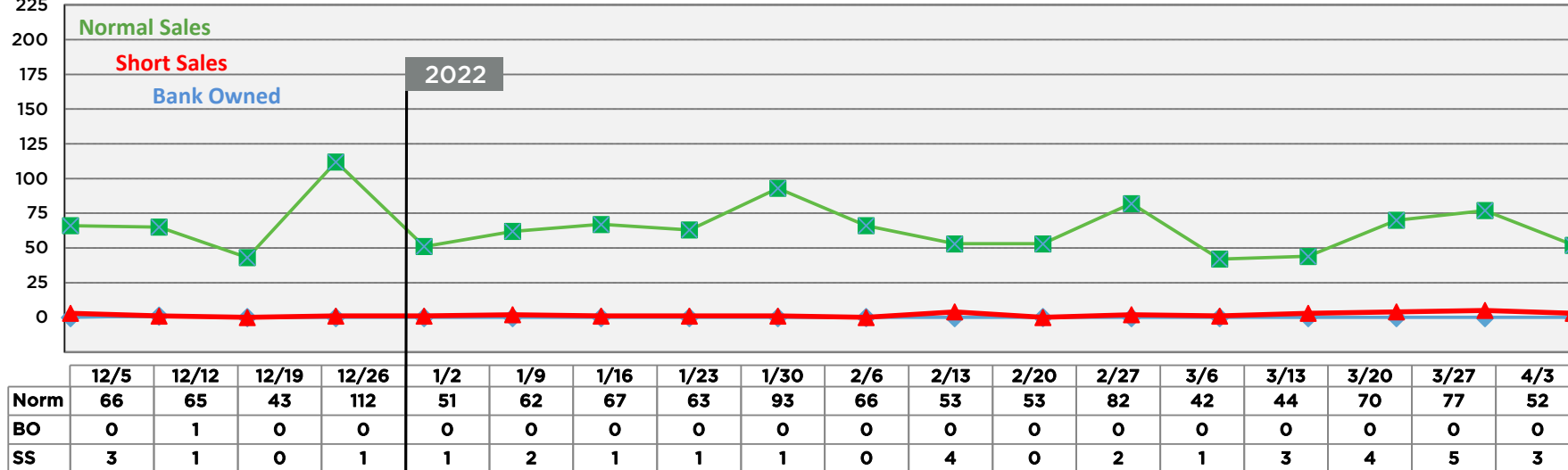


Single Family Homes

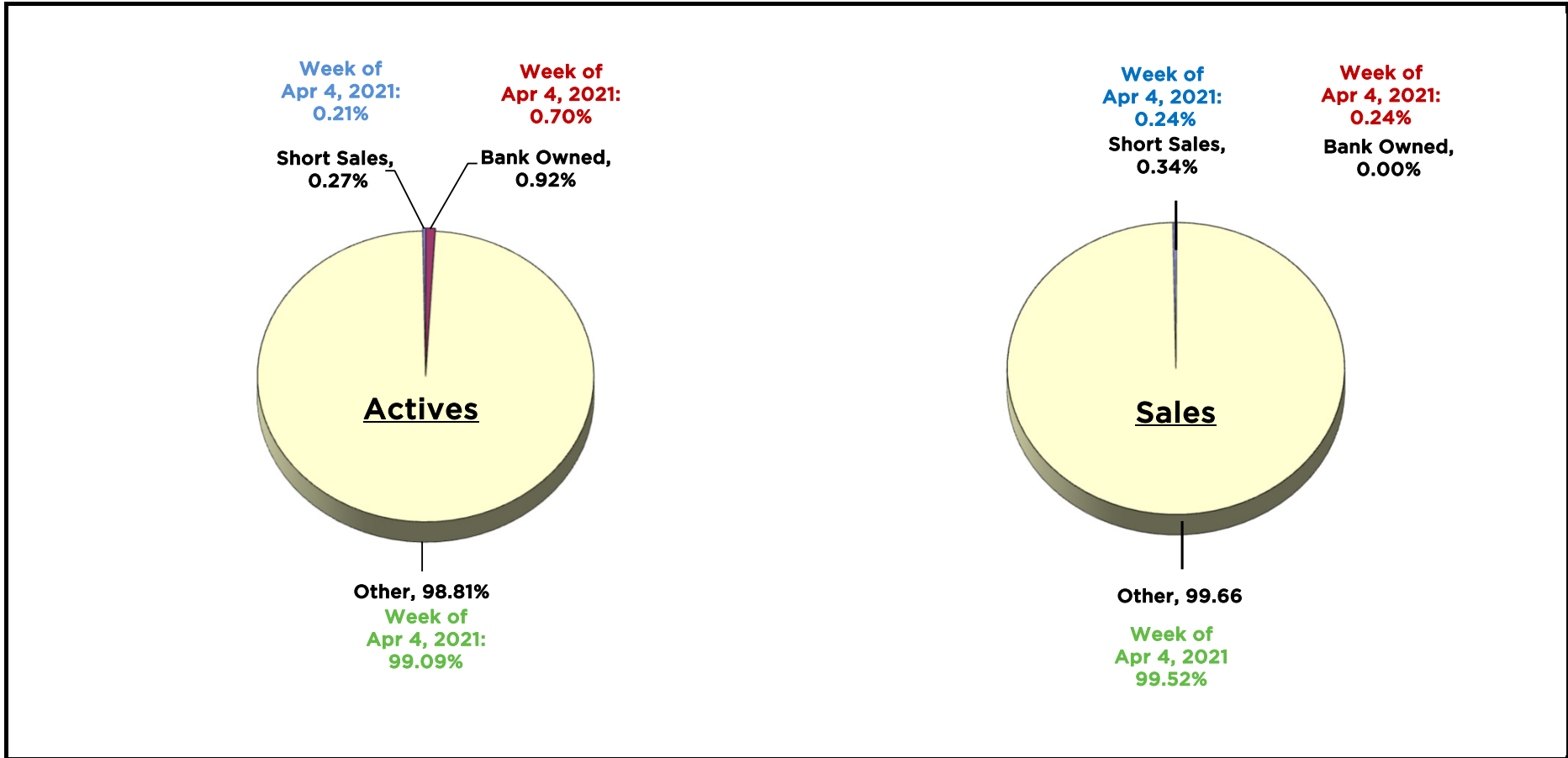
Temporary Off Market



Withdrawn



Single Family Homes



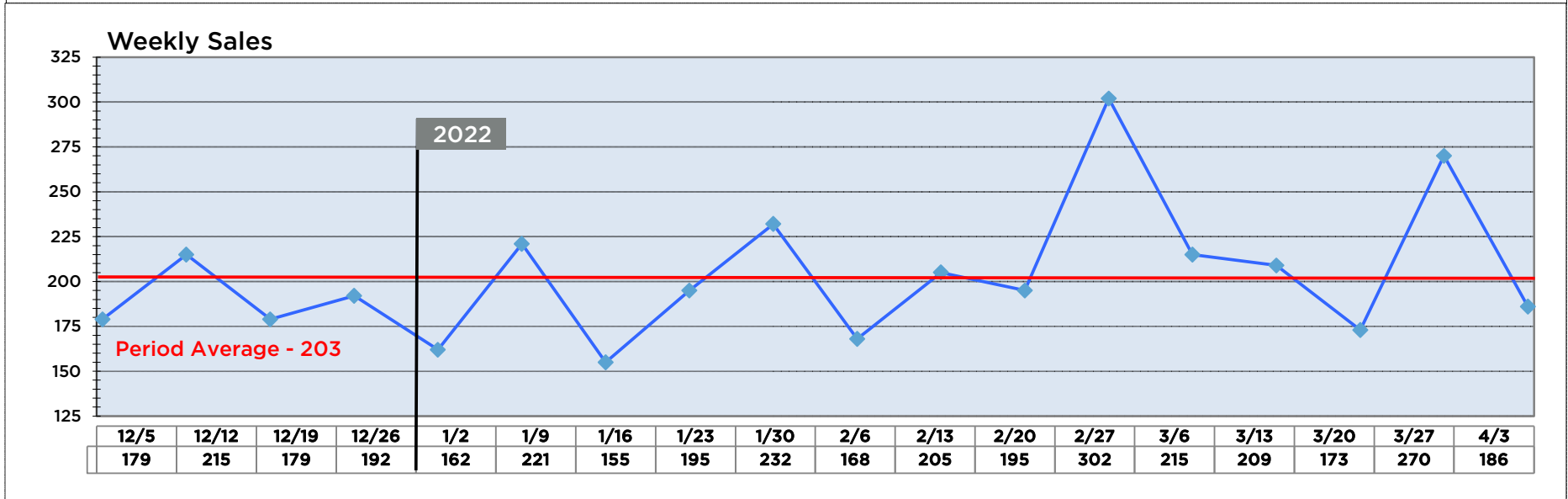
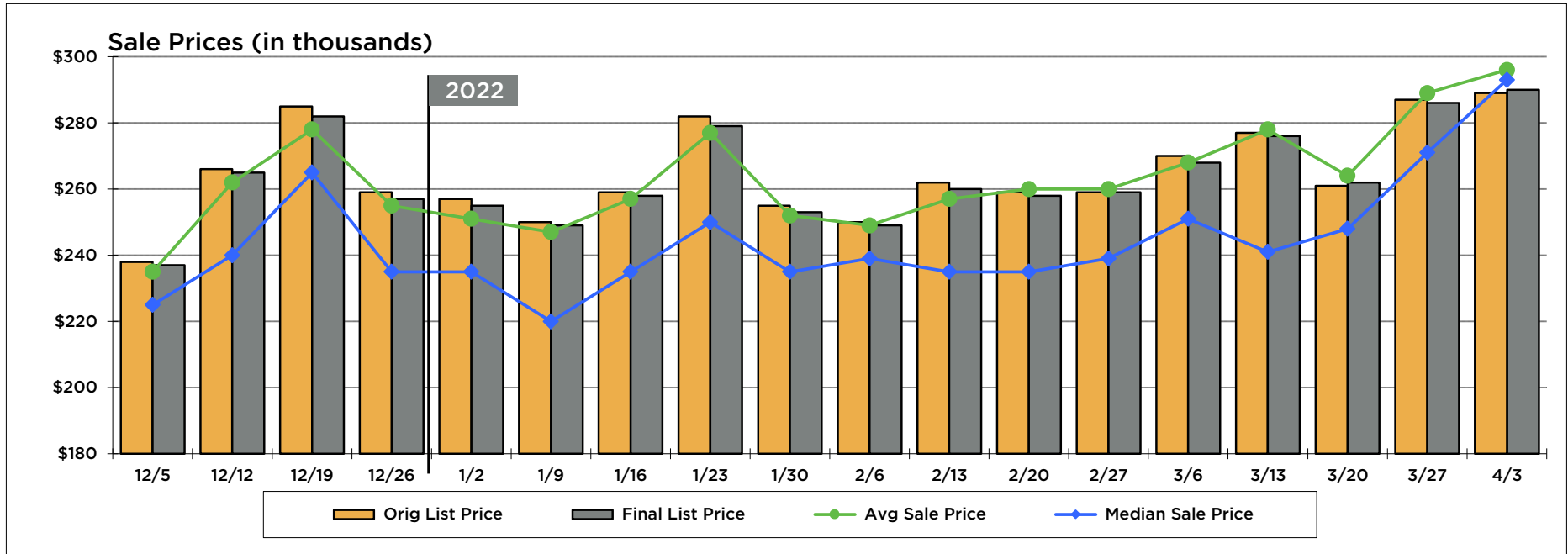
Where are the 8 Single Family Homes available for the Median Price of \$415,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Winter Springs / Tuskawilla	32708	1	\$415,000	3.0	2.0	1,978	\$209.81
Orange County							
Azalea Park	32807	1	\$415,000	4.0	2.0	1,540	\$269.48
Pine Castle / Edgewood	32839	1	\$415,000	4.0	3.0	2,429	\$170.85
Osceola County							
Kissimmee / Buena Ventura Lakes	34743	1	\$415,000	4.0	2.0	1,879	\$220.86
Kissimmee / Celebration	34747	1	\$415,000	4.0	3.0	1,791	\$231.71
St Cloud / Harmony	34773	1	\$415,000	3.0	2.0	1,615	\$256.97
Lake County							
Clermont (Central)	34711	1	\$414,990	3.0	2.0	1,488	\$278.89
Clermont (South)	34714	1	\$415,000	4.0	3.0	2,023	\$205.14

Condos, Townhomes, Villas

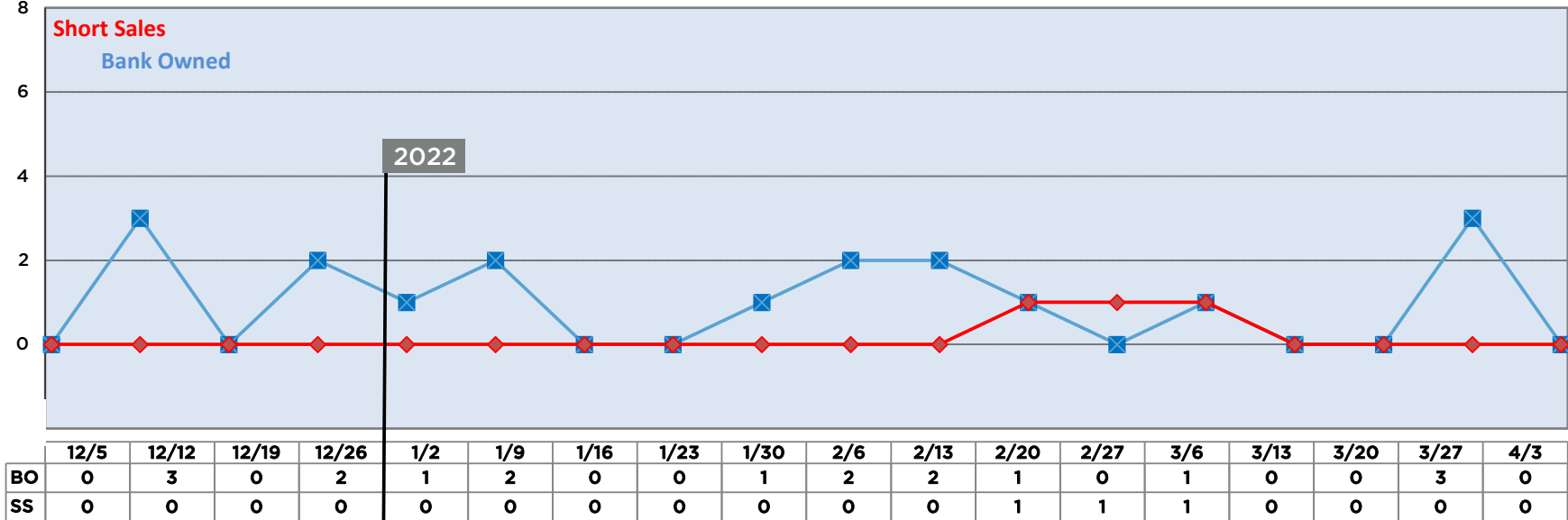
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	186	73	21	55	25	12	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	186	73	21	55	25	12	0
Active Listings	659	244	91	156	71	89	8
Bank Owned	3	2	0	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	655	241	91	155	71	89	8
Months of Inventory	0.82	0.77	1.00	0.65	0.66	1.71	0.00
List Price							
Average Original List Price	\$289,464	\$176,994	\$256,919	\$331,734	\$426,716	\$550,933	\$0
Average Final List Price	\$290,250	\$176,790	\$259,024	\$331,823	\$431,196	\$550,933	\$0
Sale Price							
Average Price	\$296,238	\$179,781	\$267,548	\$338,723	\$440,360	\$559,921	\$0
Median Price	\$292,500	\$187,000	\$265,000	\$331,000	\$445,000	\$529,000	\$0
Price Differences							
<i>Original</i> to <i>Final</i> List Price	\$786	-\$204	\$2,105	\$89	\$4,480	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$6,774	\$2,787	\$10,629	\$6,989	\$13,644	\$8,988	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$5,988	\$2,991	\$8,524	\$6,900	\$9,164	\$8,988	\$0
<i>Original</i> List to <i>Sale</i> Price - %	102.34%	101.57%	104.14%	102.11%	103.20%	101.63%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	102.06%	101.69%	103.29%	102.08%	102.13%	101.63%	0.00%
Days on the Market							
Avg Days Listing to Contract	21	27	17	15	26	8	0
Combined Avg Days to Contract	21	27	17	16	27	8	0
Avg Days Listing to Closing	52	56	50	45	63	36	0
Avg Days Contract to Close	31	30	32	30	37	28	0
Beds / Baths							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	3	4	0
Average Half Baths	0	0	0	1	0	1	0
Square Footage							
Average Square Feet	1,441	1,041	1,406	1,651	1,873	2,080	0

Condos, Townhomes, Villas

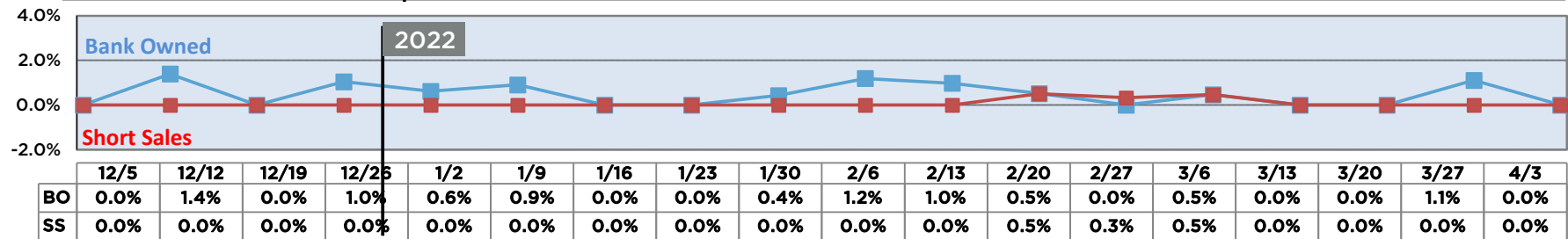
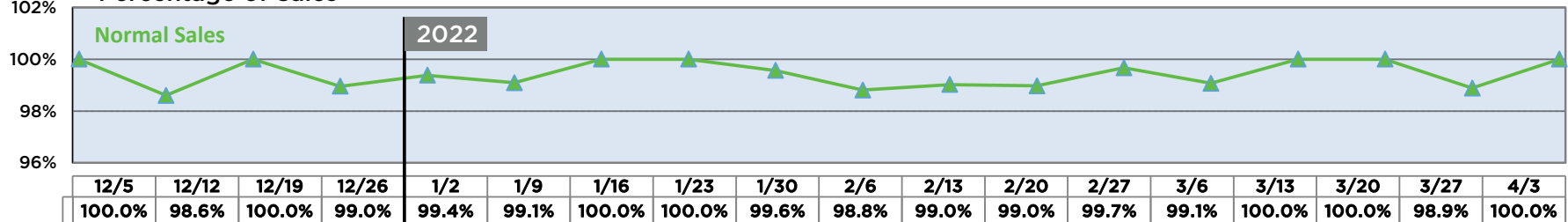


Condos, Townhomes, Villas

Foreclosure Sales

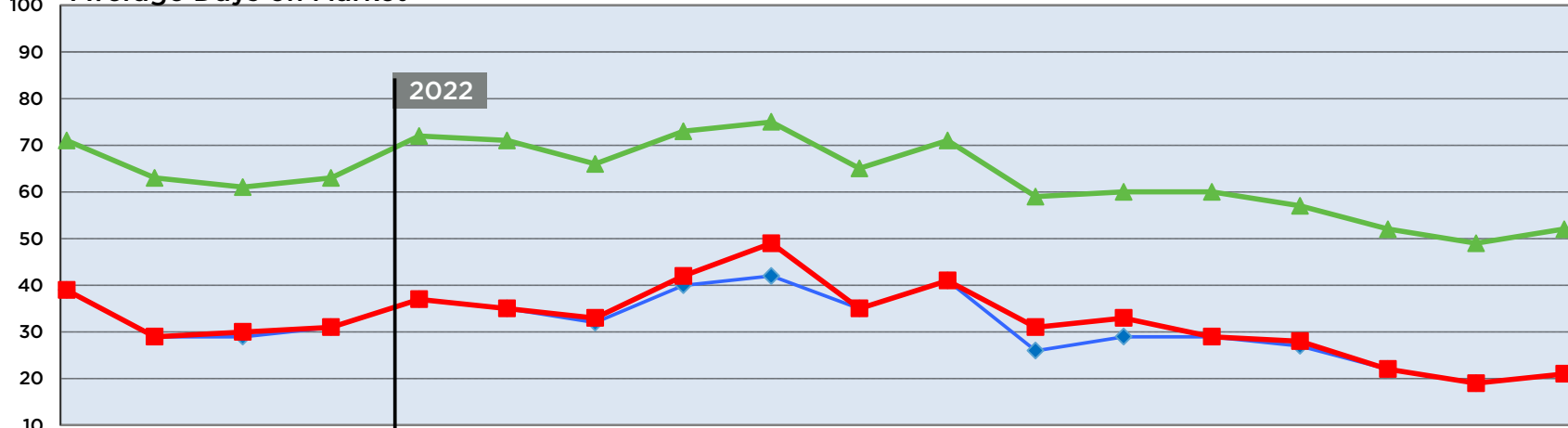


Percentage of Sales



Condos, Townhomes, Villas

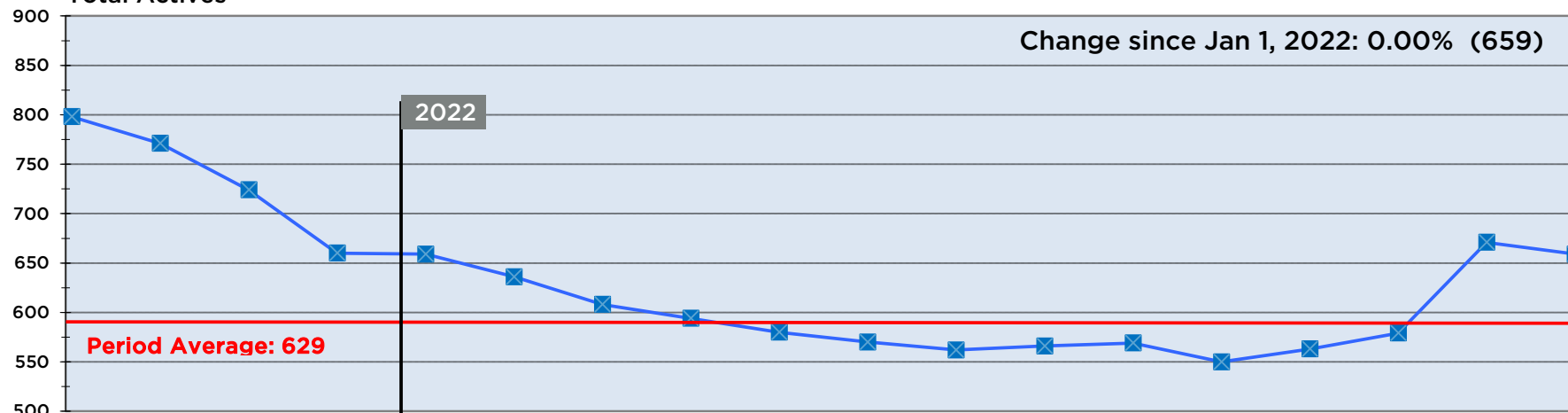
Average Days on Market



	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	4/3
ListToContract	39	29	29	31	37	35	32	40	42	35	41	26	29	29	27	22	19	21
CombDaysOnMkt	39	29	30	31	37	35	33	42	49	35	41	31	33	29	28	22	19	21
ListToClose	71	63	61	63	72	71	66	73	75	65	71	59	60	60	57	52	49	52

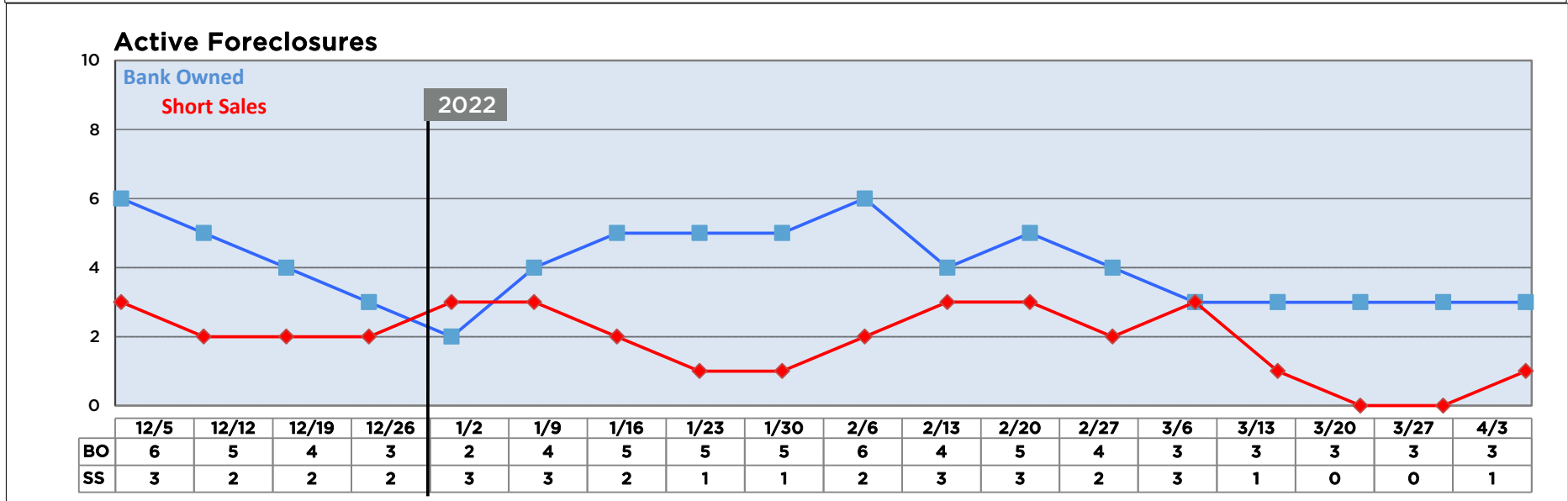
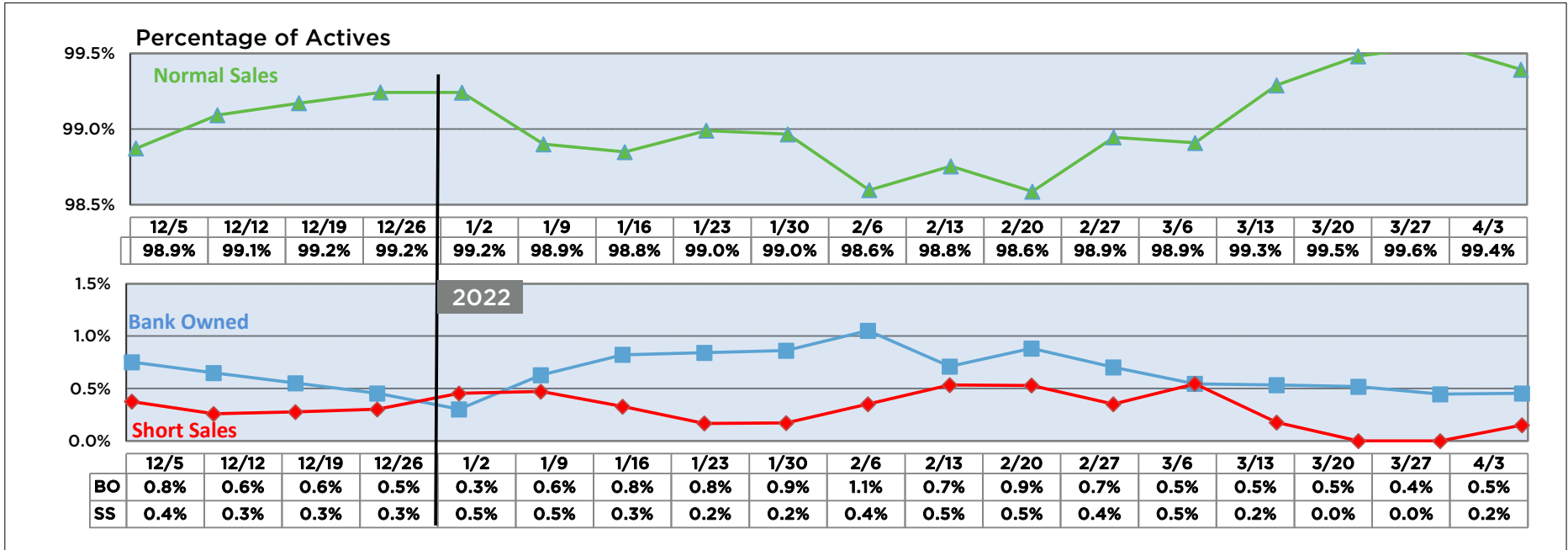
Total Actives

Change since Jan 1, 2022: 0.00% (659)



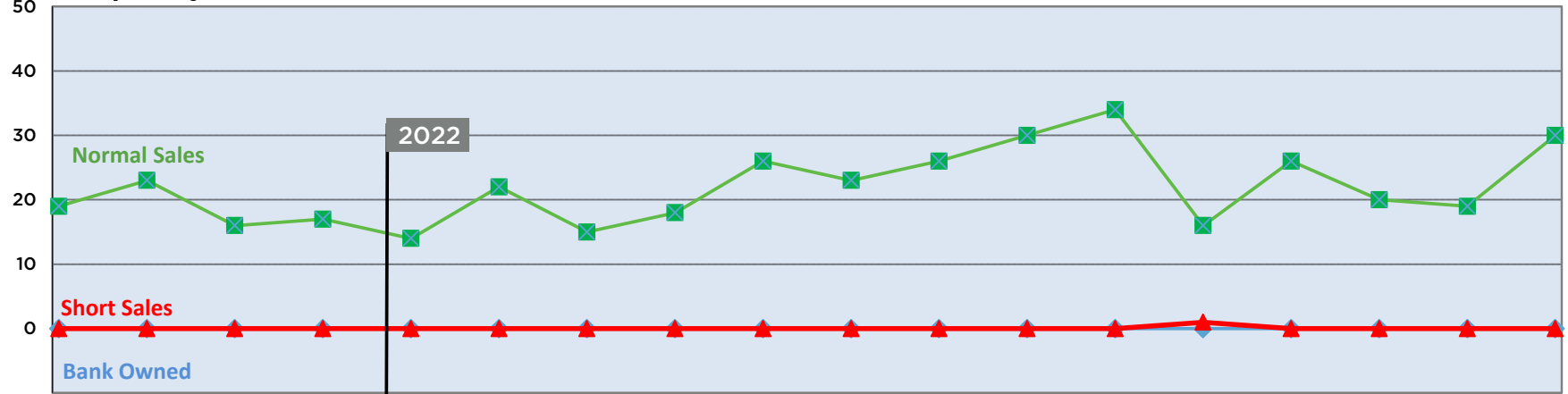
	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3
Total Actives	798	771	724	660	659	636	608	594	580	570	562	566	569	550	563	579	671	659

Condos, Townhomes, Villas



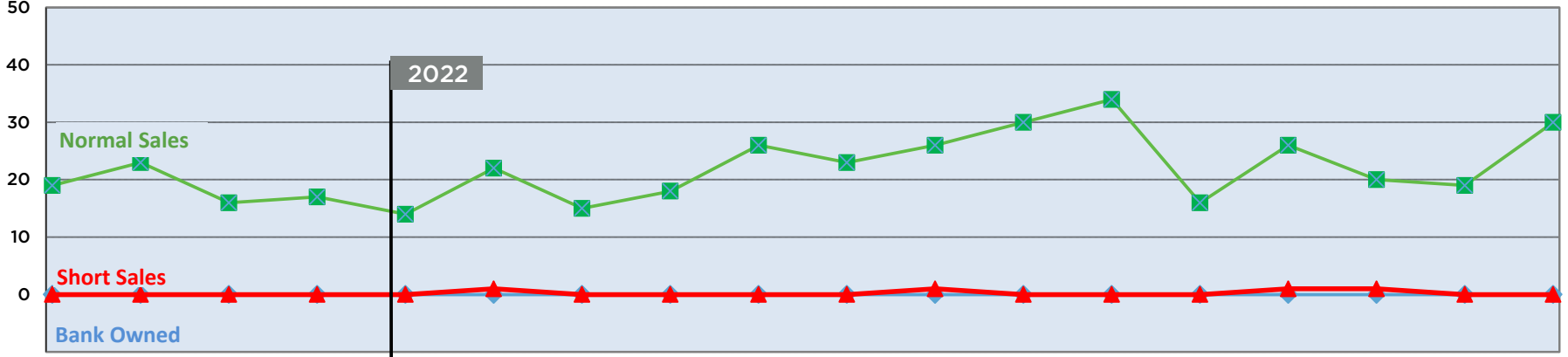
Condos, Townhomes, Villas

Temporary Off Market



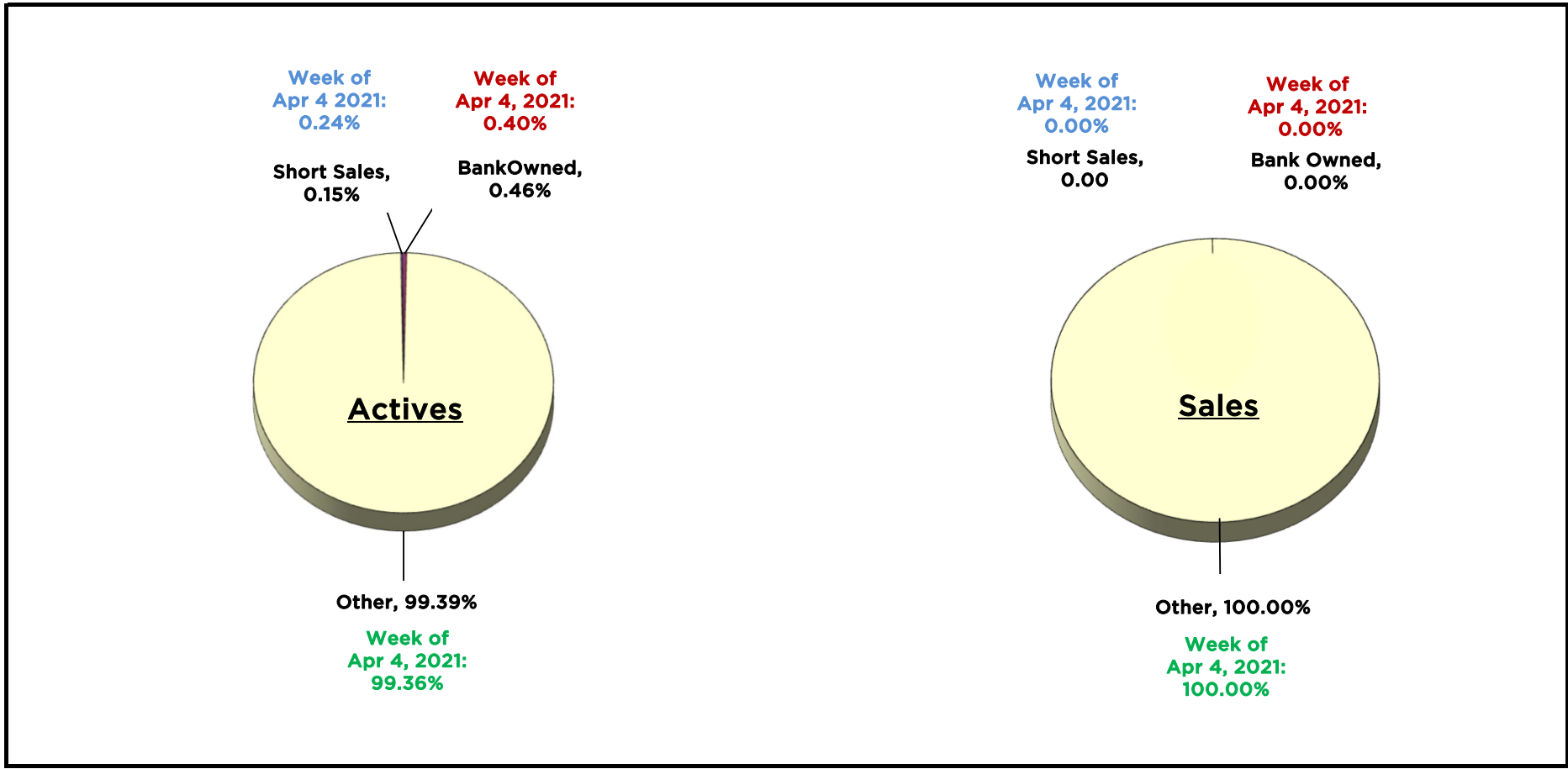
	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3
Norm	19	23	16	17	14	22	15	18	26	23	26	30	34	16	26	20	19	30
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0

Withdrawn



	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	4/3
Norm	19	23	16	17	14	22	15	18	26	23	26	30	34	16	26	20	19	30
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	1	0	0	0	1	1	0	0

Condos, Townhomes, Villas





Monday Morning Quarterback
04/03/2022 - 04/09/2022
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$292,500 (± \$500)