



Monday Morning Quarterback Summary

Week of April 10, 2022 - April 16, 2022

Single-family existing homes

- Sales of single-family homes increased to 599 during the week of Apr 10, from 582 the week prior
- The median price of a single family home remains constant at \$415,000
- The number of single-family home foreclosure transactions increased to 3 last week, from 0 the week of Apr 03
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory decreased by 19, and now sits at 1,832

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 199 during the week of Apr 10, from 186 the week prior
- The median price of condos, townhomes, and villas decreased to \$270,000, a change of -7.7%
- 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 decreased by 18, and now sits at 641

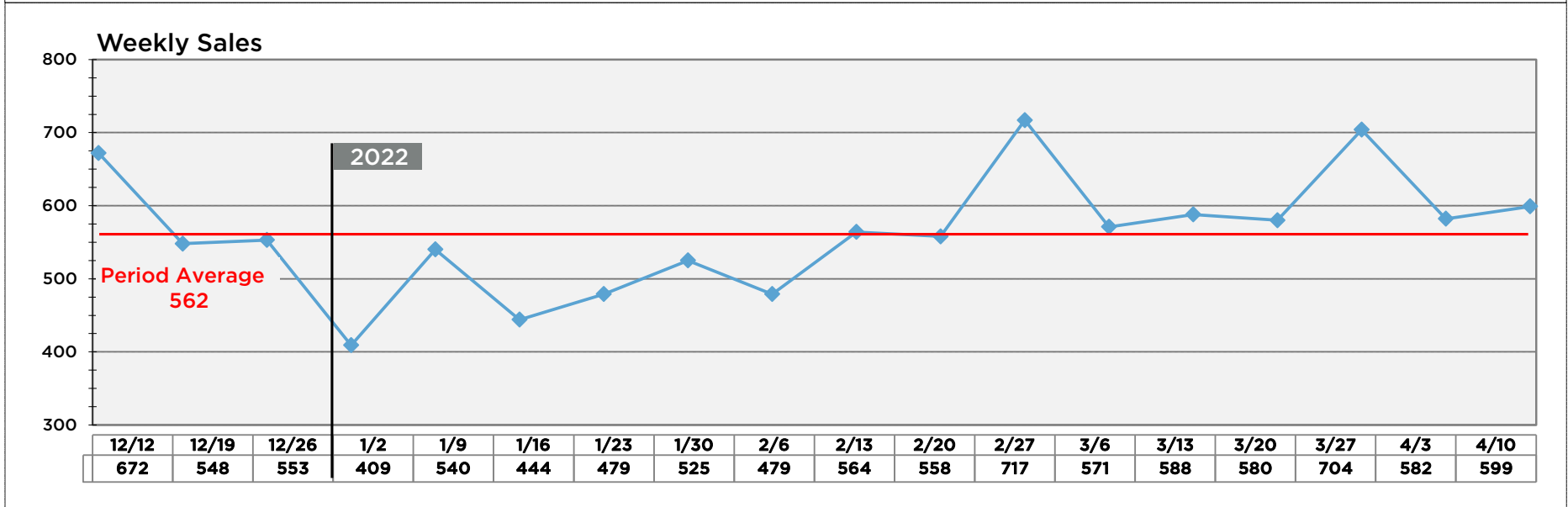
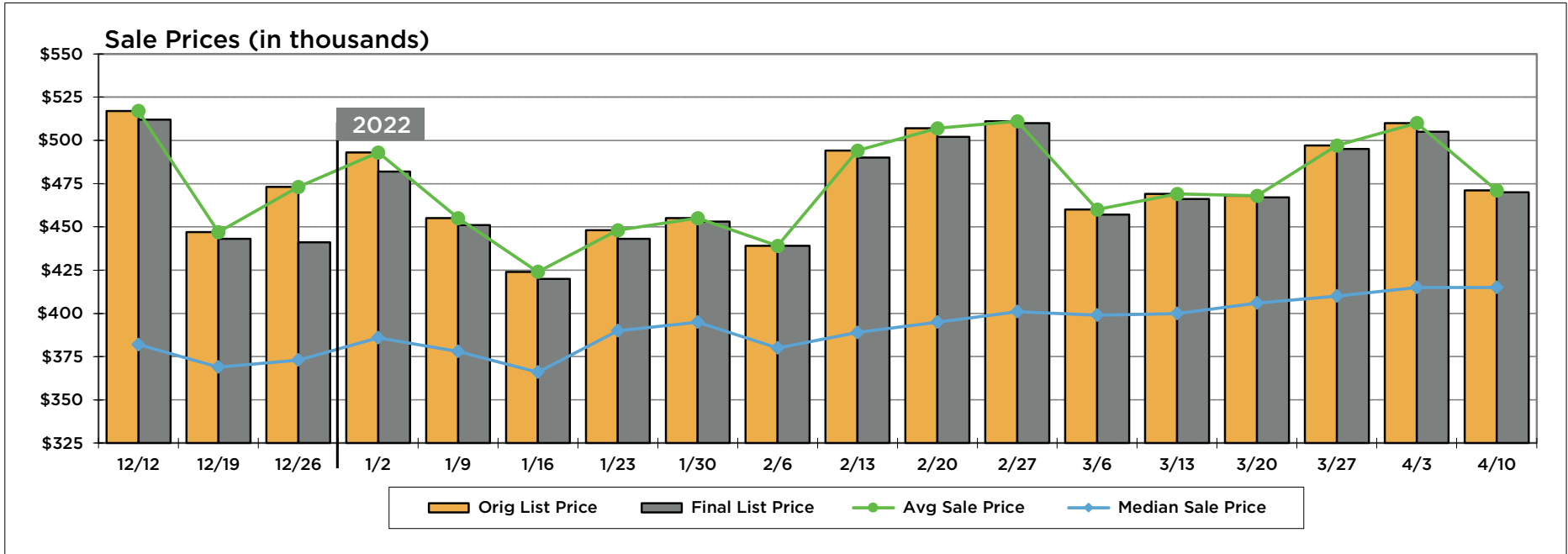
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
04/10/2022 - 04/16/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

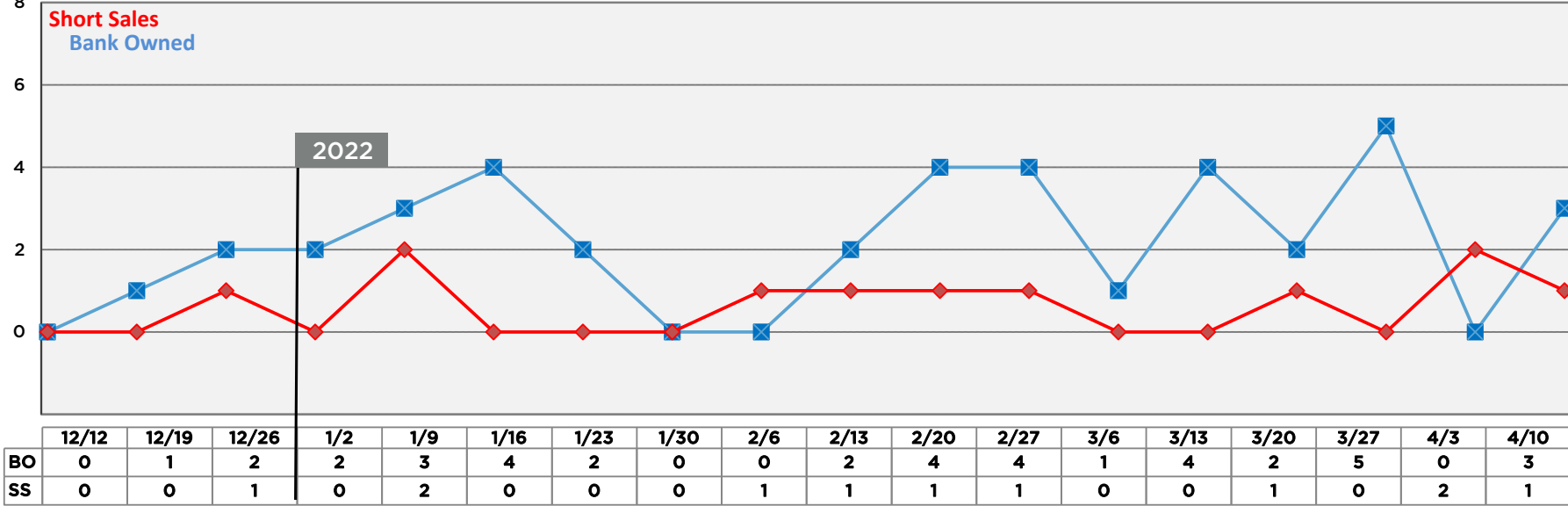
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	599	66	47	160	121	181	24
Bank Owned	3	1	0	2	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	595	65	47	157	121	181	24
Active Listings	1,832	171	157	282	311	626	285
Bank Owned	16	7	4	1	2	2	0
Short Sales	4	0	1	1	2	0	0
Other	1,812	164	152	280	307	624	285
Months of Inventory	0.71	0.60	0.77	0.41	0.59	0.80	2.74
<i>List Price</i>							
Average Original List Price	\$471,396	\$185,558	\$277,614	\$349,961	\$434,263	\$653,165	\$1,262,869
Average Final List Price	\$469,855	\$181,599	\$275,093	\$350,025	\$433,816	\$651,351	\$1,255,744
<i>Sale Price</i>							
Average Price	\$474,458	\$178,855	\$275,511	\$353,637	\$440,444	\$661,619	\$1,242,433
Median Price	\$415,000	\$192,250	\$275,000	\$355,000	\$435,000	\$635,000	\$1,211,000
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$1,541	-\$3,959	-\$2,521	\$64	-\$447	-\$1,814	-\$7,125
<i>Original</i> List to <i>Sale</i> Price - \$	\$3,062	-\$6,703	-\$2,103	\$3,676	\$6,181	\$8,454	-\$20,436
<i>Final</i> List to <i>Sale</i> Price - \$	\$4,603	-\$2,744	\$418	\$3,612	\$6,628	\$10,268	-\$13,311
<i>Original</i> List to <i>Sale</i> Price - %	100.65%	96.39%	99.24%	101.05%	101.42%	101.29%	98.38%
<i>Final</i> List to <i>Sale</i> Price - %	100.98%	98.49%	100.15%	101.03%	101.53%	101.58%	98.94%
<i>Days on the Market</i>							
Avg Days Listing to Contract	22	32	22	16	18	28	16
Combined Avg Days to Contract	26	34	24	16	19	29	16
Avg Days Listing to Closing	56	63	57	51	51	63	52
Avg Days Contract to Close	34	31	34	34	32	35	37
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	5	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	2,132	1,126	1,427	1,714	2,009	2,903	3,883

Single Family Homes

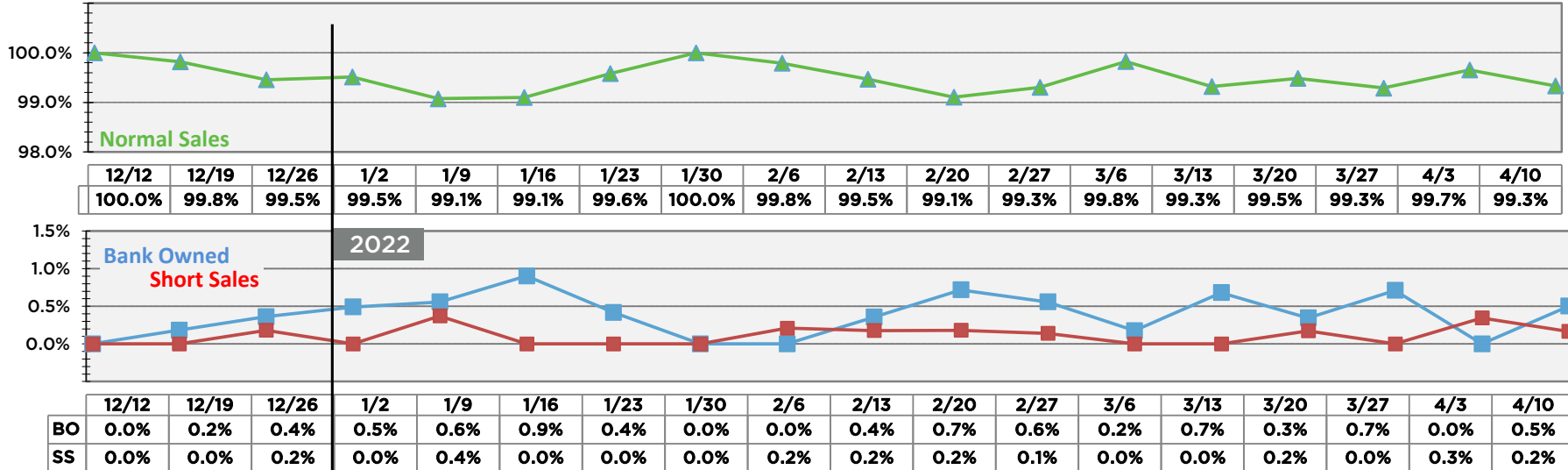


Single Family Homes

Foreclosure Sales

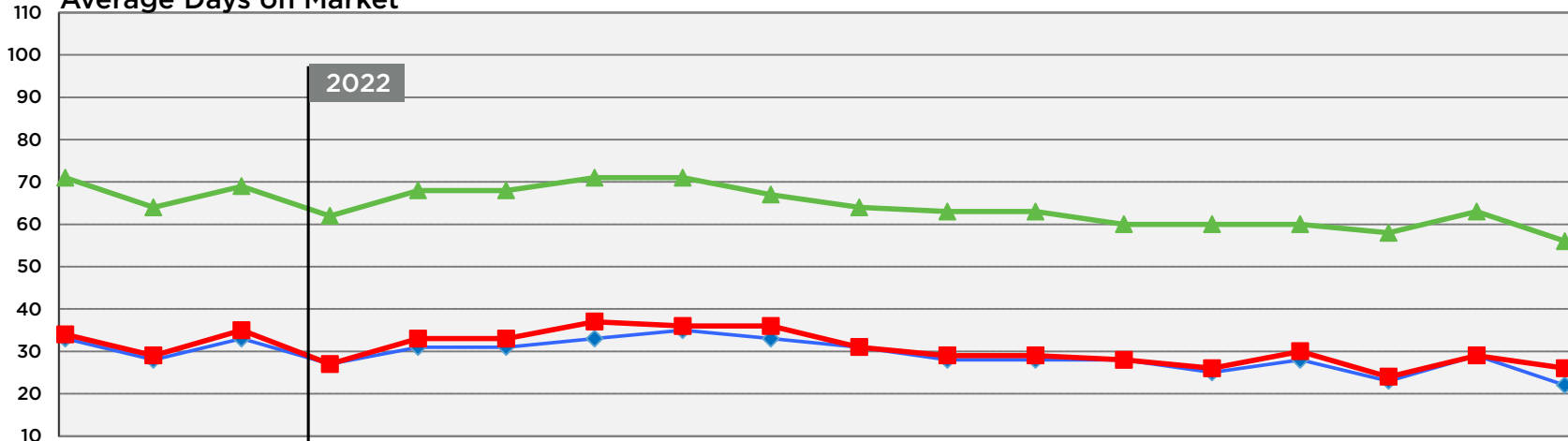


Percentage of Sales



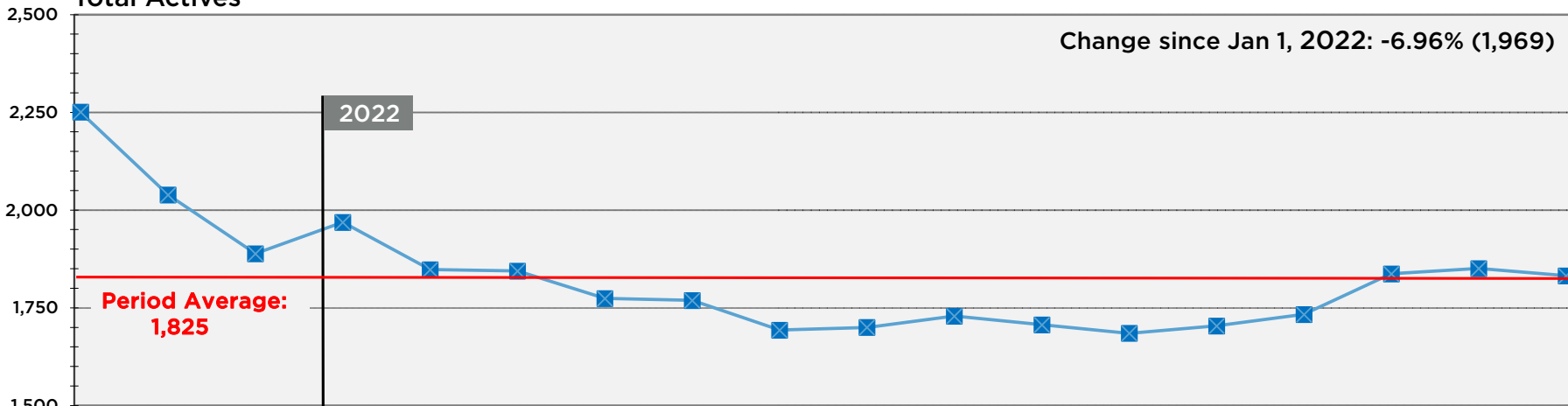
Single Family Homes

Average Days on Market



	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	4/10
ListToContract	33	28	33	27	31	31	33	35	33	31	28	28	28	25	28	23	29	22
CombDaysOnMkt	34	29	35	27	33	33	37	36	36	31	29	29	28	26	30	24	29	26
ListToClose	71	64	69	62	68	68	71	71	67	64	63	63	60	60	60	58	63	56

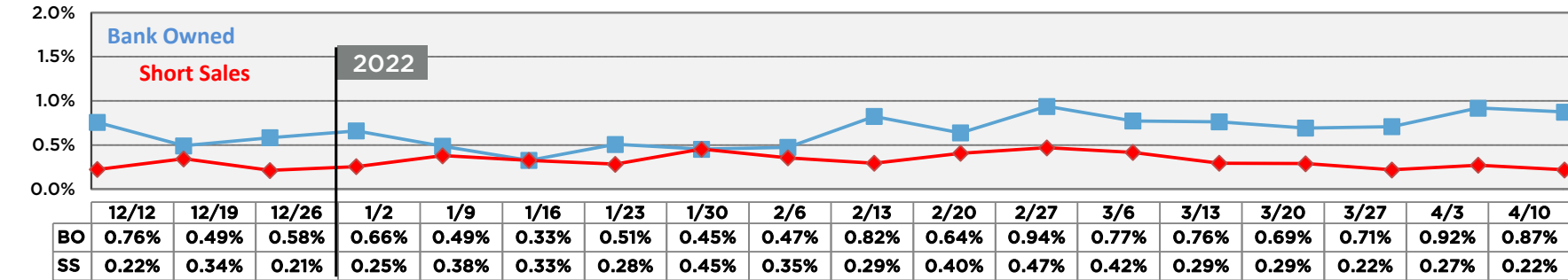
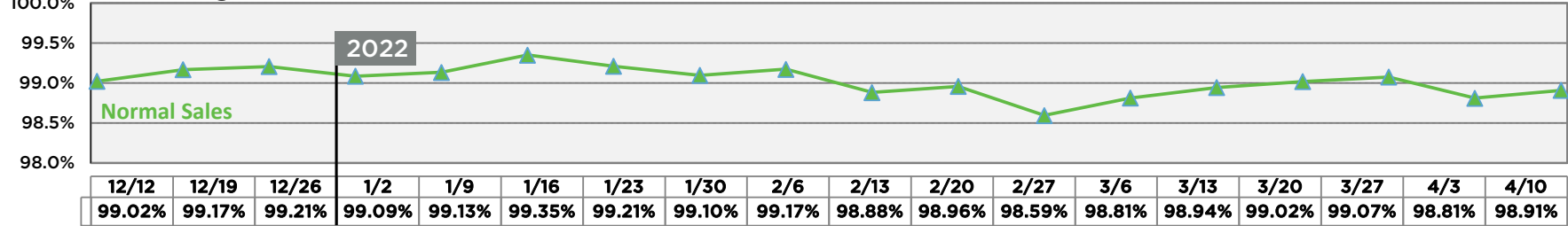
Total Actives



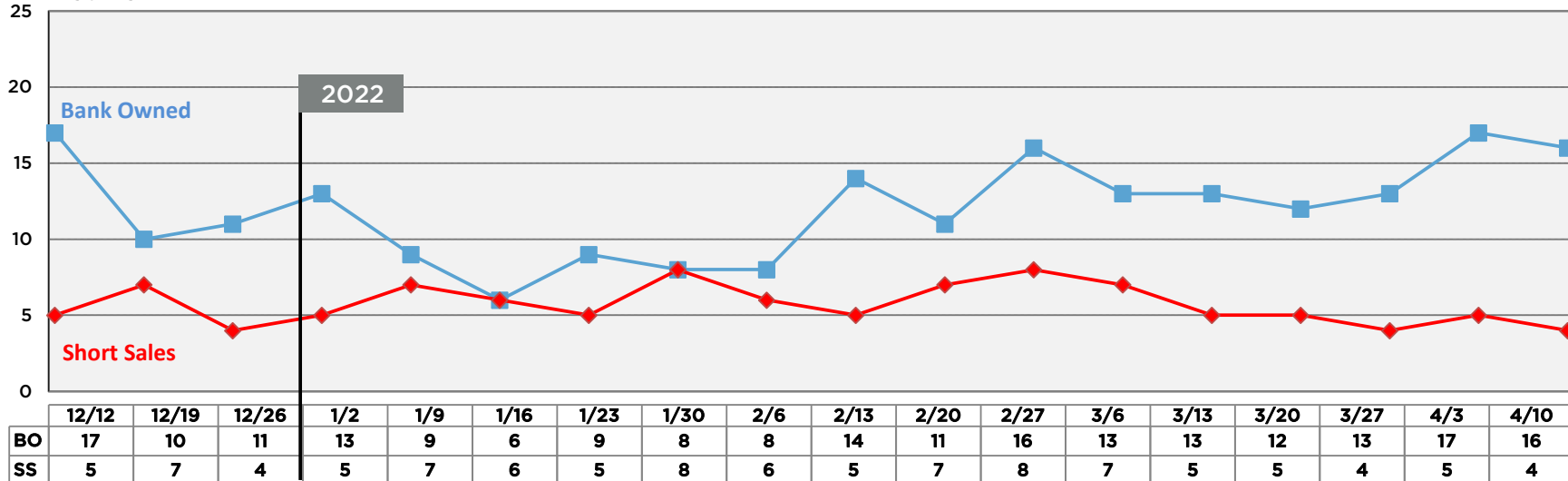
	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10
Total Actives	2,251	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832

Single Family Homes

Percentage of Actives

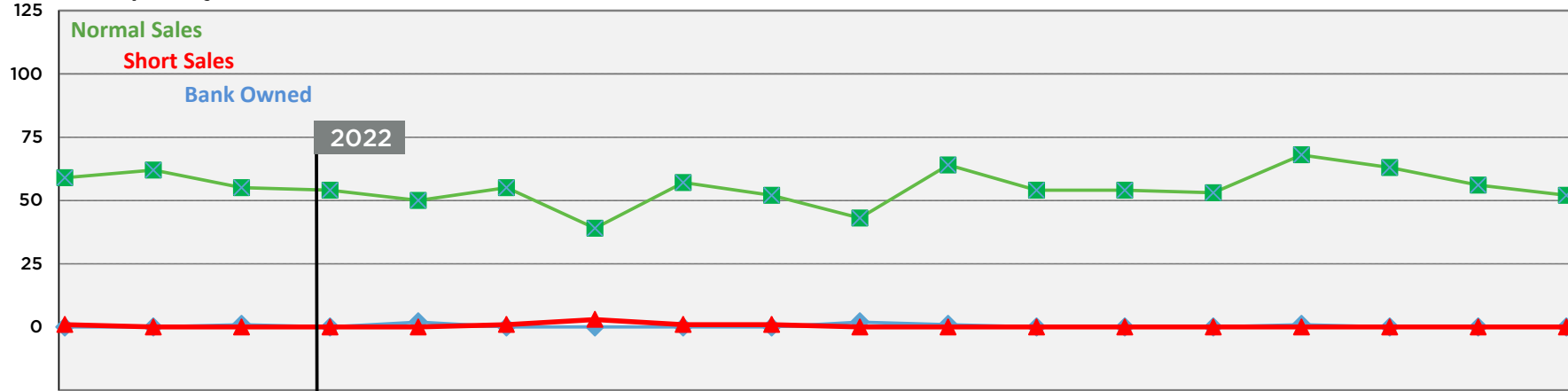


Active Foreclosures



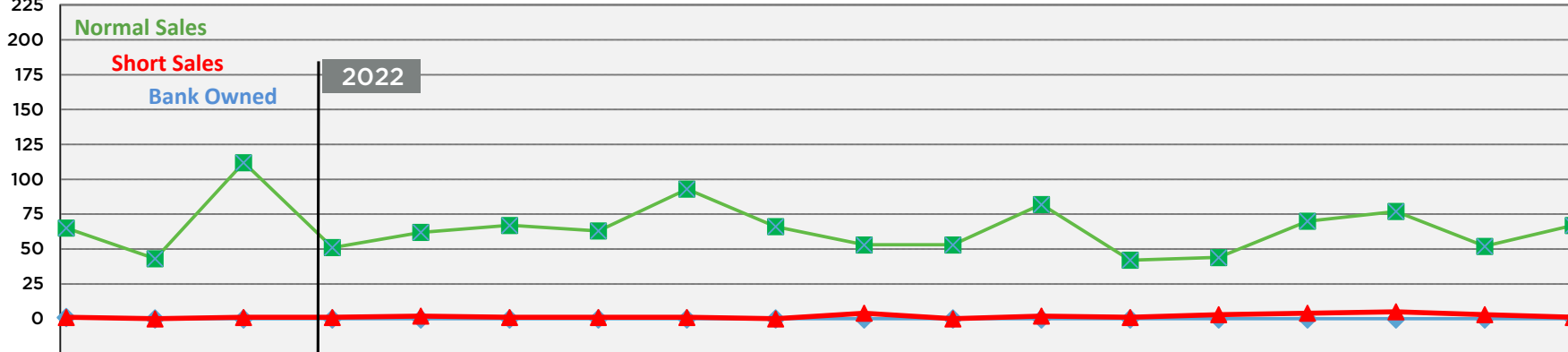
Single Family Homes

Temporary Off Market



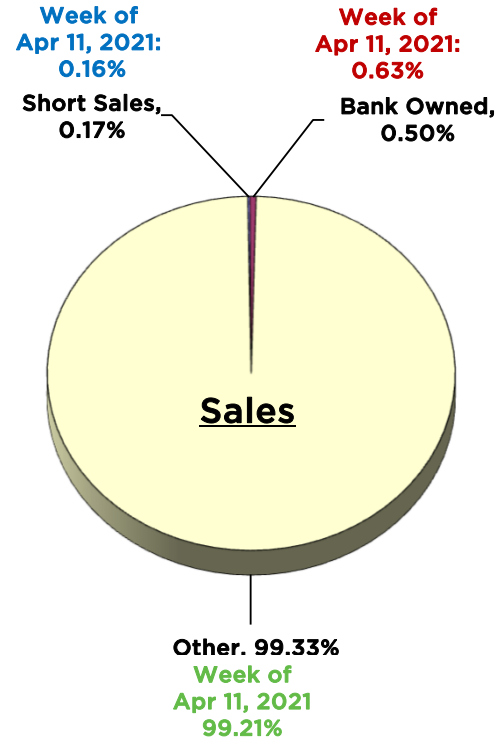
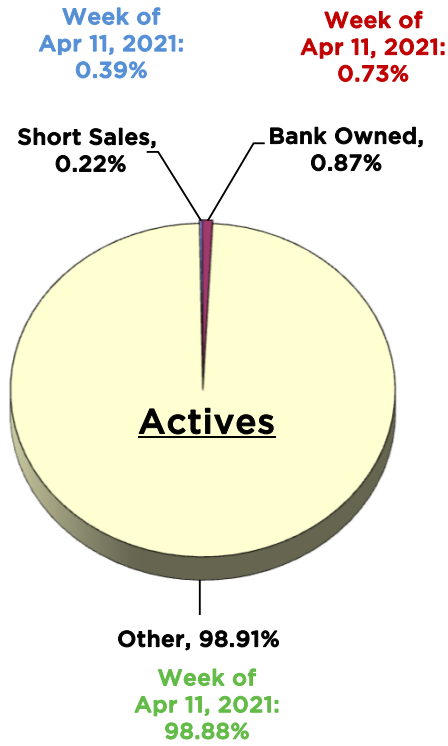
	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10
Norm	59	62	55	54	50	55	39	57	52	43	64	54	54	53	68	63	56	52
BO	0	0	1	0	2	0	0	0	0	2	1	0	0	0	1	0	0	0
SS	1	0	0	0	0	1	3	1	1	0	0	0	0	0	0	0	0	0

Withdrawn



	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	4/10
Norm	65	43	112	51	62	67	63	93	66	53	53	82	42	44	70	77	52	67
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	1	1	2	1	1	1	0	4	0	2	1	3	4	5	3	1

Single Family Homes





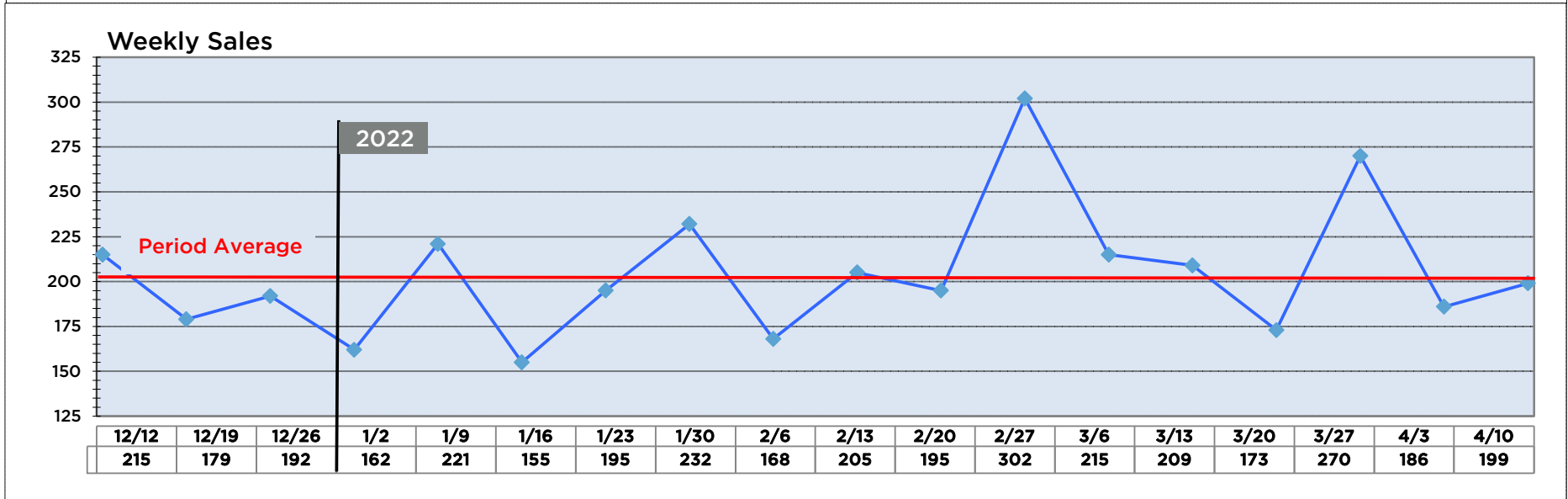
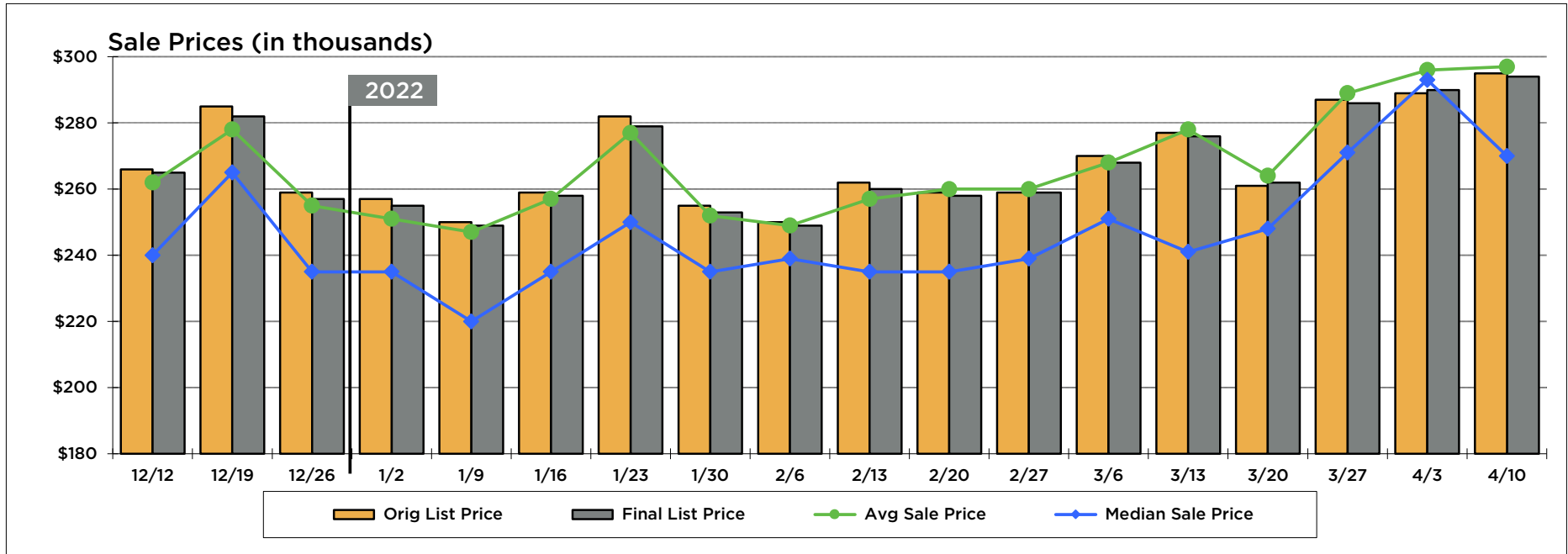
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There are no Single Family Homes available for the Median Price of \$415,000 (± \$500)

Condos, Townhomes, Villas

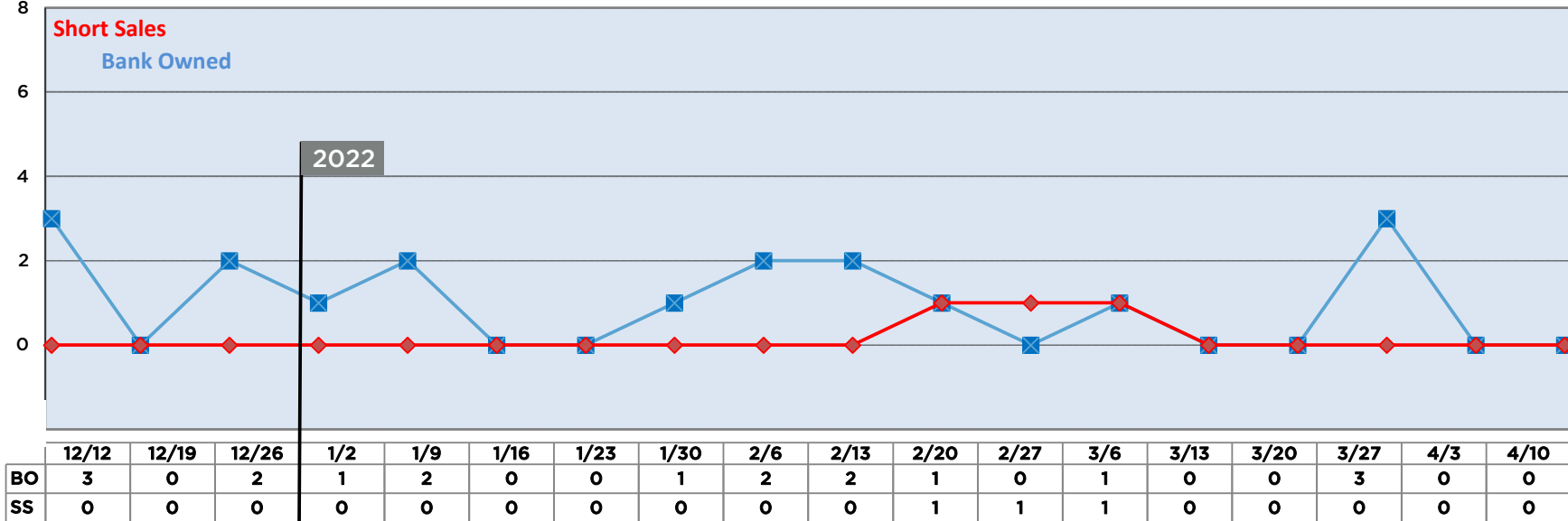
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	199	86	32	38	21	21	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	199	86	32	38	21	21	1
Active Listings	641	230	92	154	70	88	7
Bank Owned	2	1	0	0	0	1	0
Short Sales	1	1	0	0	0	0	0
Other	638	228	92	154	70	87	7
Months of Inventory	0.74	0.62	0.66	0.94	0.77	0.97	1.62
List Price							
Average Original List Price	\$295,420	\$176,014	\$272,197	\$333,655	\$421,795	\$562,829	\$1,585,000
Average Final List Price	\$294,402	\$173,893	\$272,606	\$334,466	\$417,748	\$563,829	\$1,585,000
Sale Price							
Average Price	\$297,089	\$172,989	\$274,715	\$339,868	\$430,119	\$568,820	\$1,560,000
Median Price	\$270,000	\$178,050	\$276,500	\$335,000	\$420,000	\$535,000	\$1,560,000
Price Differences							
Original to Final List Price	-\$1,018	-\$2,121	\$409	\$811	-\$4,047	\$1,000	\$0
Original List to Sale Price - \$	\$1,669	-\$3,025	\$2,518	\$6,213	\$8,324	\$5,991	-\$25,000
Final List to Sale Price - \$	\$2,687	-\$904	\$2,109	\$5,402	\$12,371	\$4,991	-\$25,000
Original List to Sale Price - %	100.56%	98.28%	100.93%	101.86%	101.97%	101.06%	98.42%
Final List to Sale Price - %	100.91%	99.48%	100.77%	101.62%	102.96%	100.89%	98.42%
Days on the Market							
Avg Days Listing to Contract	23	29	20	21	10	19	42
Combined Avg Days to Contract	24	29	20	21	10	26	42
Avg Days Listing to Closing	57	60	50	58	49	61	70
Avg Days Contract to Close	34	33	29	36	40	42	27
Beds / Baths							
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	0	1	1	1
Square Footage							
Average Square Feet	1,373	999	1,430	1,558	1,807	1,968	3,112

Condos, Townhomes, Villas

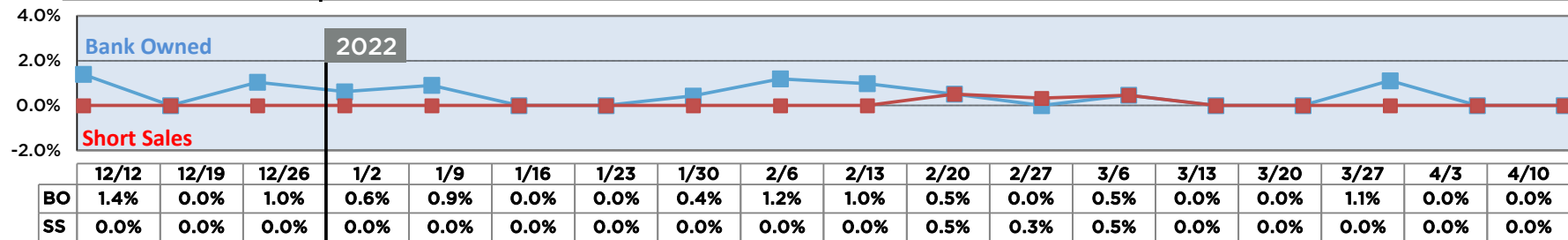
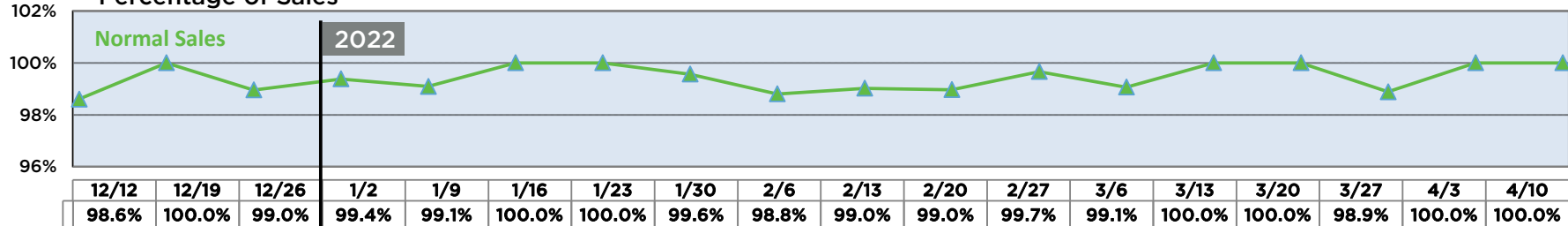


Condos, Townhomes, Villas

Foreclosure Sales



Percentage of Sales



Condos, Townhomes, Villas

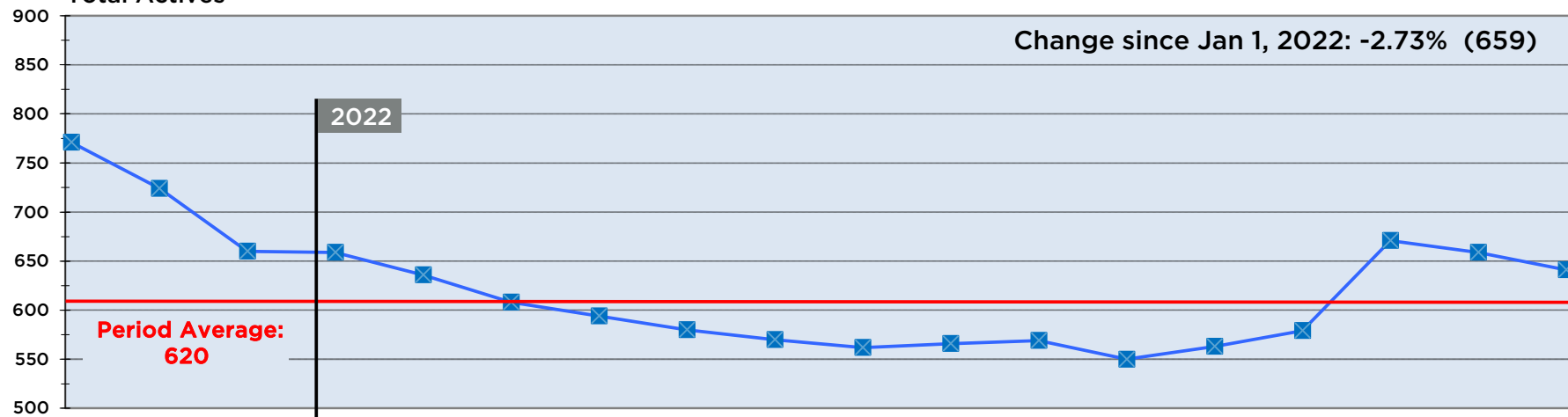
Average Days on Market



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ListToContract	29	29	31	37	35	32	40	42	35	41	26	29	29	27	22	19	21	23
CombDaysOnMkt	29	30	31	37	35	33	42	49	35	41	31	33	29	28	22	19	21	24
ListToClose	63	61	63	72	71	66	73	75	65	71	59	60	60	57	52	49	52	57

Total Actives

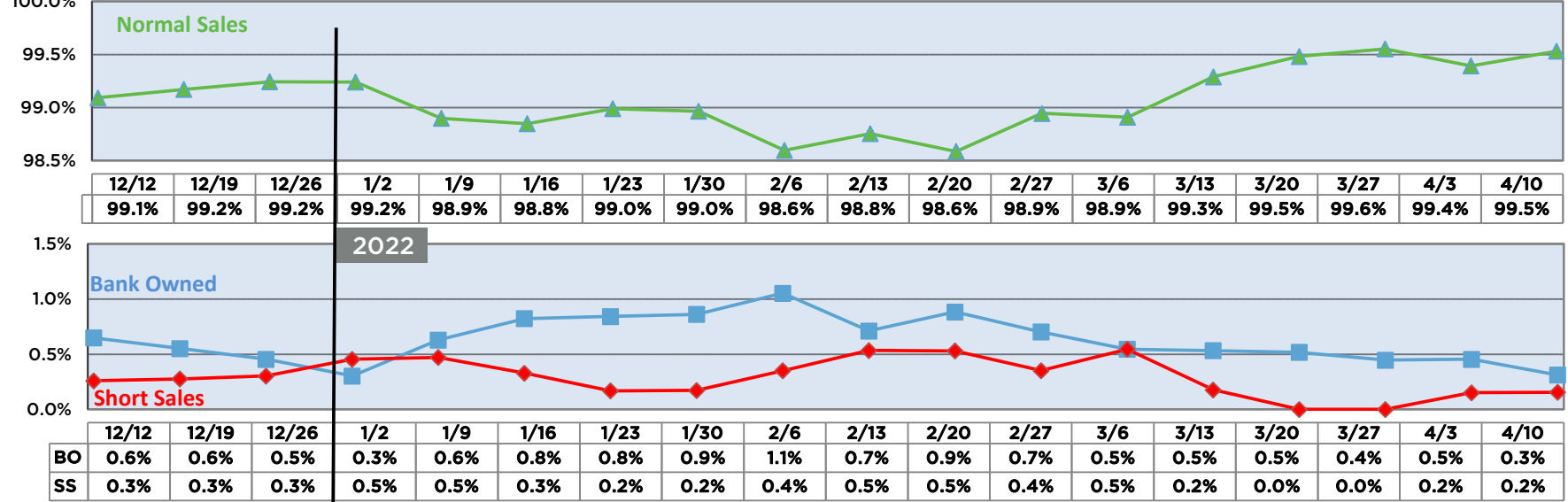
Change since Jan 1, 2022: -2.73% (659)



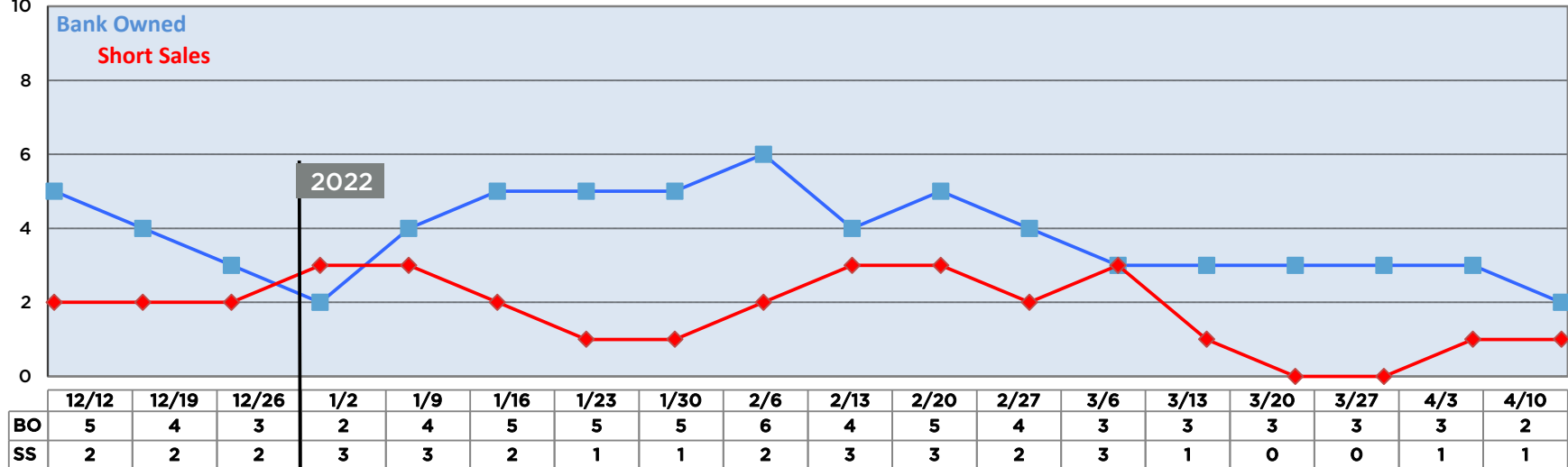
	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10
Total Actives	771	724	660	659	636	608	594	580	570	562	566	569	550	563	579	671	659	641

Condos, Townhomes, Villas

Percentage of Actives

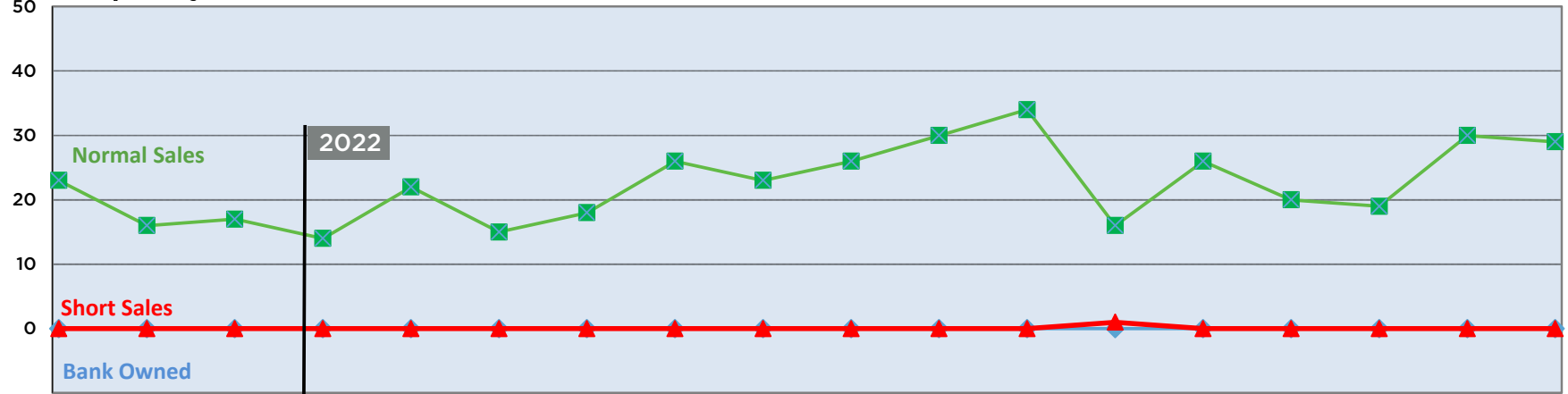


Active Foreclosures



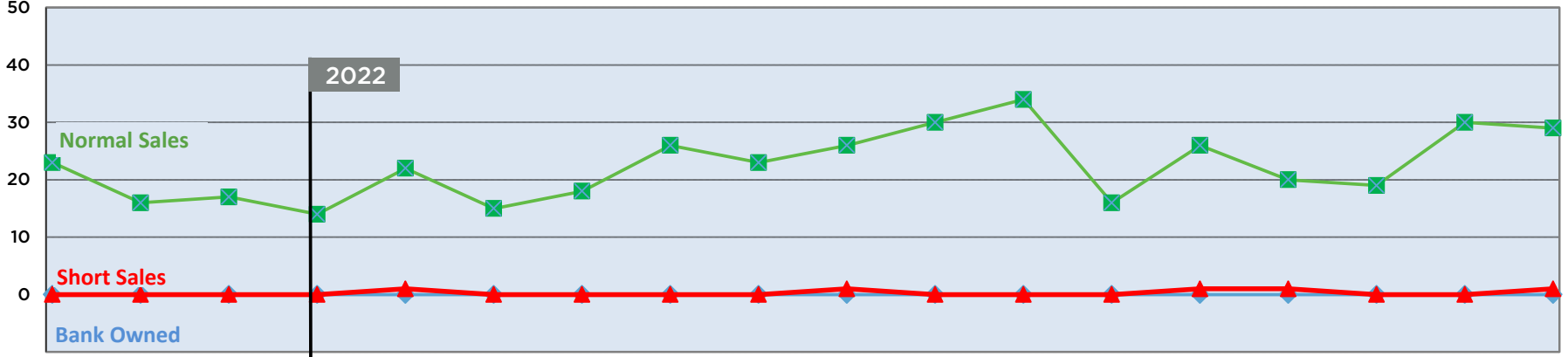
Condos, Townhomes, Villas

Temporary Off Market



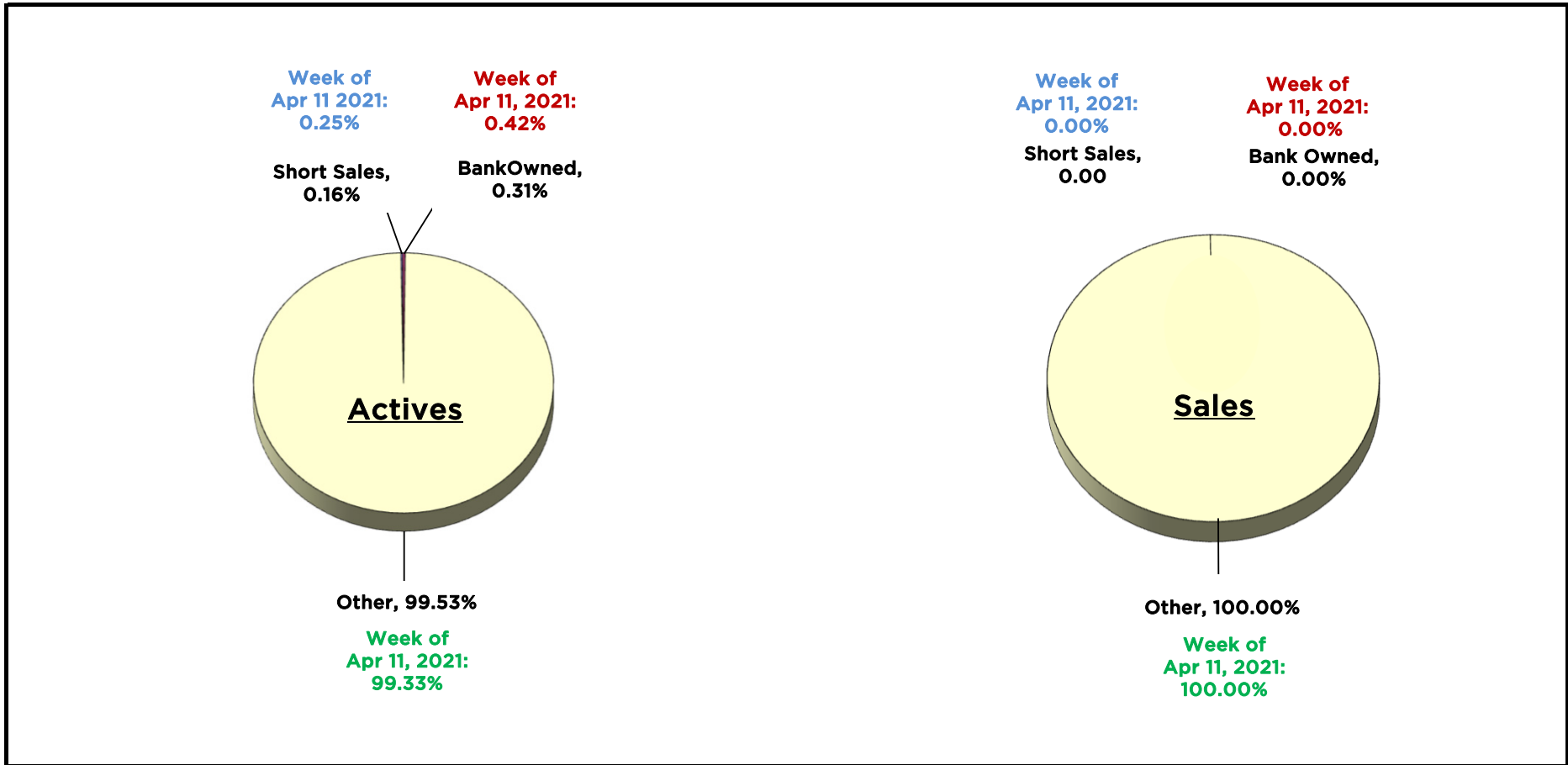
	12/12	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10
Norm	23	16	17	14	22	15	18	26	23	26	30	34	16	26	20	19	30	29
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

Withdrawn



	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	4/10
Norm	23	16	17	14	22	15	18	26	23	26	30	34	16	26	20	19	30	29
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	0	1	0	0	0	1	1	0	0	1

Condos, Townhomes, Villas



Where are the 8 Condos, Townhomes, or Villas available for the Median Price of \$270,000? (± \$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							
Casselberry	32707	1	\$269,900	2.0	2.0	1,136	\$237.59
Orange County							
Conway	32812	1	\$270,000	3.0	2.0	1,334	\$202.40
Union Park / Chickasaw	32829	2	\$270,000	3.0	2.0	1,318	\$204.86
Metro West / Orlo Vista	32835	1	\$270,000	3.0	2.0	1,260	\$214.29
Hunters Creek	32837	1	\$270,000	3.0	2.0	1,037	\$260.37
Osceola County							
Kissimmee / Celebration	34747	1	\$269,900	3.0	2.0	1,402	\$192.51
Lake County							
Leesburg (East)/Haines Creek	34788	1	\$270,000	3.0	2.0	1,596	\$169.17