



Monday Morning Quarterback Summary

Week of April 17, 2022 - April 23, 2022

Single-family existing homes

- Sales of single-family homes decreased to 560 during the week of Apr 17, from 599 the week prior
- The median price of single family homes increased to \$422,000, a change of 1.7%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 3 the week of Apr 10
- The number of single-family home short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory increased by 195, and now sits at 2,027

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 189 during the week of Apr 17, from 199 the week prior
- The median price of condos, townhomes, and villas decreased to \$259,900, a change of -3.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Apr 10
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 32, and now sits at 673

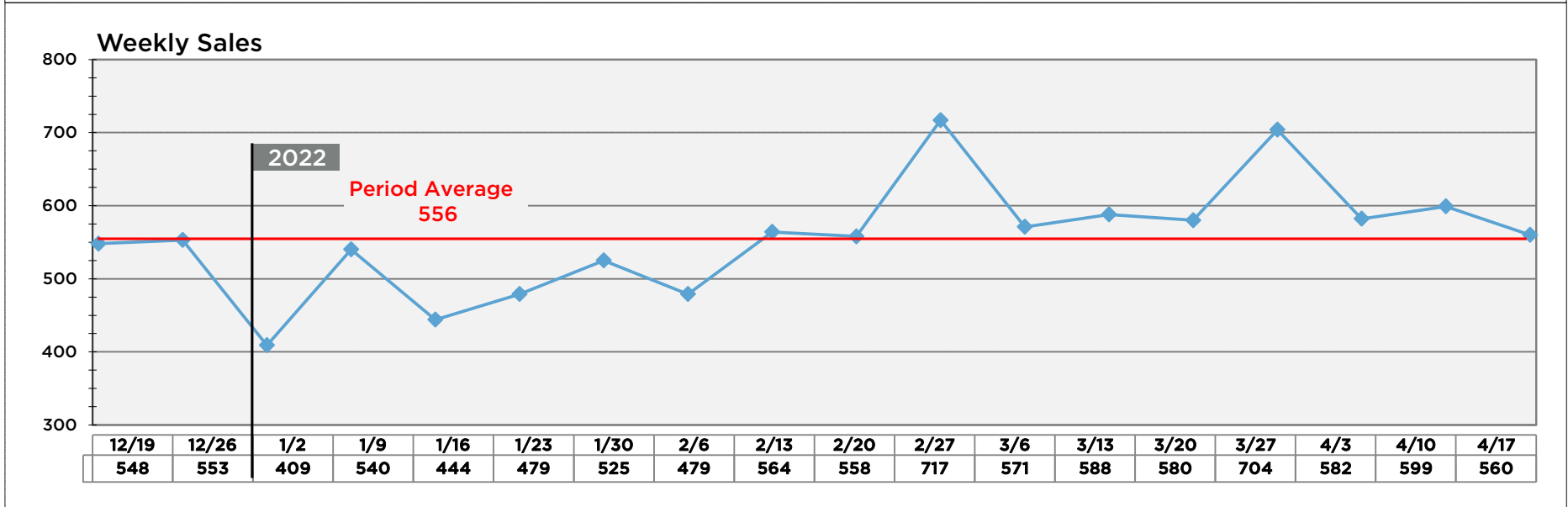
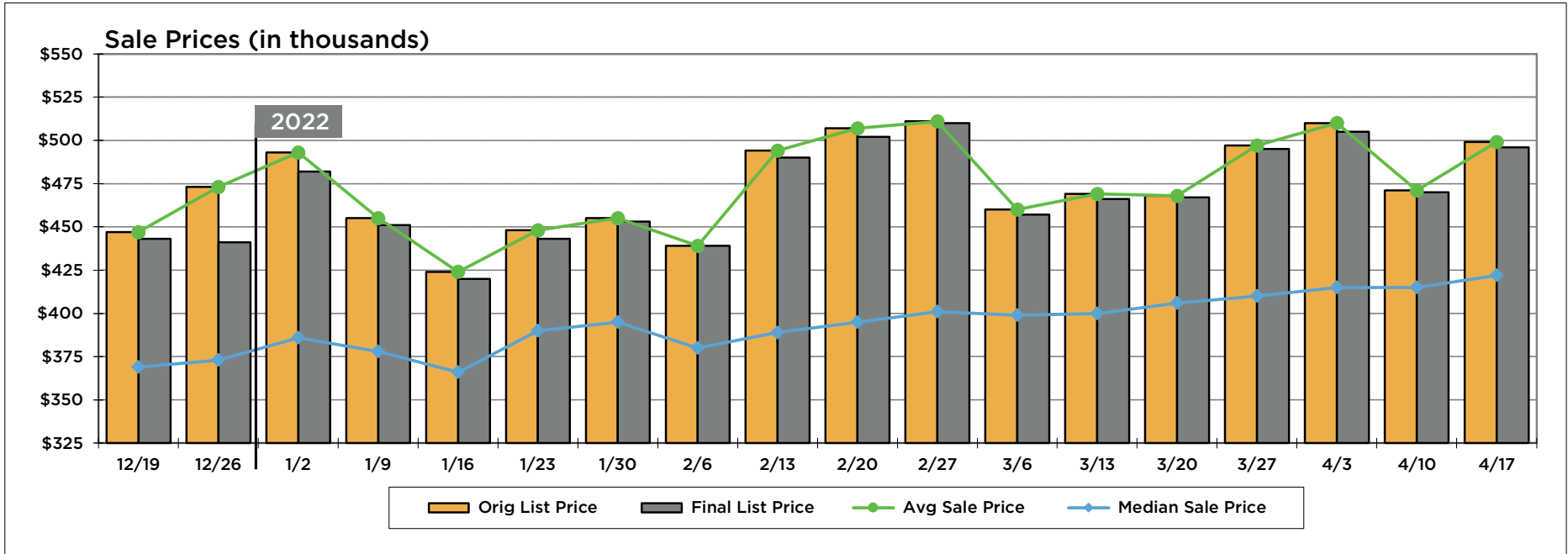
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
04/17/2022 - 04/23/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

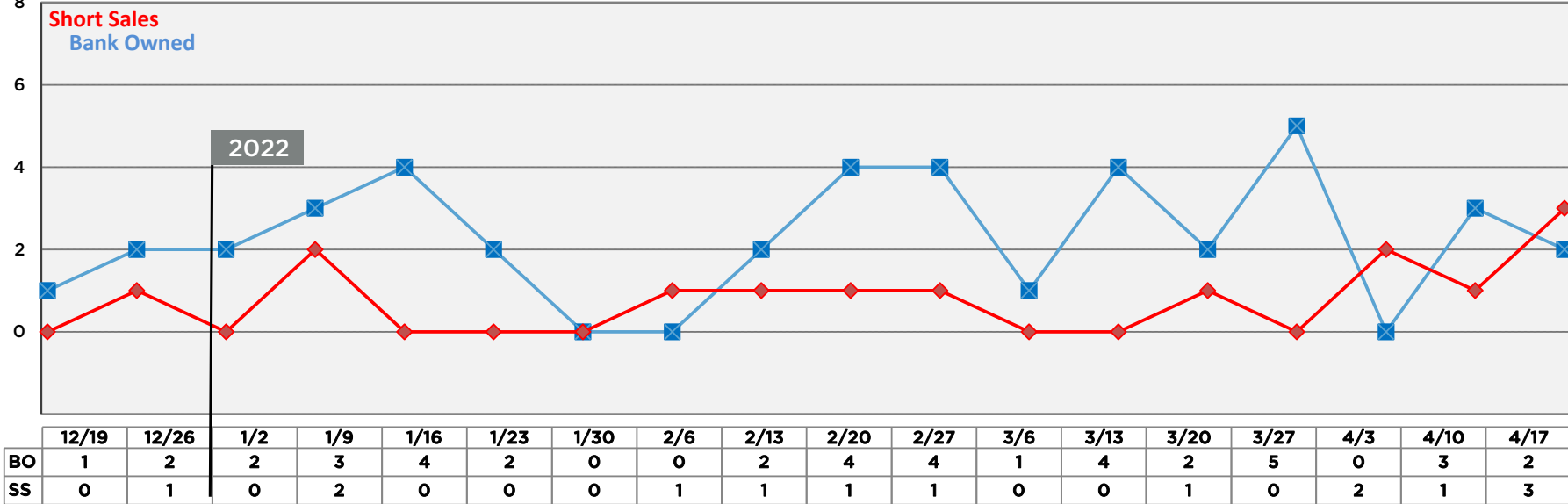
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	560	54	39	157	112	168	30
Bank Owned	2	0	0	2	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	555	51	39	155	112	168	30
Active Listings	2,027	190	135	346	375	694	287
Bank Owned	15	7	3	2	2	1	0
Short Sales	6	0	1	1	3	1	0
Other	2,006	183	131	343	370	692	287
Months of Inventory	0.84	0.81	0.80	0.51	0.77	0.95	2.21
<i>List Price</i>							
Average Original List Price	\$499,082	\$185,215	\$272,780	\$350,880	\$438,183	\$646,687	\$1,534,598
Average Final List Price	\$496,332	\$184,176	\$270,650	\$349,638	\$436,189	\$643,459	\$1,519,931
<i>Sale Price</i>							
Average Price	\$502,139	\$178,518	\$272,481	\$355,274	\$444,058	\$655,037	\$1,512,417
Median Price	\$422,000	\$185,000	\$275,000	\$361,000	\$442,000	\$625,500	\$1,401,500
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$2,750	-\$1,039	-\$2,130	-\$1,242	-\$1,994	-\$3,228	-\$14,667
<i>Original</i> List to <i>Sale</i> Price - \$	\$3,057	-\$6,697	-\$299	\$4,394	\$5,875	\$8,350	-\$22,181
<i>Final</i> List to <i>Sale</i> Price - \$	\$5,807	-\$5,658	\$1,831	\$5,636	\$7,869	\$11,578	-\$7,514
<i>Original</i> List to <i>Sale</i> Price - %	100.61%	96.38%	99.89%	101.25%	101.34%	101.29%	98.55%
<i>Final</i> List to <i>Sale</i> Price - %	101.17%	96.93%	100.68%	101.61%	101.80%	101.80%	99.51%
<i>Days on the Market</i>							
Avg Days Listing to Contract	23	46	25	22	22	18	21
Combined Avg Days to Contract	24	46	25	22	22	19	21
Avg Days Listing to Closing	57	87	56	55	53	51	56
Avg Days Contract to Close	33	40	30	32	30	33	35
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	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	2,143	1,139	1,259	1,651	2,062	2,814	4,225

Single Family Homes

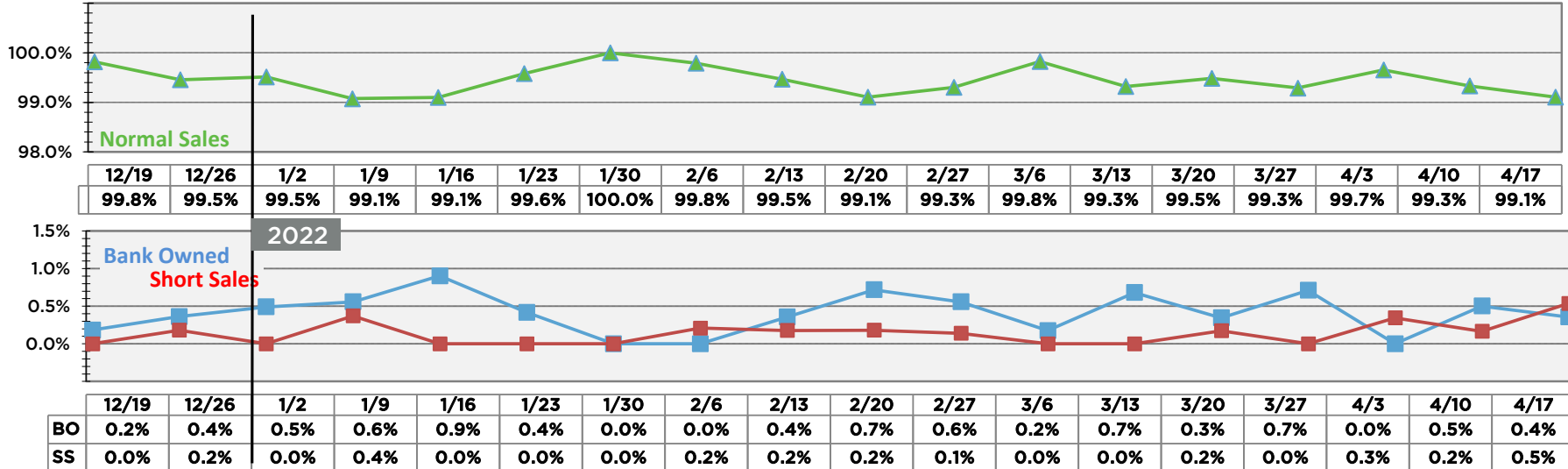


Single Family Homes

Foreclosure Sales

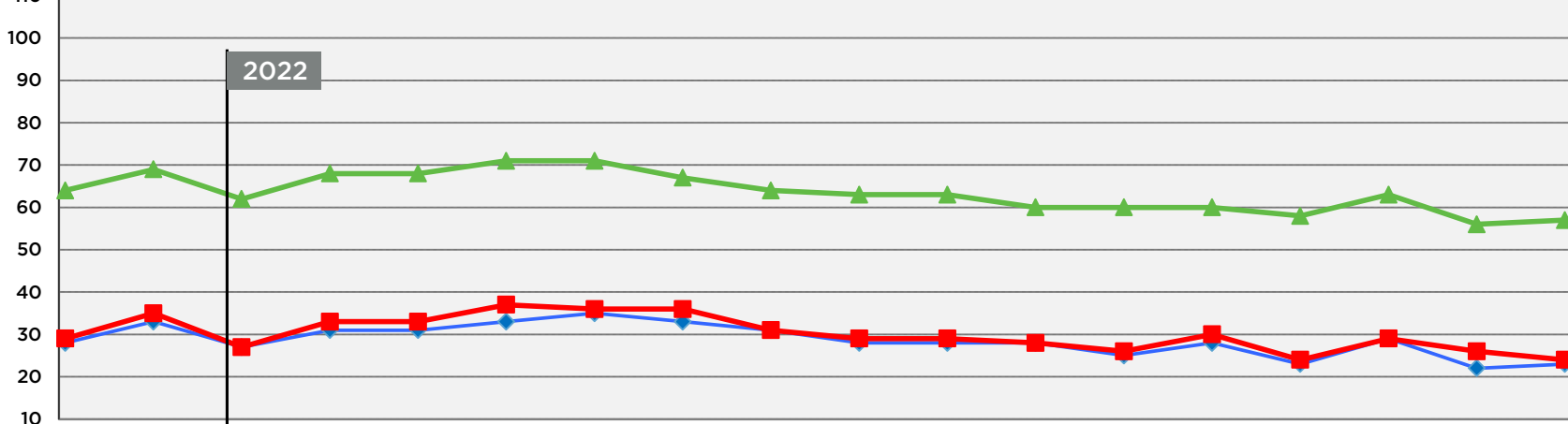


Percentage of Sales



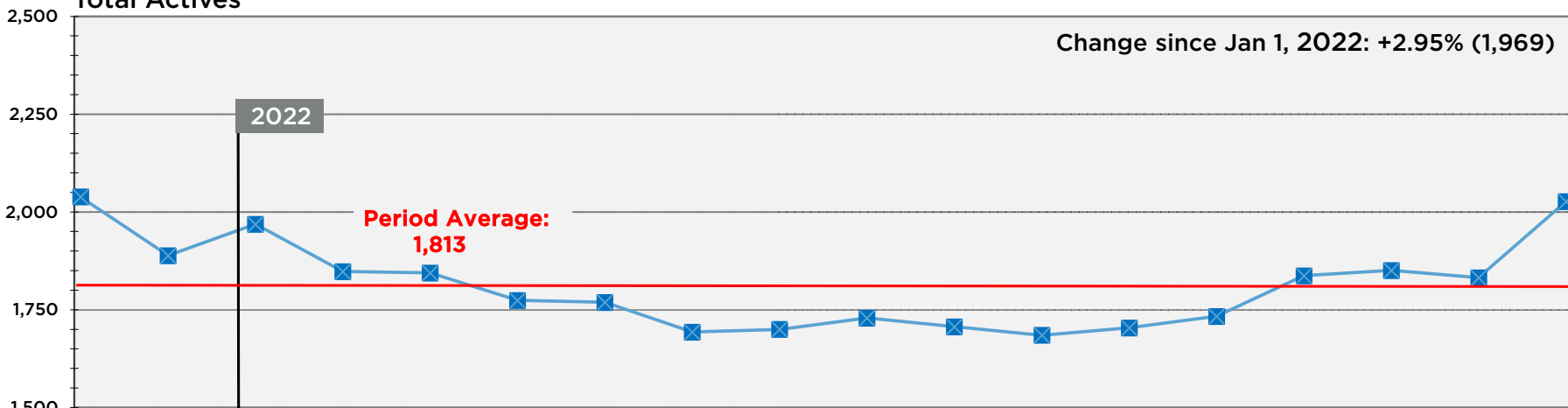
Single Family Homes

Average Days on Market



	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	4/17
ListToContract	28	33	27	31	31	33	35	33	31	28	28	28	25	28	23	29	22	23
CombDaysOnMkt	29	35	27	33	33	37	36	36	31	29	29	28	26	30	24	29	26	24
ListToClose	64	69	62	68	68	71	71	67	64	63	63	60	60	60	58	63	56	57

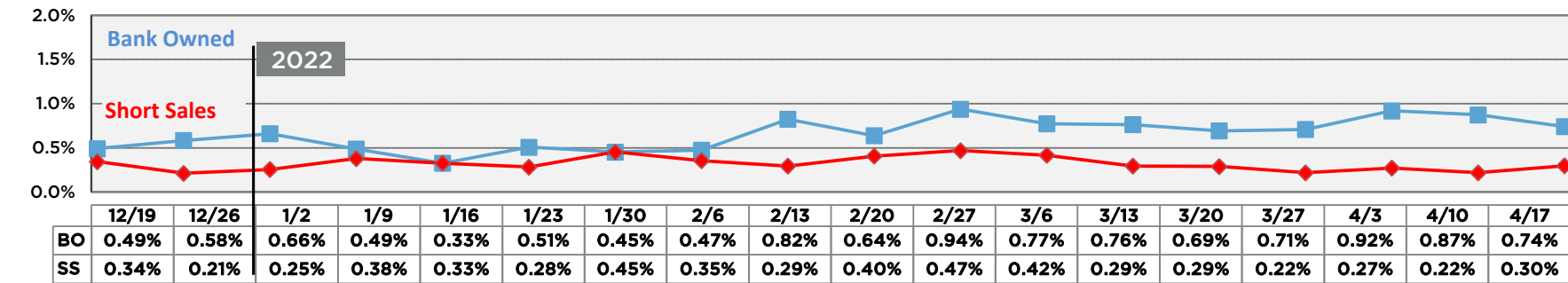
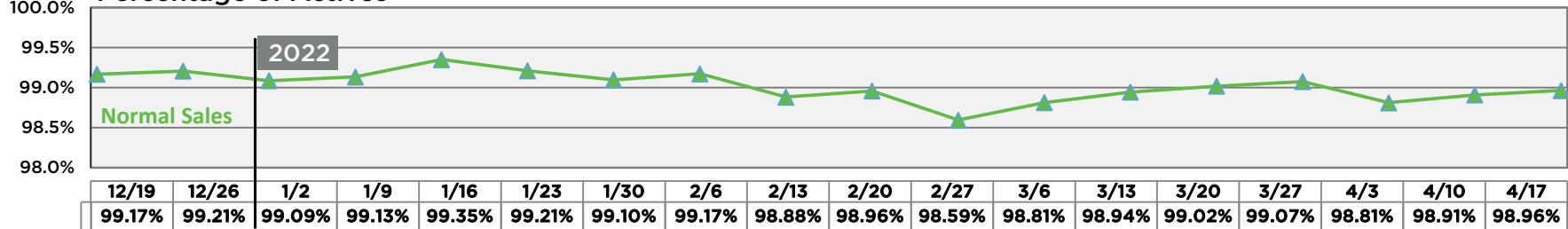
Total Actives



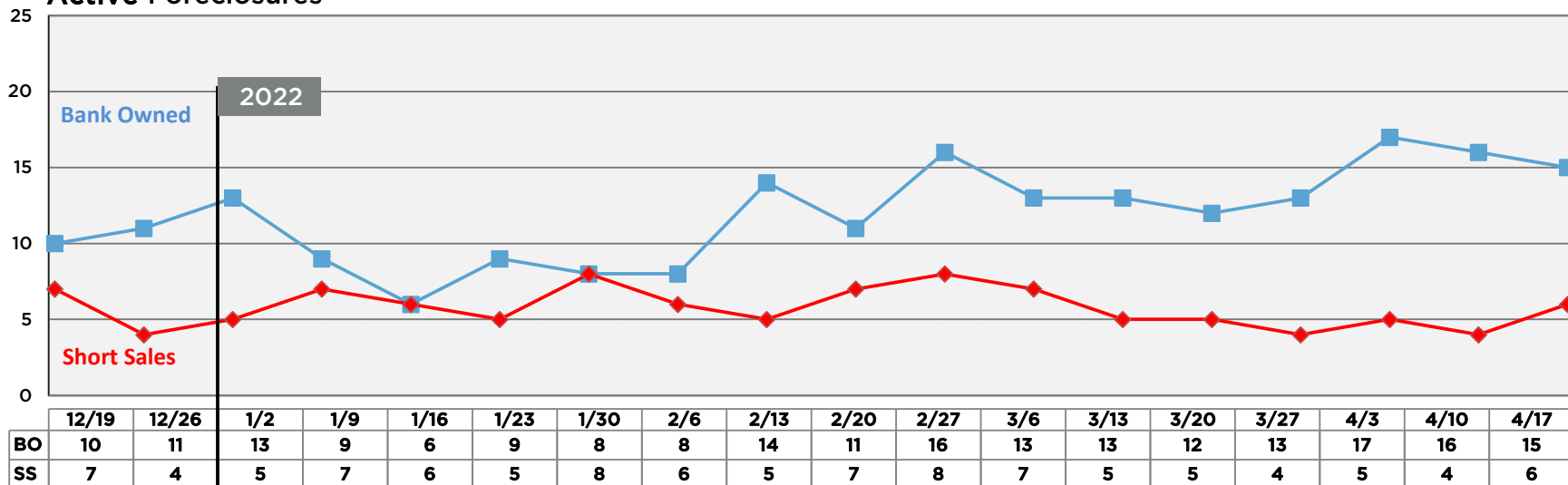
	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17
Total Actives	2,039	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027

Single Family Homes

Percentage of Actives

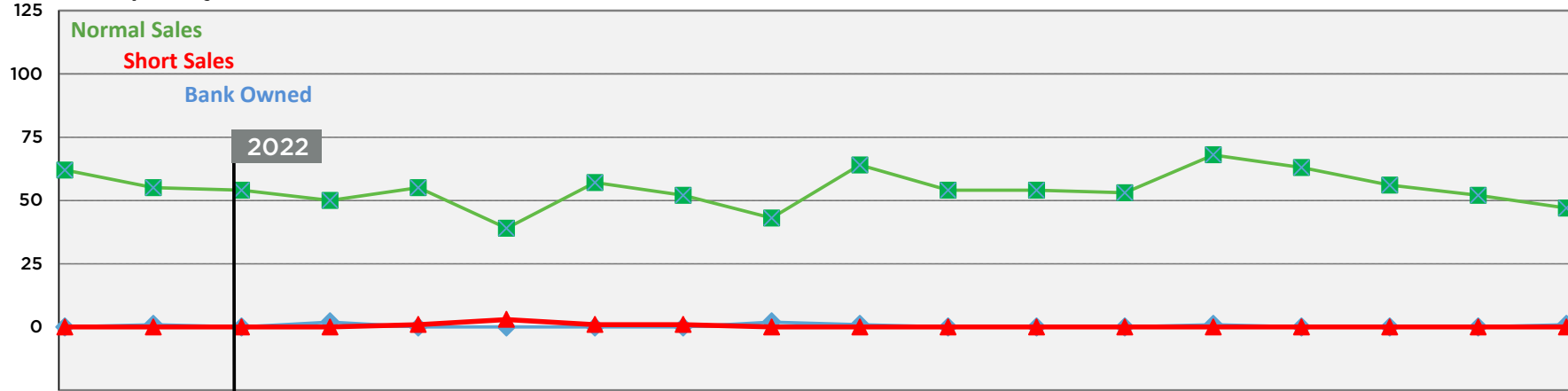


Active Foreclosures



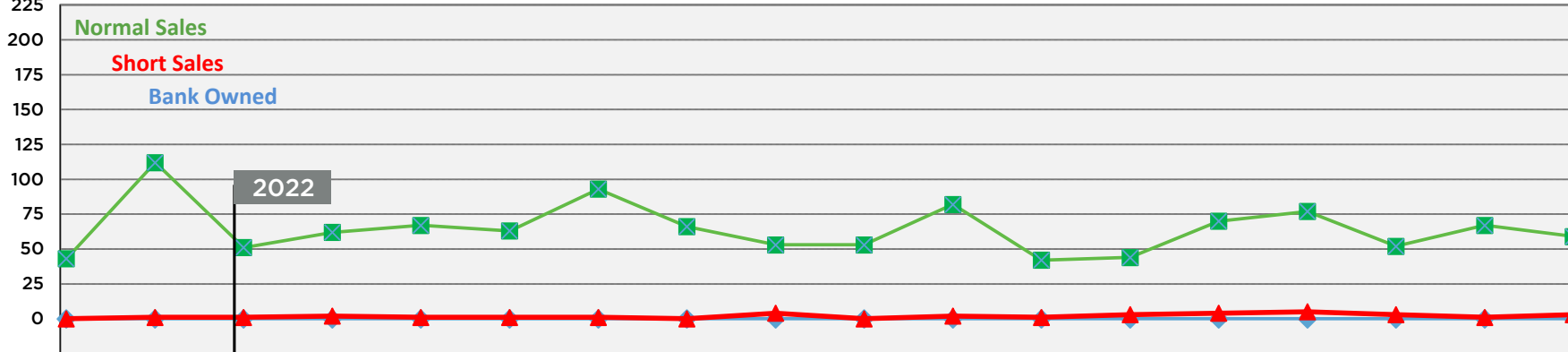
Single Family Homes

Temporary Off Market



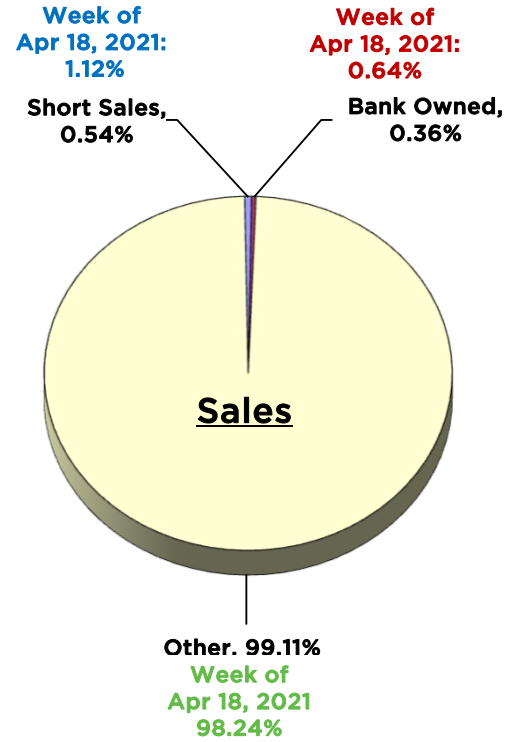
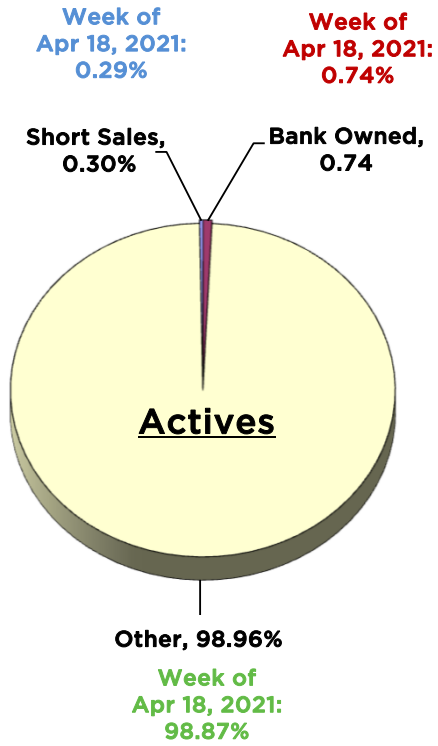
	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17
Norm	62	55	54	50	55	39	57	52	43	64	54	54	53	68	63	56	52	47
BO	0	1	0	2	0	0	0	0	2	1	0	0	0	1	0	0	0	1
SS	0	0	0	0	1	3	1	1	0	0	0	0	0	0	0	0	0	0

Withdrawn



	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	4/17
Norm	43	112	51	62	67	63	93	66	53	53	82	42	44	70	77	52	67	59
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	1	2	1	1	1	0	4	0	2	1	3	4	5	3	1	3

Single Family Homes





Monday Morning Quarterback
04/17/2022 - 04/23/2022
Lake, Orange, Osceola & Seminole Counties

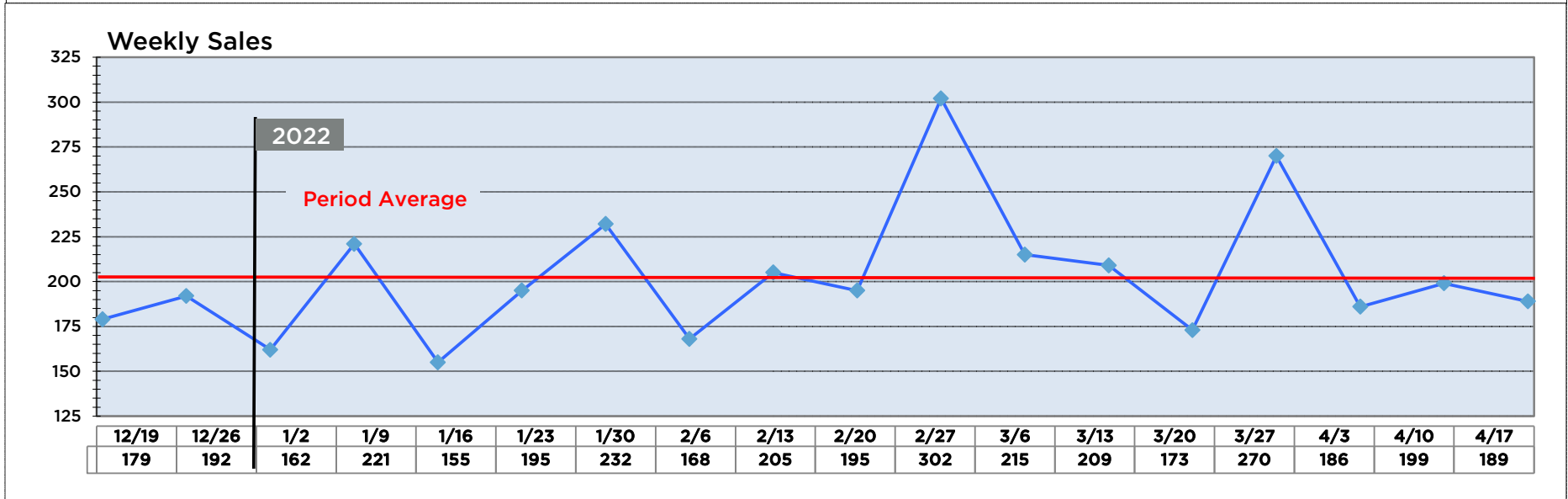
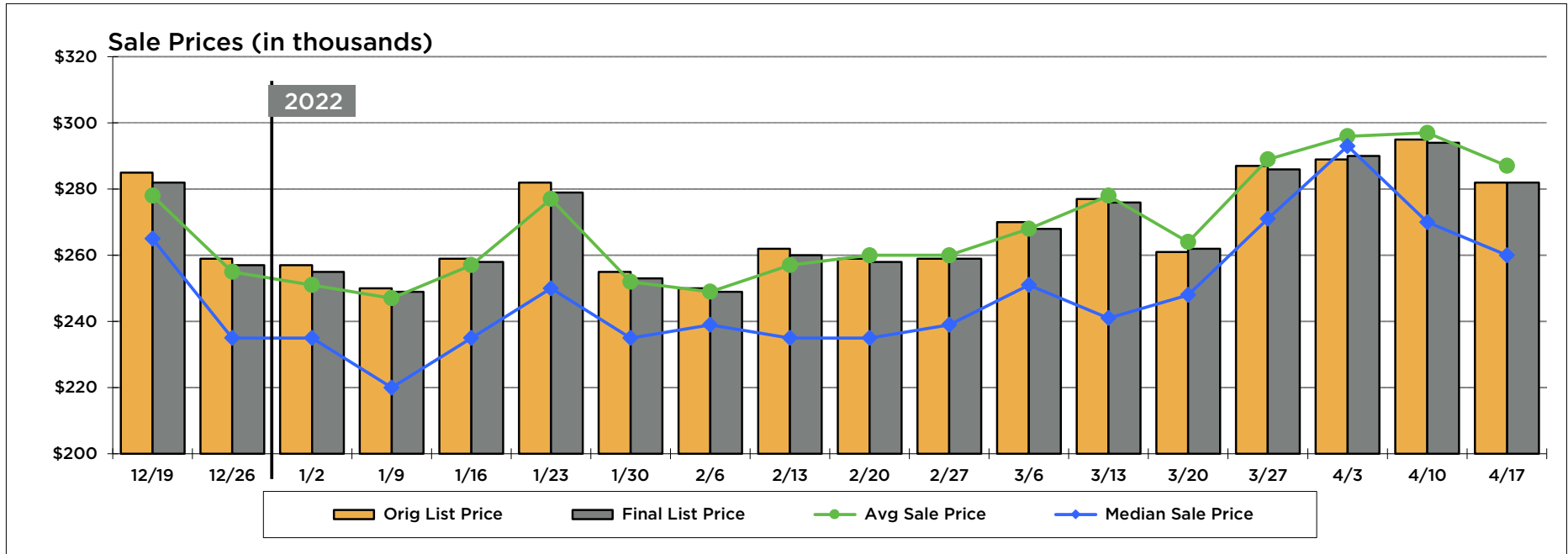
There are no Single Family Homes available for the Median Price of \$422,000 (± \$500)

Monday Morning Quarterback
04/17/2022 - 04/23/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

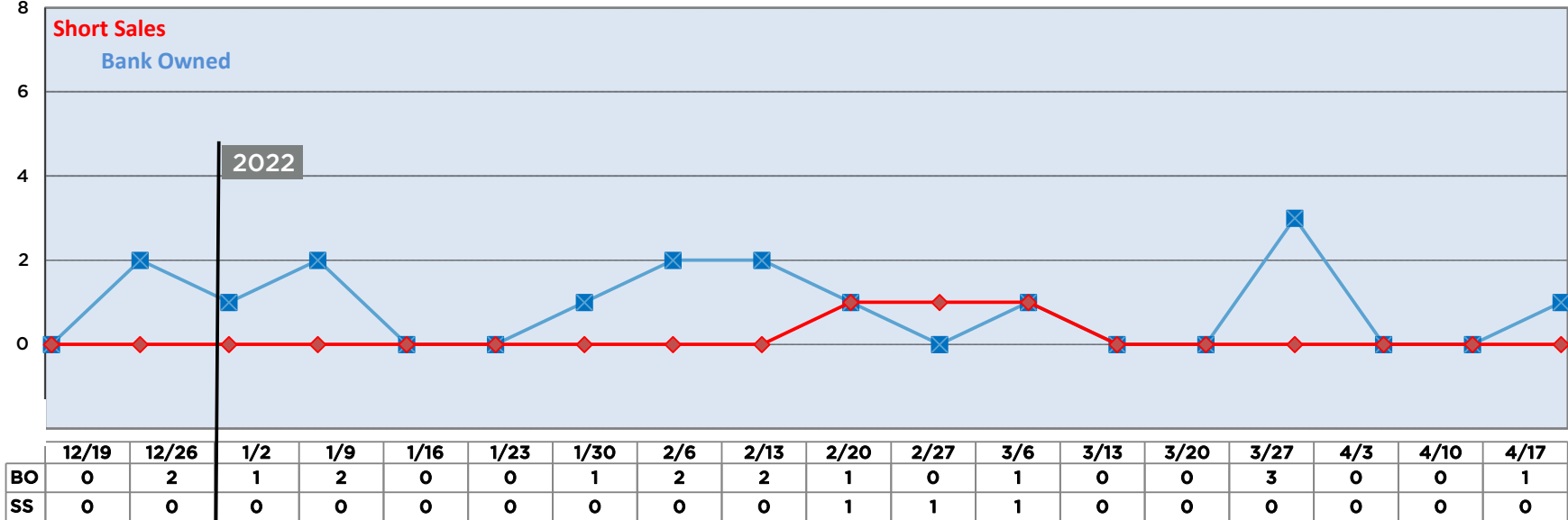
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	189	86	28	48	13	13	1
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	188	86	28	47	13	13	1
Active Listings	673	248	92	154	84	89	6
Bank Owned	2	1	0	0	0	1	0
Short Sales	1	1	0	0	0	0	0
Other	670	246	92	154	84	88	6
Months of Inventory	0.82	0.67	0.76	0.74	1.49	1.58	1.38
<i>List Price</i>							
Average Original List Price	\$282,436	\$175,634	\$267,086	\$333,808	\$439,438	\$581,692	\$1,500,000
Average Final List Price	\$282,083	\$175,372	\$266,367	\$333,494	\$439,138	\$581,300	\$1,500,000
<i>Sale Price</i>							
Average Price	\$286,506	\$176,702	\$269,693	\$344,008	\$448,692	\$581,269	\$1,500,000
Median Price	\$259,900	\$187,250	\$270,500	\$347,500	\$450,000	\$560,000	\$1,500,000
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$353	-\$262	-\$719	-\$314	-\$300	-\$392	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$4,070	\$1,068	\$2,607	\$10,200	\$9,254	-\$423	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$4,423	\$1,330	\$3,326	\$10,514	\$9,554	-\$31	\$0
<i>Original</i> List to <i>Sale</i> Price - %	101.44%	100.61%	100.98%	103.06%	102.11%	99.93%	100.00%
<i>Final</i> List to <i>Sale</i> Price - %	101.57%	100.76%	101.25%	103.15%	102.18%	99.99%	100.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	24	26	21	21	25	24	0
Combined Avg Days to Contract	25	30	21	21	25	24	0
Avg Days Listing to Closing	54	55	54	54	51	57	55
Avg Days Contract to Close	30	28	32	34	25	33	56
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	1	1	1	0	1
<i>Square Footage</i>							
Average Square Feet	1,366	996	1,448	1,625	1,907	2,007	3,081

Condos, Townhomes, Villas

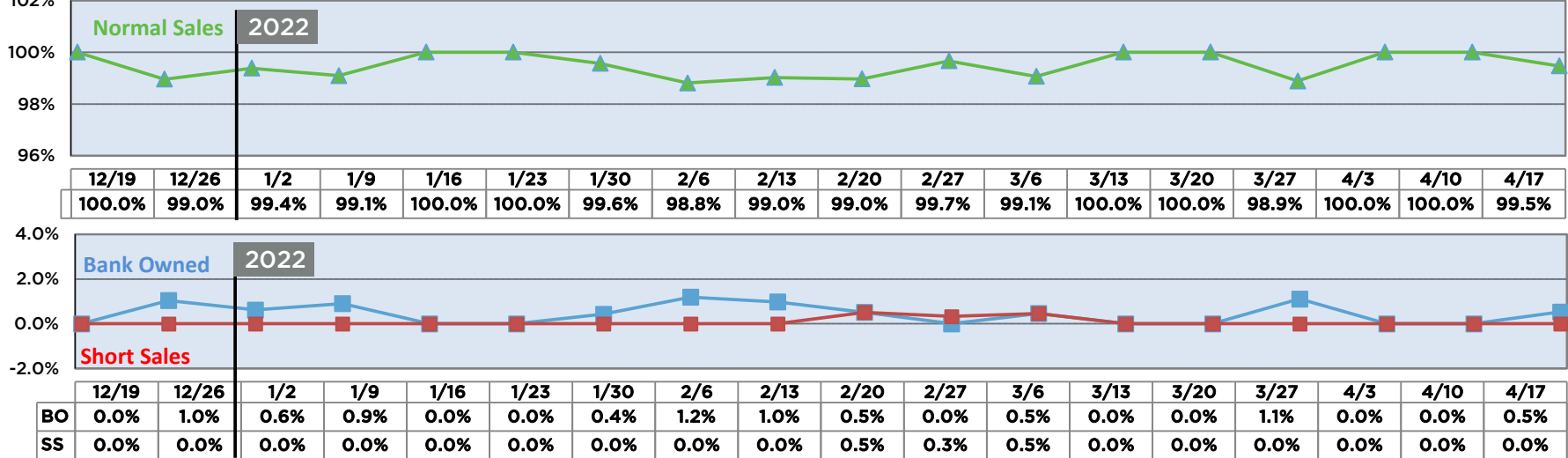


Condos, Townhomes, Villas

Foreclosure Sales

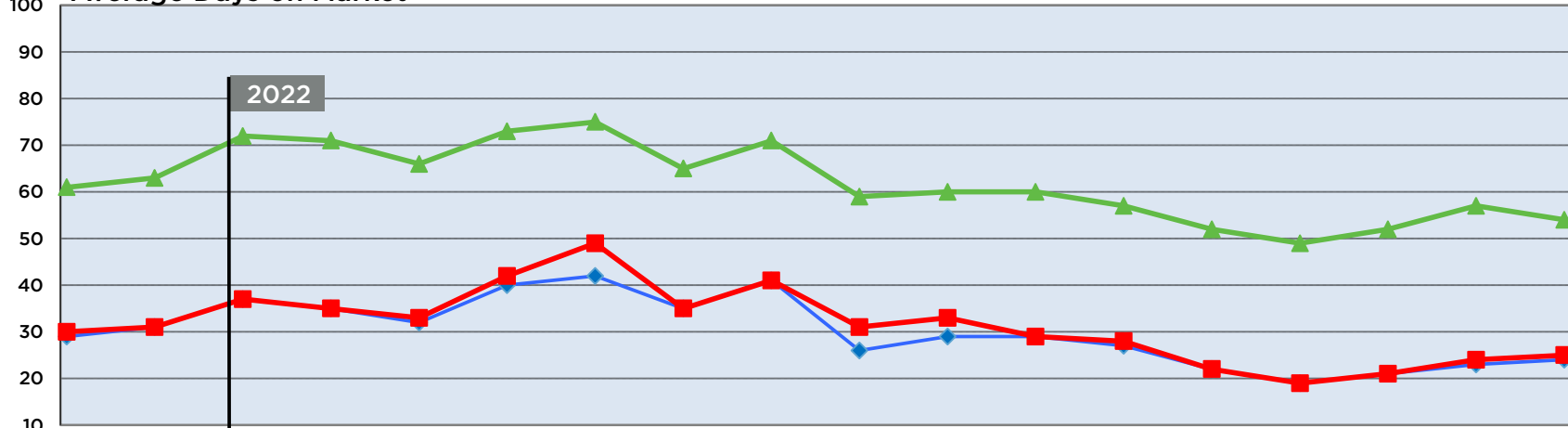


Percentage of Sales



Condos, Townhomes, Villas

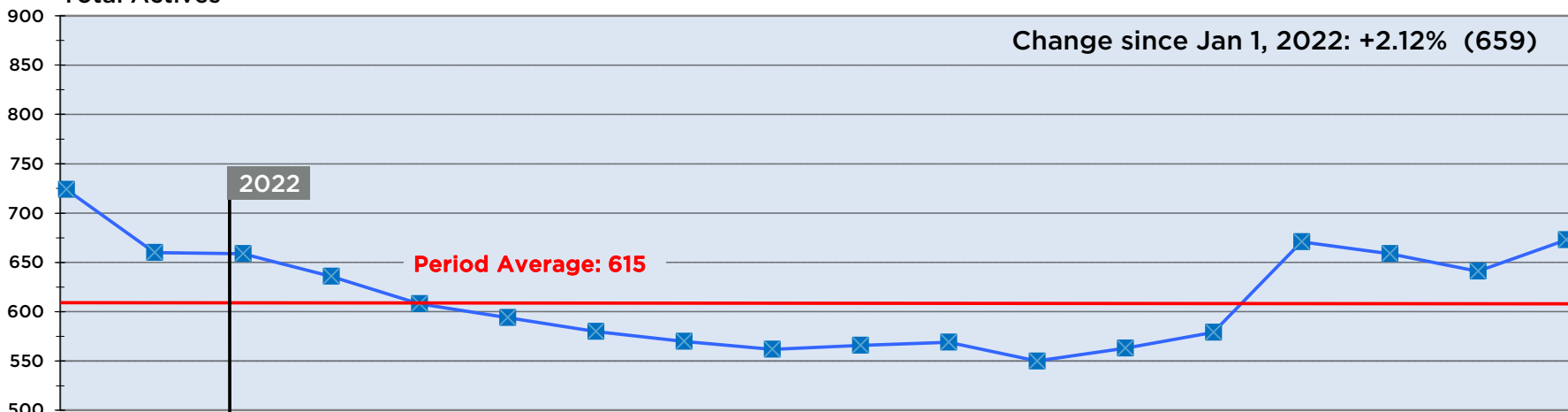
Average Days on Market



	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	4/17
ListToContract	29	31	37	35	32	40	42	35	41	26	29	29	27	22	19	21	23	24
CombDaysOnMkt	30	31	37	35	33	42	49	35	41	31	33	29	28	22	19	21	24	25
ListToClose	61	63	72	71	66	73	75	65	71	59	60	60	57	52	49	52	57	54

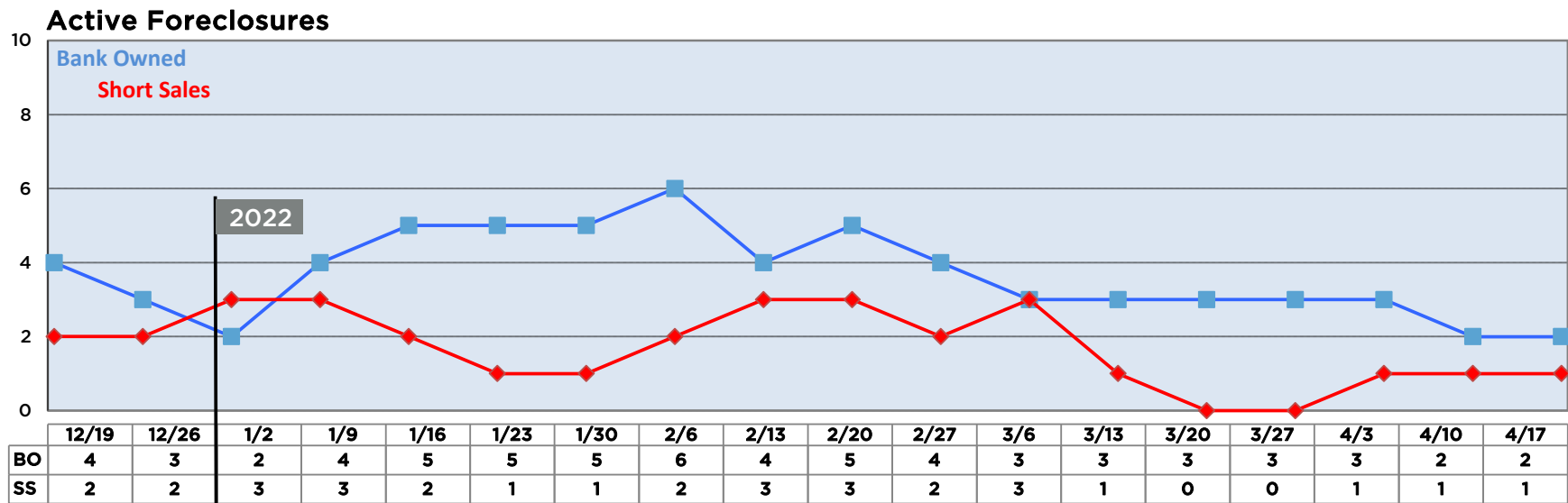
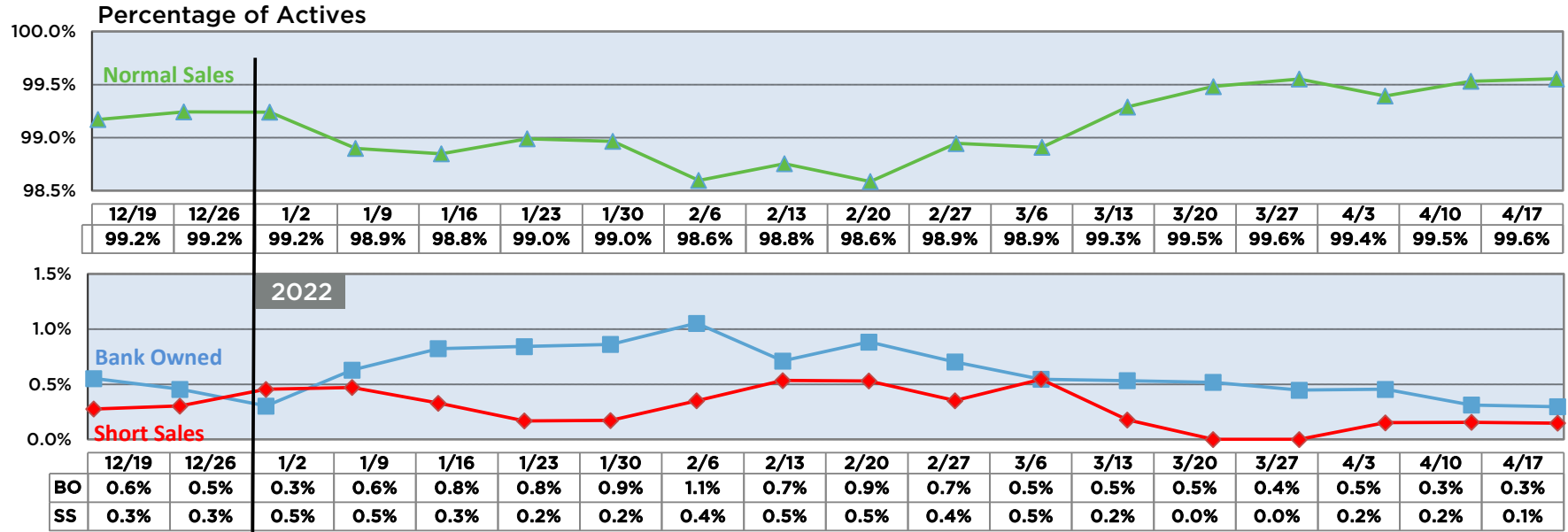
Total Actives

Change since Jan 1, 2022: +2.12% (659)



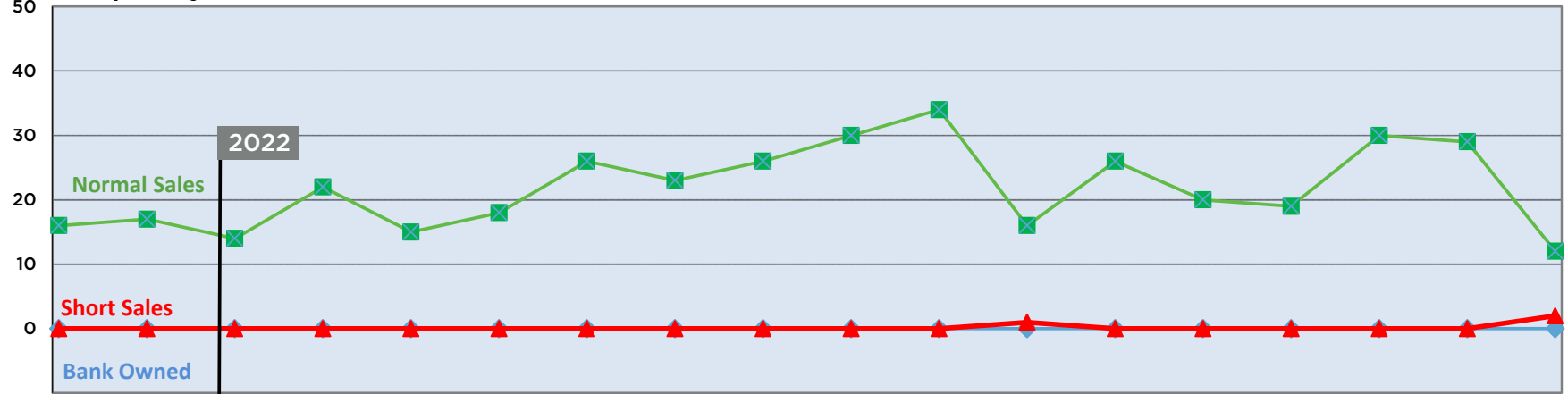
	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17
Total Actives	724	660	659	636	608	594	580	570	562	566	569	550	563	579	671	659	641	673

Condos, Townhomes, Villas



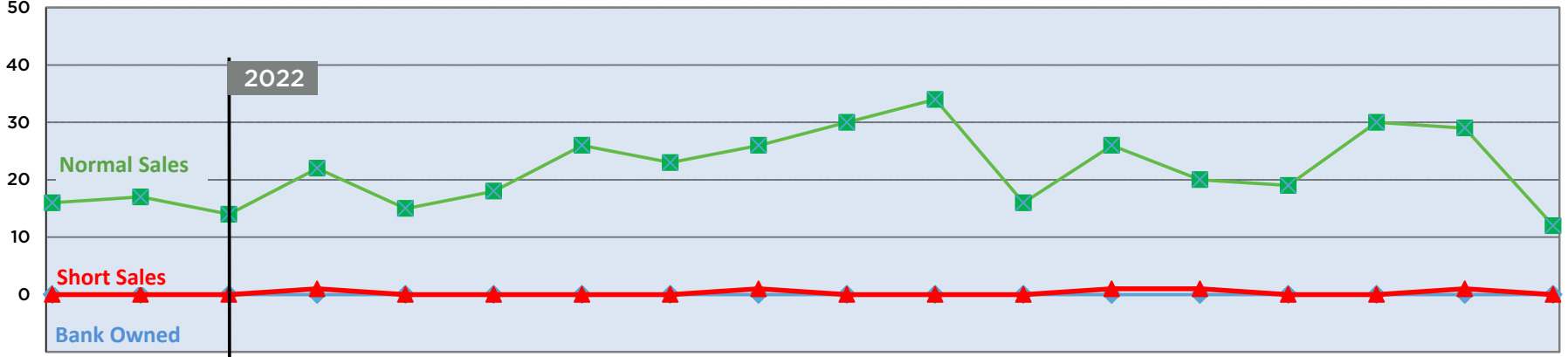
Condos, Townhomes, Villas

Temporary Off Market



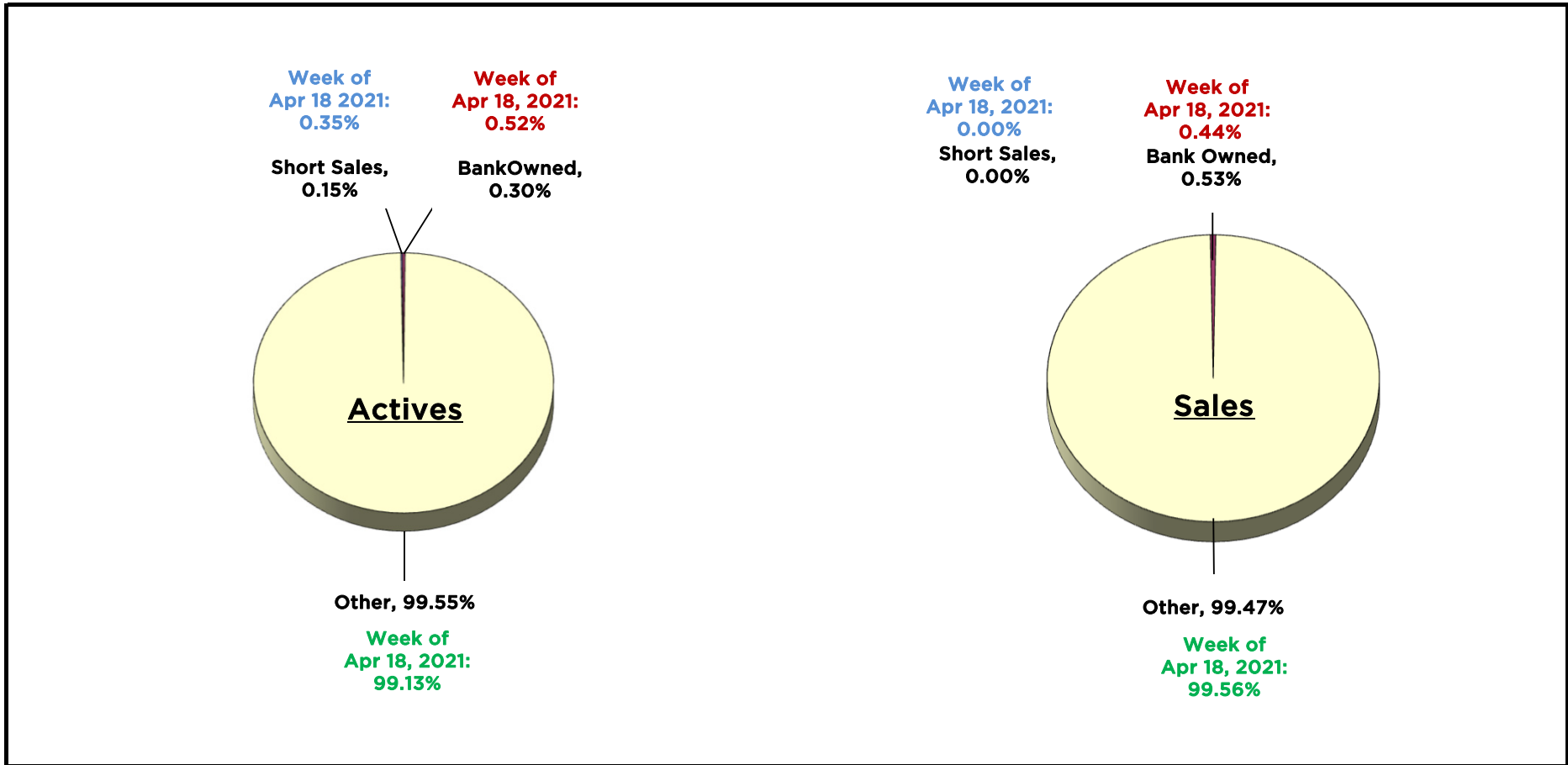
	12/19	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17
Norm	16	17	14	22	15	18	26	23	26	30	34	16	26	20	19	30	29	12
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2

Withdrawn



	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	4/17
Norm	16	17	14	22	15	18	26	23	26	30	34	16	26	20	19	30	29	12
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	0	0	1	0	0	0	1	1	0	0	1	0

Condos, Townhomes, Villas



Where are the 12 Condos, Townhomes, or Villas available for the Median Price of \$259,900? (± \$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		3	\$259,967	2.3	2.0	1,259	\$206.54
Altamonte Springs / Forest City	32714	1	\$260,000	3.0	2.0	1,136	\$228.87
Sanford (South)	32773	2	\$259,950	2.0	2.0	1,320	\$196.93
Orange County		3	\$260,000	3.0	2.0	1,228	\$211.78
Williamsburg / Lake Bryan	32821	2	\$260,000	3.0	2.0	1,094	\$237.66
Union Park / Chickasaw	32829	1	\$260,000	3.0	2.0	1,495	\$173.91
Osceola County		3	\$259,930	3.0	2.0	1,197	\$217.15
Kissimmee / Buena Ventura Lakes	34743	2	\$259,945	3.0	2.0	1,173	\$221.61
Kissimmee / Celebration	34747	1	\$259,900	3.0	2.0	1,245	\$208.76
Lake County		3	\$259,967	2.3	2.0	1,249	\$208.14
Mount Dora	32757	1	\$260,000	2.0	2.0	1,219	\$213.29
Tavares / Mt Plymouth	32778	1	\$259,900	2.0	2.0	960	\$270.73
Leesburg (East)/Haines Creek	34788	1	\$260,000	3.0	2.0	1,568	\$165.82