



Monday Morning Quarterback Summary

Week of April 24, 2022 - April 30, 2022

Single-family existing homes

- Sales of single-family homes increased to 677 during the week of Apr 24, from 560 the week prior
- The median price of single family homes increased to \$427,000, a change of 1.2%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family home short-sale transactions decreased to 0 from 3 the week prior
- Single-family inventory decreased by 1, and now sits at 2,026

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 262 during the week of Apr 24, from 189 the week prior
- The median price of condos, townhomes, and villas increased to \$278,000, a change of 7.0%
- The number of condo, townhome and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 7, and now sits at 680

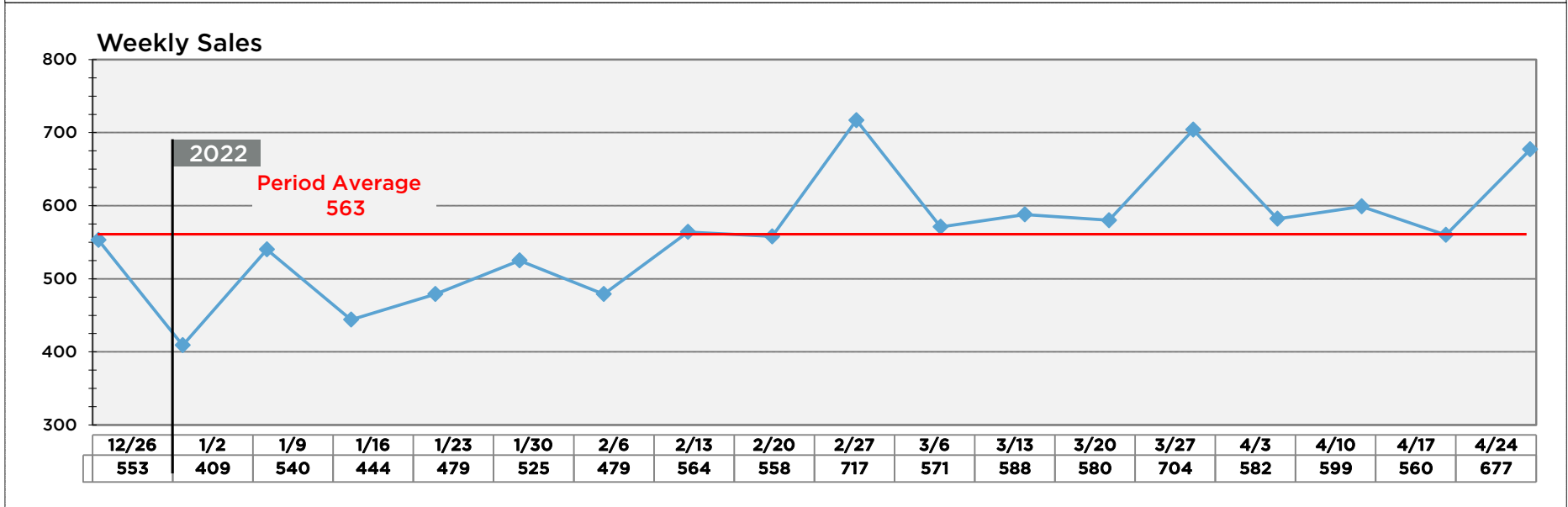
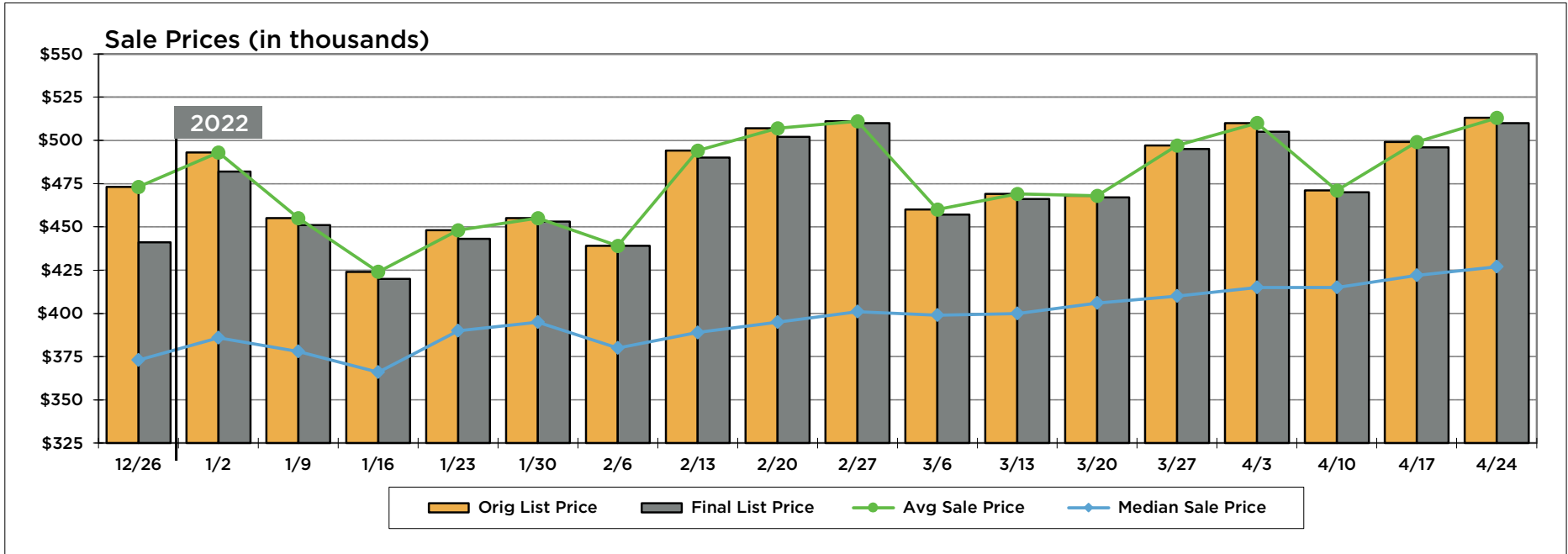
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
04/24/2022 - 04/30/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

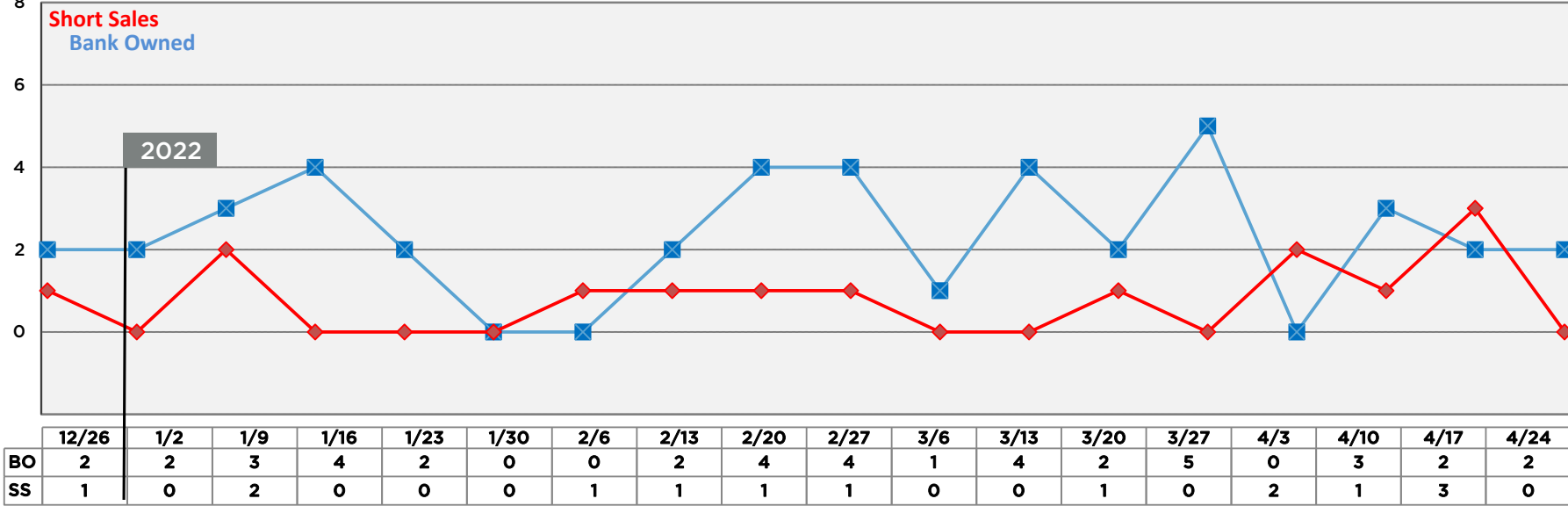
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	677	63	45	182	152	189	46
Bank Owned	2	0	2	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	675	63	43	182	152	189	46
Active Listings	2,026	184	135	320	396	705	286
Bank Owned	15	7	4	1	2	1	0
Short Sales	6	0	2	1	2	1	0
Other	2,005	177	129	318	392	703	286
Months of Inventory	0.69	0.67	0.69	0.41	0.60	0.86	1.43
<i>List Price</i>							
Average Original List Price	\$512,769	\$199,645	\$277,969	\$345,944	\$436,188	\$641,196	\$1,556,740
Average Final List Price	\$509,822	\$196,760	\$275,458	\$345,987	\$434,396	\$638,319	\$1,537,349
<i>Sale Price</i>							
Average Price	\$515,588	\$192,586	\$277,563	\$353,248	\$444,457	\$650,927	\$1,512,082
Median Price	\$427,000	\$209,900	\$277,000	\$351,250	\$444,500	\$617,000	\$1,293,750
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$2,947	-\$2,885	-\$2,511	\$43	-\$1,792	-\$2,877	-\$19,391
<i>Original</i> List to <i>Sale</i> Price - \$	\$2,819	-\$7,059	-\$406	\$7,304	\$8,269	\$9,731	-\$44,658
<i>Final</i> List to <i>Sale</i> Price - \$	\$5,766	-\$4,174	\$2,105	\$7,261	\$10,061	\$12,608	-\$25,267
<i>Original</i> List to <i>Sale</i> Price - %	100.55%	96.46%	99.85%	102.11%	101.90%	101.52%	97.13%
<i>Final</i> List to <i>Sale</i> Price - %	101.13%	97.88%	100.76%	102.10%	102.32%	101.98%	98.36%
<i>Days on the Market</i>							
Avg Days Listing to Contract	19	29	24	15	18	17	38
Combined Avg Days to Contract	21	29	24	15	18	18	47
Avg Days Listing to Closing	55	63	60	47	52	51	91
Avg Days Contract to Close	35	35	35	32	34	35	54
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	5
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	2,160	1,159	1,373	1,628	2,078	2,741	4,290

Single Family Homes

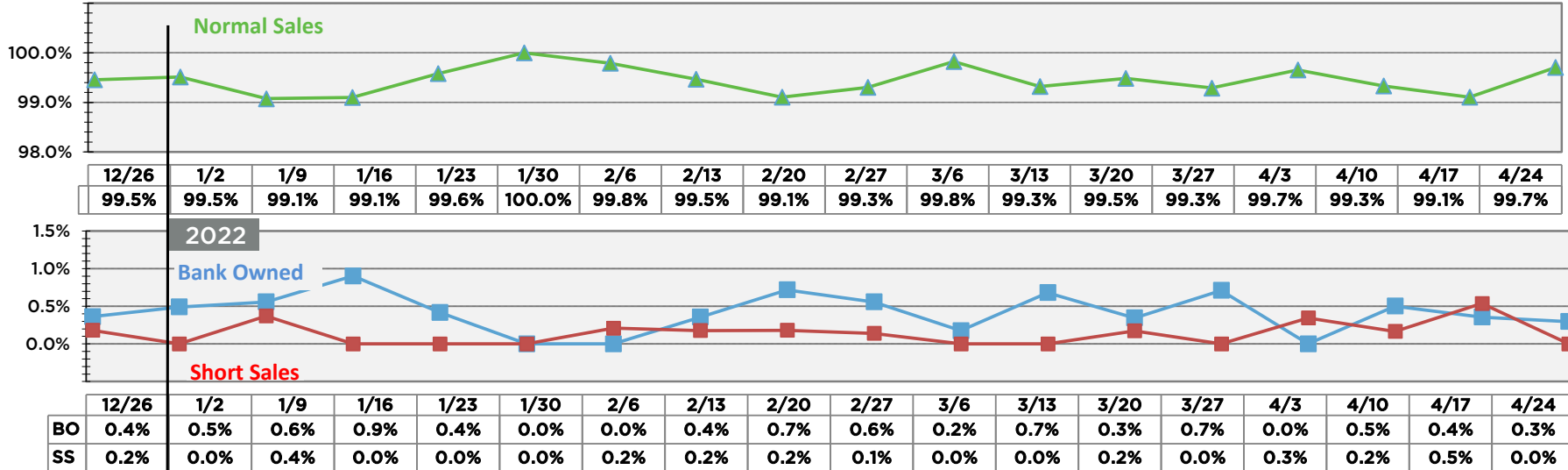


Single Family Homes

Foreclosure Sales

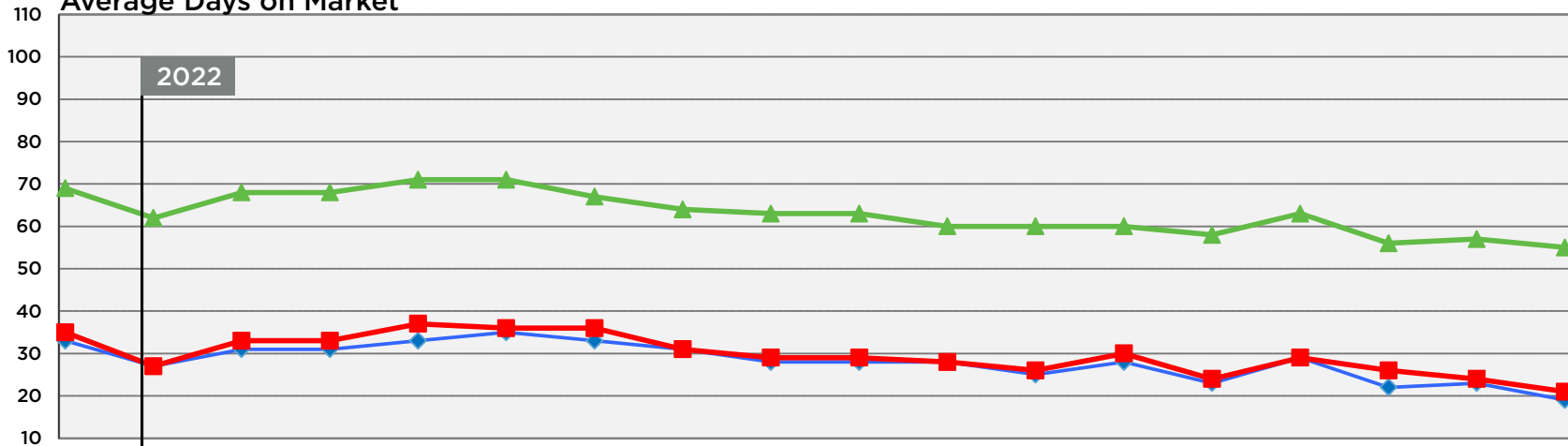


Percentage of Sales



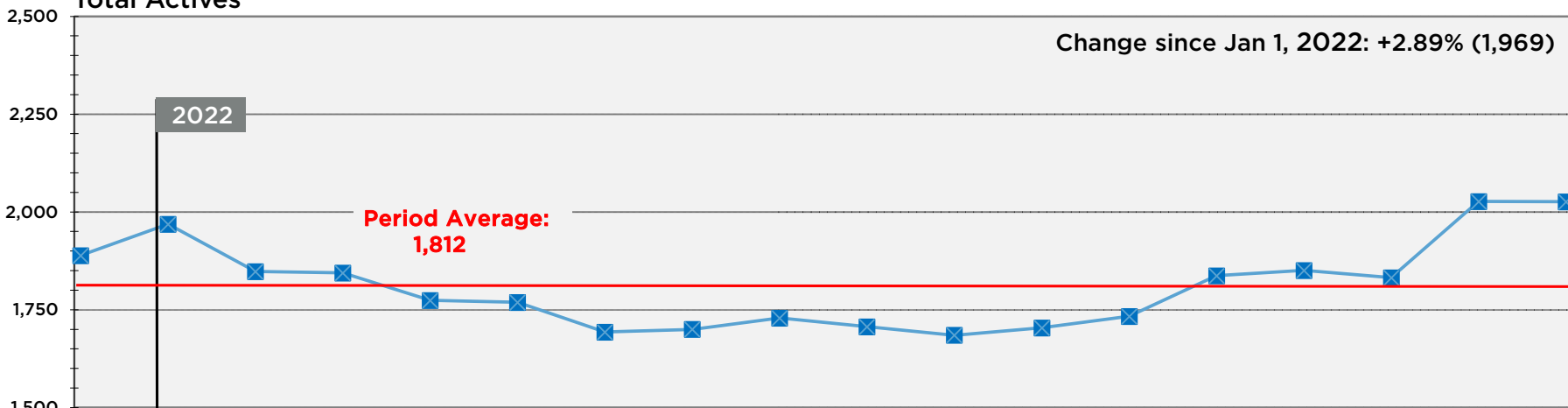
Single Family Homes

Average Days on Market



	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	4/24
ListToContract	33	27	31	31	33	35	33	31	28	28	28	25	28	23	29	22	23	19
CombDaysOnMkt	35	27	33	33	37	36	36	31	29	29	28	26	30	24	29	26	24	21
ListToClose	69	62	68	68	71	71	67	64	63	63	60	60	60	58	63	56	57	55

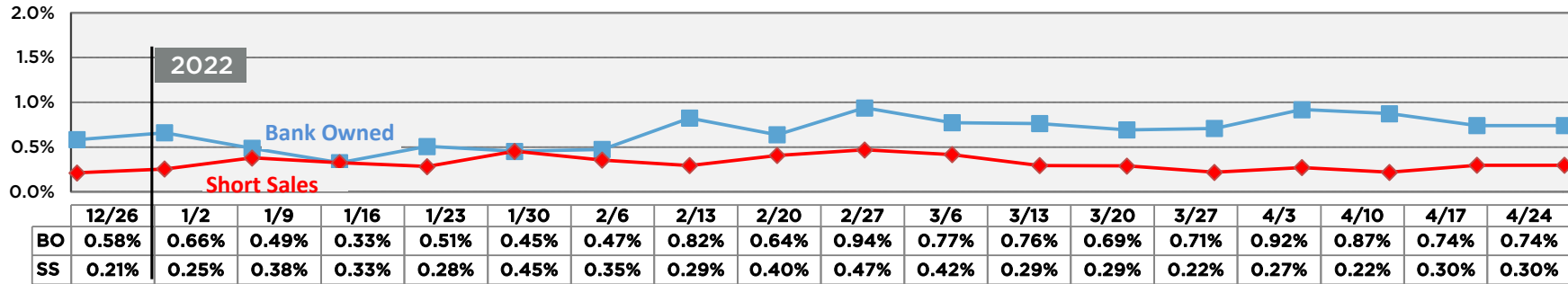
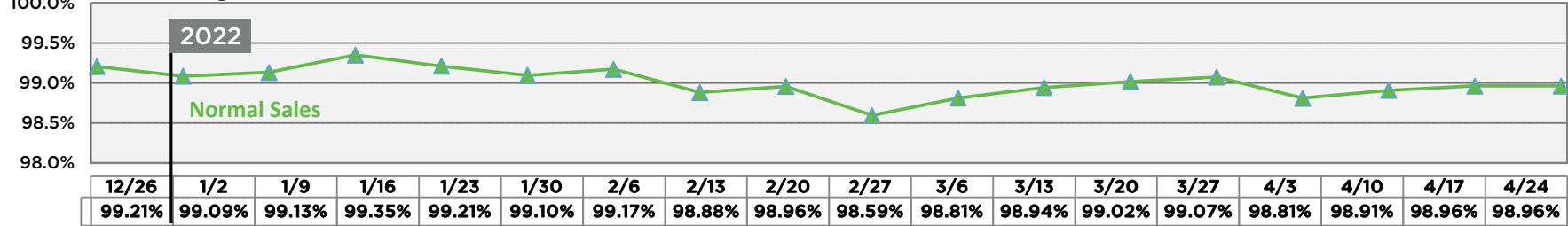
Total Actives



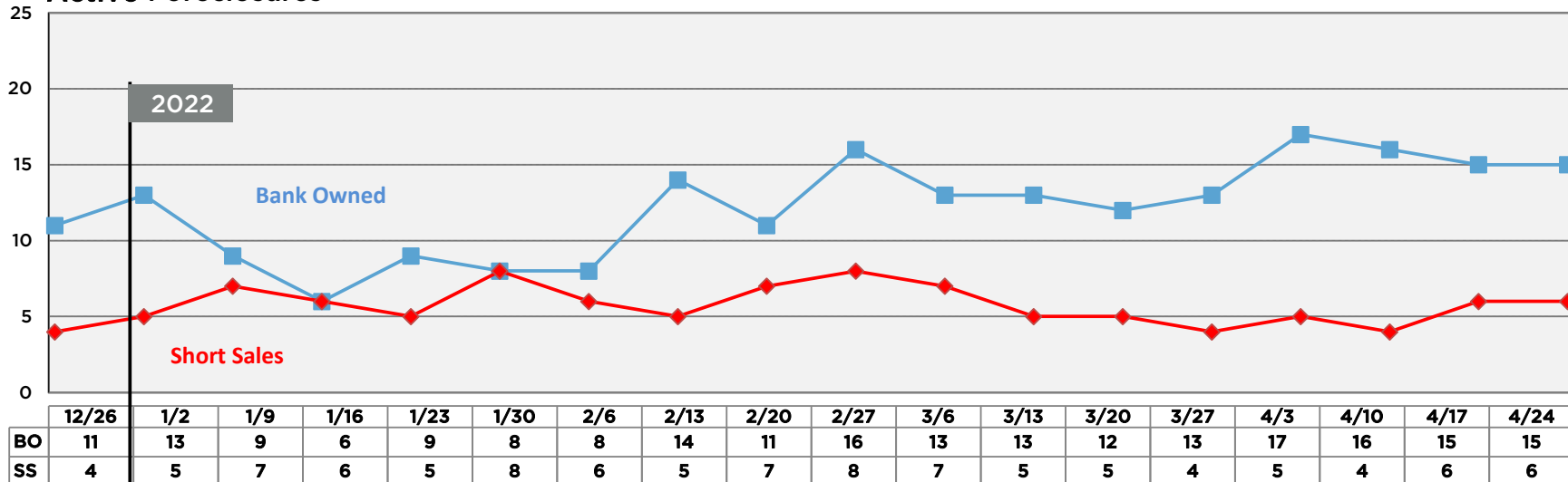
	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24
Total Actives	1,889	1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026

Single Family Homes

Percentage of Actives

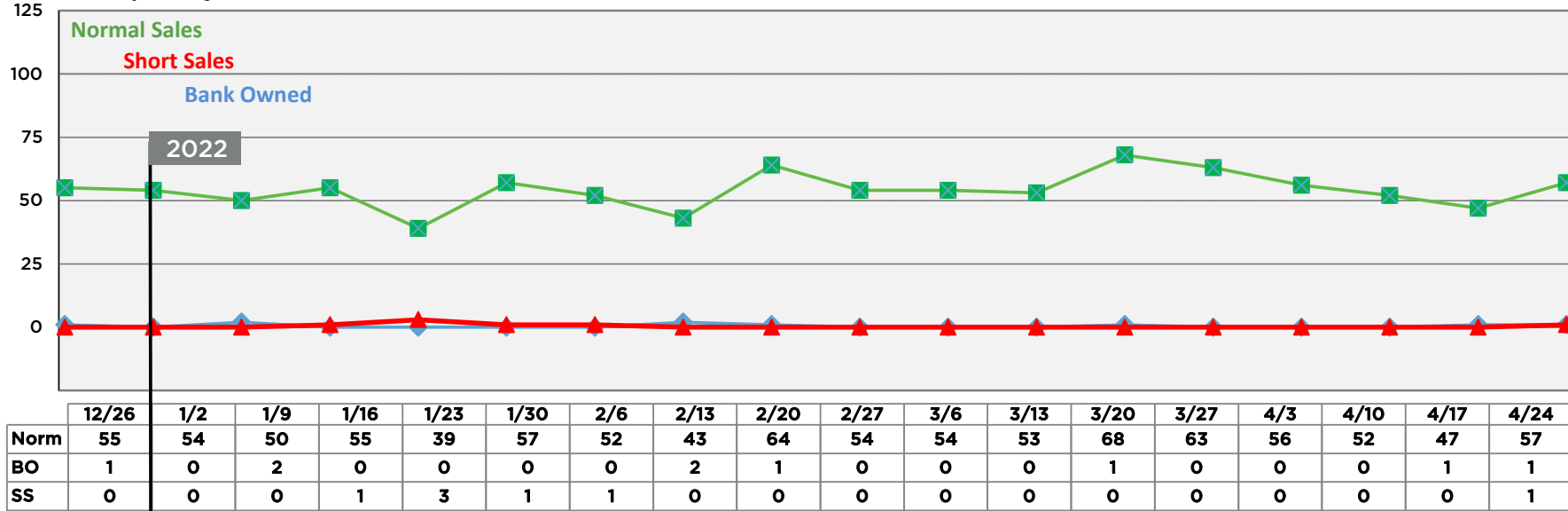


Active Foreclosures

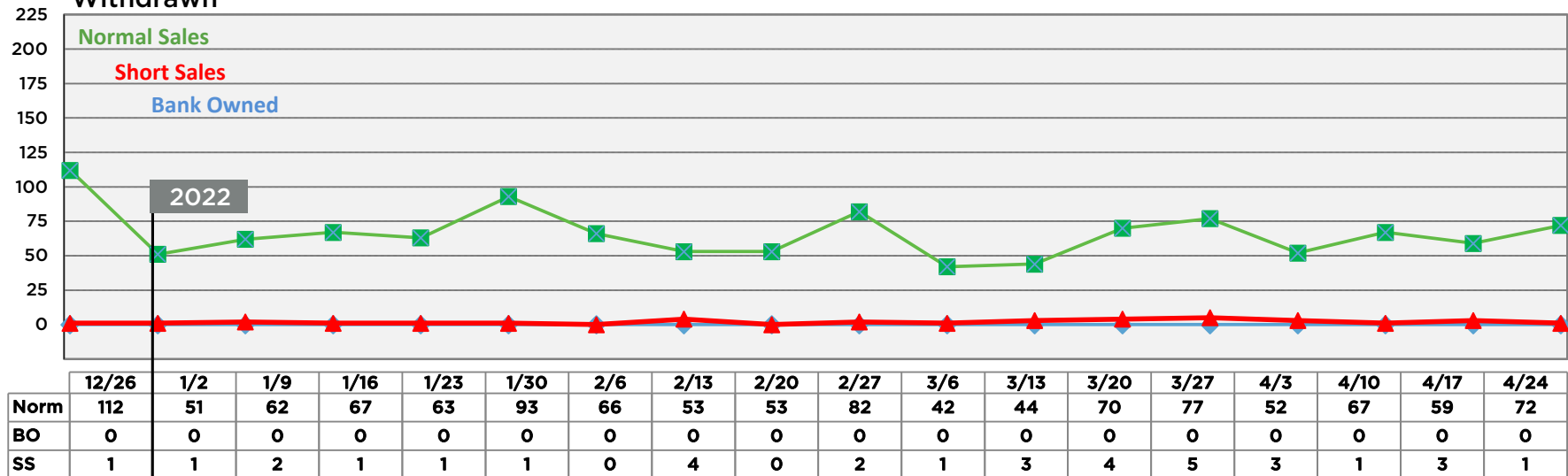


Single Family Homes

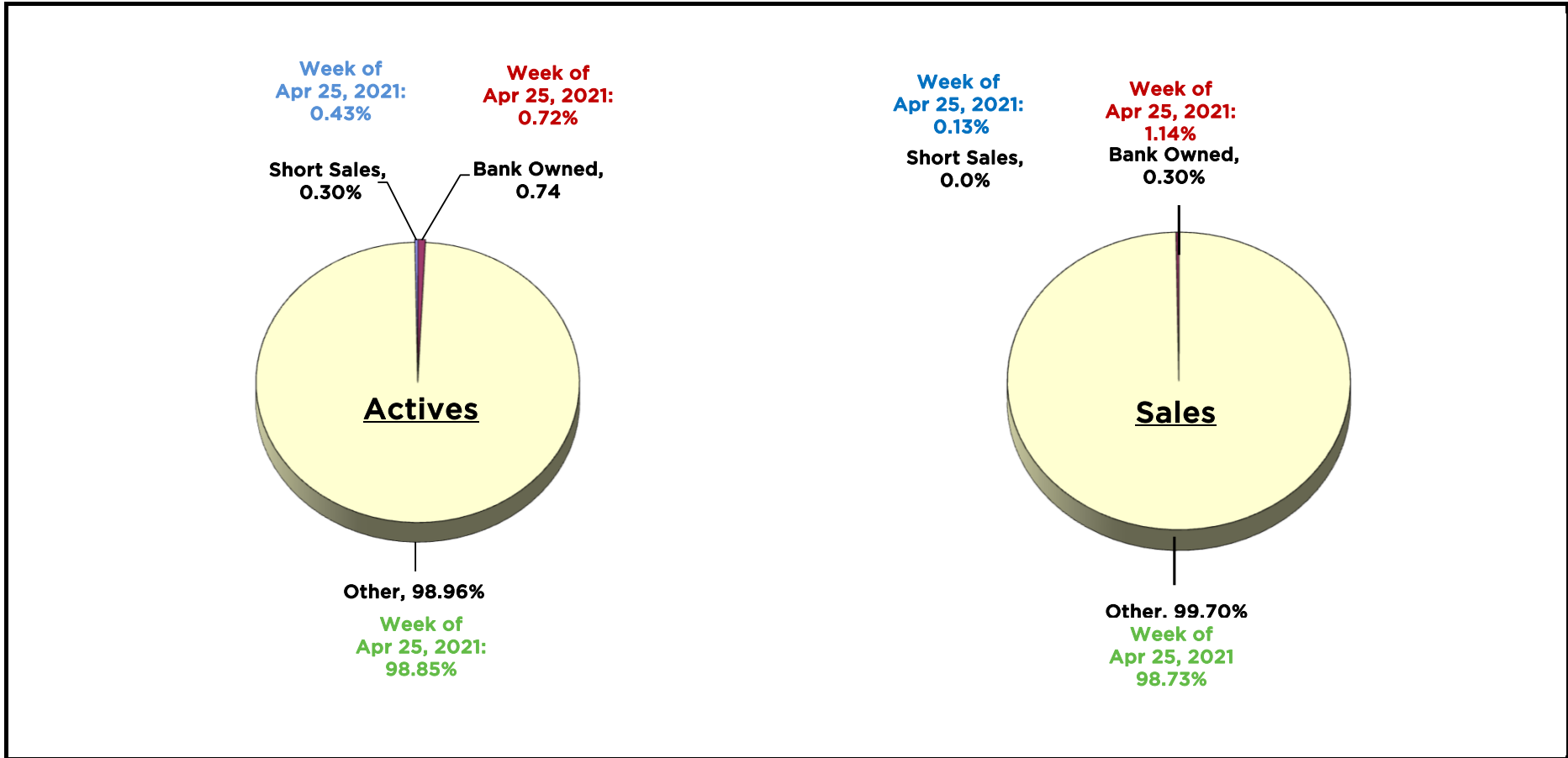
Temporary Off Market



Withdrawn



Single Family Homes



Where is the 1 Single Family Home available for the Median Price of \$427,000? (± \$500)

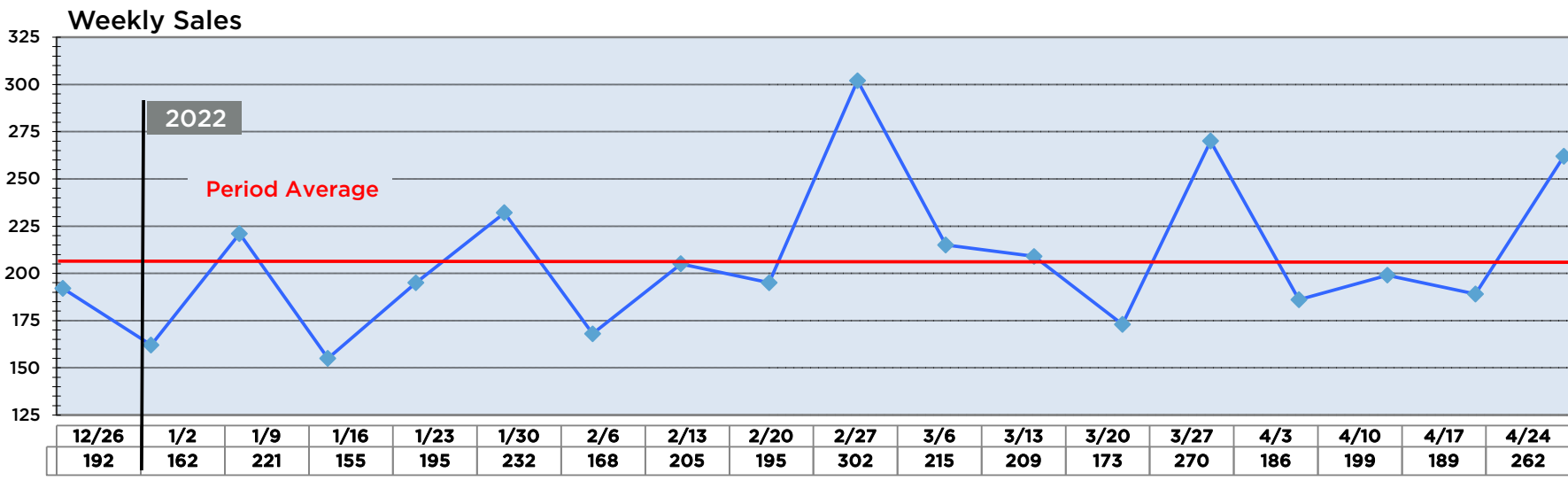
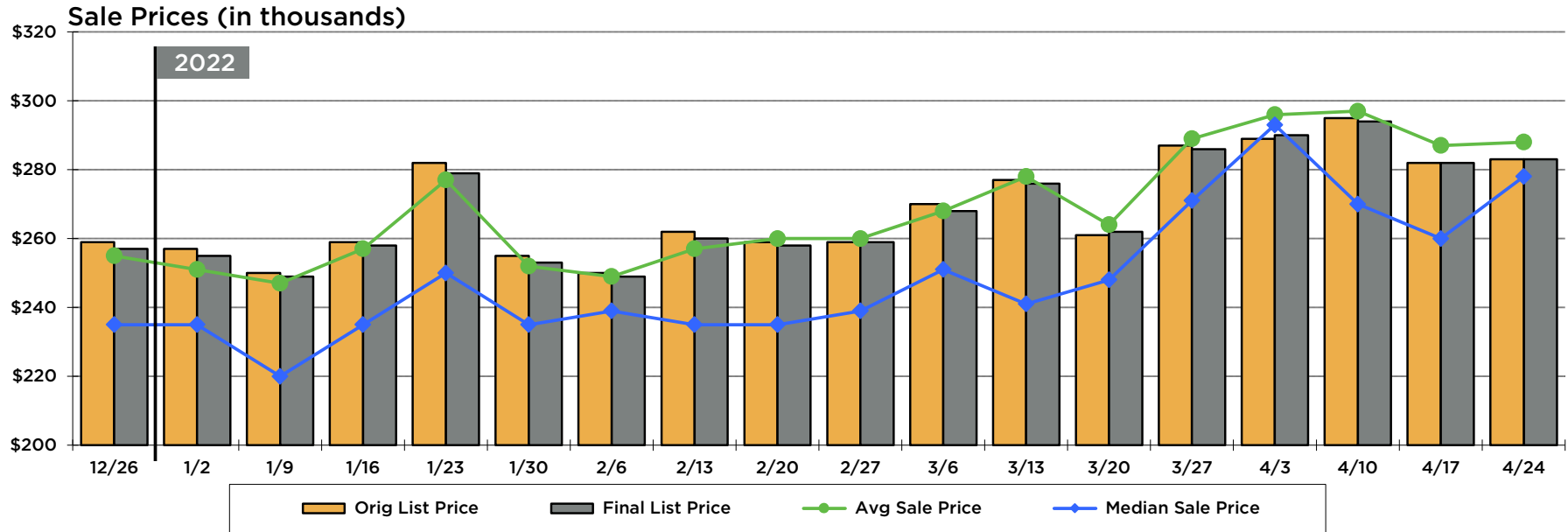
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		1	\$427,500	3.0	2.0	1,658	\$257.84
Maitland / Eatonville	32751	1	\$427,500	3.0	2.0	1,658	\$257.84

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04/24/2022 - 04/30/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

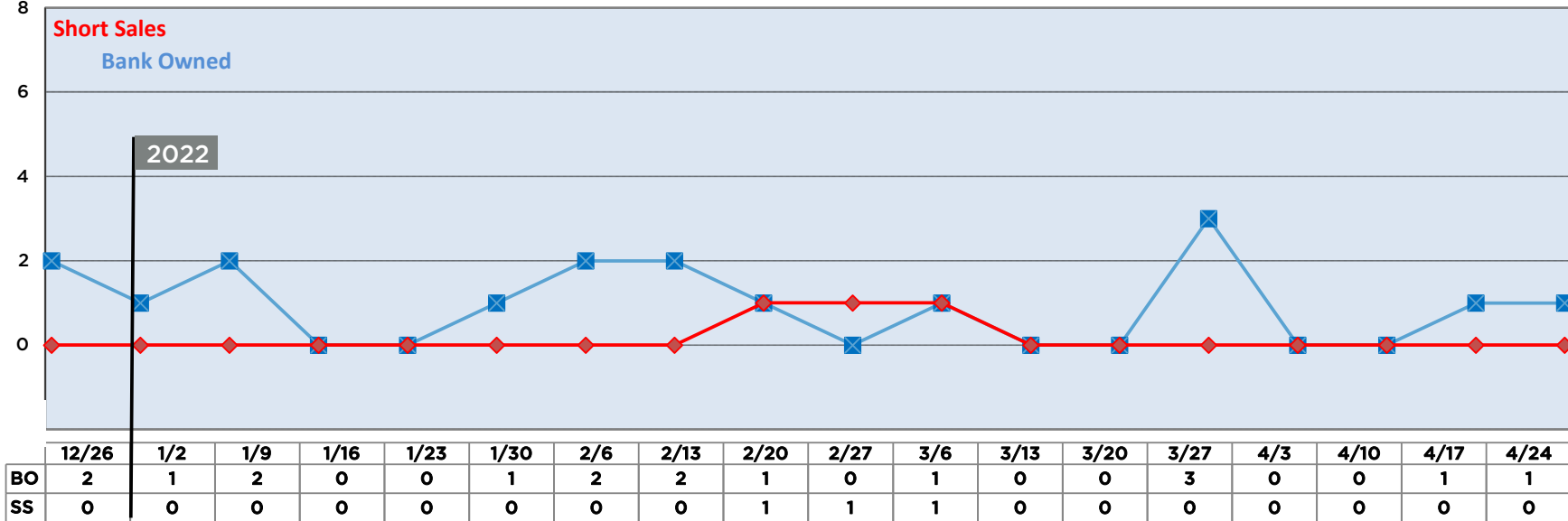
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	262	108	40	67	30	17	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	261	107	40	67	30	17	0
Active Listings	680	245	87	175	85	81	7
Bank Owned	2	1	0	0	0	1	0
Short Sales	5	4	0	0	1	0	0
Other	673	240	87	175	84	80	7
Months of Inventory	0.60	0.52	0.50	0.60	0.65	1.10	0.00
<i>List Price</i>							
Average Original List Price	\$282,969	\$171,525	\$266,739	\$336,468	\$428,203	\$562,012	\$0
Average Final List Price	\$282,983	\$169,185	\$267,651	\$335,586	\$435,033	\$566,376	\$0
<i>Sale Price</i>							
Average Price	\$287,675	\$170,544	\$273,235	\$344,274	\$439,358	\$575,029	\$0
Median Price	\$278,000	\$171,000	\$275,000	\$340,000	\$440,000	\$570,000	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	\$14	-\$2,340	\$912	-\$882	\$6,830	\$4,364	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$4,706	-\$981	\$6,496	\$7,806	\$11,155	\$13,017	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$4,692	\$1,359	\$5,584	\$8,688	\$4,325	\$8,653	\$0
<i>Original</i> List to <i>Sale</i> Price - %	101.66%	99.43%	102.44%	102.32%	102.61%	102.32%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	101.66%	100.80%	102.09%	102.59%	100.99%	101.53%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	22	27	14	16	19	37	0
Combined Avg Days to Contract	22	27	14	16	19	37	0
Avg Days Listing to Closing	53	56	47	46	50	77	0
Avg Days Contract to Close	341	29	33	31	32	40	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,374	1,004	1,374	1,586	1,759	2,212	0

Condos, Townhomes, Villas

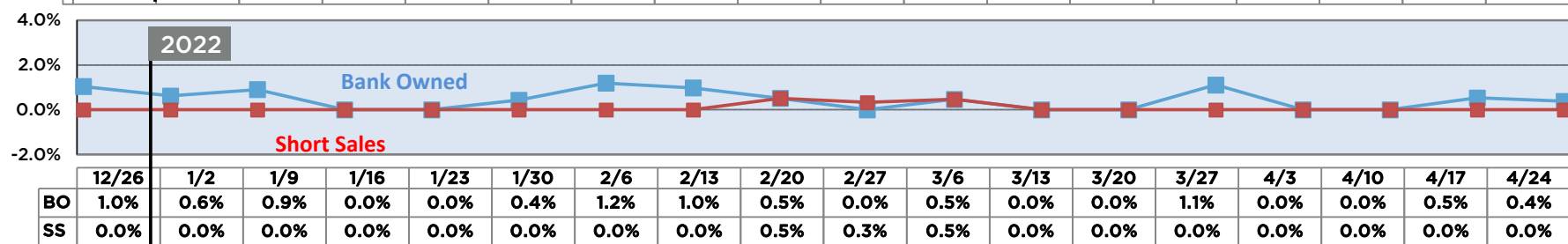
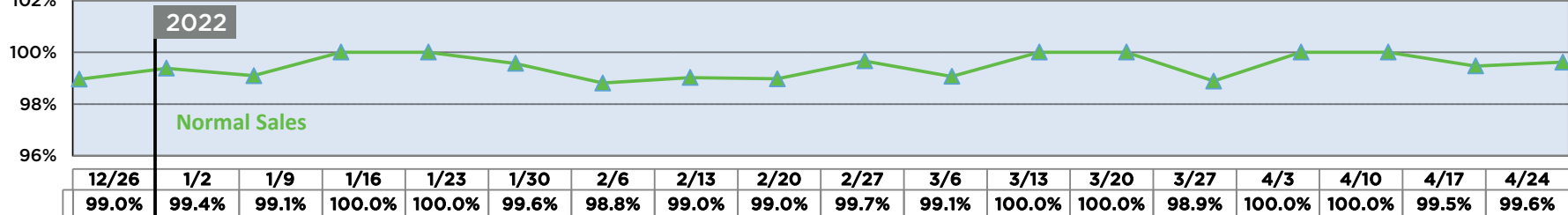


Condos, Townhomes, Villas

Foreclosure Sales

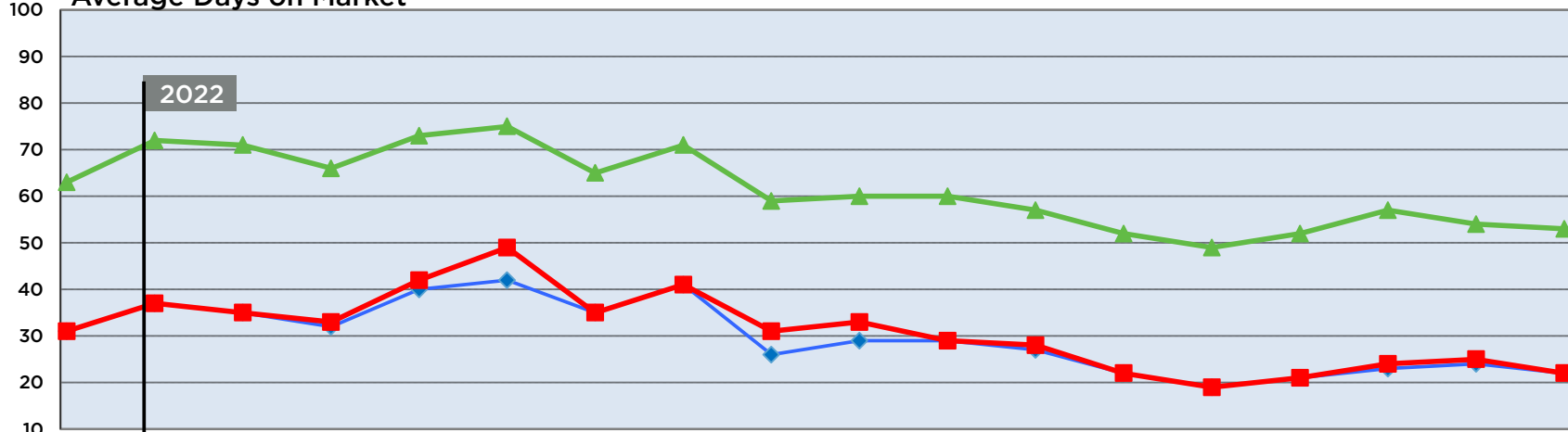


Percentage of Sales



Condos, Townhomes, Villas

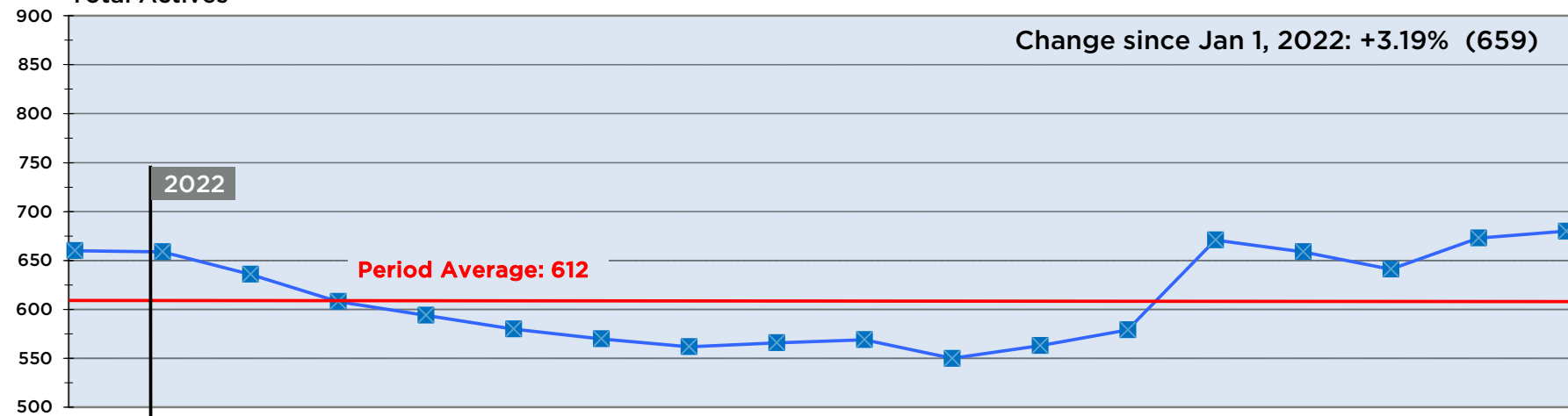
Average Days on Market



	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	4/24
ListToContract	31	37	35	32	40	42	35	41	26	29	29	27	22	19	21	23	24	22
CombDaysOnMkt	31	37	35	33	42	49	35	41	31	33	29	28	22	19	21	24	25	22
ListToClose	63	72	71	66	73	75	65	71	59	60	60	57	52	49	52	57	54	53

Total Actives

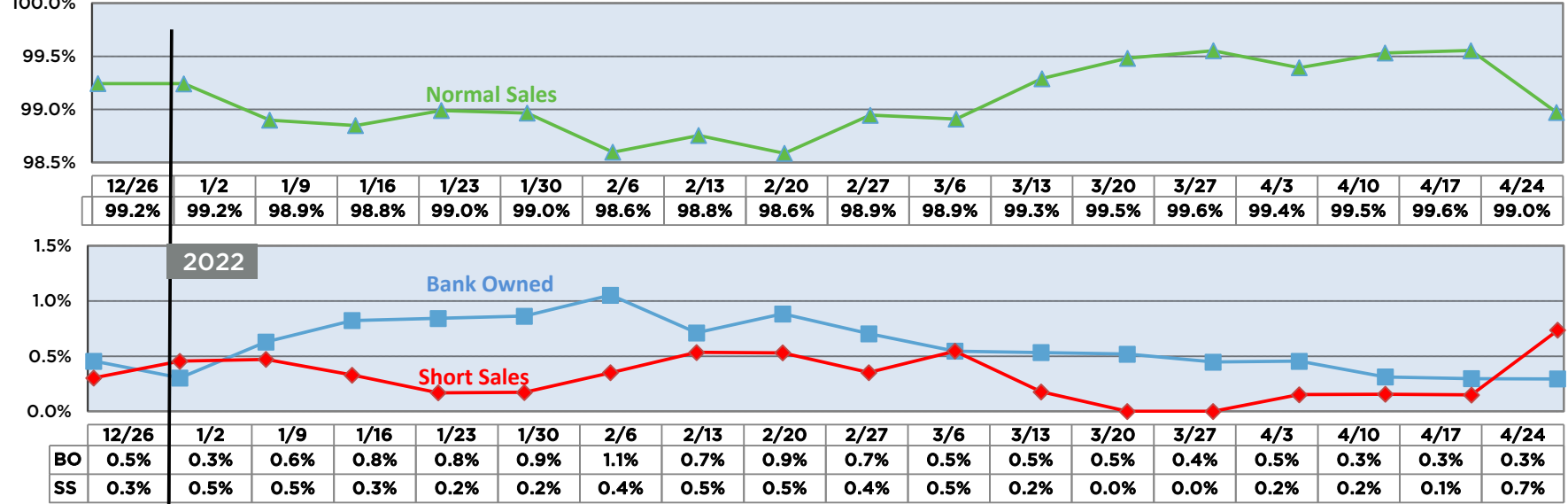
Change since Jan 1, 2022: +3.19% (659)



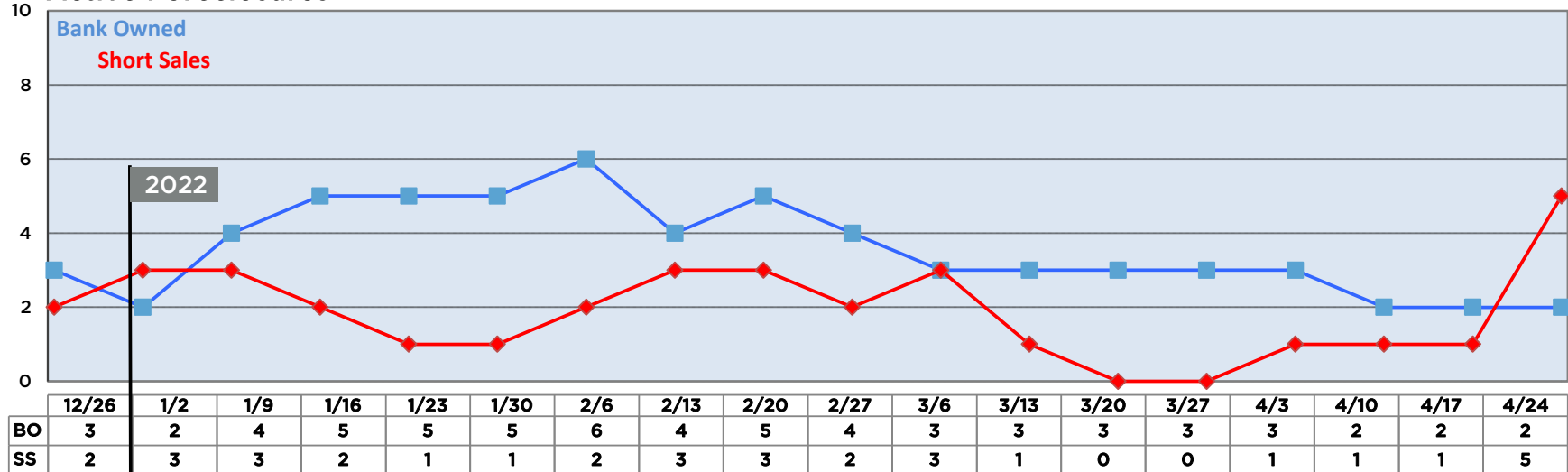
	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24
Total Actives	660	659	636	608	594	580	570	562	566	569	550	563	579	671	659	641	673	680

Condos, Townhomes, Villas

Percentage of Actives

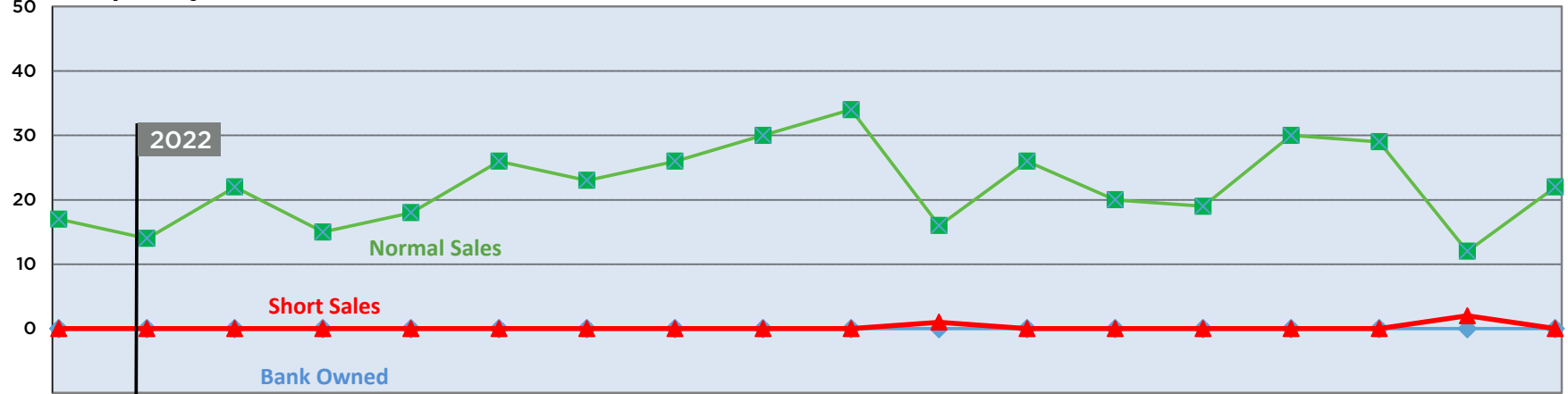


Active Foreclosures



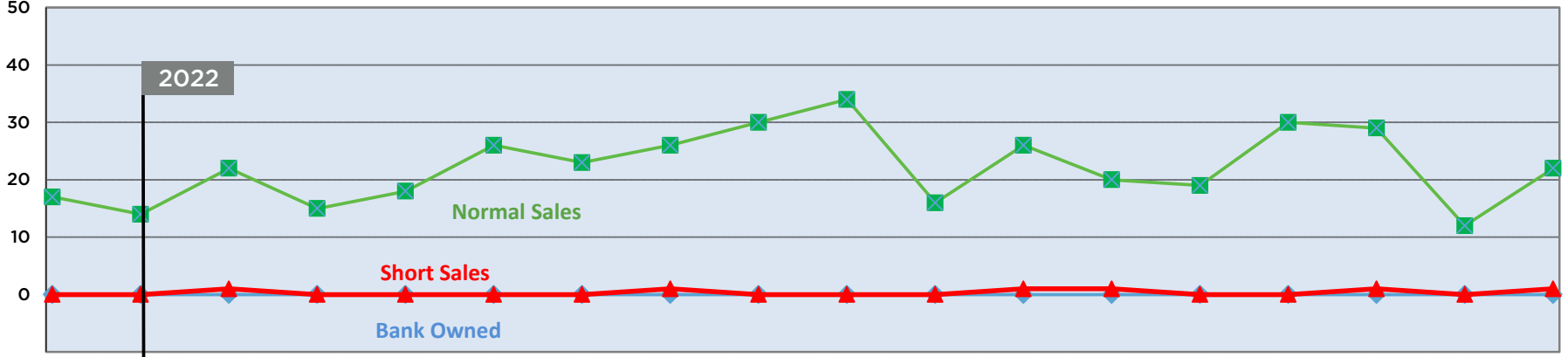
Condos, Townhomes, Villas

Temporary Off Market



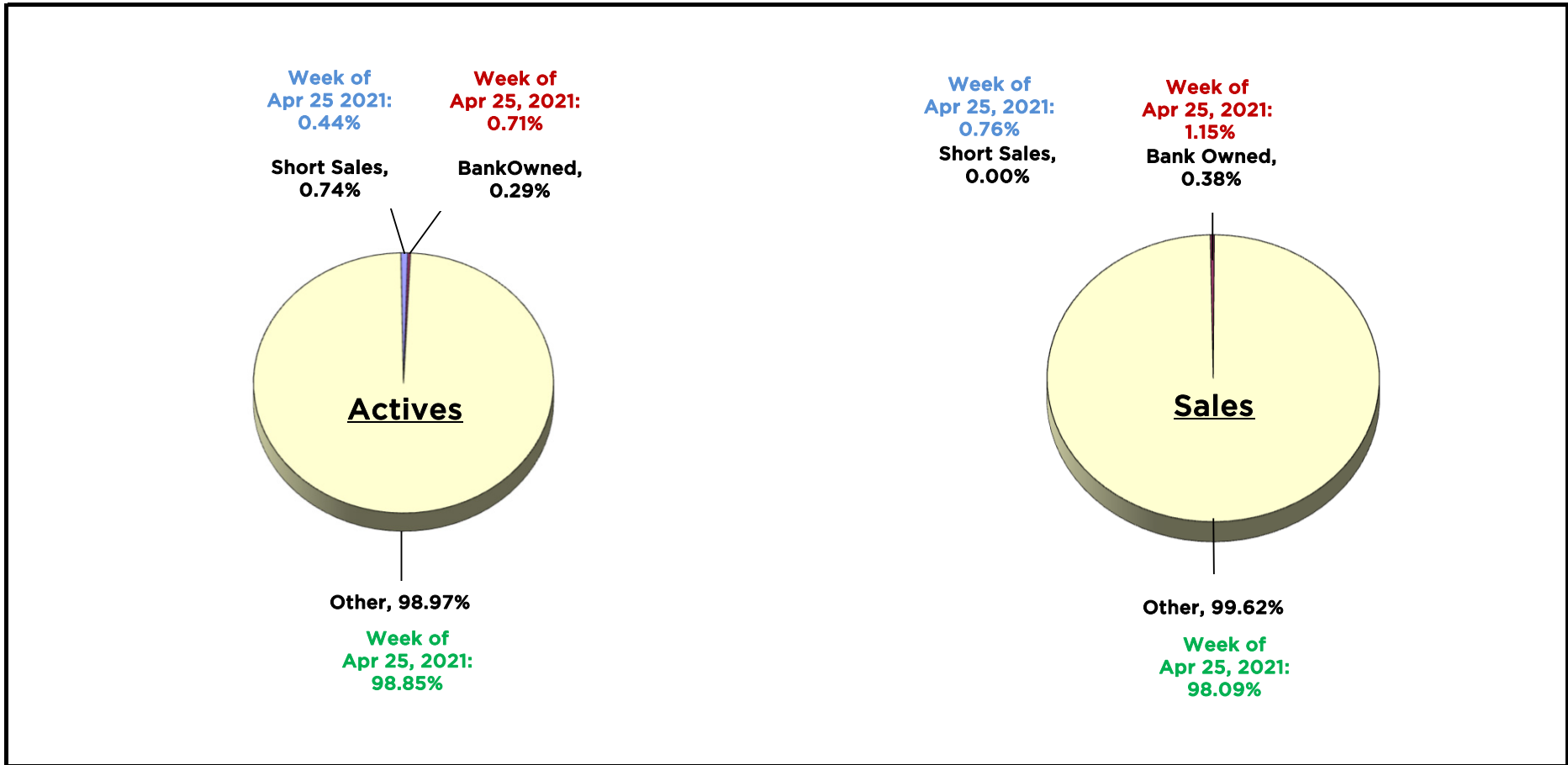
	12/26	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24
Norm	17	14	22	15	18	26	23	26	30	34	16	26	20	19	30	29	12	22
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0

Withdrawn



	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	4/24
Norm	17	14	22	15	18	26	23	26	30	34	16	26	20	19	30	29	12	22
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	1	0	0	0	1	1	0	0	1	0	1

Condos, Townhomes, Villas



Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$278,000? (± \$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		1	\$277,900	3.0	2.0	1,632	\$170.28
Casselberry	32707	1	\$277,900	3.0	2.0	1,632	\$170.28