



## ***Monday Morning Quarterback Summary***

***Week of May 01, 2022 - May 07, 2022***

### **Single-family existing homes**

- Sales of single-family homes decreased to 580 during the week of May 01, from 677 the week prior
- The median price of single family homes increased to \$430,000, a change of 0.7%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 2 the week of Apr 24
- The number of single-family home short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory increased by 177, and now sits at 2,203

### **Condos, townhomes, and villas**

- Sales of condos, townhomes, and villas decreased to 224 during the week of May 01, from 262 the week prior
- The median price of condos, townhomes, and villas decreased to \$260,500, a change of -6.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Apr 24
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 24, and now sits at 704

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

**Monday Morning Quarterback**  
05/01/2022 - 05/07/2022  
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
<b>Weekly Sales</b>	<b>580</b>	55	33	149	136	175	32
Bank Owned	1	0	0	1	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	577	54	33	147	136	175	32
<b>Active Listings</b>	<b>2,203</b>	188	142	346	416	808	303
Bank Owned	13	5	5	1	1	1	0
Short Sales	7	1	2	1	0	2	1
Other	2,183	182	135	344	415	805	302
<b>Months of Inventory</b>	<b>0.88</b>	0.79	0.99	0.54	0.71	1.07	2.19

***List Price***

Average Original List Price	\$510,291	\$194,984	\$277,751	\$346,769	\$436,428	\$671,600	\$1,485,187
Average Final List Price	\$507,949	\$193,109	\$273,006	\$345,489	\$435,822	\$665,541	\$1,492,531

***Sale Price***

Average Price	\$512,420	\$192,453	\$271,406	\$349,992	\$444,907	\$673,339	\$1,474,125
Median Price	\$430,000	\$202,000	\$270,000	\$350,000	\$445,000	\$650,000	\$1,350,000

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$2,342	-\$1,875	-\$4,745	-\$1,280	-\$606	-\$6,059	\$7,344
<i>Original</i> List to <i>Sale</i> Price - \$	\$2,129	-\$2,531	-\$6,345	\$3,223	\$8,479	\$1,739	-\$11,062
<i>Final</i> List to <i>Sale</i> Price - \$	\$4,471	-\$656	-\$1,600	\$4,503	\$9,085	\$7,798	-\$18,406
<i>Original</i> List to <i>Sale</i> Price - %	100.42%	98.70%	97.72%	100.93%	101.94%	100.26%	99.26%
<i>Final</i> List to <i>Sale</i> Price - %	100.88%	99.66%	99.41%	101.30%	102.08%	101.17%	98.77%

***Days on the Market***

Avg Days Listing to Contract	21	33	34	17	18	18	43
Combined Avg Days to Contract	22	33	35	18	18	19	46
Avg Days Listing to Closing	56	66	69	51	51	54	84
Avg Days Contract to Close	36	32	36	34	33	38	41

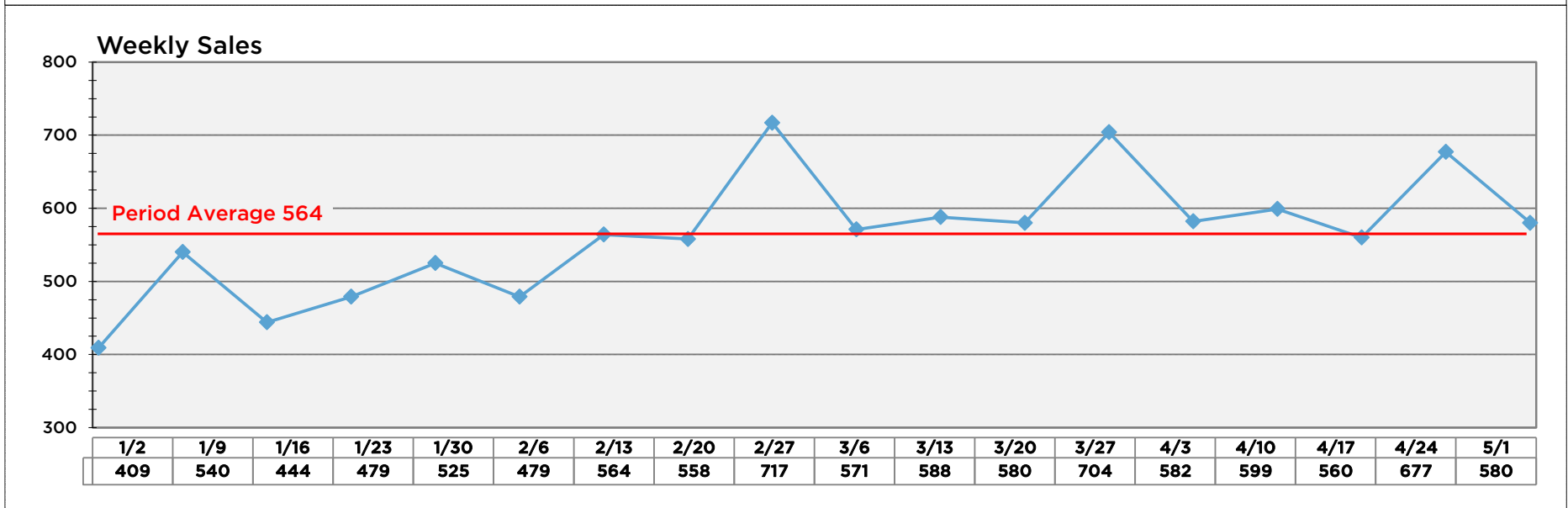
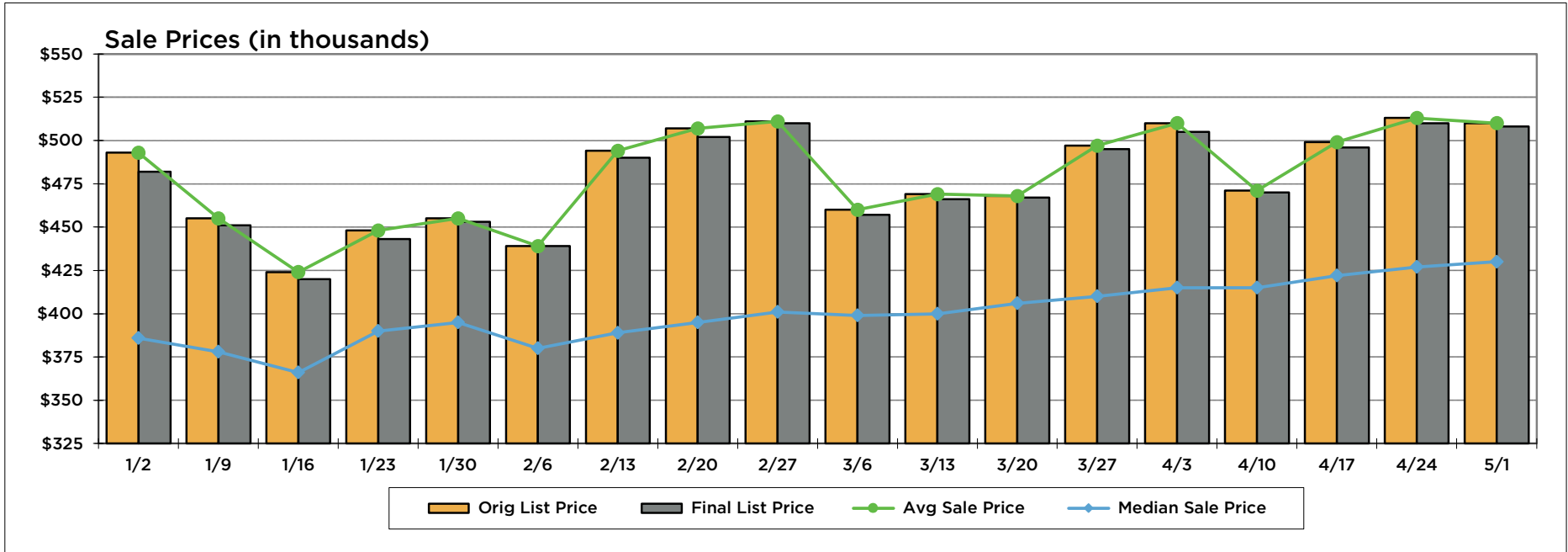
***Beds / Baths***

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

***Square Footage***

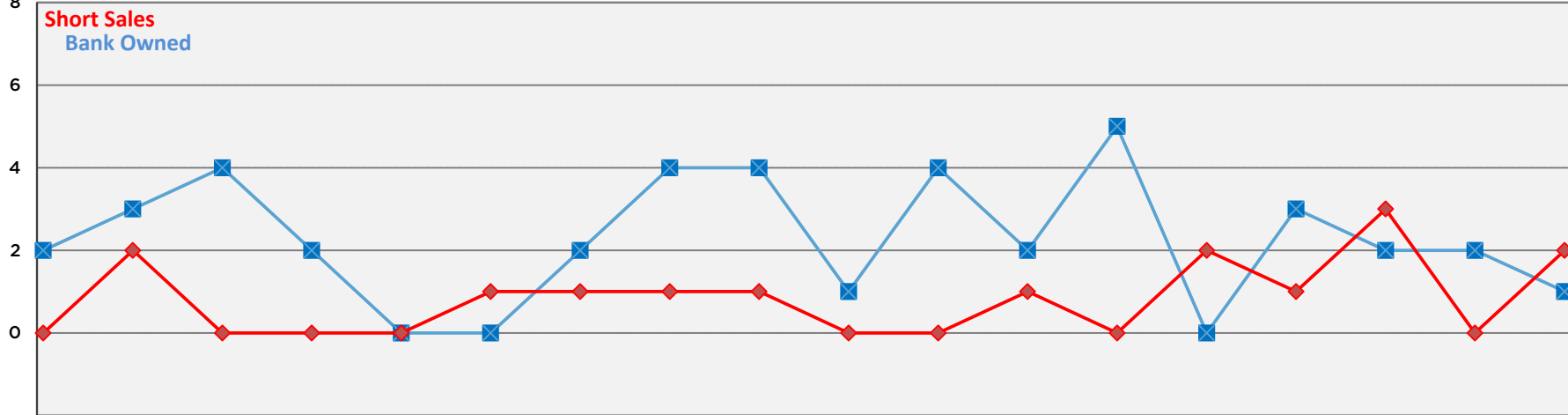
Average Square Feet	2,159	1,226	1,251	1,638	2,068	2,804	3,990
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### Single Family Homes



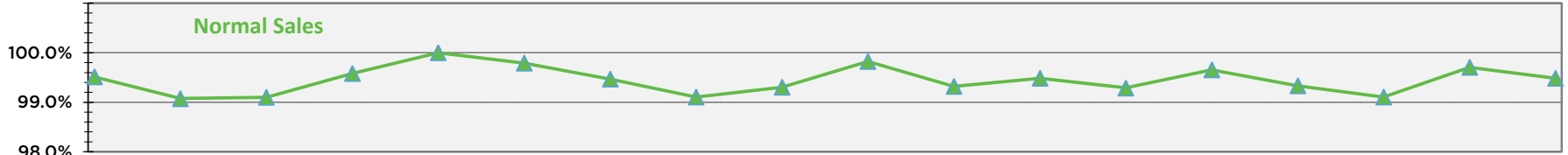
### Single Family Homes

#### Foreclosure Sales

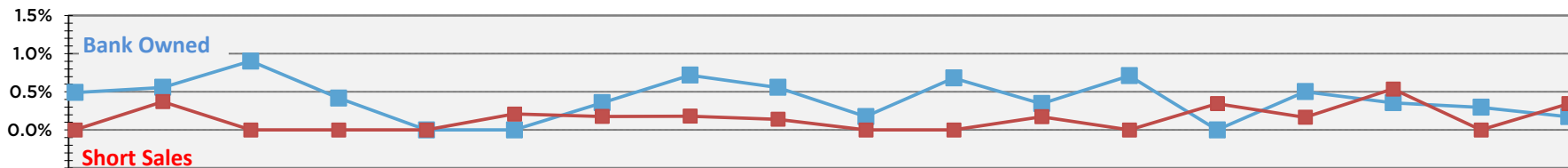


BO	2	3	4	2	0	0	2	4	4	1	4	2	5	0	3	2	2	1
SS	0	2	0	0	0	1	1	1	1	0	0	1	0	2	1	3	0	2

#### Percentage of Sales

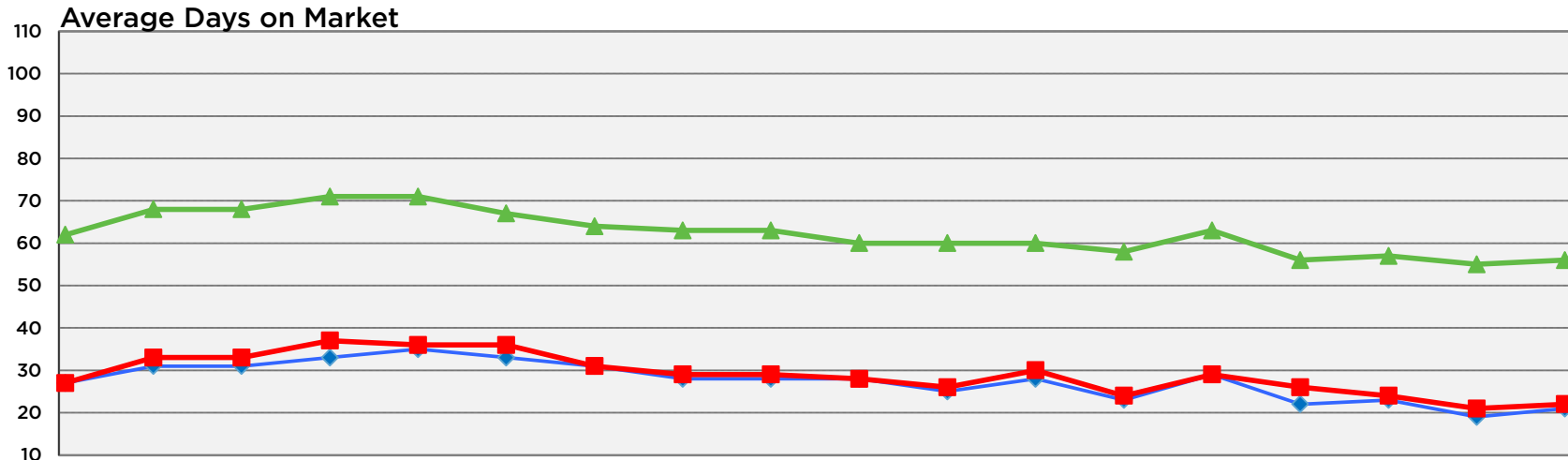


	99.5%	99.1%	99.1%	99.6%	100.0%	99.8%	99.5%	99.1%	99.3%	99.8%	99.3%	99.5%	99.3%	99.7%	99.3%	99.1%	99.7%	99.5%
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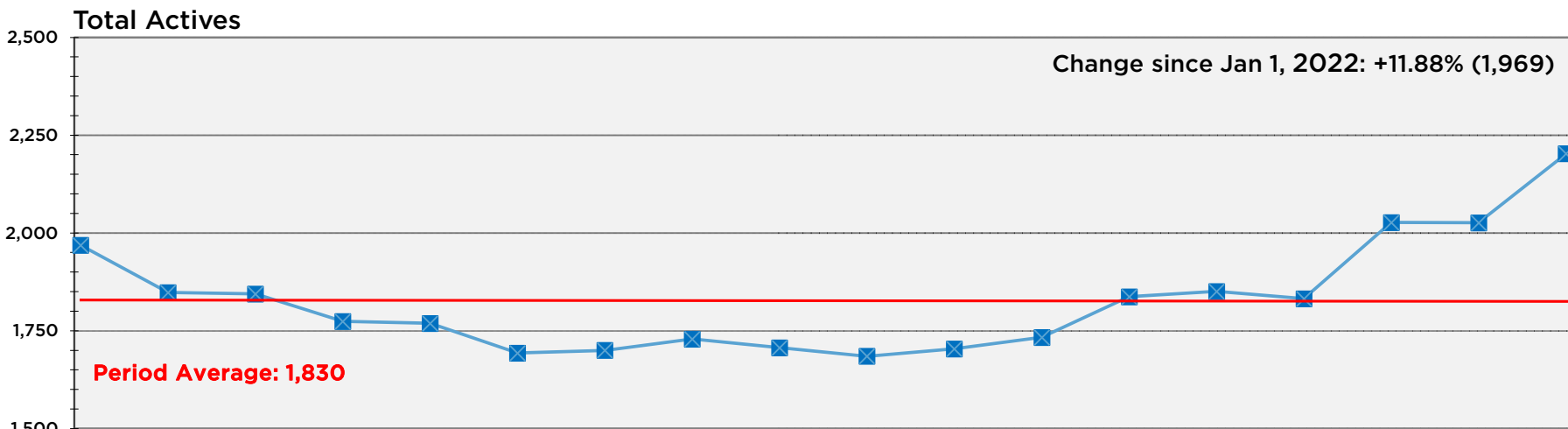


BO	0.5%	0.6%	0.9%	0.4%	0.0%	0.0%	0.4%	0.7%	0.6%	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%
SS	0.0%	0.4%	0.0%	0.0%	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%

### Single Family Homes



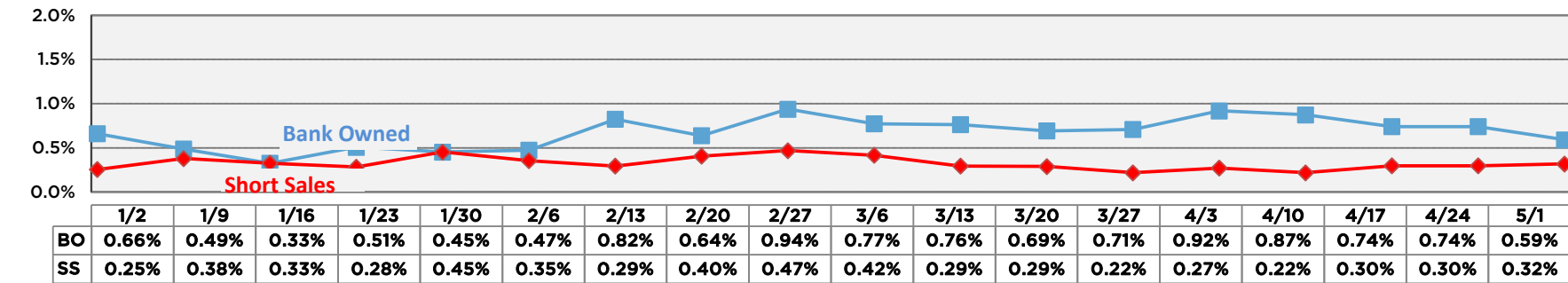
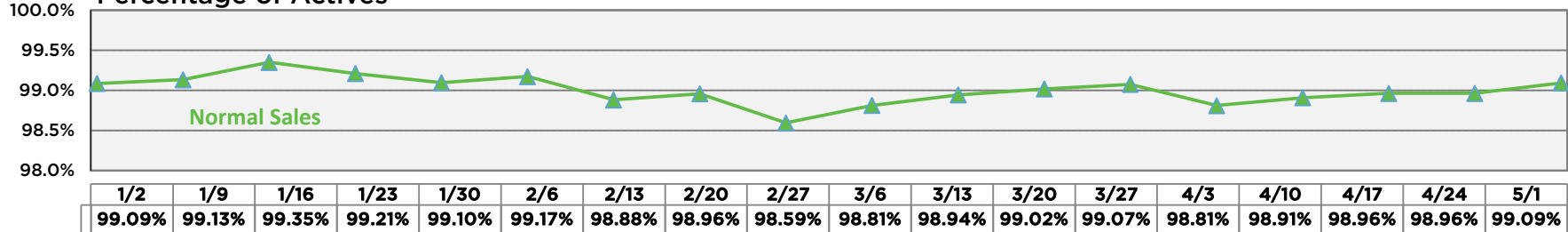
ListToContract	27	31	31	33	35	33	31	28	28	28	25	28	23	29	22	23	19	21
CombDaysOnMkt	27	33	33	37	36	36	31	29	29	28	26	30	24	29	26	24	21	22
ListToClose	62	68	68	71	71	67	64	63	63	60	60	60	58	63	56	57	55	56



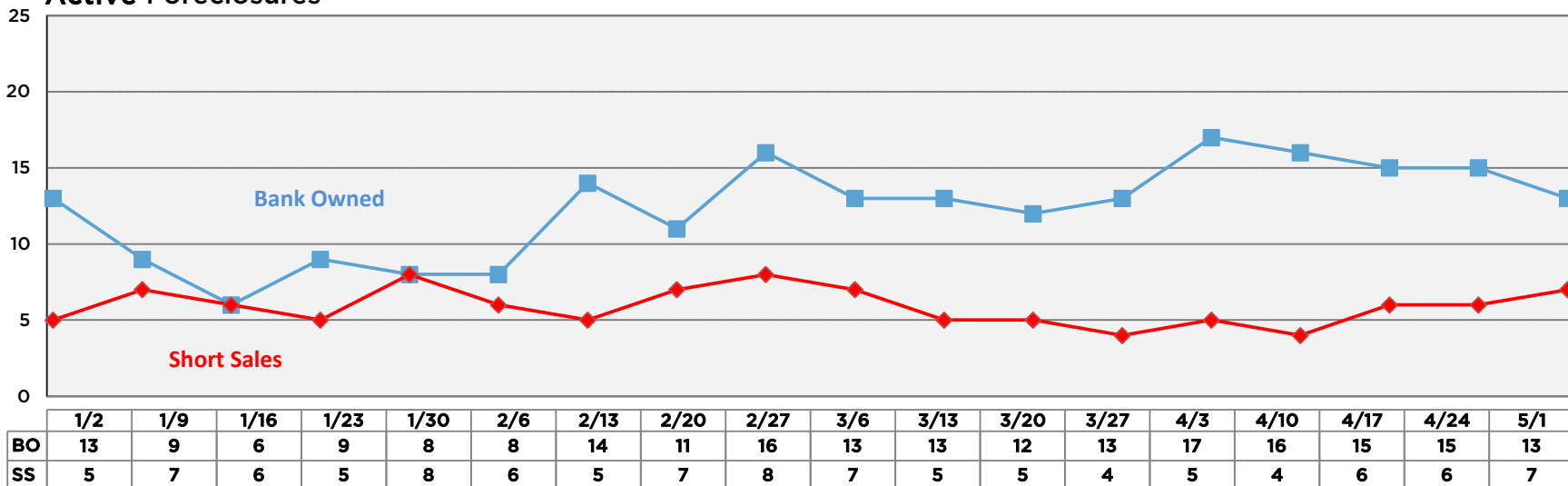
1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1
1,969	1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203

### Single Family Homes

Percentage of Actives

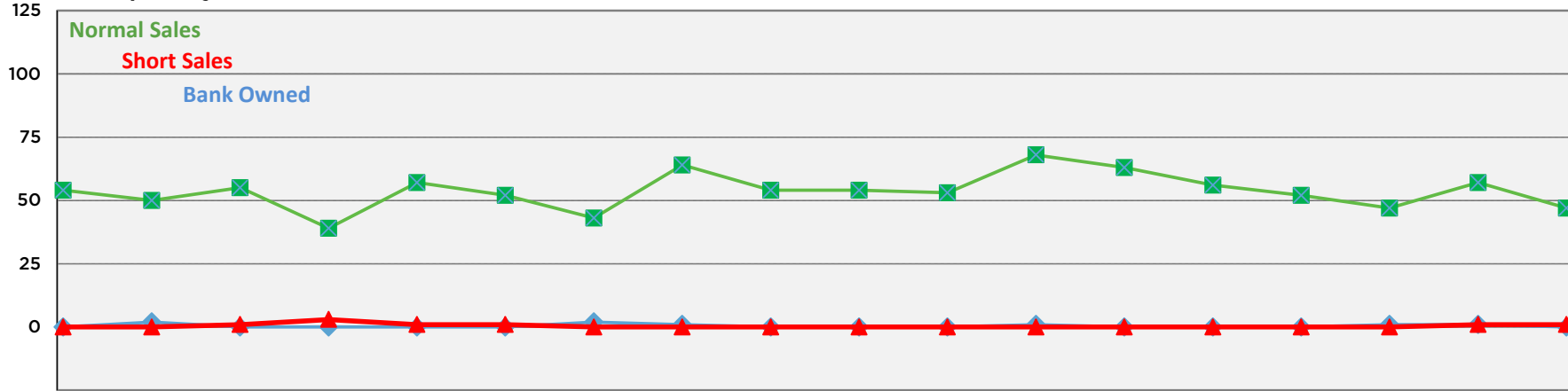


Active Foreclosures



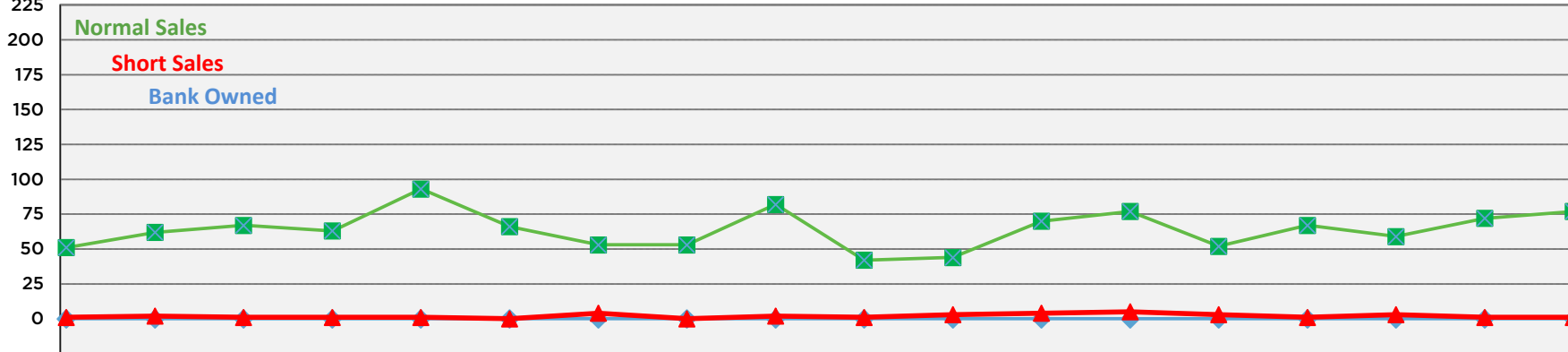
### Single Family Homes

#### Temporary Off Market



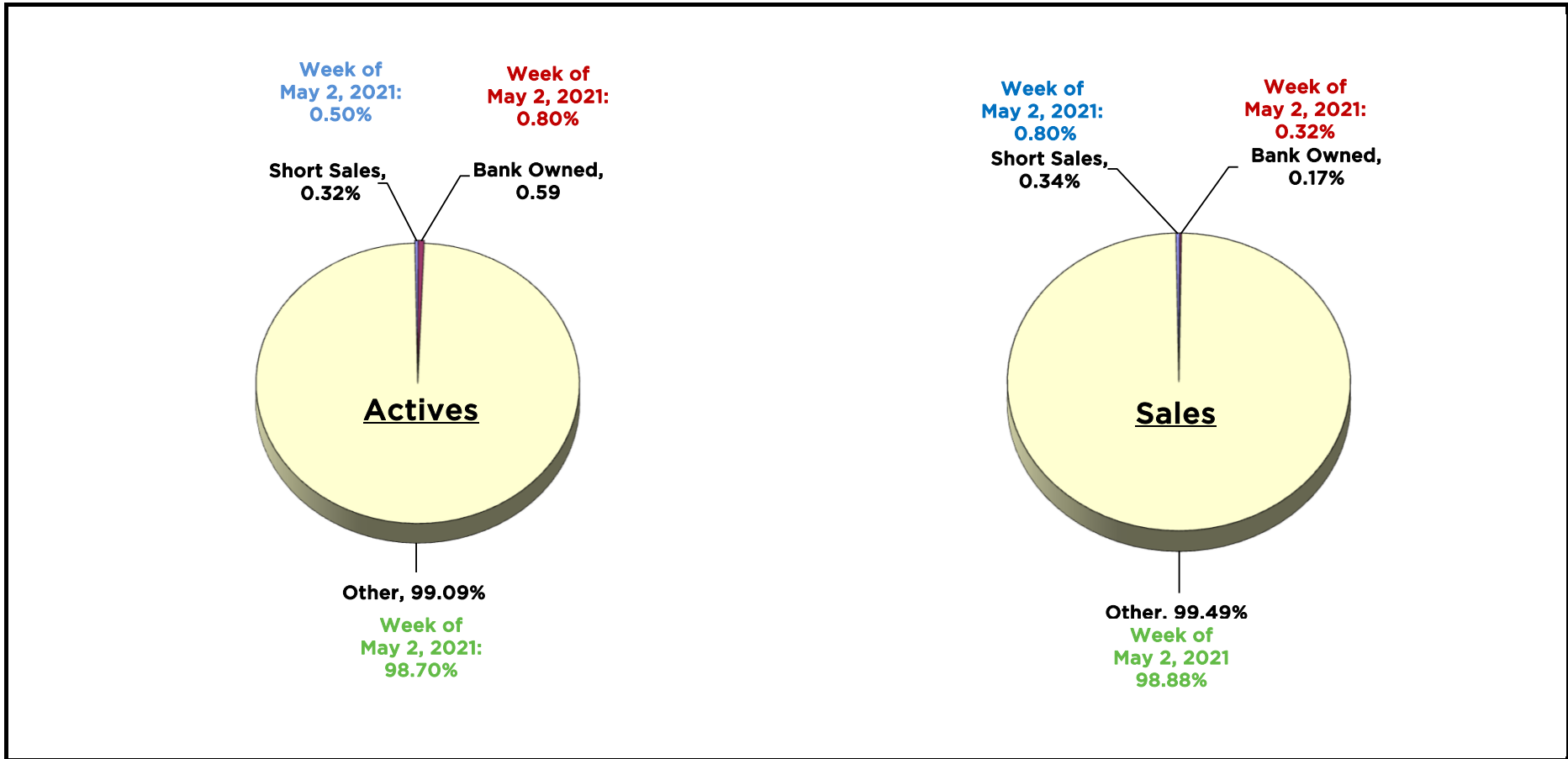
	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1
<b>Norm</b>	54	50	55	39	57	52	43	64	54	54	53	68	63	56	52	47	57	47
<b>BO</b>	0	2	0	0	0	0	2	1	0	0	0	1	0	0	0	1	1	0
<b>SS</b>	0	0	1	3	1	1	0	0	0	0	0	0	0	0	0	0	1	1

#### Withdrawn



	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	5/1
<b>Norm</b>	51	62	67	63	93	66	53	53	82	42	44	70	77	52	67	59	72	77
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	1	2	1	1	1	0	4	0	2	1	3	4	5	3	1	3	1	1

**Single Family Homes**



**Monday Morning Quarterback**  
05/01/2022 - 05/07/2022  
Lake, Orange, Osceola & Seminole Counties

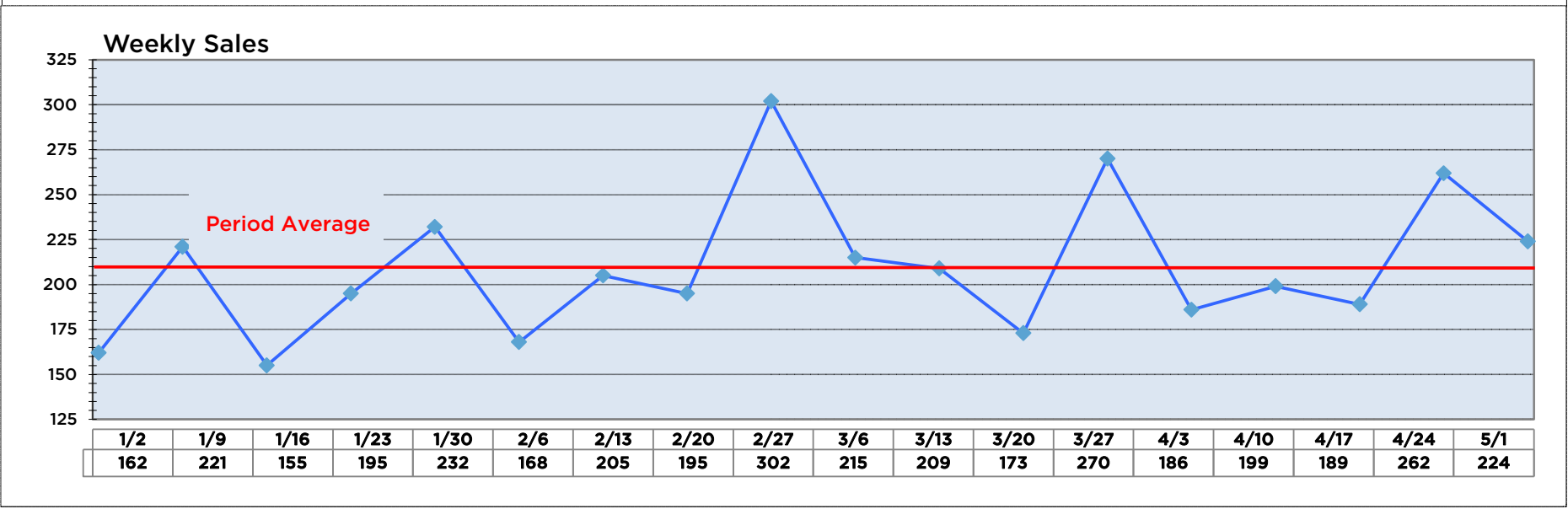
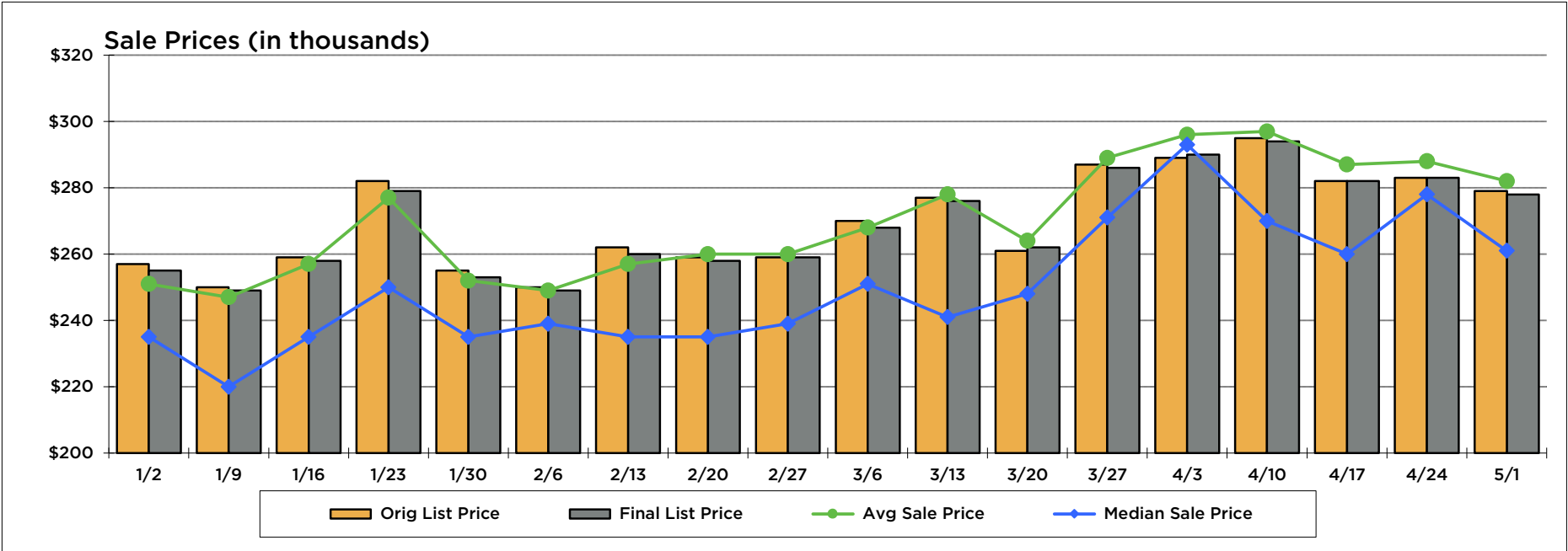
**Where are the 21 Single Family Homes available for the Median Price of \$430,000? (± \$500)**

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>4</b>	<b>\$429,975</b>	<b>3.8</b>	<b>2.0</b>	<b>1,646</b>	<b>\$261.30</b>
Lake Mary / Heathrow	32746	2	\$430,000	4.0	2.0	1,600	\$268.75
Oviedo	32765	1	\$429,900	4.0	2.0	1,966	\$218.67
Winter Park	32792	1	\$429,999	3.0	2.0	1,416	\$303.67
<b>Orange County</b>		<b>10</b>	<b>\$429,970</b>	<b>3.6</b>	<b>2.0</b>	<b>1,739</b>	<b>\$247.27</b>
Delaney / Crystal Lake	32806	1	\$429,900	4.0	2.0	1,830	\$234.92
Bithlo	32820	1	\$429,999	4.0	2.0	2,010	\$213.93
Taft	32824	1	\$430,000	4.0	2.0	1,960	\$219.39
Rio Pinar / Union Park	32825	2	\$429,950	4.0	2.0	1,742	\$246.81
Waterford Lakes	32828	1	\$430,000	3.0	2.0	1,511	\$284.58
Metro West / Orlo Vista	32835	1	\$430,000	4.0	2.0	1,959	\$219.50
Dr Phillips / Bay Vista	32836	1	\$430,000	3.0	2.0	1,821	\$236.13
Ocoee	34761	1	\$429,900	3.0	2.0	1,592	\$270.04
Winter Garden / Oakland	34787	1	\$430,000	3.0	2.0	1,222	\$351.88
<b>Osceola County</b>		<b>5</b>	<b>\$430,000</b>	<b>4.0</b>	<b>2.6</b>	<b>1,788</b>	<b>\$240.49</b>
Kissimmee (East)	34744	2	\$430,000	4.0	2.0	1,626	\$264.45
Kissimmee (West) / Pleasant Hill	34746	3	\$430,000	4.0	3.0	1,896	\$226.79
<b>Lake County</b>		<b>2</b>	<b>\$430,000</b>	<b>3.5</b>	<b>2.5</b>	<b>2,196</b>	<b>\$195.86</b>
Eustis (West)	32726	1	\$430,000	3.0	2.0	2,004	\$214.57
Clermont (South)	34714	1	\$430,000	4.0	3.0	2,387	\$180.14

### Condos, Townhomes, Villas

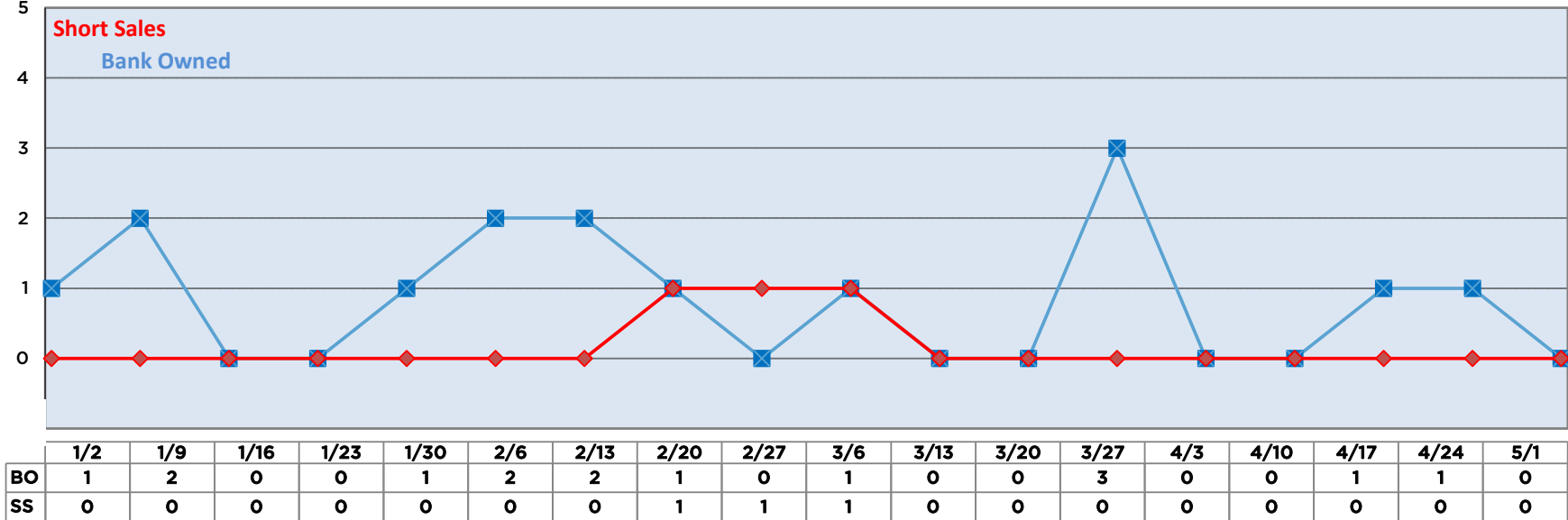
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>224</b>	98	44	47	24	10	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	224	98	44	47	24	10	1
<b>Active Listings</b>	<b>704</b>	260	93	165	96	82	8
Bank Owned	2	1	0	1	0	0	0
Short Sales	3	2	0	0	1	0	0
Other	699	257	93	164	95	82	8
<b>Months of Inventory</b>	<b>0.73</b>	0.61	0.49	0.81	0.92	1.89	1.85
<b><i>List Price</i></b>							
Average Original List Price	\$278,811	\$182,173	\$275,016	\$330,837	\$439,073	\$536,290	\$1,050,000
Average Final List Price	\$278,195	\$180,990	\$273,584	\$330,985	\$438,865	\$540,200	\$1,050,000
<b><i>Sale Price</i></b>							
Average Price	\$281,508	\$182,243	\$274,364	\$338,128	\$444,500	\$551,600	\$1,050,000
Median Price	\$260,500	\$184,950	\$279,550	\$330,000	\$435,000	\$528,000	\$1,050,000
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$616	-\$1,183	-\$1,432	\$148	-\$208	\$3,910	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$2,697	\$70	-\$652	\$7,291	\$5,427	\$15,310	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$3,313	\$1,253	\$780	\$7,143	\$5,635	\$11,400	\$0
<i>Original</i> List to <i>Sale</i> Price - %	100.97%	100.04%	99.76%	102.20%	101.24%	102.85%	100.00%
<i>Final</i> List to <i>Sale</i> Price - %	101.19%	100.69%	100.29%	102.16%	101.28%	102.11%	100.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	21	27	21	16	11	11	5
Combined Avg Days to Contract	21	27	21	16	12	11	5
Avg Days Listing to Closing	51	57	54	44	37	38	27
Avg Days Contract to Close	30	30	33	28	28	33	22
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	2	3	3	4	2
Average Full Baths	2	2	2	2	2	3	2
Average Half Baths	0	0	0	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,333	990	1,320	1,525	2,034	2,122	1,718

**Condos, Townhomes, Villas**

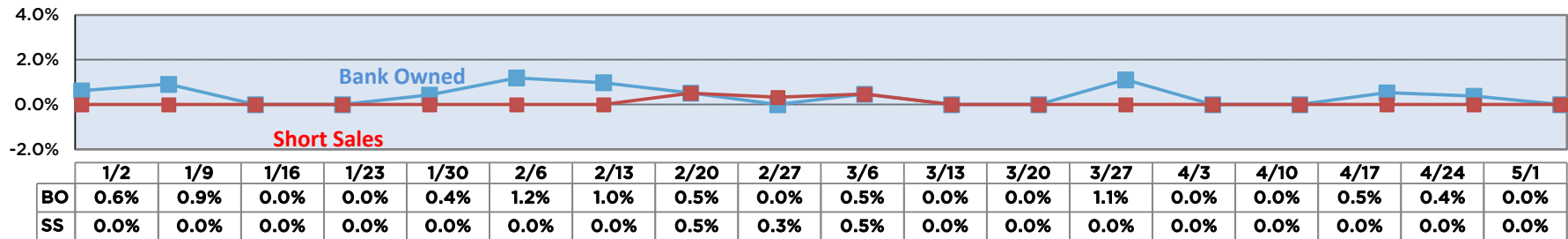
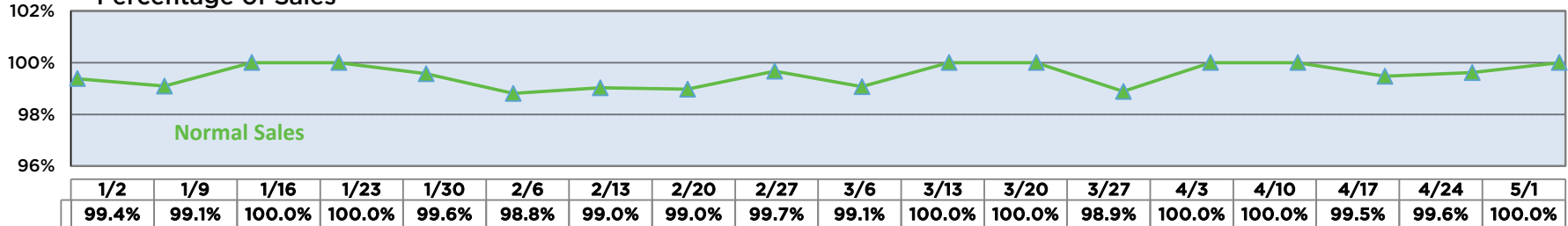


**Condos, Townhomes, Villas**

**Foreclosure Sales**

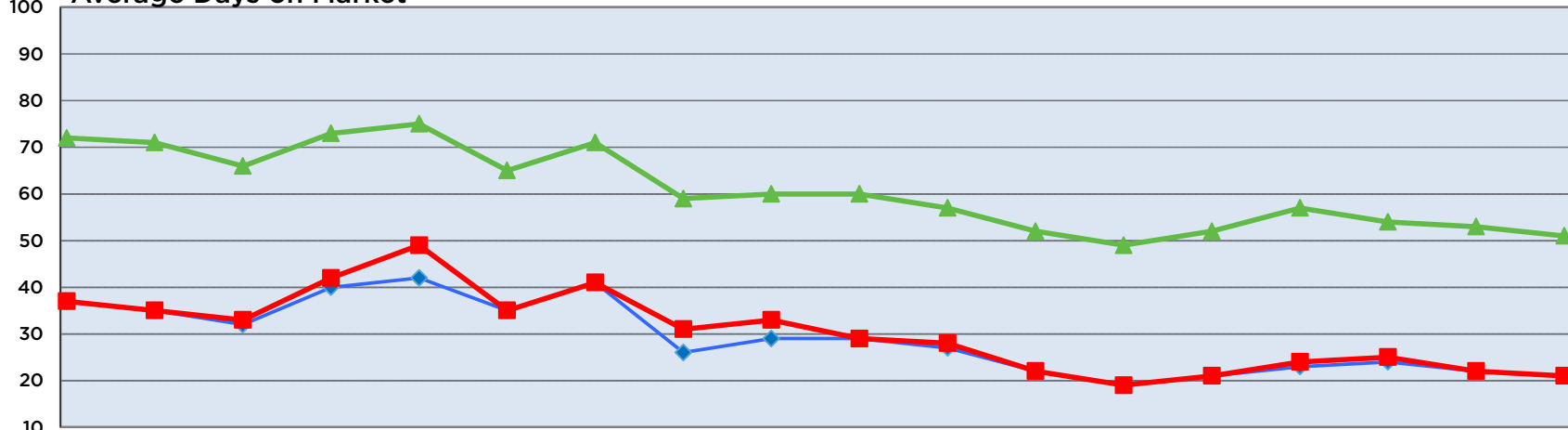


**Percentage of Sales**



**Condos, Townhomes, Villas**

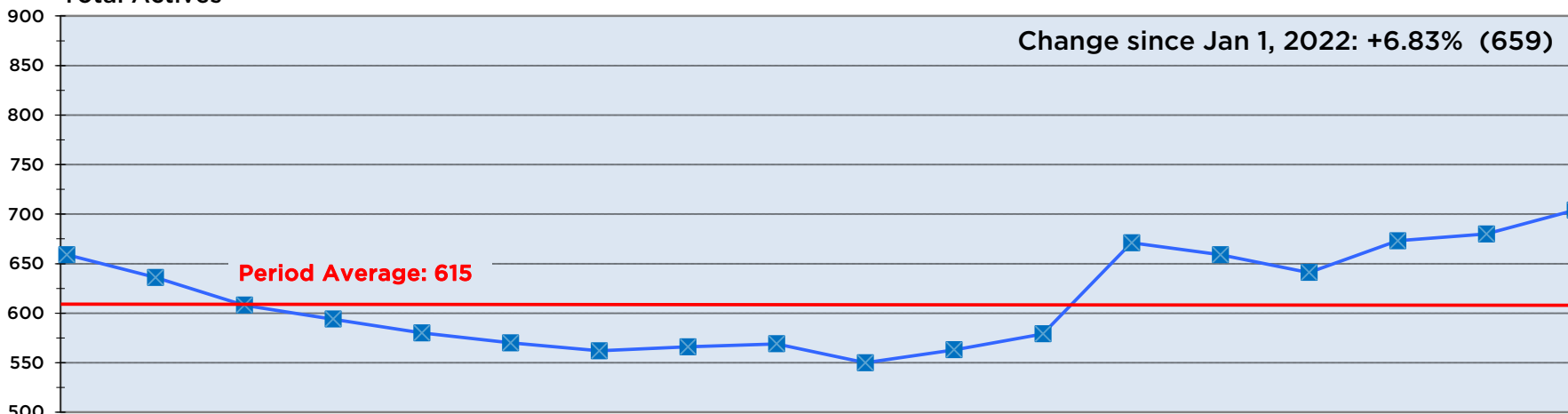
**Average Days on Market**



	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	5/1
ListToContract	37	35	32	40	42	35	41	26	29	29	27	22	19	21	23	24	22	21
CombDaysOnMkt	37	35	33	42	49	35	41	31	33	29	28	22	19	21	24	25	22	21
ListToClose	72	71	66	73	75	65	71	59	60	60	57	52	49	52	57	54	53	51

**Total Actives**

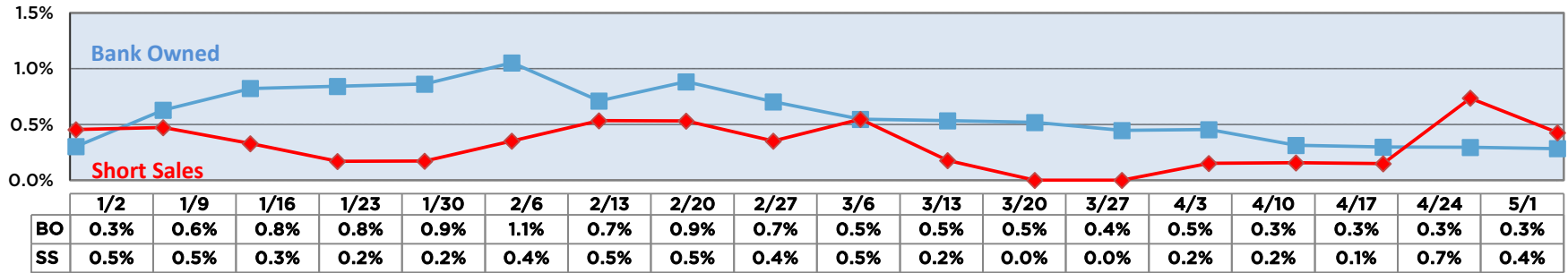
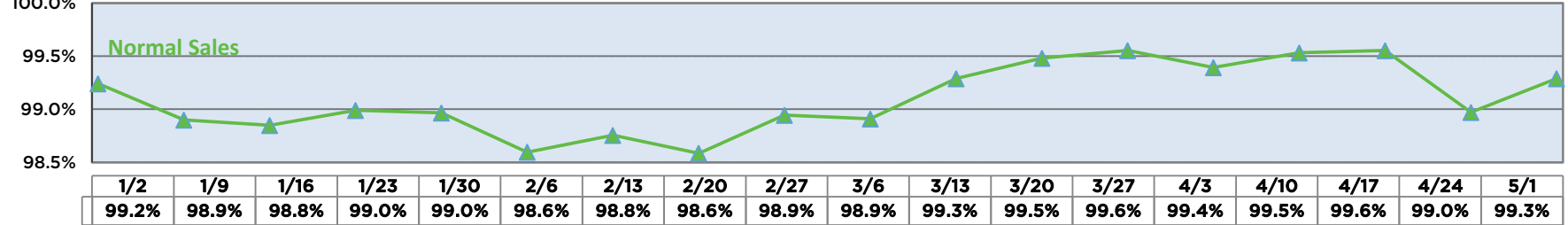
Change since Jan 1, 2022: +6.83% (659)



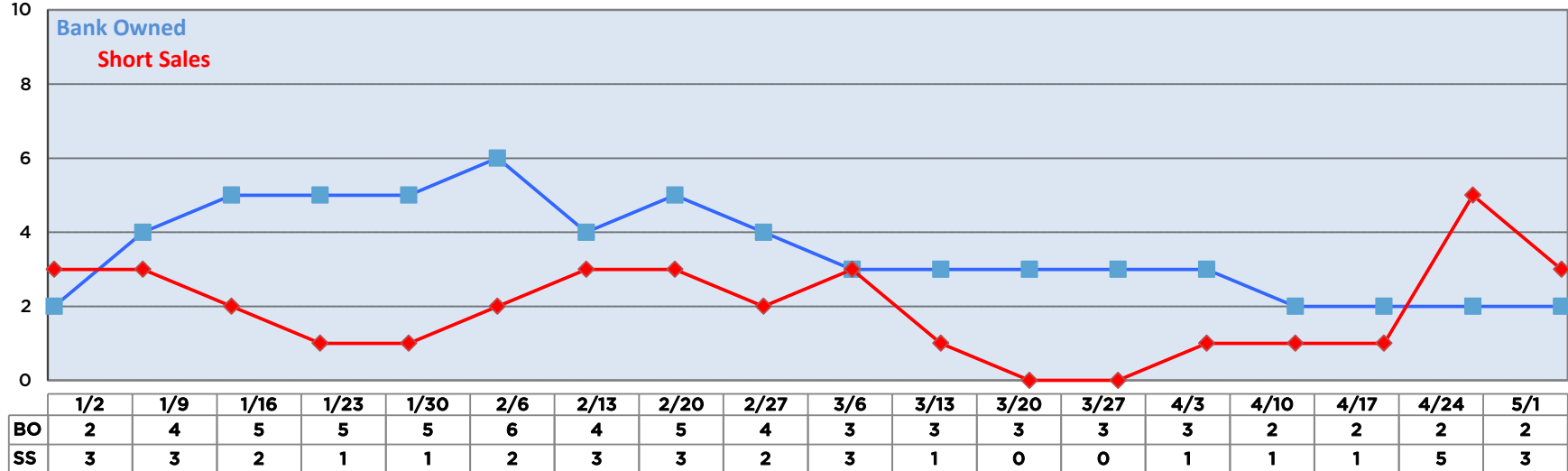
	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1
Total Actives	659	636	608	594	580	570	562	566	569	550	563	579	671	659	641	673	680	704

**Condos, Townhomes, Villas**

**Percentage of Actives**

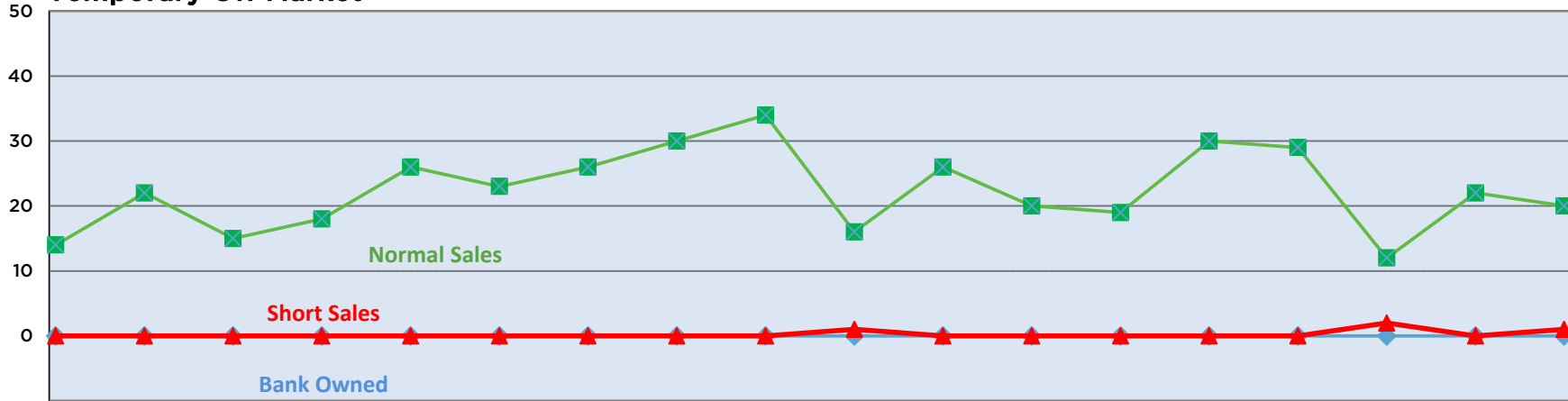


**Active Foreclosures**



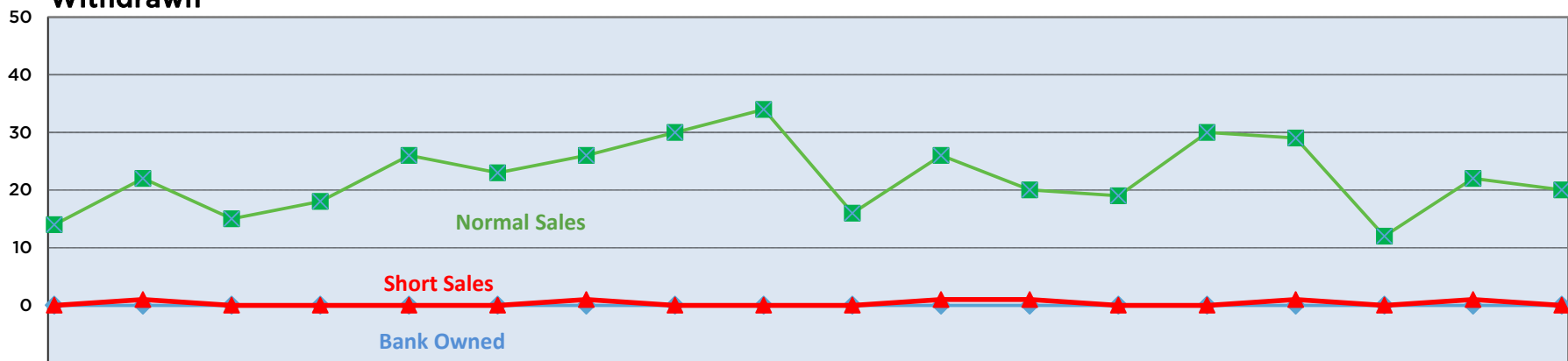
**Condos, Townhomes, Villas**

**Temporary Off Market**



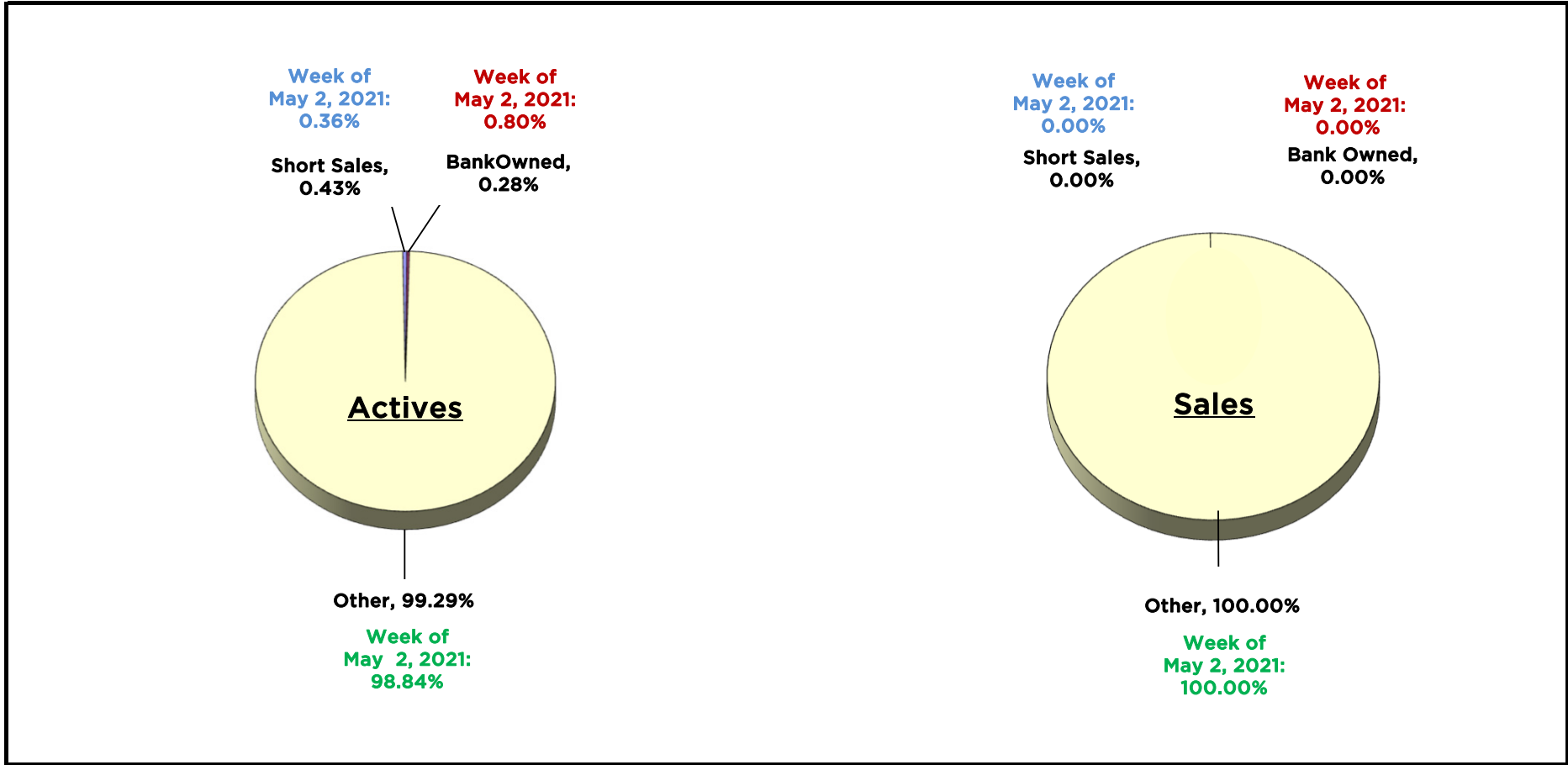
	1/2	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1
Norm	14	22	15	18	26	23	26	30	34	16	26	20	19	30	29	12	22	20
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	1

**Withdrawn**



	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	5/1
Norm	14	22	15	18	26	23	26	30	34	16	26	20	19	30	29	12	22	20
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	1	0	0	0	1	1	0	0	1	0	1	0

**Condos, Townhomes, Villas**



**Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$260,500? (± \$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>
<b>Seminole County</b>							
Altamonte Springs / Forest City	32714	1	\$260,000	2.0	2.0	1,146	\$226.88
<b>Orange County</b>							
Ocoee	34761	1	\$260,000	3.0	2.0	1,401	\$185.58
<b>Osceola County</b>							
Kissimmee (Central)	34741	1	\$260,000	3.0	2.0	1,433	\$181.44
<b>Lake County</b>							
Mount Dora	32757	1	\$260,000	2.0	2.0	1,219	\$213.29
Leesburg (East)/Haines Creek	34788	1	\$260,000	3.0	2.0	1,568	\$165.82