



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

***Week of May 08, 2022 - May 14, 2022***

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

- Sales of single-family homes decreased to 533 during the week of May 08, from 580 the week prior
- The median price of single family homes decreased to \$415,000, a change of -3.5%
- The number of single-family home foreclosure transactions remains constant at 1
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory increased by 182, and now sits at 2,385

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

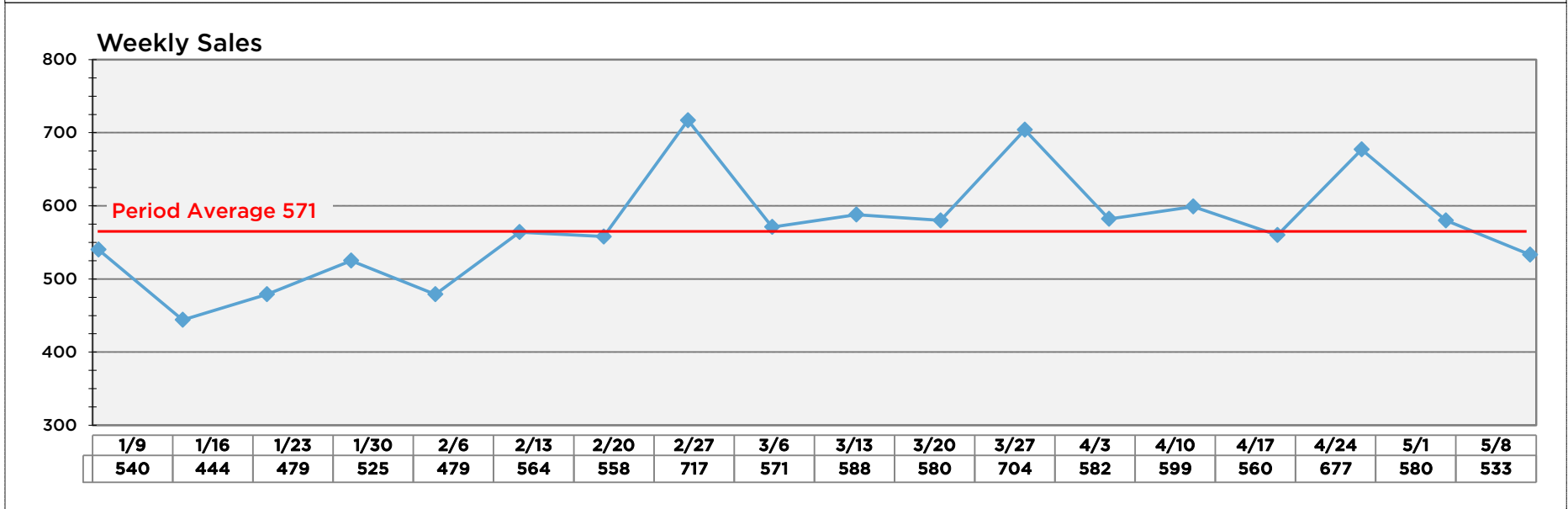
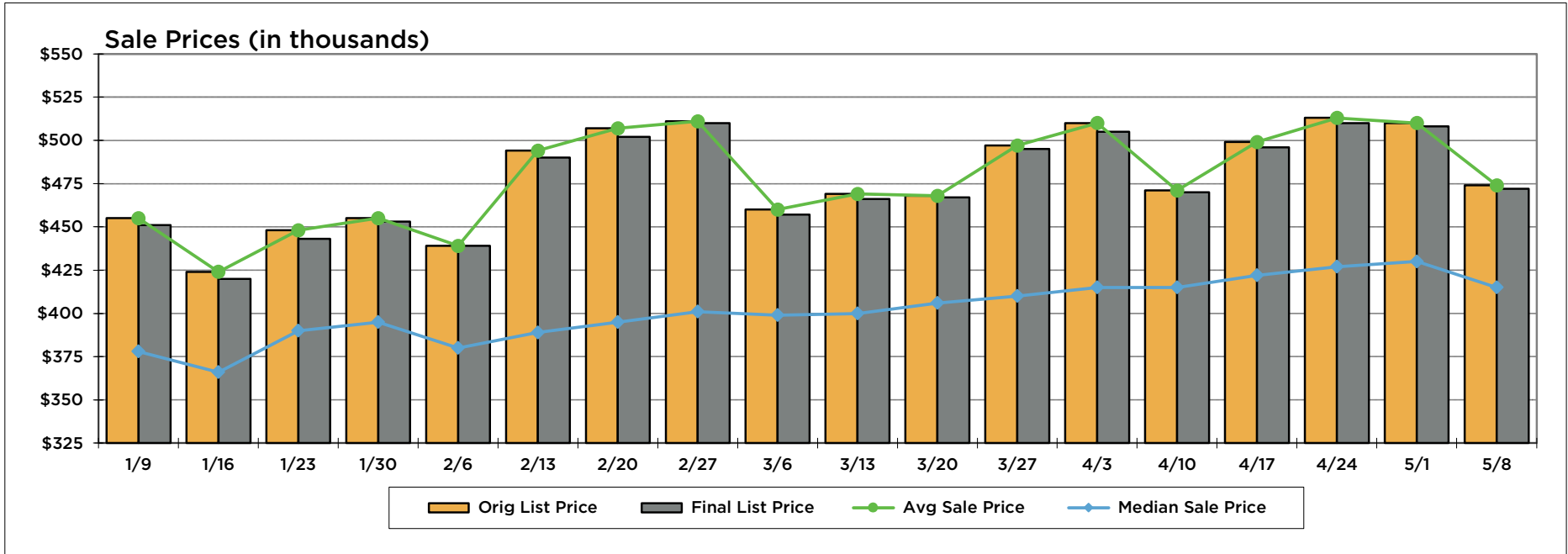
- Sales of condos, townhomes, and villas decreased to 180 during the week of May 08, from 224 the week prior
- The median price of condos, townhomes, and villas increased to \$281,000, a change of 7.9%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 52, and now sits at 756

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

### Single Family Homes

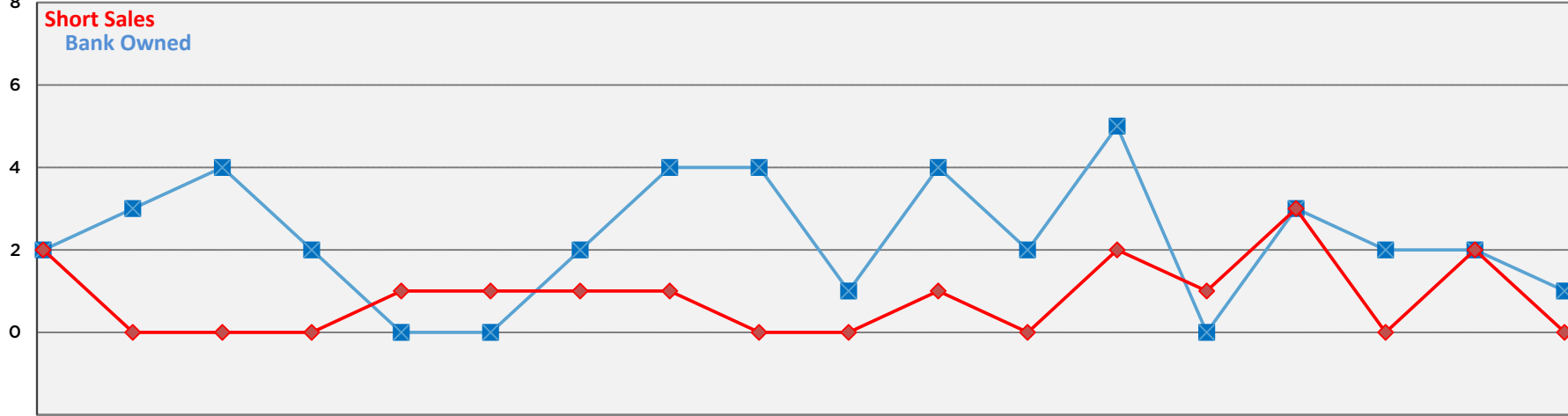
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>533</b>	63	54	130	115	148	23
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	532	63	54	129	115	148	23
<b>Active Listings</b>	<b>2,385</b>	215	138	377	456	871	328
Bank Owned	25	11	5	4	2	3	0
Short Sales	5	0	3	0	0	2	0
Other	2,355	204	130	373	454	866	328
<b>Months of Inventory</b>	<b>1.03</b>	0.79	0.59	0.67	0.92	1.36	3.29
<b>List Price</b>							
Average Original List Price	\$474,451	\$189,656	\$275,005	\$342,095	\$437,870	\$669,822	\$1,396,630
Average Final List Price	\$471,732	\$187,052	\$271,065	\$344,345	\$436,096	\$667,244	\$1,362,761
<b>Sale Price</b>							
Average Price	\$476,184	\$182,567	\$272,801	\$350,473	\$444,831	\$674,774	\$1,347,370
Median Price	\$415,000	\$195,000	\$275,000	\$350,000	\$444,500	\$648,450	\$1,250,000
<b>Price Differences</b>							
<i>Original</i> to <i>Final</i> List Price	-\$2,719	-\$2,604	-\$3,940	\$2,250	-\$1,774	-\$2,578	-\$33,869
<i>Original</i> List to <i>Sale</i> Price - \$	\$1,733	-\$7,089	-\$2,204	\$8,378	\$6,961	\$4,952	-\$49,260
<i>Final</i> List to <i>Sale</i> Price - \$	\$4,452	-\$4,485	\$1,736	\$6,128	\$8,735	\$7,530	-\$15,391
<i>Original</i> List to <i>Sale</i> Price - %	100.37%	96.26%	99.20%	102.45%	101.59%	100.74%	96.47%
<i>Final</i> List to <i>Sale</i> Price - %	100.94%	97.60%	100.64%	101.78%	102.00%	101.13%	98.87%
<b>Days on the Market</b>							
Avg Days Listing to Contract	22	34	28	15	20	22	29
Combined Avg Days to Contract	24	34	28	16	20	25	37
Avg Days Listing to Closing	55	68	58	46	53	57	63
Avg Days Contract to Close	33	36	30	31	32	34	36
<b>Beds / Baths</b>							
Average Bedrooms	4	2	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
<b>Square Footage</b>							
Average Square Feet	2,025	1,142	1,287	1,584	1,993	2,793	3,883

**Single Family Homes**



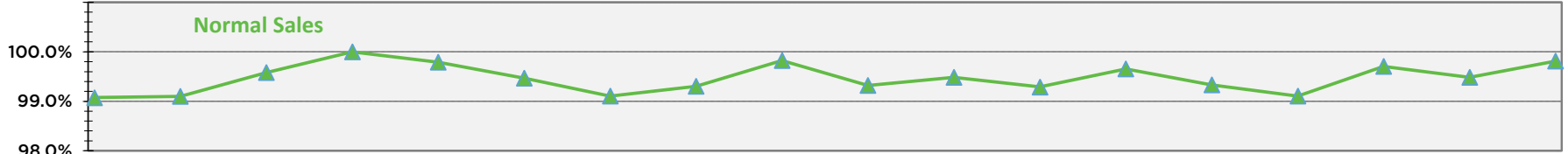
**Single Family Homes**

**Foreclosure Sales**

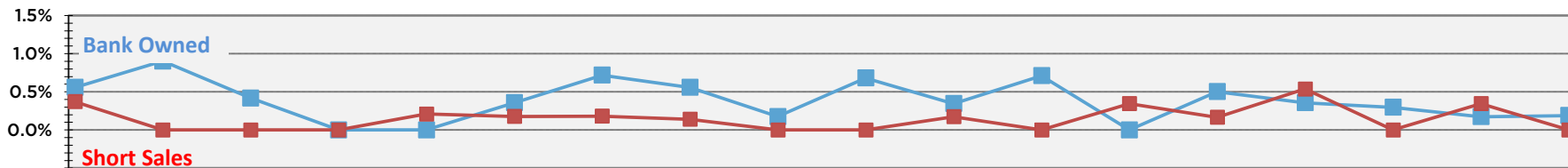


BO	2	3	4	2	0	0	2	4	4	1	4	2	5	0	3	2	2	1
SS	2	0	0	0	1	1	1	1	0	0	1	0	2	1	3	0	2	0

**Percentage of Sales**

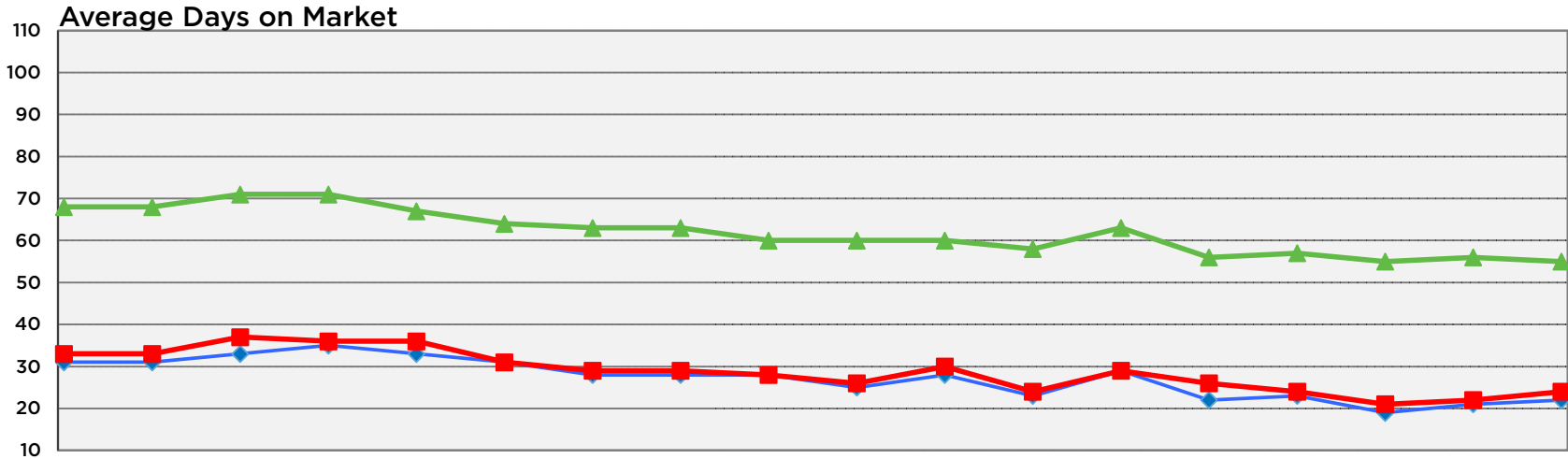


BO	0.6%	0.9%	0.4%	0.0%	0.0%	0.4%	0.7%	0.6%	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%
SS	0.4%	0.0%	0.0%	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%

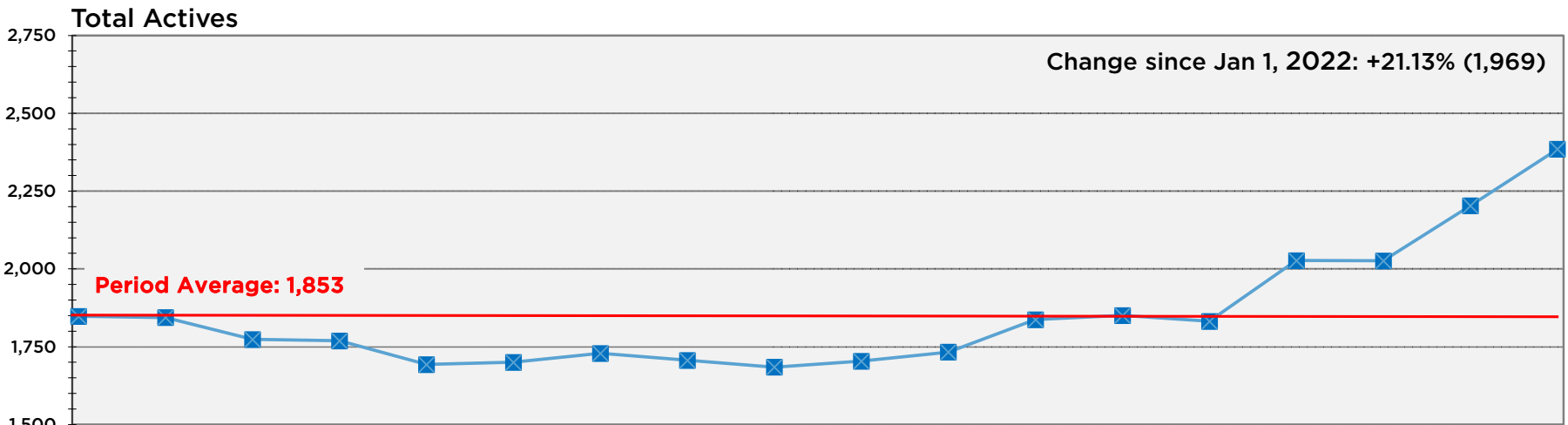


BO	0.6%	0.9%	0.4%	0.0%	0.0%	0.4%	0.7%	0.6%	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%
SS	0.4%	0.0%	0.0%	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%

### Single Family Homes



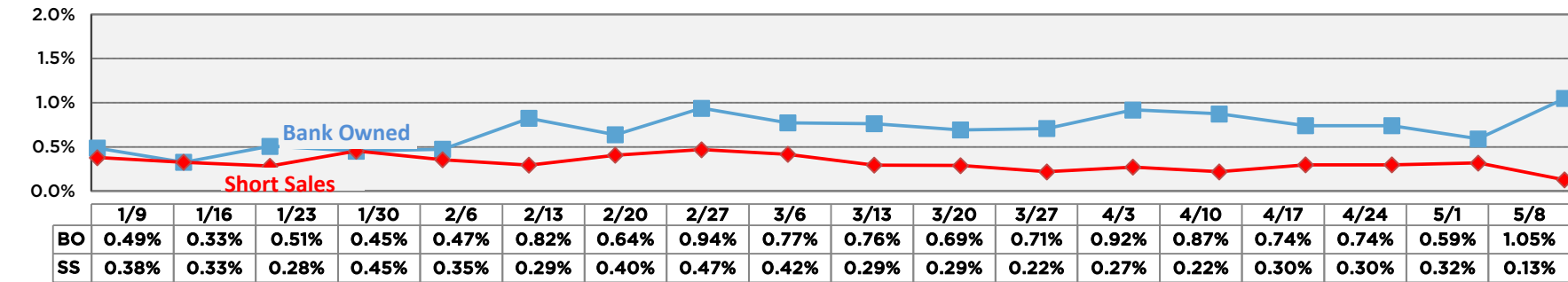
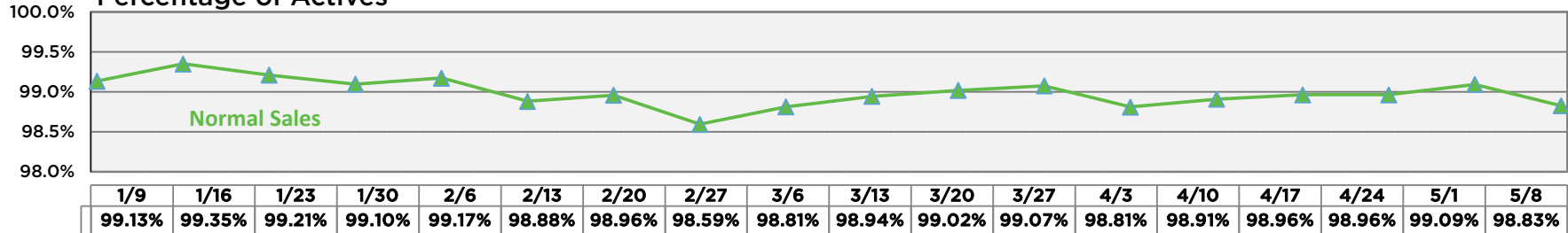
ListToContract	31	31	33	35	33	31	28	28	28	25	28	23	29	22	23	19	21	22
CombDaysOnMkt	33	33	37	36	36	31	29	29	28	26	30	24	29	26	24	21	22	24
ListToClose	68	68	71	71	67	64	63	63	60	60	60	58	63	56	57	55	56	55



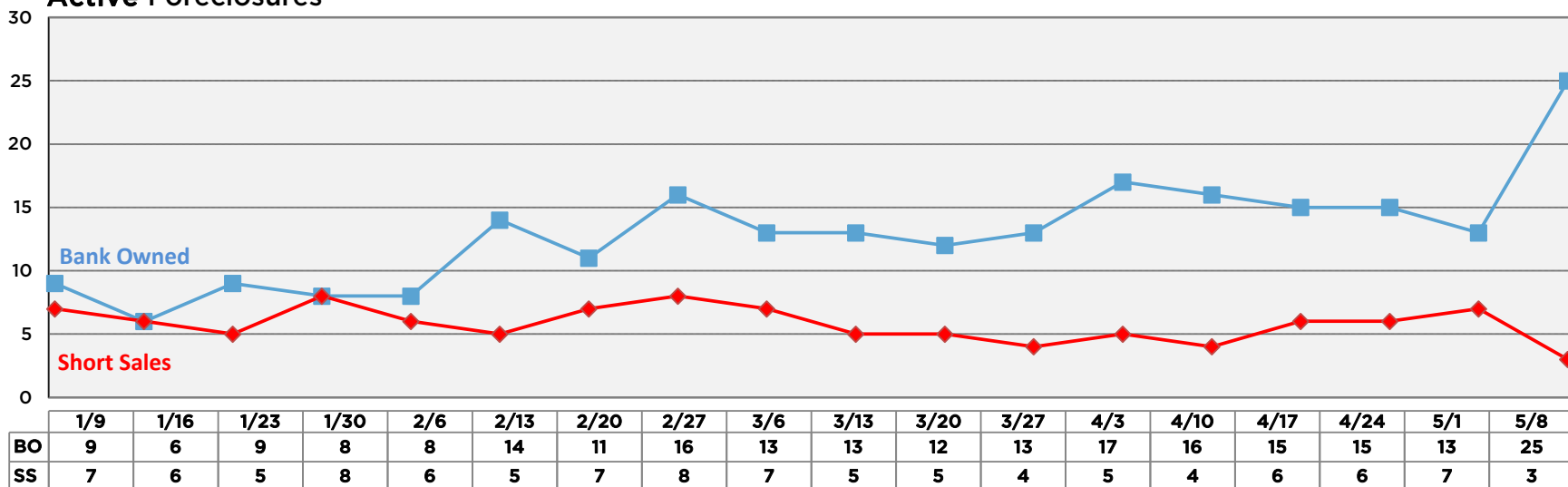
1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8
1,848	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385

### Single Family Homes

**Percentage of Actives**

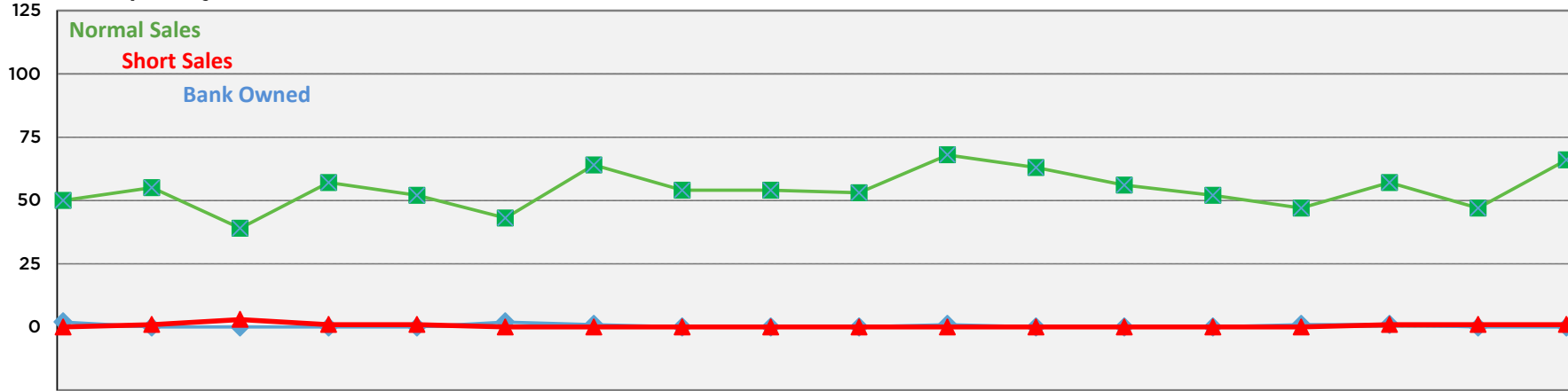


**Active Foreclosures**



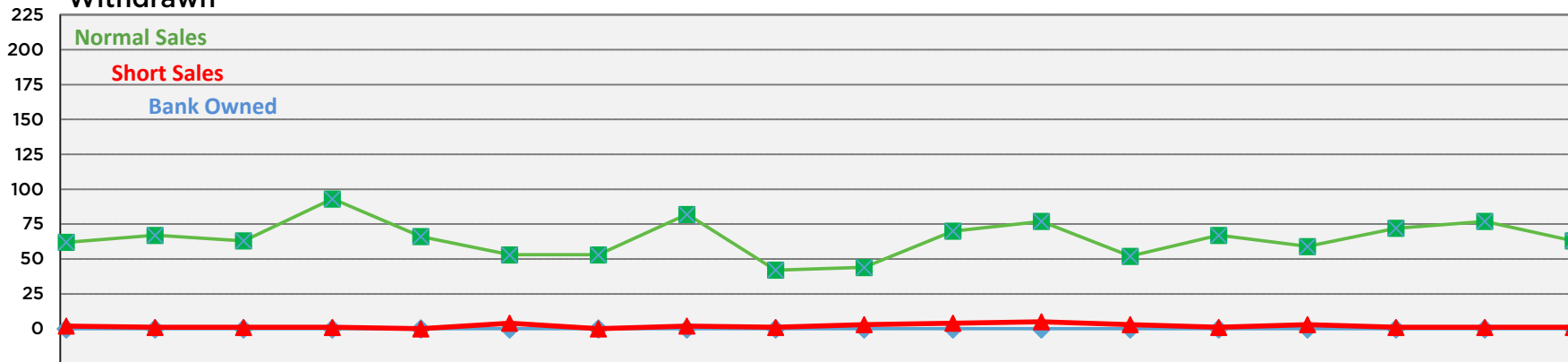
### Single Family Homes

#### Temporary Off Market



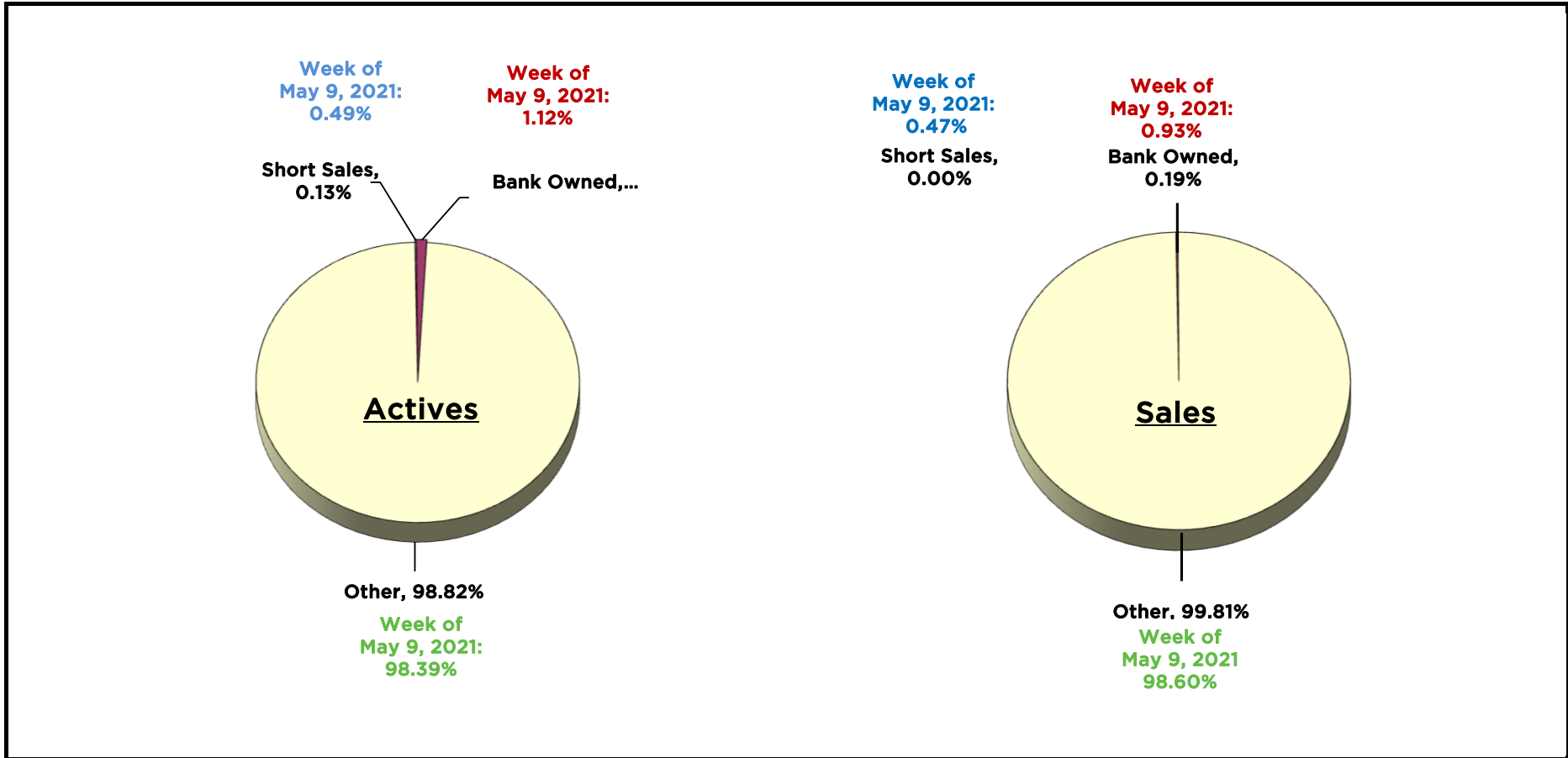
	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8
<b>Norm</b>	50	55	39	57	52	43	64	54	54	53	68	63	56	52	47	57	47	66
<b>BO</b>	2	0	0	0	0	2	1	0	0	0	1	0	0	0	1	1	0	0
<b>SS</b>	0	1	3	1	1	0	0	0	0	0	0	0	0	0	0	1	1	1

#### Withdrawn



	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	5/8
<b>Norm</b>	62	67	63	93	66	53	53	82	42	44	70	77	52	67	59	72	77	63
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	2	1	1	1	0	4	0	2	1	3	4	5	3	1	3	1	1	1

**Single Family Homes**



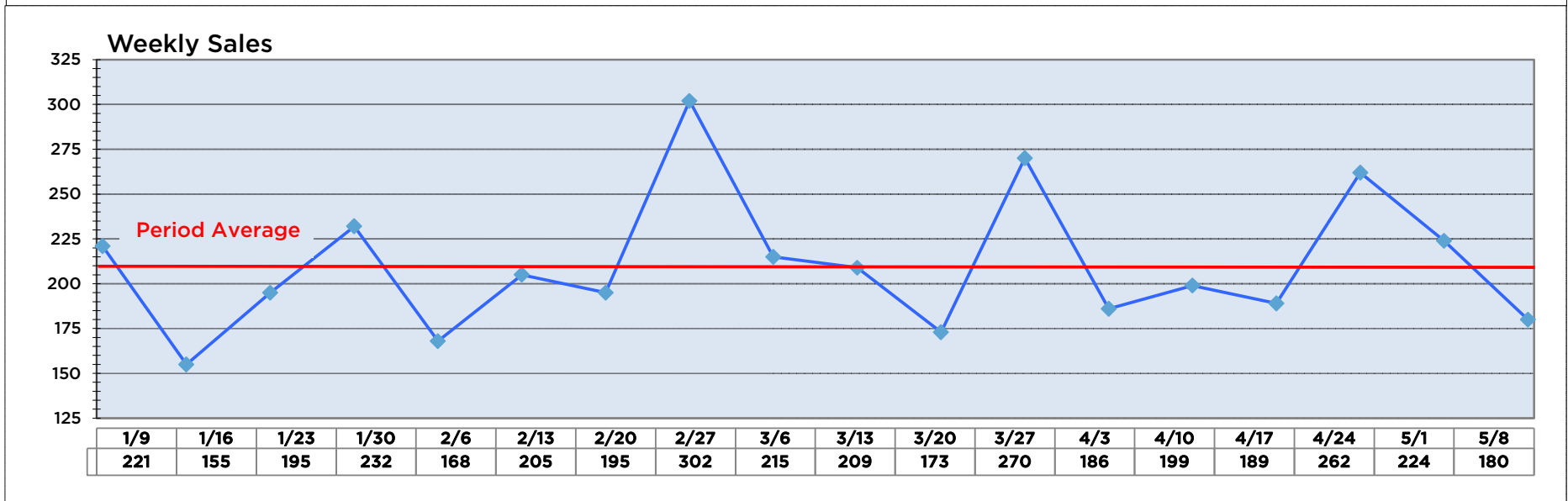
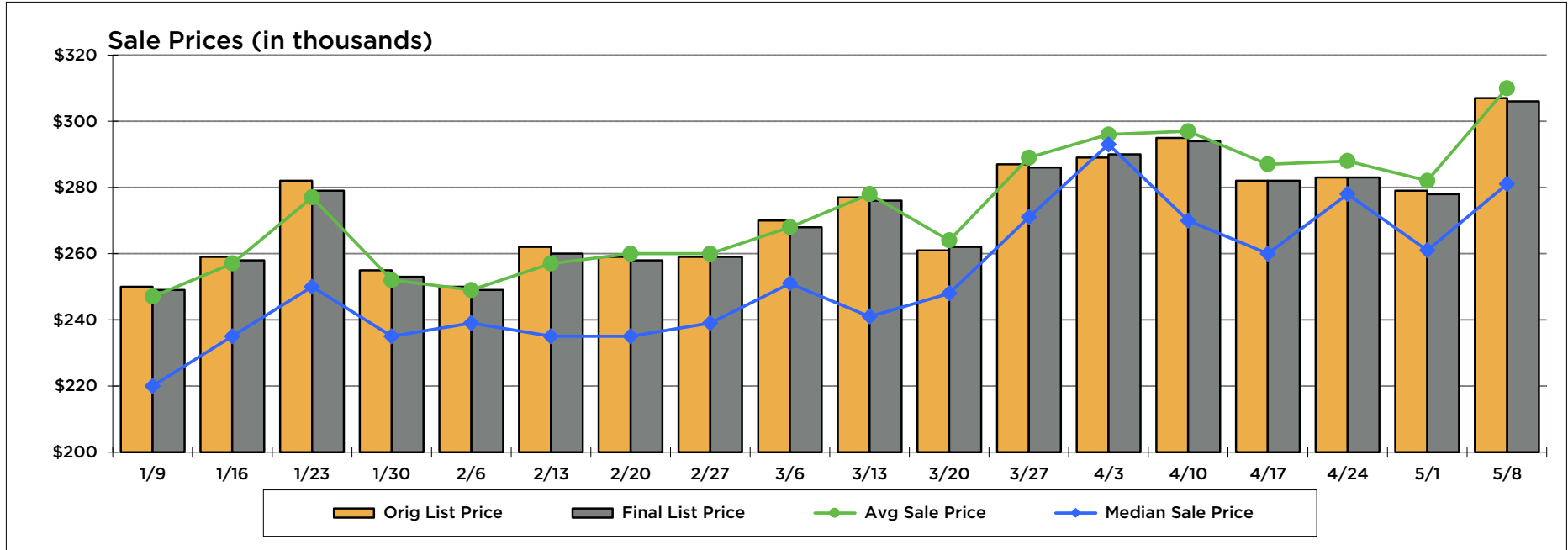
**Where are the 12 Single Family Homes available for the Median Price of \$415,000? ( ± \$500 )**

<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>2</b>	<b>\$415,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,642</b>	<b>\$252.82</b>
Winter Springs / Tuskawilla	32708	1	\$415,000	3.0	2.0	1,754	\$236.60
Oviedo	32765	1	\$415,000	3.0	2.0	1,529	\$271.42
<b>Orange County</b>		<b>8</b>	<b>\$415,000</b>	<b>3.6</b>	<b>2.1</b>	<b>1,619</b>	<b>\$256.27</b>
Apopka (North)	32712	2	\$415,000	4.0	2.0	1,871	\$221.81
Pine Hills / Rosemont	32808	1	\$415,000	4.0	2.0	270	\$1,537.04
Taft	32824	1	\$415,000	4.0	3.0	1,803	\$230.17
Waterford Lakes	32828	1	\$415,000	3.0	2.0	1,916	\$216.60
Union Park / Chickasaw	32829	1	\$415,000	4.0	2.0	1,802	\$230.30
Hunters Creek	32837	2	\$415,000	3.0	2.0	1,711	\$242.55
<b>Osceola County</b>		<b>2</b>	<b>\$415,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,705</b>	<b>\$243.40</b>
Kissimmee (East)	34744	1	\$415,000	3.0	2.0	1,516	\$273.75
St Cloud / Canoe Creek	34772	1	\$415,000	3.0	2.0	1,894	\$219.11

**Condos, Townhomes, Villas**

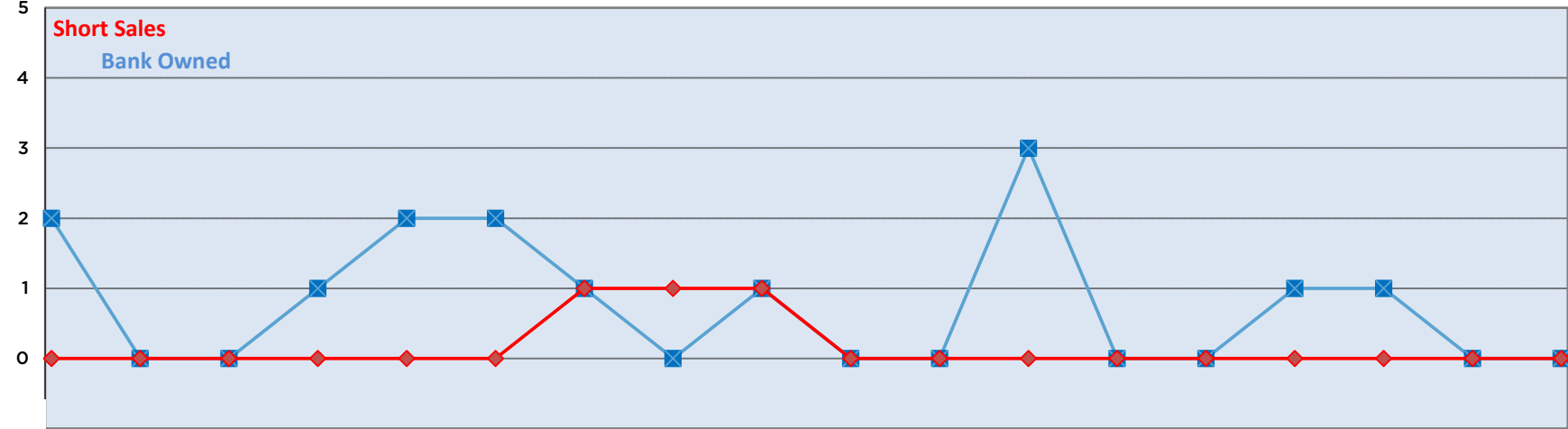
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	180	63	35	51	15	14	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	180	63	35	51	15	14	2
<b>Active Listings</b>	756	258	85	194	118	93	8
Bank Owned	2	1	0	1	0	0	0
Short Sales	2	1	0	0	1	0	0
Other	752	256	85	193	117	93	8
<b>Months of Inventory</b>	0.97	0.95	0.56	0.88	1.82	1.53	0.92
<b>List Price</b>							
Average Original List Price	\$306,793	\$173,107	\$262,298	\$341,201	\$443,957	\$575,493	\$1,509,500
Average Final List Price	\$306,348	\$173,926	\$263,512	\$342,082	\$443,290	\$571,200	\$1,435,000
<b>Sale Price</b>							
Average Price	\$310,186	\$174,855	\$269,251	\$349,567	\$449,733	\$574,993	\$1,385,000
Median Price	\$281,000	\$180,000	\$265,000	\$360,000	\$450,000	\$532,500	\$1,385,000
<b>Price Differences</b>							
<i>Original</i> to <i>Final</i> List Price	-\$445	\$819	\$1,214	\$881	-\$667	-\$4,293	-\$74,500
<i>Original</i> List to <i>Sale</i> Price - \$	\$3,393	\$1,748	\$6,953	\$8,366	\$5,776	-\$500	-\$124,500
<i>Final</i> List to <i>Sale</i> Price - \$	\$3,838	\$929	\$5,739	\$7,485	\$6,443	\$3,793	-\$50,000
<i>Original</i> List to <i>Sale</i> Price - %	101.11%	101.01%	102.65%	102.45%	101.30%	99.91%	91.75%
<i>Final</i> List to <i>Sale</i> Price - %	101.25%	100.53%	102.18%	102.19%	101.45%	100.66%	96.52%
<b>Days on the Market</b>							
Avg Days Listing to Contract	21	34	12	14	8	24	18
Combined Avg Days to Contract	21	36	12	14	8	24	18
Avg Days Listing to Closing	50	60	45	43	42	61	31
Avg Days Contract to Close	31	26	32	35	34	37	14
<b>Beds / Baths</b>							
Average Bedrooms	2	2	2	3	3	3	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	1	1	1
<b>Square Footage</b>							
Average Square Feet	1,369	964	1,252	1,567	1,824	2,007	3,203

**Condos, Townhomes, Villas**



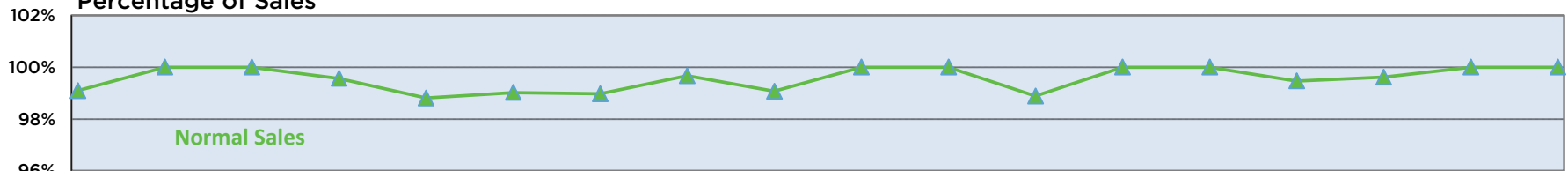
**Condos, Townhomes, Villas**

**Foreclosure Sales**

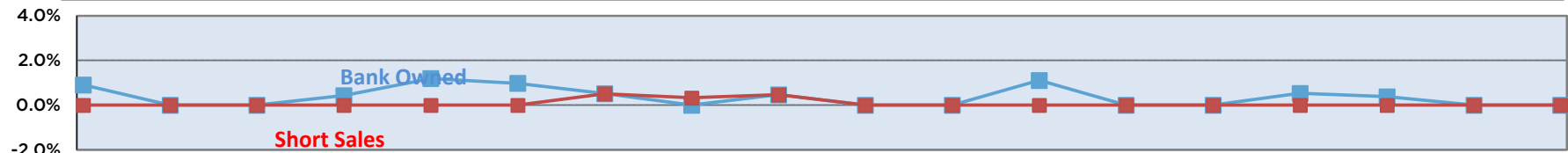


BO	2	0	0	1	2	2	1	0	1	0	0	3	0	0	1	1	0	0
SS	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



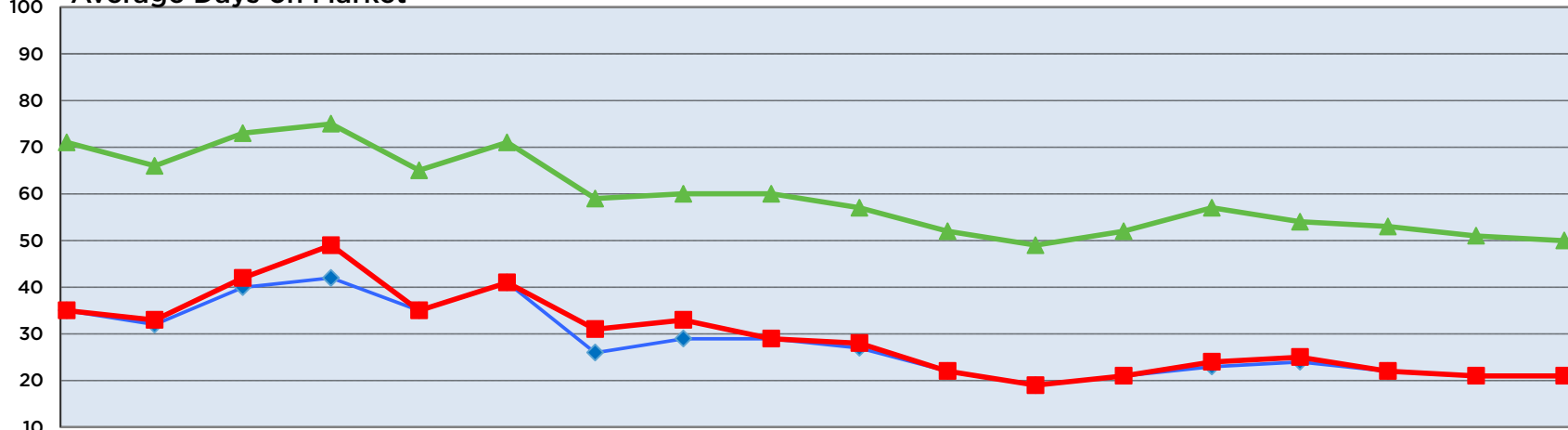
	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8
	99.1%	100.0%	100.0%	99.6%	98.8%	99.0%	99.0%	99.7%	99.1%	100.0%	100.0%	98.9%	100.0%	100.0%	99.5%	99.6%	100.0%	100.0%



BO	0.9%	0.0%	0.0%	0.4%	1.2%	1.0%	0.5%	0.0%	0.5%	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**Condos, Townhomes, Villas**

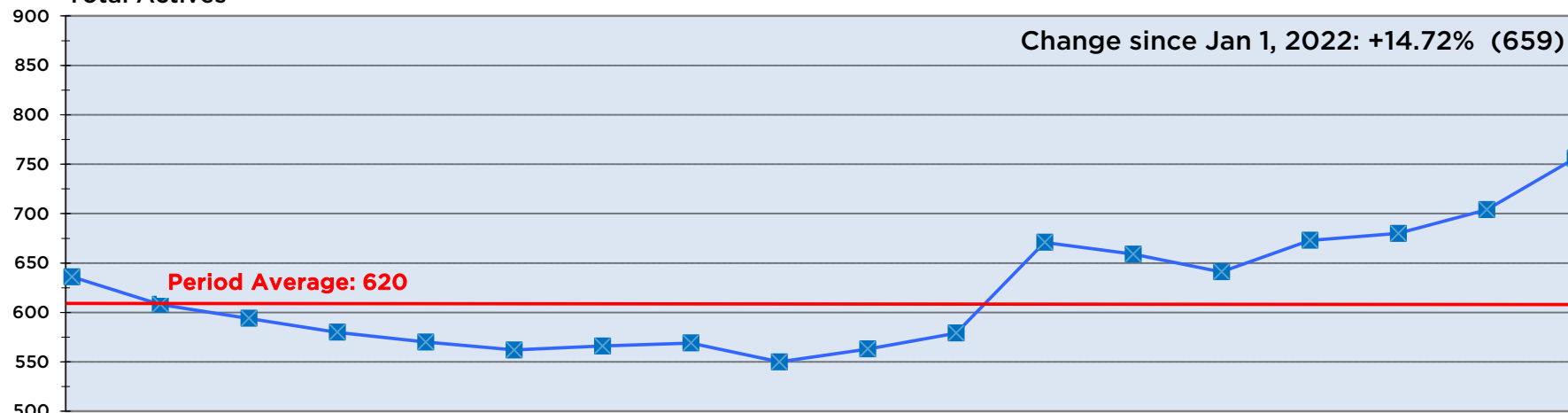
**Average Days on Market**



	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	5/8
ListToContract	35	32	40	42	35	41	26	29	29	27	22	19	21	23	24	22	21	21
CombDaysOnMkt	35	33	42	49	35	41	31	33	29	28	22	19	21	24	25	22	21	21
ListToClose	71	66	73	75	65	71	59	60	60	57	52	49	52	57	54	53	51	50

**Total Actives**

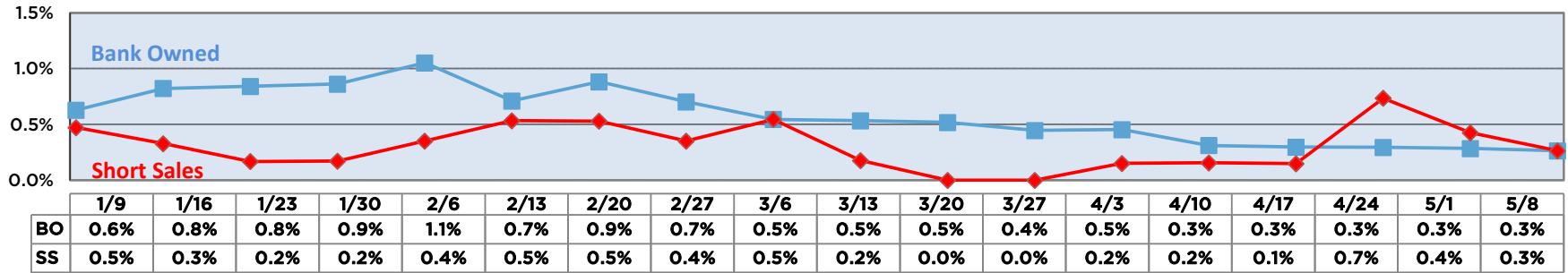
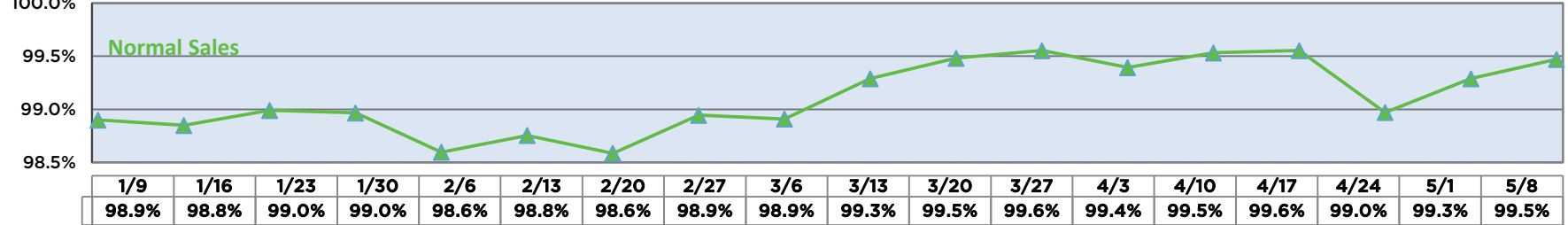
Change since Jan 1, 2022: +14.72% (659)



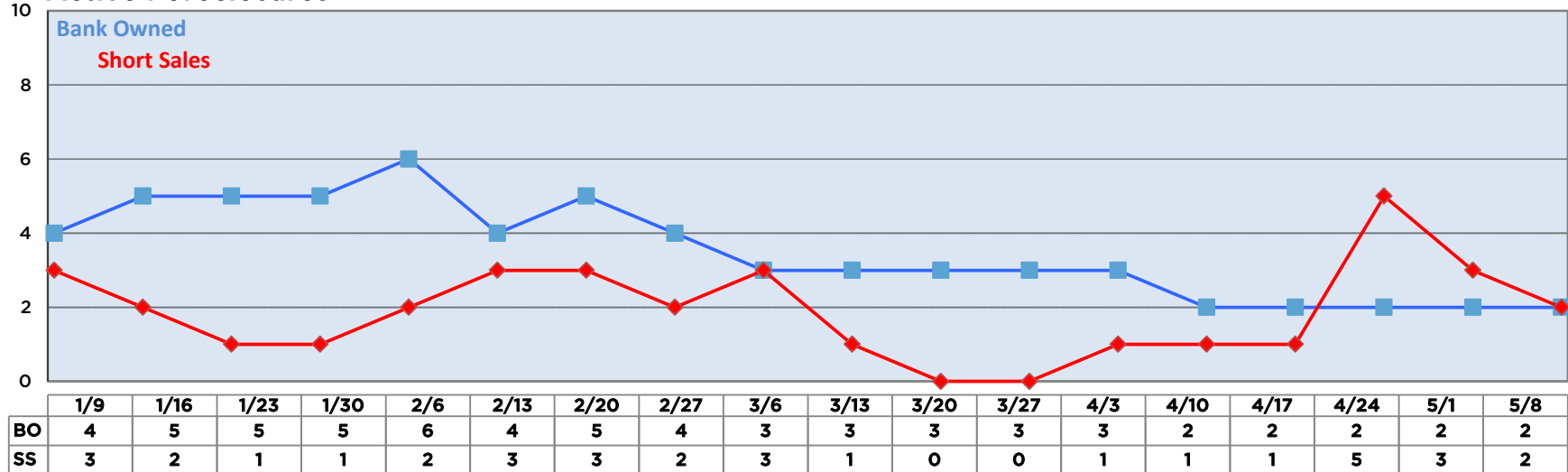
	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8
Total Actives	636	608	594	580	570	562	566	569	550	563	579	671	659	641	673	680	704	756

**Condos, Townhomes, Villas**

**Percentage of Actives**

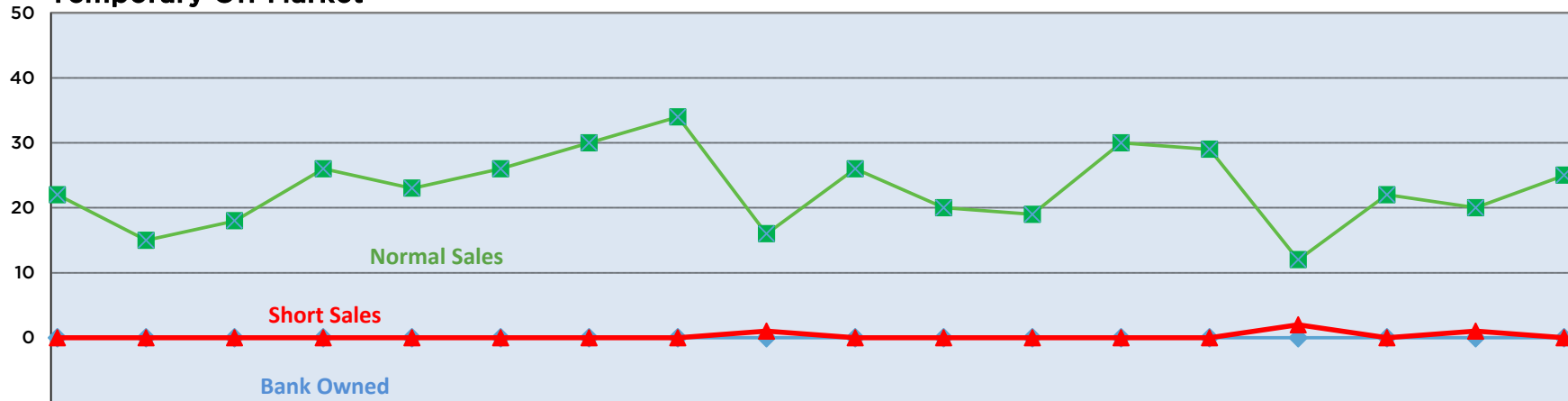


**Active Foreclosures**



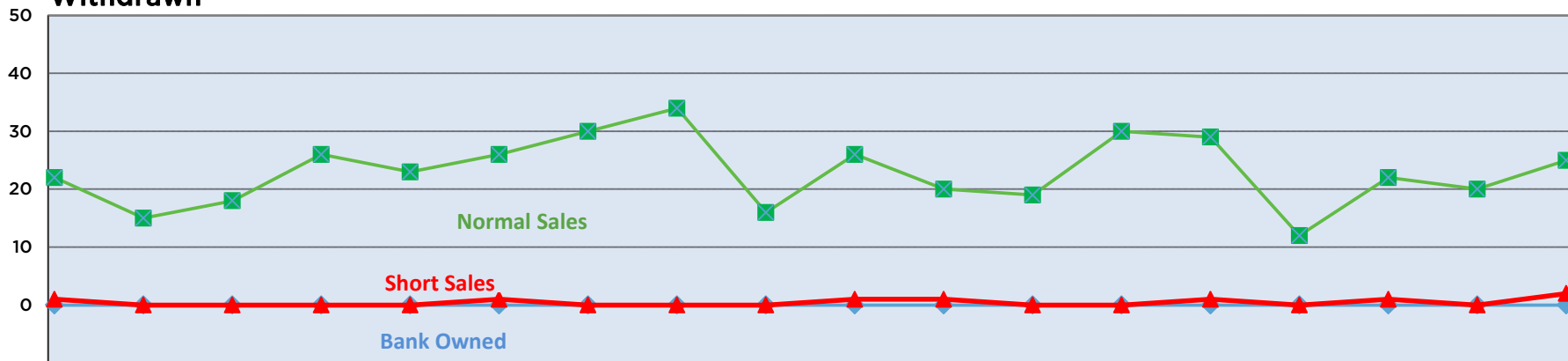
**Condos, Townhomes, Villas**

**Temporary Off Market**



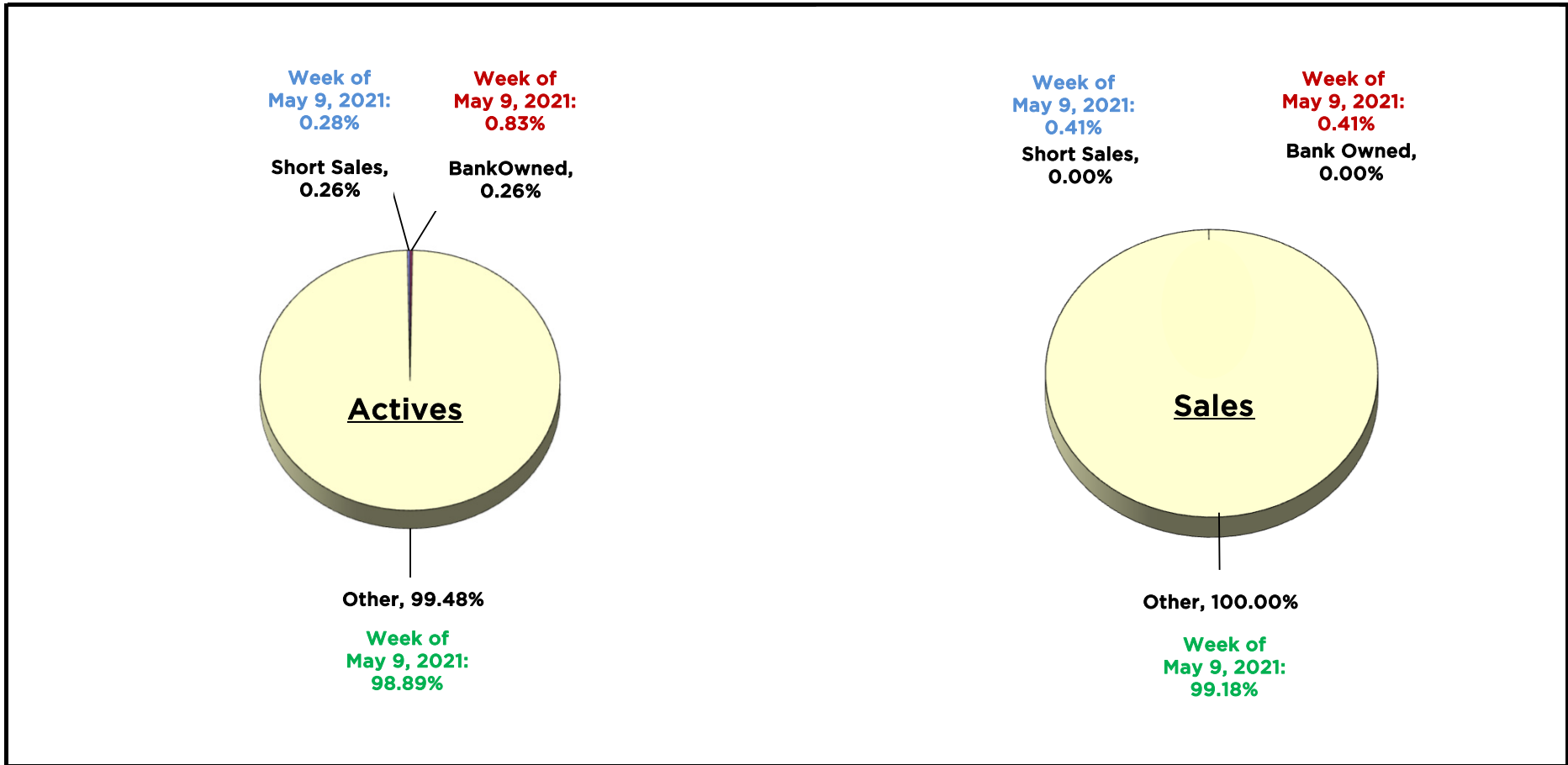
	1/9	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8
<b>Norm</b>	22	15	18	26	23	26	30	34	16	26	20	19	30	29	12	22	20	25
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	1	0

**Withdrawn**



	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	5/8
<b>Norm</b>	22	15	18	26	23	26	30	34	16	26	20	19	30	29	12	22	20	25
<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	0	0	0	0	1	0	0	0	1	1	0	0	1	0	1	0	2

**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**05/08/2022 - 05/14/2022**  
**Lake, Orange, Osceola & Seminole Counties**

**There are no Condos, Townhomes, or Villas available for the Median Price of \$281,000** (± \$500)