



Monday Morning Quarterback Summary

Week of May 15, 2022 - May 21, 2022

Single-family existing homes

- Sales of single-family homes increased to 576 during the week of May 15, from 533 the week prior
- The median price of single family homes increased to \$450,000, a change of 8.4%
- The number of single-family home foreclosure transactions remains constant at 1
- The number of single-family home short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory increased by 133, and now sits at 2,518

Condos, townhomes, and villas

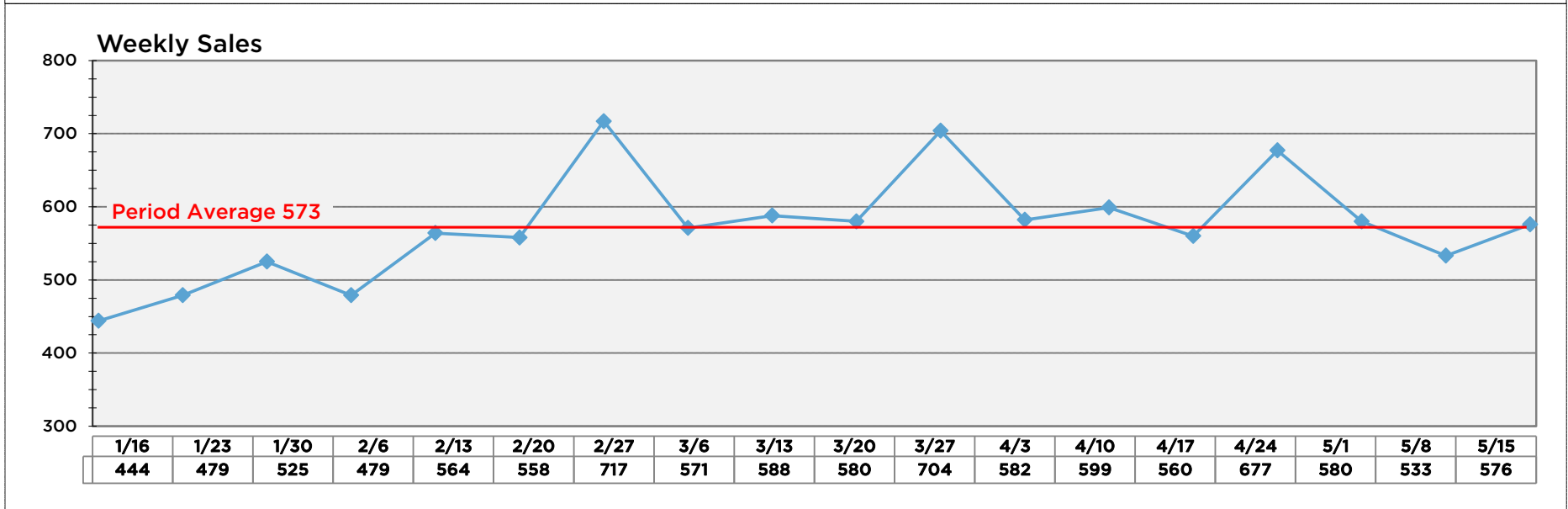
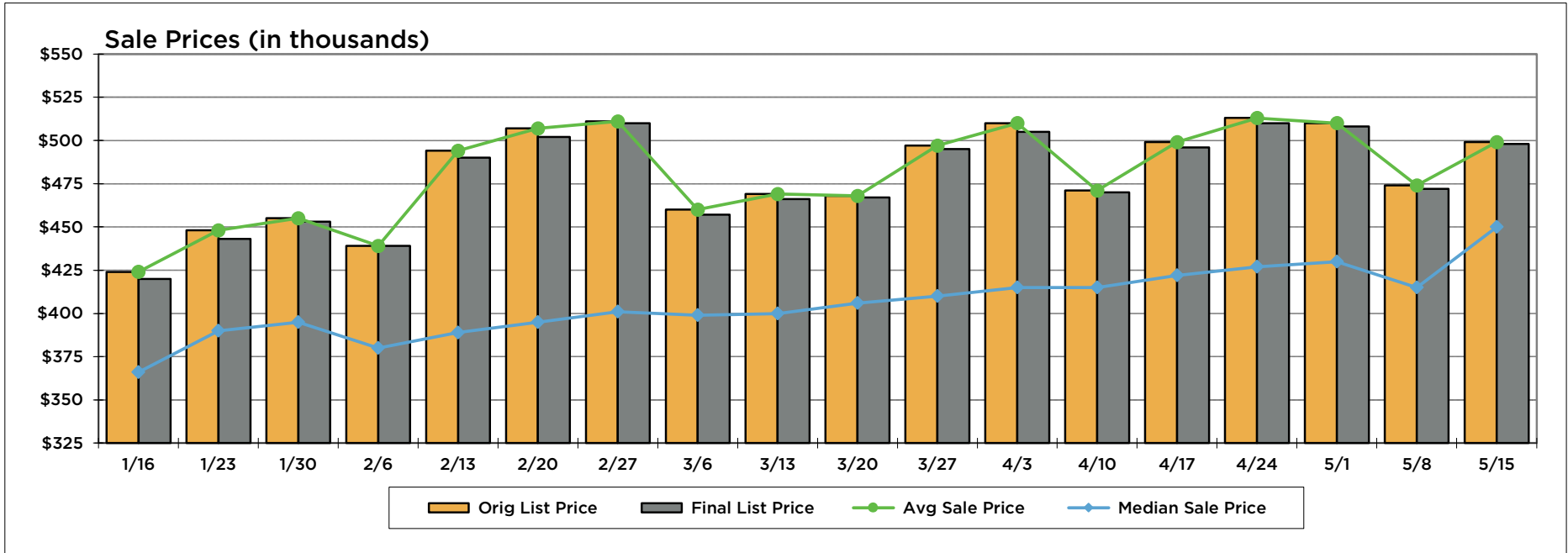
- Sales of condos, townhomes, and villas increased to 208 during the week of May 15, from 180 the week prior
- The median price of condos, townhomes, and villas decreased to \$274,500, a change of -2.3%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 92, and now sits at 848

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

Single Family Homes

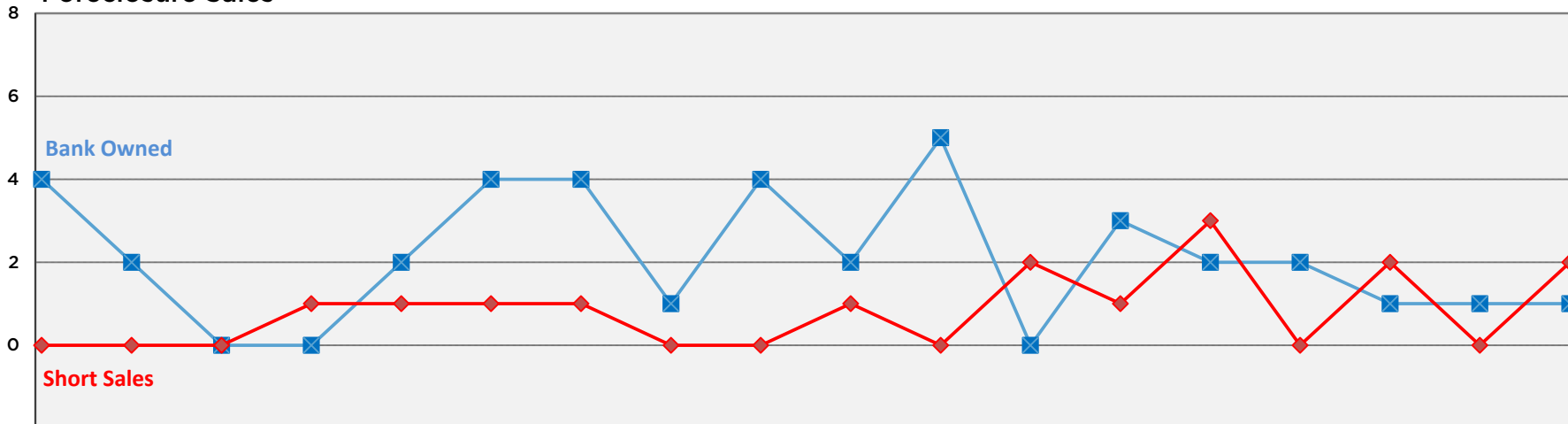
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	576	50	55	124	131	194	22
Bank Owned	1	1	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	573	47	55	124	131	194	22
Active Listings	2,518	202	132	396	485	959	344
Bank Owned	20	8	3	5	0	3	1
Short Sales	10	1	4	0	2	3	0
Other	2,488	193	125	391	483	953	343
Months of Inventory	1.01	0.93	0.55	0.74	0.85	1.14	3.61
<i>List Price</i>							
Average Original List Price	\$498,567	\$197,595	\$272,127	\$349,018	\$437,848	\$650,395	\$1,614,305
Average Final List Price	\$497,948	\$196,797	\$270,887	\$348,965	\$439,558	\$646,963	\$1,623,395
<i>Sale Price</i>							
Average Price	\$501,239	\$196,536	\$273,931	\$355,044	\$449,626	\$655,206	\$1,535,653
Median Price	\$450,000	\$205,243	\$274,000	\$355,000	\$450,000	\$620,000	\$1,342,500
<i>Price Differences</i>							
Original to Final List Price	-\$619	-\$798	-\$1,240	-\$53	\$1,710	-\$3,432	\$9,090
Original List to Sale Price - \$	\$2,672	-\$1,059	\$1,804	\$6,026	\$11,778	\$4,811	-\$78,652
Final List to Sale Price - \$	\$3,291	-\$261	\$3,044	\$6,079	\$10,068	\$8,243	-\$87,742
Original List to Sale Price - %	100.54%	99.46%	100.66%	101.73%	102.69%	100.74%	95.13%
Final List to Sale Price - %	100.66%	99.87%	101.12%	101.74%	102.29%	101.27%	94.60%
<i>Days on the Market</i>							
Avg Days Listing to Contract	21	31	21	20	19	18	58
Combined Avg Days to Contract	23	32	22	20	19	20	58
Avg Days Listing to Closing	55	67	55	50	52	51	108
Avg Days Contract to Close	35	36	36	30	34	36	59
<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	2,114	1,184	1,363	1,561	2,019	2,763	4,059

Single Family Homes



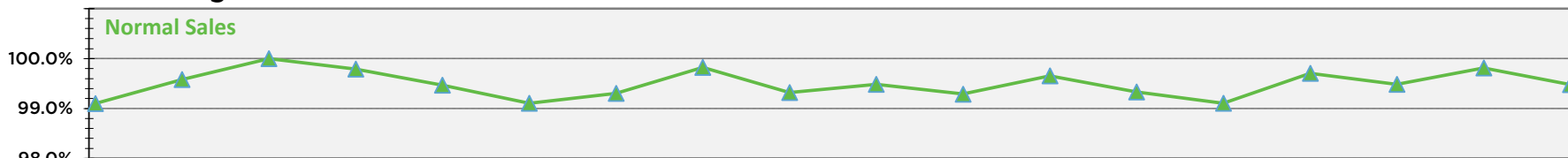
Single Family Homes

Foreclosure Sales

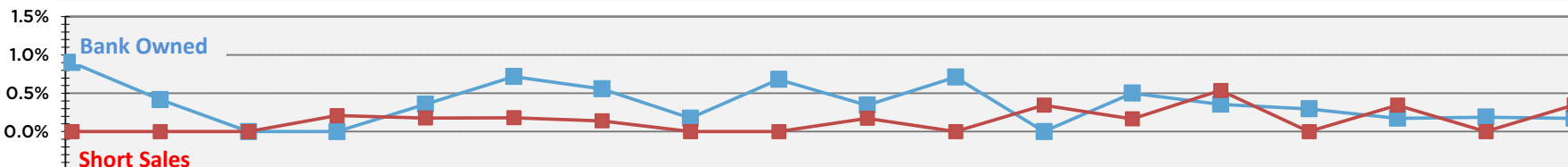


	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15
BO	4	2	0	0	2	4	4	1	4	2	5	0	3	2	2	1	1	1
SS	0	0	0	1	1	1	1	0	0	1	0	2	1	3	0	2	0	2

Percentage of Sales



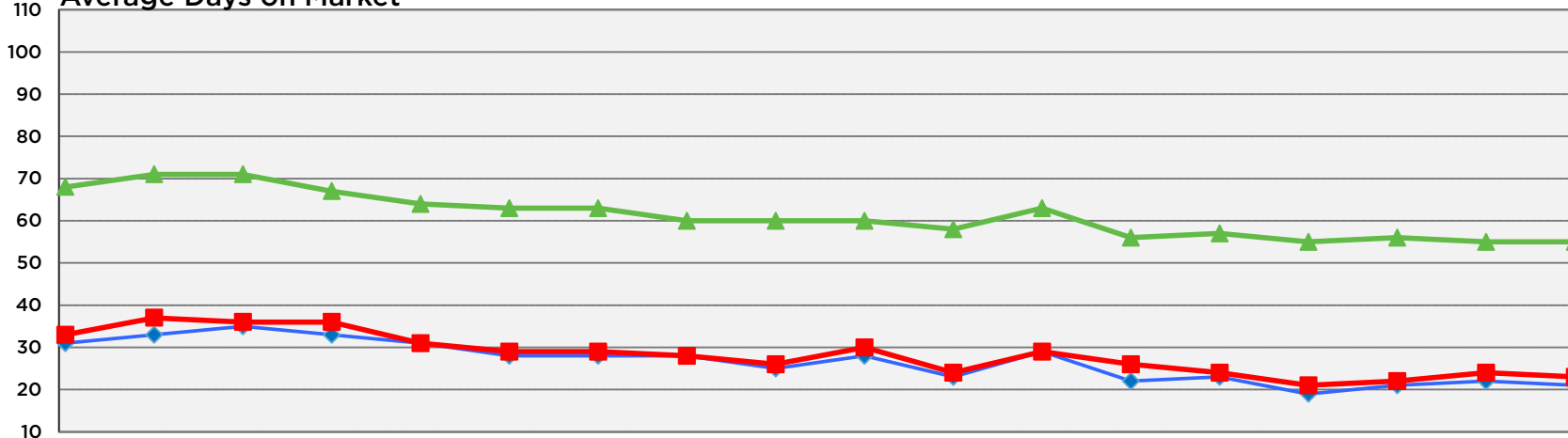
	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15
Normal Sales	99.1%	99.6%	100.0%	99.8%	99.5%	99.1%	99.3%	99.8%	99.3%	99.5%	99.3%	99.7%	99.3%	99.1%	99.7%	99.5%	99.8%	99.5%



	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	5/15
BO	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%	0.2%
SS	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%	0.3%

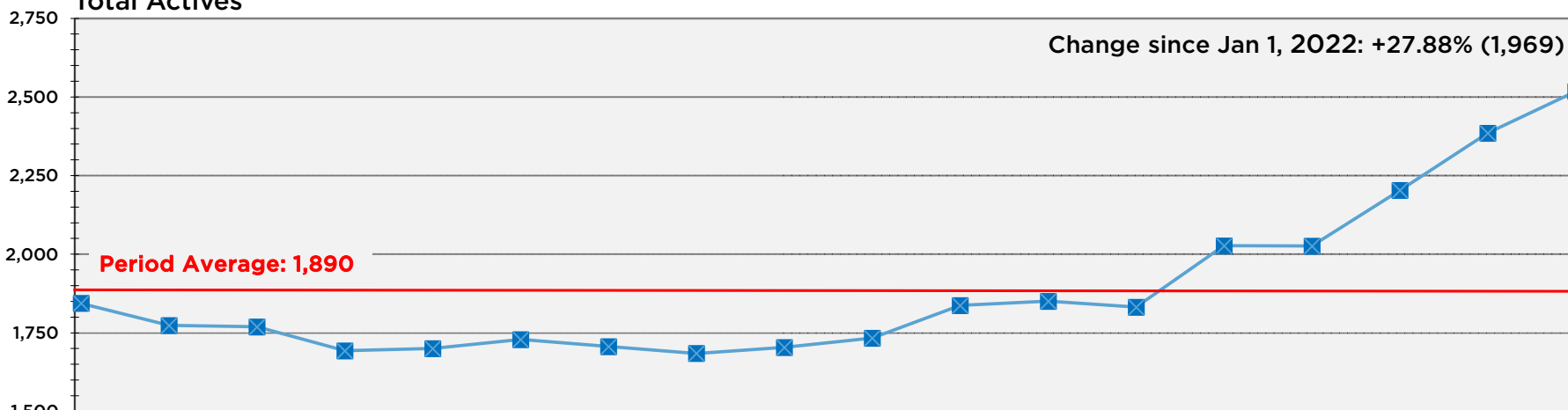
Single Family Homes

Average Days on Market



	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	5/15
ListToContract	31	33	35	33	31	28	28	28	25	28	23	29	22	23	19	21	22	21
CombDaysOnMkt	33	37	36	36	31	29	29	28	26	30	24	29	26	24	21	22	24	23
ListToClose	68	71	71	67	64	63	63	60	60	60	58	63	56	57	55	56	55	55

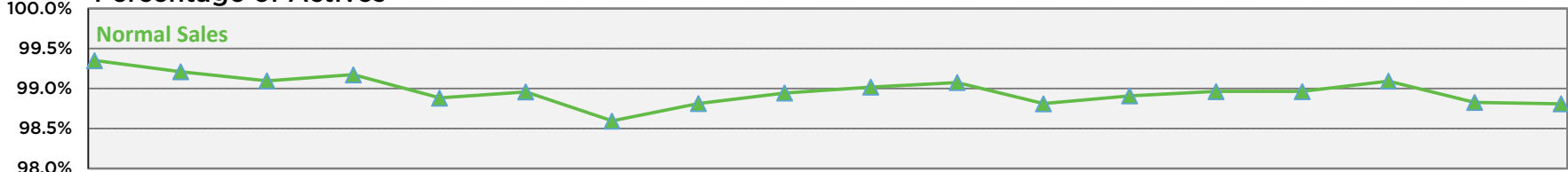
Total Actives



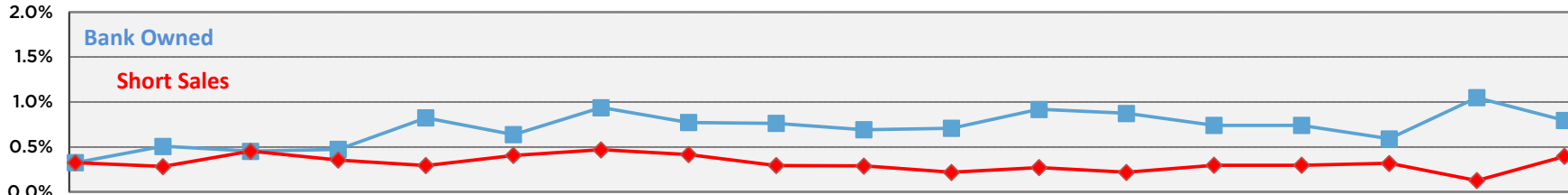
	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15
Total Actives	1,844	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518

Single Family Homes

Percentage of Actives

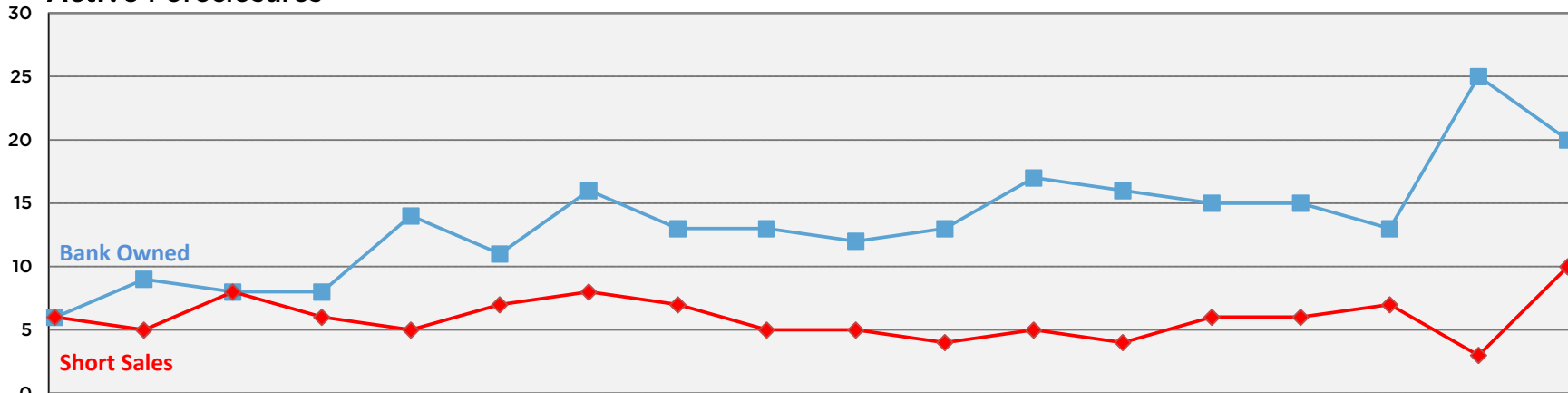


	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15
NS	99.35%	99.21%	99.10%	99.17%	98.88%	98.96%	98.59%	98.81%	98.94%	99.02%	99.07%	98.81%	98.91%	98.96%	98.96%	99.09%	98.83%	98.81%



	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	5/15
BO	0.33%	0.51%	0.45%	0.47%	0.82%	0.64%	0.94%	0.77%	0.76%	0.69%	0.71%	0.92%	0.87%	0.74%	0.74%	0.59%	1.05%	0.79%
SS	0.33%	0.28%	0.45%	0.35%	0.29%	0.40%	0.47%	0.42%	0.29%	0.29%	0.22%	0.27%	0.22%	0.30%	0.30%	0.32%	0.13%	0.40%

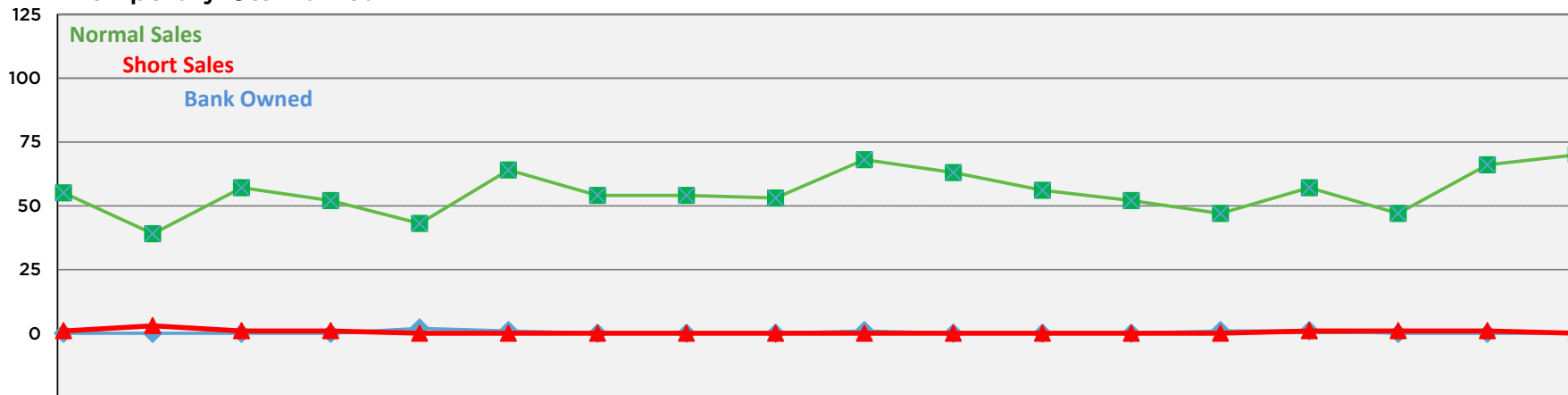
Active Foreclosures



	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	5/15
BO	6	9	8	8	14	11	16	13	13	12	13	17	16	15	15	13	25	20
SS	6	5	8	6	5	7	8	7	5	5	4	5	4	6	6	7	3	10

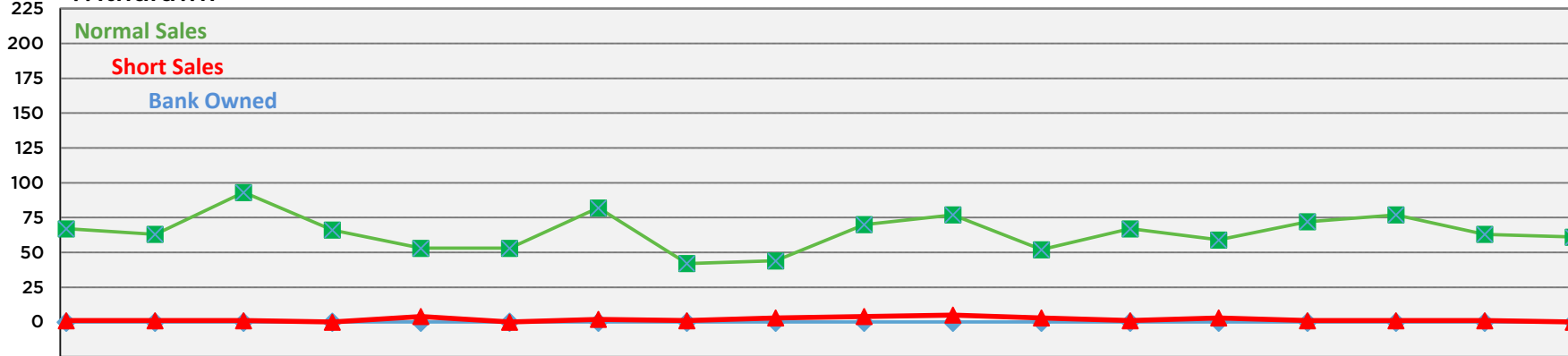
Single Family Homes

Temporary Off Market



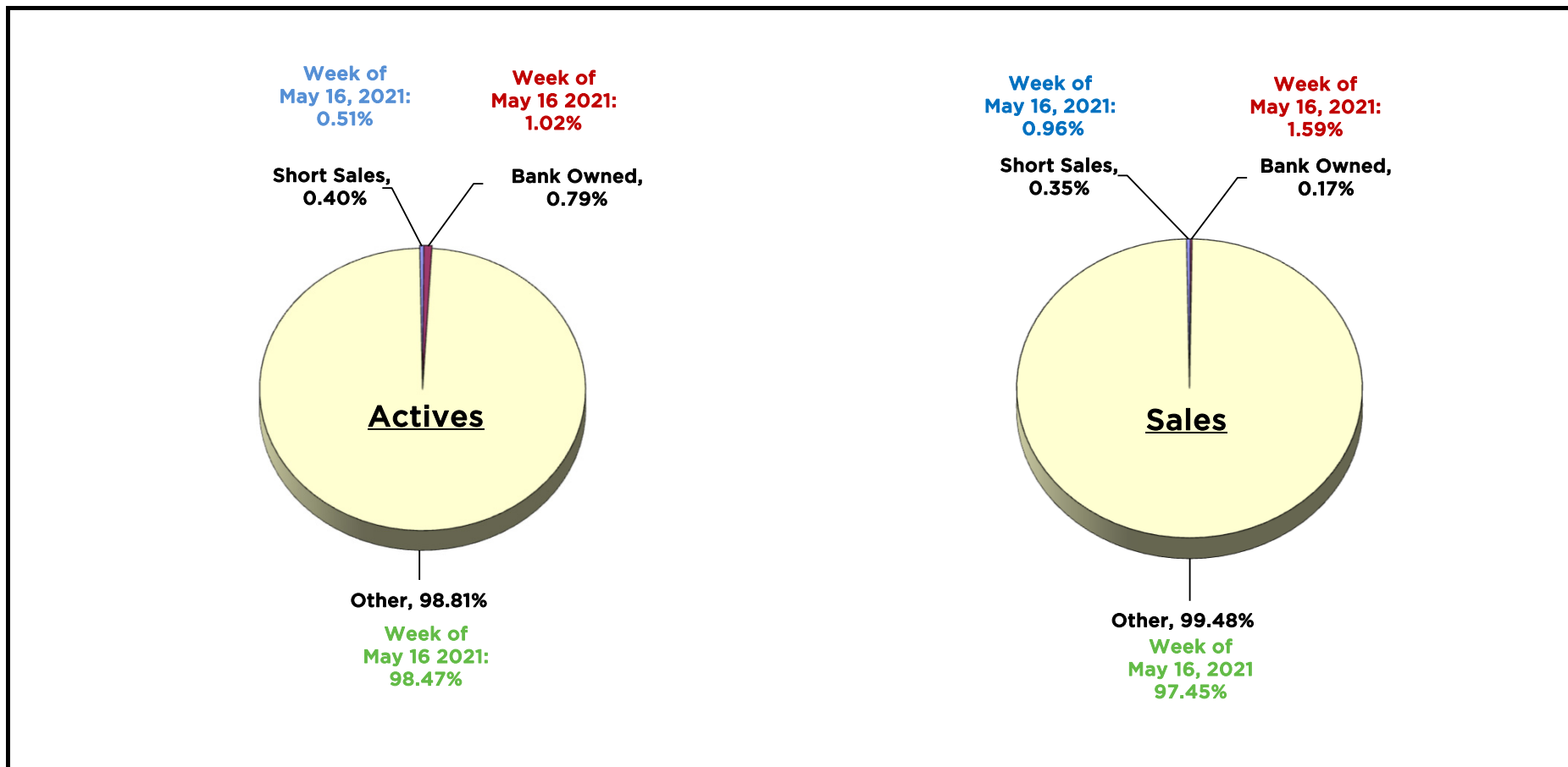
	1/16	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15
Norm	55	39	57	52	43	64	54	54	53	68	63	56	52	47	57	47	66	70
BO	0	0	0	0	2	1	0	0	0	1	0	0	0	1	1	0	0	0
SS	1	3	1	1	0	0	0	0	0	0	0	0	0	0	1	1	1	0

Withdrawn



	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	5/15
Norm	67	63	93	66	53	53	82	42	44	70	77	52	67	59	72	77	63	61
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	1	1	0	4	0	2	1	3	4	5	3	1	3	1	1	1	0

Single Family Homes



Monday Morning Quarterback
05/15/2022 - 05/21/2022
Lake, Orange, Osceola & Seminole Counties

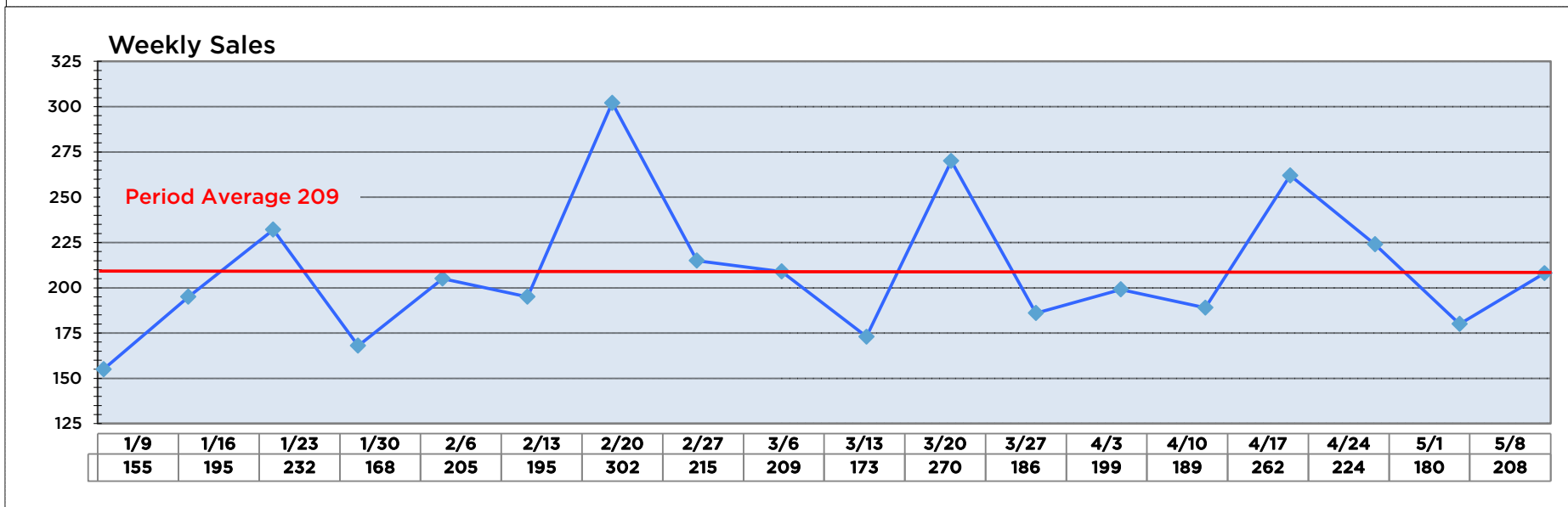
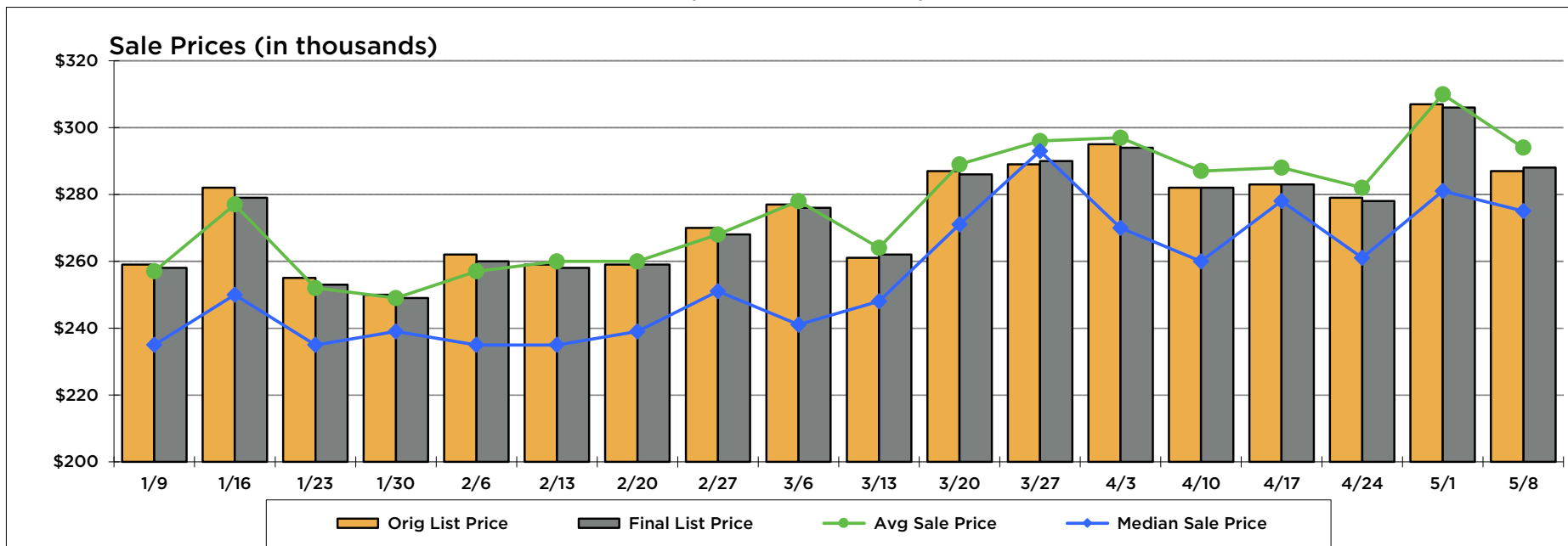
Where are the 45 Single Family Homes available for the Median Price of \$450,000? (± \$500)

<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		9	\$449,955	3.4	2.0	1,878	\$239.62
Altamonte Springs (East)	32701	1	\$449,900	4.0	2.0	2,602	\$172.91
Casselberry	32707	1	\$449,999	3.0	2.0	1,792	\$251.12
Winter Springs / Tuskawilla	32708	2	\$449,950	4.0	2.0	2,001	\$224.86
Longwood (East)	32750	2	\$449,900	3.0	2.0	1,736	\$259.16
Maitland / Eatonville	32751	1	\$450,000	4.0	2.0	1,987	\$226.47
Oviedo	32765	1	\$450,000	4.0	2.0	1,913	\$235.23
Sanford (South)	32773	1	\$450,000	2.0	2.0	1,132	\$397.53
Orange County		16	\$449,956	3.8	2.0	1,900	\$236.81
Winter Park (West)	32789	1	\$449,500	4.0	2.0	1,345	\$334.20
Winter Park (East) / Aloma	32792	2	\$449,950	4.0	2.0	1,802	\$249.69
Colonialtown	32803	1	\$449,999	3.0	1.0	1,162	\$387.26
Delaney / Crystal Lake	32806	1	\$450,000	4.0	2.0	2,129	\$211.37
Conway	32812	2	\$450,000	4.0	2.0	2,118	\$212.46
Ventura	32822	2	\$450,000	5.0	2.0	2,467	\$182.41
Taft	32824	3	\$450,000	3.0	2.0	1,780	\$252.81
Rio Pinar / Union Park	32825	2	\$450,000	4.0	2.0	2,102	\$214.08
Moss Park	32832	1	\$449,900	4.0	3.0	1,807	\$248.98
Hunters Creek	32837	1	\$450,000	3.0	2.0	1,640	\$274.39
Osceola County		11	\$449,891	3.8	2.6	2,212	\$203.43
Kissimmee (Central)	34741	2	\$449,700	4.0	2.0	1,951	\$230.50
Kissimmee (East)	34744	1	\$450,000	4.0	2.0	2,150	\$209.30
Kissimmee (West) / Pleasant Hill	34746	4	\$449,900	4.0	3.0	2,682	\$167.75
Kissimmee / Celebration	34747	2	\$450,000	4.0	3.0	1,866	\$241.16
St Cloud	34769	1	\$449,900	3.0	2.0	1,860	\$241.88
St Cloud / Harmony	34773	1	\$449,900	3.0	3.0	1,955	\$230.13
Lake County		9	\$449,965	3.7	2.3	2,119	\$212.33
Lady Lake / The Villages	32159	1	\$449,900	2.0	2.0	1,544	\$291.39
Mount Dora	32757	1	\$449,999	4.0	3.0	2,654	\$169.56
Tavares / Mt Plymouth	32778	1	\$449,900	3.0	2.0	2,481	\$181.34
Clermont (Central)	34711	1	\$449,900	4.0	2.0	1,958	\$229.78
Clermont (South)	34714	1	\$450,000	4.0	2.0	2,132	\$211.07
Fruitland Park	34731	2	\$449,995	4.0	3.0	2,236	\$201.25
Groveland	34736	2	\$450,000	4.0	2.0	1,916	\$234.86

Condos, Townhomes, Villas

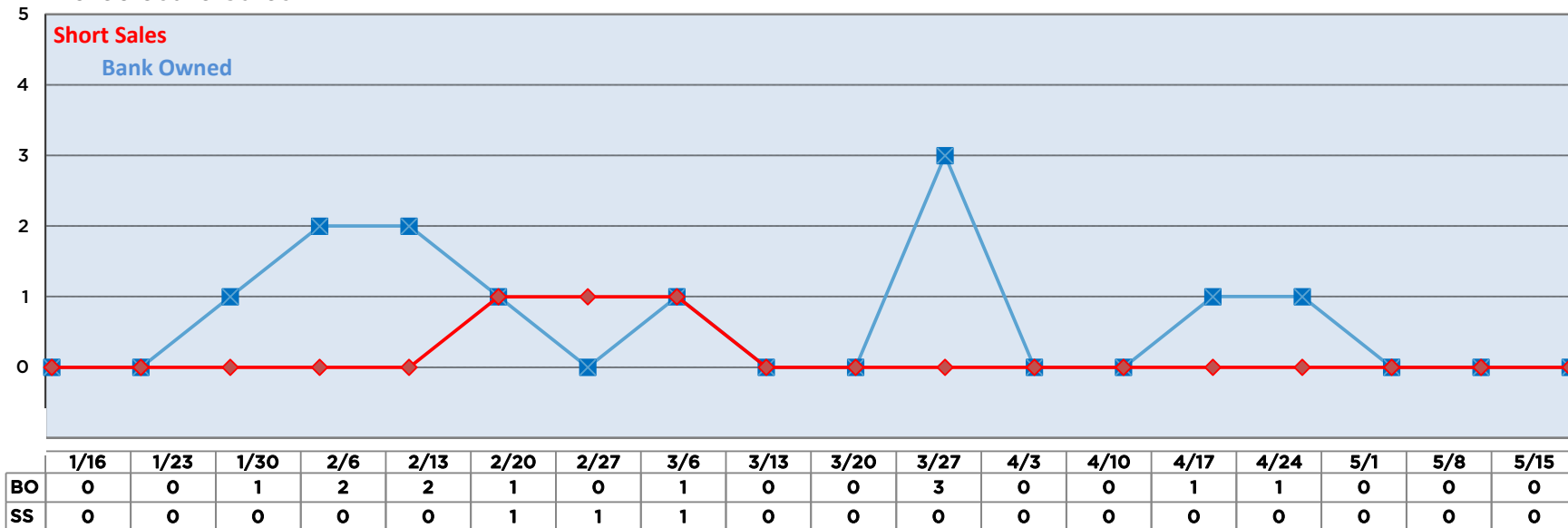
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	208	84	43	41	25	15	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	208	84	43	41	25	15	0
Active Listings	848	281	117	206	139	94	11
Bank Owned	1	0	0	1	0	0	0
Short Sales	2	1	0	0	1	0	0
Other	845	280	117	205	138	94	11
Months of Inventory	0.94	0.77	0.63	1.16	1.28	1.45	0.00
<i>List Price</i>							
Average Original List Price	\$287,458	\$188,232	\$266,015	\$323,900	\$419,647	\$584,667	\$0
Average Final List Price	\$288,098	\$188,868	\$266,617	\$325,605	\$421,607	\$580,333	\$0
<i>Sale Price</i>							
Average Price	\$294,003	\$192,079	\$272,719	\$333,368	\$431,180	\$589,567	\$0
Median Price	\$274,500	\$198,000	\$275,000	\$325,000	\$430,000	\$562,000	\$0
<i>Price Differences</i>							
Original to Final List Price	\$640	\$636	\$602	\$1,705	\$1,960	-\$4,334	\$0
Original List to Sale Price - \$	\$6,545	\$3,847	\$6,704	\$9,468	\$11,533	\$4,900	\$0
Final List to Sale Price - \$	\$5,905	\$3,211	\$6,102	\$7,763	\$9,573	\$9,234	\$0
Original List to Sale Price - %	102.28%	102.04%	102.52%	102.92%	102.75%	100.84%	0.00%
Final List to Sale Price - %	102.05%	101.70%	102.29%	102.38%	102.27%	101.59%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	22	32	14	14	16	15	0
Combined Avg Days to Contract	22	33	14	15	16	15	0
Avg Days Listing to Closing	51	59	43	45	49	44	0
Avg Days Contract to Close	29	27	30	31	32	32	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	0	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,362	1,021	1,304	1,547	1,795	2,211	0

Condos, Townhomes, Villas

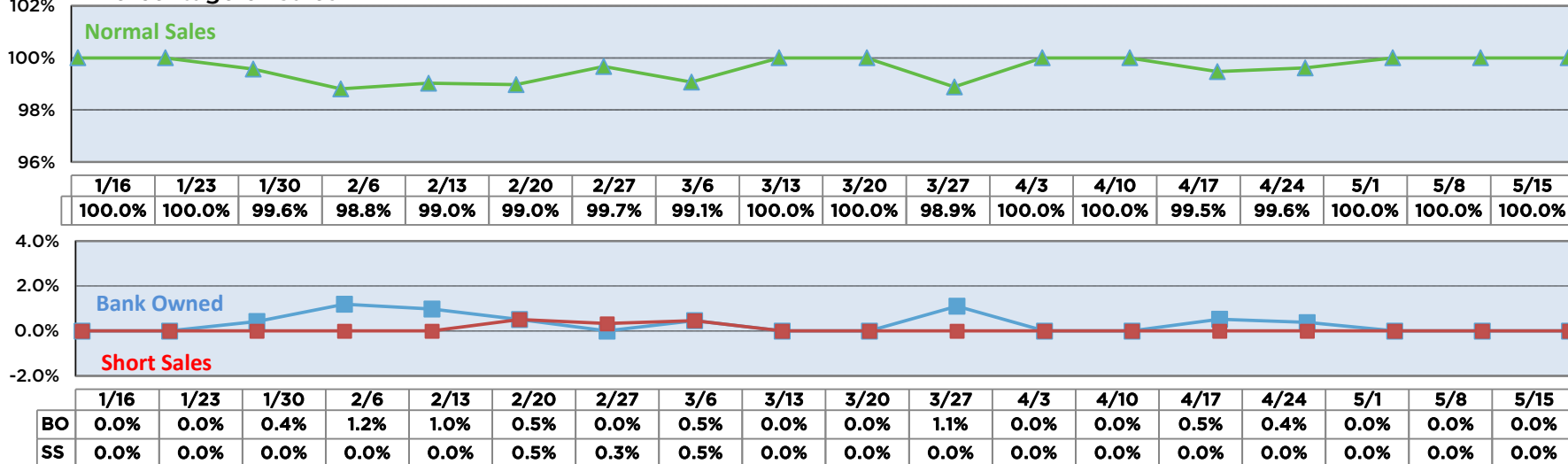


Condos, Townhomes, Villas

Foreclosure Sales

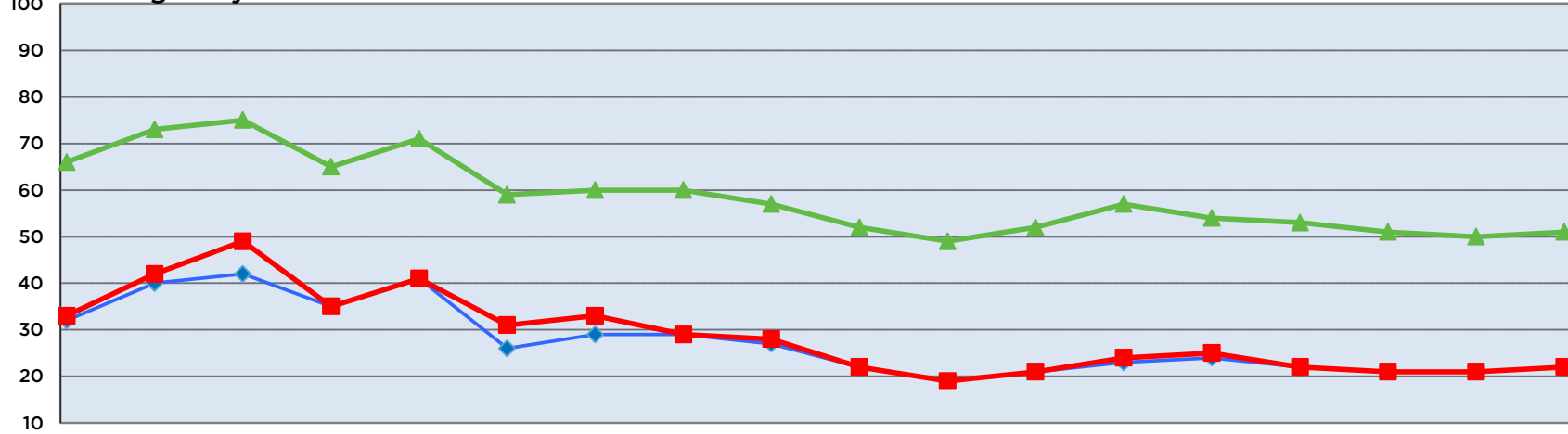


Percentage of Sales



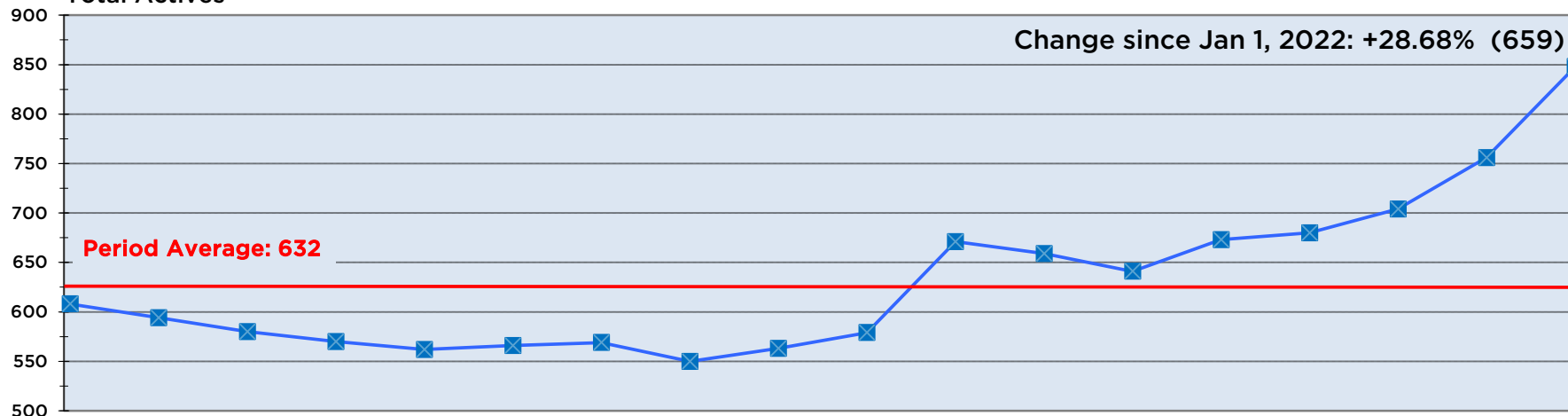
Condos, Townhomes, Villas

Average Days on Market



	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	5/15
ListToContract	32	40	42	35	41	26	29	29	27	22	19	21	23	24	22	21	21	22
CombDaysOnMkt	33	42	49	35	41	31	33	29	28	22	19	21	24	25	22	21	21	22
ListToClose	66	73	75	65	71	59	60	60	57	52	49	52	57	54	53	51	50	51

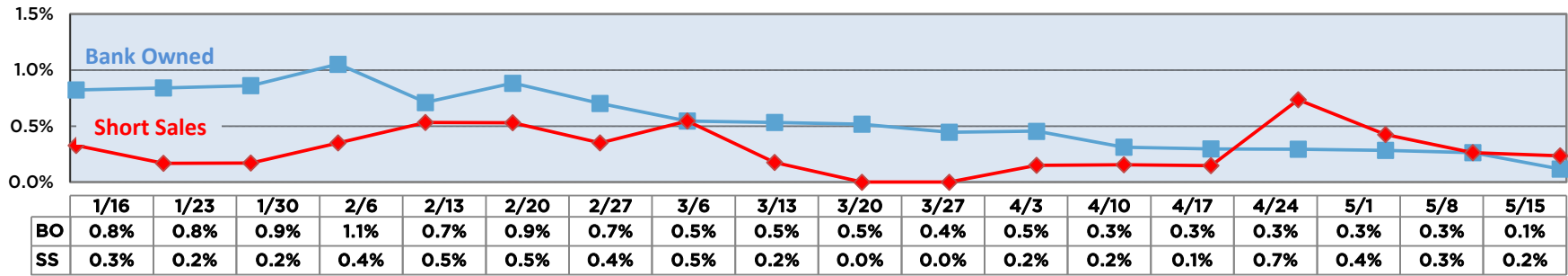
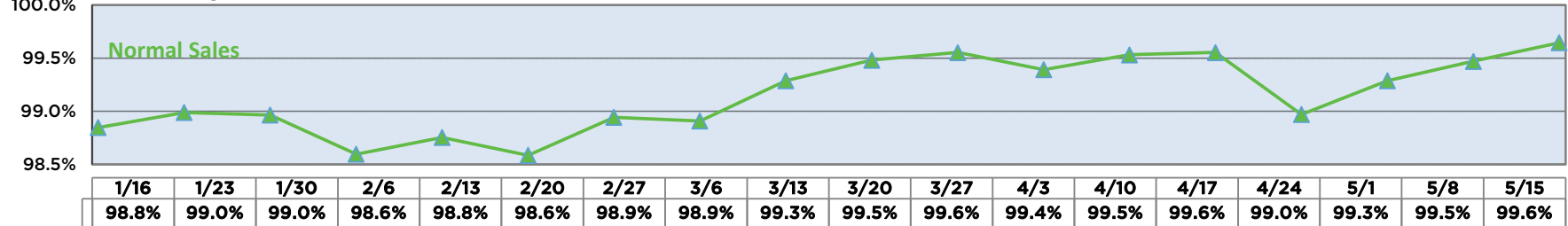
Total Actives



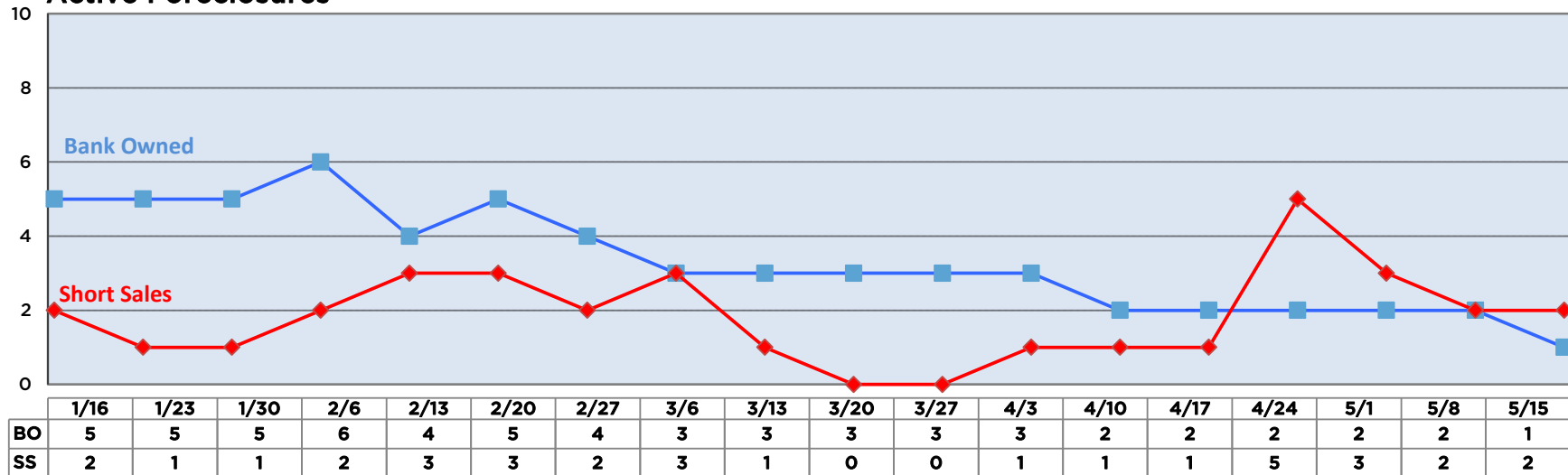
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Total Actives	608	594	580	570	562	566	569	550	563	579	671	659	641	673	680	704	756	848

Condos, Townhomes, Villas

Percentage of Actives

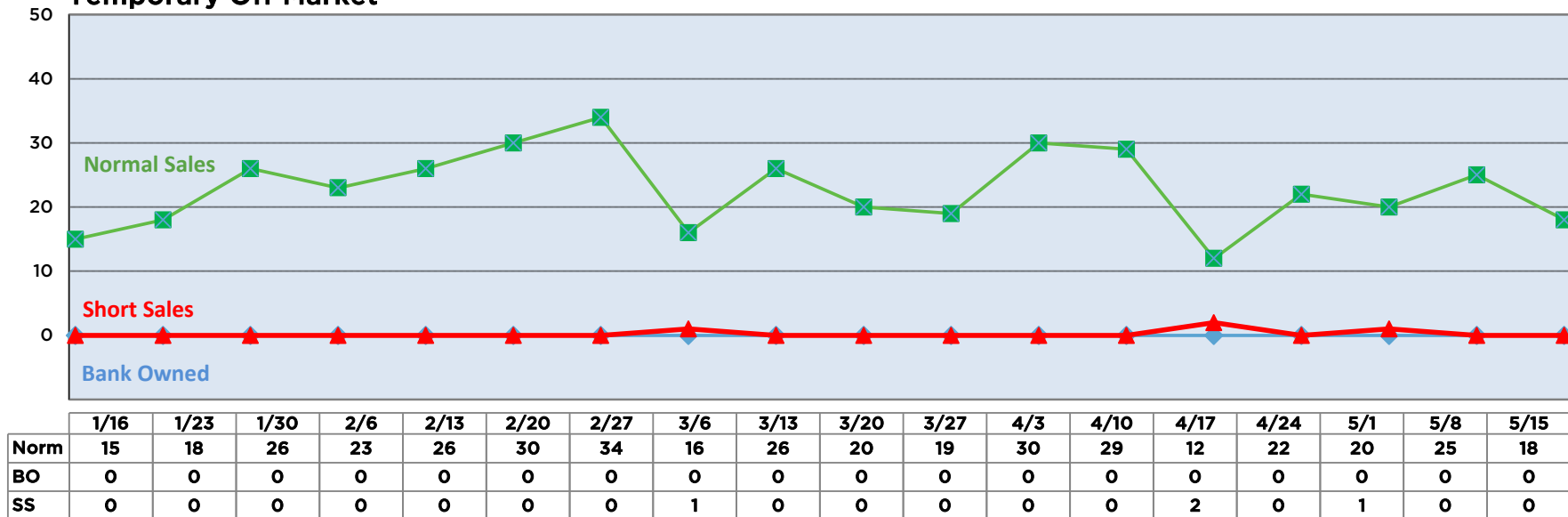


Active Foreclosures

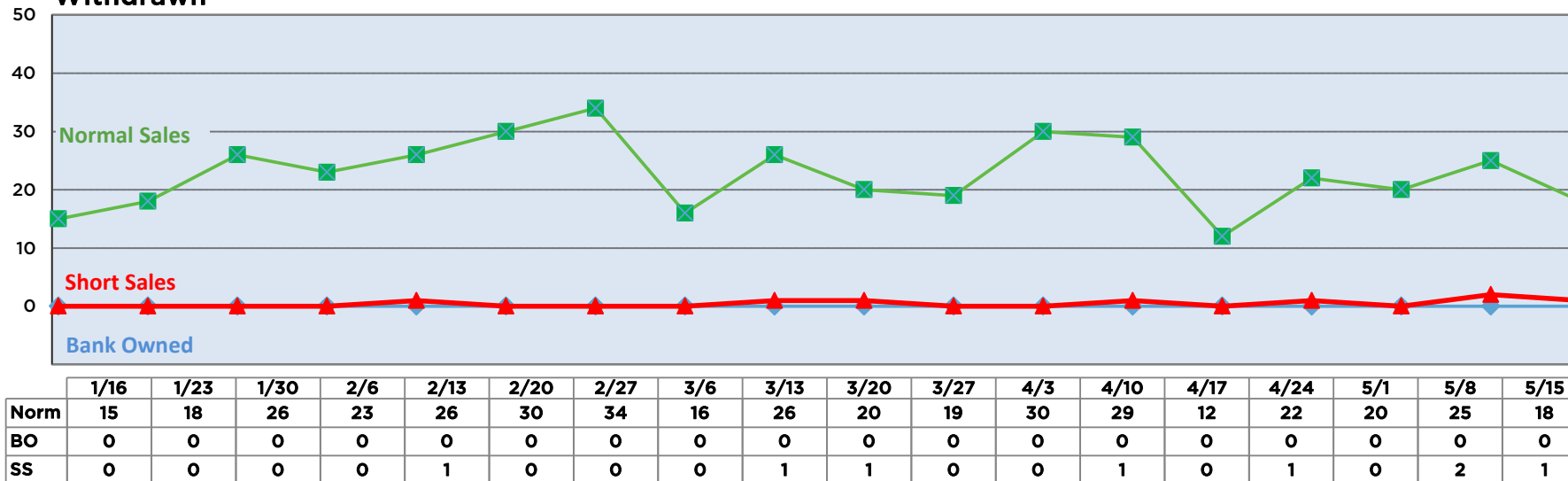


Condos, Townhomes, Villas

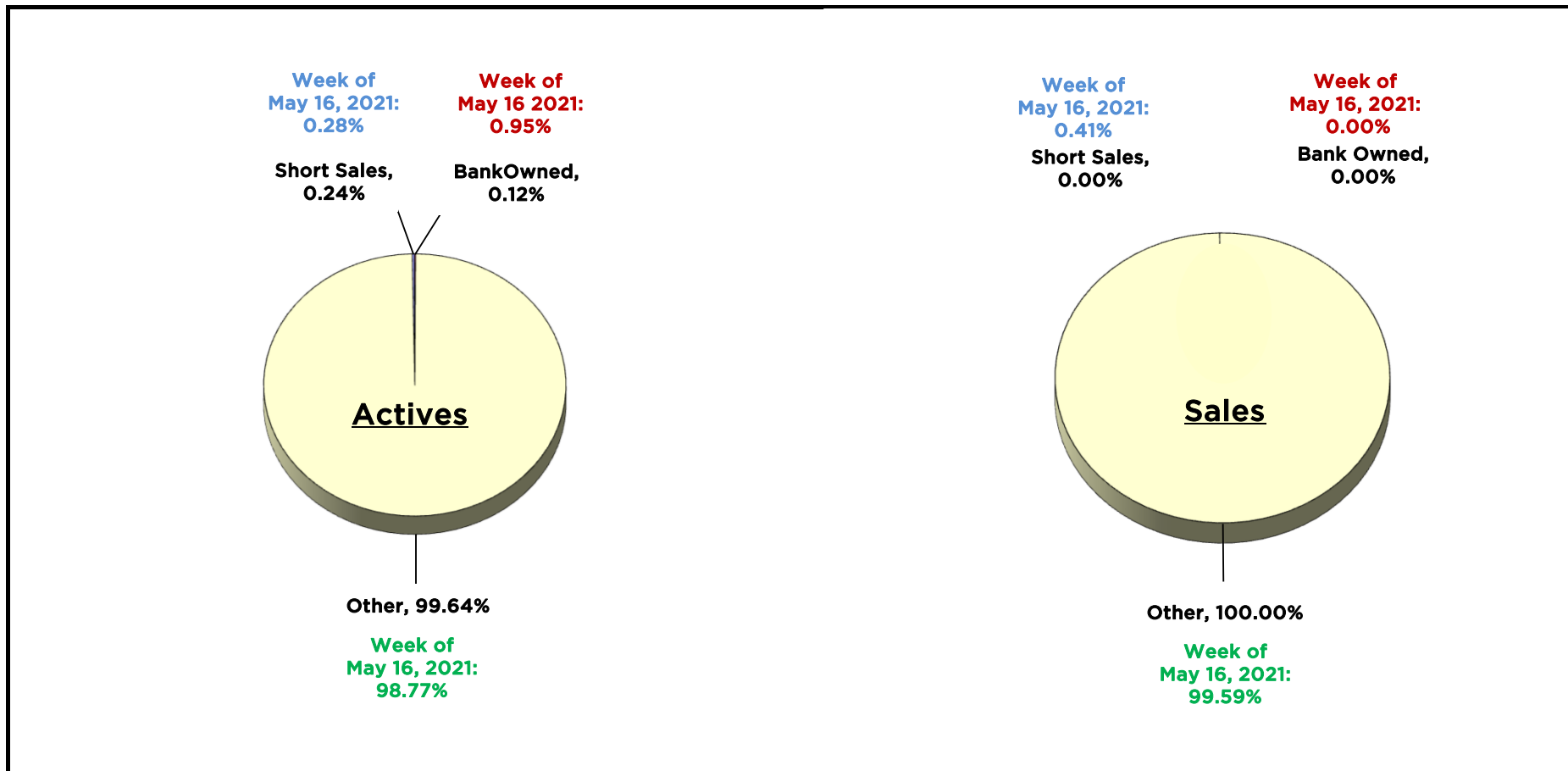
Temporary Off Market



Withdrawn



Condos, Townhomes, Villas



Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$274,500? (± \$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>
Orange County		3	\$275,000	2.7	2.0	1,186	\$231.94
Williamsburg / Lake Bryan	32821	2	\$275,000	3.0	2.0	1,285	\$214.01
Moss Park	32832	1	\$275,000	2.0	2.0	987	\$278.62
Osceola County		2	\$274,995	2.0	1.5	1,059	\$259.67
Kissimmee (West) / Pleasant Hill	34746	1	\$274,990	3.0	2.0	1,326	\$207.38
Kissimmee / Celebration	34747	1	\$275,000	1.0	1.0	792	\$347.22