



Monday Morning Quarterback Summary

Week of May 22, 2022 - May 28, 2022

Single-family existing homes

- Sales of single-family homes increased to 633 during the week of May 22, from 576 the week prior
- The median price of single family homes decreased to \$430,000, a change of -4.4%
- The number of single-family home foreclosure transactions increased to 5 last week, from 1 the week of May 15
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 227, and now sits at 2,745

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 215 during the week of May 22, from 208 the week prior
- The median price of condos, townhomes, and villas increased to \$300,000, a change of 9.3%
- 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 77, and now sits at 925

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

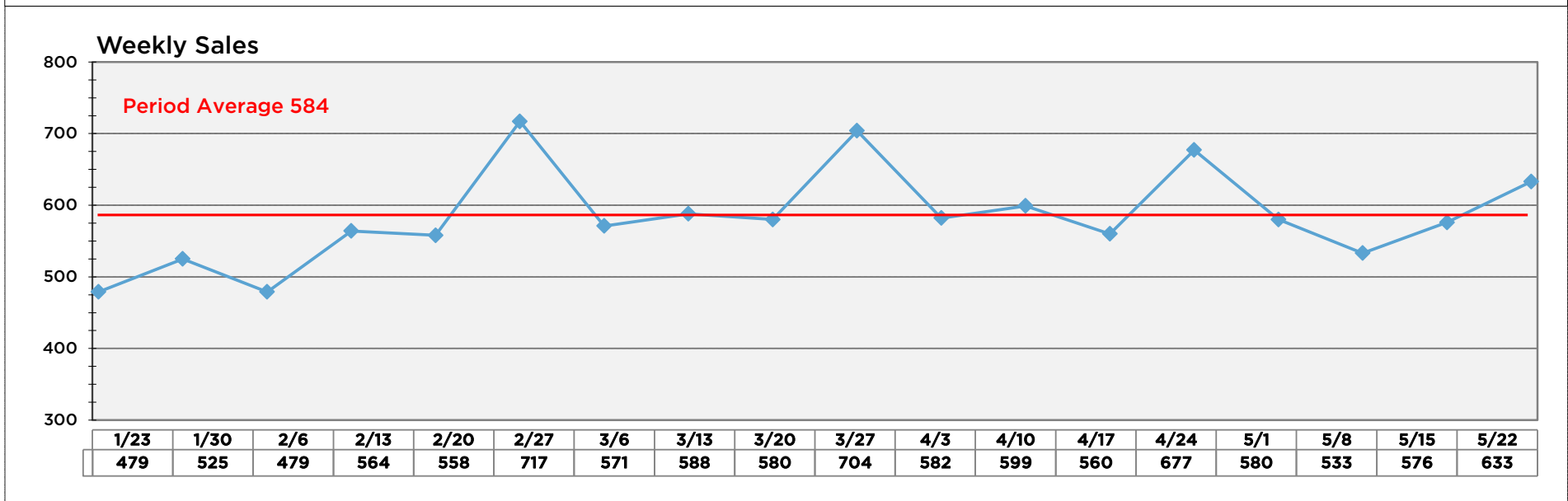
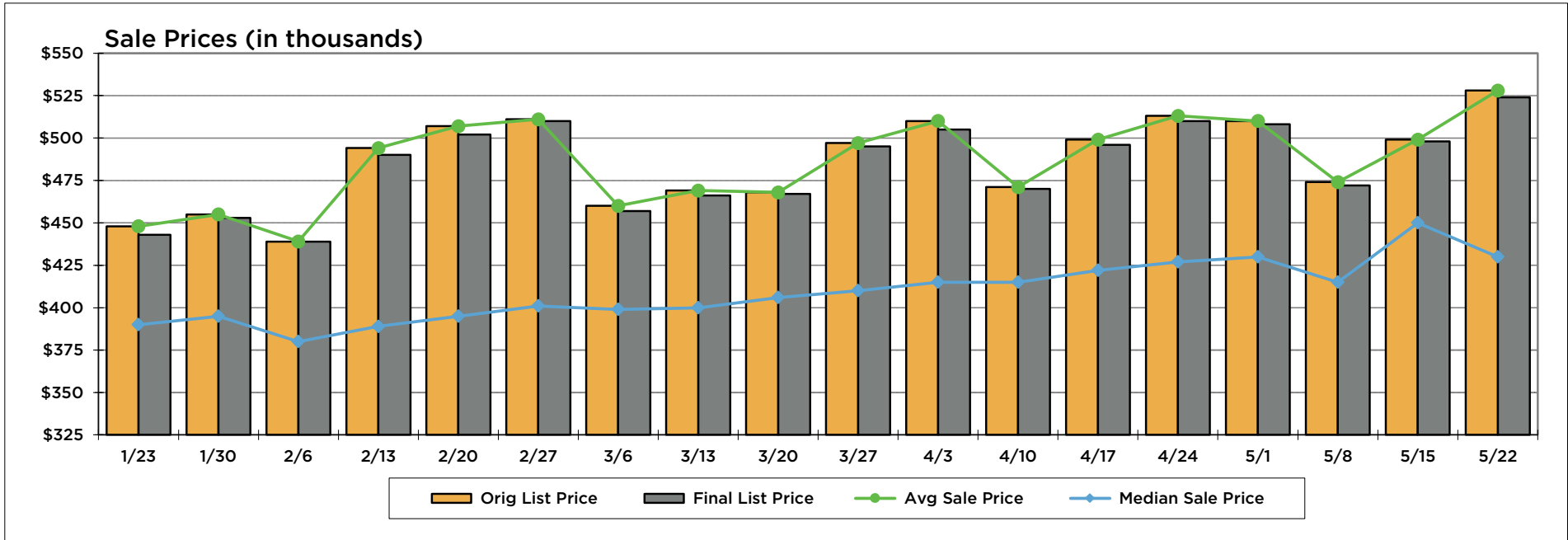
Monday Morning Quarterback
05/22/2022 - 05/28/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	633	59	51	146	154	178	45
Bank Owned	5	2	0	0	2	1	0
Short Sales	1	0	0	1	0	0	0
Other	627	57	51	145	152	177	45
Active Listings	2,745	215	139	441	544	1,044	362
Bank Owned	17	7	2	5	0	2	1
Short Sales	5	1	1	0	2	1	0
Other	2,723	207	136	436	542	1,041	361
Months of Inventory	1.00	0.84	0.63	0.70	0.82	1.35	1.86
<i>List Price</i>							
Average Original List Price	\$527,751	\$195,464	\$281,662	\$346,364	\$438,208	\$650,938	\$1,649,984
Average Final List Price	\$524,252	\$192,259	\$279,060	\$345,077	\$435,879	\$646,344	\$1,638,229
<i>Sale Price</i>							
Average Price	\$526,640	\$183,201	\$275,282	\$350,767	\$444,636	\$653,026	\$1,613,122
Median Price	\$430,000	\$190,000	\$277,500	\$355,000	\$445,000	\$616,000	\$1,350,000
<i>Price Differences</i>							
Original to Final List Price	-\$3,499	-\$3,205	-\$2,602	-\$1,287	-\$2,329	-\$4,594	-\$11,755
Original List to Sale Price - \$	-\$1,111	-\$12,263	-\$6,380	\$4,403	\$6,428	\$2,088	-\$36,862
Final List to Sale Price - \$	\$2,388	-\$9,058	-\$3,778	\$5,690	\$8,757	\$6,682	-\$25,107
Original List to Sale Price - %	99.79%	93.73%	97.73%	101.27%	101.47%	100.32%	97.77%
Final List to Sale Price - %	100.46%	95.29%	98.65%	101.65%	102.01%	101.03%	98.47%
<i>Days on the Market</i>							
Avg Days Listing to Contract	19	27	30	17	17	16	29
Combined Avg Days to Contract	20	28	30	18	17	18	30
Avg Days Listing to Closing	54	59	60	53	47	54	70
Avg Days Contract to Close	35	31	30	36	31	39	41
<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	2,119	1,161	1,358	1,547	1,987	2,706	4,225



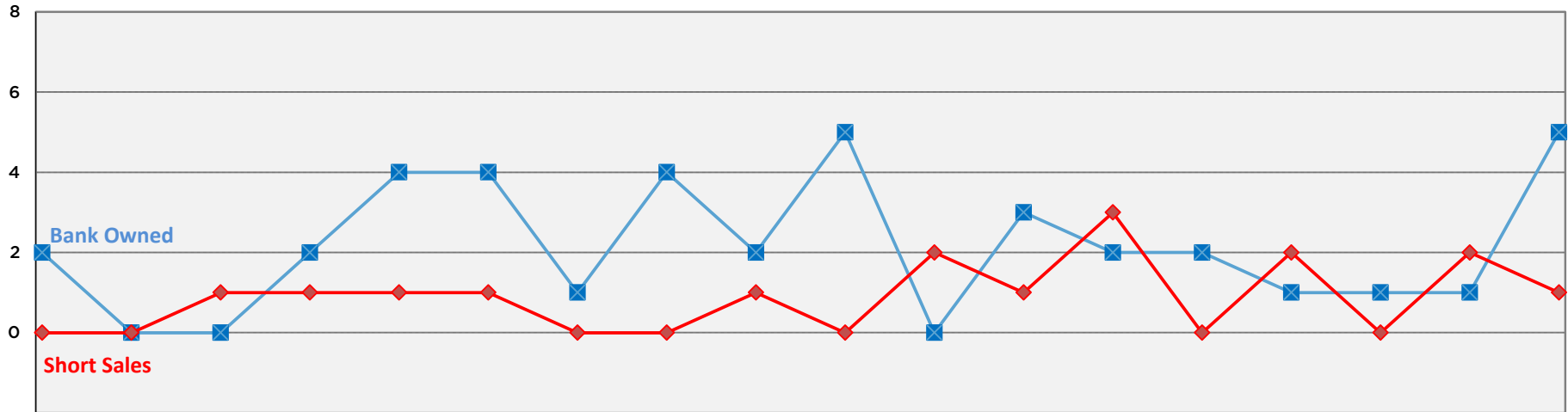
Single Family Homes





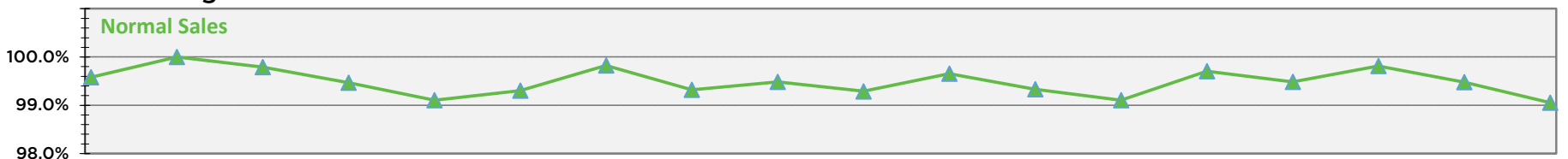
Single Family Homes

Foreclosure Sales

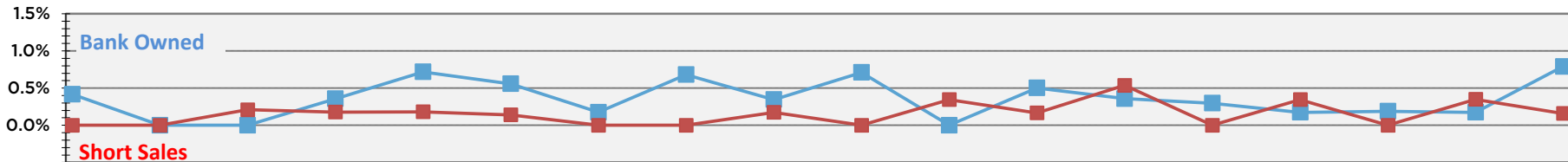


	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22
BO	2	0	0	2	4	4	1	4	2	5	0	3	2	2	1	1	1	5
SS	0	0	1	1	1	1	0	0	1	0	2	1	3	0	2	0	2	1

Percentage of Sales



	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	5/22
Normal Sales	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%	99.1%

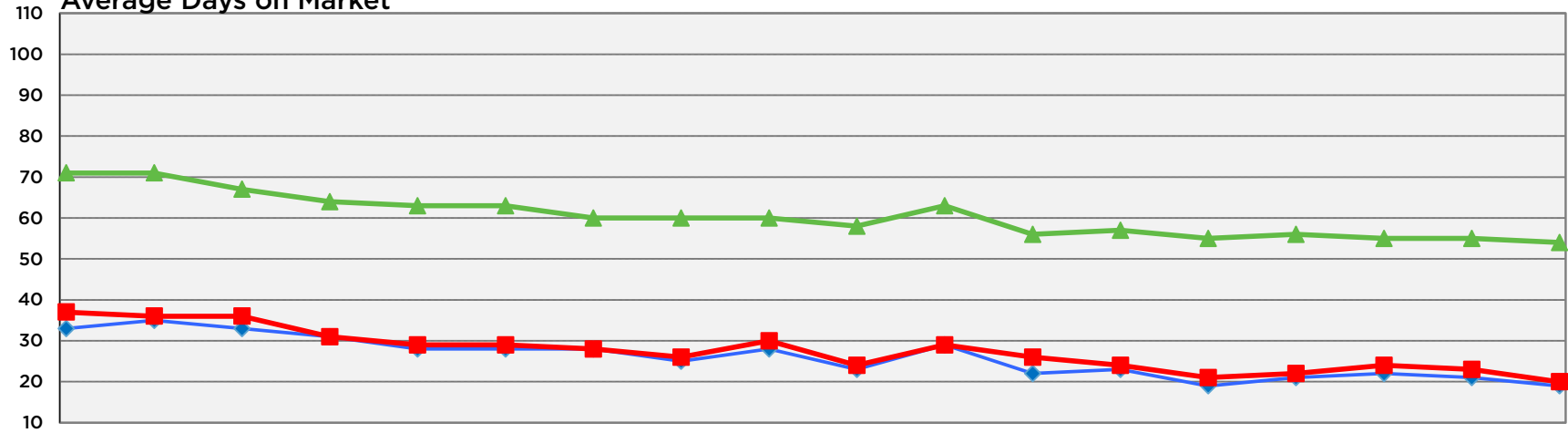


	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22
BO	0.4%	0.0%	0.0%	0.4%	0.7%	0.6%	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%	0.2%	0.8%
SS	0.0%	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%	0.3%	0.2%



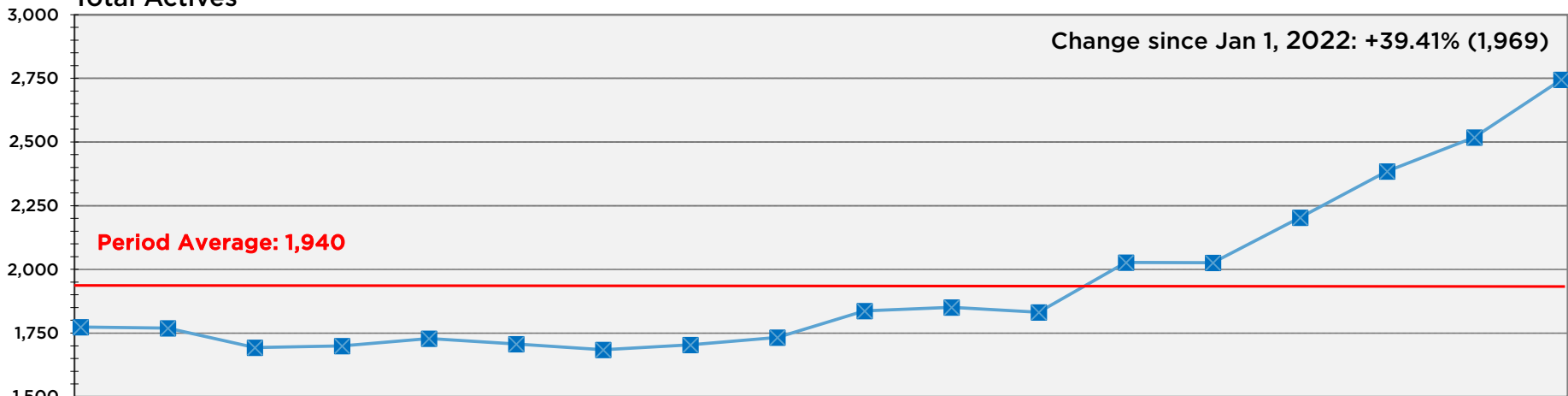
Single Family Homes

Average Days on Market



	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	5/22
ListToContract	33	35	33	31	28	28	28	25	28	23	29	22	23	19	21	22	21	19
CombDaysOnMkt	37	36	36	31	29	29	28	26	30	24	29	26	24	21	22	24	23	20
ListToClose	71	71	67	64	63	63	60	60	60	58	63	56	57	55	56	55	55	54

Total Actives

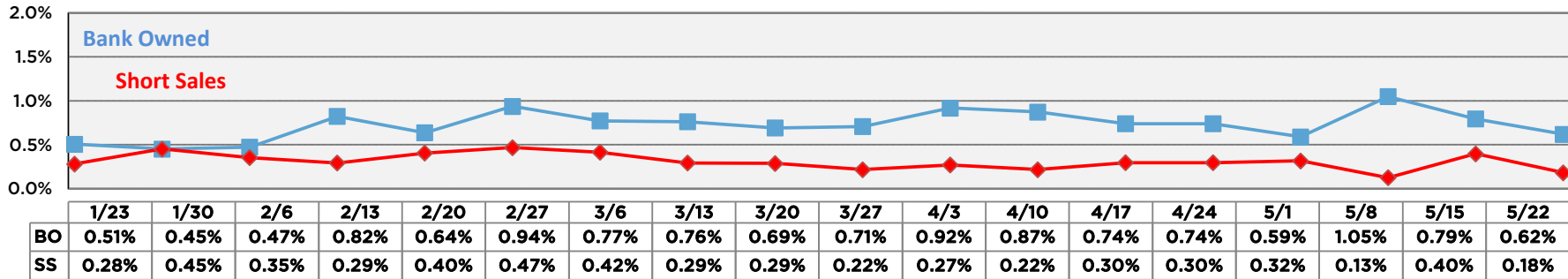
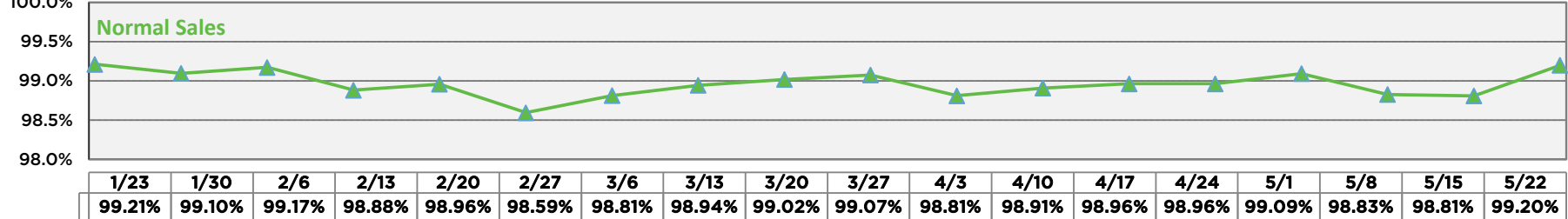


	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22
Total Actives	1,774	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745

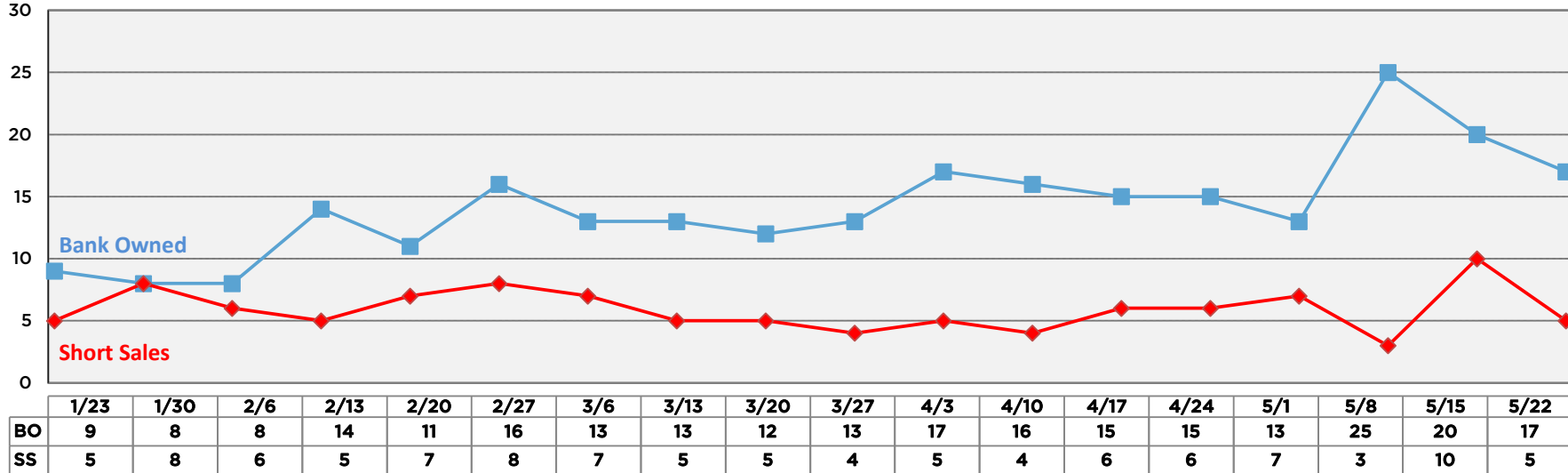


Single Family Homes

Percentage of Actives



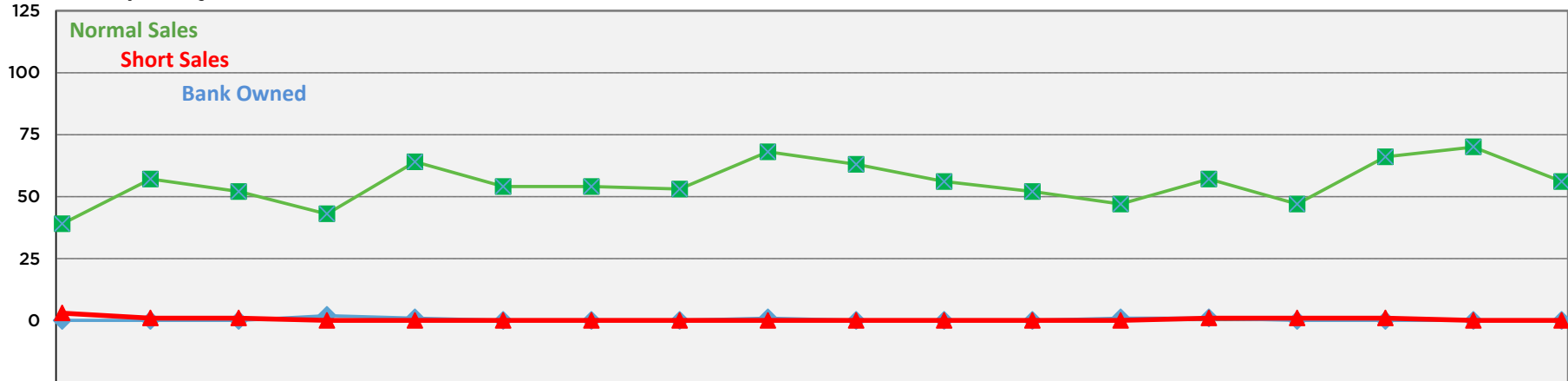
Active Foreclosures





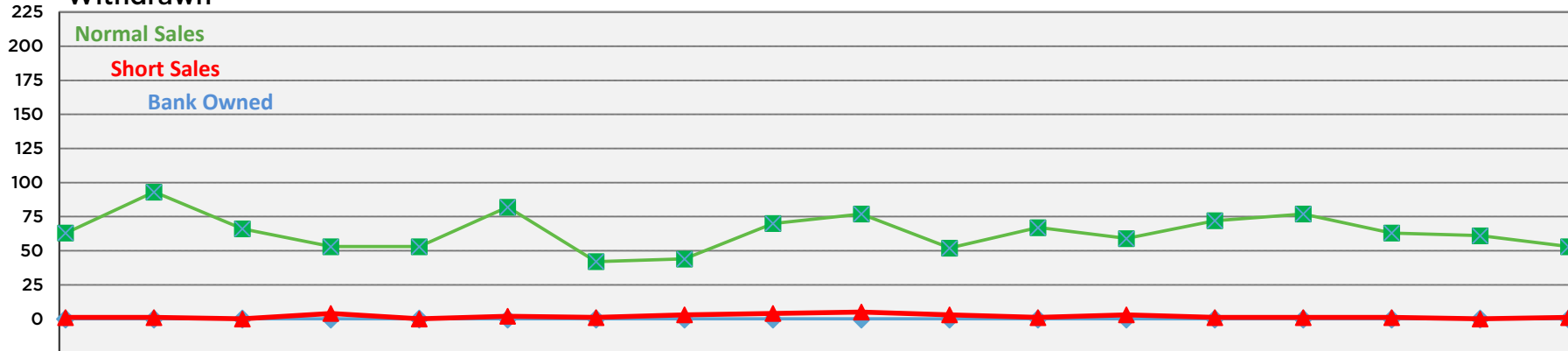
Single Family Homes

Temporary Off Market



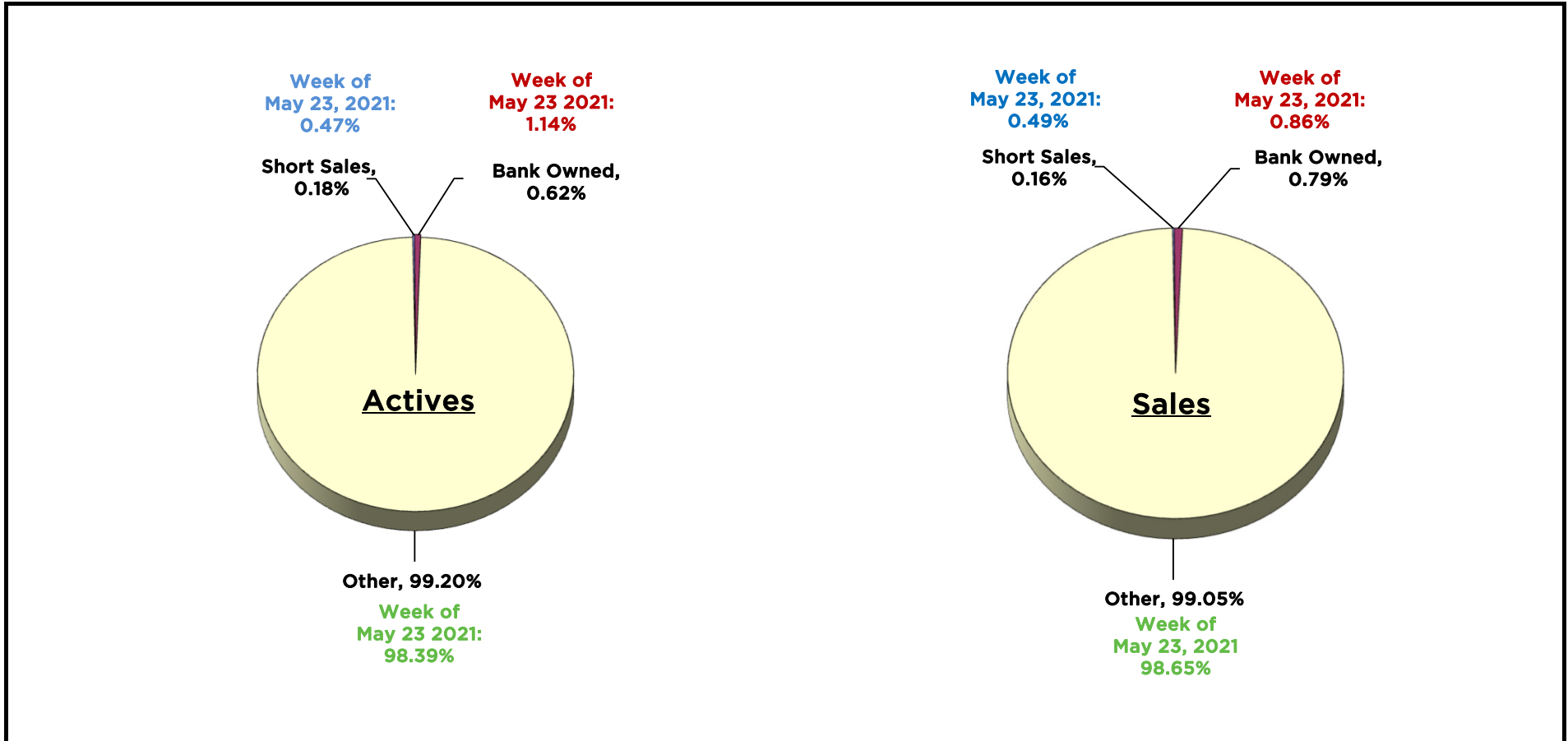
	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22
Norm	39	57	52	43	64	54	54	53	68	63	56	52	47	57	47	66	70	56
BO	0	0	0	2	1	0	0	0	1	0	0	0	1	1	0	0	0	0
SS	3	1	1	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0

Withdrawn



	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	5/22
Norm	63	93	66	53	53	82	42	44	70	77	52	67	59	72	77	63	61	53
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	1	0	4	0	2	1	3	4	5	3	1	3	1	1	1	0	1

Single Family Homes



Monday Morning Quarterback
05/22/2022 - 05/28/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 23 Single Family Homes available for the Median Price of \$430,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$429,967	3.3	2.0	1,635	\$263.06
Altamonte Springs / Forest City	32714	1	\$429,900	3.0	2.0	1,666	\$258.04
Longwood (East)	32750	1	\$430,000	4.0	2.0	1,972	\$218.05
Maitland / Eatonville	32751	1	\$430,000	4.0	2.0	1,824	\$235.75
Sanford / Lake Forest	32771	1	\$430,000	3.0	2.0	1,623	\$264.94
Winter Park	32792	2	\$429,950	3.0	2.0	1,361	\$315.91
Orange County		7	\$429,957	3.4	2.3	1,821	\$236.15
Apopka (North)	32712	1	\$430,000	4.0	2.0	1,922	\$223.73
Colonialtown	32803	1	\$430,000	2.0	2.0	1,274	\$337.52
Pine Hills	32805	1	\$429,900	4.0	3.0	2,680	\$160.41
Metro West / Orlo Vista	32835	1	\$430,000	4.0	2.0	1,959	\$219.50
Pine Castle / Edgewood	32839	1	\$429,900	4.0	3.0	2,096	\$205.10
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
Osceola County		8	\$429,986	3.3	2.1	2,026	\$212.19
Kissimmee (East)	34744	3	\$430,000	3.0	2.0	1,674	\$256.87
Kissimmee (West) / Pleasant Hill	34746	3	\$429,963	3.0	2.0	2,217	\$193.94
Kissimmee / Poinciana	34758	1	\$430,000	5.0	3.0	2,679	\$160.51
St Cloud	34769	1	\$430,000	3.0	2.0	1,859	\$231.31
Lake County		2	\$429,950	3.5	2.5	2,359	\$182.26
Sorrento / Mt Plymouth	32776	1	\$429,900	4.0	3.0	2,917	\$147.38
Clermont (Central)	34711	1	\$430,000	3.0	2.0	1,801	\$238.76

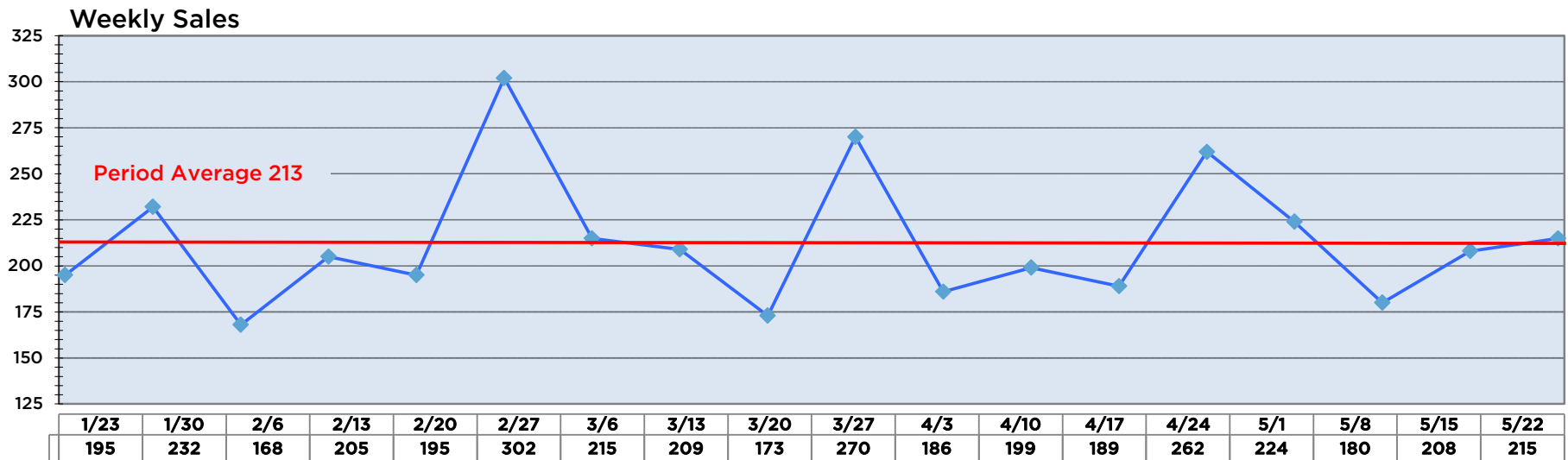
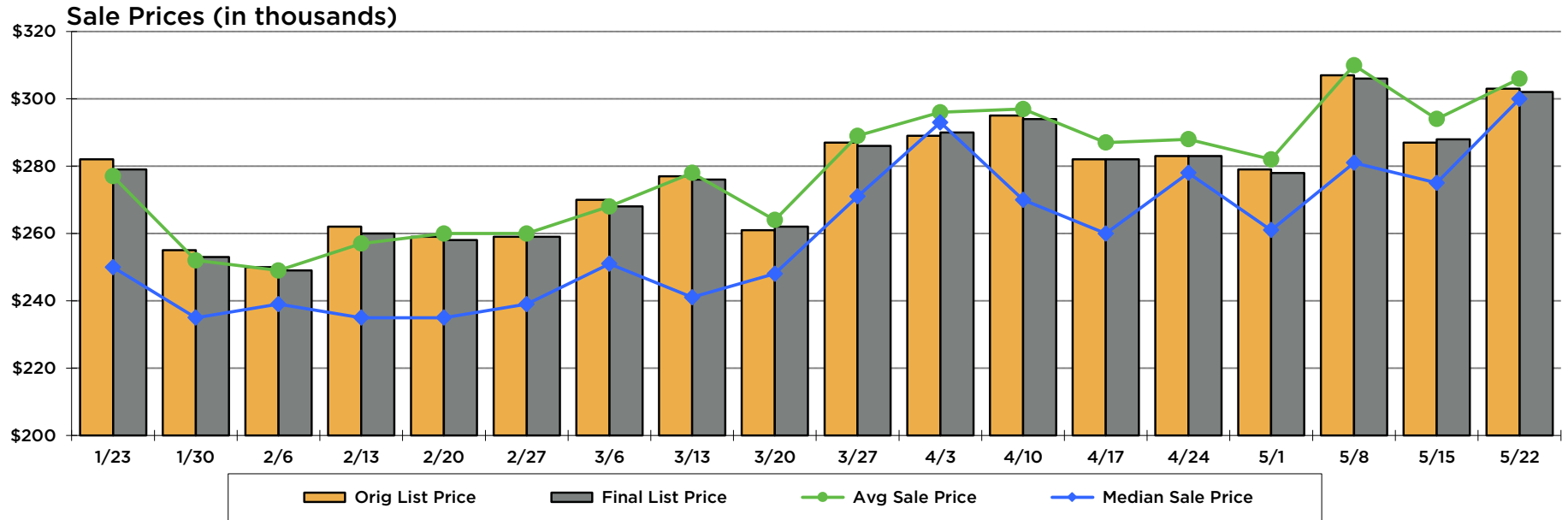
Monday Morning Quarterback
05/22/2022 - 05/28/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	215	68	34	74	24	15	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	215	68	34	74	24	15	0
Active Listings	925	281	140	244	138	111	11
Bank Owned	1	0	0	1	0	0	0
Short Sales	4	3	0	0	1	0	0
Other	920	278	140	243	137	111	11
Months of Inventory	0.99	0.95	0.95	0.76	1.33	1.71	0.00
<i>List Price</i>							
Average Original List Price	\$302,996	\$181,490	\$265,612	\$335,323	\$431,158	\$574,020	\$0
Average Final List Price	\$301,622	\$181,442	\$265,391	\$334,721	\$421,158	\$574,020	\$0
<i>Sale Price</i>							
Average Price	\$306,463	\$183,124	\$271,159	\$338,888	\$429,666	\$588,533	\$0
Median Price	\$300,000	\$186,500	\$272,750	\$332,500	\$426,000	\$562,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$1,374	-\$48	-\$221	-\$602	-\$10,000	\$0	\$0
Original List to Sale Price - \$	\$3,467	\$1,634	\$5,547	\$3,565	-\$1,492	\$14,513	\$0
Final List to Sale Price - \$	\$4,841	\$1,682	\$5,768	\$4,167	\$8,508	\$14,513	\$0
Original List to Sale Price - %	101.14%	100.90%	102.09%	101.06%	99.65%	102.53%	0.00%
Final List to Sale Price - %	101.60%	100.93%	102.17%	101.24%	102.02%	102.53%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	20	22	14	21	13	28	0
Combined Avg Days to Contract	20	22	14	21	13	28	0
Avg Days Listing to Closing	51	53	44	51	48	57	0
Avg Days Contract to Close	32	31	31	31	40	29	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,937	982	1,316	1,575	1,749	2,067	0

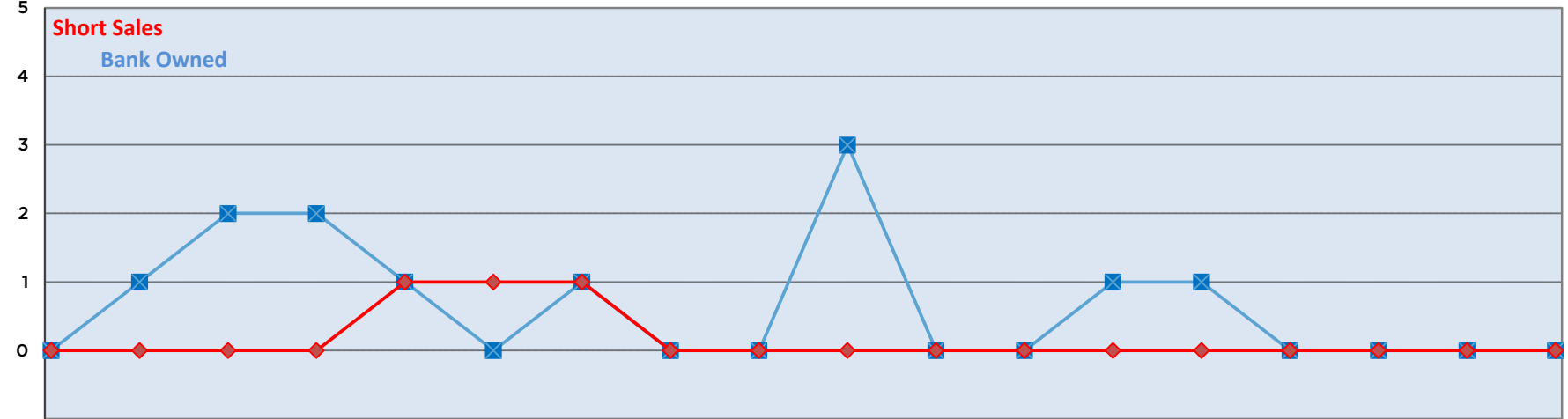


Condos, Townhomes, Villas



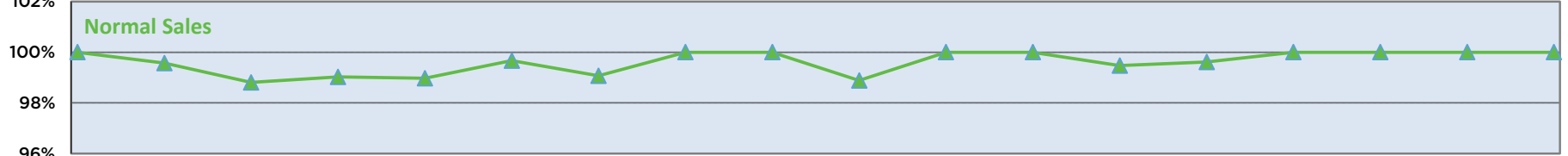
Condos, Townhomes, Villas

Foreclosure Sales

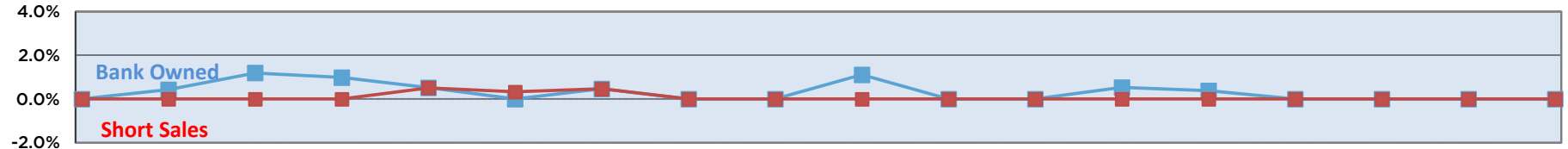


	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22
BO	0	1	2	2	1	0	1	0	0	3	0	0	1	1	0	0	0	0
SS	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	5/22
Normal Sales	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%	100.0%	100.0%

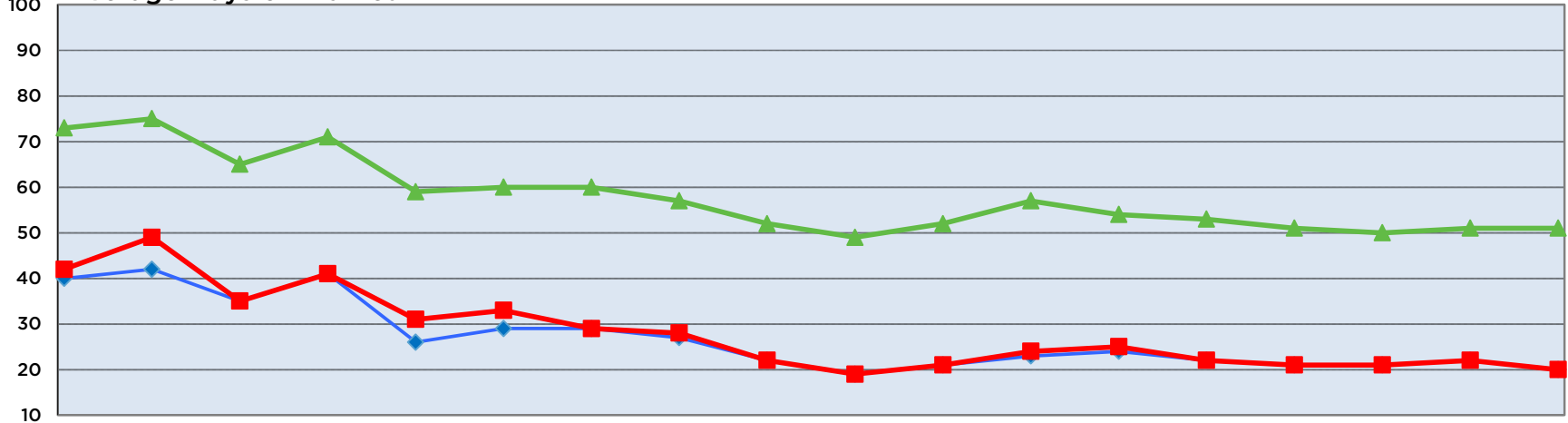


	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22
BO	0.0%	0.4%	1.2%	1.0%	0.5%	0.0%	0.5%	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.5%	0.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



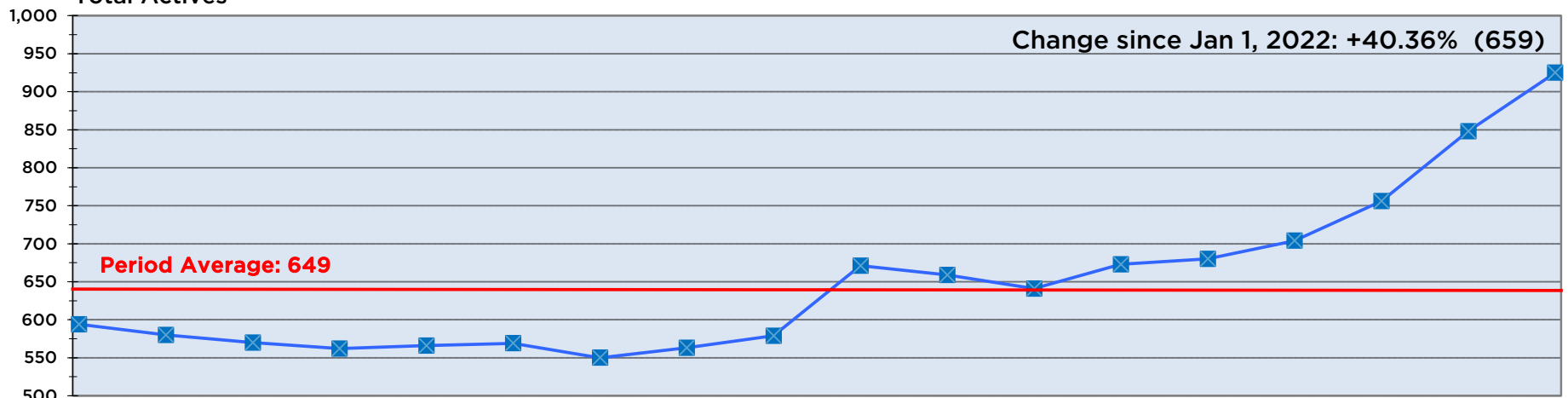
Condos, Townhomes, Villas

Average Days on Market



	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	5/22
ListToContract	40	42	35	41	26	29	29	27	22	19	21	23	24	22	21	21	22	20
CombDaysOnMkt	42	49	35	41	31	33	29	28	22	19	21	24	25	22	21	21	22	20
ListToClose	73	75	65	71	59	60	60	57	52	49	52	57	54	53	51	50	51	51

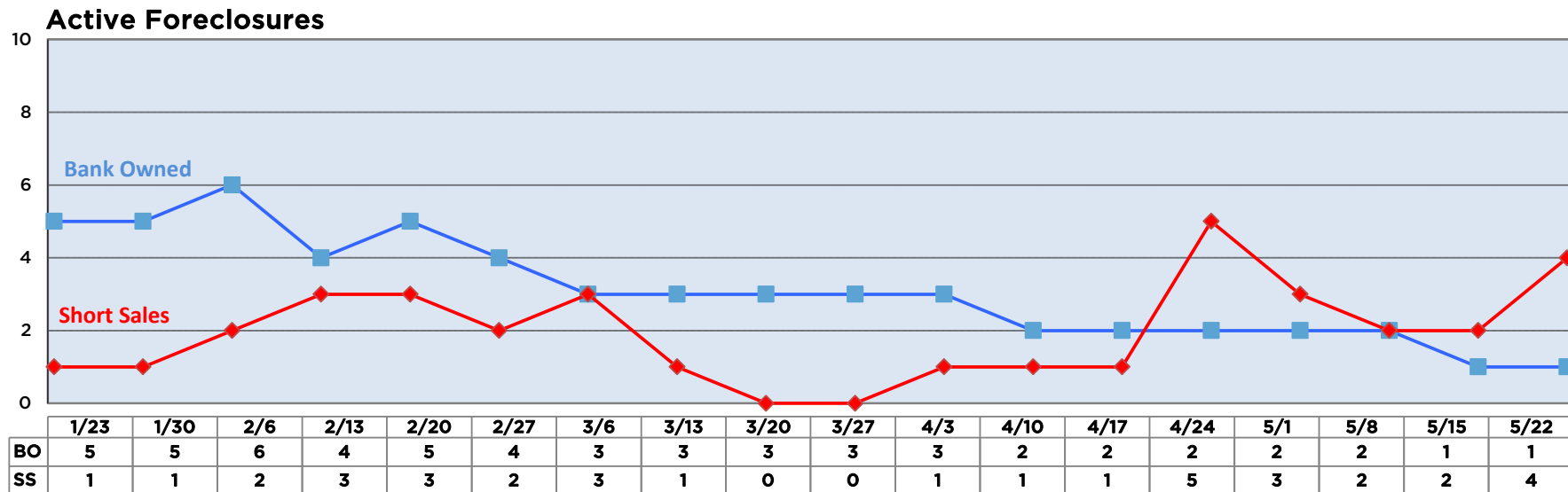
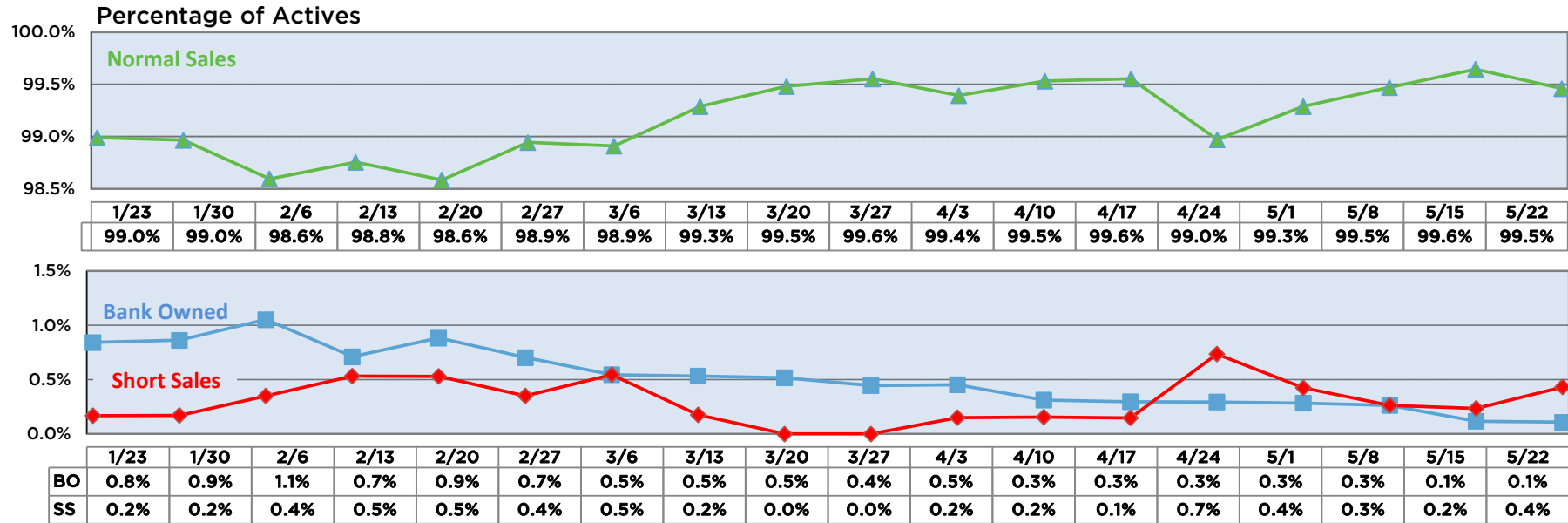
Total Actives



	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	5/22
Total Actives	594	580	570	562	566	569	550	563	579	671	659	641	673	680	704	756	848	925



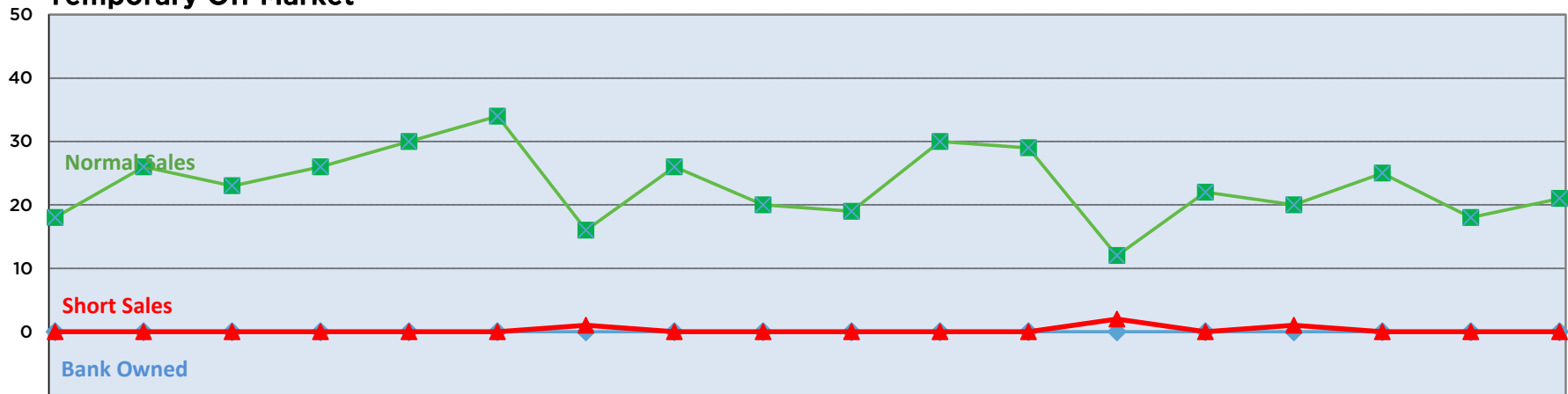
Condos, Townhomes, Villas





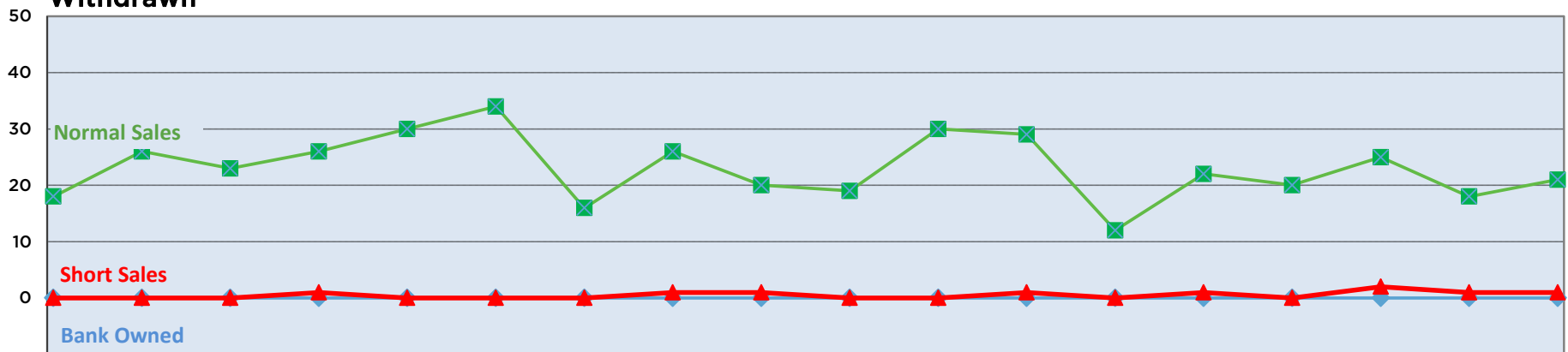
Condos, Townhomes, Villas

Temporary Off Market



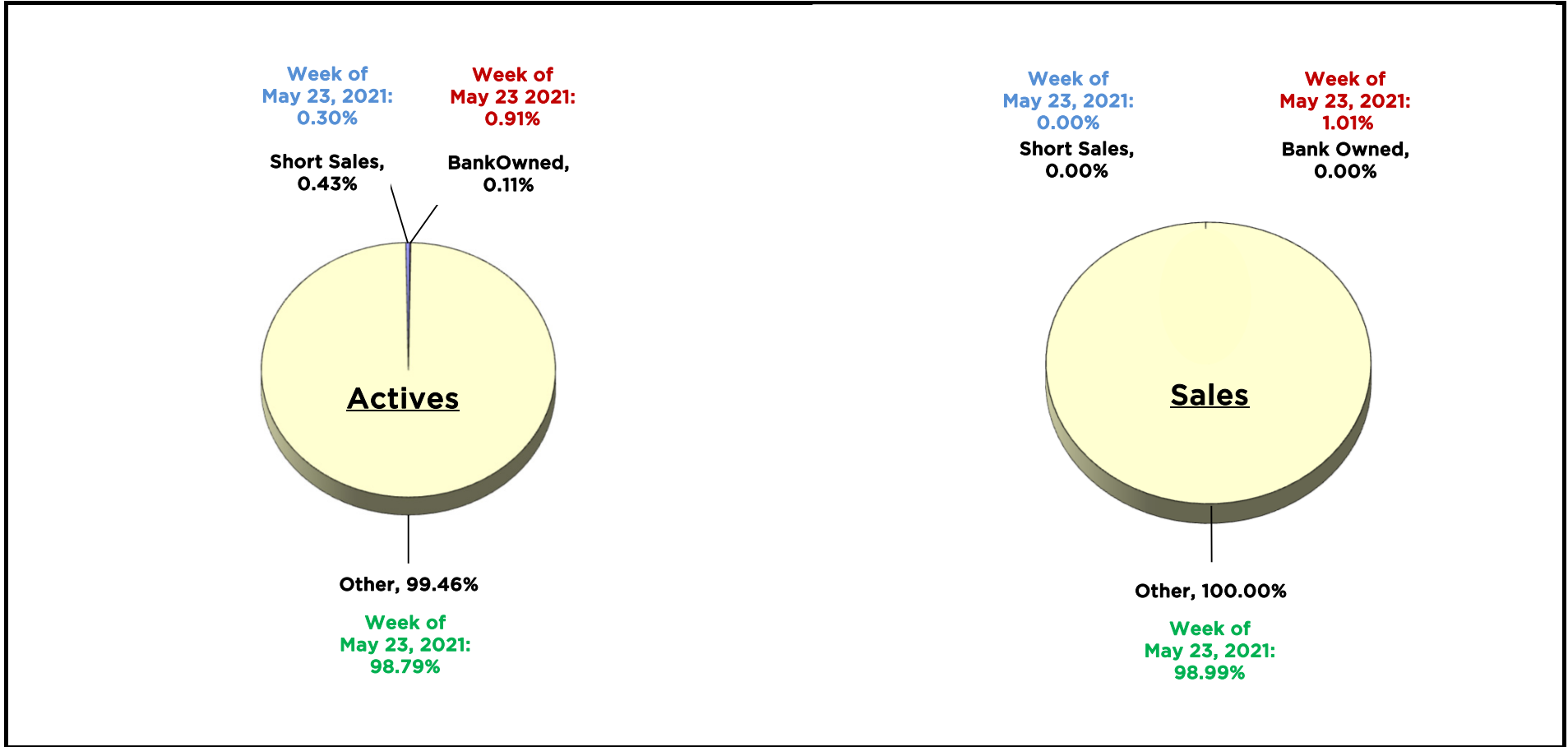
	1/23	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22
Norm	18	26	23	26	30	34	16	26	20	19	30	29	12	22	20	25	18	21
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	2	0	1	0	0	0

Withdrawn



	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	5/22
Norm	18	26	23	26	30	34	16	26	20	19	30	29	12	22	20	25	18	21
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	1	1	0	0	1	0	1	0	2	1	1

Condos, Townhomes, Villas



Monday Morning Quarterback
05/22/2022 - 05/28/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 13 Condos, Townhomes, or Villas available for the Median Price of \$300,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$299,950	2.5	2.0	1,530	\$196.11
Lake Mary / Heathrow	32746	1	\$299,900	2.0	2.0	1,618	\$185.35
Winter Park	32792	1	\$300,000	3.0	2.0	1,441	\$208.19
Orange County		4	\$299,972	2.8	2.0	1,336	\$224.53
Pine Hills / Rosemont	32808	1	\$299,999	3.0	2.0	1,732	\$173.21
Williamsburg / Lake Bryan	32821	2	\$299,950	3.0	2.0	1,167	\$257.03
Waterford Lakes	32828	1	\$299,990	2.0	2.0	1,278	\$234.73
Osceola County		7	\$299,943	2.9	2.0	1,181	\$253.88
Davenport	33896	2	\$299,950	3.0	2.0	1,334	\$224.85
Kissimmee (West) / Pleasant Hill	34746	1	\$299,900	2.0	2.0	1,066	\$281.33
Kissimmee / Celebration	34747	4	\$299,950	3.0	2.0	1,134	\$264.51