



Monday Morning Quarterback Summary

Week of May 29, 2022 - June 04, 2022

Single-family existing homes

- Sales of single-family homes increased to 657 during the week of May 29, from 633 the week prior
- The median price of single family homes increased to \$440,000, a change of 2.3%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 5 the week of May 22
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 135, and now sits at 2,880

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 238 during the week of May 29, from 215 the week prior
- The median price of condos, townhomes, and villas decreased to \$257,500, a change of -14.2%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of May 22
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 36, and now sits at 961

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

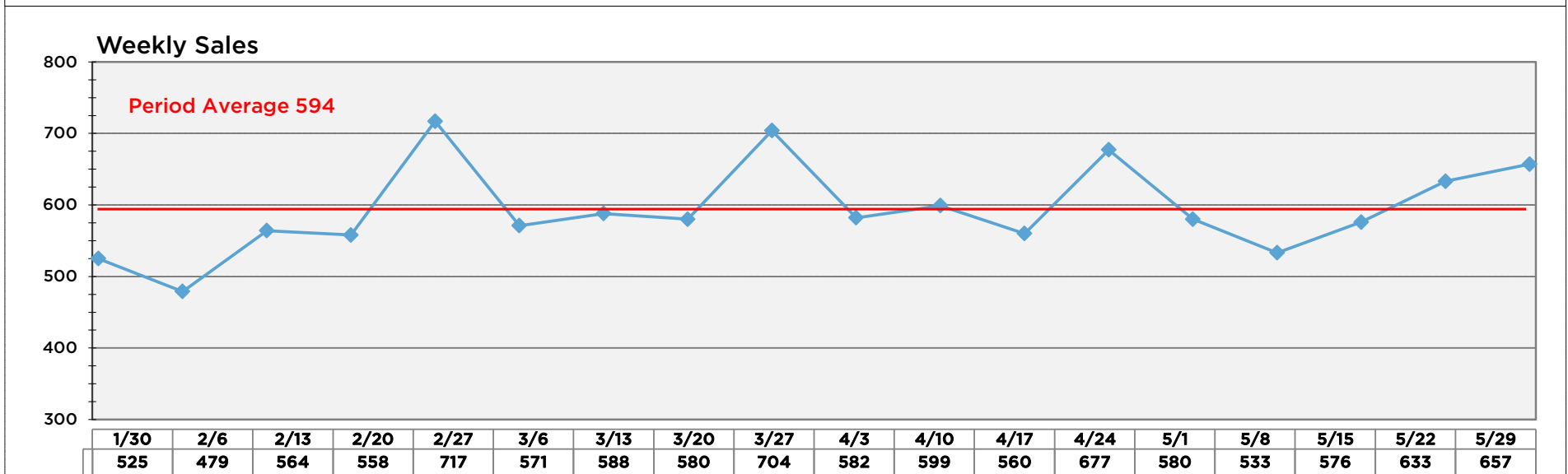
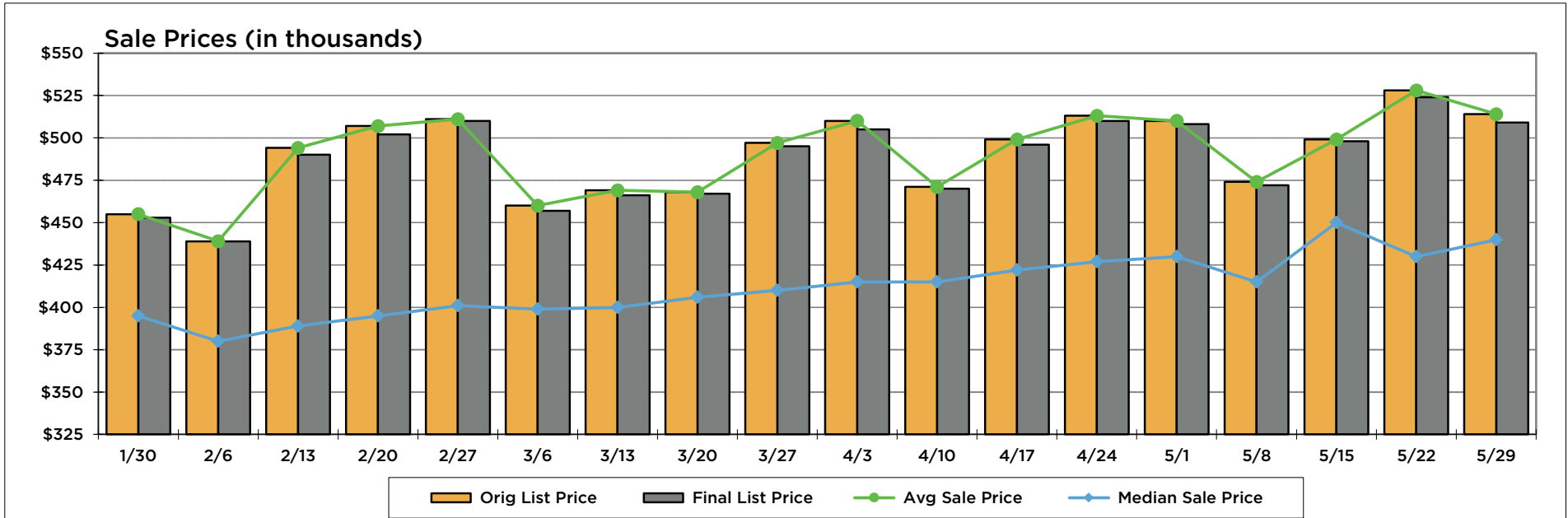
Monday Morning Quarterback
05/29/2022 - 06/04/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	657	52	40	164	142	225	34
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	656	52	40	163	142	225	34
Active Listings	2,880	208	151	468	561	1,101	391
Bank Owned	16	7	3	3	0	2	1
Short Sales	4	1	1	1	1	0	0
Other	2,860	200	147	464	560	1,099	390
Months of Inventory	1.01	0.92	0.87	0.66	0.91	1.13	2.65
<i>List Price</i>							
Average Original List Price	\$513,595	\$202,746	\$276,115	\$347,623	\$435,934	\$649,971	\$1,490,843
Average Final List Price	\$509,177	\$201,865	\$275,892	\$347,211	\$433,118	\$644,550	\$1,456,696
<i>Sale Price</i>							
Average Price	\$515,397	\$199,453	\$276,153	\$352,021	\$440,967	\$653,935	\$1,462,173
Median Price	\$440,000	\$210,000	\$279,500	\$355,000	\$436,000	\$615,000	\$1,347,444
<i>Price Differences</i>							
Original to Final List Price	-\$4,418	-\$881	-\$223	-\$412	-\$2,816	-\$5,421	-\$34,147
Original List to Sale Price - \$	\$1,802	-\$3,293	\$38	\$4,398	\$5,033	\$3,964	-\$28,670
Final List to Sale Price - \$	\$6,220	-\$2,412	\$261	\$4,810	\$7,849	\$9,385	\$5,477
Original List to Sale Price - %	100.35%	98.38%	100.01%	101.27%	101.15%	100.61%	98.08%
Final List to Sale Price - %	101.22%	98.81%	100.09%	101.39%	101.81%	101.46%	100.38%
<i>Days on the Market</i>							
Avg Days Listing to Contract	18	29	21	13	17	16	41
Combined Avg Days to Contract	18	29	21	13	19	16	41
Avg Days Listing to Closing	54	65	56	46	52	53	79
Avg Days Contract to Close	36	36	35	34	35	37	38
<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	2,141	1,191	1,274	1,530	2,026	2,713	4,251



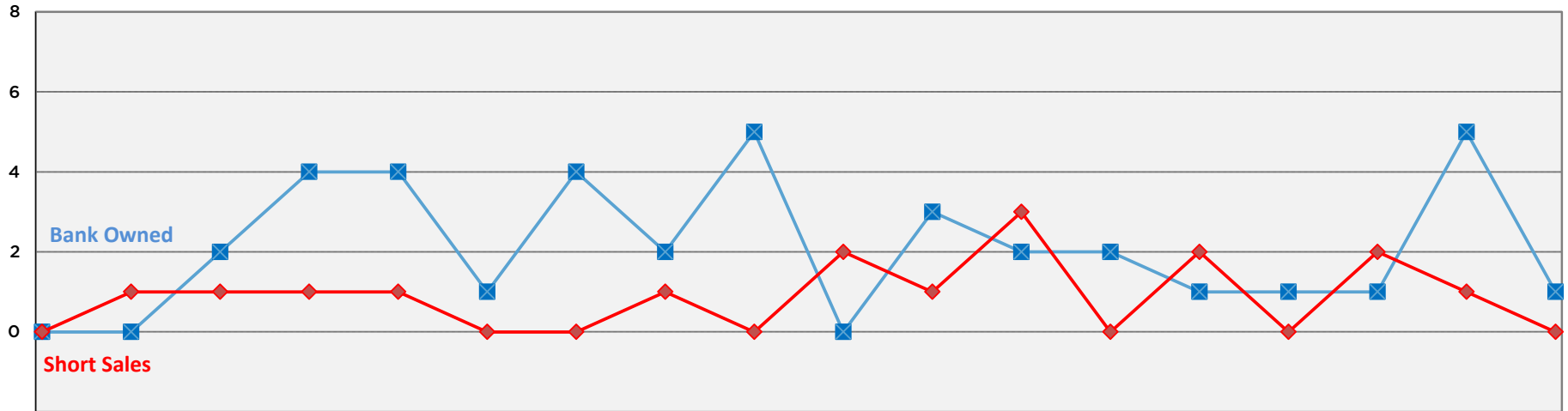
Single Family Homes





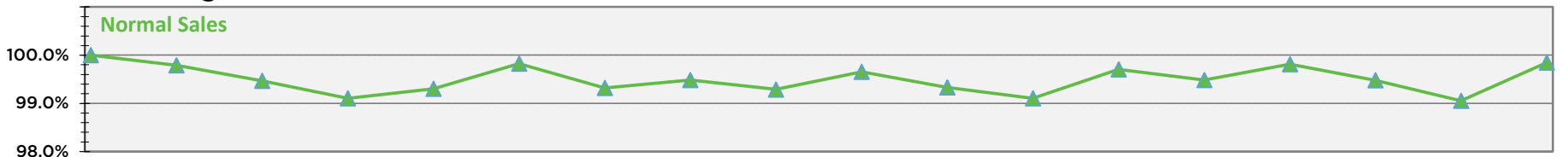
Single Family Homes

Foreclosure Sales

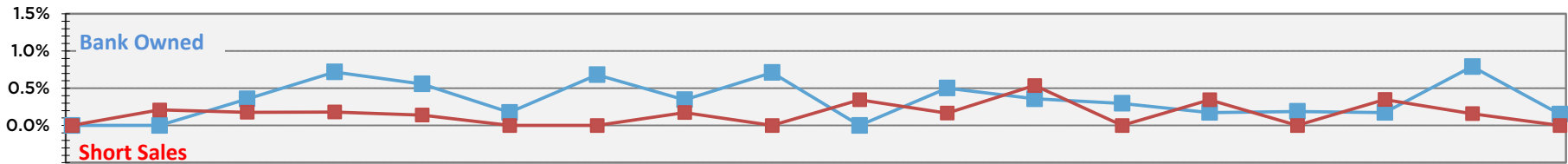


	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29
BO	0	0	2	4	4	1	4	2	5	0	3	2	2	1	1	1	5	1
SS	0	1	1	1	1	0	0	1	0	2	1	3	0	2	0	2	1	0

Percentage of Sales



	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	5/29
Normal Sales	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%	99.8%

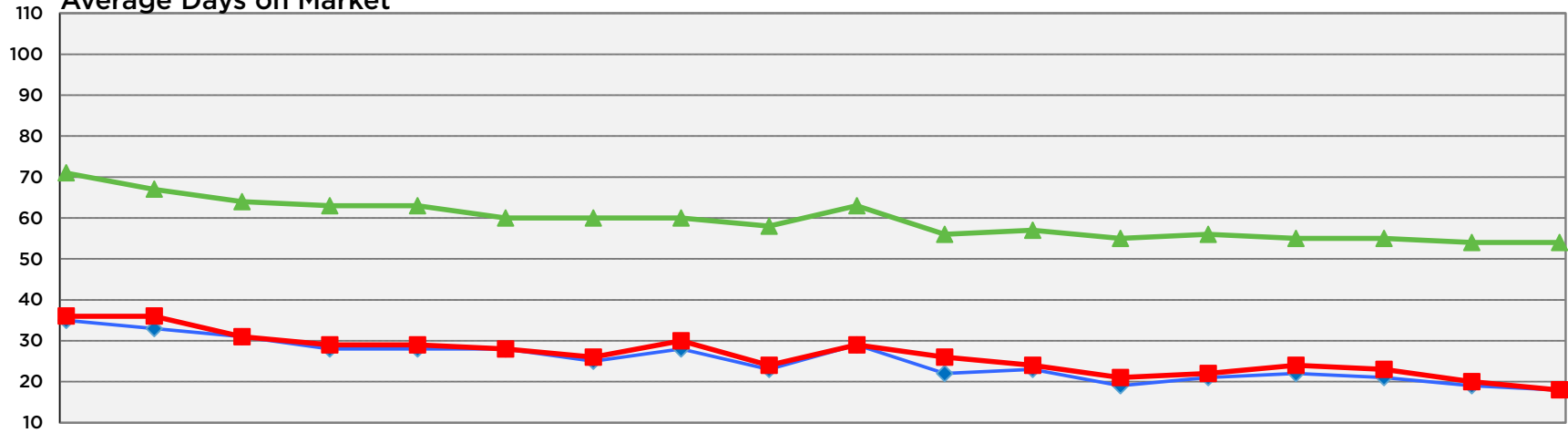


	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29
BO	0.0%	0.0%	0.4%	0.7%	0.6%	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%	0.2%	0.8%	0.2%
SS	0.0%	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%	0.3%	0.2%	0.0%



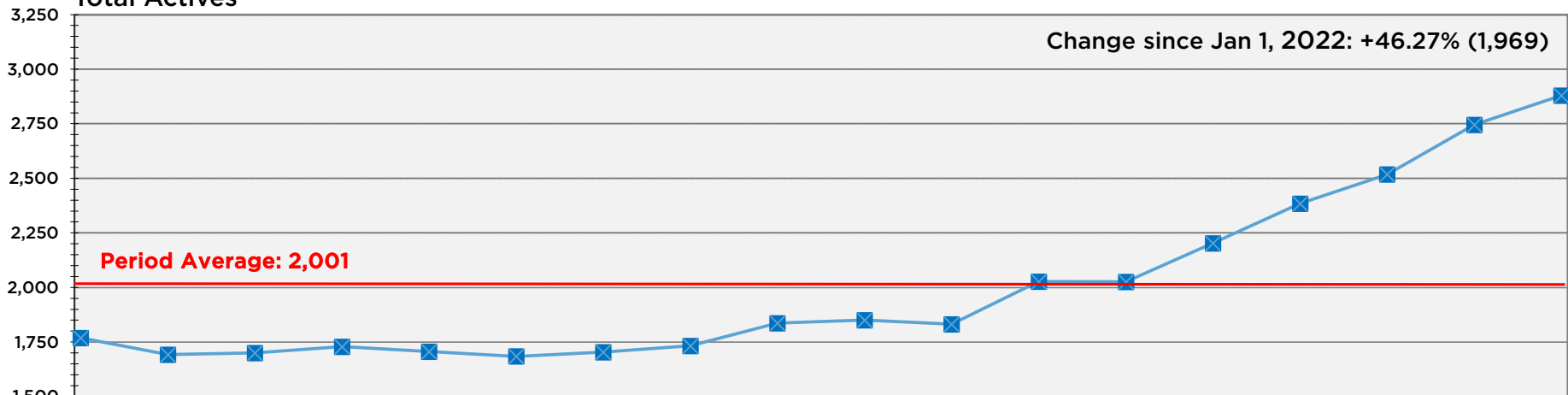
Single Family Homes

Average Days on Market



	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	5/29
ListToContract	35	33	31	28	28	28	25	28	23	29	22	23	19	21	22	21	19	18
CombDaysOnMkt	36	36	31	29	29	28	26	30	24	29	26	24	21	22	24	23	20	18
ListToClose	71	67	64	63	63	60	60	60	58	63	56	57	55	56	55	55	54	54

Total Actives

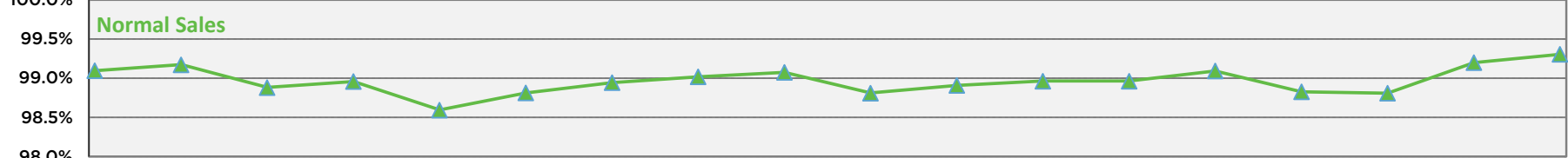


	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29
Total Actives	1,769	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880

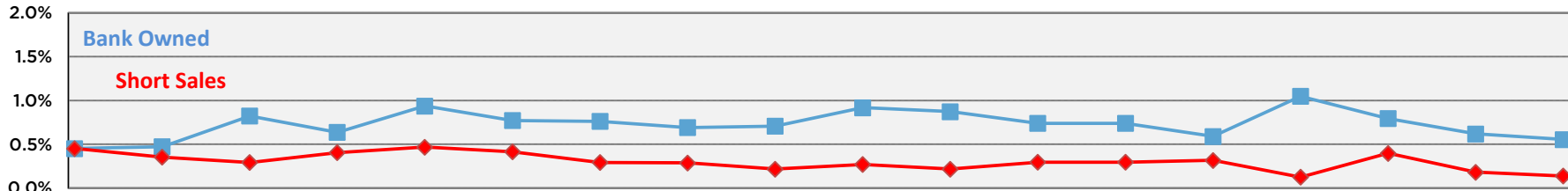


Single Family Homes

Percentage of Actives

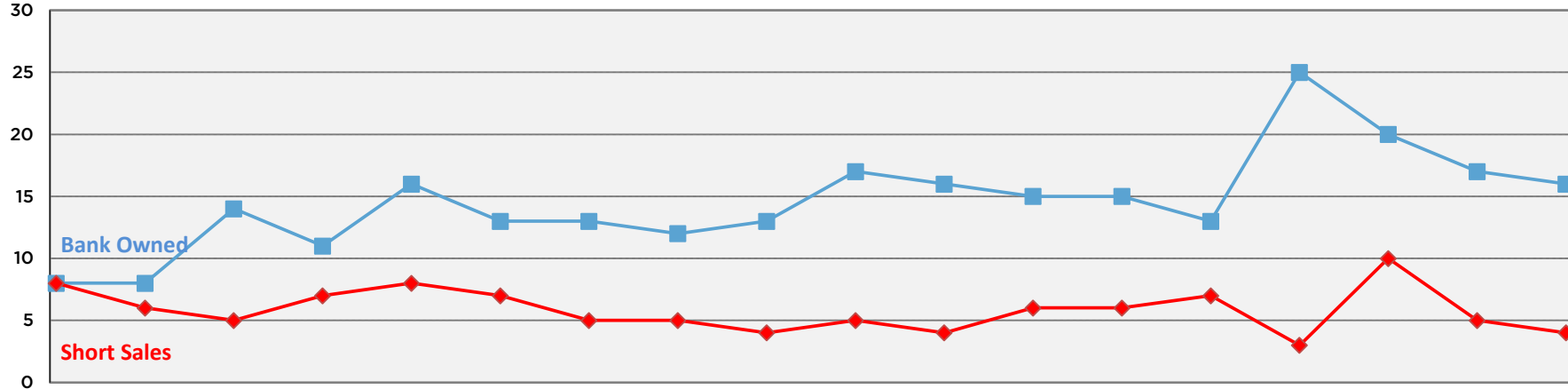


	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29
	99.10%	99.17%	98.88%	98.96%	98.59%	98.81%	98.94%	99.02%	99.07%	98.81%	98.91%	98.96%	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%



	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	5/29
BO	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%	0.62%	0.56%
SS	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%	0.18%	0.14%

Active Foreclosures

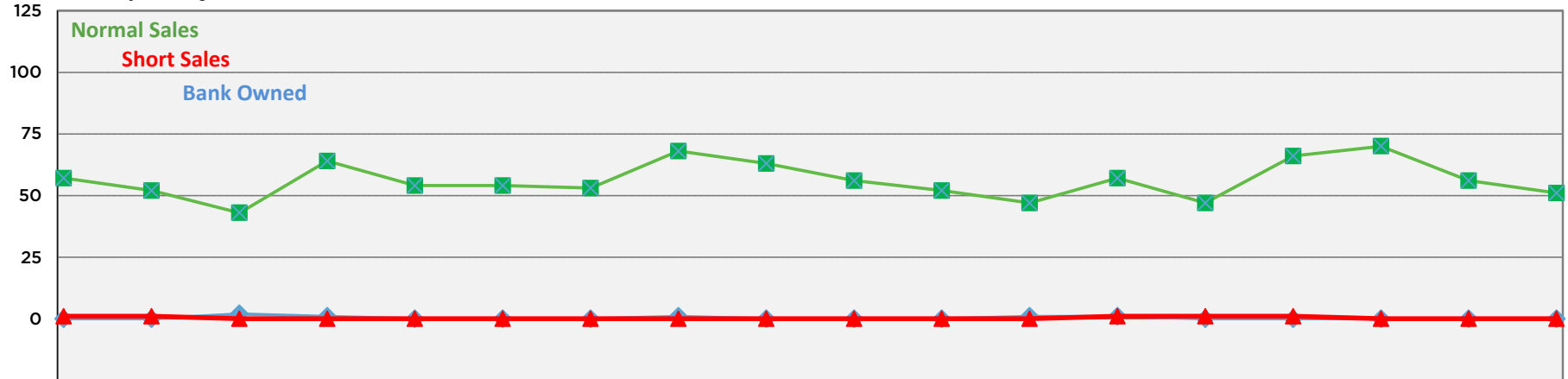


	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29
BO	8	8	14	11	16	13	13	12	13	17	16	15	15	13	25	20	17	16
SS	8	6	5	7	8	7	5	5	4	5	4	6	6	7	3	10	5	4



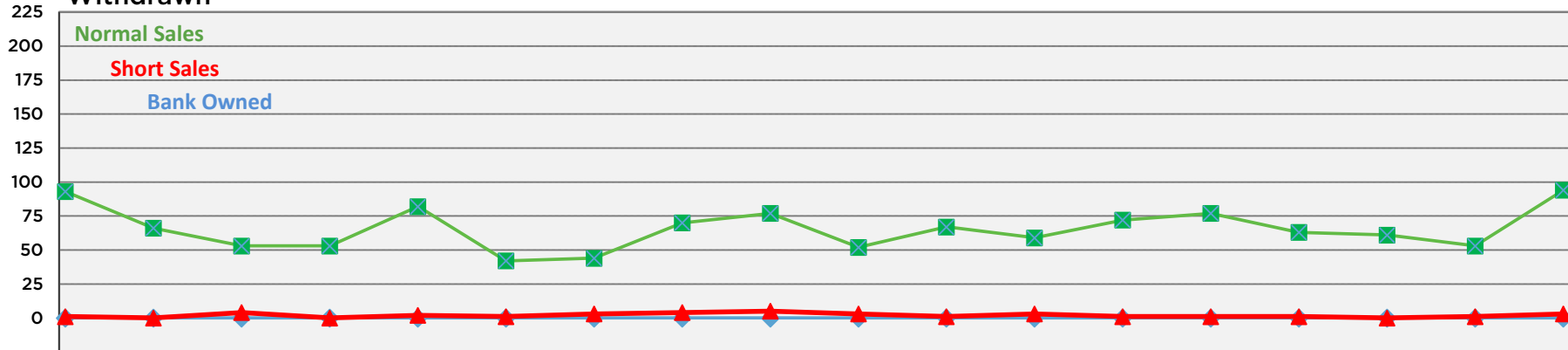
Single Family Homes

Temporary Off Market



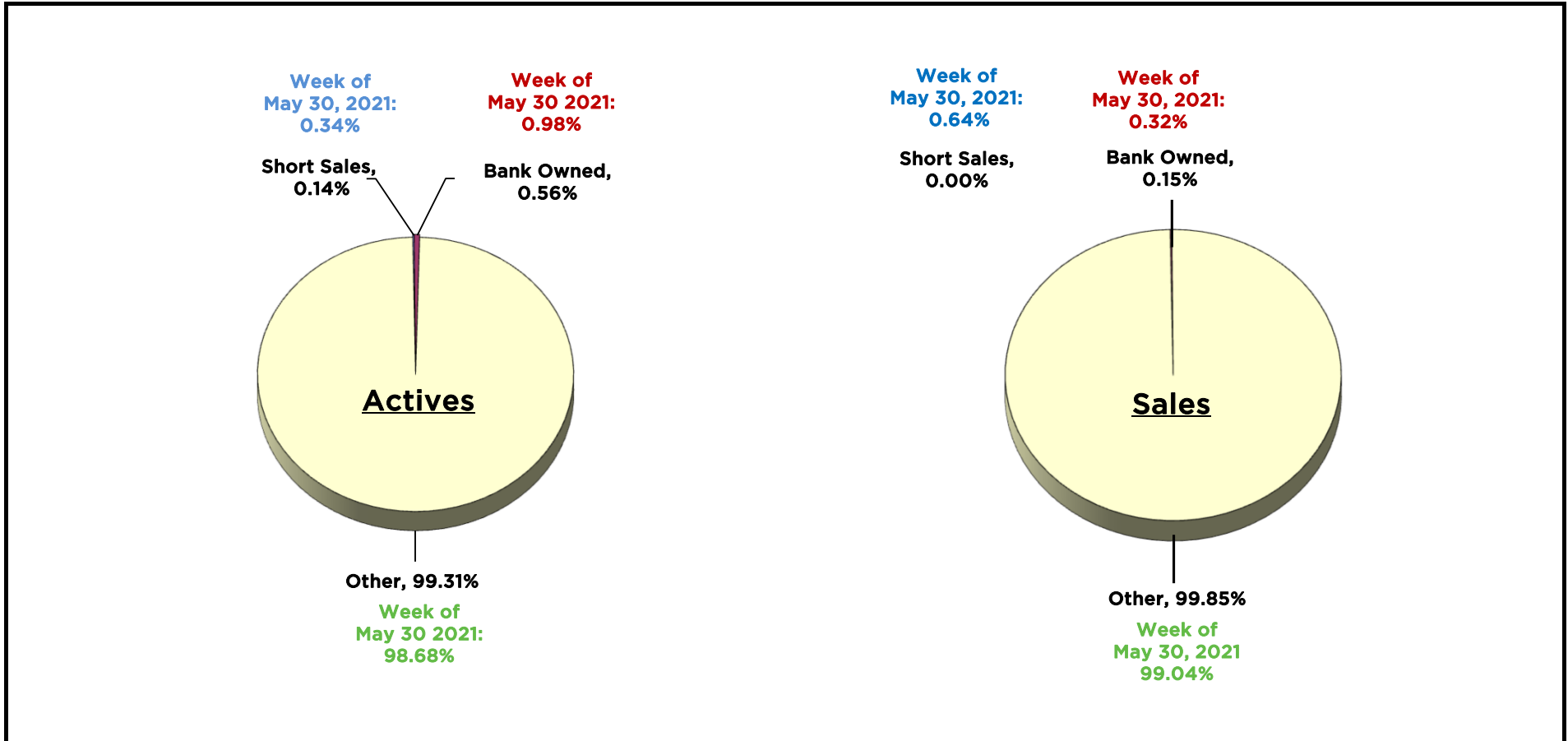
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Norm	57	52	43	64	54	54	53	68	63	56	52	47	57	47	66	70	56	51
BO	0	0	2	1	0	0	0	1	0	0	0	1	1	0	0	0	0	0
SS	1	1	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0

Withdrawn



	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	5/29
Norm	93	66	53	53	82	42	44	70	77	52	67	59	72	77	63	61	53	94
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	4	0	2	1	3	4	5	3	1	3	1	1	1	0	1	3

Single Family Homes



Monday Morning Quarterback
05/29/2022 - 06/04/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 22 Single Family Homes available for the Median Price of \$440,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$439,950	3.5	2.0	1,992	\$220.86
Casselberry	32707	1	\$439,900	3.0	2.0	2,294	\$191.76
Sanford / Lake Forest	32771	1	\$440,000	4.0	2.0	1,690	\$260.36
Orange County		7	\$439,900	3.9	2.4	2,158	\$203.85
Lockhart	32810	1	\$440,000	4.0	3.0	2,262	\$194.52
Conway	32812	1	\$439,900	3.0	2.0	1,698	\$259.07
Hiawassee	32818	2	\$439,700	4.0	3.0	2,483	\$177.08
Ventura	32822	1	\$440,000	4.0	2.0	2,003	\$219.67
Taft	32824	1	\$440,000	4.0	2.0	2,329	\$188.92
Rio Pinar / Union Park	32825	1	\$440,000	4.0	2.0	1,848	\$238.10
Osceola County		7	\$439,956	3.6	2.0	2,070	\$212.49
Kissimmee (Central)	34741	1	\$439,900	3.0	2.0	2,265	\$194.22
Kissimmee / Buena Ventura Lakes	34743	1	\$440,000	4.0	2.0	2,240	\$196.43
Kissimmee (East)	34744	1	\$440,000	3.0	2.0	1,516	\$290.24
Kissimmee (West) / Pleasant Hill	34746	1	\$439,900	4.0	2.0	1,830	\$240.38
Kissimmee / Celebration	34747	1	\$439,900	4.0	2.0	1,889	\$232.87
Kissimmee / Poinciana	34758	1	\$440,000	4.0	2.0	2,847	\$154.55
St Cloud / Narcoossee	34771	1	\$439,990	3.0	2.0	1,906	\$230.84
Lake County		6	\$439,933	3.5	2.0	1,979	\$222.34
Sorrento / Mt Plymouth	32776	1	\$439,900	3.0	2.0	2,034	\$216.27
Tavares / Mt Plymouth	32778	1	\$439,900	4.0	2.0	1,870	\$235.24
Clermont (Central)	34711	1	\$439,900	4.0	2.0	1,958	\$224.67
Minneola	34715	1	\$440,000	4.0	2.0	2,208	\$199.28
Groveland	34736	2	\$439,950	3.0	2.0	1,901	\$231.43

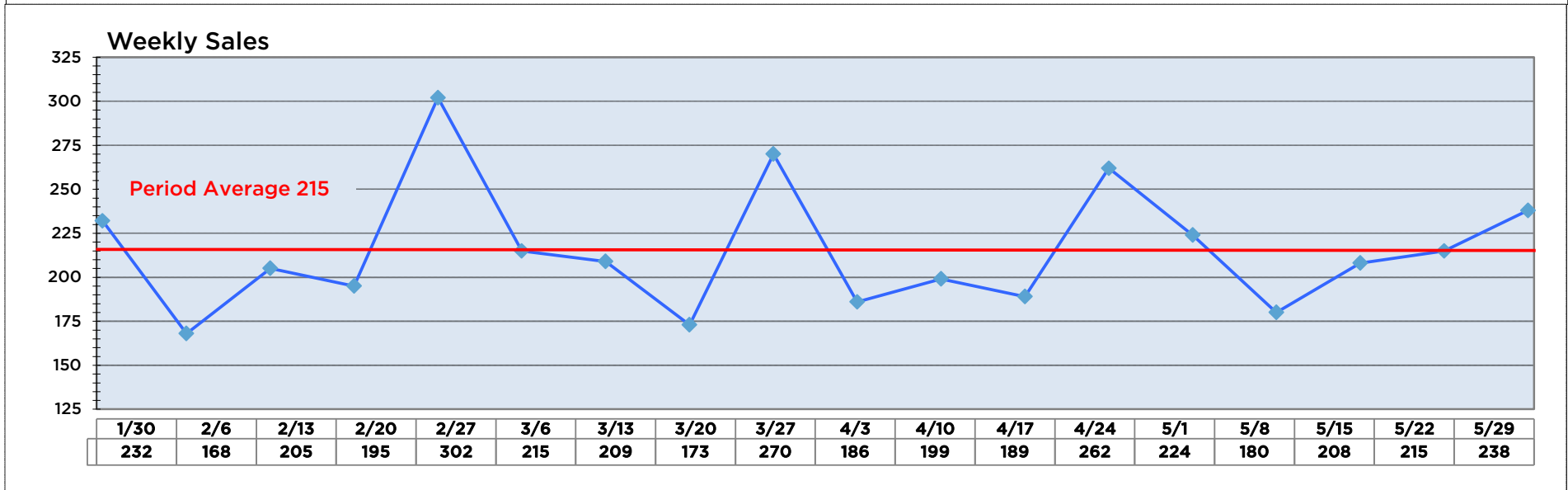
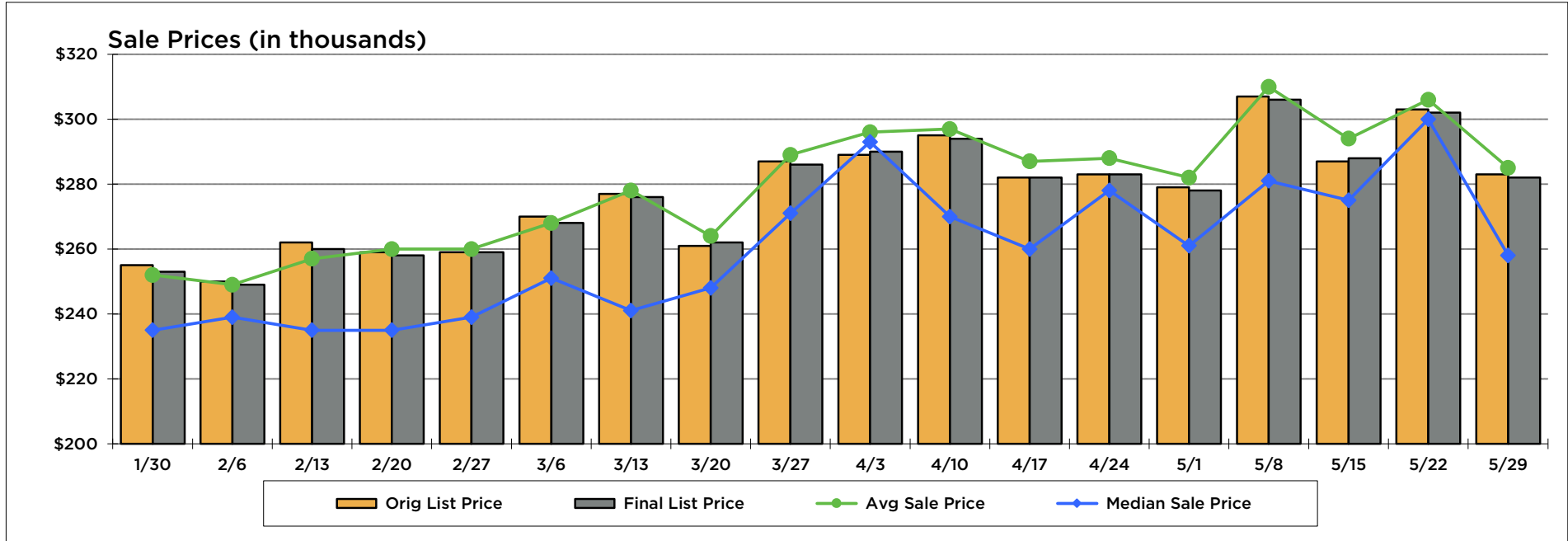
Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	238	108	31	55	30	14	0
Bank Owned	1	0	0	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	237	108	31	55	30	13	0
Active Listings	961	277	147	269	142	116	10
Bank Owned	1	0	0	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	959	276	147	268	142	116	10
Months of Inventory	0.93	0.59	1.09	1.13	1.09	1.91	0.00
<i>List Price</i>							
Average Original List Price	\$283,306	\$171,802	\$262,708	\$340,297	\$443,007	\$622,979	\$0
Average Final List Price	\$282,401	\$171,738	\$263,353	\$338,346	\$439,003	\$622,907	\$0
<i>Sale Price</i>							
Average Price	\$285,161	\$171,965	\$267,990	\$342,989	\$443,133	\$630,714	\$0
Median Price	\$257,500	\$187,500	\$265,000	\$341,000	\$449,500	\$596,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$905	-\$64	\$645	-\$1,951	-\$4,004	-\$72	\$0
Original List to Sale Price - \$	\$1,855	\$163	\$5,282	\$2,692	\$126	\$7,735	\$0
Final List to Sale Price - \$	\$2,760	\$227	\$4,637	\$4,643	\$4,130	\$7,807	\$0
Original List to Sale Price - %	100.65%	100.09%	102.01%	100.79%	100.03%	101.24%	0.00%
Final List to Sale Price - %	100.98%	100.13%	101.76%	101.37%	100.94%	101.25%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	22	25	17	22	13	22	0
Combined Avg Days to Contract	23	27	20	22	13	22	0
Avg Days Listing to Closing	58	63	49	58	45	62	0
Avg Days Contract to Close	36	38	32	36	32	40	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	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	1,318	970	1,309	1,536	1,847	2,032	0



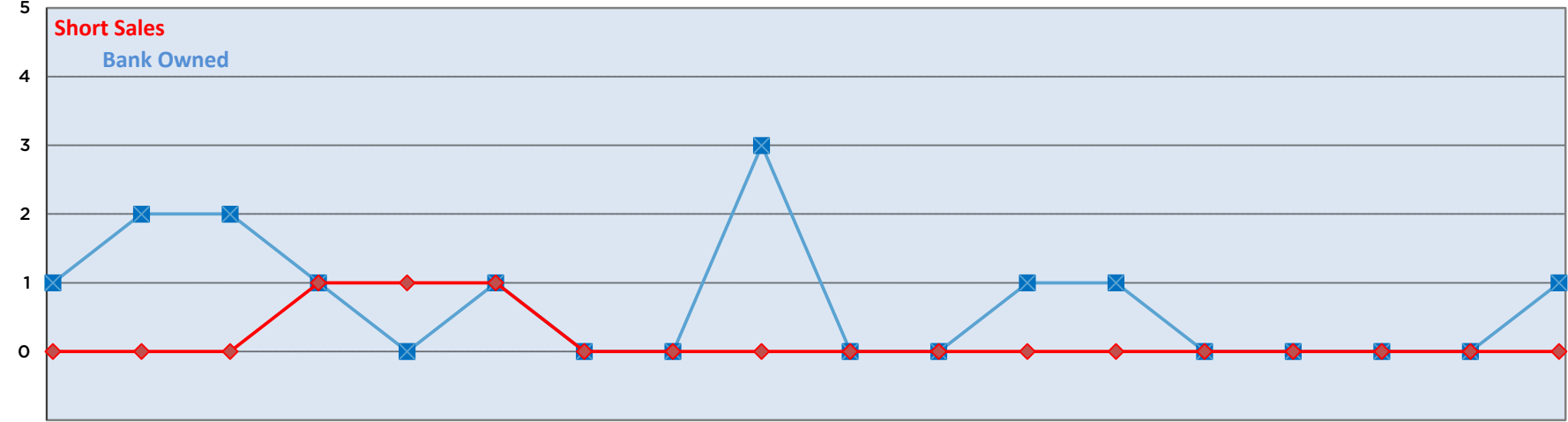
Condos, Townhomes, Villas





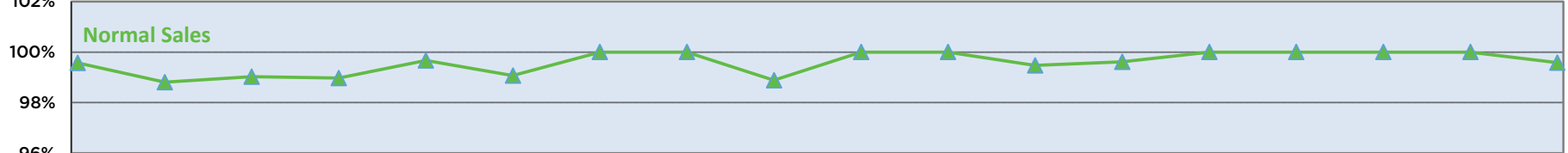
Condos, Townhomes, Villas

Foreclosure Sales

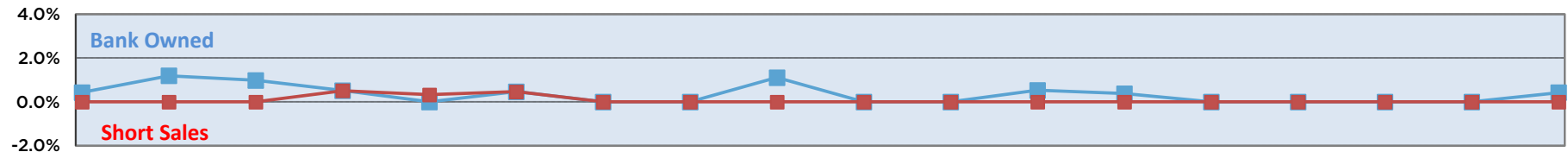


BO	1	2	2	1	0	1	0	0	3	0	0	1	1	0	0	0	0	1
SS	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	5/29
	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%	99.6%

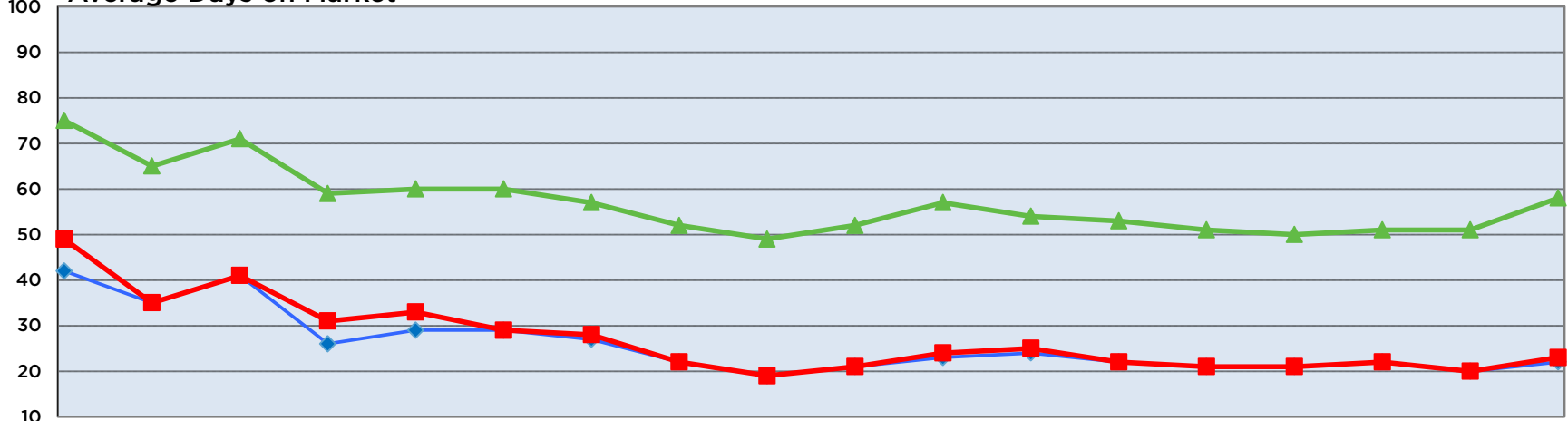


BO	0.4%	1.2%	1.0%	0.5%	0.0%	0.5%	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%
SS	0.0%	0.0%	0.0%	0.5%	0.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



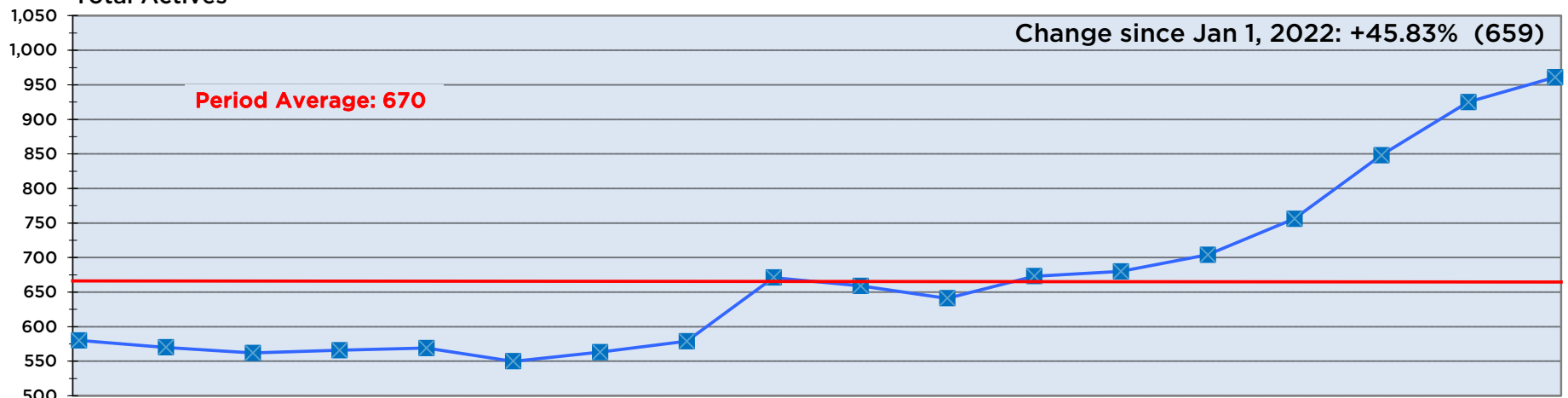
Condos, Townhomes, Villas

Average Days on Market



	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	5/29
ListToContract	42	35	41	26	29	29	27	22	19	21	23	24	22	21	21	22	20	22
CombDaysOnMkt	49	35	41	31	33	29	28	22	19	21	24	25	22	21	21	22	20	23
ListToClose	75	65	71	59	60	60	57	52	49	52	57	54	53	51	50	51	51	58

Total Actives

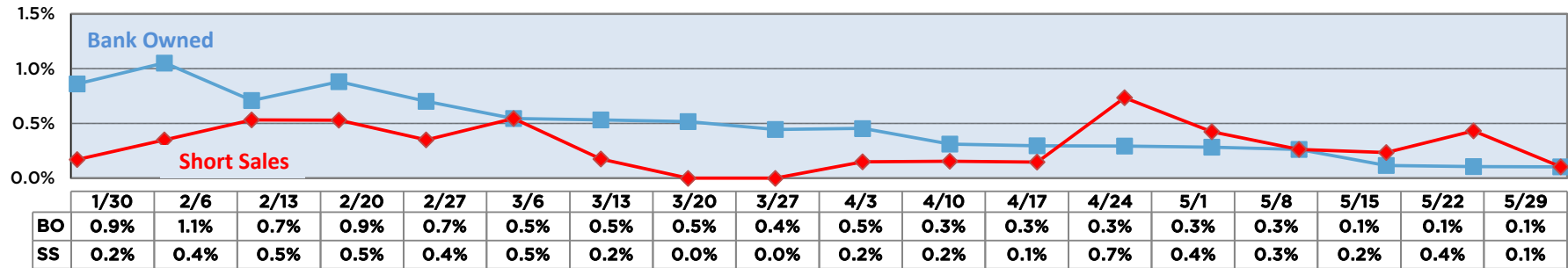
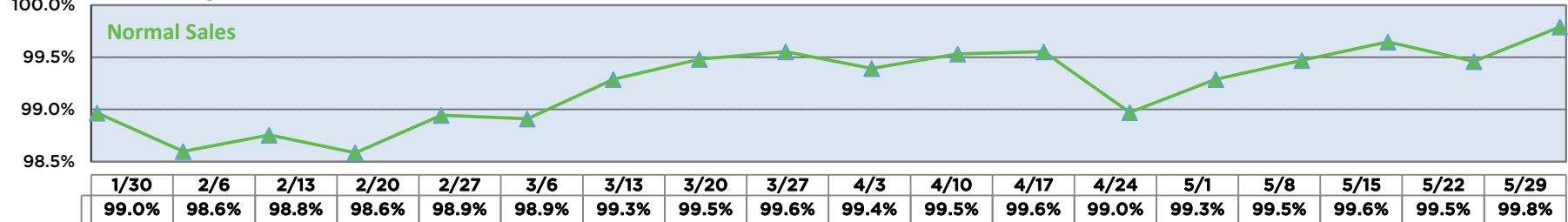


	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29
Total Actives	580	570	562	566	569	550	563	579	671	659	641	673	680	704	756	848	925	961

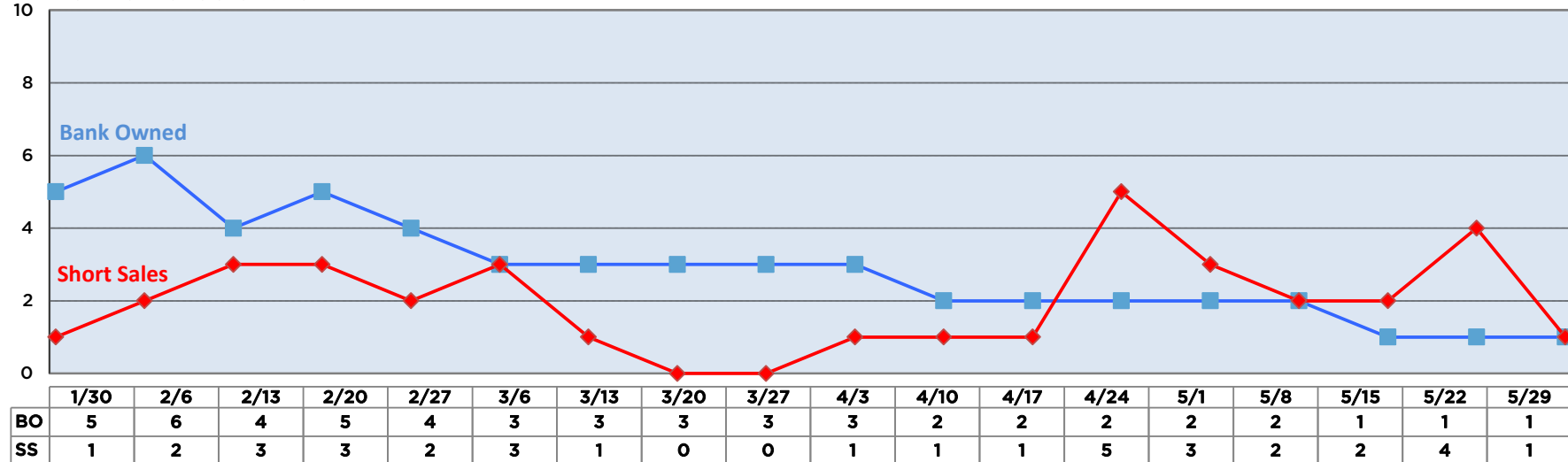


Condos, Townhomes, Villas

Percentage of Actives



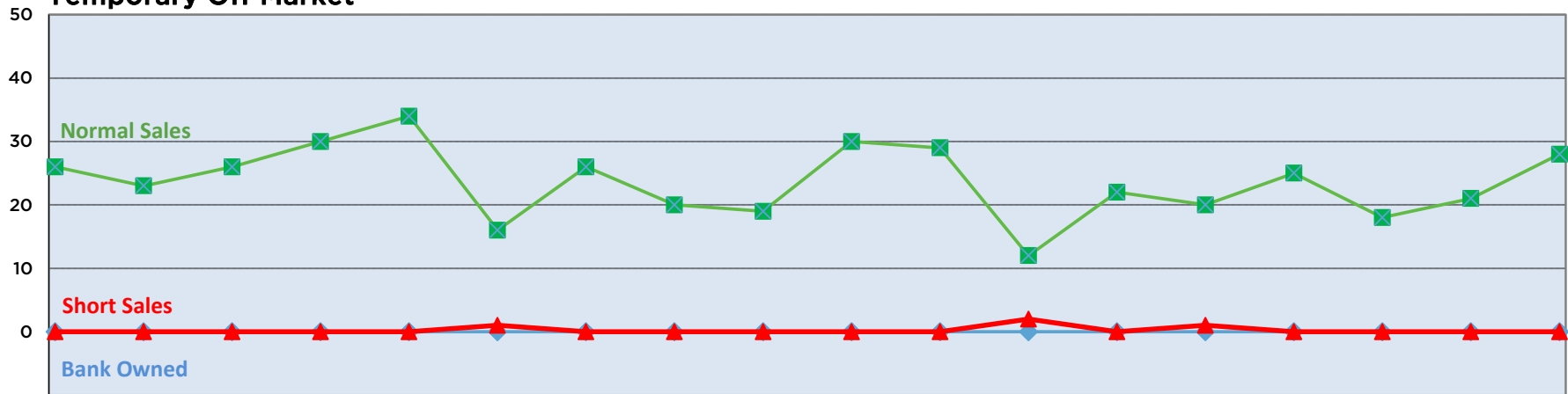
Active Foreclosures





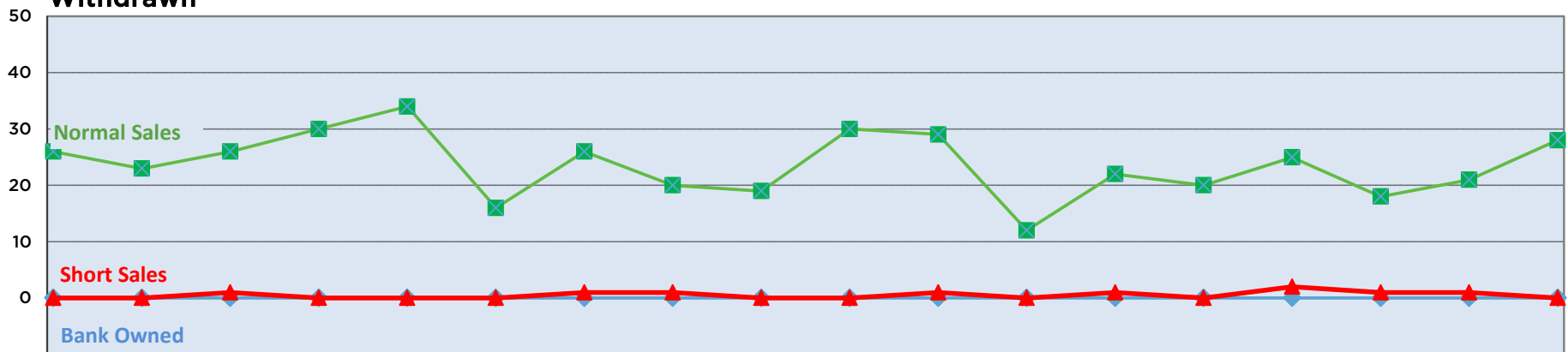
Condos, Townhomes, Villas

Temporary Off Market



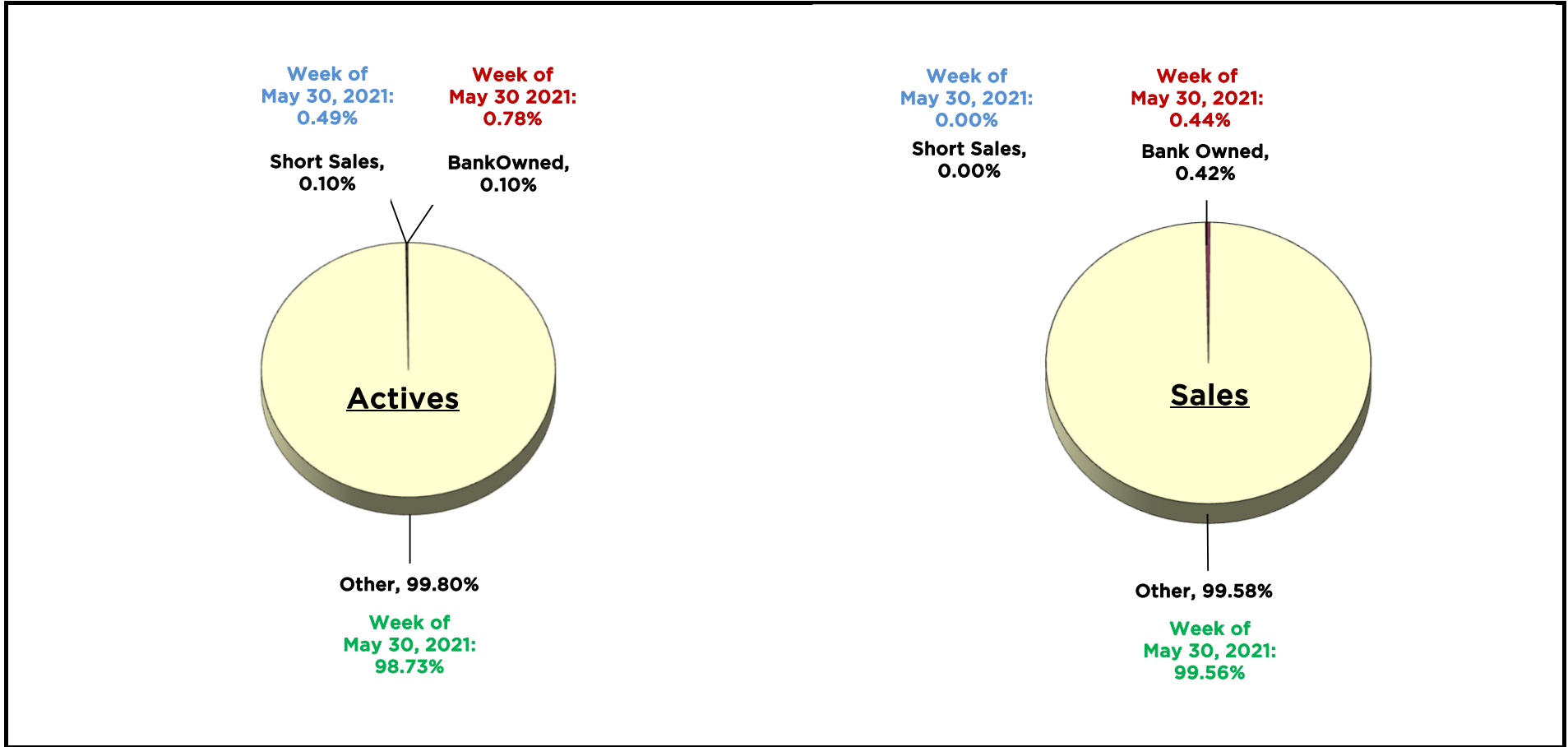
	1/30	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29
Norm	26	23	26	30	34	16	26	20	19	30	29	12	22	20	25	18	21	28
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	2	0	1	0	0	0	0

Withdrawn



	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	5/29
Norm	26	23	26	30	34	16	26	20	19	30	29	12	22	20	25	18	21	28
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	1	1	0	0	1	0	1	0	2	1	1	0

Condos, Townhomes, Villas





ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback
05/29/2022 - 06/04/2022
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$257,500

(± \$500)