



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

***Week of June 05, 2022 - June 11, 2022***

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

- Sales of single-family homes decreased to 565 during the week of Jun 05, from 657 the week prior
- The median price of single family homes decreased to \$430,000, a change of -2.3%
- The number of single-family home foreclosure transactions increased to 5 last week, from 1 the week of May 29
- The number of single-family home short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory increased by 184, and now sits at 3,064

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

- Sales of condos, townhomes, and villas decreased to 167 during the week of Jun 05, from 238 the week prior
- The median price of condos, townhomes, and villas increased to \$289,500, a change of 12.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of May 29
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 68, and now sits at 1,029

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

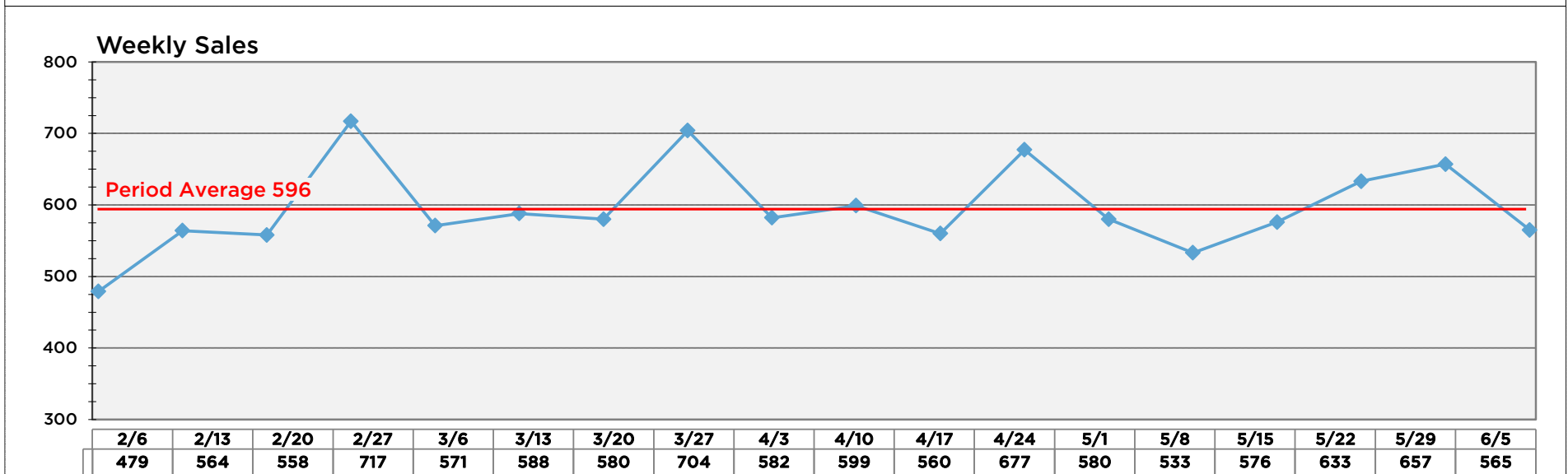
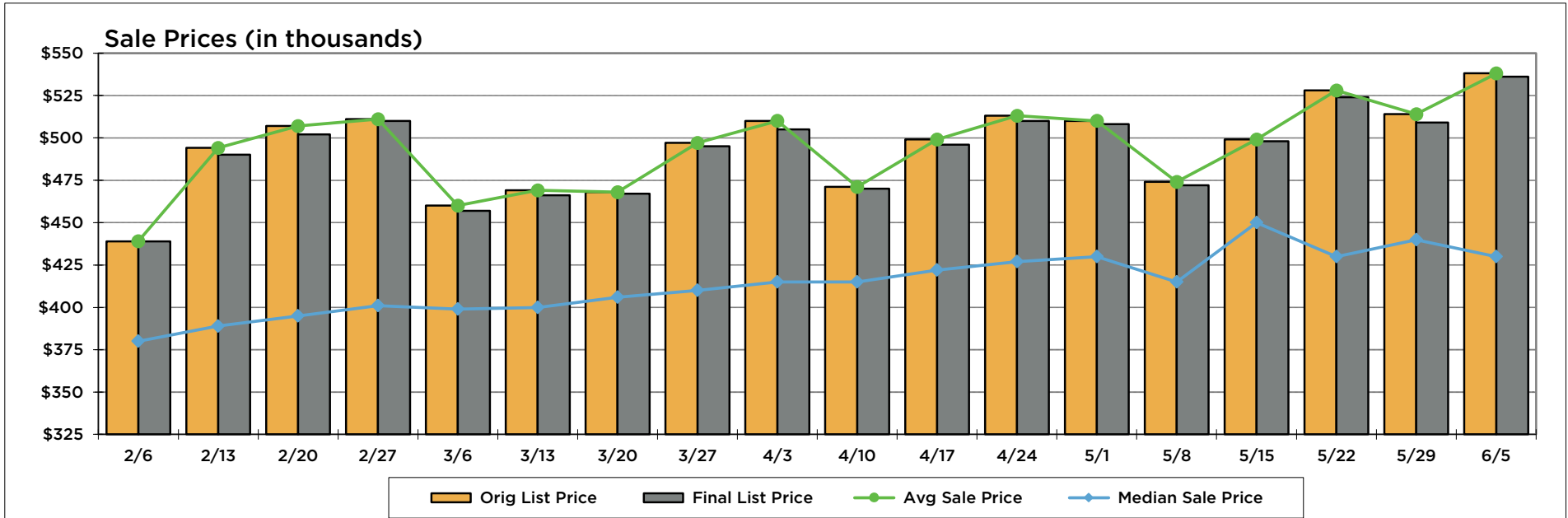
**Monday Morning Quarterback**  
06/05/2022 - 06/11/2022  
Lake, Orange, Osceola & Seminole Counties

**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>565</b>	41	35	147	134	176	32
Bank Owned	5	5	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	558	34	35	147	134	176	32
<b>Active Listings</b>	<b>3,064</b>	215	159	475	639	1,179	397
Bank Owned	13	7	1	3	0	2	0
Short Sales	4	0	1	1	1	1	0
Other	3,047	208	157	471	638	1,176	397
<b>Months of Inventory</b>	<b>1.25</b>	1.21	1.05	0.75	1.10	1.55	2.86
<b><i>List Price</i></b>							
Average Original List Price	\$537,916	\$187,737	\$269,894	\$349,490	\$436,985	\$650,283	\$1,949,950
Average Final List Price	\$536,097	\$182,308	\$269,151	\$348,870	\$434,492	\$646,800	\$1,958,038
<b><i>Sale Price</i></b>							
Average Price	\$538,461	\$180,379	\$272,186	\$353,229	\$441,400	\$654,272	\$1,908,891
Median Price	\$430,000	\$208,000	\$272,500	\$352,000	\$435,000	\$625,000	\$1,398,500
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$1,819	-\$5,429	-\$743	-\$620	-\$2,493	-\$3,483	\$8,088
Original List to Sale Price - \$	\$545	-\$7,358	\$2,292	\$3,739	\$4,415	\$3,989	-\$41,059
Final List to Sale Price - \$	\$2,364	-\$1,929	\$3,035	\$4,359	\$6,908	\$7,472	-\$49,147
Original List to Sale Price - %	100.10%	96.08%	100.85%	101.07%	101.01%	100.61%	97.89%
Final List to Sale Price - %	100.44%	98.94%	101.13%	101.25%	101.59%	101.16%	97.49%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	22	36	26	13	21	19	59
Combined Avg Days to Contract	23	37	26	13	21	19	65
Avg Days Listing to Closing	58	73	61	48	53	57	105
Avg Days Contract to Close	36	38	34	35	31	37	45
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	2	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<b><i>Square Footage</i></b>							
Average Square Feet	2,152	1,139	1,275	1,600	1,951	2,750	4,502



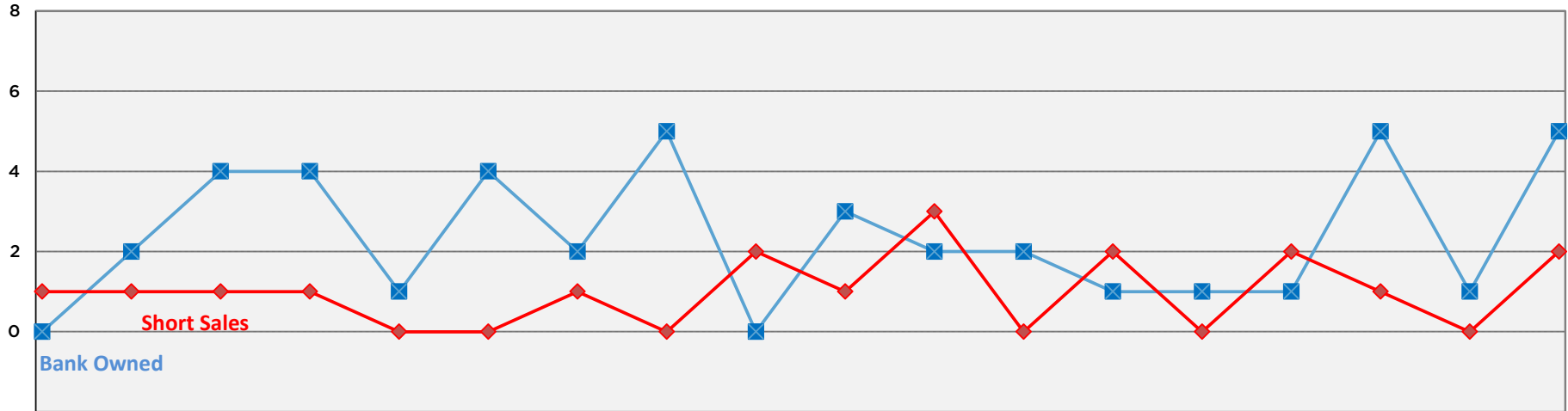
**Single Family Homes**





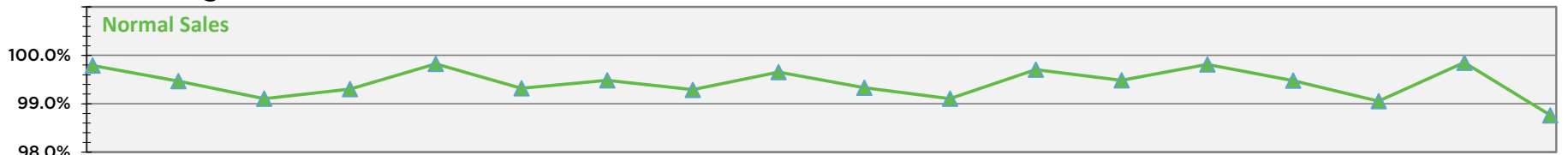
**Single Family Homes**

**Foreclosure Sales**

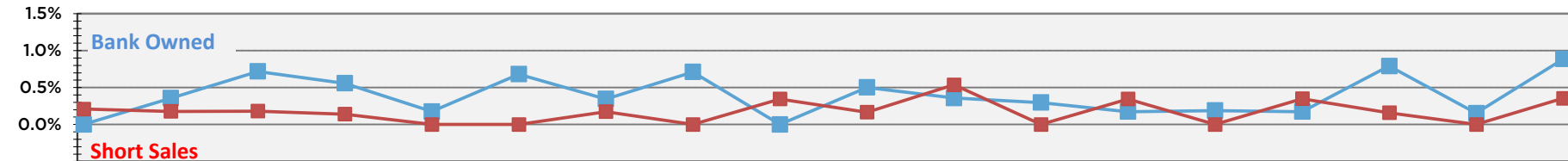


	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
BO	0	2	4	4	1	4	2	5	0	3	2	2	1	1	1	5	1	5
SS	1	1	1	1	0	0	1	0	2	1	3	0	2	0	2	1	0	2

**Percentage of Sales**



	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	6/5
Normal Sales	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%	98.8%

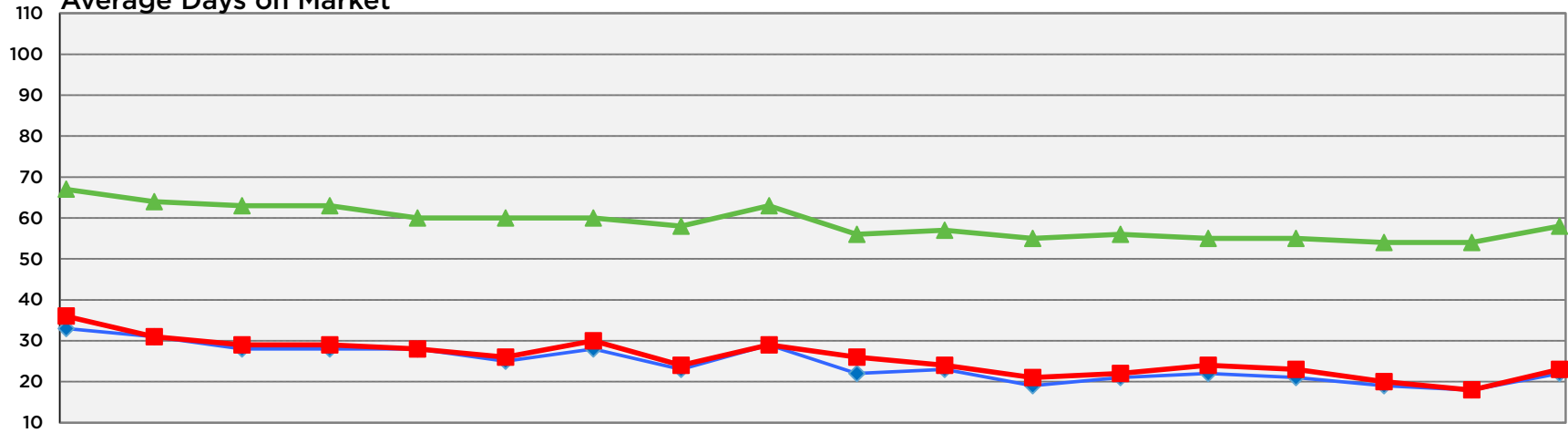


	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
BO	0.0%	0.4%	0.7%	0.6%	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%	0.2%	0.8%	0.2%	0.9%
SS	0.2%	0.2%	0.2%	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%	0.3%	0.2%	0.0%	0.4%



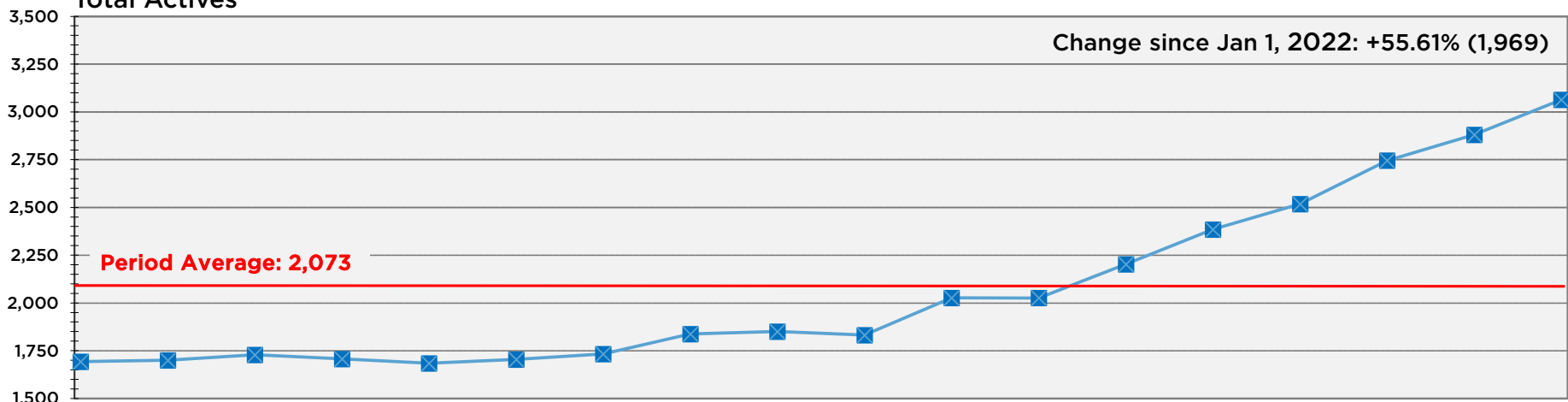
**Single Family Homes**

**Average Days on Market**



	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	6/5
ListToContract	33	31	28	28	28	25	28	23	29	22	23	19	21	22	21	19	18	22
CombDaysOnMkt	36	31	29	29	28	26	30	24	29	26	24	21	22	24	23	20	18	23
ListToClose	67	64	63	63	60	60	60	58	63	56	57	55	56	55	55	54	54	58

**Total Actives**

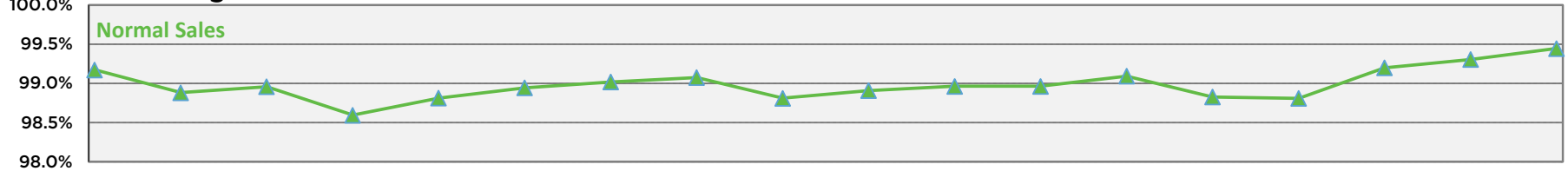


	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
Total Actives	1,693	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064

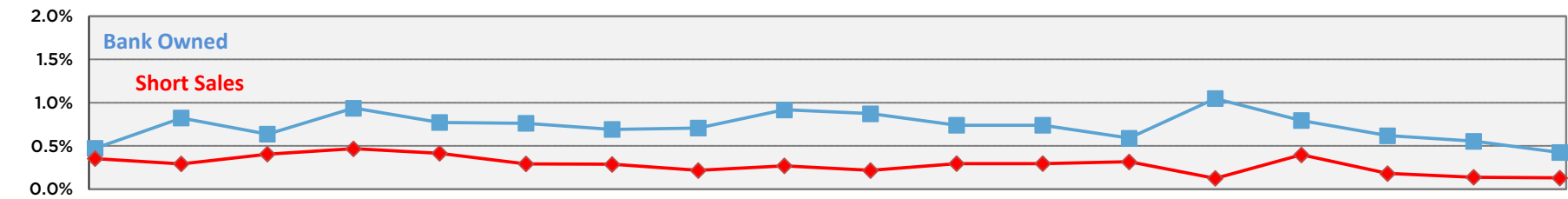


**Single Family Homes**

**Percentage of Actives**

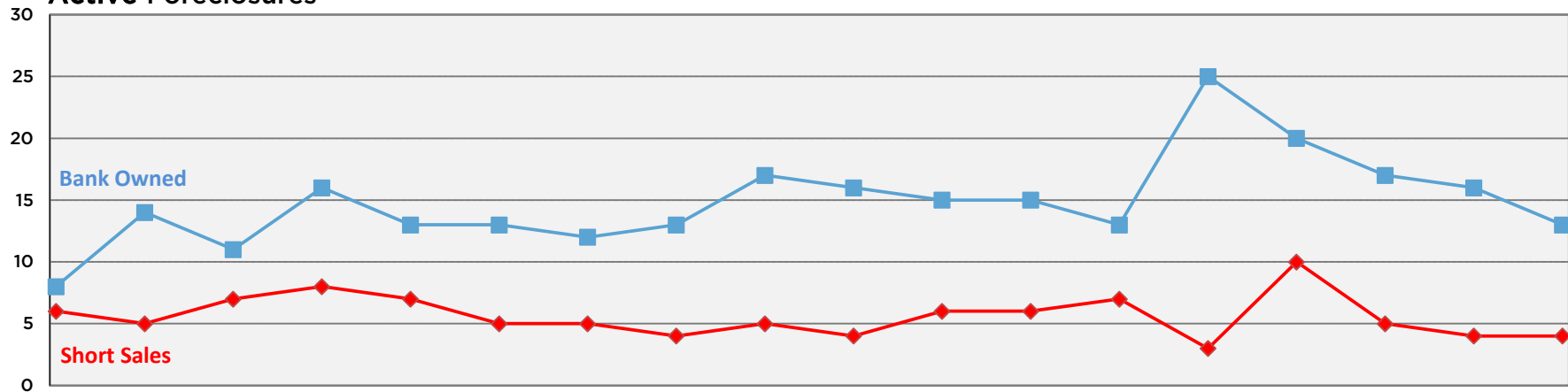


	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
	99.17%	98.88%	98.96%	98.59%	98.81%	98.94%	99.02%	99.07%	98.81%	98.91%	98.96%	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%



	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	6/5
BO	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%	0.42%
SS	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%	0.13%

**Active Foreclosures**

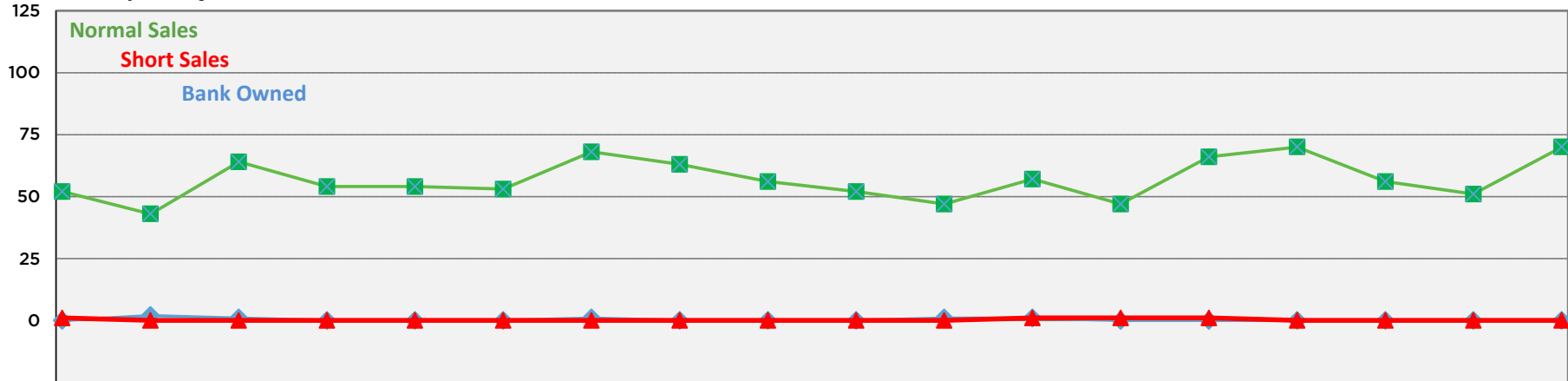


	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
BO	8	14	11	16	13	13	12	13	17	16	15	15	13	25	20	17	16	13
SS	6	5	7	8	7	5	5	4	5	4	6	6	7	3	10	5	4	4



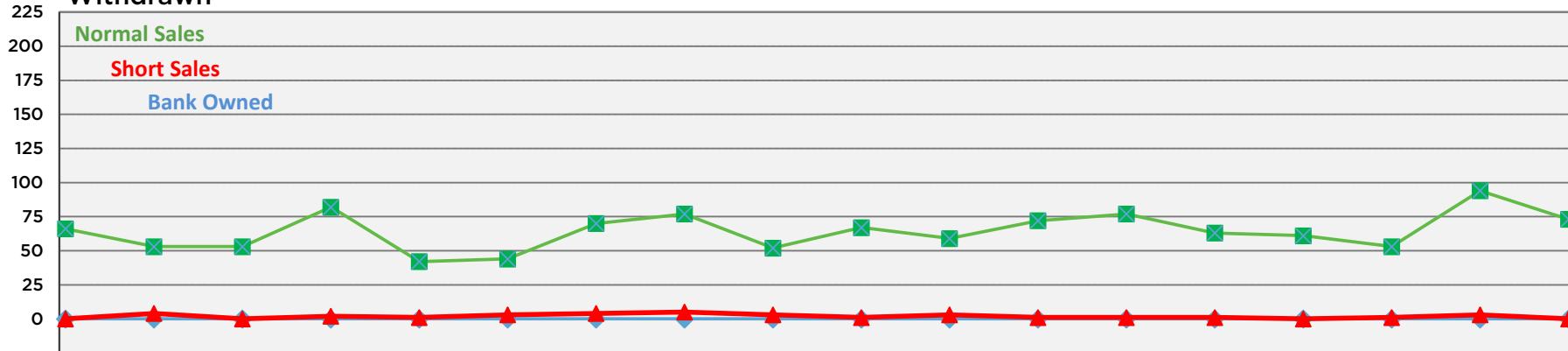
### Single Family Homes

#### Temporary Off Market



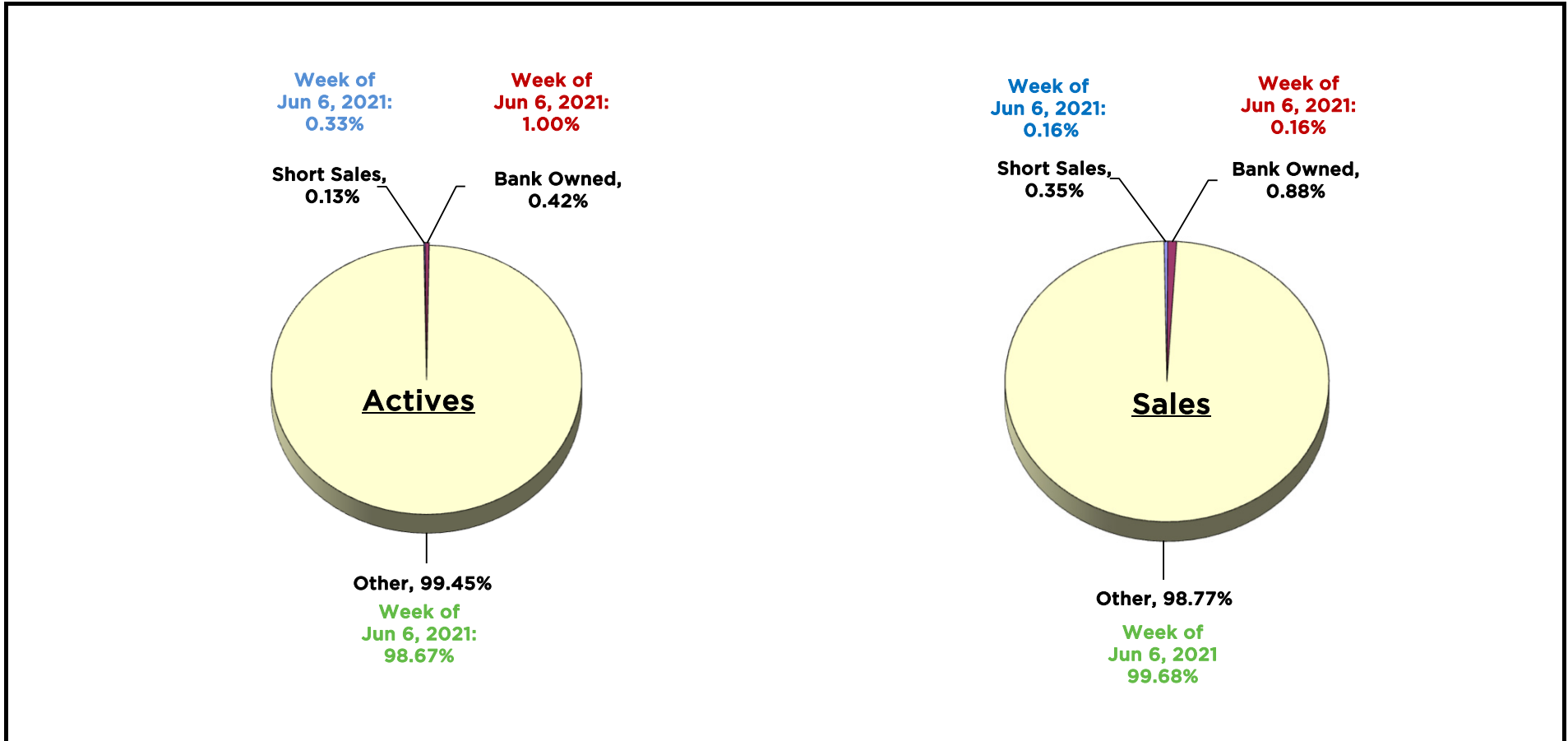
	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
<b>Norm</b>	52	43	64	54	54	53	68	63	56	52	47	57	47	66	70	56	51	70
<b>BO</b>	0	2	1	0	0	0	1	0	0	0	1	1	0	0	0	0	0	0
<b>SS</b>	1	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0

#### Withdrawn



	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	6/5
<b>Norm</b>	66	53	53	82	42	44	70	77	52	67	59	72	77	63	61	53	94	73
<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	4	0	2	1	3	4	5	3	1	3	1	1	1	0	1	3	0

**Single Family Homes**



**Monday Morning Quarterback**  
06/05/2022 - 06/11/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 34 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
<b>Seminole County</b>		<b>5</b>	<b>\$429,980</b>	<b>3.6</b>	<b>2.0</b>	<b>1,716</b>	<b>\$250.54</b>
Winter Springs / Tuskawilla	32708	1	\$430,000	4.0	2.0	2,078	\$206.93
Lake Mary / Heathrow	32746	1	\$429,900	3.0	2.0	1,465	\$293.45
Maitland / Eatonville	32751	2	\$430,000	4.0	2.0	1,811	\$237.44
Winter Park	32792	1	\$429,999	3.0	2.0	1,416	\$303.67
<b>Orange County</b>		<b>12</b>	<b>\$429,958</b>	<b>3.9</b>	<b>2.4</b>	<b>1,878</b>	<b>\$228.92</b>
Apopka (North)	32712	1	\$430,000	4.0	2.0	1,922	\$223.73
Pine Hills	32805	1	\$429,900	5.0	3.0	1,940	\$221.60
Union Park	32817	1	\$429,900	4.0	2.0	1,962	\$219.11
Bithlo	32820	1	\$429,900	4.0	2.0	2,008	\$214.09
Williamsburg / Lake Bryan	32821	1	\$430,000	3.0	2.0	2,132	\$201.69
Rio Pinar / Union Park	32825	1	\$429,900	4.0	2.0	1,939	\$221.71
Waterford Lakes	32828	2	\$430,000	4.0	3.0	1,615	\$266.25
Metro West / Orlo Vista	32835	1	\$430,000	4.0	2.0	1,959	\$219.50
Pine Castle / Edgewood	32839	2	\$429,950	4.0	3.0	2,112	\$203.57
Winter Garden / Oakland	34787	1	\$430,000	3.0	2.0	1,222	\$351.88
<b>Osceola County</b>		<b>12</b>	<b>\$429,974</b>	<b>3.8</b>	<b>2.2</b>	<b>2,065</b>	<b>\$208.23</b>
Kissimmee (East)	34744	3	\$430,000	4.0	2.0	1,994	\$215.65
Kissimmee (West) / Pleasant Hill	34746	3	\$429,963	3.0	2.0	1,965	\$218.81
Kissimmee / Celebration	34747	1	\$430,000	3.0	2.0	1,305	\$329.50
Kissimmee / Poinciana	34758	1	\$430,000	5.0	3.0	2,679	\$160.51
St Cloud	34769	1	\$430,000	4.0	3.0	2,708	\$158.79
St Cloud / Narcoossee	34771	3	\$429,933	4.0	2.0	2,070	\$207.70
<b>Lake County</b>		<b>5</b>	<b>\$429,938</b>	<b>3.2</b>	<b>2.4</b>	<b>1,965</b>	<b>\$218.78</b>
Lady Lake / The Villages	32159	1	\$430,000	3.0	2.0	2,027	\$212.14
Sorrento / Mt Plymouth	32776	2	\$429,945	4.0	3.0	2,308	\$186.28
Clermont (Central)	34711	1	\$429,900	3.0	2.0	1,277	\$336.65
Leesburg (West)	34748	1	\$429,900	2.0	2.0	1,906	\$225.55

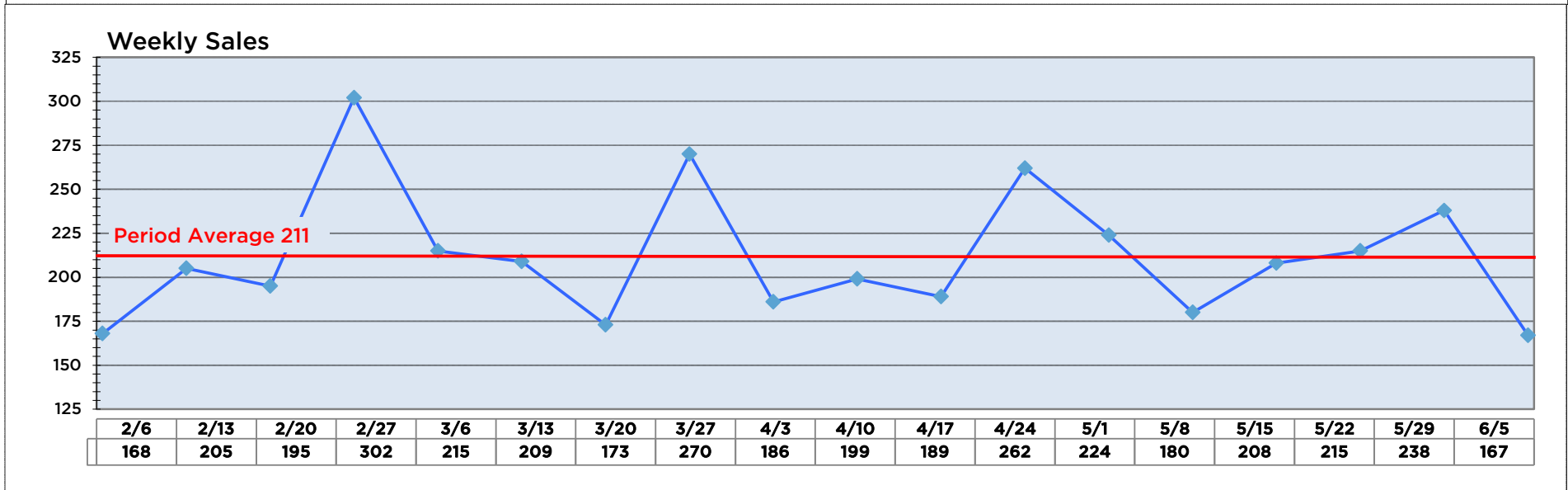
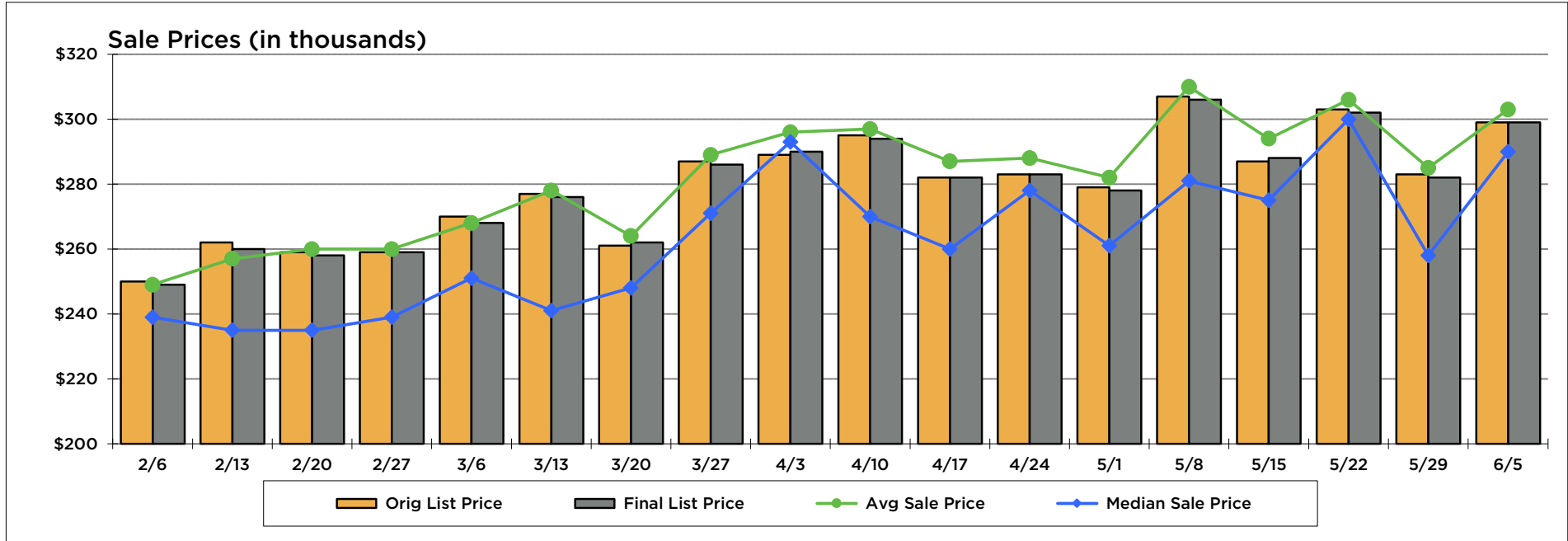
**Monday Morning Quarterback**  
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Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>167</b>	59	27	51	19	11	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	167	59	27	51	19	11	0
<b>Active Listings</b>	<b>1,029</b>	302	157	282	153	126	9
Bank Owned	1	0	0	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,027	301	157	281	153	126	9
<b>Months of Inventory</b>	<b>1.42</b>	1.18	1.34	1.28	1.86	2.64	0.00
<b><i>List Price</i></b>							
Average Original List Price	\$299,468	\$186,529	\$265,211	\$342,145	\$429,973	\$566,032	\$0
Average Final List Price	\$298,808	\$186,665	\$264,715	\$341,105	\$427,926	\$564,855	\$0
<b><i>Sale Price</i></b>							
Average Price	\$302,765	\$187,082	\$268,704	\$347,175	\$429,474	\$582,082	\$0
Median Price	\$289,500	\$200,000	\$269,000	\$346,500	\$429,999	\$549,900	\$0
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$660	\$136	-\$496	-\$1,040	-\$2,047	-\$1,177	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$3,297	\$553	\$3,493	\$5,030	-\$499	\$16,050	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$3,957	\$417	\$3,989	\$6,070	\$1,548	\$17,227	\$0
<i>Original</i> List to <i>Sale</i> Price - %	101.10%	100.30%	101.32%	101.47%	99.88%	102.84%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	101.32%	100.22%	101.51%	101.78%	100.36%	103.05%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	17	25	8	14	18	16	0
Combined Avg Days to Contract	17	25	8	14	18	16	0
Avg Days Listing to Closing	51	57	41	48	58	48	0
Avg Days Contract to Close	33	31	33	33	39	31	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,358	965	1,254	1,566	1,790	2,007	0



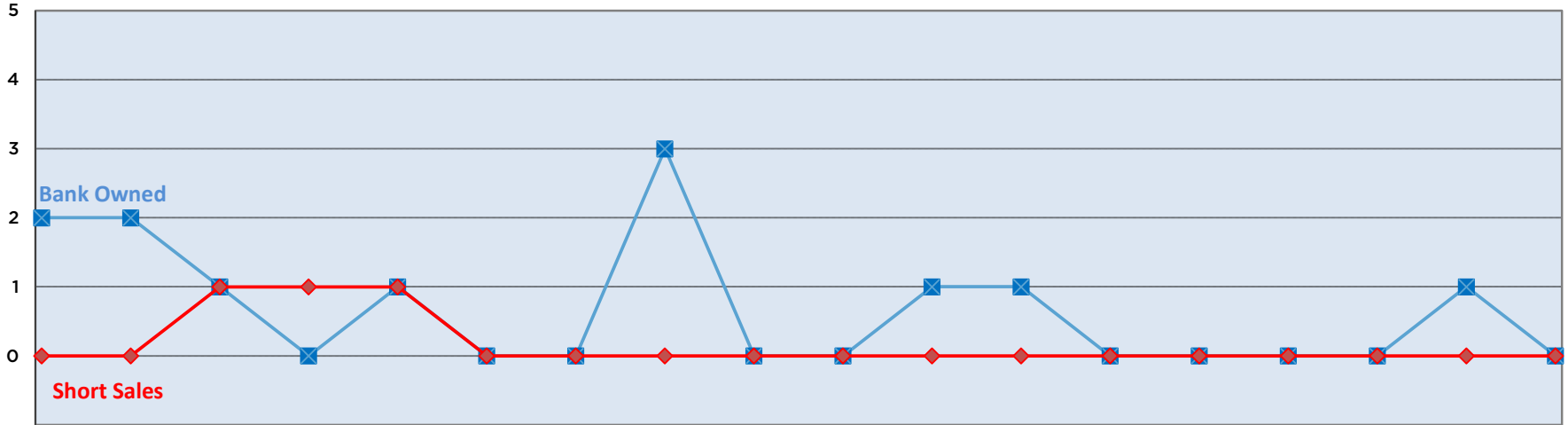
**Condos, Townhomes, Villas**





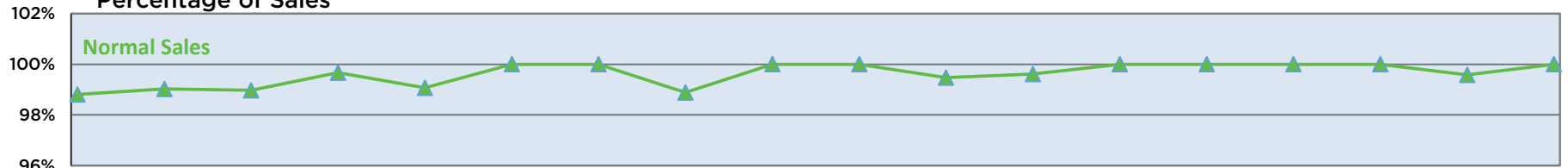
**Condos, Townhomes, Villas**

**Foreclosure Sales**

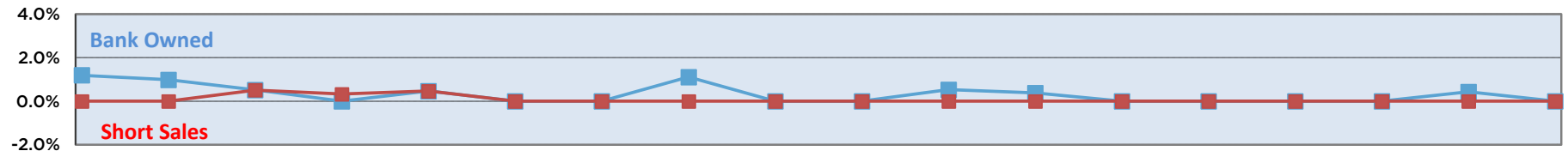


	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
BO	2	2	1	0	1	0	0	3	0	0	1	1	0	0	0	0	1	0
SS	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	6/5
	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%	100.0%

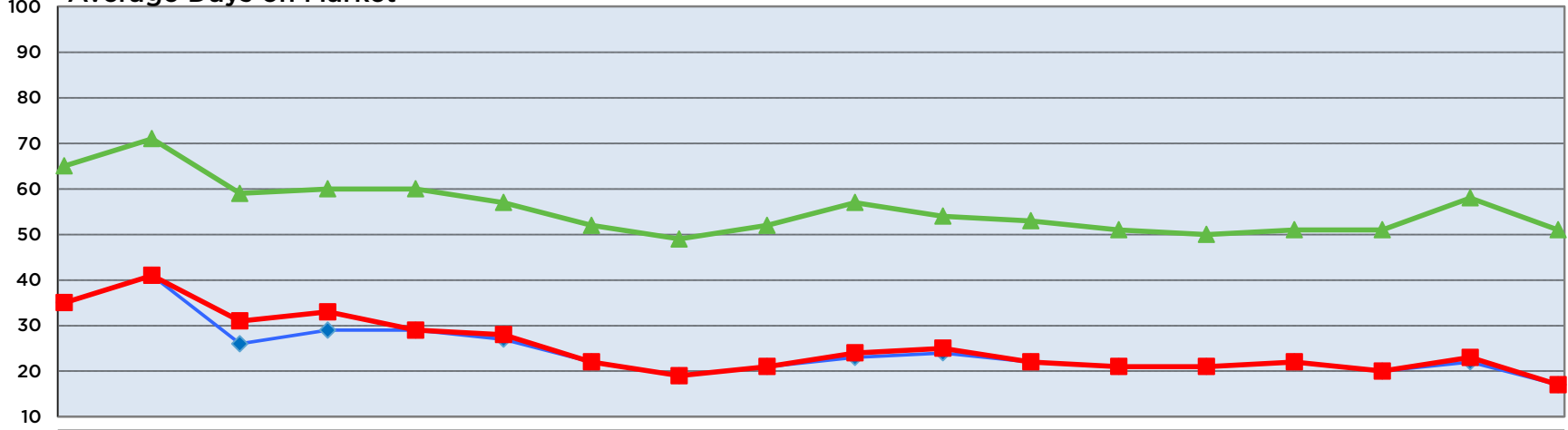


	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
BO	1.2%	1.0%	0.5%	0.0%	0.5%	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%
SS	0.0%	0.0%	0.5%	0.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



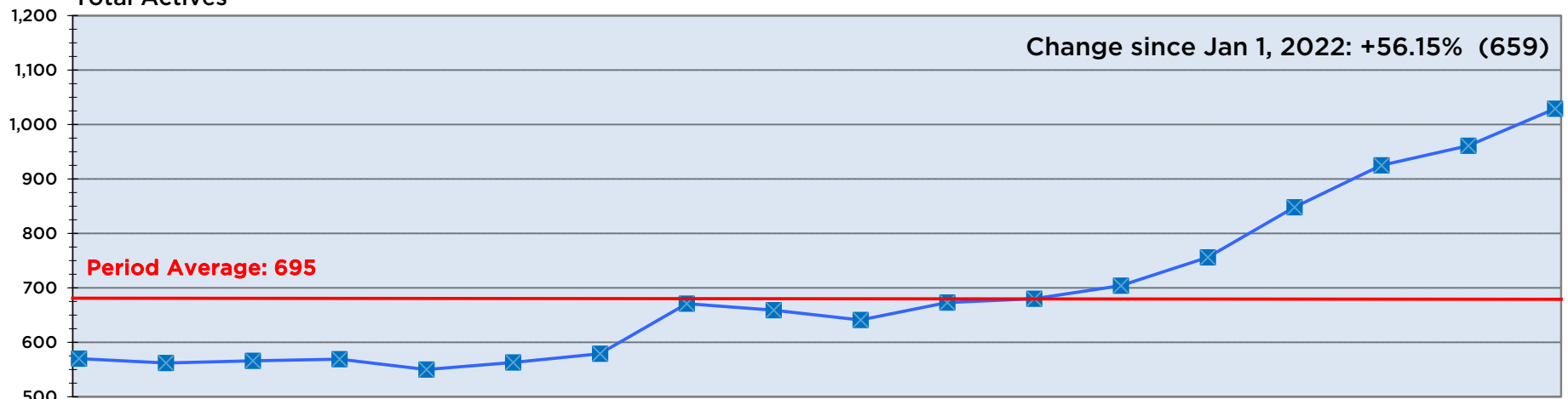
**Condos, Townhomes, Villas**

**Average Days on Market**



ListToContract	35	41	26	29	29	27	22	19	21	23	24	22	21	21	22	20	22	17
CombDaysOnMkt	35	41	31	33	29	28	22	19	21	24	25	22	21	21	22	20	23	17
ListToClose	65	71	59	60	60	57	52	49	52	57	54	53	51	50	51	51	58	51

**Total Actives**

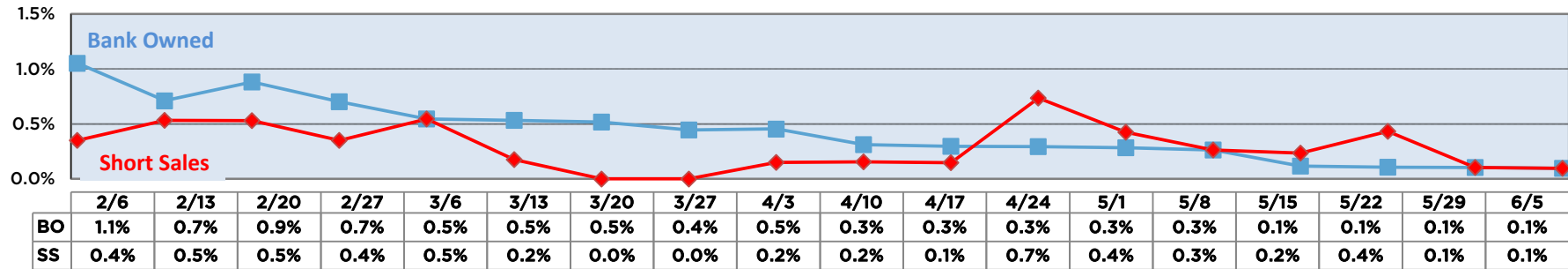
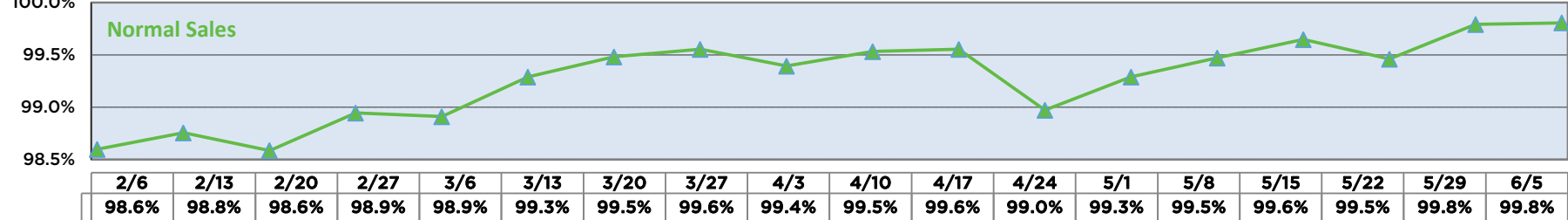


	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
Total Actives	570	562	566	569	550	563	579	671	659	641	673	680	704	756	848	925	961	1,029

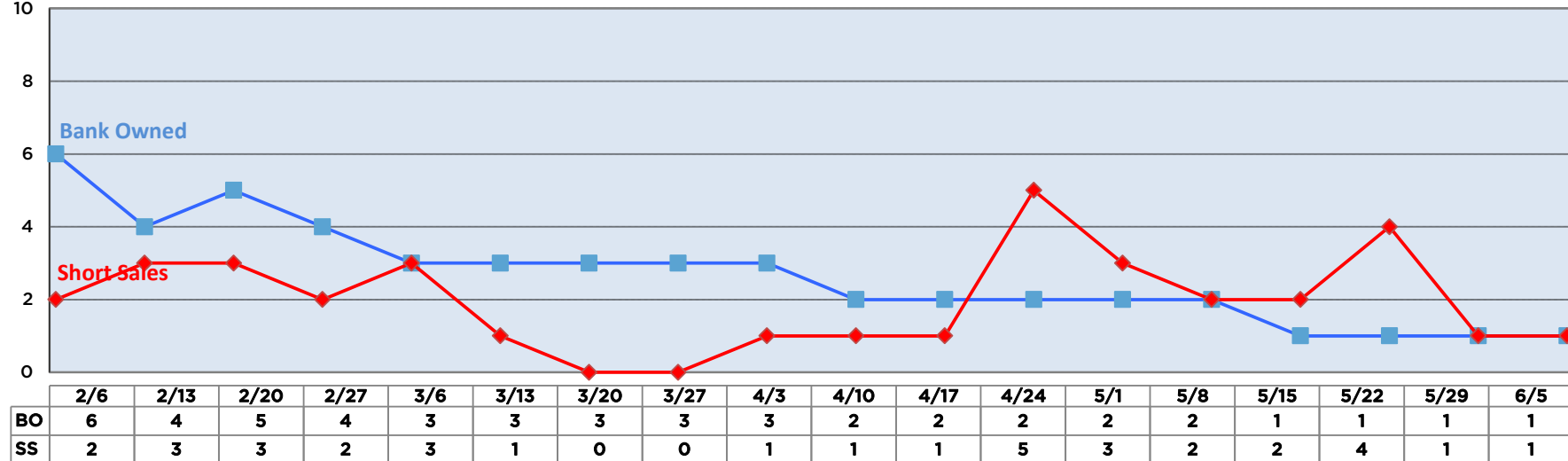


**Condos, Townhomes, Villas**

Percentage of Actives



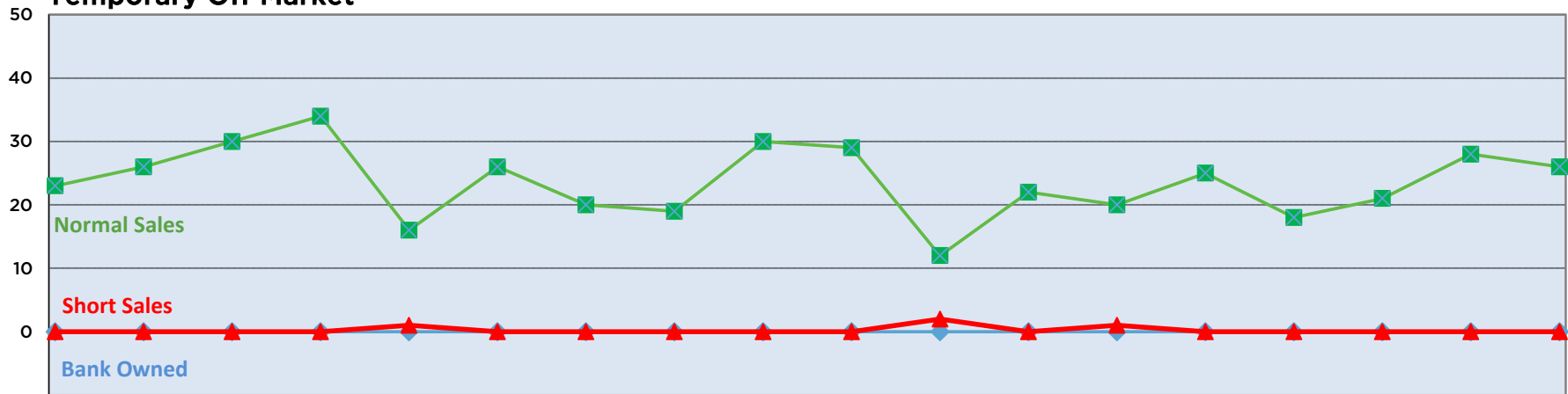
Active Foreclosures





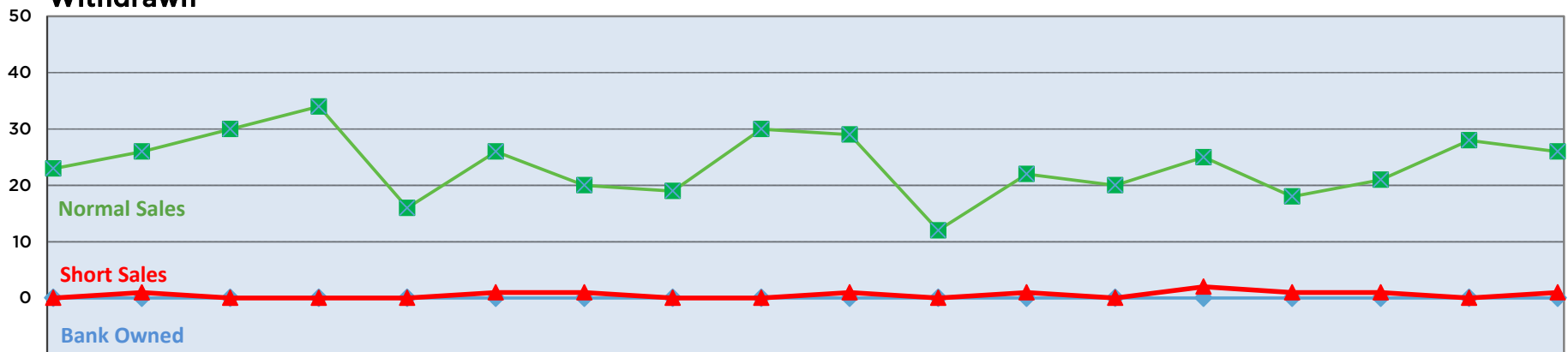
**Condos, Townhomes, Villas**

**Temporary Off Market**



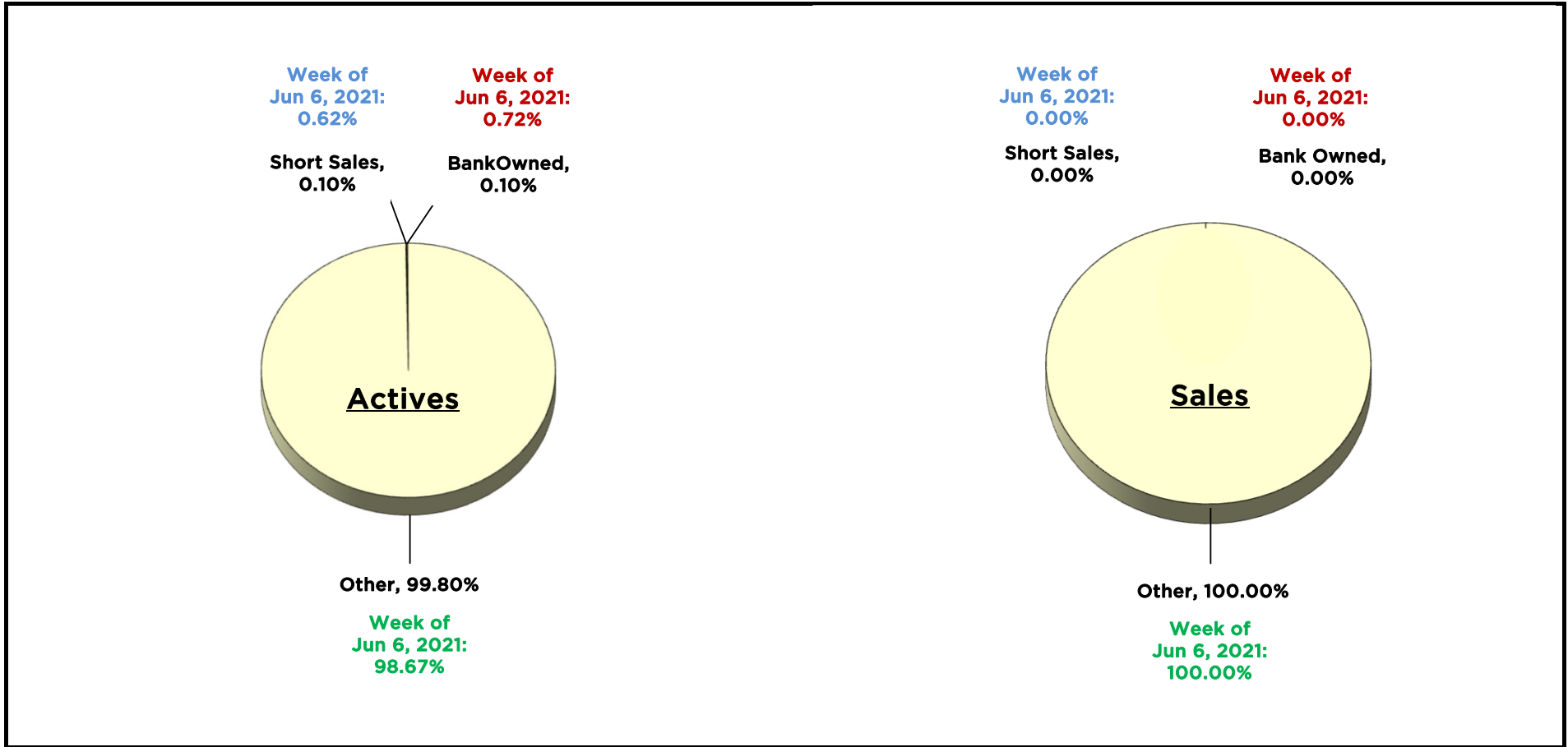
	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5
Norm	23	26	30	34	16	26	20	19	30	29	12	22	20	25	18	21	28	26
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	0	0	2	0	1	0	0	0	0	0

**Withdrawn**



	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	6/5
Norm	23	26	30	34	16	26	20	19	30	29	12	22	20	25	18	21	28	26
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	1	1	0	0	1	0	1	0	2	1	1	0	1

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/05/2022 - 06/11/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 11 Condos, Townhomes, or Villas available for the Median Price of \$289,500? (± \$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>\$289,500</b>	<b>2.5</b>	<b>2.0</b>	<b>1,280</b>	<b>\$226.17</b>
Winter Springs / Tuskawilla	32708	1	\$290,000	2.0	2.0	1,330	\$218.05
Altamonte Springs / Forest City	32714	1	\$289,000	3.0	2.0	1,230	\$234.96
<b>Orange County</b>		<b>6</b>	<b>\$289,800</b>	<b>2.7</b>	<b>2.0</b>	<b>1,290</b>	<b>\$224.59</b>
Conway	32812	1	\$290,000	3.0	2.0	1,334	\$217.39
Ventura	32822	1	\$289,900	3.0	2.0	1,292	\$224.38
Moss Park	32832	1	\$290,000	2.0	2.0	1,300	\$223.08
Metro West / Orlo Vista	32835	1	\$289,000	3.0	2.0	1,247	\$231.76
Hunters Creek	32837	1	\$289,900	3.0	2.0	1,408	\$205.89
Windermere	34786	1	\$289,999	2.0	2.0	1,161	\$249.78
<b>Osceola County</b>		<b>2</b>	<b>\$289,450</b>	<b>3.0</b>	<b>2.0</b>	<b>1,449</b>	<b>\$199.83</b>
Kissimmee (Central)	34741	1	\$289,900	3.0	2.0	1,495	\$193.91
Kissimmee / Celebration	34747	1	\$289,000	3.0	2.0	1,402	\$206.13
<b>Lake County</b>		<b>1</b>	<b>\$289,900</b>	<b>2.0</b>	<b>2.0</b>	<b>1,163</b>	<b>\$249.27</b>
Mount Dora	32757	1	\$289,900	2.0	2.0	1,163	\$249.27