



Monday Morning Quarterback Summary

Week of June 12, 2022 - June 18, 2022

Single-family existing homes

- Sales of single-family homes increased to 632 during the week of Jun 12, from 565 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 3 last week, from 5 the week of Jun 05
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory increased by 384, and now sits at 3,448

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 211 during the week of Jun 12, from 167 the week prior
- The median price of condos, townhomes, and villas decreased to \$256,000, a change of -11.6%
- 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 84, and now sits at 1,113

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

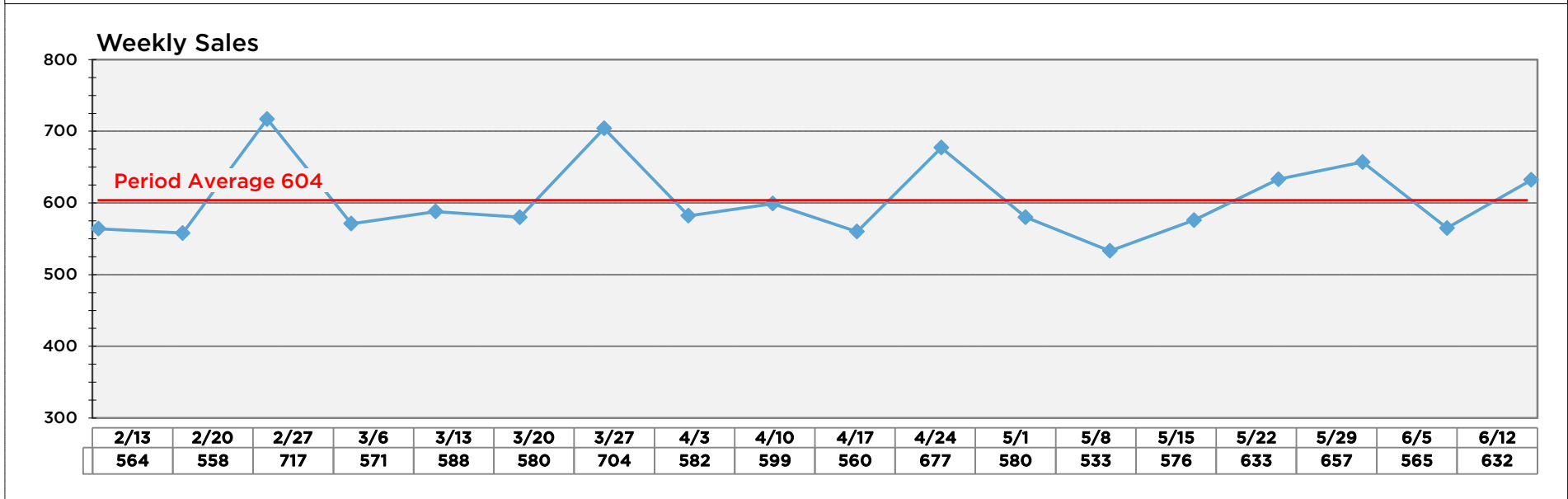
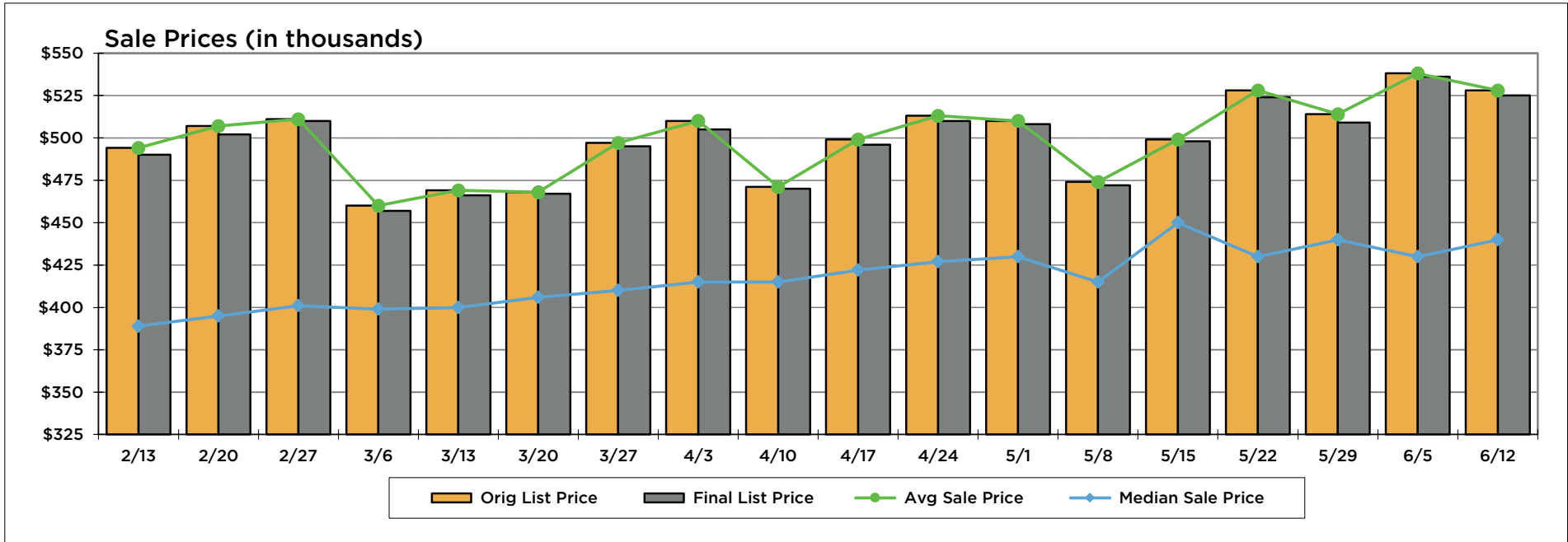
Monday Morning Quarterback
06/12/2022 - 06/18/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	632	56	38	148	156	197	37
Bank Owned	3	0	0	2	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	629	56	38	146	156	196	37
Active Listings	3,448	215	197	552	757	1,300	427
Bank Owned	14	4	1	5	2	2	0
Short Sales	3	0	1	1	1	0	0
Other	3,431	211	195	546	754	1,298	427
Months of Inventory	1.26	0.89	1.20	0.86	1.12	1.52	2.66
<i>List Price</i>							
Average Original List Price	\$527,504	\$204,671	\$275,618	\$344,183	\$437,487	\$663,179	\$1,665,241
Average Final List Price	\$524,986	\$203,562	\$274,908	\$343,097	\$434,883	\$658,497	\$1,664,889
<i>Sale Price</i>							
Average Price	\$526,697	\$194,404	\$273,773	\$348,884	\$443,749	\$659,721	\$1,642,108
Median Price	\$440,000	\$200,000	\$275,000	\$350,500	\$442,200	\$640,000	\$1,250,000
<i>Price Differences</i>							
Original to Final List Price	-\$2,518	-\$1,109	-\$710	-\$1,086	-\$2,604	-\$4,682	-\$352
Original List to Sale Price - \$	-\$807	-\$10,267	-\$1,845	\$4,701	\$6,262	-\$3,458	-\$23,133
Final List to Sale Price - \$	\$1,711	-\$9,158	-\$1,135	\$5,787	\$8,866	\$1,224	-\$22,781
Original List to Sale Price - %	99.85%	94.98%	99.33%	101.37%	101.43%	99.48%	98.61%
Final List to Sale Price - %	100.33%	95.50%	99.59%	101.69%	102.04%	100.19%	98.63%
<i>Days on the Market</i>							
Avg Days Listing to Contract	19	25	21	18	17	19	27
Combined Avg Days to Contract	19	25	21	18	17	19	29
Avg Days Listing to Closing	53	56	52	51	51	54	65
Avg Days Contract to Close	34	32	30	33	33	35	37
<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	2,108	1,129	1,303	1,504	1,971	2,744	4,020



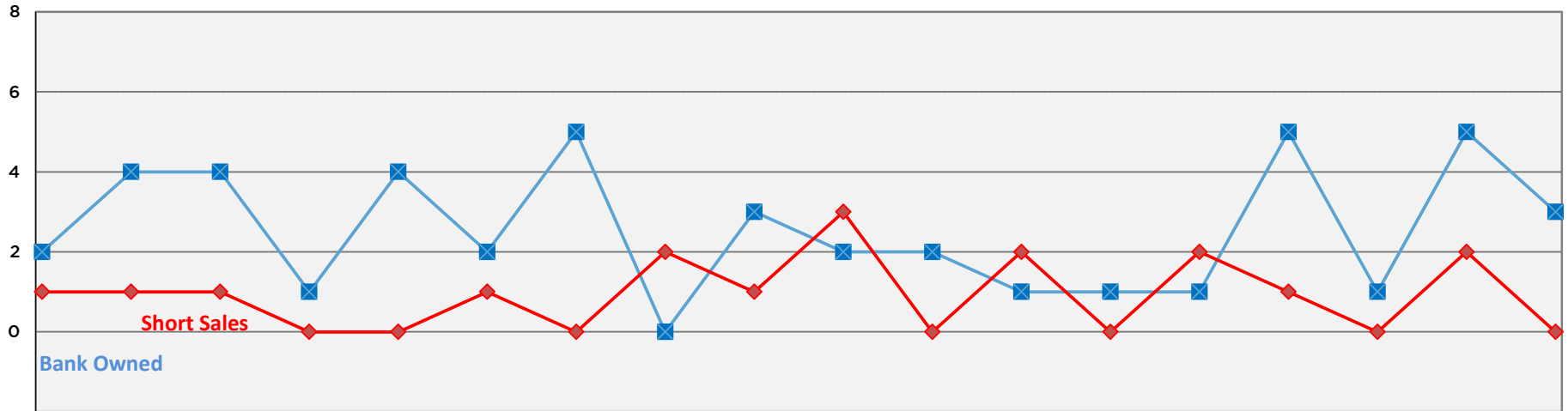
Single Family Homes





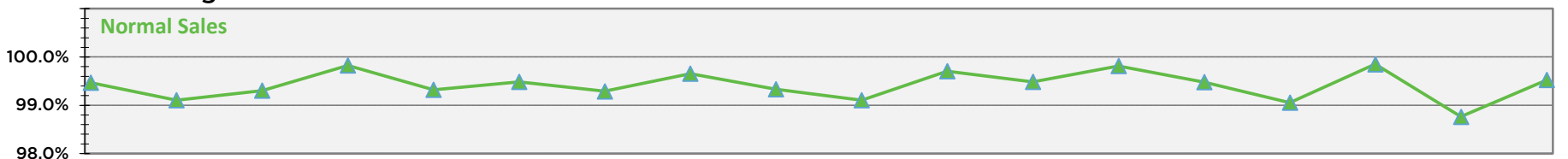
Single Family Homes

Foreclosure Sales

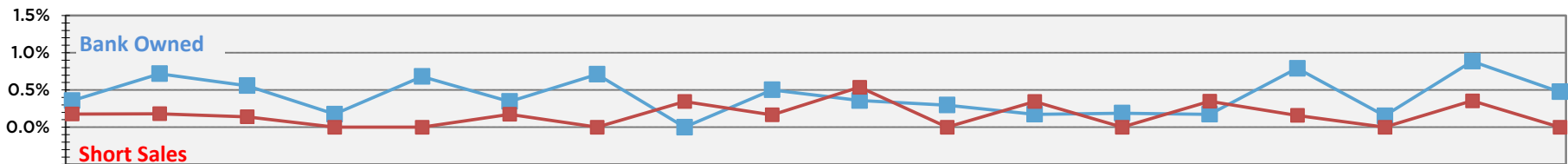


	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
BO	2	4	4	1	4	2	5	0	3	2	2	1	1	1	5	1	5	3
SS	1	1	1	0	0	1	0	2	1	3	0	2	0	2	1	0	2	0

Percentage of Sales



	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	6/12
Normal Sales	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%	99.5%

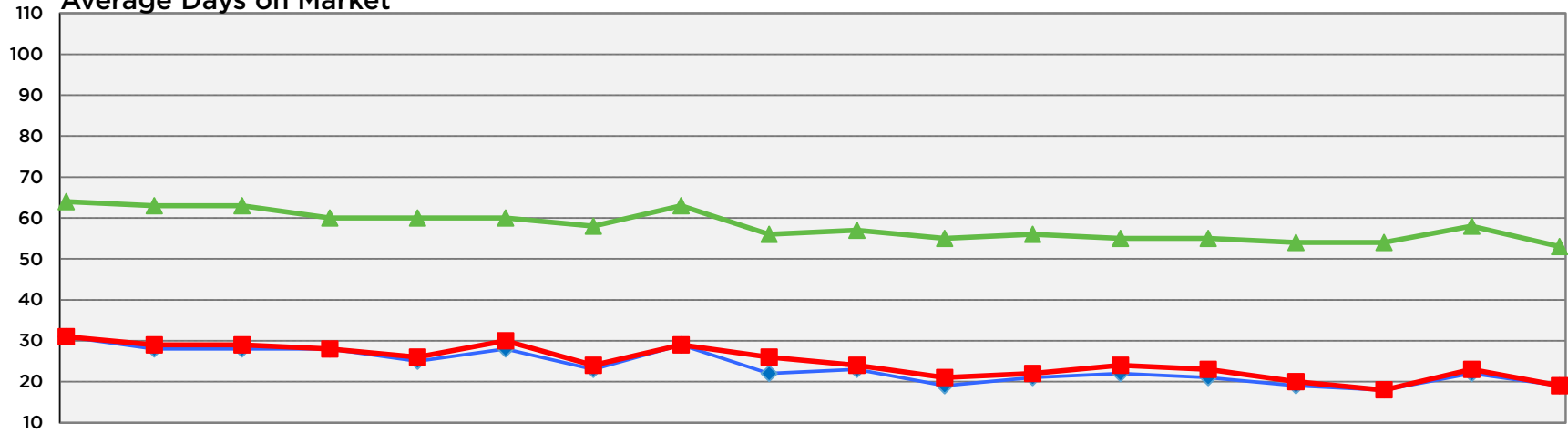


	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
BO	0.4%	0.7%	0.6%	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%	0.2%	0.8%	0.2%	0.9%	0.5%
SS	0.2%	0.2%	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%	0.3%	0.2%	0.0%	0.4%	0.0%



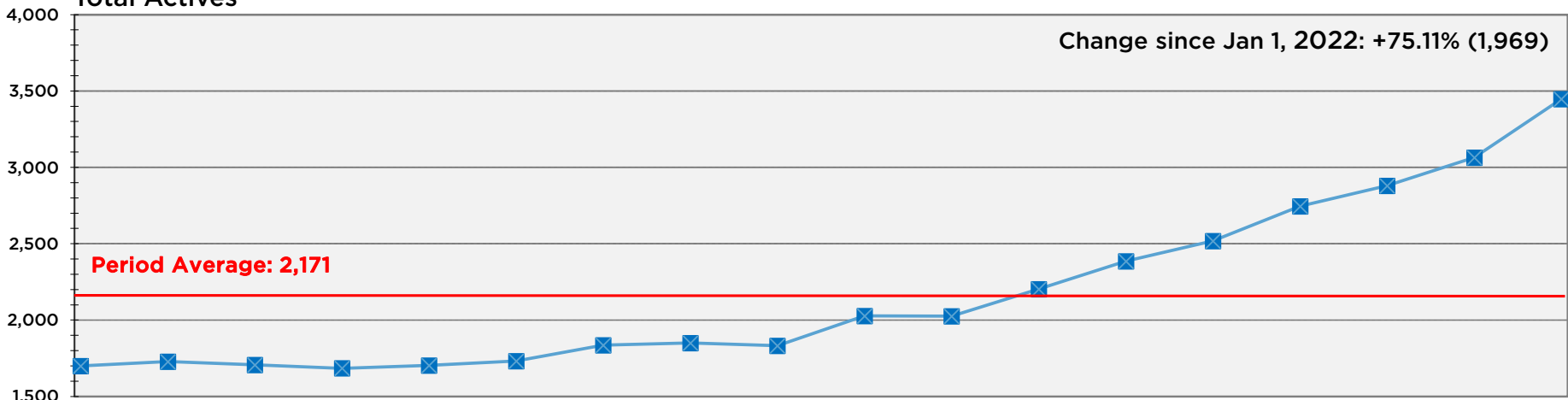
Single Family Homes

Average Days on Market



	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	6/12
ListToContract	31	28	28	28	25	28	23	29	22	23	19	21	22	21	19	18	22	19
CombDaysOnMkt	31	29	29	28	26	30	24	29	26	24	21	22	24	23	20	18	23	19
ListToClose	64	63	63	60	60	60	58	63	56	57	55	56	55	55	54	54	58	53

Total Actives

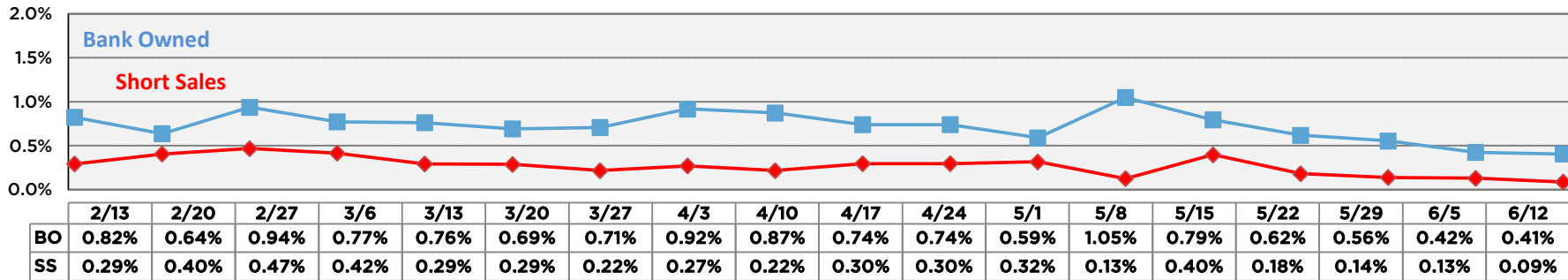
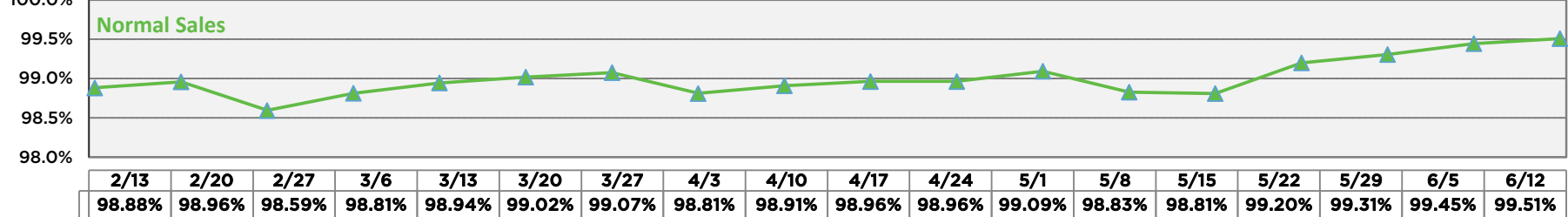


	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
Total Actives	1,700	1,729	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448

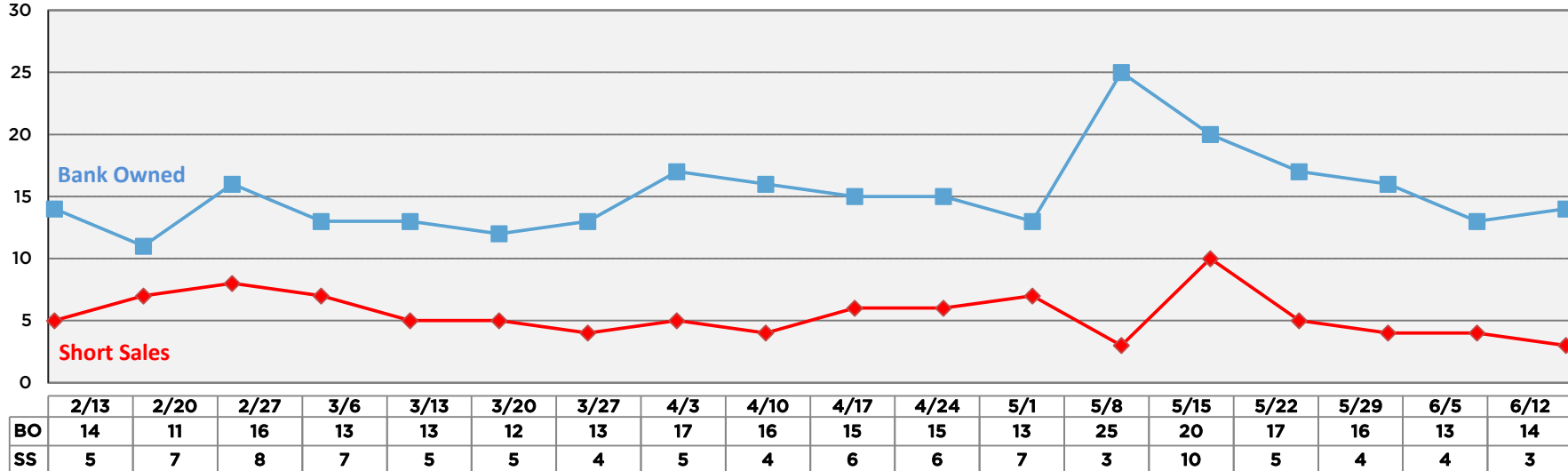


Single Family Homes

Percentage of Actives



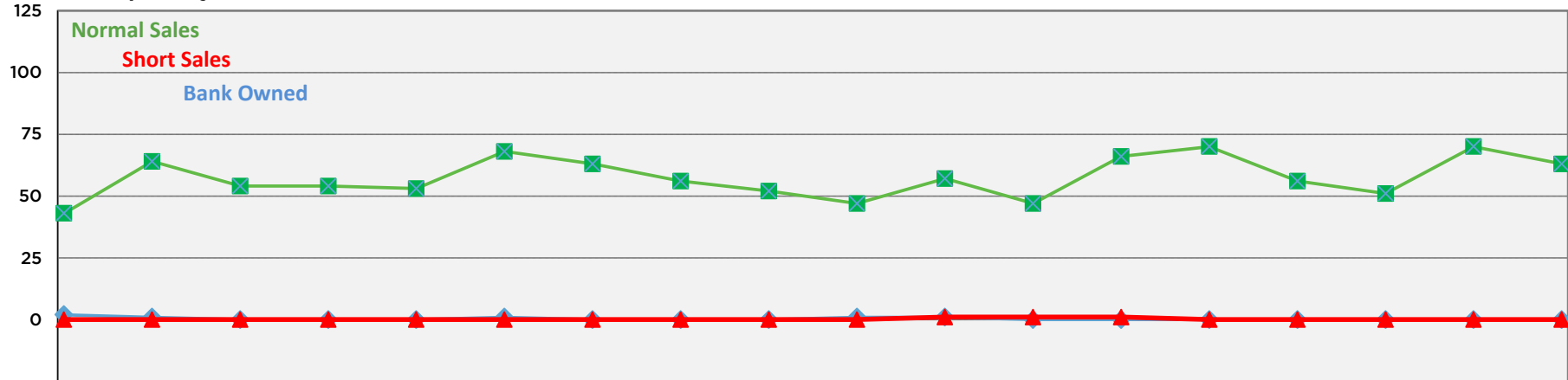
Active Foreclosures





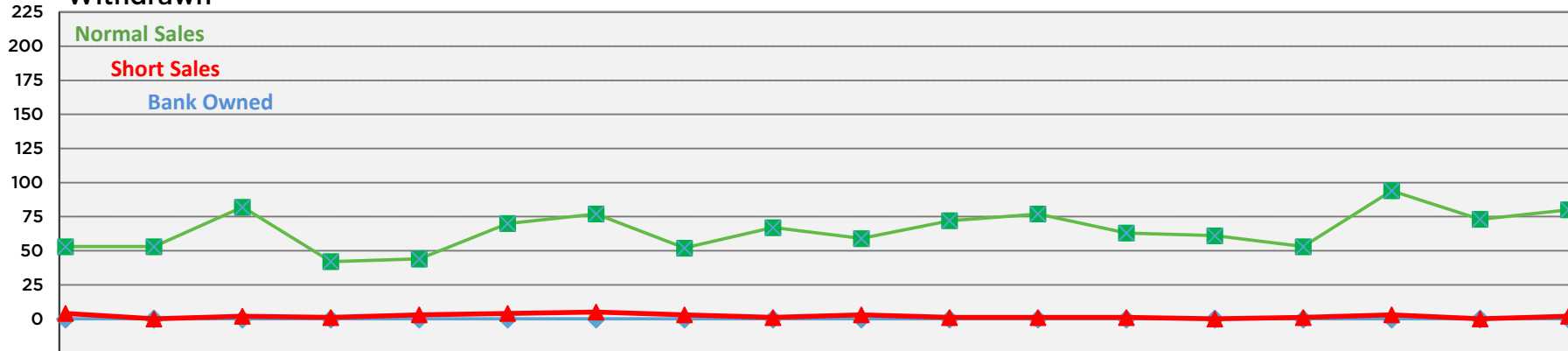
Single Family Homes

Temporary Off Market



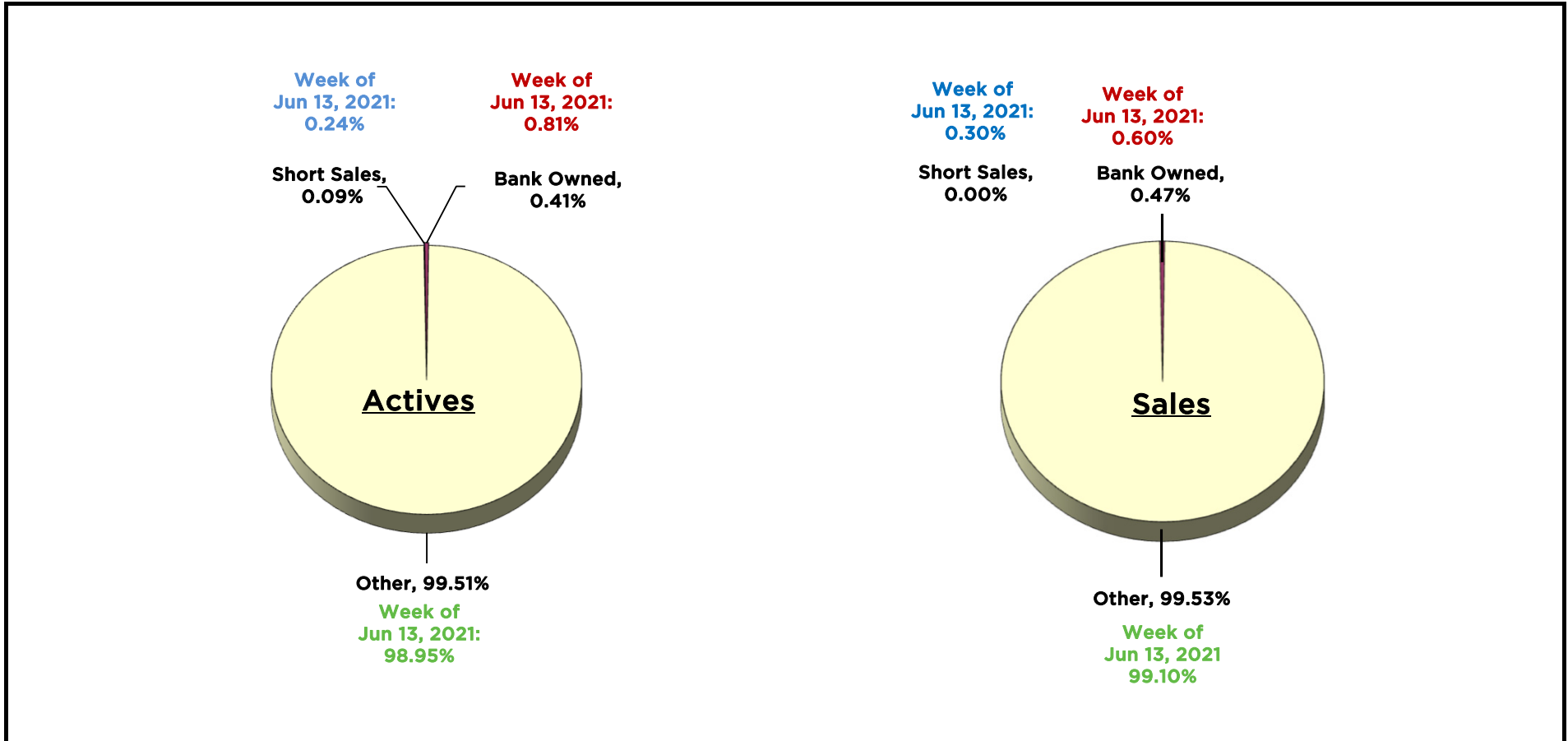
	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
Norm	43	64	54	54	53	68	63	56	52	47	57	47	66	70	56	51	70	63
BO	2	1	0	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0

Withdrawn



	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	6/12
Norm	53	53	82	42	44	70	77	52	67	59	72	77	63	61	53	94	73	80
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	4	0	2	1	3	4	5	3	1	3	1	1	1	0	1	3	0	2

Single Family Homes



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Lake, Orange, Osceola & Seminole Counties

Where are the 24 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		6	\$439,950	3.3	2.0	1,919	\$229.28
Altamonte Springs (East)	32701	1	\$439,900	4.0	2.0	2,602	\$169.06
Winter Springs / Tuskawilla	32708	1	\$439,900	3.0	2.0	1,832	\$240.12
Lake Mary / Heathrow	32746	1	\$440,000	3.0	2.0	1,912	\$230.13
Longwood (East)	32750	1	\$439,900	3.0	2.0	1,713	\$256.80
Maitland / Eatonville	32751	1	\$440,000	3.0	2.0	1,548	\$284.24
Winter Park	32792	1	\$440,000	4.0	2.0	1,906	\$230.85
Orange County		7	\$439,907	3.6	2.3	2,108	\$208.66
Apopka (North)	32712	1	\$440,000	3.0	2.0	2,257	\$194.95
Delaney / Crystal Lake	32806	1	\$439,950	3.0	1.0	1,753	\$250.97
Conway	32812	1	\$439,900	4.0	3.0	2,176	\$202.16
Hiawassee	32818	1	\$439,500	4.0	3.0	2,372	\$185.29
Taft	32824	1	\$440,000	4.0	3.0	2,046	\$215.05
Waterford Lakes	32828	1	\$440,000	4.0	2.0	2,190	\$200.91
Wedgfield	32833	1	\$440,000	3.0	2.0	1,964	\$224.03
Osceola County		4	\$439,973	4.3	2.5	2,309	\$190.55
Kissimmee (West) / Pleasant Hill	34746	2	\$440,000	5.0	3.0	2,680	\$164.18
St Cloud / Narcoossee	34771	1	\$439,890	3.0	2.0	1,906	\$230.79
St Cloud / Canoe Creek	34772	1	\$440,000	4.0	2.0	1,970	\$223.35
Lake County		7	\$439,957	3.3	2.1	1,987	\$221.37
Tavares / Mt Plymouth	32778	2	\$439,950	4.0	2.0	1,929	\$228.07
Minneola	34715	1	\$440,000	4.0	2.0	2,208	\$199.28
Fruitland Park	34731	1	\$440,000	3.0	2.0	2,272	\$193.66
Groveland	34736	1	\$439,900	2.0	2.0	1,808	\$243.31
Howey in the Hills	34737	1	\$439,900	3.0	2.0	1,372	\$320.63
Leesburg (West)	34748	1	\$440,000	3.0	3.0	2,394	\$183.79

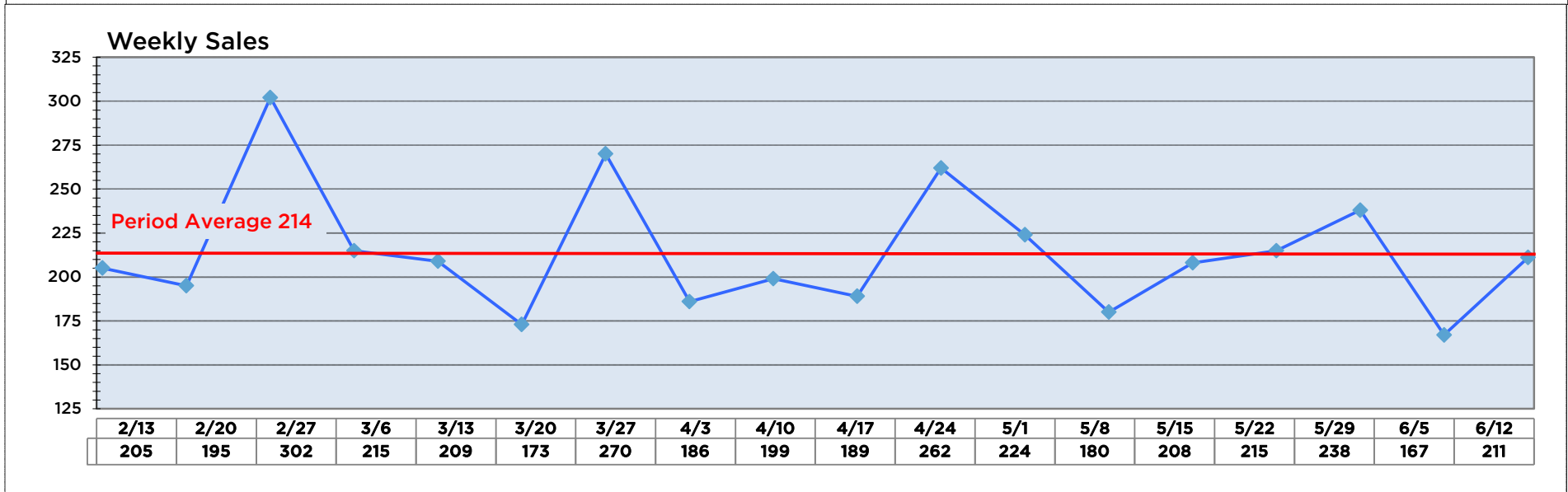
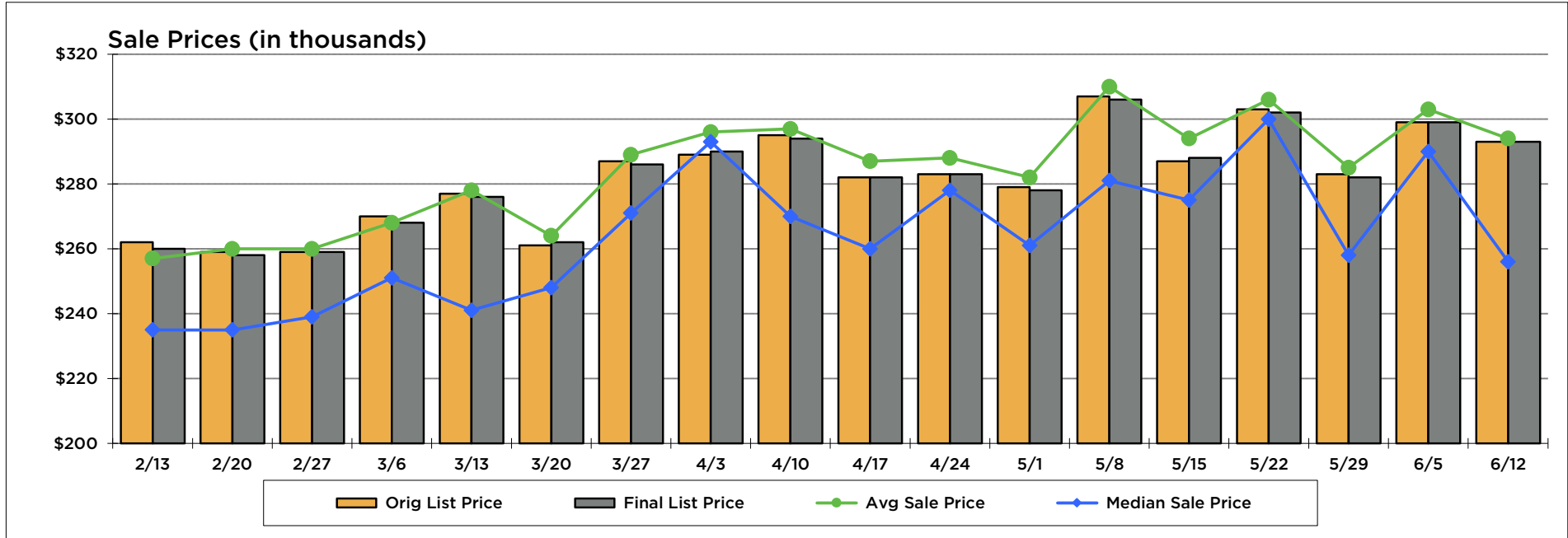
Monday Morning Quarterback
06/12/2022 - 06/18/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	211	99	27	47	25	12	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	211	99	27	47	25	12	1
Active Listings	1,113	324	168	305	164	141	11
Bank Owned	3	1	0	2	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,109	322	168	303	164	141	11
Months of Inventory	1.22	0.76	1.44	1.50	1.51	2.71	2.54
<u>List Price</u>							
Average Original List Price	\$293,246	\$190,734	\$268,152	\$351,587	\$440,864	\$542,167	\$1,700,000
Average Final List Price	\$293,017	\$190,429	\$269,378	\$349,372	\$440,538	\$547,250	\$1,700,000
<u>Sale Price</u>							
Average Price	\$293,638	\$190,386	\$269,900	\$349,611	\$443,018	\$559,583	\$1,600,000
Median Price	\$256,000	\$190,000	\$265,000	\$348,000	\$445,000	\$550,000	\$1,600,000
<u>Price Differences</u>							
<i>Original</i> to <i>Final</i> List Price	-\$229	-\$305	\$1,226	-\$2,215	-\$326	\$5,083	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	\$392	-\$348	\$1,748	-\$1,976	\$2,154	\$17,416	-\$100,000
<i>Final</i> List to <i>Sale</i> Price - \$	\$621	-\$43	\$522	\$239	\$2,480	\$12,333	-\$100,000
<i>Original</i> List to <i>Sale</i> Price - %	100.13%	99.82%	100.65%	99.44%	100.49%	103.21%	94.12%
<i>Final</i> List to <i>Sale</i> Price - %	100.21%	99.98%	100.19%	100.07%	100.56%	102.25%	94.12%
<u>Days on the Market</u>							
Avg Days Listing to Contract	22	25	9	26	21	21	9
Combined Avg Days to Contract	22	25	9	26	21	21	9
Avg Days Listing to Closing	54	55	39	59	62	54	38
Avg Days Contract to Close	32	31	29	32	40	34	28
<u>Beds / Baths</u>							
Average Bedrooms	2	2	2	3	3	4	4
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	1	1	1	1
<u>Square Footage</u>							
Average Square Feet	1,341	1,000	1,353	1,532	1,926	1,968	3,778

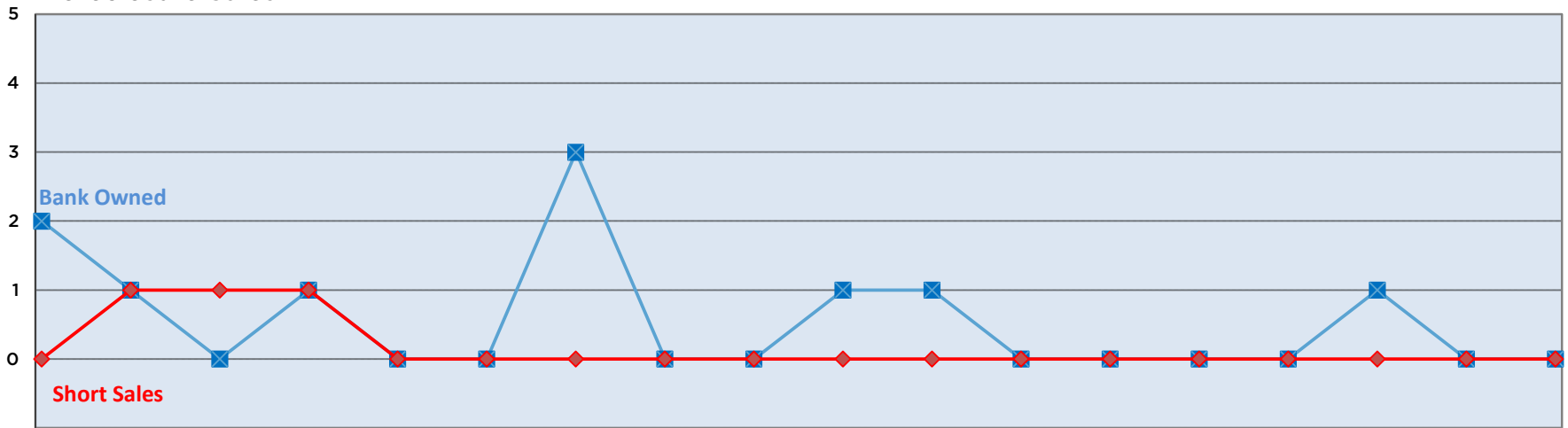


Condos, Townhomes, Villas



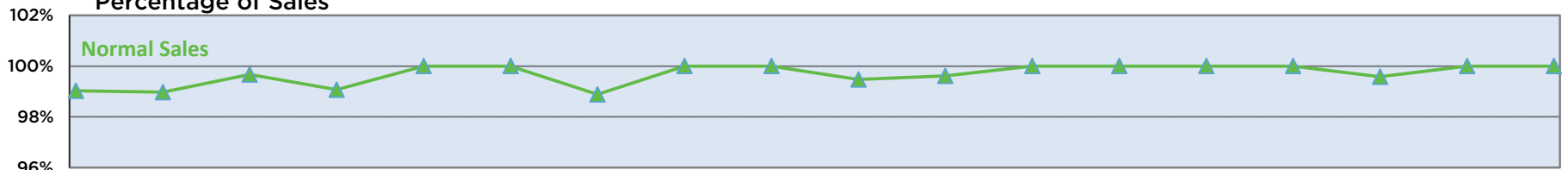
Condos, Townhomes, Villas

Foreclosure Sales

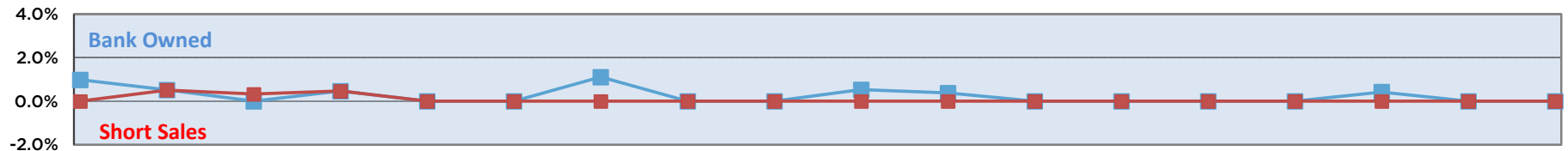


	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
BO	2	1	0	1	0	0	3	0	0	1	1	0	0	0	0	1	0	0
SS	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	6/12
	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%	100.0%

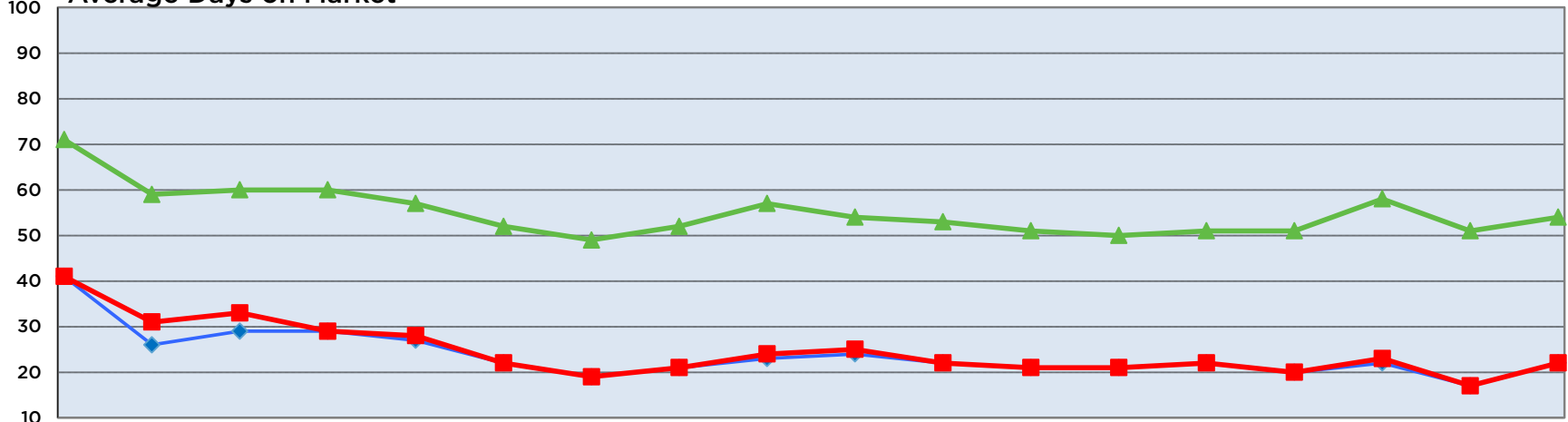


	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
BO	1.0%	0.5%	0.0%	0.5%	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%
SS	0.0%	0.5%	0.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



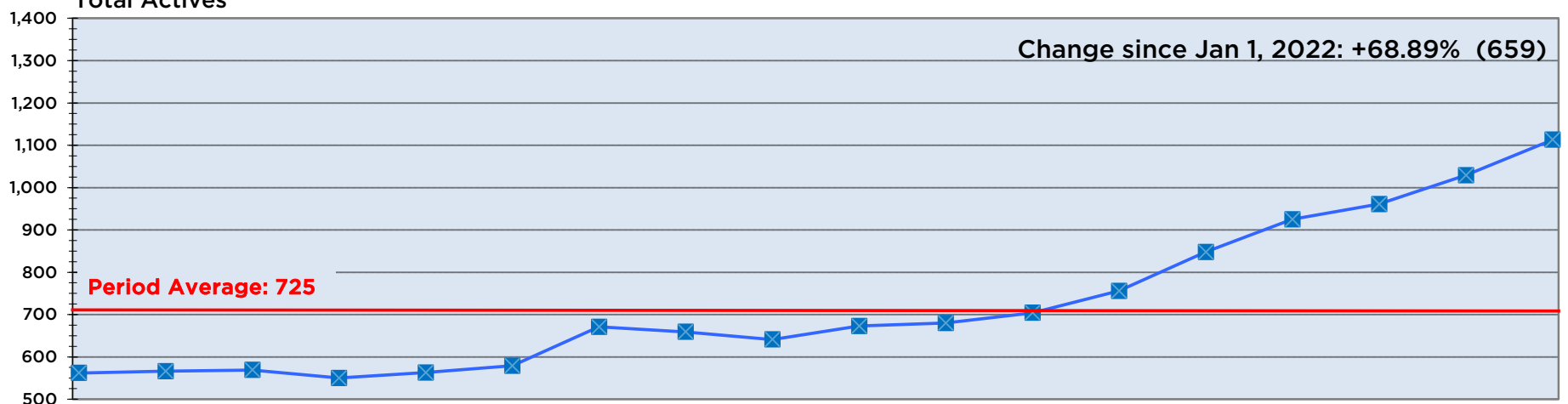
Condos, Townhomes, Villas

Average Days on Market



	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	6/12
ListToContract	41	26	29	29	27	22	19	21	23	24	22	21	21	22	20	22	17	22
CombDaysOnMkt	41	31	33	29	28	22	19	21	24	25	22	21	21	22	20	23	17	22
ListToClose	71	59	60	60	57	52	49	52	57	54	53	51	50	51	51	58	51	54

Total Actives

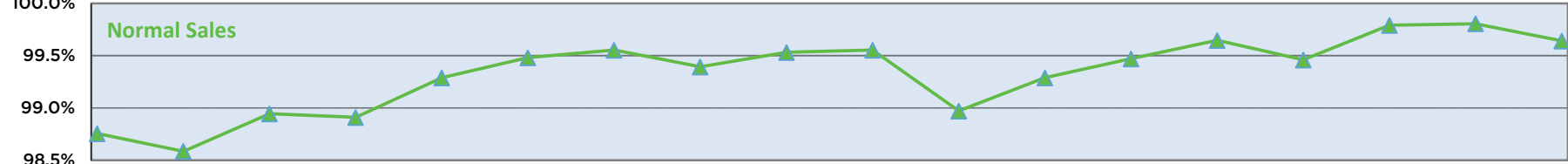


	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
Total Actives	562	566	569	550	563	579	671	659	641	673	680	704	756	848	925	961	1,029	1,113

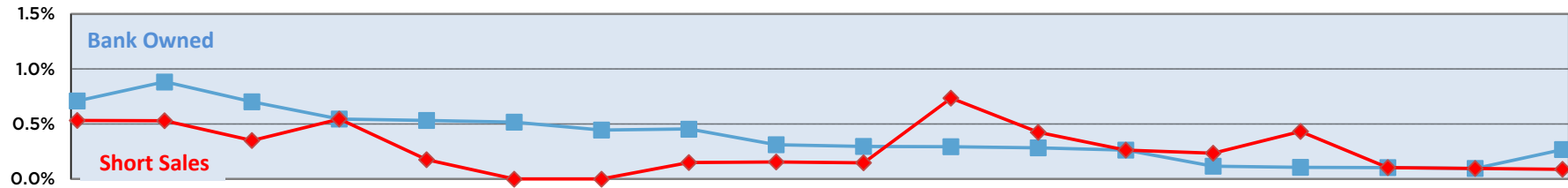


Condos, Townhomes, Villas

Percentage of Actives

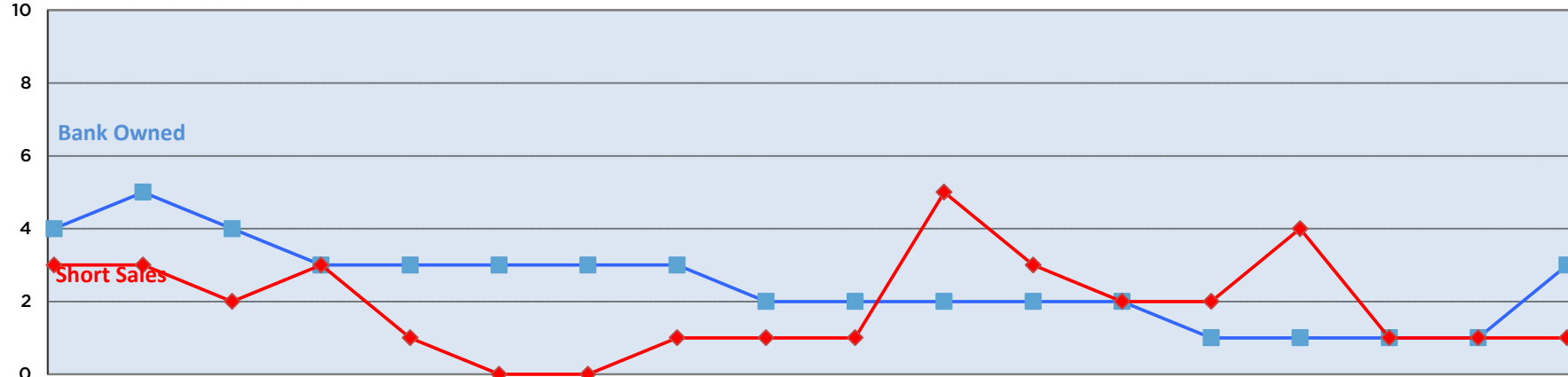


	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
Normal Sales	98.8%	98.6%	98.9%	98.9%	99.3%	99.5%	99.6%	99.4%	99.5%	99.6%	99.0%	99.3%	99.5%	99.6%	99.5%	99.8%	99.8%	99.6%



	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	6/12
BO	0.7%	0.9%	0.7%	0.5%	0.5%	0.5%	0.4%	0.5%	0.3%	0.3%	0.3%	0.3%	0.3%	0.1%	0.1%	0.1%	0.1%	0.3%
SS	0.5%	0.5%	0.4%	0.5%	0.2%	0.0%	0.0%	0.2%	0.2%	0.1%	0.7%	0.4%	0.3%	0.2%	0.4%	0.1%	0.1%	0.1%

Active Foreclosures

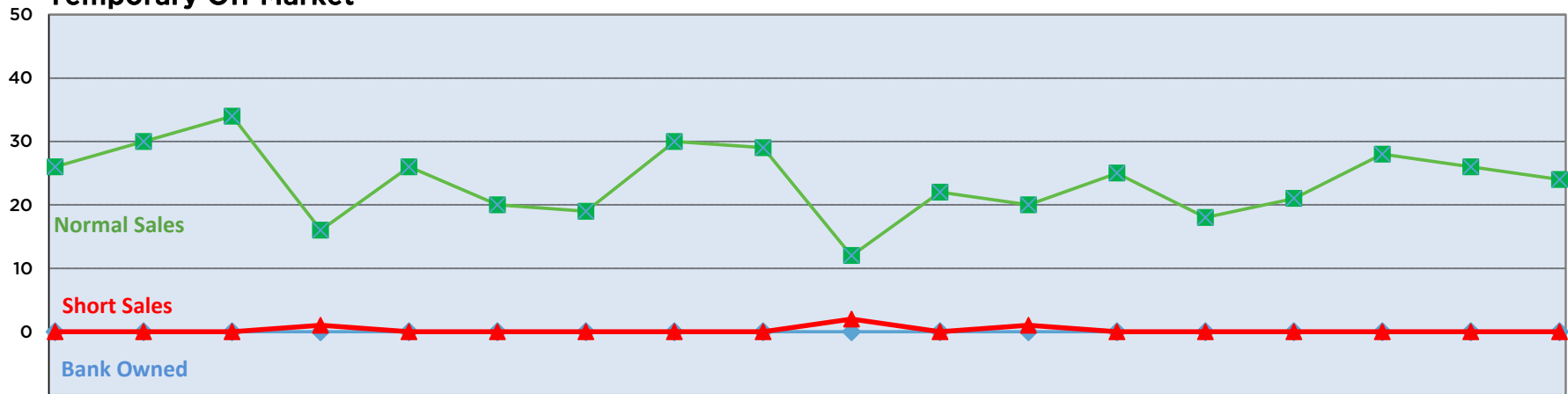


	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
BO	4	5	4	3	3	3	3	3	2	2	2	2	2	1	1	1	1	3
SS	3	3	2	3	1	0	0	1	1	1	5	3	2	2	4	1	1	1



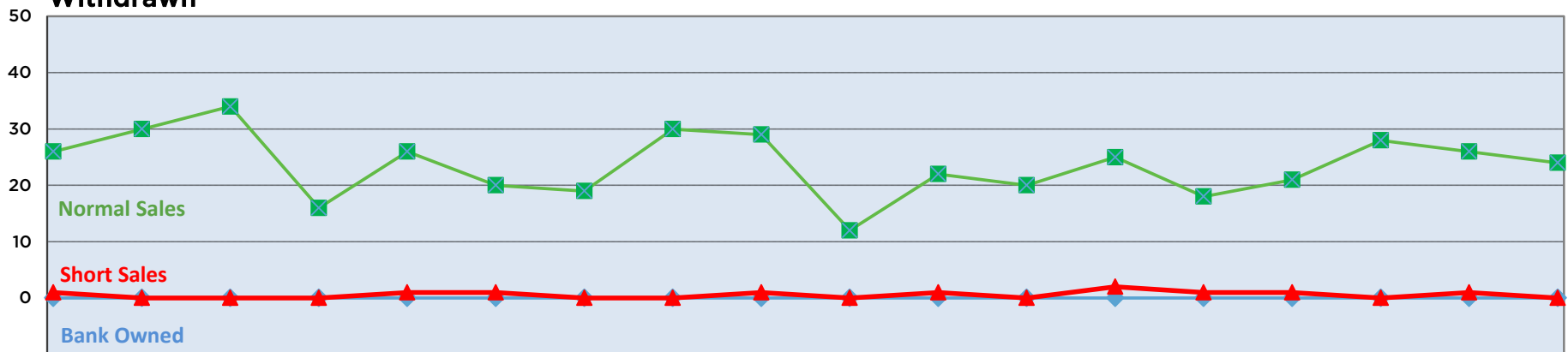
Condos, Townhomes, Villas

Temporary Off Market



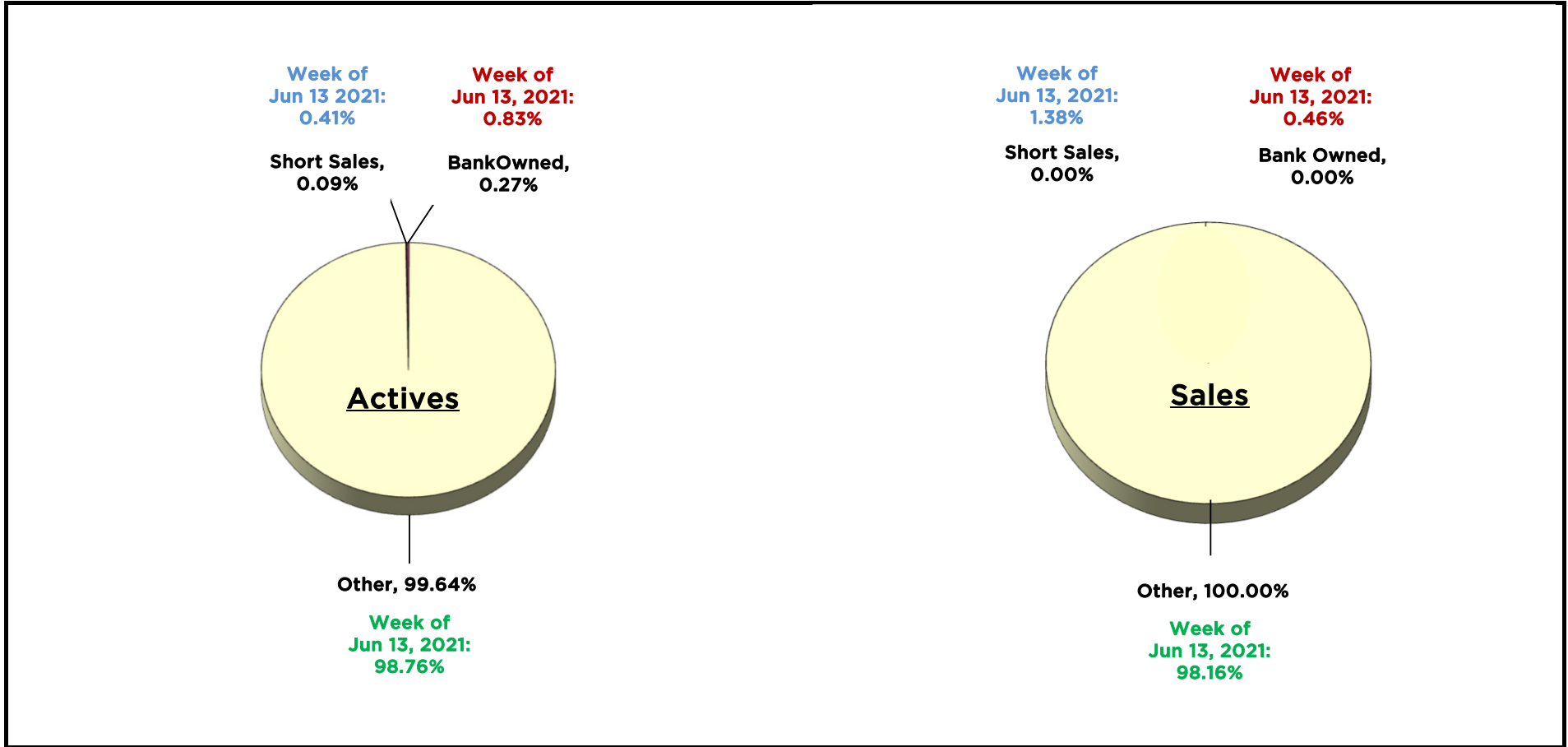
	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12
Norm	26	30	34	16	26	20	19	30	29	12	22	20	25	18	21	28	26	24
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	0	0	0	2	0	1	0	0	0	0	0	0

Withdrawn



	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	6/12
Norm	26	30	34	16	26	20	19	30	29	12	22	20	25	18	21	28	26	24
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	1	1	0	0	1	0	1	0	2	1	1	0	1	0

Condos, Townhomes, Villas





ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback
06/12/2022 - 06/18/2022
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$256,000

(± \$500)