



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

***Week of June 26, 2022 - July 02, 2022***

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

- Sales of single-family homes increased to 767 during the week of Jun 26, from 456 the week prior
- The median price of single family homes decreased to \$425,000, a change of -0.4%
- The number of single-family home foreclosure transactions increased to 8 last week, from 2 the week of Jun 19
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 223, and now sits at 4,093

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

- Sales of condos, townhomes, and villas increased to 245 during the week of Jun 26, from 172 the week prior
- The median price of condos, townhomes, and villas decreased to \$272,500, a change of -4.4%
- 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 86, and now sits at 1,293

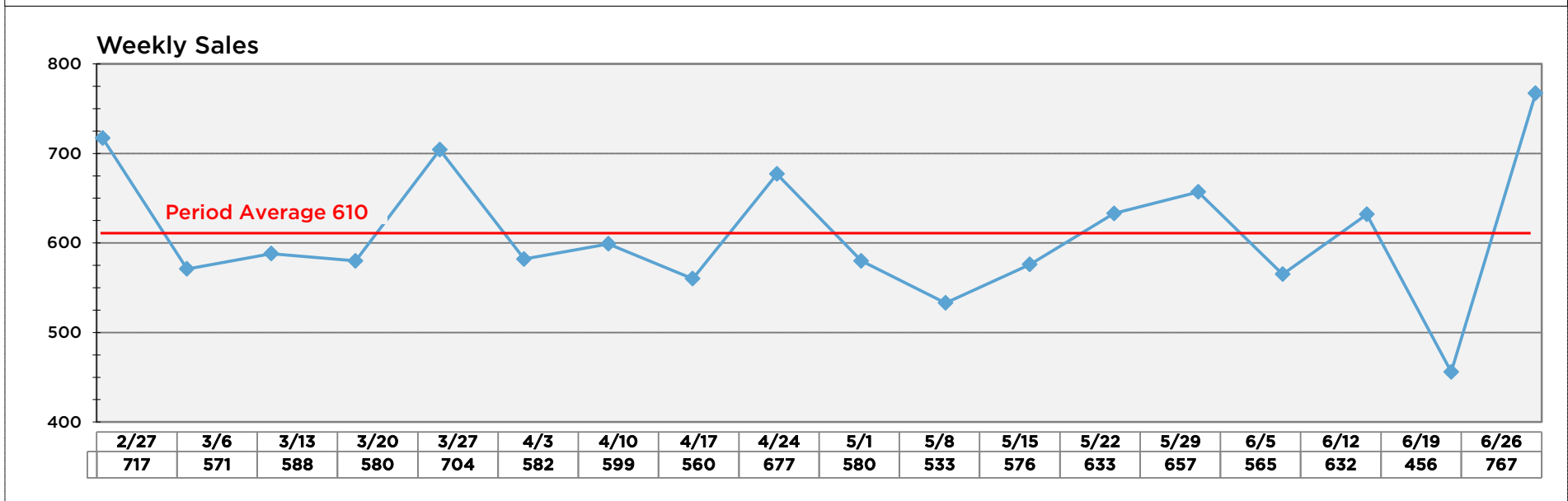
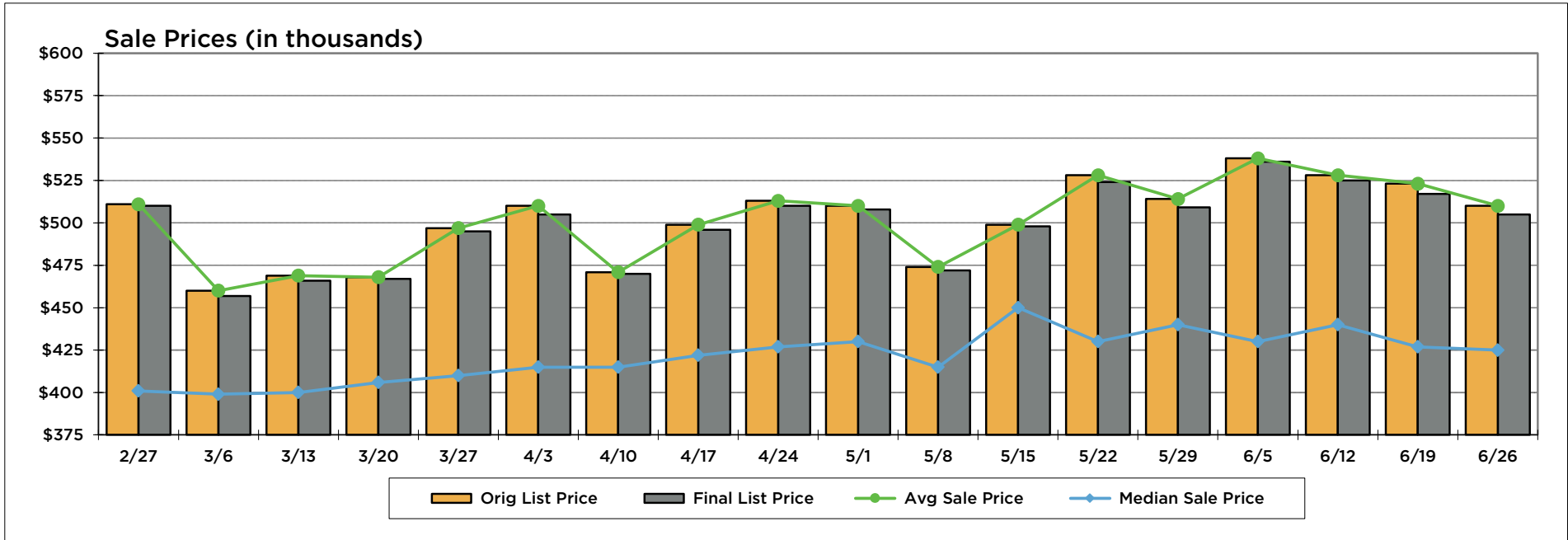
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
06/26/2022 - 07/02/2022  
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>767</b>	75	49	190	185	232	36
Bank Owned	8	5	2	1	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	758	70	47	189	185	231	36
<b>Active Listings</b>	<b>4,093</b>	263	219	643	921	1,559	488
Bank Owned	17	7	1	6	1	2	0
Short Sales	9	1	1	2	4	1	0
Other	4,067	255	217	635	916	1,556	488
<b>Months of Inventory</b>	<b>1.23</b>	0.81	1.03	0.78	1.15	1.55	3.13
<b><i>List Price</i></b>							
Average Original List Price	\$509,615	\$193,404	\$277,474	\$351,419	\$441,492	\$650,928	\$1,758,675
Average Final List Price	\$504,657	\$189,187	\$277,211	\$350,121	\$437,702	\$646,118	\$1,719,508
<b><i>Sale Price</i></b>							
Average Price	\$502,843	\$182,427	\$275,044	\$352,963	\$441,214	\$648,519	\$1,649,364
Median Price	\$425,000	\$195,600	\$272,500	\$354,500	\$435,000	\$628,500	\$1,381,250
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$4,958	-\$4,217	-\$263	-\$1,298	-\$3,790	-\$4,810	-\$39,167
Original List to Sale Price - \$	-\$6,772	-\$10,977	-\$2,430	\$1,544	-\$278	-\$2,409	-\$109,311
Final List to Sale Price - \$	-\$1,814	-\$6,760	-\$2,167	\$2,842	\$3,512	\$2,401	-\$70,144
Original List to Sale Price - %	98.67%	94.32%	99.12%	100.44%	99.94%	99.63%	93.78%
Final List to Sale Price - %	99.64%	96.43%	99.22%	100.81%	100.80%	100.37%	95.92%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	18	26	22	15	17	18	26
Combined Avg Days to Contract	18	26	22	15	17	18	26
Avg Days Listing to Closing	54	62	60	51	50	55	66
Avg Days Contract to Close	36	36	38	36	33	37	42
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	3	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	2,090	1,201	1,284	1,571	1,927	2,763	4,280

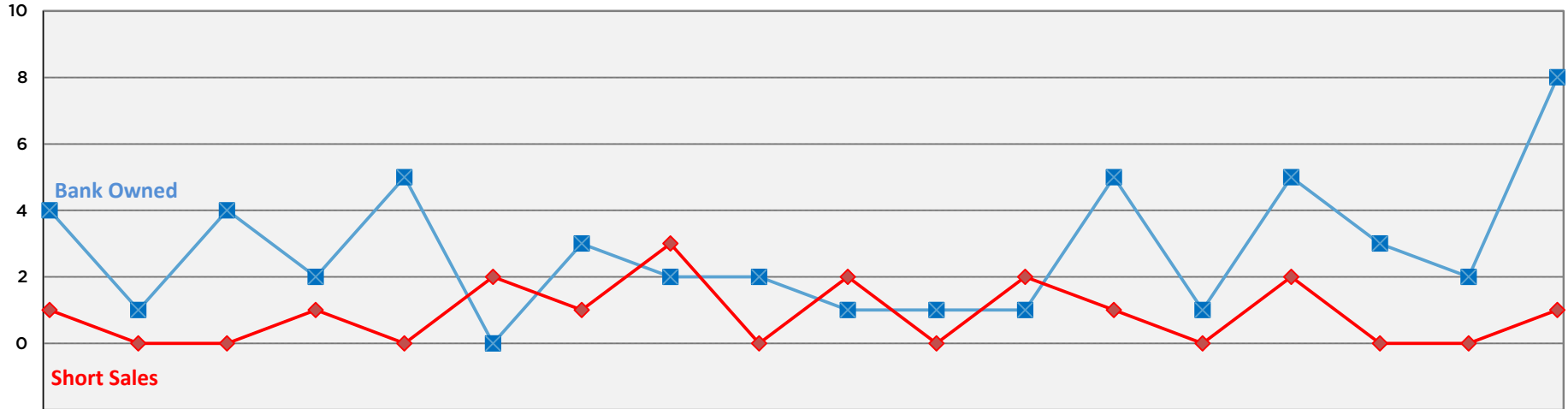
**Single Family Homes**





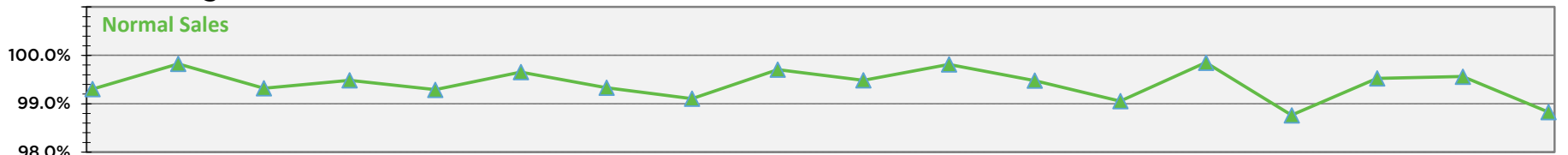
**Single Family Homes**

**Foreclosure Sales**

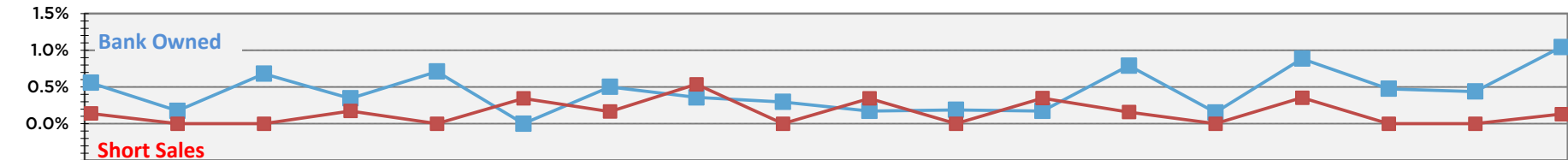


	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26
BO	4	1	4	2	5	0	3	2	2	1	1	1	5	1	5	3	2	8
SS	1	0	0	1	0	2	1	3	0	2	0	2	1	0	2	0	0	1

**Percentage of Sales**



	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	6/19	6/26
Normal Sales	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%	99.6%	98.8%

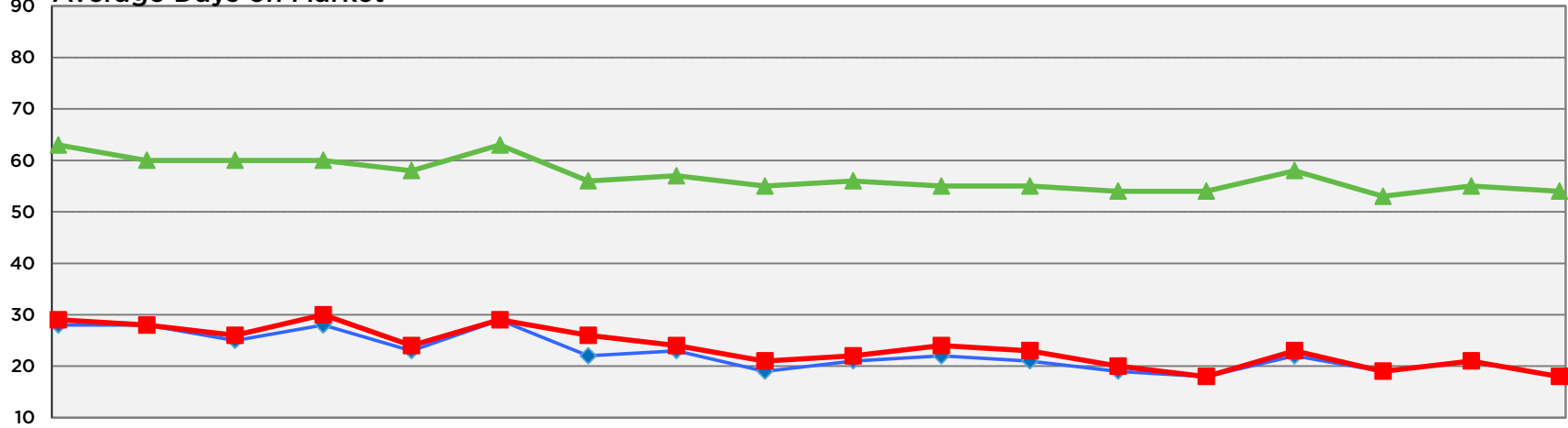


	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26
BO	0.6%	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%	0.2%	0.8%	0.2%	0.9%	0.5%	0.4%	1.0%
SS	0.1%	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%	0.3%	0.2%	0.0%	0.4%	0.0%	0.0%	0.1%



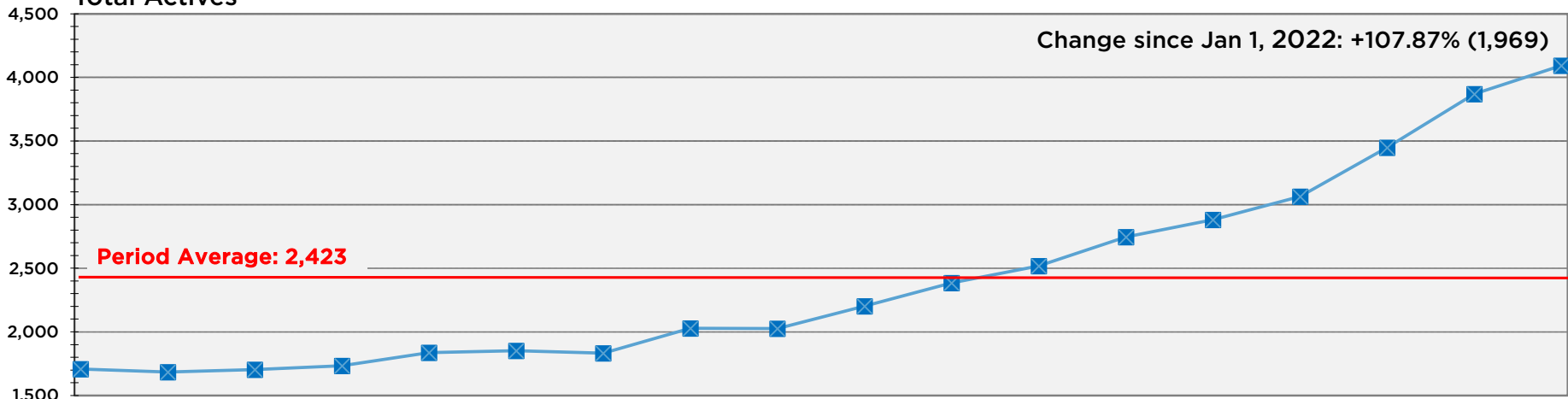
**Single Family Homes**

**Average Days on Market**



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

**Total Actives**

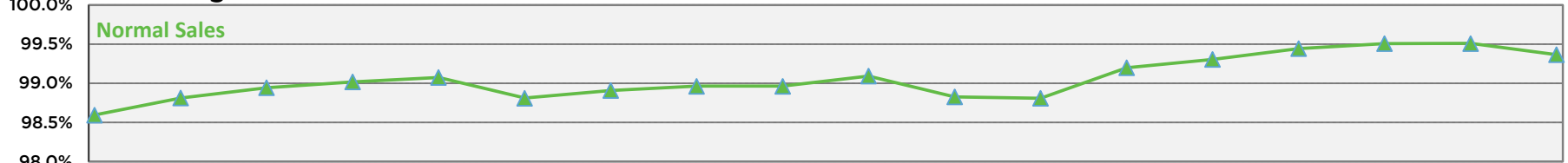


	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26
Total Actives	1,707	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093

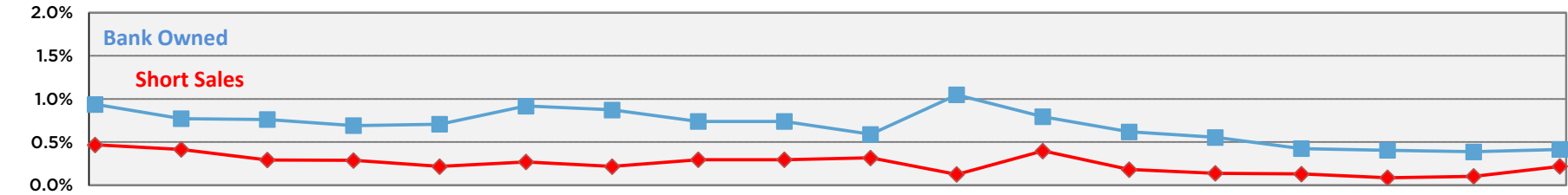


**Single Family Homes**

**Percentage of Actives**

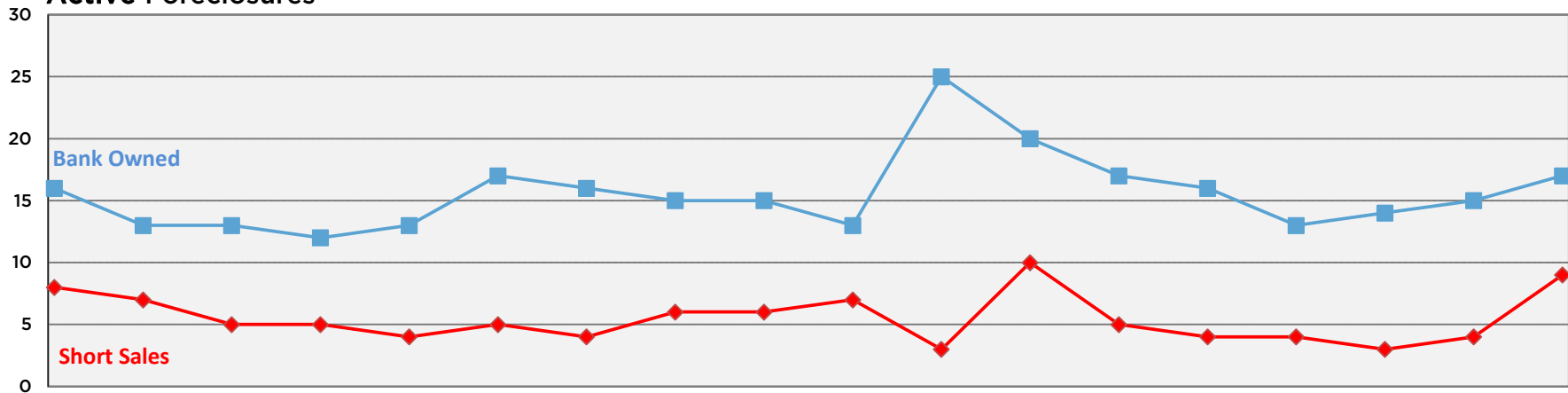


	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26
	98.59%	98.81%	98.94%	99.02%	99.07%	98.81%	98.91%	98.96%	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%



BO	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%	0.41%	0.39%	0.42%
SS	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%	0.09%	0.10%	0.22%

**Active Foreclosures**

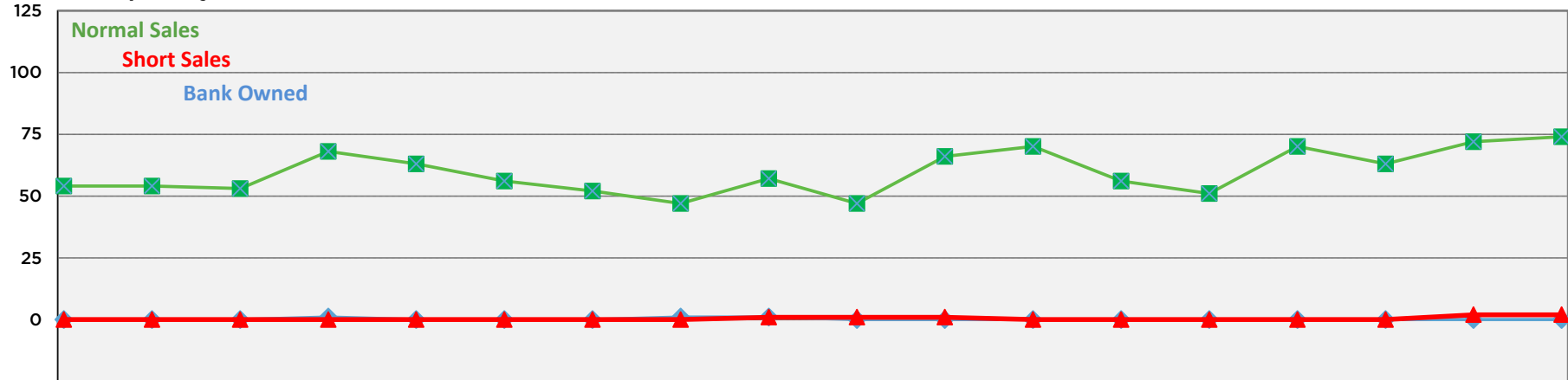


BO	16	13	13	12	13	17	16	15	15	13	25	20	17	16	13	14	15	17
SS	8	7	5	5	4	5	4	6	6	7	3	10	5	4	4	3	4	9



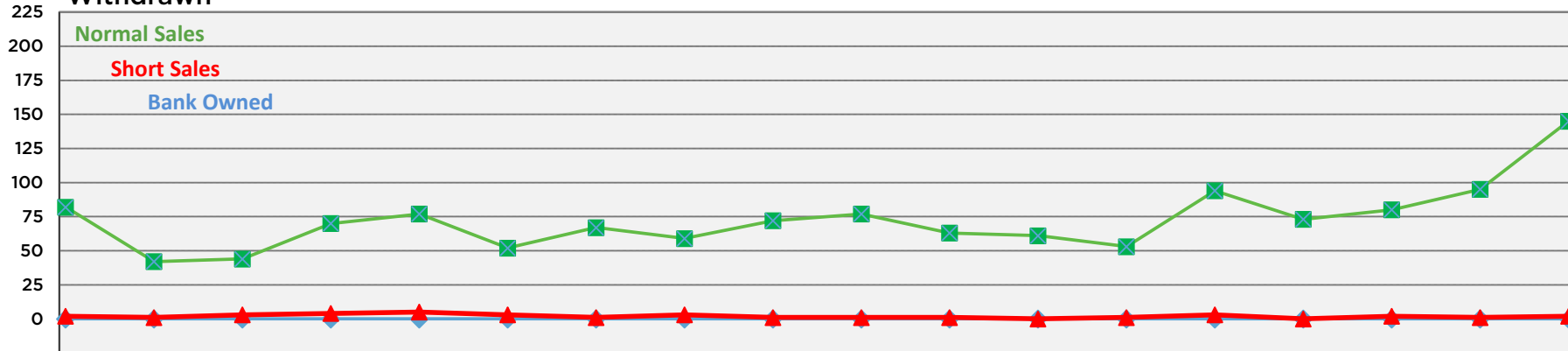
### Single Family Homes

#### Temporary Off Market



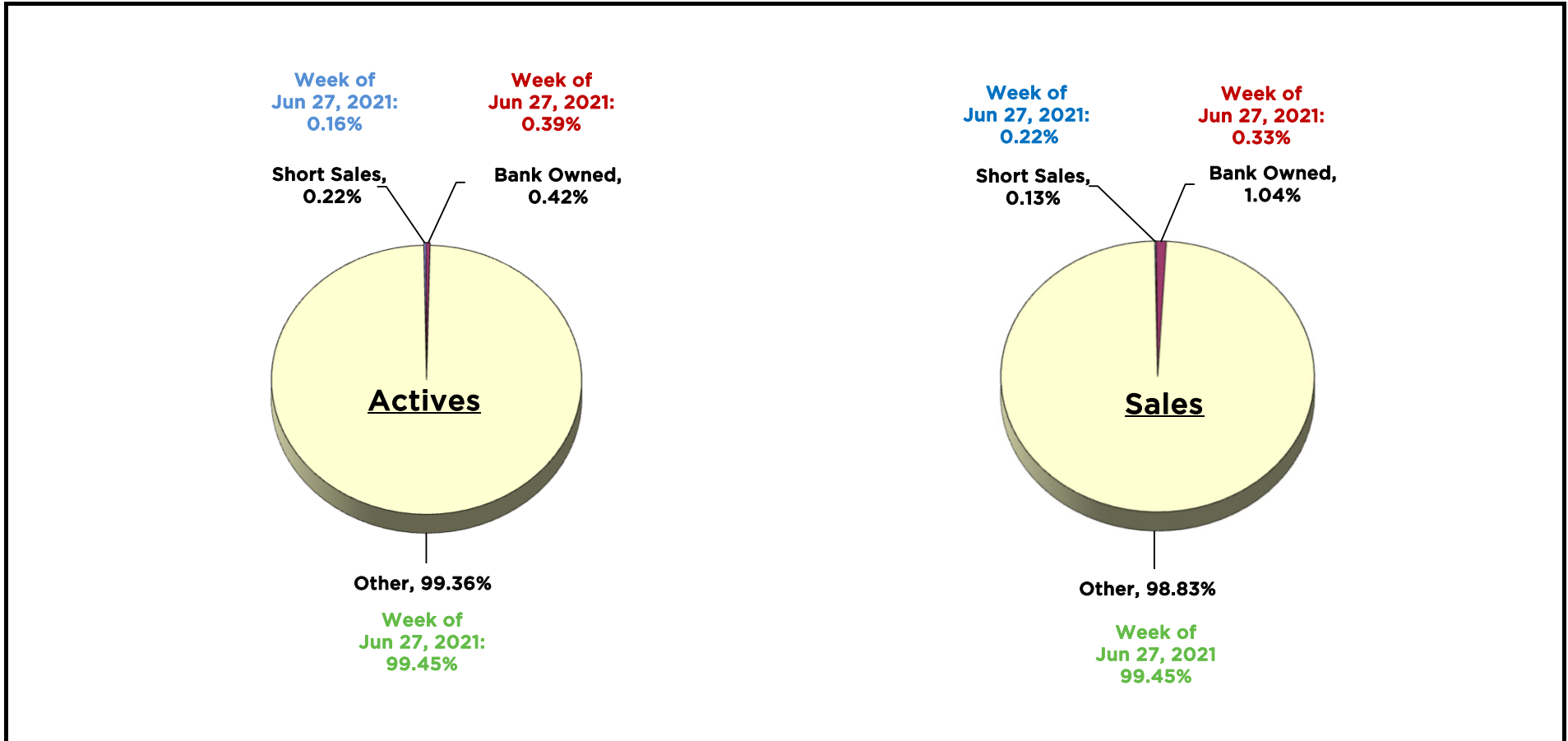
	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26
<b>Norm</b>	54	54	53	68	63	56	52	47	57	47	66	70	56	51	70	63	72	74
<b>BO</b>	0	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	2	2

#### Withdrawn



	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	6/19	6/26
<b>Norm</b>	82	42	44	70	77	52	67	59	72	77	63	61	53	94	73	80	95	145
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	2	1	3	4	5	3	1	3	1	1	1	0	1	3	0	2	1	2

**Single Family Homes**



**Monday Morning Quarterback**  
06/26/2022 - 07/02/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 46 Single Family Homes available for the Median Price of \$425,000? (± \$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>
<b>Seminole County</b>		<b>12</b>	<b>\$424,975</b>	<b>3.5</b>	<b>2.0</b>	<b>1,767</b>	<b>\$240.52</b>
Apopka / Hunt Club	32703	2	\$424,950	3.0	2.0	1,740	\$244.22
Winter Springs / Tuskawilla	32708	1	\$425,000	3.0	2.0	1,687	\$251.93
Geneva	32732	1	\$425,000	3.0	2.0	1,468	\$289.51
Lake Mary / Heathrow	32746	4	\$425,000	4.0	2.0	1,857	\$228.86
Oviedo	32765	2	\$425,000	3.0	2.0	1,464	\$290.30
Sanford (South)	32773	2	\$424,900	4.0	2.0	2,106	\$201.76
<b>Orange County</b>		<b>15</b>	<b>\$424,992</b>	<b>3.5</b>	<b>2.2</b>	<b>1,783</b>	<b>\$238.34</b>
Apopka / Hunt Club	32703	1	\$424,990	3.0	2.0	1,447	\$293.70
Apopka (North)	32712	2	\$424,995	4.0	2.0	1,925	\$220.78
Winter Park (East) / Aloma	32792	3	\$425,000	4.0	3.0	1,787	\$237.83
Delaney / Crystal Lake	32806	1	\$425,000	4.0	2.0	1,445	\$294.12
Azalea Park	32807	2	\$424,950	4.0	2.0	2,097	\$202.65
Hiawassee	32818	1	\$425,000	3.0	2.0	2,017	\$210.71
Sand Lake / Bay Hill	32819	1	\$425,000	3.0	2.0	1,666	\$255.10
Taft	32824	1	\$425,000	3.0	2.0	1,692	\$251.18
Lake Nona	32827	1	\$425,000	2.0	2.0	1,706	\$249.12
Waterford Lakes	32828	1	\$425,000	3.0	2.0	1,784	\$238.23
Metro West / Orlo Vista	32835	1	\$425,000	3.0	2.0	1,585	\$268.14
<b>Osceola County</b>		<b>11</b>	<b>\$424,973</b>	<b>3.5</b>	<b>2.0</b>	<b>1,792</b>	<b>\$237.11</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$424,900	4.0	2.0	1,988	\$213.73
Kissimmee (West) / Pleasant Hill	34746	4	\$424,975	4.0	2.0	1,728	\$245.93
Kissimmee / Celebration	34747	1	\$425,000	3.0	2.0	1,228	\$346.09
Kissimmee / Poinciana	34758	1	\$425,000	4.0	2.0	2,271	\$187.14
St Cloud / Canoe Creek	34772	4	\$424,975	3.0	2.0	1,829	\$232.35
<b>Lake County</b>		<b>8</b>	<b>\$424,975</b>	<b>3.3</b>	<b>2.1</b>	<b>1,777</b>	<b>\$239.19</b>
Astor	32102	1	\$425,000	2.0	2.0	1,104	\$384.96
Eustis (East)	32736	1	\$424,900	4.0	3.0	2,318	\$183.30
Clermont (Central)	34711	4	\$424,975	3.0	2.0	1,568	\$271.03
Fruitland Park	34731	1	\$425,000	4.0	2.0	2,526	\$168.25
Groveland	34736	1	\$425,000	4.0	2.0	1,994	\$213.14

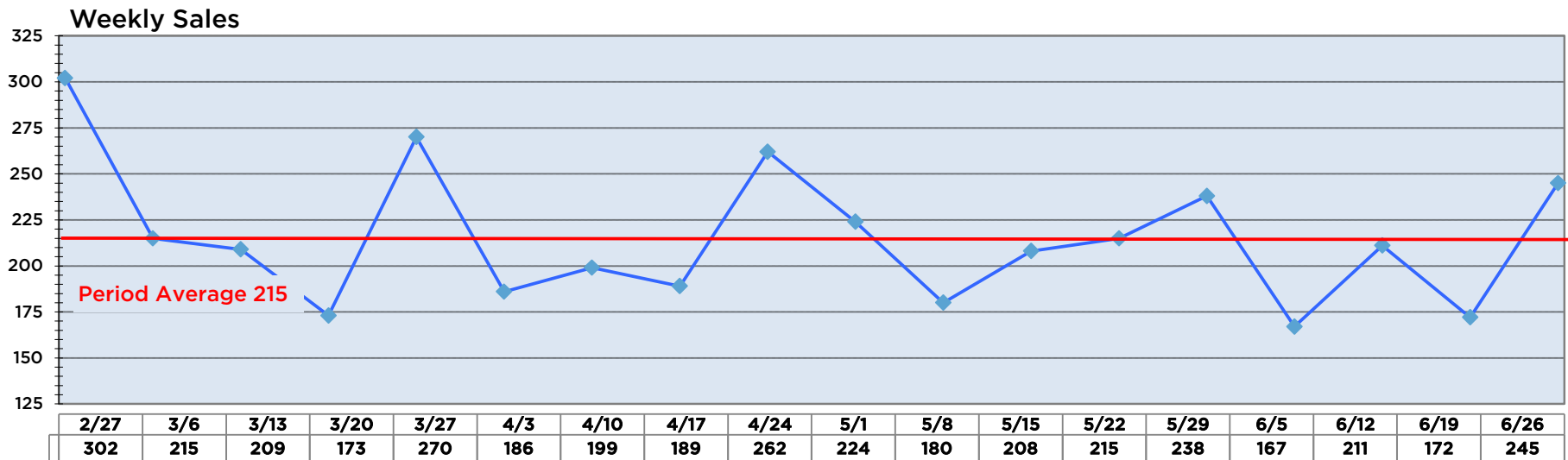
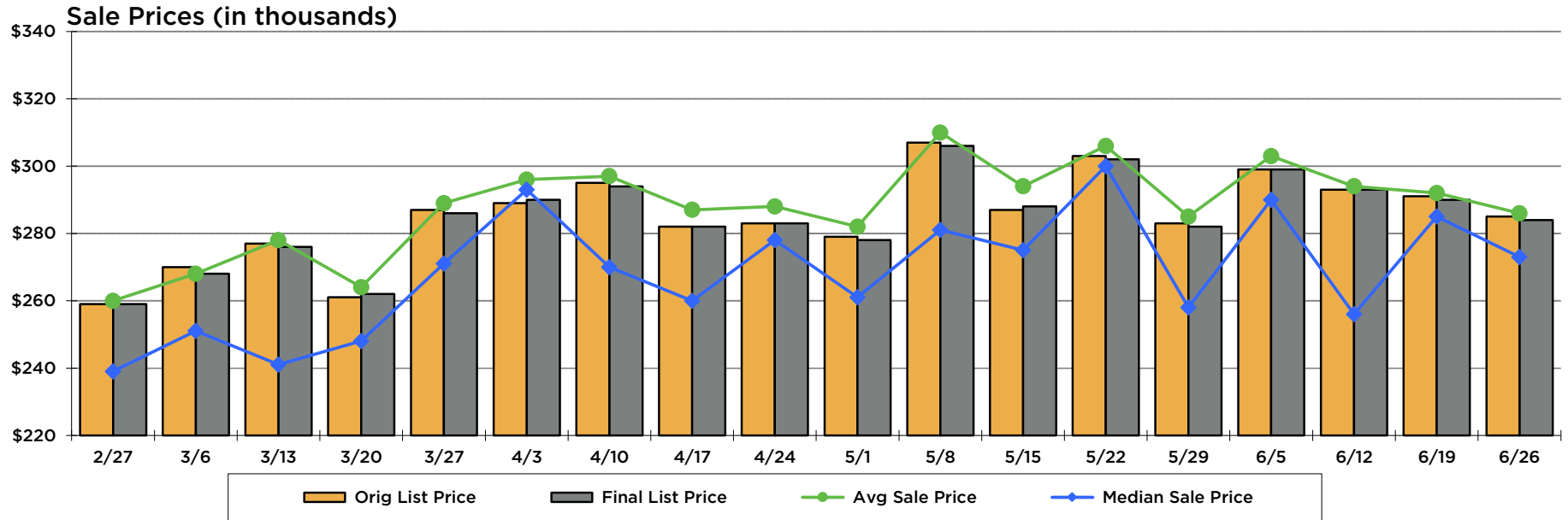
**Monday Morning Quarterback**  
06/26/2022 - 07/02/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>245</b>	100	40	64	28	13	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	245	100	40	64	28	13	0
<b>Active Listings</b>	<b>1,293</b>	416	197	331	178	159	12
Bank Owned	1	0	0	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,291	415	197	330	178	159	12
<b>Months of Inventory</b>	<b>1.22</b>	0.96	1.14	1.19	1.47	2.82	0.00
<b><i>List Price</i></b>							
Average Original List Price	\$285,219	\$179,213	\$272,224	\$340,733	\$431,671	\$551,899	\$0
Average Final List Price	\$284,238	\$179,261	\$270,094	\$339,544	\$427,771	\$553,858	\$0
<b><i>Sale Price</i></b>							
Average Price	\$286,234	\$179,762	\$269,097	\$343,068	\$435,662	\$556,335	\$0
Median Price	\$272,500	\$185,000	\$268,200	\$340,550	\$431,000	\$550,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$981	\$48	-\$2,130	-\$1,189	-\$3,900	\$1,959	\$0
Original List to Sale Price - \$	\$1,015	\$549	-\$3,127	\$2,335	\$3,991	\$4,436	\$0
Final List to Sale Price - \$	\$1,996	\$501	-\$997	\$3,524	\$7,891	\$2,477	\$0
Original List to Sale Price - %	100.36%	100.31%	98.85%	100.69%	100.92%	100.80%	0.00%
Final List to Sale Price - %	100.70%	100.28%	99.63%	101.04%	101.84%	100.45%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	18	18	17	15	18	35	0
Combined Avg Days to Contract	18	18	17	15	18	35	0
Avg Days Listing to Closing	51	47	49	49	59	76	0
Avg Days Contract to Close	33	29	33	33	40	40	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,314	964	1,338	1,511	1,759	1,997	0

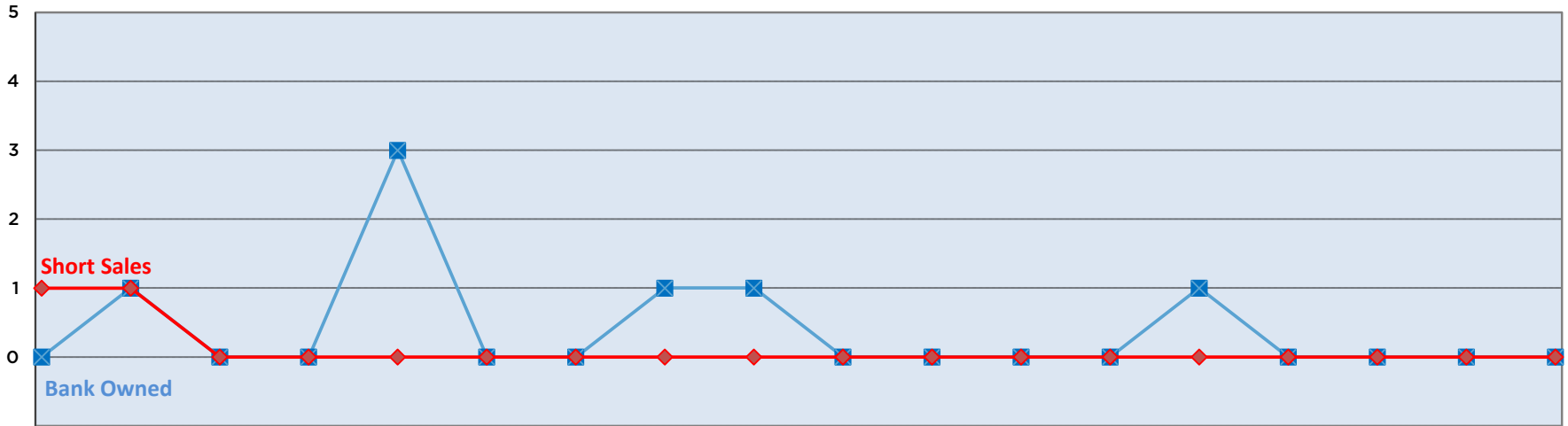


**Condos, Townhomes, Villas**



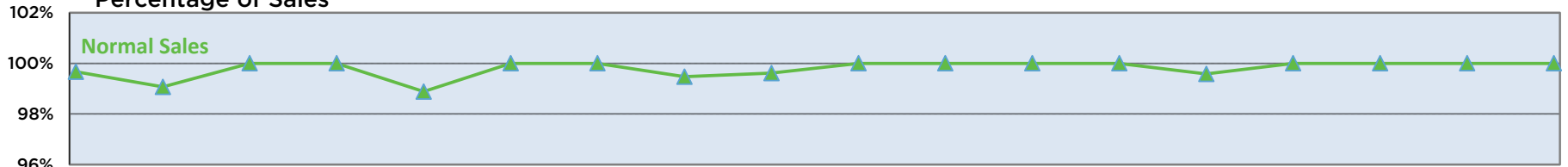
**Condos, Townhomes, Villas**

**Foreclosure Sales**

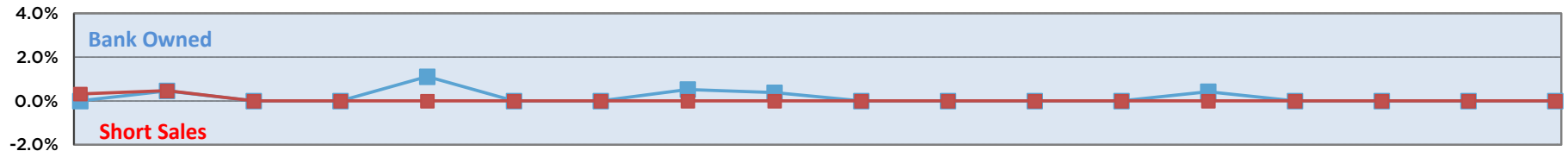


	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26
BO	0	1	0	0	3	0	0	1	1	0	0	0	0	1	0	0	0	0
SS	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	6/19	6/26
Normal Sales	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%	100.0%	100.0%

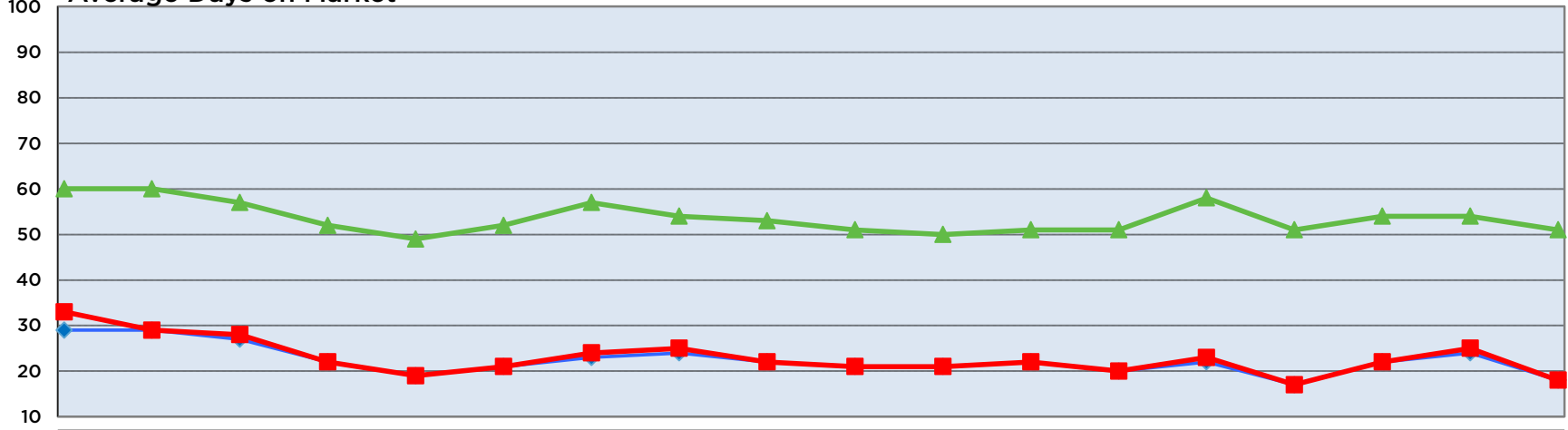


	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26
BO	0.0%	0.5%	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%
SS	0.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



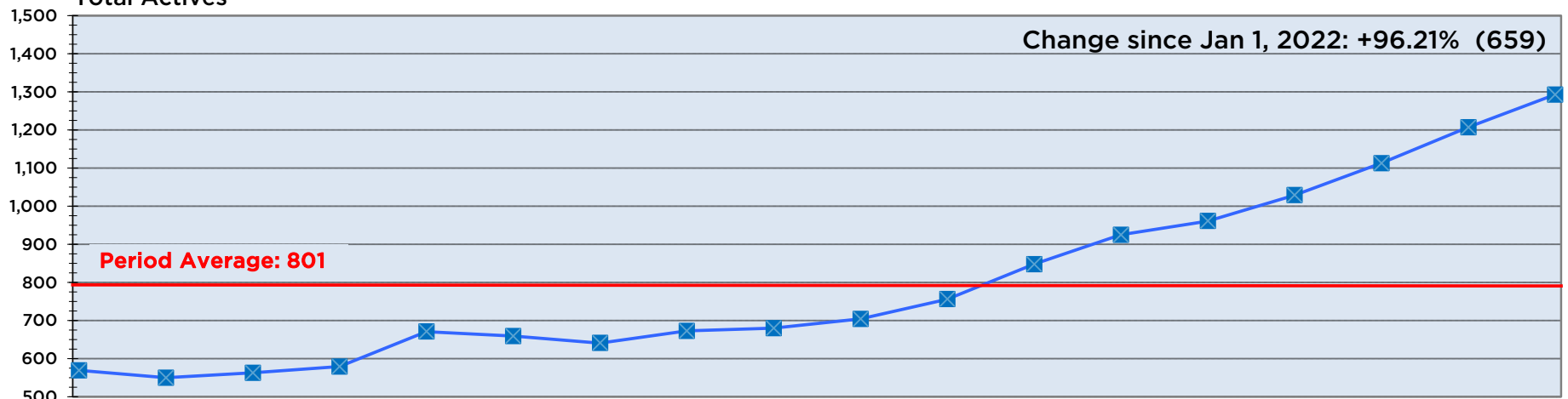
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	6/19	6/26
ListToContract	29	29	27	22	19	21	23	24	22	21	21	22	20	22	17	22	24	18
CombDaysOnMkt	33	29	28	22	19	21	24	25	22	21	21	22	20	23	17	22	25	18
ListToClose	60	60	57	52	49	52	57	54	53	51	50	51	51	58	51	54	54	51

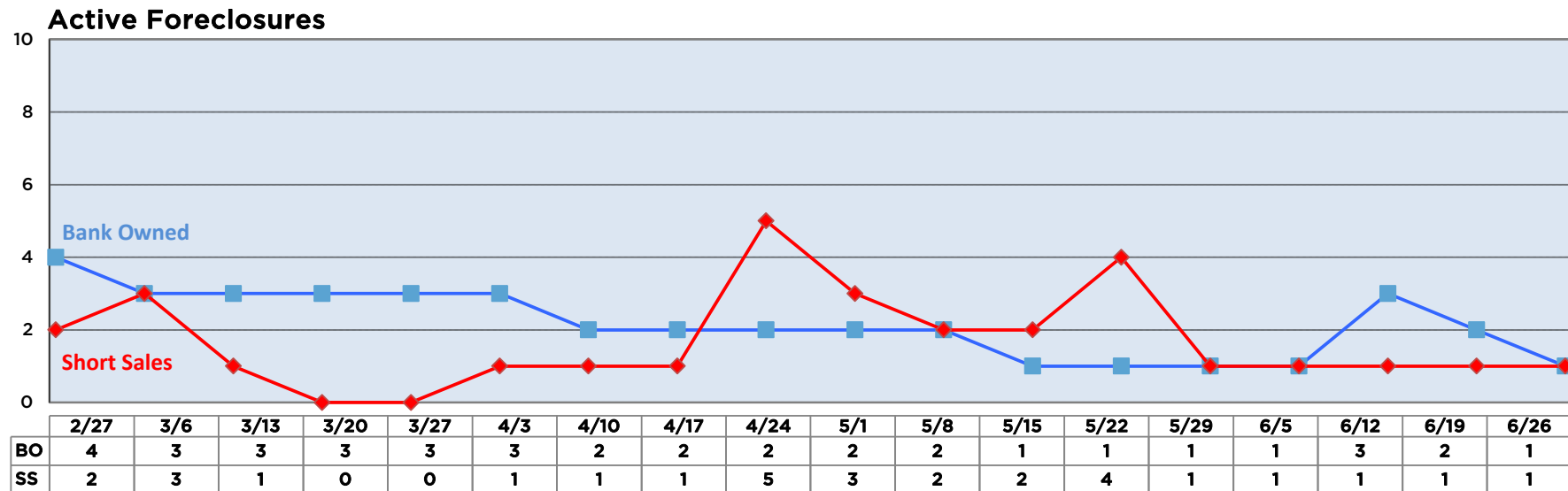
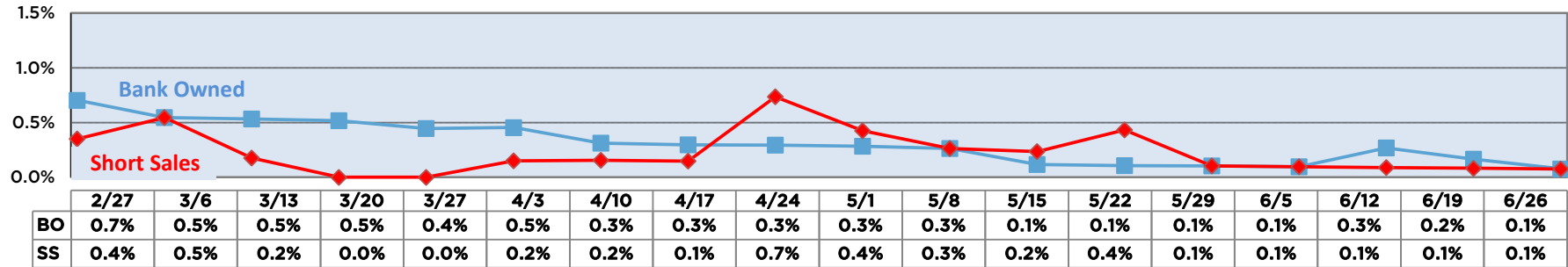
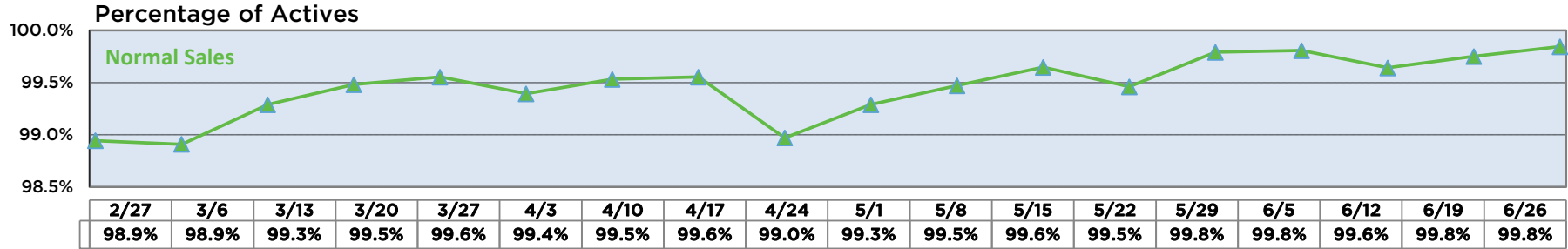
**Total Actives**



	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	6/19	6/26
Total Actives	569	550	563	579	671	659	641	673	680	704	756	848	925	961	1,029	1,113	1,207	1,293



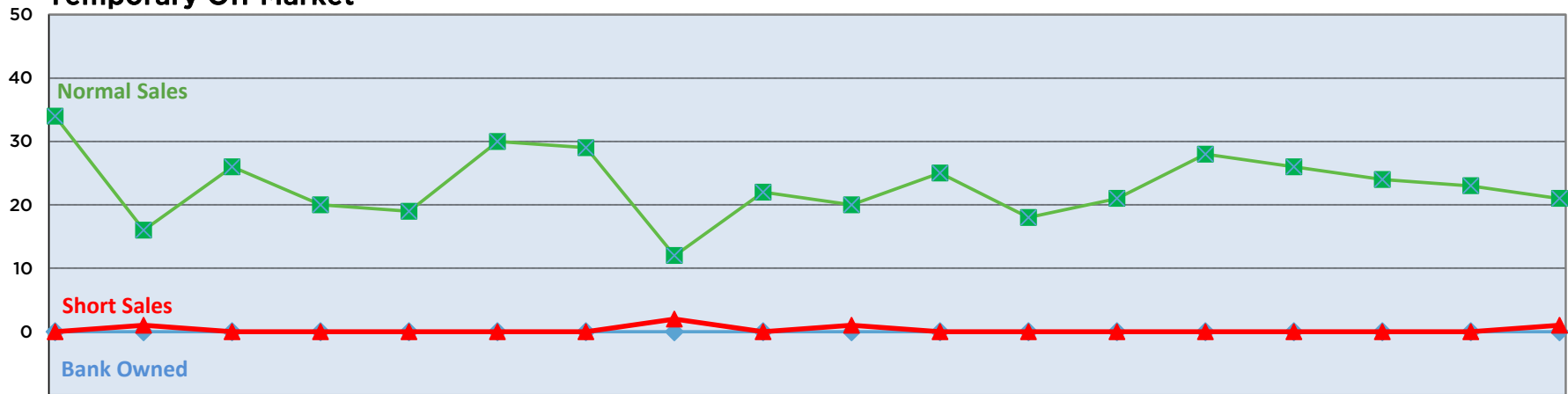
**Condos, Townhomes, Villas**





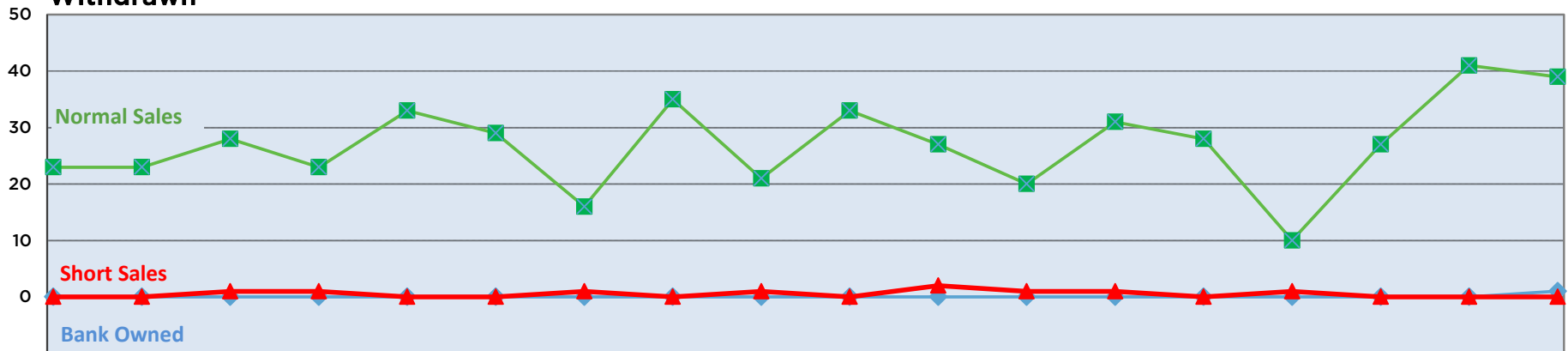
**Condos, Townhomes, Villas**

**Temporary Off Market**



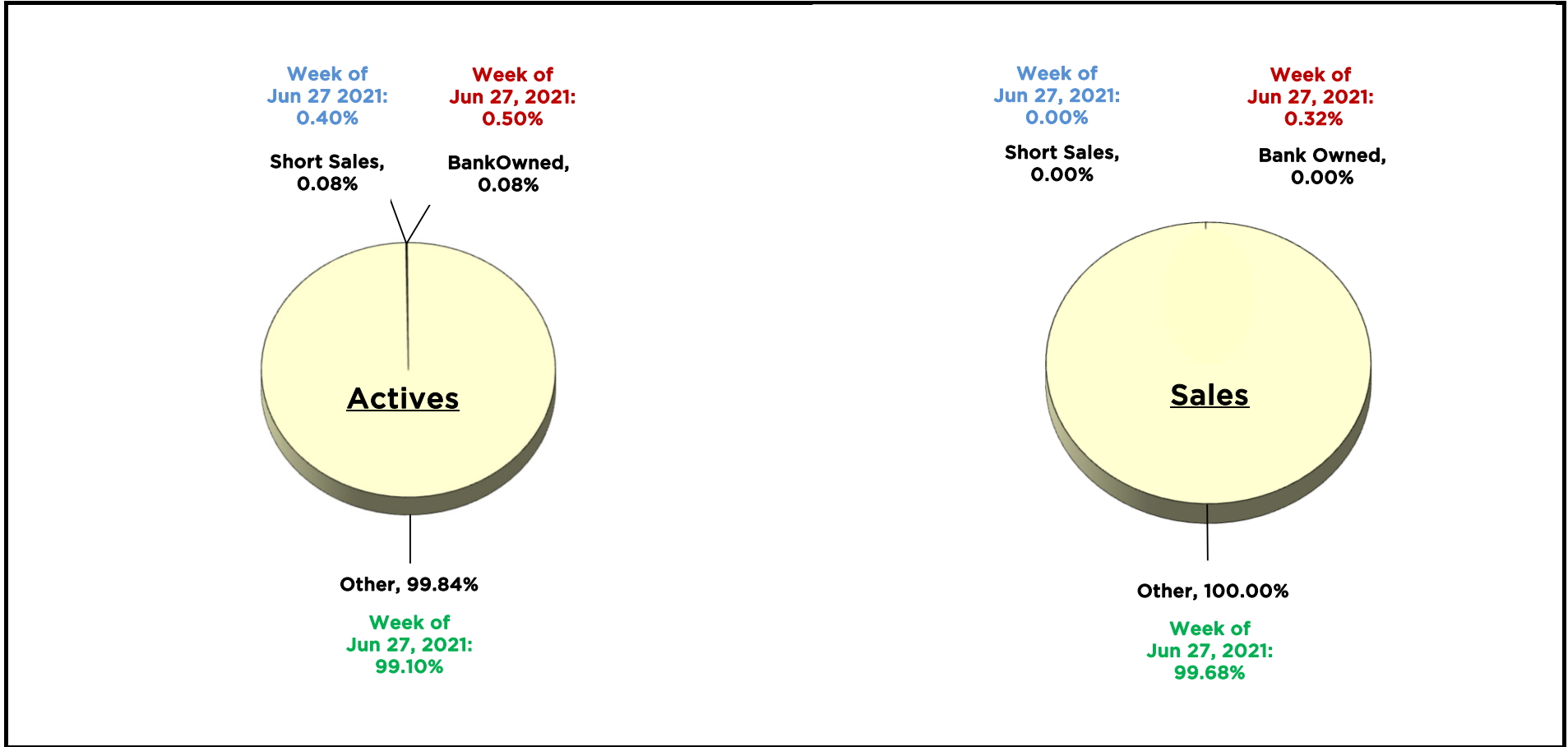
	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26
Norm	34	16	26	20	19	30	29	12	22	20	25	18	21	28	26	24	23	21
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	1

**Withdrawn**



	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	6/19	6/26
Norm	23	23	28	23	33	29	16	35	21	33	27	20	31	28	10	27	41	39
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	0	1	1	0	0	1	0	1	0	2	1	1	0	1	0	0	0

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/26/2022 - 07/02/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$272,500? (± \$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>
<hr/>							
<b>Seminole County</b>		<b>1</b>	<b>\$272,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,138</b>	<b>\$239.02</b>
Sanford / Lake Forest	32771	1	\$272,000	2.0	2.0	1,138	\$239.02
<hr/>							
<b>Osceola County</b>		<b>1</b>	<b>\$272,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,245</b>	<b>\$218.47</b>
Kissimmee / Celebration	34747	1	\$272,000	3.0	2.0	1,245	\$218.47