



Monday Morning Quarterback Summary

Week of July 03, 2022 - July 09, 2022

Single-family existing homes

- Sales of single-family homes decreased to 419 during the week of Jul 03, from 767 the week prior
- The median price of single family homes increased to \$426,600, a change of 0.4%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 8 the week of Jun 26
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory increased by 338, and now sits at 4,431

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 142 during the week of Jul 03, from 245 the week prior
- The median price of condos, townhomes, and villas increased to \$275,000, a change of 0.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Jun 26
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 47, and now sits at 1,340

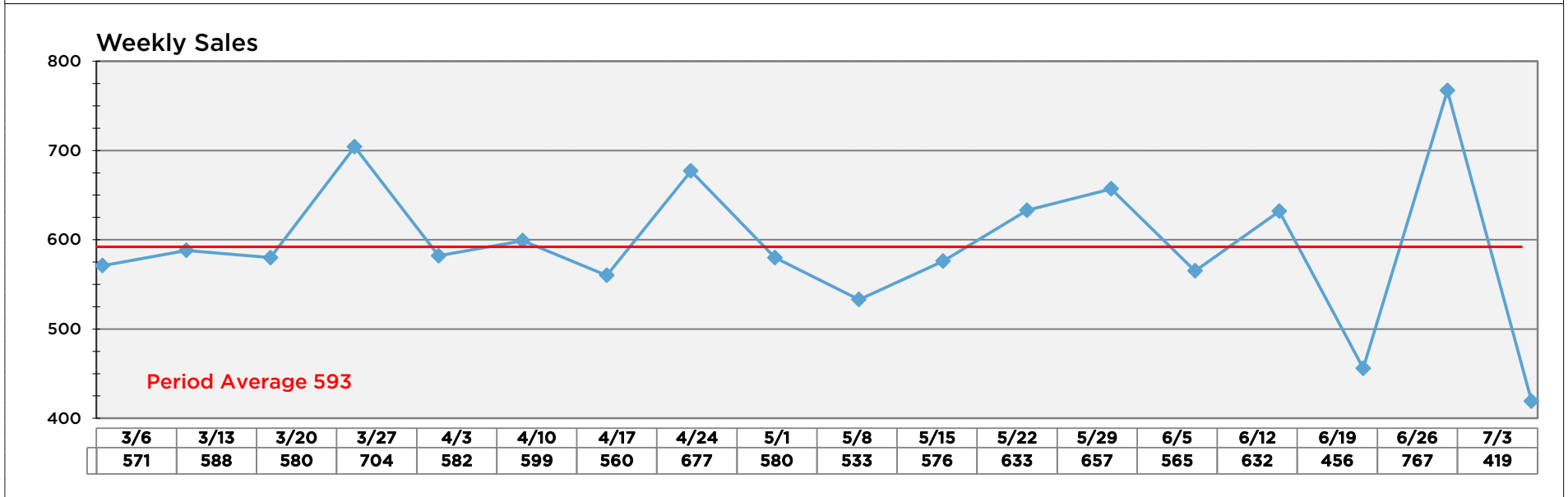
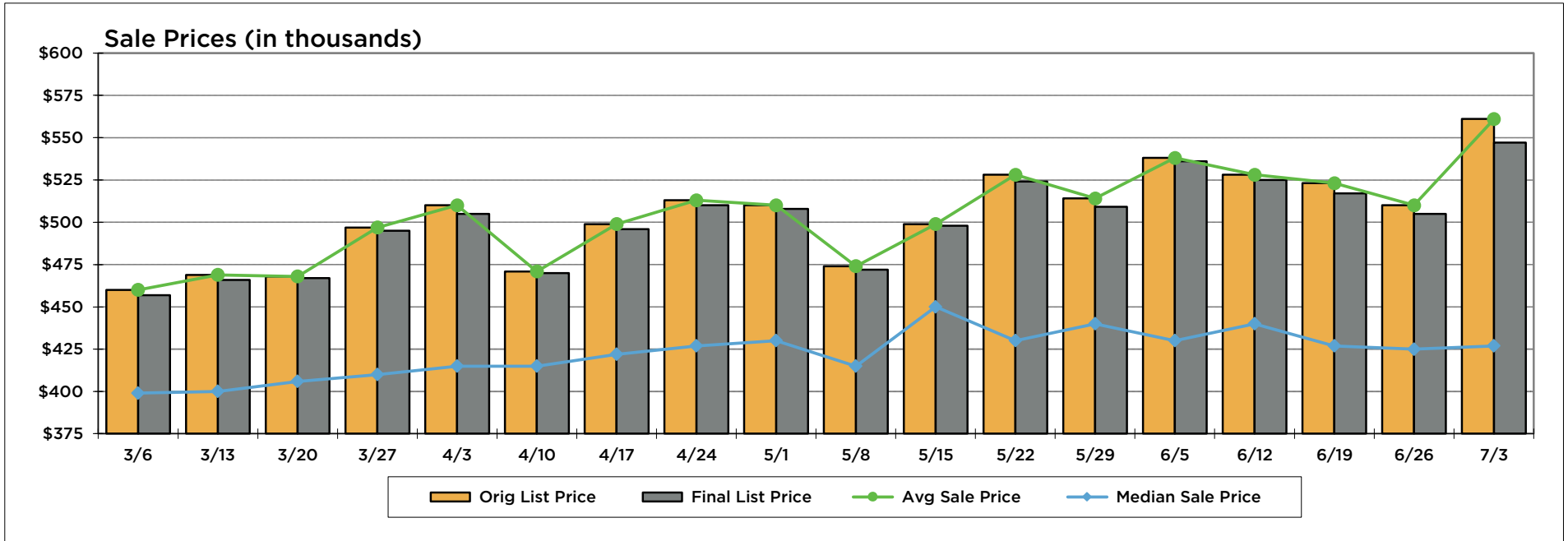
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
07/03/2022 - 07/09/2022
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	419	29	16	121	108	119	26
Bank Owned	2	1	0	0	1	0	0
Short Sales	1	0	0	0	1	0	0
Other	416	28	16	121	106	119	26
Active Listings	4,431	274	236	732	1,012	1,661	516
Bank Owned	17	8	1	5	1	2	0
Short Sales	8	2	1	2	3	0	0
Other	4,406	264	234	725	1,008	1,659	516
Months of Inventory	2.44	2.18	3.40	1.40	2.16	3.22	4.58
<i>List Price</i>							
Average Original List Price	\$561,263	\$204,697	\$283,656	\$354,724	\$445,903	\$667,802	\$2,082,569
Average Final List Price	\$547,340	\$199,697	\$277,600	\$353,095	\$445,439	\$661,511	\$1,905,800
<i>Sale Price</i>							
Average Price	\$539,249	\$194,313	\$279,519	\$355,155	\$443,349	\$659,479	\$1,788,635
Median Price	\$426,600	\$210,000	\$280,000	\$357,000	\$435,000	\$630,000	\$1,654,500
<i>Price Differences</i>							
Original to Final List Price	-\$13,923	-\$5,000	-\$6,056	-\$1,629	-\$464	-\$6,291	-\$176,769
Original List to Sale Price - \$	-\$22,014	-\$10,384	-\$4,137	\$431	-\$2,554	-\$8,323	-\$293,934
Final List to Sale Price - \$	-\$8,091	-\$5,384	\$1,919	\$2,060	-\$2,090	-\$2,032	-\$117,165
Original List to Sale Price - %	96.08%	94.93%	98.54%	100.12%	99.43%	98.75%	85.89%
Final List to Sale Price - %	98.52%	97.30%	100.69%	100.58%	99.53%	99.69%	93.85%
<i>Days on the Market</i>							
Avg Days Listing to Contract	20	27	15	15	19	19	41
Combined Avg Days to Contract	20	28	15	15	20	20	41
Avg Days Listing to Closing	56	61	53	49	54	57	79
Avg Days Contract to Close	37	34	38	33	42	38	38
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,170	1,151	1,368	1,600	1,968	2,748	4,636

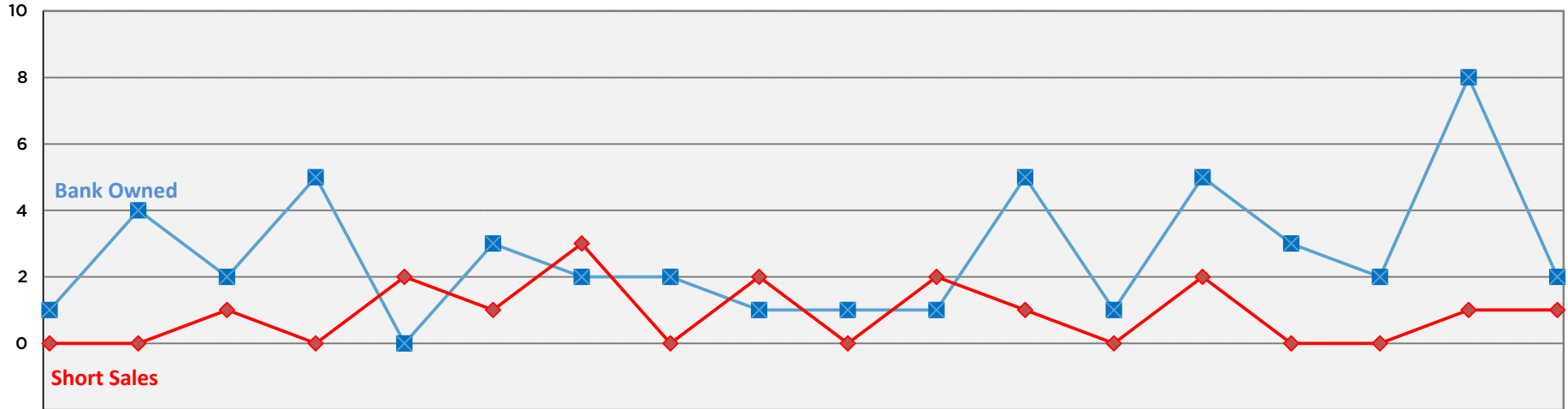
Single Family Homes





Single Family Homes

Foreclosure Sales

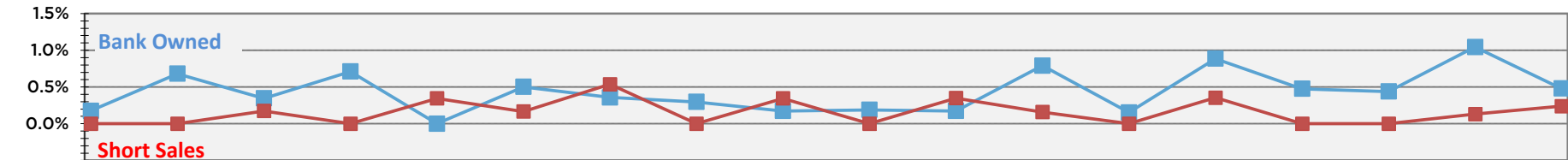


	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3
BO	1	4	2	5	0	3	2	2	1	1	1	5	1	5	3	2	8	2
SS	0	0	1	0	2	1	3	0	2	0	2	1	0	2	0	0	1	1

Percentage of Sales



	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	7/3
Normal Sales	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%	99.3%

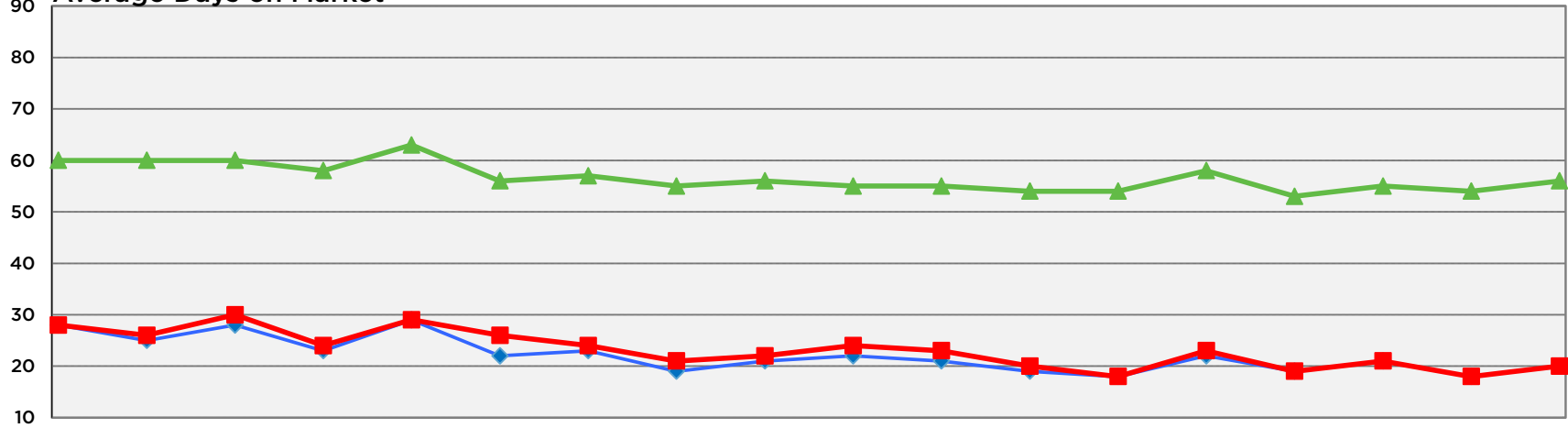


	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3
BO	0.2%	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%	0.2%	0.8%	0.2%	0.9%	0.5%	0.4%	1.0%	0.5%
SS	0.0%	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%	0.3%	0.2%	0.0%	0.4%	0.0%	0.0%	0.1%	0.2%



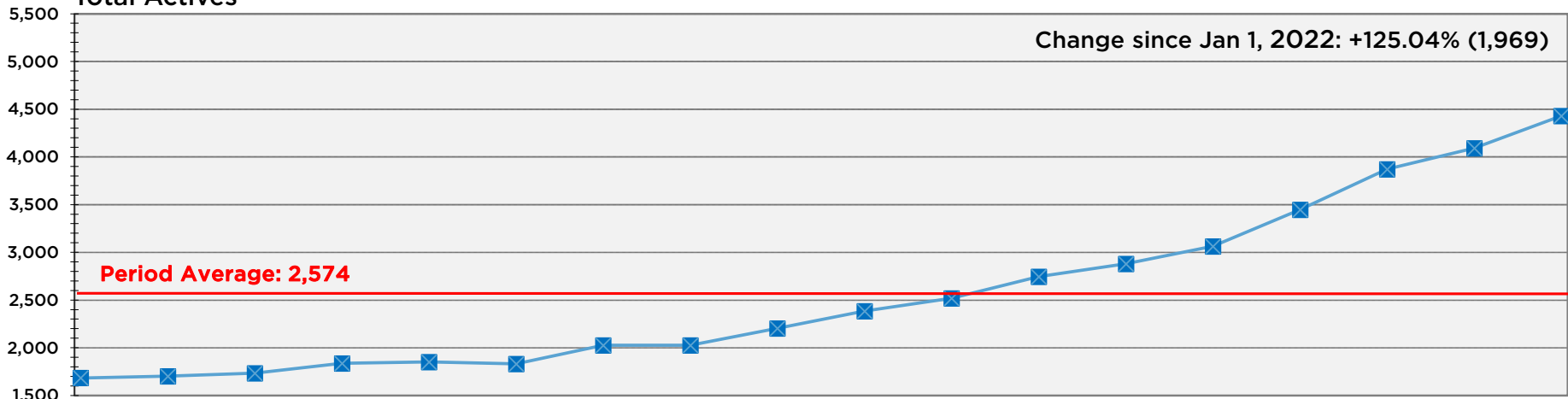
Single Family Homes

Average Days on Market



	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	7/3
ListToContract	28	25	28	23	29	22	23	19	21	22	21	19	18	22	19	21	18	20
CombDaysOnMkt	28	26	30	24	29	26	24	21	22	24	23	20	18	23	19	21	18	20
ListToClose	60	60	60	58	63	56	57	55	56	55	55	54	54	58	53	55	54	56

Total Actives

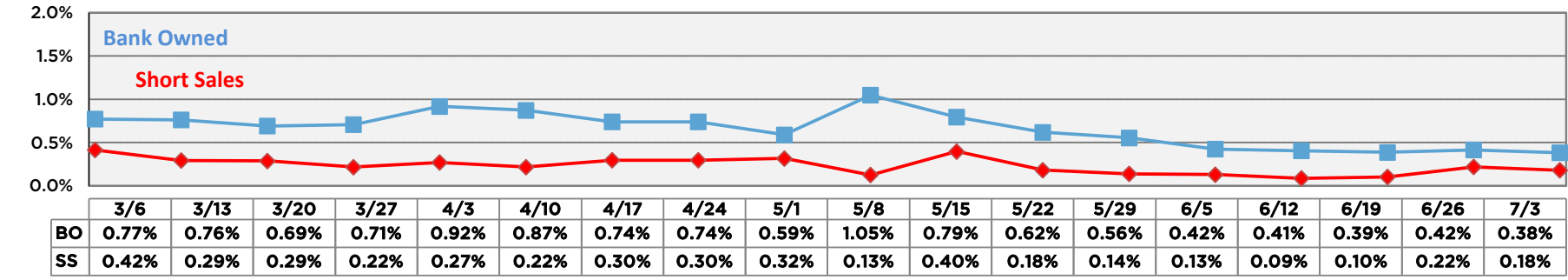
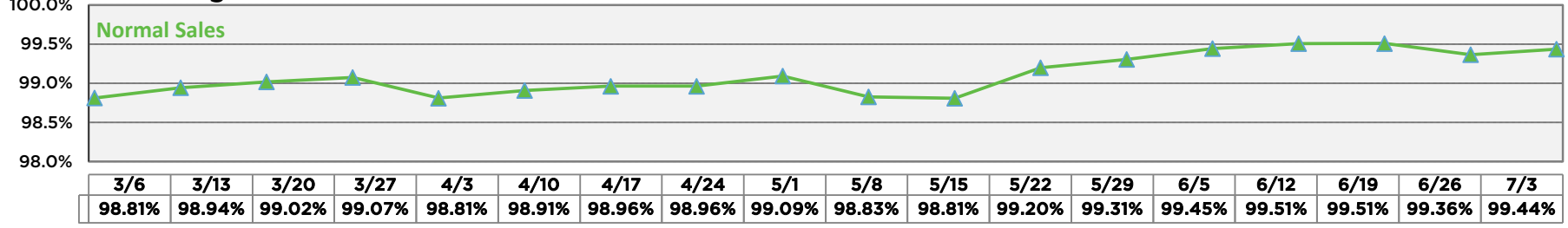


Date	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3
Total Actives	1,685	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431

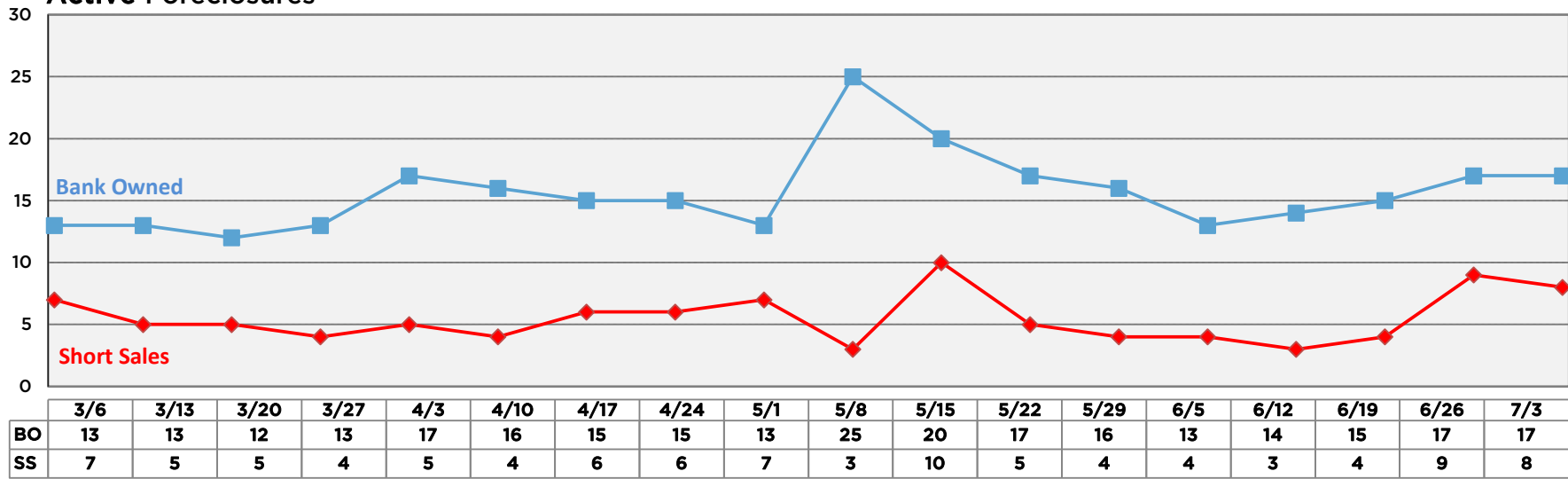


Single Family Homes

Percentage of Actives



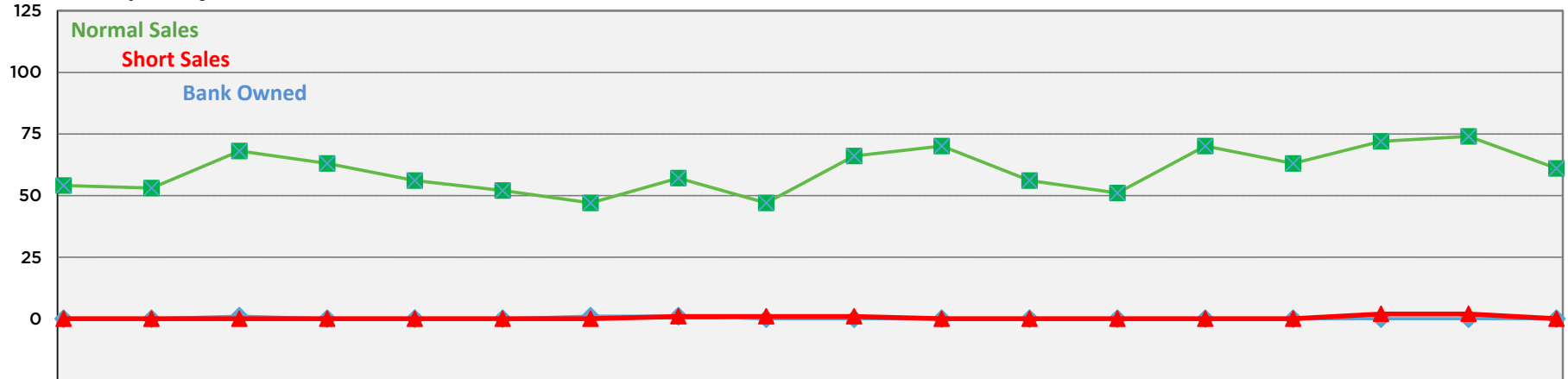
Active Foreclosures





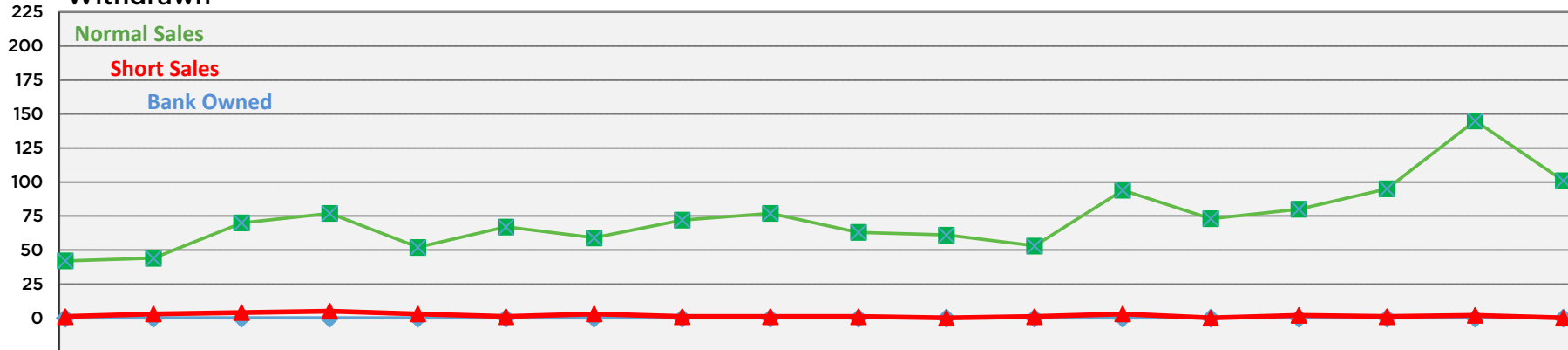
Single Family Homes

Temporary Off Market



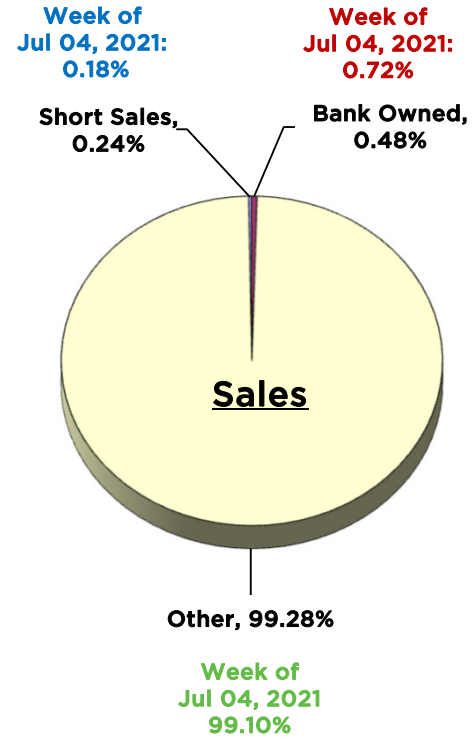
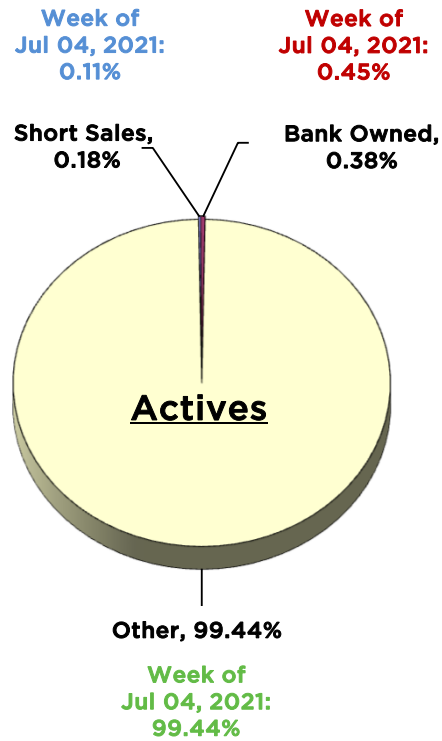
	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3
Norm	54	53	68	63	56	52	47	57	47	66	70	56	51	70	63	72	74	61
BO	0	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	2	2	0

Withdrawn



	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	7/3
Norm	42	44	70	77	52	67	59	72	77	63	61	53	94	73	80	95	145	101
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	3	4	5	3	1	3	1	1	1	0	1	3	0	2	1	2	0

Single Family Homes



Monday Morning Quarterback
07/03/2022 - 07/09/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 4 Single Family Homes available for the Median Price of \$426,600? (± \$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>
Seminole County		1	\$427,000	3.0	2.0	1,651	\$258.63
Altamonte Springs / Forest City	32714	1	\$427,000	3.0	2.0	1,651	\$258.63
Osceola County		1	\$427,000	3.0	2.0	1,971	\$216.64
Kissimmee / Celebration	34747	1	\$427,000	3.0	2.0	1,971	\$216.64
Lake County		2	\$427,000	3.0	2.5	1,908	\$223.79
Tavares / Mt Plymouth	32778	1	\$427,000	3.0	3.0	1,971	\$216.64
Leesburg (East) / Haines Creek	34788	1	\$427,000	3.0	2.0	1,845	\$231.44

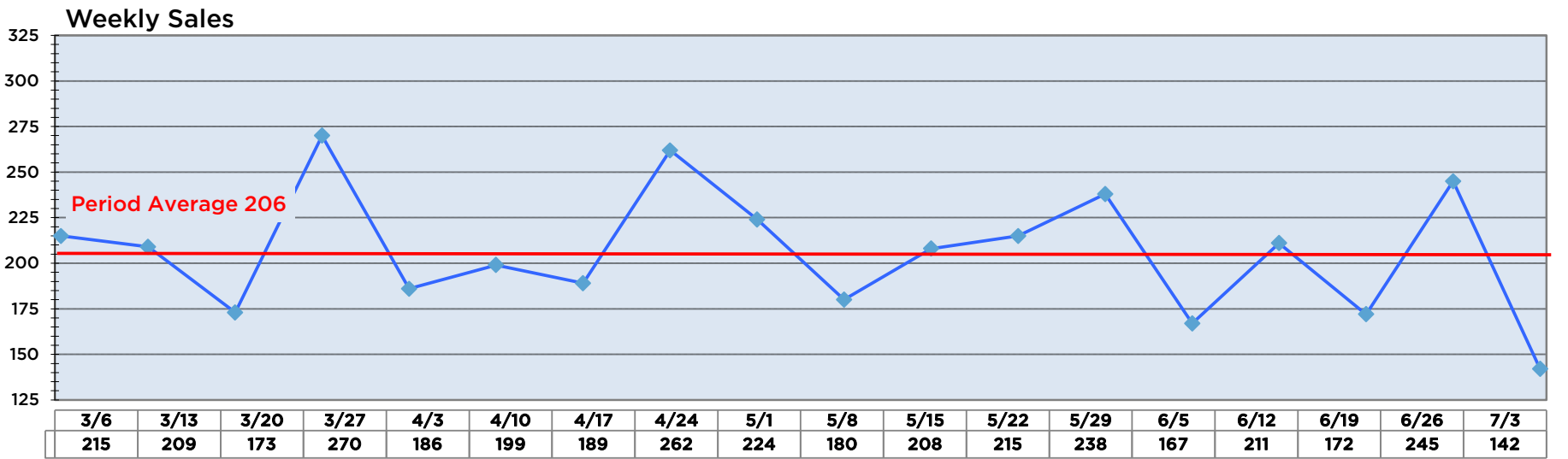
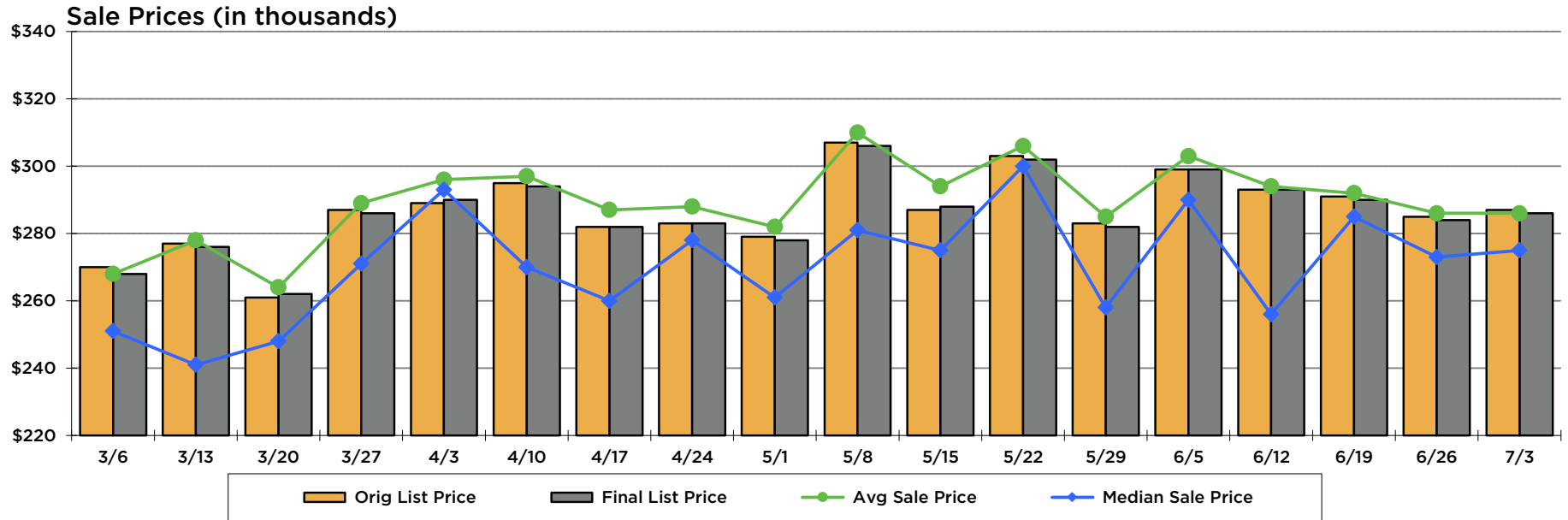
Monday Morning Quarterback
07/03/2022 - 07/09/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	142	63	19	37	16	7	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	140	61	19	37	16	7	0
Active Listings	1,340	424	200	362	181	160	13
Bank Owned	1	0	1	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,338	423	199	362	181	160	13
Months of Inventory	2.18	1.55	2.43	2.26	2.61	5.28	0.00
<i>List Price</i>							
Average Original List Price	\$286,832	\$178,977	\$269,242	\$337,496	\$447,731	\$669,700	\$0
Average Final List Price	\$286,227	\$178,672	\$269,505	\$337,018	\$446,481	\$664,843	\$0
<i>Sale Price</i>							
Average Price	\$286,460	\$180,048	\$275,889	\$336,938	\$445,981	\$641,429	\$0
Median Price	\$275,000	\$187,000	\$275,000	\$330,000	\$442,500	\$590,000	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$605	-\$305	\$263	-\$478	-\$1,250	-\$4,857	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$372	\$1,071	\$6,647	-\$558	-\$1,750	-\$28,271	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$233	\$1,376	\$6,384	-\$80	-\$500	-\$23,414	\$0
<i>Original</i> List to <i>Sale</i> Price - %	99.87%	100.60%	102.47%	99.83%	99.61%	95.78%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	100.08%	100.77%	102.37%	99.98%	99.89%	96.48%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	23	24	12	20	41	20	0
Combined Avg Days to Contract	23	24	12	20	41	20	0
Avg Days Listing to Closing	57	59	44	54	80	46	0
Avg Days Contract to Close	35	37	32	33	39	25	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,342	1,019	1,258	1,544	1,805	2,356	0



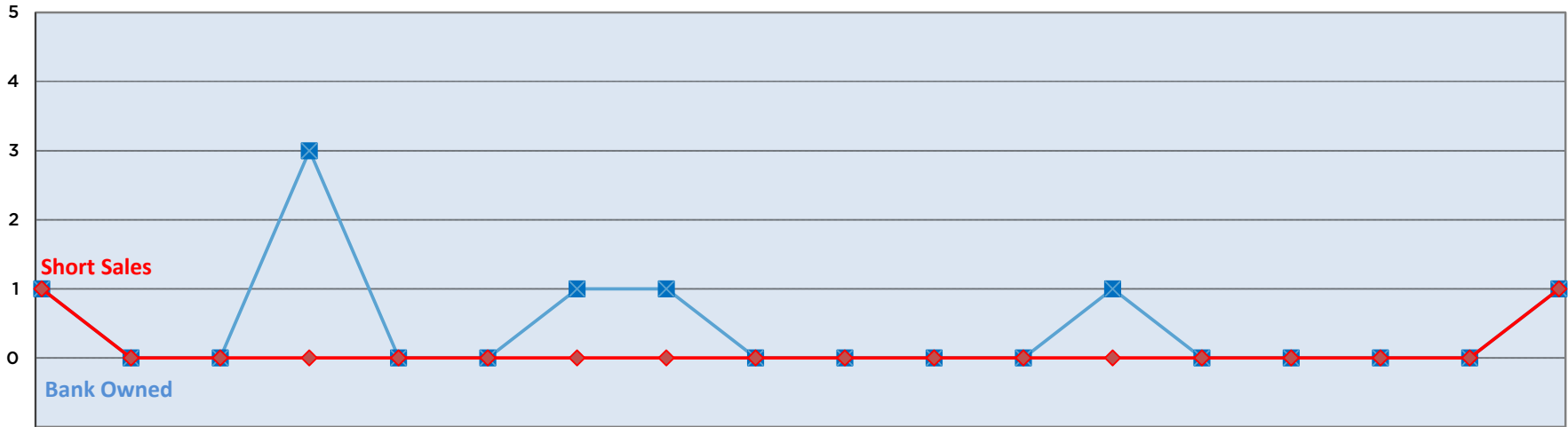
Condos, Townhomes, Villas





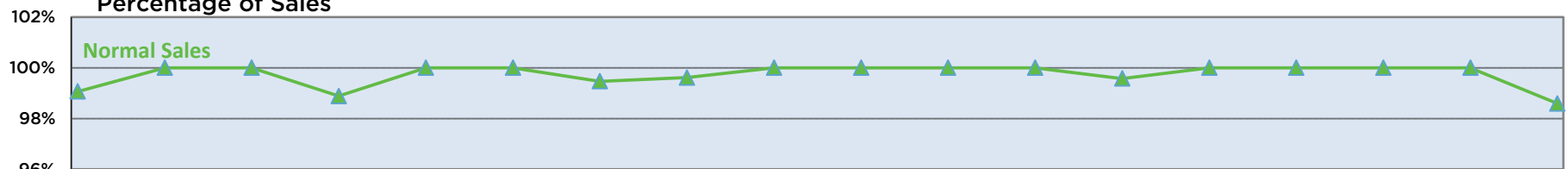
Condos, Townhomes, Villas

Foreclosure Sales

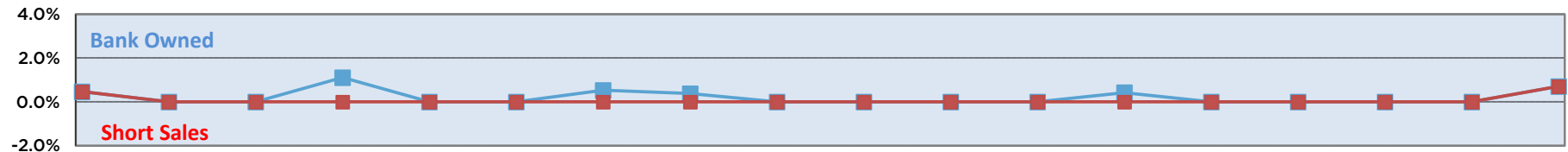


BO	1	0	0	3	0	0	1	1	0	0	0	0	1	0	0	0	0	1
SS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Percentage of Sales



	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	7/3
	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%	98.6%

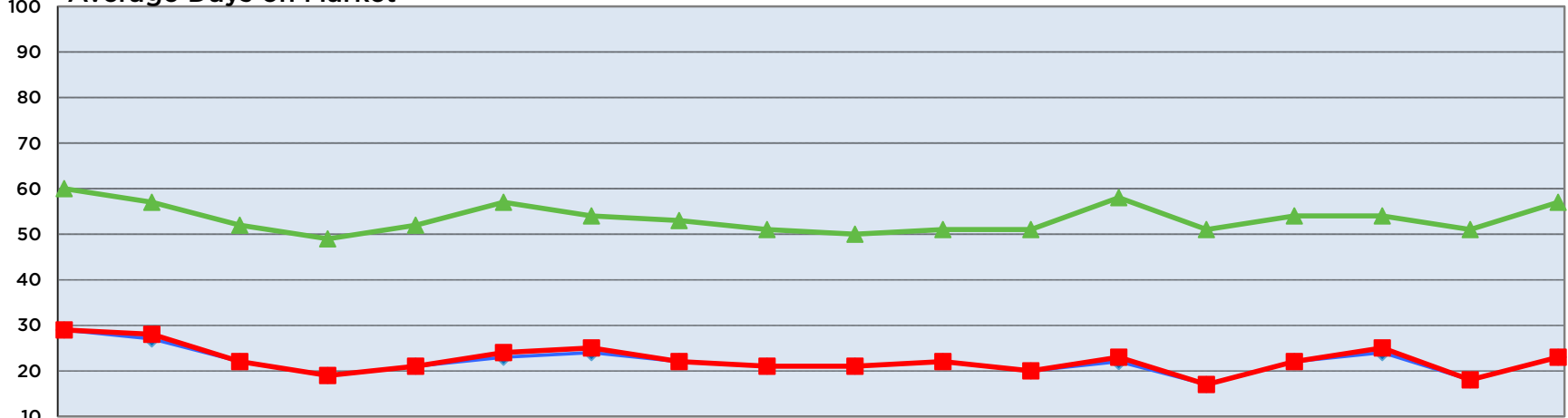


BO	0.5%	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.7%
SS	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%



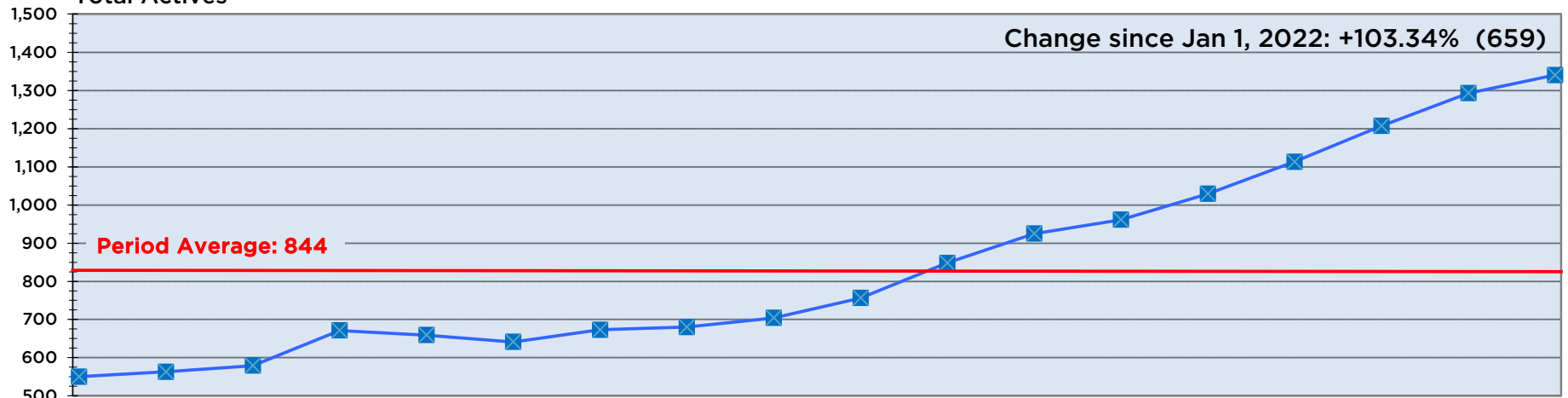
Condos, Townhomes, Villas

Average Days on Market



	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	7/3
ListToContract	29	27	22	19	21	23	24	22	21	21	22	20	22	17	22	24	18	23
CombDaysOnMkt	29	28	22	19	21	24	25	22	21	21	22	20	23	17	22	25	18	23
ListToClose	60	57	52	49	52	57	54	53	51	50	51	51	58	51	54	54	51	57

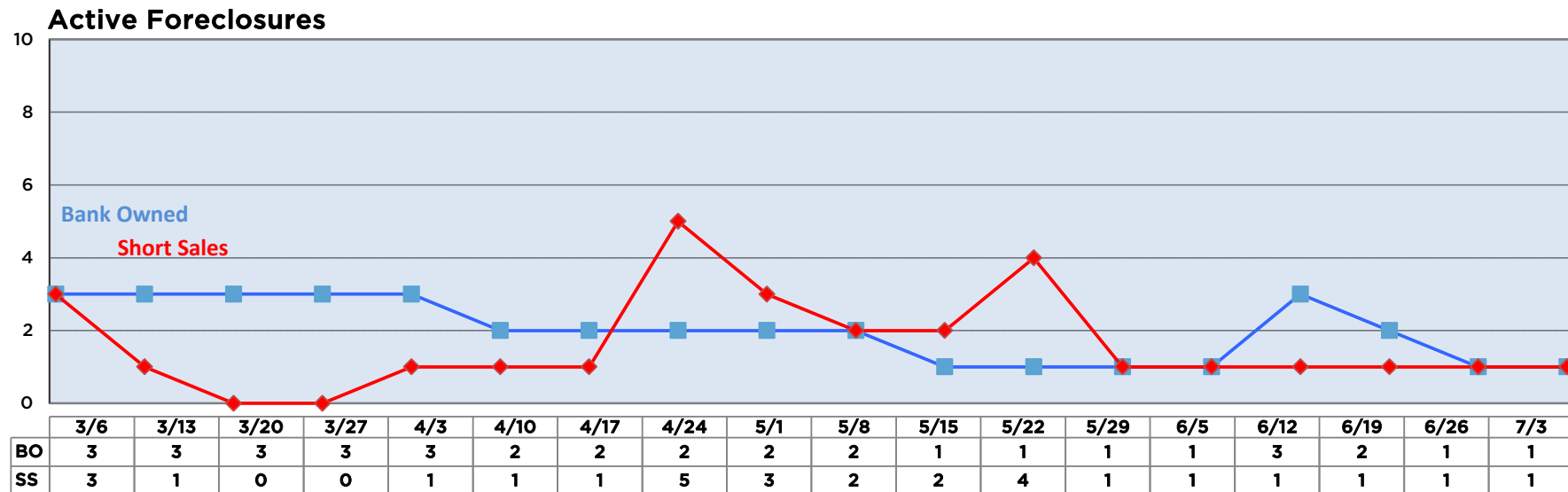
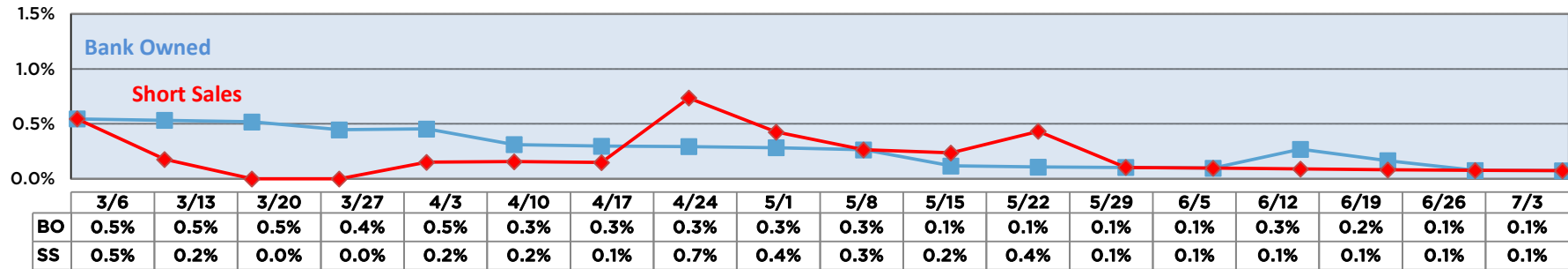
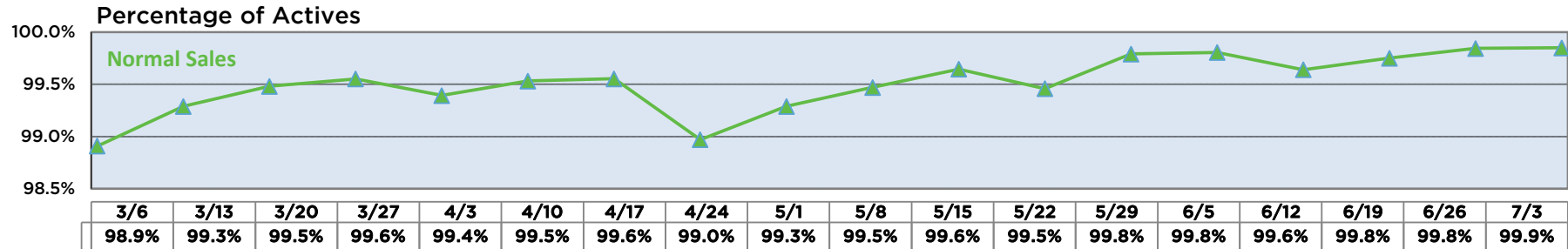
Total Actives



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Total Actives	550	563	579	671	659	641	673	680	704	756	848	925	961	1,029	1,113	1,207	1,293	1,340



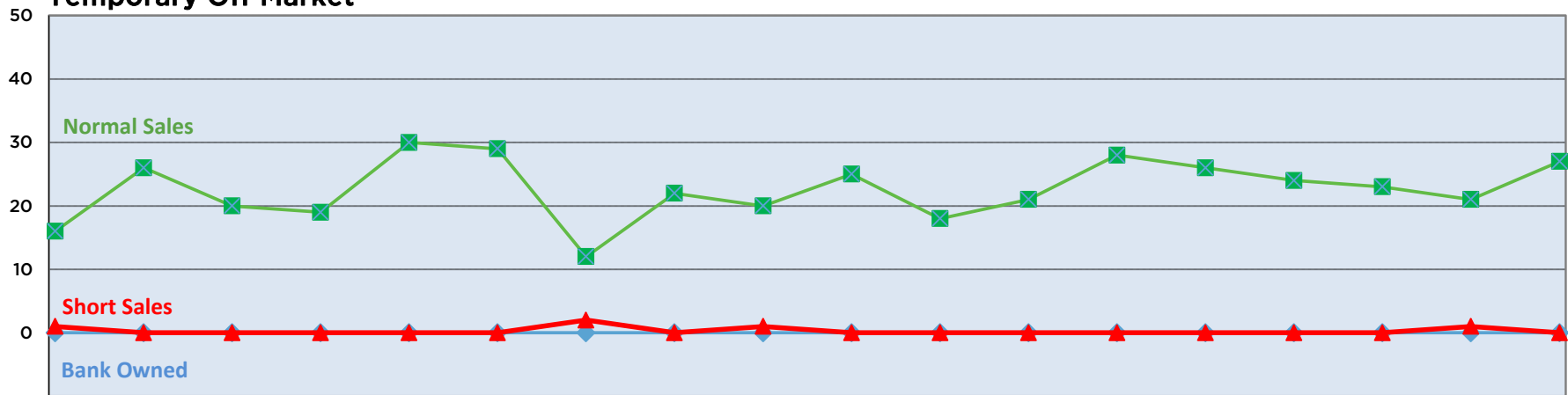
Condos, Townhomes, Villas





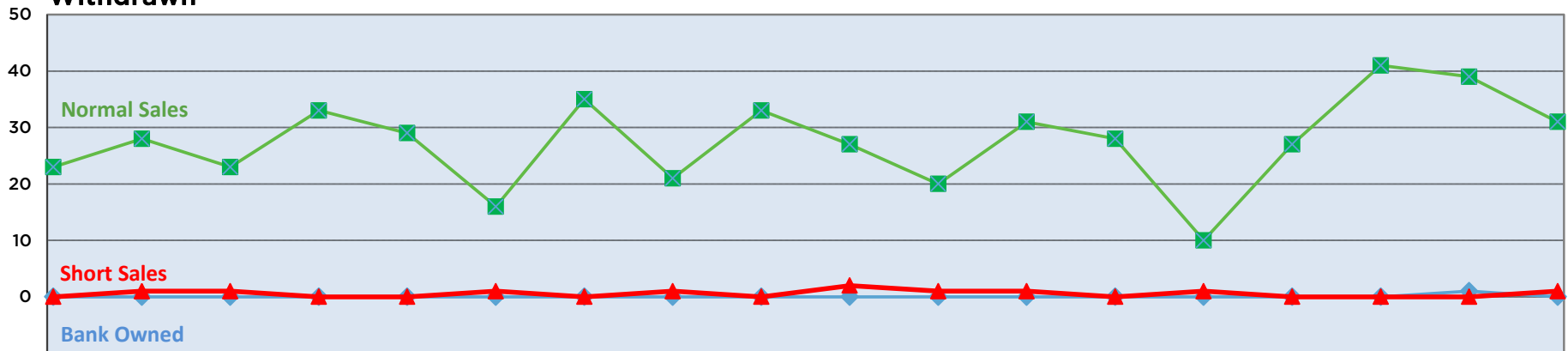
Condos, Townhomes, Villas

Temporary Off Market



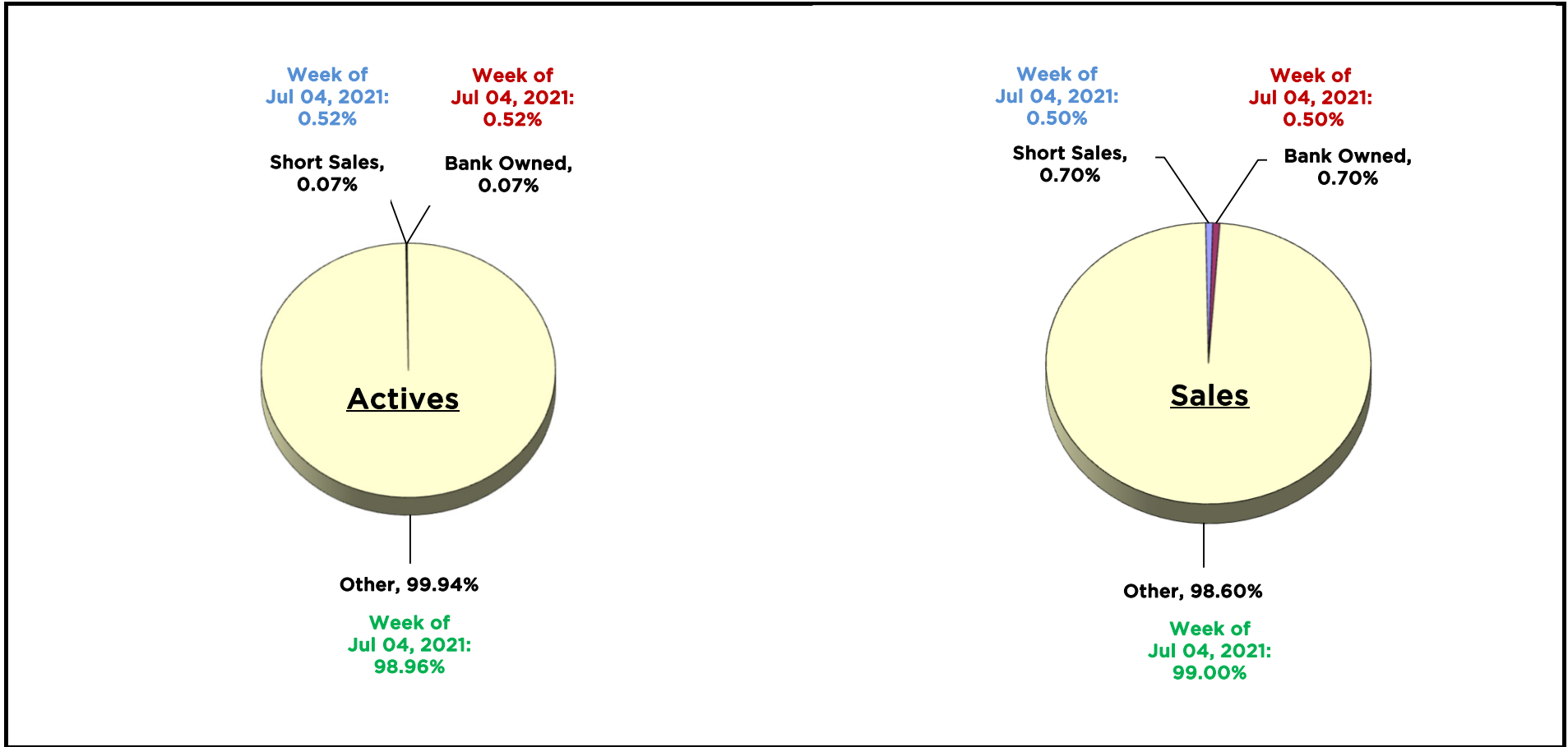
	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3
Norm	16	26	20	19	30	29	12	22	20	25	18	21	28	26	24	23	21	27
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	1	0

Withdrawn



	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	7/3
Norm	23	28	23	33	29	16	35	21	33	27	20	31	28	10	27	41	39	31
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	0	1	1	0	0	1	0	1	0	2	1	1	0	1	0	0	0	1

Condos, Townhomes, Villas



Monday Morning Quarterback
07/03/2022 - 07/09/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 12 Condos, Townhomes, or Villas available for the Median Price of \$275,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Lake Mary / Heathrow	32746	1	\$274,500	2.0	2.0	1,494	\$183.73
Orange County		7	\$274,957	2.9	1.9	1,202	\$228.78
Pine Hills / Rosemont	32808	1	\$275,000	3.0	2.0	1,368	\$201.02
Sand Lake / Bay Hill	32819	1	\$274,900	3.0	2.0	1,146	\$239.88
Williamsburg / Lake Bryan	32821	2	\$275,000	3.0	2.0	1,104	\$249.09
Research Park	32826	1	\$274,900	2.0	2.0	1,278	\$215.10
Hunters Creek	32837	1	\$275,000	3.0	1.0	1,012	\$271.74
Ocoee	34761	1	\$274,900	3.0	2.0	1,401	\$196.22
Osceola County		4	\$206,250	2.3	1.5	927	\$222.49
Davenport	33896	2	\$275,000	3.0	2.0	1,244	\$221.06
Kissimmee (West) / Pleasant Hill	34746	1	\$275,000	3.0	2.0	1,220	\$225.41
Kissimmee / Poinciana	34758	0	\$275,000	2.0	2.0	1,267	\$0.00