



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

***Week of July 10, 2022 - July 16, 2022***

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

- Sales of single-family homes increased to 558 during the week of Jul 10, from 419 the week prior
- The median price of single family homes decreased to \$426,000, a change of -0.1%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 2 the week of Jul 03
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 239, and now sits at 4,670

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

- Sales of condos, townhomes, and villas increased to 171 during the week of Jul 10, from 142 the week prior
- The median price of condos, townhomes, and villas decreased to \$260,000, a change of -5.5%
- The number of condo, townhome and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 57, and now sits at 1,397

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

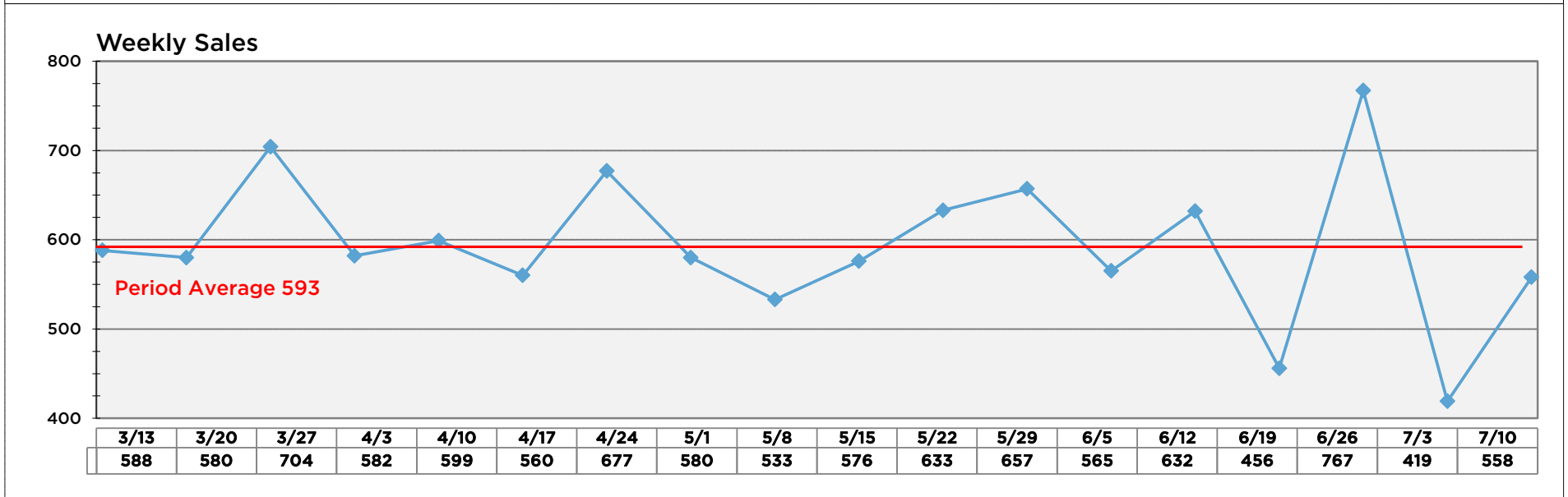
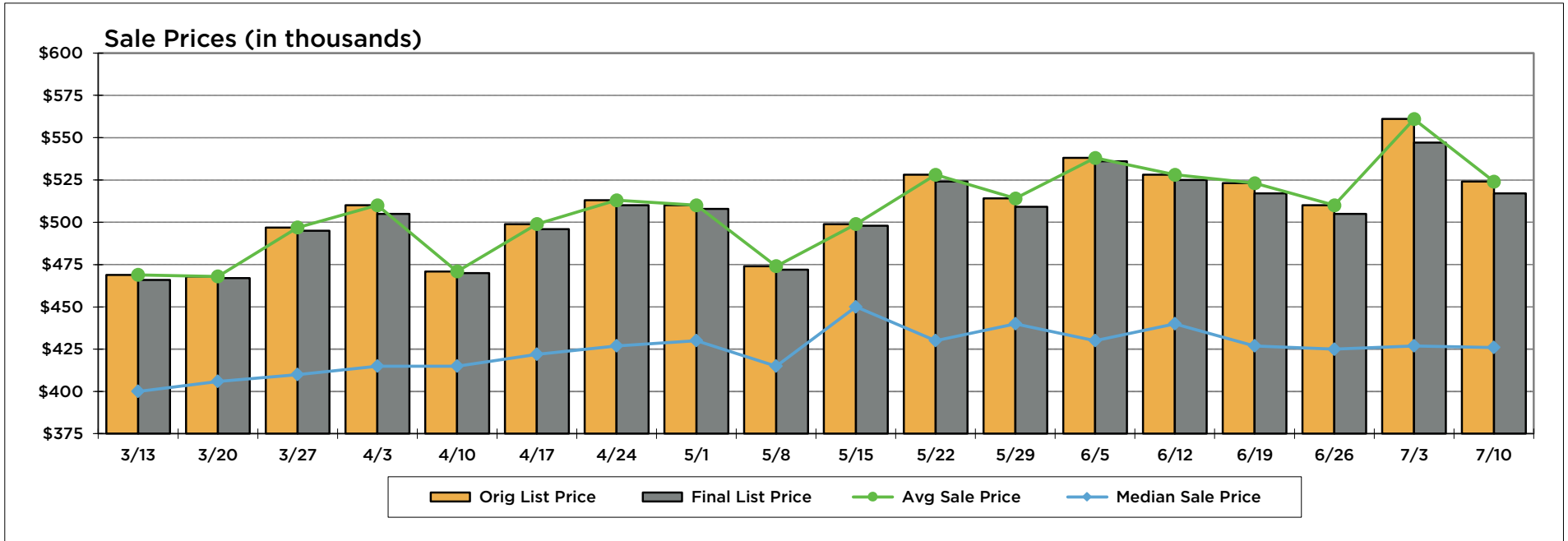
**Monday Morning Quarterback**  
07/10/2022 - 07/16/2022  
Lake, Orange, Osceola & Seminole Counties

**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>558</b>	45	46	136	137	157	37
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	557	45	45	136	137	157	37
<b>Active Listings</b>	<b>4,670</b>	290	241	804	1,067	1,726	542
Bank Owned	16	6	3	4	1	2	0
Short Sales	8	2	1	2	3	0	0
Other	4,646	282	237	798	1,063	1,724	542
<b>Months of Inventory</b>	<b>1.93</b>	1.49	1.21	1.36	1.80	2.54	3.38
<b><i>List Price</i></b>							
Average Original List Price	\$524,405	\$188,064	\$280,347	\$357,201	\$443,298	\$665,528	\$1,552,968
Average Final List Price	\$517,054	\$182,102	\$276,868	\$352,263	\$438,884	\$656,606	\$1,526,049
<b><i>Sale Price</i></b>							
Average Price	\$516,698	\$178,320	\$274,134	\$354,930	\$439,824	\$657,230	\$1,512,735
Median Price	\$426,000	\$200,000	\$278,000	\$360,000	\$440,000	\$625,000	\$1,350,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$7,351	-\$5,962	-\$3,479	-\$4,938	-\$4,414	-\$8,922	-\$26,919
Original List to Sale Price - \$	-\$7,707	-\$9,744	-\$6,213	-\$2,271	-\$3,474	-\$8,298	-\$40,233
Final List to Sale Price - \$	-\$356	-\$3,782	-\$2,734	\$2,667	\$940	\$624	-\$13,314
Original List to Sale Price - %	98.53%	94.82%	97.78%	99.36%	99.22%	98.75%	97.41%
Final List to Sale Price - %	99.93%	97.92%	99.01%	100.76%	100.21%	100.10%	99.13%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	20	26	22	20	19	16	29
Combined Avg Days to Contract	20	26	22	20	19	16	29
Avg Days Listing to Closing	54	56	60	53	52	51	63
Avg Days Contract to Close	34	30	37	34	33	36	34
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	2	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
<b><i>Square Footage</i></b>							
Average Square Feet	2,099	1,202	1,302	1,555	1,944	2,776	3,882



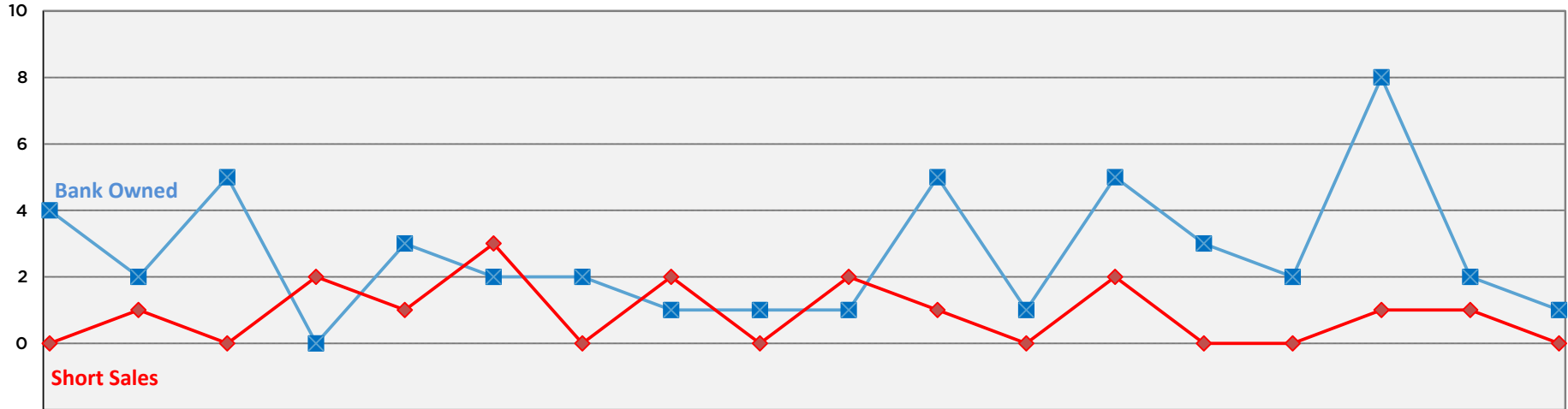
**Single Family Homes**





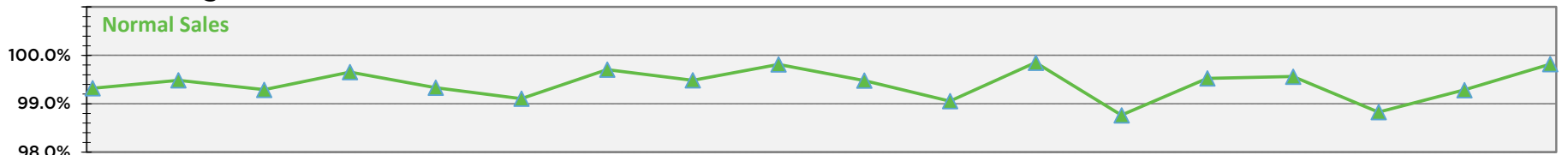
**Single Family Homes**

**Foreclosure Sales**

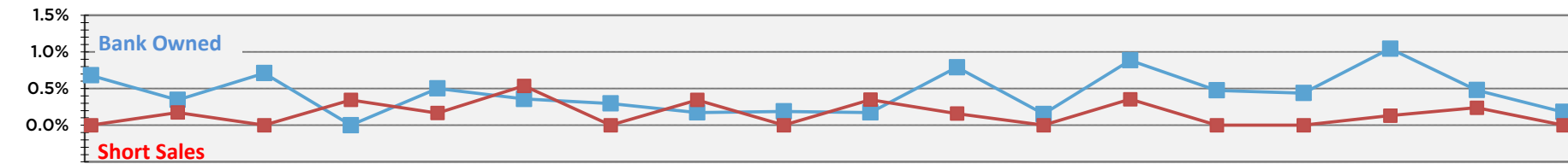


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
<b>BO</b>	4	2	5	0	3	2	2	1	1	1	5	1	5	3	2	8	2	1
<b>SS</b>	0	1	0	2	1	3	0	2	0	2	1	0	2	0	0	1	1	0

**Percentage of Sales**



	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	7/10
<b>Normal Sales</b>	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%	99.8%

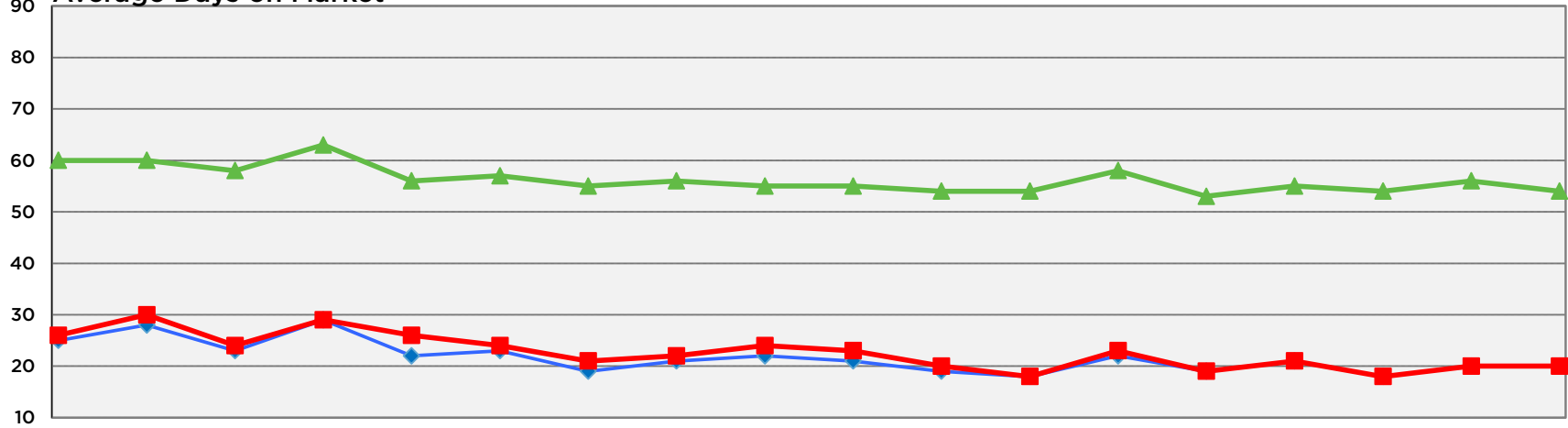


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
<b>BO</b>	0.7%	0.3%	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%	0.2%	0.8%	0.2%	0.9%	0.5%	0.4%	1.0%	0.5%	0.2%
<b>SS</b>	0.0%	0.2%	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%	0.3%	0.2%	0.0%	0.4%	0.0%	0.0%	0.1%	0.2%	0.0%



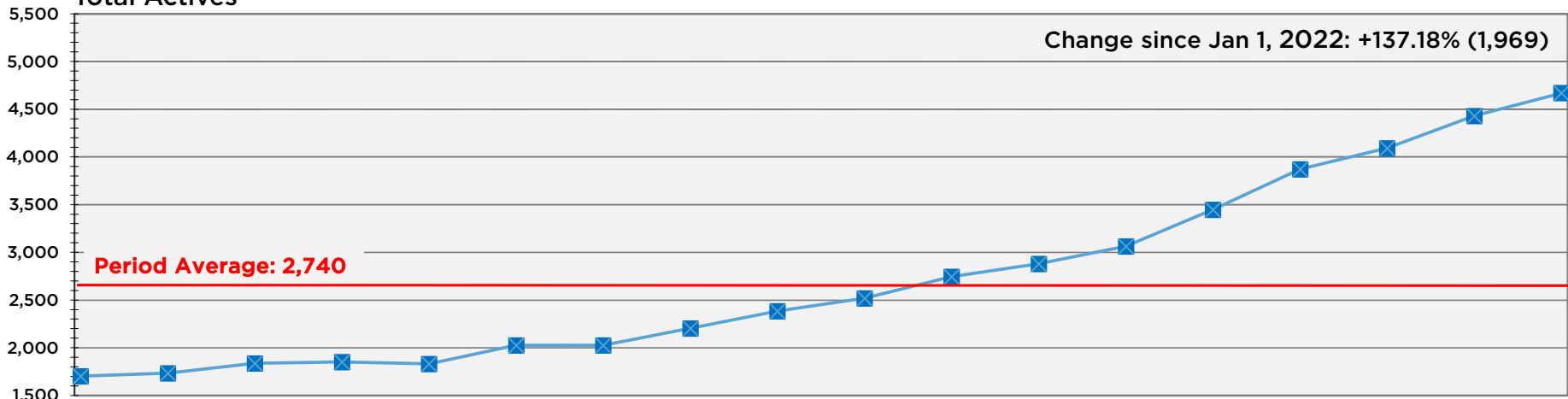
**Single Family Homes**

**Average Days on Market**



	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	7/10
ListToContract	25	28	23	29	22	23	19	21	22	21	19	18	22	19	21	18	20	20
CombDaysOnMkt	26	30	24	29	26	24	21	22	24	23	20	18	23	19	21	18	20	20
ListToClose	60	60	58	63	56	57	55	56	55	55	54	54	58	53	55	54	56	54

**Total Actives**

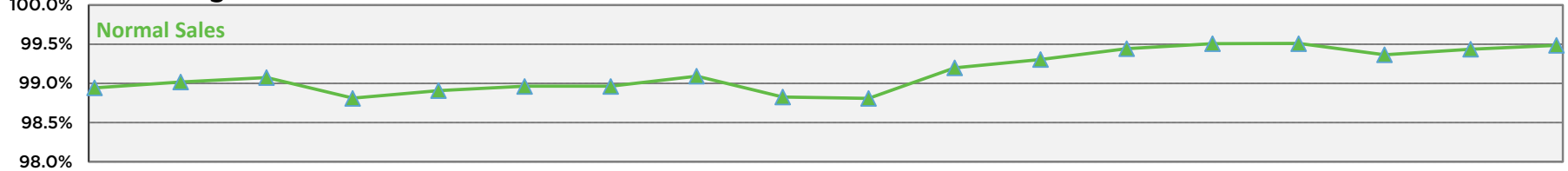


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
Total Actives	1,704	1,733	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670

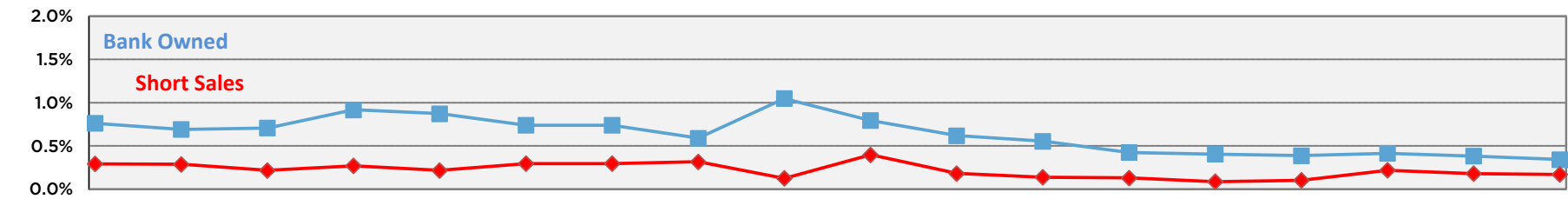


**Single Family Homes**

**Percentage of Actives**

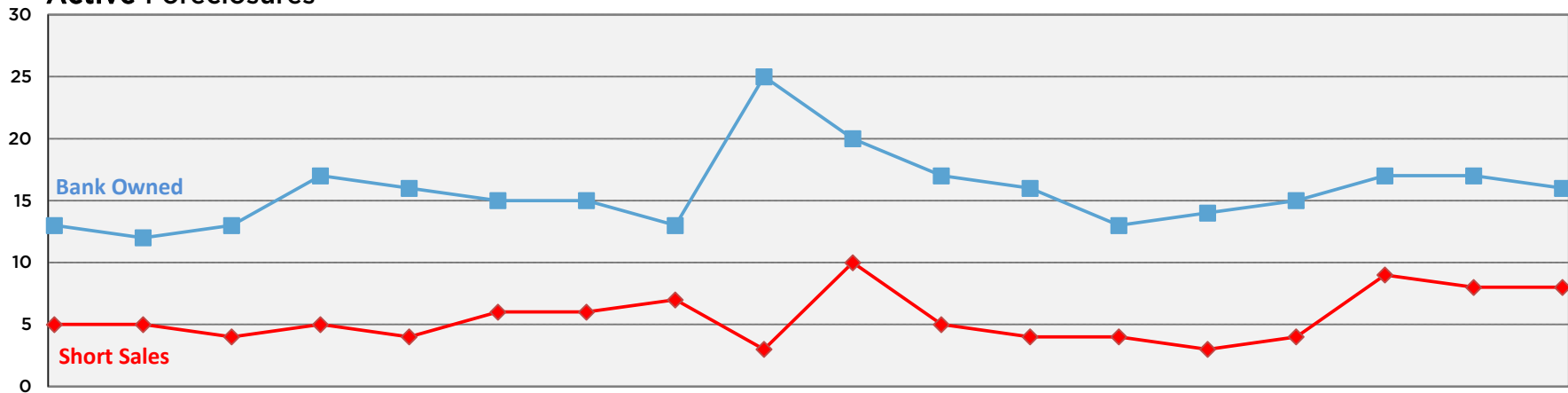


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
Normal Sales	98.94%	99.02%	99.07%	98.81%	98.91%	98.96%	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%



	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	7/10
BO	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%	0.38%	0.34%
SS	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%	0.18%	0.17%

**Active Foreclosures**

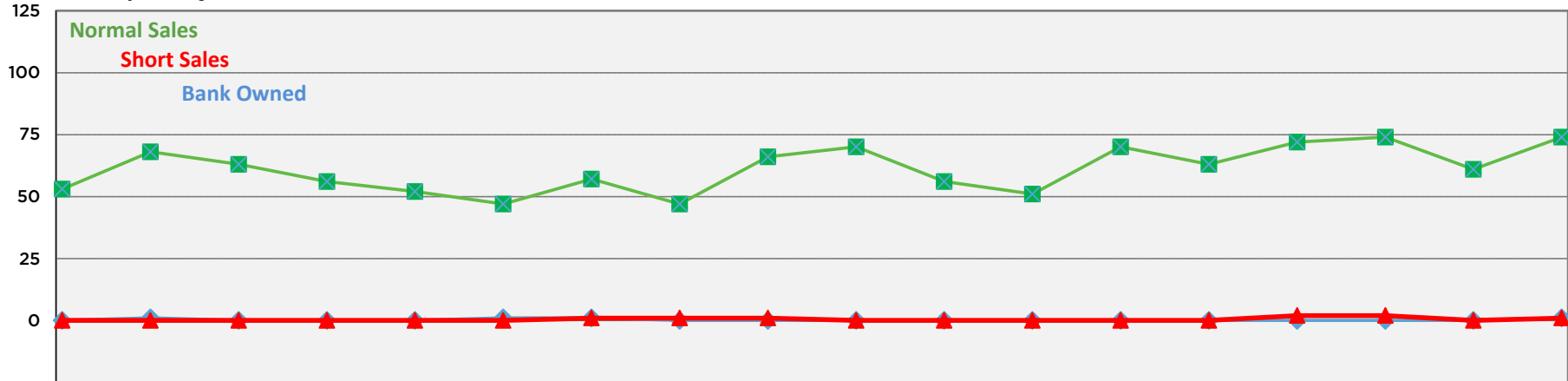


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
BO	13	12	13	17	16	15	15	13	25	20	17	16	13	14	15	17	17	16
SS	5	5	4	5	4	6	6	7	3	10	5	4	4	3	4	9	8	8



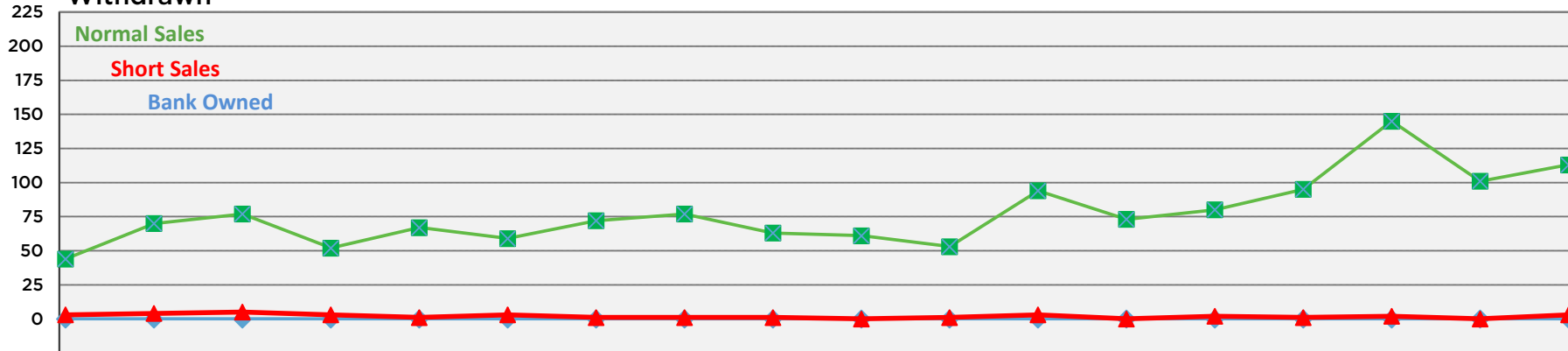
### Single Family Homes

#### Temporary Off Market



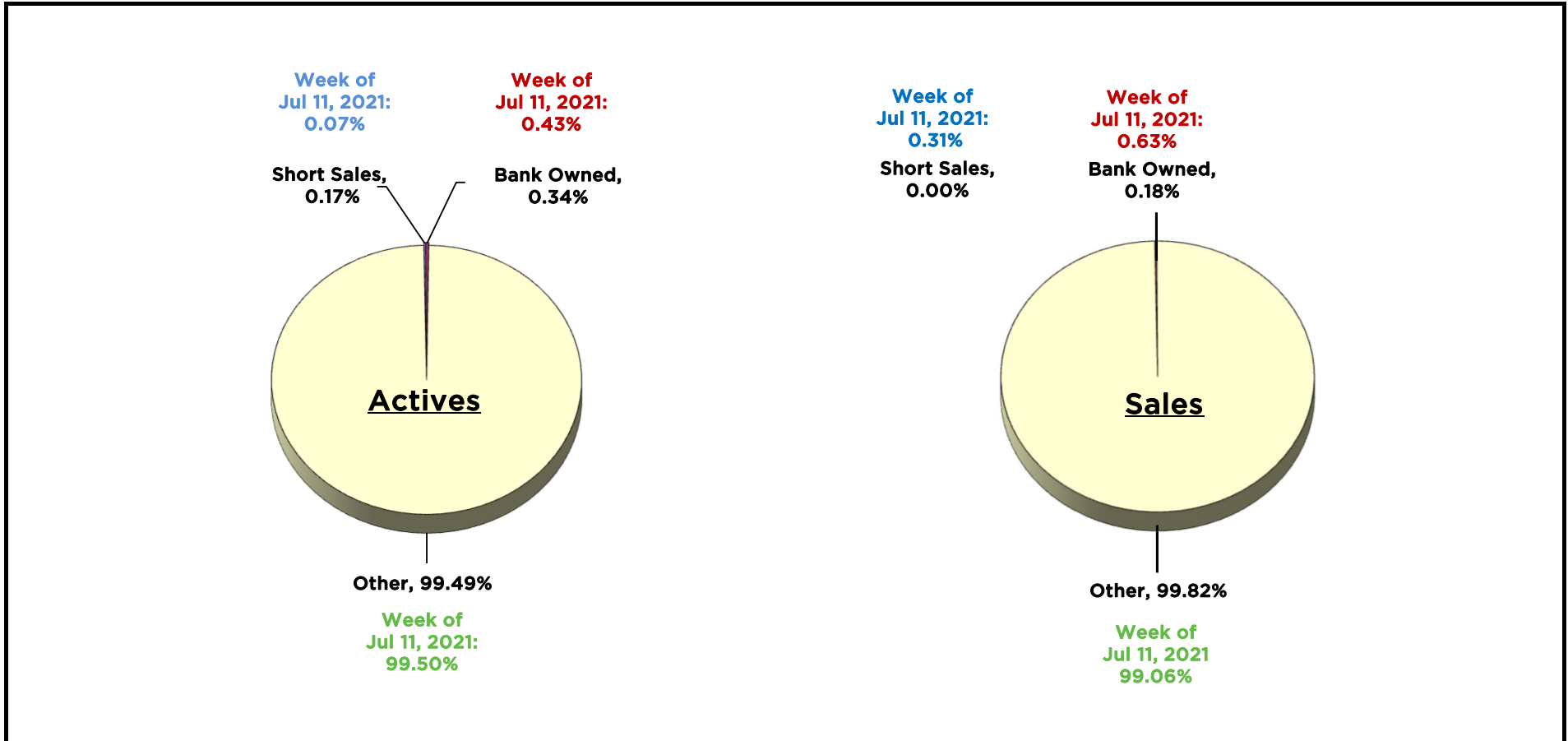
	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
<b>Norm</b>	53	68	63	56	52	47	57	47	66	70	56	51	70	63	72	74	61	74
<b>BO</b>	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1
<b>SS</b>	0	0	0	0	0	0	1	1	1	0	0	0	0	0	2	2	0	1

#### Withdrawn



	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	7/10
<b>Norm</b>	44	70	77	52	67	59	72	77	63	61	53	94	73	80	95	145	101	113
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	3	4	5	3	1	3	1	1	1	0	1	3	0	2	1	2	0	3

**Single Family Homes**



**Monday Morning Quarterback**  
07/10/2022 - 07/16/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 3 Single Family Homes available for the Median Price of \$426,000? ( ± \$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>Orange County</b>		<b>2</b>	<b>\$425,950</b>	<b>4.5</b>	<b>2.5</b>	<b>2,252</b>	<b>\$189.18</b>
Belle Isle / Pine Castle	32809	1	\$425,900	5.0	3.0	2,617	\$162.74
Research Park	32826	1	\$426,000	4.0	2.0	1,886	\$225.87
<b>Lake County</b>		<b>1</b>	<b>\$426,000</b>	<b>3.0</b>	<b>3.0</b>	<b>1,971</b>	<b>\$216.13</b>
Tavares / Mt Plymouth	32778	1	\$426,000	3.0	3.0	1,971	\$216.13

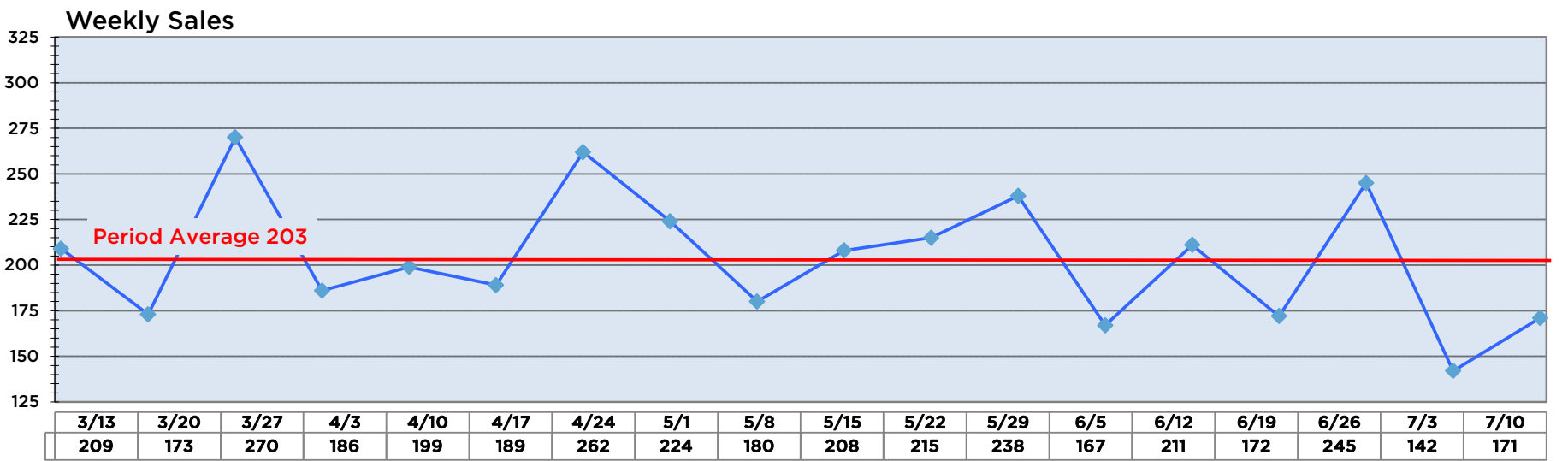
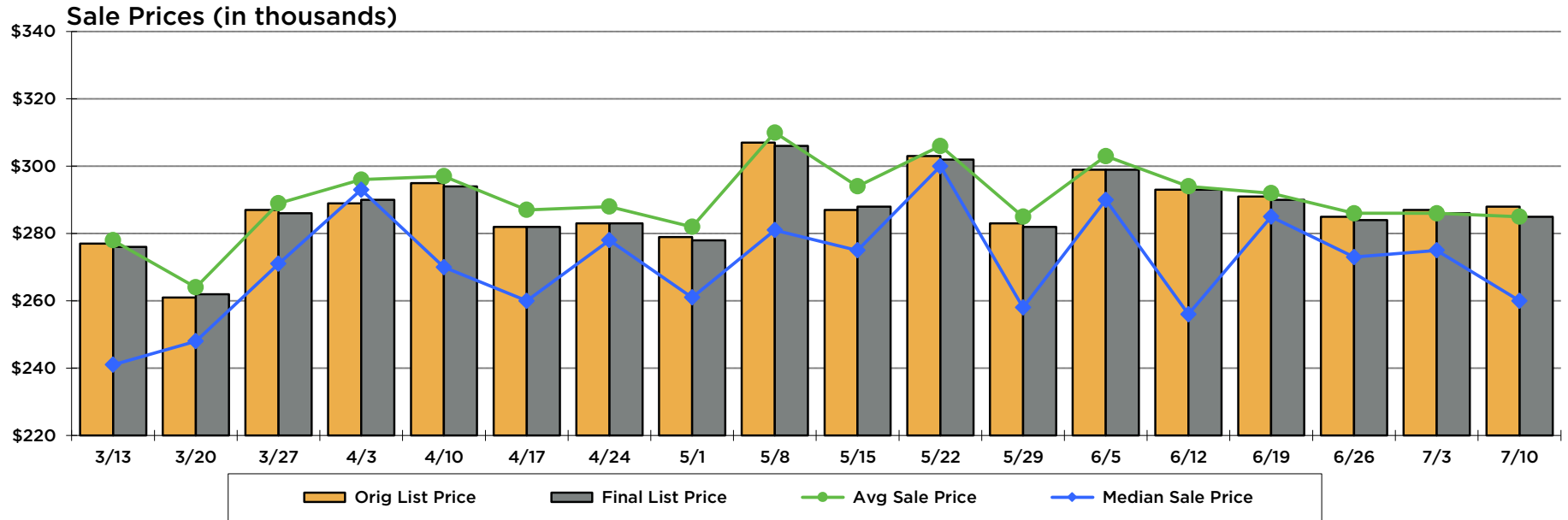
**Monday Morning Quarterback**  
07/10/2022 - 07/16/2022  
Lake, Orange, Osceola & Seminole Counties

**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>171</b>	<b>80</b>	<b>29</b>	<b>35</b>	<b>20</b>	<b>6</b>	<b>1</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	170	79	29	35	20	6	1
<b>Active Listings</b>	<b>1,397</b>	<b>462</b>	<b>200</b>	<b>375</b>	<b>192</b>	<b>157</b>	<b>11</b>
Bank Owned	1	0	1	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,395	461	199	375	192	157	11
<b>Months of Inventory</b>	<b>1.89</b>	<b>1.33</b>	<b>1.59</b>	<b>2.47</b>	<b>2.22</b>	<b>6.04</b>	<b>2.54</b>
<b><u>List Price</u></b>							
Average Original List Price	\$288,051	\$188,425	\$275,751	\$336,671	\$443,740	\$646,283	\$1,650,000
Average Final List Price	\$285,216	\$186,833	\$275,279	\$336,071	\$434,340	\$623,817	\$1,650,000
<b><u>Sale Price</u></b>							
Average Price	\$284,820	\$185,136	\$276,172	\$339,786	\$436,495	\$610,333	\$1,600,000
Median Price	\$260,000	\$190,000	\$275,000	\$335,000	\$422,500	\$531,000	\$1,600,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$2,835	-\$1,592	-\$472	-\$600	-\$9,400	-\$22,466	\$0
Original List to Sale Price - \$	-\$3,231	-\$3,289	\$421	\$3,115	-\$7,245	-\$35,950	-\$50,000
Final List to Sale Price - \$	-\$396	-\$1,697	\$893	\$3,715	\$2,155	-\$13,484	-\$50,000
Original List to Sale Price - %	98.88%	98.25%	100.15%	100.93%	98.37%	94.44%	96.97%
Final List to Sale Price - %	99.86%	99.09%	100.32%	101.11%	100.50%	97.84%	96.97%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	22	25	23	17	15	33	0
Combined Avg Days to Contract	23	26	25	17	16	33	0
Avg Days Listing to Closing	52	54	53	48	48	69	50
Avg Days Contract to Close	31	28	31	32	33	35	49
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	2	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	0	1
<b><u>Square Footage</u></b>							
Average Square Feet	1,294	993	1,302	1,549	1,668	2,221	3,081



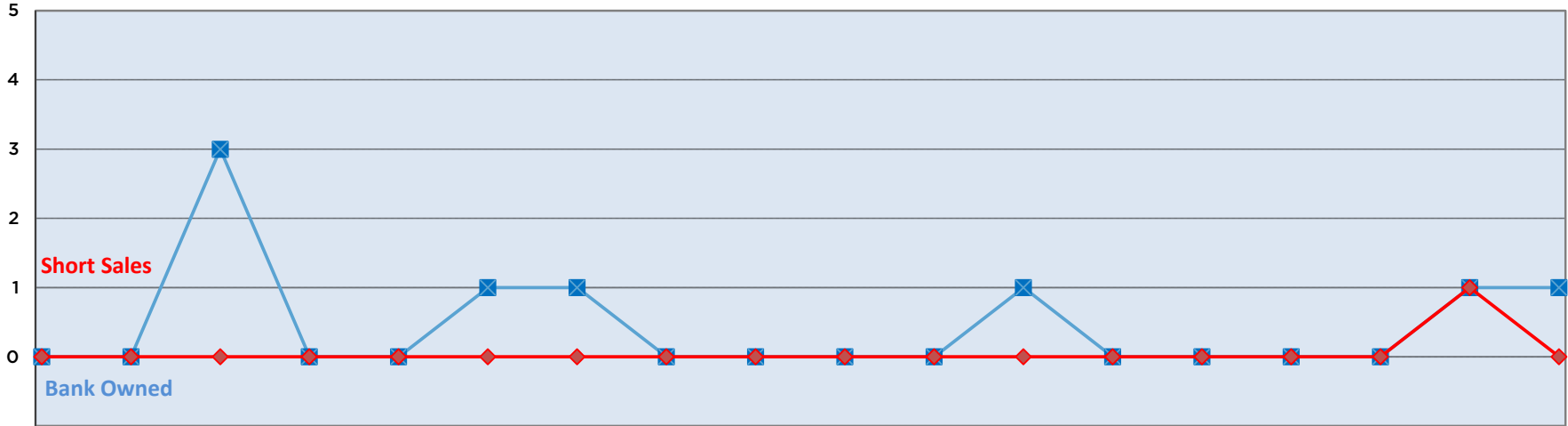
**Condos, Townhomes, Villas**





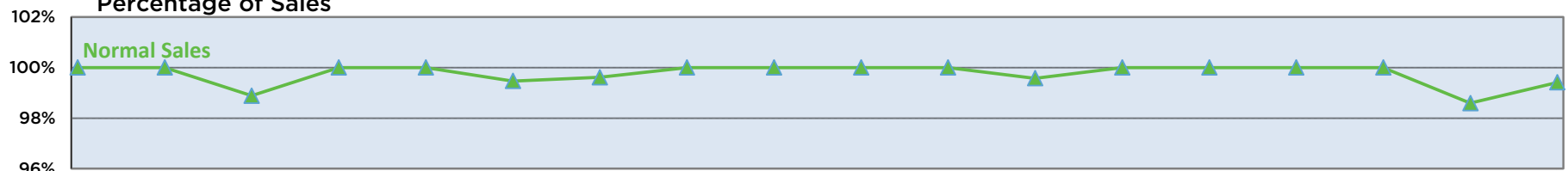
**Condos, Townhomes, Villas**

**Foreclosure Sales**

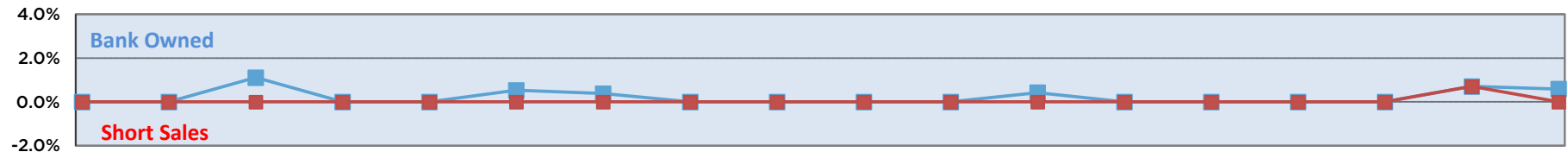


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
<b>BO</b>	0	0	3	0	0	1	1	0	0	0	0	1	0	0	0	0	1	1
<b>SS</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0

**Percentage of Sales**



	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	7/10
<b>BO</b>	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%	99.4%

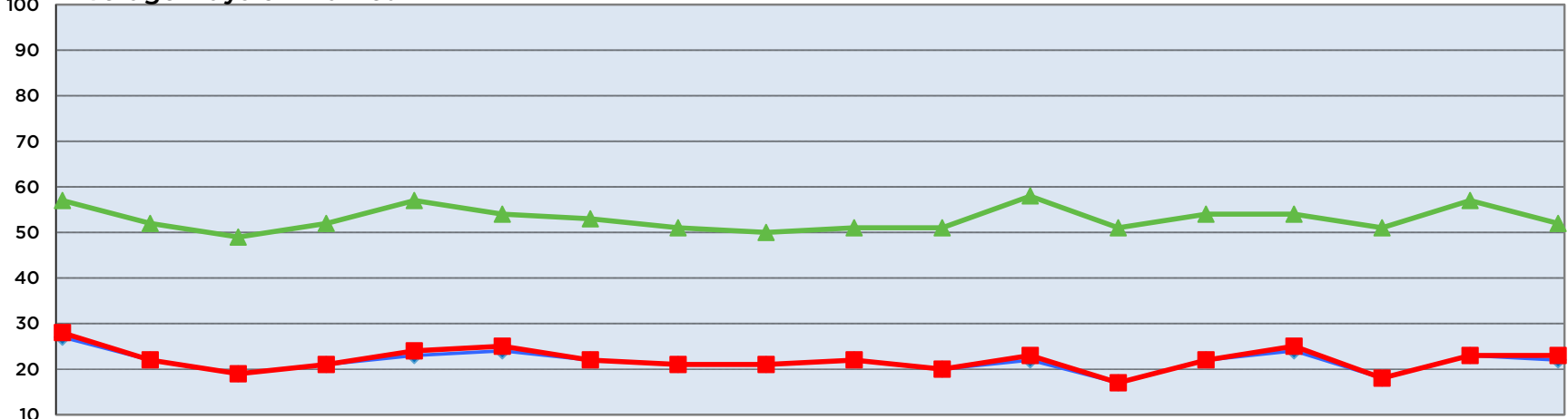


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
<b>BO</b>	0.0%	0.0%	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.7%	0.6%
<b>SS</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%



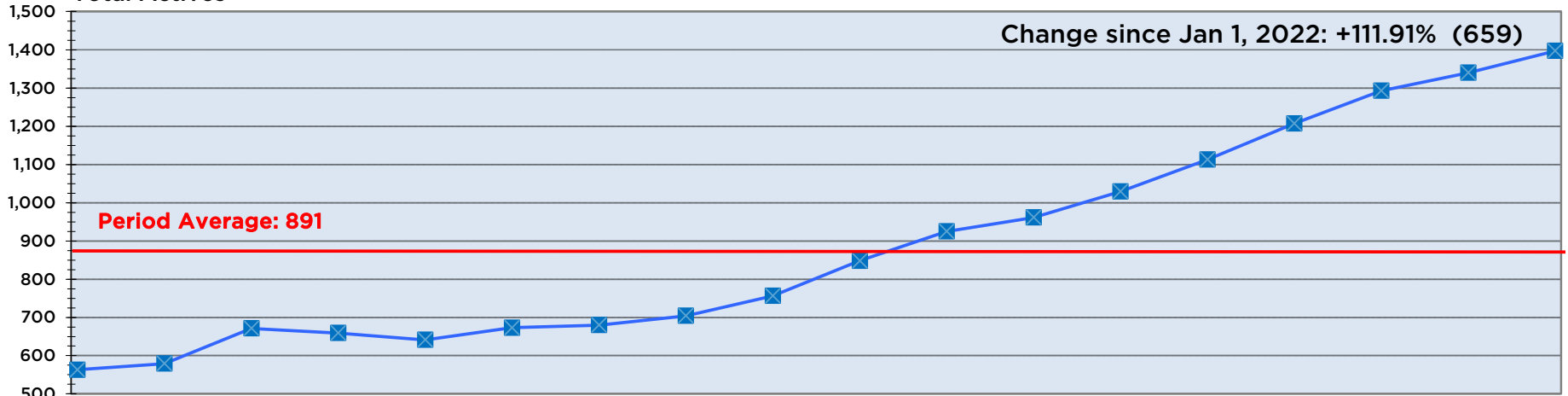
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	7/10
ListToContract	27	22	19	21	23	24	22	21	21	22	20	22	17	22	24	18	23	22
CombDaysOnMkt	28	22	19	21	24	25	22	21	21	22	20	23	17	22	25	18	23	23
ListToClose	57	52	49	52	57	54	53	51	50	51	51	58	51	54	54	51	57	52

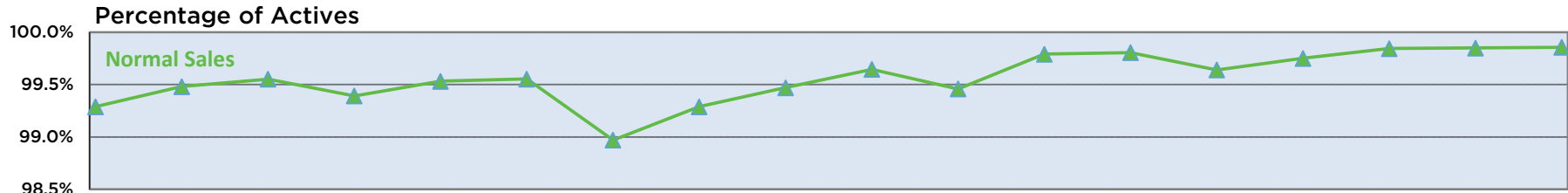
**Total Actives**



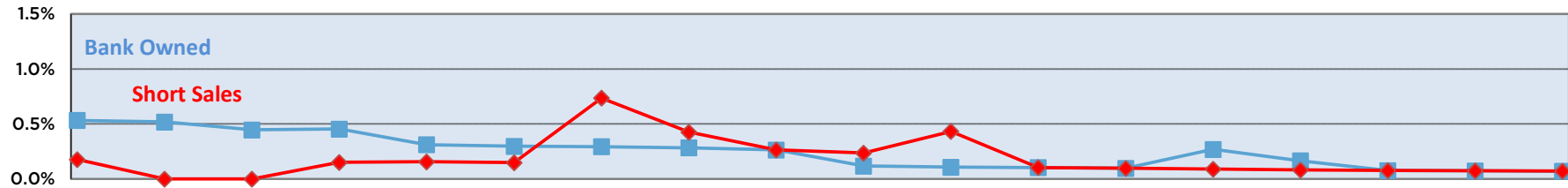
	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
Total Actives	563	579	671	659	641	673	680	704	756	848	925	961	1,029	1,113	1,207	1,293	1,340	1,397



**Condos, Townhomes, Villas**

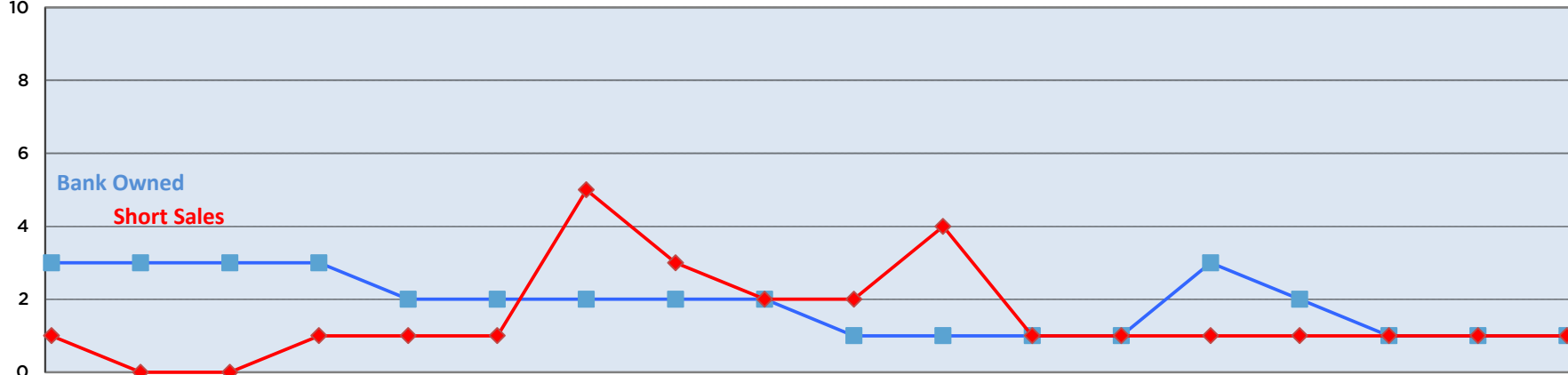


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
Normal Sales	99.3%	99.5%	99.6%	99.4%	99.5%	99.6%	99.0%	99.3%	99.5%	99.6%	99.5%	99.8%	99.8%	99.6%	99.8%	99.8%	99.9%	99.9%



	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	7/10
BO	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%	0.2%	0.1%	0.1%	0.1%
SS	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%	0.1%	0.1%	0.1%	0.1%

**Active Foreclosures**

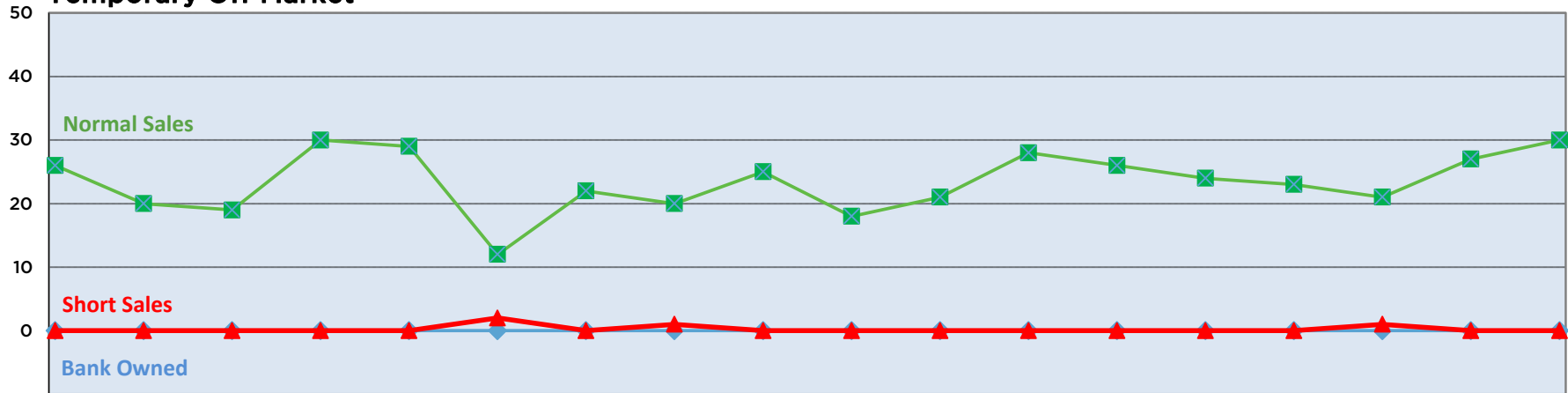


	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
BO	3	3	3	3	2	2	2	2	2	1	1	1	1	3	2	1	1	1
SS	1	0	0	1	1	1	5	3	2	2	4	1	1	1	1	1	1	1



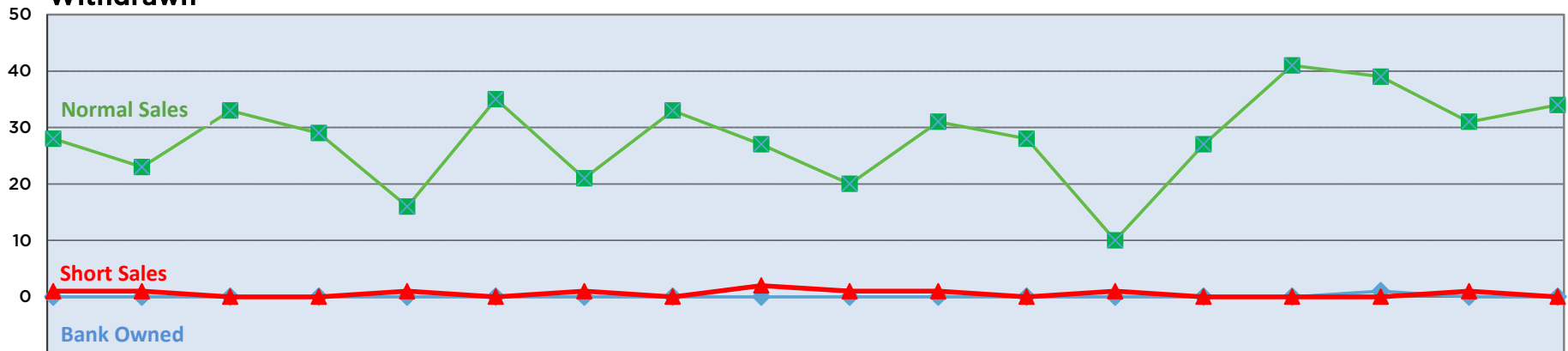
**Condos, Townhomes, Villas**

**Temporary Off Market**



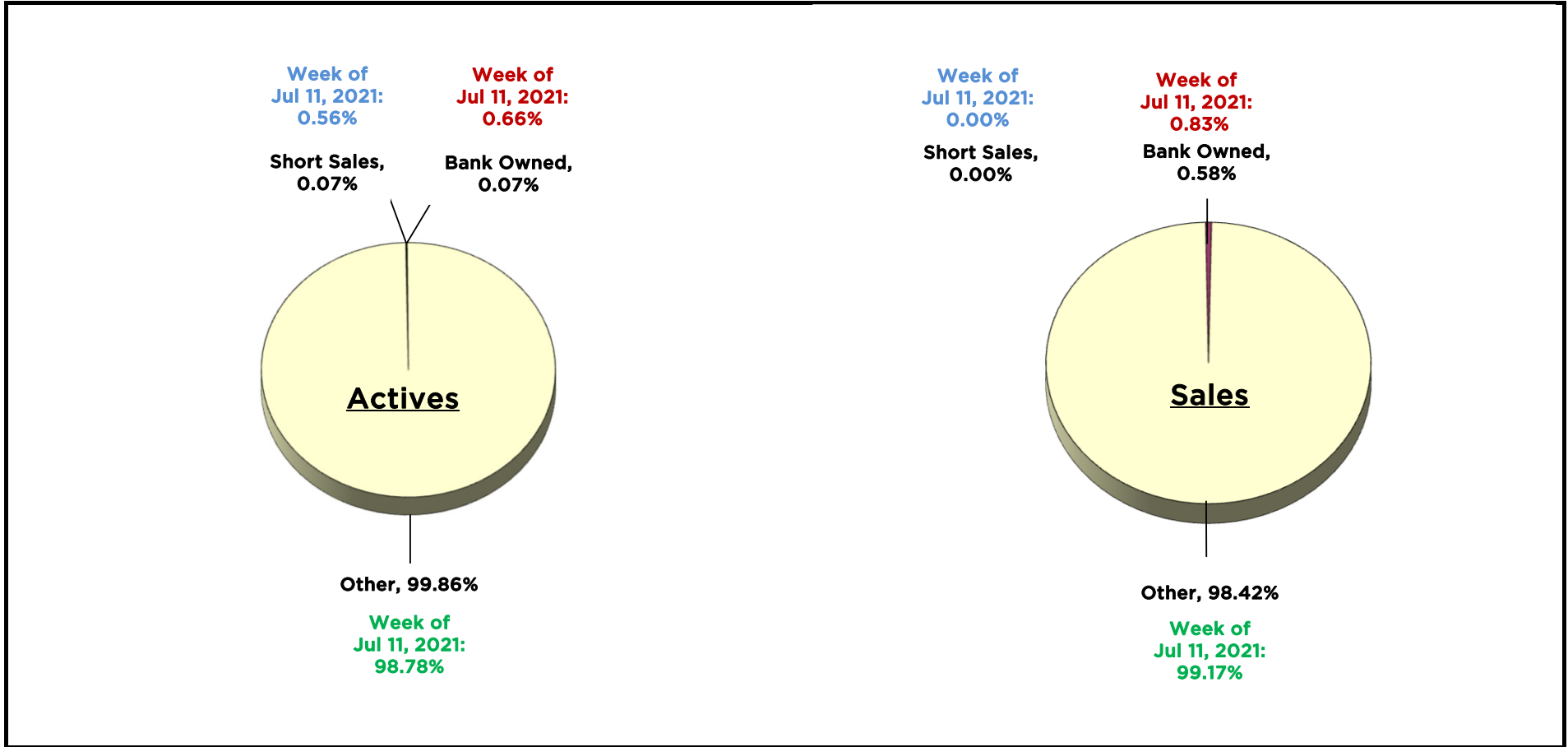
	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10
Norm	26	20	19	30	29	12	22	20	25	18	21	28	26	24	23	21	27	30
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	1	0	0

**Withdrawn**



	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	7/10
Norm	28	23	33	29	16	35	21	33	27	20	31	28	10	27	41	39	31	34
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SS	1	1	0	0	1	0	1	0	2	1	1	0	1	0	0	0	1	0

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
07/10/2022 - 07/16/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 11 Condos, Townhomes, or Villas available for the Median Price of \$260,000? ( ± \$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>Orange County</b>		<b>5</b>	<b>\$259,940</b>	<b>2.4</b>	<b>2.0</b>	<b>1,092</b>	<b>\$238.04</b>
Williamsburg / Lake Bryan	32821	1	\$259,900	3.0	2.0	1,231	\$211.13
Ventura	32822	1	\$260,000	3.0	2.0	1,364	\$190.62
Rio Pinar / Union Park	32825	1	\$259,900	2.0	2.0	922	\$281.89
Waterford Lakes	32828	1	\$259,900	2.0	2.0	1,013	\$256.56
Winter Garden / Oakland	34787	1	\$260,000	2.0	2.0	930	\$279.57
<b>Osceola County</b>		<b>5</b>	<b>\$259,913</b>	<b>2.6</b>	<b>2.0</b>	<b>1,041</b>	<b>\$249.68</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$259,990	3.0	2.0	1,073	\$242.30
Kissimmee (West) / Pleasant Hill	34746	2	\$259,888	3.0	2.0	1,169	\$222.32
Kissimmee / Celebration	34747	2	\$259,900	2.0	2.0	897	\$289.74
<b>Lake County</b>		<b>1</b>	<b>\$260,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,717</b>	<b>\$151.43</b>
Leesburg (West)	34748	1	\$260,000	3.0	2.0	1,717	\$151.43