



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

***Week of July 24, 2022 - July 30, 2022***

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

- Sales of single-family homes increased to 530 during the week of Jul 24, from 470 the week prior
- The median price of single family homes increased to \$425,000, a change of 1.2%
- The number of single-family home foreclosure transactions increased to 4 last week, from 2 the week of Jul 17
- The number of single-family home short-sale transactions remains constant at 0
- Single-family inventory increased by 158, and now sits at 4,869

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

- Sales of condos, townhomes, and villas increased to 185 during the week of Jul 24, from 177 the week prior
- The median price of condos, townhomes, and villas increased to \$262,500, a change of 1.0%
- 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 38, and now sits at 1,465

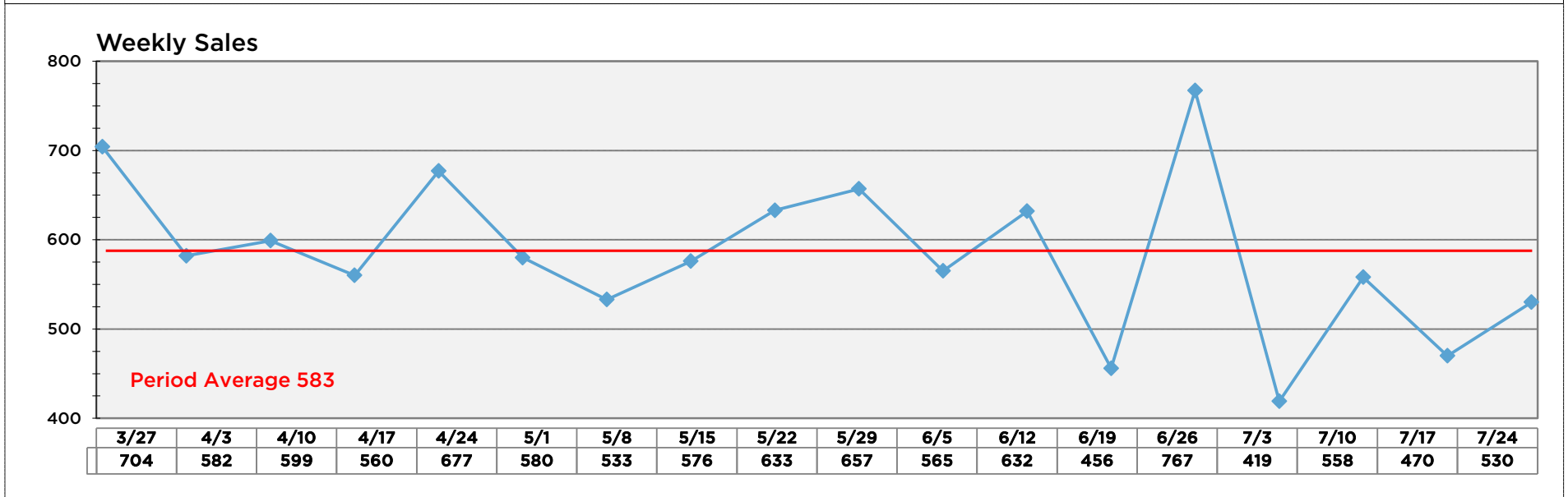
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
07/24/2022 - 07/30/2022  
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>530</b>	57	35	143	119	150	26
Bank Owned	4	1	0	3	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	526	56	35	140	119	150	26
<b>Active Listings</b>	<b>4,869</b>	283	271	887	1,128	1,755	545
Bank Owned	17	6	3	4	2	2	0
Short Sales	8	1	2	2	3	0	0
Other	4,844	276	266	881	1,123	1,753	545
<b>Months of Inventory</b>	<b>2.12</b>	1.15	1.79	1.43	2.19	2.70	4.84
<b><i>List Price</i></b>							
Average Original List Price	\$544,071	\$203,620	\$282,720	\$362,074	\$454,184	\$668,024	\$2,339,539
Average Final List Price	\$528,049	\$199,395	\$284,737	\$358,666	\$447,511	\$660,882	\$2,109,962
<b><i>Sale Price</i></b>							
Average Price	\$520,883	\$189,705	\$274,536	\$355,668	\$446,741	\$654,409	\$2,056,231
Median Price	\$425,000	\$195,000	\$275,000	\$360,000	\$445,000	\$627,950	\$1,310,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$16,022	-\$4,225	\$2,017	-\$3,408	-\$6,673	-\$7,142	-\$229,577
Original List to Sale Price - \$	-\$23,188	-\$13,915	-\$8,184	-\$6,406	-\$7,443	-\$13,615	-\$283,308
Final List to Sale Price - \$	-\$7,166	-\$9,690	-\$10,201	-\$2,998	-\$770	-\$6,473	-\$53,731
Original List to Sale Price - %	95.74%	93.17%	97.11%	98.23%	98.36%	97.96%	87.89%
Final List to Sale Price - %	98.64%	95.14%	96.42%	99.16%	99.83%	99.02%	97.45%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	24	31	19	22	21	22	53
Combined Avg Days to Contract	24	31	19	22	21	22	55
Avg Days Listing to Closing	58	62	53	55	53	59	93
Avg Days Contract to Close	34	32	33	33	32	37	40
<b><i>Beds / Baths</i></b>							
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
<b><i>Square Footage</i></b>							
Average Square Feet	2,074	1,180	1,360	1,619	2,043	2,666	4,232

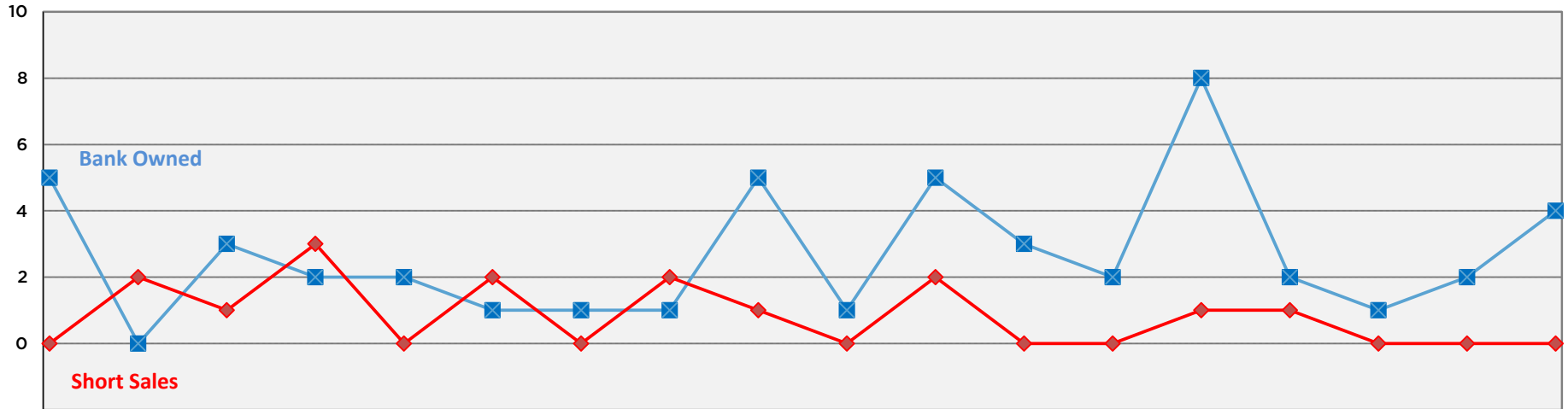
**Single Family Homes**





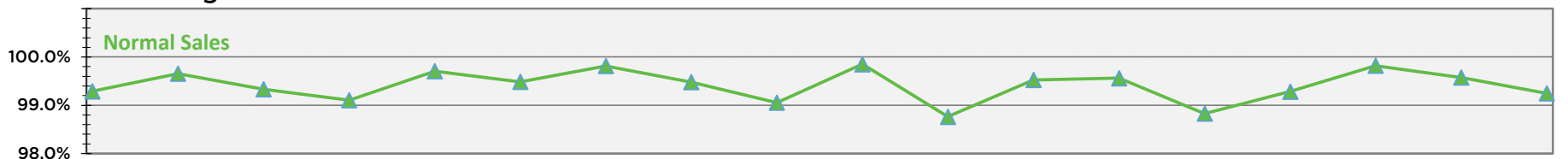
**Single Family Homes**

**Foreclosure Sales**

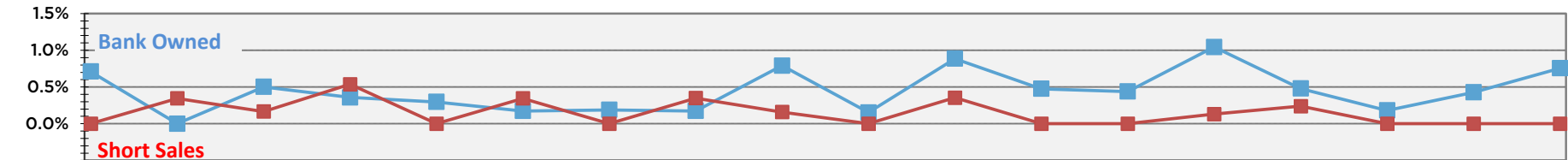


	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24
BO	5	0	3	2	2	1	1	1	5	1	5	3	2	8	2	1	2	4
SS	0	2	1	3	0	2	0	2	1	0	2	0	0	1	1	0	0	0

**Percentage of Sales**



	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	7/17	7/24
Normal Sales	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%	99.6%	99.2%

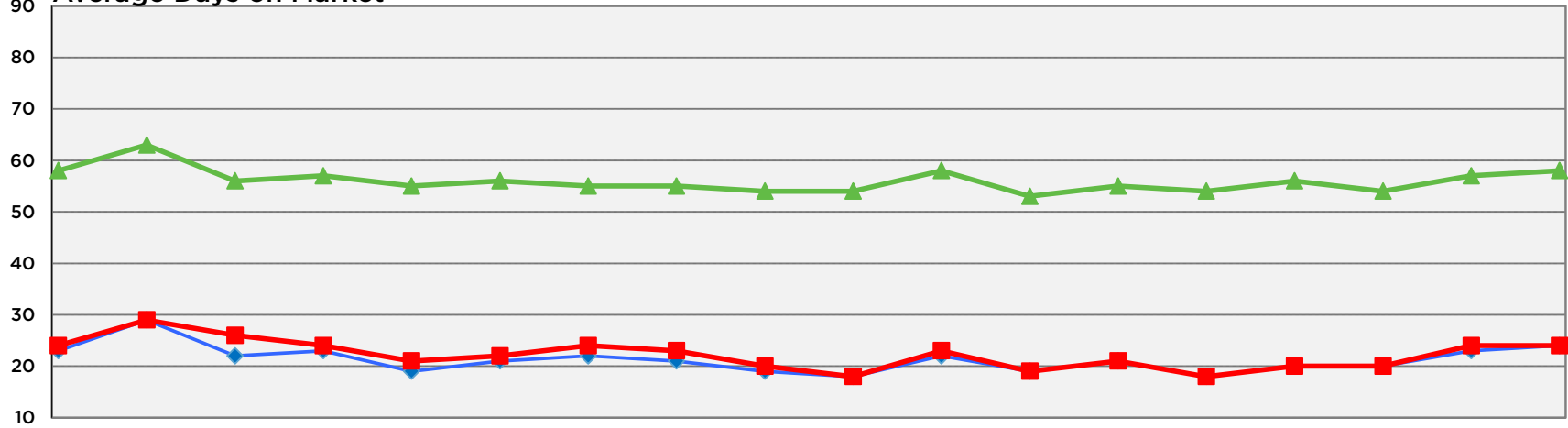


	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24
BO	0.7%	0.0%	0.5%	0.4%	0.3%	0.2%	0.2%	0.2%	0.8%	0.2%	0.9%	0.5%	0.4%	1.0%	0.5%	0.2%	0.4%	0.8%
SS	0.0%	0.3%	0.2%	0.5%	0.0%	0.3%	0.0%	0.3%	0.2%	0.0%	0.4%	0.0%	0.0%	0.1%	0.2%	0.0%	0.0%	0.0%



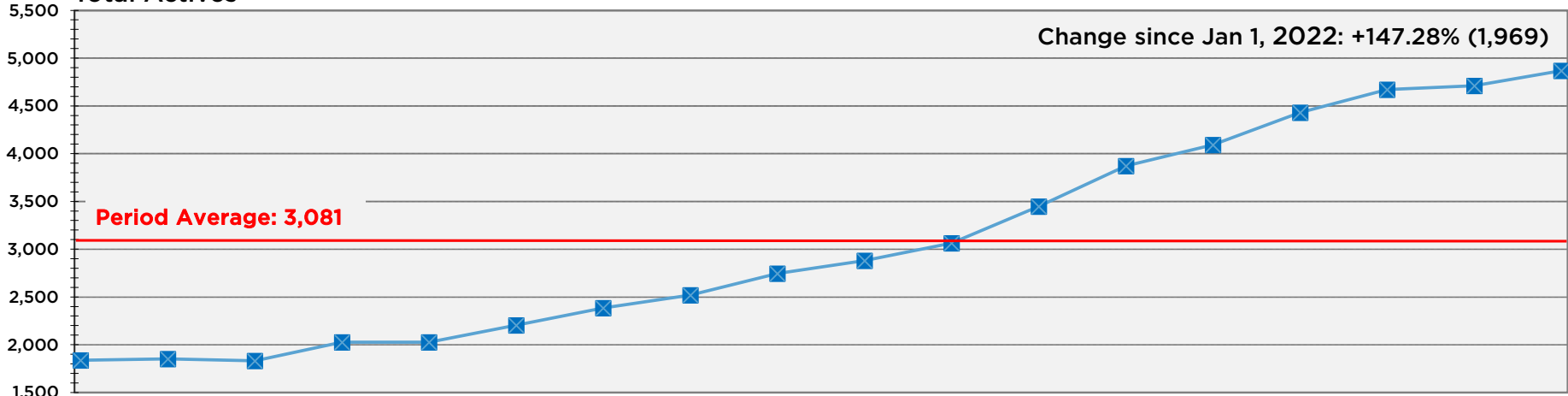
**Single Family Homes**

**Average Days on Market**



	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	7/17	7/24
ListToContract	23	29	22	23	19	21	22	21	19	18	22	19	21	18	20	20	23	24
CombDaysOnMkt	24	29	26	24	21	22	24	23	20	18	23	19	21	18	20	20	24	24
ListToClose	58	63	56	57	55	56	55	55	54	54	58	53	55	54	56	54	57	58

**Total Actives**

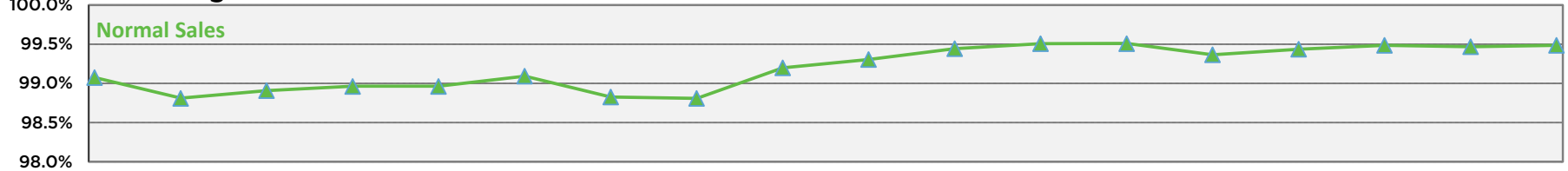


	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24
Total Actives	1,837	1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869

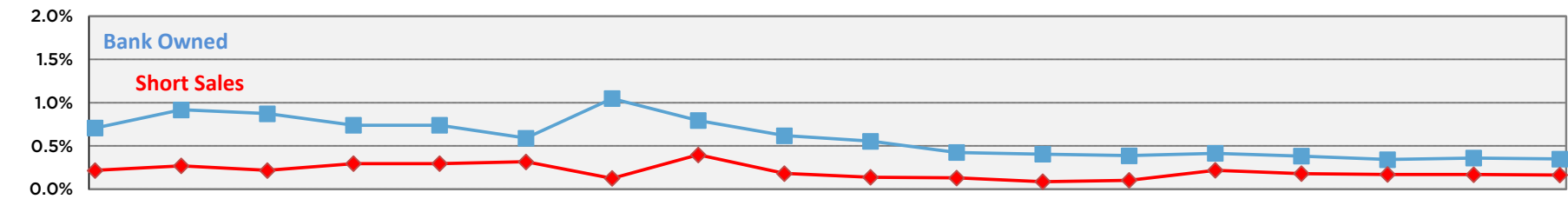


**Single Family Homes**

**Percentage of Actives**

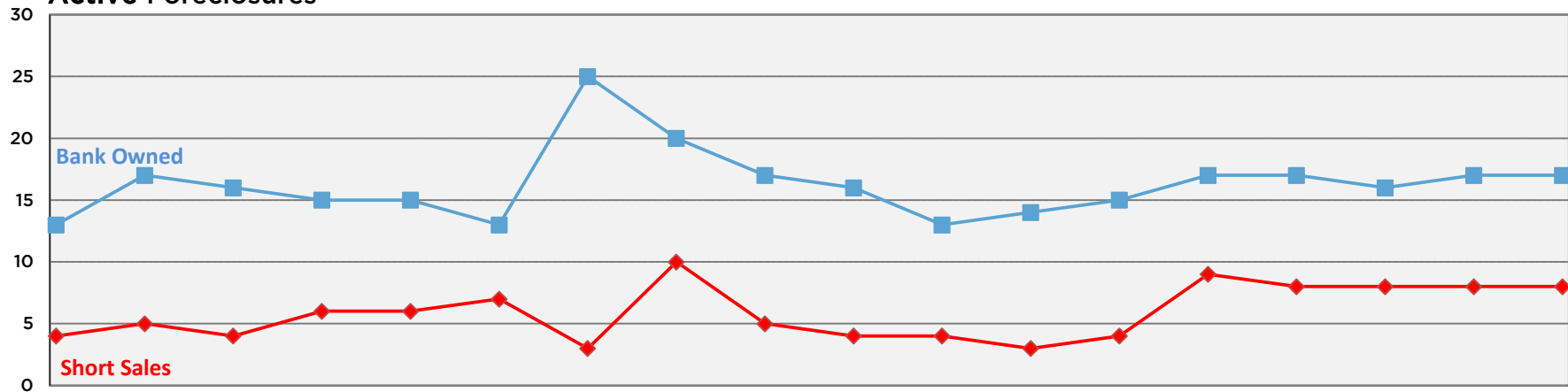


	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24
	99.07%	98.81%	98.91%	98.96%	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%



BO	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%	0.36%	0.35%
SS	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%	0.17%	0.16%

**Active Foreclosures**

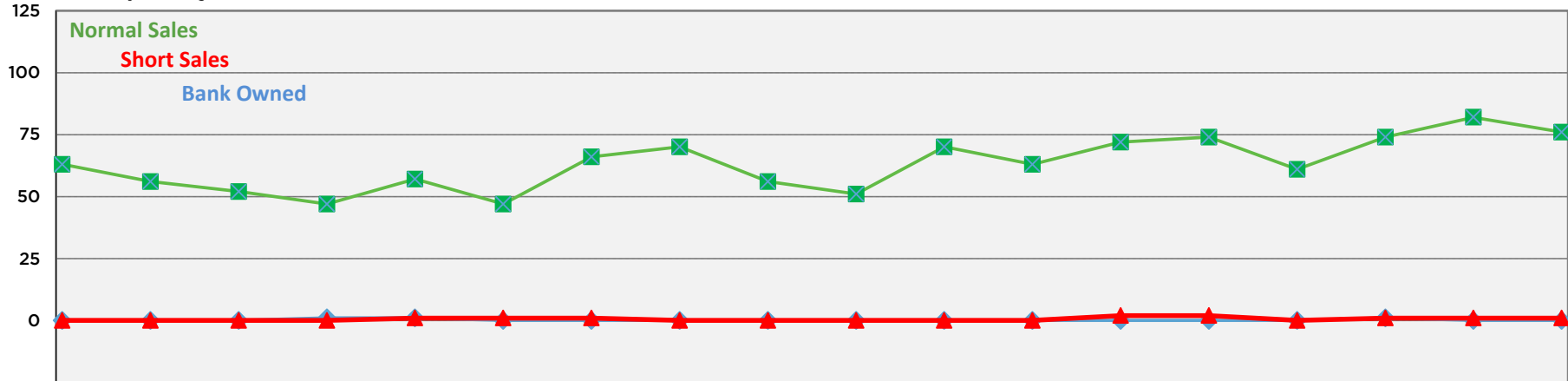


BO	13	17	16	15	15	13	25	20	17	16	13	14	15	17	17	16	17	17
SS	4	5	4	6	6	7	3	10	5	4	4	3	4	9	8	8	8	8



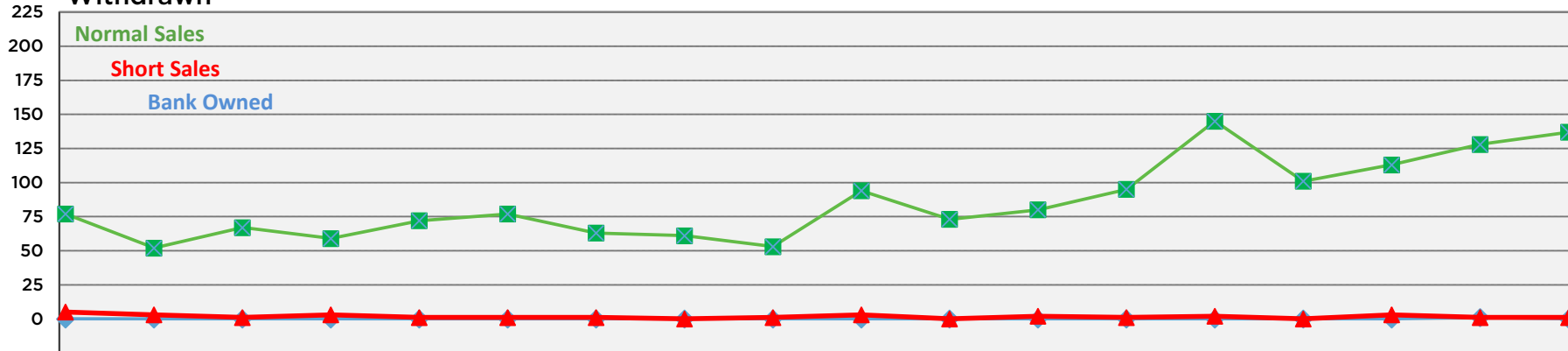
**Single Family Homes**

**Temporary Off Market**



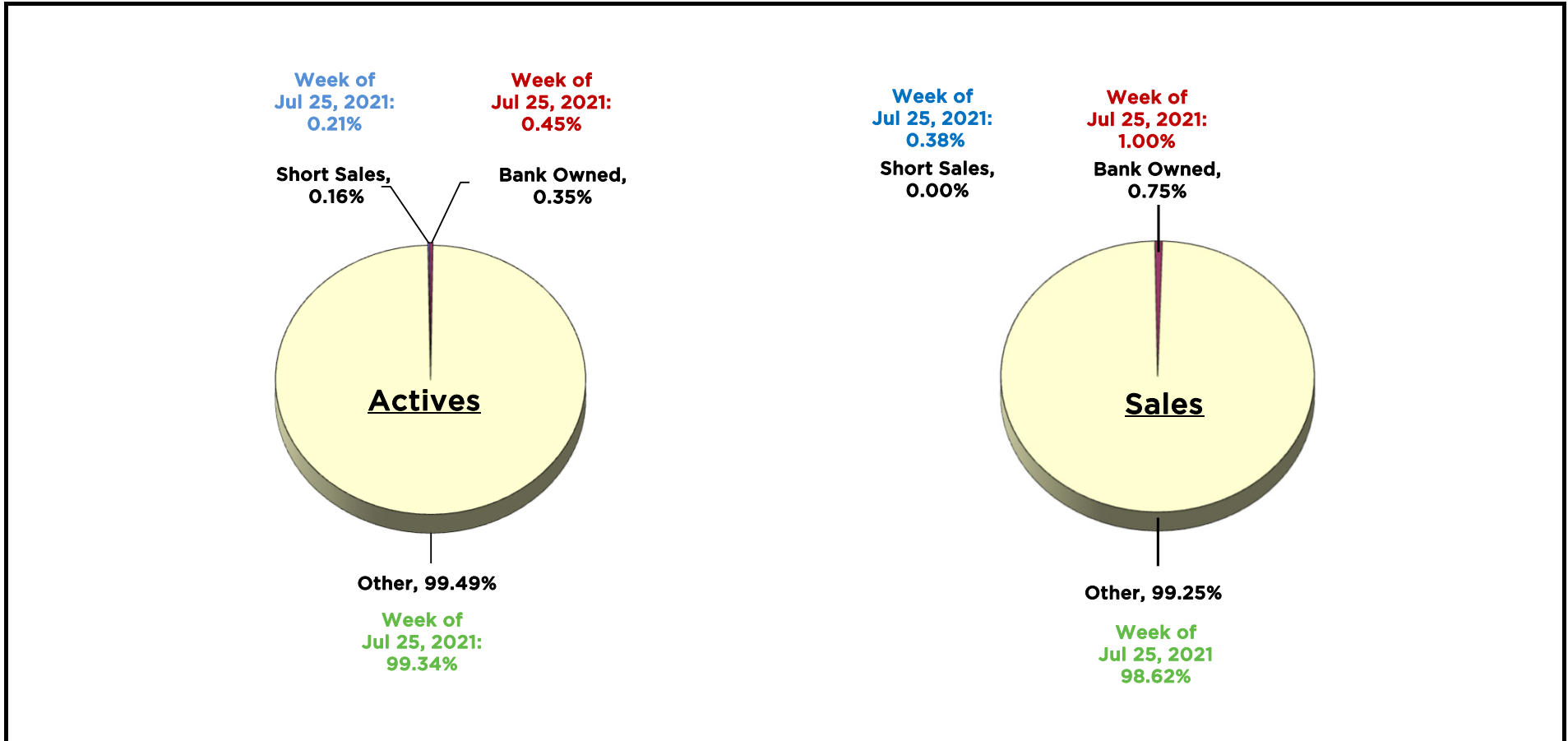
	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24
<b>Norm</b>	63	56	52	47	57	47	66	70	56	51	70	63	72	74	61	74	82	76
<b>BO</b>	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1	0	0
<b>SS</b>	0	0	0	0	1	1	1	0	0	0	0	0	2	2	0	1	1	1

**Withdrawn**



	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	7/17	7/24
<b>Norm</b>	77	52	67	59	72	77	63	61	53	94	73	80	95	145	101	113	128	137
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
<b>SS</b>	5	3	1	3	1	1	1	0	1	3	0	2	1	2	0	3	1	1

**Single Family Homes**



**Monday Morning Quarterback**  
07/24/2022 - 07/30/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 55 Single Family Homes available for the Median Price of \$425,000? (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>11</b>	<b>\$425,000</b>	<b>3.4</b>	<b>2.0</b>	<b>1,716</b>	<b>\$247.62</b>
Casselberry	32707	1	\$425,000	3.0	2.0	1,837	\$231.36
Winter Springs / Tuskawilla	32708	1	\$425,000	3.0	2.0	1,700	\$250.00
Altamonte Springs / Forest City	32714	1	\$425,000	4.0	2.0	1,611	\$263.81
Lake Mary / Heathrow	32746	2	\$425,000	3.0	2.0	1,667	\$254.95
Longwood (East)	32750	1	\$425,000	4.0	2.0	1,925	\$220.78
Oviedo	32765	3	\$425,000	3.0	2.0	1,631	\$260.58
Chuluota/Oviedo	32766	2	\$425,000	4.0	2.0	1,790	\$237.43
<b>Orange County</b>		<b>14</b>	<b>\$424,986</b>	<b>2.9</b>	<b>1.9</b>	<b>1,596</b>	<b>\$266.37</b>
Apopka / Hunt Club	32703	1	\$424,900	3.0	2.0	1,447	\$293.64
Apopka (North)	32712	1	\$425,000	3.0	2.0	1,731	\$245.52
Maitland / Eatonville	32751	1	\$425,000	2.0	1.0	1,004	\$423.31
Winter Park (West)	32789	1	\$425,000	3.0	2.0	2,052	\$207.12
College Park	32804	1	\$425,000	2.0	1.0	1,526	\$278.51
Azalea Park	32807	1	\$425,000	3.0	2.0	1,532	\$277.42
Belle Isle / Pine Castle	32809	1	\$424,900	4.0	3.0	1,240	\$342.66
Conway	32812	1	\$425,000	3.0	2.0	1,893	\$224.51
Taft	32824	2	\$425,000	3.0	2.0	1,640	\$259.15
Rio Pinar / Union Park	32825	1	\$425,000	3.0	2.0	1,566	\$271.39
Lake Nona	32827	1	\$425,000	2.0	2.0	1,706	\$249.12
Union Park / Chickasaw	32829	1	\$425,000	3.0	2.0	1,775	\$239.44
Metro West / Orlo Vista	32835	1	\$425,000	3.0	2.0	1,585	\$268.14
<b>Osceola County</b>		<b>12</b>	<b>\$424,983</b>	<b>3.9</b>	<b>2.2</b>	<b>2,067</b>	<b>\$205.56</b>
Kissimmee (Central)	34741	1	\$425,000	4.0	2.0	2,046	\$207.72
Kissimmee (West) / Pleasant Hill	34746	4	\$424,975	4.0	2.0	1,990	\$213.56
Kissimmee / Poinciana	34758	3	\$424,967	4.0	2.0	2,087	\$203.63
Kissimmee	34759	1	\$425,000	4.0	2.0	2,792	\$152.22
St Cloud / Narcoossee	34771	1	\$425,000	4.0	3.0	1,670	\$254.49
St Cloud / Canoe Creek	34772	1	\$425,000	2.0	2.0	1,624	\$261.70
St Cloud / Harmony	34773	1	\$424,999	5.0	3.0	2,456	\$173.05

**Monday Morning Quarterback**  
07/24/2022 - 07/30/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 55 Single Family Homes available for the Median Price of \$425,000? (cont'd) (± \$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>Lake County</b>		<b>18</b>	<b>\$424,983</b>	<b>3.5</b>	<b>2.1</b>	<b>1,895</b>	<b>\$224.31</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
Tavares / Mt Plymouth	32778	1	\$425,000	3.0	3.0	1,971	\$215.63
Clermont (Central)	34711	5	\$424,980	3.0	2.0	1,635	\$259.93
Clermont (South)	34714	2	\$424,950	4.0	2.0	1,924	\$220.87
Minneola	34715	1	\$425,000	4.0	2.0	2,104	\$202.00
Groveland	34736	5	\$425,000	4.0	2.0	2,063	\$206.01
Howey in the Hills	34737	1	\$425,000	3.0	2.0	1,893	\$224.51
Yalaha	34797	1	\$425,000	4.0	2.0	2,375	\$178.95

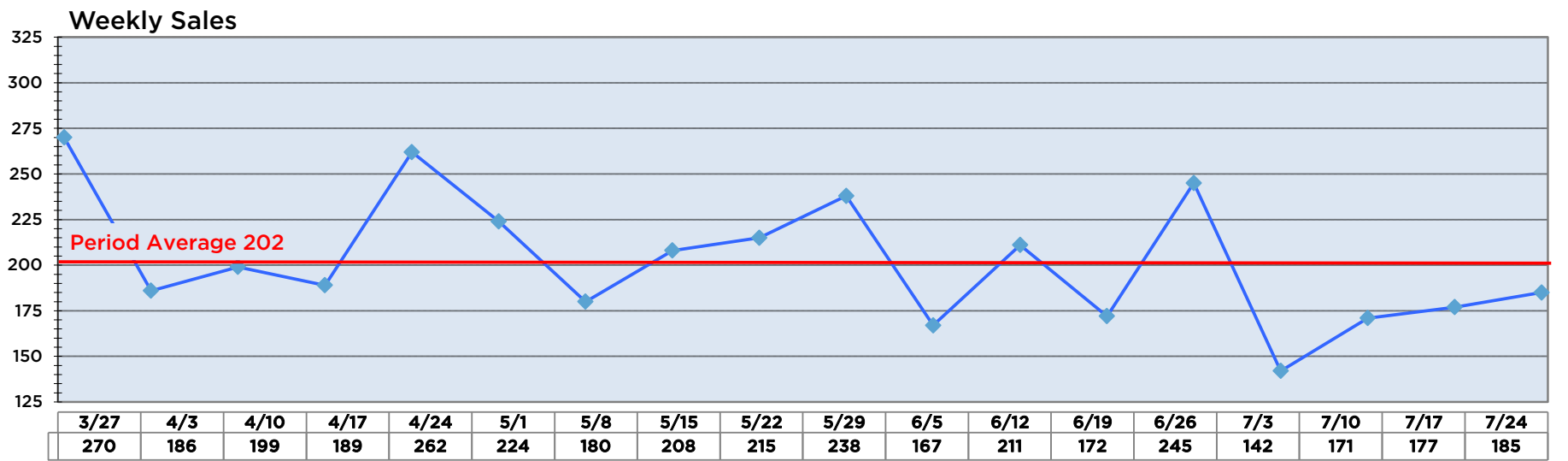
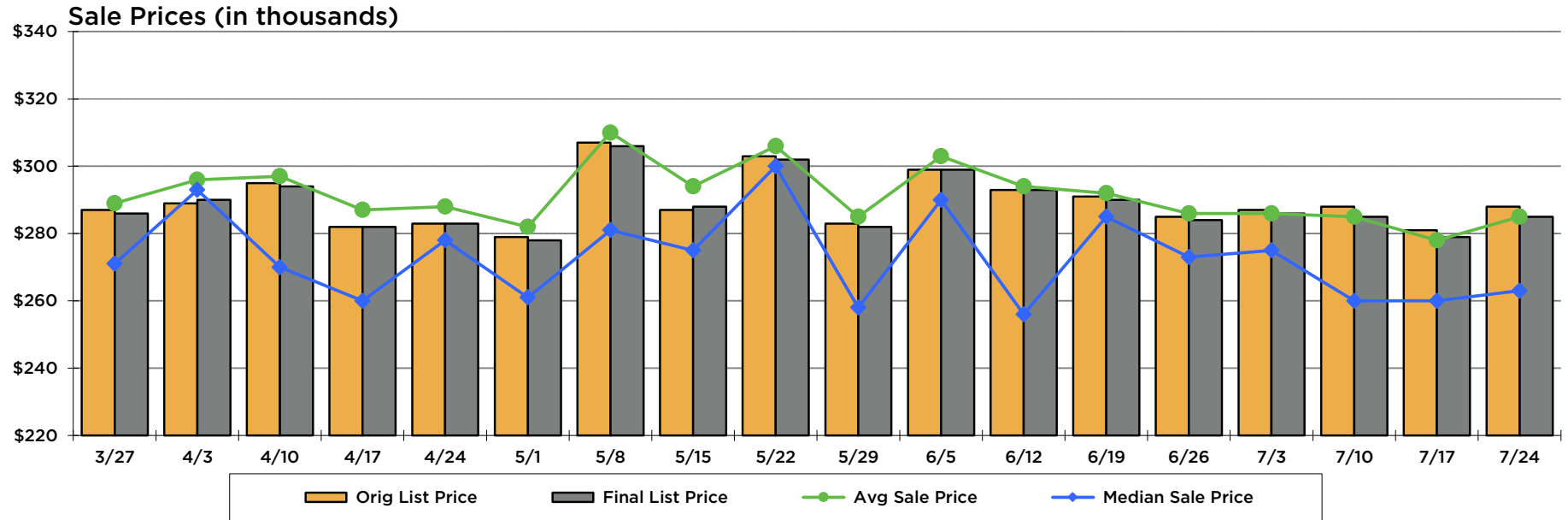
**Monday Morning Quarterback**  
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Lake, Orange, Osceola & Seminole Counties

**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>185</b>	80	34	51	12	7	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	185	80	34	51	12	7	1
<b>Active Listings</b>	<b>1,465</b>	494	206	396	190	167	12
Bank Owned	4	1	2	0	1	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,460	492	204	396	189	167	12
<b>Months of Inventory</b>	<b>1.83</b>	1.43	1.40	1.79	3.65	5.51	2.77
<b><u>List Price</u></b>							
Average Original List Price	\$288,352	\$191,908	\$277,503	\$341,106	\$438,917	\$585,571	\$1,795,000
Average Final List Price	\$285,051	\$190,437	\$272,370	\$341,233	\$435,583	\$580,571	\$1,545,000
<b><u>Sale Price</u></b>							
Average Price	\$284,822	\$189,056	\$272,188	\$343,533	\$436,917	\$575,000	\$1,525,000
Median Price	\$262,500	\$191,000	\$273,500	\$345,000	\$425,250	\$560,000	\$1,525,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$3,301	-\$1,471	-\$5,133	\$127	-\$3,334	-\$5,000	-\$250,000
Original List to Sale Price - \$	-\$3,530	-\$2,852	-\$5,315	\$2,427	-\$2,000	-\$10,571	-\$270,000
Final List to Sale Price - \$	-\$229	-\$1,381	-\$182	\$2,300	\$1,334	-\$5,571	-\$20,000
Original List to Sale Price - %	98.78%	98.51%	98.08%	100.71%	99.54%	98.19%	84.96%
Final List to Sale Price - %	99.92%	99.27%	99.93%	100.67%	100.31%	99.04%	98.71%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	23	27	16	20	21	18	125
Combined Avg Days to Contract	23	27	16	20	27	18	125
Avg Days Listing to Closing	54	57	48	53	56	53	134
Avg Days Contract to Close	32	30	32	33	35	35	9
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	2	3	3	3	2
Average Full Baths	2	2	2	2	2	3	2
Average Half Baths	0	0	0	1	1	1	1
<b><u>Square Footage</u></b>							
Average Square Feet	1,340	1,016	1,309	1,632	1,841	1,927	3,323

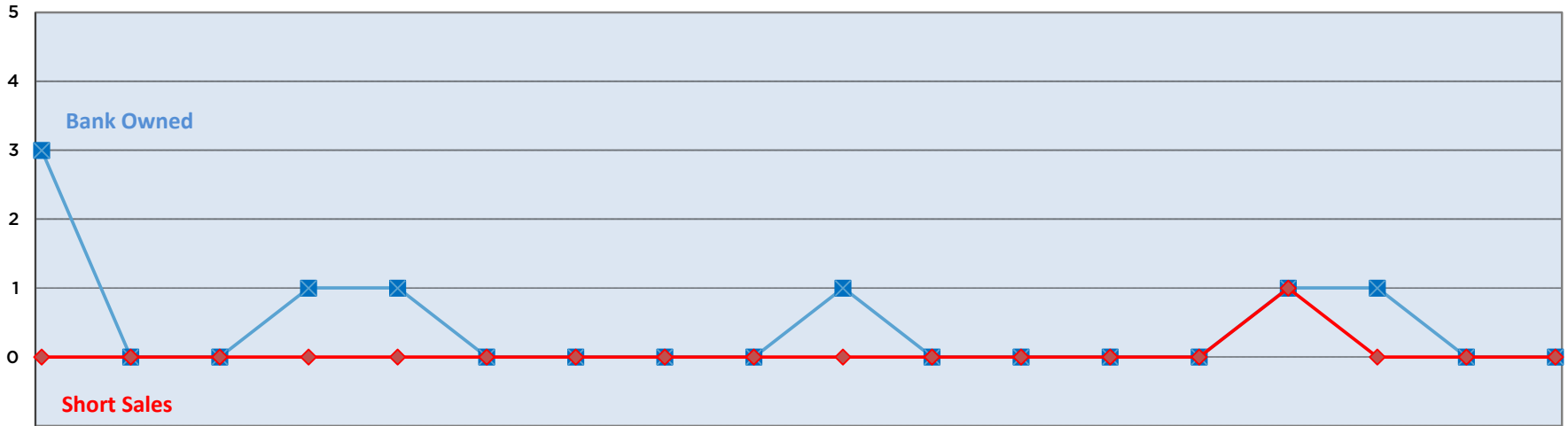


**Condos, Townhomes, Villas**



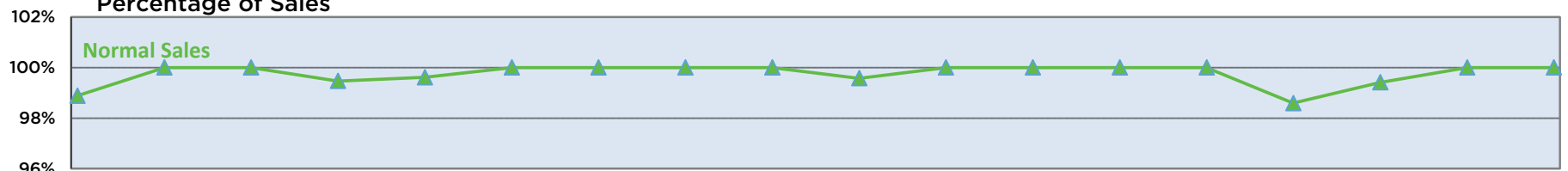
**Condos, Townhomes, Villas**

**Foreclosure Sales**

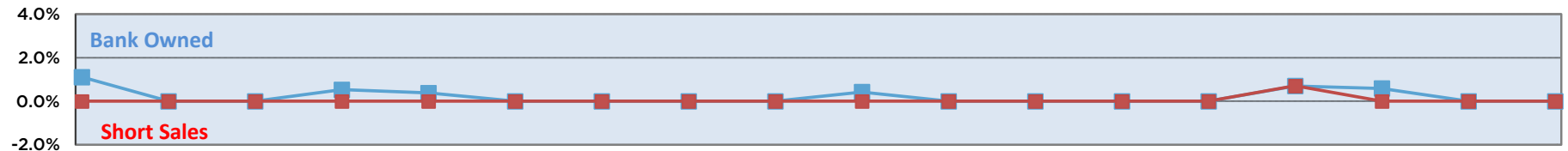


	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24
BO	3	0	0	1	1	0	0	0	0	1	0	0	0	0	1	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

**Percentage of Sales**



	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	7/17	7/24
BO	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%	100.0%	100.0%

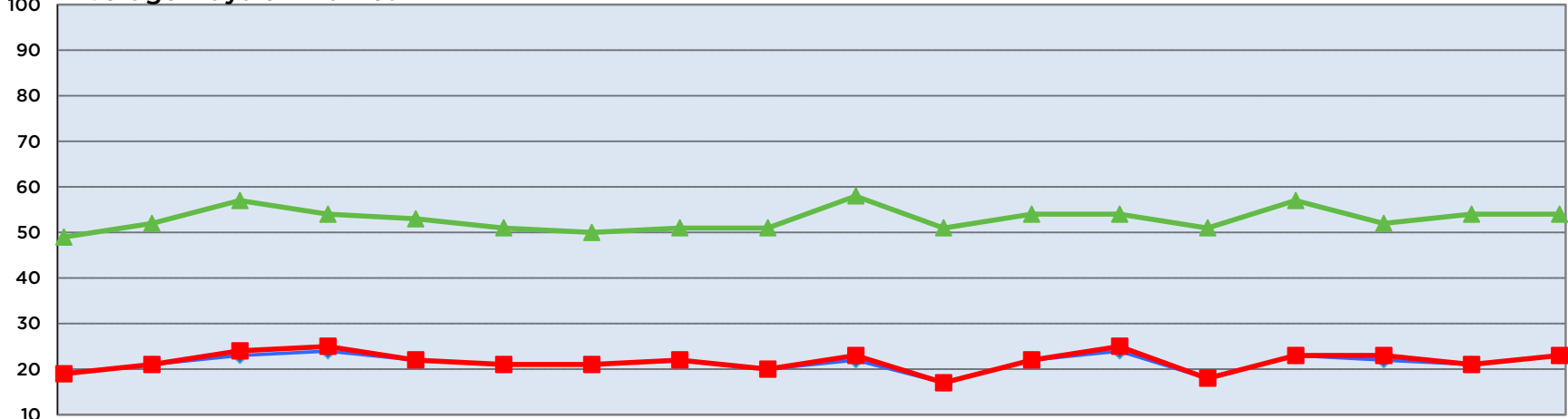


	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24
BO	1.1%	0.0%	0.0%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.7%	0.6%	0.0%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%



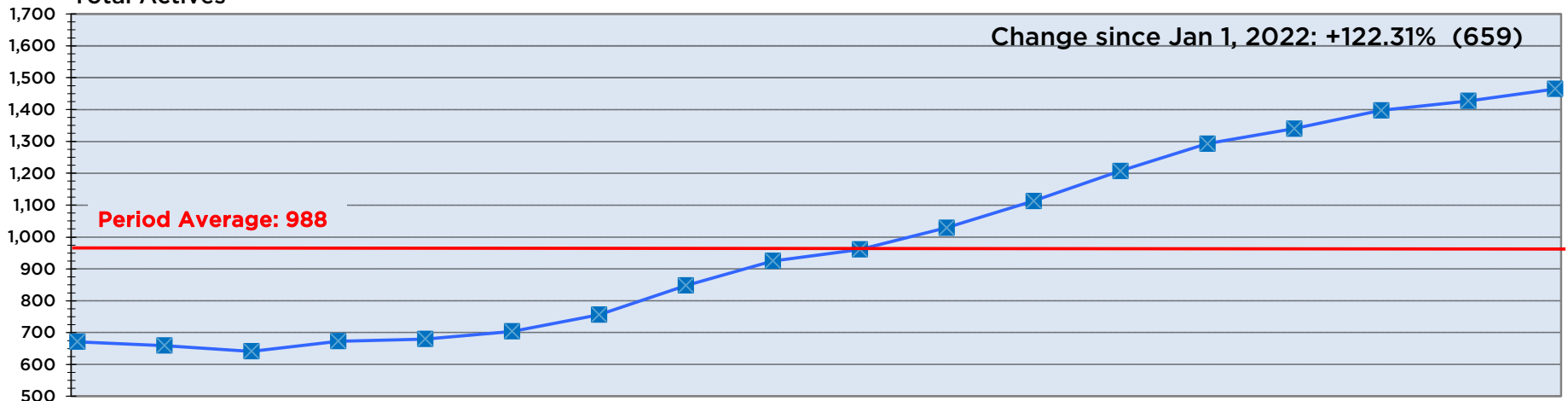
**Condos, Townhomes, Villas**

**Average Days on Market**



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

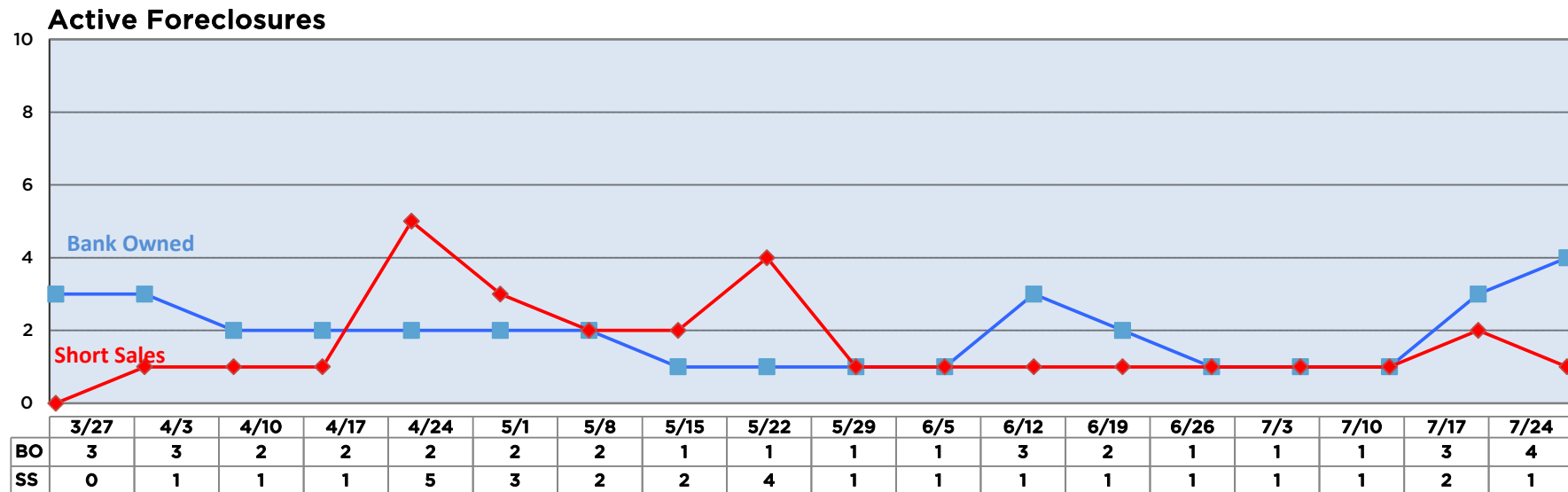
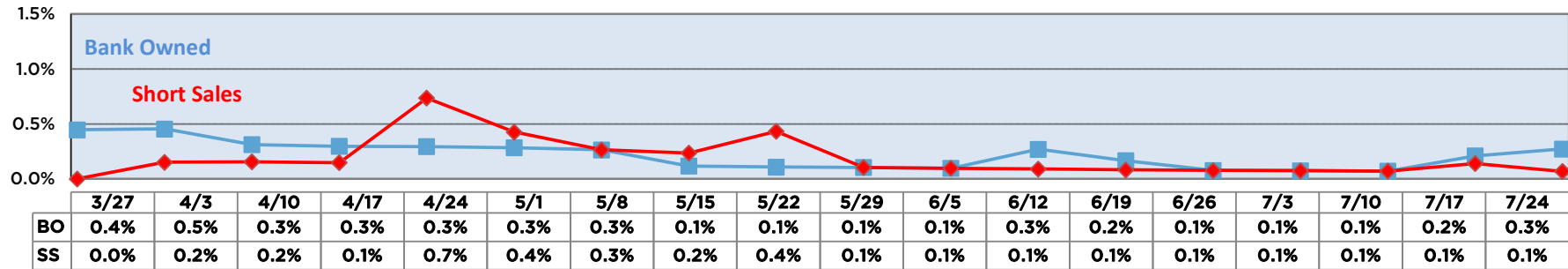
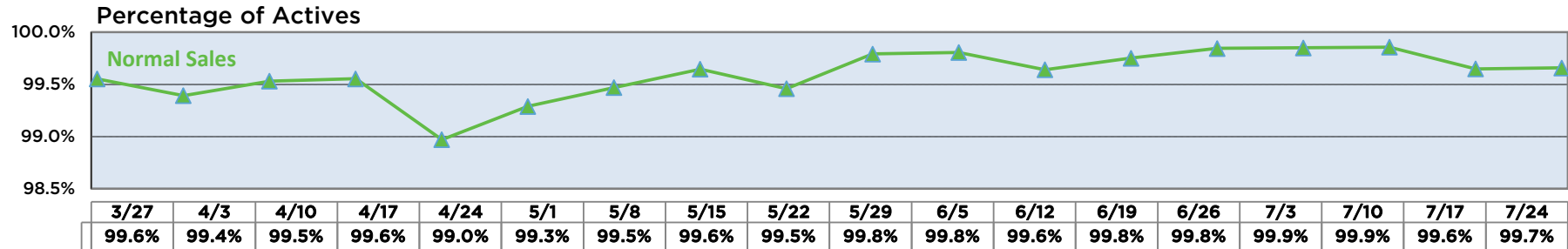
**Total Actives**



	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	7/17	7/24
Total Actives	671	659	641	673	680	704	756	848	925	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465



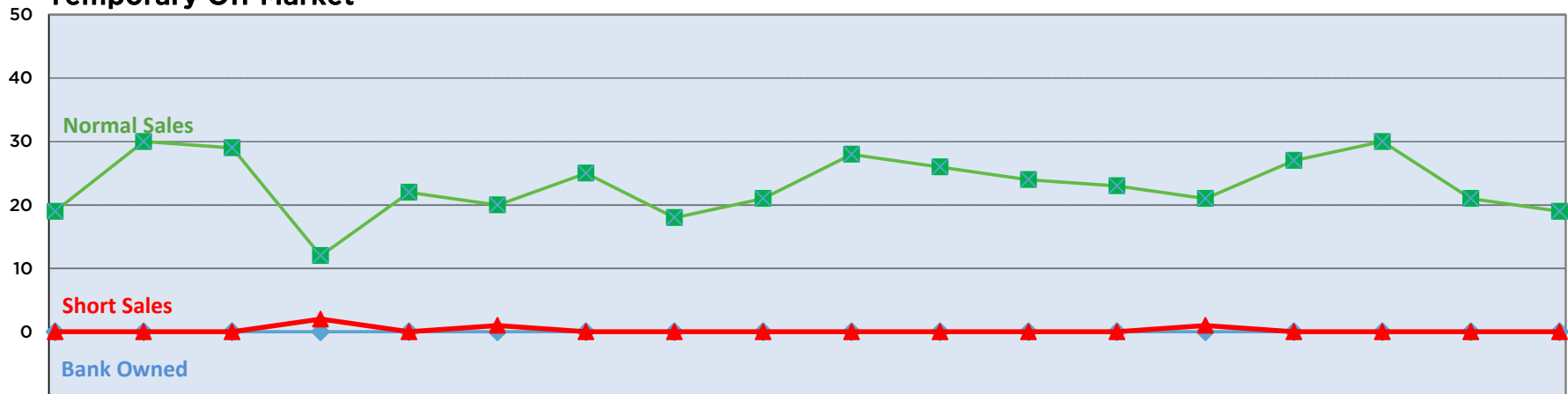
**Condos, Townhomes, Villas**





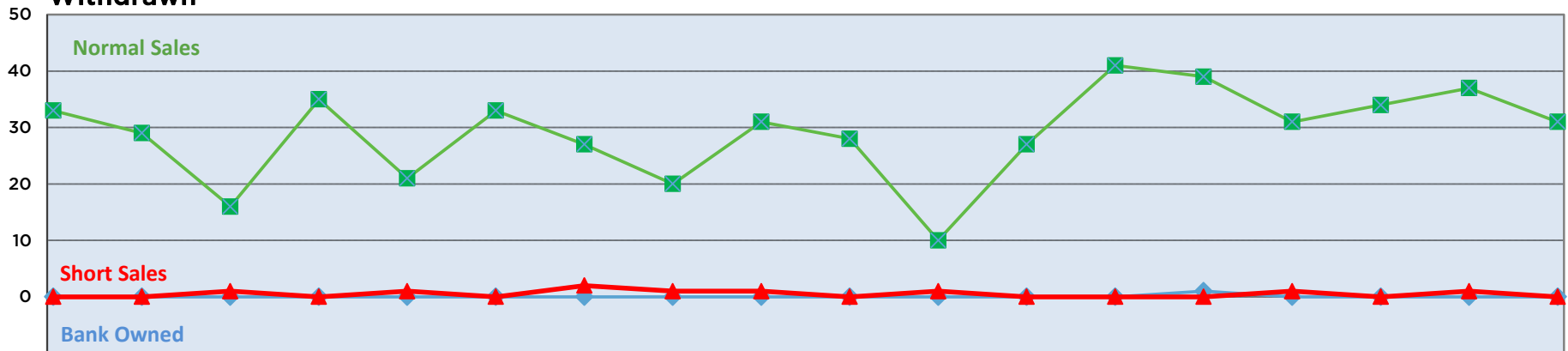
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	7/17	7/24
Norm	19	30	29	12	22	20	25	18	21	28	26	24	23	21	27	30	21	19
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0

**Withdrawn**



	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	7/17	7/24
Norm	33	29	16	35	21	33	27	20	31	28	10	27	41	39	31	34	37	31
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	0	1	0	1	0	2	1	1	0	1	0	0	0	1	0	1	0

**Condos, Townhomes, Villas**

