



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

***Week of July 31, 2022 - August 06, 2022***

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

- Sales of single-family homes decreased to 471 during the week of Jul 31, from 530 the week prior
- The median price of single family homes decreased to \$412,000, a change of -3.1%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 4 the week of Jul 24
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 83, and now sits at 4,952

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

- Sales of condos, townhomes, and villas decreased to 170 during the week of Jul 31, from 185 the week prior
- The median price of condos, townhomes, and villas increased to \$275,000, a change of 4.8%
- 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 17, and now sits at 1,482

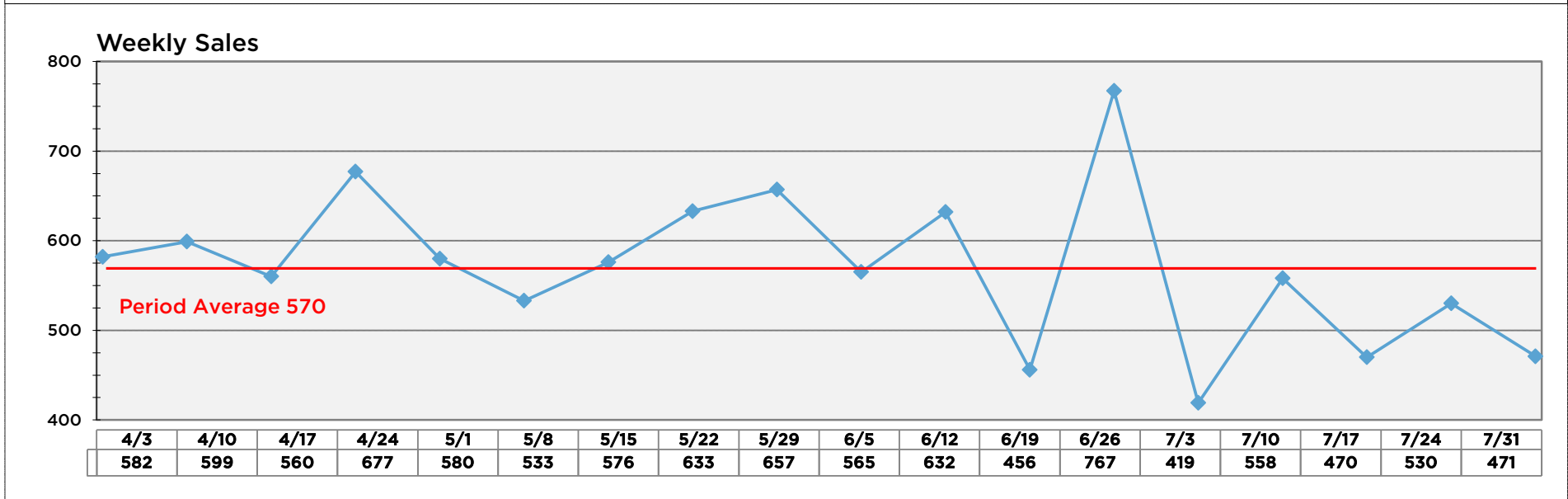
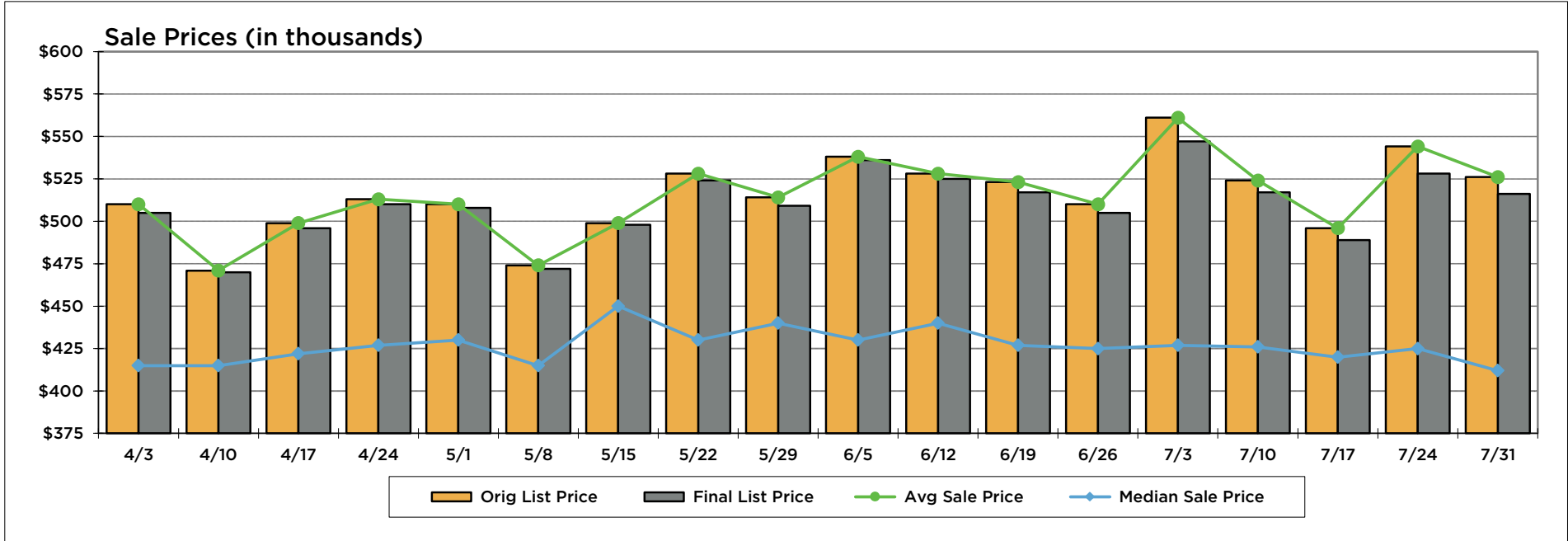
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
07/31/2022 - 08/06/2022  
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>471</b>	57	35	124	96	136	23
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	469	56	35	124	96	135	23
<b>Active Listings</b>	<b>4,952</b>	288	261	939	1,154	1,771	539
Bank Owned	18	6	4	6	1	1	0
Short Sales	9	1	2	2	3	1	0
Other	4,925	281	255	931	1,150	1,769	539
<b>Months of Inventory</b>	<b>2.43</b>	1.17	1.72	1.75	2.77	3.01	5.41
<b><i>List Price</i></b>							
Average Original List Price	\$526,107	\$207,648	\$282,611	\$360,212	\$450,462	\$638,720	\$2,230,104
Average Final List Price	\$516,087	\$201,721	\$276,609	\$352,941	\$443,181	\$632,342	\$2,156,039
<b><i>Sale Price</i></b>							
Average Price	\$506,981	\$196,273	\$276,360	\$350,379	\$440,860	\$626,650	\$2,040,613
Median Price	\$412,000	\$203,000	\$280,000	\$350,000	\$435,000	\$609,750	\$1,520,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$10,020	-\$5,927	-\$6,002	-\$7,271	-\$7,281	-\$6,378	-\$74,065
Original List to Sale Price - \$	-\$19,126	-\$11,375	-\$6,251	-\$9,833	-\$9,602	-\$12,070	-\$189,491
Final List to Sale Price - \$	-\$9,106	-\$5,448	-\$249	-\$2,562	-\$2,321	-\$5,692	-\$115,426
Original List to Sale Price - %	96.36%	94.52%	97.79%	97.27%	97.87%	98.11%	91.50%
Final List to Sale Price - %	98.24%	97.30%	99.91%	99.27%	99.48%	99.10%	94.65%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	24	31	25	21	23	23	32
Combined Avg Days to Contract	24	31	25	22	23	24	32
Avg Days Listing to Closing	59	62	55	55	56	62	80
Avg Days Contract to Close	34	32	30	33	32	38	47
<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	2,073	1,107	1,226	1,596	2,063	2,754	4,345

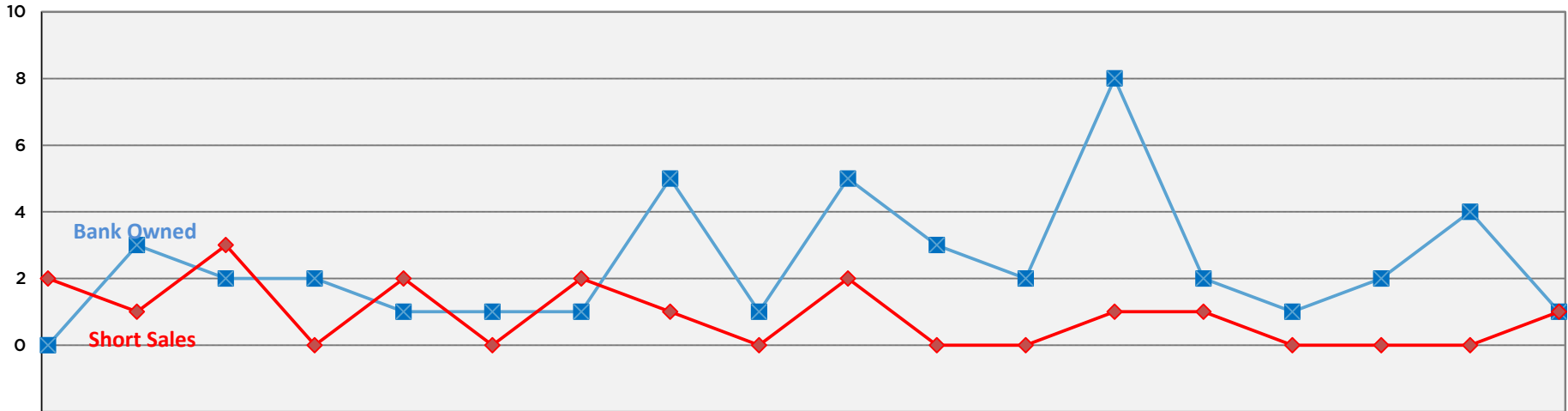
**Single Family Homes**





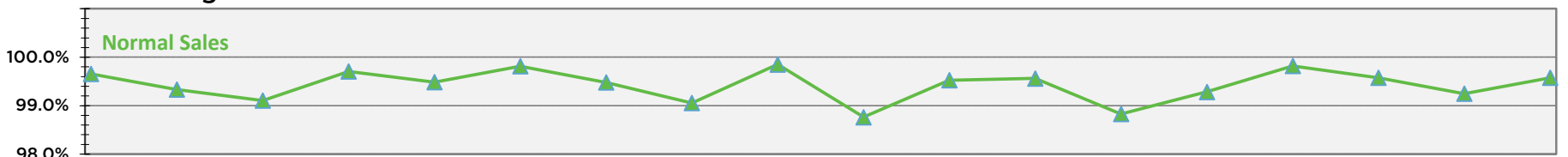
**Single Family Homes**

**Foreclosure Sales**

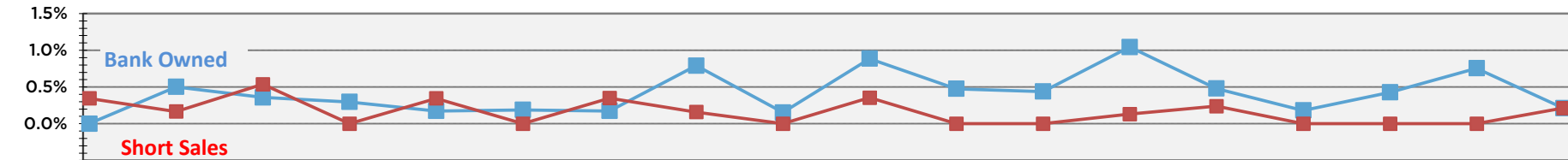


	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31
<b>BO</b>	0	3	2	2	1	1	1	5	1	5	3	2	8	2	1	2	4	1
<b>SS</b>	2	1	3	0	2	0	2	1	0	2	0	0	1	1	0	0	0	1

**Percentage of Sales**



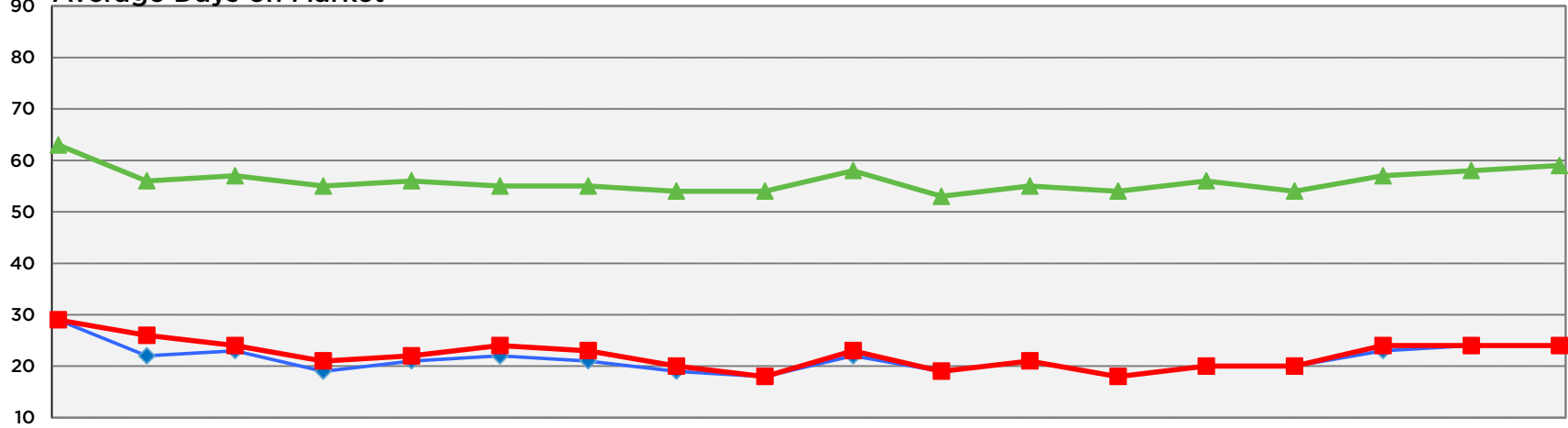
	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31
<b>Normal Sales</b>	99.7%	99.3%	99.1%	99.7%	99.5%	99.8%	99.5%	99.1%	99.8%	98.8%	99.5%	99.6%	98.8%	99.3%	99.8%	99.6%	99.2%	99.6%



	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	7/31
<b>BO</b>	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%	0.2%
<b>SS</b>	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%	0.2%

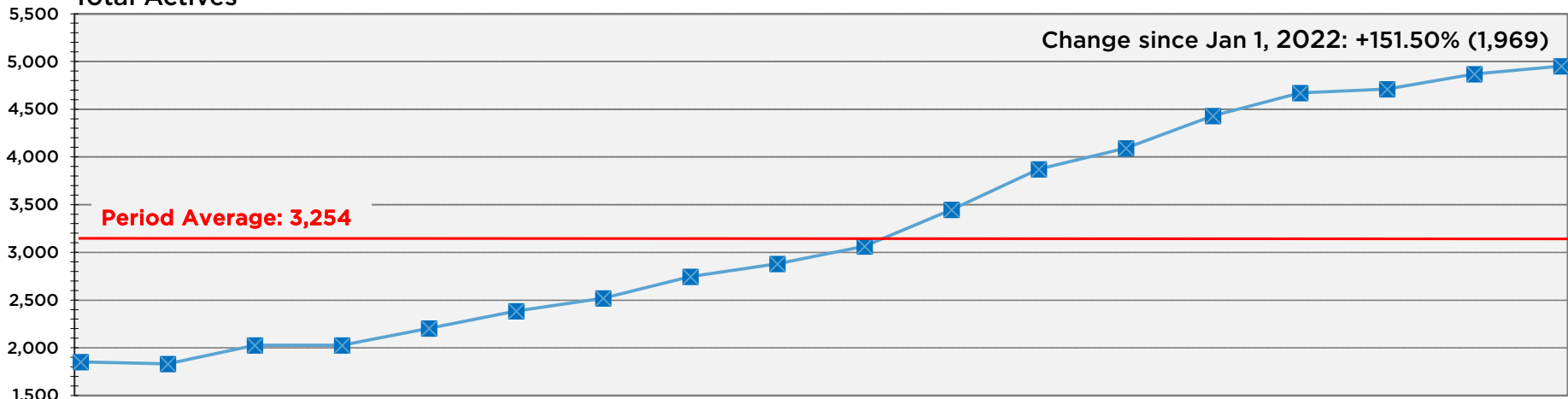
### Single Family Homes

**Average Days on Market**



ListToContract	29	22	23	19	21	22	21	19	18	22	19	21	18	20	20	23	24	24
CombDaysOnMkt	29	26	24	21	22	24	23	20	18	23	19	21	18	20	20	24	24	24
ListToClose	63	56	57	55	56	55	55	54	54	58	53	55	54	56	54	57	58	59

**Total Actives**

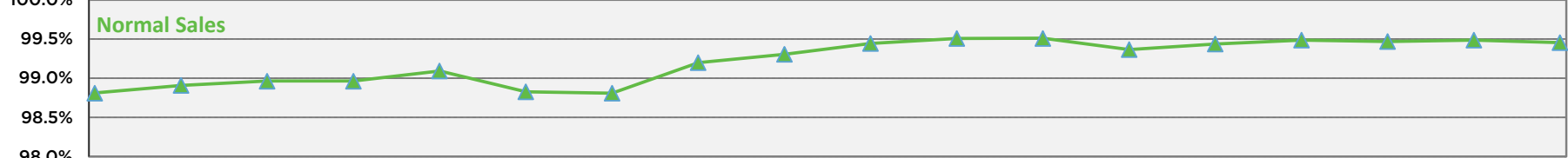


4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31
1,851	1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952

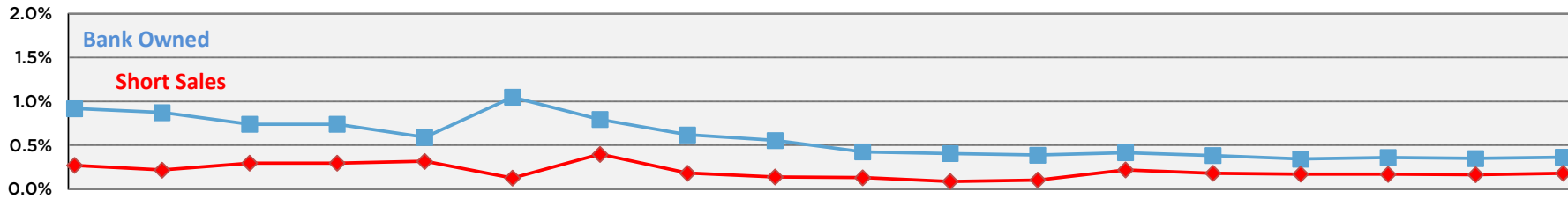


**Single Family Homes**

**Percentage of Actives**

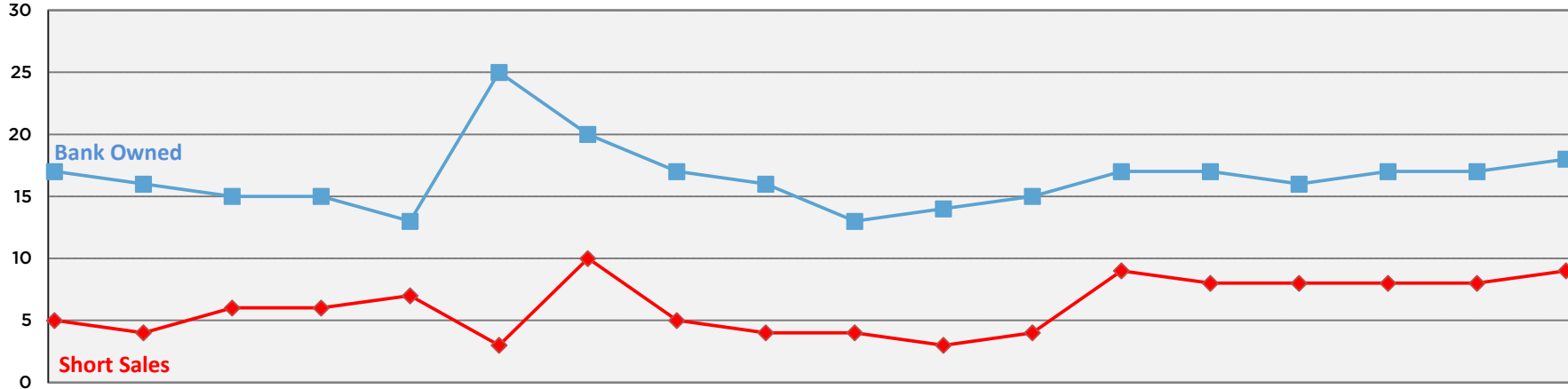


	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31
	98.81%	98.91%	98.96%	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%



BO	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%	0.36%
SS	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%	0.18%

**Active Foreclosures**

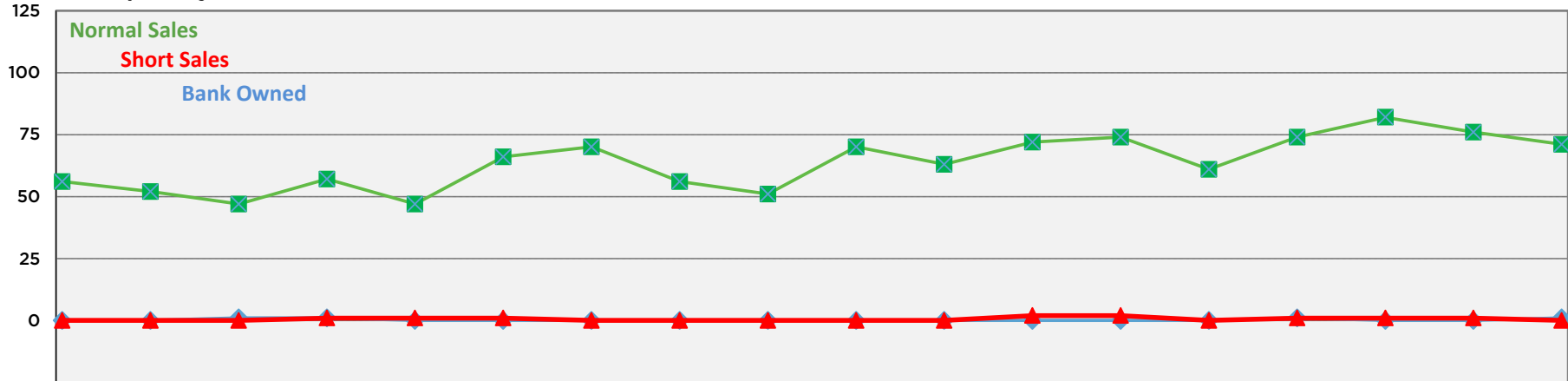


BO	17	16	15	15	13	25	20	17	16	13	14	15	17	17	16	17	17	18
SS	5	4	6	6	7	3	10	5	4	4	3	4	9	8	8	8	8	9



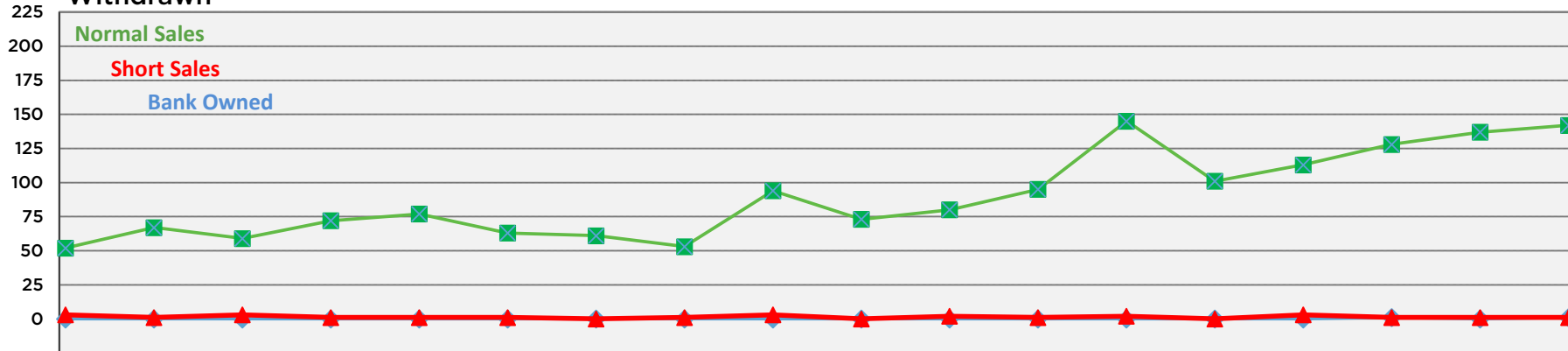
**Single Family Homes**

**Temporary Off Market**



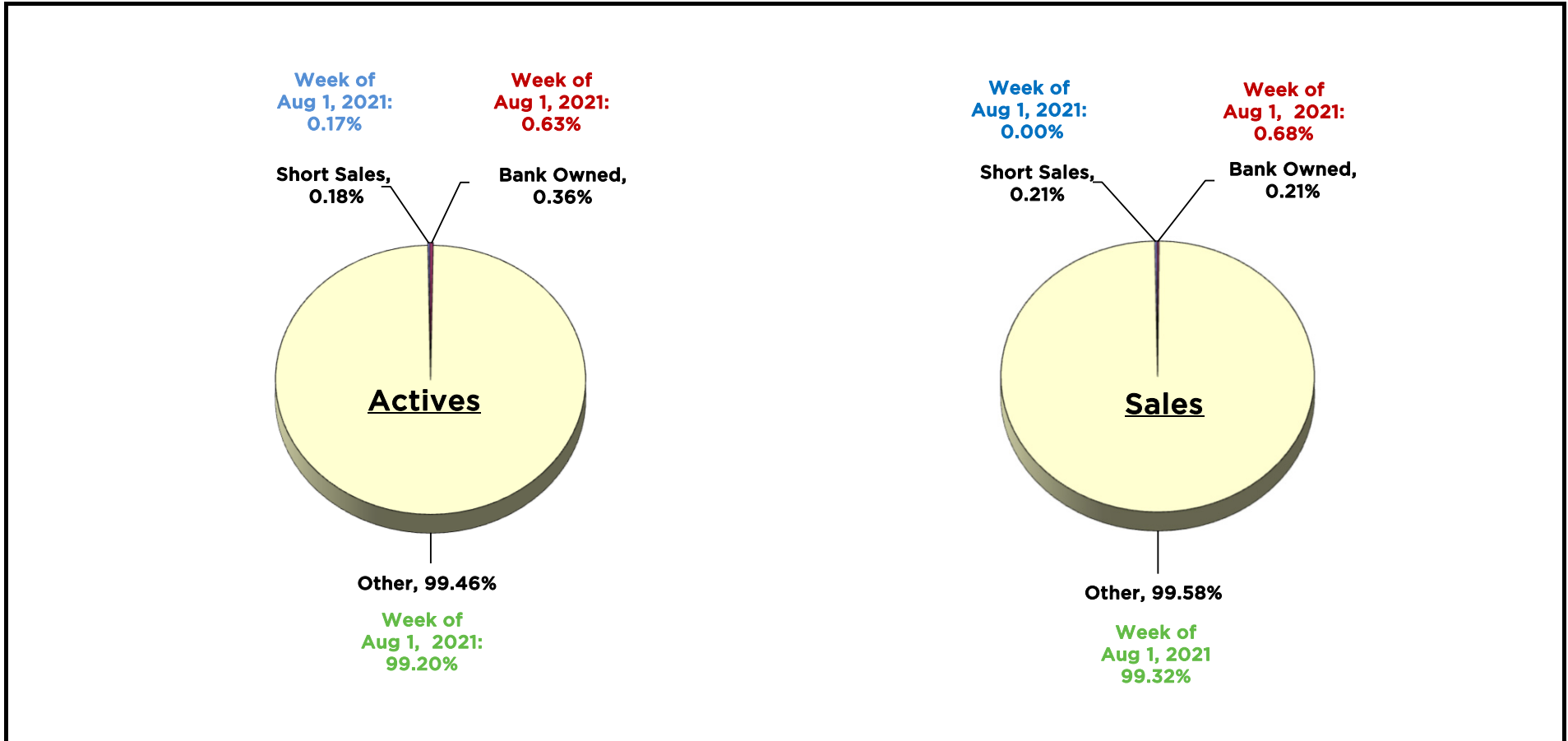
	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31
Norm	56	52	47	57	47	66	70	56	51	70	63	72	74	61	74	82	76	71
BO	0	0	1	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1
SS	0	0	0	1	1	1	0	0	0	0	0	2	2	0	1	1	1	0

**Withdrawn**



	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	7/31
Norm	52	67	59	72	77	63	61	53	94	73	80	95	145	101	113	128	137	142
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
SS	3	1	3	1	1	1	0	1	3	0	2	1	2	0	3	1	1	1

**Single Family Homes**



**Monday Morning Quarterback**  
07/31/2022 - 08/06/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 7 Single Family Homes available for the Median Price of \$412,000?** ( ± \$500 )

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>2</b>	<b>\$412,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,652</b>	<b>\$249.39</b>
Casselberry	32707	1	\$412,000	3.0	2.0	1,837	\$224.28
Winter Park	32792	1	\$412,000	3.0	2.0	1,467	\$280.85
<b>Orange County</b>		<b>3</b>	<b>\$412,000</b>	<b>3.3</b>	<b>1.7</b>	<b>1,675</b>	<b>\$246.02</b>
Apopka (North)	32712	1	\$412,000	4.0	2.0	1,875	\$219.73
Winter Park (West)	32789	1	\$412,000	3.0	1.0	1,358	\$303.39
Conway	32812	1	\$412,000	3.0	2.0	1,791	\$230.04
<b>Osceola County</b>		<b>1</b>	<b>\$411,900</b>	<b>4.0</b>	<b>2.0</b>	<b>1,959</b>	<b>\$210.26</b>
Kissimmee (Central)	34741	1	\$411,900	4.0	2.0	1,959	\$210.26
<b>Lake County</b>		<b>1</b>	<b>\$412,000</b>	<b>3.0</b>	<b>3.0</b>	<b>2,542</b>	<b>\$162.08</b>
Leesburg (East) / Haines Creek	34788	1	\$412,000	3.0	3.0	2,542	\$162.08

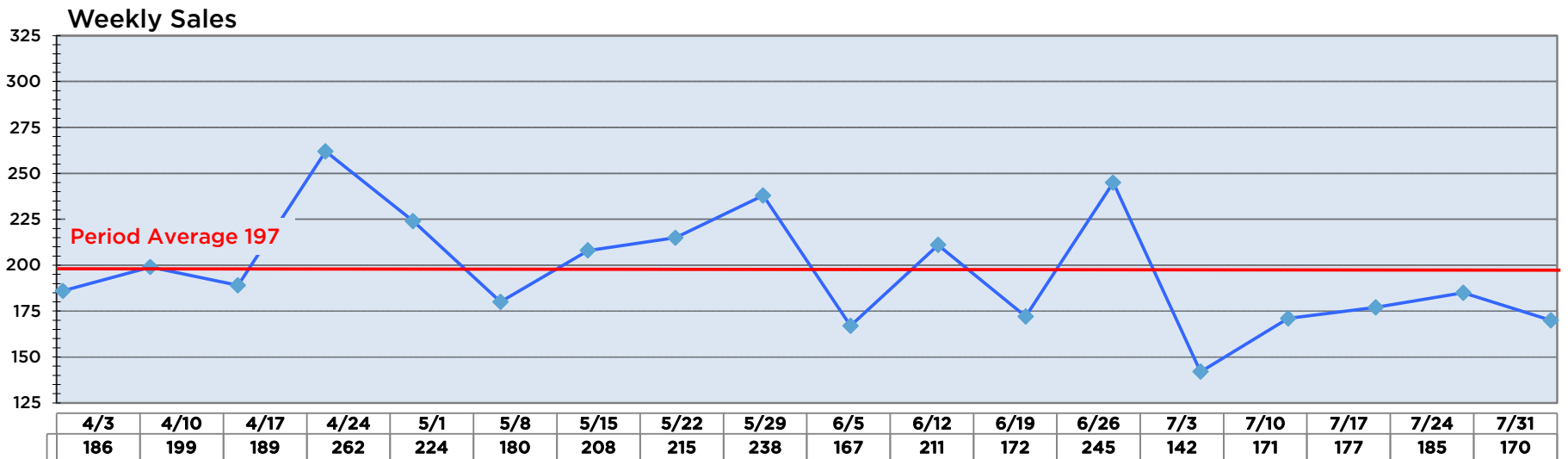
**Monday Morning Quarterback**  
07/31/2022 - 08/06/2022  
Lake, Orange, Osceola & Seminole Counties

**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>170</b>	<b>74</b>	<b>23</b>	<b>50</b>	<b>11</b>	<b>10</b>	<b>2</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	170	74	23	50	11	10	2
<b>Active Listings</b>	<b>1,482</b>	<b>507</b>	<b>201</b>	<b>404</b>	<b>195</b>	<b>164</b>	<b>11</b>
Bank Owned	2	0	1	1	0	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,478	506	200	403	194	164	11
<b>Months of Inventory</b>	<b>2.01</b>	<b>1.58</b>	<b>2.02</b>	<b>1.86</b>	<b>4.09</b>	<b>3.78</b>	<b>1.27</b>
<b><u>List Price</u></b>							
Average Original List Price	\$306,999	\$171,047	\$282,376	\$345,518	\$444,254	\$620,591	\$1,994,500
Average Final List Price	\$302,147	\$171,546	\$278,524	\$345,498	\$440,618	\$615,381	\$1,994,500
<b><u>Sale Price</u></b>							
Average Price	\$300,744	\$170,121	\$273,709	\$346,100	\$444,364	\$612,425	\$1,962,500
Median Price	\$275,000	\$176,713	\$275,000	\$348,750	\$440,000	\$547,500	\$1,962,500
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$4,852	\$499	-\$3,852	-\$20	-\$3,636	-\$5,210	\$0
Original List to Sale Price - \$	-\$6,255	-\$926	-\$8,667	\$582	\$110	-\$8,166	-\$32,000
Final List to Sale Price - \$	-\$1,403	-\$1,425	-\$4,815	\$602	\$3,746	-\$2,956	-\$32,000
Original List to Sale Price - %	97.96%	99.46%	96.93%	100.17%	100.02%	98.68%	98.40%
Final List to Sale Price - %	99.54%	99.17%	98.27%	100.17%	100.85%	99.52%	98.40%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	21	18	53	15	11	16	11
Combined Avg Days to Contract	21	18	56	15	11	16	11
Avg Days Listing to Closing	56	48	92	51	50	57	62
Avg Days Contract to Close	34	30.74324324	38.217391	35.52	38.727273	39.6	50
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	2	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	1	1	1	1
<b><u>Square Footage</u></b>							
Average Square Feet	1,349	968	1,271	1,607	1,709	1,973	4,751

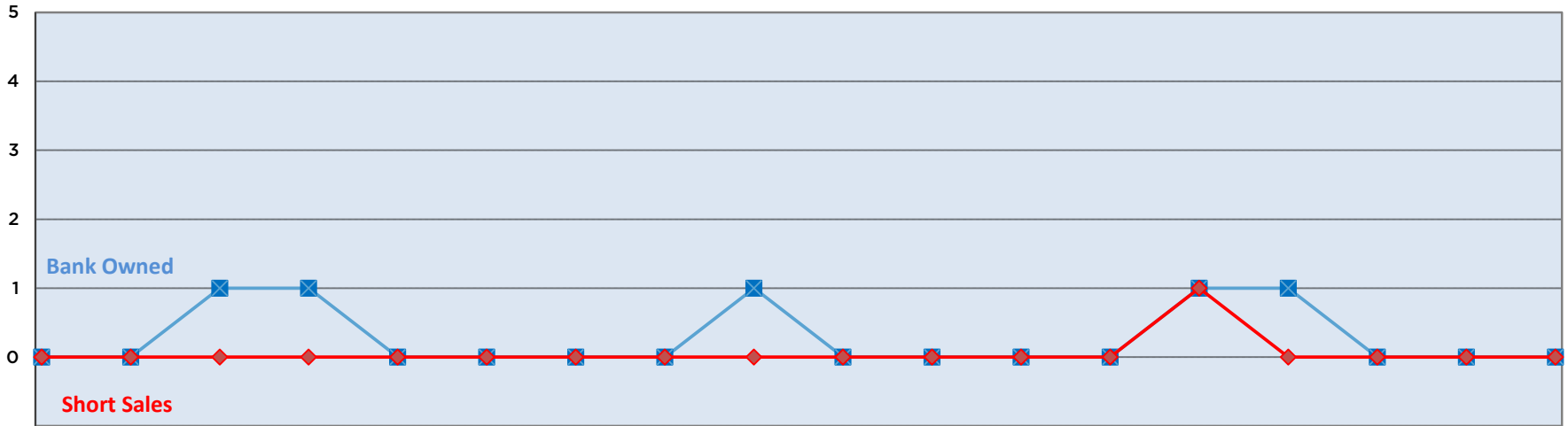


**Condos, Townhomes, Villas**



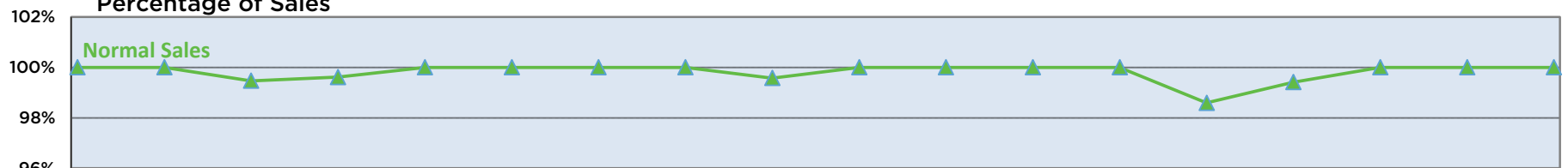
**Condos, Townhomes, Villas**

**Foreclosure Sales**



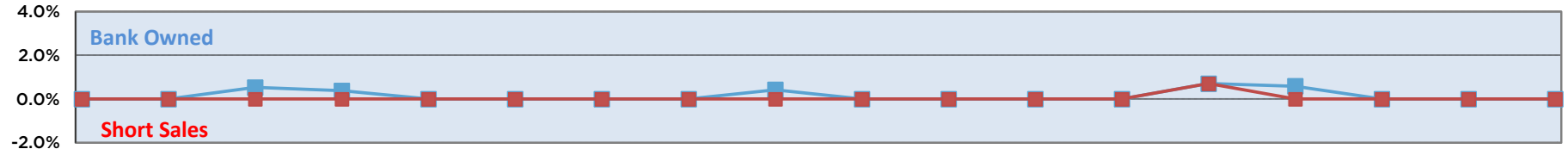
BO	0	0	1	1	0	0	0	0	1	0	0	0	0	1	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0

**Percentage of Sales**



BO	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%	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%	0.7%	0.0%	0.0%	0.0%	0.0%

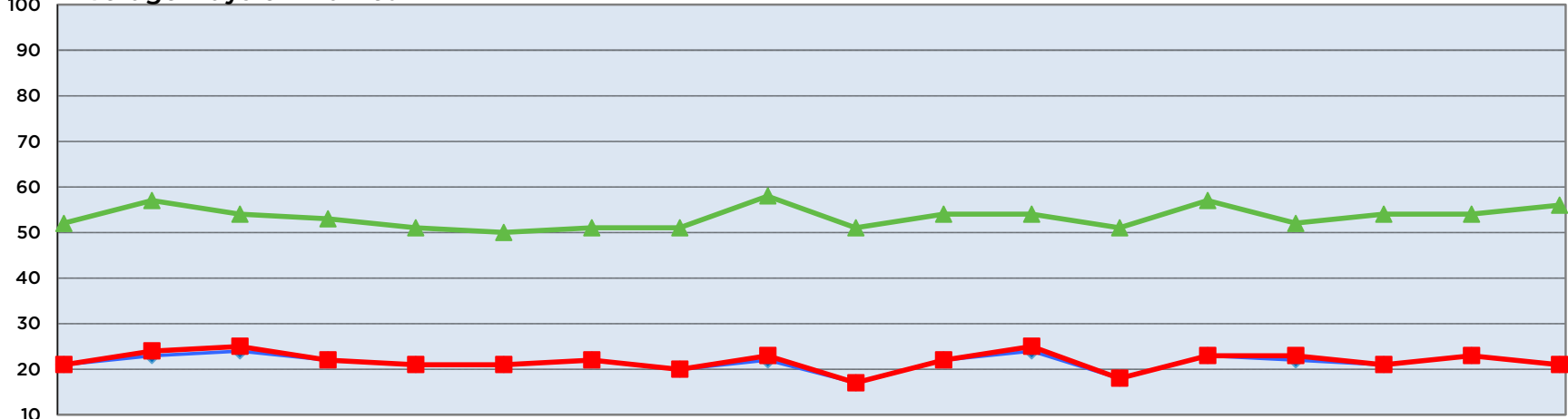
**Bank Owned**



BO	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%	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%	0.7%	0.0%	0.0%	0.0%	0.0%

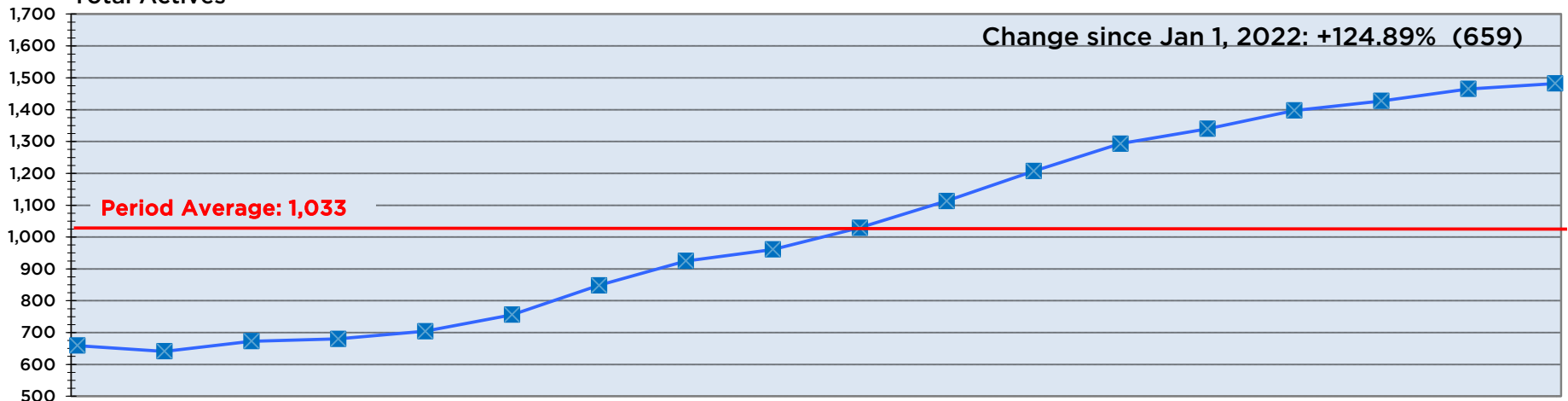
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	7/31
ListToContract	21	23	24	22	21	21	22	20	22	17	22	24	18	23	22	21	23	21
CombDaysOnMkt	21	24	25	22	21	21	22	20	23	17	22	25	18	23	23	21	23	21
ListToClose	52	57	54	53	51	50	51	51	58	51	54	54	51	57	52	54	54	56

**Total Actives**

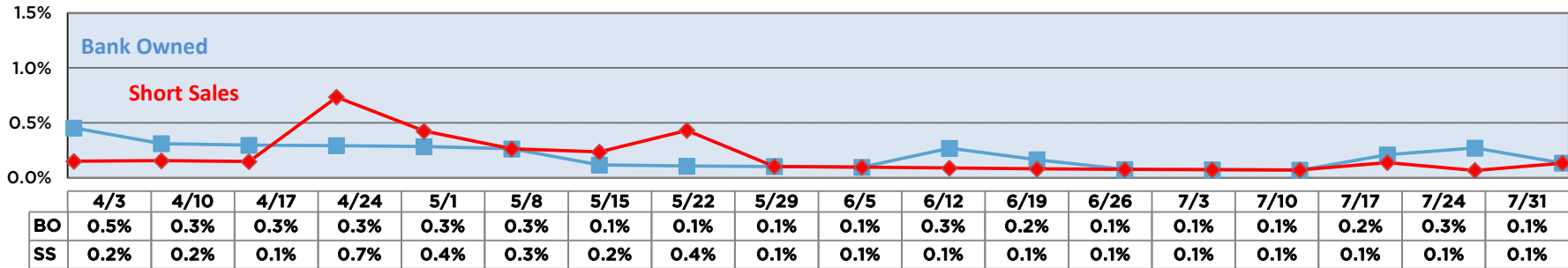
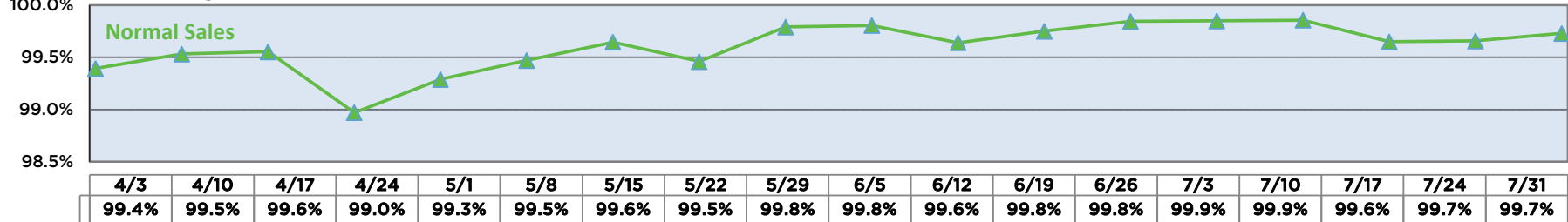


	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31
Total Actives	659	641	673	680	704	756	848	925	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482

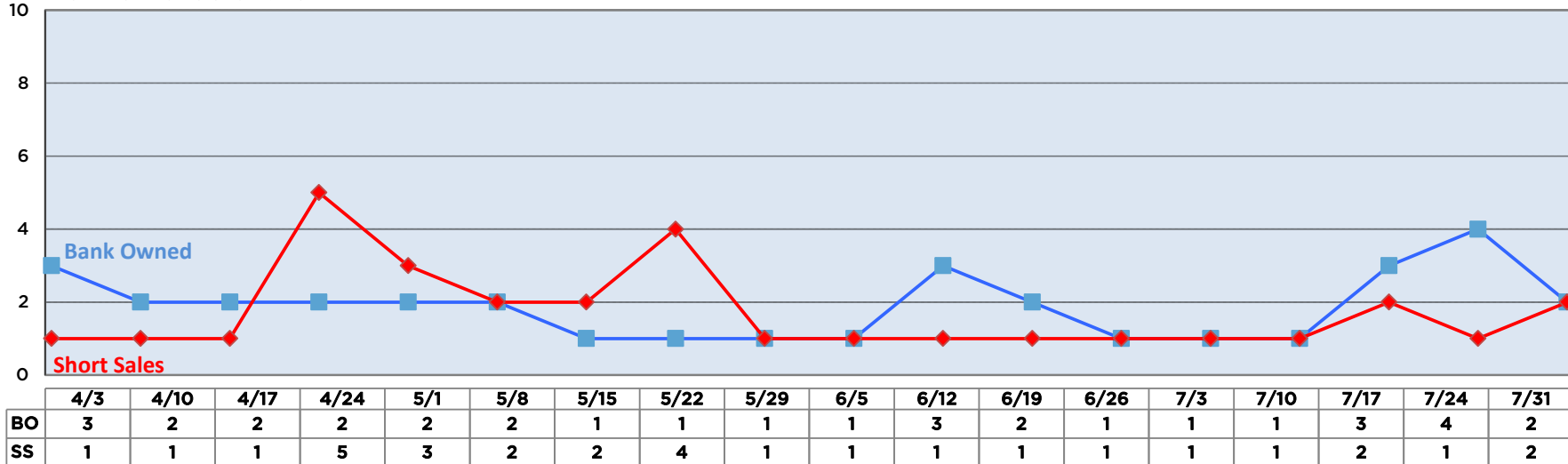


**Condos, Townhomes, Villas**

Percentage of Actives



Active Foreclosures





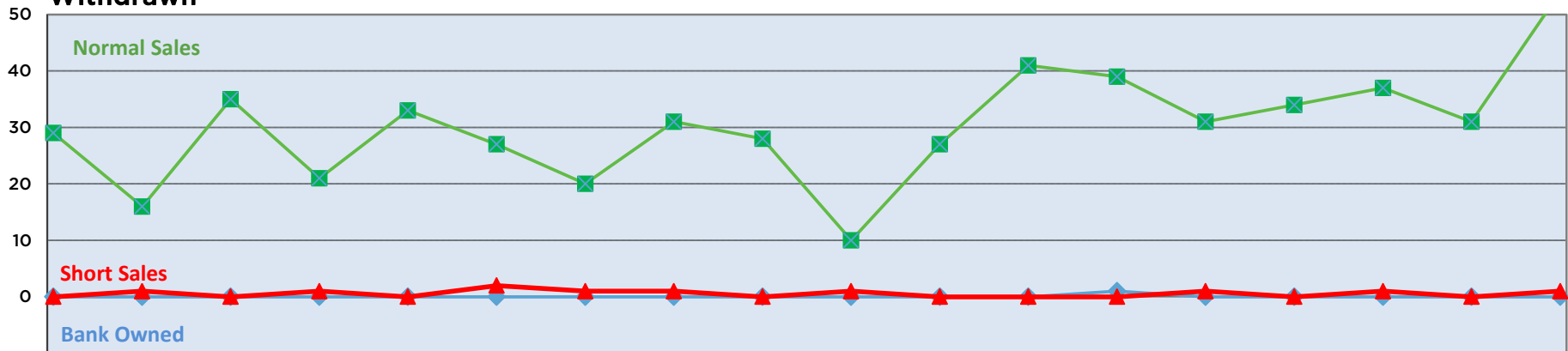
**Condos, Townhomes, Villas**

**Temporary Off Market**



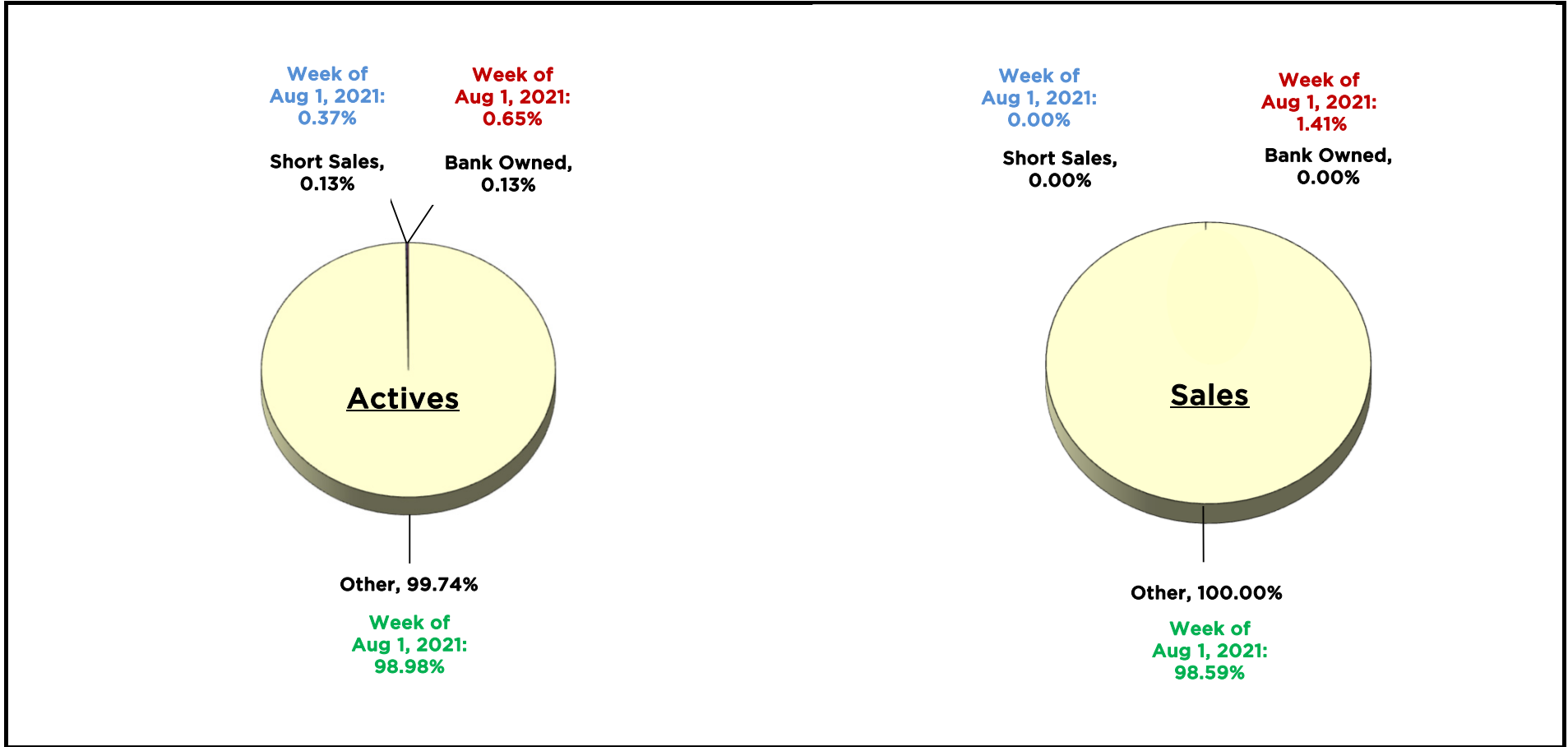
	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31
<b>Norm</b>	30	29	12	22	20	25	18	21	28	26	24	23	21	27	30	21	19	37
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0

**Withdrawn**



	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	7/31
<b>Norm</b>	29	16	35	21	33	27	20	31	28	10	27	41	39	31	34	37	31	54
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
<b>SS</b>	0	1	0	1	0	2	1	1	0	1	0	0	0	1	0	1	0	1

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
07/31/2022 - 08/06/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 13 Condos, Townhomes, or Villas available for the Median Price of \$275,000?** ( ± \$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>Seminole County</b>		<b>2</b>	<b>\$274,700</b>	<b>2.5</b>	<b>2.0</b>	<b>1,448</b>	<b>\$189.71</b>
Lake Mary / Heathrow	32746	1	\$274,500	2.0	2.0	1,494	\$183.73
Sanford (South)	32773	1	\$274,900	3.0	2.0	1,402	\$196.08
<b>Orange County</b>		<b>5</b>	<b>\$274,980</b>	<b>2.6</b>	<b>2.0</b>	<b>1,296</b>	<b>\$212.18</b>
Orlando (Downtown)	32801	1	\$275,000	2.0	2.0	1,115	\$246.64
Sand Lake / Bay Hill	32819	1	\$274,900	3.0	2.0	1,146	\$239.88
Williamsburg / Lake Bryan	32821	1	\$275,000	3.0	2.0	1,200	\$229.17
Ventura	32822	1	\$275,000	3.0	2.0	1,764	\$155.90
Union Park / Chickasaw	32829	1	\$275,000	2.0	2.0	1,255	\$219.12
<b>Osceola County</b>		<b>5</b>	<b>\$274,980</b>	<b>2.8</b>	<b>2.0</b>	<b>1,367</b>	<b>\$201.10</b>
Davenport	33896	1	\$275,000	2.0	2.0	1,134	\$242.50
Kissimmee (Central)	34741	1	\$274,900	3.0	2.0	1,495	\$183.88
Kissimmee (West) / Pleasant Hill	34746	2	\$275,000	3.0	2.0	1,254	\$219.30
Kissimmee / Celebration	34747	1	\$275,000	3.0	2.0	1,700	\$161.76
<b>Lake County</b>		<b>1</b>	<b>\$275,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,610</b>	<b>\$170.81</b>
Leesburg (East)/Haines Creek	34788	1	\$275,000	2.0	2.0	1,610	\$170.81