



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

***Week of August 07, 2022 - August 13, 2022***

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

- Sales of single-family homes decreased to 446 during the week of Aug 07, from 471 the week prior
- The median price of single family homes increased to \$416,000, a change of 1.0%
- The number of single-family home foreclosure transactions decreased to 0 last week, from 1 the week of Jul 31
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 43, and now sits at 4,995

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

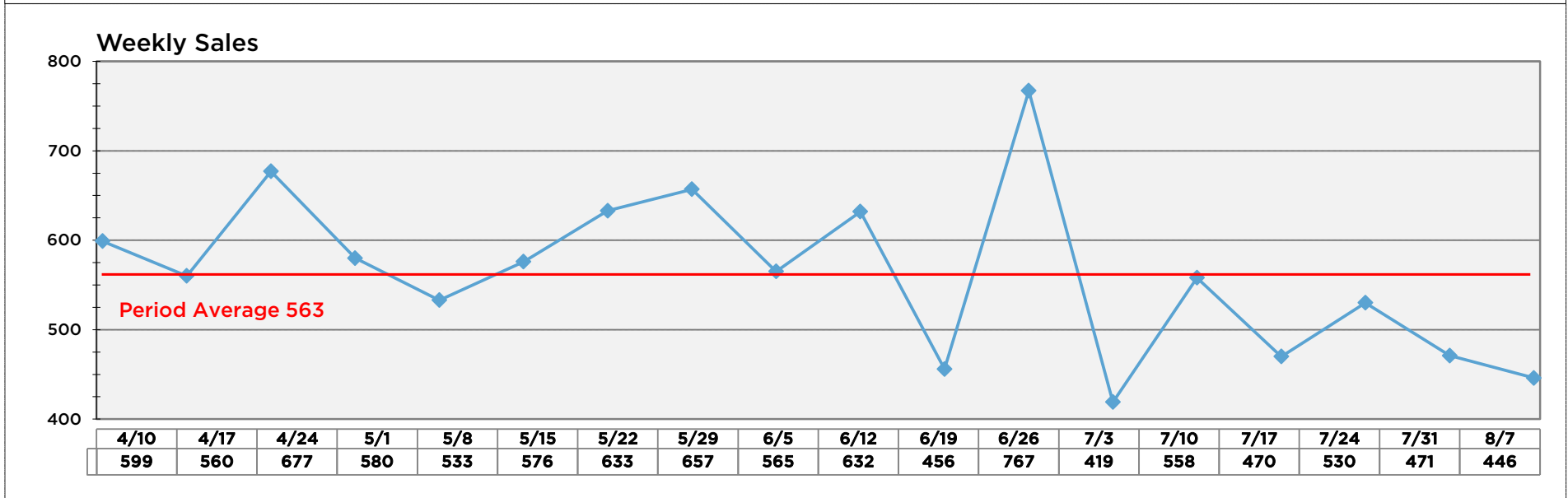
- Sales of condos, townhomes, and villas decreased to 169 during the week of Aug 07, from 170 the week prior
- The median price of condos, townhomes, and villas decreased to \$261,000, a change of -5.1%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 37, and now sits at 1,519

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

**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>446</b>	52	34	109	105	125	21
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	446	52	34	109	105	125	21
<b>Active Listings</b>	<b>4,995</b>	305	262	968	1,123	1,806	531
Bank Owned	17	7	3	5	1	1	0
Short Sales	8	1	1	3	2	1	0
Other	4,970	297	258	960	1,120	1,804	531
<b>Months of Inventory</b>	<b>2.58</b>	1.35	1.78	2.05	2.47	3.33	5.84
<b><i>List Price</i></b>							
Average Original List Price	\$501,779	\$189,154	\$287,826	\$365,234	\$452,809	\$683,113	\$1,496,510
Average Final List Price	\$492,580	\$183,579	\$281,082	\$359,766	\$446,989	\$669,261	\$1,465,804
<b><i>Sale Price</i></b>							
Average Price	\$483,584	\$175,765	\$275,659	\$355,115	\$442,901	\$658,342	\$1,412,452
Median Price	\$416,000	\$189,250	\$275,000	\$365,000	\$439,000	\$639,000	\$1,170,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$9,199	-\$5,575	-\$6,744	-\$5,468	-\$5,820	-\$13,852	-\$30,706
Original List to Sale Price - \$	-\$18,195	-\$13,389	-\$12,167	-\$10,119	-\$9,908	-\$24,771	-\$84,058
Final List to Sale Price - \$	-\$8,996	-\$7,814	-\$5,423	-\$4,651	-\$4,088	-\$10,919	-\$53,352
Original List to Sale Price - %	96.37%	92.92%	95.77%	97.23%	97.81%	96.37%	94.38%
Final List to Sale Price - %	98.17%	95.74%	98.07%	98.71%	99.09%	98.37%	96.36%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	28	40	29	23	23	30	36
Combined Avg Days to Contract	28	40	29	23	23	30	36
Avg Days Listing to Closing	61	68	60	55	55	66	77
Avg Days Contract to Close	33	29	31	31	32	35	43
<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	2,117	1,158	1,387	1,623	2,049	2,809	4,448

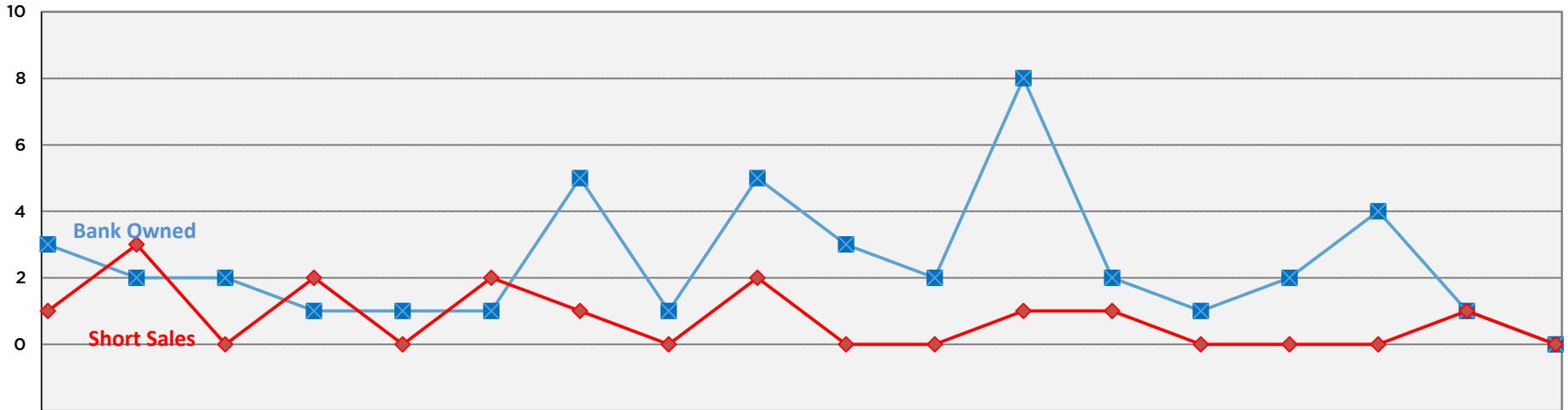
### Single Family Homes





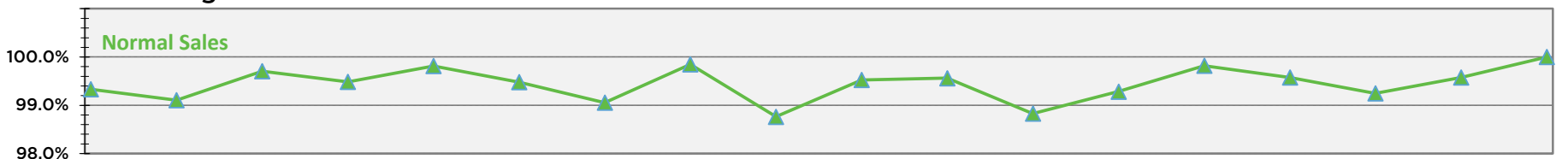
**Single Family Homes**

**Foreclosure Sales**

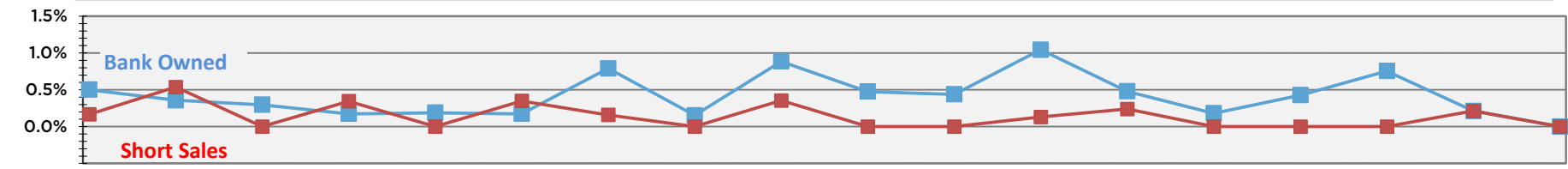


	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
BO	3	2	2	1	1	1	5	1	5	3	2	8	2	1	2	4	1	0
SS	1	3	0	2	0	2	1	0	2	0	0	1	1	0	0	0	1	0

**Percentage of Sales**



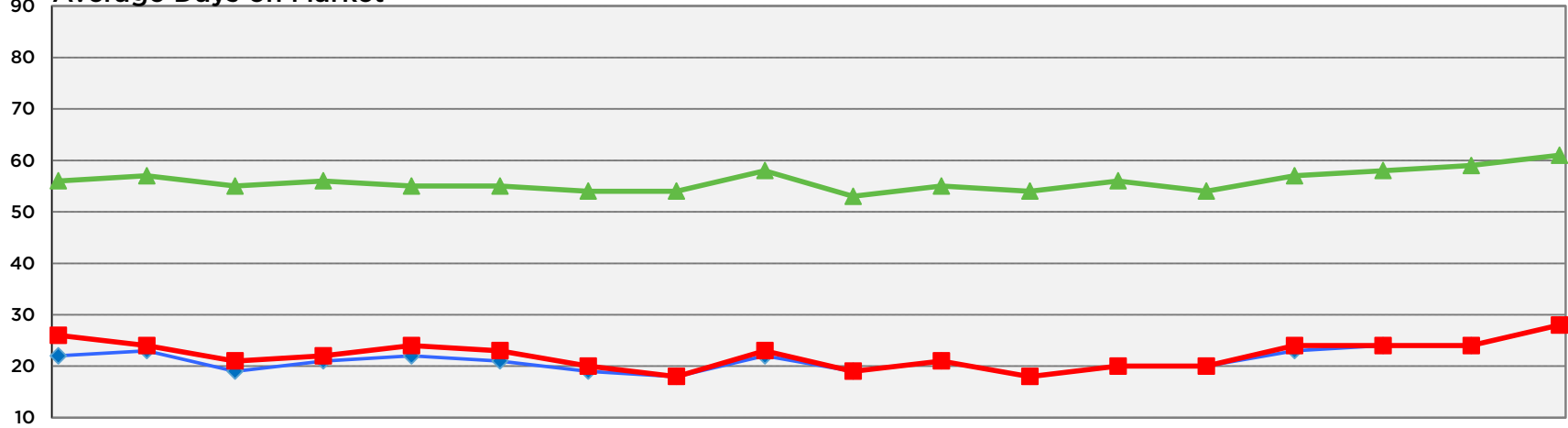
	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
Normal Sales	99.3%	99.1%	99.7%	99.5%	99.8%	99.5%	99.1%	99.8%	98.8%	99.5%	99.6%	98.8%	99.3%	99.8%	99.6%	99.2%	99.6%	100.0%



	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	8/7
BO	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%	0.0%
SS	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%	0.0%

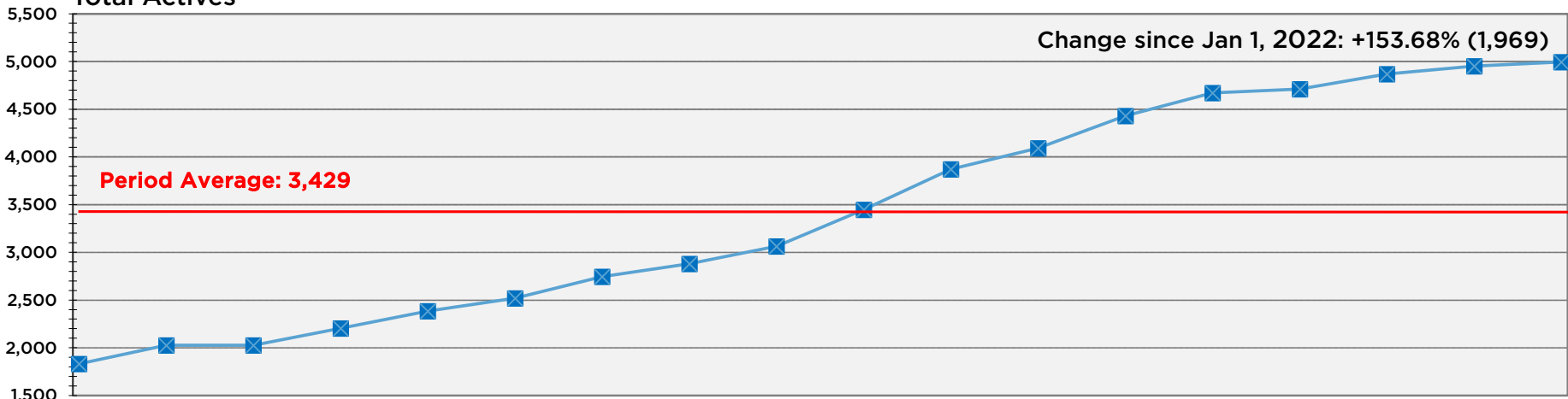
**Single Family Homes**

**Average Days on Market**



ListToContract	22	23	19	21	22	21	19	18	22	19	21	18	20	20	23	24	24	28
CombDaysOnMkt	26	24	21	22	24	23	20	18	23	19	21	18	20	20	24	24	24	28
ListToClose	56	57	55	56	55	55	54	54	58	53	55	54	56	54	57	58	59	61

**Total Actives**

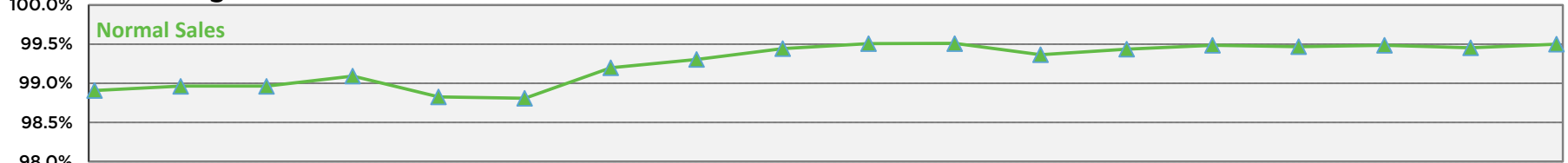


4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
1,832	2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995

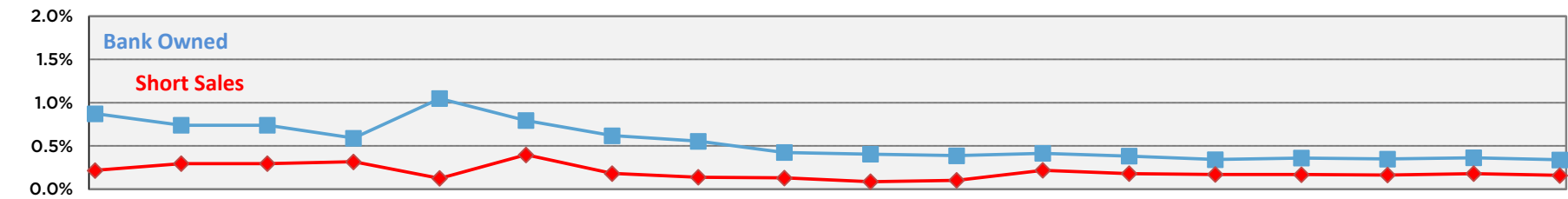


**Single Family Homes**

**Percentage of Actives**

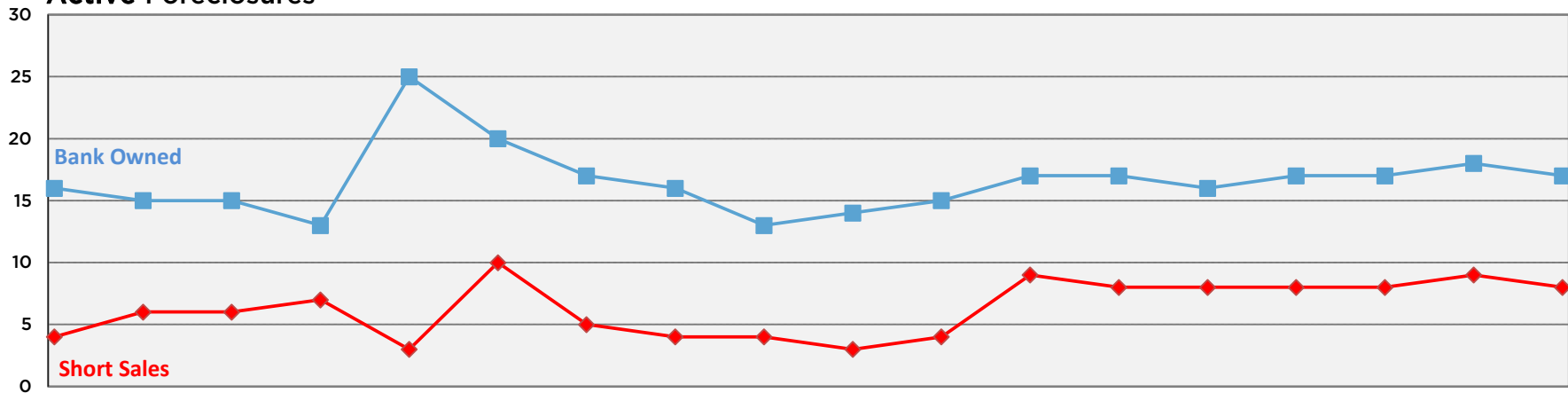


	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
Normal Sales	98.91%	98.96%	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%



	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	8/7
BO	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%	0.34%
SS	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%	0.16%

**Active Foreclosures**

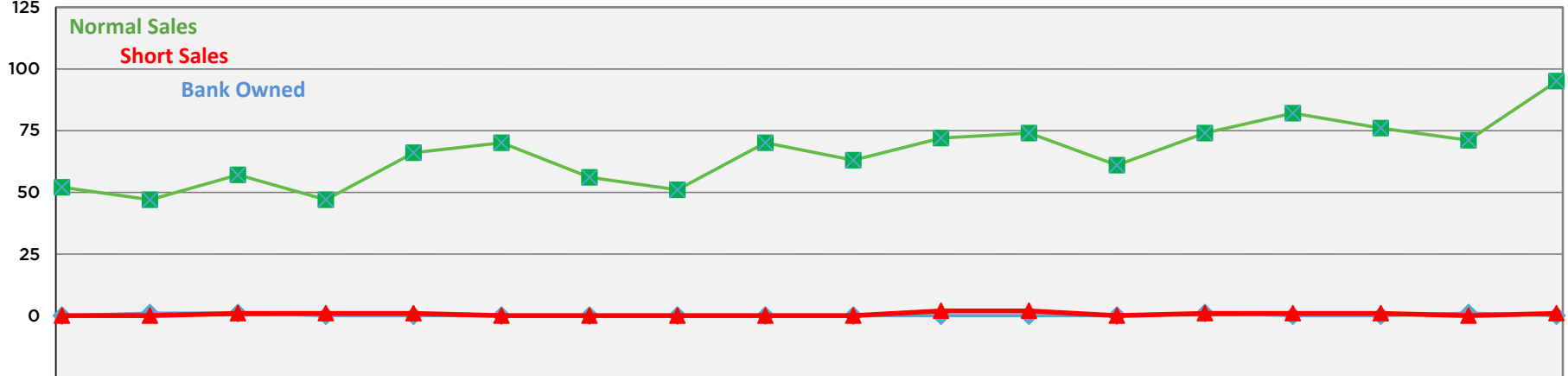


	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
BO	16	15	15	13	25	20	17	16	13	14	15	17	17	16	17	17	18	17
SS	4	6	6	7	3	10	5	4	4	3	4	9	8	8	8	8	9	8



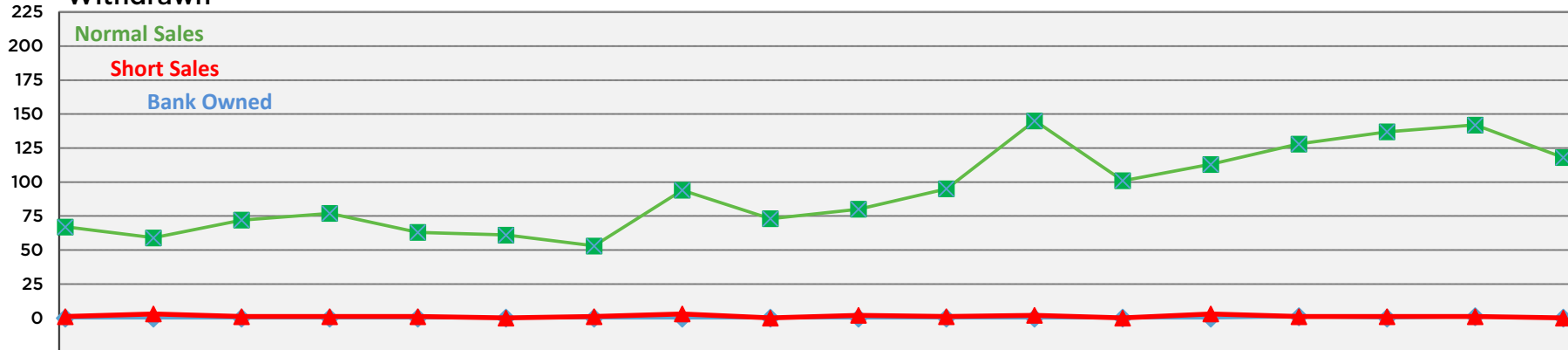
### Single Family Homes

#### Temporary Off Market



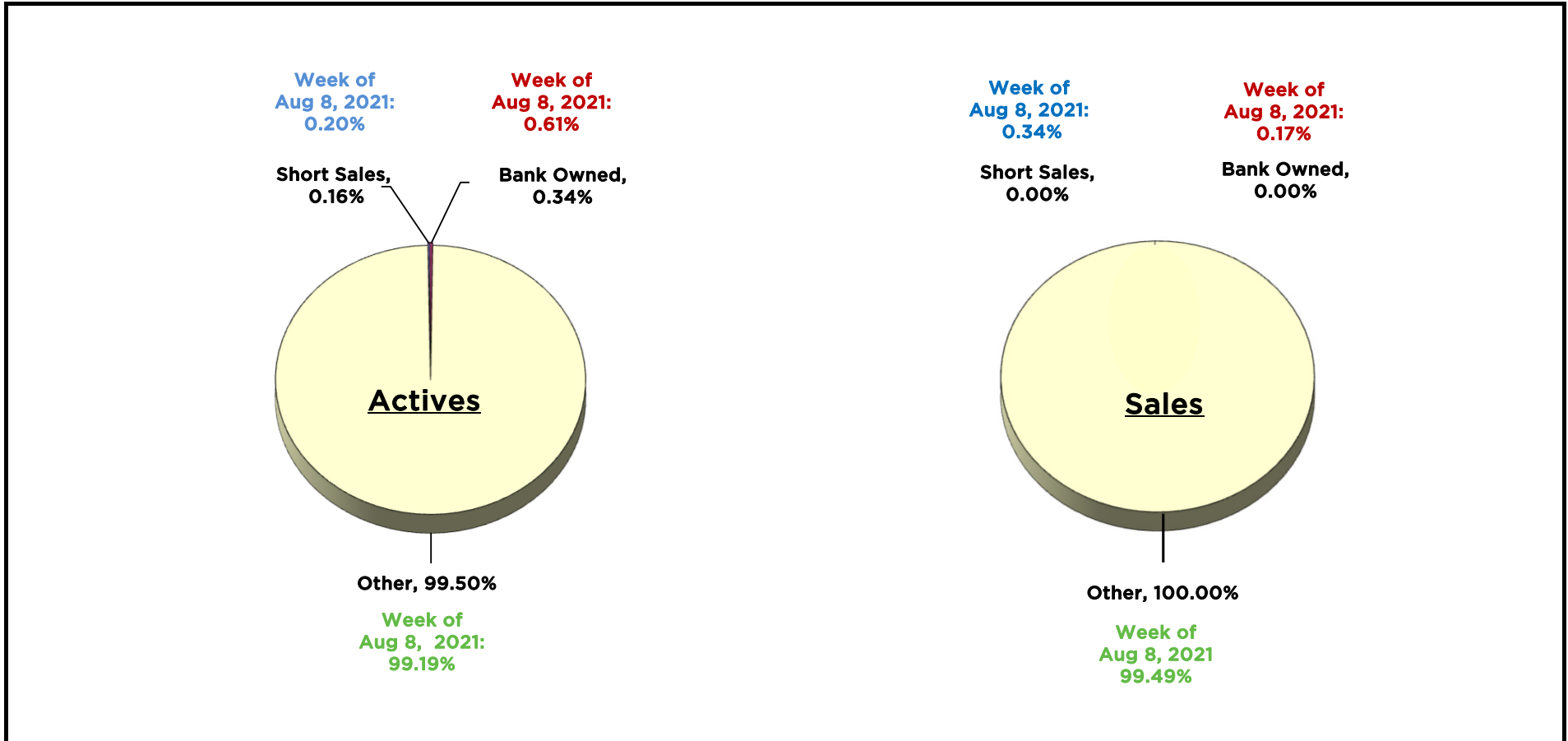
	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
Norm	52	47	57	47	66	70	56	51	70	63	72	74	61	74	82	76	71	95
BO	0	1	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0
SS	0	0	1	1	1	0	0	0	0	0	2	2	0	1	1	1	0	1

#### Withdrawn



	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	8/7
Norm	67	59	72	77	63	61	53	94	73	80	95	145	101	113	128	137	142	118
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
SS	1	3	1	1	1	0	1	3	0	2	1	2	0	3	1	1	1	0

**Single Family Homes**



**Monday Morning Quarterback**  
08/07/2022 - 08/13/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 5 Single Family Homes available for the Median Price of \$416,000?** (± \$500)

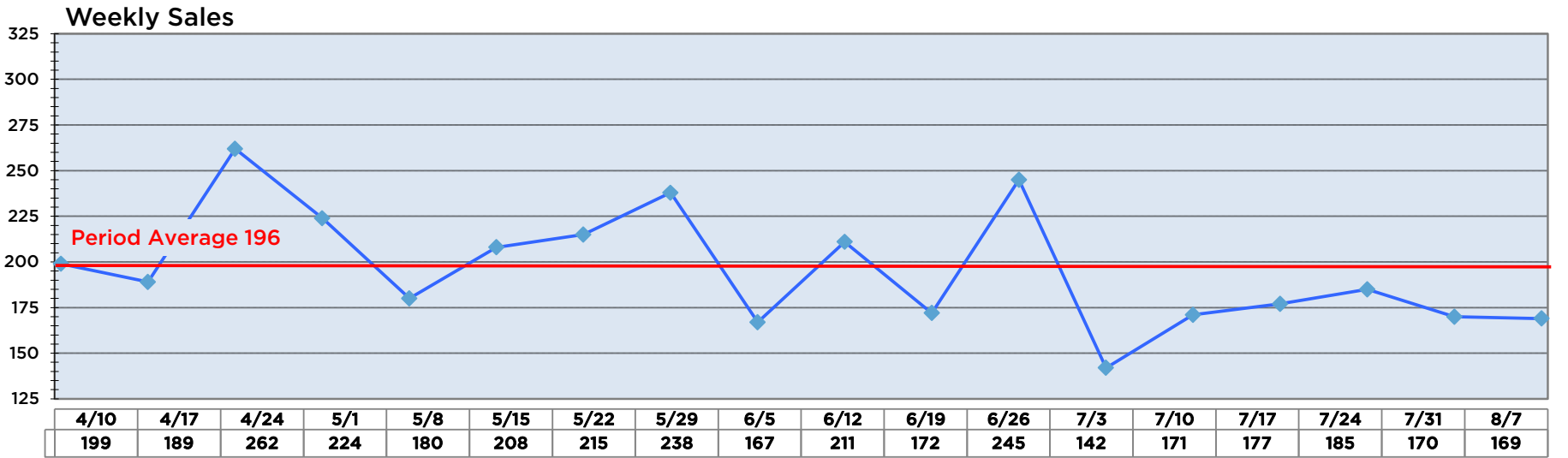
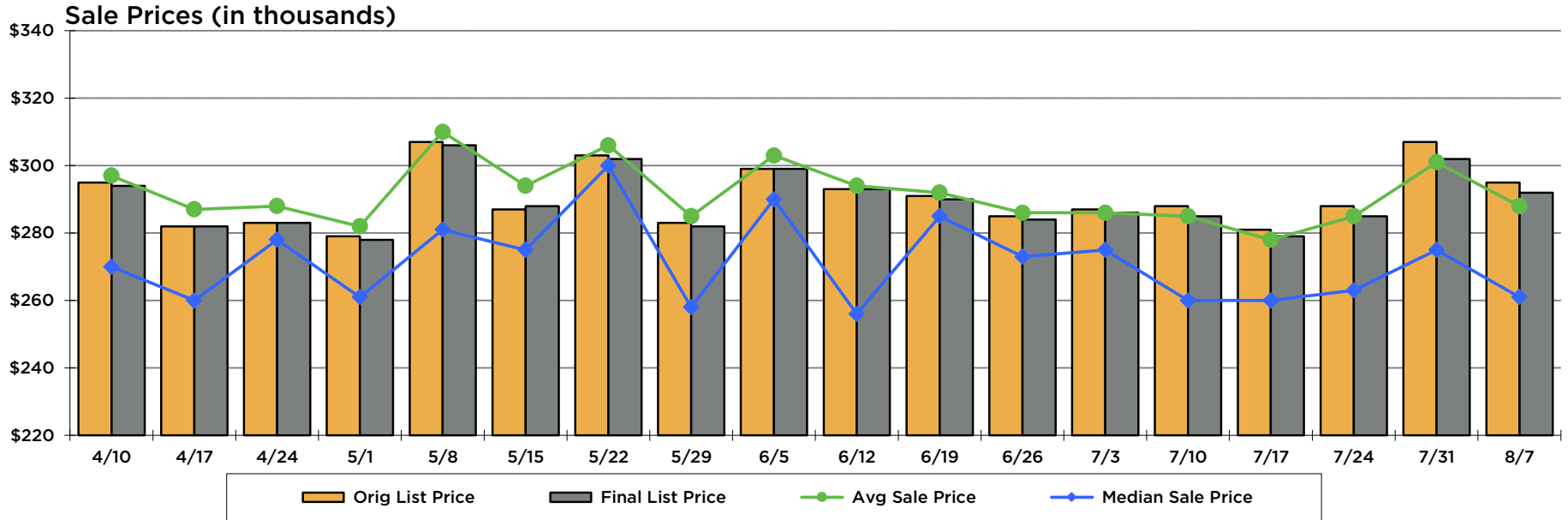
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>1</b>	<b>\$416,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,548</b>	<b>\$268.73</b>
Maitland / Eatonville	32751	1	\$416,000	3.0	2.0	1,548	\$268.73
<b>Orange County</b>		<b>2</b>	<b>\$415,950</b>	<b>3.0</b>	<b>2.0</b>	<b>1,384</b>	<b>\$300.54</b>
Winter Garden / Oakland	34787	2	\$415,950	3.0	2.0	1,384	\$300.54
<b>Osceola County</b>		<b>1</b>	<b>\$416,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,663</b>	<b>\$250.15</b>
St Cloud / Narcoossee	34771	1	\$416,000	3.0	2.0	1,663	\$250.15
<b>Lake County</b>		<b>1</b>	<b>\$416,000</b>	<b>4.0</b>	<b>2.0</b>	<b>1,988</b>	<b>\$209.26</b>
Mascotte	34753	1	\$416,000	4.0	2.0	1,988	\$209.26

**Monday Morning Quarterback**  
08/07/2022 - 08/13/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

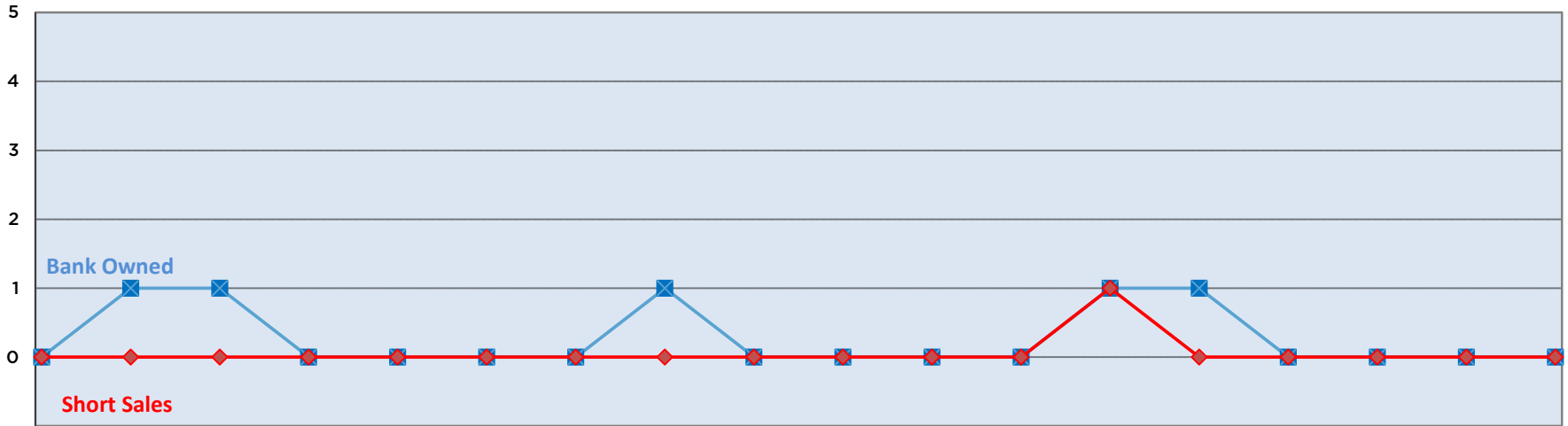
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>169</b>	<b>74</b>	<b>27</b>	<b>43</b>	<b>11</b>	<b>14</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	169	74	27	43	11	14	0
<b>Active Listings</b>	<b>1,519</b>	<b>502</b>	<b>195</b>	<b>427</b>	<b>208</b>	<b>177</b>	<b>10</b>
Bank Owned	4	1	0	1	2	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,513	500	195	426	205	177	10
<b>Months of Inventory</b>	<b>2.07</b>	<b>1.57</b>	<b>1.67</b>	<b>2.29</b>	<b>4.36</b>	<b>2.92</b>	<b>0.00</b>
<b><i>List Price</i></b>							
Average Original List Price	\$294,838	\$187,391	\$270,922	\$352,788	\$454,172	\$605,714	\$0
Average Final List Price	\$291,641	\$186,845	\$268,604	\$346,155	\$450,354	\$597,857	\$0
<b><i>Sale Price</i></b>							
Average Price	\$287,542	\$182,016	\$268,396	\$343,295	\$445,455	\$586,929	\$0
Median Price	\$261,000	\$185,750	\$265,000	\$337,000	\$450,000	\$558,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$3,197	-\$546	-\$2,318	-\$6,633	-\$3,818	-\$7,857	\$0
Original List to Sale Price - \$	-\$7,296	-\$5,375	-\$2,526	-\$9,493	-\$8,717	-\$18,785	\$0
Final List to Sale Price - \$	-\$4,099	-\$4,829	-\$208	-\$2,860	-\$4,899	-\$10,928	\$0
Original List to Sale Price - %	97.53%	97.13%	99.07%	97.31%	98.08%	96.90%	0.00%
Final List to Sale Price - %	98.59%	97.42%	99.92%	99.17%	98.91%	98.17%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	24	19	32	26	19	40	0
Combined Avg Days to Contract	26	19	33	27	19	54	0
Avg Days Listing to Closing	56	49	68	54	59	75	0
Avg Days Contract to Close	31	29	35	28	39	34	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,307	950	1,301	1,533	1,927	2,024	0

**Condos, Townhomes, Villas**



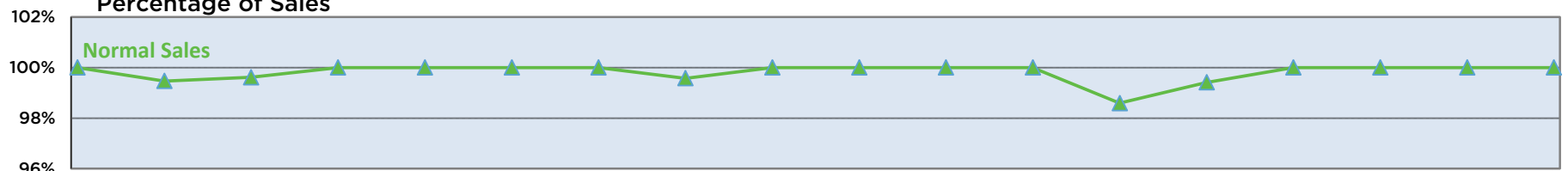
**Condos, Townhomes, Villas**

**Foreclosure Sales**

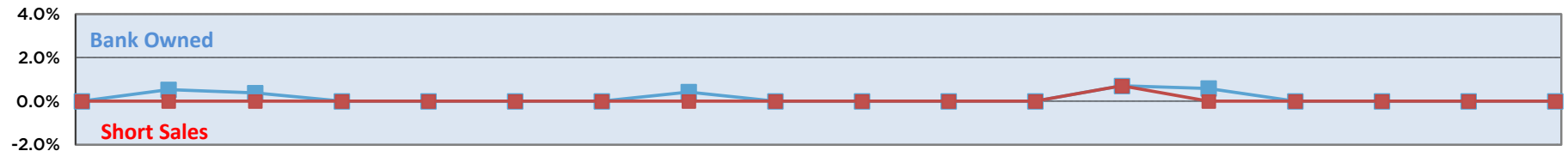


BO	0	1	1	0	0	0	0	1	0	0	0	0	1	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

**Percentage of Sales**



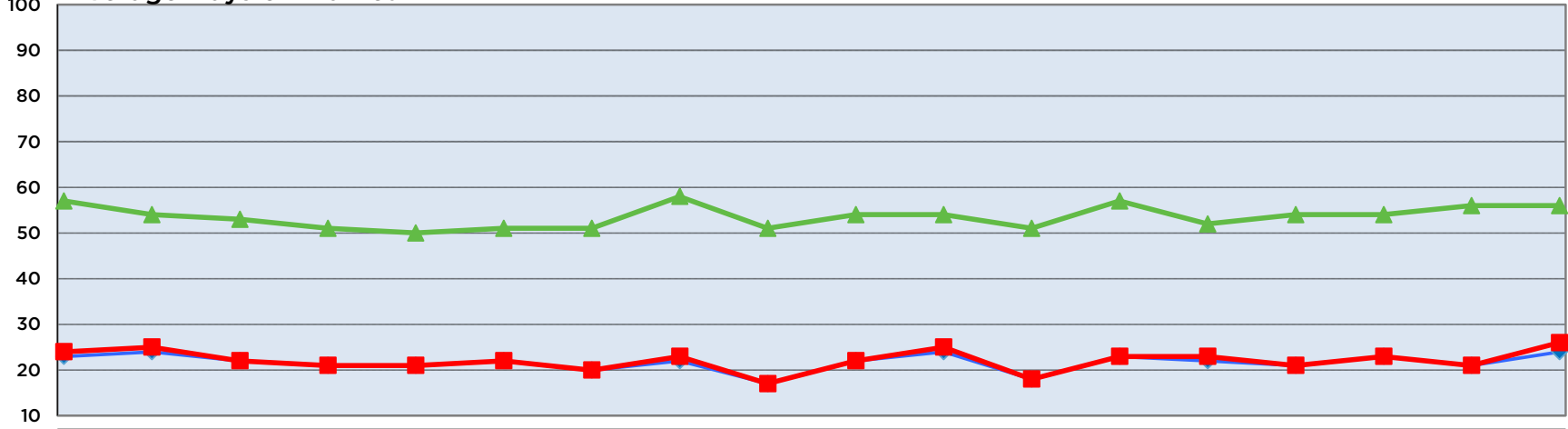
	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
	100.0%	99.5%	99.6%	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%	100.0%	100.0%	100.0%	98.6%	99.4%	100.0%	100.0%	100.0%	100.0%



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

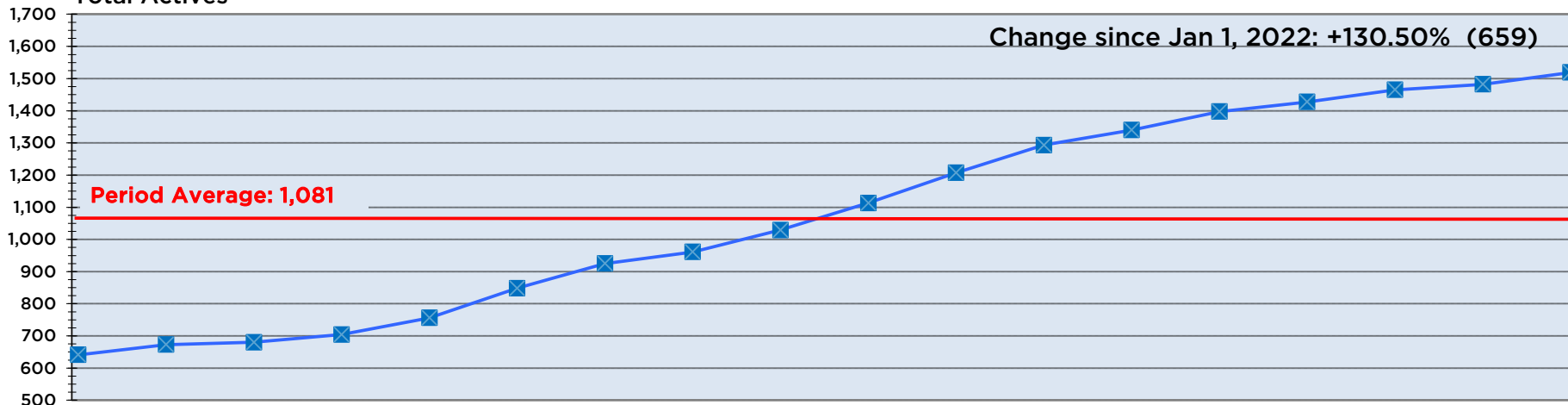
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	8/7
ListToContract	23	24	22	21	21	22	20	22	17	22	24	18	23	22	21	23	21	24
CombDaysOnMkt	24	25	22	21	21	22	20	23	17	22	25	18	23	23	21	23	21	26
ListToClose	57	54	53	51	50	51	51	58	51	54	54	51	57	52	54	54	56	56

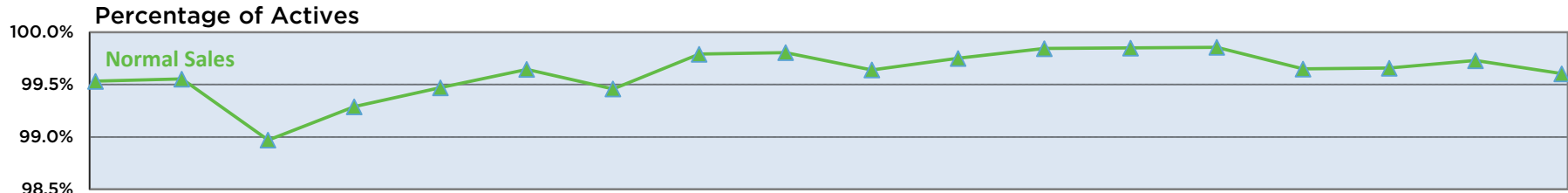
**Total Actives**



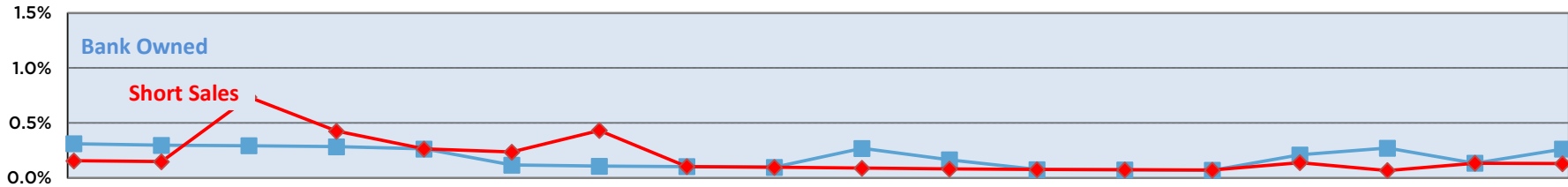
	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
Total Actives	641	673	680	704	756	848	925	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519



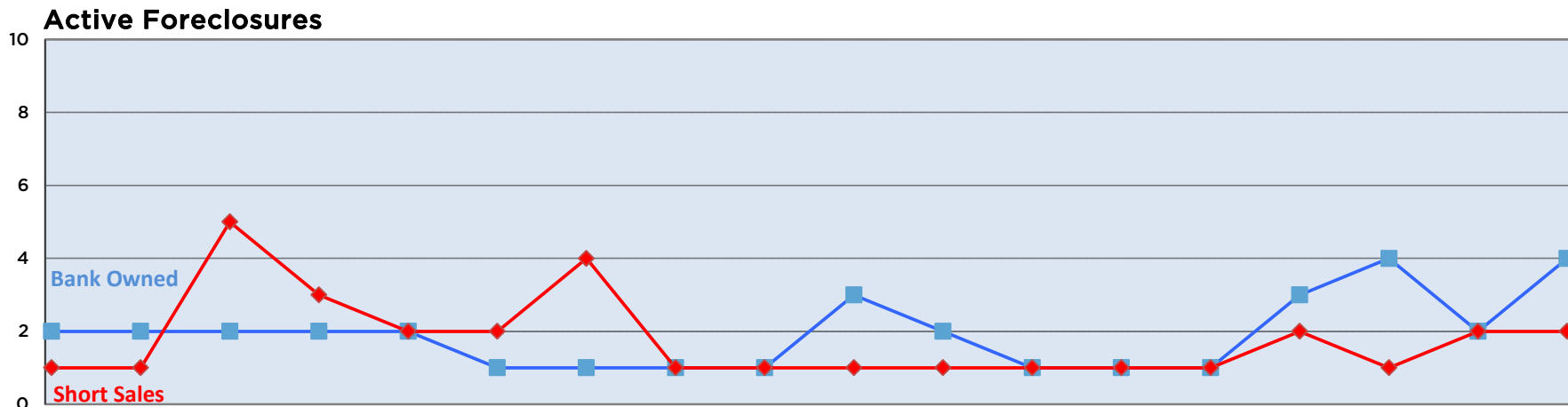
**Condos, Townhomes, Villas**



	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	8/7
Normal Sales	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%	99.6%	99.7%	99.7%	99.6%



	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	8/7
BO	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%	0.2%	0.3%	0.1%	0.3%
SS	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%	0.1%	0.1%	0.1%	0.1%

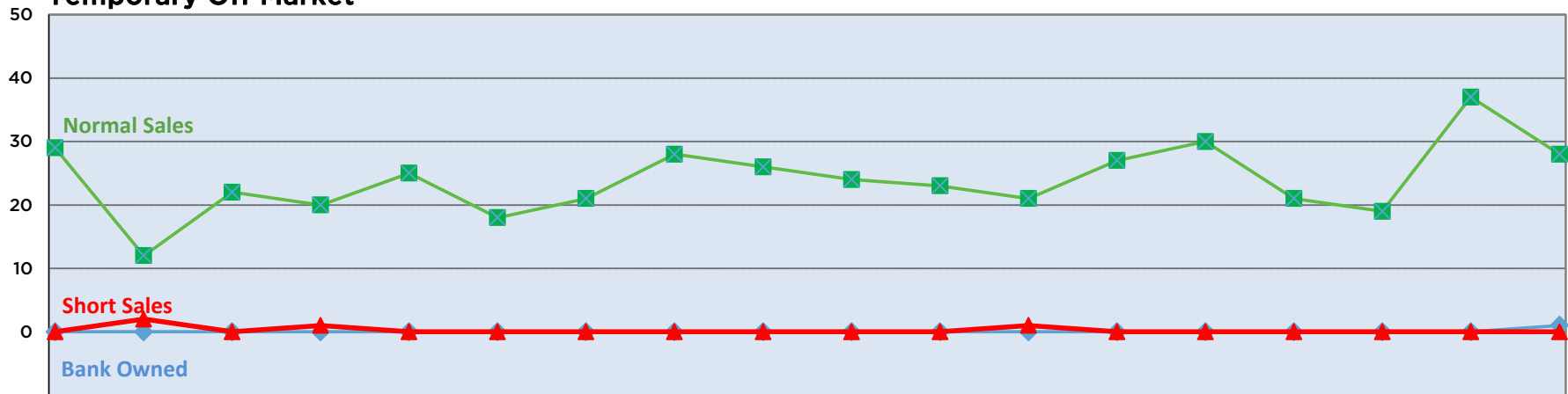


	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
BO	2	2	2	2	2	1	1	1	1	3	2	1	1	1	3	4	2	4
SS	1	1	5	3	2	2	4	1	1	1	1	1	1	1	2	1	2	2



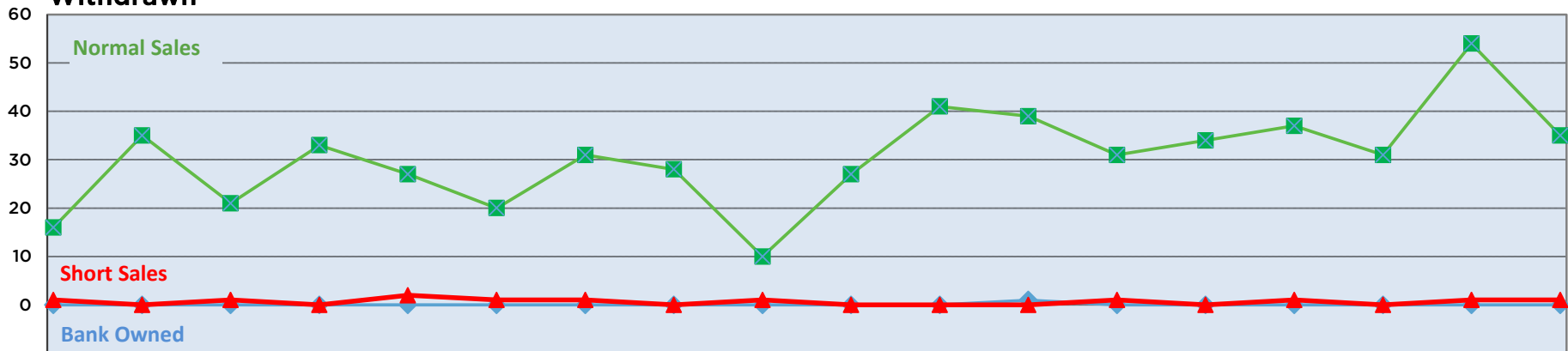
**Condos, Townhomes, Villas**

**Temporary Off Market**



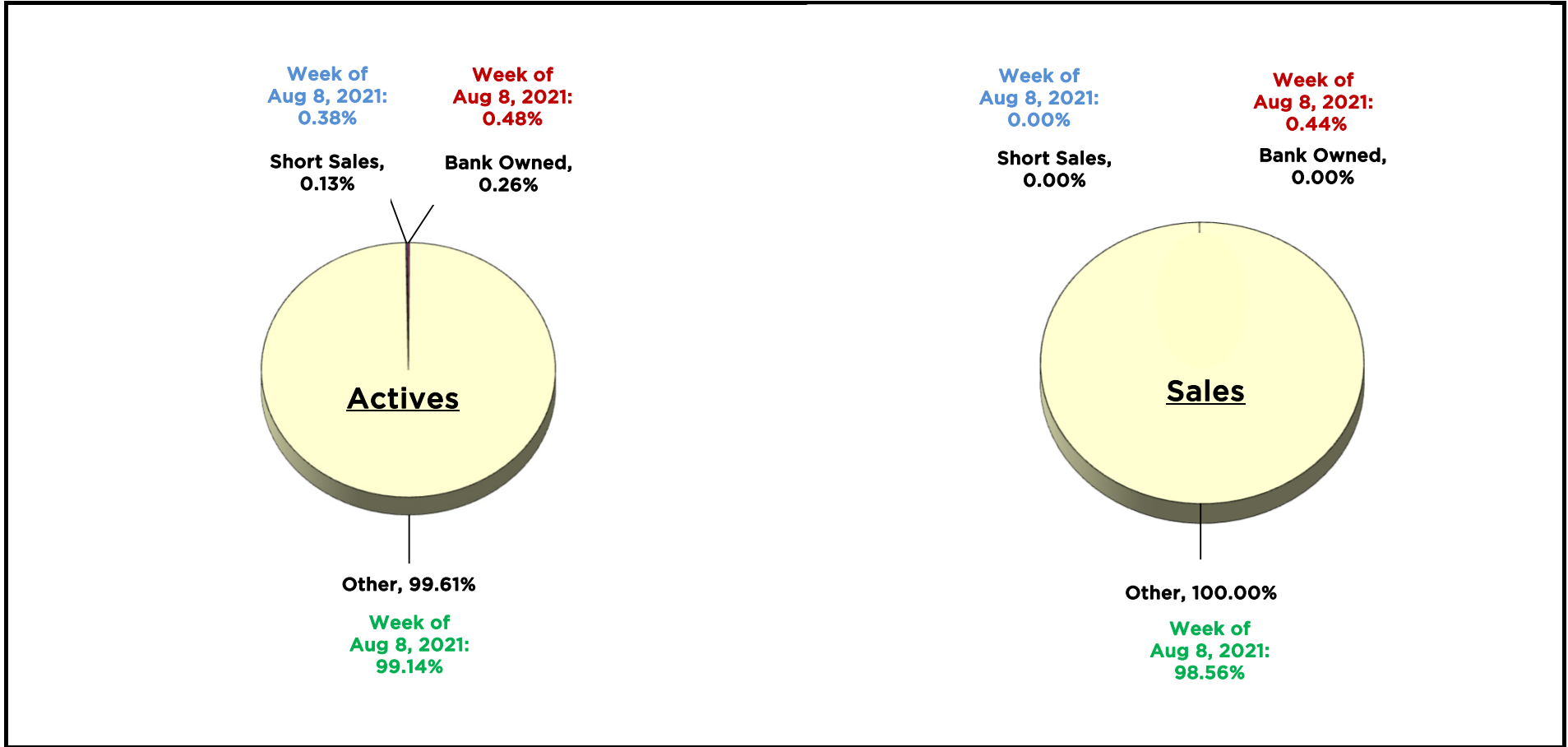
	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7
Norm	29	12	22	20	25	18	21	28	26	24	23	21	27	30	21	19	37	28
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0

**Withdrawn**



	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	8/7
Norm	16	35	21	33	27	20	31	28	10	27	41	39	31	34	37	31	54	35
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	1	0	1	0	2	1	1	0	1	0	0	0	1	0	1	0	1	1

**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**08/07/2022 - 08/13/2022**  
**Lake, Orange, Osceola & Seminole Counties**

**There are no Condos, Townhomes, or Villas available for the Median Price of \$261,000** ( ± \$500 )