



Monday Morning Quarterback Summary

Week of August 14, 2022 - August 20, 2022

Single-family existing homes

- Sales of single-family homes increased to 451 during the week of Aug 14, from 446 the week prior
- The median price of single family homes decreased to \$415,000, a change of -0.2%
- The number of single-family home foreclosure transactions remains constant at 0
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 101, and now sits at 5,096

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 174 during the week of Aug 14, from 169 the week prior
- The median price of condos, townhomes, and villas decreased to \$242,500, a change of -7.1%
- 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 29, and now sits at 1,548

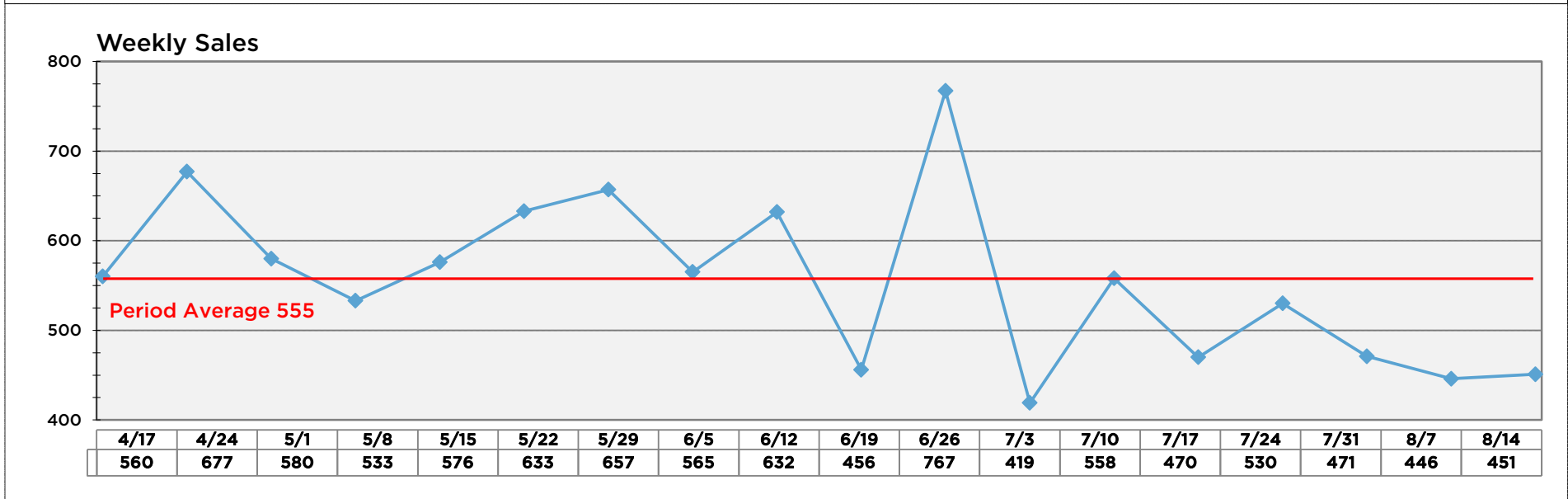
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
08/14/2022 - 08/20/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

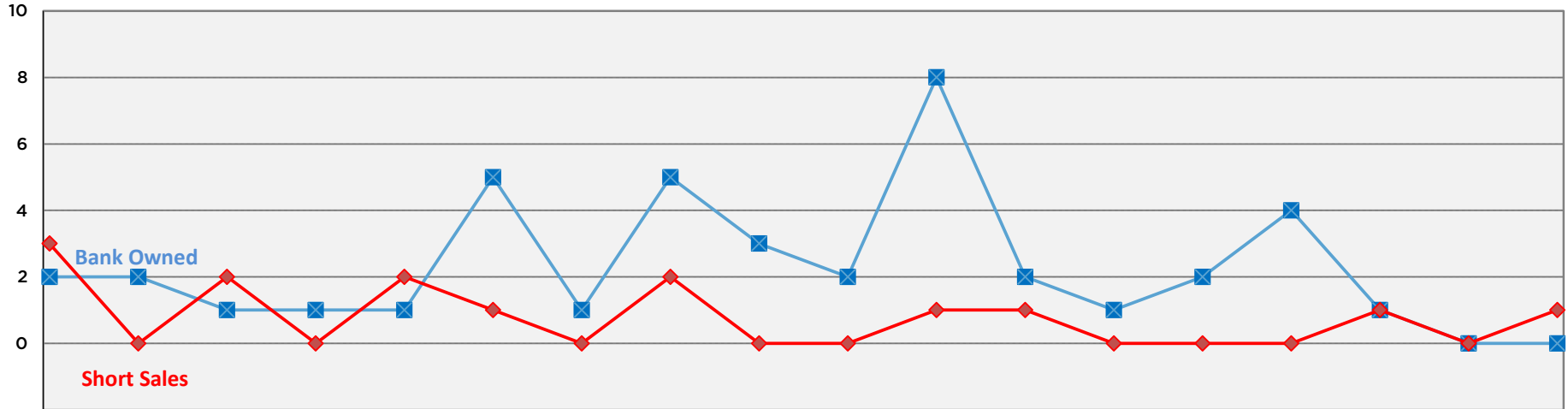
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	451	32	37	128	97	138	19
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	450	32	37	127	97	138	19
Active Listings	5,096	326	267	992	1,171	1,807	533
Bank Owned	20	9	2	5	2	2	0
Short Sales	7	1	1	3	1	1	0
Other	5,069	316	264	984	1,168	1,804	533
Months of Inventory	2.61	2.35	1.67	1.79	2.79	3.02	6.47
<i>List Price</i>							
Average Original List Price	\$513,208	\$197,316	\$283,759	\$363,510	\$453,341	\$669,978	\$1,667,526
Average Final List Price	\$500,528	\$189,808	\$280,641	\$354,435	\$441,596	\$657,653	\$1,595,889
<i>Sale Price</i>							
Average Price	\$491,809	\$179,809	\$275,524	\$348,844	\$437,490	\$649,569	\$1,533,079
Median Price	\$415,000	\$199,500	\$275,000	\$350,000	\$430,000	\$616,500	\$1,352,000
<i>Price Differences</i>							
Original to Final List Price	-\$12,680	-\$7,508	-\$3,118	-\$9,075	-\$11,745	-\$12,325	-\$71,637
Original List to Sale Price - \$	-\$21,399	-\$17,507	-\$8,235	-\$14,666	-\$15,851	-\$20,409	-\$134,447
Final List to Sale Price - \$	-\$8,719	-\$9,999	-\$5,117	-\$5,591	-\$4,106	-\$8,084	-\$62,810
Original List to Sale Price - %	95.83%	91.13%	97.10%	95.97%	96.50%	96.95%	91.94%
Final List to Sale Price - %	98.26%	94.73%	98.18%	98.42%	99.07%	98.77%	96.06%
<i>Days on the Market</i>							
Avg Days Listing to Contract	27	37	33	31	26	22	28
Combined Avg Days to Contract	28	37	33	31	27	24	28
Avg Days Listing to Closing	62	66	66	62	57	62	74
Avg Days Contract to Close	34	29	32	31	31	38	45
<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	2,076	1,131	1,277	1,598	1,954	2,738	4,260

Single Family Homes



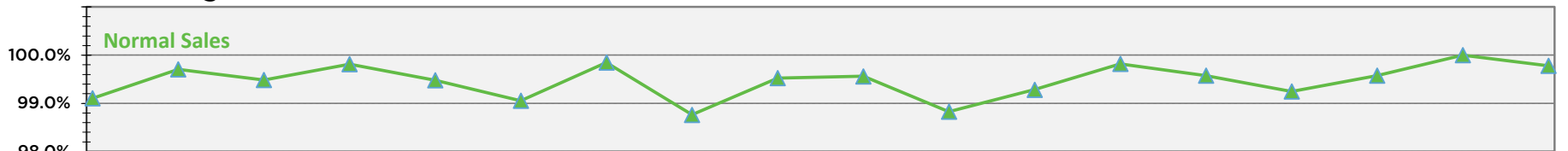
Single Family Homes

Foreclosure Sales

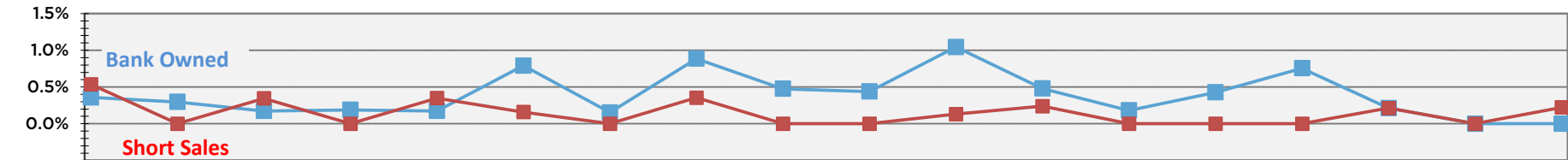


	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
BO	2	2	1	1	1	5	1	5	3	2	8	2	1	2	4	1	0	0
SS	3	0	2	0	2	1	0	2	0	0	1	1	0	0	0	1	0	1

Percentage of Sales



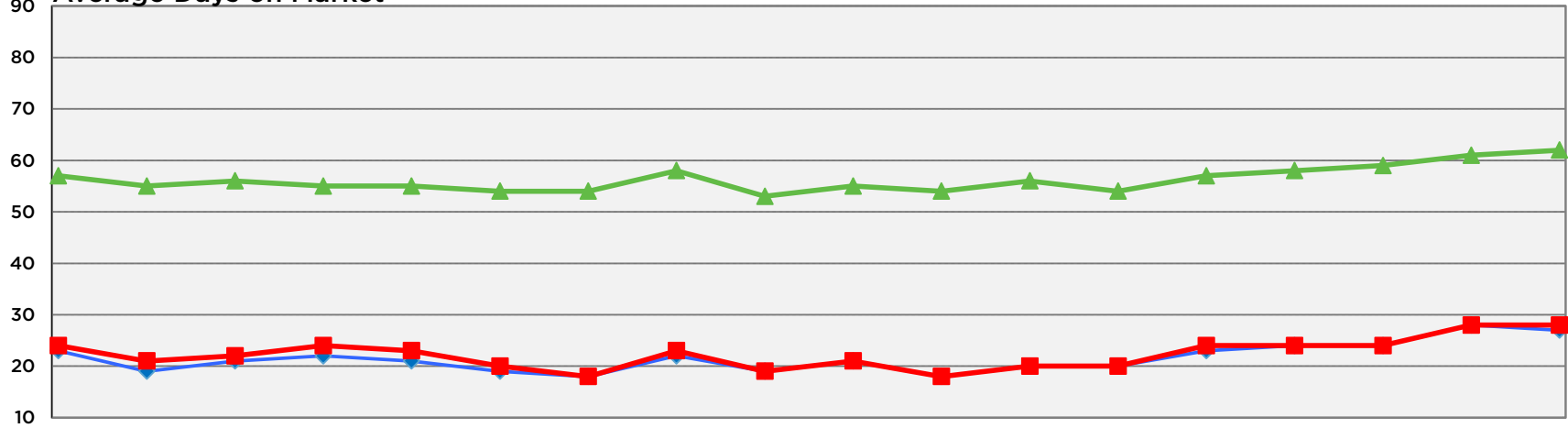
	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
Normal Sales	99.1%	99.7%	99.5%	99.8%	99.5%	99.1%	99.8%	98.8%	99.5%	99.6%	98.8%	99.3%	99.8%	99.6%	99.2%	99.6%	100.0%	99.8%



	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	8/14
BO	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%	0.0%
SS	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%	0.2%

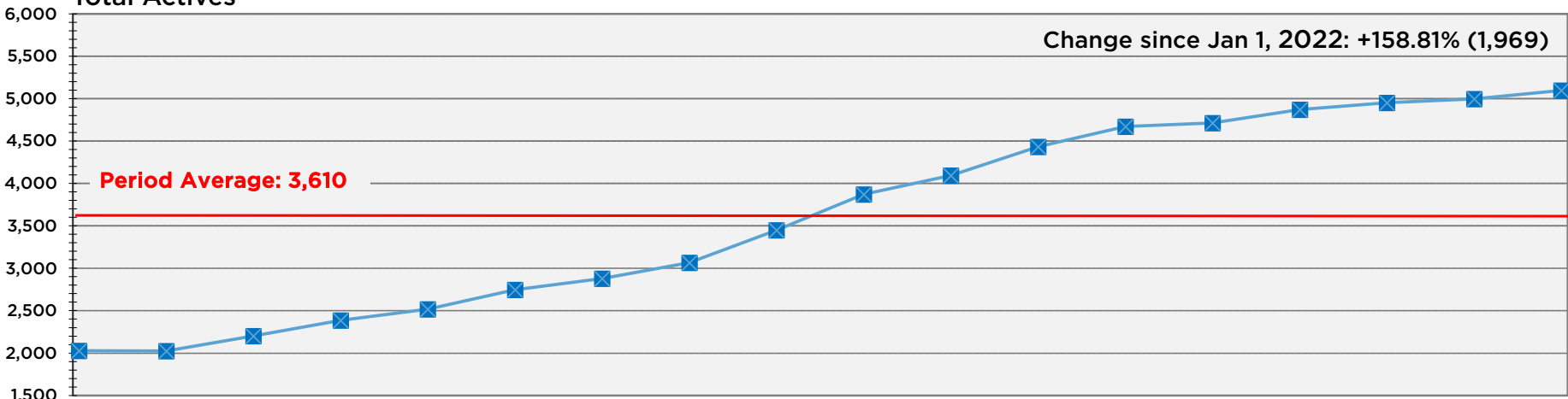
Single Family Homes

Average Days on Market



ListToContract	23	19	21	22	21	19	18	22	19	21	18	20	20	23	24	24	28	27
CombDaysOnMkt	24	21	22	24	23	20	18	23	19	21	18	20	20	24	24	24	28	28
ListToClose	57	55	56	55	55	54	54	58	53	55	54	56	54	57	58	59	61	62

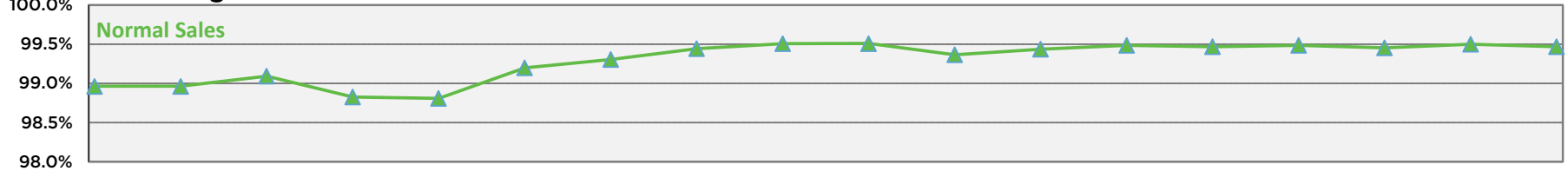
Total Actives



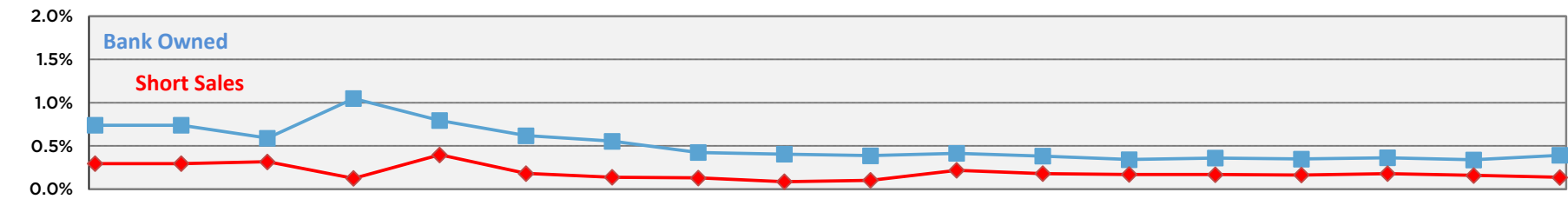
4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
2,027	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096

Single Family Homes

Percentage of Actives

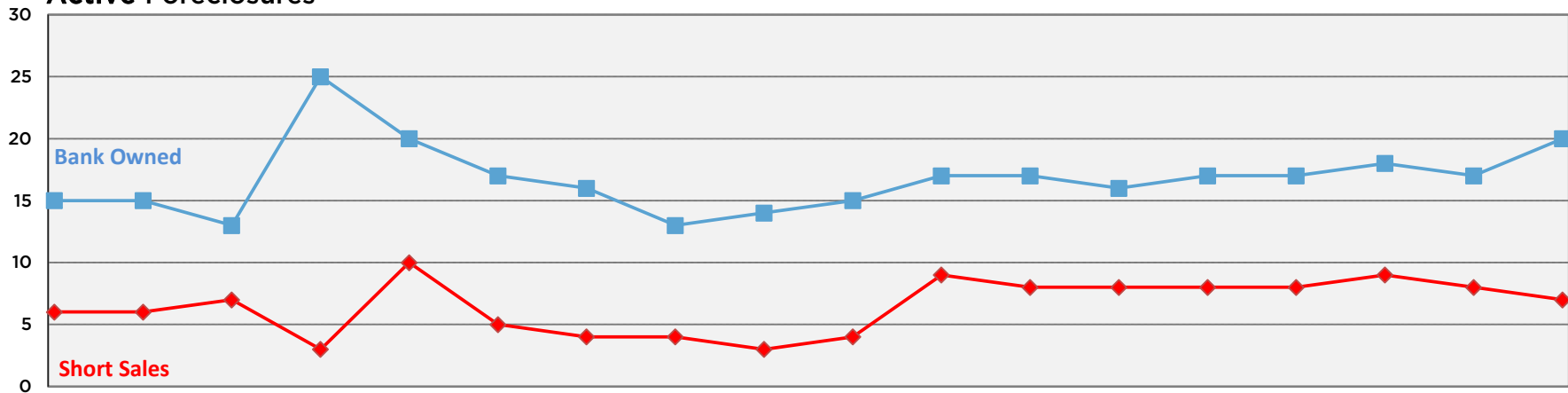


	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
	98.96%	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%



BO	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%	0.39%
SS	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%	0.14%

Active Foreclosures

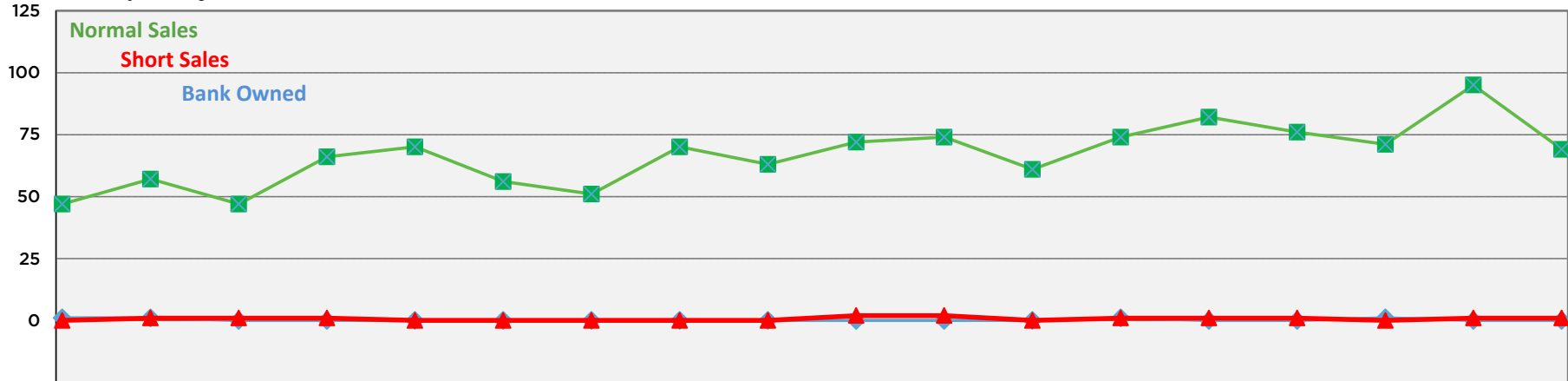


BO	15	15	13	25	20	17	16	13	14	15	17	17	16	17	17	18	17	20
SS	6	6	7	3	10	5	4	4	3	4	9	8	8	8	8	9	8	7



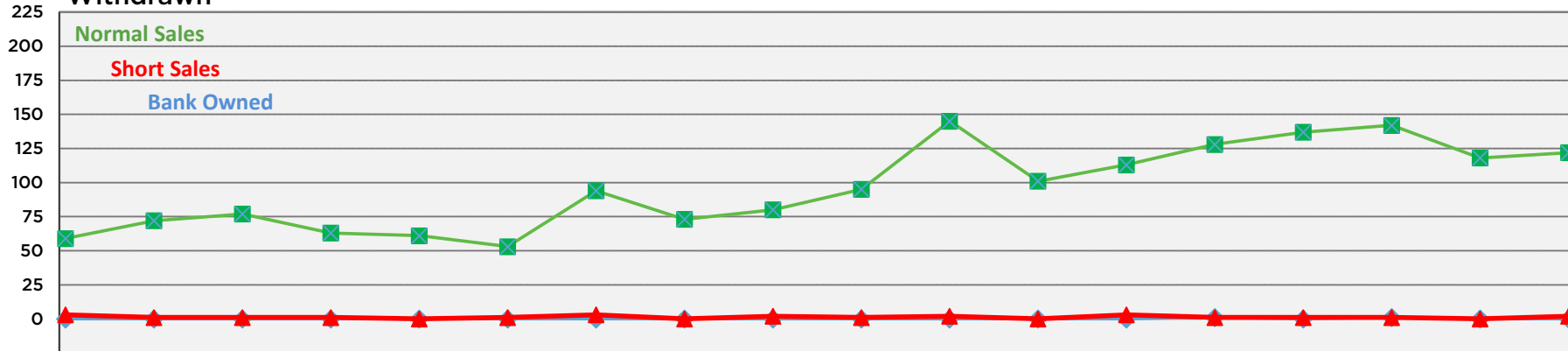
Single Family Homes

Temporary Off Market



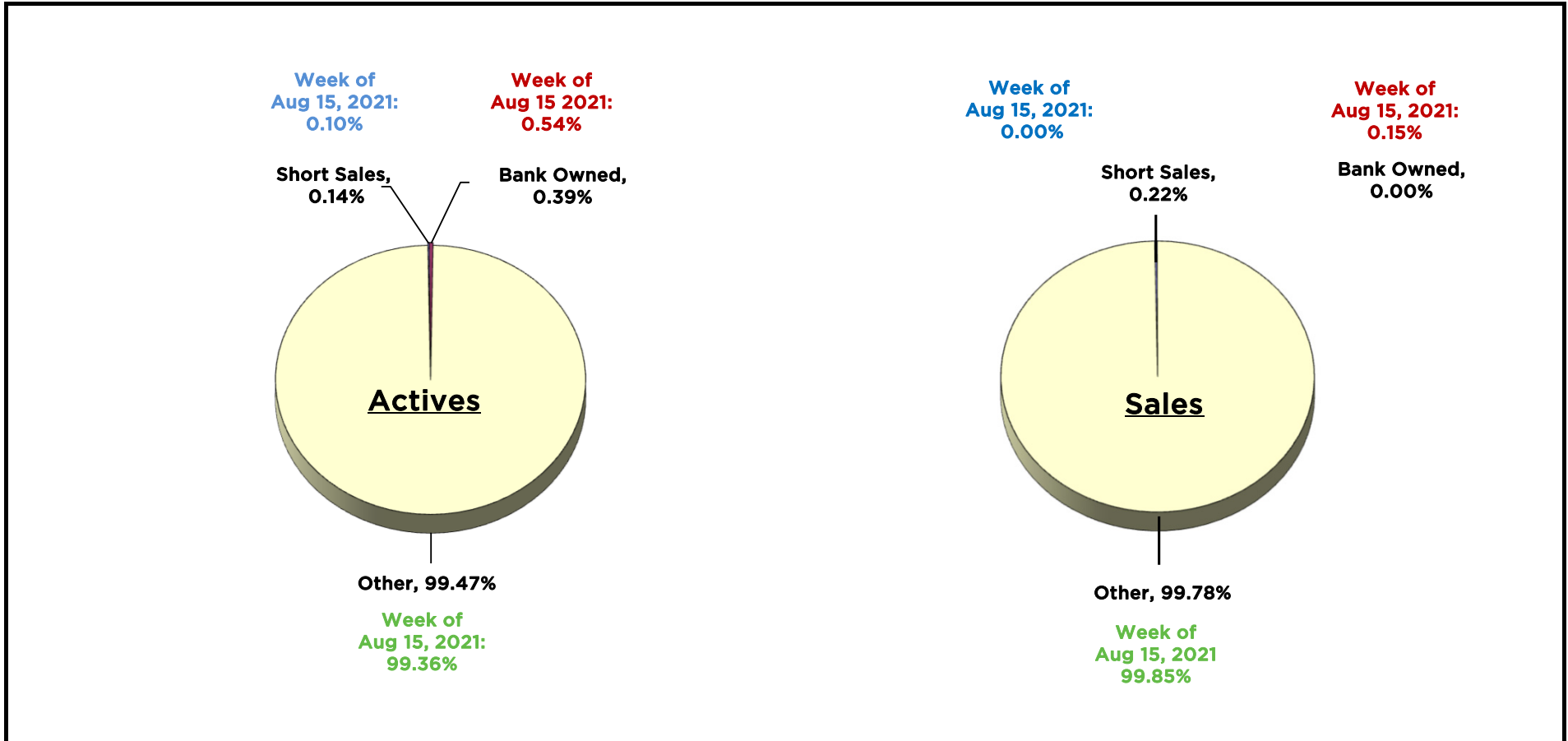
	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
Norm	47	57	47	66	70	56	51	70	63	72	74	61	74	82	76	71	95	69
BO	1	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0
SS	0	1	1	1	0	0	0	0	0	2	2	0	1	1	1	0	1	1

Withdrawn



	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	8/14
Norm	59	72	77	63	61	53	94	73	80	95	145	101	113	128	137	142	118	122
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0
SS	3	1	1	1	0	1	3	0	2	1	2	0	3	1	1	1	0	2

Single Family Homes



Monday Morning Quarterback
08/14/2022 - 08/20/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 42 Single Family Homes available for the Median Price of \$415,000? (± \$500)

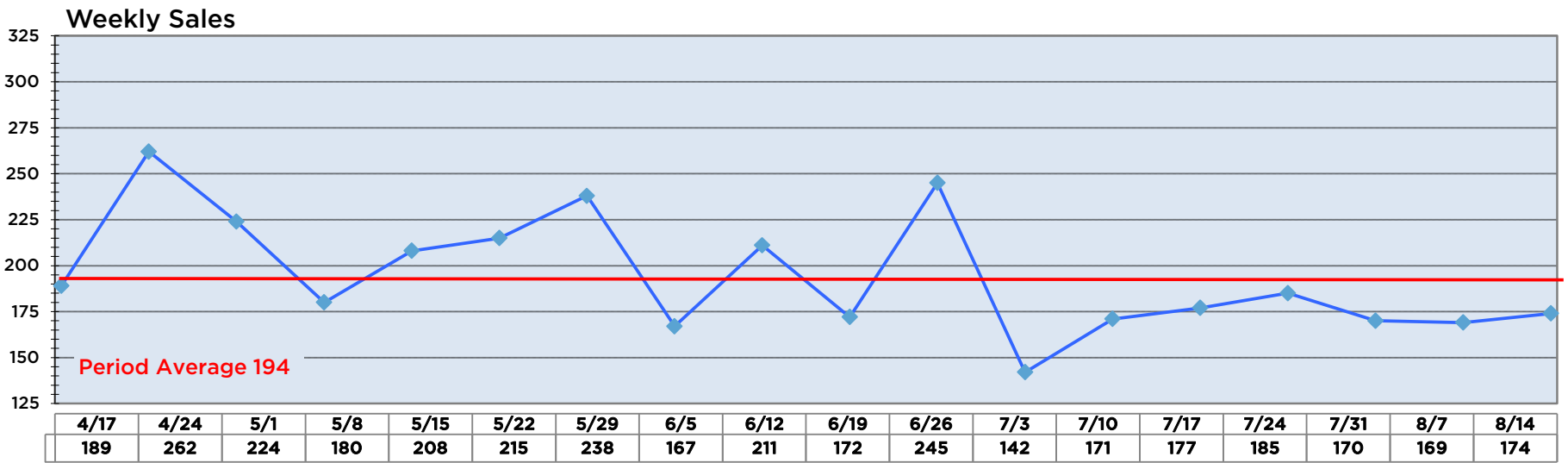
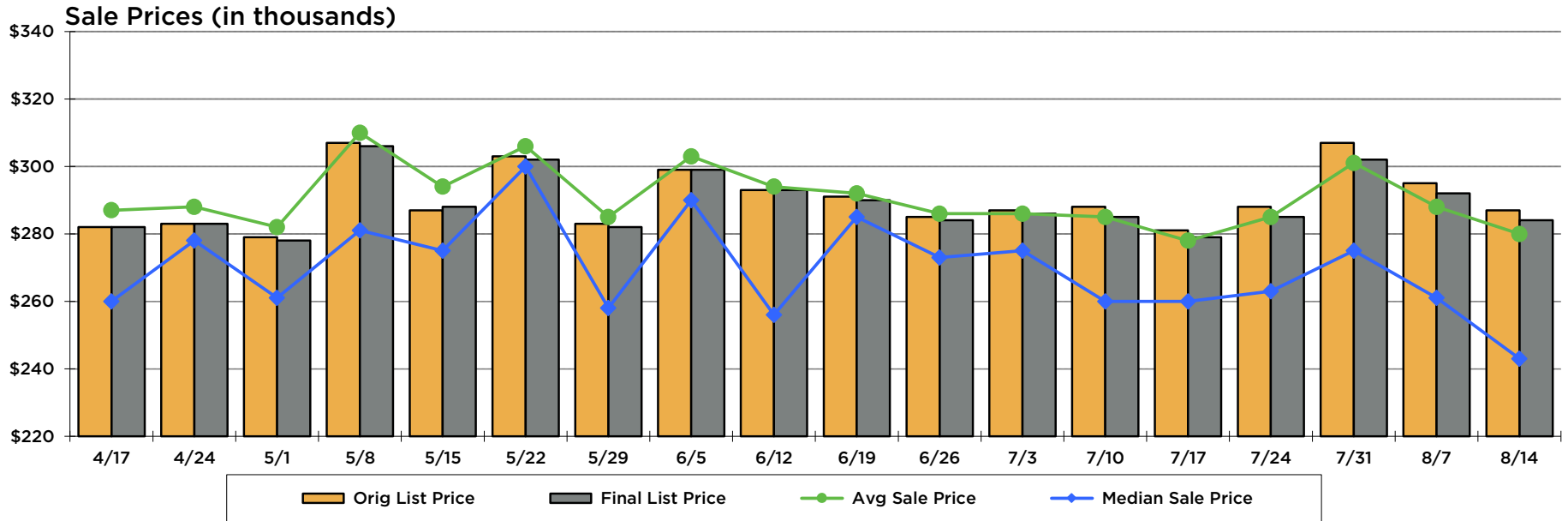
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$414,940	3.6	2.2	1,769	\$234.51
Chuluota/Oviedo	32766	2	\$414,900	3.0	2.0	1,450	\$286.14
Sanford / Lake Forest	32771	1	\$415,000	4.0	3.0	2,321	\$178.80
Winter Park	32792	2	\$414,950	4.0	2.0	1,813	\$228.87
Orange County		14	\$414,986	3.5	2.1	1,556	\$266.77
Winter Park (West)	32789	1	\$415,000	2.0	1.0	852	\$487.09
Winter Park (East) / Aloma	32792	1	\$415,000	4.0	2.0	1,572	\$263.99
Delaney / Crystal Lake	32806	2	\$415,000	4.0	2.0	1,291	\$321.46
Belle Isle / Pine Castle	32809	1	\$414,900	4.0	3.0	1,240	\$334.60
Bithlo	32820	1	\$415,000	3.0	2.0	2,215	\$187.36
Ventura	32822	1	\$414,900	4.0	2.0	1,519	\$273.14
Taft	32824	2	\$415,000	4.0	2.0	2,013	\$206.16
Wedgfield	32833	1	\$415,000	4.0	3.0	1,837	\$225.91
Hunters Creek	32837	3	\$415,000	3.0	2.0	1,506	\$275.56
Ocoee	34761	1	\$415,000	3.0	2.0	1,417	\$292.87
Osceola County		12	\$414,967	3.8	2.2	1,863	\$222.75
Kissimmee (Central)	34741	1	\$414,900	3.0	2.0	1,579	\$262.76
Kissimmee / Buena Ventura Lakes	34743	2	\$414,950	4.0	2.0	1,648	\$251.79
Kissimmee (East)	34744	2	\$415,000	4.0	2.0	1,703	\$243.69
Kissimmee (West) / Pleasant Hill	34746	2	\$415,000	4.0	2.0	1,975	\$210.13
Kissimmee / Poinciana	34758	1	\$415,000	4.0	2.0	2,694	\$154.05
St Cloud / Narcoossee	34771	2	\$414,950	4.0	3.0	1,807	\$229.63
St Cloud / Canoe Creek	34772	2	\$414,950	3.0	2.0	1,908	\$217.48
Lake County		11	\$414,982	4.0	2.4	2,295	\$180.78
Eustis (West)	32726	1	\$415,000	4.0	2.0	2,205	\$188.21
Grand Island	32735	1	\$415,000	5.0	3.0	2,625	\$158.10
Umatilla / Dona Vista	32784	1	\$415,000	3.0	2.0	1,650	\$251.52
Clermont (Central)	34711	2	\$415,000	3.0	2.0	1,657	\$250.45
Fruitland Park	34731	2	\$415,000	4.0	3.0	2,457	\$168.91
Groveland	34736	2	\$414,950	4.0	2.0	2,472	\$167.86
Leesburg (West)	34748	1	\$414,900	4.0	2.0	2,791	\$148.66
Leesburg (East) / Haines Creek	34788	1	\$415,000	6.0	3.0	2,807	\$147.84

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08/14/2022 - 08/20/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

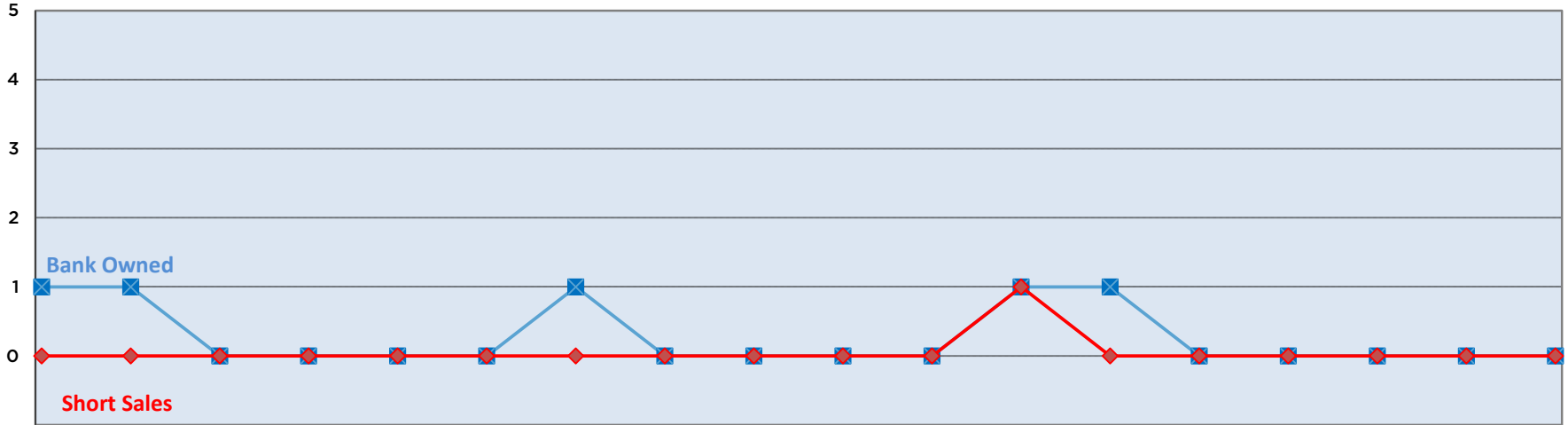
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	174	91	26	36	16	3	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	174	91	26	36	16	3	2
Active Listings	1,548	522	189	434	221	171	11
Bank Owned	5	1	1	1	2	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,541	520	188	433	218	171	11
Months of Inventory	2.05	1.32	1.68	2.78	3.19	13.15	1.27
<i>List Price</i>							
Average Original List Price	\$286,720	\$190,037	\$270,019	\$345,153	\$464,180	\$608,000	\$1,949,500
Average Final List Price	\$283,981	\$187,865	\$269,446	\$344,108	\$450,031	\$608,000	\$1,949,500
<i>Sale Price</i>							
Average Price	\$280,122	\$184,896	\$269,938	\$343,178	\$443,937	\$613,333	\$1,800,000
Median Price	\$242,500	\$190,000	\$266,500	\$340,000	\$440,000	\$540,000	\$1,800,000
<i>Price Differences</i>							
Original to Final List Price	-\$2,739	-\$2,172	-\$573	-\$1,045	-\$14,149	\$0	\$0
Original List to Sale Price - \$	-\$6,598	-\$5,141	-\$81	-\$1,975	-\$20,243	\$5,333	-\$149,500
Final List to Sale Price - \$	-\$3,859	-\$2,969	\$492	-\$930	-\$6,094	\$5,333	-\$149,500
Original List to Sale Price - %	97.70%	97.29%	99.97%	99.43%	95.64%	100.88%	92.33%
Final List to Sale Price - %	98.64%	98.42%	100.18%	99.73%	98.65%	100.88%	92.33%
<i>Days on the Market</i>							
Avg Days Listing to Contract	28	29	19	29	28	13	47
Combined Avg Days to Contract	29	30	19	29	34	13	47
Avg Days Listing to Closing	56	55	50	61	60	70	61
Avg Days Contract to Close	30	30	30	31	31	55	14
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	4	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	1
<i>Square Footage</i>							
Average Square Feet	1,302	1,003	1,276	1,643	1,903	2,248	2,871

Condos, Townhomes, Villas



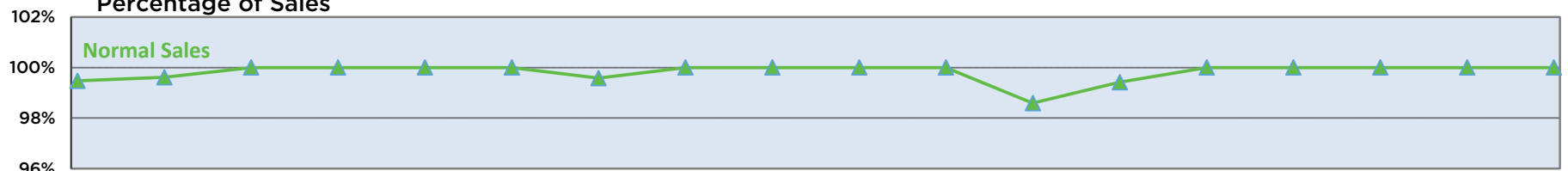
Condos, Townhomes, Villas

Foreclosure Sales

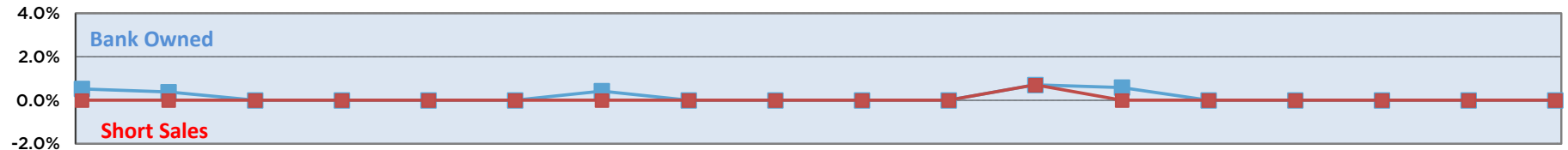


	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
BO	1	1	0	0	0	0	1	0	0	0	0	1	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

Percentage of Sales



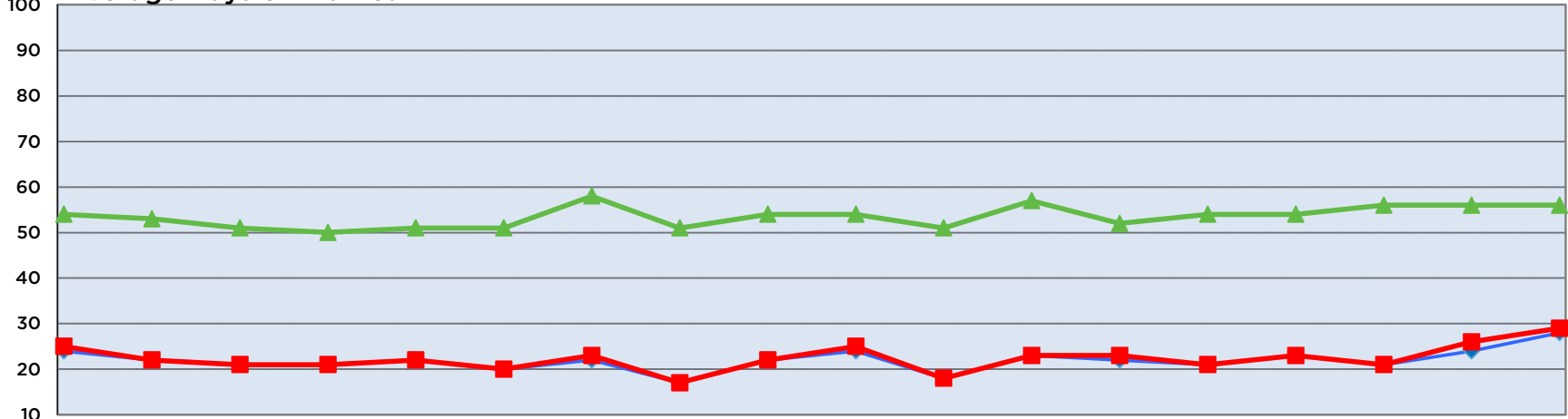
	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
Normal Sales	99.5%	99.6%	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%	100.0%	100.0%	100.0%	98.6%	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%



	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	8/14
BO	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%	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%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

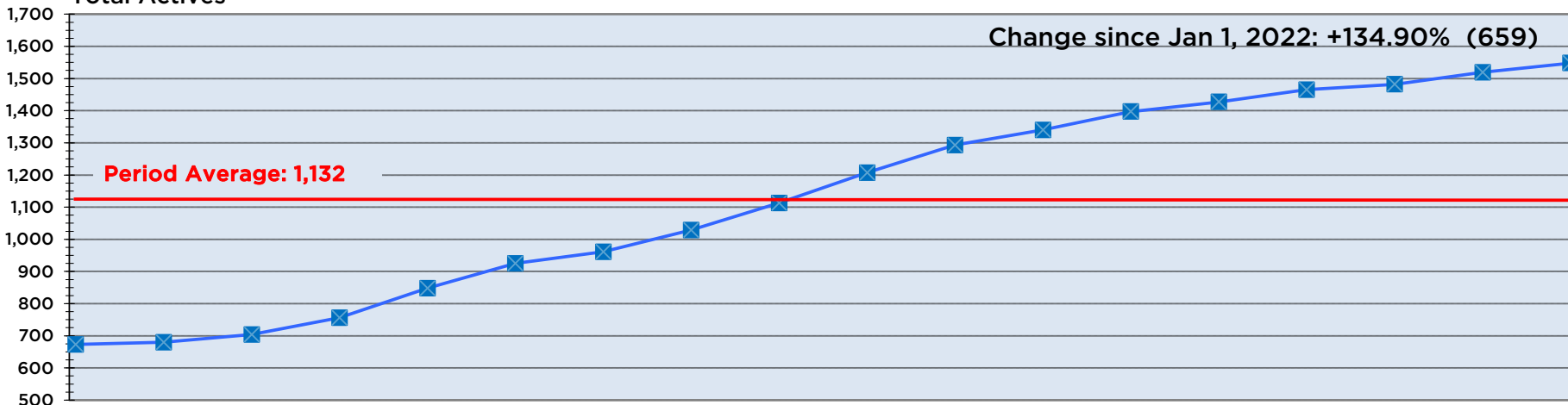
Condos, Townhomes, Villas

Average Days on Market



	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	8/14
ListToContract	24	22	21	21	22	20	22	17	22	24	18	23	22	21	23	21	24	28
CombDaysOnMkt	25	22	21	21	22	20	23	17	22	25	18	23	23	21	23	21	26	29
ListToClose	54	53	51	50	51	51	58	51	54	54	51	57	52	54	54	56	56	56

Total Actives

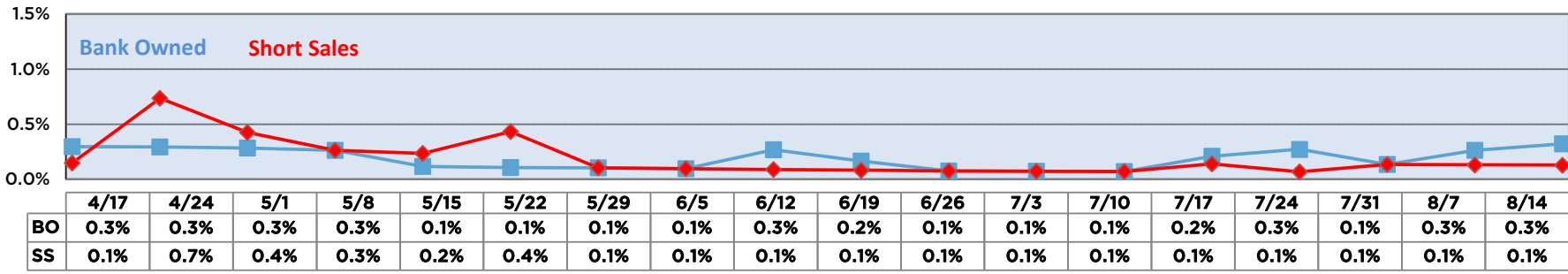
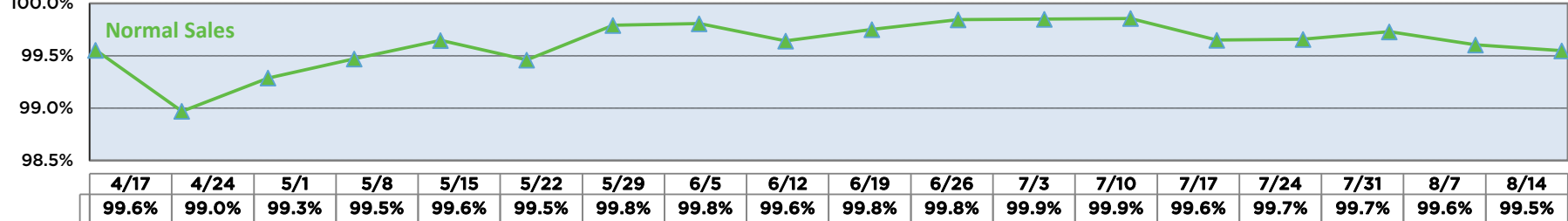


	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
Total Actives	673	680	704	756	848	925	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548

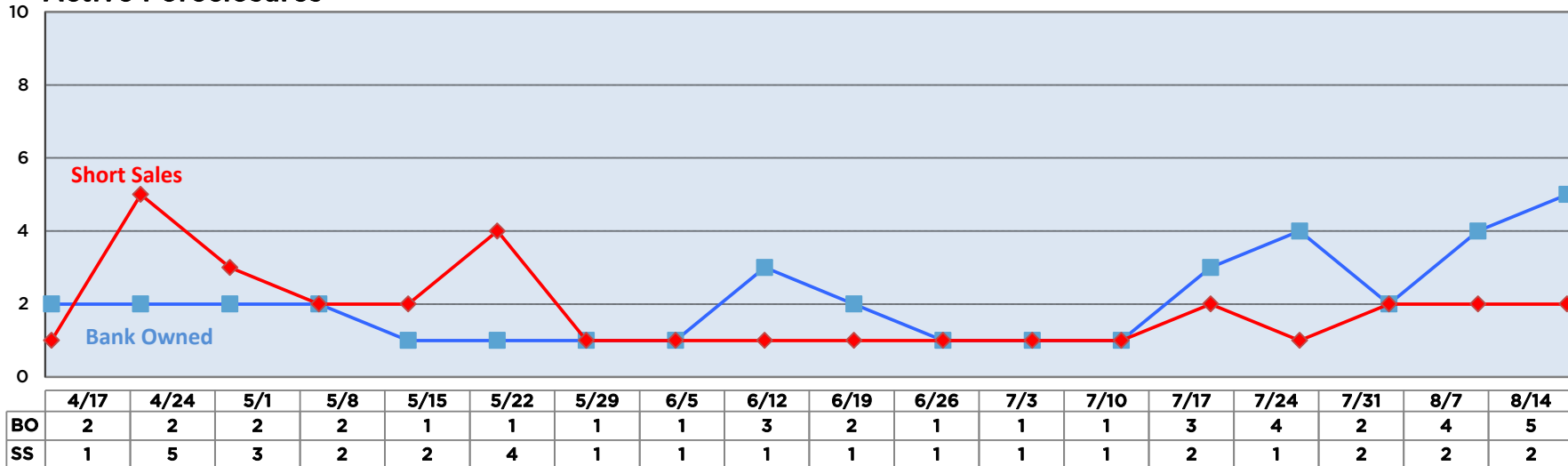


Condos, Townhomes, Villas

Percentage of Actives



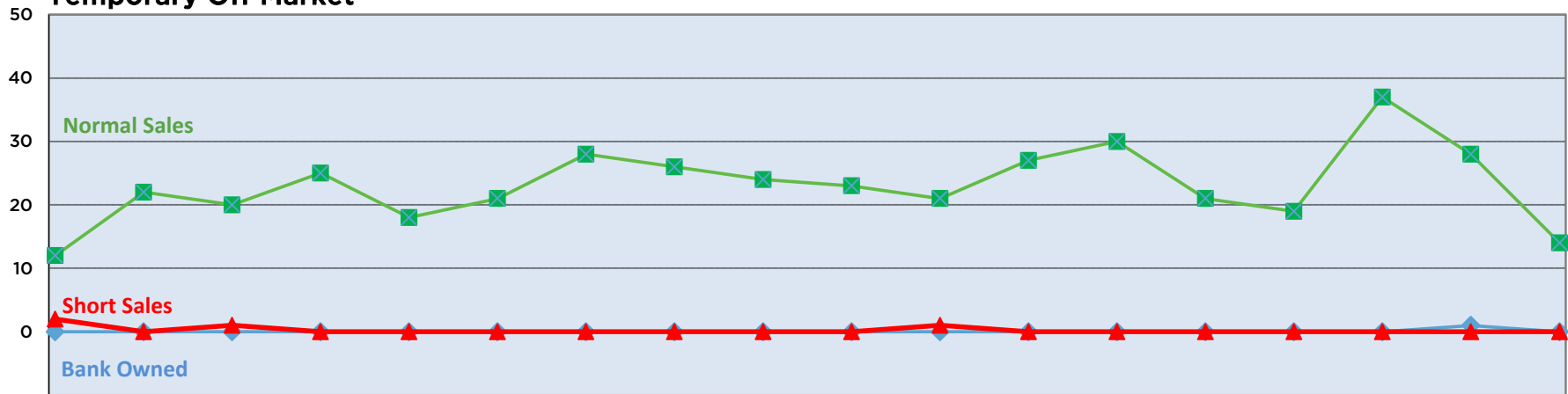
Active Foreclosures





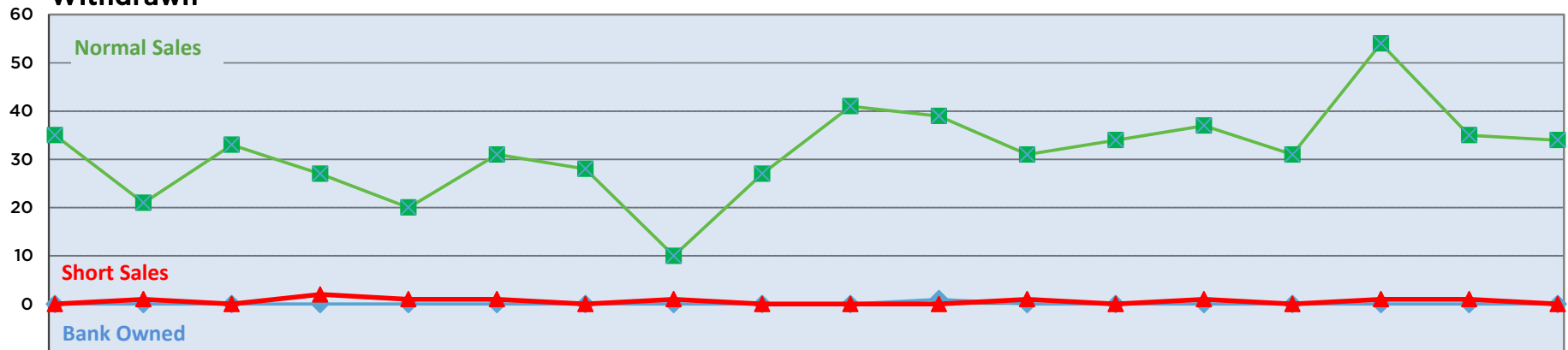
Condos, Townhomes, Villas

Temporary Off Market



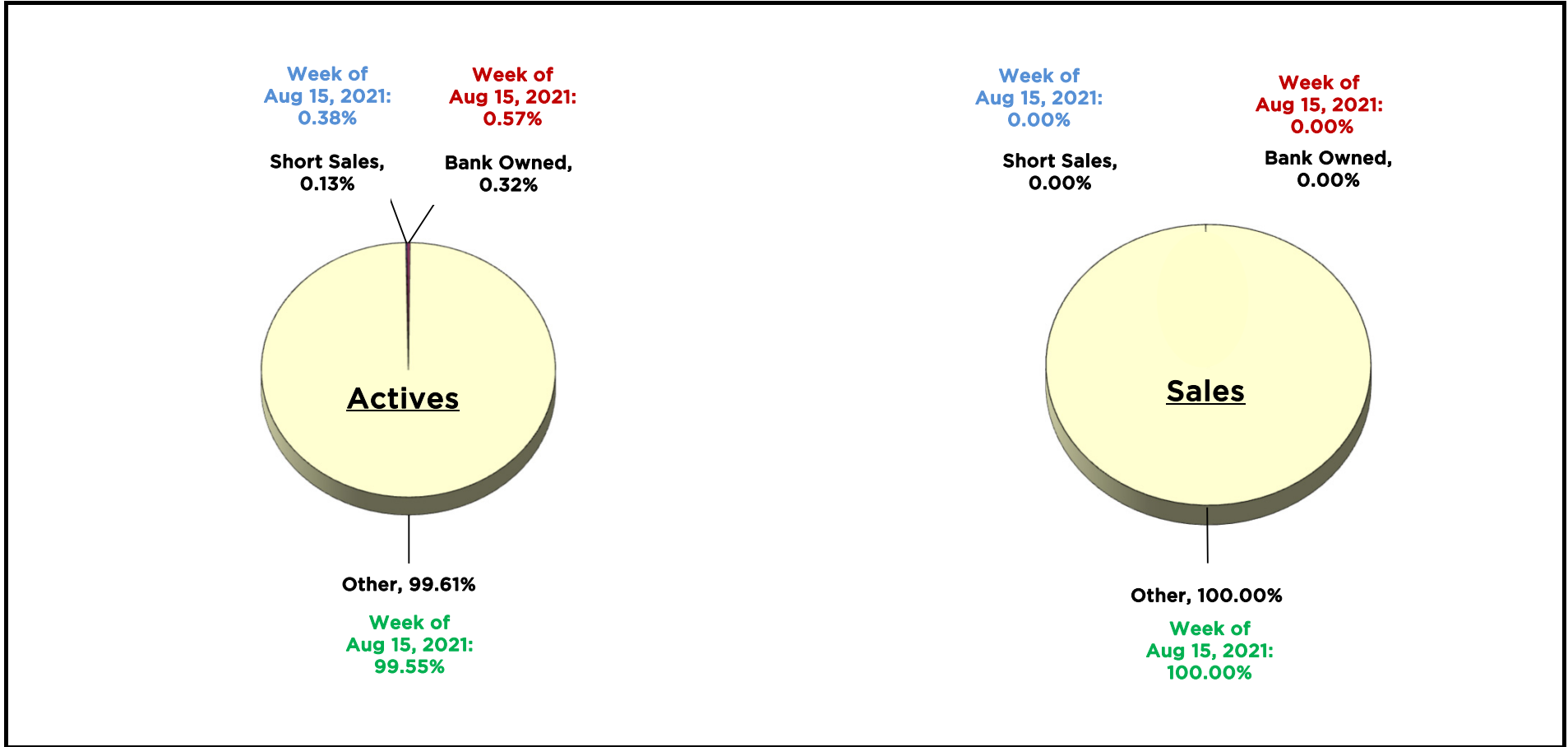
	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14
Norm	12	22	20	25	18	21	28	26	24	23	21	27	30	21	19	37	28	14
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0

Withdrawn



	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	8/14
Norm	35	21	33	27	20	31	28	10	27	41	39	31	34	37	31	54	35	34
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
SS	0	1	0	2	1	1	0	1	0	0	0	1	0	1	0	1	1	0

Condos, Townhomes, Villas



Monday Morning Quarterback
08/14/2022 - 08/20/2022
Lake, Orange, Osceola & Seminole Counties

Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$242,500? (± \$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>
Orange County		1	\$242,000	3.0	2.0	1,200	\$201.67
Taft	32824	1	\$242,000	3.0	2.0	1,200	\$201.67