



Monday Morning Quarterback Summary

Week of August 21, 2022 - August 27, 2022

Single-family existing homes

- Sales of single-family homes increased to 500 during the week of Aug 21, from 451 the week prior
- The median price of single family homes increased to \$420,000, a change of 1.2%
- The number of single-family home foreclosure transactions remains constant at 0
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory decreased by 27, and now sits at 5,069

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 172 during the week of Aug 21, from 174 the week prior
- The median price of condos, townhomes, and villas increased to \$284,950, a change of 17.5%
- 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 7, and now sits at 1,555

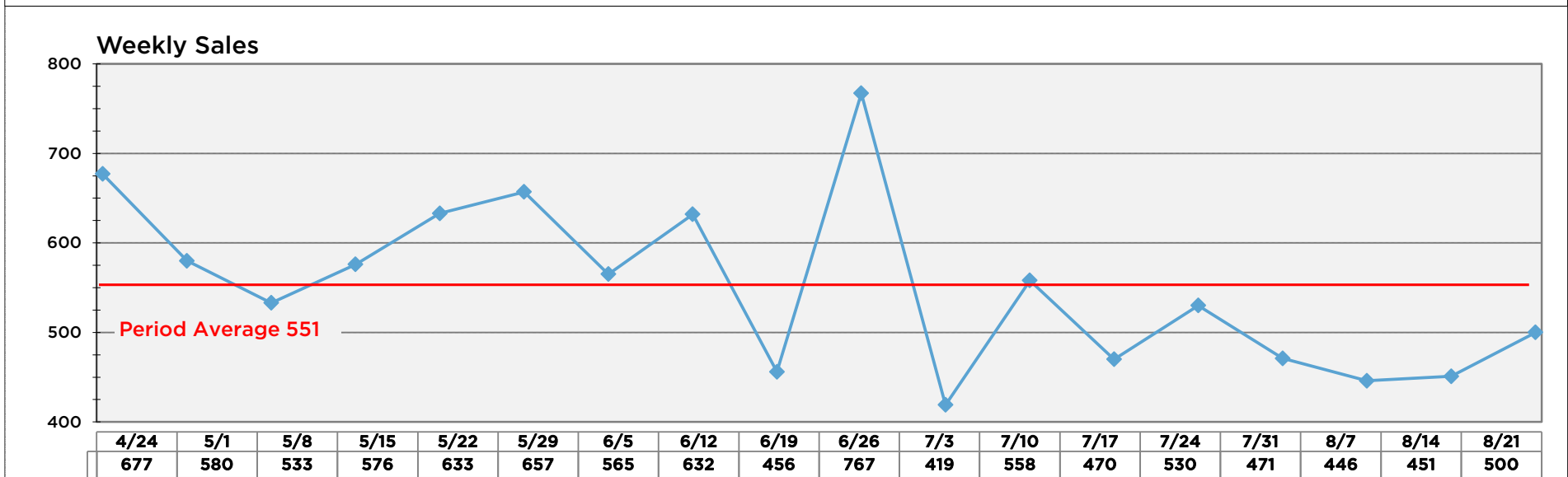
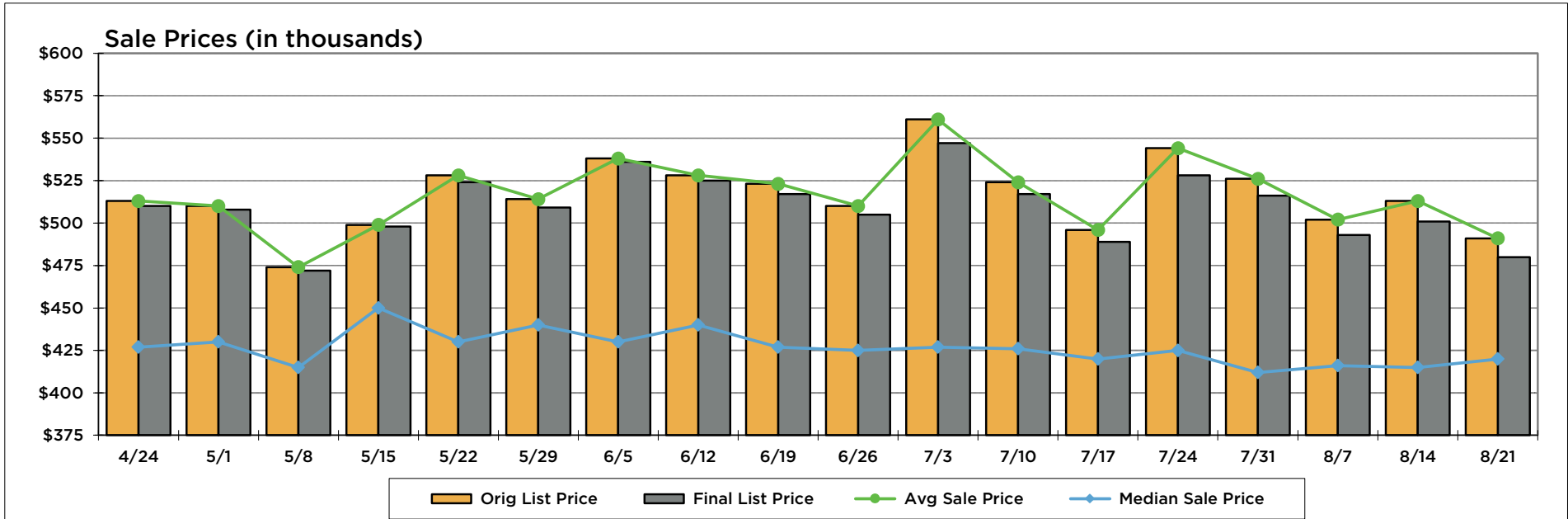
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
08/21/2022 - 08/27/2022
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	500	49	43	128	107	156	17
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	499	48	43	128	107	156	17
Active Listings	5,069	319	256	1,013	1,161	1,796	524
Bank Owned	23	10	3	4	3	3	0
Short Sales	7	1	1	2	1	2	0
Other	5,039	308	252	1,007	1,157	1,791	524
Months of Inventory	2.34	1.50	1.37	1.83	2.50	2.66	7.11
<i>List Price</i>							
Average Original List Price	\$491,349	\$195,069	\$285,874	\$363,388	\$464,149	\$657,220	\$1,477,635
Average Final List Price	\$480,473	\$189,895	\$277,662	\$355,463	\$450,408	\$646,712	\$1,435,994
<i>Sale Price</i>							
Average Price	\$469,560	\$182,254	\$272,927	\$349,851	\$443,188	\$635,684	\$1,337,941
Median Price	\$420,000	\$183,000	\$274,900	\$350,000	\$440,000	\$620,000	\$1,100,000
<i>Price Differences</i>							
Original to Final List Price	-\$10,876	-\$5,174	-\$8,212	-\$7,925	-\$13,741	-\$10,508	-\$41,641
Original List to Sale Price - \$	-\$21,789	-\$12,815	-\$12,947	-\$13,537	-\$20,961	-\$21,536	-\$139,694
Final List to Sale Price - \$	-\$10,913	-\$7,641	-\$4,735	-\$5,612	-\$7,220	-\$11,028	-\$98,053
Original List to Sale Price - %	95.57%	93.43%	95.47%	96.27%	95.48%	96.72%	90.55%
Final List to Sale Price - %	97.73%	95.98%	98.29%	98.42%	98.40%	98.29%	93.17%
<i>Days on the Market</i>							
Avg Days Listing to Contract	28	34	33	28	29	24	32
Combined Avg Days to Contract	29	34	33	28	30	25	40
Avg Days Listing to Closing	62	64	68	61	62	61	70
Avg Days Contract to Close	34	30	38	33	32	37	37
<i>Beds / Baths</i>							
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	0
<i>Square Footage</i>							
Average Square Feet	2,069	1,158	1,377	1,595	2,098	2,693	4,103

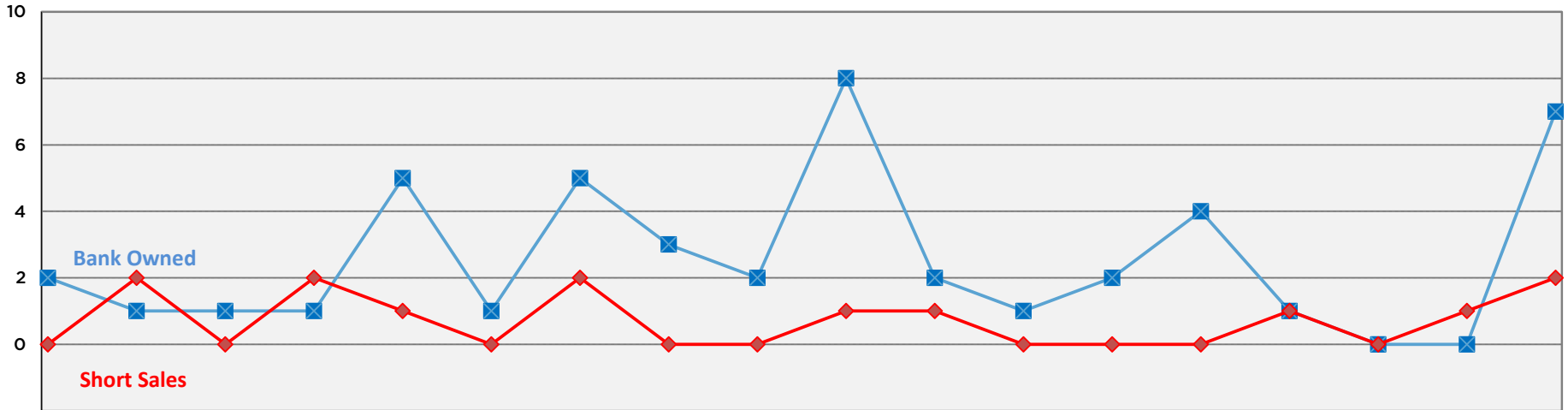
Single Family Homes





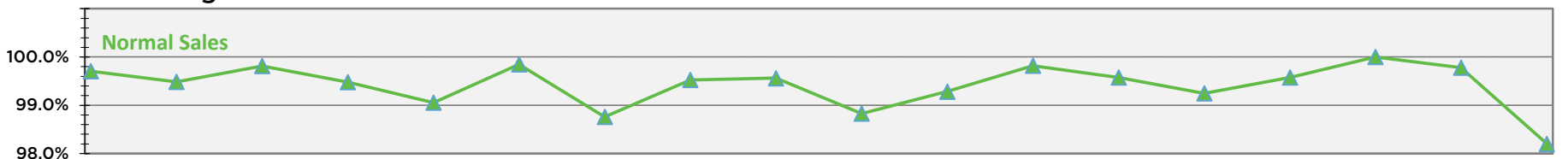
Single Family Homes

Foreclosure Sales

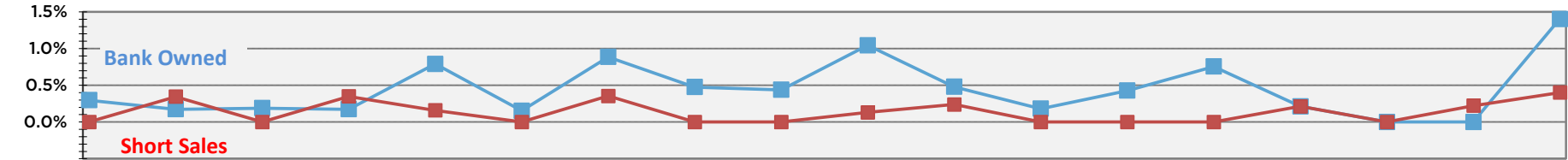


	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
BO	2	1	1	1	5	1	5	3	2	8	2	1	2	4	1	0	0	7
SS	0	2	0	2	1	0	2	0	0	1	1	0	0	0	1	0	1	2

Percentage of Sales



	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	8/21
Normal Sales	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%	98.2%

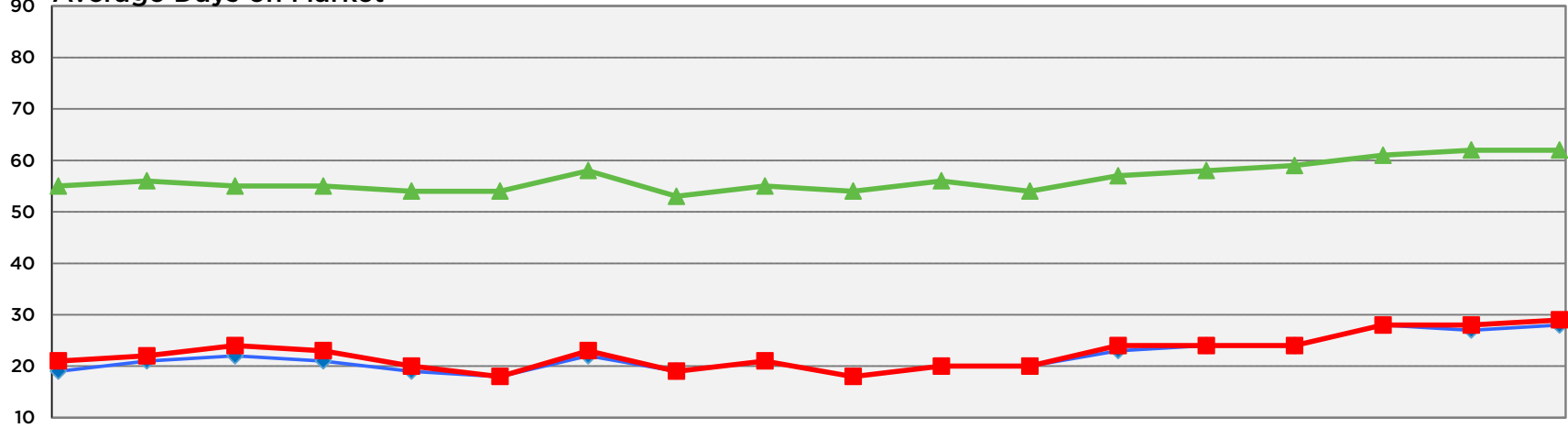


	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
BO	0.3%	0.2%	0.2%	0.2%	0.8%	0.2%	0.9%	0.5%	0.4%	1.0%	0.5%	0.2%	0.4%	0.8%	0.2%	0.0%	0.0%	1.4%
SS	0.0%	0.3%	0.0%	0.3%	0.2%	0.0%	0.4%	0.0%	0.0%	0.1%	0.2%	0.0%	0.0%	0.0%	0.2%	0.0%	0.2%	0.4%



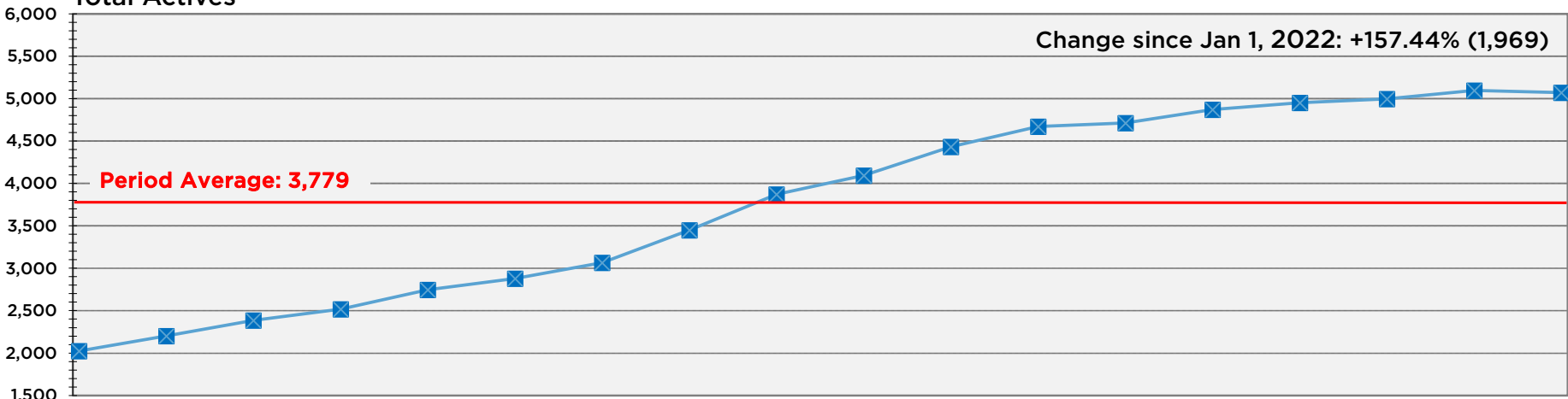
Single Family Homes

Average Days on Market



	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	8/21
ListToContract	19	21	22	21	19	18	22	19	21	18	20	20	23	24	24	28	27	28
CombDaysOnMkt	21	22	24	23	20	18	23	19	21	18	20	20	24	24	24	28	28	29
ListToClose	55	56	55	55	54	54	58	53	55	54	56	54	57	58	59	61	62	62

Total Actives

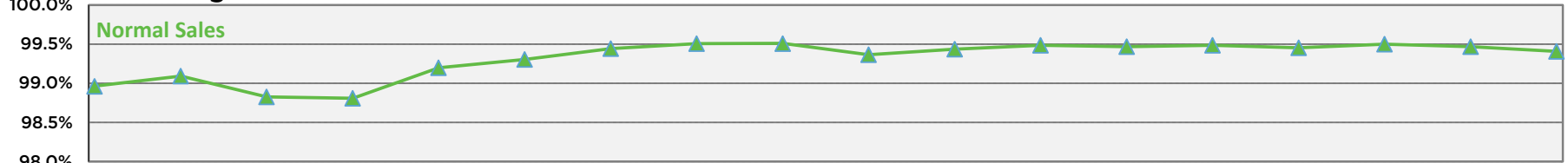


	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
Total Actives	2,026	2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069

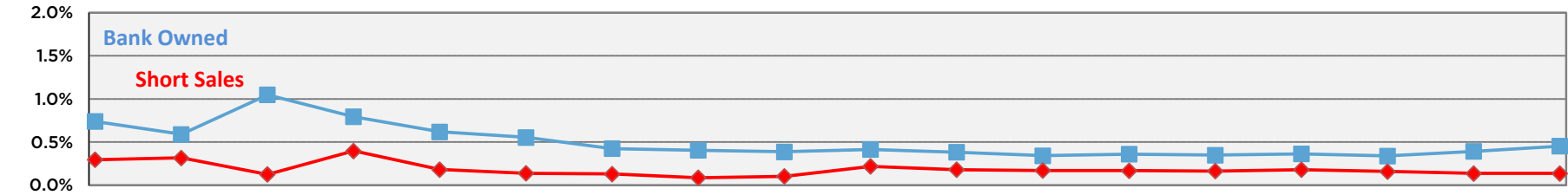


Single Family Homes

Percentage of Actives

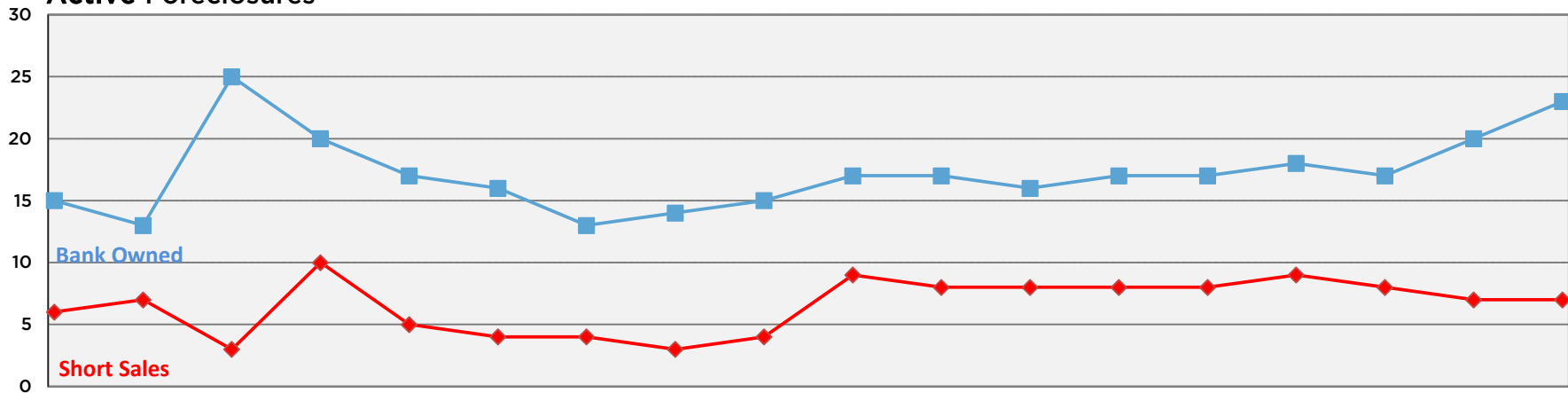


	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
	98.96%	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%	99.41%



BO	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%	0.45%
SS	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%	0.14%

Active Foreclosures

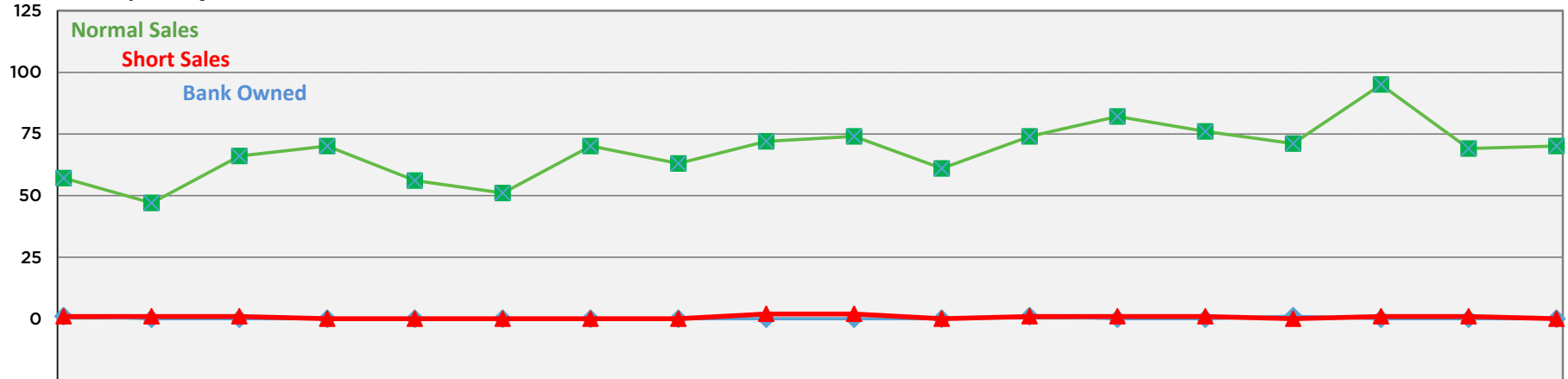


BO	15	13	25	20	17	16	13	14	15	17	17	16	17	17	18	17	20	23
SS	6	7	3	10	5	4	4	3	4	9	8	8	8	8	9	8	7	7



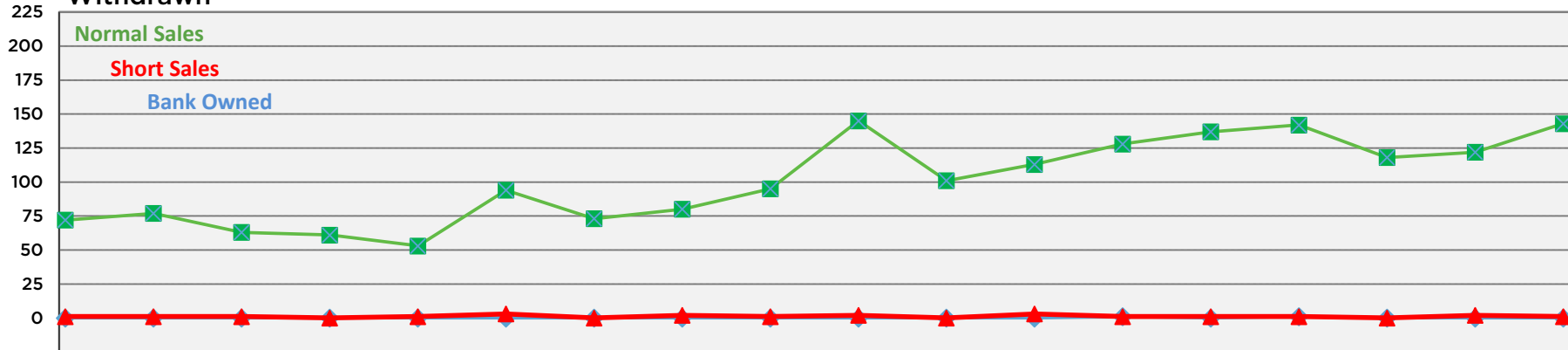
Single Family Homes

Temporary Off Market



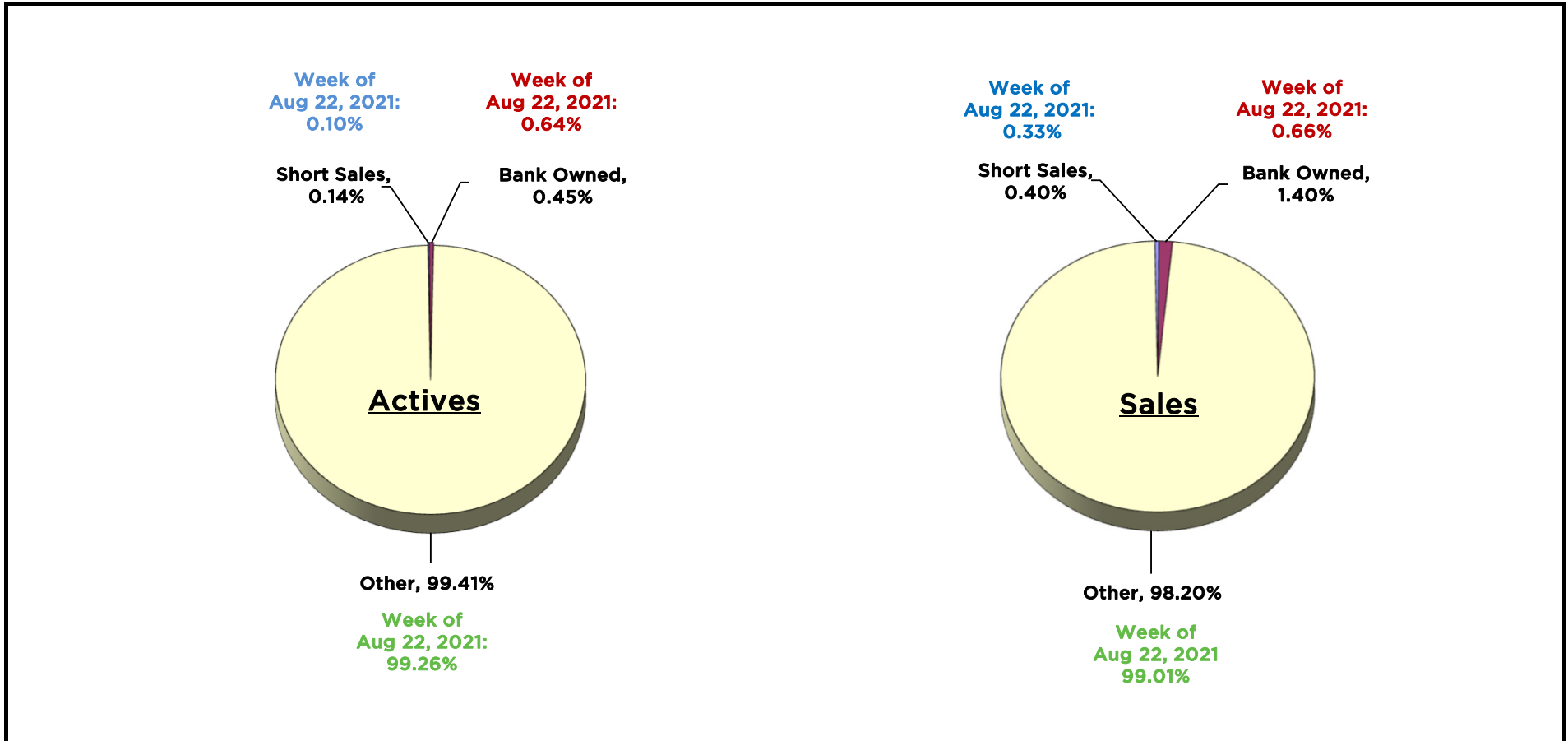
	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
Norm	57	47	66	70	56	51	70	63	72	74	61	74	82	76	71	95	69	70
BO	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0
SS	1	1	1	0	0	0	0	0	2	2	0	1	1	1	0	1	1	0

Withdrawn



	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	8/21
Norm	72	77	63	61	53	94	73	80	95	145	101	113	128	137	142	118	122	143
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
SS	1	1	1	0	1	3	0	2	1	2	0	3	1	1	1	0	2	1

Single Family Homes



Monday Morning Quarterback
08/21/2022 - 08/27/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 48 Single Family Homes available for the Median Price of \$420,000? (± \$500)

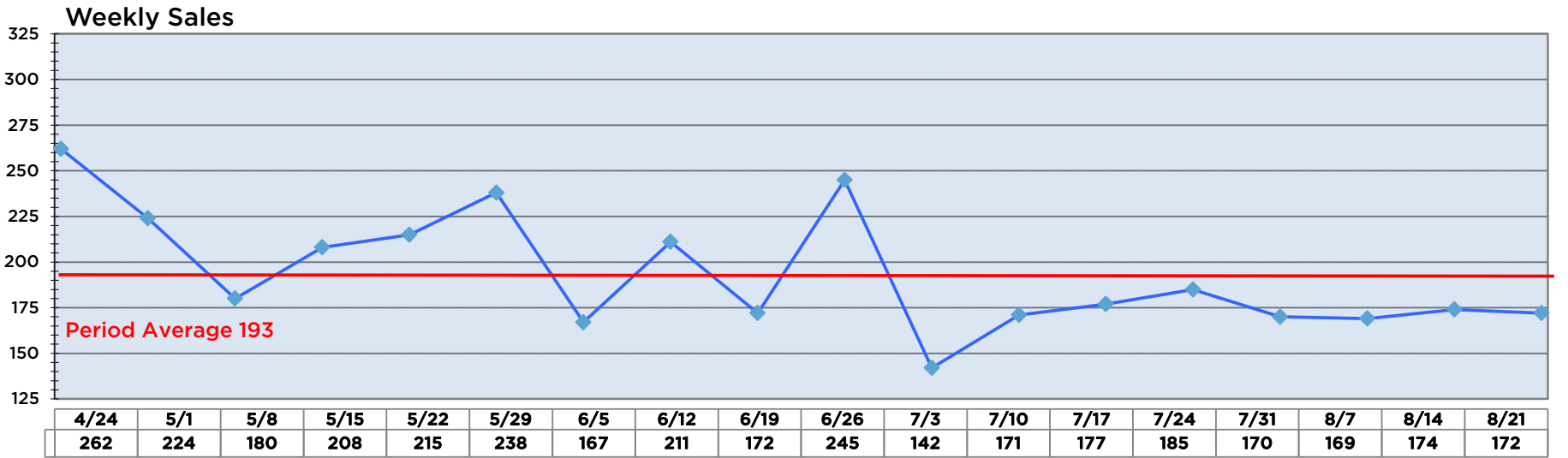
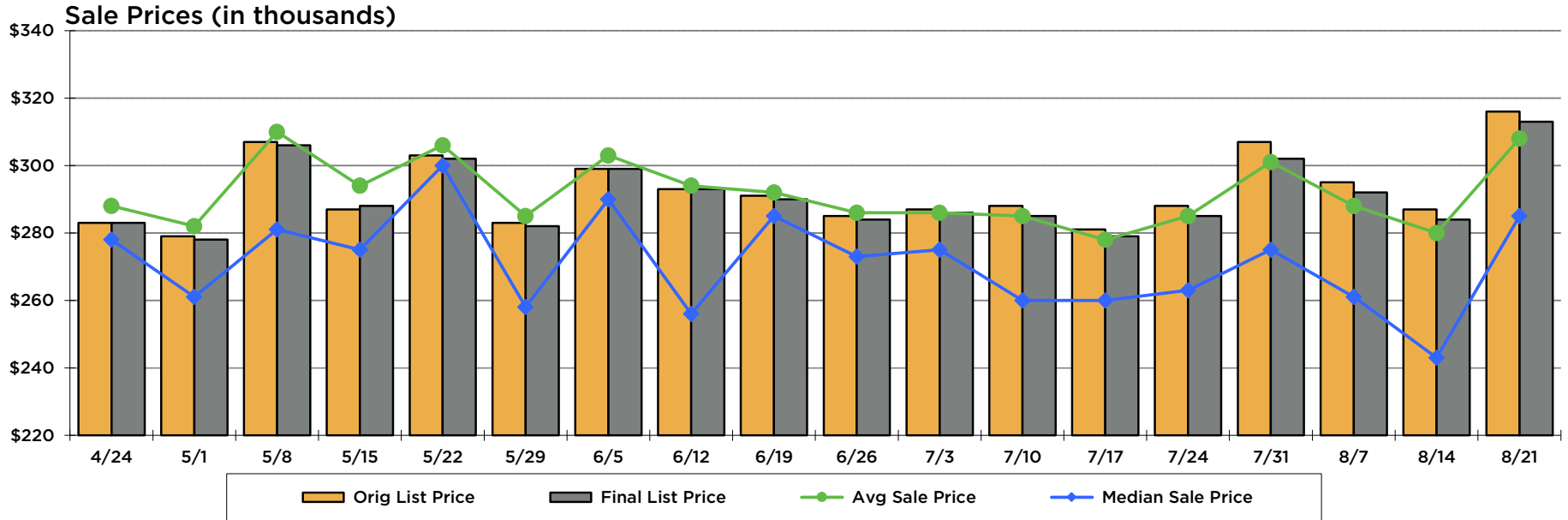
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		8	\$419,975	2.4	1.5	1,281	\$327.85
Casselberry	32707	2	\$420,000	3.0	2.0	1,589	\$264.32
Winter Springs / Tuskawilla	32708	1	\$419,900	4.0	2.0	1,742	\$241.04
Altamonte Springs / Forest City	32714	2	\$420,000	3.0	2.0	1,828	\$229.76
Chuluota/Oviedo	32766	1	\$419,999	3.0	2.0	1,672	\$251.20
Winter Park	32792	2	\$419,950	0.0	0.0	0	\$0.00
Orange County		13	\$419,969	3.7	2.2	1,839	\$228.35
Mount Dora	32757	1	\$420,000	4.0	3.0	1,986	\$211.48
Belle Isle / Pine Castle	32809	1	\$419,999	3.0	2.0	1,933	\$217.28
Union Park	32817	1	\$420,000	5.0	2.0	1,986	\$211.48
Hiawassee	32818	2	\$420,000	4.0	3.0	2,110	\$199.05
Ventura	32822	1	\$420,000	3.0	2.0	1,591	\$263.98
Taft	32824	1	\$420,000	3.0	2.0	1,640	\$256.10
Rio Pinar / Union Park	32825	1	\$419,900	3.0	2.0	1,806	\$232.50
Waterford Lakes	32828	2	\$419,900	4.0	2.0	1,781	\$235.77
Hunters Creek	32837	2	\$420,000	4.0	2.0	1,878	\$223.64
Ocoee	34761	1	\$419,900	3.0	2.0	1,429	\$293.84
Osceola County		13	\$419,976	4.0	2.0	2,054	\$204.44
Kissimmee (West) / Pleasant Hill	34746	4	\$420,000	4.0	2.0	2,396	\$175.29
Kissimmee / Poinciana	34758	4	\$419,975	4.0	2.0	1,854	\$226.52
St Cloud / Narcoossee	34771	2	\$419,945	4.0	2.0	1,781	\$235.79
St Cloud / Canoe Creek	34772	3	\$419,967	4.0	2.0	2,048	\$205.06
Lake County		14	\$419,979	3.4	2.2	1,937	\$216.84
Astor	32102	1	\$419,500	3.0	2.0	1,796	\$233.57
Eustis (West)	32726	1	\$420,000	4.0	3.0	2,452	\$171.29
Grand Island	32735	1	\$420,000	4.0	3.0	1,802	\$233.07
Eustis (East)	32736	1	\$420,000	3.0	2.0	1,729	\$242.91
Clermont (Central)	34711	3	\$419,967	3.0	2.0	1,770	\$237.27
Minneola	34715	1	\$420,000	4.0	2.0	2,223	\$188.93
Groveland	34736	2	\$420,250	4.0	2.0	2,057	\$204.30
Howey in the Hills	34737	1	\$419,900	3.0	2.0	1,372	\$306.05
Leesburg (West)	34748	2	\$419,950	3.0	2.0	1,926	\$218.04
Mascotte	34753	1	\$420,000	4.0	3.0	2,466	\$170.32

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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

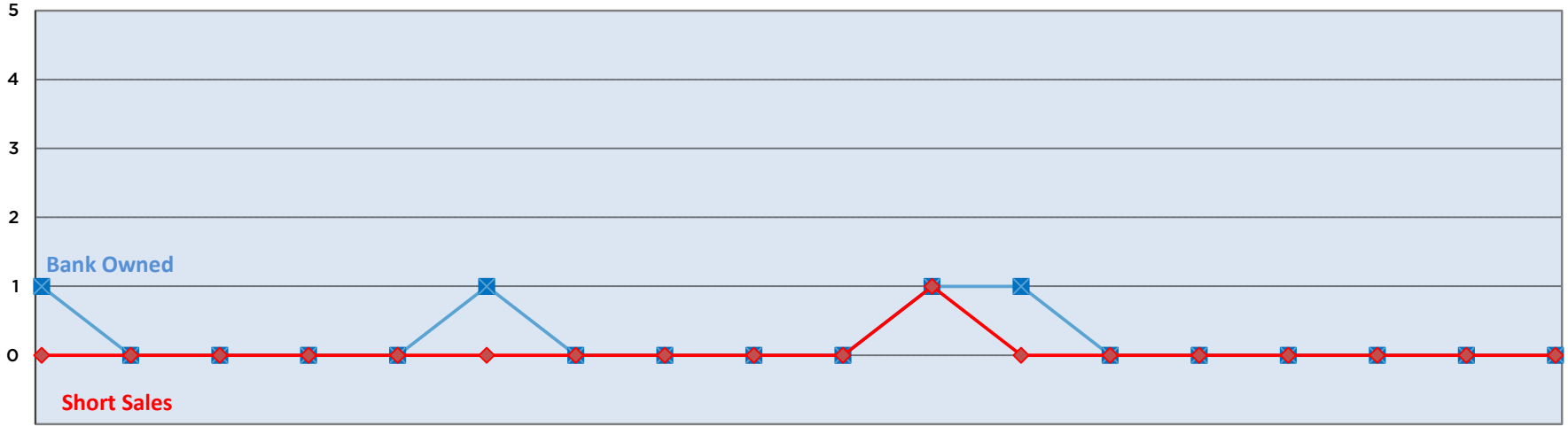
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	172	63	31	47	16	15	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	172	63	31	47	16	15	0
Active Listings	1,555	519	190	438	220	176	12
Bank Owned	7	1	2	1	2	1	0
Short Sales	2	1	0	0	1	0	0
Other	1,546	517	188	437	217	175	12
Months of Inventory	2.09	1.90	1.41	2.15	3.17	2.71	0.00
<i>List Price</i>							
Average Original List Price	\$316,471	\$189,009	\$276,690	\$355,215	\$447,713	\$672,633	\$0
Average Final List Price	\$312,660	\$188,052	\$275,290	\$348,872	\$441,719	\$662,113	\$0
<i>Sale Price</i>							
Average Price	\$308,285	\$184,451	\$272,266	\$344,206	\$438,040	\$651,867	\$0
Median Price	\$284,950	\$191,000	\$275,000	\$335,000	\$432,000	\$615,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,811	-\$957	-\$1,400	-\$6,343	-\$5,994	-\$10,520	\$0
Original List to Sale Price - \$	-\$8,186	-\$4,558	-\$4,424	-\$11,009	-\$9,673	-\$20,766	\$0
Final List to Sale Price - \$	-\$4,375	-\$3,601	-\$3,024	-\$4,666	-\$3,679	-\$10,246	\$0
Original List to Sale Price - %	97.41%	97.59%	98.40%	96.90%	97.84%	96.91%	0.00%
Final List to Sale Price - %	98.60%	98.09%	98.90%	98.66%	99.17%	98.45%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	28	29	37	25	22	19	0
Combined Avg Days to Contract	28	29	41	25	22	19	0
Avg Days Listing to Closing	59	54	72	54	60	63	0
Avg Days Contract to Close	31	26	34	29	38	43	0
<i>Beds / Baths</i>							
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	1	0
<i>Square Footage</i>							
Average Square Feet	1,893	986	1,344	1,571	1,858	2,010	0

Condos, Townhomes, Villas



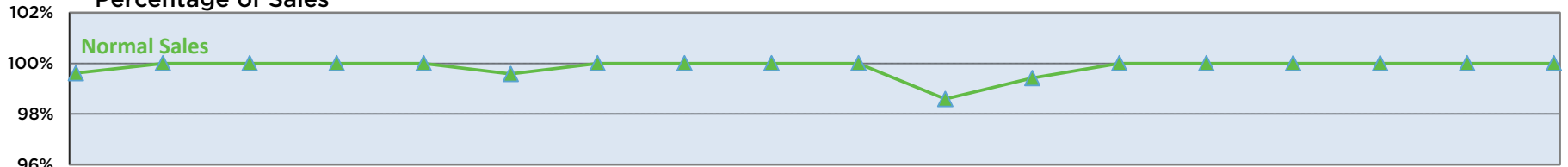
Condos, Townhomes, Villas

Foreclosure Sales

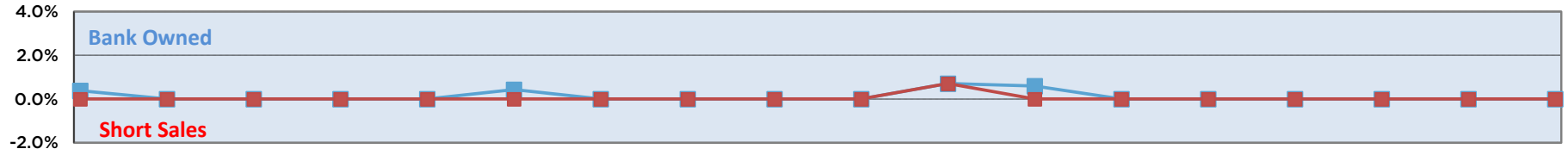


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BO	1	0	0	0	0	1	0	0	0	0	1	1	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0

Percentage of Sales



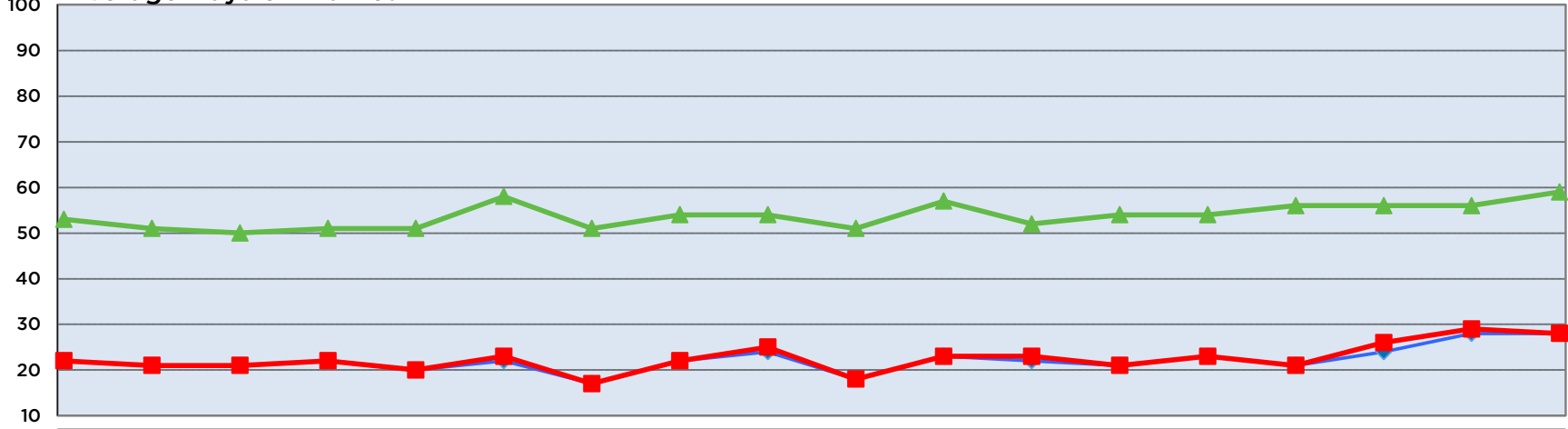
	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
BO	99.6%	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%	100.0%	100.0%	100.0%	98.6%	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%



	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	8/21
BO	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%	0.0%
SS	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%	0.0%

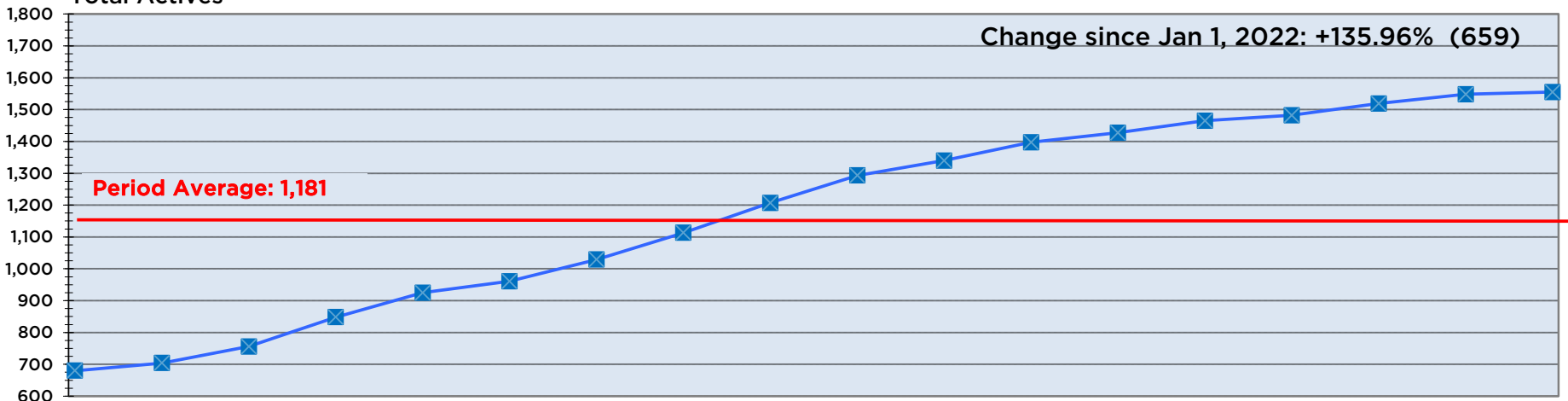
Condos, Townhomes, Villas

Average Days on Market



	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	8/21
ListToContract	22	21	21	22	20	22	17	22	24	18	23	22	21	23	21	24	28	28
CombDaysOnMkt	22	21	21	22	20	23	17	22	25	18	23	23	21	23	21	26	29	28
ListToClose	53	51	50	51	51	58	51	54	54	51	57	52	54	54	56	56	56	59

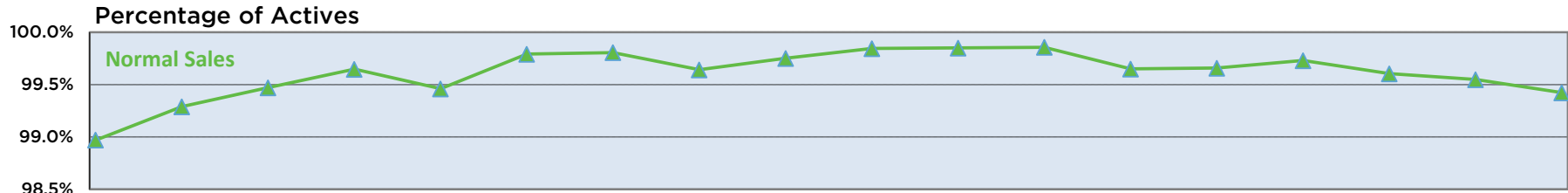
Total Actives



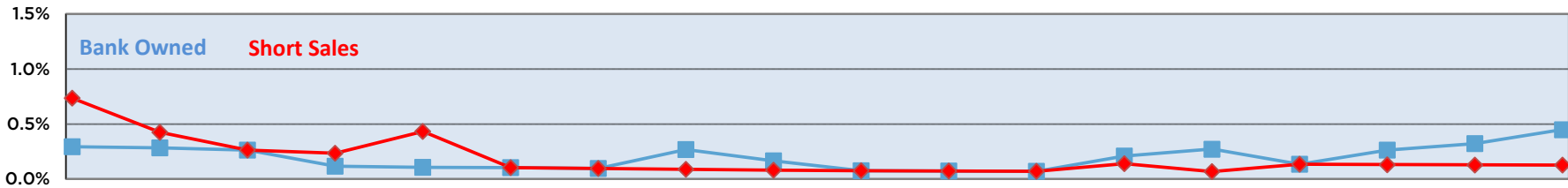
	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
Total Actives	680	704	756	848	925	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555



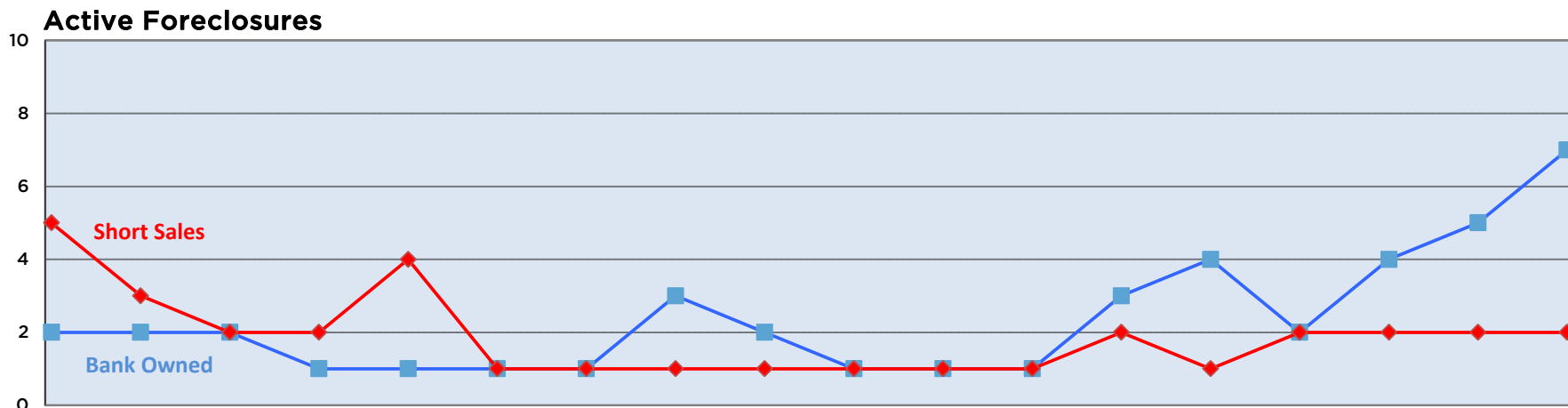
Condos, Townhomes, Villas



	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	8/21
	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%	99.5%	99.4%



	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	8/21
BO	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%	0.3%	0.5%
SS	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%	0.1%	0.1%

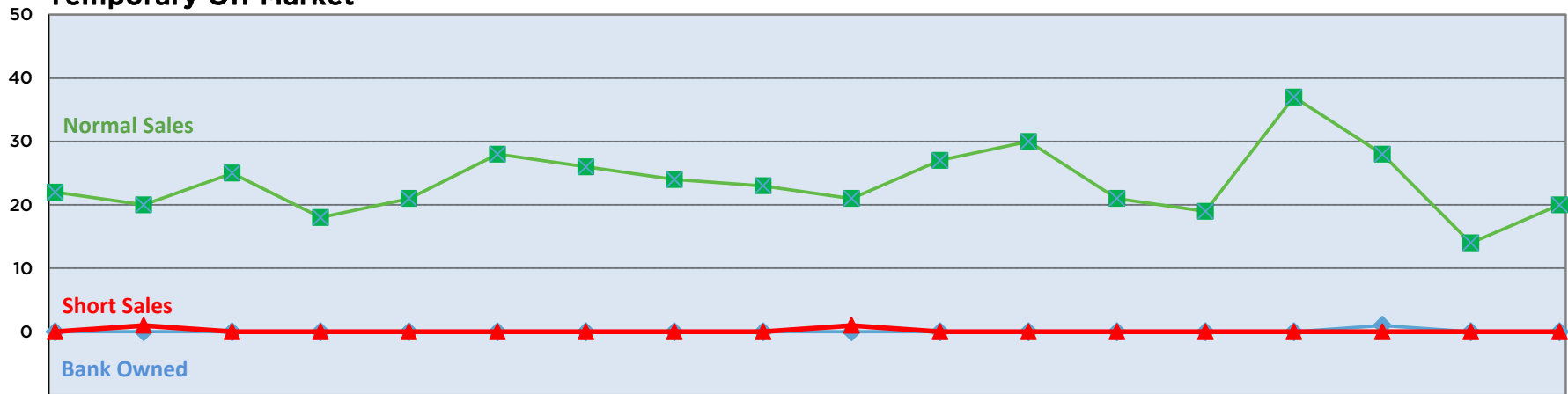


	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
BO	2	2	2	1	1	1	1	3	2	1	1	1	3	4	2	4	5	7
SS	5	3	2	2	4	1	1	1	1	1	1	1	2	1	2	2	2	2



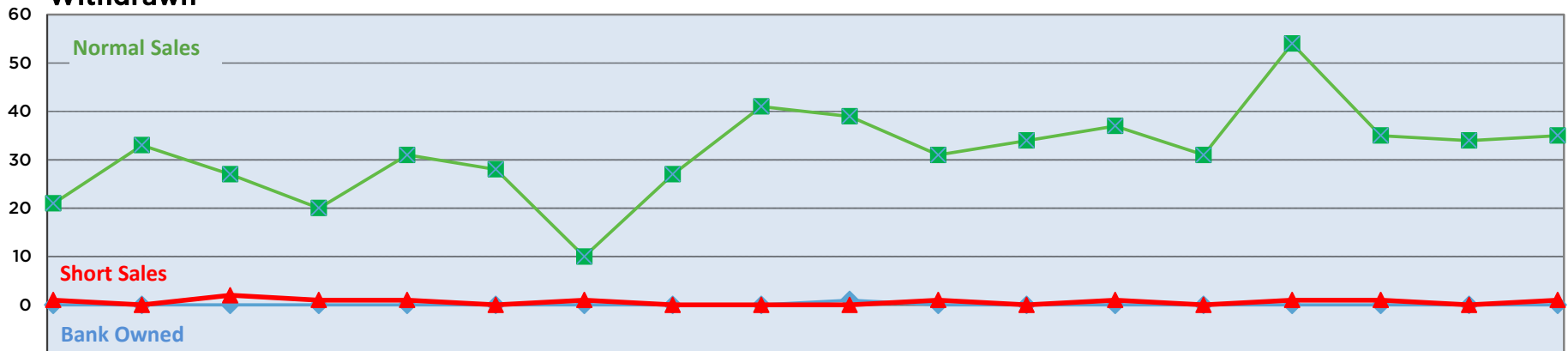
Condos, Townhomes, Villas

Temporary Off Market



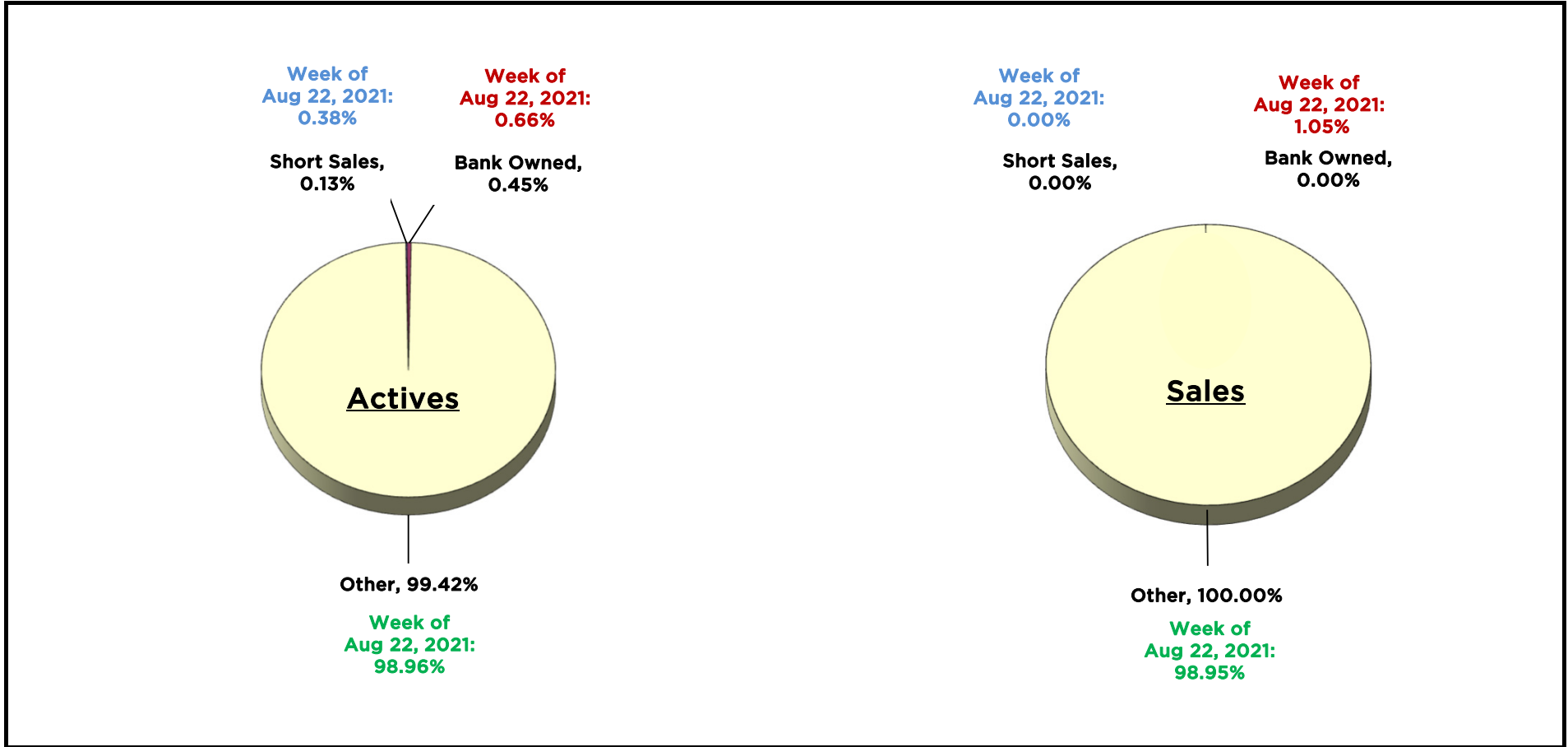
	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21
Norm	22	20	25	18	21	28	26	24	23	21	27	30	21	19	37	28	14	20
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SS	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

Withdrawn



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

Condos, Townhomes, Villas



Monday Morning Quarterback
08/21/2022 - 08/27/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 13 Condos, Townhomes, or Villas available for the Median Price of \$284,950? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<hr/>							
Seminole County		1	\$285,000	3.0	2.0	1,589	\$179.36
Sanford (South)	32773	1	\$285,000	3.0	2.0	1,589	\$179.36
<hr/>							
Orange County		8	\$284,988	2.4	1.9	1,218	\$233.98
Winter Park (West)	32789	1	\$285,000	2.0	2.0	1,074	\$265.36
Orlando (Downtown)	32801	1	\$285,000	1.0	1.0	862	\$330.63
Orlo Vista	32811	1	\$285,000	2.0	2.0	1,285	\$221.79
Union Park	32817	1	\$284,900	3.0	2.0	1,265	\$225.22
Williamsburg / Lake Bryan	32821	1	\$285,000	3.0	2.0	1,369	\$208.18
Metro West / Orlo Vista	32835	2	\$285,000	3.0	2.0	1,439	\$198.05
Hunters Creek	32837	1	\$285,000	2.0	2.0	1,011	\$281.90
<hr/>							
Osceola County		4	\$284,973	2.8	2.8	1,402	\$203.33
Davenport	33896	1	\$284,990	2.0	2.0	1,409	\$202.26
Kissimmee / Celebration	34747	3	\$284,967	3.0	3.0	1,399	\$203.69