



Monday Morning Quarterback Summary

Week of August 28, 2022 - September 03, 2022

Single-family existing homes

- Sales of single-family homes increased to 653 during the week of Aug 28, from 500 the week prior
- The median price of single family homes decreased to \$417,000, a change of -0.7%
- The number of single-family home foreclosure transactions increased to 1 last week, from 0 the week of Aug 21
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory decreased by 19, and now sits at 5,050

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 215 during the week of Aug 28, from 172 the week prior
- The median price of condos, townhomes, and villas increased to \$285,000, a change of 0.0%
- 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 12, and now sits at 1,567

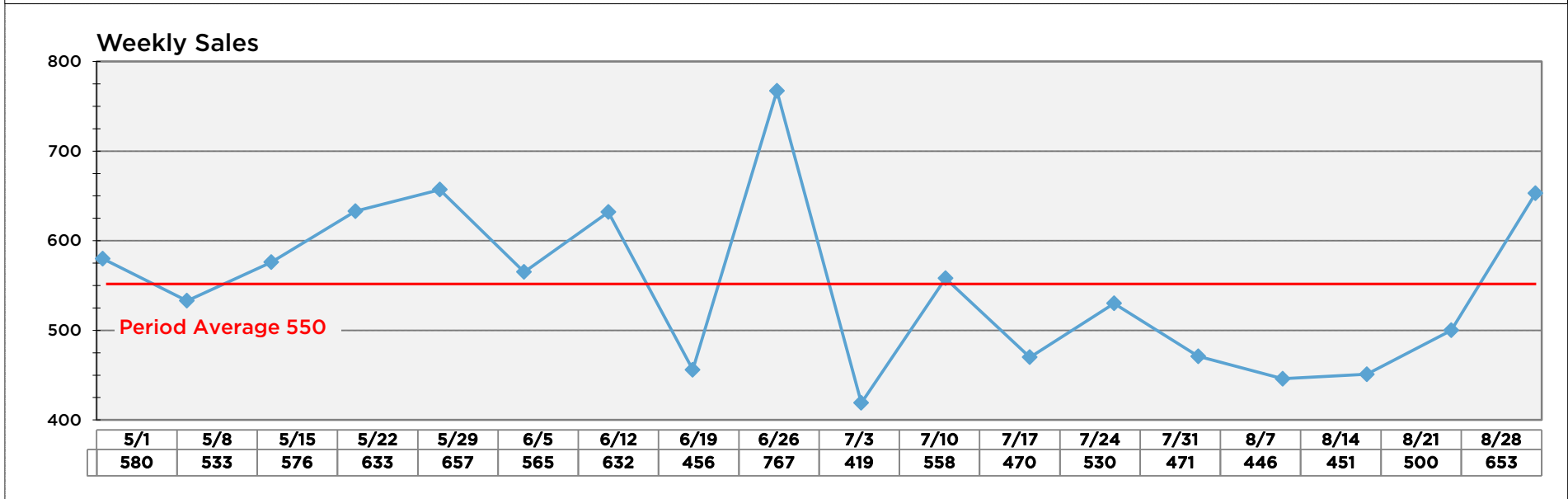
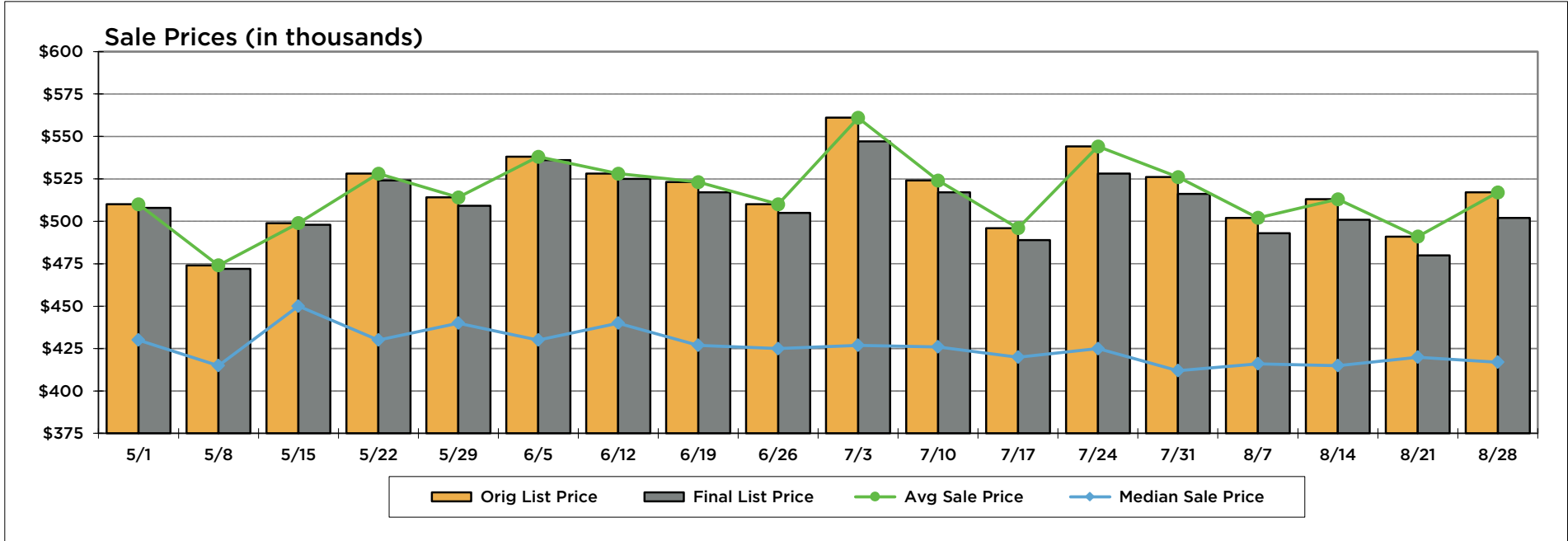
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
08/28/2022 - 09/03/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

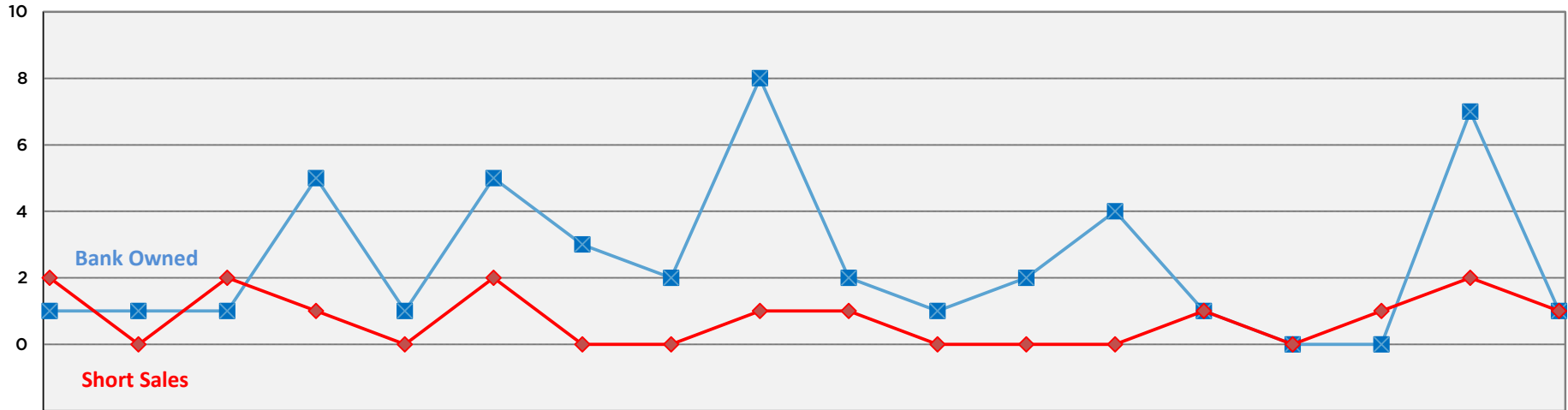
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	653	65	48	175	171	156	38
Bank Owned	1	0	1	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	651	64	47	175	171	156	38
Active Listings	5,050	314	256	1,020	1,140	1,803	517
Bank Owned	24	10	4	3	3	4	0
Short Sales	6	2	0	1	1	2	0
Other	5,020	302	252	1,016	1,136	1,797	517
Months of Inventory	1.78	1.11	1.23	1.35	1.54	2.67	3.14
<i>List Price</i>							
Average Original List Price	\$517,112	\$186,251	\$291,183	\$365,698	\$463,380	\$671,704	\$1,672,900
Average Final List Price	\$501,737	\$182,352	\$286,775	\$358,825	\$444,384	\$656,873	\$1,598,939
<i>Sale Price</i>							
Average Price	\$490,155	\$175,923	\$277,423	\$351,247	\$440,371	\$644,239	\$1,527,553
Median Price	\$417,000	\$190,000	\$277,500	\$350,000	\$436,000	\$617,500	\$1,350,000
<i>Price Differences</i>							
Original to Final List Price	-\$15,375	-\$3,899	-\$4,408	-\$6,873	-\$18,996	-\$14,831	-\$73,961
Original List to Sale Price - \$	-\$26,957	-\$10,328	-\$13,760	-\$14,451	-\$23,009	-\$27,465	-\$145,347
Final List to Sale Price - \$	-\$11,582	-\$6,429	-\$9,352	-\$7,578	-\$4,013	-\$12,634	-\$71,386
Original List to Sale Price - %	94.79%	94.45%	95.27%	96.05%	95.03%	95.91%	91.31%
Final List to Sale Price - %	97.69%	96.47%	96.74%	97.89%	99.10%	98.08%	95.54%
<i>Days on the Market</i>							
Avg Days Listing to Contract	30	29	30	29	28	29	45
Combined Avg Days to Contract	30	29	30	30	28	30	46
Avg Days Listing to Closing	63	58	65	62	63	63	82
Avg Days Contract to Close	34	30	34	32	35	33	39
<i>Beds / Baths</i>							
Average Bedrooms	3	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
<i>Square Footage</i>							
Average Square Feet	2,063	1,151	1,351	1,592	2,029	2,722	4,135

Single Family Homes



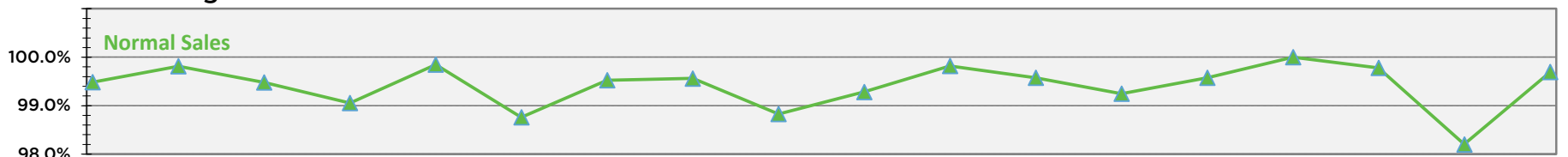
Single Family Homes

Foreclosure Sales

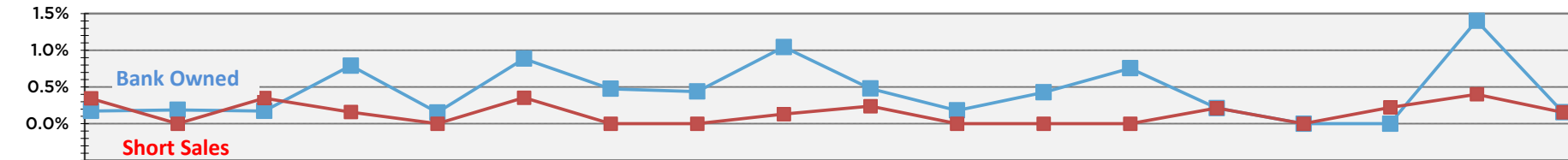


	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
BO	1	1	1	5	1	5	3	2	8	2	1	2	4	1	0	0	7	1
SS	2	0	2	1	0	2	0	0	1	1	0	0	0	1	0	1	2	1

Percentage of Sales



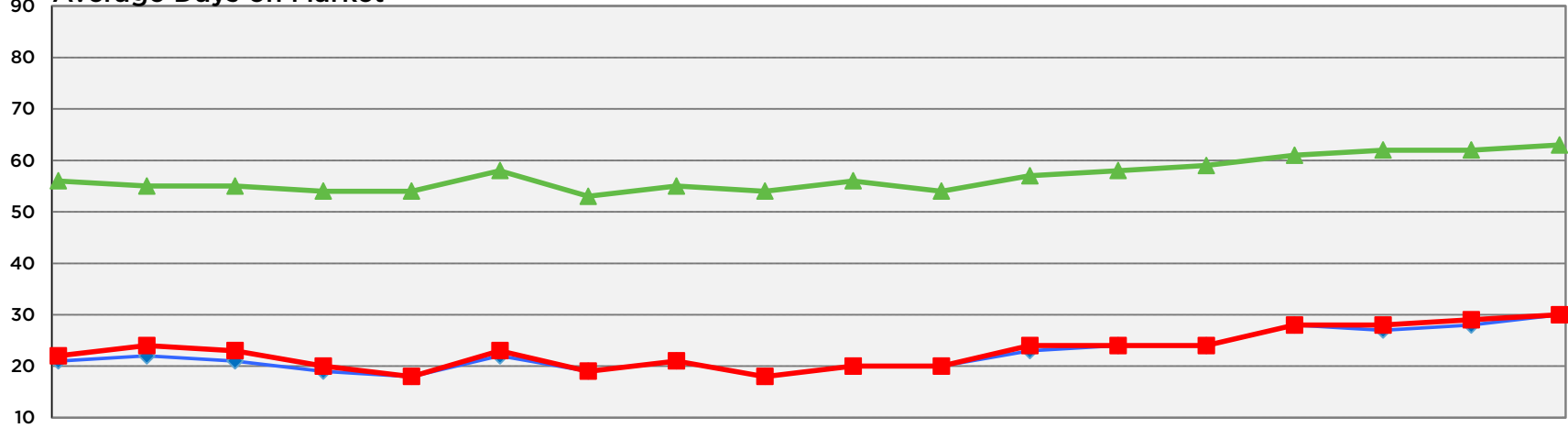
	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
Normal Sales	99.5%	99.8%	99.5%	99.1%	99.8%	98.8%	99.5%	99.6%	98.8%	99.3%	99.8%	99.6%	99.2%	99.6%	100.0%	99.8%	98.2%	99.7%



	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	8/28
BO	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%	0.2%
SS	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%	0.2%

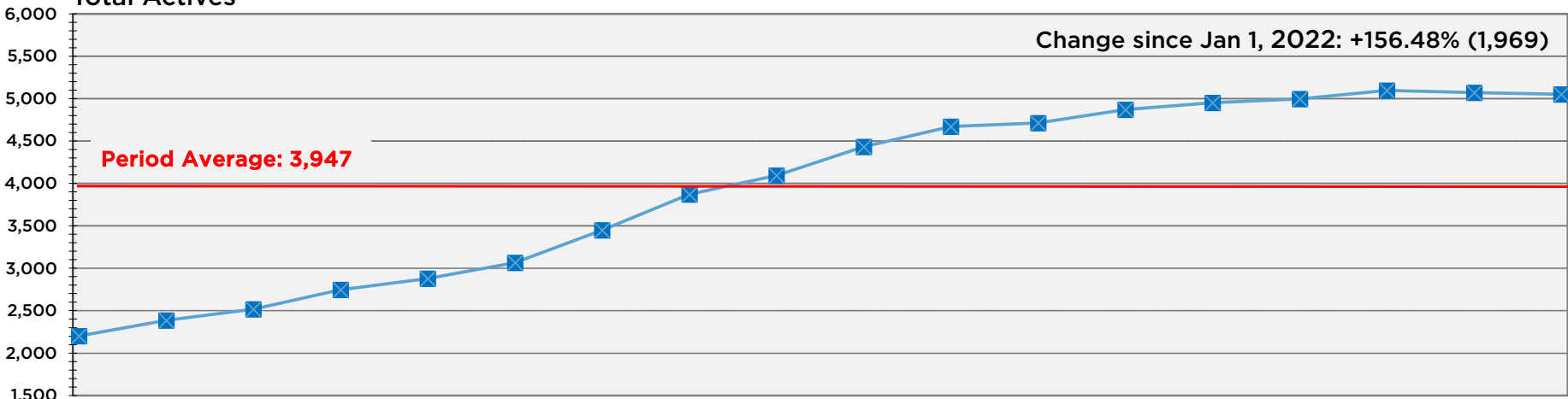
Single Family Homes

Average Days on Market



ListToContract	21	22	21	19	18	22	19	21	18	20	20	23	24	24	28	27	28	30
CombDaysOnMkt	22	24	23	20	18	23	19	21	18	20	20	24	24	24	28	28	29	30
ListToClose	56	55	55	54	54	58	53	55	54	56	54	57	58	59	61	62	62	63

Total Actives

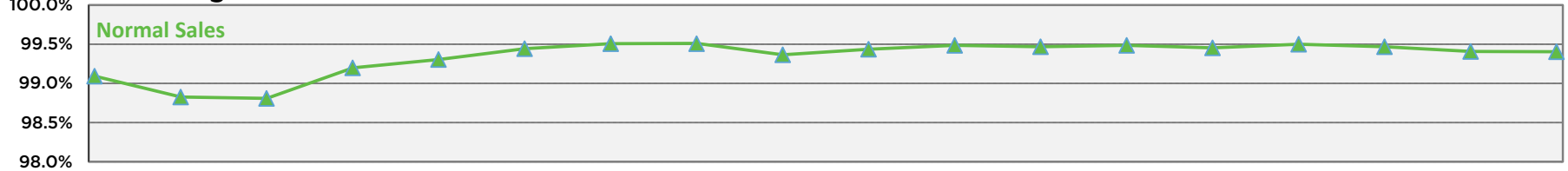


5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
2,203	2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050

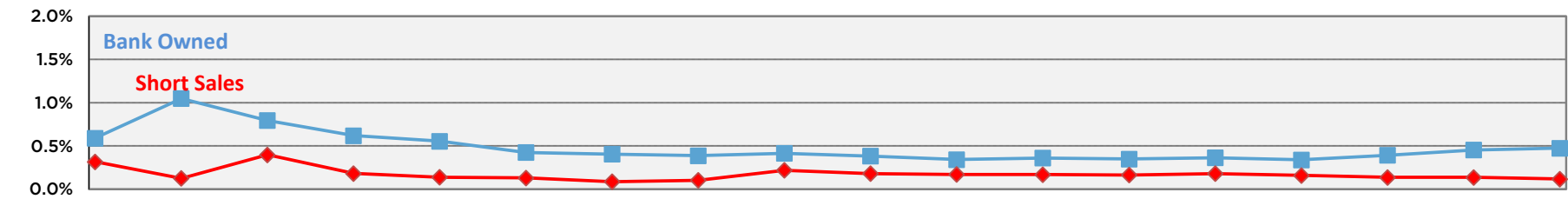


Single Family Homes

Percentage of Actives

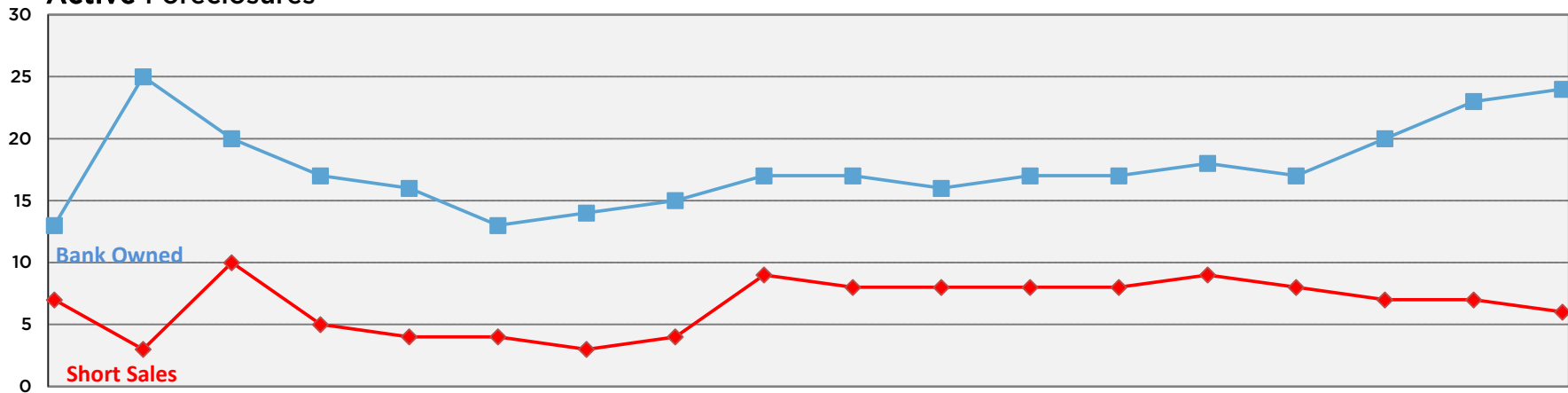


	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
	99.09%	98.83%	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%	99.41%	99.41%



BO	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%	0.48%
SS	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%	0.12%

Active Foreclosures

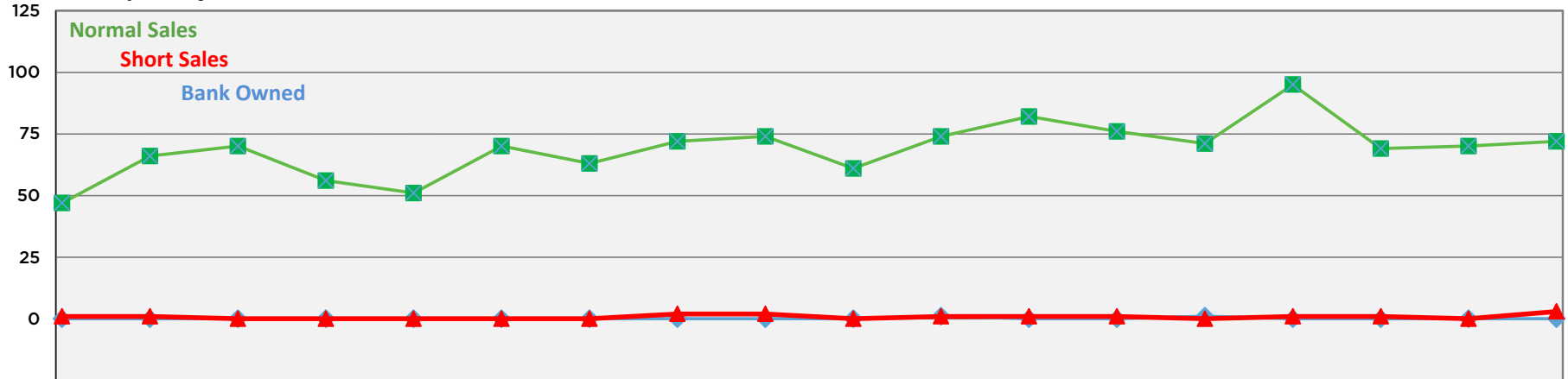


BO	13	25	20	17	16	13	14	15	17	17	16	17	17	18	17	20	23	24
SS	7	3	10	5	4	4	3	4	9	8	8	8	8	9	8	7	7	6



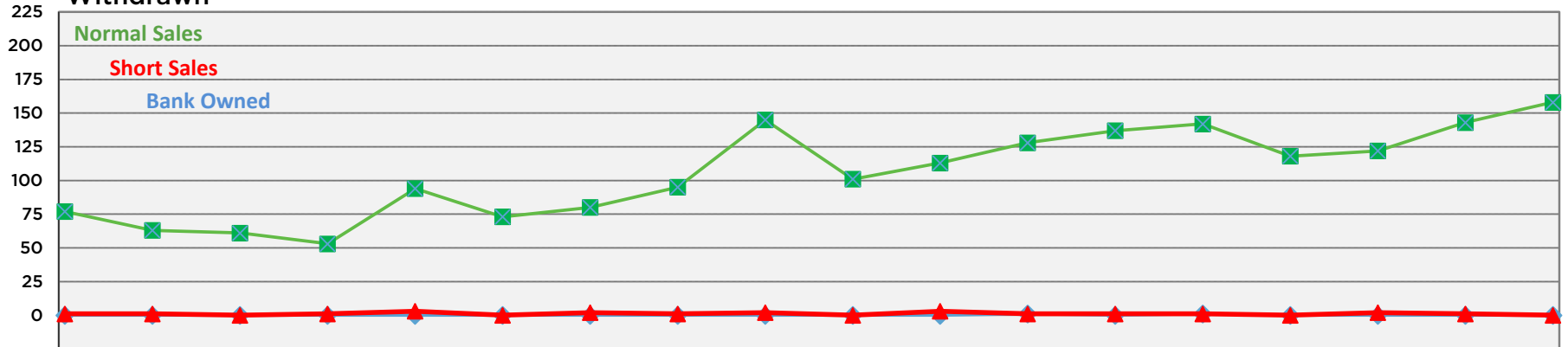
Single Family Homes

Temporary Off Market



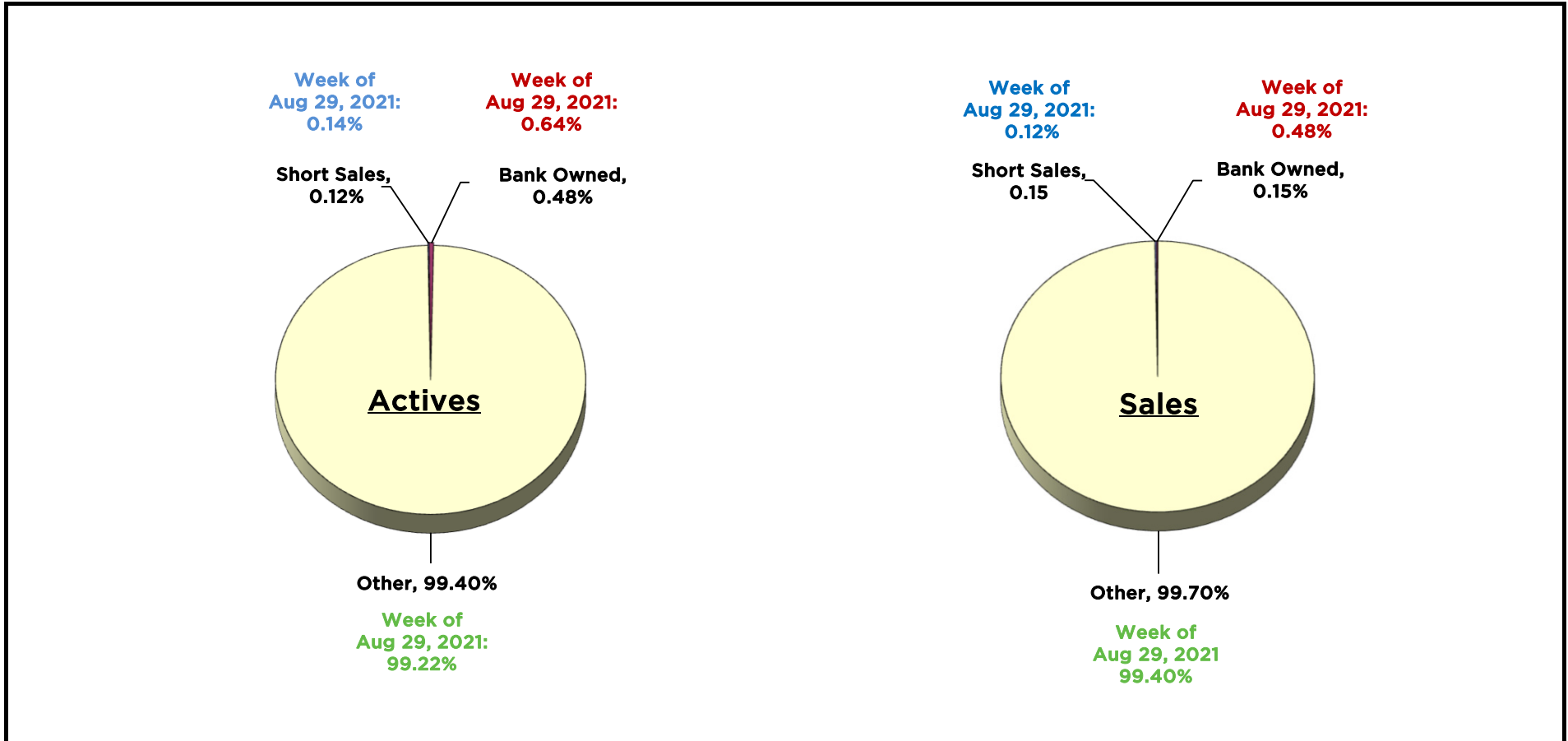
	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
Norm	47	66	70	56	51	70	63	72	74	61	74	82	76	71	95	69	70	72
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0
SS	1	1	0	0	0	0	0	2	2	0	1	1	1	0	1	1	0	3

Withdrawn



	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	8/28
Norm	77	63	61	53	94	73	80	95	145	101	113	128	137	142	118	122	143	158
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0
SS	1	1	0	1	3	0	2	1	2	0	3	1	1	1	0	2	1	0

Single Family Homes



Monday Morning Quarterback
08/28/2022 - 09/03/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 3 Single Family Homes available for the Median Price of \$417,000? (± \$500)

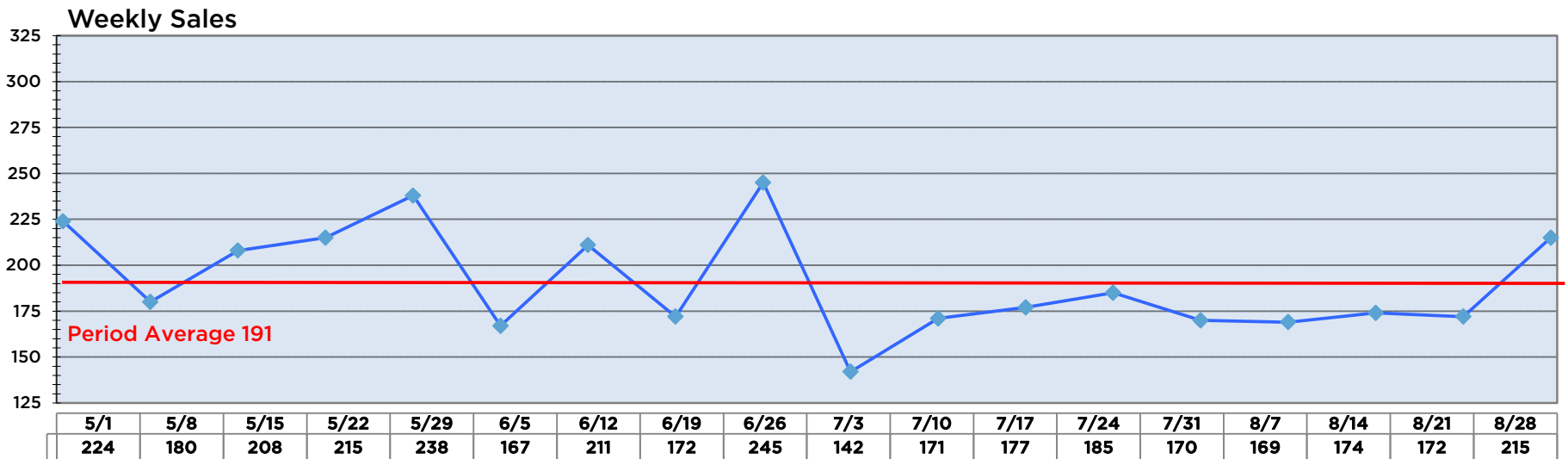
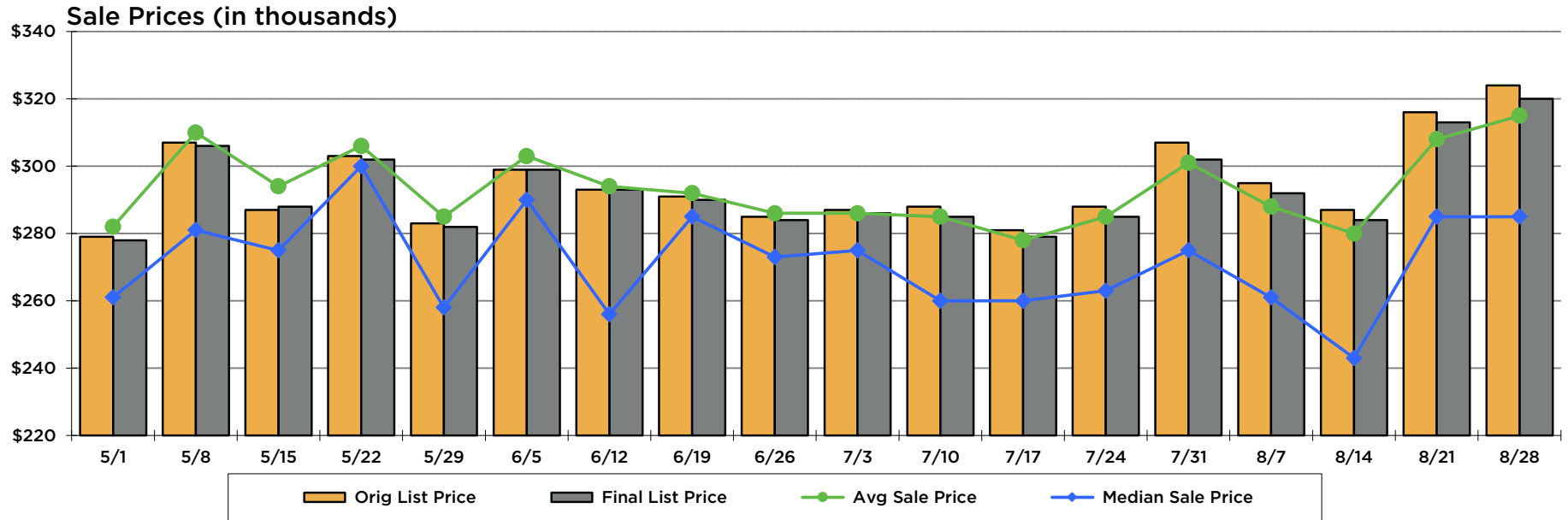
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<hr/>							
Orange County		1	\$416,900	3.0	2.0	1,635	\$254.98
Waterford Lakes	32828	1	\$416,900	3.0	2.0	1,635	\$254.98
<hr/>							
Osceola County		1	\$417,000	4.0	2.0	2,792	\$149.36
Kissimmee	34759	1	\$417,000	4.0	2.0	2,792	\$149.36
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Lake County		1	\$474,000	3.0	2.0	1,875	\$252.80
Clermont (South)	34714	1	\$474,000	3.0	2.0	1,875	\$252.80

Monday Morning Quarterback
08/28/2022 - 09/03/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

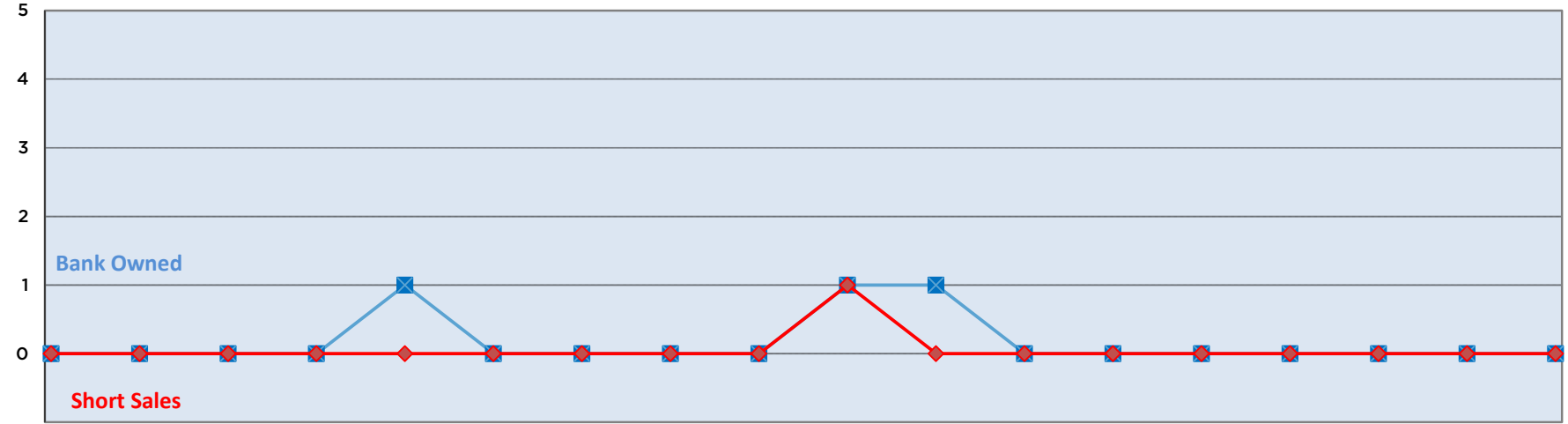
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	215	86	35	53	21	18	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	215	86	35	53	21	18	2
Active Listings	1,567	535	202	424	222	173	11
Bank Owned	6	1	2	0	2	1	0
Short Sales	1	0	0	0	1	0	0
Other	1,560	534	200	424	219	172	11
Months of Inventory	1.68	1.44	1.33	1.85	2.44	2.22	1.27
<i>List Price</i>							
Average Original List Price	\$324,135	\$200,799	\$279,337	\$348,779	\$459,928	\$594,761	\$1,897,000
Average Final List Price	\$320,357	\$197,495	\$277,105	\$345,598	\$454,209	\$585,805	\$1,897,000
<i>Sale Price</i>							
Average Price	\$315,277	\$194,104	\$273,771	\$340,628	\$449,533	\$573,121	\$1,850,000
Median Price	\$285,000	\$201,000	\$277,990	\$335,000	\$448,950	\$547,500	\$1,850,000
<i>Price Differences</i>							
Original to Final List Price	-\$3,778	-\$3,304	-\$2,232	-\$3,181	-\$5,719	-\$8,956	\$0
Original List to Sale Price - \$	-\$8,858	-\$6,695	-\$5,566	-\$8,151	-\$10,395	-\$21,640	-\$47,000
Final List to Sale Price - \$	-\$5,080	-\$3,391	-\$3,334	-\$4,970	-\$4,676	-\$12,684	-\$47,000
Original List to Sale Price - %	97.27%	96.67%	98.01%	97.66%	97.74%	96.36%	97.52%
Final List to Sale Price - %	98.41%	98.28%	98.80%	98.56%	98.97%	97.83%	97.52%
<i>Days on the Market</i>							
Avg Days Listing to Contract	29	30	34	24	27	29	80
Combined Avg Days to Contract	30	30	35	24	27	29	203
Avg Days Listing to Closing	61	59	64	59	64	61	125
Avg Days Contract to Close	33	31	29	35	37	32	44
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	4
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	1	1	0	1
<i>Square Footage</i>							
Average Square Feet	1,386	1,018	1,339	1,573	1,806	1,993	3,245

Condos, Townhomes, Villas



Condos, Townhomes, Villas

Foreclosure Sales

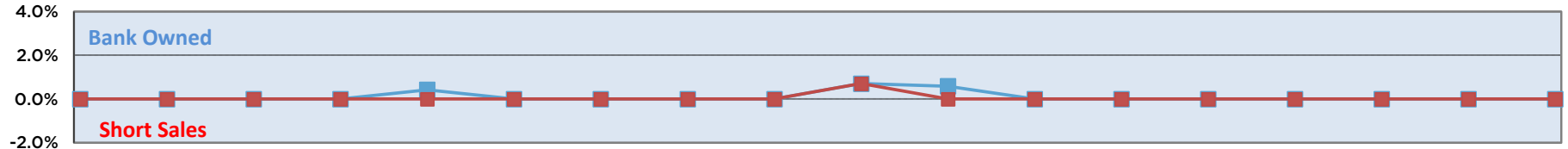


	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
BO	0	0	0	0	1	0	0	0	0	1	1	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

Percentage of Sales



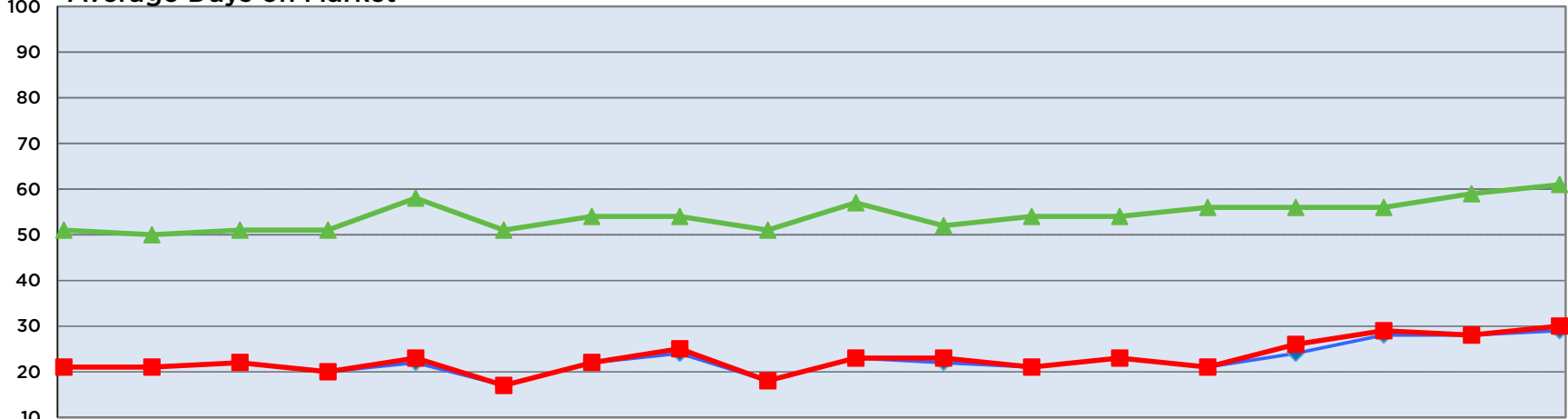
	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
Normal Sales	100.0%	100.0%	100.0%	100.0%	99.6%	100.0%	100.0%	100.0%	100.0%	98.6%	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%



	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	8/28
BO	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%	0.0%
SS	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%	0.0%

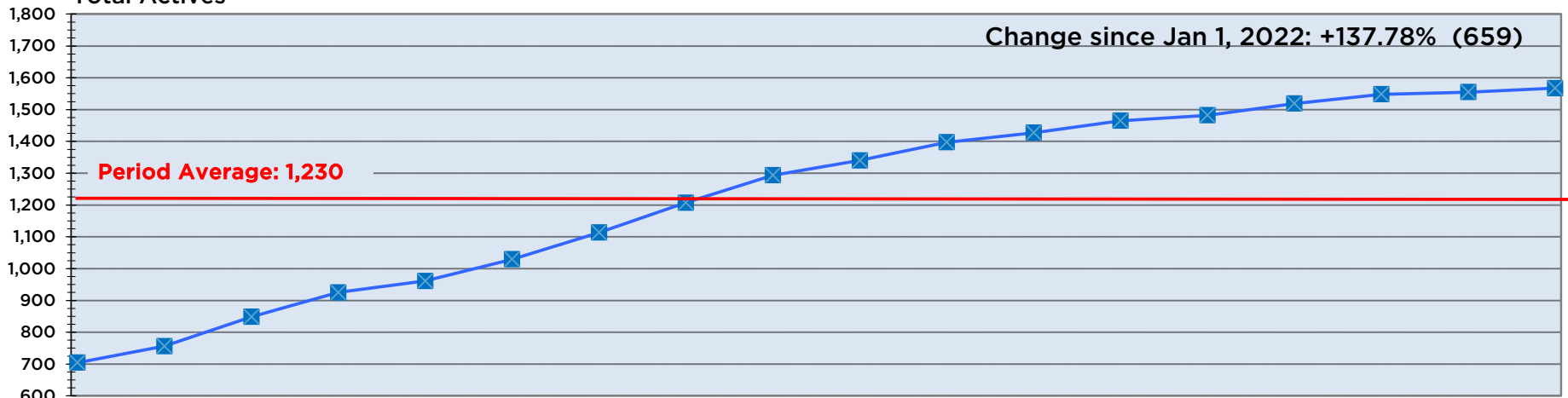
Condos, Townhomes, Villas

Average Days on Market



	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	8/28
ListToContract	21	21	22	20	22	17	22	24	18	23	22	21	23	21	24	28	28	29
CombDaysOnMkt	21	21	22	20	23	17	22	25	18	23	23	21	23	21	26	29	28	30
ListToClose	51	50	51	51	58	51	54	54	51	57	52	54	54	56	56	56	59	61

Total Actives

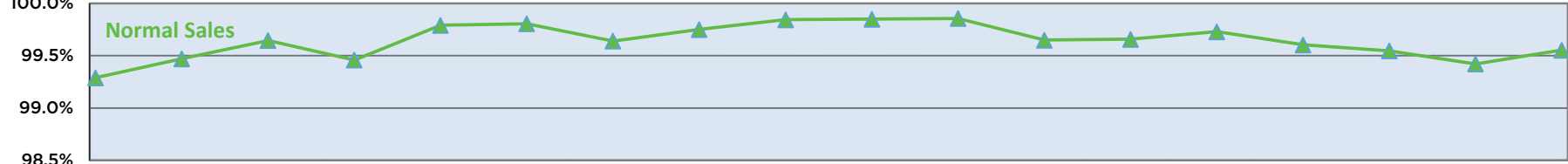


	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
Total Actives	704	756	848	925	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555	1,567

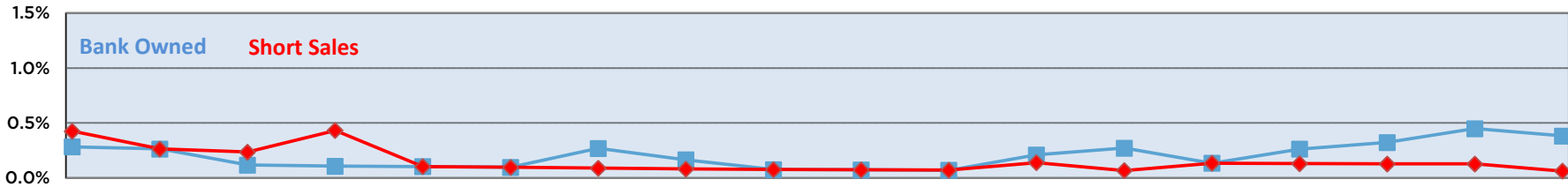


Condos, Townhomes, Villas

Percentage of Actives

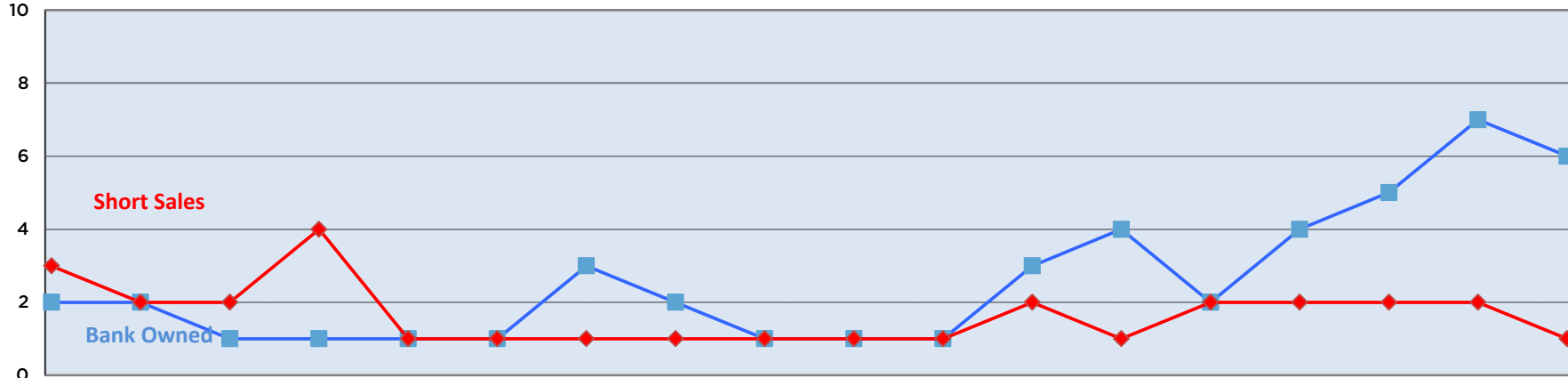


Date	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
Normal Sales	99.3%	99.5%	99.6%	99.5%	99.8%	99.8%	99.6%	99.8%	99.8%	99.9%	99.9%	99.6%	99.7%	99.7%	99.6%	99.5%	99.4%	99.6%



Date	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	8/28
BO	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%	0.4%
SS	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%	0.1%

Active Foreclosures

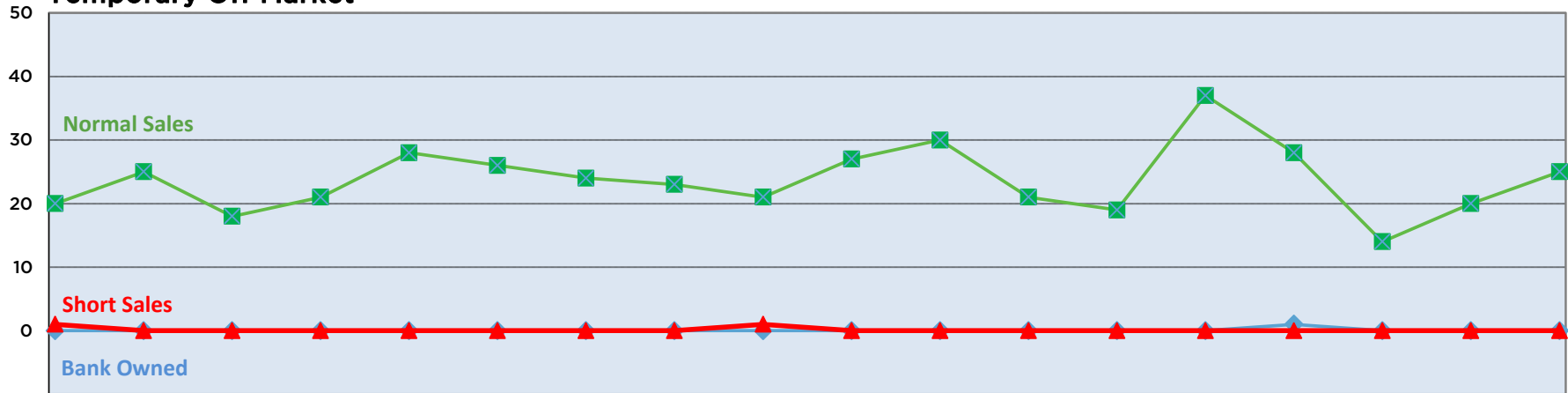


Date	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
BO	2	2	1	1	1	1	3	2	1	1	1	3	4	2	4	5	7	6
SS	3	2	2	4	1	1	1	1	1	1	1	2	1	2	2	2	2	1



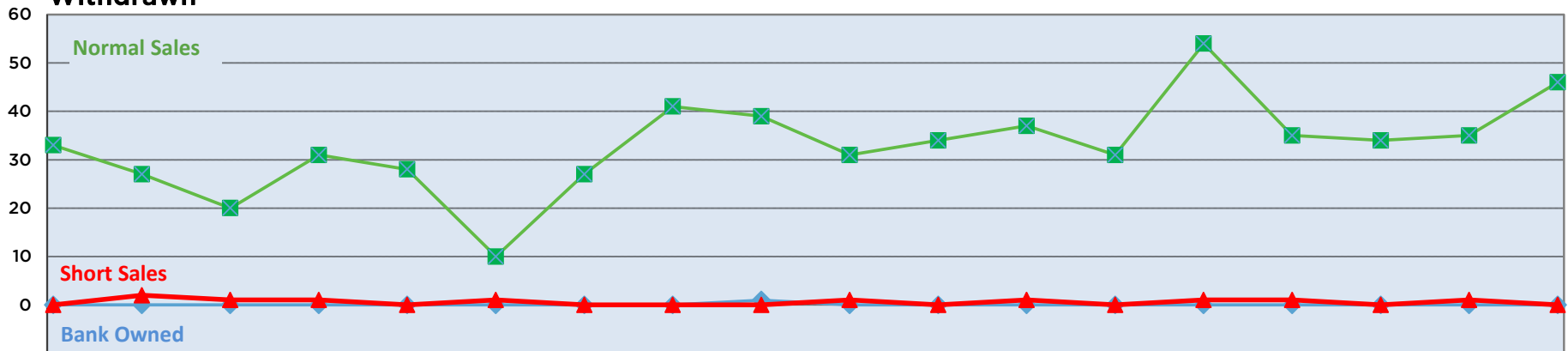
Condos, Townhomes, Villas

Temporary Off Market



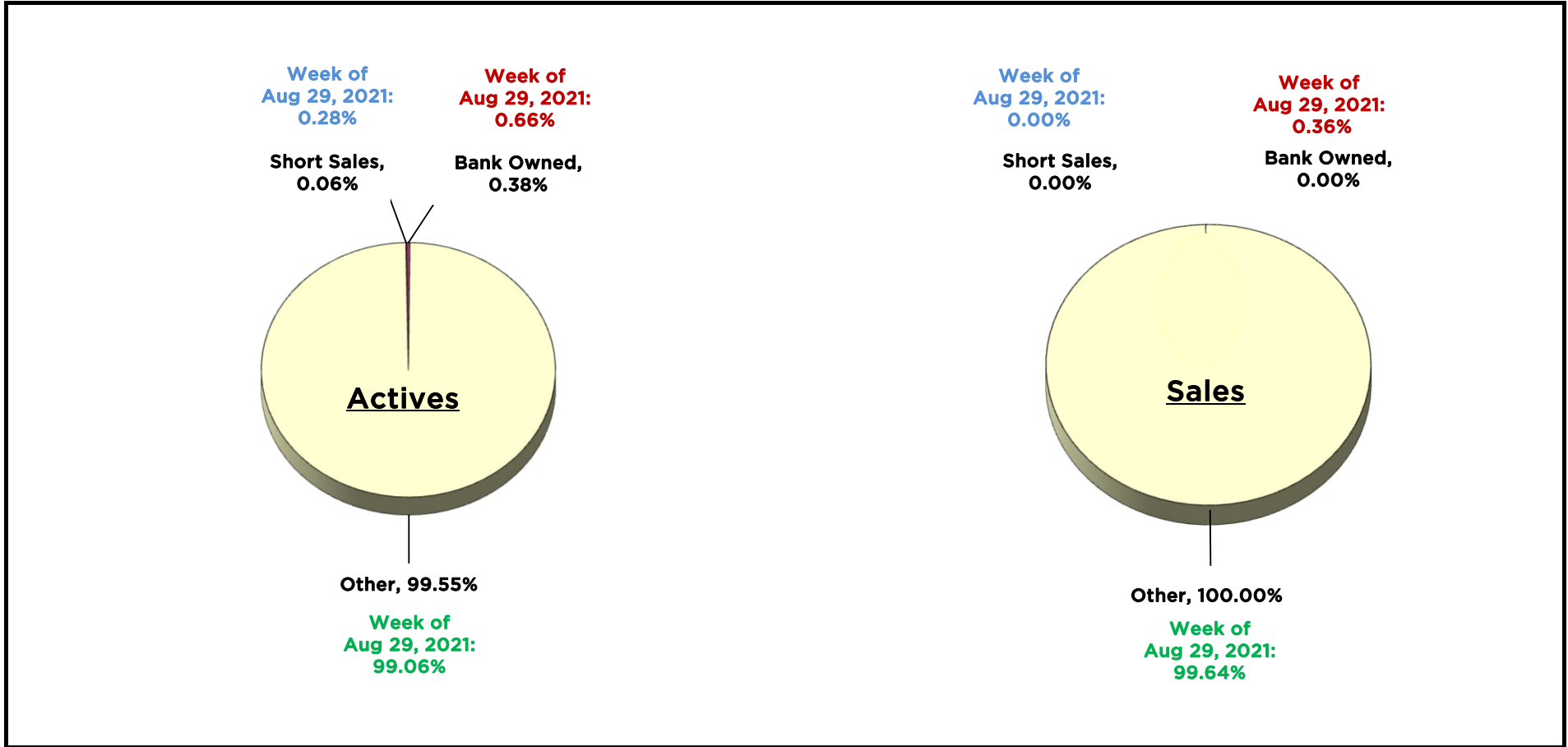
	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28
Norm	20	25	18	21	28	26	24	23	21	27	30	21	19	37	28	14	20	25
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0

Withdrawn



	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	8/28
Norm	33	27	20	31	28	10	27	41	39	31	34	37	31	54	35	34	35	46
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	2	1	1	0	1	0	0	0	1	0	1	0	1	1	0	1	0

Condos, Townhomes, Villas



Monday Morning Quarterback
08/28/2022 - 09/03/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 15 Condos, Townhomes, or Villas available for the Median Price of \$285,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$284,998	2.5	2.0	1,447	\$196.96
Winter Springs / Tuskawilla	32708	1	\$285,000	3.0	2.0	1,331	\$214.12
Altamonte Springs / Forest City	32714	1	\$284,990	2.0	2.0	1,304	\$218.55
Fern Park/Casselberry	32730	1	\$285,000	2.0	2.0	1,564	\$182.23
Sanford (South)	32773	1	\$285,000	3.0	2.0	1,589	\$179.36
Orange County		7	\$284,999	2.4	1.9	1,263	\$225.68
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
Pine Hills / Rosemont	32808	1	\$284,990	3.0	2.0	1,372	\$207.72
Orlo Vista	32811	1	\$285,000	2.0	2.0	1,285	\$221.79
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
Osceola County		4	\$284,998	2.8	2.5	1,346	\$211.70
Davenport	33896	1	\$284,990	2.0	2.0	1,409	\$202.26
Kissimmee / Buena Ventura Lakes	34743	1	\$285,000	3.0	2.0	1,214	\$234.76
Kissimmee / Celebration	34747	2	\$285,000	3.0	3.0	1,381	\$206.37