



Monday Morning Quarterback Summary

Week of September 04, 2022 - September 10, 2022

Single-family existing homes

- Sales of single-family homes decreased to 390 during the week of Sep 04, from 653 the week prior
- The median price of single family homes decreased to \$410,750, a change of -1.5%
- The number of single-family home foreclosure transactions decreased to 0 last week, from 1 the week of Aug 28
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory increased by 42, and now sits at 5,092

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 135 during the week of Sep 04, from 215 the week prior
- The median price of condos, townhomes, and villas decreased to \$281,300, a change of -1.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Aug 28
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 25, and now sits at 1,592

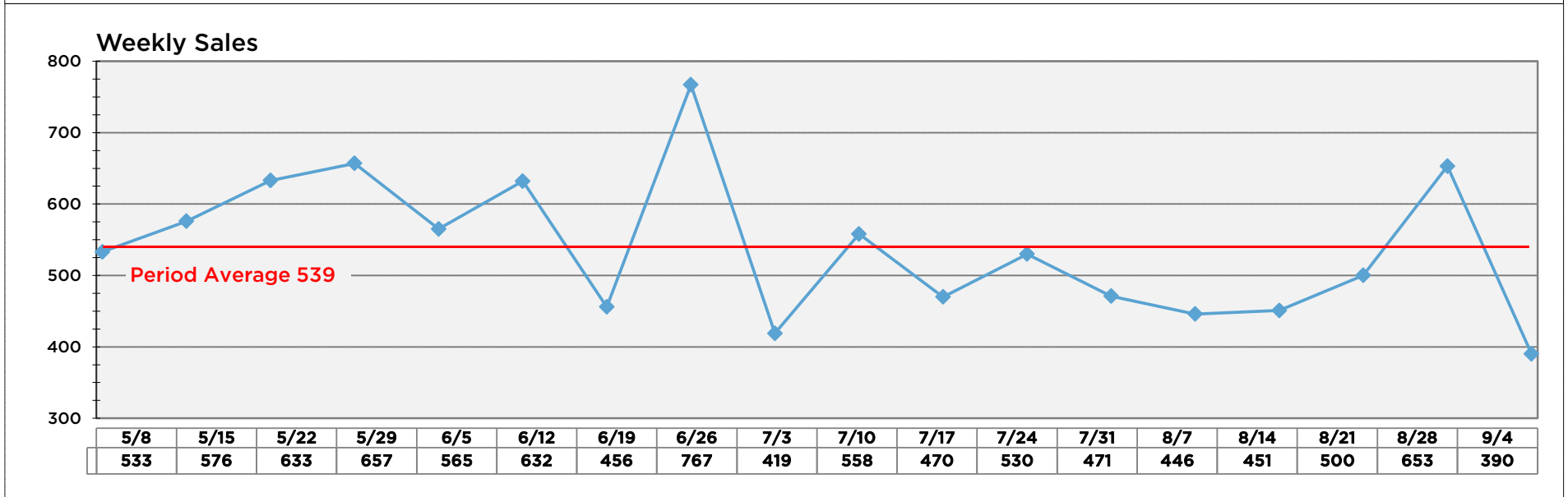
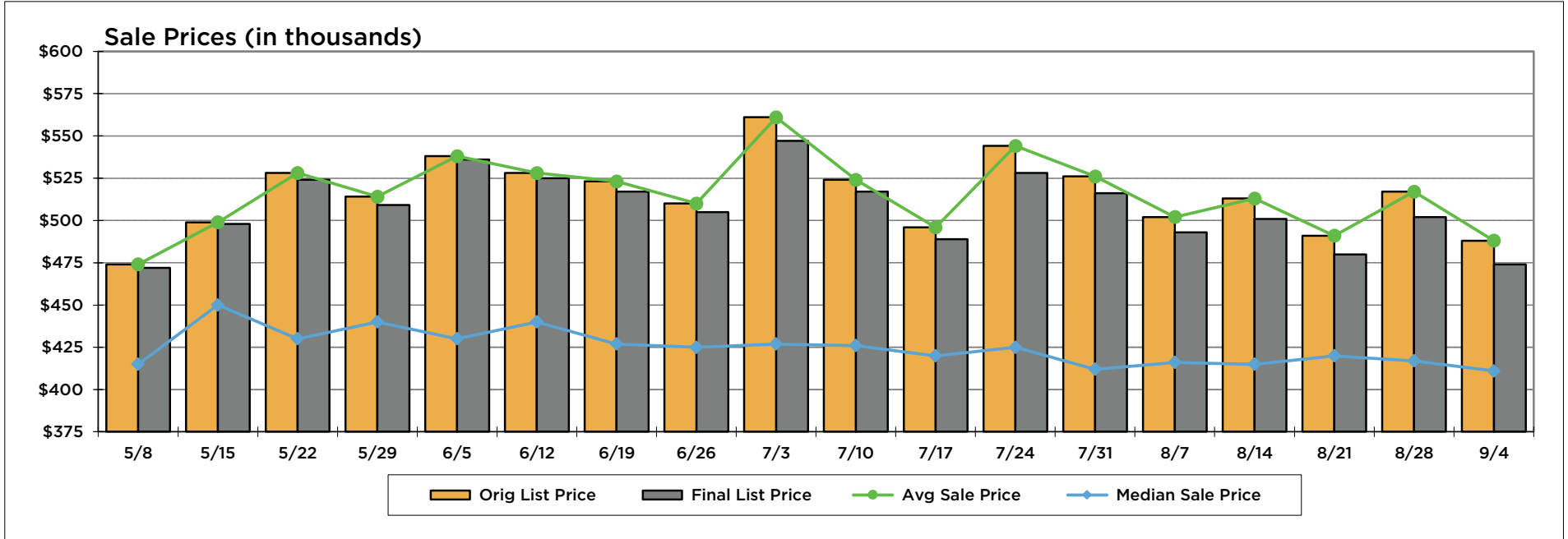
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
09/04/2022 - 09/10/2022
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	390	31	37	108	103	96	15
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	389	31	37	107	103	96	15
Active Listings	5,092	309	275	1,062	1,151	1,782	513
Bank Owned	23	10	3	3	2	5	0
Short Sales	6	2	0	1	1	2	0
Other	5,063	297	272	1,058	1,148	1,775	513
Months of Inventory	3.01	2.30	1.72	2.27	2.58	4.28	7.89
<i>List Price</i>							
Average Original List Price	\$487,952	\$198,799	\$293,619	\$368,067	\$471,226	\$672,053	\$1,364,659
Average Final List Price	\$474,107	\$189,977	\$286,200	\$359,712	\$455,973	\$650,098	\$1,346,627
<i>Sale Price</i>							
Average Price	\$464,613	\$186,932	\$276,362	\$352,694	\$446,353	\$640,545	\$1,308,067
Median Price	\$410,750	\$200,000	\$278,000	\$350,000	\$440,000	\$606,000	\$1,200,000
<i>Price Differences</i>							
Original to Final List Price	-\$13,845	-\$8,822	-\$7,419	-\$8,355	-\$15,253	-\$21,955	-\$18,032
Original List to Sale Price - \$	-\$23,339	-\$11,867	-\$17,257	-\$15,373	-\$24,873	-\$31,508	-\$56,592
Final List to Sale Price - \$	-\$9,494	-\$3,045	-\$9,838	-\$7,018	-\$9,620	-\$9,553	-\$38,560
Original List to Sale Price - %	95.22%	94.03%	94.12%	95.82%	94.72%	95.31%	95.85%
Final List to Sale Price - %	98.00%	98.40%	96.56%	98.05%	97.89%	98.53%	97.14%
<i>Days on the Market</i>							
Avg Days Listing to Contract	35	25	28	32	34	49	24
Combined Avg Days to Contract	36	25	29	32	35	49	30
Avg Days Listing to Closing	69	59	61	66	64	82	69
Avg Days Contract to Close	32	35	32	34	30	32	44
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	2,012	1,011	1,284	1,585	2,048	2,737	4,077

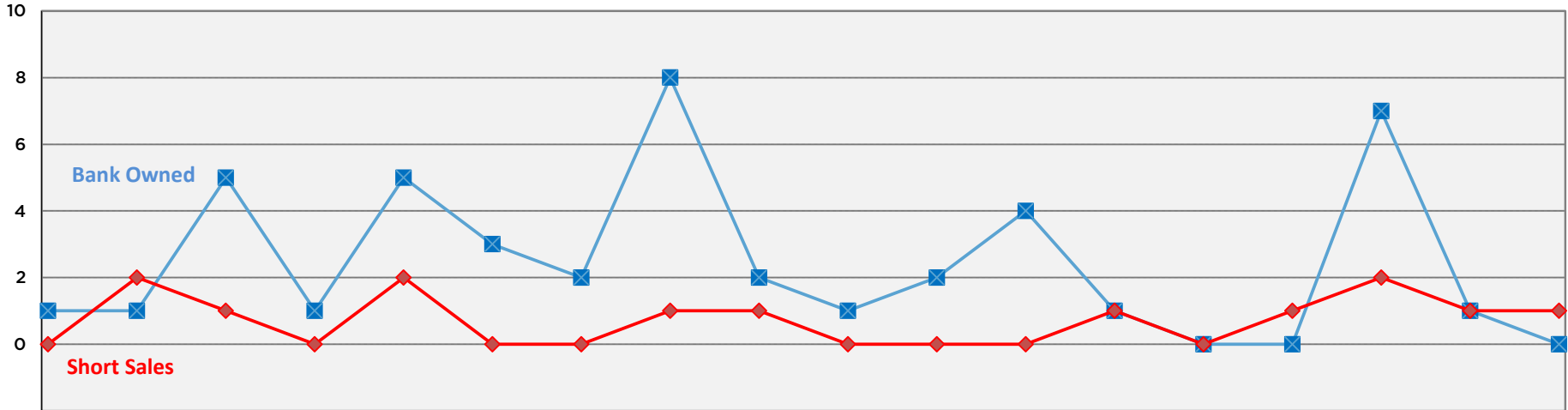
Single Family Homes





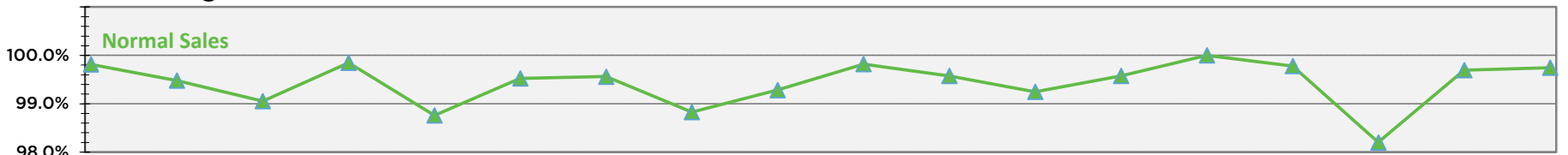
Single Family Homes

Foreclosure Sales

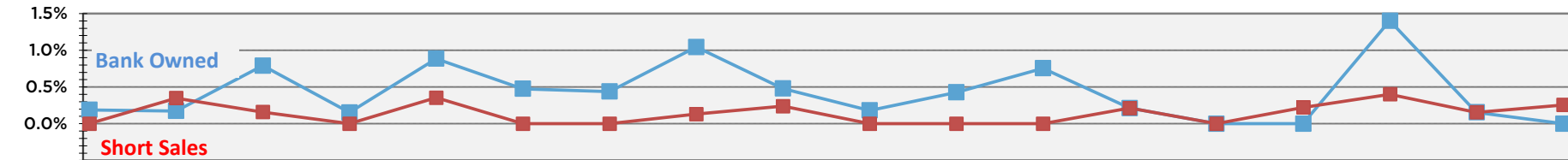


	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
BO	1	1	5	1	5	3	2	8	2	1	2	4	1	0	0	7	1	0
SS	0	2	1	0	2	0	0	1	1	0	0	0	1	0	1	2	1	1

Percentage of Sales



	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	9/4
Normal Sales	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%	99.7%

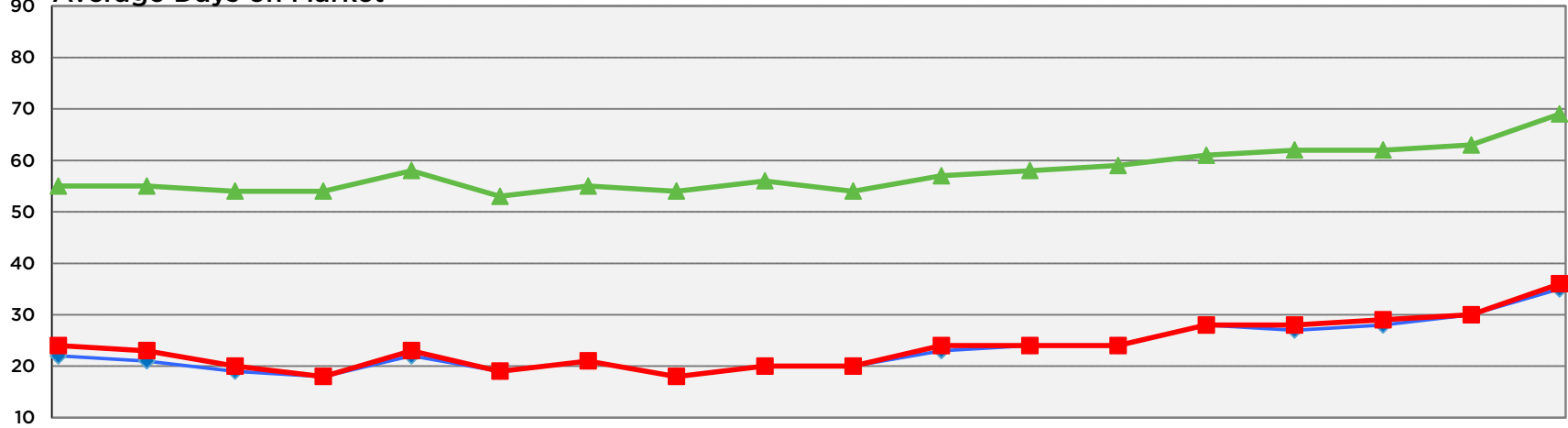


	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
BO	0.2%	0.2%	0.8%	0.2%	0.9%	0.5%	0.4%	1.0%	0.5%	0.2%	0.4%	0.8%	0.2%	0.0%	0.0%	1.4%	0.2%	0.0%
SS	0.0%	0.3%	0.2%	0.0%	0.4%	0.0%	0.0%	0.1%	0.2%	0.0%	0.0%	0.0%	0.2%	0.0%	0.2%	0.4%	0.2%	0.3%



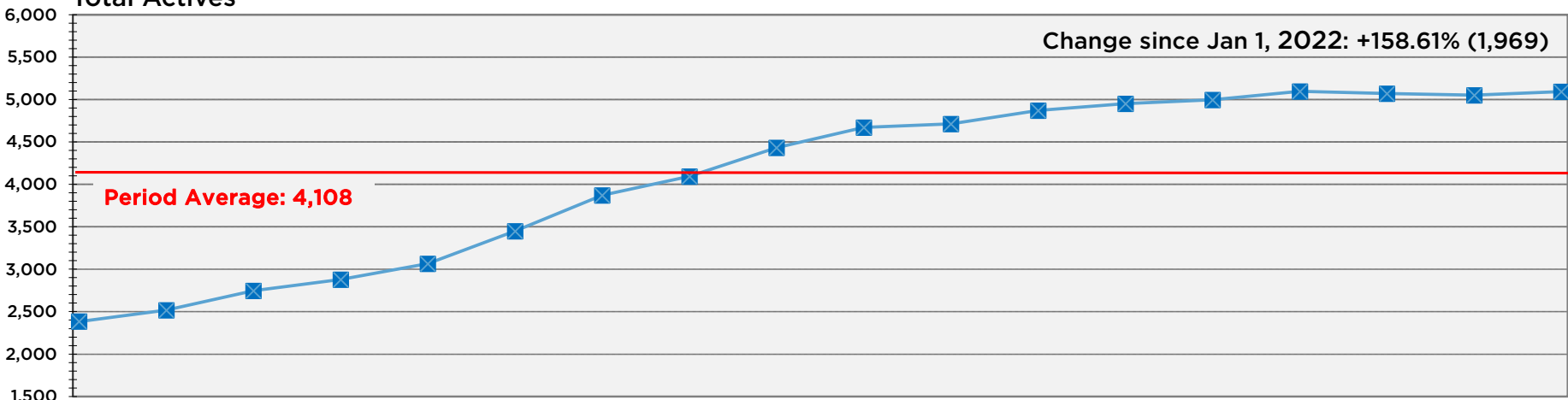
Single Family Homes

Average Days on Market



ListToContract	22	21	19	18	22	19	21	18	20	20	23	24	24	28	27	28	30	35
CombDaysOnMkt	24	23	20	18	23	19	21	18	20	20	24	24	24	28	28	29	30	36
ListToClose	55	55	54	54	58	53	55	54	56	54	57	58	59	61	62	62	63	69

Total Actives

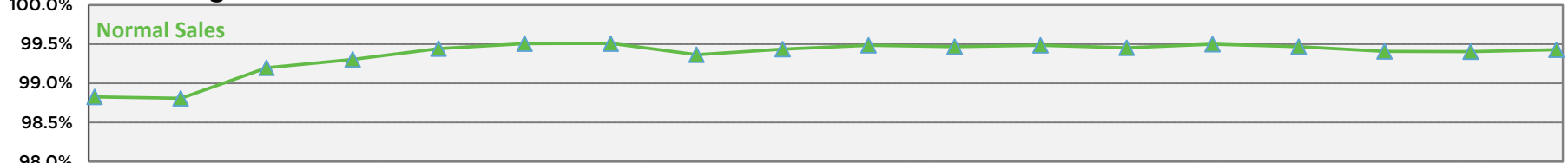


5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
2,385	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050	5,092

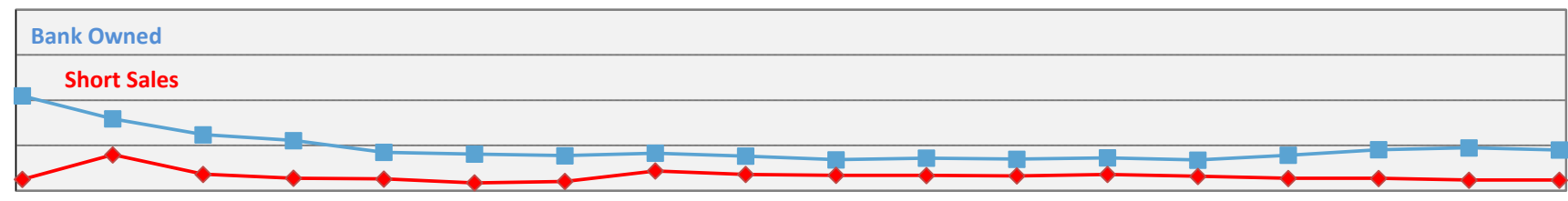


Single Family Homes

Percentage of Actives

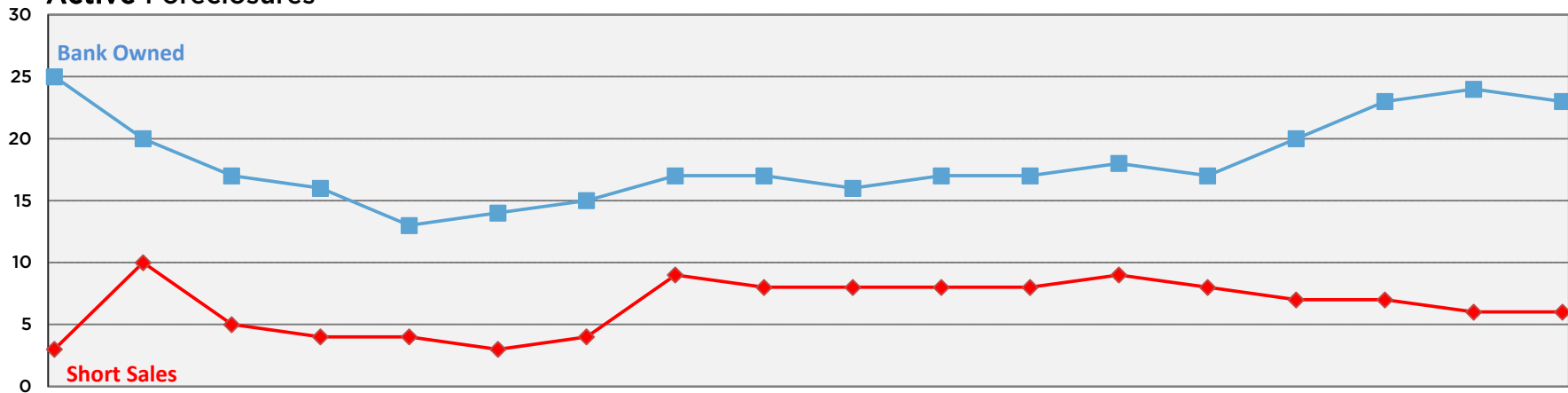


Date	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
BO	1.05%	0.79%	0.62%	0.56%	0.42%	0.41%	0.39%	0.42%	0.38%	0.34%	0.36%	0.35%	0.36%	0.34%	0.39%	0.45%	0.48%	0.45%
SS	0.13%	0.40%	0.18%	0.14%	0.13%	0.09%	0.10%	0.22%	0.18%	0.17%	0.17%	0.16%	0.18%	0.16%	0.14%	0.14%	0.12%	0.12%



Date	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	9/4
BO	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%	0.45%
SS	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%	0.12%

Active Foreclosures

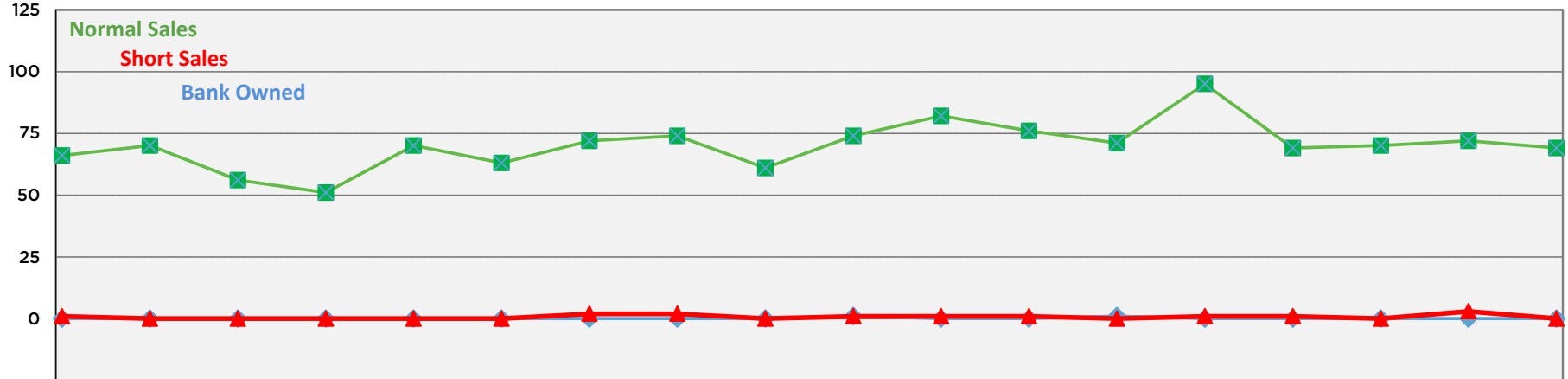


Date	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
BO	25	20	17	16	13	14	15	17	17	16	17	17	18	17	20	23	24	23
SS	3	10	5	4	4	3	4	9	8	8	8	8	9	8	7	7	6	6



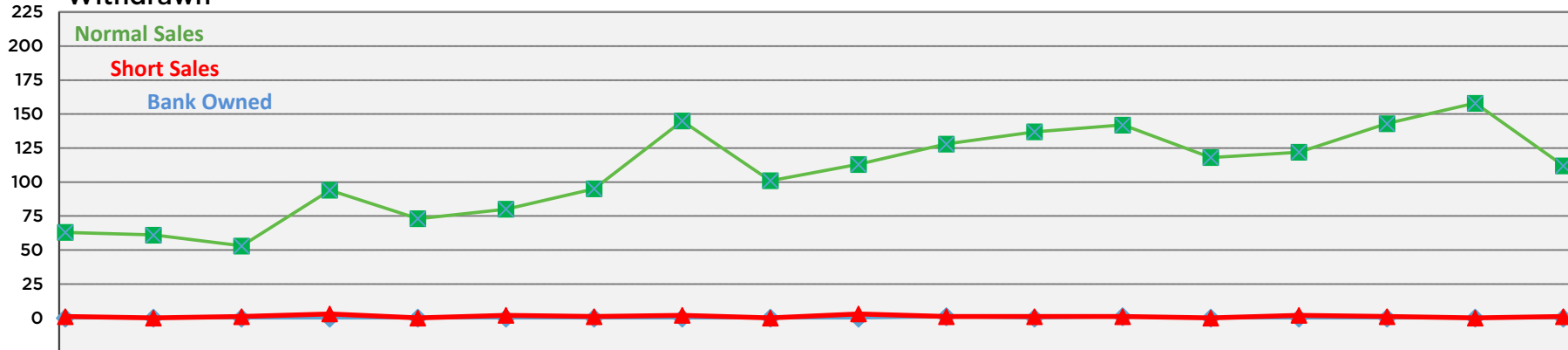
Single Family Homes

Temporary Off Market



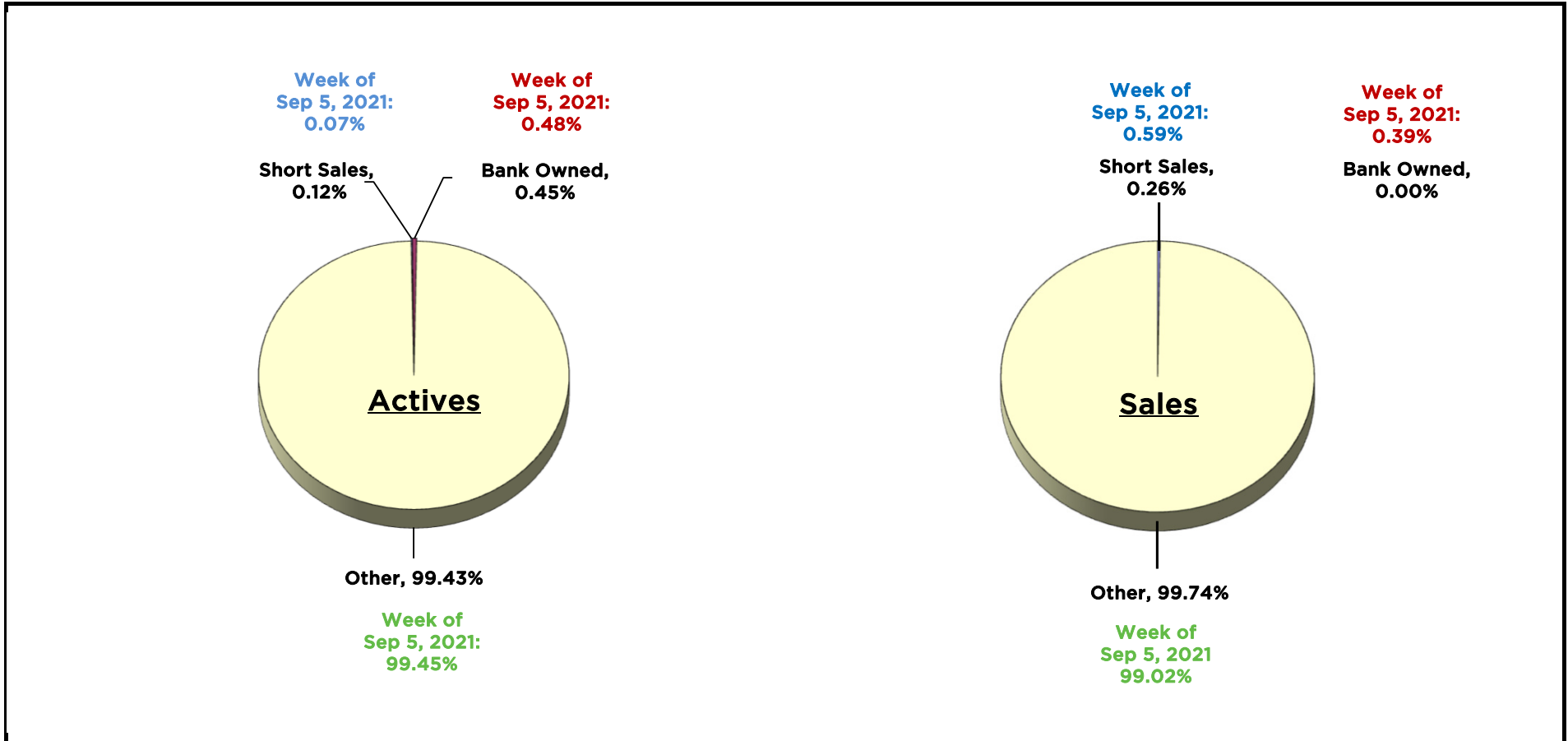
	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
Norm	66	70	56	51	70	63	72	74	61	74	82	76	71	95	69	70	72	69
BO	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0
SS	1	0	0	0	0	0	2	2	0	1	1	1	0	1	1	0	3	0

Withdrawn



	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	9/4
Norm	63	61	53	94	73	80	95	145	101	113	128	137	142	118	122	143	158	112
BO	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0
SS	1	0	1	3	0	2	1	2	0	3	1	1	1	0	2	1	0	1

Single Family Homes



Monday Morning Quarterback
09/04/2022 - 09/10/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 5 Single Family Homes available for the Median Price of \$410,750? (± \$500)

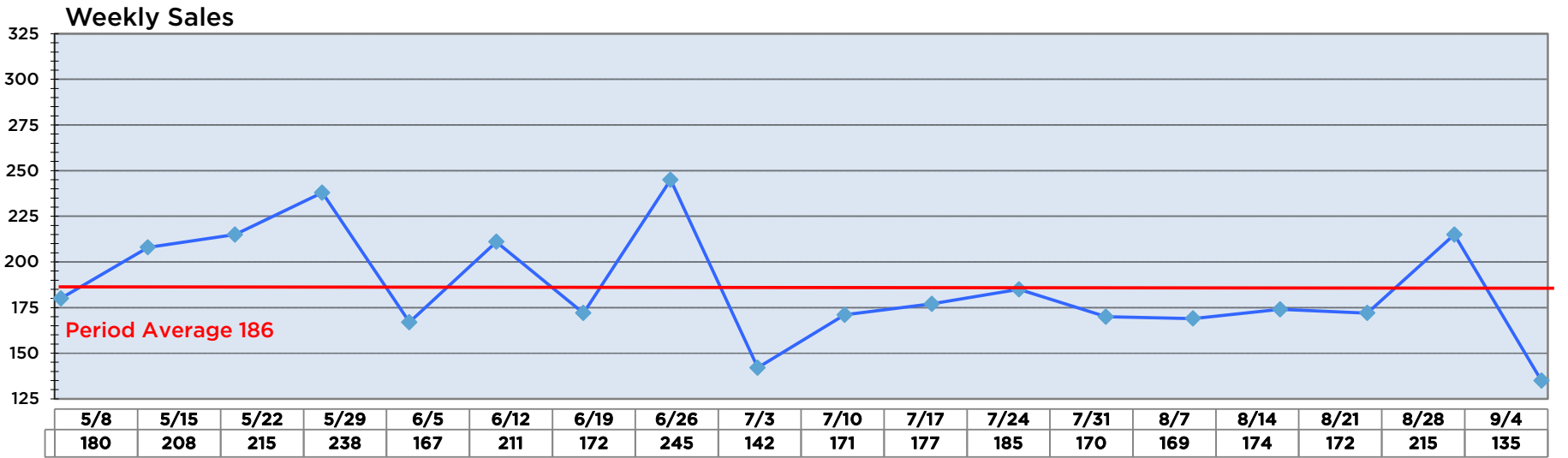
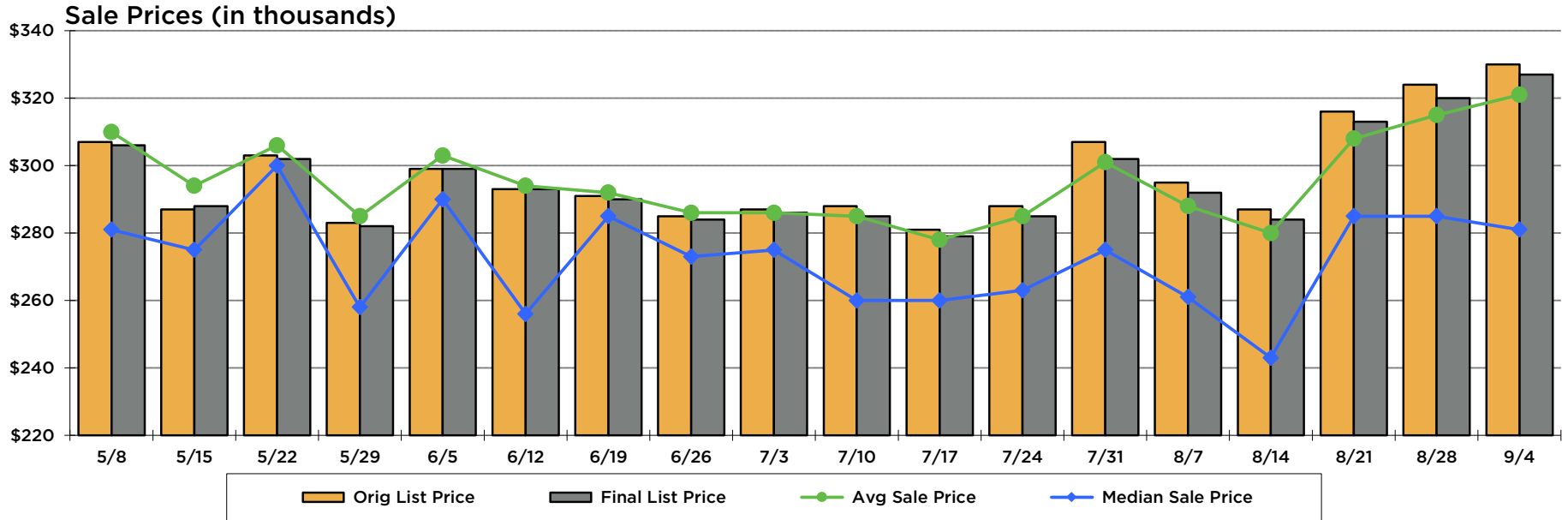
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Lake Mary / Heathrow	32746	1	\$411,000	3.0	2.0	1,656	\$248.19
Orange County							
Taft	32824	1	\$410,990	4.0	2.0	1,822	\$225.57
Hunters Creek	32837	1	\$411,000	3.0	2.0	1,478	\$278.08
Osceola County							
Kissimmee (West) / Pleasant Hill	34746	1	\$410,500	3.0	2.0	1,536	\$267.25
Lake County							
Mascotte	34753	1	\$411,000	4.0	2.0	1,988	\$206.74

Monday Morning Quarterback
09/04/2022 - 09/10/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

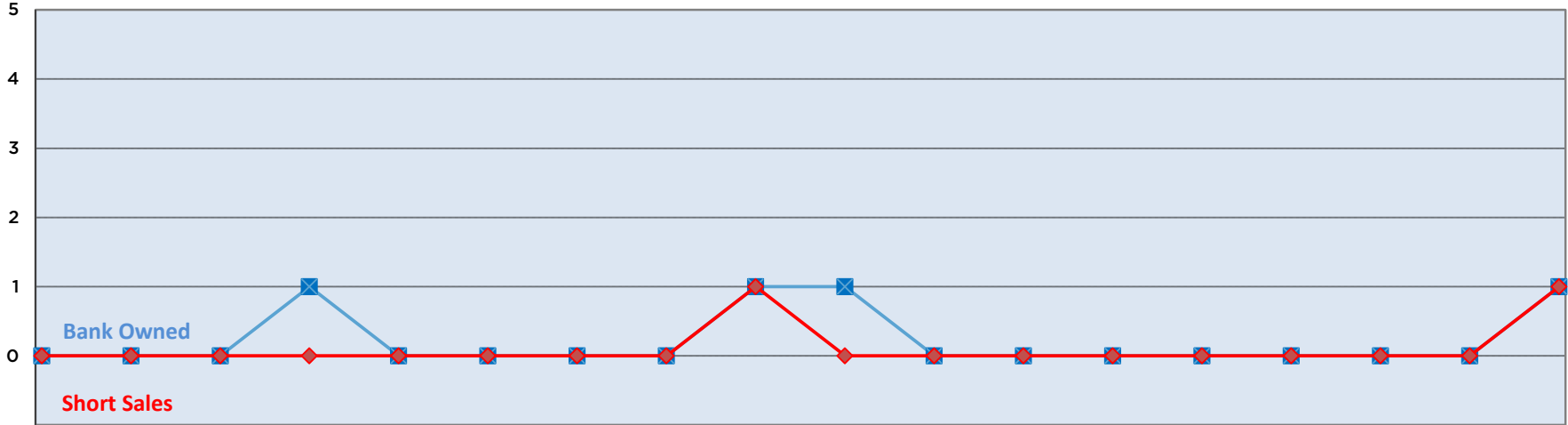
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	135	49	27	34	15	9	1
Bank Owned	1	0	0	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	133	48	27	33	15	9	1
Active Listings	1,592	531	206	452	224	168	11
Bank Owned	7	2	2	0	2	1	0
Short Sales	2	1	0	0	1	0	0
Other	1,583	528	204	452	221	167	11
Months of Inventory	2.72	2.50	1.76	3.07	3.45	4.31	2.54
<i>List Price</i>							
Average Original List Price	\$329,815	\$191,196	\$285,270	\$339,451	\$457,533	\$622,200	\$3,450,000
Average Final List Price	\$326,703	\$190,831	\$281,789	\$334,975	\$451,800	\$614,411	\$3,450,000
<i>Sale Price</i>							
Average Price	\$320,866	\$186,363	\$273,567	\$332,618	\$442,960	\$605,044	\$3,400,000
Median Price	\$281,300	\$188,000	\$270,000	\$329,500	\$445,000	\$560,000	\$3,400,000
<i>Price Differences</i>							
Original to Final List Price	-\$3,112	-\$365	-\$3,481	-\$4,476	-\$5,733	-\$7,789	\$0
Original List to Sale Price - \$	-\$8,949	-\$4,833	-\$11,703	-\$6,833	-\$14,573	-\$17,156	-\$50,000
Final List to Sale Price - \$	-\$5,837	-\$4,468	-\$8,222	-\$2,357	-\$8,840	-\$9,367	-\$50,000
Original List to Sale Price - %	97.29%	97.47%	95.90%	97.99%	96.81%	97.24%	98.55%
Final List to Sale Price - %	98.21%	97.66%	97.08%	99.30%	98.04%	98.48%	98.55%
<i>Days on the Market</i>							
Avg Days Listing to Contract	29	31	21	23	46	34	12
Combined Avg Days to Contract	30	32	22	24	50	38	12
Avg Days Listing to Closing	61	60	58	56	78	64	67
Avg Days Contract to Close	31	27	35	32	31	30	53
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	2
<i>Square Footage</i>							
Average Square Feet	1,413	978	1,373	1,607	1,816	2,198	4,160

Condos, Townhomes, Villas



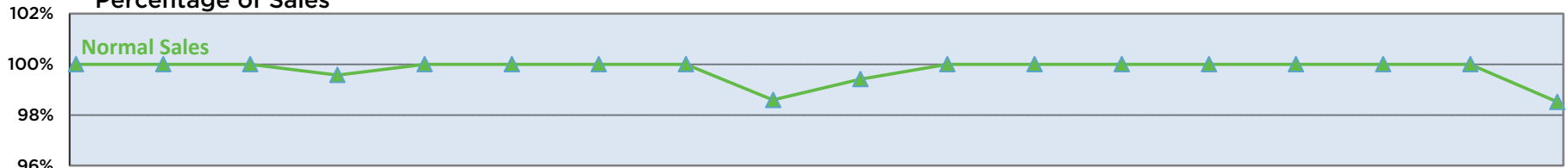
Condos, Townhomes, Villas

Foreclosure Sales

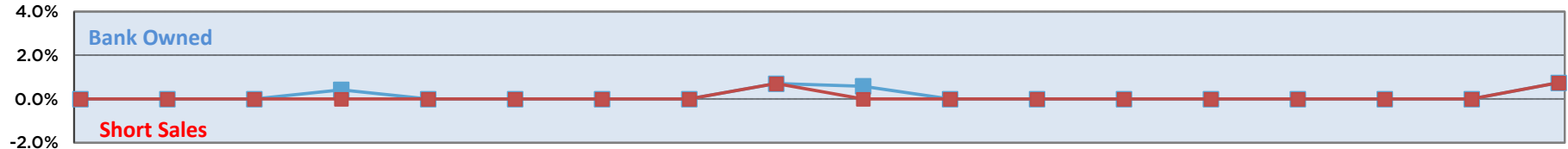


	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	
BO	0	0	0	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1

Percentage of Sales



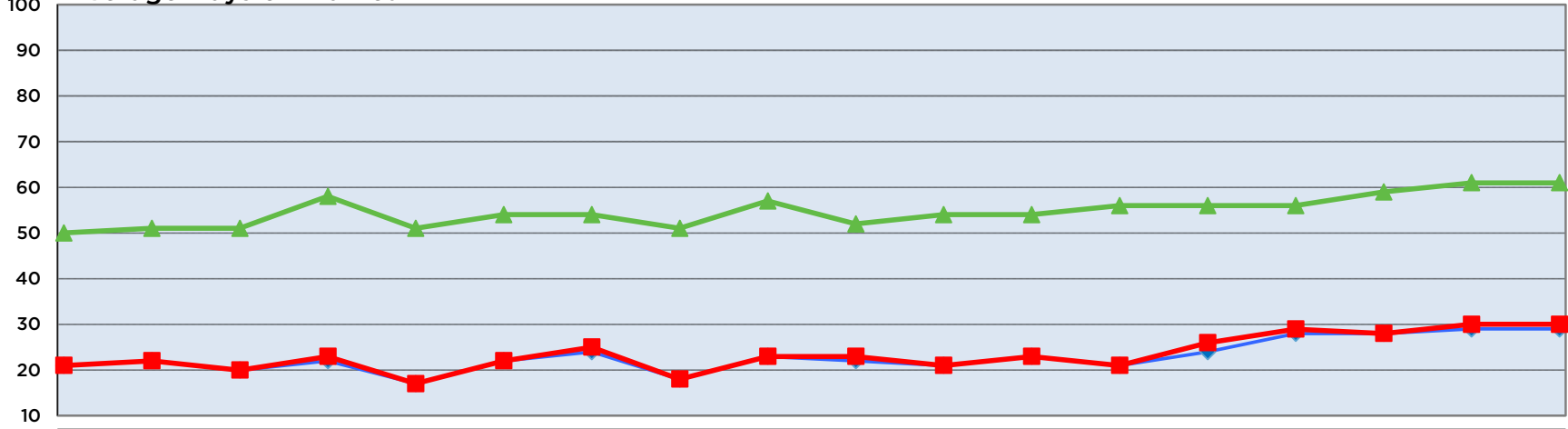
	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
Normal Sales	100.0%	100.0%	100.0%	99.6%	100.0%	100.0%	100.0%	100.0%	98.6%	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.5%



	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	9/4
BO	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%	0.7%
SS	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%	0.7%

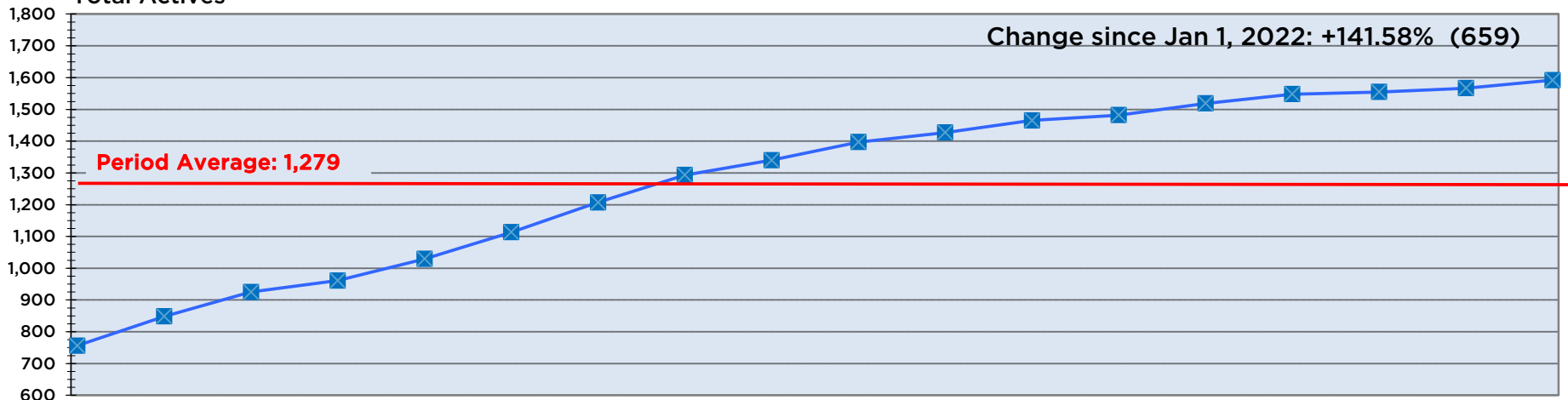
Condos, Townhomes, Villas

Average Days on Market



	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	9/4
ListToContract	21	22	20	22	17	22	24	18	23	22	21	23	21	24	28	28	29	29
CombDaysOnMkt	21	22	20	23	17	22	25	18	23	23	21	23	21	26	29	28	30	30
ListToClose	50	51	51	58	51	54	54	51	57	52	54	54	56	56	56	59	61	61

Total Actives

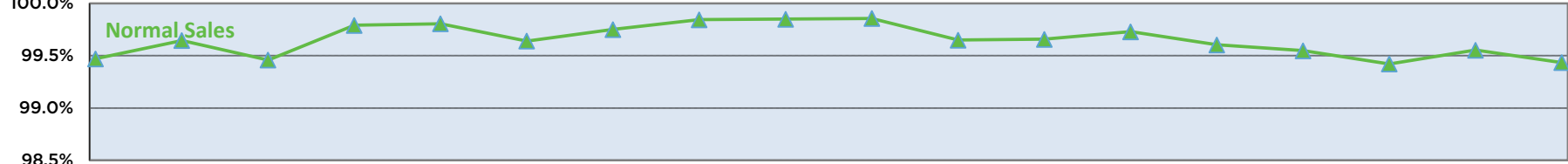


	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
Total Actives	756	848	925	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555	1,567	1,592

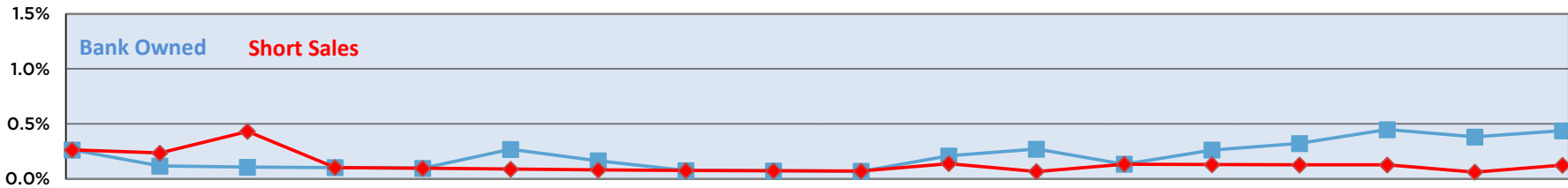


Condos, Townhomes, Villas

Percentage of Actives

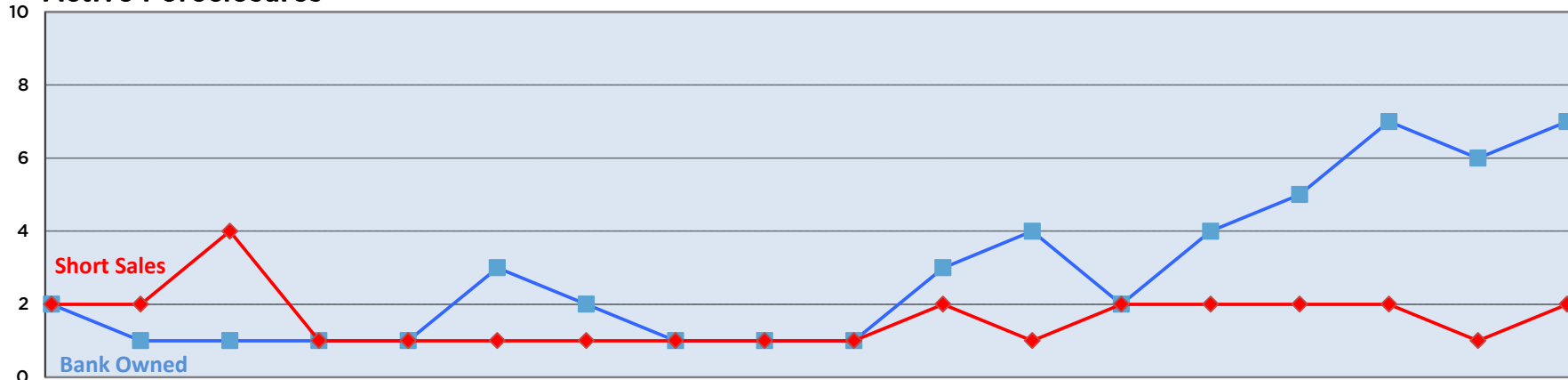


	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
Normal Sales	99.5%	99.6%	99.5%	99.8%	99.8%	99.6%	99.8%	99.8%	99.9%	99.9%	99.6%	99.7%	99.7%	99.6%	99.5%	99.4%	99.6%	99.4%



	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	9/4
BO	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%	0.4%
SS	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%	0.1%

Active Foreclosures

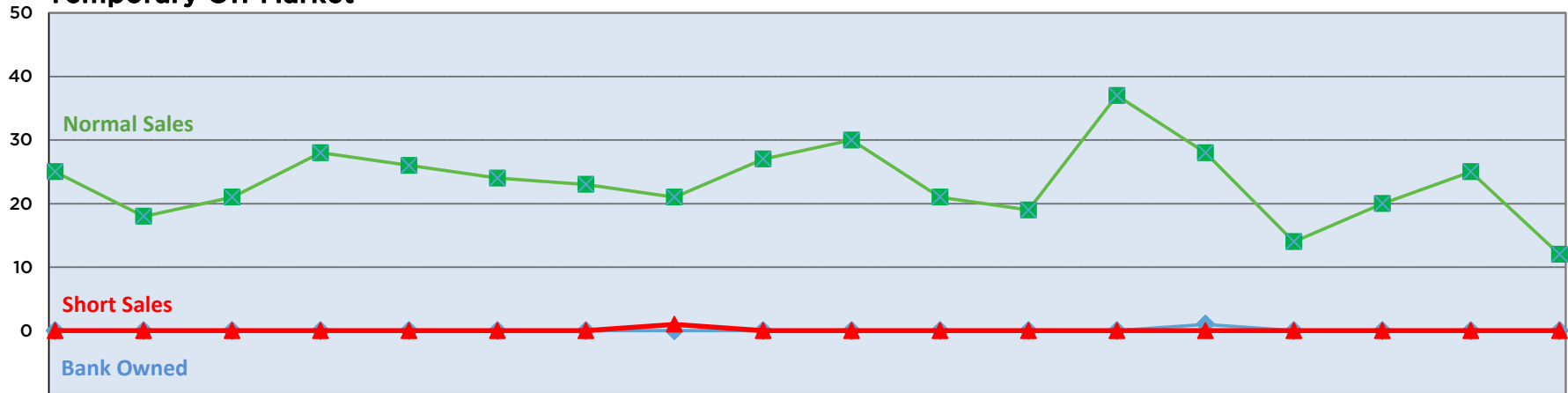


	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
BO	2	1	1	1	1	3	2	1	1	1	3	4	2	4	5	7	6	7
SS	2	2	4	1	1	1	1	1	1	1	2	1	2	2	2	2	1	2



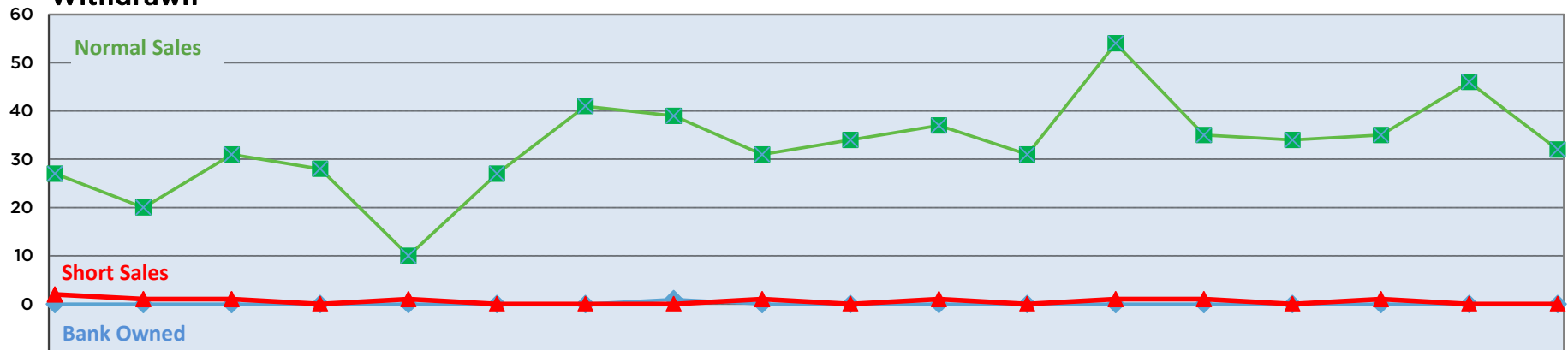
Condos, Townhomes, Villas

Temporary Off Market



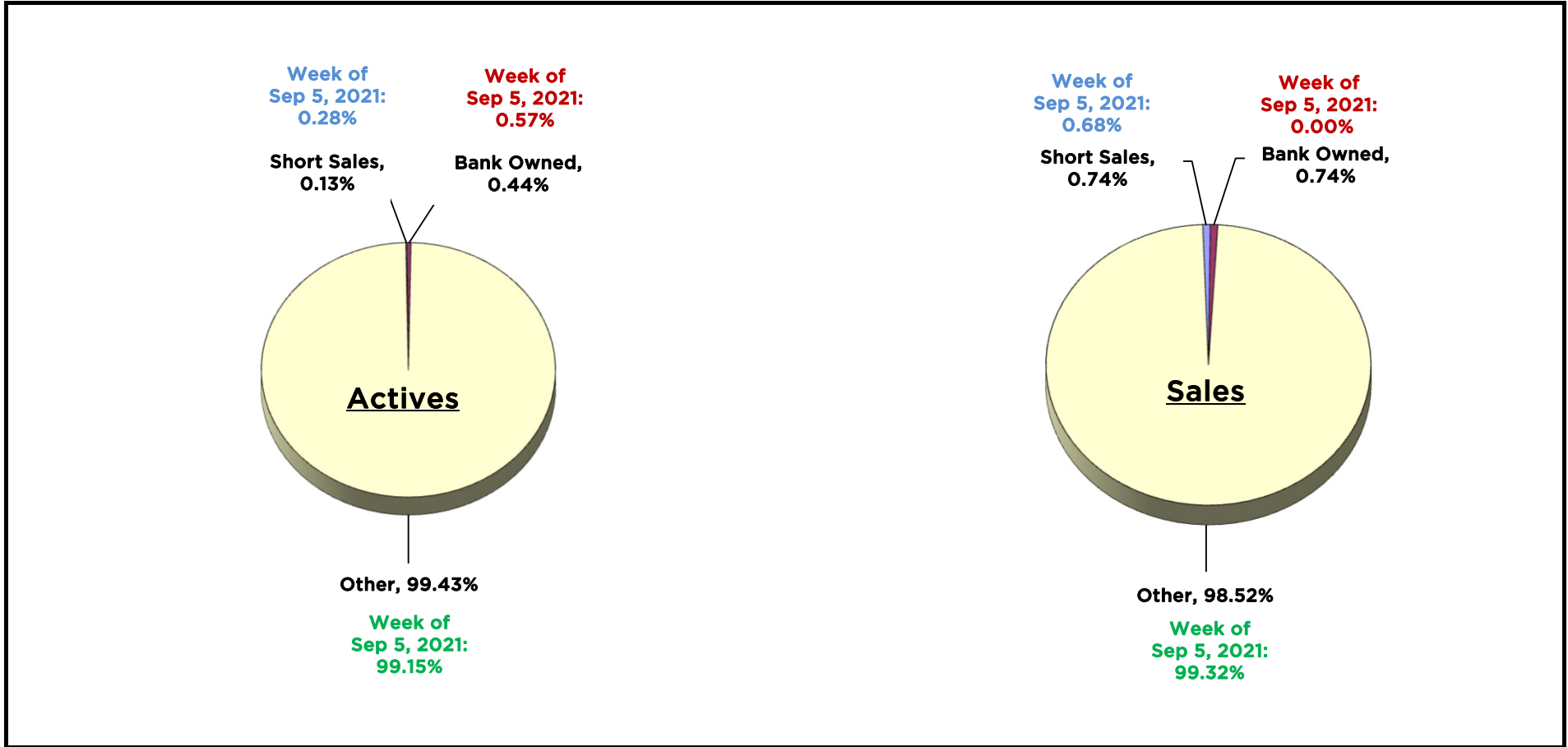
	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4
Norm	25	18	21	28	26	24	23	21	27	30	21	19	37	28	14	20	25	12
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0

Withdrawn



	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	9/4
Norm	27	20	31	28	10	27	41	39	31	34	37	31	54	35	34	35	46	32
BO	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	2	1	1	0	1	0	0	0	1	0	1	0	1	1	0	1	0	0

Condos, Townhomes, Villas





Monday Morning Quarterback
09/04/2022 - 09/10/2022
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$281,300 (± \$500)