



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

***Week of September 11, 2022 - September 17, 2022***

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

- Sales of single-family homes increased to 501 during the week of Sep 11, from 390 the week prior
- The median price of single family homes increased to \$419,900, a change of 2.2%
- The number of single-family home foreclosure transactions increased to 4 last week, from 0 the week of Sep 04
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory increased by 70, and now sits at 5,162

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

- Sales of condos, townhomes, and villas increased to 162 during the week of Sep 11, from 135 the week prior
- The median price of condos, townhomes, and villas decreased to \$271,450, a change of -3.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Sep 04
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 64, and now sits at 1,656

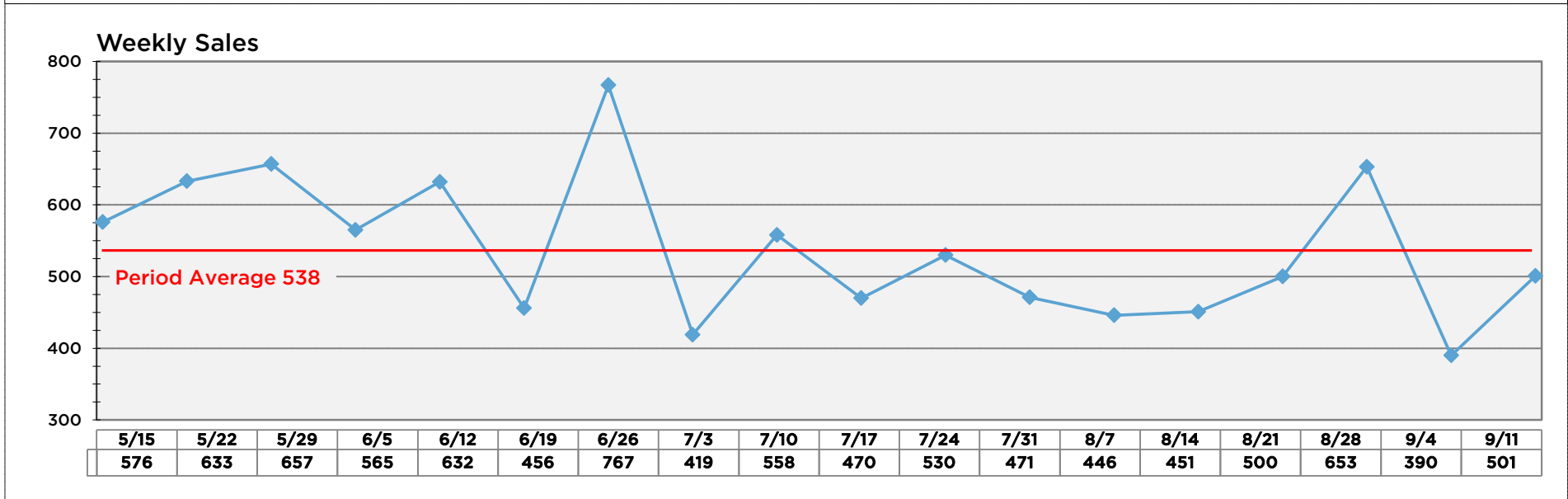
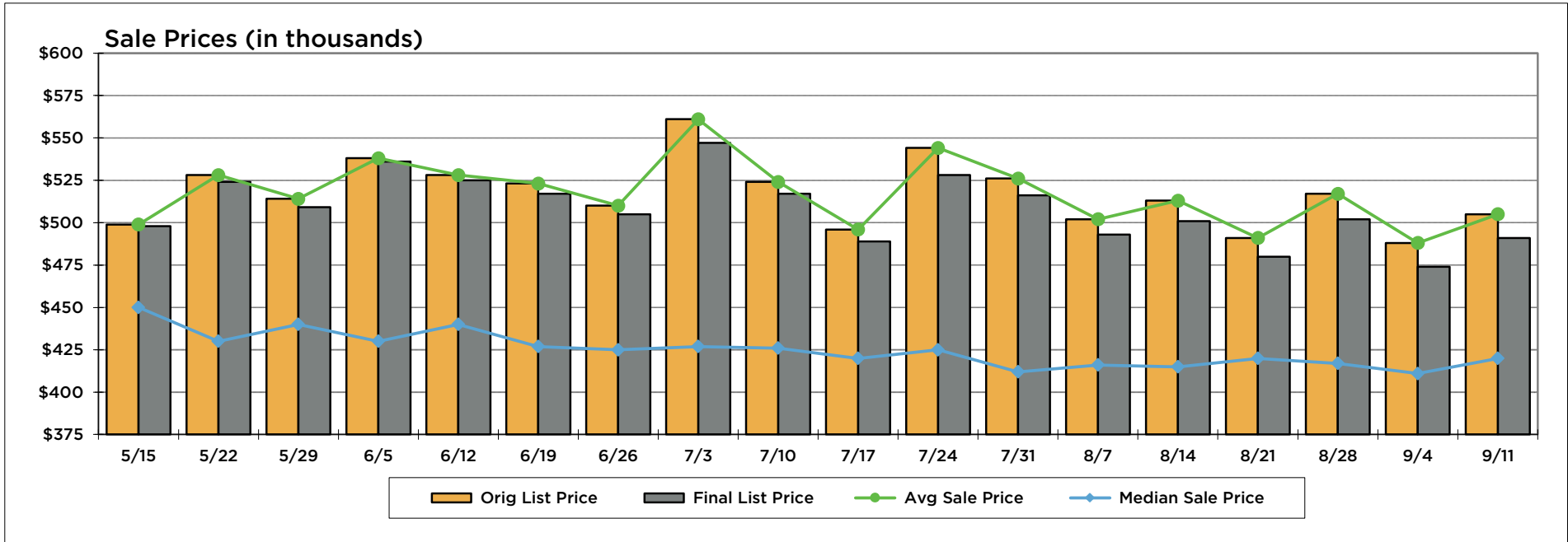
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
09/11/2022 - 09/17/2022  
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
<b>Weekly Sales</b>	<b>501</b>	40	49	130	116	147	19
Bank Owned	4	2	1	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	496	37	48	129	116	147	19
<b>Active Listings</b>	<b>5,162</b>	312	269	1,096	1,194	1,781	510
Bank Owned	26	11	3	5	2	5	0
Short Sales	10	2	0	3	2	3	0
Other	5,126	299	266	1,088	1,190	1,773	510
<b>Months of Inventory</b>	<b>2.38</b>	1.80	1.27	1.95	2.38	2.80	6.19
<b><i>List Price</i></b>							
Average Original List Price	\$505,205	\$204,562	\$292,532	\$366,793	\$454,637	\$669,953	\$1,667,736
Average Final List Price	\$490,592	\$187,915	\$286,146	\$355,300	\$446,758	\$651,829	\$1,600,895
<b><i>Sale Price</i></b>							
Average Price	\$479,913	\$181,285	\$274,522	\$349,392	\$440,221	\$640,658	\$1,530,000
Median Price	\$419,900	\$185,000	\$280,000	\$350,000	\$436,868	\$600,000	\$1,290,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$14,613	-\$16,647	-\$6,386	-\$11,493	-\$7,879	-\$18,124	-\$66,841
Original List to Sale Price - \$	-\$25,292	-\$23,277	-\$18,010	-\$17,401	-\$14,416	-\$29,295	-\$137,736
Final List to Sale Price - \$	-\$10,679	-\$6,630	-\$11,624	-\$5,908	-\$6,537	-\$11,171	-\$70,895
Original List to Sale Price - %	94.99%	88.62%	93.84%	95.26%	96.83%	95.63%	91.74%
Final List to Sale Price - %	97.82%	96.47%	95.94%	98.34%	98.54%	98.29%	95.57%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	33	47	31	32	27	34	45
Combined Avg Days to Contract	34	47	31	32	28	35	45
Avg Days Listing to Closing	67	83	63	65	60	70	77
Avg Days Contract to Close	33	35	31	32	32	36	31
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	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
<b><i>Square Footage</i></b>							
Average Square Feet	2,084	1,193	1,348	1,582	2,096	2,687	4,543

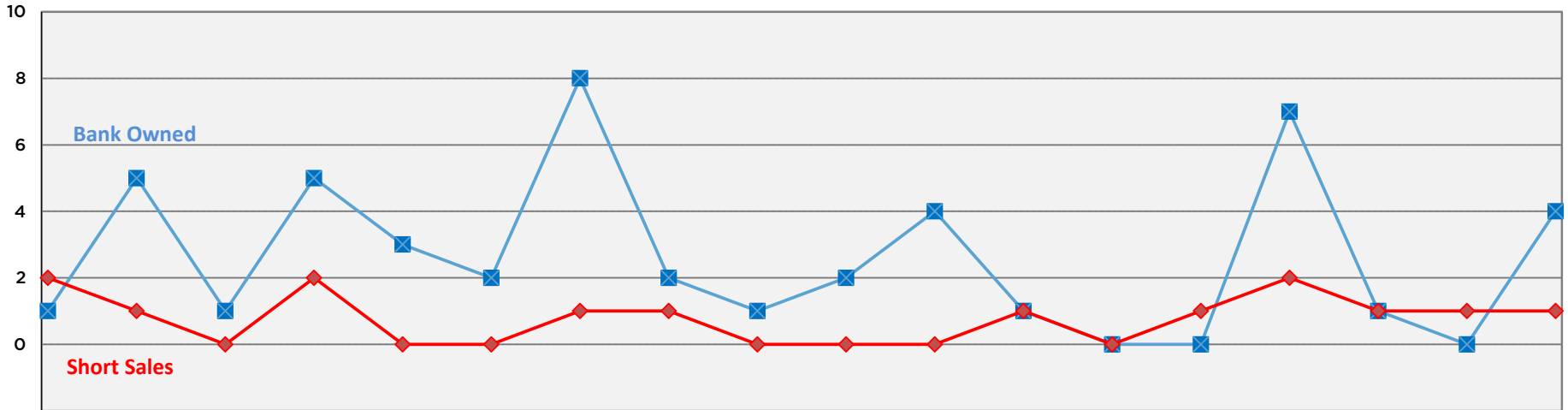
### Single Family Homes





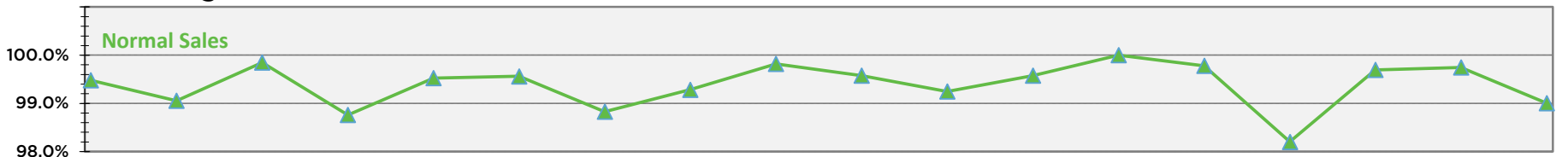
**Single Family Homes**

**Foreclosure Sales**

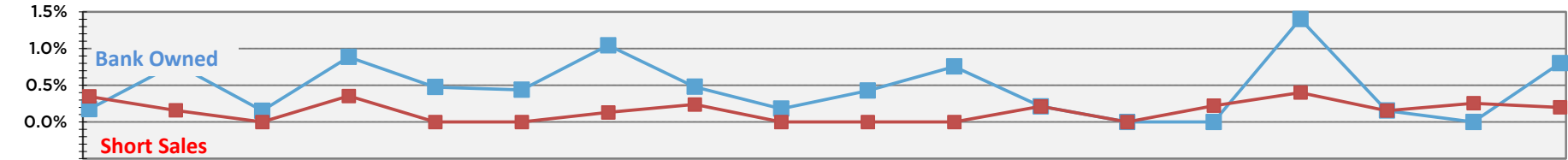


	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
BO	1	5	1	5	3	2	8	2	1	2	4	1	0	0	7	1	0	4
SS	2	1	0	2	0	0	1	1	0	0	0	1	0	1	2	1	1	1

**Percentage of Sales**



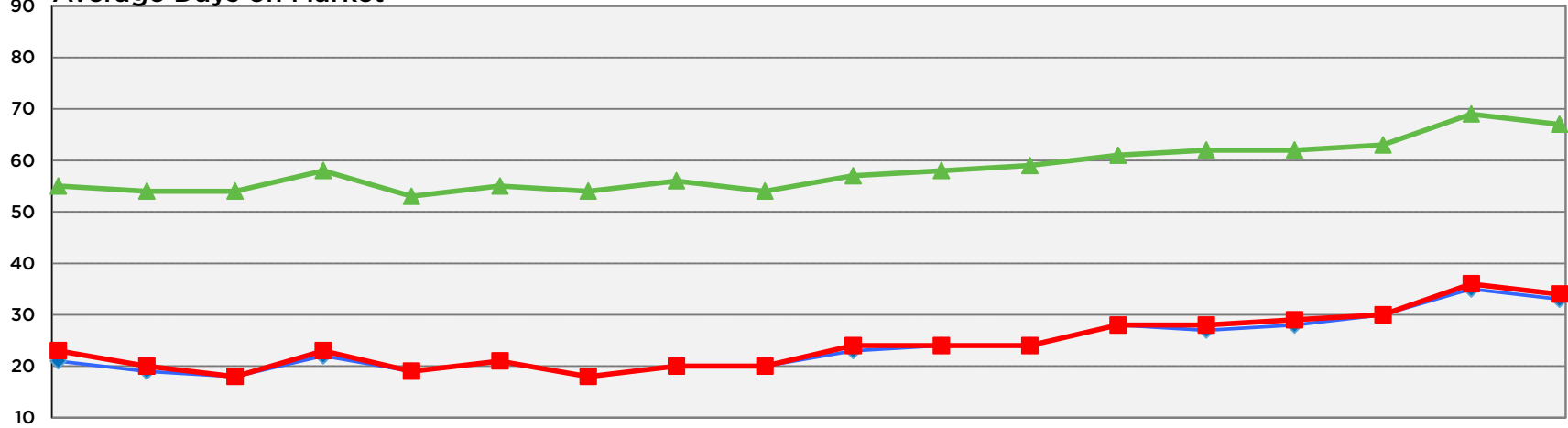
	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
Normal Sales	99.5%	99.1%	99.8%	98.8%	99.5%	99.6%	98.8%	99.3%	99.8%	99.6%	99.2%	99.6%	100.0%	99.8%	98.2%	99.7%	99.7%	99.0%



	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	9/11
BO	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%	0.8%
SS	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%	0.2%

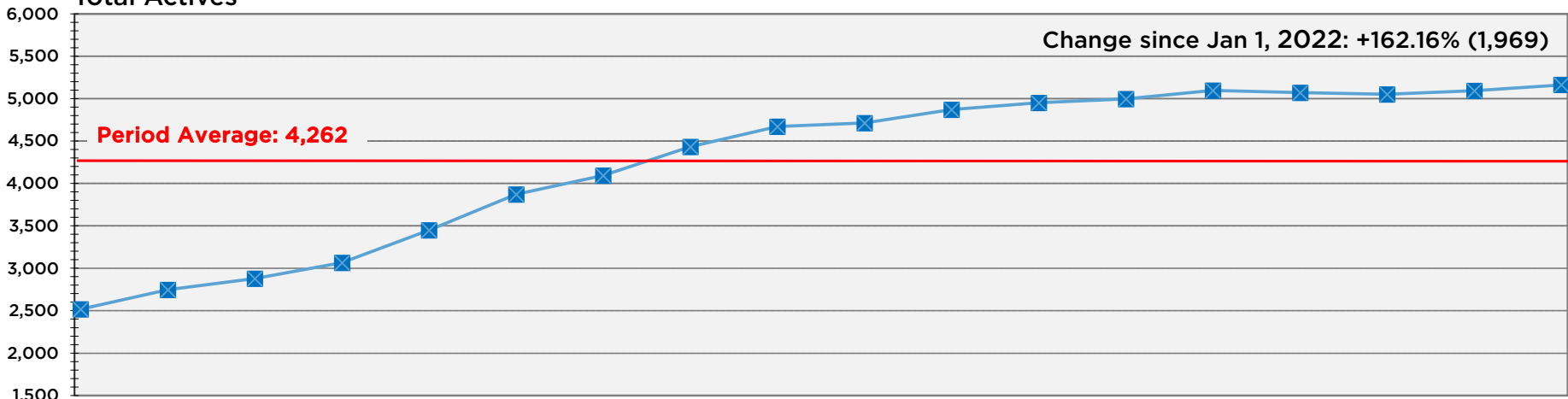
**Single Family Homes**

**Average Days on Market**



ListToContract	21	19	18	22	19	21	18	20	20	23	24	24	28	27	28	30	35	33
CombDaysOnMkt	23	20	18	23	19	21	18	20	20	24	24	24	28	28	29	30	36	34
ListToClose	55	54	54	58	53	55	54	56	54	57	58	59	61	62	62	63	69	67

**Total Actives**

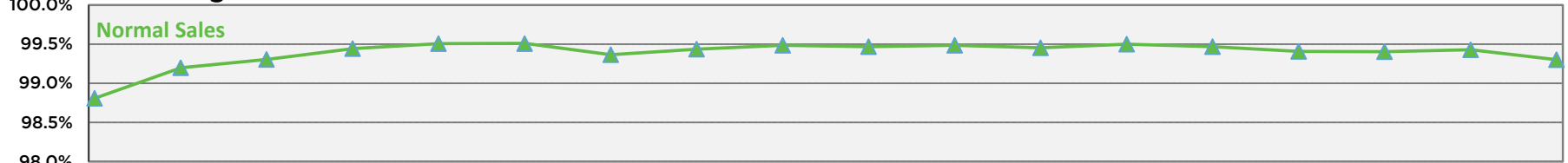


	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
Total Actives	2,518	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050	5,092	5,162

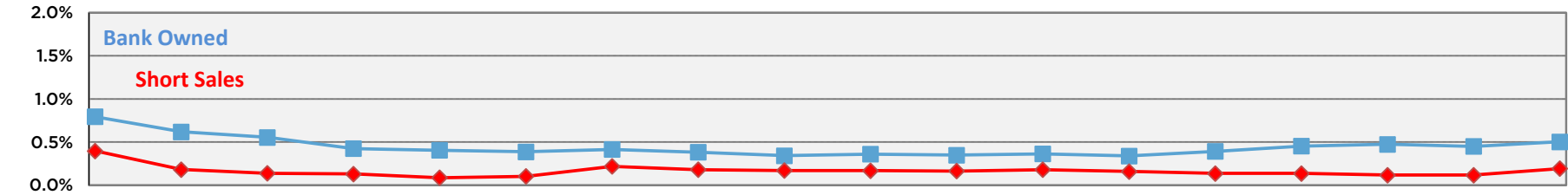


**Single Family Homes**

**Percentage of Actives**

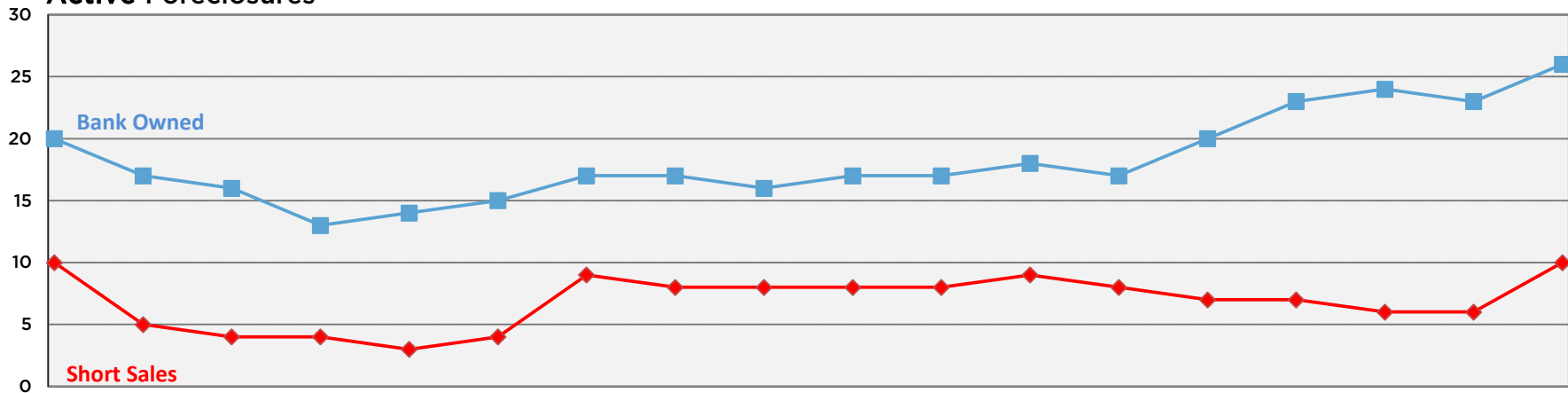


	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
Normal Sales	98.81%	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%	99.41%	99.41%	99.43%	99.30%



	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	9/11
BO	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%	0.50%
SS	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%	0.19%

**Active Foreclosures**

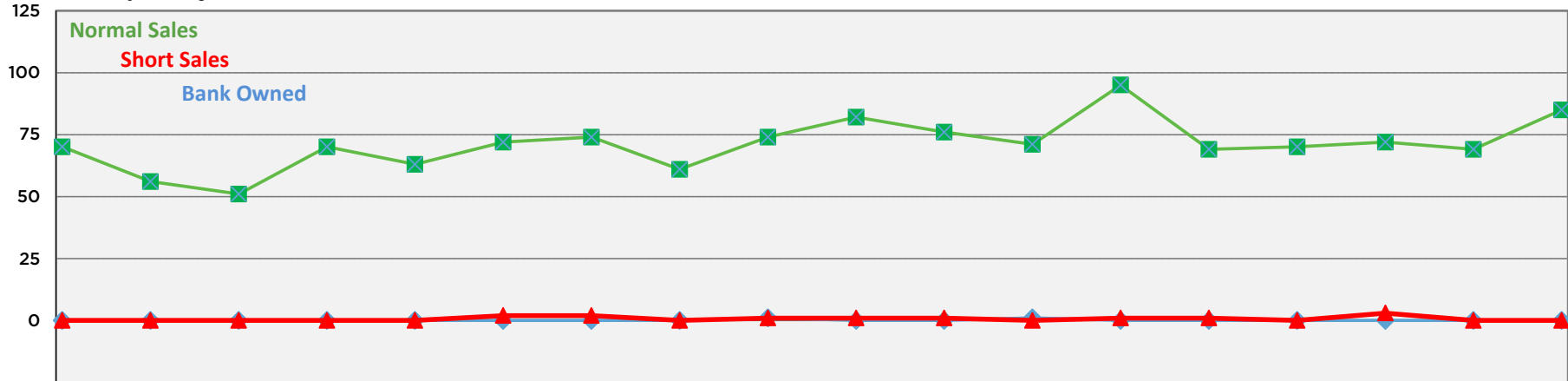


	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
BO	20	17	16	13	14	15	17	17	16	17	17	18	17	20	23	24	23	26
SS	10	5	4	4	3	4	9	8	8	8	8	9	8	7	7	6	6	10



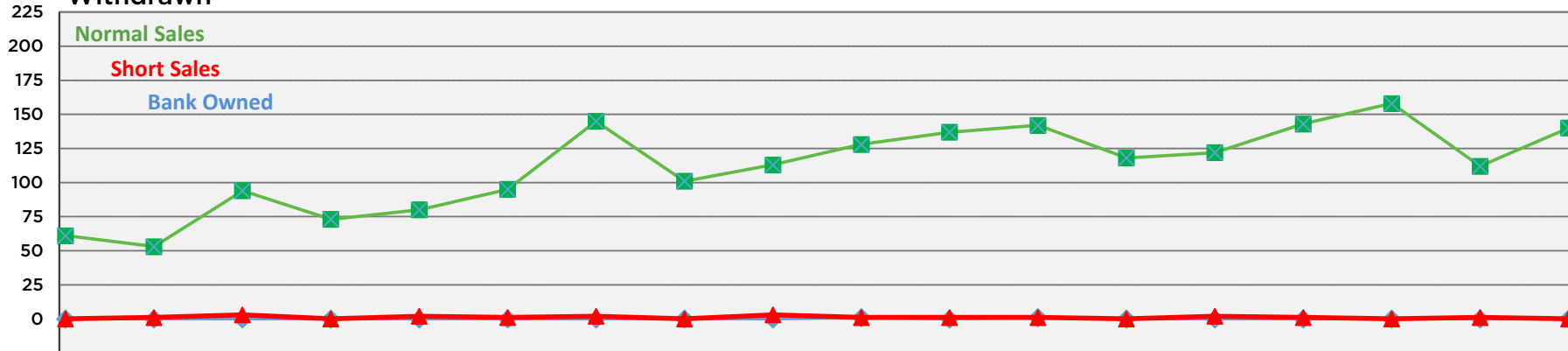
**Single Family Homes**

**Temporary Off Market**



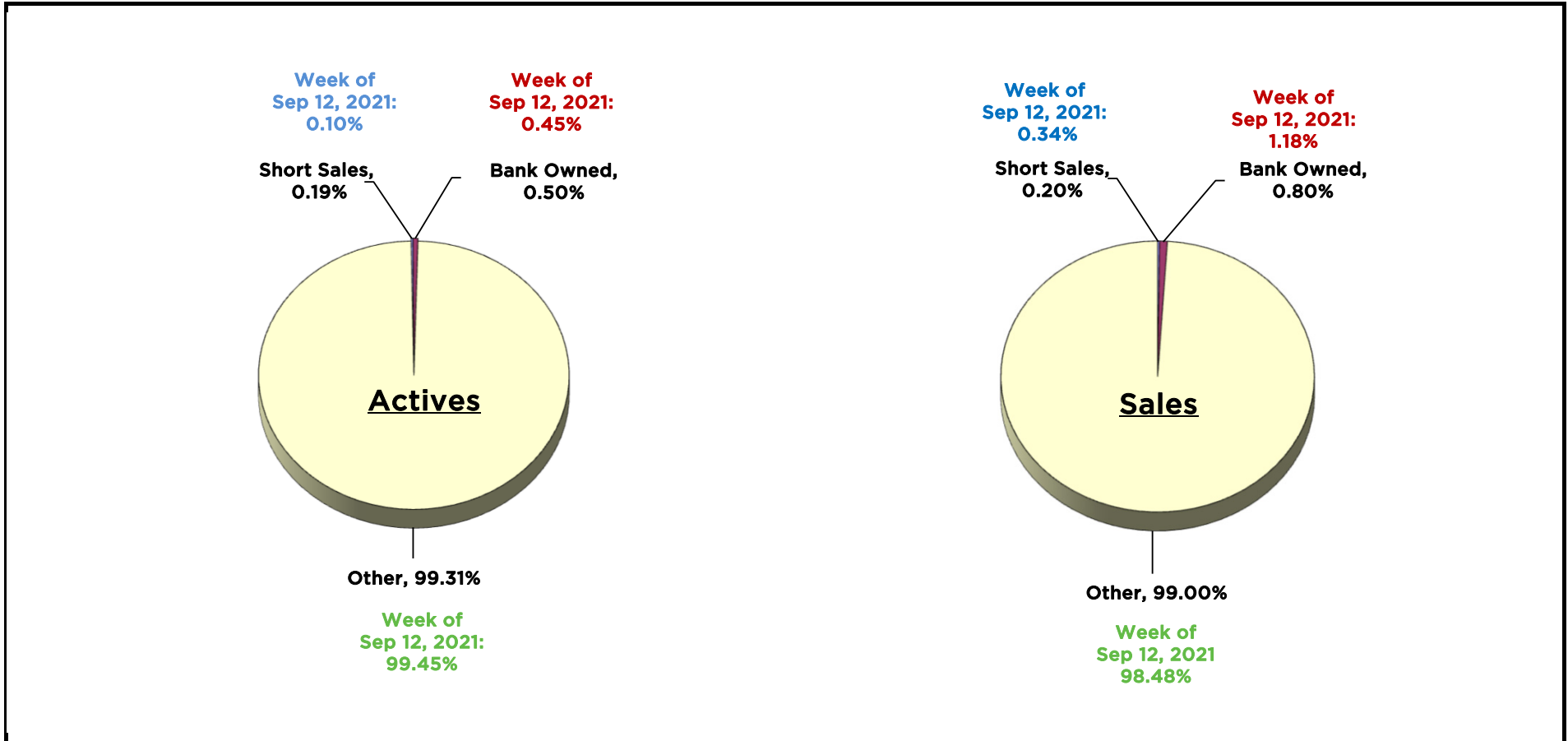
	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
Norm	70	56	51	70	63	72	74	61	74	82	76	71	95	69	70	72	69	85
BO	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0
SS	0	0	0	0	0	2	2	0	1	1	1	0	1	1	0	3	0	0

**Withdrawn**



	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	9/11
Norm	61	53	94	73	80	95	145	101	113	128	137	142	118	122	143	158	112	140
BO	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
SS	0	1	3	0	2	1	2	0	3	1	1	1	0	2	1	0	1	0

**Single Family Homes**



**Monday Morning Quarterback**  
09/11/2022 - 09/17/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 53 Single Family Homes available for the Median Price of \$419,900? (± \$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>7</b>	<b>\$419,900</b>	<b>3.7</b>	<b>2.0</b>	<b>1,843</b>	<b>\$227.85</b>
Winter Springs / Tuskawilla	32708	2	\$419,950	4.0	2.0	1,597	\$262.96
Chuluota/Oviedo	32766	1	\$419,999	3.0	2.0	1,672	\$251.20
Sanford / Lake Forest	32771	1	\$420,000	4.0	2.0	1,823	\$230.39
Longwood / Wekiva Springs	32779	2	\$419,750	4.0	2.0	2,061	\$203.66
Winter Park	32792	1	\$419,900	3.0	2.0	2,089	\$201.01
<b>Orange County</b>		<b>22</b>	<b>\$419,972</b>	<b>3.5</b>	<b>2.0</b>	<b>1,806</b>	<b>\$232.55</b>
Apopka / Hunt Club	32703	2	\$419,950	3.0	2.0	1,806	\$232.53
Mount Dora	32757	1	\$420,000	4.0	3.0	1,986	\$211.48
College Park	32804	1	\$419,900	4.0	2.0	1,668	\$251.74
Belle Isle / Pine Castle	32809	1	\$420,000	3.0	2.0	1,569	\$267.69
Conway	32812	1	\$419,900	3.0	2.0	1,792	\$234.32
Union Park	32817	1	\$420,000	5.0	2.0	1,986	\$211.48
Hiawassee	32818	3	\$420,000	4.0	2.0	2,075	\$202.41
Bithlo	32820	1	\$419,900	4.0	2.0	1,948	\$215.55
Williamsburg / Lake Bryan	32821	1	\$419,900	3.0	2.0	1,726	\$243.28
Taft	32824	2	\$419,995	4.0	2.0	1,555	\$270.09
Rio Pinar / Union Park	32825	2	\$419,950	3.0	2.0	1,550	\$270.94
Research Park	32826	1	\$420,000	4.0	2.0	1,836	\$228.76
Waterford Lakes	32828	3	\$420,000	3.0	2.0	1,844	\$227.77
Metro West / Orlo Vista	32835	1	\$420,000	4.0	2.0	1,959	\$214.40
Hunters Creek	32837	1	\$420,000	3.0	2.0	1,681	\$249.85
<b>Osceola County</b>		<b>16</b>	<b>\$419,981</b>	<b>3.8</b>	<b>2.1</b>	<b>2,002</b>	<b>\$209.77</b>
Davenport	33896	1	\$420,000	3.0	2.0	1,950	\$215.38
Kissimmee (Central)	34741	1	\$420,000	4.0	2.0	1,818	\$231.02
Kissimmee (East)	34744	3	\$419,967	3.0	2.0	1,815	\$231.39
Kissimmee (West) / Pleasant Hill	34746	5	\$419,980	4.0	2.0	2,104	\$199.61
Kissimmee / Poinciana	34758	4	\$420,000	4.0	2.0	1,842	\$228.01
St Cloud / Narcoossee	34771	1	\$419,900	4.0	2.0	1,846	\$227.46
St Cloud / Canoe Creek	34772	1	\$420,000	5.0	3.0	3,086	\$136.10

**Monday Morning Quarterback**  
09/11/2022 - 09/17/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 53 Single Family Homes available for the Median Price of \$419,900? (cont'd) (± \$500)**

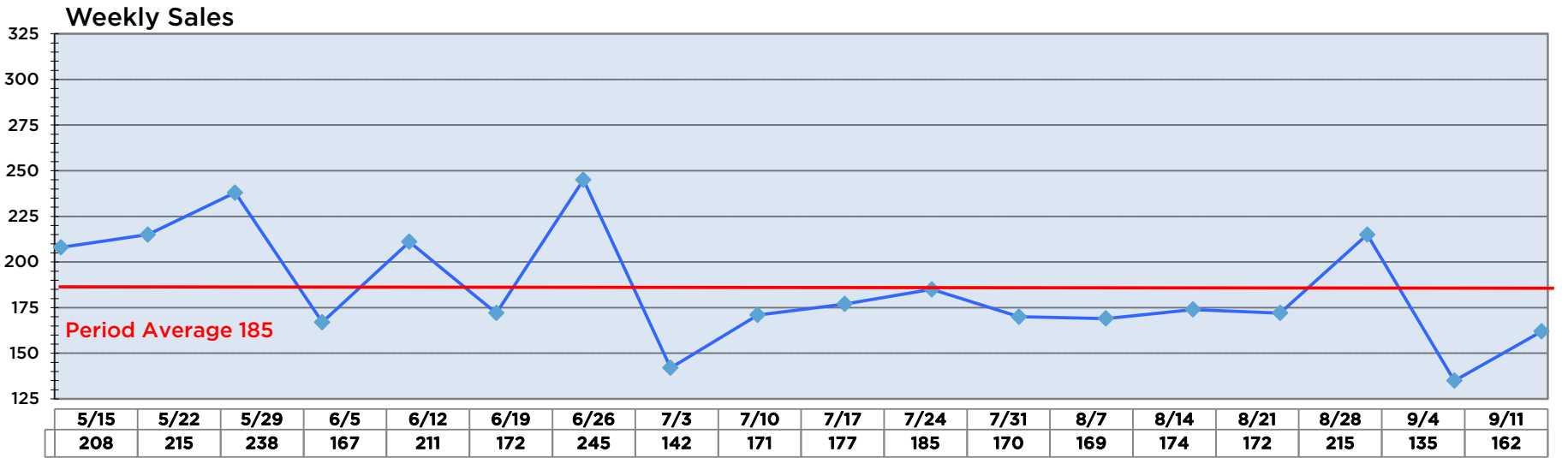
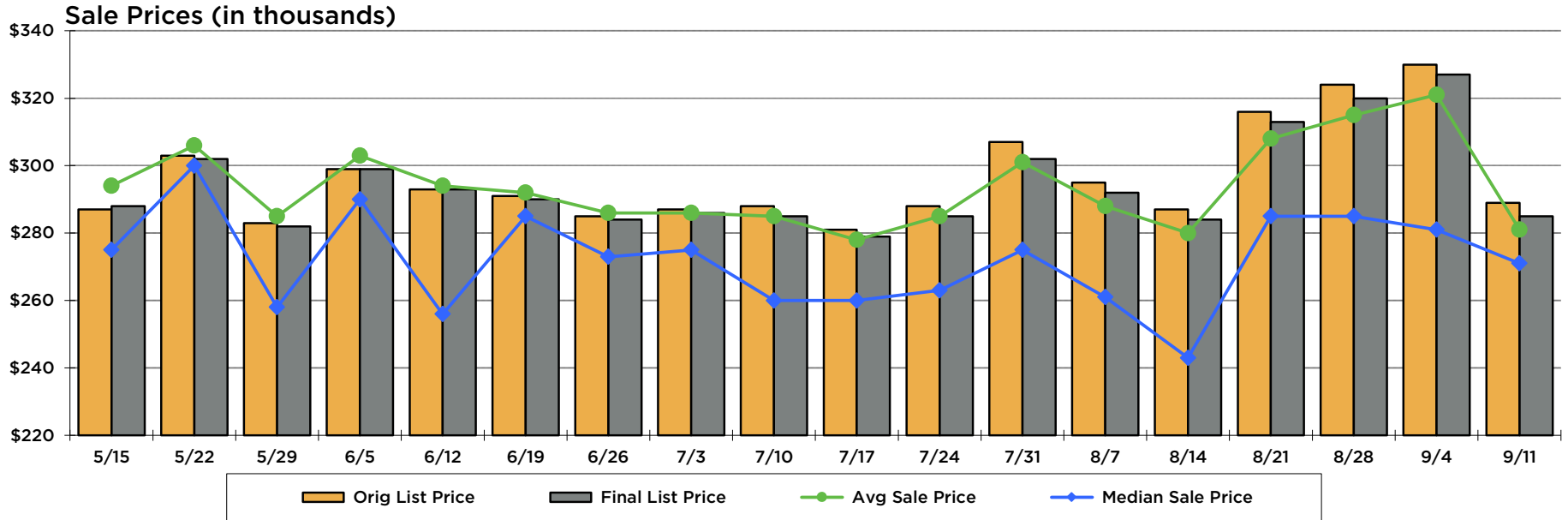
<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Lake County</b>		<b>8</b>	<b>\$419,963</b>	<b>3.8</b>	<b>2.3</b>	<b>2,175</b>	<b>\$193.11</b>
Eustis (West)	32726	1	\$420,000	4.0	3.0	2,452	\$171.29
Eustis (East)	32736	1	\$420,000	3.0	2.0	1,729	\$242.91
Tavares / Mt Plymouth	32778	1	\$420,000	4.0	2.0	2,046	\$205.28
Clermont (Central)	34711	1	\$420,000	4.0	2.0	2,240	\$187.50
Groveland	34736	1	\$420,000	4.0	2.0	2,120	\$198.11
Howey in the Hills	34737	1	\$419,900	3.0	2.0	1,372	\$306.05
Leesburg (West)	34748	1	\$419,900	3.0	2.0	2,230	\$188.30
Leesburg (East) / Haines Creek	34788	1	\$419,900	5.0	3.0	3,209	\$130.85

**Monday Morning Quarterback**  
09/11/2022 - 09/17/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

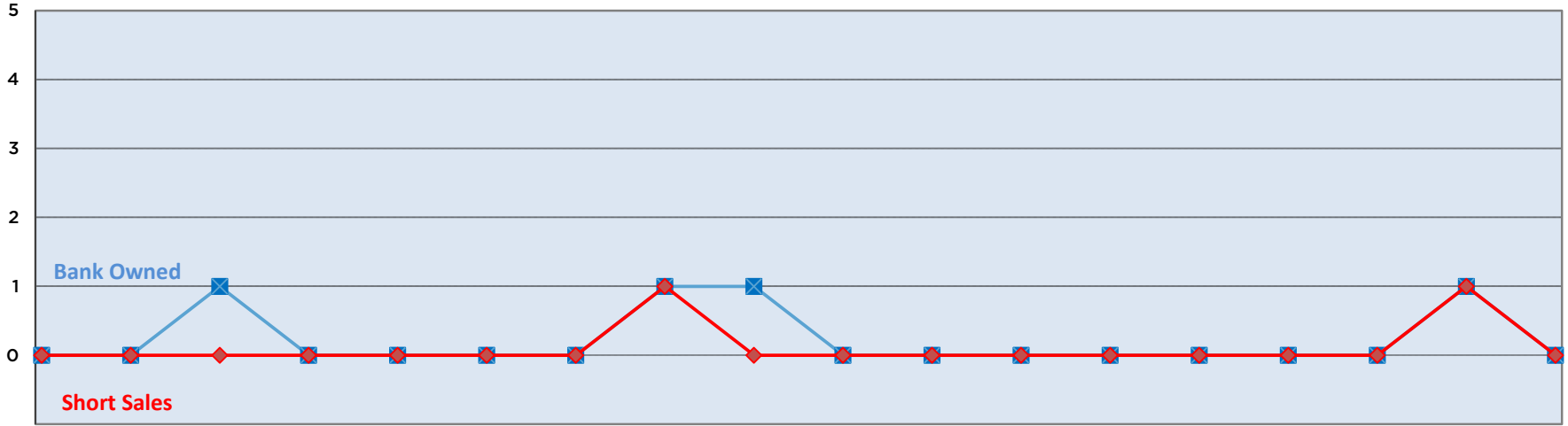
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>162</b>	68	31	41	13	9	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	162	68	31	41	13	9	0
<b>Active Listings</b>	<b>1,656</b>	557	220	466	228	173	12
Bank Owned	8	3	2	0	2	1	0
Short Sales	2	1	0	0	1	0	0
Other	1,646	553	218	466	225	172	12
<b>Months of Inventory</b>	<b>2.36</b>	1.89	1.64	2.62	4.05	4.44	0.00
<b><i>List Price</i></b>							
Average Original List Price	\$288,549	\$182,685	\$280,271	\$356,345	\$472,992	\$541,656	\$0
Average Final List Price	\$285,115	\$181,950	\$276,929	\$351,891	\$461,146	\$534,322	\$0
<b><i>Sale Price</i></b>							
Average Price	\$280,860	\$177,944	\$274,958	\$347,830	\$448,038	\$532,211	\$0
Median Price	\$271,450	\$181,000	\$278,000	\$349,900	\$450,000	\$530,000	\$0
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$3,434	-\$735	-\$3,342	-\$4,454	-\$11,846	-\$7,334	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,689	-\$4,741	-\$5,313	-\$8,515	-\$24,954	-\$9,445	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,255	-\$4,006	-\$1,971	-\$4,061	-\$13,108	-\$2,111	\$0
<i>Original</i> List to <i>Sale</i> Price - %	97.34%	97.40%	98.10%	97.61%	94.72%	98.26%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	98.51%	97.80%	99.29%	98.85%	97.16%	99.60%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	26	21	23	25	49	43	0
Combined Avg Days to Contract	26	21	23	25	49	43	0
Avg Days Listing to Closing	57	48	54	61	78	80	0
Avg Days Contract to Close	30	26	30	34	28	36	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	2	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,901	1,018	1,296	1,547	1,917	2,058	0

**Condos, Townhomes, Villas**



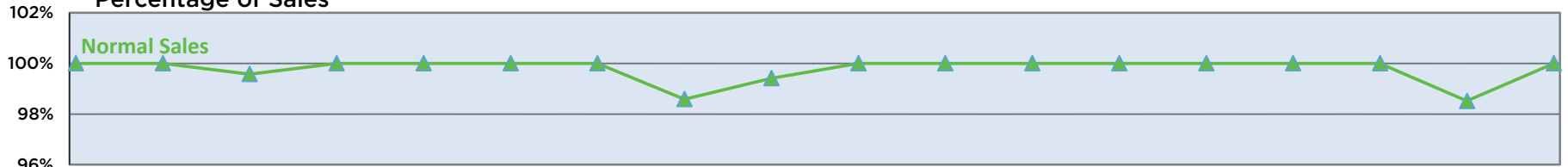
**Condos, Townhomes, Villas**

**Foreclosure Sales**

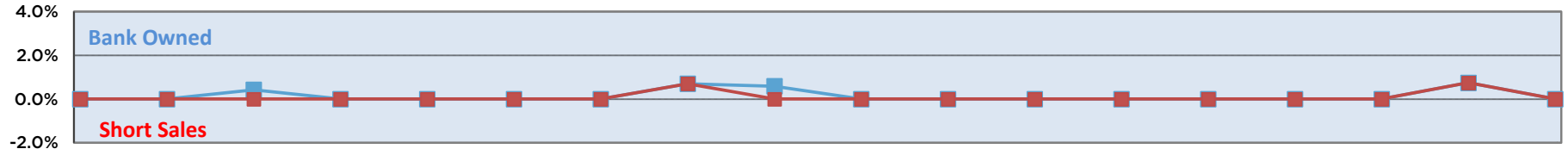


	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
BO	0	0	1	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0

**Percentage of Sales**



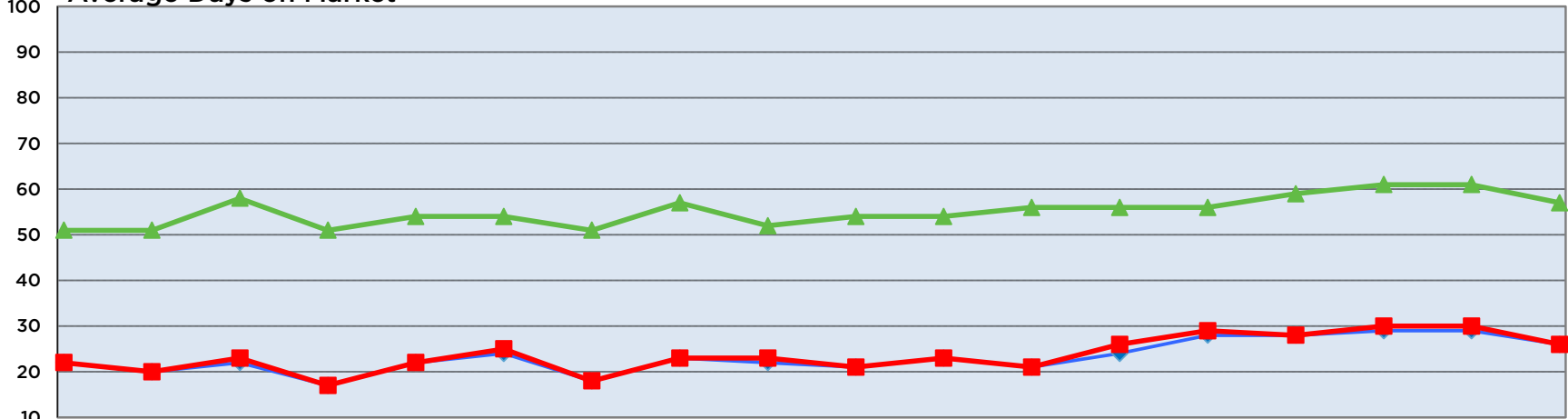
	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
BO	100.0%	100.0%	99.6%	100.0%	100.0%	100.0%	100.0%	98.6%	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.5%	100.0%



	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	9/11
BO	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%	0.0%
SS	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%	0.0%

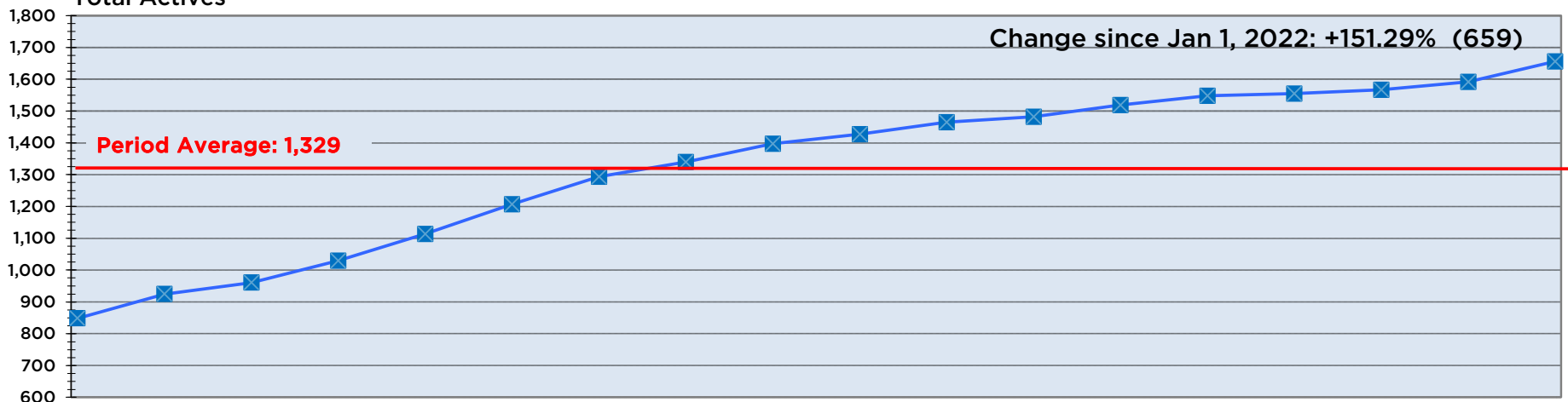
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	9/11
ListToContract	22	20	22	17	22	24	18	23	22	21	23	21	24	28	28	29	29	26
CombDaysOnMkt	22	20	23	17	22	25	18	23	23	21	23	21	26	29	28	30	30	26
ListToClose	51	51	58	51	54	54	51	57	52	54	54	56	56	56	59	61	61	57

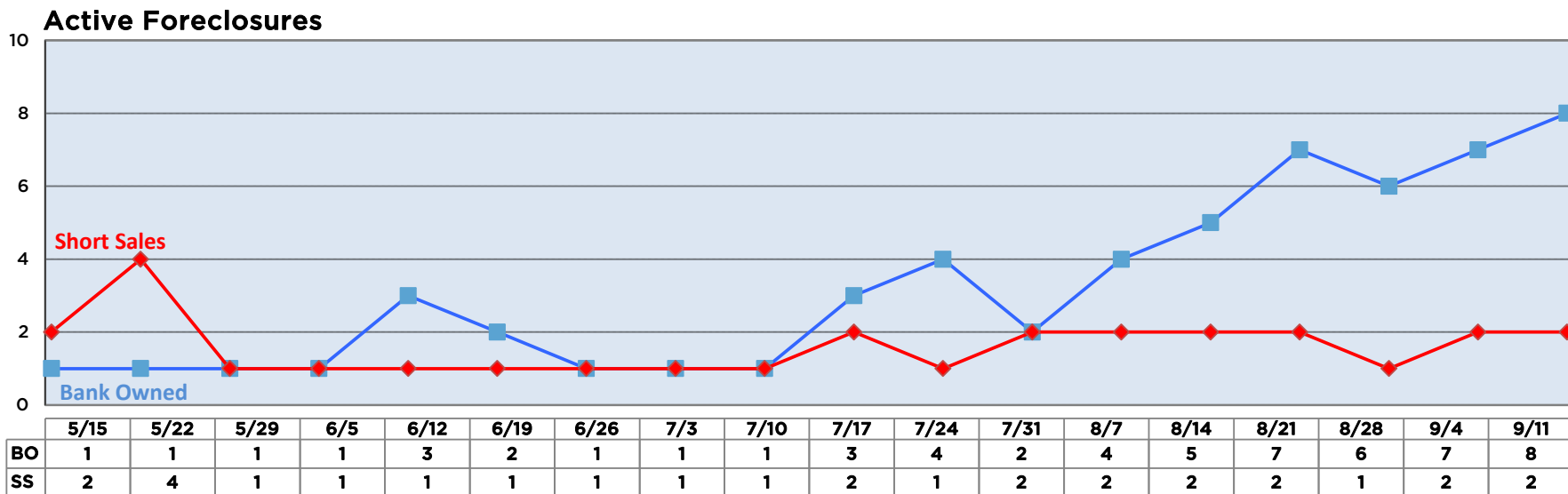
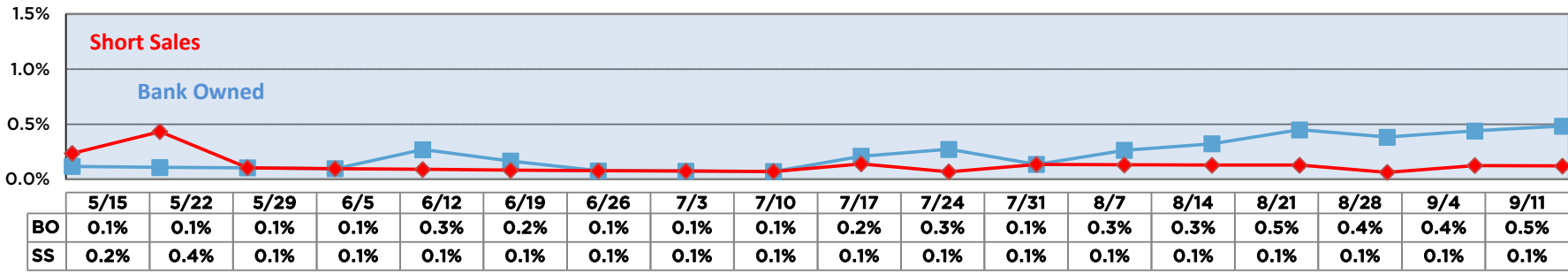
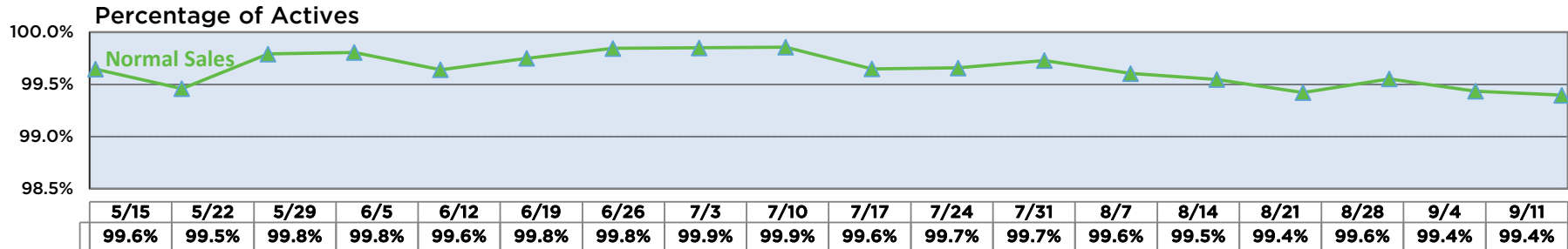
**Total Actives**



	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	9/11
Total Actives	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	1,656



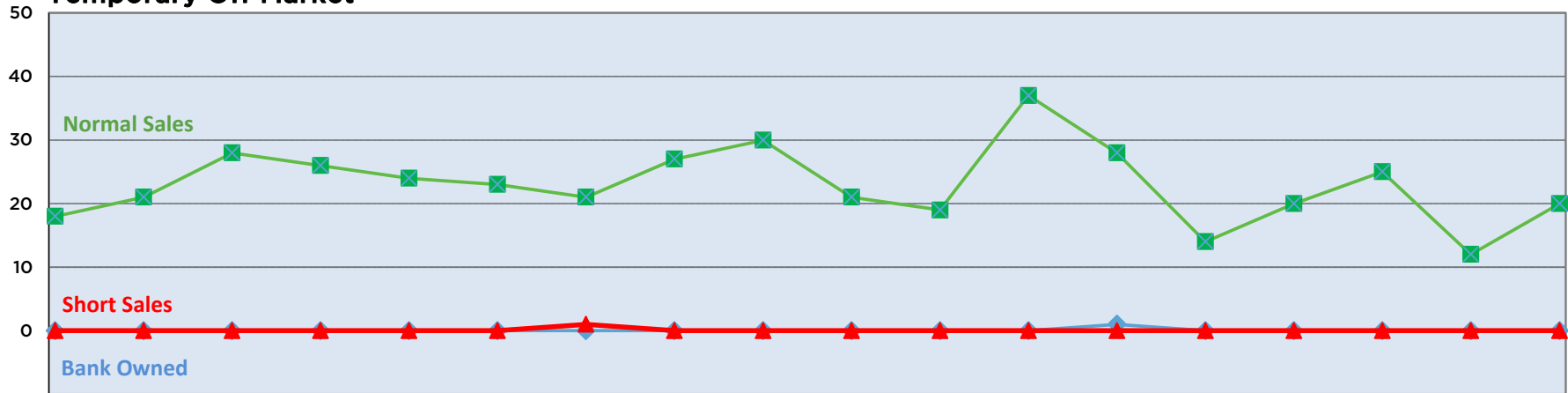
**Condos, Townhomes, Villas**





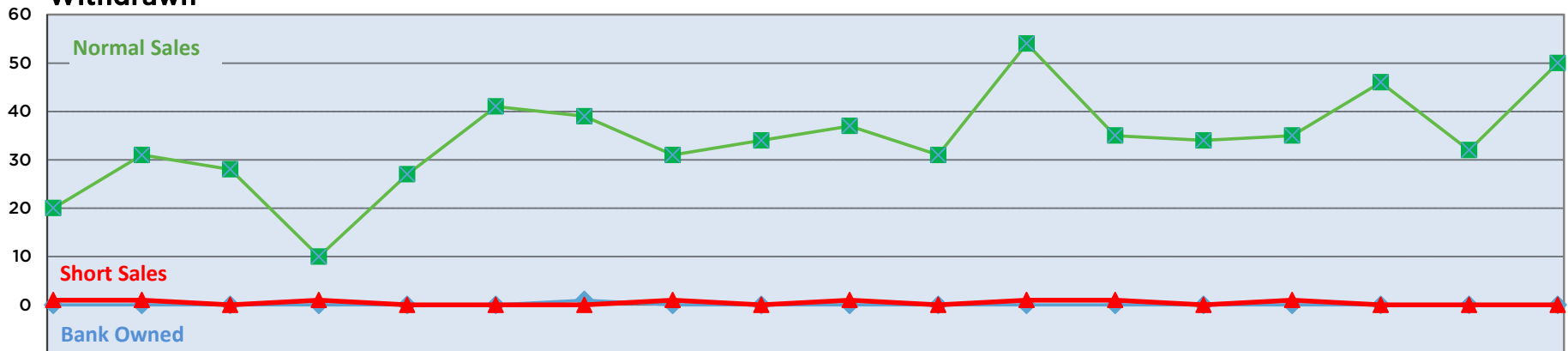
**Condos, Townhomes, Villas**

**Temporary Off Market**



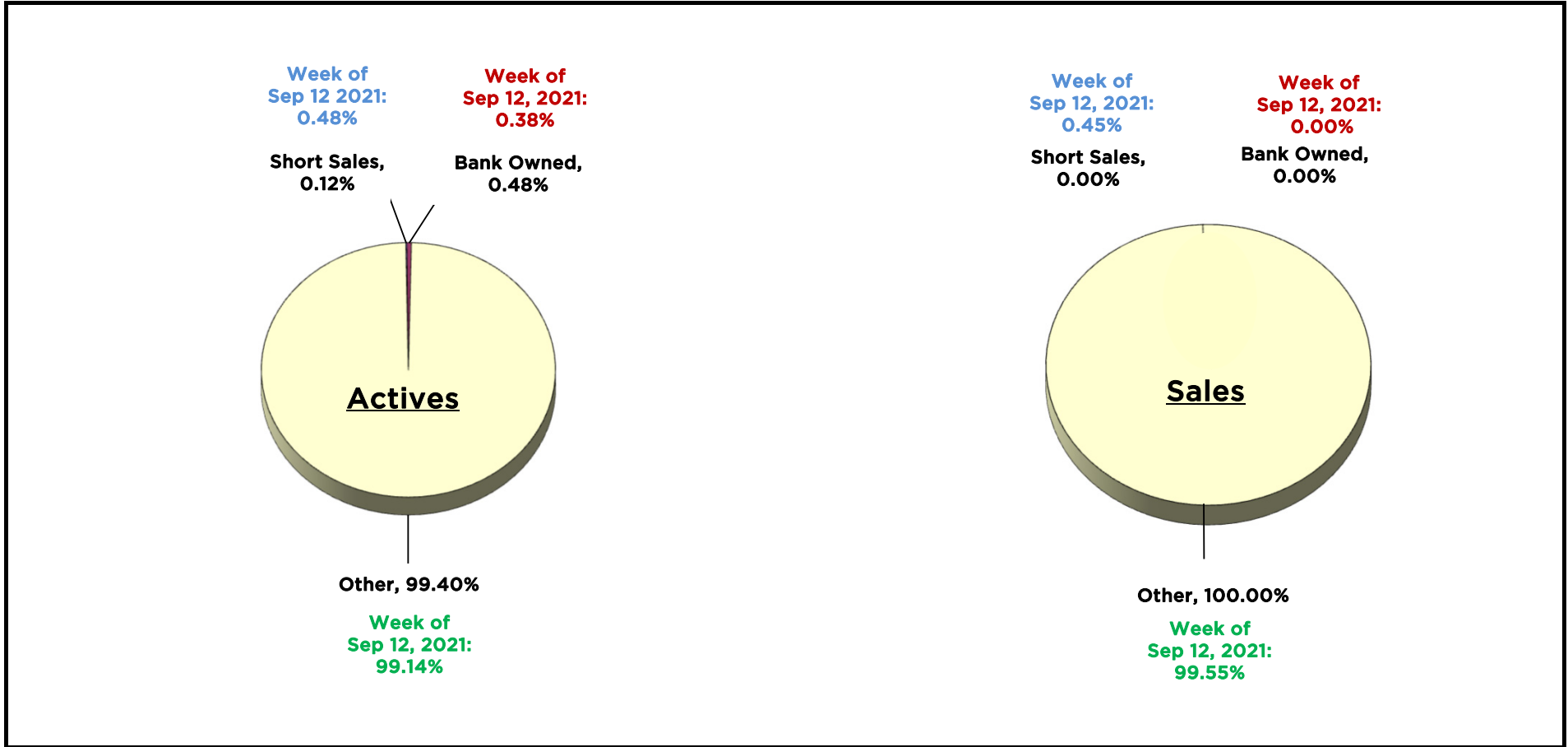
	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11
Norm	18	21	28	26	24	23	21	27	30	21	19	37	28	14	20	25	12	20
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

**Withdrawn**



	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	9/11
Norm	20	31	28	10	27	41	39	31	34	37	31	54	35	34	35	46	32	50
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	1	1	0	1	0	0	0	1	0	1	0	1	1	0	1	0	0	0

**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**09/11/2022 - 09/17/2022**  
**Lake, Orange, Osceola & Seminole Counties**

**There are no Condos, Townhomes, or Villas available for the Median Price of \$271,450** ( ± \$500 )