



Monday Morning Quarterback Summary

Week of September 18, 2022 - September 24, 2022

Single-family existing homes

- Sales of single-family homes increased to 509 during the week of Sep 18, from 501 the week prior
- The median price of single family homes decreased to \$400,000, a change of -4.7%
- The number of single-family home foreclosure transactions decreased to 3 last week, from 4 the week of Sep 11
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 9, and now sits at 5,171

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 161 during the week of Sep 18, from 162 the week prior
- The median price of condos, townhomes, and villas decreased to \$251,400, a change of -7.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Sep 11
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 15, and now sits at 1,671

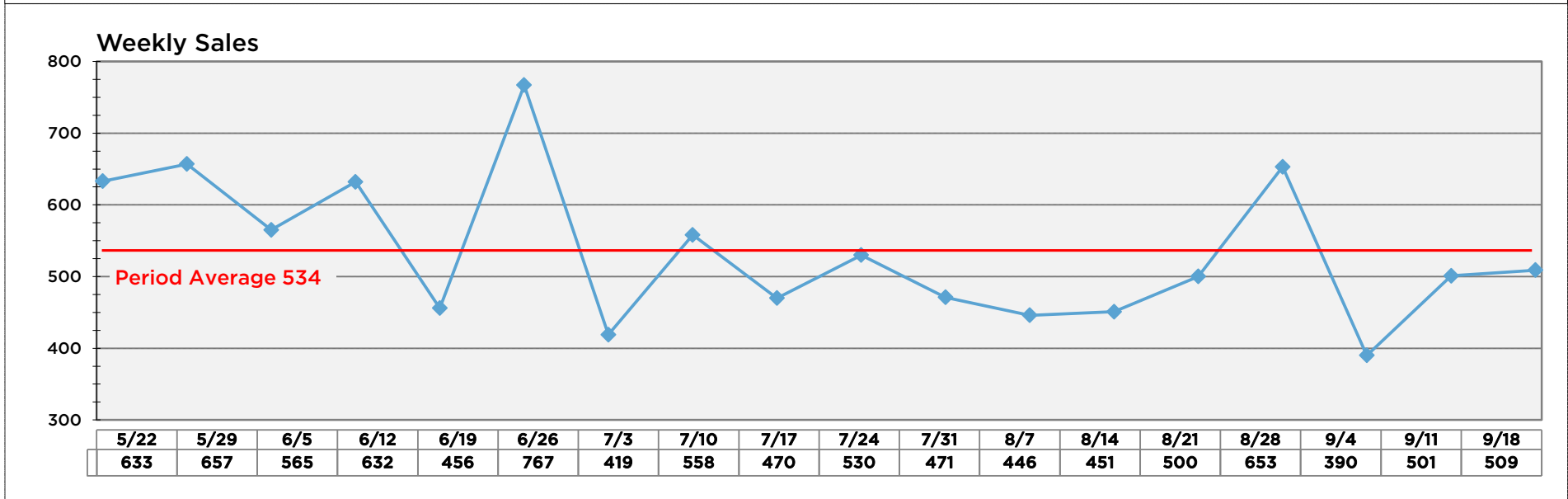
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
09/18/2022 - 09/24/2022
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	509	57	39	151	111	134	17
Bank Owned	3	2	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	506	55	38	151	111	134	17
Active Listings	5,171	293	278	1,114	1,187	1,793	506
Bank Owned	26	10	6	4	1	5	0
Short Sales	9	1	0	3	3	2	0
Other	5,136	282	272	1,107	1,183	1,786	506
Months of Inventory	2.34	1.19	1.65	1.70	2.47	3.09	6.87
<i>List Price</i>							
Average Original List Price	\$494,099	\$195,013	\$292,979	\$366,403	\$457,628	\$682,820	\$1,843,118
Average Final List Price	\$478,932	\$188,804	\$282,744	\$359,628	\$444,967	\$657,159	\$1,778,412
<i>Sale Price</i>							
Average Price	\$467,345	\$181,265	\$273,103	\$353,554	\$436,863	\$644,249	\$1,687,500
Median Price	\$400,000	\$189,000	\$275,000	\$355,000	\$430,000	\$599,500	\$1,500,000
<i>Price Differences</i>							
Original to Final List Price	-\$15,167	-\$6,209	-\$10,235	-\$6,775	-\$12,661	-\$25,661	-\$64,706
Original List to Sale Price - \$	-\$26,754	-\$13,748	-\$19,876	-\$12,849	-\$20,765	-\$38,571	-\$155,618
Final List to Sale Price - \$	-\$11,587	-\$7,539	-\$9,641	-\$6,074	-\$8,104	-\$12,910	-\$90,912
Original List to Sale Price - %	94.59%	92.95%	93.22%	96.49%	95.46%	94.35%	91.56%
Final List to Sale Price - %	97.58%	96.01%	96.59%	98.31%	98.18%	98.04%	94.89%
<i>Days on the Market</i>							
Avg Days Listing to Contract	30	33	33	27	33	30	41
Combined Avg Days to Contract	32	33	33	28	35	32	41
Avg Days Listing to Closing	65	73	61	58	65	66	84
Avg Days Contract to Close	34	40	30	31	32	36	41
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	1,993	1,172	1,403	1,554	1,957	2,739	4,347

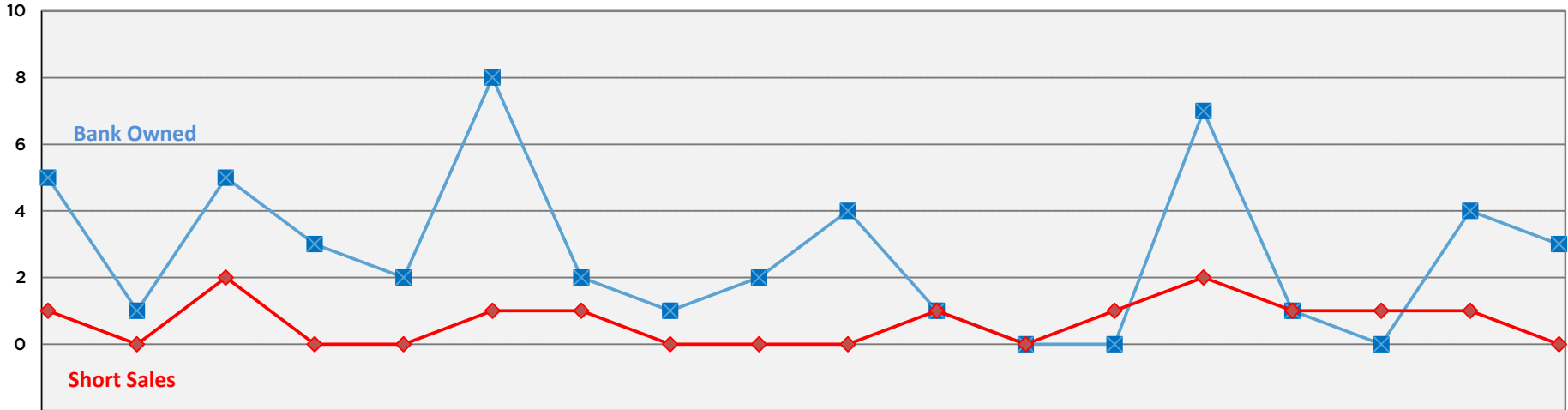
Single Family Homes





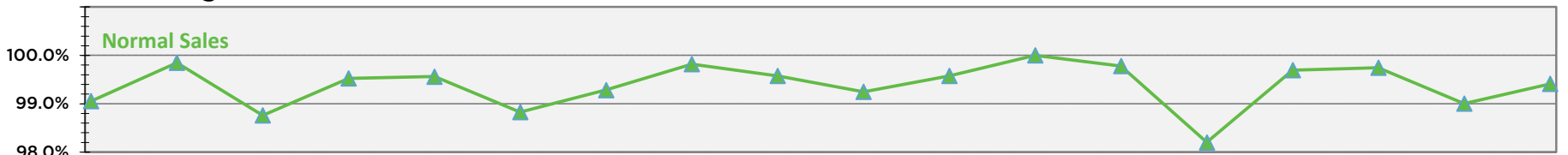
Single Family Homes

Foreclosure Sales

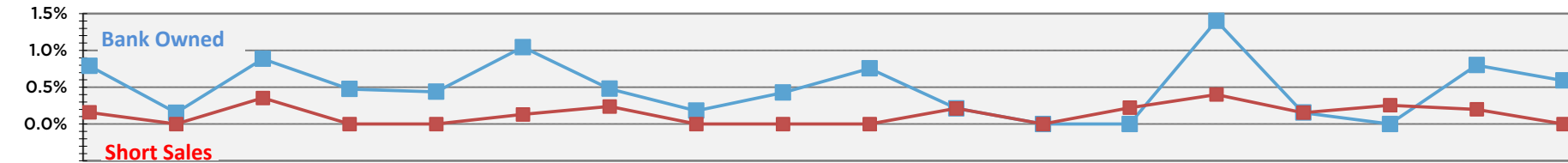


	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18
BO	5	1	5	3	2	8	2	1	2	4	1	0	0	7	1	0	4	3
SS	1	0	2	0	0	1	1	0	0	0	1	0	1	2	1	1	1	0

Percentage of Sales



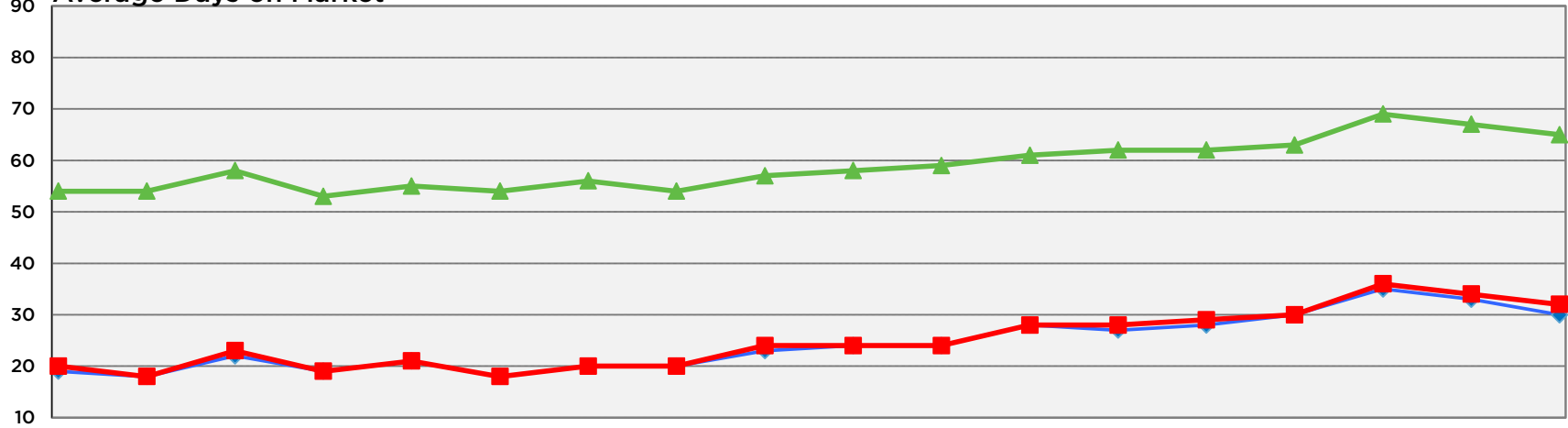
	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18
Normal Sales	99.1%	99.8%	98.8%	99.5%	99.6%	98.8%	99.3%	99.8%	99.6%	99.2%	99.6%	100.0%	99.8%	98.2%	99.7%	99.7%	99.0%	99.4%



	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	9/18
BO	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%	0.6%
SS	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%	0.0%

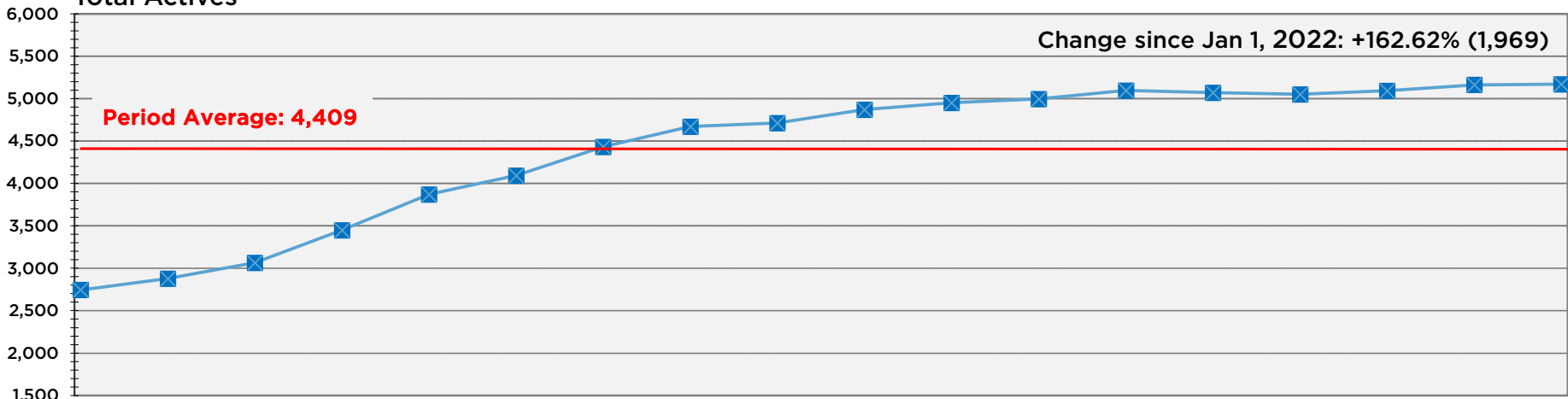
Single Family Homes

Average Days on Market



	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	9/18
ListToContract	19	18	22	19	21	18	20	20	23	24	24	28	27	28	30	35	33	30
CombDaysOnMkt	20	18	23	19	21	18	20	20	24	24	24	28	28	29	30	36	34	32
ListToClose	54	54	58	53	55	54	56	54	57	58	59	61	62	62	63	69	67	65

Total Actives

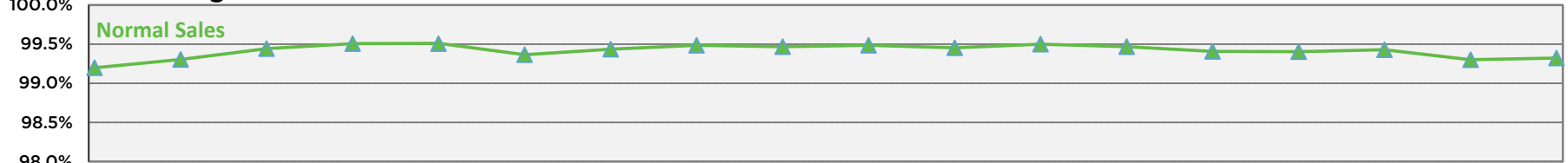


	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18
Total Actives	2,745	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050	5,092	5,162	5,171

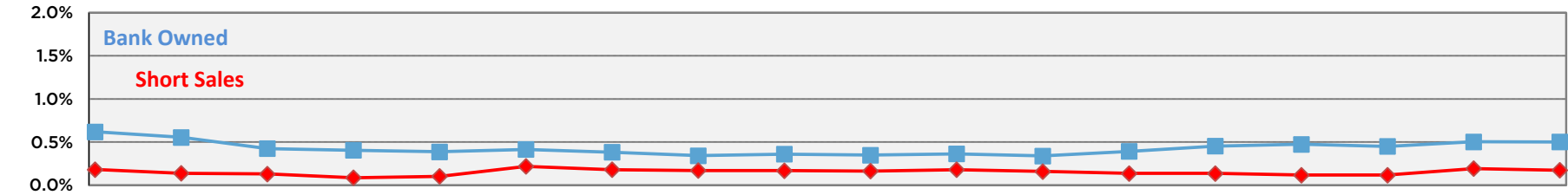


Single Family Homes

Percentage of Actives

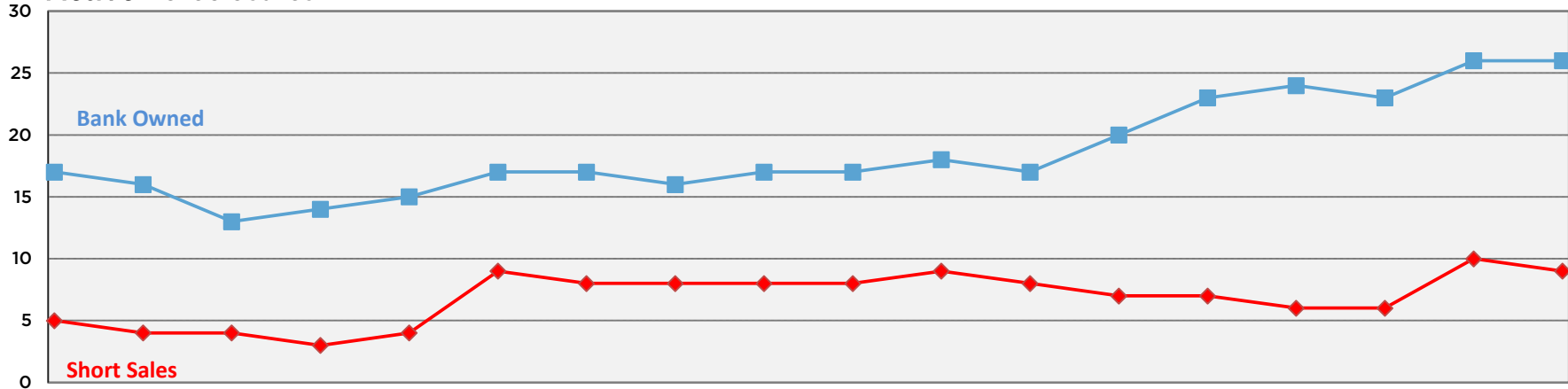


	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18
	99.20%	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%	99.41%	99.41%	99.43%	99.30%	99.32%



BO	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%	0.50%
SS	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%	0.17%

Active Foreclosures

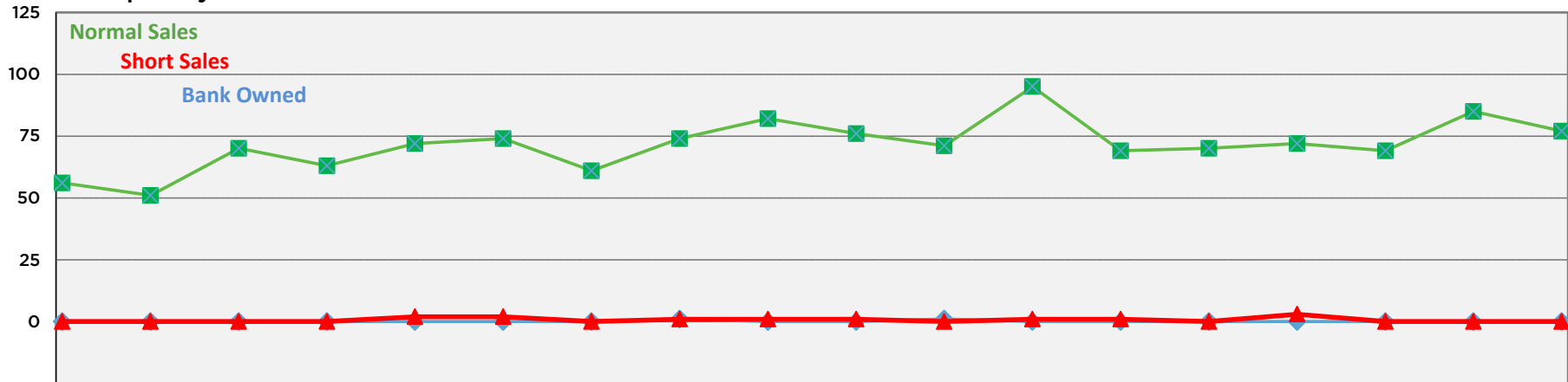


BO	17	16	13	14	15	17	17	16	17	17	18	17	20	23	24	23	26	26
SS	5	4	4	3	4	9	8	8	8	8	9	8	7	7	6	6	10	9



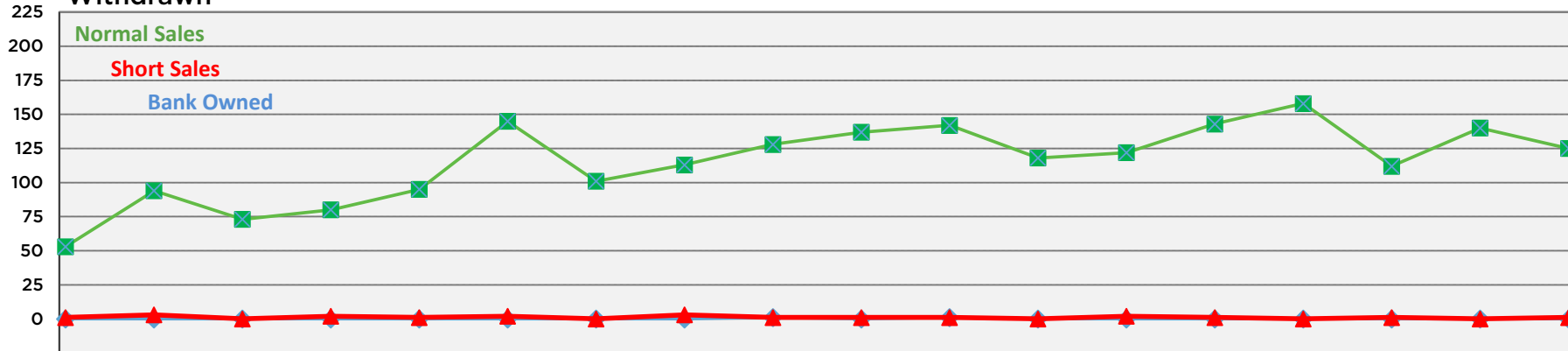
Single Family Homes

Temporary Off Market



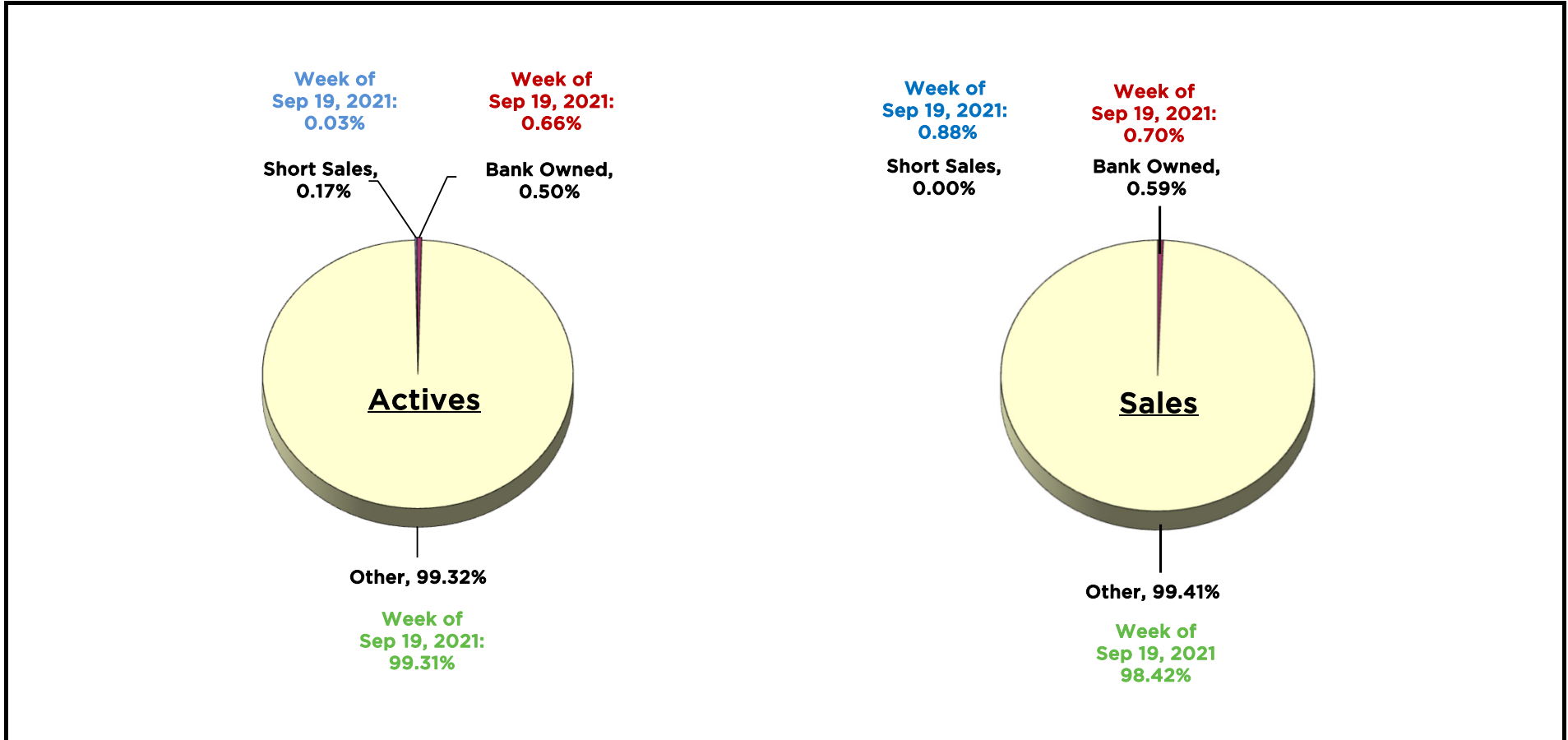
	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18
Norm	56	51	70	63	72	74	61	74	82	76	71	95	69	70	72	69	85	77
BO	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
SS	0	0	0	0	2	2	0	1	1	1	0	1	1	0	3	0	0	0

Withdrawn



	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	9/18
Norm	53	94	73	80	95	145	101	113	128	137	142	118	122	143	158	112	140	125
BO	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0
SS	1	3	0	2	1	2	0	3	1	1	1	0	2	1	0	1	0	1

Single Family Homes



Monday Morning Quarterback
09/18/2022 - 09/24/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 98 Single Family Homes available for the Median Price of \$400,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		19	\$399,921	3.3	2.2	1,699	\$235.39
Altamonte Springs (East)	32701	1	\$400,000	3.0	2.0	2,019	\$198.12
Casselberry	32707	3	\$399,933	3.0	2.0	1,554	\$257.36
Winter Springs / Tuskawilla	32708	2	\$399,950	3.0	2.0	1,832	\$218.31
Geneva	32732	2	\$400,000	4.0	2.0	1,684	\$237.53
Lake Mary / Heathrow	32746	1	\$400,000	3.0	3.0	1,643	\$243.46
Longwood (East)	32750	1	\$399,500	4.0	3.0	1,671	\$239.08
Maitland / Eatonville	32751	1	\$399,900	4.0	3.0	1,849	\$216.28
Sanford / Lake Forest	32771	4	\$399,925	3.0	2.0	1,597	\$250.42
Sanford (South)	32773	1	\$399,900	3.0	2.0	1,751	\$228.38
Longwood / Wekiva Springs	32779	1	\$400,000	4.0	2.0	2,130	\$187.79
Winter Park	32792	2	\$399,900	3.0	2.0	1,568	\$255.04
Orange County		28	\$399,946	3.3	1.8	1,709	\$234.02
Apopka / Hunt Club	32703	2	\$399,945	4.0	2.0	2,247	\$177.99
Apopka (North)	32712	2	\$399,900	3.0	2.0	2,089	\$191.43
Mount Dora	32757	1	\$400,000	4.0	2.0	1,846	\$216.68
Winter Park (West)	32789	1	\$400,000	2.0	1.0	888	\$450.45
Colonialtown	32803	1	\$400,000	4.0	1.0	1,212	\$330.03
College Park	32804	3	\$400,000	2.0	1.0	1,488	\$268.82
Azalea Park	32807	2	\$399,700	3.0	2.0	1,347	\$296.73
Pine Hills / Rosemont	32808	2	\$400,000	4.0	2.0	2,426	\$164.88
Belle Isle / Pine Castle	32809	1	\$399,900	3.0	2.0	1,376	\$290.63
Lockhart	32810	1	\$399,900	3.0	2.0	1,528	\$261.71
Williamsburg / Lake Bryan	32821	3	\$399,933	3.0	2.0	1,720	\$232.52
Taft	32824	2	\$400,000	4.0	2.0	1,947	\$205.44
Rio Pinar / Union Park	32825	2	\$399,950	4.0	2.0	1,591	\$251.38
Research Park	32826	2	\$399,950	4.0	2.0	1,783	\$224.31
Wedgfield	32833	1	\$400,000	3.0	2.0	1,598	\$250.31
Metro West / Orlo Vista	32835	1	\$399,999	3.0	2.0	1,515	\$264.03
Ocoee	34761	1	\$399,999	3.0	2.0	1,406	\$284.49

Monday Morning Quarterback
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Where are the 98 Single Family Homes available for the Median Price of \$400,000? (cont'd)

(± \$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>
Osceola County		18	\$399,893	3.5	2.2	1,804	\$221.71
Davenport	33896	1	\$399,500	3.0	2.0	1,903	\$209.93
Kissimmee (Central)	34741	2	\$399,900	4.0	3.0	1,853	\$215.81
Kissimmee / Buena Ventura Lakes	34743	1	\$399,990	3.0	2.0	1,565	\$255.58
Kissimmee (East)	34744	1	\$399,900	4.0	3.0	1,500	\$266.60
Kissimmee (West) / Pleasant Hill	34746	2	\$399,900	3.0	2.0	1,657	\$241.34
Kissimmee / Celebration	34747	1	\$399,900	2.0	2.0	1,583	\$252.62
Kissimmee / Poinciana	34758	3	\$399,830	4.0	2.0	2,159	\$185.19
St Cloud	34769	1	\$399,900	4.0	2.0	1,931	\$207.09
St Cloud / Narcoossee	34771	2	\$400,000	3.0	2.0	1,785	\$224.09
St Cloud / Canoe Creek	34772	3	\$399,933	4.0	2.0	1,720	\$232.52
St Cloud / Harmony	34773	1	\$400,000	3.0	2.0	1,757	\$227.66
Lake County		33	\$399,908	3.2	2.0	1,973	\$202.64
Astor	32102	1	\$399,500	3.0	2.0	1,796	\$222.44
Lady Lake / The Villages	32159	1	\$399,900	2.0	2.0	1,279	\$312.67
Eustis (West)	32726	2	\$399,950	4.0	2.0	2,399	\$166.72
Tavares / Mt Plymouth	32778	2	\$399,945	4.0	2.0	2,167	\$184.56
Clermont (Central)	34711	8	\$399,962	3.0	2.0	1,771	\$225.84
Clermont (South)	34714	1	\$400,000	3.0	2.0	1,500	\$266.67
Fruitland Park	34731	3	\$399,933	4.0	2.0	2,450	\$163.24
Groveland	34736	4	\$399,875	3.0	2.0	2,172	\$184.10
Howey in the Hills	34737	2	\$399,900	3.0	2.0	1,632	\$245.04
Leesburg (West)	34748	7	\$399,883	3.0	2.0	2,033	\$196.70
Okahumpka	34762	1	\$399,900	3.0	2.0	1,725	\$231.83
Leesburg (East) / Haines Creek	34788	1	\$399,900	3.0	3.0	1,991	\$200.85

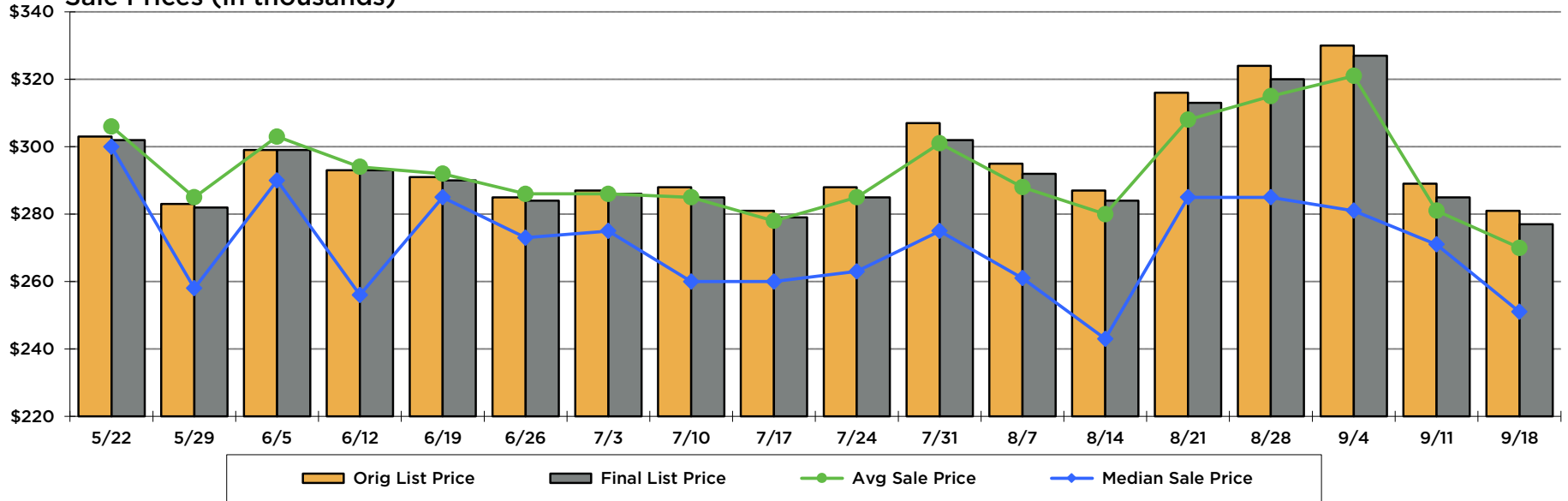
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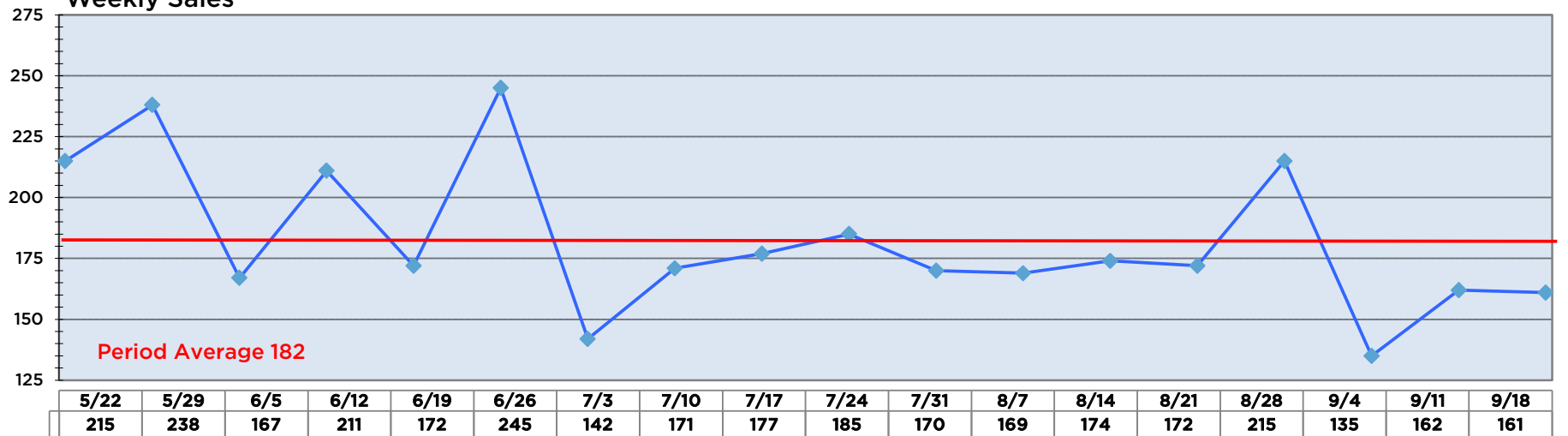
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	161	79	25	35	17	5	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	160	78	25	35	17	5	0
Active Listings	1,671	570	222	472	225	170	12
Bank Owned	8	3	1	2	1	1	0
Short Sales	2	1	0	0	1	0	0
Other	1,661	566	221	470	223	169	12
Months of Inventory	2.40	1.67	2.05	3.11	3.05	7.85	0.00
<i>List Price</i>							
Average Original List Price	\$281,137	\$188,349	\$283,000	\$348,674	\$466,700	\$634,200	\$0
Average Final List Price	\$276,863	\$185,549	\$279,580	\$341,809	\$458,224	\$634,800	\$0
<i>Sale Price</i>							
Average Price	\$270,133	\$179,100	\$270,804	\$336,303	\$447,635	\$638,400	\$0
Median Price	\$251,400	\$187,000	\$265,000	\$330,000	\$435,000	\$550,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$4,274	-\$2,800	-\$3,420	-\$6,865	-\$8,476	\$600	\$0
Original List to Sale Price - \$	-\$11,004	-\$9,249	-\$12,196	-\$12,371	-\$19,065	\$4,200	\$0
Final List to Sale Price - \$	-\$6,730	-\$6,449	-\$8,776	-\$5,506	-\$10,589	\$3,600	\$0
Original List to Sale Price - %	96.09%	95.09%	95.69%	96.45%	95.91%	100.66%	0.00%
Final List to Sale Price - %	97.57%	96.52%	96.86%	98.39%	97.69%	100.57%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	35	37	27	38	29	32	0
Combined Avg Days to Contract	35	37	28	38	32	32	0
Avg Days Listing to Closing	68	68	59	71	68	80	0
Avg Days Contract to Close	32	31	31	33	38	46	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,260	960	1,320	1,496	1,807	2,192	0

Condos, Townhomes, Villas

Sale Prices (in thousands)

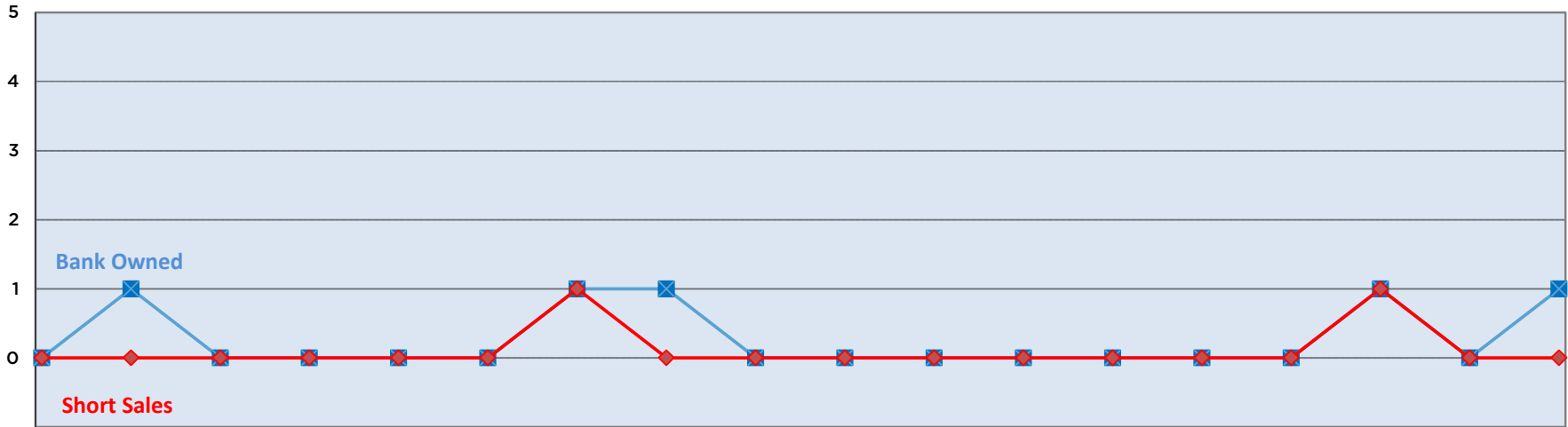


Weekly Sales



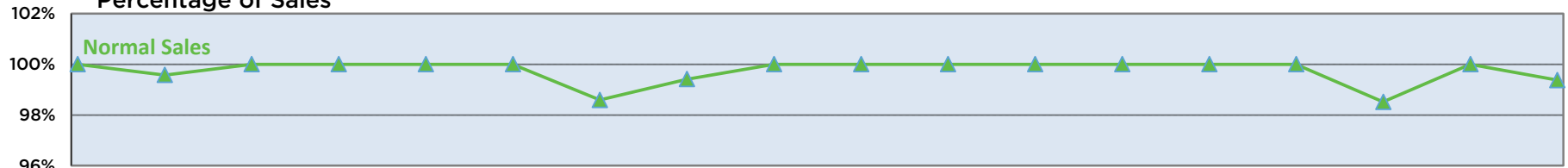
Condos, Townhomes, Villas

Foreclosure Sales

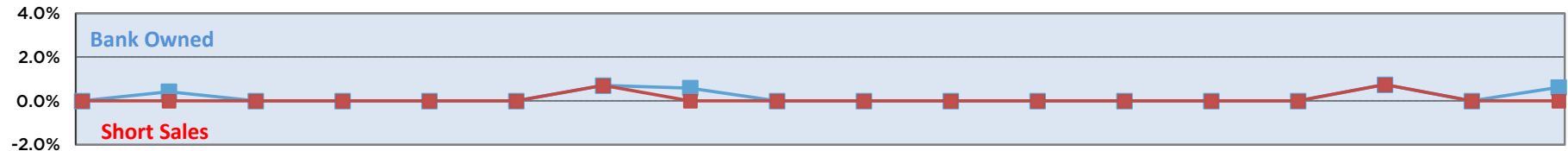


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BO	0	1	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1
SS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0

Percentage of Sales



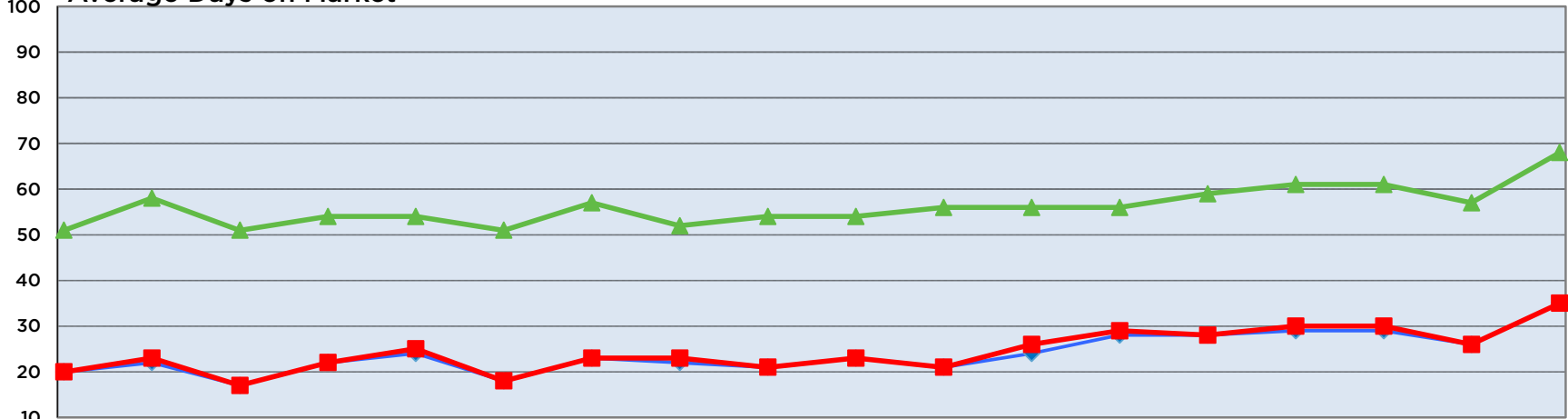
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Normal Sales	100.0%	99.6%	100.0%	100.0%	100.0%	100.0%	98.6%	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.5%	100.0%	99.4%



	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	9/18
BO	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%	0.6%
SS	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%	0.0%

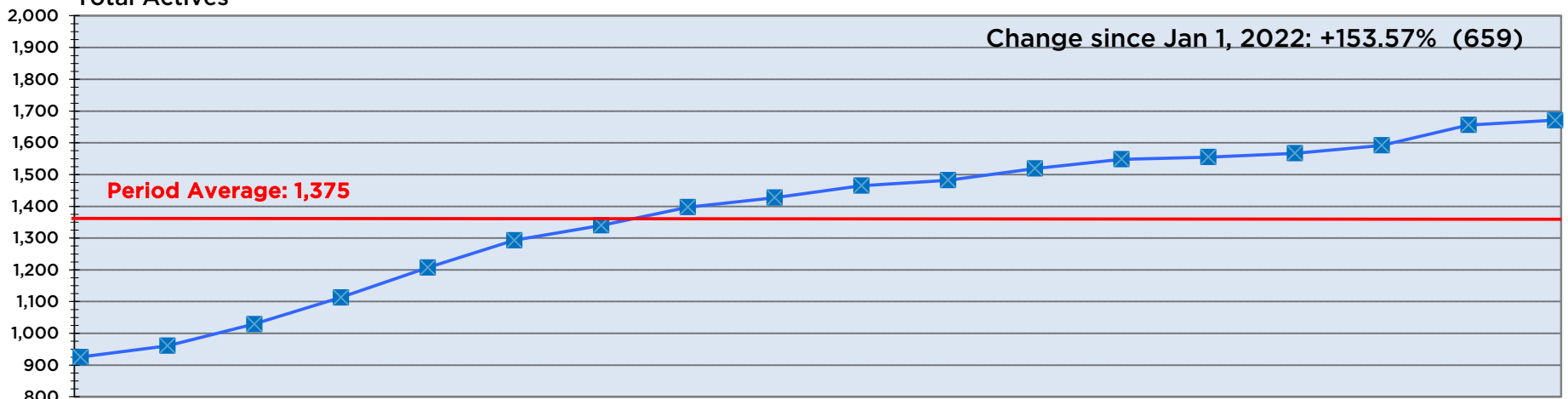
Condos, Townhomes, Villas

Average Days on Market



	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	9/18
ListToContract	20	22	17	22	24	18	23	22	21	23	21	24	28	28	29	29	26	35
CombDaysOnMkt	20	23	17	22	25	18	23	23	21	23	21	26	29	28	30	30	26	35
ListToClose	51	58	51	54	54	51	57	52	54	54	56	56	56	59	61	61	57	68

Total Actives

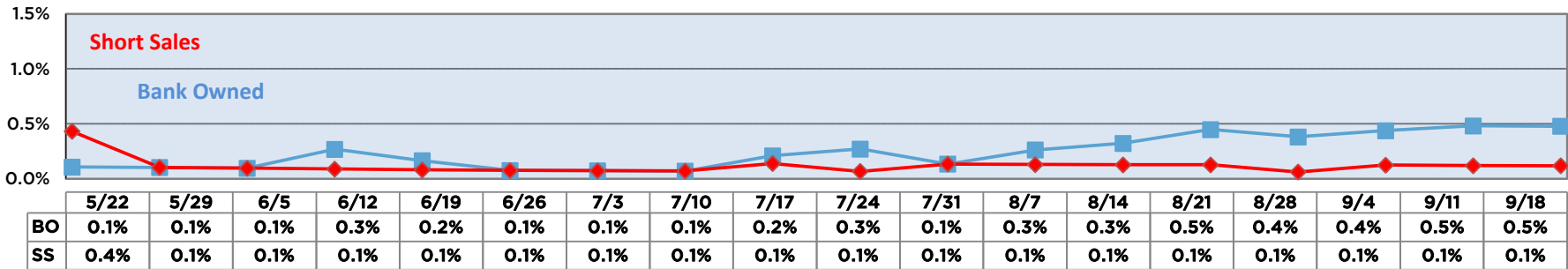
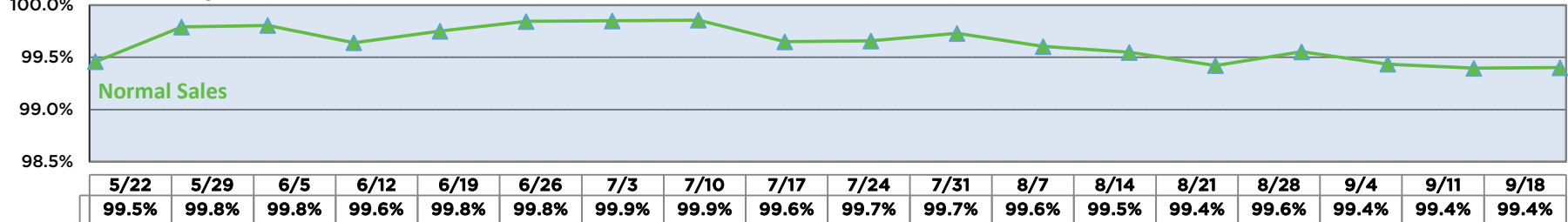


	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18
Total Actives	925	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555	1,567	1,592	1,656	1,671

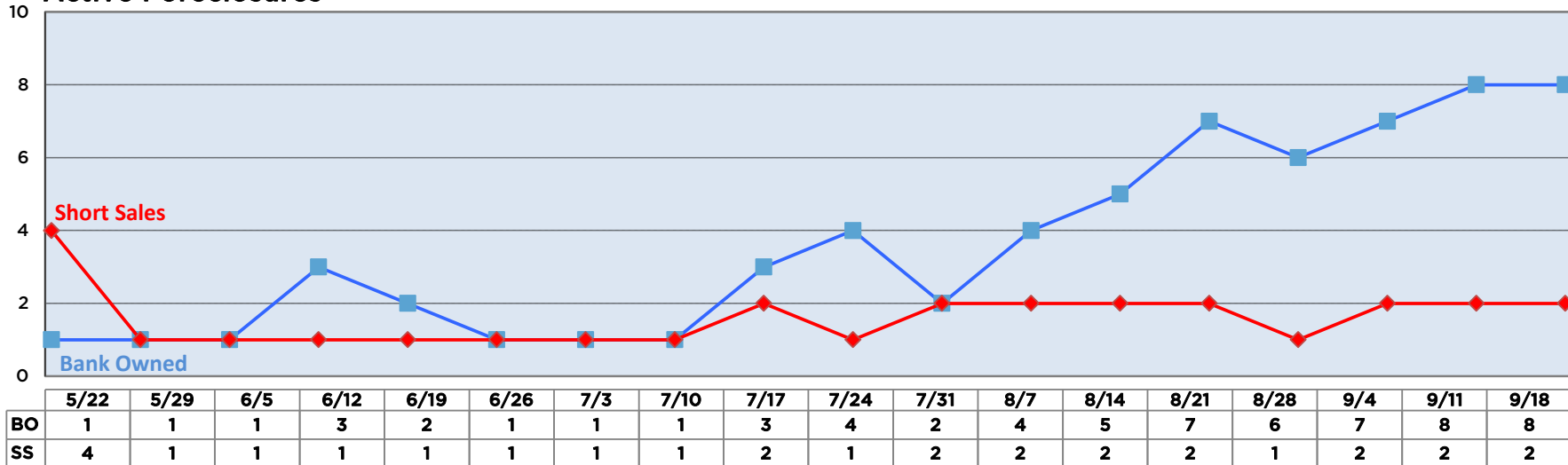


Condos, Townhomes, Villas

Percentage of Actives



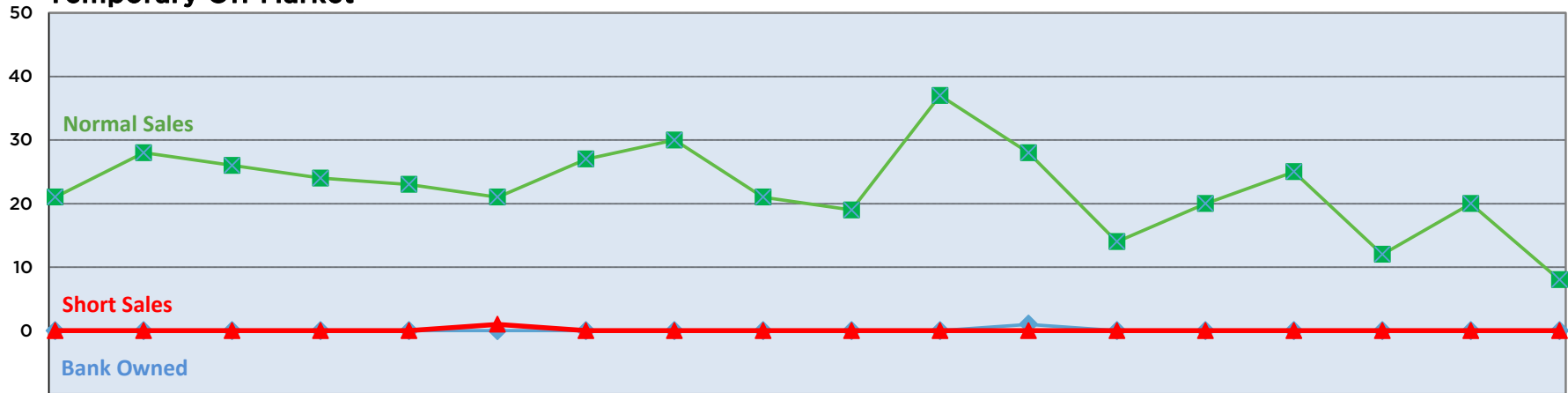
Active Foreclosures





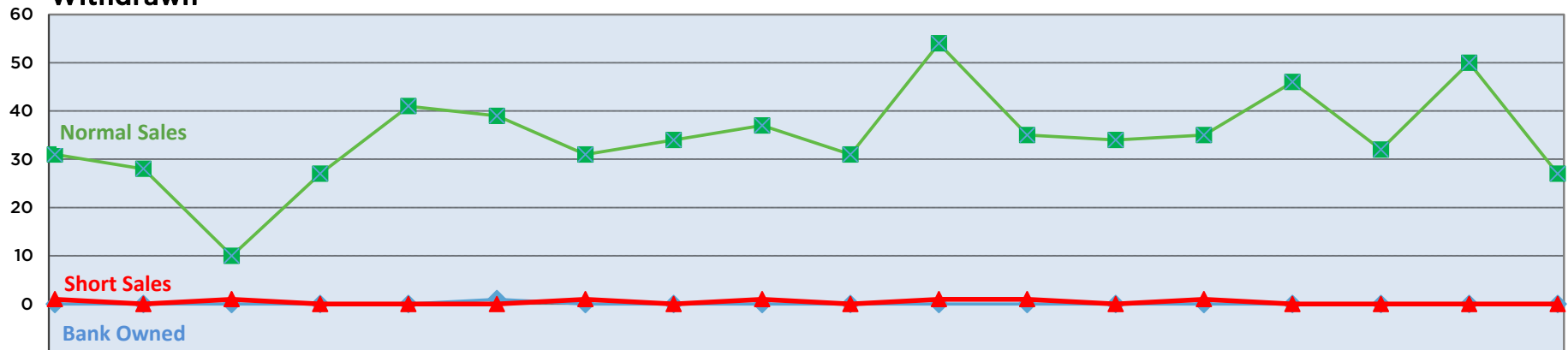
Condos, Townhomes, Villas

Temporary Off Market



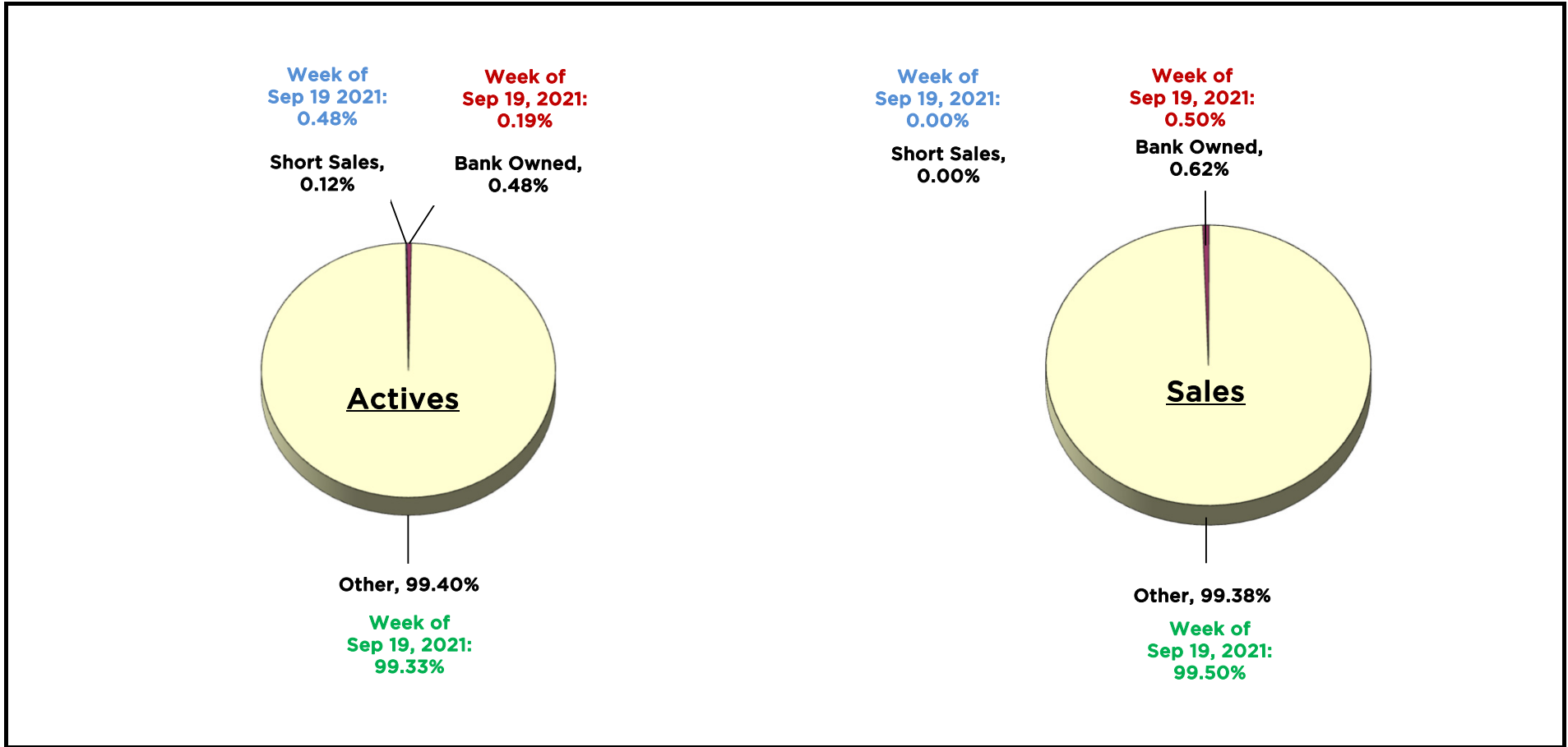
	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18
Norm	21	28	26	24	23	21	27	30	21	19	37	28	14	20	25	12	20	8
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

Withdrawn



	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	9/18
Norm	31	28	10	27	41	39	31	34	37	31	54	35	34	35	46	32	50	27
BO	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	1	0	0	0	1	0	1	0	1	1	0	1	0	0	0	0

Condos, Townhomes, Villas





Monday Morning Quarterback
09/18/2022 - 09/24/2022
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$251,400

(± \$500)