



Monday Morning Quarterback Summary

Week of September 25, 2022 - October 01, 2022

Single-family existing homes

- Sales of single-family homes decreased to 293 during the week of Sep 25, from 509 the week prior
- The median price of single family homes increased to \$405,000, a change of 1.3%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 3 the week of Sep 18
- The number of single-family home short-sale transactions remains constant at 0
- Single-family inventory decreased by 157, and now sits at 5,014

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 96 during the week of Sep 25, from 161 the week prior
- The median price of condos, townhomes, and villas increased to \$256,000, a change of 1.8%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Sep 18
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 39, and now sits at 1,632

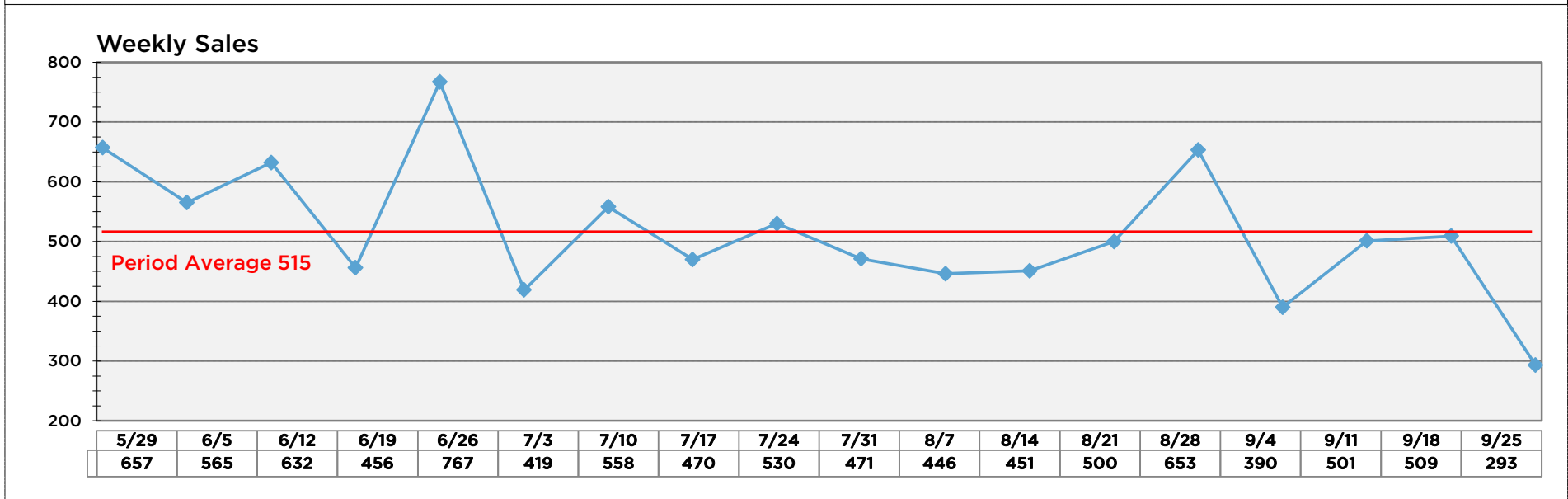
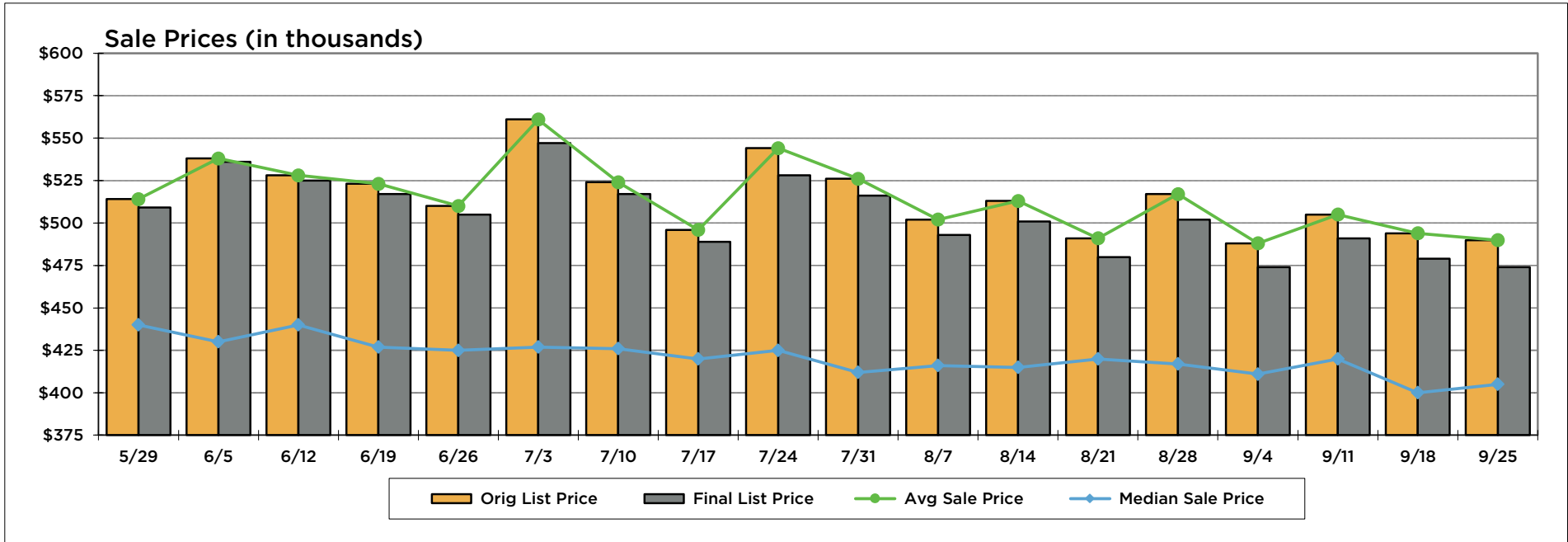
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
09/25/2022 - 10/01/2022
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	293	37	20	82	71	72	11
Bank Owned	2	1	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	291	36	20	81	71	72	11
Active Listings	5,014	289	267	1,093	1,151	1,735	479
Bank Owned	25	11	5	2	1	6	0
Short Sales	10	1	0	3	3	3	0
Other	4,979	277	262	1,088	1,147	1,726	479
Months of Inventory	3.95	1.80	3.08	3.08	3.74	5.56	10.05
<i>List Price</i>							
Average Original List Price	\$490,015	\$201,584	\$281,185	\$366,877	\$463,804	\$683,530	\$1,660,345
Average Final List Price	\$473,865	\$193,749	\$276,385	\$357,340	\$451,156	\$657,446	\$1,588,718
<i>Sale Price</i>							
Average Price	\$462,740	\$187,227	\$269,342	\$352,772	\$441,510	\$646,096	\$1,497,727
Median Price	\$405,000	\$186,000	\$266,000	\$360,000	\$439,000	\$622,500	\$1,400,000
<i>Price Differences</i>							
Original to Final List Price	-\$16,150	-\$7,835	-\$4,800	-\$9,537	-\$12,648	-\$26,084	-\$71,627
Original List to Sale Price - \$	-\$27,275	-\$14,357	-\$11,843	-\$14,105	-\$22,294	-\$37,434	-\$162,618
Final List to Sale Price - \$	-\$11,125	-\$6,522	-\$7,043	-\$4,568	-\$9,646	-\$11,350	-\$90,991
Original List to Sale Price - %	94.43%	92.88%	95.79%	96.16%	95.19%	94.52%	90.21%
Final List to Sale Price - %	97.65%	96.63%	97.45%	98.72%	97.86%	98.27%	94.27%
<i>Days on the Market</i>							
Avg Days Listing to Contract	35	27	40	33	31	39	64
Combined Avg Days to Contract	37	28	40	33	37	40	64
Avg Days Listing to Closing	68	58	76	63	65	75	106
Avg Days Contract to Close	33	30	36	30	33	35	41
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,019	1,100	1,170	1,605	2,097	2,805	4,101

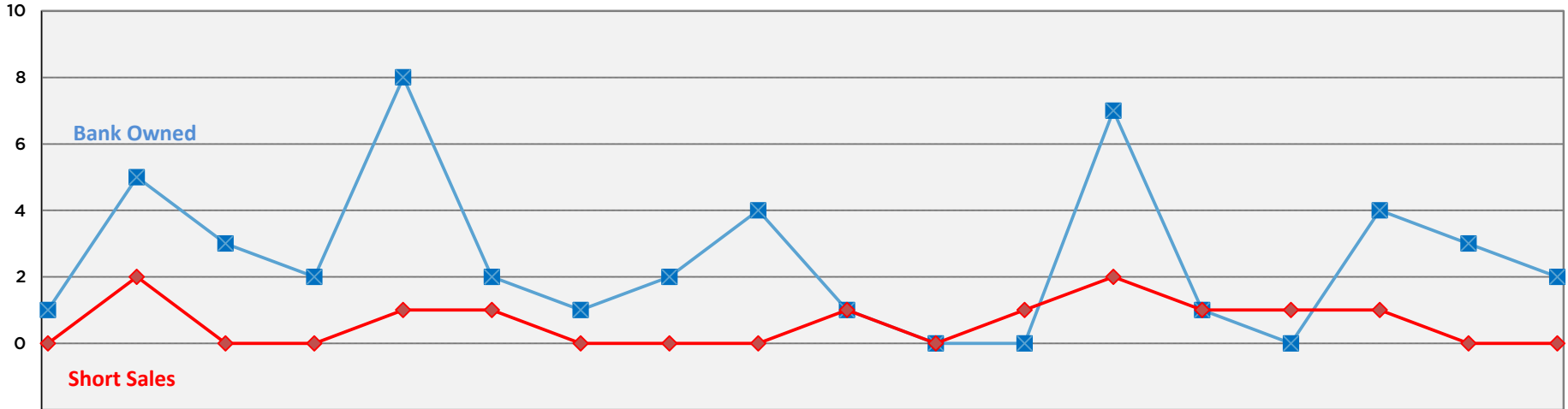
Single Family Homes





Single Family Homes

Foreclosure Sales

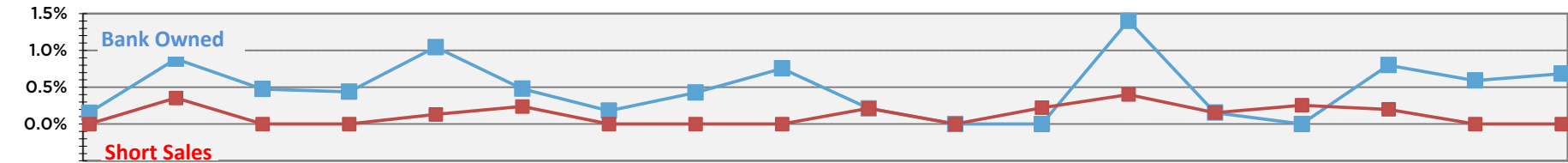


	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
BO	1	5	3	2	8	2	1	2	4	1	0	0	7	1	0	4	3	2
SS	0	2	0	0	1	1	0	0	0	1	0	1	2	1	1	1	0	0

Percentage of Sales



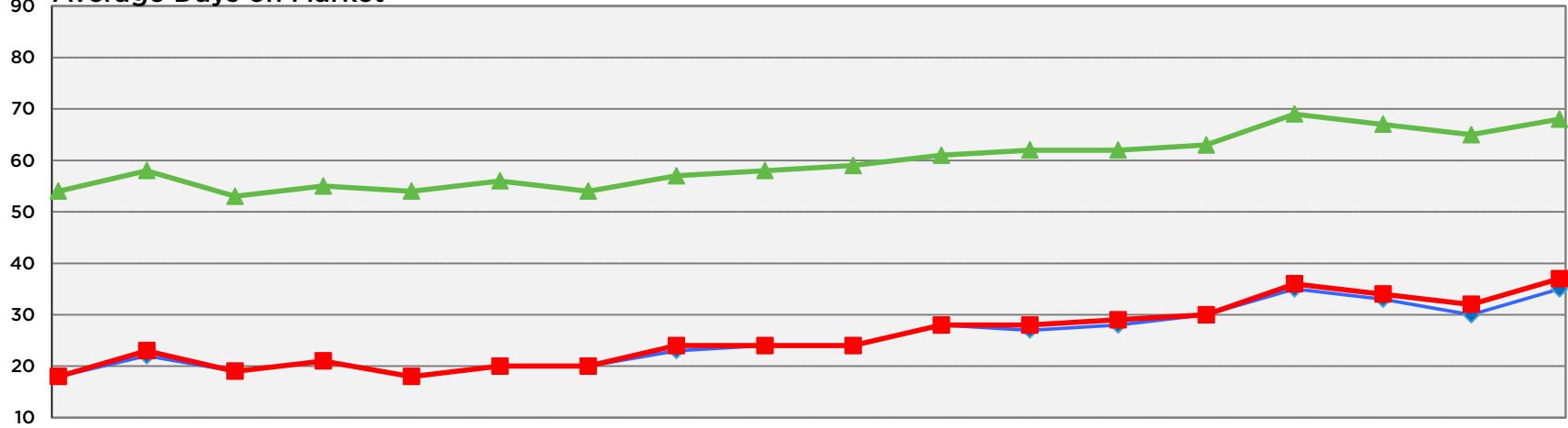
	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
Normal Sales	99.8%	98.8%	99.5%	99.6%	98.8%	99.3%	99.8%	99.6%	99.2%	99.6%	100.0%	99.8%	98.2%	99.7%	99.7%	99.0%	99.4%	99.3%



	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	9/25
BO	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%	0.7%
SS	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%	0.0%

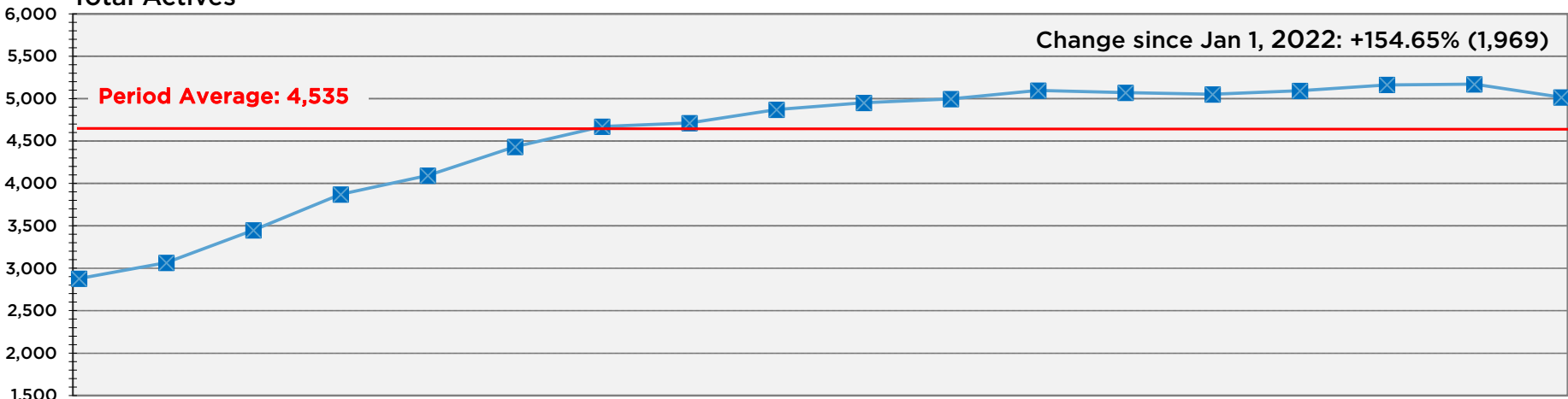
Single Family Homes

Average Days on Market



	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	9/25
ListToContract	18	22	19	21	18	20	20	23	24	24	28	27	28	30	35	33	30	35
CombDaysOnMkt	18	23	19	21	18	20	20	24	24	24	28	28	29	30	36	34	32	37
ListToClose	54	58	53	55	54	56	54	57	58	59	61	62	62	63	69	67	65	68

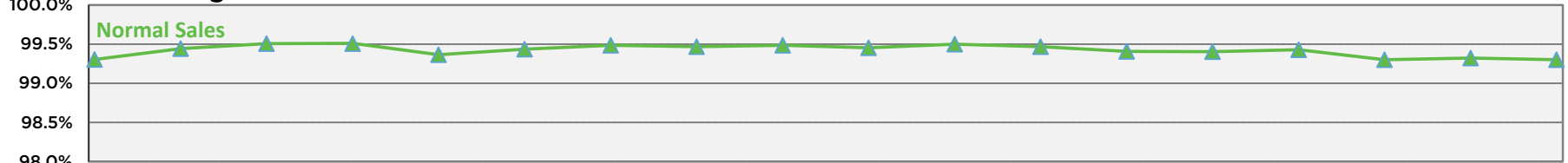
Total Actives



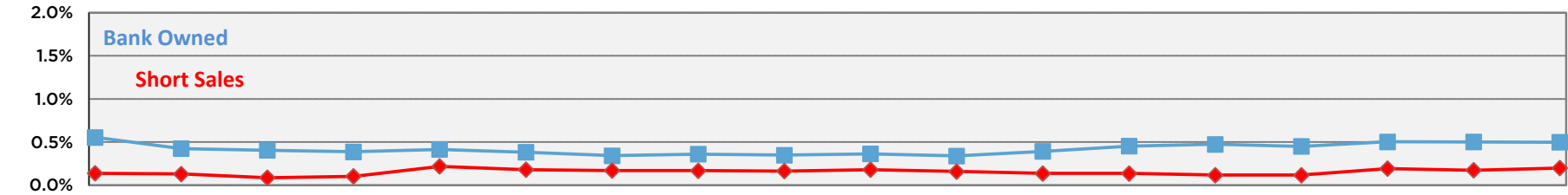
	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
Total Actives	2,880	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050	5,092	5,162	5,171	5,014

Single Family Homes

Percentage of Actives

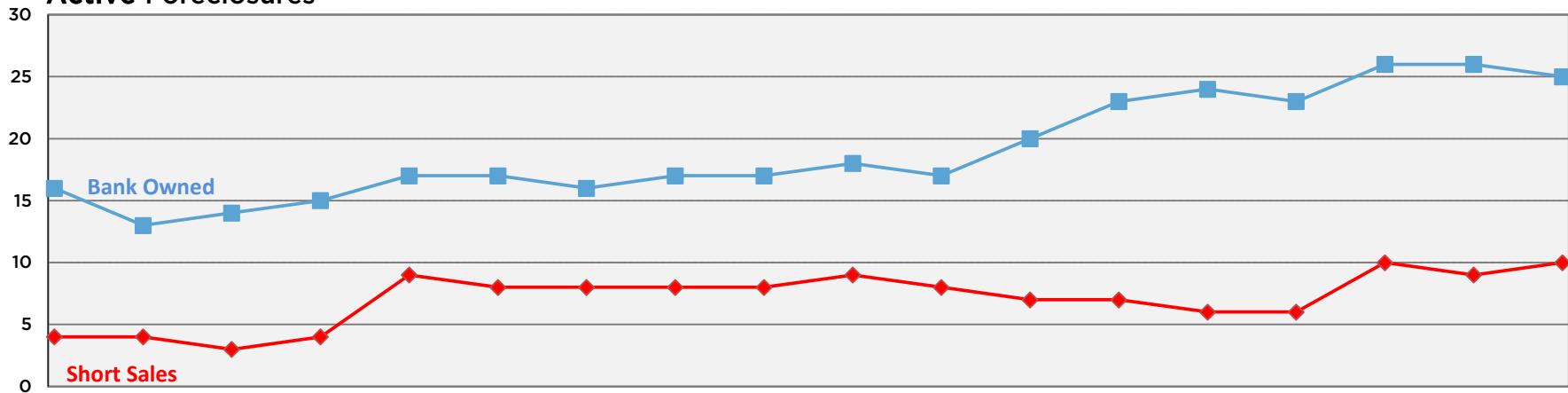


	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
	99.31%	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%	99.41%	99.41%	99.43%	99.30%	99.32%	99.30%



BO	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%	0.50%
SS	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%	0.20%

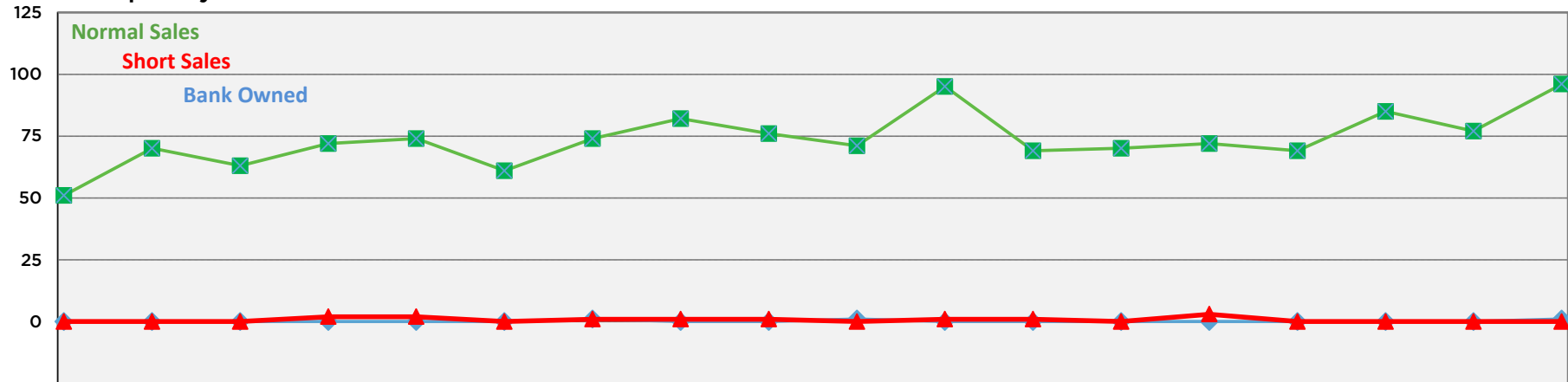
Active Foreclosures



BO	16	13	14	15	17	17	16	17	17	18	17	20	23	24	23	26	26	25
SS	4	4	3	4	9	8	8	8	8	9	8	7	7	6	6	10	9	10

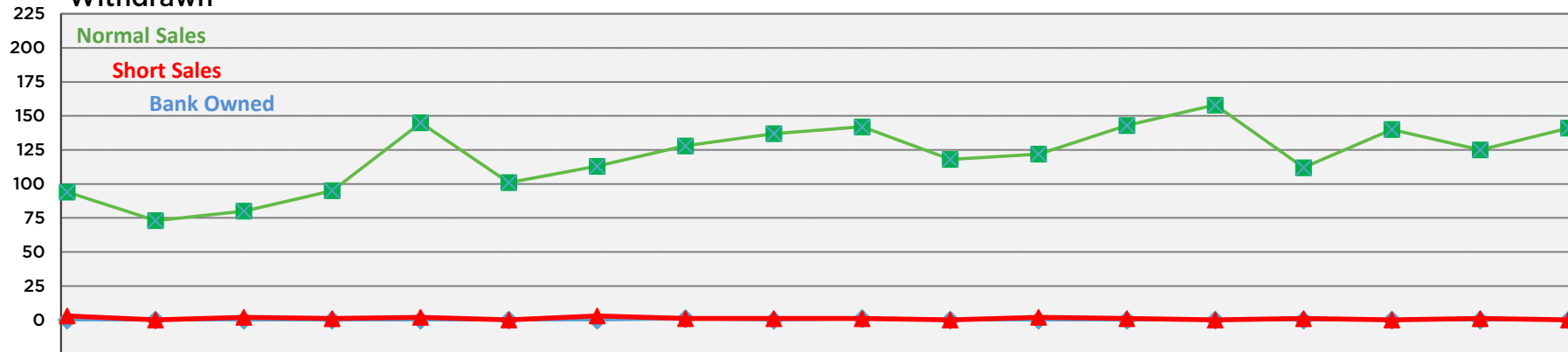
Single Family Homes

Temporary Off Market



	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	9/25
Norm	51	70	63	72	74	61	74	82	76	71	95	69	70	72	69	85	77	96
BO	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	1
SS	0	0	0	2	2	0	1	1	1	0	1	1	0	3	0	0	0	0

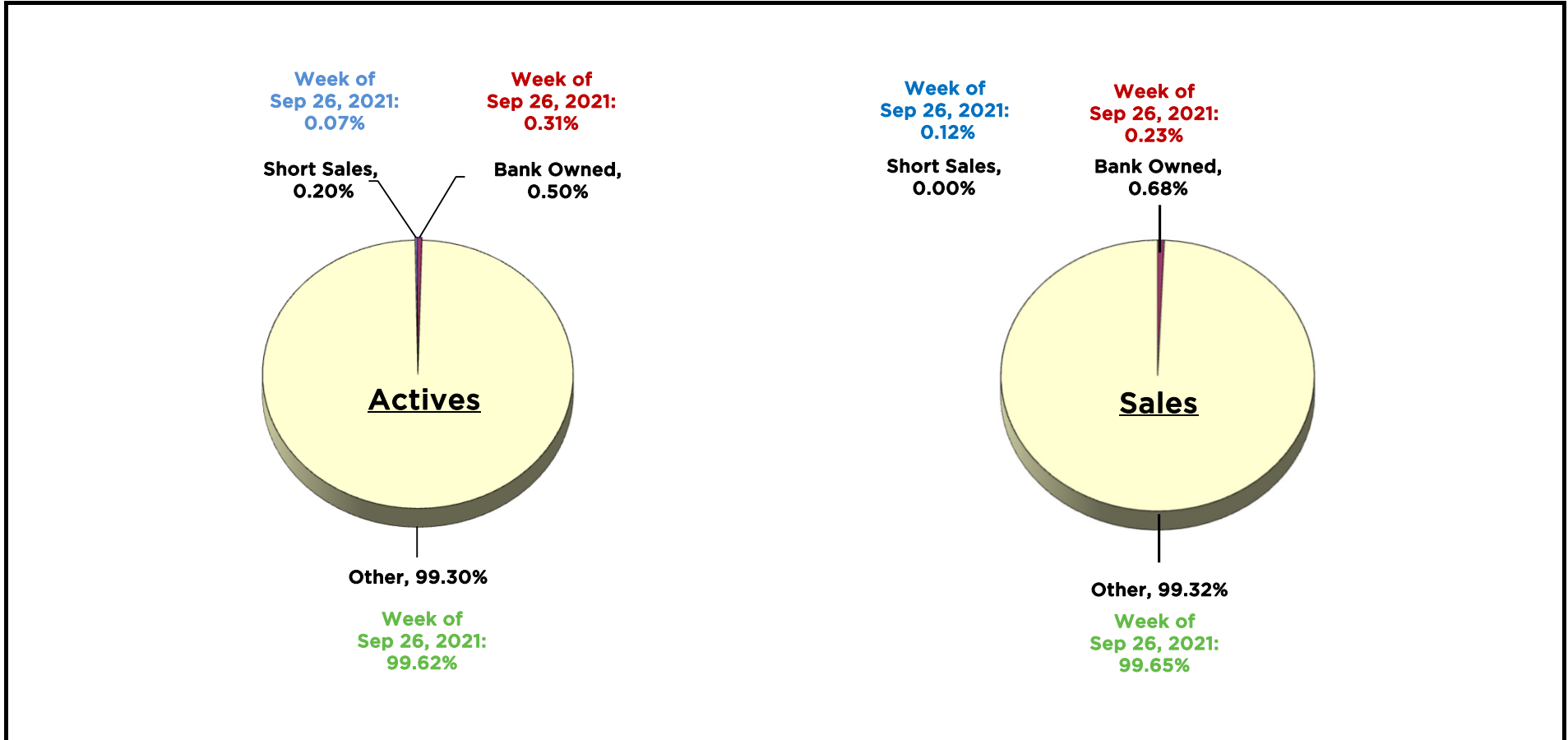
Withdrawn



	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	9/25
Norm	94	73	80	95	145	101	113	128	137	142	118	122	143	158	112	140	125	141
BO	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0
SS	3	0	2	1	2	0	3	1	1	1	0	2	1	0	1	0	1	0



Single Family Homes



Monday Morning Quarterback
09/25/2022 - 10/01/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 10 Single Family Homes available for the Median Price of \$405,000? (± \$500)

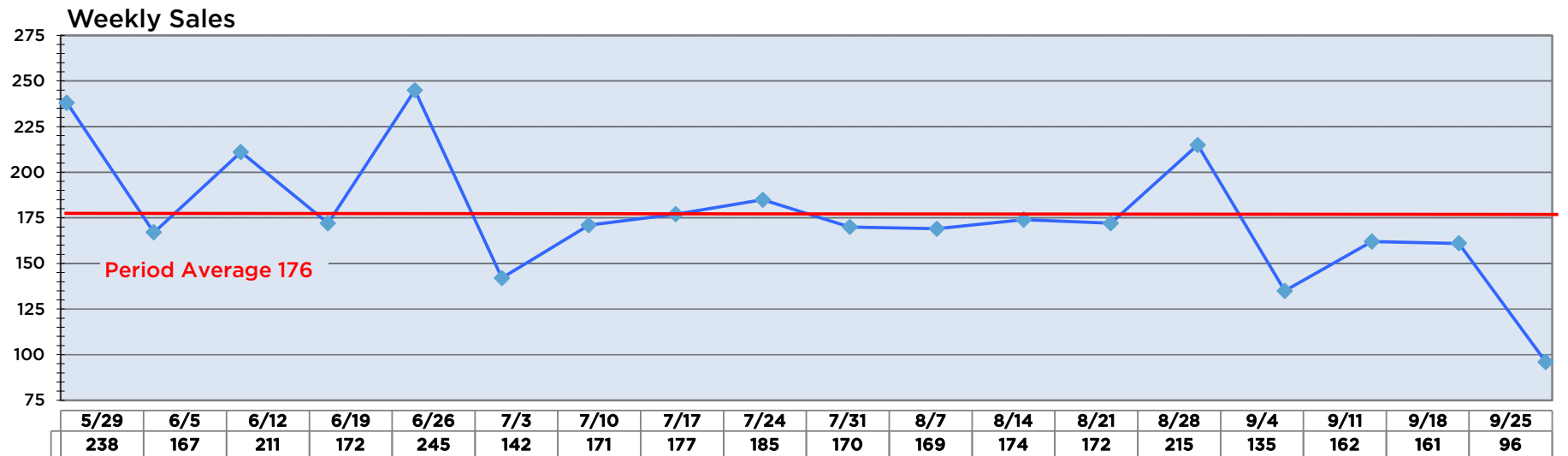
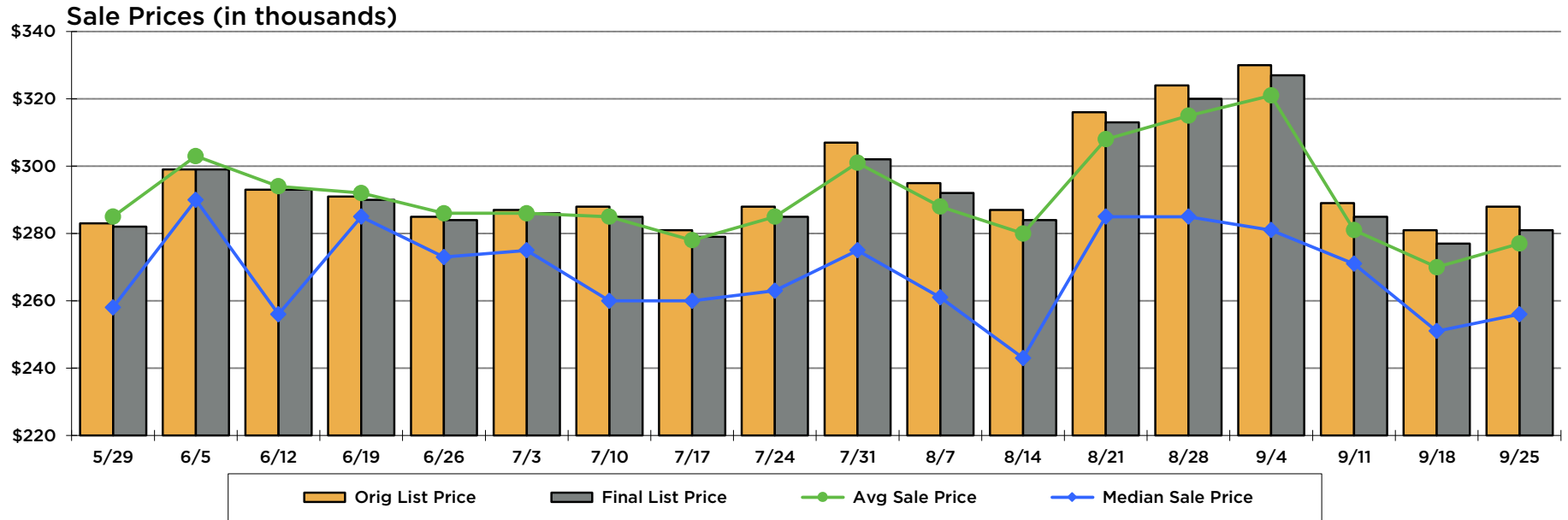
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Lake Mary / Heathrow	32746	1	\$405,000	3.0	2.0	1,596	\$253.76
Orange County							
Hiawassee	32818	1	\$405,000	4.0	2.0	1,738	\$233.03
Osceola County							
Kissimmee (East)	34744	1	\$405,000	4.0	2.0	2,032	\$199.31
Kissimmee (West) / Pleasant Hill	34746	2	\$405,200	4.0	2.0	1,966	\$206.10
St Cloud / Canoe Creek	34772	2	\$405,000	4.0	2.0	1,859	\$217.86
Lake County							
Eustis (East)	32736	1	\$404,900	4.0	2.0	2,247	\$180.20
Clermont (South)	34714	1	\$405,000	3.0	2.0	1,640	\$246.95
Leesburg (West)	34748	1	\$405,000	3.0	2.0	1,724	\$234.92

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09/25/2022 - 10/01/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

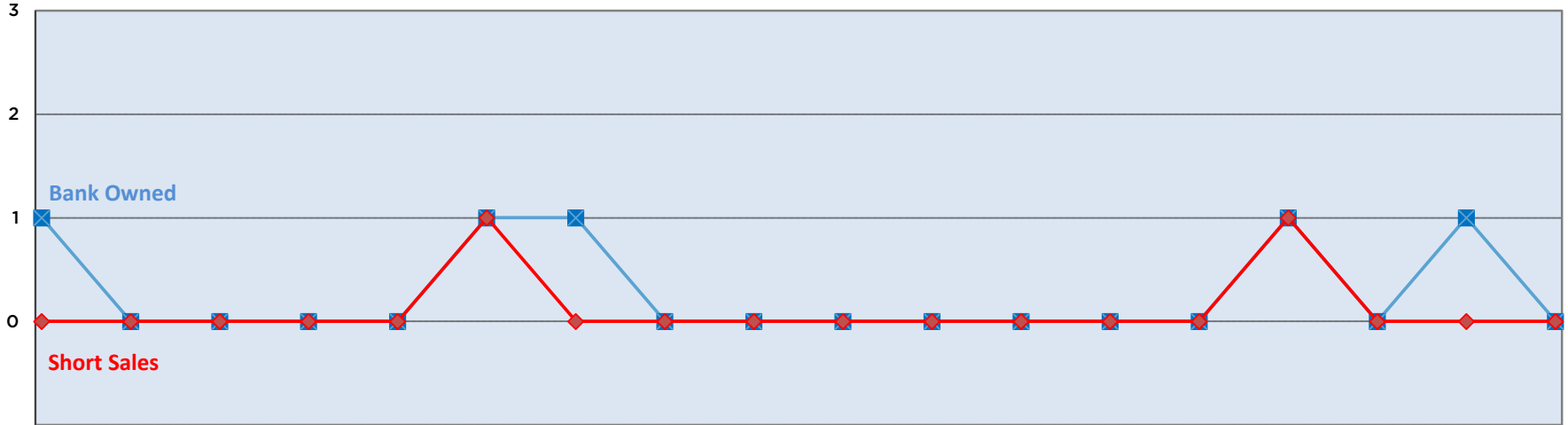
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	96	43	19	25	5	4	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	96	43	19	25	5	4	0
Active Listings	1,632	553	210	470	227	160	12
Bank Owned	9	4	1	2	1	1	0
Short Sales	2	1	0	0	1	0	0
Other	1,621	548	209	468	225	159	12
Months of Inventory	3.92	2.97	2.55	4.34	10.48	9.23	0.00
<i>List Price</i>							
Average Original List Price	\$287,577	\$196,012	\$277,611	\$359,620	\$488,960	\$617,250	\$0
Average Final List Price	\$281,330	\$189,534	\$275,926	\$351,816	\$471,940	\$615,000	\$0
<i>Sale Price</i>							
Average Price	\$277,468	\$186,227	\$274,447	\$344,632	\$466,940	\$616,025	\$0
Median Price	\$256,000	\$190,000	\$277,000	\$337,000	\$479,900	\$567,500	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$6,247	-\$6,478	-\$1,685	-\$7,804	-\$17,020	-\$2,250	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,109	-\$9,785	-\$3,164	-\$14,988	-\$22,020	-\$1,225	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,862	-\$3,307	-\$1,479	-\$7,184	-\$5,000	\$1,025	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.48%	95.01%	98.86%	95.83%	95.50%	99.80%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	98.63%	98.26%	99.46%	97.96%	98.94%	100.17%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	24	26	20	24	36	10	0
Combined Avg Days to Contract	25	26	23	24	36	10	0
Avg Days Listing to Closing	55	55	52	55	66	55	0
Avg Days Contract to Close	30	29	32	30	30	44	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	0	0	0
<i>Square Footage</i>							
Average Square Feet	1,344	1,003	1,357	1,638	2,057	2,218	0

Condos, Townhomes, Villas



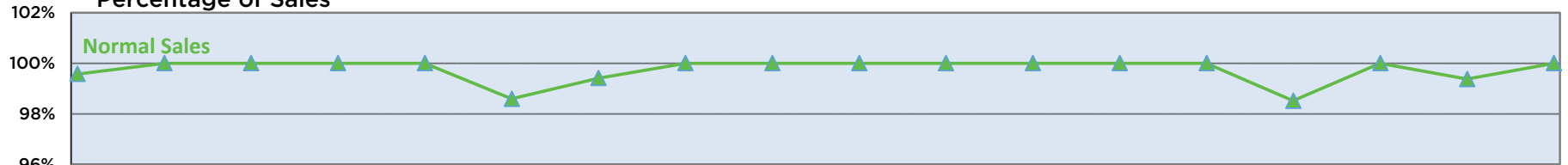
Condos, Townhomes, Villas

Foreclosure Sales

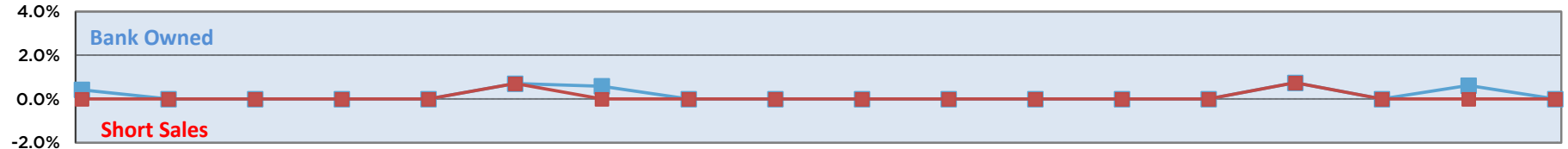


	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
BO	1	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0

Percentage of Sales



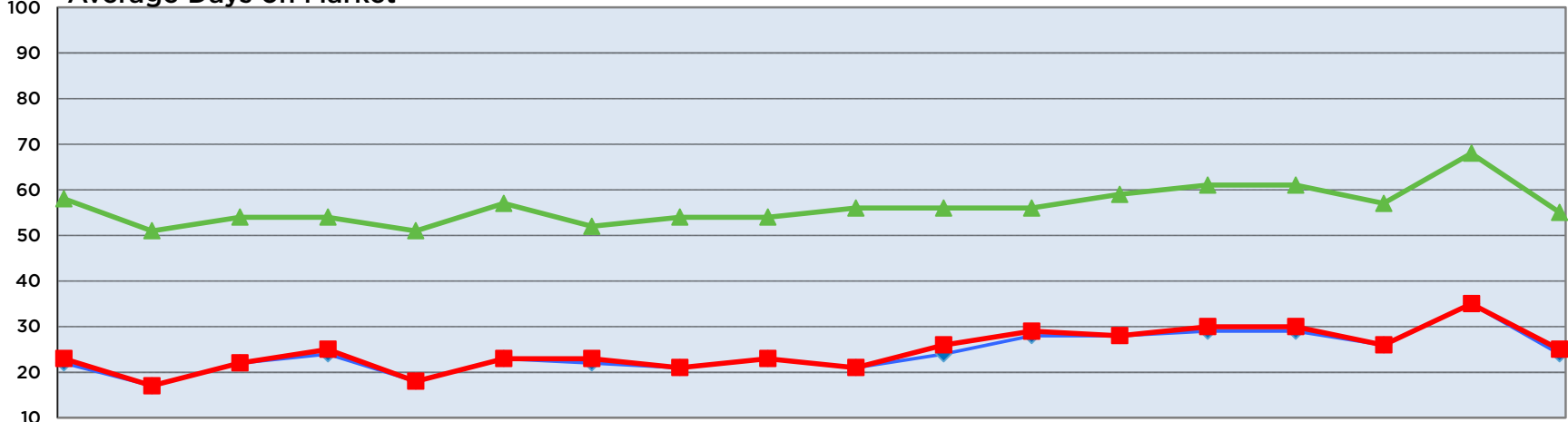
	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
BO	99.6%	100.0%	100.0%	100.0%	100.0%	98.6%	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.5%	100.0%	99.4%	100.0%



	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	9/25
BO	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%	0.0%
SS	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%	0.0%

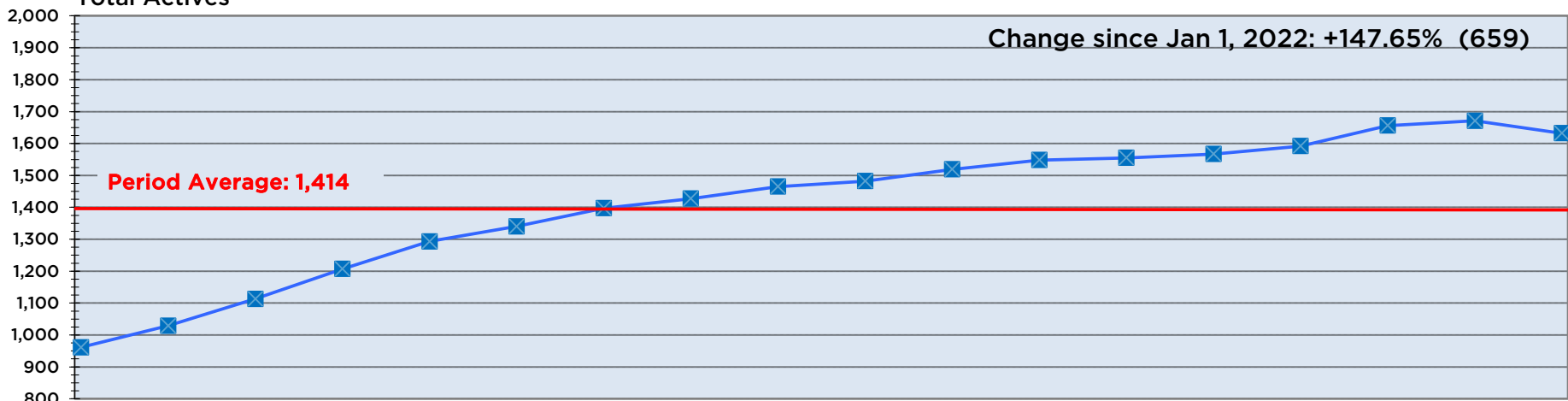
Condos, Townhomes, Villas

Average Days on Market



	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	9/25
ListToContract	22	17	22	24	18	23	22	21	23	21	24	28	28	29	29	26	35	24
CombDaysOnMkt	23	17	22	25	18	23	23	21	23	21	26	29	28	30	30	26	35	25
ListToClose	58	51	54	54	51	57	52	54	54	56	56	56	59	61	61	57	68	55

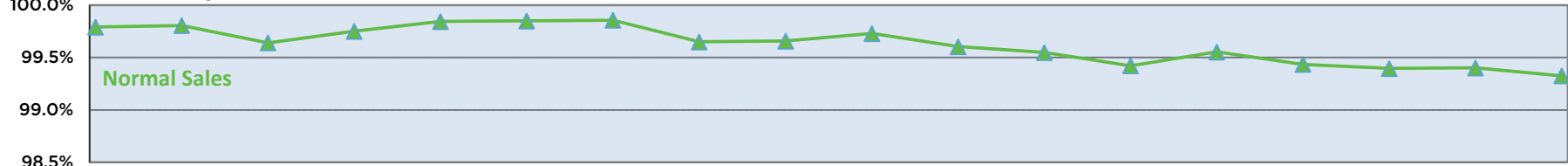
Total Actives



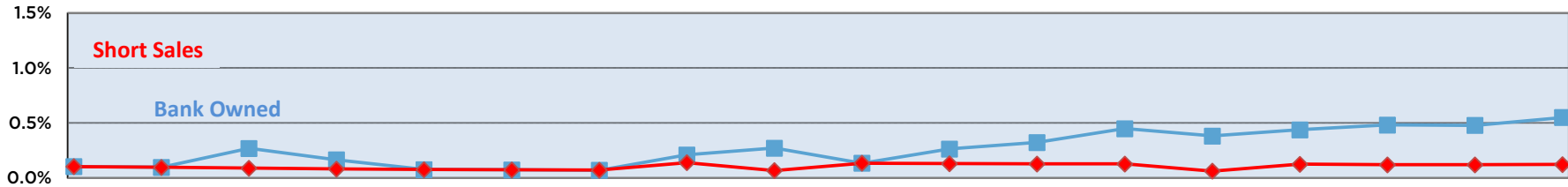
	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
Total Actives	961	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555	1,567	1,592	1,656	1,671	1,632

Condos, Townhomes, Villas

Percentage of Actives

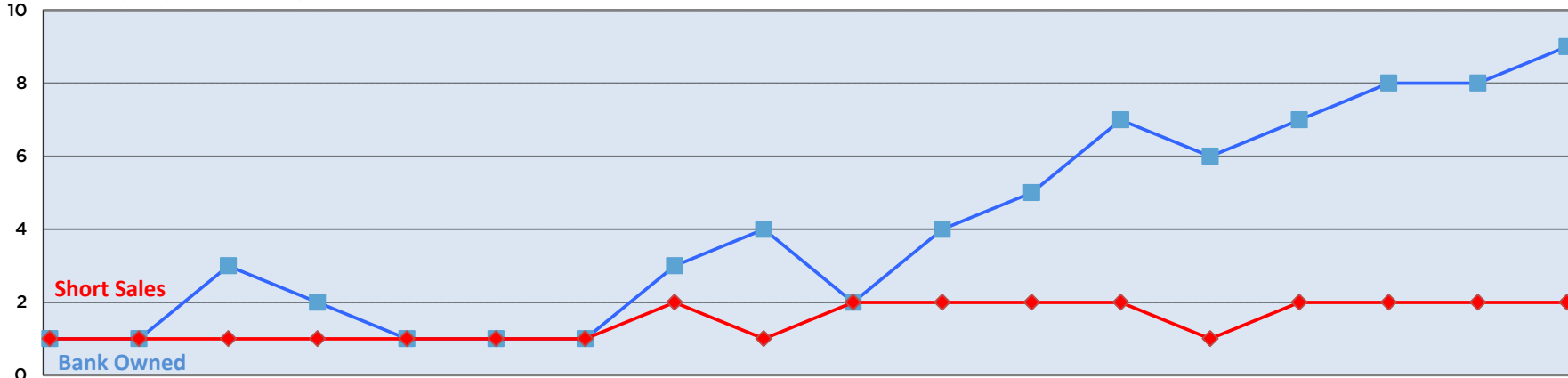


	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
Normal	99.8%	99.8%	99.6%	99.8%	99.8%	99.9%	99.9%	99.6%	99.7%	99.7%	99.6%	99.5%	99.4%	99.6%	99.4%	99.4%	99.4%	99.3%



	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	9/25
BO	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%	0.5%	0.5%	0.6%
SS	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%	0.1%	0.1%	0.1%

Active Foreclosures

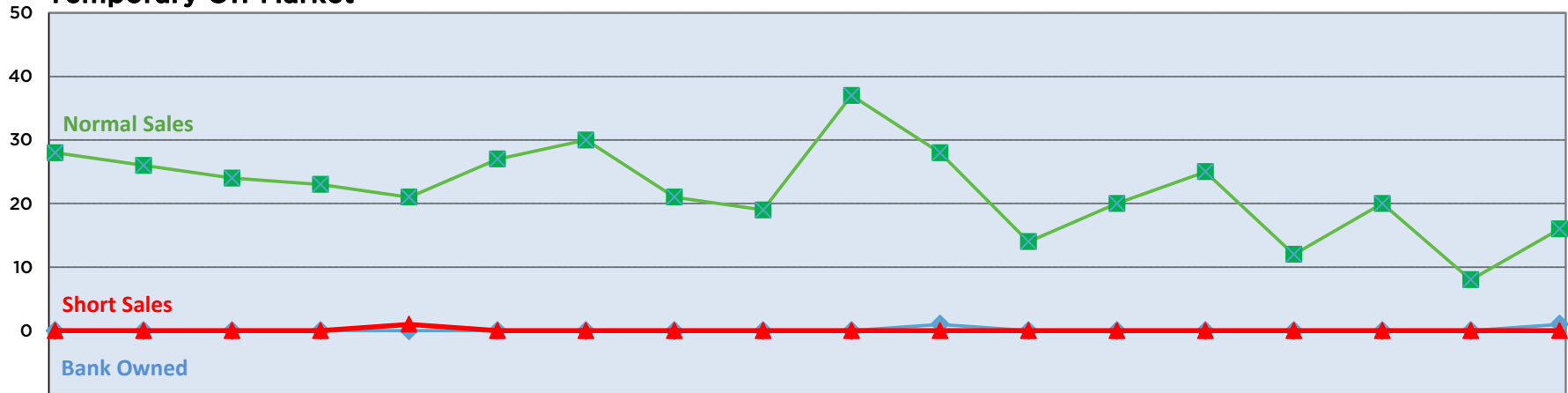


	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25
BO	1	1	3	2	1	1	1	3	4	2	4	5	7	6	7	8	8	9
SS	1	1	1	1	1	1	1	2	1	2	2	2	2	1	2	2	2	2



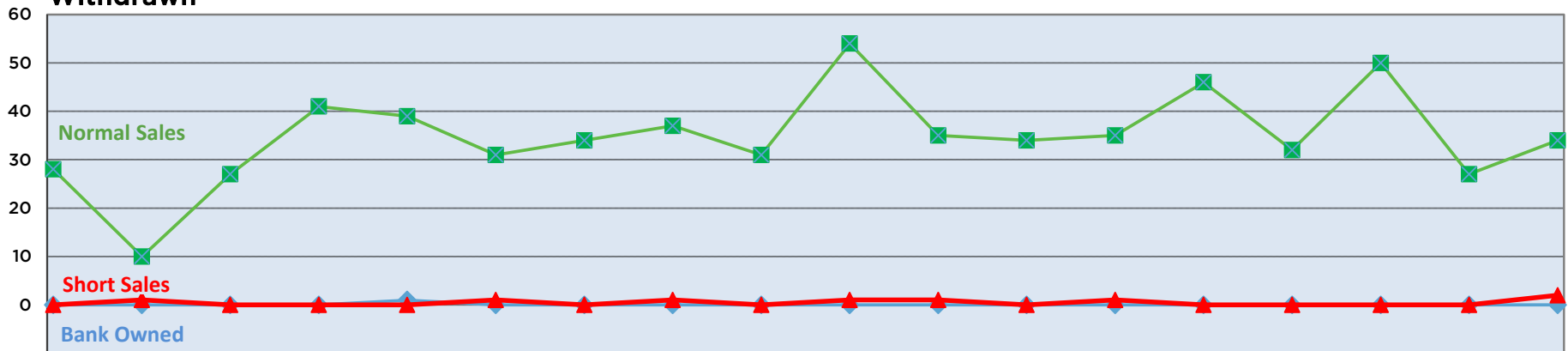
Condos, Townhomes, Villas

Temporary Off Market



	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	9/25
Norm	28	26	24	23	21	27	30	21	19	37	28	14	20	25	12	20	8	16
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

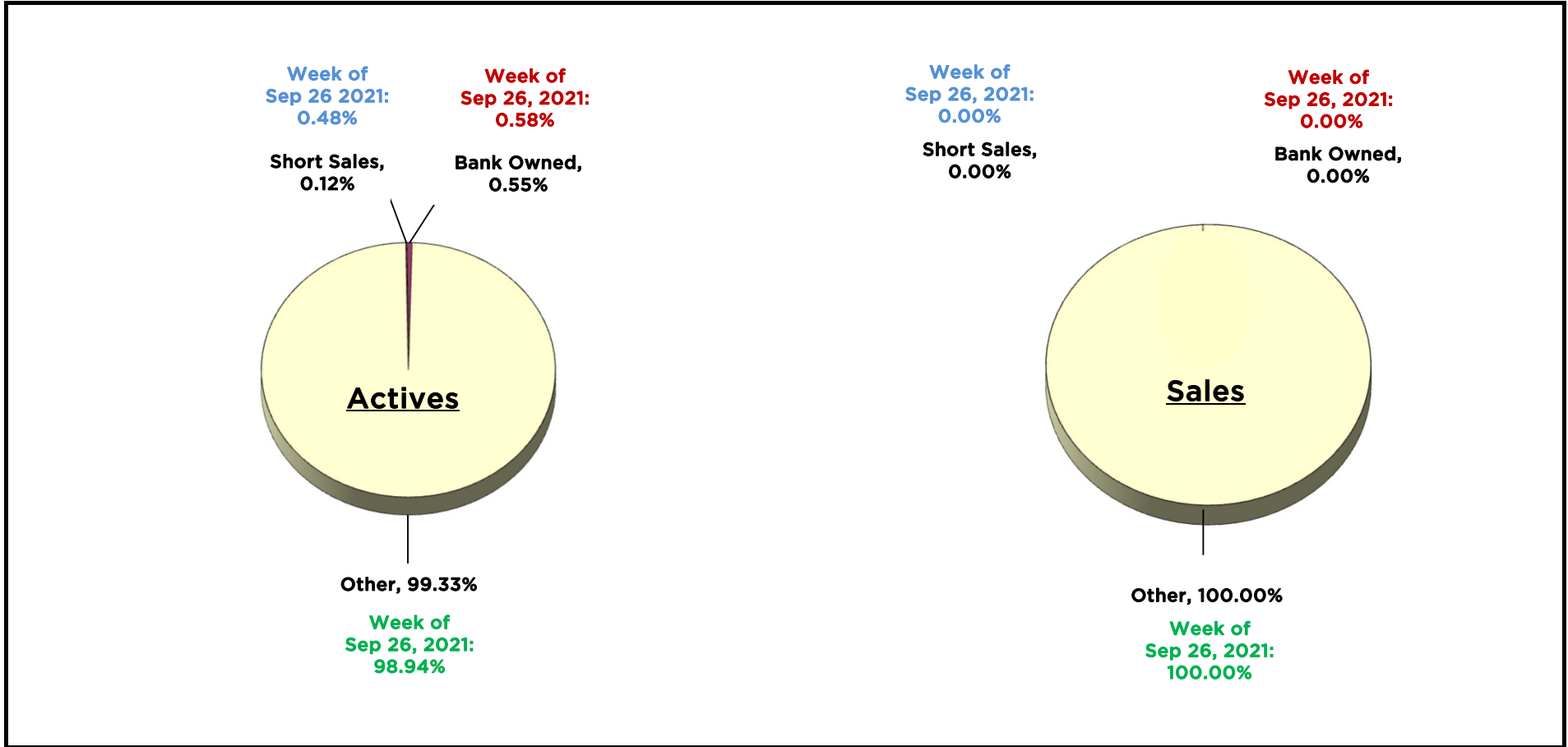
Withdrawn



	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	9/25
Norm	28	10	27	41	39	31	34	37	31	54	35	34	35	46	32	50	27	34
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	1	0	1	0	1	1	0	1	0	0	0	0	2



Condos, Townhomes, Villas





Monday Morning Quarterback
 09/25/2022 - 10/01/2022
 Lake, Orange, Osceola & Seminole Counties

Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$256,000? (± \$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>
Orange County		1	\$256,000	2.0	2.0	1,071	\$239.03
Moss Park	32832	1	\$256,000	2.0	2.0	1,071	\$239.03