



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

***Week of October 02, 2022 - October 08, 2022***

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

- Sales of single-family homes increased to 479 during the week of Oct 02, from 293 the week prior
- The median price of single family homes increased to \$415,000, a change of 2.5%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 2 the week of Sep 25
- The number of single-family home short-sale transactions increased to 3 from 0 the week prior
- Single-family inventory decreased by 66, and now sits at 4,948

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

- Sales of condos, townhomes, and villas increased to 156 during the week of Oct 02, from 96 the week prior
- The median price of condos, townhomes, and villas increased to \$256,500, a change of 0.2%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 20, and now sits at 1,652

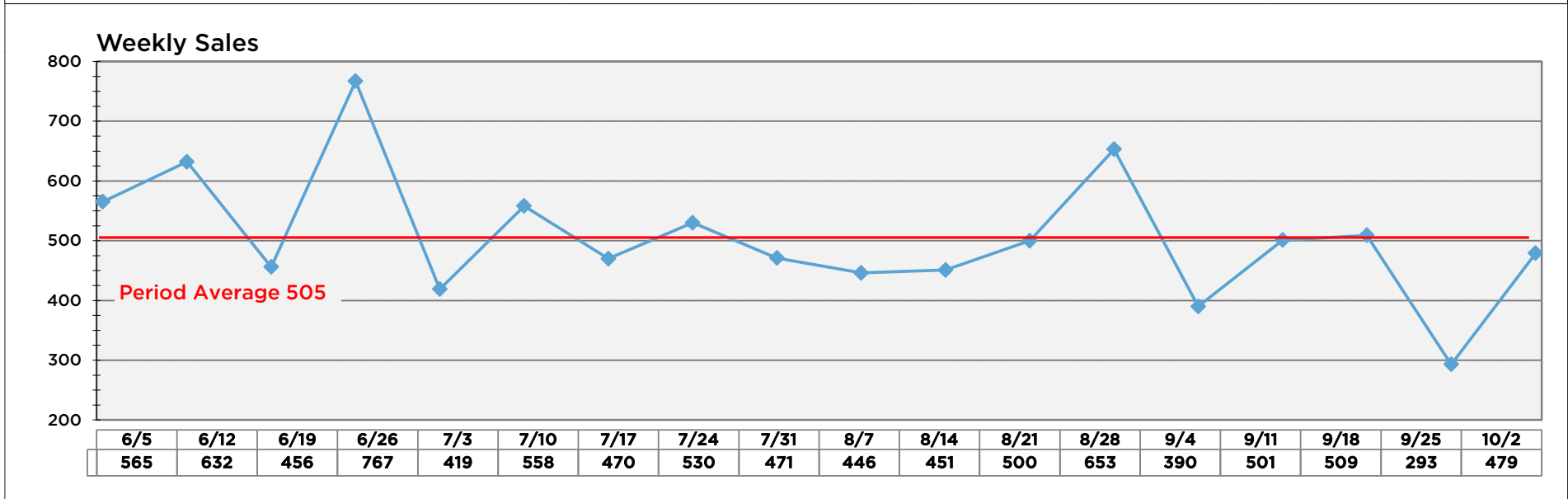
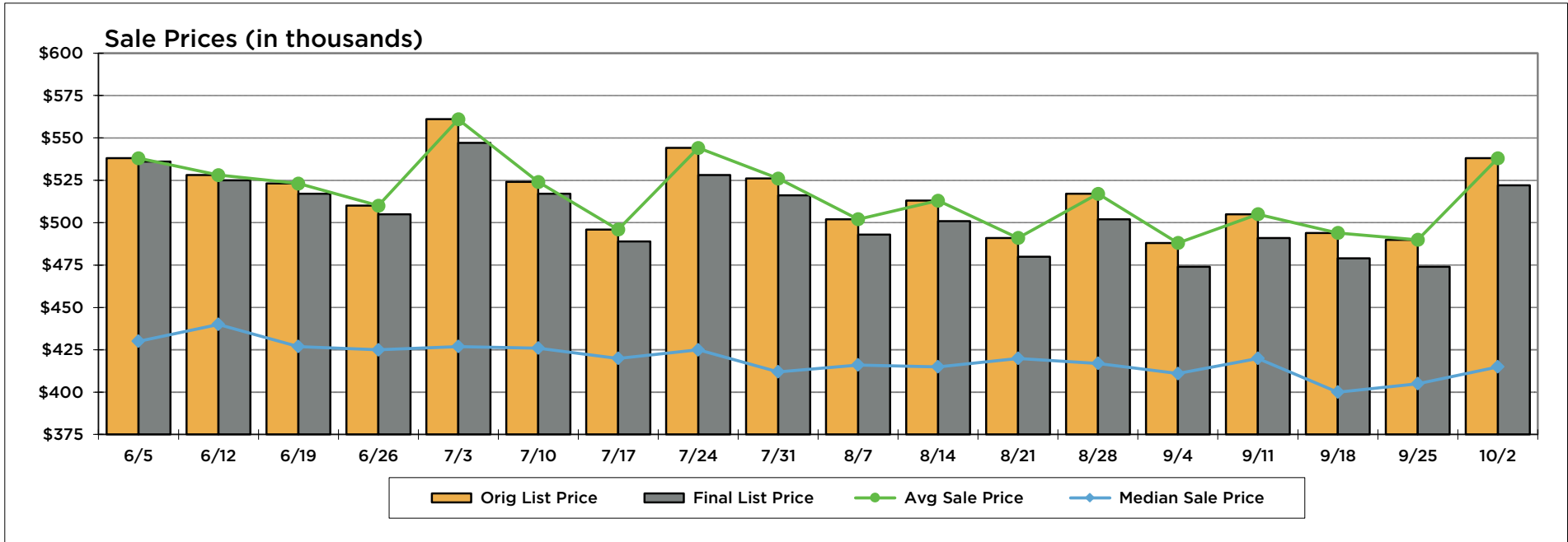
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
10/02/2022 - 10/08/2022  
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>479</b>	53	37	134	91	132	32
Bank Owned	1	0	1	0	0	0	0
Short Sales	3	0	0	2	1	0	0
Other	475	53	36	132	90	132	32
<b>Active Listings</b>	<b>4,948</b>	310	304	1,037	1,098	1,710	489
Bank Owned	26	13	6	0	1	6	0
Short Sales	10	1	0	3	3	3	0
Other	4,912	296	298	1,034	1,094	1,701	489
<b>Months of Inventory</b>	<b>2.38</b>	1.35	1.90	1.79	2.78	2.99	3.53
<b><i>List Price</i></b>							
Average Original List Price	\$538,212	\$189,552	\$295,248	\$366,839	\$470,705	\$700,730	\$1,635,814
Average Final List Price	\$521,791	\$182,669	\$288,364	\$359,061	\$456,347	\$674,123	\$1,592,533
<b><i>Sale Price</i></b>							
Average Price	\$509,009	\$174,019	\$277,906	\$353,475	\$444,691	\$659,341	\$1,545,125
Median Price	\$415,000	\$185,000	\$280,000	\$354,525	\$445,000	\$629,625	\$1,350,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$16,421	-\$6,883	-\$6,884	-\$7,778	-\$14,358	-\$26,607	-\$43,281
Original List to Sale Price - \$	-\$29,203	-\$15,533	-\$17,342	-\$13,364	-\$26,014	-\$41,389	-\$90,689
Final List to Sale Price - \$	-\$12,782	-\$8,650	-\$10,458	-\$5,586	-\$11,656	-\$14,782	-\$47,408
Original List to Sale Price - %	94.57%	91.81%	94.13%	96.36%	94.47%	94.09%	94.46%
Final List to Sale Price - %	97.55%	95.26%	96.37%	98.44%	97.45%	97.81%	97.02%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	33	26	32	30	33	37	37
Combined Avg Days to Contract	34	27	32	30	36	38	37
Avg Days Listing to Closing	70	55	69	69	69	75	83
Avg Days Contract to Close	37	29	36	39	35	38	45
<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	2,094	1,089	1,465	1,645	2,023	2,669	4,192

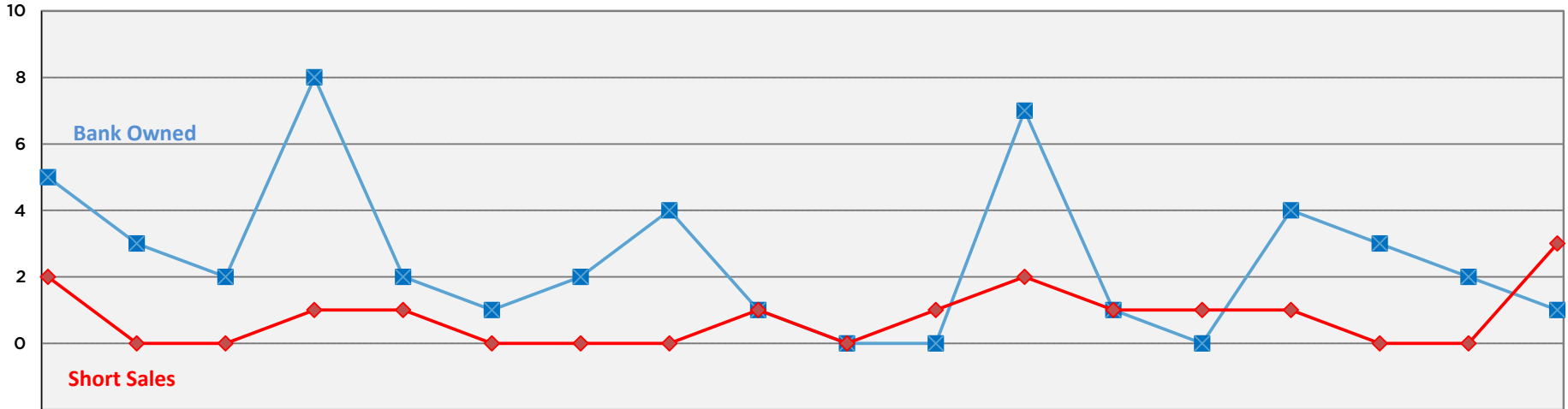
**Single Family Homes**





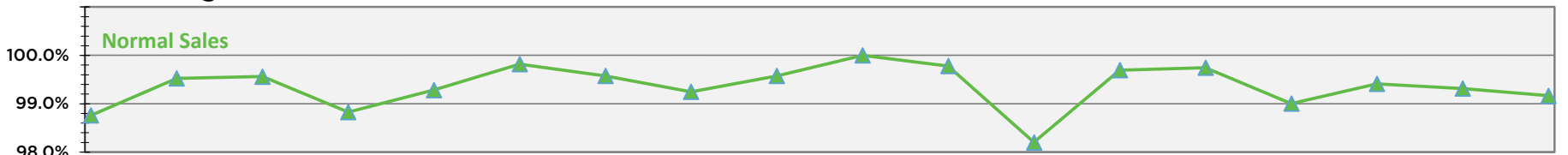
**Single Family Homes**

**Foreclosure Sales**

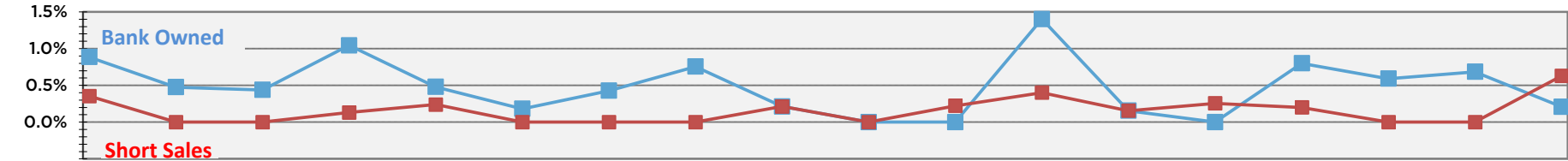


	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
BO	5	3	2	8	2	1	2	4	1	0	0	7	1	0	4	3	2	1
SS	2	0	0	1	1	0	0	0	1	0	1	2	1	1	1	0	0	3

**Percentage of Sales**



	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	10/2
Normal Sales	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%	99.2%

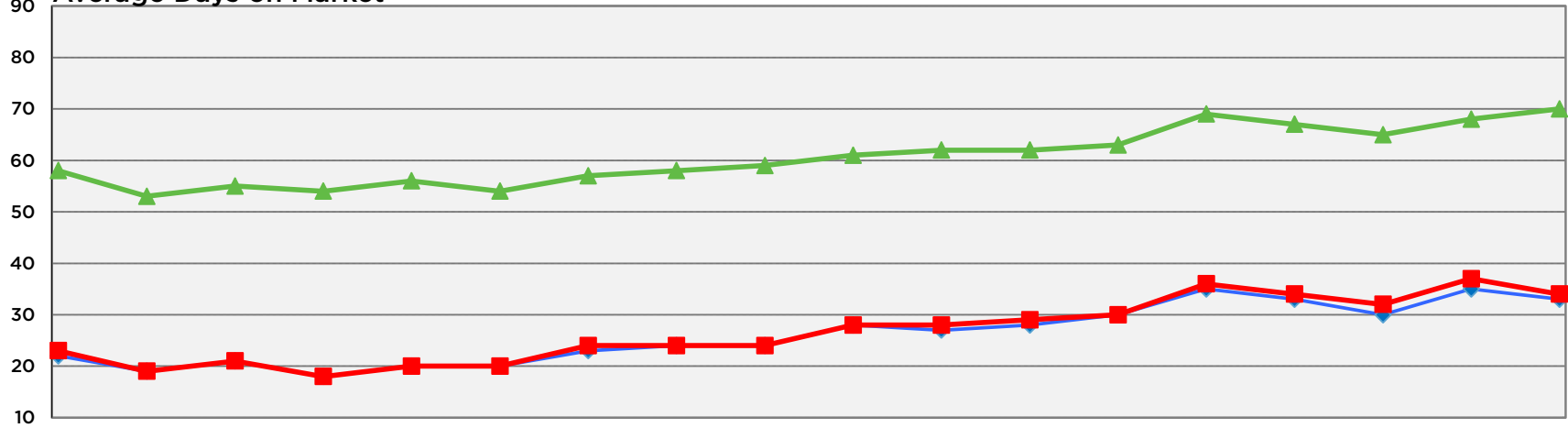


	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
BO	0.9%	0.5%	0.4%	1.0%	0.5%	0.2%	0.4%	0.8%	0.2%	0.0%	0.0%	1.4%	0.2%	0.0%	0.8%	0.6%	0.7%	0.2%
SS	0.4%	0.0%	0.0%	0.1%	0.2%	0.0%	0.0%	0.0%	0.2%	0.0%	0.2%	0.4%	0.2%	0.3%	0.2%	0.0%	0.0%	0.6%



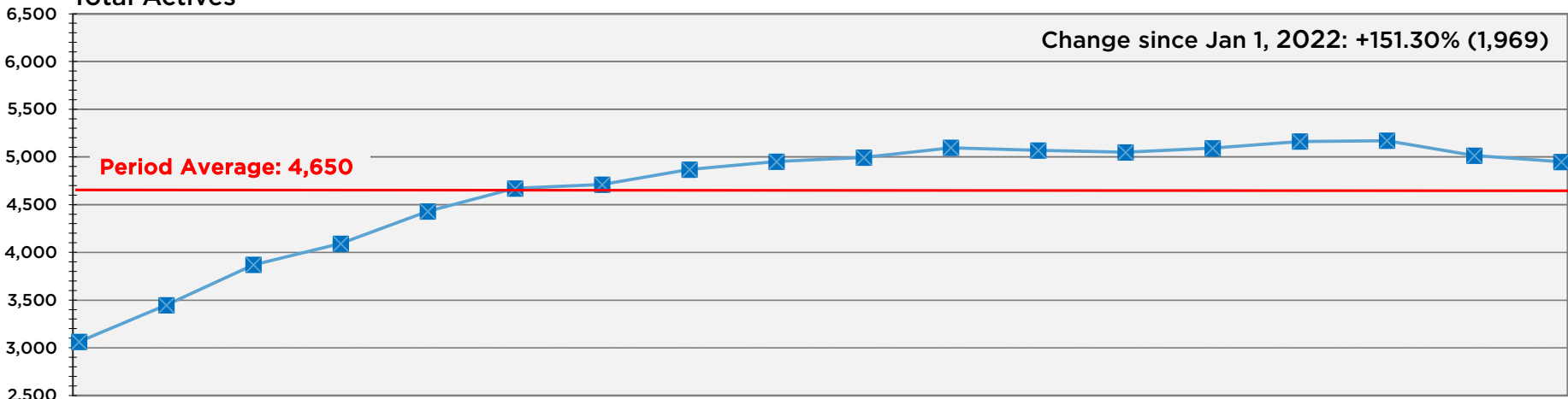
**Single Family Homes**

**Average Days on Market**



	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	10/2
ListToContract	22	19	21	18	20	20	23	24	24	28	27	28	30	35	33	30	35	33
CombDaysOnMkt	23	19	21	18	20	20	24	24	24	28	28	29	30	36	34	32	37	34
ListToClose	58	53	55	54	56	54	57	58	59	61	62	62	63	69	67	65	68	70

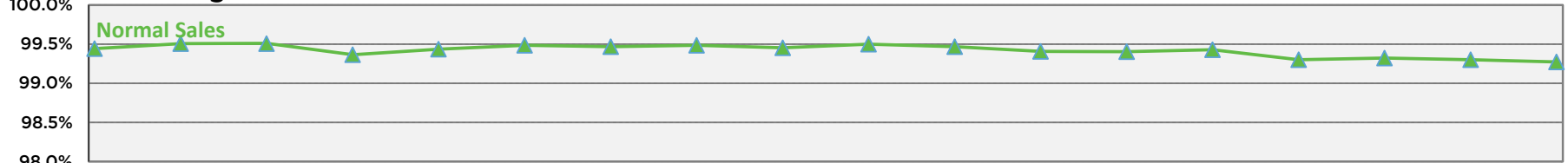
**Total Actives**



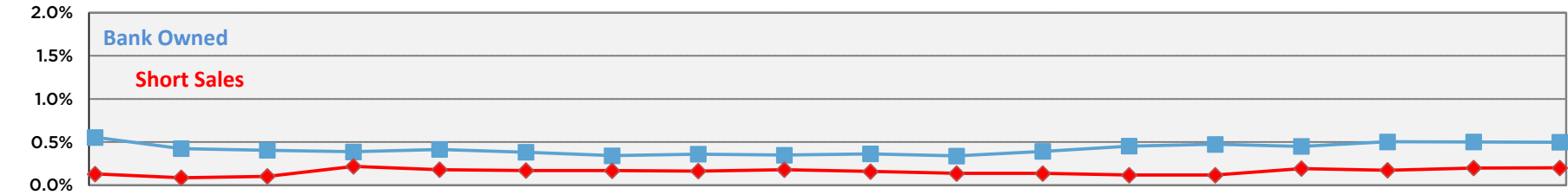
Date	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
Total Actives	3,064	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050	5,092	5,162	5,171	5,014	4,948

**Single Family Homes**

**Percentage of Actives**

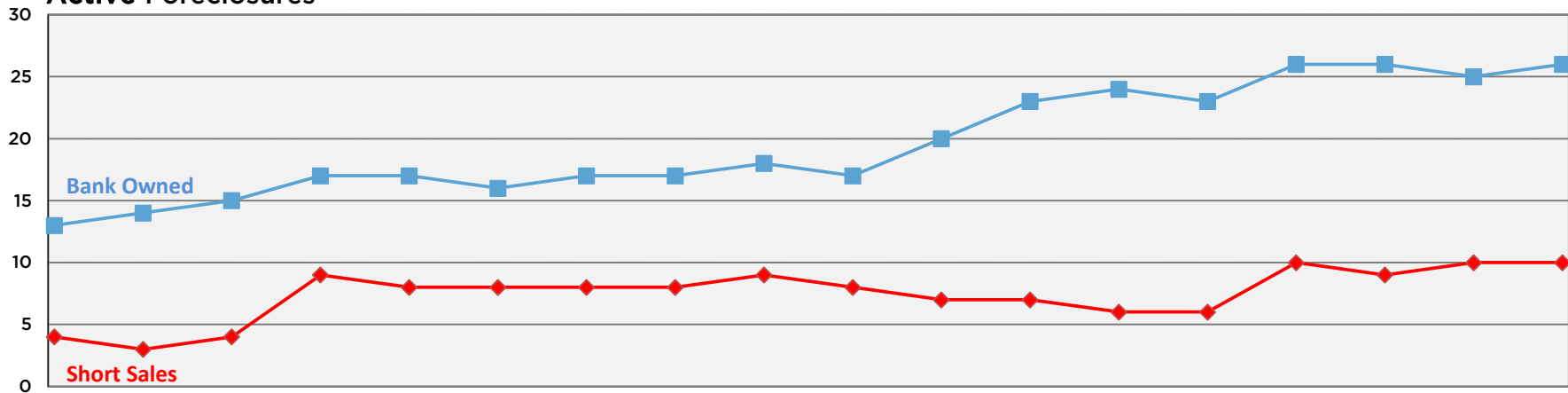


Date	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
Normal Sales	99.45%	99.51%	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%	99.41%	99.41%	99.43%	99.30%	99.32%	99.30%	99.27%



Date	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	10/2
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	0.13%	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%	0.20%

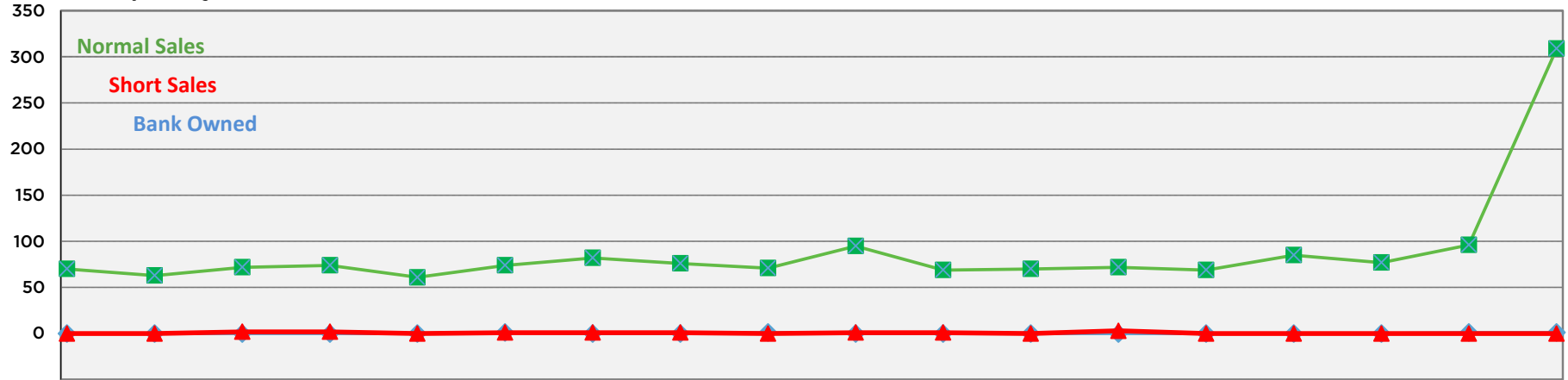
**Active Foreclosures**



Date	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	10/2
BO	13	14	15	17	17	16	17	17	18	17	20	23	24	23	26	26	25	26
SS	4	3	4	9	8	8	8	8	9	8	7	7	6	6	10	9	10	10

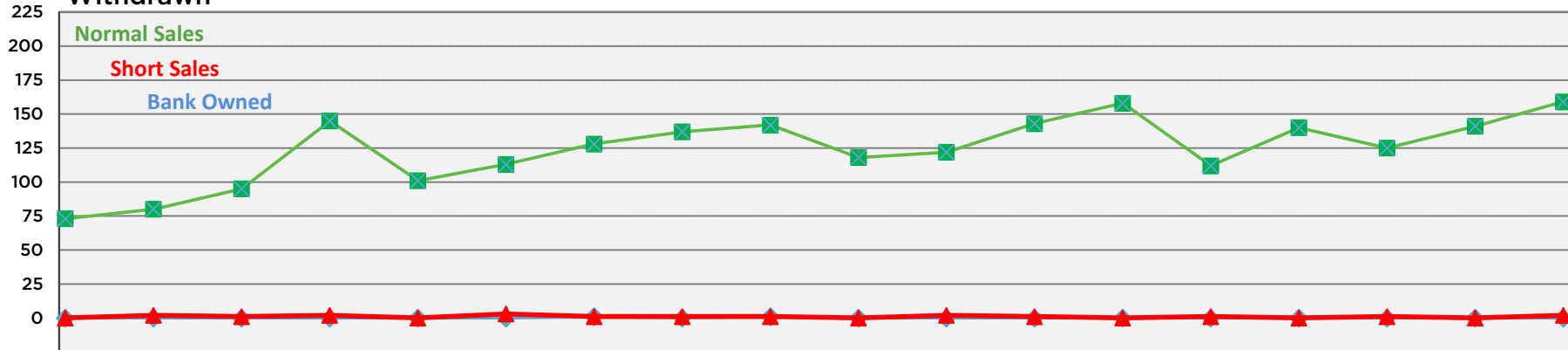
**Single Family Homes**

**Temporary Off Market**



	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	10/2
<b>Norm</b>	70	63	72	74	61	74	82	76	71	95	69	70	72	69	85	77	96	309
<b>BO</b>	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	1	1
<b>SS</b>	0	0	2	2	0	1	1	1	0	1	1	0	3	0	0	0	0	0

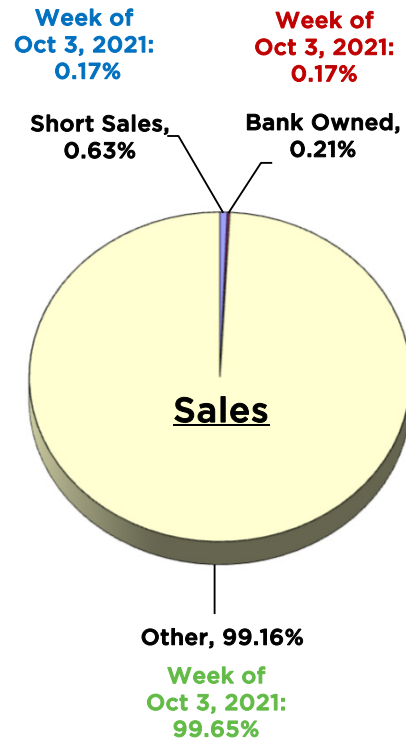
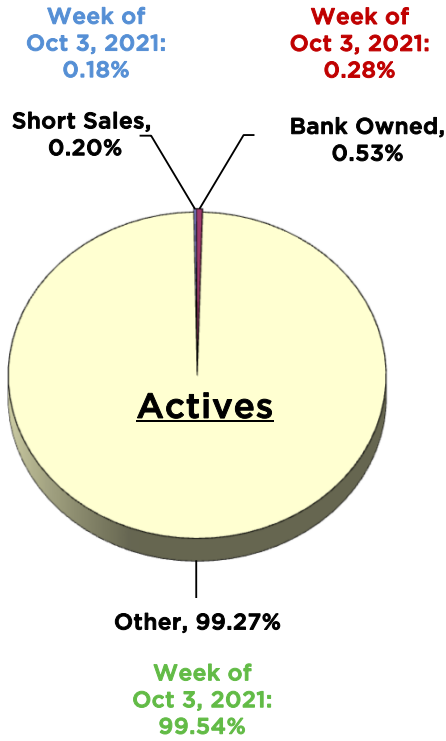
**Withdrawn**



	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	10/2
<b>Norm</b>	73	80	95	145	101	113	128	137	142	118	122	143	158	112	140	125	141	159
<b>BO</b>	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	2	1	2	0	3	1	1	1	0	2	1	0	1	0	1	0	2



### Single Family Homes



**Monday Morning Quarterback**  
10/02/2022 - 10/08/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 47 Single Family Homes available for the Median Price of \$415,000? ( ± \$500 )**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>5</b>	<b>\$414,960</b>	<b>3.8</b>	<b>2.4</b>	<b>1,906</b>	<b>\$217.76</b>
Altamonte Springs / Forest City	32714	2	\$414,900	4.0	2.0	1,856	\$223.55
Sanford / Lake Forest	32771	2	\$415,000	4.0	3.0	1,966	\$211.09
Longwood / Wekiva Springs	32779	1	\$415,000	3.0	2.0	1,884	\$220.28
<b>Orange County</b>		<b>20</b>	<b>\$414,981</b>	<b>3.1</b>	<b>2.0</b>	<b>1,597</b>	<b>\$259.88</b>
Apopka / Hunt Club	32703	2	\$415,000	3.0	2.0	1,730	\$239.88
Apopka (North)	32712	1	\$415,000	4.0	2.0	2,415	\$171.84
Winter Park (East) / Aloma	32792	1	\$415,000	4.0	2.0	1,572	\$263.99
ColoniaItown	32803	1	\$415,000	2.0	1.0	918	\$452.07
College Park	32804	3	\$415,000	2.0	2.0	1,178	\$352.29
Delaney / Crystal Lake	32806	1	\$415,000	3.0	2.0	1,714	\$242.12
Azalea Park	32807	1	\$415,000	3.0	2.0	1,670	\$248.50
Belle Isle / Pine Castle	32809	1	\$414,900	4.0	3.0	1,240	\$334.60
Conway	32812	1	\$414,900	3.0	2.0	1,574	\$263.60
Taft	32824	2	\$414,950	4.0	2.0	1,668	\$248.77
Rio Pinar / Union Park	32825	1	\$414,920	3.0	2.0	1,728	\$240.12
Research Park	32826	1	\$415,000	4.0	2.0	1,948	\$213.04
Union Park / Chickasaw	32829	1	\$415,000	3.0	2.0	1,745	\$237.82
Ocoee	34761	3	\$415,000	3.0	2.0	1,694	\$244.98
<b>Osceola County</b>		<b>15</b>	<b>\$414,960</b>	<b>3.6</b>	<b>2.0</b>	<b>1,935</b>	<b>\$214.41</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$414,900	4.0	2.0	1,802	\$230.24
Kissimmee (East)	34744	1	\$414,900	3.0	2.0	1,676	\$247.55
Kissimmee (West) / Pleasant Hill	34746	7	\$414,971	4.0	2.0	2,023	\$205.13
Kissimmee / Celebration	34747	1	\$414,900	4.0	2.0	1,640	\$252.99
Kissimmee / Poinciana	34758	3	\$415,000	3.0	2.0	2,110	\$196.68
St Cloud	34769	1	\$414,999	3.0	2.0	1,648	\$251.82
St Cloud / Canoe Creek	34772	1	\$414,900	3.0	2.0	1,773	\$234.01
<b>Lake County</b>		<b>7</b>	<b>\$415,057</b>	<b>3.4</b>	<b>2.1</b>	<b>2,044</b>	<b>\$203.09</b>
Eustis (West)	32726	1	\$415,000	3.0	2.0	2,019	\$205.55
Tavares / Mt Plymouth	32778	1	\$415,000	4.0	3.0	3,004	\$138.15
Clermont (Central)	34711	1	\$415,500	3.0	2.0	2,084	\$199.38
Clermont (South)	34714	2	\$414,950	4.0	2.0	1,806	\$229.76
Minneola	34715	1	\$415,000	4.0	2.0	1,674	\$247.91
Leesburg (West)	34748	1	\$415,000	2.0	2.0	1,913	\$216.94

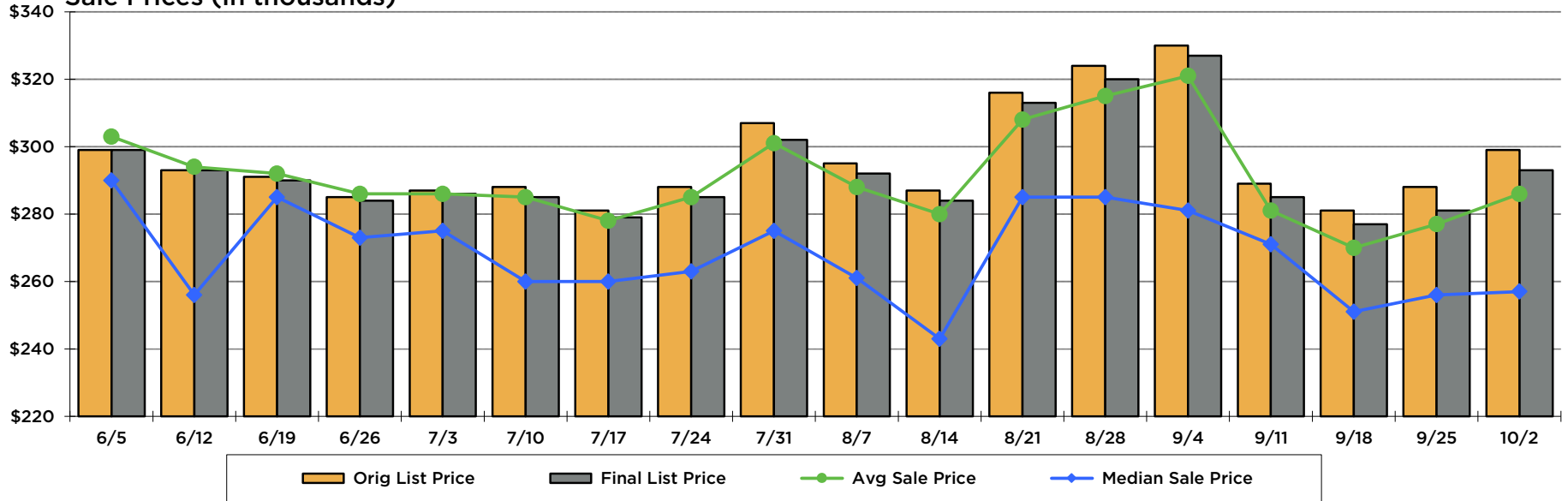
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**Condos, Townhomes, Villas**

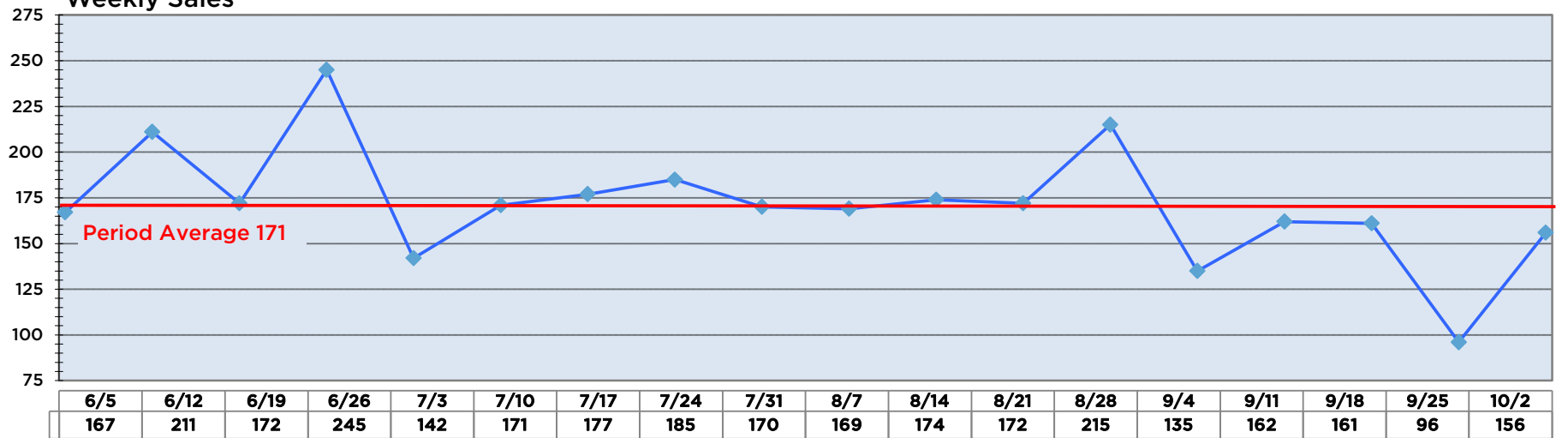
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>156</b>	<b>70</b>	<b>22</b>	<b>38</b>	<b>16</b>	<b>10</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	155	69	22	38	16	10	0
<b>Active Listings</b>	<b>1,652</b>	<b>558</b>	<b>225</b>	<b>474</b>	<b>220</b>	<b>164</b>	<b>11</b>
Bank Owned	9	4	1	2	1	1	0
Short Sales	2	1	0	0	1	0	0
Other	1,641	553	224	472	218	163	11
<b>Months of Inventory</b>	<b>2.44</b>	<b>1.84</b>	<b>2.36</b>	<b>2.88</b>	<b>3.17</b>	<b>3.78</b>	<b>0.00</b>
<b><i>List Price</i></b>							
Average Original List Price	\$298,843	\$197,159	\$278,486	\$352,270	\$448,842	\$612,390	\$0
Average Final List Price	\$292,582	\$192,314	\$272,895	\$348,899	\$440,779	\$586,650	\$0
<b><i>Sale Price</i></b>							
Average Price	\$285,874	\$187,274	\$268,959	\$342,783	\$434,173	\$559,750	\$0
Median Price	\$256,500	\$199,950	\$265,000	\$344,000	\$429,440	\$554,750	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$6,261	-\$4,845	-\$5,591	-\$3,371	-\$8,063	-\$25,740	\$0
Original List to Sale Price - \$	-\$12,969	-\$9,885	-\$9,527	-\$9,487	-\$14,669	-\$52,640	\$0
Final List to Sale Price - \$	-\$6,708	-\$5,040	-\$3,936	-\$6,116	-\$6,606	-\$26,900	\$0
Original List to Sale Price - %	95.66%	94.99%	96.58%	97.31%	96.73%	91.40%	0.00%
Final List to Sale Price - %	97.71%	97.38%	98.56%	98.25%	98.50%	95.41%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	34	31	41	29	27	69	0
Combined Avg Days to Contract	36	31	41	31	29	83	0
Avg Days Listing to Closing	66	62	73	61	62	105	0
Avg Days Contract to Close	32	30	34	31	35	36	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,355	1,020	1,282	1,617	1,900	1,994	0

**Condos, Townhomes, Villas**

Sale Prices (in thousands)

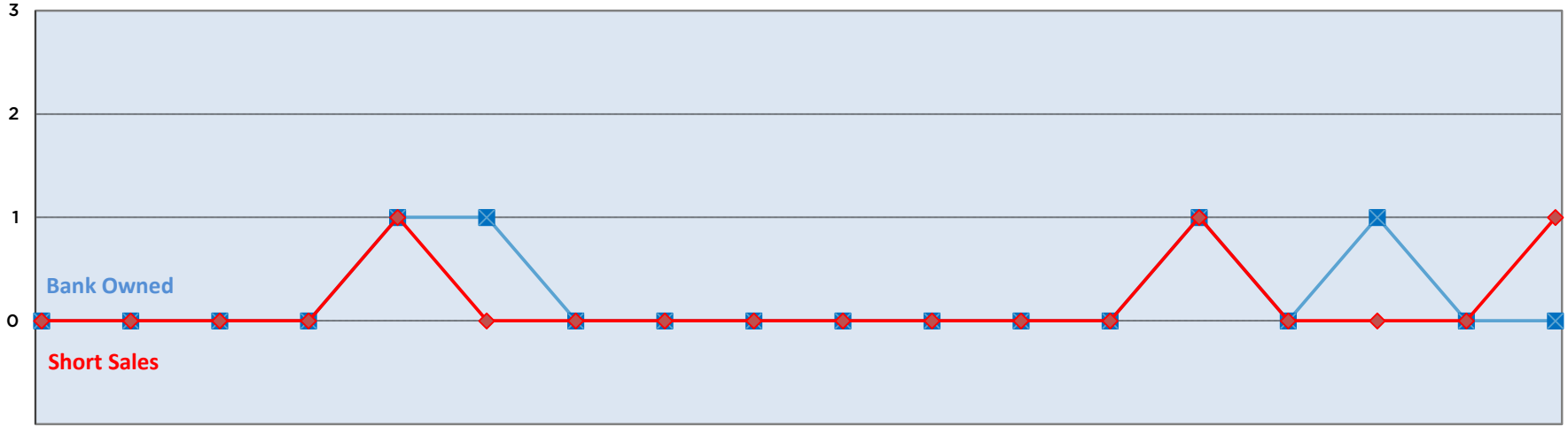


Weekly Sales



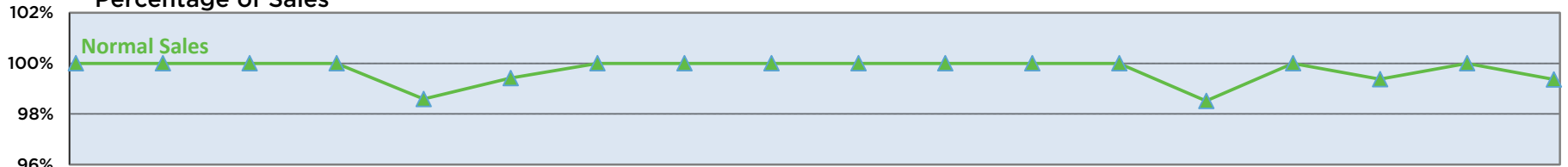
**Condos, Townhomes, Villas**

**Foreclosure Sales**

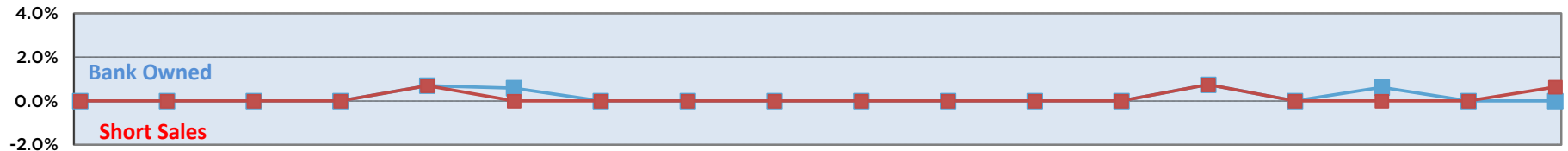


	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
BO	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1	0	0
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	1

**Percentage of Sales**



	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	10/2
Normal Sales	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%	99.4%

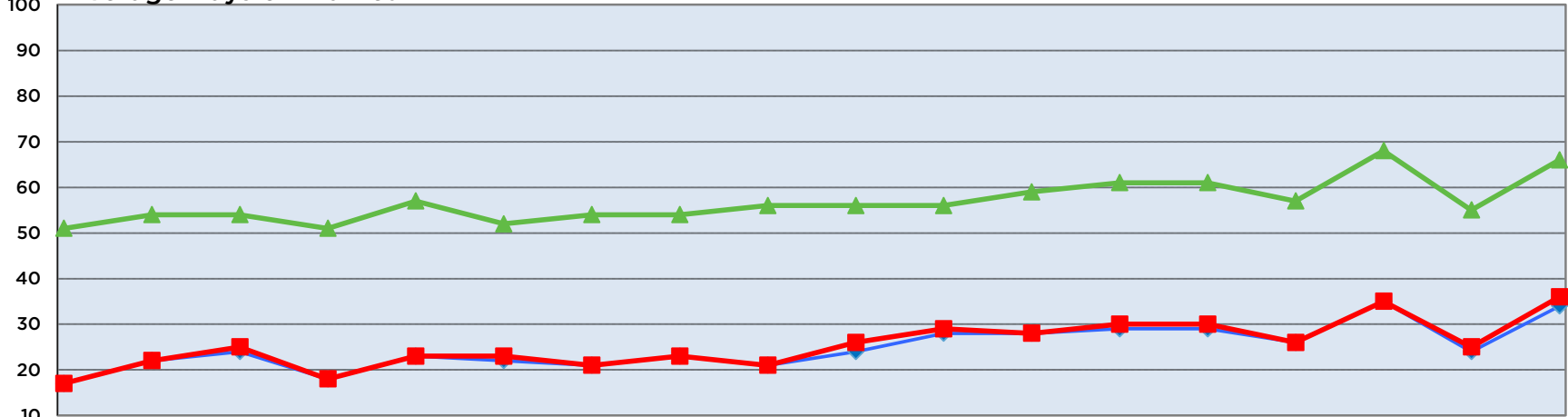


	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
BO	0.0%	0.0%	0.0%	0.0%	0.7%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%



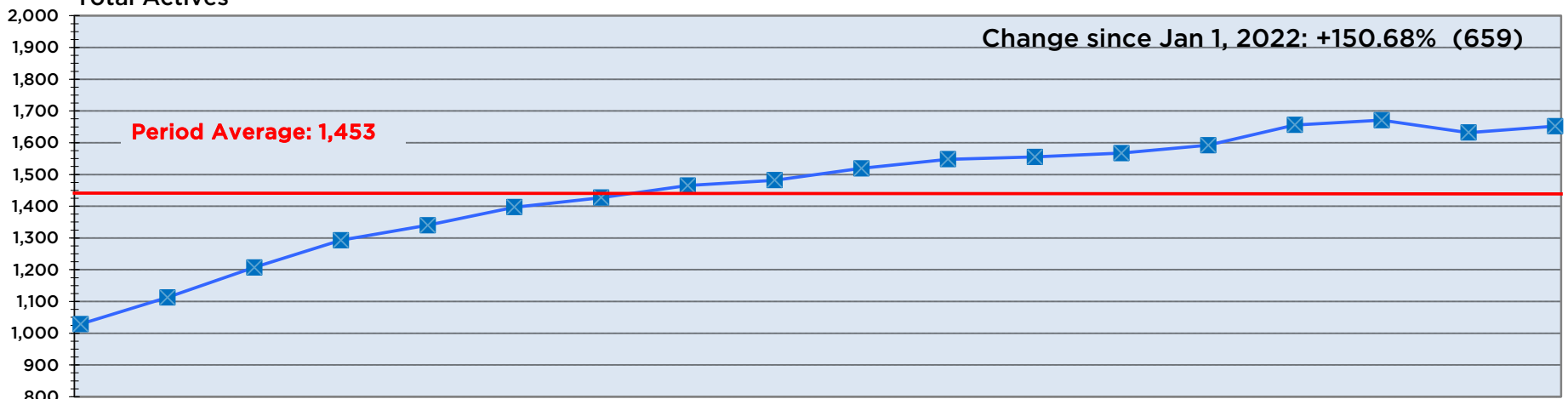
**Condos, Townhomes, Villas**

**Average Days on Market**



ListToContract	17	22	24	18	23	22	21	23	21	24	28	28	29	29	26	35	24	34
CombDaysOnMkt	17	22	25	18	23	23	21	23	21	26	29	28	30	30	26	35	25	36
ListToClose	51	54	54	51	57	52	54	54	56	56	56	59	61	61	57	68	55	66

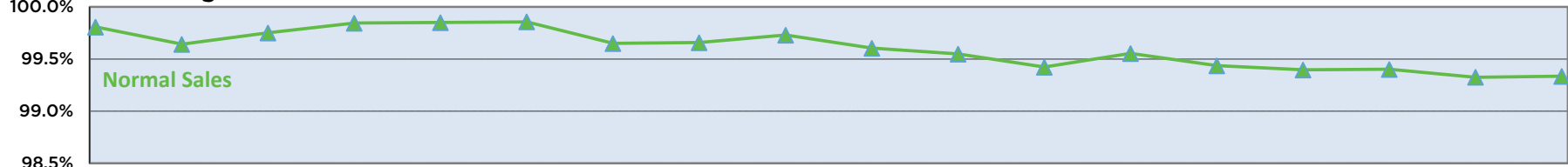
**Total Actives**



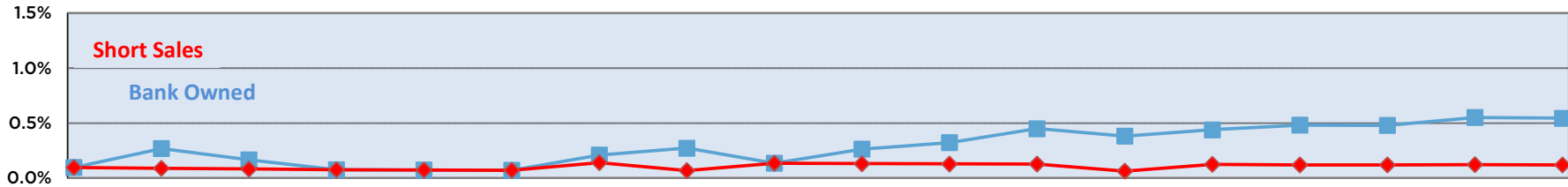
	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
Total Actives	1,029	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555	1,567	1,592	1,656	1,671	1,632	1,652

**Condos, Townhomes, Villas**

**Percentage of Actives**

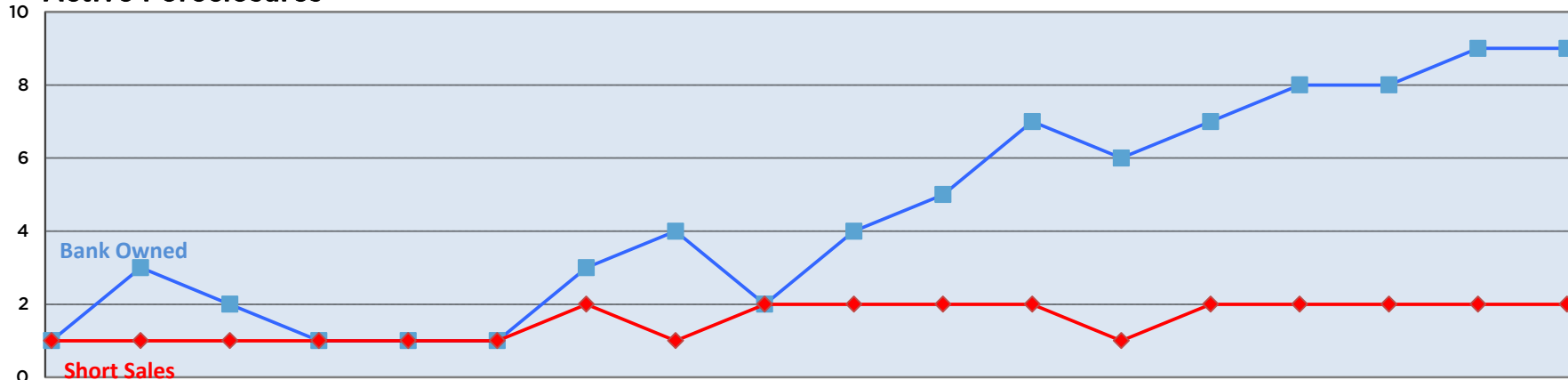


	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
<b>Normal</b>	99.8%	99.6%	99.8%	99.8%	99.9%	99.9%	99.6%	99.7%	99.7%	99.6%	99.5%	99.4%	99.6%	99.4%	99.4%	99.4%	99.3%	99.3%



	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	10/2
<b>BO</b>	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%	0.5%
<b>SS</b>	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**

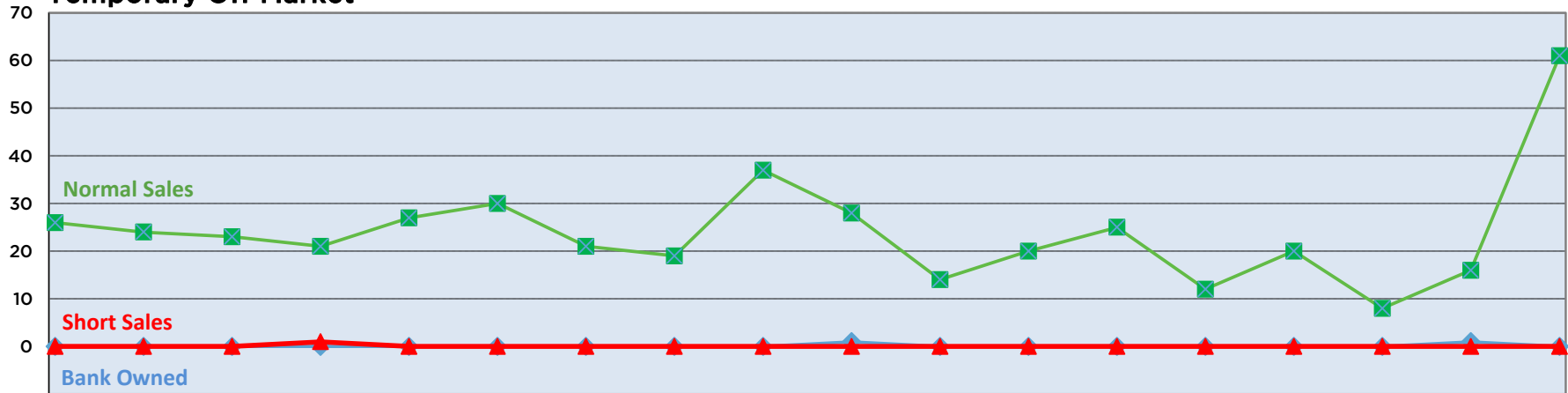


	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2
<b>BO</b>	1	3	2	1	1	1	3	4	2	4	5	7	6	7	8	8	9	9
<b>SS</b>	1	1	1	1	1	1	2	1	2	2	2	2	1	2	2	2	2	2



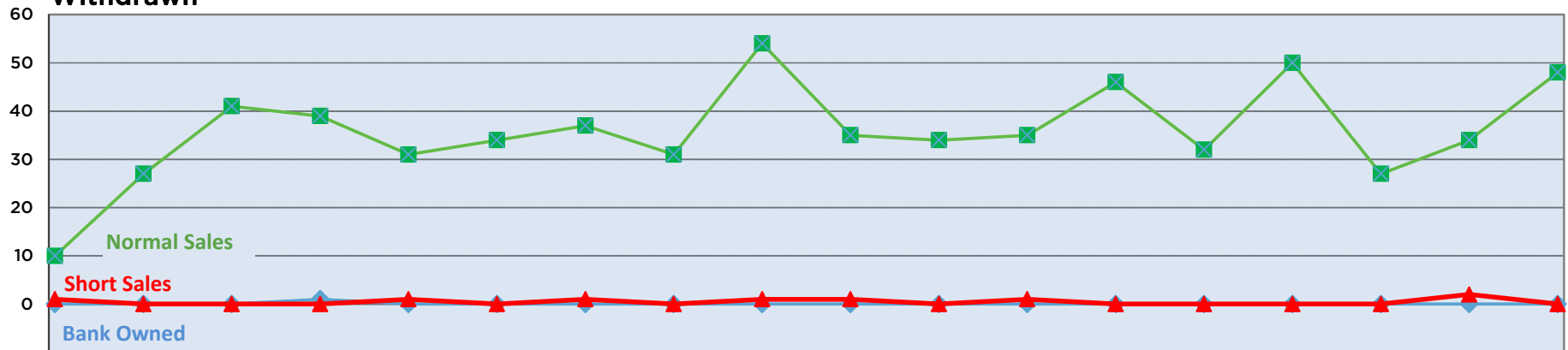
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	10/2
Norm	26	24	23	21	27	30	21	19	37	28	14	20	25	12	20	8	16	61
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0
SS	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

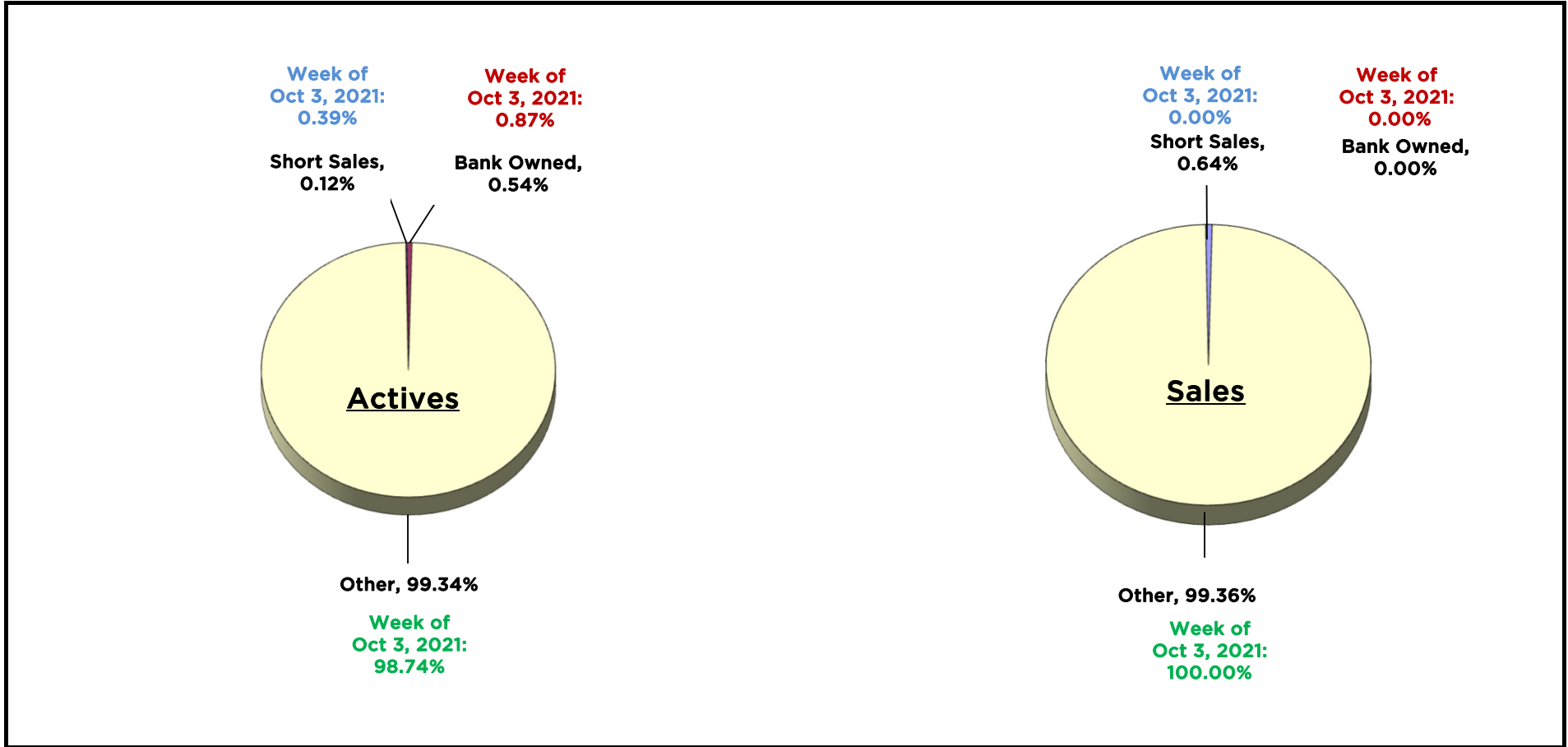
**Withdrawn**



	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	10/2
Norm	10	27	41	39	31	34	37	31	54	35	34	35	46	32	50	27	34	48
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	1	0	1	0	1	1	0	1	0	0	0	0	2	0



**Condos, Townhomes, Villas**





**Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$256,500? (± \$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>
<b>Orange County</b>		<b>2</b>	<b>\$256,500</b>	<b>2.5</b>	<b>2.0</b>	<b>1,314</b>	<b>\$195.28</b>
Metro West / Orlo Vista	32835	1	\$257,000	3.0	2.0	1,408	\$182.53
Hunters Creek	32837	1	\$256,000	2.0	2.0	1,219	\$210.01