



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

***Week of October 09, 2022 - October 15, 2022***

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

- Sales of single-family homes decreased to 440 during the week of Oct 09, from 479 the week prior
- The median price of single family homes decreased to \$411,500, a change of -0.8%
- The number of single-family home foreclosure transactions increased to 3 last week, from 1 the week of Oct 02
- The number of single-family home short-sale transactions decreased to 2 from 3 the week prior
- Single-family inventory increased by 50, and now sits at 4,998

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

- Sales of condos, townhomes, and villas decreased to 144 during the week of Oct 09, from 156 the week prior
- The median price of condos, townhomes, and villas increased to \$275,500, a change of 7.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Oct 02
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 3, and now sits at 1,655

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

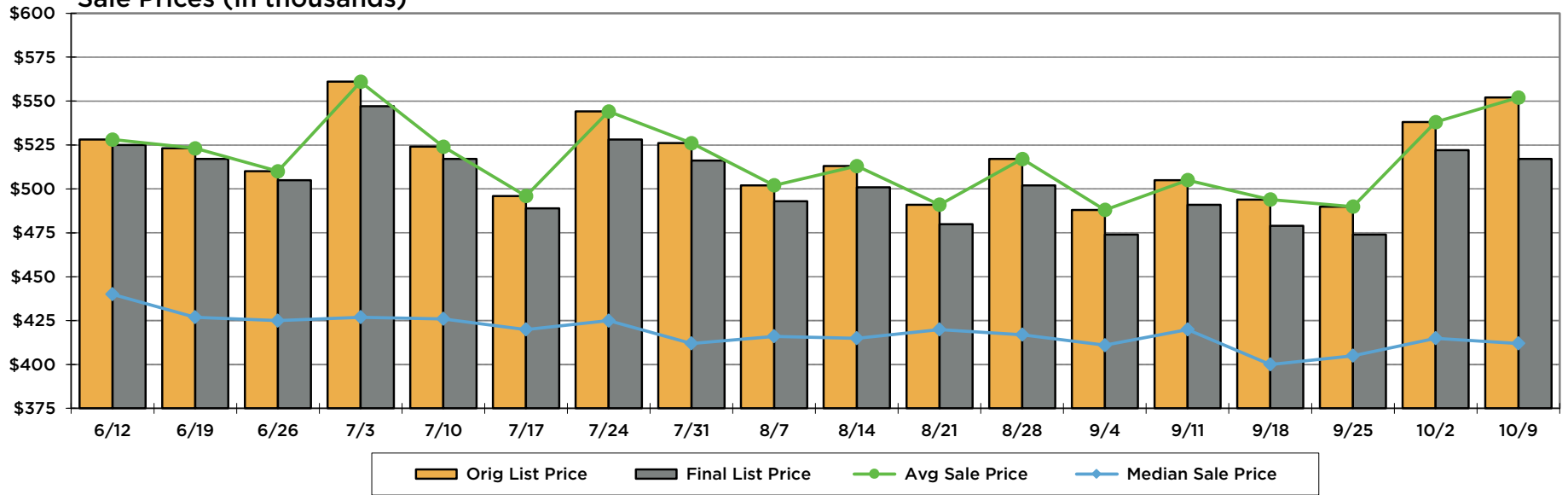
**Monday Morning Quarterback**  
10/09/2022 - 10/15/2022  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

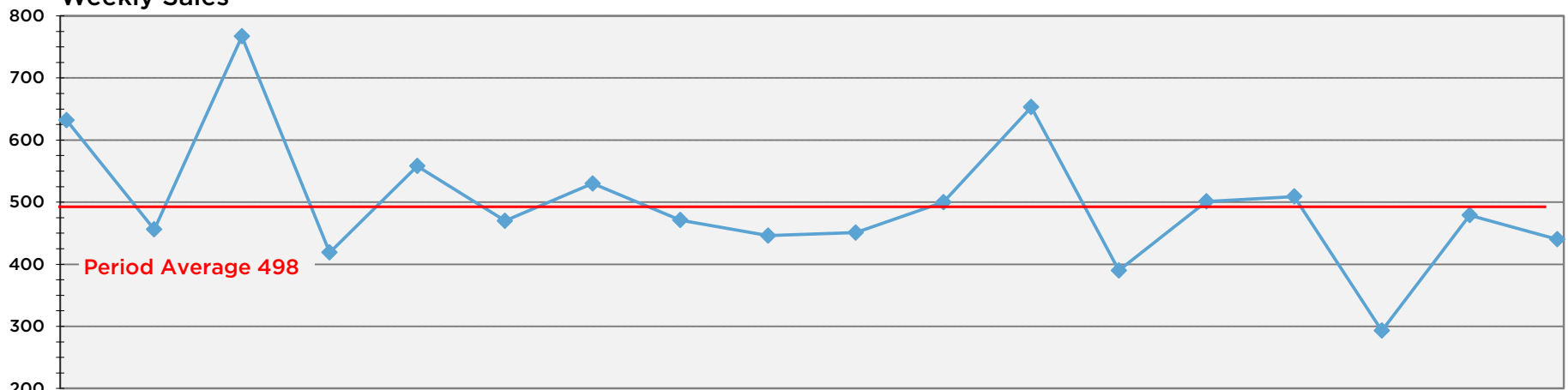
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>440</b>	54	27	124	89	121	25
Bank Owned	3	1	0	1	1	0	0
Short Sales	2	0	0	1	1	0	0
Other	435	53	27	122	87	121	25
<b>Active Listings</b>	<b>4,998</b>	319	309	1,067	1,104	1,705	494
Bank Owned	27	11	5	2	3	6	0
Short Sales	12	1	0	2	5	4	0
Other	4,959	307	304	1,063	1,096	1,695	494
<b>Months of Inventory</b>	<b>2.62</b>	1.36	2.64	1.99	2.86	3.25	4.56
<b><i>List Price</i></b>							
Average Original List Price	\$552,112	\$200,916	\$289,000	\$372,117	\$468,108	\$697,397	\$2,083,512
Average Final List Price	\$517,062	\$195,141	\$280,181	\$363,884	\$453,938	\$678,552	\$1,671,112
<b><i>Sale Price</i></b>							
Average Price	\$502,698	\$186,354	\$271,541	\$356,871	\$444,032	\$662,705	\$1,593,369
Median Price	\$411,500	\$194,750	\$270,000	\$360,000	\$445,000	\$655,000	\$1,300,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$35,050	-\$5,775	-\$8,819	-\$8,233	-\$14,170	-\$18,845	-\$412,400
Original List to Sale Price - \$	-\$49,414	-\$14,562	-\$17,459	-\$15,246	-\$24,076	-\$34,692	-\$490,143
Final List to Sale Price - \$	-\$14,364	-\$8,787	-\$8,640	-\$7,013	-\$9,906	-\$15,847	-\$77,743
Original List to Sale Price - %	91.05%	92.75%	93.96%	95.90%	94.86%	95.03%	76.48%
Final List to Sale Price - %	97.22%	95.50%	96.92%	98.07%	97.82%	97.66%	95.35%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	37	38	45	30	36	38	49
Combined Avg Days to Contract	38	38	45	30	40	38	49
Avg Days Listing to Closing	75	82	95	66	73	73	93
Avg Days Contract to Close	38	44	51	36	36	35	44
<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	2,092	1,111	1,249	1,616	2,156	2,710	4,263

**Single Family Homes**

**Sale Prices (in thousands)**



**Weekly Sales**

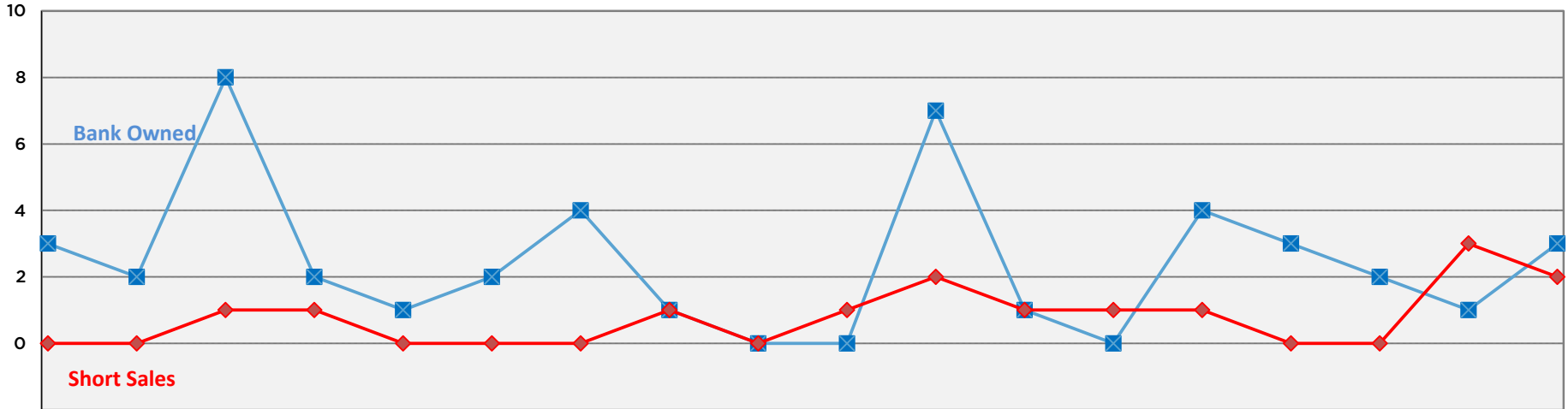


6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9
632	456	767	419	558	470	530	471	446	451	500	653	390	501	509	293	479	440



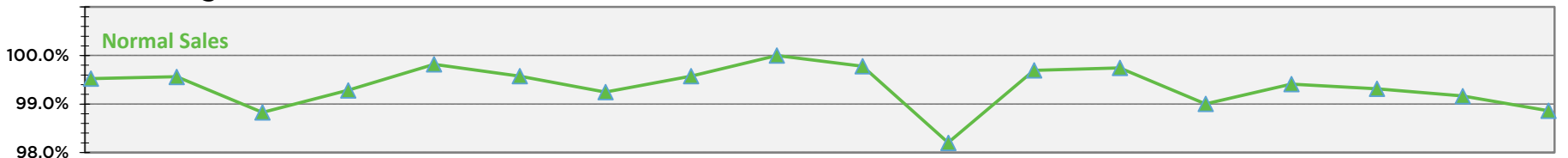
**Single Family Homes**

**Foreclosure Sales**

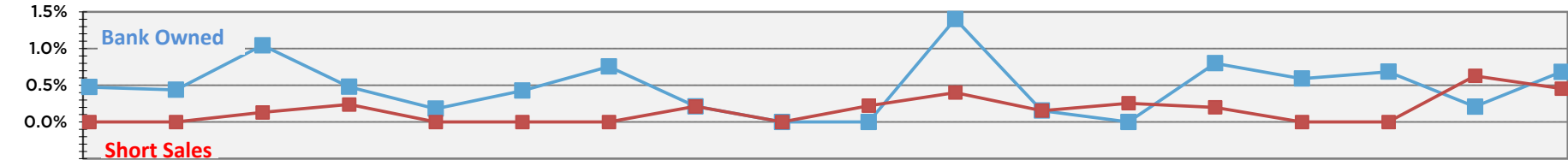


	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9
BO	3	2	8	2	1	2	4	1	0	0	7	1	0	4	3	2	1	3
SS	0	0	1	1	0	0	0	1	0	1	2	1	1	1	0	0	3	2

**Percentage of Sales**



	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	10/9
Normal Sales	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%	98.9%



	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	10/9
BO	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%	0.7%
SS	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%	0.5%

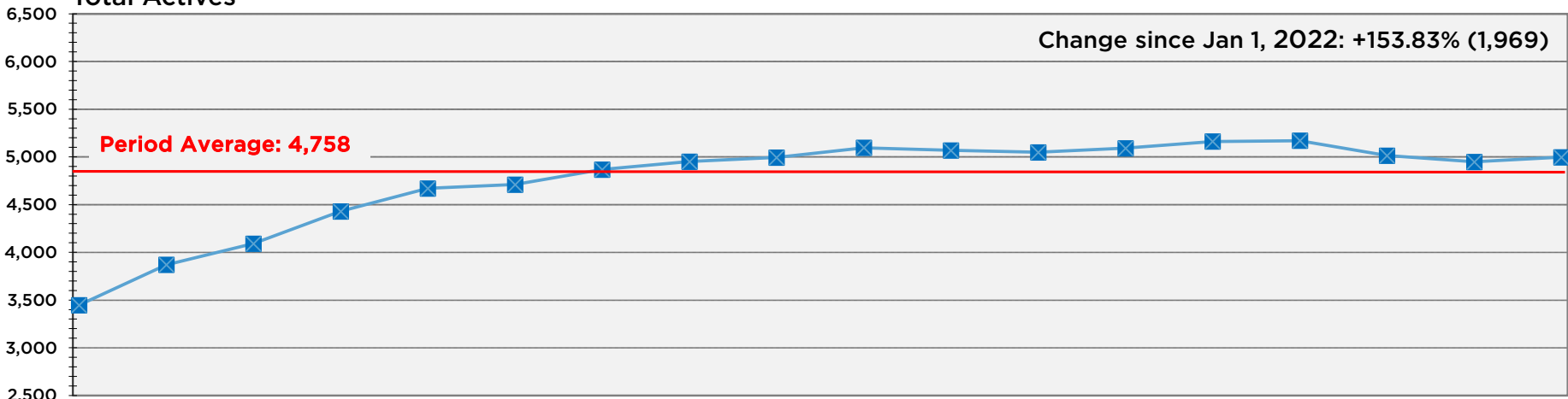
**Single Family Homes**

**Average Days on Market**



	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	10/9
ListToContract	19	21	18	20	20	23	24	24	28	27	28	30	35	33	30	35	33	37
CombDaysOnMkt	19	21	18	20	20	24	24	24	28	28	29	30	36	34	32	37	34	38
ListToClose	53	55	54	56	54	57	58	59	61	62	62	63	69	67	65	68	70	75

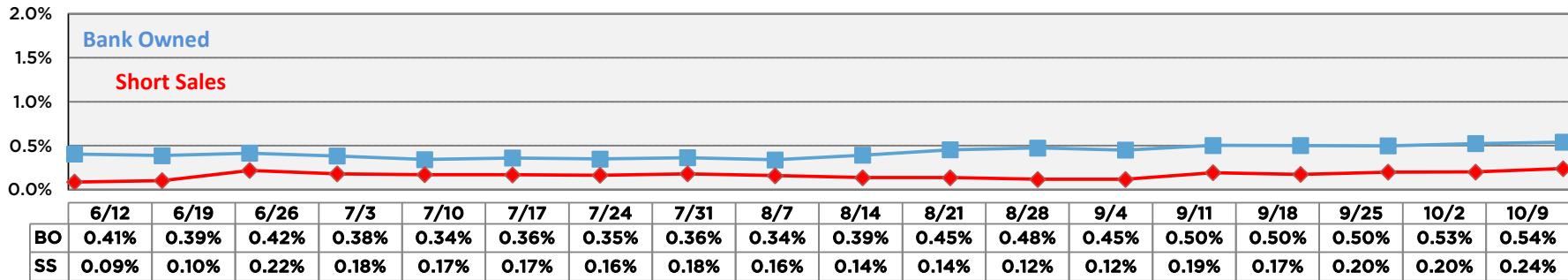
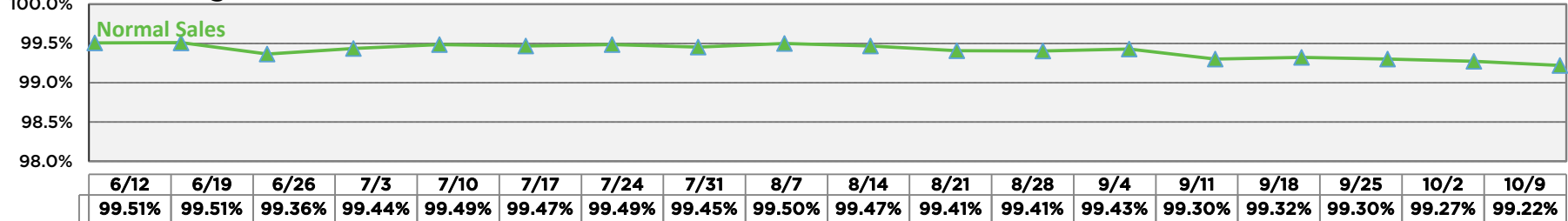
**Total Actives**



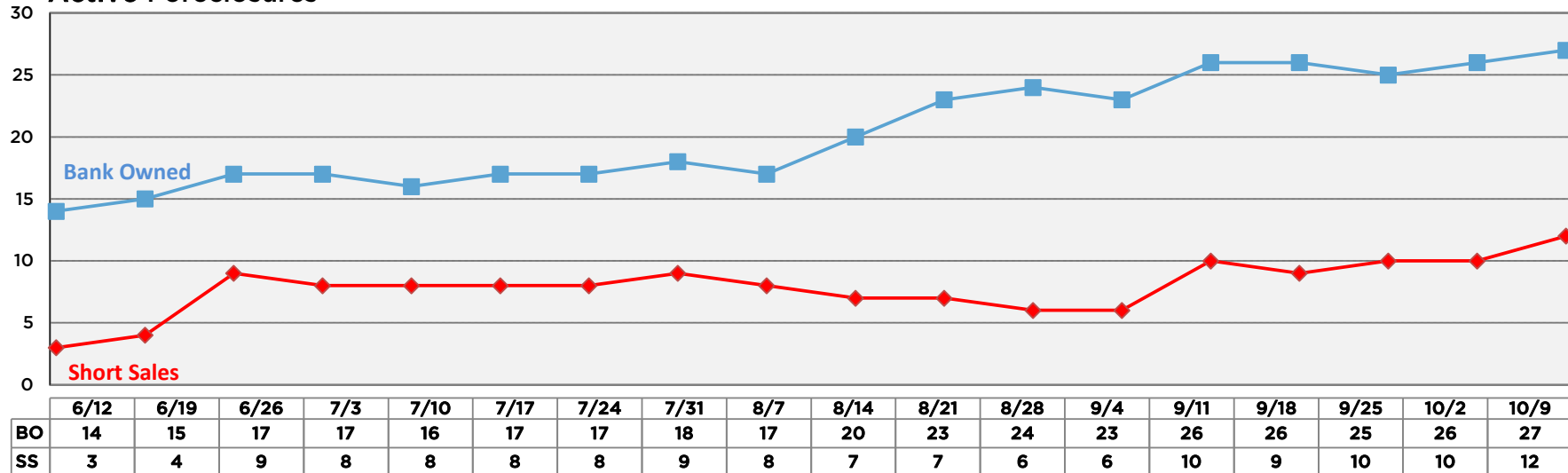
	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9
Total Actives	3,448	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050	5,092	5,162	5,171	5,014	4,948	4,998

**Single Family Homes**

**Percentage of Actives**

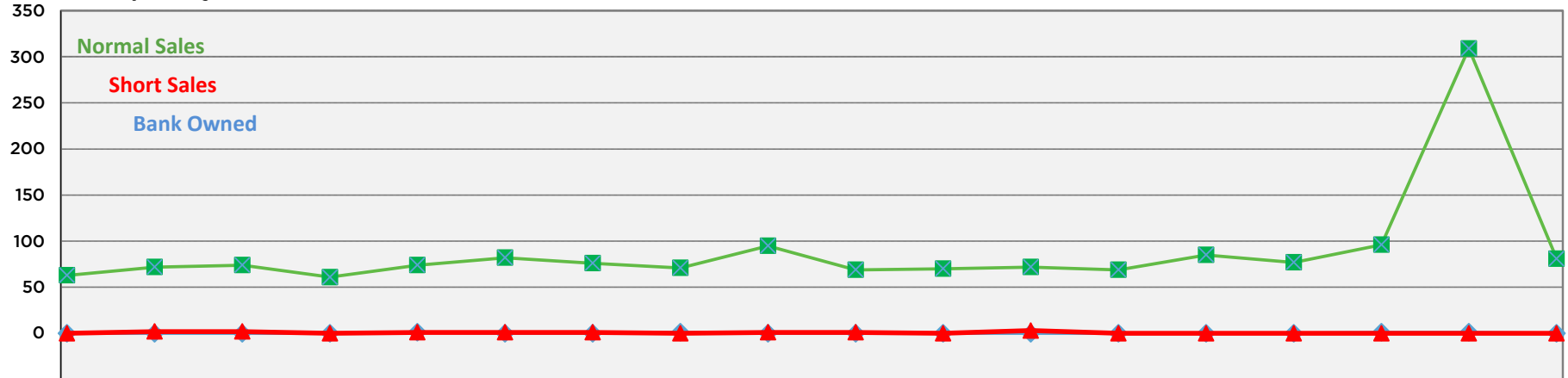


**Active Foreclosures**



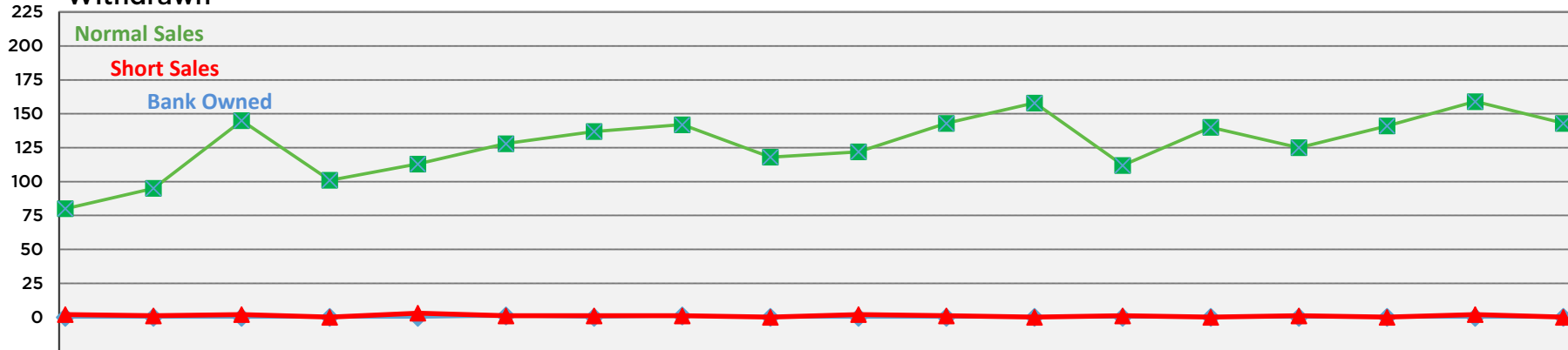
**Single Family Homes**

**Temporary Off Market**



	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	10/9
<b>Norm</b>	63	72	74	61	74	82	76	71	95	69	70	72	69	85	77	96	309	81
<b>BO</b>	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	1	1	0
<b>SS</b>	0	2	2	0	1	1	1	0	1	1	0	3	0	0	0	0	0	0

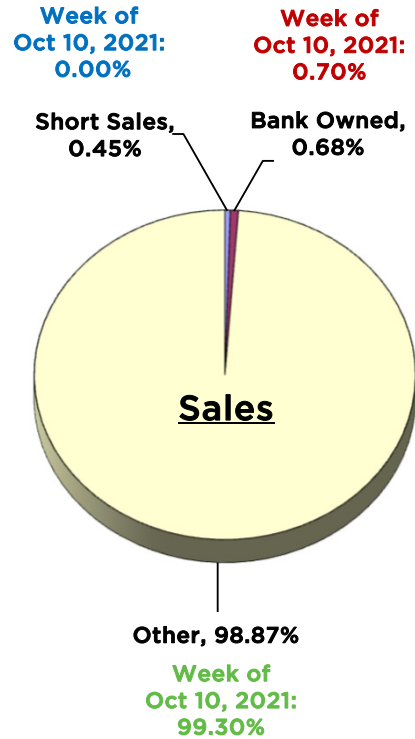
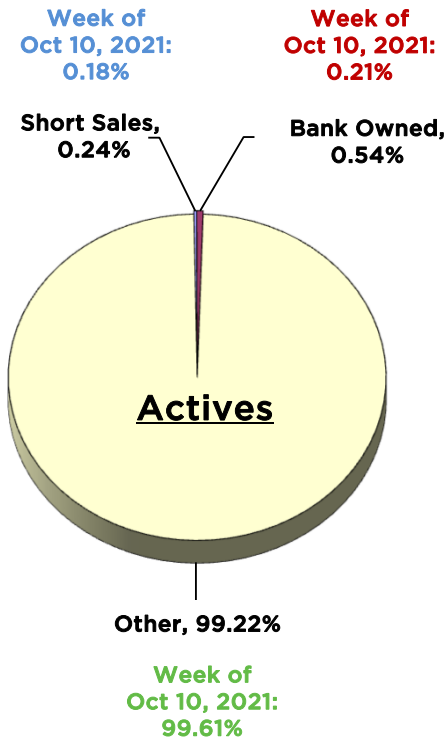
**Withdrawn**



	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	10/9
<b>Norm</b>	80	95	145	101	113	128	137	142	118	122	143	158	112	140	125	141	159	143
<b>BO</b>	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	2	1	2	0	3	1	1	1	0	2	1	0	1	0	1	0	2	0



### Single Family Homes





**Where is the 1 Single Family Home available for the Median Price of \$411,500? (± \$500)**

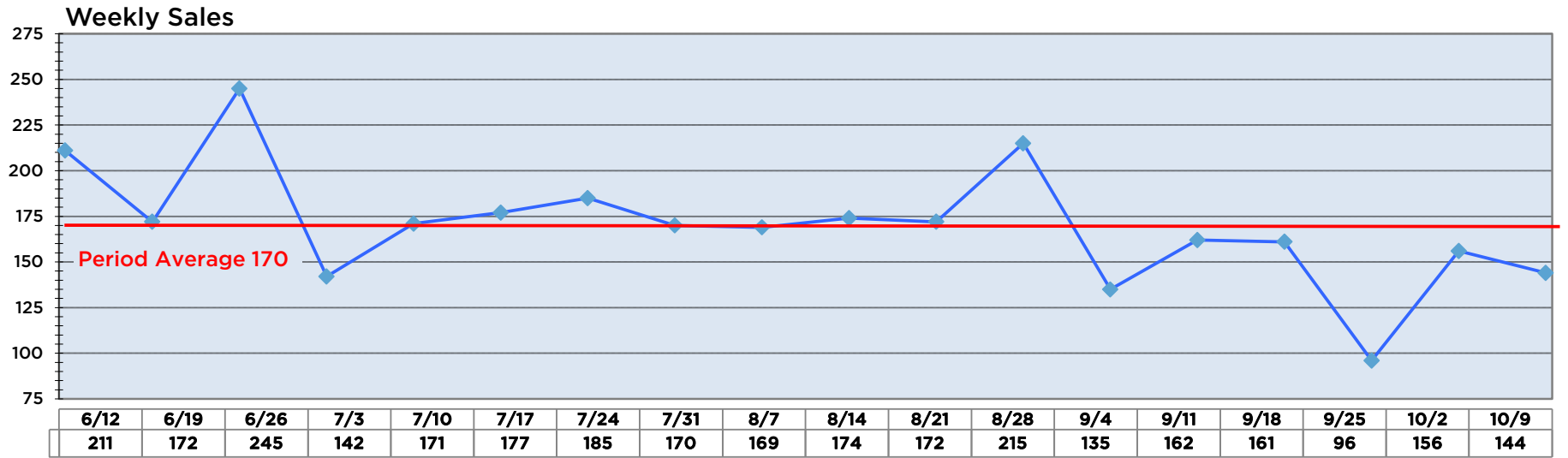
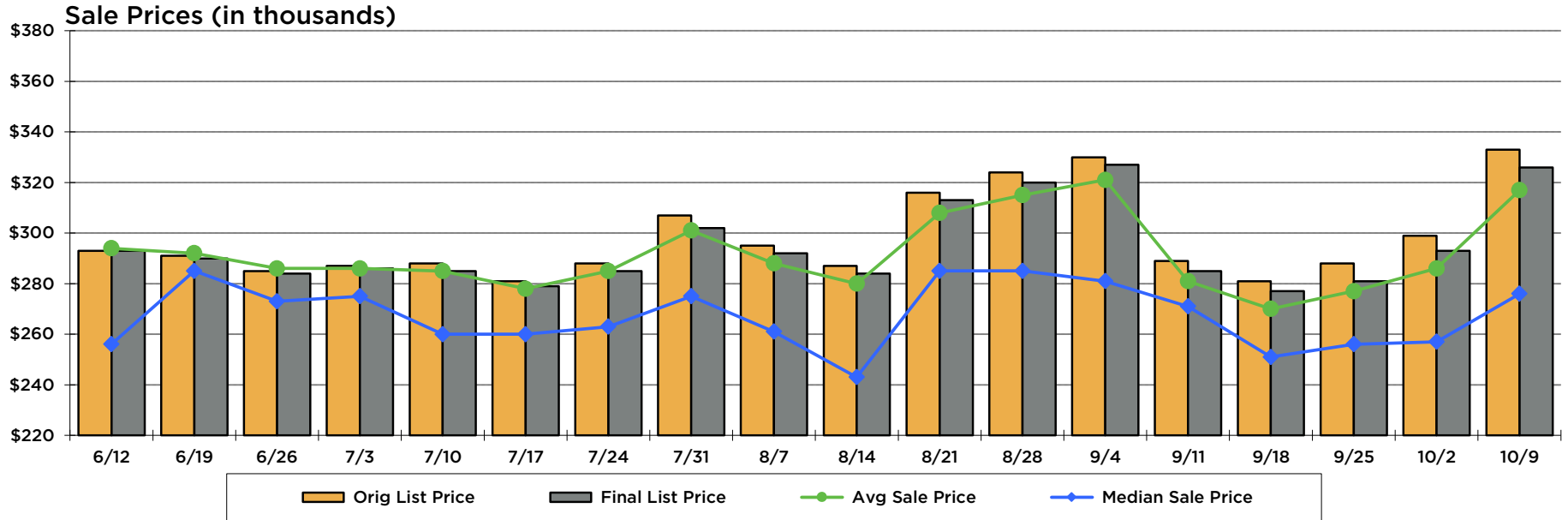
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		1	\$412,000	3.0	1.0	1,358	\$303.39
Winter Park (West)	32789	1	\$412,000	3.0	1.0	1,358	\$303.39

**Monday Morning Quarterback**  
10/09/2022 - 10/15/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

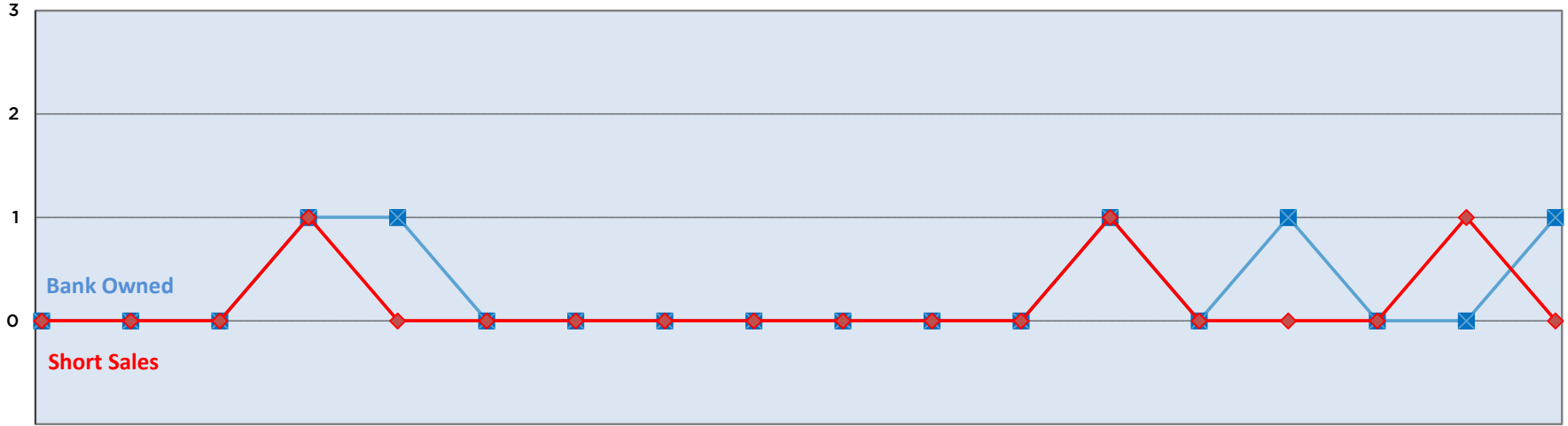
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>144</b>	56	23	34	19	10	2
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	143	55	23	34	19	10	2
<b>Active Listings</b>	<b>1,655</b>	568	224	464	224	164	11
Bank Owned	10	5	1	2	1	1	0
Short Sales	3	2	0	0	1	0	0
Other	1,642	561	223	462	222	163	11
<b>Months of Inventory</b>	<b>2.65</b>	2.34	2.25	3.15	2.72	3.78	1.27
<b><i>List Price</i></b>							
Average Original List Price	\$332,654	\$204,817	\$277,921	\$353,103	\$465,626	\$656,290	\$1,312,500
Average Final List Price	\$325,830	\$201,181	\$275,660	\$345,162	\$456,673	\$627,590	\$1,312,500
<b><i>Sale Price</i></b>							
Average Price	\$317,280	\$195,011	\$270,952	\$340,600	\$444,994	\$610,050	\$1,200,000
Median Price	\$275,500	\$200,000	\$270,000	\$338,000	\$435,000	\$561,500	\$1,200,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$6,824	-\$3,636	-\$2,261	-\$7,941	-\$8,953	-\$28,700	\$0
Original List to Sale Price - \$	-\$15,374	-\$9,806	-\$6,969	-\$12,503	-\$20,632	-\$46,240	-\$112,500
Final List to Sale Price - \$	-\$8,550	-\$6,170	-\$4,708	-\$4,562	-\$11,679	-\$17,540	-\$112,500
Original List to Sale Price - %	95.38%	95.21%	97.49%	96.46%	95.57%	92.95%	91.43%
Final List to Sale Price - %	97.38%	96.93%	98.29%	98.68%	97.44%	97.21%	91.43%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	34	37	26	32	33	44	33
Combined Avg Days to Contract	34	37	26	32	33	44	33
Avg Days Listing to Closing	70	72	62	68	70	81	59
Avg Days Contract to Close	36	36	36	35	37	37	27
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	4	3
Average Full Baths	2	2	2	2	2	3	2
Average Half Baths	0	0	0	1	1	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,396	997	1,287	1,602	1,850	2,200	1,978

**Condos, Townhomes, Villas**



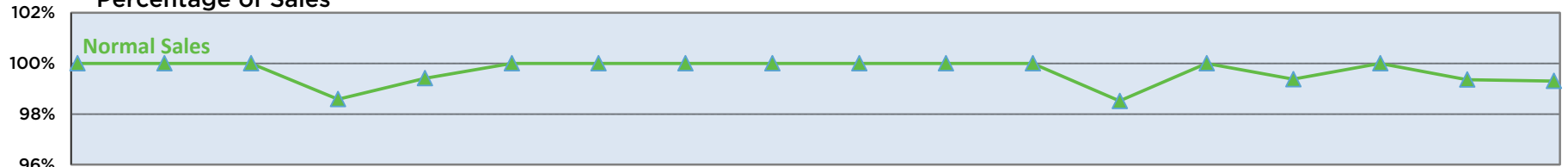
**Condos, Townhomes, Villas**

**Foreclosure Sales**

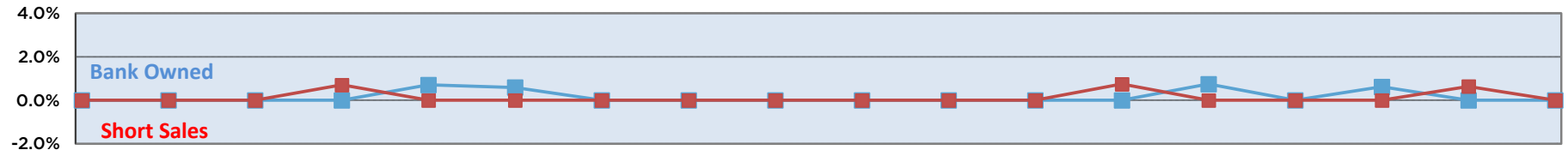


	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9
BO	0	0	0	1	1	0	0	0	0	0	0	0	1	0	1	0	0	1
SS	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	1	0

**Percentage of Sales**



	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	10/9
Normal Sales	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%	99.3%

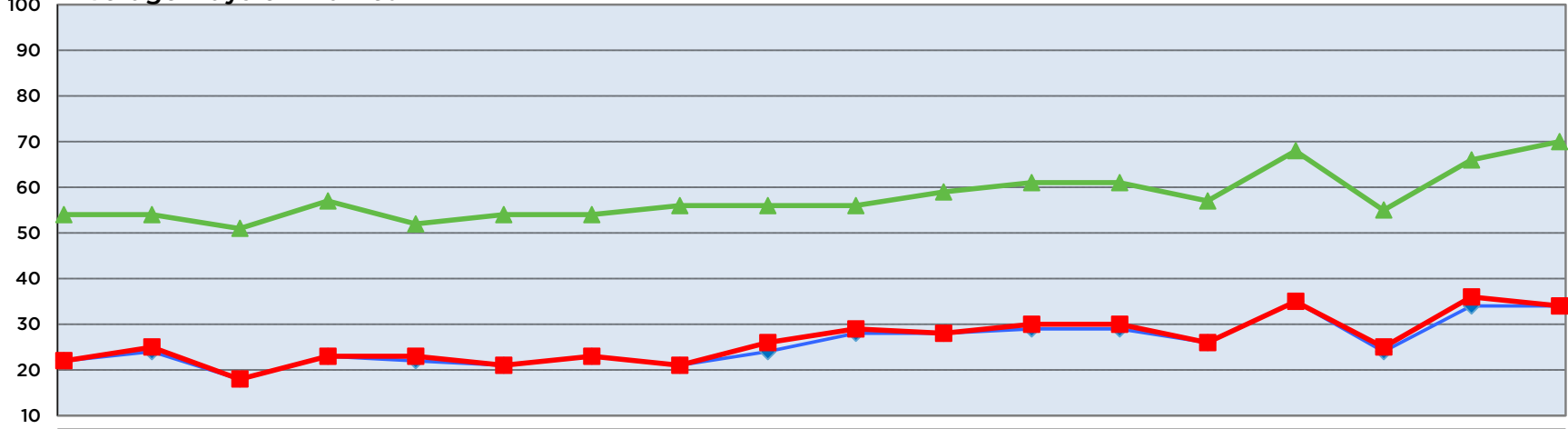


	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9
BO	0.0%	0.0%	0.0%	0.0%	0.7%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%
SS	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%



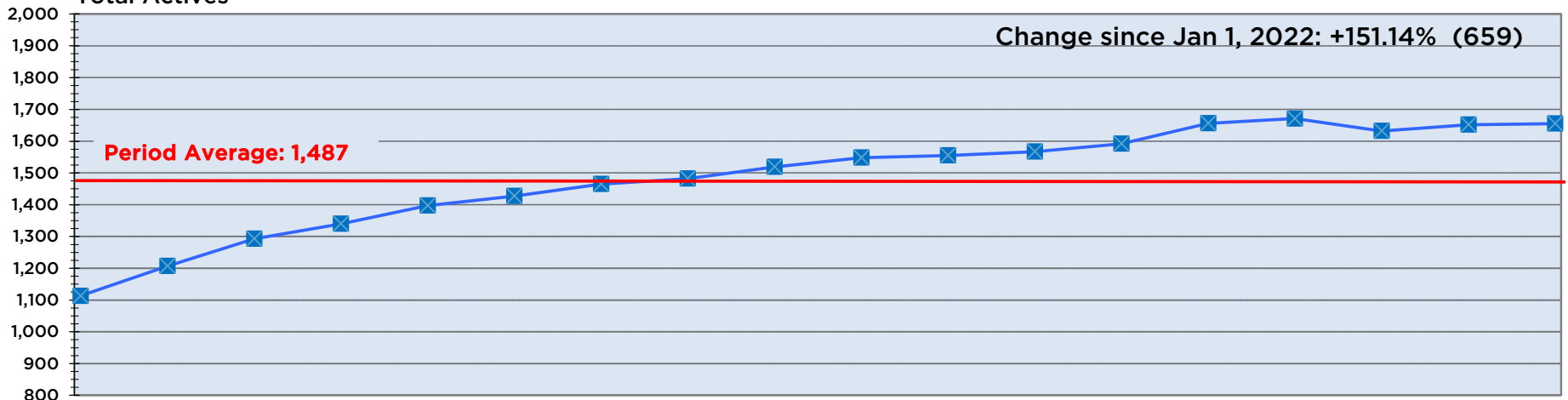
**Condos, Townhomes, Villas**

**Average Days on Market**



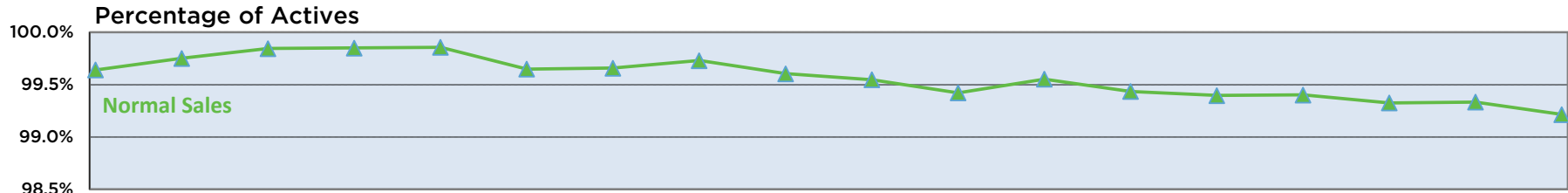
	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9
ListToContract	22	24	18	23	22	21	23	21	24	28	28	29	29	26	35	24	34	34
CombDaysOnMkt	22	25	18	23	23	21	23	21	26	29	28	30	30	26	35	25	36	34
ListToClose	54	54	51	57	52	54	54	56	56	56	59	61	61	57	68	55	66	70

**Total Actives**

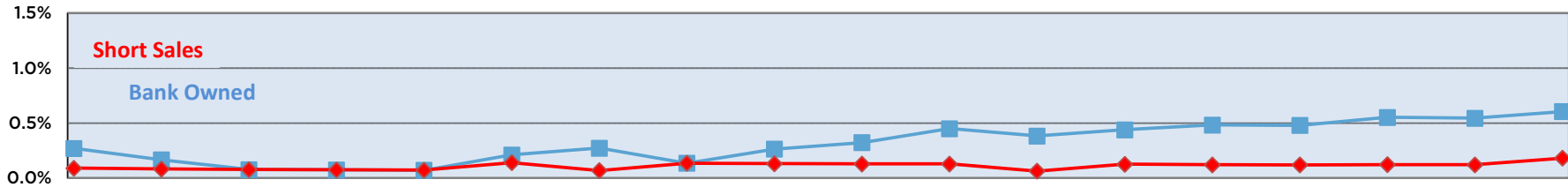


	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9
Total Actives	1,113	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555	1,567	1,592	1,656	1,671	1,632	1,652	1,655

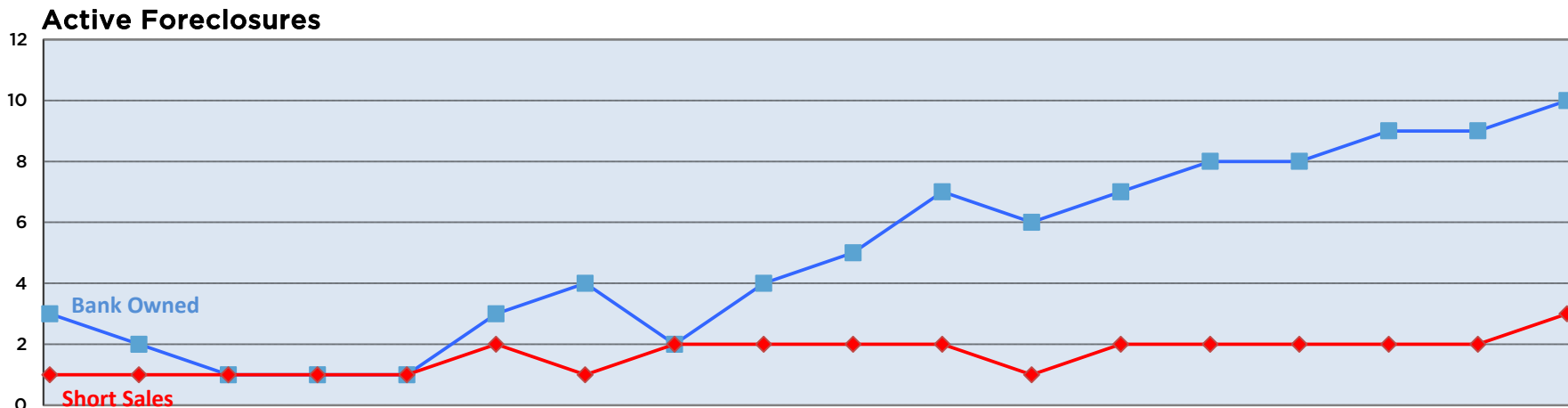
**Condos, Townhomes, Villas**



	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	10/9
<b>Normal</b>	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%	99.2%



	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	10/9
<b>BO</b>	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%	0.6%
<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%	0.2%

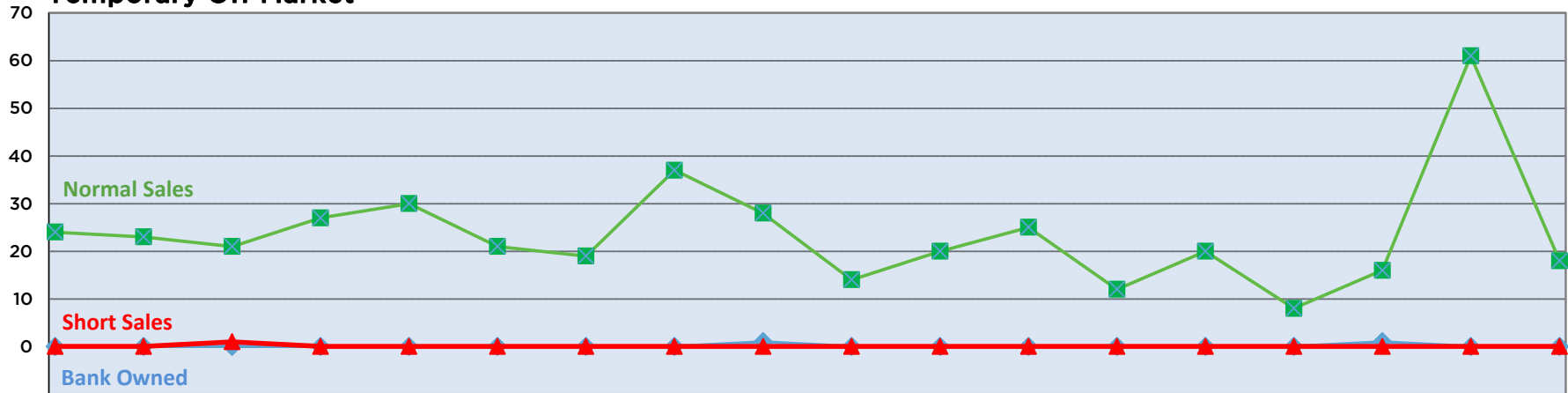


	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9
<b>BO</b>	3	2	1	1	1	3	4	2	4	5	7	6	7	8	8	9	9	10
<b>SS</b>	1	1	1	1	1	2	1	2	2	2	2	1	2	2	2	2	2	3



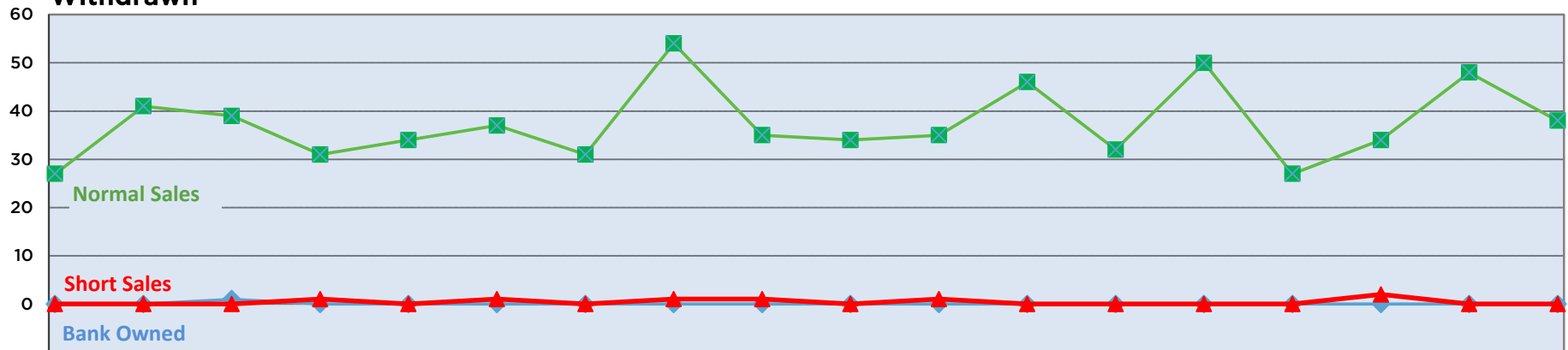
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	10/9
<b>Norm</b>	24	23	21	27	30	21	19	37	28	14	20	25	12	20	8	16	61	18
<b>BO</b>	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0
<b>SS</b>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

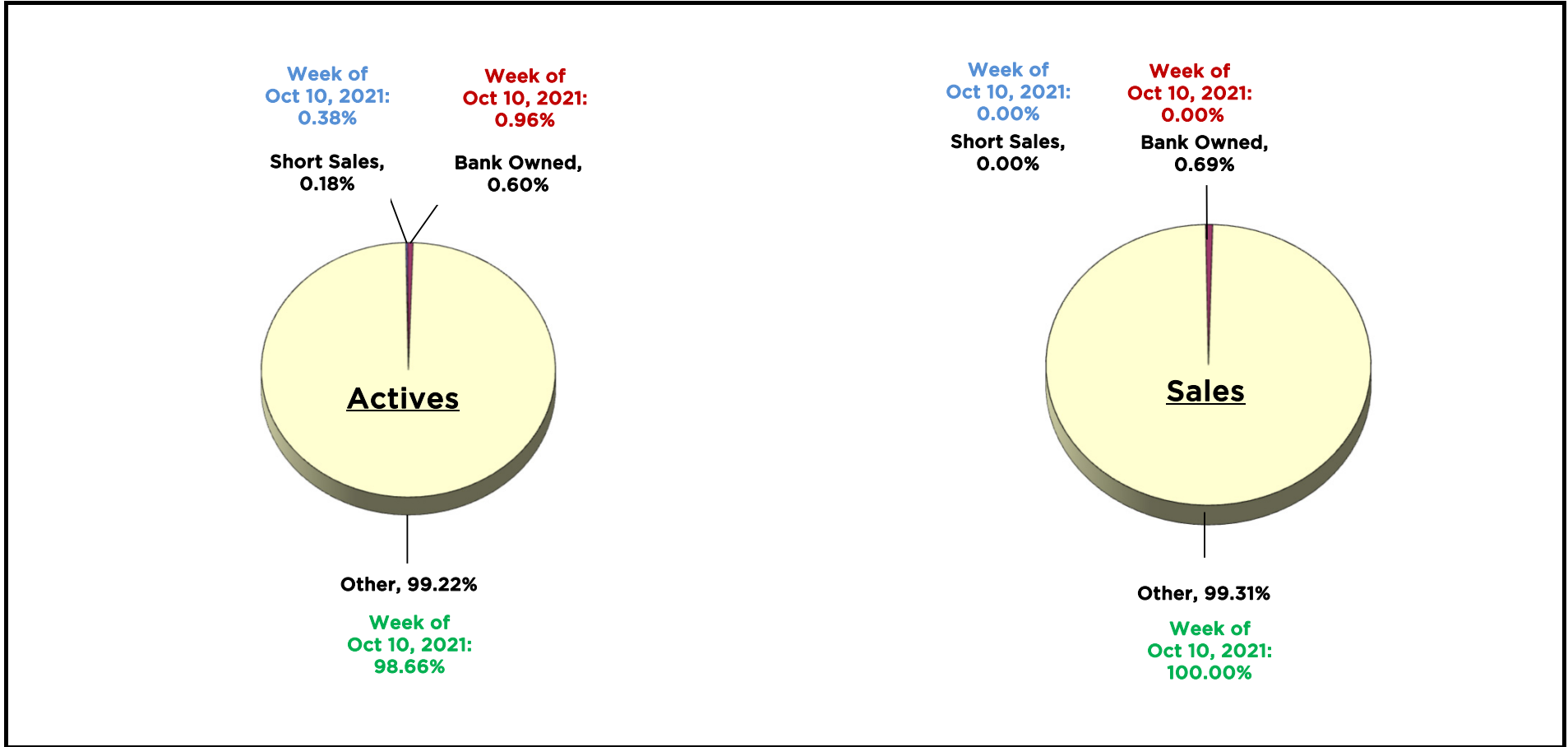
**Withdrawn**



	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	10/9
<b>Norm</b>	27	41	39	31	34	37	31	54	35	34	35	46	32	50	27	34	48	38
<b>BO</b>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	1	0	1	0	1	1	0	1	0	0	0	0	2	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
10/09/2022 - 10/15/2022  
Lake, Orange, Osceola & Seminole Counties

**Where are the 18 Condos, Townhomes, or Villas available for the Median Price of \$275,500? ( ± \$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>3</b>	<b>\$275,000</b>	<b>2.7</b>	<b>2.0</b>	<b>1,337</b>	<b>\$205.63</b>
Altamonte Springs (East)	32701	1	\$275,000	2.0	2.0	1,248	\$220.35
Apopka / Hunt Club	32703	2	\$275,000	3.0	2.0	1,382	\$198.99
<b>Orange County</b>		<b>10</b>	<b>\$275,100</b>	<b>2.8</b>	<b>2.0</b>	<b>1,262</b>	<b>\$217.97</b>
Williamsburg / Lake Bryan	32821	1	\$275,000	3.0	2.0	1,369	\$200.88
Ventura	32822	2	\$275,000	3.0	2.0	1,122	\$245.10
Rio Pinar / Union Park	32825	1	\$275,000	2.0	2.0	1,204	\$228.41
Waterford Lakes	32828	1	\$275,000	3.0	2.0	1,187	\$231.68
Union Park / Chickasaw	32829	1	\$275,000	2.0	2.0	1,255	\$219.12
Metro West / Orlo Vista	32835	2	\$275,000	3.0	2.0	1,397	\$196.85
Hunters Creek	32837	2	\$275,500	3.0	2.0	1,284	\$214.56
<b>Osceola County</b>		<b>5</b>	<b>\$275,180</b>	<b>3.0</b>	<b>2.0</b>	<b>1,282</b>	<b>\$214.58</b>
Davenport	33896	1	\$275,000	3.0	2.0	1,435	\$191.64
Kissimmee (West) / Pleasant Hill	34746	3	\$275,300	3.0	2.0	1,244	\$221.30
Kissimmee / Celebration	34747	1	\$275,000	3.0	2.0	1,245	\$220.88