



Monday Morning Quarterback Summary

Week of October 16, 2022 - October 22, 2022

Single-family existing homes

- Sales of single-family homes decreased to 425 during the week of Oct 16, from 440 the week prior
- The median price of single family homes decreased to \$396,000, a change of -3.8%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 3 the week of Oct 09
- The number of condo, townhome and villa short-sale transactions increased to 1
- Single-family inventory increased by 266, and now sits at 5,264

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 156 during the week of Oct 16, from 144 the week prior
- The median price of condos, townhomes, and villas decreased to \$269,500, a change of -2.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Oct 09
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 14, and now sits at 1,669

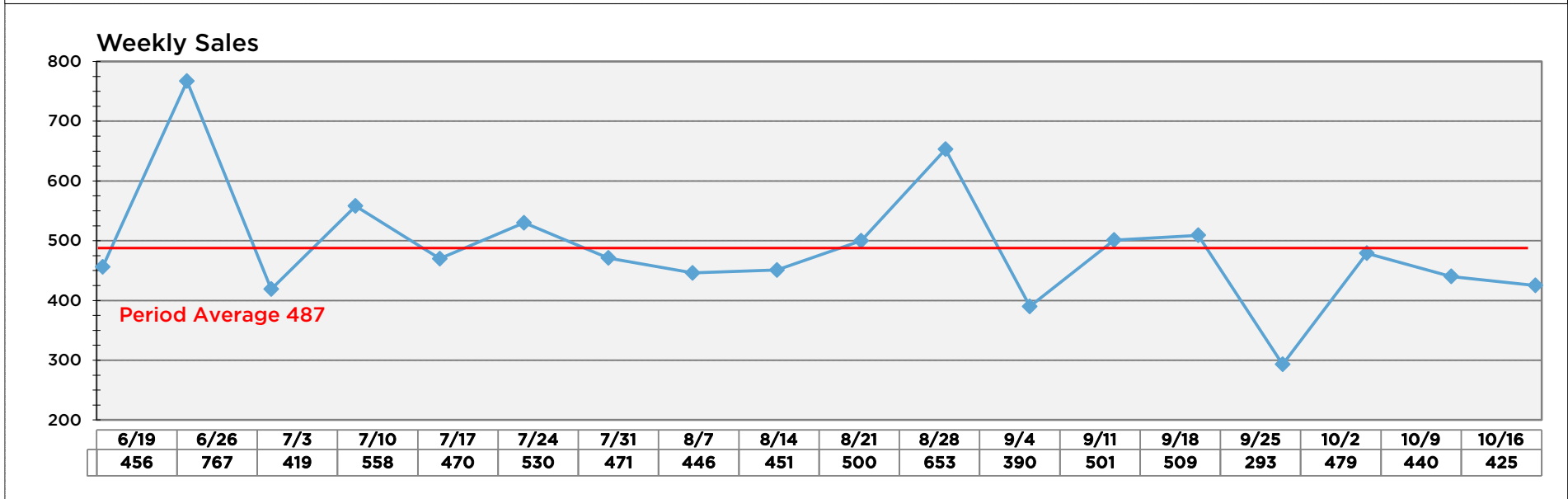
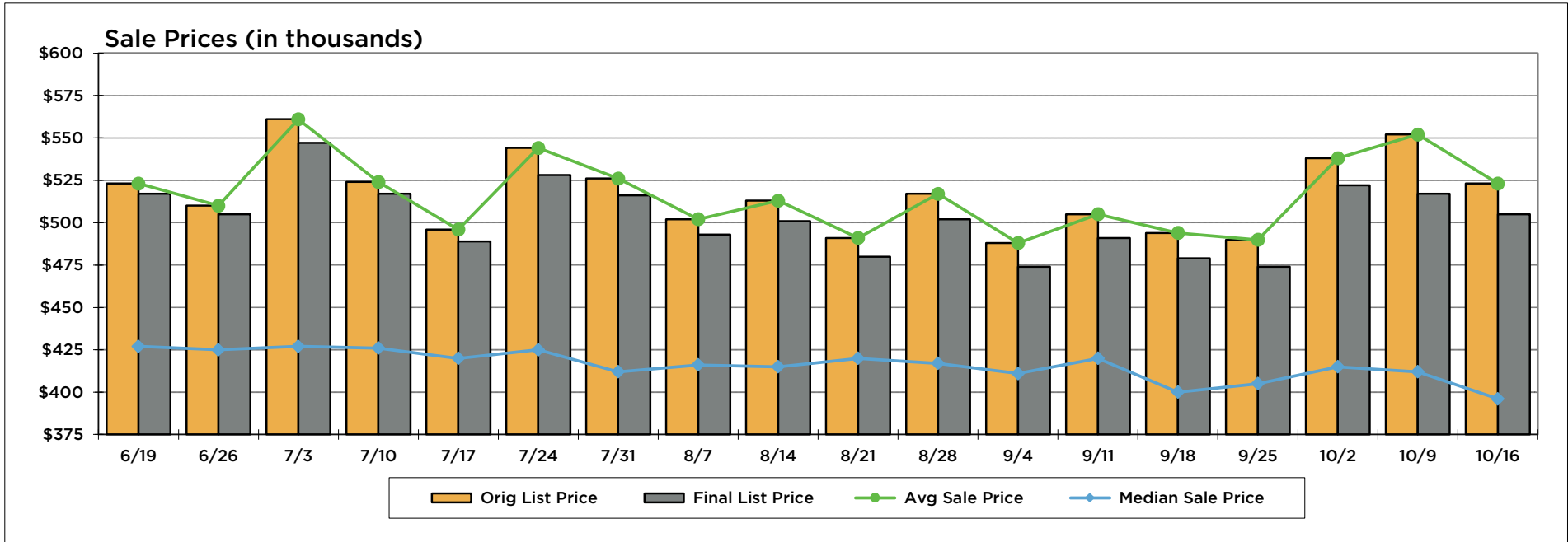
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
10/16/2022 - 10/22/2022
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	425	41	47	128	104	84	21
Bank Owned	2	2	0	0	0	0	0
Short Sales	2	0	0	2	0	0	0
Other	421	39	47	126	104	84	21
Active Listings	5,264	336	325	1,197	1,181	1,732	493
Bank Owned	28	12	3	5	2	6	0
Short Sales	7	0	1	1	3	2	0
Other	5,229	324	321	1,191	1,176	1,724	493
Months of Inventory	2.86	1.89	1.60	2.16	2.62	4.76	5.42
<i>List Price</i>							
Average Original List Price	\$522,962	\$198,967	\$288,772	\$371,429	\$467,259	\$668,589	\$2,296,652
Average Final List Price	\$505,345	\$196,906	\$279,802	\$358,283	\$449,627	\$652,437	\$2,196,271
<i>Sale Price</i>							
Average Price	\$492,442	\$189,980	\$274,751	\$352,024	\$443,830	\$641,317	\$2,071,311
Median Price	\$396,000	\$205,000	\$275,000	\$350,000	\$437,000	\$609,950	\$1,360,000
<i>Price Differences</i>							
Original to Final List Price	-\$17,617	-\$2,061	-\$8,970	-\$13,146	-\$17,632	-\$16,152	-\$100,381
Original List to Sale Price - \$	-\$30,520	-\$8,987	-\$14,021	-\$19,405	-\$23,429	-\$27,272	-\$225,341
Final List to Sale Price - \$	-\$12,903	-\$6,926	-\$5,051	-\$6,259	-\$5,797	-\$11,120	-\$124,960
Original List to Sale Price - %	94.16%	95.48%	95.14%	94.78%	94.99%	95.92%	90.19%
Final List to Sale Price - %	97.45%	96.48%	98.19%	98.25%	98.71%	98.30%	94.31%
<i>Days on the Market</i>							
Avg Days Listing to Contract	38	32	35	37	42	35	65
Combined Avg Days to Contract	40	33	37	39	44	35	65
Avg Days Listing to Closing	76	66	73	75	78	72	112
Avg Days Contract to Close	37	35	38	37	36	37	48
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	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	2,031	1,048	1,289	1,668	2,028	2,766	4,902

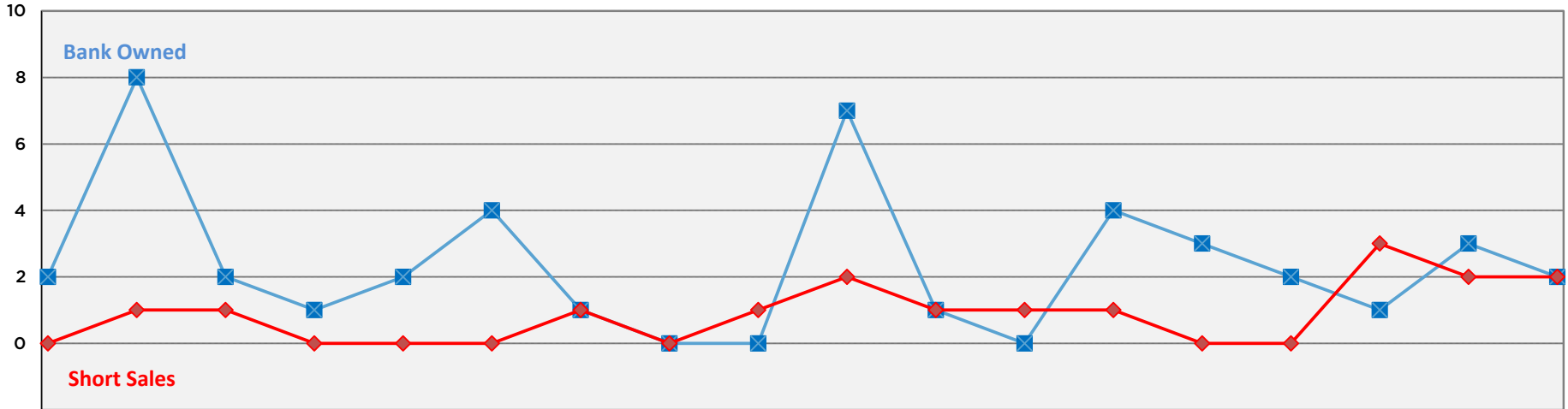
Single Family Homes





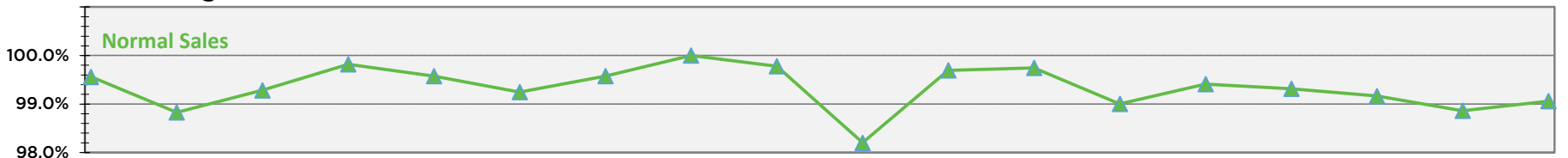
Single Family Homes

Foreclosure Sales

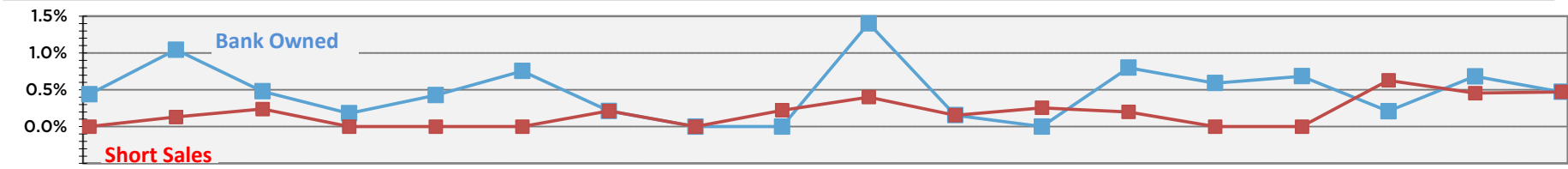


	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
BO	2	8	2	1	2	4	1	0	0	7	1	0	4	3	2	1	3	2
SS	0	1	1	0	0	0	1	0	1	2	1	1	1	0	0	3	2	2

Percentage of Sales



	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	10/16
Series1	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%	99.1%

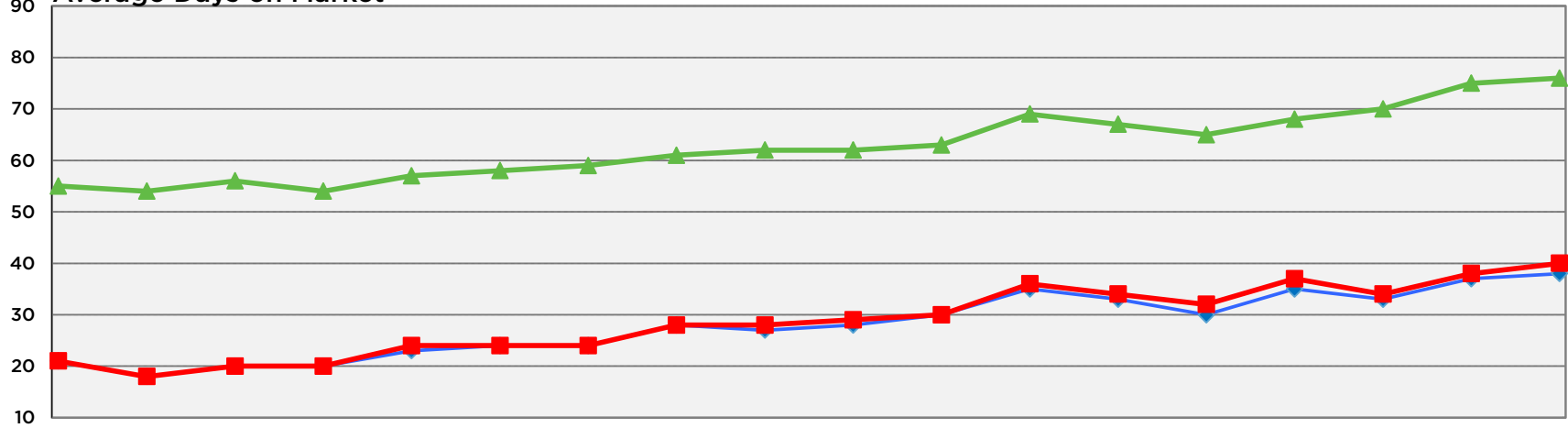


	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
BO	0.4%	1.0%	0.5%	0.2%	0.4%	0.8%	0.2%	0.0%	0.0%	1.4%	0.2%	0.0%	0.8%	0.6%	0.7%	0.2%	0.7%	0.5%
SS	0.0%	0.1%	0.2%	0.0%	0.0%	0.0%	0.2%	0.0%	0.2%	0.4%	0.2%	0.3%	0.2%	0.0%	0.0%	0.6%	0.5%	0.5%



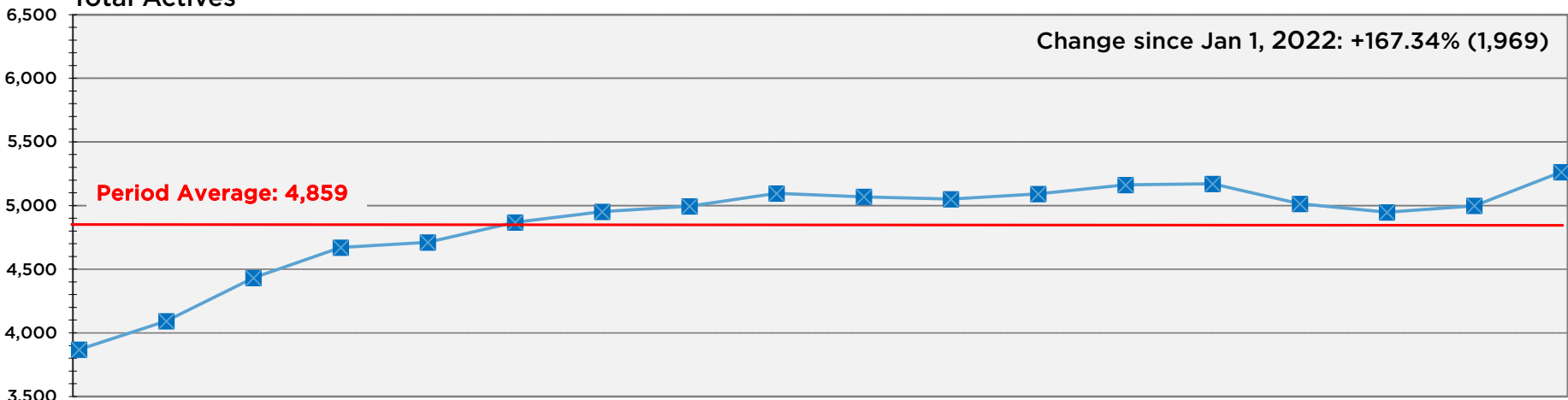
Single Family Homes

Average Days on Market



	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	10/16
ListToContract	21	18	20	20	23	24	24	28	27	28	30	35	33	30	35	33	37	38
CombDaysOnMkt	21	18	20	20	24	24	24	28	28	29	30	36	34	32	37	34	38	40
ListToClose	55	54	56	54	57	58	59	61	62	62	63	69	67	65	68	70	75	76

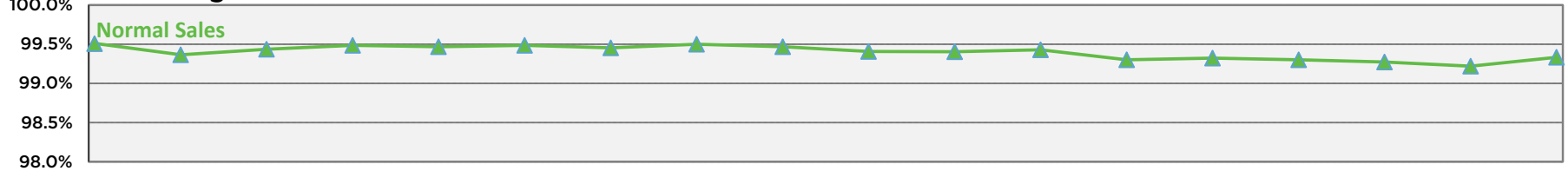
Total Actives



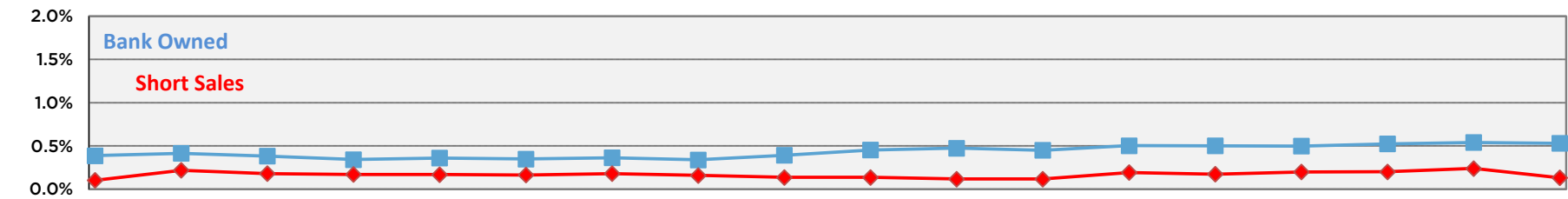
	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
Total Actives	3,870	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050	5,092	5,162	5,171	5,014	4,948	4,998	5,264

Single Family Homes

Percentage of Actives

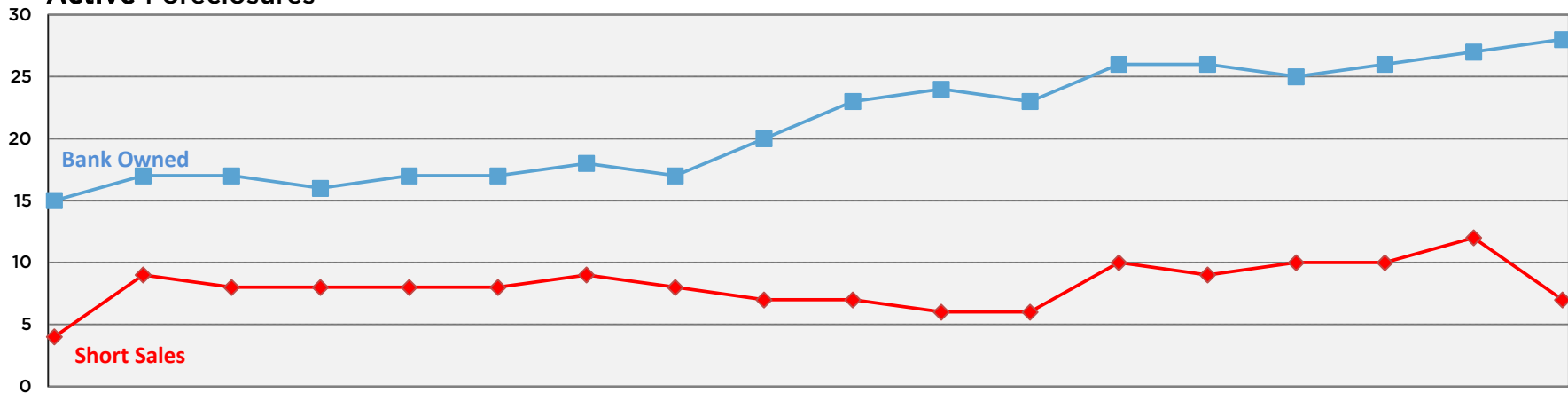


Series1	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
Series1	99.51%	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%	99.41%	99.41%	99.43%	99.30%	99.32%	99.30%	99.27%	99.22%	99.34%



	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	10/16
BO	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%	0.53%	0.54%	0.53%
SS	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%	0.24%	0.13%

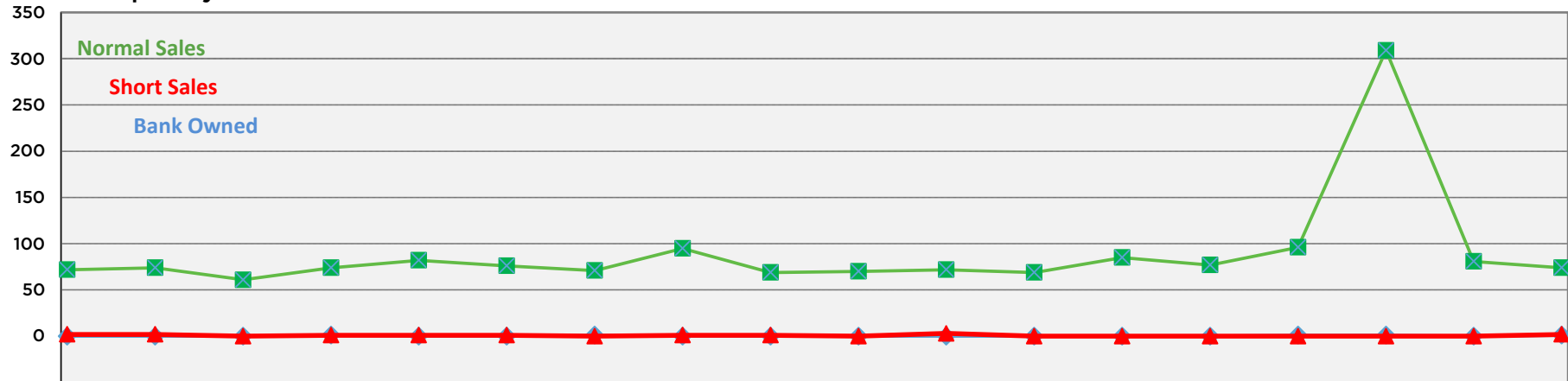
Active Foreclosures



	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	10/16
BO	15	17	17	16	17	17	18	17	20	23	24	23	26	26	25	26	27	28
SS	4	9	8	8	8	8	9	8	7	7	6	6	10	9	10	10	12	7

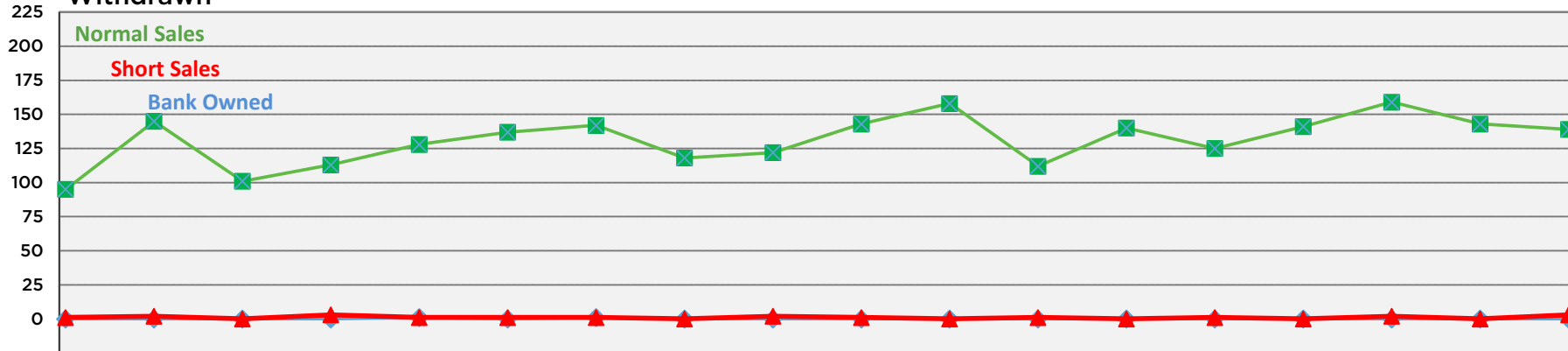
Single Family Homes

Temporary Off Market



	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	10/16
Norm	72	74	61	74	82	76	71	95	69	70	72	69	85	77	96	309	81	74
BO	0	0	0	1	0	0	1	0	0	0	0	0	0	0	1	1	0	1
SS	2	2	0	1	1	1	0	1	1	0	3	0	0	0	0	0	0	2

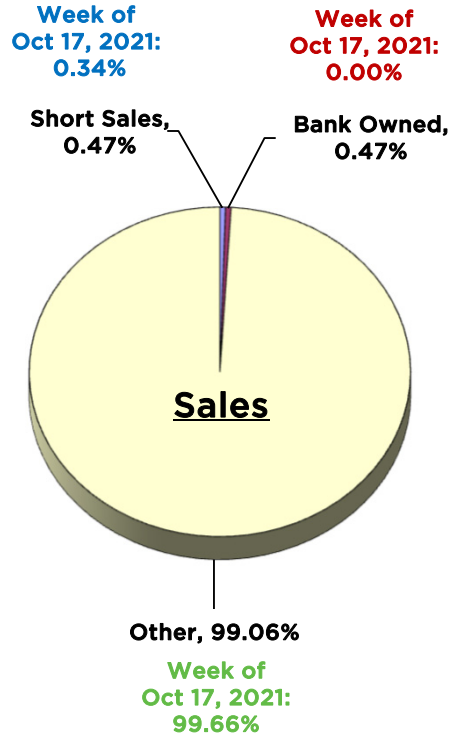
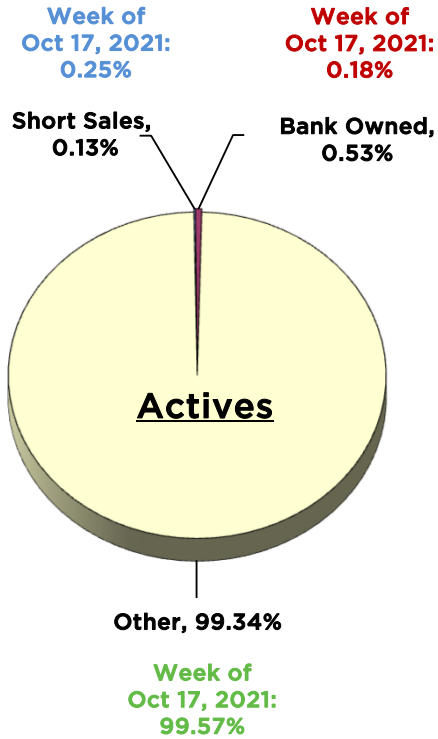
Withdrawn



	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	10/16
Norm	95	145	101	113	128	137	142	118	122	143	158	112	140	125	141	159	143	139
BO	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	1	2	0	3	1	1	1	0	2	1	0	1	0	1	0	2	0	3



Single Family Homes



Monday Morning Quarterback
10/16/2022 - 10/22/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 11 Single Family Homes available for the Median Price of \$396,000? (± \$500)

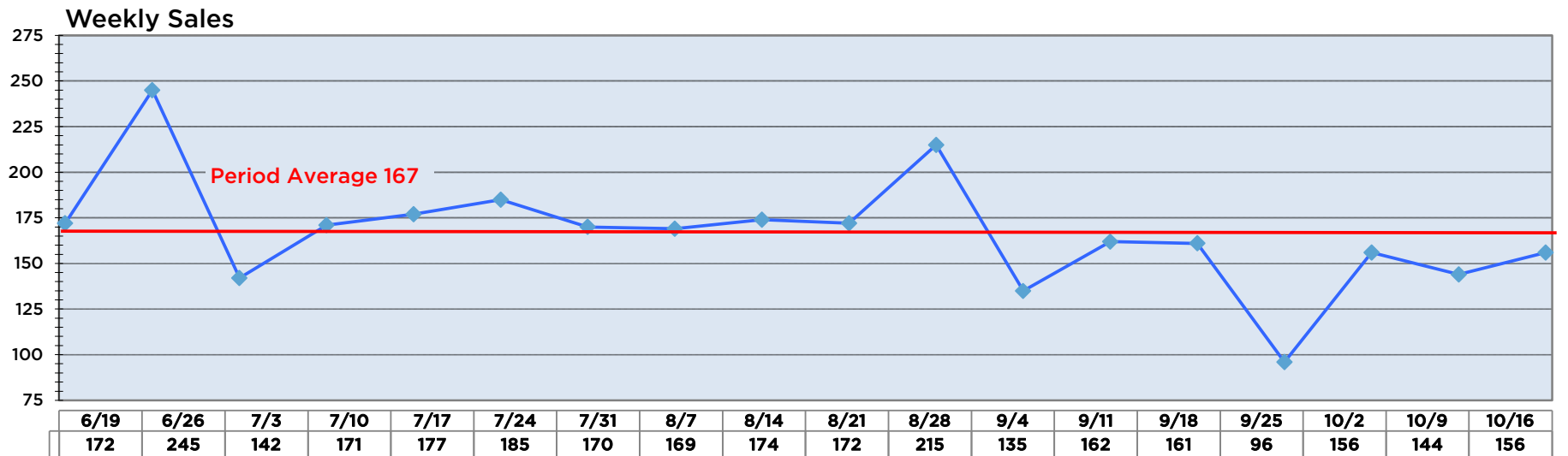
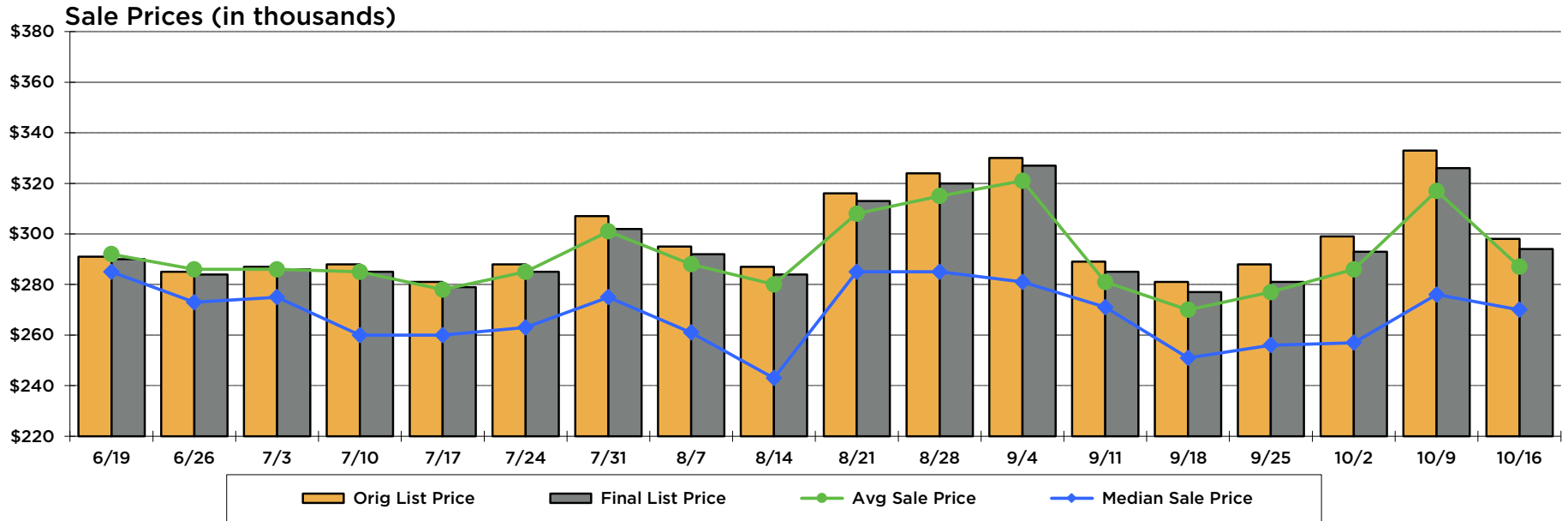
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$396,000	3.3	2.0	1,630	\$242.99
Casselberry	32707	1	\$396,000	3.0	2.0	1,680	\$235.71
Winter Springs / Tuskawilla	32708	1	\$396,000	4.0	2.0	1,661	\$238.41
Maitland / Eatonville	32751	1	\$396,000	3.0	2.0	1,548	\$255.81
Orange County		3	\$395,967	3.7	2.7	1,555	\$254.70
Azalea Park	32807	1	\$395,900	3.0	2.0	1,508	\$262.53
Taft	32824	2	\$396,000	4.0	3.0	1,578	\$250.95
Osceola County		3	\$395,817	4.0	2.0	1,882	\$210.35
Kissimmee (Central)	34741	1	\$395,500	4.0	2.0	1,959	\$201.89
Kissimmee (West) / Pleasant Hill	34746	2	\$395,975	4.0	2.0	1,843	\$214.85
Lake County		2	\$396,000	4.0	2.5	1,982	\$199.85
Clermont (South)	34714	1	\$396,000	4.0	3.0	2,031	\$194.98
Groveland	34736	1	\$396,000	4.0	2.0	1,932	\$204.97

Monday Morning Quarterback
10/16/2022 - 10/22/2022
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	156	67	29	31	17	12	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	155	66	29	31	17	12	0
Active Listings	1,669	570	238	472	211	167	11
Bank Owned	9	4	3	0	1	1	0
Short Sales	3	3	0	0	0	0	0
Other	1,657	563	235	472	210	166	11
Months of Inventory	2.47	1.96	1.89	3.51	2.86	3.21	0.00
<i>List Price</i>							
Average Original List Price	\$298,410	\$187,924	\$278,309	\$359,777	\$469,767	\$562,574	\$0
Average Final List Price	\$293,533	\$185,972	\$276,255	\$351,144	\$456,371	\$556,316	\$0
<i>Sale Price</i>							
Average Price	\$287,347	\$181,864	\$273,821	\$344,822	\$442,588	\$540,574	\$0
Median Price	\$269,500	\$189,000	\$275,500	\$345,500	\$435,000	\$520,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$4,877	-\$1,952	-\$2,054	-\$8,633	-\$13,396	-\$6,258	\$0
Original List to Sale Price - \$	-\$11,063	-\$6,060	-\$4,488	-\$14,955	-\$27,179	-\$22,000	\$0
Final List to Sale Price - \$	-\$6,186	-\$4,108	-\$2,434	-\$6,322	-\$13,783	-\$15,742	\$0
Original List to Sale Price - %	96.29%	96.78%	98.39%	95.84%	94.21%	96.09%	0.00%
Final List to Sale Price - %	97.89%	97.79%	99.12%	98.20%	96.98%	97.17%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	39	34	31	39	53	67	0
Combined Avg Days to Contract	39	34	31	39	53	71	0
Avg Days Listing to Closing	74	66	68	76	85	109	0
Avg Days Contract to Close	35	32	38	37	32	41	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,321	972	1,260	1,623	1,785	1,981	0

Condos, Townhomes, Villas



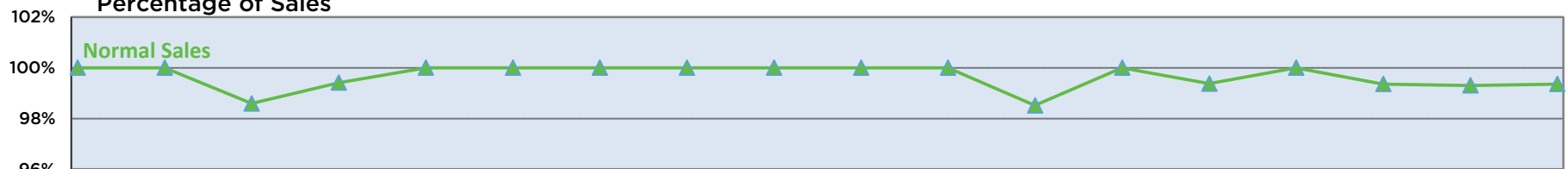
Condos, Townhomes, Villas

Foreclosure Sales

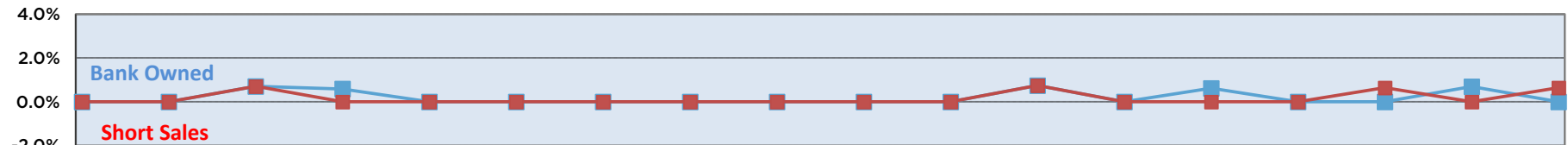


	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
BO	0	0	1	1	0	0	0	0	0	0	0	1	0	1	0	0	1	0
SS	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1

Percentage of Sales



	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	10/16
Normal Sales	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%	99.4%

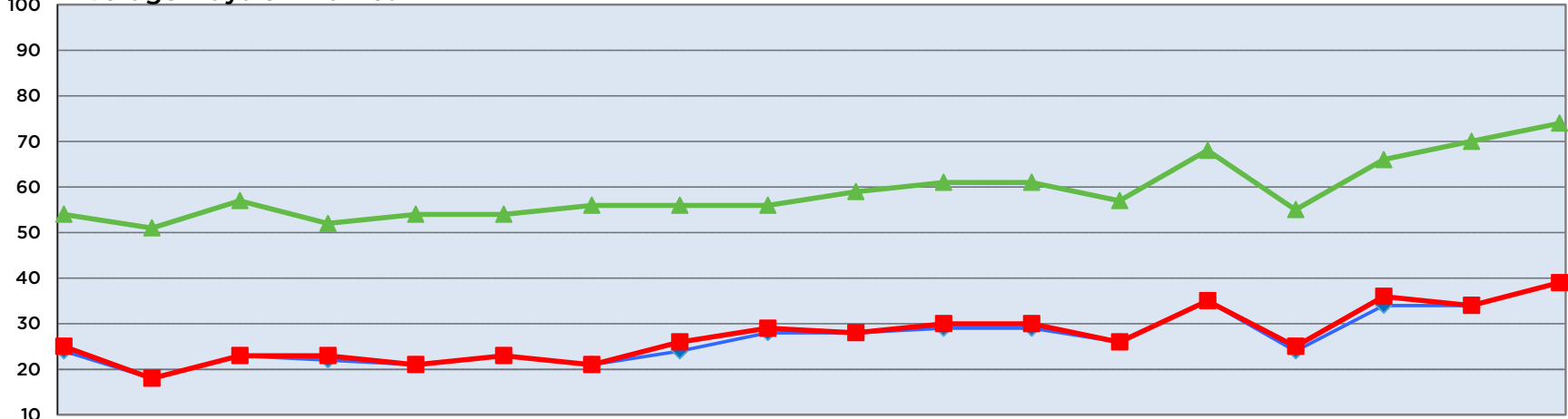


	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
BO	0.0%	0.0%	0.7%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.7%	0.0%
SS	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%	0.6%



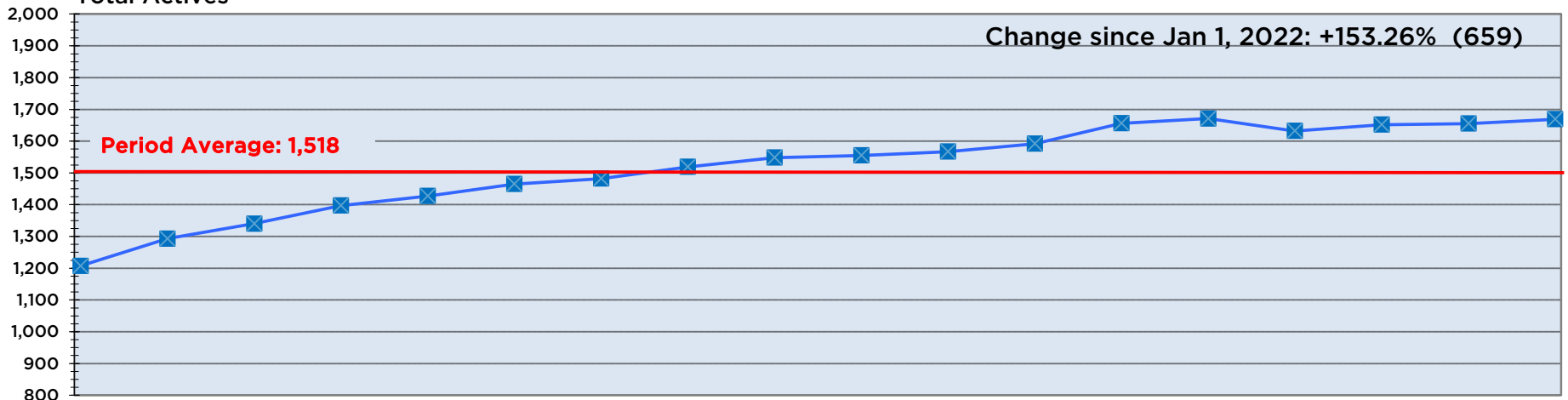
Condos, Townhomes, Villas

Average Days on Market



ListToContract	24	18	23	22	21	23	21	24	28	28	29	29	26	35	24	34	34	39
CombDaysOnMkt	25	18	23	23	21	23	21	26	29	28	30	30	26	35	25	36	34	39
ListToClose	54	51	57	52	54	54	56	56	56	59	61	61	57	68	55	66	70	74

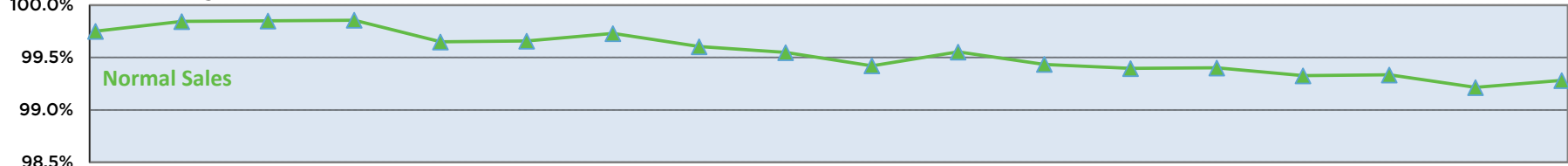
Total Actives



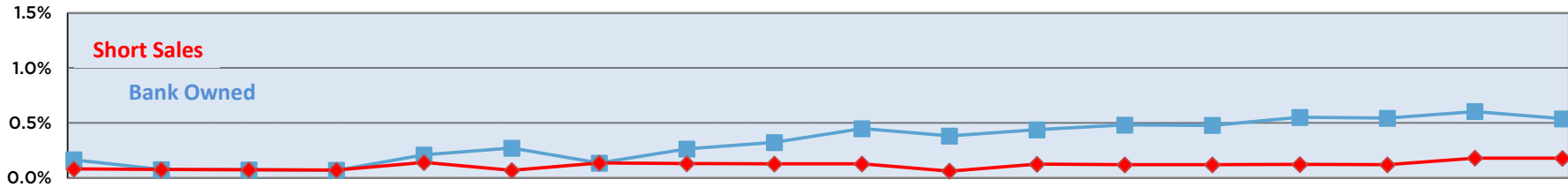
	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
Total Actives	1,207	1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555	1,567	1,592	1,656	1,671	1,632	1,652	1,655	1,669

Condos, Townhomes, Villas

Percentage of Actives

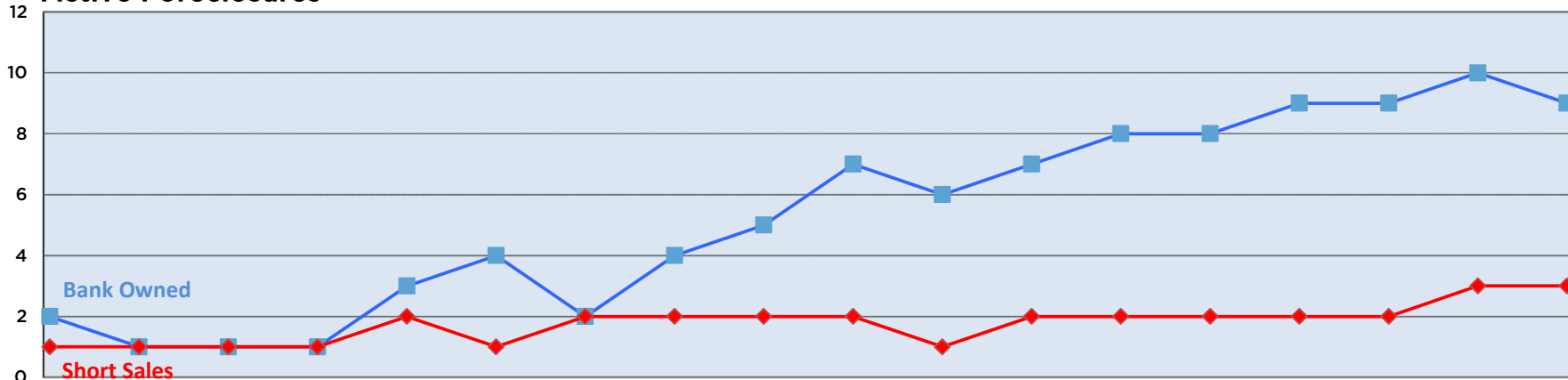


	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
Normal	99.8%	99.8%	99.9%	99.9%	99.6%	99.7%	99.7%	99.6%	99.5%	99.4%	99.6%	99.4%	99.4%	99.4%	99.3%	99.3%	99.2%	99.3%



	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	10/16
BO	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%	0.5%
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%	0.2%	0.2%

Active Foreclosures

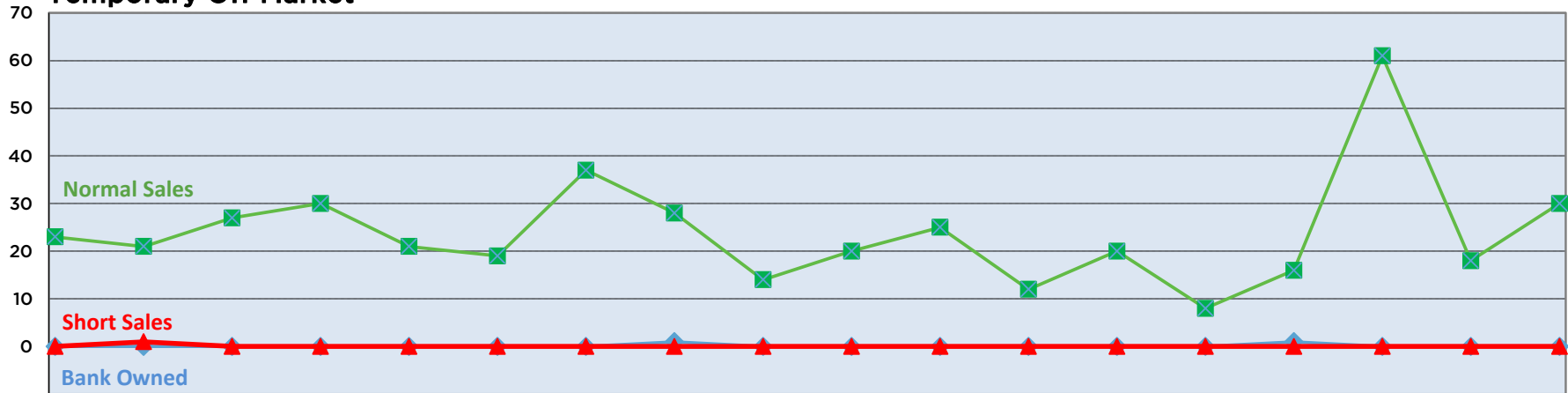


	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16
BO	2	1	1	1	3	4	2	4	5	7	6	7	8	8	9	9	10	9
SS	1	1	1	1	2	1	2	2	2	2	1	2	2	2	2	2	3	3



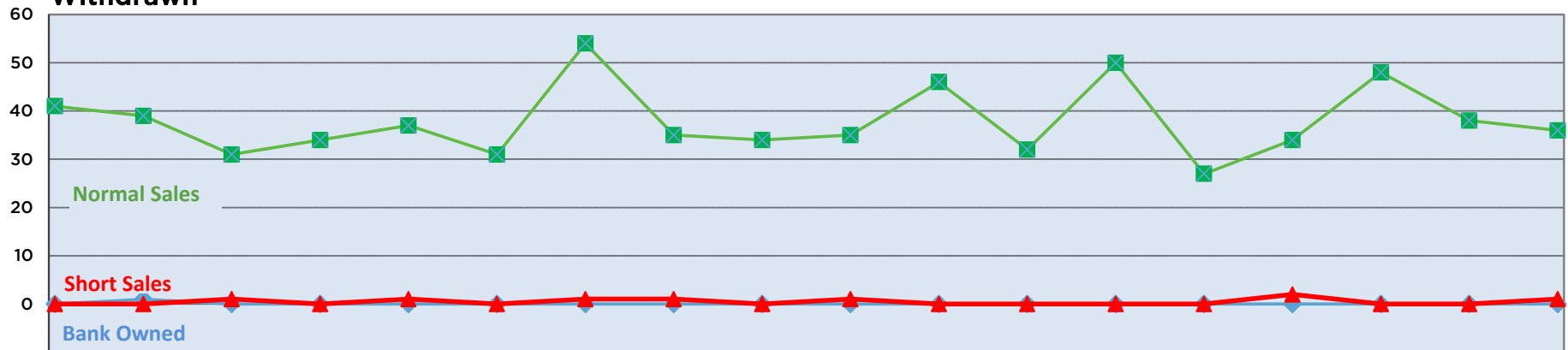
Condos, Townhomes, Villas

Temporary Off Market



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

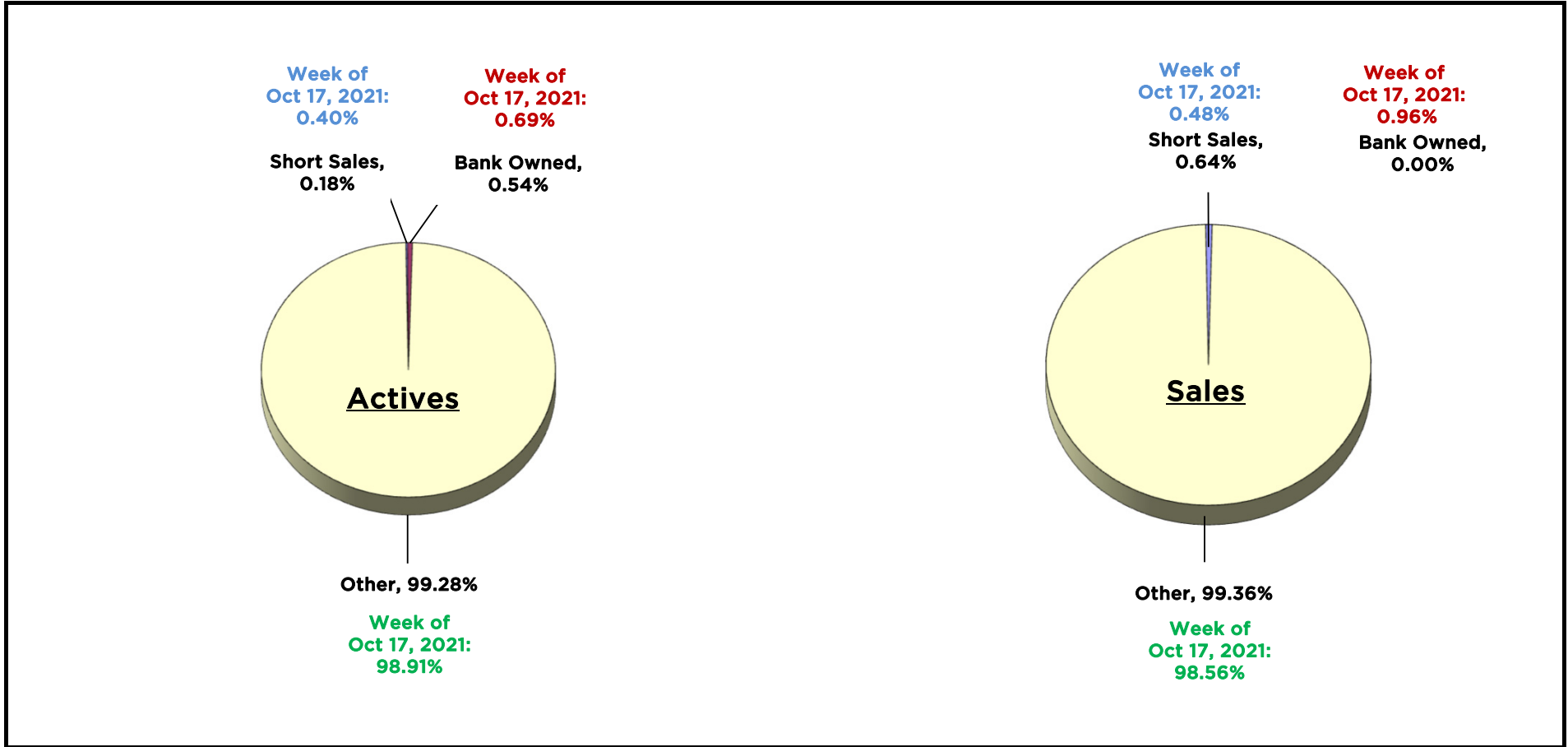
Withdrawn



	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	10/16
Norm	41	39	31	34	37	31	54	35	34	35	46	32	50	27	34	48	38	36
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	1	0	1	1	0	1	0	0	0	0	2	0	0	1



Condos, Townhomes, Villas



Monday Morning Quarterback
10/16/2022 - 10/22/2022
Lake, Orange, Osceola & Seminole Counties

Where are the 22 Condos, Townhomes, or Villas available for the Median Price of \$269,500? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$269,933	2.3	2.0	1,265	\$213.39
Apopka / Hunt Club	32703	2	\$269,950	2.0	2.0	1,305	\$206.86
Winter Springs / Tuskawilla	32708	1	\$269,900	3.0	2.0	1,185	\$227.76
Orange County		9	\$269,578	2.3	2.0	1,124	\$239.84
Winter Park (West)	32789	1	\$269,500	2.0	2.0	1,026	\$262.67
Orlando (Downtown)	32801	2	\$269,450	2.0	2.0	907	\$297.08
Lockhart	32810	1	\$270,000	3.0	2.0	1,344	\$200.89
Orlo Vista	32811	1	\$269,000	3.0	2.0	1,318	\$204.10
Rio Pinar / Union Park	32825	1	\$269,000	2.0	2.0	1,008	\$266.87
Metro West / Orlo Vista	32835	1	\$270,000	3.0	2.0	1,412	\$191.22
Hunters Creek	32837	2	\$269,900	2.0	2.0	1,097	\$246.03
Osceola County		9	\$269,761	2.3	2.0	1,238	\$217.94
Davenport	33896	3	\$270,000	3.0	2.0	1,233	\$218.98
Kissimmee / Celebration	34747	5	\$269,570	2.0	2.0	1,225	\$220.06
St Cloud / Harmony	34773	1	\$270,000	2.0	2.0	1,316	\$205.17
Lake County		1	\$269,000	2.0	2.0	1,163	\$231.30
Mount Dora	32757	1	\$269,000	2.0	2.0	1,163	\$231.30