



Monday Morning Quarterback Summary

Week of October 23, 2022 - October 29, 2022

Single-family existing homes

- Sales of single-family homes decreased to 351 during the week of Oct 23, from 425 the week prior
- The median price of single family homes increased to \$429,000, a change of 8.3%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 94, and now sits at 5,358

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas remains constant at 156 during the week of Oct 23
- The median price of condos, townhomes, and villas decreased to \$252,750, a change of -6.2%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 5, and now sits at 1,674

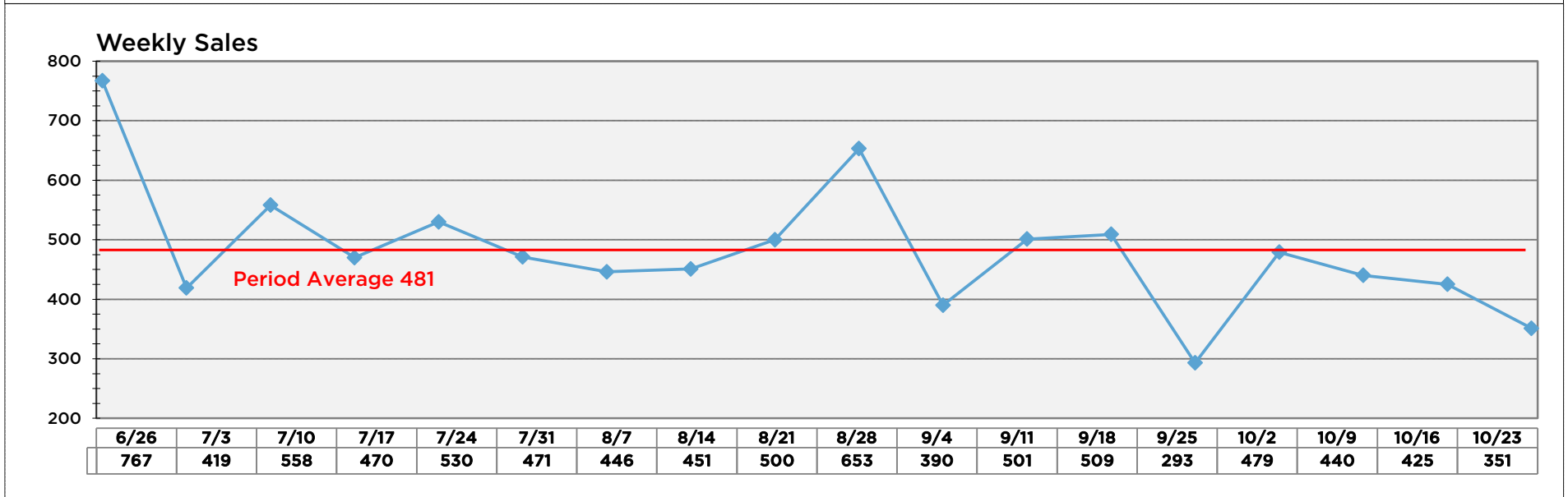
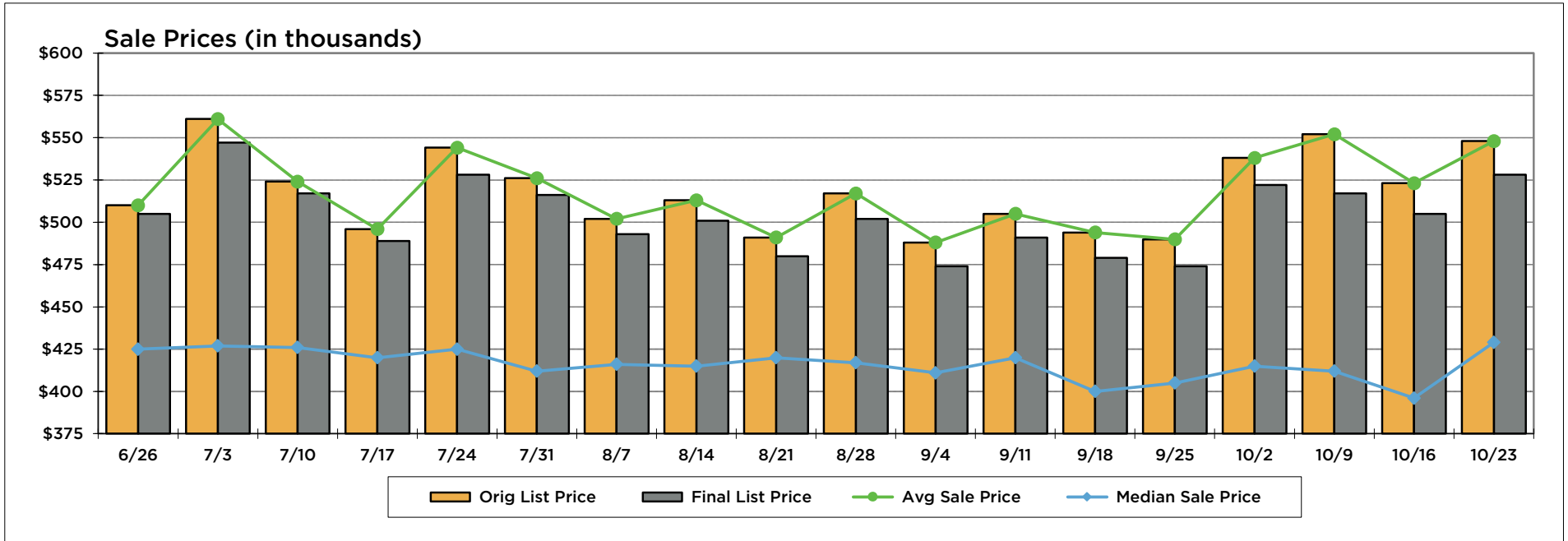
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
10/23/2022 - 10/29/2022
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	351	26	29	89	92	96	19
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	348	24	29	88	92	96	19
Active Listings	5,358	342	343	1,222	1,210	1,748	493
Bank Owned	39	16	6	4	5	8	0
Short Sales	8	0	2	1	3	2	0
Other	5,311	326	335	1,217	1,202	1,738	493
Months of Inventory	3.52	3.04	2.73	3.17	3.04	4.20	5.99
<i>List Price</i>							
Average Original List Price	\$548,030	\$206,357	\$290,497	\$370,230	\$464,427	\$677,939	\$1,989,942
Average Final List Price	\$527,776	\$198,280	\$278,910	\$359,533	\$451,827	\$658,815	\$1,852,258
<i>Sale Price</i>							
Average Price	\$512,393	\$193,329	\$273,841	\$352,062	\$444,004	\$644,638	\$1,727,105
Median Price	\$429,000	\$200,000	\$279,000	\$355,000	\$445,000	\$602,500	\$1,350,000
<i>Price Differences</i>							
Original to Final List Price	-\$20,254	-\$8,077	-\$11,587	-\$10,697	-\$12,600	-\$19,124	-\$137,684
Original List to Sale Price - \$	-\$35,637	-\$13,028	-\$16,656	-\$18,168	-\$20,423	-\$33,301	-\$262,837
Final List to Sale Price - \$	-\$15,383	-\$4,951	-\$5,069	-\$7,471	-\$7,823	-\$14,177	-\$125,153
Original List to Sale Price - %	93.50%	93.69%	94.27%	95.09%	95.60%	95.09%	86.79%
Final List to Sale Price - %	97.09%	97.50%	98.18%	97.92%	98.27%	97.85%	93.24%
<i>Days on the Market</i>							
Avg Days Listing to Contract	42	44	40	41	36	45	65
Combined Avg Days to Contract	44	44	40	41	40	47	67
Avg Days Listing to Closing	80	72	76	81	74	84	107
Avg Days Contract to Close	39	29	36	40	38	42	44
<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	2,121	1,159	1,320	1,521	2,110	2,719	4,499

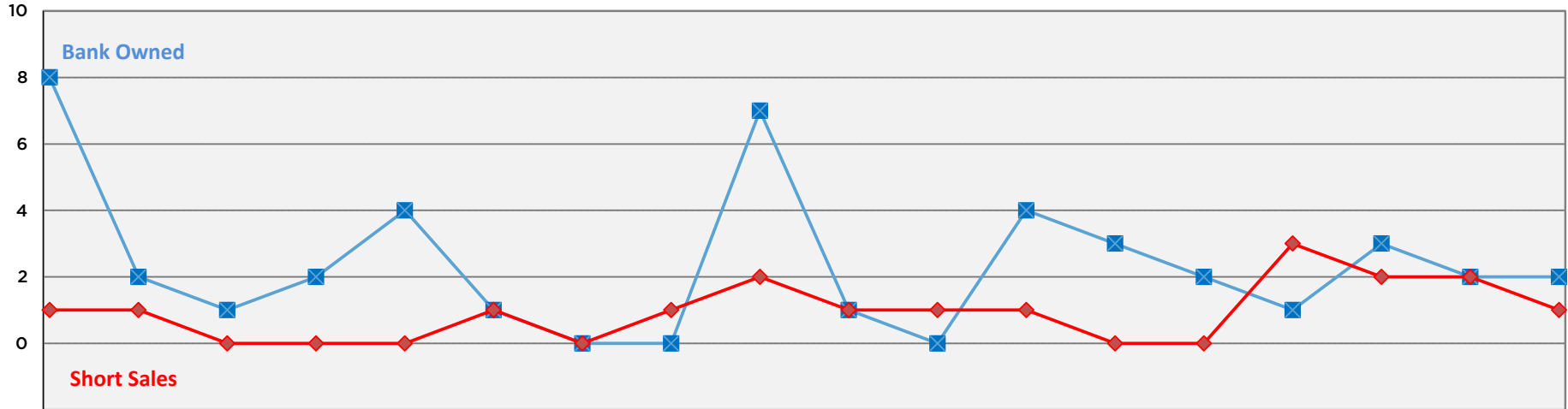
Single Family Homes





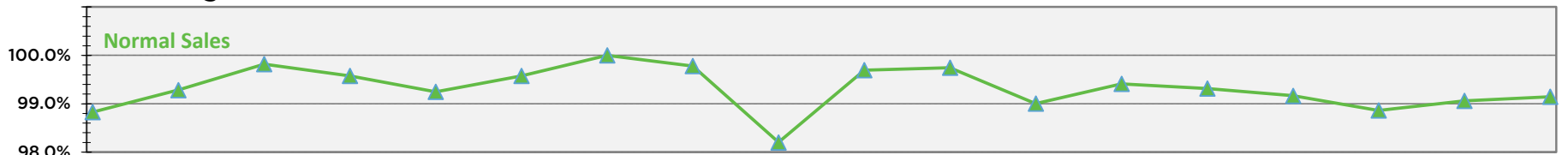
Single Family Homes

Foreclosure Sales

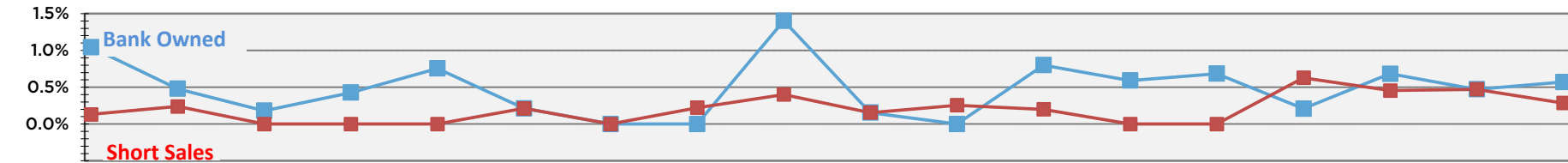


	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23
BO	8	2	1	2	4	1	0	0	7	1	0	4	3	2	1	3	2	2
SS	1	1	0	0	0	1	0	1	2	1	1	1	0	0	3	2	2	1

Percentage of Sales



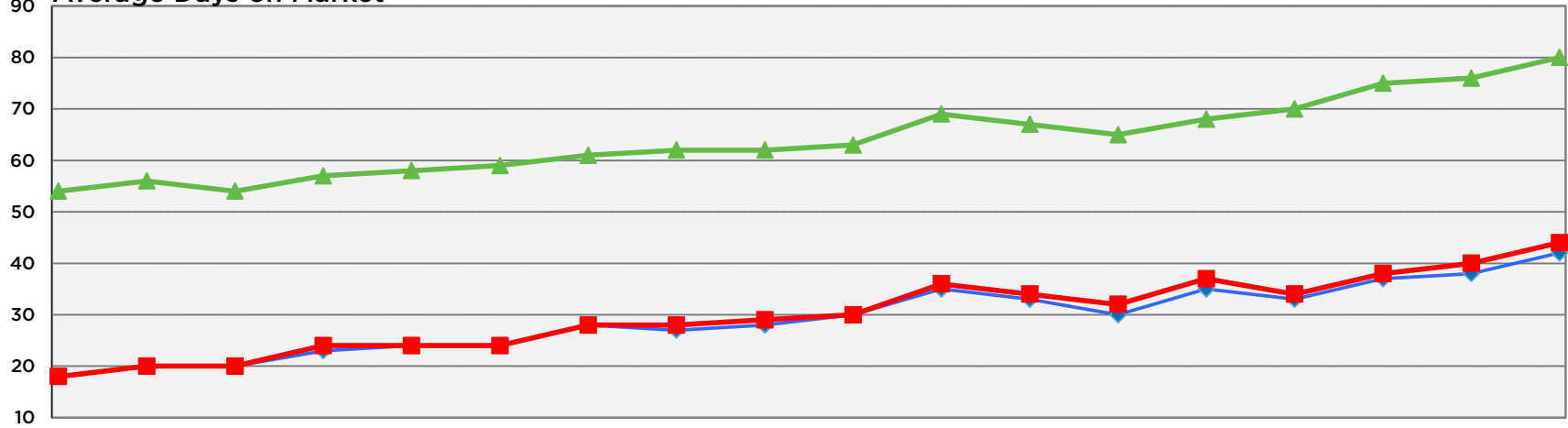
	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23
Normal Sales	98.8%	99.3%	99.8%	99.6%	99.2%	99.6%	100.0%	99.8%	98.2%	99.7%	99.7%	99.0%	99.4%	99.3%	99.2%	98.9%	99.1%	99.1%



	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	10/23
BO	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%	0.6%
SS	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%	0.3%

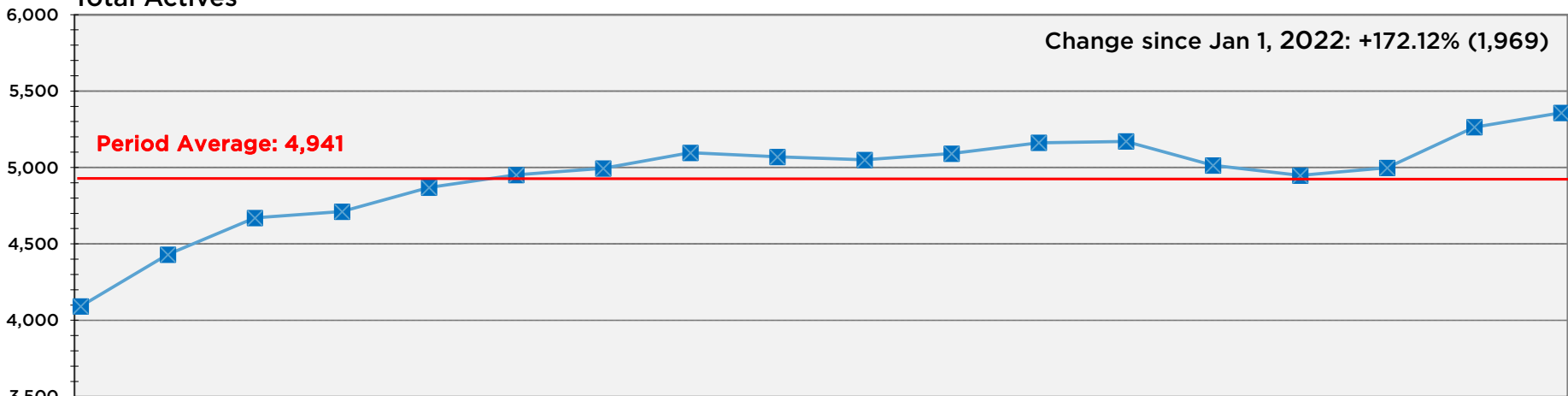
Single Family Homes

Average Days on Market



	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	10/23
ListToContract	18	20	20	23	24	24	28	27	28	30	35	33	30	35	33	37	38	42
CombDaysOnMkt	18	20	20	24	24	24	28	28	29	30	36	34	32	37	34	38	40	44
ListToClose	54	56	54	57	58	59	61	62	62	63	69	67	65	68	70	75	76	80

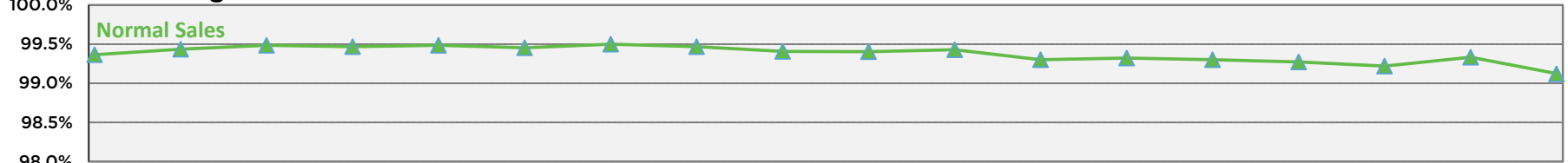
Total Actives



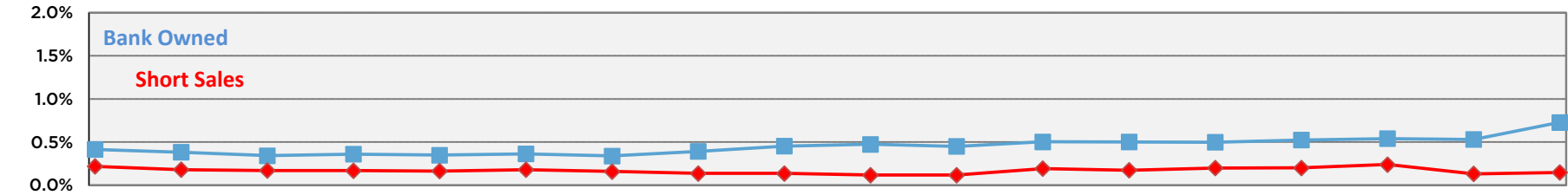
	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23
Total Actives	4,093	4,431	4,670	4,711	4,869	4,952	4,995	5,096	5,069	5,050	5,092	5,162	5,171	5,014	4,948	4,998	5,264	5,358

Single Family Homes

Percentage of Actives

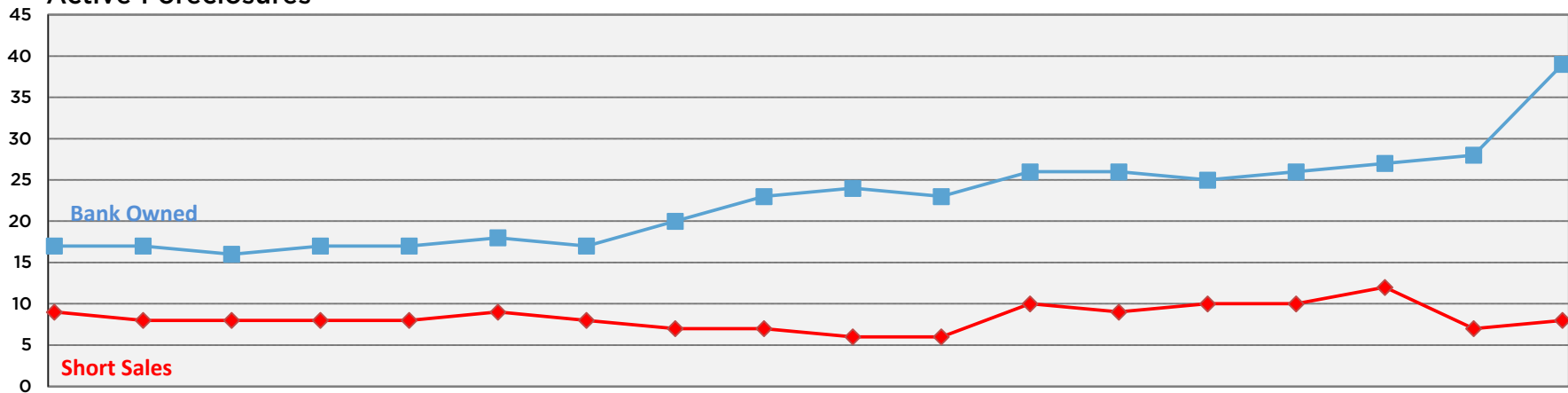


	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23
	99.36%	99.44%	99.49%	99.47%	99.49%	99.45%	99.50%	99.47%	99.41%	99.41%	99.43%	99.30%	99.32%	99.30%	99.27%	99.22%	99.34%	99.12%



	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	10/23
BO	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%	0.73%
SS	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%	0.15%

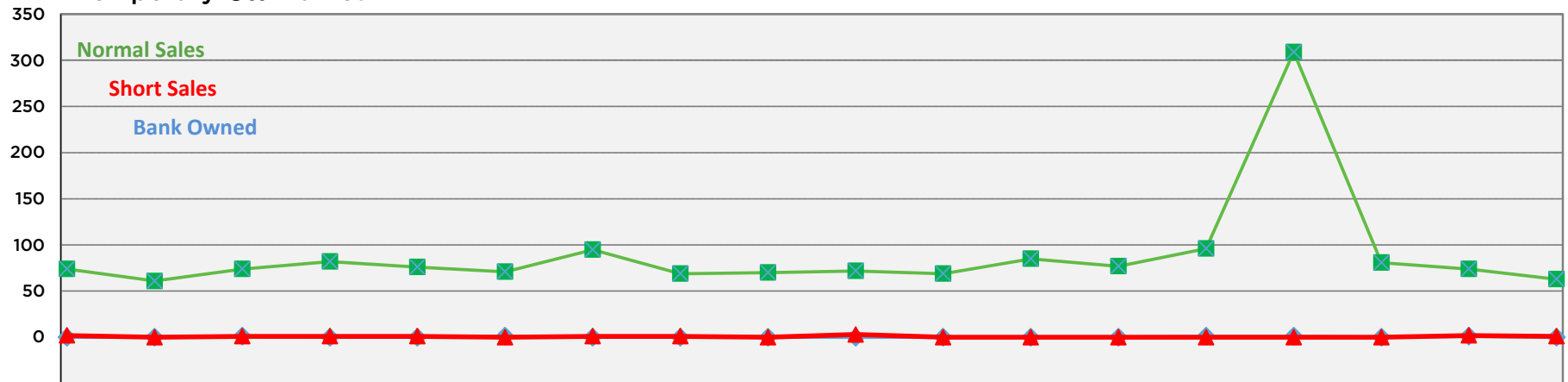
Active Foreclosures



	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	10/23
BO	17	17	16	17	17	18	17	20	23	24	23	26	26	25	26	27	28	39
SS	9	8	8	8	8	9	8	7	7	6	6	10	9	10	10	12	7	8

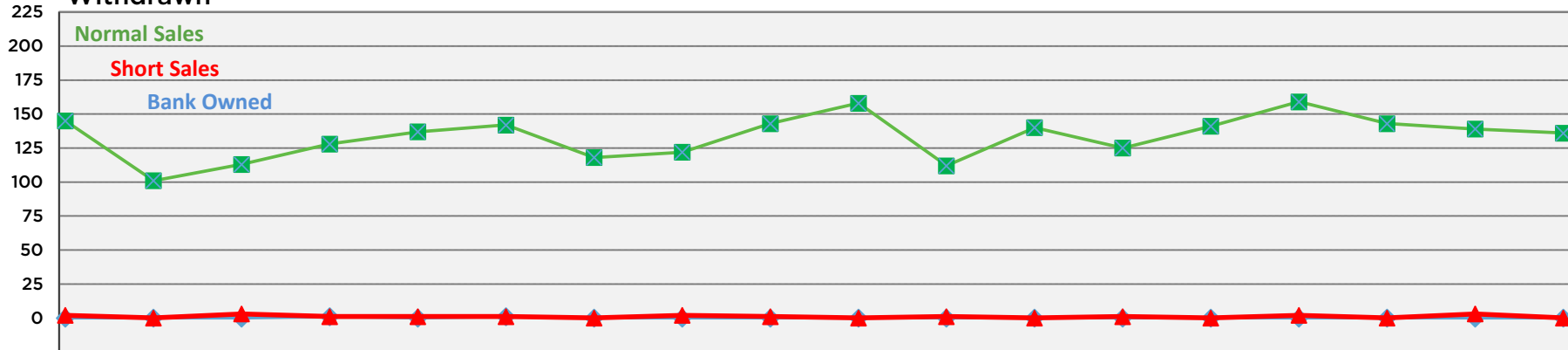
Single Family Homes

Temporary Off Market



	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	10/23
Norm	74	61	74	82	76	71	95	69	70	72	69	85	77	96	309	81	74	63
BO	0	0	1	0	0	1	0	0	0	0	0	0	0	1	1	0	1	0
SS	2	0	1	1	1	0	1	1	0	3	0	0	0	0	0	0	2	1

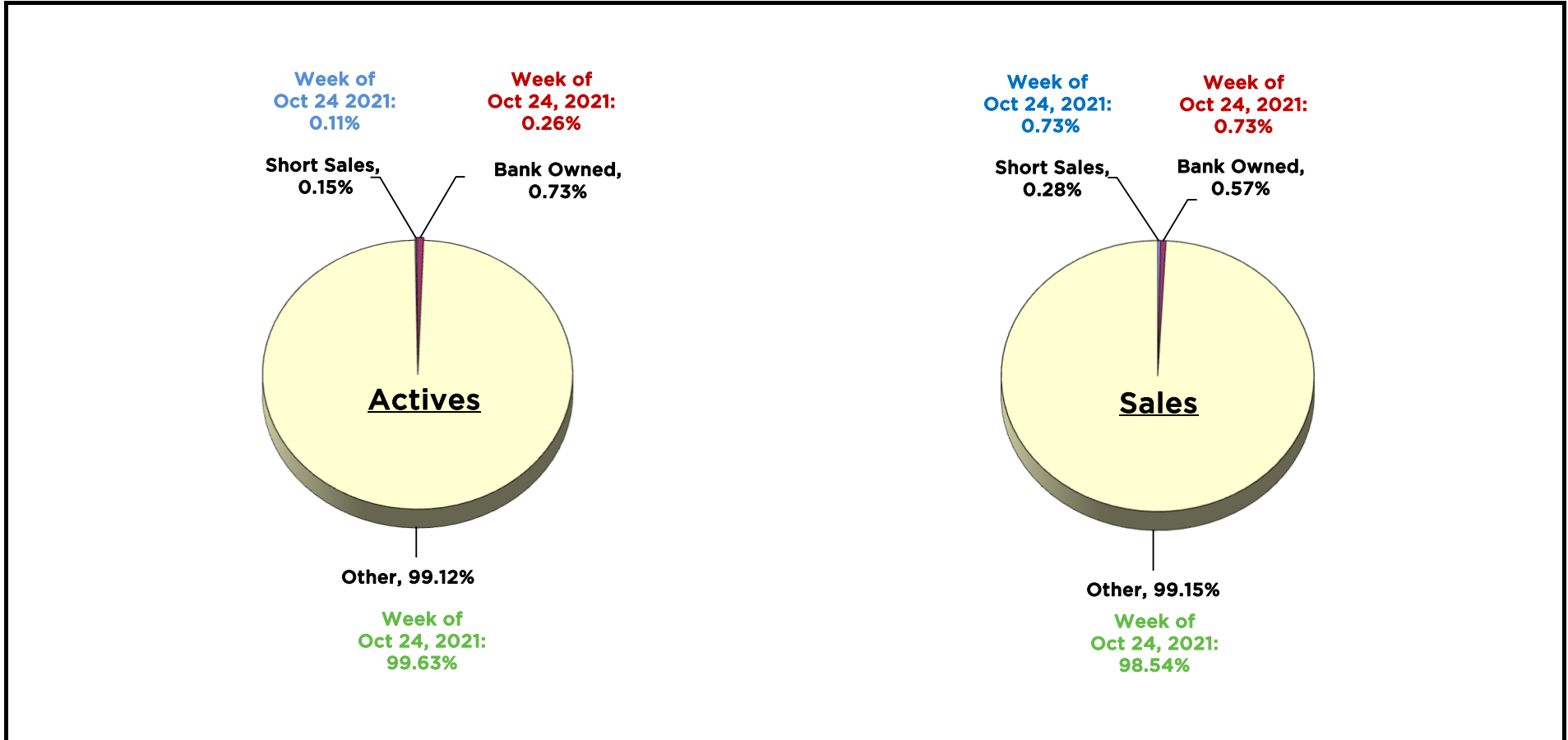
Withdrawn



	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	10/23
Norm	145	101	113	128	137	142	118	122	143	158	112	140	125	141	159	143	139	136
BO	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	2	0	3	1	1	1	0	2	1	0	1	0	1	0	2	0	3	0



Single Family Homes



Monday Morning Quarterback
10/23/2022 - 10/29/2022
Lake, Orange, Osceola & Seminole Counties

There are 19 Single Family Homes available for the Median Price of \$429,000 (± \$500)

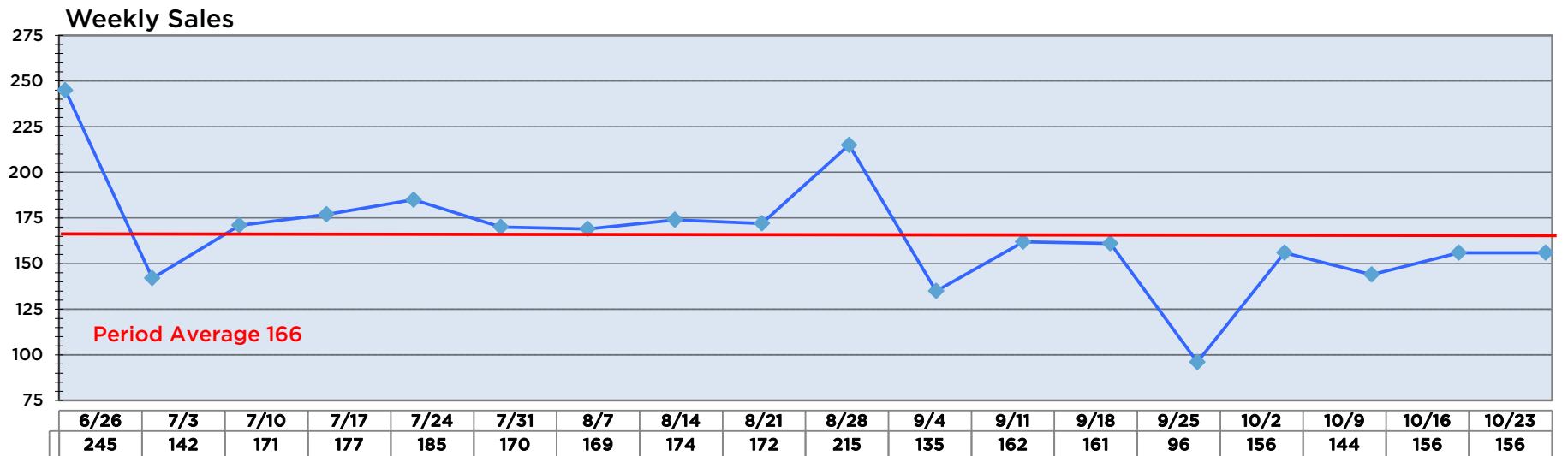
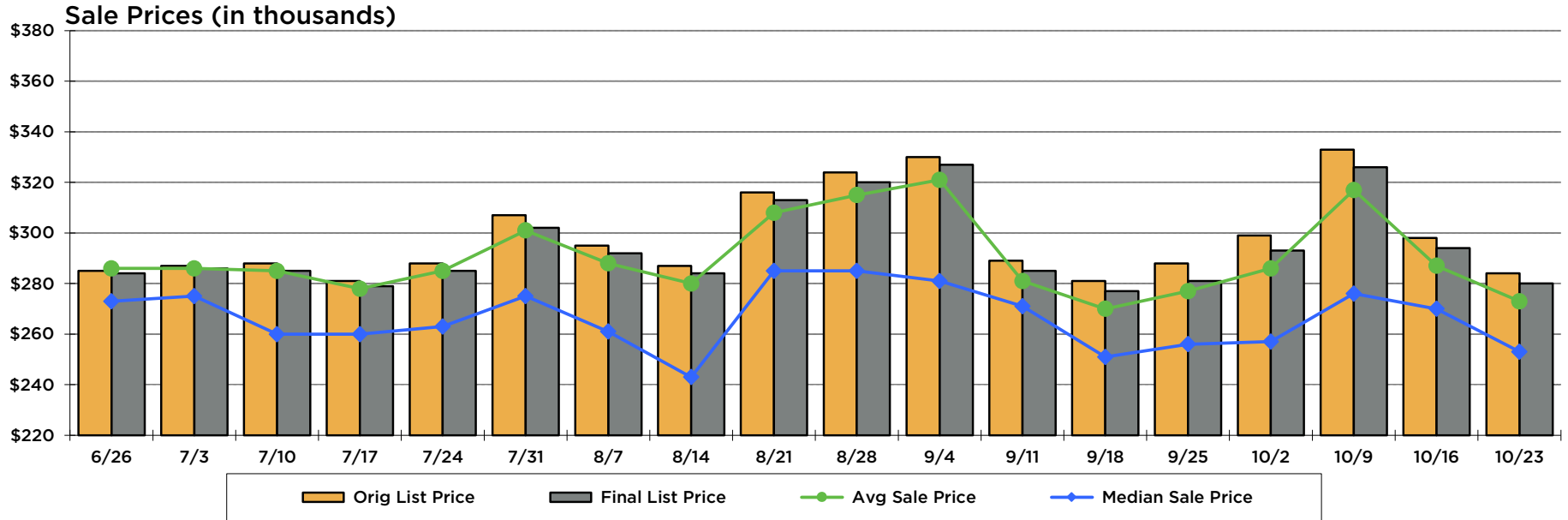
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		3	\$428,981	3.7	2.3	2,106	\$203.66
Casselberry	32707	1	\$429,000	4.0	3.0	2,501	\$171.53
Longwood (East)	32750	1	\$429,000	3.0	2.0	1,782	\$240.74
Oviedo	32765	1	\$428,943	4.0	2.0	2,036	\$210.68
Orange County		8	\$429,050	3.1	2.0	1,473	\$291.25
Apopka (North)	32712	1	\$428,900	2.0	1.0	672	\$638.24
Colonialtown	32803	2	\$429,000	3.5	2.5	1,257	\$341.29
Azalea Park	32807	1	\$429,000	3.0	2.0	1,860	\$230.65
Union Park	32817	1	\$429,000	4.0	2.0	1,984	\$216.23
Sand Lake / Bay Hill	32819	1	\$429,500	3.0	2.0	1,574	\$272.87
Taft	32824	1	\$429,000	3.0	2.0	1,684	\$254.75
Metro West / Orlo Vista	32835	1	\$429,000	3.0	2.0	1,497	\$286.57
Osceola County		3	\$428,997	3.7	2.3	1,698	\$252.70
Kissimmee (West) / Pleasant Hill	34746	1	\$429,000	4.0	3.0	1,740	\$246.55
St Cloud / Narcoossee	34771	2	\$428,995	3.5	2.0	1,677	\$255.89
Lake County		5	\$429,000	3.6	2.4	2,302	\$186.34
Lady Lake / The Villages	32159	1	\$429,000	3.0	2.0	2,083	\$205.95
Mount Dora	32757	1	\$429,000	3.0	2.0	1,780	\$241.01
Tavares / Mt Plymouth	32778	1	\$429,000	4.0	2.0	2,831	\$151.54
Clermont (South)	34714	1	\$429,000	4.0	3.0	1,715	\$250.15
Mascotte	34753	1	\$429,000	4.0	3.0	3,102	\$138.30

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10/23/2022 - 10/29/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

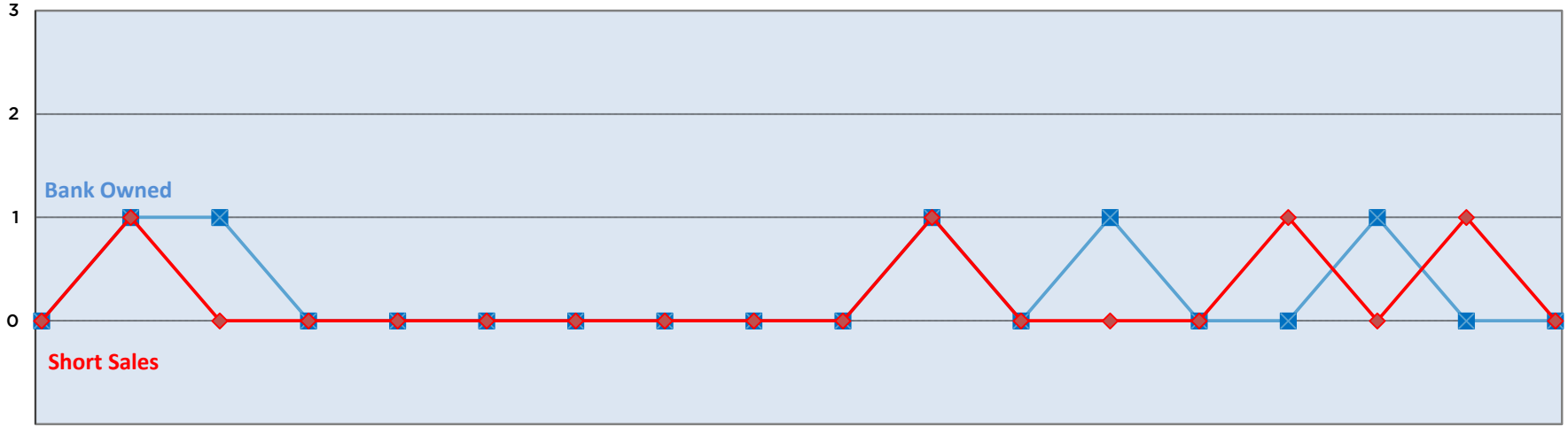
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	156	75	30	32	13	6	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	156	75	30	32	13	6	0
Active Listings	1,674	568	242	469	214	173	8
Bank Owned	12	4	4	2	1	1	0
Short Sales	2	2	0	0	0	0	0
Other	1,660	562	238	467	213	172	8
Months of Inventory	2.48	1.75	1.86	3.38	3.80	6.65	0.00
<i>List Price</i>							
Average Original List Price	\$284,411	\$193,849	\$282,930	\$369,825	\$457,262	\$593,808	\$0
Average Final List Price	\$279,646	\$190,106	\$279,943	\$362,598	\$449,808	\$586,308	\$0
<i>Sale Price</i>							
Average Price	\$272,527	\$184,999	\$273,463	\$353,575	\$437,462	\$572,333	\$0
Median Price	\$252,750	\$192,500	\$275,001	\$365,000	\$430,000	\$589,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$4,765	-\$3,743	-\$2,987	-\$7,227	-\$7,454	-\$7,500	\$0
Original List to Sale Price - \$	-\$11,884	-\$8,850	-\$9,467	-\$16,250	-\$19,800	-\$21,475	\$0
Final List to Sale Price - \$	-\$7,119	-\$5,107	-\$6,480	-\$9,023	-\$12,346	-\$13,975	\$0
Original List to Sale Price - %	95.82%	95.43%	96.65%	95.61%	95.67%	96.38%	0.00%
Final List to Sale Price - %	97.45%	97.31%	97.69%	97.51%	97.26%	97.62%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	35	29	38	38	61	27	0
Combined Avg Days to Contract	38	30	45	40	61	27	0
Avg Days Listing to Closing	68	60	73	71	91	68	0
Avg Days Contract to Close	33	32	35	34	30	41	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,314	985	1,341	1,692	1,876	2,050	0

Condos, Townhomes, Villas



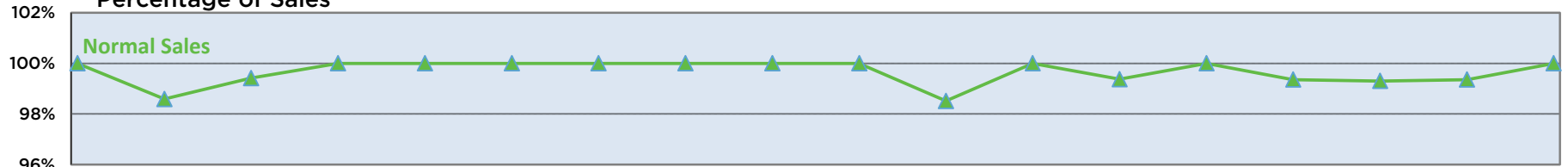
Condos, Townhomes, Villas

Foreclosure Sales

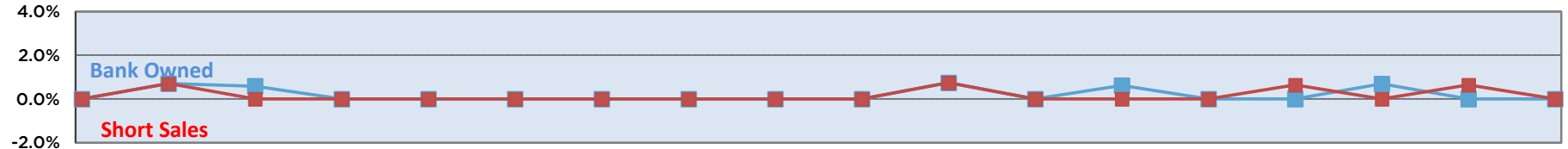


	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23
BO	0	1	1	0	0	0	0	0	0	0	1	0	1	0	0	1	0	0
SS	0	1	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0

Percentage of Sales



	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	10/23
BO	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%	100.0%

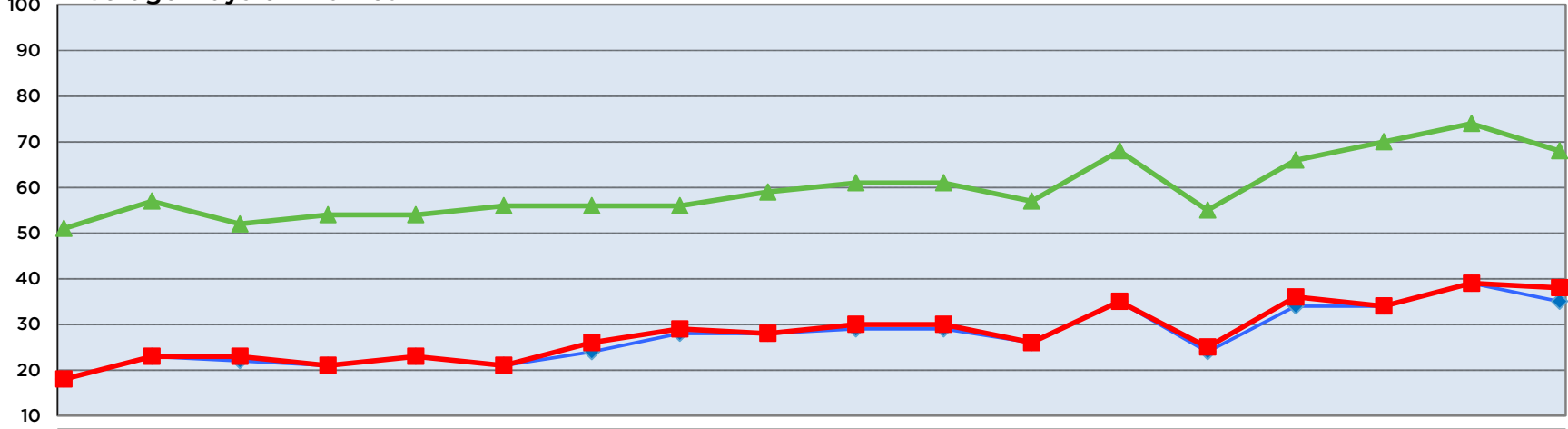


	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23
BO	0.0%	0.7%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.7%	0.0%	0.0%
SS	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%	0.6%	0.0%



Condos, Townhomes, Villas

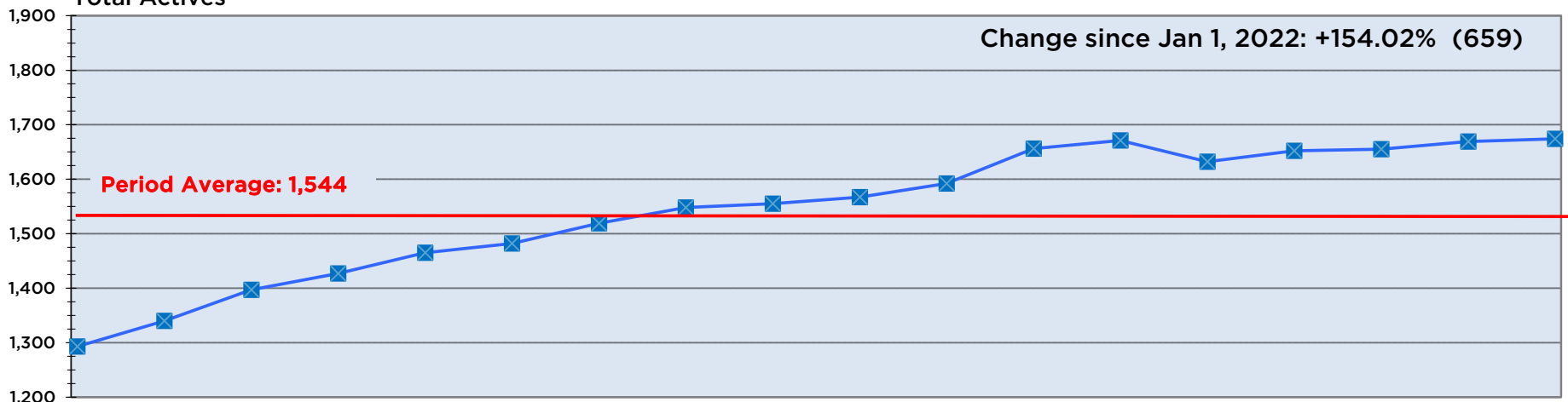
Average Days on Market



ListToContract	18	23	22	21	23	21	24	28	28	29	29	26	35	24	34	34	39	35
CombDaysOnMkt	18	23	23	21	23	21	26	29	28	30	30	26	35	25	36	34	39	38
ListToClose	51	57	52	54	54	56	56	56	59	61	61	57	68	55	66	70	74	68

Total Actives

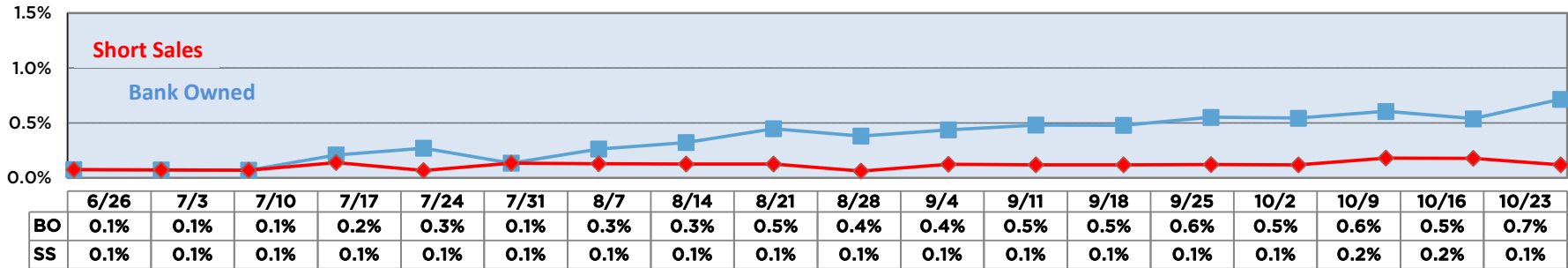
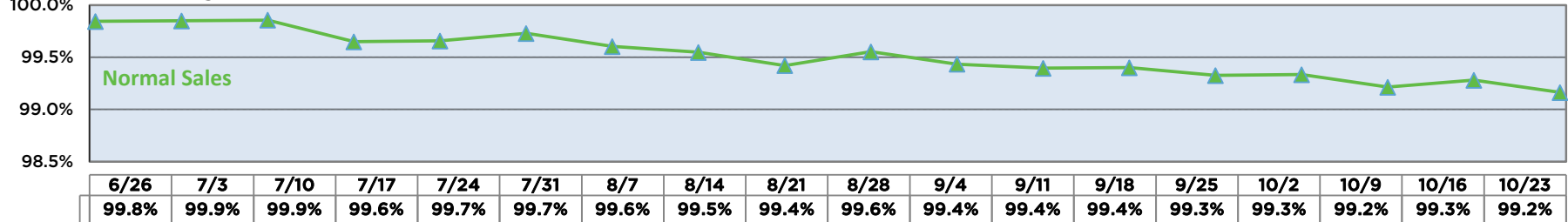
Change since Jan 1, 2022: +154.02% (659)



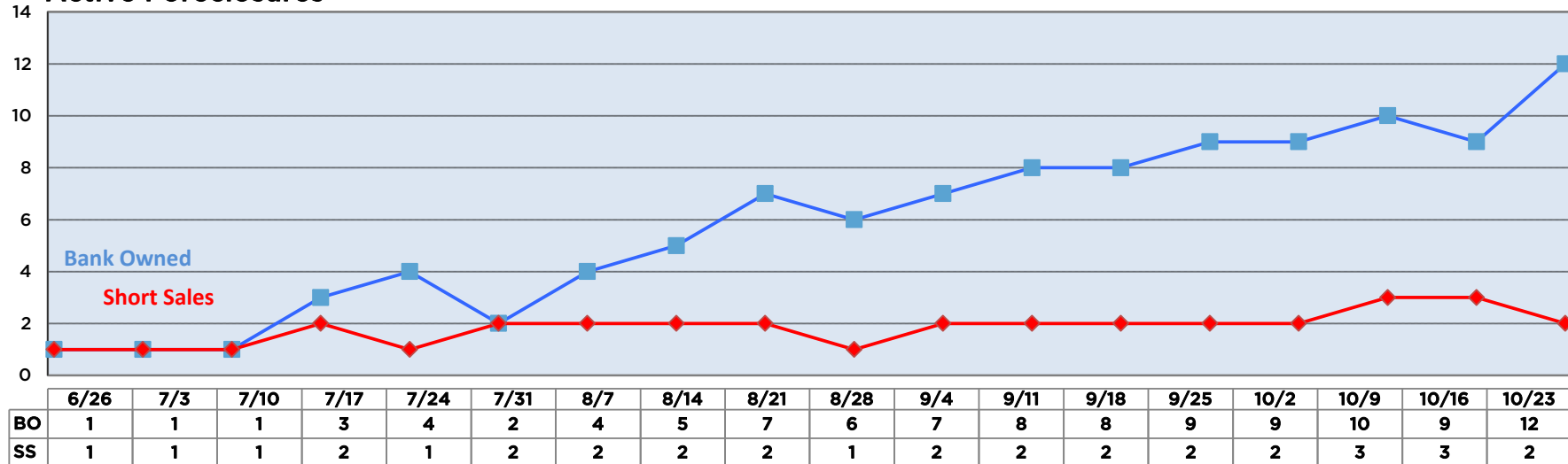
6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23
1,293	1,340	1,397	1,427	1,465	1,482	1,519	1,548	1,555	1,567	1,592	1,656	1,671	1,632	1,652	1,655	1,669	1,674

Condos, Townhomes, Villas

Percentage of Actives



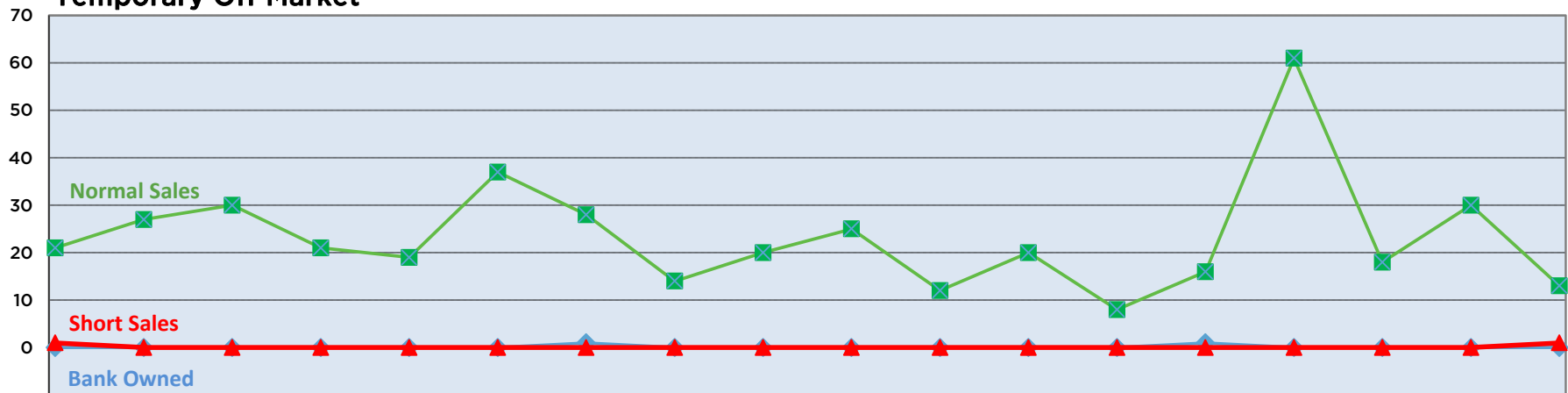
Active Foreclosures





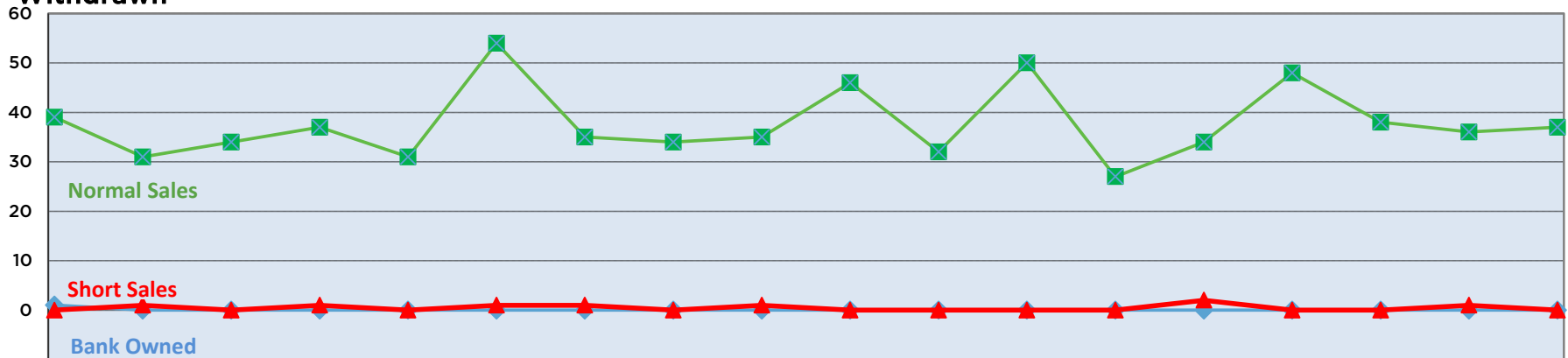
Condos, Townhomes, Villas

Temporary Off Market



	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	10/23
Norm	21	27	30	21	19	37	28	14	20	25	12	20	8	16	61	18	30	13
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0
SS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

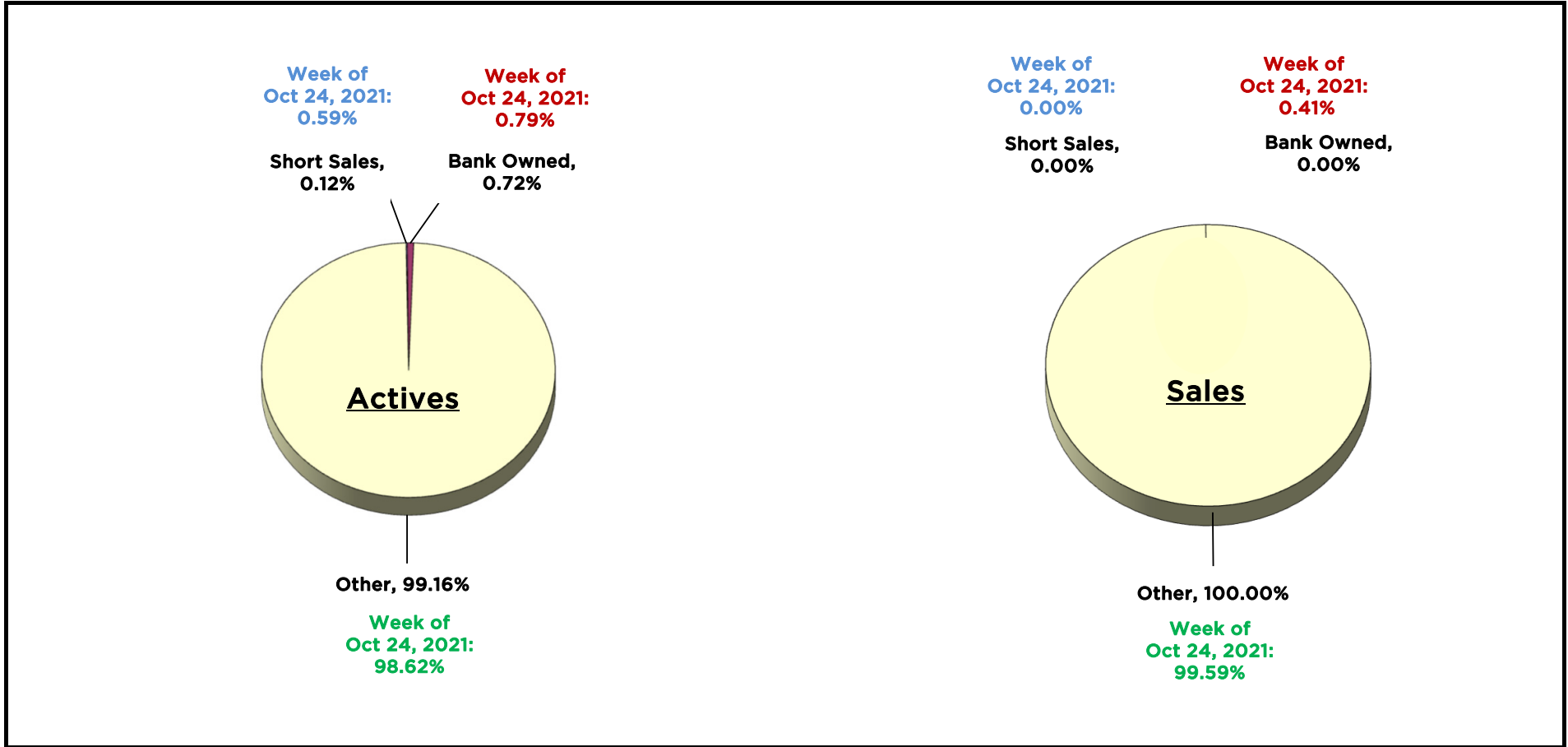
Withdrawn



	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	10/23
Norm	39	31	34	37	31	54	35	34	35	46	32	50	27	34	48	38	36	37
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	1	0	1	1	0	1	0	0	0	0	2	0	0	1	0



Condos, Townhomes, Villas





Monday Morning Quarterback
 10/23/2022 - 10/29/2022
 Lake, Orange, Osceola & Seminole Counties

There is 1 Condo, Villa, or Townhome available for the Median Price of \$252,750 (± \$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	\$252,500	3.0	2.0	1,466	\$172.24
Metro West / Orlo Vista	32835	1	\$252,500	3.0	2.0	1,466	\$172.24