



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

***Week of November 20, 2022 - November 26, 2022***

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

- Sales of single-family homes decreased to 217 during the week of Nov 20, from 438 the week prior
- The median price of single family homes increased to \$400,000, a change of 0.3%
- The number of single-family home foreclosure transactions decreased to 0 last week, from 3 the week of Nov 13
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 124, and now sits at 5,287

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

- Sales of condos, townhomes, and villas decreased to 101 during the week of Nov 20, from 158 the week prior
- The median price of condos, townhomes, and villas decreased to \$269,900, a change of -1.2%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of Nov 13
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 1, and now sits at 1,636

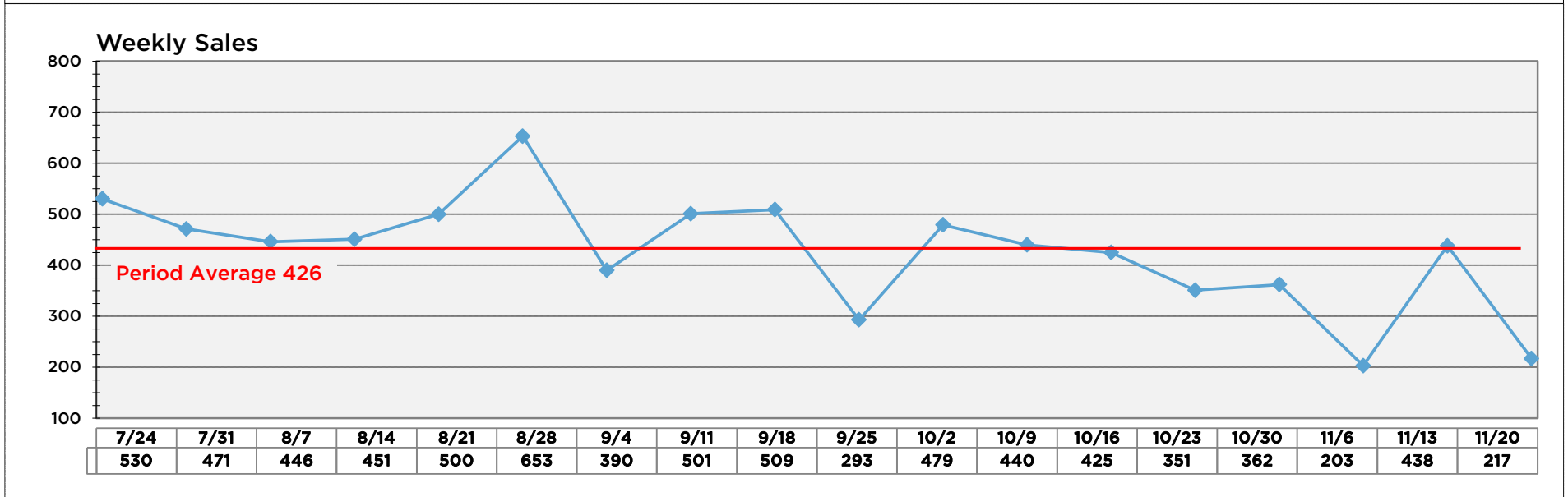
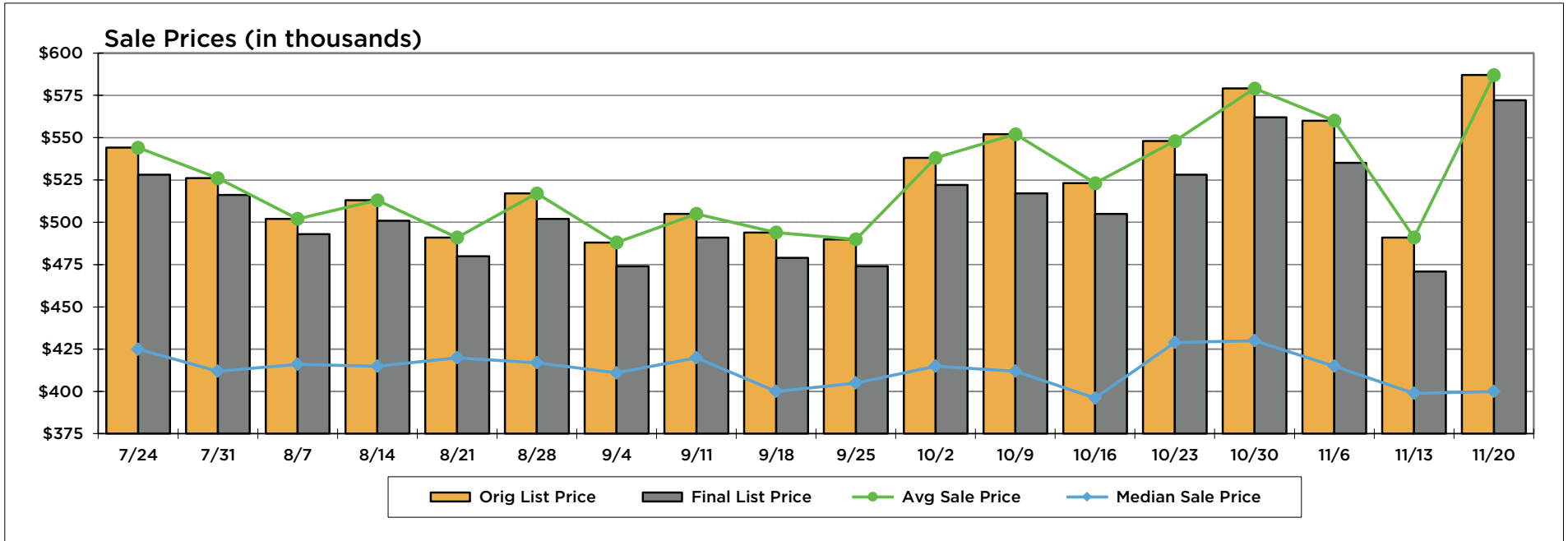
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
11/20/2022 - 11/26/2022  
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>217</b>	<b>28</b>	<b>17</b>	<b>60</b>	<b>37</b>	<b>64</b>	<b>11</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	217	28	17	60	37	64	11
<b>Active Listings</b>	<b>5,287</b>	<b>316</b>	<b>326</b>	<b>1,230</b>	<b>1,170</b>	<b>1,766</b>	<b>479</b>
Bank Owned	37	15	4	5	6	7	0
Short Sales	12	4	1	3	3	1	0
Other	5,238	297	321	1,222	1,161	1,758	479
<b>Months of Inventory</b>	<b>5.62</b>	<b>2.60</b>	<b>4.43</b>	<b>4.73</b>	<b>7.30</b>	<b>6.37</b>	<b>10.05</b>
<b><i>List Price</i></b>							
Average Original List Price	\$586,876	\$207,868	\$287,129	\$368,343	\$464,916	\$712,237	\$2,887,727
Average Final List Price	\$572,454	\$196,479	\$282,247	\$359,171	\$450,454	\$693,561	\$2,847,091
<b><i>Sale Price</i></b>							
Average Price	\$555,782	\$174,143	\$278,006	\$347,568	\$442,499	\$676,207	\$2,772,614
Median Price	\$400,000	\$181,000	\$280,000	\$350,000	\$439,000	\$650,000	\$1,350,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$14,422	-\$11,389	-\$4,882	-\$9,172	-\$14,462	-\$18,676	-\$40,636
Original List to Sale Price - \$	-\$31,094	-\$33,725	-\$9,123	-\$20,775	-\$22,417	-\$36,030	-\$115,113
Final List to Sale Price - \$	-\$16,672	-\$22,336	-\$4,241	-\$11,603	-\$7,955	-\$17,354	-\$74,477
Original List to Sale Price - %	94.70%	83.78%	96.82%	94.36%	95.18%	94.94%	96.01%
Final List to Sale Price - %	97.09%	88.63%	98.50%	96.77%	98.23%	97.50%	97.38%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	42	49	42	37	39	40	75
Combined Avg Days to Contract	43	49	42	37	39	42	75
Avg Days Listing to Closing	76	81	81	70	70	75	112
Avg Days Contract to Close	34	31	38	33	30	34	55
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	3	3	3	4	4	4
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	2,153	1,216	1,271	1,606	2,083	2,866	4,968

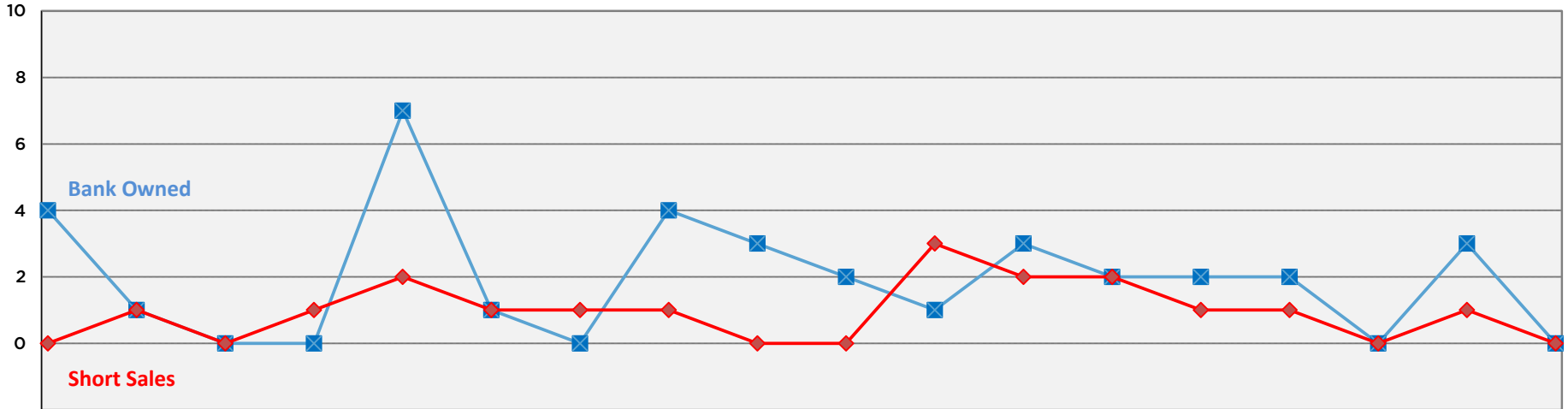
**Single Family Homes**





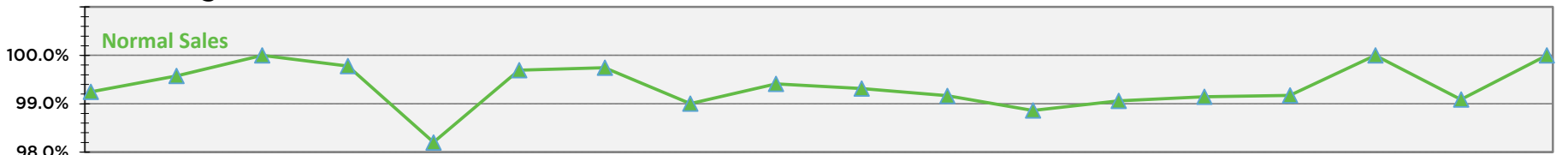
**Single Family Homes**

**Foreclosure Sales**

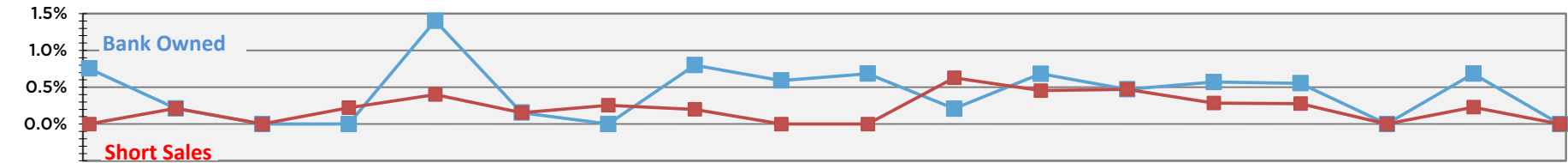


	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20
BO	4	1	0	0	7	1	0	4	3	2	1	3	2	2	2	0	3	0
SS	0	1	0	1	2	1	1	1	0	0	3	2	2	1	1	0	1	0

**Percentage of Sales**



	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	10/30	11/6	11/13	11/20
Normal Sales	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%	99.2%	100.0%	99.1%	100.0%

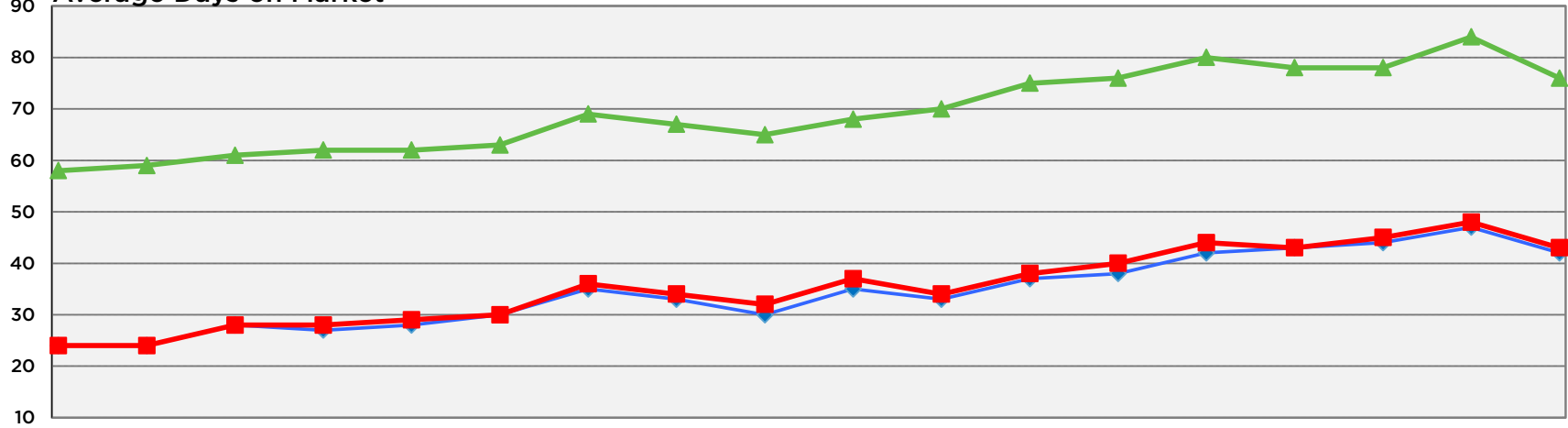


	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20
BO	0.8%	0.2%	0.0%	0.0%	1.4%	0.2%	0.0%	0.8%	0.6%	0.7%	0.2%	0.7%	0.5%	0.6%	0.6%	0.0%	0.7%	0.0%
SS	0.0%	0.2%	0.0%	0.2%	0.4%	0.2%	0.3%	0.2%	0.0%	0.0%	0.6%	0.5%	0.5%	0.3%	0.3%	0.0%	0.2%	0.0%



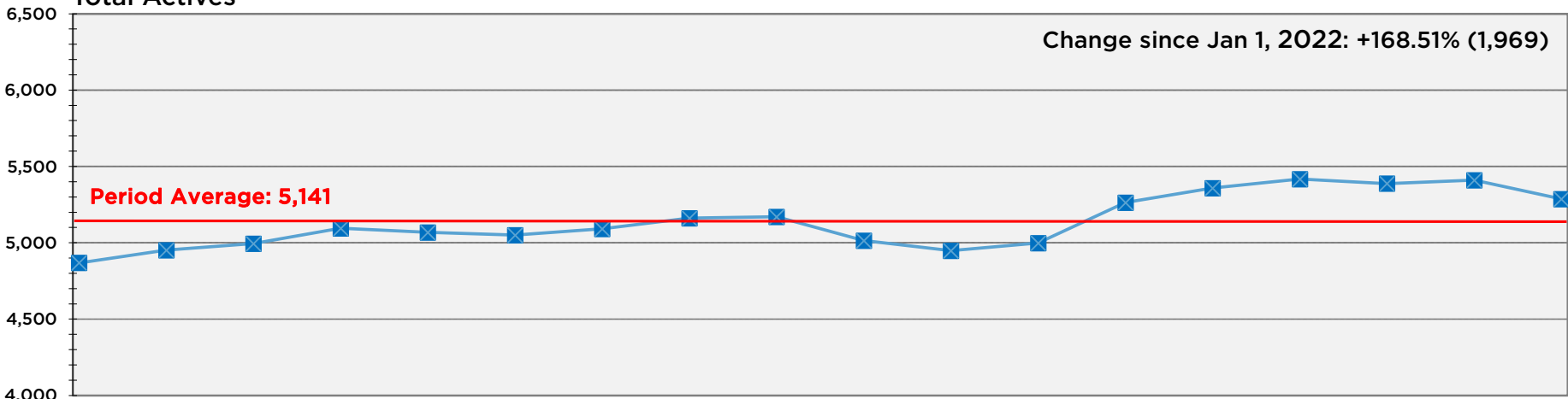
**Single Family Homes**

**Average Days on Market**



	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	10/30	11/6	11/13	11/20
ListToContract	24	24	28	27	28	30	35	33	30	35	33	37	38	42	43	44	47	42
CombDaysOnMkt	24	24	28	28	29	30	36	34	32	37	34	38	40	44	43	45	48	43
ListToClose	58	59	61	62	62	63	69	67	65	68	70	75	76	80	78	78	84	76

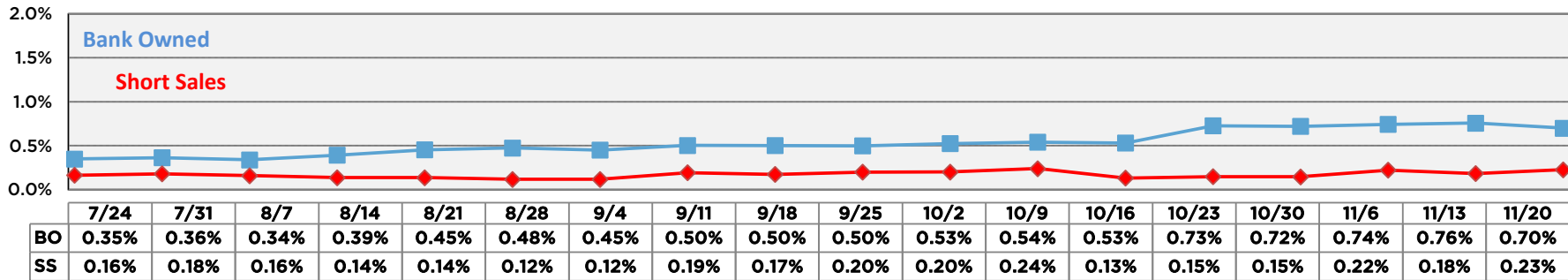
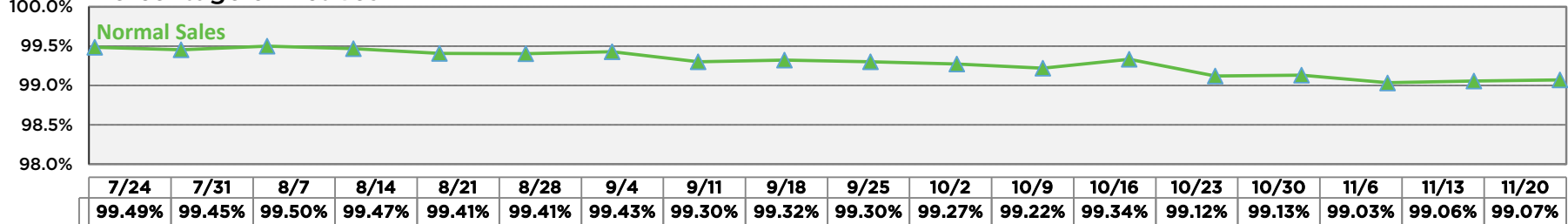
**Total Actives**



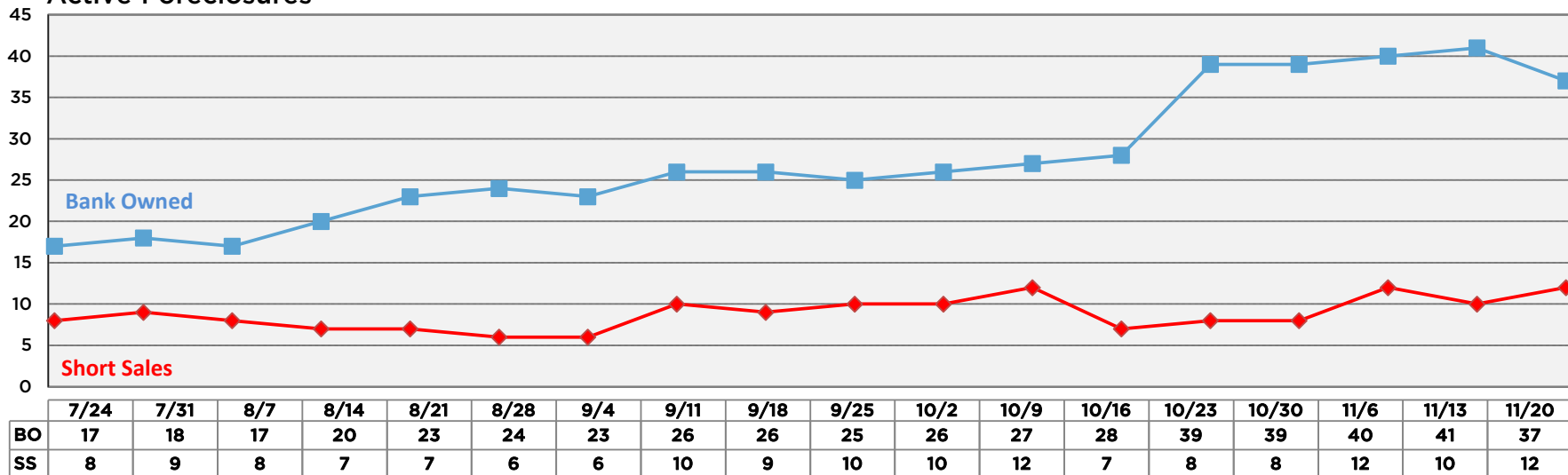
	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20
Total Actives	4,869	4,952	4,995	5,096	5,069	5,050	5,092	5,162	5,171	5,014	4,948	4,998	5,264	5,358	5,418	5,388	5,411	5,287

**Single Family Homes**

**Percentage of Actives**

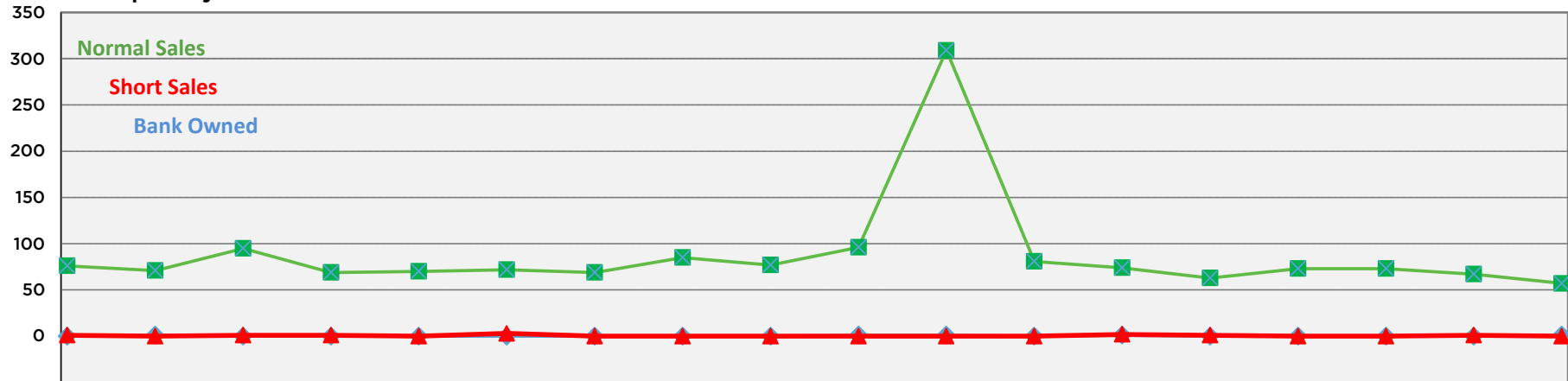


**Active Foreclosures**



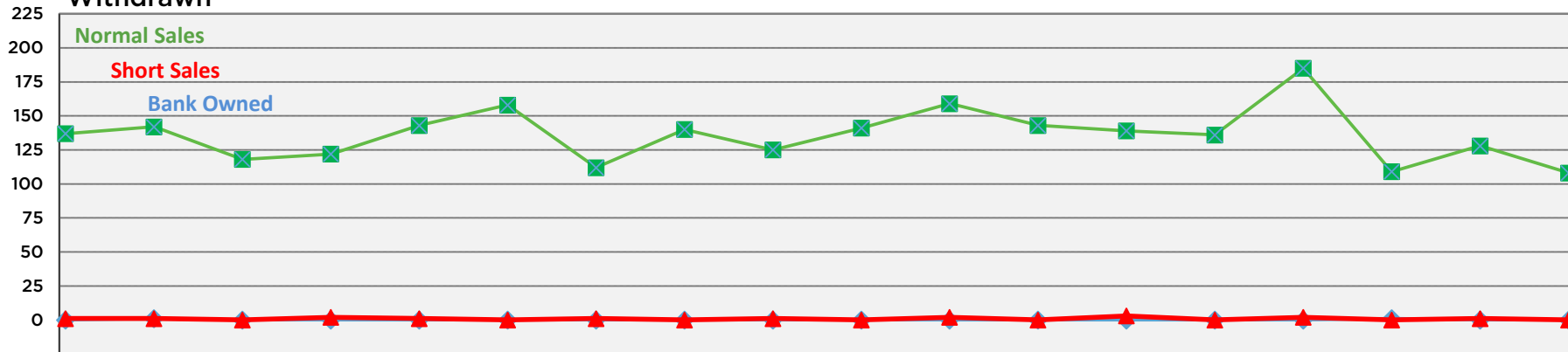
**Single Family Homes**

**Temporary Off Market**



	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	10/30	11/6	11/13	11/20
<b>Norm</b>	76	71	95	69	70	72	69	85	77	96	309	81	74	63	73	73	67	57
<b>BO</b>	0	1	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	1
<b>SS</b>	1	0	1	1	0	3	0	0	0	0	0	0	2	1	0	0	1	0

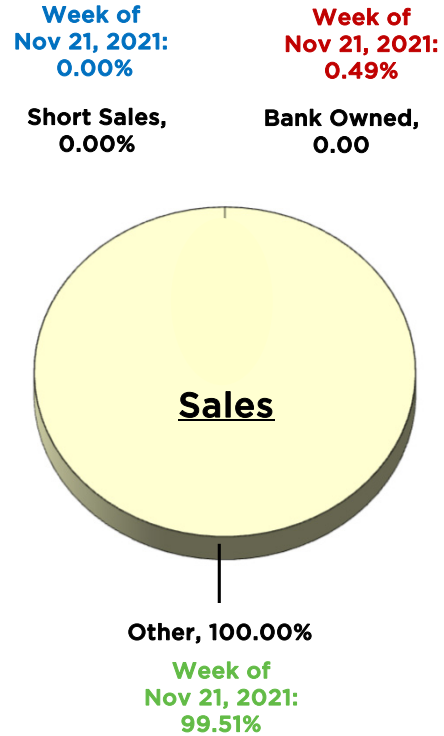
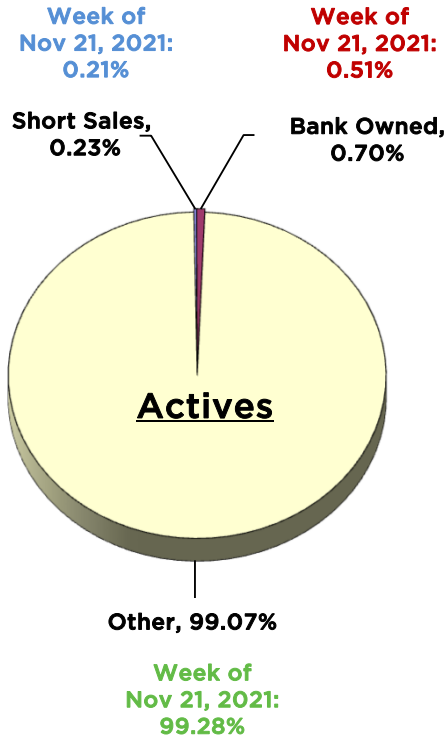
**Withdrawn**



	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	10/30	11/6	11/13	11/20
<b>Norm</b>	137	142	118	122	143	158	112	140	125	141	159	143	139	136	185	109	128	108
<b>BO</b>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
<b>SS</b>	1	1	0	2	1	0	1	0	1	0	2	0	3	0	2	0	1	0



**Single Family Homes**



**Monday Morning Quarterback**  
11/20/2022 - 11/26/2022  
Lake, Orange, Osceola & Seminole Counties

**There are 100 Single Family Homes available for the Median Price of \$400,000 (± \$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>
<b>Seminole County</b>		<b>12</b>	<b>\$399,912</b>	<b>3.7</b>	<b>2.3</b>	<b>1,895</b>	<b>\$211.07</b>
Altamonte Springs (East)	32701	2	\$399,875	4.0	2.0	2,082	\$192.11
Apopka / Hunt Club	32703	1	\$399,990	4.0	2.0	2,051	\$195.02
Altamonte Springs / Forest City	32714	1	\$399,900	3.0	2.0	1,617	\$247.31
Longwood (East)	32750	3	\$399,767	3.7	2.7	1,805	\$221.48
Sanford (South)	32773	2	\$400,000	3.5	2.5	2,044	\$195.69
Longwood / Wekiva Springs	32779	2	\$400,000	4.0	2.0	1,843	\$217.04
Winter Park	32792	1	\$400,000	3.0	2.0	1,716	\$233.10
<b>Orange County</b>		<b>41</b>	<b>\$399,950</b>	<b>3.4</b>	<b>2.0</b>	<b>1,724</b>	<b>\$231.93</b>
Apopka / Hunt Club	32703	1	\$399,999	3.0	2.0	1,754	\$228.05
Apopka (North)	32712	5	\$399,940	3.8	2.0	1,890	\$211.56
Winter Park (West)	32789	1	\$399,900	3.0	2.0	1,360	\$294.04
College Park	32804	3	\$399,967	2.3	1.3	1,174	\$340.59
Pine Hills	32805	1	\$399,900	3.0	2.0	1,702	\$234.96
Delaney / Crystal Lake	32806	3	\$399,933	3.3	2.0	1,665	\$240.25
Pine Hills / Rosemont	32808	2	\$400,000	4.0	2.0	2,426	\$164.88
Belle Isle / Pine Castle	32809	2	\$399,705	3.5	2.5	1,547	\$258.46
Lockhart	32810	2	\$400,000	4.0	2.5	1,872	\$213.68
Union Park	32817	1	\$400,000	3.0	2.0	1,508	\$265.25
Hiawasse	32818	2	\$399,970	4.0	2.0	2,068	\$193.46
Sand Lake / Bay Hill	32819	1	\$399,900	6.0	4.0	2,318	\$172.52
Williamsburg / Lake Bryan	32821	1	\$400,000	4.0	2.0	1,873	\$213.56
Ventura	32822	1	\$399,999	3.0	2.0	1,589	\$251.73
Taft	32824	2	\$400,000	3.5	2.0	1,885	\$212.20
Rio Pinar / Union Park	32825	2	\$399,900	3.5	2.0	1,575	\$253.99
Research Park	32826	2	\$399,945	4.5	2.0	1,968	\$203.28
Waterford Lakes	32828	1	\$399,999	3.0	2.0	1,692	\$236.41
Union Park / Chickasaw	32829	1	\$400,000	3.0	2.0	1,305	\$306.51
Wedgfield	32833	2	\$400,000	3.0	2.0	2,095	\$190.93
Metro West / Orlo Vista	32835	2	\$399,950	3.0	2.0	1,513	\$264.43
Ocoee	34761	2	\$399,950	2.5	2.0	1,582	\$252.81
Winter Garden / Oakland	34787	1	\$400,000	1.0	1.0	576	\$694.44

**Monday Morning Quarterback**  
11/20/2022 - 11/26/2022  
Lake, Orange, Osceola & Seminole Counties

**There are 100 Single Family Homes available for the Median Price of \$400,000 ( ± \$500 )**

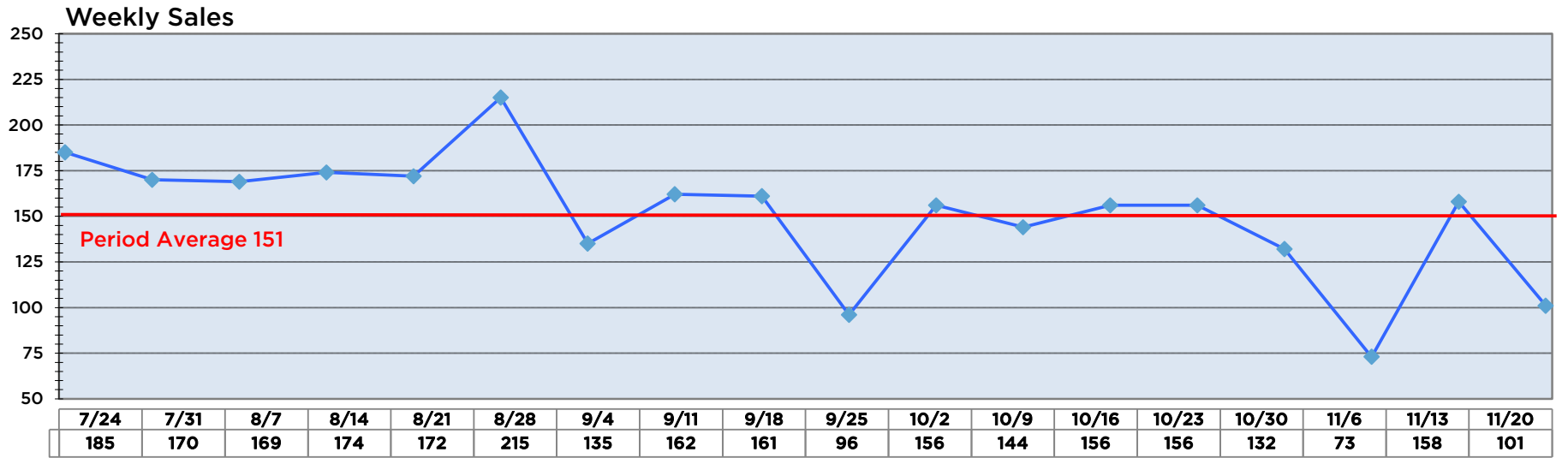
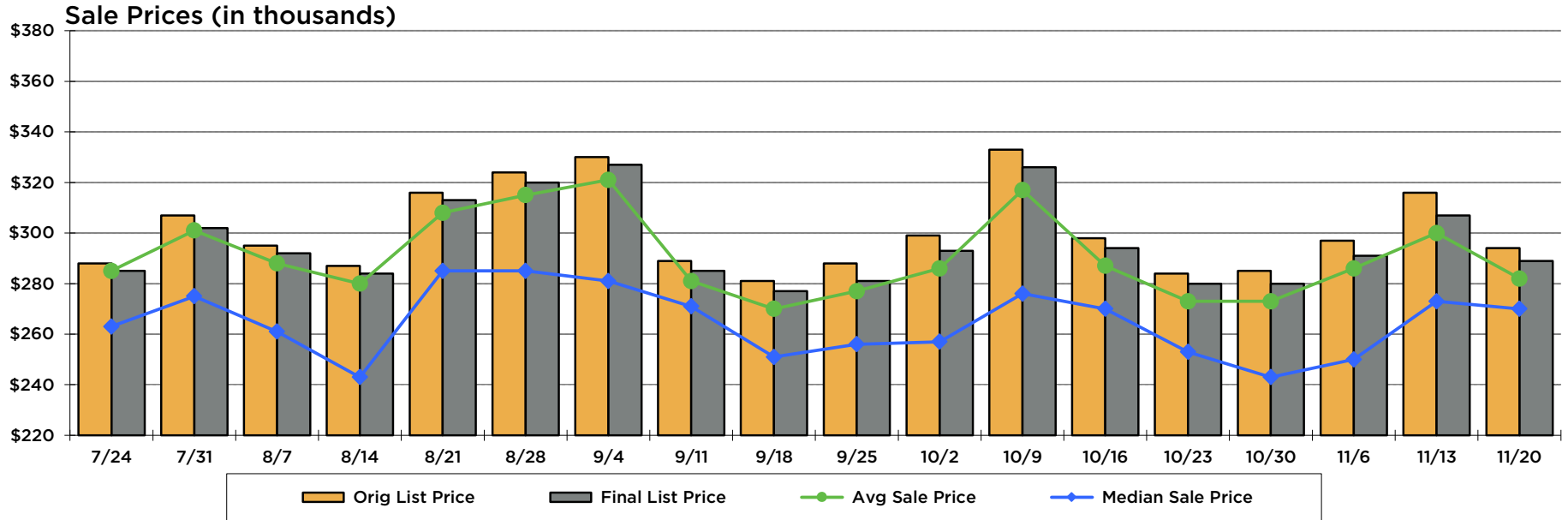
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Osceola County</b>		<b>23</b>	<b>\$399,927</b>	<b>3.7</b>	<b>2.2</b>	<b>1,925</b>	<b>\$207.78</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$400,000	4.0	2.0	1,879	\$212.88
Kissimmee (East)	34744	5	\$399,838	3.4	2.2	1,828	\$218.71
Kissimmee (West) / Pleasant Hill	34746	7	\$399,950	3.7	2.1	2,126	\$188.16
Kissimmee / Celebration	34747	1	\$400,000	4.0	3.0	1,703	\$234.88
Kissimmee / Poinciana	34758	3	\$399,933	4.3	2.3	2,083	\$192.00
St Cloud / Narcoossee	34771	3	\$399,933	3.3	2.0	1,616	\$247.53
St Cloud / Canoe Creek	34772	3	\$399,963	3.7	2.0	1,857	\$215.34
<b>Lake County</b>		<b>24</b>	<b>\$399,933</b>	<b>3.2</b>	<b>2.2</b>	<b>2,126</b>	<b>\$188.16</b>
Lady Lake / The Villages	32159	1	\$399,900	2.0	2.0	1,742	\$229.56
Eustis (West)	32726	1	\$400,000	4.0	2.0	1,860	\$215.05
Mount Dora	32757	1	\$400,000	3.0	2.0	1,538	\$260.08
Tavares / Mt Plymouth	32778	2	\$399,950	3.0	2.5	1,894	\$211.22
Clermont (Central)	34711	2	\$399,950	4.0	2.0	2,211	\$180.89
Clermont (South)	34714	1	\$399,900	4.0	2.0	2,427	\$164.77
Minneola	34715	2	\$400,000	3.0	2.0	1,981	\$201.92
Fruitland Park	34731	1	\$399,999	5.0	2.0	3,072	\$130.21
Groveland	34736	1	\$400,000	3.0	2.0	2,623	\$152.50
Leesburg (West)	34748	8	\$399,887	2.8	2.3	2,106	\$189.89
Mascotte	34753	1	\$399,900	4.0	2.0	2,928	\$136.58
Okahumpka	34762	1	\$399,999	4.0	3.0	2,070	\$193.24
Leesburg (East) / Haines Creek	34788	2	\$399,900	3.0	2.5	1,868	\$214.14

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11/20/2022 - 11/26/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

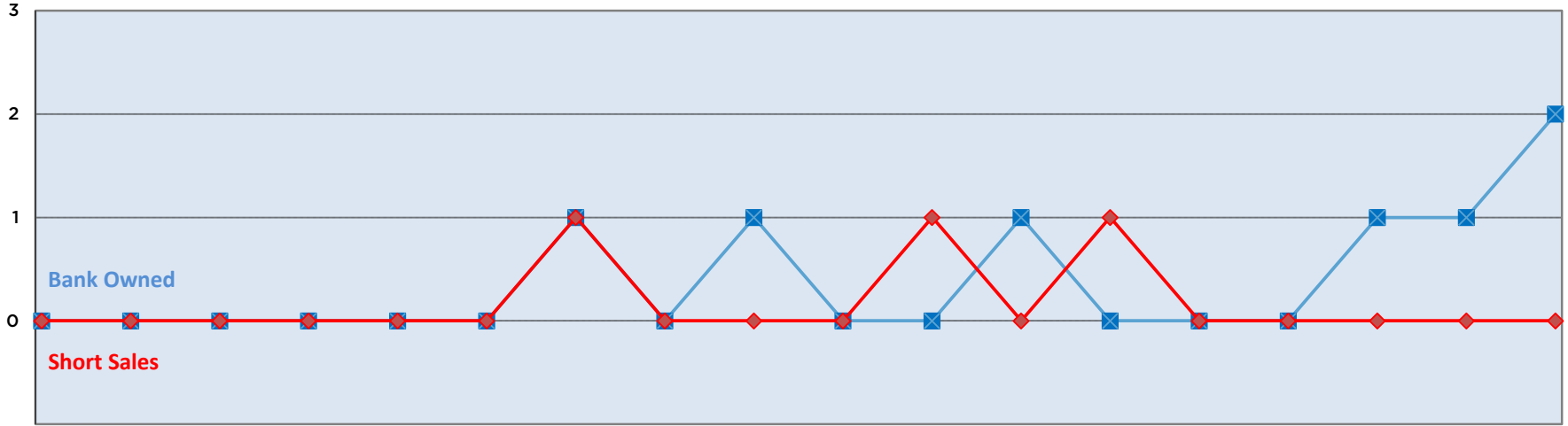
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>101</b>	<b>45</b>	<b>17</b>	<b>20</b>	<b>16</b>	<b>3</b>	<b>0</b>
Bank Owned	2	0	1	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	99	45	16	20	15	3	0
<b>Active Listings</b>	<b>1,636</b>	<b>543</b>	<b>251</b>	<b>470</b>	<b>192</b>	<b>169</b>	<b>11</b>
Bank Owned	8	5	3	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,627	537	248	470	192	169	11
<b>Months of Inventory</b>	<b>3.74</b>	<b>2.78</b>	<b>3.41</b>	<b>5.42</b>	<b>2.77</b>	<b>13.00</b>	<b>0.00</b>
<b><i>List Price</i></b>							
Average Original List Price	\$294,405	\$185,754	\$282,794	\$358,635	\$462,238	\$666,667	\$0
Average Final List Price	\$289,369	\$181,385	\$280,376	\$351,885	\$453,738	\$666,667	\$0
<b><i>Sale Price</i></b>							
Average Price	\$281,514	\$176,396	\$272,835	\$346,470	\$435,156	\$655,000	\$0
Median Price	\$269,900	\$189,000	\$275,000	\$342,500	\$435,000	\$575,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$5,036	-\$4,369	-\$2,418	-\$6,750	-\$8,500	\$0	\$0
Original List to Sale Price - \$	-\$12,891	-\$9,358	-\$9,959	-\$12,165	-\$27,082	-\$11,667	\$0
Final List to Sale Price - \$	-\$7,855	-\$4,989	-\$7,541	-\$5,415	-\$18,582	-\$11,667	\$0
Original List to Sale Price - %	95.62%	94.96%	96.48%	96.61%	94.14%	98.25%	0.00%
Final List to Sale Price - %	97.29%	97.25%	97.31%	98.46%	95.90%	98.25%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	38	37	30	43	48	10	0
Combined Avg Days to Contract	39	37	30	47	52	10	0
Avg Days Listing to Closing	69	65	61	82	77	38	0
Avg Days Contract to Close	30	28	30	38	29	27	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	0	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,250	925	1,275	1,516	1,637	2,160	0

**Condos, Townhomes, Villas**



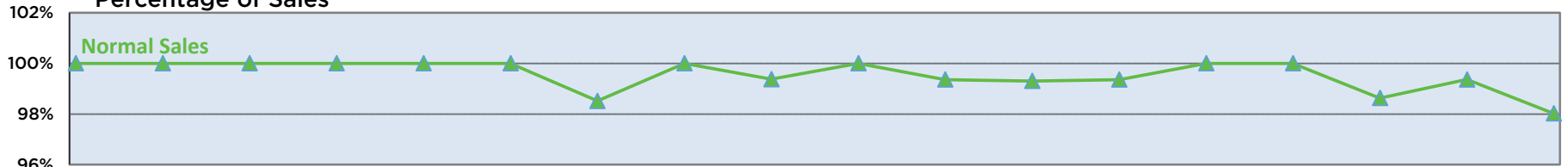
**Condos, Townhomes, Villas**

**Foreclosure Sales**

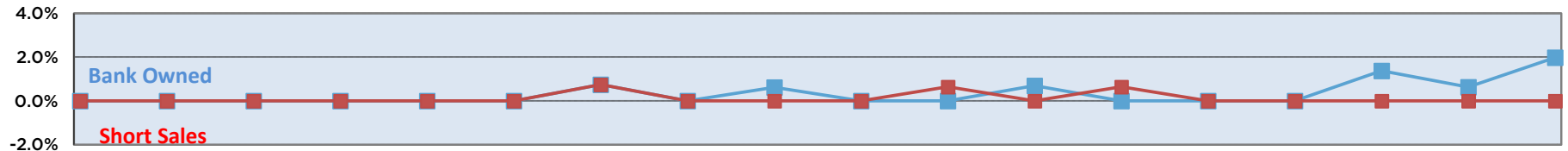


	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20
<b>BO</b>	0	0	0	0	0	0	1	0	1	0	0	1	0	0	0	1	1	2
<b>SS</b>	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0

**Percentage of Sales**



	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	10/30	11/6	11/13	11/20
<b>Normal Sales</b>	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%	100.0%	98.6%	99.4%	98.0%

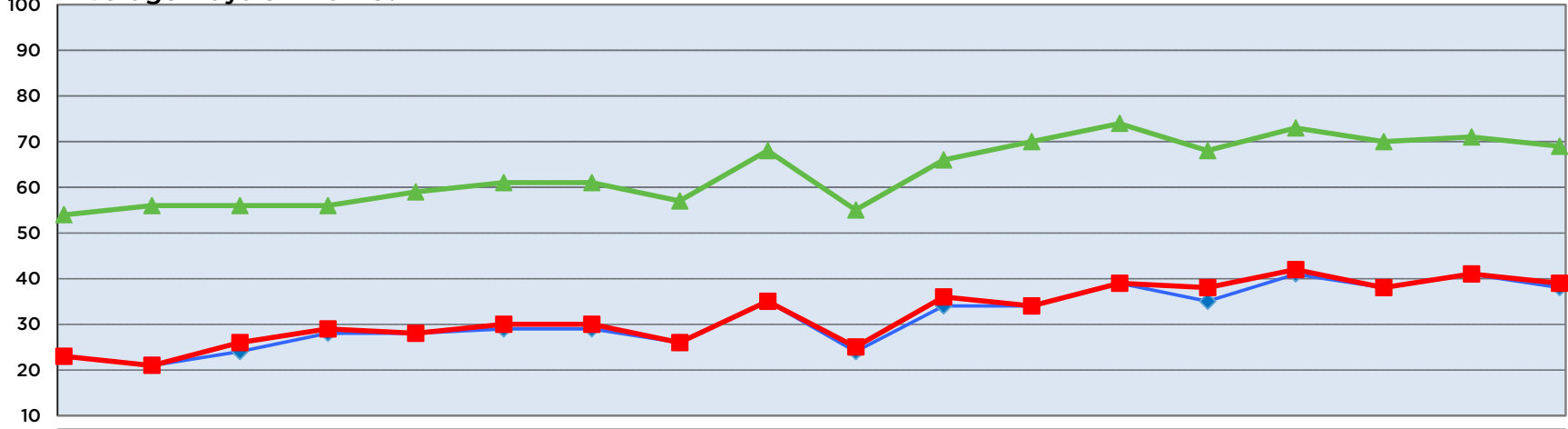


	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20
<b>BO</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	1.4%	0.6%	2.0%
<b>SS</b>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%



**Condos, Townhomes, Villas**

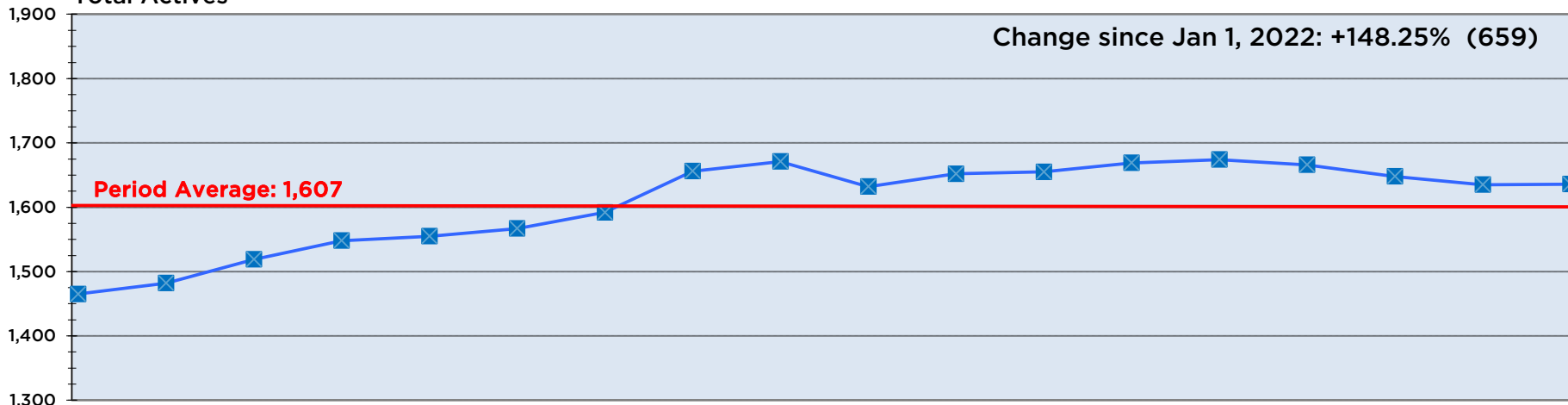
**Average Days on Market**



	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	10/30	11/6	11/13	11/20
ListToContract	23	21	24	28	28	29	29	26	35	24	34	34	39	35	41	38	41	38
CombDaysOnMkt	23	21	26	29	28	30	30	26	35	25	36	34	39	38	42	38	41	39
ListToClose	54	56	56	56	59	61	61	57	68	55	66	70	74	68	73	70	71	69

**Total Actives**

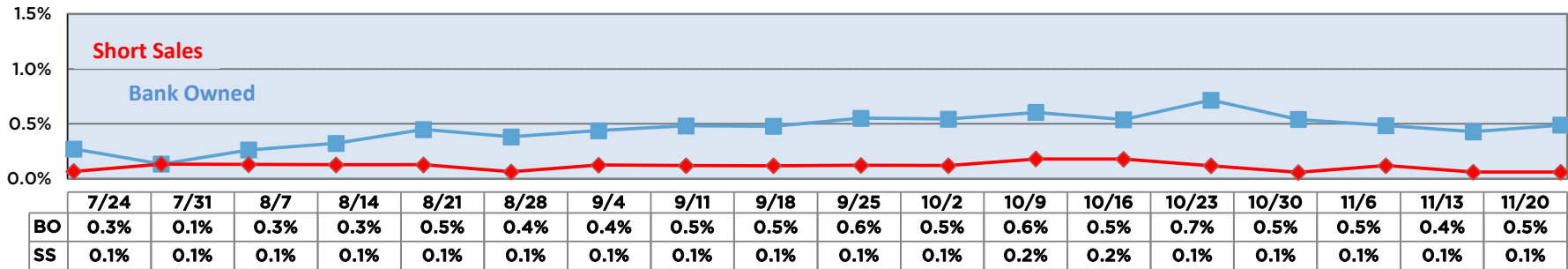
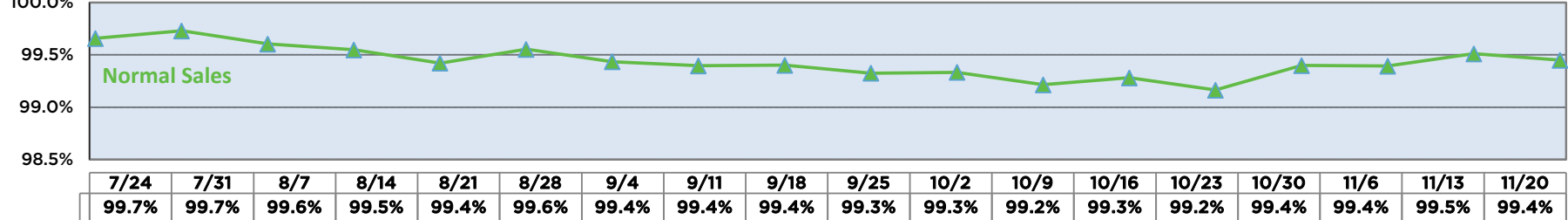
Change since Jan 1, 2022: +148.25% (659)



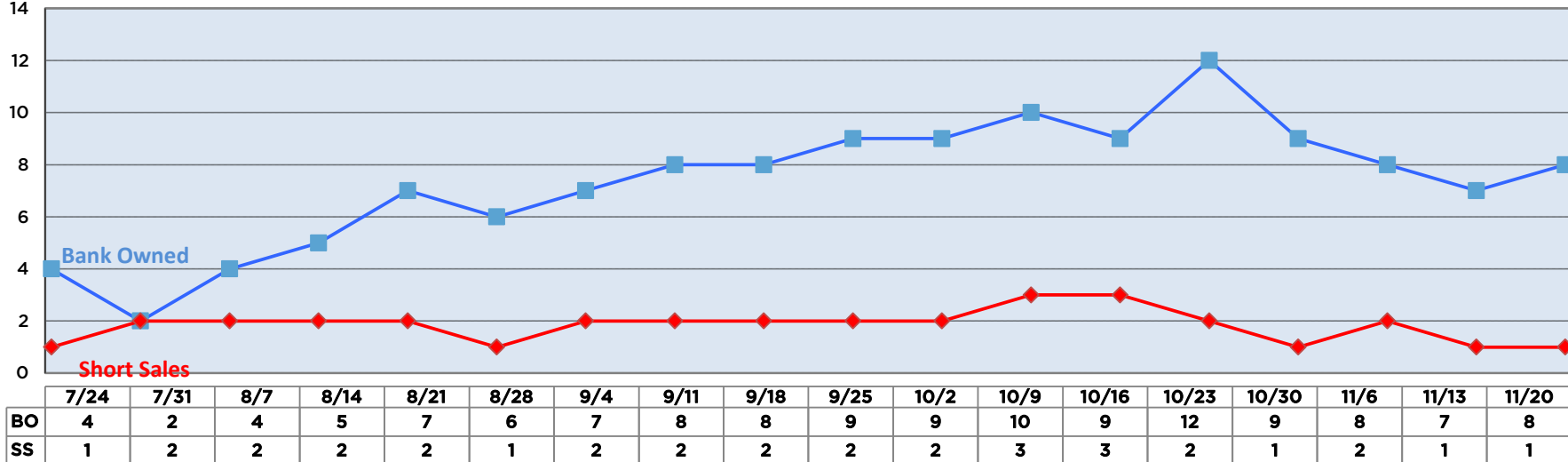
	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20
Total Actives	1,465	1,482	1,519	1,548	1,555	1,567	1,592	1,656	1,671	1,632	1,652	1,655	1,669	1,674	1,666	1,648	1,635	1,636

**Condos, Townhomes, Villas**

**Percentage of Actives**



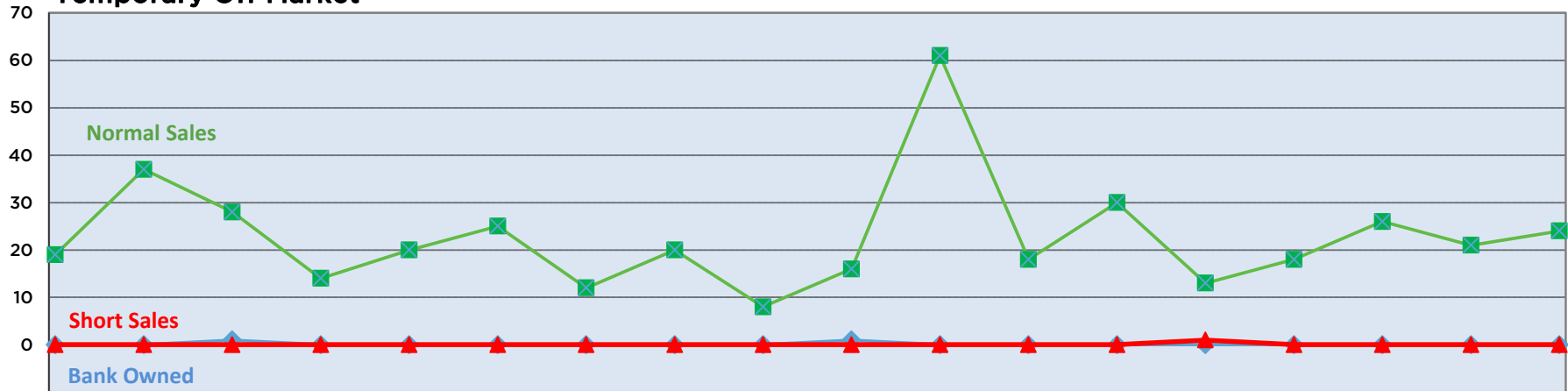
**Active Foreclosures**





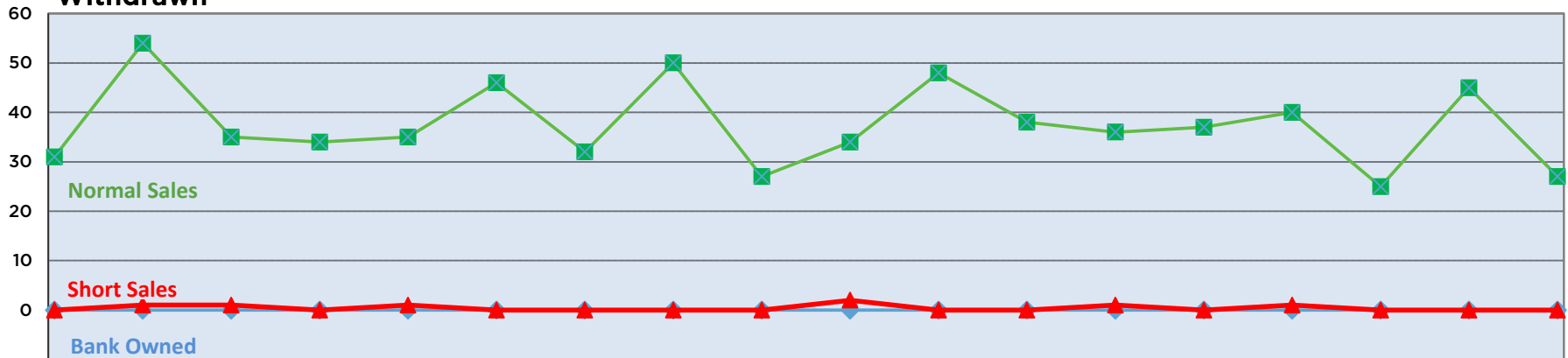
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	10/30	11/6	11/13	11/20
Norm	19	37	28	14	20	25	12	20	8	16	61	18	30	13	18	26	21	24
BO	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0

**Withdrawn**



	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	10/30	11/6	11/13	11/20
Norm	31	54	35	34	35	46	32	50	27	34	48	38	36	37	40	25	45	27
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	1	0	1	0	0	0	0	2	0	0	1	0	1	0	0	0



**Condos, Townhomes, Villas**

