



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

***Week of November 27, 2022 - December 03, 2022***

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

- Sales of single-family homes increased to 456 during the week of Nov 27, from 217 the week prior
- The median price of single family homes increased to \$416,500, a change of 4.1%
- The number of single-family home foreclosure transactions increased to 1 last week, from 0 the week of Nov 20
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 54, and now sits at 5,233

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

- Sales of condos, townhomes, and villas increased to 154 during the week of Nov 27, from 101 the week prior
- The median price of condos, townhomes, and villas decreased to \$252,500, a change of -6.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Nov 20
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 13, and now sits at 1,623

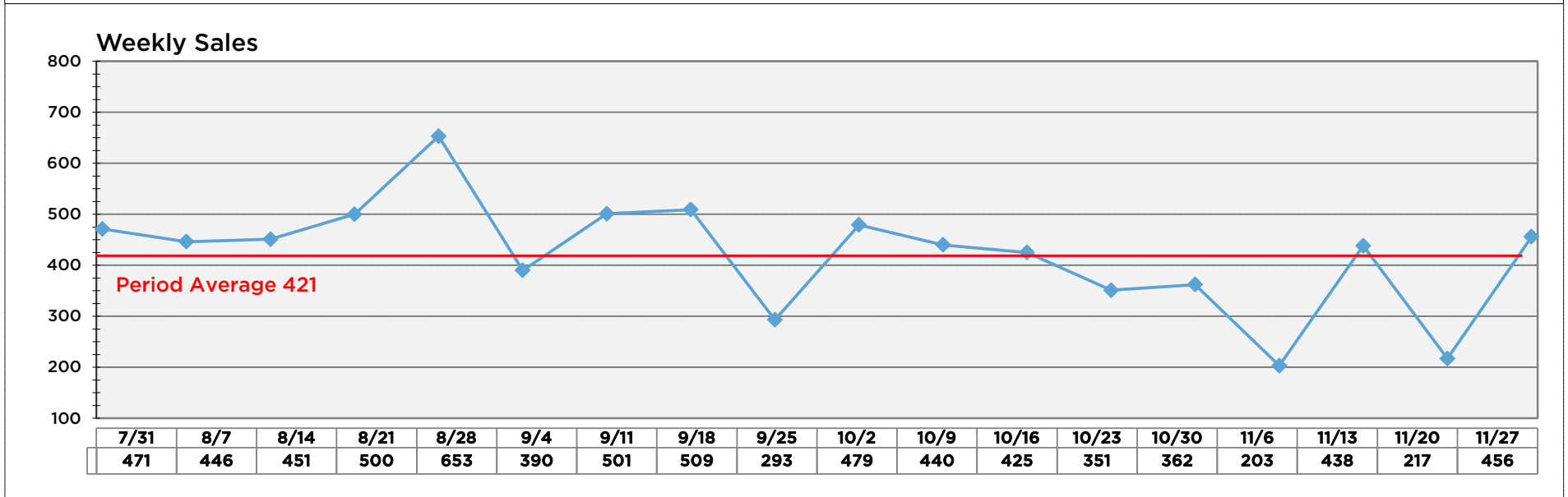
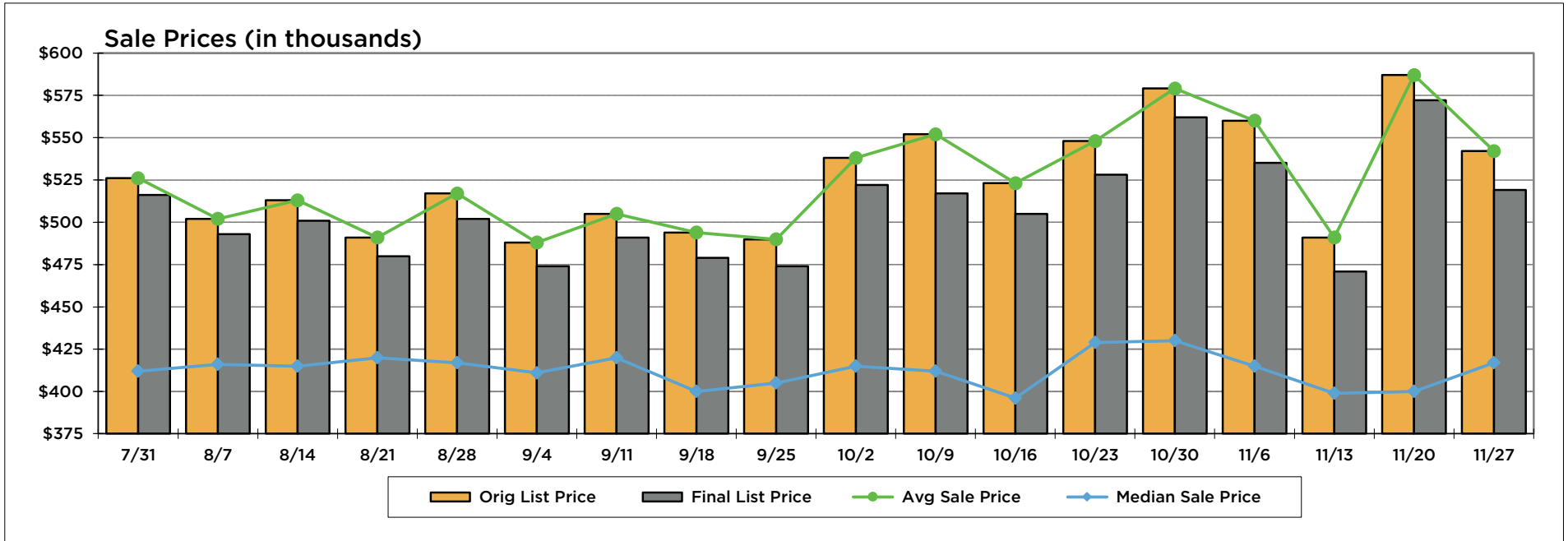
*Detailed charts and graphs begin on page 2 of this report.*

**Monday Morning Quarterback**  
11/27/2022 - 12/03/2022  
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>456</b>	60	43	108	95	127	23
Bank Owned	1	0	1	0	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	454	60	42	108	95	126	23
<b>Active Listings</b>	<b>5,233</b>	329	333	1,212	1,159	1,723	477
Bank Owned	33	14	2	4	6	7	0
Short Sales	10	2	1	4	2	1	0
Other	5,190	313	330	1,204	1,151	1,715	477
<b>Months of Inventory</b>	<b>2.65</b>	1.27	1.79	2.59	2.82	3.13	4.79
<b><i>List Price</i></b>							
Average Original List Price	\$542,253	\$201,635	\$290,390	\$369,737	\$472,631	\$700,050	\$2,128,030
Average Final List Price	\$519,030	\$193,895	\$282,762	\$357,447	\$453,231	\$667,711	\$2,018,464
<b><i>Sale Price</i></b>							
Average Price	\$500,946	\$183,868	\$276,749	\$348,436	\$445,551	\$648,269	\$1,878,719
Median Price	\$416,500	\$192,450	\$279,000	\$348,375	\$446,000	\$625,000	\$1,476,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$23,223	-\$7,740	-\$7,628	-\$12,290	-\$19,400	-\$32,339	-\$109,566
Original List to Sale Price - \$	-\$41,307	-\$17,767	-\$13,641	-\$21,301	-\$27,080	-\$51,781	-\$249,311
Final List to Sale Price - \$	-\$18,084	-\$10,027	-\$6,013	-\$9,011	-\$7,680	-\$19,442	-\$139,745
Original List to Sale Price - %	92.38%	91.19%	95.30%	94.24%	94.27%	92.60%	88.28%
Final List to Sale Price - %	96.52%	94.83%	97.87%	97.48%	98.31%	97.09%	93.08%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	49	43	43	50	42	54	65
Combined Avg Days to Contract	51	47	44	52	46	56	69
Avg Days Listing to Closing	84	73	76	85	77	93	108
Avg Days Contract to Close	35	30	33	34	34	38	42
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<b><i>Square Footage</i></b>							
Average Square Feet	2,128	1,169	1,400	1,596	2,115	2,772	4,984

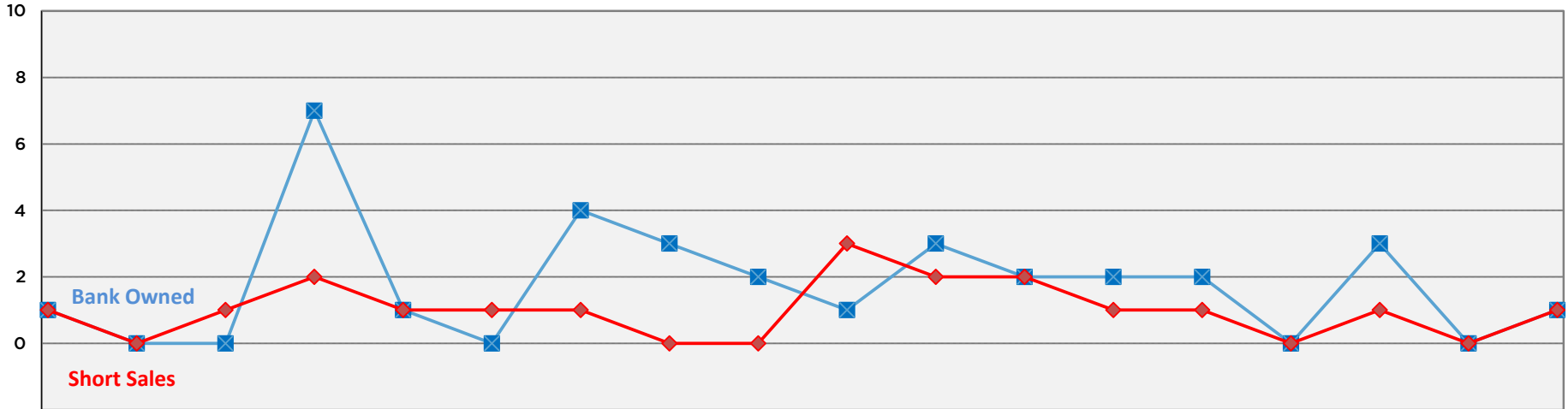
**Single Family Homes**





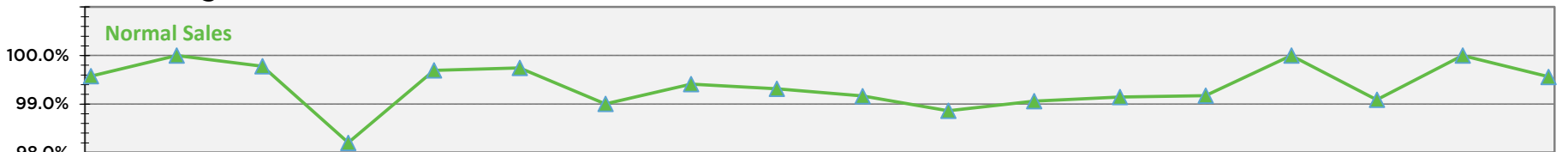
**Single Family Homes**

**Foreclosure Sales**

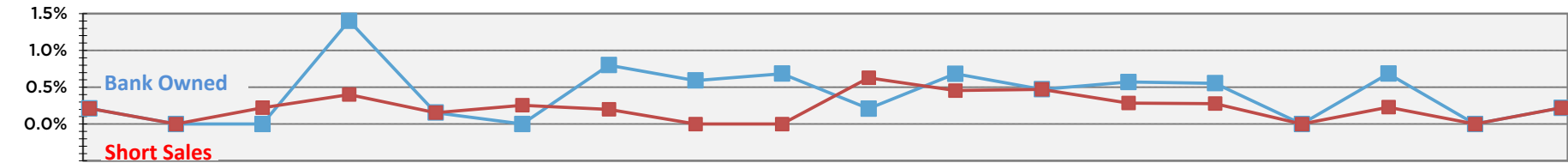


	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
<b>BO</b>	1	0	0	7	1	0	4	3	2	1	3	2	2	2	0	3	0	1
<b>SS</b>	1	0	1	2	1	1	1	0	0	3	2	2	1	1	0	1	0	1

**Percentage of Sales**



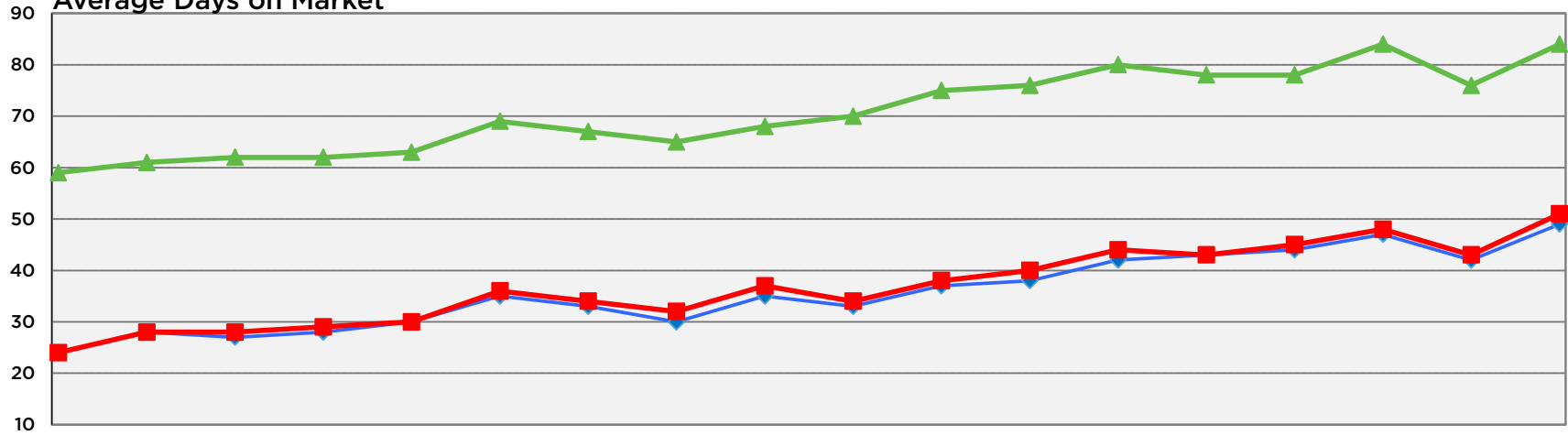
	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
<b>Normal Sales</b>	99.6%	100.0%	99.8%	98.2%	99.7%	99.7%	99.0%	99.4%	99.3%	99.2%	98.9%	99.1%	99.1%	99.2%	100.0%	99.1%	100.0%	99.6%



	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	11/27
<b>BO</b>	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%	0.2%
<b>SS</b>	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%	0.2%

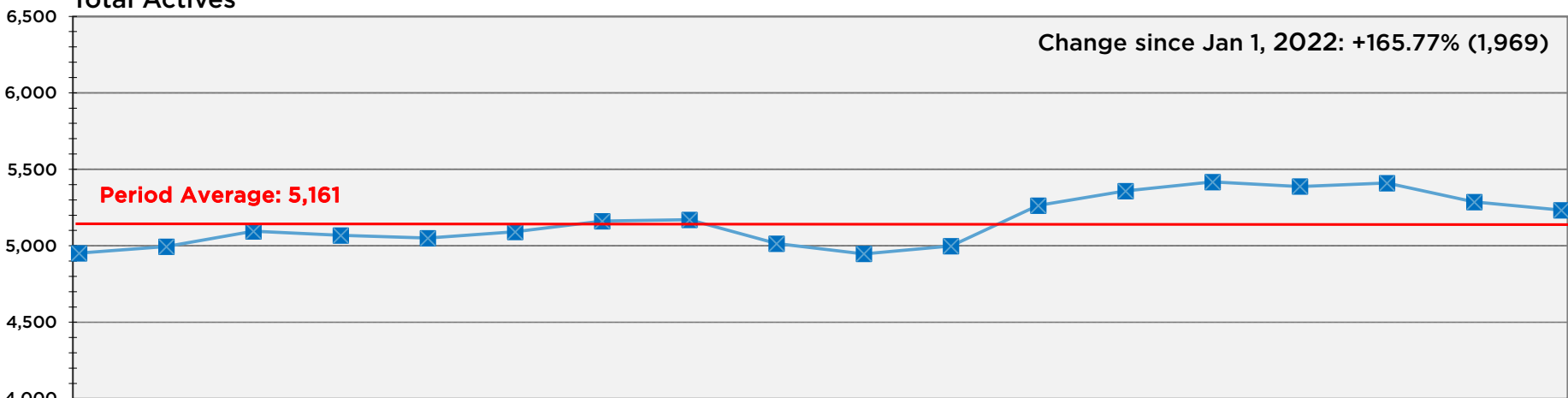
**Single Family Homes**

**Average Days on Market**



	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	11/27
ListToContract	24	28	27	28	30	35	33	30	35	33	37	38	42	43	44	47	42	49
CombDaysOnMkt	24	28	28	29	30	36	34	32	37	34	38	40	44	43	45	48	43	51
ListToClose	59	61	62	62	63	69	67	65	68	70	75	76	80	78	78	84	76	84

**Total Actives**



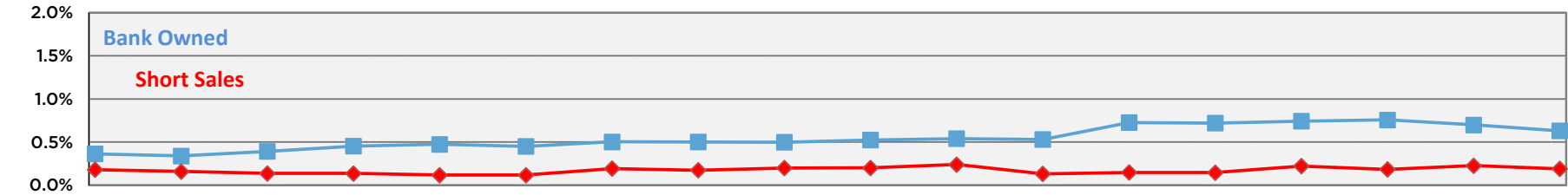
	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
Total Actives	4,952	4,995	5,096	5,069	5,050	5,092	5,162	5,171	5,014	4,948	4,998	5,264	5,358	5,418	5,388	5,411	5,287	5,233

**Single Family Homes**

**Percentage of Actives**

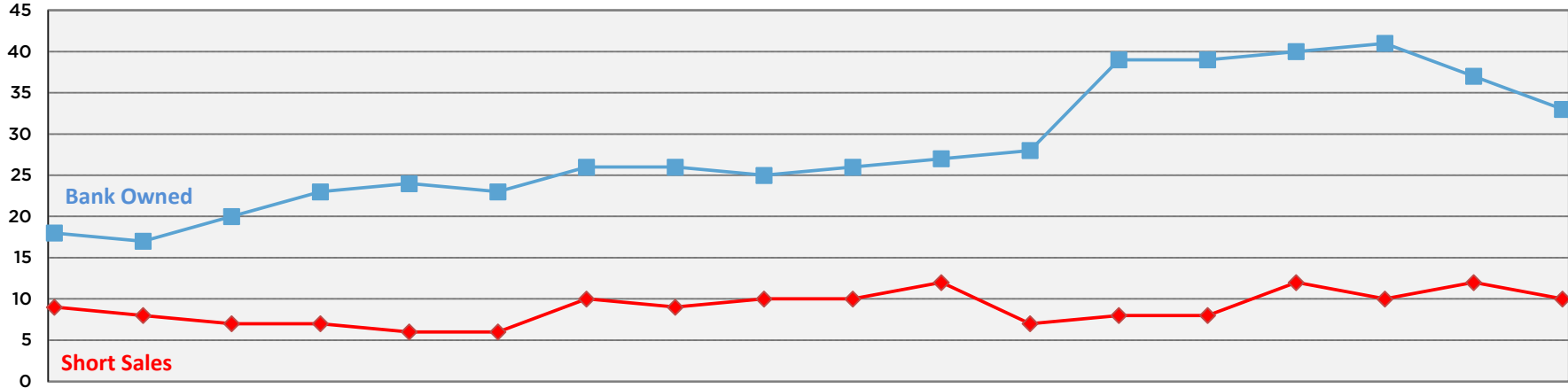


	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
	99.45%	99.50%	99.47%	99.41%	99.41%	99.43%	99.30%	99.32%	99.30%	99.27%	99.22%	99.34%	99.12%	99.13%	99.03%	99.06%	99.07%	99.18%



BO	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%	0.72%	0.74%	0.76%	0.70%	0.63%
SS	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%	0.15%	0.22%	0.18%	0.23%	0.19%

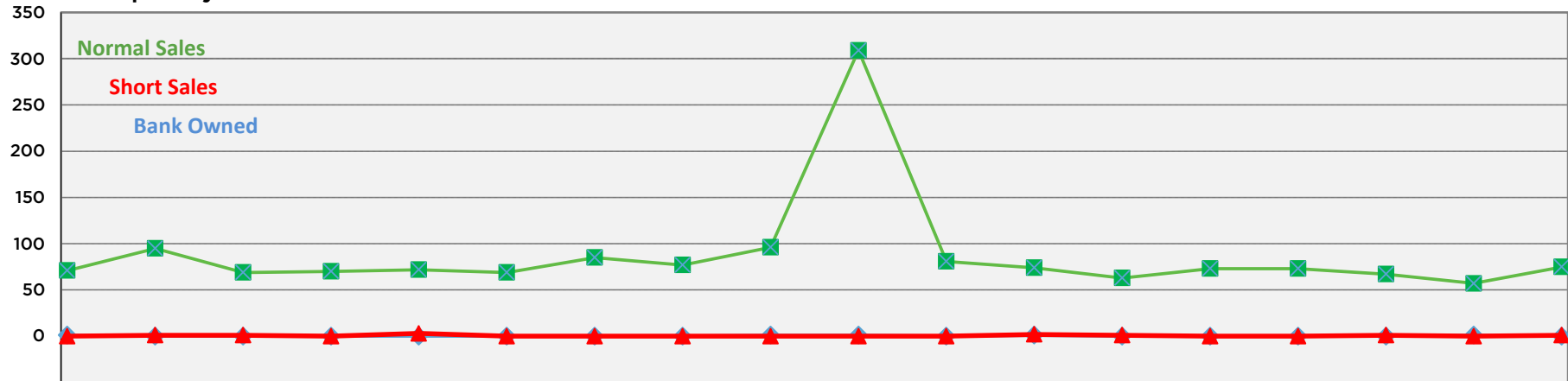
**Active Foreclosures**



BO	18	17	20	23	24	23	26	26	25	26	27	28	39	39	40	41	37	33
SS	9	8	7	7	6	6	10	9	10	10	12	7	8	8	12	10	12	10

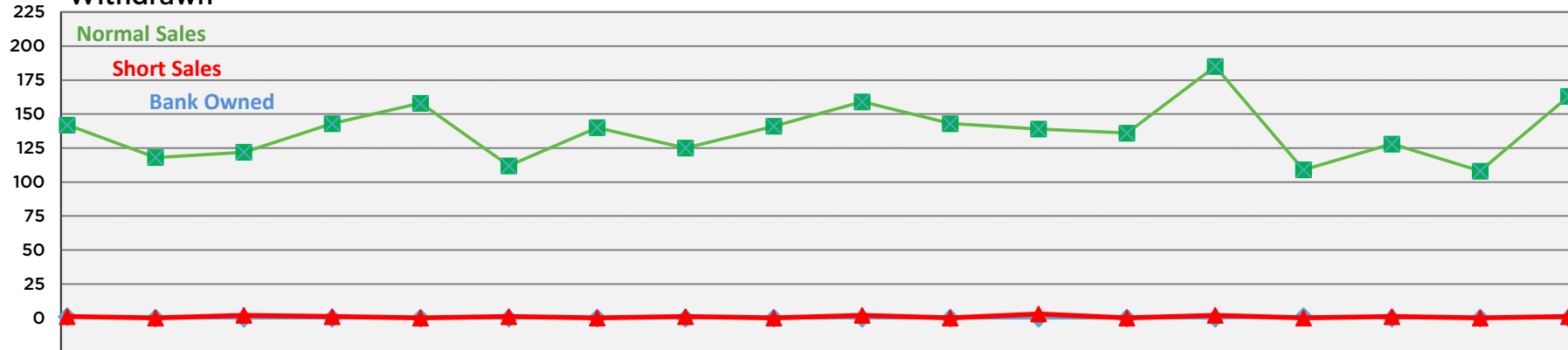
**Single Family Homes**

**Temporary Off Market**



	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	11/27
<b>Norm</b>	71	95	69	70	72	69	85	77	96	309	81	74	63	73	73	67	57	75
<b>BO</b>	1	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	1	0
<b>SS</b>	0	1	1	0	3	0	0	0	0	0	0	2	1	0	0	1	0	1

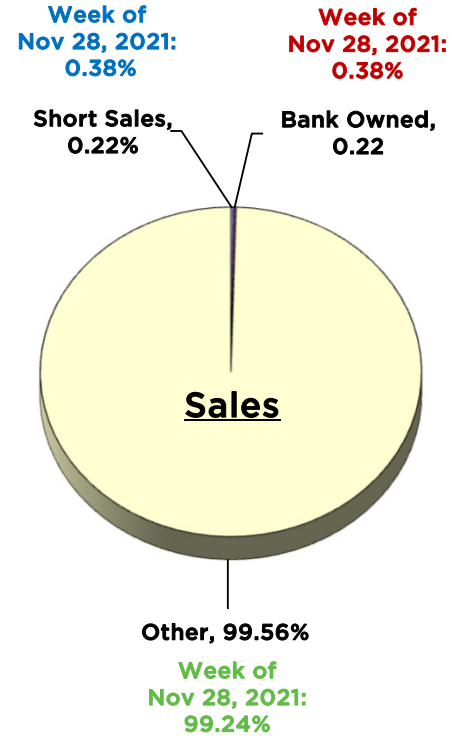
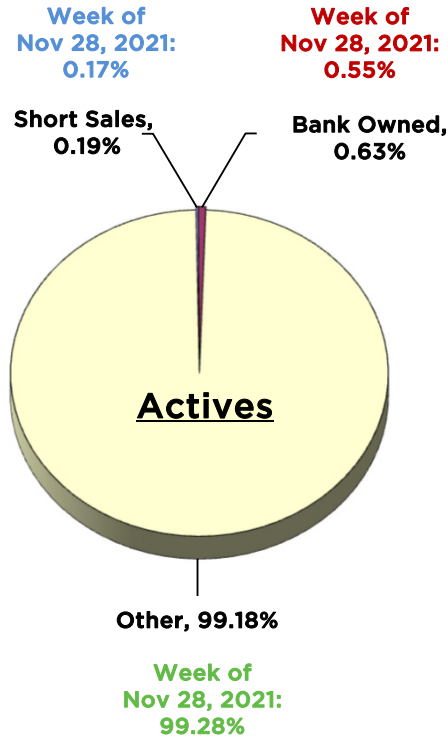
**Withdrawn**



	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	11/27
<b>Norm</b>	142	118	122	143	158	112	140	125	141	159	143	139	136	185	109	128	108	163
<b>BO</b>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
<b>SS</b>	1	0	2	1	0	1	0	1	0	2	0	3	0	2	0	1	0	1



### Single Family Homes





ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

**Monday Morning Quarterback**  
11/27/2022 - 12/03/2022  
Lake, Orange, Osceola & Seminole Counties

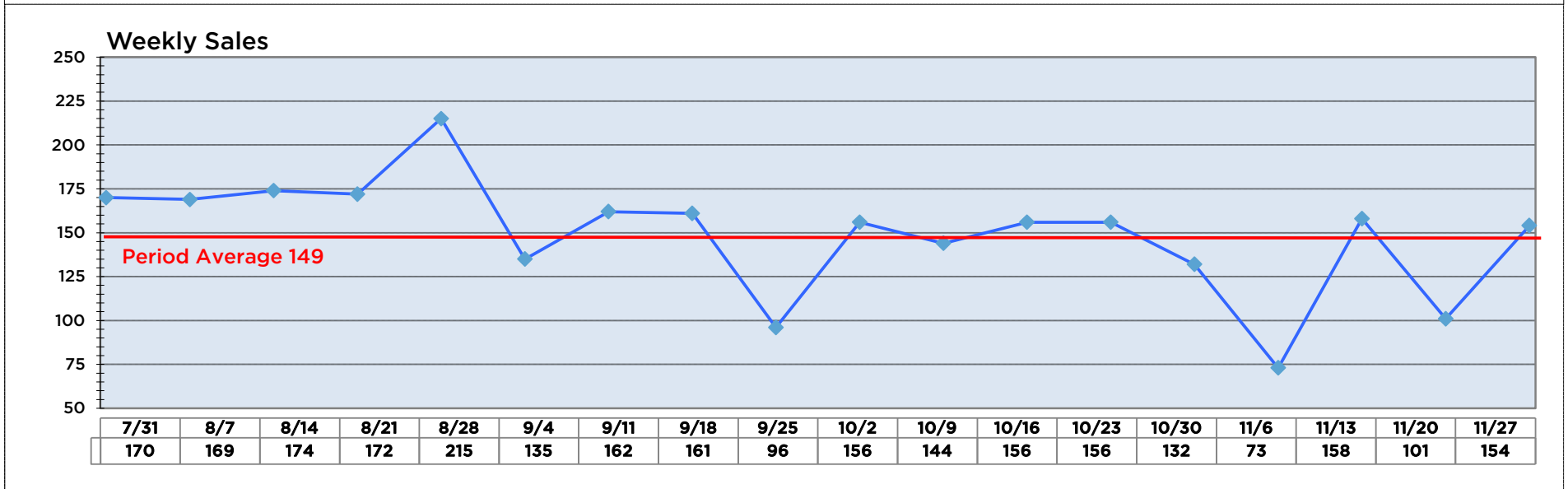
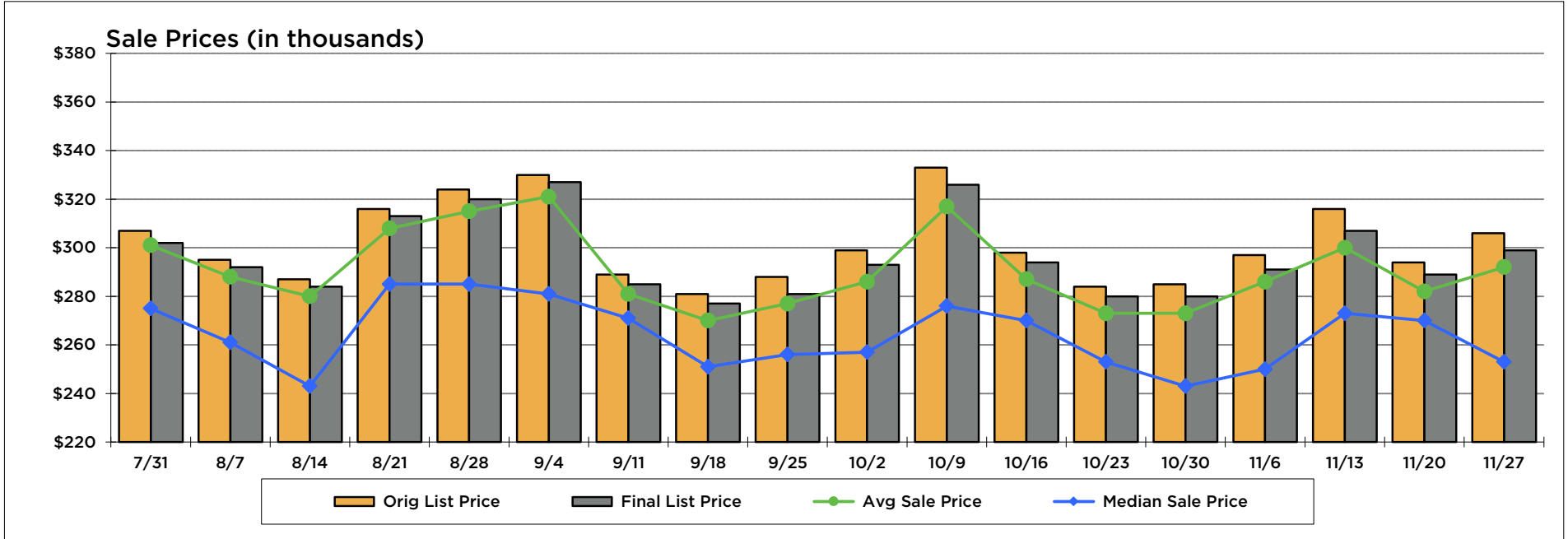
**There are no Single Family Homes available for the Median Price of \$416,500 (± \$500)**

**Monday Morning Quarterback**  
11/27/2022 - 12/03/2022  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

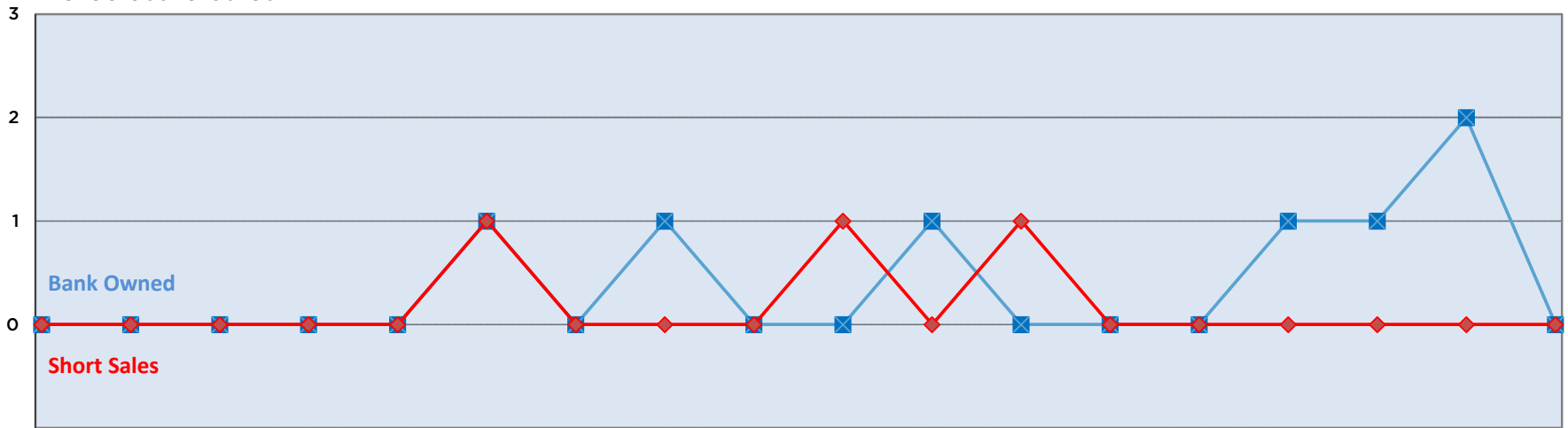
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>154</b>	72	28	29	15	9	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	154	72	28	29	15	9	1
<b>Active Listings</b>	<b>1,623</b>	523	252	470	192	177	9
Bank Owned	7	5	2	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,615	517	250	470	192	177	9
<b>Months of Inventory</b>	<b>2.43</b>	1.68	2.08	3.74	2.95	4.54	2.08
<b><i>List Price</i></b>							
Average Original List Price	\$306,301	\$199,757	\$280,821	\$365,572	\$457,093	\$696,322	\$1,200,000
Average Final List Price	\$298,606	\$195,498	\$277,139	\$355,417	\$447,519	\$658,866	\$1,200,000
<b><i>Sale Price</i></b>							
Average Price	\$291,566	\$189,838	\$272,075	\$346,583	\$440,760	\$639,167	\$1,200,000
Median Price	\$252,500	\$190,000	\$272,500	\$340,000	\$440,000	\$675,000	\$1,200,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$7,695	-\$4,259	-\$3,682	-\$10,155	-\$9,574	-\$37,456	\$0
Original List to Sale Price - \$	-\$14,735	-\$9,919	-\$8,746	-\$18,989	-\$16,333	-\$57,155	\$0
Final List to Sale Price - \$	-\$7,040	-\$5,660	-\$5,064	-\$8,834	-\$6,759	-\$19,699	\$0
Original List to Sale Price - %	95.19%	95.03%	96.89%	94.81%	96.43%	91.79%	100.00%
Final List to Sale Price - %	97.64%	97.10%	98.17%	97.51%	98.49%	97.01%	100.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	47	36	57	52	63	65	0
Combined Avg Days to Contract	47	37	57	52	63	65	0
Avg Days Listing to Closing	80	68	90	85	101	96	19
Avg Days Contract to Close	33	32	34	32	37	31	19
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	2	3	3	3	2
Average Full Baths	2	2	2	2	2	2	2
Average Half Baths	0	0	0	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,300	968	1,241	1,616	1,956	1,990	1,750

**Condos, Townhomes, Villas**



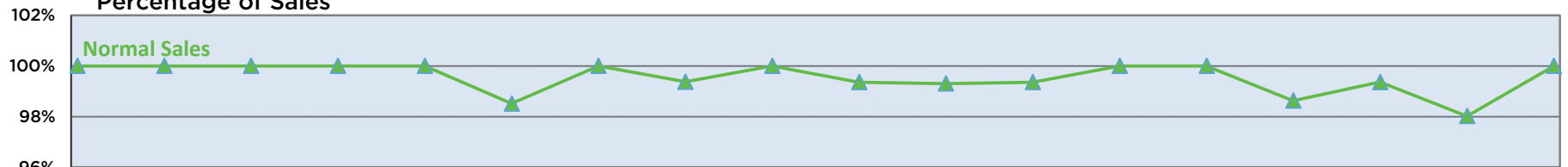
**Condos, Townhomes, Villas**

**Foreclosure Sales**

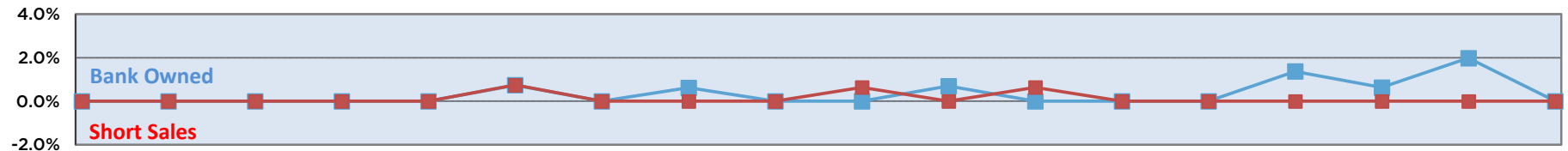


	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
BO	0	0	0	0	0	1	0	1	0	0	1	0	0	0	1	1	2	0
SS	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0

**Percentage of Sales**



	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	11/27
Normal Sales	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%	100.0%

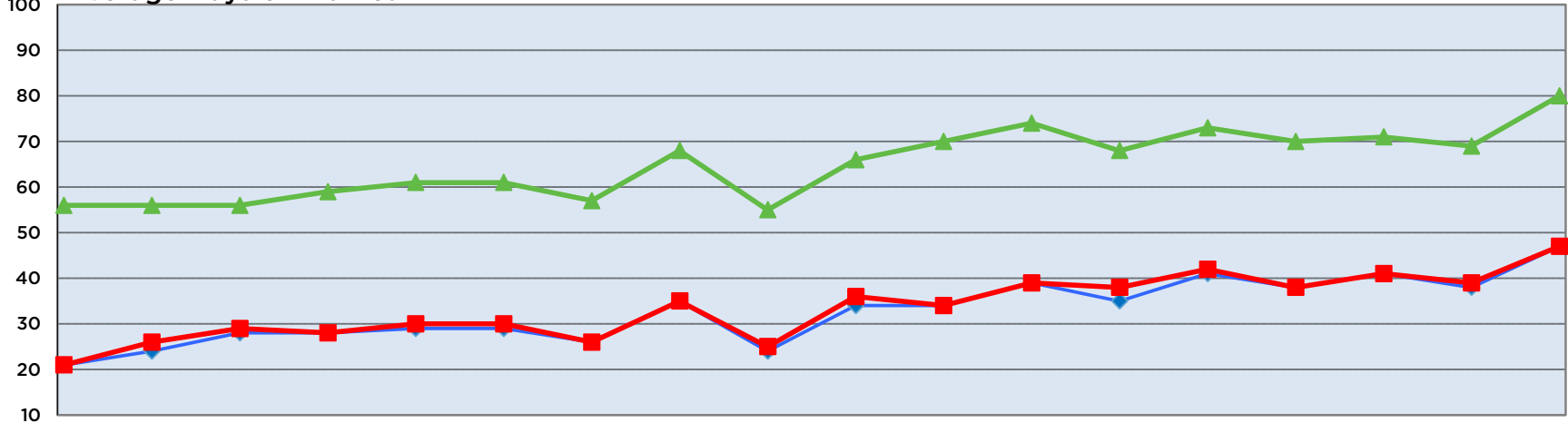


	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
BO	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	1.4%	0.6%	2.0%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



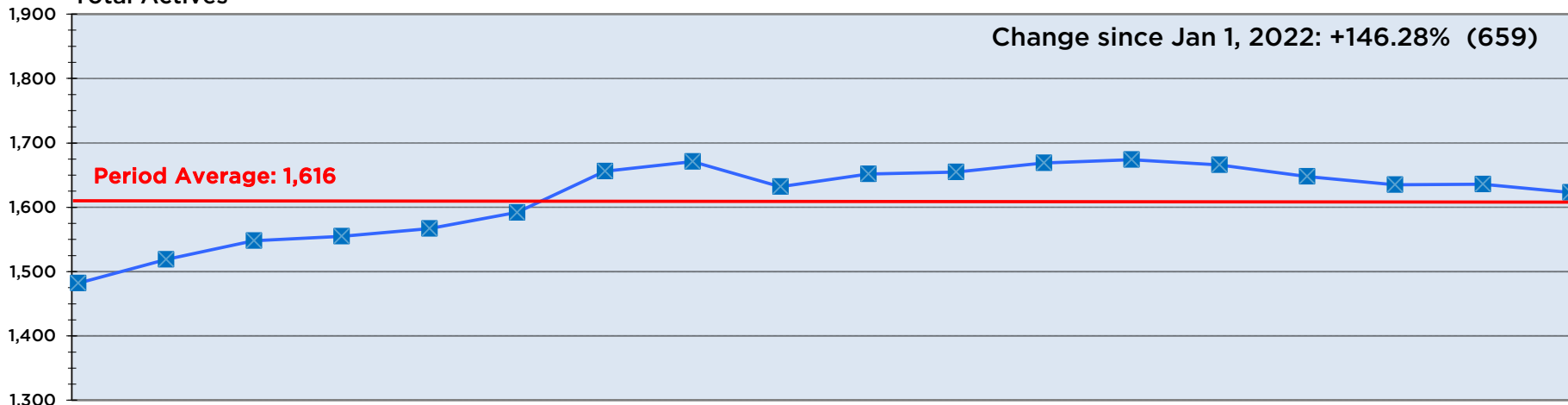
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	11/27
ListToContract	21	24	28	28	29	29	26	35	24	34	34	39	35	41	38	41	38	47
CombDaysOnMkt	21	26	29	28	30	30	26	35	25	36	34	39	38	42	38	41	39	47
ListToClose	56	56	56	59	61	61	57	68	55	66	70	74	68	73	70	71	69	80

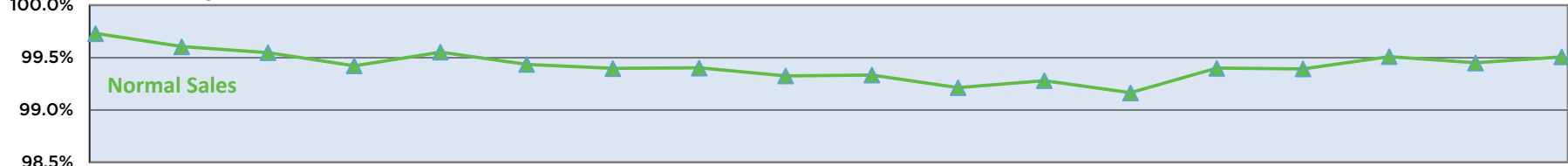
**Total Actives**



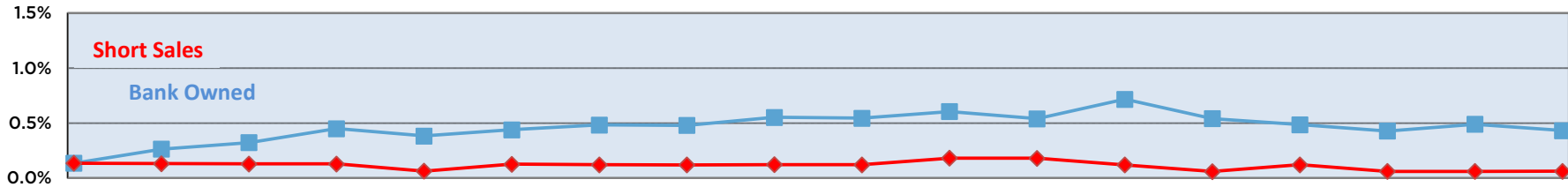
	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
Total Actives	1,482	1,519	1,548	1,555	1,567	1,592	1,656	1,671	1,632	1,652	1,655	1,669	1,674	1,666	1,648	1,635	1,636	1,623

**Condos, Townhomes, Villas**

**Percentage of Actives**

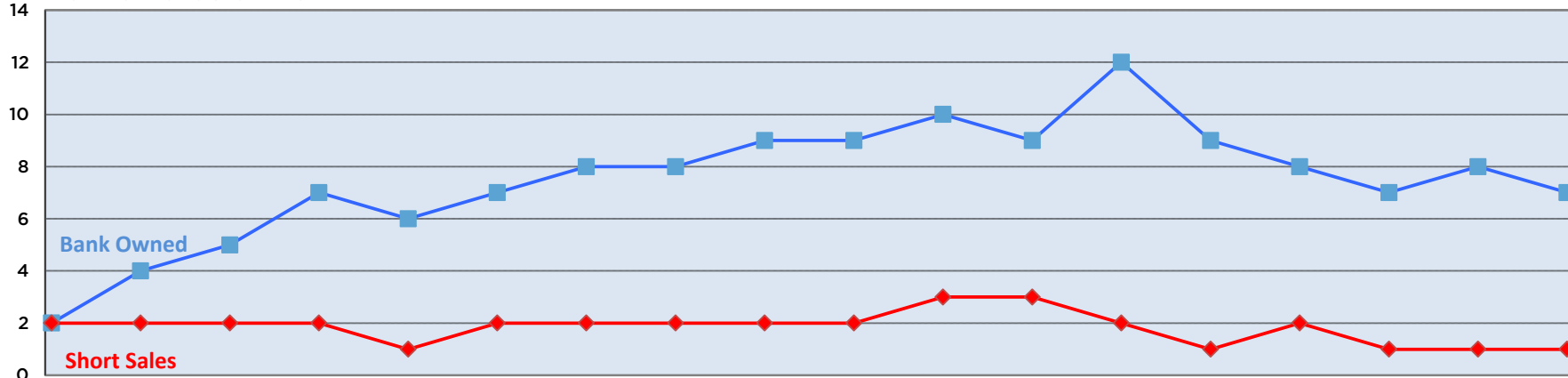


Date	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
BO	0.1%	0.3%	0.3%	0.5%	0.4%	0.4%	0.5%	0.5%	0.6%	0.5%	0.6%	0.5%	0.7%	0.5%	0.5%	0.4%	0.5%	0.4%
SS	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%



Date	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	11/27
BO	0.1%	0.3%	0.3%	0.5%	0.4%	0.4%	0.5%	0.5%	0.6%	0.5%	0.6%	0.5%	0.7%	0.5%	0.5%	0.4%	0.5%	0.4%
SS	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

**Active Foreclosures**

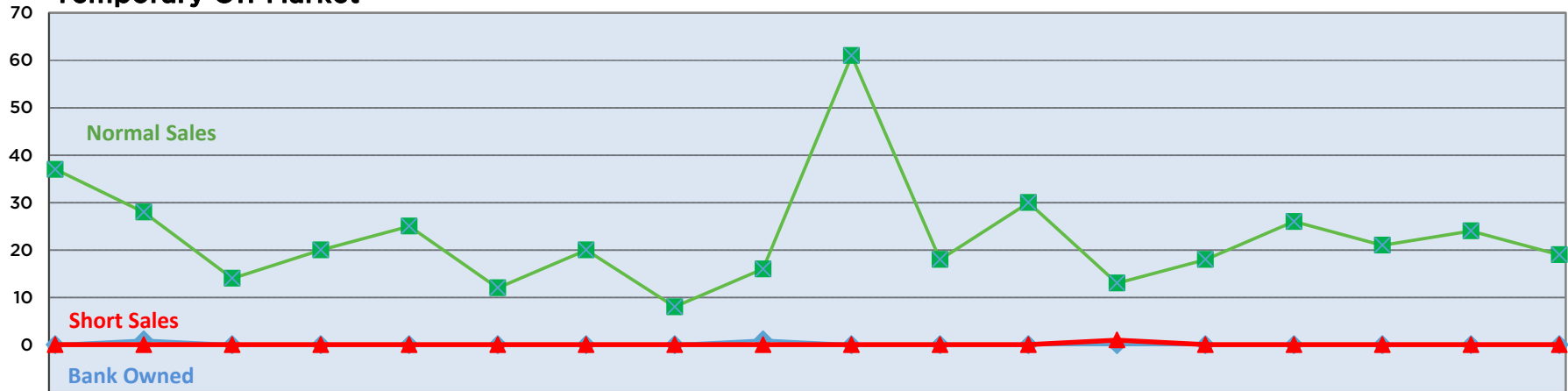


Date	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
BO	2	4	5	7	6	7	8	8	9	9	10	9	12	9	8	7	8	7
SS	2	2	2	2	1	2	2	2	2	2	3	3	2	1	2	1	1	1



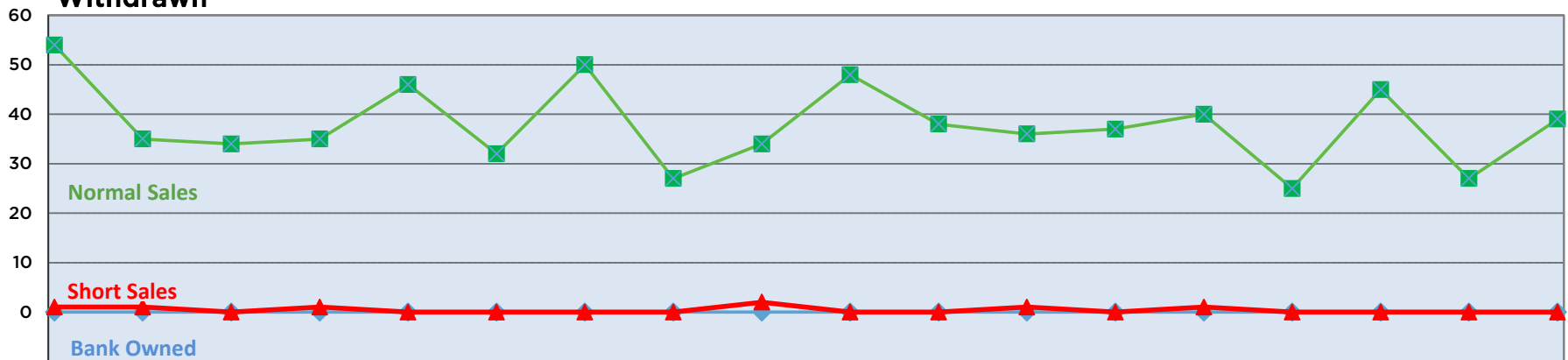
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	11/27
<b>Norm</b>	37	28	14	20	25	12	20	8	16	61	18	30	13	18	26	21	24	19
<b>BO</b>	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

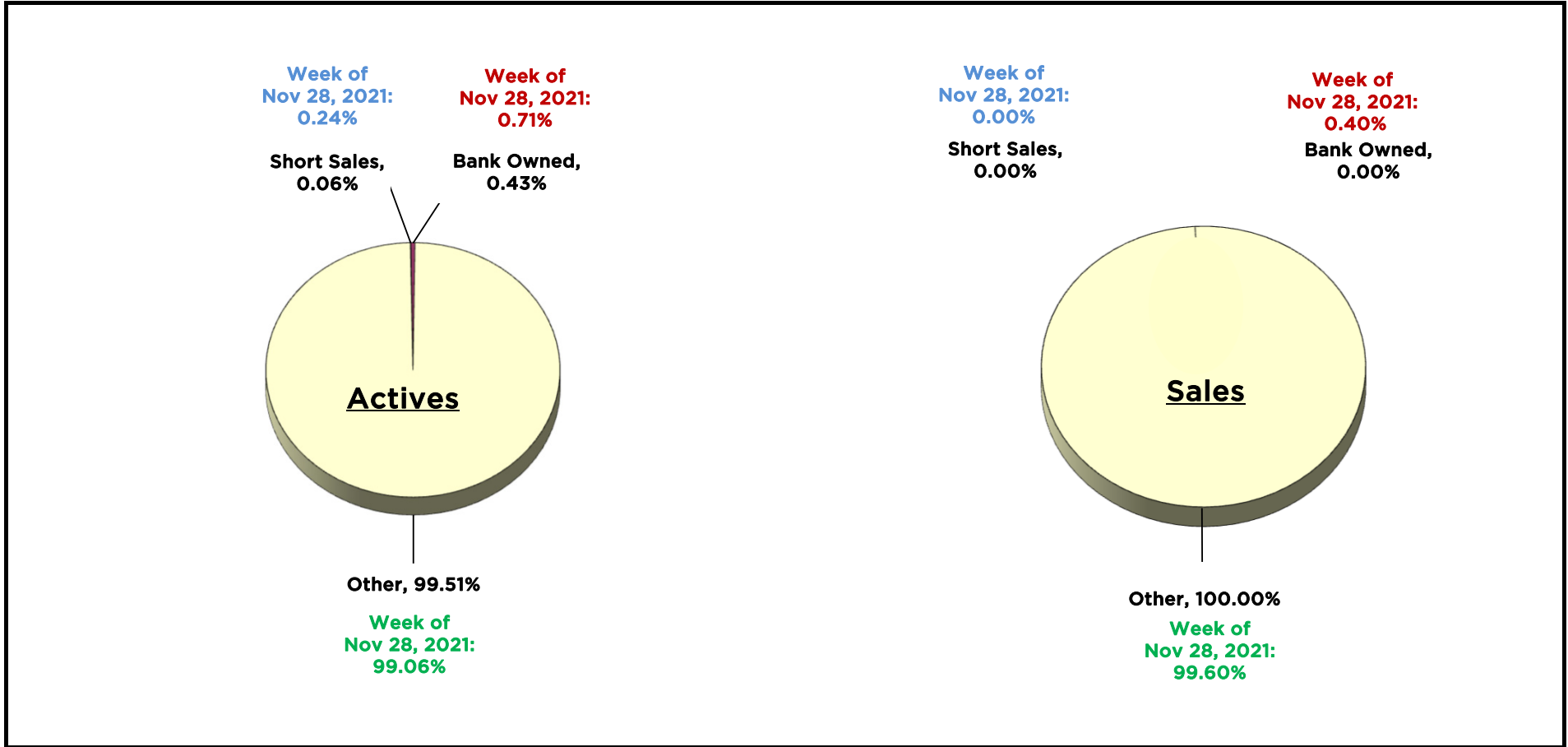
**Withdrawn**



	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	11/27
<b>Norm</b>	54	35	34	35	46	32	50	27	34	48	38	36	37	40	25	45	27	39
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	1	1	0	1	0	0	0	0	2	0	0	1	0	1	0	0	0	0



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
 11/27/2022 - 12/03/2022  
 Lake, Orange, Osceola & Seminole Counties

**There are 2 Condos, Villas, or Townhomes available for the Median Price of \$252,500 (± \$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>\$252,250</b>	<b>2.5</b>	<b>2.0</b>	<b>1,212</b>	<b>\$208.21</b>
Williamsburg / Lake Bryan	32821	1	\$252,000	2.0	2.0	957	\$263.32
Metro West / Orlo Vista	32835	1	\$252,500	3.0	2.0	1,466	\$172.24