



Monday Morning Quarterback Summary

Week of December 04, 2022 - December 10, 2022

Single-family existing homes

- Sales of single-family homes decreased to 315 during the week of Dec 04, from 456 the week prior
- The median price of single family homes decreased to \$401,000, a change of -3.7%
- The number of single-family home foreclosure transactions increased to 2 last week, from 1 the week of Nov 27
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 56, and now sits at 5,177

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 119 during the week of Dec 04, from 154 the week prior
- The median price of condos, townhomes, and villas decreased to \$249,000, a change of -1.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of Nov 27
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 8, and now sits at 1,631

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

Monday Morning Quarterback
12/04/2022 - 12/10/2022
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	315	32	35	86	61	80	21
Bank Owned	2	0	1	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	313	32	34	86	61	79	21
Active Listings	5,177	341	320	1,213	1,143	1,685	475
Bank Owned	36	18	2	4	7	5	0
Short Sales	13	3	1	4	2	3	0
Other	5,128	320	317	1,205	1,134	1,677	475
Months of Inventory	3.79	2.46	2.11	3.26	4.32	4.86	5.22

List Price

Average Original List Price	\$558,194	\$217,784	\$294,858	\$374,892	\$476,773	\$705,701	\$1,941,043
Average Final List Price	\$538,419	\$204,925	\$282,172	\$361,655	\$457,149	\$686,037	\$1,871,286

Sale Price

Average Price	\$518,286	\$193,022	\$275,743	\$349,760	\$443,170	\$664,820	\$1,768,286
Median Price	\$401,000	\$197,450	\$277,000	\$347,500	\$440,000	\$622,500	\$1,295,000

Price Differences

Original to Final List Price	-\$19,775	-\$12,859	-\$12,686	-\$13,237	-\$19,624	-\$19,664	-\$69,757
Original List to Sale Price - \$	-\$39,908	-\$24,762	-\$19,115	-\$25,132	-\$33,603	-\$40,881	-\$172,757
Final List to Sale Price - \$	-\$20,133	-\$11,903	-\$6,429	-\$11,895	-\$13,979	-\$21,217	-\$103,000
Original List to Sale Price - %	92.85%	88.63%	93.52%	93.30%	92.95%	94.21%	91.10%
Final List to Sale Price - %	96.26%	94.19%	97.72%	96.71%	96.94%	96.91%	94.50%

Days on the Market

Avg Days Listing to Contract	46	46	51	50	46	40	36
Combined Avg Days to Contract	48	46	54	50	50	42	39
Avg Days Listing to Closing	77	82	87	85	80	79	78
Avg Days Contract to Close	35	36	36	35	33	41	41

Beds / Baths

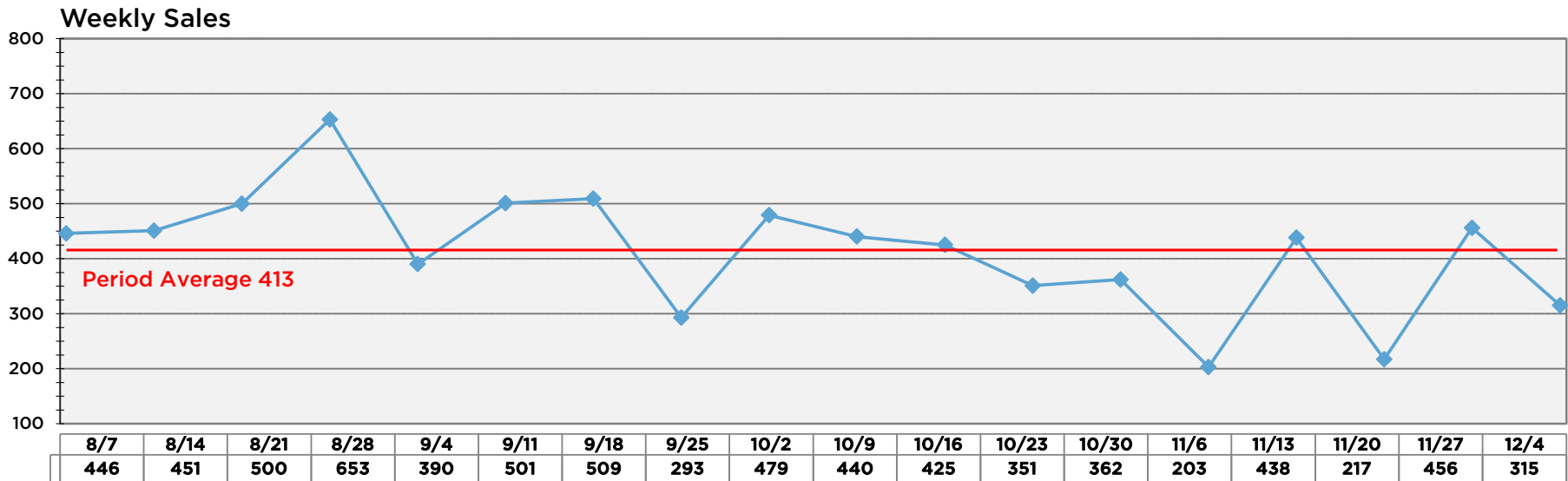
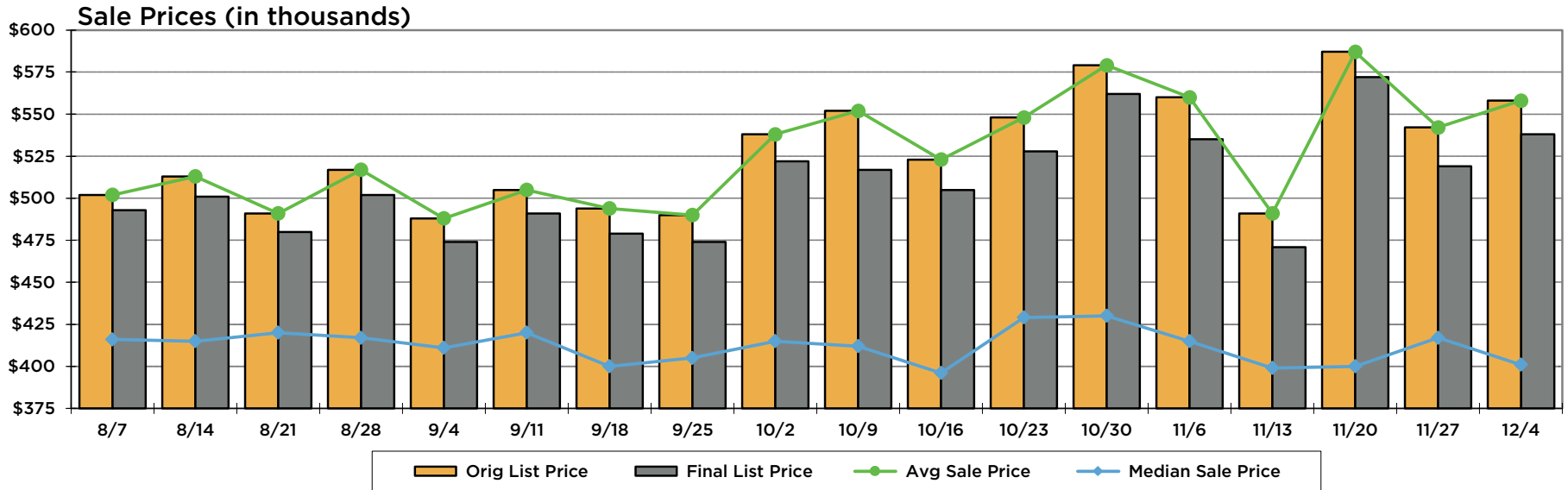
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,154	1,104	1,454	1,627	2,104	2,895	4,399
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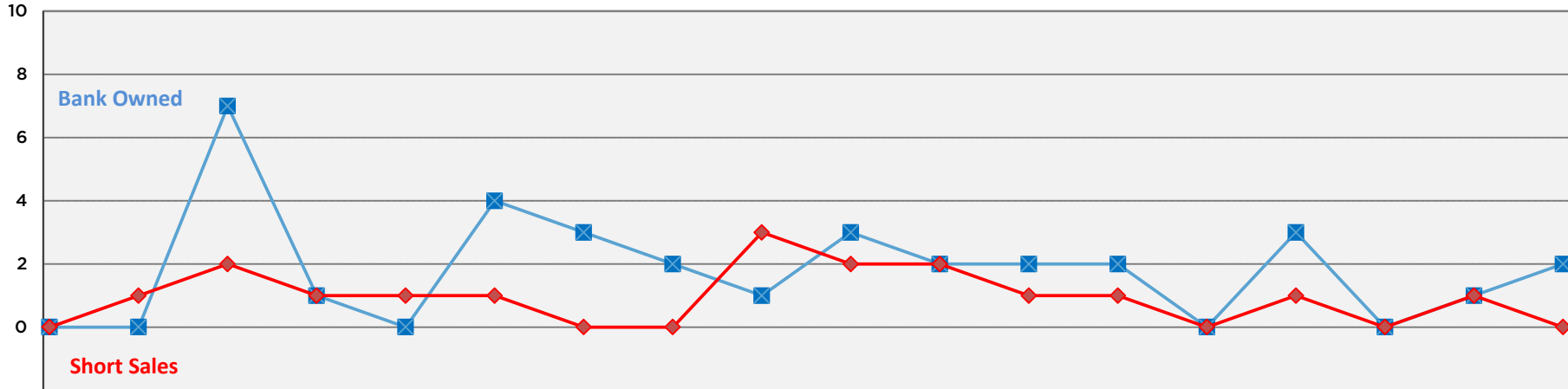
Single Family Homes





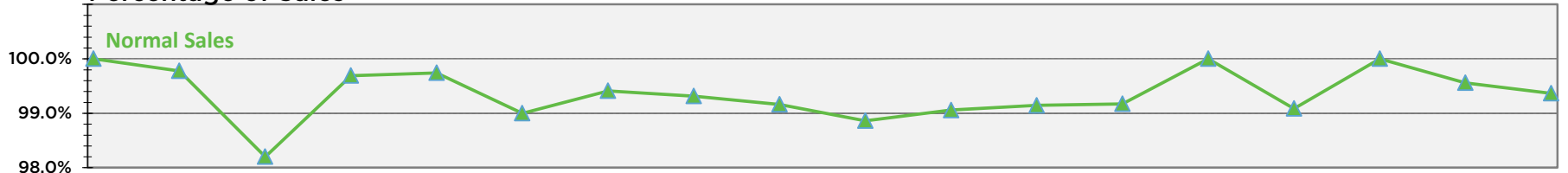
Single Family Homes

Foreclosure Sales

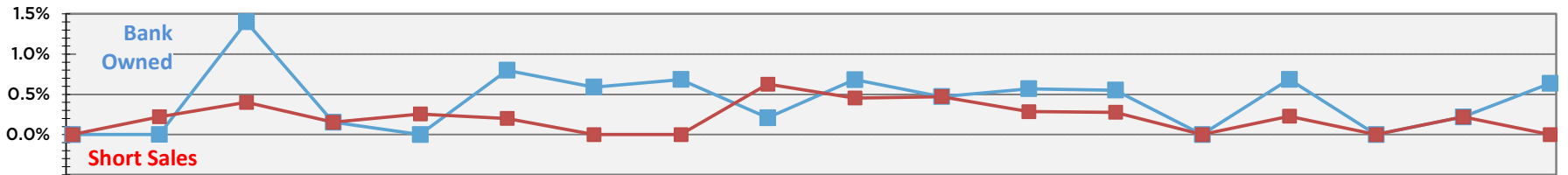


	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
BO	0	0	7	1	0	4	3	2	1	3	2	2	2	0	3	0	1	2
SS	0	1	2	1	1	1	0	0	3	2	2	1	1	0	1	0	1	0

Percentage of Sales



	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	12/4
BO	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%	99.4%

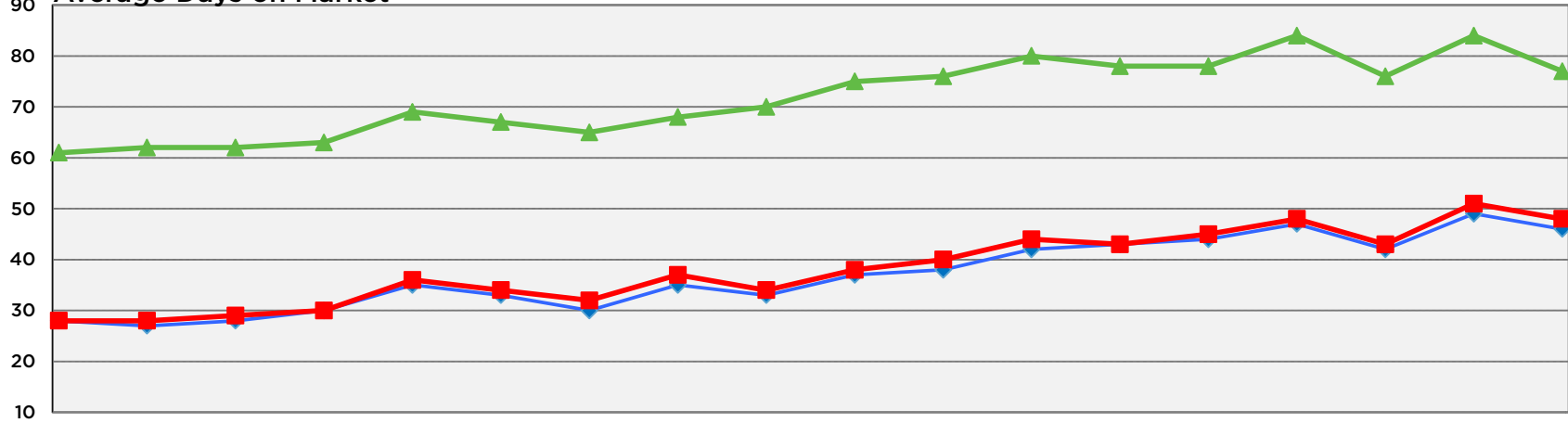


	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
BO	0.0%	0.0%	1.4%	0.2%	0.0%	0.8%	0.6%	0.7%	0.2%	0.7%	0.5%	0.6%	0.6%	0.0%	0.7%	0.0%	0.2%	0.6%
SS	0.0%	0.2%	0.4%	0.2%	0.3%	0.2%	0.0%	0.0%	0.6%	0.5%	0.5%	0.3%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%



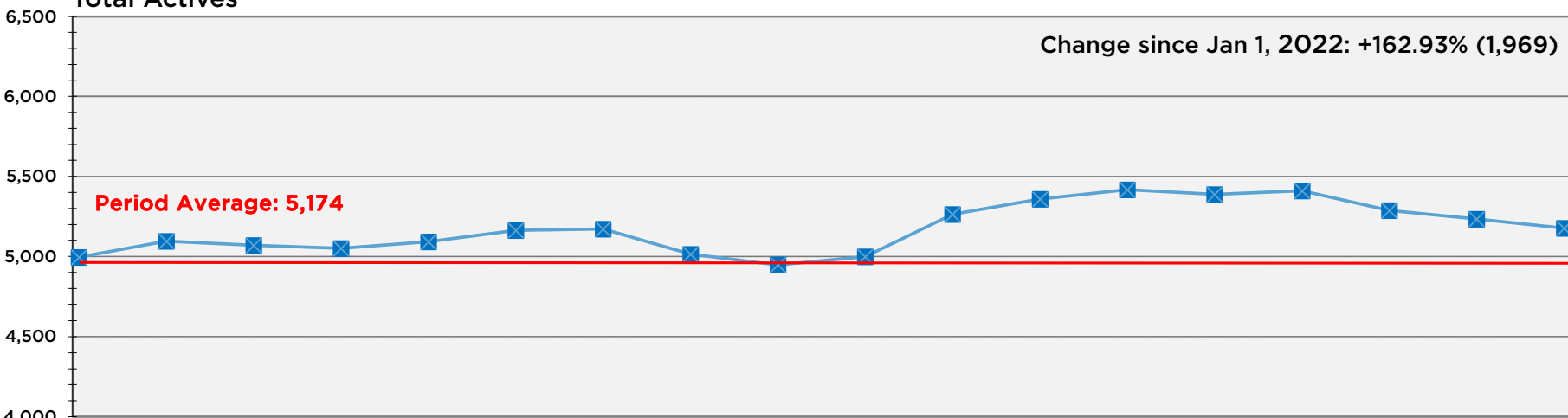
Single Family Homes

Average Days on Market



	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	12/4
ListToContract	28	27	28	30	35	33	30	35	33	37	38	42	43	44	47	42	49	46
CombDaysOnMkt	28	28	29	30	36	34	32	37	34	38	40	44	43	45	48	43	51	48
ListToClose	61	62	62	63	69	67	65	68	70	75	76	80	78	78	84	76	84	77

Total Actives



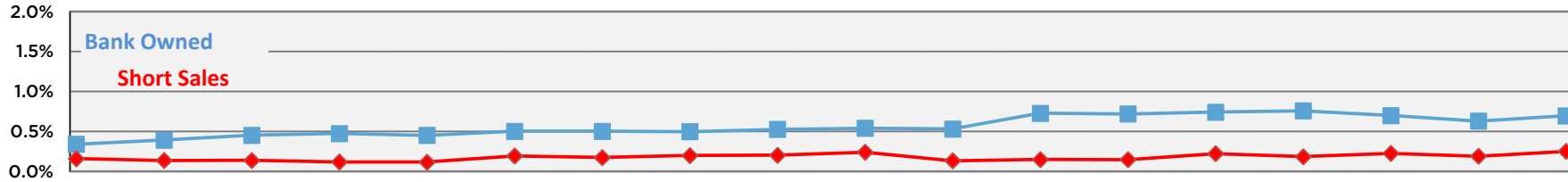
	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
Total Actives	4,995	5,096	5,069	5,050	5,092	5,162	5,171	5,014	4,948	4,998	5,264	5,358	5,418	5,388	5,411	5,287	5,233	5,177

Single Family Homes

Percentage of Actives

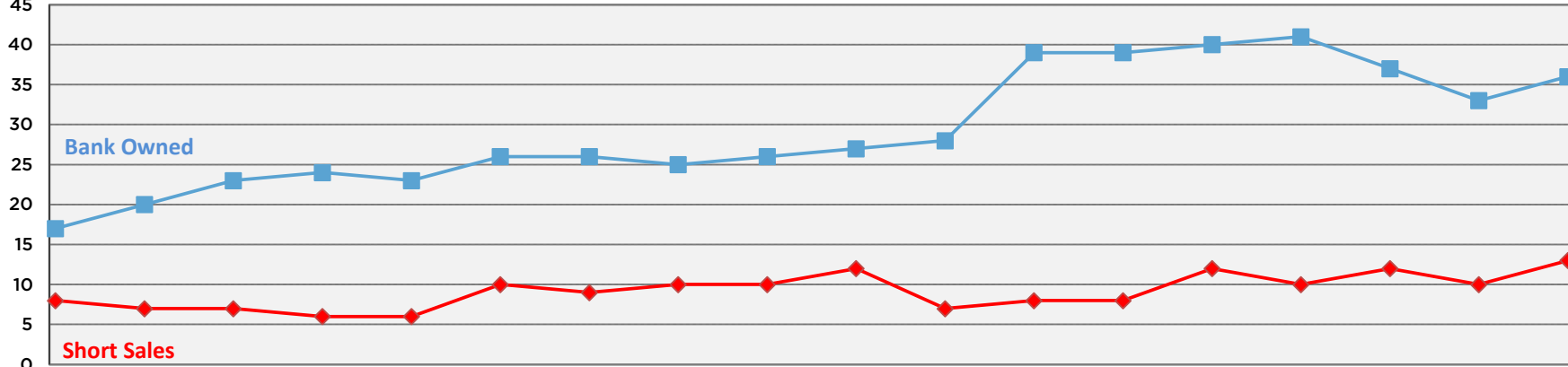


Date	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
BO	0.34%	0.39%	0.45%	0.48%	0.45%	0.50%	0.50%	0.50%	0.53%	0.54%	0.53%	0.73%	0.72%	0.74%	0.76%	0.70%	0.63%	0.70%
SS	0.16%	0.14%	0.14%	0.12%	0.12%	0.19%	0.17%	0.20%	0.20%	0.24%	0.13%	0.15%	0.15%	0.22%	0.18%	0.23%	0.19%	0.25%



Date	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	12/4
BO	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%	0.70%
SS	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%	0.25%

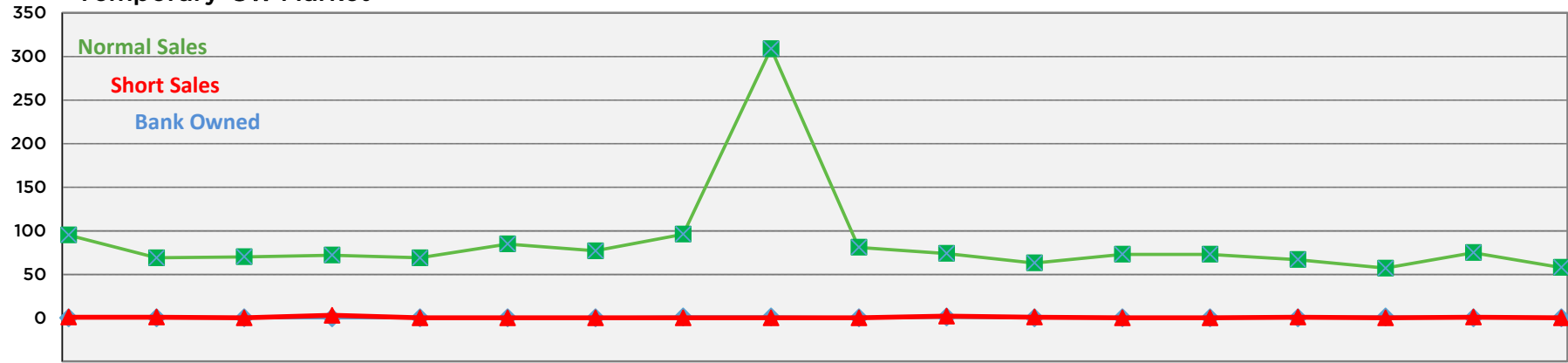
Active Foreclosures



Date	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	12/4
BO	17	20	23	24	23	26	26	25	26	27	28	39	39	40	41	37	33	36
SS	8	7	7	6	6	10	9	10	10	12	7	8	8	12	10	12	10	13

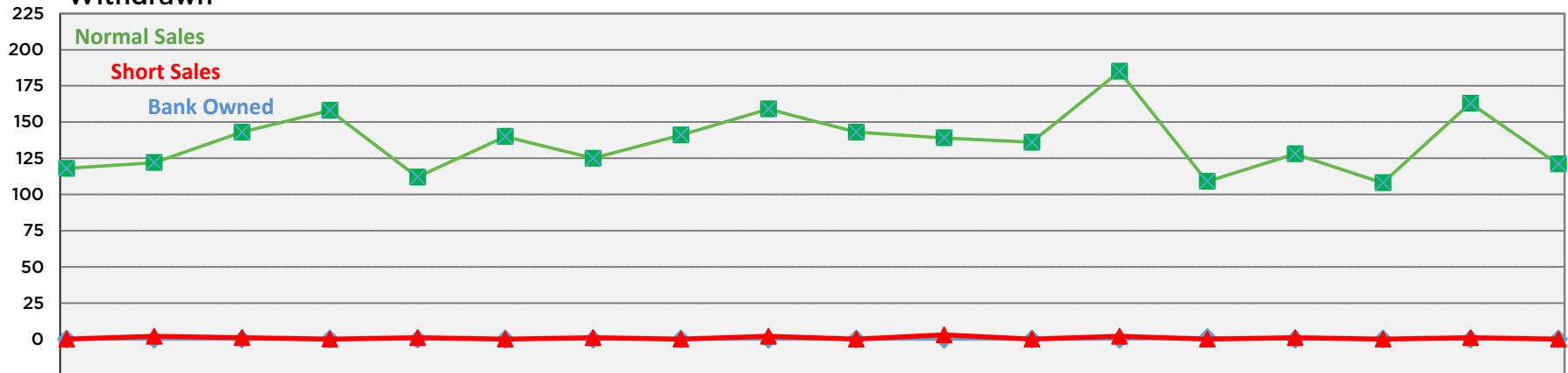
Single Family Homes

Temporary Off Market



	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	12/4
Norm	95	69	70	72	69	85	77	96	309	81	74	63	73	73	67	57	75	58
BO	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	1	0	0
SS	1	1	0	3	0	0	0	0	0	0	2	1	0	0	1	0	1	0

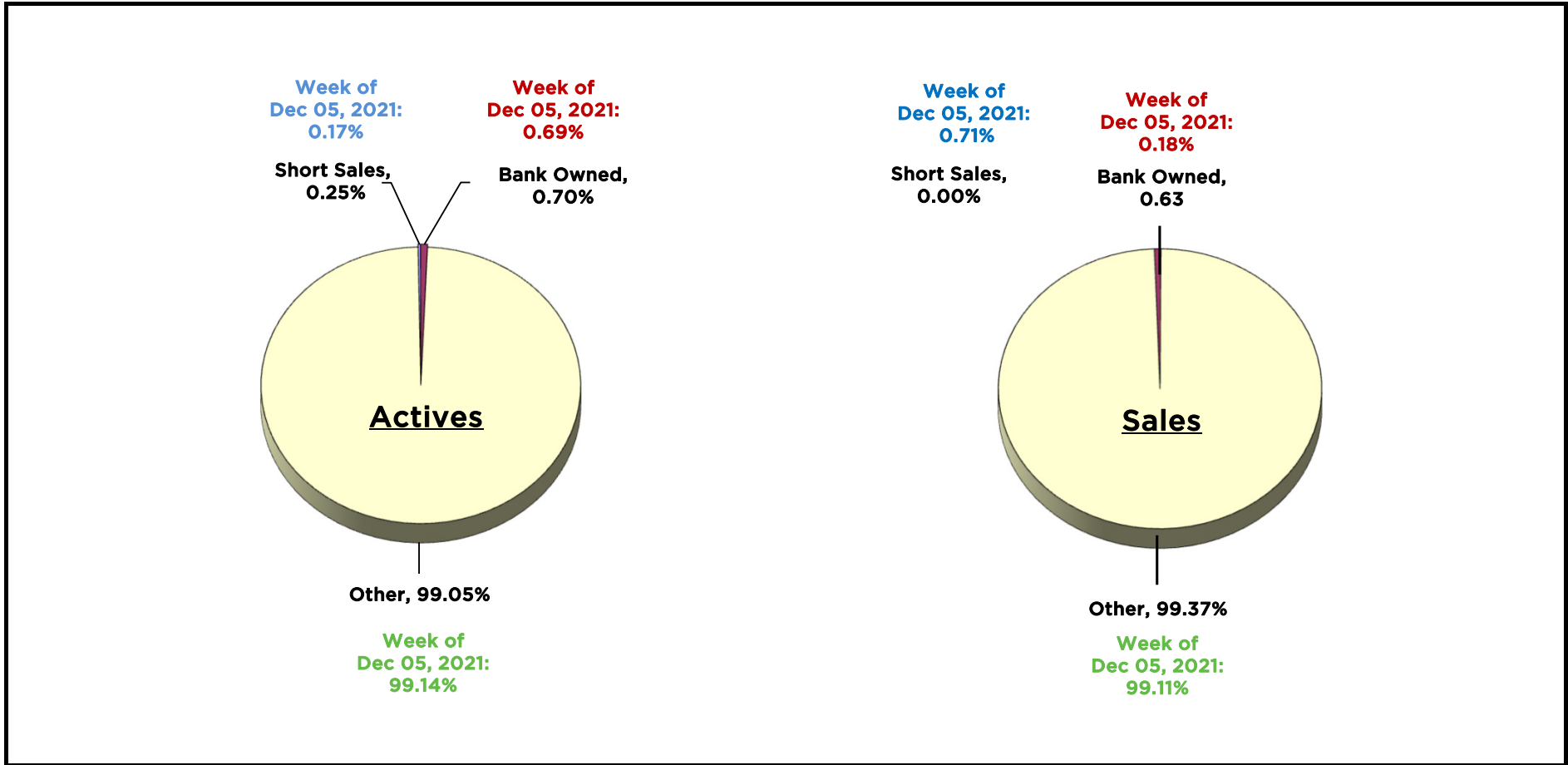
Withdrawn



	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	12/4
Norm	118	122	143	158	112	140	125	141	159	143	139	136	185	109	128	108	163	121
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	2	1	0	1	0	1	0	2	0	3	0	2	0	1	0	1	0



Single Family Homes





ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback
12/04/2022 - 12/10/2022
Lake, Orange, Osceola & Seminole Counties

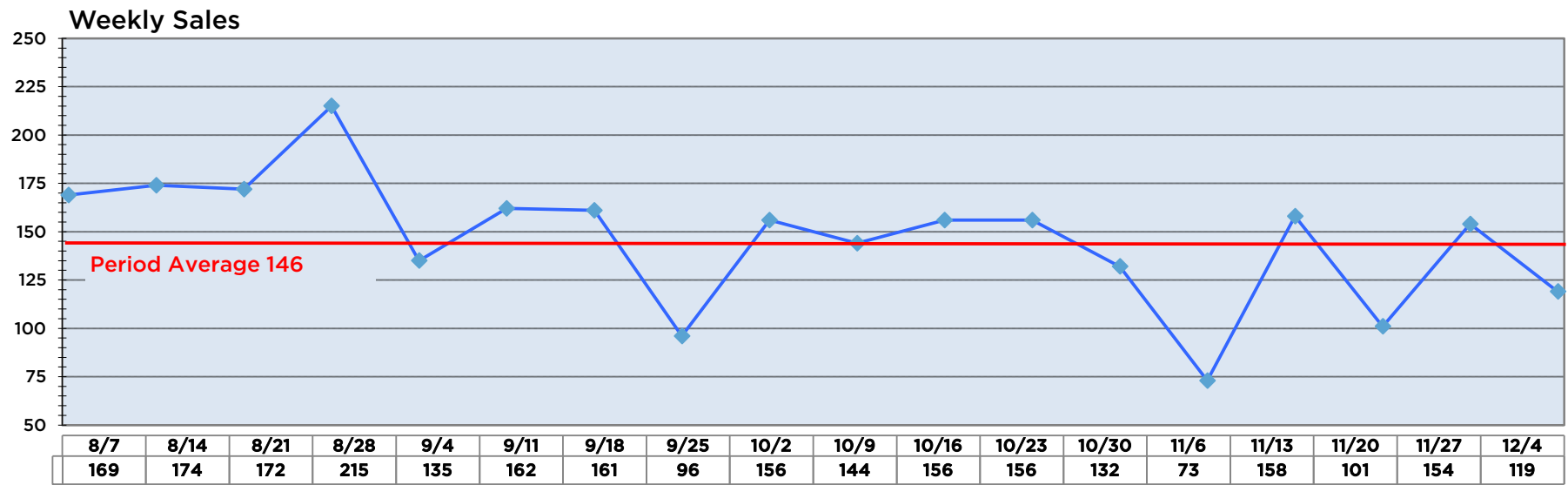
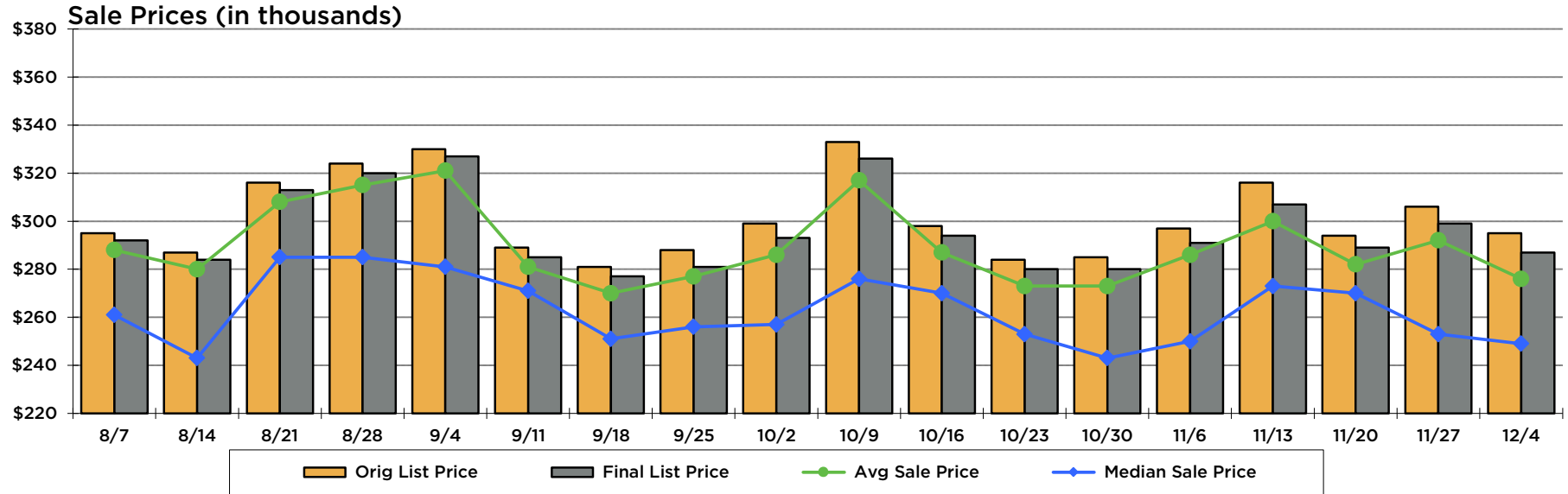
There are no Single Family Homes available for the Median Price of \$401,000 (± \$500)

Monday Morning Quarterback
12/04/2022 - 12/10/2022
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	119	61	19	23	9	7	0
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	117	60	18	23	9	7	0
Active Listings	1,631	508	261	472	193	188	9
Bank Owned	8	7	1	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,622	500	260	472	193	188	9
Months of Inventory	3.16	1.92	3.17	4.74	4.95	6.20	0.00
<i>List Price</i>							
Average Original List Price	\$294,709	\$194,011	\$285,526	\$364,482	\$477,644	\$732,686	\$0
Average Final List Price	\$287,354	\$188,021	\$279,941	\$358,873	\$469,767	\$703,557	\$0
<i>Sale Price</i>							
Average Price	\$276,497	\$181,979	\$269,908	\$345,013	\$452,979	\$666,000	\$0
Median Price	\$249,000	\$182,000	\$270,000	\$344,200	\$446,809	\$590,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$7,355	-\$5,990	-\$5,585	-\$5,609	-\$7,877	-\$29,129	\$0
Original List to Sale Price - \$	-\$18,212	-\$12,032	-\$15,618	-\$19,469	-\$24,665	-\$66,686	\$0
Final List to Sale Price - \$	-\$10,857	-\$6,042	-\$10,033	-\$13,860	-\$16,788	-\$37,557	\$0
Original List to Sale Price - %	93.82%	93.80%	94.53%	94.66%	94.84%	90.90%	0.00%
Final List to Sale Price - %	96.22%	96.79%	96.42%	96.14%	96.43%	94.66%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	42	43	31	40	47	57	0
Combined Avg Days to Contract	42	45	31	40	47	57	0
Avg Days Listing to Closing	77	77	64	77	95	87	0
Avg Days Contract to Close	35	33	33	38	48	32	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,307	1,002	1,339	1,628	1,810	2,191	0

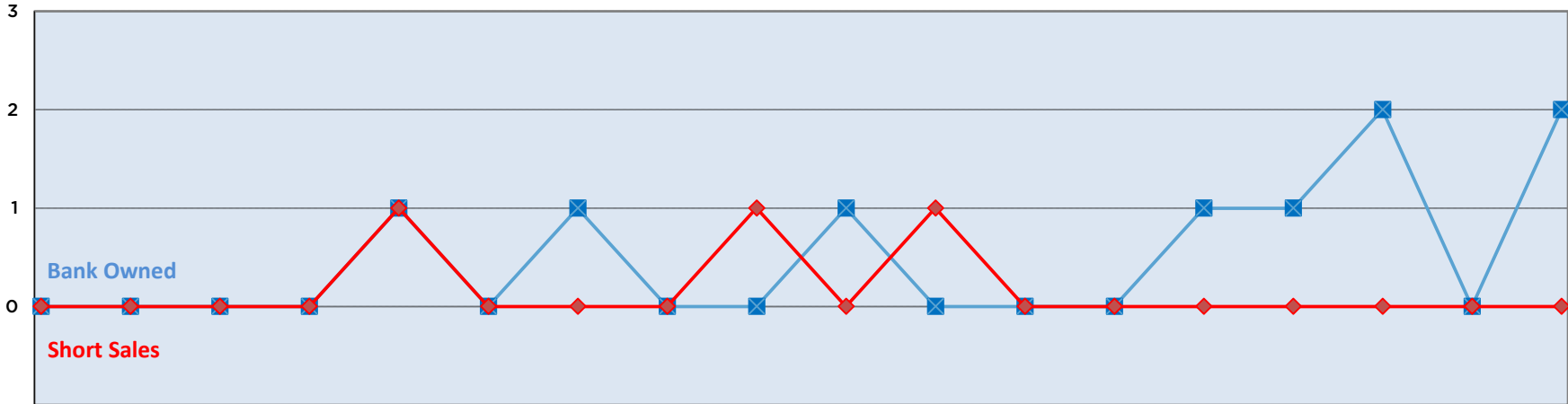
Condos, Townhomes, Villas





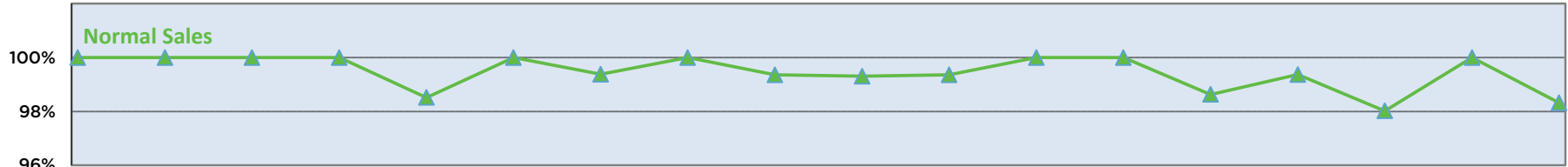
Condos, Townhomes, Villas

Foreclosure Sales

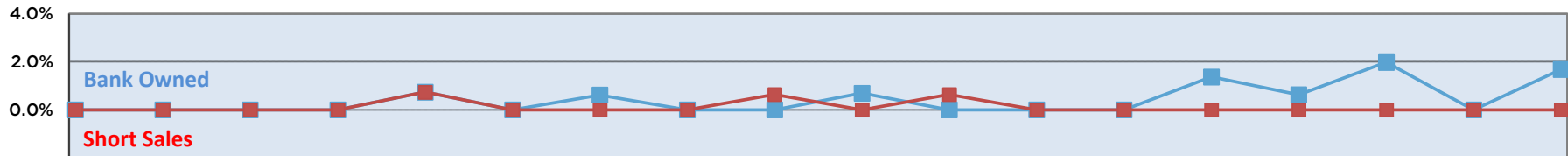


	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
BO	0	0	0	0	1	0	1	0	0	1	0	0	0	1	1	2	0	2
SS	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0

Percentage of Sales



	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	12/4
Normal Sales	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%	98.3%

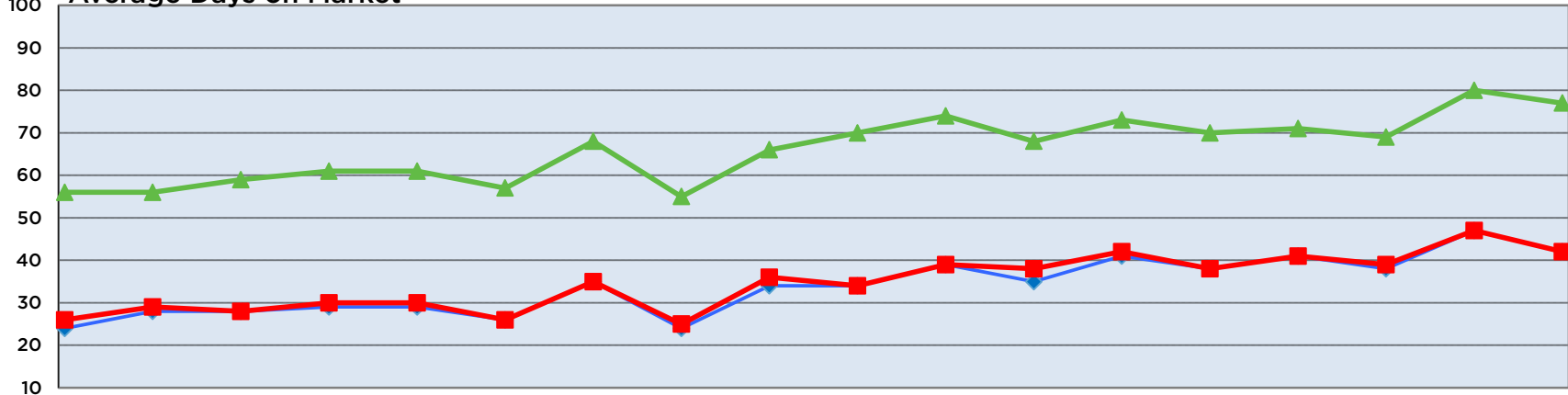


	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
BO	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	1.4%	0.6%	2.0%	0.0%	1.7%
SS	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



Condos, Townhomes, Villas

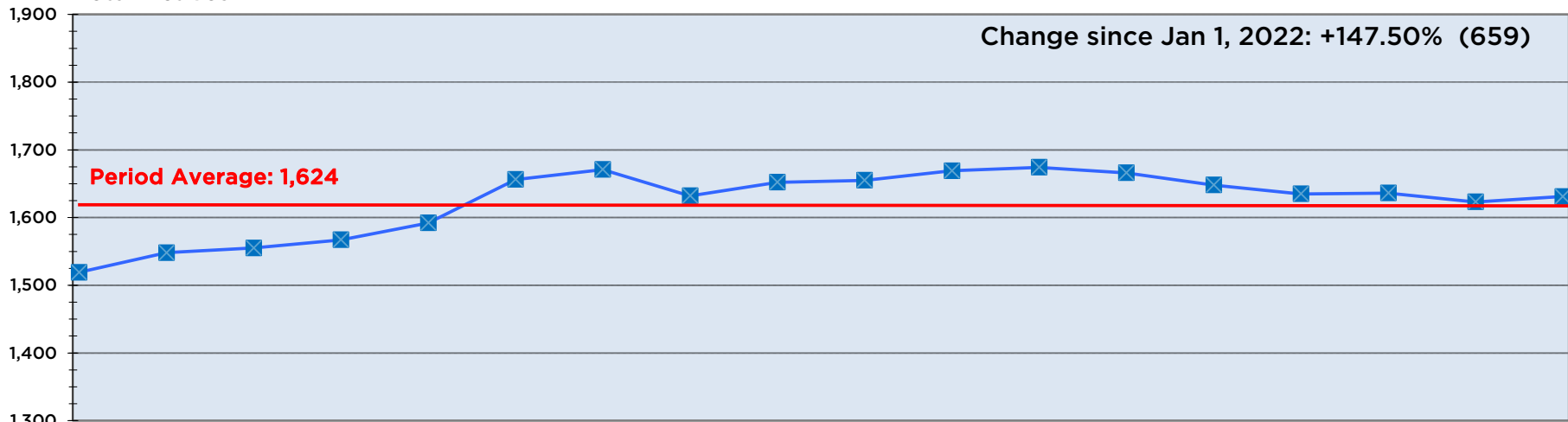
Average Days on Market



	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	12/4
ListToContract	24	28	28	29	29	26	35	24	34	34	39	35	41	38	41	38	47	42
CombDaysOnMkt	26	29	28	30	30	26	35	25	36	34	39	38	42	38	41	39	47	42
ListToClose	56	56	59	61	61	57	68	55	66	70	74	68	73	70	71	69	80	77

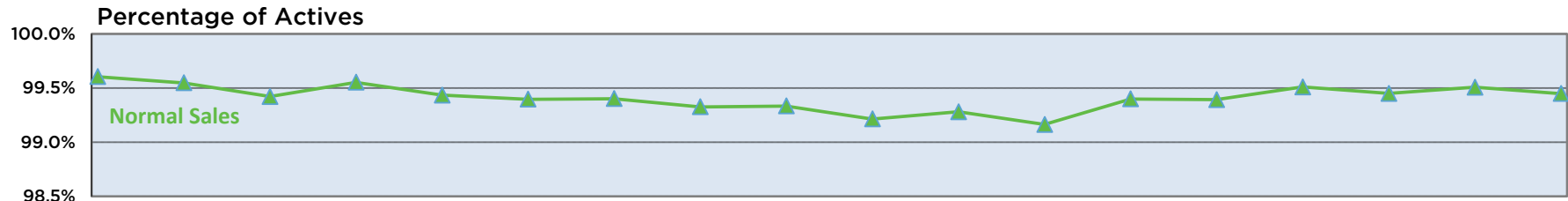
Total Actives

Change since Jan 1, 2022: +147.50% (659)

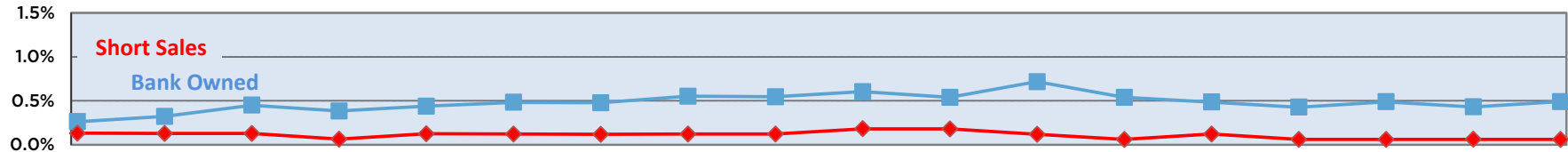


	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
Total Actives	1,519	1,548	1,555	1,567	1,592	1,656	1,671	1,632	1,652	1,655	1,669	1,674	1,666	1,648	1,635	1,636	1,623	1,631

Condos, Townhomes, Villas

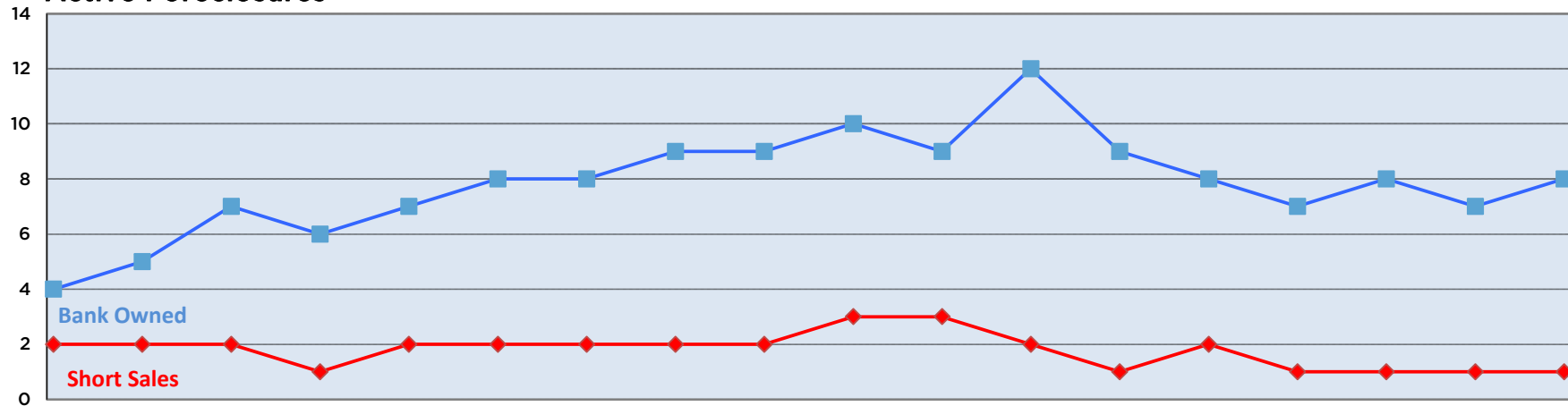


Date	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
Normal Sales	99.6%	99.5%	99.4%	99.6%	99.4%	99.4%	99.4%	99.3%	99.3%	99.2%	99.3%	99.2%	99.4%	99.4%	99.5%	99.4%	99.5%	99.4%



Date	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	12/4
BO	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%	0.5%
SS	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%	0.1%

Active Foreclosures

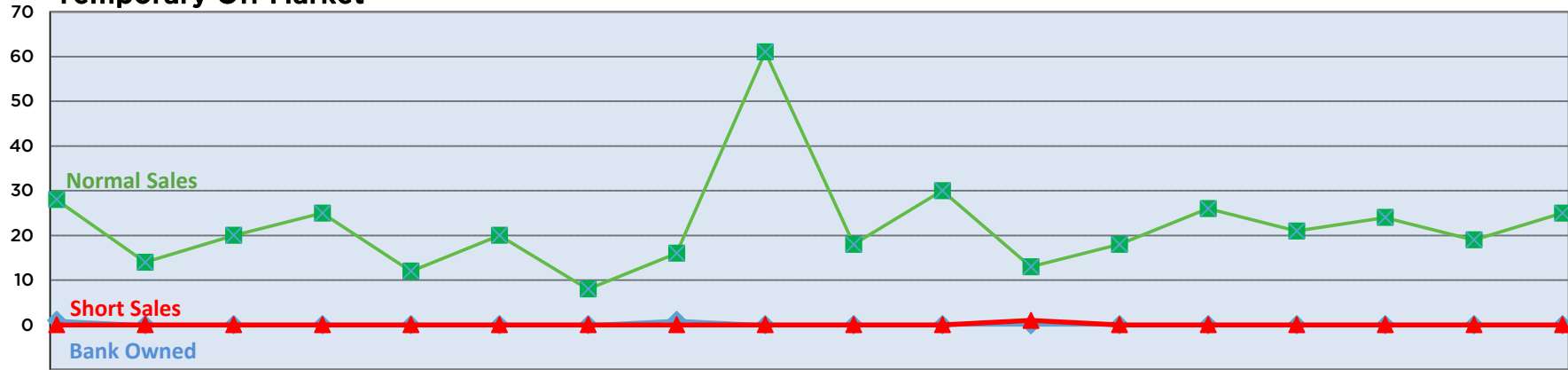


Date	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
BO	4	5	7	6	7	8	8	9	9	10	9	12	9	8	7	8	7	8
SS	2	2	2	1	2	2	2	2	2	3	3	2	1	2	1	1	1	1



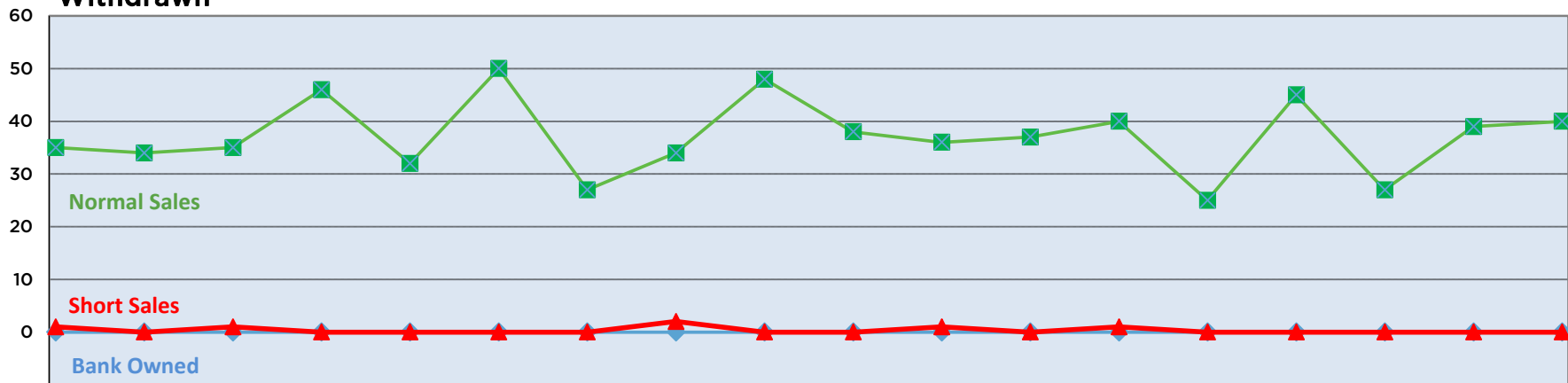
Condos, Townhomes, Villas

Temporary Off Market



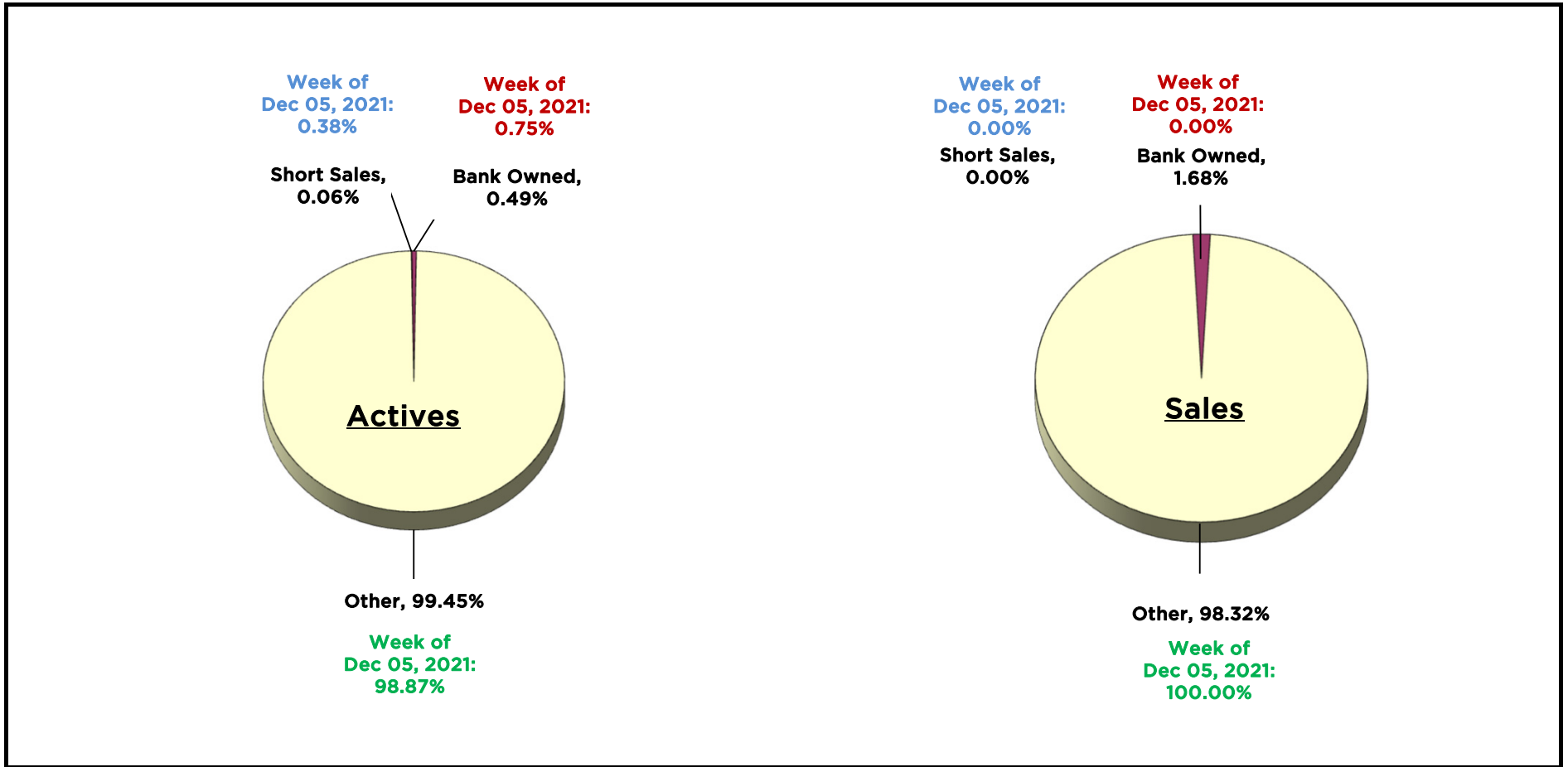
	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4
Norm	28	14	20	25	12	20	8	16	61	18	30	13	18	26	21	24	19	25
BO	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

Withdrawn



	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	12/4
Norm	35	34	35	46	32	50	27	34	48	38	36	37	40	25	45	27	39	40
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	1	0	0	0	0	2	0	0	1	0	1	0	0	0	0	0

Condos, Townhomes, Villas



Monday Morning Quarterback
12/04/2022 - 12/10/2022
Lake, Orange, Osceola & Seminole Counties

There are 6 Condos, Villas, or Townhomes available for the Median Price of \$249,000 (± \$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>
Orange County		4	\$249,125	2.3	1.8	1,177	\$211.71
Orlo Vista	32811	1	\$249,500	3.0	2.0	1,237	\$201.70
Rio Pinar / Union Park	32825	1	\$249,000	2.0	1.0	952	\$261.55
Metro West / Orlo Vista	32835	1	\$249,000	2.0	2.0	1,344	\$185.27
Pine Castle / Edgewood	32839	1	\$249,000	2.0	2.0	1,174	\$212.10
Osceola County		2	\$249,250	3.0	2.5	1,319	\$189.04
Davenport	33896	1	\$249,000	3.0	2.0	1,248	\$199.52
Kissimmee (West) / Pleasant Hill	34746	1	\$249,500	3.0	3.0	1,389	\$179.63