



Monday Morning Quarterback Summary

Week of December 11, 2022 - December 17, 2022

Single-family existing homes

- Sales of single-family homes increased to 377 during the week of Dec 11, from 315 the week prior
- The median price of single family homes decreased to \$385,000, a change of -4.0%
- The number of single-family home foreclosure transactions increased to 5 last week, from 2 the week of Dec 04
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 82, and now sits at 5,095

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 139 during the week of Dec 11, from 119 the week prior
- The median price of condos, townhomes, and villas increased to \$253,000, a change of 1.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Dec 04
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 12, and now sits at 1,619

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

Monday Morning Quarterback
12/11/2022 - 12/17/2022
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	377	61	46	99	59	90	22
Bank Owned	5	4	1	0	0	0	0
Short Sales	1	0	0	0	1	0	0
Other	371	57	45	99	58	90	22
Active Listings	5,095	336	323	1,209	1,117	1,648	462
Bank Owned	37	17	2	5	8	5	0
Short Sales	12	4	1	4	2	1	0
Other	5,046	315	320	1,200	1,107	1,642	462
Months of Inventory	3.12	1.27	1.62	2.82	4.37	4.23	4.85

List Price

Average Original List Price	\$507,651	\$202,707	\$299,692	\$374,733	\$471,918	\$703,192	\$1,682,027
Average Final List Price	\$488,664	\$194,793	\$283,871	\$361,661	\$453,057	\$669,727	\$1,657,982

Sale Price

Average Price	\$473,550	\$184,033	\$277,335	\$352,621	\$444,631	\$650,497	\$1,584,432
Median Price	\$385,000	\$195,000	\$280,000	\$350,000	\$435,000	\$612,500	\$1,412,500

Price Differences

Original to Final List Price	-\$18,987	-\$7,914	-\$15,821	-\$13,072	-\$18,861	-\$33,465	-\$24,045
Original List to Sale Price - \$	-\$34,101	-\$18,674	-\$22,357	-\$22,112	-\$27,287	-\$52,695	-\$97,595
Final List to Sale Price - \$	-\$15,114	-\$10,760	-\$6,536	-\$9,040	-\$8,426	-\$19,230	-\$73,550
Original List to Sale Price - %	93.28%	90.79%	92.54%	94.10%	94.22%	92.51%	94.20%
Final List to Sale Price - %	96.91%	94.48%	97.70%	97.50%	98.14%	97.13%	95.56%

Days on the Market

Avg Days Listing to Contract	49	46	51	48	52	52	40
Combined Avg Days to Contract	52	48	53	50	54	55	56
Avg Days Listing to Closing	83	73	88	84	86	86	82
Avg Days Contract to Close	35	28	43	36	34	35	42

Beds / Baths

Average Bedrooms	3	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

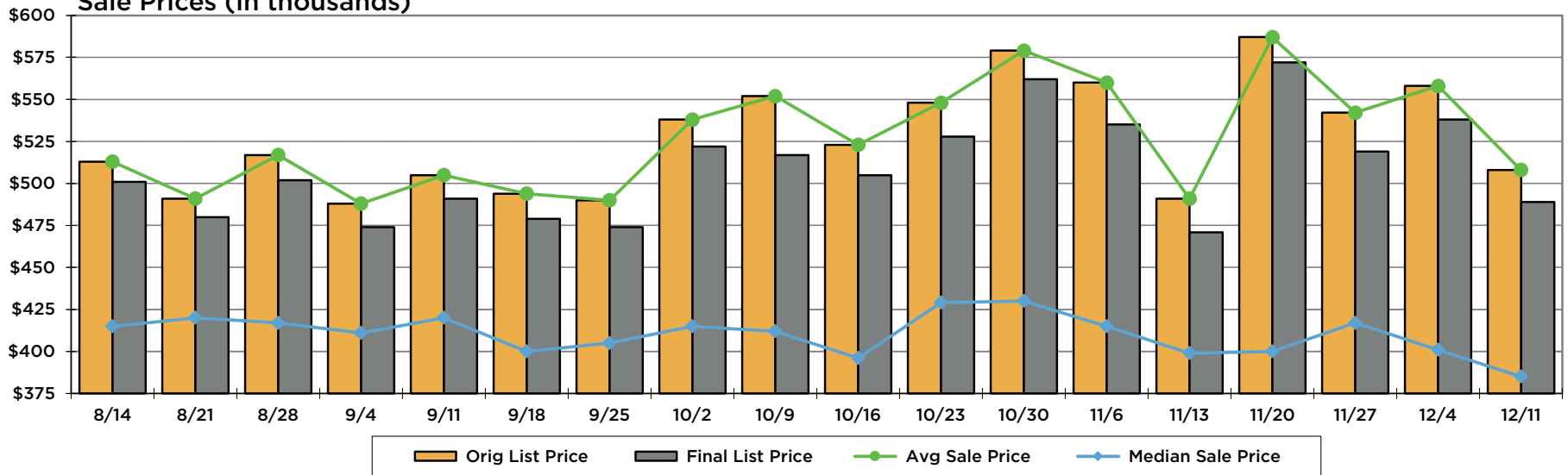
Square Footage

Average Square Feet	2,045	1,181	1,418	1,653	2,163	2,784	4,174
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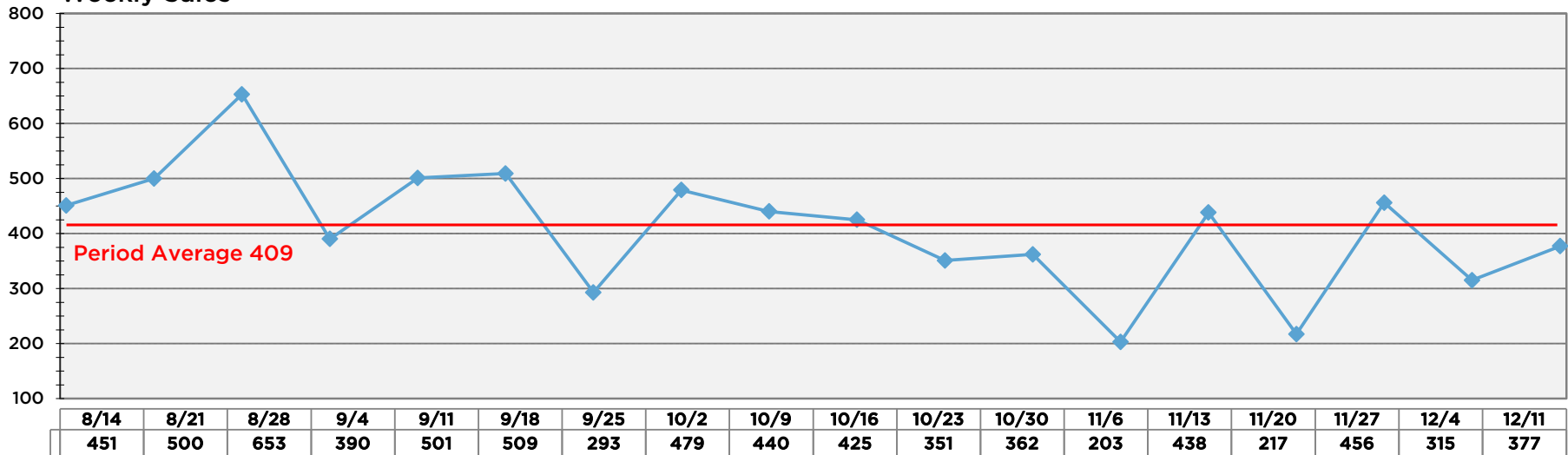
Monday Morning Quarterback
12/11/2022 - 12/17/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



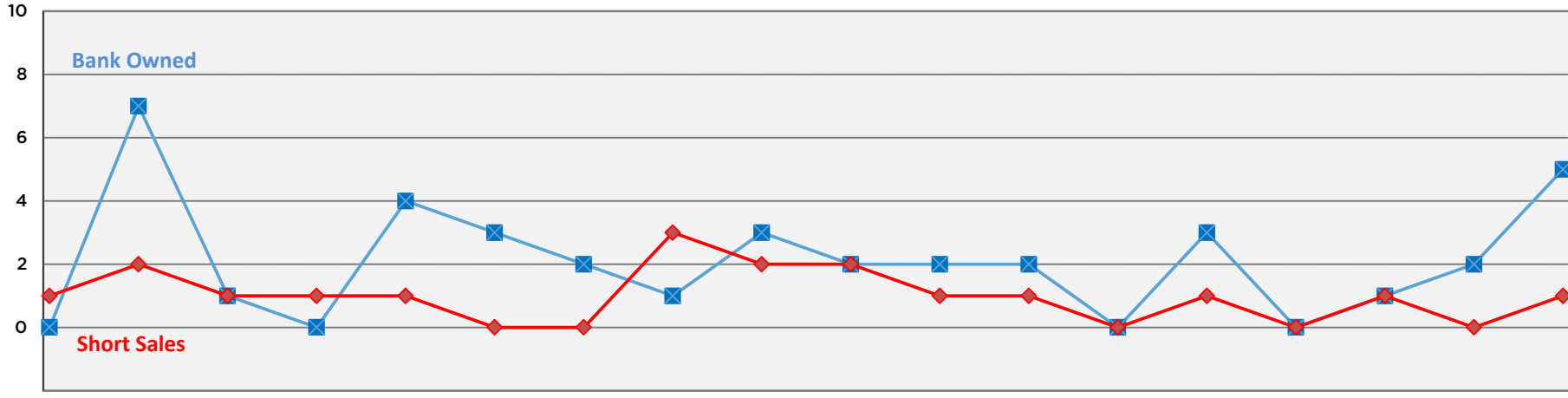
Weekly Sales





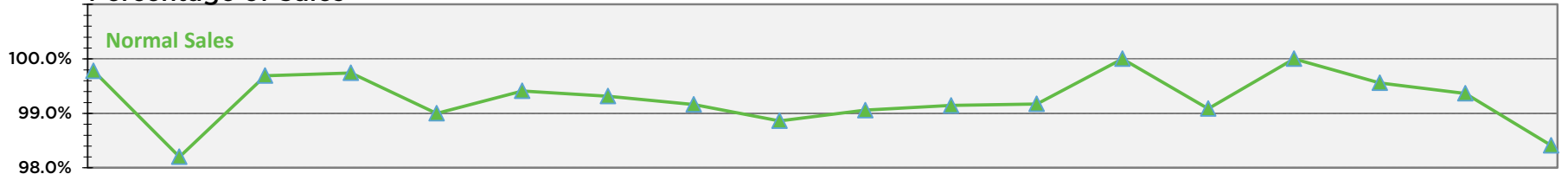
Single Family Homes

Foreclosure Sales

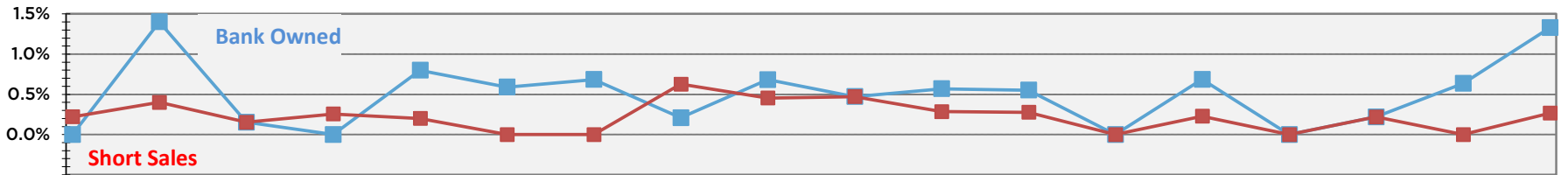


	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11
BO	0	7	1	0	4	3	2	1	3	2	2	2	0	3	0	1	2	5
SS	1	2	1	1	1	0	0	3	2	2	1	1	0	1	0	1	0	1

Percentage of Sales



	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	12/11
Normal Sales	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%	98.4%

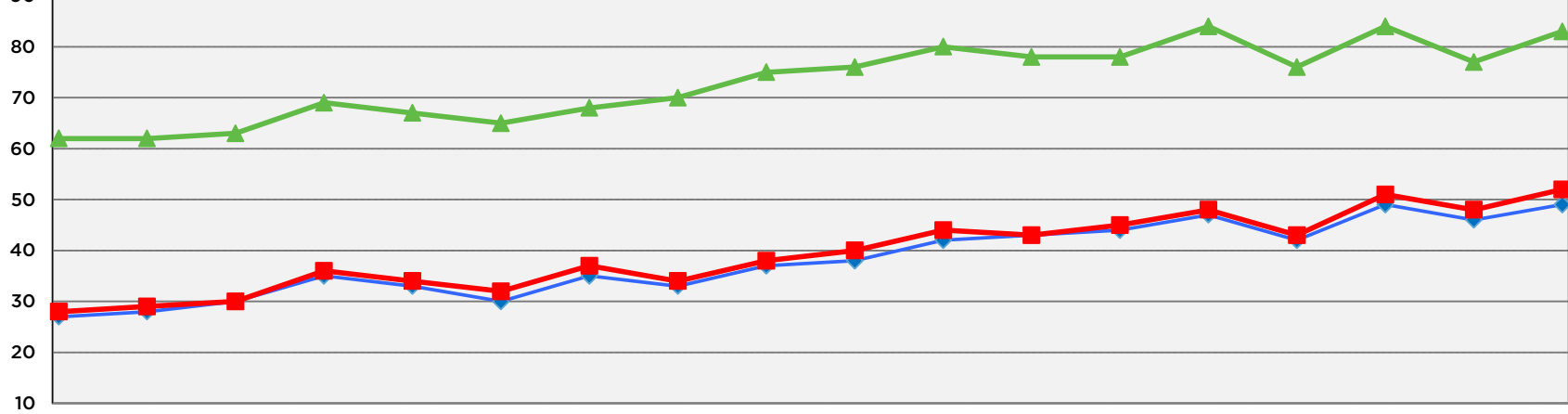


	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11
BO	0.0%	1.4%	0.2%	0.0%	0.8%	0.6%	0.7%	0.2%	0.7%	0.5%	0.6%	0.6%	0.0%	0.7%	0.0%	0.2%	0.6%	1.3%
SS	0.2%	0.4%	0.2%	0.3%	0.2%	0.0%	0.0%	0.6%	0.5%	0.5%	0.3%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.3%



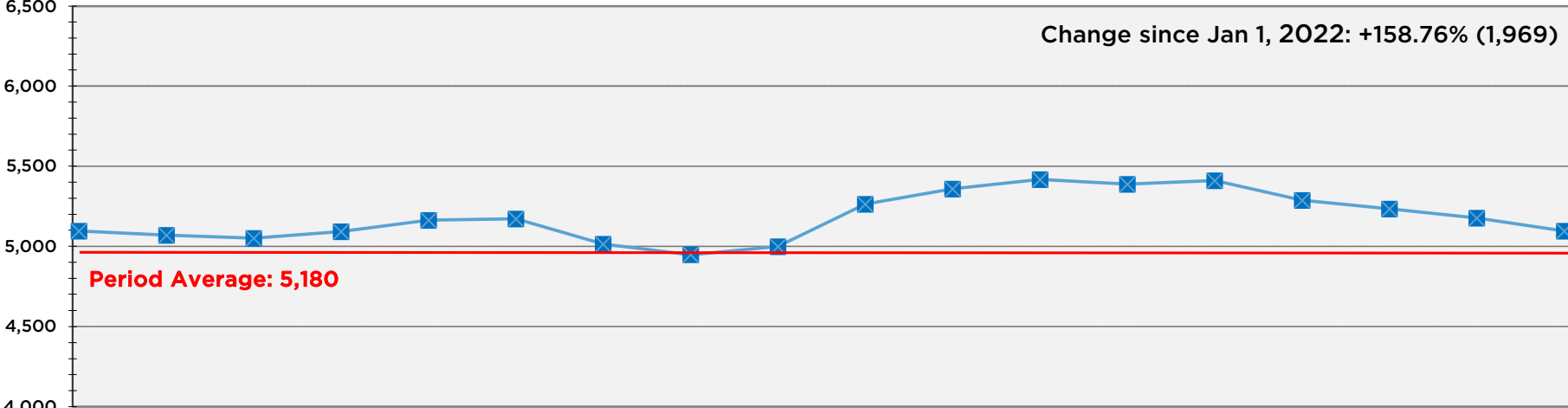
Single Family Homes

Average Days on Market



	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	12/11
ListToContract	27	28	30	35	33	30	35	33	37	38	42	43	44	47	42	49	46	49
CombDaysOnMkt	28	29	30	36	34	32	37	34	38	40	44	43	45	48	43	51	48	52
ListToClose	62	62	63	69	67	65	68	70	75	76	80	78	78	84	76	84	77	83

Total Actives

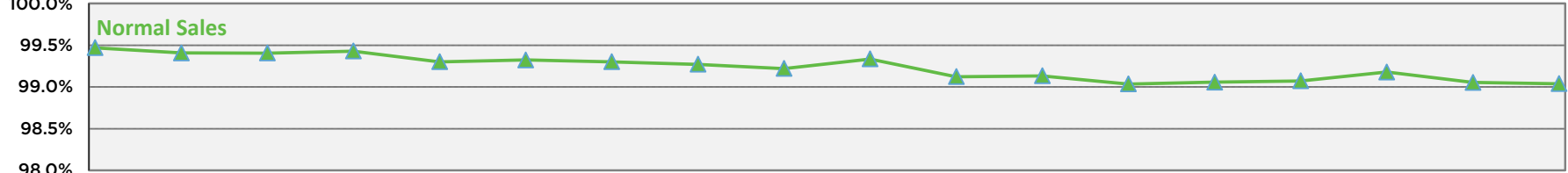


Date	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11
Total Actives	5,096	5,069	5,050	5,092	5,162	5,171	5,014	4,948	4,998	5,264	5,358	5,418	5,388	5,411	5,287	5,233	5,177	5,095

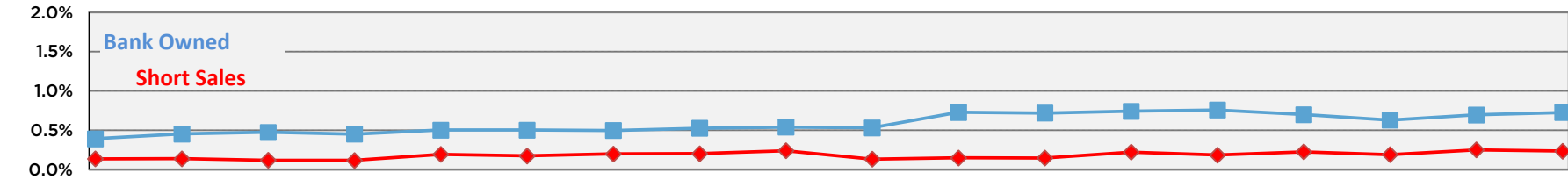


Single Family Homes

Percentage of Actives

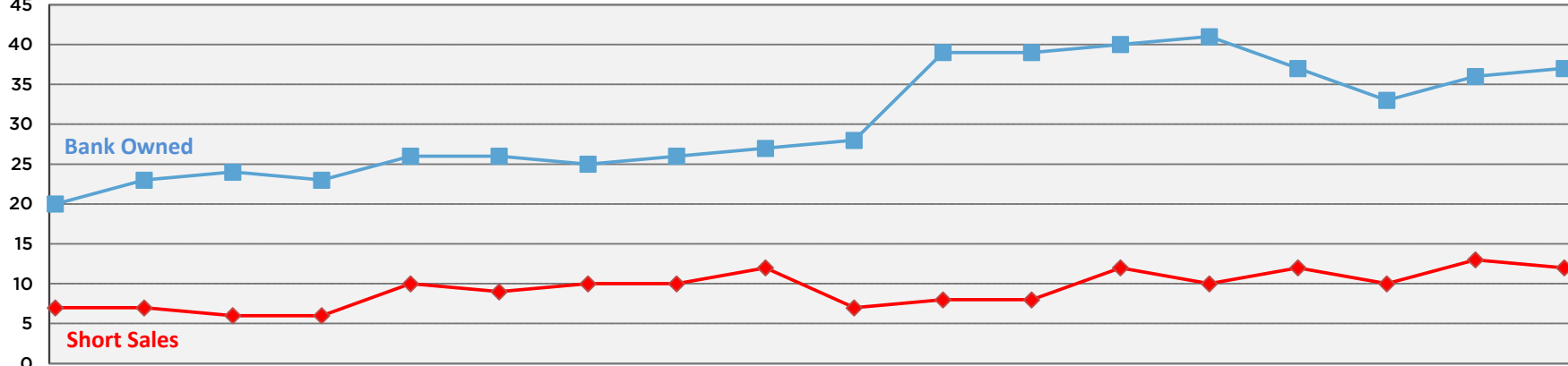


	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11
Normal Sales	99.47%	99.41%	99.41%	99.43%	99.30%	99.32%	99.30%	99.27%	99.22%	99.34%	99.12%	99.13%	99.03%	99.06%	99.07%	99.18%	99.05%	99.04%



	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	12/11
BO	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%	0.73%
SS	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%	0.24%

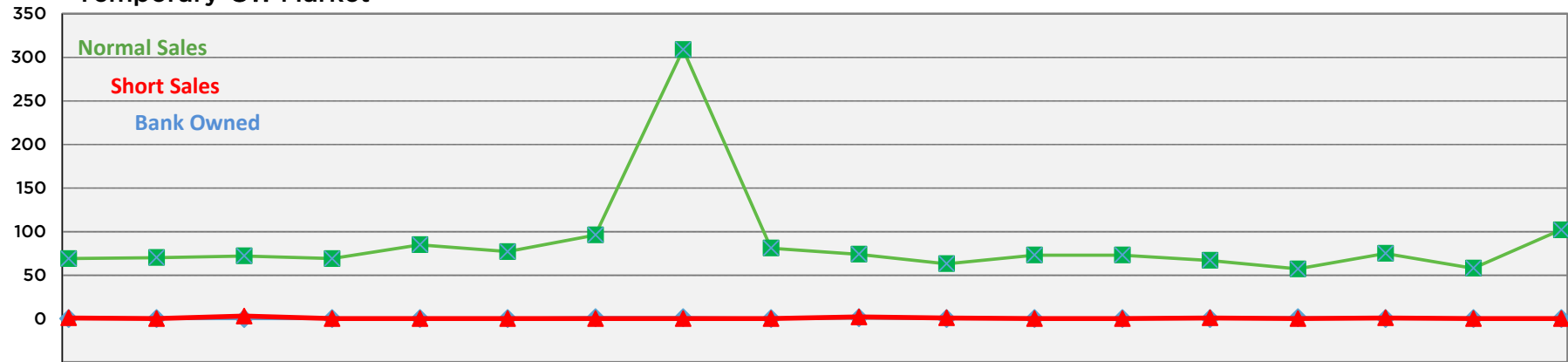
Active Foreclosures



	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	12/11
BO	20	23	24	23	26	26	25	26	27	28	39	39	40	41	37	33	36	37
SS	7	7	6	6	10	9	10	10	12	7	8	8	12	10	12	10	13	12

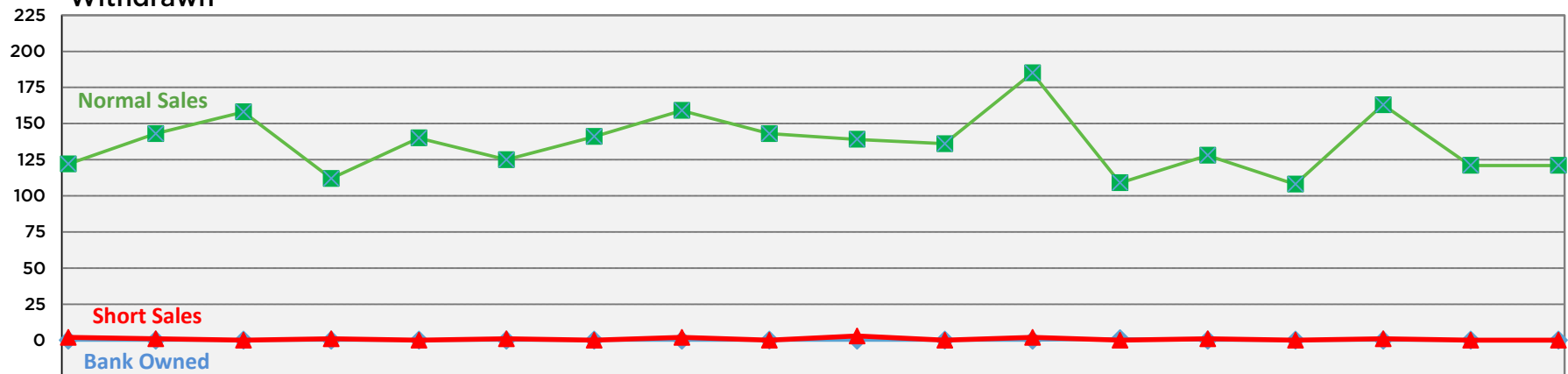
Single Family Homes

Temporary Off Market



	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	12/11
Norm	69	70	72	69	85	77	96	309	81	74	63	73	73	67	57	75	58	102
BO	0	0	0	0	0	0	1	1	0	1	0	0	0	0	1	0	0	0
SS	1	0	3	0	0	0	0	0	0	2	1	0	0	1	0	1	0	0

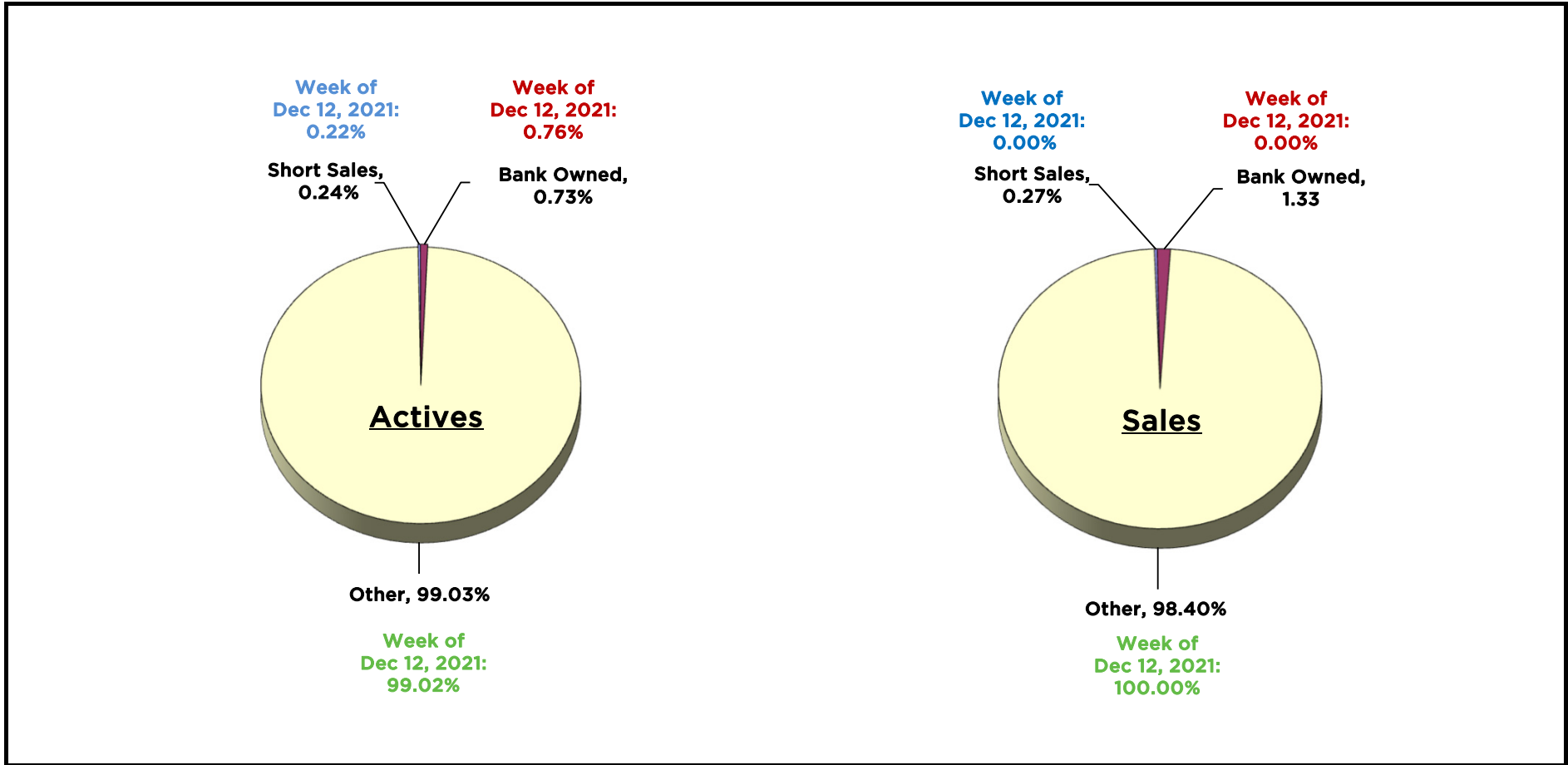
Withdrawn



	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	12/11
Norm	122	143	158	112	140	125	141	159	143	139	136	185	109	128	108	163	121	121
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	2	1	0	1	0	1	0	2	0	3	0	2	0	1	0	1	0	0



Single Family Homes



Monday Morning Quarterback
12/11/2022 - 12/17/2022
Lake, Orange, Osceola & Seminole Counties

There are 38 Single Family Homes available for the Median Price of \$385,000 (± \$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		7	\$384,914	3.0	2.0	1,485	\$259.13
Altamonte Springs (East)	32701	1	\$384,900	3.0	2.0	1,476	\$260.77
Winter Springs / Tuskawilla	32708	2	\$385,000	3.0	2.0	1,516	\$254.04
Lake Mary / Heathrow	32746	1	\$384,500	3.0	2.0	1,544	\$249.03
Oviedo	32765	1	\$385,000	3.0	2.0	1,215	\$316.87
Longwood / Wekiva Springs	32779	2	\$385,000	3.0	2.0	1,566	\$245.85
Orange County		11	\$384,991	3.2	2.0	1,656	\$232.42
Apopka (North)	32712	3	\$385,000	3.3	2.0	1,801	\$213.73
Winter Park (West)	32789	1	\$385,000	2.0	1.0	829	\$464.41
Azalea Park	32807	2	\$384,950	4.0	2.5	1,984	\$194.03
Lockhart	32810	1	\$384,999	3.0	2.0	1,509	\$255.14
Taft	32824	2	\$385,000	3.0	2.0	1,512	\$254.71
Rio Pinar / Union Park	32825	1	\$385,000	3.0	2.0	1,552	\$248.07
Pine Castle / Edgewood	32839	1	\$385,000	3.0	2.0	1,936	\$198.86
Osceola County		11	\$385,000	3.5	2.0	1,928	\$199.74
Kissimmee (East)	34744	1	\$385,000	4.0	2.0	1,972	\$195.23
Kissimmee (West) / Pleasant Hill	34746	2	\$385,000	3.0	2.0	1,964	\$196.08
Kissimmee / Poinciana	34758	3	\$385,000	3.7	2.0	2,188	\$175.96
St Cloud	34769	1	\$385,000	3.0	2.0	1,452	\$265.15
St Cloud / Narcoossee	34771	2	\$385,000	3.5	2.0	2,058	\$187.07
St Cloud / Canoe Creek	34772	2	\$385,000	3.5	2.0	1,586	\$242.75
Lake County		9	\$384,978	3.3	2.2	1,775	\$216.94
Grand Island	32735	1	\$385,000	4.0	3.0	1,802	\$213.65
Mount Dora	32757	1	\$385,000	3.0	3.0	1,691	\$227.68
Sorrento / Mt Plymouth	32776	1	\$385,000	4.0	2.0	2,004	\$192.12
Clermont (Central)	34711	3	\$384,967	3.0	2.0	1,711	\$225.00
Groveland	34736	1	\$384,999	4.0	2.0	1,999	\$192.60
Leesburg (West)	34748	1	\$385,000	3.0	2.0	1,617	\$238.10
Okahumpka	34762	1	\$384,900	3.0	2.0	1,725	\$223.13

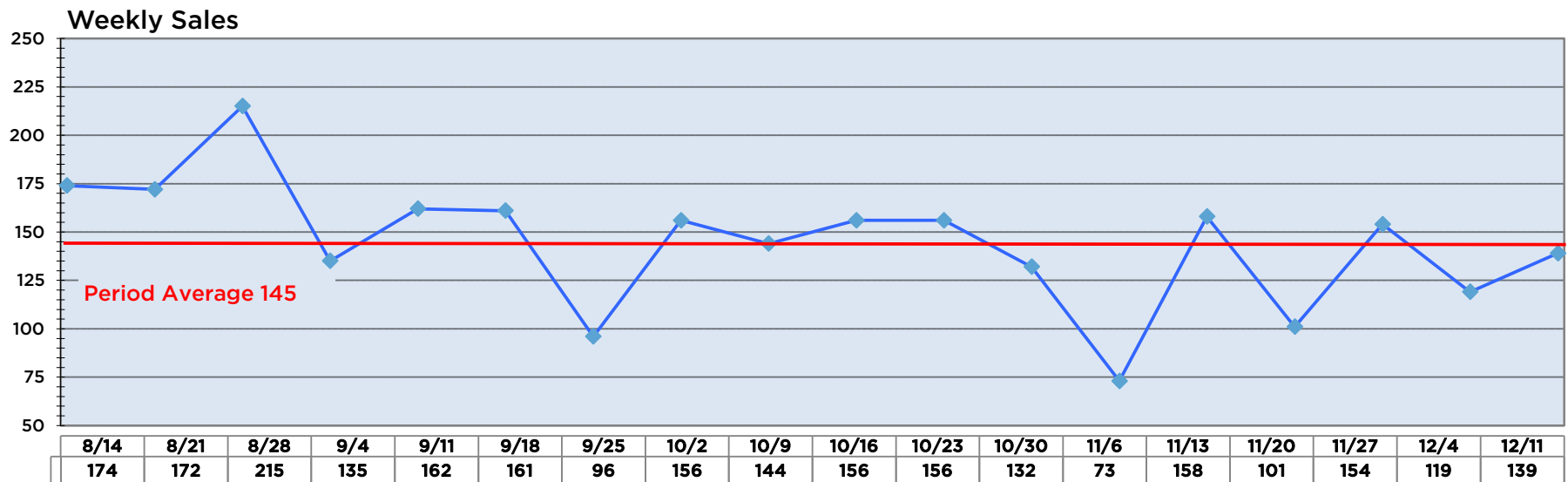
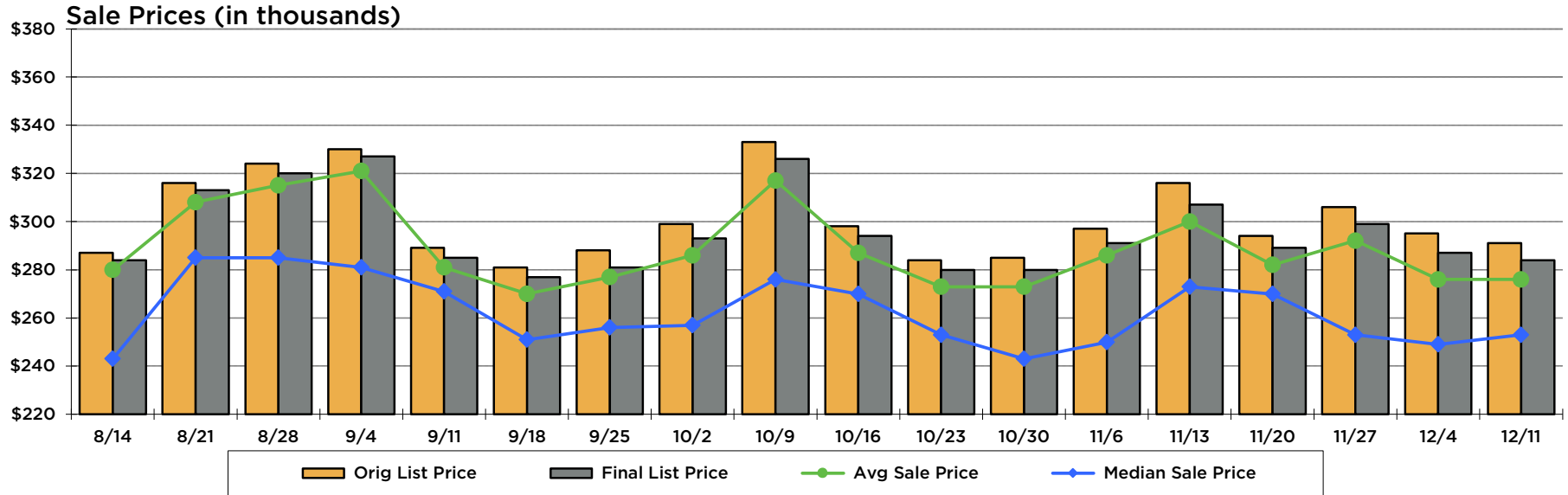
Monday Morning Quarterback
12/11/2022 - 12/17/2022
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	139	67	19	36	11	6	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	138	66	19	36	11	6	0
Active Listings	1,619	517	263	444	203	184	8
Bank Owned	11	8	3	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,607	508	260	444	203	184	8
Months of Inventory	2.69	1.78	3.19	2.85	4.26	7.08	0.00
<i>List Price</i>							
Average Original List Price	\$290,751	\$192,514	\$289,605	\$359,583	\$452,499	\$681,833	\$0
Average Final List Price	\$283,972	\$188,615	\$283,605	\$346,694	\$446,590	\$675,483	\$0
<i>Sale Price</i>							
Average Price	\$275,907	\$181,909	\$275,279	\$339,898	\$434,545	\$652,750	\$0
Median Price	\$253,000	\$192,000	\$283,000	\$328,500	\$433,000	\$615,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$6,779	-\$3,899	-\$6,000	-\$12,889	-\$5,909	-\$6,350	\$0
Original List to Sale Price - \$	-\$14,844	-\$10,605	-\$14,326	-\$19,685	-\$17,954	-\$29,083	\$0
Final List to Sale Price - \$	-\$8,065	-\$6,706	-\$8,326	-\$6,796	-\$12,045	-\$22,733	\$0
Original List to Sale Price - %	94.89%	94.49%	95.05%	94.53%	96.03%	95.73%	0.00%
Final List to Sale Price - %	97.16%	96.44%	97.06%	98.04%	97.30%	96.63%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	46	43	54	55	36	30	0
Combined Avg Days to Contract	47	45	54	55	36	30	0
Avg Days Listing to Closing	80	78	86	89	65	63	0
Avg Days Contract to Close	34	35	31	34	29	33	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,306	978	1,248	1,602	2,056	2,004	0

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12/11/2022 - 12/17/2022
Lake, Orange, Osceola & Seminole Counties

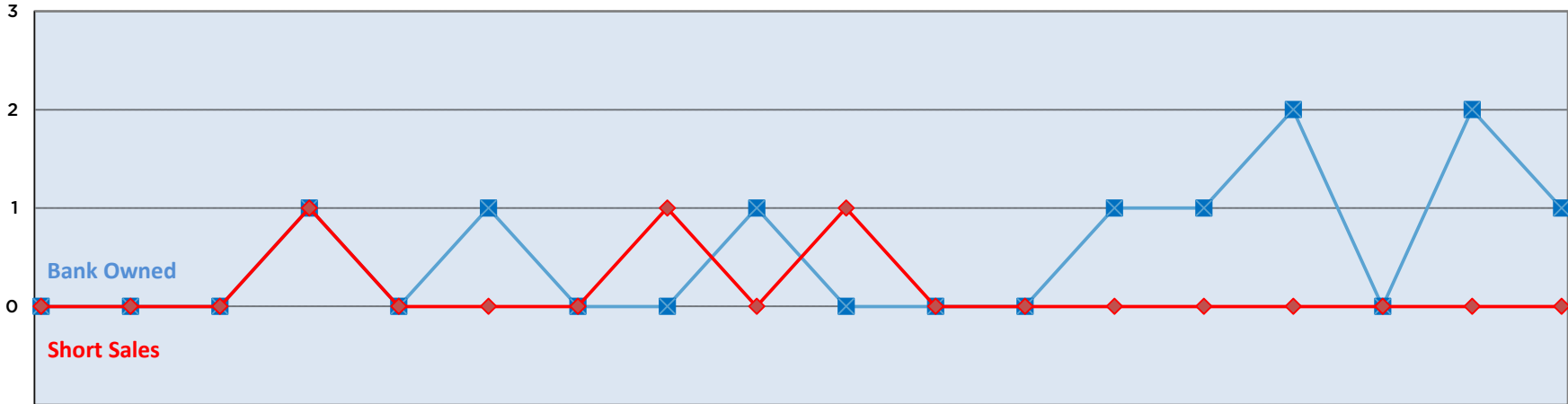
Condos, Townhomes, Villas





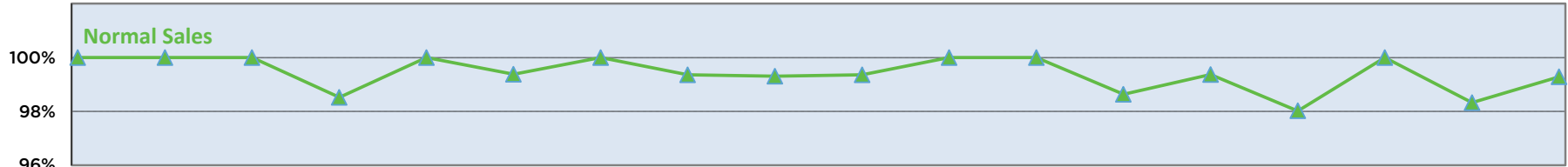
Condos, Townhomes, Villas

Foreclosure Sales

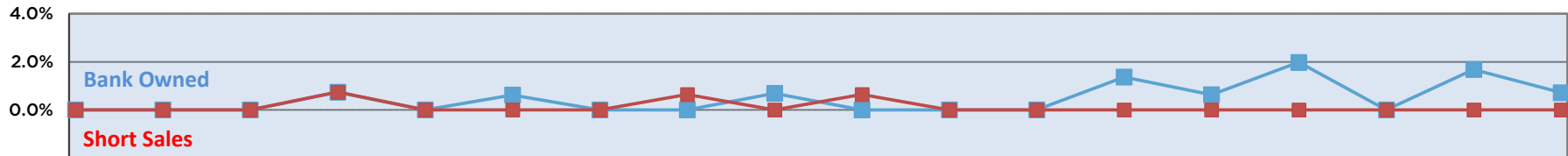


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BO	0	0	0	1	0	1	0	0	1	0	0	0	1	1	2	0	2	1
SS	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0

Percentage of Sales



	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	12/11
BO	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%	99.3%

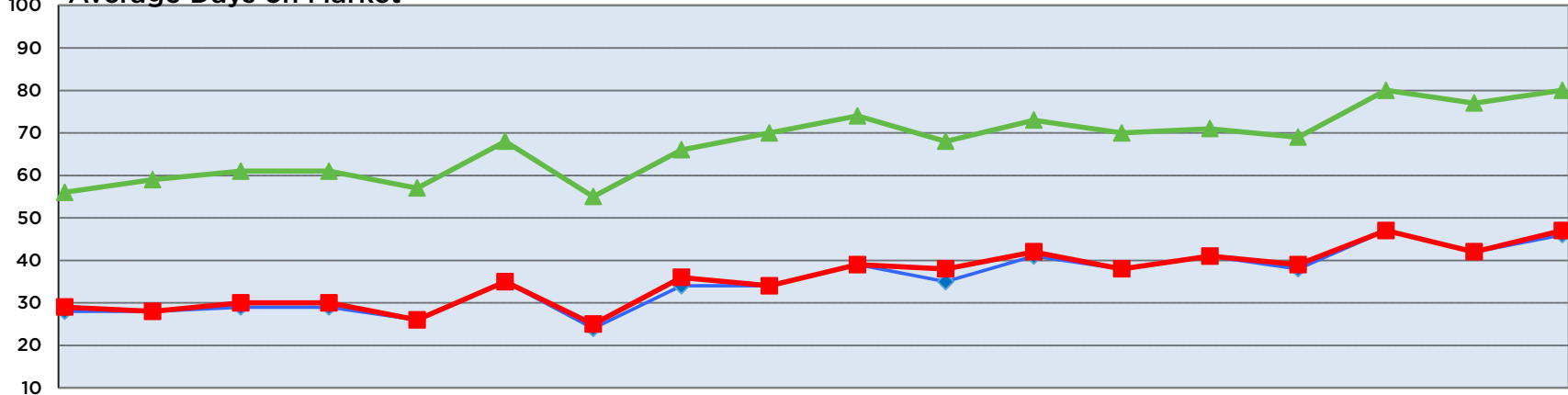


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BO	0.0%	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	1.4%	0.6%	2.0%	0.0%	1.7%	0.7%
SS	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



Condos, Townhomes, Villas

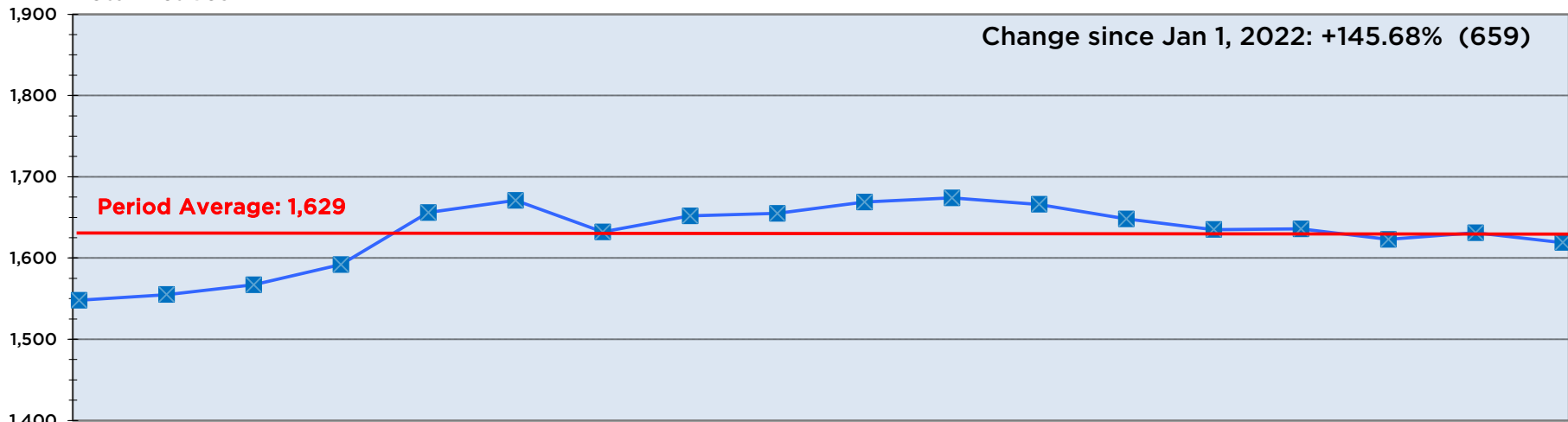
Average Days on Market



	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	12/11
ListToContract	28	28	29	29	26	35	24	34	34	39	35	41	38	41	38	47	42	46
CombDaysOnMkt	29	28	30	30	26	35	25	36	34	39	38	42	38	41	39	47	42	47
ListToClose	56	59	61	61	57	68	55	66	70	74	68	73	70	71	69	80	77	80

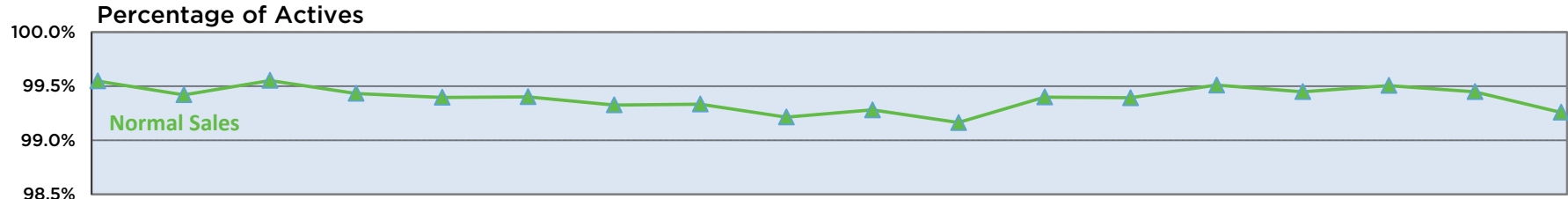
Total Actives

Change since Jan 1, 2022: +145.68% (659)

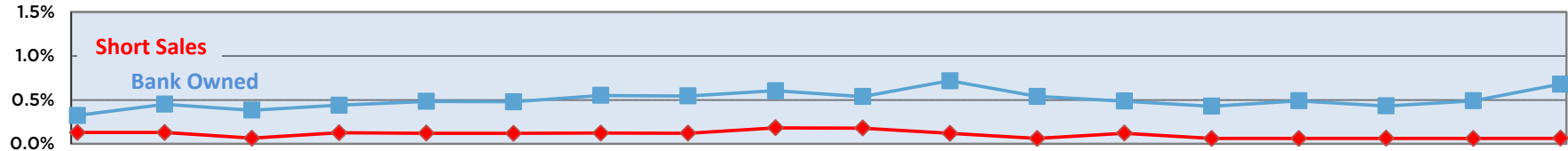


	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11
Total Actives	1,548	1,555	1,567	1,592	1,656	1,671	1,632	1,652	1,655	1,669	1,674	1,666	1,648	1,635	1,636	1,623	1,631	1,619

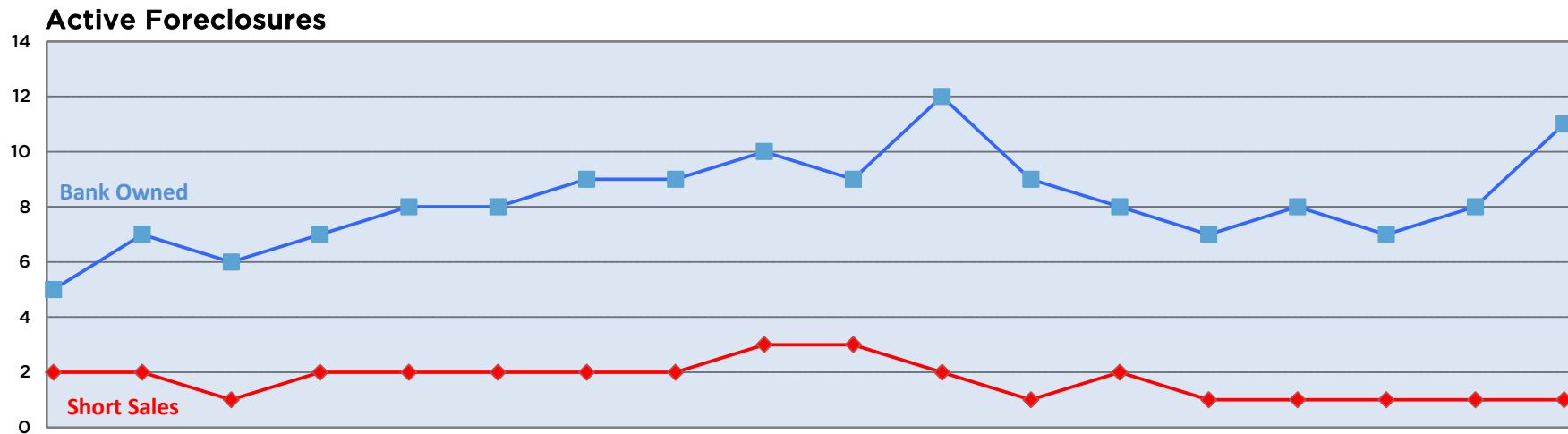
Condos, Townhomes, Villas



Date	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	12/11
BO	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%	0.7%
SS	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%	0.1%



Date	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	12/11
BO	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%	0.7%
SS	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%	0.1%

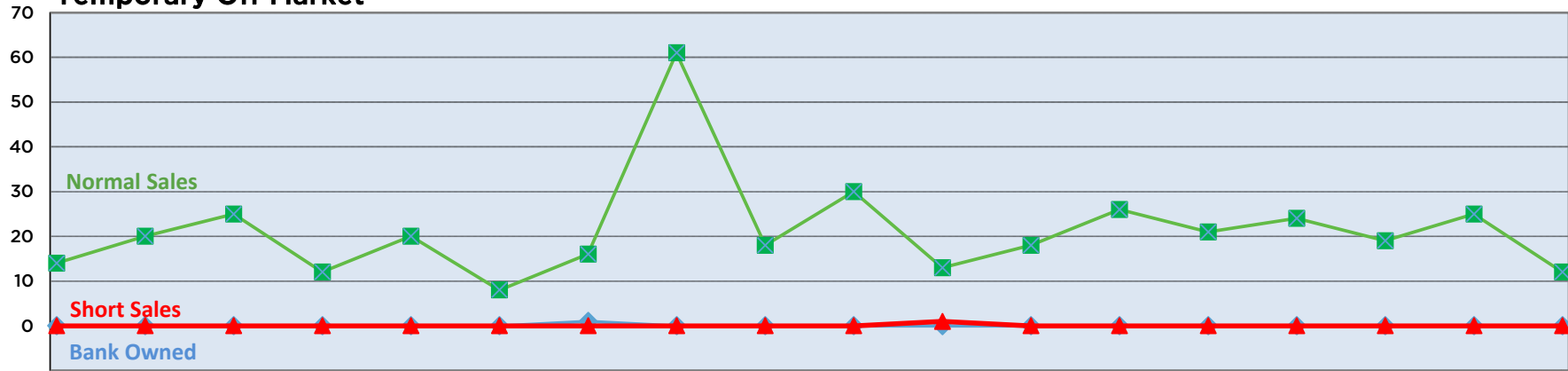


Date	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11
BO	5	7	6	7	8	8	9	9	10	9	12	9	8	7	8	7	8	11
SS	2	2	1	2	2	2	2	2	3	3	2	1	2	1	1	1	1	1



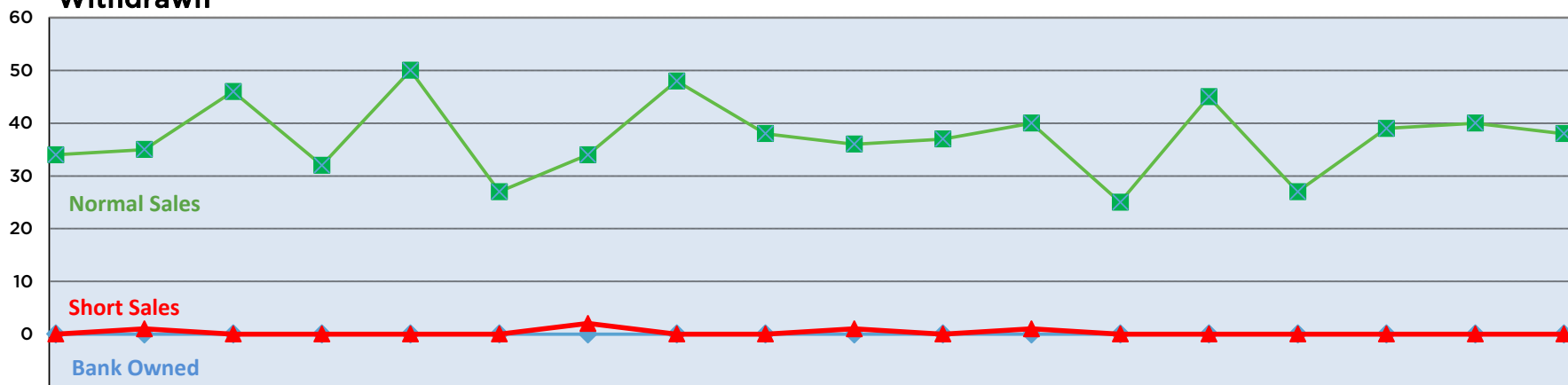
Condos, Townhomes, Villas

Temporary Off Market



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

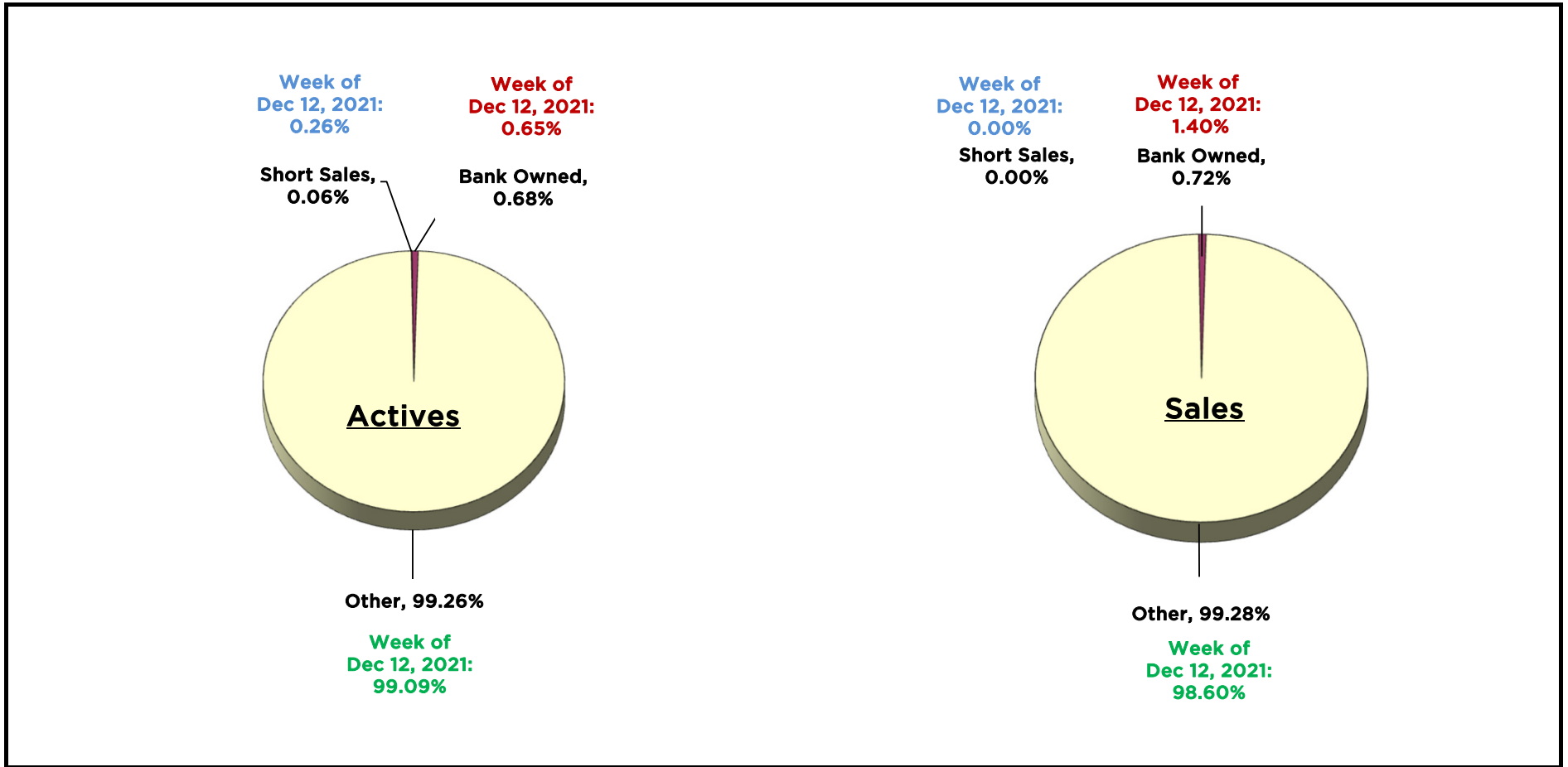
Withdrawn



	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	12/11
Norm	34	35	46	32	50	27	34	48	38	36	37	40	25	45	27	39	40	38
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	2	0	0	1	0	1	0	0	0	0	0	0



Condos, Townhomes, Villas





Monday Morning Quarterback
 12/11/2022 - 12/17/2022
 Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$253,000 (± \$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>
<hr/>							
Seminole County		1	\$253,500	2.0	2.0	1,095	\$231.51
Lake Mary / Heathrow	32746	1	\$253,500	2.0	2.0	1,095	\$231.51
<hr/>							
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