



Monday Morning Quarterback Summary

Week of December 18, 2022 - December 24, 2022

Single-family existing homes

- Sales of single-family homes decreased to 362 during the week of Dec 18, from 377 the week prior
- The median price of a single family home remains constant at \$385,000
- The number of single-family home foreclosure transactions decreased to 3 last week, from 5 the week of Dec 11
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory decreased by 160, and now sits at 4,935

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 138 during the week of Dec 18, from 139 the week prior
- The median price of condos, townhomes, and villas increased to \$260,000, a change of 2.8%
- The number of condo, townhome and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 53, and now sits at 1,566

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

Monday Morning Quarterback
12/18/2022 - 12/24/2022
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	362	46	29	121	83	72	11
Bank Owned	3	3	0	0	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	358	43	29	121	83	71	11
Active Listings	4,935	326	325	1,161	1,080	1,587	456
Bank Owned	36	18	1	5	8	4	0
Short Sales	12	3	1	5	2	1	0
Other	4,887	305	323	1,151	1,070	1,582	456
Months of Inventory	3.15	1.64	2.59	2.21	3.00	5.09	9.57

List Price

Average Original List Price	\$475,291	\$195,464	\$311,807	\$379,409	\$473,094	\$699,771	\$1,678,445
Average Final List Price	\$453,496	\$188,084	\$294,395	\$362,378	\$453,130	\$666,263	\$1,595,253

Sale Price

Average Price	\$437,185	\$176,483	\$279,241	\$349,772	\$440,842	\$643,159	\$1,529,545
Median Price	\$385,000	\$176,500	\$280,000	\$350,000	\$438,000	\$620,000	\$1,380,000

Price Differences

Original to Final List Price	-\$21,795	-\$7,380	-\$17,412	-\$17,031	-\$19,964	-\$33,508	-\$83,192
Original List to Sale Price - \$	-\$38,106	-\$18,981	-\$32,566	-\$29,637	-\$32,252	-\$56,612	-\$148,900
Final List to Sale Price - \$	-\$16,311	-\$11,601	-\$15,154	-\$12,606	-\$12,288	-\$23,104	-\$65,708
Original List to Sale Price - %	91.98%	90.29%	89.56%	92.19%	93.18%	91.91%	91.13%
Final List to Sale Price - %	96.40%	93.83%	94.85%	96.52%	97.29%	96.53%	95.88%

Days on the Market

Avg Days Listing to Contract	52	49	62	48	52	56	63
Combined Avg Days to Contract	54	49	63	50	55	57	63
Avg Days Listing to Closing	86	74	97	82	86	90	130
Avg Days Contract to Close	34	29	34	34	34	35	66

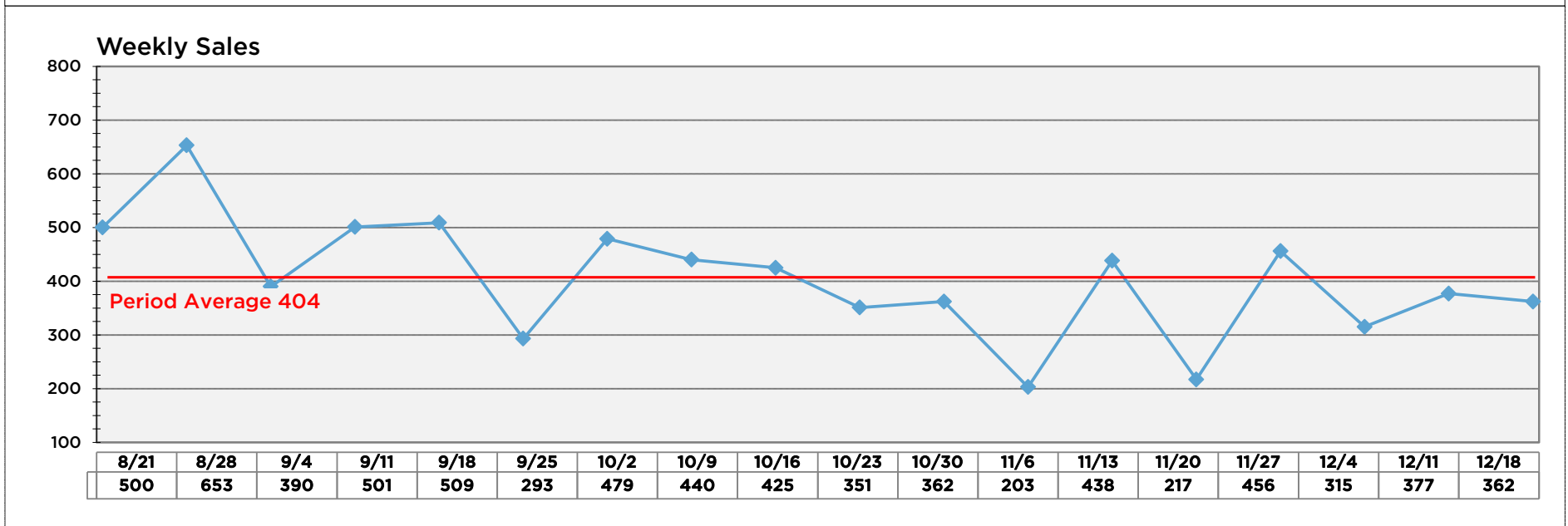
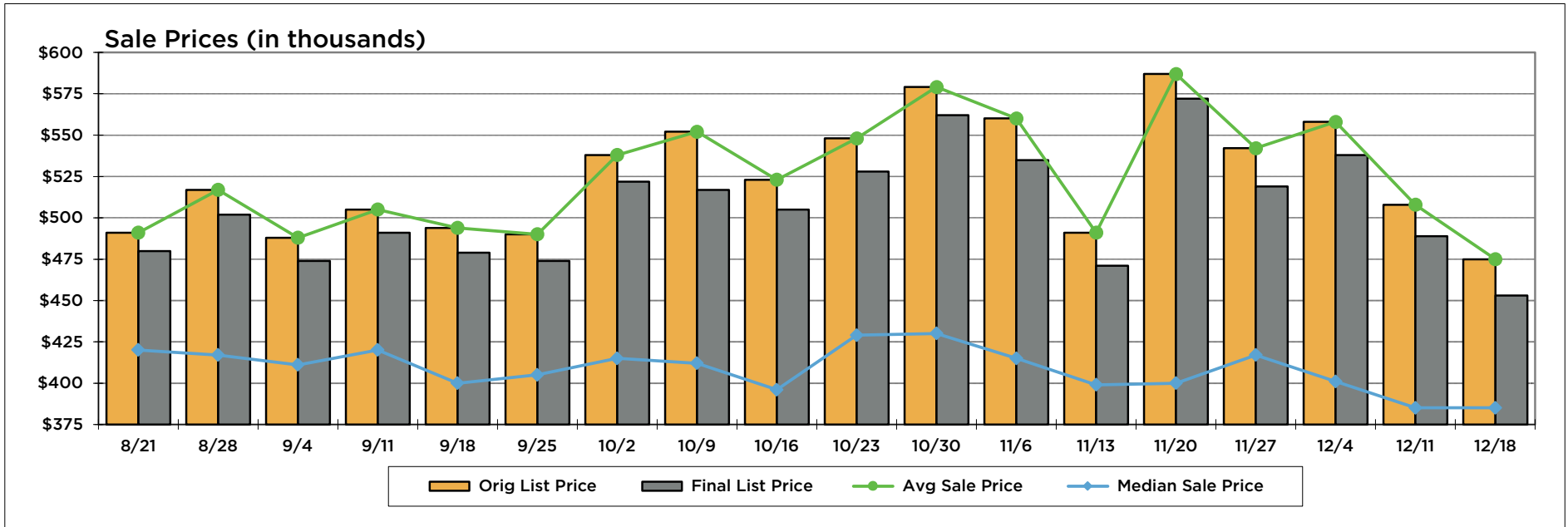
Beds / Baths

Average Bedrooms	3	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

Square Footage

Average Square Feet	2,032	1,236	1,356	1,682	2,089	2,921	4,734
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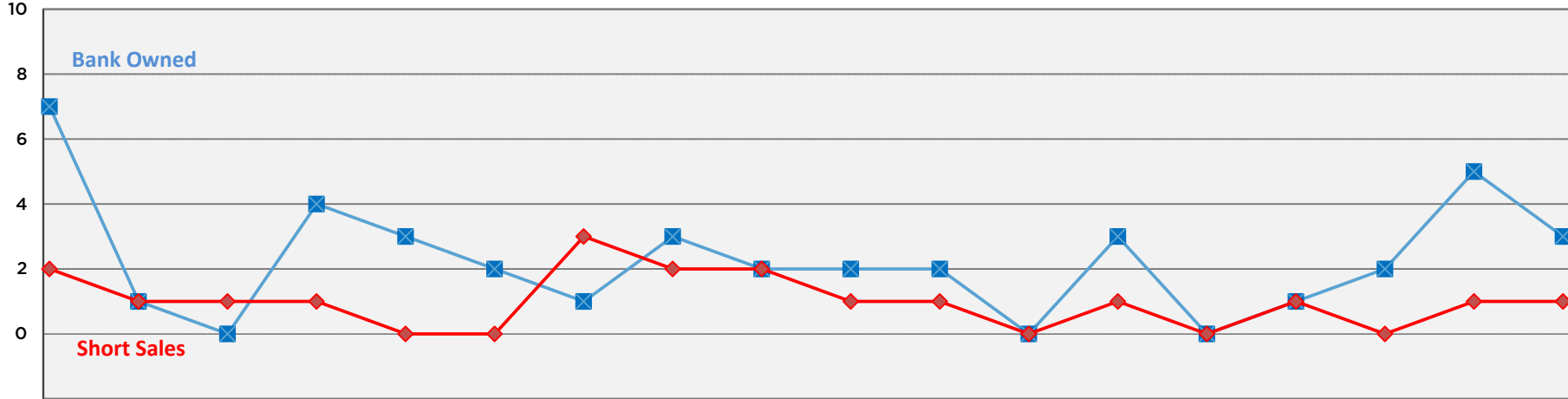
Single Family Homes





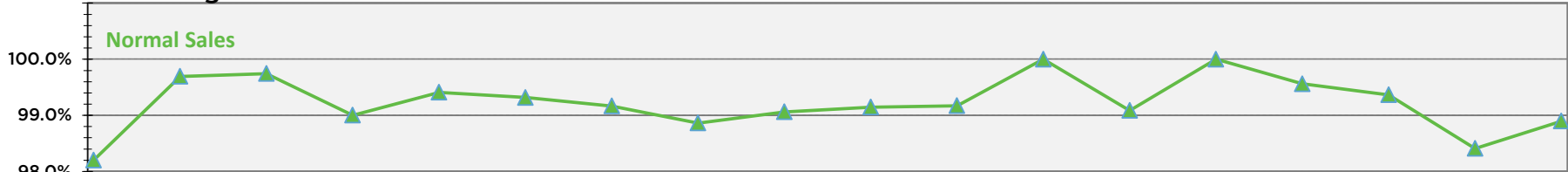
Single Family Homes

Foreclosure Sales

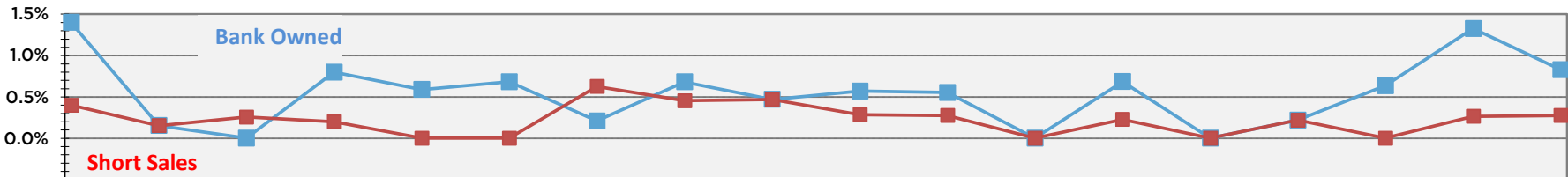


	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
BO	7	1	0	4	3	2	1	3	2	2	2	0	3	0	1	2	5	3
SS	2	1	1	1	0	0	3	2	2	1	1	0	1	0	1	0	1	1

Percentage of Sales



	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	12/18
Normal Sales	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%	98.9%

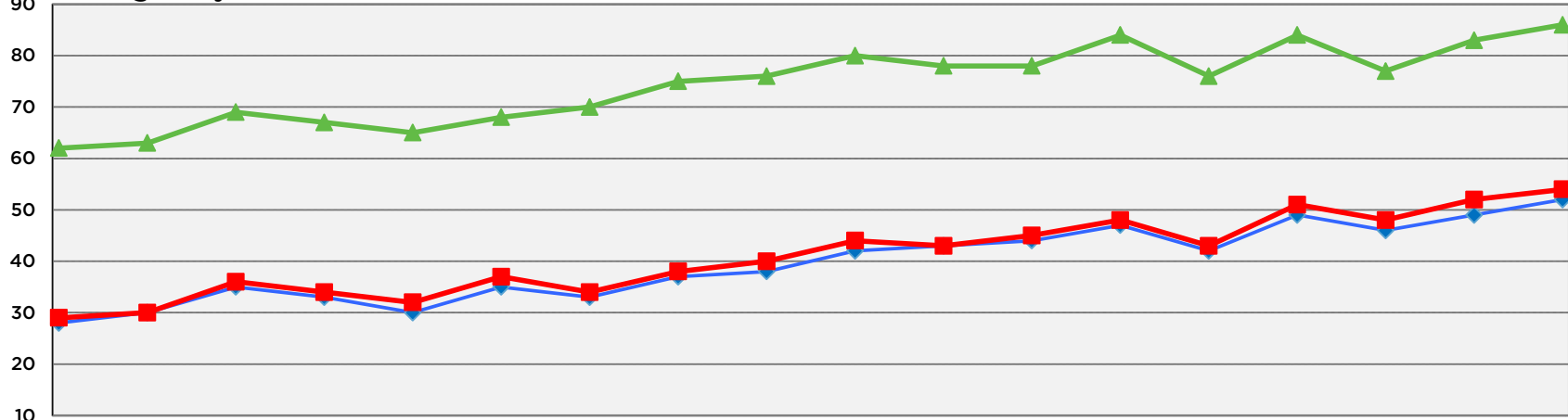


	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
BO	1.4%	0.2%	0.0%	0.8%	0.6%	0.7%	0.2%	0.7%	0.5%	0.6%	0.6%	0.0%	0.7%	0.0%	0.2%	0.6%	1.3%	0.8%
SS	0.4%	0.2%	0.3%	0.2%	0.0%	0.0%	0.6%	0.5%	0.5%	0.3%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.3%	0.3%



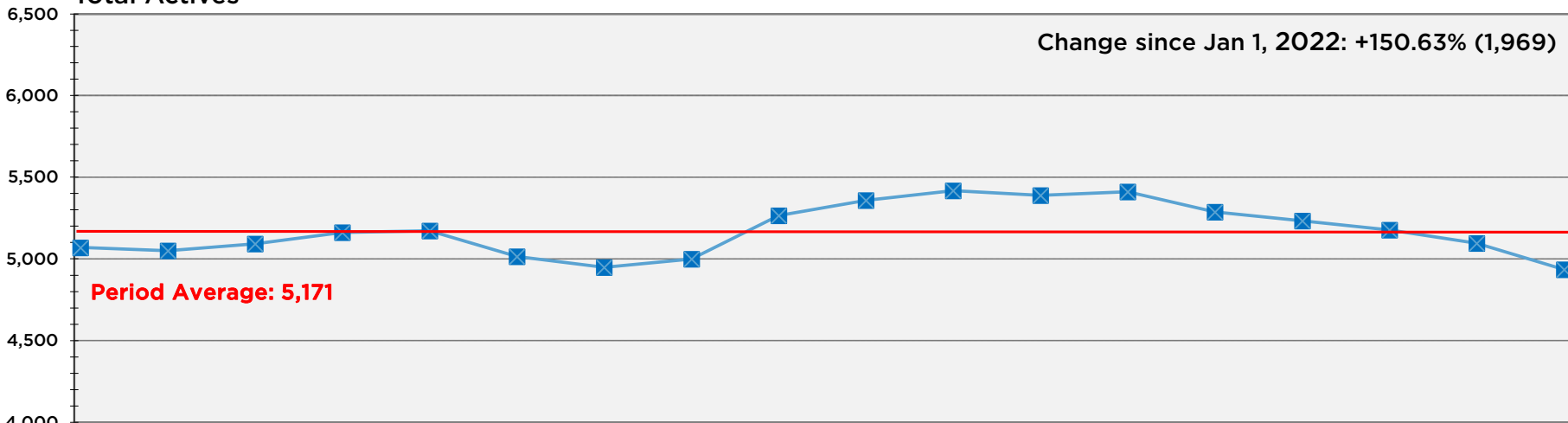
Single Family Homes

Average Days on Market



	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	12/18
ListToContract	28	30	35	33	30	35	33	37	38	42	43	44	47	42	49	46	49	52
CombDaysOnMkt	29	30	36	34	32	37	34	38	40	44	43	45	48	43	51	48	52	54
ListToClose	62	63	69	67	65	68	70	75	76	80	78	78	84	76	84	77	83	86

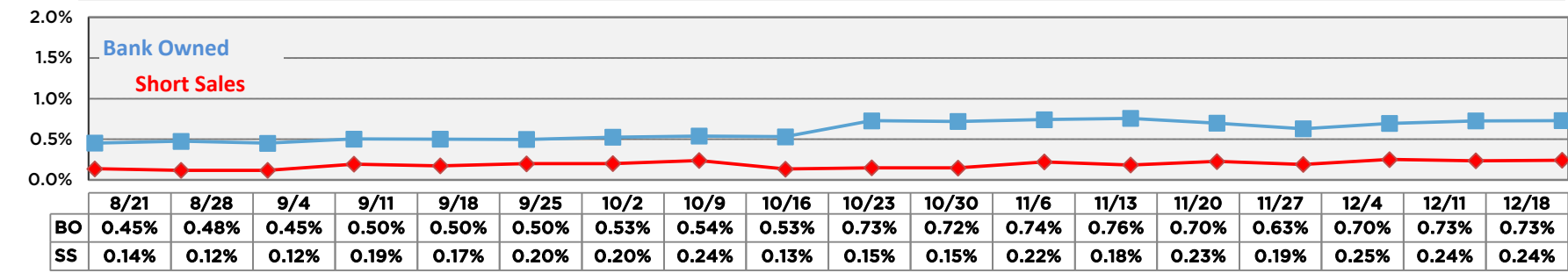
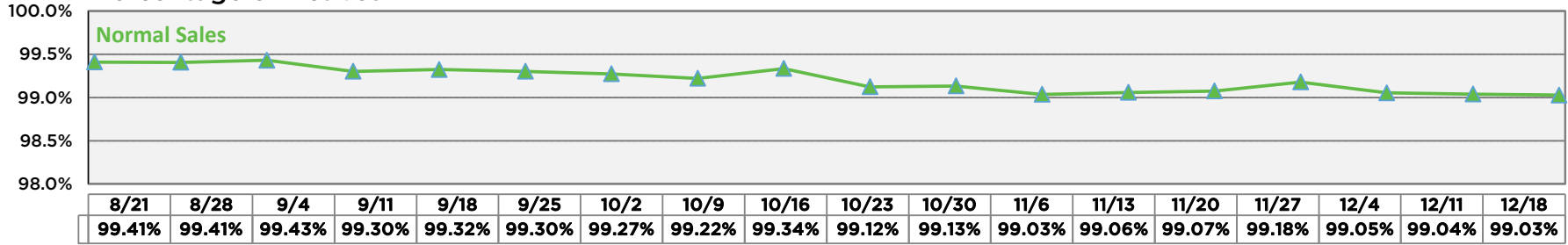
Total Actives



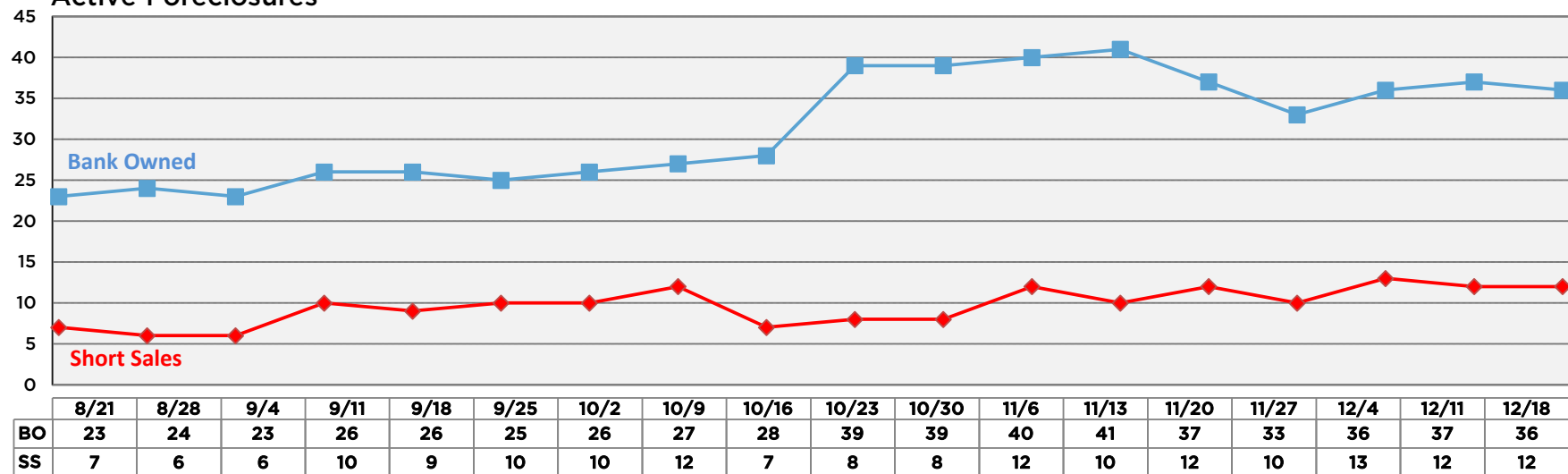
Date	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
Total Actives	5,069	5,050	5,092	5,162	5,171	5,014	4,948	4,998	5,264	5,358	5,418	5,388	5,411	5,287	5,233	5,177	5,095	4,935

Single Family Homes

Percentage of Actives

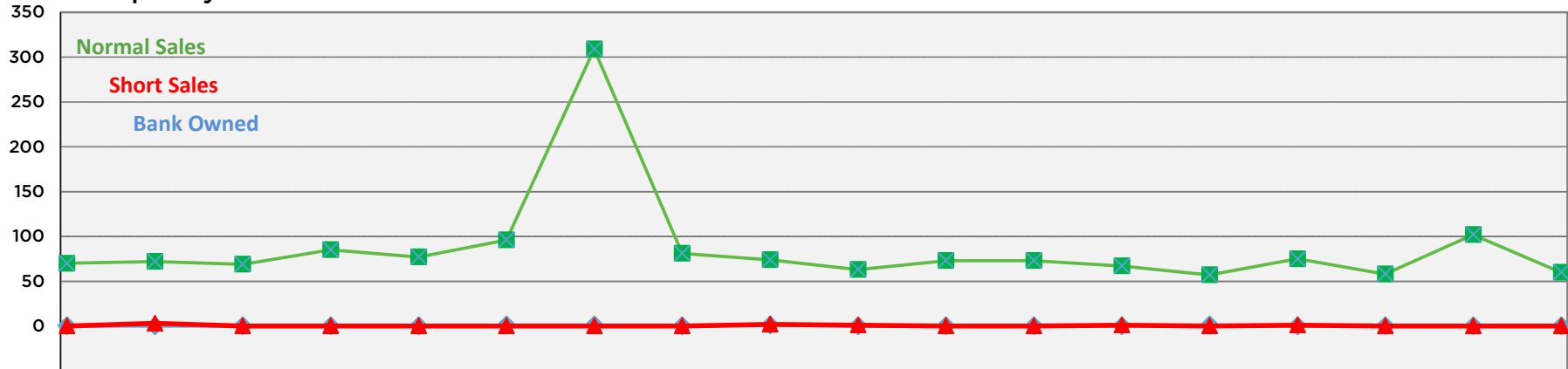


Active Foreclosures



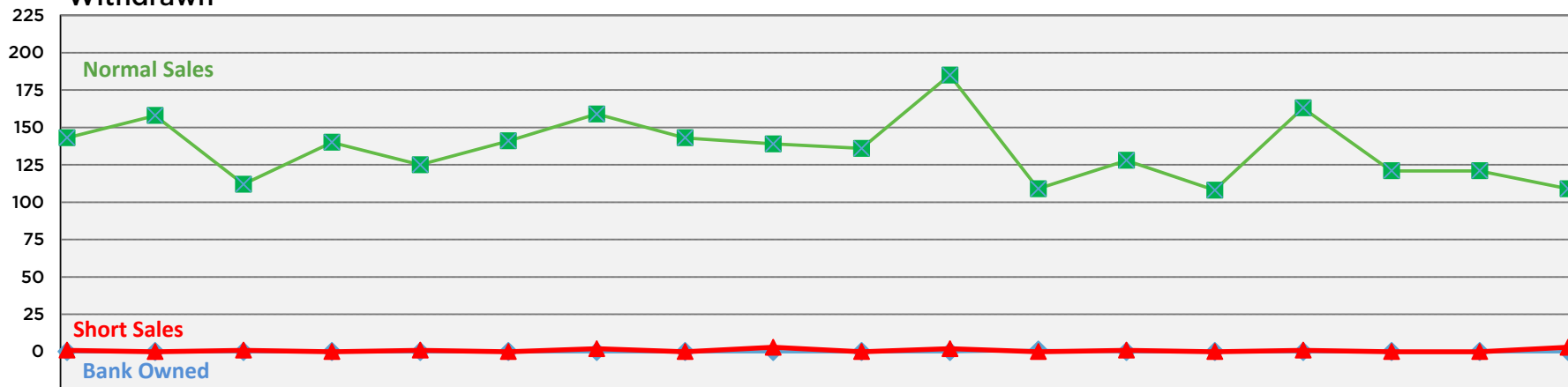
Single Family Homes

Temporary Off Market



	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	12/18
Norm	70	72	69	85	77	96	309	81	74	63	73	73	67	57	75	58	102	60
BO	0	0	0	0	0	1	1	0	1	0	0	0	0	1	0	0	0	0
SS	0	3	0	0	0	0	0	0	2	1	0	0	1	0	1	0	0	0

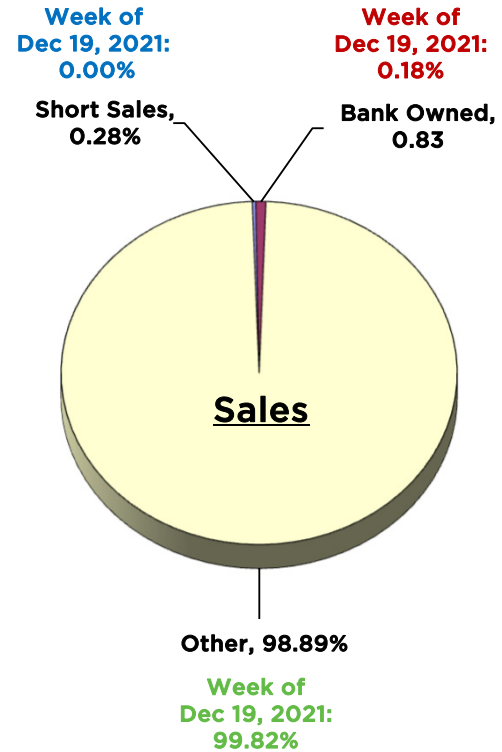
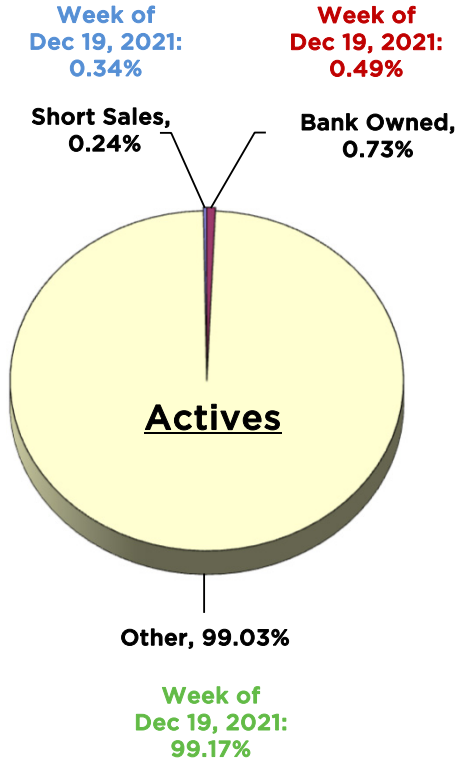
Withdrawn



	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	12/18
Norm	143	158	112	140	125	141	159	143	139	136	185	109	128	108	163	121	121	109
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	1	0	1	0	1	0	2	0	3	0	2	0	1	0	1	0	0	3



Single Family Homes



Monday Morning Quarterback
12/18/2022 - 12/24/2022
Lake, Orange, Osceola & Seminole Counties

There are 37 Single Family Homes available for the Median Price of \$385,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		8	\$384,925	3.0	2.0	1,535	\$250.72
Altamonte Springs (East)	32701	1	\$384,900	3.0	2.0	1,476	\$260.77
Winter Springs / Tuskawilla	32708	3	\$385,000	3.0	2.0	1,638	\$234.99
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	\$385,000	3.0	1.9	1,583	\$243.28
Apopka (North)	32712	3	\$385,000	3.0	2.0	1,801	\$213.73
Winter Park (West)	32789	1	\$385,000	2.0	1.0	829	\$464.41
Azalea Park	32807	1	\$385,000	4.0	2.0	1,655	\$232.63
Lockhart	32810	1	\$384,999	3.0	2.0	1,509	\$255.14
Taft	32824	1	\$385,000	3.0	2.0	1,524	\$252.62
Rio Pinar / Union Park	32825	1	\$385,000	3.0	2.0	1,552	\$248.07
Waterford Lakes	32828	1	\$385,000	3.0	2.0	1,421	\$270.94
Union Park / Chickasaw	32829	1	\$385,000	3.0	2.0	1,578	\$243.98
Pine Castle / Edgewood	32839	1	\$385,000	3.0	2.0	1,936	\$198.86
Osceola County		10	\$385,000	3.7	2.0	1,990	\$193.45
Kissimmee (West) / Pleasant Hill	34746	2	\$385,000	3.0	2.0	1,964	\$196.08
Kissimmee / Poinciana	34758	3	\$385,000	4.0	2.0	2,412	\$159.64
St Cloud	34769	1	\$385,000	3.0	2.0	1,452	\$265.15
St Cloud / Narcoossee	34771	2	\$385,000	4.0	2.0	2,058	\$187.07
St Cloud / Canoe Creek	34772	2	\$385,000	4.0	2.0	1,586	\$242.75
Lake County		8	\$384,975	3.4	2.3	1,935	\$198.97
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
Tavares / Mt Plymouth	32778	1	\$385,000	3.0	2.0	2,120	\$181.60
Clermont (Central)	34711	1	\$384,900	3.0	2.0	1,601	\$240.41
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
Mascotte	34753	1	\$385,000	4.0	2.0	2,924	\$131.67
Okahumpka	34762	1	\$384,900	3.0	2.0	1,725	\$223.13

Monday Morning Quarterback
12/18/2022 - 12/24/2022
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	138	61	27	27	15	7	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	137	60	27	27	15	7	1
Active Listings	1,566	505	242	431	202	179	7
Bank Owned	13	9	4	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,552	495	238	431	202	179	7
Months of Inventory	2.62	1.91	2.07	3.68	3.11	5.90	1.62

List Price

Average Original List Price	\$299,817	\$188,935	\$279,551	\$355,835	\$479,727	\$599,779	\$1,300,000
Average Final List Price	\$291,188	\$182,514	\$276,814	\$350,187	\$449,213	\$583,351	\$1,300,000

Sale Price

Average Price	\$284,207	\$175,954	\$272,426	\$343,881	\$435,633	\$573,222	\$1,300,000
Median Price	\$260,000	\$170,000	\$271,000	\$335,000	\$430,000	\$535,000	\$1,300,000

Price Differences

Original to Final List Price	-\$8,629	-\$6,421	-\$2,737	-\$5,648	-\$30,514	-\$16,428	\$0
Original List to Sale Price - \$	-\$15,610	-\$12,981	-\$7,125	-\$11,954	-\$44,094	-\$26,557	\$0
Final List to Sale Price - \$	-\$6,981	-\$6,560	-\$4,388	-\$6,306	-\$13,580	-\$10,129	\$0
Original List to Sale Price - %	94.79%	93.13%	97.45%	96.64%	90.81%	95.57%	100.00%
Final List to Sale Price - %	97.60%	96.41%	98.41%	98.20%	96.98%	98.26%	100.00%

Days on the Market

Avg Days Listing to Contract	45	55	33	30	59	37	3
Combined Avg Days to Contract	47	57	38	32	59	37	3
Avg Days Listing to Closing	77	87	63	67	92	58	4
Avg Days Contract to Close	33	32	30	39	33	21	1

Beds / Baths

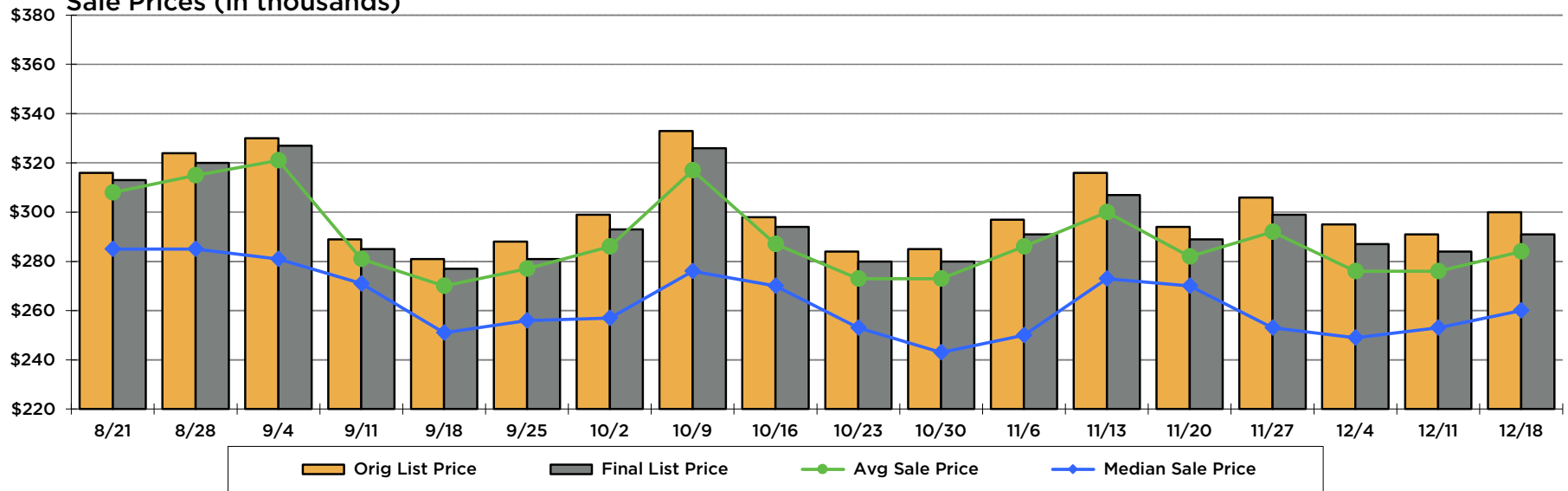
Average Bedrooms	3	2	3	3	3	4	2
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	0	1	1	1	0

Square Footage

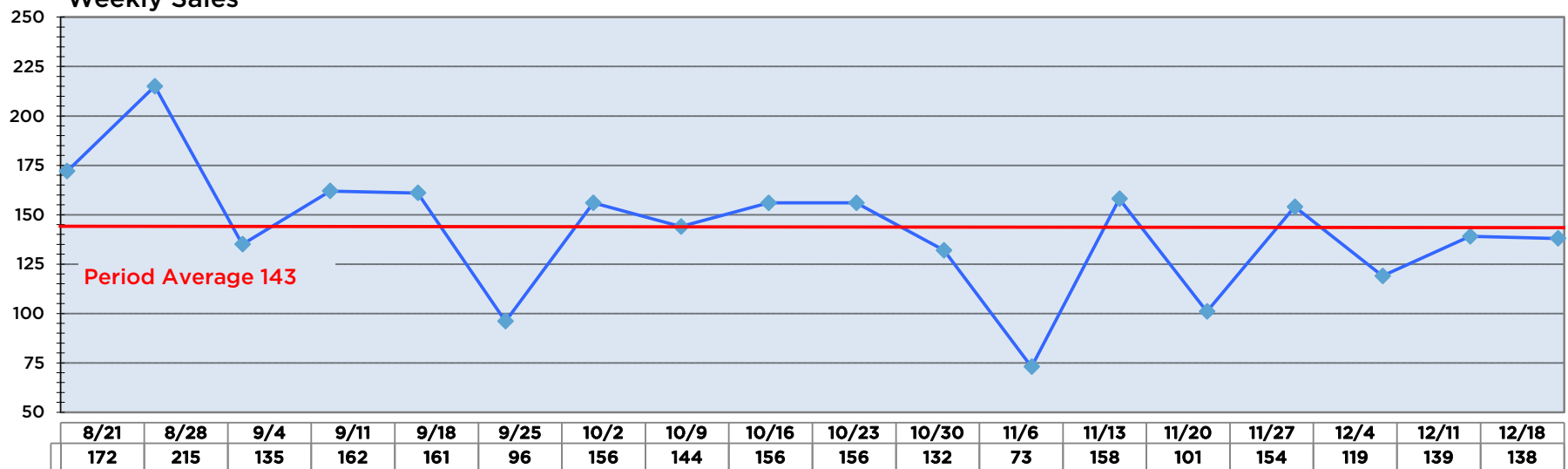
Average Square Feet	1,298	919	1,370	1,587	1,771	2,145	1,567
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Condos, Townhomes, Villas

Sale Prices (in thousands)

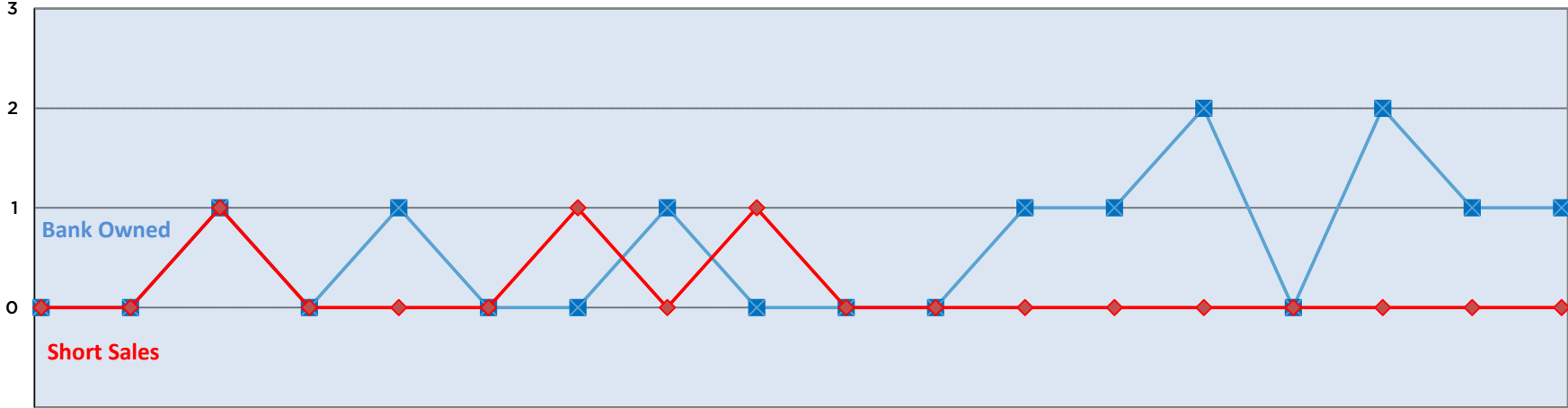


Weekly Sales



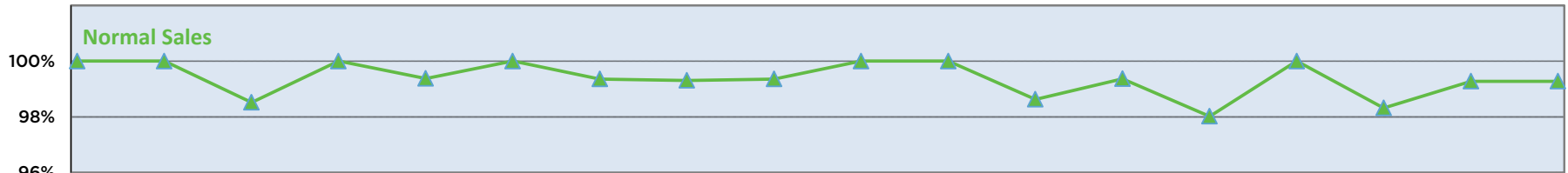
Condos, Townhomes, Villas

Foreclosure Sales

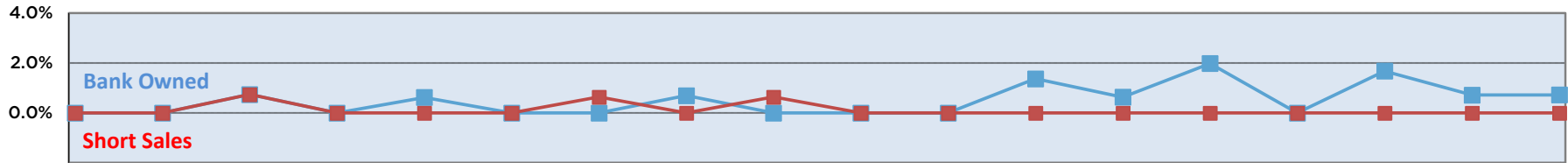


	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
BO	0	0	1	0	1	0	0	1	0	0	0	1	1	2	0	2	1	1
SS	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	12/18
BO	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%	99.3%

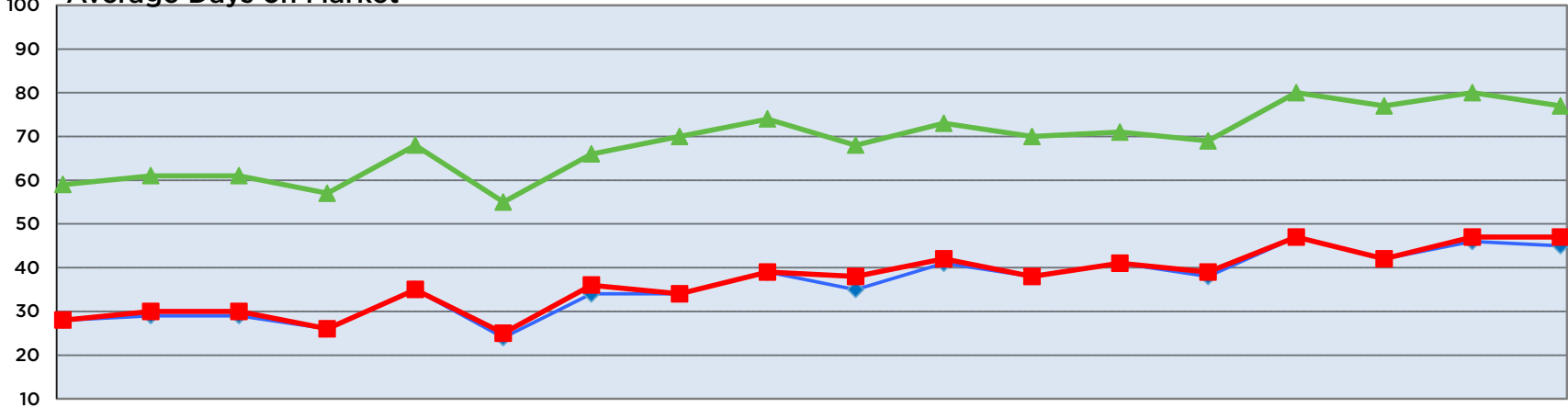


	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
BO	0.0%	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	1.4%	0.6%	2.0%	0.0%	1.7%	0.7%	0.7%
SS	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



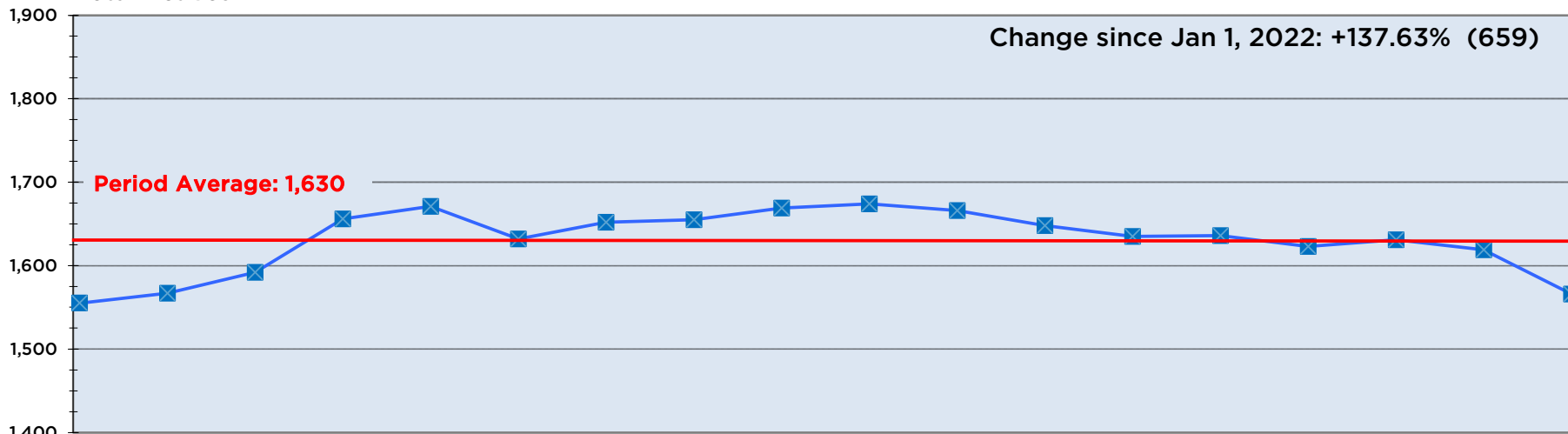
Condos, Townhomes, Villas

Average Days on Market



	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	12/18
ListToContract	28	29	29	26	35	24	34	34	39	35	41	38	41	38	47	42	46	45
CombDaysOnMkt	28	30	30	26	35	25	36	34	39	38	42	38	41	39	47	42	47	47
ListToClose	59	61	61	57	68	55	66	70	74	68	73	70	71	69	80	77	80	77

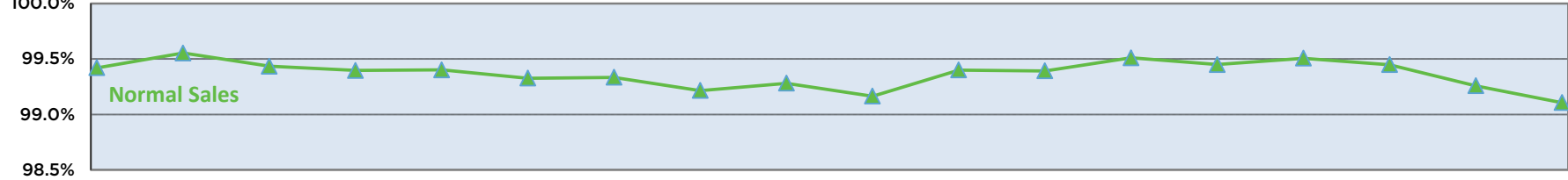
Total Actives



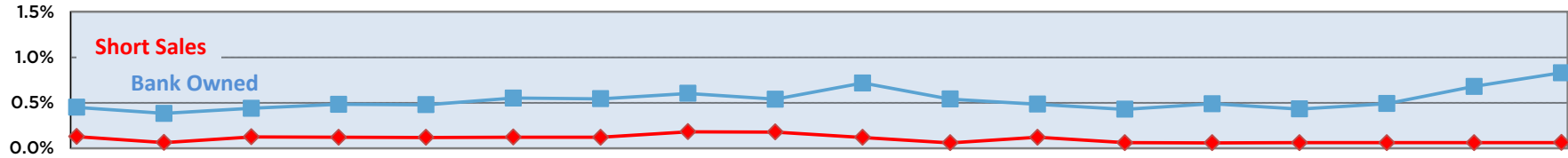
	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
Total Actives	1,555	1,567	1,592	1,656	1,671	1,632	1,652	1,655	1,669	1,674	1,666	1,648	1,635	1,636	1,623	1,631	1,619	1,566

Condos, Townhomes, Villas

Percentage of Actives

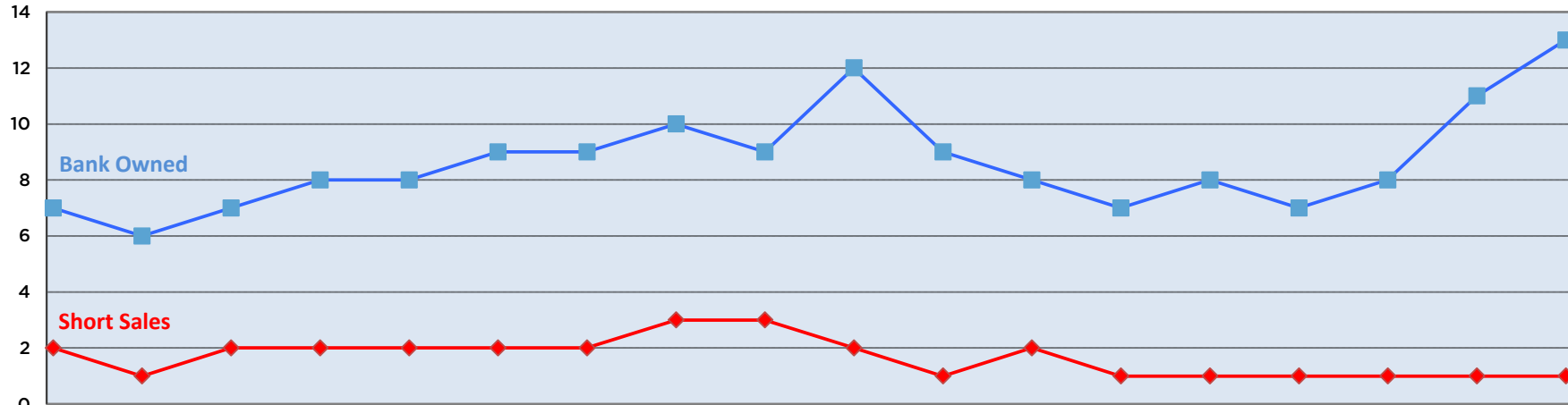


Date	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
Normal Sales	99.4%	99.6%	99.4%	99.4%	99.4%	99.3%	99.3%	99.2%	99.3%	99.2%	99.4%	99.4%	99.5%	99.4%	99.5%	99.4%	99.3%	99.1%



Date	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	12/18
BO	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%	0.8%
SS	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%	0.1%

Active Foreclosures

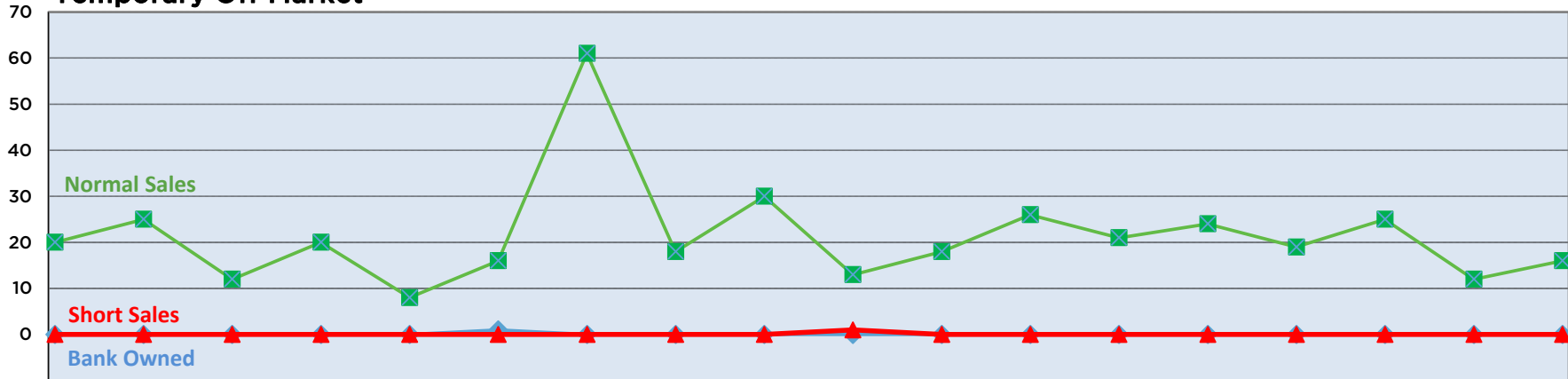


Date	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
BO	7	6	7	8	8	9	9	10	9	12	9	8	7	8	7	8	11	13
SS	2	1	2	2	2	2	2	3	3	2	1	2	1	1	1	1	1	1



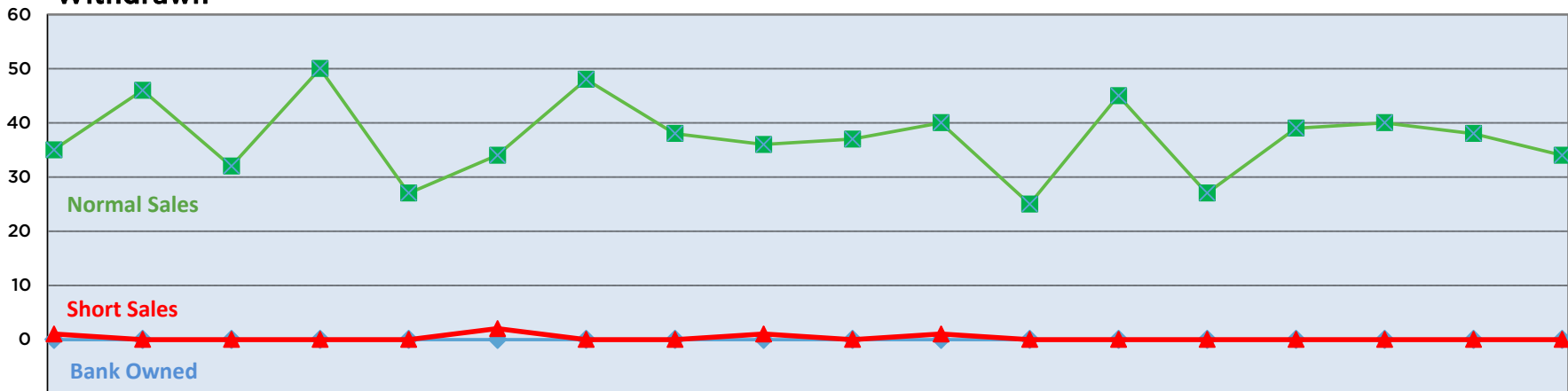
Condos, Townhomes, Villas

Temporary Off Market



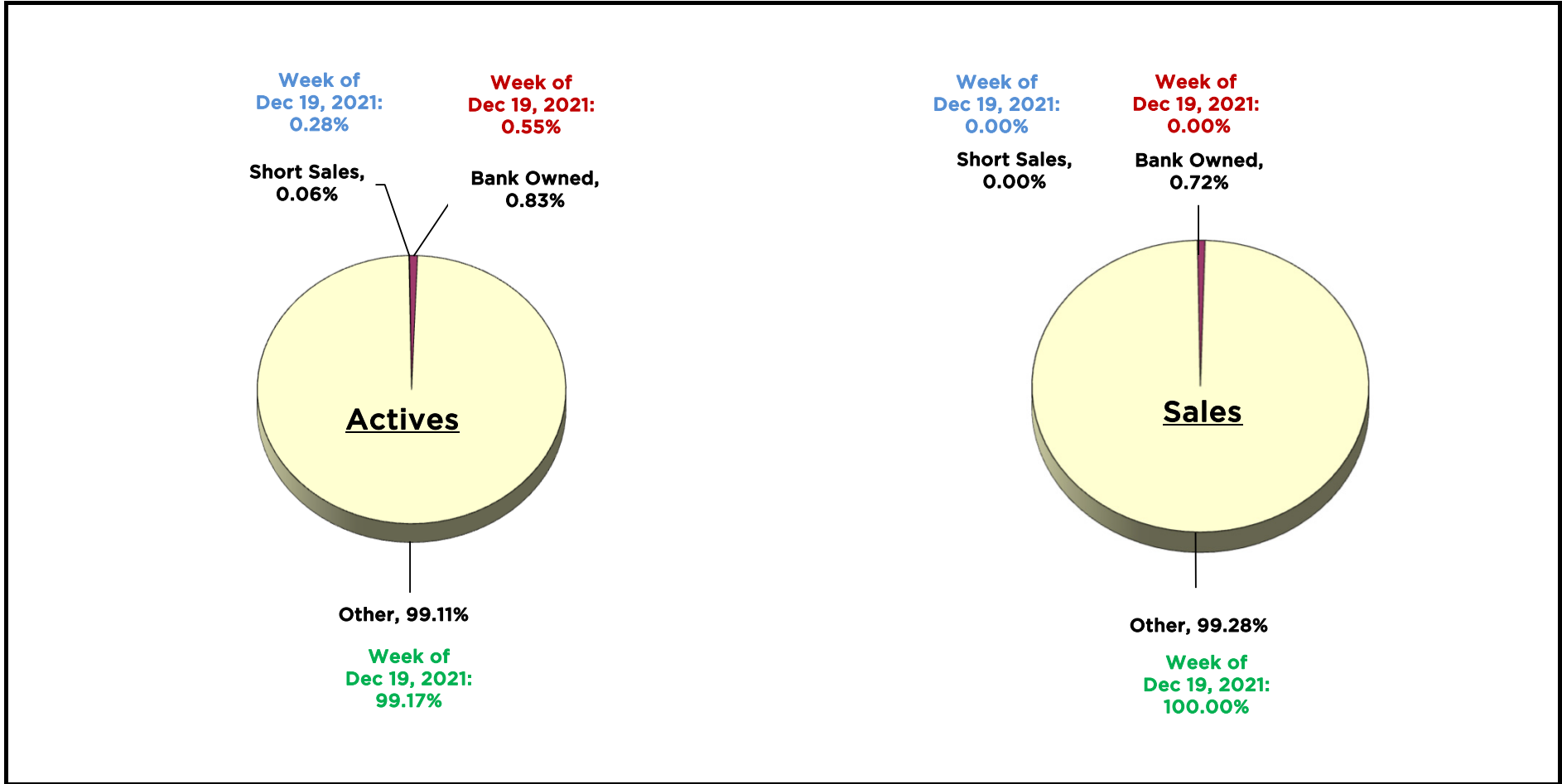
	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18
Norm	20	25	12	20	8	16	61	18	30	13	18	26	21	24	19	25	12	16
BO	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

Withdrawn



	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	12/18
Norm	35	46	32	50	27	34	48	38	36	37	40	25	45	27	39	40	38	34
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	2	0	0	1	0	1	0	0	0	0	0	0	0

Condos, Townhomes, Villas



Monday Morning Quarterback
12/18/2022 - 12/24/2022
Lake, Orange, Osceola & Seminole Counties

There are 20 Condos, Villas, or Townhomes available for the Median Price of \$260,000 (± \$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		2	\$259,900	2.0	2.0	1,161	\$223.86
Altamonte Springs / Forest City	32714	1	\$259,800	2.0	2.0	1,266	\$205.21
Sanford (South)	32773	1	\$260,000	2.0	2.0	1,056	\$246.21
Orange County		10	\$259,979	2.0	2.0	1,128	\$230.56
Winter Park (East) / Aloma	32792	1	\$260,000	2.0	2.0	955	\$272.25
Azalea Park	32807	1	\$259,990	2.0	2.0	1,316	\$197.56
Pine Hills / Rosemont	32808	1	\$260,000	2.0	2.0	1,230	\$211.38
Orlo Vista	32811	1	\$260,000	2.0	2.0	1,099	\$236.58
Williamsburg / Lake Bryan	32821	4	\$259,950	2.0	2.0	1,026	\$253.49
Taft	32824	1	\$260,000	2.0	2.0	1,026	\$253.41
Metro West / Orlo Vista	32835	1	\$260,000	2.0	2.0	1,548	\$167.96
Osceola County		8	\$259,962	2.6	1.7	1,087	\$239.24
Davenport	33896	1	\$260,000	3.0	2.0	1,384	\$187.86
Kissimmee (Central)	34741	1	\$260,000	3.0	2.0	1,056	\$246.21
Kissimmee / Buena Ventura Lakes	34743	1	\$259,995	3.0	2.0	1,184	\$219.59
Kissimmee (East)	34744	1	\$260,000	3.0	2.0	1,155	\$225.11
Kissimmee (West) / Pleasant Hill	34746	1	\$259,900	3.0	2.0	1,220	\$213.03
Kissimmee / Celebration	34747	3	\$259,933	2.0	1.3	898	\$289.46