



Monday Morning Quarterback Summary

Week of December 25, 2022 - December 31, 2022

Single-family existing homes

- Sales of single-family homes increased to 384 during the week of Dec 25, from 362 the week prior
- The median price of single family homes increased to \$396,900, a change of 3.1%
- The number of single-family home foreclosure transactions increased to 4 last week, from 3 the week of Dec 18
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 249, and now sits at 4,686

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 133 during the week of Dec 25, from 138 the week prior
- The median price of condos, townhomes, and villas decreased to \$255,000, a change of -1.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Dec 18
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 66, and now sits at 1,500

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

Monday Morning Quarterback
12/25/2022 - 12/31/2022
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	384	43	36	118	76	92	19
Bank Owned	4	1	1	1	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	380	42	35	117	76	91	19
Active Listings	4,686	290	313	1,105	1,024	1,519	435
Bank Owned	26	11	1	3	7	4	0
Short Sales	9	1	1	4	2	1	0
Other	4,651	278	311	1,098	1,015	1,514	435
Months of Inventory	2.82	1.56	2.01	2.16	3.11	3.81	5.28

List Price

Average Original List Price	\$528,070	\$197,520	\$298,385	\$381,877	\$464,148	\$713,423	\$1,977,474
Average Final List Price	\$507,339	\$189,980	\$281,730	\$363,875	\$448,329	\$680,976	\$1,939,305

Sale Price

Average Price	\$489,875	\$180,812	\$277,669	\$353,879	\$440,110	\$660,608	\$1,808,371
Median Price	\$396,900	\$190,000	\$277,500	\$355,000	\$435,585	\$631,250	\$1,350,000

Price Differences

Original to Final List Price	-\$20,731	-\$7,540	-\$16,655	-\$18,002	-\$15,819	-\$32,447	-\$38,169
Original List to Sale Price - \$	-\$38,195	-\$16,708	-\$20,716	-\$27,998	-\$24,038	-\$52,815	-\$169,103
Final List to Sale Price - \$	-\$17,464	-\$9,168	-\$4,061	-\$9,996	-\$8,219	-\$20,368	-\$130,934
Original List to Sale Price - %	92.77%	91.54%	93.06%	92.67%	94.82%	92.60%	91.45%
Final List to Sale Price - %	96.56%	95.17%	98.56%	97.25%	98.17%	97.01%	93.25%

Days on the Market

Avg Days Listing to Contract	54	46	60	53	60	53	44
Combined Avg Days to Contract	56	48	65	55	62	56	45
Avg Days Listing to Closing	87	78	91	87	94	86	79
Avg Days Contract to Close	33	32	31	34	33	33	35

Beds / Baths

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

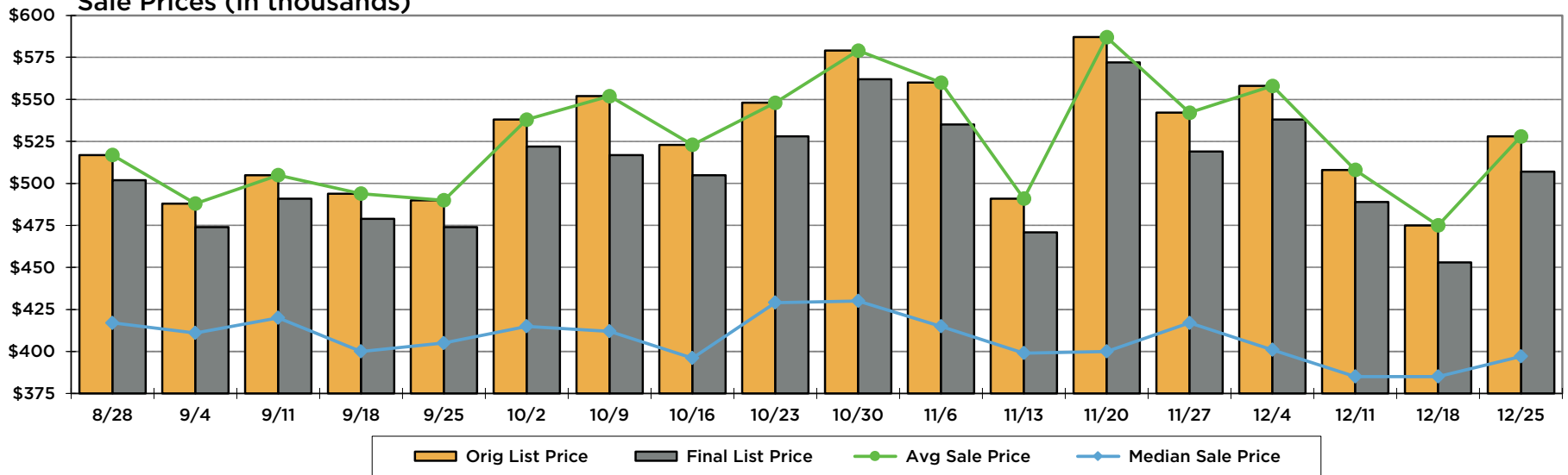
Square Footage

Average Square Feet	2,042	1,130	1,325	1,671	2,068	2,767	4,161
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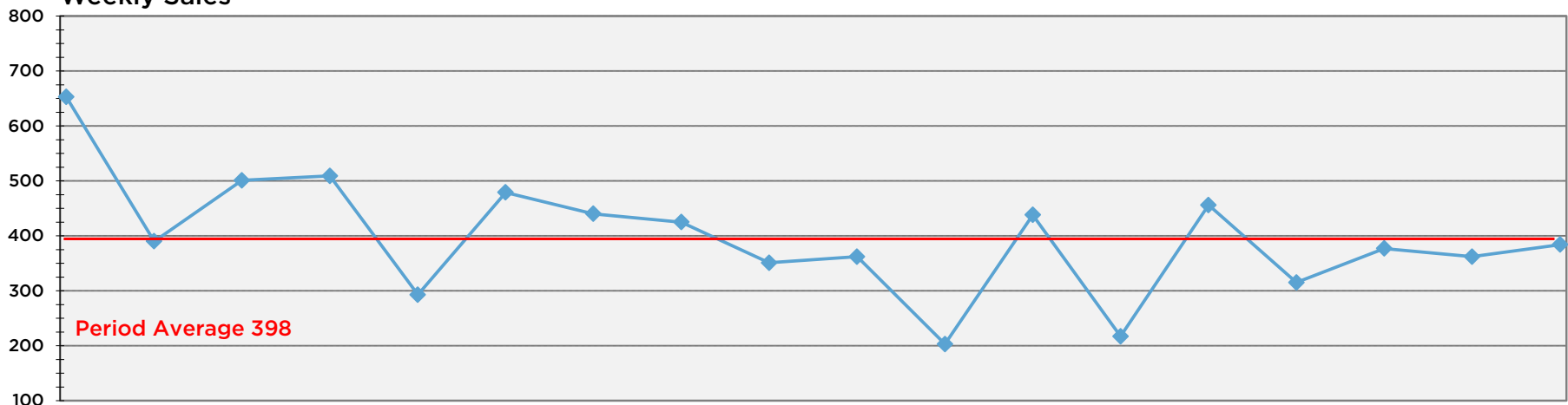
Monday Morning Quarterback
12/25/2022 - 12/31/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



Weekly Sales

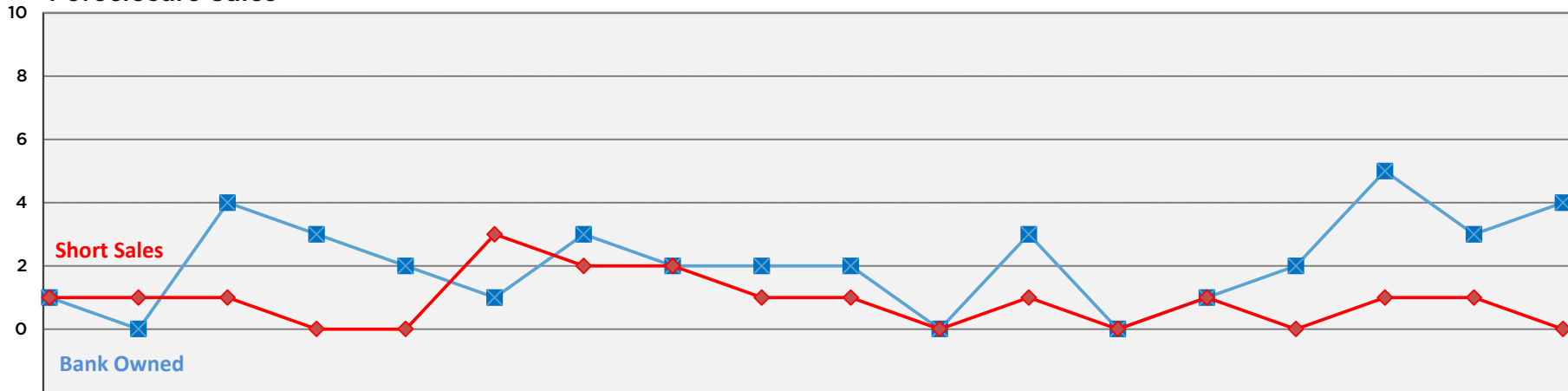


8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25
653	390	501	509	293	479	440	425	351	362	203	438	217	456	315	377	362	384



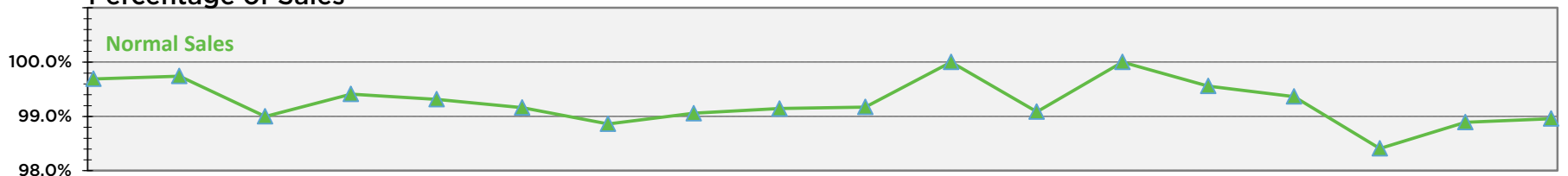
Single Family Homes

Foreclosure Sales

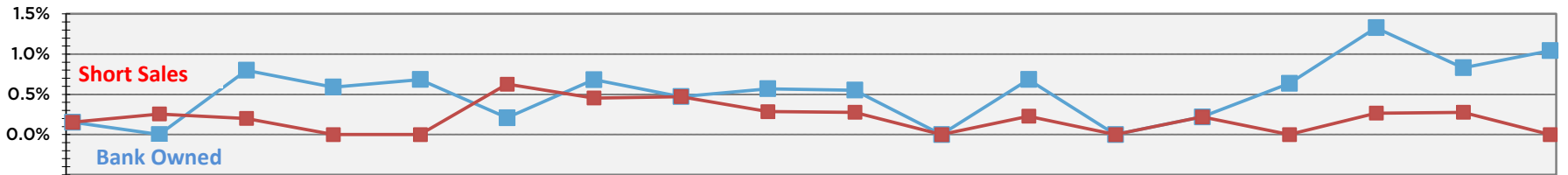


	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25
BO	1	0	4	3	2	1	3	2	2	2	0	3	0	1	2	5	3	4
SS	1	1	1	0	0	3	2	2	1	1	0	1	0	1	0	1	1	0

Percentage of Sales



	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	12/25
BO	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%	99.0%

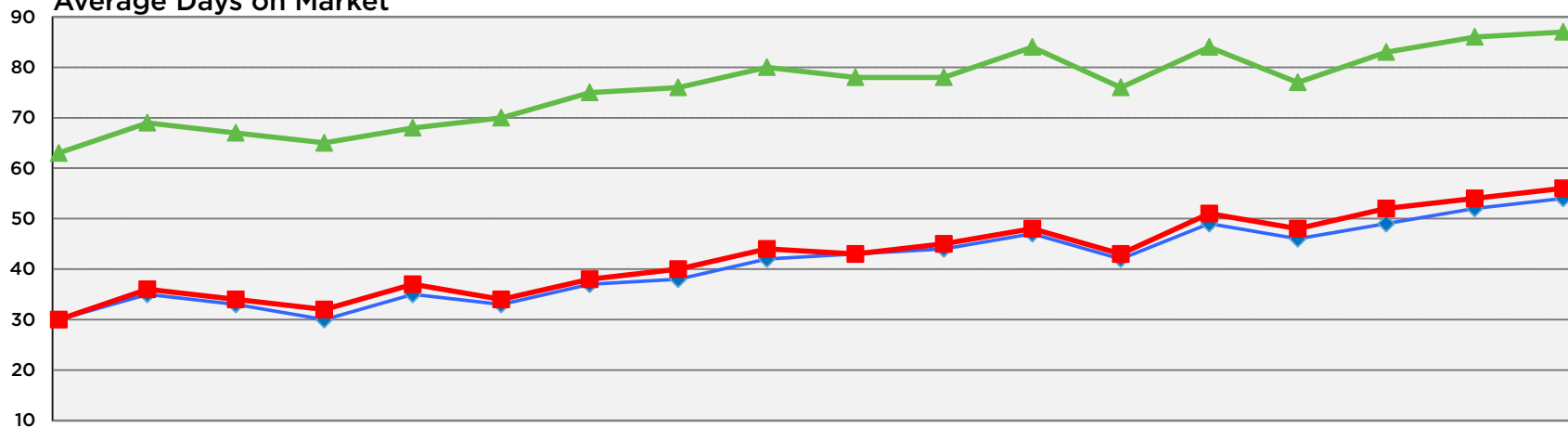


	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25
BO	0.2%	0.0%	0.8%	0.6%	0.7%	0.2%	0.7%	0.5%	0.6%	0.6%	0.0%	0.7%	0.0%	0.2%	0.6%	1.3%	0.8%	1.0%
SS	0.2%	0.3%	0.2%	0.0%	0.0%	0.6%	0.5%	0.5%	0.3%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.3%	0.3%	0.0%



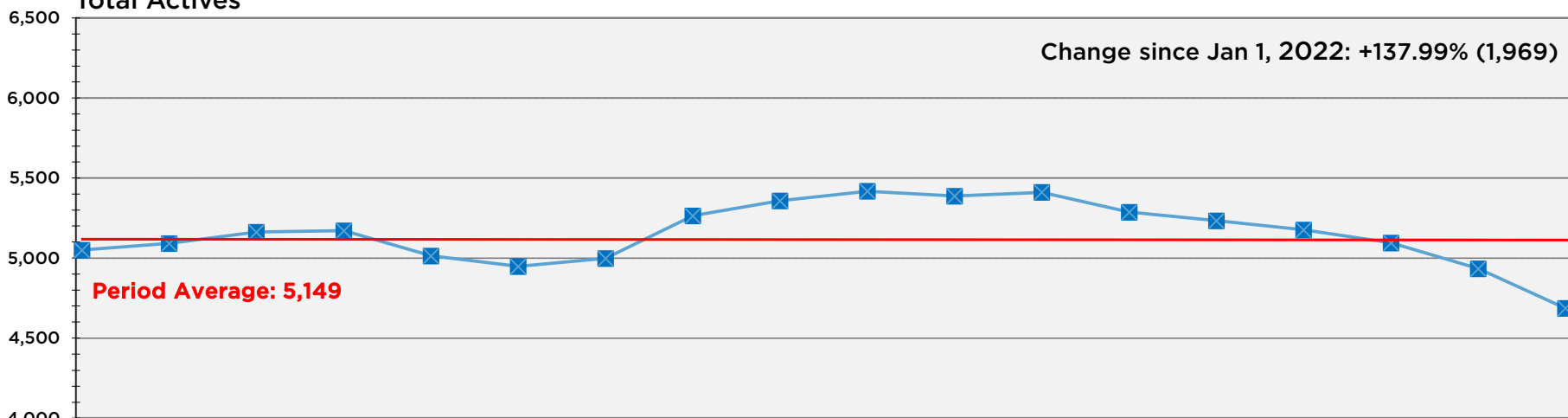
Single Family Homes

Average Days on Market



	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	12/25
ListToContract	30	35	33	30	35	33	37	38	42	43	44	47	42	49	46	49	52	54
CombDaysOnMkt	30	36	34	32	37	34	38	40	44	43	45	48	43	51	48	52	54	56
ListToClose	63	69	67	65	68	70	75	76	80	78	78	84	76	84	77	83	86	87

Total Actives

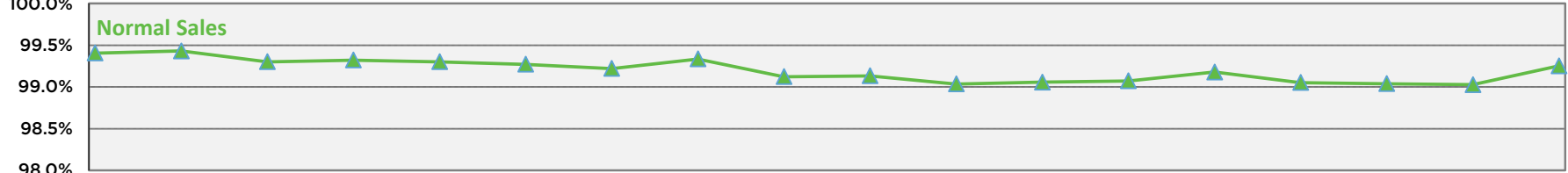


	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25
Total Actives	5,050	5,092	5,162	5,171	5,014	4,948	4,998	5,264	5,358	5,418	5,388	5,411	5,287	5,233	5,177	5,095	4,935	4,686

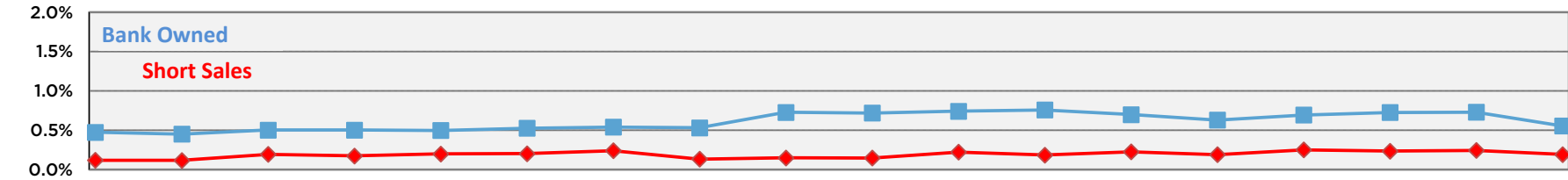
Monday Morning Quarterback
12/25/2022 - 12/31/2022
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

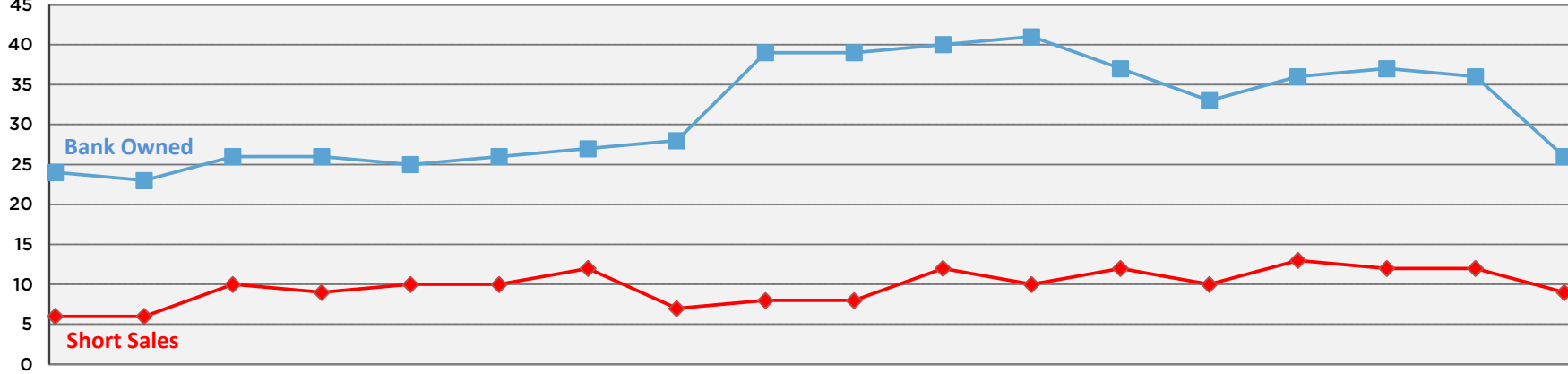


	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25
	99.41%	99.43%	99.30%	99.32%	99.30%	99.27%	99.22%	99.34%	99.12%	99.13%	99.03%	99.06%	99.07%	99.18%	99.05%	99.04%	99.03%	99.25%



BO	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%	0.73%	0.55%
SS	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%	0.24%	0.19%

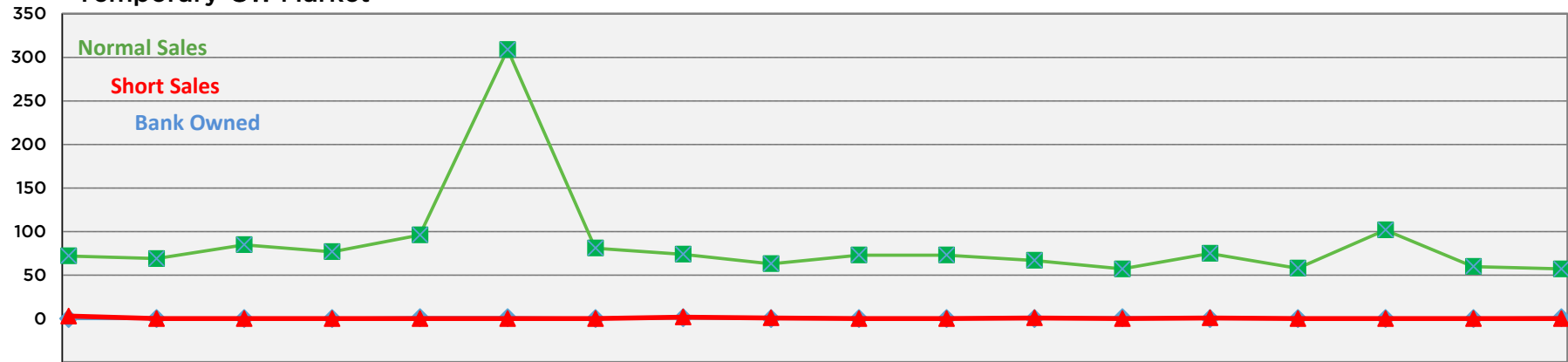
Active Foreclosures



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

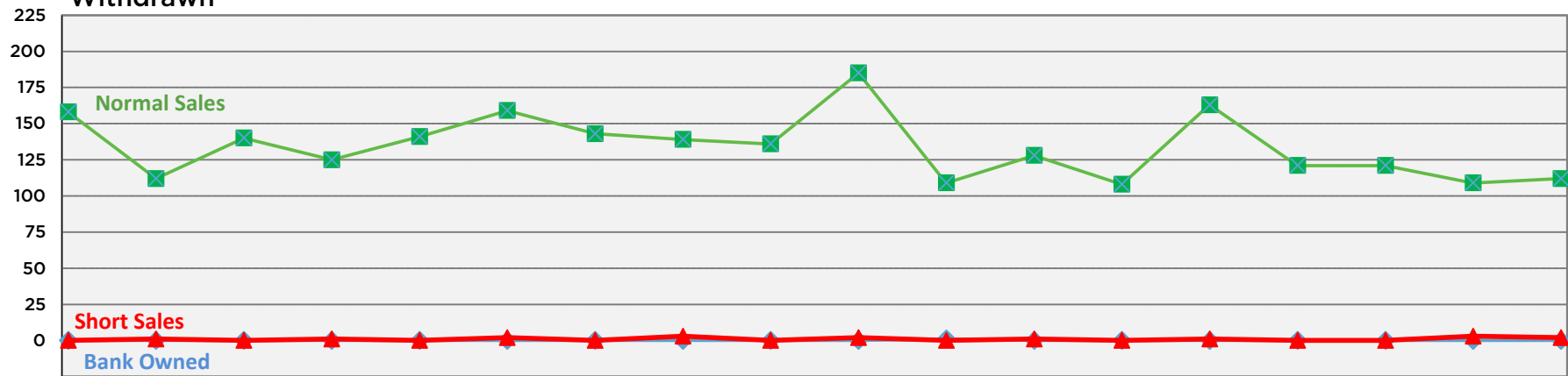
Single Family Homes

Temporary Off Market



	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	12/25
Norm	72	69	85	77	96	309	81	74	63	73	73	67	57	75	58	102	60	57
BO	0	0	0	0	1	1	0	1	0	0	0	0	1	0	0	0	0	1
SS	3	0	0	0	0	0	0	2	1	0	0	1	0	1	0	0	0	0

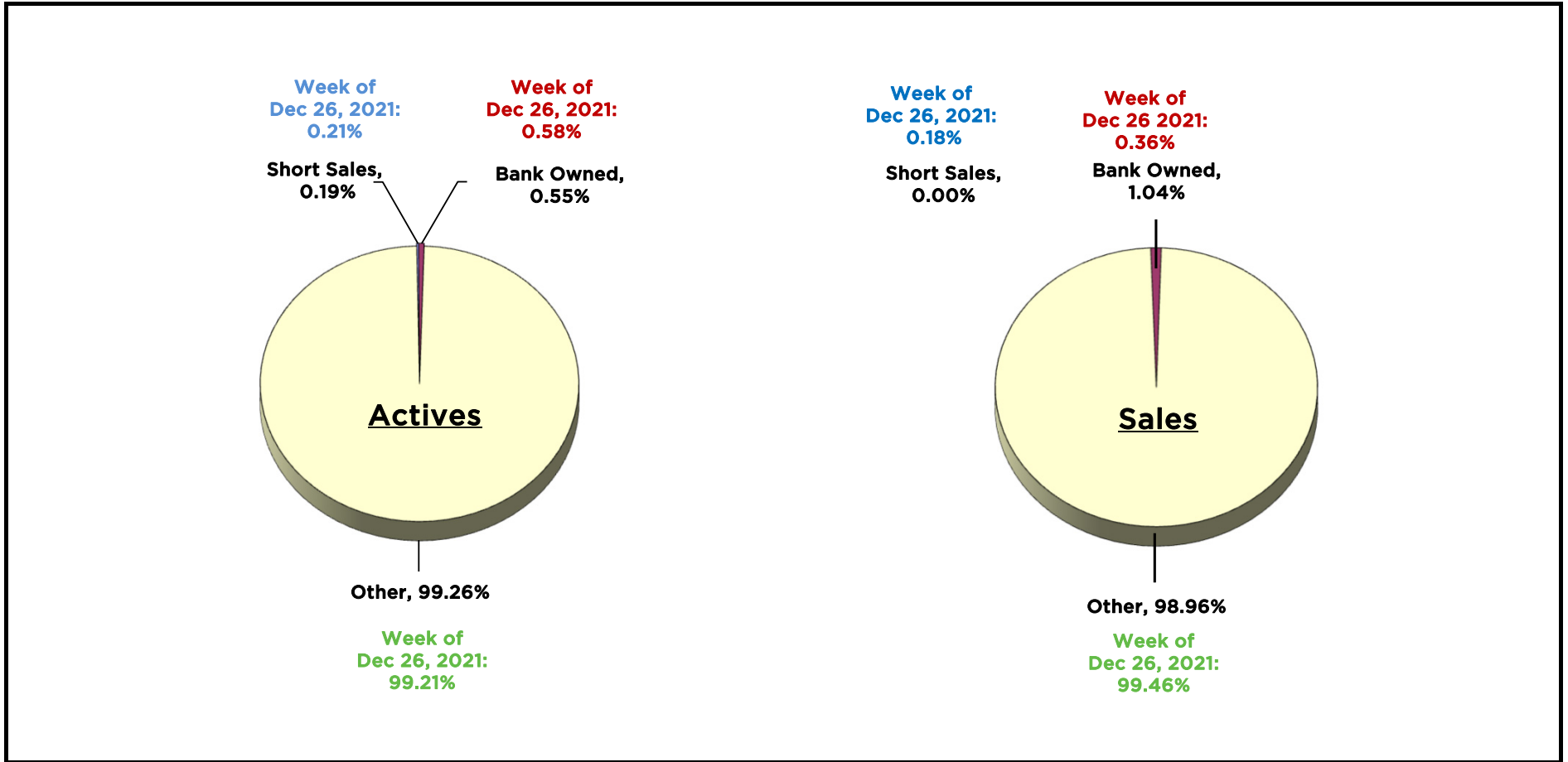
Withdrawn



	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	12/25
Norm	158	112	140	125	141	159	143	139	136	185	109	128	108	163	121	121	109	112
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
SS	0	1	0	1	0	2	0	3	0	2	0	1	0	1	0	0	3	2



Single Family Homes





Monday Morning Quarterback
 12/25/2022 - 12/31/2022
 Lake, Orange, Osceola & Seminole Counties

There is 1 Single Family Home available for the Median Price of \$396,900 (± \$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>
Lake County		1	\$397,000	3.0	2.0	2,021	\$196.44
Groveland	34736	1	\$397,000	3.0	2.0	2,021	\$196.44

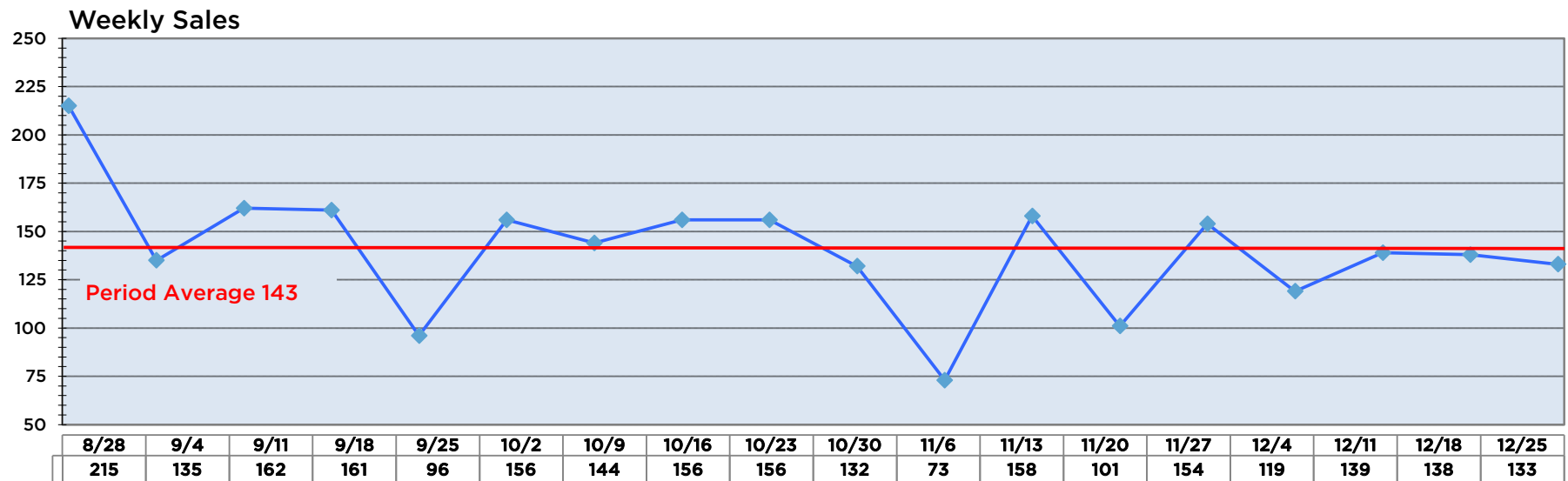
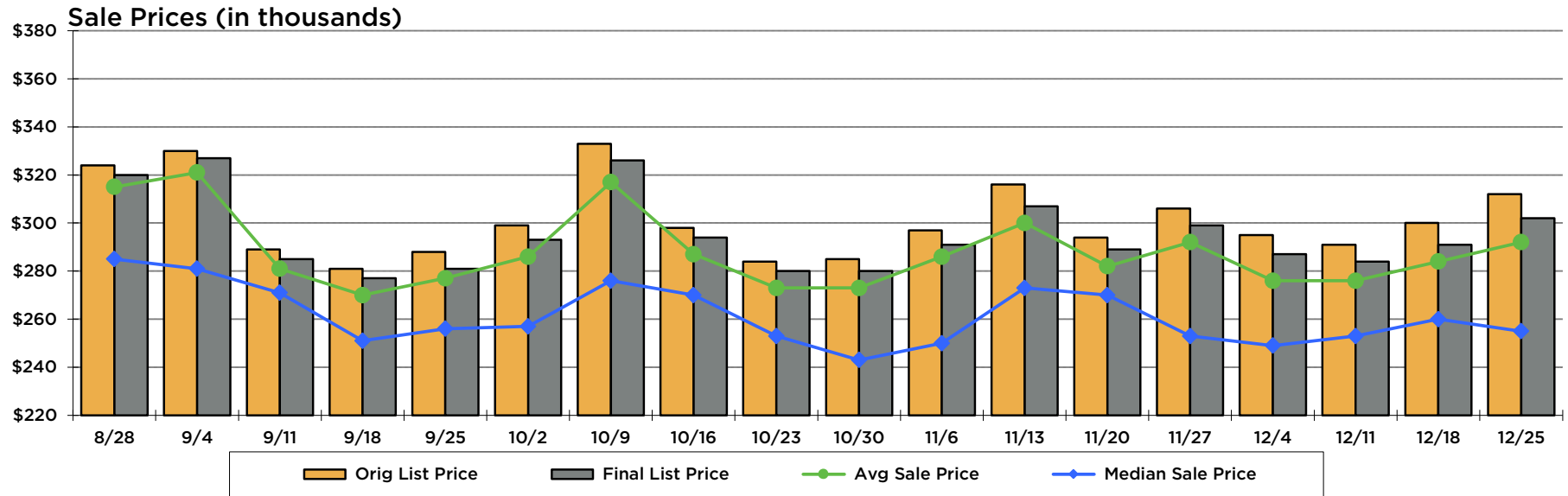
Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	133	63	21	30	11	7	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	133	63	21	30	11	7	1
Active Listings	1,500	481	237	405	197	173	7
Bank Owned	10	8	2	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,489	472	235	405	197	173	7
Months of Inventory	2.60	1.76	2.60	3.12	4.13	5.70	1.62
<u>List Price</u>							
Average Original List Price	\$312,478	\$195,348	\$294,483	\$367,523	\$454,400	\$622,064	\$2,690,000
Average Final List Price	\$301,708	\$188,978	\$282,960	\$347,180	\$445,535	\$610,436	\$2,690,000
<u>Sale Price</u>							
Average Price	\$291,735	\$181,310	\$273,681	\$341,100	\$435,045	\$590,357	\$2,480,000
Median Price	\$255,000	\$190,000	\$275,000	\$342,000	\$425,000	\$540,000	\$2,480,000
<u>Price Differences</u>							
Original to Final List Price	-\$10,770	-\$6,370	-\$11,523	-\$20,343	-\$8,865	-\$11,628	\$0
Original List to Sale Price - \$	-\$20,743	-\$14,038	-\$20,802	-\$26,423	-\$19,355	-\$31,707	-\$210,000
Final List to Sale Price - \$	-\$9,973	-\$7,668	-\$9,279	-\$6,080	-\$10,490	-\$20,079	-\$210,000
Original List to Sale Price - %	93.36%	92.81%	92.94%	92.81%	95.74%	94.90%	92.19%
Final List to Sale Price - %	96.69%	95.94%	96.72%	98.25%	97.65%	96.71%	92.19%
<u>Days on the Market</u>							
Avg Days Listing to Contract	70	54	60	119	51	59	121
Combined Avg Days to Contract	71	54	60	121	52	59	121
Avg Days Listing to Closing	103	85	92	147	97	103	176
Avg Days Contract to Close	33	33	31	28	46	44	55
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	3	4	12
Average Full Baths	2	2	2	2	2	3	11
Average Half Baths	0	0	1	1	1	0	3
<u>Square Footage</u>							
Average Square Feet	1,363	963	1,427	1,638	1,766	2,103	7,371

Monday Morning Quarterback
12/25/2022 - 12/31/2022
Lake, Orange, Osceola & Seminole Counties

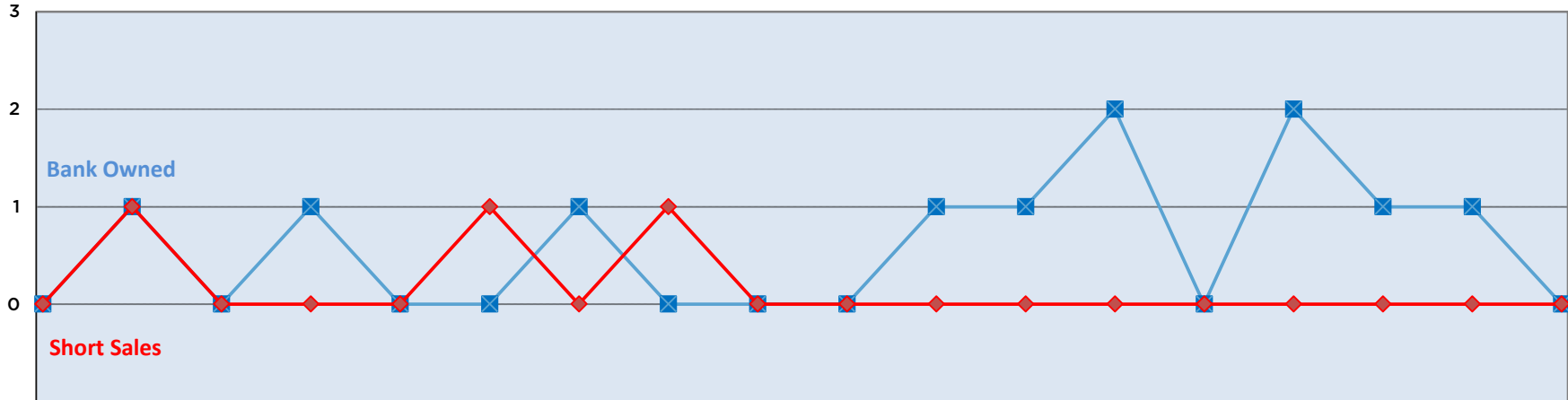
Condos, Townhomes, Villas





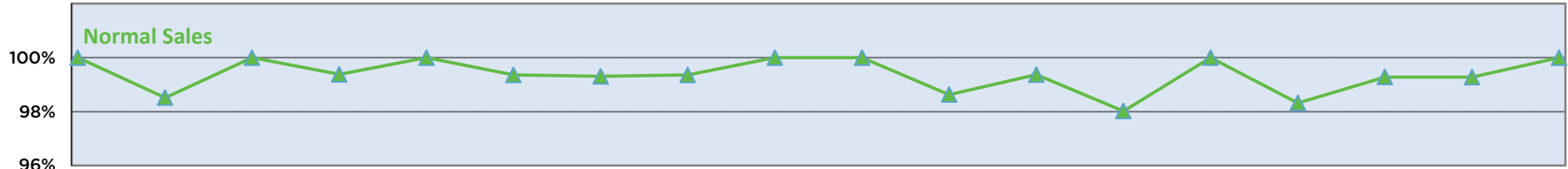
Condos, Townhomes, Villas

Foreclosure Sales

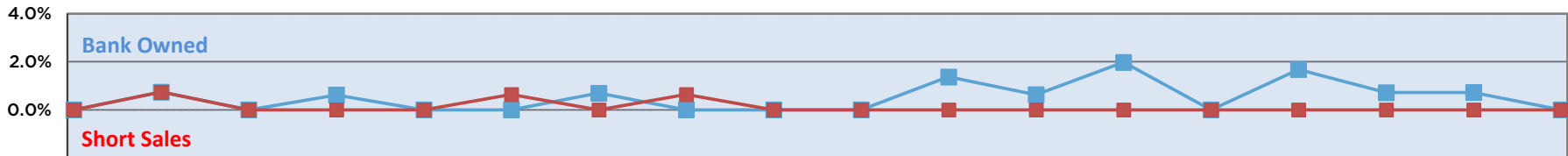


BO	0	1	0	1	0	0	1	0	0	0	1	1	2	0	2	1	1	0
SS	0	1	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



BO	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%	0.0%
SS	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%	0.0%

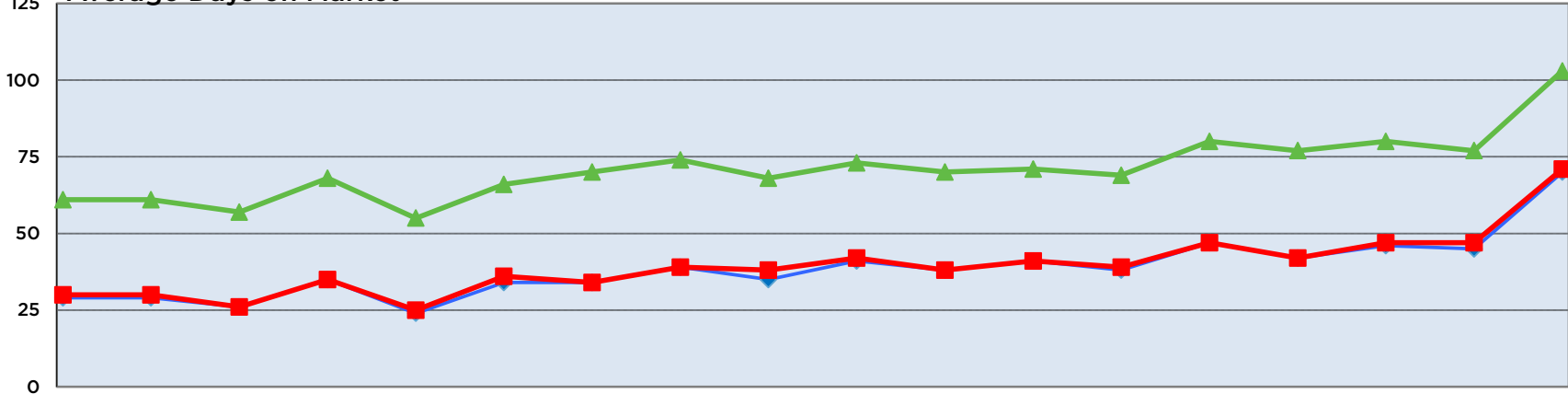


BO	0.0%	0.7%	0.0%	0.6%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	1.4%	0.6%	2.0%	0.0%	1.7%	0.7%	0.7%	0.0%
SS	0.0%	0.7%	0.0%	0.0%	0.0%	0.6%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



Condos, Townhomes, Villas

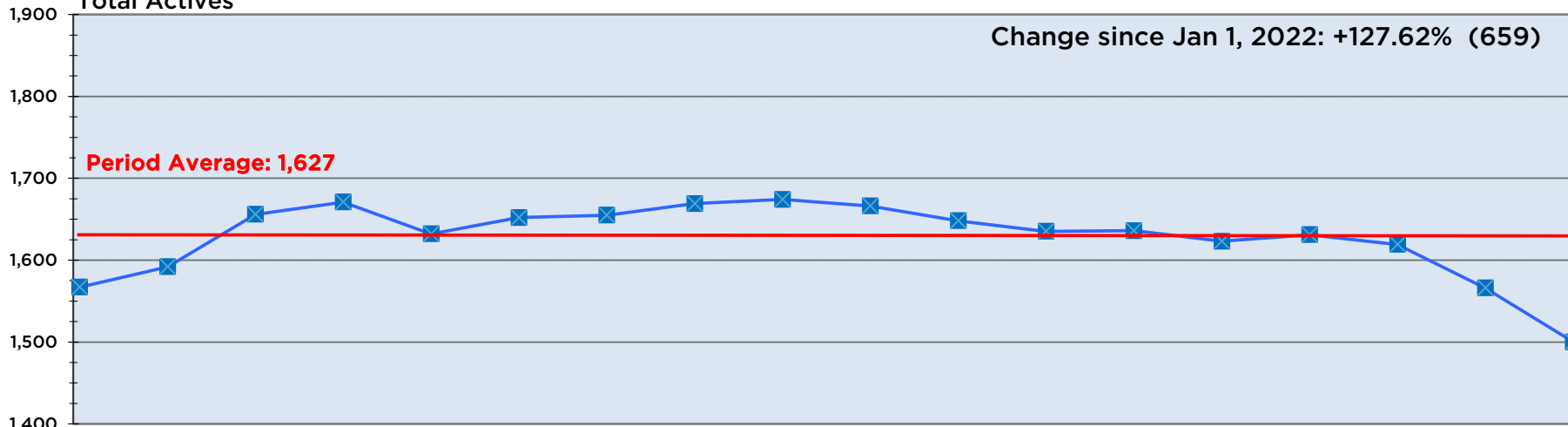
Average Days on Market



ListToContract	29	29	26	35	24	34	34	39	35	41	38	41	38	47	42	46	45	70
CombDaysOnMkt	30	30	26	35	25	36	34	39	38	42	38	41	39	47	42	47	47	71
ListToClose	61	61	57	68	55	66	70	74	68	73	70	71	69	80	77	80	77	103

Total Actives

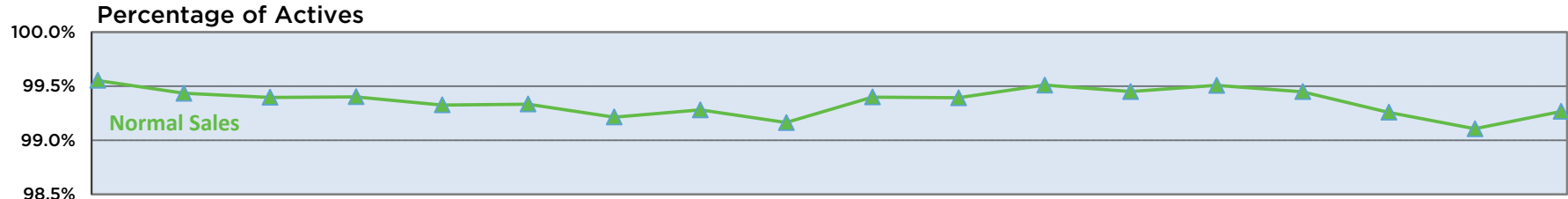
Change since Jan 1, 2022: +127.62% (659)



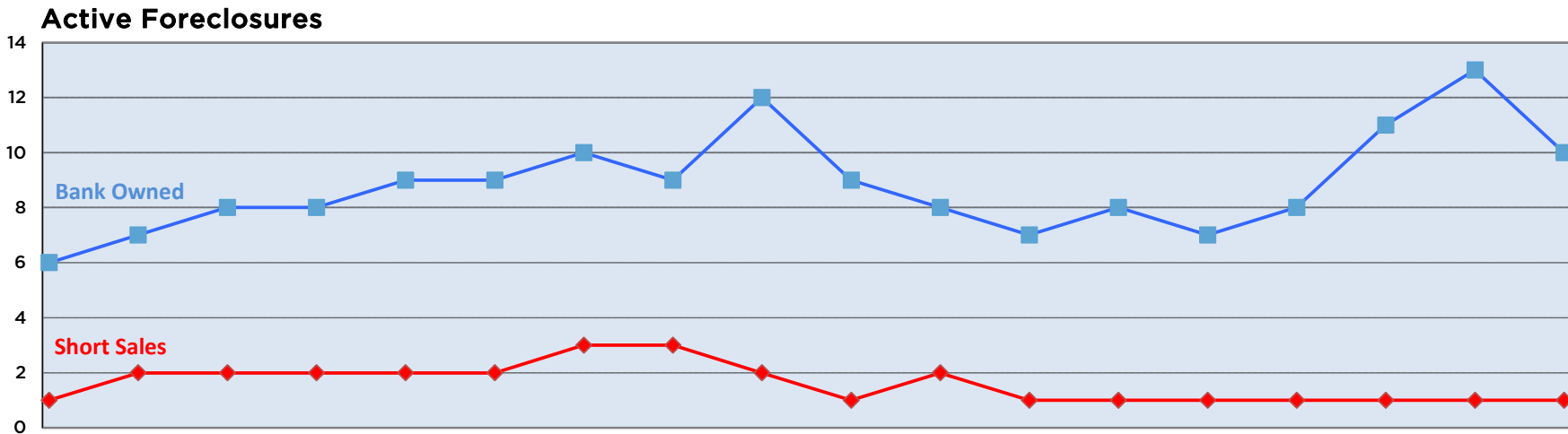
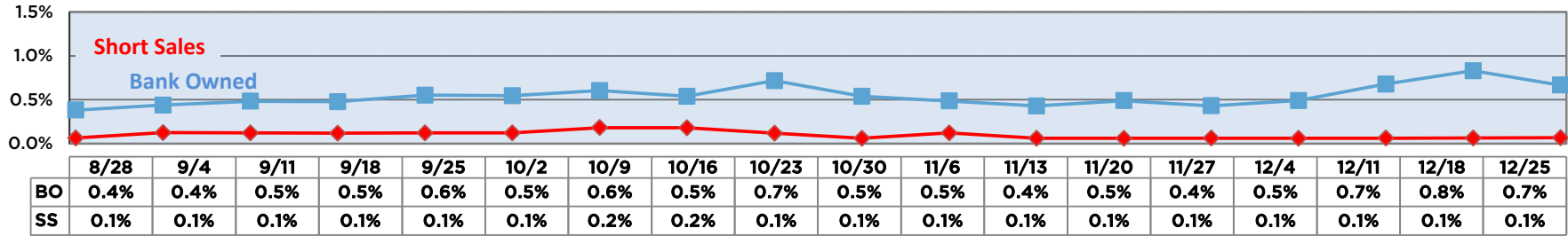
	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25
	1,567	1,592	1,656	1,671	1,632	1,652	1,655	1,669	1,674	1,666	1,648	1,635	1,636	1,623	1,631	1,619	1,566	1,500



Condos, Townhomes, Villas



Date	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	12/25
Normal Sales	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%	99.3%

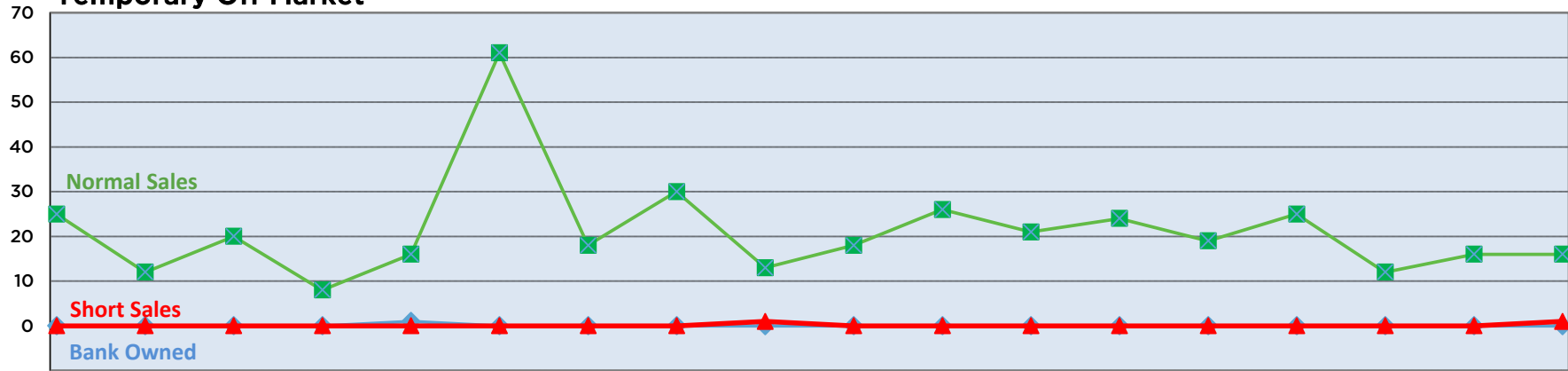


Date	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25
BO	6	7	8	8	9	9	10	9	12	9	8	7	8	7	8	11	13	10
SS	1	2	2	2	2	2	3	3	2	1	2	1	1	1	1	1	1	1



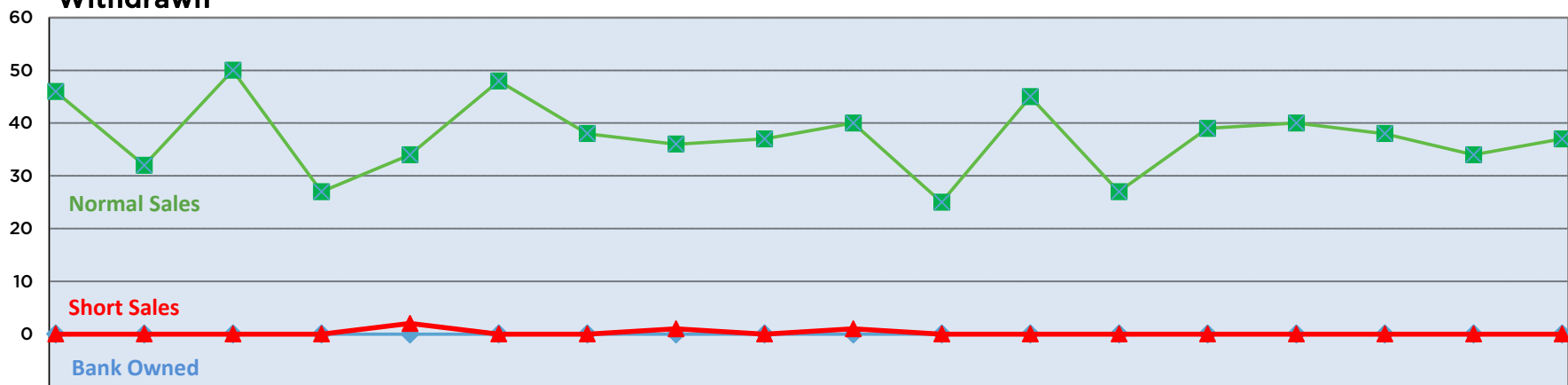
Condos, Townhomes, Villas

Temporary Off Market



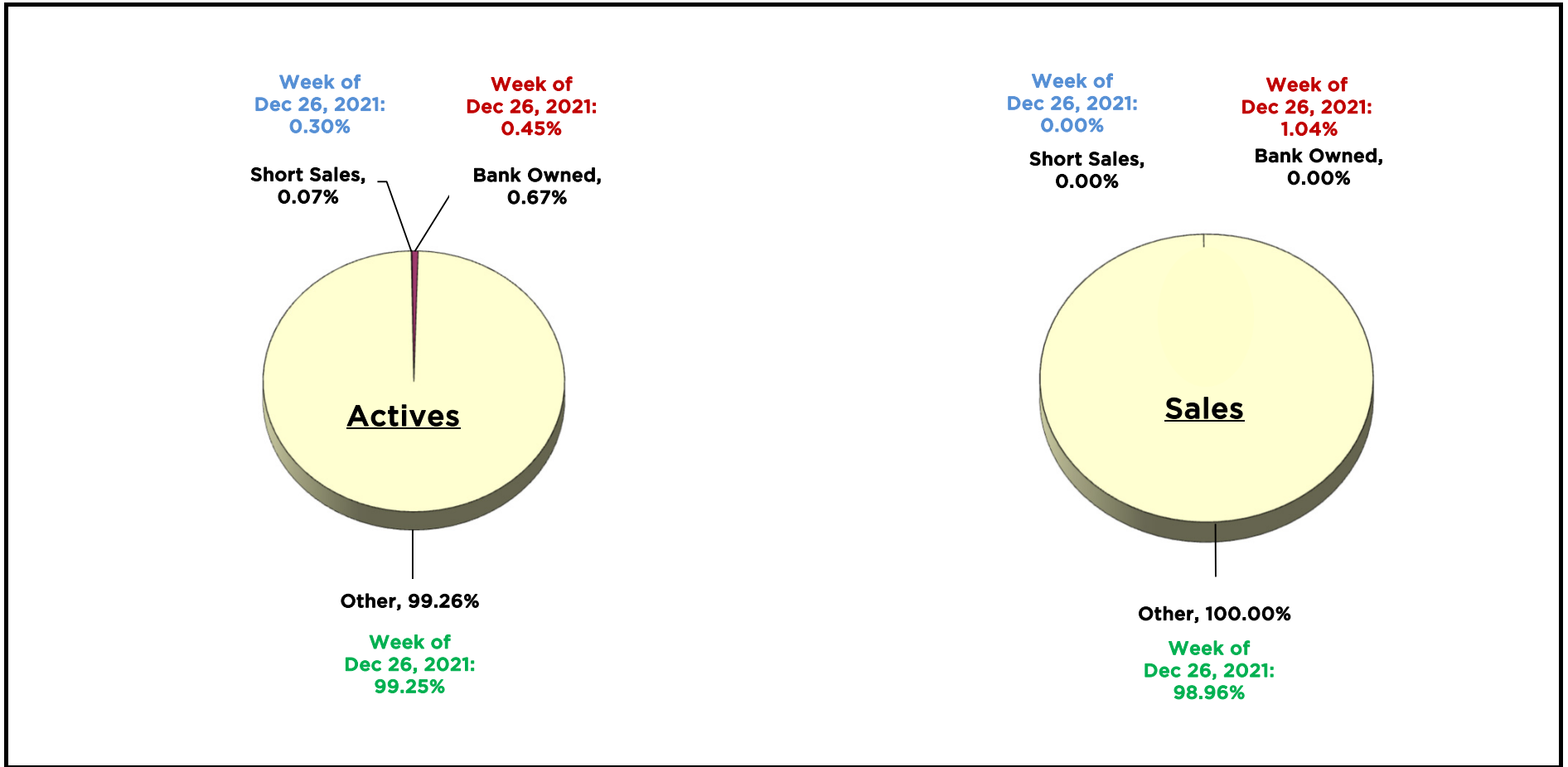
	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25
Norm	25	12	20	8	16	61	18	30	13	18	26	21	24	19	25	12	16	16
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1

Withdrawn



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

Condos, Townhomes, Villas



Monday Morning Quarterback
12/25/2022 - 12/31/2022
Lake, Orange, Osceola & Seminole Counties

There are 8 Condos, Villas, or Townhomes available for the Median Price of \$255,000 (± \$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		6	\$255,000	2.3	1.8	1,170	\$217.95
Apopka / Hunt Club	32703	1	\$255,000	3.0	2.0	1,163	\$219.26
Apopka (North)	32712	1	\$255,000	3.0	2.0	1,470	\$173.47
Maitland / Eatonville	32751	1	\$255,000	3.0	2.0	1,486	\$171.60
Winter Park (West)	32789	1	\$255,000	2.0	2.0	1,026	\$248.54
Orlando (Downtown)	32801	1	\$255,000	1.0	1.0	715	\$356.64
Metro West / Orlo Vista	32835	1	\$255,000	2.0	2.0	1,160	\$219.83
Osceola County		2	\$255,000	2.5	2.0	1,134	\$224.97
Davenport	33896	1	\$255,000	3.0	2.0	1,248	\$204.33
Kissimmee / Buena Ventura Lakes	34743	1	\$255,000	2.0	2.0	1,019	\$250.25