



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

***Week of January 01, 2023 - January 07, 2023***

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

- Sales of single-family homes decreased to 214 during the week of Jan 01, from 384 the week prior
- The median price of single family homes decreased to \$383,500, a change of -3.4%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 4 the week of Dec 25
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 32, and now sits at 4,654

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

- Sales of condos, townhomes, and villas decreased to 69 during the week of Jan 01, from 133 the week prior
- The median price of condos, townhomes, and villas decreased to \$250,000, a change of -2.0%
- The number of condo, townhome and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 27, and now sits at 1,527

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

**Monday Morning Quarterback**  
01/01/2023 - 01/07/2023  
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>214</b>	32	21	61	37	55	8
Bank Owned	1	0	0	1	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	212	32	21	59	37	55	8
<b>Active Listings</b>	<b>4,654</b>	293	325	1,093	1,009	1,495	439
Bank Owned	25	10	1	4	6	4	0
Short Sales	8	1	1	4	2	0	0
Other	4,621	282	323	1,085	1,001	1,491	439
<b>Months of Inventory</b>	<b>5.02</b>	2.11	3.57	4.14	6.29	6.27	12.66

**List Price**

Average Original List Price	\$476,917	\$191,575	\$290,467	\$369,497	\$459,663	\$697,167	\$1,492,375
Average Final List Price	\$458,829	\$183,350	\$280,114	\$353,274	\$444,823	\$667,066	\$1,467,875

**Sale Price**

Average Price	\$445,395	\$177,251	\$274,167	\$344,768	\$436,700	\$648,479	\$1,378,750
Median Price	\$383,500	\$182,600	\$278,000	\$345,000	\$430,000	\$615,000	\$1,287,500

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$18,088</b>	-\$8,225	-\$10,353	-\$16,223	-\$14,840	-\$30,101	-\$24,500
<b>Original List to Sale Price - \$</b>	<b>-\$31,522</b>	-\$14,324	-\$16,300	-\$24,729	-\$22,963	-\$48,688	-\$113,625
<b>Final List to Sale Price - \$</b>	<b>-\$13,434</b>	-\$6,099	-\$5,947	-\$8,506	-\$8,123	-\$18,587	-\$89,125
<b>Original List to Sale Price - %</b>	<b>93.39%</b>	92.52%	94.39%	93.31%	95.00%	93.02%	92.39%
<b>Final List to Sale Price - %</b>	<b>97.07%</b>	96.67%	97.88%	97.59%	98.17%	97.21%	93.93%

**Days on the Market**

Avg Days Listing to Contract	54	45	52	57	49	58	64
Combined Avg Days to Contract	57	45	55	59	54	63	64
Avg Days Listing to Closing	93	86	83	92	84	106	112
Avg Days Contract to Close	38	41	31	34	33	47	46

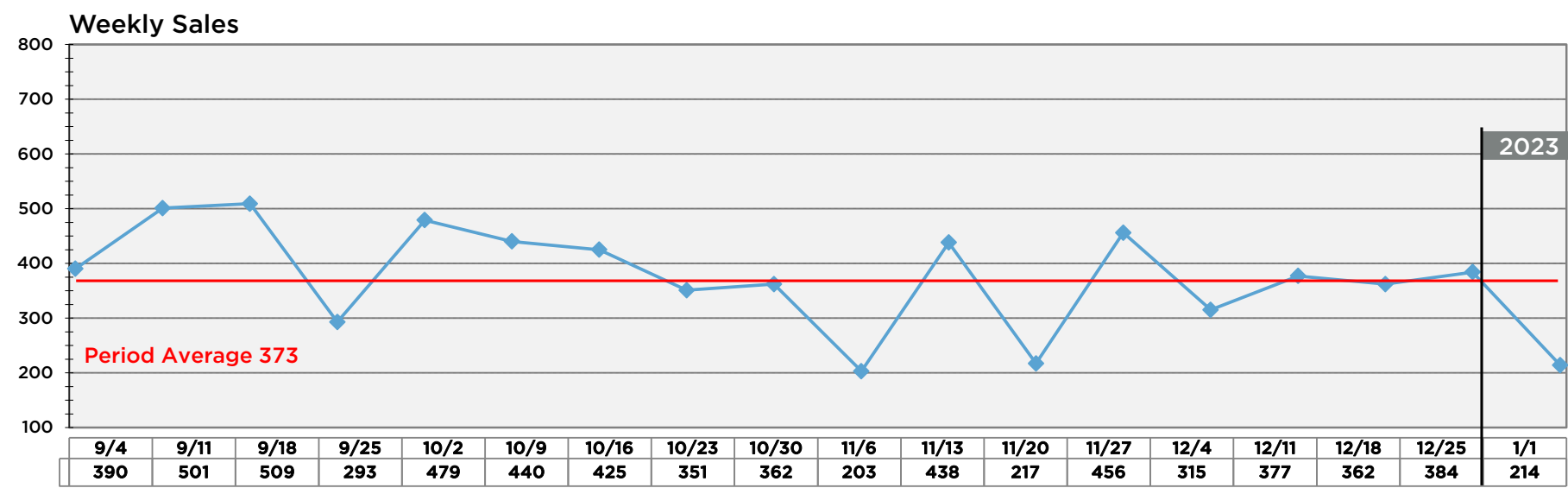
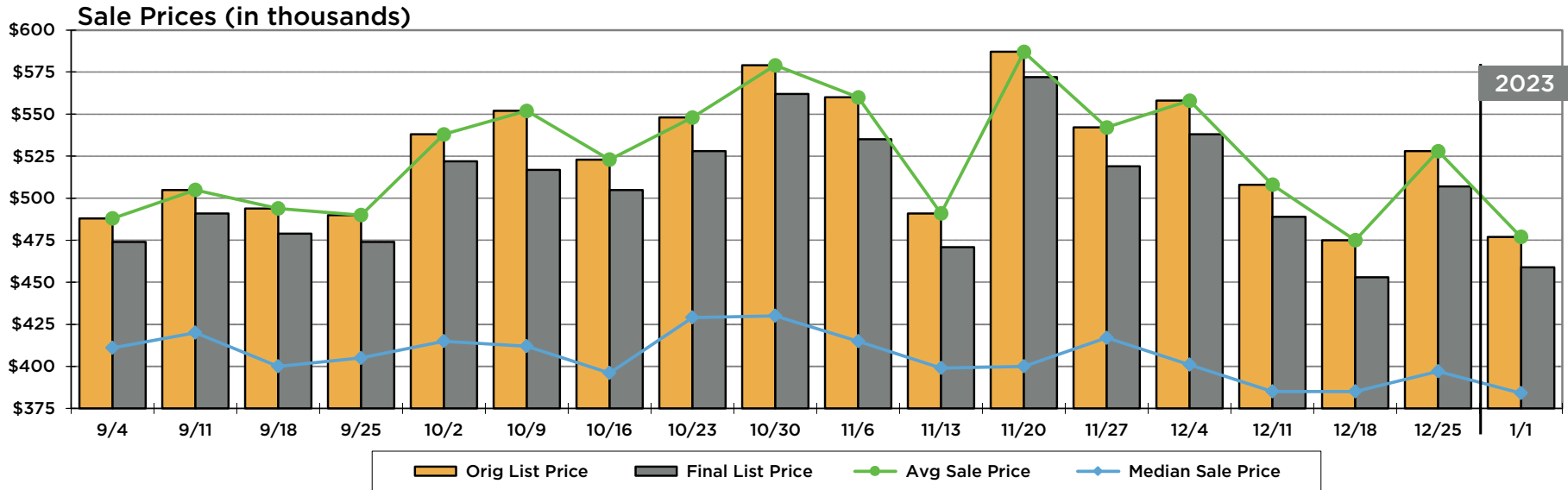
**Beds / Baths**

Average Bedrooms	3	2	3	3	4	4	6
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

**Square Footage**

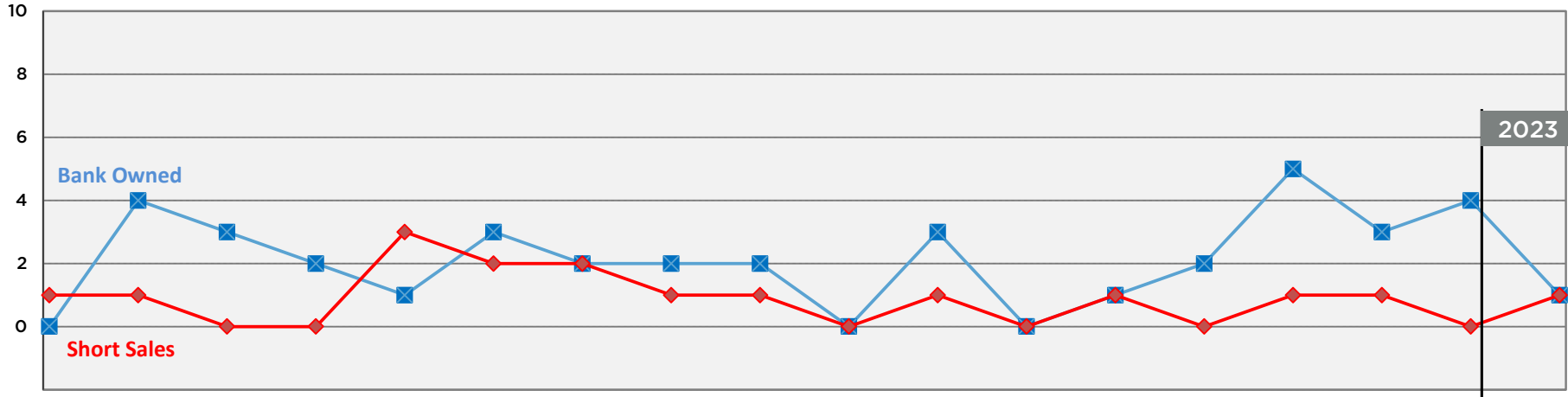
Average Square Feet	1,953	1,167	1,406	1,619	1,990	2,670	3,979
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**Single Family Homes**



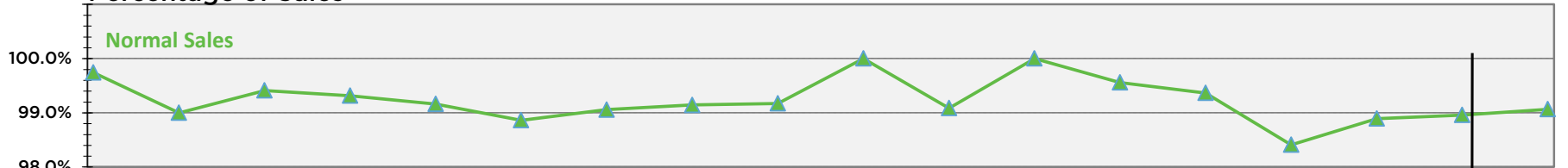
**Single Family Homes**

**Foreclosure Sales**



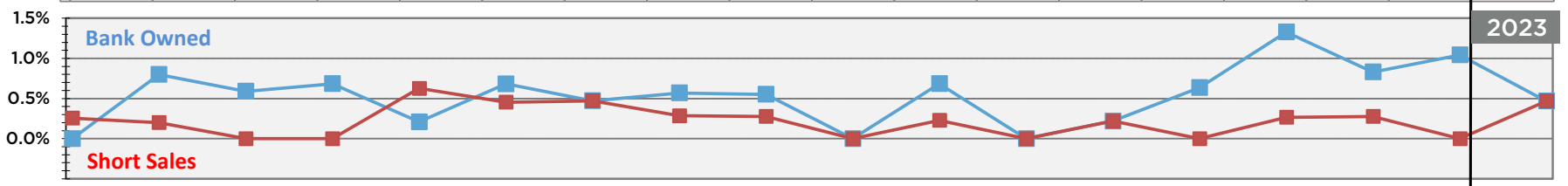
	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1
<b>BO</b>	0	4	3	2	1	3	2	2	2	0	3	0	1	2	5	3	4	1
<b>SS</b>	1	1	0	0	3	2	2	1	1	0	1	0	1	0	1	1	0	1

**Percentage of Sales**



	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	1/1
<b>Normal Sales</b>	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%	99.1%

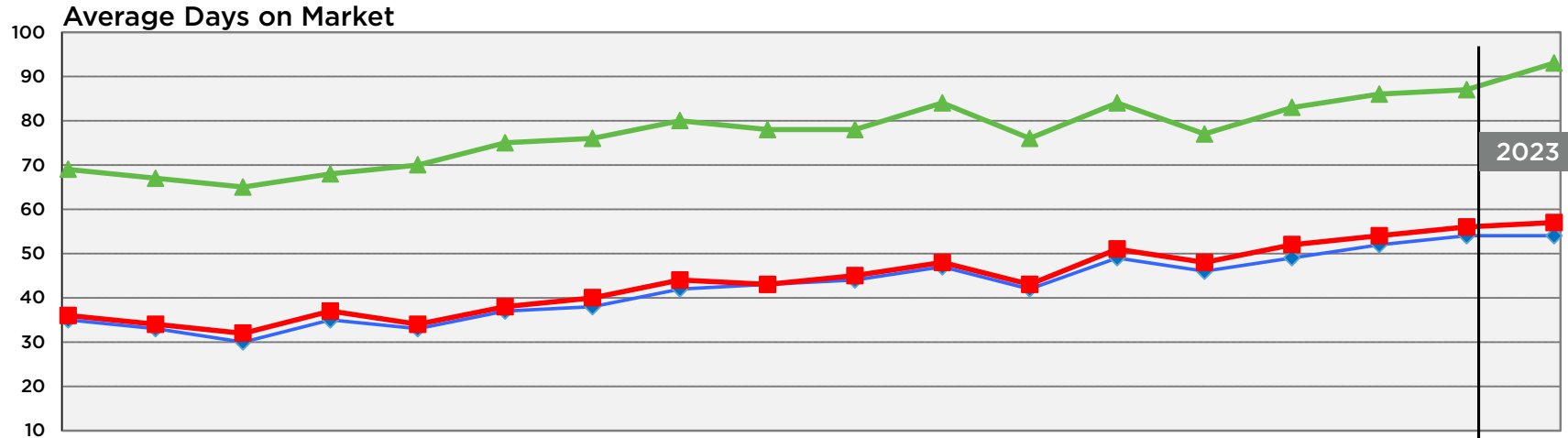
**Bank Owned**



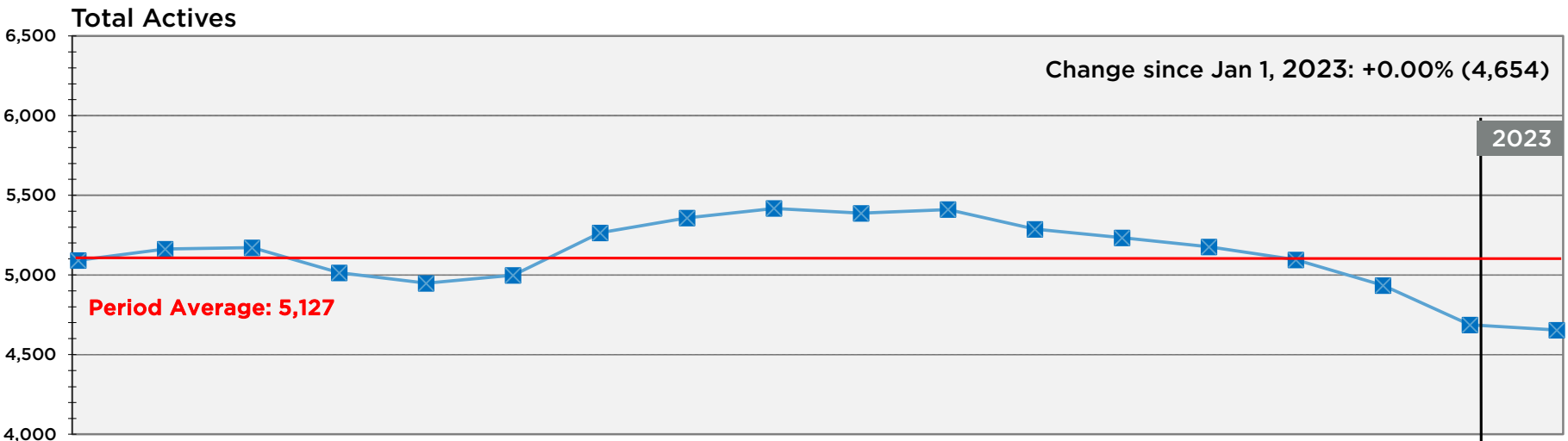
	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1
<b>BO</b>	0.0%	0.8%	0.6%	0.7%	0.2%	0.7%	0.5%	0.6%	0.6%	0.0%	0.7%	0.0%	0.2%	0.6%	1.3%	0.8%	1.0%	0.5%
<b>SS</b>	0.3%	0.2%	0.0%	0.0%	0.6%	0.5%	0.5%	0.3%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.3%	0.3%	0.0%	0.5%



**Single Family Homes**



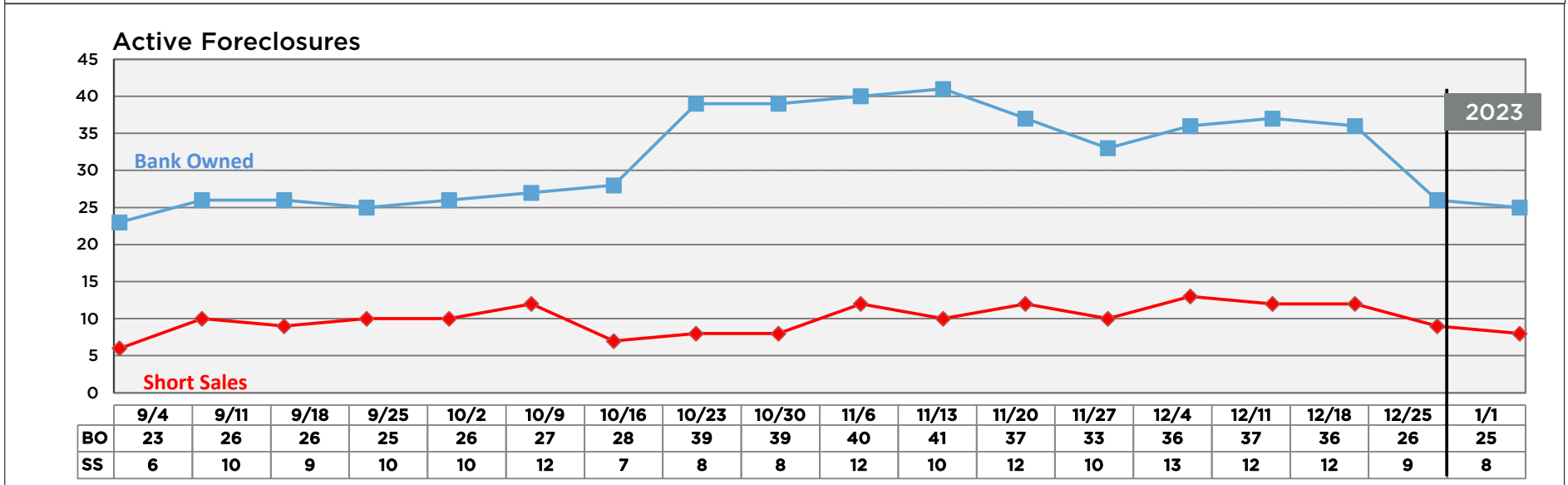
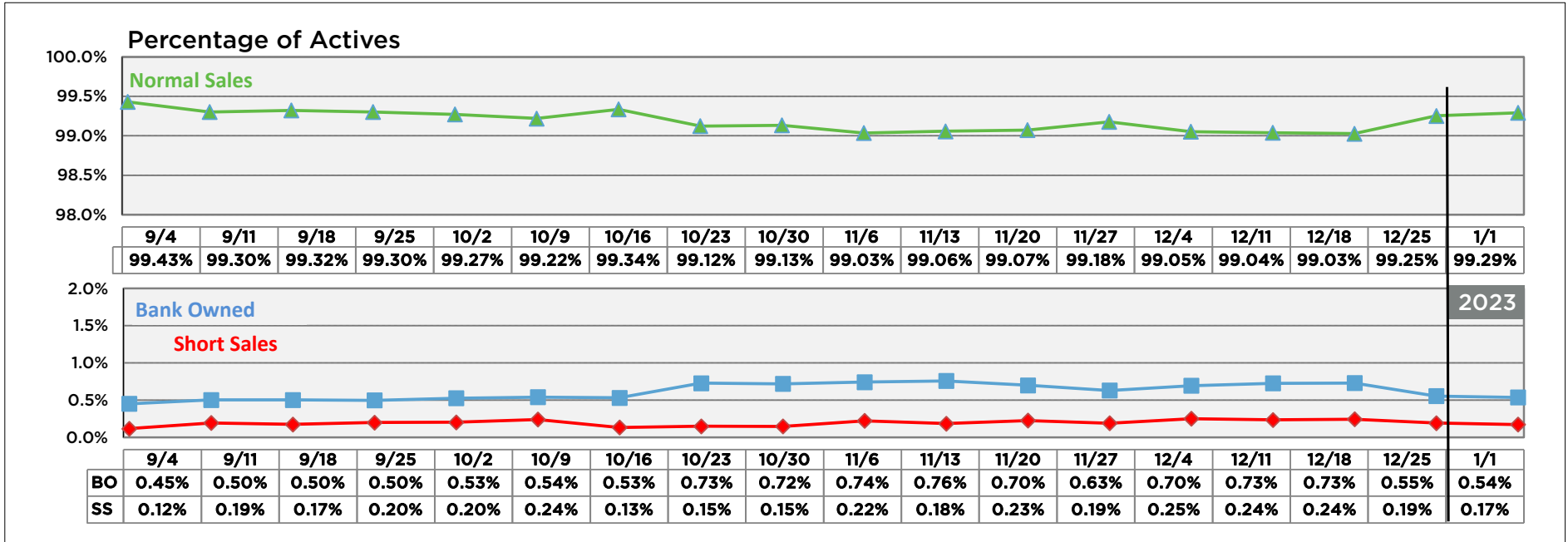
	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1
ListToContract	35	33	30	35	33	37	38	42	43	44	47	42	49	46	49	52	54	54
CombDaysOnMkt	36	34	32	37	34	38	40	44	43	45	48	43	51	48	52	54	56	57
ListToClose	69	67	65	68	70	75	76	80	78	78	84	76	84	77	83	86	87	93



	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	1/1
Total Actives	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	4,654

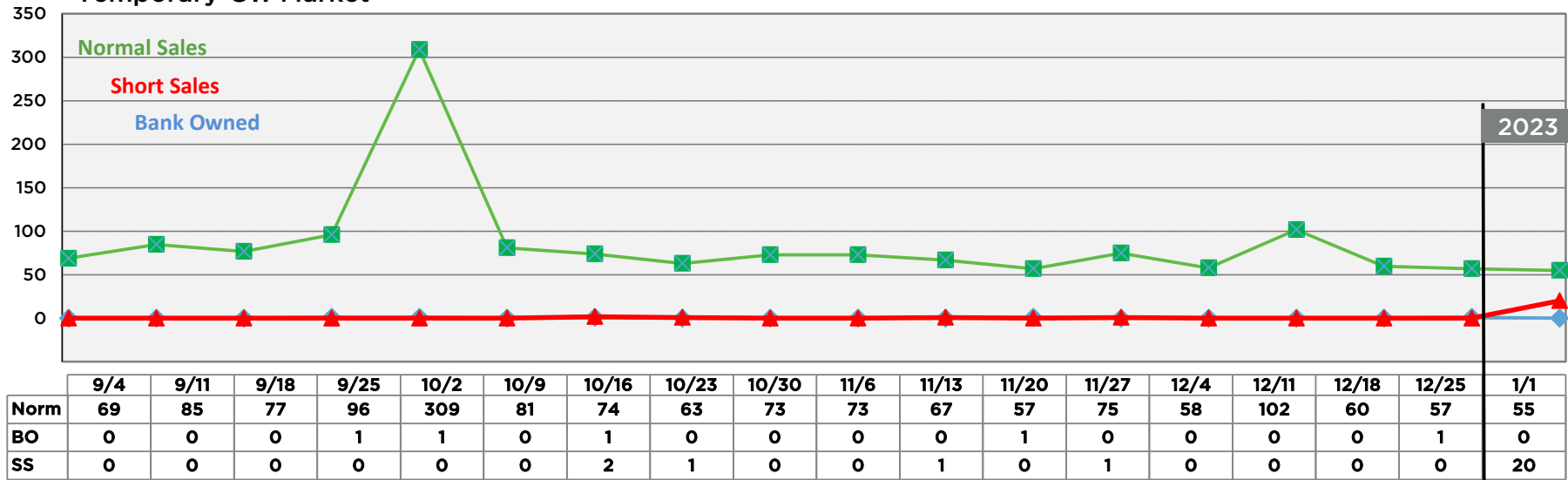


**Single Family Homes**

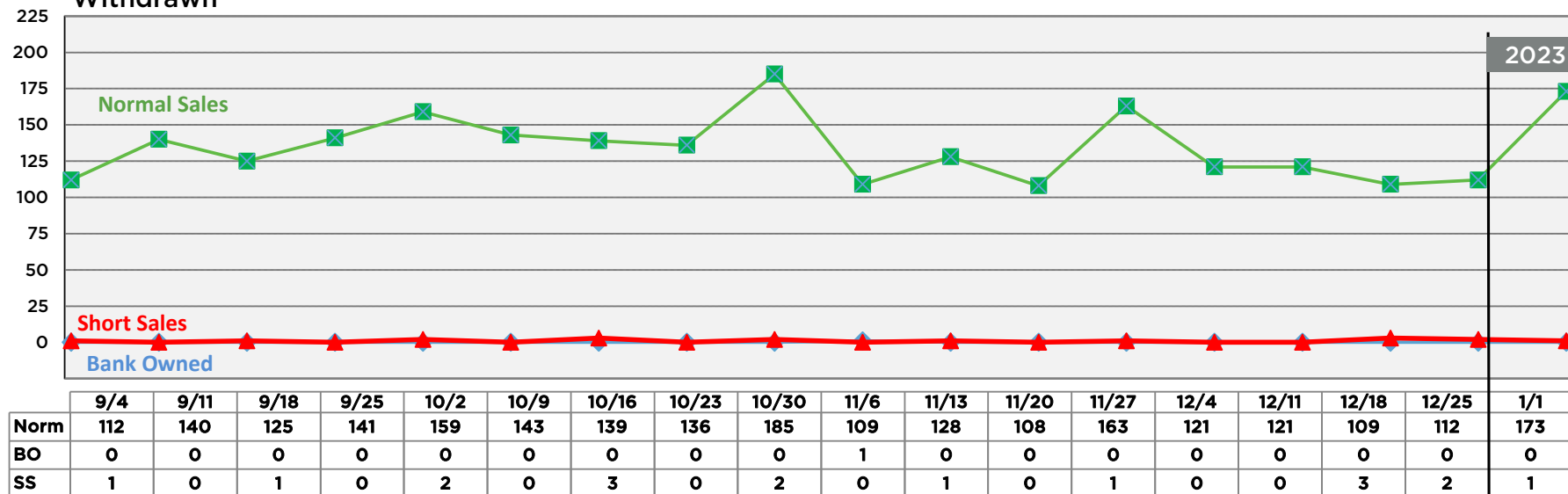


**Single Family Homes**

**Temporary Off Market**

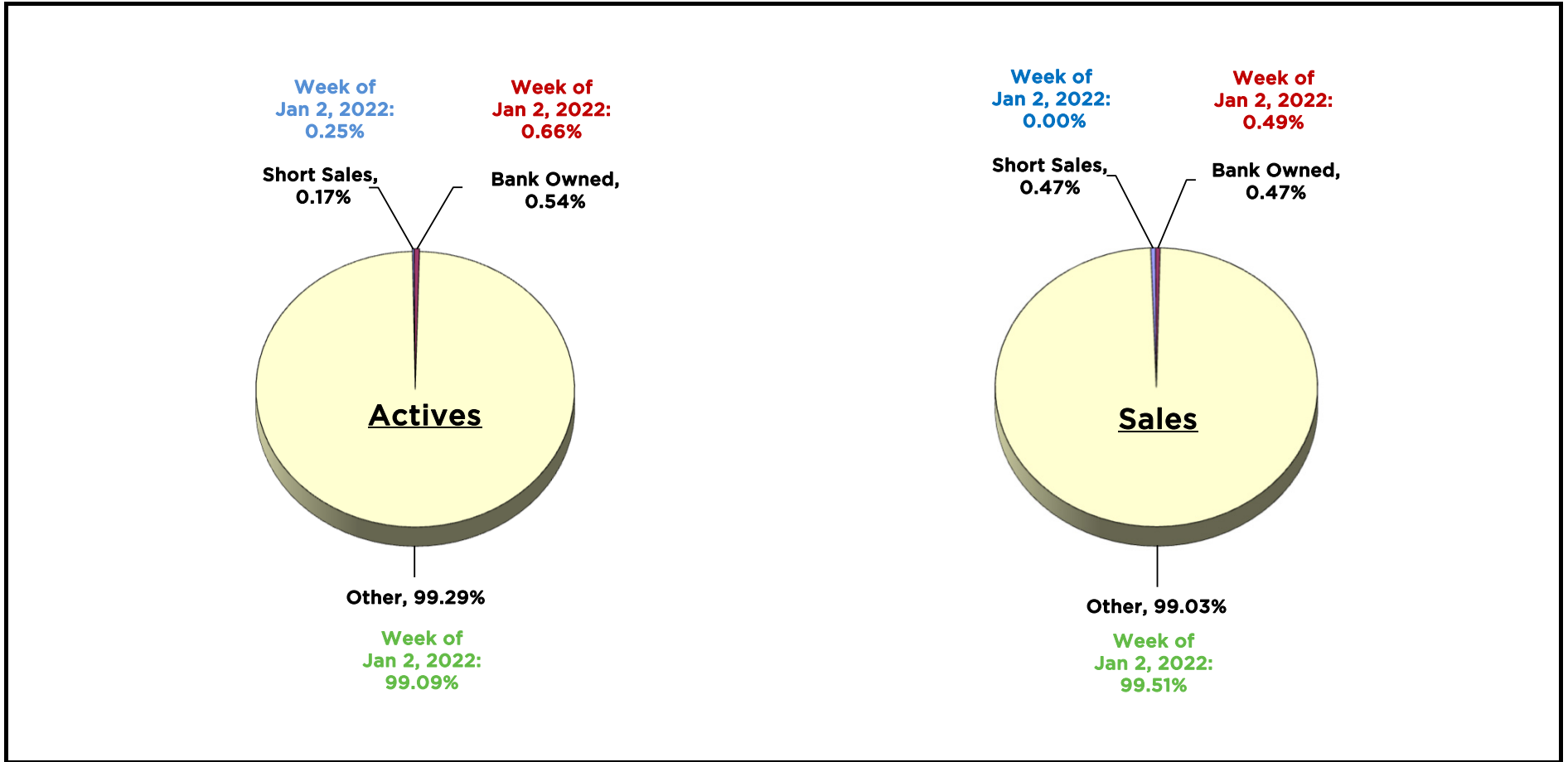


**Withdrawn**





### Single Family Homes



**Monday Morning Quarterback**  
01/01/2023 - 01/07/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 2 Single Family Homes available for the Median Price of \$383,500 (± \$500)**

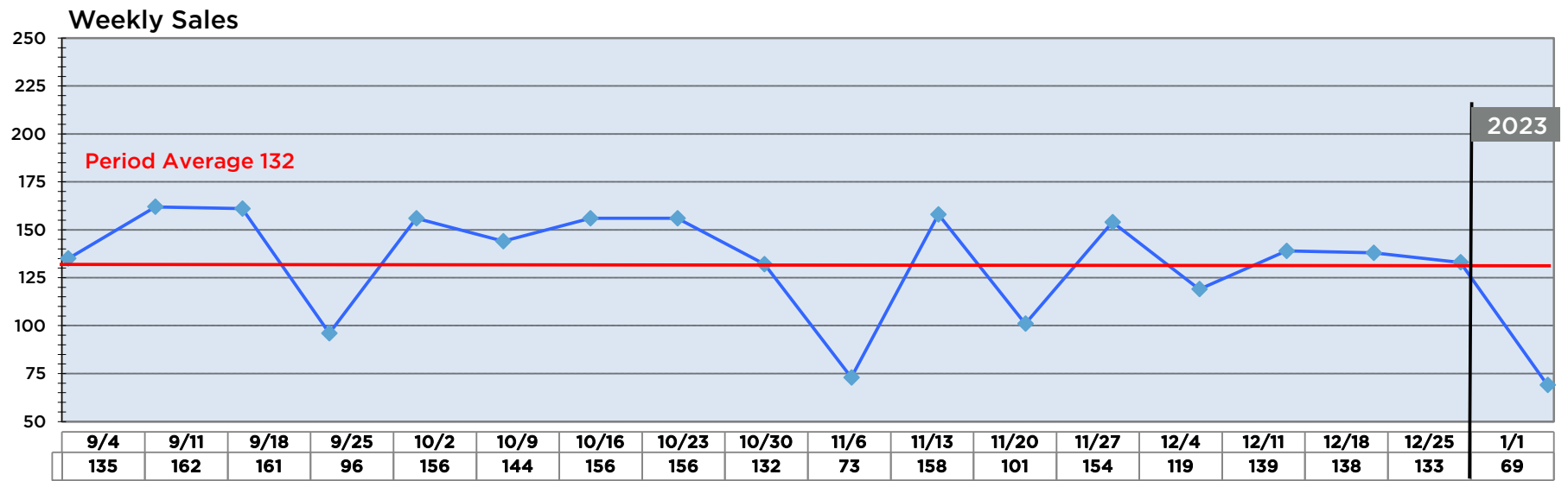
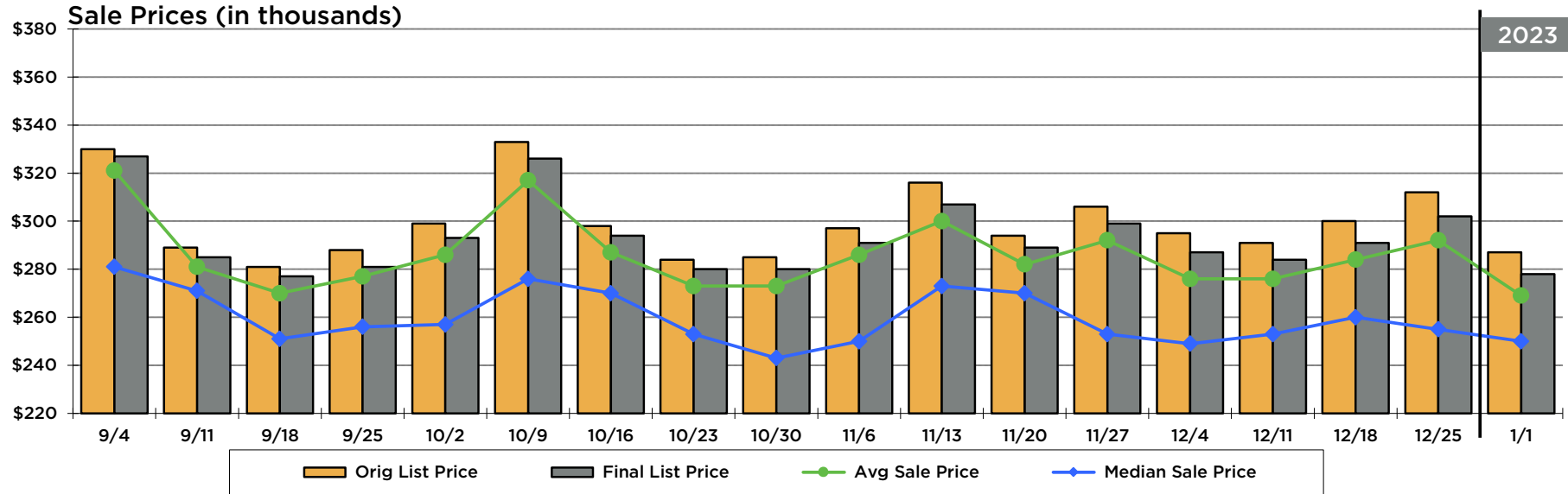
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Osceola County</b>							
Kissimmee (East)	34744	1	\$383,900	3.0	2.0	1,682	\$228.24
<b>Lake County</b>							
Mascotte	34753	1	\$384,000	4.0	2.0	1,988	\$193.16

**Monday Morning Quarterback**  
01/01/2023 - 01/07/2023  
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>	69	34	11	16	6	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	69	34	11	16	6	2	0
<b>Active Listings</b>	1,527	485	245	426	196	167	8
Bank Owned	12	10	2	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,514	474	243	426	196	167	8
<b>Months of Inventory</b>	5.11	3.29	5.14	6.14	7.54	19.27	0.00
<b><u>List Price</u></b>							
Average Original List Price	\$287,280	\$197,638	\$287,936	\$367,088	\$473,983	\$609,000	\$0
Average Final List Price	\$278,494	\$193,162	\$277,664	\$355,150	\$461,317	\$572,000	\$0
<b><u>Sale Price</u></b>							
Average Price	\$268,519	\$183,412	\$270,900	\$343,375	\$453,817	\$547,500	\$0
Median Price	\$250,000	\$186,250	\$272,000	\$337,000	\$449,950	\$547,500	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$8,786	-\$4,476	-\$10,272	-\$11,938	-\$12,666	-\$37,000	\$0
Original List to Sale Price - \$	-\$18,761	-\$14,226	-\$17,036	-\$23,713	-\$20,166	-\$61,500	\$0
Final List to Sale Price - \$	-\$9,975	-\$9,750	-\$6,764	-\$11,775	-\$7,500	-\$24,500	\$0
Original List to Sale Price - %	93.47%	92.80%	94.08%	93.54%	95.75%	89.90%	0.00%
Final List to Sale Price - %	96.42%	94.95%	97.56%	96.68%	98.37%	95.72%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	54	53	28	62	88	47	0
Combined Avg Days to Contract	55	55	28	62	92	47	0
Avg Days Listing to Closing	90	85	66	106	122	88	0
Avg Days Contract to Close	35	31	37	43	33	40	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	4	0
Average Half Baths	0	0	0	1	1	0	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,281	1,020	1,336	1,603	1,624	1,790	0

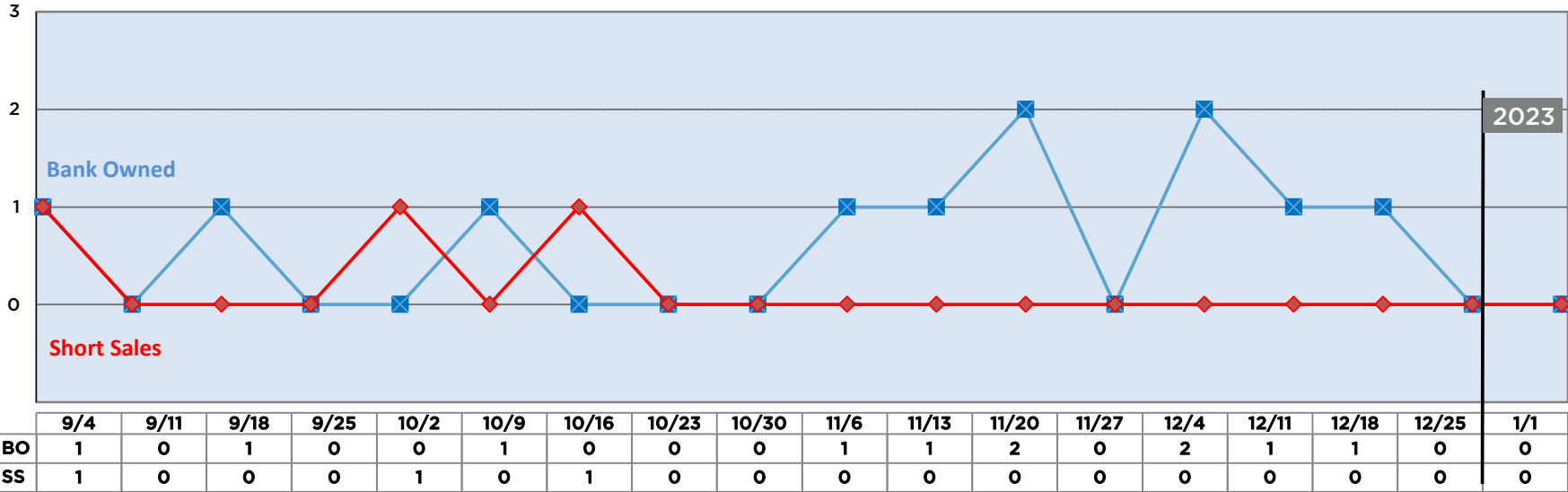
**Condos, Townhomes, Villas**



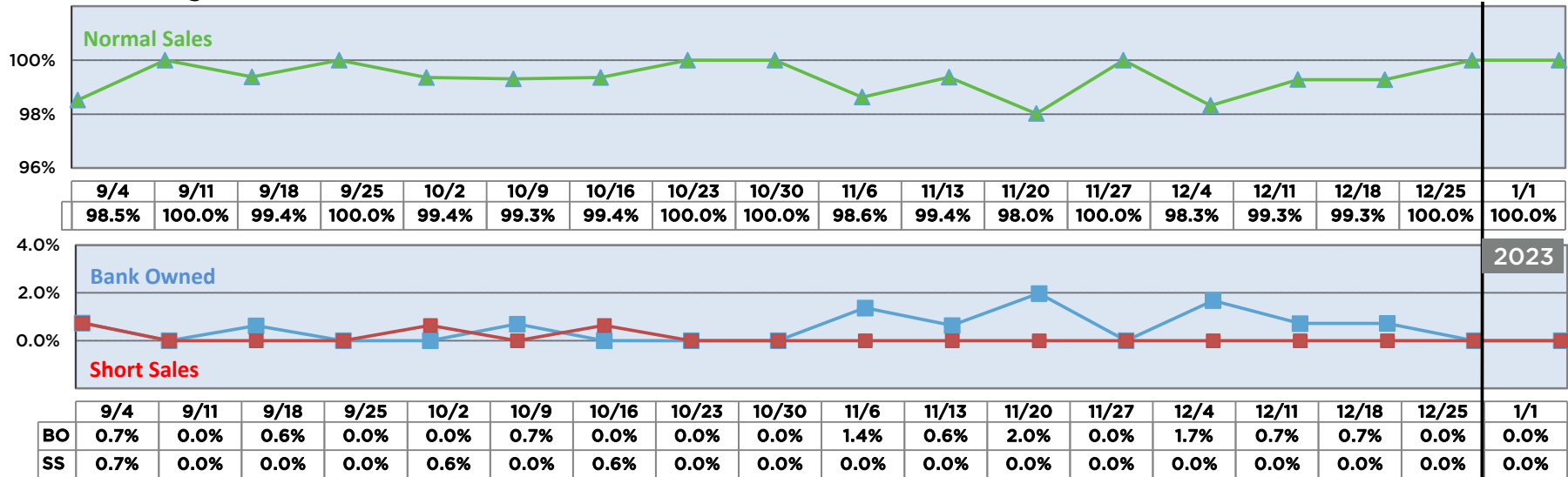


**Condos, Townhomes, Villas**

**Foreclosure Sales**



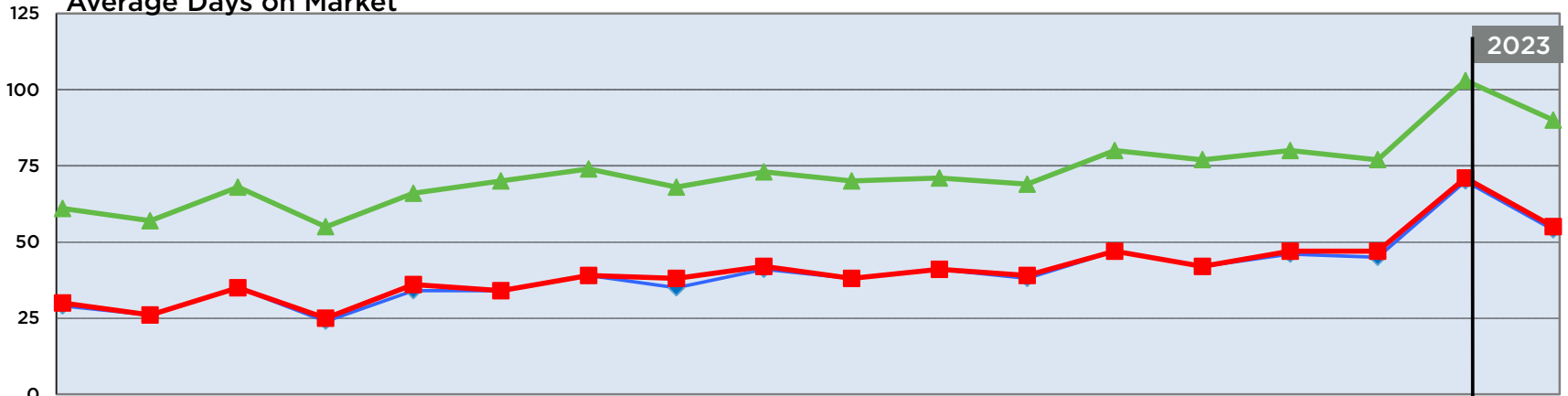
**Percentage of Sales**





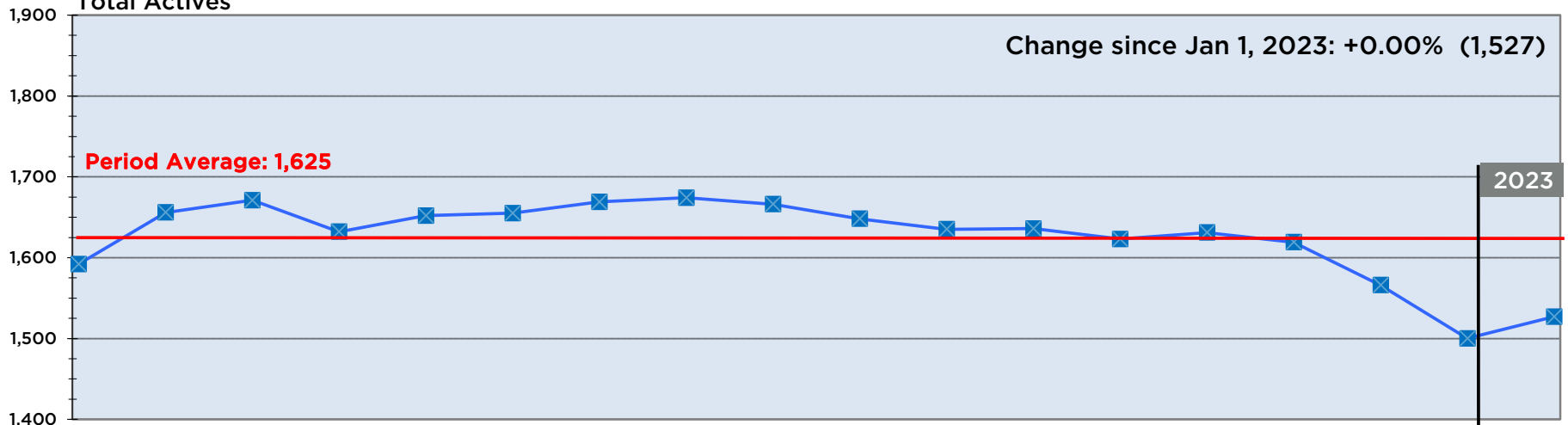
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	1/1
ListToContract	29	26	35	24	34	34	39	35	41	38	41	38	47	42	46	45	70	54
CombDaysOnMkt	30	26	35	25	36	34	39	38	42	38	41	39	47	42	47	47	71	55
ListToClose	61	57	68	55	66	70	74	68	73	70	71	69	80	77	80	77	103	90

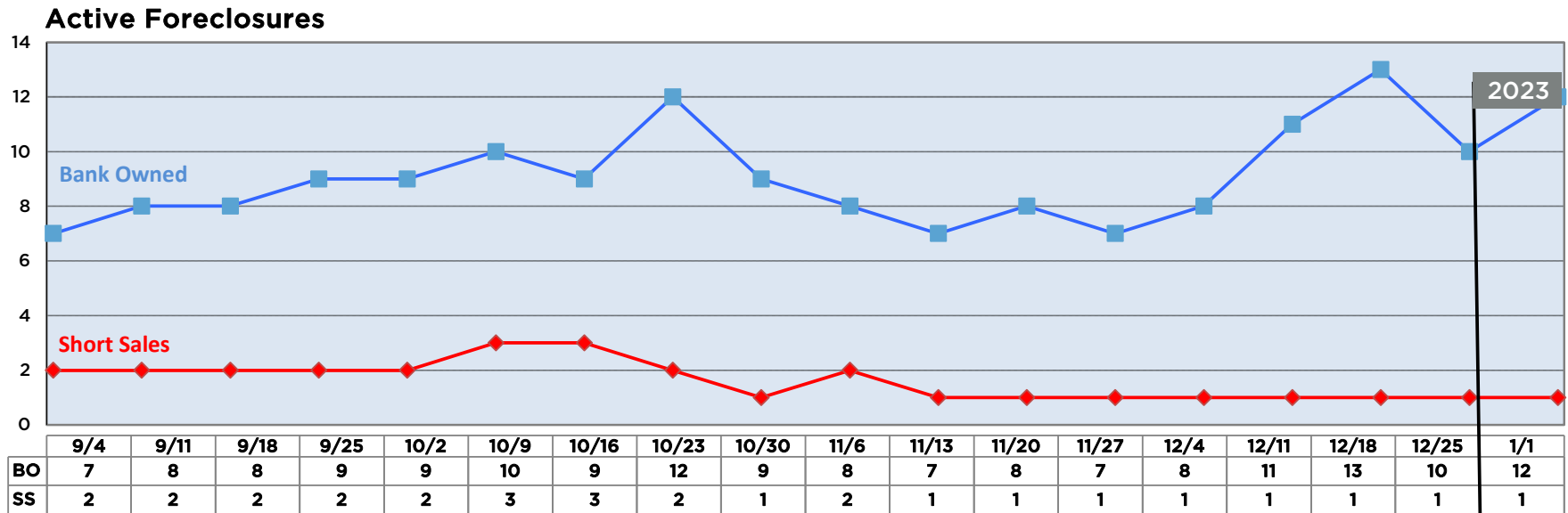
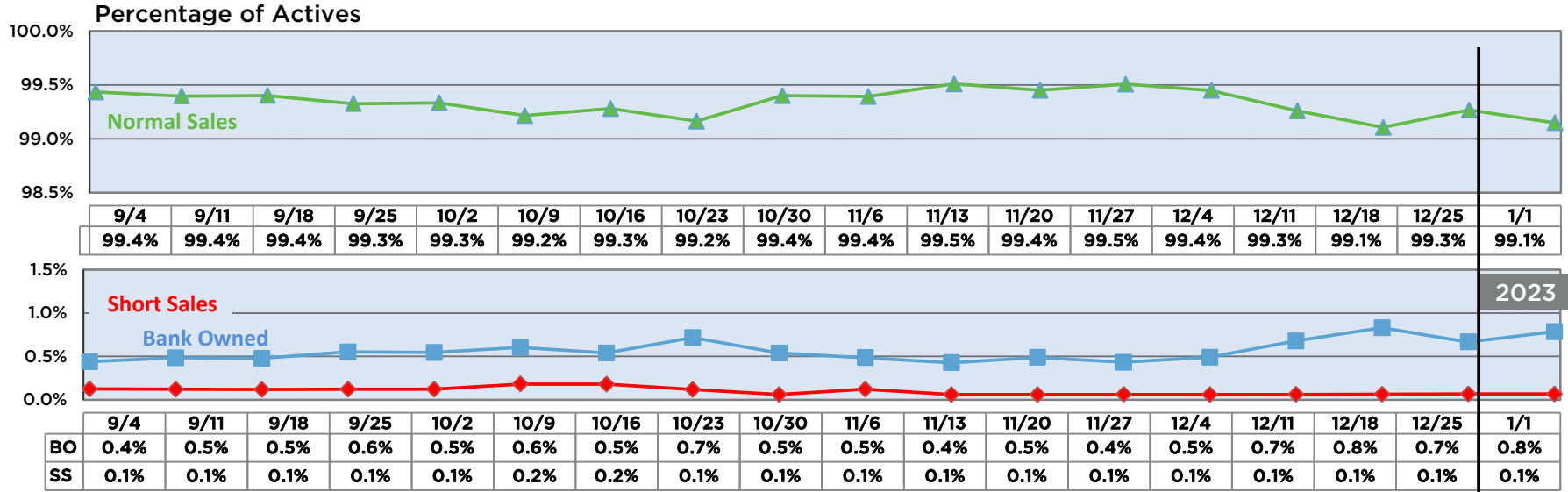
**Total Actives**



	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	1/1
Total Actives	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	1,527



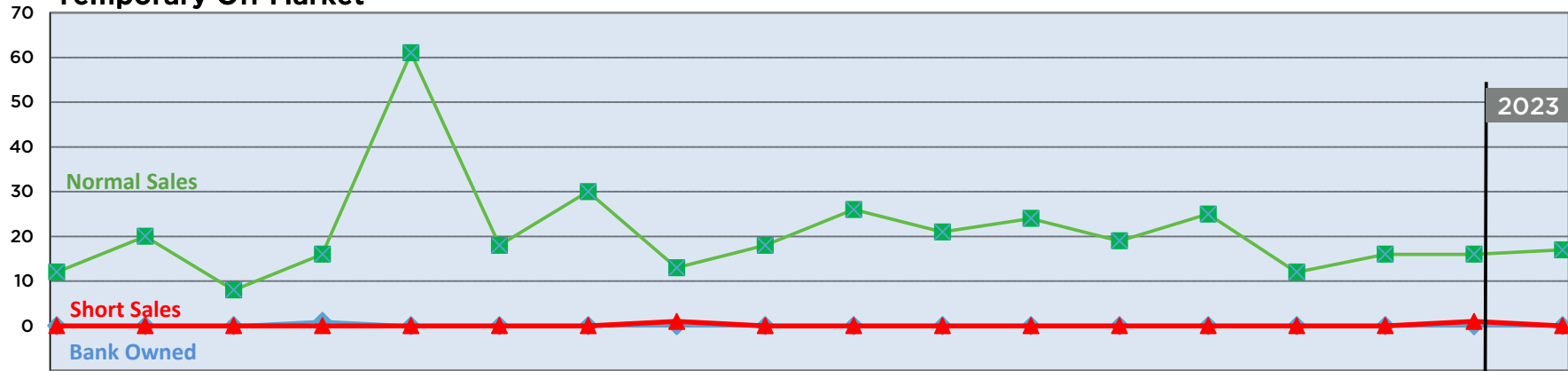
**Condos, Townhomes, Villas**





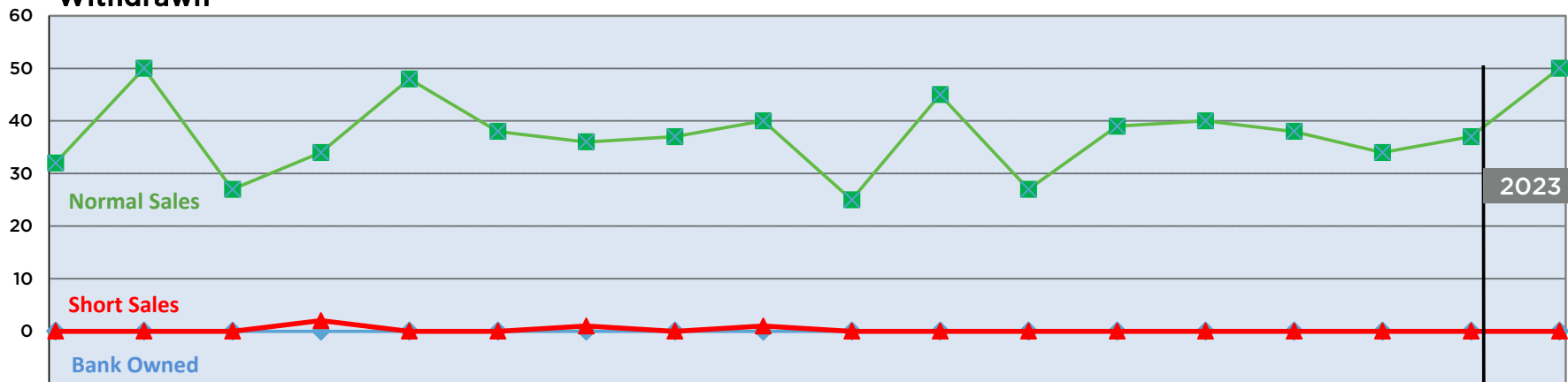
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	1/1
Norm	12	20	8	16	61	18	30	13	18	26	21	24	19	25	12	16	16	17
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0

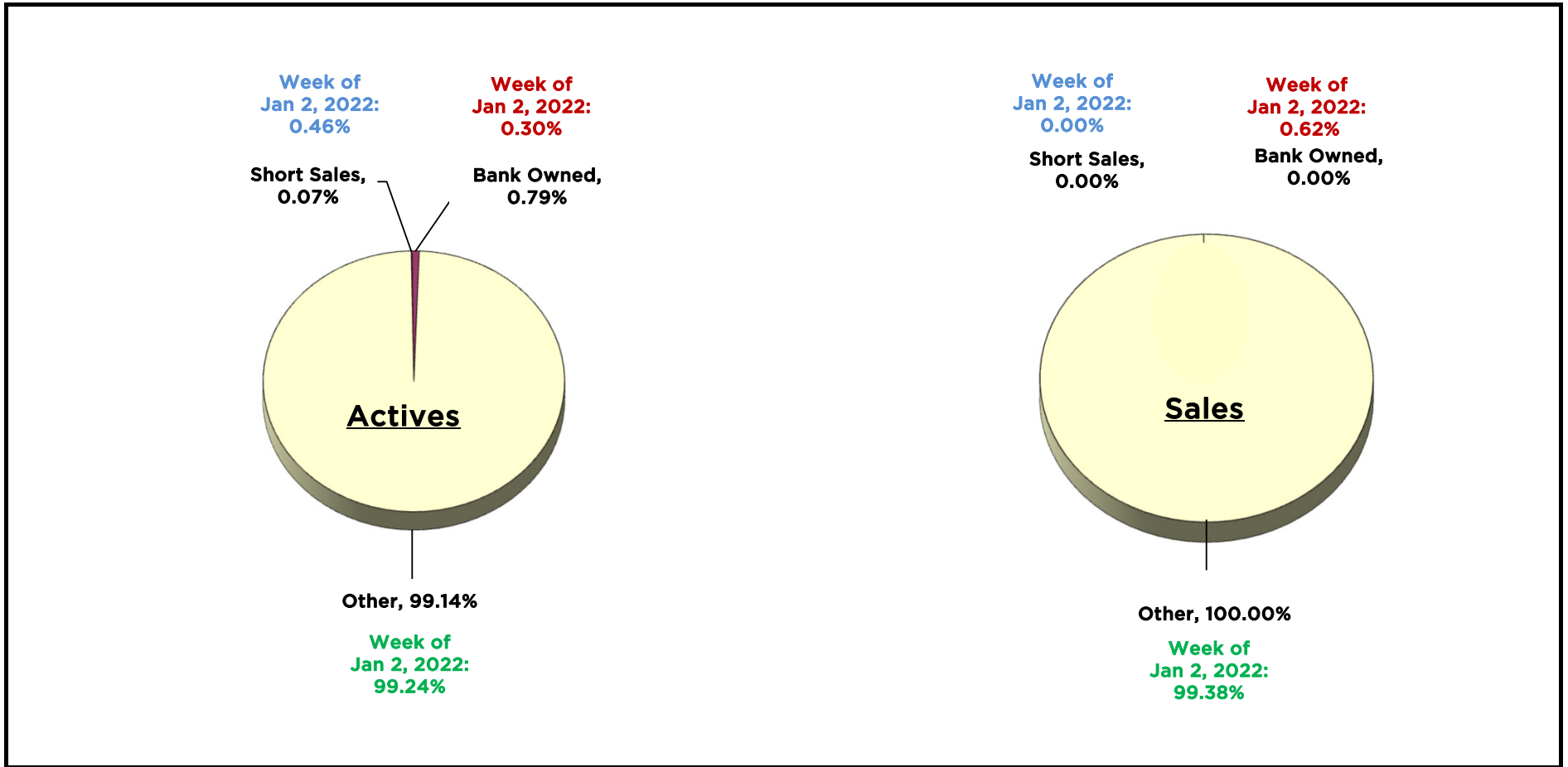
**Withdrawn**



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



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
01/01/2023 - 01/07/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 28 Condos, Villas, or Townhomes available for the Median Price of \$250,000 (± \$500)**

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>6</b>	<b>\$249,900</b>	<b>2.3</b>	<b>2.0</b>	<b>1,262</b>	<b>\$197.99</b>
Altamonte Springs (East)	32701	1	\$249,999	2.0	2.0	1,341	\$186.43
Altamonte Springs / Forest City	32714	2	\$249,900	2.0	2.0	1,233	\$202.76
Maitland / Eatonville	32751	1	\$249,800	3.0	2.0	1,612	\$154.96
Oviedo	32765	2	\$249,900	2.5	2.0	1,078	\$231.93
<b>Orange County</b>		<b>17</b>	<b>\$249,935</b>	<b>2.4</b>	<b>1.6</b>	<b>1,075</b>	<b>\$232.56</b>
Azalea Park	32807	1	\$249,999	2.0	2.0	1,316	\$189.97
Lockhart	32810	1	\$249,900	2.0	2.0	1,064	\$234.87
Orlo Vista	32811	3	\$249,833	2.7	2.0	1,246	\$200.51
Ventura	32822	5	\$249,960	2.2	1.0	861	\$290.25
Metro West / Orlo Vista	32835	5	\$249,940	2.8	2.0	1,219	\$205.00
Dr Phillips / Bay Vista	32836	1	\$250,000	1.0	1.0	547	\$457.04
Winter Garden / Oakland	34787	1	\$250,000	2.0	2.0	1,203	\$207.81
<b>Osceola County</b>		<b>4</b>	<b>\$249,963</b>	<b>3.0</b>	<b>2.0</b>	<b>1,328</b>	<b>\$188.19</b>
Davenport	33896	1	\$249,950	3.0	2.0	1,244	\$200.92
Kissimmee (Central)	34741	1	\$249,900	3.0	2.0	1,495	\$167.16
Kissimmee (West) / Pleasant Hill	34746	2	\$250,000	3.0	2.0	1,287	\$194.25
<b>Lake County</b>		<b>1</b>	<b>\$250,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,163</b>	<b>\$214.96</b>
Mount Dora	32757	1	\$250,000	2.0	2.0	1,163	\$214.96