



Monday Morning Quarterback Summary

Week of January 08, 2023 - January 14, 2023

Single-family existing homes

- Sales of single-family homes increased to 267 during the week of Jan 08, from 214 the week prior
- The median price of single family homes increased to \$395,000, a change of 3.0%
- The number of single-family home foreclosure transactions increased to 2 last week, from 1 the week of Jan 01
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 78, and now sits at 4,576

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 95 during the week of Jan 08, from 69 the week prior
- The median price of condos, townhomes, and villas remains constant at \$250,000
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 0 the week of Jan 01
- The number of condo, townhome and villa short-sale transactions 12
- Condo inventory increased by 30, and now sits at 1,557

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

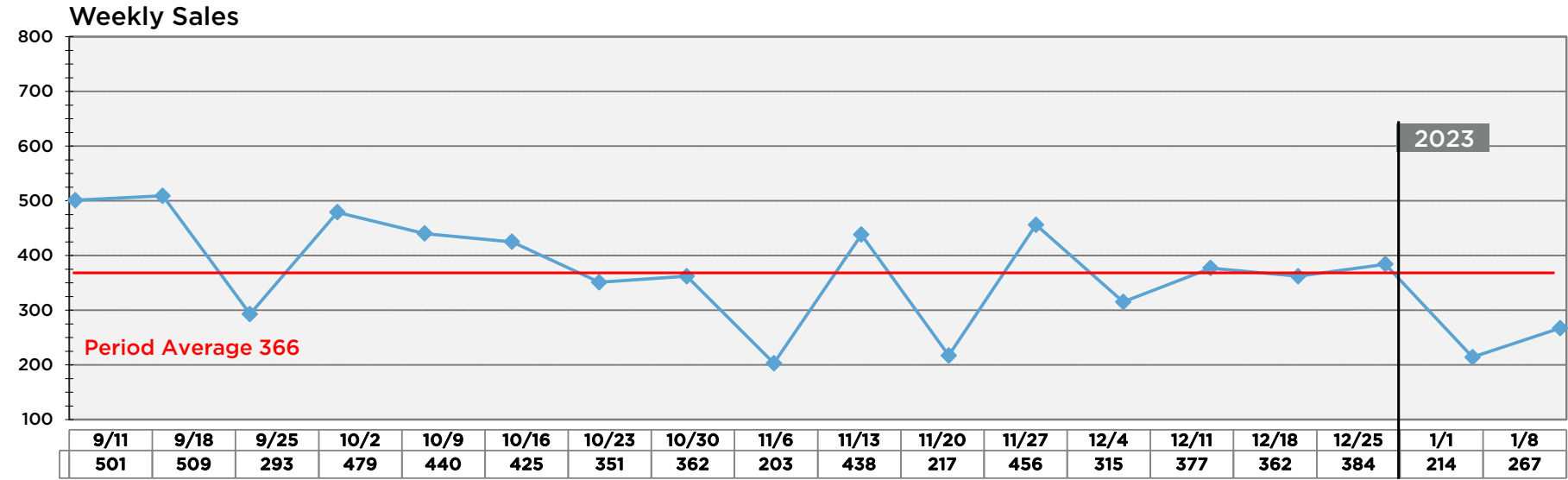
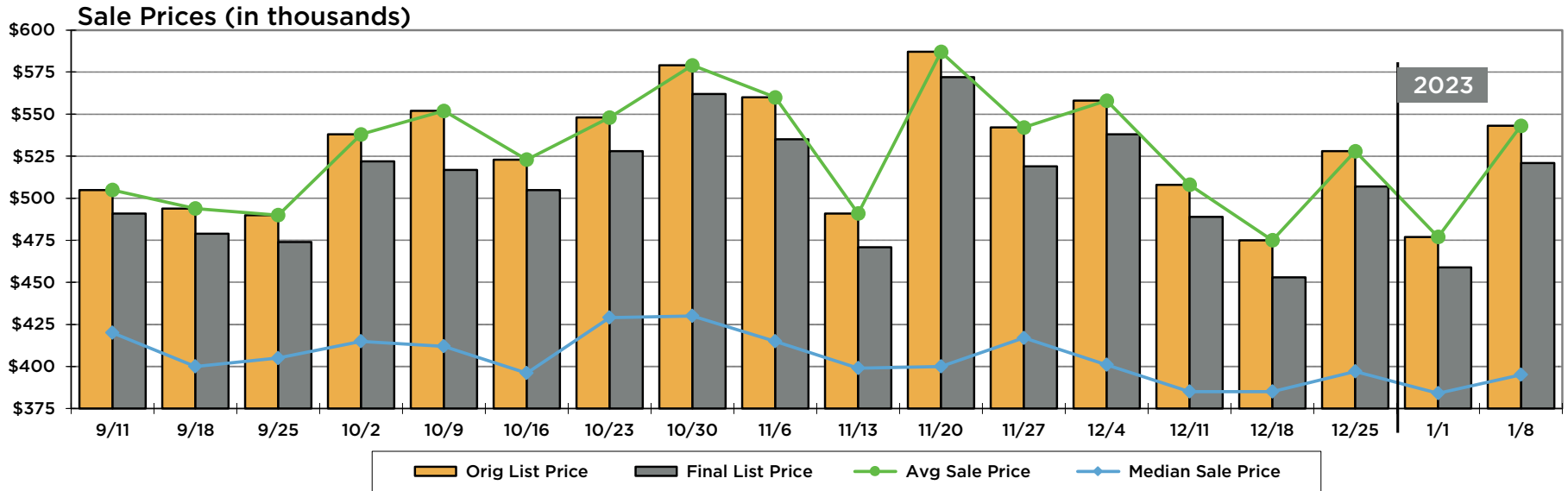
Monday Morning Quarterback
01/08/2023 - 01/14/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	267	45	31	60	61	57	13
Bank Owned	2	1	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	265	44	31	59	61	57	13
Active Listings	4,576	288	333	1,055	987	1,474	439
Bank Owned	28	9	0	6	9	4	0
Short Sales	9	2	1	4	2	0	0
Other	4,539	277	332	1,045	976	1,470	439
Months of Inventory	3.96	1.48	2.48	4.06	3.73	5.97	7.79
<u>List Price</u>							
Average Original List Price	\$543,377	\$215,567	\$309,394	\$374,287	\$477,261	\$681,297	\$2,721,999
Average Final List Price	\$521,226	\$203,982	\$288,969	\$358,988	\$460,639	\$656,733	\$2,612,152
<u>Sale Price</u>							
Average Price	\$496,843	\$195,344	\$273,684	\$349,133	\$447,273	\$640,890	\$2,355,385
Median Price	\$395,000	\$211,000	\$280,000	\$353,000	\$443,000	\$600,000	\$1,425,000
<u>Price Differences</u>							
<i>Original</i> to <i>Final</i> List Price	-\$22,151	-\$11,585	-\$20,425	-\$15,299	-\$16,622	-\$24,564	-\$109,847
<i>Original</i> List to <i>Sale</i> Price - \$	-\$46,534	-\$20,223	-\$35,710	-\$25,154	-\$29,988	-\$40,407	-\$366,614
<i>Final</i> List to <i>Sale</i> Price - \$	-\$24,383	-\$8,638	-\$15,285	-\$9,855	-\$13,366	-\$15,843	-\$256,767
<i>Original</i> List to <i>Sale</i> Price - %	91.44%	90.62%	88.46%	93.28%	93.72%	94.07%	86.53%
<i>Final</i> List to <i>Sale</i> Price - %	95.32%	95.77%	94.71%	97.25%	97.10%	97.59%	90.17%
<u>Days on the Market</u>							
Avg Days Listing to Contract	58	32	58	71	64	55	76
Combined Avg Days to Contract	63	33	60	79	66	66	76
Avg Days Listing to Closing	93	62	95	105	103	89	115
Avg Days Contract to Close	34	29	36	33	38	33	38
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	4	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,027	1,179	1,415	1,663	2,140	2,790	4,235



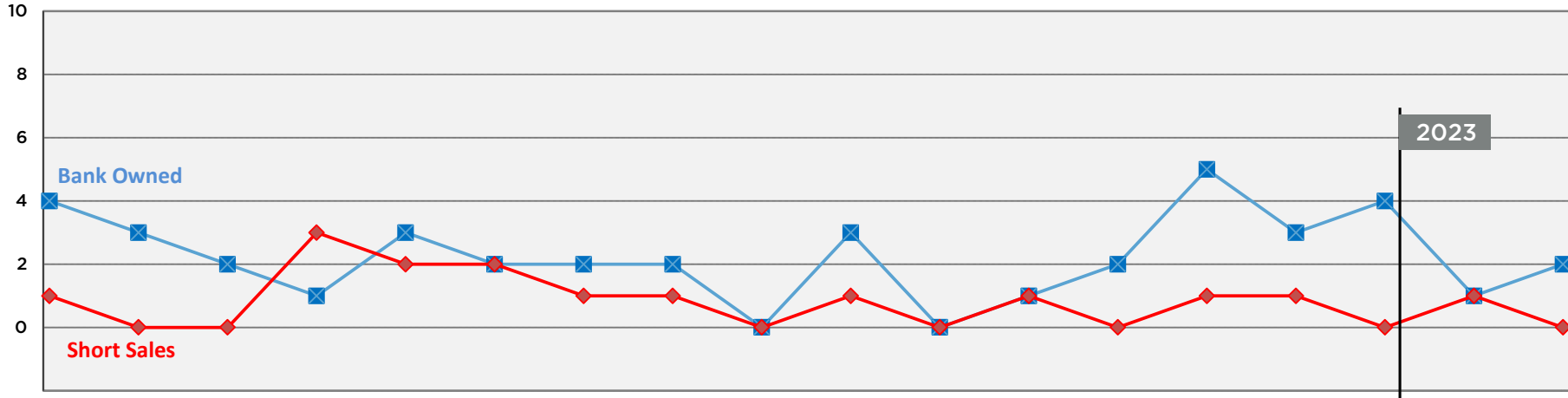
Single Family Homes





Single Family Homes

Foreclosure Sales

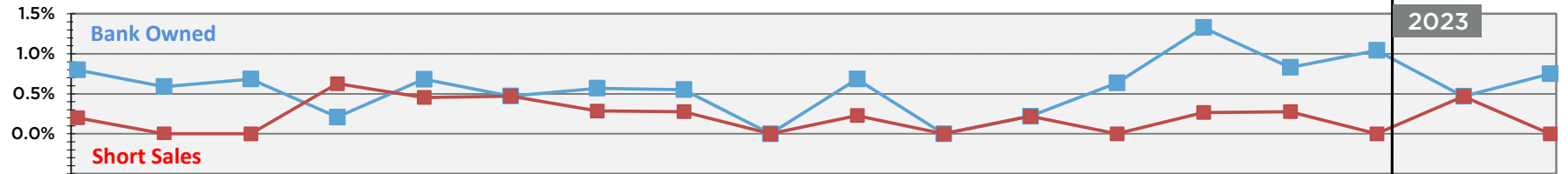


	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8
BO	4	3	2	1	3	2	2	2	0	3	0	1	2	5	3	4	1	2
SS	1	0	0	3	2	2	1	1	0	1	0	1	0	1	1	0	1	0

Percentage of Sales

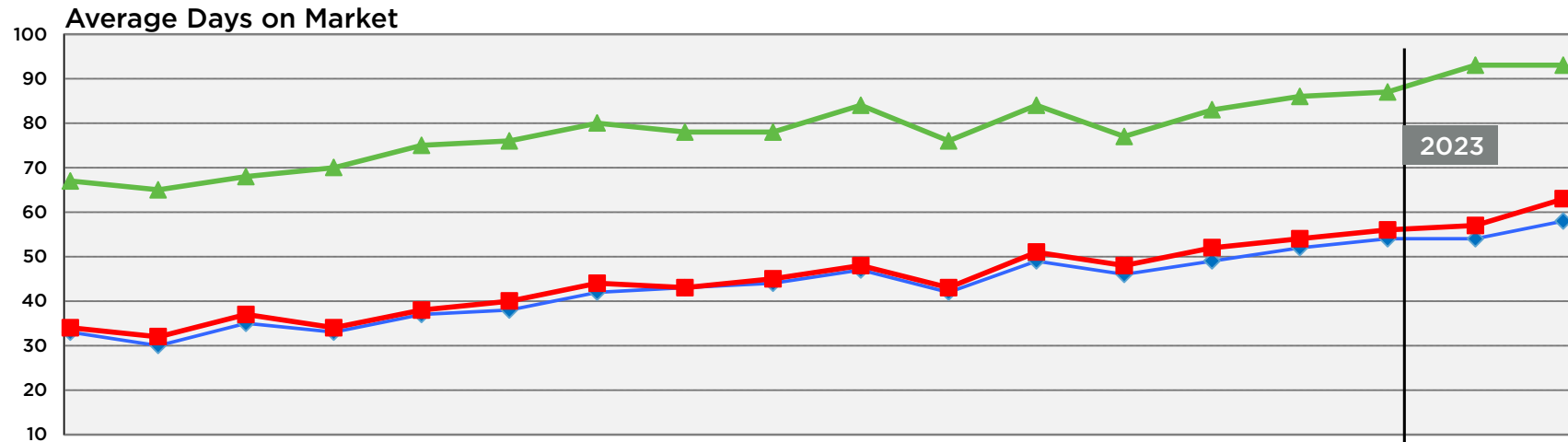


	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8
Normal Sales	99.0%	99.4%	99.3%	99.2%	98.9%	99.1%	99.1%	99.2%	100.0%	99.1%	100.0%	99.6%	99.4%	98.4%	98.9%	99.0%	99.1%	99.3%

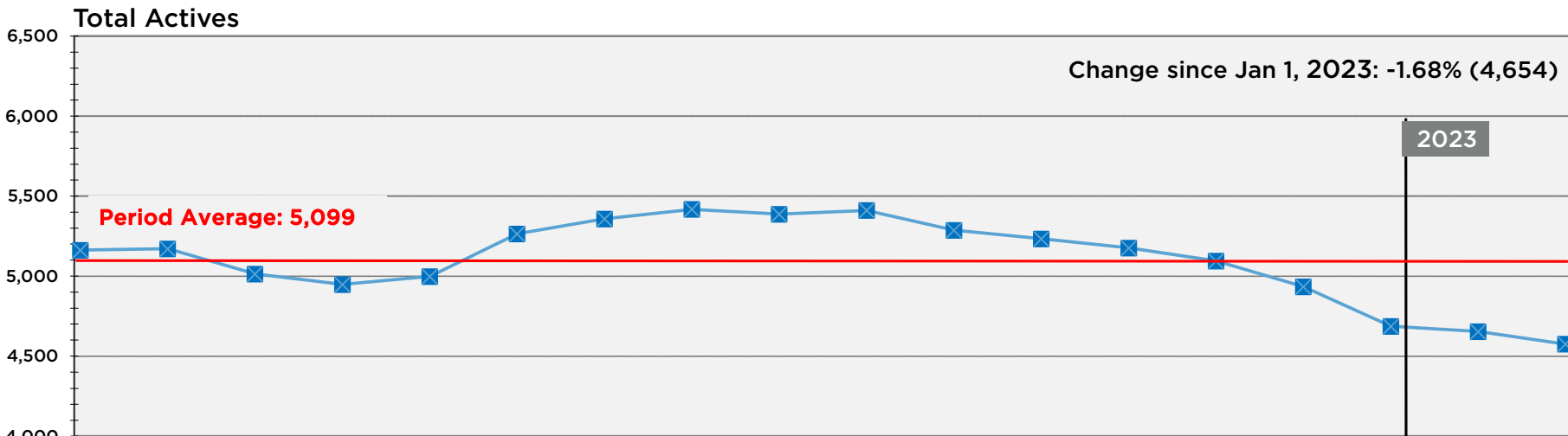


	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8
BO	0.8%	0.6%	0.7%	0.2%	0.7%	0.5%	0.6%	0.6%	0.0%	0.7%	0.0%	0.2%	0.6%	1.3%	0.8%	1.0%	0.5%	0.7%
SS	0.2%	0.0%	0.0%	0.6%	0.5%	0.5%	0.3%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.3%	0.3%	0.0%	0.5%	0.0%

Single Family Homes



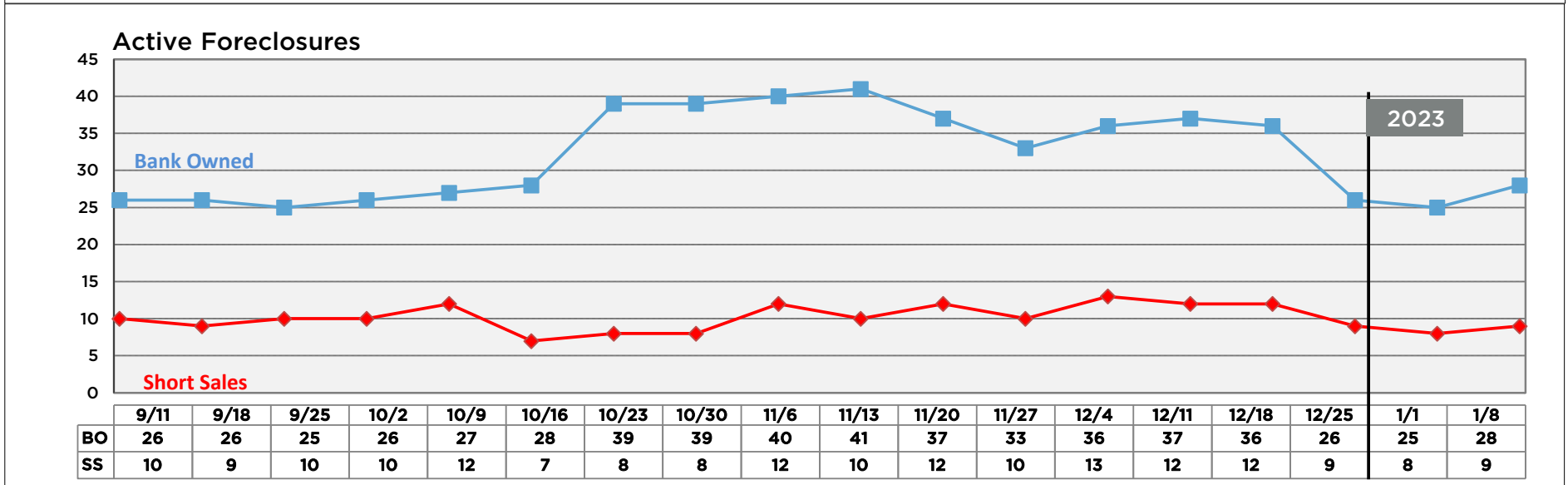
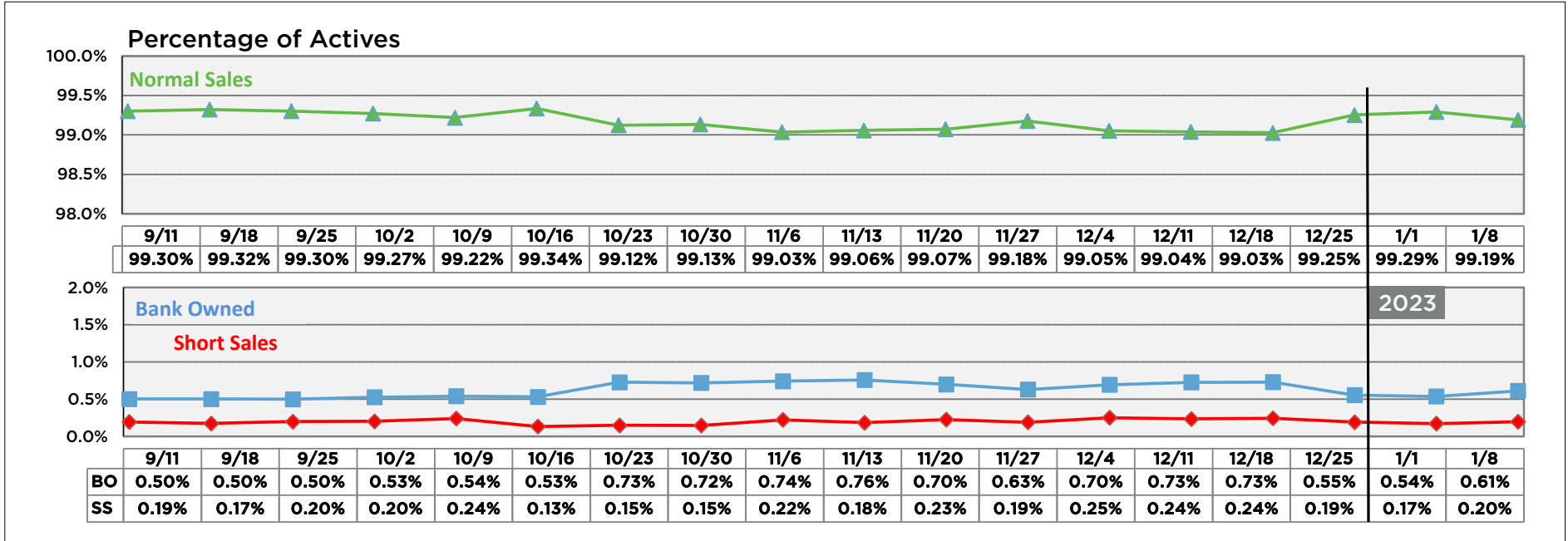
ListToContract	33	30	35	33	37	38	42	43	44	47	42	49	46	49	52	54	54	58
CombDaysOnMkt	34	32	37	34	38	40	44	43	45	48	43	51	48	52	54	56	57	63
ListToClose	67	65	68	70	75	76	80	78	78	84	76	84	77	83	86	87	93	93



	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	1/8
Total Actives	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	4,576



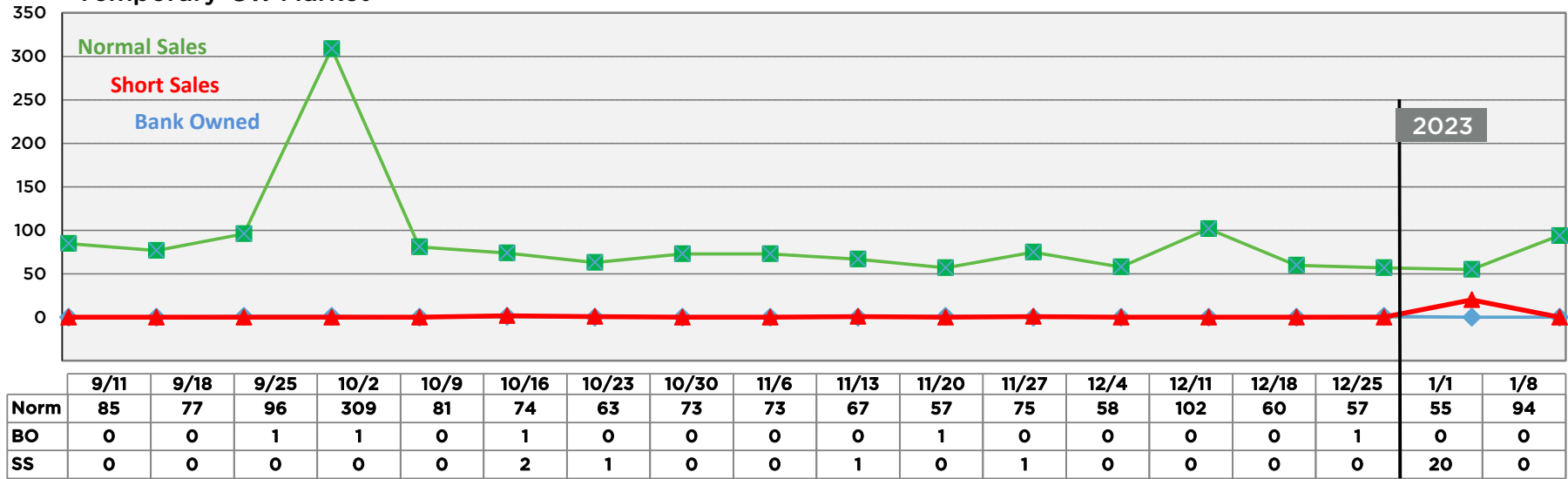
Single Family Homes



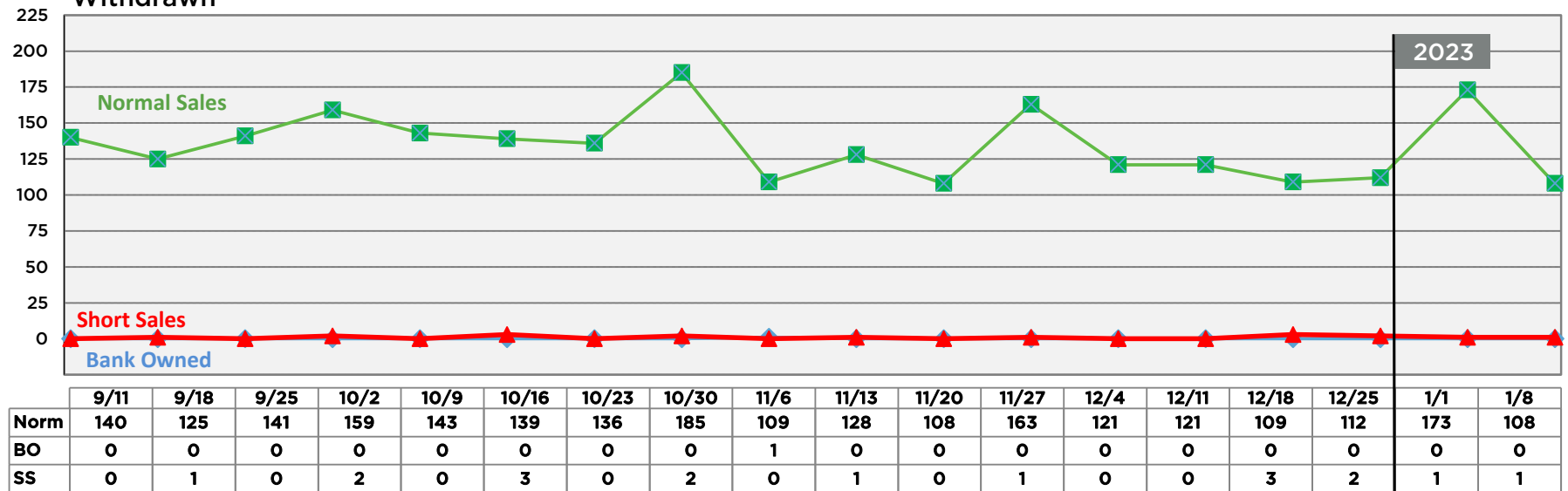


Single Family Homes

Temporary Off Market

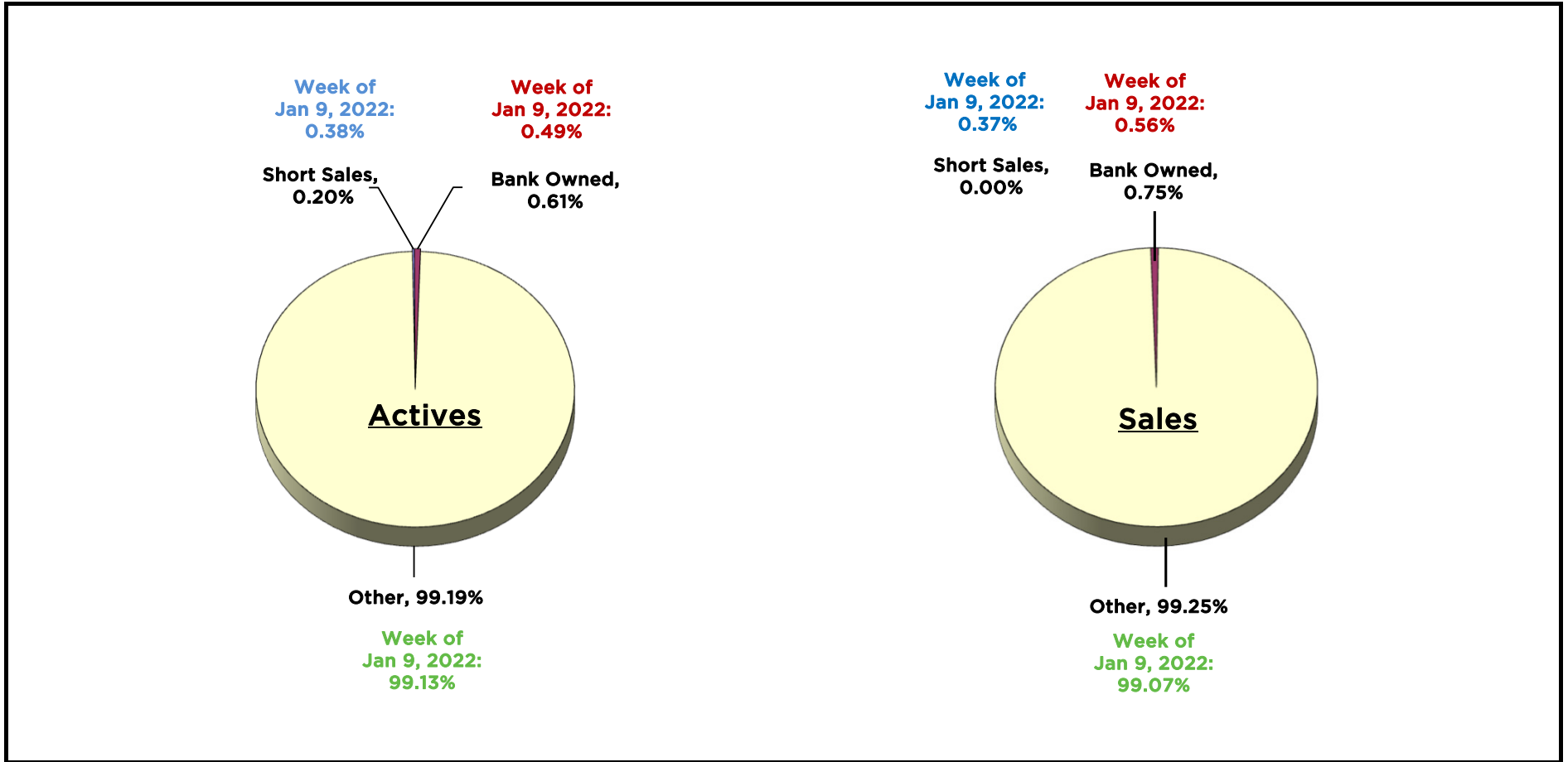


Withdrawn





Single Family Homes



Monday Morning Quarterback
01/08/2023 - 01/14/2023
Lake, Orange, Osceola & Seminole Counties

There are 24 Single Family Homes available for the Median Price of \$395,000 (± \$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	\$395,000	3.5	2.0	1,685	\$234.49
Casselberry	32707	2	\$395,000	3.5	2.0	1,685	\$234.49
Orange County		5	\$395,000	3.2	2.0	1,705	\$231.67
Lockhart	32810	1	\$395,000	3.0	2.0	1,874	\$210.78
Union Park	32817	1	\$395,000	3.0	2.0	1,686	\$234.28
Ventura	32822	1	\$395,000	3.0	2.0	1,651	\$239.25
Rio Pinar / Union Park	32825	1	\$395,000	3.0	2.0	1,764	\$223.92
Hunters Creek	32837	1	\$395,000	4.0	2.0	1,550	\$254.84
Osceola County		8	\$395,000	3.3	2.0	1,730	\$228.29
Kissimmee (Central)	34741	2	\$395,000	3.0	2.0	1,798	\$219.69
Kissimmee / Buena Ventura Lakes	34743	1	\$395,000	4.0	2.0	1,830	\$215.85
Kissimmee (West) / Pleasant Hill	34746	3	\$395,000	3.0	2.0	1,522	\$259.53
Kissimmee / Poinciana	34758	1	\$395,000	4.0	2.0	2,200	\$179.55
St Cloud	34769	1	\$395,000	3.0	2.0	1,650	\$239.39
Lake County		9	\$394,989	3.3	2.2	1,934	\$204.19
Lady Lake / The Villages	32159	1	\$395,000	3.0	2.0	1,616	\$244.43
Eustis (West)	32726	1	\$395,000	3.0	2.0	2,239	\$176.42
Tavares / Mt Plymouth	32778	1	\$395,000	4.0	2.0	2,547	\$155.08
Clermont (Central)	34711	1	\$395,000	2.0	2.0	1,786	\$221.16
Clermont (South)	34714	2	\$395,000	4.0	2.5	1,604	\$246.34
Minneola	34715	1	\$395,000	4.0	2.0	1,778	\$222.16
Leesburg (West)	34748	1	\$395,000	3.0	3.0	2,512	\$157.25
Okahumpka	34762	1	\$394,900	3.0	2.0	1,725	\$228.93

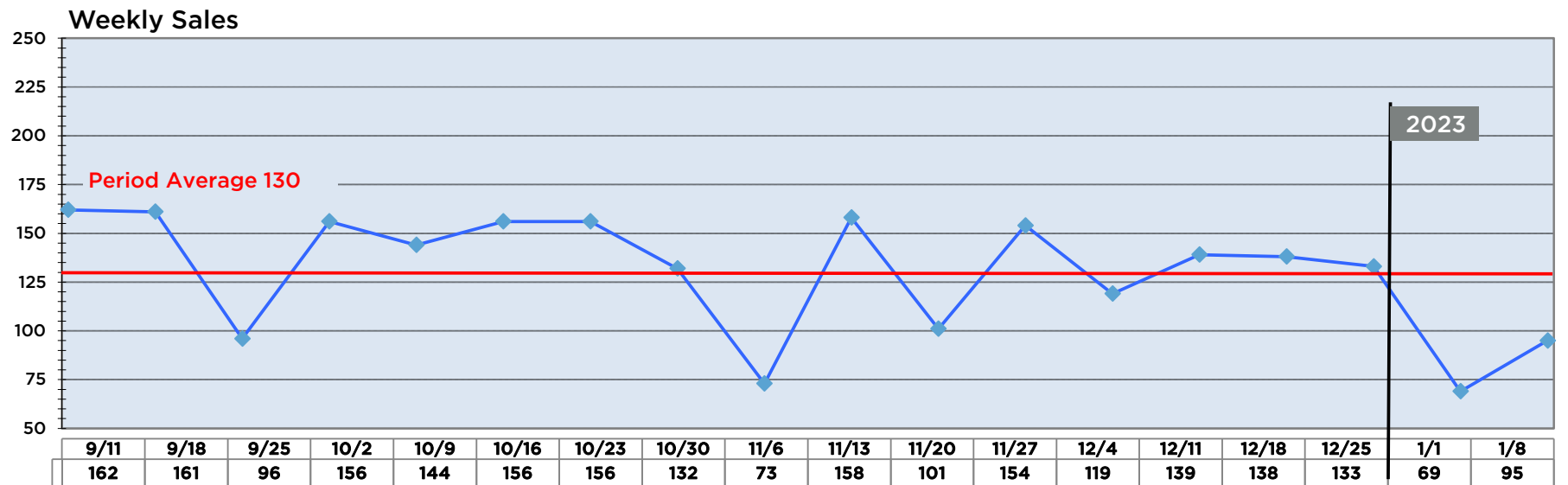
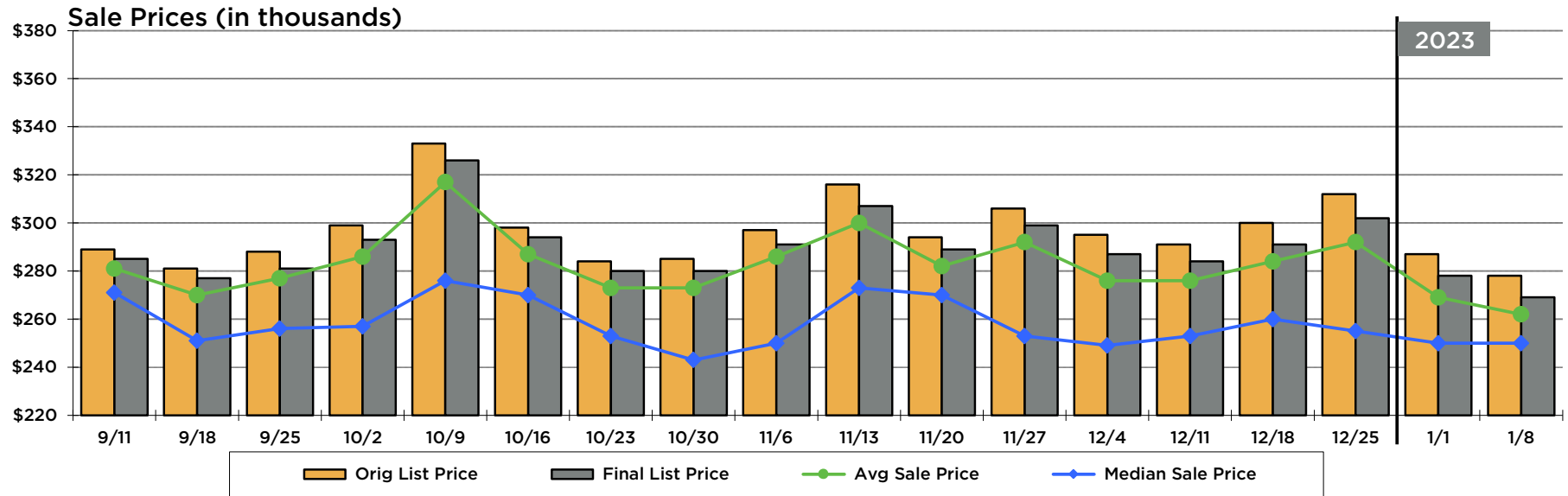
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	95	46	16	23	8	2	0
Bank Owned	3	2	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	92	44	16	22	8	2	0
Active Listings	1,557	494	244	420	210	182	7
Bank Owned	11	8	3	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,545	485	241	420	210	182	7
Months of Inventory	3.78	2.48	3.52	4.21	6.06	21.00	0.00
<u>List Price</u>							
Average Original List Price	\$277,853	\$189,091	\$283,931	\$359,963	\$456,475	\$612,000	\$0
Average Final List Price	\$269,334	\$181,599	\$275,537	\$347,339	\$451,475	\$612,000	\$0
<u>Sale Price</u>							
Average Price	\$261,672	\$173,849	\$269,025	\$339,235	\$443,125	\$605,000	\$0
Median Price	\$250,000	\$177,500	\$265,000	\$330,000	\$435,000	\$605,000	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$8,519	-\$7,492	-\$8,394	-\$12,624	-\$5,000	\$0	\$0
Original List to Sale Price - \$	-\$16,181	-\$15,242	-\$14,906	-\$20,728	-\$13,350	-\$7,000	\$0
Final List to Sale Price - \$	-\$7,662	-\$7,750	-\$6,512	-\$8,104	-\$8,350	-\$7,000	\$0
Original List to Sale Price - %	94.18%	91.94%	94.75%	94.24%	97.08%	98.86%	0.00%
Final List to Sale Price - %	97.16%	95.73%	97.64%	97.67%	98.15%	98.86%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	51	51	66	55	24	10	0
Combined Avg Days to Contract	53	52	66	60	24	10	0
Avg Days Listing to Closing	82	81	97	84	69	39	0
Avg Days Contract to Close	33	34	31	28	44	28	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,314	1,016	1,400	1,656	1,684	2,056	0

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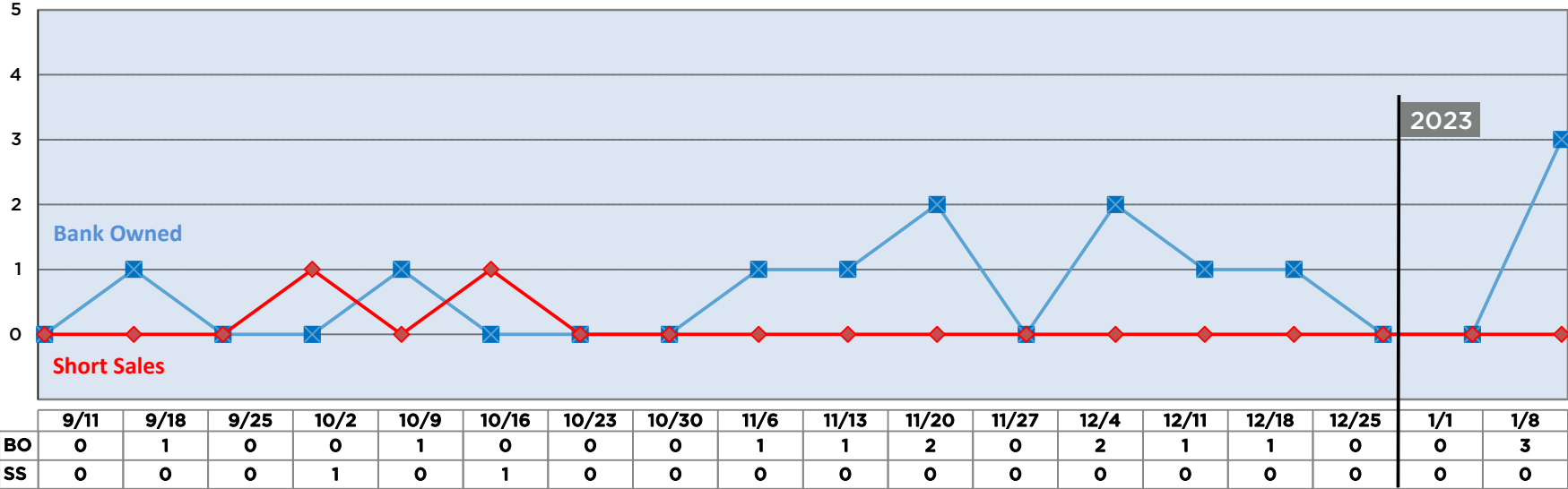
Condos, Townhomes, Villas



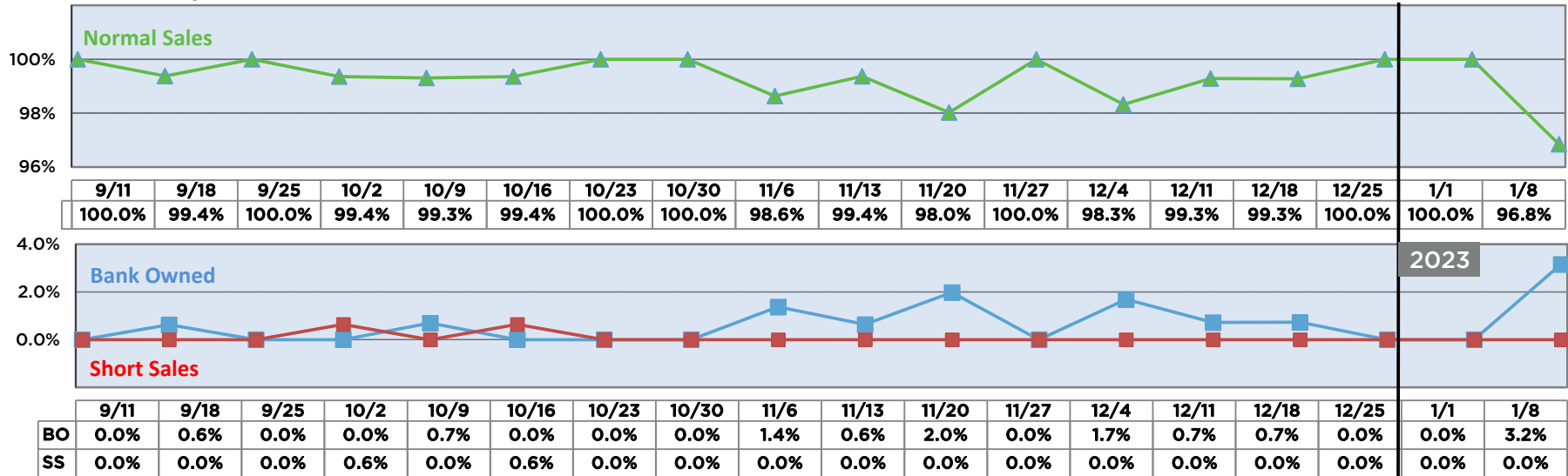


Condos, Townhomes, Villas

Foreclosure Sales



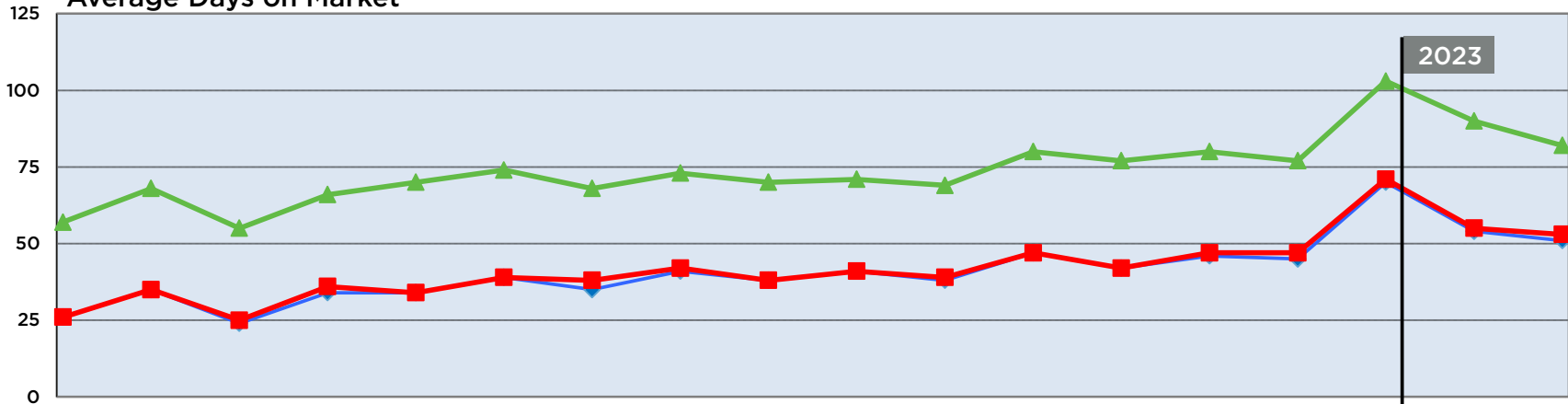
Percentage of Sales





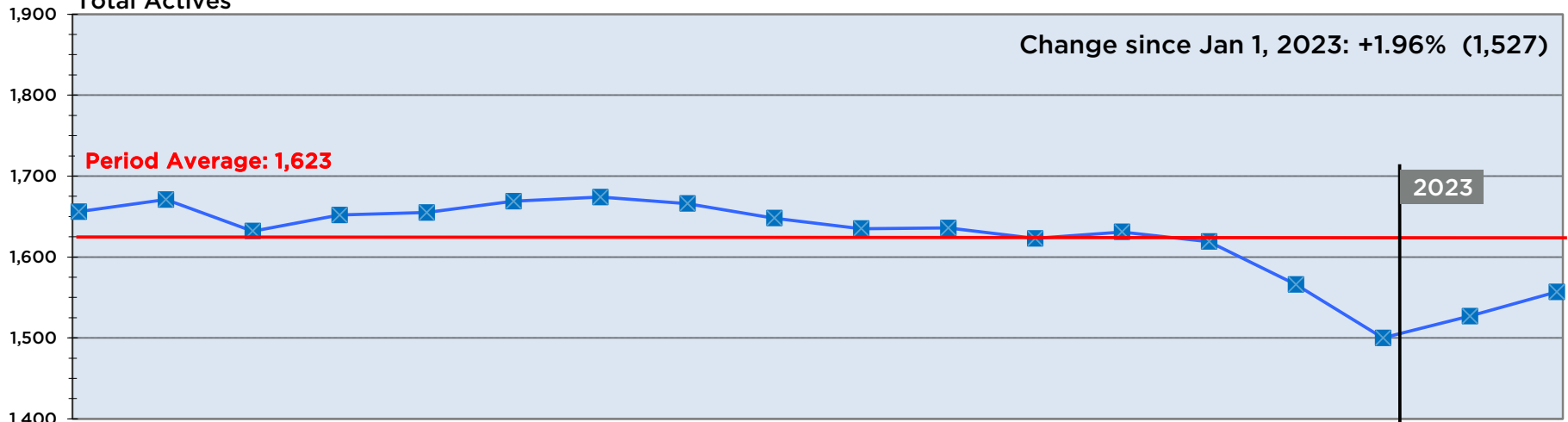
Condos, Townhomes, Villas

Average Days on Market



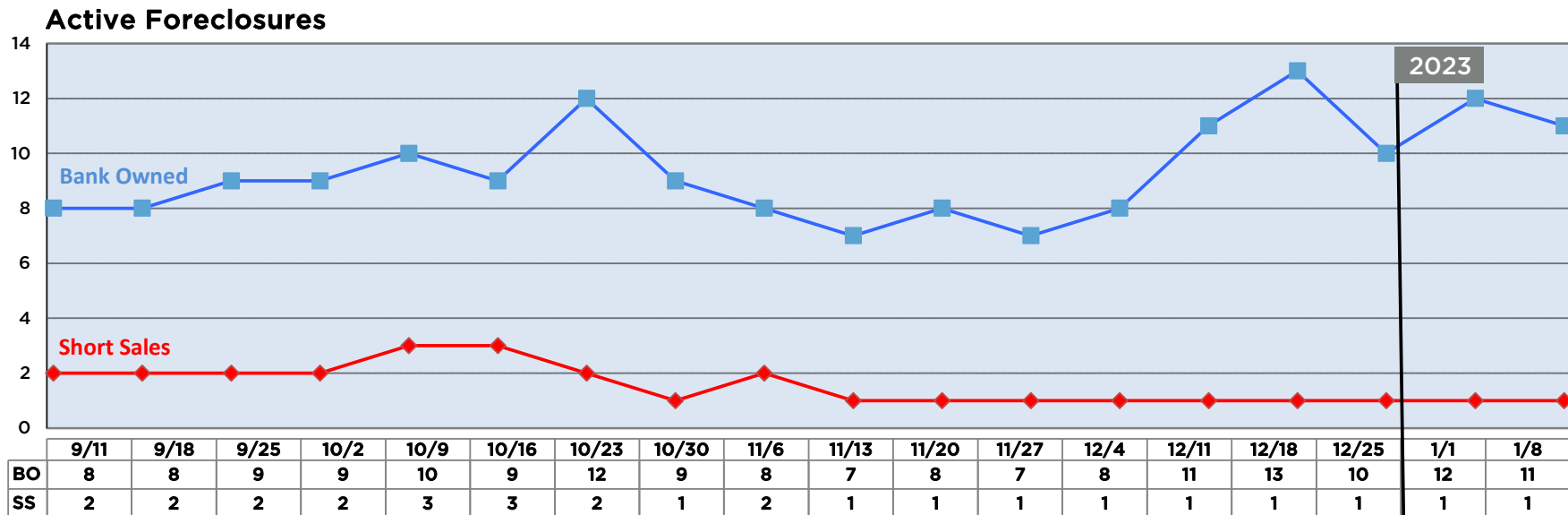
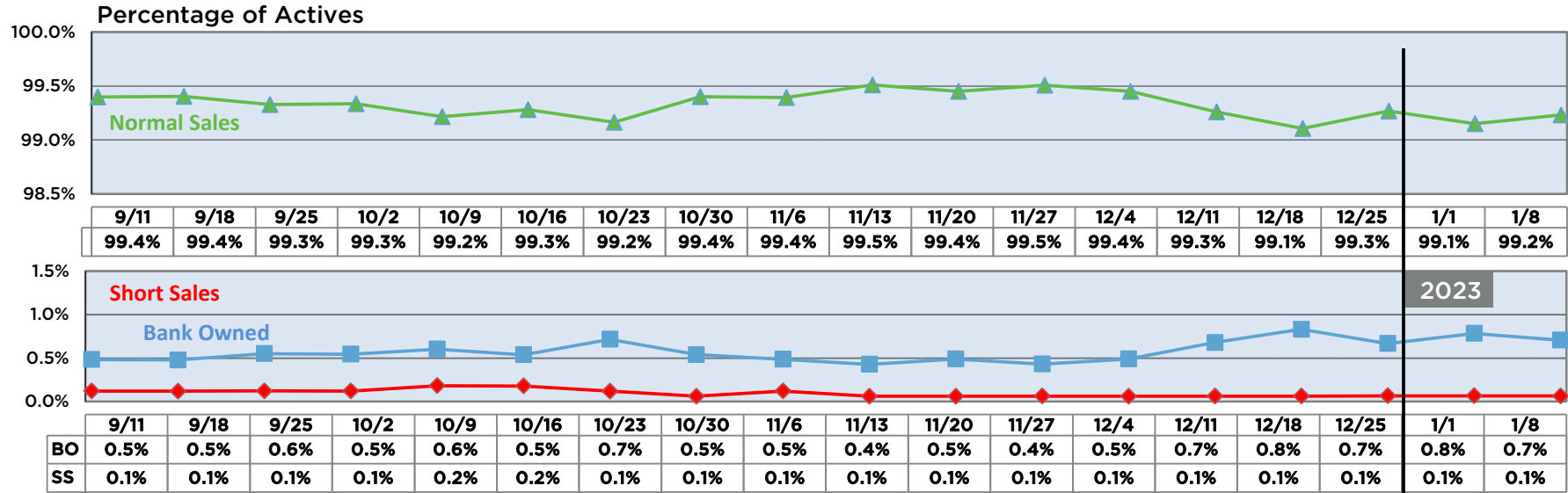
	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8
ListToContract	26	35	24	34	34	39	35	41	38	41	38	47	42	46	45	70	54	51
CombDaysOnMkt	26	35	25	36	34	39	38	42	38	41	39	47	42	47	47	71	55	53
ListToClose	57	68	55	66	70	74	68	73	70	71	69	80	77	80	77	103	90	82

Total Actives



	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	1/8
Total Actives	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	1,557

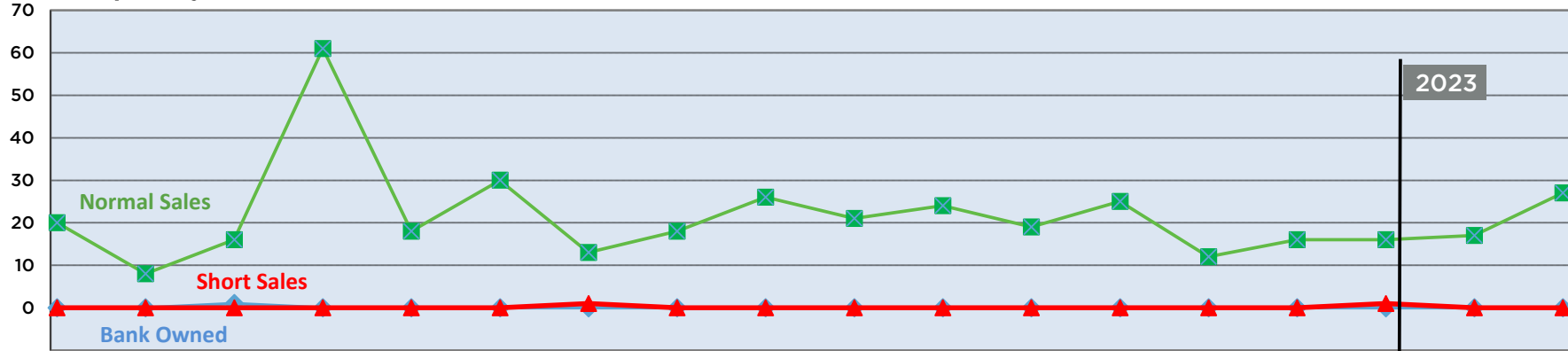
Condos, Townhomes, Villas





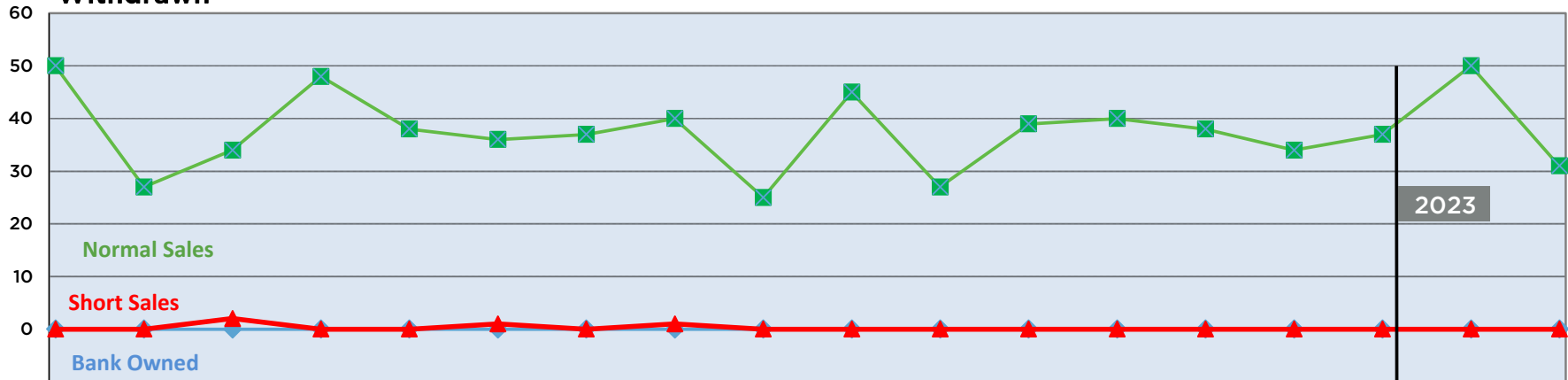
Condos, Townhomes, Villas

Temporary Off Market



Norm	20	8	16	61	18	30	13	18	26	21	24	19	25	12	16	16	17	27
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0

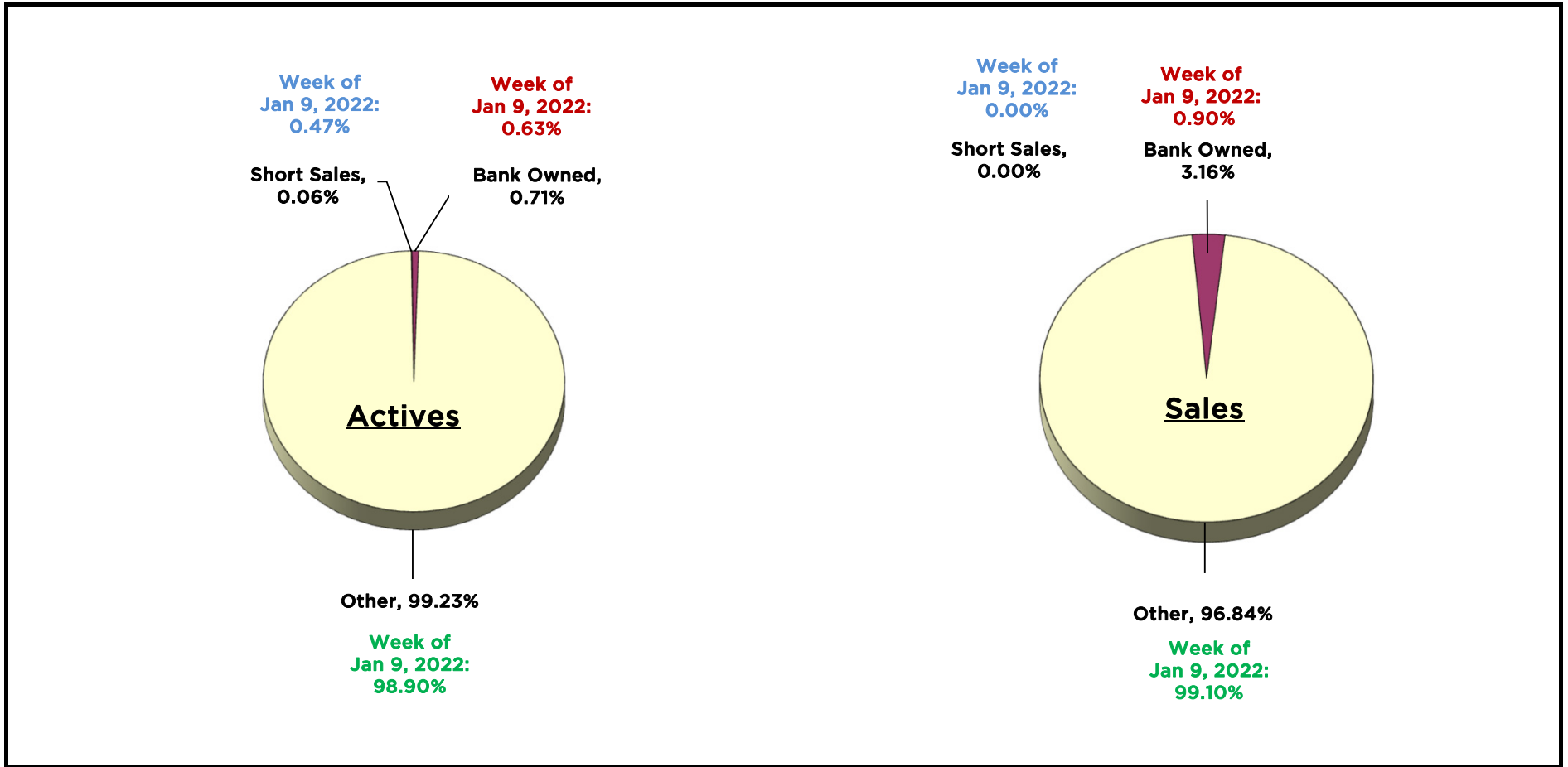
Withdrawn



Norm	50	27	34	48	38	36	37	40	25	45	27	39	40	38	34	37	50	31
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	2	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



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Lake, Orange, Osceola & Seminole Counties

There are 27 Condos, Villas, or Townhomes available for the Median Price of \$250,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$249,900	2.2	2.0	1,279	\$195.45
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	1	\$249,900	2.0	2.0	975	\$256.31
Orange County		17	\$249,900	2.4	1.6	1,091	\$229.15
Apopka / Hunt Club	32703	1	\$249,900	3.0	2.0	1,163	\$214.88
Azalea Park	32807	1	\$249,999	2.0	2.0	1,316	\$189.97
Orlo Vista	32811	2	\$249,750	3.0	2.0	1,300	\$192.19
Ventura	32822	5	\$249,960	2.2	1.0	861	\$290.25
Research Park	32826	1	\$249,500	2.0	2.0	1,278	\$195.23
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
Ocoee	34761	1	\$249,900	2.0	2.0	1,234	\$202.51
Osceola County		4	\$249,963	3.0	2.0	1,318	\$189.72
Davenport	33896	2	\$249,975	3.0	2.0	1,244	\$200.94
Kissimmee (Central)	34741	1	\$249,900	3.0	2.0	1,495	\$167.16
Kissimmee (West) / Pleasant Hill	34746	1	\$250,000	3.0	2.0	1,287	\$194.25
Lake County		1	\$250,000	3.0	2.0	971	\$257.47
Clermont (Central)	34711	1	\$250,000	3.0	2.0	971	\$257.47