



Monday Morning Quarterback Summary

Week of January 22, 2023 - January 28, 2023

Single-family existing homes

- Sales of single-family homes decreased to 241 during the week of Jan 22, from 266 the week prior
- The median price of single family homes increased to \$399,900, a change of 1.6%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 3 the week of Jan 15
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 69, and now sits at 4,485

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 85 during the week of Jan 22, from 81 the week prior
- The median price of condos, townhomes, and villas increased to \$290,000, a change of 9.4%
- 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 decreased by 33, and now sits at 1,527

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

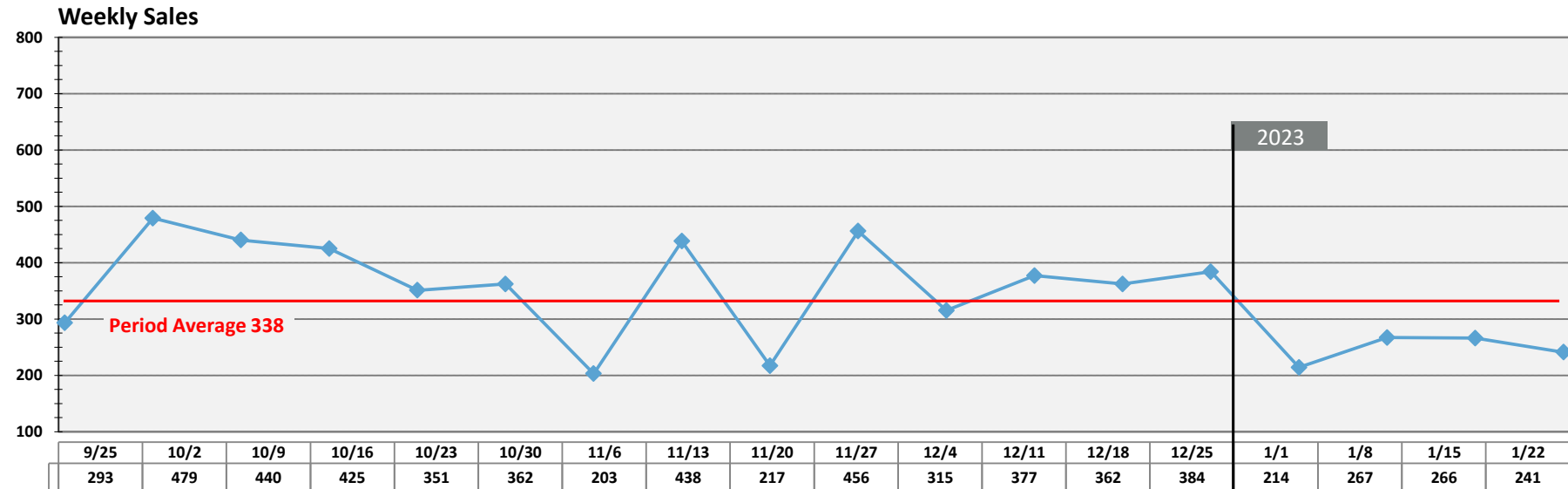
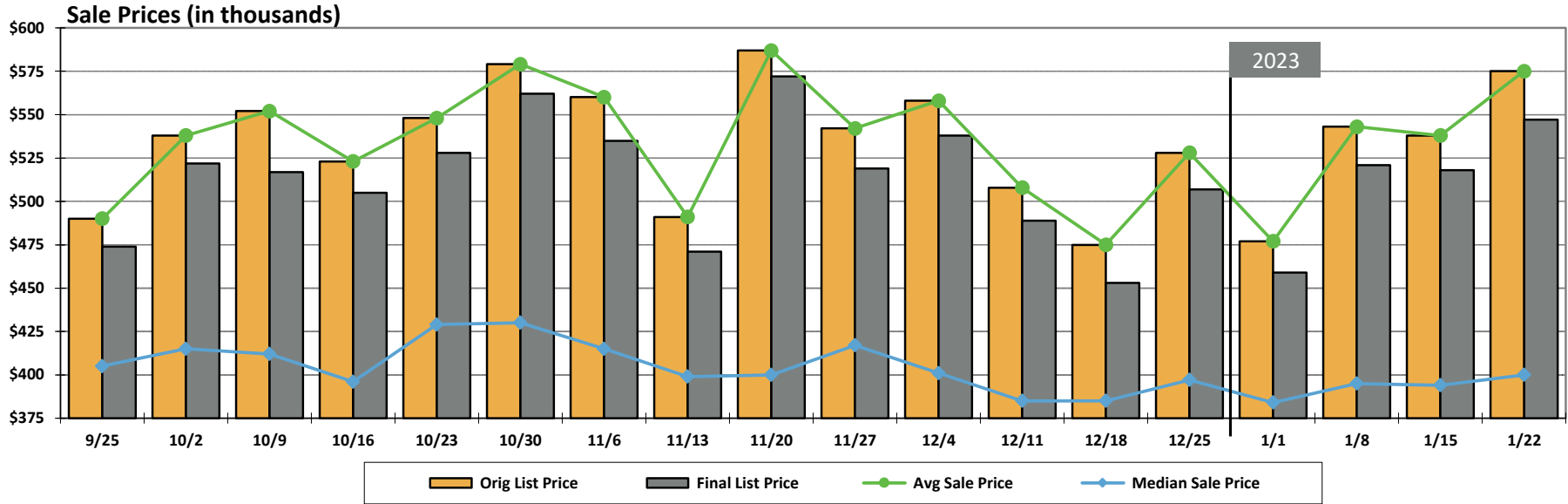
Monday Morning Quarterback
01/22/2023 - 01/28/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	241	30	28	63	49	54	17
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	238	27	28	63	49	54	17
Active Listings	4,485	300	329	1,059	922	1,449	426
Bank Owned	29	12	0	8	7	2	0
Short Sales	10	2	1	4	3	0	0
Other	4,446	286	328	1,047	912	1,447	426
Months of Inventory	4.29	2.31	2.71	3.88	4.34	6.19	5.78
<u>List Price</u>							
Average Original List Price	\$574,541	\$187,876	\$289,189	\$381,064	\$480,644	\$712,524	\$2,276,235
Average Final List Price	\$546,712	\$180,133	\$279,657	\$363,928	\$462,006	\$671,992	\$2,157,059
<u>Sale Price</u>							
Average Price	\$522,203	\$167,863	\$272,942	\$352,783	\$450,588	\$647,712	\$1,993,647
Median Price	\$399,900	\$185,000	\$273,500	\$360,000	\$450,000	\$630,500	\$1,800,000
<u>Price Differences</u>							
Original to Final List Price	-\$27,829	-\$7,743	-\$9,532	-\$17,136	-\$18,638	-\$40,532	-\$119,176
Original List to Sale Price - \$	-\$52,338	-\$20,013	-\$16,247	-\$28,281	-\$30,056	-\$64,812	-\$282,588
Final List to Sale Price - \$	-\$24,509	-\$12,270	-\$6,715	-\$11,145	-\$11,418	-\$24,280	-\$163,412
Original List to Sale Price - %	90.89%	89.35%	94.38%	92.58%	93.75%	90.90%	87.59%
Final List to Sale Price - %	95.52%	93.19%	97.60%	96.94%	97.53%	96.39%	92.42%
<u>Days on the Market</u>							
Avg Days Listing to Contract	62	61	53	64	58	69	65
Combined Avg Days to Contract	66	64	53	66	65	74	67
Avg Days Listing to Closing	97	93	83	102	94	100	107
Avg Days Contract to Close	34	31	29	37	35	30	42
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	2,154	1,136	1,370	1,741	2,129	2,789	4,823



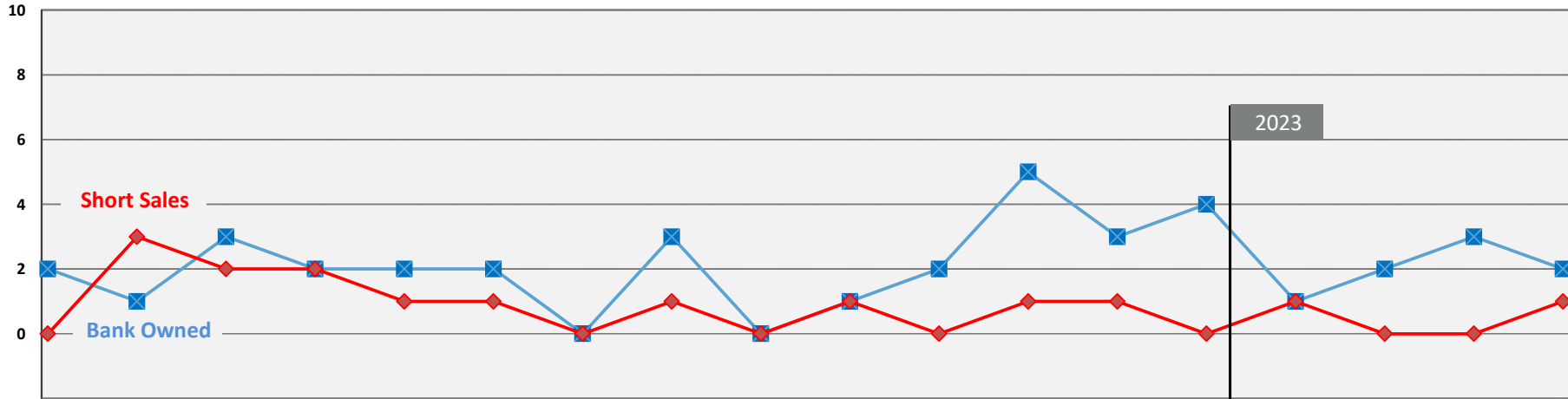
Single Family Homes





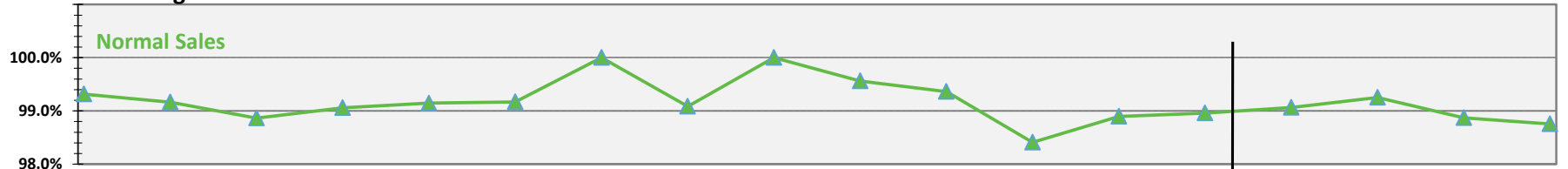
Single Family Homes

Foreclosure Sales

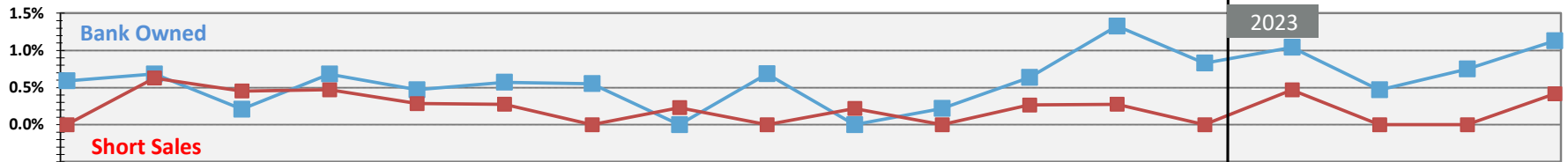


	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22
BO	2	1	3	2	2	2	0	3	0	1	2	5	3	4	1	2	3	2
SS	0	3	2	2	1	1	0	1	0	1	0	1	1	0	1	0	0	1

Percentage of Sales



	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	1/15	1/22
	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%	98.9%	98.8%

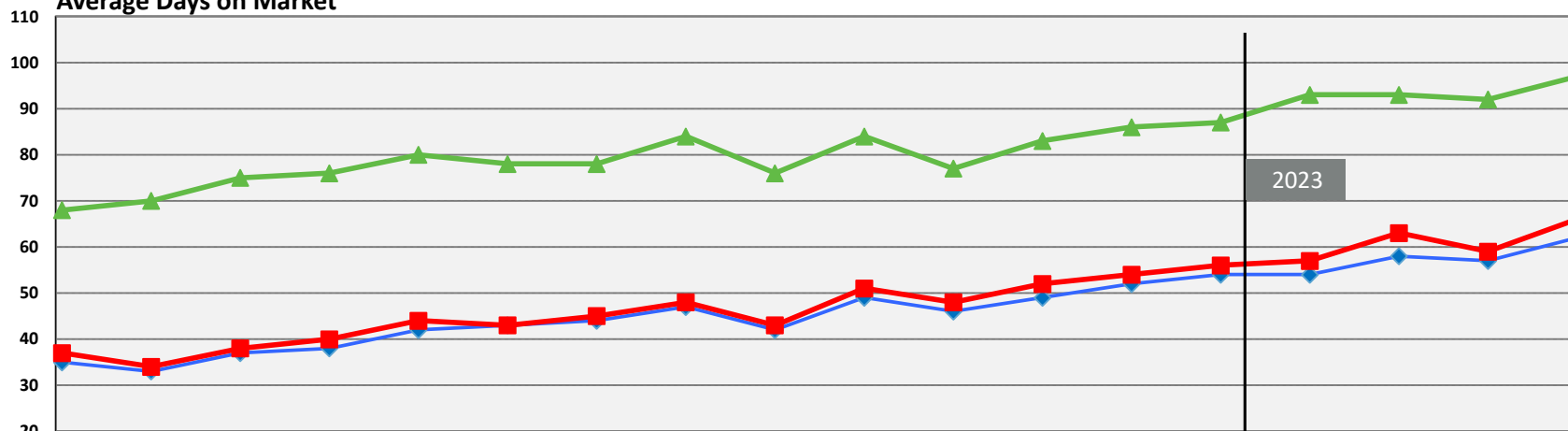


	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22
BO	0.6%	0.7%	0.2%	0.7%	0.5%	0.6%	0.6%	0.0%	0.7%	0.0%	0.2%	0.6%	1.3%	0.8%	1.0%	0.5%	0.7%	1.1%
SS	0.0%	0.6%	0.5%	0.5%	0.3%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.3%	0.3%	0.0%	0.5%	0.0%	0.0%	0.4%



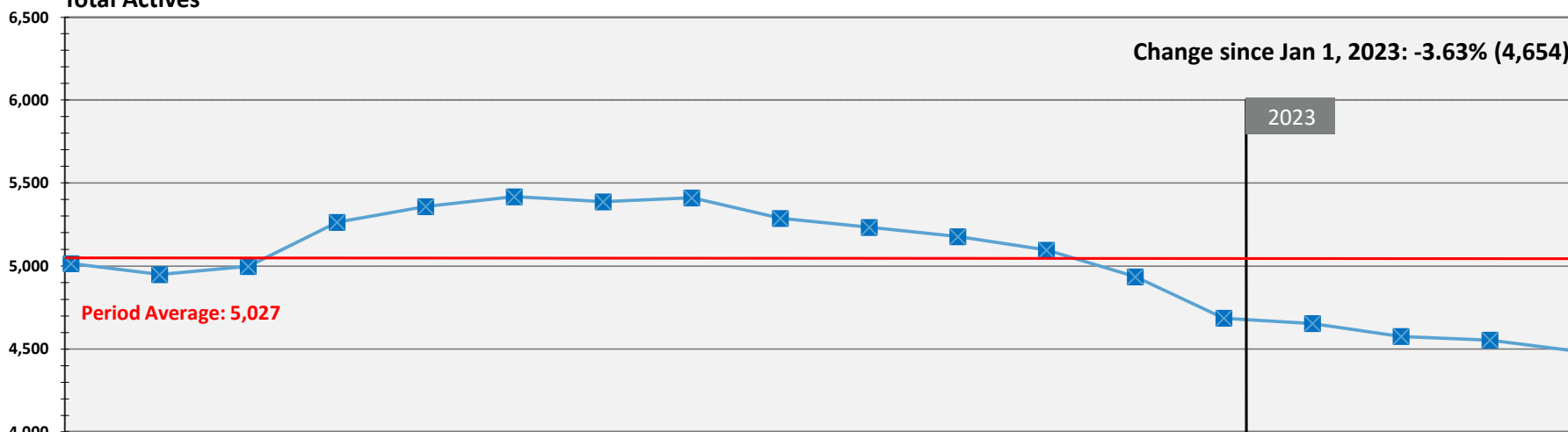
Single Family Homes

Average Days on Market



	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	1/15	1/22
ListToContract	35	33	37	38	42	43	44	47	42	49	46	49	52	54	54	58	57	62
CombDaysOnMkt	37	34	38	40	44	43	45	48	43	51	48	52	54	56	57	63	59	66
ListToClose	68	70	75	76	80	78	78	84	76	84	77	83	86	87	93	93	92	97

Total Actives

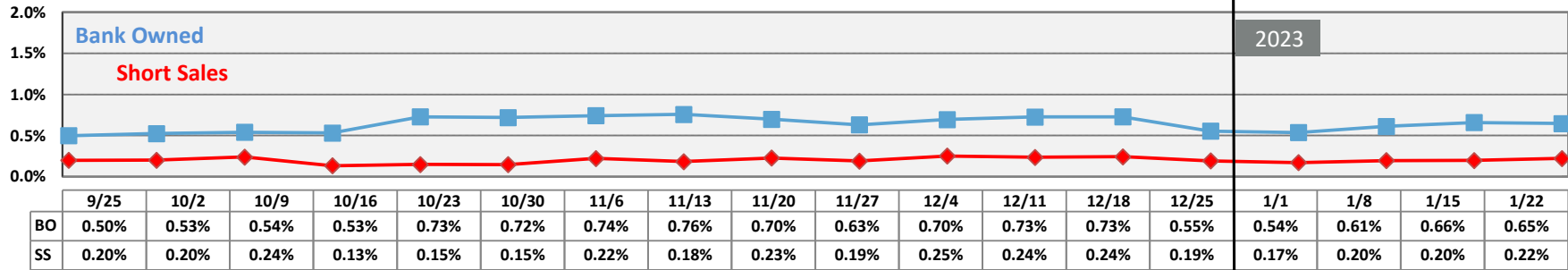
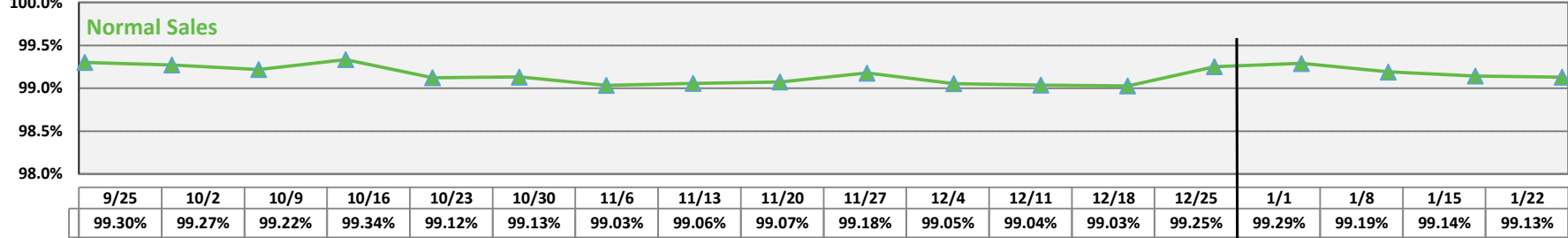


	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22
Total Actives	5,014	4,948	4,998	5,264	5,358	5,418	5,388	5,411	5,287	5,233	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485

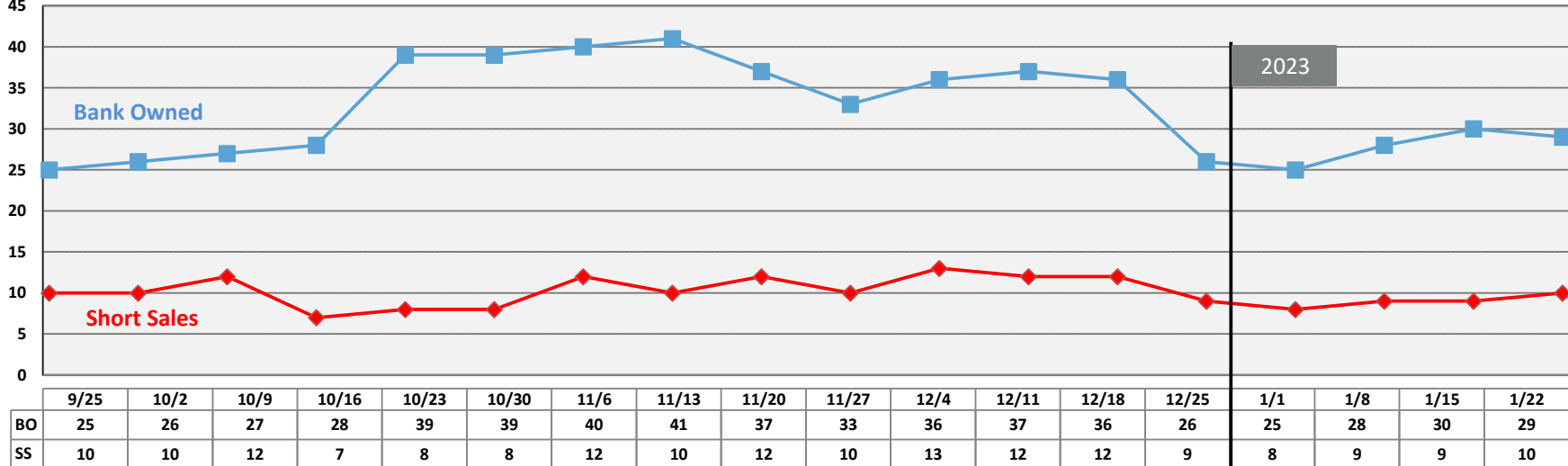


Single Family Homes

Percentage of Actives



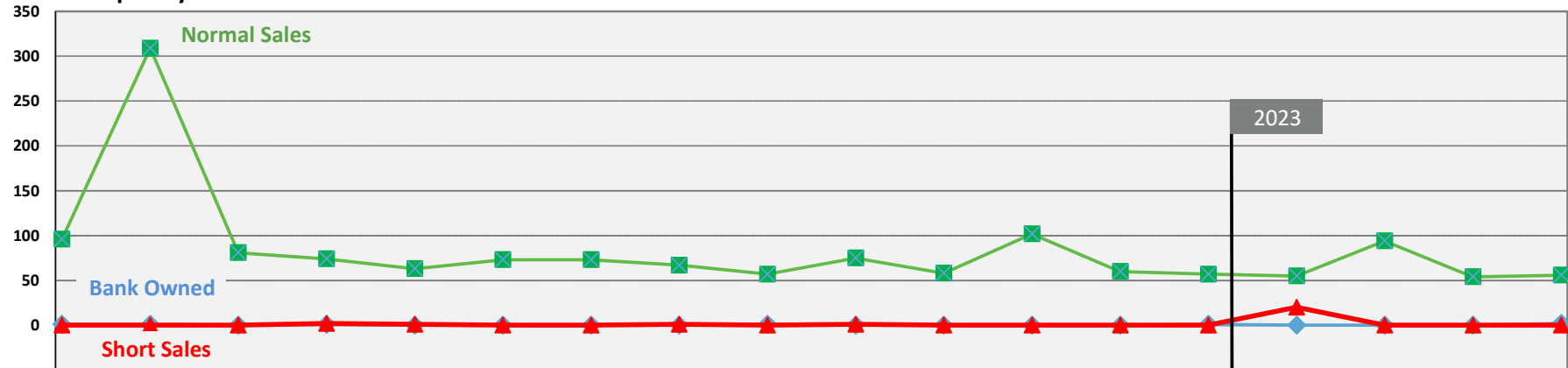
Active Foreclosures





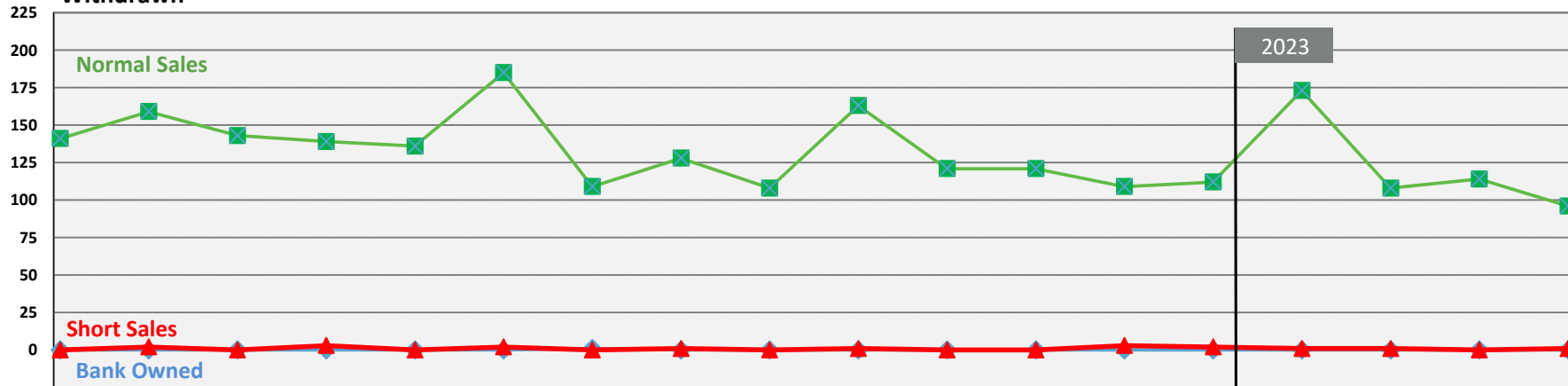
Single Family Homes

Temporary Off Market



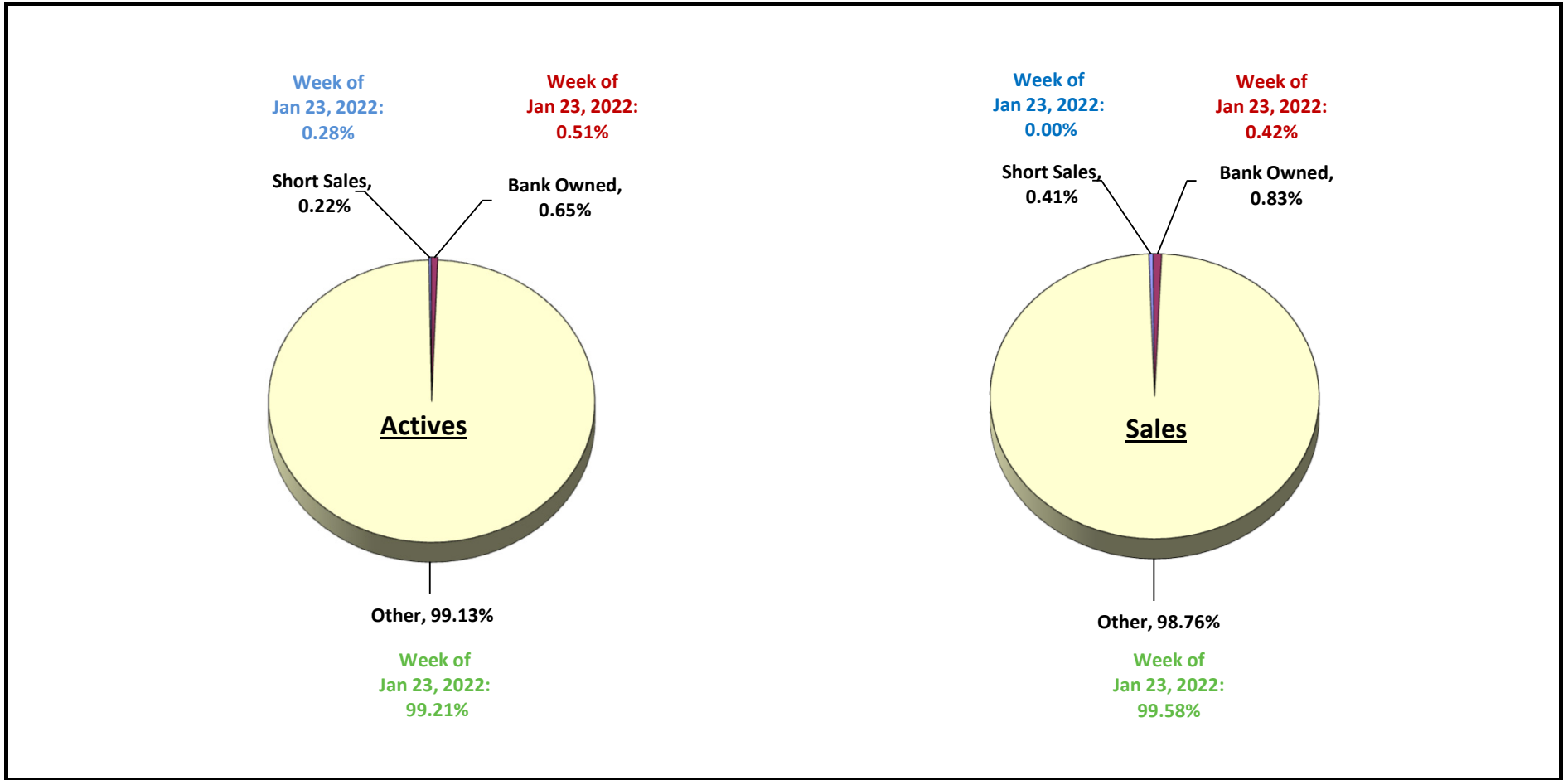
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Norm	96	309	81	74	63	73	73	67	57	75	58	102	60	57	55	94	54	56
BO	1	1	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	2
SS	0	0	0	2	1	0	0	1	0	1	0	0	0	0	20	0	0	0

Withdrawn



	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	1/15	1/22
Norm	141	159	143	139	136	185	109	128	108	163	121	121	109	112	173	108	114	96
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	0	2	0	3	0	2	0	1	0	1	0	0	3	2	1	1	0	1

Single Family Homes



Monday Morning Quarterback
01/22/2023 - 01/28/2023
Lake, Orange, Osceola & Seminole Counties

There are 83 Single Family Homes available for the Median Price of \$399,900 (± \$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>
Seminole County		12	\$399,887	3.5	2.2	1,682	\$237.69
Casselberry	32707	4	\$399,925	3.8	2.3	1,666	\$240.02
Geneva	32732	1	\$400,000	3.0	2.0	1,500	\$266.67
Lake Mary / Heathrow	32746	2	\$399,900	3.0	2.0	1,681	\$237.89
Longwood (East)	32750	1	\$399,500	4.0	3.0	1,671	\$239.08
Oviedo	32765	1	\$399,943	4.0	2.0	2,036	\$196.44
Sanford (South)	32773	2	\$399,900	3.0	2.0	1,664	\$240.32
Winter Park	32792	1	\$399,900	4.0	2.0	1,627	\$245.79
Orange County		26	\$399,941	3.4	2.2	1,722	\$232.22
Apopka / Hunt Club	32703	1	\$399,900	3.0	2.0	1,725	\$231.83
Apopka (North)	32712	3	\$399,930	2.3	1.7	1,720	\$232.47
Mount Dora	32757	1	\$399,900	4.0	2.0	2,450	\$163.22
Colonialtown	32803	2	\$399,745	2.5	1.5	1,220	\$327.66
Delaney / Crystal Lake	32806	3	\$399,900	3.7	2.3	1,675	\$238.75
Pine Hills / Rosemont	32808	1	\$400,000	4.0	3.0	2,154	\$185.70
Belle Isle / Pine Castle	32809	1	\$399,900	4.0	3.0	1,540	\$259.68
Lockhart	32810	2	\$400,000	4.0	2.5	1,872	\$213.68
Union Park	32817	1	\$400,000	3.0	2.0	1,616	\$247.52
Hiawassee	32818	1	\$400,000	4.0	2.0	2,092	\$191.20
Ventura	32822	2	\$399,999	3.5	2.5	1,674	\$238.95
Taft	32824	3	\$399,998	3.7	2.0	1,498	\$266.96
Research Park	32826	2	\$399,995	3.5	2.0	1,716	\$233.10
Waterford Lakes	32828	1	\$400,000	4.0	3.0	2,347	\$170.43
Hunters Creek	32837	1	\$399,900	3.0	2.0	1,545	\$258.83
Winter Garden / Oakland	34787	1	\$399,900	3.0	2.0	1,664	\$240.32
Osceola County		18	\$399,947	3.7	2.2	2,108	\$189.77
Kissimmee (Central)	34741	1	\$399,900	3.0	2.0	1,942	\$205.92
Kissimmee / Buena Ventura Lakes	34743	2	\$399,950	4.0	2.0	1,928	\$207.44
Kissimmee (East)	34744	5	\$399,940	3.4	2.2	1,847	\$216.49
Kissimmee (West) / Pleasant Hill	34746	4	\$399,925	3.5	2.3	2,072	\$193.06
Kissimmee / Celebration	34747	1	\$399,950	4.0	2.0	2,210	\$180.97
Kissimmee / Poinciana	34758	4	\$399,974	4.3	2.3	2,628	\$152.21
St Cloud / Canoe Creek	34772	1	\$400,000	4.0	2.0	1,894	\$211.19

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There are 83 Single Family Homes available for the Median Price of \$399,900 (± \$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		27	\$399,881	3.1	2.2	1,927	\$207.51
Astor	32102	1	\$399,500	3.0	2.0	1,796	\$222.44
Deland	32720	1	\$399,700	3.0	2.0	952	\$419.85
Eustis (East)	32736	2	\$399,945	2.5	2.0	1,690	\$236.65
Mount Dora	32757	2	\$400,000	3.0	2.0	1,849	\$216.33
Umatilla / Dona Vista	32784	1	\$399,900	3.0	3.0	1,922	\$208.06
Clermont (Central)	34711	4	\$399,925	3.0	2.0	1,748	\$228.79
Clermont (South)	34714	2	\$399,950	3.5	2.5	1,797	\$222.57
Minneola	34715	2	\$400,000	3.0	2.0	1,897	\$210.86
Fruitland Park	34731	1	\$399,900	3.0	2.0	2,336	\$171.19
Groveland	34736	2	\$399,900	2.5	2.0	1,933	\$206.93
Howey in the Hills	34737	2	\$399,750	4.0	2.5	2,009	\$199.03
Leesburg (West)	34748	4	\$399,800	3.0	2.0	2,095	\$190.81
Mascotte	34753	1	\$399,900	4.0	3.0	3,102	\$128.92
Okahumpka	34762	1	\$399,999	4.0	3.0	2,070	\$193.24
Yalaha	34797	1	\$399,900	3.0	2.0	2,131	\$187.66

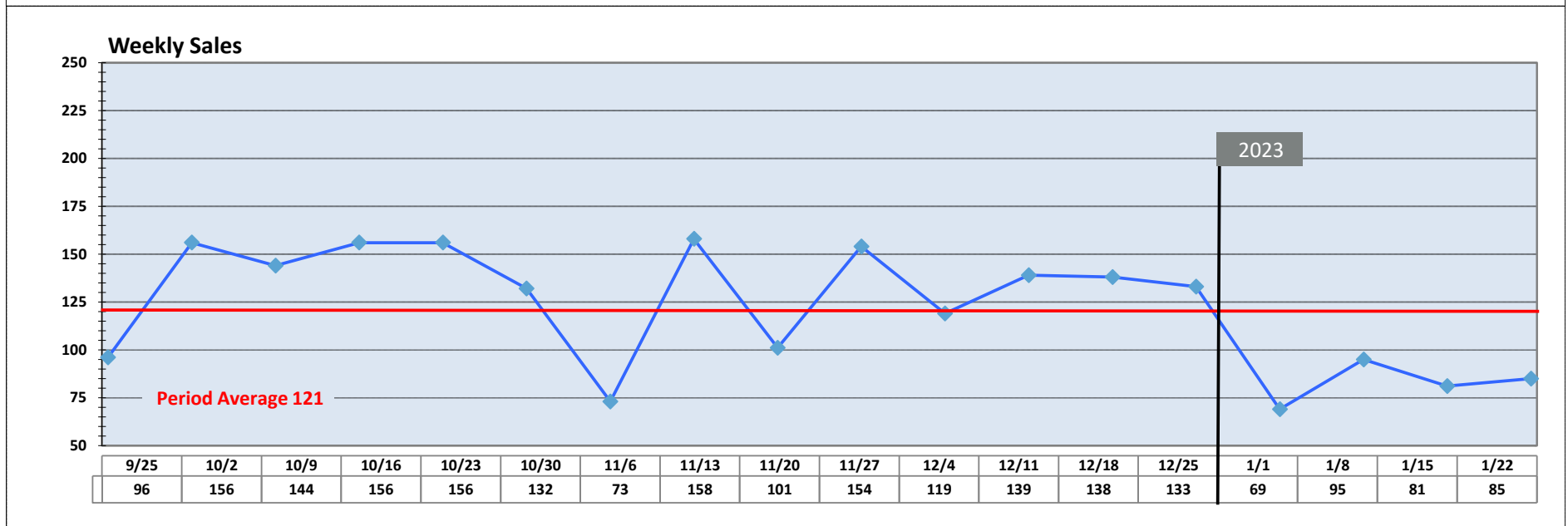
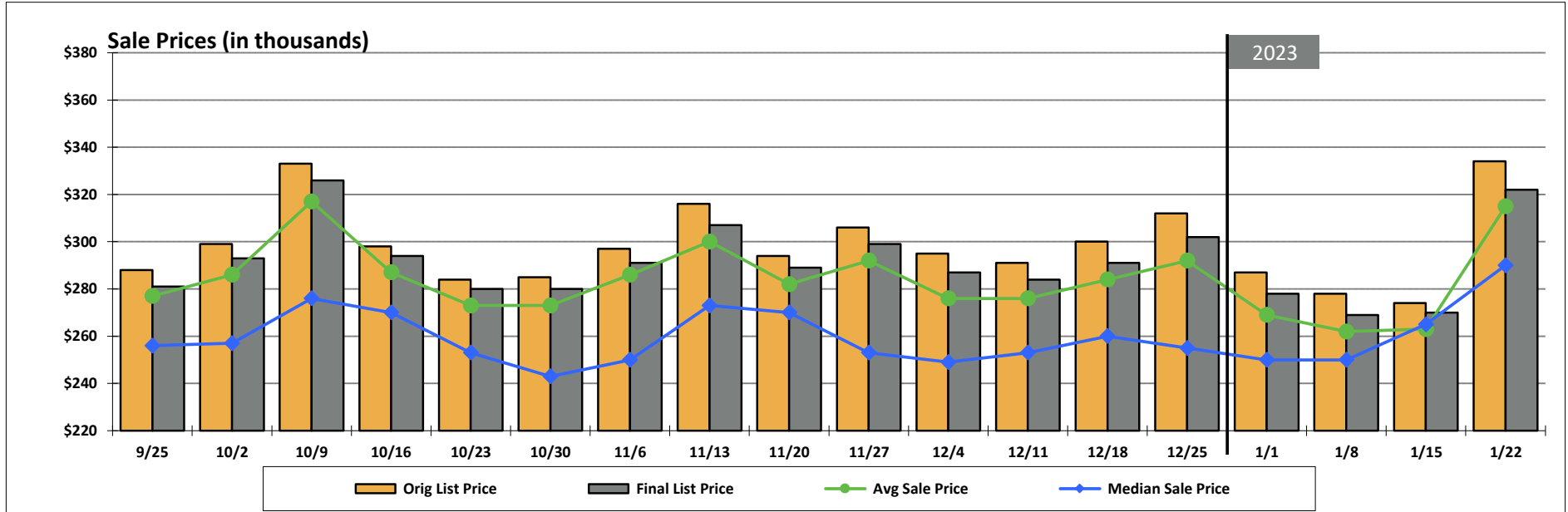
Monday Morning Quarterback
01/22/2023 - 01/28/2023
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	85	36	9	20	9	11	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	85	36	9	20	9	11	0
Active Listings	1,527	489	240	391	207	195	5
Bank Owned	9	7	2	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	1,516	480	238	391	207	195	5
Months of Inventory	4.15	3.13	6.15	4.51	5.31	4.09	0.00
<u>List Price</u>							
Average Original List Price	\$333,993	\$189,832	\$283,532	\$358,250	\$451,421	\$706,899	\$0
Average Final List Price	\$322,123	\$185,090	\$275,844	\$347,275	\$441,922	\$664,707	\$0
<u>Sale Price</u>							
Average Price	\$315,274	\$179,964	\$273,156	\$342,225	\$442,422	\$639,536	\$0
Median Price	\$290,000	\$179,000	\$268,000	\$347,500	\$439,000	\$619,900	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$11,870	-\$4,742	-\$7,688	-\$10,975	-\$9,499	-\$42,192	\$0
Original List to Sale Price - \$	-\$18,719	-\$9,868	-\$10,376	-\$16,025	-\$8,999	-\$67,363	\$0
Final List to Sale Price - \$	-\$6,849	-\$5,126	-\$2,688	-\$5,050	\$500	-\$25,171	\$0
Original List to Sale Price - %	94.40%	94.80%	96.34%	95.53%	98.01%	90.47%	0.00%
Final List to Sale Price - %	97.87%	97.23%	99.03%	98.55%	100.11%	96.21%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	58	61	30	76	25	66	0
Combined Avg Days to Contract	58	61	30	76	25	66	0
Avg Days Listing to Closing	92	92	61	115	57	102	0
Avg Days Contract to Close	33	31	30	39	31	36	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	2	3	4	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,396	989	1,228	1,597	1,890	2,100	0



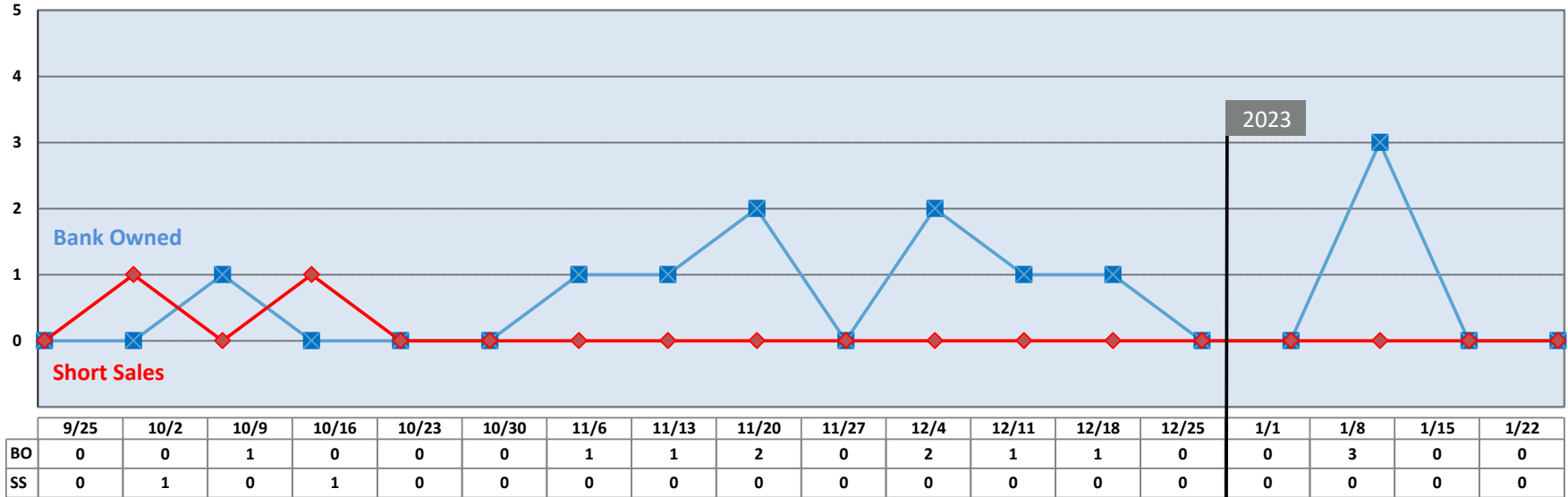
Condos, Townhomes, Villas



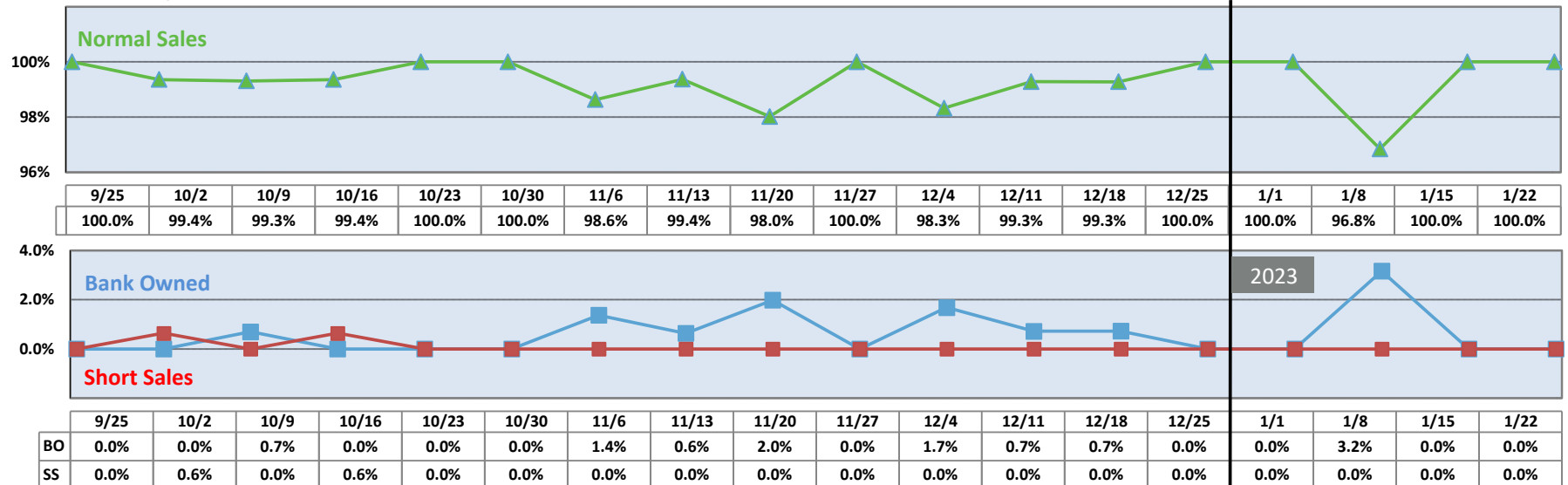


Condos, Townhomes, Villas

Foreclosure Sales



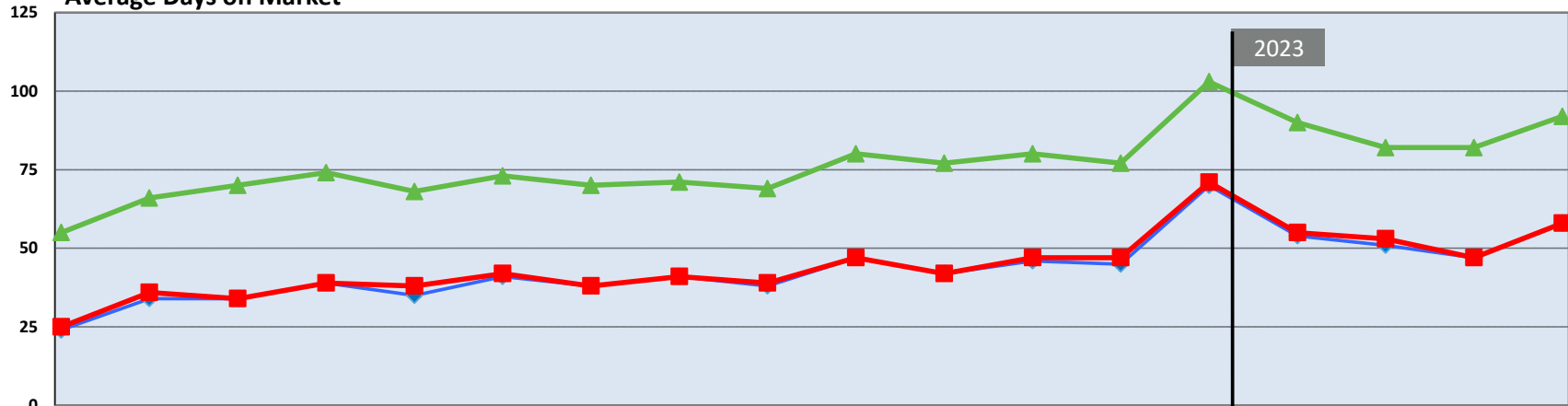
Percentage of Sales





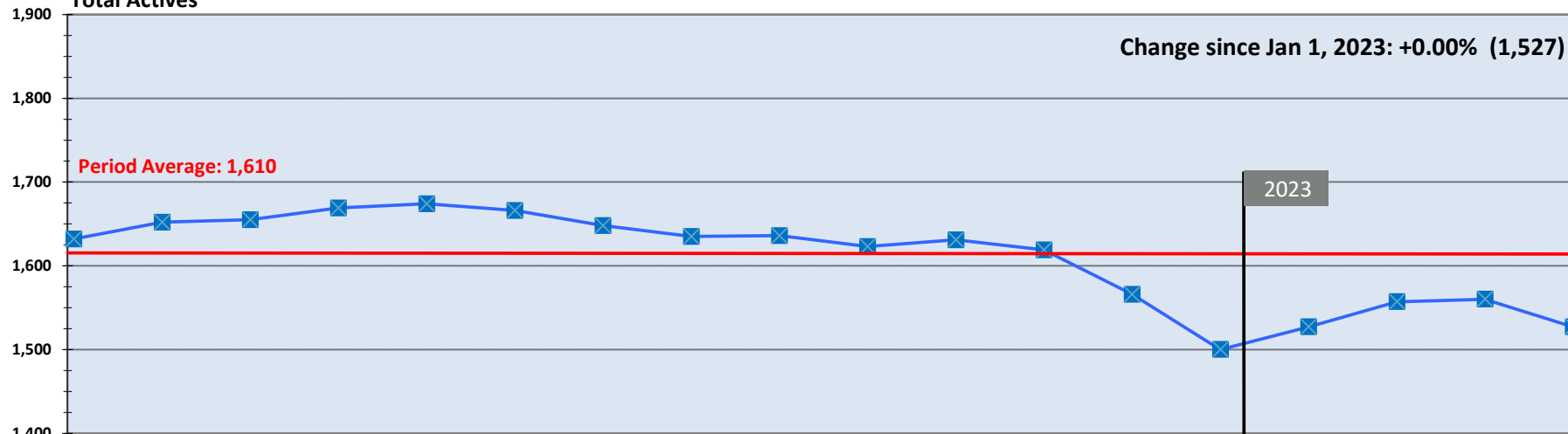
Condos, Townhomes, Villas

Average Days on Market



	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	1/15	1/22
ListToContract	24	34	34	39	35	41	38	41	38	47	42	46	45	70	54	51	47	58
CombDaysOnMkt	25	36	34	39	38	42	38	41	39	47	42	47	47	71	55	53	47	58
ListToClose	55	66	70	74	68	73	70	71	69	80	77	80	77	103	90	82	82	92

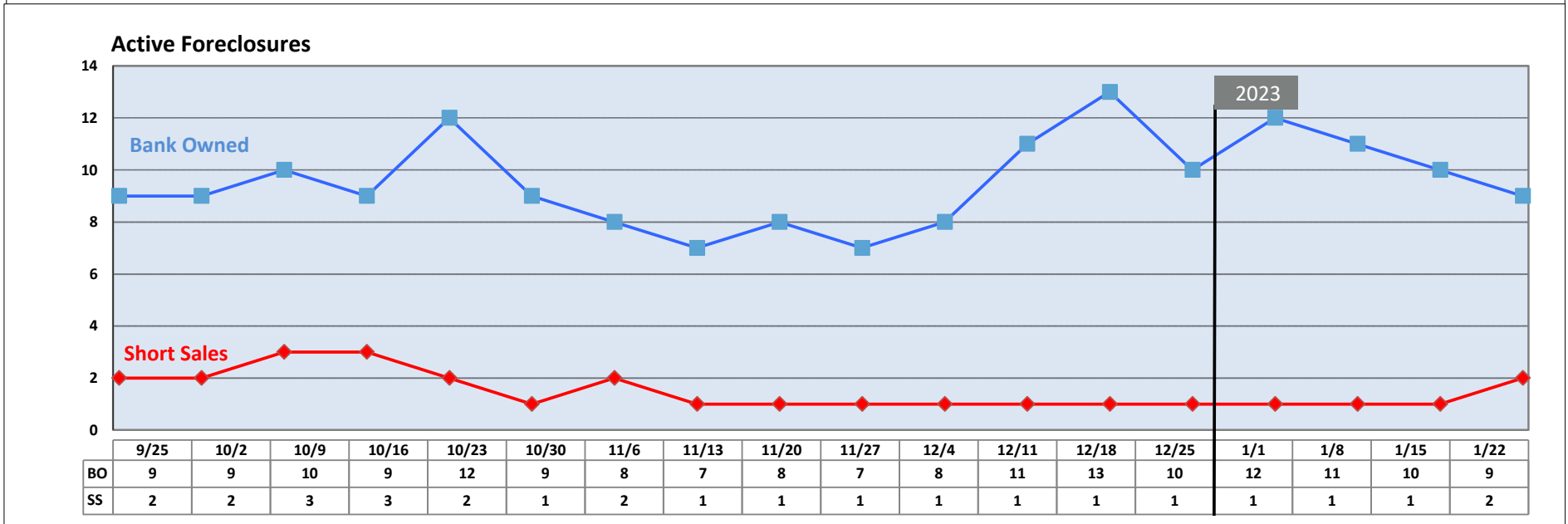
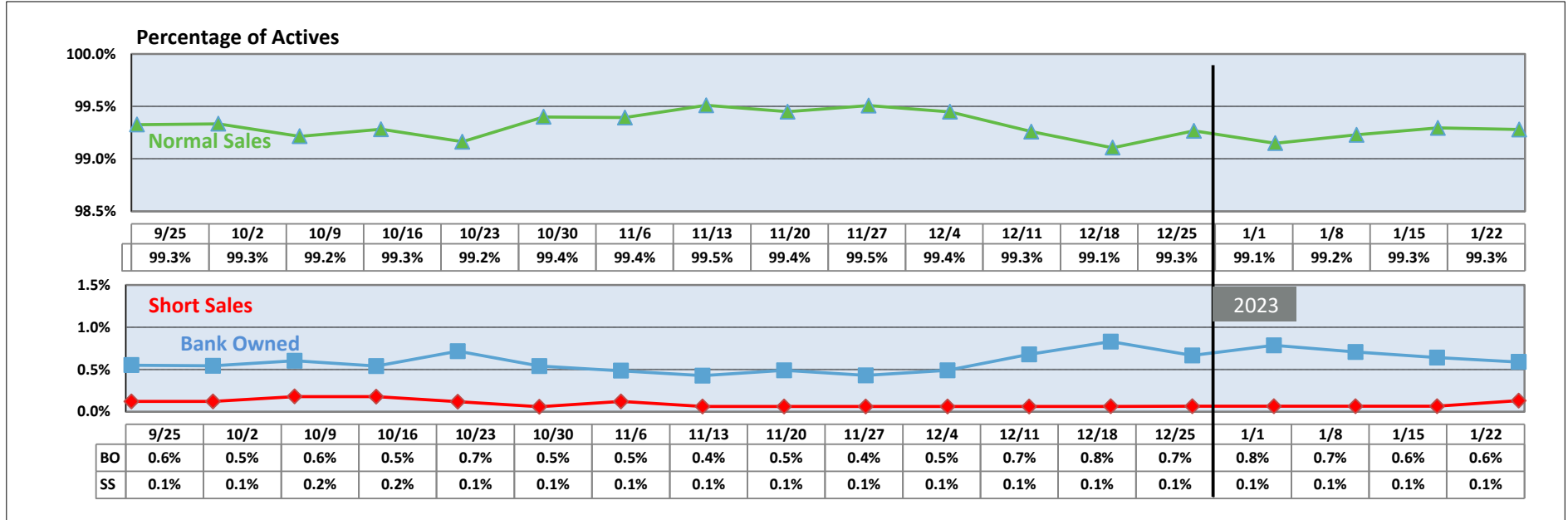
Total Actives



	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	1/15	1/22
Total Actives	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	1,560	1,527



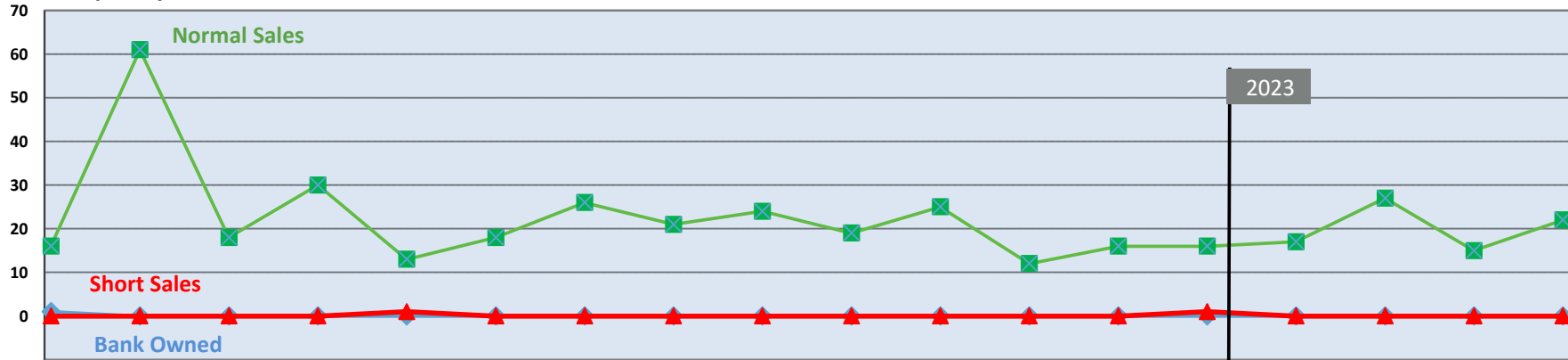
Condos, Townhomes, Villas





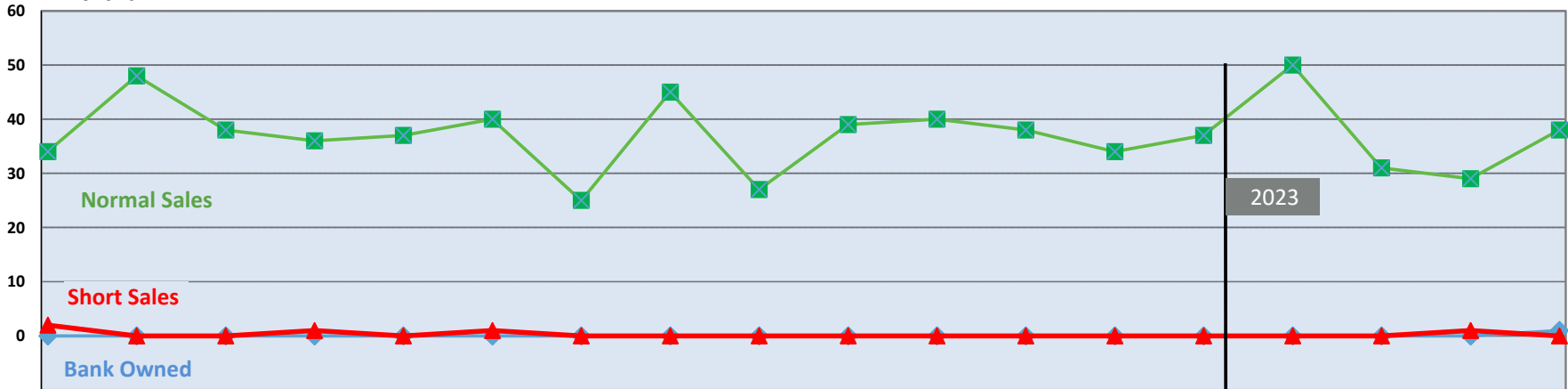
Condos, Townhomes, Villas

Temporary Off Market



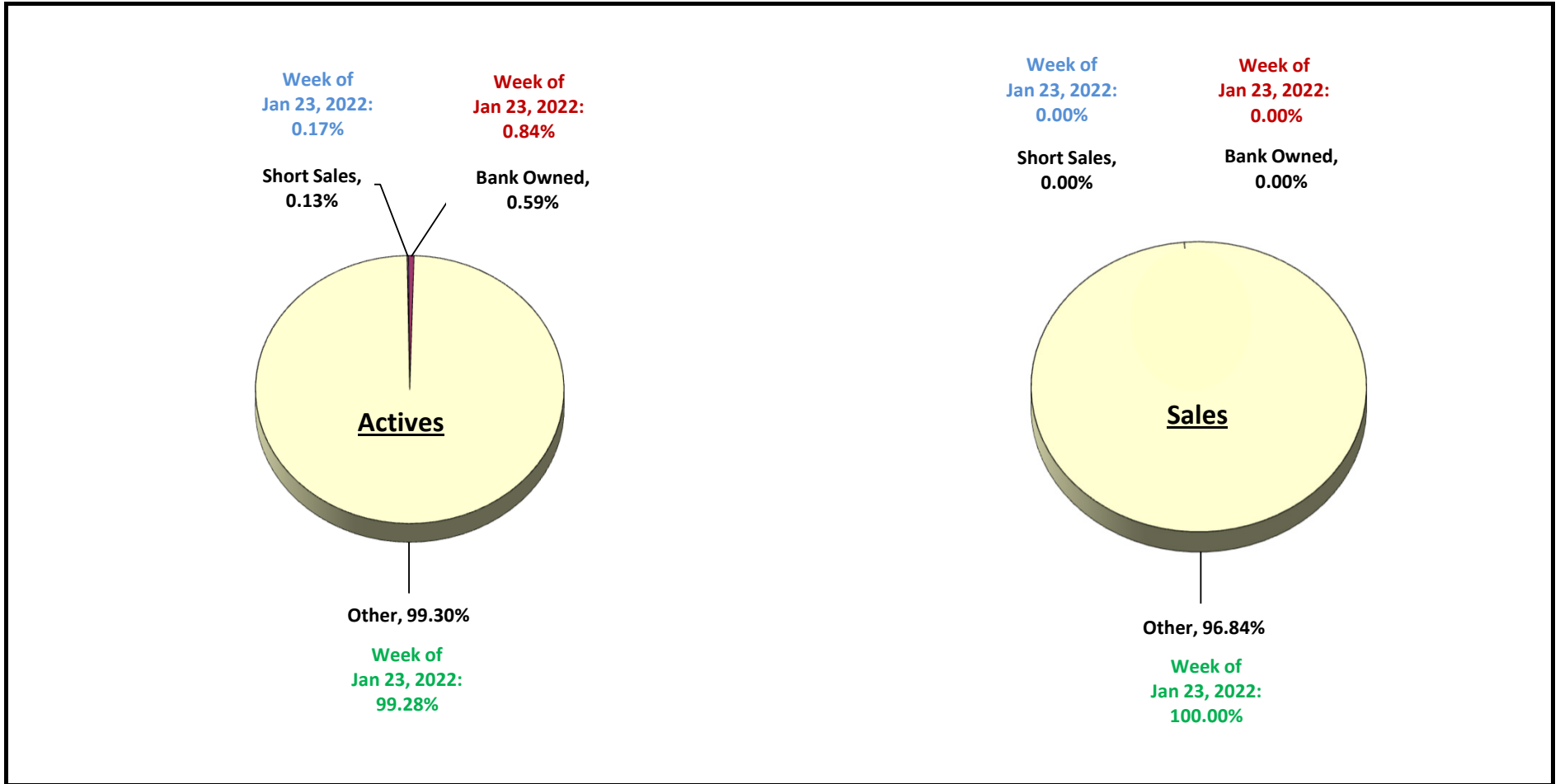
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Norm	16	61	18	30	13	18	26	21	24	19	25	12	16	16	17	27	15	22
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0

Withdrawn



	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	1/15	1/22
Norm	34	48	38	36	37	40	25	45	27	39	40	38	34	37	50	31	29	38
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	2	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1	0

Condos, Townhomes, Villas



Monday Morning Quarterback
01/22/2023 - 01/28/2023
Lake, Orange, Osceola & Seminole Counties

There are 17 Condos, Villas, or Townhomes available for the Median Price of \$290,000 (± \$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							
Altamonte Springs (East)	32701	1	\$290,000	3.0	2.0	1,398	\$207.44
Orange County		8	\$289,950	2.3	1.9	1,155	\$251.12
Orlando (Downtown)	32801	1	\$289,900	1.0	1.0	729	\$397.67
Williamsburg / Lake Bryan	32821	2	\$289,950	2.0	2.0	1,026	\$282.74
Taft	32824	1	\$289,900	3.0	2.0	1,388	\$208.86
Rio Pinar / Union Park	32825	1	\$289,999	3.0	2.0	1,120	\$258.93
Metro West / Orlo Vista	32835	1	\$290,000	3.0	2.0	1,408	\$205.97
Winter Garden / Oakland	34787	2	\$289,950	2.0	2.0	1,271	\$228.22
Osceola County		7	\$289,971	2.7	2.1	1,369	\$211.83
Kissimmee (Central)	34741	2	\$290,000	3.5	2.5	1,383	\$209.69
Kissimmee (East)	34744	2	\$289,950	2.0	2.0	1,352	\$214.54
Kissimmee / Celebration	34747	1	\$290,000	3.0	2.0	1,268	\$228.71
St Cloud	34769	2	\$289,950	2.5	2.0	1,423	\$203.83
Lake County		1	\$289,950	2.0	2.0	1,608	\$180.32
Leesburg (West)	34748	1	\$289,950	2.0	2.0	1,608	\$180.32