



Monday Morning Quarterback Summary

Week of January 29, 2023 - February 04, 2023

Single-family existing homes

- Sales of single-family homes increased to 407 during the week of Jan 29, from 241 the week prior
- The median price of single family homes increased to \$400,000, a change of 0.0%
- The number of single-family home foreclosure transactions increased to 7 last week, from 2 the week of Jan 22
- The number of single-family home short-sale transactions remains constant at 1
- Single-family inventory decreased by 137, and now sits at 4,348

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 130 during the week of Jan 29, from 85 the week prior
- The median price of condos, townhomes, and villas decreased to \$281,500, a change of -2.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Jan 22
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 1, and now sits at 1,526

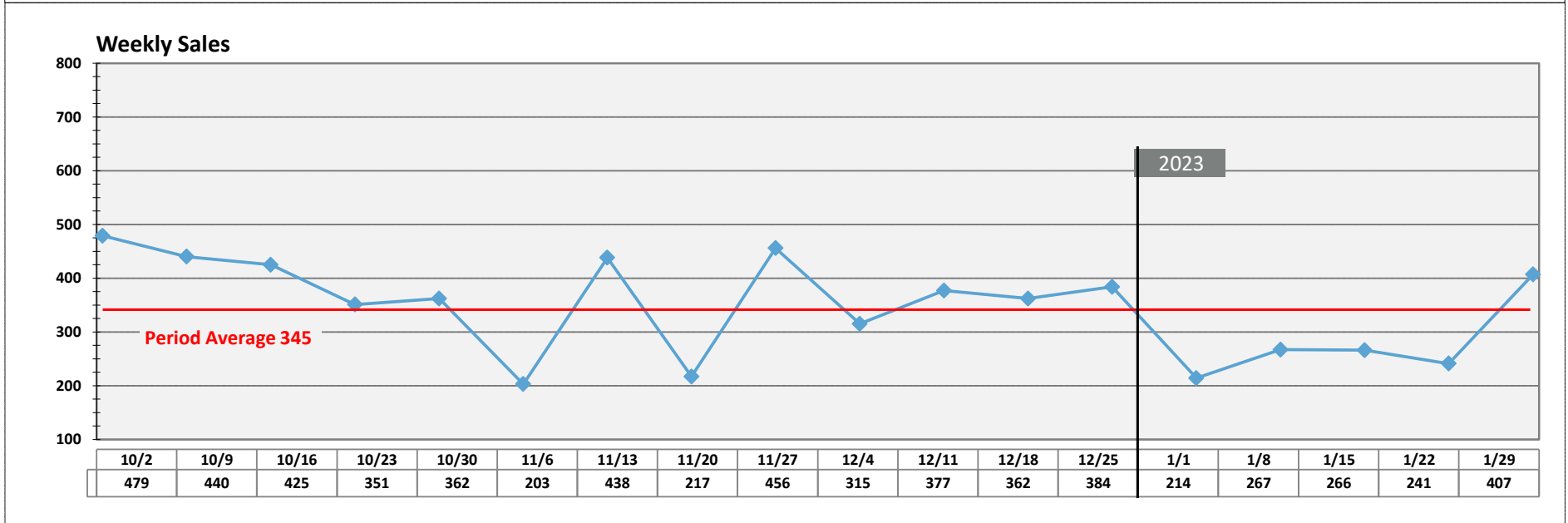
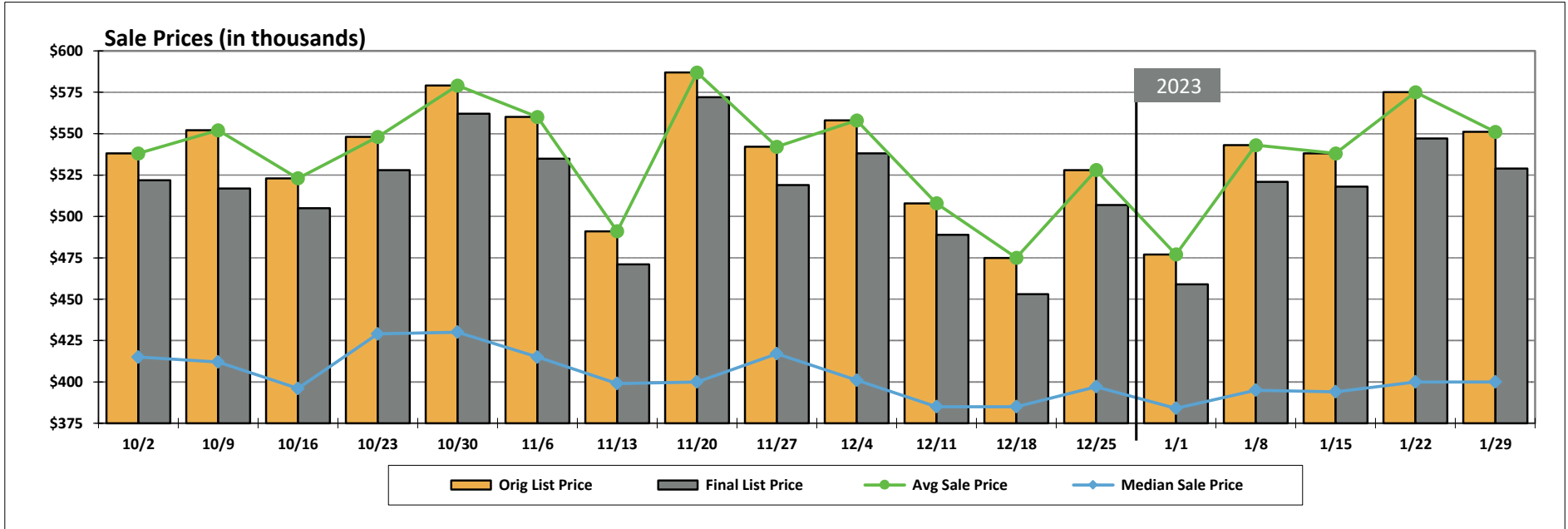
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
01/29/2023 - 02/04/2023
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	407	47	42	109	95	85	29
Bank Owned	7	4	1	0	0	2	0
Short Sales	1	0	0	0	0	1	0
Other	399	43	41	109	95	82	29
Active Listings	4,348	307	309	995	889	1,419	429
Bank Owned	36	17	0	10	6	3	0
Short Sales	7	1	1	3	2	0	0
Other	4,305	289	308	982	881	1,416	429
Months of Inventory	2.47	1.51	1.70	2.11	2.16	3.85	3.41
<u>List Price</u>							
Average Original List Price	\$550,680	\$202,570	\$299,671	\$372,950	\$480,009	\$682,082	\$1,992,775
Average Final List Price	\$529,036	\$195,417	\$288,135	\$360,922	\$460,990	\$654,700	\$1,905,082
<u>Sale Price</u>							
Average Price	\$509,783	\$187,415	\$276,854	\$350,771	\$445,337	\$641,548	\$1,792,168
Median Price	\$400,000	\$200,000	\$280,000	\$350,000	\$449,000	\$620,000	\$1,325,000
<u>Price Differences</u>							
Original to Final List Price	-\$21,644	-\$7,153	-\$11,536	-\$12,028	-\$19,019	-\$27,382	-\$87,693
Original List to Sale Price - \$	-\$40,897	-\$15,155	-\$22,817	-\$22,179	-\$34,672	-\$40,534	-\$200,607
Final List to Sale Price - \$	-\$19,253	-\$8,002	-\$11,281	-\$10,151	-\$15,653	-\$13,152	-\$112,914
Original List to Sale Price - %	92.57%	92.52%	92.39%	94.05%	92.78%	94.06%	89.93%
Final List to Sale Price - %	96.36%	95.91%	96.08%	97.19%	96.60%	97.99%	94.07%
<u>Days on the Market</u>							
Avg Days Listing to Contract	63	51	51	57	64	75	81
Combined Avg Days to Contract	64	51	52	58	69	75	81
Avg Days Listing to Closing	98	85	82	92	101	109	118
Avg Days Contract to Close	34	33	30	34	36	33	38
<u>Beds / Baths</u>							
Average Bedrooms	3	2	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	2,080	1,168	1,363	1,636	2,061	2,657	4,635

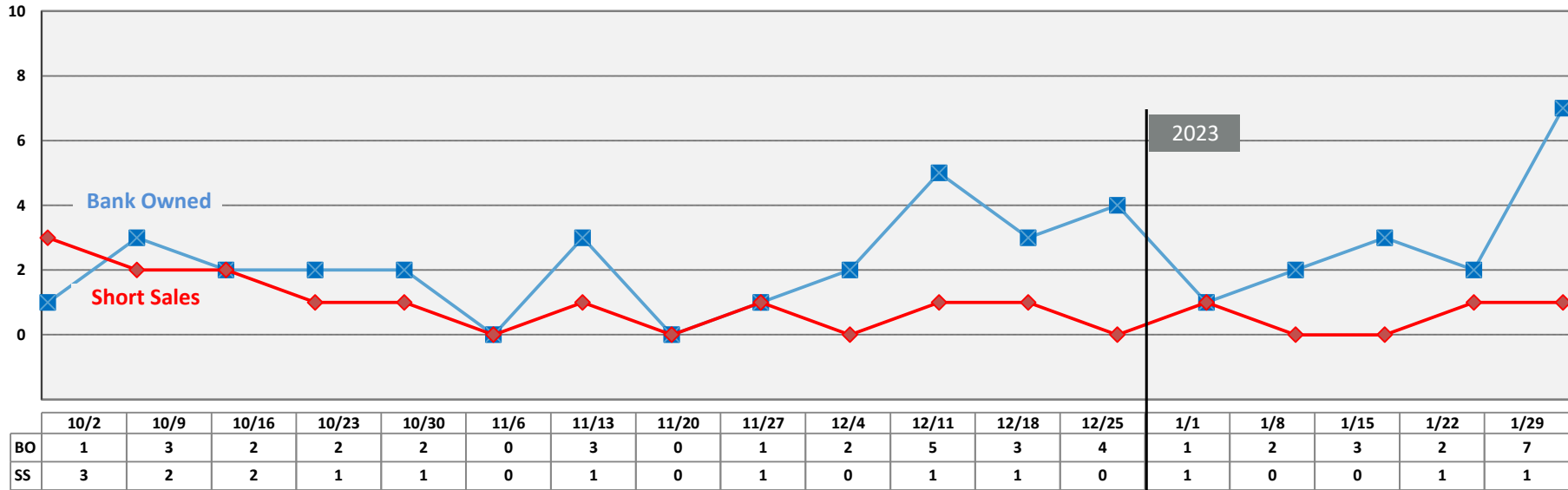
Single Family Homes



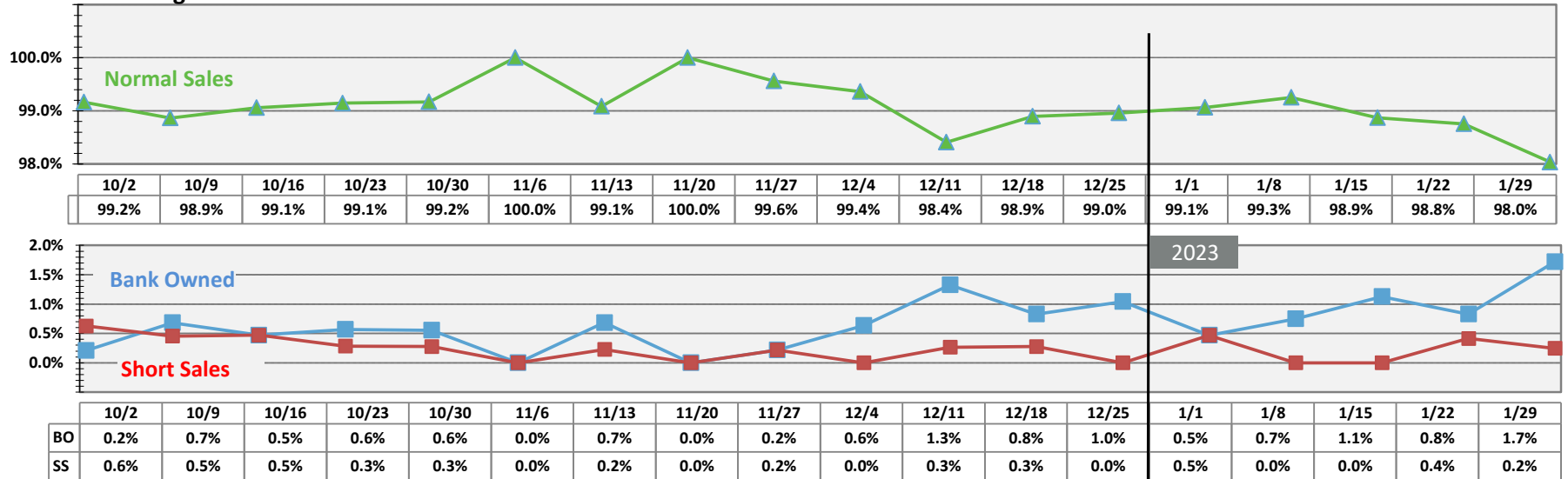


Single Family Homes

Foreclosure Sales



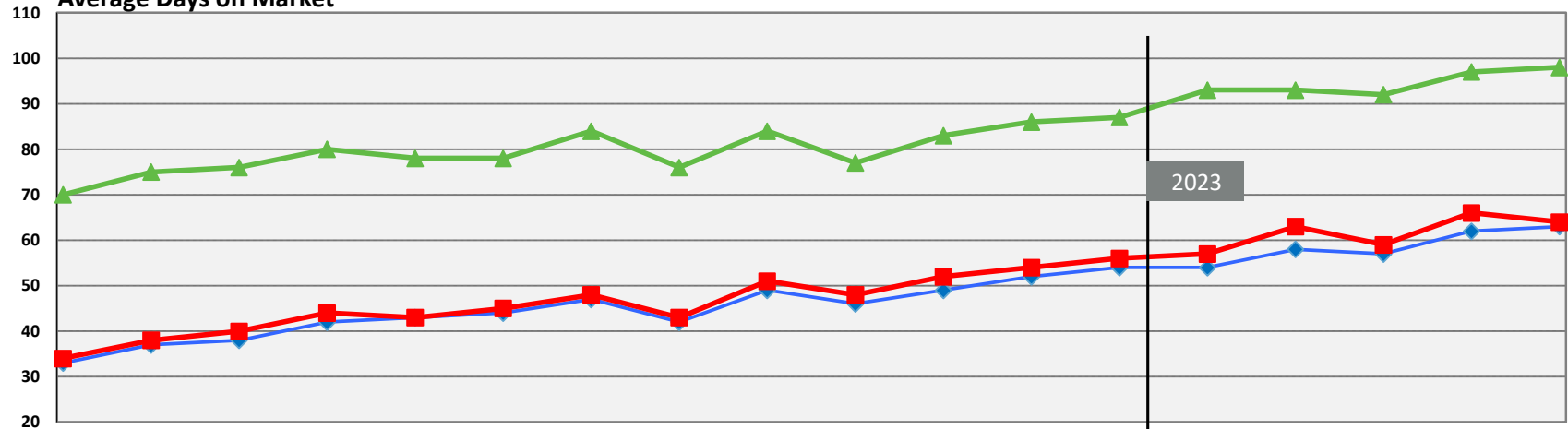
Percentage of Sales





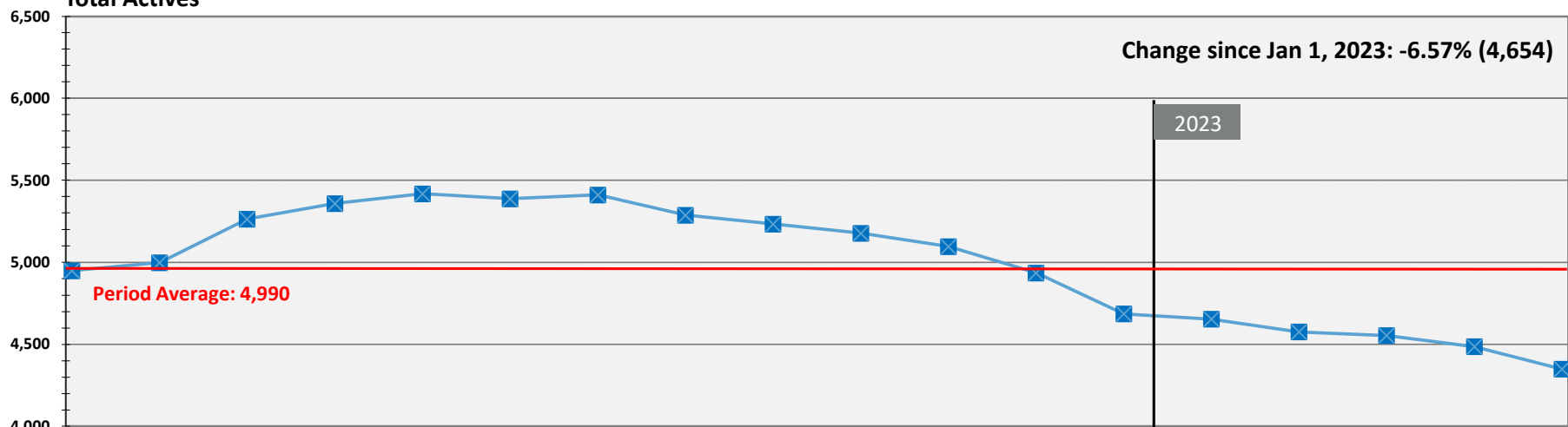
Single Family Homes

Average Days on Market



ListToContract	33	37	38	42	43	44	47	42	49	46	49	52	54	54	58	57	62	63
CombDaysOnMkt	34	38	40	44	43	45	48	43	51	48	52	54	56	57	63	59	66	64
ListToClose	70	75	76	80	78	78	84	76	84	77	83	86	87	93	93	92	97	98

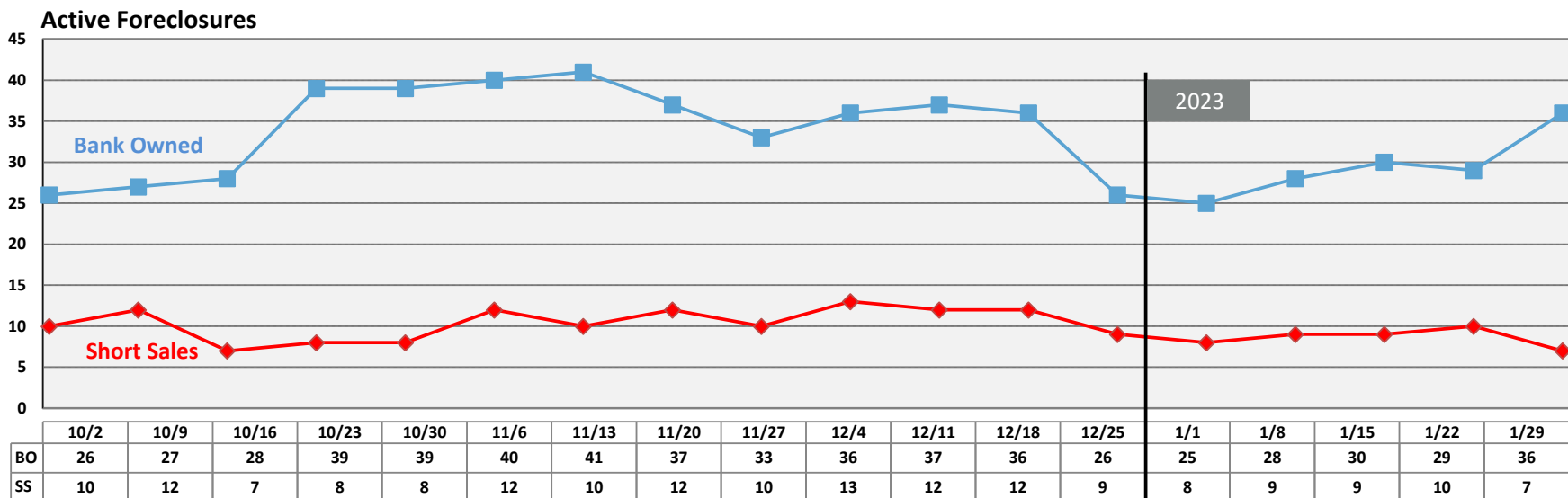
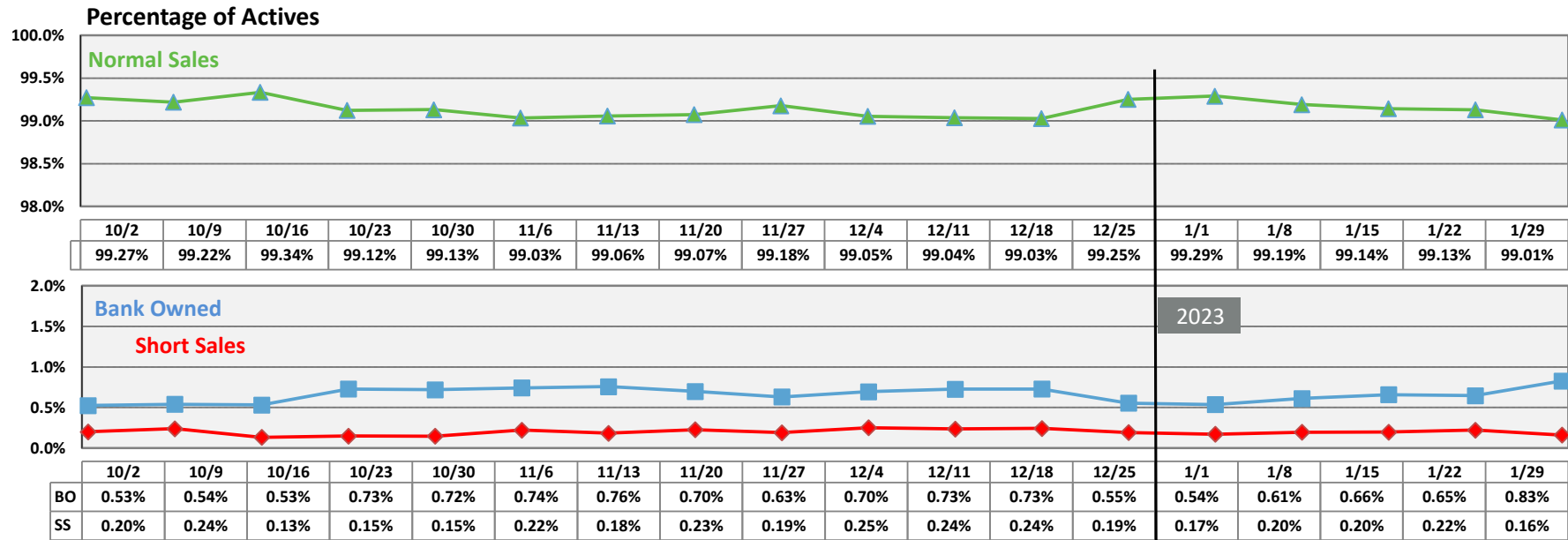
Total Actives



	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	1/29
Total Actives	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	4,348

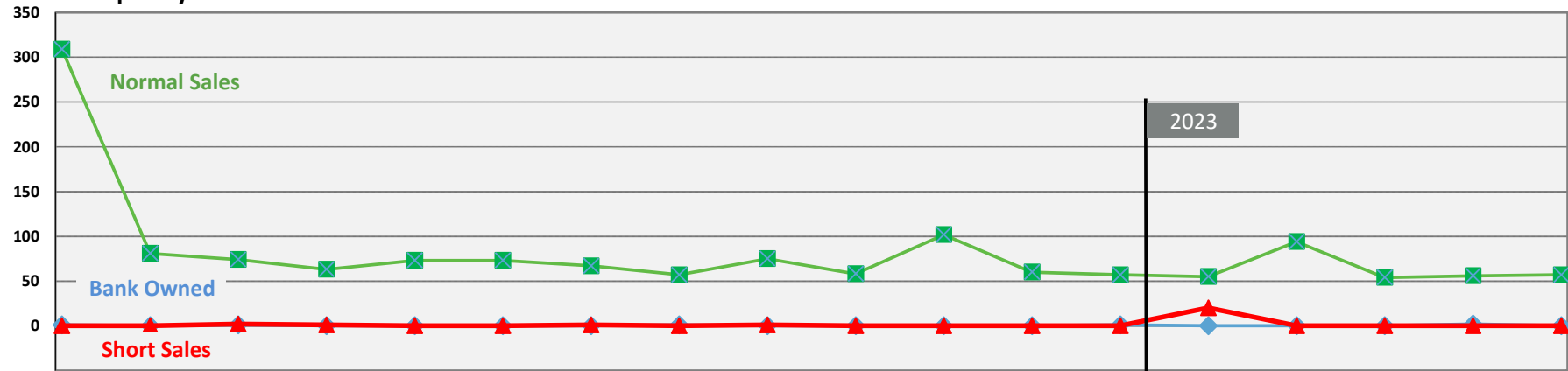


Single Family Homes



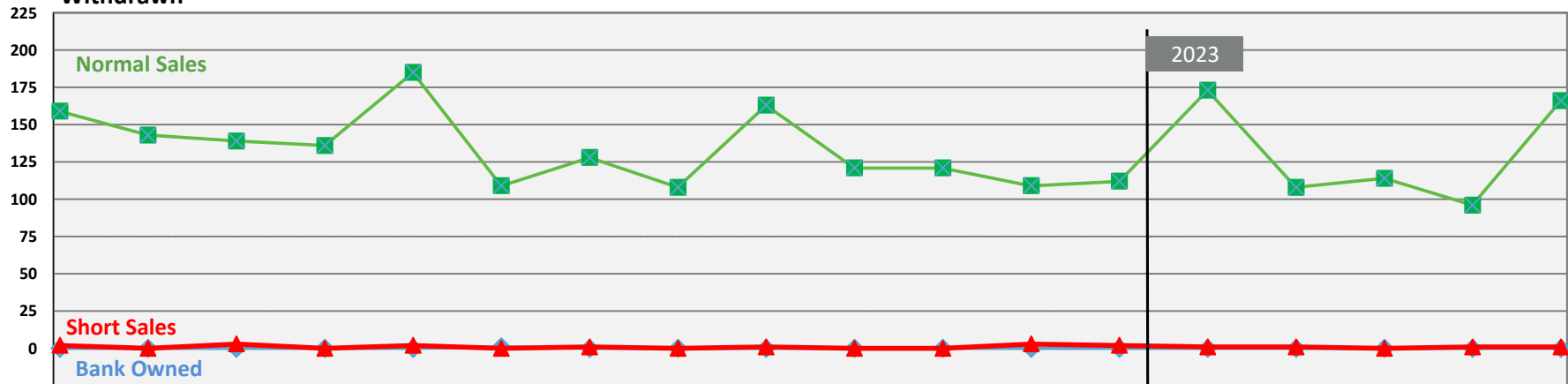
Single Family Homes

Temporary Off Market



	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	1/29
Norm	309	81	74	63	73	73	67	57	75	58	102	60	57	55	94	54	56	57
BO	1	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	2	0
SS	0	0	2	1	0	0	1	0	1	0	0	0	0	20	0	0	0	0

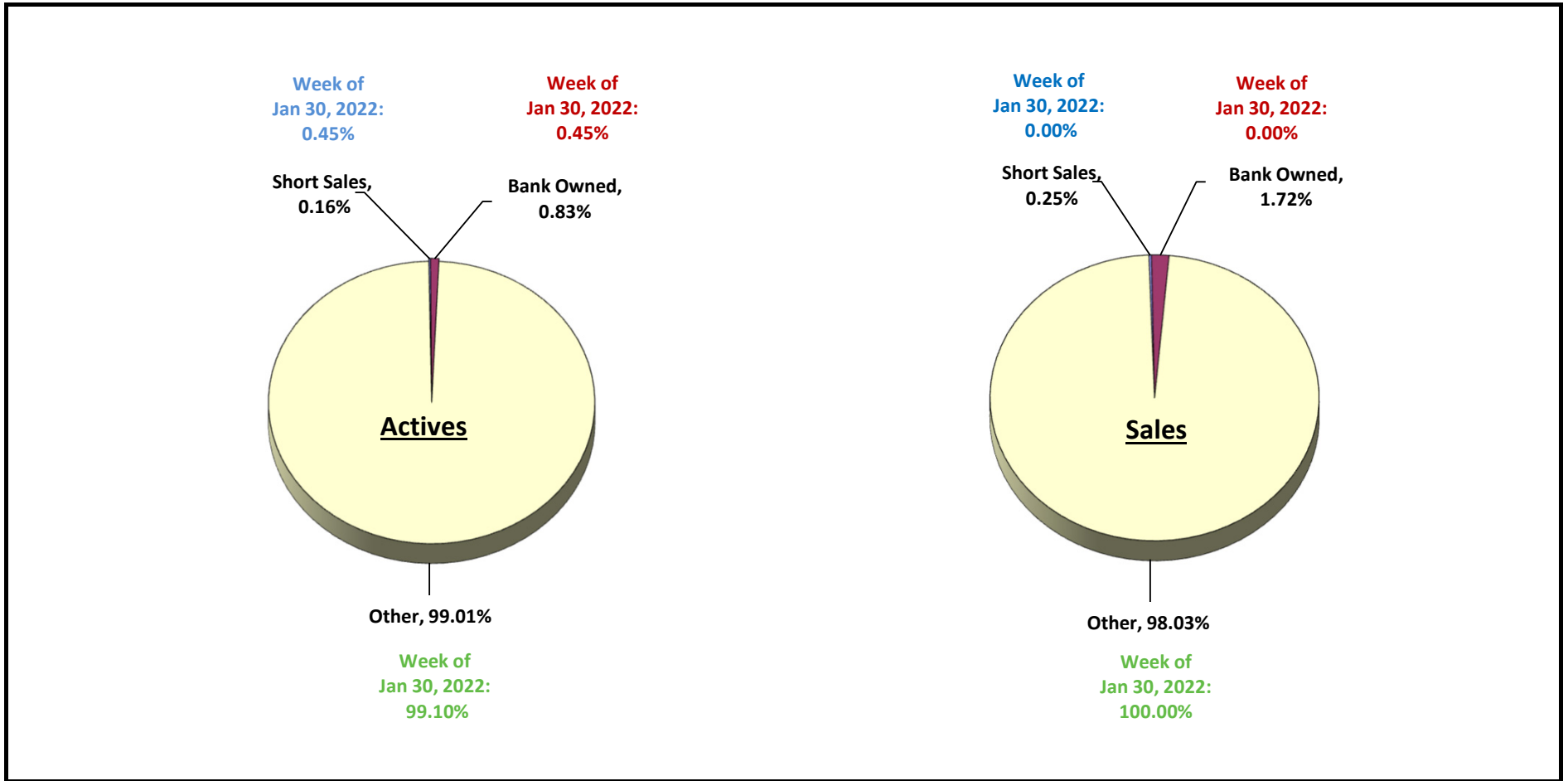
Withdrawn



	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	1/29
Norm	159	143	139	136	185	109	128	108	163	121	121	109	112	173	108	114	96	166
BO	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	2	0	3	0	2	0	1	0	1	0	0	3	2	1	1	0	1	1



Single Family Homes



Monday Morning Quarterback
01/29/2023 - 02/04/2023
Lake, Orange, Osceola & Seminole Counties

There are 75 Single Family Homes available for the Median Price of \$400,000 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		12	\$399,903	3.4	2.1	1,659	\$241.03
Casselberry	32707	3	\$399,933	3.7	2.0	1,633	\$244.96
Geneva	32732	1	\$400,000	3.0	2.0	1,500	\$266.67
Lake Mary / Heathrow	32746	1	\$399,900	3.0	2.0	1,650	\$242.36
Longwood (East)	32750	2	\$399,745	3.5	2.5	1,600	\$249.92
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	2	\$399,950	3.5	2.0	1,650	\$242.47
Orange County		22	\$399,942	3.3	2.0	1,725	\$231.87
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	\$399,917	3.0	2.0	1,502	\$266.20
Lockhart	32810	2	\$400,000	4.0	2.5	1,872	\$213.68
Hiawassee	32818	1	\$400,000	4.0	2.0	2,092	\$191.20
Ventura	32822	1	\$399,999	4.0	3.0	1,759	\$227.40
Taft	32824	3	\$399,998	3.7	2.0	1,498	\$266.96
Rio Pinar / Union Park	32825	2	\$399,950	3.0	2.0	1,987	\$201.28
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
Osceola County		15	\$399,906	3.6	2.1	2,062	\$193.91
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	2	\$399,950	3.0	2.0	1,801	\$222.07
Kissimmee (West) / Pleasant Hill	34746	5	\$399,840	3.4	2.2	2,032	\$196.77
Kissimmee / Poinciana	34758	3	\$399,965	4.3	2.3	2,555	\$156.56
St Cloud / Canoe Creek	34772	2	\$399,900	3.5	2.0	1,856	\$215.52

Monday Morning Quarterback
01/29/2023 - 02/04/2023
Lake, Orange, Osceola & Seminole Counties

There are 75 Single Family Homes available for the Median Price of \$400,000 (± \$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>
Lake County		26	\$399,882	3.1	2.2	1,882	\$212.46
Astor	32102	1	\$399,500	3.0	2.0	1,796	\$222.44
Lady Lake / The Villages	32159	1	\$399,950	3.0	2.0	1,908	\$209.62
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	3	\$399,966	3.3	2.3	1,846	\$216.71
Minneola	34715	1	\$400,000	3.0	2.0	1,874	\$213.45
Groveland	34736	2	\$399,950	2.5	2.0	1,888	\$211.84
Howey in the Hills	34737	2	\$399,750	4.0	2.5	2,009	\$199.03
Leesburg (West)	34748	3	\$399,767	3.0	2.0	2,034	\$196.57
Mascotte	34753	1	\$399,900	4.0	3.0	3,102	\$128.92
Leesburg (East) / Haines Creek	34788	1	\$399,900	3.0	2.0	1,750	\$228.51
Yalaha	34797	1	\$399,900	3.0	2.0	2,131	\$187.66

Monday Morning Quarterback
01/29/2023 - 02/04/2023
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	130	53	23	36	7	9	2
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	129	52	23	36	7	9	2
Active Listings	1,526	507	224	387	207	196	5
Bank Owned	10	9	1	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	1,514	496	223	387	207	196	5
Months of Inventory	2.71	2.21	2.25	2.48	6.82	5.03	0.58

List Price

Average Original List Price	\$316,531	\$199,838	\$285,361	\$352,011	\$443,229	\$616,044	\$1,337,500
Average Final List Price	\$309,704	\$196,306	\$283,574	\$341,299	\$433,414	\$593,267	\$1,337,500

Sale Price

Average Price	\$302,504	\$188,026	\$276,035	\$335,747	\$421,629	\$578,556	\$1,383,000
Median Price	\$281,500	\$195,000	\$280,000	\$323,500	\$412,500	\$530,000	\$1,383,000

Price Differences

Original to Final List Price	-\$6,827	-\$3,532	-\$1,787	-\$10,712	-\$9,815	-\$22,777	\$0
Original List to Sale Price - \$	-\$14,027	-\$11,812	-\$9,326	-\$16,264	-\$21,600	-\$37,488	\$45,500
Final List to Sale Price - \$	-\$7,200	-\$8,280	-\$7,539	-\$5,552	-\$11,785	-\$14,711	\$45,500
Original List to Sale Price - %	95.57%	94.09%	96.73%	95.38%	95.13%	93.91%	103.40%
Final List to Sale Price - %	97.68%	95.78%	97.34%	98.37%	97.28%	97.52%	103.40%

Days on the Market

Avg Days Listing to Contract	59	54	46	73	45	87	6
Combined Avg Days to Contract	59	54	46	73	45	87	6
Avg Days Listing to Closing	93	86	82	105	89	130	40
Avg Days Contract to Close	33	31	34	31	42	42	34

Beds / Baths

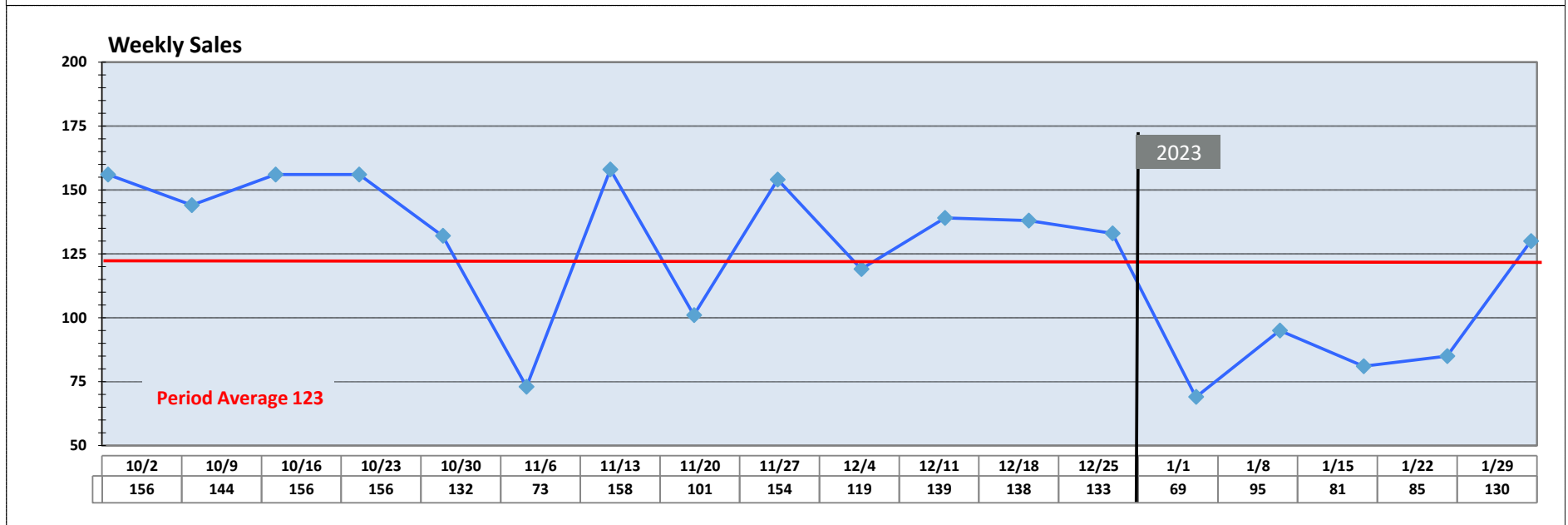
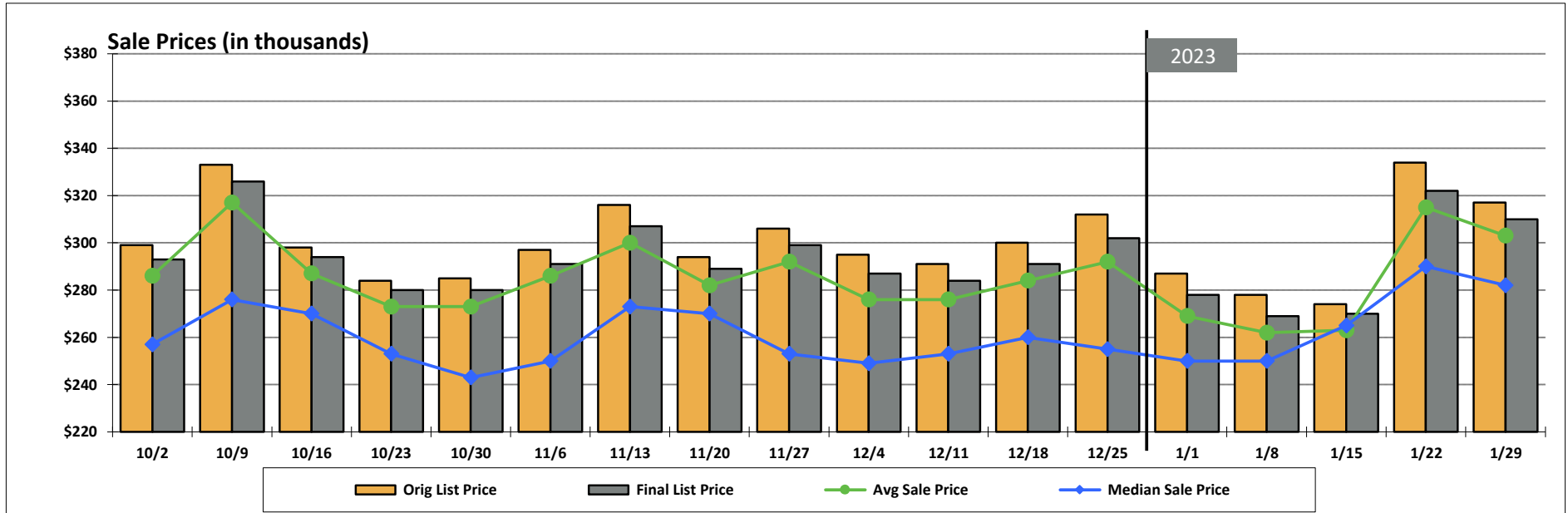
Average Bedrooms	2	2	2	3	3	3	3
Average Full Baths	2	2	2	2	2	3	2
Average Half Baths	0	0	0	1	1	0	1

Square Footage

Average Square Feet	1,312	983	1,224	1,528	1,691	2,047	2,491
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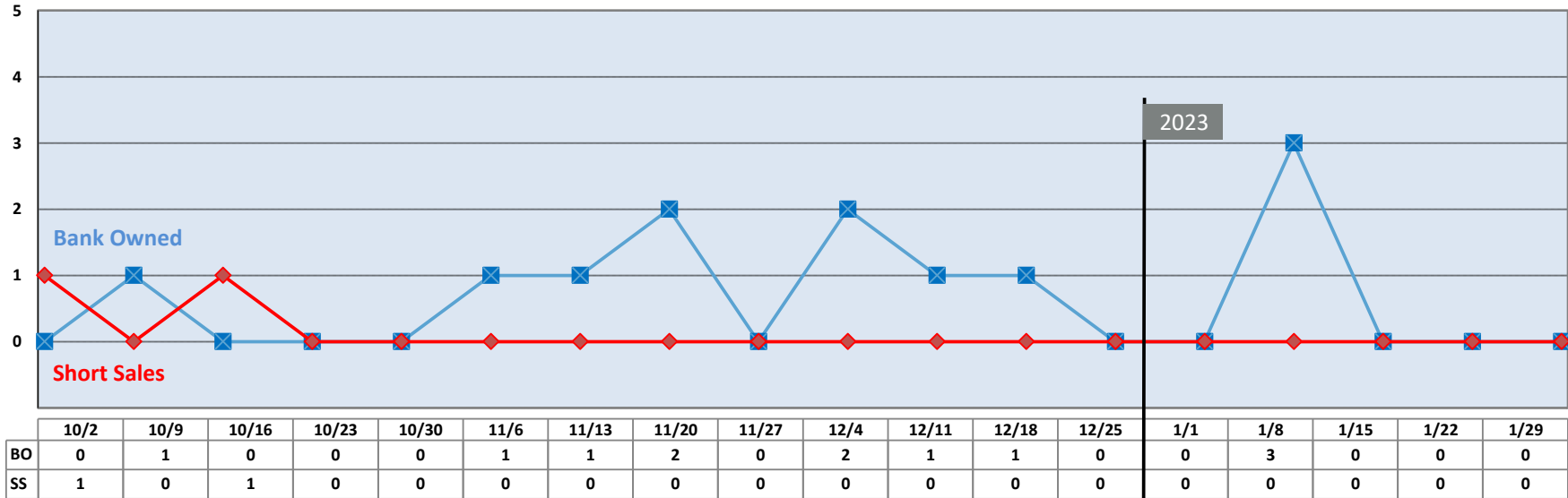
Condos, Townhomes, Villas



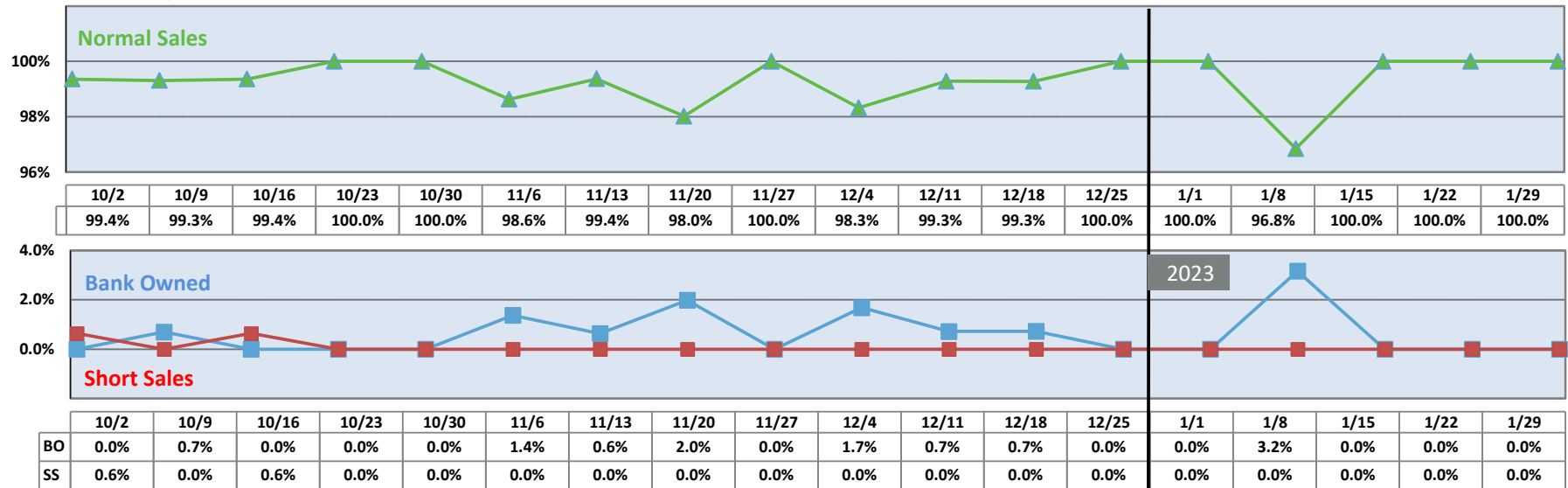


Condos, Townhomes, Villas

Foreclosure Sales

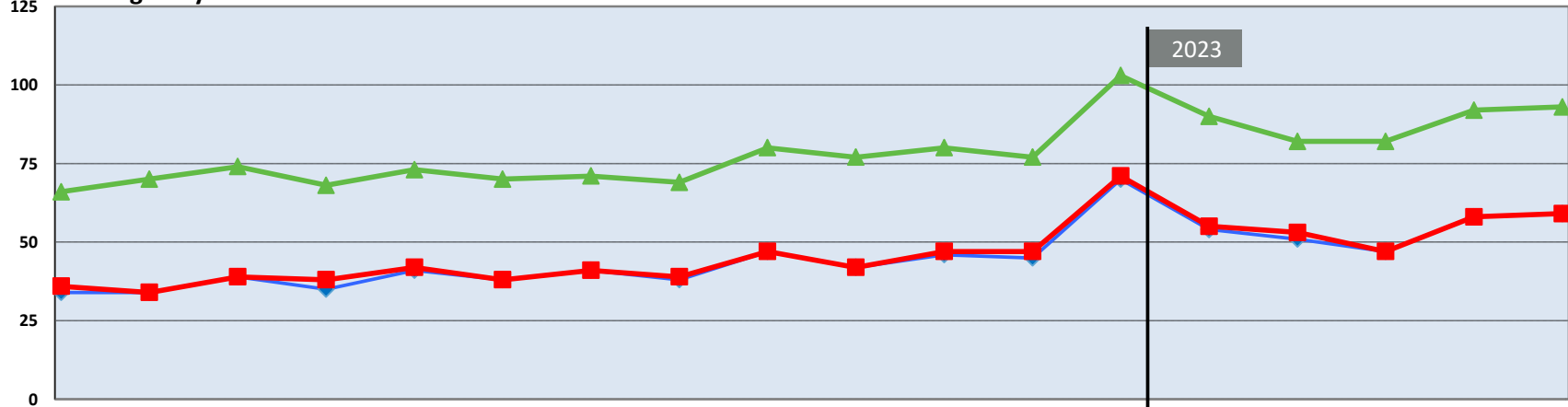


Percentage of Sales



Condos, Townhomes, Villas

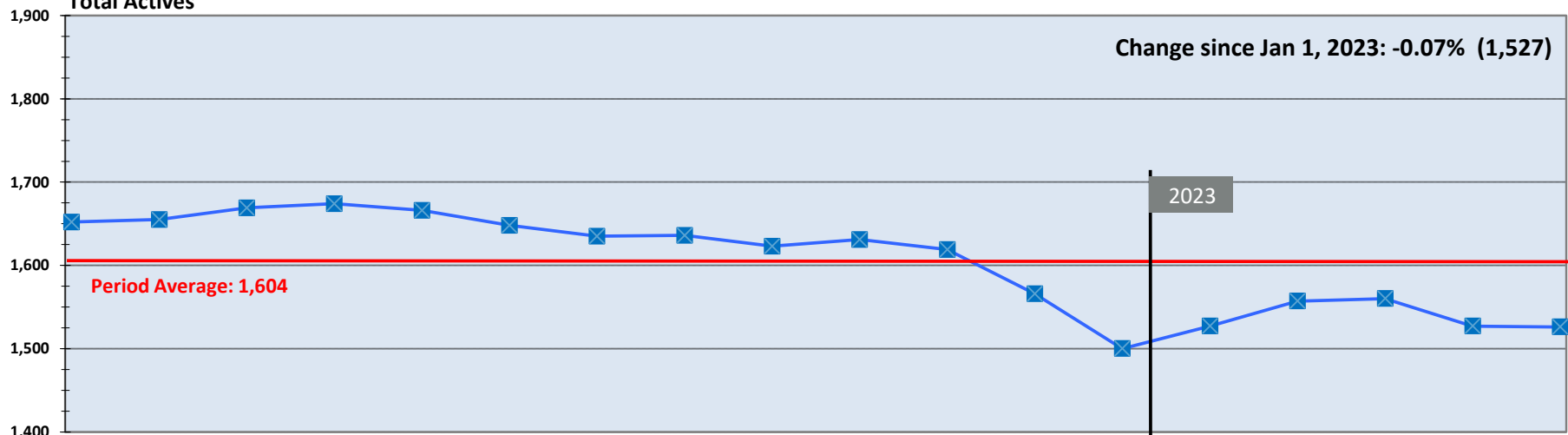
Average Days on Market



	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	1/29
ListToContract	34	34	39	35	41	38	41	38	47	42	46	45	70	54	51	47	58	59
CombDaysOnMkt	36	34	39	38	42	38	41	39	47	42	47	47	71	55	53	47	58	59
ListToClose	66	70	74	68	73	70	71	69	80	77	80	77	103	90	82	82	92	93

Total Actives

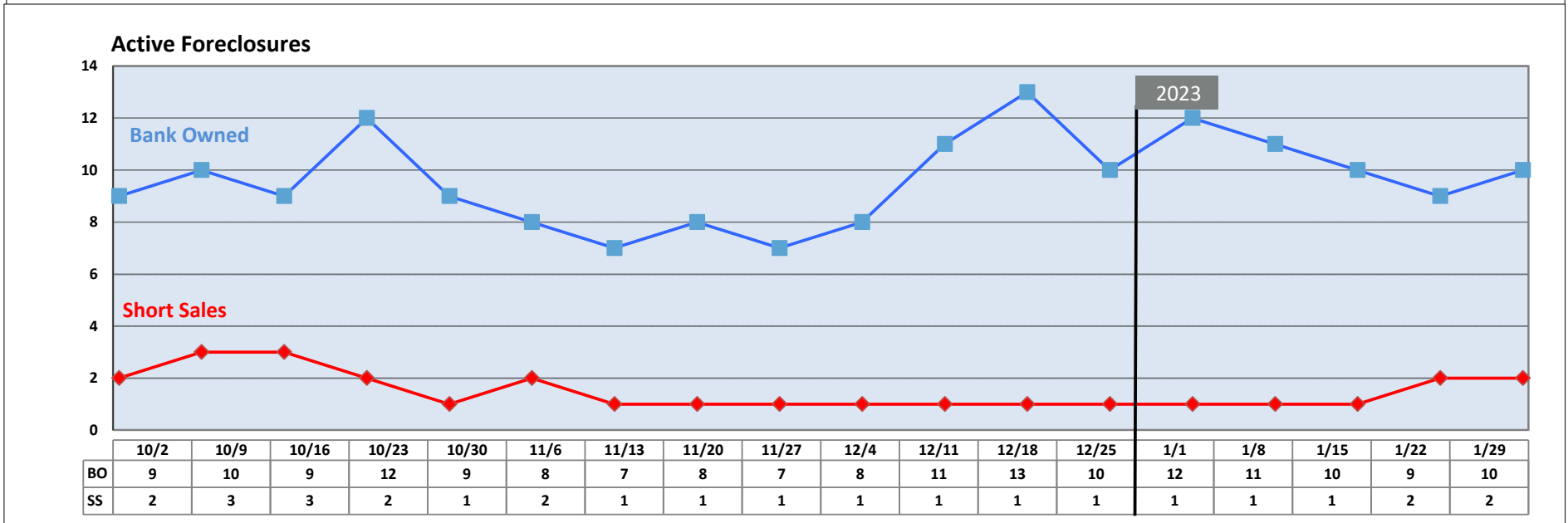
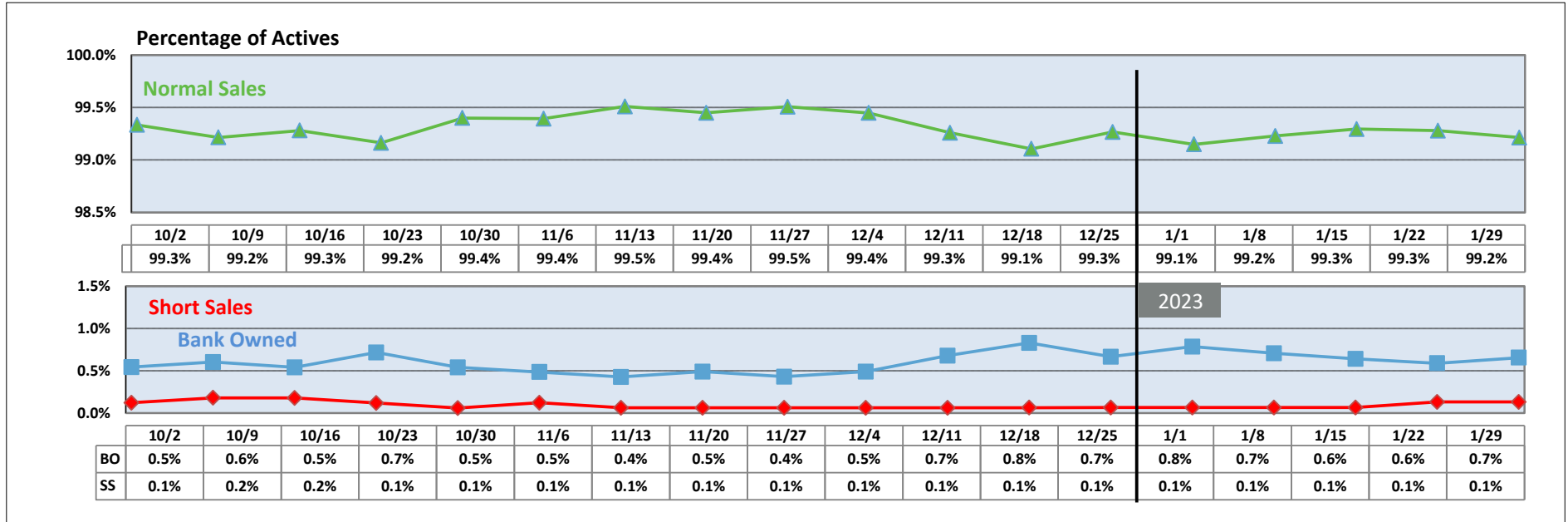
Change since Jan 1, 2023: -0.07% (1,527)



	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	1/29
Total Actives	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	1,526



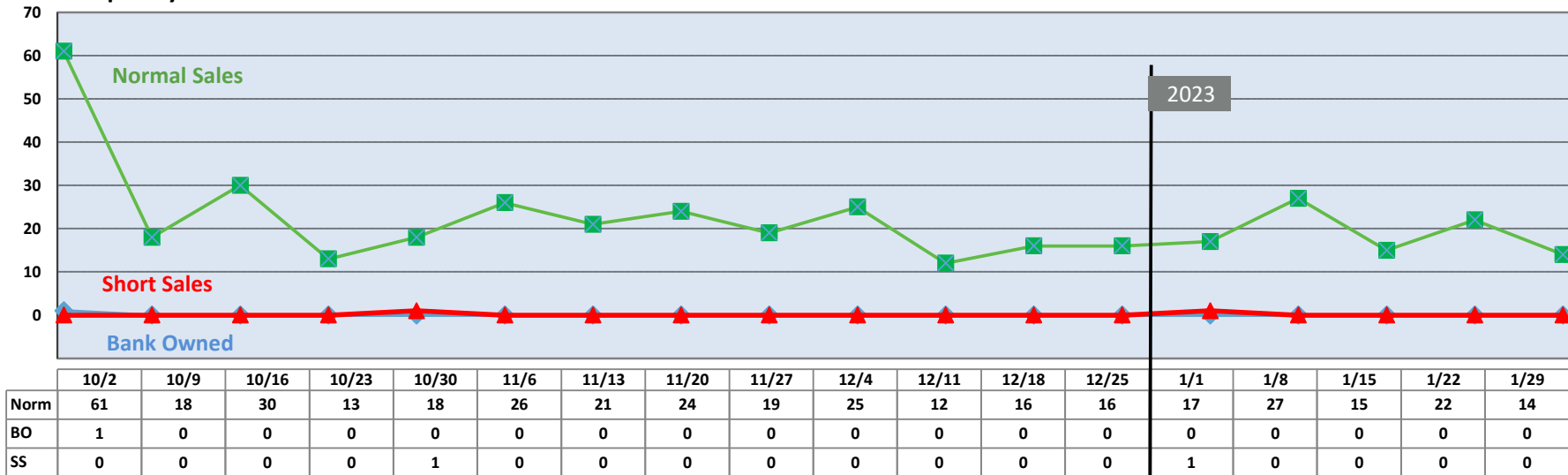
Condos, Townhomes, Villas



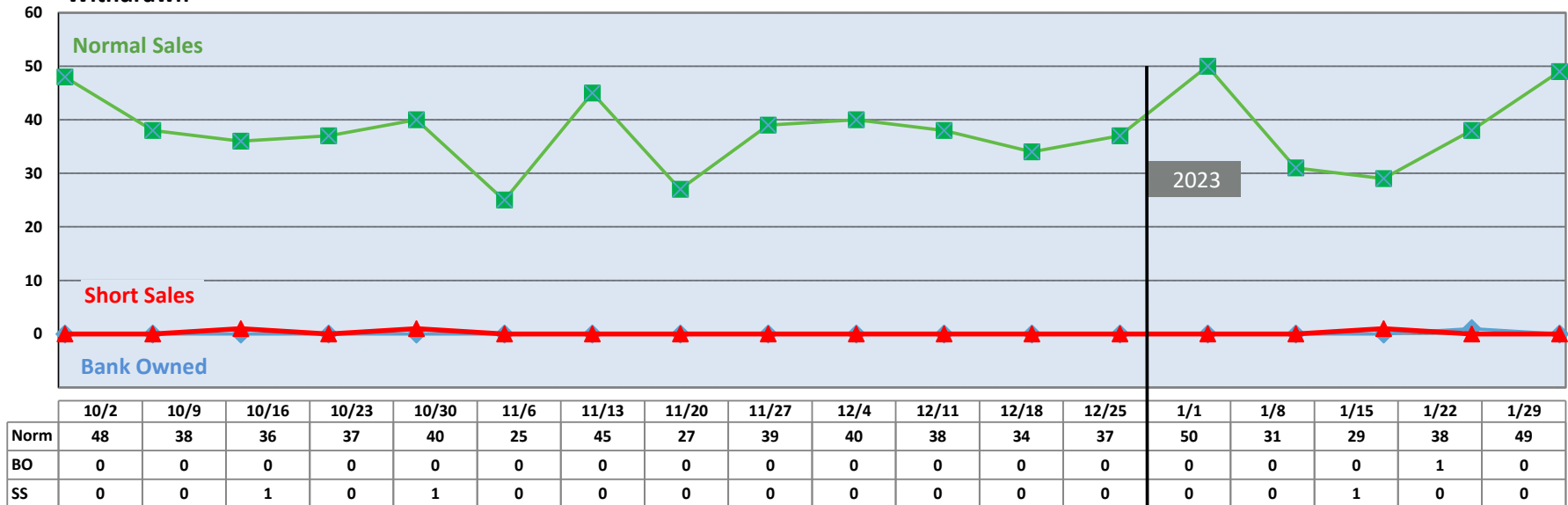


Condos, Townhomes, Villas

Temporary Off Market

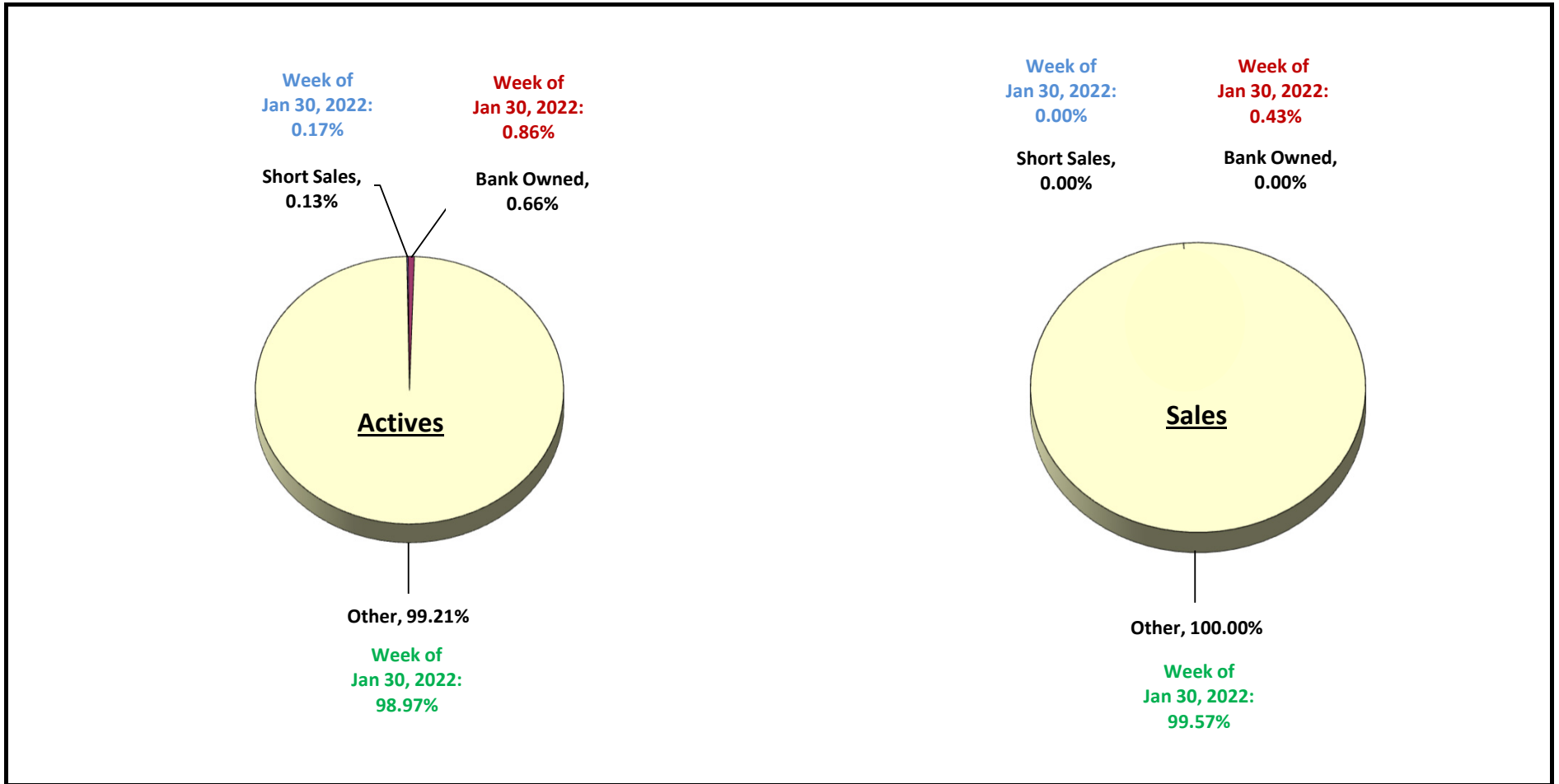


Withdrawn





Condos, Townhomes, Villas





Monday Morning Quarterback
01/29/2023 - 02/04/2023
Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$281,500 (± \$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>
Orange County		2	\$282,000	2.5	2.0	1,137	\$248.13
Union Park / Chickasaw	32829	1	\$282,000	3.0	2.0	1,202	\$234.61
Moss Park	32832	1	\$282,000	2.0	2.0	1,071	\$263.31