



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

***Week of February 05, 2023 - February 11, 2023***

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

- Sales of single-family homes decreased to 300 during the week of Feb 05, from 407 the week prior
- The median price of single family homes increased to \$414,750, a change of 3.7%
- The number of single-family home foreclosure transactions decreased to 4 last week, from 7 the week of Jan 29
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 95, and now sits at 4,253

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

- Sales of condos, townhomes, and villas decreased to 107 during the week of Feb 05, from 130 the week prior
- The median price of condos, townhomes, and villas decreased to \$260,000, a change of -7.6%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of Jan 29
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 34, and now sits at 1,492

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

**Monday Morning Quarterback**  
02/05/2023 - 02/11/2023  
Lake, Orange, Osceola & Seminole Counties

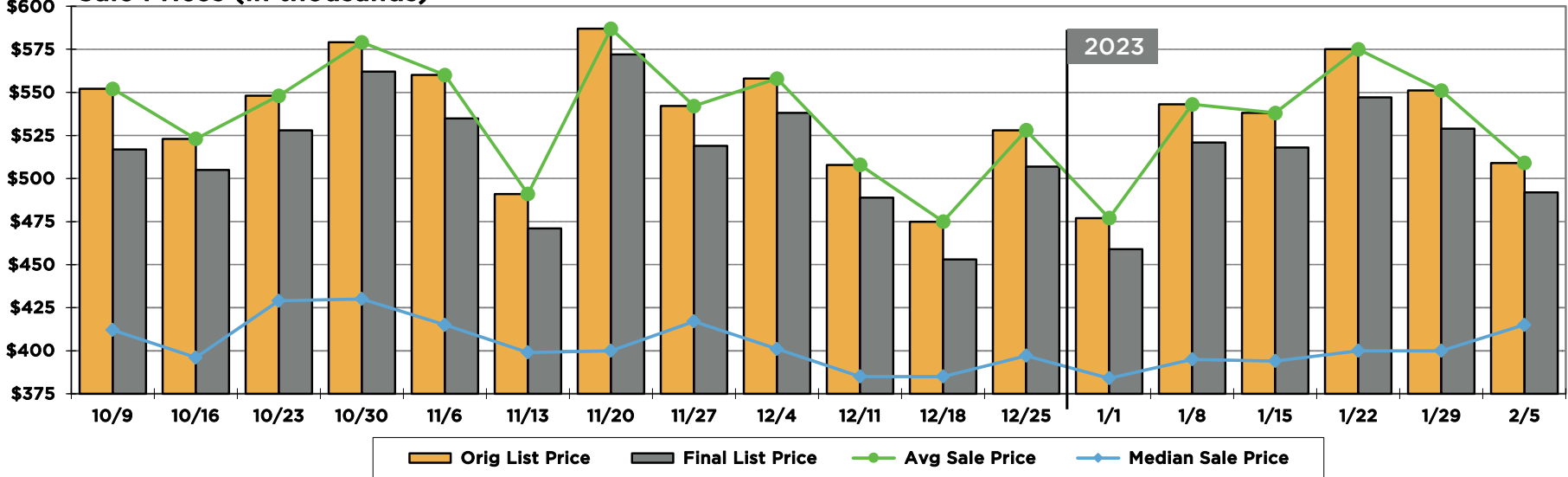
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>300</b>	<b>35</b>	<b>27</b>	<b>76</b>	<b>67</b>	<b>81</b>	<b>14</b>
Bank Owned	4	2	1	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	296	33	26	75	67	81	14
<b>Active Listings</b>	<b>4,253</b>	<b>302</b>	<b>299</b>	<b>960</b>	<b>877</b>	<b>1,379</b>	<b>436</b>
Bank Owned	30	11	1	9	7	2	0
Short Sales	5	1	1	2	1	0	0
Other	4,218	290	297	949	869	1,377	436
<b>Months of Inventory</b>	<b>3.27</b>	<b>1.99</b>	<b>2.56</b>	<b>2.92</b>	<b>3.02</b>	<b>3.93</b>	<b>7.19</b>
<b><i>List Price</i></b>							
Average Original List Price	\$509,071	\$199,554	\$299,589	\$374,898	\$466,364	\$688,052	\$1,584,071
Average Final List Price	\$492,253	\$189,905	\$288,507	\$358,722	\$452,459	\$663,394	\$1,566,214
<b><i>Sale Price</i></b>							
Average Price	\$477,673	\$183,274	\$275,352	\$348,901	\$441,478	\$645,783	\$1,503,500
Median Price	\$414,750	\$190,000	\$275,000	\$346,000	\$440,000	\$599,000	\$1,185,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$16,818	-\$9,649	-\$11,082	-\$16,176	-\$13,905	-\$24,658	-\$17,857
Original List to Sale Price - \$	-\$31,398	-\$16,280	-\$24,237	-\$25,997	-\$24,886	-\$42,269	-\$80,571
Final List to Sale Price - \$	-\$14,580	-\$6,631	-\$13,155	-\$9,821	-\$10,981	-\$17,611	-\$62,714
Original List to Sale Price - %	93.83%	91.84%	91.91%	93.07%	94.66%	93.86%	94.91%
Final List to Sale Price - %	97.04%	96.51%	95.44%	97.26%	97.57%	97.35%	96.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	57	64	48	62	55	60	32
Combined Avg Days to Contract	62	66	48	66	63	67	32
Avg Days Listing to Closing	91	98	81	94	92	93	66
Avg Days Contract to Close	33	33	31	31	35	32	36
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	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
<b><i>Square Footage</i></b>							
Average Square Feet	2,097	1,135	1,352	1,716	2,195	2,707	4,014

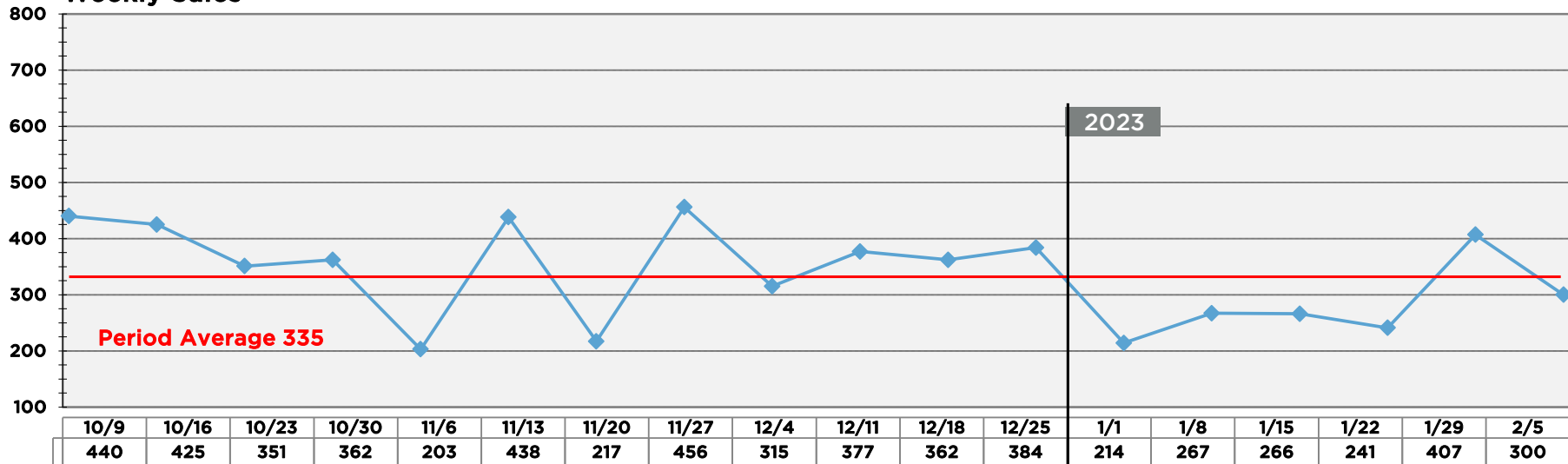


**Single Family Homes**

**Sale Prices (in thousands)**

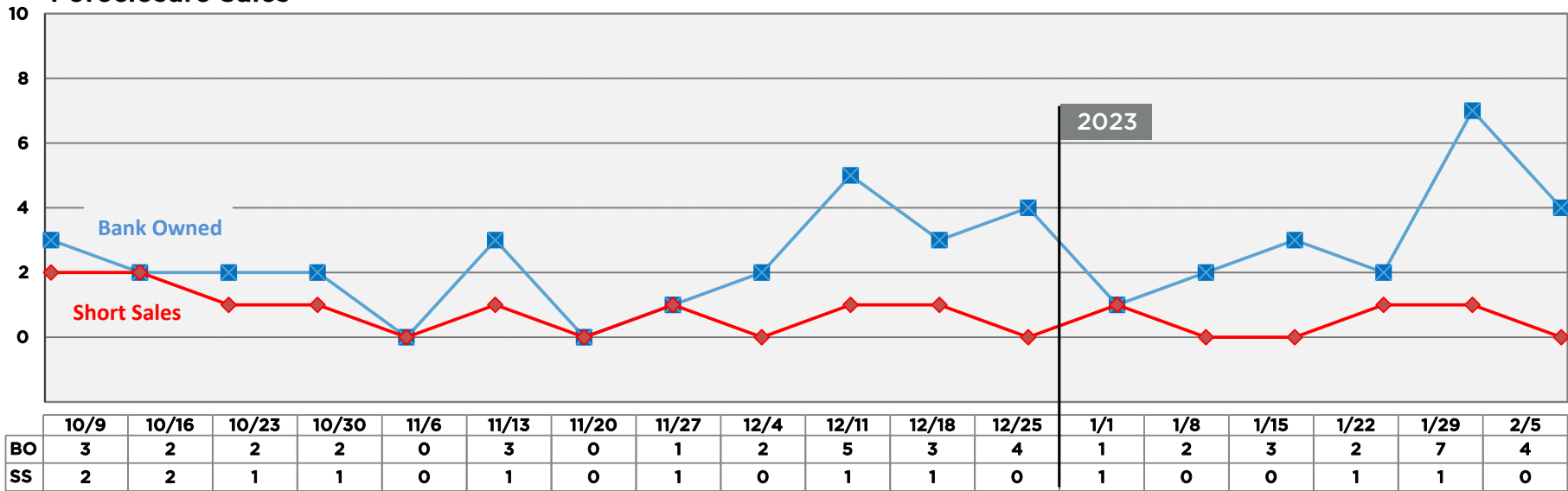


**Weekly Sales**

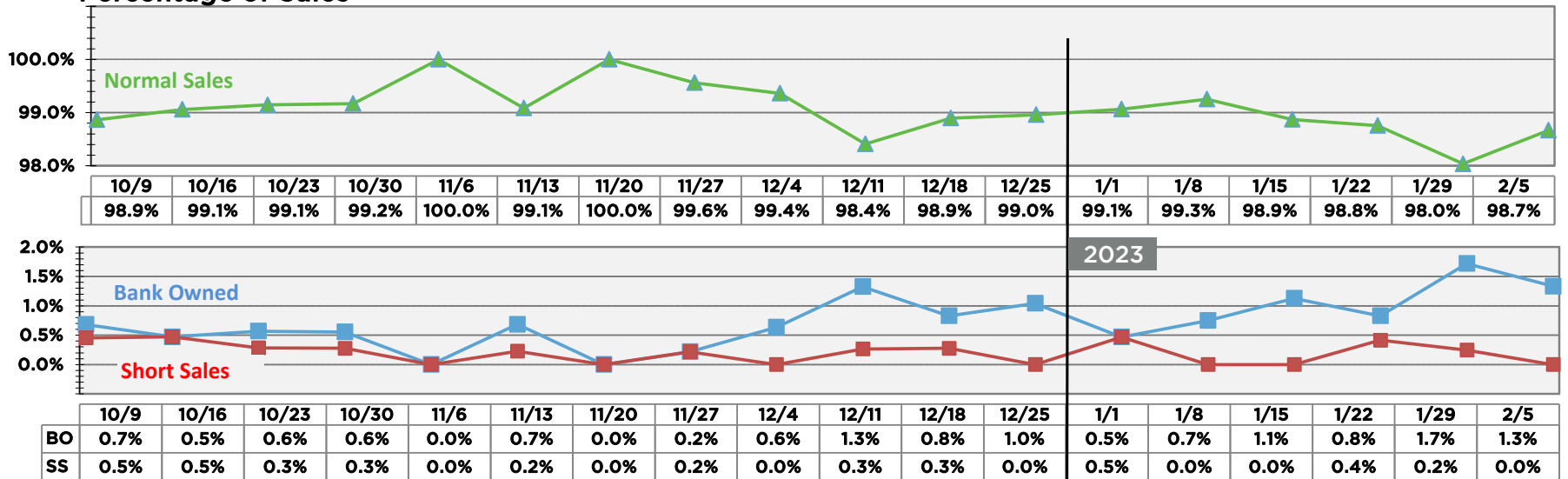


**Single Family Homes**

**Foreclosure Sales**

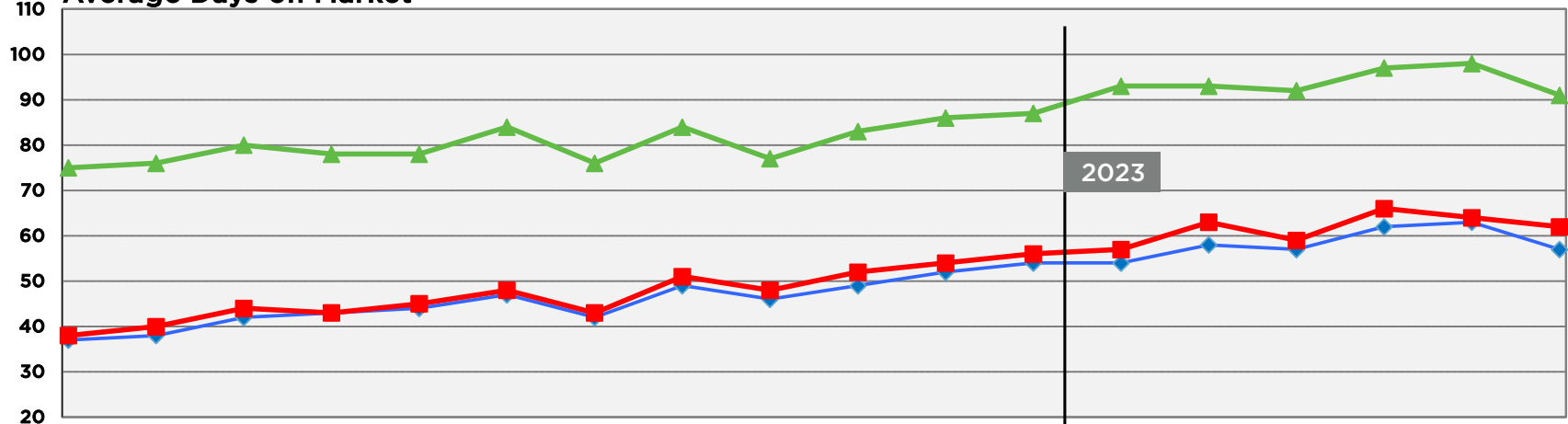


**Percentage of Sales**



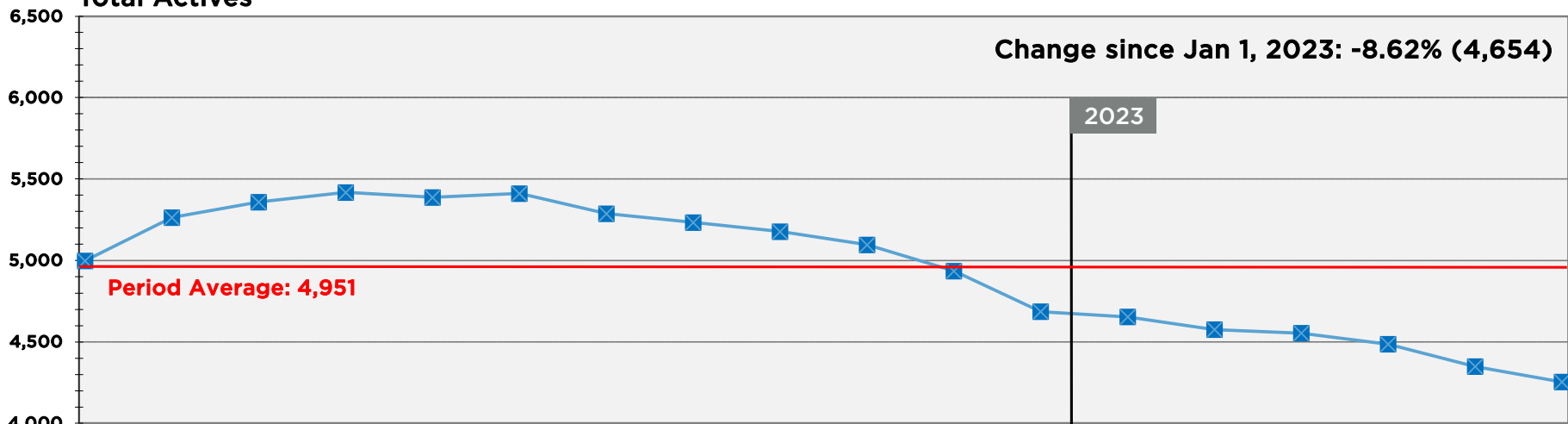
**Single Family Homes**

**Average Days on Market**



ListToContract	37	38	42	43	44	47	42	49	46	49	52	54	54	58	57	62	63	57
CombDaysOnMkt	38	40	44	43	45	48	43	51	48	52	54	56	57	63	59	66	64	62
ListToClose	75	76	80	78	78	84	76	84	77	83	86	87	93	93	92	97	98	91

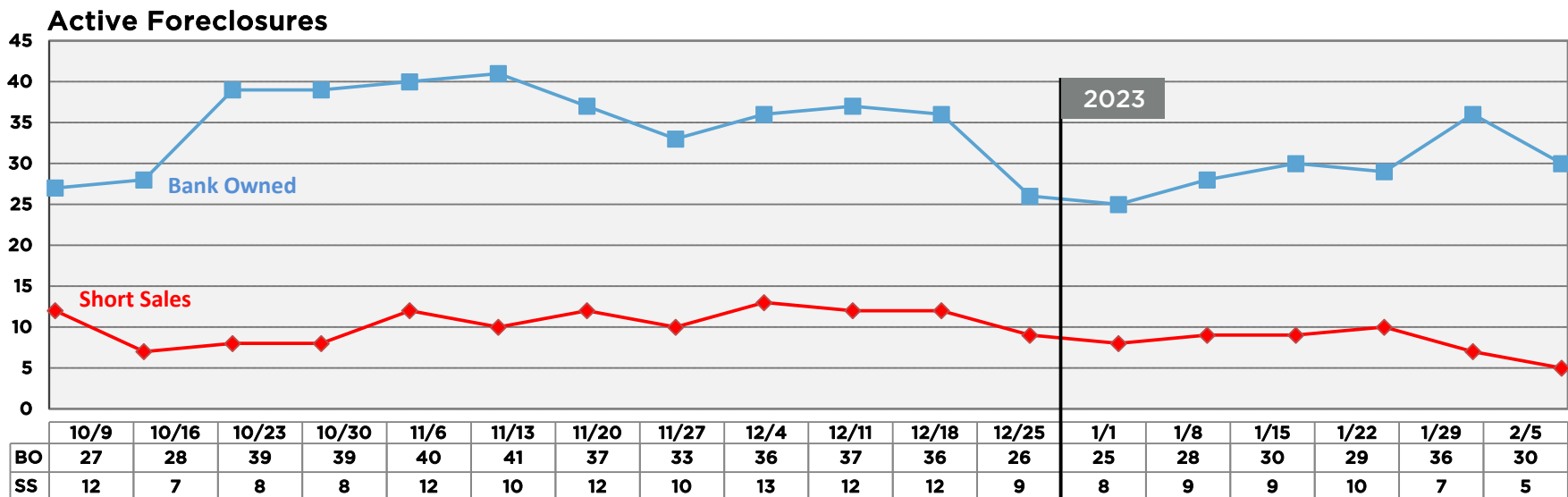
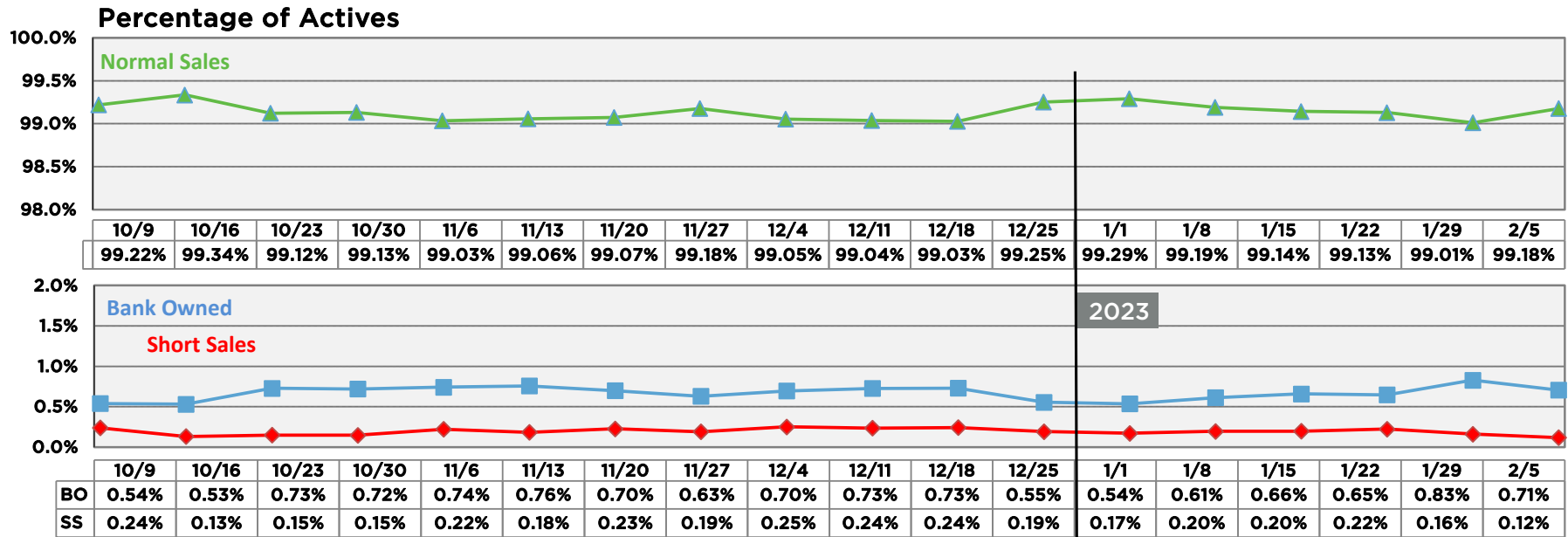
**Total Actives**



	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	2/5
Total Actives	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	4,253

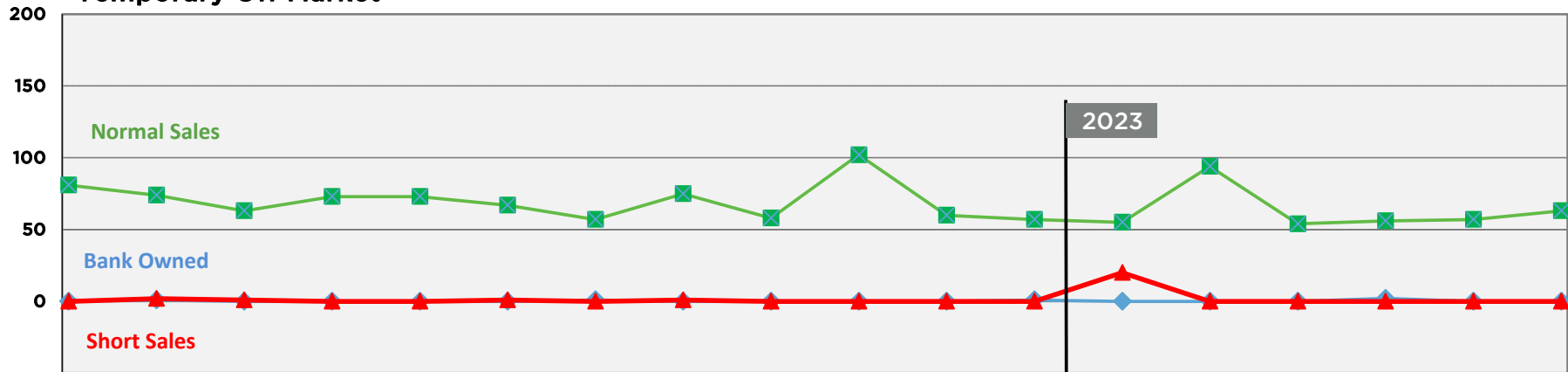


**Single Family Homes**



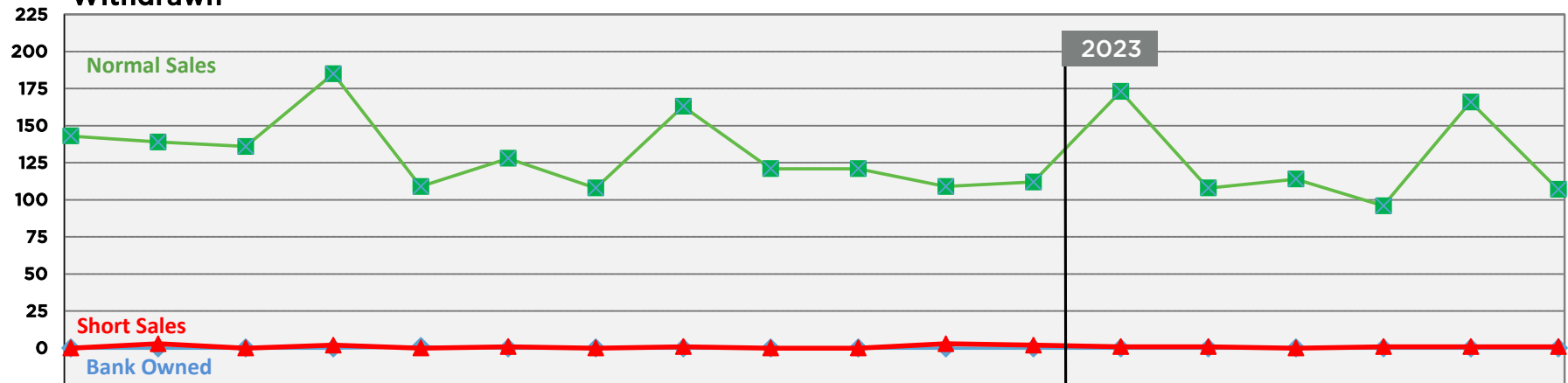
**Single Family Homes**

**Temporary Off Market**



	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	2/5
Norm	81	74	63	73	73	67	57	75	58	102	60	57	55	94	54	56	57	63
BO	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	2	0	0
SS	0	2	1	0	0	1	0	1	0	0	0	0	20	0	0	0	0	0

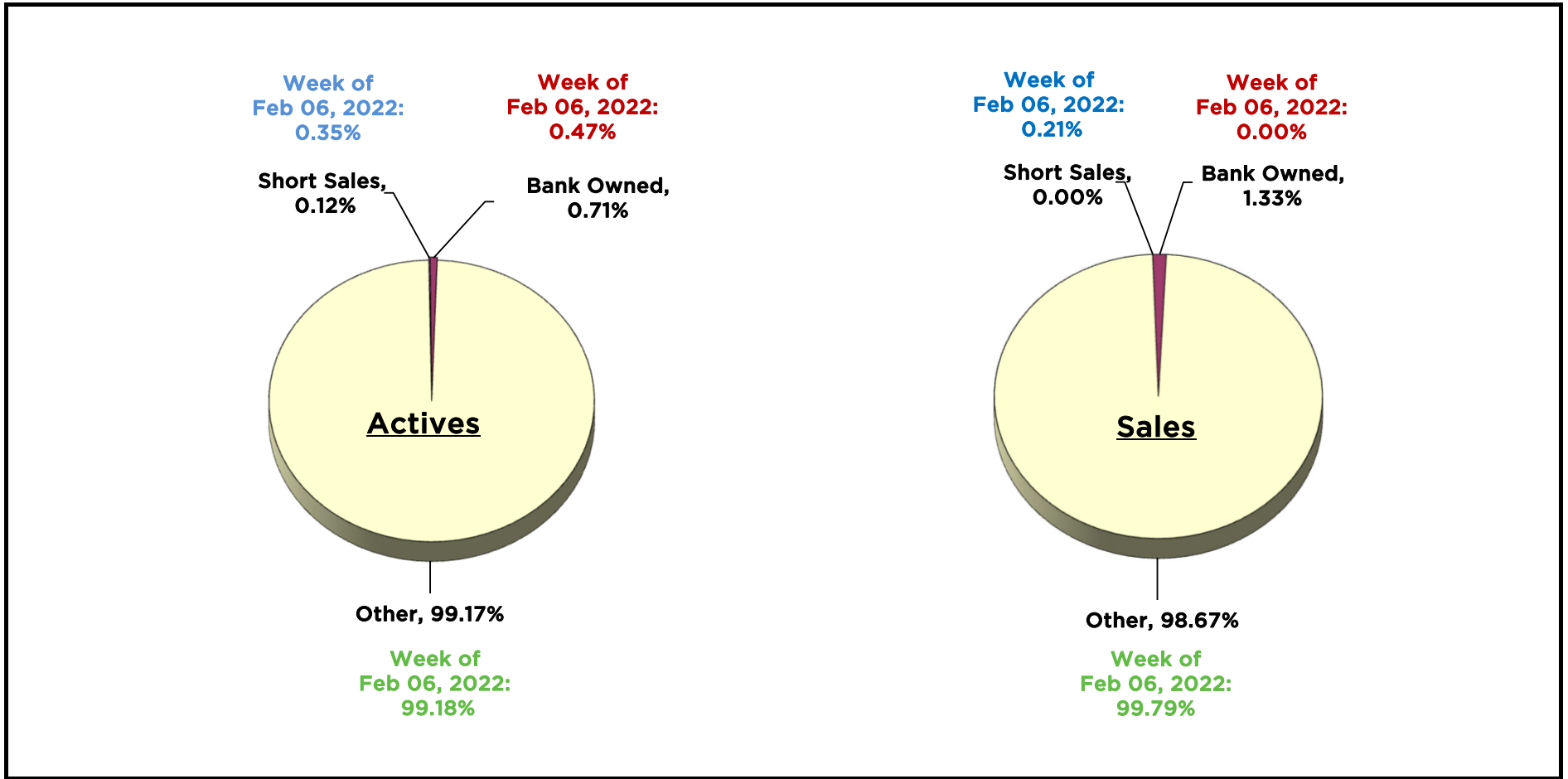
**Withdrawn**



	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	2/5
Norm	143	139	136	185	109	128	108	163	121	121	109	112	173	108	114	96	166	107
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	3	0	2	0	1	0	1	0	0	3	2	1	1	0	1	1	1



### Single Family Homes



**Monday Morning Quarterback**  
02/05/2023 - 02/11/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 33 Single Family Homes available for the Median Price of \$414,750 (± \$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>4</b>	<b>\$414,975</b>	<b>3.8</b>	<b>2.3</b>	<b>2,042</b>	<b>\$203.22</b>
Winter Springs / Tuskawilla	32708	1	\$414,900	4.0	2.0	2,015	\$205.91
Lake Mary / Heathrow	32746	1	\$415,000	3.0	2.0	2,038	\$203.63
Sanford / Lake Forest	32771	1	\$414,999	4.0	2.0	1,846	\$224.81
Sanford (South)	32773	1	\$415,000	4.0	3.0	2,269	\$182.90
<b>Orange County</b>		<b>10</b>	<b>\$414,912</b>	<b>3.7</b>	<b>2.0</b>	<b>1,741</b>	<b>\$238.26</b>
Apopka (North)	32712	2	\$414,950	4.0	2.0	1,873	\$221.60
Delaney / Crystal Lake	32806	1	\$414,900	3.0	2.0	1,518	\$273.32
Union Park	32817	2	\$415,000	4.0	2.0	1,650	\$251.52
Sand Lake / Bay Hill	32819	1	\$415,000	3.0	2.0	1,554	\$267.05
Ventura	32822	1	\$414,500	4.0	2.0	1,936	\$214.10
Rio Pinar / Union Park	32825	1	\$414,920	3.0	2.0	1,728	\$240.12
Research Park	32826	1	\$415,000	4.0	2.0	1,826	\$227.27
Waterford Lakes	32828	1	\$414,900	4.0	2.0	1,807	\$229.61
<b>Osceola County</b>		<b>11</b>	<b>\$414,991</b>	<b>3.8</b>	<b>2.1</b>	<b>2,062</b>	<b>\$201.27</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$415,000	4.0	2.0	1,906	\$217.73
Kissimmee (West) / Pleasant Hill	34746	5	\$414,980	4.0	2.2	1,959	\$211.88
Kissimmee / Poinciana	34758	2	\$415,000	4.0	2.0	2,847	\$145.79
St Cloud / Narcoossee	34771	2	\$415,000	3.5	2.0	1,681	\$246.88
St Cloud / Canoe Creek	34772	1	\$415,000	3.0	2.0	1,927	\$215.36
<b>Lake County</b>		<b>8</b>	<b>\$414,963</b>	<b>2.9</b>	<b>2.0</b>	<b>1,994</b>	<b>\$208.09</b>
Mount Dora	32757	1	\$415,000	4.0	2.0	1,772	\$234.20
Clermont (Central)	34711	4	\$414,950	3.0	2.0	2,017	\$205.70
Groveland	34736	1	\$415,000	2.0	2.0	1,848	\$224.57
Leesburg (West)	34748	2	\$414,950	2.5	2.0	2,132	\$194.63

**Monday Morning Quarterback**  
02/05/2023 - 02/11/2023  
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>	107	48	21	22	11	5	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	105	46	21	22	11	5	0
<b>Active Listings</b>	1,492	495	206	377	213	194	7
Bank Owned	7	6	1	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,484	488	205	377	213	194	7
<b>Months of Inventory</b>	3.22	2.38	2.26	3.95	4.47	8.95	0.00

**List Price**

Average Original List Price	\$295,291	\$203,781	\$280,124	\$359,895	\$458,145	\$594,958	\$0
Average Final List Price	\$286,637	\$193,704	\$277,200	\$353,013	\$442,509	\$583,458	\$0

**Sale Price**

Average Price	\$279,171	\$186,708	\$272,119	\$345,495	\$430,991	\$570,600	\$0
Median Price	\$260,000	\$192,500	\$267,500	\$337,500	\$425,900	\$518,000	\$0

**Price Differences**

Original to Final List Price	-\$8,654	-\$10,077	-\$2,924	-\$6,882	-\$15,636	-\$11,500	\$0
Original List to Sale Price - \$	-\$16,120	-\$17,073	-\$8,005	-\$14,400	-\$27,154	-\$24,358	\$0
Final List to Sale Price - \$	-\$7,466	-\$6,996	-\$5,081	-\$7,518	-\$11,518	-\$12,858	\$0
Original List to Sale Price - %	94.54%	91.62%	97.14%	96.00%	94.07%	95.91%	0.00%
Final List to Sale Price - %	97.40%	96.39%	98.17%	97.87%	97.40%	97.80%	0.00%

**Days on the Market**

Avg Days Listing to Contract	52	57	46	44	67	28	0
Combined Avg Days to Contract	53	59.27083333	45.952381	45.181818	66.818182	27.8	0
Avg Days Listing to Closing	81	83	72	72	104	73	0
Avg Days Contract to Close	28	25.14583333	25.142857	27.090909	35.636364	44	0

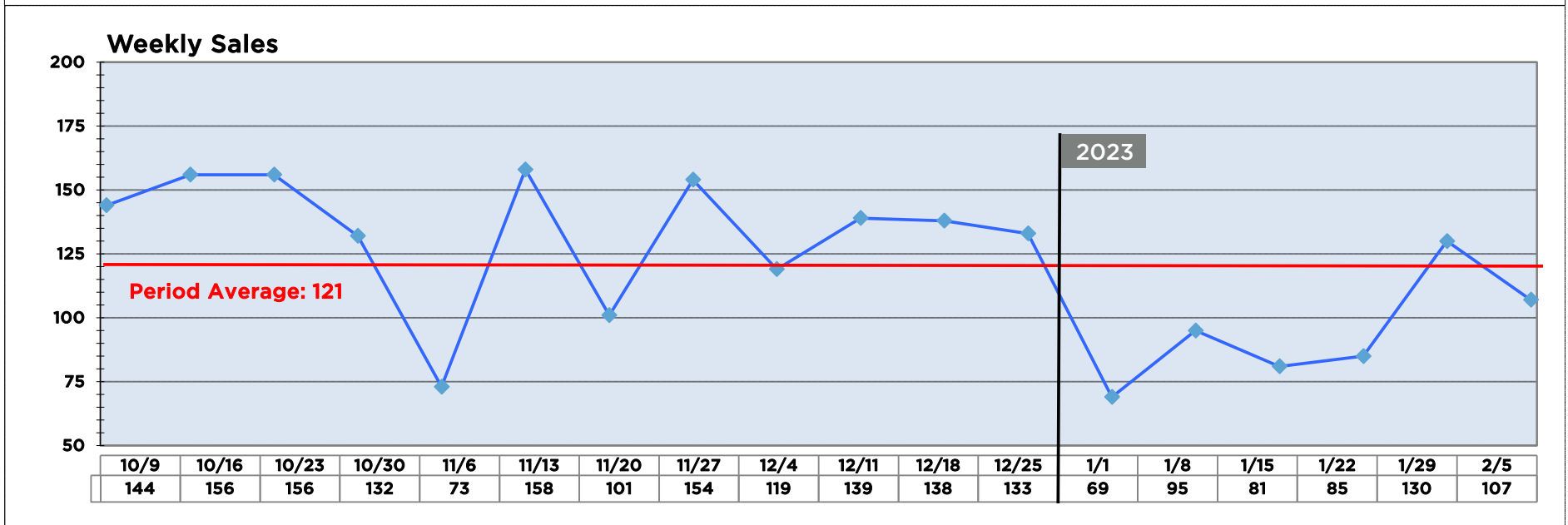
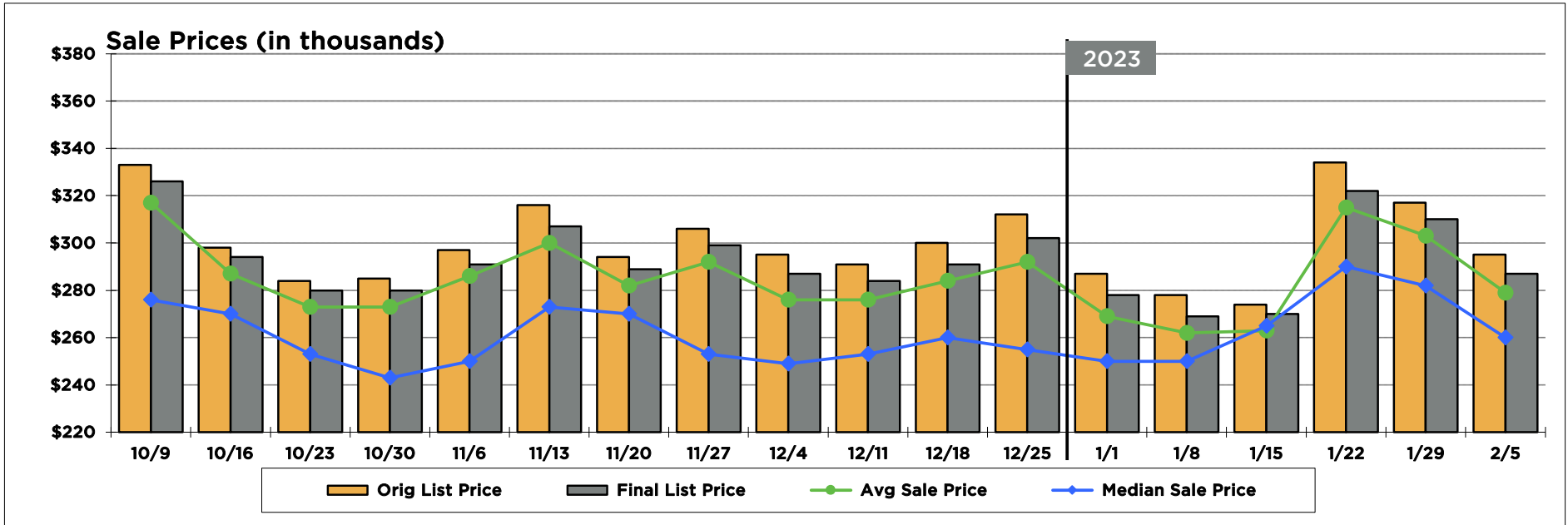
**Beds / Baths**

Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	1.604166667	1.952381	2.0909091	2.1818182	2.6	0
Average Half Baths	0	0	0	1	1	0	0

**Square Footage**

Average Square Feet	1,274	949	1,296	1,619	1,661	1,944	0
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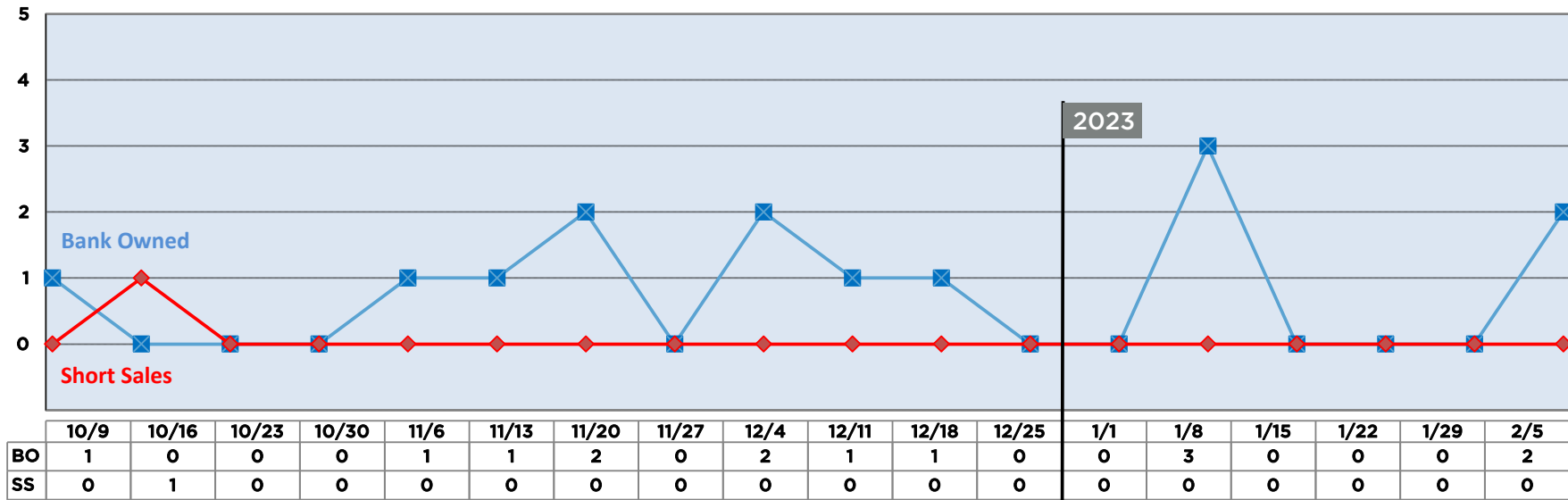
**Condos, Townhomes, Villas**



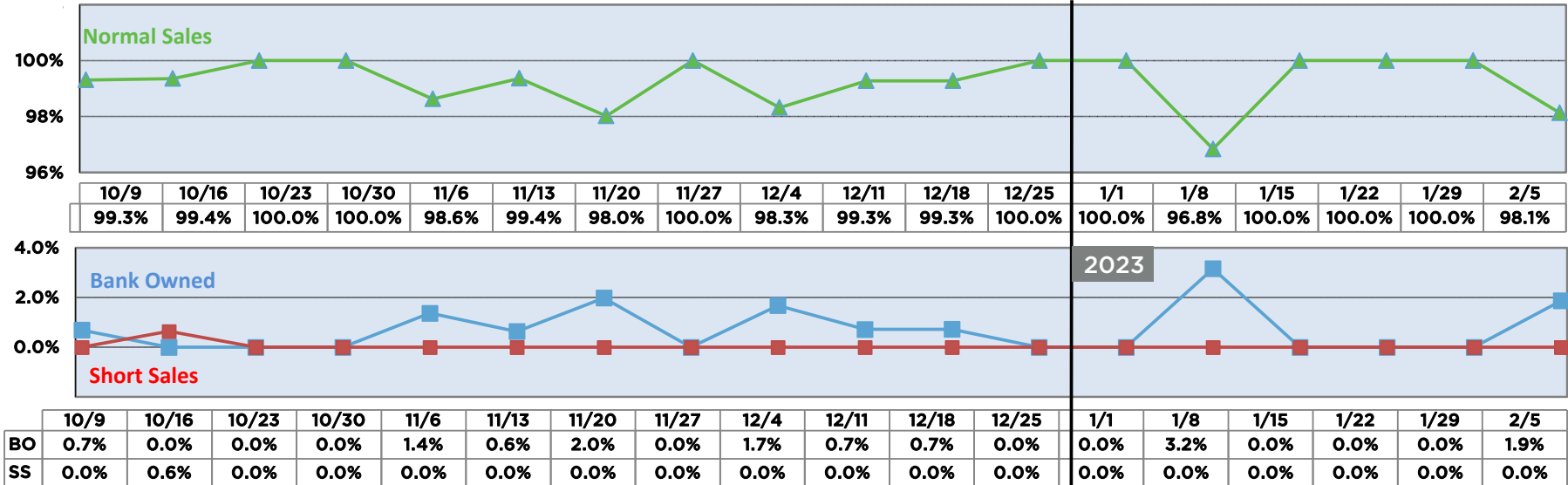


**Condos, Townhomes, Villas**

**Foreclosure Sales**



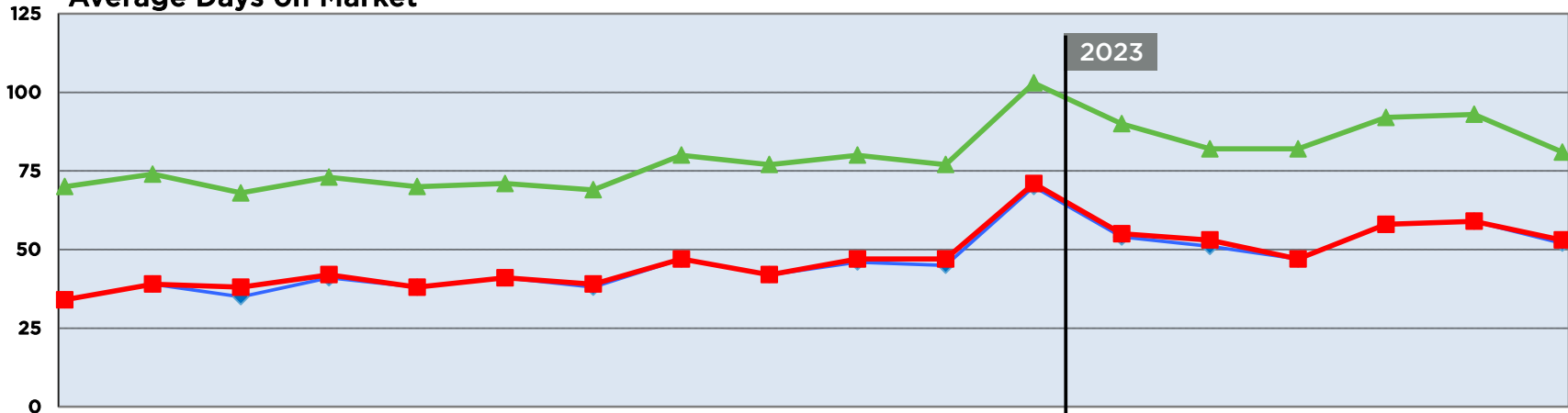
**Percentage of Sales**





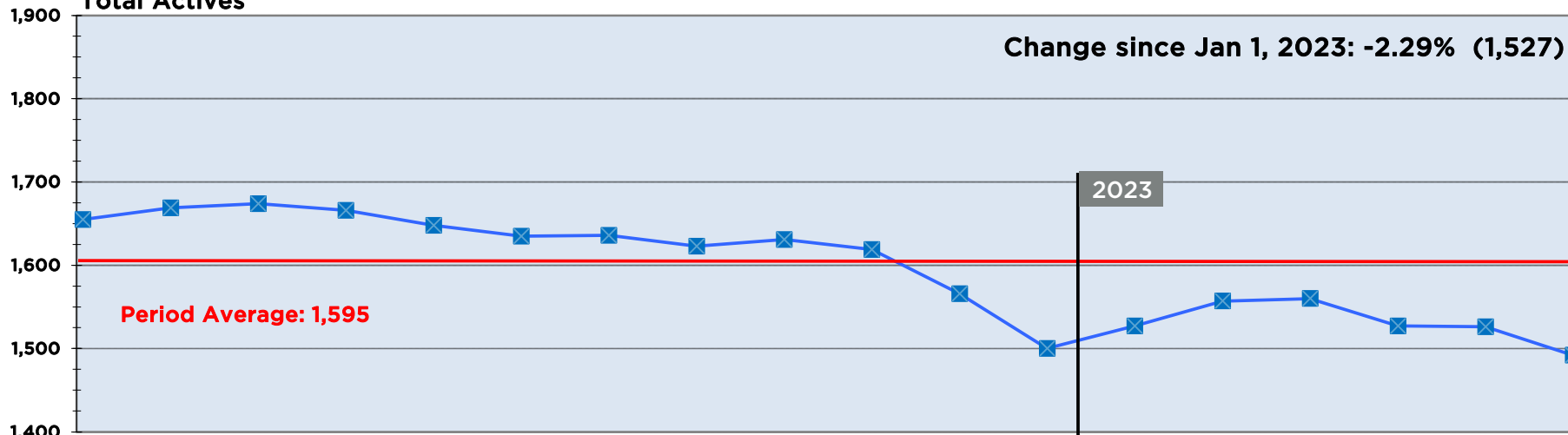
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	2/5
ListToContract	34	39	35	41	38	41	38	47	42	46	45	70	54	51	47	58	59	52
CombDaysOnMkt	34	39	38	42	38	41	39	47	42	47	47	71	55	53	47	58	59	53
ListToClose	70	74	68	73	70	71	69	80	77	80	77	103	90	82	82	92	93	81

**Total Actives**

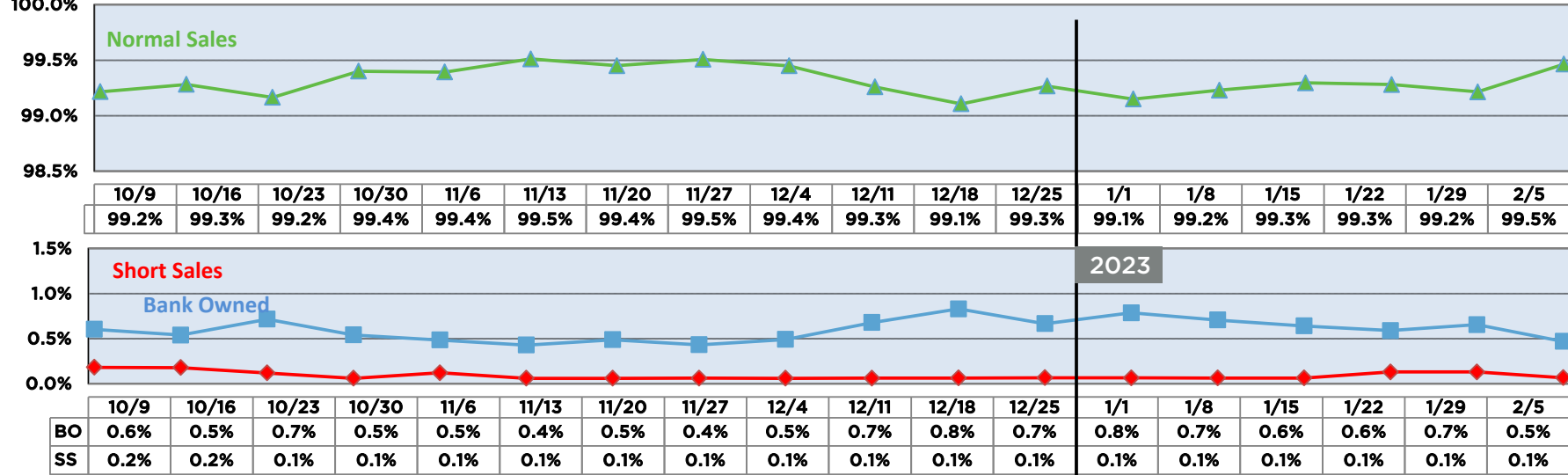


	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5
Total Actives	1,655	1,669	1,674	1,666	1,648	1,635	1,636	1,623	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492

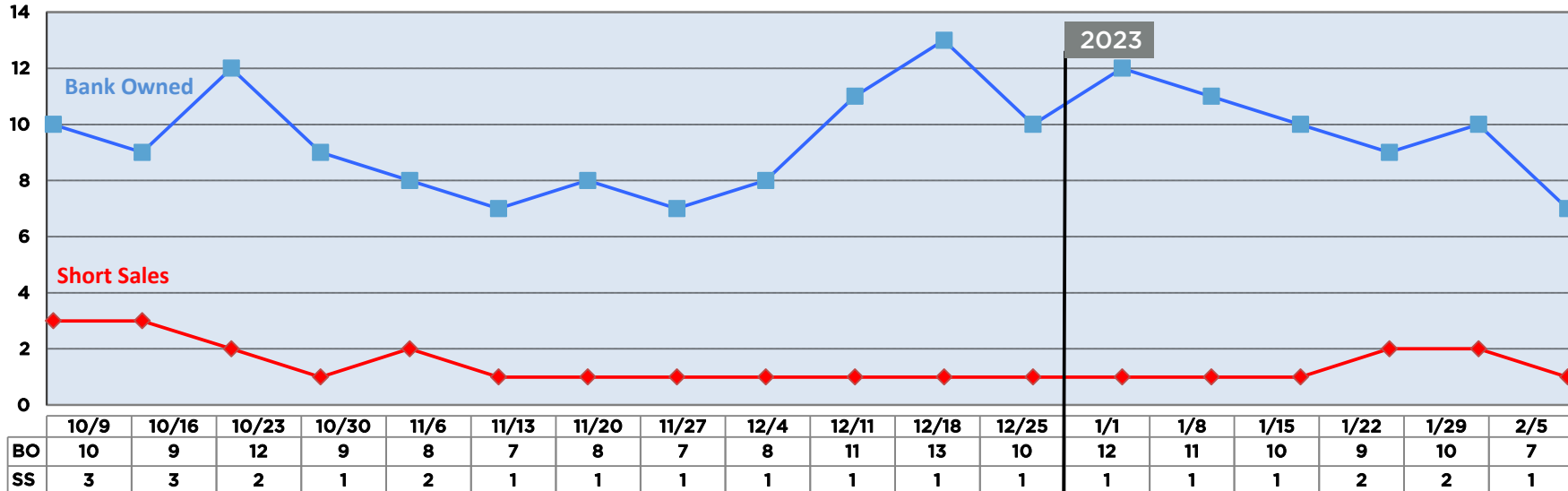


**Condos, Townhomes, Villas**

**Percentage of Actives**



**Active Foreclosures**





**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	2/5
Norm	18	30	13	18	26	21	24	19	25	12	16	16	17	27	15	22	14	22
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

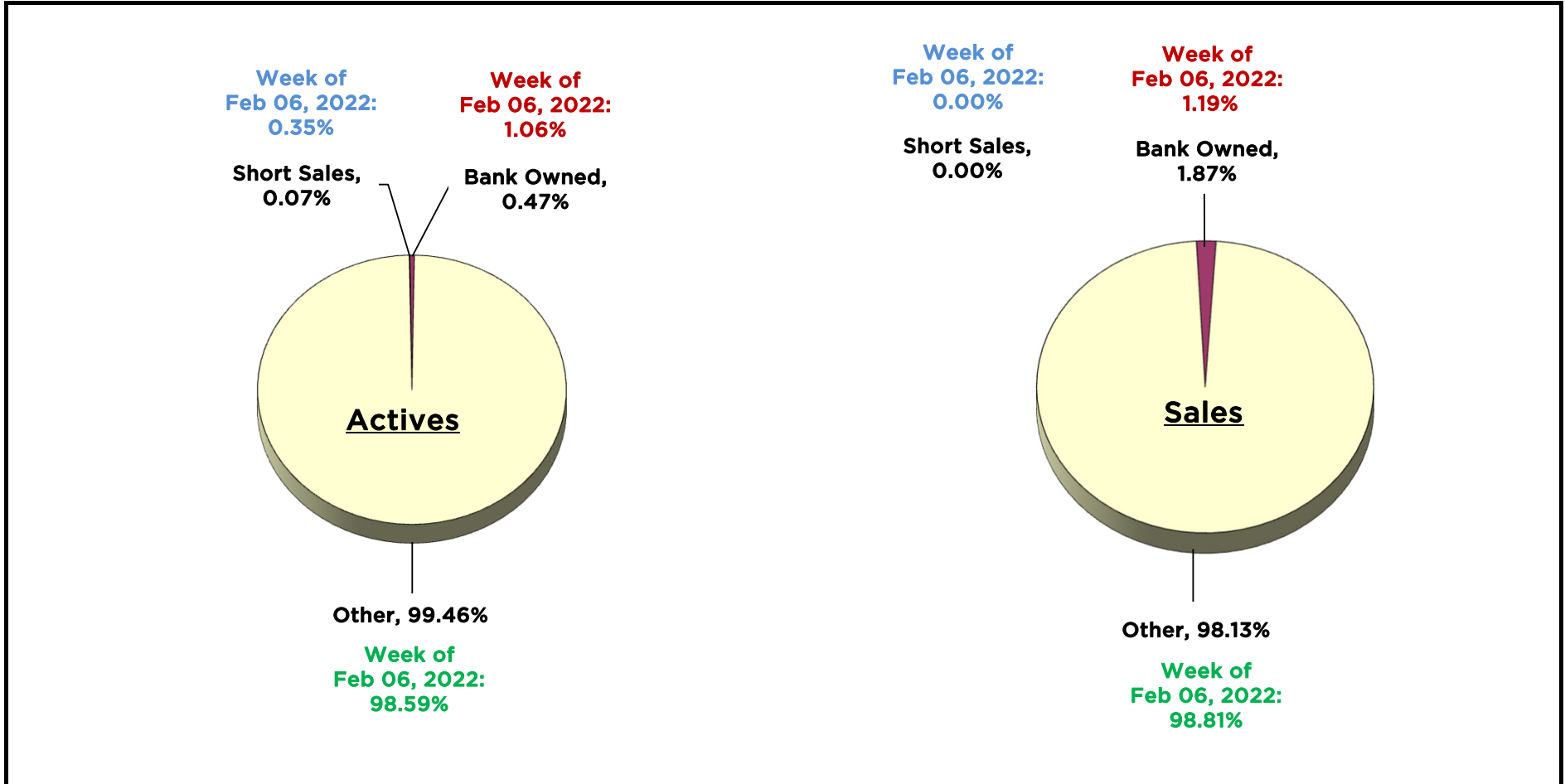
**Withdrawn**



	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	2/5
Norm	38	36	37	40	25	45	27	39	40	38	34	37	50	31	29	38	49	23
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SS	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
02/05/2023 - 02/11/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 11 Condos, Villas, or Townhomes available for the Median Price of \$260,000 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>1</b>	<b>\$260,000</b>	<b>2.0</b>	<b>2.0</b>	<b>998</b>	<b>\$260.52</b>
Lake Mary / Heathrow	32746	1	\$260,000	2.0	2.0	998	\$260.52
<b>Orange County</b>		<b>6</b>	<b>\$259,967</b>	<b>2.2</b>	<b>1.8</b>	<b>1,102</b>	<b>\$235.83</b>
Maitland / Eatonville	32751	1	\$259,900	2.0	1.0	816	\$318.50
Orlando (Downtown)	32801	1	\$260,000	2.0	2.0	995	\$261.31
Belle Isle / Pine Castle	32809	1	\$260,000	3.0	2.0	1,341	\$193.89
Williamsburg / Lake Bryan	32821	2	\$259,950	2.0	2.0	957	\$271.63
Metro West / Orlo Vista	32835	1	\$260,000	2.0	2.0	1,548	\$167.96
<b>Osceola County</b>		<b>3</b>	<b>\$259,967</b>	<b>2.3</b>	<b>2.0</b>	<b>1,284</b>	<b>\$202.52</b>
Davenport	33896	1	\$260,000	3.0	2.0	1,384	\$187.86
Kissimmee / Celebration	34747	2	\$259,950	2.0	2.0	1,234	\$210.74
<b>Lake County</b>		<b>1</b>	<b>\$259,900</b>	<b>3.0</b>	<b>2.0</b>	<b>1,560</b>	<b>\$166.60</b>
Leesburg (East) / Haines Creek	34788	1	\$259,900	3.0	2.0	1,560	\$166.60