



Monday Morning Quarterback Summary

Week of February 12, 2023 - February 18, 2023

Single-family existing homes

- Sales of single-family homes increased to 400 during the week of Feb 12, from 300 the week prior
- The median price of single family homes decreased to \$385,000, a change of -7.2%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 4 the week of Feb 05
- The number of single-family home short-sale transactions remains constant at 0
- Single-family inventory decreased by 119, and now sits at 4,134

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 123 during the week of Feb 12, from 107 the week prior
- The median price of condos, townhomes, and villas increased to \$271,000, a change of 4.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Feb 05
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 20, and now sits at 1,472

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

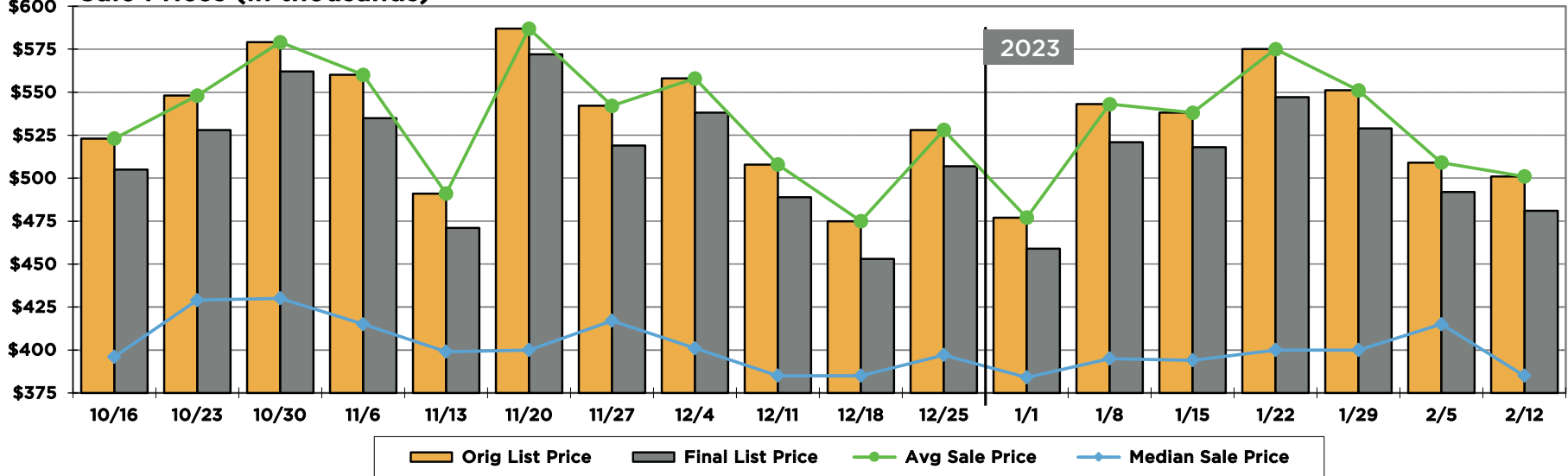
Monday Morning Quarterback
02/12/2023 - 02/18/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

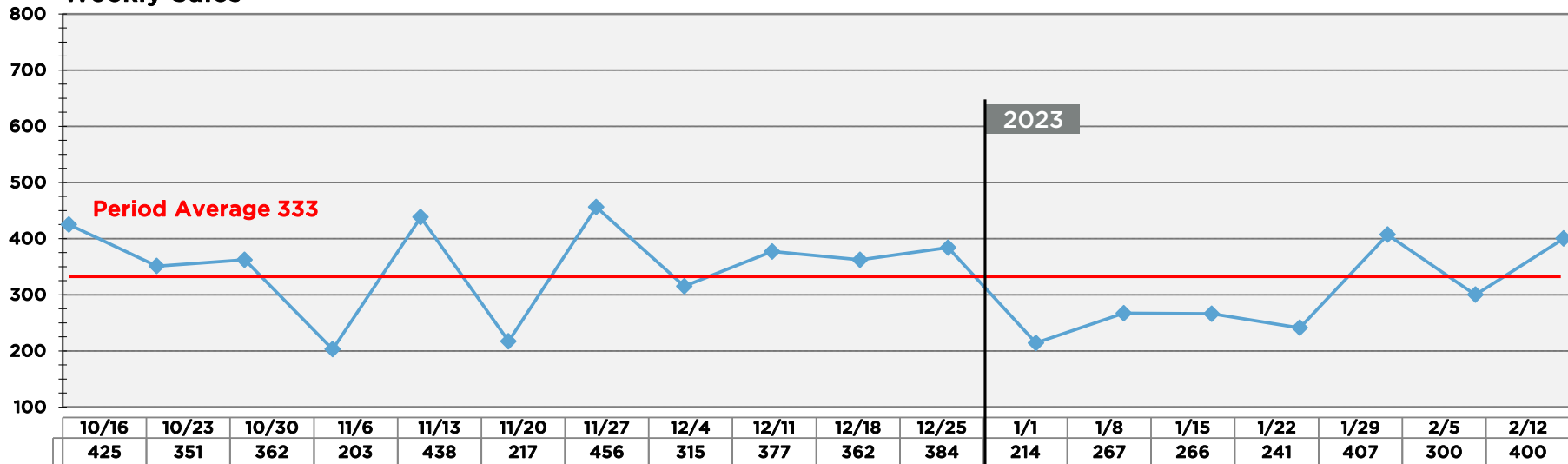
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	400	49	42	120	70	100	19
Bank Owned	2	1	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	398	48	42	120	69	100	19
Active Listings	4,134	299	280	926	820	1,376	433
Bank Owned	25	9	3	6	6	1	0
Short Sales	7	1	2	2	1	1	0
Other	4,102	289	275	918	813	1,374	433
Months of Inventory	2.39	1.41	1.54	1.78	2.70	3.18	5.26
<u>List Price</u>							
Average Original List Price	\$501,300	\$193,679	\$295,144	\$369,235	\$474,464	\$671,510	\$1,787,484
Average Final List Price	\$481,248	\$183,729	\$284,451	\$355,631	\$451,980	\$648,557	\$1,704,195
<u>Sale Price</u>							
Average Price	\$465,297	\$173,128	\$275,336	\$346,538	\$438,096	\$631,756	\$1,612,871
Median Price	\$385,000	\$180,000	\$280,000	\$348,450	\$434,000	\$607,500	\$1,310,000
<u>Price Differences</u>							
Original to Final List Price	-\$20,052	-\$9,950	-\$10,693	-\$13,604	-\$22,484	-\$22,953	-\$83,289
Original List to Sale Price - \$	-\$36,003	-\$20,551	-\$19,808	-\$22,697	-\$36,368	-\$39,754	-\$174,613
Final List to Sale Price - \$	-\$15,951	-\$10,601	-\$9,115	-\$9,093	-\$13,884	-\$16,801	-\$91,324
Original List to Sale Price - %	92.82%	89.39%	93.29%	93.85%	92.33%	94.08%	90.23%
Final List to Sale Price - %	96.69%	94.23%	96.80%	97.44%	96.93%	97.41%	94.64%
<u>Days on the Market</u>							
Avg Days Listing to Contract	68	55	66	64	85	69	67
Combined Avg Days to Contract	71	55	70	66	87	76	72
Avg Days Listing to Closing	101	83	98	97	121	101	100
Avg Days Contract to Close	33	27	32	31	35	35	32
<u>Beds / Baths</u>							
Average Bedrooms	3	2	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	2,005	1,132	1,376	1,627	2,019	2,786	3,875

Single Family Homes

Sale Prices (in thousands)



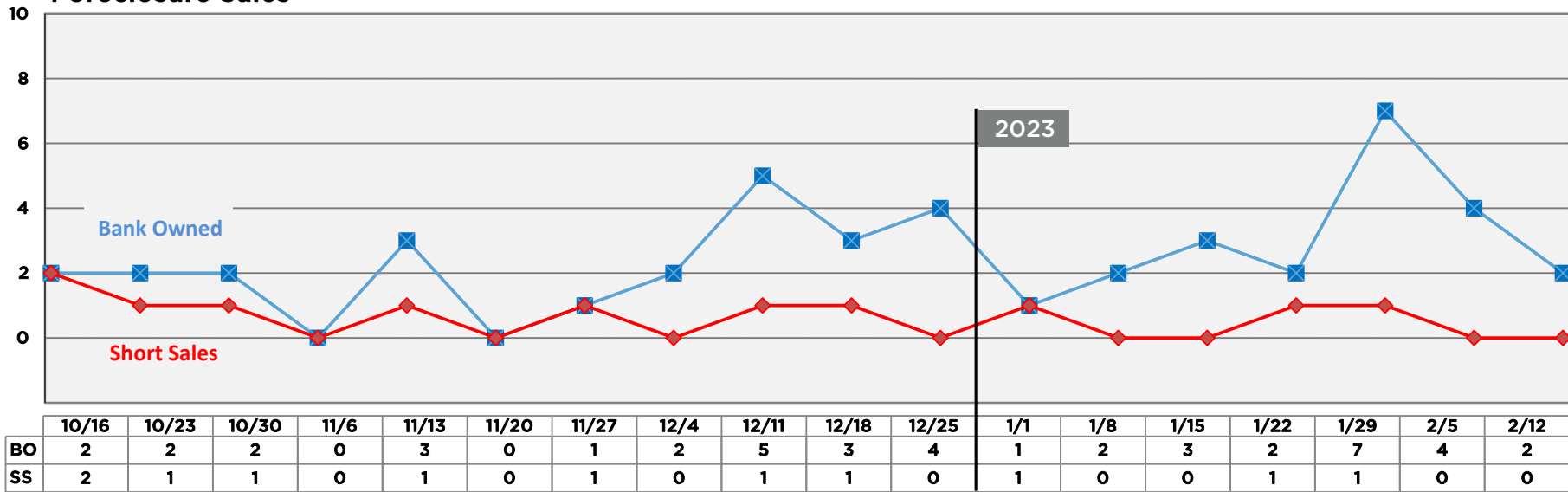
Weekly Sales



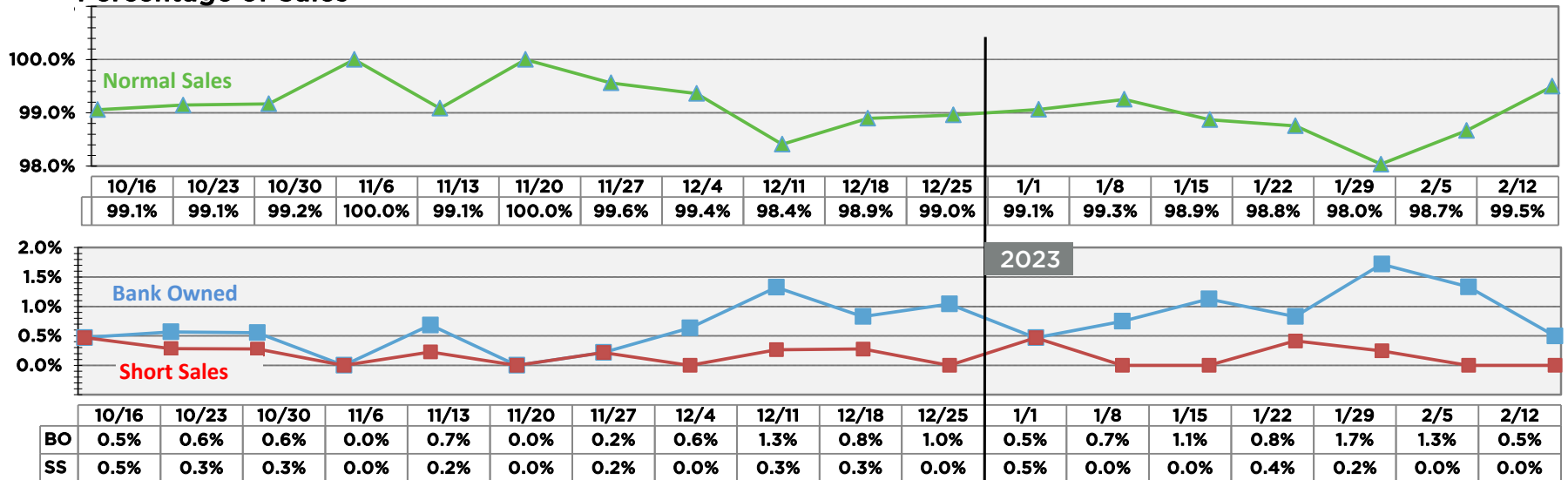


Single Family Homes

Foreclosure Sales

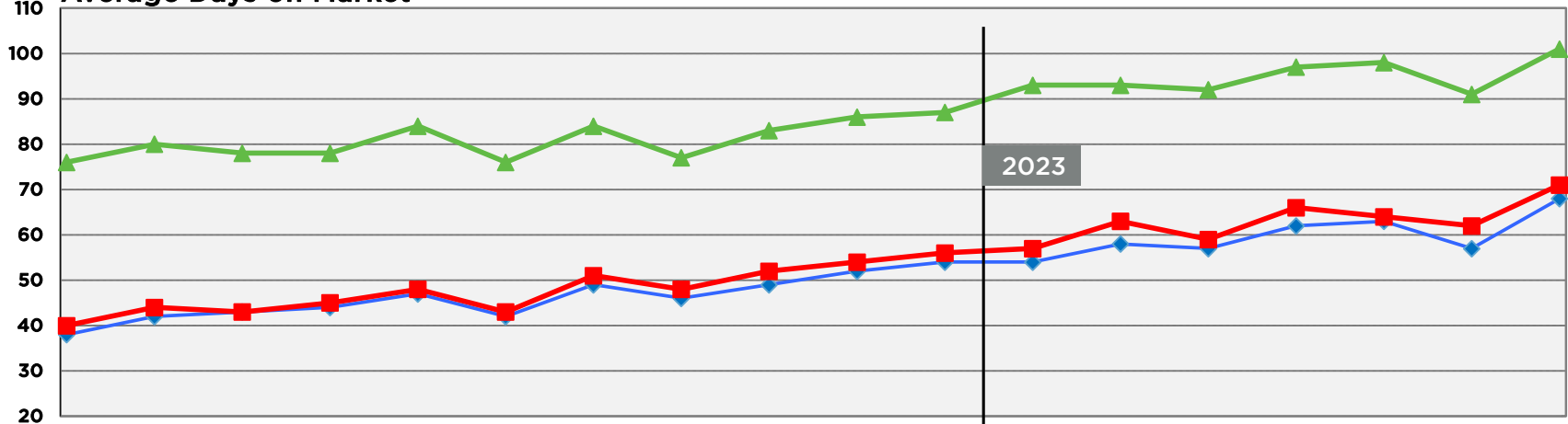


Percentage of Sales



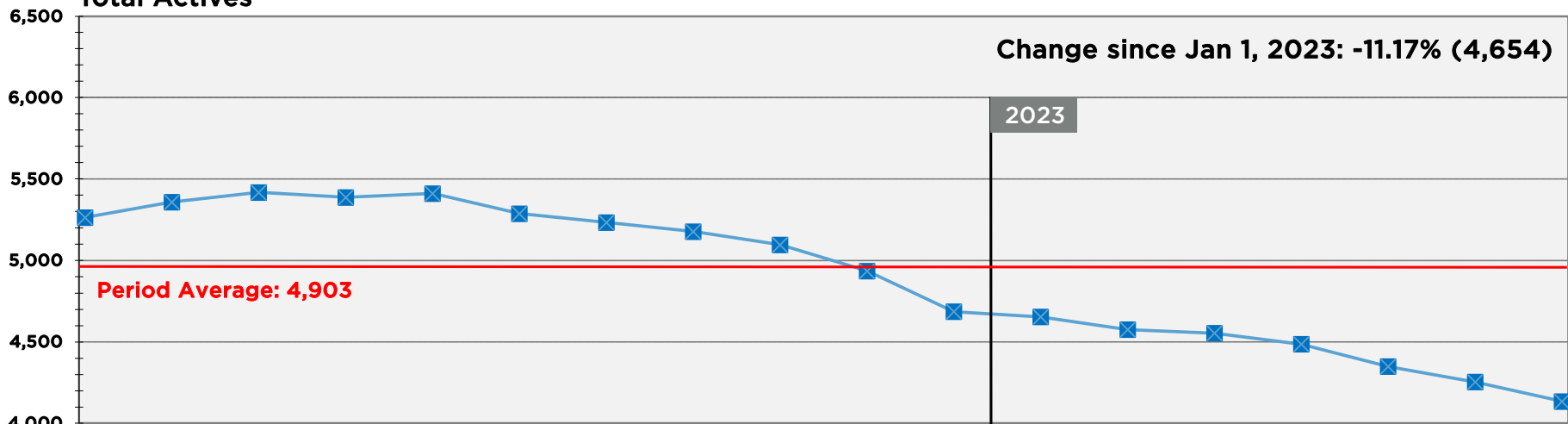
Single Family Homes

Average Days on Market



	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	2/12
ListToContract	38	42	43	44	47	42	49	46	49	52	54	54	58	57	62	63	57	68
CombDaysOnMkt	40	44	43	45	48	43	51	48	52	54	56	57	63	59	66	64	62	71
ListToClose	76	80	78	78	84	76	84	77	83	86	87	93	93	92	97	98	91	101

Total Actives

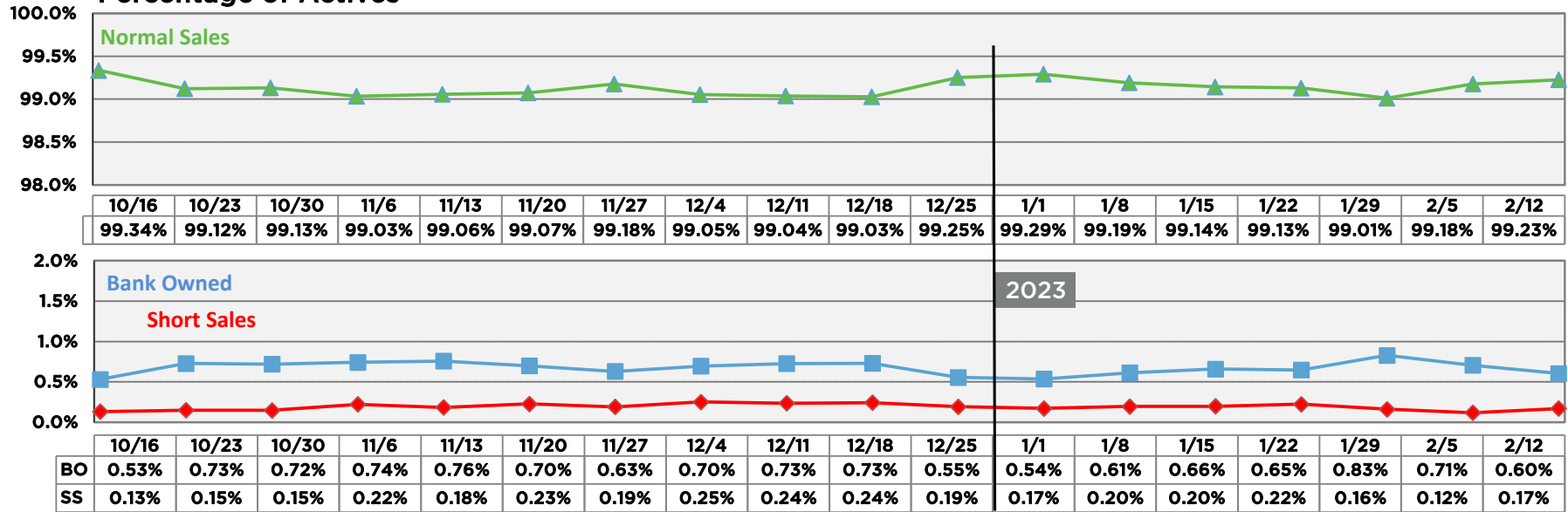


	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12
Total Actives	5,264	5,358	5,418	5,388	5,411	5,287	5,233	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134

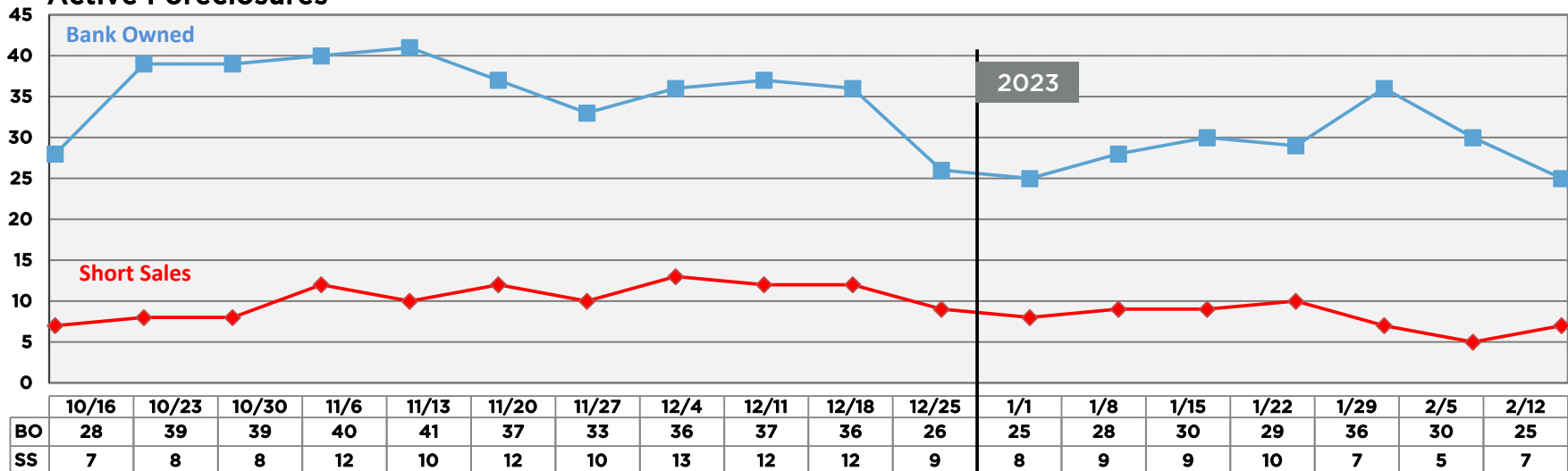


Single Family Homes

Percentage of Actives



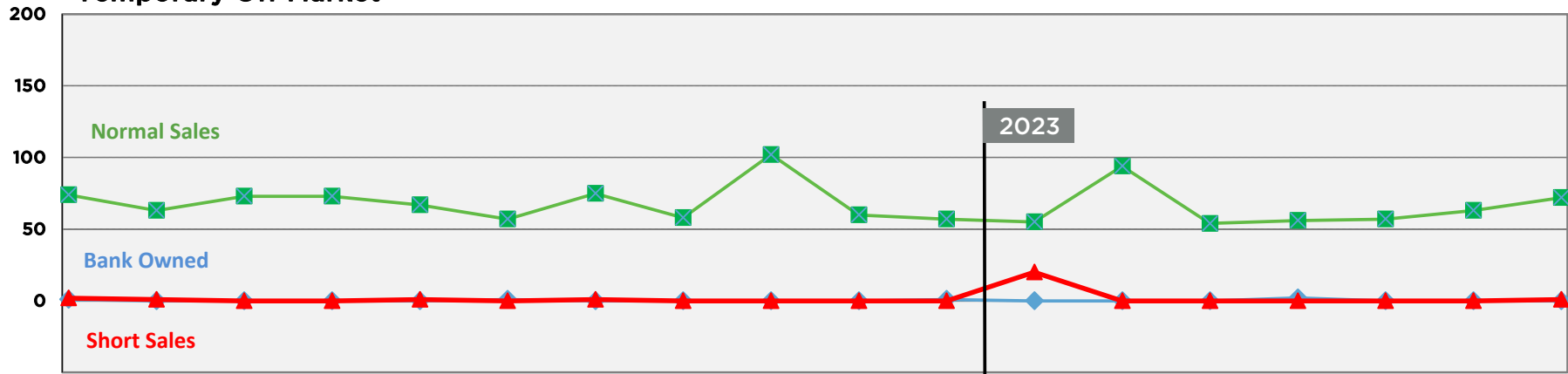
Active Foreclosures





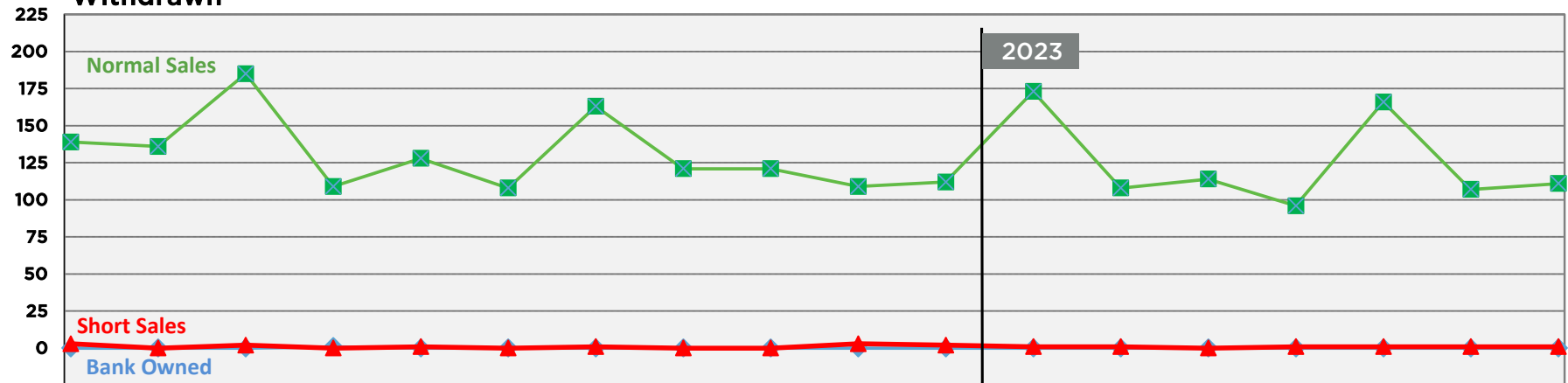
Single Family Homes

Temporary Off Market



	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	2/12
Norm	74	63	73	73	67	57	75	58	102	60	57	55	94	54	56	57	63	72
BO	1	0	0	0	0	1	0	0	0	0	1	0	0	0	2	0	0	0
SS	2	1	0	0	1	0	1	0	0	0	0	20	0	0	0	0	0	1

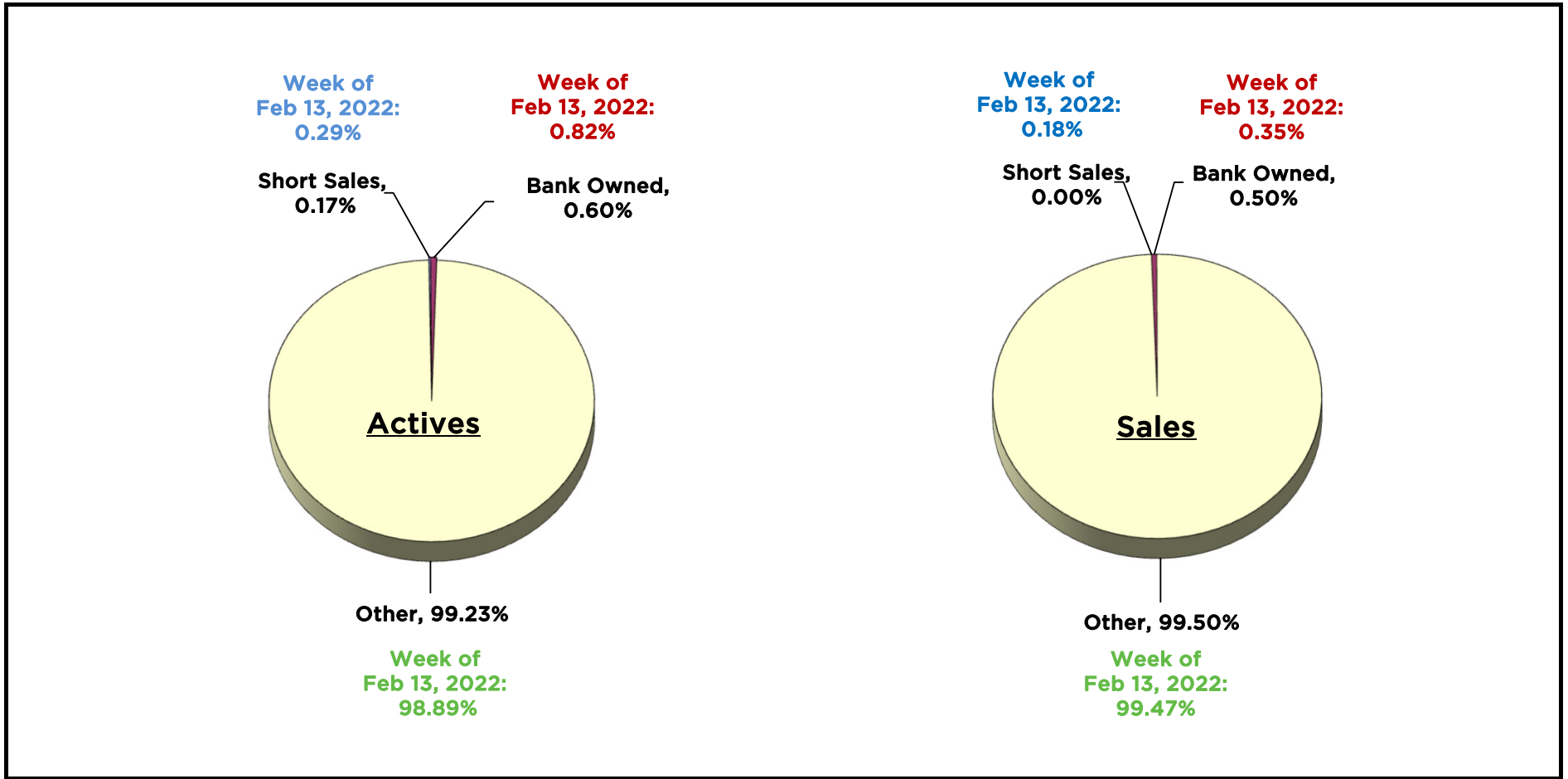
Withdrawn



	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	2/12
Norm	139	136	185	109	128	108	163	121	121	109	112	173	108	114	96	166	107	111
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	3	0	2	0	1	0	1	0	0	3	2	1	1	0	1	1	1	1



Single Family Homes



Monday Morning Quarterback
02/12/2023 - 02/18/2023
Lake, Orange, Osceola & Seminole Counties

There are 32 Single Family Homes available for the Median Price of \$385,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$385,000	2.8	2.0	1,500	\$256.71
Winter Springs / Tuskawilla	32708	2	\$385,000	3.0	2.0	1,407	\$273.73
Longwood (East)	32750	1	\$385,000	2.0	2.0	1,657	\$232.35
Longwood / Wekiva Springs	32779	1	\$385,000	3.0	2.0	1,529	\$251.80
Orange County		5	\$385,000	3.2	2.2	1,782	\$216.07
Mount Dora	32757	1	\$385,000	3.0	2.0	1,635	\$235.47
Pine Hills / Rosemont	32808	1	\$385,000	4.0	3.0	2,154	\$178.74
Williamsburg / Lake Bryan	32821	1	\$385,000	3.0	2.0	1,992	\$193.27
Taft	32824	1	\$385,000	3.0	2.0	1,524	\$252.62
Hunters Creek	32837	1	\$385,000	3.0	2.0	1,604	\$240.02
Osceola County		8	\$385,000	3.6	2.0	1,935	\$199.02
Kissimmee (East)	34744	2	\$385,000	3.5	2.0	1,604	\$240.02
Kissimmee (West) / Pleasant Hill	34746	3	\$385,000	3.3	2.0	1,799	\$214.01
Kissimmee / Poinciana	34758	2	\$385,000	4.0	2.0	2,506	\$153.63
St Cloud / Narcoossee	34771	1	\$385,000	4.0	2.0	1,859	\$207.10
Lake County		15	\$384,986	3.1	2.1	1,879	\$204.88
Lady Lake / The Villages	32159	1	\$384,900	3.0	2.0	1,843	\$208.84
Eustis (West)	32726	2	\$385,000	3.5	2.0	2,301	\$167.35
Grand Island	32735	1	\$385,000	4.0	3.0	1,802	\$213.65
Mount Dora	32757	1	\$385,000	3.0	2.0	1,350	\$285.19
Clermont (Central)	34711	2	\$385,000	2.5	2.0	1,606	\$239.80
Clermont (South)	34714	2	\$385,000	3.5	2.0	2,149	\$179.19
Groveland	34736	3	\$384,963	3.0	2.0	1,763	\$218.36
Leesburg (West)	34748	2	\$385,000	2.5	2.0	1,829	\$210.56
Mascotte	34753	1	\$385,000	4.0	2.0	2,136	\$180.24

Monday Morning Quarterback
02/12/2023 - 02/18/2023
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	123	54	16	33	12	7	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	123	54	16	33	12	7	1
Active Listings	1,472	481	208	372	213	188	10
Bank Owned	11	9	1	1	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	1,459	471	207	370	213	188	10
Months of Inventory	2.76	2.06	3.00	2.60	4.10	6.20	2.31

List Price

Average Original List Price	\$307,461	\$191,209	\$282,858	\$371,633	\$455,824	\$579,699	\$1,175,000
Average Final List Price	\$300,949	\$186,155	\$279,546	\$361,541	\$447,491	\$573,699	\$1,175,000

Sale Price

Average Price	\$293,484	\$179,651	\$273,213	\$353,788	\$437,000	\$561,000	\$1,180,000
Median Price	\$271,000	\$185,000	\$273,000	\$350,000	\$425,000	\$543,000	\$1,180,000

Price Differences

Original to Final List Price	-\$6,512	-\$5,054	-\$3,312	-\$10,092	-\$8,333	-\$6,000	\$0
Original List to Sale Price - \$	-\$13,977	-\$11,558	-\$9,645	-\$17,845	-\$18,824	-\$18,699	\$5,000
Final List to Sale Price - \$	-\$7,465	-\$6,504	-\$6,333	-\$7,753	-\$10,491	-\$12,699	\$5,000
Original List to Sale Price - %	95.45%	93.96%	96.59%	95.20%	95.87%	96.77%	100.43%
Final List to Sale Price - %	97.52%	96.51%	97.73%	97.86%	97.66%	97.79%	100.43%

Days on the Market

Avg Days Listing to Contract	56	56	49	65	55	46	0
Combined Avg Days to Contract	58	59	49	65	55	46	0
Avg Days Listing to Closing	84	82	81	90	89	78	17
Avg Days Contract to Close	27	25	31	24	33	32	17

Beds / Baths

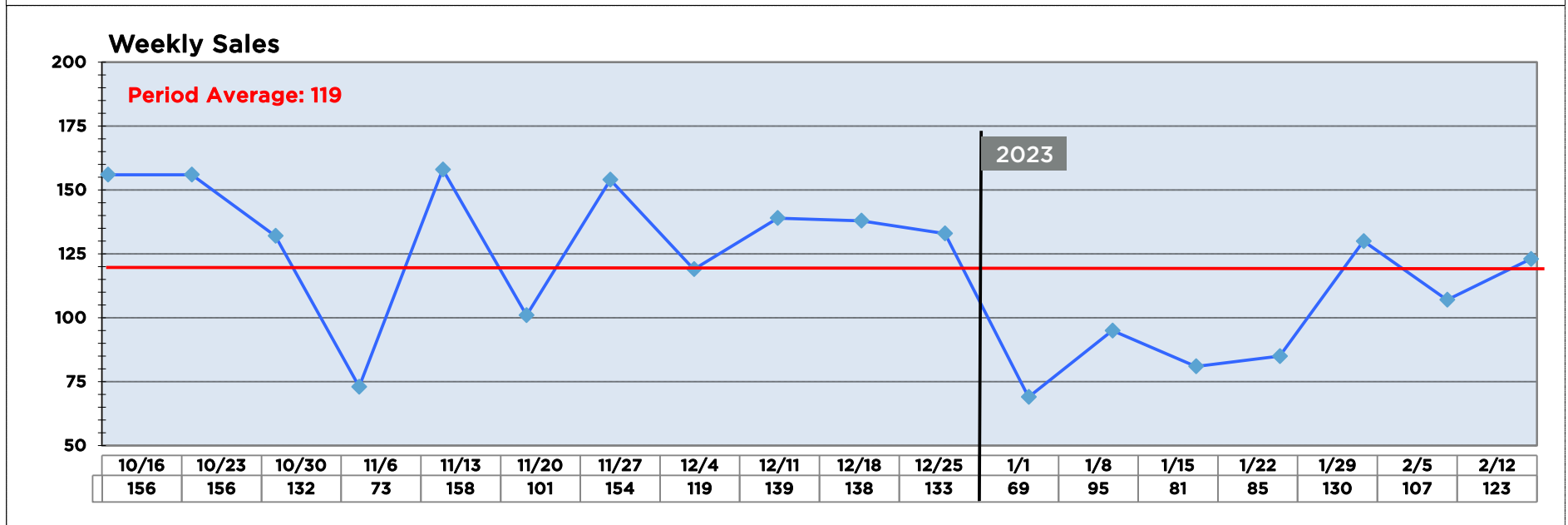
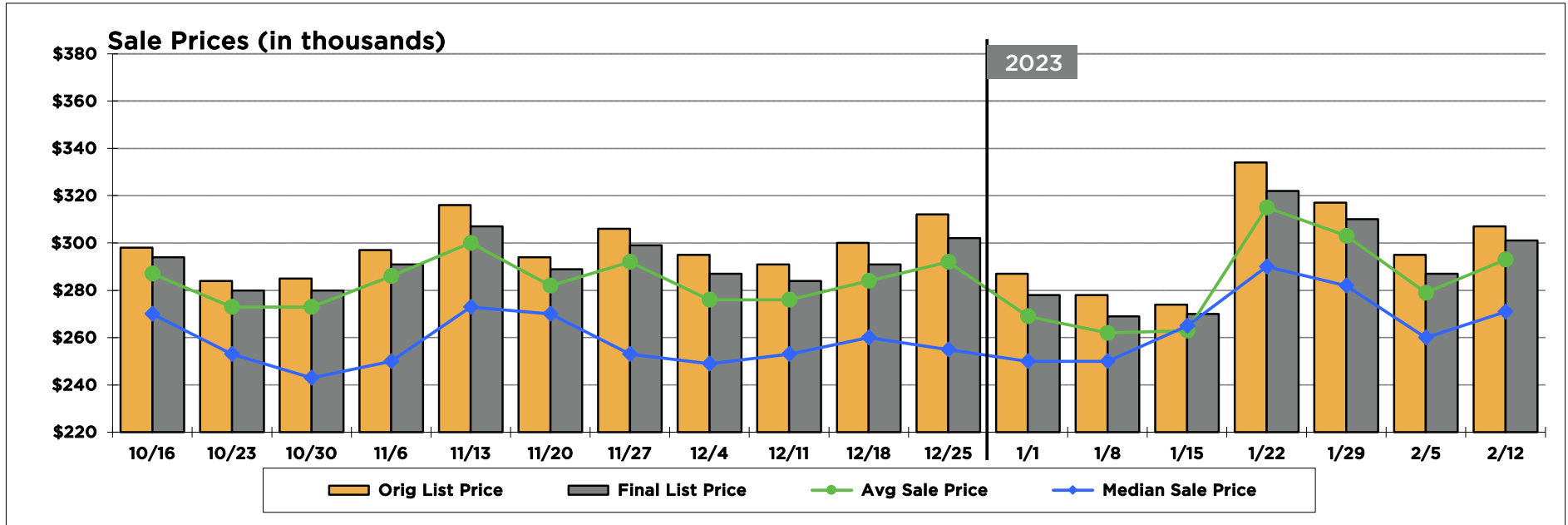
Average Bedrooms	2	2	2	3	3	3	2
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,301	941	1,276	1,526	1,879	2,057	1,514
---------------------	-------	-----	-------	-------	-------	-------	-------

Monday Morning Quarterback
02/12/2023 - 02/18/2023
Lake, Orange, Osceola & Seminole Counties

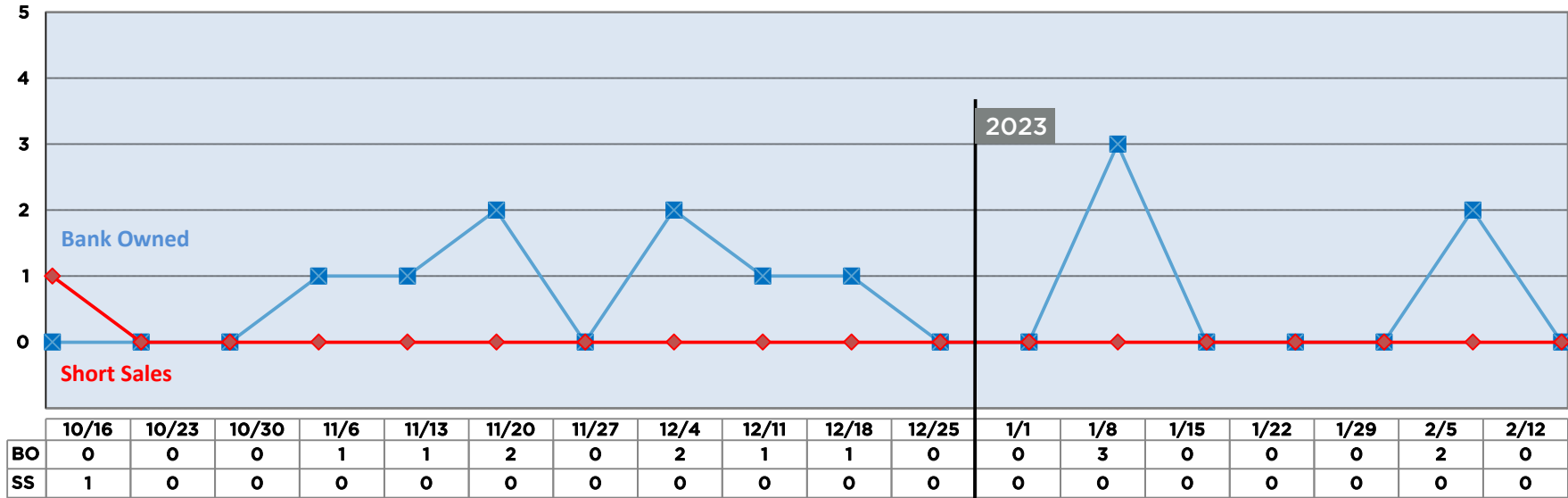
Condos, Townhomes, Villas



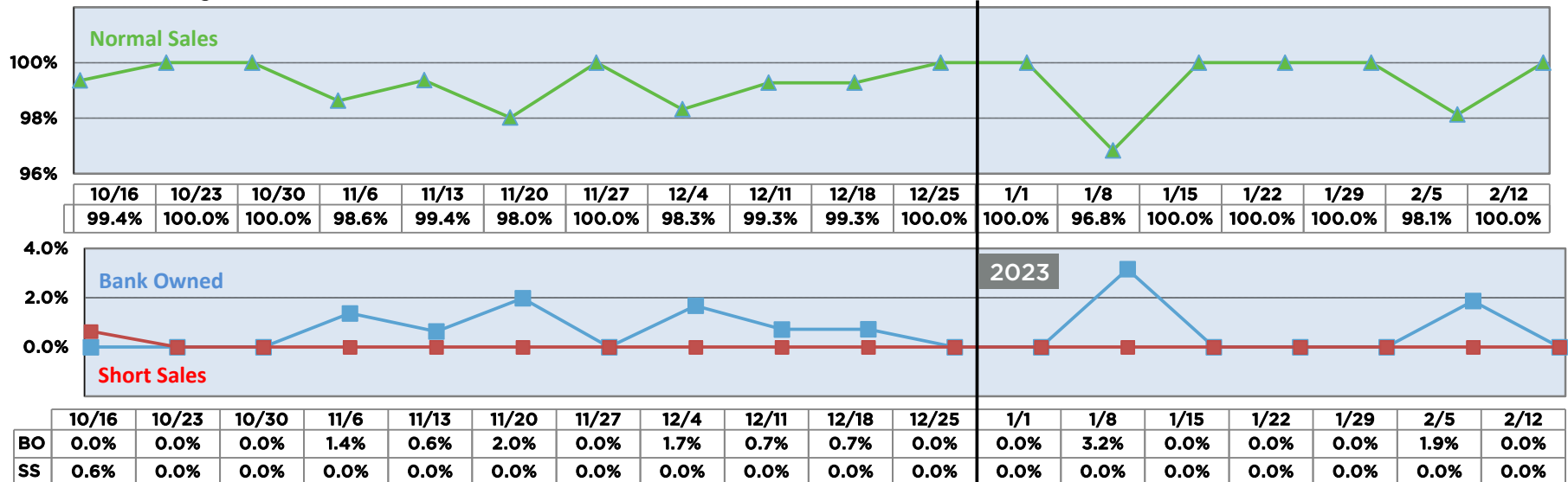


Condos, Townhomes, Villas

Foreclosure Sales



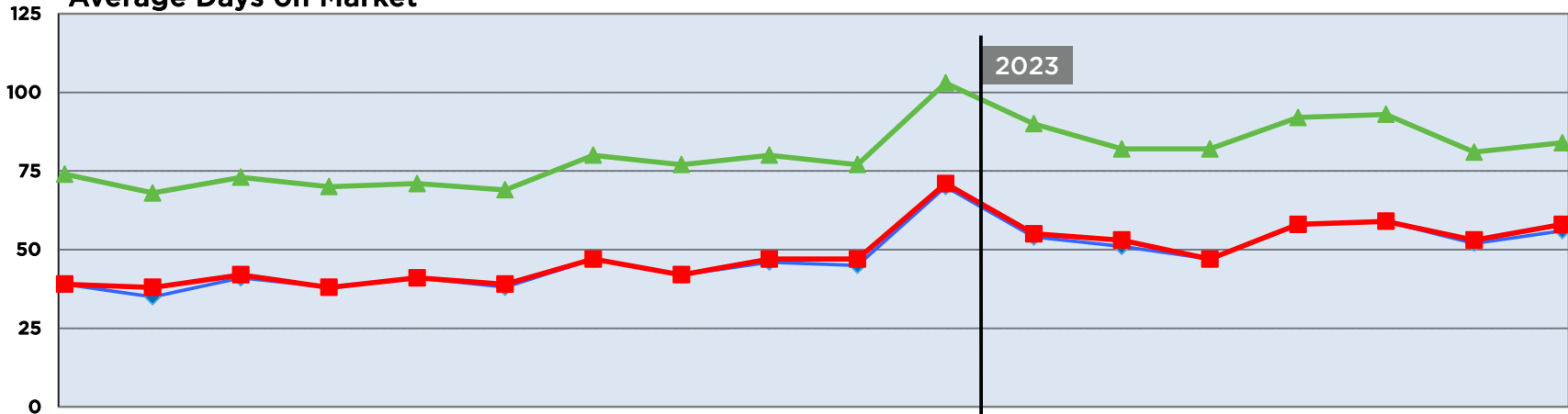
Percentage of Sales





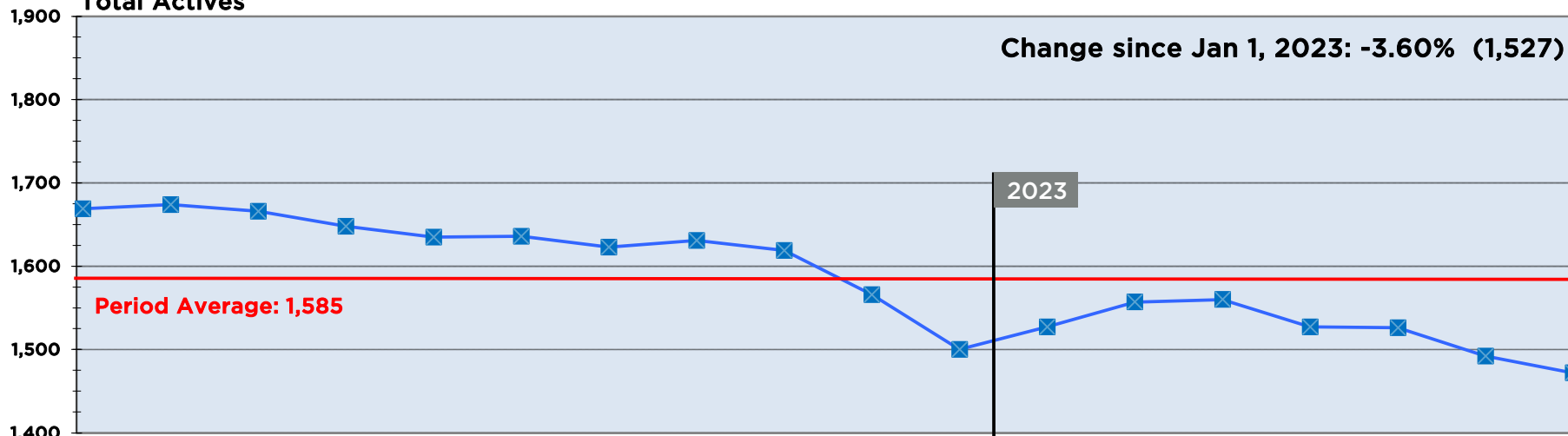
Condos, Townhomes, Villas

Average Days on Market



	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	2/12
ListToContract	39	35	41	38	41	38	47	42	46	45	70	54	51	47	58	59	52	56
CombDaysOnMkt	39	38	42	38	41	39	47	42	47	47	71	55	53	47	58	59	53	58
ListToClose	74	68	73	70	71	69	80	77	80	77	103	90	82	82	92	93	81	84

Total Actives

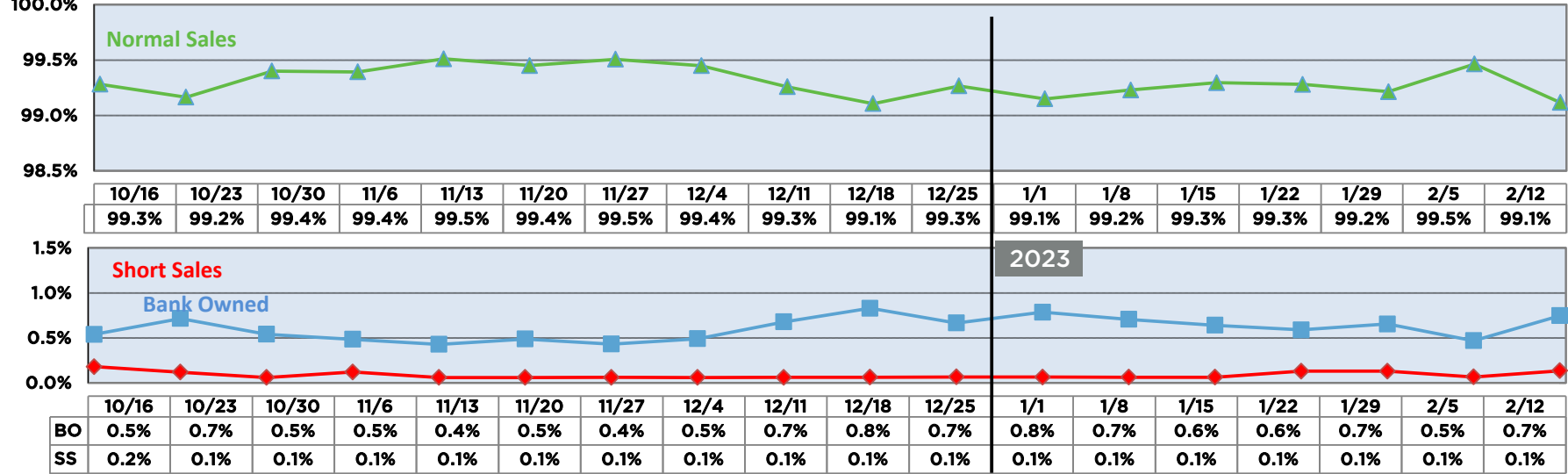


	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12
Total Actives	1,669	1,674	1,666	1,648	1,635	1,636	1,623	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472

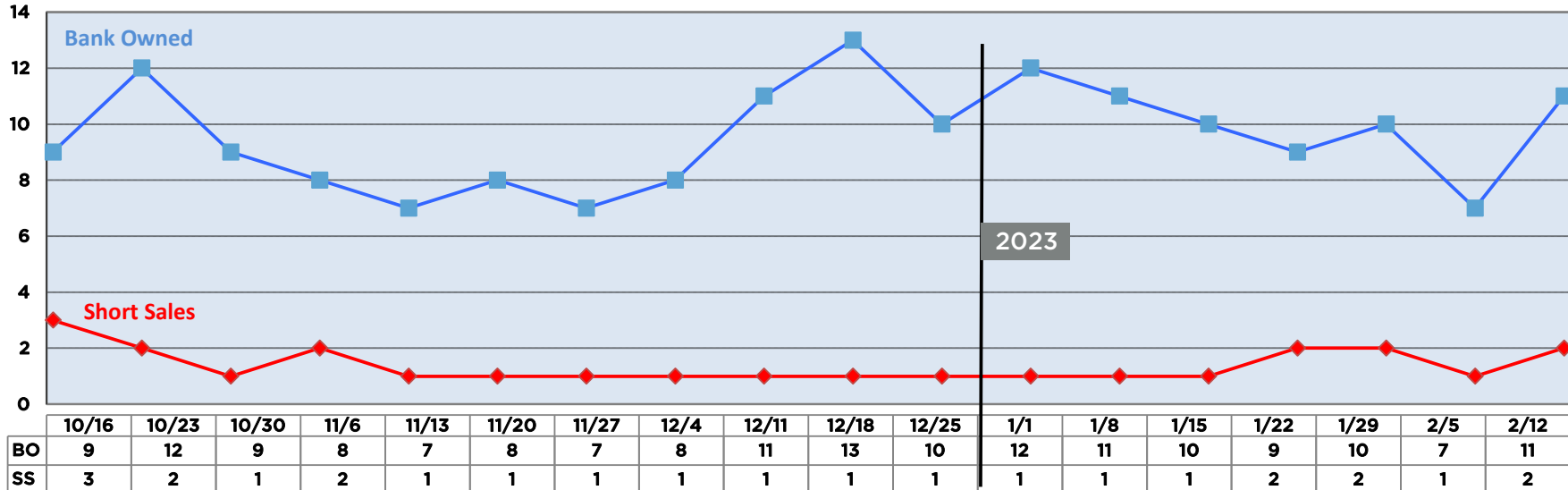


Condos, Townhomes, Villas

Percentage of Actives

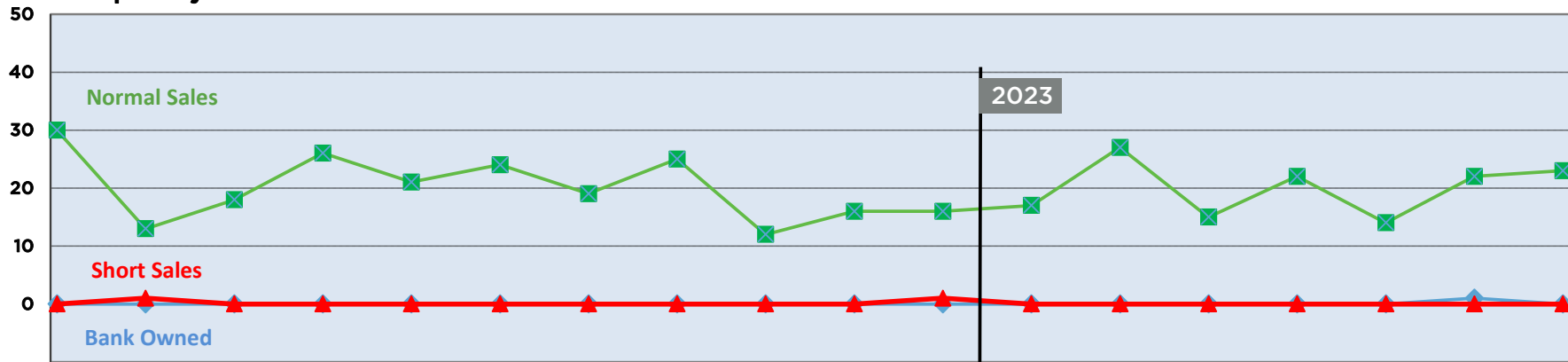


Active Foreclosures



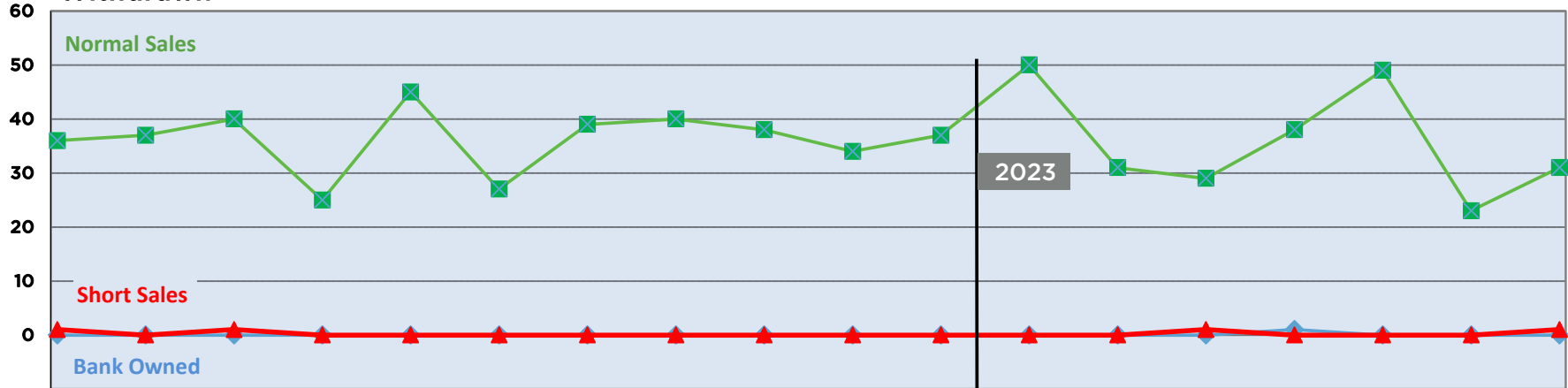
Condos, Townhomes, Villas

Temporary Off Market



	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	2023	1/1	1/8	1/15	1/22	1/29	2/5	2/12
Norm	30	13	18	26	21	24	19	25	12	16	16	17	27	15	22	14	22	22	23
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

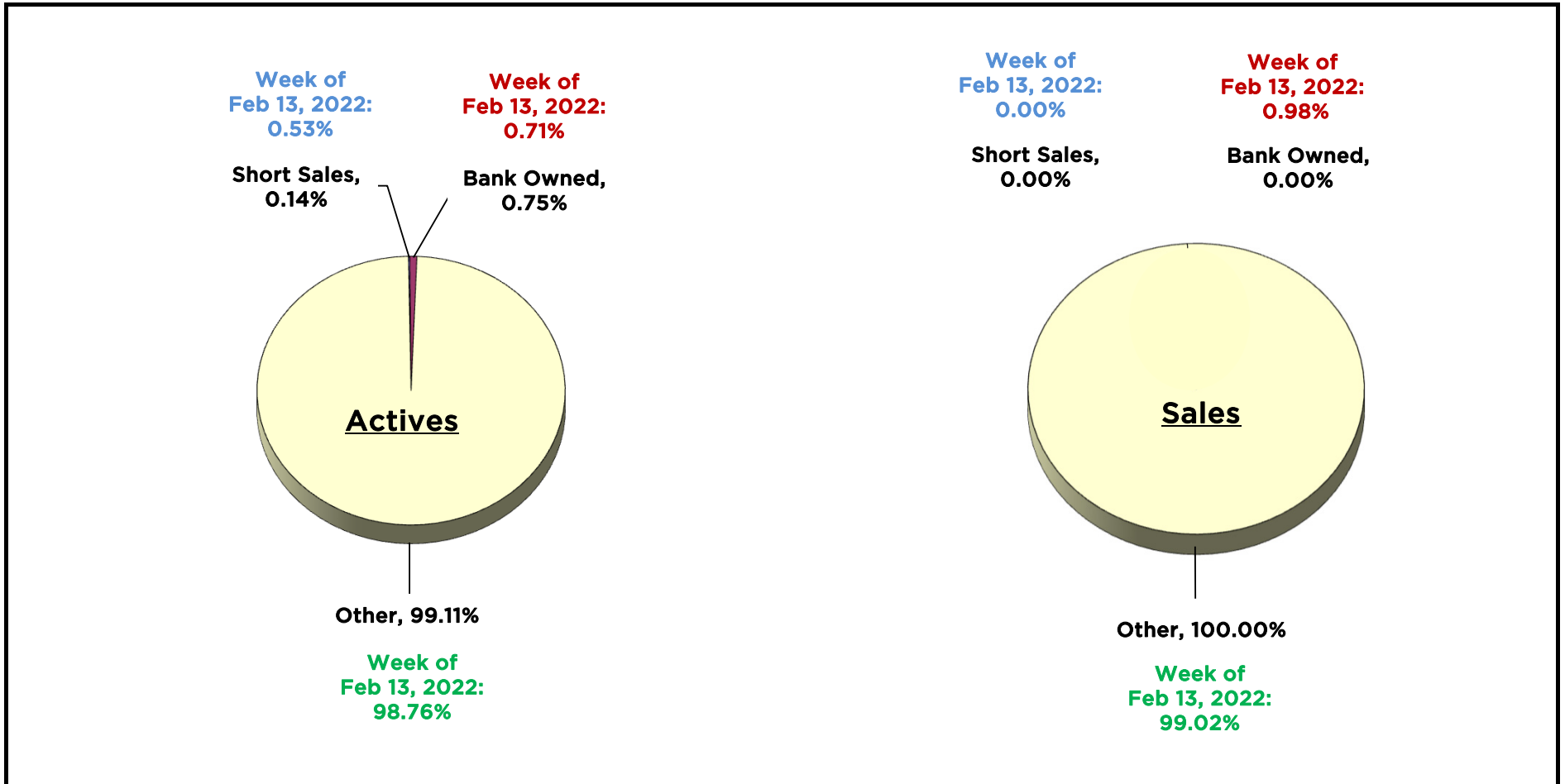
Withdrawn



	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	2023	1/1	1/8	1/15	1/22	1/29	2/5	2/12
Norm	36	37	40	25	45	27	39	40	38	34	37	50	31	29	38	49	23	23	31
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	1	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1



Condos, Townhomes, Villas





ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback
02/12/2023 - 02/18/2023
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Villas, or Townhomes available for the Median Price of \$271,000 (± \$500)