



Monday Morning Quarterback Summary

Week of February 19, 2023 - February 25, 2023

Single-family existing homes

- Sales of single-family homes decreased to 392 during the week of Feb 19, from 400 the week prior
- The median price of single family homes increased to \$395,000, a change of 2.6%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 2 the week of Feb 12
- The number of single-family home short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 155, and now sits at 3,979

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 83 during the week of Feb 19, from 123 the week prior
- The median price of condos, townhomes, and villas increased to \$295,000, a change of 8.9%
- 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 42, and now sits at 1,430

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

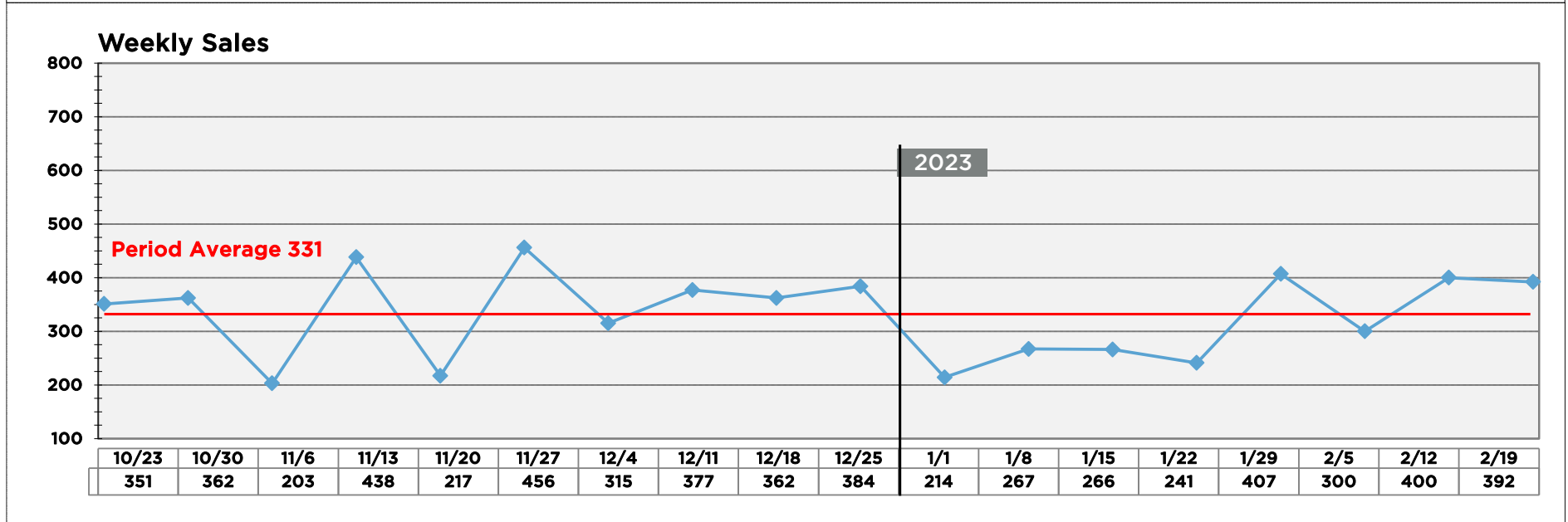
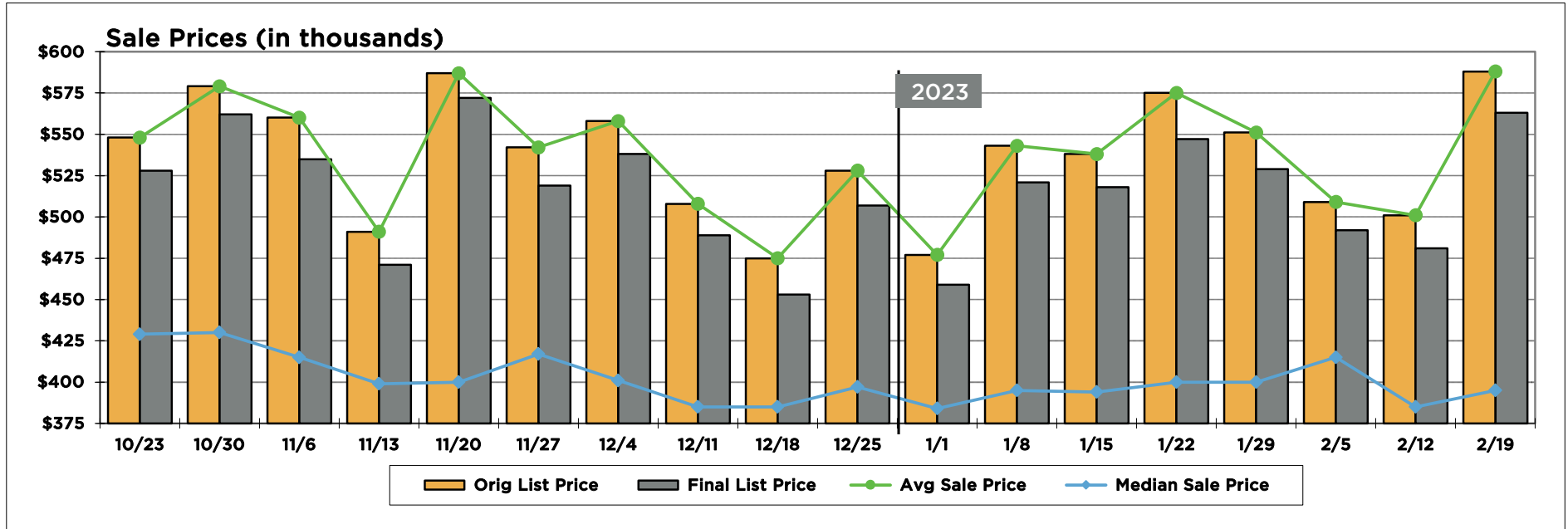
Monday Morning Quarterback
02/19/2023 - 02/25/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	392	49	28	124	96	81	14
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	390	48	27	124	96	81	14
Active Listings	3,979	290	262	876	812	1,317	422
Bank Owned	30	14	3	5	6	2	0
Short Sales	6	2	0	2	1	1	0
Other	3,943	274	259	869	805	1,314	422
Months of Inventory	2.34	1.37	2.16	1.63	1.95	3.75	6.96
<i>List Price</i>							
Average Original List Price	\$588,460	\$188,069	\$286,800	\$367,480	\$472,616	\$700,677	\$4,695,500
Average Final List Price	\$563,399	\$178,628	\$279,414	\$351,735	\$450,995	\$674,180	\$4,482,643
<i>Sale Price</i>							
Average Price	\$549,065	\$168,935	\$273,414	\$342,808	\$440,785	\$659,554	\$4,360,893
Median Price	\$395,000	\$170,000	\$275,000	\$340,000	\$440,000	\$630,000	\$1,862,500
<i>Price Differences</i>							
Original to Final List Price	-\$25,061	-\$9,441	-\$7,386	-\$15,745	-\$21,621	-\$26,497	-\$212,857
Original List to Sale Price - \$	-\$39,395	-\$19,134	-\$13,386	-\$24,672	-\$31,831	-\$41,123	-\$334,607
Final List to Sale Price - \$	-\$14,334	-\$9,693	-\$6,000	-\$8,927	-\$10,210	-\$14,626	-\$121,750
Original List to Sale Price - %	93.31%	89.83%	95.33%	93.29%	93.26%	94.13%	92.87%
Final List to Sale Price - %	97.46%	94.57%	97.85%	97.46%	97.74%	97.83%	97.28%
<i>Days on the Market</i>							
Avg Days Listing to Contract	66	50	54	67	76	62	74
Combined Avg Days to Contract	69	50	57	73	80	66	74
Avg Days Listing to Closing	97	75	87	99	106	96	107
Avg Days Contract to Close	30	27	32	31	29	32	32
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,044	1,097	1,299	1,594	2,068	2,792	6,331



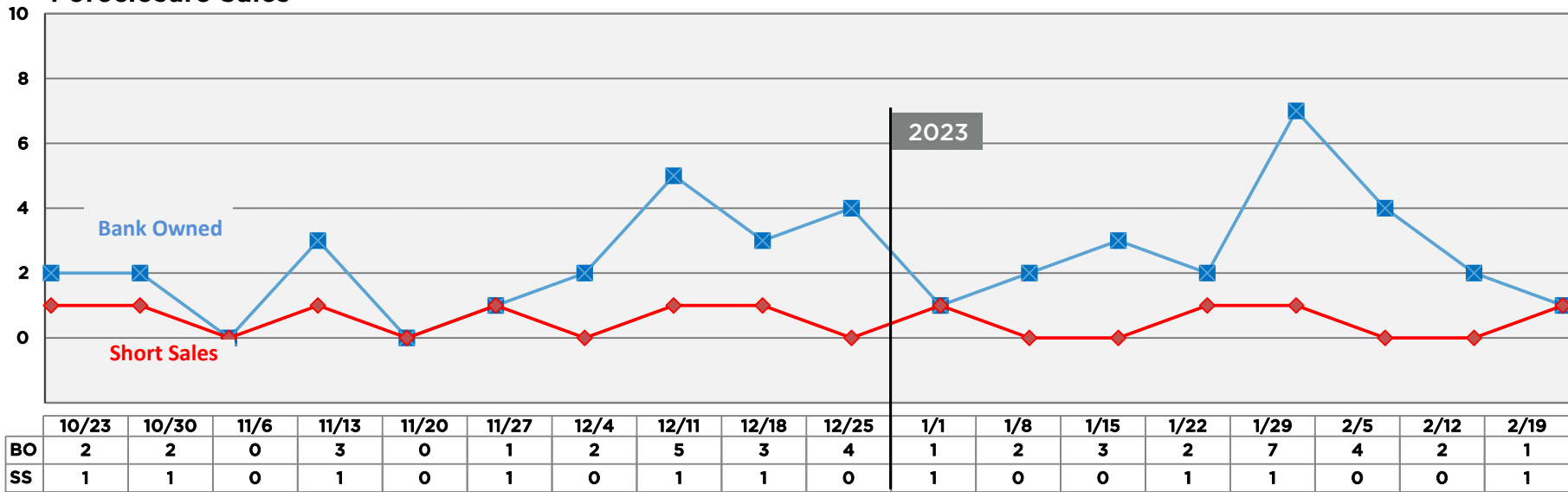
Single Family Homes



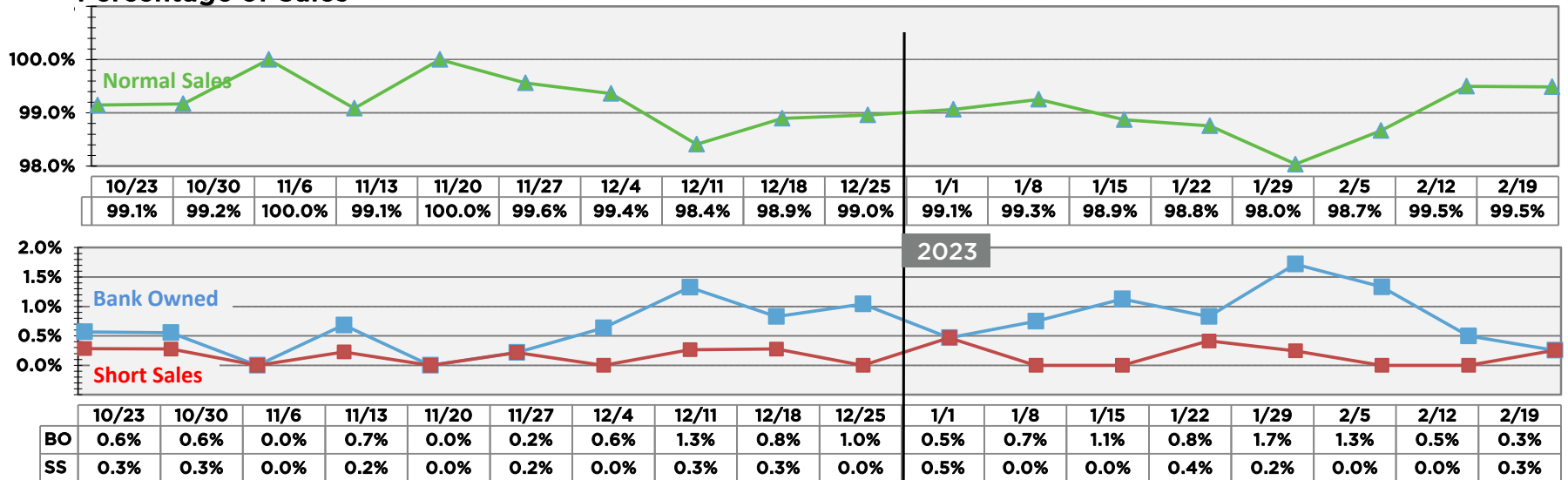


Single Family Homes

Foreclosure Sales

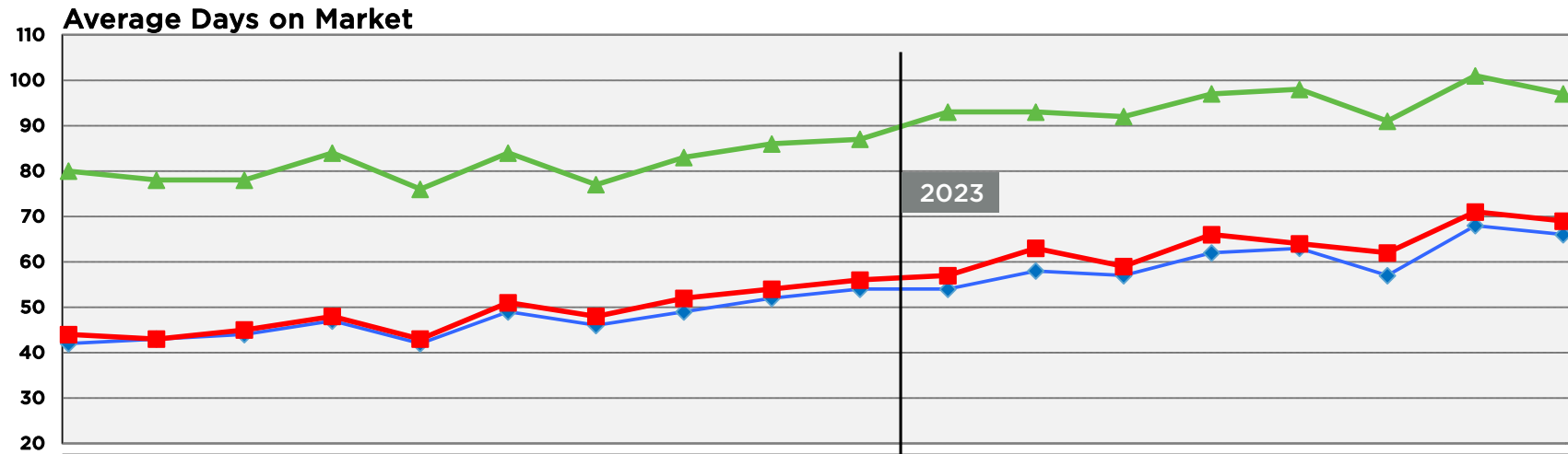


Percentage of Sales

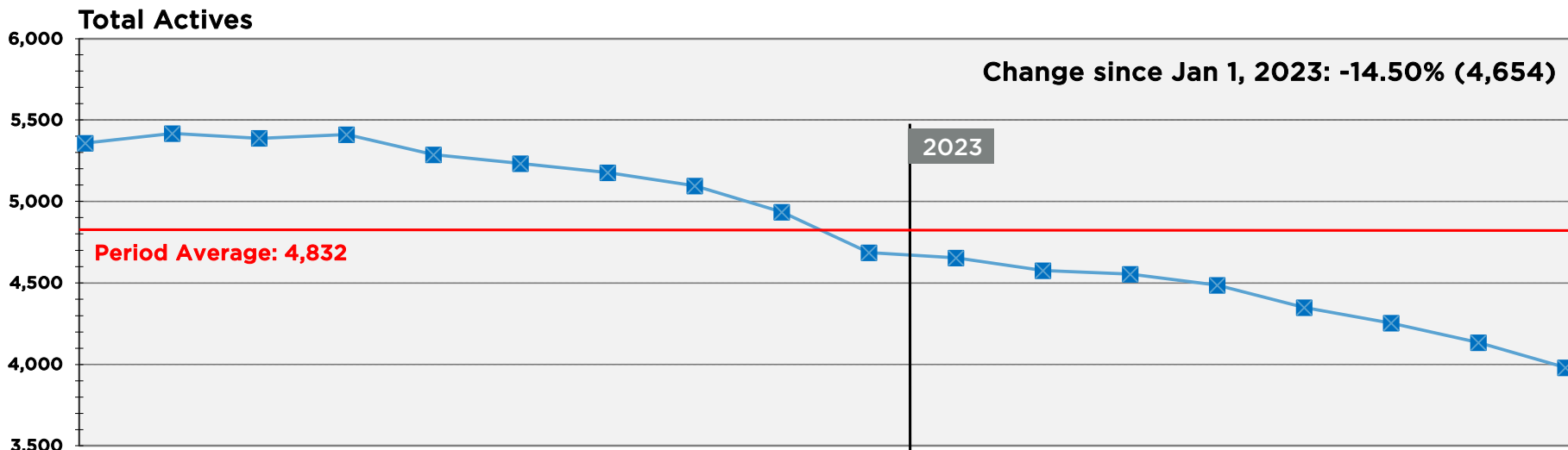




Single Family Homes



	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	2/19
ListToContract	42	43	44	47	42	49	46	49	52	54	54	58	57	62	63	57	68	66
CombDaysOnMkt	44	43	45	48	43	51	48	52	54	56	57	63	59	66	64	62	71	69
ListToClose	80	78	78	84	76	84	77	83	86	87	93	93	92	97	98	91	101	97

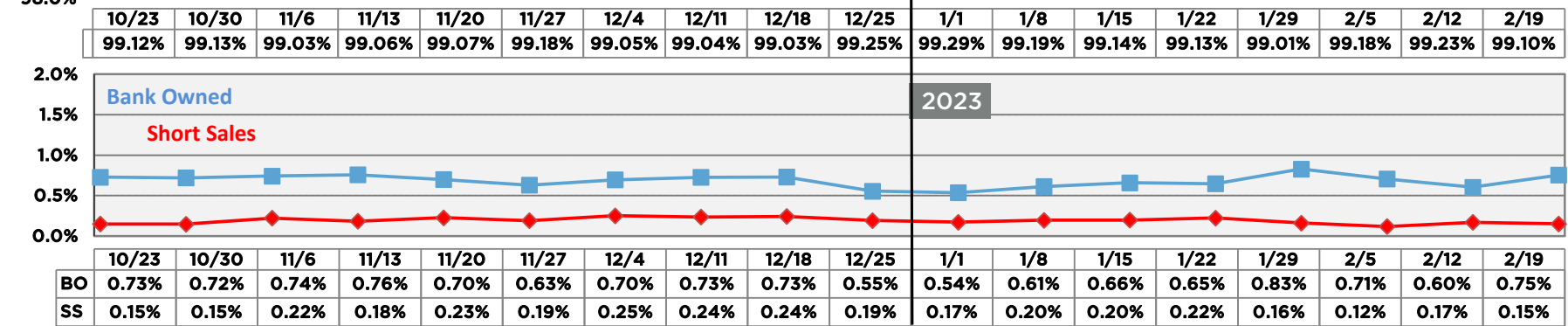
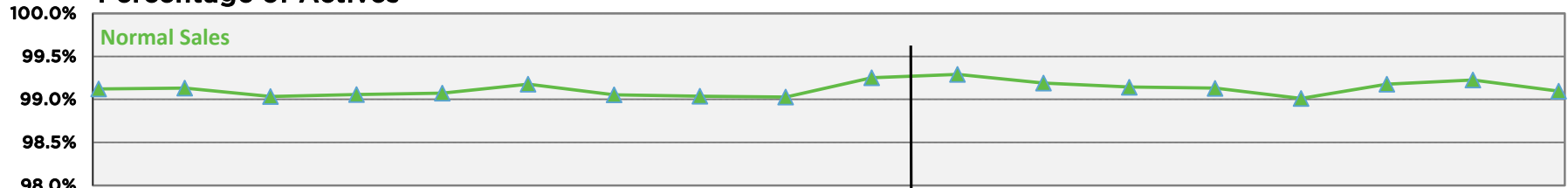


	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19
Total Actives	5,358	5,418	5,388	5,411	5,287	5,233	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979

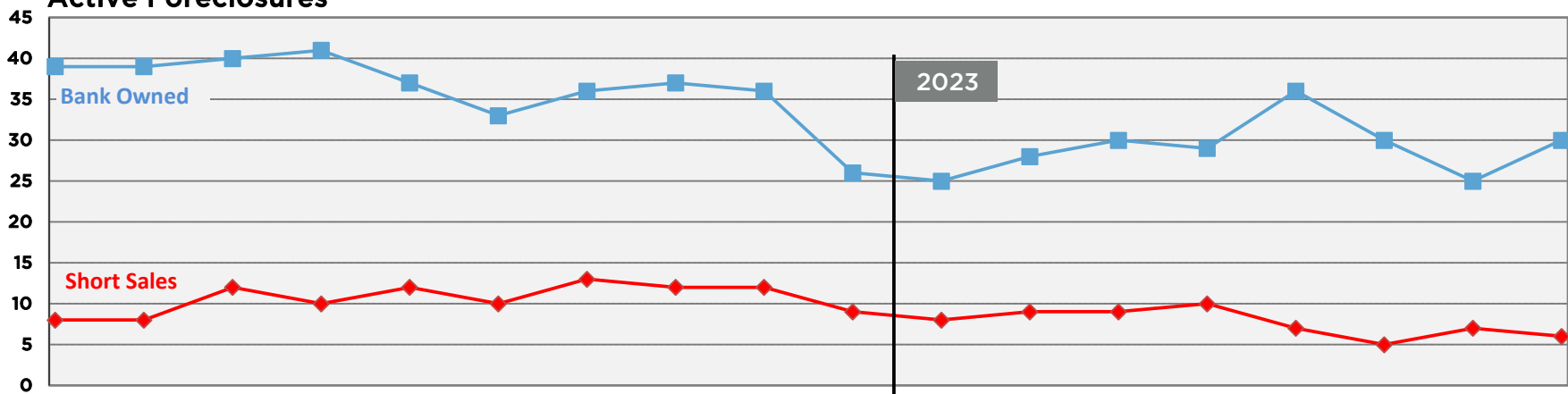


Single Family Homes

Percentage of Actives

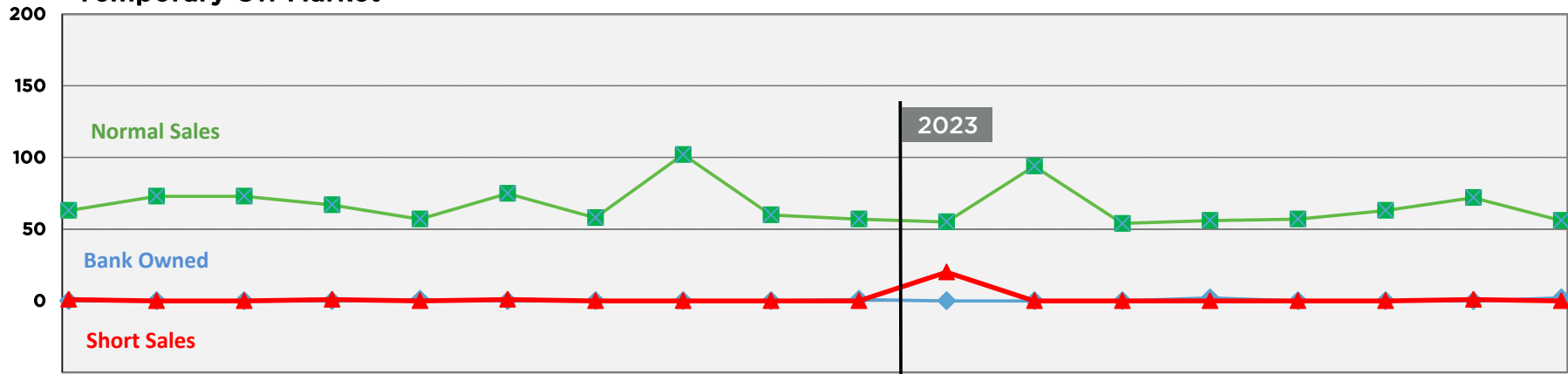


Active Foreclosures



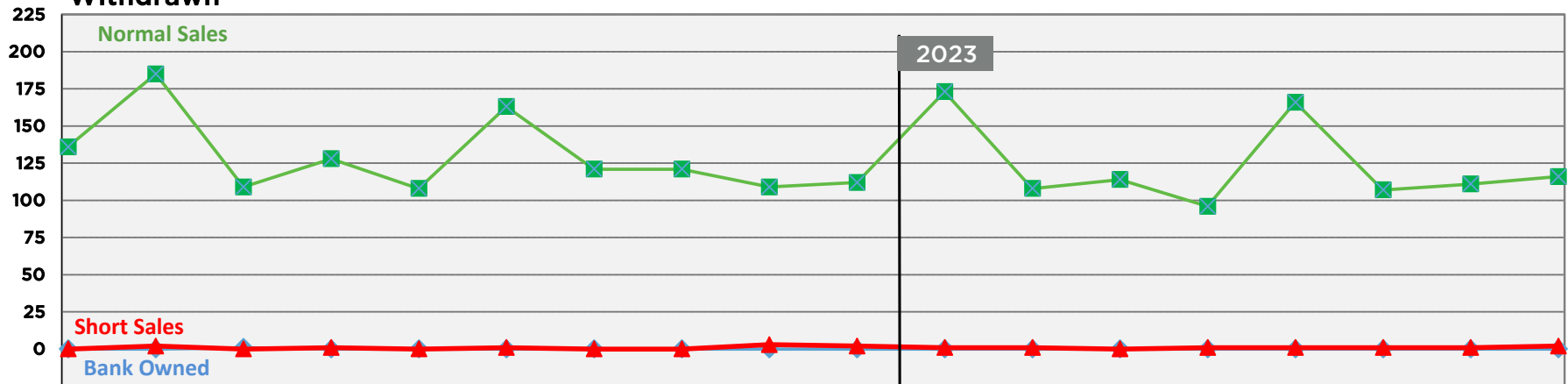
Single Family Homes

Temporary Off Market



	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	2/19
Norm	63	73	73	67	57	75	58	102	60	57	55	94	54	56	57	63	72	56
BO	0	0	0	0	1	0	0	0	0	1	0	0	0	2	0	0	0	2
SS	1	0	0	1	0	1	0	0	0	0	20	0	0	0	0	0	1	0

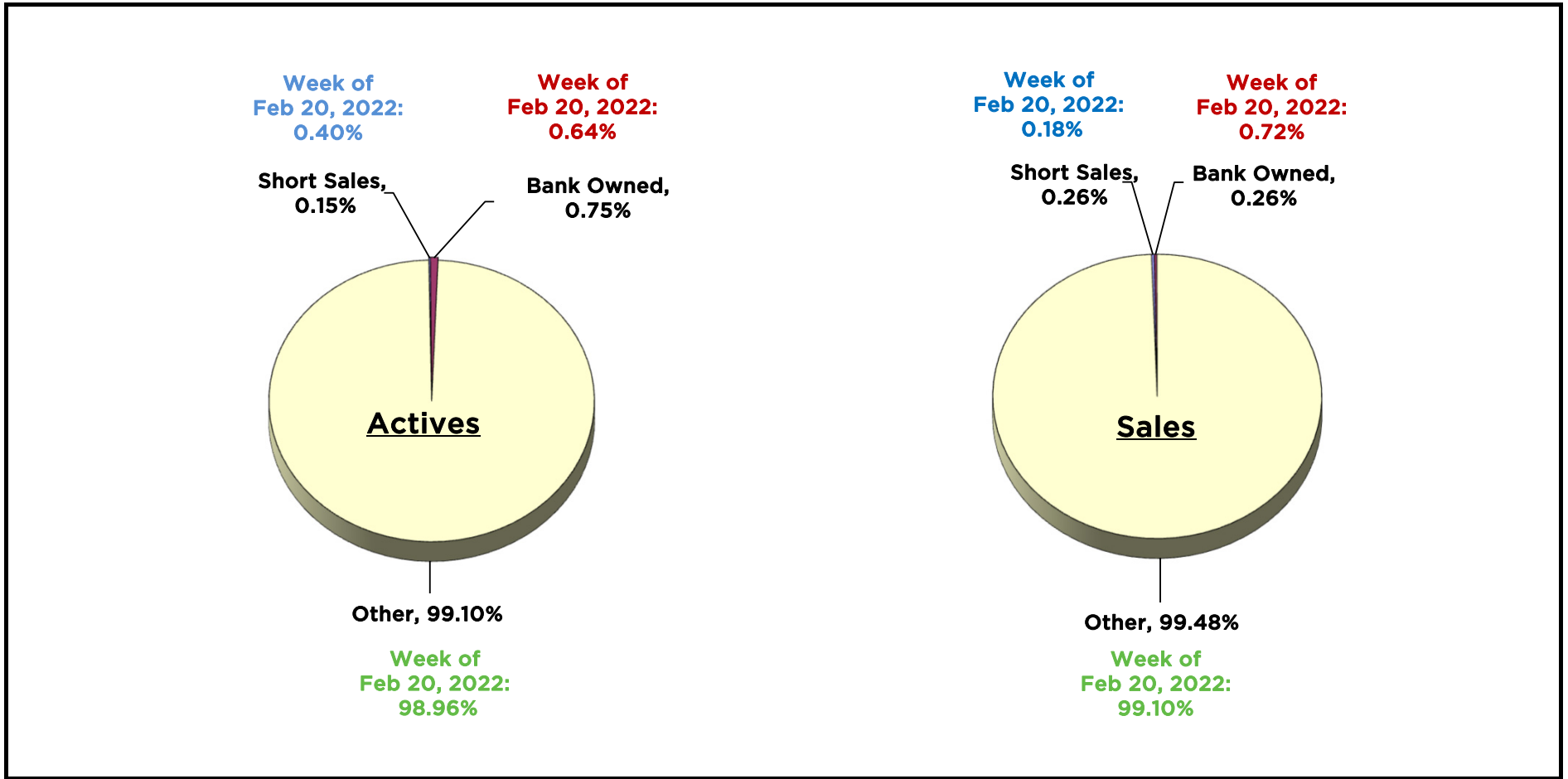
Withdrawn



	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	2/19
Norm	136	185	109	128	108	163	121	121	109	112	173	108	114	96	166	107	111	116
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	2	0	1	0	1	0	0	3	2	1	1	0	1	1	1	1	2



Single Family Homes



Monday Morning Quarterback
02/19/2023 - 02/25/2023
Lake, Orange, Osceola & Seminole Counties

There are 24 Single Family Homes available for the Median Price of \$395,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Oviedo	32765	1	\$395,000	4.0	2.0	1,776	\$222.41
Orange County		5	\$394,980	3.4	2.0	1,814	\$217.79
Apopka (North)	32712	1	\$395,000	4.0	2.0	1,975	\$200.00
Mount Dora	32757	1	\$395,000	4.0	2.0	1,846	\$213.98
Ventura	32822	1	\$395,000	3.0	2.0	1,651	\$239.25
Rio Pinar / Union Park	32825	1	\$394,900	3.0	2.0	1,615	\$244.52
Hunters Creek	32837	1	\$395,000	3.0	2.0	1,981	\$199.39
Osceola County		13	\$394,946	3.5	2.2	1,933	\$204.32
Kissimmee (Central)	34741	1	\$395,000	3.0	2.0	1,890	\$208.99
Kissimmee (East)	34744	1	\$395,000	3.0	2.0	1,551	\$254.67
Kissimmee (West) / Pleasant Hill	34746	5	\$394,980	3.4	2.2	1,668	\$236.83
Kissimmee / Poinciana	34758	3	\$395,000	4.0	2.3	2,575	\$153.38
St Cloud / Narcoossee	34771	1	\$395,000	3.0	2.0	1,677	\$235.54
St Cloud / Canoe Creek	34772	2	\$394,700	4.0	2.0	1,973	\$200.05
Lake County		5	\$395,000	3.6	2.2	1,965	\$201.02
Lady Lake / The Villages	32159	1	\$395,000	3.0	2.0	1,616	\$244.43
Mount Dora	32757	1	\$394,999	3.0	2.0	2,058	\$191.93
Clermont (South)	34714	2	\$395,000	4.0	2.5	1,604	\$246.34
Fruitland Park	34731	1	\$395,000	4.0	2.0	2,944	\$134.17

Monday Morning Quarterback
02/19/2023 - 02/25/2023
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	83	28	15	28	8	4	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	83	28	15	28	8	4	0
Active Listings	1,430	468	191	365	211	186	9
Bank Owned	10	7	2	1	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	1,418	460	189	363	211	186	9
Months of Inventory	3.98	3.86	2.94	3.01	6.09	10.73	0.00

List Price

Average Original List Price	\$316,453	\$198,964	\$289,770	\$362,573	\$460,500	\$628,000	\$0
Average Final List Price	\$309,487	\$198,529	\$285,270	\$351,430	\$453,187	\$596,000	\$0

Sale Price

Average Price	\$300,988	\$189,075	\$277,444	\$344,545	\$447,125	\$575,500	\$0
Median Price	\$295,000	\$194,500	\$275,000	\$340,500	\$442,500	\$540,000	\$0

Price Differences

Original to Final List Price	-\$6,966	-\$435	-\$4,500	-\$11,143	-\$7,313	-\$32,000	\$0
Original List to Sale Price - \$	-\$15,465	-\$9,889	-\$12,326	-\$18,028	-\$13,375	-\$52,500	\$0
Final List to Sale Price - \$	-\$8,499	-\$9,454	-\$7,826	-\$6,885	-\$6,062	-\$20,500	\$0
Original List to Sale Price - %	95.11%	95.03%	95.75%	95.03%	97.10%	91.64%	0.00%
Final List to Sale Price - %	97.25%	95.24%	97.26%	98.04%	98.66%	96.56%	0.00%

Days on the Market

Avg Days Listing to Contract	72	56	67	91	55	98	0
Combined Avg Days to Contract	75	56	75	96	55	98	0
Avg Days Listing to Closing	101	83	92	123	91	124	0
Avg Days Contract to Close	29	26	28	31	36	26	0

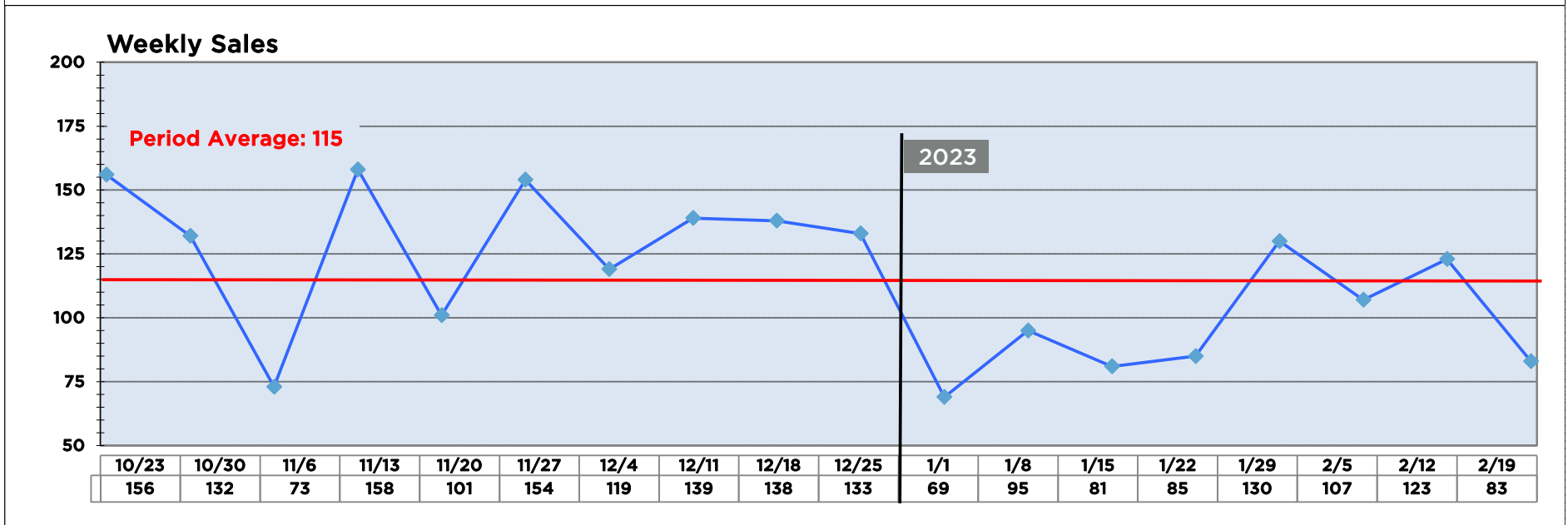
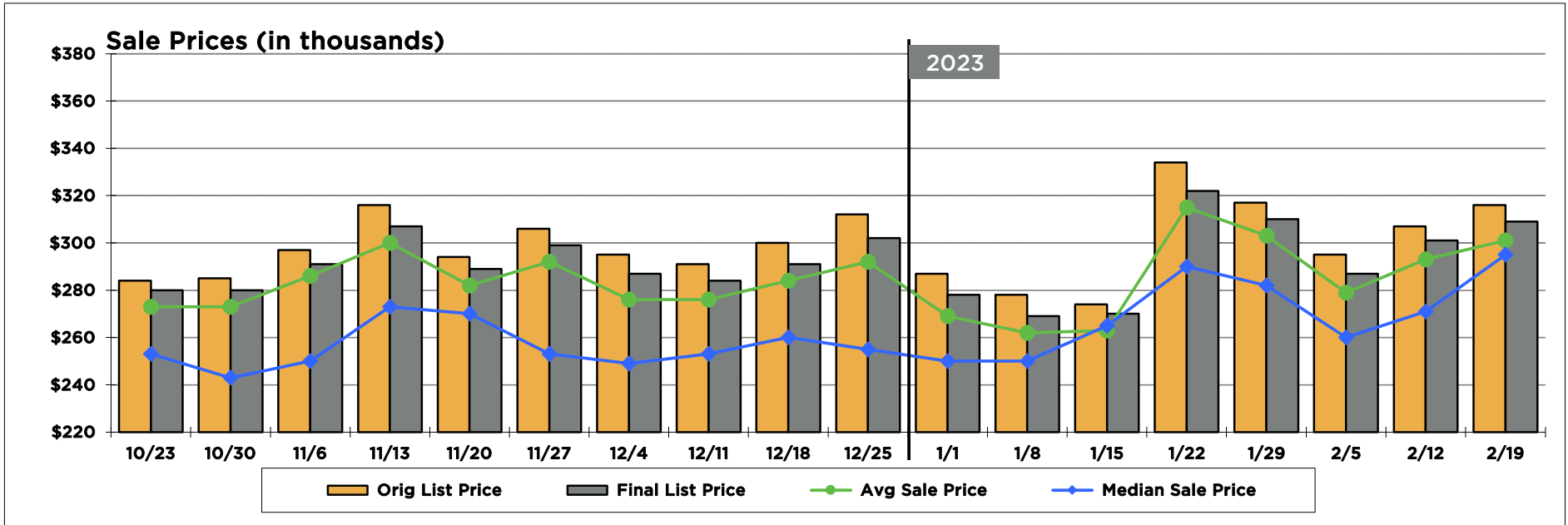
Beds / Baths

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

Square Footage

Average Square Feet	1,379	1,002	1,311	1,594	1,746	2,039	0
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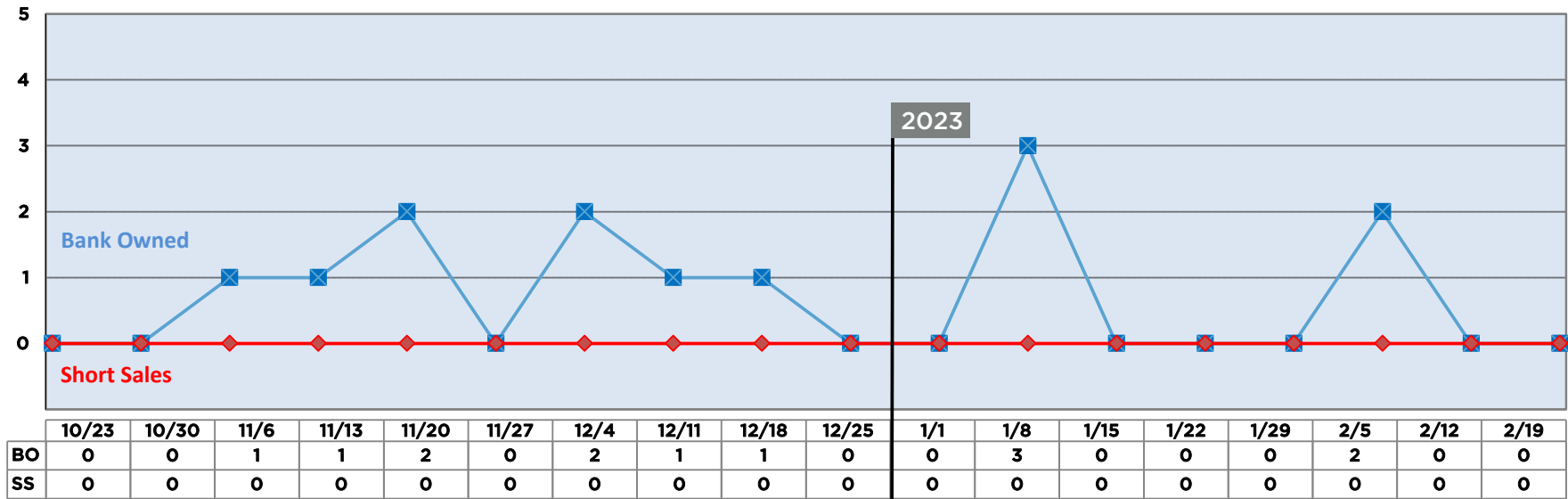
Condos, Townhomes, Villas



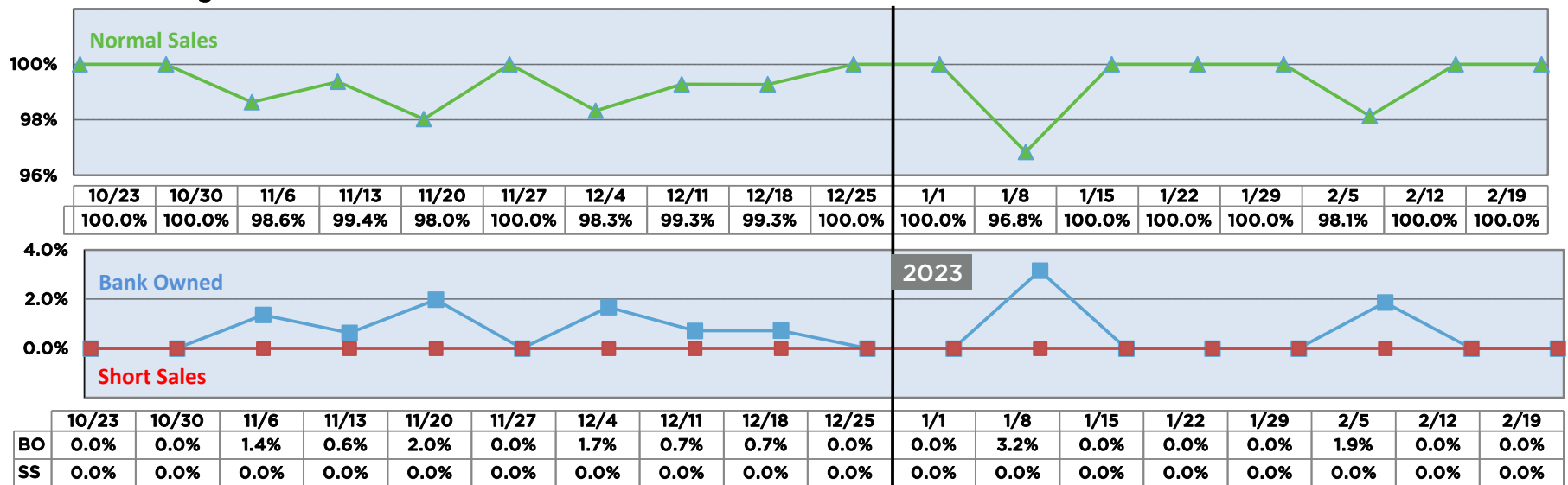


Condos, Townhomes, Villas

Foreclosure Sales



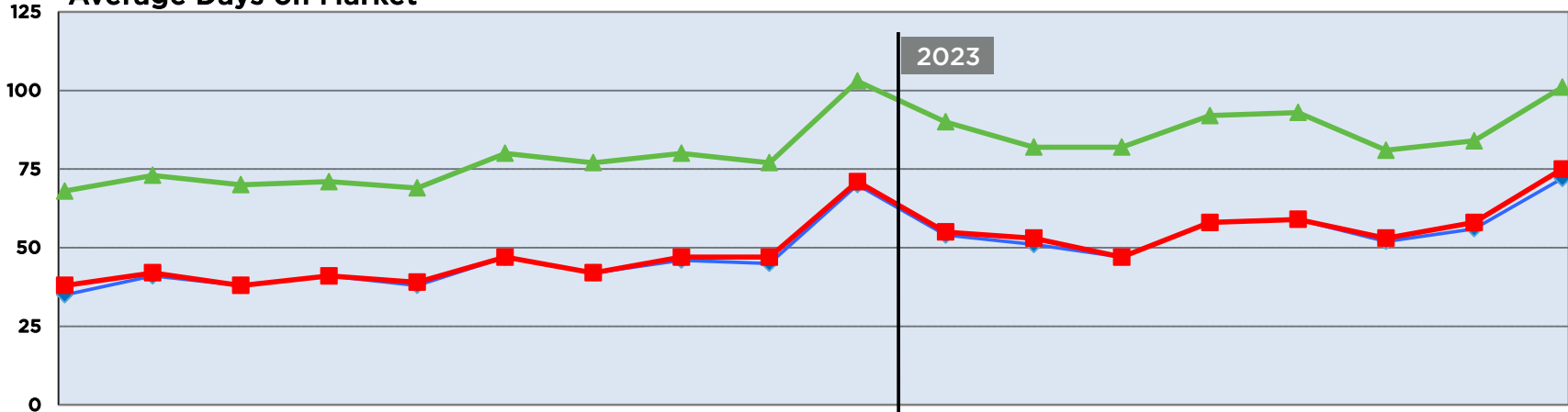
Percentage of Sales





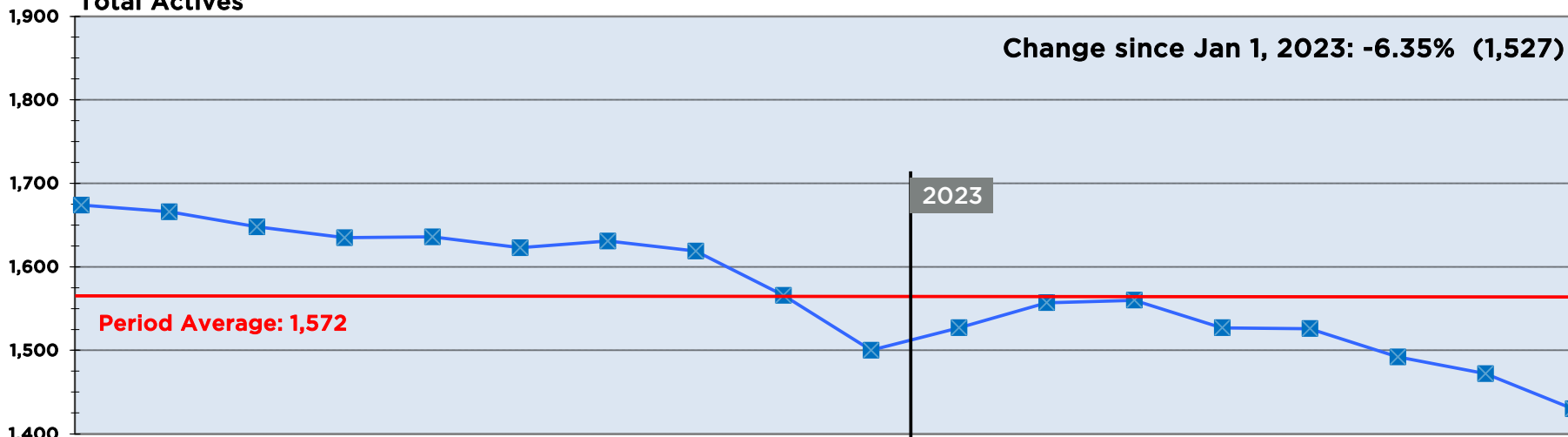
Condos, Townhomes, Villas

Average Days on Market



	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	2/19
ListToContract	35	41	38	41	38	47	42	46	45	70	54	51	47	58	59	52	56	72
CombDaysOnMkt	38	42	38	41	39	47	42	47	47	71	55	53	47	58	59	53	58	75
ListToClose	68	73	70	71	69	80	77	80	77	103	90	82	82	92	93	81	84	101

Total Actives

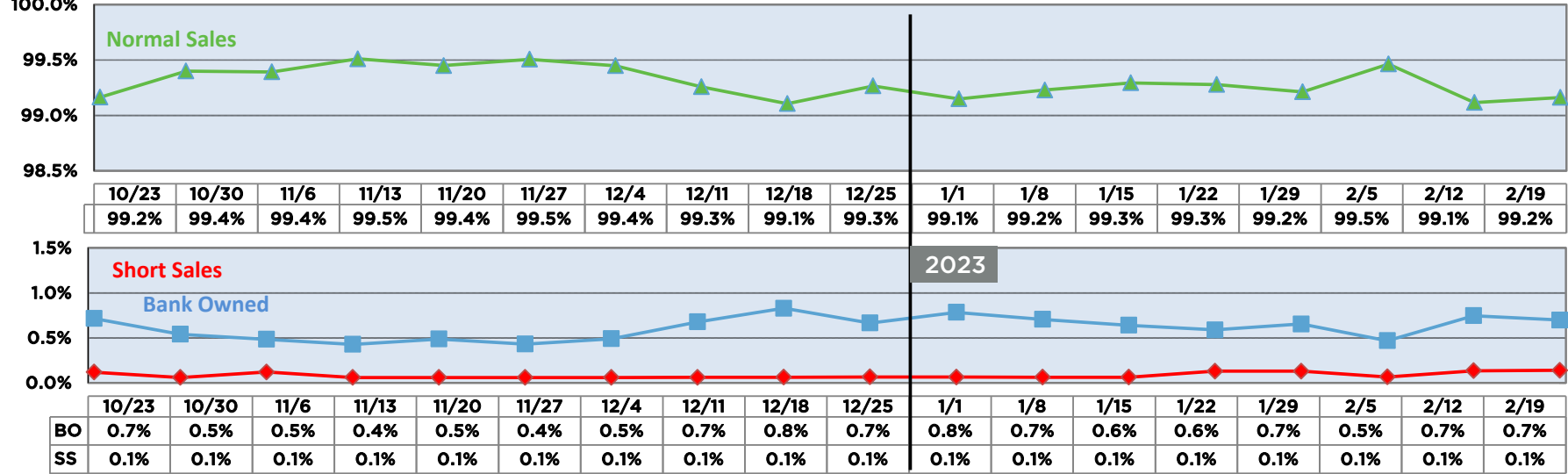


	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19
Total Actives	1,674	1,666	1,648	1,635	1,636	1,623	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430

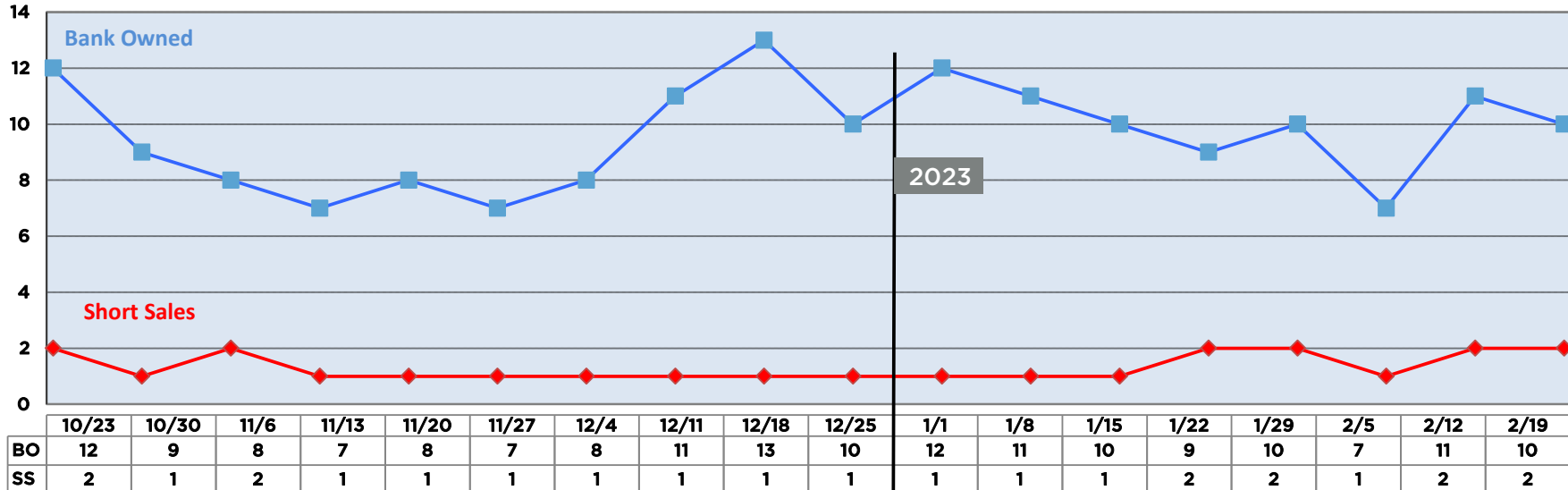


Condos, Townhomes, Villas

Percentage of Actives

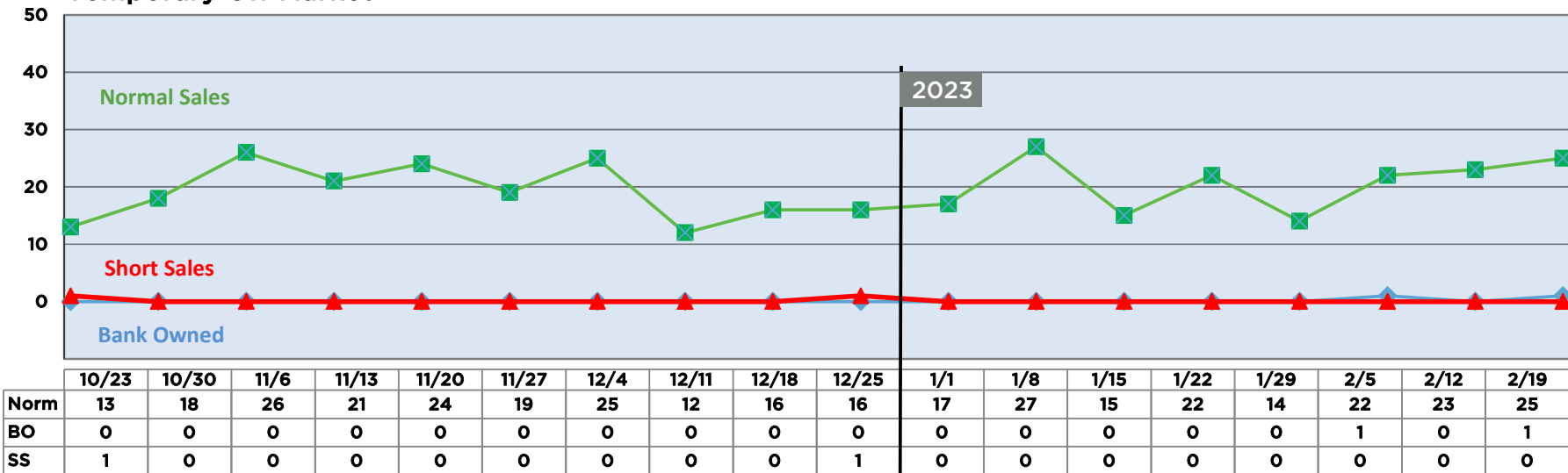


Active Foreclosures

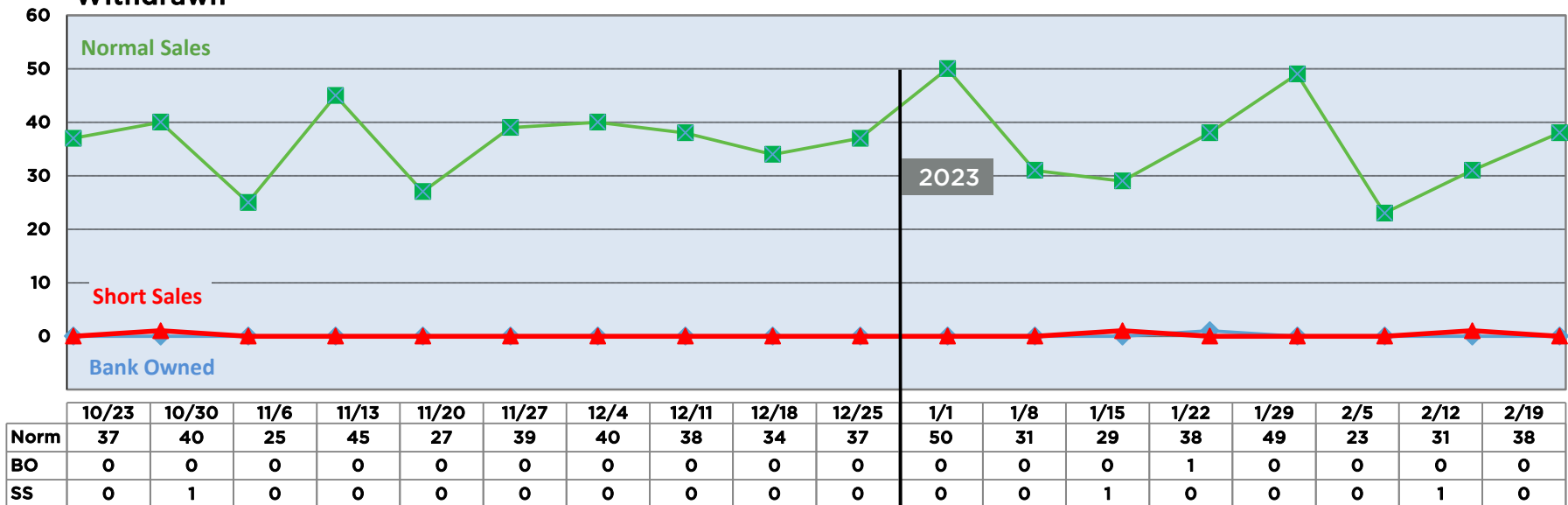


Condos, Townhomes, Villas

Temporary Off Market

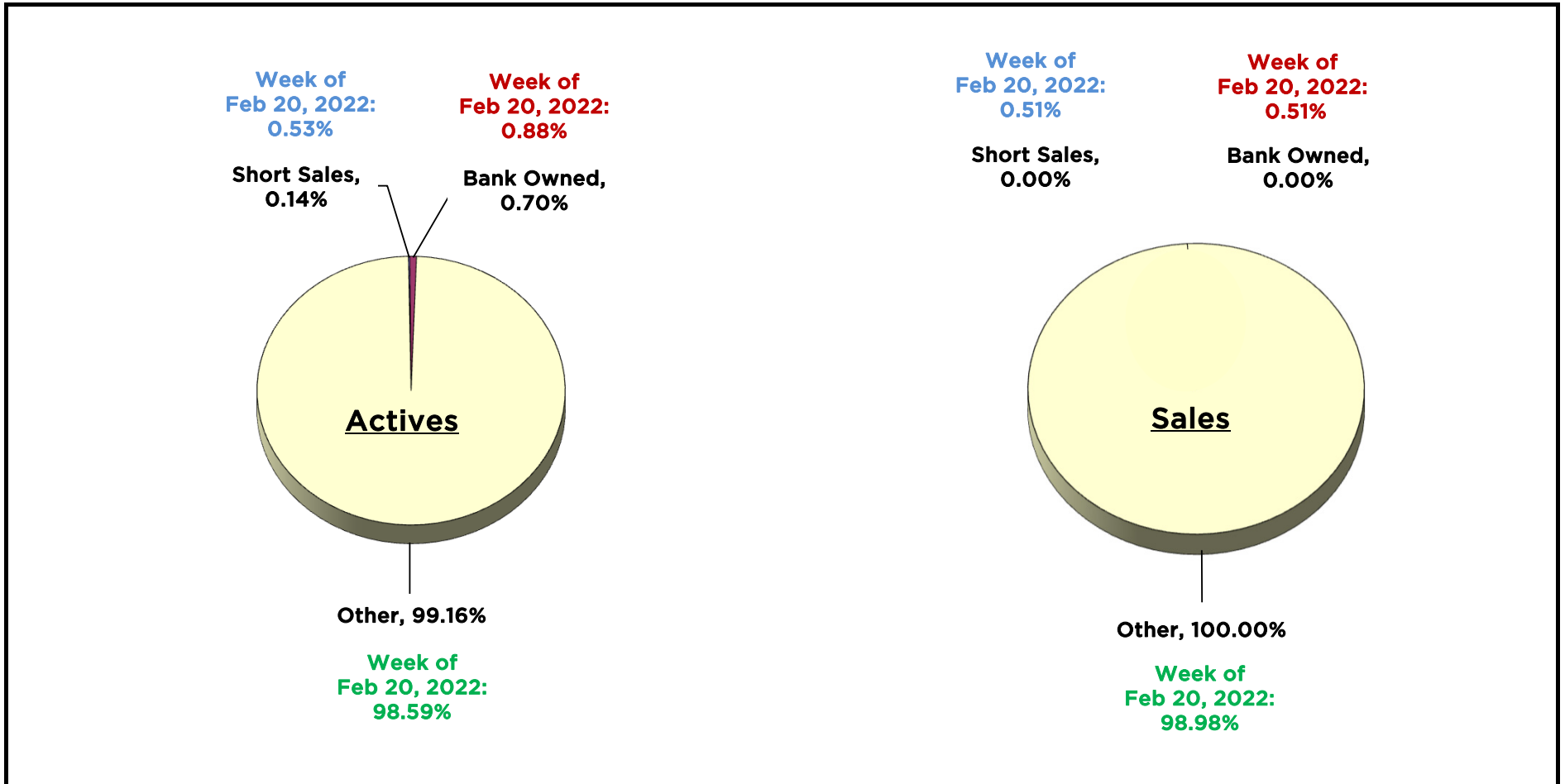


Withdrawn





Condos, Townhomes, Villas



Monday Morning Quarterback
02/19/2023 - 02/25/2023
Lake, Orange, Osceola & Seminole Counties

There are 11 Condos, Villas, or Townhomes available for the Median Price of \$295,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Sanford (South)	32773	1	\$295,000	2.0	2.0	1,420	\$207.75
Orange County		8	\$295,000	2.7	2.1	1,343	\$219.66
Maitland / Eatonville	32751	1	\$295,000	4.0	2.0	1,372	\$215.01
Orlo Vista	32811	1	\$295,000	3.0	2.0	1,405	\$209.96
Sand Lake / Bay Hill	32819	1	\$295,000	2.0	2.0	1,056	\$279.36
Williamsburg / Lake Bryan	32821	2	\$295,000	3.0	2.5	1,320	\$223.48
Metro West / Orlo Vista	32835	3	\$295,000	2.3	2.0	1,424	\$207.21
Osceola County		2	\$294,995	2.5	2.0	1,628	\$181.26
Davenport	33896	1	\$294,990	2.0	2.0	1,400	\$210.71
St Cloud / Harmony	34773	1	\$295,000	3.0	2.0	1,855	\$159.03