



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

***Week of February 26, 2023 - March 04, 2023***

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

- Sales of single-family homes increased to 571 during the week of Feb 26, from 392 the week prior
- The median price of single family homes increased to \$415,000, a change of 5.1%
- The number of single-family home foreclosure transactions increased to 2 last week, from 1 the week of Feb 19
- The number of single-family home short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 22, and now sits at 3,957

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

- Sales of condos, townhomes, and villas increased to 182 during the week of Feb 26, from 83 the week prior
- The median price of condos, townhomes, and villas decreased to \$277,450, a change of -5.9%
- The number of condo, townhome and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 1, and now sits at 1,431

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

**Monday Morning Quarterback**  
02/26/2023 - 03/04/2023  
Lake, Orange, Osceola & Seminole Counties

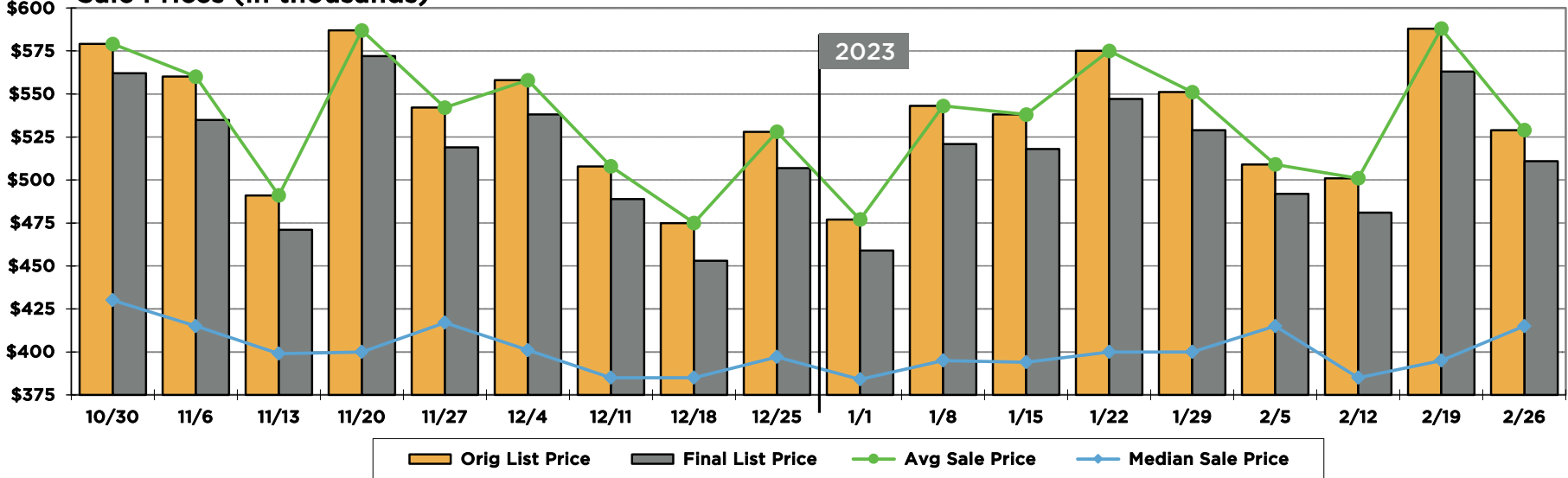
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	571	59	48	159	114	164	27
Bank Owned	2	1	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	569	58	48	159	113	164	27
<b>Active Listings</b>	3,957	282	259	860	799	1,320	437
Bank Owned	27	8	2	4	9	4	0
Short Sales	7	2	0	1	2	2	0
Other	3,923	272	257	855	788	1,314	437
<b>Months of Inventory</b>	1.60	1.10	1.25	1.25	1.62	1.86	3.74
<b><u>List Price</u></b>							
Average Original List Price	\$529,488	\$206,991	\$293,723	\$368,851	\$474,781	\$680,252	\$1,914,540
Average Final List Price	\$511,152	\$197,393	\$286,169	\$354,971	\$458,964	\$656,341	\$1,854,947
<b><u>Sale Price</u></b>							
Average Price	\$495,201	\$189,597	\$274,007	\$348,090	\$446,205	\$638,783	\$1,757,296
Median Price	\$415,000	\$210,000	\$274,950	\$350,000	\$445,000	\$600,000	\$1,330,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$18,336	-\$9,598	-\$7,554	-\$13,880	-\$15,817	-\$23,911	-\$59,593
Original List to Sale Price - \$	-\$34,287	-\$17,394	-\$19,716	-\$20,761	-\$28,576	-\$41,469	-\$157,244
Final List to Sale Price - \$	-\$15,951	-\$7,796	-\$12,162	-\$6,881	-\$12,759	-\$17,558	-\$97,651
Original List to Sale Price - %	93.52%	91.60%	93.29%	94.37%	93.98%	93.90%	91.79%
Final List to Sale Price - %	96.88%	96.05%	95.75%	98.06%	97.22%	97.32%	94.74%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	64	46	54	61	79	69	57
Combined Avg Days to Contract	69	46	55	64	86	74	76
Avg Days Listing to Closing	99	77	85	95	116	104	92
Avg Days Contract to Close	35	32	32	34	37	37	36
<b><u>Beds / Baths</u></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><u>Square Footage</u></b>							
Average Square Feet	2,061	1,129	1,423	1,614	2,048	2,671	4,222

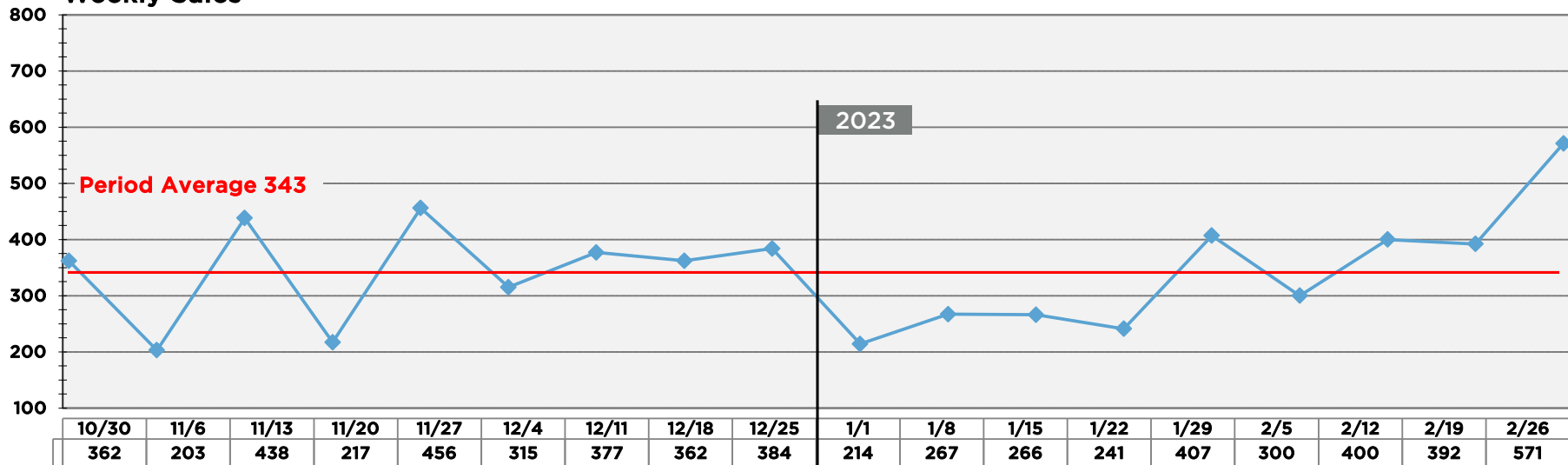


**Single Family Homes**

**Sale Prices (in thousands)**



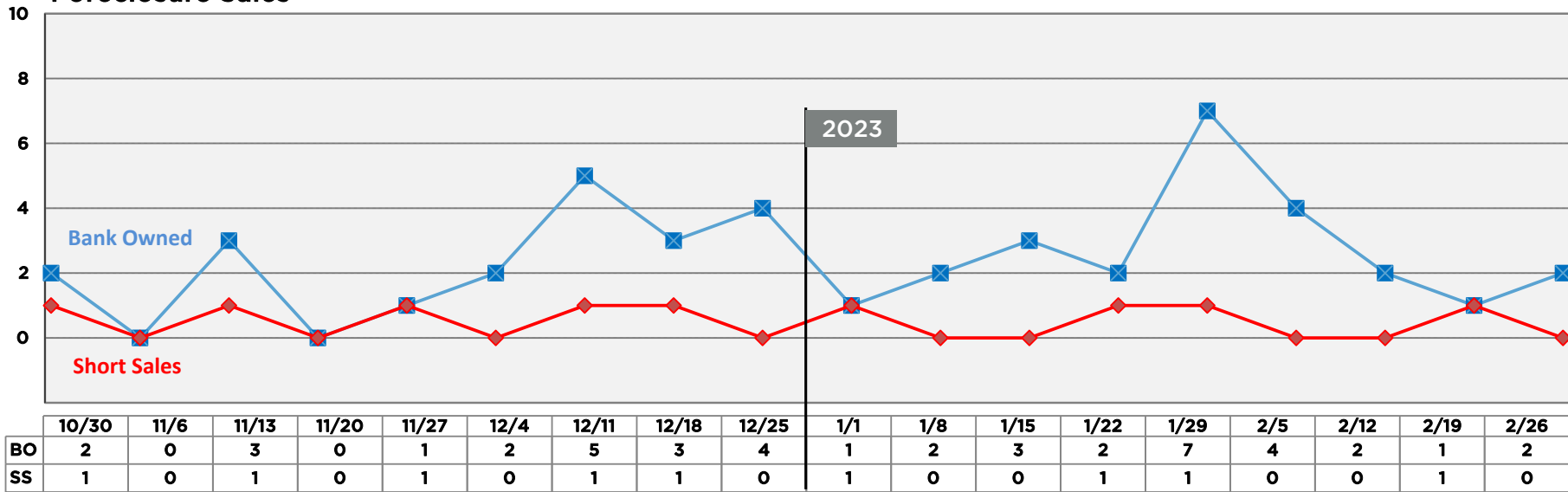
**Weekly Sales**



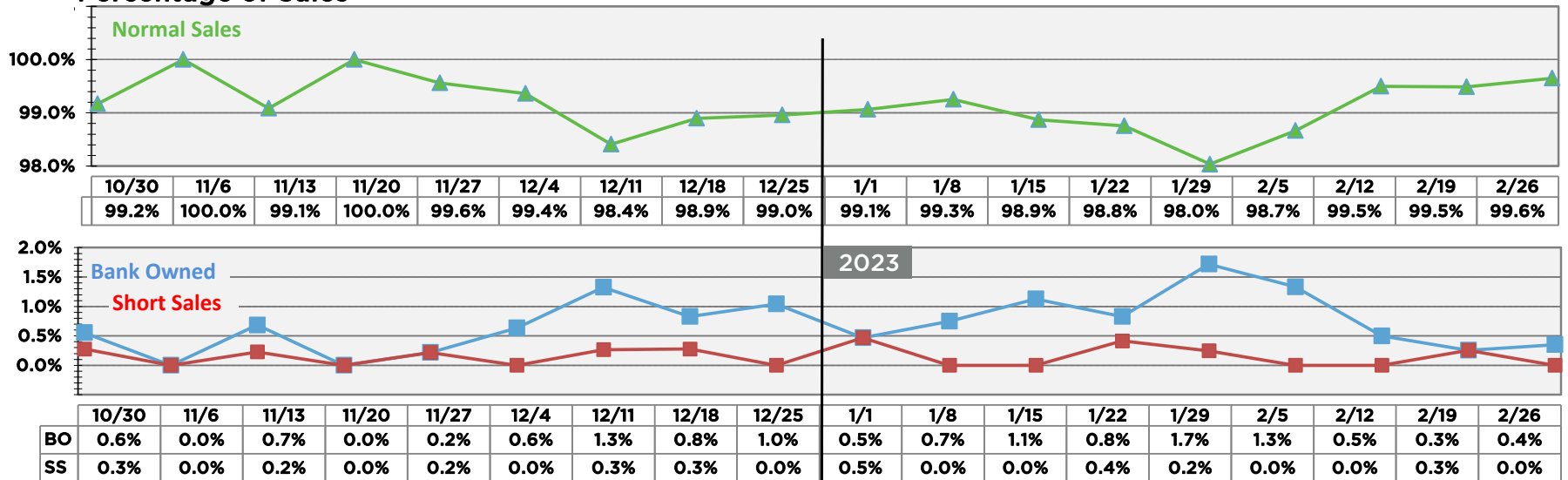


**Single Family Homes**

**Foreclosure Sales**

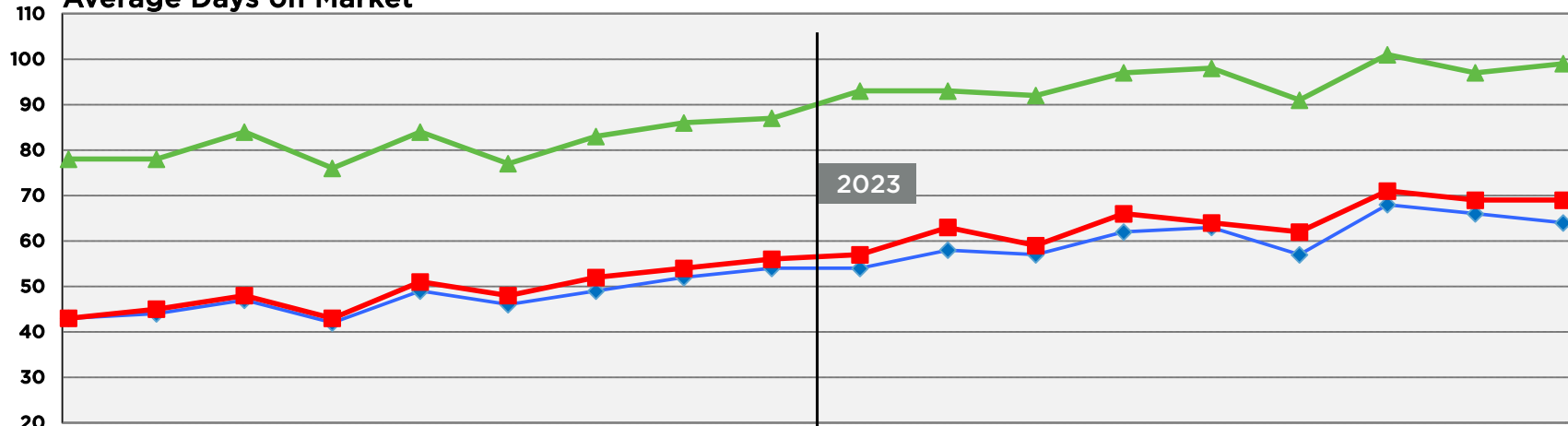


**Percentage of Sales**



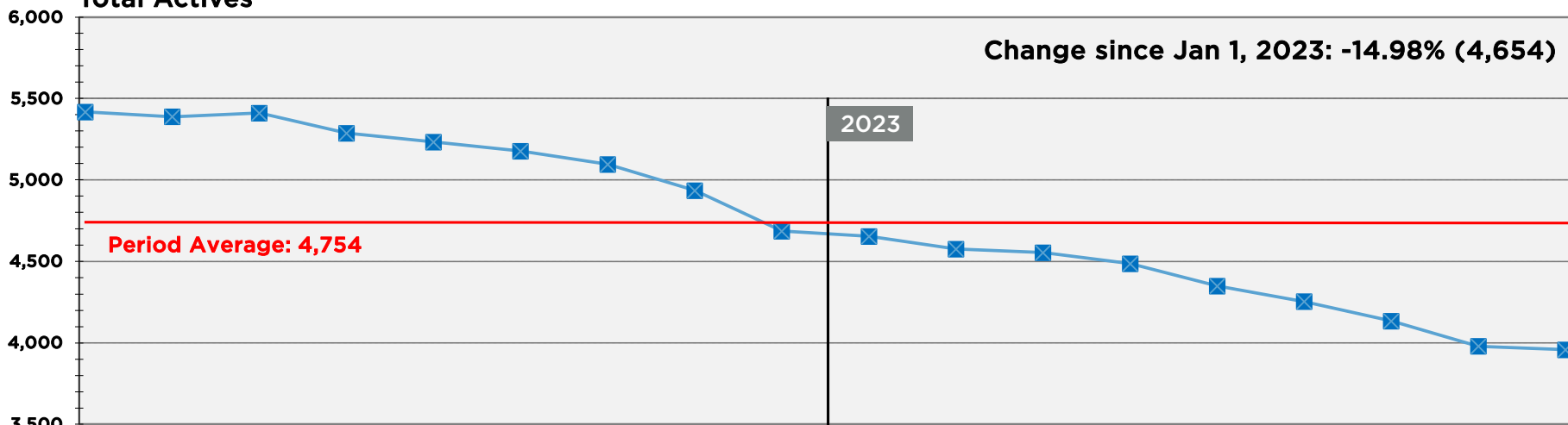
**Single Family Homes**

**Average Days on Market**



	10/30	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	2/26
ListToContract	43	44	47	42	49	46	49	52	54	54	58	57	62	63	57	68	66	64
CombDaysOnMkt	43	45	48	43	51	48	52	54	56	57	63	59	66	64	62	71	69	69
ListToClose	78	78	84	76	84	77	83	86	87	93	93	92	97	98	91	101	97	99

**Total Actives**

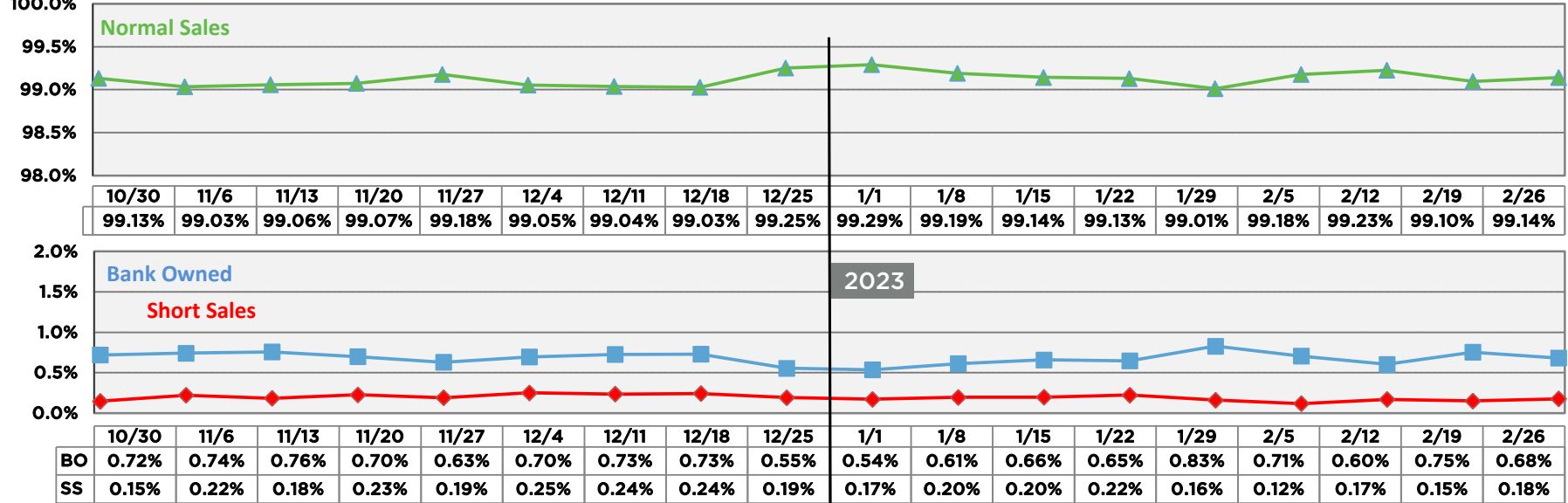


	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26
Total Actives	5,418	5,388	5,411	5,287	5,233	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957

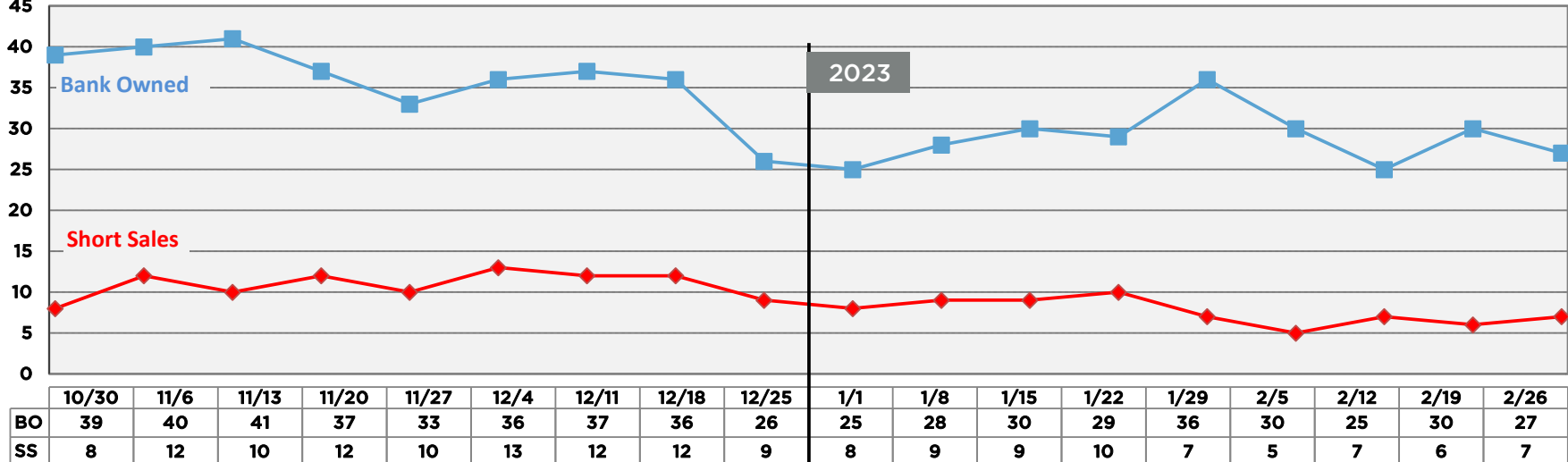


**Single Family Homes**

**Percentage of Actives**



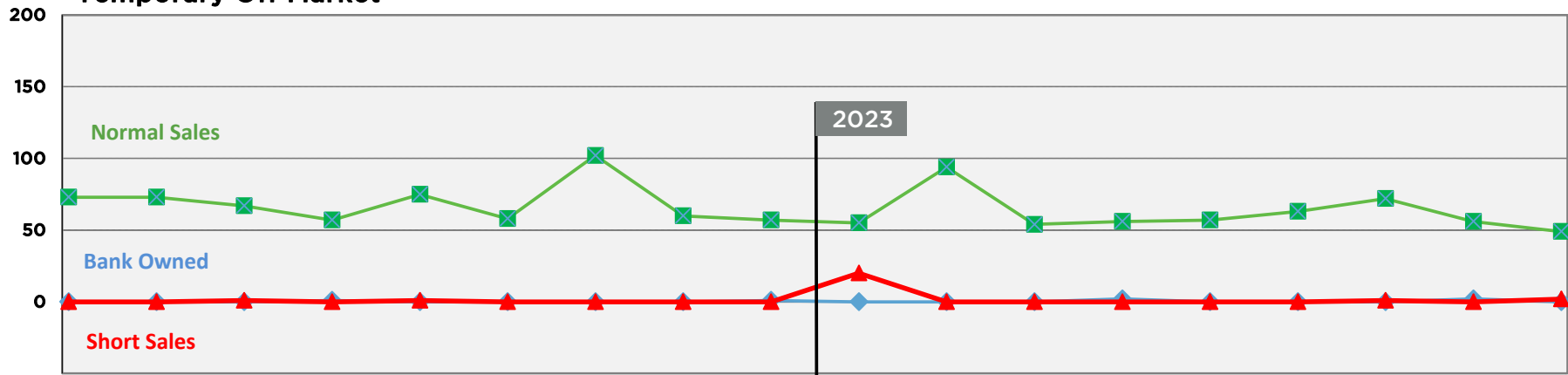
**Active Foreclosures**





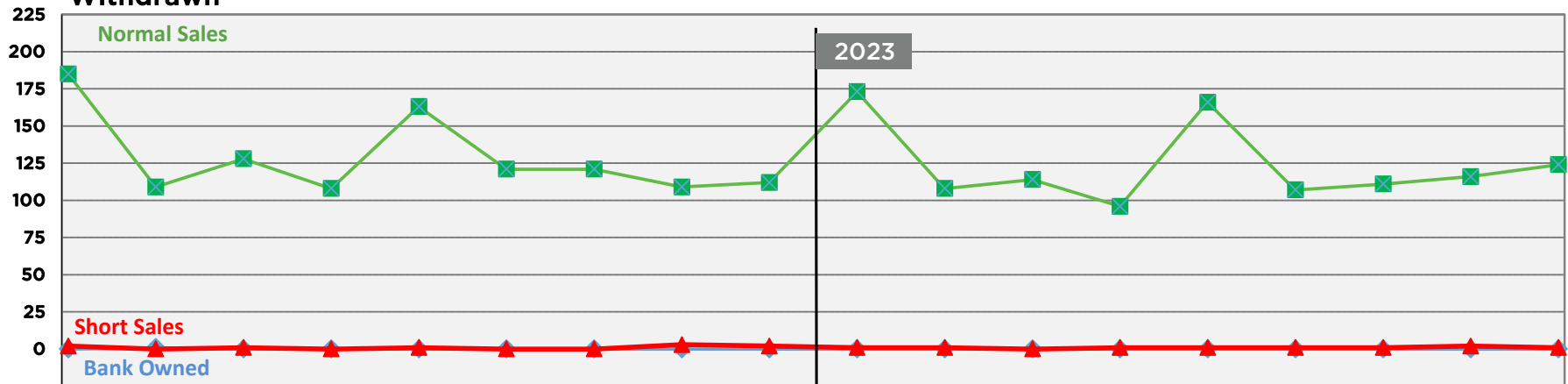
**Single Family Homes**

**Temporary Off Market**



	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	2/26
Norm	73	73	67	57	75	58	102	60	57	55	94	54	56	57	63	72	56	49
BO	0	0	0	1	0	0	0	0	1	0	0	0	2	0	0	0	2	0
SS	0	0	1	0	1	0	0	0	0	20	0	0	0	0	0	1	0	2

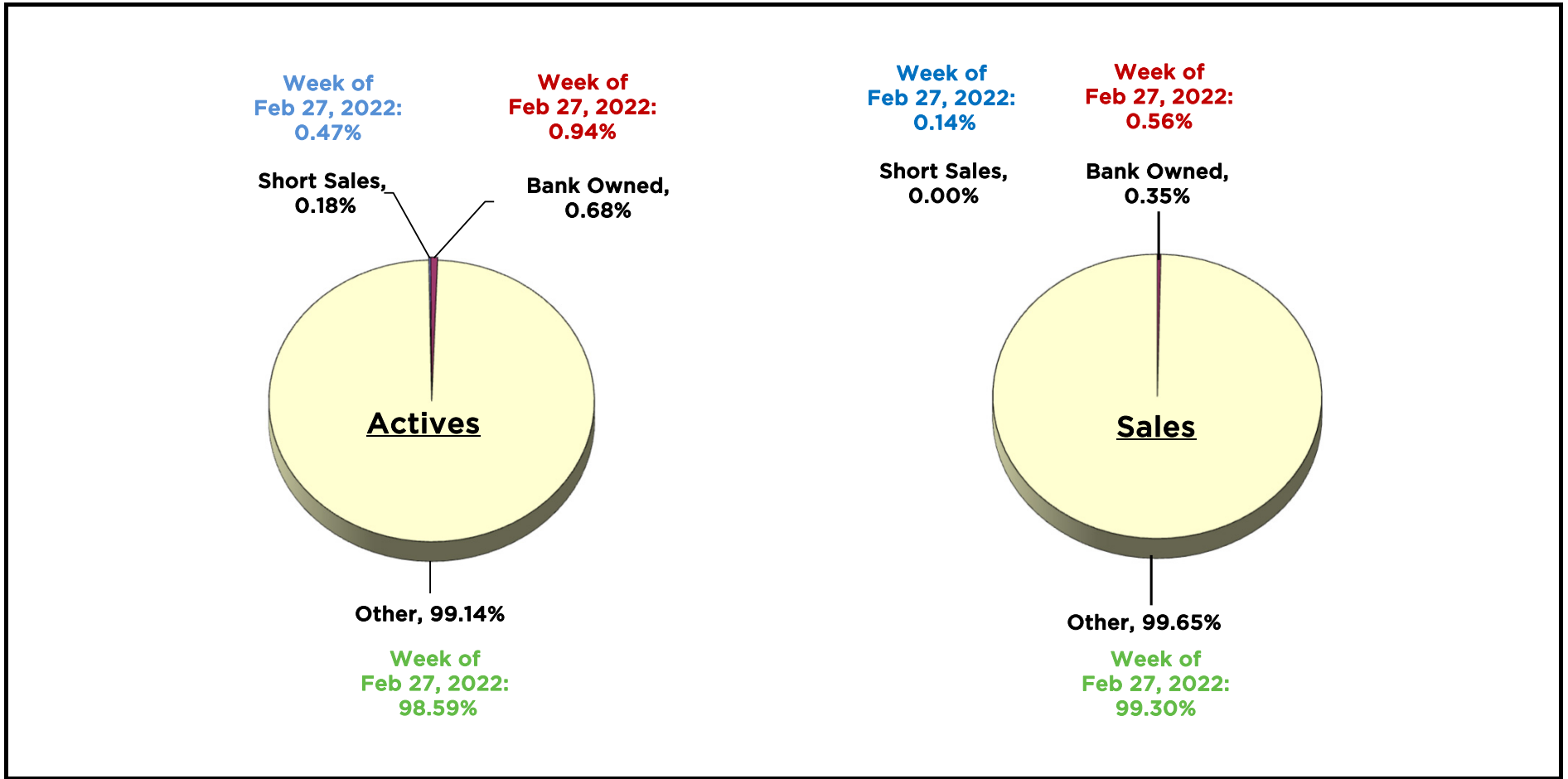
**Withdrawn**



	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	2/26
Norm	185	109	128	108	163	121	121	109	112	173	108	114	96	166	107	111	116	124
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	2	0	1	0	1	0	0	3	2	1	1	0	1	1	1	1	2	1



### Single Family Homes



**Monday Morning Quarterback**  
02/26/2023 - 03/04/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 35 Single Family Homes available for the Median Price of \$415,000 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>6</b>	<b>\$414,983</b>	<b>3.3</b>	<b>2.2</b>	<b>1,818</b>	<b>\$228.28</b>
Altamonte Springs (East)	32701	1	\$415,000	3.0	2.0	1,663	\$249.55
Apopka / Hunt Club	32703	1	\$415,000	4.0	2.0	1,848	\$224.57
Lake Mary / Heathrow	32746	1	\$414,900	3.0	2.0	1,875	\$221.28
Sanford (South)	32773	1	\$415,000	4.0	3.0	2,269	\$182.90
Winter Park	32792	2	\$415,000	3.0	2.0	1,626	\$255.23
<b>Orange County</b>		<b>12</b>	<b>\$414,968</b>	<b>3.8</b>	<b>2.3</b>	<b>1,899</b>	<b>\$218.56</b>
Apopka (North)	32712	4	\$414,950	3.3	2.0	2,142	\$193.77
Azalea Park	32807	1	\$415,000	6.0	3.0	1,691	\$245.42
Union Park	32817	1	\$415,000	4.0	2.0	1,632	\$254.29
Hiawassee	32818	1	\$415,000	4.0	3.0	1,968	\$210.87
Taft	32824	2	\$415,000	3.5	2.5	1,767	\$234.93
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
Metro West / Orlo Vista	32835	1	\$414,900	4.0	2.0	1,840	\$225.49
<b>Osceola County</b>		<b>11</b>	<b>\$414,973</b>	<b>3.5</b>	<b>2.1</b>	<b>2,003</b>	<b>\$207.19</b>
Davenport	33896	1	\$414,900	4.0	3.0	2,076	\$199.86
Kissimmee / Buena Ventura Lakes	34743	1	\$415,000	4.0	2.0	1,906	\$217.73
Kissimmee (West) / Pleasant Hill	34746	4	\$414,975	3.5	2.0	2,003	\$207.23
Kissimmee / Poinciana	34758	1	\$415,000	4.0	2.0	2,847	\$145.77
St Cloud / Narcoossee	34771	2	\$414,950	3.0	2.0	1,941	\$213.84
St Cloud / Canoe Creek	34772	2	\$415,000	3.0	2.0	1,656	\$250.68
<b>Lake County</b>		<b>6</b>	<b>\$415,067</b>	<b>2.8</b>	<b>2.0</b>	<b>2,017</b>	<b>\$205.73</b>
Clermont (Central)	34711	3	\$415,133	3.0	2.0	2,062	\$201.29
Minneola	34715	1	\$415,000	4.0	2.0	1,828	\$227.02
Groveland	34736	1	\$415,000	2.0	2.0	1,848	\$224.57
Leesburg (West)	34748	1	\$415,000	2.0	2.0	2,242	\$185.10

**Monday Morning Quarterback**  
02/26/2023 - 03/04/2023  
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
<b>Weekly Sales</b>	<b>182</b>	<b>77</b>	<b>23</b>	<b>51</b>	<b>20</b>	<b>10</b>	<b>1</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	181	76	23	51	20	10	1
<b>Active Listings</b>	<b>1,431</b>	<b>459</b>	<b>198</b>	<b>365</b>	<b>217</b>	<b>182</b>	<b>10</b>
Bank Owned	10	7	2	1	0	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,419	451	196	364	216	182	10
<b>Months of Inventory</b>	<b>1.81</b>	<b>1.38</b>	<b>1.99</b>	<b>1.65</b>	<b>2.50</b>	<b>4.20</b>	<b>2.31</b>

**List Price**

Average Original List Price	\$313,948	\$196,660	\$281,796	\$353,396	\$452,578	\$663,965	\$1,800,000
Average Final List Price	\$307,271	\$192,386	\$273,661	\$344,005	\$444,626	\$657,865	\$1,800,000

**Sale Price**

Average Price	\$300,296	\$185,203	\$271,622	\$337,378	\$433,145	\$642,680	\$1,850,000
Median Price	\$277,450	\$192,000	\$262,000	\$335,000	\$420,000	\$595,900	\$1,850,000

**Price Differences**

Original to Final List Price	-\$6,677	-\$4,274	-\$8,135	-\$9,391	-\$7,952	-\$6,100	\$0
Original List to Sale Price - \$	-\$13,652	-\$11,457	-\$10,174	-\$16,018	-\$19,433	-\$21,285	\$50,000
Final List to Sale Price - \$	-\$6,975	-\$7,183	-\$2,039	-\$6,627	-\$11,481	-\$15,185	\$50,000
Original List to Sale Price - %	95.65%	94.17%	96.39%	95.47%	95.71%	96.79%	102.78%
Final List to Sale Price - %	97.73%	96.27%	99.25%	98.07%	97.42%	97.69%	102.78%

**Days on the Market**

Avg Days Listing to Contract	58	56	64	68	37	55	0
Combined Avg Days to Contract	62	58	64	73	41	69	0
Avg Days Listing to Closing	89	87	92	100	65	103	12
Avg Days Contract to Close	32	32	30	32	29	49	12

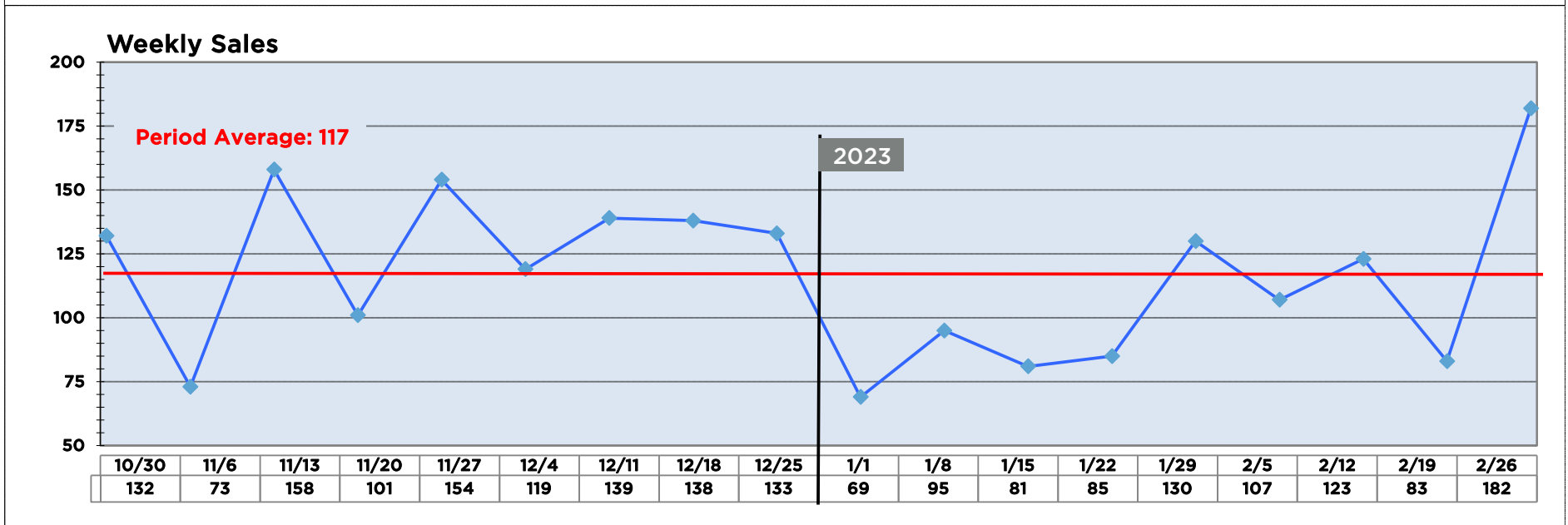
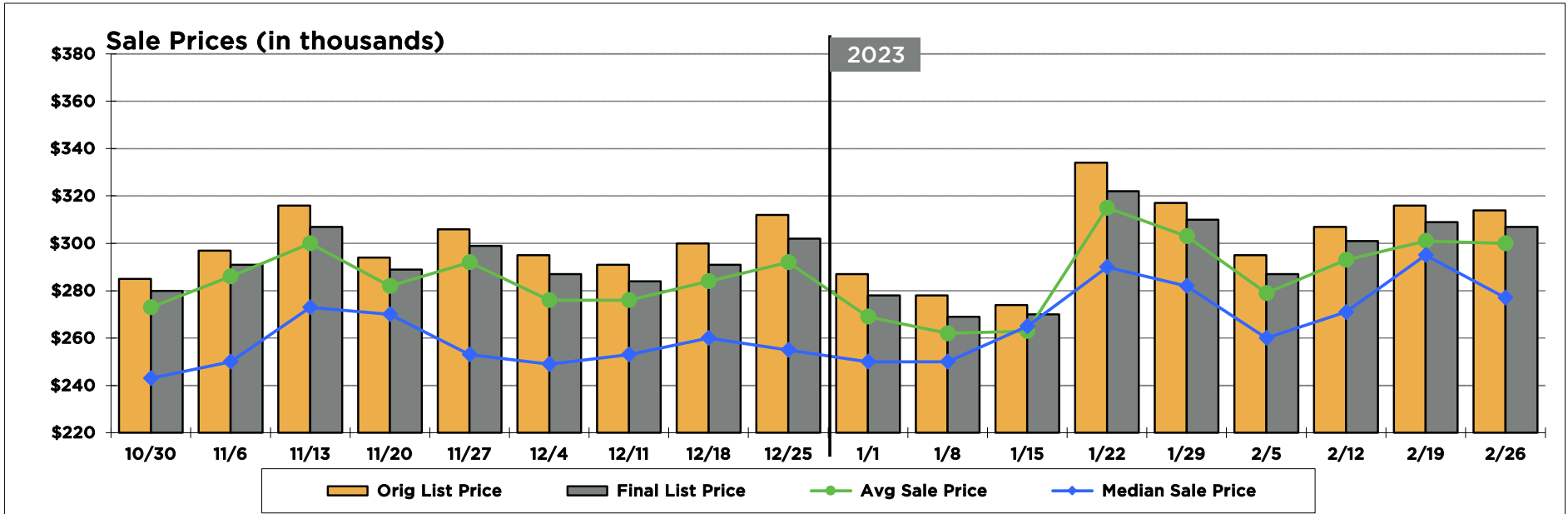
**Beds / Baths**

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

**Square Footage**

Average Square Feet	1,340	1,011	1,311	1,514	1,816	2,033	1,955
---------------------	-------	-------	-------	-------	-------	-------	-------

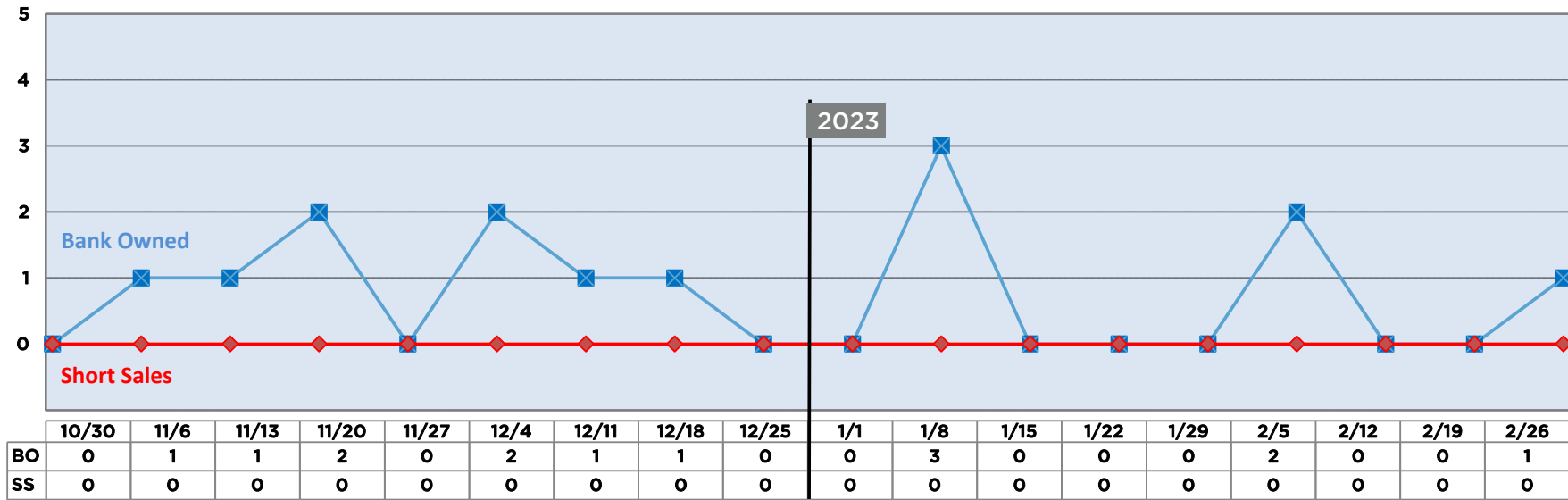
**Condos, Townhomes, Villas**



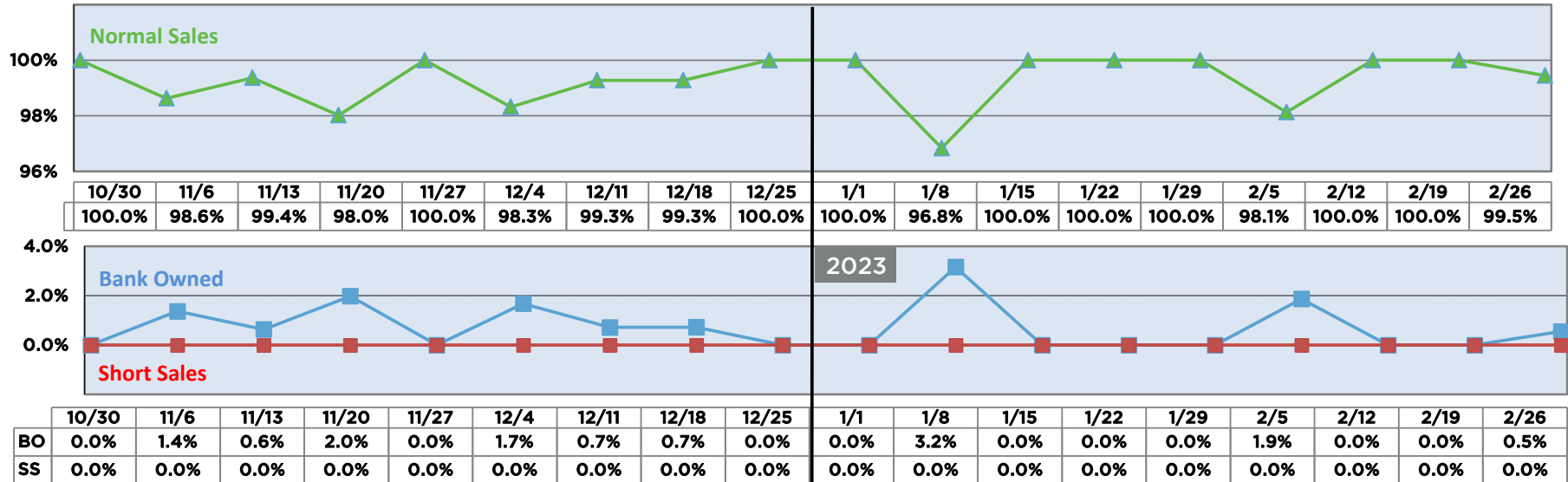


**Condos, Townhomes, Villas**

**Foreclosure Sales**



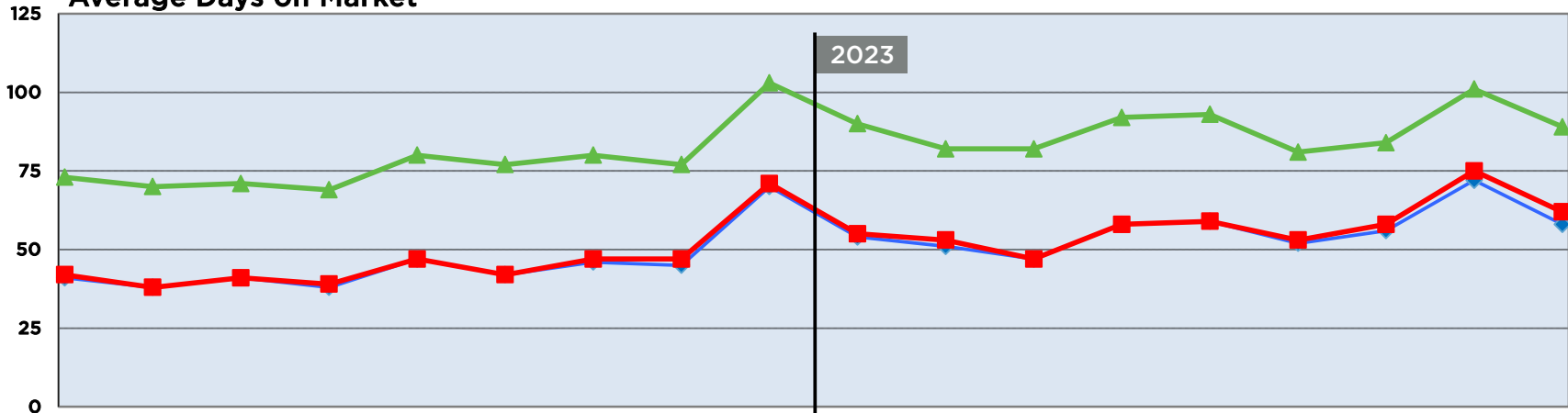
**Percentage of Sales**





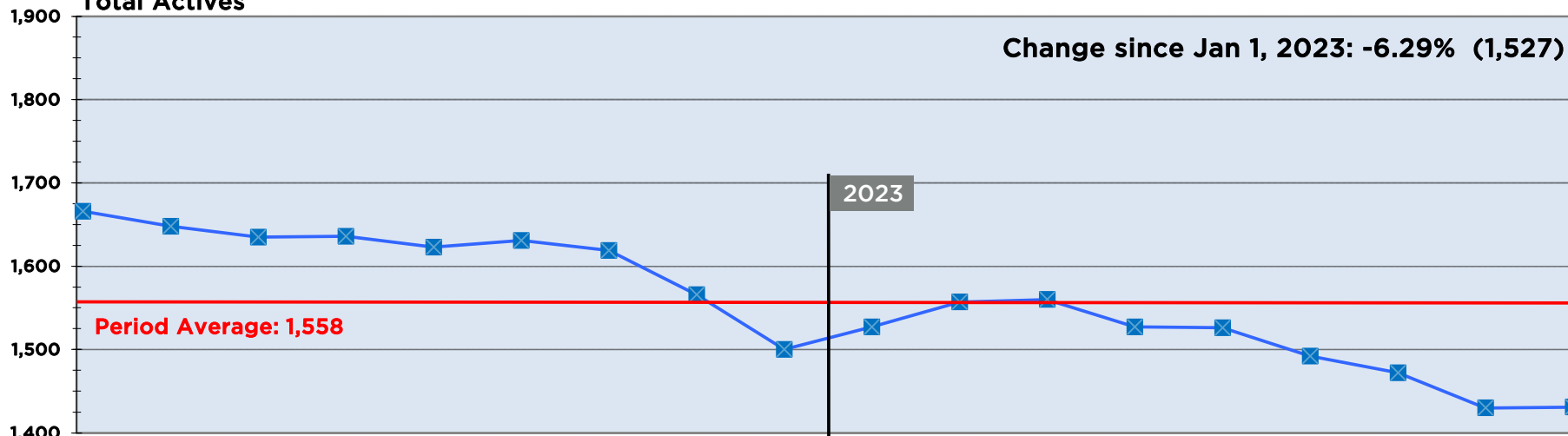
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	2/26
ListToContract	41	38	41	38	47	42	46	45	70	54	51	47	58	59	52	56	72	58
CombDaysOnMkt	42	38	41	39	47	42	47	47	71	55	53	47	58	59	53	58	75	62
ListToClose	73	70	71	69	80	77	80	77	103	90	82	82	92	93	81	84	101	89

**Total Actives**

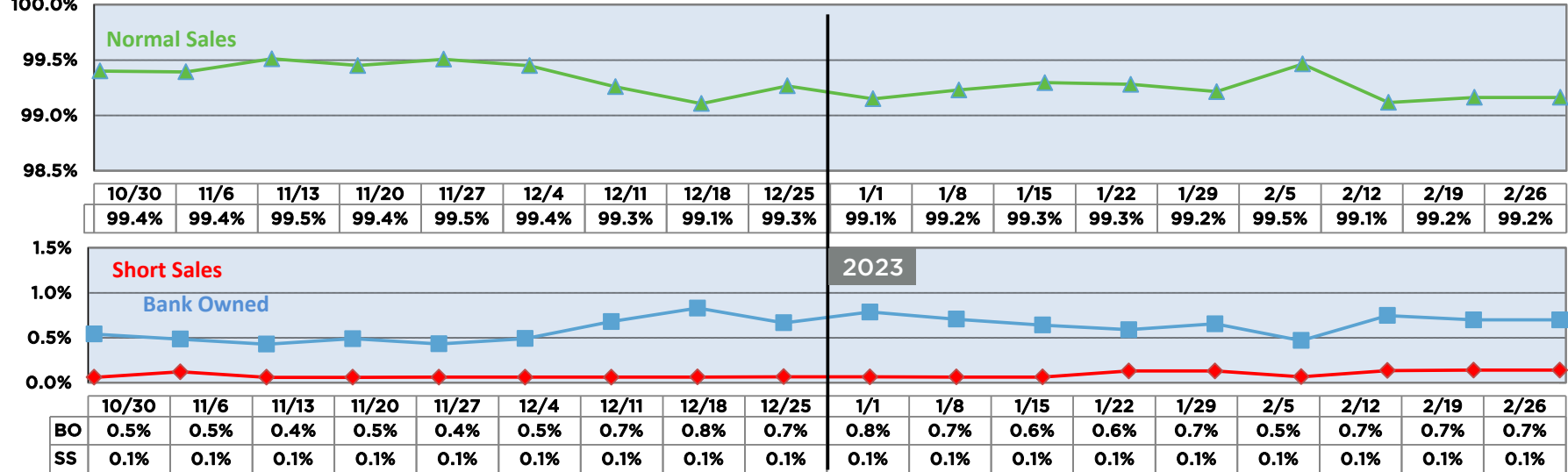


	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26
Total Actives	1,666	1,648	1,635	1,636	1,623	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431

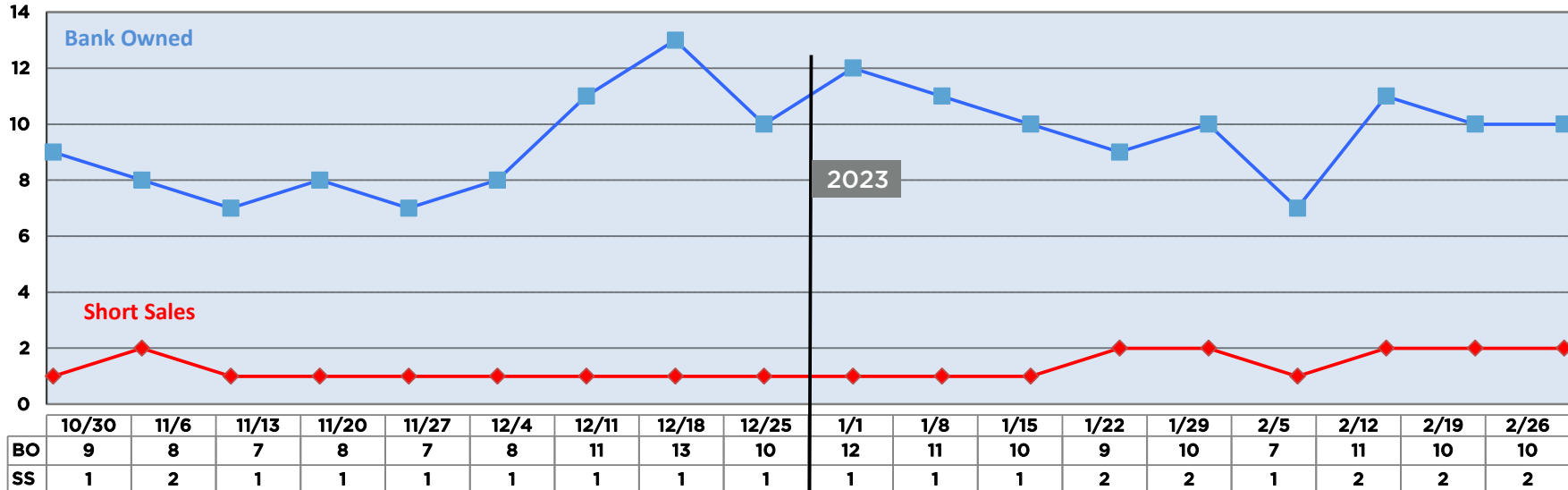


**Condos, Townhomes, Villas**

**Percentage of Actives**

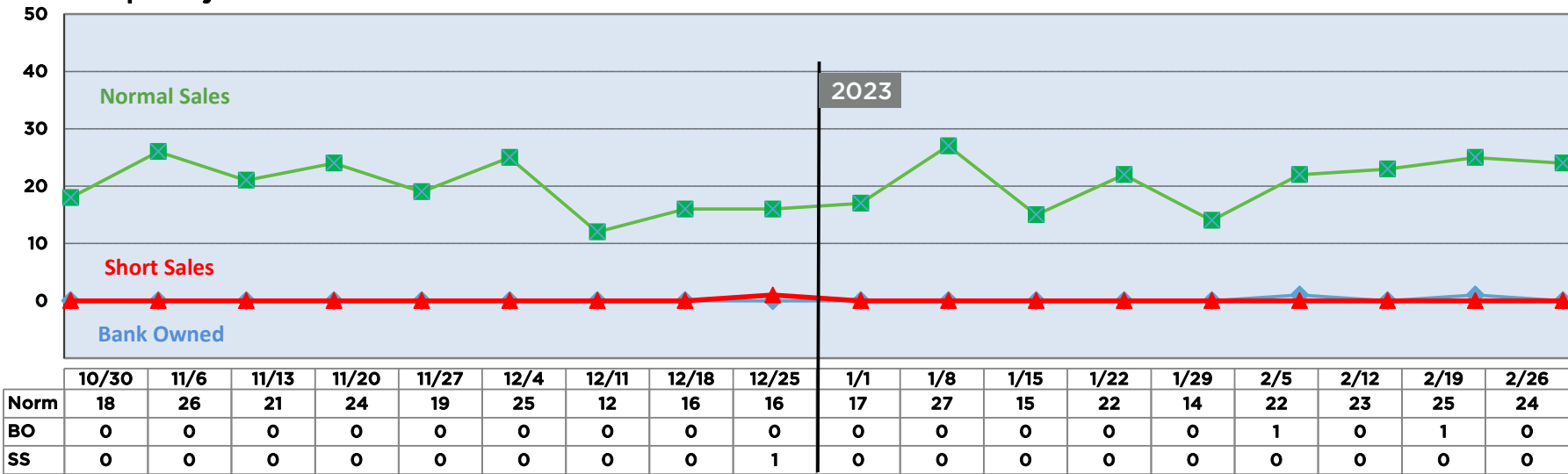


**Active Foreclosures**

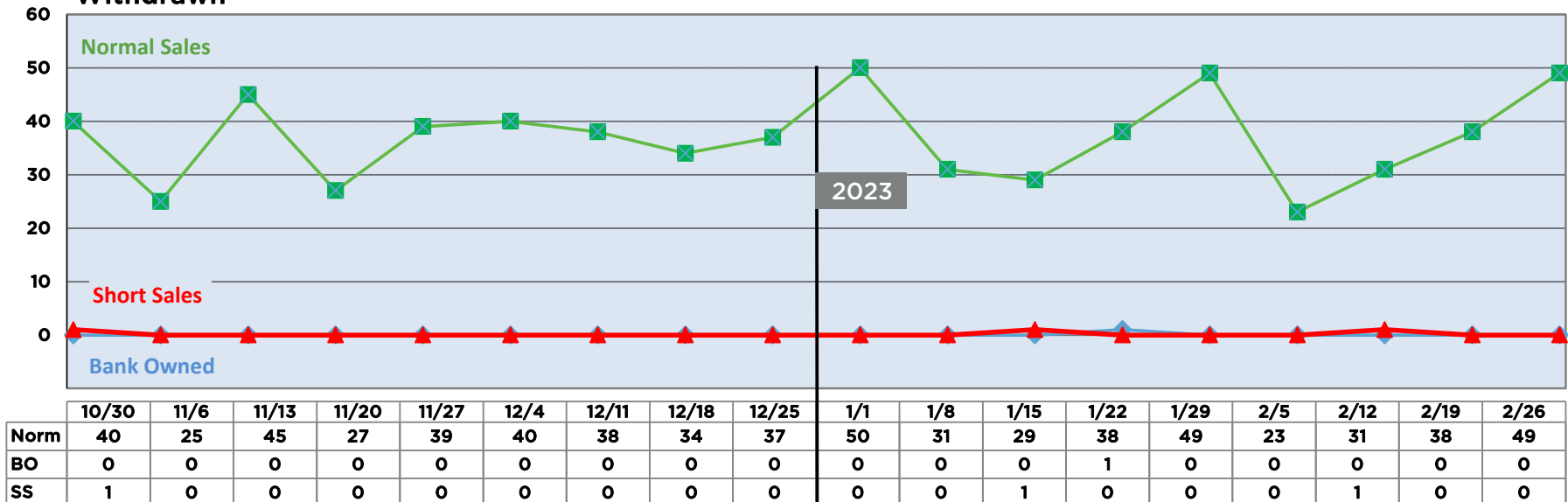


**Condos, Townhomes, Villas**

**Temporary Off Market**

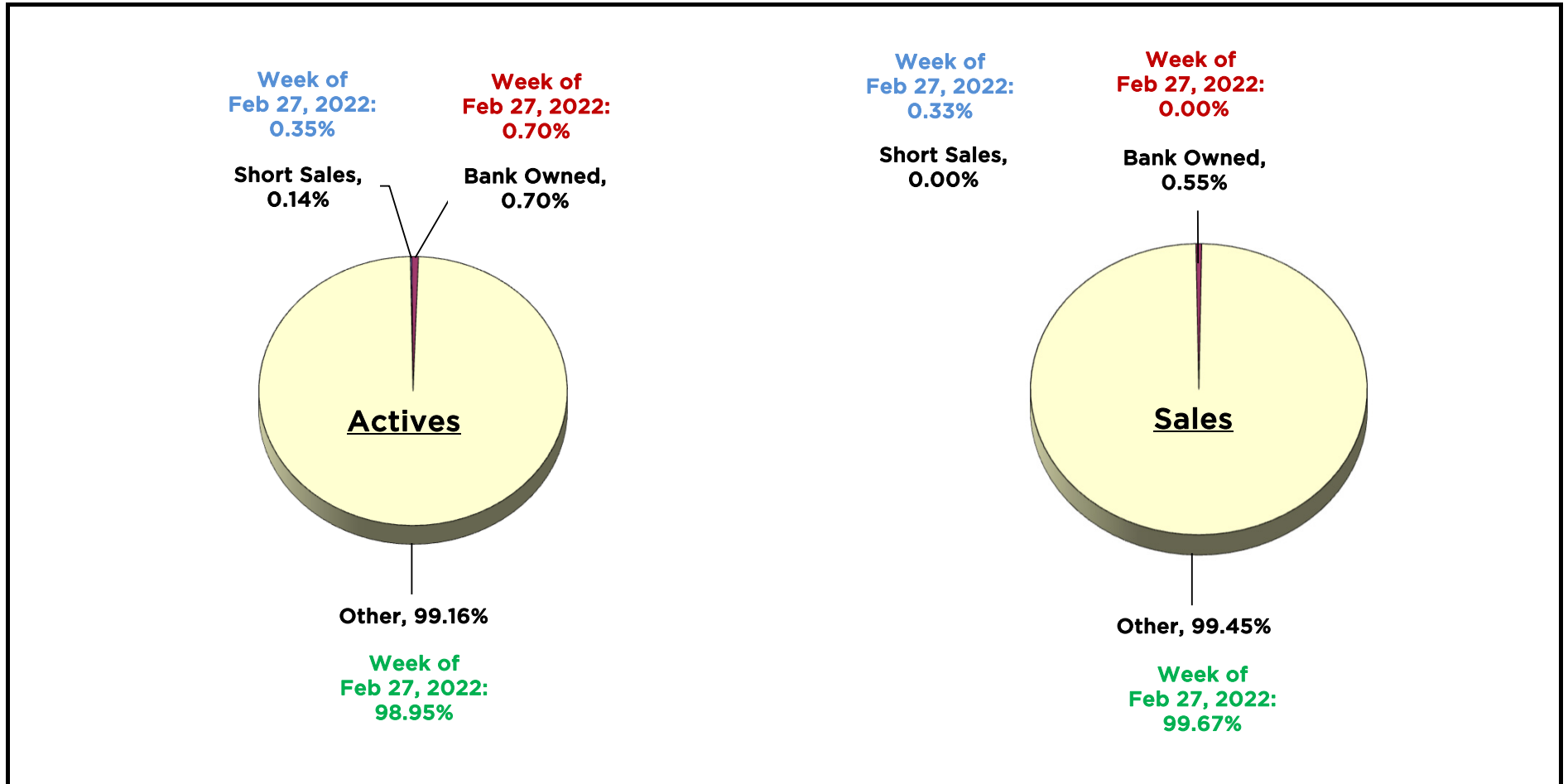


**Withdrawn**





**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
 02/26/2023 - 03/04/2023  
 Lake, Orange, Osceola & Seminole Counties

**There is 1 Condo, Villa, or Townhome available for the Median Price of \$277,450 (± \$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>
<b>Orange County</b>		<b>1</b>	<b>\$277,500</b>	<b>2.0</b>	<b>2.0</b>	<b>1,219</b>	<b>\$227.65</b>
Hunters Creek	32837	1	\$277,500	2.0	2.0	1,219	\$227.65