



ORLANDO REGIONAL
REALTOR®
ASSOCIATION

Monday Morning Quarterback Summary

Week of March 05, 2023 - March 11, 2023

Single-family existing homes

- Sales of single-family homes decreased to 432 during the week of Mar 05, from 571 the week prior
- The median price of single family homes decreased to \$399,399, a change of -3.8%
- The number of single-family home foreclosure transactions increased to 6 last week, from 2 the week of Feb 26
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 51, and now sits at 3,906

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 132 during the week of Mar 05, from 182 the week prior
- The median price of condos, townhomes, and villas increased to \$289,000, a change of 4.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Feb 26
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 8, and now sits at 1,423

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

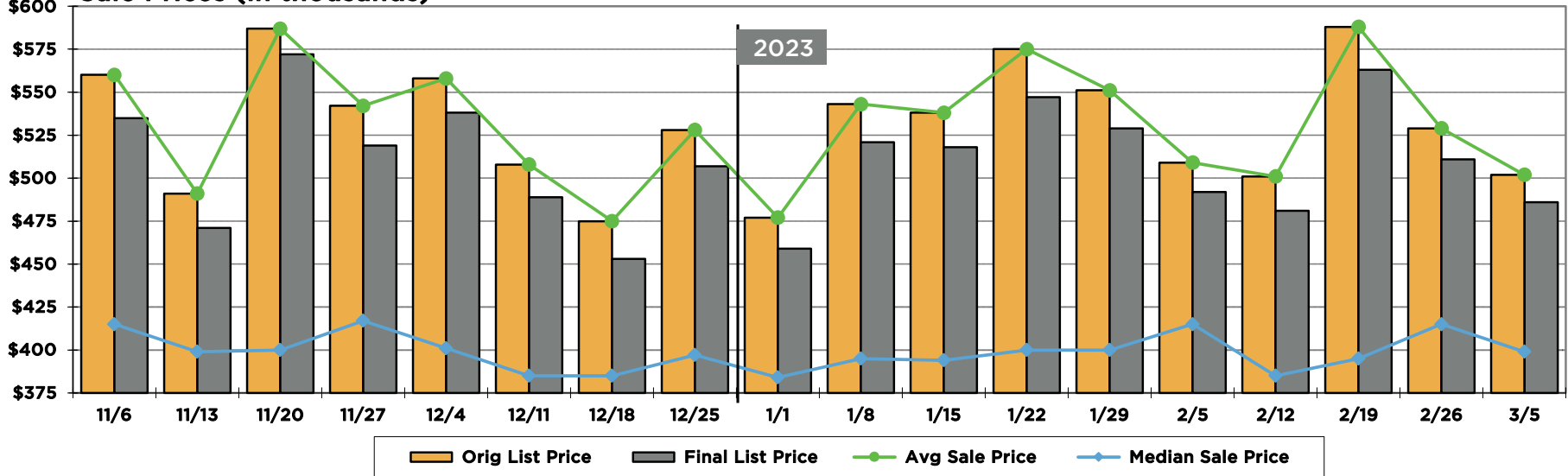
Monday Morning Quarterback
03/05/2023 - 03/11/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

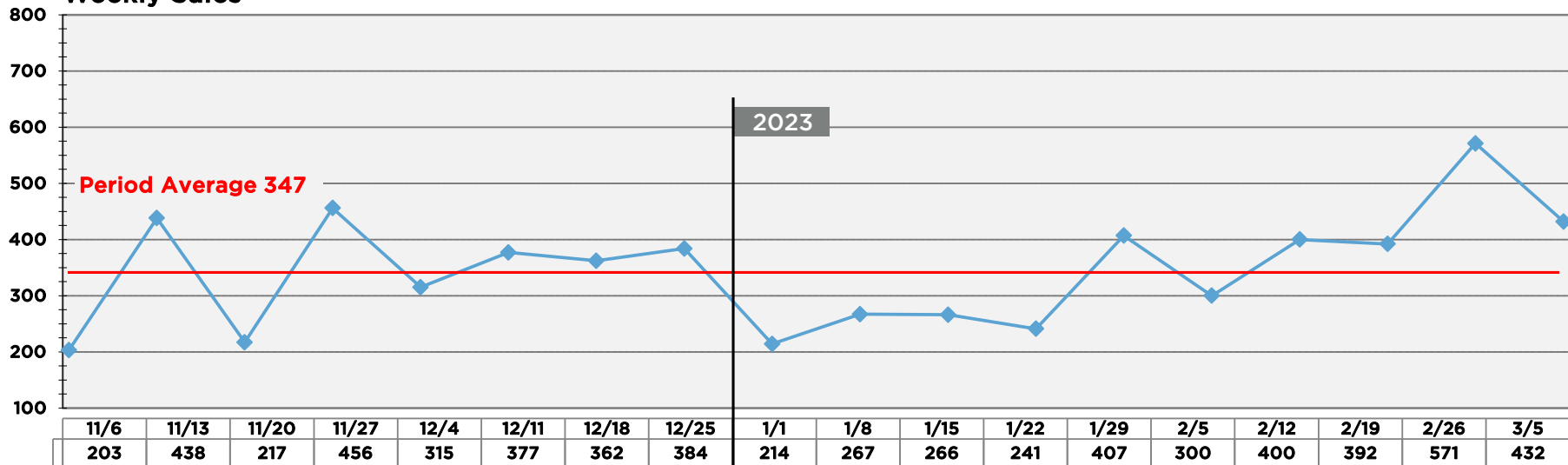
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	432	41	41	135	100	95	20
Bank Owned	6	5	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	426	36	41	135	99	95	20
Active Listings	3,906	282	258	793	787	1,340	446
Bank Owned	30	10	3	4	9	4	0
Short Sales	6	2	0	1	1	2	0
Other	3,870	270	255	788	777	1,334	446
Months of Inventory	2.09	1.59	1.45	1.36	1.82	3.26	5.15
<u>List Price</u>							
Average Original List Price	\$502,163	\$210,169	\$303,568	\$369,698	\$474,644	\$677,228	\$1,708,050
Average Final List Price	\$485,674	\$200,190	\$293,178	\$359,007	\$456,763	\$659,998	\$1,637,050
<u>Sale Price</u>							
Average Price	\$473,507	\$190,759	\$277,811	\$351,208	\$447,216	\$647,223	\$1,586,150
Median Price	\$399,399	\$200,000	\$280,000	\$352,000	\$446,500	\$610,000	\$1,370,000
<u>Price Differences</u>							
Original to Final List Price	-\$16,489	-\$9,979	-\$10,390	-\$10,691	-\$17,881	-\$17,230	-\$71,000
Original List to Sale Price - \$	-\$28,656	-\$19,410	-\$25,757	-\$18,490	-\$27,428	-\$30,005	-\$121,900
Final List to Sale Price - \$	-\$12,167	-\$9,431	-\$15,367	-\$7,799	-\$9,547	-\$12,775	-\$50,900
Original List to Sale Price - %	94.29%	90.76%	91.52%	95.00%	94.22%	95.57%	92.86%
Final List to Sale Price - %	97.49%	95.29%	94.76%	97.83%	97.91%	98.06%	96.89%
<u>Days on the Market</u>							
Avg Days Listing to Contract	60	49	73	62	63	55	58
Combined Avg Days to Contract	65	49	77	65	68	62	67
Avg Days Listing to Closing	92	79	108	92	96	89	90
Avg Days Contract to Close	34	31	37	33	36	35	34
<u>Beds / Baths</u>							
Average Bedrooms	4	3	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	2,054	1,073	1,425	1,668	2,163	2,752	4,093

Single Family Homes

Sale Prices (in thousands)



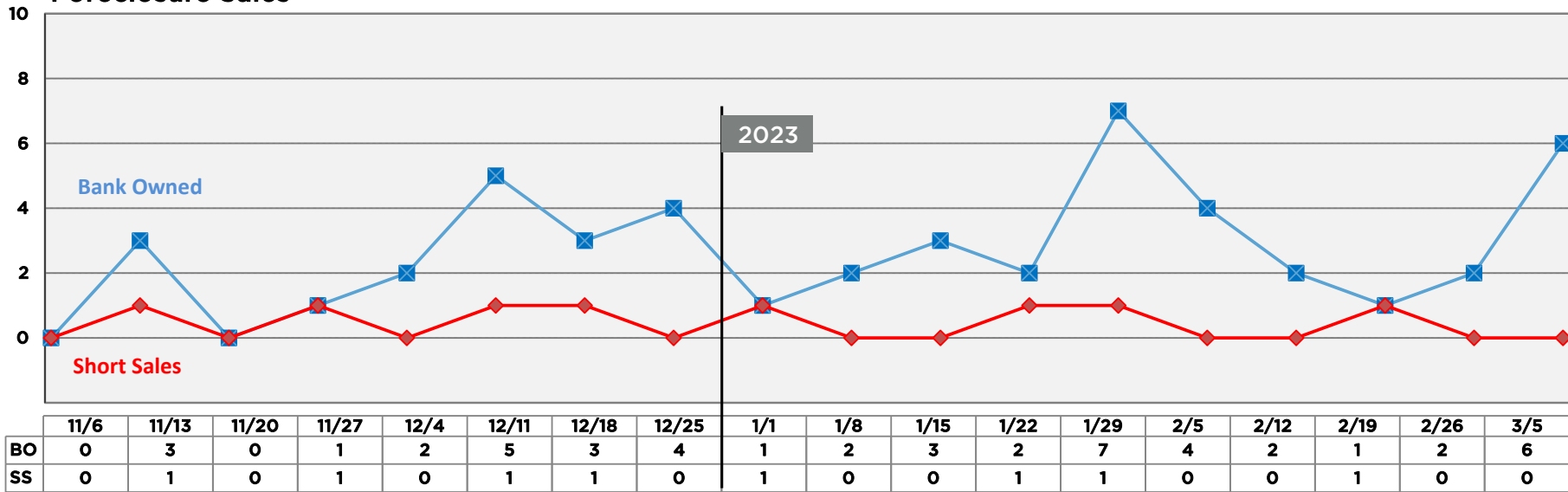
Weekly Sales



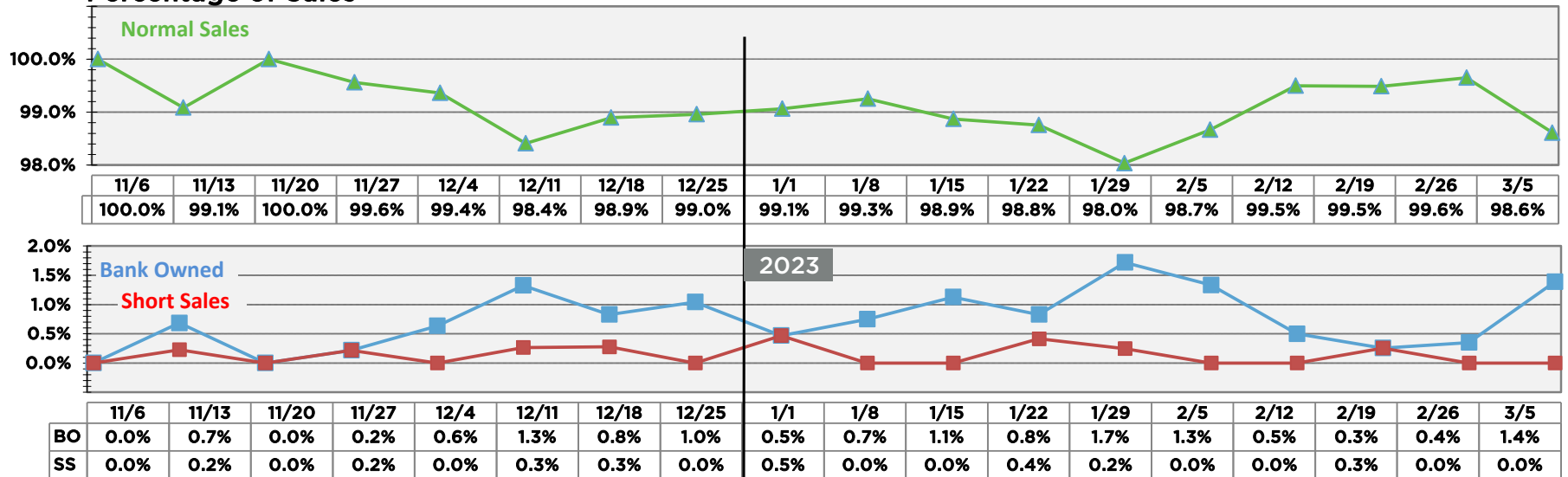


Single Family Homes

Foreclosure Sales



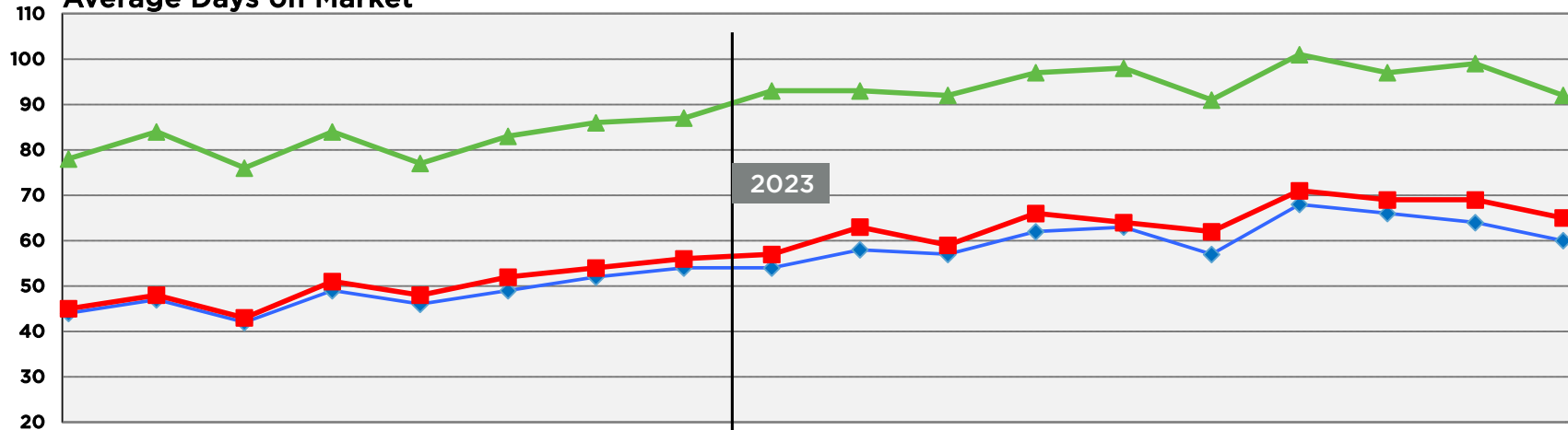
Percentage of Sales





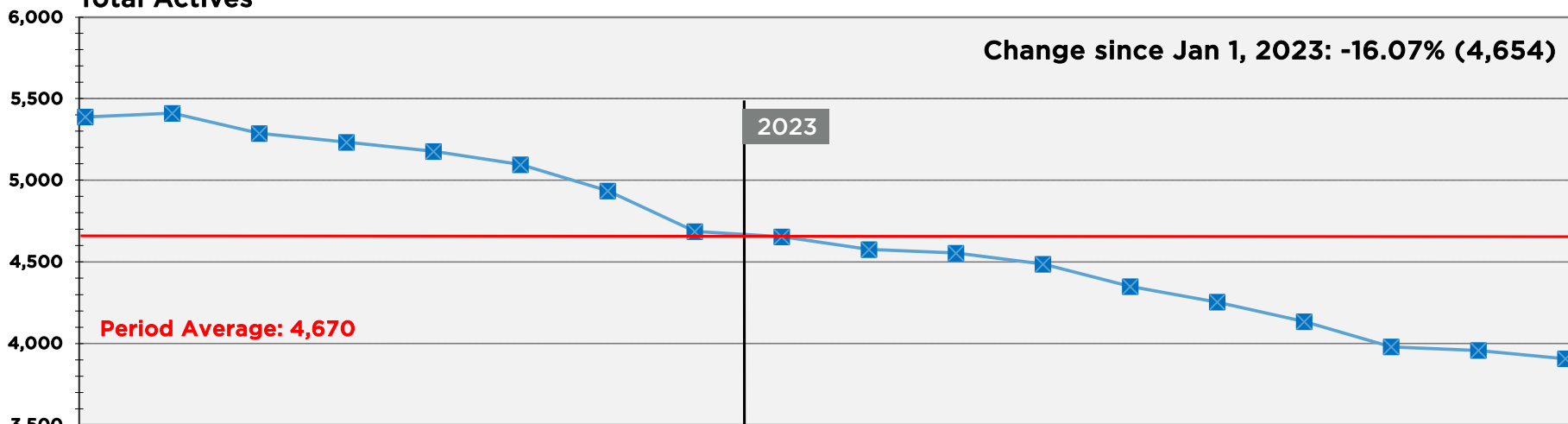
Single Family Homes

Average Days on Market



ListToContract	44	47	42	49	46	49	52	54	54	58	57	62	63	57	68	66	64	60
CombDaysOnMkt	45	48	43	51	48	52	54	56	57	63	59	66	64	62	71	69	69	65
ListToClose	78	84	76	84	77	83	86	87	93	93	92	97	98	91	101	97	99	92

Total Actives

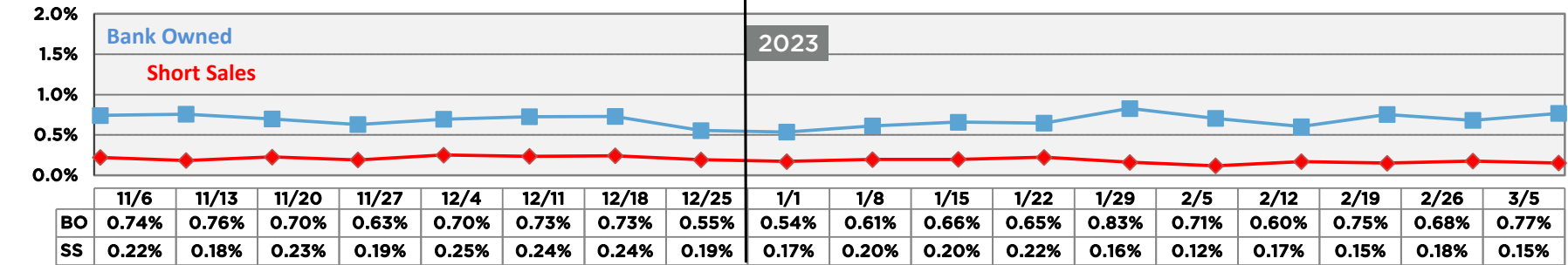
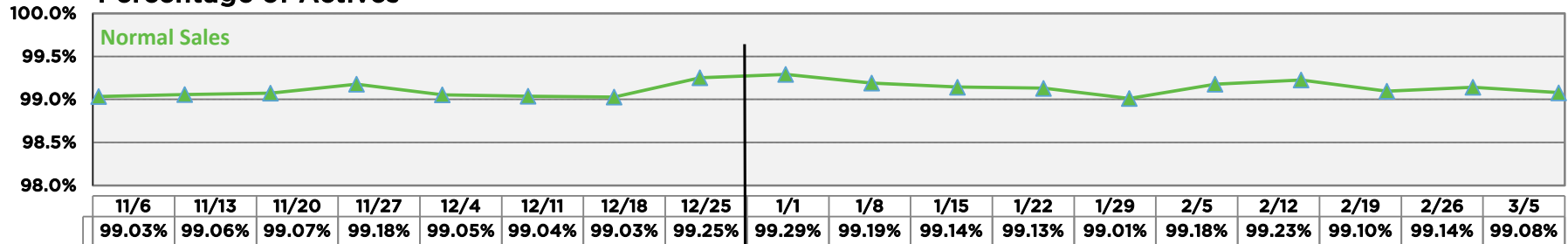


	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5
Total Actives	5,388	5,411	5,287	5,233	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906

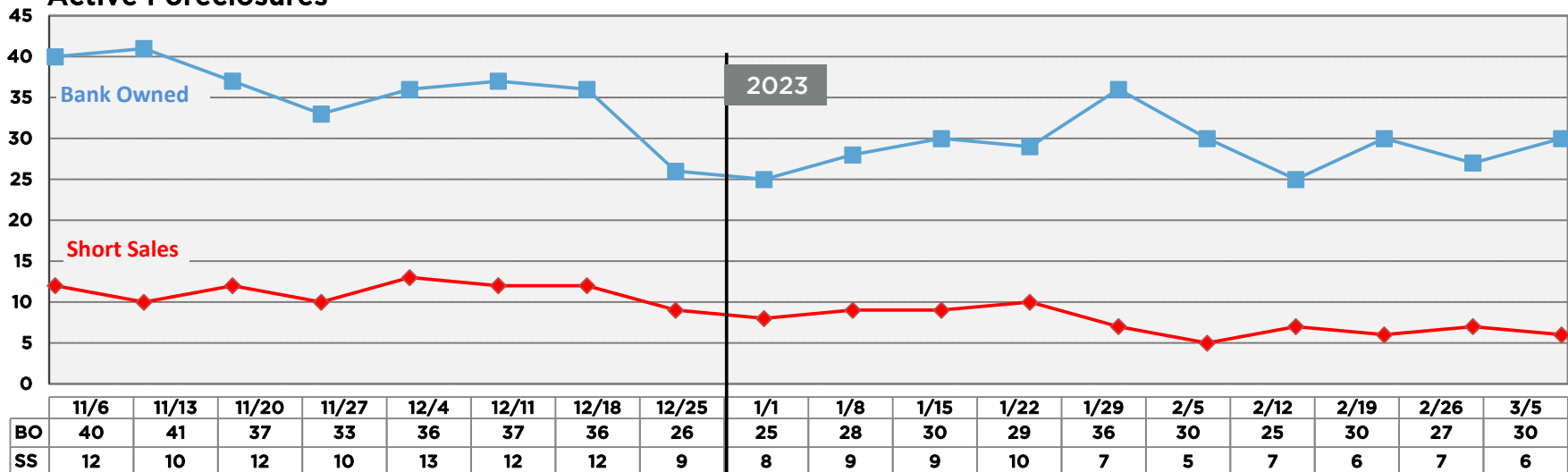


Single Family Homes

Percentage of Actives



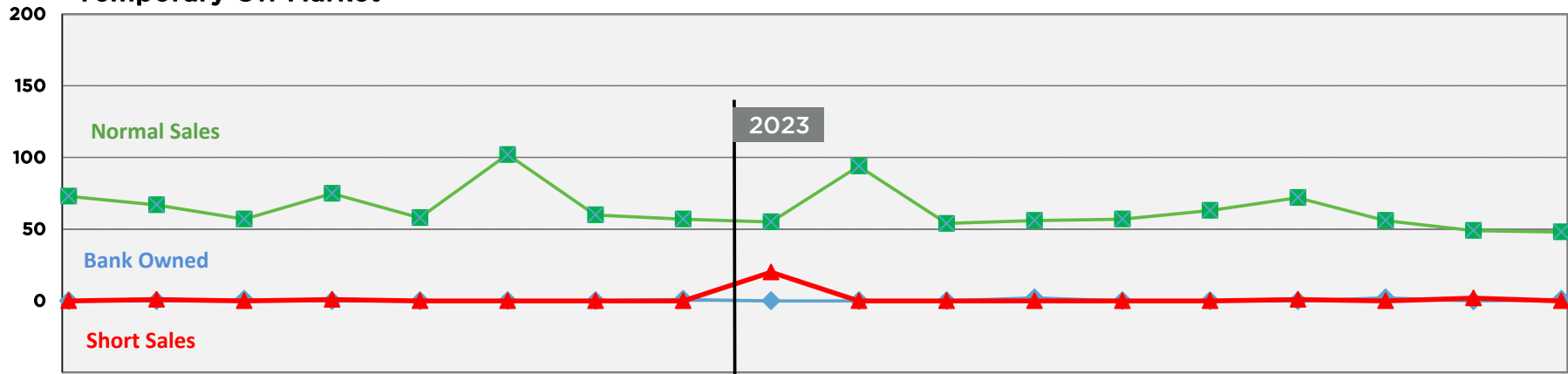
Active Foreclosures





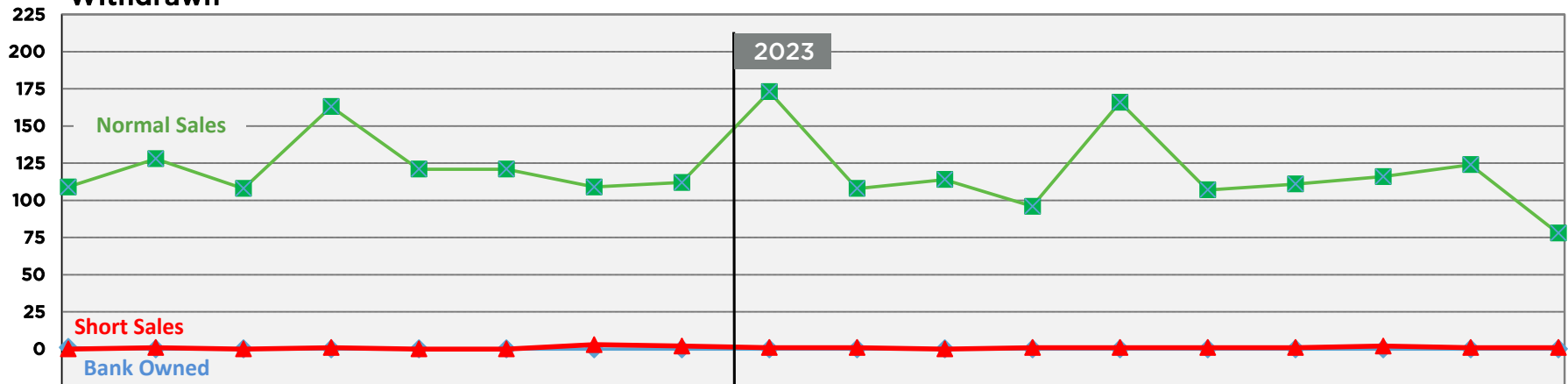
Single Family Homes

Temporary Off Market



	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	3/5
Norm	73	67	57	75	58	102	60	57	55	94	54	56	57	63	72	56	49	48
BO	0	0	1	0	0	0	0	1	0	0	0	2	0	0	0	2	0	1
SS	0	1	0	1	0	0	0	0	20	0	0	0	0	0	1	0	2	0

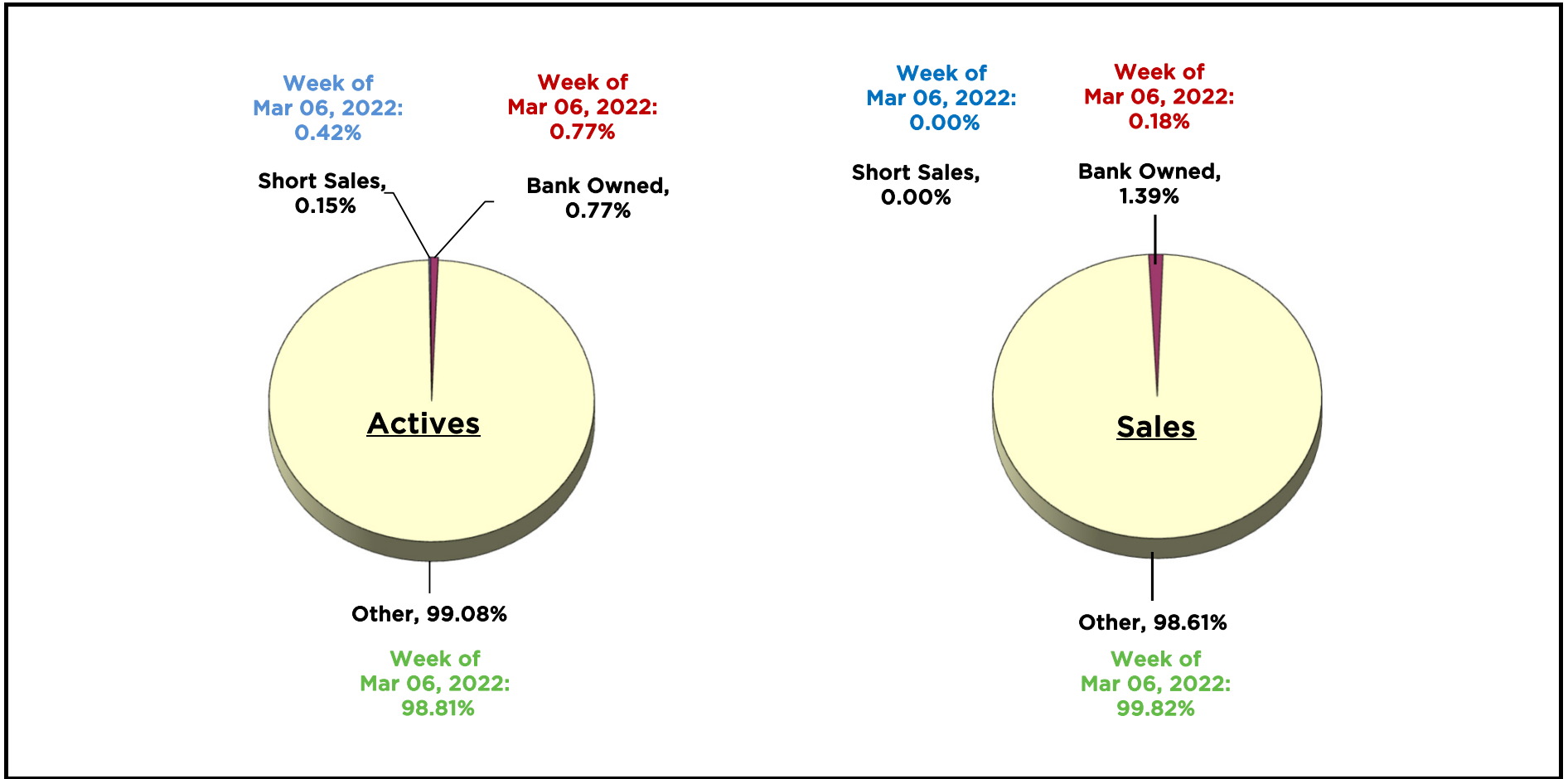
Withdrawn



	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	3/5
Norm	109	128	108	163	121	121	109	112	173	108	114	96	166	107	111	116	124	78
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	1	0	0	3	2	1	1	0	1	1	1	1	2	1	1



Single Family Homes



Monday Morning Quarterback
03/05/2023 - 03/11/2023
Lake, Orange, Osceola & Seminole Counties

There are 22 Single Family Homes available for the Median Price of \$399,399 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$399,167	3.3	2.3	1,472	\$271.23
Altamonte Springs / Forest City	32714	1	\$399,000	4.0	3.0	1,636	\$243.89
Lake Mary / Heathrow	32746	1	\$399,500	3.0	2.0	1,650	\$242.12
Oviedo	32765	1	\$399,000	3.0	2.0	1,129	\$353.41
Orange County		4	\$398,975	2.8	1.8	1,294	\$308.45
College Park	32804	1	\$399,000	2.0	1.0	896	\$445.31
Lockhart	32810	1	\$398,900	3.0	2.0	1,242	\$321.18
Ventura	32822	1	\$399,000	2.0	2.0	1,596	\$250.00
Taft	32824	1	\$399,000	4.0	2.0	1,440	\$277.08
Osceola County		5	\$399,135	3.6	2.0	1,974	\$202.18
Kissimmee (West) / Pleasant Hill	34746	4	\$398,975	3.5	2.0	2,037	\$195.86
St Cloud / Canoe Creek	34772	1	\$399,777	4.0	2.0	1,723	\$232.02
Lake County		10	\$399,100	3.1	2.1	1,980	\$201.59
Lady Lake / The Villages	32159	1	\$399,000	3.0	2.0	2,083	\$191.55
The Villages	32163	1	\$399,000	3.0	2.0	1,380	\$289.13
Umatilla / Dona Vista	32784	1	\$399,000	3.0	2.0	1,586	\$251.58
Clermont (Central)	34711	1	\$399,000	3.0	2.0	2,180	\$183.03
Fruitland Park	34731	1	\$399,000	3.0	2.0	1,626	\$245.39
Groveland	34736	1	\$399,000	4.0	2.0	2,623	\$152.12
Howey in the Hills	34737	2	\$399,250	3.5	2.5	1,830	\$218.23
Leesburg (West)	34748	2	\$399,250	2.5	2.0	2,331	\$171.32

Monday Morning Quarterback
03/05/2023 - 03/11/2023
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
Weekly Sales	132	43	29	33	11	14	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	132	43	29	33	11	14	2
Active Listings	1,423	448	206	366	211	180	12
Bank Owned	10	8	1	1	0	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,411	439	205	365	210	180	12
Months of Inventory	2.49	2.40	1.64	2.56	4.43	2.97	1.38

List Price

Average Original List Price	\$349,984	\$195,249	\$285,067	\$366,970	\$454,781	\$643,762	\$1,705,000
Average Final List Price	\$340,193	\$190,923	\$277,471	\$360,319	\$435,181	\$620,834	\$1,640,000

Sale Price

Average Price	\$330,456	\$187,056	\$273,283	\$349,622	\$428,772	\$599,830	\$1,500,000
Median Price	\$289,000	\$185,000	\$270,000	\$350,000	\$425,000	\$578,750	\$1,500,000

Price Differences

Original to Final List Price	-\$9,791	-\$4,326	-\$7,596	-\$6,651	-\$19,600	-\$22,928	-\$65,000
Original List to Sale Price - \$	-\$19,528	-\$8,193	-\$11,784	-\$17,348	-\$26,009	-\$43,932	-\$205,000
Final List to Sale Price - \$	-\$9,737	-\$3,867	-\$4,188	-\$10,697	-\$6,409	-\$21,004	-\$140,000
Original List to Sale Price - %	94.42%	95.80%	95.87%	95.27%	94.28%	93.18%	87.98%
Final List to Sale Price - %	97.14%	97.97%	98.49%	97.03%	98.53%	96.62%	91.46%

Days on the Market

Avg Days Listing to Contract	56	38	56	59	87	74	58
Combined Avg Days to Contract	61	43	56	69	101	74	58
Avg Days Listing to Closing	85	66	87	88	123	102	95
Avg Days Contract to Close	32	31	32	31	37	30	38

Beds / Baths

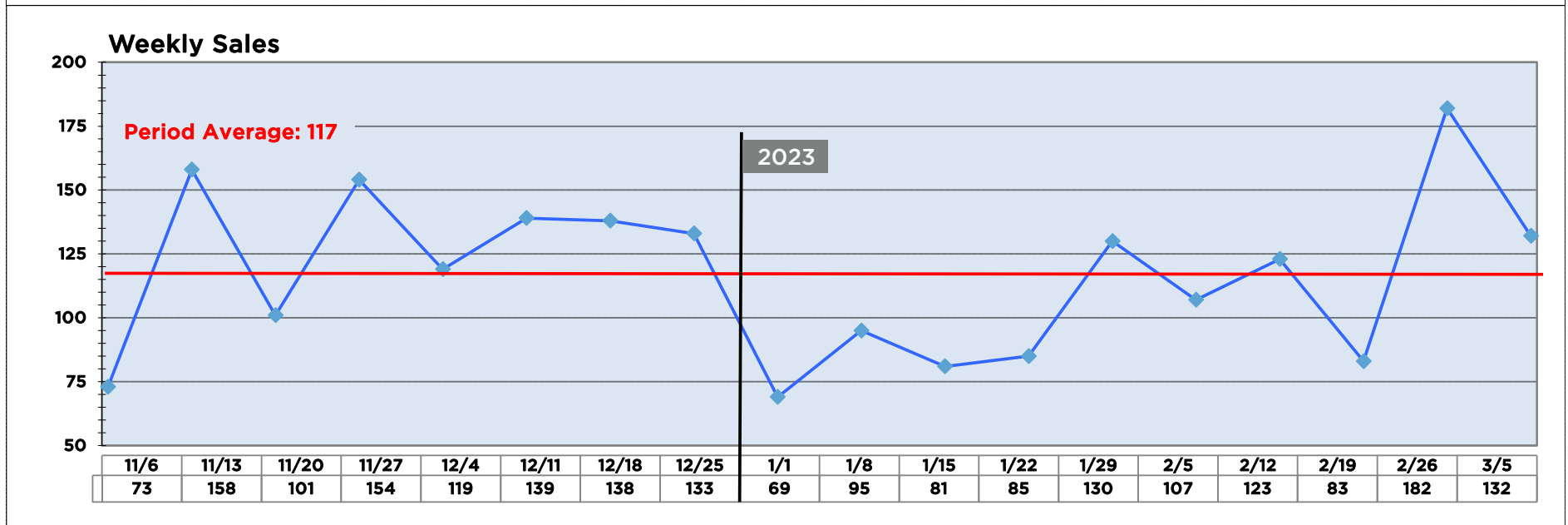
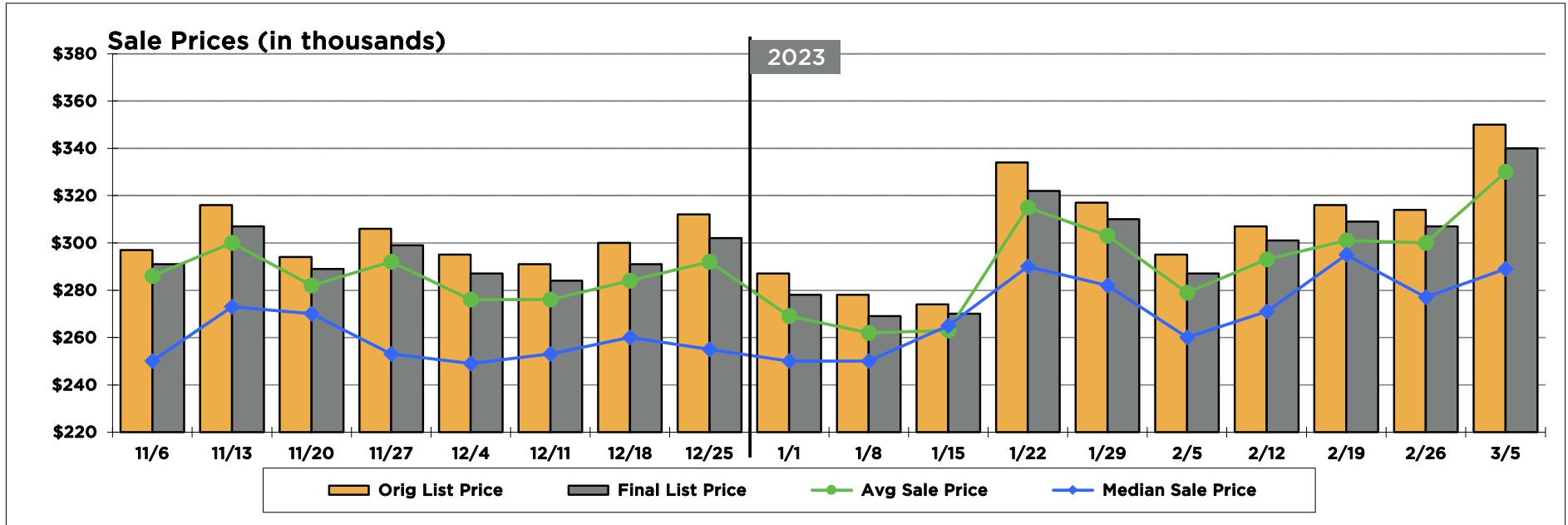
Average Bedrooms	3	2	2	3	3	4	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	1

Square Footage

Average Square Feet	1,445	973	1,338	1,609	1,819	2,251	2,746
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03/05/2023 - 03/11/2023
Lake, Orange, Osceola & Seminole Counties

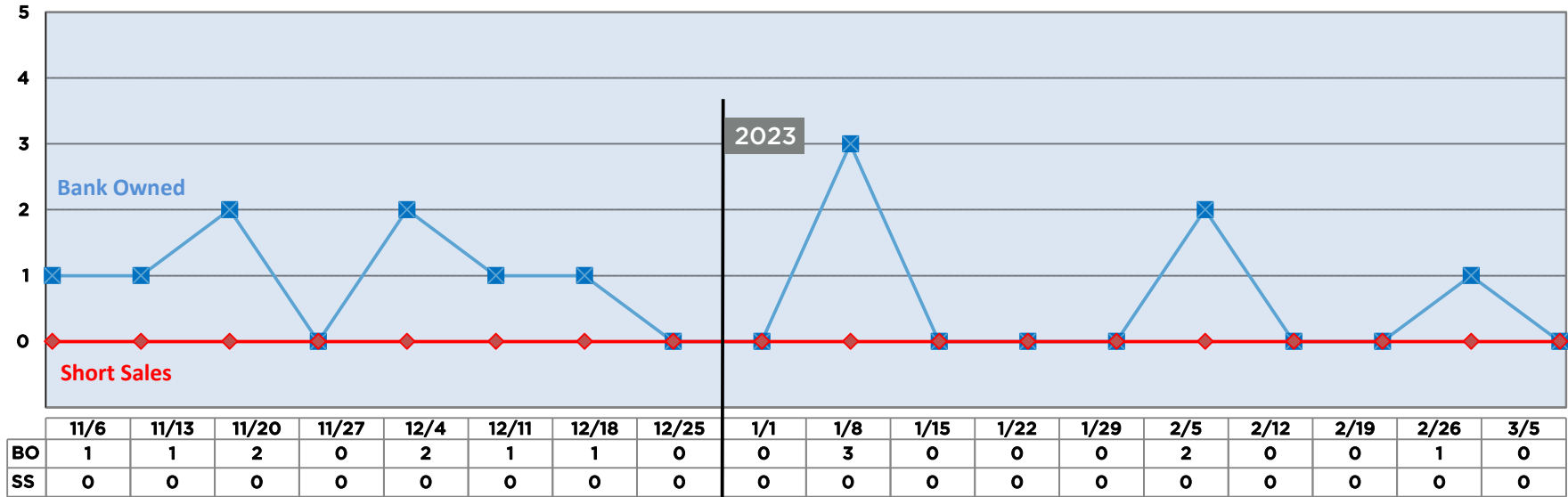
Condos, Townhomes, Villas



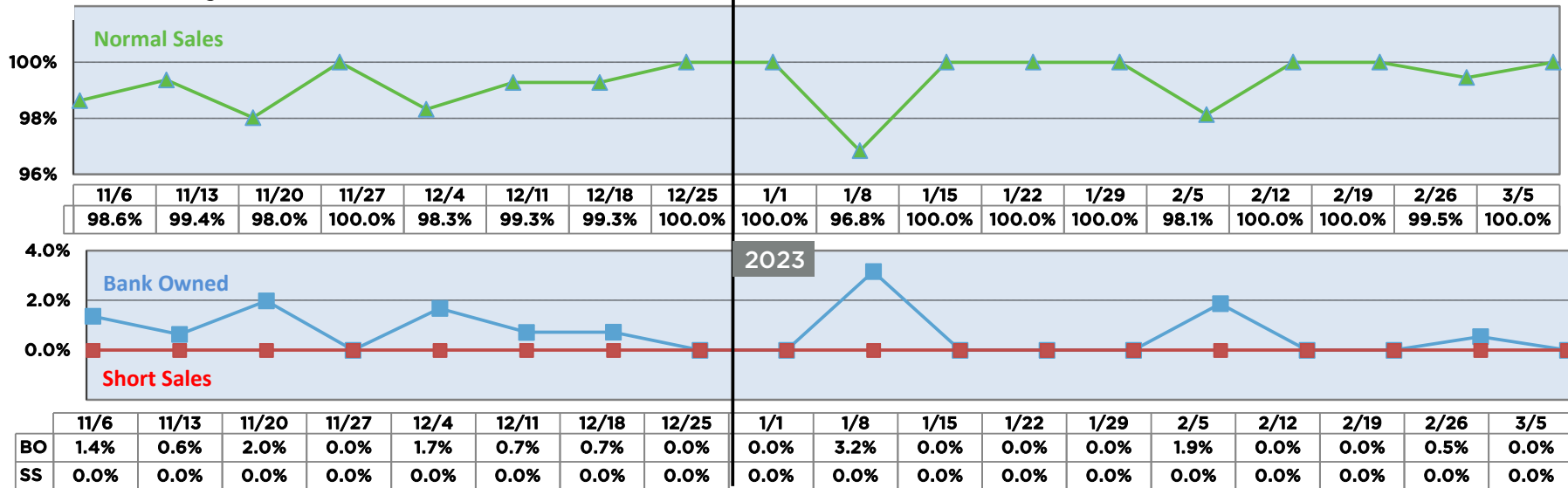


Condos, Townhomes, Villas

Foreclosure Sales



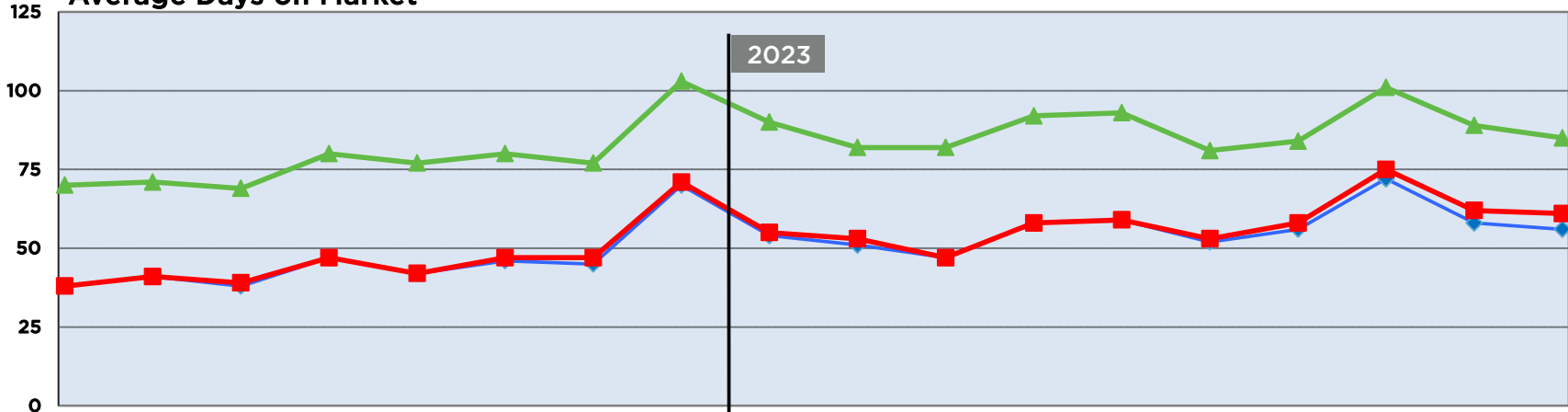
Percentage of Sales





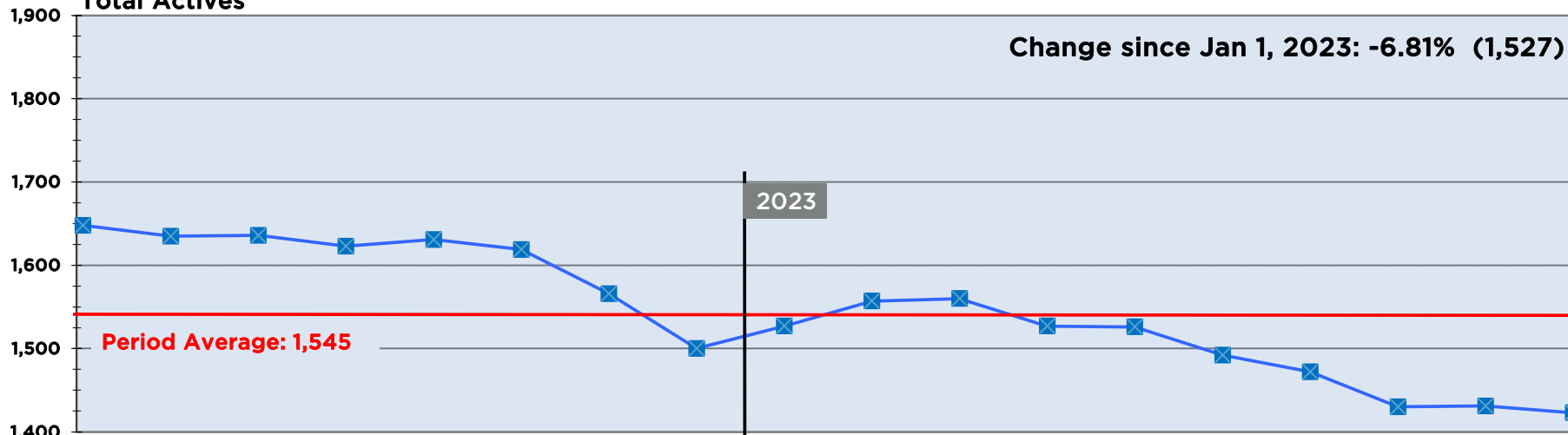
Condos, Townhomes, Villas

Average Days on Market



	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	3/5
ListToContract	38	41	38	47	42	46	45	70	54	51	47	58	59	52	56	72	58	56
CombDaysOnMkt	38	41	39	47	42	47	47	71	55	53	47	58	59	53	58	75	62	61
ListToClose	70	71	69	80	77	80	77	103	90	82	82	92	93	81	84	101	89	85

Total Actives

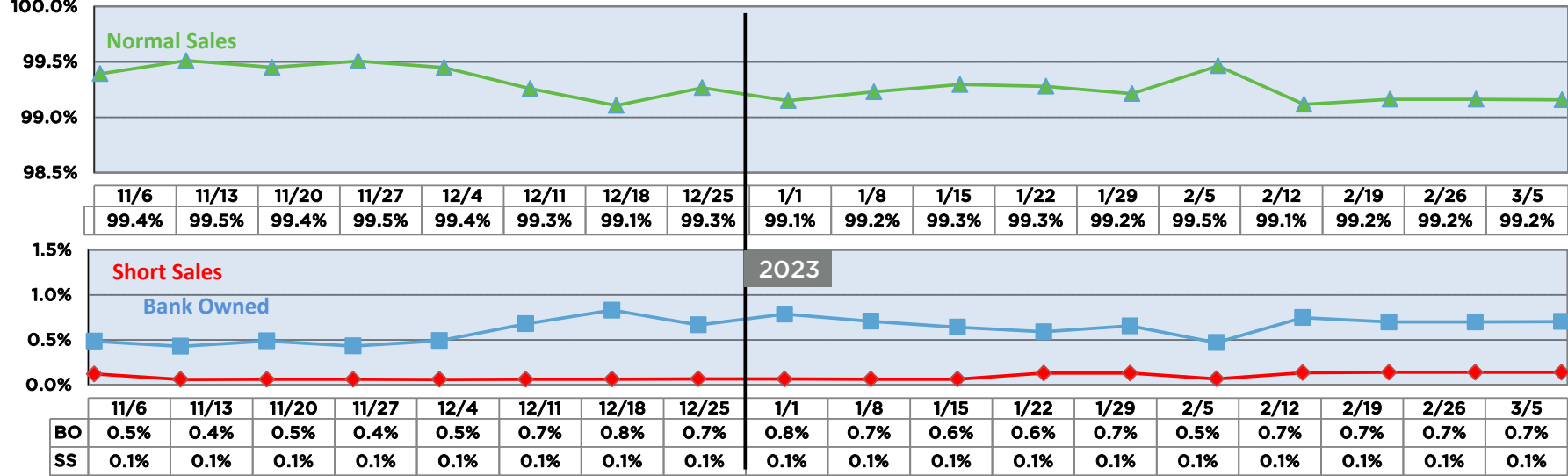


	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5
Total Actives	1,648	1,635	1,636	1,623	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423

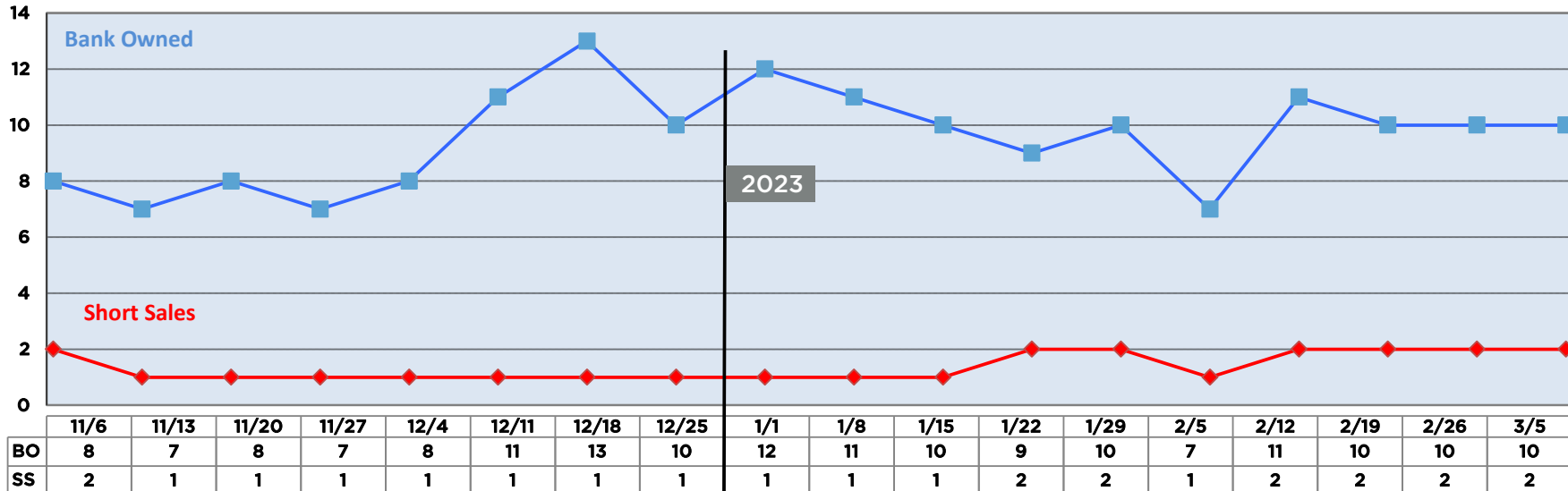


Condos, Townhomes, Villas

Percentage of Actives

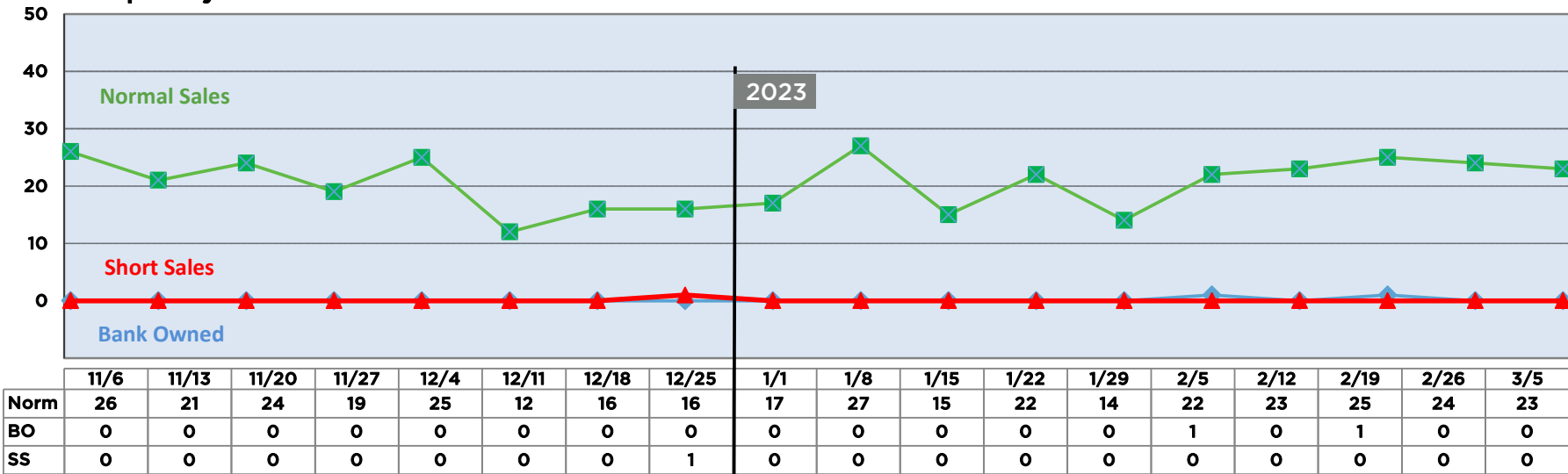


Active Foreclosures

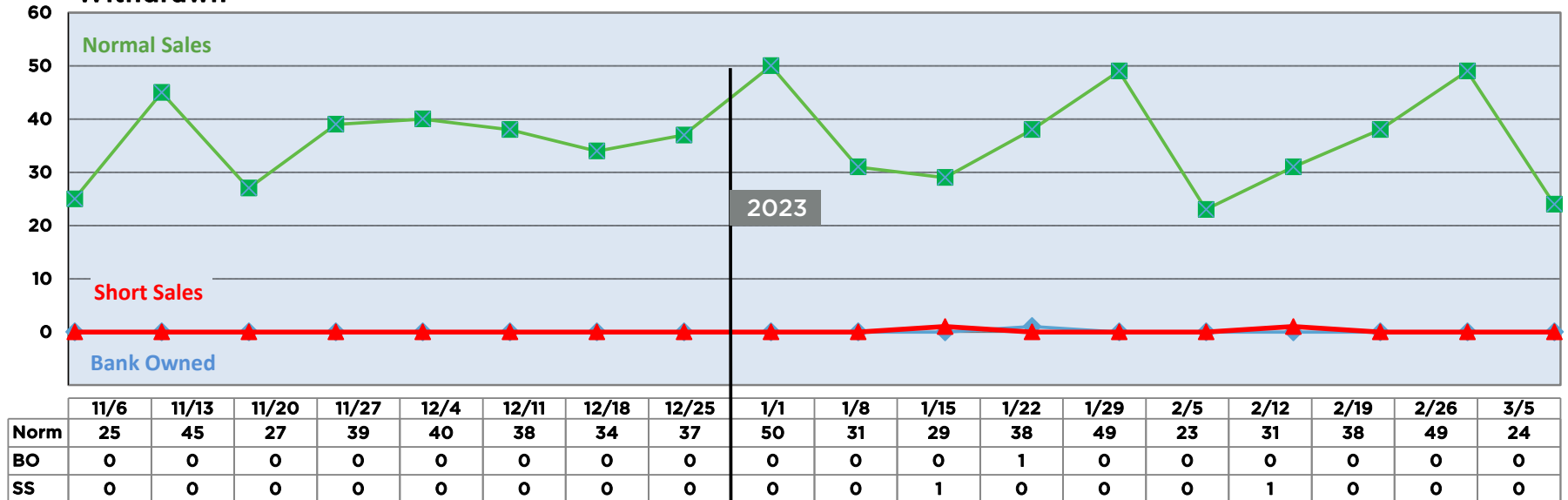


Condos, Townhomes, Villas

Temporary Off Market

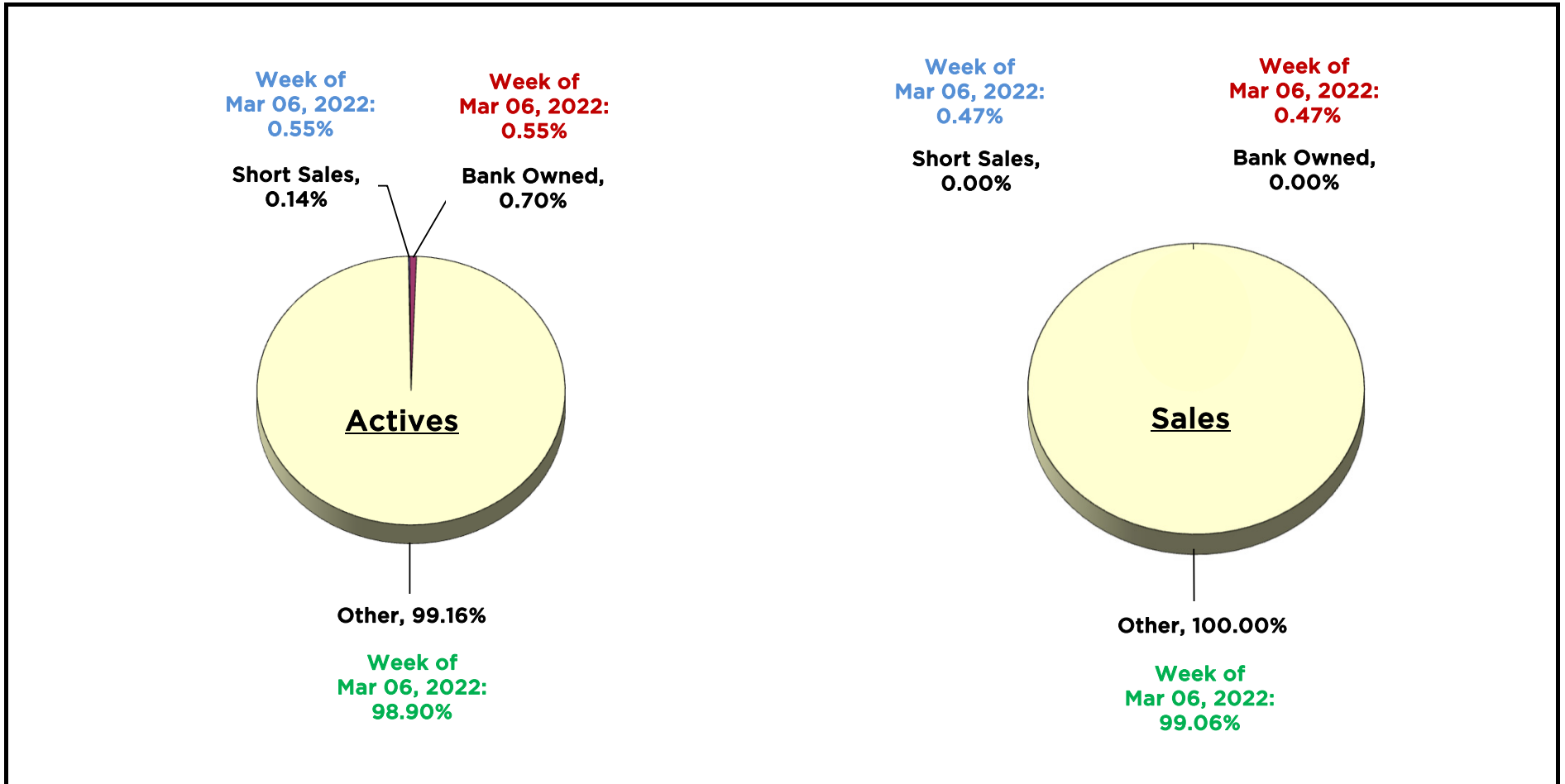


Withdrawn





Condos, Townhomes, Villas





Monday Morning Quarterback
03/05/2023 - 03/11/2023
Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$289,000 (± \$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>
Orange County		2	\$289,250	2.5	2.0	1,236	\$234.02
Taft	32824	1	\$289,000	2.0	2.0	1,005	\$287.56
Rio Pinar / Union Park	32825	1	\$289,500	3.0	2.0	1,467	\$197.34