



Monday Morning Quarterback Summary

Week of March 12, 2023 - March 18, 2023

Single-family existing homes

- Sales of single-family homes decreased to 400 during the week of Mar 12, from 432 the week prior
- The median price of single family homes increased to \$417,450, a change of 4.5%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 6 the week of Mar 05
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 43, and now sits at 3,863

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 134 during the week of Mar 12, from 132 the week prior
- The median price of condos, townhomes, and villas increased to \$291,750, a change of 1.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of Mar 05
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 33, and now sits at 1,390

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

Monday Morning Quarterback
03/12/2023 - 03/18/2023
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	44	40	102	75	116	23
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	397	42	39	102	75	116	23
Active Listings	3,863	283	248	783	792	1,315	442
Bank Owned	28	11	2	3	7	5	0
Short Sales	6	2	0	0	1	3	0
Other	3,829	270	246	780	784	1,307	442
Months of Inventory	2.23	1.48	1.43	1.77	2.44	2.62	4.44
<u>List Price</u>							
Average Original List Price	\$531,267	\$200,502	\$284,358	\$370,520	\$471,156	\$688,566	\$1,709,000
Average Final List Price	\$517,098	\$194,700	\$279,583	\$359,113	\$453,045	\$673,304	\$1,668,609
<u>Sale Price</u>							
Average Price	\$504,010	\$182,855	\$276,366	\$351,667	\$444,606	\$658,929	\$1,602,283
Median Price	\$417,450	\$201,250	\$275,000	\$351,500	\$440,000	\$646,750	\$1,550,000
<u>Price Differences</u>							
Original to Final List Price	-\$14,169	-\$5,802	-\$4,775	-\$11,407	-\$18,111	-\$15,262	-\$40,391
Original List to Sale Price - \$	-\$27,257	-\$17,647	-\$7,992	-\$18,853	-\$26,550	-\$29,637	-\$106,717
Final List to Sale Price - \$	-\$13,088	-\$11,845	-\$3,217	-\$7,446	-\$8,439	-\$14,375	-\$66,326
Original List to Sale Price - %	94.87%	91.20%	97.19%	94.91%	94.36%	95.70%	93.76%
Final List to Sale Price - %	97.47%	93.92%	98.85%	97.93%	98.14%	97.87%	96.03%
<u>Days on the Market</u>							
Avg Days Listing to Contract	58	64	45	52	79	53	46
Combined Avg Days to Contract	61	69	47	54	84	57	46
Avg Days Listing to Closing	91	93	80	85	112	87	78
Avg Days Contract to Close	35	31	36	35	35	35	35
<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	2,096	1,133	1,338	1,573	2,080	2,759	4,282

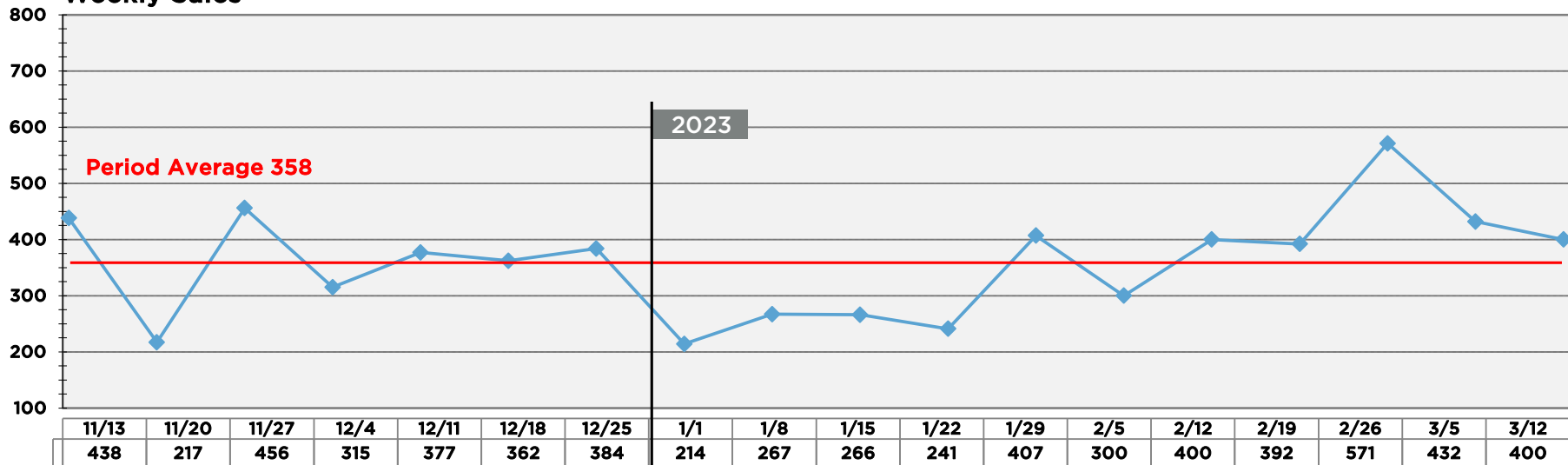


Single Family Homes

Sale Prices (in thousands)



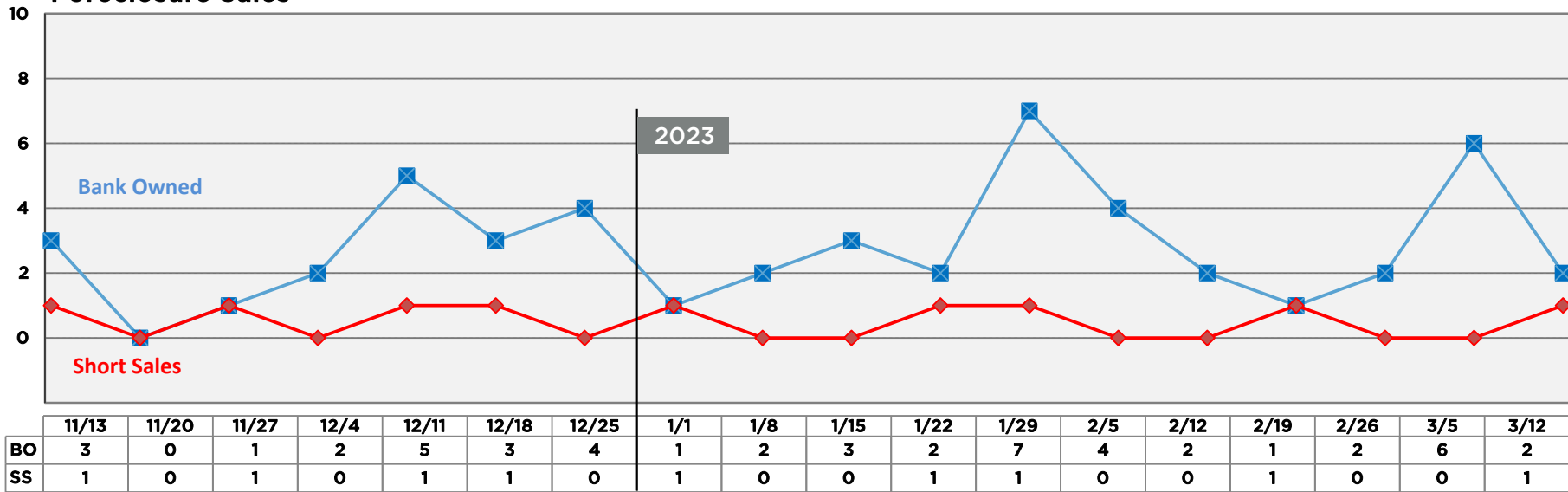
Weekly Sales



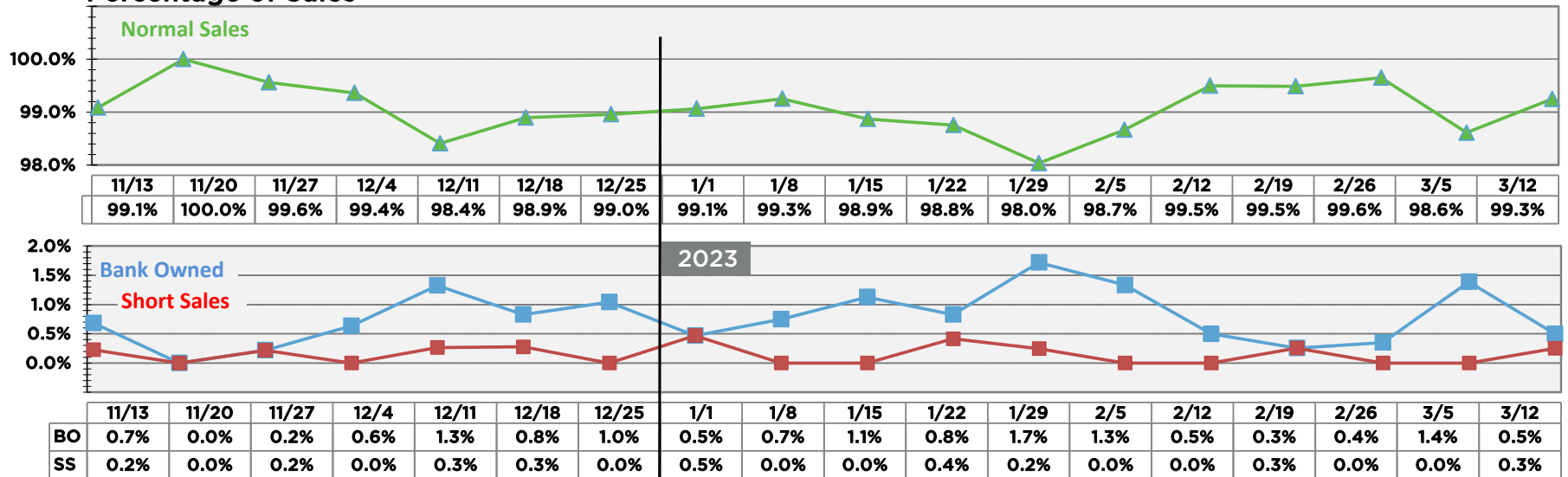


Single Family Homes

Foreclosure Sales



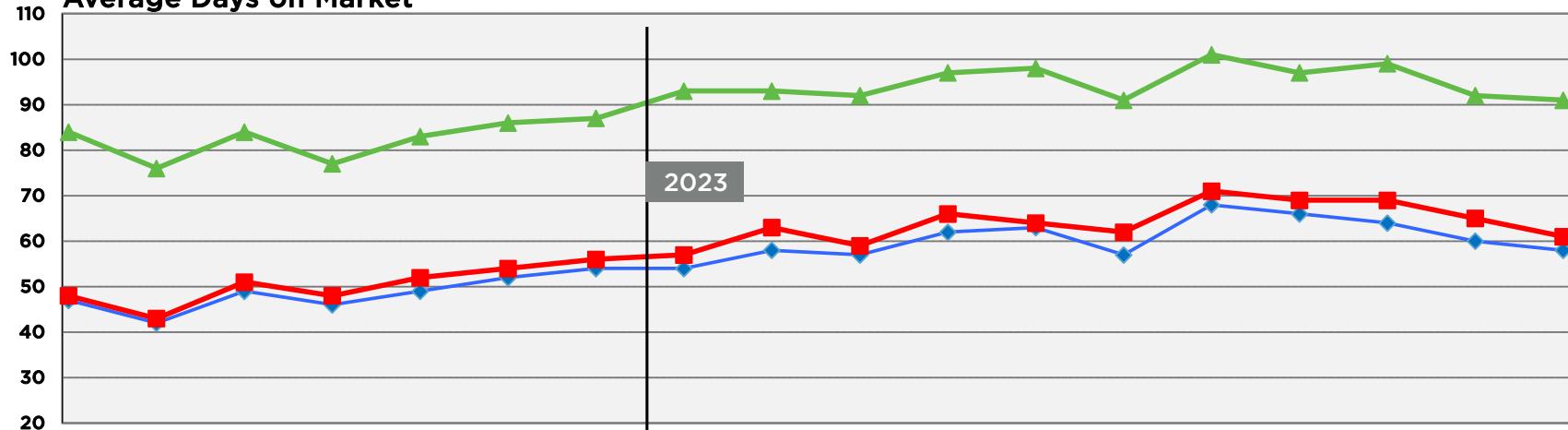
Percentage of Sales





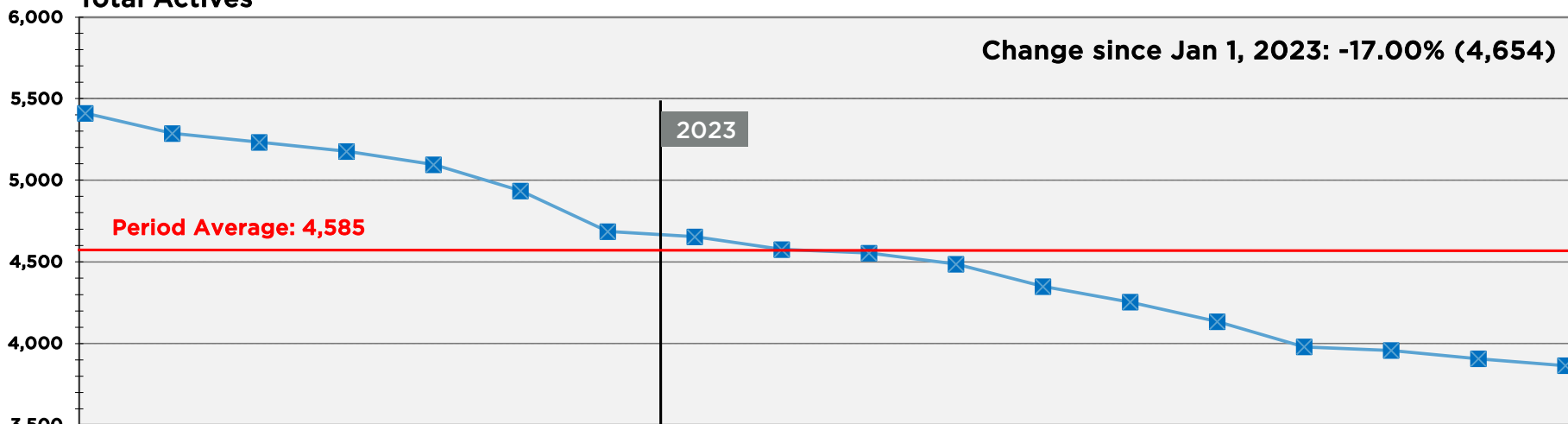
Single Family Homes

Average Days on Market



ListToContract	47	42	49	46	49	52	54	54	58	57	62	63	57	68	66	64	60	58
CombDaysOnMkt	48	43	51	48	52	54	56	57	63	59	66	64	62	71	69	69	65	61
ListToClose	84	76	84	77	83	86	87	93	93	92	97	98	91	101	97	99	92	91

Total Actives

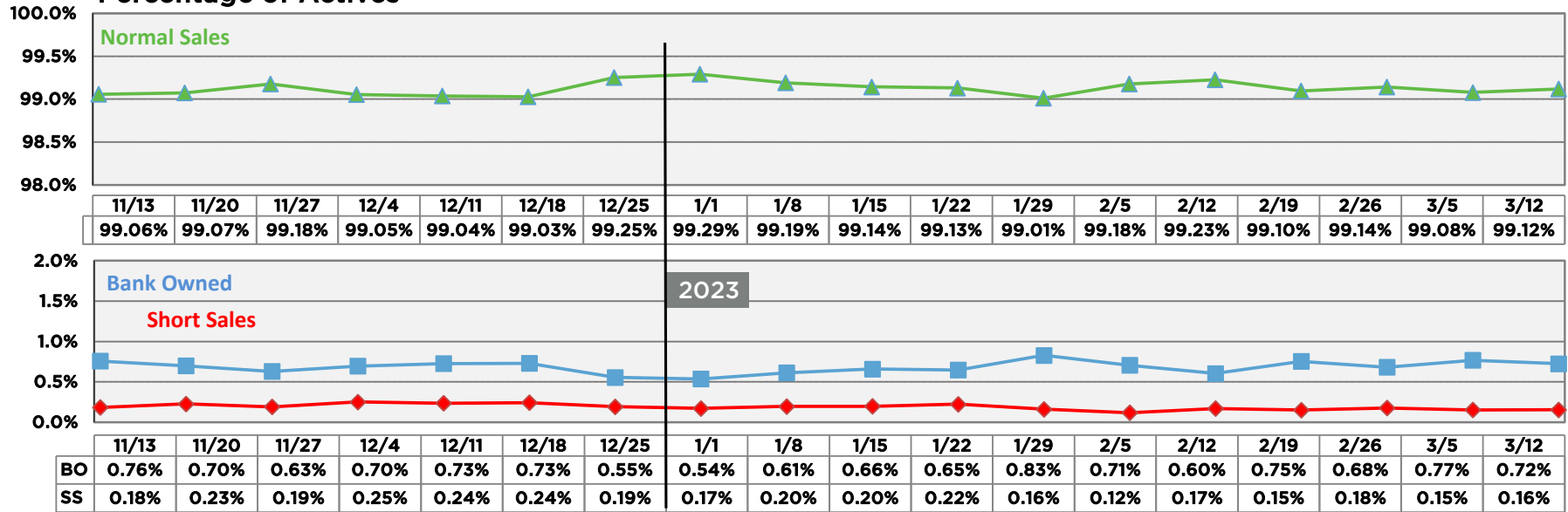


11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12
5,411	5,287	5,233	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863

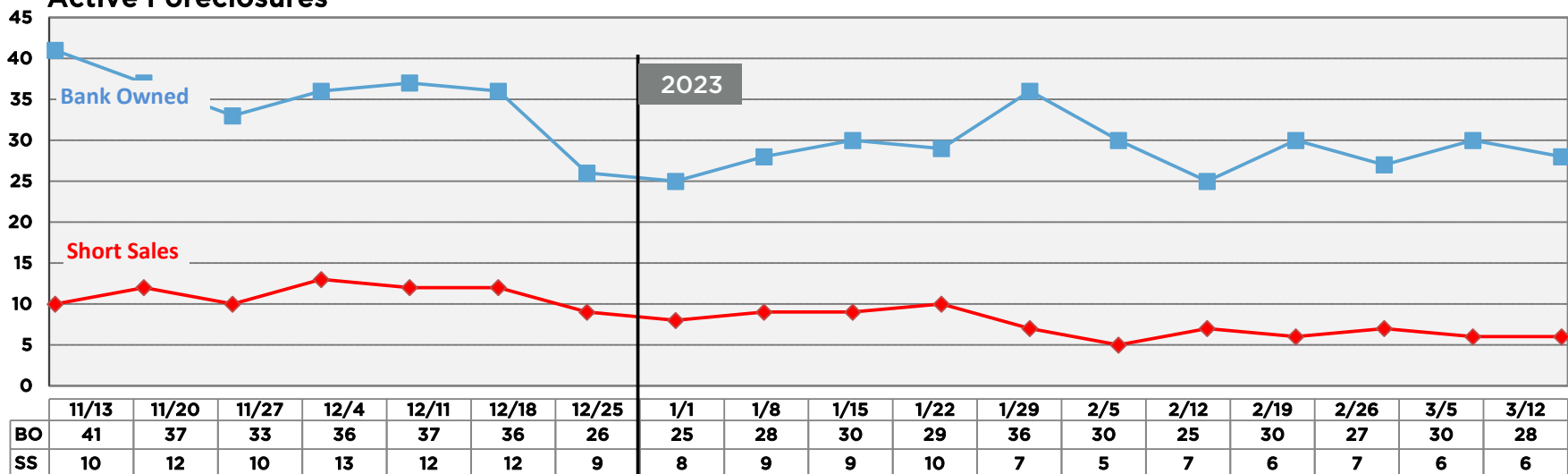


Single Family Homes

Percentage of Actives



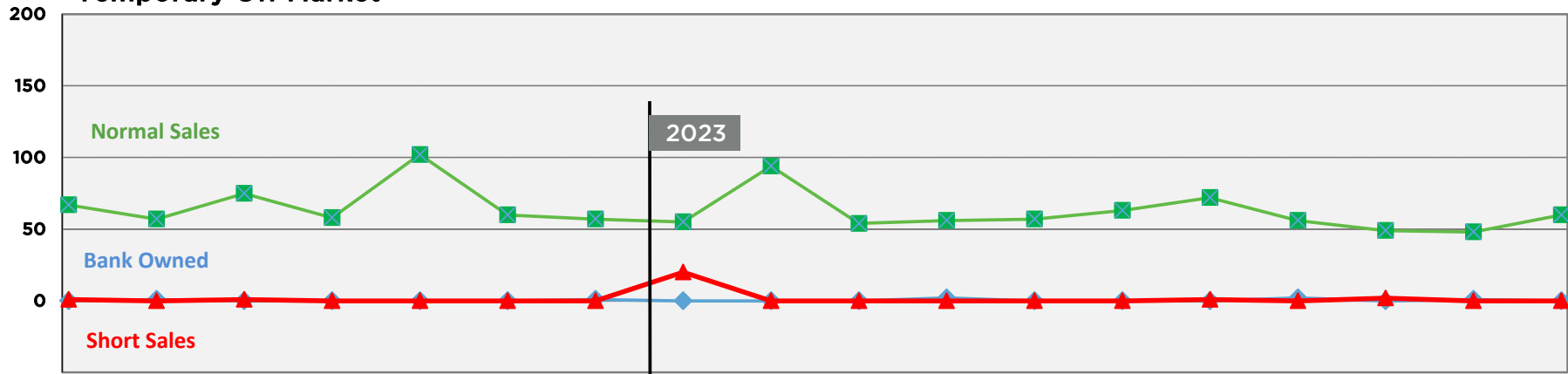
Active Foreclosures





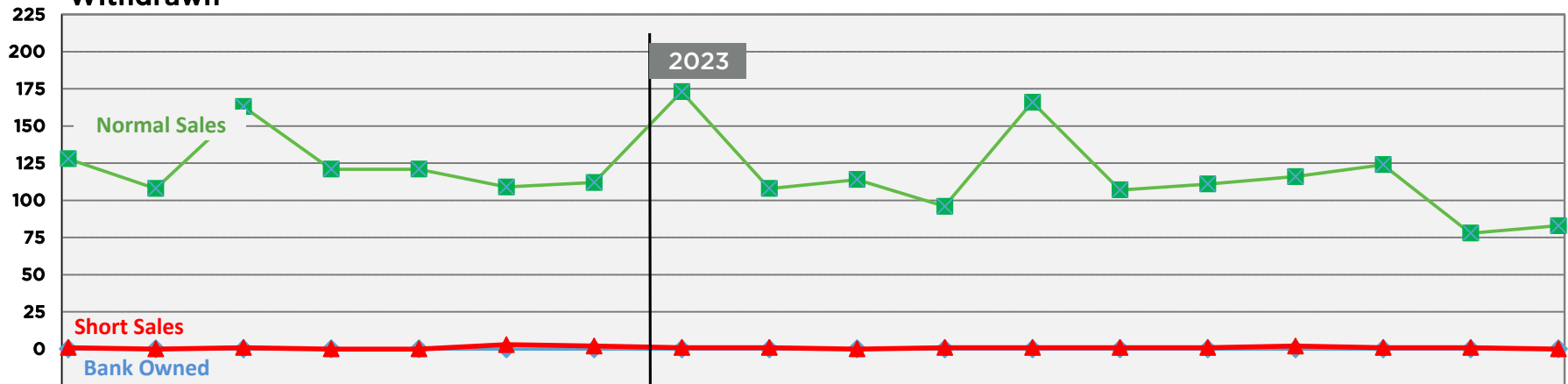
Single Family Homes

Temporary Off Market



	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	3/12
Norm	67	57	75	58	102	60	57	55	94	54	56	57	63	72	56	49	48	60
BO	0	1	0	0	0	0	1	0	0	0	2	0	0	0	2	0	1	0
SS	1	0	1	0	0	0	0	20	0	0	0	0	0	1	0	2	0	0

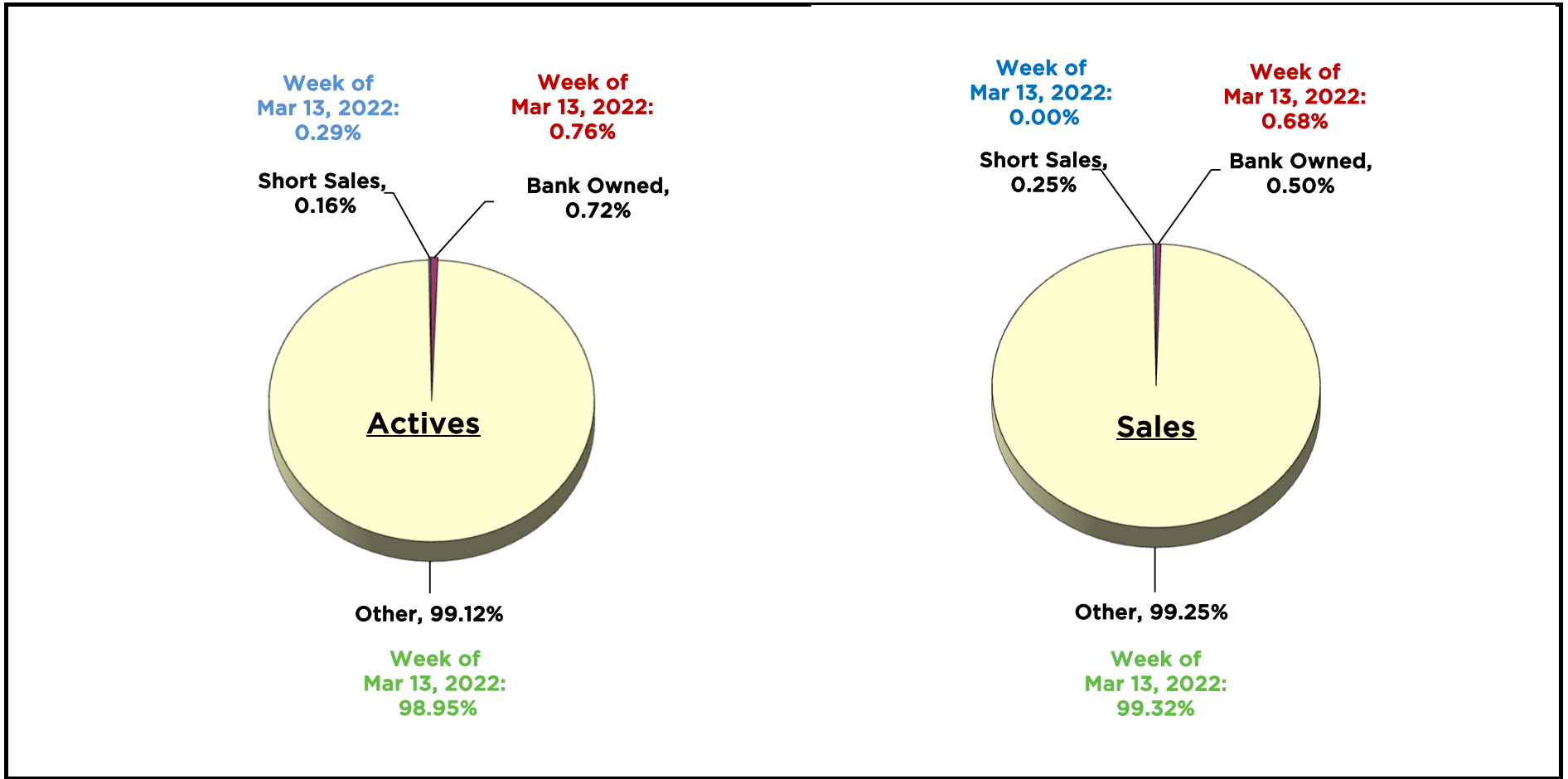
Withdrawn



	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	3/12
Norm	128	108	163	121	121	109	112	173	108	114	96	166	107	111	116	124	78	83
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	1	0	0	3	2	1	1	0	1	1	1	1	2	1	1	0



Single Family Homes





Monday Morning Quarterback
 03/12/2023 - 03/18/2023
 Lake, Orange, Osceola & Seminole Counties

There is 1 Single Family Home available for the Median Price of \$417,450 (± \$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>
Lake County		1	\$417,000	3.0	2.0	1,728	\$241.32
Clermont (Central)	34711	1	\$417,000	3.0	2.0	1,728	\$241.32

Monday Morning Quarterback
03/12/2023 - 03/18/2023
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	134	47	23	44	12	8	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	132	45	23	44	12	8	0
Active Listings	1,390	440	188	377	202	169	14
Bank Owned	9	8	0	1	0	0	0
Short Sales	1	0	0	0	1	0	0
Other	1,380	432	188	376	201	169	14
Months of Inventory	2.39	2.16	1.89	1.98	3.88	4.88	0.00

List Price

Average Original List Price	\$314,066	\$200,524	\$274,035	\$351,703	\$464,733	\$663,211	\$0
Average Final List Price	\$308,982	\$194,933	\$272,883	\$344,865	\$459,649	\$659,449	\$0

Sale Price

Average Price	\$301,730	\$188,605	\$269,322	\$337,625	\$446,375	\$645,125	\$0
Median Price	\$291,750	\$195,000	\$266,000	\$331,475	\$445,000	\$620,000	\$0

Price Differences

Original to Final List Price	-\$5,084	-\$5,591	-\$1,152	-\$6,838	-\$5,084	-\$3,762	\$0
Original List to Sale Price - \$	-\$12,336	-\$11,919	-\$4,713	-\$14,078	-\$18,358	-\$18,086	\$0
Final List to Sale Price - \$	-\$7,252	-\$6,328	-\$3,561	-\$7,240	-\$13,274	-\$14,324	\$0
Original List to Sale Price - %	96.07%	94.06%	98.28%	96.00%	96.05%	97.27%	0.00%
Final List to Sale Price - %	97.65%	96.75%	98.70%	97.90%	97.11%	97.83%	0.00%

Days on the Market

Avg Days Listing to Contract	43	50	30	38	43	58	0
Combined Avg Days to Contract	45	53	30	42	43	58	0
Avg Days Listing to Closing	79	81	65	74	98	98	0
Avg Days Contract to Close	37	33	37	37	56	41	0

Beds / Baths

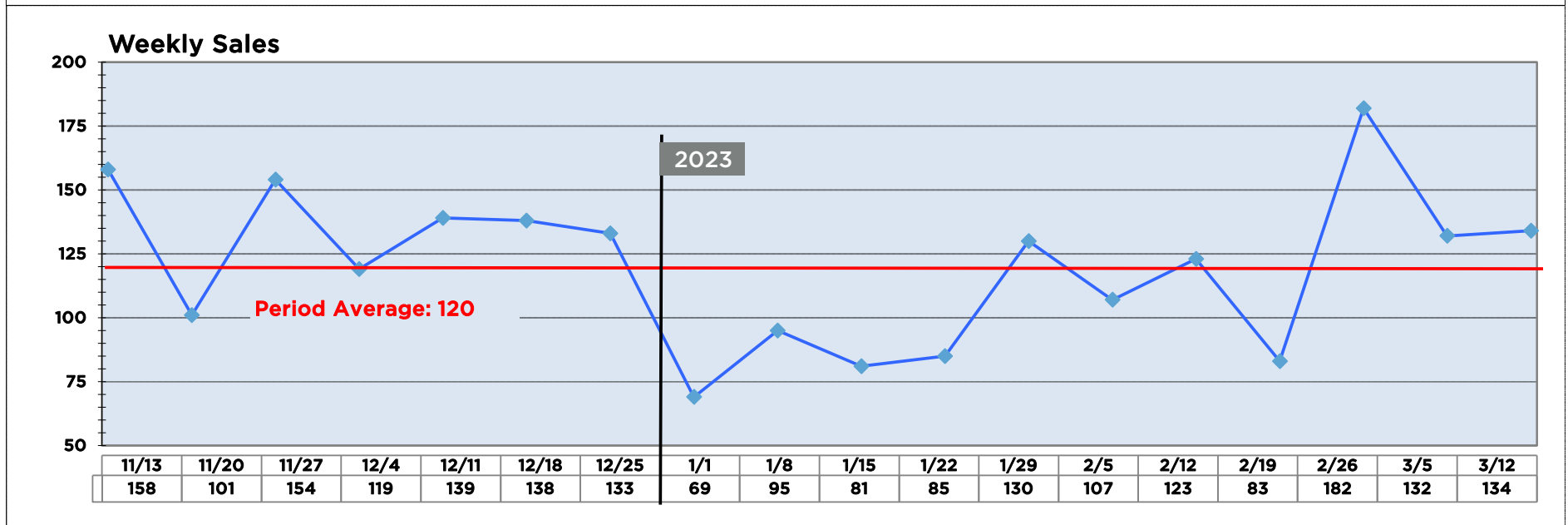
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	1	1	0

Square Footage

Average Square Feet	1,427	1,036	1,367	1,584	1,851	2,397	0
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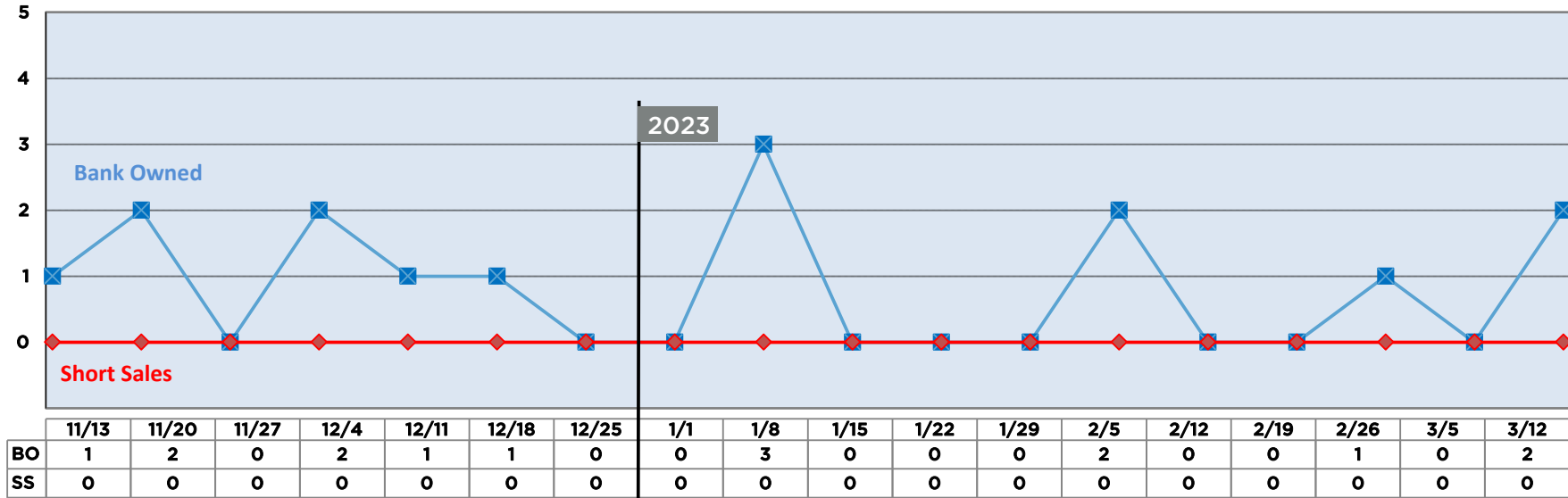
Condos, Townhomes, Villas



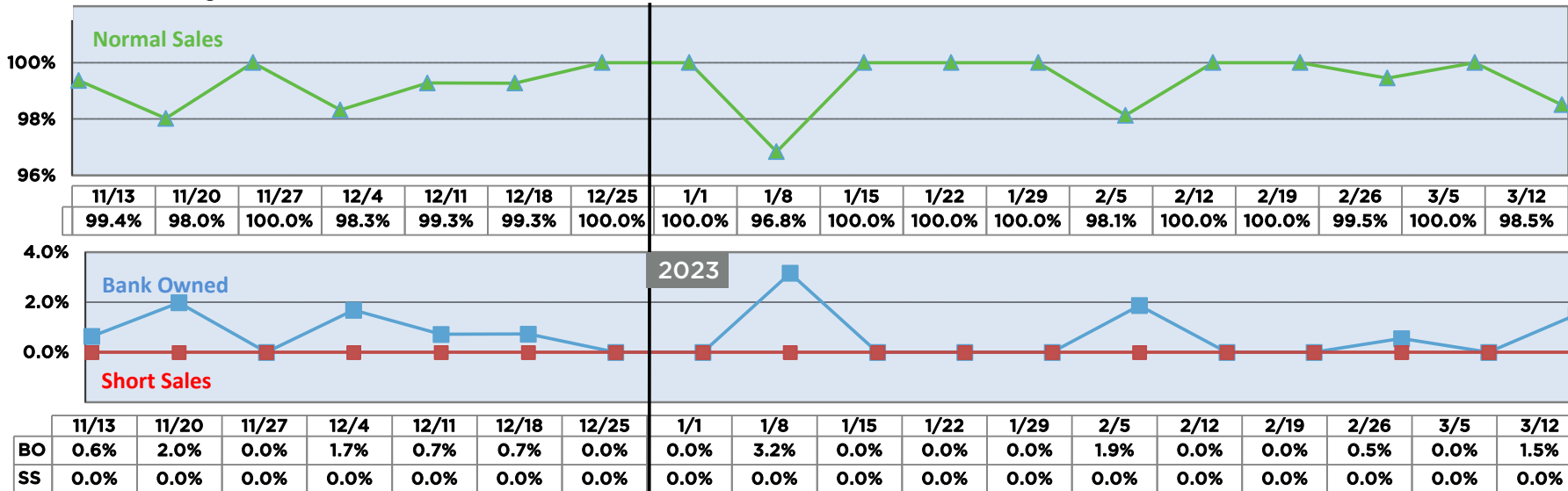


Condos, Townhomes, Villas

Foreclosure Sales



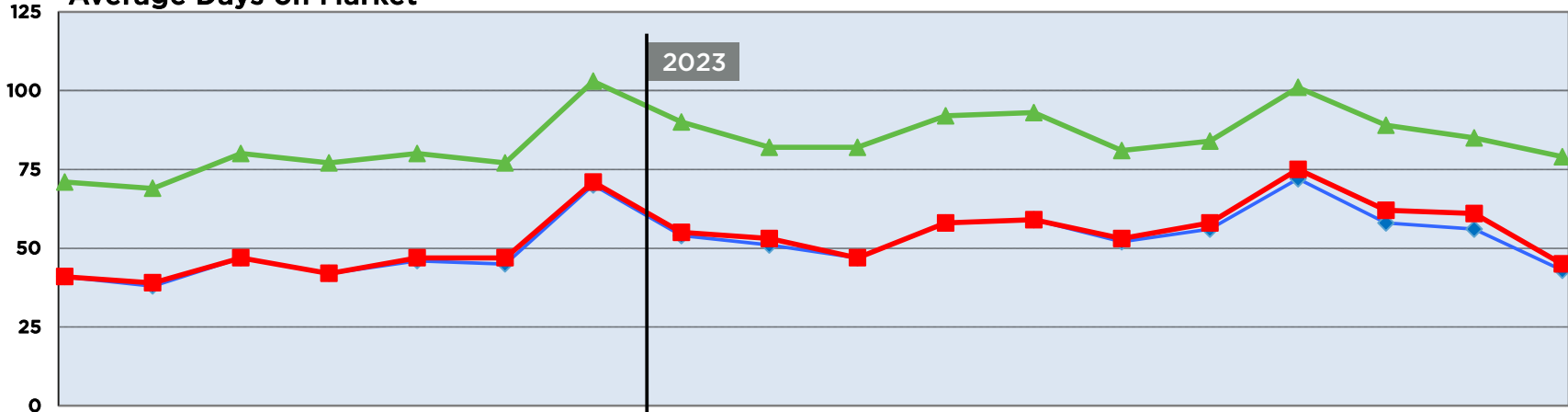
Percentage of Sales





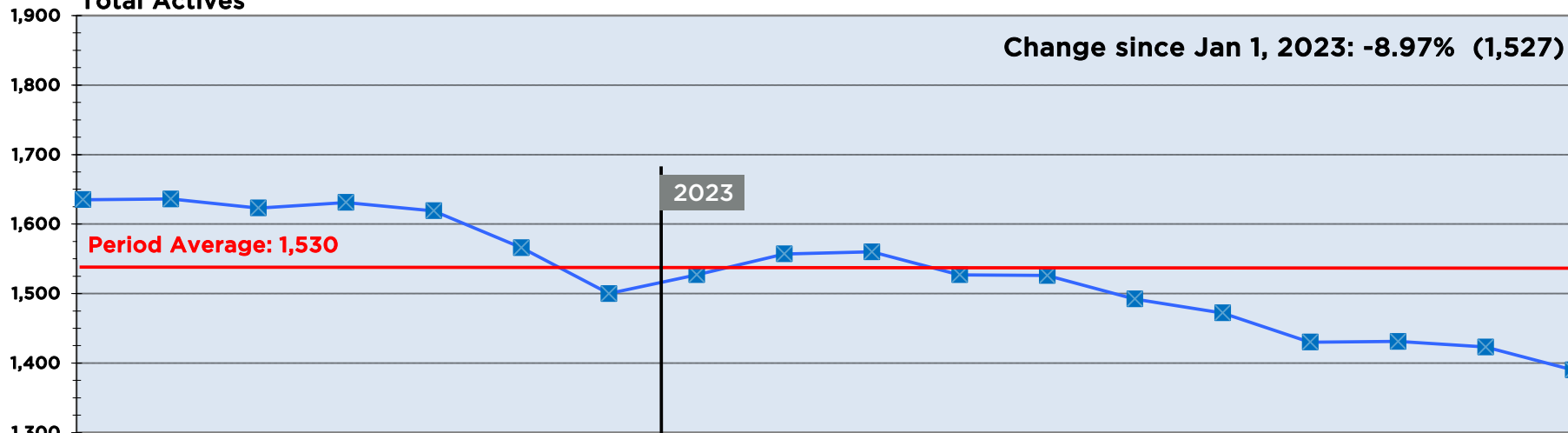
Condos, Townhomes, Villas

Average Days on Market



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ListToContract	41	38	47	42	46	45	70	54	51	47	58	59	52	56	72	58	56	43
CombDaysOnMkt	41	39	47	42	47	47	71	55	53	47	58	59	53	58	75	62	61	45
ListToClose	71	69	80	77	80	77	103	90	82	82	92	93	81	84	101	89	85	79

Total Actives

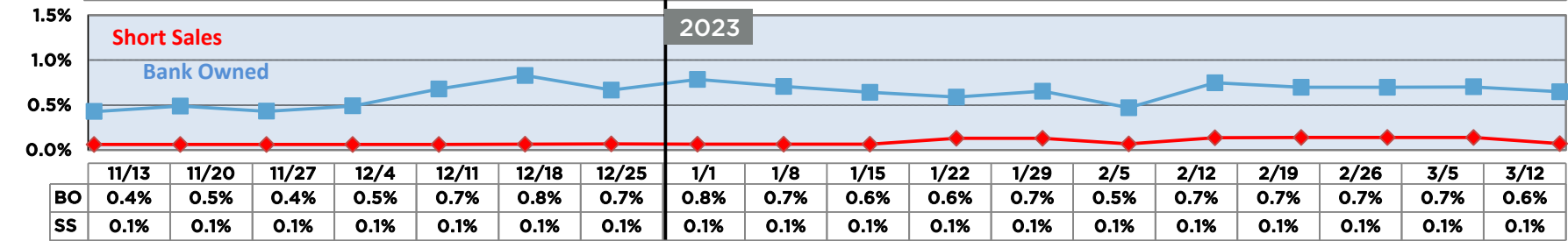
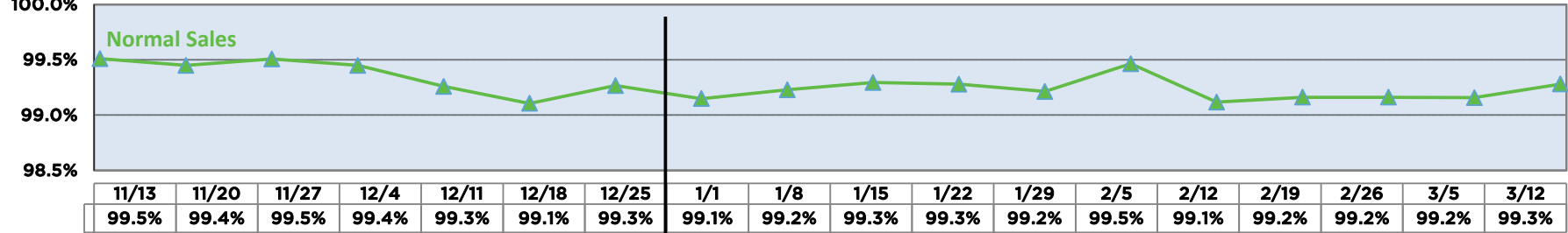


	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12
Total Actives	1,635	1,636	1,623	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390

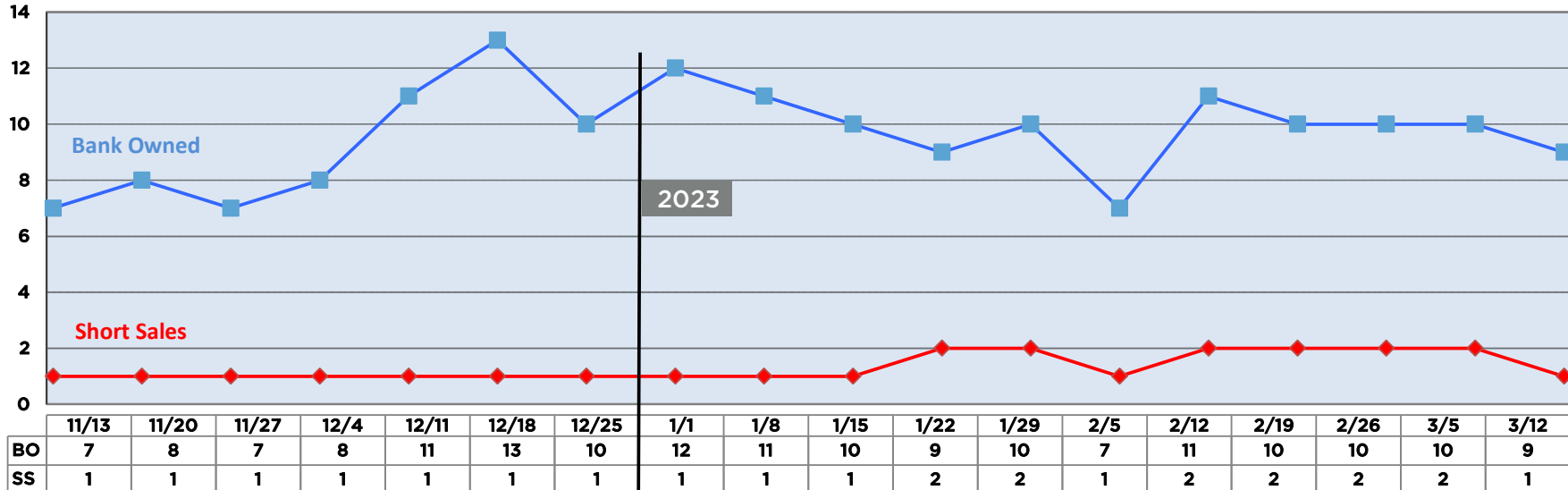


Condos, Townhomes, Villas

Percentage of Actives



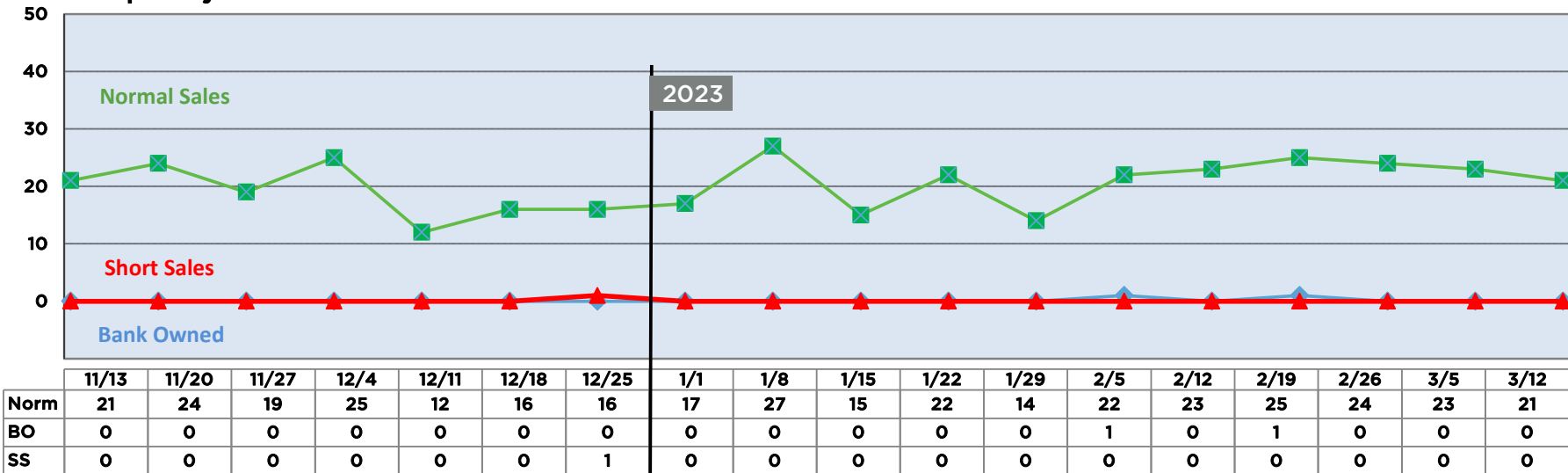
Active Foreclosures



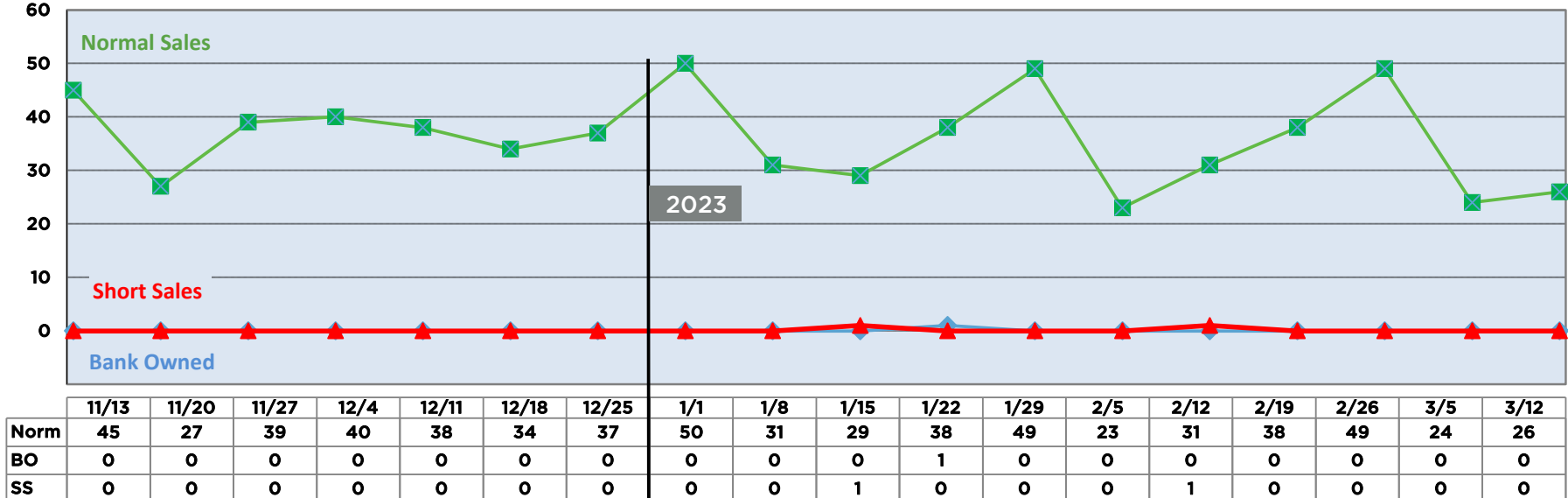


Condos, Townhomes, Villas

Temporary Off Market

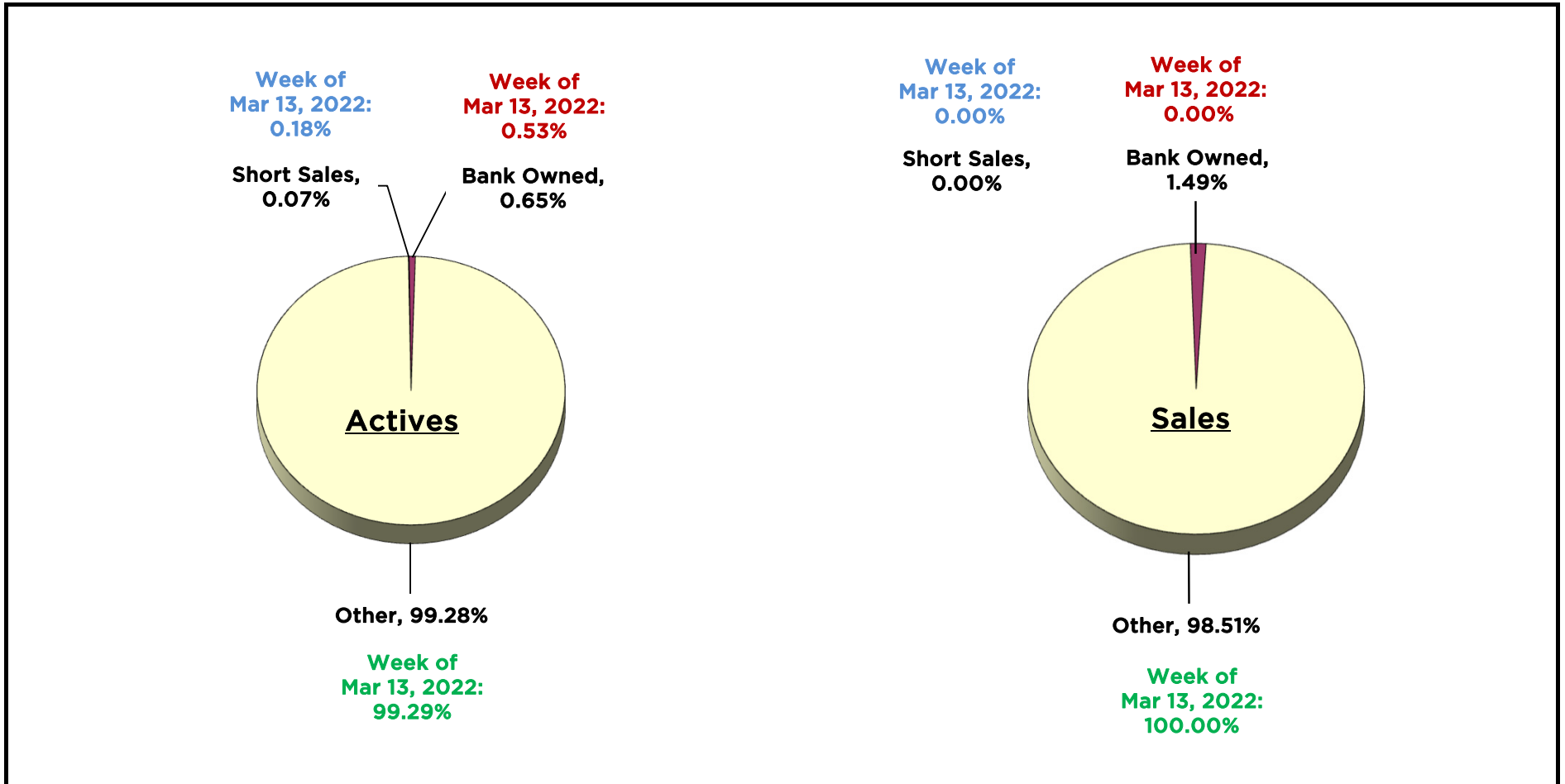


Withdrawn





Condos, Townhomes, Villas





Monday Morning Quarterback
03/12/2023 - 03/18/2023
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Villas, or Townhomes available for the Median Price of \$291,750 (± \$500)