



Monday Morning Quarterback Summary

Week of March 19, 2023 - March 25, 2023

Single-family existing homes

- Sales of single-family homes increased to 444 during the week of Mar 19, from 400 the week prior
- The median price of single family homes decreased to \$412,750, a change of -1.1%
- The number of single-family home foreclosure transactions increased to 4 last week, from 2 the week of Mar 12
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 13, and now sits at 3,850

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 140 during the week of Mar 19, from 134 the week prior
- The median price of condos, townhomes, and villas decreased to \$255,750, a change of -12.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Mar 12
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 17, and now sits at 1,407

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

Monday Morning Quarterback
03/19/2023 - 03/25/2023
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	444	29	47	129	99	108	32
Bank Owned	4	2	1	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	440	27	46	129	98	108	32
Active Listings	3,850	277	242	772	773	1,320	466
Bank Owned	32	12	3	6	6	5	0
Short Sales	6	3	0	0	2	1	0
Other	3,812	262	239	766	765	1,314	466
Months of Inventory	2.00	2.20	1.19	1.38	1.80	2.82	3.36
<u>List Price</u>							
Average Original List Price	\$531,233	\$198,855	\$295,536	\$373,723	\$465,518	\$689,149	\$1,483,790
Average Final List Price	\$515,973	\$189,048	\$285,899	\$359,177	\$452,460	\$670,102	\$1,458,568
<u>Sale Price</u>							
Average Price	\$501,727	\$174,324	\$276,071	\$351,453	\$444,919	\$656,053	\$1,390,563
Median Price	\$412,750	\$170,000	\$275,000	\$355,000	\$450,000	\$610,600	\$1,282,500
<u>Price Differences</u>							
Original to Final List Price	-\$15,260	-\$9,807	-\$9,637	-\$14,546	-\$13,058	-\$19,047	-\$25,222
Original List to Sale Price - \$	-\$29,506	-\$24,531	-\$19,465	-\$22,270	-\$20,599	-\$33,096	-\$93,227
Final List to Sale Price - \$	-\$14,246	-\$14,724	-\$9,828	-\$7,724	-\$7,541	-\$14,049	-\$68,005
Original List to Sale Price - %	94.45%	87.66%	93.41%	94.04%	95.58%	95.20%	93.72%
Final List to Sale Price - %	97.24%	92.21%	96.56%	97.85%	98.33%	97.90%	95.34%
<u>Days on the Market</u>							
Avg Days Listing to Contract	60	44	50	65	56	66	57
Combined Avg Days to Contract	65	47	57	69	60	73	62
Avg Days Listing to Closing	94	73	86	100	87	101	91
Avg Days Contract to Close	36	30	38	37	33	37	37
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	4	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,126	1,065	1,376	1,624	2,120	2,730	4,198

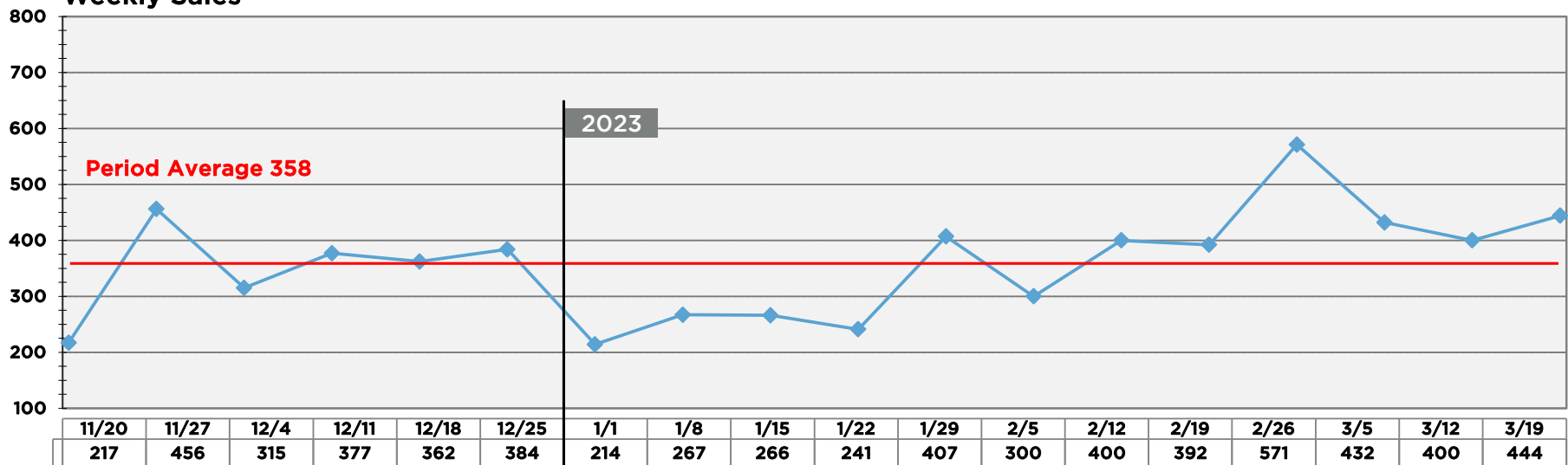


Single Family Homes

Sale Prices (in thousands)

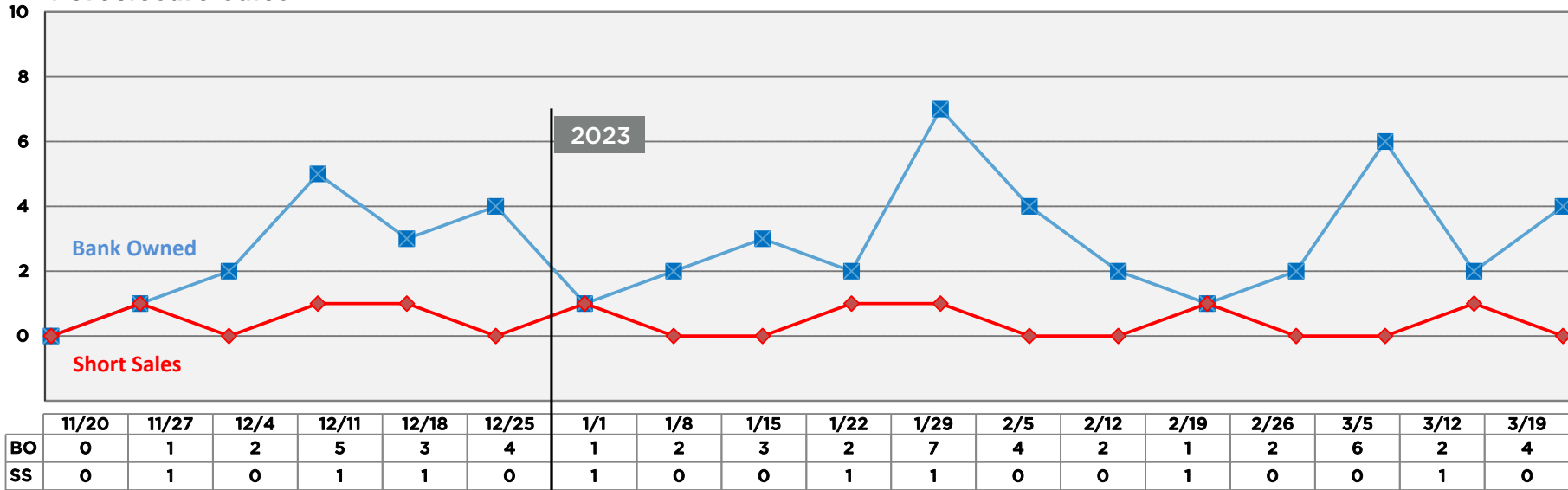


Weekly Sales

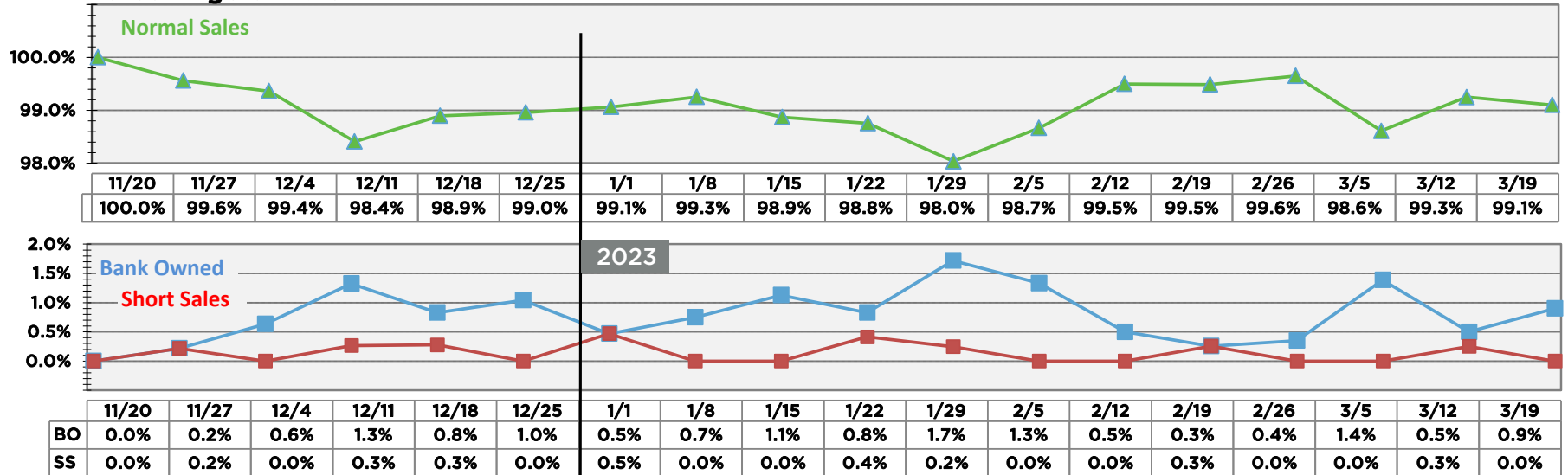


Single Family Homes

Foreclosure Sales



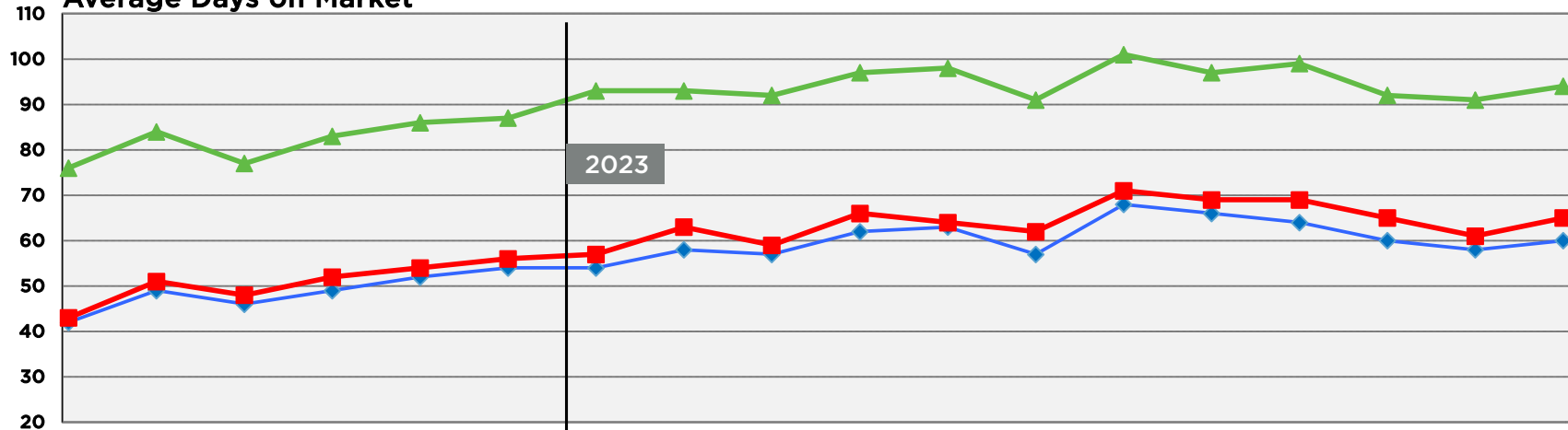
Percentage of Sales





Single Family Homes

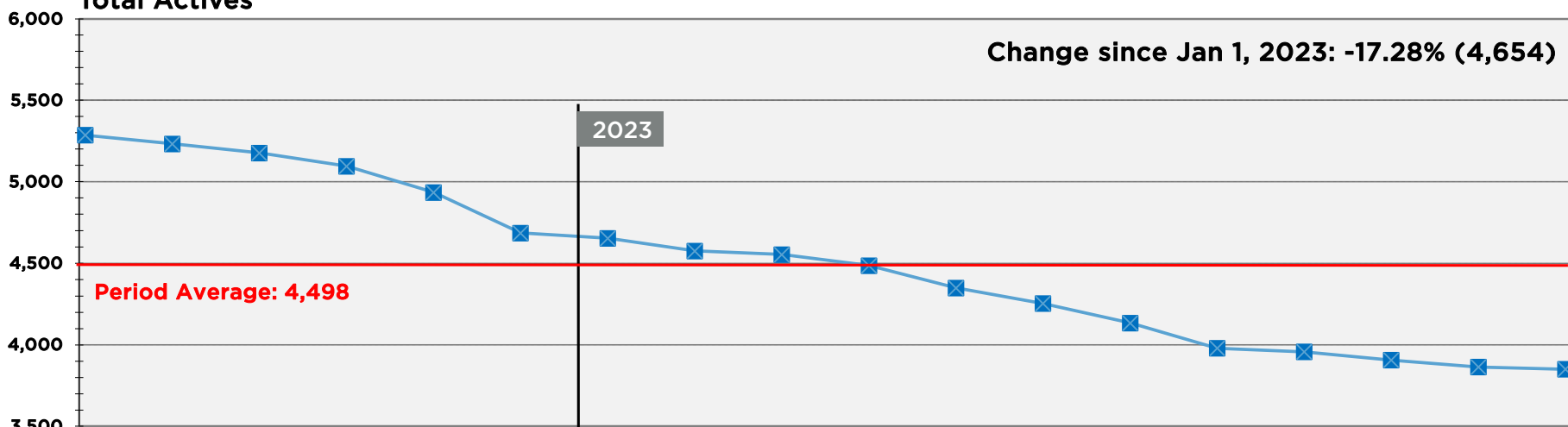
Average Days on Market



	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	3/19
ListToContract	42	49	46	49	52	54	54	58	57	62	63	57	68	66	64	60	58	60
CombDaysOnMkt	43	51	48	52	54	56	57	63	59	66	64	62	71	69	69	65	61	65
ListToClose	76	84	77	83	86	87	93	93	92	97	98	91	101	97	99	92	91	94

Total Actives

Change since Jan 1, 2023: -17.28% (4,654)

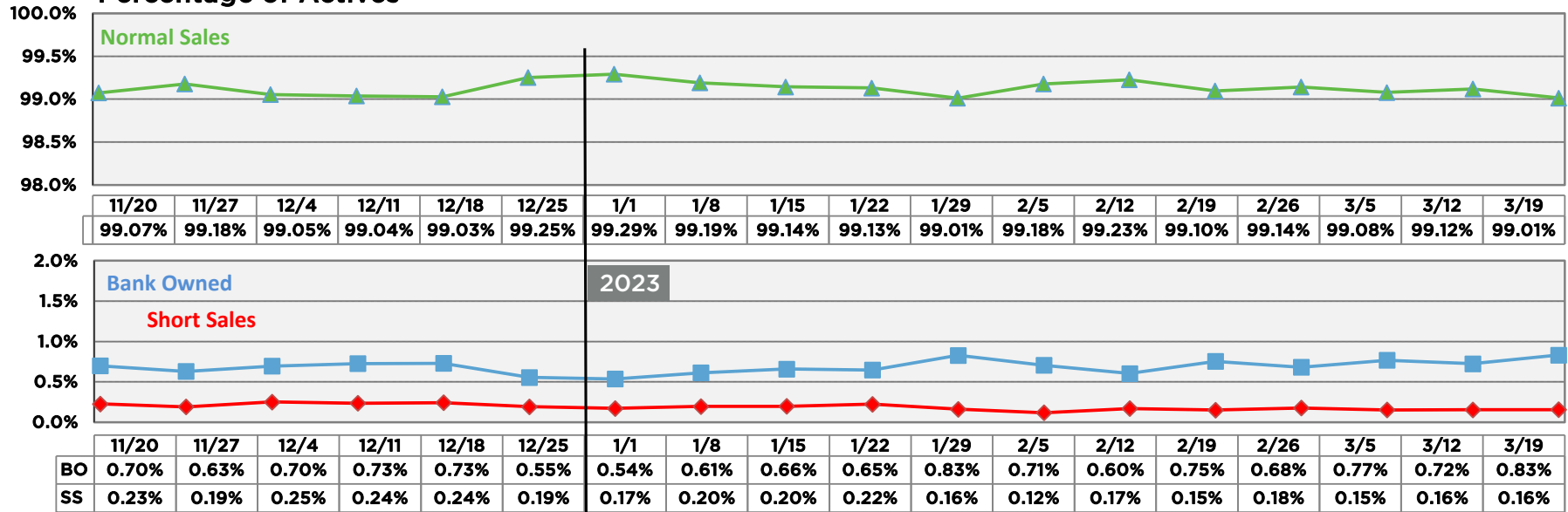


	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19
Total Actives	5,287	5,233	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850

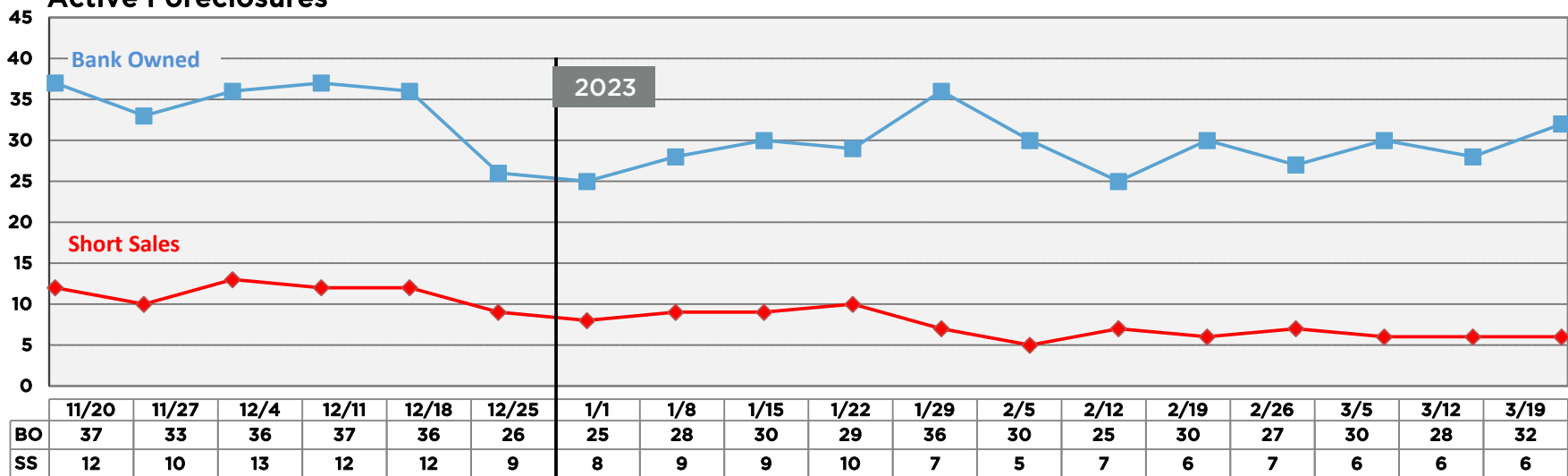


Single Family Homes

Percentage of Actives



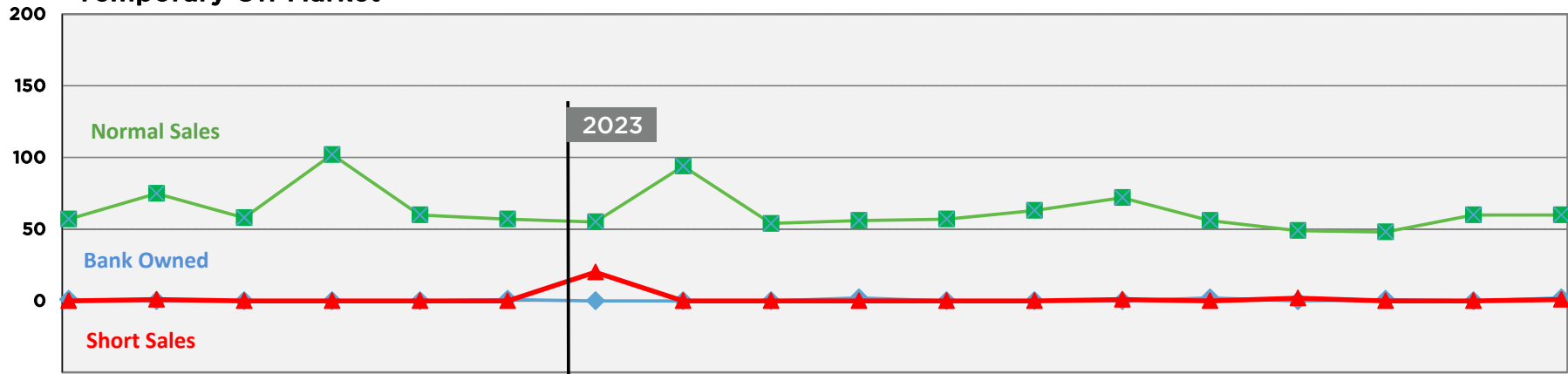
Active Foreclosures





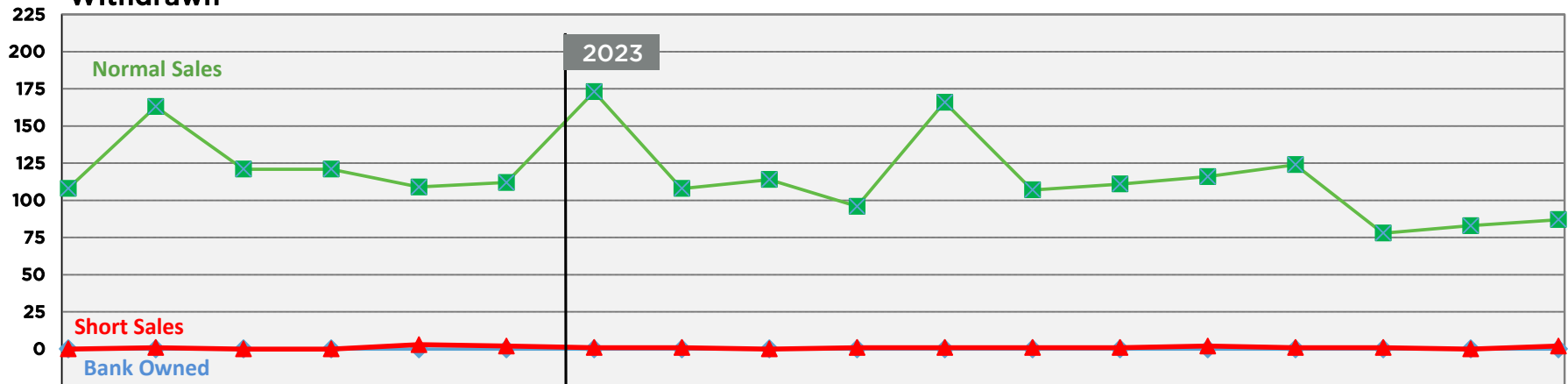
Single Family Homes

Temporary Off Market



	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	2/19	2/26	3/5	3/12	3/19
Norm	57	75	58	102	60	57	55	94	54	56	57	63	72	56	49	48	60	60	
BO	1	0	0	0	0	1	0	0	0	2	0	0	0	2	0	1	0	2	
SS	0	1	0	0	0	0	20	0	0	0	0	0	1	0	2	0	0	1	

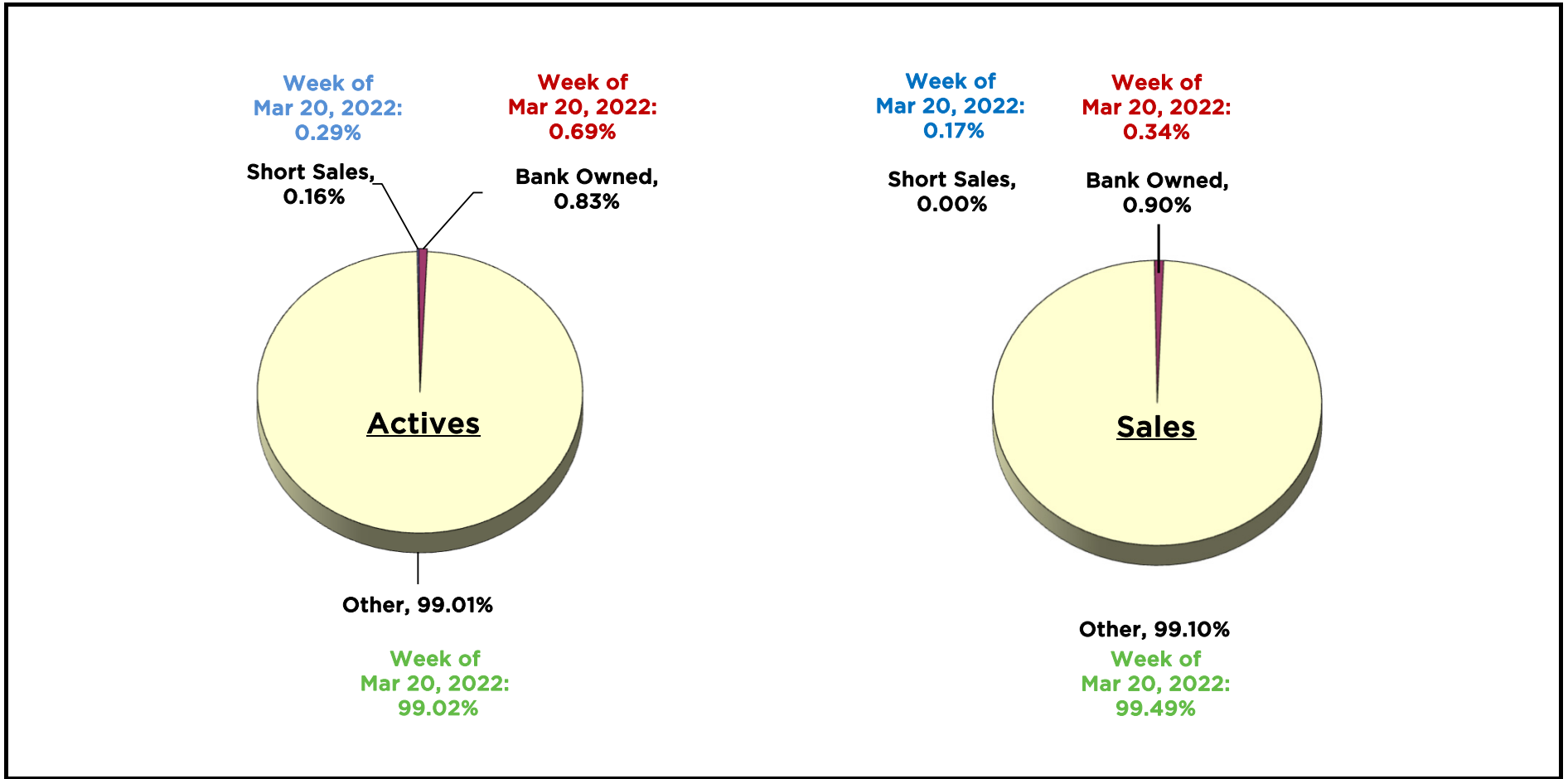
Withdrawn



	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	2/19	2/26	3/5	3/12	3/19
Norm	108	163	121	121	109	112	173	108	114	96	166	107	111	116	124	78	83	87	
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SS	0	1	0	0	3	2	1	1	0	1	1	1	1	2	1	1	0	2	



Single Family Homes





Monday Morning Quarterback
 03/19/2023 - 03/25/2023
 Lake, Orange, Osceola & Seminole Counties

There is 1 Single Family Home available for the Median Price of \$412,750 (± \$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	\$413,000	3.0	2.0	1,588	\$260.08
Mount Dora	32757	1	\$413,000	3.0	2.0	1,588	\$260.08

Monday Morning Quarterback
03/19/2023 - 03/25/2023
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	140	67	22	38	9	4	0
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	139	67	21	38	9	4	0
Active Listings	1,407	467	185	364	211	168	12
Bank Owned	10	7	0	1	2	0	0
Short Sales	1	0	0	0	1	0	0
Other	1,396	460	185	363	208	168	12
Months of Inventory	2.32	1.61	1.94	2.21	5.41	9.69	0.00

List Price

Average Original List Price	\$276,836	\$185,313	\$294,323	\$357,318	\$449,222	\$561,200	\$0
Average Final List Price	\$270,559	\$181,238	\$283,323	\$349,037	\$446,000	\$556,225	\$0

Sale Price

Average Price	\$263,980	\$175,072	\$276,318	\$342,247	\$440,889	\$543,750	\$0
Median Price	\$255,750	\$177,000	\$277,500	\$345,000	\$435,000	\$535,000	\$0

Price Differences

Original to Final List Price	-\$6,277	-\$4,075	-\$11,000	-\$8,281	-\$3,222	-\$4,975	\$0
Original List to Sale Price - \$	-\$12,856	-\$10,241	-\$18,005	-\$15,071	-\$8,333	-\$17,450	\$0
Final List to Sale Price - \$	-\$6,579	-\$6,166	-\$7,005	-\$6,790	-\$5,111	-\$12,475	\$0
Original List to Sale Price - %	95.36%	94.47%	93.88%	95.78%	98.15%	96.89%	0.00%
Final List to Sale Price - %	97.57%	96.60%	97.53%	98.05%	98.85%	97.76%	0.00%

Days on the Market

Avg Days Listing to Contract	57	55	74	53	40	81	0
Combined Avg Days to Contract	62	56	74	59	70	81	0
Avg Days Listing to Closing	89	86	104	86	69	113	0
Avg Days Contract to Close	32	32	31	34	30	33	0

Beds / Baths

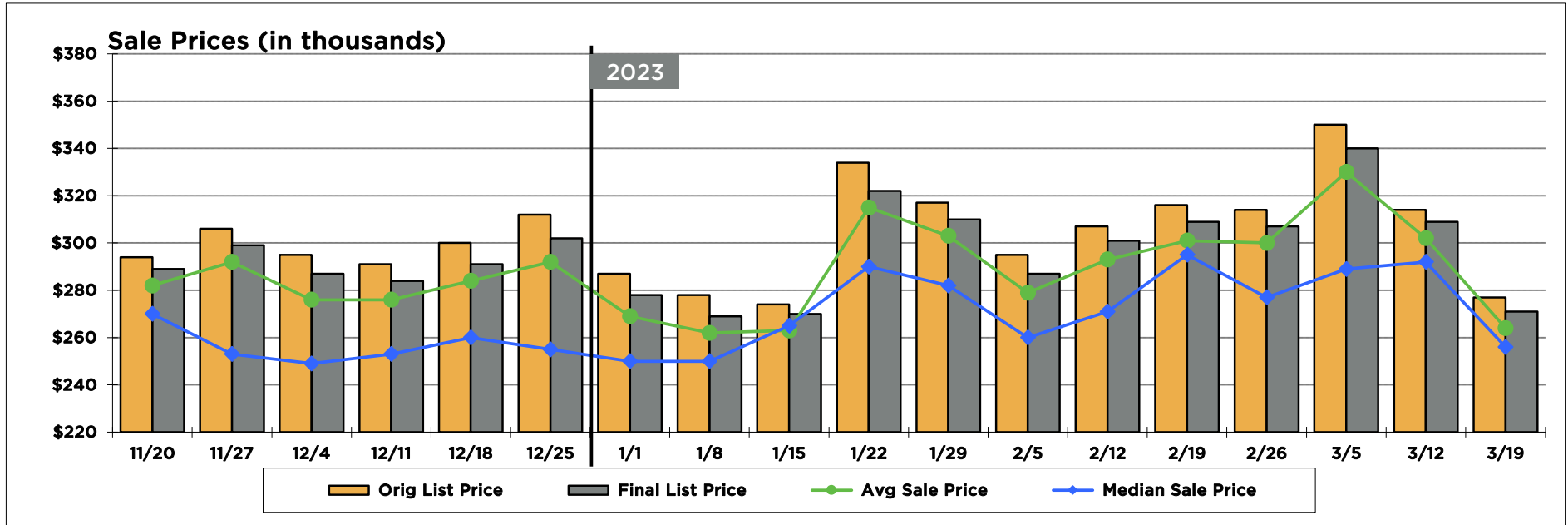
Average Bedrooms	2	2	2	3	4	4	0
Average Full Baths	2	2	2	2	3	4	0
Average Half Baths	0	0	0	1	0	1	0

Square Footage

Average Square Feet	1,265	931	1,294	1,559	2,003	2,228	0
---------------------	-------	-----	-------	-------	-------	-------	---

Monday Morning Quarterback
03/19/2023 - 03/25/2023
Lake, Orange, Osceola & Seminole Counties

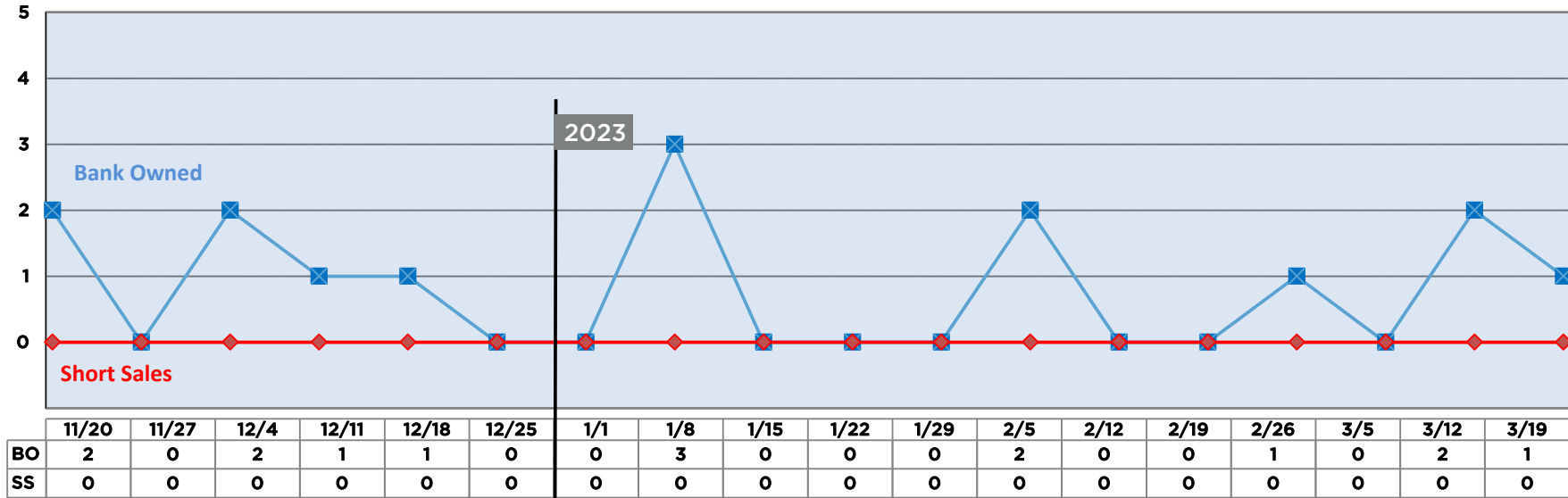
Condos, Townhomes, Villas



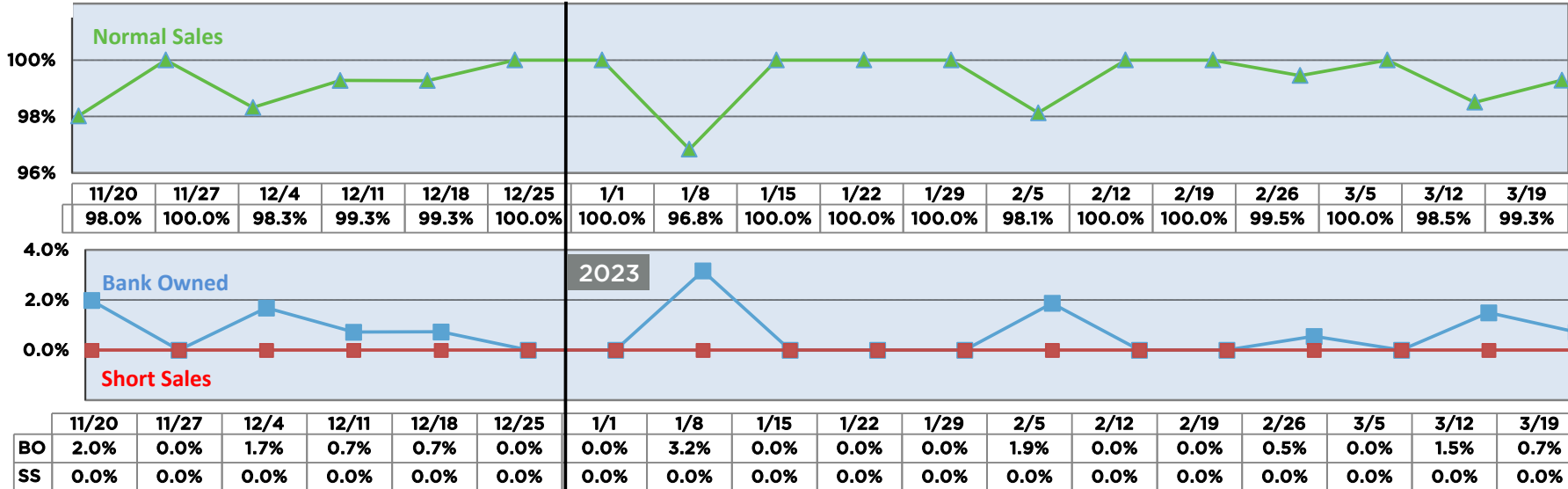


Condos, Townhomes, Villas

Foreclosure Sales



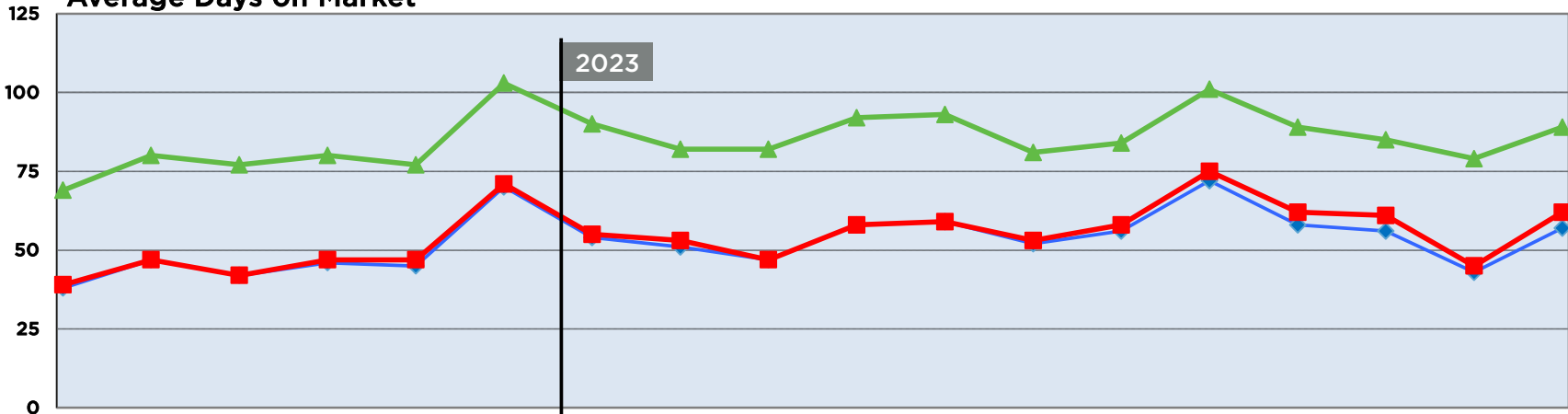
Percentage of Sales





Condos, Townhomes, Villas

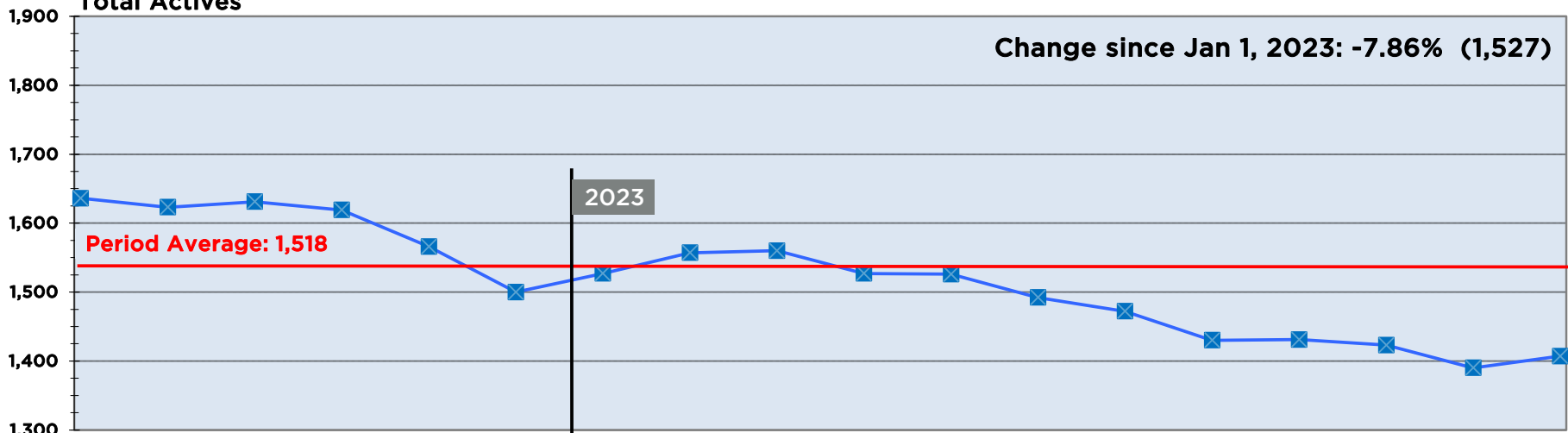
Average Days on Market



	11/20	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	3/19
ListToContract	38	47	42	46	45	70	54	51	47	58	59	52	56	72	58	56	43	57
CombDaysOnMkt	39	47	42	47	47	71	55	53	47	58	59	53	58	75	62	61	45	62
ListToClose	69	80	77	80	77	103	90	82	82	92	93	81	84	101	89	85	79	89

Total Actives

Change since Jan 1, 2023: -7.86% (1,527)

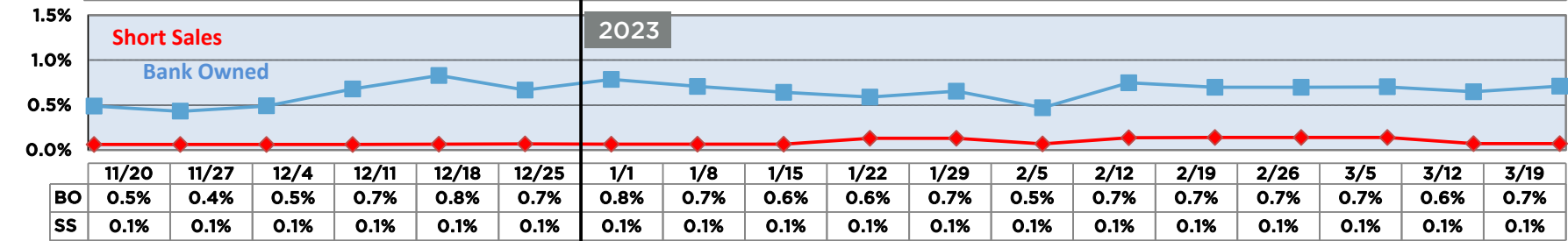
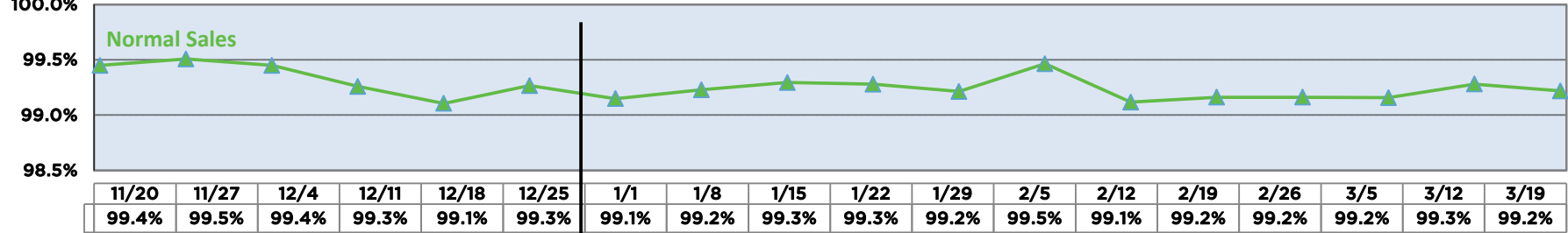


	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19
Total Actives	1,636	1,623	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407

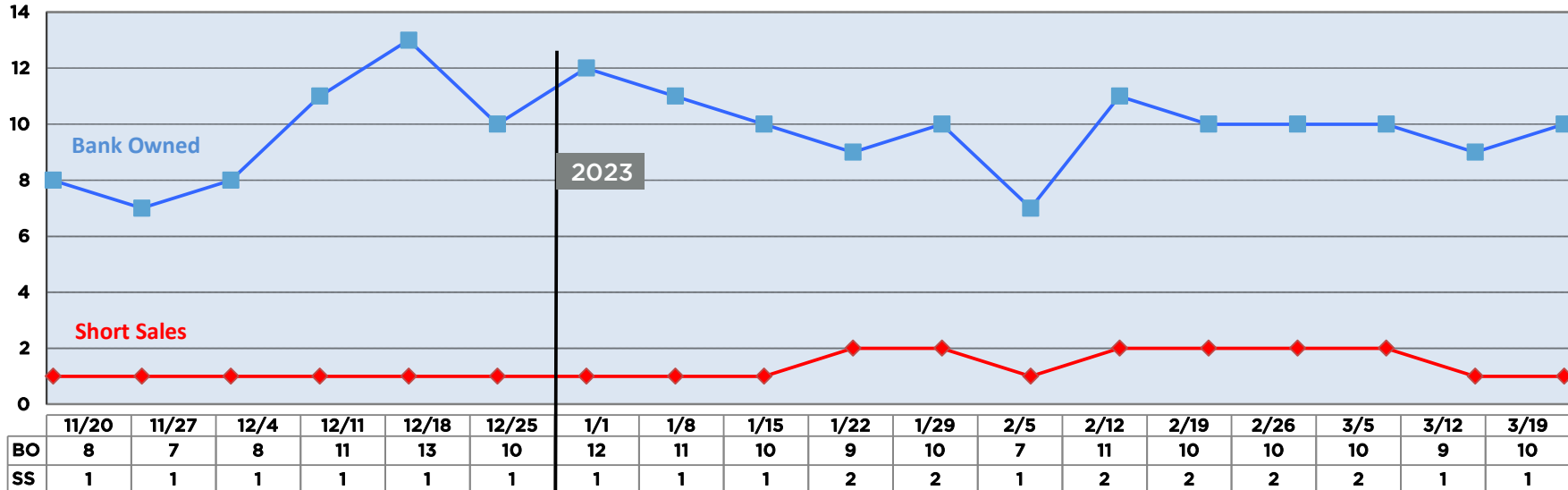


Condos, Townhomes, Villas

Percentage of Actives

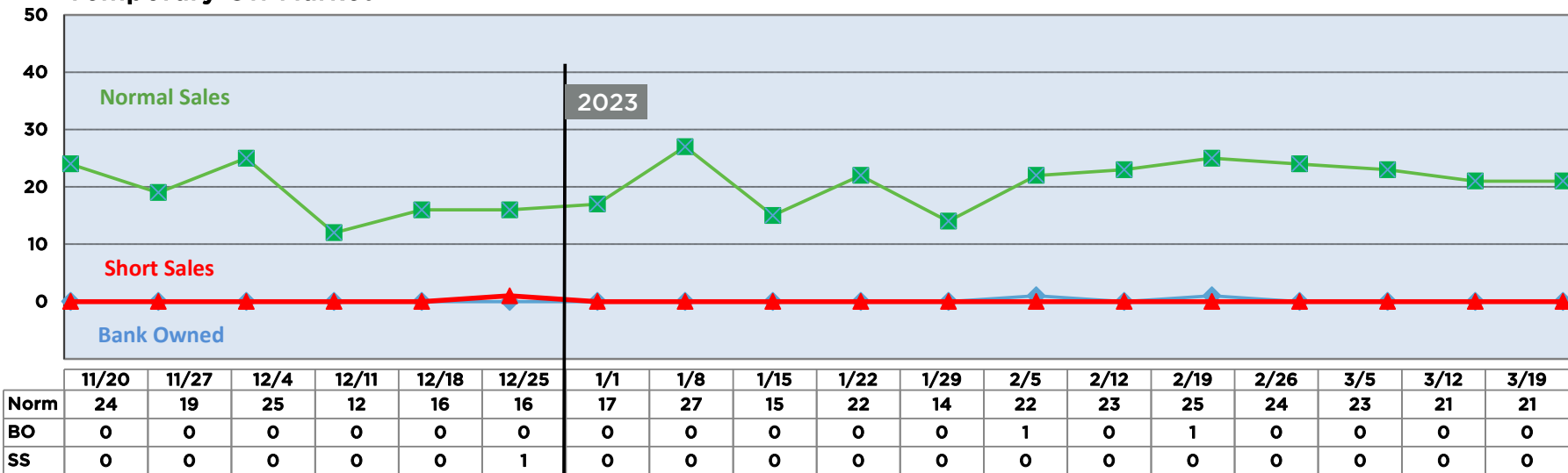


Active Foreclosures

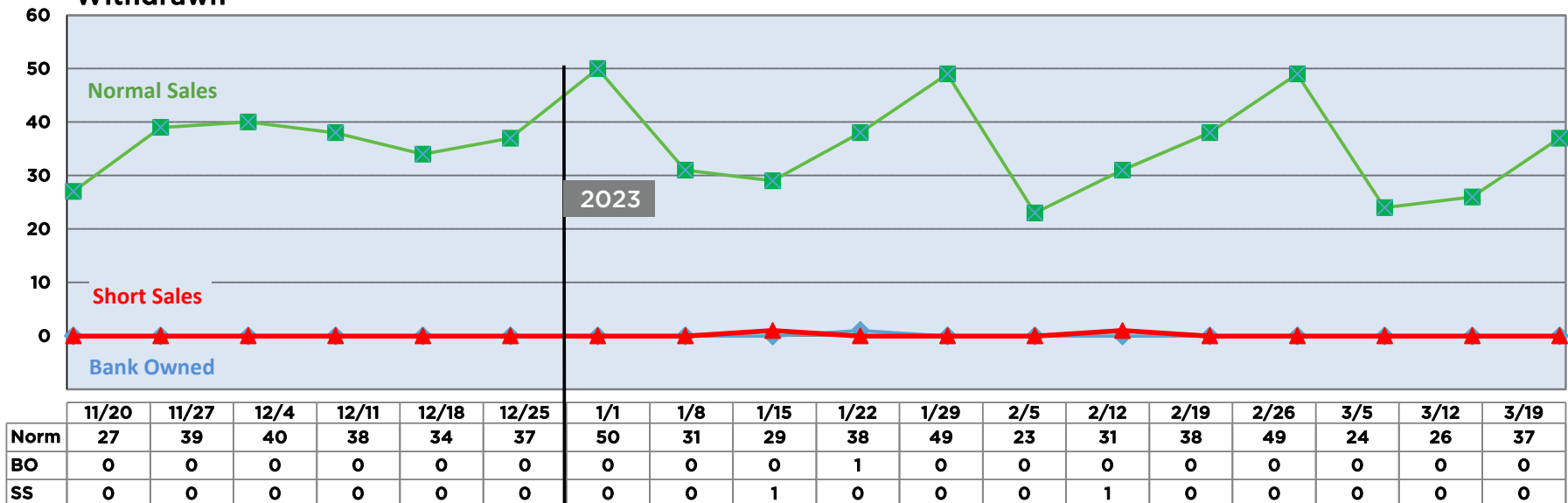


Condos, Townhomes, Villas

Temporary Off Market

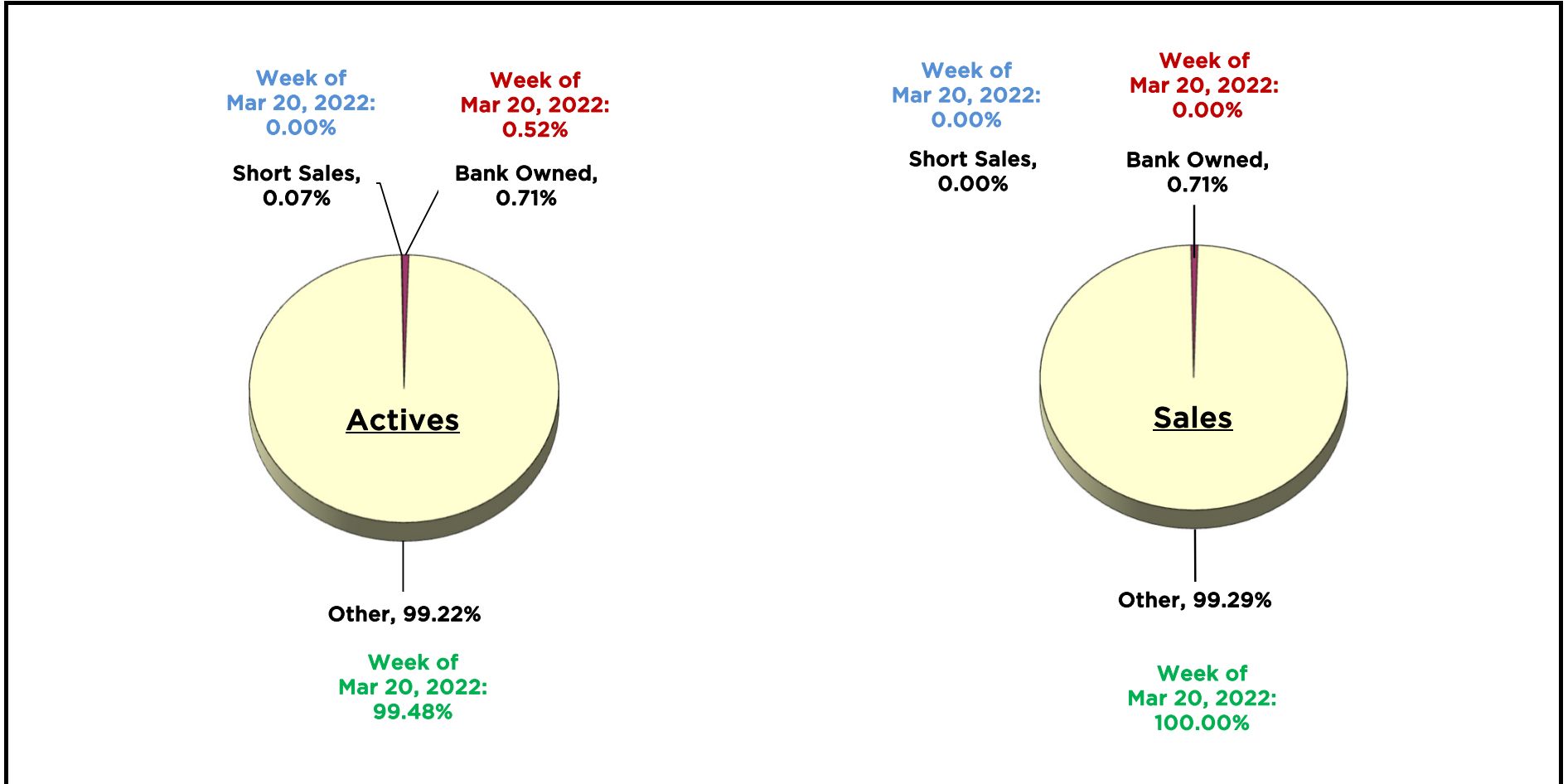


Withdrawn





Condos, Townhomes, Villas





Monday Morning Quarterback
03/19/2023 - 03/25/2023
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Villas, or Townhomes available for the Median Price of \$255,750 (± \$500)