



Monday Morning Quarterback Summary

Week of March 26, 2023 - April 01, 2023

Single-family existing homes

- Sales of single-family homes increased to 519 during the week of March 26, from 444 the week prior
- The median price of single family homes increased to \$423,500, a change of 2.6%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 4 the week of March 19
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 11, and now sits at 3,839

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 181 during the week of March 26, from 140 the week prior
- The median price of condos, townhomes, and villas increased to \$263,000, a change of 2.8%
- The number of condo, townhome and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 28, and now sits at 1,379

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

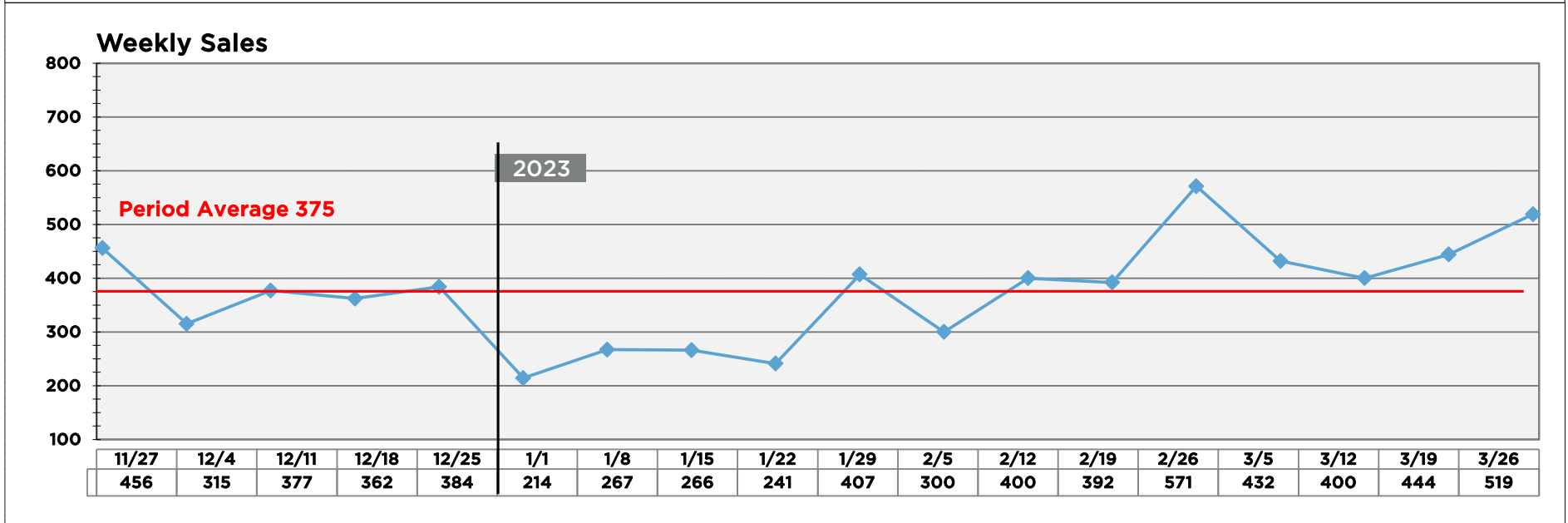
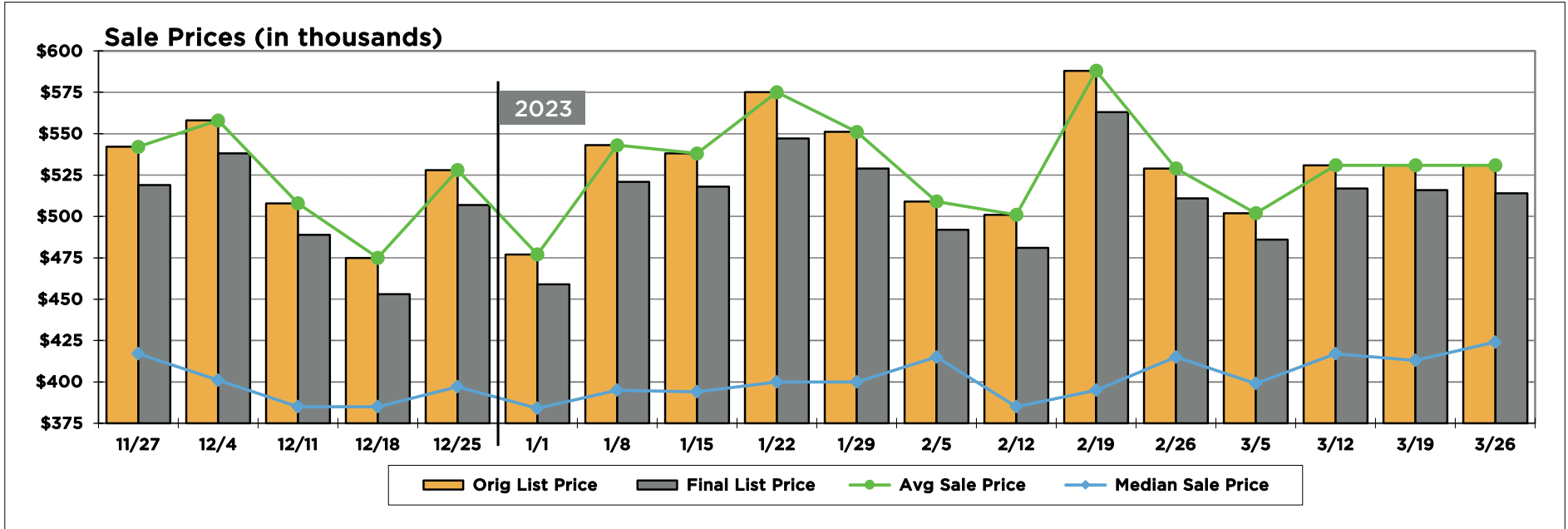
Monday Morning Quarterback
03/26/2023 - 04/01/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	519	47	55	125	108	157	27
Bank Owned	2	1	0	0	1	0	0
Short Sales	1	1	0	0	0	0	0
Other	516	45	55	125	107	157	27
Active Listings	3,839	280	229	727	791	1,330	482
Bank Owned	30	13	2	6	4	5	0
Short Sales	8	2	0	2	3	1	0
Other	3,801	265	227	719	784	1,324	482
Months of Inventory	1.71	1.37	0.96	1.34	1.69	1.96	4.12
<i>List Price</i>							
Average Original List Price	\$531,262	\$189,544	\$285,938	\$366,363	\$469,514	\$689,311	\$1,717,222
Average Final List Price	\$513,504	\$184,432	\$278,674	\$353,380	\$451,661	\$671,346	\$1,635,556
<i>Sale Price</i>							
Average Price	\$500,198	\$175,402	\$273,421	\$348,205	\$442,680	\$658,091	\$1,543,158
Median Price	\$423,500	\$175,402	\$273,421	\$348,205	\$442,680	\$658,091	\$1,543,158
<i>Price Differences</i>							
Original to Final List Price	-\$17,758	-\$5,112	-\$7,264	-\$12,983	-\$17,853	-\$17,965	-\$81,666
Original List to Sale Price - \$	-\$31,064	-\$14,142	-\$12,517	-\$18,158	-\$26,834	-\$31,220	-\$174,064
Final List to Sale Price - \$	-\$13,306	-\$9,030	-\$5,253	-\$5,175	-\$8,981	-\$13,255	-\$92,398
Original List to Sale Price - %	94.15%	92.54%	95.62%	95.04%	94.28%	95.47%	89.86%
Final List to Sale Price - %	97.41%	95.10%	98.12%	98.54%	98.01%	98.03%	94.35%
<i>Days on the Market</i>							
Avg Days Listing to Contract	59	56	48	58	70	57	59
Combined Avg Days to Contract	63	56	54	63	77	60	63
Avg Days Listing to Closing	95	87	80	94	106	96	102
Avg Days Contract to Close	38	32	33	38	37	40	45
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,131	1,245	1,289	1,599	2,057	2,804	4,235



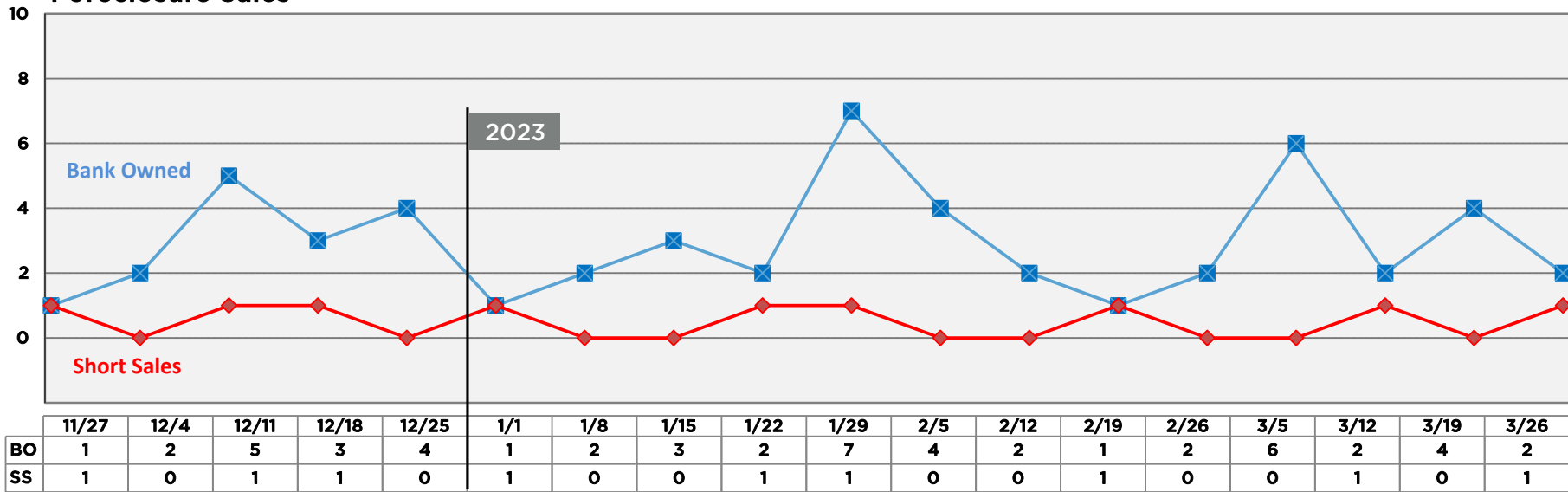
Single Family Homes



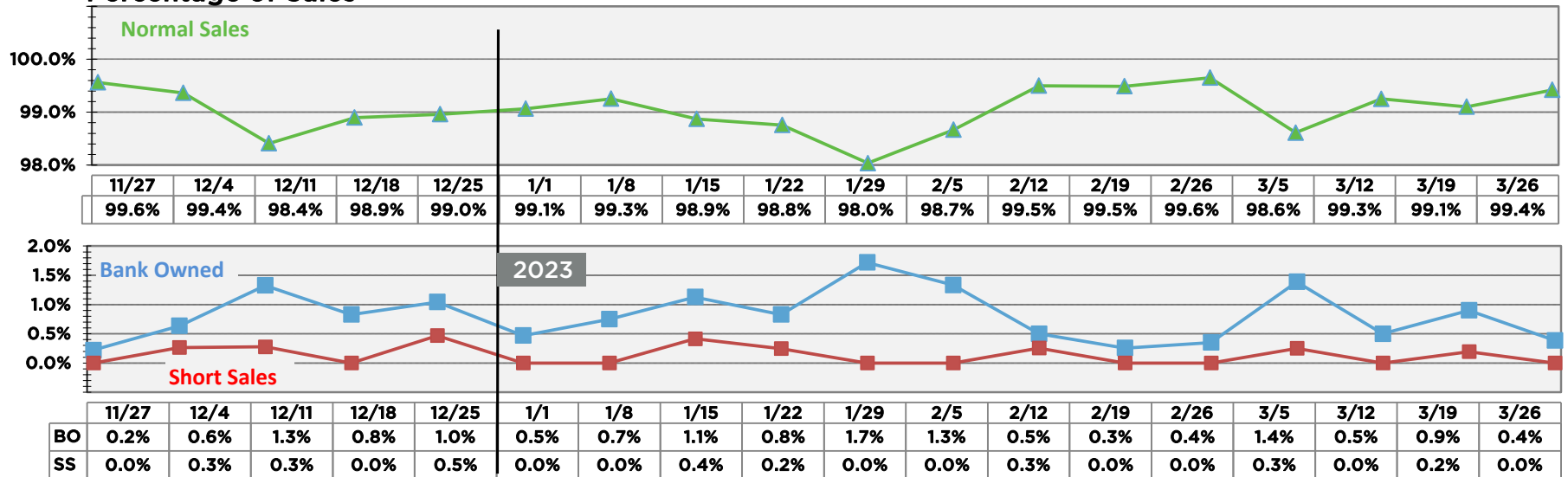


Single Family Homes

Foreclosure Sales



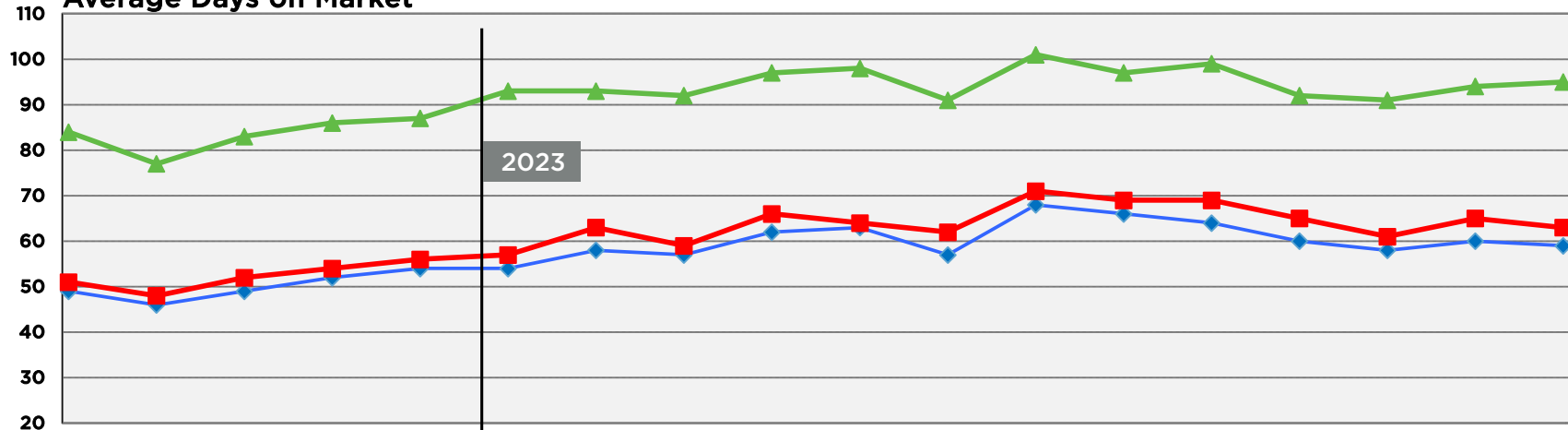
Percentage of Sales





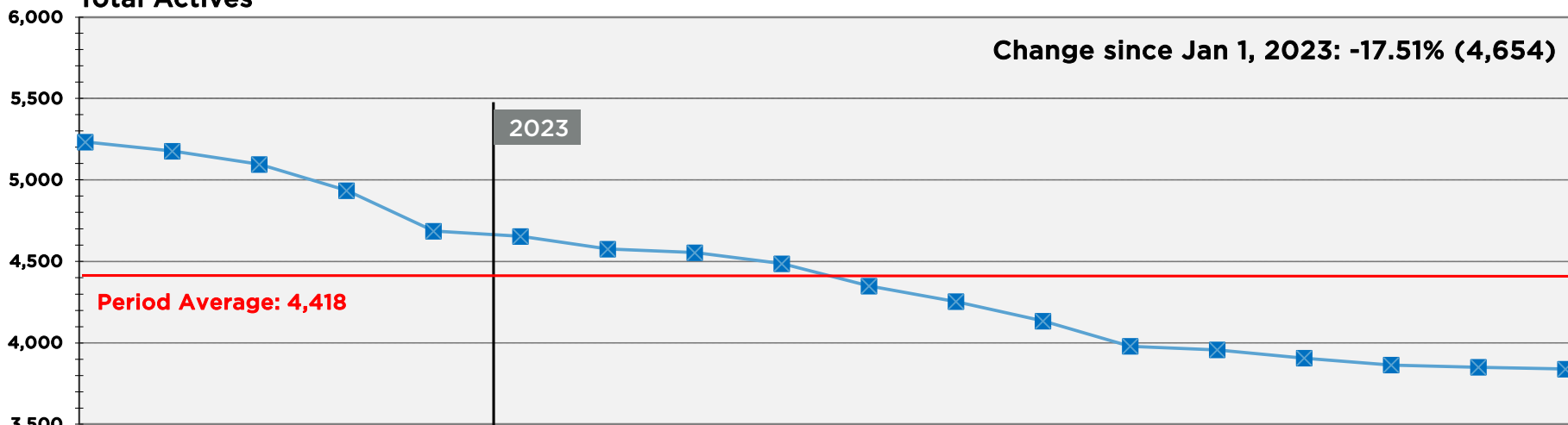
Single Family Homes

Average Days on Market



ListToContract	49	46	49	52	54	54	58	57	62	63	57	68	66	64	60	58	60	59
CombDaysOnMkt	51	48	52	54	56	57	63	59	66	64	62	71	69	69	65	61	65	63
ListToClose	84	77	83	86	87	93	93	92	97	98	91	101	97	99	92	91	94	95

Total Actives

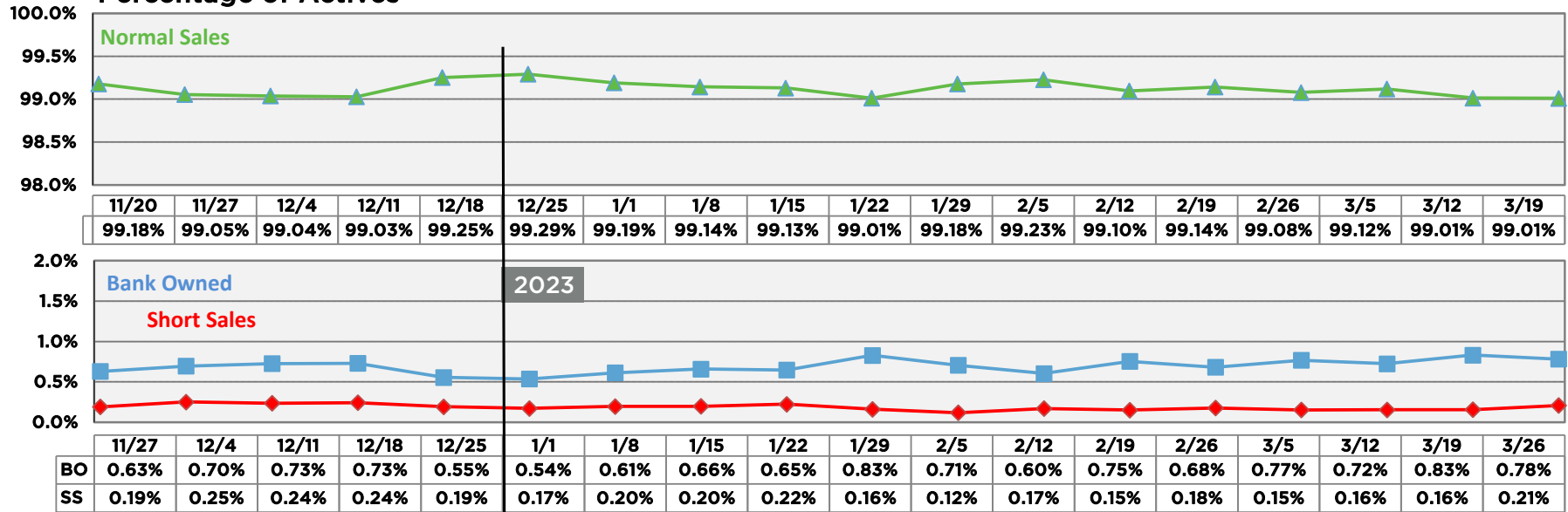


	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26
Total Actives	5,233	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839

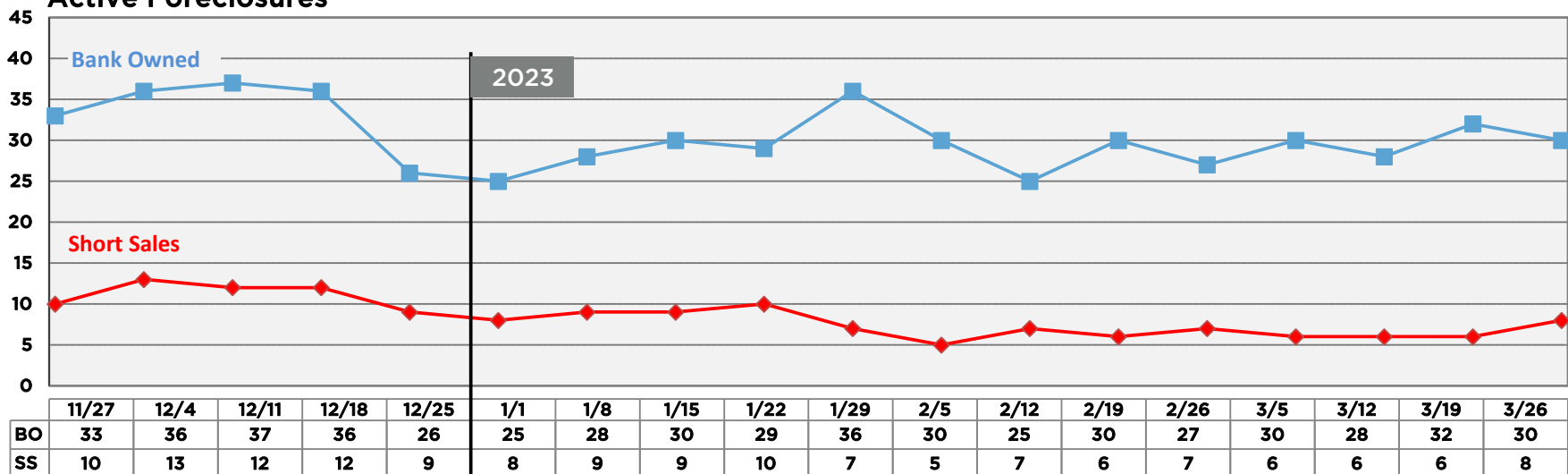


Single Family Homes

Percentage of Actives



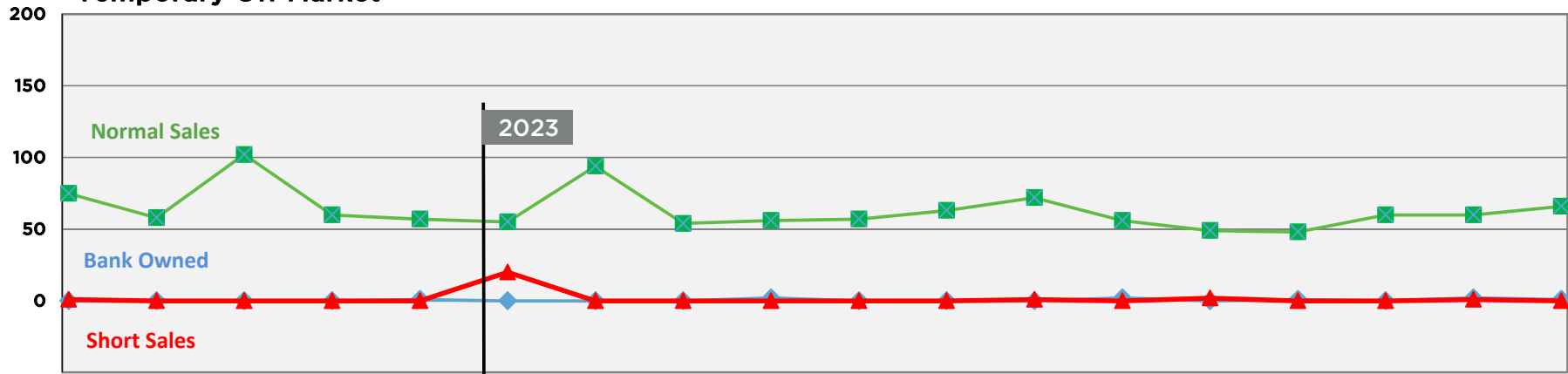
Active Foreclosures





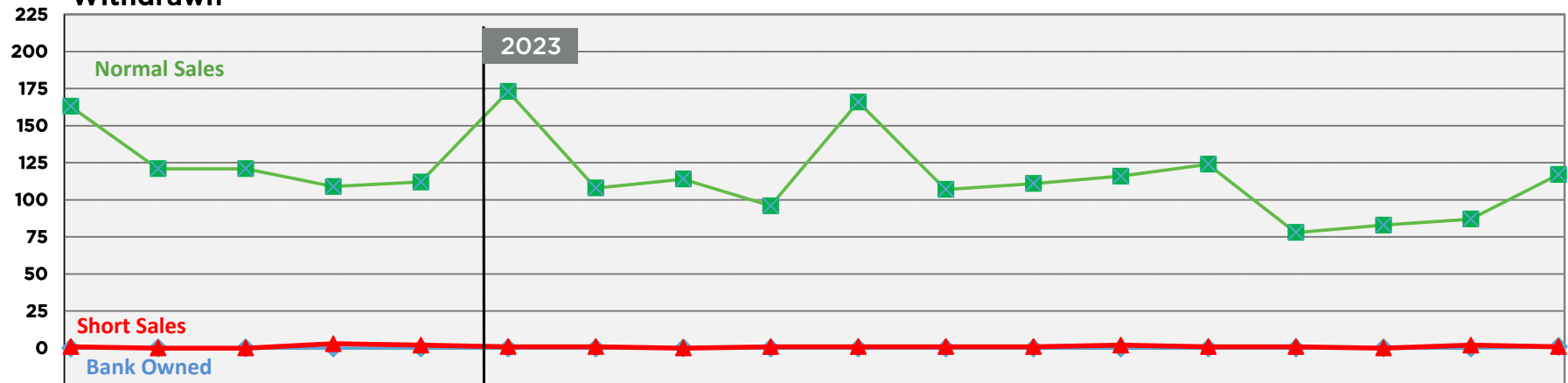
Single Family Homes

Temporary Off Market



	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	3/26
Norm	75	58	102	60	57	55	94	54	56	57	63	72	56	49	48	60	60	66
BO	0	0	0	0	1	0	0	0	2	0	0	0	2	0	1	0	2	1
SS	1	0	0	0	0	20	0	0	0	0	0	1	0	2	0	0	1	0

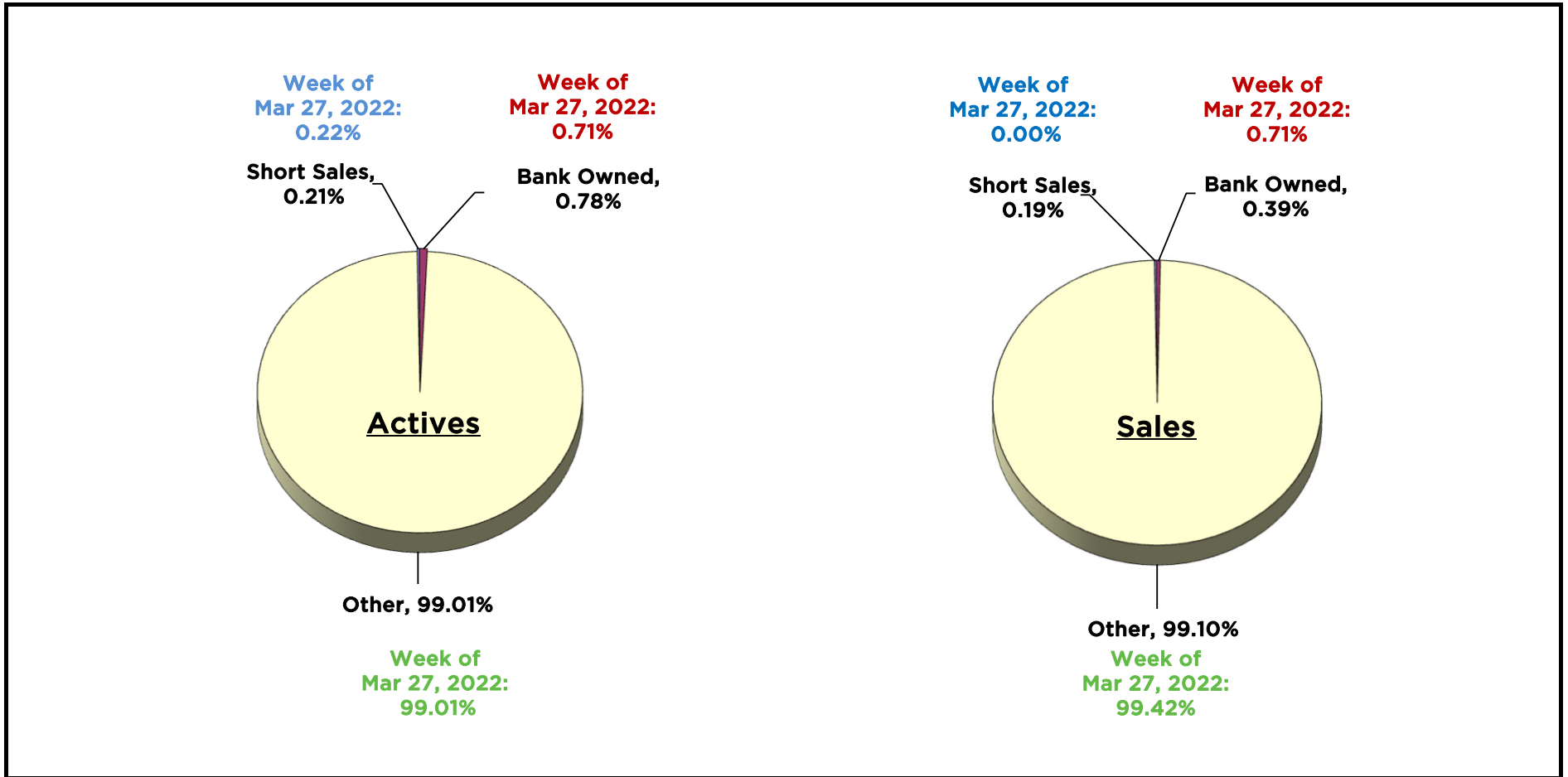
Withdrawn



	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	3/26
Norm	163	121	121	109	112	173	108	114	96	166	107	111	116	124	78	83	87	117
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	1	0	0	3	2	1	1	0	1	1	1	1	2	1	1	0	2	1



Single Family Homes



Monday Morning Quarterback
03/26/2023 - 04/01/2023
Lake, Orange, Osceola & Seminole Counties

There are 6 Single Family Homes available for the Median Price of \$423,500 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$423,900	3.5	2.0	1,617	\$262.15
Casselberry	32707	1	\$423,900	4.0	2.0	1,725	\$245.74
Sanford (South)	32773	1	\$423,900	3.0	2.0	1,509	\$280.91
Osceola County		2	\$423,500	3.5	2.5	1,932	\$219.20
Kissimmee (East)	34744	1	\$424,000	4.0	3.0	2,338	\$181.35
St Cloud / Narcoossee	34771	1	\$423,000	3.0	2.0	1,526	\$277.20
Lake County		2	\$423,950	3.0	2.0	2,180	\$194.47
Lady Lake / The Villages	32159	1	\$424,000	3.0	2.0	2,437	\$173.98
Leesburg (West)	34748	1	\$423,900	3.0	2.0	1,923	\$220.44

Monday Morning Quarterback
03/26/2023 - 04/01/2023
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	181	80	25	50	18	8	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	180	79	25	50	18	8	0
Active Listings	1,379	440	179	365	208	173	14
Bank Owned	12	8	1	1	2	0	0
Short Sales	1	0	0	0	1	0	0
Other	1,366	432	178	364	205	173	14
Months of Inventory	1.76	1.27	1.65	1.68	2.67	4.99	0.00

List Price

Average Original List Price	\$298,824	\$195,675	\$278,583	\$366,956	\$451,800	\$623,561	\$0
Average Final List Price	\$292,739	\$192,635	\$275,003	\$357,573	\$437,983	\$617,186	\$0

Sale Price

Average Price	\$286,742	\$188,678	\$269,340	\$348,985	\$432,794	\$604,125	\$0
Median Price	\$263,000	\$188,678	\$269,340	\$348,985	\$432,794	\$604,125	\$0

Price Differences

Original to Final List Price	-\$6,085	-\$3,040	-\$3,580	-\$9,383	-\$13,817	-\$6,375	\$0
Original List to Sale Price - \$	-\$12,082	-\$6,997	-\$9,243	-\$17,971	-\$19,006	-\$19,436	\$0
Final List to Sale Price - \$	-\$5,997	-\$3,957	-\$5,663	-\$8,588	-\$5,189	-\$13,061	\$0
Original List to Sale Price - %	95.96%	96.42%	96.68%	95.10%	95.79%	96.88%	0.00%
Final List to Sale Price - %	97.95%	97.95%	97.94%	97.60%	98.82%	97.88%	0.00%

Days on the Market

Avg Days Listing to Contract	48	47	46	54	44	33	0
Combined Avg Days to Contract	54	52	46	61	61	33	0
Avg Days Listing to Closing	80	77	78	90	78	62	0
Avg Days Contract to Close	33	31	34	37	35	29	0

Beds / Baths

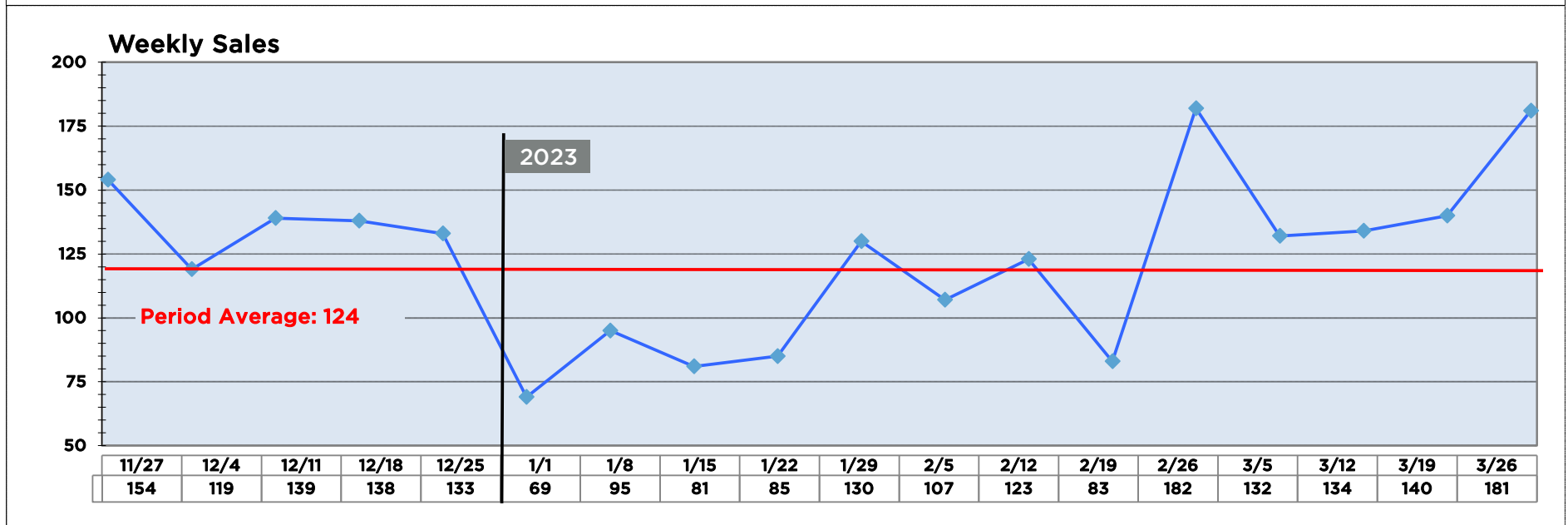
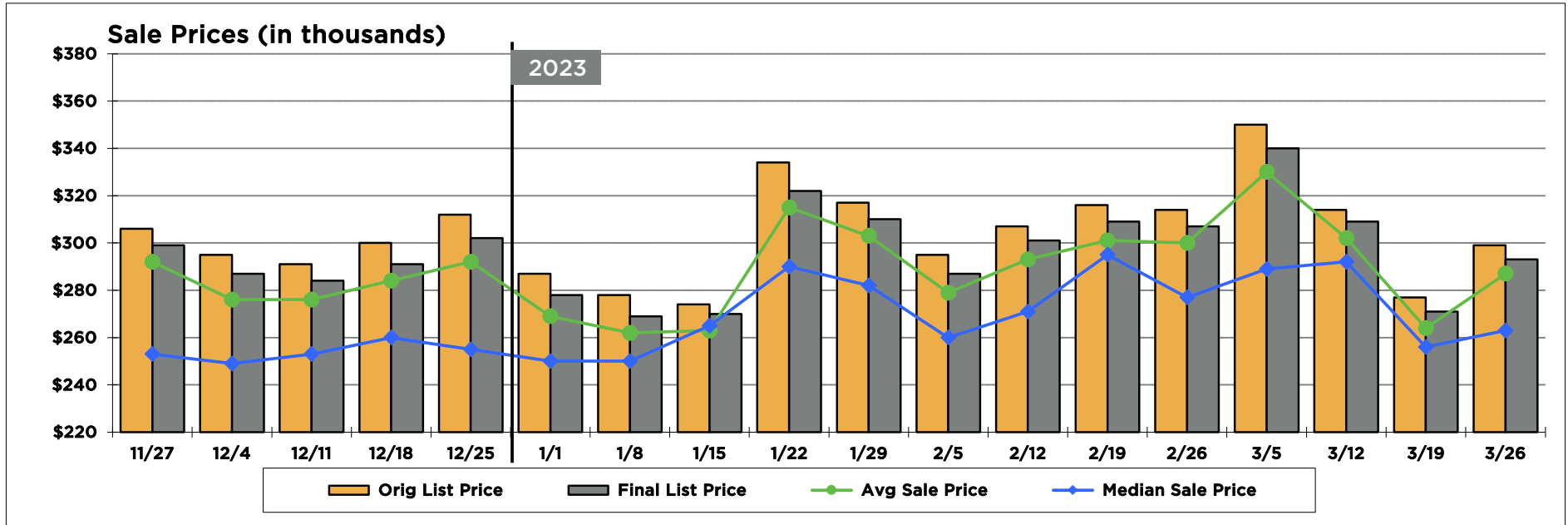
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	0	1	0

Square Footage

Average Square Feet	1,308	1,002	1,265	1,561	1,734	1,946	0
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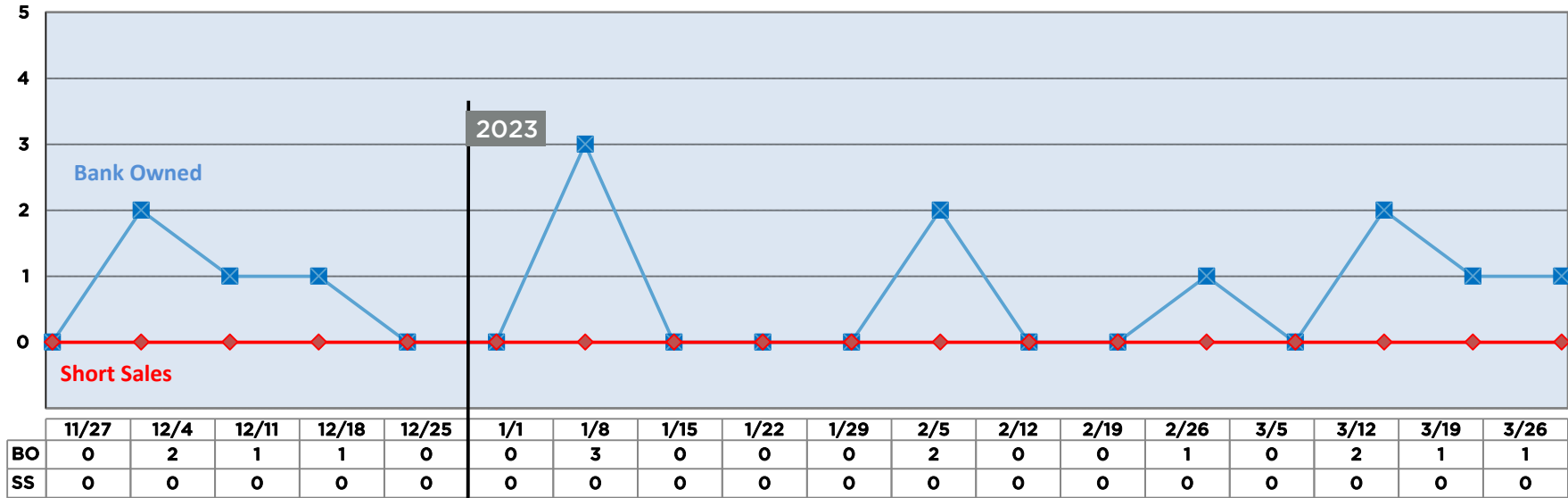
Condos, Townhomes, Villas



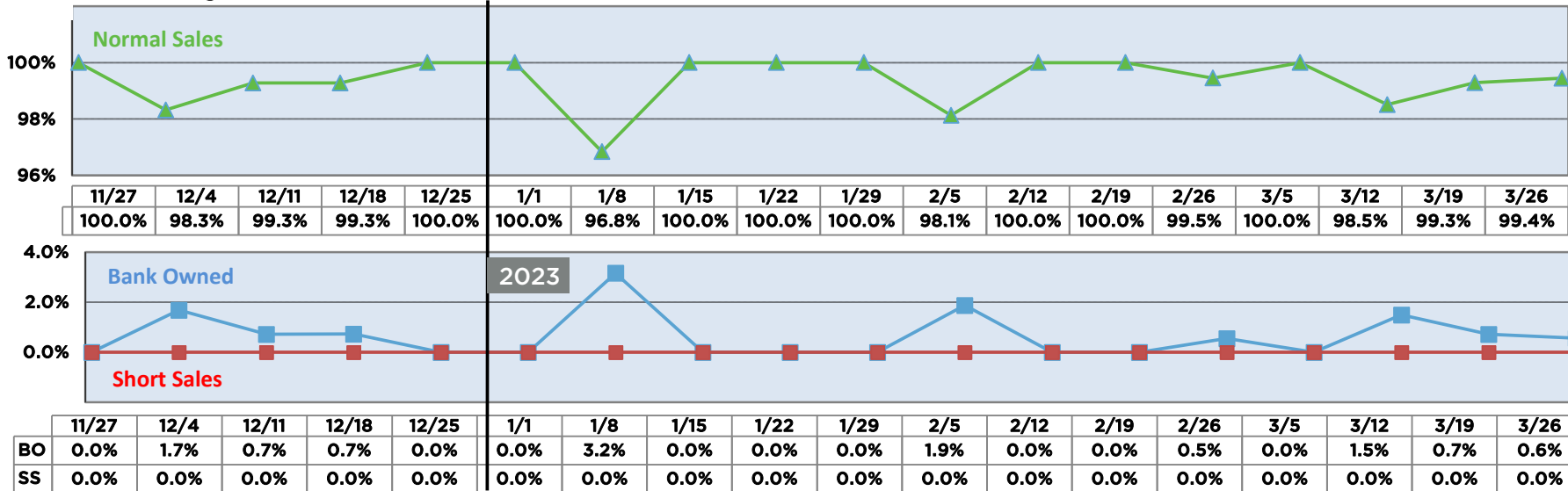


Condos, Townhomes, Villas

Foreclosure Sales



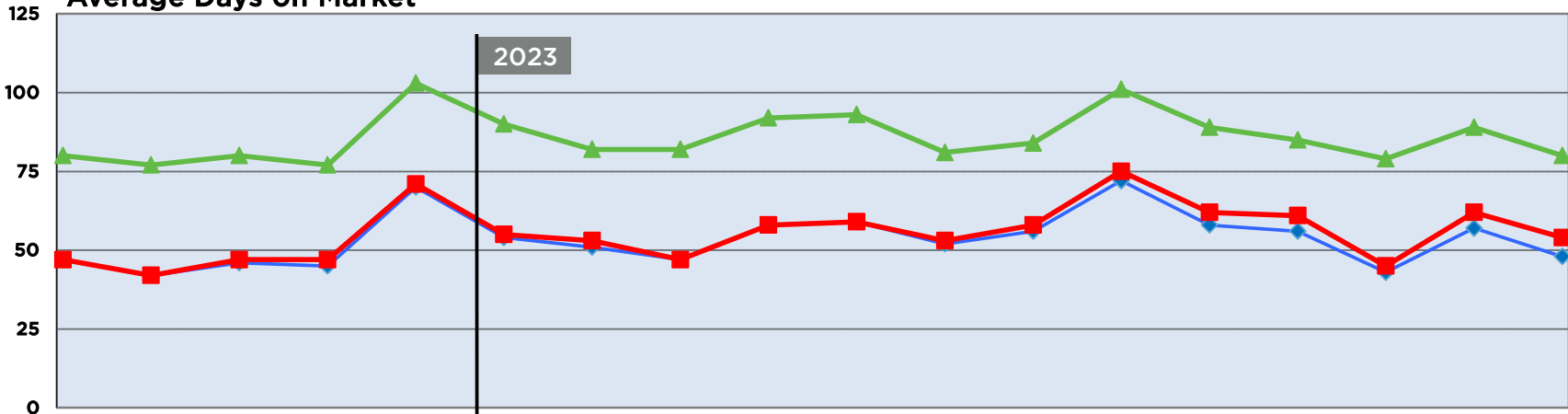
Percentage of Sales





Condos, Townhomes, Villas

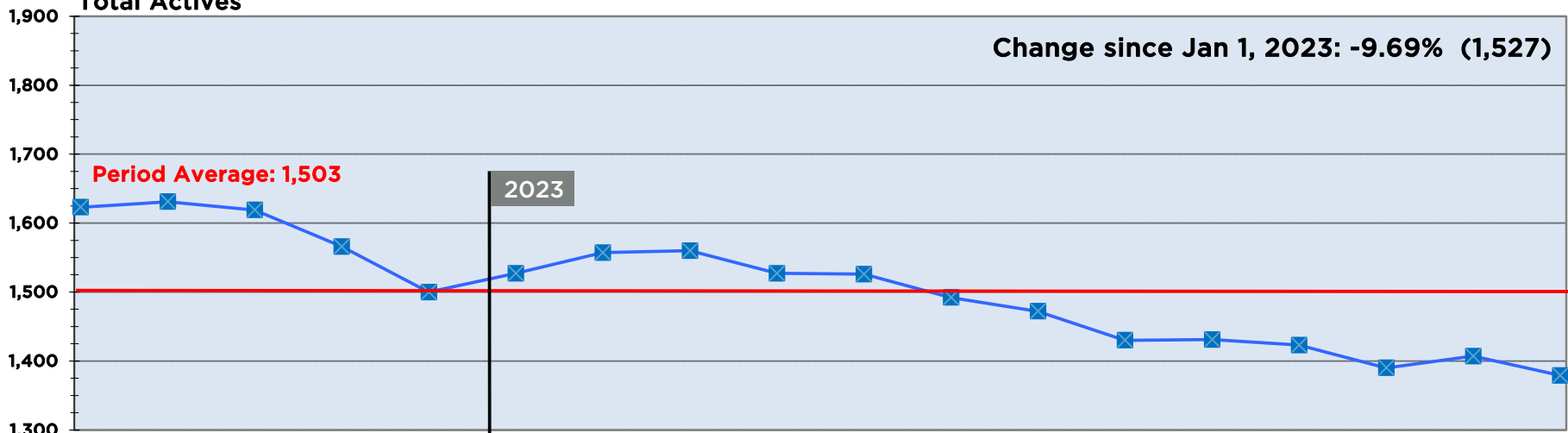
Average Days on Market



	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	3/26
ListToContract	47	42	46	45	70	54	51	47	58	59	52	56	72	58	56	43	57	48
CombDaysOnMkt	47	42	47	47	71	55	53	47	58	59	53	58	75	62	61	45	62	54
ListToClose	80	77	80	77	103	90	82	82	92	93	81	84	101	89	85	79	89	80

Total Actives

Change since Jan 1, 2023: -9.69% (1,527)

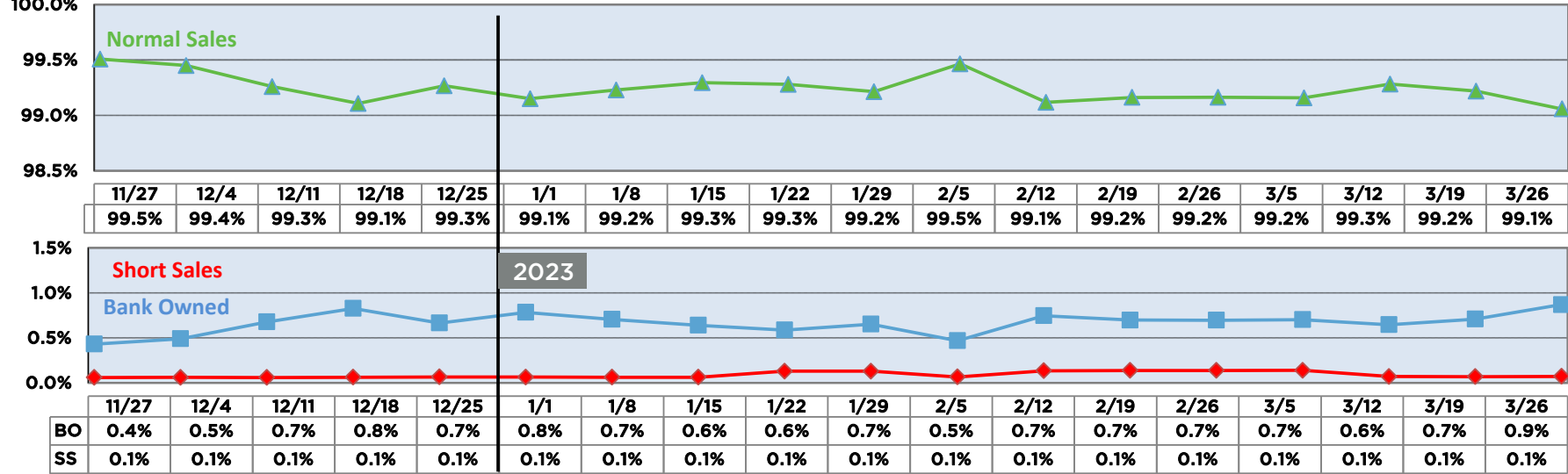


	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26
Total Actives	1,623	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379

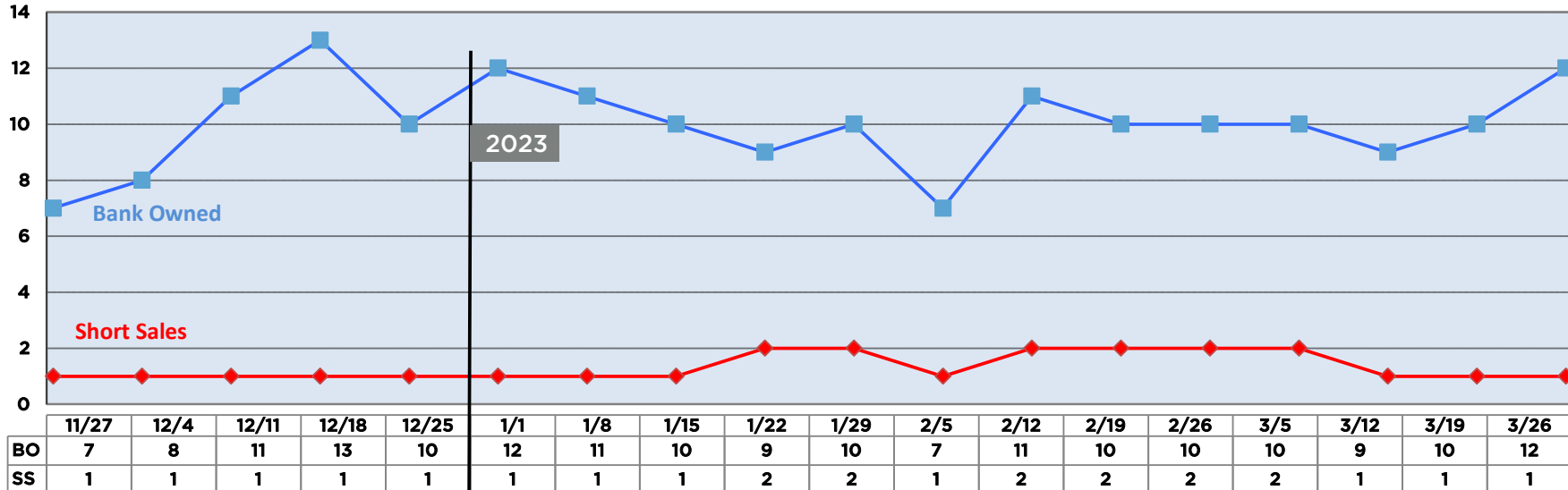


Condos, Townhomes, Villas

Percentage of Actives



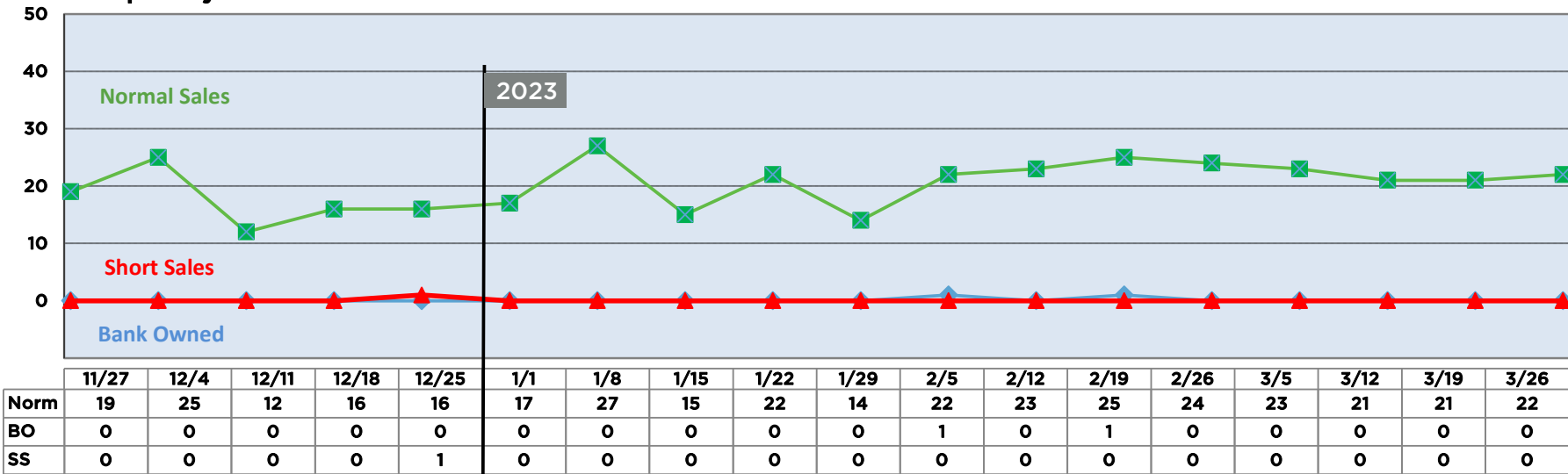
Active Foreclosures



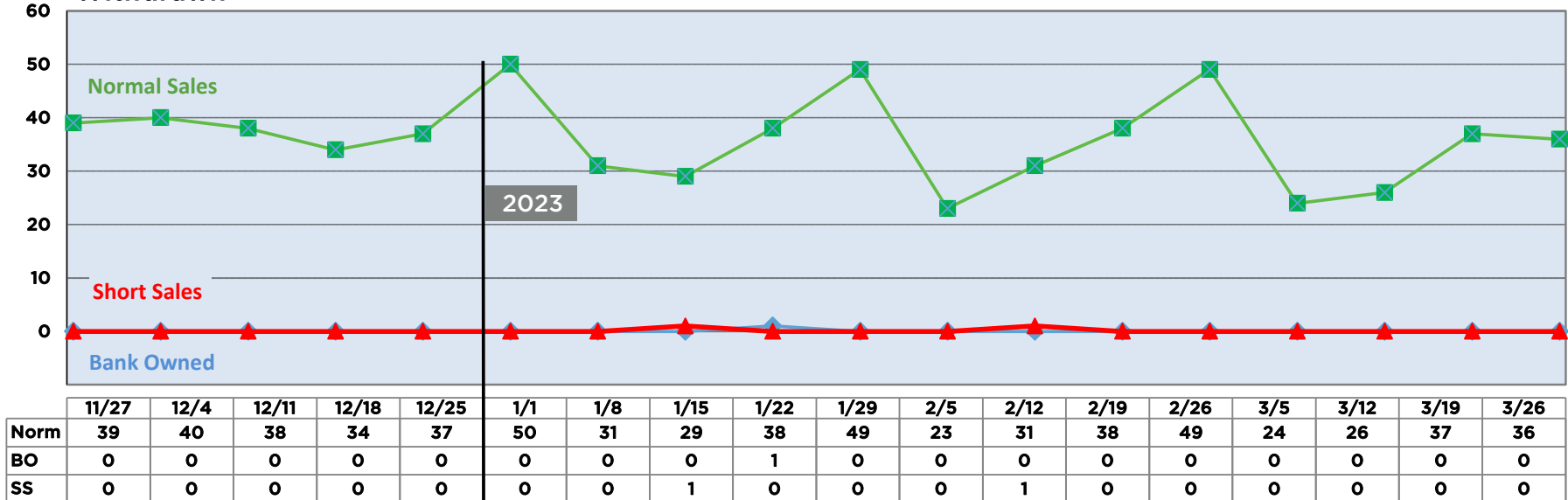


Condos, Townhomes, Villas

Temporary Off Market

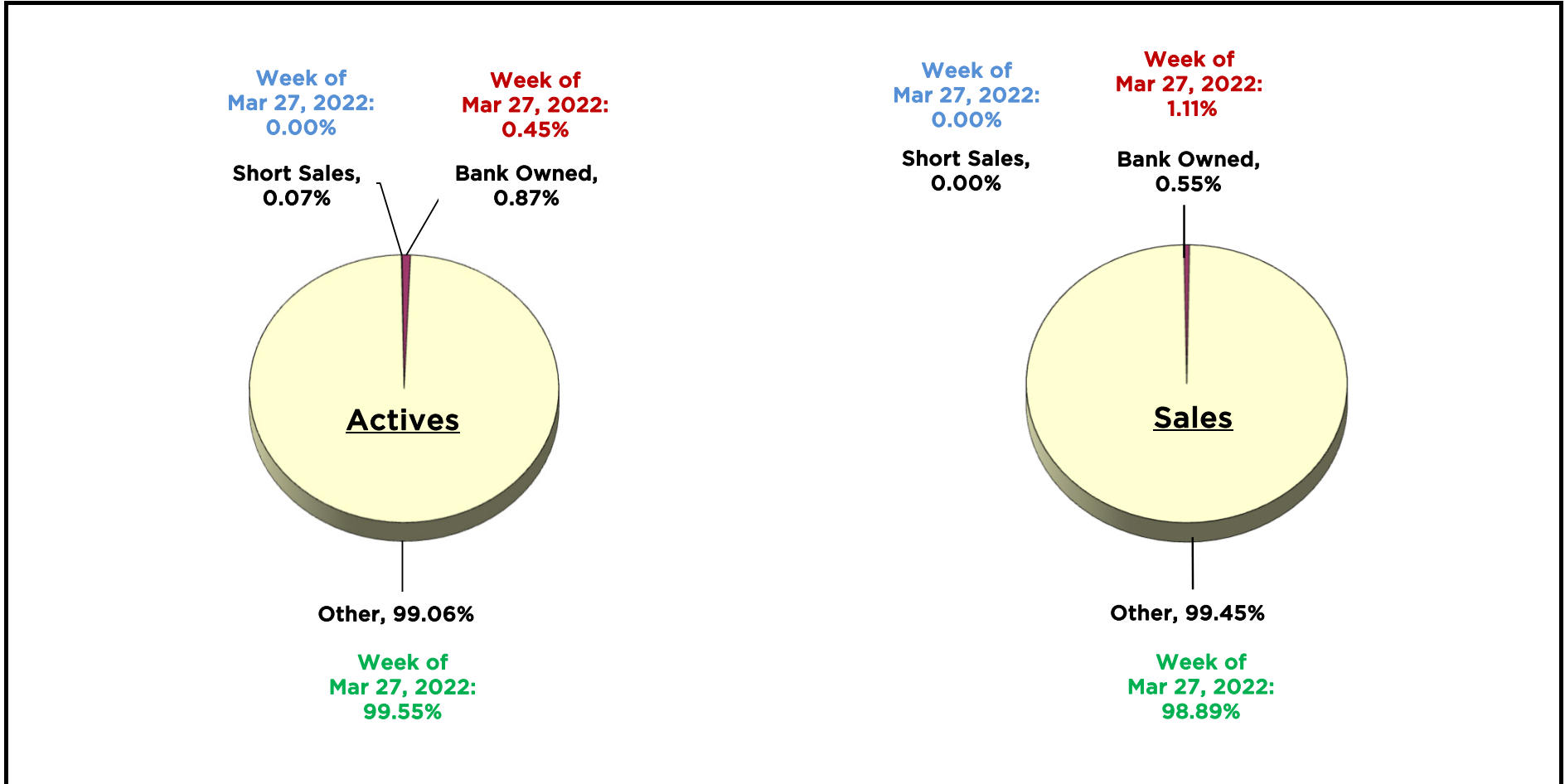


Withdrawn





Condos, Townhomes, Villas





Monday Morning Quarterback
03/26/2023 - 04/01/2023
Lake, Orange, Osceola & Seminole Counties

There is 1 Condo, Villa, or Townhome available for the Median Price of \$263,000 (± \$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>
Lake County		1	\$262,500	2.0	2.0	1,219	\$215.34
Mount Dora	32757	1	\$262,500	2.0	2.0	1,219	\$215.34