



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

***Week of April 09, 2023 - April 15, 2023***

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

- Sales of single-family homes increased to 421 during the week of April 09, from 408 the week prior
- The median price of single family homes decreased to \$405,000, a change of -1.2%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 4 the week of April 02
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 33, and now sits at 3,779

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

- Sales of condos, townhomes, and villas increased to 143 during the week of April 09, from 136 the week prior
- The median price of condos, townhomes, and villas decreased to \$259,000, a change of -10.1%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 32, and now sits at 1,402

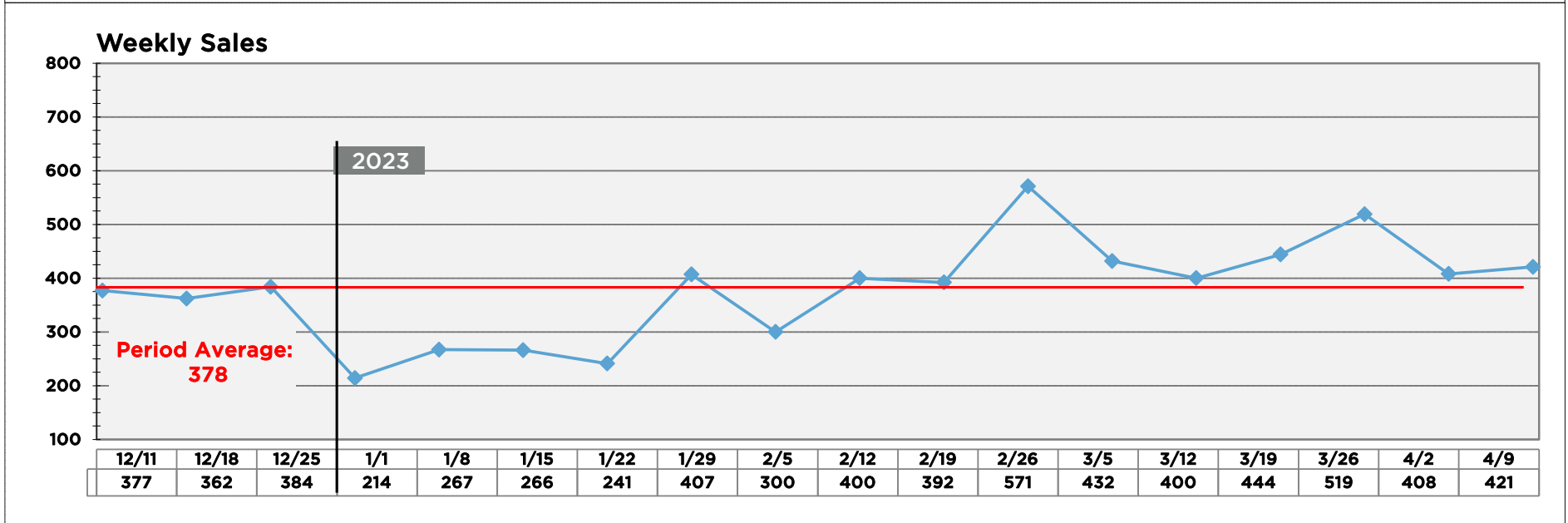
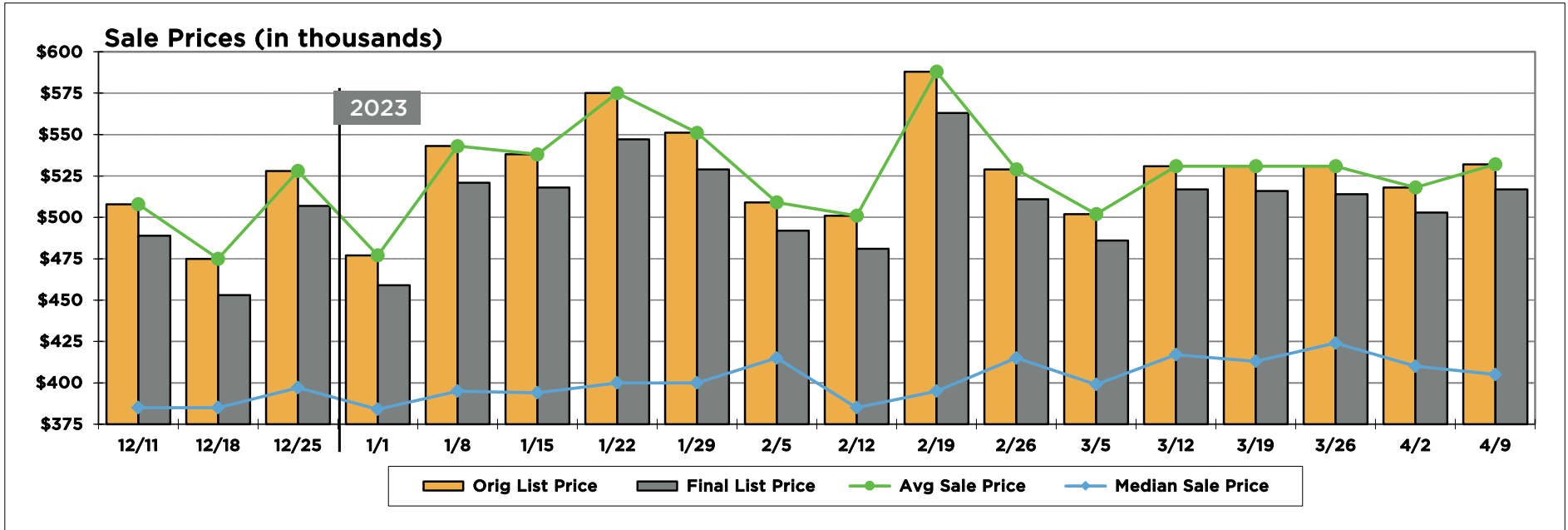
***Detailed charts and graphs begin on page 2 of this report.***

**Monday Morning Quarterback**  
04/09/2023 - 04/15/2023  
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>	421	48	37	118	74	121	23
Bank Owned	2	0	1	0	1	0	0
Short Sales	1	0	0	0	0	1	0
Other	418	48	36	118	73	120	23
<b>Active Listings</b>	3,779	274	199	718	757	1,361	470
Bank Owned	34	12	3	11	1	6	1
Short Sales	5	1	0	2	0	2	0
Other	3,740	261	196	705	756	1,353	469
<b>Months of Inventory</b>	2.07	1.32	1.24	1.40	2.36	2.60	4.72
<b><u>List Price</u></b>							
Average Original List Price	\$531,597	\$194,607	\$286,553	\$361,836	\$456,873	\$683,477	\$1,941,430
Average Final List Price	\$516,619	\$186,851	\$281,440	\$353,694	\$448,588	\$661,256	\$1,877,000
<b><u>Sale Price</u></b>							
Average Price	\$505,162	\$178,796	\$273,000	\$349,387	\$442,319	\$648,524	\$1,806,935
Median Price	\$405,000	\$190,000	\$274,000	\$347,750	\$440,000	\$608,650	\$1,375,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$14,978	-\$7,756	-\$5,113	-\$8,142	-\$8,285	-\$22,221	-\$64,430
Original List to Sale Price - \$	-\$26,435	-\$15,811	-\$13,553	-\$12,449	-\$14,554	-\$34,953	-\$134,495
Final List to Sale Price - \$	-\$11,457	-\$8,055	-\$8,440	-\$4,307	-\$6,269	-\$12,732	-\$70,065
Original List to Sale Price - %	95.03%	91.88%	95.27%	96.56%	96.81%	94.89%	93.07%
Final List to Sale Price - %	97.78%	95.69%	97.00%	98.78%	98.60%	98.07%	96.27%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	47	43	53	47	44	51	37
Combined Avg Days to Contract	52	43	55	54	48	56	37
Avg Days Listing to Closing	81	86	81	79	77	87	68
Avg Days Contract to Close	35	43	28	33	33	36	31
<b><u>Beds / Baths</u></b>							
Average Bedrooms	4	3	3	3	3	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	2,109	1,148	1,349	1,626	2,029	2,868	4,071

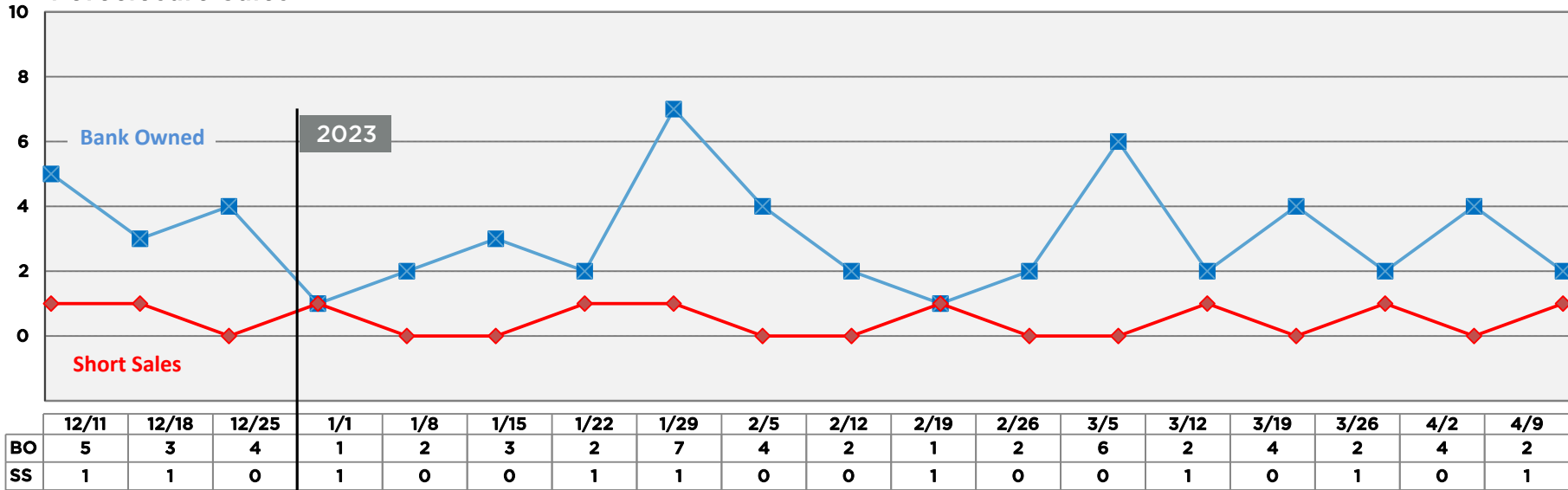
**Single Family Homes**



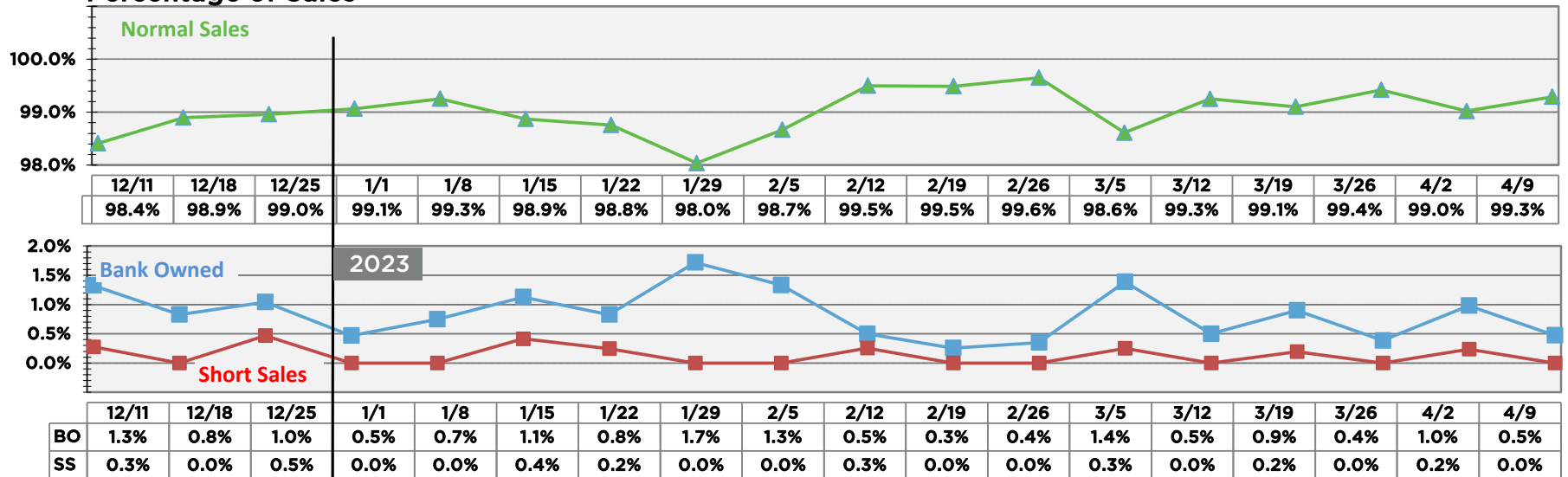


**Single Family Homes**

**Foreclosure Sales**



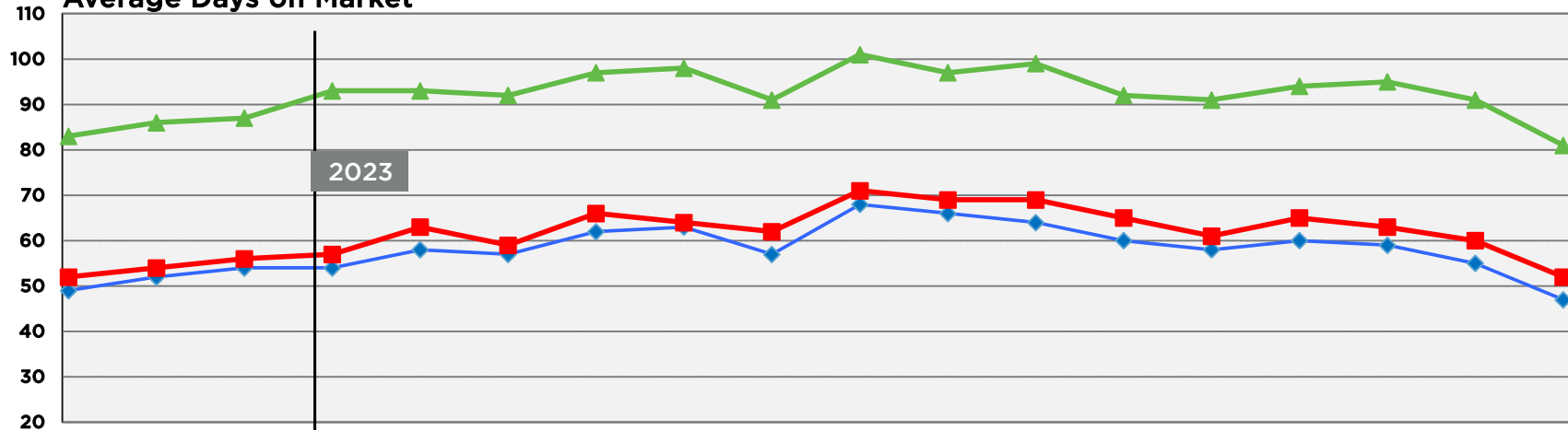
**Percentage of Sales**





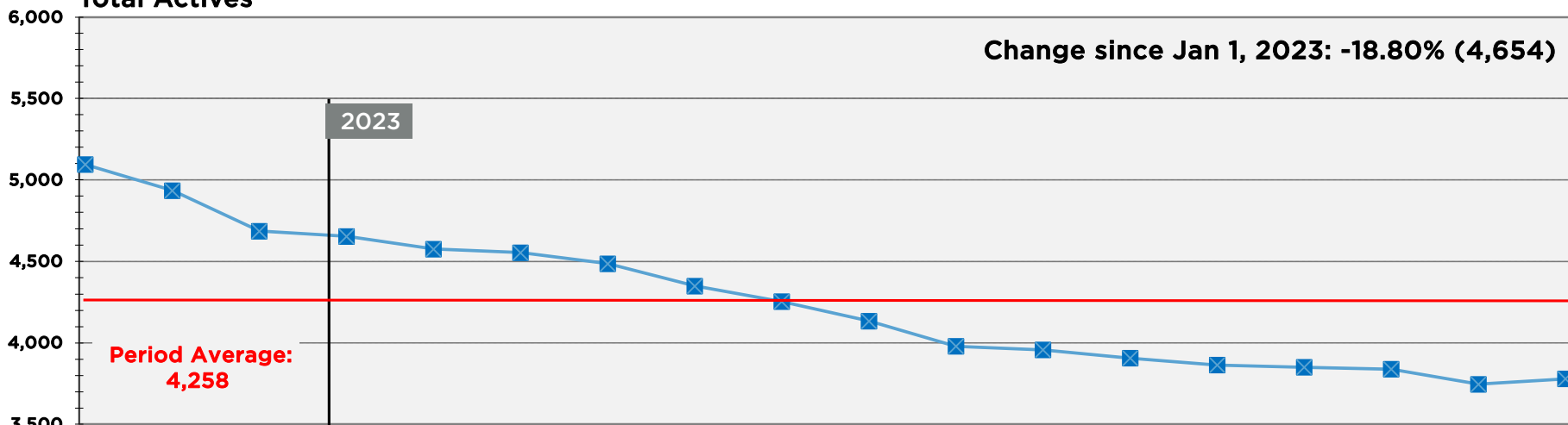
**Single Family Homes**

**Average Days on Market**



	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	4/2	4/9
ListToContract	49	52	54	54	58	57	62	63	57	68	66	64	60	58	60	59	55	47
CombDaysOnMkt	52	54	56	57	63	59	66	64	62	71	69	69	65	61	65	63	60	52
ListToClose	83	86	87	93	93	92	97	98	91	101	97	99	92	91	94	95	91	81

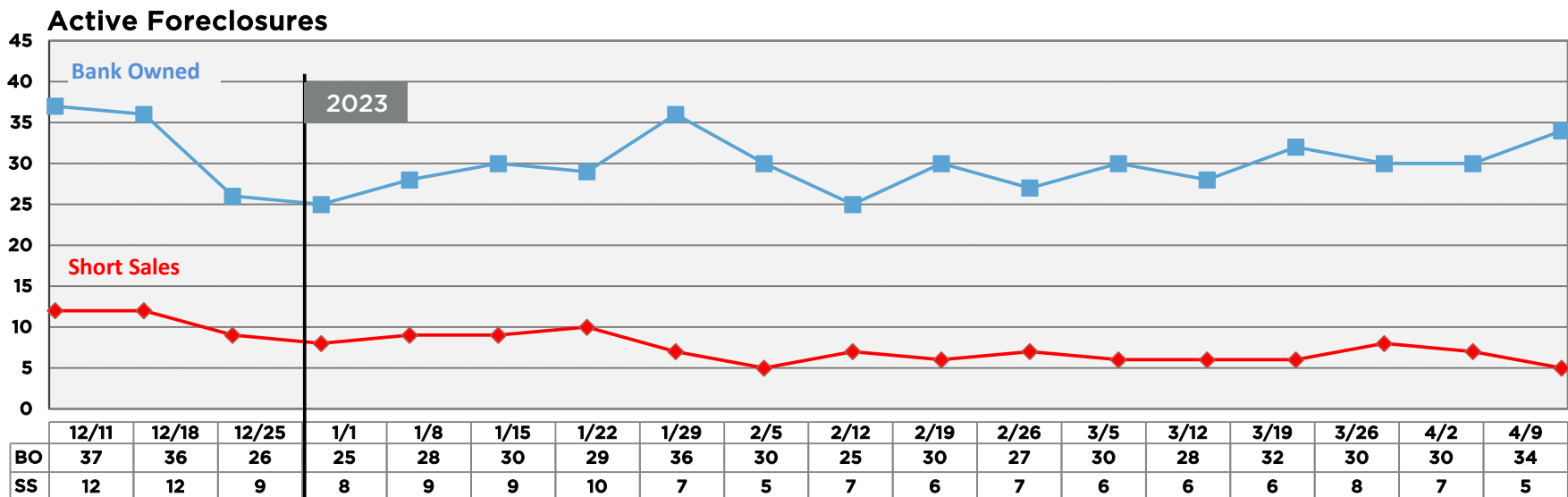
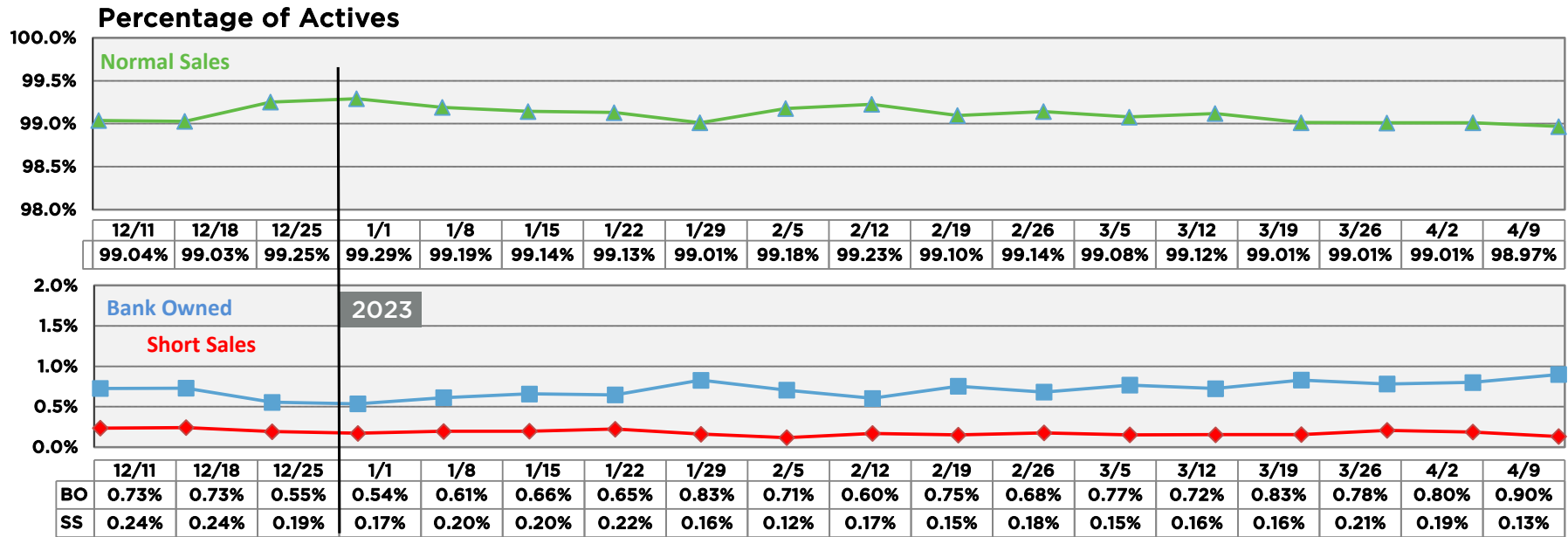
**Total Actives**



	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	4/2	4/9
Total Actives	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	3,746	3,779

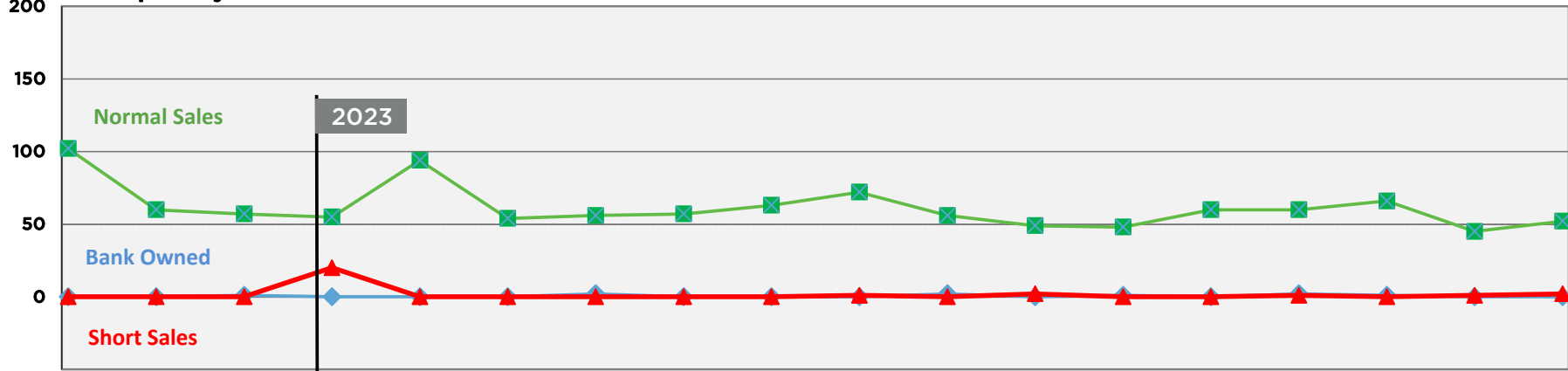


**Single Family Homes**



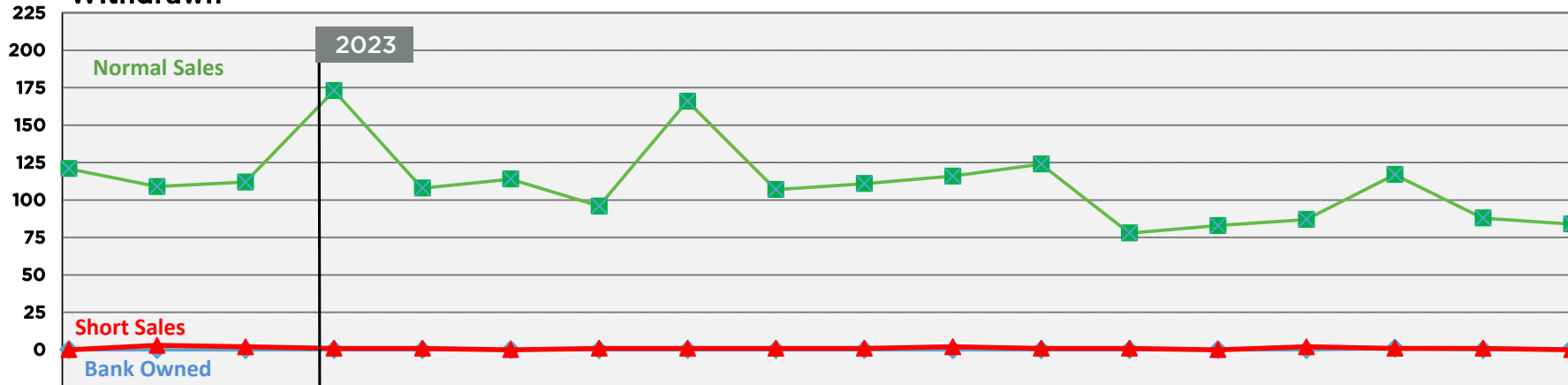
### Single Family Homes

#### Temporary Off Market



	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	4/2	4/9
Norm	102	60	57	55	94	54	56	57	63	72	56	49	48	60	60	66	45	52
BO	0	0	1	0	0	0	2	0	0	0	2	0	1	0	2	1	0	0
SS	0	0	0	20	0	0	0	0	0	1	0	2	0	0	1	0	1	2

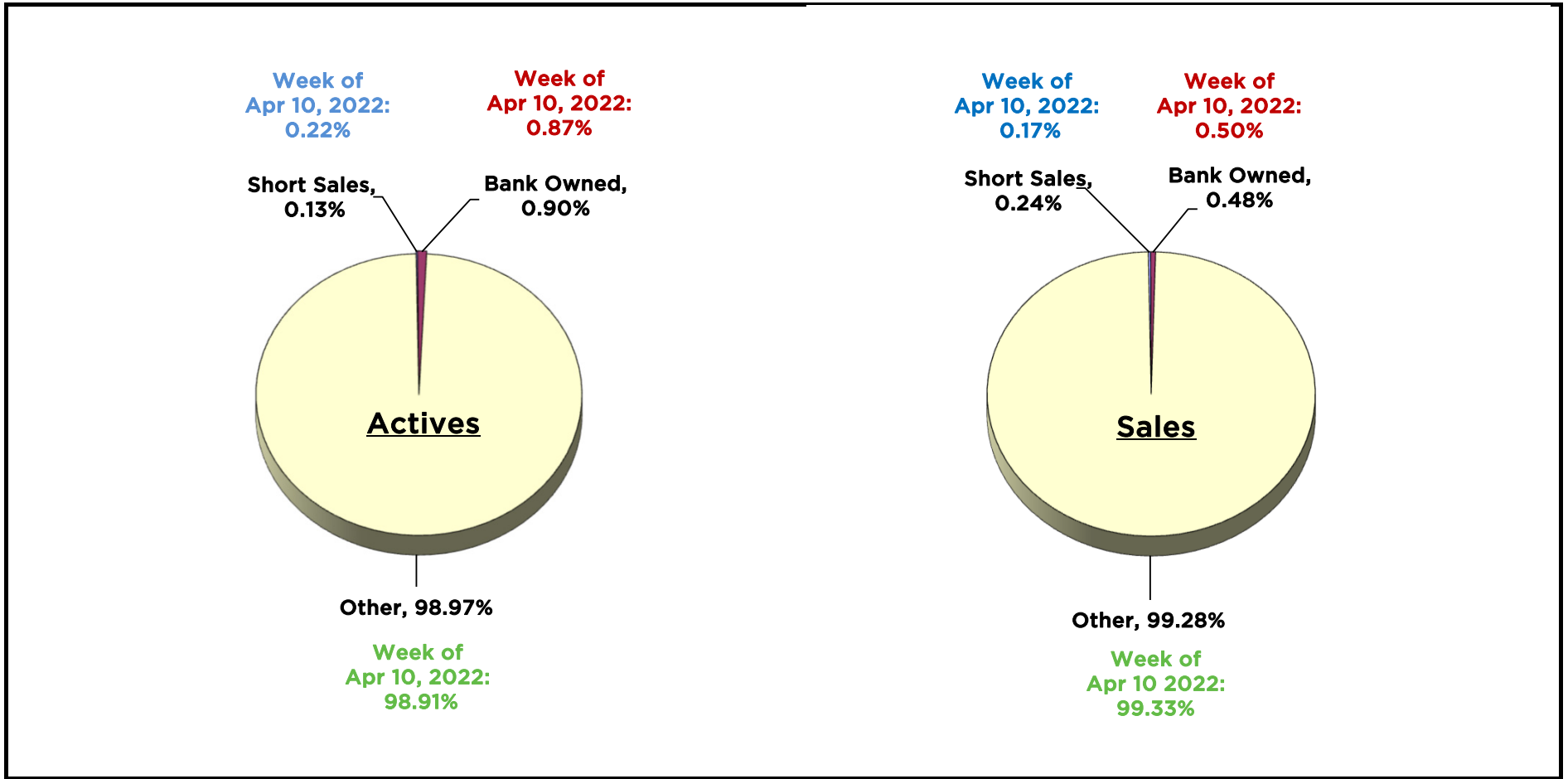
#### Withdrawn



	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	4/2	4/9
Norm	121	109	112	173	108	114	96	166	107	111	116	124	78	83	87	117	88	84
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
SS	0	3	2	1	1	0	1	1	1	1	2	1	1	0	2	1	1	0



### Single Family Homes



**Monday Morning Quarterback**  
04/09/2023 - 04/15/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 16 Single Family Homes available for the Median Price of \$405,000 (± \$500)**

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>4</b>	<b>\$404,975</b>	<b>3.3</b>	<b>2.0</b>	<b>1,623</b>	<b>\$249.56</b>
Lake Mary / Heathrow	32746	2	\$404,950	3.0	2.0	1,732	\$233.87
Maitland / Eatonville	32751	1	\$405,000	4.0	2.0	1,540	\$262.99
Longwood / Wekiva Springs	32779	1	\$405,000	3.0	2.0	1,488	\$272.18
<b>Orange County</b>		<b>1</b>	<b>\$404,900</b>	<b>3.0</b>	<b>2.0</b>	<b>1,491</b>	<b>\$271.56</b>
Azalea Park	32807	1	\$404,900	3.0	2.0	1,491	\$271.56
<b>Osceola County</b>		<b>7</b>	<b>\$405,000</b>	<b>3.6</b>	<b>2.1</b>	<b>1,817</b>	<b>\$222.95</b>
Kissimmee (West) / Pleasant Hill	34746	3	\$405,000	3.7	2.0	1,850	\$218.92
Kissimmee / Poinciana	34758	2	\$405,000	4.0	2.5	1,907	\$212.38
St Cloud	34769	1	\$405,000	3.0	2.0	1,760	\$230.11
St Cloud / Canoe Creek	34772	1	\$405,000	3.0	2.0	1,592	\$254.40
<b>Lake County</b>		<b>4</b>	<b>\$405,000</b>	<b>4.3</b>	<b>2.5</b>	<b>2,365</b>	<b>\$171.23</b>
Grand Island	32735	1	\$405,000	5.0	3.0	2,604	\$155.53
Tavares / Mt Plymouth	32778	1	\$405,000	5.0	3.0	2,807	\$144.28
Groveland	34736	2	\$405,000	3.5	2.0	2,025	\$200.00

**Monday Morning Quarterback**  
04/09/2023 - 04/15/2023  
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>143</b>	67	25	34	9	8	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	143	67	25	34	9	8	0
<b>Active Listings</b>	<b>1,402</b>	436	182	381	209	180	14
Bank Owned	8	5	0	1	2	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,392	430	182	380	206	180	14
<b>Months of Inventory</b>	<b>2.26</b>	1.50	1.68	2.59	5.36	5.19	0.00

**List Price**

<b>Average Original List Price</b>	<b>\$295,866</b>	\$203,439	\$277,482	\$362,429	\$458,310	\$661,750	\$0
<b>Average Final List Price</b>	<b>\$288,563</b>	\$198,993	\$274,562	\$351,476	\$443,188	\$641,125	\$0

**Sale Price**

<b>Average Price</b>	<b>\$281,443</b>	\$191,981	\$268,134	\$343,953	\$436,867	\$631,750	\$0
<b>Median Price</b>	<b>\$259,000</b>	\$200,000	\$264,000	\$343,750	\$425,000	\$627,500	\$0

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$7,303</b>	-\$4,446	-\$2,920	-\$10,953	-\$15,122	-\$20,625	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$14,423</b>	-\$11,458	-\$9,348	-\$18,476	-\$21,443	-\$30,000	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$7,120</b>	-\$7,012	-\$6,428	-\$7,523	-\$6,321	-\$9,375	\$0
<b>Original List to Sale Price - %</b>	<b>95.13%</b>	94.37%	96.63%	94.90%	95.32%	95.47%	0.00%
<b>Final List to Sale Price - %</b>	<b>97.53%</b>	96.48%	97.66%	97.86%	98.57%	98.54%	0.00%

**Days on the Market**

<b>Avg Days Listing to Contract</b>	<b>54</b>	45	38	63	112	72	0
<b>Combined Avg Days to Contract</b>	<b>54</b>	45	38	64	112	72	0
<b>Avg Days Listing to Closing</b>	<b>84</b>	73	70	95	143	108	0
<b>Avg Days Contract to Close</b>	<b>30</b>	28	32	32	30	36	0

**Beds / Baths**

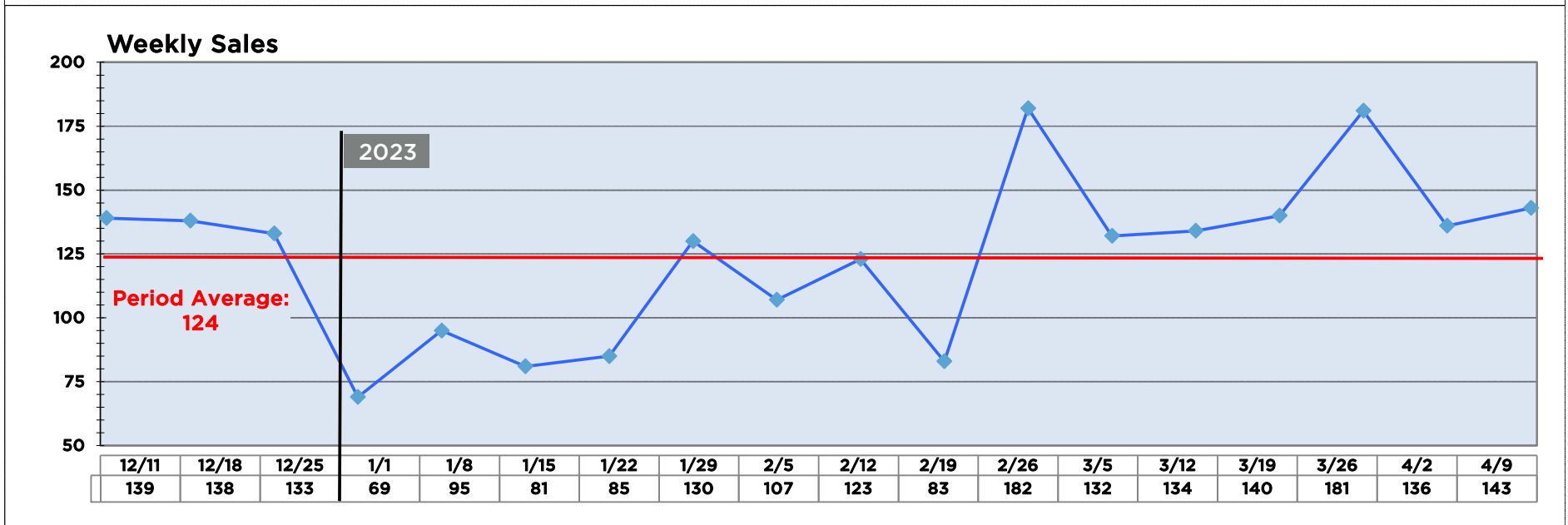
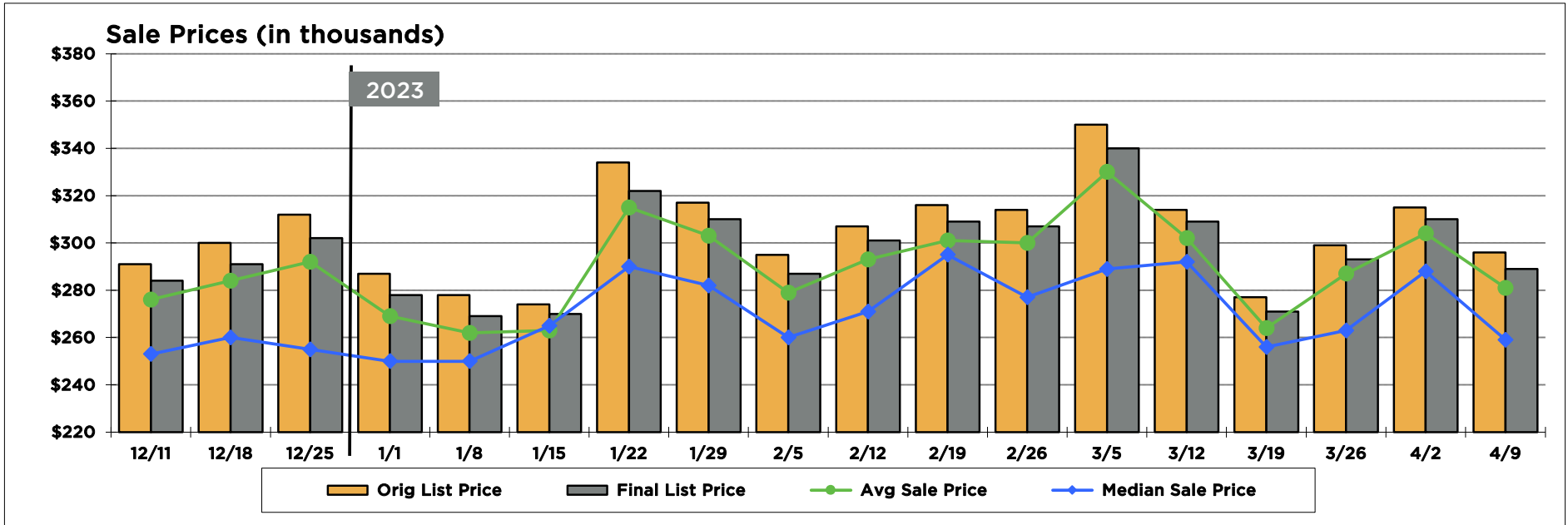
<b>Average Bedrooms</b>	<b>2</b>	2	3	3	3	4	0
<b>Average Full Baths</b>	<b>2</b>	2	2	2	3	3	0
<b>Average Half Baths</b>	<b>0</b>	0	0	1	1	1	0

**Square Footage**

<b>Average Square Feet</b>	<b>1,301</b>	981	1,316	1,547	1,813	2,321	0
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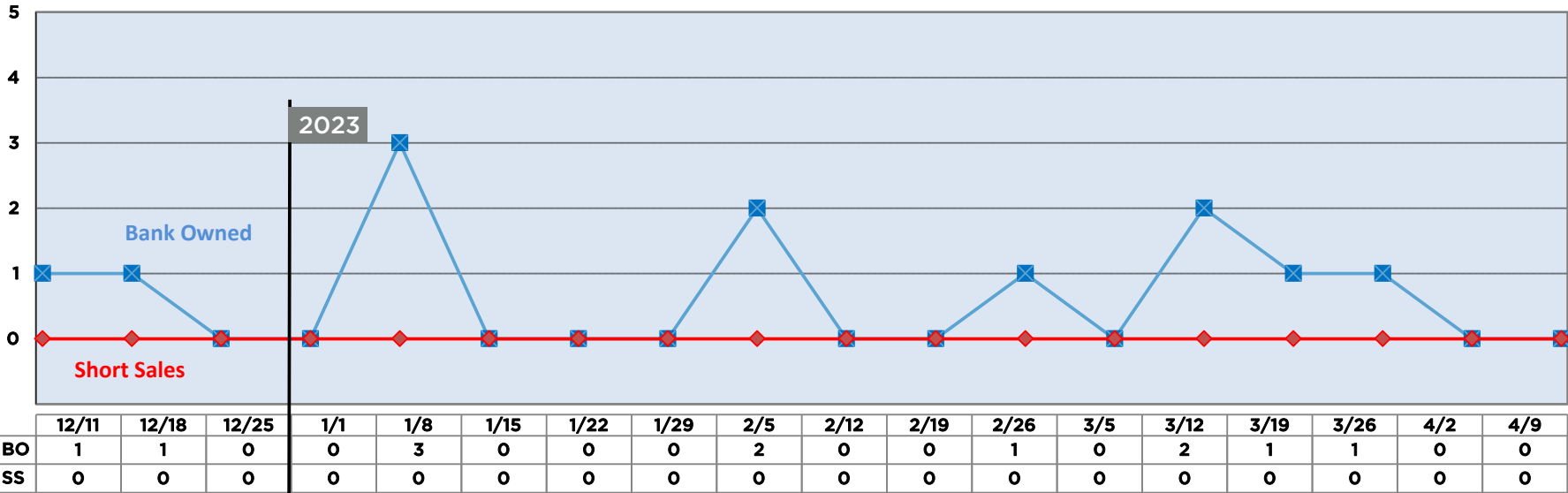


**Condos, Townhomes, Villas**

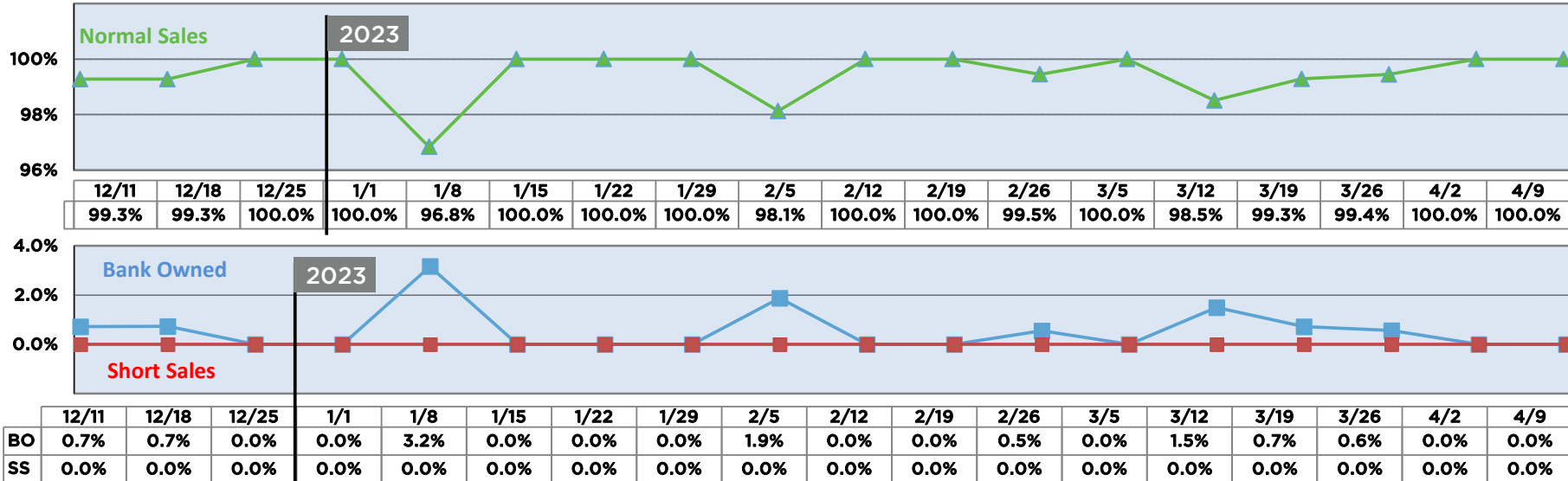


**Condos, Townhomes, Villas**

**Foreclosure Sales**



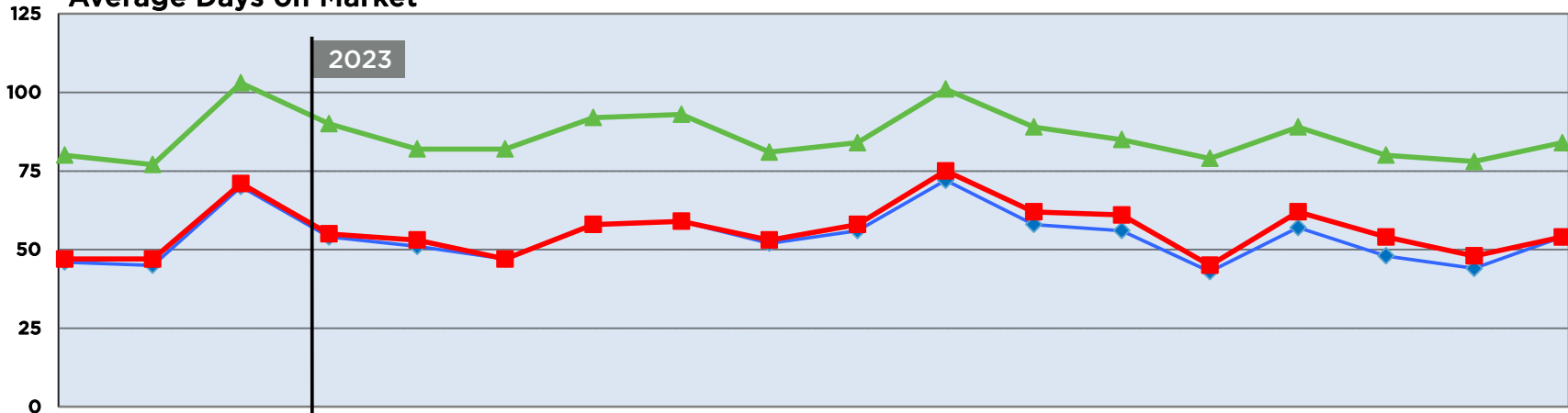
**Percentage of Sales**





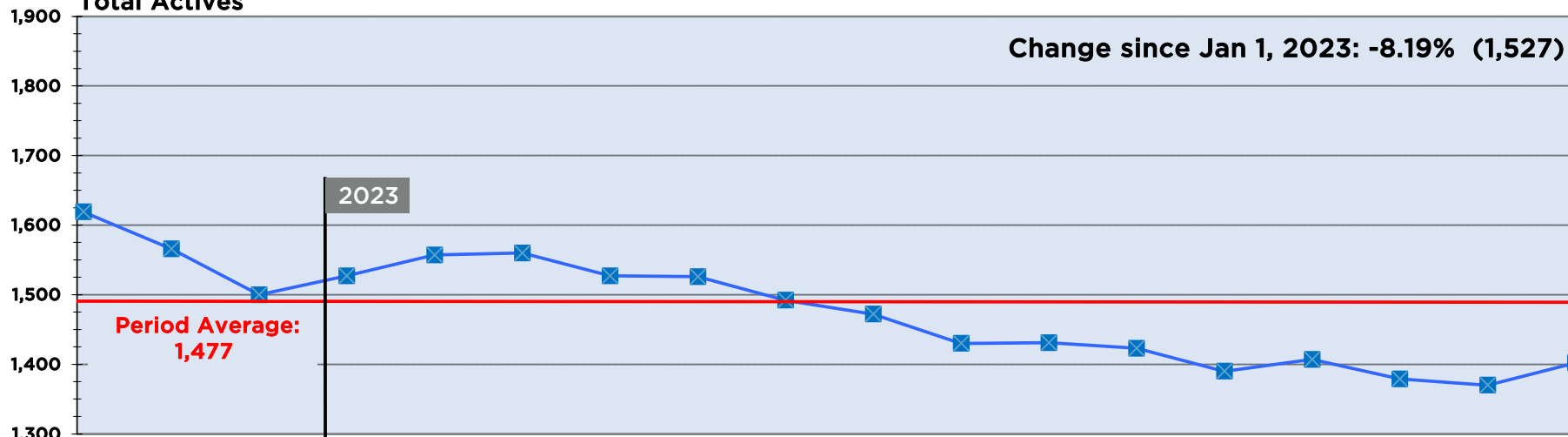
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	4/2	4/9
ListToContract	46	45	70	54	51	47	58	59	52	56	72	58	56	43	57	48	44	54
CombDaysOnMkt	47	47	71	55	53	47	58	59	53	58	75	62	61	45	62	54	48	54
ListToClose	80	77	103	90	82	82	92	93	81	84	101	89	85	79	89	80	78	84

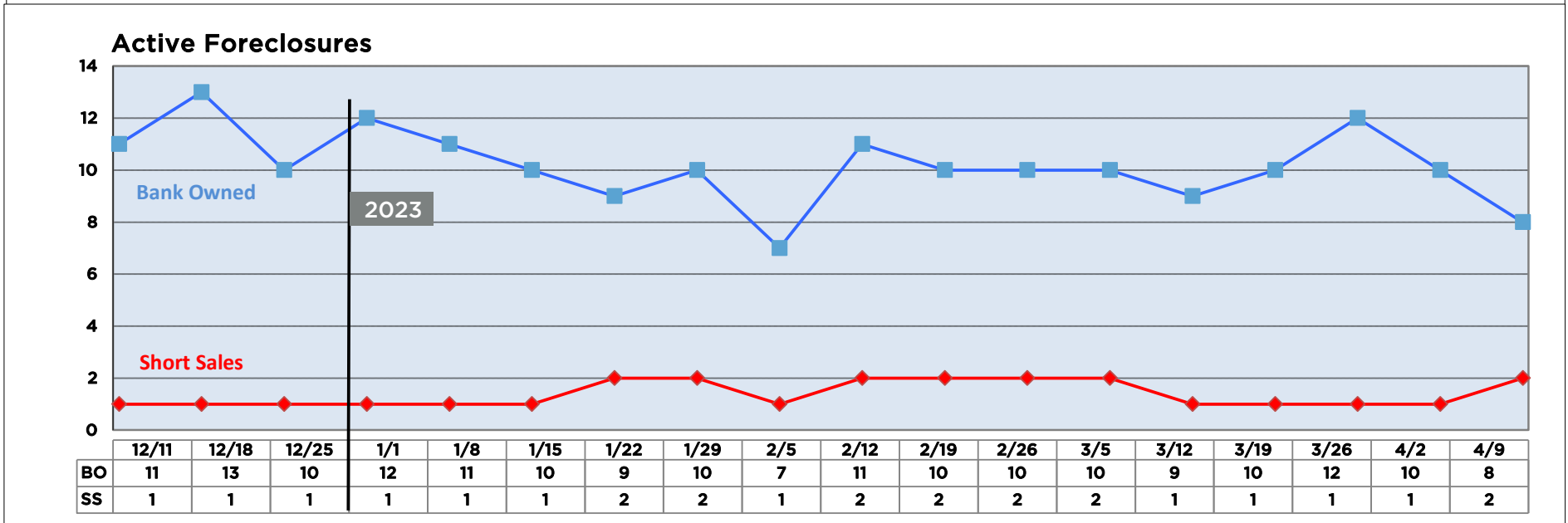
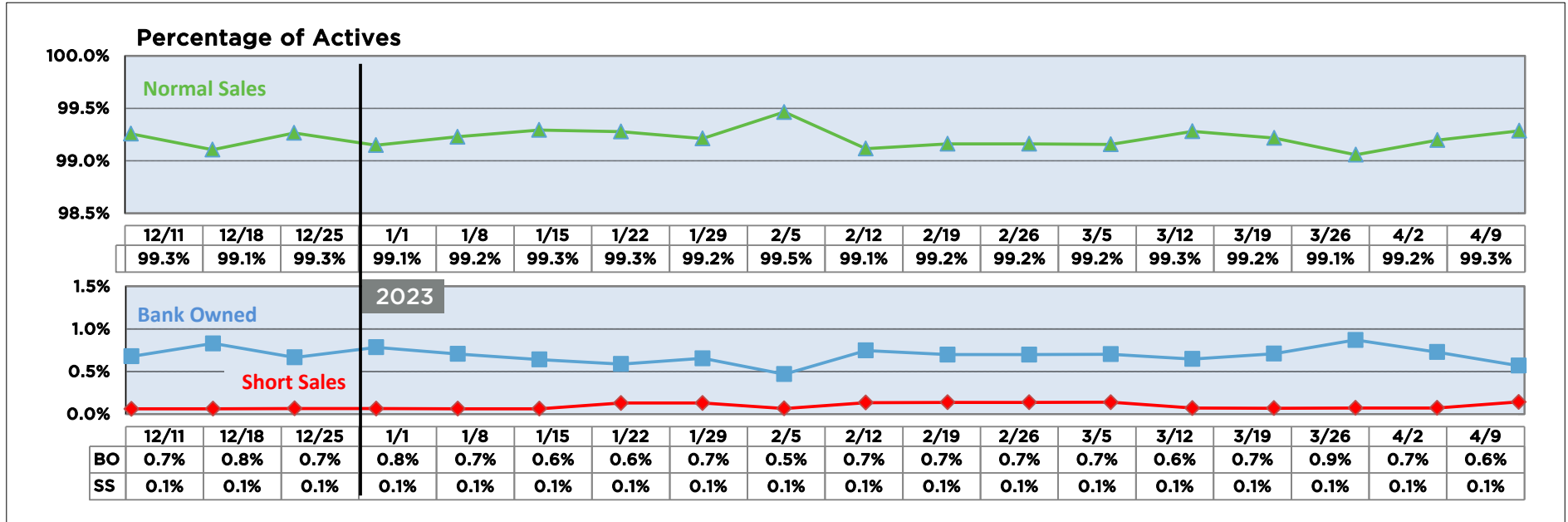
**Total Actives**



	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	4/2	4/9
Total Actives	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	1,370	1,402

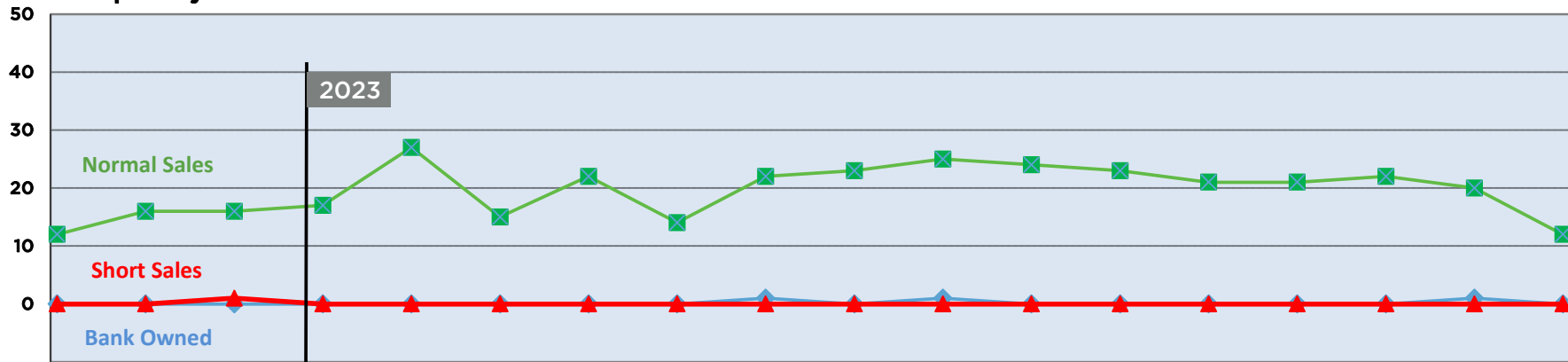


**Condos, Townhomes, Villas**



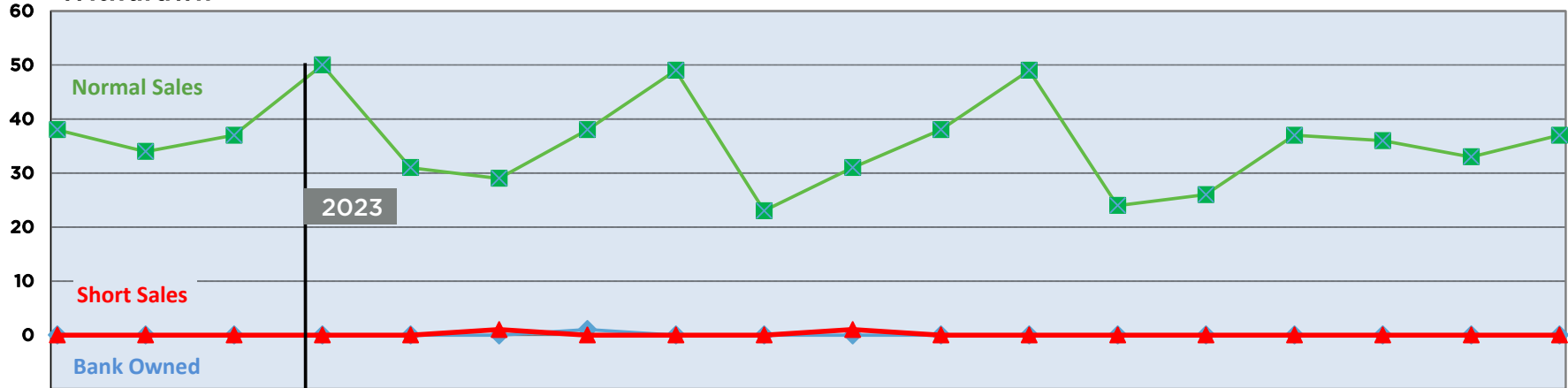
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	3/26	4/2	4/9	
Norm	12	16	16	17	27	15	22	14	22	23	25	24	23	21	21	22	20	12	
BO	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	
SS	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

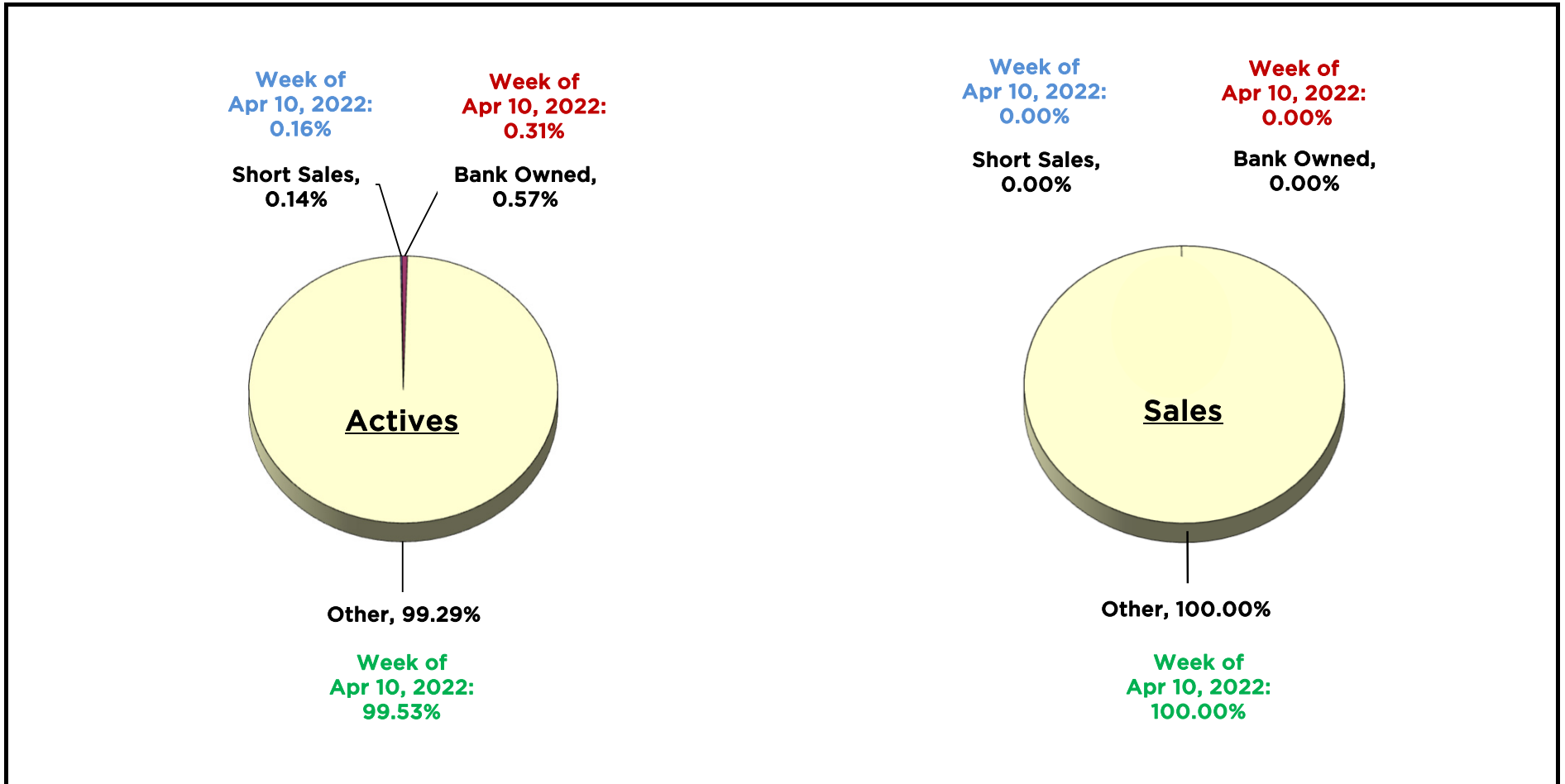
**Withdrawn**



	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	3/26	4/2	4/9	
Norm	38	34	37	50	31	29	38	49	23	31	38	49	24	26	37	36	33	37	
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	
SS	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
04/09/2023 - 04/15/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 8 Condos, Villas, or Townhomes available for the Median Price of \$259,000 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>2</b>	<b>\$259,250</b>	<b>2.5</b>	<b>2.0</b>	<b>1,478</b>	<b>\$175.47</b>
Altamonte Springs (East)	32701	1	\$259,500	3.0	2.0	1,653	\$156.99
Apopka / Hunt Club	32703	1	\$259,000	2.0	2.0	1,302	\$198.92
<b>Orange County</b>		<b>4</b>	<b>\$258,975</b>	<b>2.5</b>	<b>2.0</b>	<b>1,114</b>	<b>\$232.58</b>
Winter Park (East) / Aloma	32792	1	\$259,000	2.0	2.0	987	\$262.41
Pine Hills / Rosemont	32808	1	\$258,900	3.0	2.0	1,214	\$213.26
Sand Lake / Bay Hill	32819	1	\$259,000	3.0	2.0	1,193	\$217.10
Williamsburg / Lake Bryan	32821	1	\$259,000	2.0	2.0	1,060	\$244.34
<b>Osceola County</b>		<b>2</b>	<b>\$259,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,327</b>	<b>\$195.25</b>
Kissimmee (Central)	34741	1	\$259,000	3.0	2.0	1,433	\$180.74
Kissimmee (West) / Pleasant Hill	34746	1	\$259,000	3.0	2.0	1,220	\$212.30