



Monday Morning Quarterback Summary

Week of April 16, 2023 - April 22, 2023

Single-family existing homes

- Sales of single-family homes increased to 471 during the week of April 16, from 421 the week prior
- The median price of single family homes decreased to \$400,000, a change of -1.2%
- The number of single-family home foreclosure transactions increased to 4 last week, from 2 the week of April 09
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 80, and now sits at 3,699

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas remains constant at 143 during the week of Apr 16
- The median price of condos, townhomes, and villas increased to \$280,000, a change of 8.1%
- 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 decreased by 10, and now sits at 1,392

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

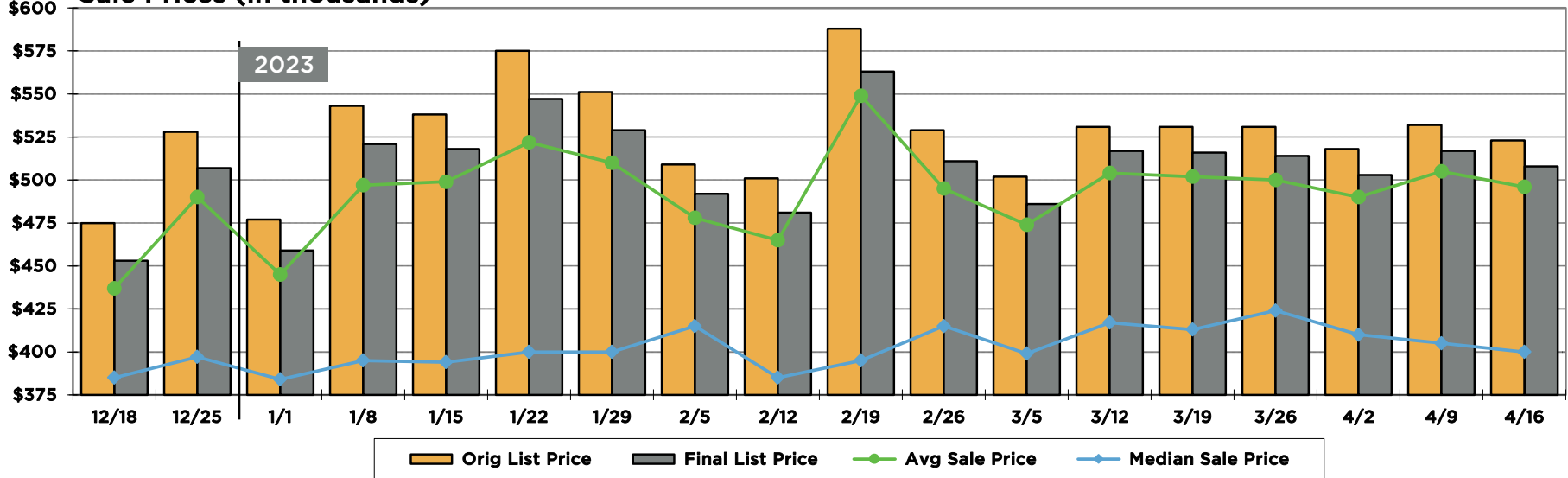
Monday Morning Quarterback
04/16/2023 - 04/22/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

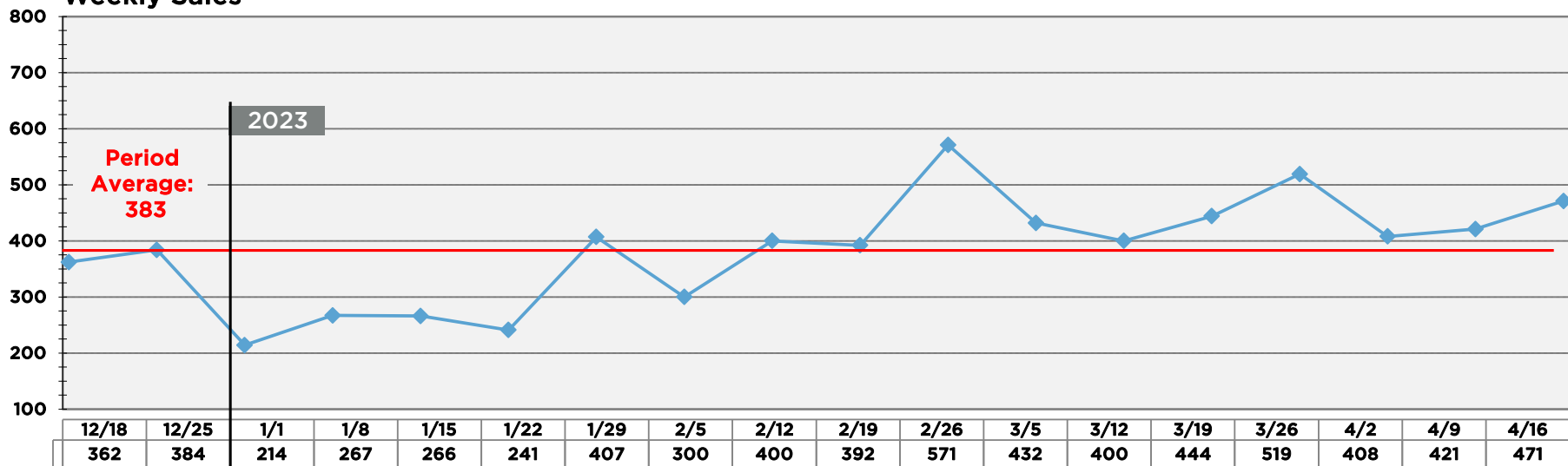
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	471	55	42	129	95	127	23
Bank Owned	4	2	1	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	467	53	41	128	95	127	23
Active Listings	3,699	265	218	669	721	1,351	475
Bank Owned	31	11	2	10	2	5	1
Short Sales	8	2	0	3	0	2	1
Other	3,660	252	216	656	719	1,344	473
Months of Inventory	1.81	1.11	1.20	1.20	1.75	2.46	4.77
<u>List Price</u>							
Average Original List Price	\$523,260	\$205,442	\$291,974	\$362,560	\$453,097	\$700,032	\$1,920,647
Average Final List Price	\$507,527	\$197,665	\$284,977	\$351,881	\$443,015	\$679,566	\$1,844,386
<u>Sale Price</u>							
Average Price	\$495,798	\$193,116	\$279,209	\$346,834	\$437,929	\$666,408	\$1,747,565
Median Price	\$400,000	\$207,500	\$282,500	\$345,000	\$431,500	\$649,900	\$1,299,999
<u>Price Differences</u>							
Original to Final List Price	-\$15,733	-\$7,777	-\$6,997	-\$10,679	-\$10,082	-\$20,466	-\$76,261
Original List to Sale Price - \$	-\$27,462	-\$12,326	-\$12,765	-\$15,726	-\$15,168	-\$33,624	-\$173,082
Final List to Sale Price - \$	-\$11,729	-\$4,549	-\$5,768	-\$5,047	-\$5,086	-\$13,158	-\$96,821
Original List to Sale Price - %	94.75%	94.00%	95.63%	95.66%	96.65%	95.20%	90.99%
Final List to Sale Price - %	97.69%	97.70%	97.98%	98.57%	98.85%	98.06%	94.75%
<u>Days on the Market</u>							
Avg Days Listing to Contract	52	55	37	55	41	58	76
Combined Avg Days to Contract	57	55	40	62	47	62	84
Avg Days Listing to Closing	88	88	71	88	77	96	114
Avg Days Contract to Close	35	32	34	33	35	37	37
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	2,113	1,156	1,407	1,654	2,065	2,871	4,273

Single Family Homes

Sale Prices (in thousands)

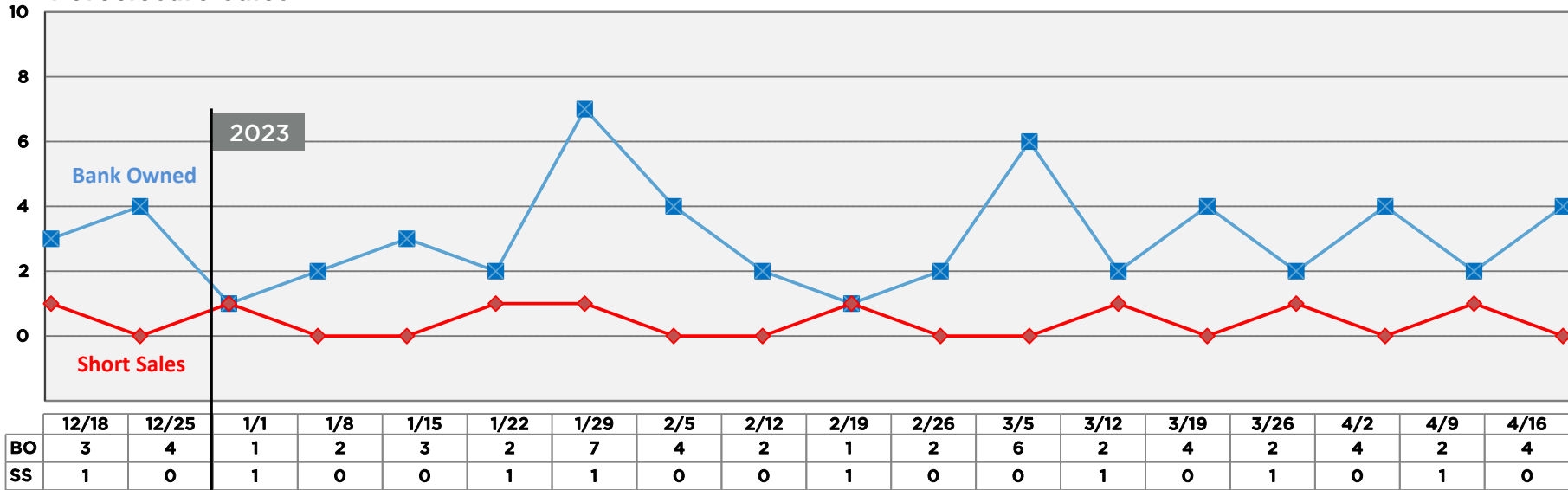


Weekly Sales

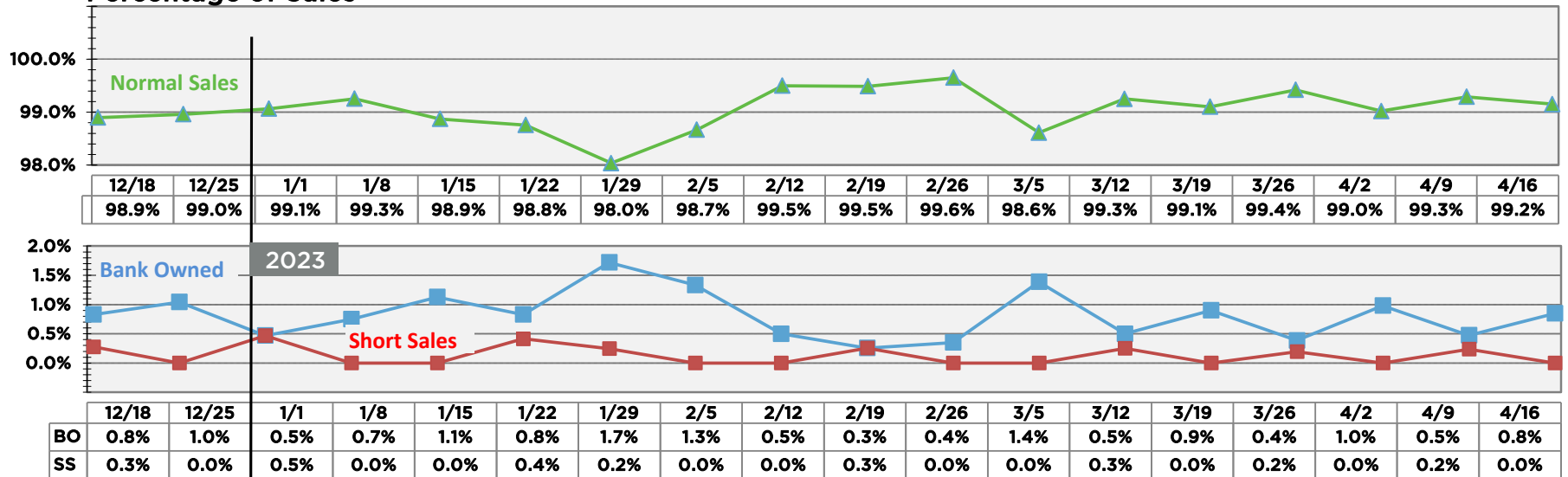


Single Family Homes

Foreclosure Sales



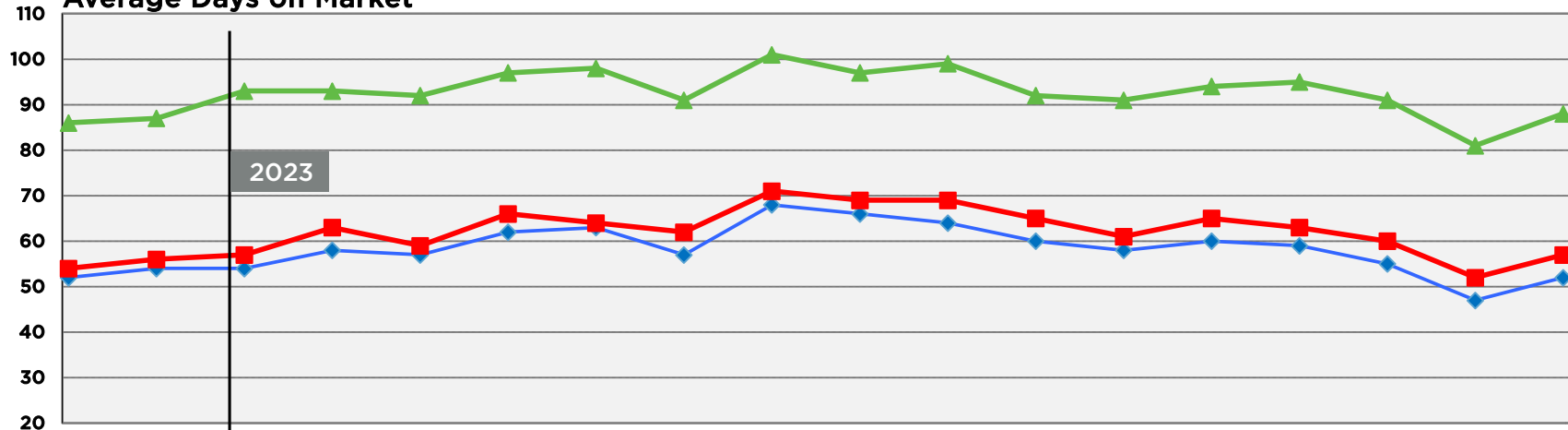
Percentage of Sales





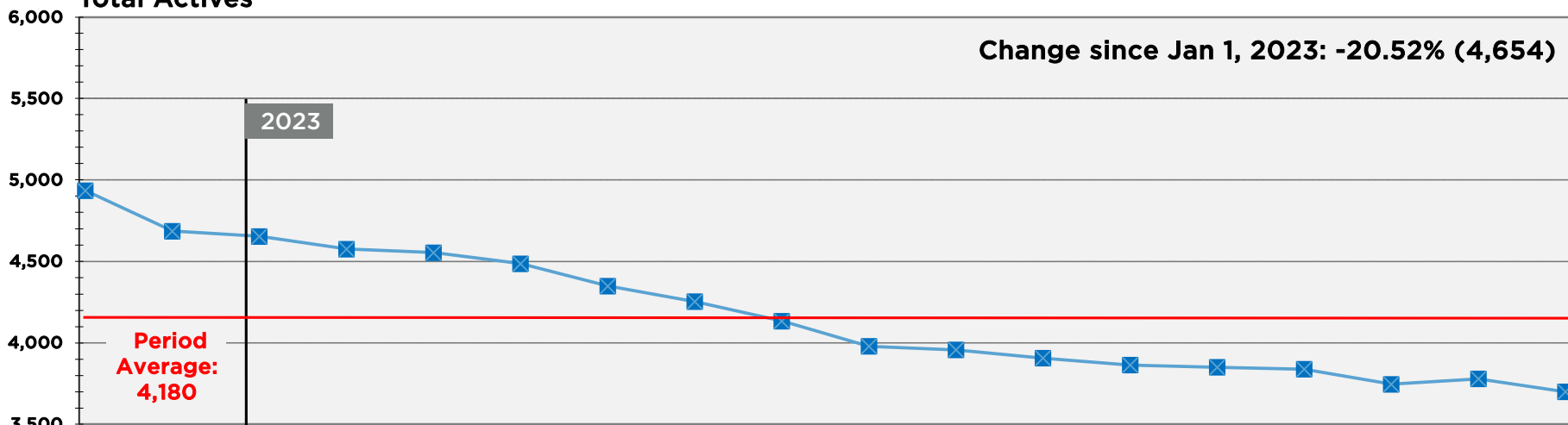
Single Family Homes

Average Days on Market



	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	4/16
ListToContract	52	54	54	58	57	62	63	57	68	66	64	60	58	60	59	55	47	52
CombDaysOnMkt	54	56	57	63	59	66	64	62	71	69	69	65	61	65	63	60	52	57
ListToClose	86	87	93	93	92	97	98	91	101	97	99	92	91	94	95	91	81	88

Total Actives

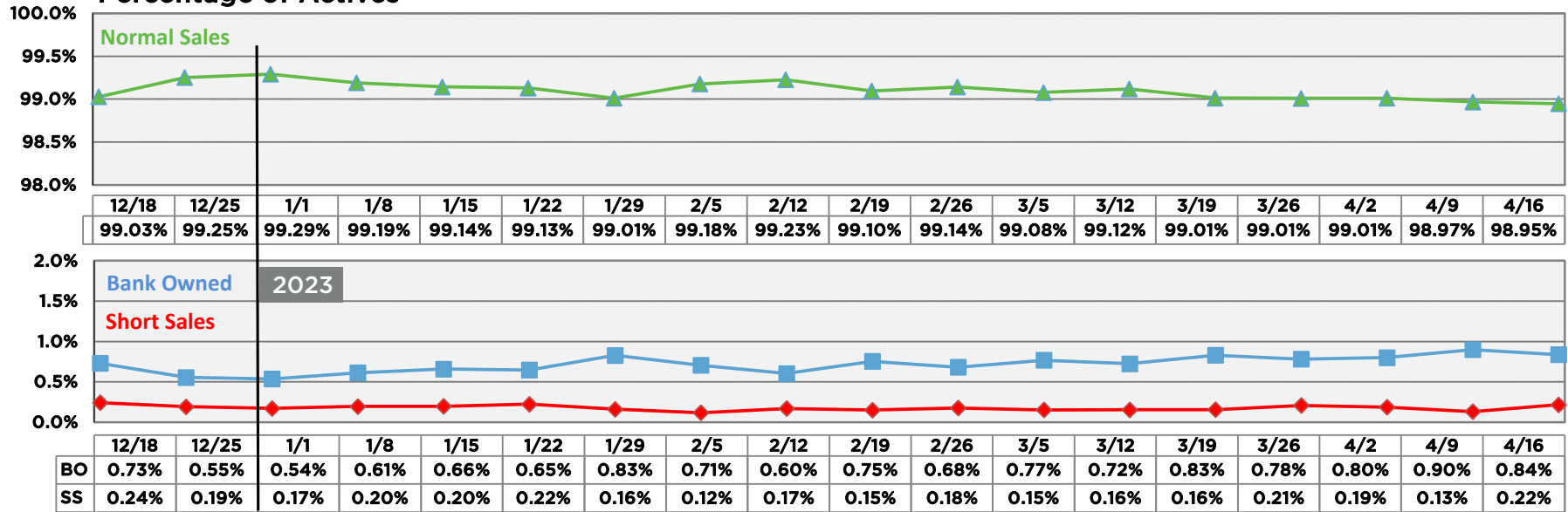


	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16
Total Actives	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699

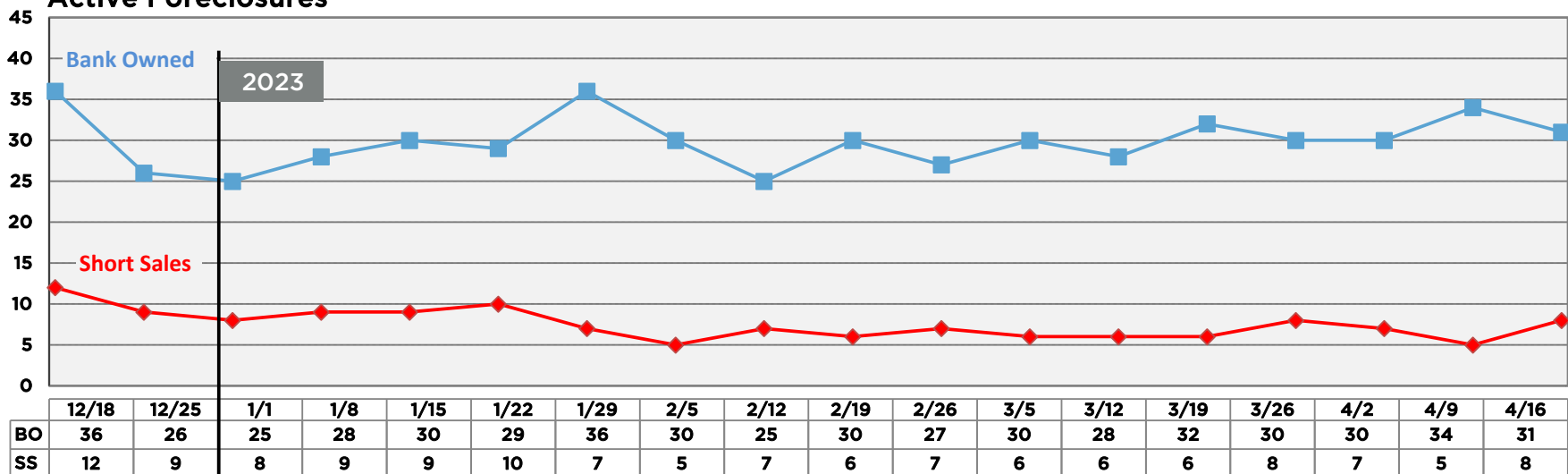


Single Family Homes

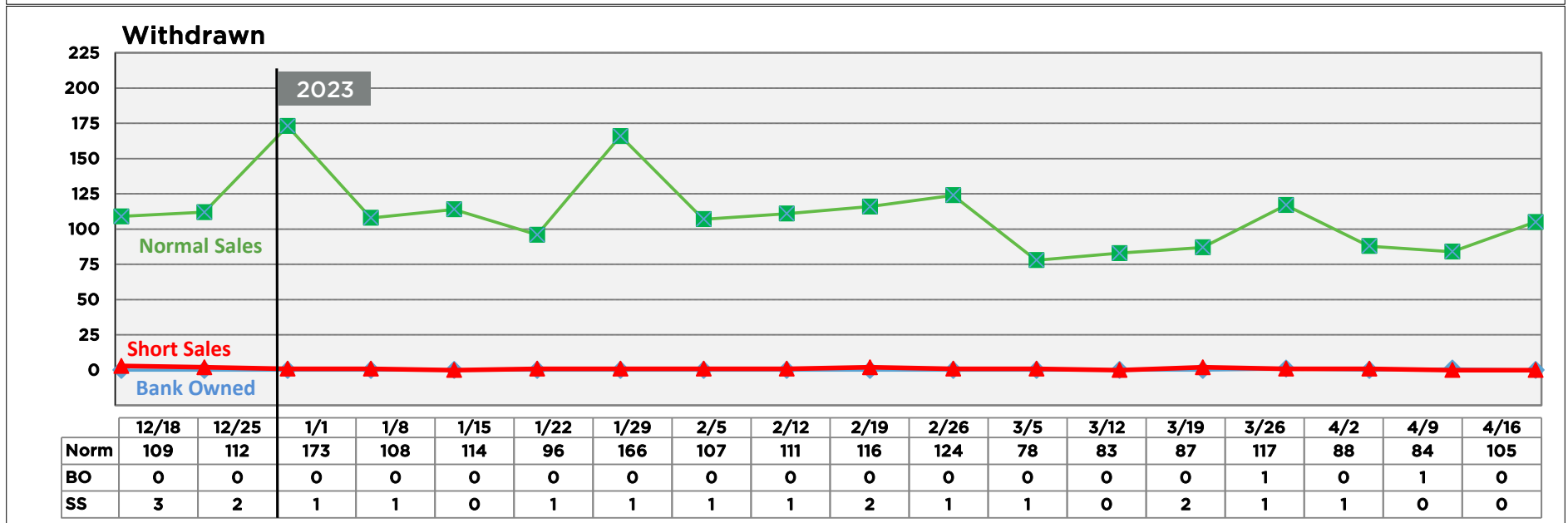
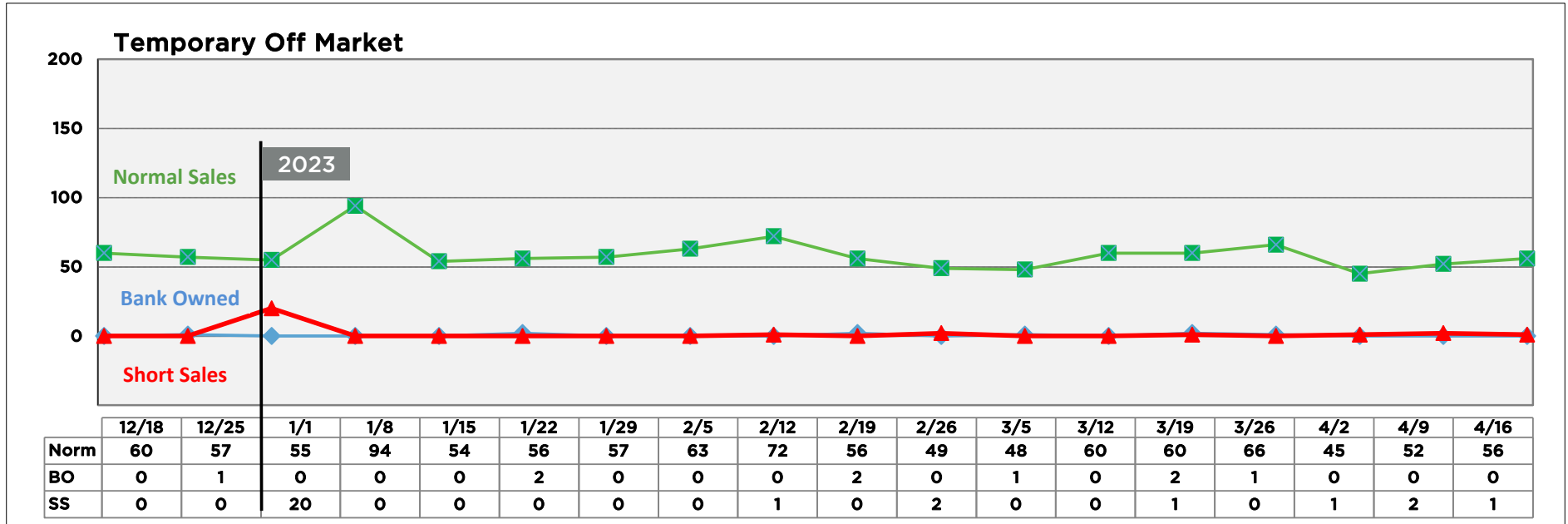
Percentage of Actives



Active Foreclosures

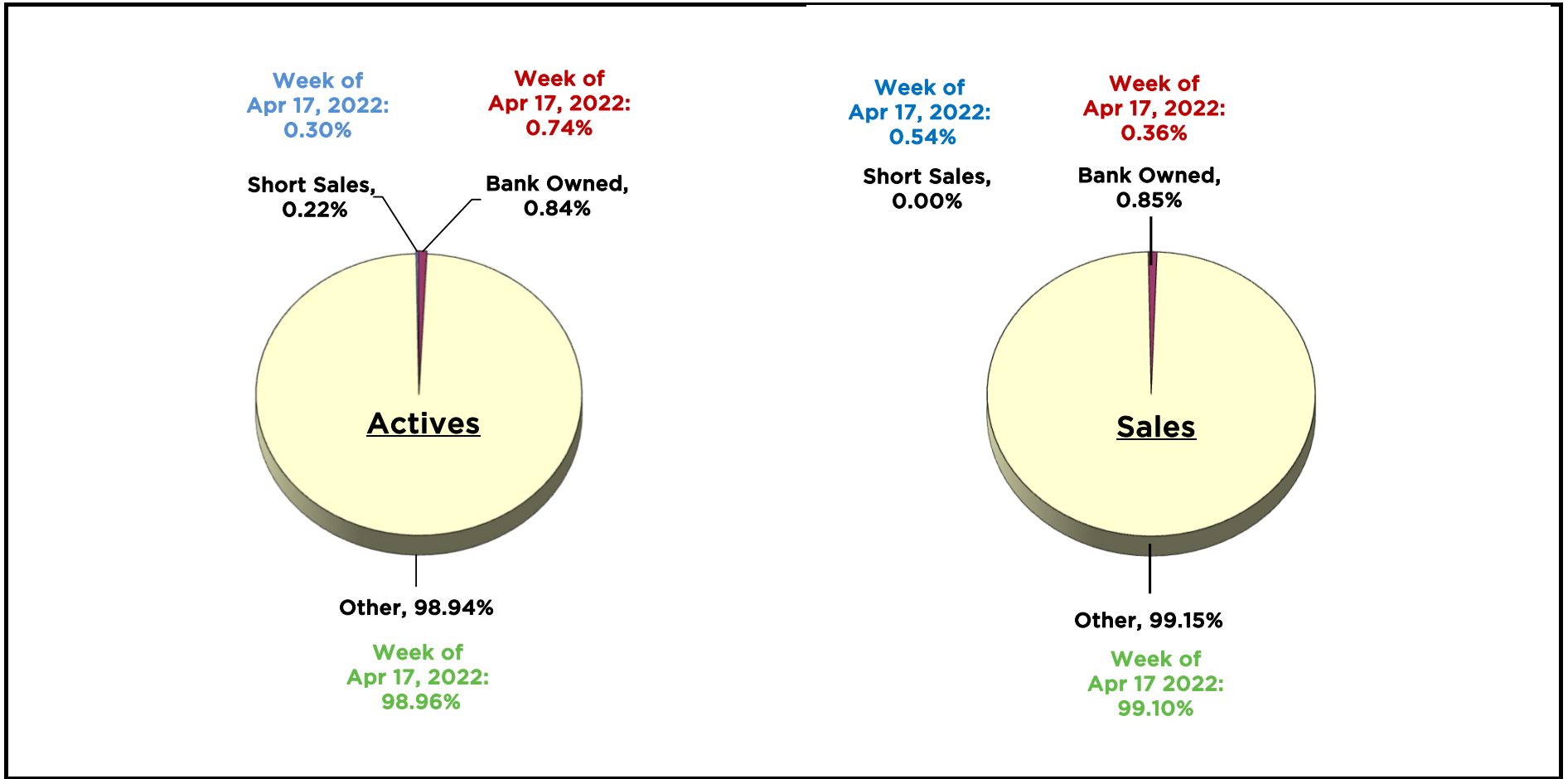


Single Family Homes





Single Family Homes



Monday Morning Quarterback
04/16/2023 - 04/22/2023
Lake, Orange, Osceola & Seminole Counties

There are 50 Single Family Homes available for the Median Price of \$400,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		10	\$399,940	3.1	2.1	1,634	\$244.76
Casselberry	32707	1	\$399,999	3.0	2.0	1,658	\$241.25
Geneva	32732	2	\$400,000	3.0	2.0	1,309	\$305.58
Lake Mary / Heathrow	32746	1	\$399,900	3.0	2.0	1,538	\$260.01
Oviedo	32765	1	\$400,000	3.0	2.0	1,636	\$244.50
Chuluota/Oviedo	32766	1	\$399,700	3.0	2.0	1,510	\$264.70
Sanford (South)	32773	2	\$399,900	3.5	2.5	1,877	\$213.11
Longwood / Wekiva Springs	32779	1	\$400,000	3.0	2.0	1,994	\$200.60
Winter Park	32792	1	\$400,000	3.0	2.0	1,633	\$244.95
Orange County		10	\$399,910	3.2	2.0	1,648	\$242.63
Delaney / Crystal Lake	32806	2	\$400,000	3.0	2.0	1,389	\$288.08
Union Park	32817	1	\$400,000	4.0	2.0	1,700	\$235.29
Hiawassee	32818	2	\$399,950	3.5	2.0	1,954	\$204.74
Ventura	32822	1	\$399,900	2.0	2.0	1,407	\$284.22
Rio Pinar / Union Park	32825	2	\$399,900	3.0	2.0	1,853	\$215.87
Union Park / Chickasaw	32829	1	\$399,500	4.0	2.0	1,470	\$271.77
Pine Castle / Edgewood	32839	1	\$400,000	3.0	2.0	1,516	\$263.85
Osceola County		16	\$399,933	3.6	2.1	1,955	\$204.62
Davenport	33896	1	\$399,900	3.0	2.0	2,076	\$192.63
Kissimmee (Central)	34741	1	\$400,000	4.0	2.0	1,818	\$220.02
Kissimmee / Buena Ventura Lakes	34743	1	\$399,999	4.0	2.0	1,916	\$208.77
Kissimmee (East)	34744	4	\$399,837	3.5	2.3	1,937	\$206.39
Kissimmee (West) / Pleasant Hill	34746	3	\$399,933	3.3	2.0	1,917	\$208.62
Kissimmee / Poinciana	34758	3	\$399,995	4.0	2.3	2,379	\$168.14
St Cloud	34769	1	\$399,990	4.0	2.0	1,536	\$260.41
St Cloud / Narcoossee	34771	1	\$399,900	3.0	2.0	1,395	\$286.67
St Cloud / Canoe Creek	34772	1	\$399,999	3.0	2.0	1,894	\$211.19



Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

There are 50 Single Family Homes available for the Median Price of \$400,000 (± \$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		14	\$399,907	3.4	2.4	2,112	\$189.34
Lady Lake / The Villages	32159	1	\$399,900	3.0	2.0	2,387	\$167.53
Eustis (East)	32736	1	\$399,900	4.0	3.0	2,318	\$172.52
Mount Dora	32757	1	\$399,900	3.0	2.0	1,920	\$208.28
Sorrento / Mt Plymouth	32776	1	\$399,500	4.0	3.0	2,155	\$185.38
Clermont (Central)	34711	3	\$400,000	3.0	2.3	1,722	\$232.24
Clermont (South)	34714	1	\$399,900	3.0	2.0	1,395	\$286.67
Fruitland Park	34731	1	\$399,900	4.0	2.0	2,928	\$136.58
Leesburg (West)	34748	4	\$399,950	3.5	2.3	2,050	\$195.15
Mascotte	34753	1	\$399,900	4.0	3.0	3,102	\$128.92

Monday Morning Quarterback
04/16/2023 - 04/22/2023
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	143	53	29	32	12	16	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	143	53	29	32	12	16	1
Active Listings	1,392	431	179	379	210	178	15
Bank Owned	8	5	0	1	2	0	0
Short Sales	1	0	0	0	1	0	0
Other	1,383	426	179	378	207	178	15
Months of Inventory	2.25	1.88	1.42	2.73	4.04	2.57	3.46

List Price

Average Original List Price	\$315,701	\$186,102	\$278,714	\$356,565	\$474,367	\$562,606	\$1,095,000
Average Final List Price	\$310,621	\$183,658	\$278,679	\$350,996	\$450,400	\$554,475	\$1,095,000

Sale Price

Average Price	\$303,657	\$176,535	\$273,945	\$343,466	\$442,367	\$545,806	\$1,090,000
Median Price	\$280,000	\$177,350	\$275,000	\$334,000	\$430,000	\$530,000	\$1,090,000

Price Differences

Original to Final List Price	-\$5,080	-\$2,444	-\$35	-\$5,569	-\$23,967	-\$8,131	\$0
Original List to Sale Price - \$	-\$12,044	-\$9,567	-\$4,769	-\$13,099	-\$32,000	-\$16,800	-\$5,000
Final List to Sale Price - \$	-\$6,964	-\$7,123	-\$4,734	-\$7,530	-\$8,033	-\$8,669	-\$5,000
Original List to Sale Price - %	96.18%	94.86%	98.29%	96.33%	93.25%	97.01%	99.54%
Final List to Sale Price - %	97.76%	96.12%	98.30%	97.85%	98.22%	98.44%	99.54%

Days on the Market

Avg Days Listing to Contract	46	46	39	41	79	48	2
Combined Avg Days to Contract	50	46	39	48	79	65	2
Avg Days Listing to Closing	81	76	76	73	118	94	33
Avg Days Contract to Close	34	29	37	31	38	46	30

Beds / Baths

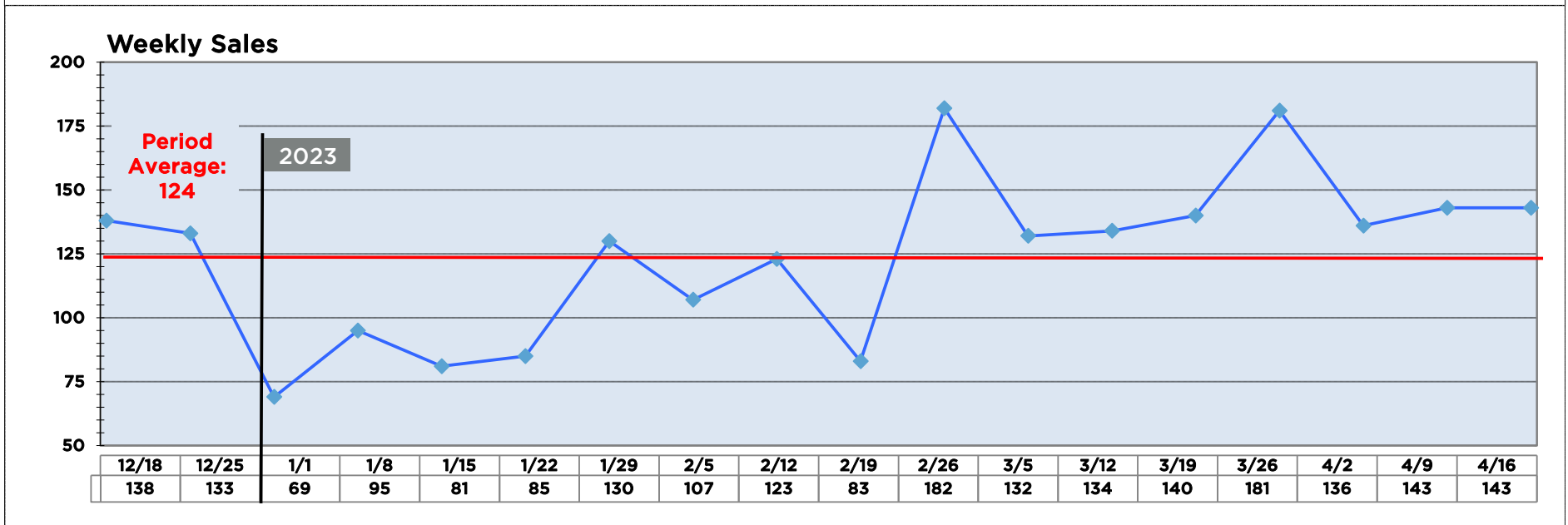
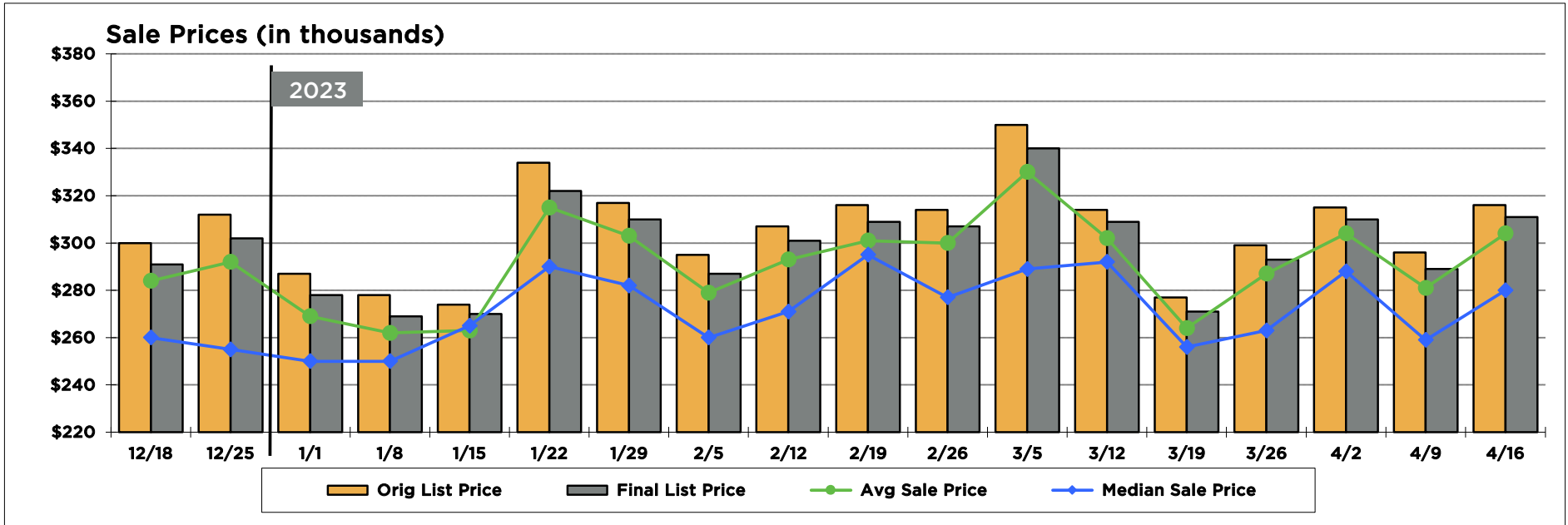
Average Bedrooms	3	2	3	3	3	4	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,352	959	1,343	1,538	1,778	1,933	2,000
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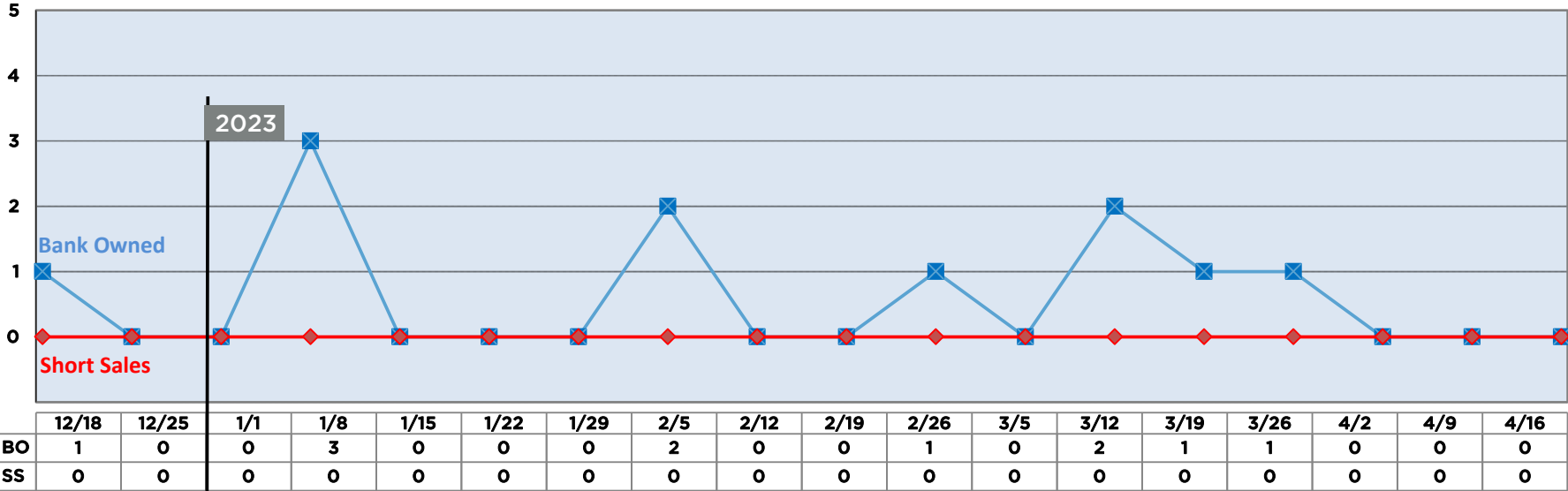


Condos, Townhomes, Villas

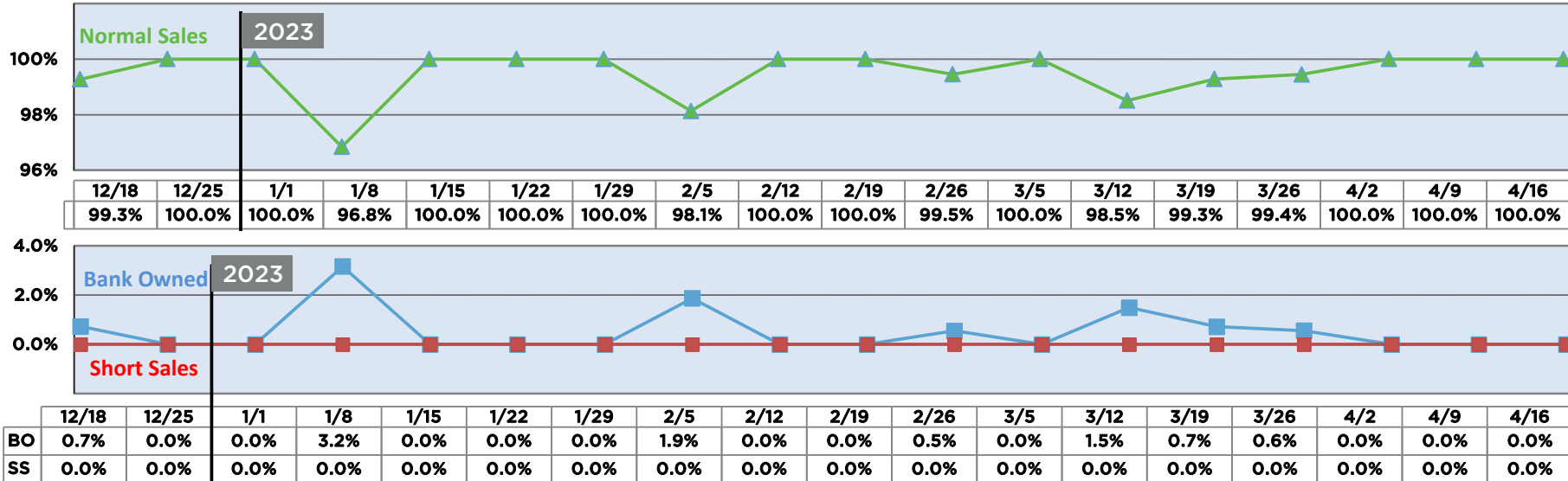


Condos, Townhomes, Villas

Foreclosure Sales



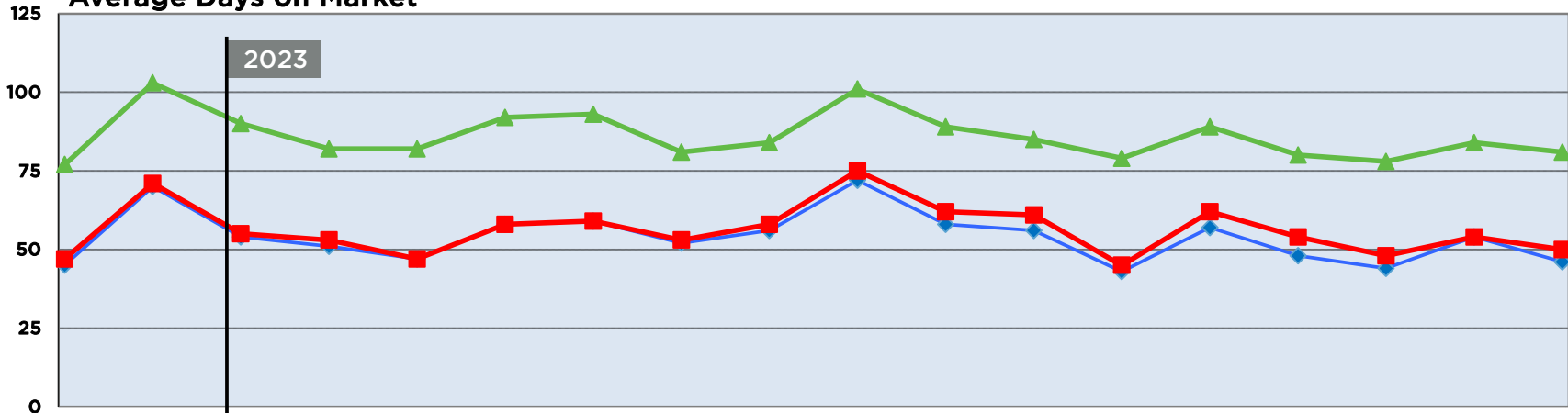
Percentage of Sales





Condos, Townhomes, Villas

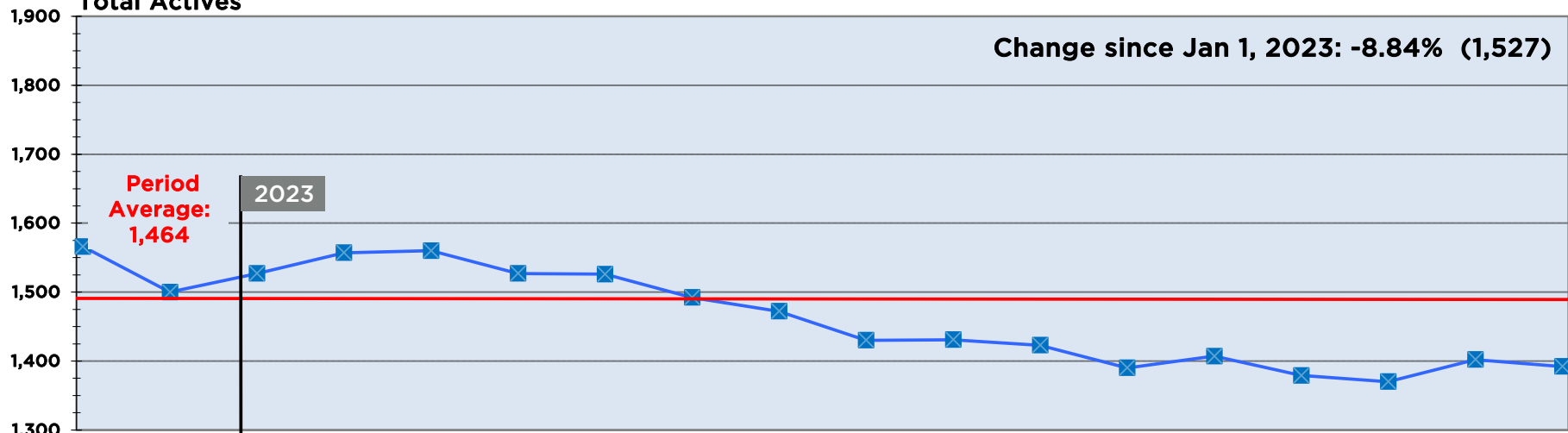
Average Days on Market



	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	4/16
ListToContract	45	70	54	51	47	58	59	52	56	72	58	56	43	57	48	44	54	46
CombDaysOnMkt	47	71	55	53	47	58	59	53	58	75	62	61	45	62	54	48	54	50
ListToClose	77	103	90	82	82	92	93	81	84	101	89	85	79	89	80	78	84	81

Total Actives

Change since Jan 1, 2023: -8.84% (1,527)

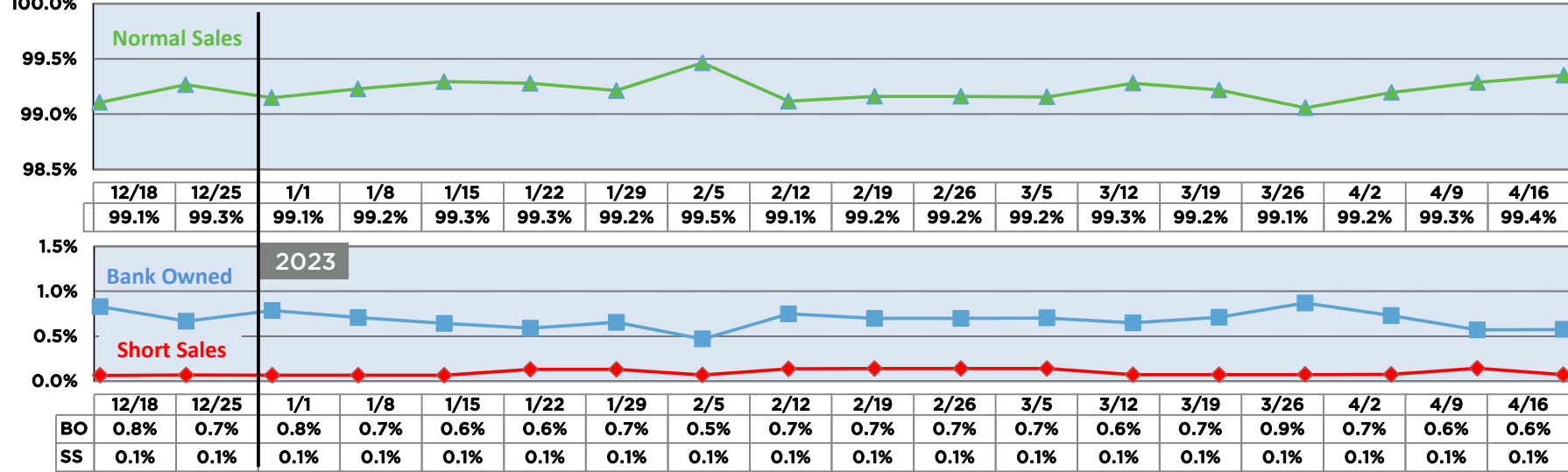


	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16
Total Actives	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392

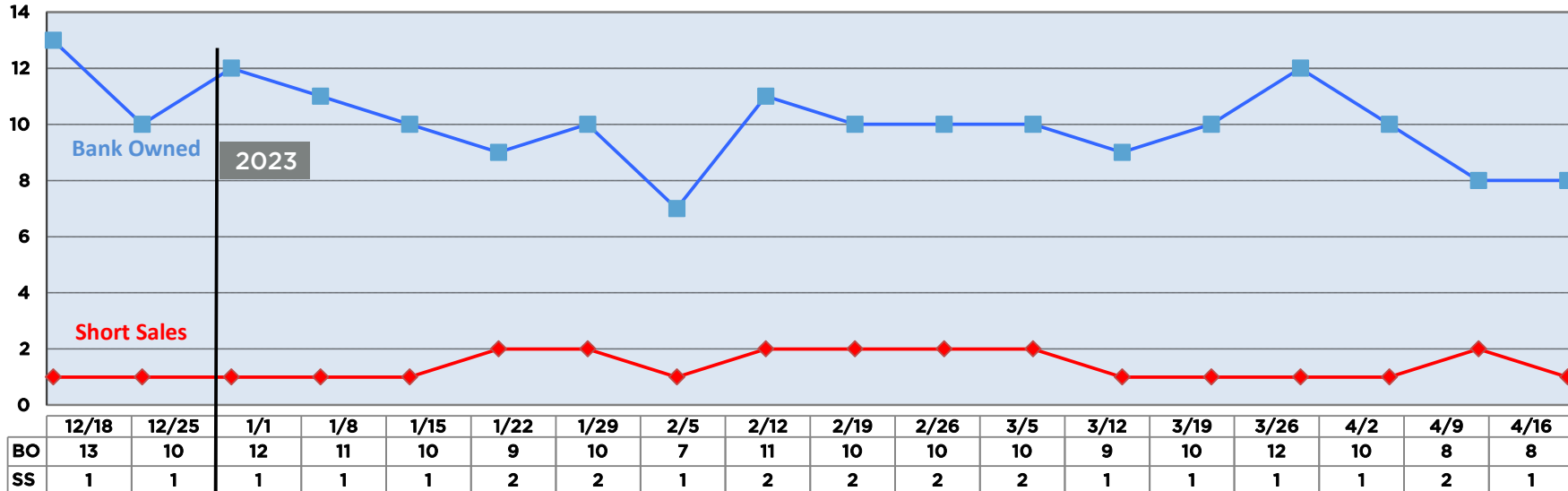


Condos, Townhomes, Villas

Percentage of Actives



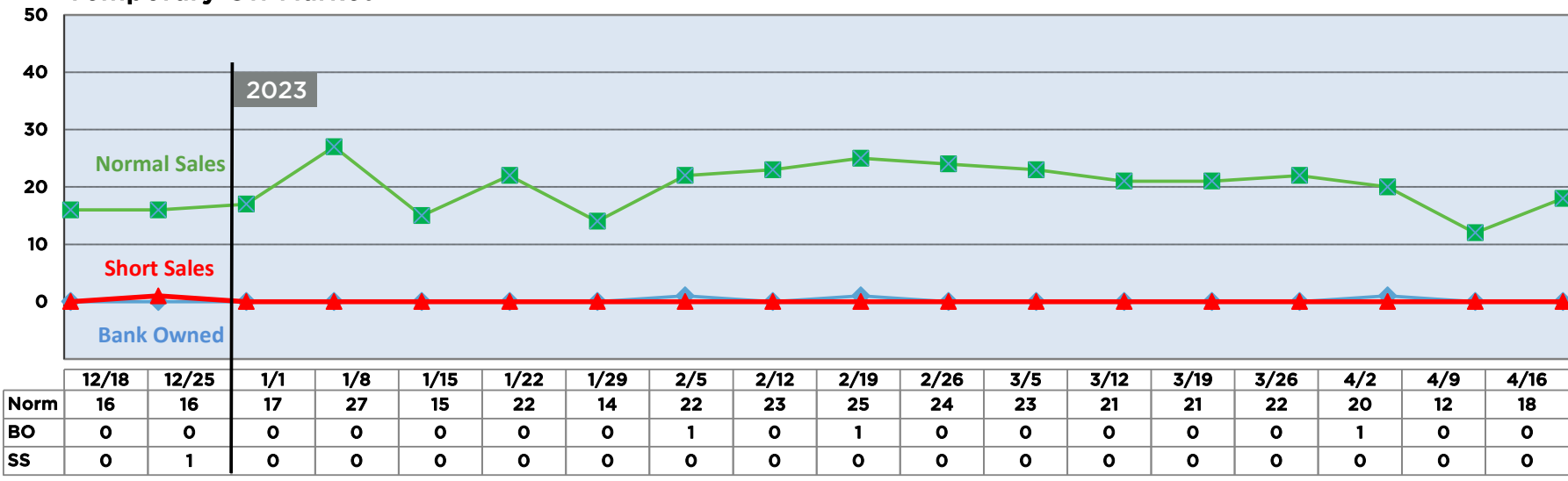
Active Foreclosures



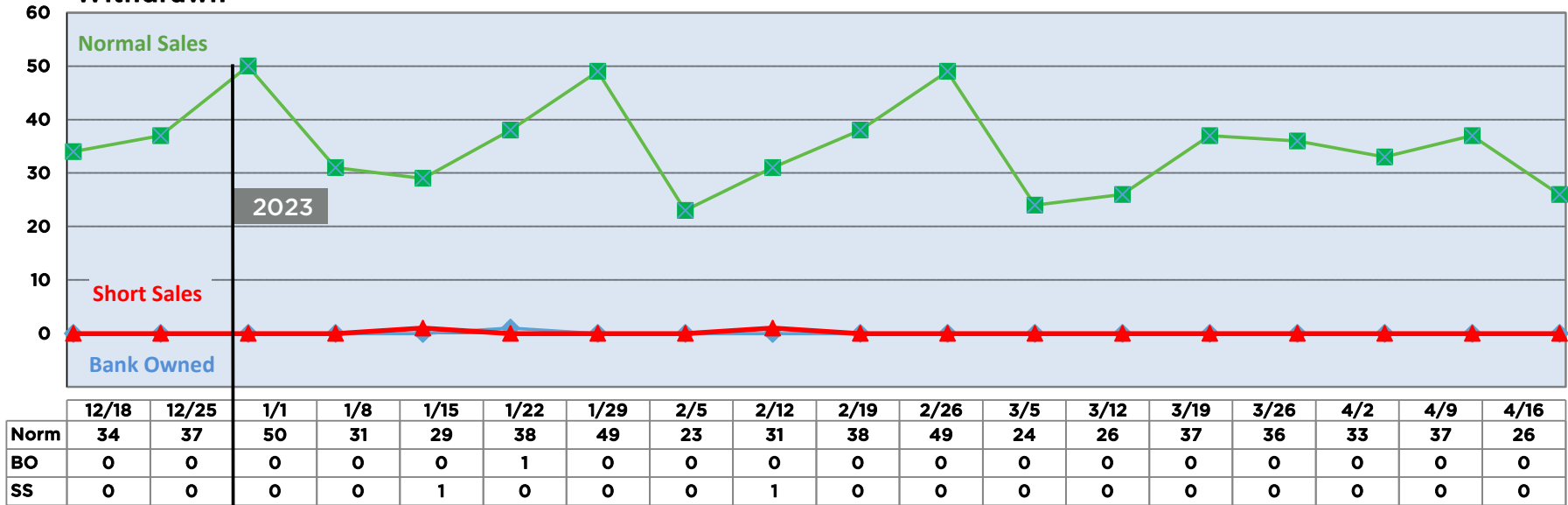


Condos, Townhomes, Villas

Temporary Off Market

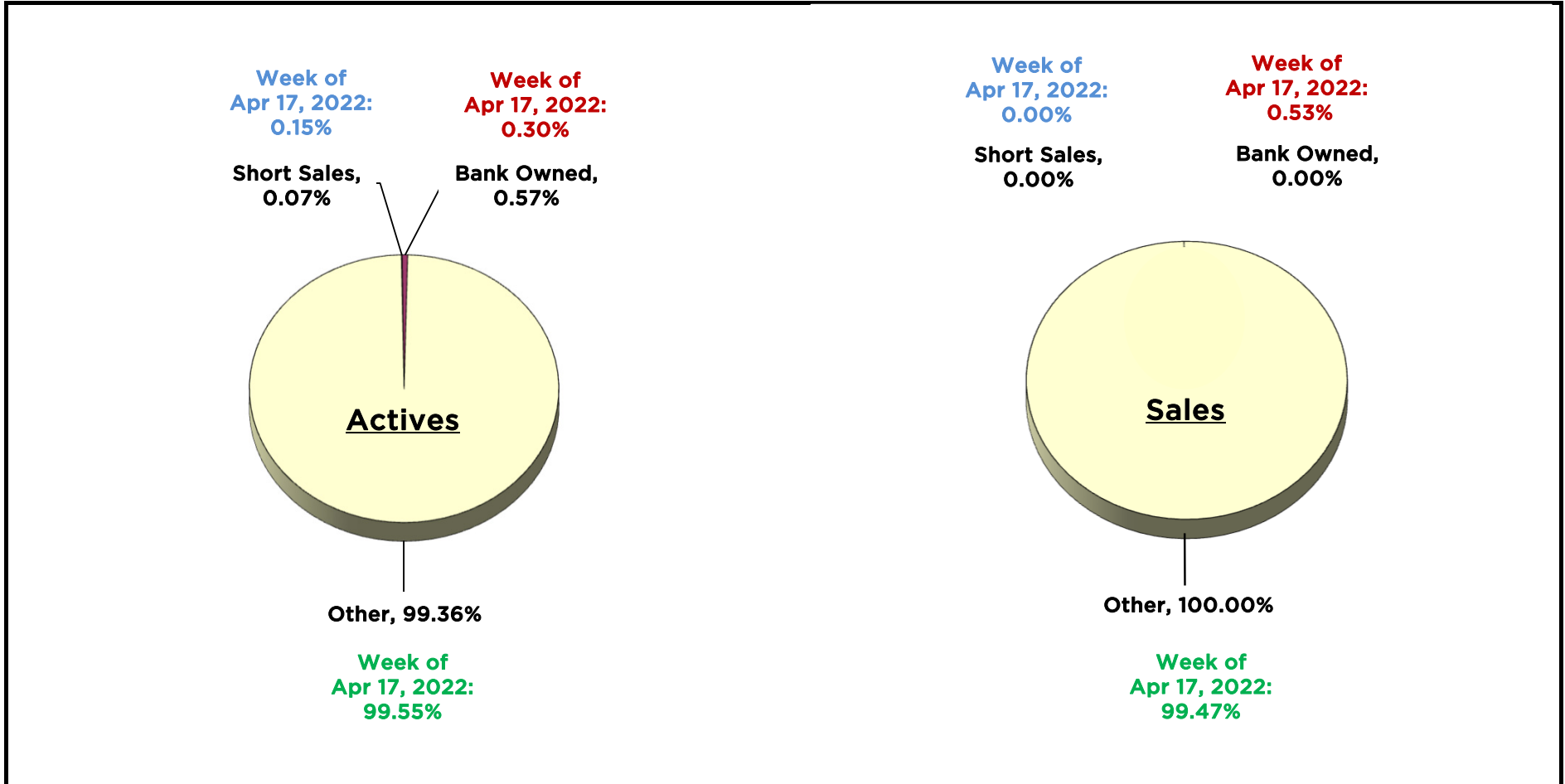


Withdrawn





Condos, Townhomes, Villas



Monday Morning Quarterback
04/16/2023 - 04/22/2023
Lake, Orange, Osceola & Seminole Counties

There are 12 Condos, Villas, or Townhomes available for the Median Price of \$280,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$279,950	2.5	2.0	1,331	\$210.41
Sanford (South)	32773	2	\$279,950	2.5	2.0	1,331	\$210.41
Orange County		5	\$279,978	2.4	1.8	1,223	\$228.85
Delaney / Crystal Lake	32806	1	\$280,000	3.0	1.0	1,128	\$248.23
Sand Lake / Bay Hill	32819	1	\$279,500	2.0	2.0	1,230	\$227.24
Williamsburg / Lake Bryan	32821	1	\$279,900	2.0	2.0	957	\$292.48
Ventura	32822	1	\$279,990	3.0	2.0	1,364	\$205.27
Metro West / Orlo Vista	32835	1	\$280,500	2.0	2.0	1,438	\$195.06
Osceola County		4	\$279,975	2.8	2.0	1,441	\$194.33
Kissimmee (Central)	34741	2	\$279,950	3.0	2.0	1,365	\$205.17
St Cloud	34769	1	\$279,999	3.0	2.0	1,764	\$158.73
St Cloud / Canoe Creek	34772	1	\$280,000	2.0	2.0	1,270	\$220.47
Lake County		1	\$279,900	3.0	2.0	1,340	\$208.88
Leesburg (East) / Haines Creek	34788	1	\$279,900	3.0	2.0	1,340	\$208.88