



Monday Morning Quarterback Summary

Week of April 23, 2023 - April 29, 2023

Single-family existing homes

- Sales of single-family homes increased to 605 during the week of April 23, from 471 the week prior
- The median price of single family homes increased to \$428,000, a change of 7.0%
- The number of single-family home foreclosure transactions increased to 6 last week, from 4 the week of April 16
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 149, and now sits at 3,550

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 159 during the week of April 23, from 143 the week prior
- The median price of condos, townhomes, and villas increased to \$298,000, a change of 6.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 25, and now sits at 1,417

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

Monday Morning Quarterback
04/23/2023 - 04/29/2023
Lake, Orange, Osceola & Seminole Counties

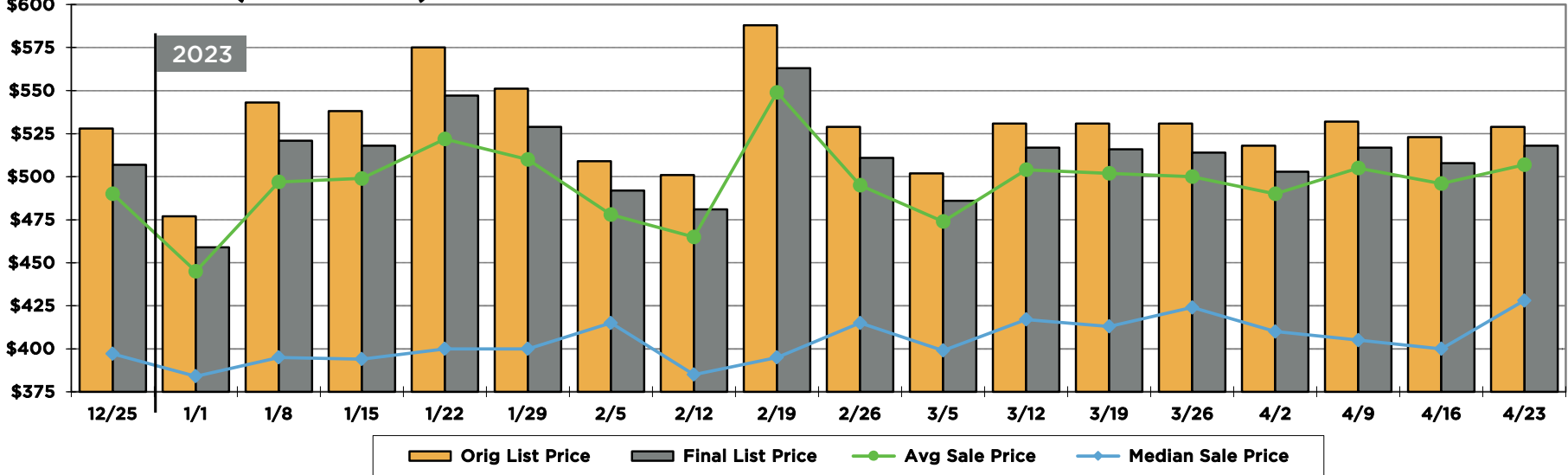
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	605	63	48	153	132	177	32
Bank Owned	6	2	0	2	1	1	0
Short Sales	0	0	0	0	0	0	0
Other	599	61	48	151	131	176	32
Active Listings	3,550	254	200	657	658	1,306	475
Bank Owned	30	10	2	12	1	4	1
Short Sales	6	1	0	1	2	1	1
Other	3,514	243	198	644	655	1,301	473
Months of Inventory	1.35	0.93	0.96	0.99	1.15	1.70	3.43
<u>List Price</u>							
Average Original List Price	\$528,988	\$199,651	\$289,075	\$368,528	\$462,077	\$671,894	\$1,790,000
Average Final List Price	\$518,073	\$193,593	\$280,506	\$361,277	\$453,324	\$659,144	\$1,749,715
<u>Sale Price</u>							
Average Price	\$506,773	\$186,475	\$273,029	\$354,770	\$447,918	\$648,970	\$1,670,996
Median Price	\$428,000	\$200,000	\$275,000	\$360,000	\$449,750	\$620,000	\$1,394,500
<u>Price Differences</u>							
Original to Final List Price	-\$10,915	-\$6,058	-\$8,569	-\$7,251	-\$8,753	-\$12,750	-\$40,285
Original List to Sale Price - \$	-\$22,215	-\$13,176	-\$16,046	-\$13,758	-\$14,159	-\$22,924	-\$119,004
Final List to Sale Price - \$	-\$11,300	-\$7,118	-\$7,477	-\$6,507	-\$5,406	-\$10,174	-\$78,719
Original List to Sale Price - %	95.80%	93.40%	94.45%	96.27%	96.94%	96.59%	93.35%
Final List to Sale Price - %	97.82%	96.32%	97.33%	98.20%	98.81%	98.46%	95.50%
<u>Days on the Market</u>							
Avg Days Listing to Contract	48	46	55	48	42	47	71
Combined Avg Days to Contract	52	46	59	51	49	49	80
Avg Days Listing to Closing	83	77	90	83	79	83	105
Avg Days Contract to Close	36	31	35	35	37	40	34
<u>Beds / Baths</u>							
Average Bedrooms	3	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	2,111	1,135	1,277	1,663	2,062	2,697	4,390

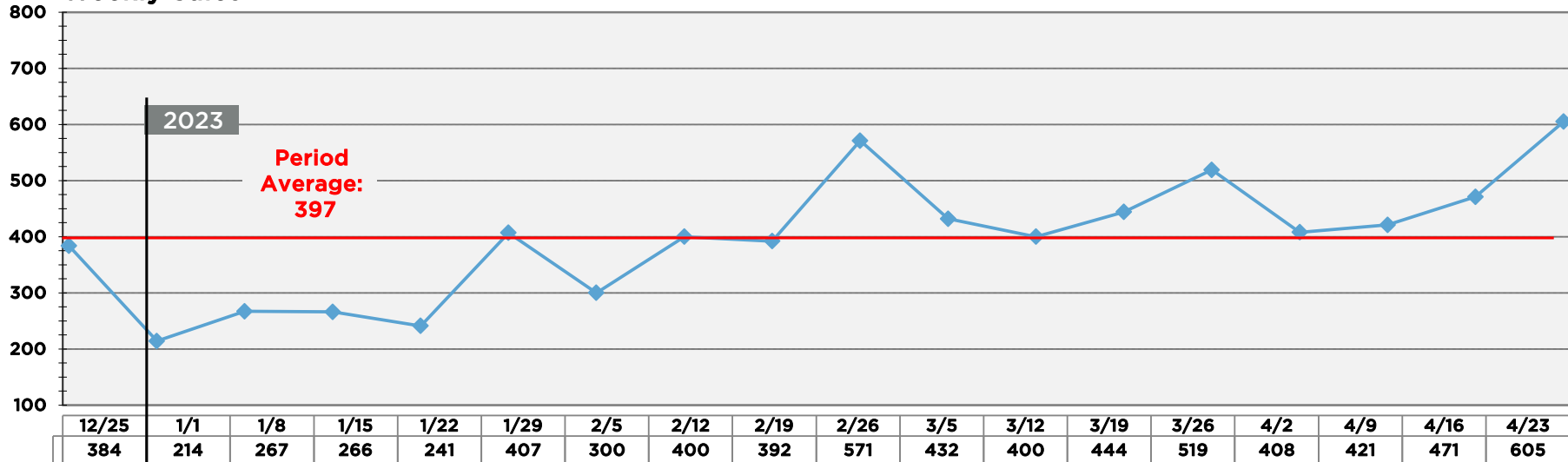


Single Family Homes

Sale Prices (in thousands)



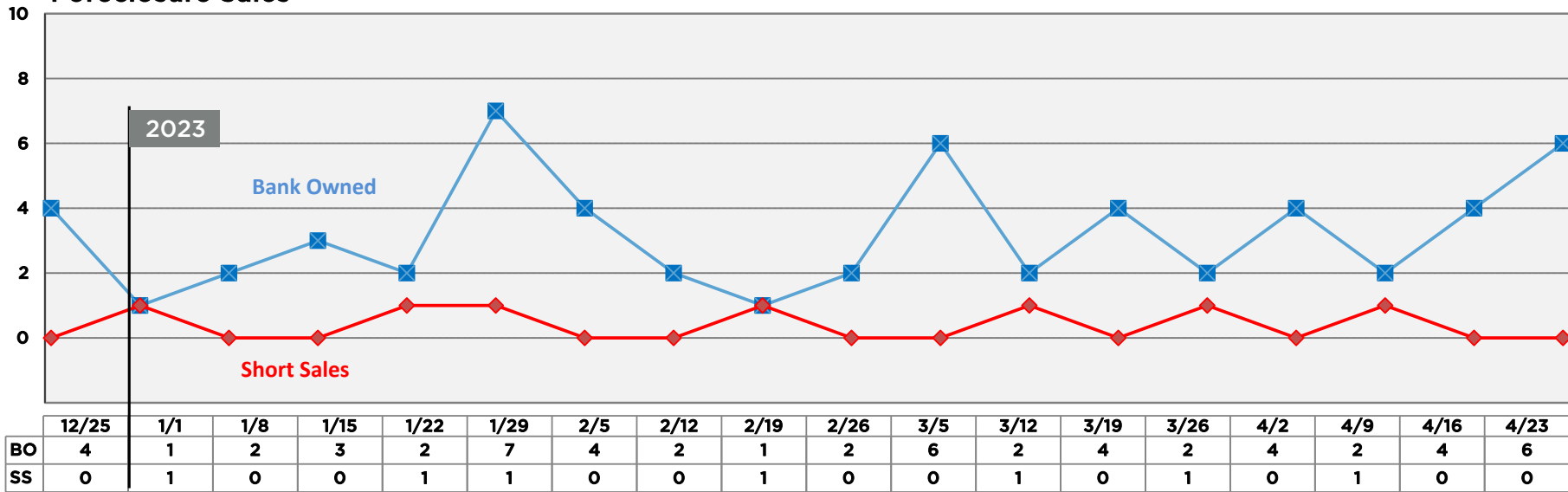
Weekly Sales



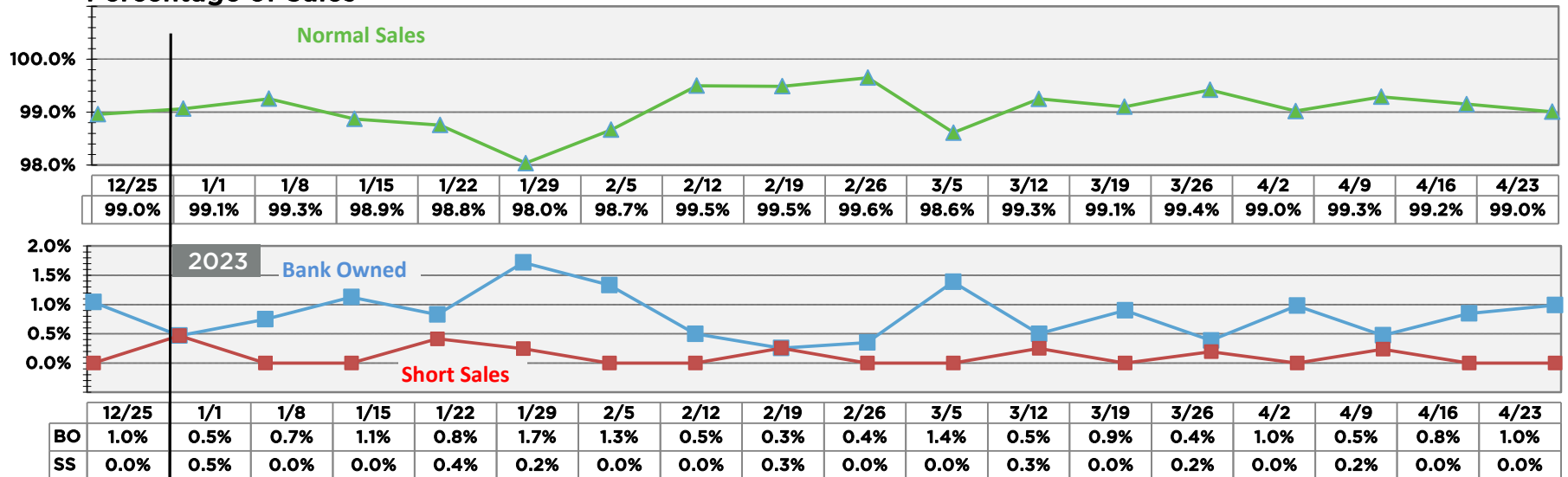


Single Family Homes

Foreclosure Sales



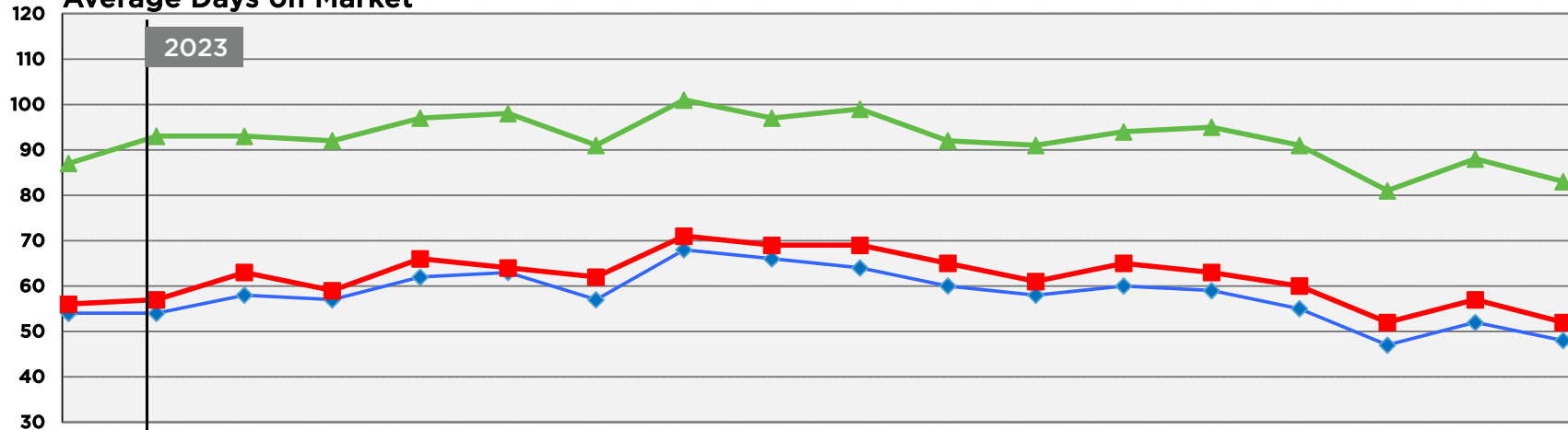
Percentage of Sales





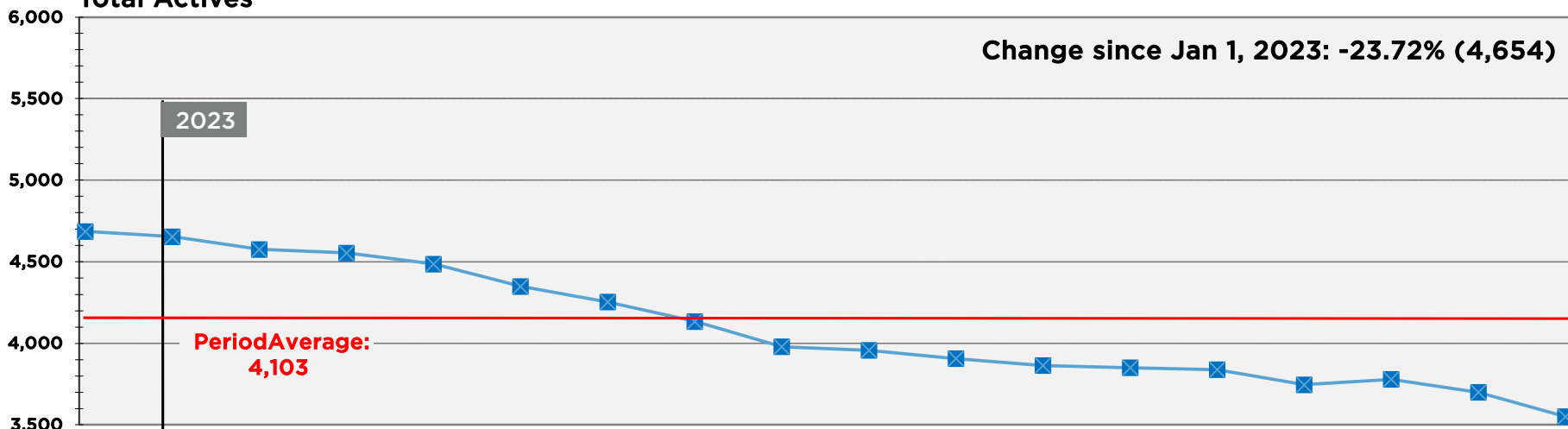
Single Family Homes

Average Days on Market



	12/25	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	4/23
ListToContract	54	54	58	57	62	63	57	68	66	64	60	58	60	59	55	47	52	48
CombDaysOnMkt	56	57	63	59	66	64	62	71	69	69	65	61	65	63	60	52	57	52
ListToClose	87	93	93	92	97	98	91	101	97	99	92	91	94	95	91	81	88	83

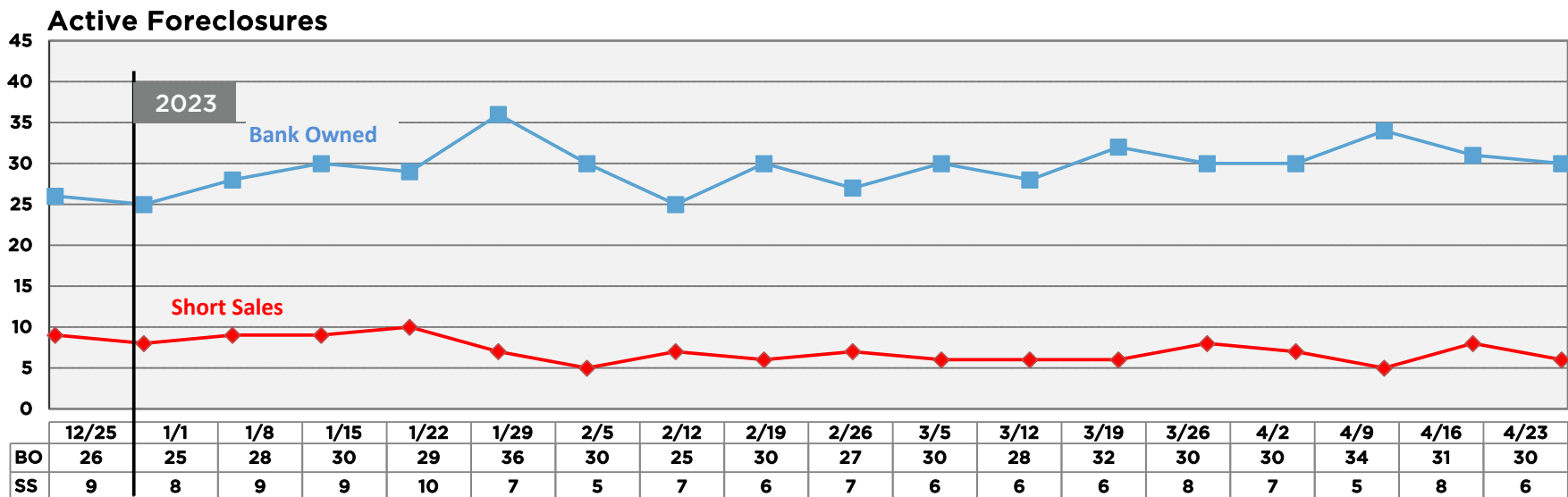
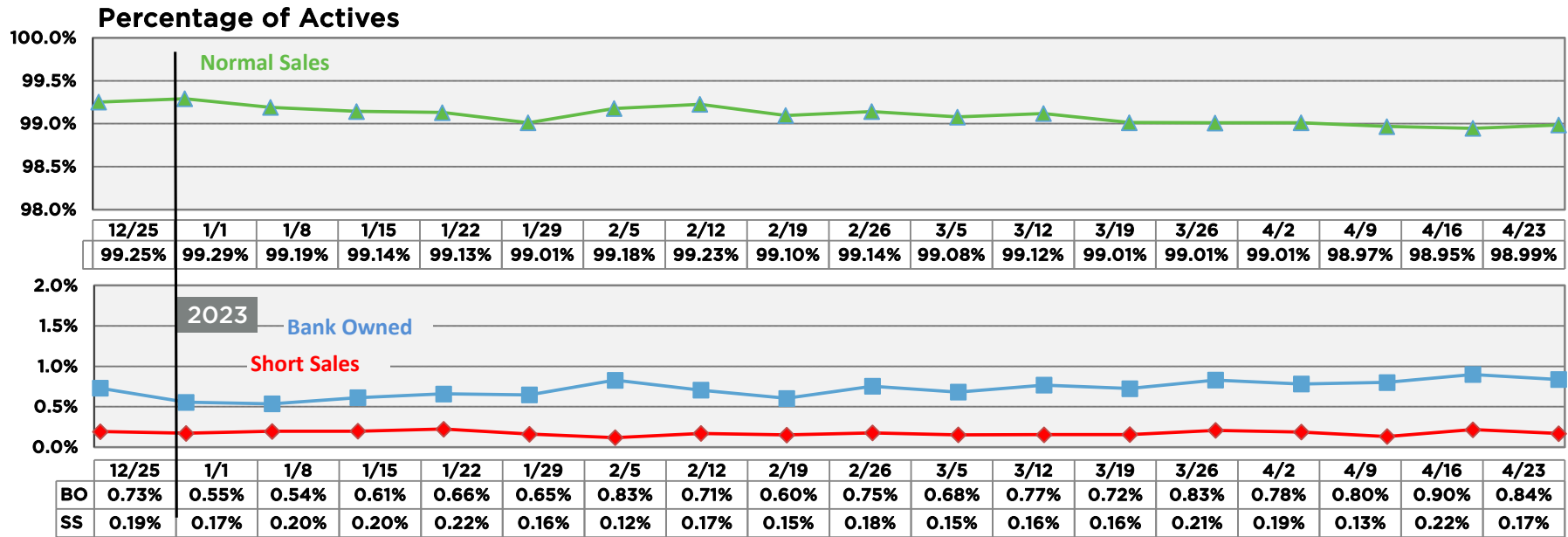
Total Actives



	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	4/23
Total Actives	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	3,550



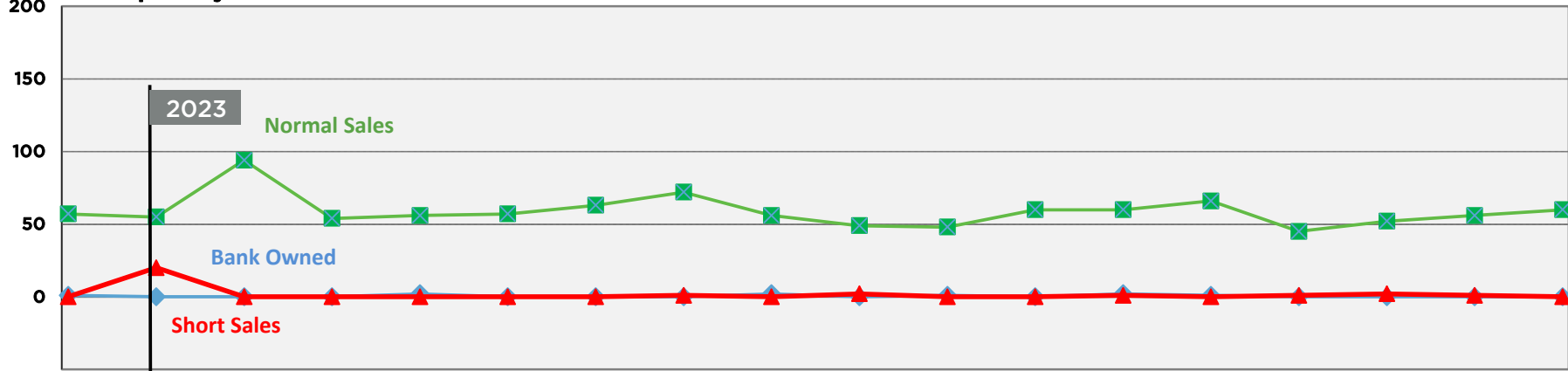
Single Family Homes





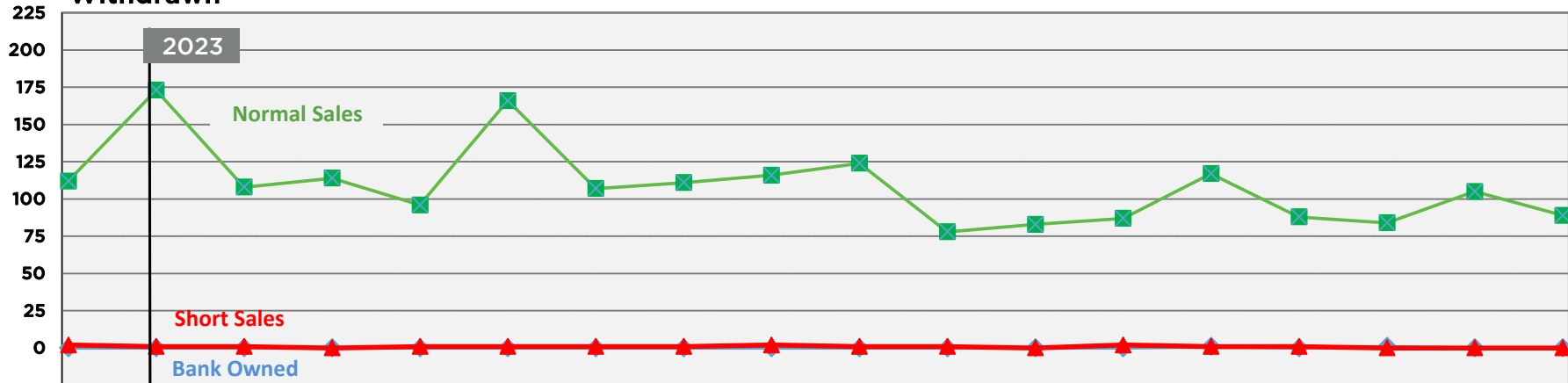
Single Family Homes

Temporary Off Market



	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	4/23
Norm	57	55	94	54	56	57	63	72	56	49	48	60	60	66	45	52	56	60
BO	1	0	0	0	2	0	0	0	2	0	1	0	2	1	0	0	0	0
SS	0	20	0	0	0	0	0	1	0	2	0	0	1	0	1	2	1	0

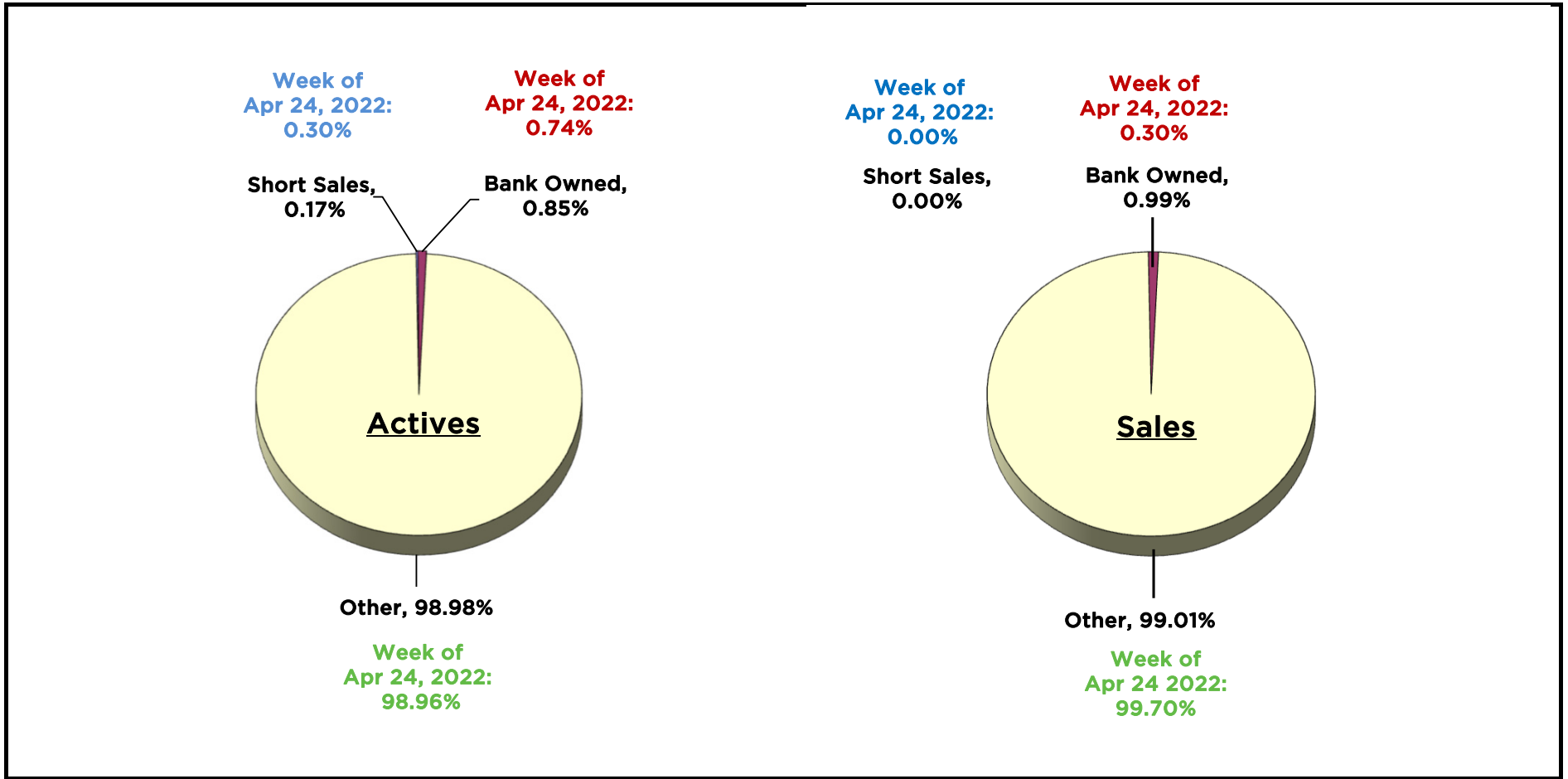
Withdrawn



	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	4/23
Norm	112	173	108	114	96	166	107	111	116	124	78	83	87	117	88	84	105	89
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0
SS	2	1	1	0	1	1	1	1	2	1	1	0	2	1	1	0	0	0



Single Family Homes



Monday Morning Quarterback
04/23/2023 - 04/29/2023
Lake, Orange, Osceola & Seminole Counties

There are 3 Single Family Homes available for the Median Price of \$428,000 (± \$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>
Osceola County		3	\$428,000	3.7	2.7	2,441	\$175.31
Kissimmee / Poinciana	34758	2	\$428,000	4.0	2.5	2,510	\$170.52
St Cloud	34769	1	\$428,000	3.0	3.0	2,304	\$185.76

Monday Morning Quarterback
04/23/2023 - 04/29/2023
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	159	56	26	48	22	7	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	158	55	26	48	22	7	0
Active Listings	1,417	449	174	390	209	180	15
Bank Owned	8	5	0	1	2	0	0
Short Sales	2	1	0	1	0	0	0
Other	1,407	443	174	388	207	180	15
Months of Inventory	2.06	1.85	1.54	1.88	2.19	5.93	0.00

List Price

Average Original List Price	\$316,776	\$192,151	\$281,484	\$356,979	\$454,245	\$737,129	\$0
Average Final List Price	\$309,343	\$189,063	\$280,022	\$351,901	\$440,559	\$676,271	\$0

Sale Price

Average Price	\$302,099	\$182,449	\$275,843	\$344,047	\$433,427	\$656,429	\$0
Median Price	\$298,000	\$179,000	\$279,000	\$340,000	\$432,500	\$630,000	\$0

Price Differences

Original to Final List Price	-\$7,433	-\$3,088	-\$1,462	-\$5,078	-\$13,686	-\$60,858	\$0
Original List to Sale Price - \$	-\$14,677	-\$9,702	-\$5,641	-\$12,932	-\$20,818	-\$80,700	\$0
Final List to Sale Price - \$	-\$7,244	-\$6,614	-\$4,179	-\$7,854	-\$7,132	-\$19,842	\$0
Original List to Sale Price - %	95.37%	94.95%	98.00%	96.38%	95.42%	89.05%	0.00%
Final List to Sale Price - %	97.66%	96.50%	98.51%	97.77%	98.38%	97.07%	0.00%

Days on the Market

Avg Days Listing to Contract	47	47	32	44	57	98	0
Combined Avg Days to Contract	51	55	39	45	57	98	0
Avg Days Listing to Closing	78	75	64	76	87	133	0
Avg Days Contract to Close	31	28	31	32	30	50	0

Beds / Baths

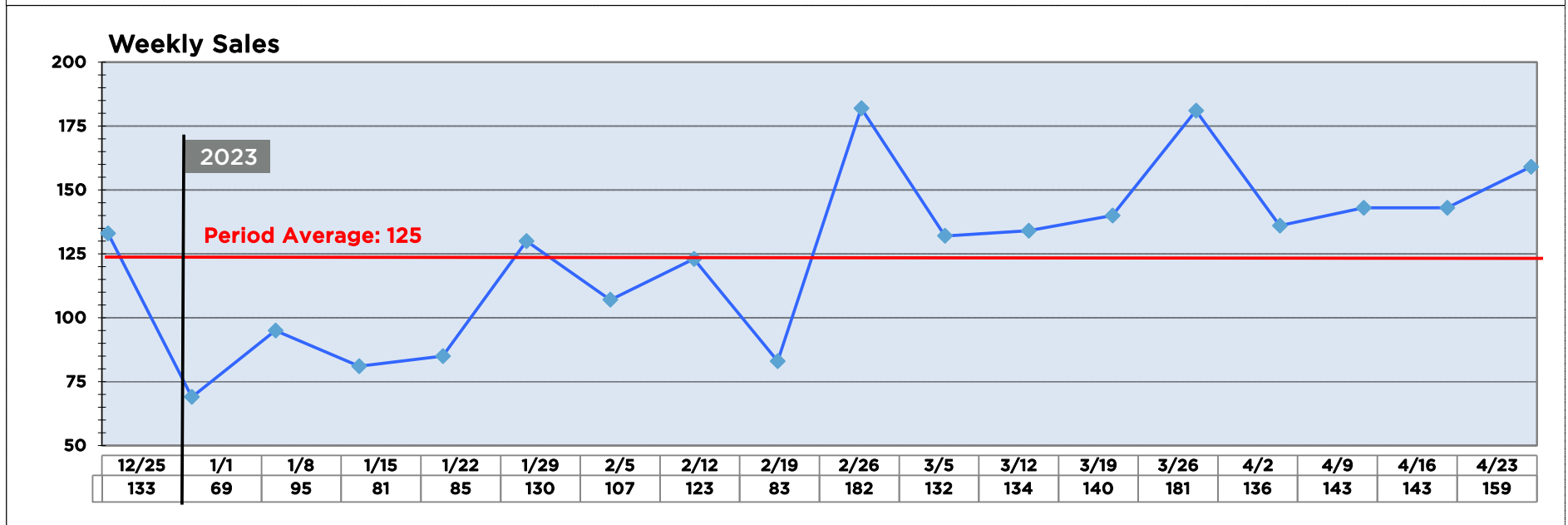
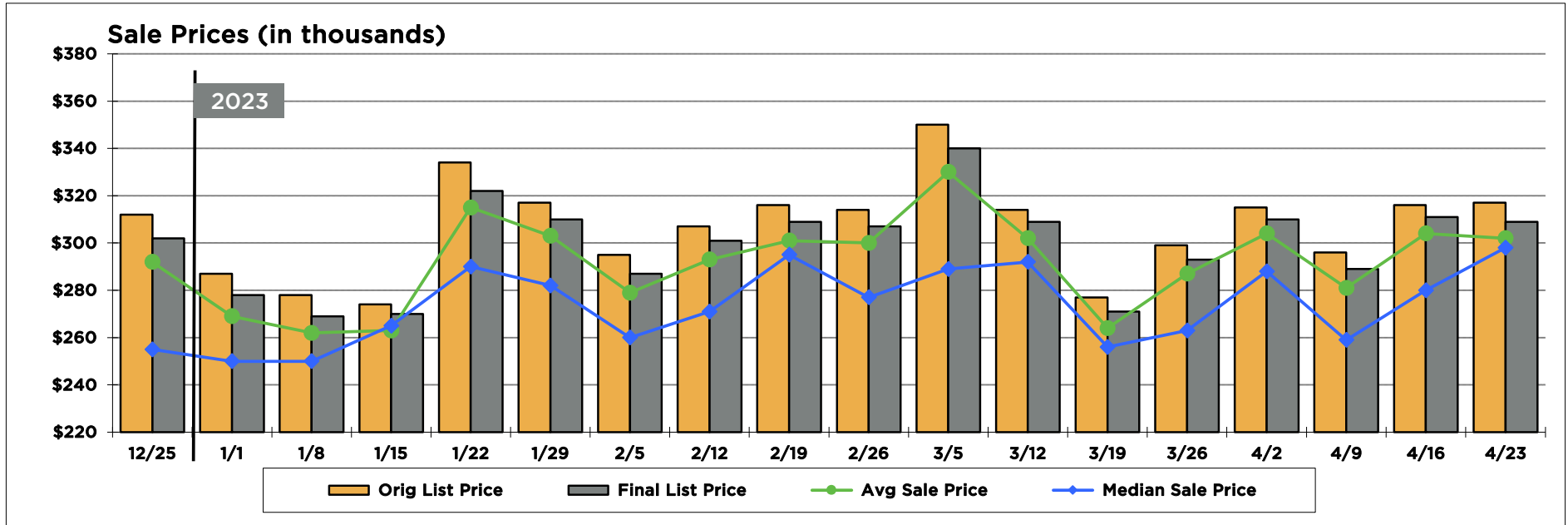
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,379	1,044	1,258	1,492	1,806	2,394	0
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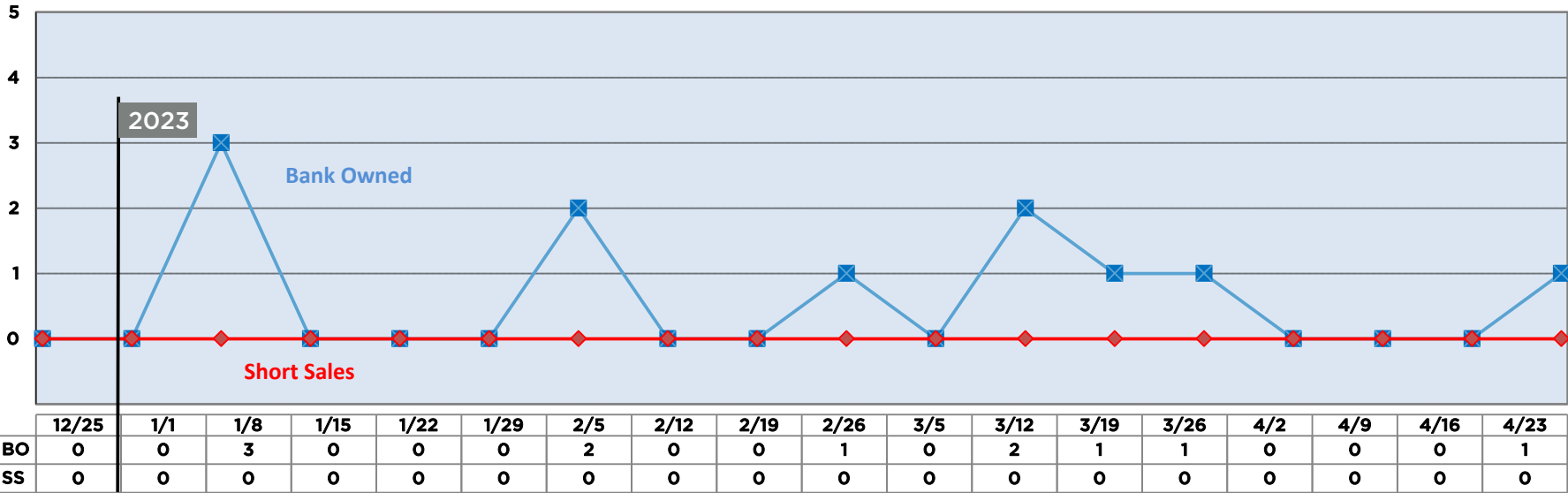
Condos, Townhomes, Villas



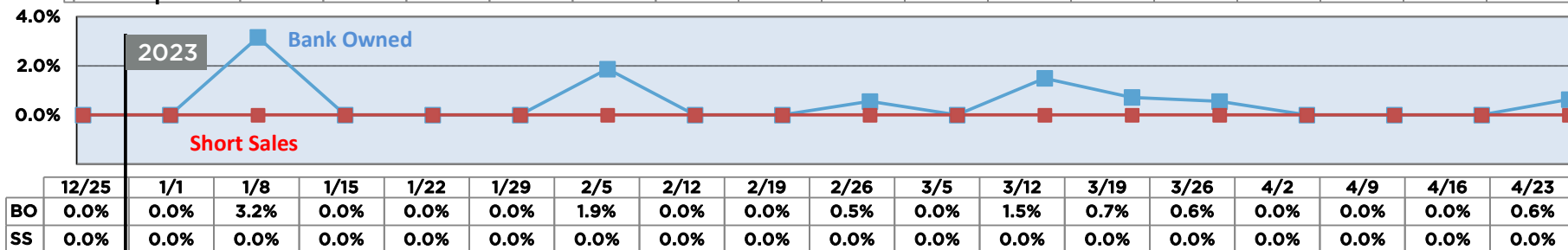
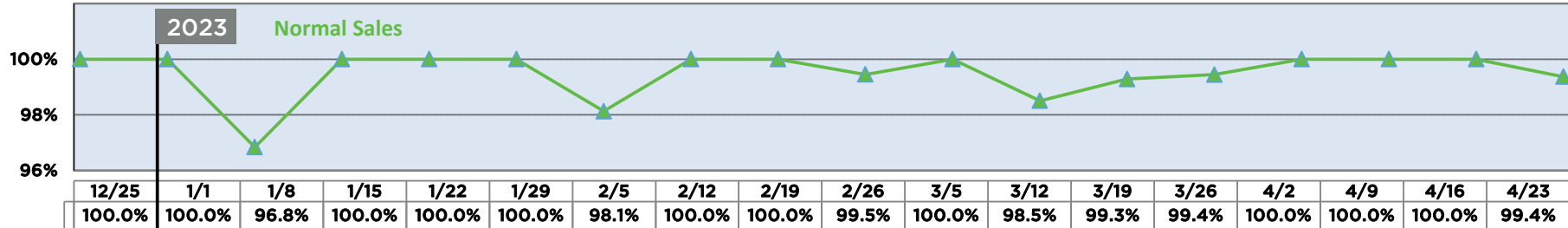
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Condos, Townhomes, Villas

Foreclosure Sales



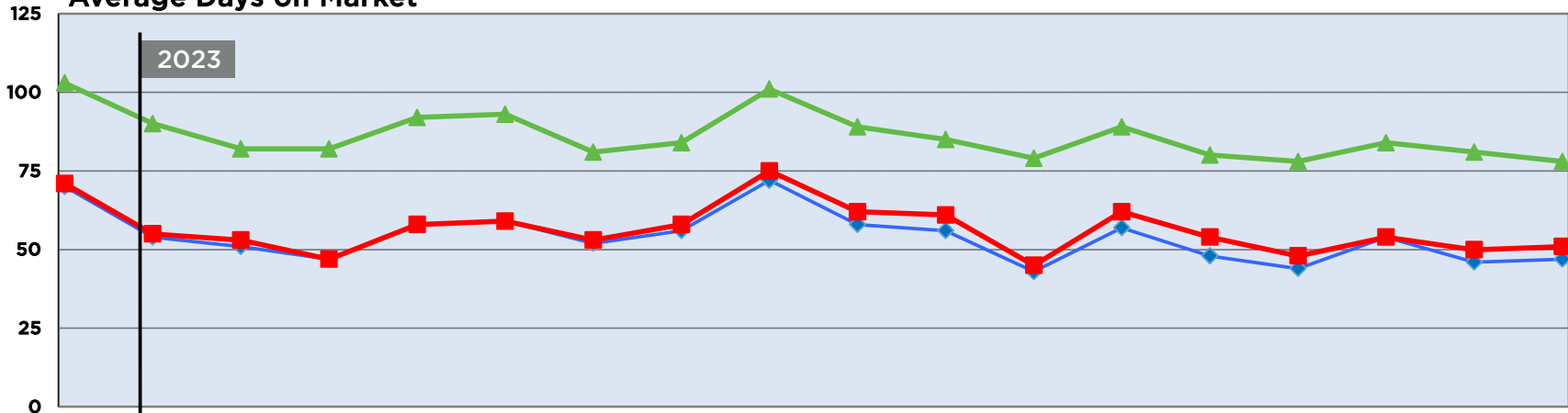
Percentage of Sales





Condos, Townhomes, Villas

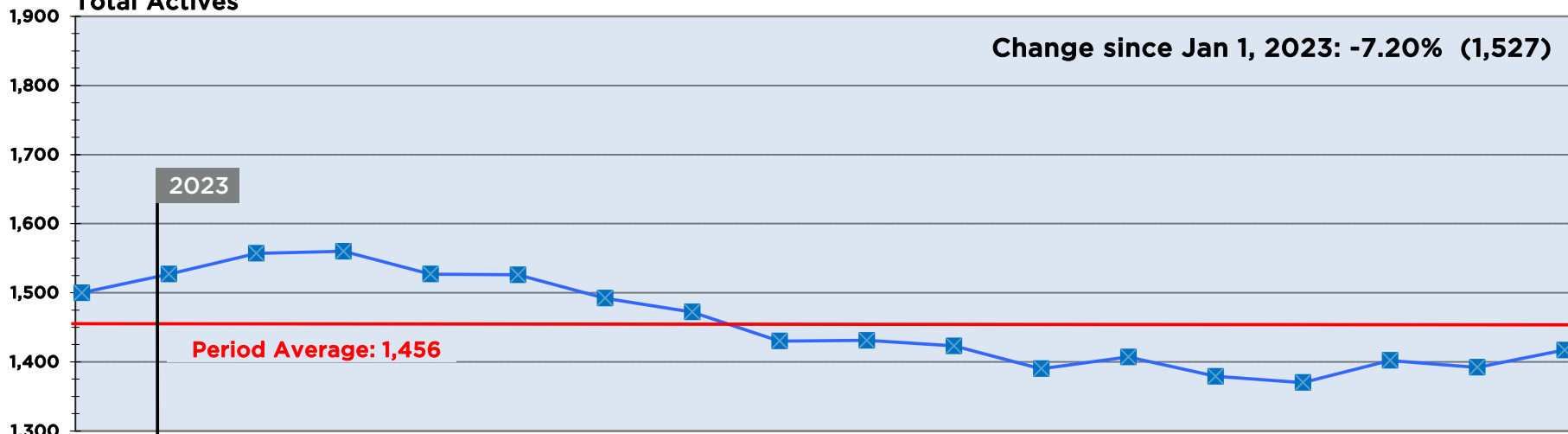
Average Days on Market



	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	4/23
ListToContract	70	54	51	47	58	59	52	56	72	58	56	43	57	48	44	54	46	47
CombDaysOnMkt	71	55	53	47	58	59	53	58	75	62	61	45	62	54	48	54	50	51
ListToClose	103	90	82	82	92	93	81	84	101	89	85	79	89	80	78	84	81	78

Total Actives

Change since Jan 1, 2023: -7.20% (1,527)

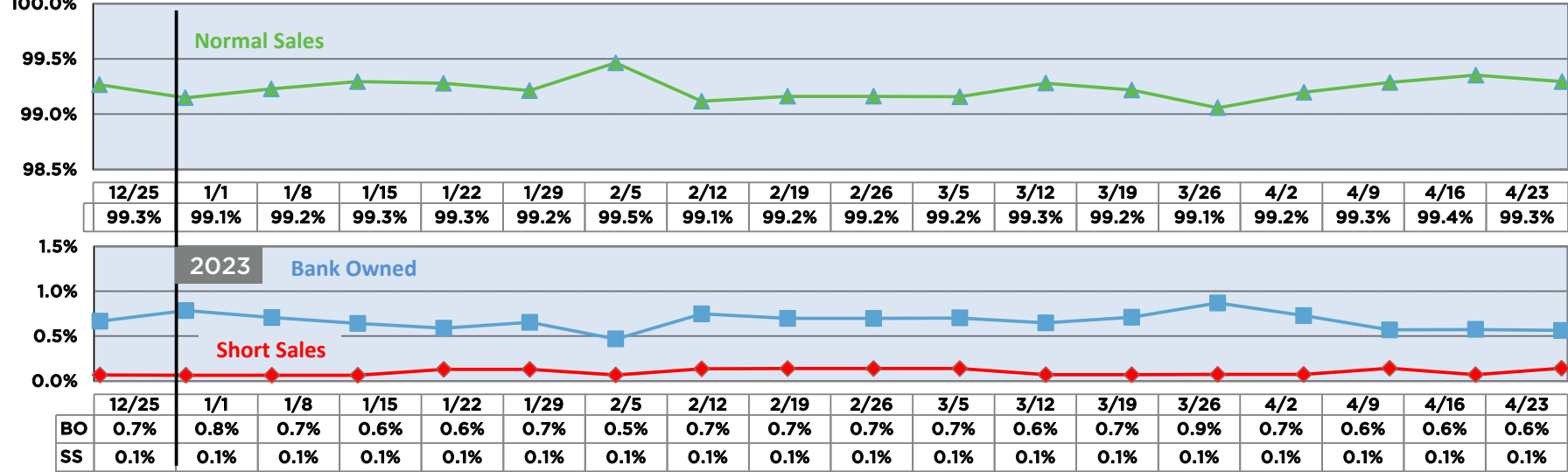


	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23
Total Actives	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417

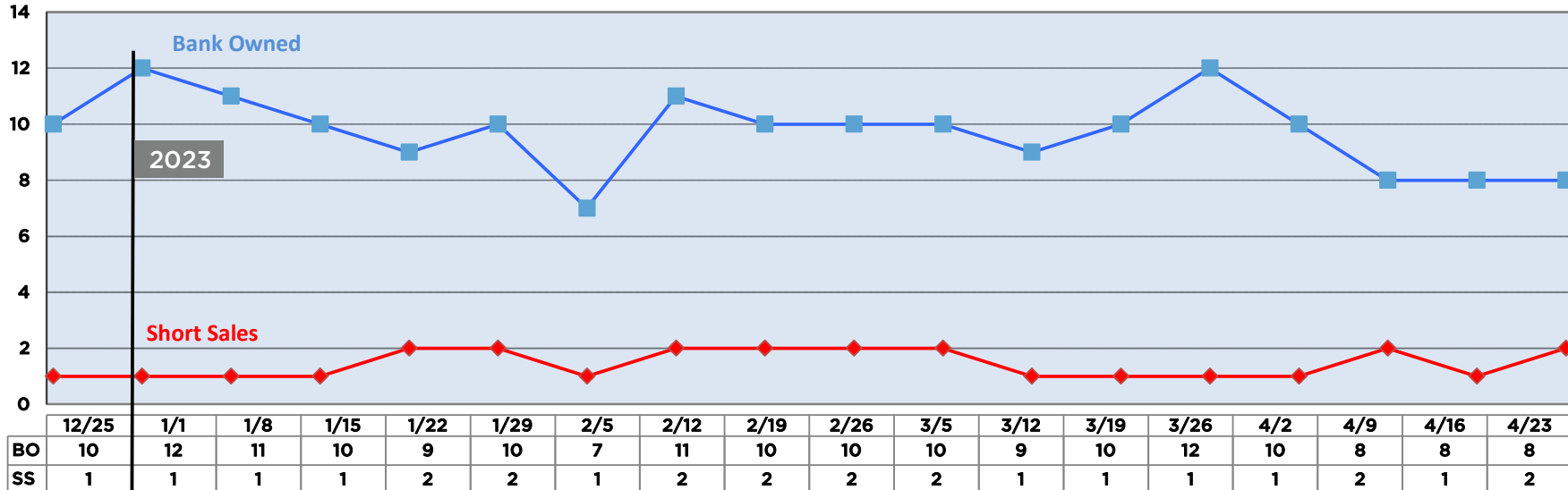
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Condos, Townhomes, Villas

Percentage of Actives

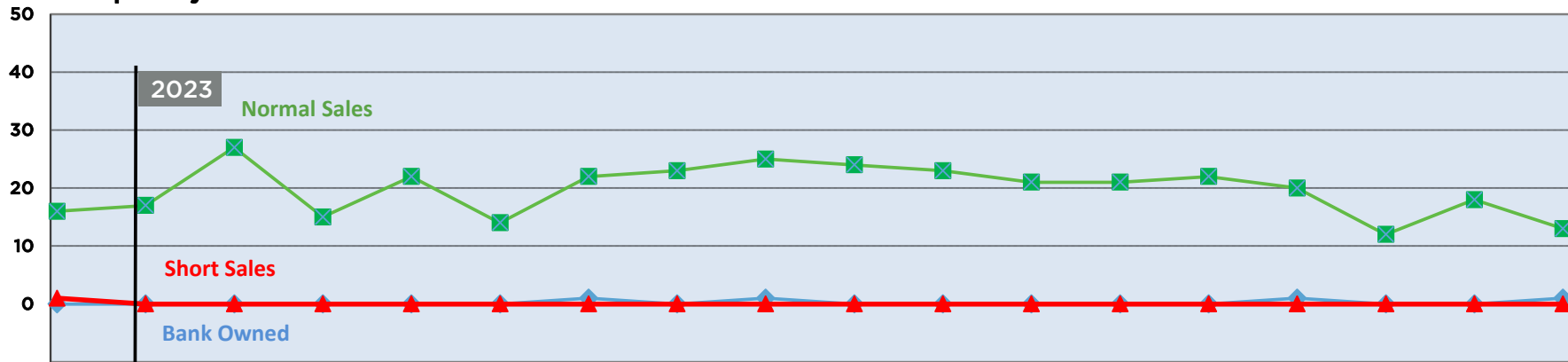


Active Foreclosures



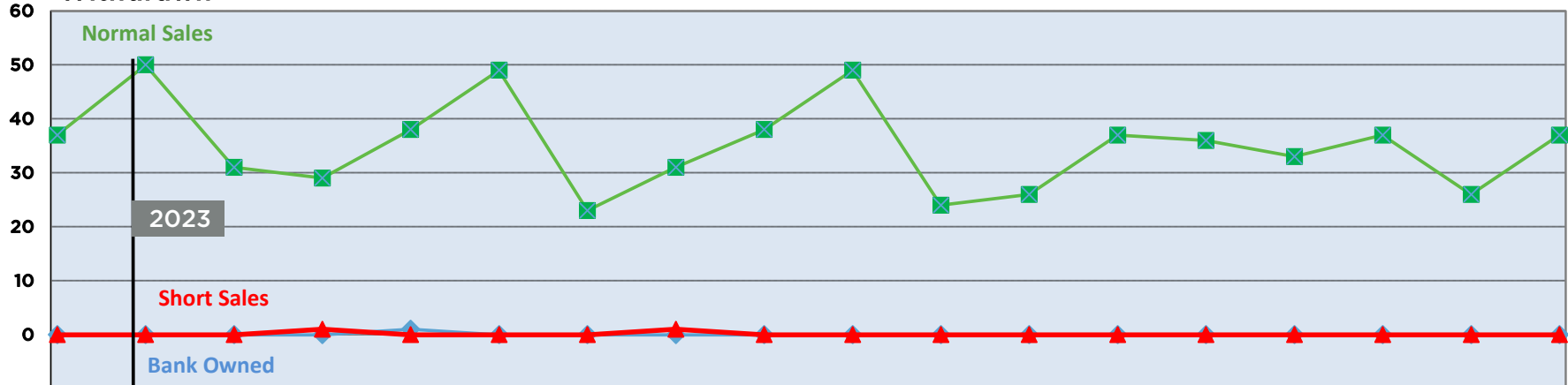
Condos, Townhomes, Villas

Temporary Off Market



	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	4/23
Norm	16	17	27	15	22	14	22	23	25	24	23	21	21	22	20	12	18	13
BO	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	1
SS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

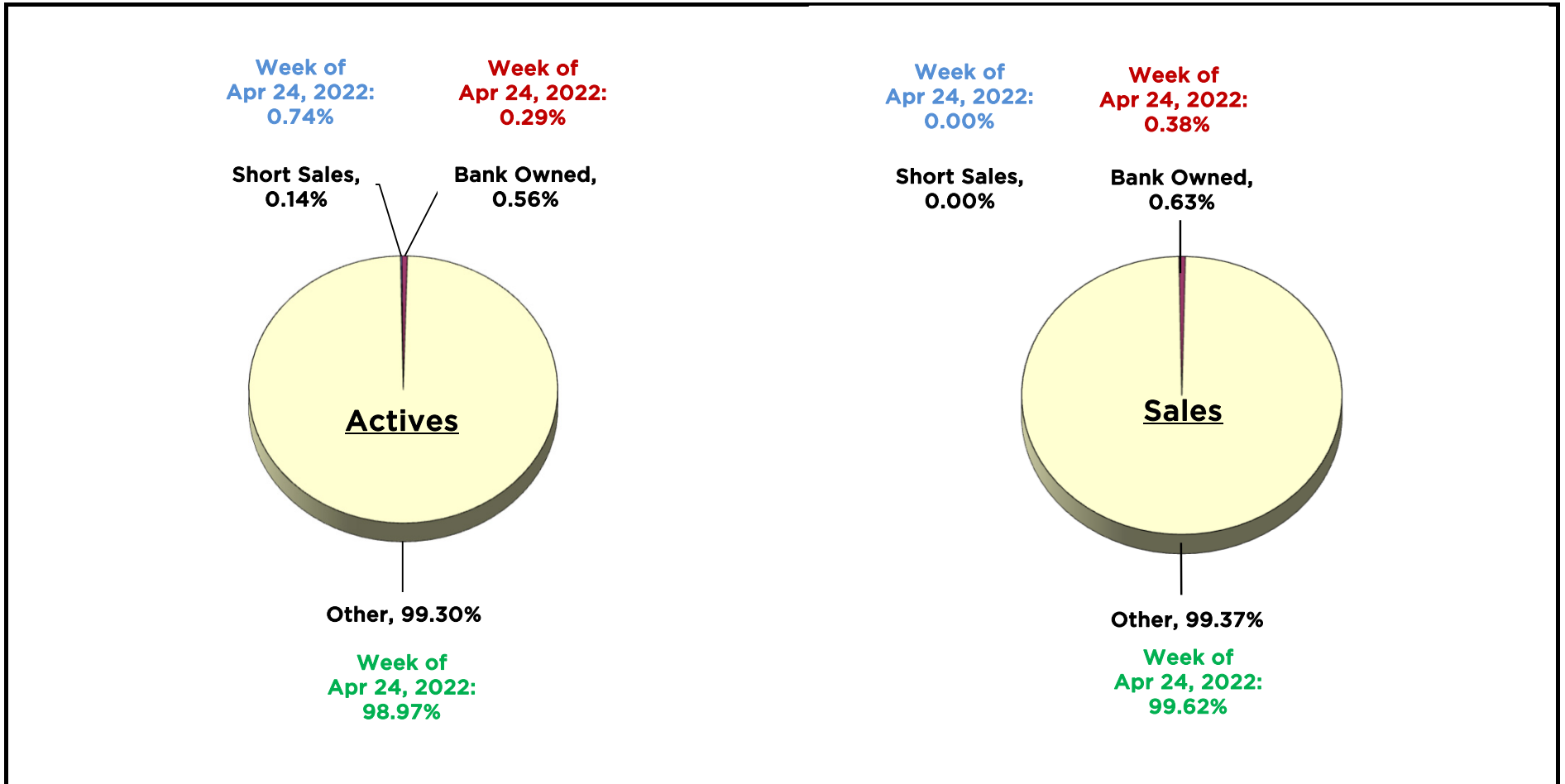
Withdrawn



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



Condos, Townhomes, Villas



Monday Morning Quarterback
04/23/2023 - 04/29/2023
Lake, Orange, Osceola & Seminole Counties

There are 3 Condos, Villas, or Townhomes available for the Median Price of \$298,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs / Forest City	32714	1	\$298,500	2.0	2.0	1,294	\$230.68
Orange County							
Metro West / Orlo Vista	32835	1	\$297,000	3.0	2.0	1,634	\$181.76
Osceola County							
Kissimmee (Central)	34741	1	\$297,000	3.0	2.0	1,433	\$207.26