



Monday Morning Quarterback Summary

Week of April 30, 2023 - May 06, 2023

Single-family existing homes

- Sales of single-family homes decreased to 440 during the week of April 30, from 605 the week prior
- The median price of single family homes decreased to \$415,000, a change of -3.0%
- The number of single-family home foreclosure transactions decreased to 4 last week, from 6 the week of April 23
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 27, and now sits at 3,577

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 162 during the week of April 30, from 159 the week prior
- The median price of condos, townhomes, and villas decreased to \$275,000, a change of -7.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 31, and now sits at 1,448

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

Monday Morning Quarterback
04/30/2023 - 05/06/2023
Lake, Orange, Osceola & Seminole Counties

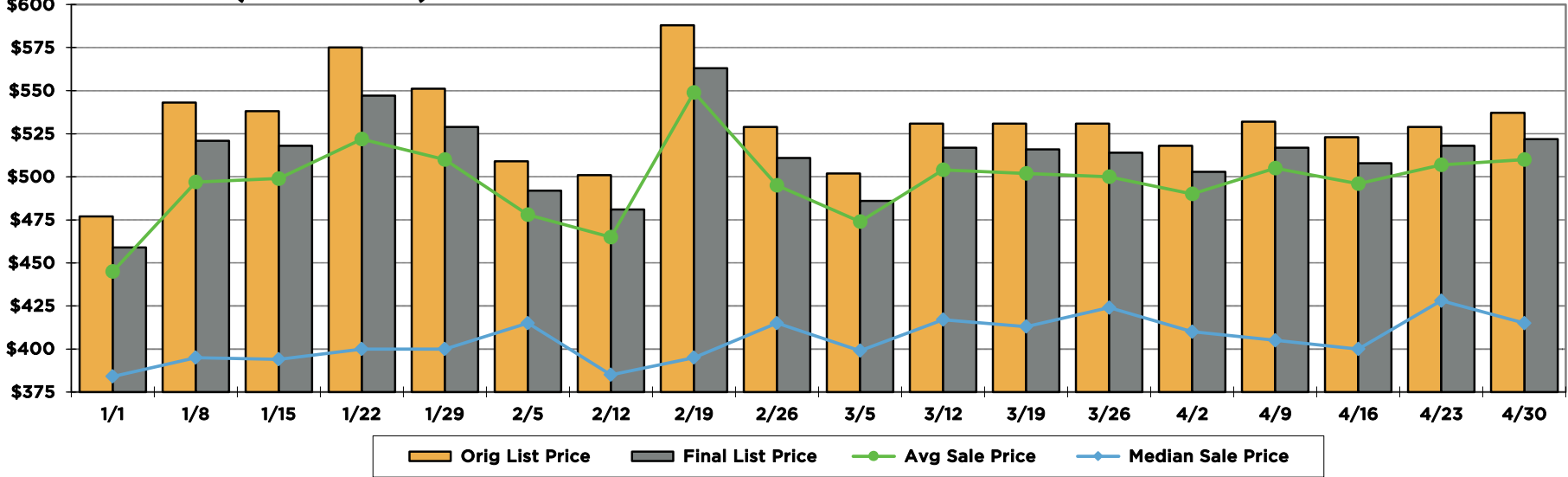
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	440	36	40	122	92	122	28
Bank Owned	4	1	1	1	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	436	35	39	121	91	122	28
Active Listings	3,577	245	190	666	678	1,307	491
Bank Owned	31	9	3	12	2	4	1
Short Sales	5	0	0	2	1	1	1
Other	3,541	236	187	652	675	1,302	489
Months of Inventory	1.88	1.57	1.10	1.26	1.70	2.47	4.05
<i>List Price</i>							
Average Original List Price	\$536,684	\$197,719	\$289,979	\$364,129	\$461,306	\$678,273	\$1,707,532
Average Final List Price	\$522,284	\$192,878	\$283,102	\$354,860	\$451,212	\$663,717	\$1,634,261
<i>Sale Price</i>							
Average Price	\$509,704	\$186,442	\$277,747	\$350,370	\$442,833	\$653,302	\$1,544,982
Median Price	\$415,000	\$185,000	\$279,995	\$353,000	\$445,000	\$607,500	\$1,207,500
<i>Price Differences</i>							
Original to Final List Price	-\$14,400	-\$4,841	-\$6,877	-\$9,269	-\$10,094	-\$14,556	-\$73,271
Original List to Sale Price - \$	-\$26,980	-\$11,277	-\$12,232	-\$13,759	-\$18,473	-\$24,971	-\$162,550
Final List to Sale Price - \$	-\$12,580	-\$6,436	-\$5,355	-\$4,490	-\$8,379	-\$10,415	-\$89,279
Original List to Sale Price - %	94.97%	94.30%	95.78%	96.22%	96.00%	96.32%	90.48%
Final List to Sale Price - %	97.59%	96.66%	98.11%	98.73%	98.14%	98.43%	94.54%
<i>Days on the Market</i>							
Avg Days Listing to Contract	45	47	46	43	37	50	48
Combined Avg Days to Contract	48	52	51	48	42	51	48
Avg Days Listing to Closing	79	86	78	76	71	87	76
Avg Days Contract to Close	35	39	32	33	33	38	31
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,138	1,169	1,355	1,601	2,036	2,806	4,259

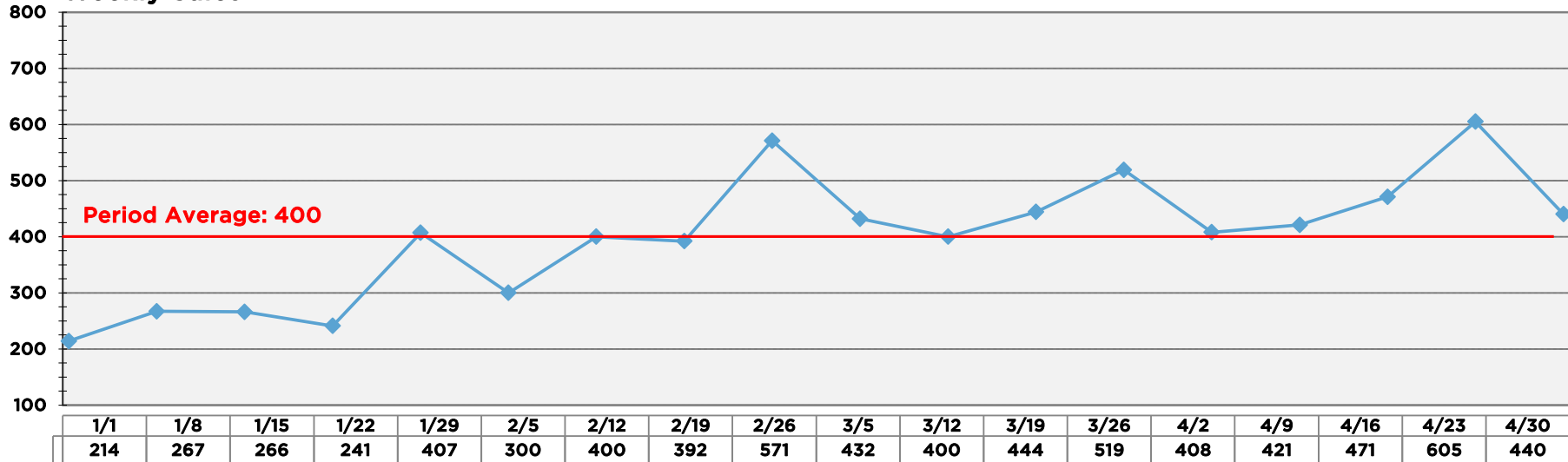


Single Family Homes

Sale Prices (in thousands)



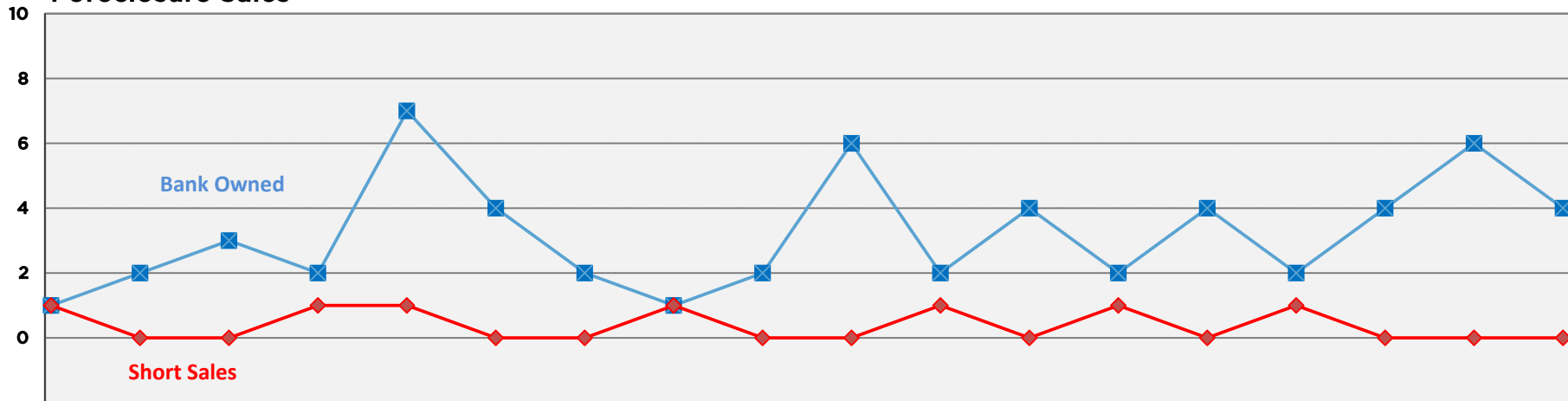
Weekly Sales





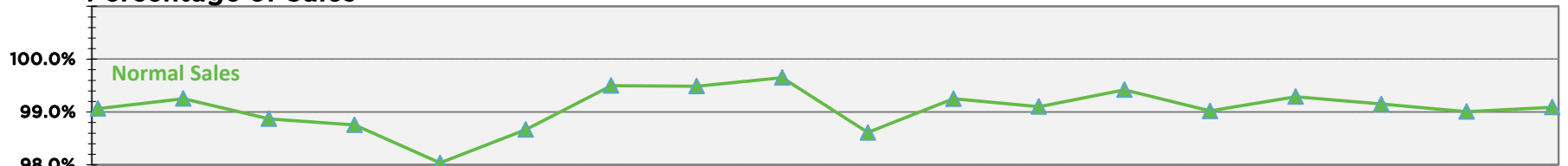
Single Family Homes

Foreclosure Sales

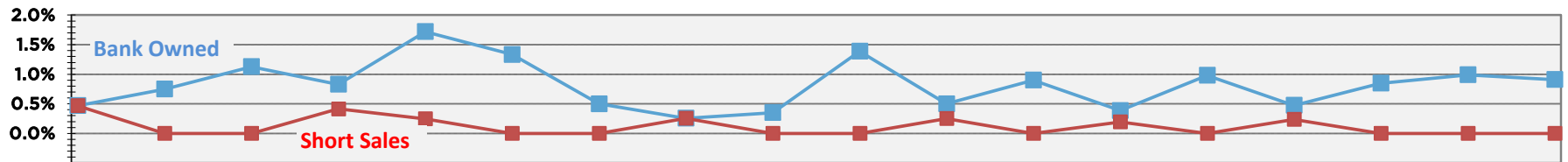


	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30
BO	1	2	3	2	7	4	2	1	2	6	2	4	2	4	2	4	6	4
SS	1	0	0	1	1	0	0	1	0	0	1	0	1	0	1	0	0	0

Percentage of Sales



	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	4/30
BO	99.1%	99.3%	98.9%	98.8%	98.0%	98.7%	99.5%	99.5%	99.6%	98.6%	99.3%	99.1%	99.4%	99.0%	99.3%	99.2%	99.0%	99.1%

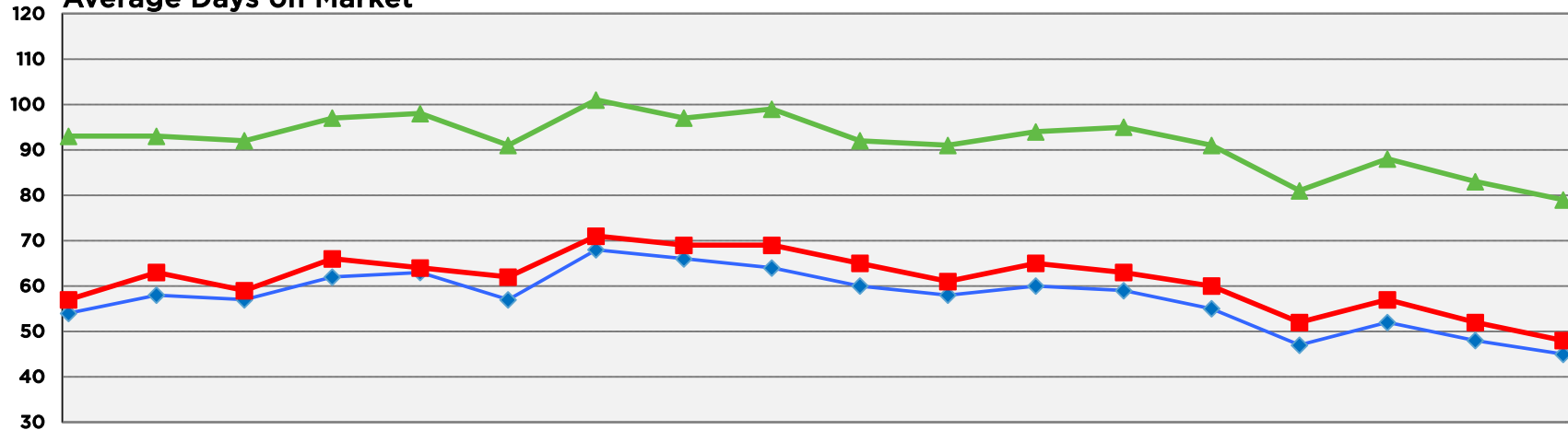


	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30
BO	0.5%	0.7%	1.1%	0.8%	1.7%	1.3%	0.5%	0.3%	0.4%	1.4%	0.5%	0.9%	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%
SS	0.5%	0.0%	0.0%	0.4%	0.2%	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%



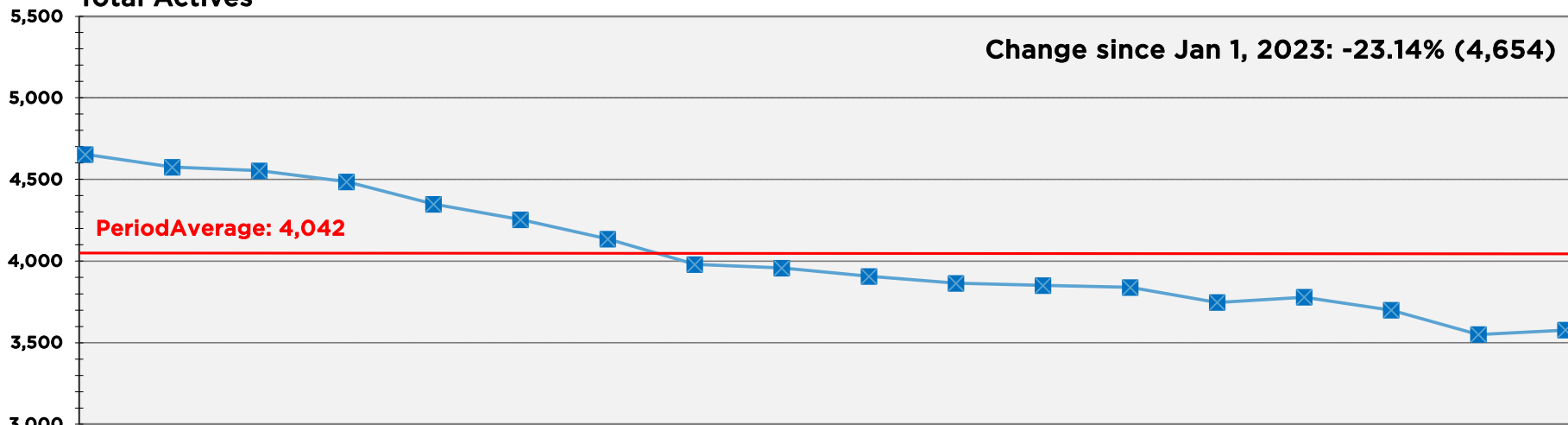
Single Family Homes

Average Days on Market



	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	4/30
ListToContract	54	58	57	62	63	57	68	66	64	60	58	60	59	55	47	52	48	45
CombDaysOnMkt	57	63	59	66	64	62	71	69	69	65	61	65	63	60	52	57	52	48
ListToClose	93	93	92	97	98	91	101	97	99	92	91	94	95	91	81	88	83	79

Total Actives

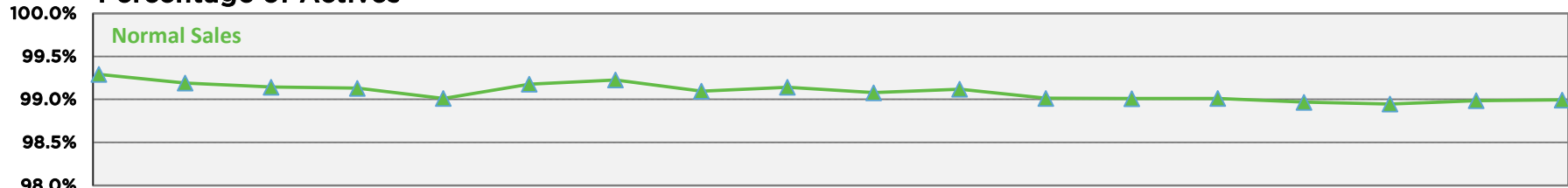


	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30
Total Actives	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577

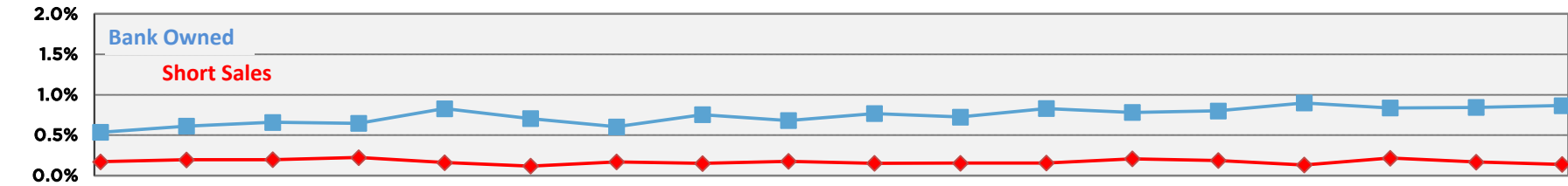


Single Family Homes

Percentage of Actives

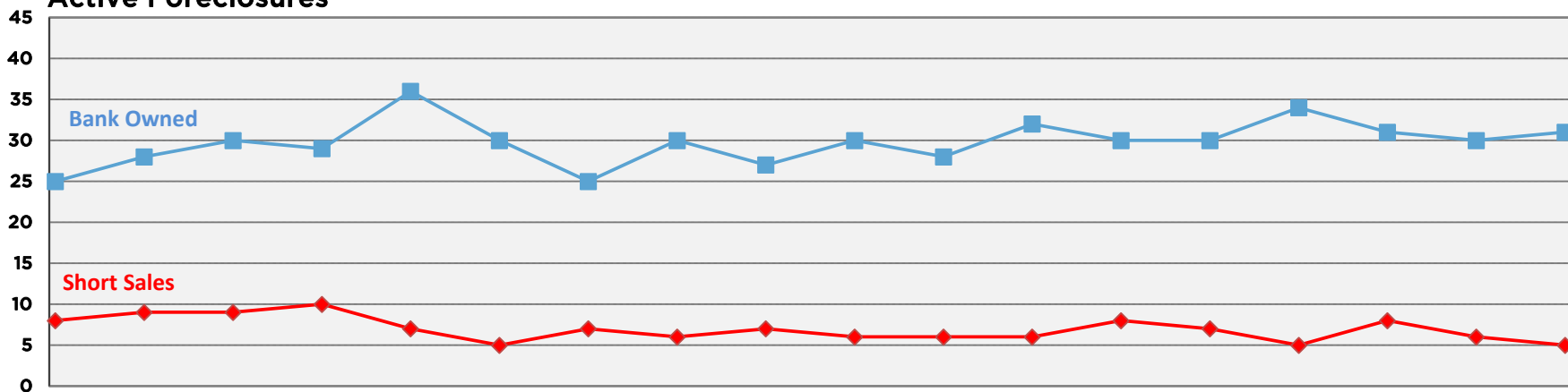


	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30
	99.29%	99.19%	99.14%	99.13%	99.01%	99.18%	99.23%	99.10%	99.14%	99.08%	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%



BO	0.54%	0.61%	0.66%	0.65%	0.83%	0.71%	0.60%	0.75%	0.68%	0.77%	0.72%	0.83%	0.78%	0.80%	0.90%	0.84%	0.85%	0.87%
SS	0.17%	0.20%	0.20%	0.22%	0.16%	0.12%	0.17%	0.15%	0.18%	0.15%	0.16%	0.16%	0.21%	0.19%	0.13%	0.22%	0.17%	0.14%

Active Foreclosures

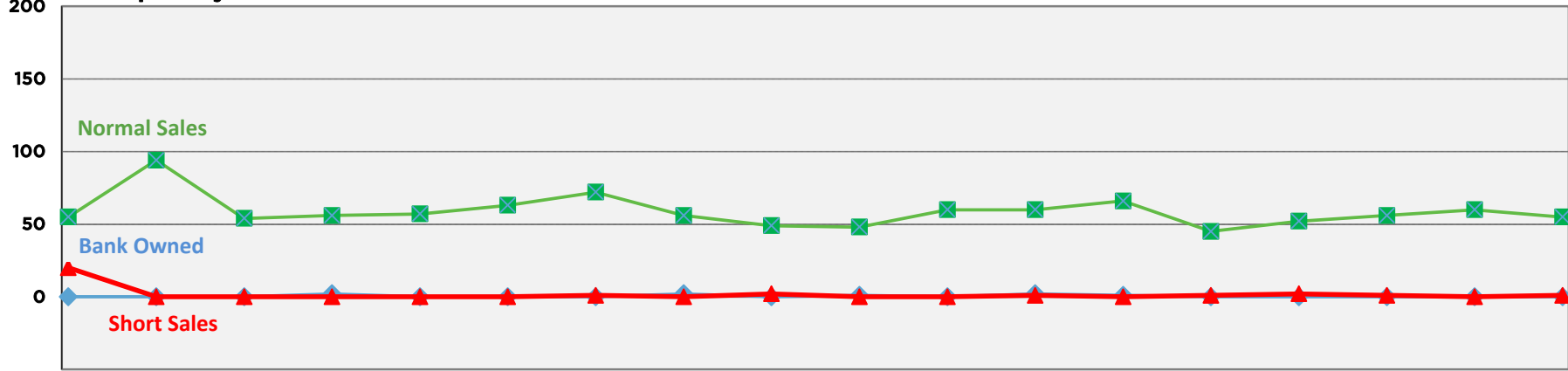


BO	25	28	30	29	36	30	25	30	27	30	28	32	30	30	34	31	30	31
SS	8	9	9	10	7	5	7	6	7	6	6	6	8	7	5	8	6	5



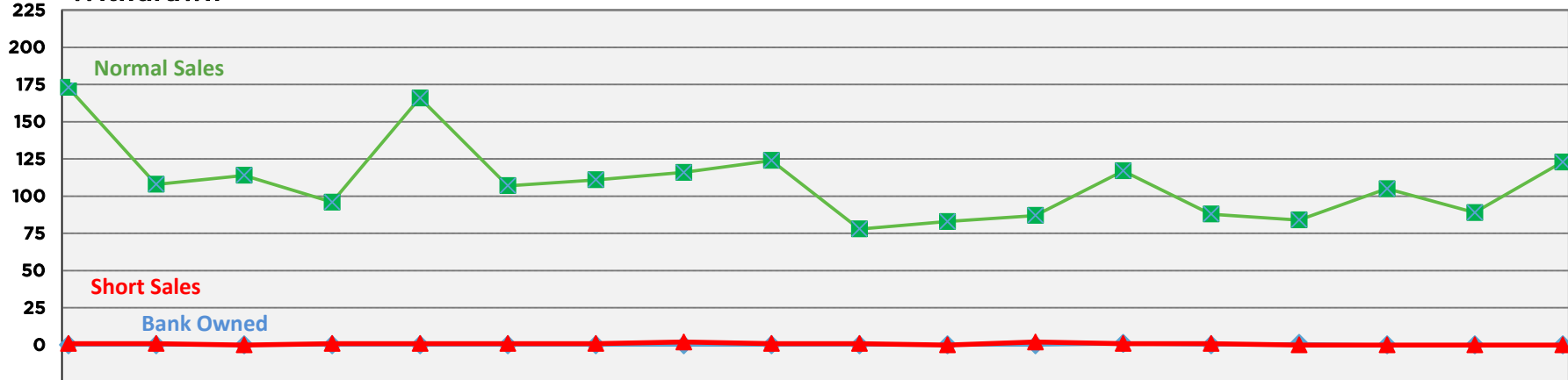
Single Family Homes

Temporary Off Market



	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	4/30
Norm	55	94	54	56	57	63	72	56	49	48	60	60	66	45	52	56	60	55
BO	0	0	0	2	0	0	0	2	0	1	0	2	1	0	0	0	0	0
SS	20	0	0	0	0	0	1	0	2	0	0	1	0	1	2	1	0	1

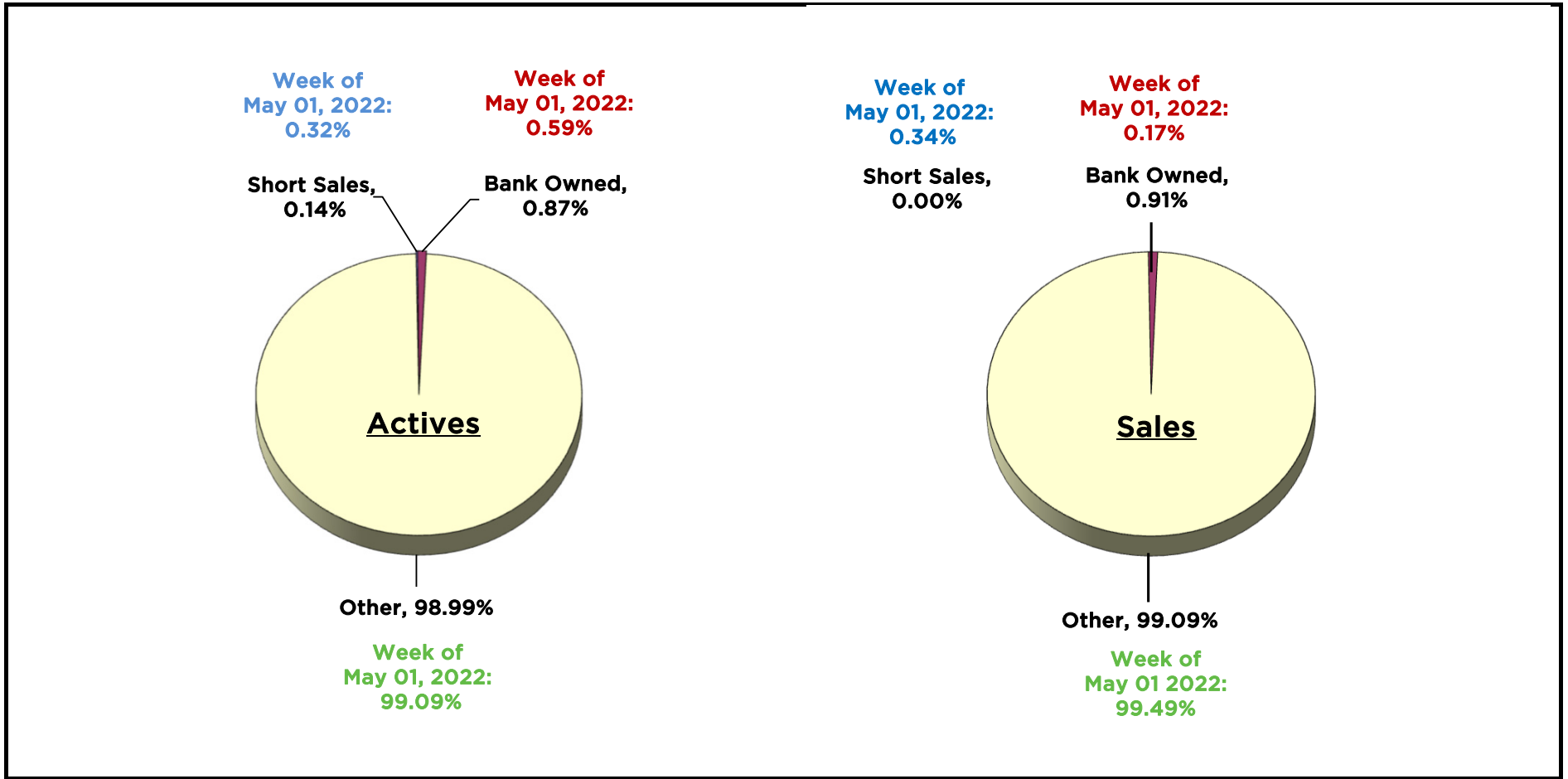
Withdrawn



	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	4/30
Norm	173	108	114	96	166	107	111	116	124	78	83	87	117	88	84	105	89	123
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
SS	1	1	0	1	1	1	1	2	1	1	0	2	1	1	0	0	0	0



Single Family Homes



Monday Morning Quarterback
04/30/2023 - 05/06/2023
Lake, Orange, Osceola & Seminole Counties

There are 26 Single Family Homes available for the Median Price of \$415,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$414,975	3.5	2.3	1,838	\$225.84
Altamonte Springs (East)	32701	1	\$415,000	3.0	2.0	1,663	\$249.55
Winter Springs / Tuskawilla	32708	1	\$415,000	4.0	2.0	1,715	\$241.98
Oviedo	32765	1	\$415,000	3.0	2.0	1,762	\$235.53
Sanford / Lake Forest	32771	1	\$414,900	4.0	3.0	2,210	\$187.74
Orange County		5	\$414,980	3.0	2.0	1,656	\$250.56
Delaney / Crystal Lake	32806	1	\$414,900	3.0	2.0	1,712	\$242.35
Taft	32824	1	\$415,000	3.0	2.0	1,481	\$280.22
Waterford Lakes	32828	1	\$415,000	3.0	2.0	1,666	\$249.10
Ocoee	34761	2	\$415,000	3.0	2.0	1,711	\$242.55
Osceola County		9	\$414,989	3.7	2.3	2,046	\$202.87
Kissimmee (East)	34744	1	\$414,900	4.0	3.0	1,970	\$210.61
Kissimmee (West) / Pleasant Hill	34746	3	\$415,000	3.3	2.3	1,795	\$231.24
Kissimmee / Poinciana	34758	3	\$415,000	4.0	2.0	2,520	\$164.70
St Cloud / Narcoossee	34771	2	\$415,000	3.5	2.5	1,749	\$237.35
Lake County		8	\$415,050	3.3	2.1	2,209	\$187.89
Mount Dora	32757	1	\$415,000	3.0	2.0	2,223	\$186.68
Clermont (Central)	34711	2	\$415,250	3.5	2.0	2,018	\$205.77
Groveland	34736	1	\$415,000	4.0	2.0	2,139	\$194.02
Leesburg (West)	34748	4	\$414,975	3.0	2.3	2,319	\$178.98

Monday Morning Quarterback
04/30/2023 - 05/06/2023
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	162	68	23	39	12	18	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	162	68	23	39	12	18	2
Active Listings	1,448	466	187	391	209	182	13
Bank Owned	12	8	1	2	1	0	0
Short Sales	2	1	0	1	0	0	0
Other	1,434	457	186	388	208	182	13
Months of Inventory	2.06	1.58	1.88	2.31	4.02	2.33	1.50

List Price

Average Original List Price	\$327,794	\$198,021	\$282,334	\$355,974	\$474,150	\$601,155	\$1,375,000
Average Final List Price	\$321,497	\$194,050	\$278,530	\$351,292	\$453,233	\$588,433	\$1,375,000

Sale Price

Average Price	\$314,020	\$188,812	\$272,239	\$343,613	\$450,125	\$580,450	\$1,260,000
Median Price	\$275,000	\$195,000	\$270,000	\$350,000	\$454,000	\$555,000	\$1,260,000

Price Differences

Original to Final List Price	-\$6,297	-\$3,971	-\$3,804	-\$4,682	-\$20,917	-\$12,722	\$0
Original List to Sale Price - \$	-\$13,774	-\$9,209	-\$10,095	-\$12,361	-\$24,025	-\$20,705	-\$115,000
Final List to Sale Price - \$	-\$7,477	-\$5,238	-\$6,291	-\$7,679	-\$3,108	-\$7,983	-\$115,000
Original List to Sale Price - %	95.80%	95.35%	96.42%	96.53%	94.93%	96.56%	91.64%
Final List to Sale Price - %	97.67%	97.30%	97.74%	97.81%	99.31%	98.64%	91.64%

Days on the Market

Avg Days Listing to Contract	46	40	25	44	70	83	8
Combined Avg Days to Contract	47	42	27	44	70	83	8
Avg Days Listing to Closing	79	68	57	80	116	126	47
Avg Days Contract to Close	34	28	32	36	45	43	39

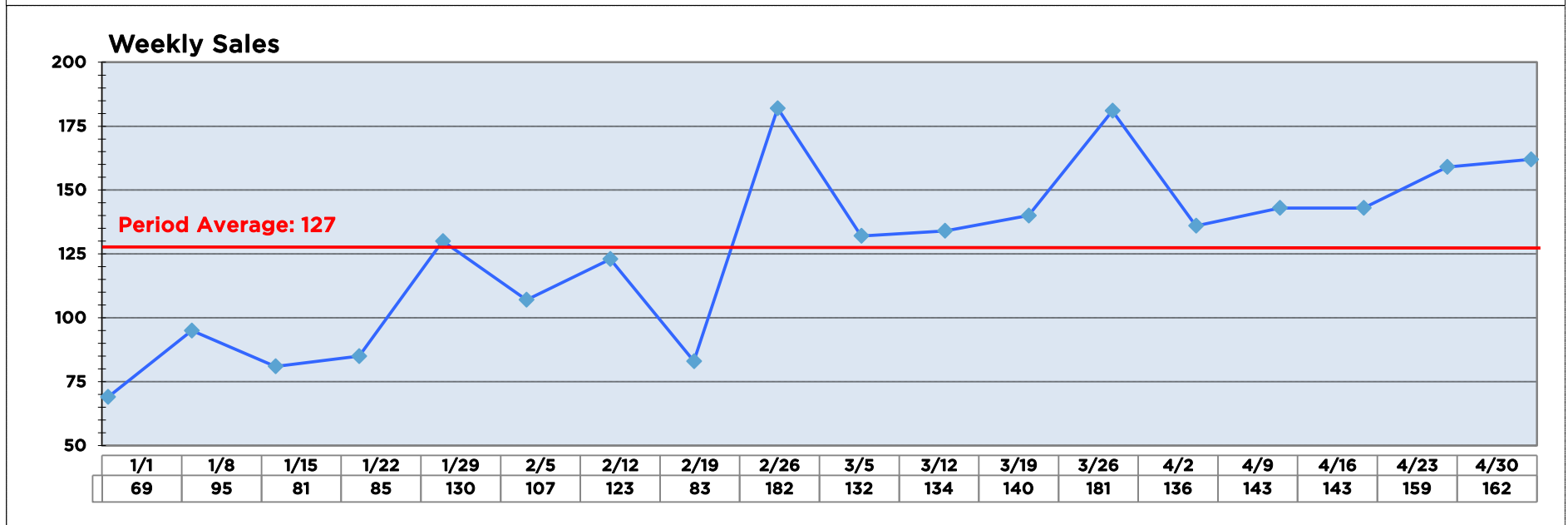
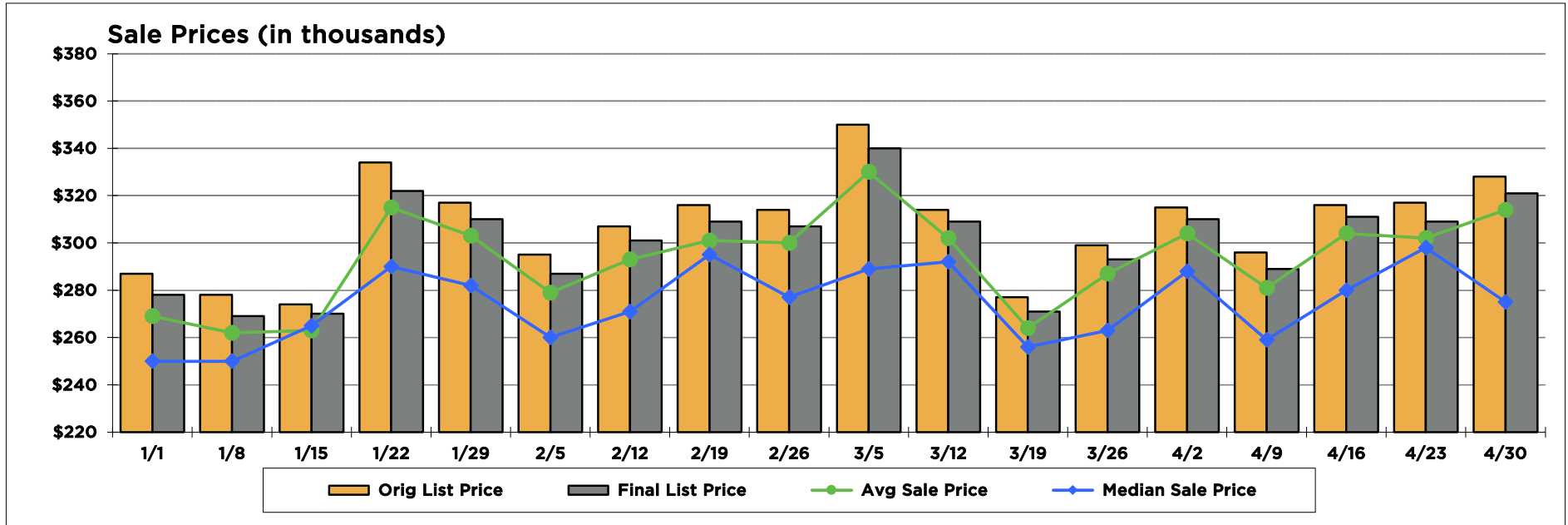
Beds / Baths

Average Bedrooms	3	2	3	3	4	3	5
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	1	0	1	2

Square Footage

Average Square Feet	1,362	937	1,323	1,562	1,884	1,988	3,653
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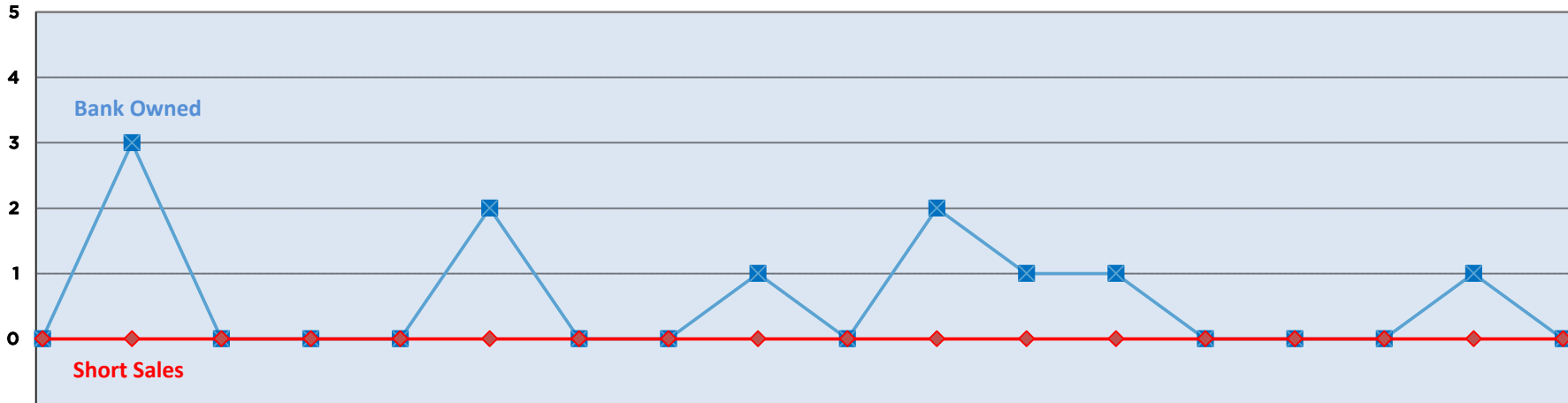
Condos, Townhomes, Villas



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Lake, Orange, Osceola & Seminole Counties

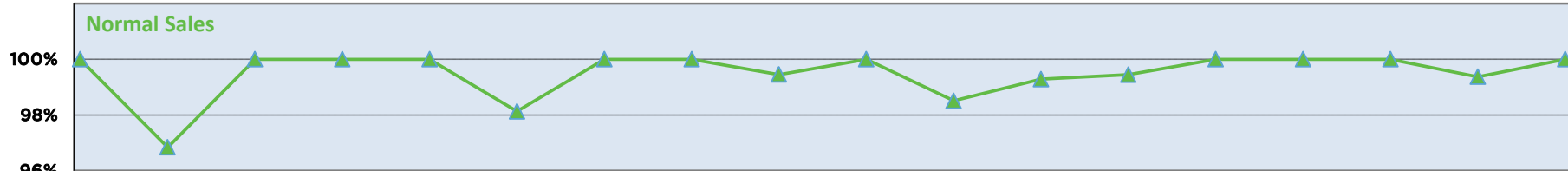
Condos, Townhomes, Villas

Foreclosure Sales

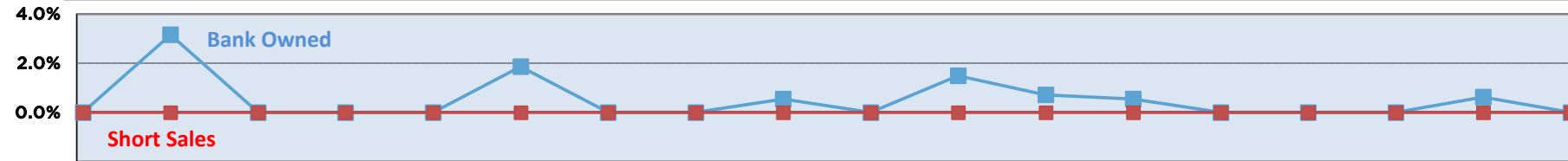


	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30
BO	0	3	0	0	0	2	0	0	1	0	2	1	1	0	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



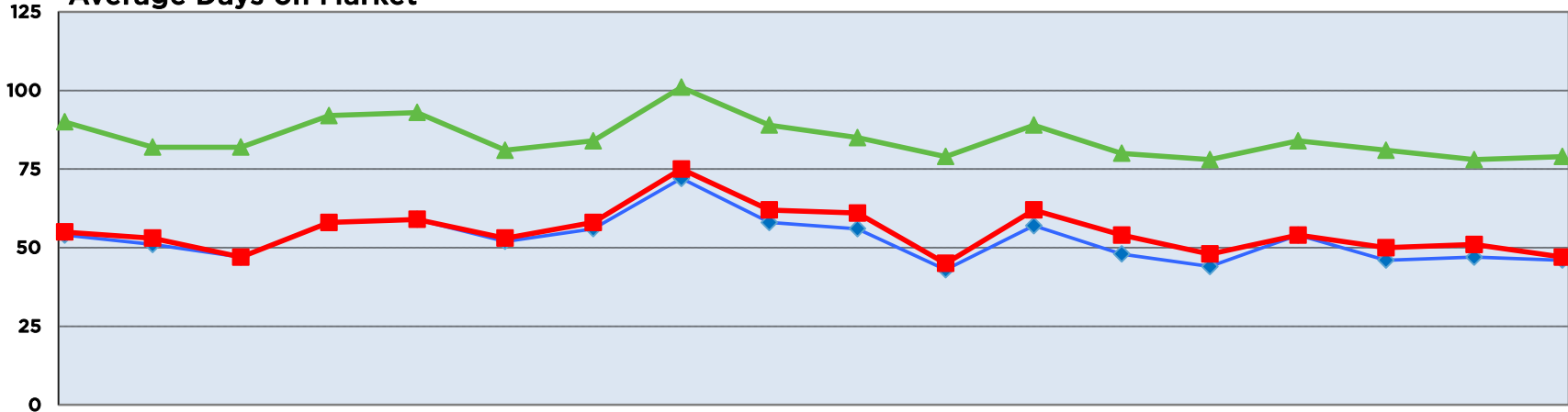
	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30
Normal Sales	100.0%	96.8%	100.0%	100.0%	100.0%	98.1%	100.0%	100.0%	99.5%	100.0%	98.5%	99.3%	99.4%	100.0%	100.0%	100.0%	99.4%	100.0%



	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	4/30
BO	0.0%	3.2%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.5%	0.0%	1.5%	0.7%	0.6%	0.0%	0.0%	0.0%	0.6%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Condos, Townhomes, Villas

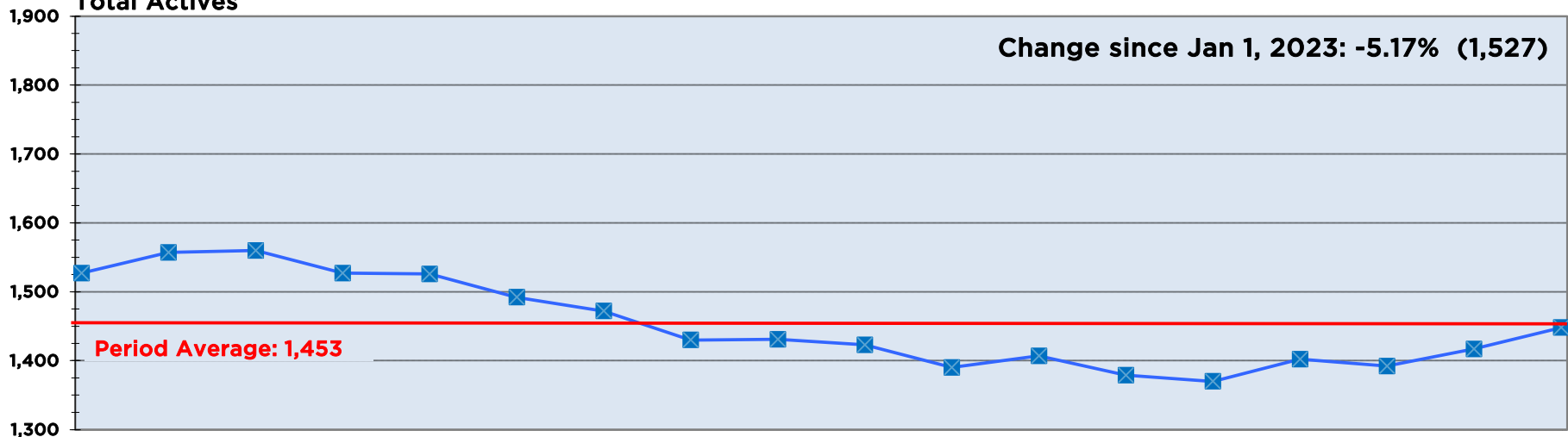
Average Days on Market



	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	4/30
ListToContract	54	51	47	58	59	52	56	72	58	56	43	57	48	44	54	46	47	46
CombDaysOnMkt	55	53	47	58	59	53	58	75	62	61	45	62	54	48	54	50	51	47
ListToClose	90	82	82	92	93	81	84	101	89	85	79	89	80	78	84	81	78	79

Total Actives

Change since Jan 1, 2023: -5.17% (1,527)



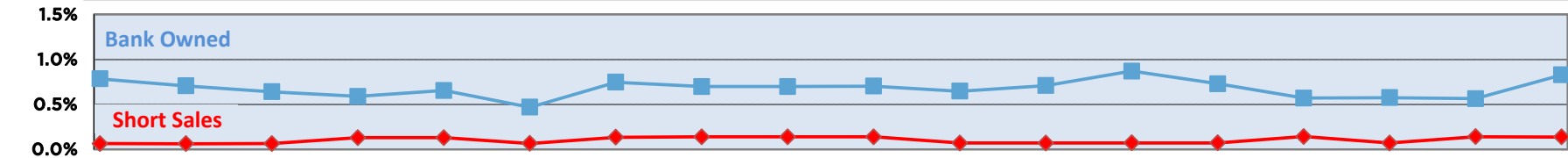
	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30
Total Actives	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448

Condos, Townhomes, Villas

Percentage of Actives

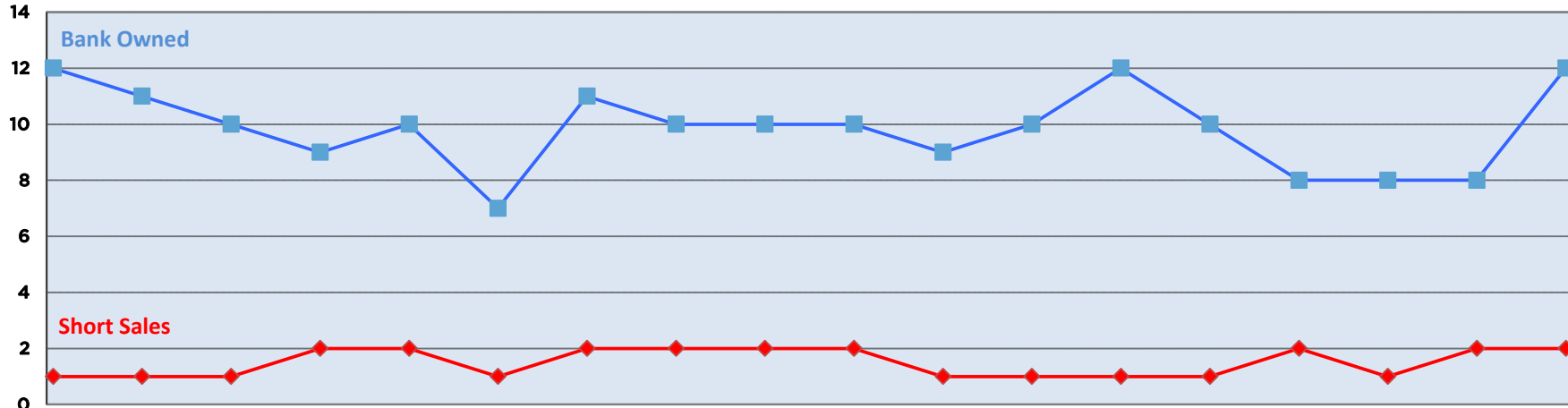


	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30
Normal Sales	99.1%	99.2%	99.3%	99.3%	99.2%	99.5%	99.1%	99.2%	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%



	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	4/30
BO	0.8%	0.7%	0.6%	0.6%	0.7%	0.5%	0.7%	0.7%	0.7%	0.7%	0.6%	0.7%	0.9%	0.7%	0.6%	0.6%	0.6%	0.8%
SS	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%

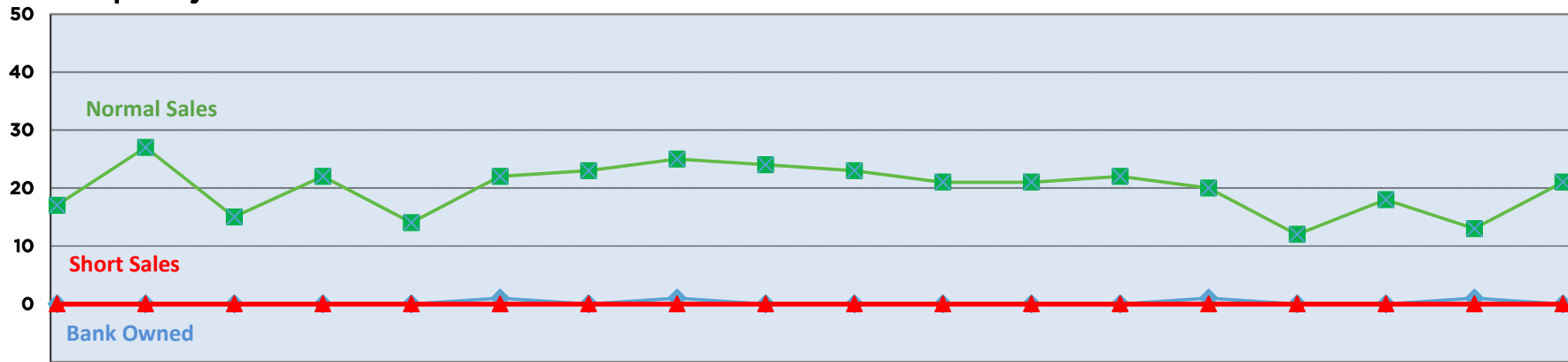
Active Foreclosures



	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	4/30
BO	12	11	10	9	10	7	11	10	10	10	9	10	12	10	8	8	8	12
SS	1	1	1	2	2	1	2	2	2	2	1	1	1	1	2	1	2	2

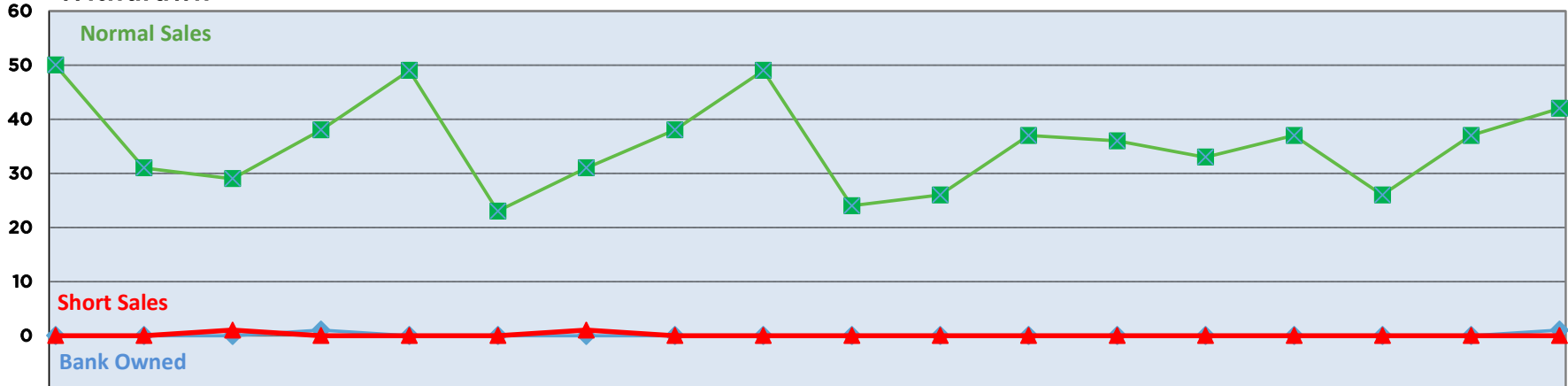
Condos, Townhomes, Villas

Temporary Off Market



	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	4/30
Norm	17	27	15	22	14	22	23	25	24	23	21	21	22	20	12	18	13	21
BO	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

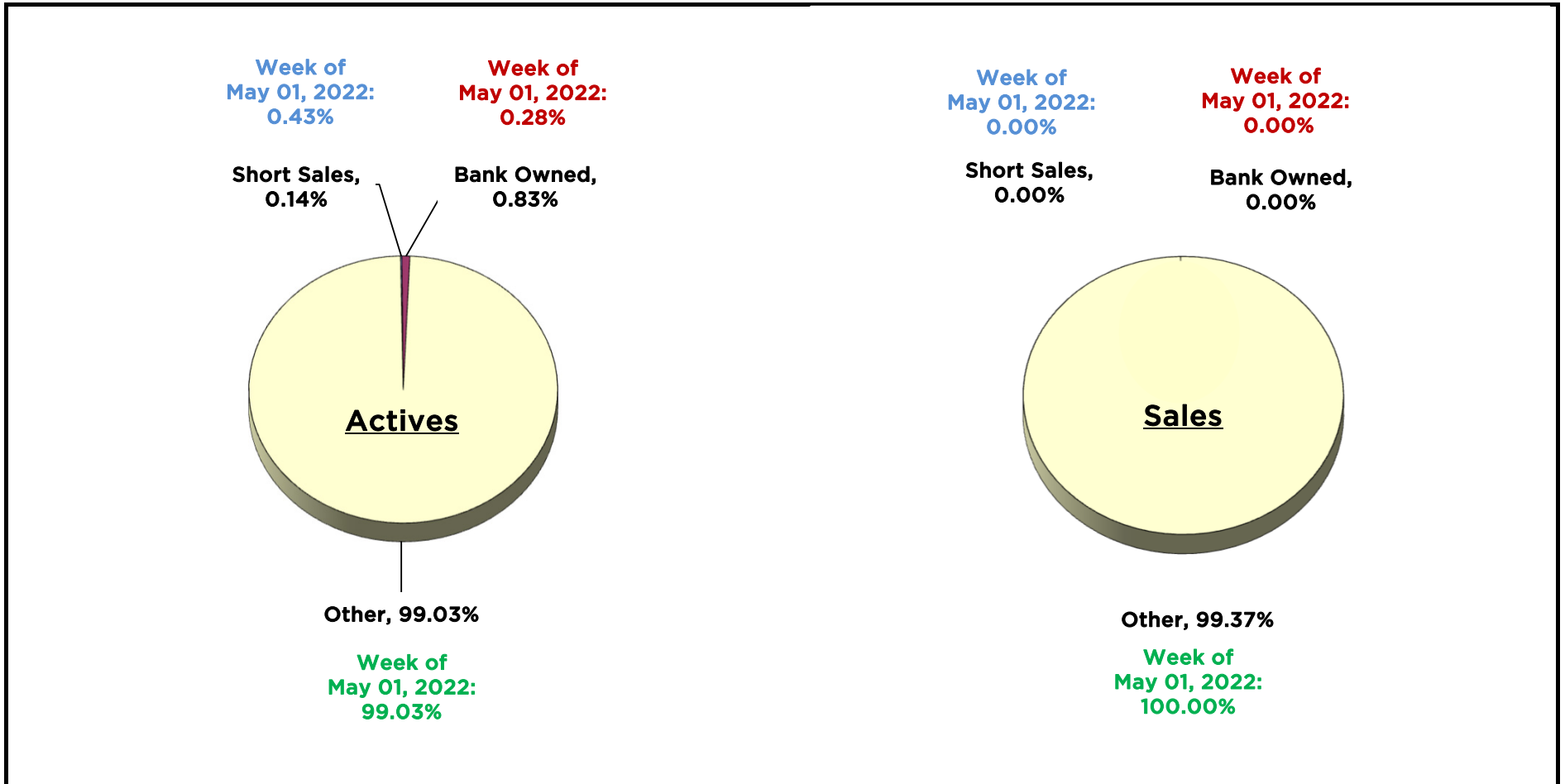
Withdrawn



	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	4/30
Norm	50	31	29	38	49	23	31	38	49	24	26	37	36	33	37	26	37	42
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
04/30/2023 - 05/06/2023
Lake, Orange, Osceola & Seminole Counties

There are 14 Condos, Villas, or Townhomes available for the Median Price of \$275,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		1	\$275,000	2.0	2.0	1,350	\$203.70
Altamonte Springs (East)	32701	1	\$275,000	2.0	2.0	1,350	\$203.70
Orange County		6	\$275,000	2.3	2.2	1,382	\$199.06
Maitland / Eatonville	32751	2	\$275,000	2.0	2.0	1,339	\$205.38
Orlo Vista	32811	1	\$275,000	2.0	2.0	1,228	\$223.94
Hiawassee	32818	1	\$275,000	3.0	2.0	1,808	\$152.10
Williamsburg / Lake Bryan	32821	2	\$275,000	2.5	2.5	1,288	\$213.59
Osceola County		5	\$274,960	2.4	2.2	1,467	\$187.43
Davenport	33896	3	\$274,933	2.0	2.0	1,409	\$195.13
Kissimmee (West) / Pleasant Hill	34746	1	\$275,000	3.0	3.0	1,408	\$195.31
Kissimmee / Celebration	34747	1	\$275,000	3.0	2.0	1,700	\$161.76
Lake County		2	\$274,950	3.0	2.0	1,275	\$215.73
Mount Dora	32757	1	\$275,000	3.0	2.0	1,209	\$227.46
Leesburg (East) / Haines Creek	34788	1	\$274,900	3.0	2.0	1,340	\$205.15