



Monday Morning Quarterback Summary

Week of May 07, 2023 - May 13, 2023

Single-family existing homes

- Sales of single-family homes decreased to 420 during the week of May 07, from 440 the week prior
- The median price of single family homes increased to \$416,250, a change of 0.3%
- The number of single-family home foreclosure transactions decreased to 3 last week, from 4 the week of April 30
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 22, and now sits at 3,555

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 147 during the week of May 07, from 162 the week prior
- The median price of condos, townhomes, and villas decreased to \$255,500, a change of -7.1%
- 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 13, and now sits at 1,461

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

Monday Morning Quarterback
05/07/2023 - 05/13/2023
Lake, Orange, Osceola & Seminole Counties

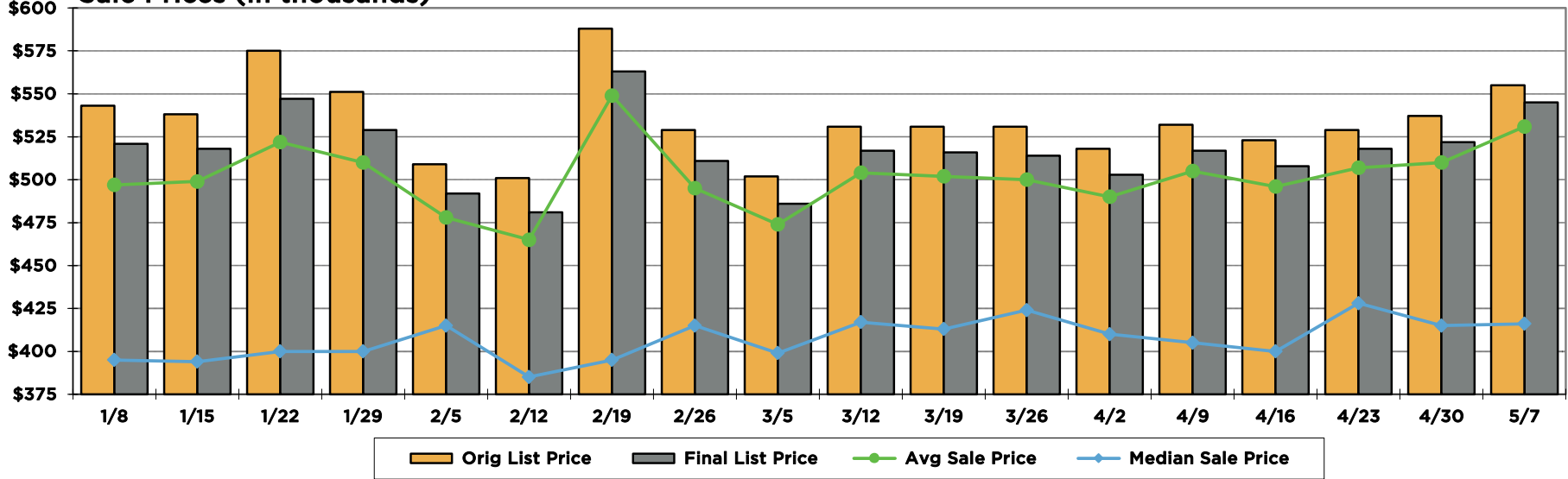
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	420	40	45	107	84	119	25
Bank Owned	3	2	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	417	38	45	106	84	119	25
Active Listings	3,555	235	180	658	674	1,314	494
Bank Owned	24	7	1	9	1	5	1
Short Sales	3	0	0	1	1	1	0
Other	3,528	228	179	648	672	1,308	493
Months of Inventory	1.95	1.36	0.92	1.42	1.85	2.55	4.56
<u>List Price</u>							
Average Original List Price	\$555,424	\$202,460	\$287,441	\$363,148	\$459,053	\$669,107	\$2,208,151
Average Final List Price	\$544,659	\$197,607	\$280,247	\$354,744	\$449,337	\$654,350	\$2,186,871
<u>Sale Price</u>							
Average Price	\$530,942	\$190,676	\$273,489	\$345,851	\$443,803	\$644,586	\$2,082,820
Median Price	\$416,250	\$198,750	\$275,000	\$350,000	\$440,000	\$612,500	\$1,400,000
<u>Price Differences</u>							
Original to Final List Price	-\$10,765	-\$4,853	-\$7,194	-\$8,404	-\$9,716	-\$14,757	-\$21,280
Original List to Sale Price - \$	-\$24,482	-\$11,784	-\$13,952	-\$17,297	-\$15,250	-\$24,521	-\$125,331
Final List to Sale Price - \$	-\$13,717	-\$6,931	-\$6,758	-\$8,893	-\$5,534	-\$9,764	-\$104,051
Original List to Sale Price - %	95.59%	94.18%	95.15%	95.24%	96.68%	96.34%	94.32%
Final List to Sale Price - %	97.48%	96.49%	97.59%	97.49%	98.77%	98.51%	95.24%
<u>Days on the Market</u>							
Avg Days Listing to Contract	46	40	50	45	45	46	49
Combined Avg Days to Contract	49	44	50	48	46	50	59
Avg Days Listing to Closing	81	79	86	80	76	82	86
Avg Days Contract to Close	35	39	36	35	31	36	37
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,098	1,135	1,361	1,595	1,984	2,722	4,527

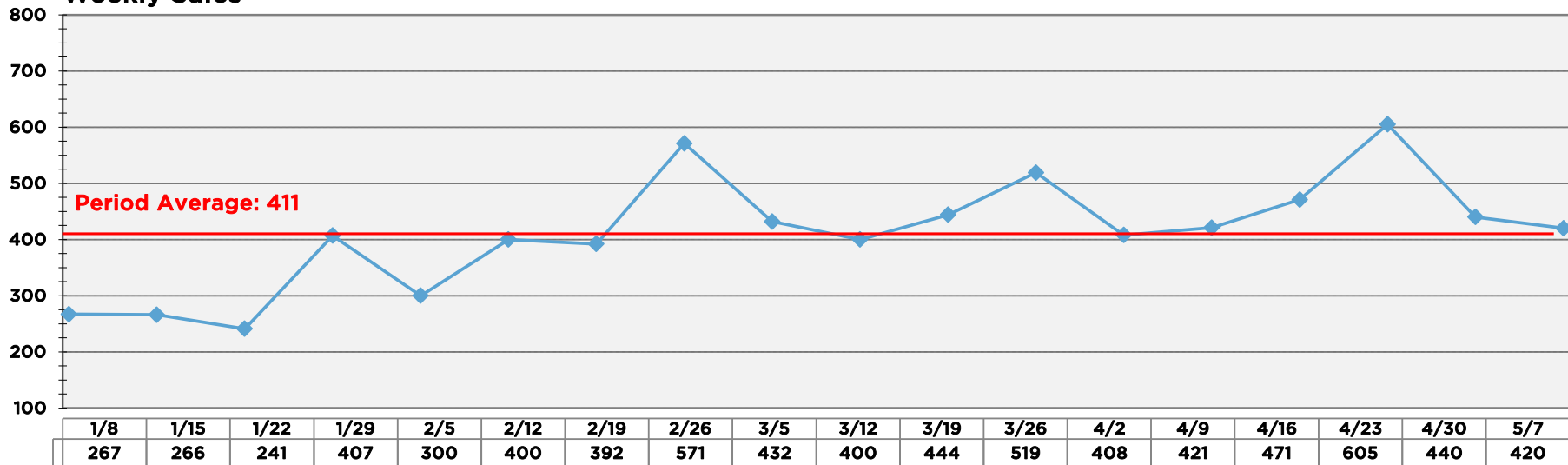


Single Family Homes

Sale Prices (in thousands)



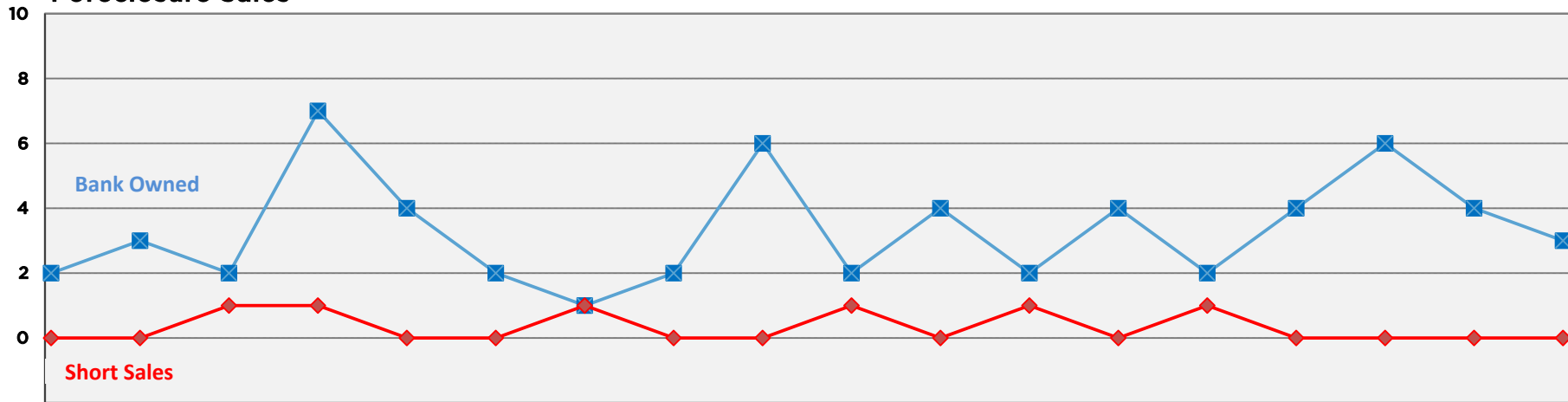
Weekly Sales





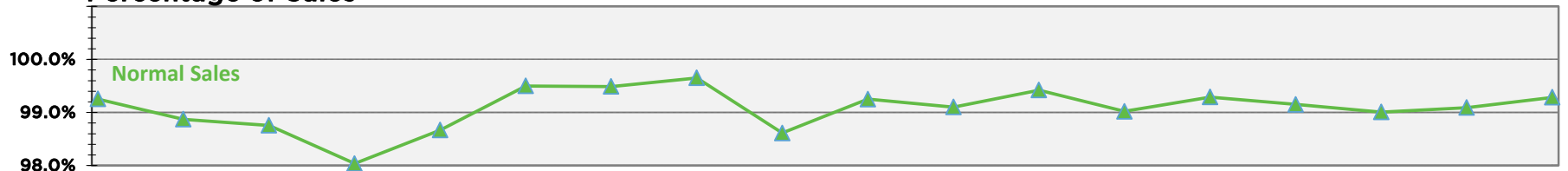
Single Family Homes

Foreclosure Sales

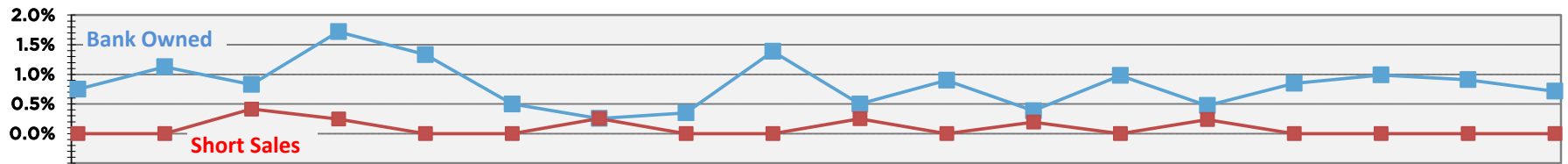


BO	2	3	2	7	4	2	1	2	6	2	4	2	4	2	4	6	4	3
SS	0	0	1	1	0	0	1	0	0	1	0	1	0	1	0	0	0	0

Percentage of Sales



	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	5/7
	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%	99.3%

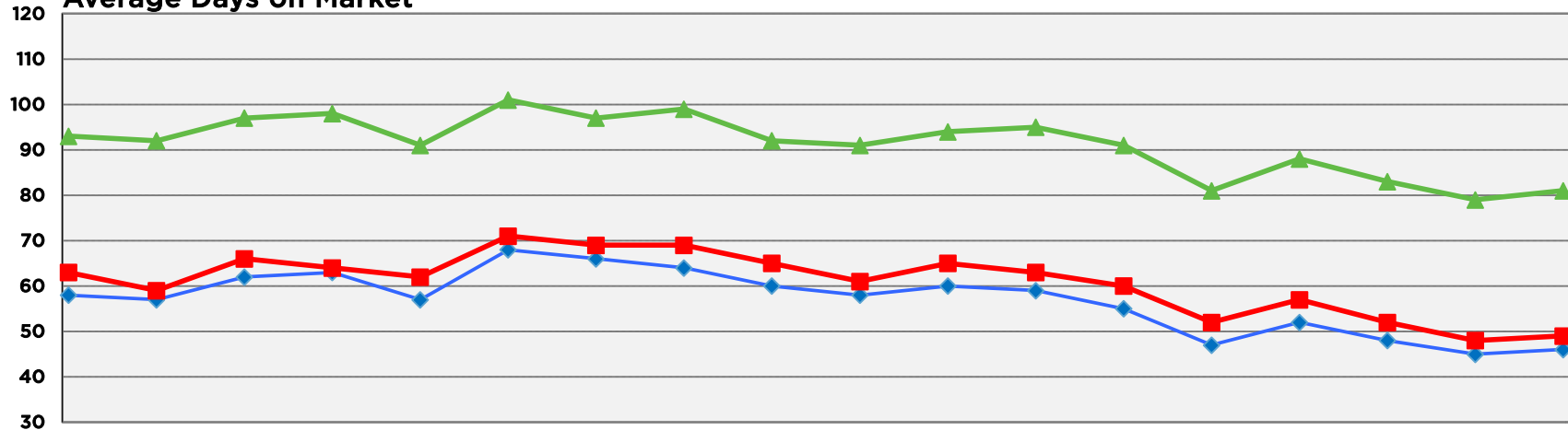


BO	0.7%	1.1%	0.8%	1.7%	1.3%	0.5%	0.3%	0.4%	1.4%	0.5%	0.9%	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%
SS	0.0%	0.0%	0.4%	0.2%	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%



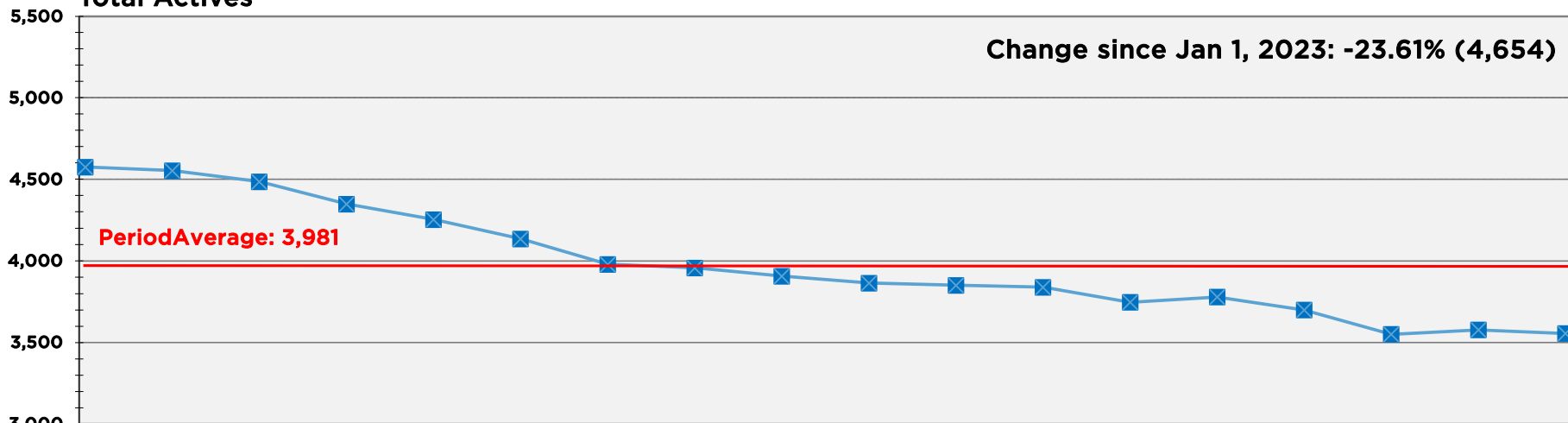
Single Family Homes

Average Days on Market



ListToContract	58	57	62	63	57	68	66	64	60	58	60	59	55	47	52	48	45	46
CombDaysOnMkt	63	59	66	64	62	71	69	69	65	61	65	63	60	52	57	52	48	49
ListToClose	93	92	97	98	91	101	97	99	92	91	94	95	91	81	88	83	79	81

Total Actives

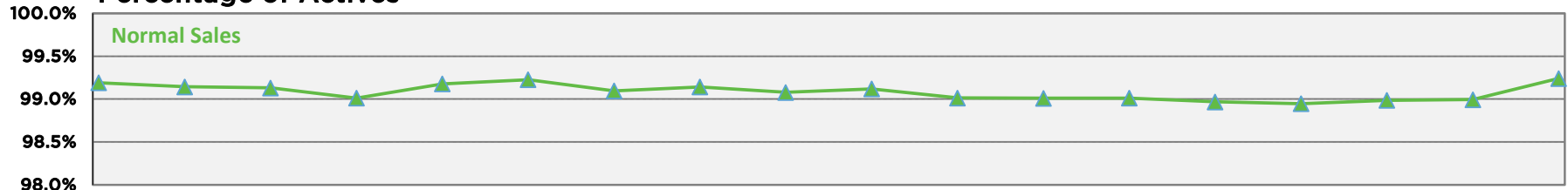


Total Actives	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555
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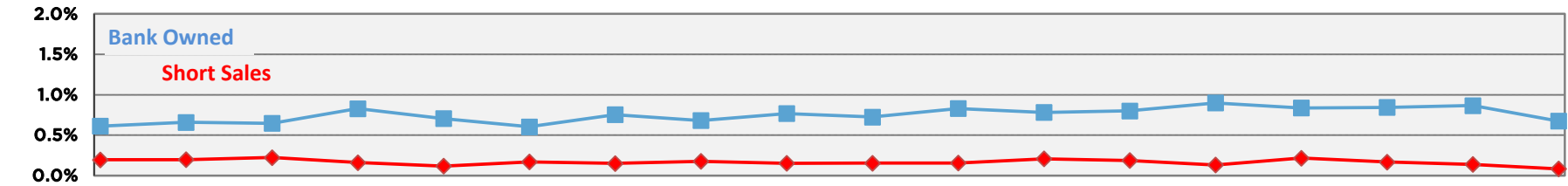


Single Family Homes

Percentage of Actives

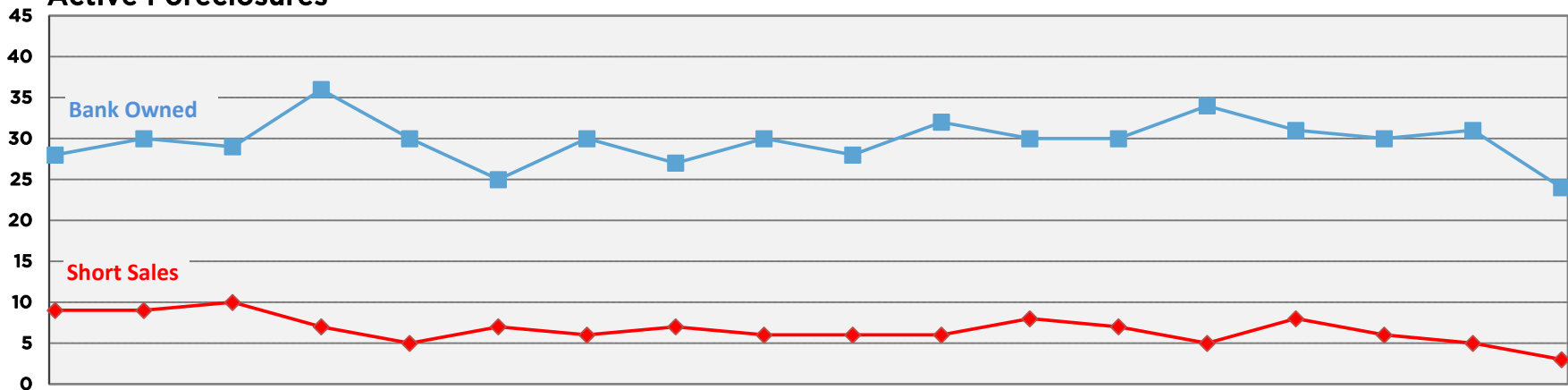


	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7
BO	0.61%	0.66%	0.65%	0.83%	0.71%	0.60%	0.75%	0.68%	0.77%	0.72%	0.83%	0.78%	0.80%	0.90%	0.84%	0.85%	0.87%	0.68%
SS	0.20%	0.20%	0.22%	0.16%	0.12%	0.17%	0.15%	0.18%	0.15%	0.16%	0.16%	0.21%	0.19%	0.13%	0.22%	0.17%	0.14%	0.08%



	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	5/7
BO	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%	0.68%
SS	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%	0.08%

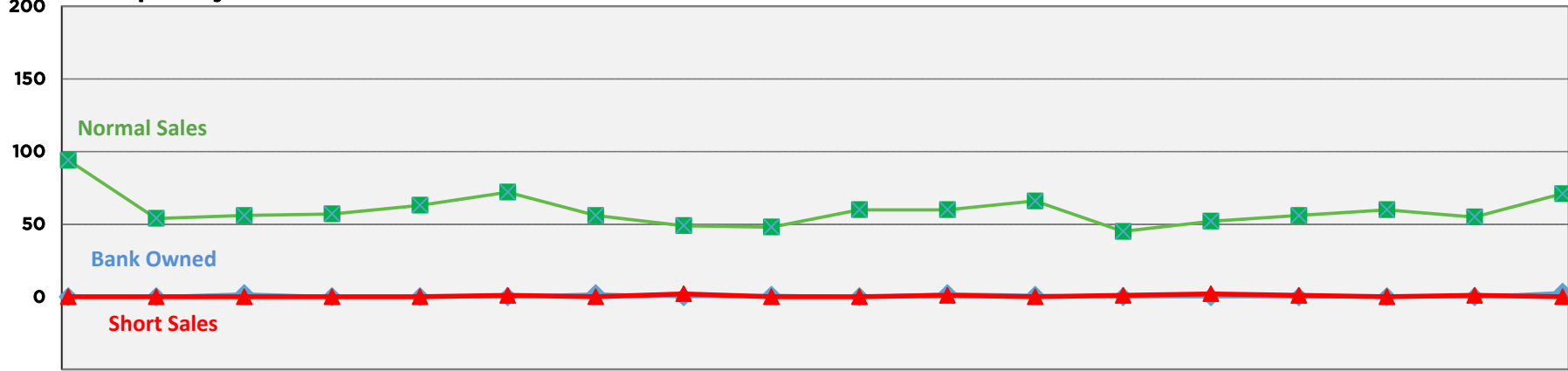
Active Foreclosures



	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	5/7
BO	28	30	29	36	30	25	30	27	30	28	32	30	30	34	31	30	31	24
SS	9	9	10	7	5	7	6	7	6	6	6	8	7	5	8	6	5	3

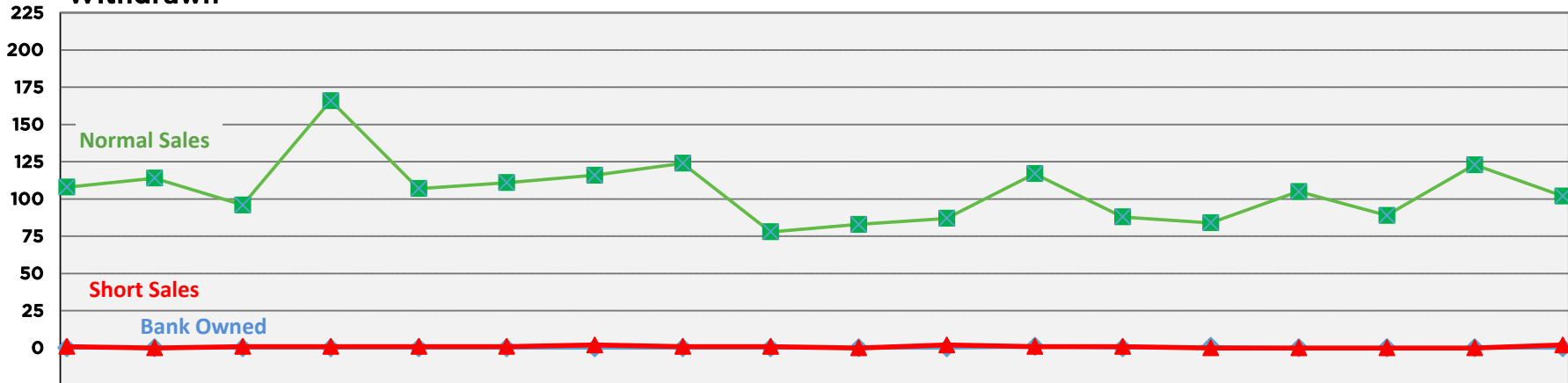
Single Family Homes

Temporary Off Market



	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	5/7
Norm	94	54	56	57	63	72	56	49	48	60	60	66	45	52	56	60	55	71
BO	0	0	2	0	0	0	2	0	1	0	2	1	0	0	0	0	0	3
SS	0	0	0	0	0	1	0	2	0	0	1	0	1	2	1	0	1	0

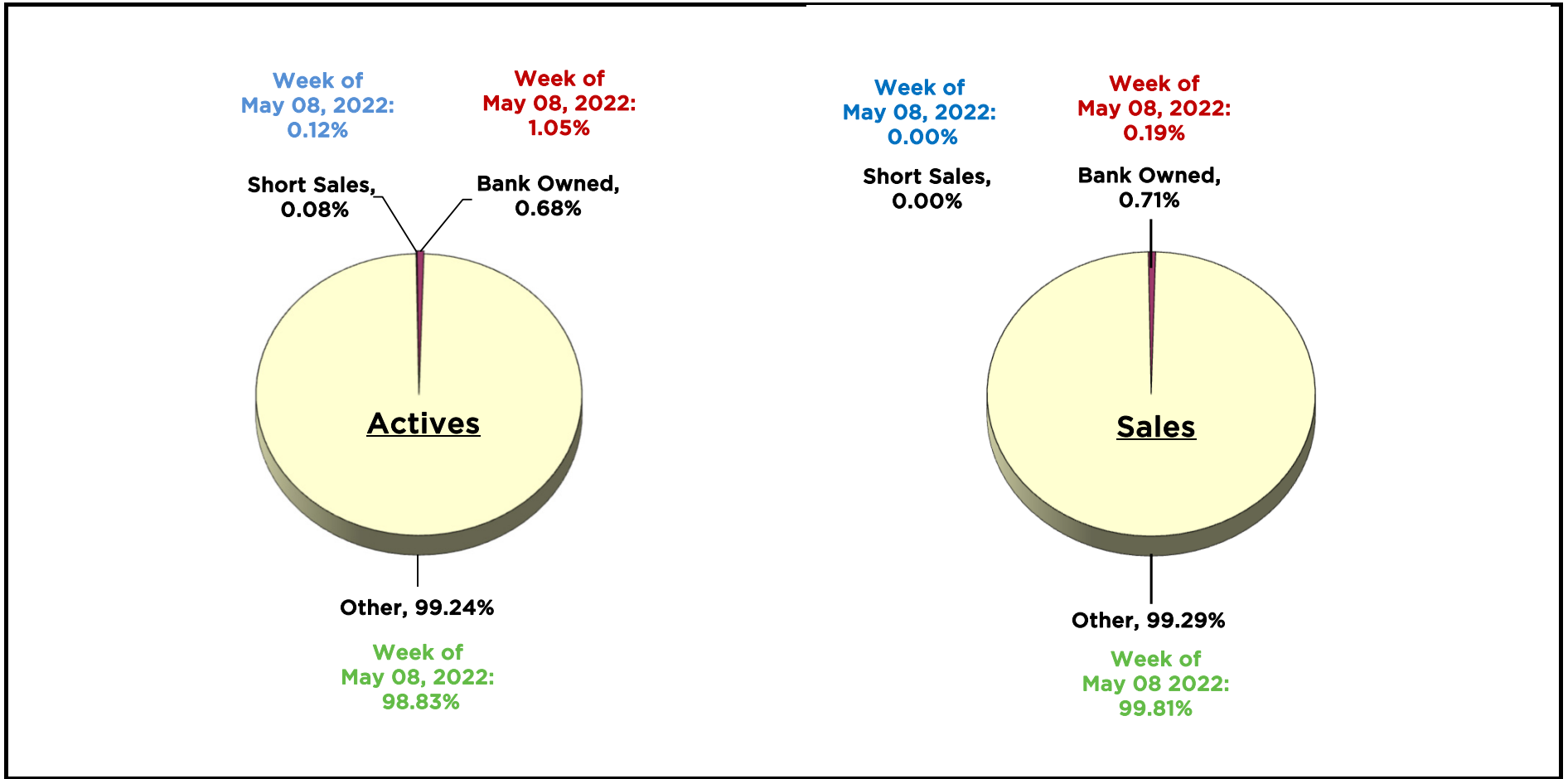
Withdrawn



	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	5/7
Norm	108	114	96	166	107	111	116	124	78	83	87	117	88	84	105	89	123	102
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0
SS	1	0	1	1	1	1	2	1	1	0	2	1	1	0	0	0	0	2



Single Family Homes





Monday Morning Quarterback
05/07/2023 - 05/13/2023
Lake, Orange, Osceola & Seminole Counties

There are 4 Single Family Homes available for the Median Price of \$416,250 (± \$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>
Seminole County		2	\$415,875	4.0	2.0	1,600	\$260.00
Casselberry	32707	1	\$416,000	3.0	2.0	1,540	\$270.13
Chuluota/Oviedo	32766	1	\$415,750	5.0	2.0	1,659	\$250.60
Osceola County		2	\$415,950	4.0	2.5	2,200	\$189.11
Kissimmee / Poinciana	34758	1	\$415,900	4.0	3.0	2,576	\$161.45
St Cloud	34769	1	\$415,999	4.0	2.0	1,823	\$228.19

Monday Morning Quarterback
05/07/2023 - 05/13/2023
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	147	65	32	21	23	6	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	146	64	32	21	23	6	0
Active Listings	1,461	459	178	393	225	193	13
Bank Owned	9	6	1	1	1	0	0
Short Sales	3	1	0	1	0	1	0
Other	1,449	452	177	391	224	192	13
Months of Inventory	2.29	1.63	1.28	4.32	2.26	7.42	0.00

List Price

Average Original List Price	\$285,197	\$185,812	\$271,618	\$349,414	\$458,343	\$545,815	\$0
Average Final List Price	\$281,932	\$183,873	\$269,773	\$347,695	\$450,161	\$534,032	\$0

Sale Price

Average Price	\$275,707	\$177,392	\$267,769	\$342,459	\$439,707	\$520,833	\$0
Median Price	\$255,500	\$183,750	\$265,000	\$348,000	\$430,000	\$522,500	\$0

Price Differences

Original to Final List Price	-\$3,265	-\$1,939	-\$1,845	-\$1,719	-\$8,182	-\$11,783	\$0
Original List to Sale Price - \$	-\$9,490	-\$8,420	-\$3,849	-\$6,955	-\$18,636	-\$24,982	\$0
Final List to Sale Price - \$	-\$6,225	-\$6,481	-\$2,004	-\$5,236	-\$10,454	-\$13,199	\$0
Original List to Sale Price - %	96.67%	95.47%	98.58%	98.01%	95.93%	95.42%	0.00%
Final List to Sale Price - %	97.79%	96.48%	99.26%	98.49%	97.68%	97.53%	0.00%

Days on the Market

Avg Days Listing to Contract	46	44	49	43	40	100	0
Combined Avg Days to Contract	49	46	49	50	43	100	0
Avg Days Listing to Closing	76	75	75	75	72	126	0
Avg Days Contract to Close	30	31	27	31	32	27	0

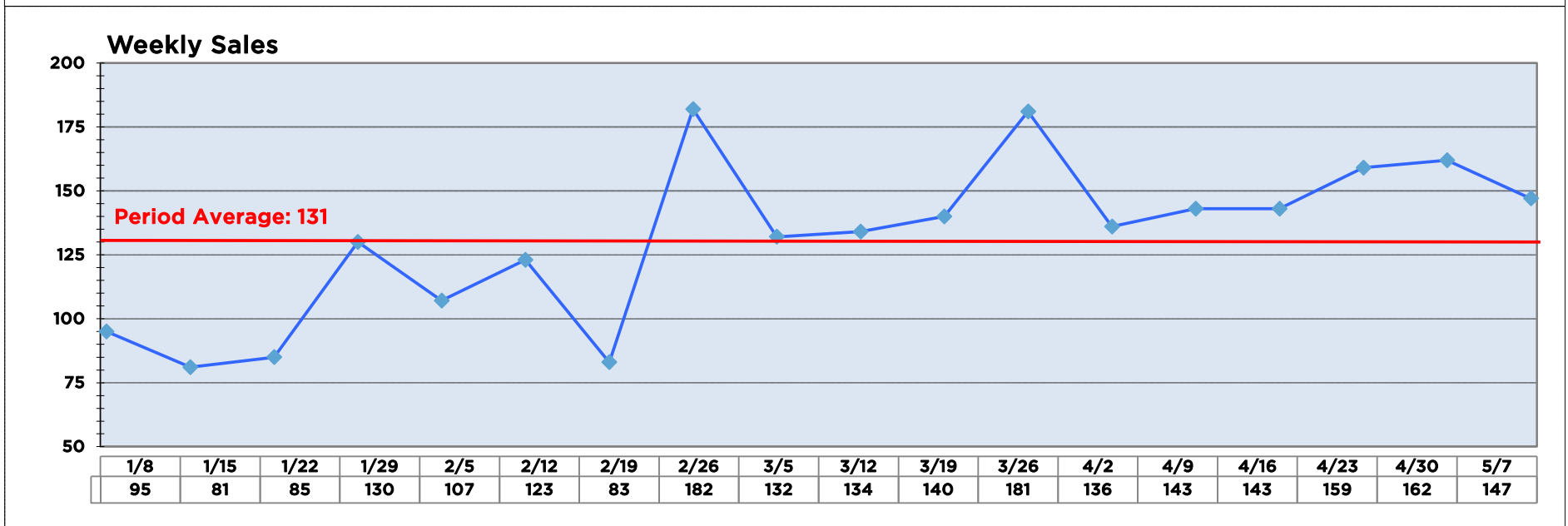
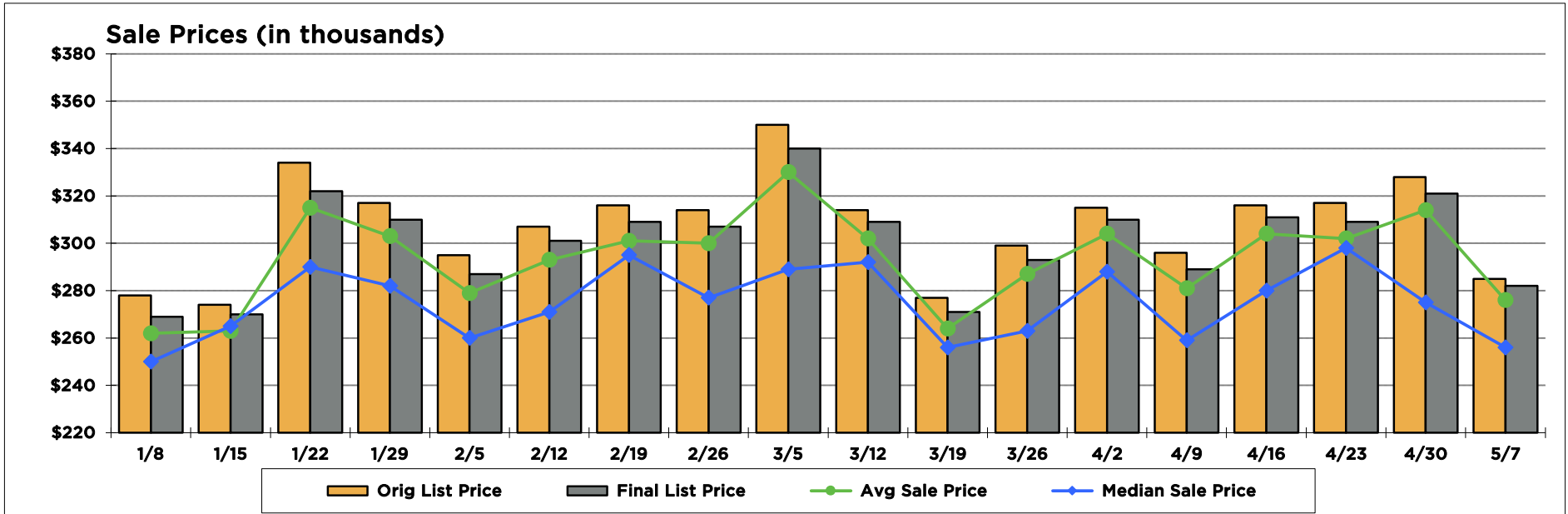
Beds / Baths

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

Square Footage

Average Square Feet	1,270	904	1,266	1,477	1,872	2,212	0
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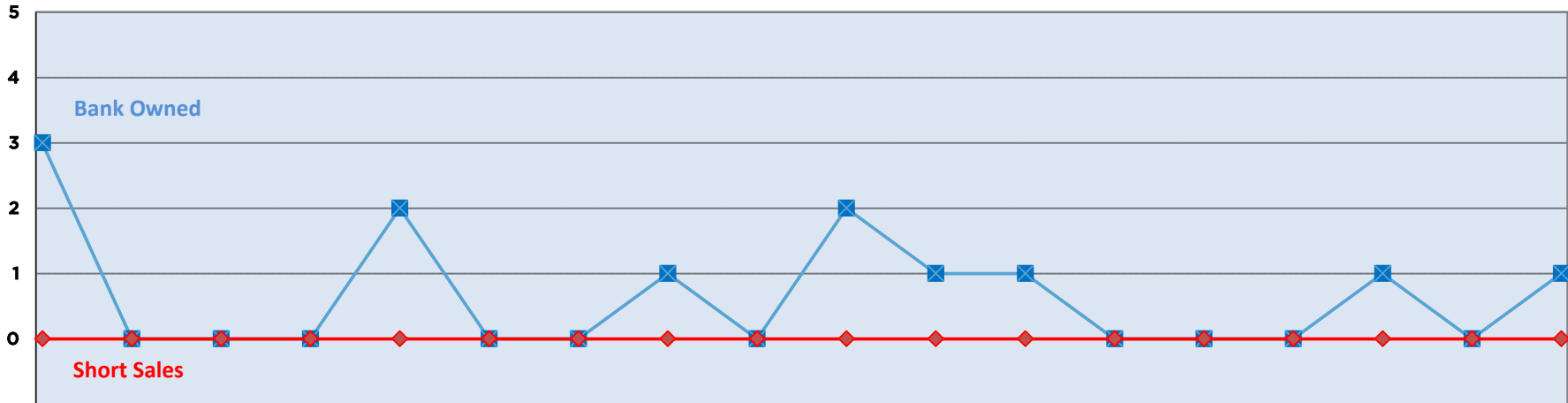
Condos, Townhomes, Villas





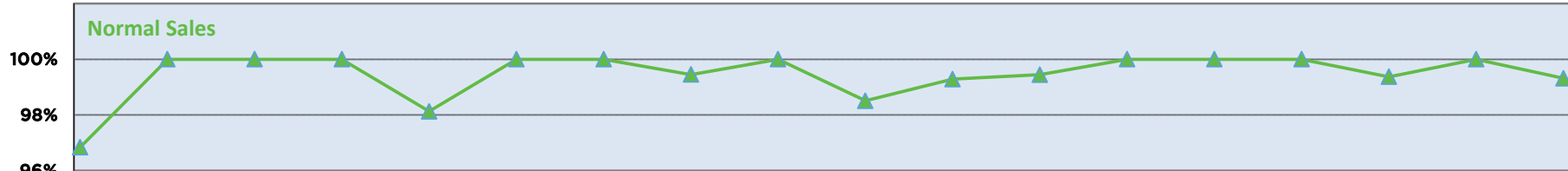
Condos, Townhomes, Villas

Foreclosure Sales



	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	5/7
BO	3	0	0	0	2	0	0	1	0	2	1	1	0	0	0	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	5/7
BO	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%	99.3%

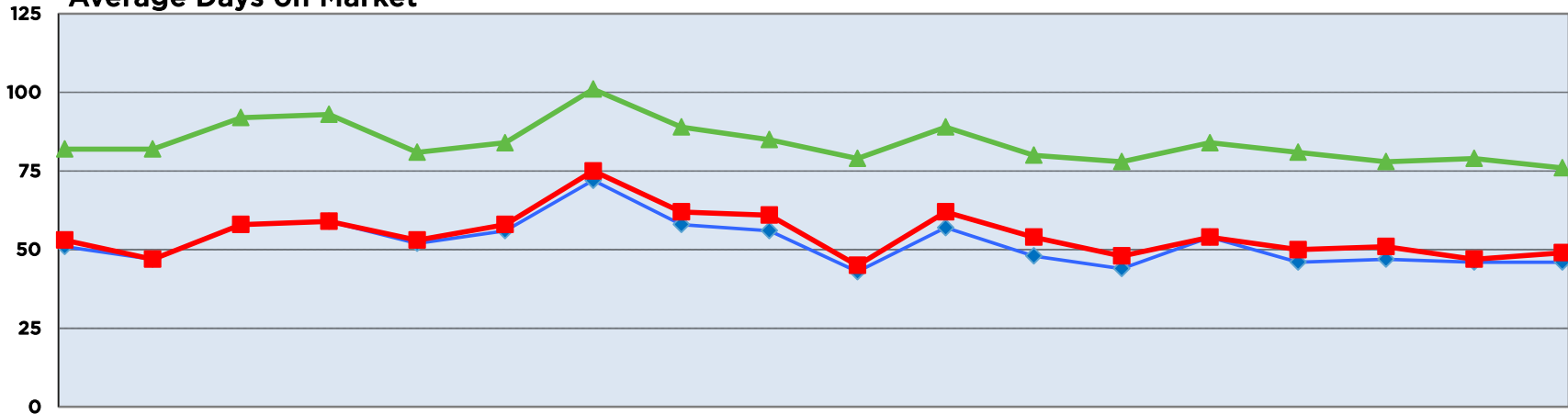


	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7
BO	3.2%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.5%	0.0%	1.5%	0.7%	0.6%	0.0%	0.0%	0.0%	0.6%	0.0%	0.7%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



Condos, Townhomes, Villas

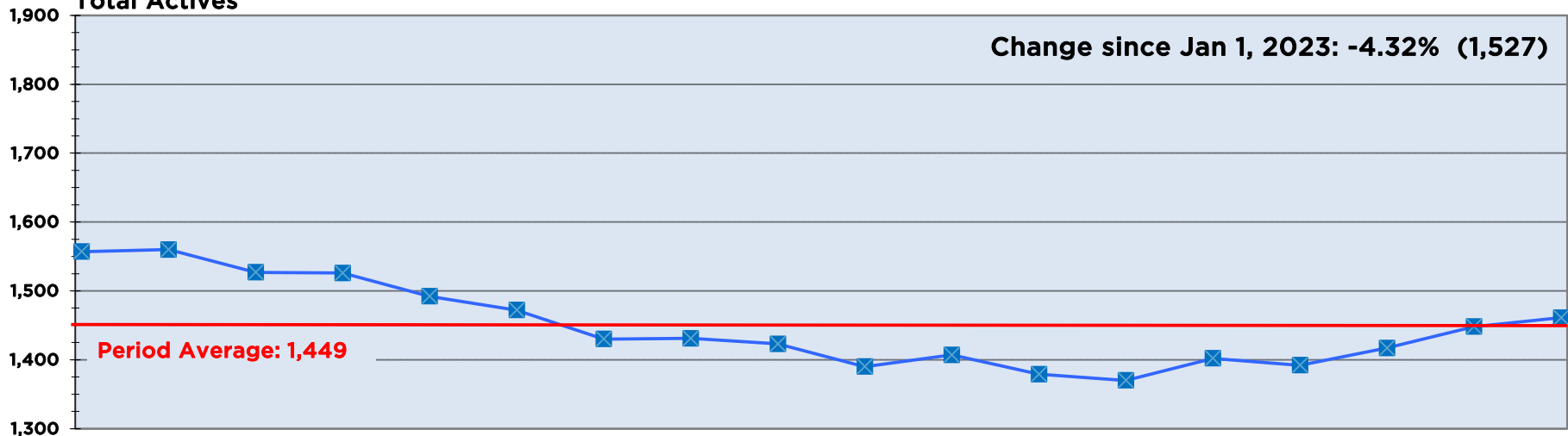
Average Days on Market



ListToContract	51	47	58	59	52	56	72	58	56	43	57	48	44	54	46	47	46	46
CombDaysOnMkt	53	47	58	59	53	58	75	62	61	45	62	54	48	54	50	51	47	49
ListToClose	82	82	92	93	81	84	101	89	85	79	89	80	78	84	81	78	79	76

Total Actives

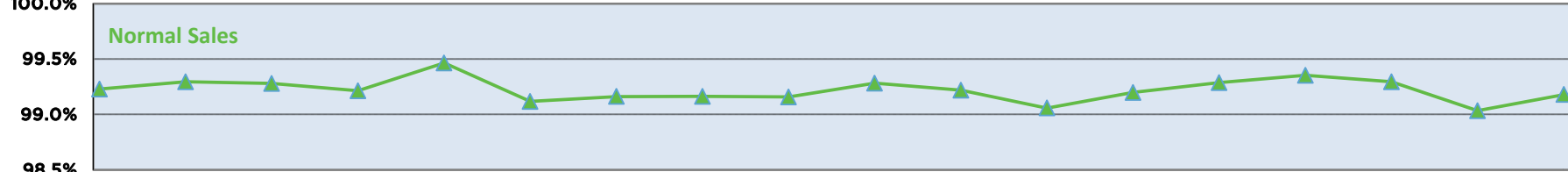
Change since Jan 1, 2023: -4.32% (1,527)



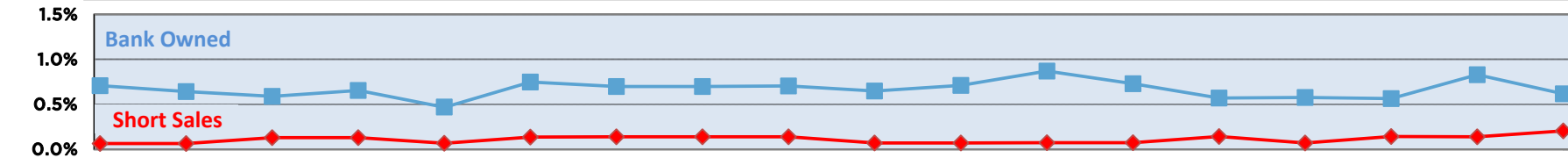
1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7
1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461

Condos, Townhomes, Villas

Percentage of Actives

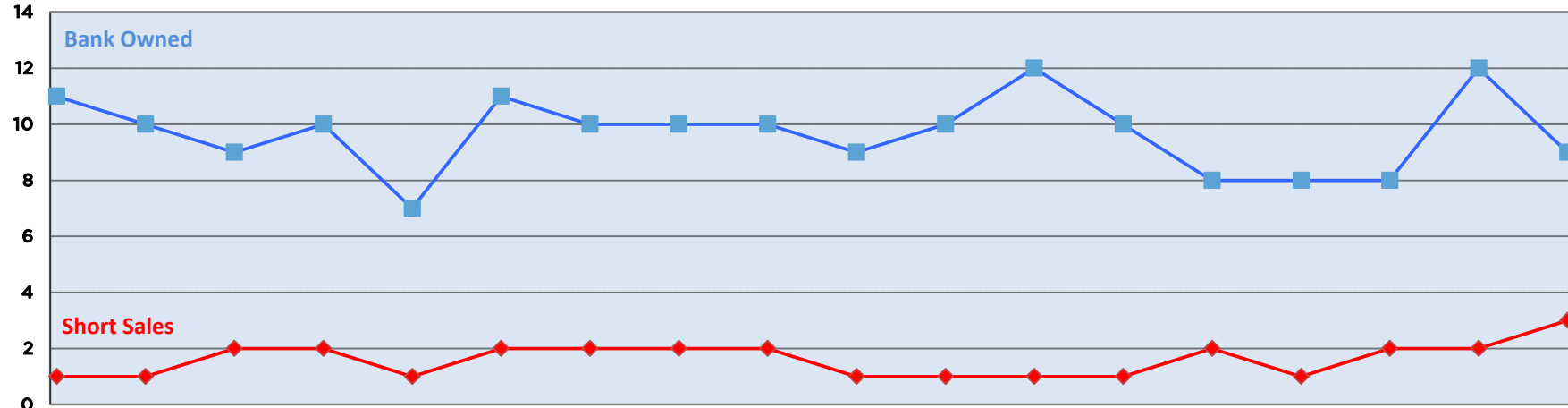


	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7
Normal Sales	99.2%	99.3%	99.3%	99.2%	99.5%	99.1%	99.2%	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%



	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	5/7
BO	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%	0.6%
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%	0.2%

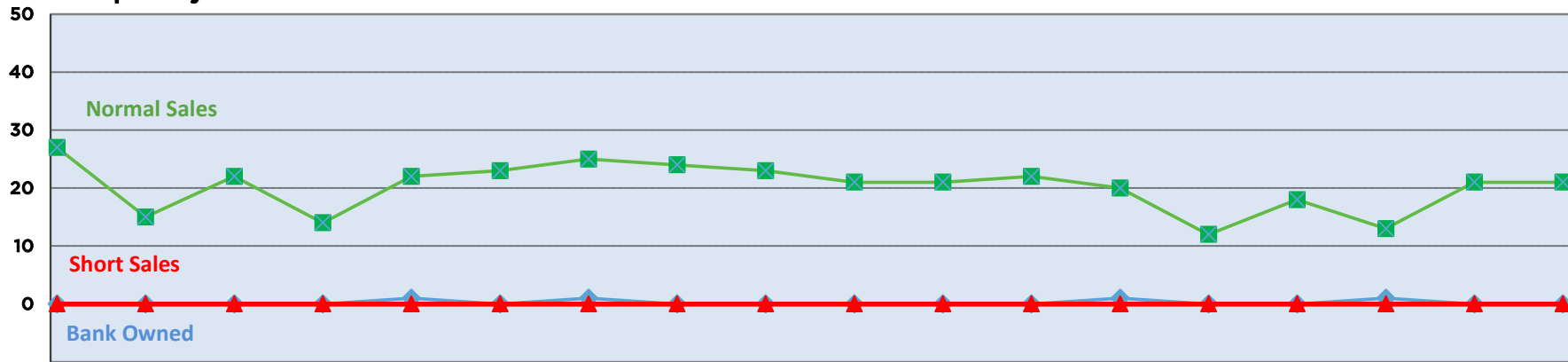
Active Foreclosures



	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	5/7
BO	11	10	9	10	7	11	10	10	10	9	10	12	10	8	8	8	12	9
SS	1	1	2	2	1	2	2	2	2	1	1	1	1	2	1	2	2	3

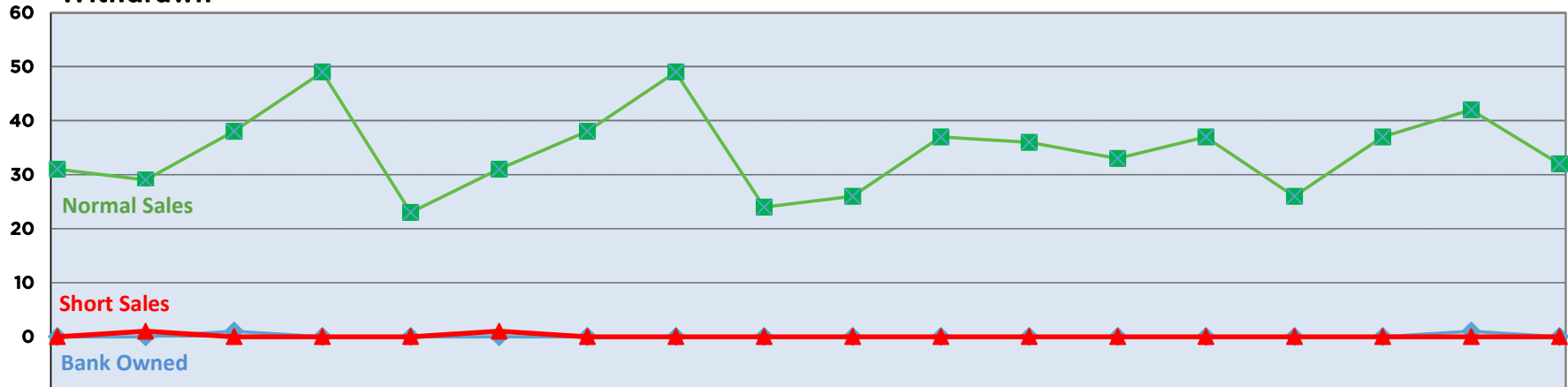
Condos, Townhomes, Villas

Temporary Off Market



	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	5/7
Norm	27	15	22	14	22	23	25	24	23	21	21	22	20	12	18	13	21	21
BO	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

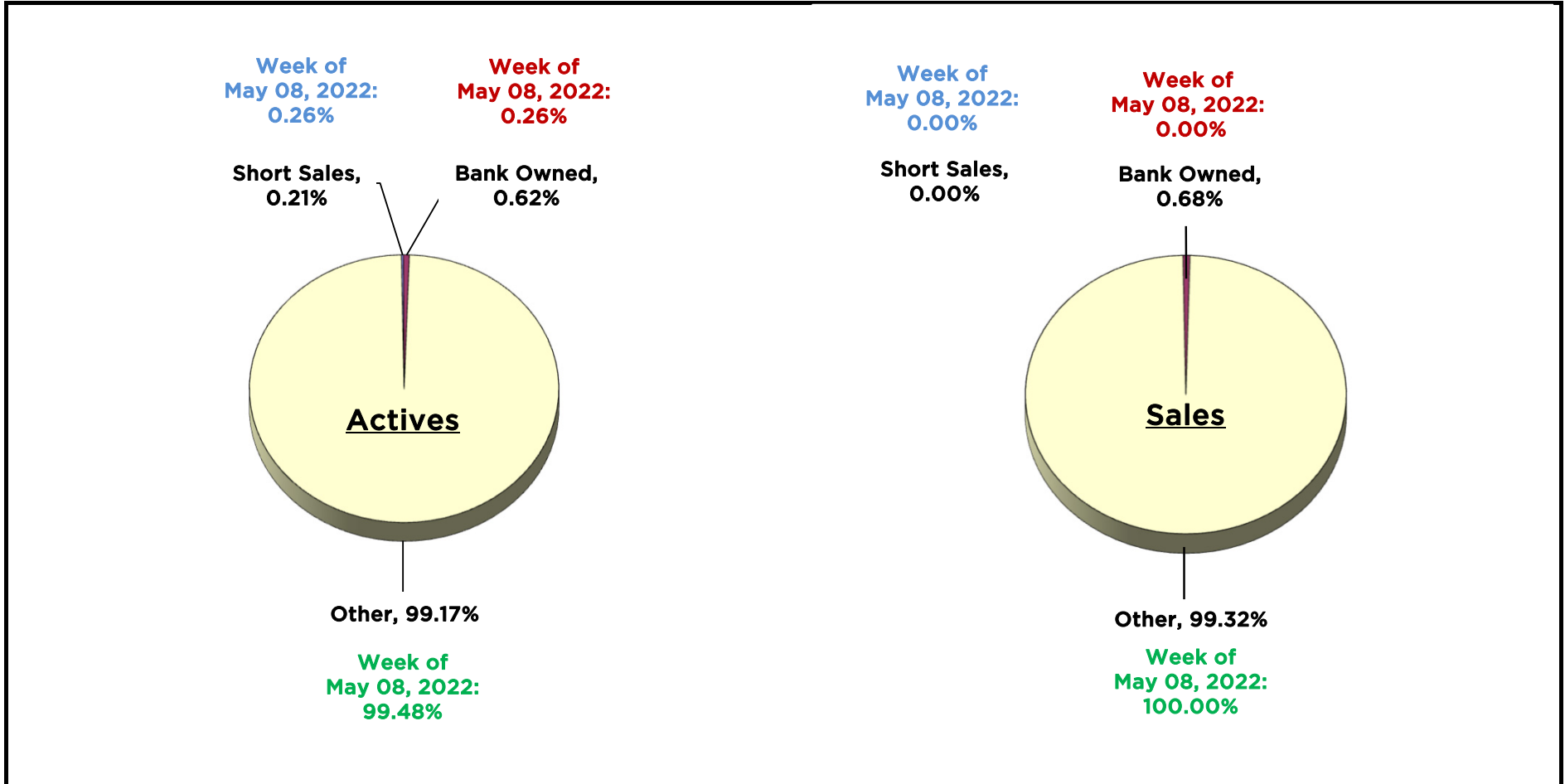
Withdrawn



	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	5/7
Norm	31	29	38	49	23	31	38	49	24	26	37	36	33	37	26	37	42	32
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
05/07/2023 - 05/13/2023
Lake, Orange, Osceola & Seminole Counties

There are 8 Condos, Villas, or Townhomes available for the Median Price of \$255,500 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
		1	\$255,000	3.0	2.0	1,291	\$197.52
Altamonte Springs / Forest City	32714	1	\$255,000	3.0	2.0	1,291	\$197.52
Orange County							
		5	\$255,180	2.4	1.8	1,026	\$248.71
Orlando (Downtown)	32801	2	\$255,000	2.0	2.0	840	\$303.75
Delaney / Crystal Lake	32806	1	\$255,000	3.0	1.0	1,128	\$226.06
Orlo Vista	32811	1	\$255,900	3.0	2.0	1,263	\$202.61
Williamsburg / Lake Bryan	32821	1	\$255,000	2.0	2.0	1,060	\$240.57
Osceola County							
		1	\$255,000	3.0	2.0	1,248	\$204.33
Davenport	33896	1	\$255,000	3.0	2.0	1,248	\$204.33
Lake County							
		1	\$255,900	2.0	2.0	1,219	\$209.93
Mount Dora	32757	1	\$255,900	2.0	2.0	1,219	\$209.93