



Monday Morning Quarterback Summary

Week of May 14, 2023 - May 20, 2023

Single-family existing homes

- Sales of single-family homes increased to 502 during the week of May 14, from 420 the week prior
- The median price of single family homes increased to \$420,000, a change of 0.9%
- The number of single-family home foreclosure transactions increased to 5 last week, from 3 the week of May 07
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 39, and now sits at 3,594

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 153 during the week of May 14, from 147 the week prior
- The median price of condos, townhomes, and villas increased to \$280,000, a change of 9.6%
- 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 decreased by 44, and now sits at 1,417

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

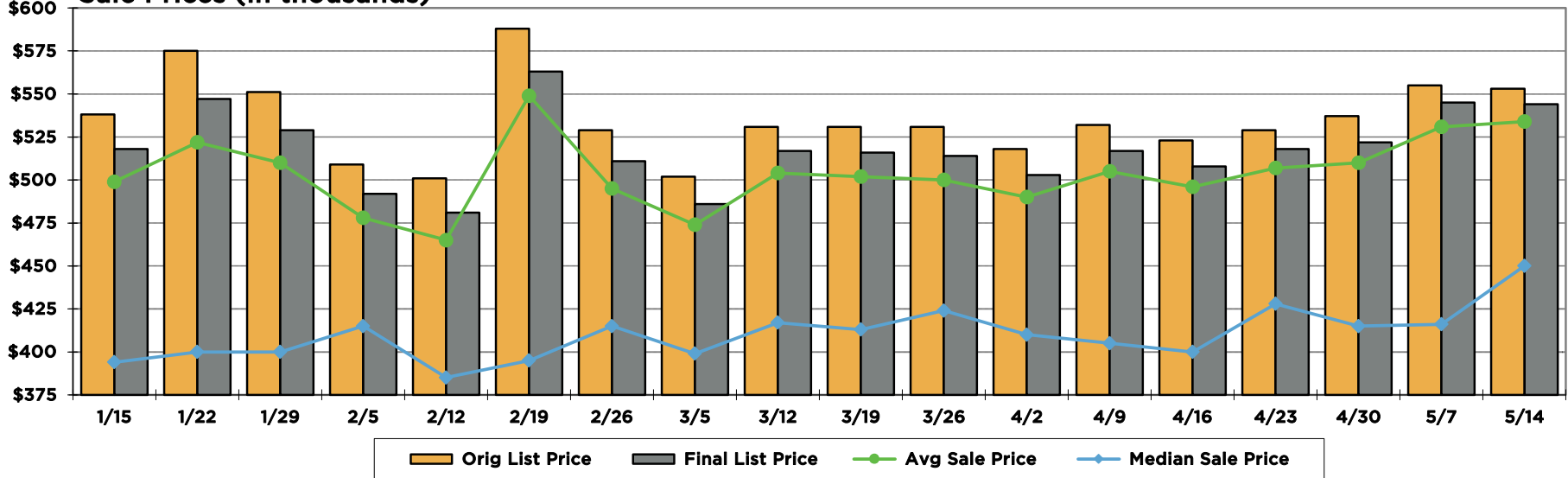
Monday Morning Quarterback
05/14/2023 - 05/20/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

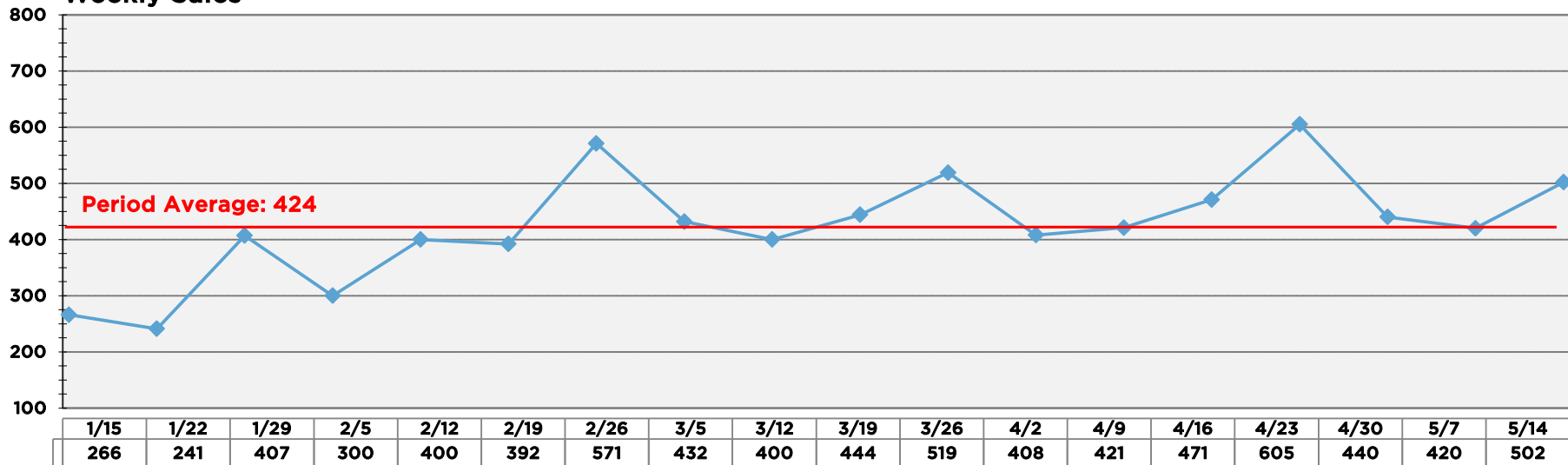
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	502	49	35	138	112	139	29
Bank Owned	5	3	0	0	2	0	0
Short Sales	0	0	0	0	0	0	0
Other	497	46	35	138	110	139	29
Active Listings	3,594	226	177	669	694	1,330	498
Bank Owned	24	6	2	9	0	6	1
Short Sales	6	1	1	1	1	2	0
Other	3,564	219	174	659	693	1,322	497
Months of Inventory	1.65	1.06	1.17	1.12	1.43	2.21	3.96
<u>List Price</u>							
Average Original List Price	\$553,299	\$206,075	\$290,069	\$364,824	\$452,834	\$669,676	\$2,184,752
Average Final List Price	\$544,273	\$199,974	\$283,343	\$356,136	\$446,122	\$659,927	\$2,160,933
<u>Sale Price</u>							
Average Price	\$533,688	\$189,710	\$274,601	\$350,696	\$439,836	\$650,762	\$2,099,686
Median Price	\$420,000	\$203,000	\$275,000	\$350,500	\$435,000	\$625,000	\$1,450,000
<u>Price Differences</u>							
Original to Final List Price	-\$9,026	-\$6,101	-\$6,726	-\$8,688	-\$6,712	-\$9,749	-\$23,819
Original List to Sale Price - \$	-\$19,611	-\$16,365	-\$15,468	-\$14,128	-\$12,998	-\$18,914	-\$85,066
Final List to Sale Price - \$	-\$10,585	-\$10,264	-\$8,742	-\$5,440	-\$6,286	-\$9,165	-\$61,247
Original List to Sale Price - %	96.46%	92.06%	94.67%	96.13%	97.13%	97.18%	96.11%
Final List to Sale Price - %	98.06%	94.87%	96.91%	98.47%	98.59%	98.61%	97.17%
<u>Days on the Market</u>							
Avg Days Listing to Contract	43	40	46	47	39	43	43
Combined Avg Days to Contract	48	40	53	51	47	47	51
Avg Days Listing to Closing	78	70	84	82	73	78	82
Avg Days Contract to Close	34	30	37	34	34	35	40
<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	2,098	1,232	1,276	1,538	2,006	2,695	4,705

Single Family Homes

Sale Prices (in thousands)



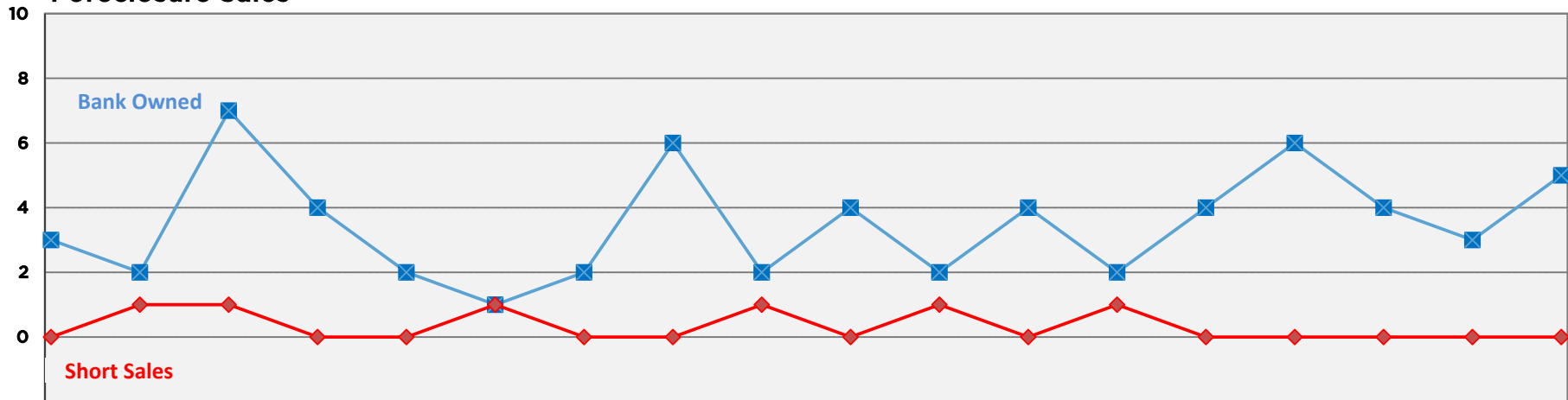
Weekly Sales





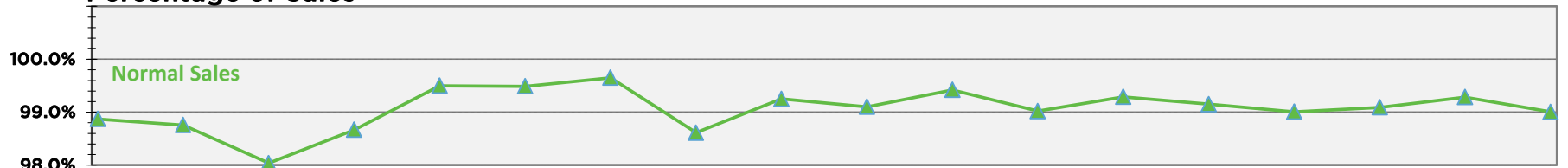
Single Family Homes

Foreclosure Sales

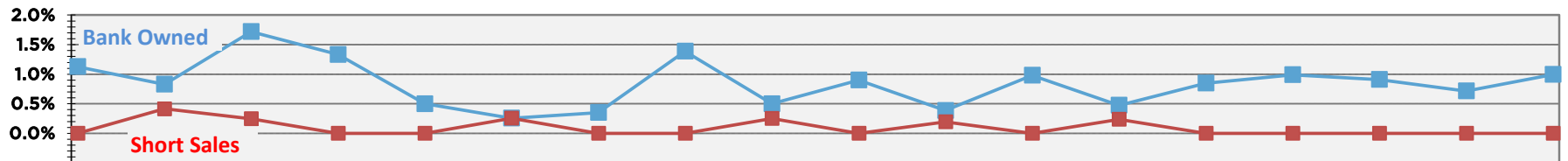


	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14
BO	3	2	7	4	2	1	2	6	2	4	2	4	2	4	6	4	3	5
SS	0	1	1	0	0	1	0	0	1	0	1	0	1	0	0	0	0	0

Percentage of Sales



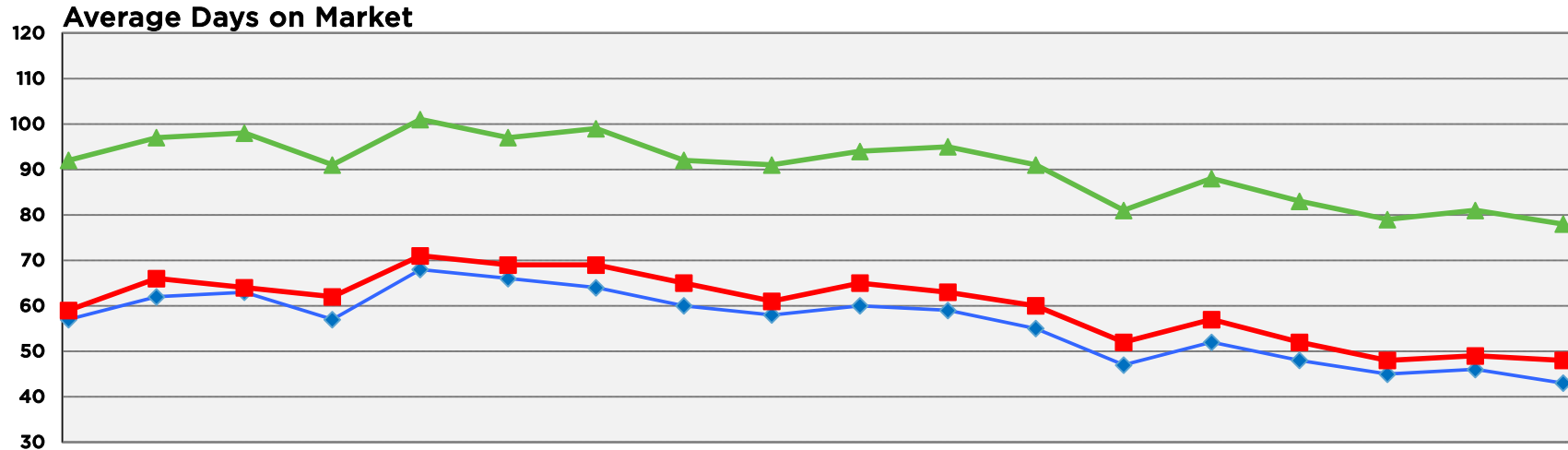
	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14
Normal Sales	98.9%	98.8%	98.0%	98.7%	99.5%	99.5%	99.6%	98.6%	99.3%	99.1%	99.4%	99.0%	99.3%	99.2%	99.0%	99.1%	99.3%	99.0%



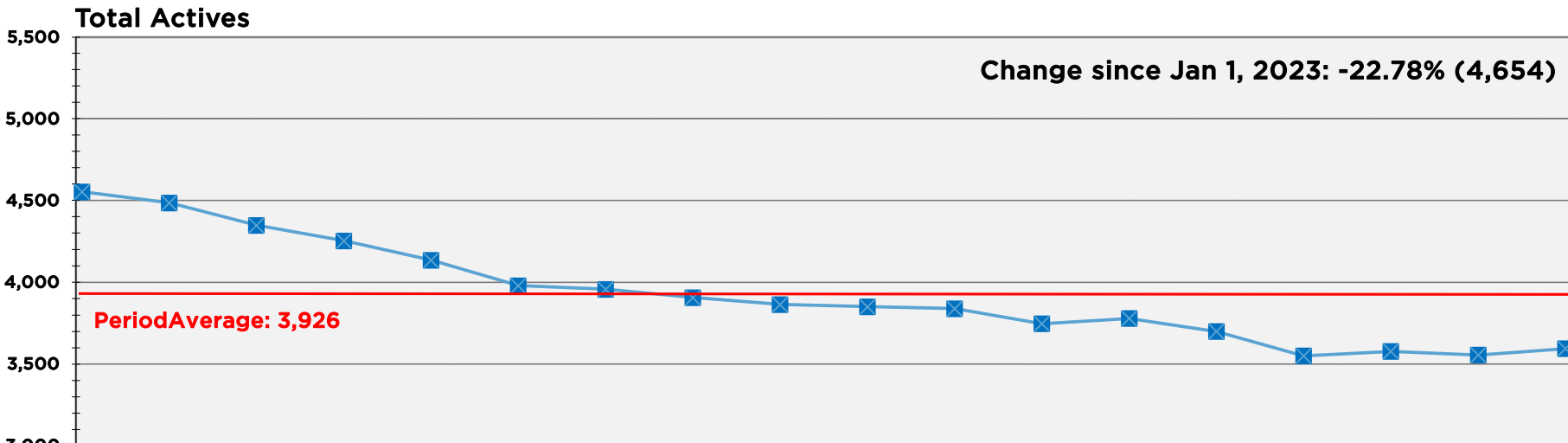
	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14
BO	1.1%	0.8%	1.7%	1.3%	0.5%	0.3%	0.4%	1.4%	0.5%	0.9%	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%
SS	0.0%	0.4%	0.2%	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%



Single Family Homes



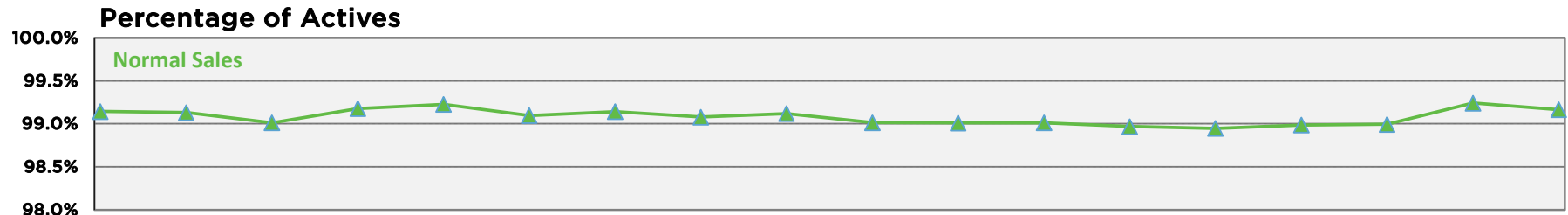
ListToContract	57	62	63	57	68	66	64	60	58	60	59	55	47	52	48	45	46	43
CombDaysOnMkt	59	66	64	62	71	69	69	65	61	65	63	60	52	57	52	48	49	48
ListToClose	92	97	98	91	101	97	99	92	91	94	95	91	81	88	83	79	81	78



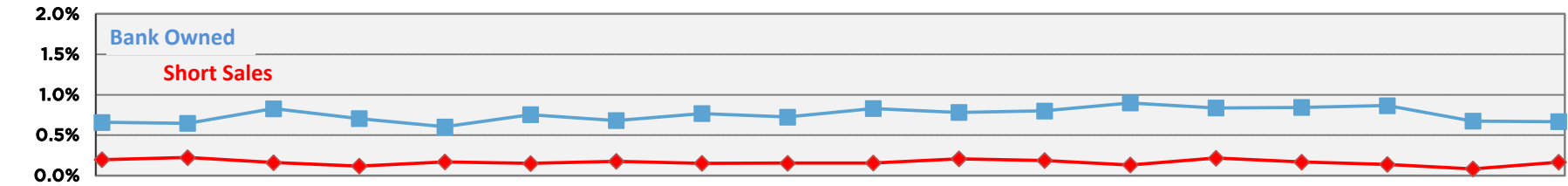
1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14
4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594



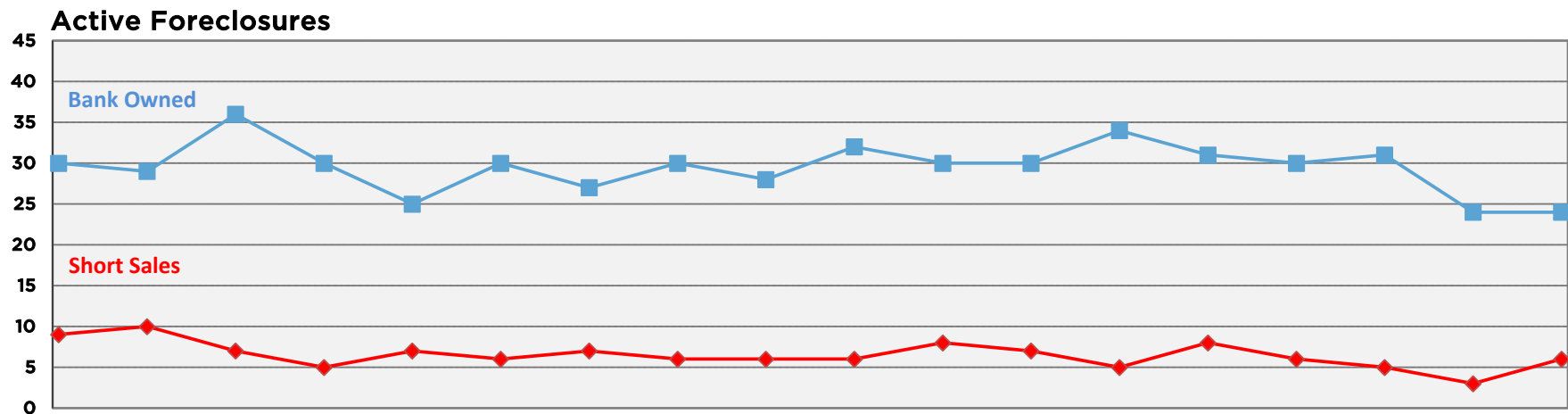
Single Family Homes



	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	5/14
	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%	99.24%	99.17%



BO	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%	0.67%
SS	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%	0.17%

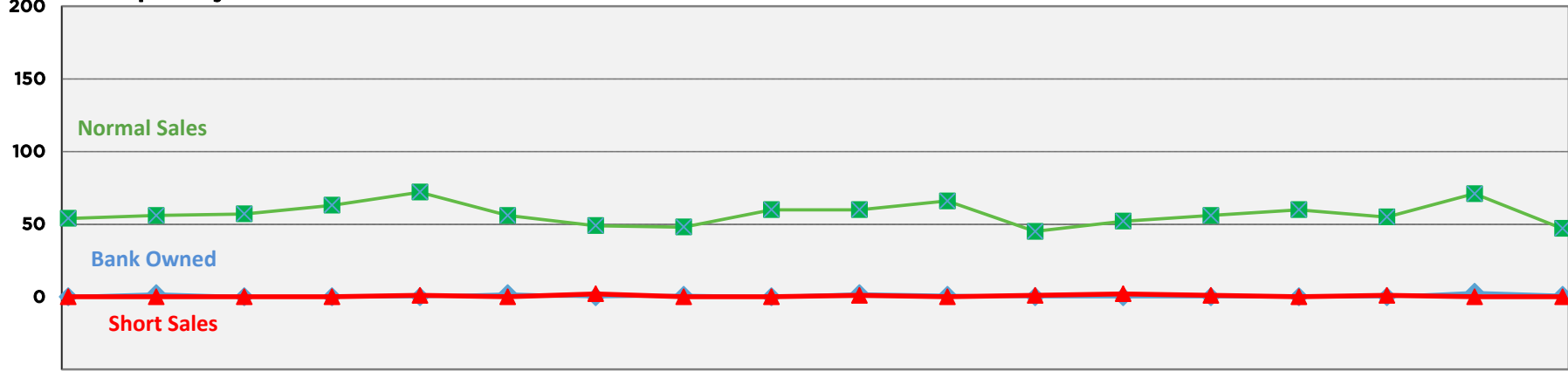


BO	30	29	36	30	25	30	27	30	28	32	30	30	34	31	30	31	24	24
SS	9	10	7	5	7	6	7	6	6	6	8	7	5	8	6	5	3	6



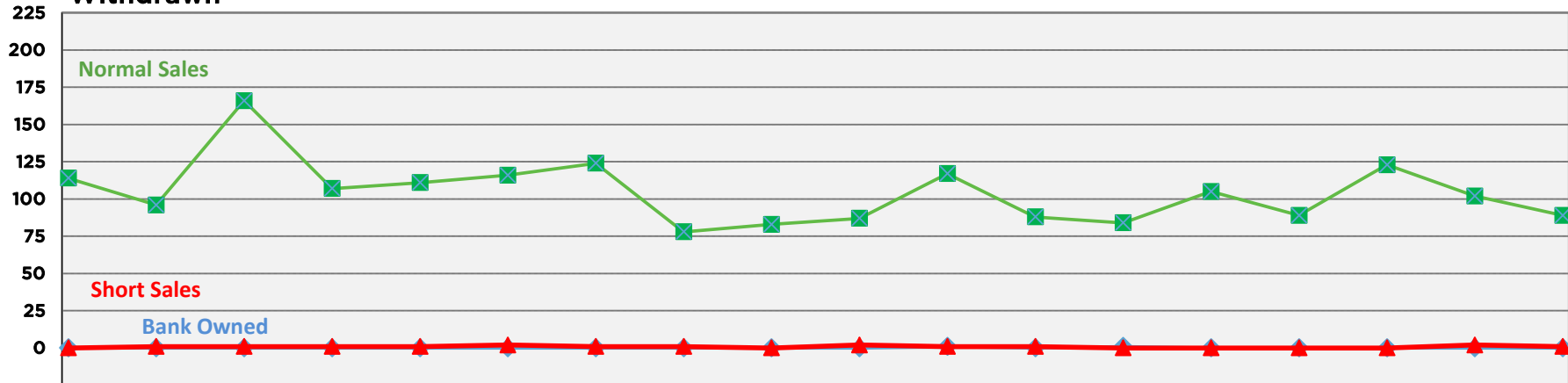
Single Family Homes

Temporary Off Market



	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	5/14
Norm	54	56	57	63	72	56	49	48	60	60	66	45	52	56	60	55	71	47
BO	0	2	0	0	0	2	0	1	0	2	1	0	0	0	0	0	3	1
SS	0	0	0	0	1	0	2	0	0	1	0	1	2	1	0	1	0	0

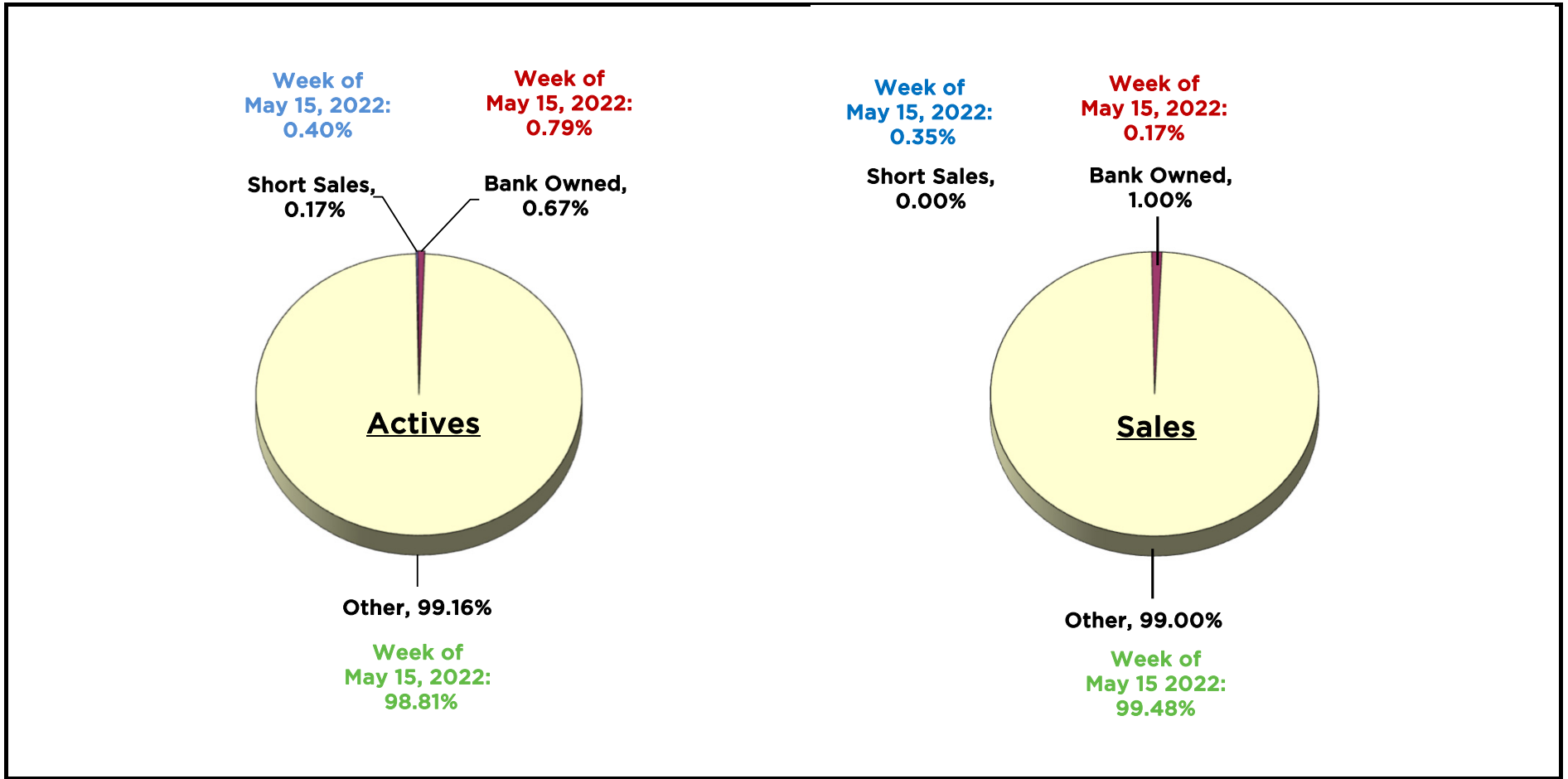
Withdrawn



	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	5/14
Norm	114	96	166	107	111	116	124	78	83	87	117	88	84	105	89	123	102	89
BO	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0
SS	0	1	1	1	1	2	1	1	0	2	1	1	0	0	0	0	2	1



Single Family Homes



Monday Morning Quarterback
05/14/2023 - 05/20/2023
Lake, Orange, Osceola & Seminole Counties

There are 25 Single Family Homes available for the Median Price of \$420,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Sanford / Lake Forest	32771	1	\$419,999	4.0	2.0	2,476	\$169.63
Orange County		7	\$419,986	3.6	2.0	1,731	\$242.69
Azalea Park	32807	1	\$420,000	3.0	2.0	1,556	\$269.92
Conway	32812	1	\$420,000	4.0	2.0	1,788	\$234.90
Taft	32824	2	\$420,000	4.0	2.0	1,963	\$213.96
Waterford Lakes	32828	1	\$420,000	4.0	2.0	1,929	\$217.73
Hunters Creek	32837	2	\$419,950	3.0	2.0	1,458	\$288.13
Osceola County		11	\$419,972	3.7	2.3	2,104	\$199.63
Kissimmee / Buena Ventura Lakes	34743	2	\$420,000	3.5	2.0	1,764	\$238.10
Kissimmee (East)	34744	1	\$419,900	4.0	3.0	1,960	\$214.23
Kissimmee (West) / Pleasant Hill	34746	2	\$420,000	4.0	2.5	2,382	\$176.36
Kissimmee / Poinciana	34758	3	\$419,967	3.7	2.0	2,221	\$189.09
St Cloud	34769	1	\$419,900	3.0	3.0	2,304	\$182.25
St Cloud / Narcoossee	34771	1	\$420,000	4.0	2.0	1,859	\$225.93
St Cloud / Harmony	34773	1	\$419,990	4.0	2.0	2,064	\$203.48
Lake County		6	\$419,867	3.5	2.5	2,104	\$199.54
Lady Lake / The Villages	32159	1	\$419,500	3.0	2.0	1,560	\$268.91
Eustis (West)	32726	1	\$419,900	3.0	2.0	2,330	\$180.21
Clermont (Central)	34711	1	\$420,000	4.0	3.0	2,180	\$192.66
Clermont (South)	34714	1	\$419,900	3.0	2.0	2,411	\$174.16
Mascotte	34753	1	\$419,900	3.0	2.0	1,212	\$346.45
Leesburg (East) / Haines Creek	34788	1	\$420,000	5.0	4.0	2,932	\$143.25

Monday Morning Quarterback
05/14/2023 - 05/20/2023
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	153	61	25	48	10	9	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	153	61	25	48	10	9	0
Active Listings	1,417	441	163	369	236	193	15
Bank Owned	7	5	1	0	1	0	0
Short Sales	3	1	0	1	1	0	0
Other	1,407	435	162	368	234	193	15
Months of Inventory	2.14	1.67	1.50	1.77	5.45	4.95	0.00

List Price

Average Original List Price	\$299,216	\$196,784	\$278,948	\$350,812	\$445,180	\$612,411	\$0
Average Final List Price	\$295,817	\$193,204	\$278,488	\$348,789	\$439,479	\$597,299	\$0

Sale Price

Average Price	\$290,927	\$187,432	\$274,898	\$346,135	\$431,780	\$585,978	\$0
Median Price	\$280,000	\$195,000	\$275,000	\$347,500	\$432,000	\$529,800	\$0

Price Differences

Original to Final List Price	-\$3,399	-\$3,580	-\$460	-\$2,023	-\$5,701	-\$15,112	\$0
Original List to Sale Price - \$	-\$8,289	-\$9,352	-\$4,050	-\$4,677	-\$13,400	-\$26,433	\$0
Final List to Sale Price - \$	-\$4,890	-\$5,772	-\$3,590	-\$2,654	-\$7,699	-\$11,321	\$0
Original List to Sale Price - %	97.23%	95.25%	98.55%	98.67%	96.99%	95.68%	0.00%
Final List to Sale Price - %	98.35%	97.01%	98.71%	99.24%	98.25%	98.10%	0.00%

Days on the Market

Avg Days Listing to Contract	44	41	45	31	53	116	0
Combined Avg Days to Contract	45	41	45	35	53	116	0
Avg Days Listing to Closing	74	72	72	63	84	145	0
Avg Days Contract to Close	31	30	29	34	31	29	0

Beds / Baths

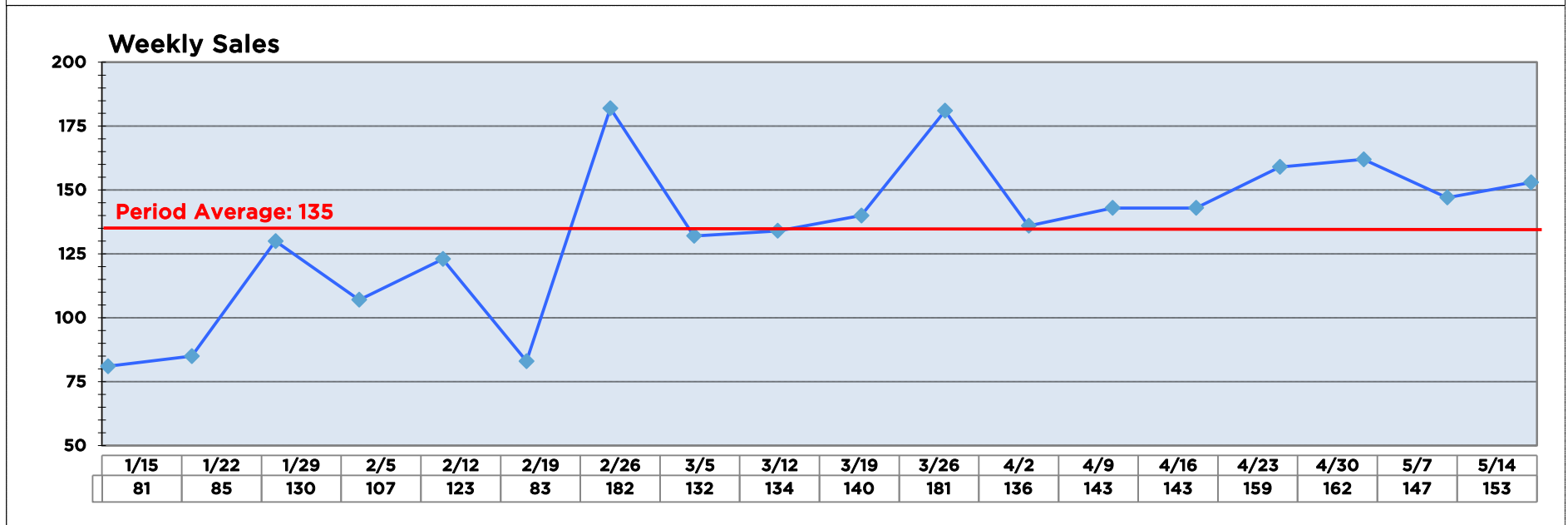
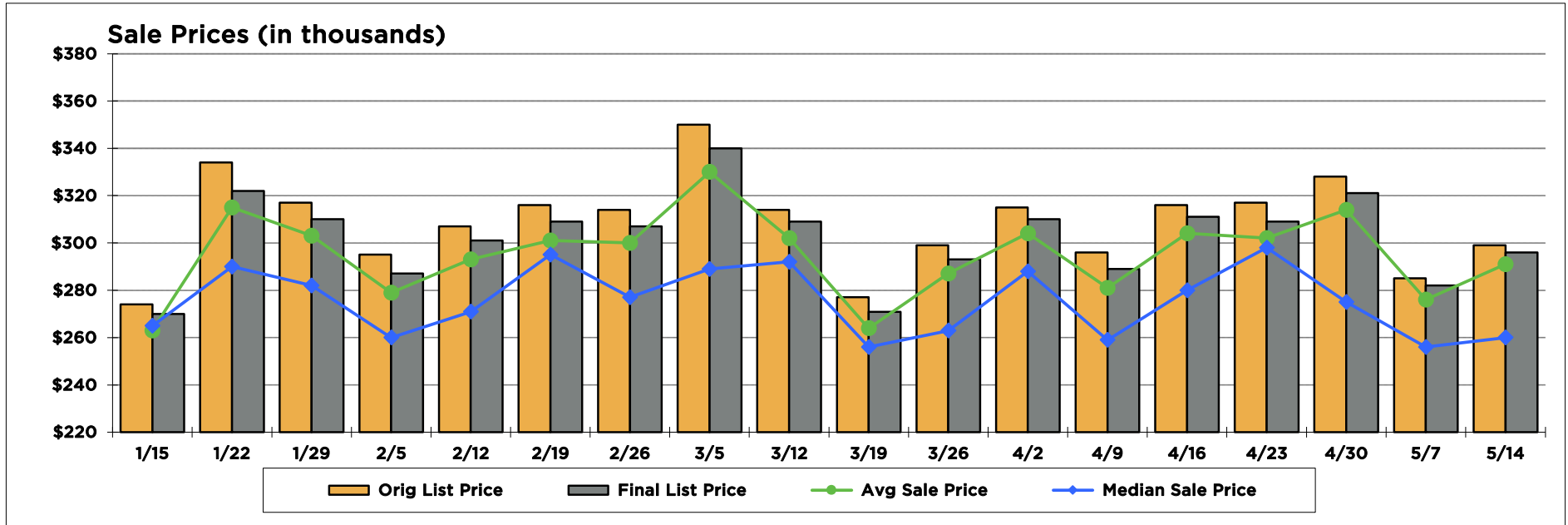
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	0	0

Square Footage

Average Square Feet	1,334	976	1,267	1,573	2,041	1,885	0
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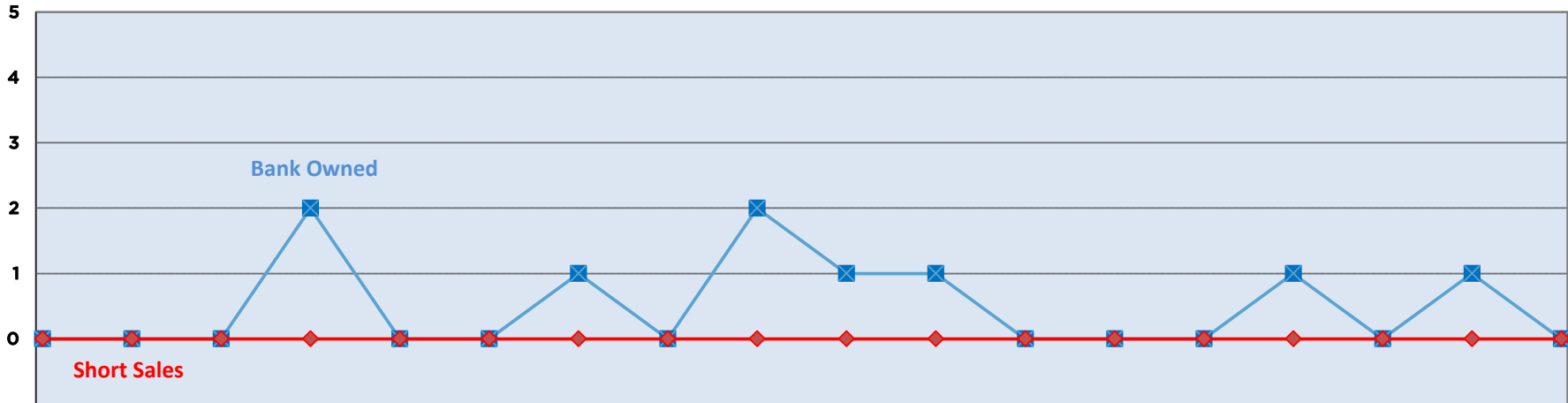
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Condos, Townhomes, Villas



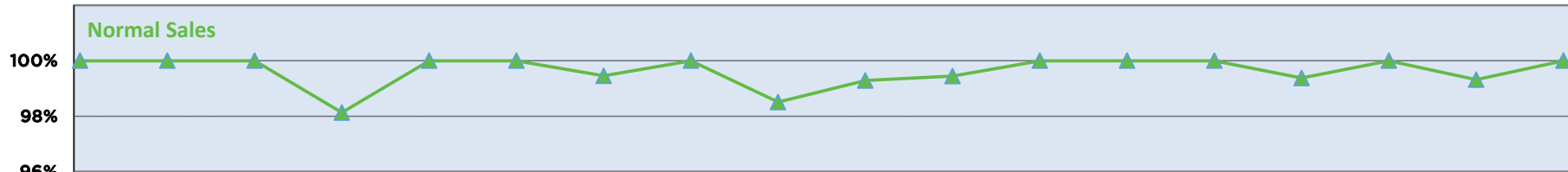
Condos, Townhomes, Villas

Foreclosure Sales

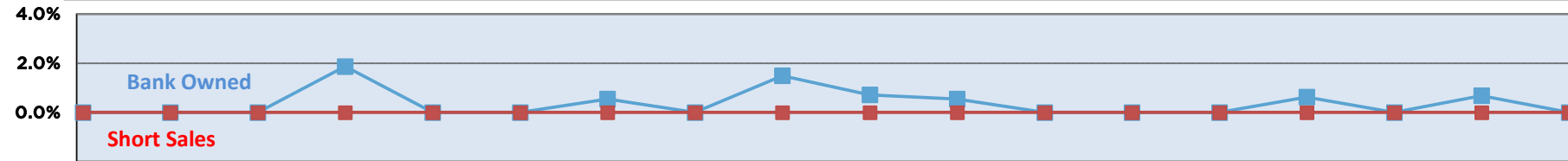


	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14
BO	0	0	0	2	0	0	1	0	2	1	1	0	0	0	1	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	1/15	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	5/14
Normal Sales	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%	100.0%

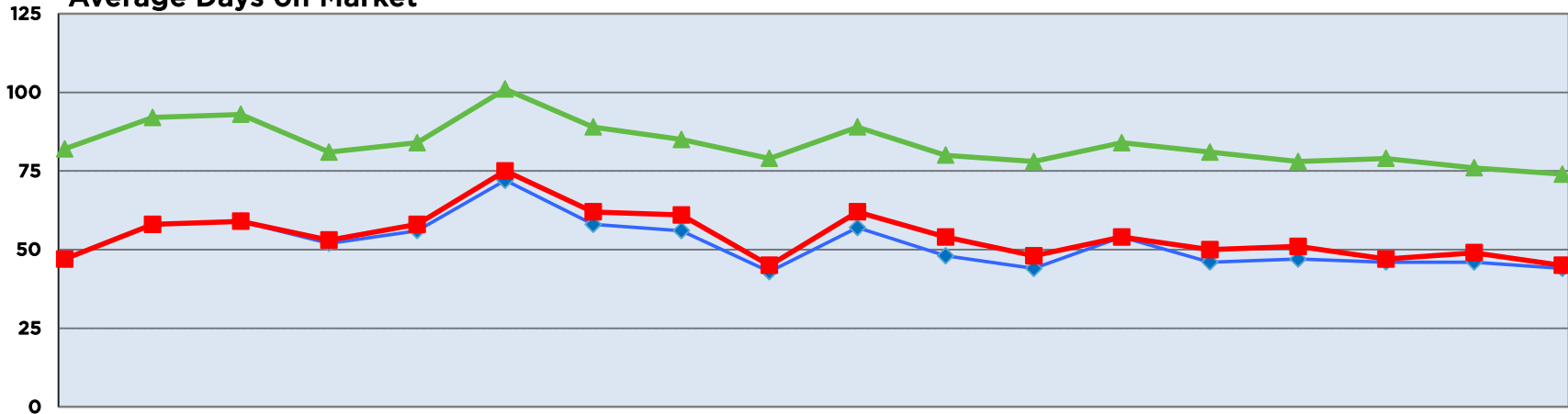


	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14
BO	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.5%	0.0%	1.5%	0.7%	0.6%	0.0%	0.0%	0.0%	0.6%	0.0%	0.7%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



Condos, Townhomes, Villas

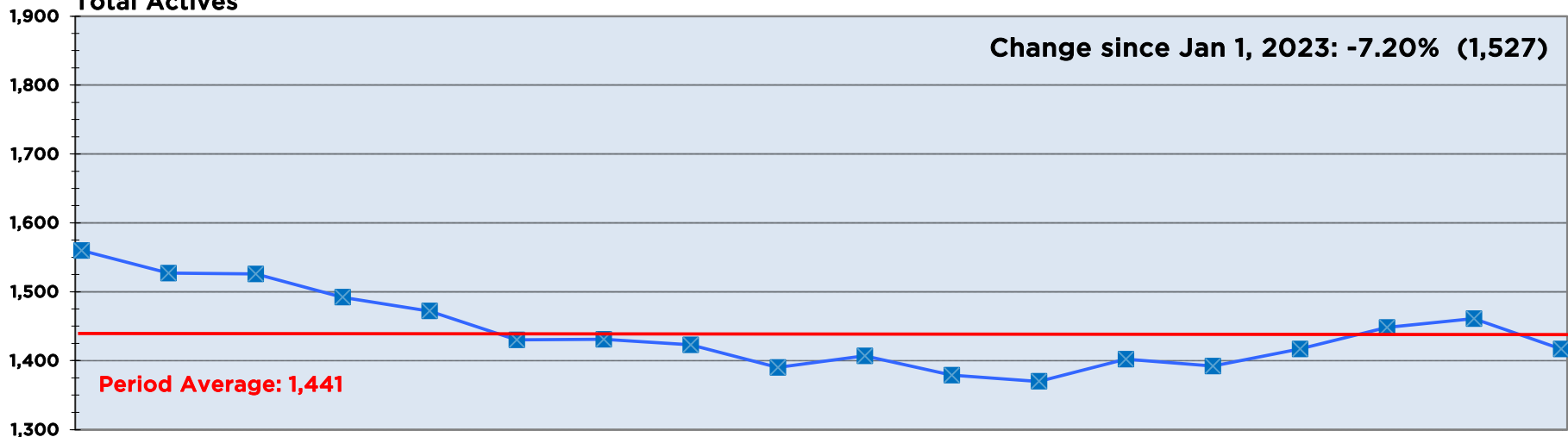
Average Days on Market



ListToContract	47	58	59	52	56	72	58	56	43	57	48	44	54	46	47	46	46	44
CombDaysOnMkt	47	58	59	53	58	75	62	61	45	62	54	48	54	50	51	47	49	45
ListToClose	82	92	93	81	84	101	89	85	79	89	80	78	84	81	78	79	76	74

Total Actives

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

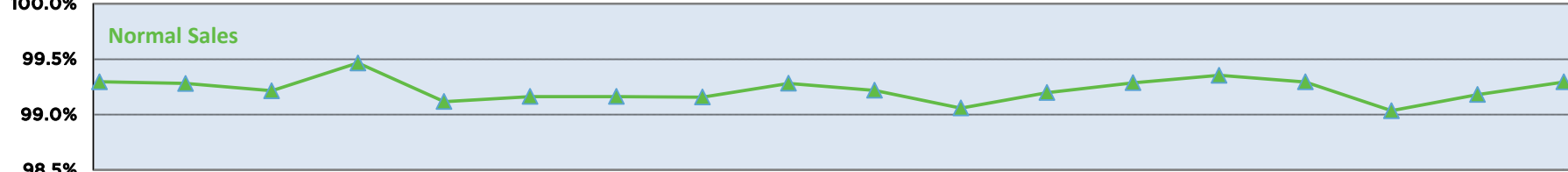


Total Actives	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417
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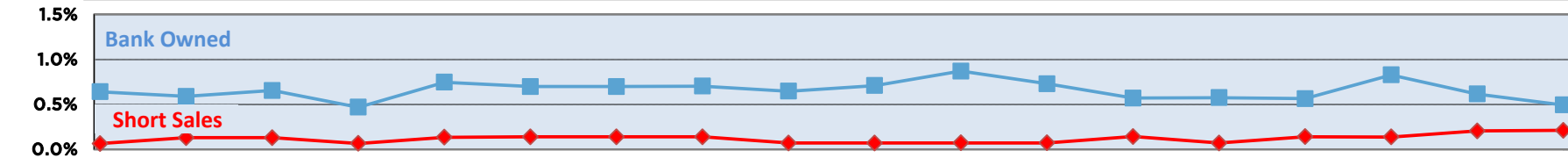


Condos, Townhomes, Villas

Percentage of Actives

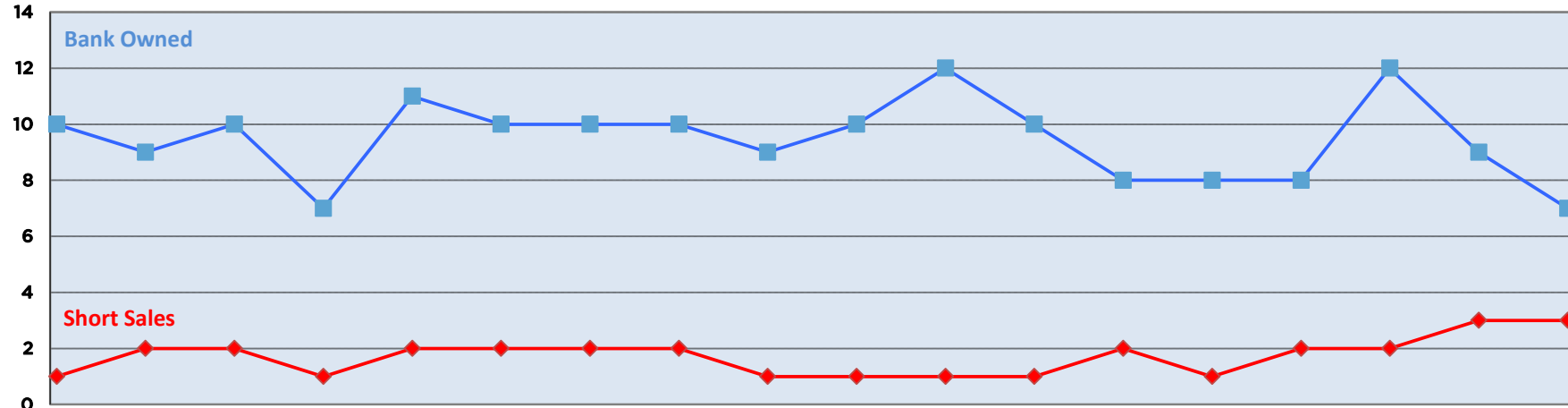


	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14
Normal Sales	99.3%	99.3%	99.2%	99.5%	99.1%	99.2%	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%



	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	5/14
BO	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%	0.5%
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%	0.2%	0.2%

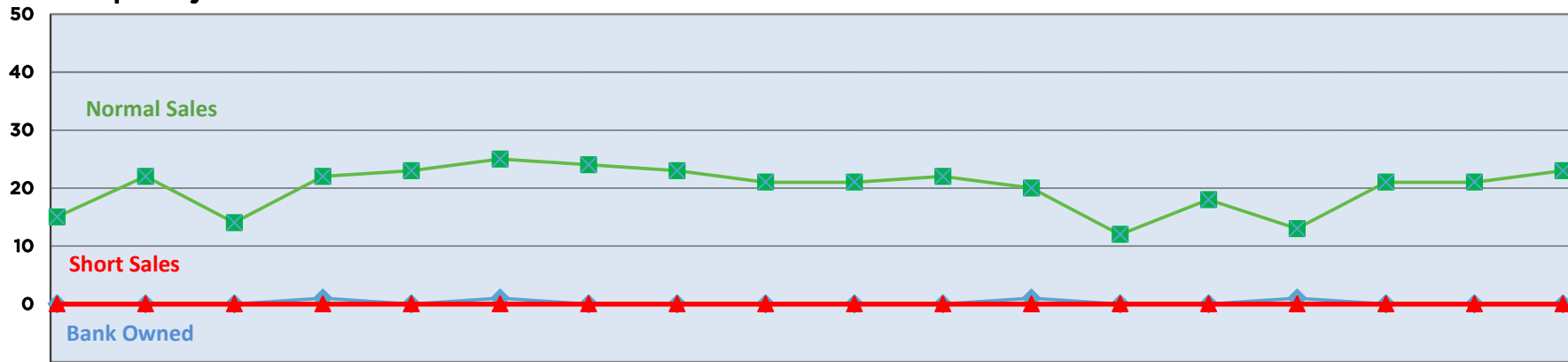
Active Foreclosures



	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	5/14
BO	10	9	10	7	11	10	10	10	9	10	12	10	8	8	8	12	9	7
SS	1	2	2	1	2	2	2	2	1	1	1	1	2	1	2	2	3	3

Condos, Townhomes, Villas

Temporary Off Market



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

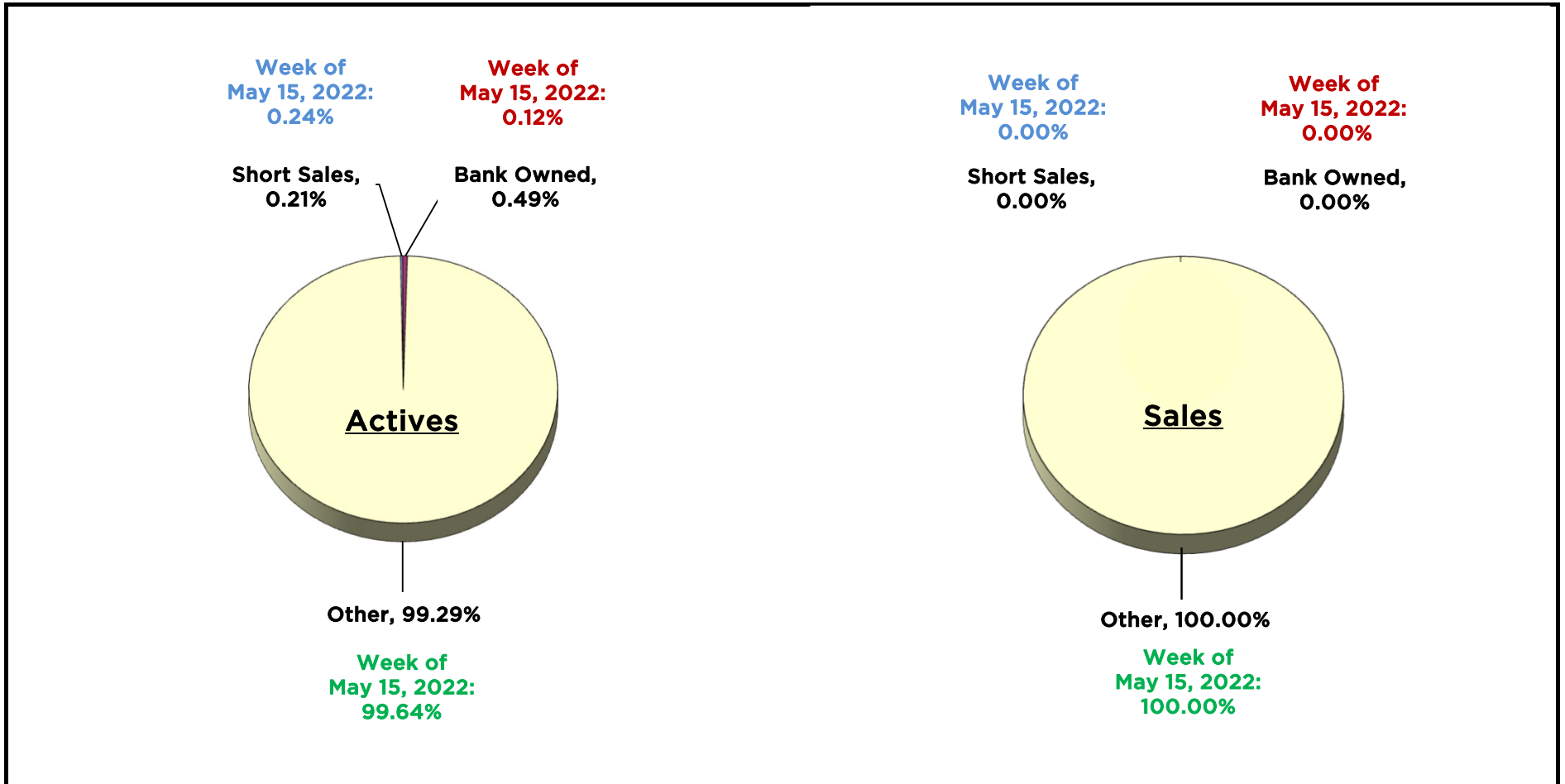
Withdrawn



	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	5/14
Norm	29	38	49	23	31	38	49	24	26	37	36	33	37	26	37	42	32	28
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SS	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
05/14/2023 - 05/20/2023
Lake, Orange, Osceola & Seminole Counties

There are 9 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							
Sanford (South)	32773	1	\$279,999	3.0	2.0	1,372	\$204.08
Orange County		5	\$279,776	2.6	2.0	1,302	\$214.88
Azalea Park	32807	1	\$279,900	2.0	2.0	1,164	\$240.46
Sand Lake / Bay Hill	32819	1	\$279,500	2.0	2.0	1,230	\$227.24
Ventura	32822	1	\$279,990	3.0	2.0	1,364	\$205.27
Rio Pinar / Union Park	32825	1	\$279,500	3.0	2.0	1,467	\$190.52
Metro West / Orlo Vista	32835	1	\$279,990	3.0	2.0	1,285	\$217.89
Osceola County		3	\$280,000	3.0	2.0	1,405	\$199.24
Kissimmee (Central)	34741	1	\$280,000	3.0	2.0	1,296	\$216.05
Kissimmee (West) / Pleasant Hill	34746	1	\$280,000	3.0	2.0	1,220	\$229.51
Kissimmee / Celebration	34747	1	\$280,000	3.0	2.0	1,700	\$164.71