



## ***Monday Morning Quarterback Summary***

***Week of May 21, 2023 - May 27, 2023***

### ***Single-family existing homes***

- Sales of single-family homes increased to 521 during the week of May 21, from 502 the week prior
- The median price of single family homes increased to \$439,900, a change of 4.7%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 5 the week of May 14
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 38, and now sits at 3,632

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 156 during the week of May 21, from 153 the week prior
- The median price of condos, townhomes, and villas decreased to \$266,125, a change of -5.0%
- 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 11, and now sits at 1,428

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

**Monday Morning Quarterback**  
05/21/2023 - 05/27/2023  
Lake, Orange, Osceola & Seminole Counties

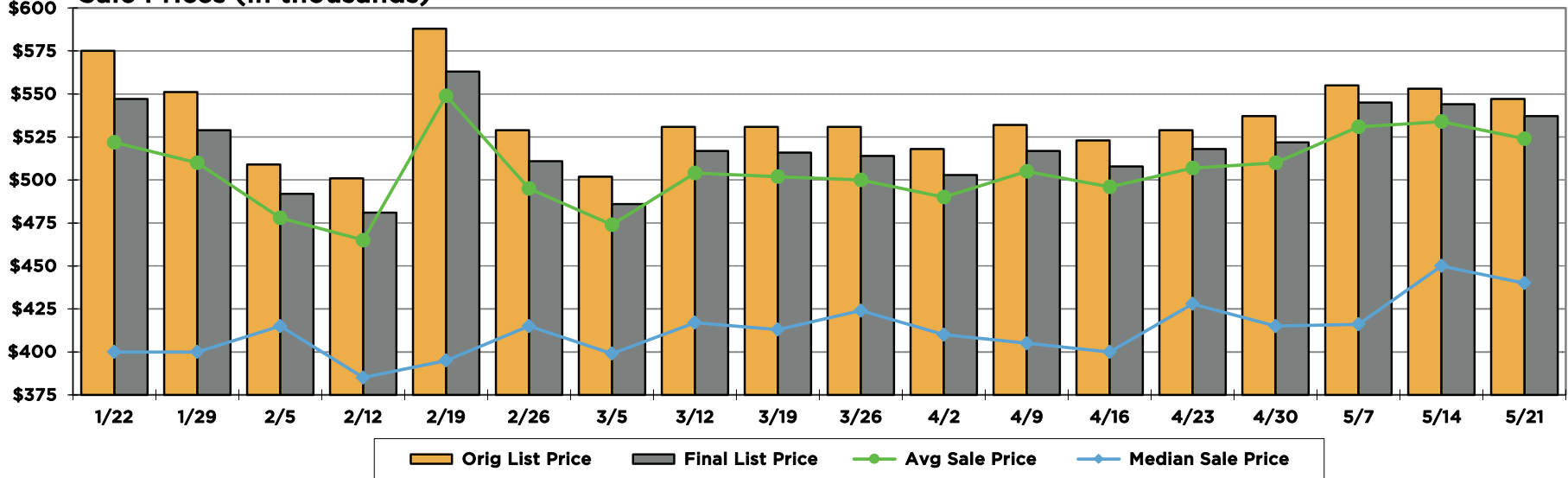
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	521	33	38	123	127	172	28
Bank Owned	2	0	1	0	1	0	0
Short Sales	1	0	0	0	0	1	0
Other	518	33	37	123	126	171	28
<b>Active Listings</b>	3,632	225	188	659	686	1,377	497
Bank Owned	22	4	2	9	1	5	1
Short Sales	5	0	1	1	1	2	0
Other	3,605	221	185	649	684	1,370	496
<b>Months of Inventory</b>	1.61	1.57	1.14	1.24	1.25	1.85	4.10
<b><i>List Price</i></b>							
Average Original List Price	\$546,969	\$221,518	\$292,570	\$369,205	\$458,658	\$683,055	\$1,621,279
Average Final List Price	\$536,640	\$211,658	\$286,441	\$361,504	\$450,756	\$672,320	\$1,584,639
<b><i>Sale Price</i></b>							
Average Price	\$523,666	\$193,758	\$279,324	\$355,012	\$440,013	\$660,740	\$1,522,360
Median Price	\$439,900	\$215,000	\$280,000	\$360,000	\$435,000	\$627,500	\$1,277,500
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$10,329	-\$9,860	-\$6,129	-\$7,701	-\$7,902	-\$10,735	-\$36,640
Original List to Sale Price - \$	-\$23,303	-\$27,760	-\$13,246	-\$14,193	-\$18,645	-\$22,315	-\$98,919
Final List to Sale Price - \$	-\$12,974	-\$17,900	-\$7,117	-\$6,492	-\$10,743	-\$11,580	-\$62,279
Original List to Sale Price - %	95.74%	87.47%	95.47%	96.16%	95.93%	96.73%	93.90%
Final List to Sale Price - %	97.58%	91.54%	97.52%	98.20%	97.62%	98.28%	96.07%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	44	56	55	40	49	40	42
Combined Avg Days to Contract	48	59	55	44	52	43	48
Avg Days Listing to Closing	81	86	91	77	84	77	81
Avg Days Contract to Close	37	30	36	37	35	38	39
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	2	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
<b><i>Square Footage</i></b>							
Average Square Feet	2,190	1,175	1,302	1,649	2,004	2,797	4,087

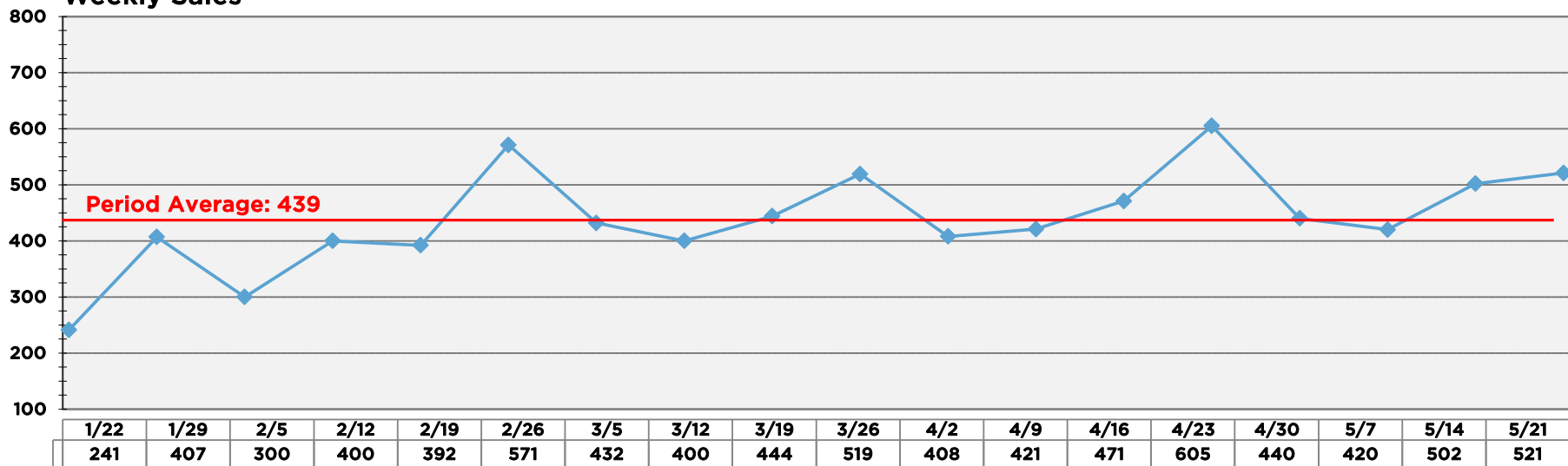


**Single Family Homes**

**Sale Prices (in thousands)**



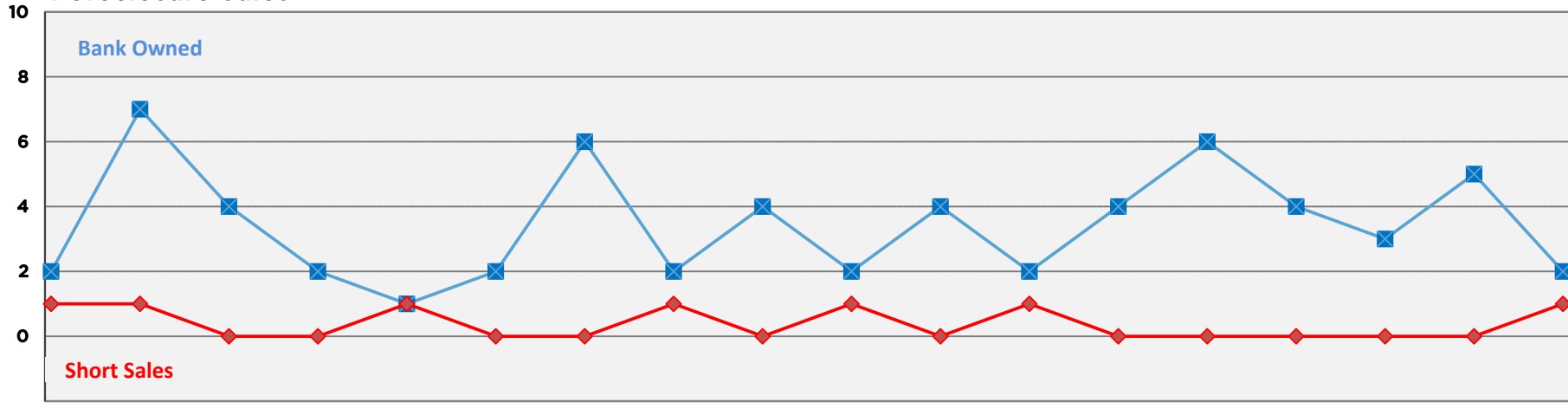
**Weekly Sales**





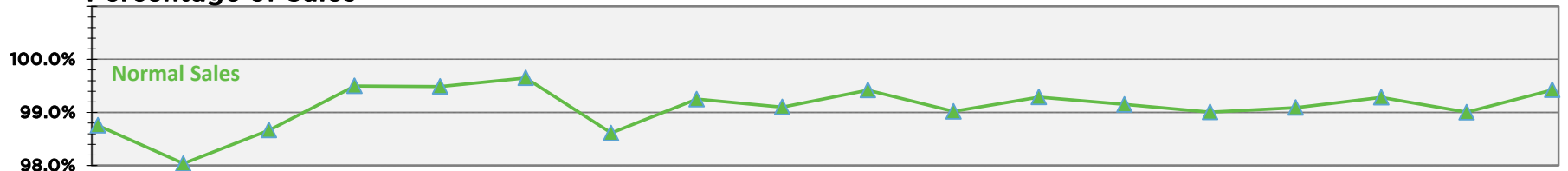
**Single Family Homes**

**Foreclosure Sales**

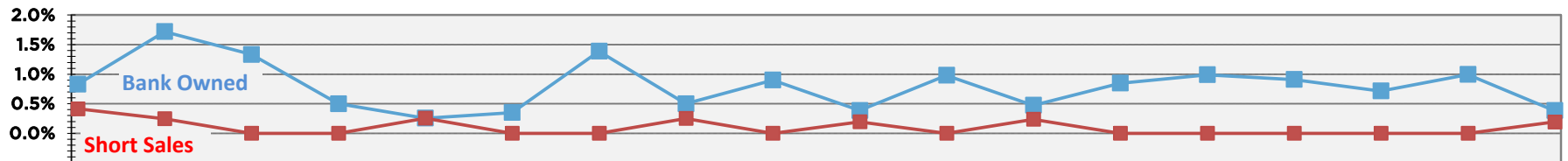


BO	2	7	4	2	1	2	6	2	4	2	4	2	4	6	4	3	5	2
SS	1	1	0	0	1	0	0	1	0	1	0	1	0	0	0	0	0	1

**Percentage of Sales**



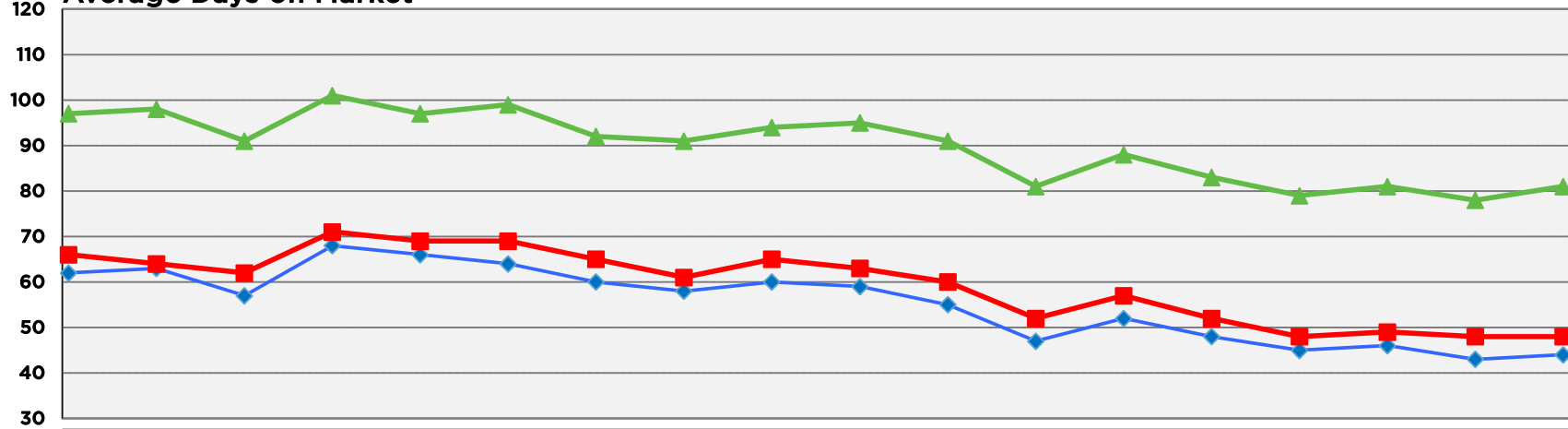
	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21
	98.8%	98.0%	98.7%	99.5%	99.5%	99.6%	98.6%	99.3%	99.1%	99.4%	99.0%	99.3%	99.2%	99.0%	99.1%	99.3%	99.0%	99.4%



BO	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%	0.4%
SS	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%	0.2%

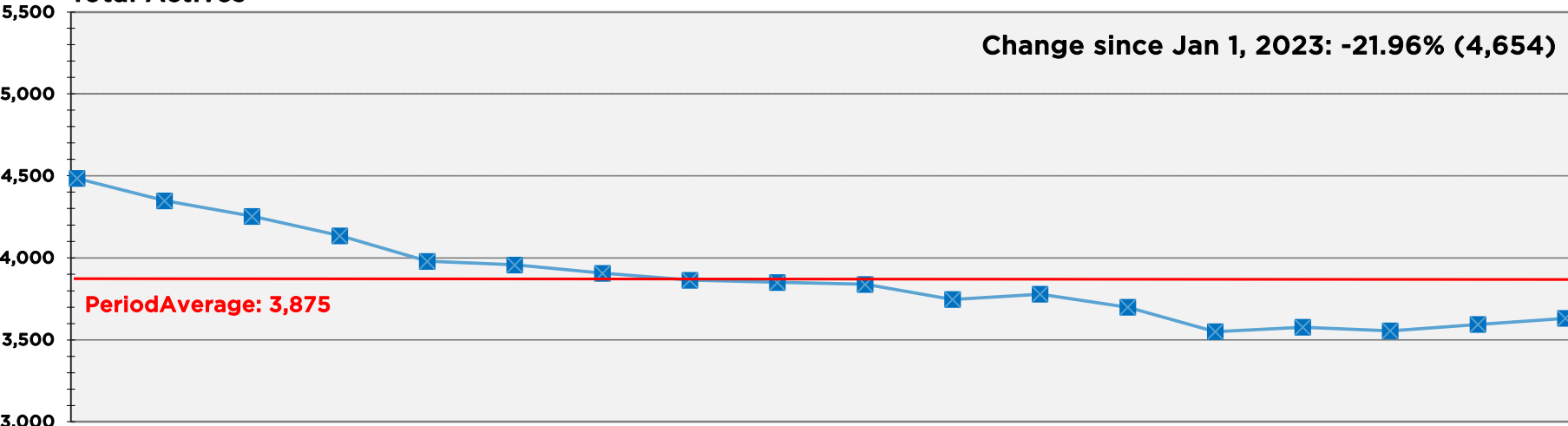
**Single Family Homes**

**Average Days on Market**



ListToContract	62	63	57	68	66	64	60	58	60	59	55	47	52	48	45	46	43	44
CombDaysOnMkt	66	64	62	71	69	69	65	61	65	63	60	52	57	52	48	49	48	48
ListToClose	97	98	91	101	97	99	92	91	94	95	91	81	88	83	79	81	78	81

**Total Actives**



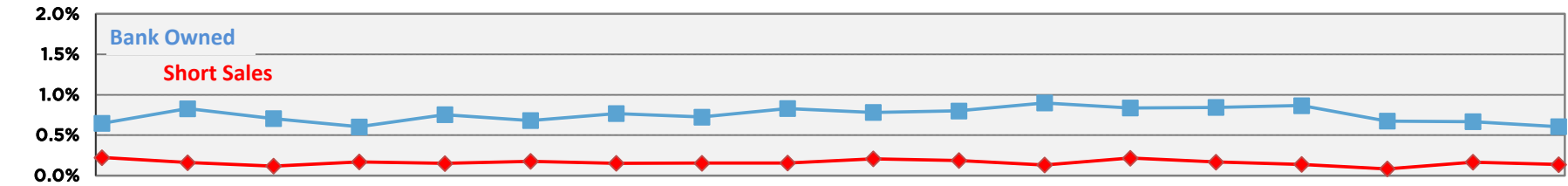
Total Actives	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632
---------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

**Single Family Homes**

**Percentage of Actives**

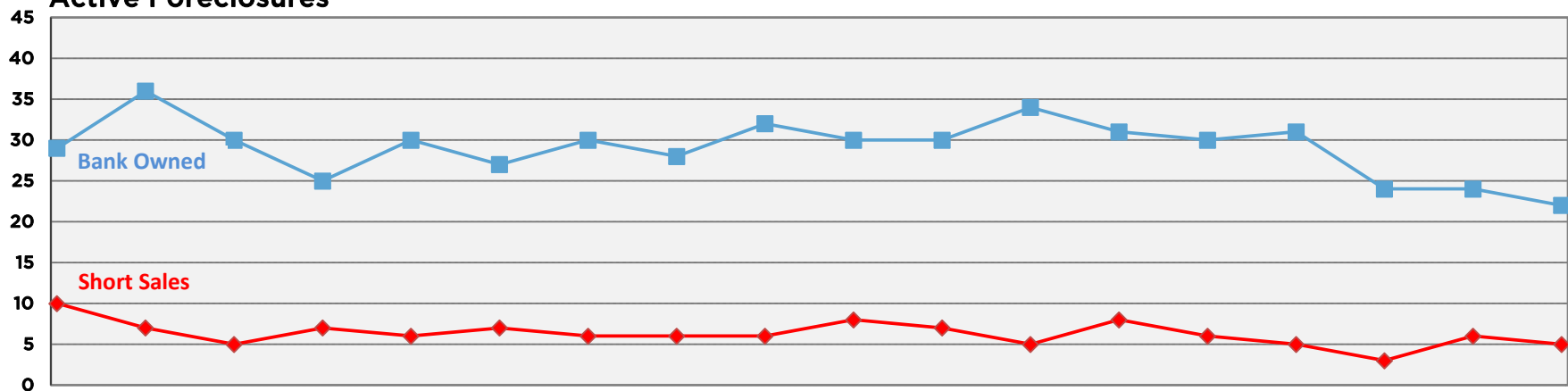


	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21
	99.13%	99.01%	99.18%	99.23%	99.10%	99.14%	99.08%	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%



BO	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%	0.61%
SS	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%	0.14%

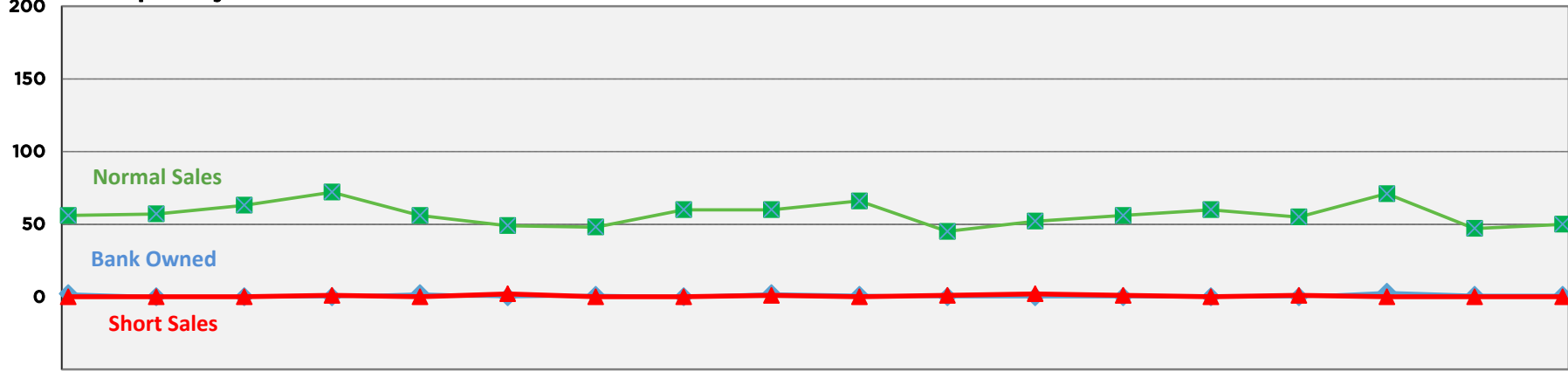
**Active Foreclosures**



BO	29	36	30	25	30	27	30	28	32	30	30	34	31	30	31	24	24	22
SS	10	7	5	7	6	7	6	6	6	8	7	5	8	6	5	3	6	5

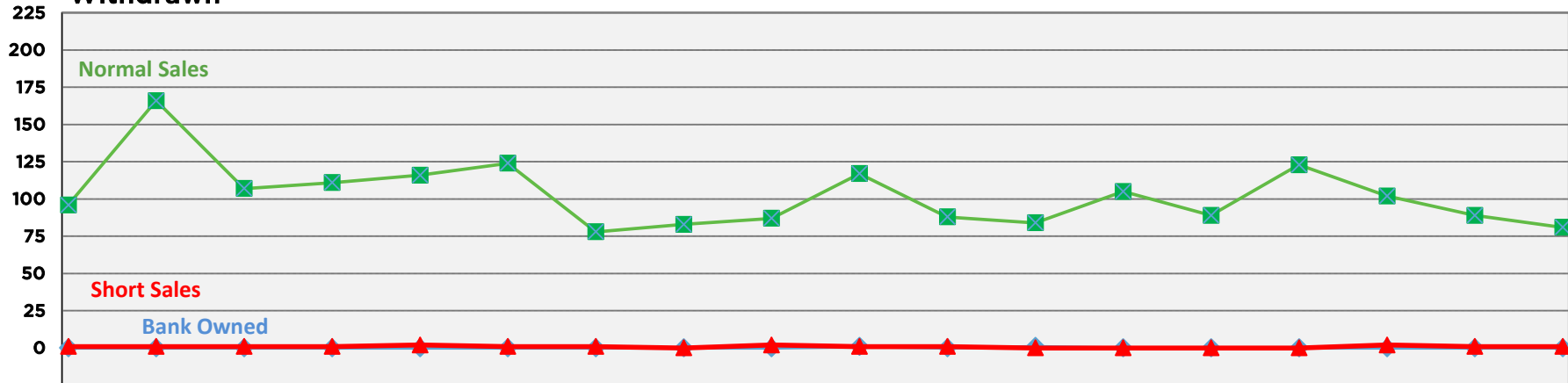
### Single Family Homes

**Temporary Off Market**



	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	5/21
Norm	56	57	63	72	56	49	48	60	60	66	45	52	56	60	55	71	47	50
BO	2	0	0	0	2	0	1	0	2	1	0	0	0	0	0	3	1	1
SS	0	0	0	1	0	2	0	0	1	0	1	2	1	0	1	0	0	0

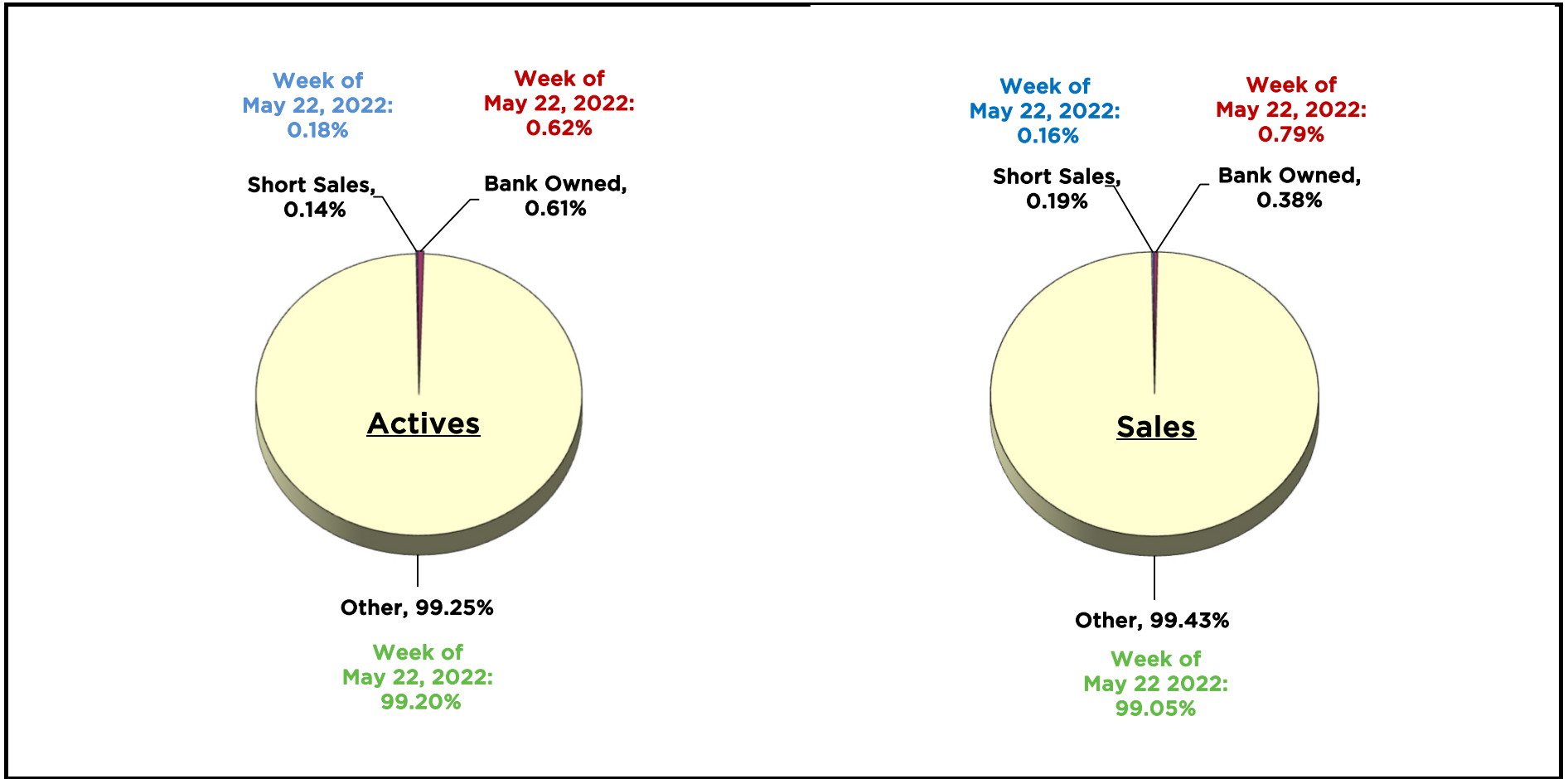
**Withdrawn**



	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	5/21
Norm	96	166	107	111	116	124	78	83	87	117	88	84	105	89	123	102	89	81
BO	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
SS	1	1	1	1	2	1	1	0	2	1	1	0	0	0	0	2	1	1



### Single Family Homes



**Monday Morning Quarterback**  
05/21/2023 - 05/27/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 17 Single Family Homes available for the Median Price of \$439,900 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>2</b>	<b>\$440,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,728</b>	<b>\$254.70</b>
Casselberry	32707	1	\$440,000	3.0	2.0	1,825	\$241.10
Winter Springs / Tuskawilla	32708	1	\$440,000	3.0	2.0	1,630	\$269.94
<b>Orange County</b>		<b>6</b>	<b>\$439,982</b>	<b>4.0</b>	<b>2.3</b>	<b>2,058</b>	<b>\$213.81</b>
Apopka (North)	32712	2	\$439,950	4.0	2.5	2,042	\$215.50
Maitland / Eatonville	32751	1	\$440,000	4.0	2.0	2,390	\$184.10
Union Park	32817	1	\$440,000	4.0	2.0	1,985	\$221.66
Taft	32824	2	\$439,995	4.0	2.5	1,945	\$226.28
<b>Osceola County</b>		<b>7</b>	<b>\$439,942</b>	<b>3.4</b>	<b>2.4</b>	<b>1,913</b>	<b>\$229.92</b>
Kissimmee (East)	34744	1	\$439,900	4.0	2.0	1,846	\$238.30
Kissimmee (West) / Pleasant Hill	34746	3	\$439,965	3.7	3.0	1,817	\$242.14
St Cloud	34769	1	\$439,900	3.0	2.0	1,987	\$221.39
St Cloud / Narcoossee	34771	1	\$440,000	3.0	2.0	2,124	\$207.16
St Cloud / Canoe Creek	34772	1	\$439,900	3.0	2.0	1,986	\$221.50
<b>Lake County</b>		<b>2</b>	<b>\$440,000</b>	<b>3.0</b>	<b>2.5</b>	<b>1,966</b>	<b>\$223.80</b>
Mount Dora	32757	1	\$440,000	3.0	2.0	1,926	\$228.45
Clermont (Central)	34711	1	\$440,000	3.0	3.0	2,006	\$219.34

**Monday Morning Quarterback**  
05/21/2023 - 05/27/2023  
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
<b>Weekly Sales</b>	<b>156</b>	68	25	37	18	8	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	155	67	25	37	18	8	0
<b>Active Listings</b>	<b>1,428</b>	417	170	386	245	194	16
Bank Owned	10	7	1	0	2	0	0
Short Sales	4	2	0	1	1	0	0
Other	1,414	408	169	385	242	194	16
<b>Months of Inventory</b>	<b>2.11</b>	1.42	1.57	2.41	3.14	5.60	0.00

**List Price**

Average Original List Price	\$300,519	\$190,242	\$287,280	\$355,982	\$451,239	\$683,611	\$0
Average Final List Price	\$295,533	\$187,004	\$279,483	\$350,123	\$450,405	\$667,238	\$0

**Sale Price**

Average Price	\$289,146	\$181,821	\$272,272	\$343,217	\$443,318	\$657,188	\$0
Median Price	\$266,125	\$181,000	\$270,000	\$340,000	\$450,000	\$589,000	\$0

**Price Differences**

Original to Final List Price	-\$4,986	-\$3,238	-\$7,797	-\$5,859	-\$834	-\$16,373	\$0
Original List to Sale Price - \$	-\$11,373	-\$8,421	-\$15,008	-\$12,765	-\$7,921	-\$26,423	\$0
Final List to Sale Price - \$	-\$6,387	-\$5,183	-\$7,211	-\$6,906	-\$7,087	-\$10,050	\$0
Original List to Sale Price - %	96.22%	95.57%	94.78%	96.41%	98.24%	96.13%	0.00%
Final List to Sale Price - %	97.84%	97.23%	97.42%	98.03%	98.43%	98.49%	0.00%

**Days on the Market**

Avg Days Listing to Contract	44	44	56	38	30	58	0
Combined Avg Days to Contract	46	45	56	40	44	58	0
Avg Days Listing to Closing	80	78	98	74	66	93	0
Avg Days Contract to Close	36	34	41	37	37	35	0

**Beds / Baths**

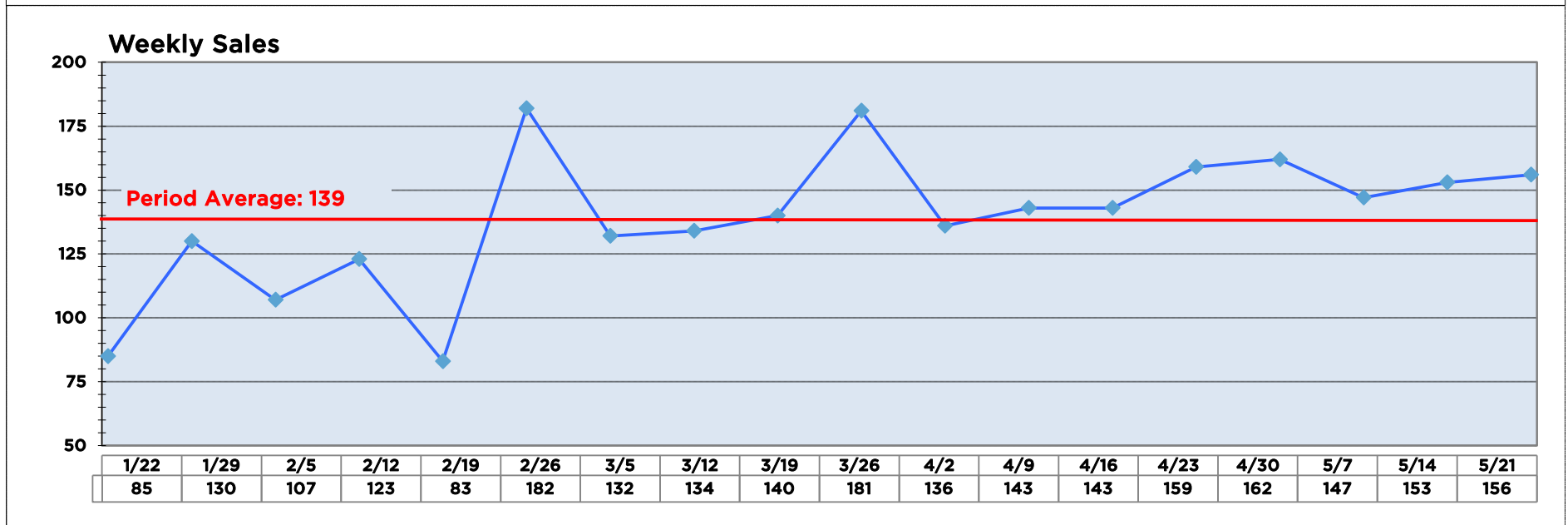
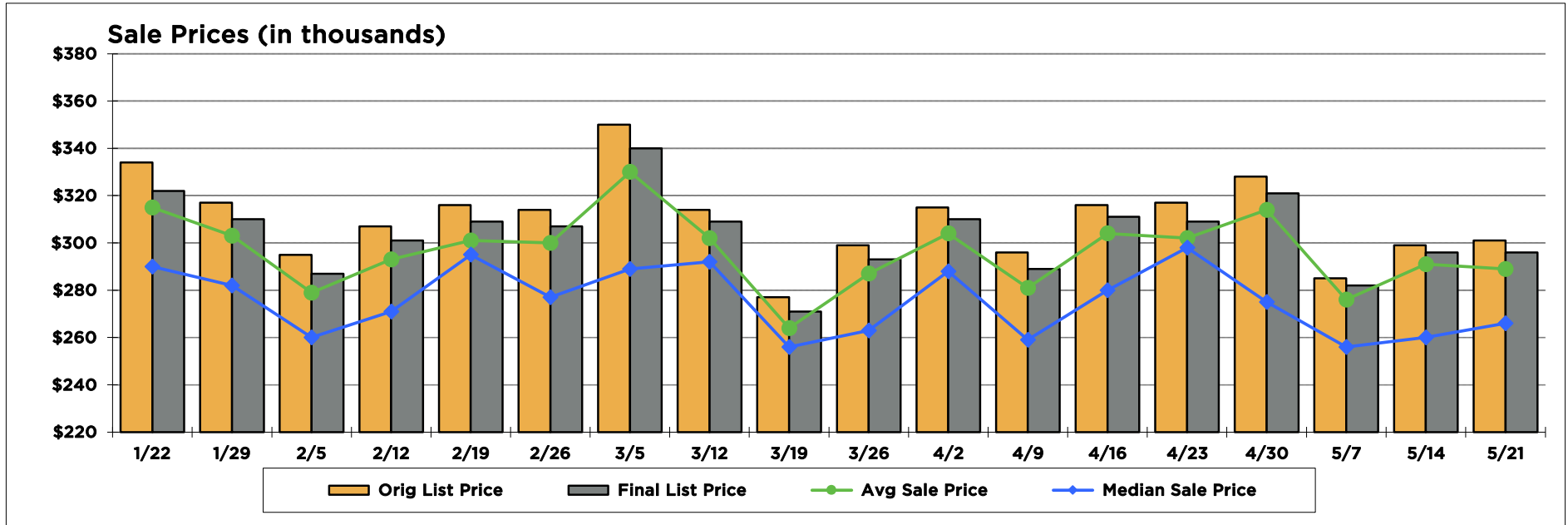
Average Bedrooms	2	2	2	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	0	0	0

**Square Footage**

Average Square Feet	1,331	999	1,294	1,584	1,738	2,180	0
---------------------	-------	-----	-------	-------	-------	-------	---

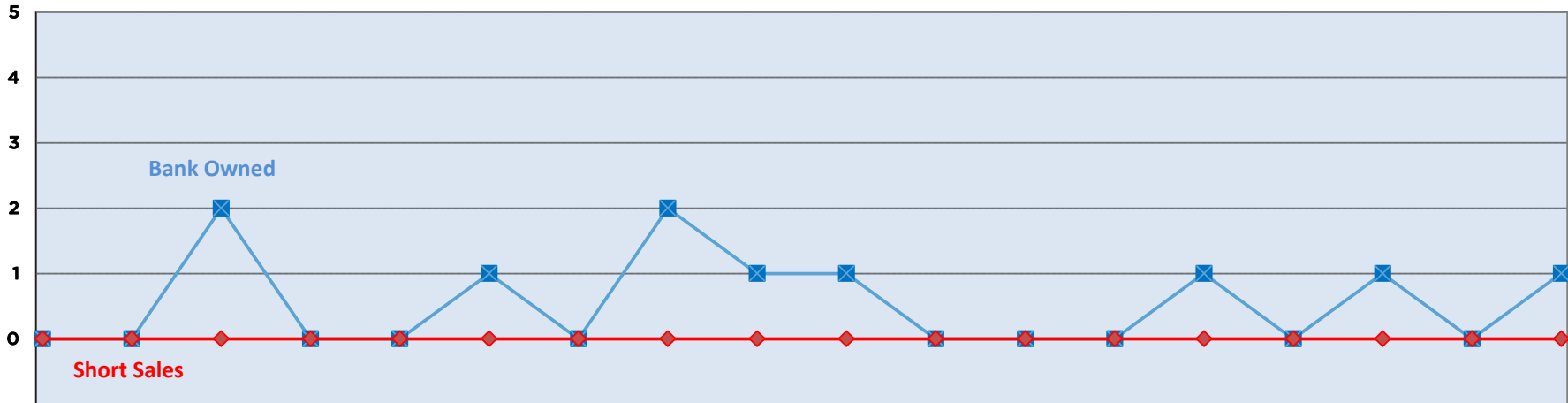


**Condos, Townhomes, Villas**



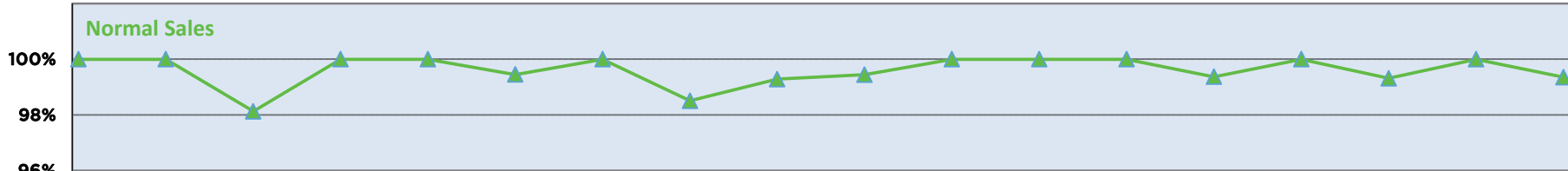
**Condos, Townhomes, Villas**

**Foreclosure Sales**

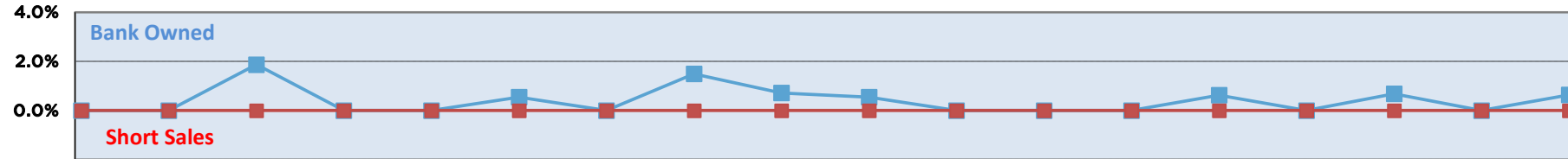


	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21
BO	0	0	2	0	0	1	0	2	1	1	0	0	0	1	0	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	1/22	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	5/21
Normal Sales	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%	99.4%

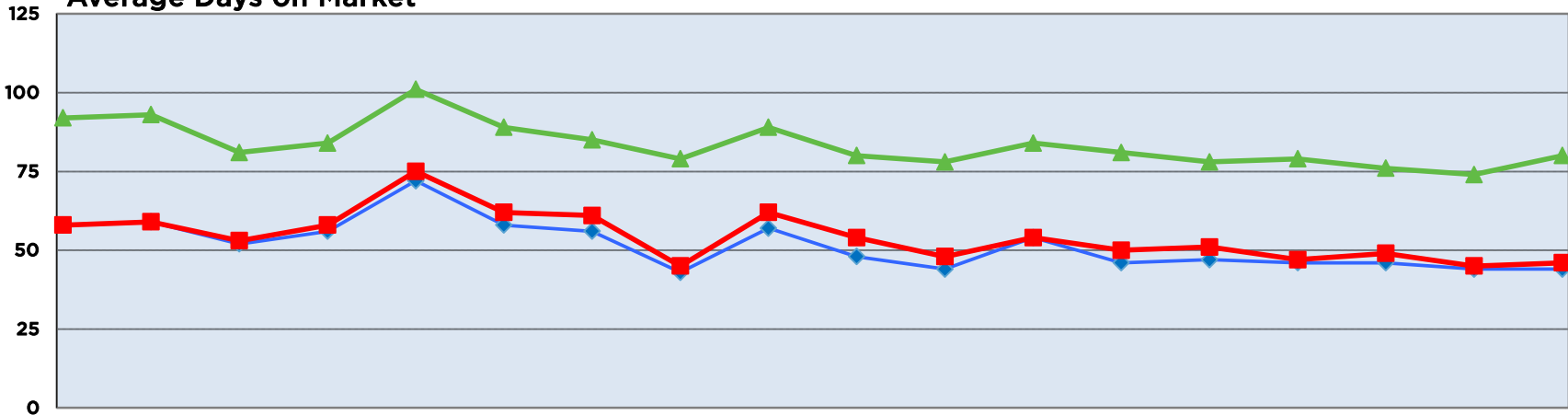


	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21
BO	0.0%	0.0%	1.9%	0.0%	0.0%	0.5%	0.0%	1.5%	0.7%	0.6%	0.0%	0.0%	0.0%	0.6%	0.0%	0.7%	0.0%	0.6%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



**Condos, Townhomes, Villas**

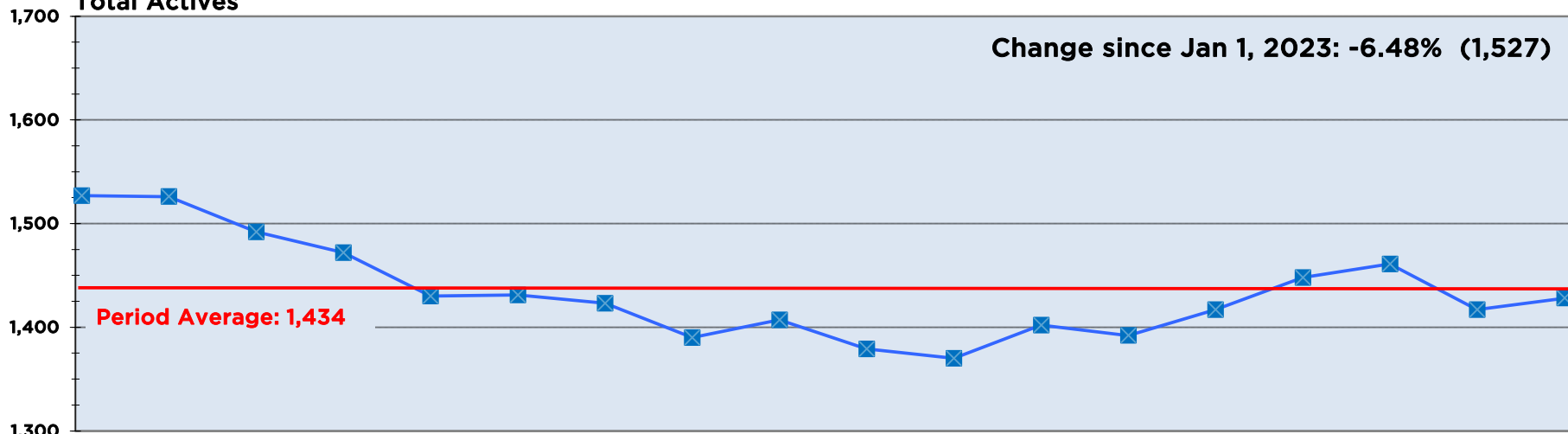
**Average Days on Market**



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

**Total Actives**

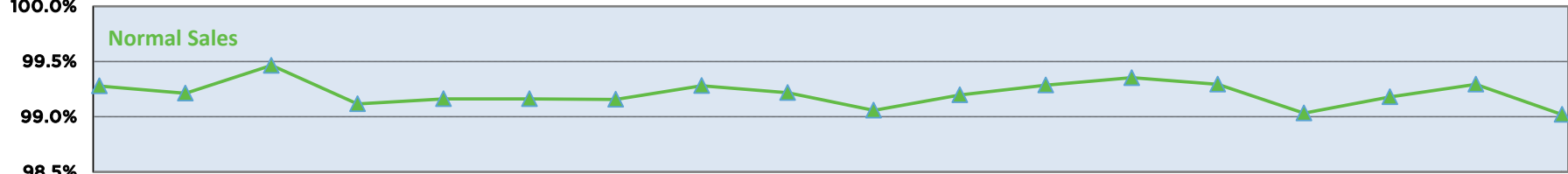
Change since Jan 1, 2023: -6.48% (1,527)



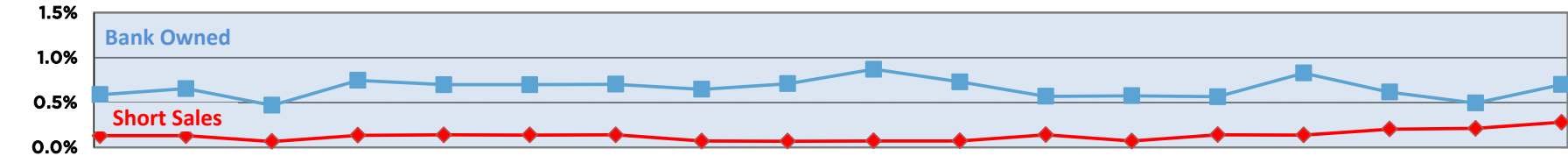
Total Actives	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428
---------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

**Condos, Townhomes, Villas**

**Percentage of Actives**

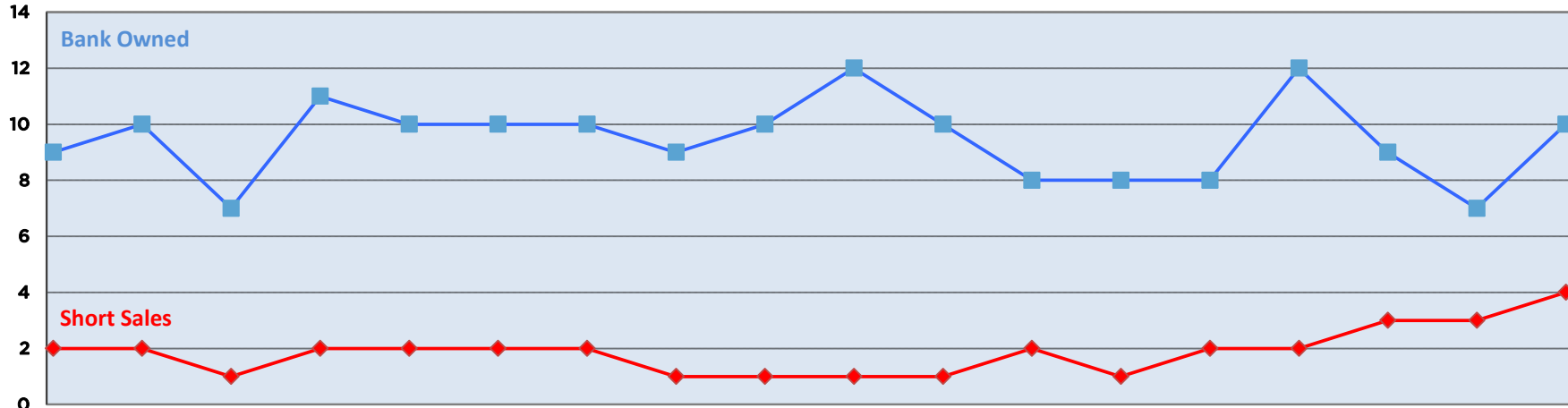


	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21
Normal Sales	99.3%	99.2%	99.5%	99.1%	99.2%	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%



	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	5/21
BO	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%	0.7%
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%	0.2%	0.2%	0.3%

**Active Foreclosures**

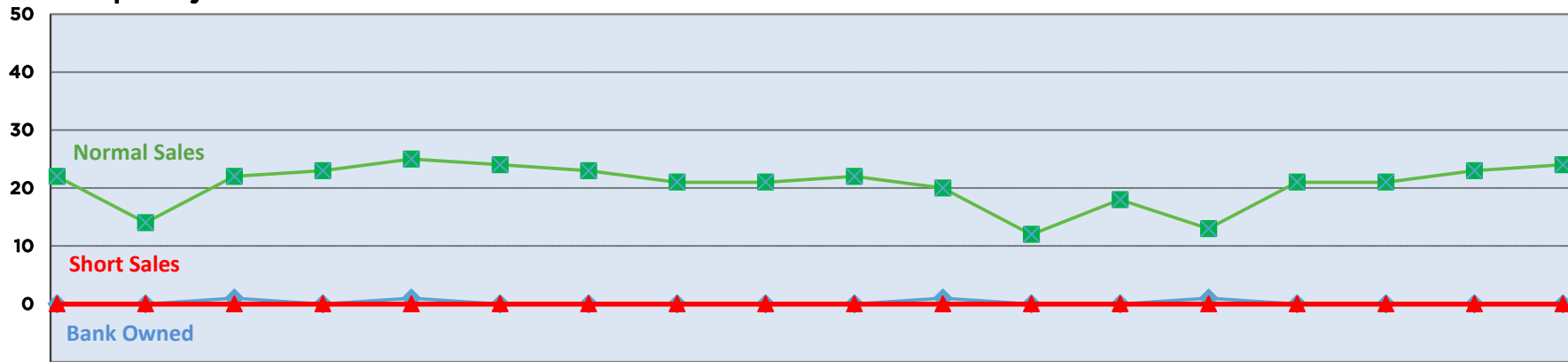


	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21
BO	9	10	7	11	10	10	10	9	10	12	10	8	8	8	12	9	7	10
SS	2	2	1	2	2	2	2	1	1	1	1	2	1	2	2	3	3	4



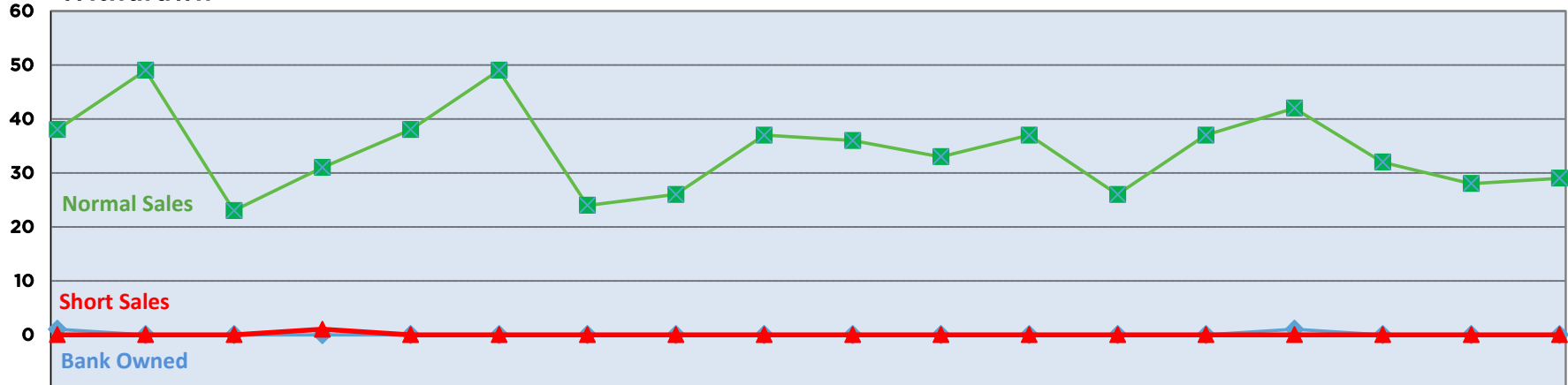
**Condos, Townhomes, Villas**

**Temporary Off Market**



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

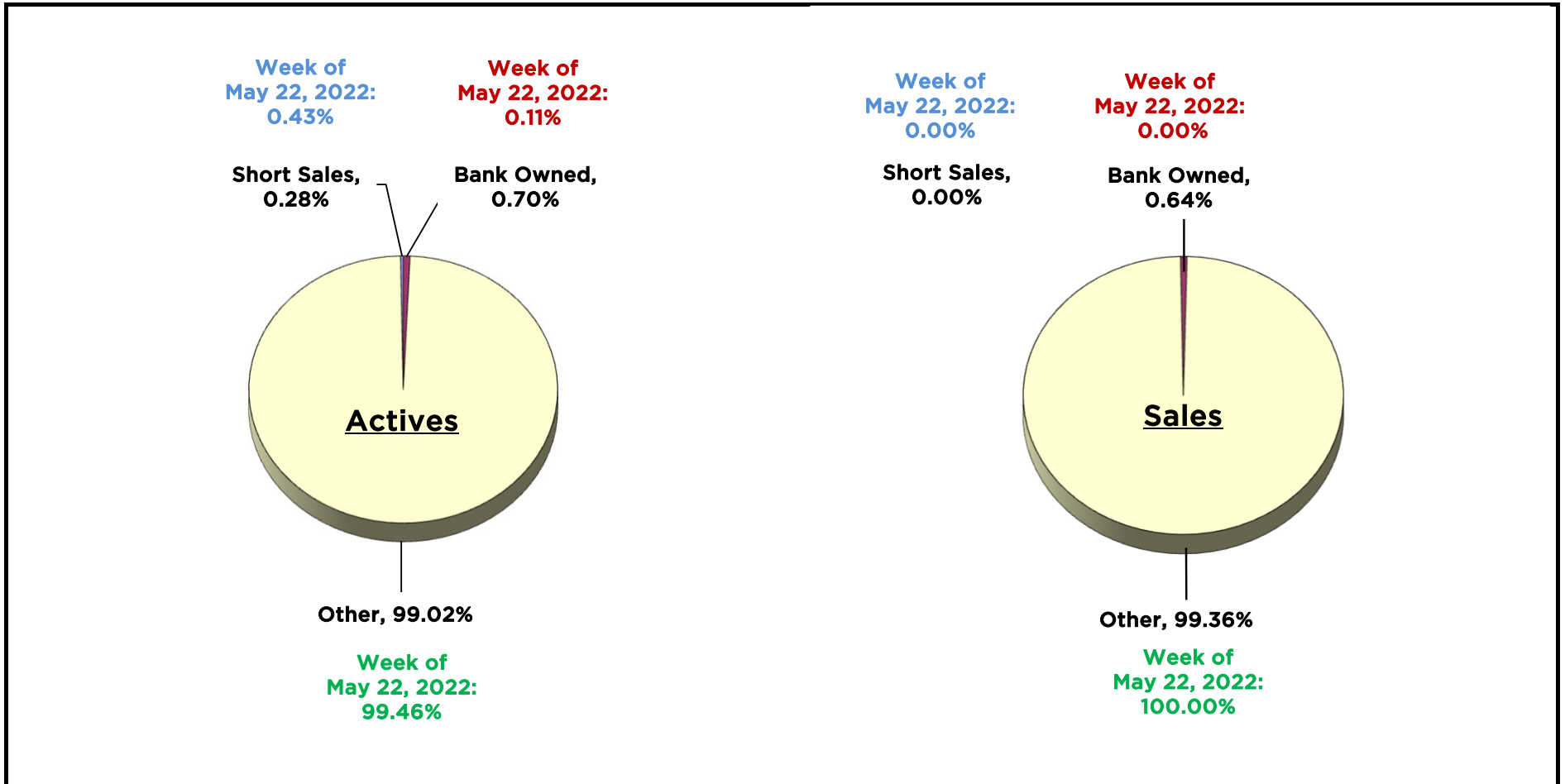
**Withdrawn**



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



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
05/21/2023 - 05/27/2023  
Lake, Orange, Osceola & Seminole Counties

**There are no Condos, Villas, or Townhomes available for the Median Price of \$266,125 (± \$500)**