



Monday Morning Quarterback Summary

Week of May 28, 2023 - June 3, 2023

Single-family existing homes

- Sales of single-family homes decreased to 512 during the week of May 28, from 521 the week prior
- The median price of single family homes increased to \$445,000, a change of 1.2%
- The number of single-family home foreclosure transactions decreased to 1 last week, from 2 the week of May 21
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 94, and now sits at 3,726

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 167 during the week of May 28, from 156 the week prior
- The median price of condos, townhomes, and villas increased to \$290,000, a change of 9.0%
- 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 18, and now sits at 1,446

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

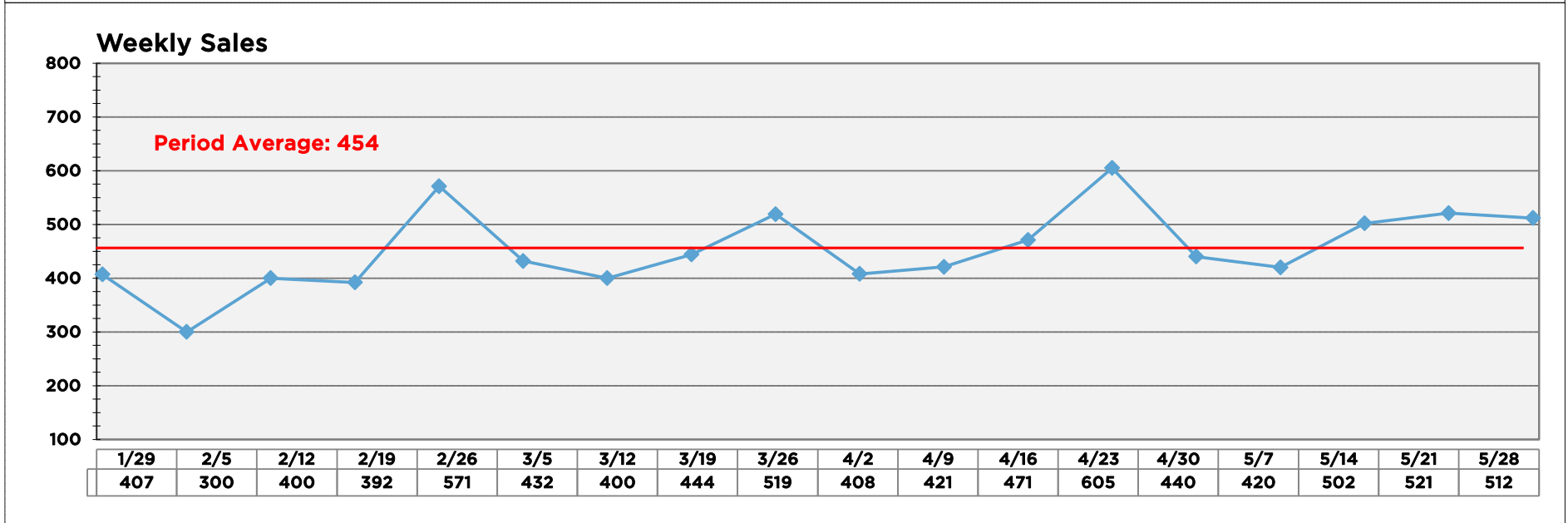
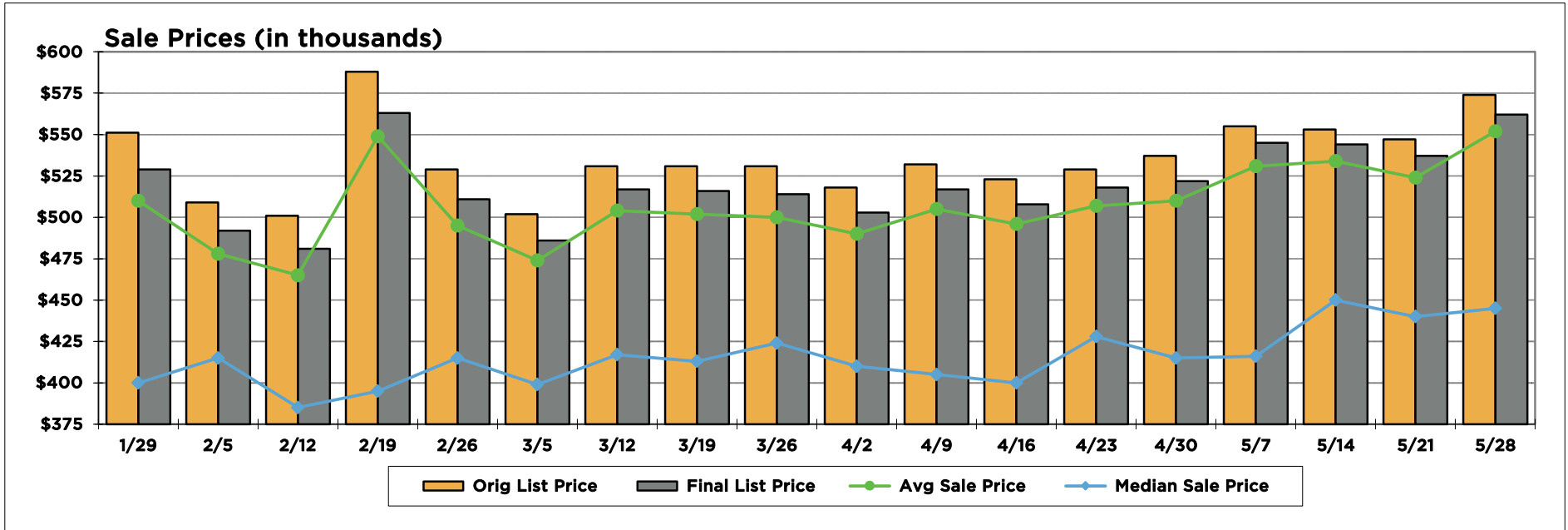
Monday Morning Quarterback
05/28/2023 - 06/3/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	512	46	39	122	96	175	34
Bank Owned	1	0	1	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	509	44	38	122	96	175	34
Active Listings	3,726	228	184	691	697	1,417	509
Bank Owned	24	4	4	10	1	4	1
Short Sales	5	0	1	0	2	2	0
Other	3,697	224	179	681	694	1,411	508
Months of Inventory	1.68	1.14	1.09	1.31	1.68	1.87	3.46
<u>List Price</u>							
Average Original List Price	\$574,426	\$201,054	\$285,887	\$368,290	\$462,115	\$685,358	\$1,896,347
Average Final List Price	\$561,798	\$193,102	\$281,910	\$358,442	\$452,211	\$671,444	\$1,856,432
<u>Sale Price</u>							
Average Price	\$551,806	\$184,658	\$276,374	\$355,016	\$448,395	\$663,813	\$1,786,088
Median Price	\$445,000	\$187,500	\$279,900	\$361,000	\$445,000	\$635,000	\$1,360,000
<u>Price Differences</u>							
Original to Final List Price	-\$12,628	-\$7,952	-\$3,977	-\$9,848	-\$9,904	-\$13,914	-\$39,915
Original List to Sale Price - \$	-\$22,620	-\$16,396	-\$9,513	-\$13,274	-\$13,720	-\$21,545	-\$110,259
Final List to Sale Price - \$	-\$9,992	-\$8,444	-\$5,536	-\$3,426	-\$3,816	-\$7,631	-\$70,344
Original List to Sale Price - %	96.06%	91.84%	96.67%	96.40%	97.03%	96.86%	94.19%
Final List to Sale Price - %	98.22%	95.63%	98.04%	99.04%	99.16%	98.86%	96.21%
<u>Days on the Market</u>							
Avg Days Listing to Contract	48	52	43	61	42	41	58
Combined Avg Days to Contract	51	55	46	66	46	42	66
Avg Days Listing to Closing	86	99	81	96	79	78	96
Avg Days Contract to Close	38	47	37	35	38	37	41
<u>Beds / Baths</u>							
Average Bedrooms	4	2	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
<u>Square Footage</u>							
Average Square Feet	2,163	1,155	1,317	1,686	1,945	2,645	4,343



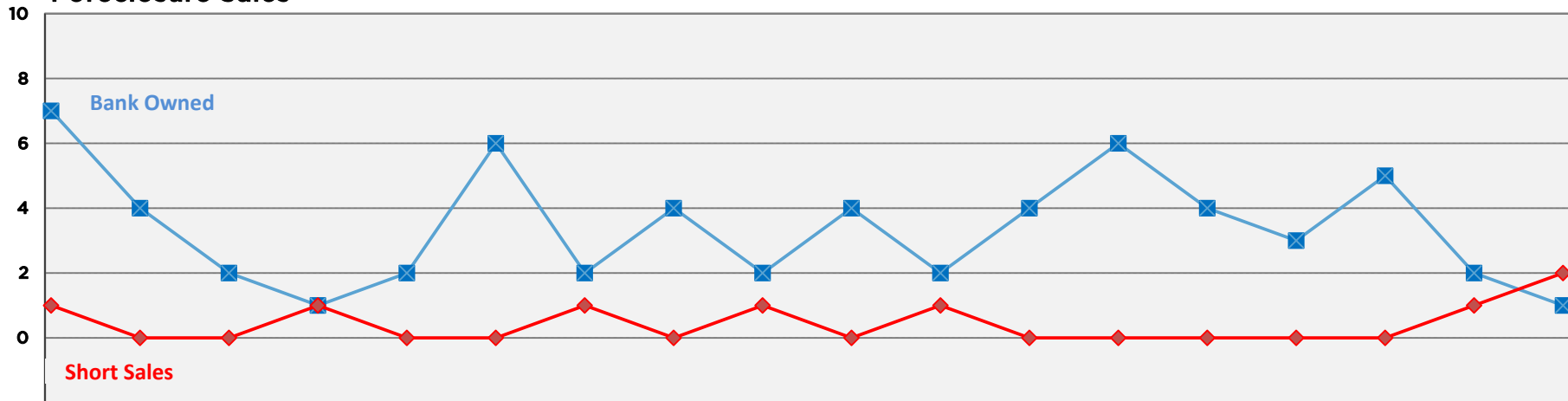
Single Family Homes





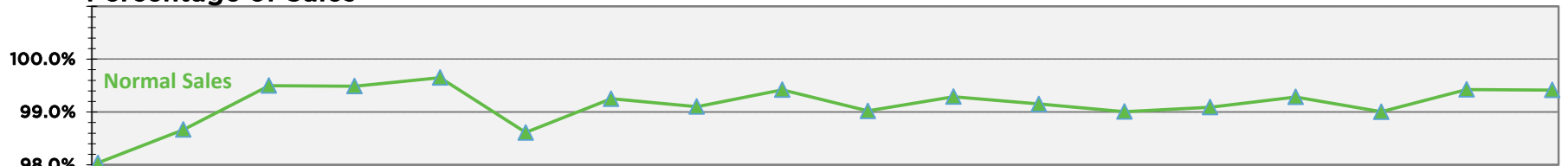
Single Family Homes

Foreclosure Sales

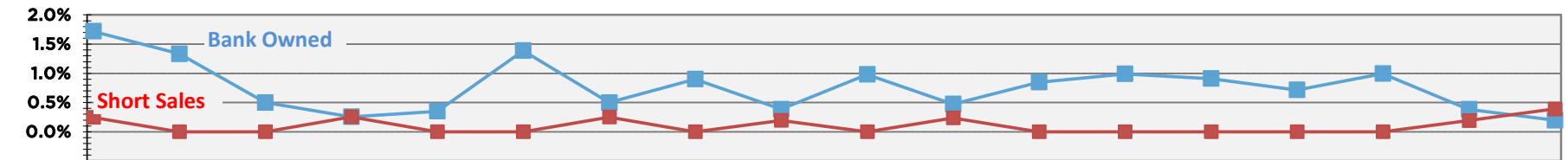


	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
BO	7	4	2	1	2	6	2	4	2	4	2	4	6	4	3	5	2	1
SS	1	0	0	1	0	0	1	0	1	0	1	0	0	0	0	0	1	2

Percentage of Sales



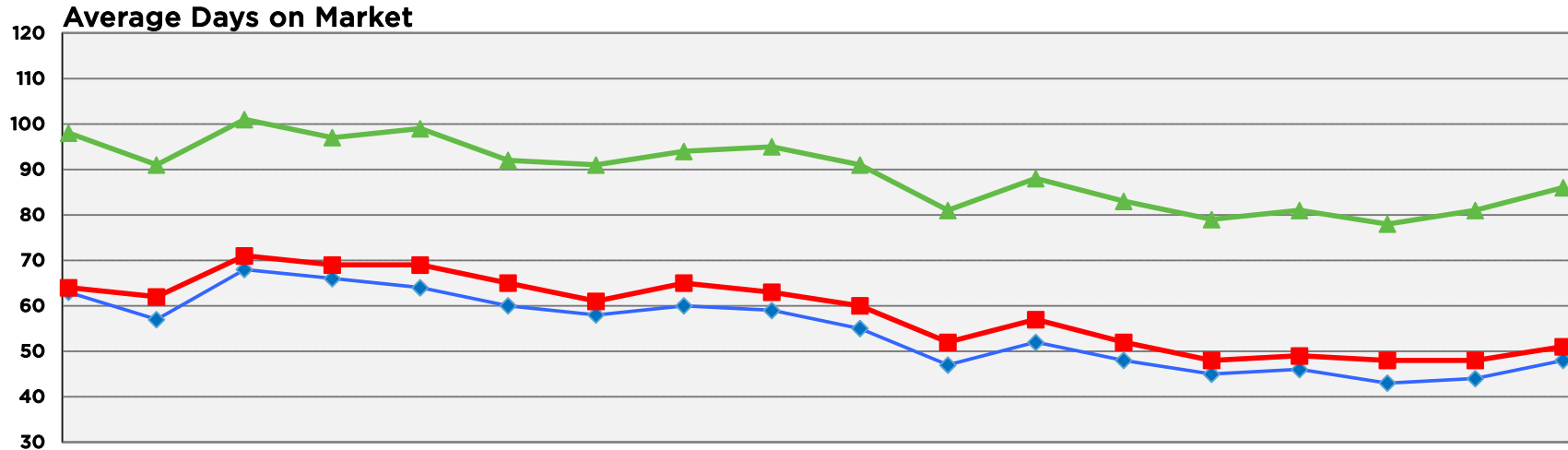
	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
Normal Sales	98.0%	98.7%	99.5%	99.5%	99.6%	98.6%	99.3%	99.1%	99.4%	99.0%	99.3%	99.2%	99.0%	99.1%	99.3%	99.0%	99.4%	99.4%



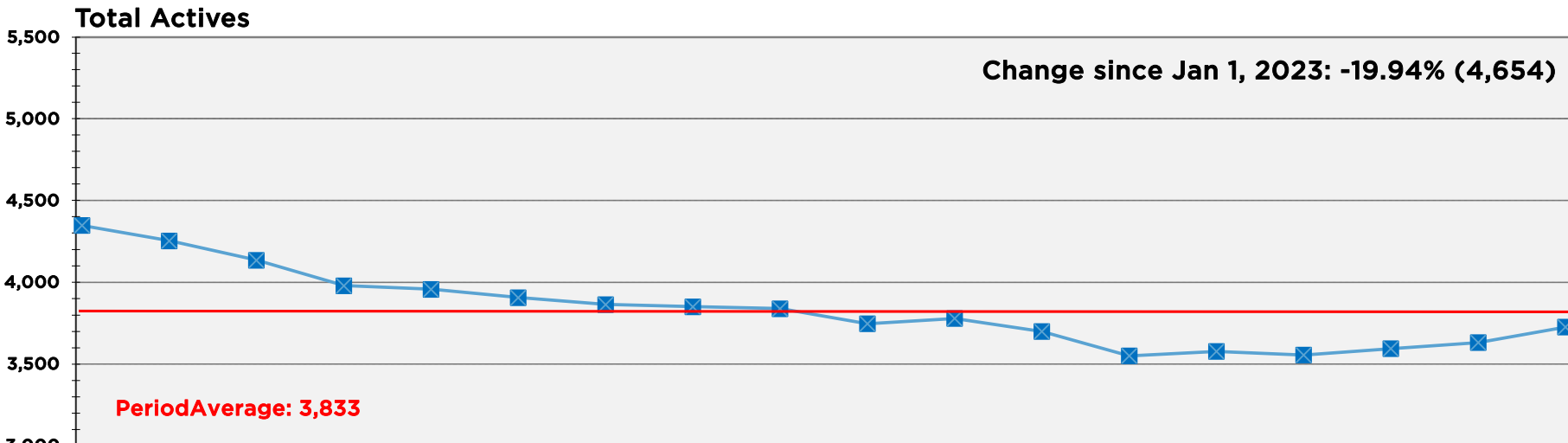
	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
BO	1.7%	1.3%	0.5%	0.3%	0.4%	1.4%	0.5%	0.9%	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%
SS	0.2%	0.0%	0.0%	0.3%	0.0%	0.0%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%



Single Family Homes



ListToContract	63	57	68	66	64	60	58	60	59	55	47	52	48	45	46	43	44	48
CombDaysOnMkt	64	62	71	69	69	65	61	65	63	60	52	57	52	48	49	48	48	51
ListToClose	98	91	101	97	99	92	91	94	95	91	81	88	83	79	81	78	81	86

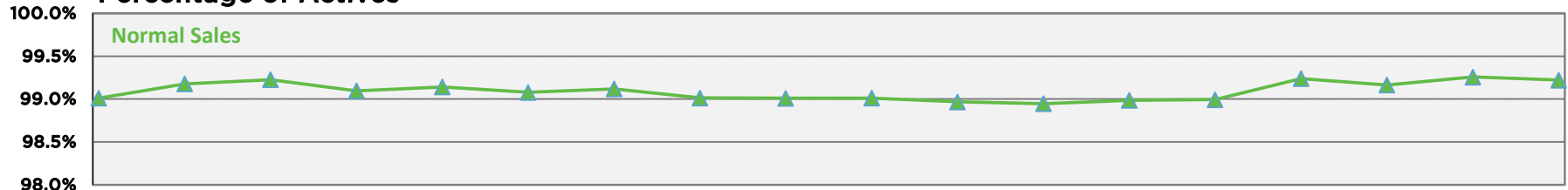


1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726

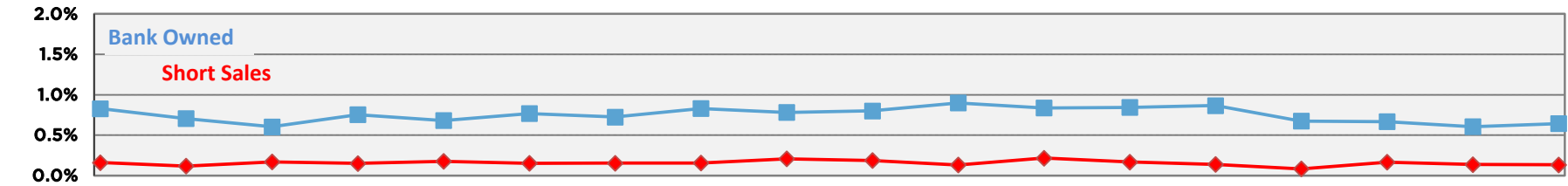


Single Family Homes

Percentage of Actives

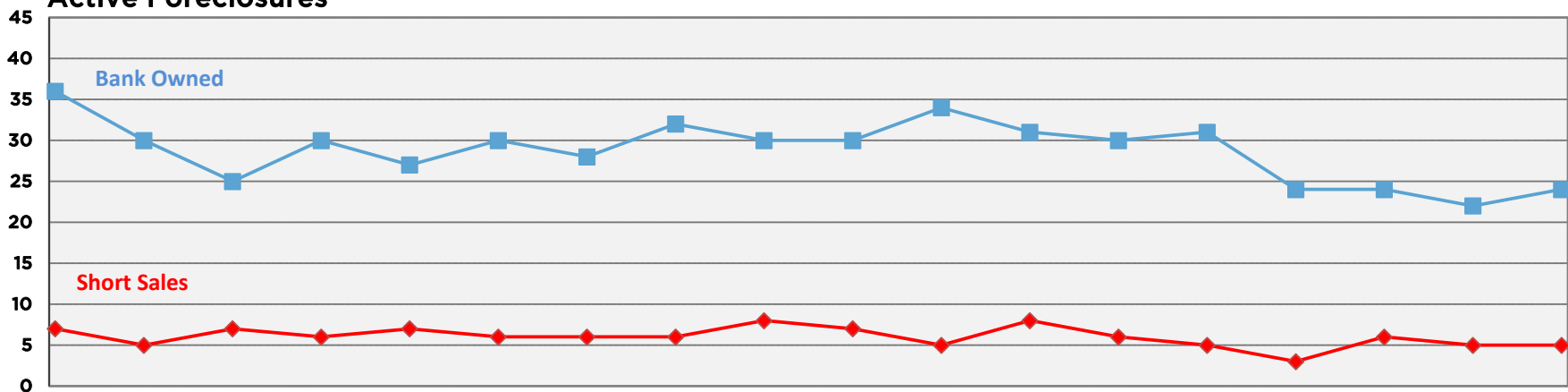


	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
Normal Sales	99.01%	99.18%	99.23%	99.10%	99.14%	99.08%	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%



	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	5/28
BO	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%	0.64%
SS	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%	0.13%

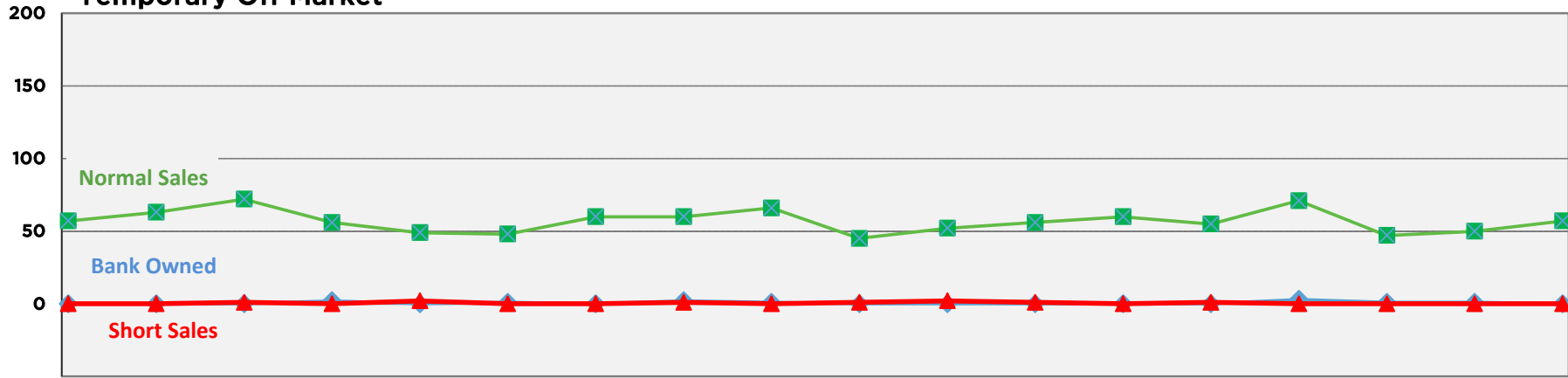
Active Foreclosures



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

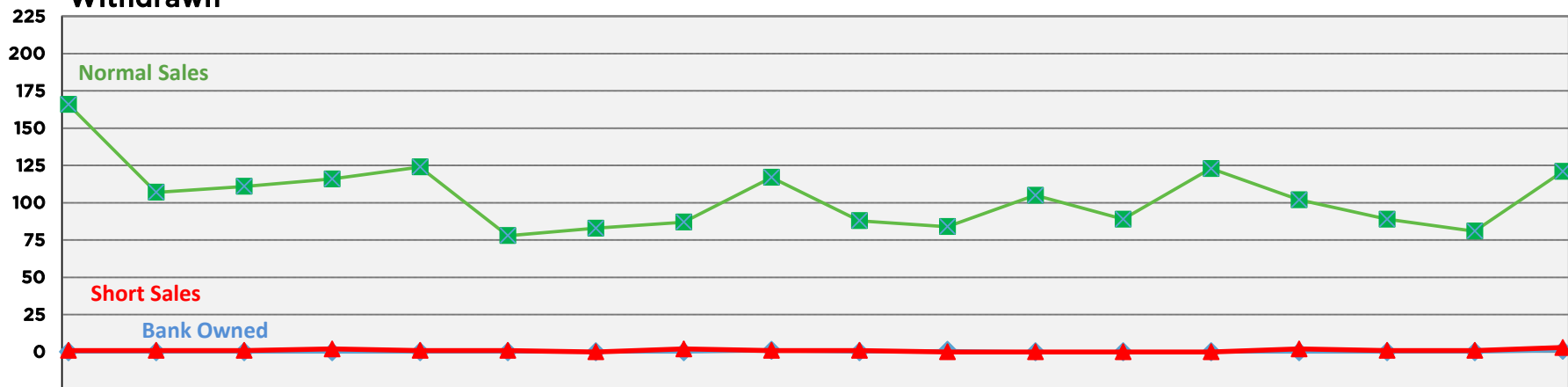
Single Family Homes

Temporary Off Market



	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	5/28
Norm	57	63	72	56	49	48	60	60	66	45	52	56	60	55	71	47	50	57
BO	0	0	0	2	0	1	0	2	1	0	0	0	0	0	3	1	1	0
SS	0	0	1	0	2	0	0	1	0	1	2	1	0	1	0	0	0	0

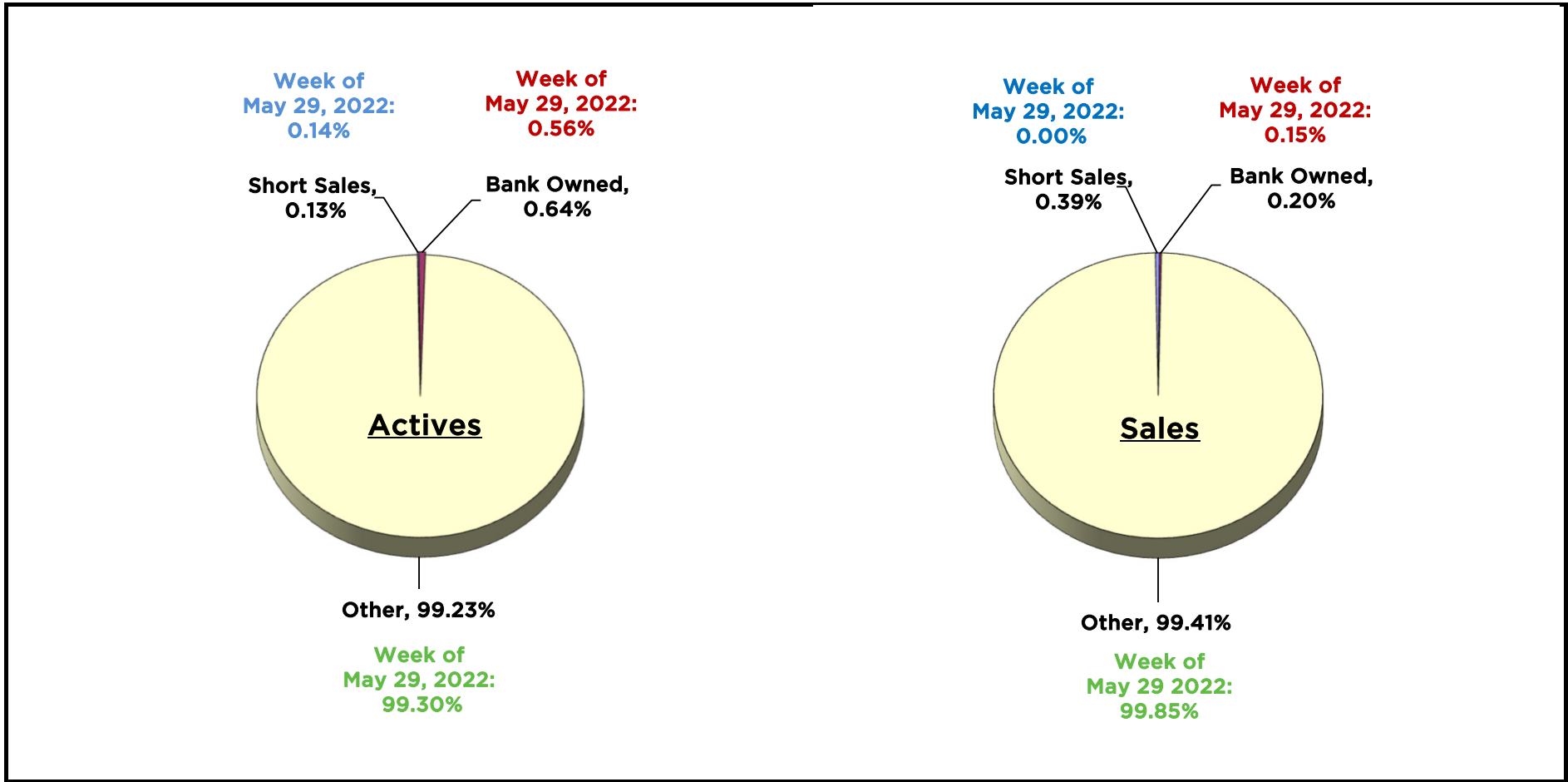
Withdrawn



	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	5/28
Norm	166	107	111	116	124	78	83	87	117	88	84	105	89	123	102	89	81	121
BO	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1
SS	1	1	1	2	1	1	0	2	1	1	0	0	0	0	2	1	1	3



Single Family Homes



Monday Morning Quarterback
05/28/2023 - 06/3/2023
Lake, Orange, Osceola & Seminole Counties

There are 22 Single Family Homes available for the Median Price of \$445,000 (± \$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	\$445,000	4.0	2.0	1,846	\$241.06
Orange County		5	\$444,978	3.6	2.0	1,741	\$255.56
Apopka / Hunt Club	32703	1	\$445,000	3.0	2.0	1,172	\$379.69
Maitland / Eatonville	32751	1	\$444,990	5.0	2.0	2,398	\$185.57
Colonialtown	32803	1	\$445,000	3.0	2.0	1,331	\$334.34
Taft	32824	1	\$444,900	4.0	2.0	2,270	\$195.99
Moss Park	32832	1	\$445,000	3.0	2.0	1,535	\$289.90
Osceola County		10	\$444,940	4.1	2.4	2,409	\$184.73
Kissimmee / Buena Ventura Lakes	34743	2	\$445,000	4.5	2.5	1,999	\$222.67
Kissimmee (West) / Pleasant Hill	34746	2	\$445,000	4.5	2.5	2,739	\$162.50
Kissimmee / Celebration	34747	1	\$444,900	3.0	2.0	1,569	\$283.56
Kissimmee / Poinciana	34758	1	\$445,000	4.0	3.0	3,680	\$120.92
St Cloud / Narcoossee	34771	2	\$445,000	4.5	2.5	2,252	\$197.60
St Cloud / Canoe Creek	34772	2	\$444,750	3.5	2.0	2,430	\$183.06
Lake County		6	\$445,000	3.7	2.0	2,396	\$185.71
Lady Lake / The Villages	32159	1	\$445,000	3.0	2.0	2,437	\$182.60
Umatilla / Dona Vista	32784	1	\$445,000	4.0	2.0	2,876	\$154.73
Clermont (Central)	34711	1	\$445,000	5.0	2.0	2,350	\$189.36
Howey in the Hills	34737	1	\$445,000	4.0	3.0	2,063	\$215.71
Mascotte	34753	1	\$445,000	4.0	2.0	2,948	\$150.95
Leesburg (East) / Haines Creek	34788	1	\$445,000	2.0	1.0	1,703	\$261.30

Monday Morning Quarterback
05/28/2023 - 06/3/2023
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	167	55	32	44	24	10	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	167	55	32	44	24	10	2
Active Listings	1,446	415	188	392	242	192	17
Bank Owned	10	7	1	0	2	0	0
Short Sales	4	2	0	1	1	0	0
Other	1,432	406	187	391	239	192	17
Months of Inventory	2.00	1.74	1.36	2.06	2.33	4.43	1.96

List Price

Average Original List Price	\$328,775	\$193,105	\$278,712	\$358,618	\$462,233	\$581,800	\$1,337,500
Average Final List Price	\$324,343	\$190,647	\$276,347	\$354,079	\$455,545	\$577,900	\$1,272,500

Sale Price

Average Price	\$318,695	\$184,224	\$271,620	\$351,114	\$447,575	\$575,515	\$1,226,000
Median Price	\$290,000	\$185,000	\$266,000	\$351,450	\$448,500	\$566,075	\$1,226,000

Price Differences

Original to Final List Price	-\$4,432	-\$2,458	-\$2,365	-\$4,539	-\$6,688	-\$3,900	-\$65,000
Original List to Sale Price - \$	-\$10,080	-\$8,881	-\$7,092	-\$7,504	-\$14,658	-\$6,285	-\$111,500
Final List to Sale Price - \$	-\$5,648	-\$6,423	-\$4,727	-\$2,965	-\$7,970	-\$2,385	-\$46,500
Original List to Sale Price - %	96.93%	95.40%	97.46%	97.91%	96.83%	98.92%	91.66%
Final List to Sale Price - %	98.26%	96.63%	98.29%	99.16%	98.25%	99.59%	96.35%

Days on the Market

Avg Days Listing to Contract	37	47	32	28	37	33	45
Combined Avg Days to Contract	37	48	32	28	37	33	45
Avg Days Listing to Closing	68	74	61	62	71	76	86
Avg Days Contract to Close	32	29	29	34	35	46	40

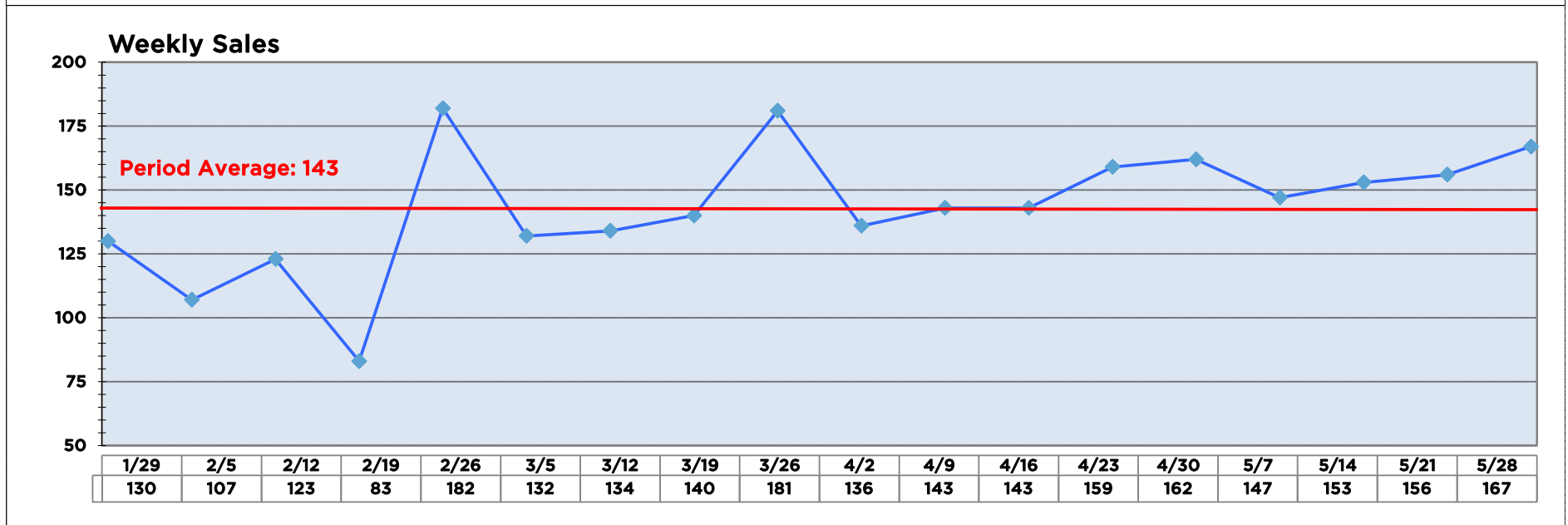
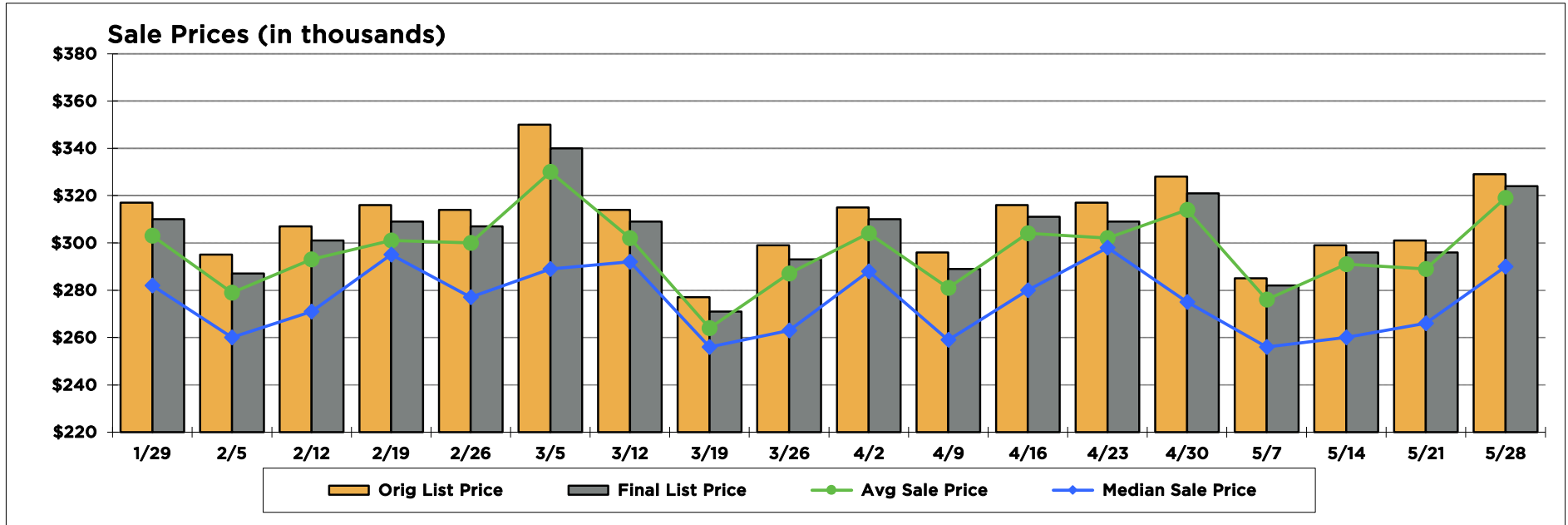
Beds / Baths

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

Square Footage

Average Square Feet	1,381	958	1,294	1,582	1,817	1,828	2,481
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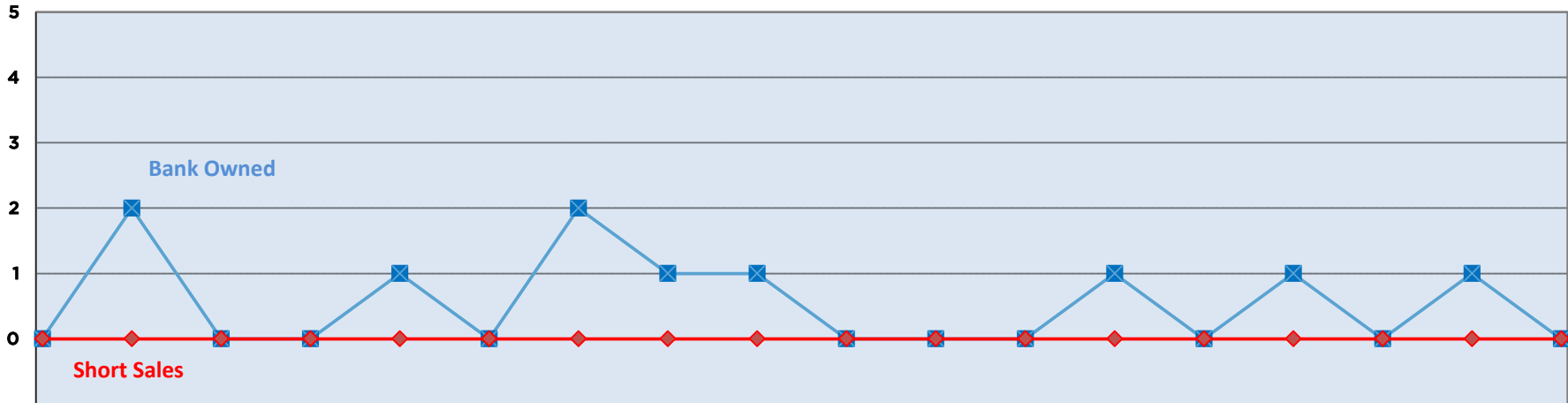
Condos, Townhomes, Villas





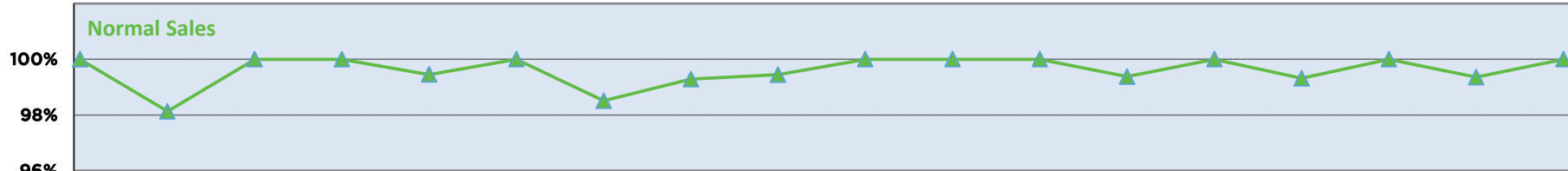
Condos, Townhomes, Villas

Foreclosure Sales

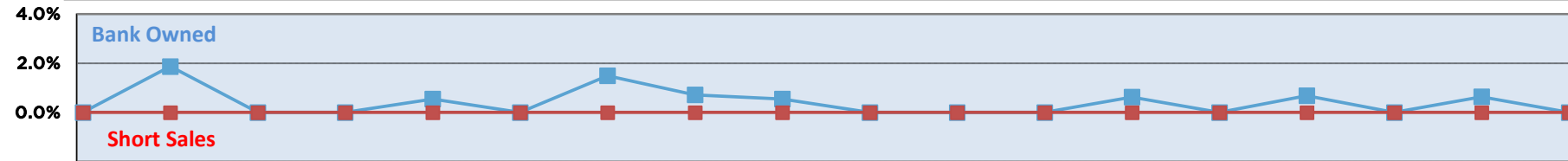


	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
BO	0	2	0	0	1	0	2	1	1	0	0	0	1	0	1	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	1/29	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	5/28
Normal Sales	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%	100.0%

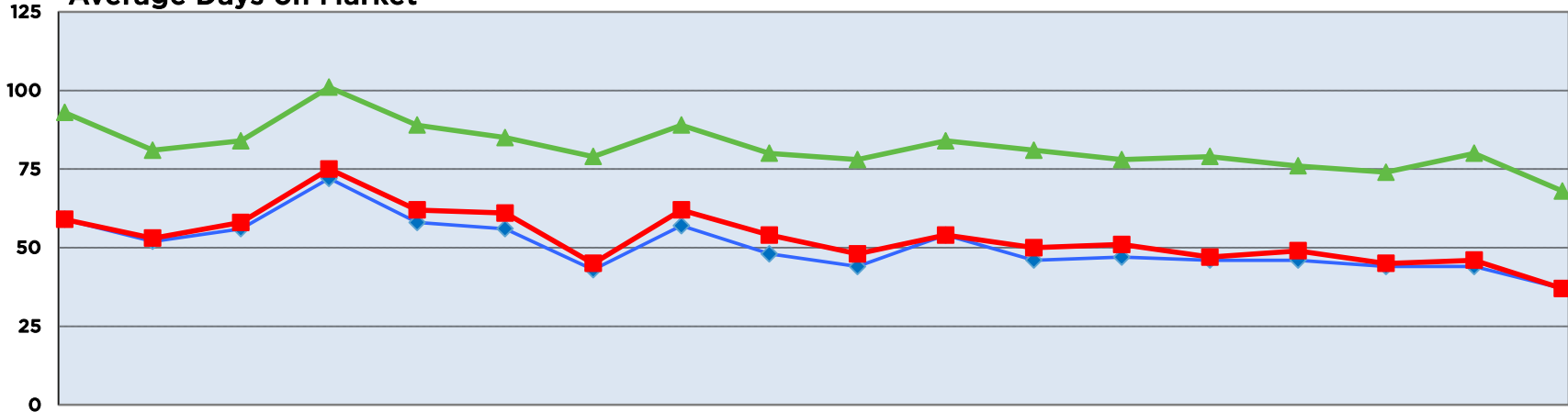


	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
BO	0.0%	1.9%	0.0%	0.0%	0.5%	0.0%	1.5%	0.7%	0.6%	0.0%	0.0%	0.0%	0.6%	0.0%	0.7%	0.0%	0.6%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



Condos, Townhomes, Villas

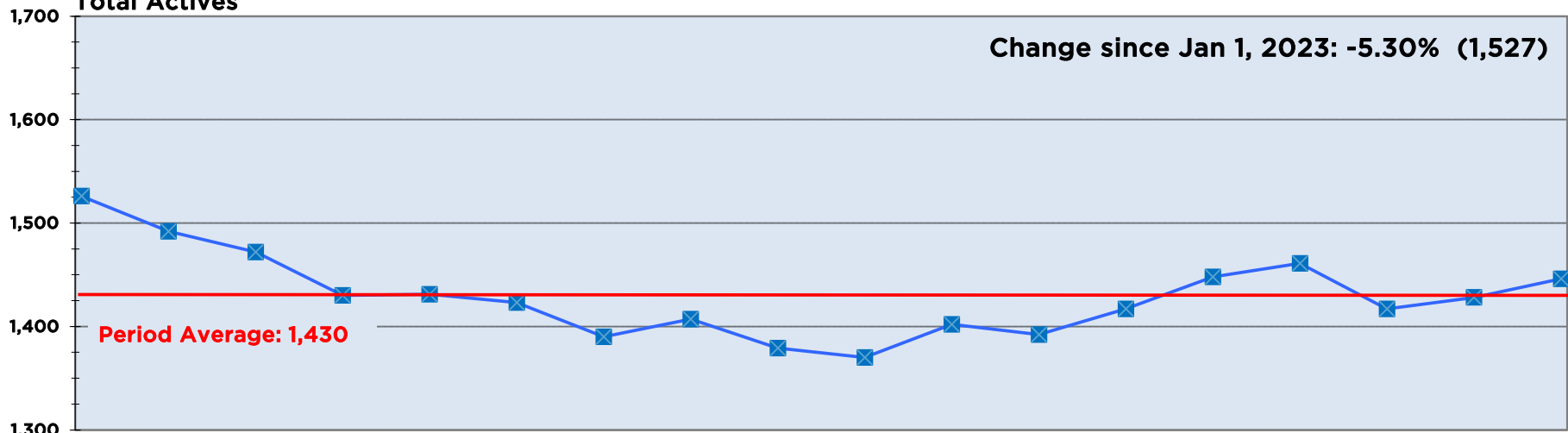
Average Days on Market



	1/29	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	5/28
ListToContract	59	52	56	72	58	56	43	57	48	44	54	46	47	46	46	44	44	37
CombDaysOnMkt	59	53	58	75	62	61	45	62	54	48	54	50	51	47	49	45	46	37
ListToClose	93	81	84	101	89	85	79	89	80	78	84	81	78	79	76	74	80	68

Total Actives

Change since Jan 1, 2023: -5.30% (1,527)

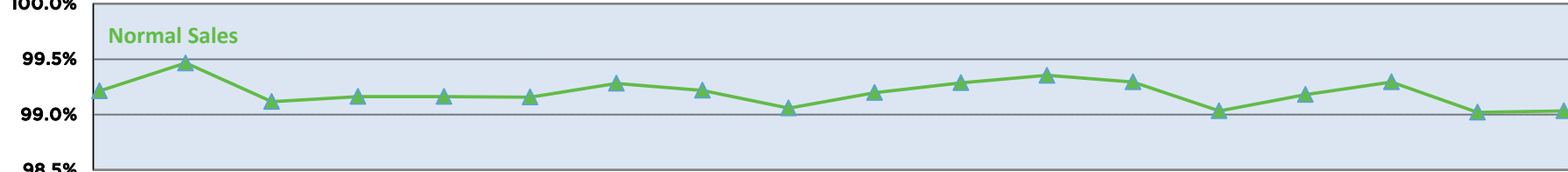


	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
Total Actives	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446



Condos, Townhomes, Villas

Percentage of Actives

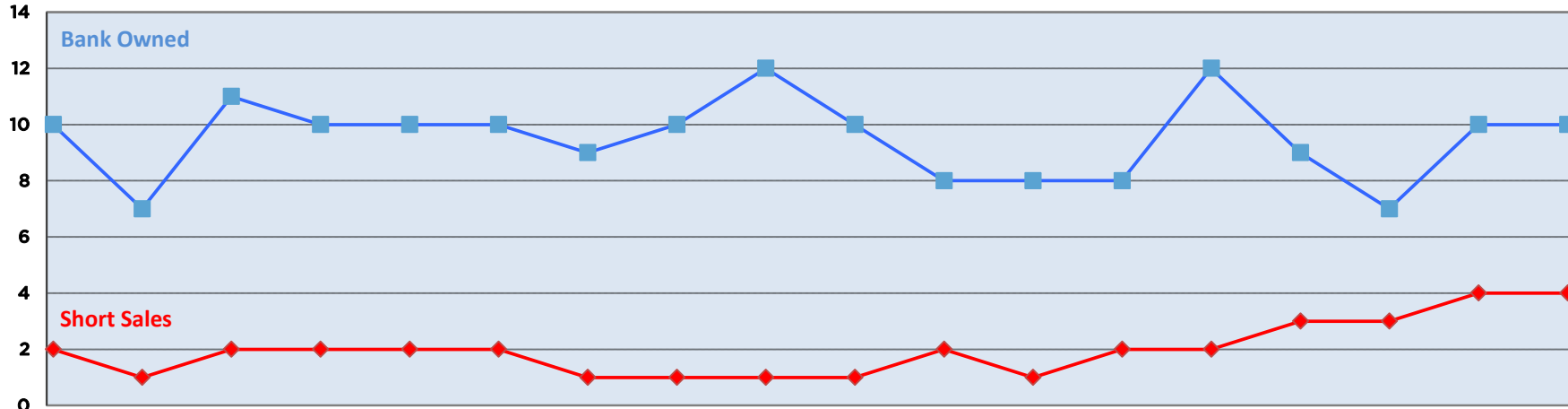


	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28
Normal Sales	99.2%	99.5%	99.1%	99.2%	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%



	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	5/28
BO	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%	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%	0.2%	0.2%	0.3%	0.3%

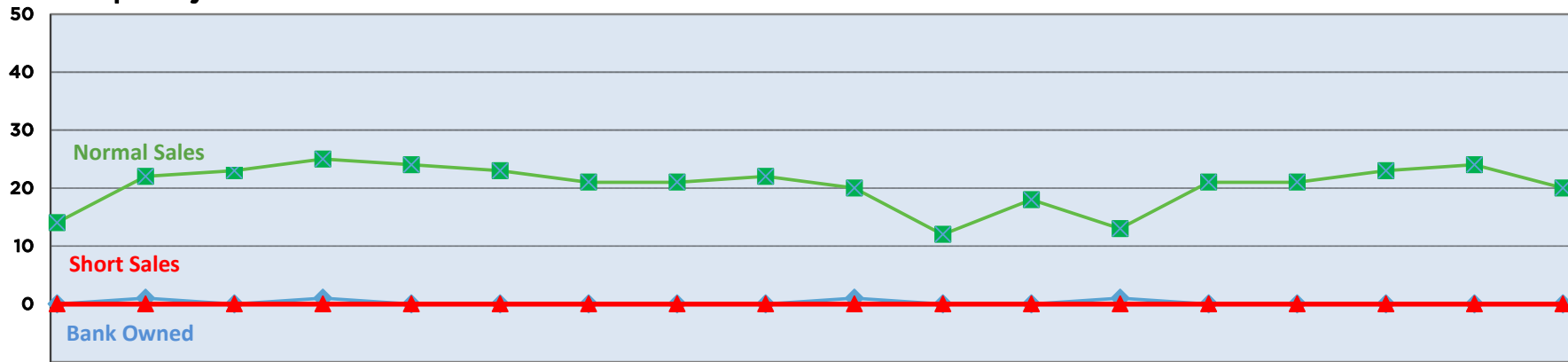
Active Foreclosures



	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	5/28
BO	10	7	11	10	10	10	9	10	12	10	8	8	8	12	9	7	10	10
SS	2	1	2	2	2	2	1	1	1	1	2	1	2	2	3	3	4	4

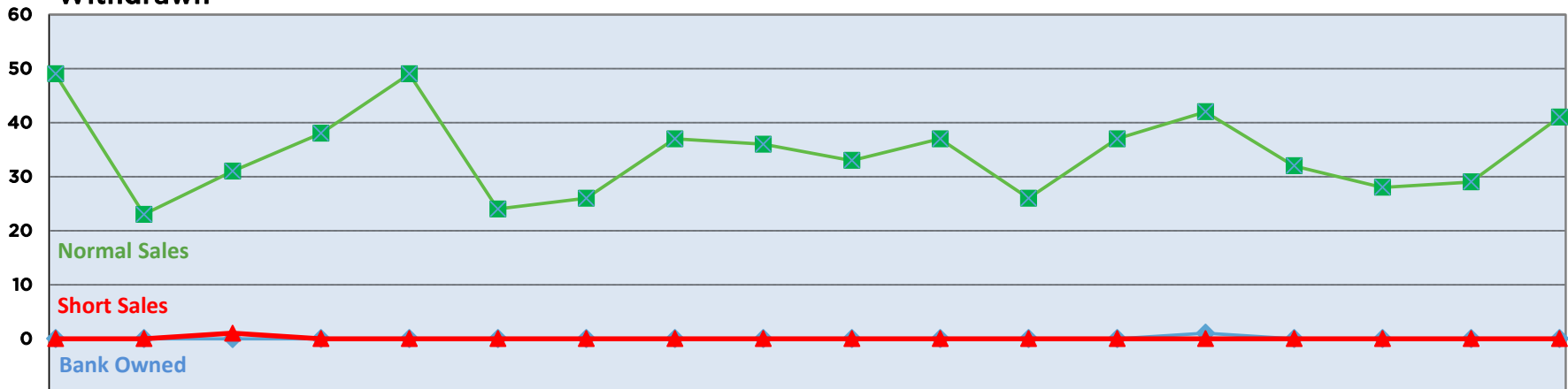
Condos, Townhomes, Villas

Temporary Off Market



	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	5/28
Norm	14	22	23	25	24	23	21	21	22	20	12	18	13	21	21	23	24	20
BO	0	1	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

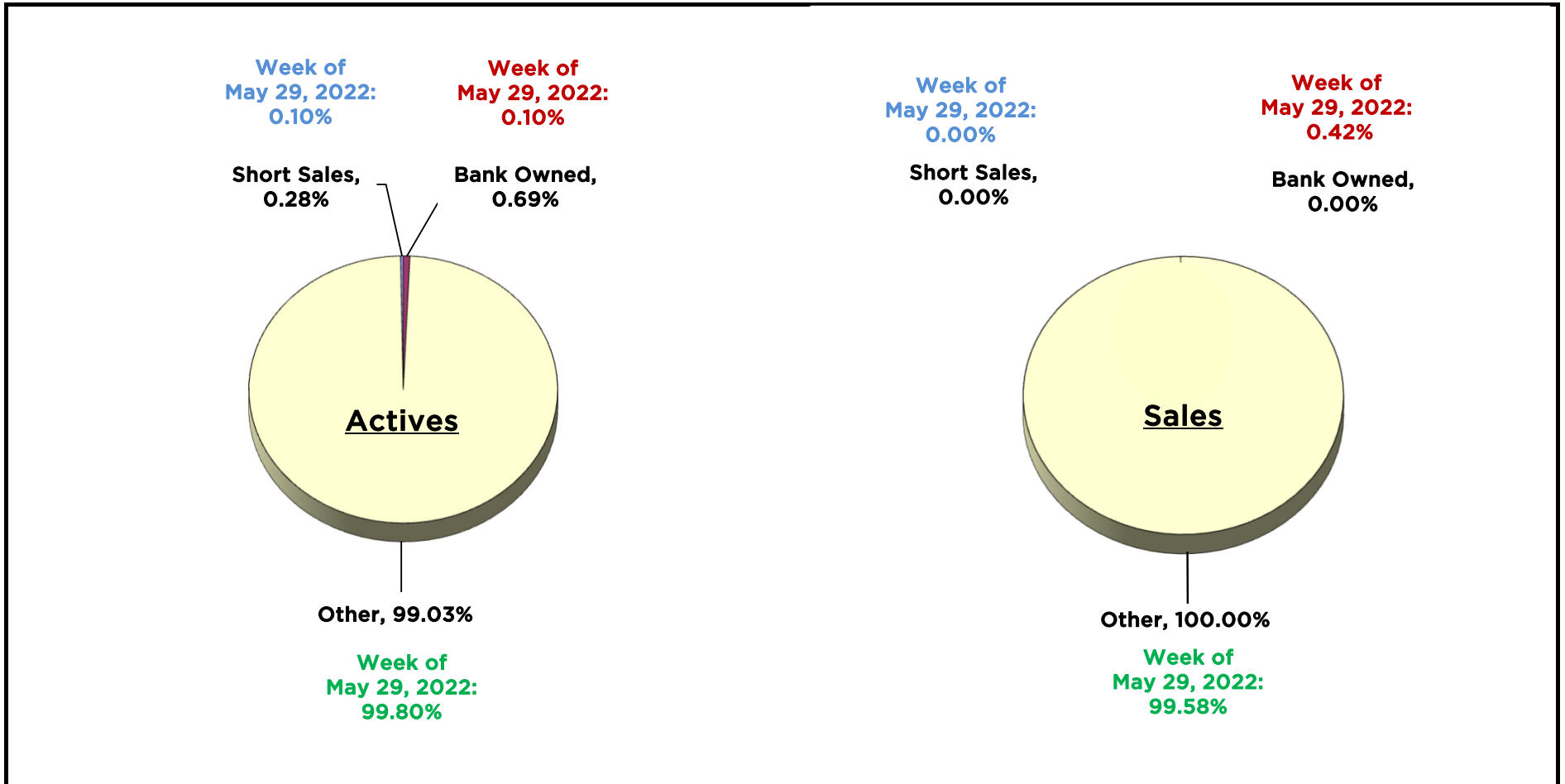
Withdrawn



	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	5/28
Norm	49	23	31	38	49	24	26	37	36	33	37	26	37	42	32	28	29	41
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
05/28/2023 - 06/3/2023
Lake, Orange, Osceola & Seminole Counties

There are 7 Condos, Villas, or Townhomes available for the Median Price of \$290,000 (± \$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>
Orange County		2	\$290,000	2.5	2.5	1,364	\$212.61
Conway	32812	1	\$290,000	2.0	2.0	1,281	\$226.39
Ventura	32822	1	\$290,000	3.0	3.0	1,447	\$200.41
Osceola County		4	\$289,838	2.8	2.3	1,414	\$204.94
Kissimmee (West) / Pleasant Hill	34746	2	\$289,700	2.5	2.5	1,229	\$235.72
Kissimmee / Celebration	34747	1	\$289,950	3.0	2.0	1,344	\$215.74
St Cloud / Harmony	34773	1	\$290,000	3.0	2.0	1,855	\$156.33
Lake County		1	\$289,900	2.0	2.0	1,505	\$192.62
Clermont (Central)	34711	1	\$289,900	2.0	2.0	1,505	\$192.62