



Monday Morning Quarterback Summary

Week of June 04, 2023 - June 10, 2023

Single-family existing homes

- Sales of single-family homes decreased to 428 during the week of June 04, from 512 the week prior
- The median price of single family homes decreased to \$444,500, a change of -0.1%
- The number of single-family home foreclosure transactions increased to 3 last week, from 1 the week of May 28
- The number of single-family short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 29, and now sits at 3,755

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 159 during the week of June 04, from 167 the week prior
- The median price of condos, townhomes, and villas decreased to \$280,000, a change of -3.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 3, and now sits at 1,449

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

Monday Morning Quarterback
06/04/2023 - 06/10/2023
Lake, Orange, Osceola & Seminole Counties

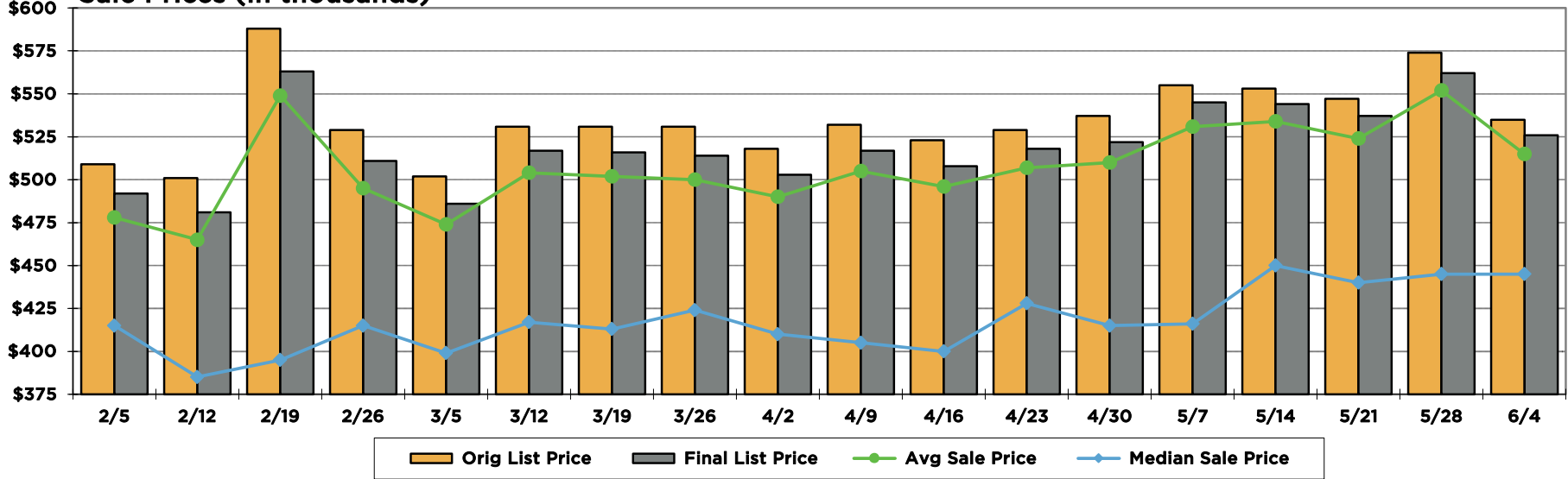
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	428	44	36	79	104	145	20
Bank Owned	3	1	1	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	424	42	35	78	104	145	20
Active Listings	3,755	218	182	702	688	1,448	517
Bank Owned	25	4	3	9	2	6	1
Short Sales	6	0	1	0	2	3	0
Other	3,724	214	178	693	684	1,439	516
Months of Inventory	2.02	1.14	1.17	2.05	1.53	2.30	5.97
<i>List Price</i>							
Average Original List Price	\$535,485	\$187,684	\$292,394	\$363,206	\$455,736	\$665,092	\$1,893,745
Average Final List Price	\$526,102	\$183,877	\$286,469	\$354,952	\$447,257	\$654,415	\$1,866,095
<i>Sale Price</i>							
Average Price	\$515,372	\$175,068	\$277,647	\$348,330	\$443,575	\$642,792	\$1,801,300
Median Price	\$444,500	\$182,500	\$281,500	\$349,990	\$440,000	\$620,000	\$1,293,000
<i>Price Differences</i>							
Original to Final List Price	-\$9,383	-\$3,807	-\$5,925	-\$8,254	-\$8,479	-\$10,677	-\$27,650
Original List to Sale Price - \$	-\$20,113	-\$12,616	-\$14,747	-\$14,876	-\$12,161	-\$22,300	-\$92,445
Final List to Sale Price - \$	-\$10,730	-\$8,809	-\$8,822	-\$6,622	-\$3,682	-\$11,623	-\$64,795
Original List to Sale Price - %	96.24%	93.28%	94.96%	95.90%	97.33%	96.65%	95.12%
Final List to Sale Price - %	97.96%	95.21%	96.92%	98.13%	99.18%	98.22%	96.53%
<i>Days on the Market</i>							
Avg Days Listing to Contract	42	37	61	45	40	40	41
Combined Avg Days to Contract	45	39	62	47	46	43	41
Avg Days Listing to Closing	79	72	105	82	76	76	80
Avg Days Contract to Close	36	36	43	36	35	35	38
<i>Beds / Baths</i>							
Average Bedrooms	4	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
<i>Square Footage</i>							
Average Square Feet	2,166	1,196	1,501	1,589	2,017	2,735	4,427

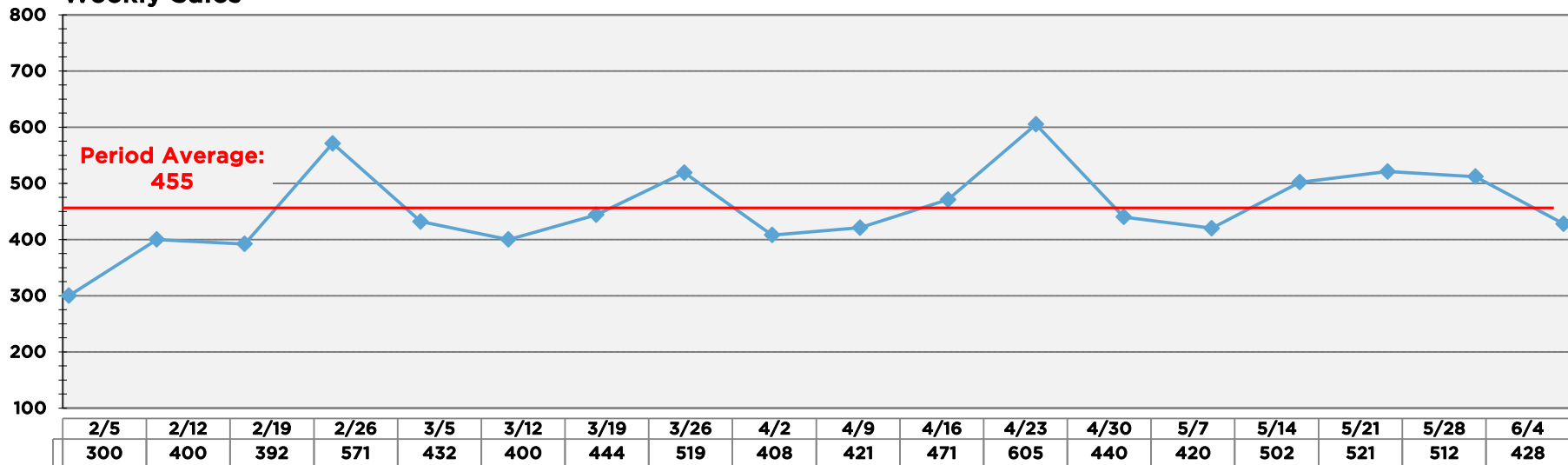


Single Family Homes

Sale Prices (in thousands)



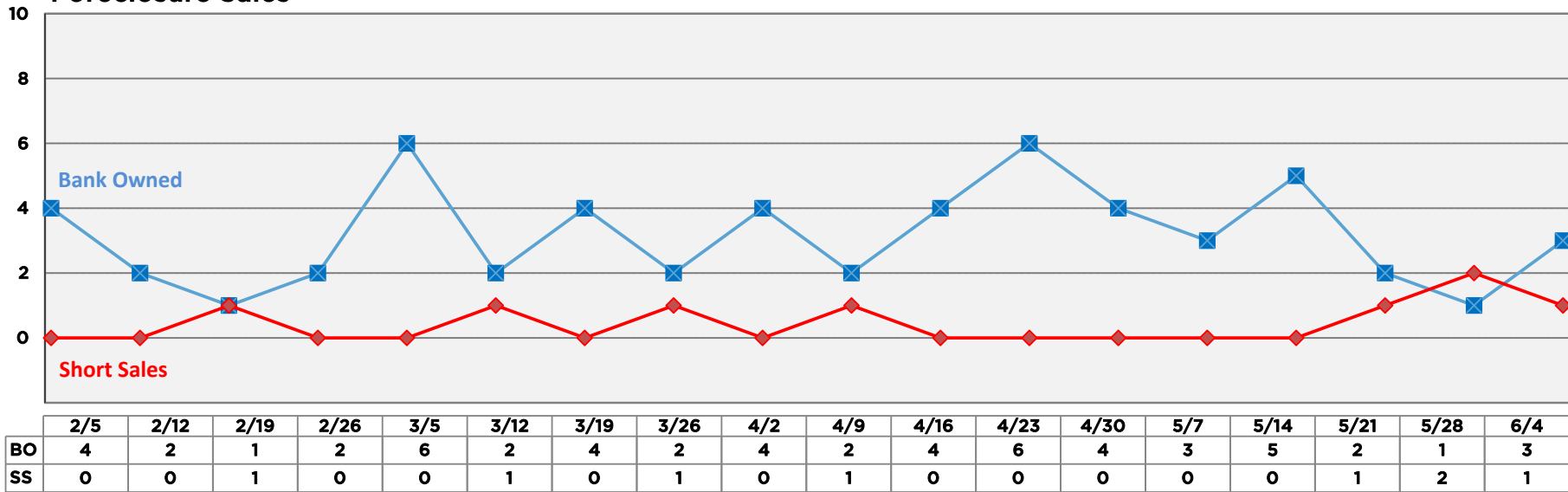
Weekly Sales



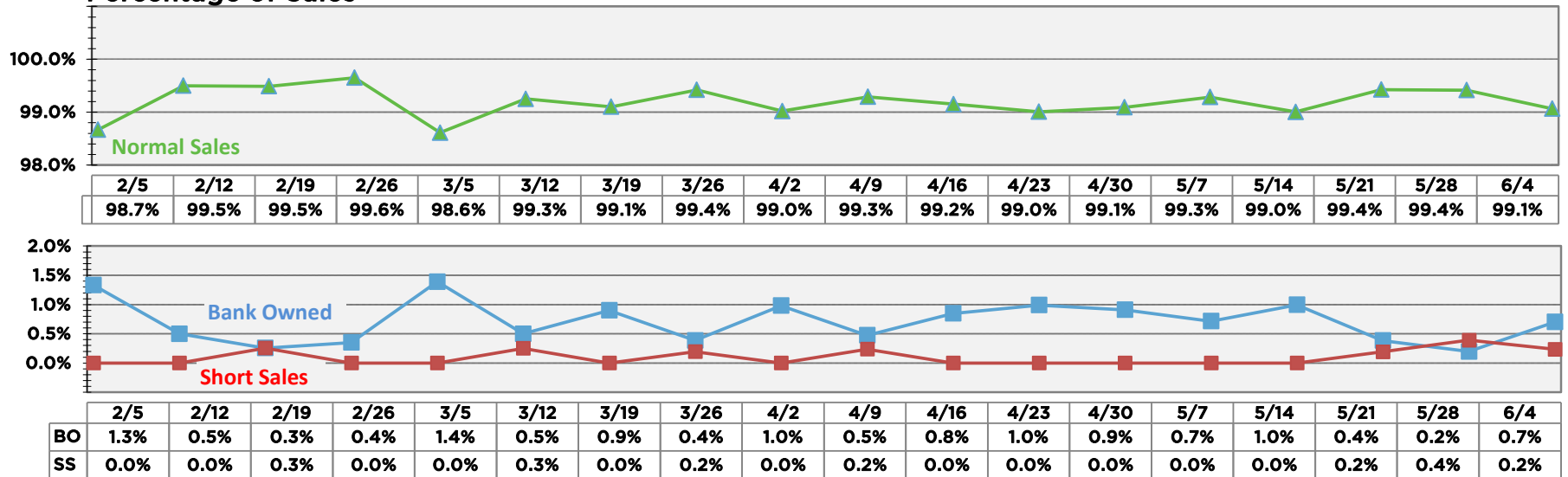


Single Family Homes

Foreclosure Sales



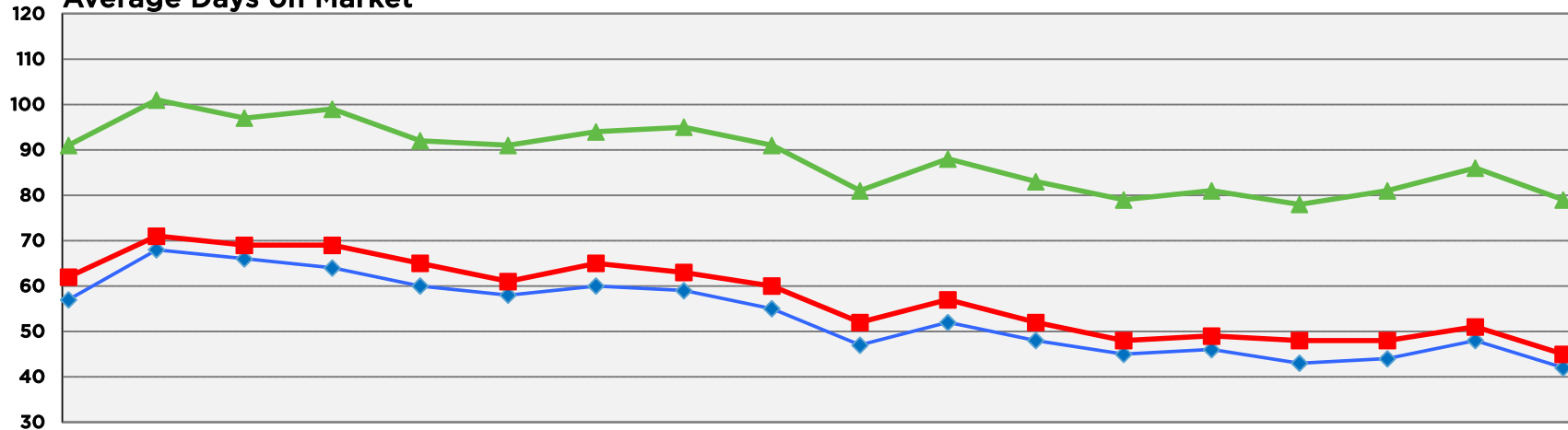
Percentage of Sales





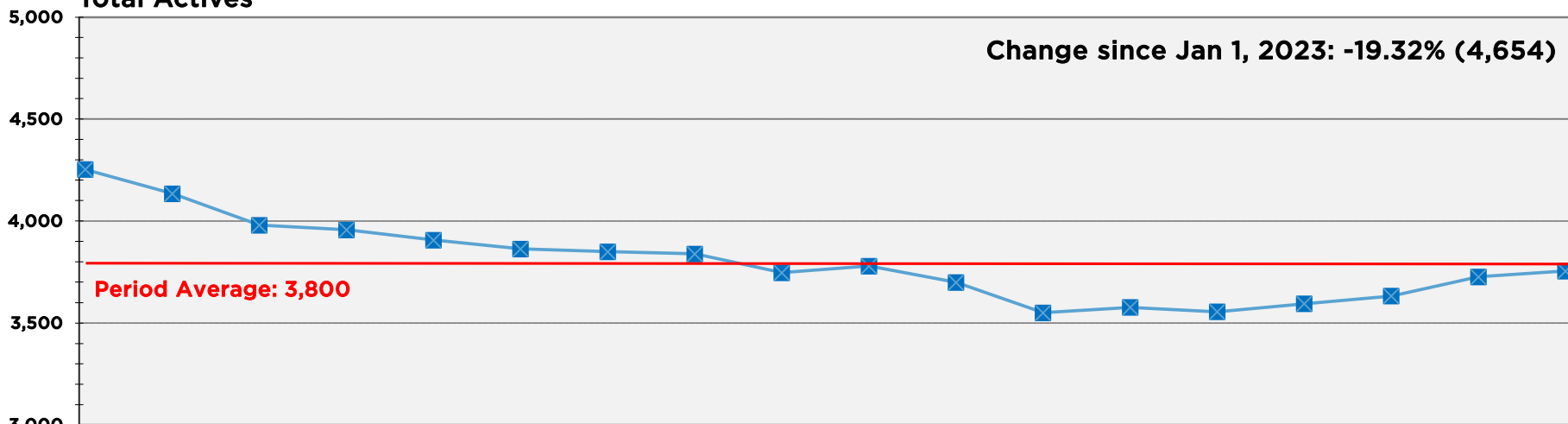
Single Family Homes

Average Days on Market



ListToContract	57	68	66	64	60	58	60	59	55	47	52	48	45	46	43	44	48	42
CombDaysOnMkt	62	71	69	69	65	61	65	63	60	52	57	52	48	49	48	48	51	45
ListToClose	91	101	97	99	92	91	94	95	91	81	88	83	79	81	78	81	86	79

Total Actives

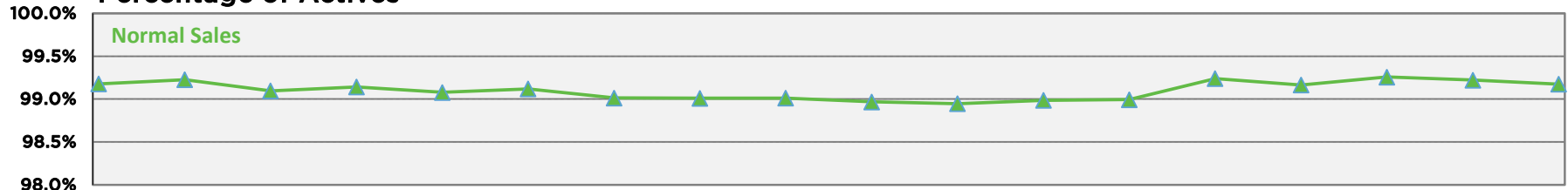


	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4
Total Actives	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726	3,755

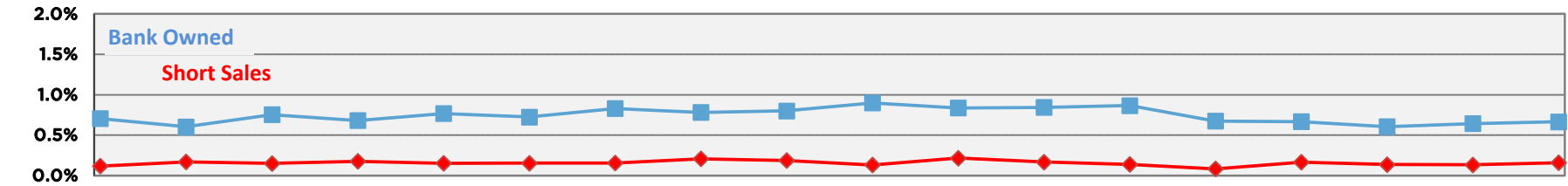


Single Family Homes

Percentage of Actives

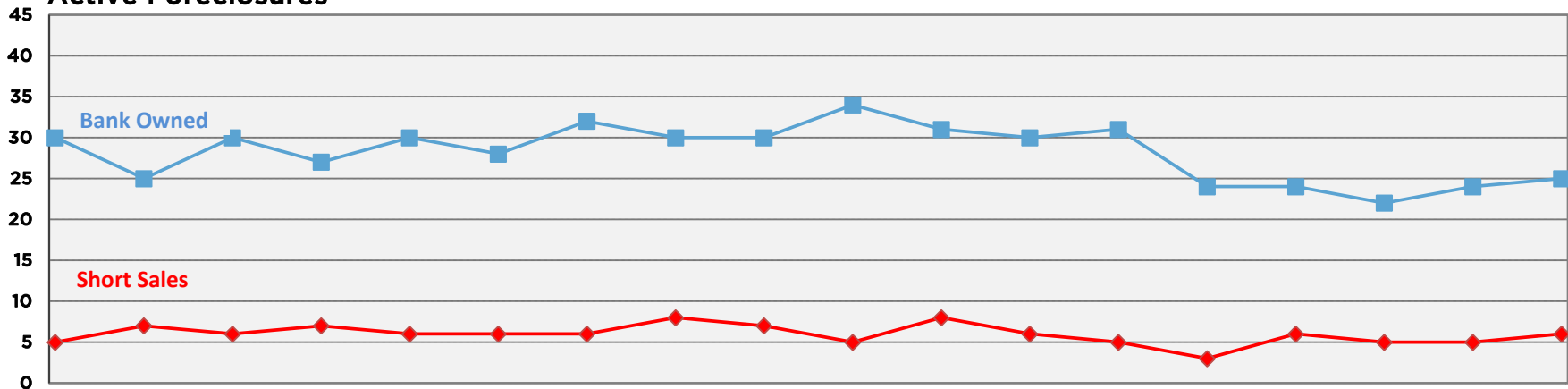


2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4
99.18%	99.23%	99.10%	99.14%	99.08%	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%



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	6/4
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%	0.67%
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%	0.16%

Active Foreclosures

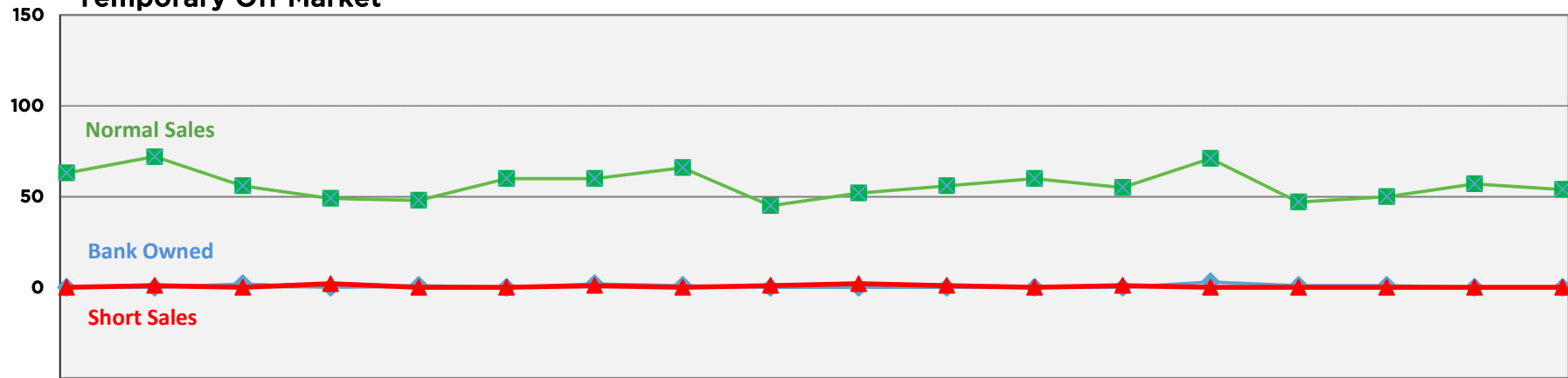


2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4
30	25	30	27	30	28	32	30	30	34	31	30	31	24	24	22	24	25
5	7	6	7	6	6	6	8	7	5	8	6	5	3	6	5	5	6



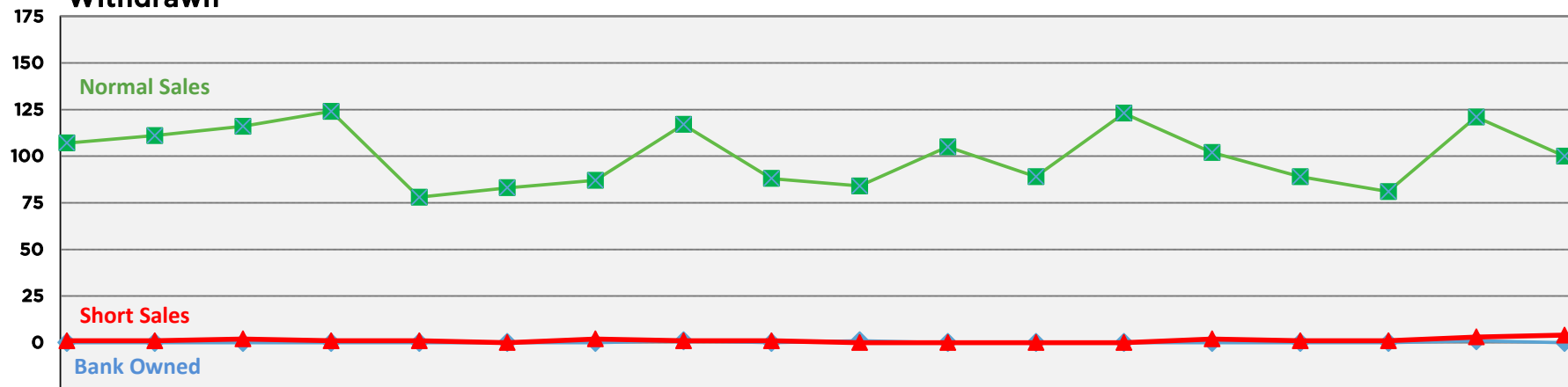
Single Family Homes

Temporary Off Market



	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	6/4
Norm	63	72	56	49	48	60	60	66	45	52	56	60	55	71	47	50	57	54
BO	0	0	2	0	1	0	2	1	0	0	0	0	0	3	1	1	0	0
SS	0	1	0	2	0	0	1	0	1	2	1	0	1	0	0	0	0	0

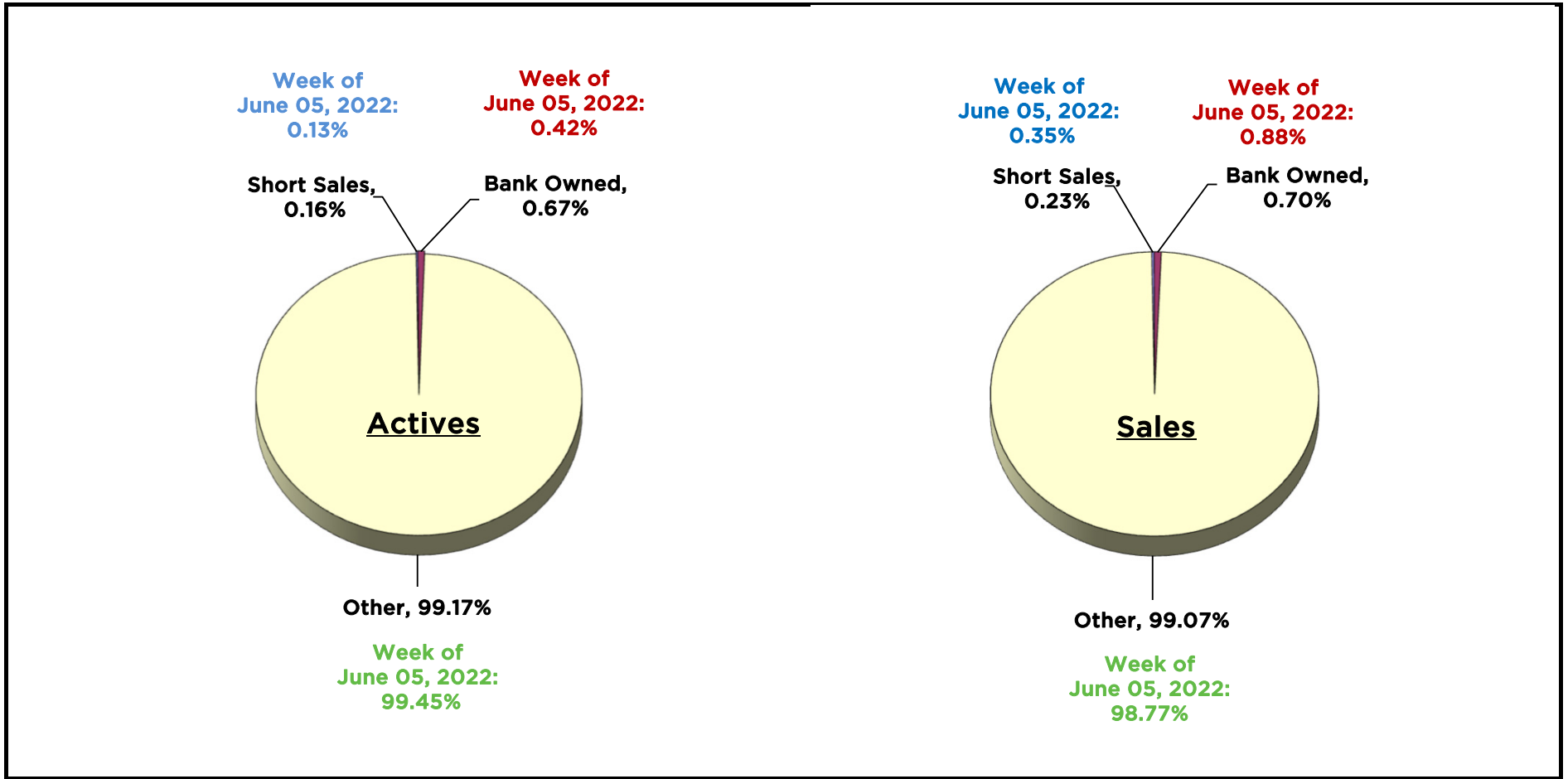
Withdrawn



	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	6/4
Norm	107	111	116	124	78	83	87	117	88	84	105	89	123	102	89	81	121	100
BO	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0
SS	1	1	2	1	1	0	2	1	1	0	0	0	0	2	1	1	3	4



Single Family Homes



Monday Morning Quarterback
06/04/2023 - 06/10/2023
Lake, Orange, Osceola & Seminole Counties

There are 24 Single Family Homes available for the Median Price of \$444,500 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs / Forest City	32714	1	\$445,000	5.0	3.0	2,403	\$185.19
Orange County							
Apopka / Hunt Club	32703	1	\$445,000	3.0	2.0	1,172	\$379.69
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
Osceola County							
Kissimmee / Buena Ventura Lakes	34743	2	\$445,000	4.5	2.5	1,999	\$222.67
Kissimmee (East)	34744	1	\$445,000	5.0	2.0	2,906	\$153.13
Kissimmee (West) / Pleasant Hill	34746	2	\$445,000	4.5	2.5	2,739	\$162.50
Kissimmee / Celebration	34747	2	\$444,950	2.5	2.0	1,598	\$278.53
Kissimmee / Poinciana	34758	1	\$445,000	4.0	3.0	3,680	\$120.92
St Cloud / Narcoossee	34771	1	\$445,000	4.0	2.0	2,028	\$219.43
St Cloud / Canoe Creek	34772	3	\$445,000	4.0	2.0	2,577	\$172.70
Lake County							
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
Clermont (South)	34714	2	\$444,900	4.5	3.5	2,045	\$217.61
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

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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	159	62	30	44	16	7	0
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	157	61	29	44	16	7	0
Active Listings	1,449	428	196	383	236	189	17
Bank Owned	9	6	1	1	1	0	0
Short Sales	3	1	0	1	1	0	0
Other	1,437	421	195	381	234	189	17
Months of Inventory	2.10	1.59	1.51	2.01	3.40	6.23	0.00

List Price

Average Original List Price	\$299,787	\$199,697	\$279,497	\$350,117	\$463,244	\$583,271	\$0
Average Final List Price	\$297,957	\$198,336	\$277,133	\$347,103	\$458,366	\$593,984	\$0

Sale Price

Average Price	\$291,649	\$191,573	\$274,433	\$341,101	\$446,875	\$586,181	\$0
Median Price	\$280,000	\$205,000	\$275,000	\$334,950	\$439,500	\$550,000	\$0

Price Differences

Original to Final List Price	-\$1,830	-\$1,361	-\$2,364	-\$3,014	-\$4,878	\$10,713	\$0
Original List to Sale Price - \$	-\$8,138	-\$8,124	-\$5,064	-\$9,016	-\$16,369	\$2,910	\$0
Final List to Sale Price - \$	-\$6,308	-\$6,763	-\$2,700	-\$6,002	-\$11,491	-\$7,803	\$0
Original List to Sale Price - %	97.29%	95.93%	98.19%	97.42%	96.47%	100.50%	0.00%
Final List to Sale Price - %	97.88%	96.59%	99.03%	98.27%	97.49%	98.69%	0.00%

Days on the Market

Avg Days Listing to Contract	42	48	32	37	53	46	0
Combined Avg Days to Contract	52	59	48	45	53	46	0
Avg Days Listing to Closing	77	81	68	71	89	88	0
Avg Days Contract to Close	34	32	36	33	36	41	0

Beds / Baths

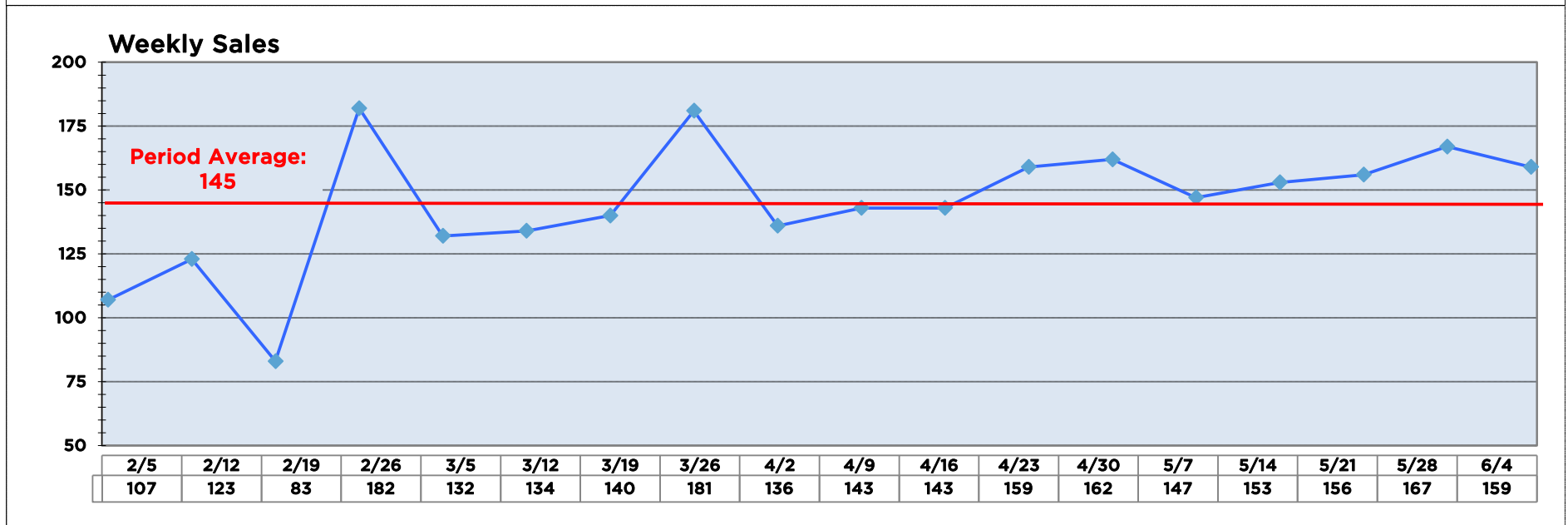
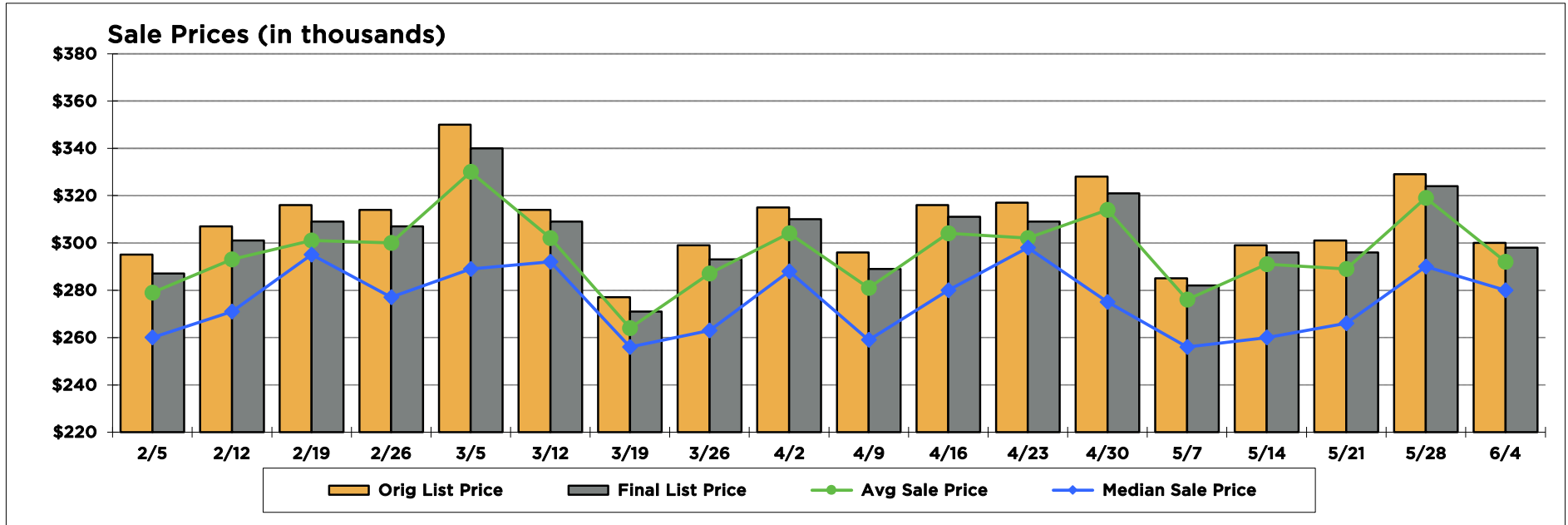
Average Bedrooms	3	2	2	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,318	981	1,256	1,529	1,786	2,169	0
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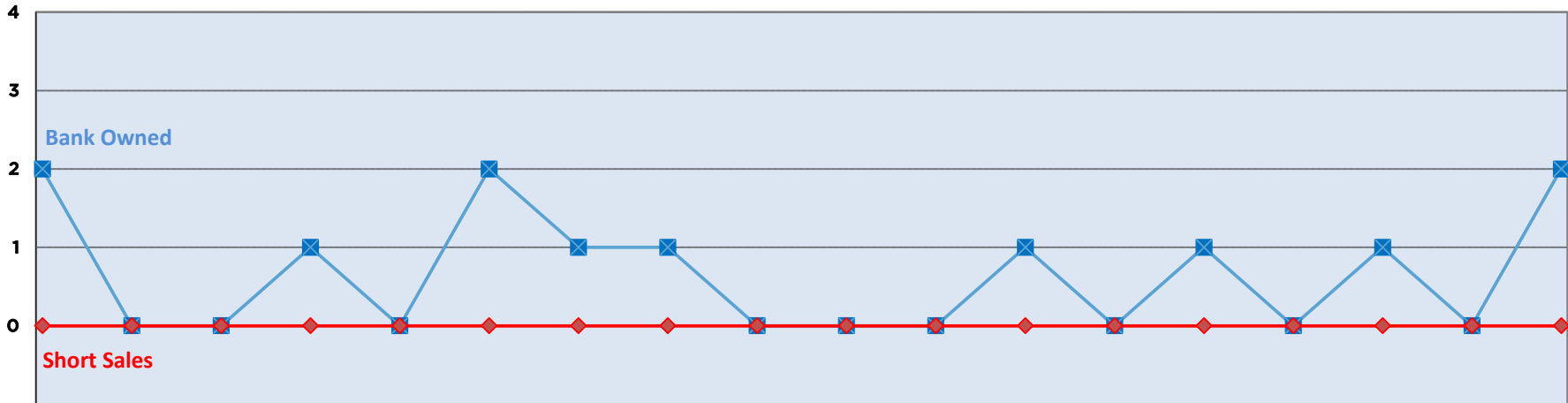
Condos, Townhomes, Villas



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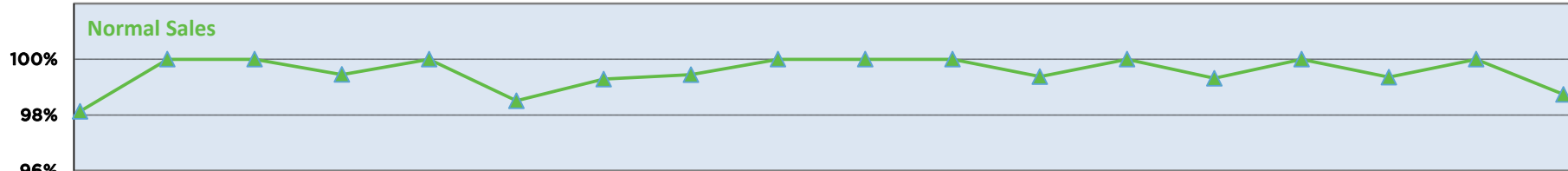
Condos, Townhomes, Villas

Foreclosure Sales



	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	6/4
BO	2	0	0	1	0	2	1	1	0	0	0	1	0	1	0	1	0	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



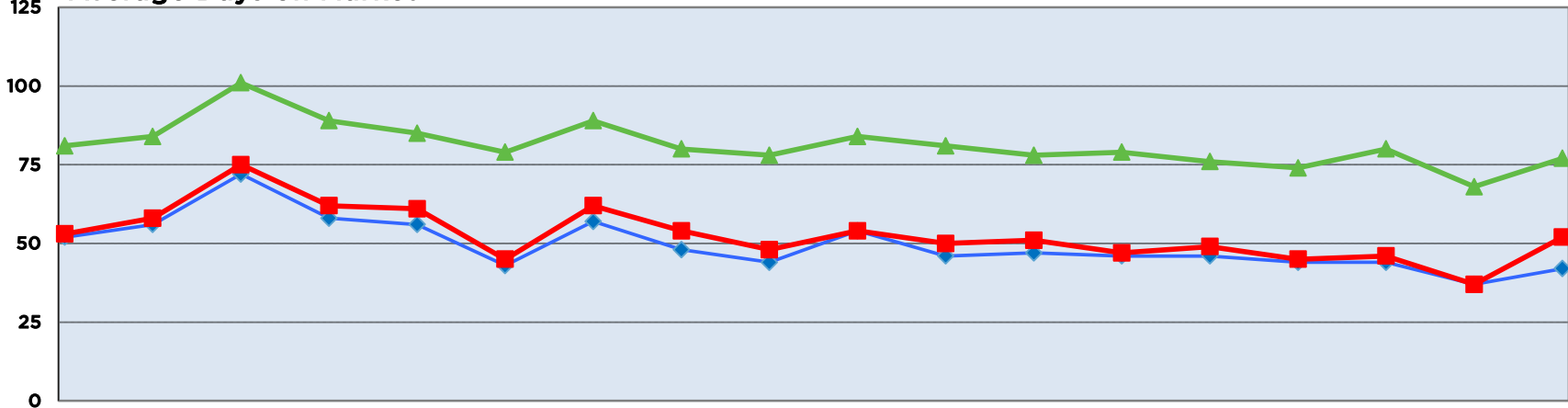
	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4
BO	98.1%	100.0%	100.0%	99.5%	100.0%	98.5%	99.3%	99.4%	100.0%	100.0%	100.0%	99.4%	100.0%	99.3%	100.0%	99.4%	100.0%	98.7%



	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	6/4
BO	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%	1.3%
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%

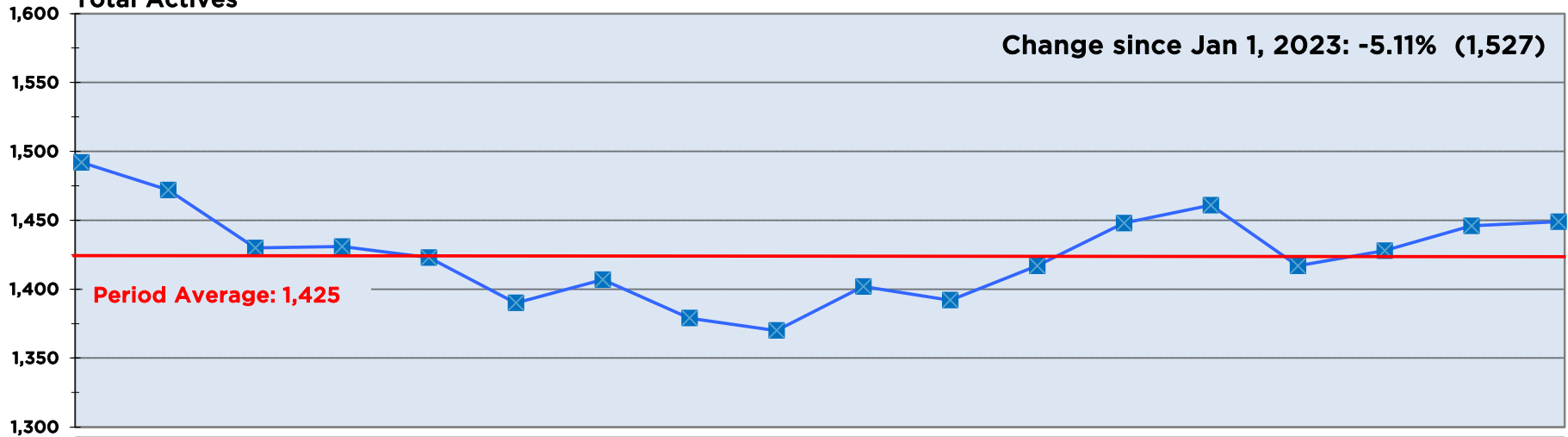
Condos, Townhomes, Villas

Average Days on Market



ListToContract	52	56	72	58	56	43	57	48	44	54	46	47	46	46	44	44	37	42
CombDaysOnMkt	53	58	75	62	61	45	62	54	48	54	50	51	47	49	45	46	37	52
ListToClose	81	84	101	89	85	79	89	80	78	84	81	78	79	76	74	80	68	77

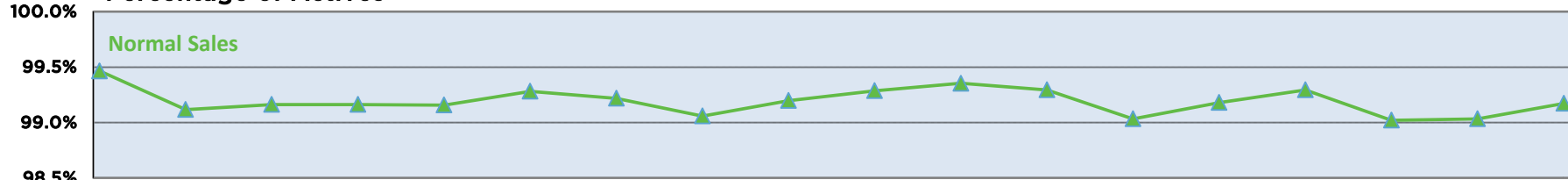
Total Actives



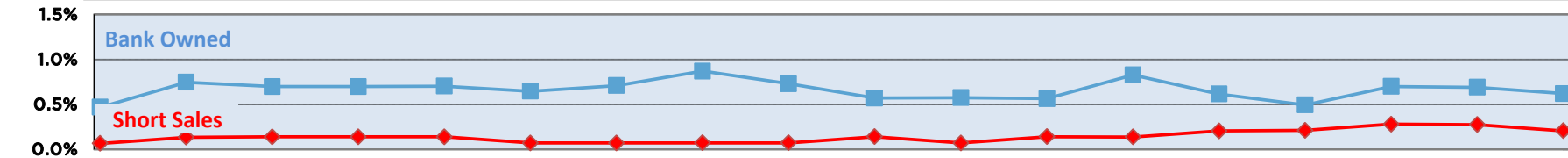
	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4
	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449

Condos, Townhomes, Villas

Percentage of Actives

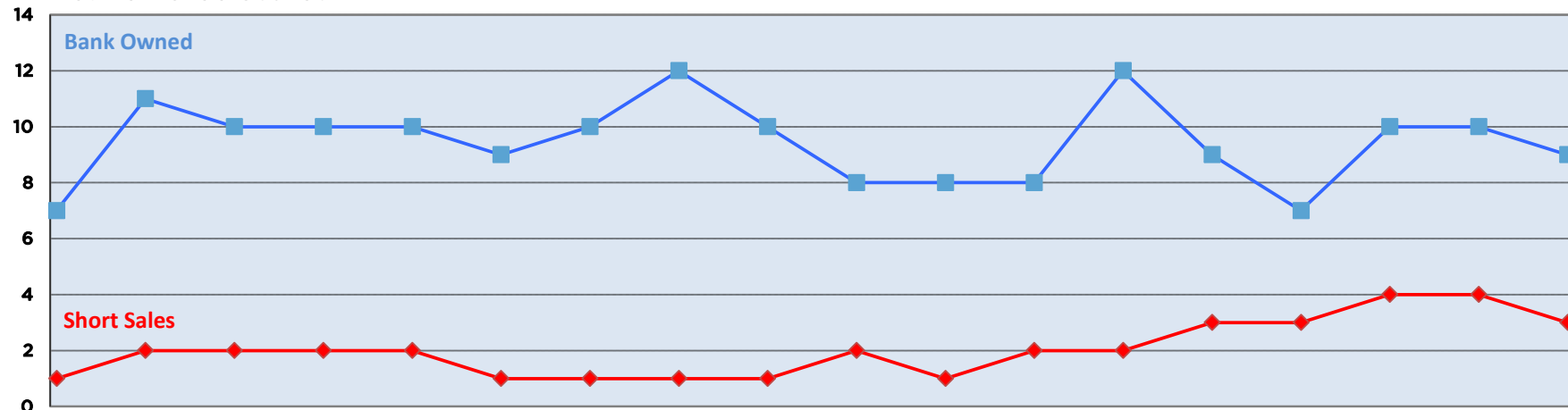


	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4
Normal Sales	99.5%	99.1%	99.2%	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%



	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	6/4
BO	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%	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%	0.2%	0.2%	0.3%	0.3%	0.2%

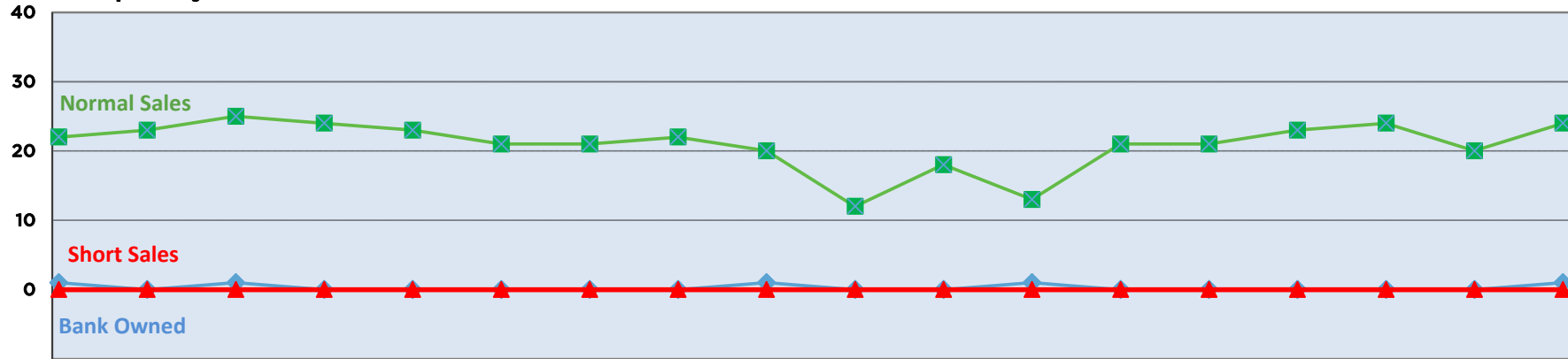
Active Foreclosures



	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	6/4
BO	7	11	10	10	10	9	10	12	10	8	8	8	12	9	7	10	10	9
SS	1	2	2	2	2	1	1	1	1	2	1	2	2	3	3	4	4	3

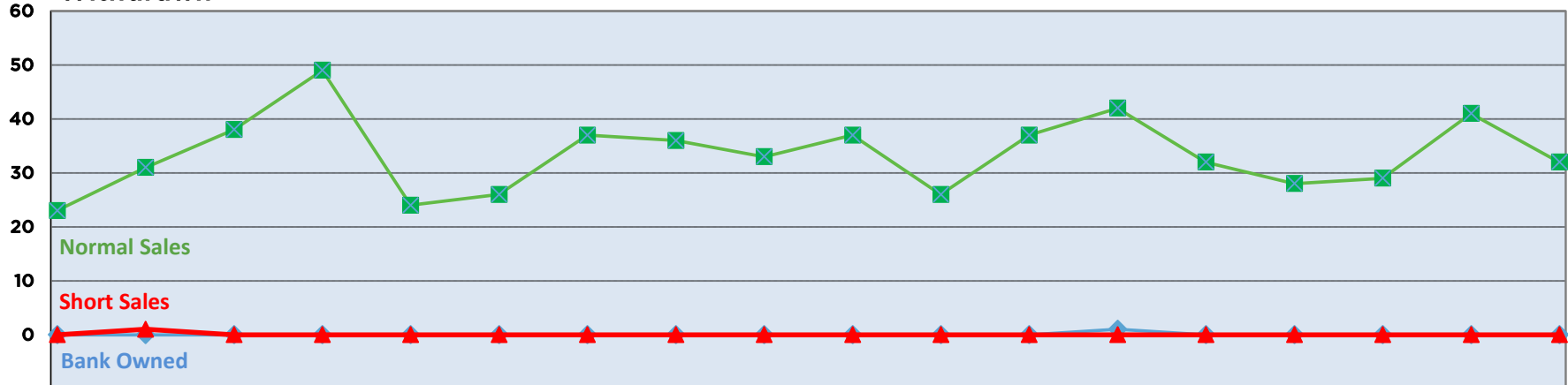
Condos, Townhomes, Villas

Temporary Off Market



	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	6/4
Norm	22	23	25	24	23	21	21	22	20	12	18	13	21	21	23	24	20	24
BO	1	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

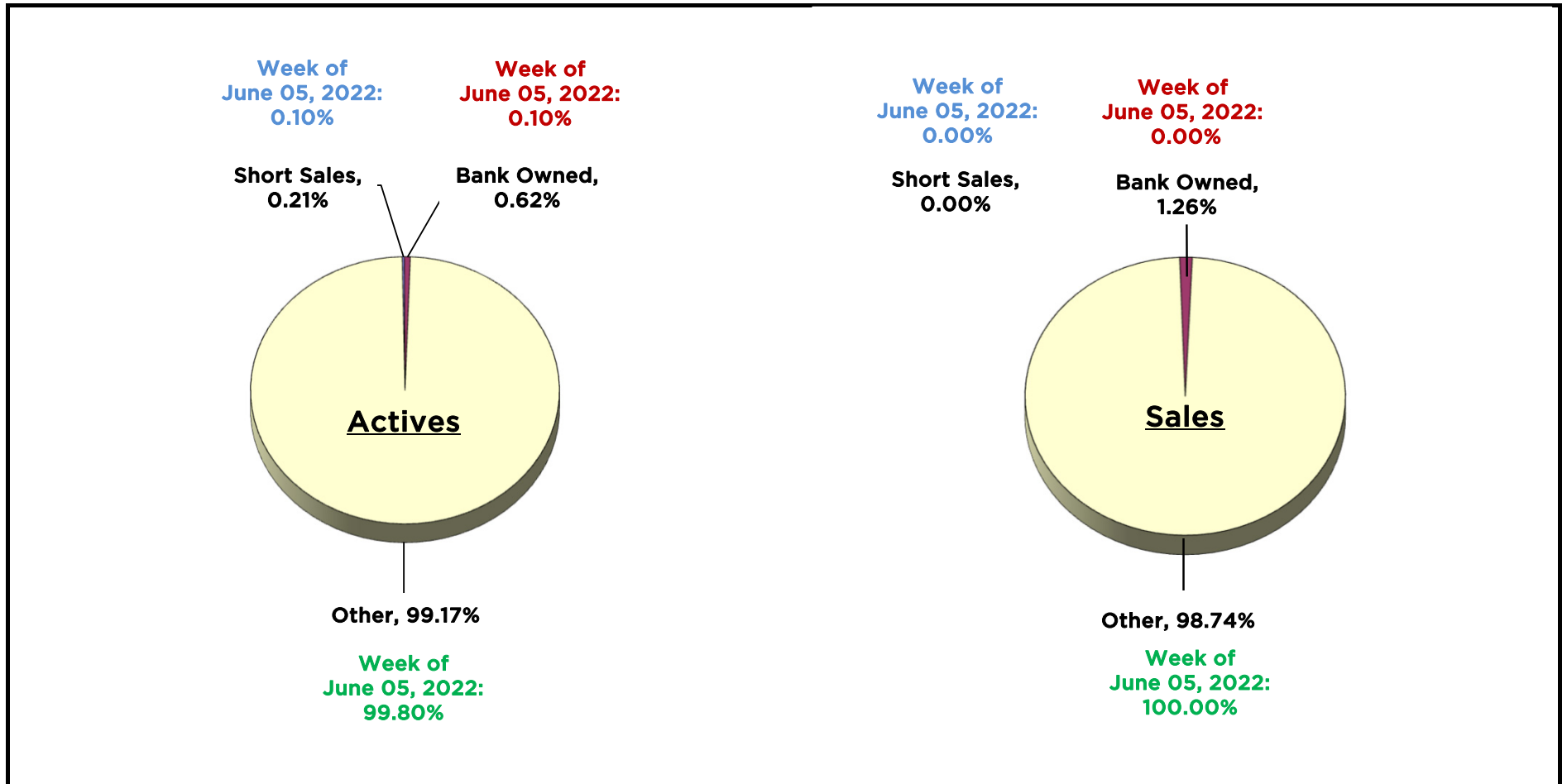
Withdrawn



	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	6/4
Norm	23	31	38	49	24	26	37	36	33	37	26	37	42	32	28	29	41	32
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
06/04/2023 - 06/10/2023
Lake, Orange, Osceola & Seminole Counties

There are 13 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		3	\$279,967	3.0	2.0	1,253	\$223.38
Altamonte Springs / Forest City	32714	1	\$280,000	4.0	2.0	1,368	\$204.68
Sanford (South)	32773	2	\$279,950	2.5	2.0	1,196	\$234.07
Orange County		5	\$279,798	2.4	2.0	1,343	\$208.34
Sand Lake / Bay Hill	32819	1	\$279,500	2.0	2.0	1,230	\$227.24
Williamsburg / Lake Bryan	32821	1	\$280,000	2.0	2.0	1,166	\$240.14
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
Hunters Creek	32837	1	\$280,000	2.0	2.0	1,488	\$188.17
Osceola County		4	\$279,988	3.0	2.0	1,497	\$187.09
Davenport	33896	1	\$279,950	3.0	2.0	1,244	\$225.04
Kissimmee (Central)	34741	1	\$280,000	3.0	2.0	1,296	\$216.05
Kissimmee / Celebration	34747	1	\$280,000	3.0	2.0	1,700	\$164.71
St Cloud	34769	1	\$280,000	3.0	2.0	1,746	\$160.37
Lake County		1	\$280,000	2.0	2.0	1,134	\$246.91
Tavares / Mt Plymouth	32778	1	\$280,000	2.0	2.0	1,134	\$246.91