



Monday Morning Quarterback Summary

Week of June 11, 2023 - June 17, 2023

Single-family existing homes

- Sales of single-family homes increased to 566 during the week of June 11, from 428 the week prior
- The median price of single family homes decreased to \$425,000, a change of -4.4%
- The number of single-family home foreclosure transactions increased to 7 last week, from 3 the week of June 04
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 54, and now sits at 3,809

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 188 during the week of June 11, from 159 the week prior
- The median price of condos, townhomes, and villas increased to \$291,500, a change of 4.1%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 2
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 27, and now sits at 1,476

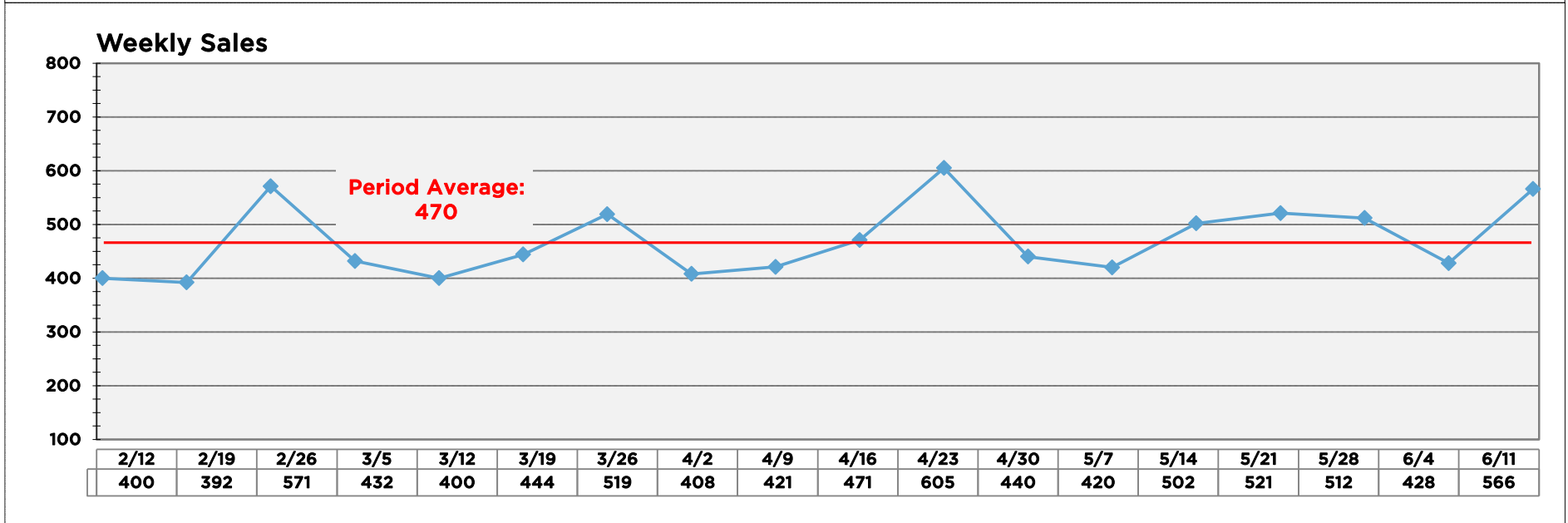
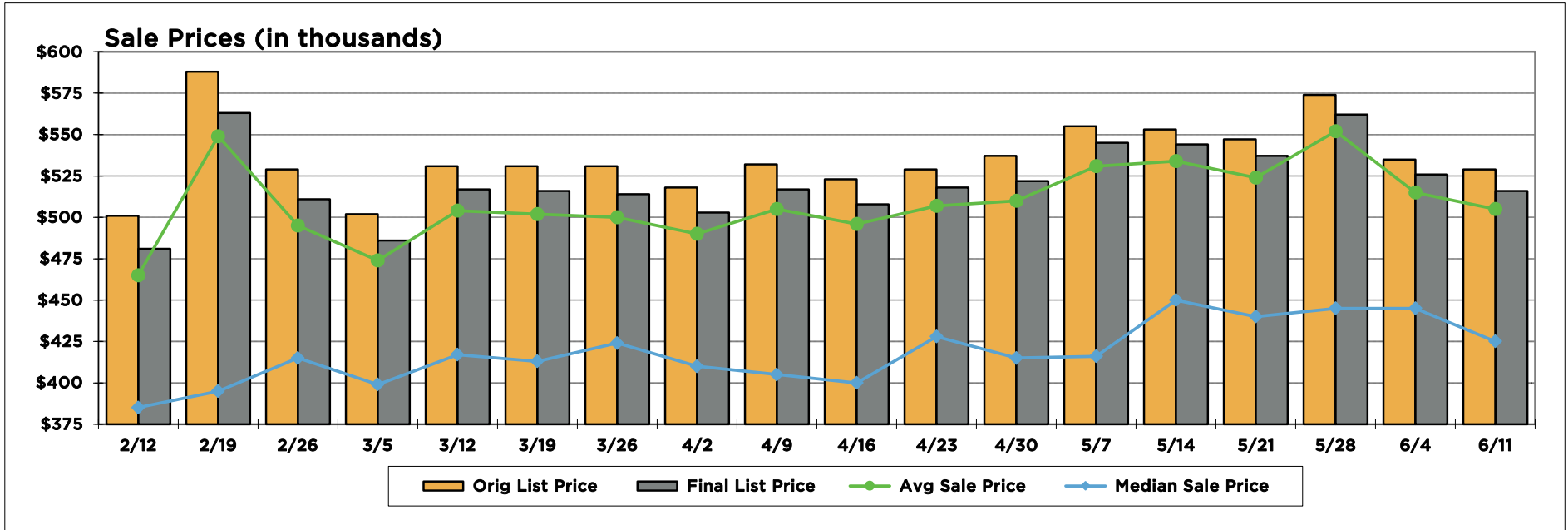
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
06/11/2023 - 06/17/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

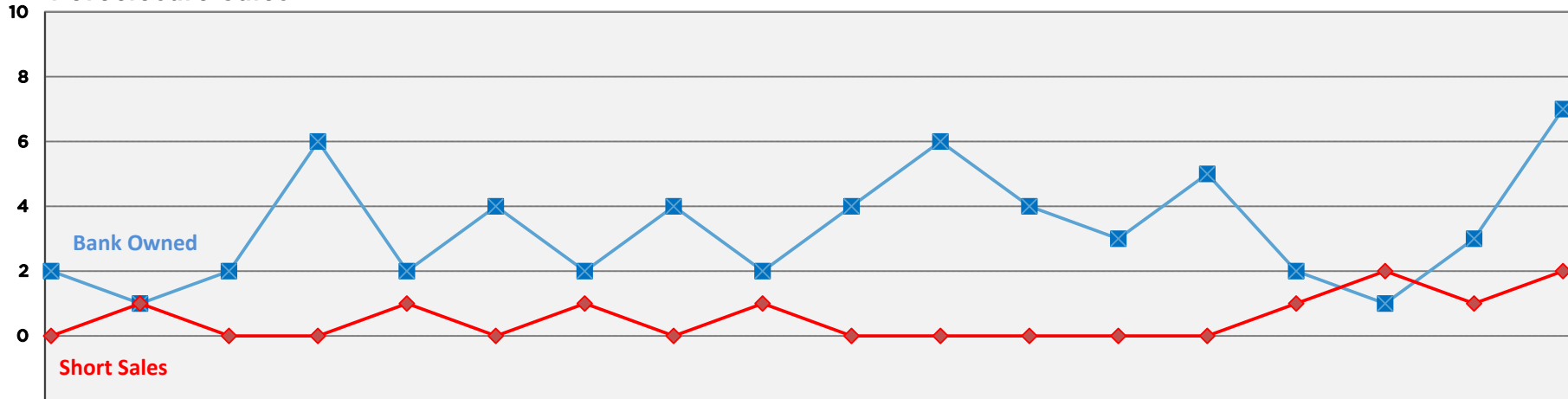
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	566	47	48	149	124	165	33
Bank Owned	7	2	1	1	2	1	0
Short Sales	2	1	0	0	1	0	0
Other	557	44	47	148	121	164	33
Active Listings	3,809	219	185	685	680	1,508	532
Bank Owned	30	5	4	9	3	7	2
Short Sales	10	2	0	1	3	4	0
Other	3,769	212	181	675	674	1,497	530
Months of Inventory	1.55	1.08	0.89	1.06	1.27	2.11	3.72
<u>List Price</u>							
Average Original List Price	\$528,292	\$197,948	\$300,875	\$362,822	\$454,604	\$690,948	\$1,540,294
Average Final List Price	\$515,715	\$196,573	\$284,156	\$356,987	\$445,022	\$676,719	\$1,484,361
<u>Sale Price</u>							
Average Price	\$504,981	\$187,792	\$278,300	\$353,075	\$441,905	\$662,438	\$1,422,065
Median Price	\$425,000	\$202,000	\$280,000	\$355,000	\$435,950	\$623,000	\$1,300,000
<u>Price Differences</u>							
Original to Final List Price	-\$12,577	-\$1,375	-\$16,719	-\$5,835	-\$9,582	-\$14,229	-\$55,933
Original List to Sale Price - \$	-\$23,311	-\$10,156	-\$22,575	-\$9,747	-\$12,699	-\$28,510	-\$118,229
Final List to Sale Price - \$	-\$10,734	-\$8,781	-\$5,856	-\$3,912	-\$3,117	-\$14,281	-\$62,296
Original List to Sale Price - %	95.59%	94.87%	92.50%	97.31%	97.21%	95.87%	92.32%
Final List to Sale Price - %	97.92%	95.53%	97.94%	98.90%	99.30%	97.89%	95.80%
<u>Days on the Market</u>							
Avg Days Listing to Contract	43	55	72	34	39	40	48
Combined Avg Days to Contract	46	55	75	37	40	45	48
Avg Days Listing to Closing	80	91	108	71	74	78	86
Avg Days Contract to Close	36	36	36	36	34	37	37
<u>Beds / Baths</u>							
Average Bedrooms	4	2	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	2,131	1,134	1,479	1,586	1,997	2,807	4,083

Single Family Homes



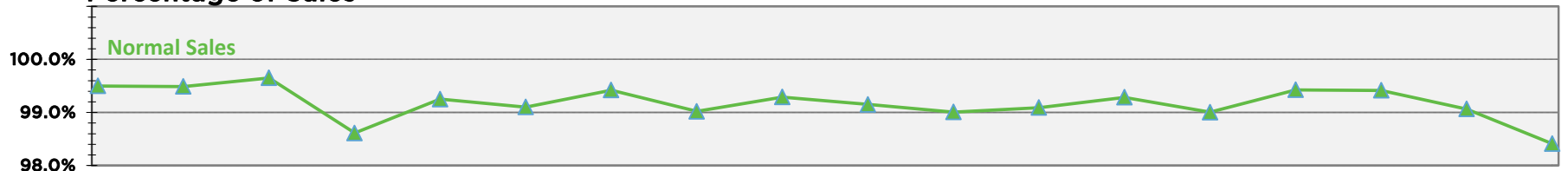
Single Family Homes

Foreclosure Sales

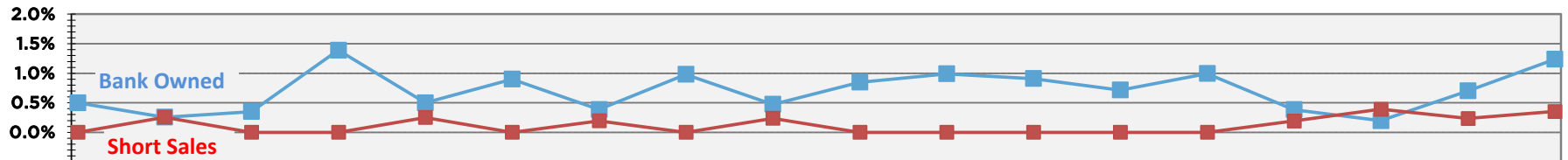


	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11
BO	2	1	2	6	2	4	2	4	2	4	6	4	3	5	2	1	3	7
SS	0	1	0	0	1	0	1	0	1	0	0	0	0	0	1	2	1	2

Percentage of Sales



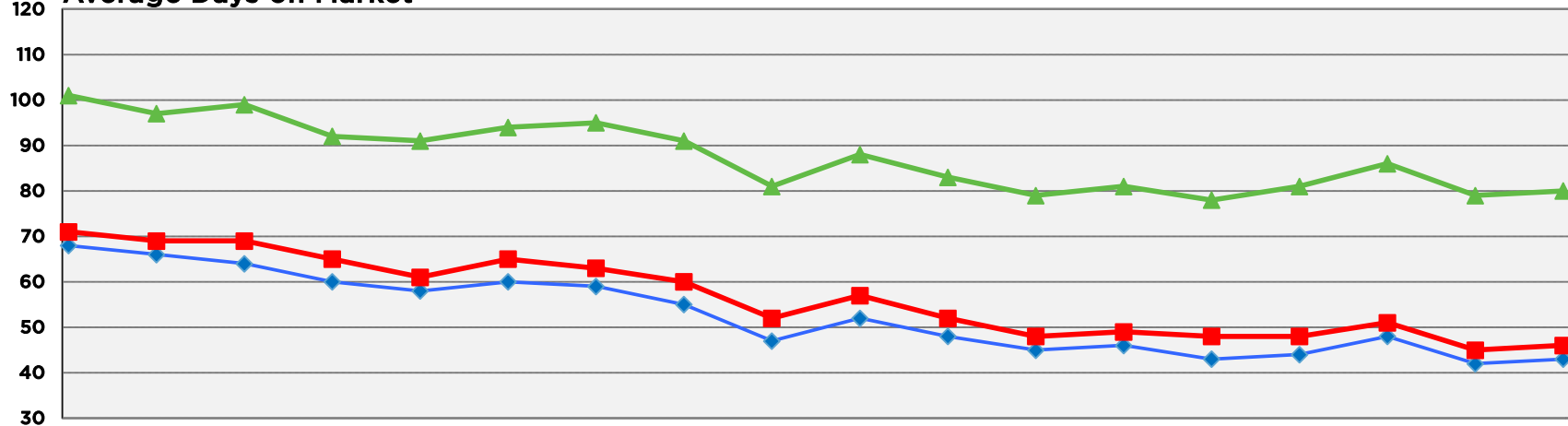
	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11
Normal Sales	99.5%	99.5%	99.6%	98.6%	99.3%	99.1%	99.4%	99.0%	99.3%	99.2%	99.0%	99.1%	99.3%	99.0%	99.4%	99.4%	99.1%	98.4%



	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	6/11
BO	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%	0.7%	1.2%
SS	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%	0.2%	0.4%

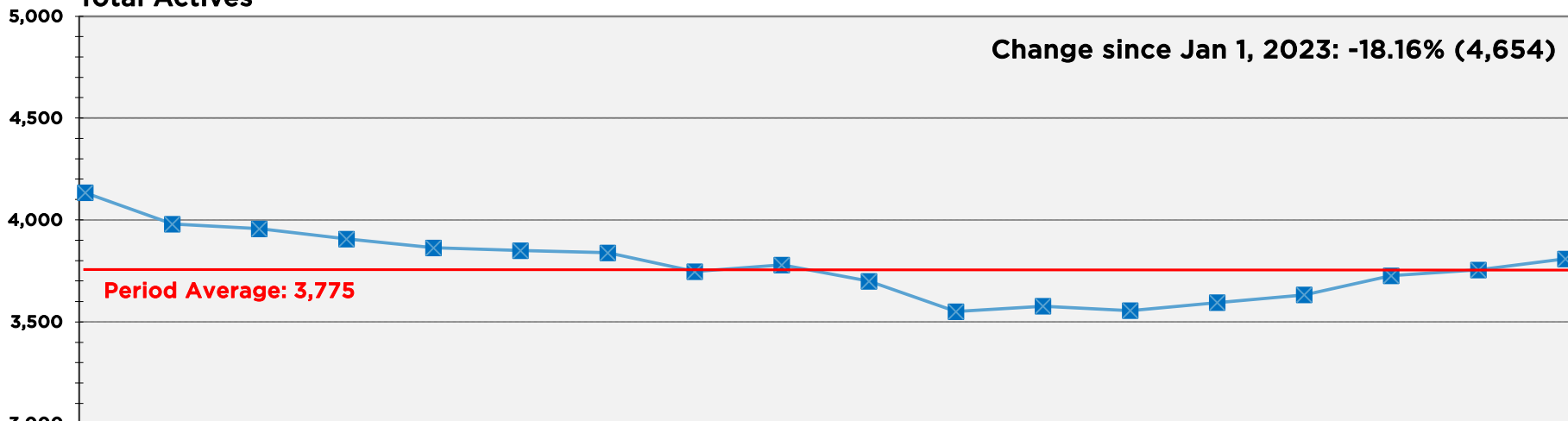
Single Family Homes

Average Days on Market



	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	6/11
ListToContract	68	66	64	60	58	60	59	55	47	52	48	45	46	43	44	48	42	43
CombDaysOnMkt	71	69	69	65	61	65	63	60	52	57	52	48	49	48	48	51	45	46
ListToClose	101	97	99	92	91	94	95	91	81	88	83	79	81	78	81	86	79	80

Total Actives

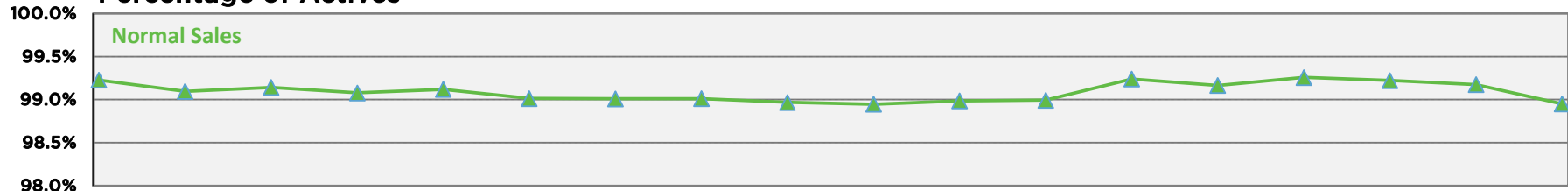


	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11
Total Actives	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726	3,755	3,809

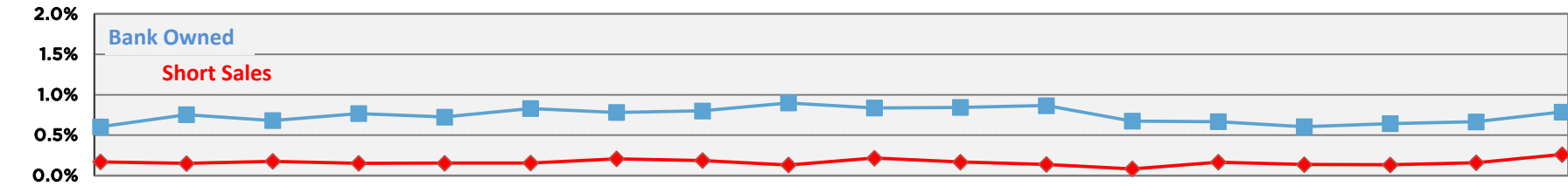


Single Family Homes

Percentage of Actives

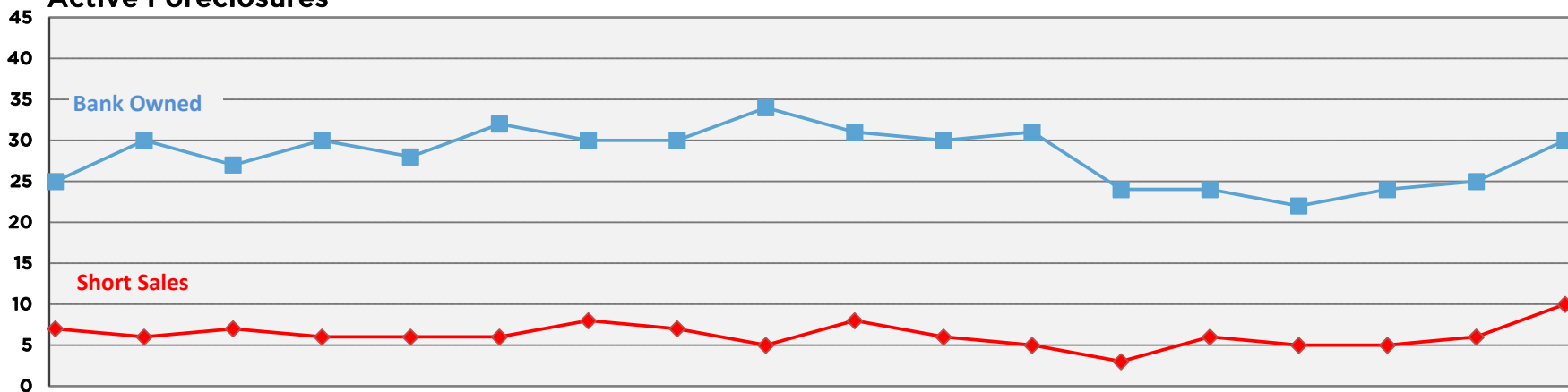


	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11
	99.23%	99.10%	99.14%	99.08%	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%



BO	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%	0.79%
SS	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%	0.26%

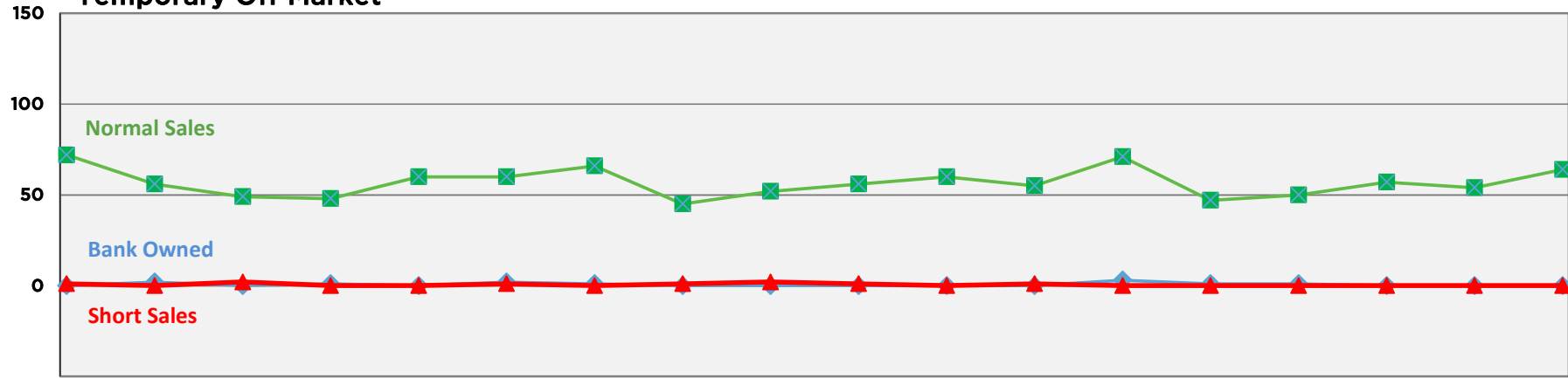
Active Foreclosures



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

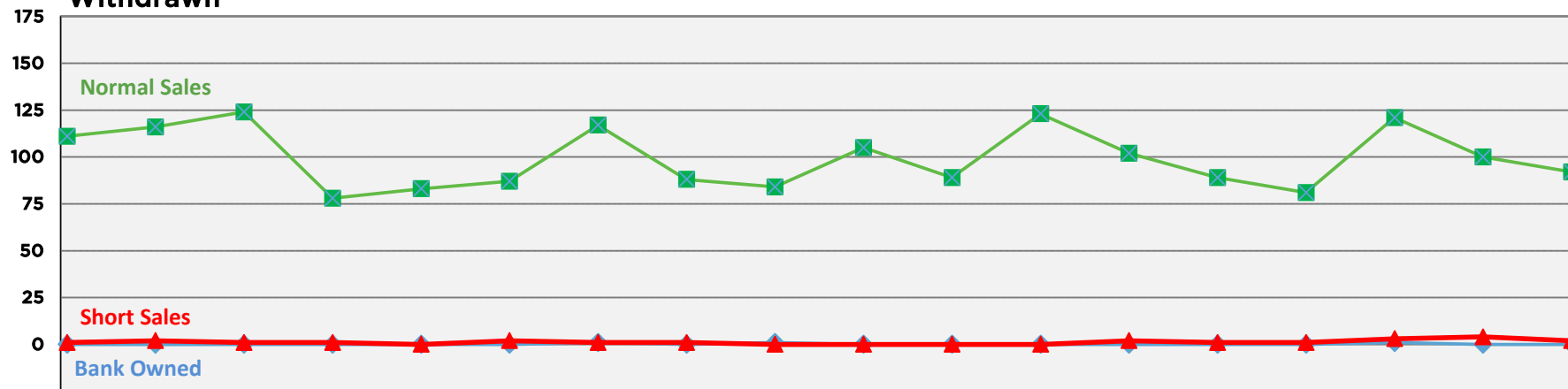
Single Family Homes

Temporary Off Market



	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	6/11
Norm	72	56	49	48	60	60	66	45	52	56	60	55	71	47	50	57	54	64
BO	0	2	0	1	0	2	1	0	0	0	0	0	3	1	1	0	0	0
SS	1	0	2	0	0	1	0	1	2	1	0	1	0	0	0	0	0	0

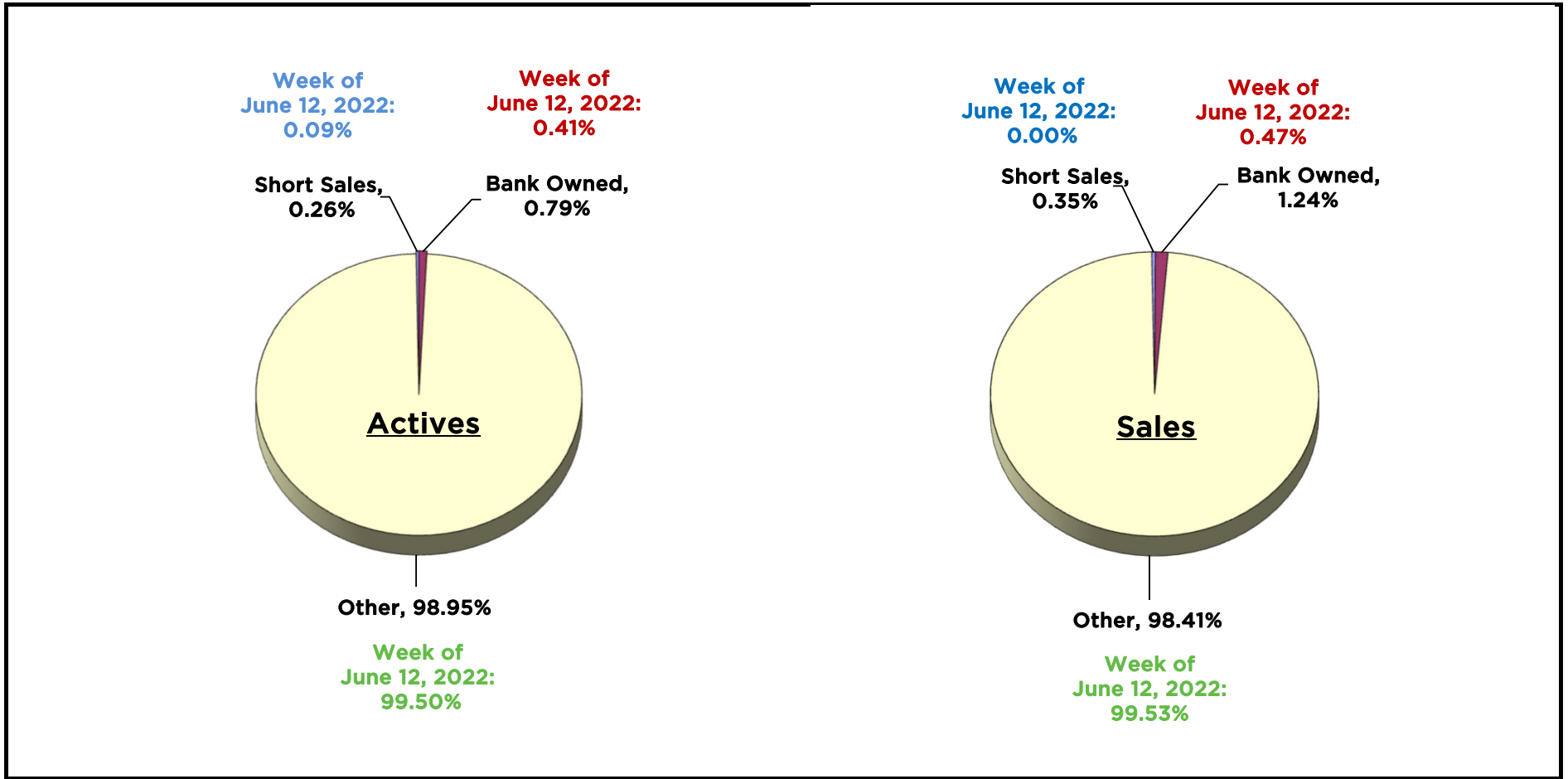
Withdrawn



	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	6/11
Norm	111	116	124	78	83	87	117	88	84	105	89	123	102	89	81	121	100	92
BO	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0
SS	1	2	1	1	0	2	1	1	0	0	0	0	2	1	1	3	4	2



Single Family Homes



Monday Morning Quarterback
06/11/2023 - 06/17/2023
Lake, Orange, Osceola & Seminole Counties

There are 35 Single Family Homes available for the Median Price of \$425,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		7	\$424,972	3.4	2.0	1,881	\$225.95
Apopka / Hunt Club	32703	1	\$424,900	3.0	2.0	1,915	\$221.88
Casselberry	32707	1	\$425,000	4.0	2.0	2,110	\$201.42
Longwood (East)	32750	3	\$424,967	3.7	2.0	1,942	\$218.83
Oviedo	32765	1	\$425,000	3.0	2.0	1,702	\$249.71
Sanford (South)	32773	1	\$425,000	3.0	2.0	1,613	\$263.48
Orange County		6	\$424,983	3.3	2.0	1,908	\$222.76
Apopka / Hunt Club	32703	1	\$425,000	4.0	2.0	2,018	\$210.60
Ventura	32822	1	\$425,000	3.0	2.0	1,576	\$269.67
Taft	32824	1	\$424,900	4.0	2.0	2,282	\$186.20
Union Park / Chickasaw	32829	1	\$425,000	3.0	2.0	1,726	\$246.23
Hunters Creek	32837	2	\$425,000	3.0	2.0	1,923	\$221.07
Osceola County		8	\$424,988	3.9	2.1	1,886	\$225.34
Kissimmee (West) / Pleasant Hill	34746	4	\$424,975	3.8	2.3	1,911	\$222.38
Kissimmee / Poinciana	34758	1	\$425,000	4.0	2.0	1,820	\$233.52
St Cloud	34769	1	\$425,000	4.0	2.0	1,723	\$246.66
St Cloud / Canoe Creek	34772	2	\$425,000	4.0	2.0	1,951	\$217.89
Lake County		14	\$425,000	3.4	2.2	1,969	\$215.81
Lady Lake / The Villages	32159	1	\$425,000	2.0	2.0	1,518	\$279.97
Eustis (West)	32726	1	\$425,000	3.0	2.0	2,048	\$207.52
Clermont (Central)	34711	4	\$425,000	2.8	2.0	1,575	\$269.93
Minneola	34715	2	\$425,000	3.5	2.0	1,781	\$238.70
Fruitland Park	34731	1	\$425,000	4.0	3.0	2,265	\$187.64
Groveland	34736	1	\$425,000	2.0	2.0	1,077	\$394.61
Leesburg (West)	34748	2	\$425,000	4.5	3.0	2,483	\$171.16
Mascotte	34753	2	\$425,000	4.5	2.0	2,919	\$145.60

Monday Morning Quarterback
06/11/2023 - 06/17/2023
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	188	70	29	61	20	8	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	186	68	29	61	20	8	0
Active Listings	1,476	430	199	395	242	194	16
Bank Owned	8	6	0	1	1	0	0
Short Sales	1	1	0	0	0	0	0
Other	1,467	423	199	394	241	194	16
Months of Inventory	1.81	1.42	1.58	1.49	2.79	5.60	0.00

List Price

Average Original List Price	\$309,611	\$195,037	\$281,350	\$356,277	\$451,380	\$704,331	\$0
Average Final List Price	\$305,864	\$191,793	\$278,489	\$352,320	\$447,480	\$694,969	\$0

Sale Price

Average Price	\$299,441	\$185,565	\$273,758	\$346,993	\$439,245	\$676,863	\$0
Median Price	\$291,500	\$190,000	\$272,000	\$345,000	\$427,500	\$682,500	\$0

Price Differences

Original to Final List Price	-\$3,747	-\$3,244	-\$2,861	-\$3,957	-\$3,900	-\$9,362	\$0
Original List to Sale Price - \$	-\$10,170	-\$9,472	-\$7,592	-\$9,284	-\$12,135	-\$27,468	\$0
Final List to Sale Price - \$	-\$6,423	-\$6,228	-\$4,731	-\$5,327	-\$8,235	-\$18,106	\$0
Original List to Sale Price - %	96.72%	95.14%	97.30%	97.39%	97.31%	96.10%	0.00%
Final List to Sale Price - %	97.90%	96.75%	98.30%	98.49%	98.16%	97.39%	0.00%

Days on the Market

Avg Days Listing to Contract	47	42	28	55	63	66	0
Combined Avg Days to Contract	55	47	34	66	75	66	0
Avg Days Listing to Closing	82	74	60	90	107	106	0
Avg Days Contract to Close	34	32	31	34	43	40	0

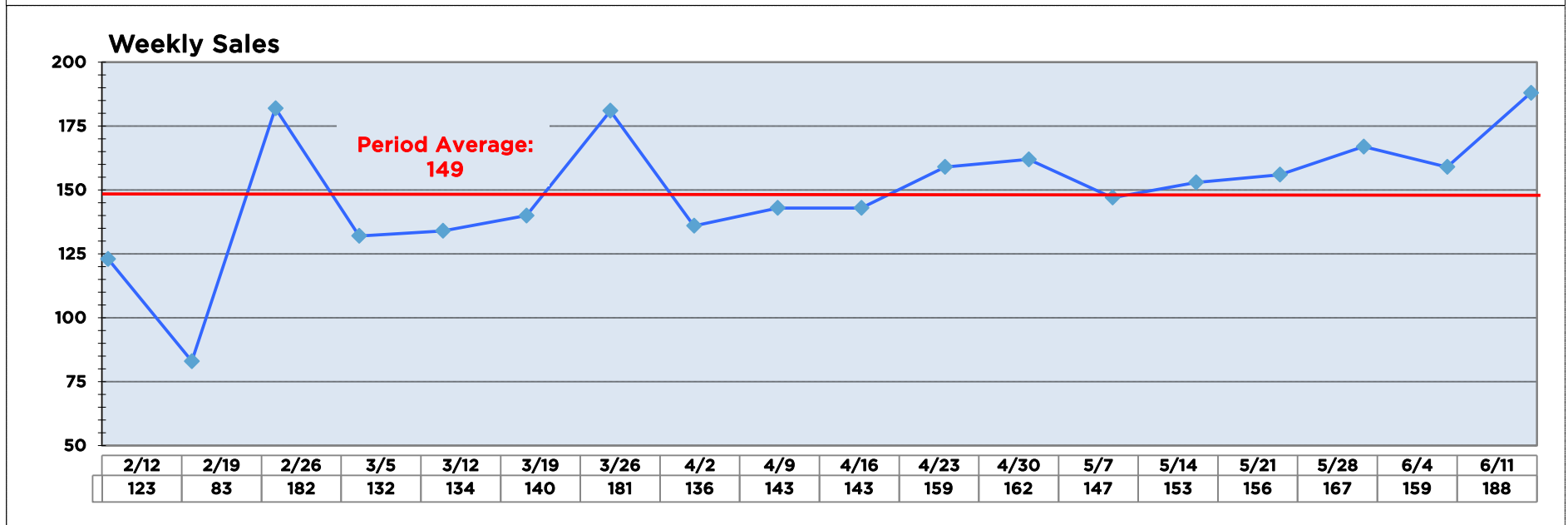
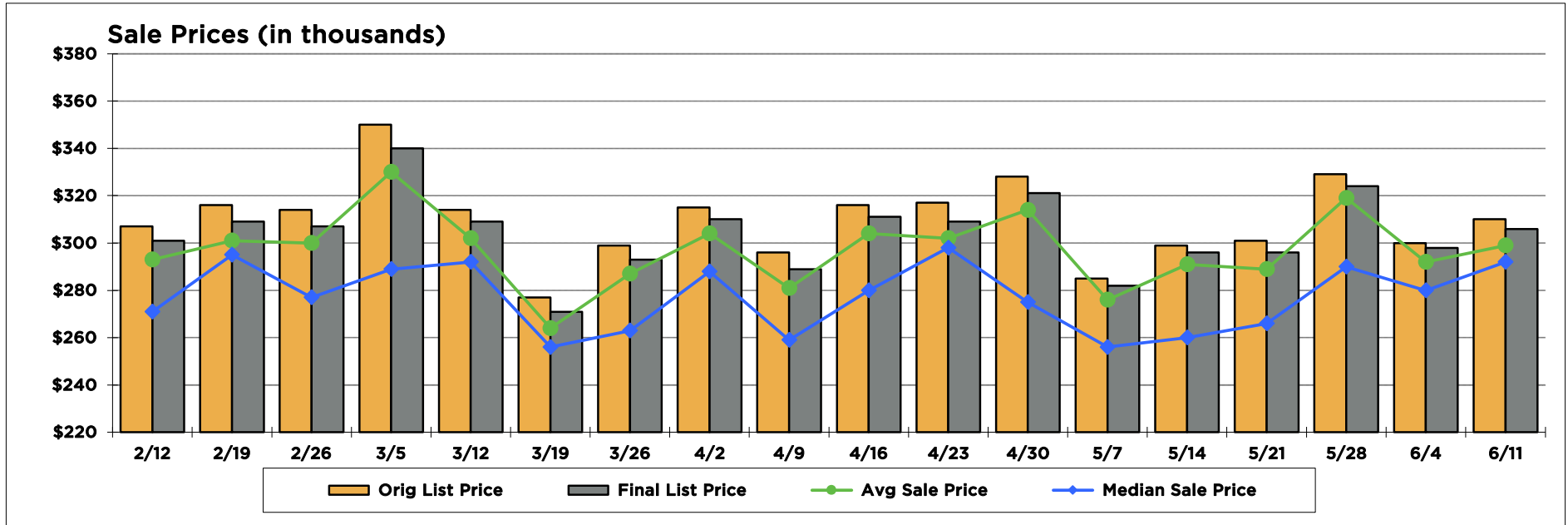
Beds / Baths

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	0	1	1	0

Square Footage

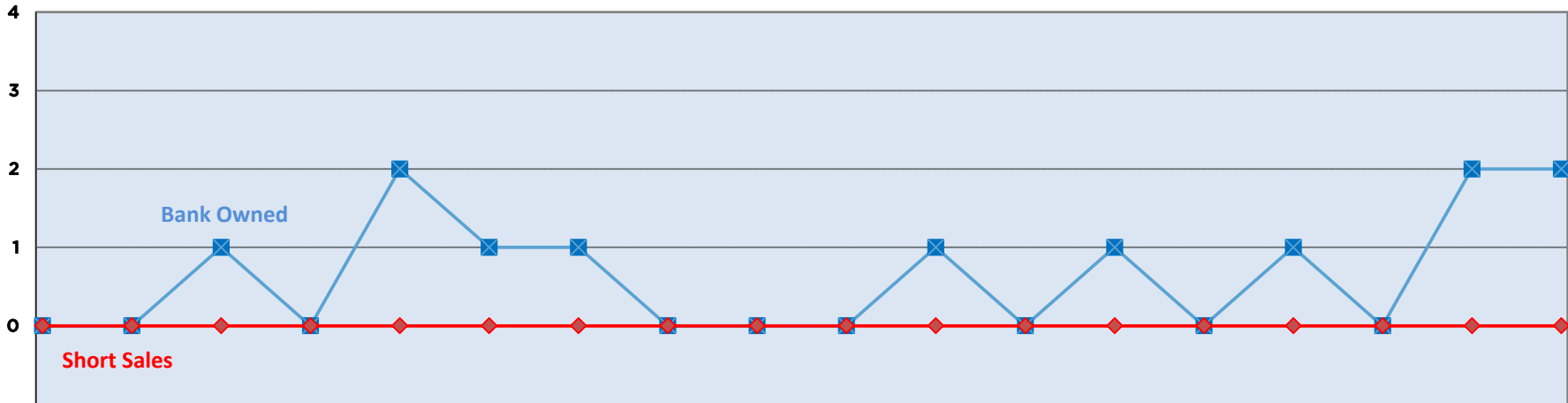
Average Square Feet	1,357	959	1,404	1,517	1,837	2,245	0
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Condos, Townhomes, Villas



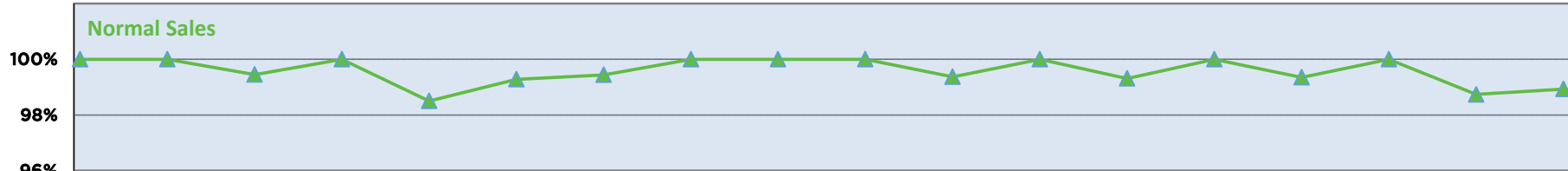
Condos, Townhomes, Villas

Foreclosure Sales

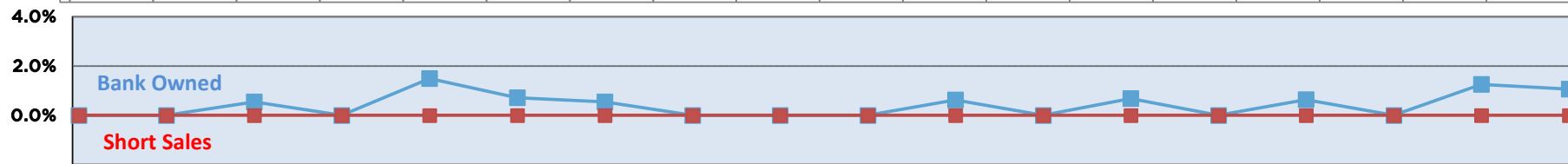


	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11
BO	0	0	1	0	2	1	1	0	0	0	1	0	1	0	1	0	2	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



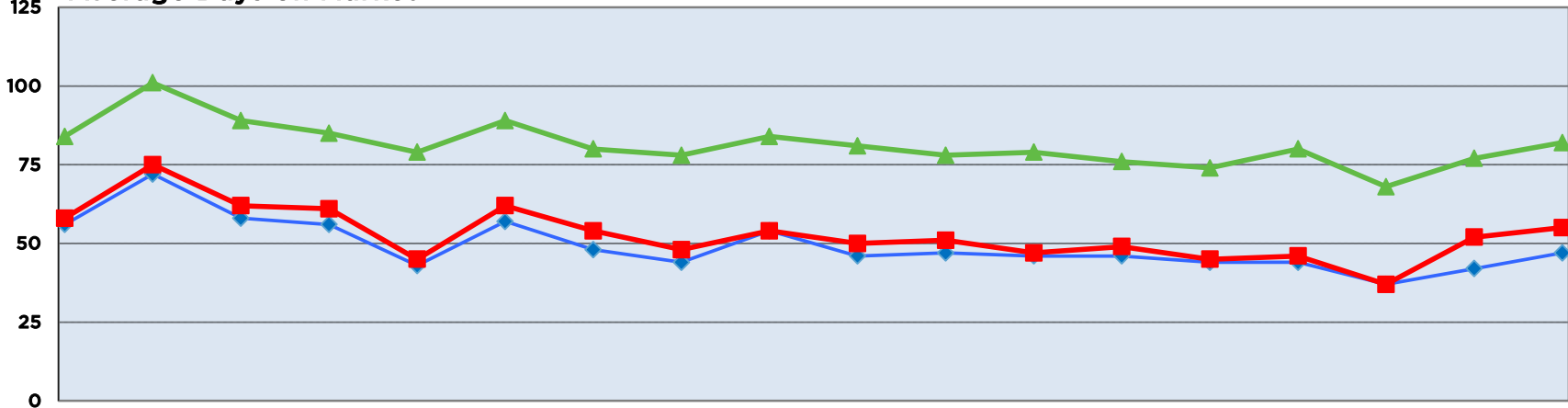
	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11
Normal Sales	100.0%	100.0%	99.5%	100.0%	98.5%	99.3%	99.4%	100.0%	100.0%	100.0%	99.4%	100.0%	99.3%	100.0%	99.4%	100.0%	98.7%	98.9%



	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	6/11
BO	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%	1.1%
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

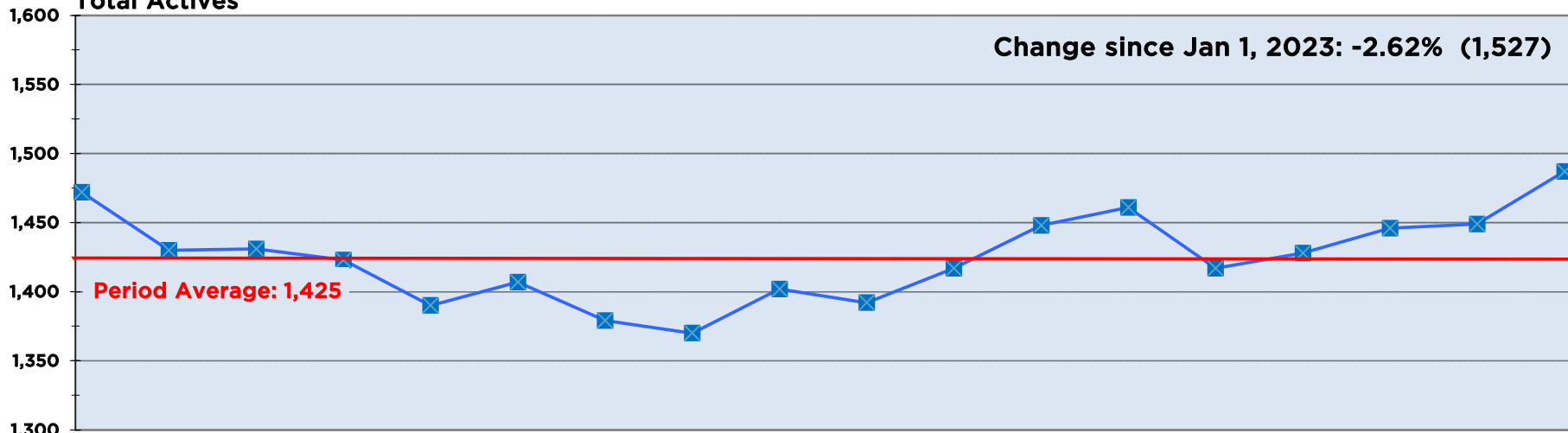
Average Days on Market



ListToContract	56	72	58	56	43	57	48	44	54	46	47	46	46	44	44	37	42	47
CombDaysOnMkt	58	75	62	61	45	62	54	48	54	50	51	47	49	45	46	37	52	55
ListToClose	84	101	89	85	79	89	80	78	84	81	78	79	76	74	80	68	77	82

Total Actives

Change since Jan 1, 2023: -2.62% (1,527)

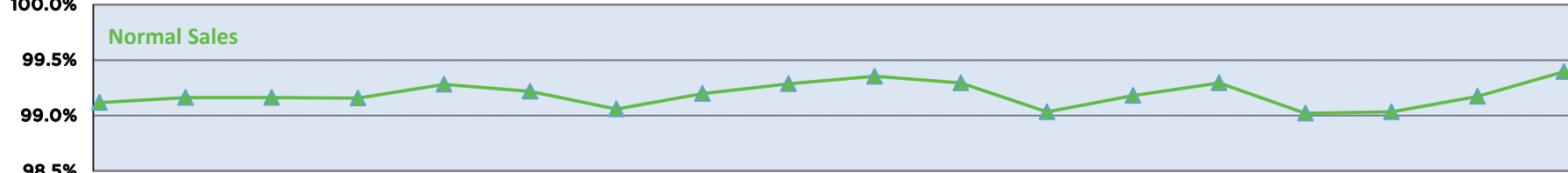


2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11
1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487



Condos, Townhomes, Villas

Percentage of Actives

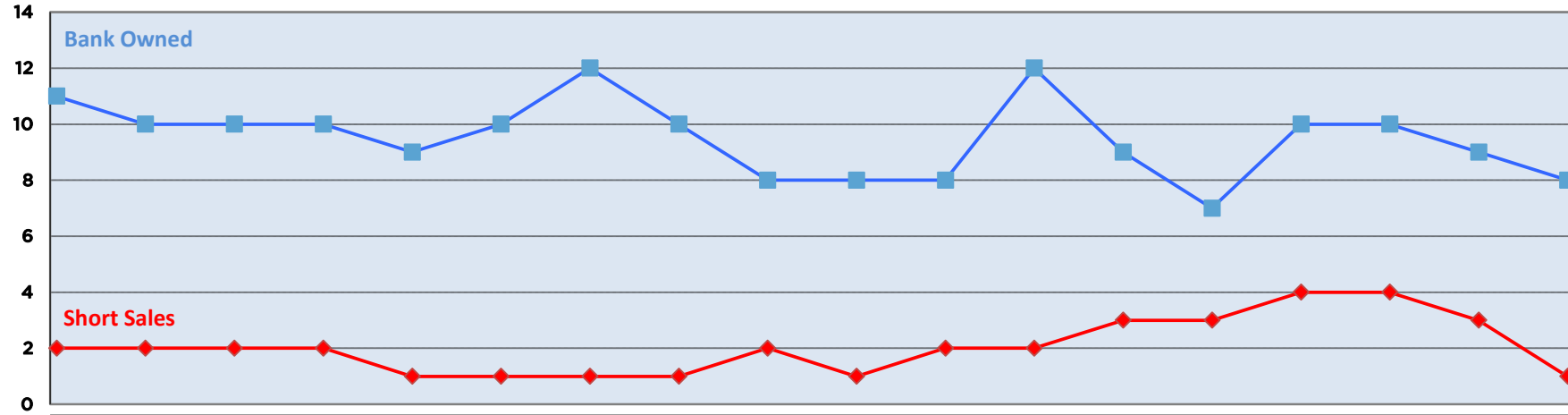


	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11
Normal Sales	99.1%	99.2%	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%



	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	6/11
BO	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%	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%	0.2%	0.2%	0.3%	0.3%	0.2%	0.1%

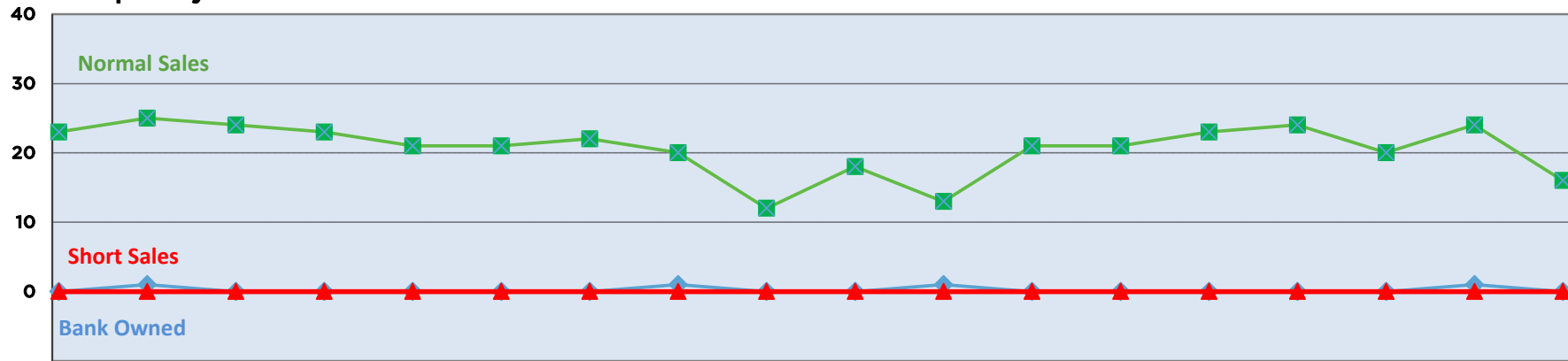
Active Foreclosures



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

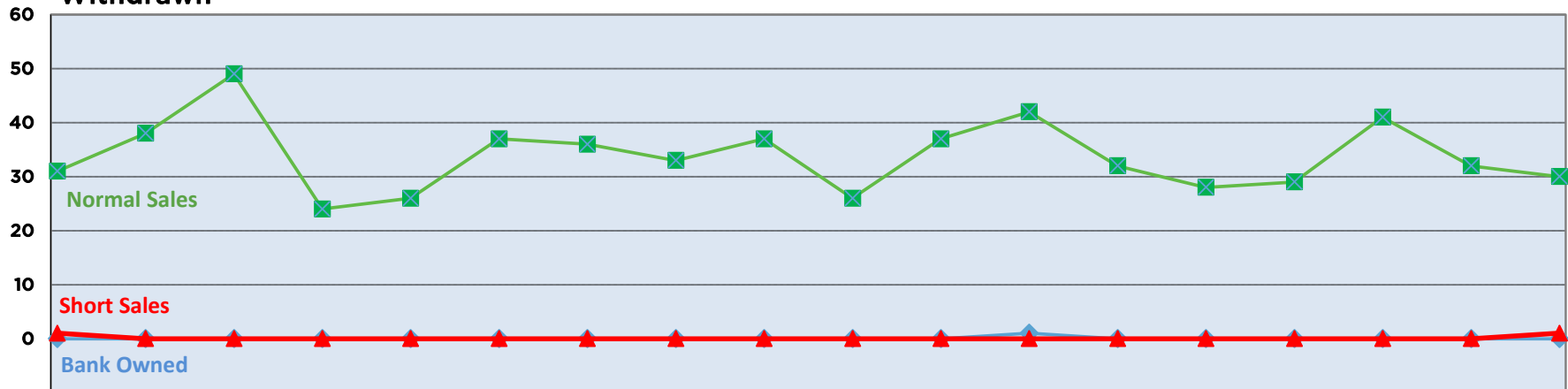
Condos, Townhomes, Villas

Temporary Off Market



	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	6/11
Norm	23	25	24	23	21	21	22	20	12	18	13	21	21	23	24	20	24	16
BO	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

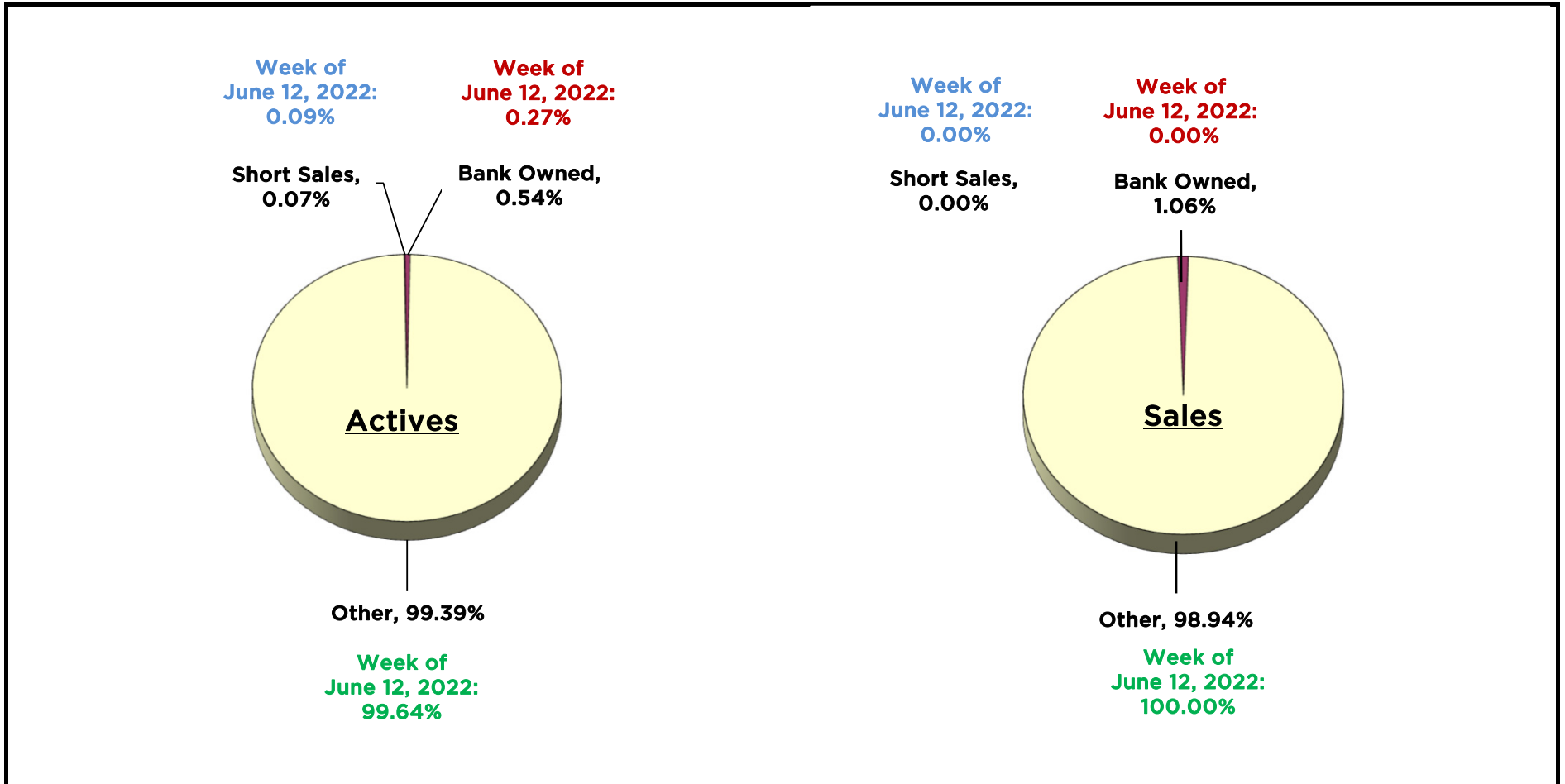
Withdrawn



	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	6/11
Norm	31	38	49	24	26	37	36	33	37	26	37	42	32	28	29	41	32	30
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1



Condos, Townhomes, Villas





Monday Morning Quarterback
 06/11/2023 - 06/17/2023
 Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$291,500 (± \$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>
Osceola County		2	\$291,495	2.5	2.0	1,547	\$188.43
Davenport	33896	1	\$291,000	2.0	2.0	1,394	\$208.75
Kissimmee / Celebration	34747	1	\$291,990	3.0	2.0	1,700	\$171.76