



Monday Morning Quarterback Summary

Week of June 18, 2023 - June 24, 2023

Single-family existing homes

- Sales of single-family homes decreased to 381 during the week of June 18, from 566 the week prior
- The median price of single family homes increased to \$435,000, a change of 2.4%
- The number of single-family home foreclosure transactions decreased to 2 last week, from 7 the week of June 11
- The number of single-family short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory increased by 60, and now sits at 3,869

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 142 during the week of June 18, from 188 the week prior
- The median price of condos, townhomes, and villas decreased to \$272,375, a change of -6.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 2 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 53, and now sits at 1,529

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

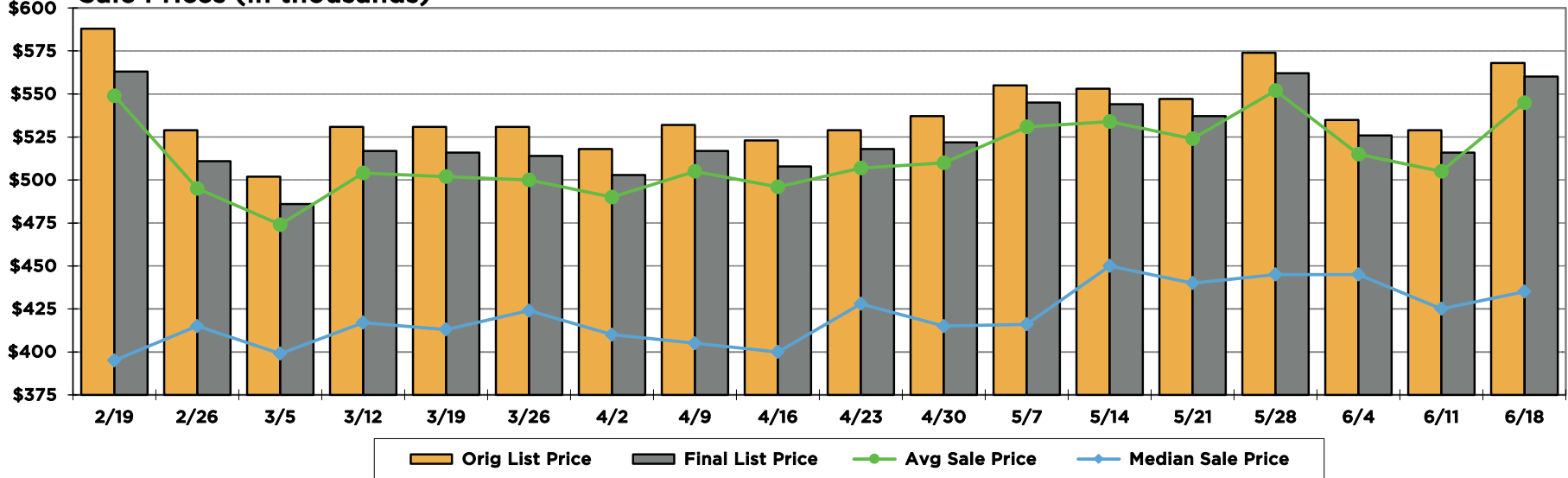
Monday Morning Quarterback
06/18/2023 - 06/24/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

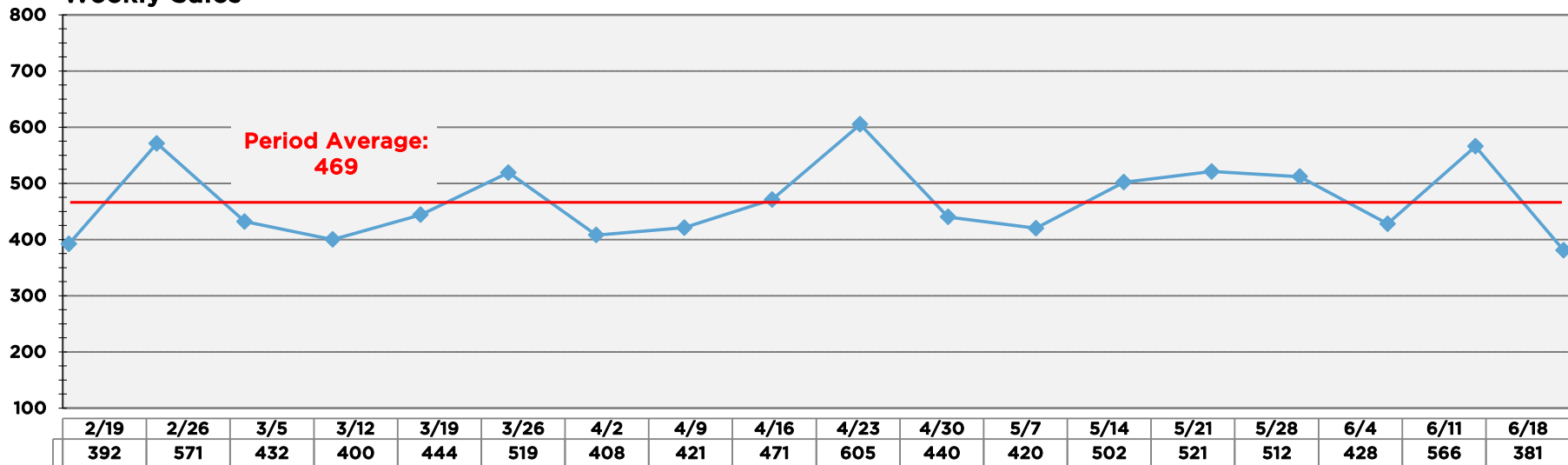
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	381	28	25	104	73	132	19
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	379	26	25	104	73	132	19
Active Listings	3,869	221	180	723	684	1,515	546
Bank Owned	30	6	4	9	3	6	2
Short Sales	7	1	0	0	2	4	0
Other	3,832	214	176	714	679	1,505	544
Months of Inventory	2.34	1.82	1.66	1.60	2.16	2.65	6.63
<u>List Price</u>							
Average Original List Price	\$567,672	\$207,618	\$286,364	\$366,315	\$459,028	\$685,234	\$2,171,258
Average Final List Price	\$560,233	\$202,625	\$279,684	\$360,660	\$448,807	\$680,361	\$2,142,310
<u>Sale Price</u>							
Average Price	\$545,338	\$189,929	\$274,016	\$354,391	\$441,983	\$667,145	\$2,022,158
Median Price	\$435,000	\$214,500	\$274,900	\$362,500	\$440,000	\$650,000	\$1,575,000
<u>Price Differences</u>							
Original to Final List Price	-\$7,439	-\$4,993	-\$6,680	-\$5,655	-\$10,221	-\$4,873	-\$28,948
Original List to Sale Price - \$	-\$22,334	-\$17,689	-\$12,348	-\$11,924	-\$17,045	-\$18,089	-\$149,100
Final List to Sale Price - \$	-\$14,895	-\$12,696	-\$5,668	-\$6,269	-\$6,824	-\$13,216	-\$120,152
Original List to Sale Price - %	96.07%	91.48%	95.69%	96.74%	96.29%	97.36%	93.13%
Final List to Sale Price - %	97.34%	93.73%	97.97%	98.26%	98.48%	98.06%	94.39%
<u>Days on the Market</u>							
Avg Days Listing to Contract	39	33	40	39	33	42	46
Combined Avg Days to Contract	41	33	40	44	36	42	46
Avg Days Listing to Closing	75	76	80	74	66	77	90
Avg Days Contract to Close	36	42	39	35	33	35	44
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	3	4	6
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	2,200	1,168	1,374	1,611	1,954	2,715	5,399

Single Family Homes

Sale Prices (in thousands)



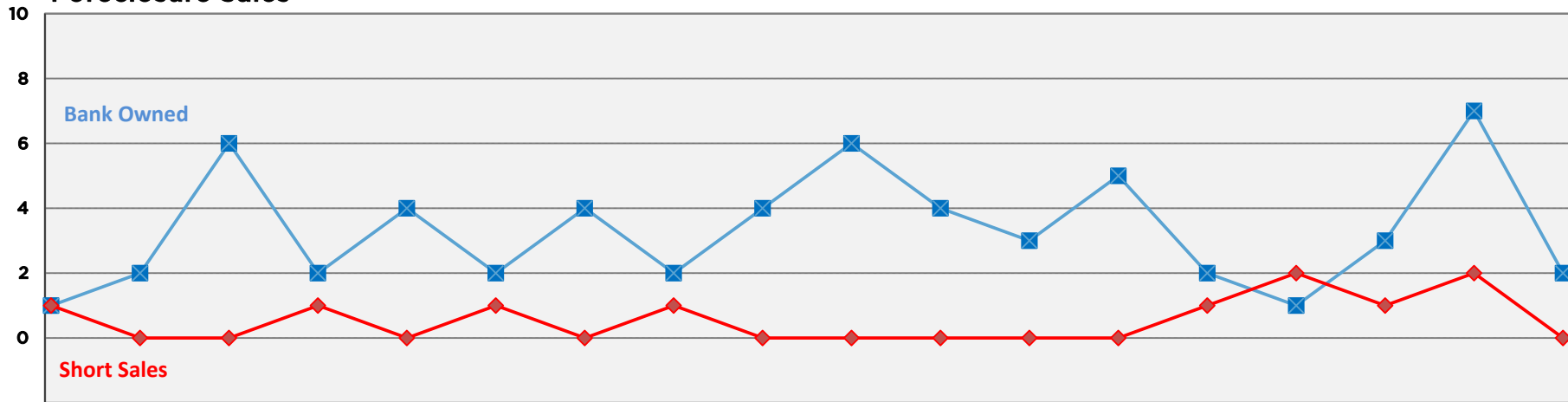
Weekly Sales





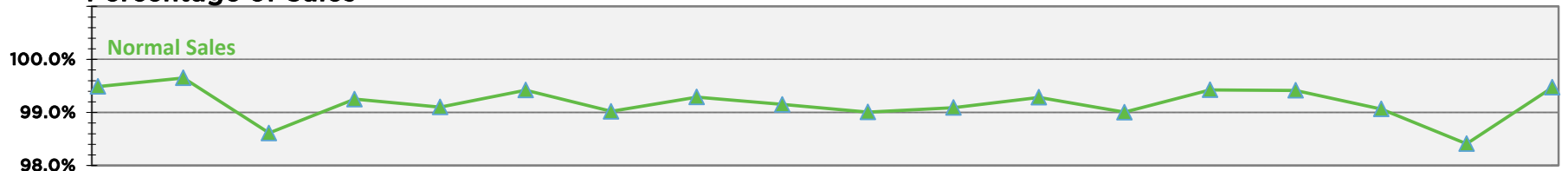
Single Family Homes

Foreclosure Sales

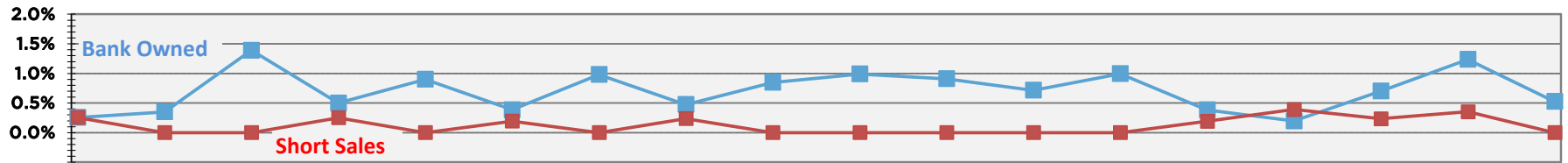


BO	1	2	6	2	4	2	4	2	4	6	4	3	5	2	1	3	7	2
SS	1	0	0	1	0	1	0	1	0	0	0	0	0	1	2	1	2	0

Percentage of Sales



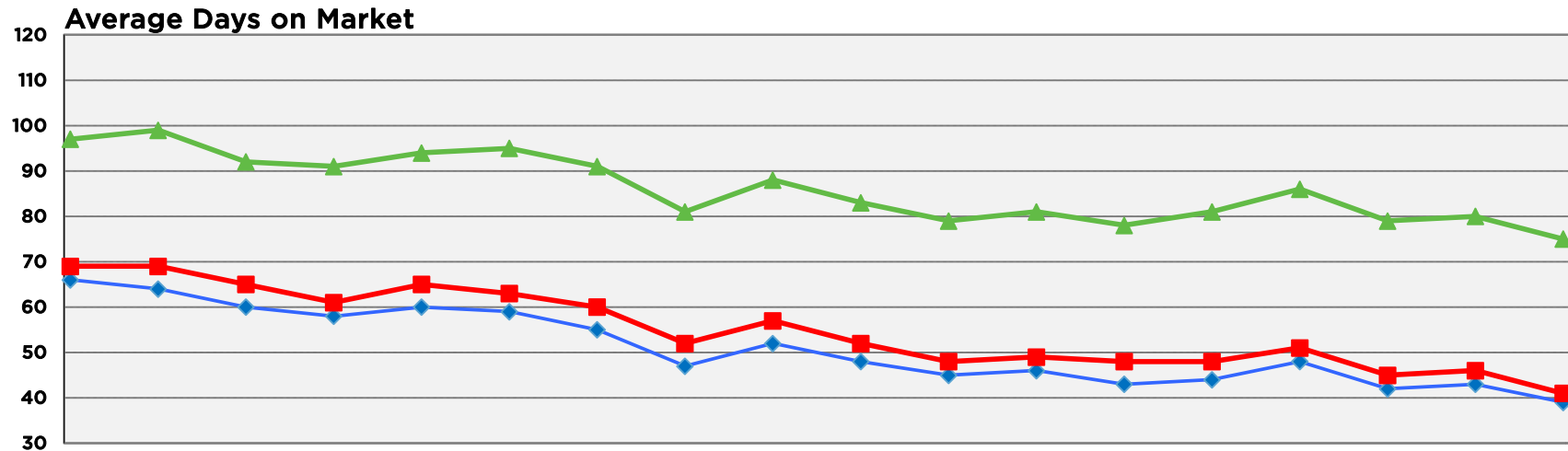
	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18
	99.5%	99.6%	98.6%	99.3%	99.1%	99.4%	99.0%	99.3%	99.2%	99.0%	99.1%	99.3%	99.0%	99.4%	99.4%	99.1%	98.4%	99.5%



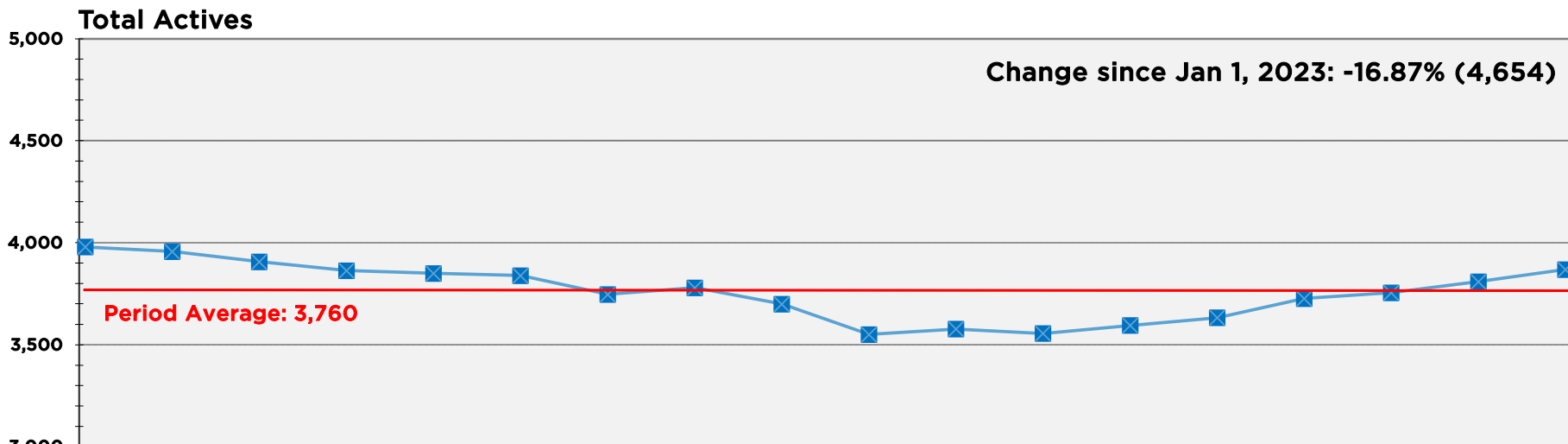
	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18
BO	0.3%	0.4%	1.4%	0.5%	0.9%	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%
SS	0.3%	0.0%	0.0%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%



Single Family Homes



ListToContract	66	64	60	58	60	59	55	47	52	48	45	46	43	44	48	42	43	39
CombDaysOnMkt	69	69	65	61	65	63	60	52	57	52	48	49	48	48	51	45	46	41
ListToClose	97	99	92	91	94	95	91	81	88	83	79	81	78	81	86	79	80	75

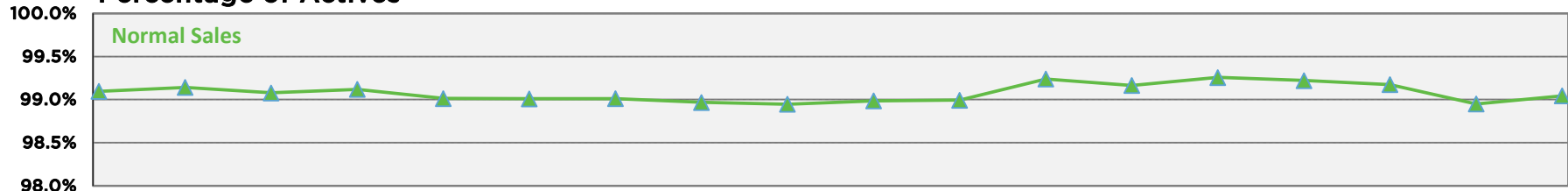


Total Actives	3,979	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726	3,755	3,809	3,869
---------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

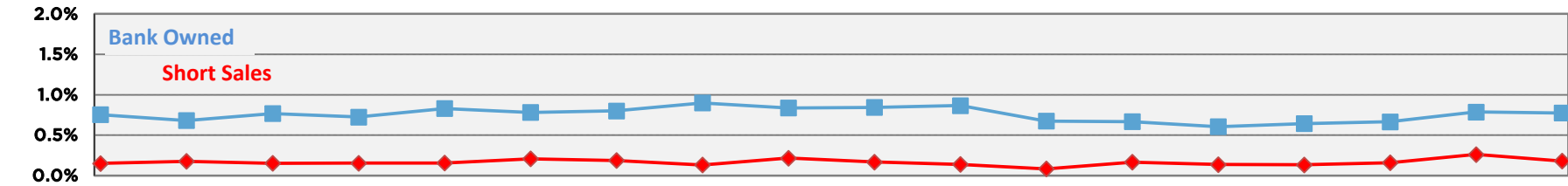


Single Family Homes

Percentage of Actives

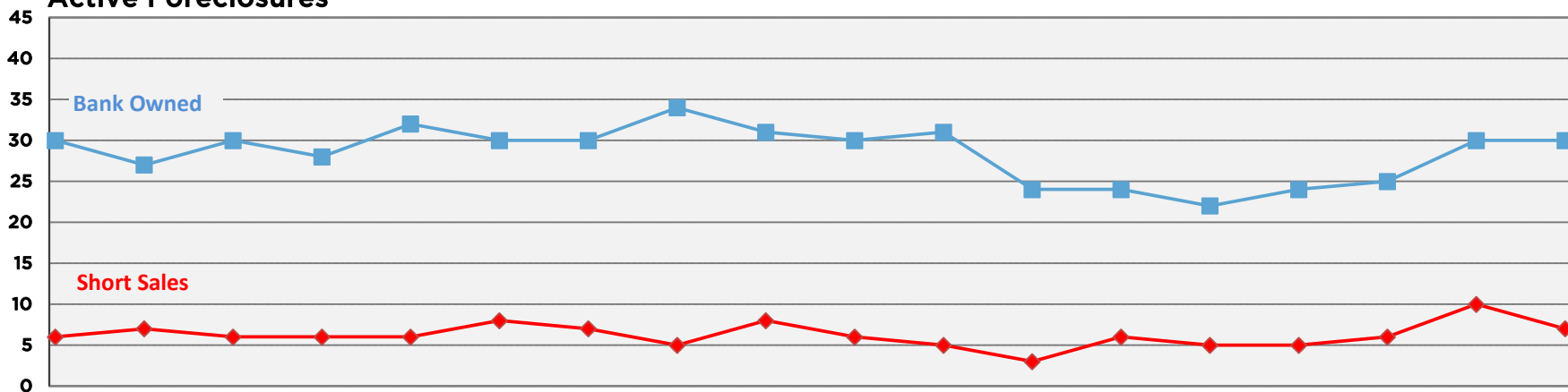


	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18
	99.10%	99.14%	99.08%	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%



BO	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%	0.78%
SS	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%	0.18%

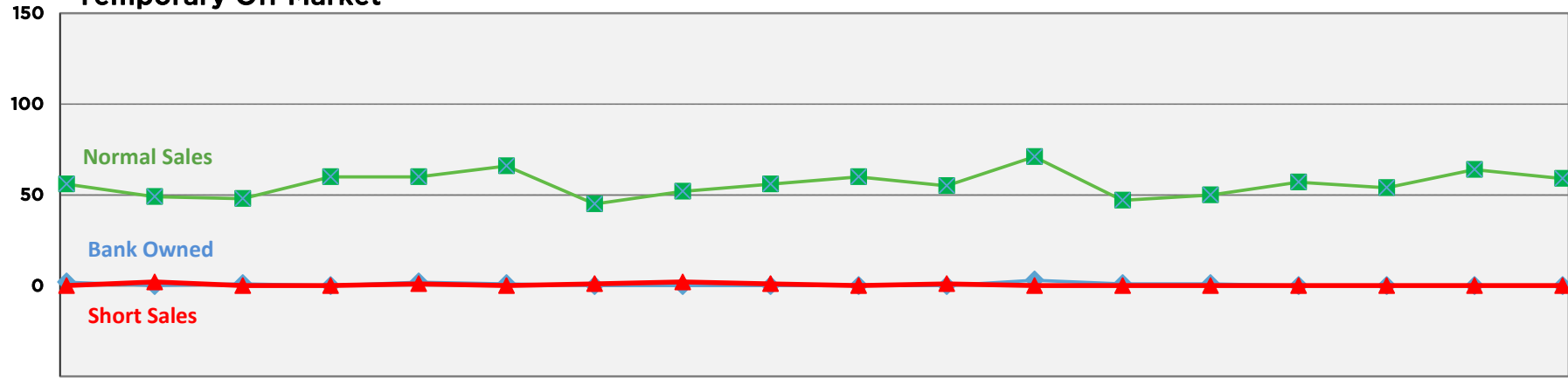
Active Foreclosures



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

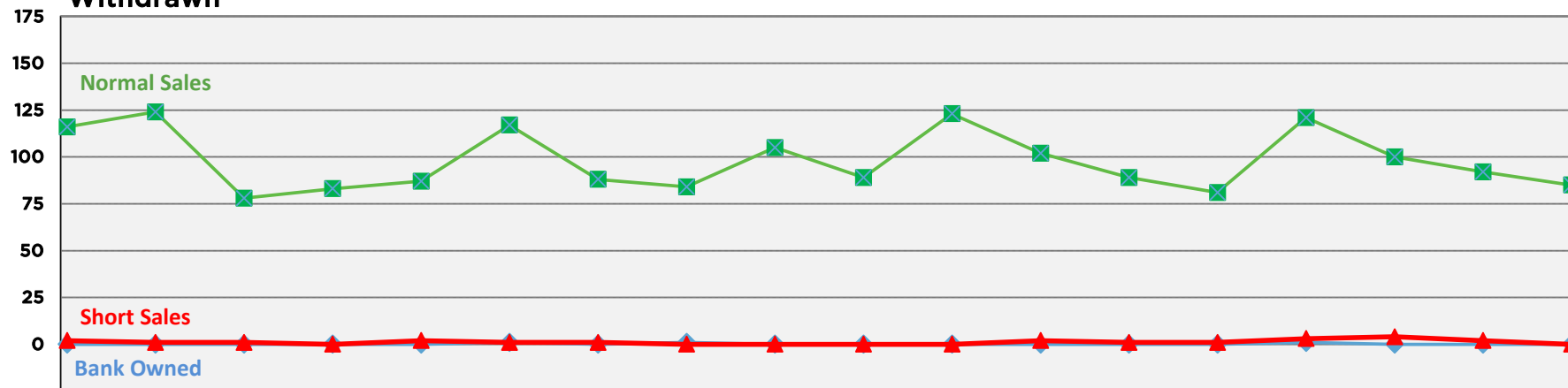
Single Family Homes

Temporary Off Market



	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	6/18
Norm	56	49	48	60	60	66	45	52	56	60	55	71	47	50	57	54	64	59
BO	2	0	1	0	2	1	0	0	0	0	0	3	1	1	0	0	0	0
SS	0	2	0	0	1	0	1	2	1	0	1	0	0	0	0	0	0	0

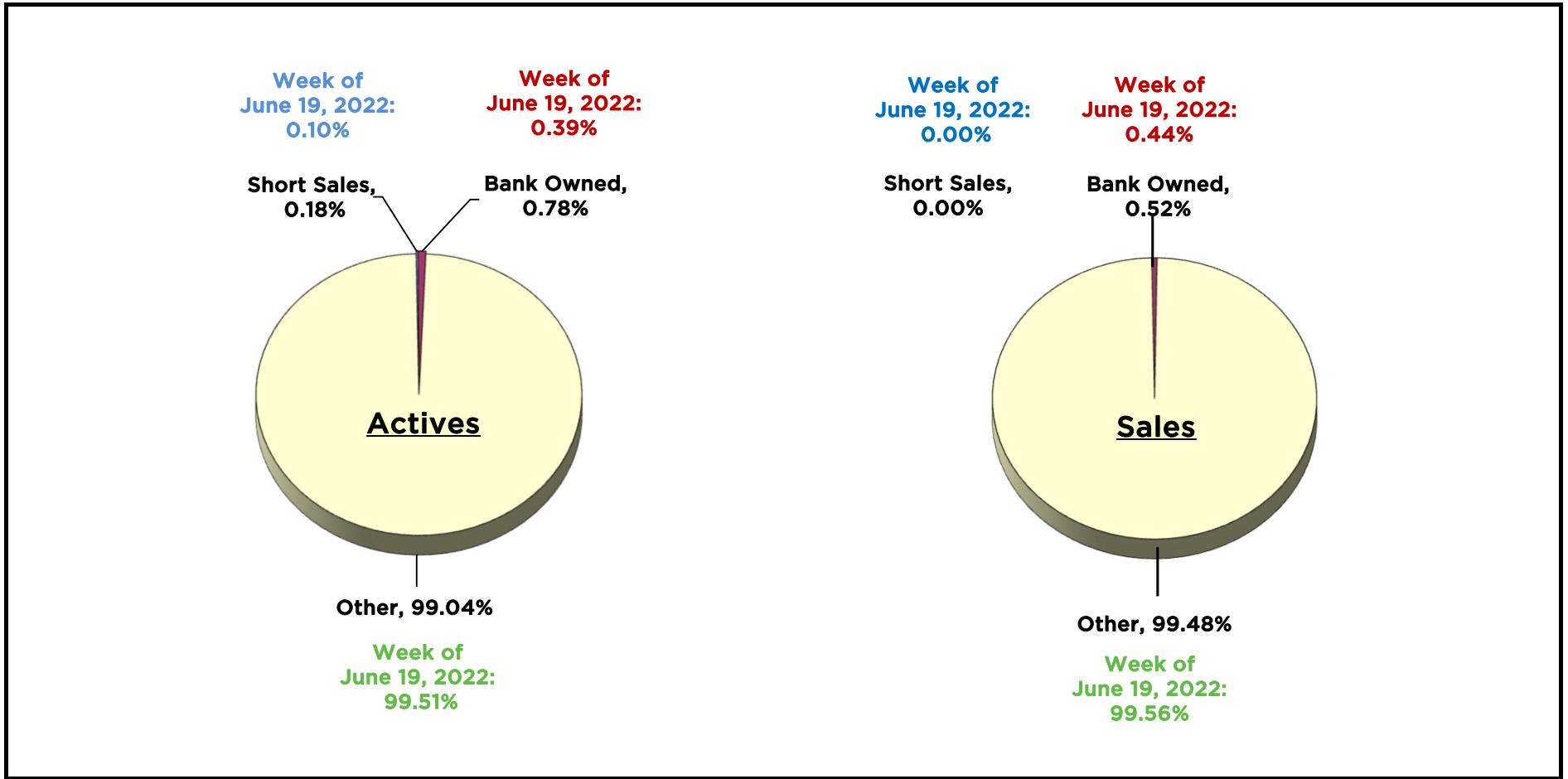
Withdrawn



	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	6/18
Norm	116	124	78	83	87	117	88	84	105	89	123	102	89	81	121	100	92	85
BO	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	0
SS	2	1	1	0	2	1	1	0	0	0	0	2	1	1	3	4	2	0



Single Family Homes



Monday Morning Quarterback
06/18/2023 - 06/24/2023
Lake, Orange, Osceola & Seminole Counties

There are 17 Single Family Homes available for the Median Price of \$435,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Lake Mary / Heathrow	32746	1	\$434,900	4.0	2.0	1,788	\$243.23
Orange County		3	\$434,997	3.7	2.0	1,937	\$224.61
Apopka (North)	32712	1	\$434,990	4.0	2.0	2,153	\$202.04
Belle Isle / Pine Castle	32809	1	\$435,000	3.0	2.0	1,855	\$234.50
Union Park / Chickasaw	32829	1	\$435,000	4.0	2.0	1,802	\$241.40
Osceola County		9	\$434,978	3.9	2.0	2,164	\$201.03
Kissimmee (West) / Pleasant Hill	34746	3	\$434,967	4.0	2.0	2,112	\$205.95
Kissimmee / Poinciana	34758	2	\$435,000	4.0	2.0	2,478	\$175.58
St Cloud / Narcoossee	34771	1	\$434,900	3.0	2.0	2,087	\$208.39
St Cloud / Canoe Creek	34772	1	\$435,000	4.0	2.0	2,365	\$183.93
St Cloud / Harmony	34773	2	\$435,000	4.0	2.0	1,866	\$233.18
Lake County		4	\$434,975	3.5	2.0	2,244	\$193.86
Clermont (Central)	34711	2	\$434,950	3.0	2.0	1,925	\$226.01
Groveland	34736	2	\$435,000	4.0	2.0	2,563	\$169.72

Monday Morning Quarterback
06/18/2023 - 06/24/2023
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	142	57	24	38	18	5	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	142	57	24	38	18	5	0
Active Listings	1,529	440	205	427	246	196	15
Bank Owned	7	5	0	1	1	0	0
Short Sales	1	0	0	0	1	0	0
Other	1,521	435	205	426	244	196	15
Months of Inventory	2.49	1.78	1.97	2.59	3.15	9.05	0.00

List Price

Average Original List Price	\$302,230	\$207,574	\$284,422	\$344,537	\$443,533	\$636,560	\$0
Average Final List Price	\$298,179	\$204,576	\$278,072	\$339,692	\$439,767	\$636,560	\$0

Sale Price

Average Price	\$291,165	\$199,532	\$270,573	\$333,329	\$429,273	\$616,980	\$0
Median Price	\$272,375	\$210,000	\$266,500	\$329,000	\$425,000	\$569,900	\$0

Price Differences

Original to Final List Price	-\$4,051	-\$2,998	-\$6,350	-\$4,845	-\$3,766	\$0	\$0
Original List to Sale Price - \$	-\$11,065	-\$8,042	-\$13,849	-\$11,208	-\$14,260	-\$19,580	\$0
Final List to Sale Price - \$	-\$7,014	-\$5,044	-\$7,499	-\$6,363	-\$10,494	-\$19,580	\$0
Original List to Sale Price - %	96.34%	96.13%	95.13%	96.75%	96.78%	96.92%	0.00%
Final List to Sale Price - %	97.65%	97.53%	97.30%	98.13%	97.61%	96.92%	0.00%

Days on the Market

Avg Days Listing to Contract	37	29	54	43	26	46	0
Combined Avg Days to Contract	39	29	54	48	26	46	0
Avg Days Listing to Closing	67	58	85	75	55	69	0
Avg Days Contract to Close	30	28	31	31	35	23	0

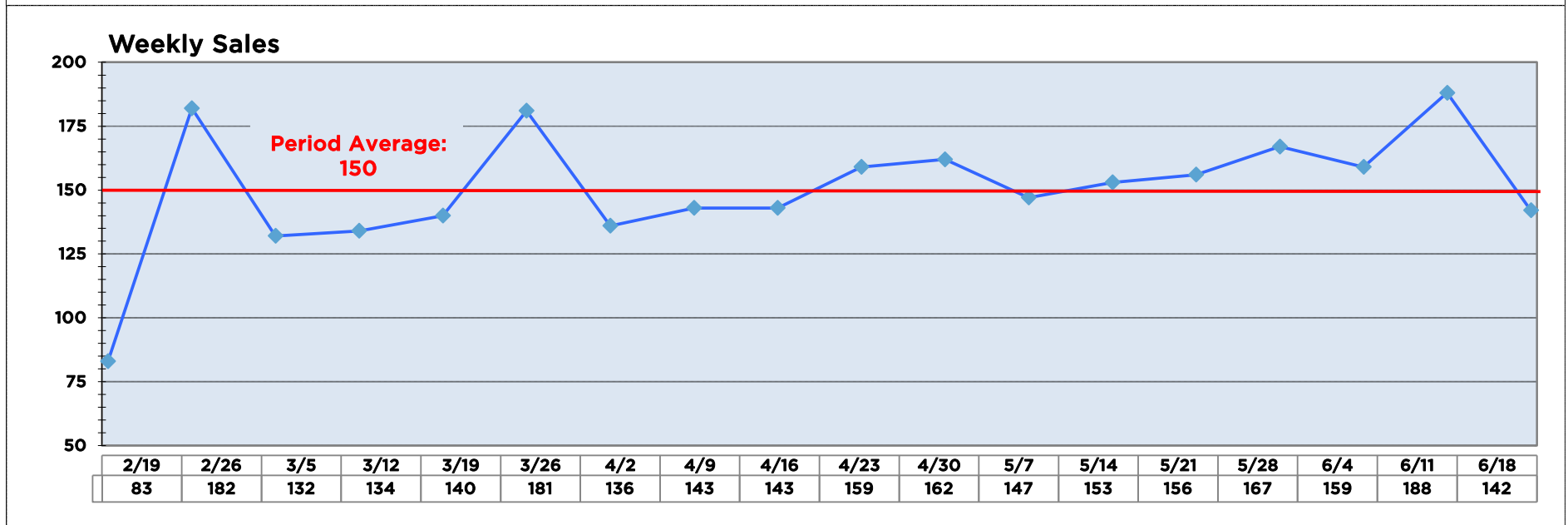
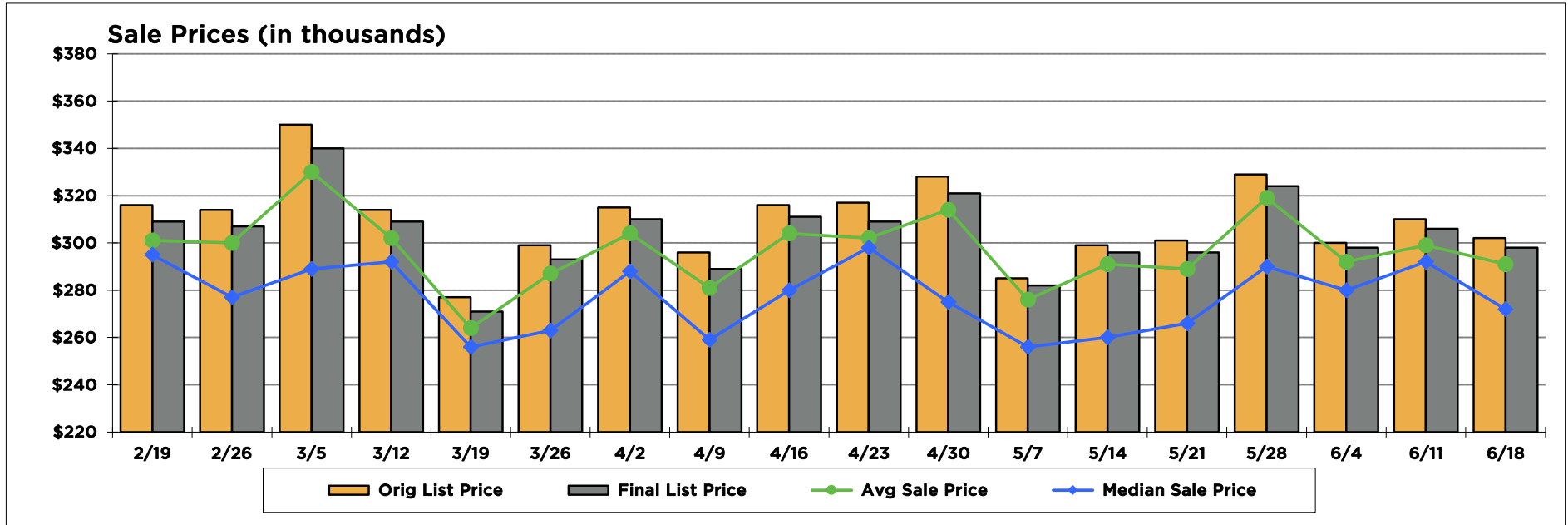
Beds / Baths

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	1	1	0

Square Footage

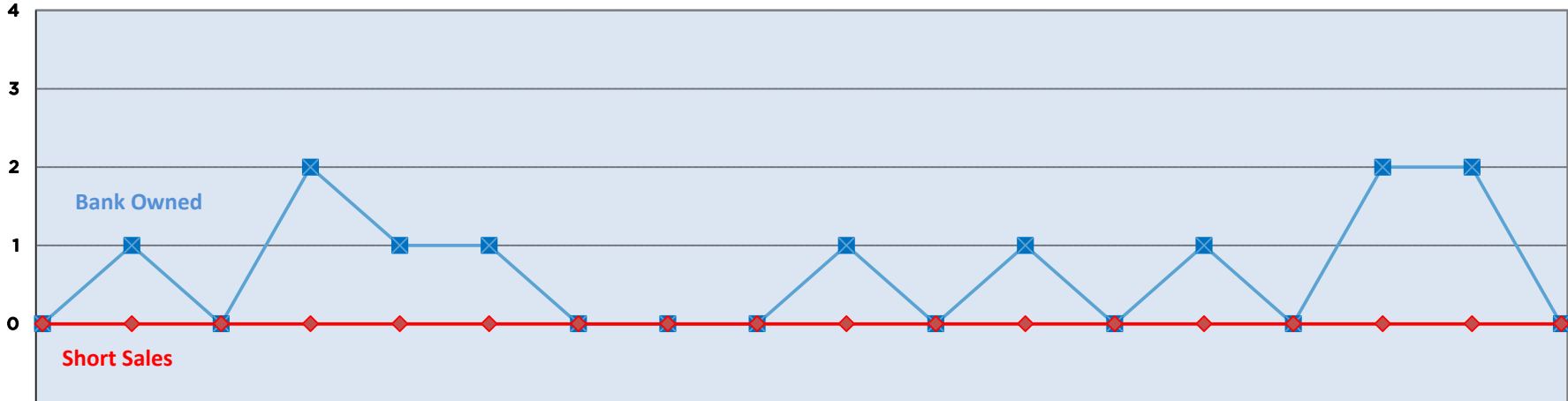
Average Square Feet	1,301	966	1,233	1,566	1,687	2,054	0
---------------------	-------	-----	-------	-------	-------	-------	---

Condos, Townhomes, Villas



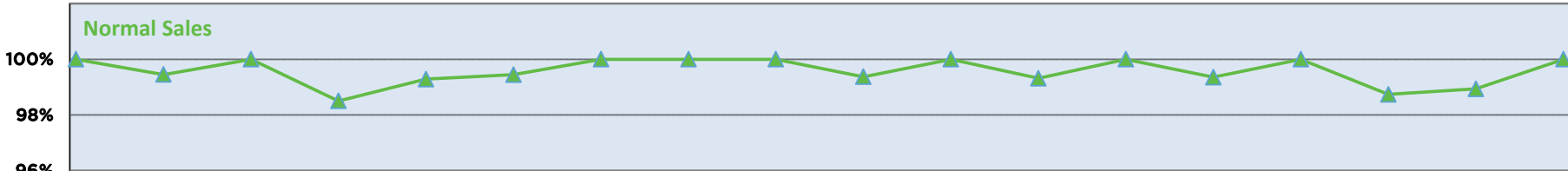
Condos, Townhomes, Villas

Foreclosure Sales

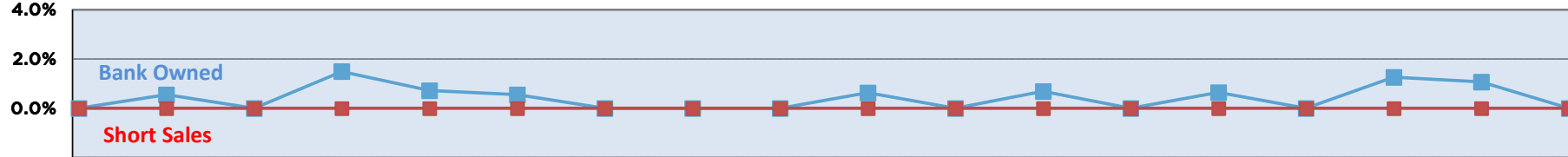


	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18
BO	0	1	0	2	1	1	0	0	0	1	0	1	0	1	0	2	2	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



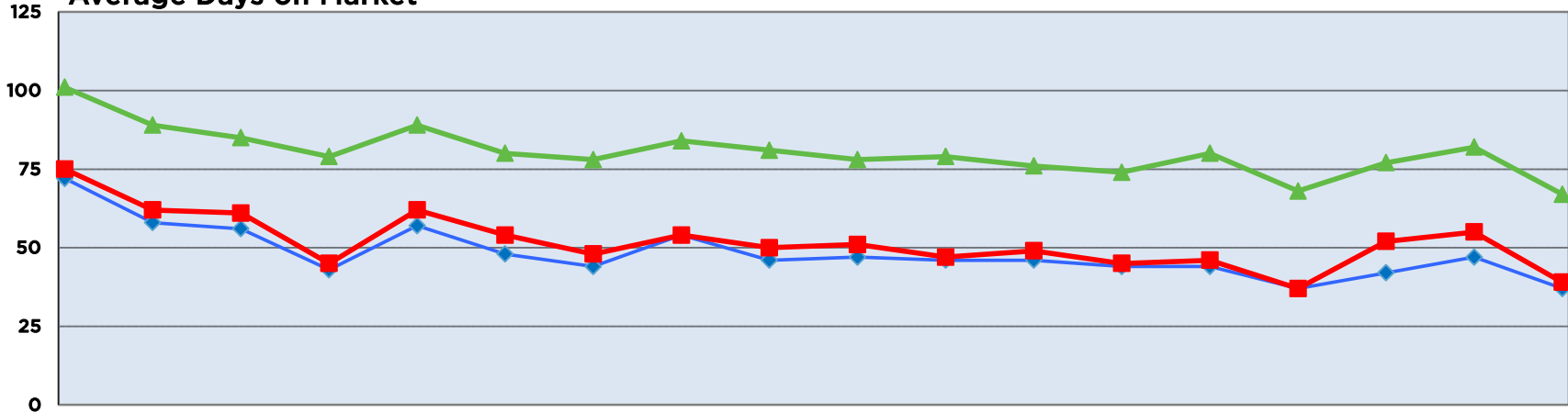
	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18
Normal Sales	100.0%	99.5%	100.0%	98.5%	99.3%	99.4%	100.0%	100.0%	100.0%	99.4%	100.0%	99.3%	100.0%	99.4%	100.0%	98.7%	98.9%	100.0%



	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	6/18
BO	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%	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

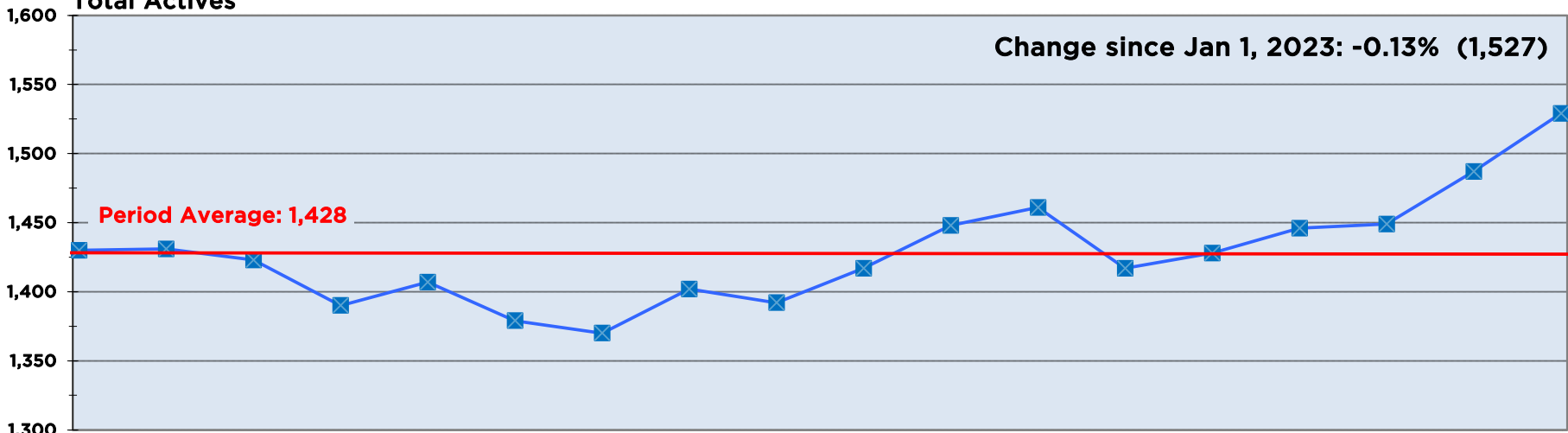
Average Days on Market



	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	6/18
ListToContract	72	58	56	43	57	48	44	54	46	47	46	46	44	44	37	42	47	37
CombDaysOnMkt	75	62	61	45	62	54	48	54	50	51	47	49	45	46	37	52	55	39
ListToClose	101	89	85	79	89	80	78	84	81	78	79	76	74	80	68	77	82	67

Total Actives

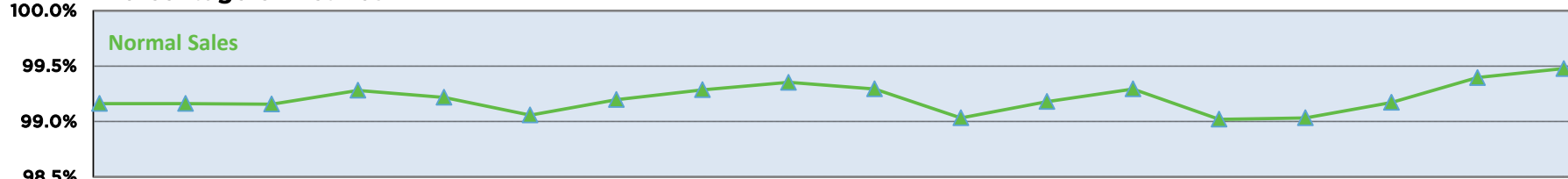
Change since Jan 1, 2023: -0.13% (1,527)



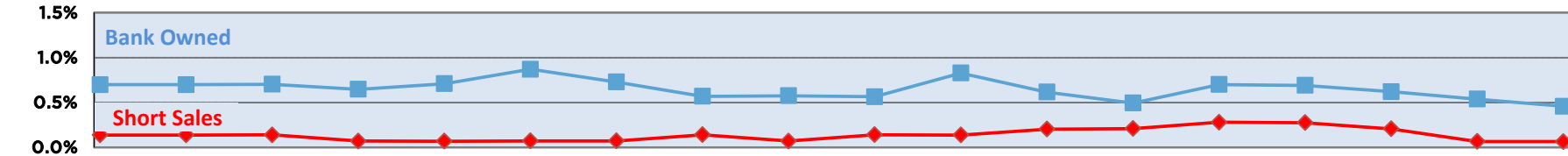
Date	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18
Total Actives	1,430	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529

Condos, Townhomes, Villas

Percentage of Actives

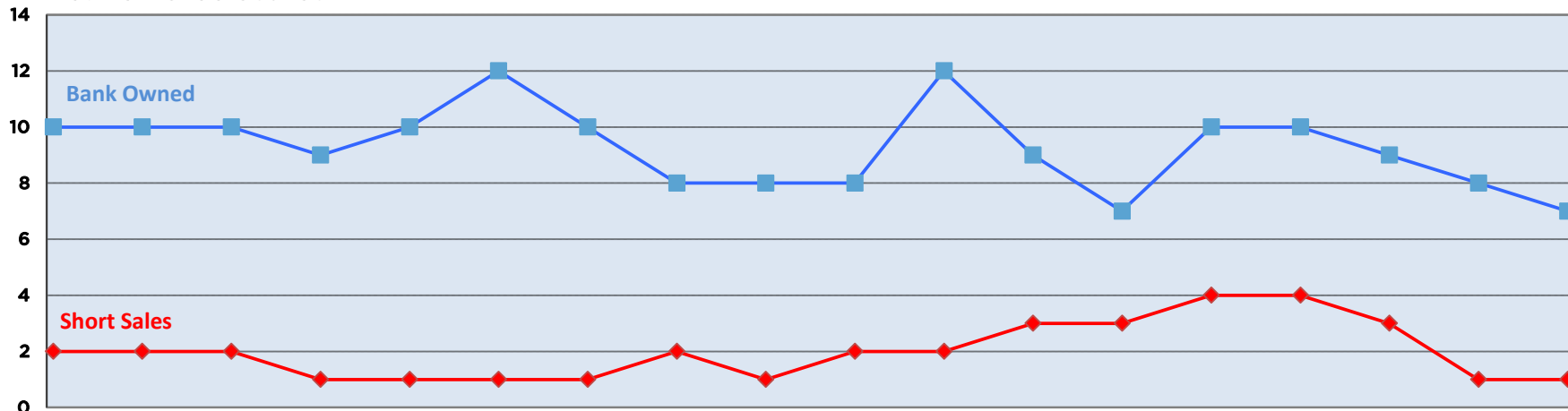


	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18
Normal Sales	99.2%	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%



	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	6/18
BO	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%	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%	0.2%	0.2%	0.3%	0.3%	0.2%	0.1%	0.1%

Active Foreclosures

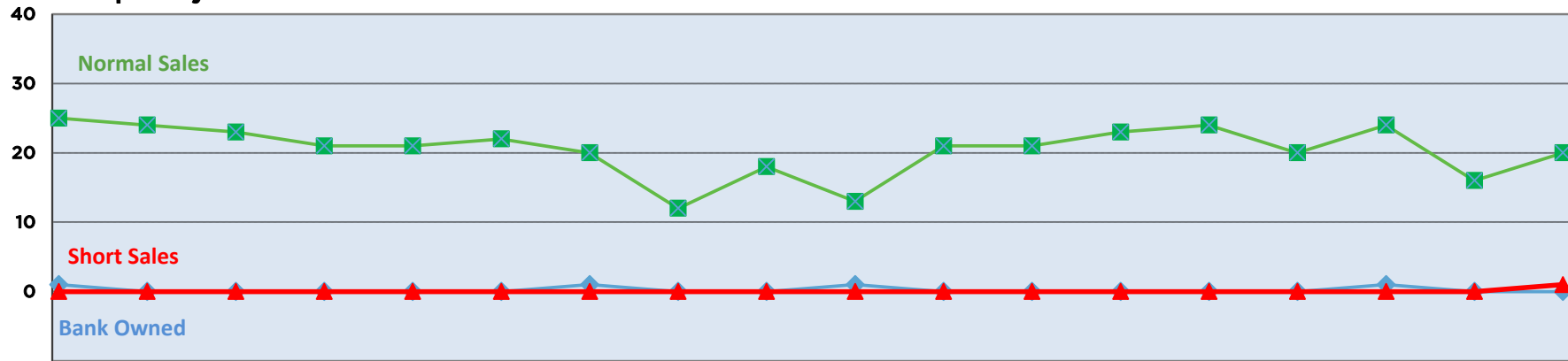


	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18
BO	10	10	10	9	10	12	10	8	8	8	12	9	7	10	10	9	8	7
SS	2	2	2	1	1	1	1	2	1	2	2	3	3	4	4	3	1	1



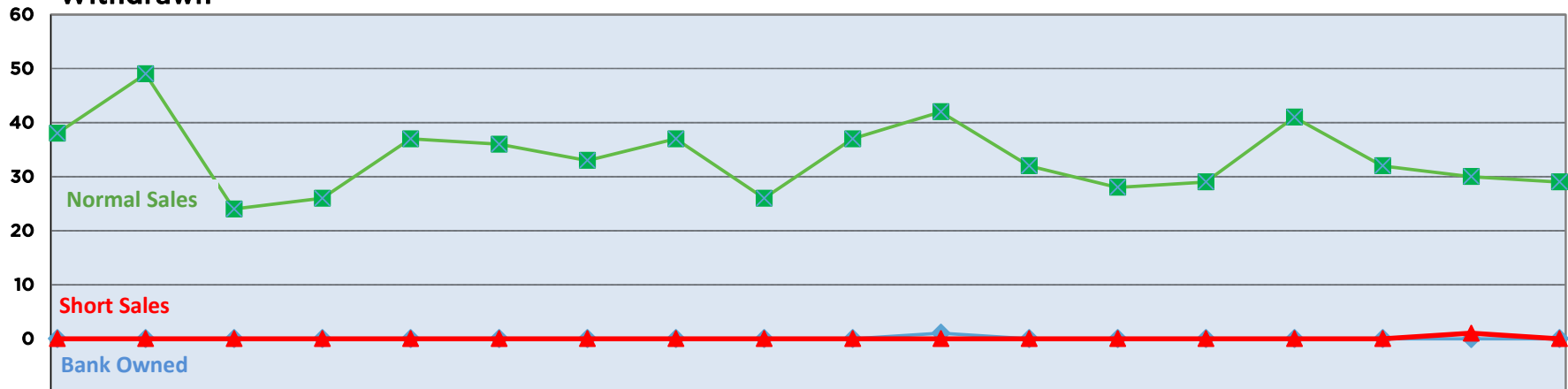
Condos, Townhomes, Villas

Temporary Off Market



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

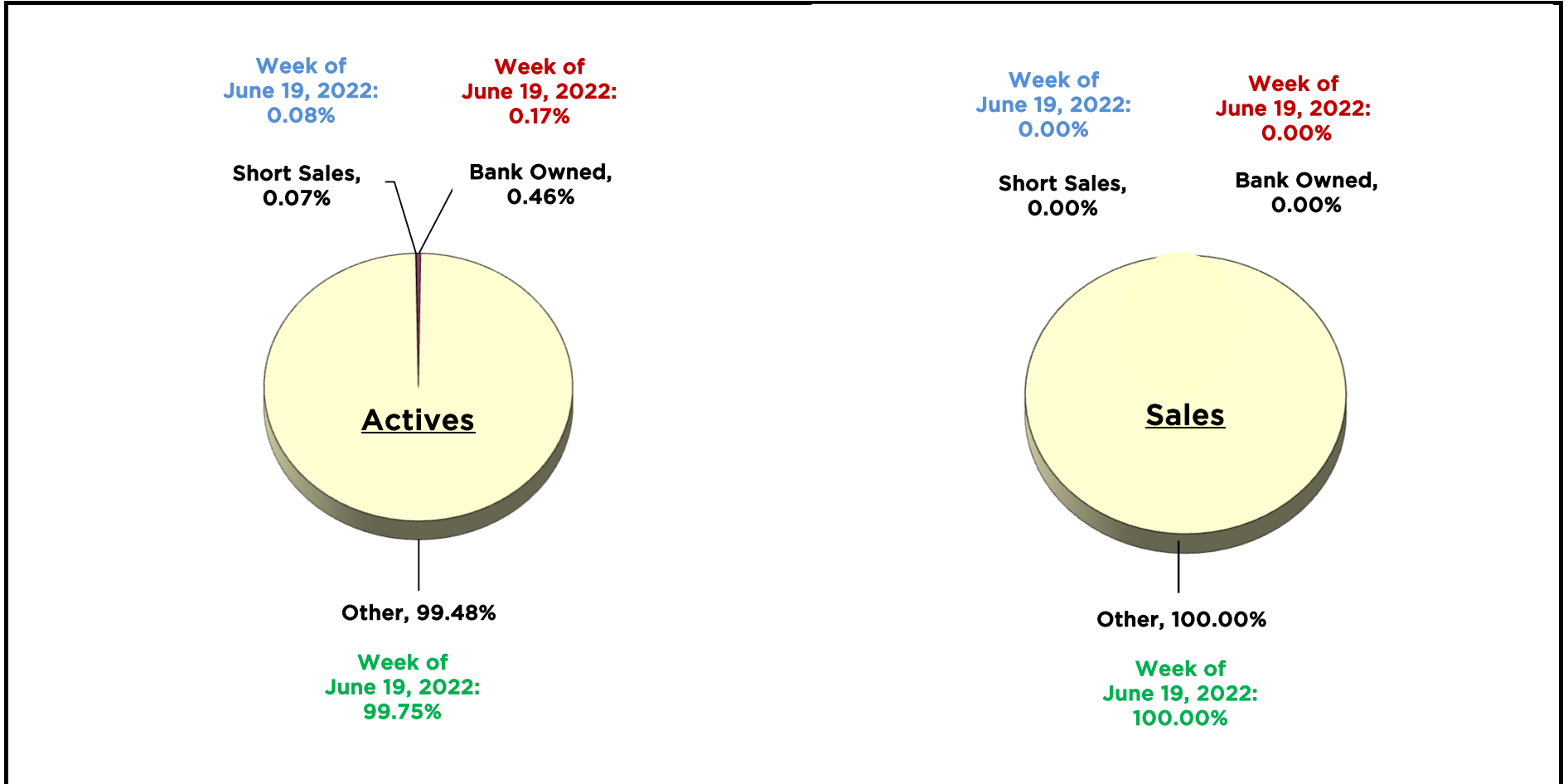
Withdrawn



	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	6/18
Norm	38	49	24	26	37	36	33	37	26	37	42	32	28	29	41	32	30	29
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0



Condos, Townhomes, Villas





Monday Morning Quarterback
06/18/2023 - 06/24/2023
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Villas, or Townhomes available for the Median Price of \$272,375 (± \$500)