



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

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

***Week of June 25, 2023 - July 01, 2023***

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

- Sales of single-family homes increased to 617 during the week of June 25, from 381 the week prior
- The median price of single family homes decreased to \$430,000, a change of -1.1%
- The number of single-family home foreclosure transactions increased to 5 last week, from 2 the week of June 18
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 42, and now sits at 3,911

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

- Sales of condos, townhomes, and villas increased to 199 during the week of June 25, from 142 the week prior
- The median price of condos, townhomes, and villas increased to \$290,000, a change of 6.5%
- 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 increased to 1 from 0 the week prior
- Condo inventory increased by 23, and now sits at 1,552

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

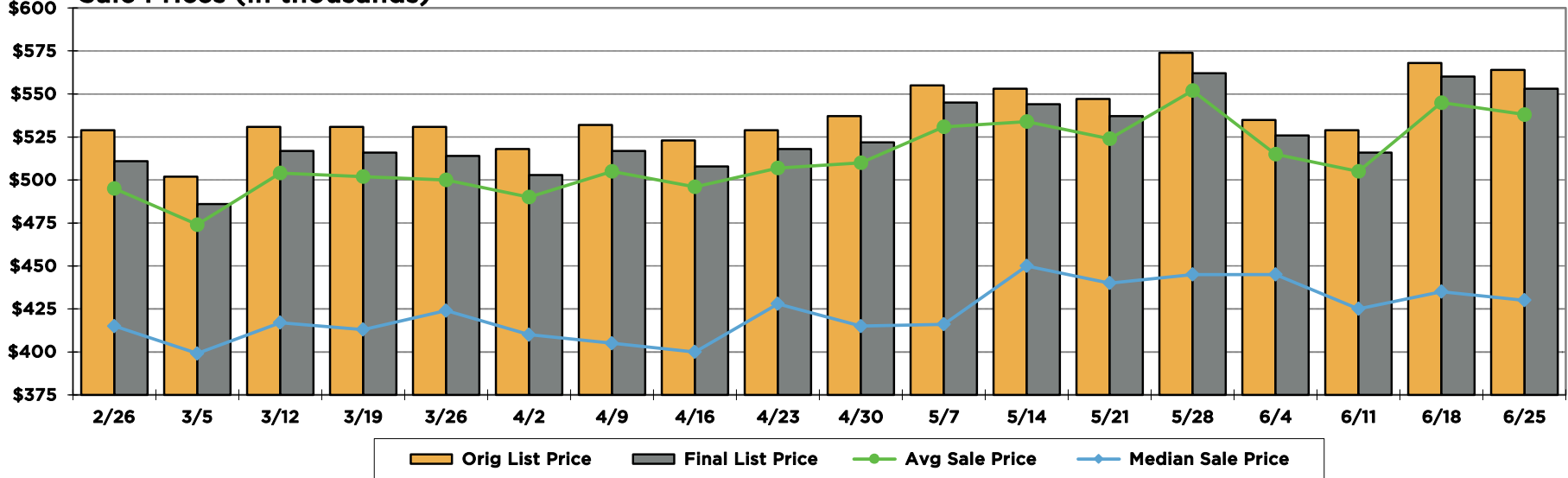
**Monday Morning Quarterback**  
06/25/2023 - 07/01/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

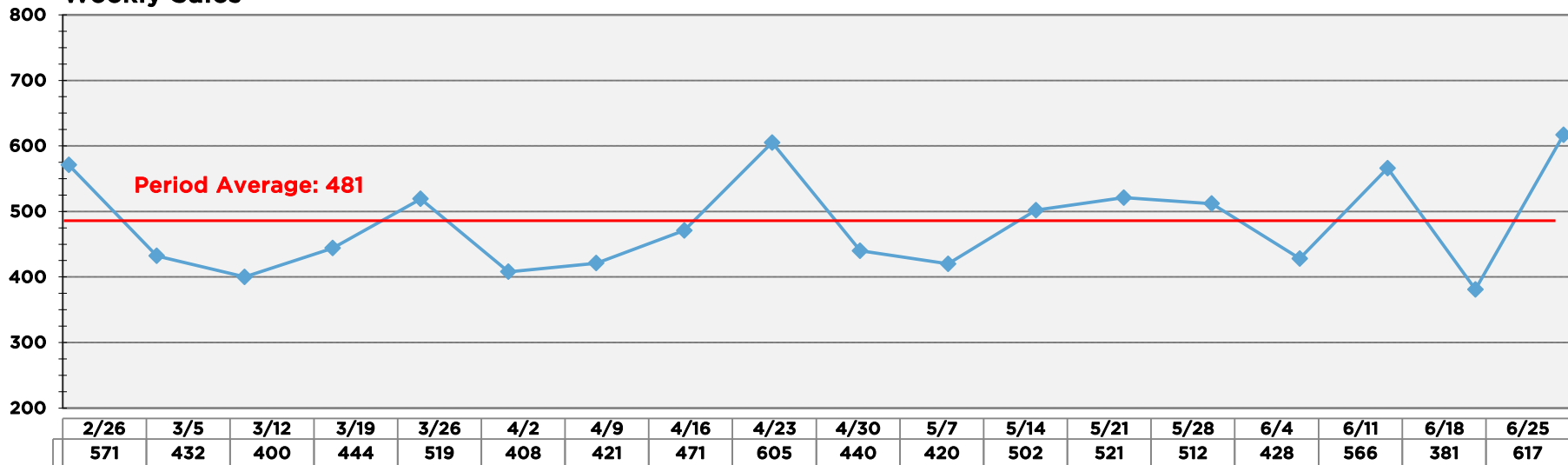
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	617	42	54	159	137	179	46
Bank Owned	5	2	0	3	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	612	40	54	156	137	179	46
<b>Active Listings</b>	3,911	215	206	709	704	1,533	544
Bank Owned	27	5	4	6	3	7	2
Short Sales	4	2	0	0	0	2	0
Other	3,880	208	202	703	701	1,524	542
<b>Months of Inventory</b>	1.46	1.18	0.88	1.03	1.19	1.98	2.73
<b><u>List Price</u></b>							
Average Original List Price	\$564,203	\$206,853	\$287,866	\$366,145	\$456,672	\$656,679	\$1,859,863
Average Final List Price	\$553,180	\$201,284	\$278,969	\$357,833	\$448,180	\$646,926	\$1,819,515
<b><u>Sale Price</u></b>							
Average Price	\$538,396	\$190,825	\$273,941	\$352,012	\$444,158	\$634,709	\$1,716,315
Median Price	\$430,000	\$206,500	\$275,000	\$353,000	\$440,000	\$600,000	\$1,385,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$11,023	-\$5,569	-\$8,897	-\$8,312	-\$8,492	-\$9,753	-\$40,348
Original List to Sale Price - \$	-\$25,807	-\$16,028	-\$13,925	-\$14,133	-\$12,514	-\$21,970	-\$143,548
Final List to Sale Price - \$	-\$14,784	-\$10,459	-\$5,028	-\$5,821	-\$4,022	-\$12,217	-\$103,200
Original List to Sale Price - %	95.43%	92.25%	95.16%	96.14%	97.26%	96.65%	92.28%
Final List to Sale Price - %	97.33%	94.80%	98.20%	98.37%	99.10%	98.11%	94.33%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	43	46	55	38	36	43	62
Combined Avg Days to Contract	48	50	55	39	44	51	67
Avg Days Listing to Closing	79	83	93	73	69	81	100
Avg Days Contract to Close	36	37	38	35	34	38	39
<b><u>Beds / Baths</u></b>							
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
<b><u>Square Footage</u></b>							
Average Square Feet	2,159	1,167	1,424	1,604	1,941	2,706	4,371

**Single Family Homes**

**Sale Prices (in thousands)**



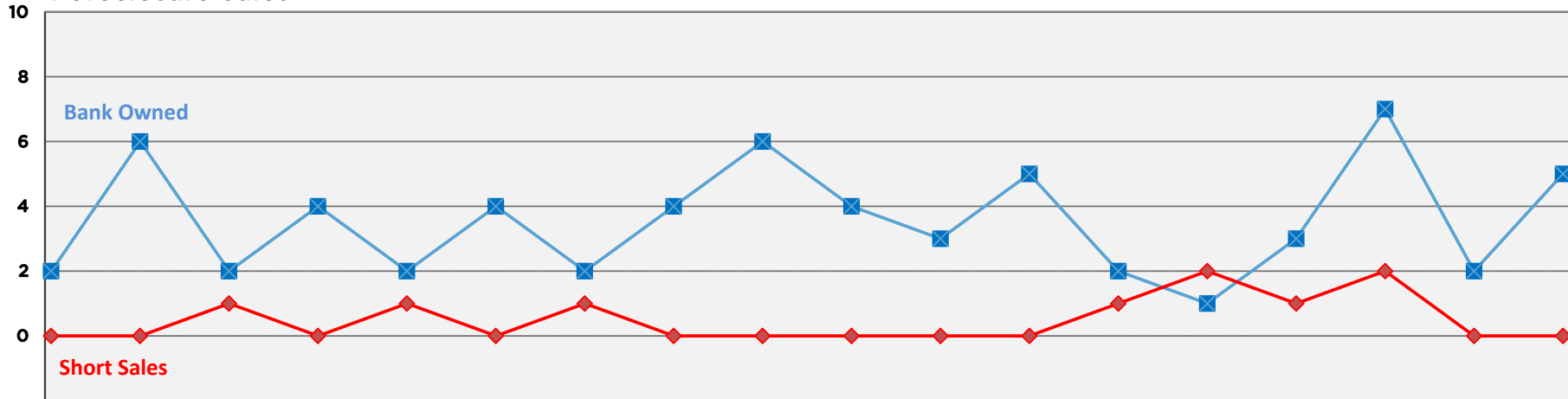
**Weekly Sales**





**Single Family Homes**

**Foreclosure Sales**

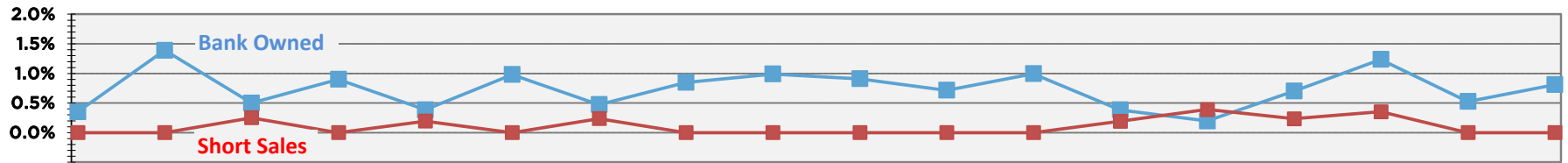


BO	2	6	2	4	2	4	2	4	6	4	3	5	2	1	3	7	2	5
SS	0	0	1	0	1	0	1	0	0	0	0	0	1	2	1	2	0	0

**Percentage of Sales**



Normal Sales	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%	99.2%
--------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

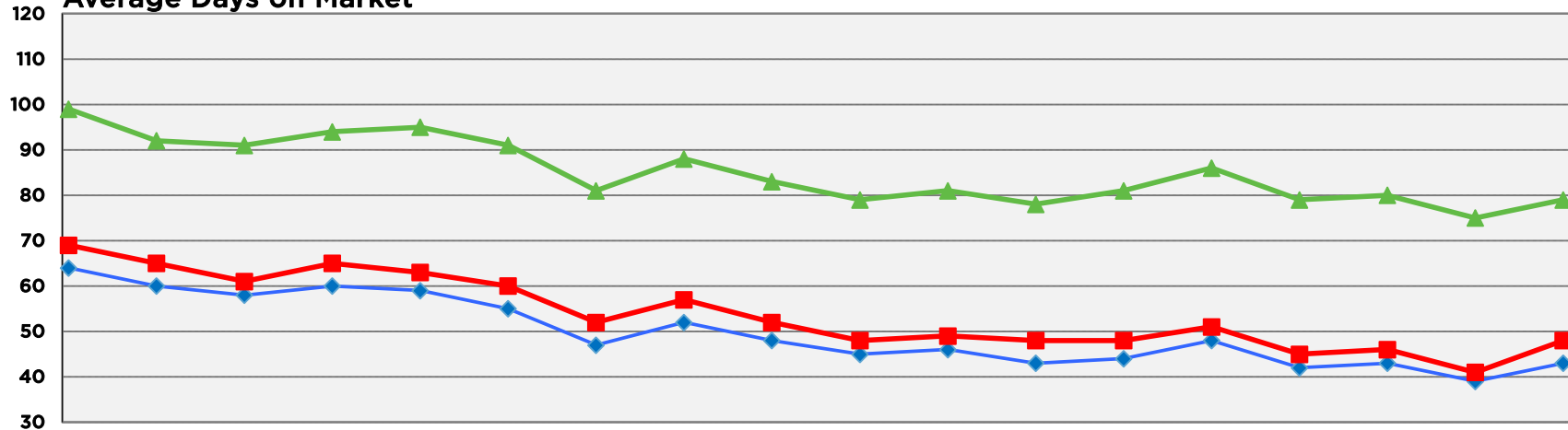


BO	0.4%	1.4%	0.5%	0.9%	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%
SS	0.0%	0.0%	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%



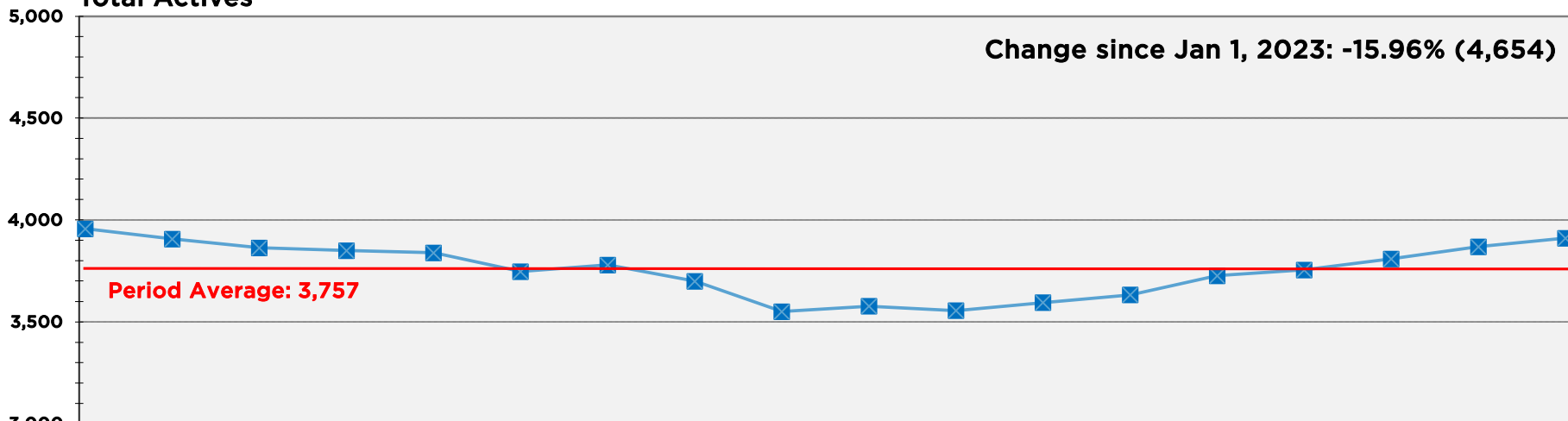
**Single Family Homes**

**Average Days on Market**



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

**Total Actives**

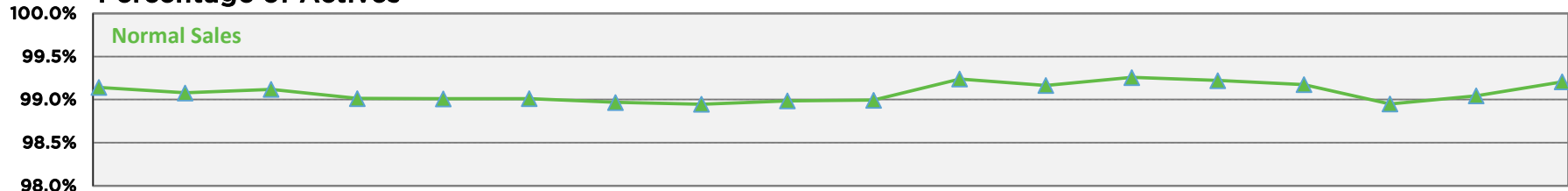


	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25
	3,957	3,906	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726	3,755	3,809	3,869	3,911

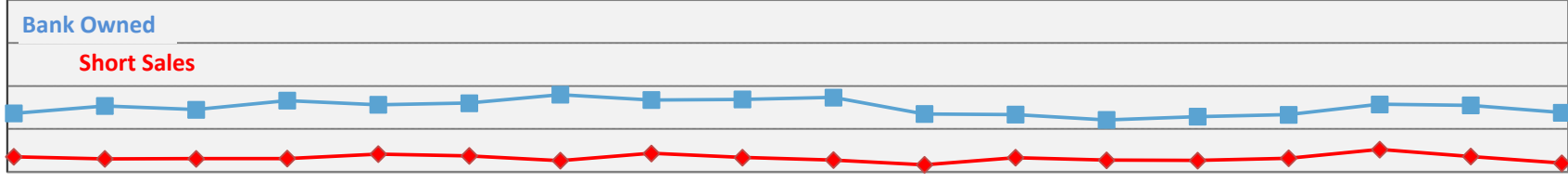


**Single Family Homes**

**Percentage of Actives**

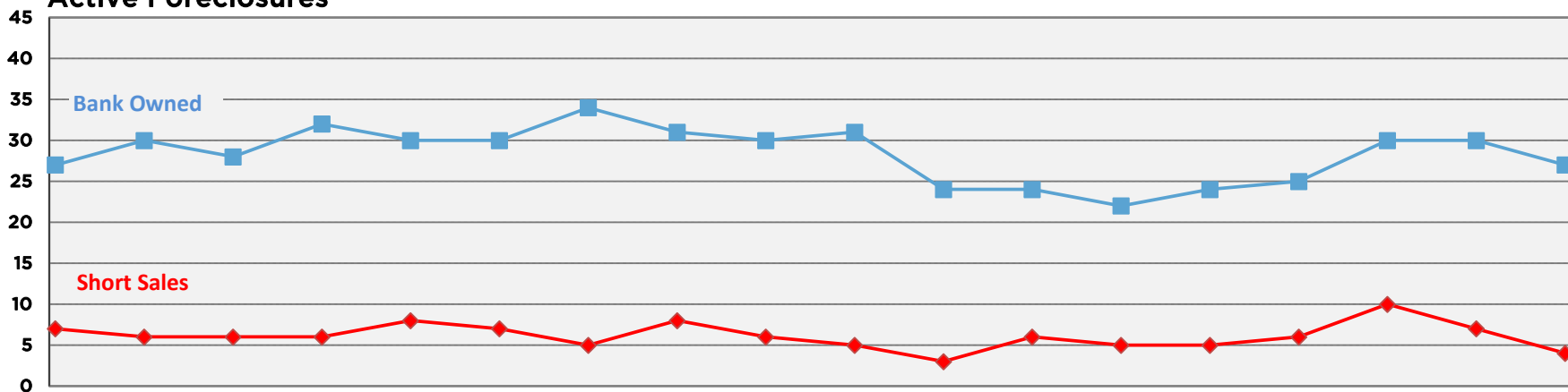


	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25
	99.14%	99.08%	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%



	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	6/25
BO	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%	0.69%
SS	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%	0.10%

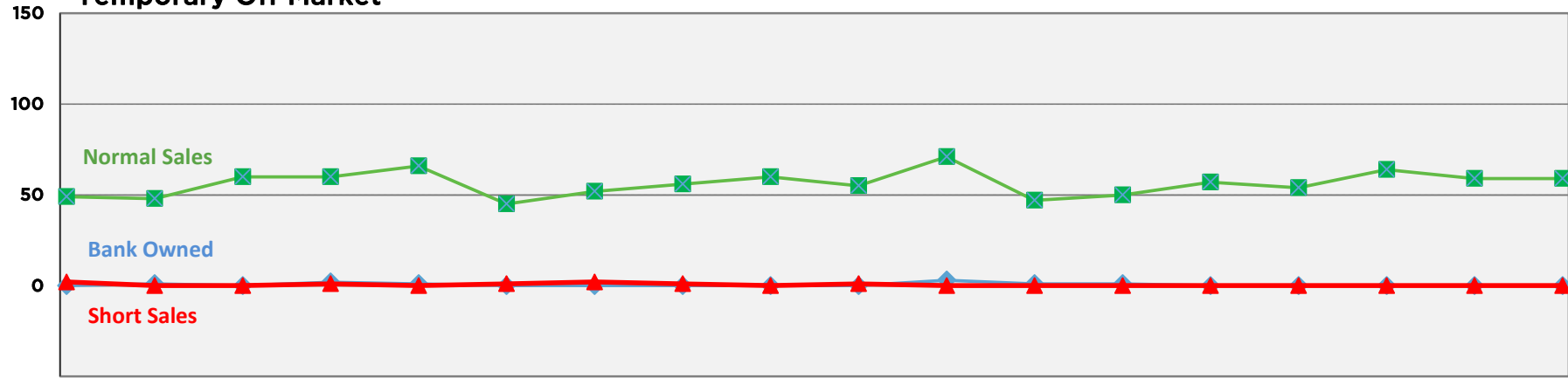
**Active Foreclosures**



	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	6/25
BO	27	30	28	32	30	30	34	31	30	31	24	24	22	24	25	30	30	27
SS	7	6	6	6	8	7	5	8	6	5	3	6	5	5	6	10	7	4

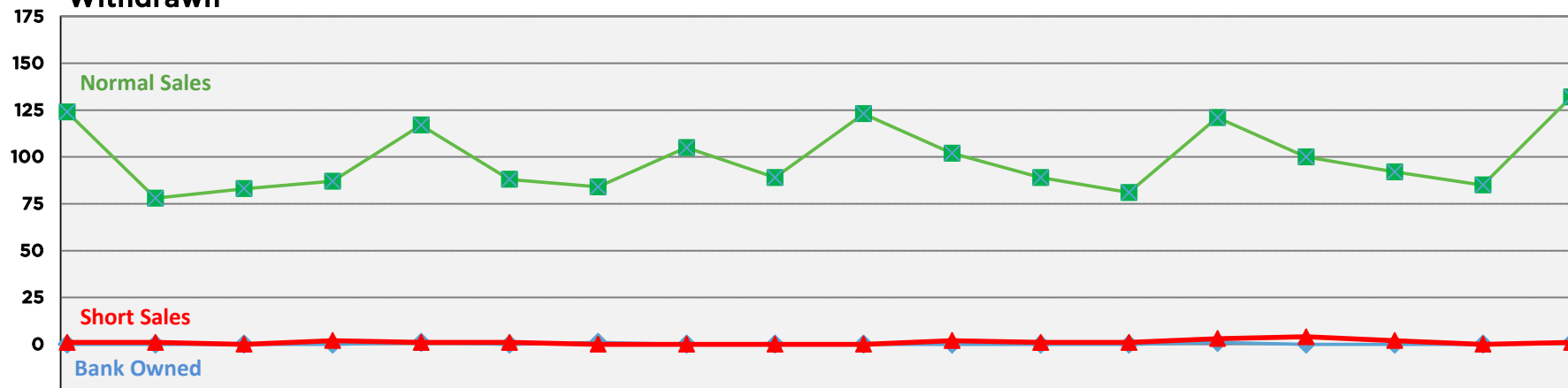
### Single Family Homes

#### Temporary Off Market



	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	6/25
Norm	49	48	60	60	66	45	52	56	60	55	71	47	50	57	54	64	59	59
BO	0	1	0	2	1	0	0	0	0	0	3	1	1	0	0	0	0	0
SS	2	0	0	1	0	1	2	1	0	1	0	0	0	0	0	0	0	0

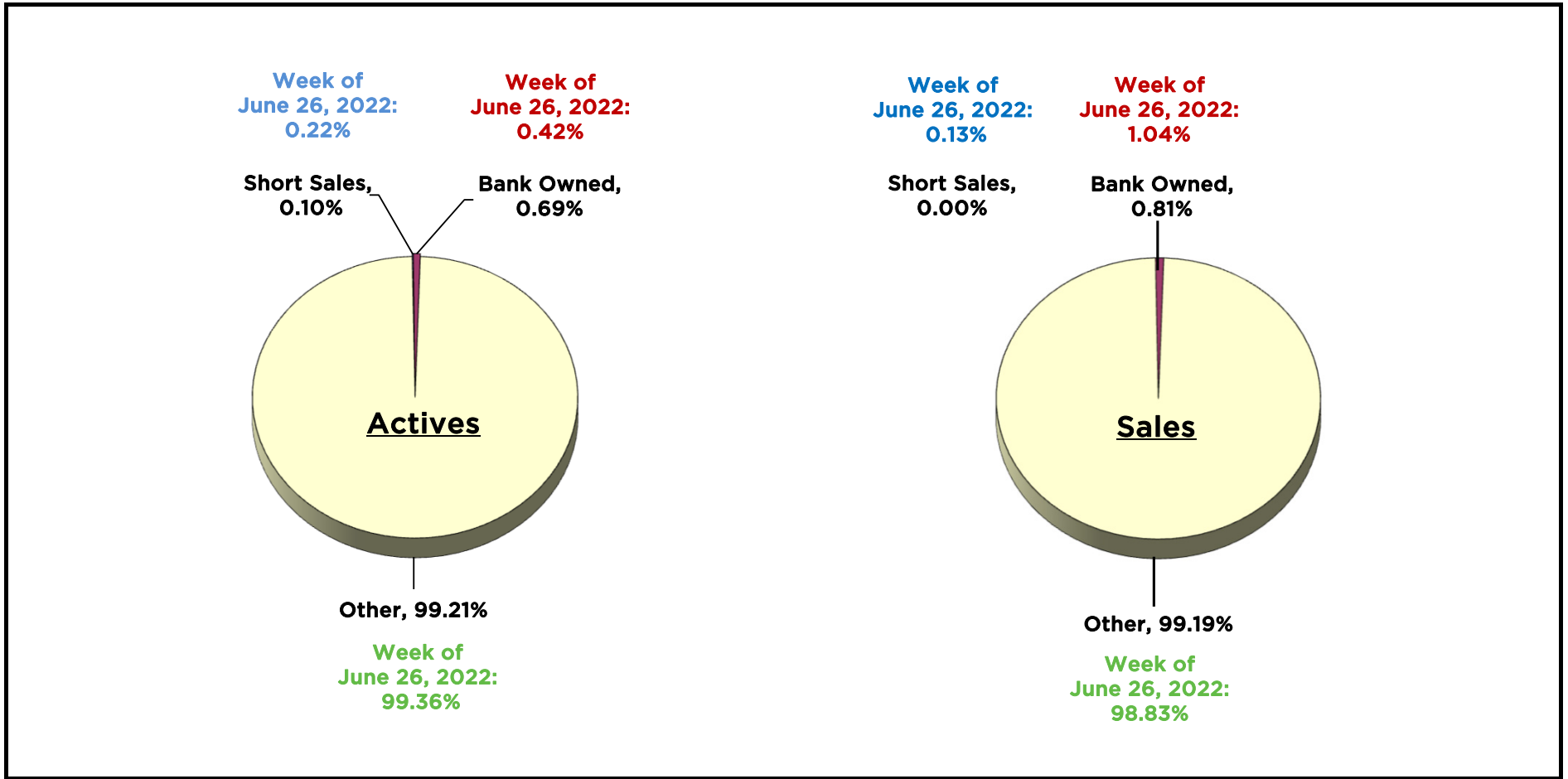
#### Withdrawn



	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	6/25
Norm	124	78	83	87	117	88	84	105	89	123	102	89	81	121	100	92	85	132
BO	0	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	0	1
SS	1	1	0	2	1	1	0	0	0	0	2	1	1	3	4	2	0	1



### Single Family Homes



**Monday Morning Quarterback**  
06/25/2023 - 07/01/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 22 Single Family Homes available for the Median Price of \$430,000 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>4</b>	<b>\$429,963</b>	<b>3.8</b>	<b>2.0</b>	<b>1,911</b>	<b>\$224.99</b>
Casselberry	32707	1	\$429,900	4.0	2.0	1,959	\$219.45
Lake Mary / Heathrow	32746	1	\$429,950	4.0	2.0	2,125	\$202.33
Sanford / Lake Forest	32771	2	\$430,000	3.5	2.0	1,780	\$241.57
<b>Orange County</b>		<b>5</b>	<b>\$429,980</b>	<b>3.0</b>	<b>2.0</b>	<b>1,723</b>	<b>\$249.55</b>
Delaney / Crystal Lake	32806	1	\$429,900	3.0	2.0	1,711	\$251.26
Union Park	32817	1	\$430,000	3.0	2.0	2,100	\$204.76
Ventura	32822	1	\$430,000	3.0	2.0	1,800	\$238.89
Rio Pinar / Union Park	32825	1	\$430,000	3.0	2.0	1,307	\$329.00
Waterford Lakes	32828	1	\$430,000	3.0	2.0	1,697	\$253.39
<b>Osceola County</b>		<b>8</b>	<b>\$429,962</b>	<b>3.6</b>	<b>2.0</b>	<b>2,138</b>	<b>\$201.14</b>
Kissimmee (West) / Pleasant Hill	34746	4	\$429,949	3.8	2.0	2,253	\$190.83
Kissimmee / Poinciana	34758	1	\$430,000	4.0	2.0	2,156	\$199.44
St Cloud	34769	1	\$430,000	3.0	2.0	1,987	\$216.41
St Cloud / Narcoossee	34771	2	\$429,950	3.5	2.0	1,973	\$217.92
<b>Lake County</b>		<b>5</b>	<b>\$429,880</b>	<b>3.4</b>	<b>2.0</b>	<b>2,045</b>	<b>\$210.17</b>
Lady Lake / The Villages	32159	1	\$429,500	3.0	2.0	1,719	\$249.85
Mount Dora	32757	1	\$429,900	3.0	1.0	2,133	\$201.55
Minneola	34715	1	\$430,000	3.0	2.0	1,538	\$279.58
Groveland	34736	2	\$430,000	4.0	2.5	2,419	\$177.80

**Monday Morning Quarterback**  
06/25/2023 - 07/01/2023  
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>199</b>	81	21	56	25	16	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	196	79	21	55	25	16	0
<b>Active Listings</b>	<b>1,552</b>	447	210	434	240	207	14
Bank Owned	9	5	2	1	1	0	0
Short Sales	2	0	1	0	1	0	0
Other	1,541	442	207	433	238	207	14
<b>Months of Inventory</b>	<b>1.80</b>	1.27	2.31	1.79	2.22	2.99	0.00

**List Price**

Average Original List Price	\$315,464	\$192,224	\$273,045	\$351,224	\$448,164	\$662,538	\$0
Average Final List Price	\$311,795	\$188,449	\$275,192	\$345,963	\$441,724	\$661,669	\$0

**Sale Price**

Average Price	\$306,476	\$183,594	\$271,478	\$339,992	\$436,270	\$654,386	\$0
Median Price	\$290,000	\$185,000	\$269,900	\$335,167	\$435,000	\$596,000	\$0

**Price Differences**

Original to Final List Price	-\$3,669	-\$3,775	\$2,147	-\$5,261	-\$6,440	-\$869	\$0
Original List to Sale Price - \$	-\$8,988	-\$8,630	-\$1,567	-\$11,232	-\$11,894	-\$8,152	\$0
Final List to Sale Price - \$	-\$5,319	-\$4,855	-\$3,714	-\$5,971	-\$5,454	-\$7,283	\$0
Original List to Sale Price - %	97.15%	95.51%	99.43%	96.80%	97.35%	98.77%	0.00%
Final List to Sale Price - %	98.29%	97.42%	98.65%	98.27%	98.77%	98.90%	0.00%

**Days on the Market**

Avg Days Listing to Contract	42	46	42	40	36	37	0
Combined Avg Days to Contract	43	46	42	41	38	37	0
Avg Days Listing to Closing	75	75	77	75	71	73	0
Avg Days Contract to Close	33	29.45679012	34.571429	34.946429	34.8	35.25	0

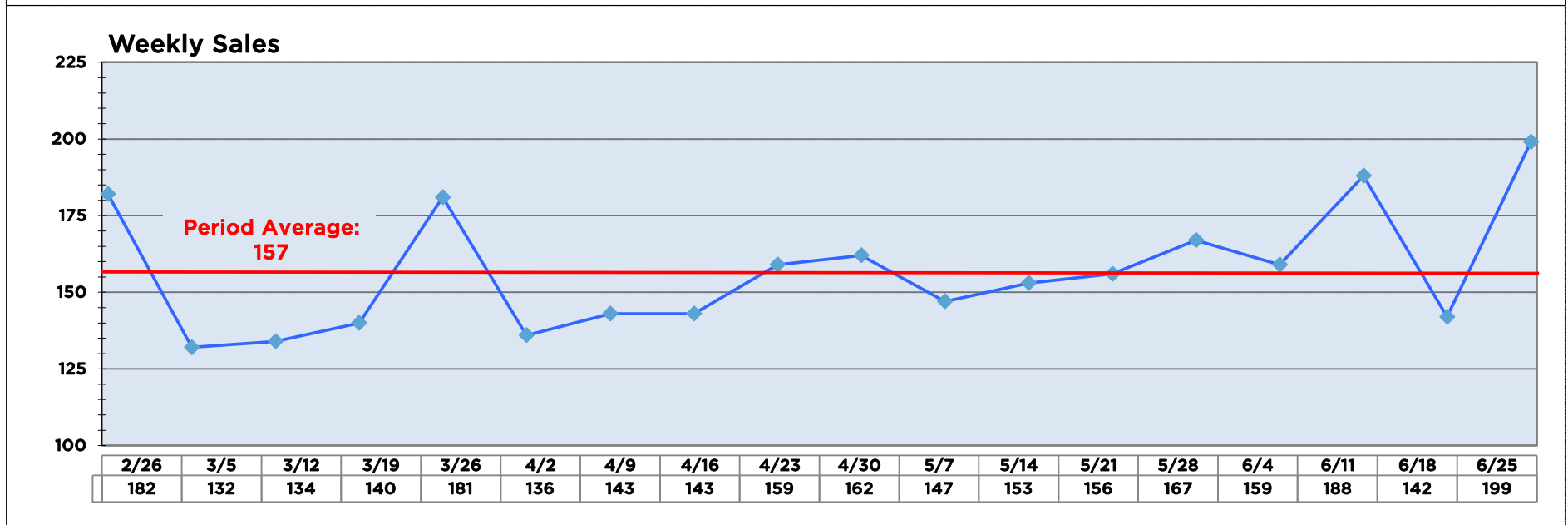
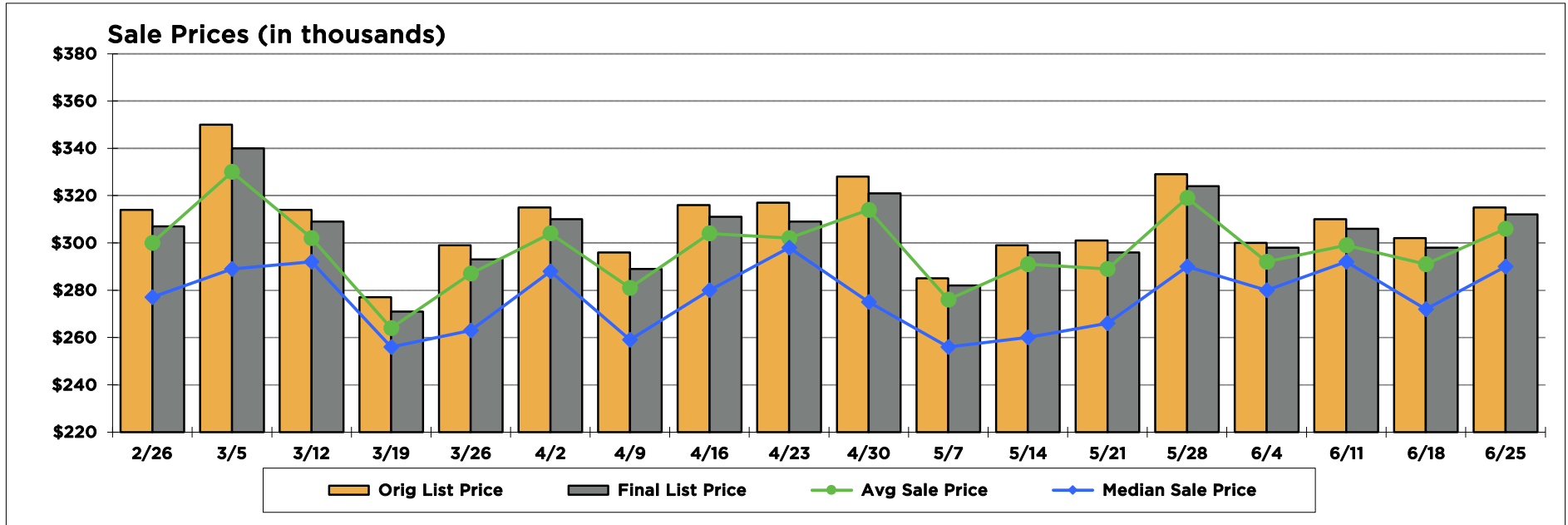
**Beds / Baths**

Average Bedrooms	2	2	2	3	3	3	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	1,346	956	1,234	1,538	1,777	2,122	0
---------------------	-------	-----	-------	-------	-------	-------	---

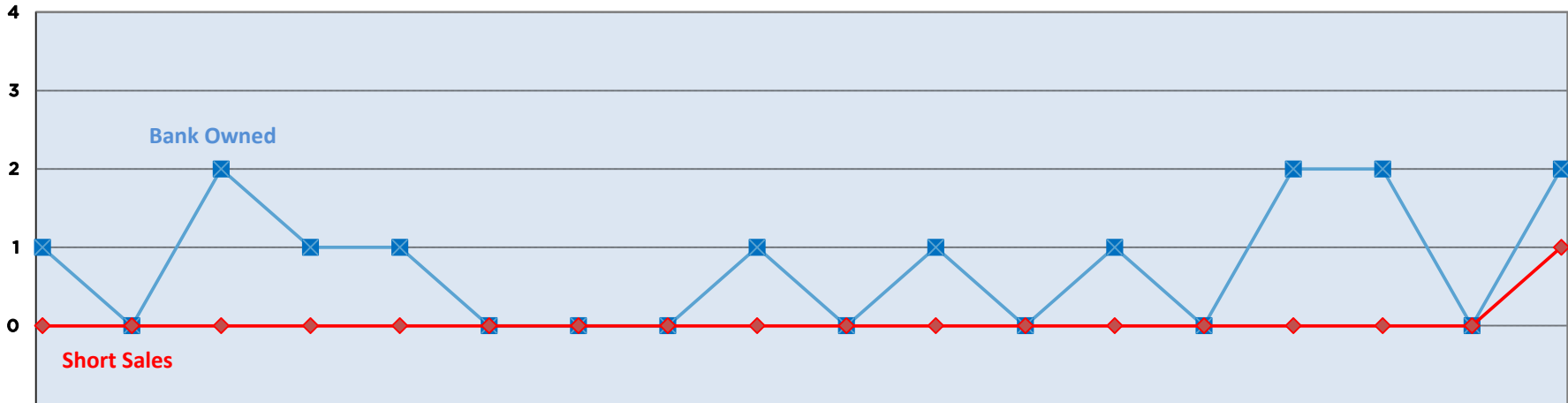
**Condos, Townhomes, Villas**





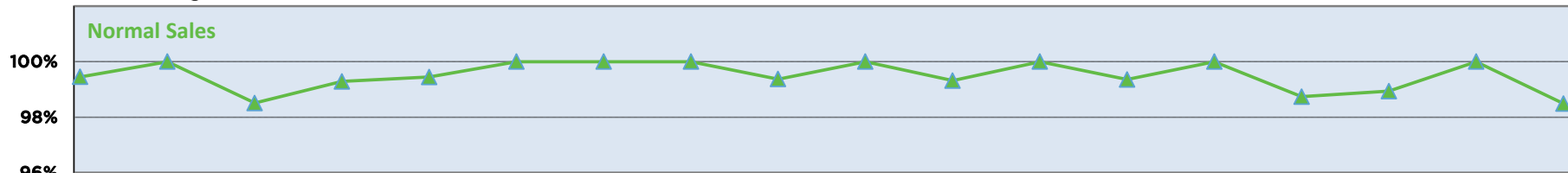
**Condos, Townhomes, Villas**

**Foreclosure Sales**

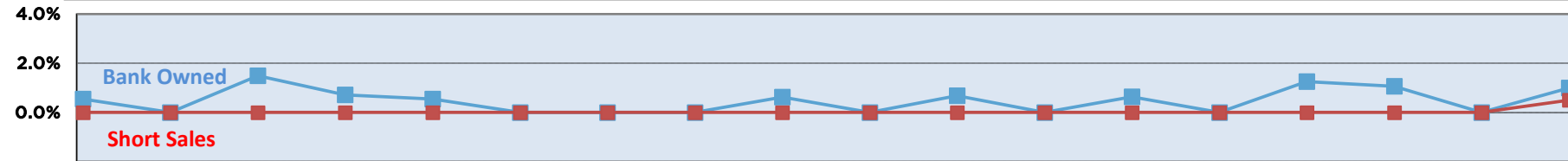


	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25
BO	1	0	2	1	1	0	0	0	1	0	1	0	1	0	2	2	0	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

**Percentage of Sales**



	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	6/25
Normal Sales	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%	98.5%

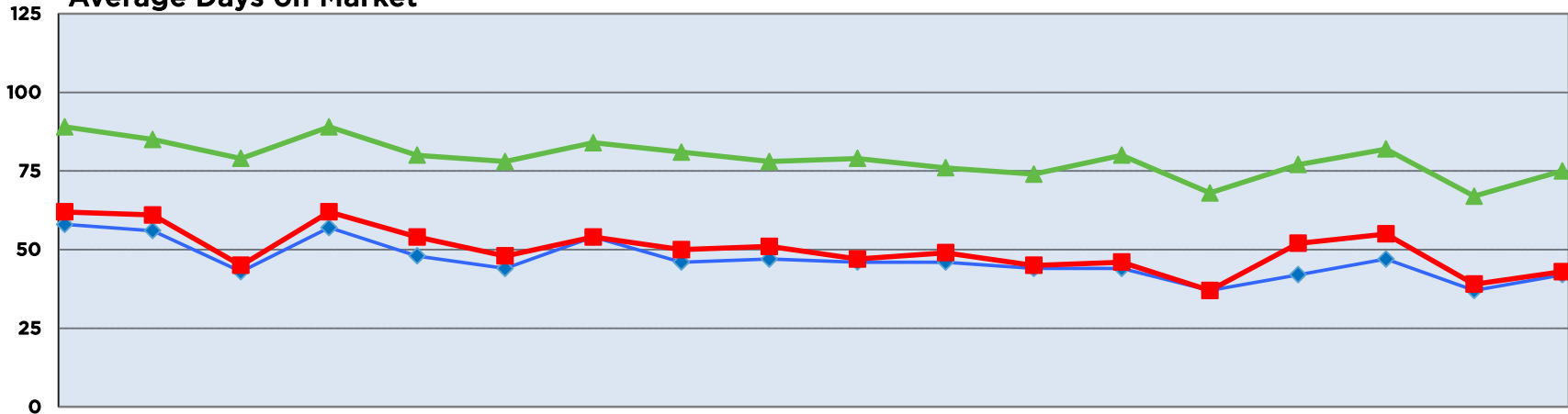


	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25
BO	0.5%	0.0%	1.5%	0.7%	0.6%	0.0%	0.0%	0.0%	0.6%	0.0%	0.7%	0.0%	0.6%	0.0%	1.3%	1.1%	0.0%	1.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%



**Condos, Townhomes, Villas**

**Average Days on Market**

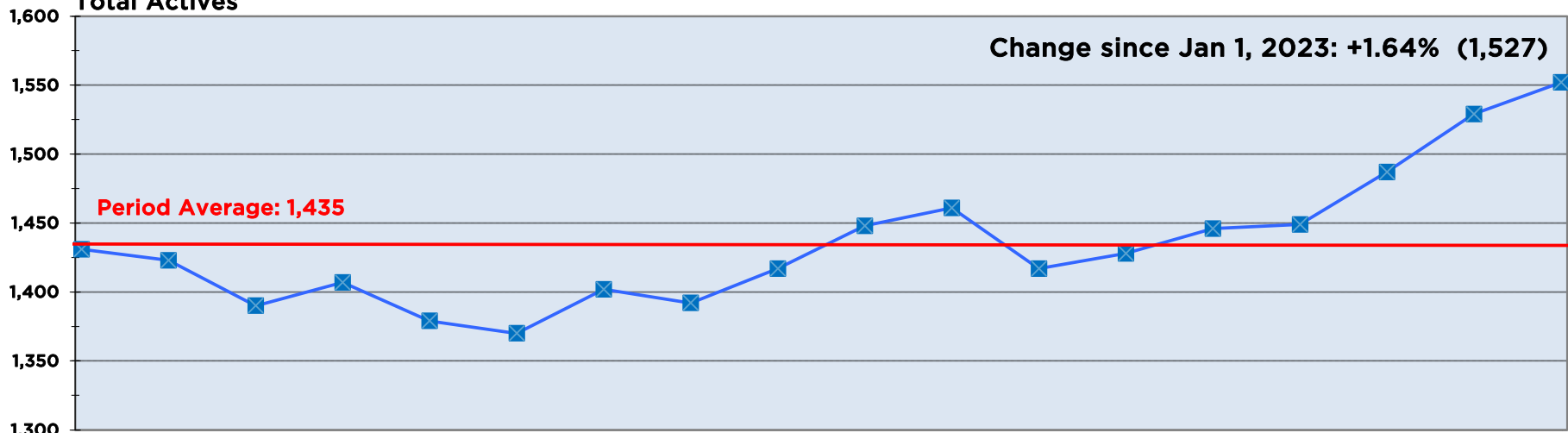


	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25
ListToContract	58	56	43	57	48	44	54	46	47	46	46	44	44	37	42	47	37	42
CombDaysOnMkt	62	61	45	62	54	48	54	50	51	47	49	45	46	37	52	55	39	43
ListToClose	89	85	79	89	80	78	84	81	78	79	76	74	80	68	77	82	67	75

**Total Actives**

Change since Jan 1, 2023: +1.64% (1,527)

Period Average: 1,435

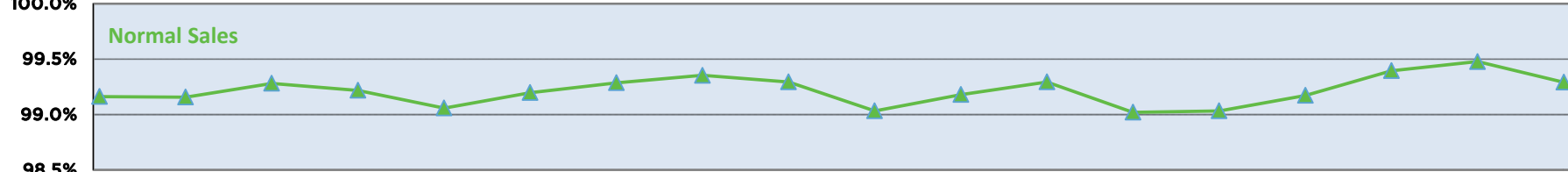


	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25
Total Actives	1,431	1,423	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552

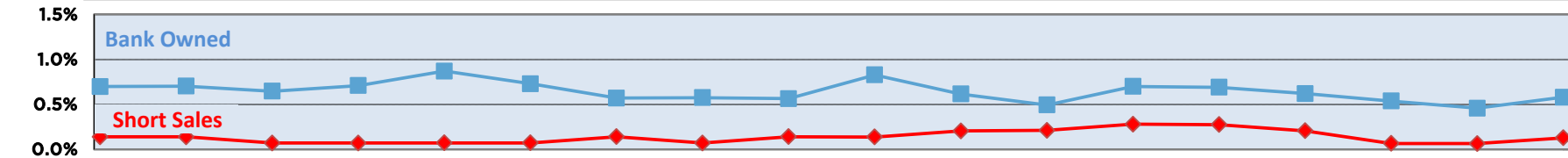


**Condos, Townhomes, Villas**

**Percentage of Actives**

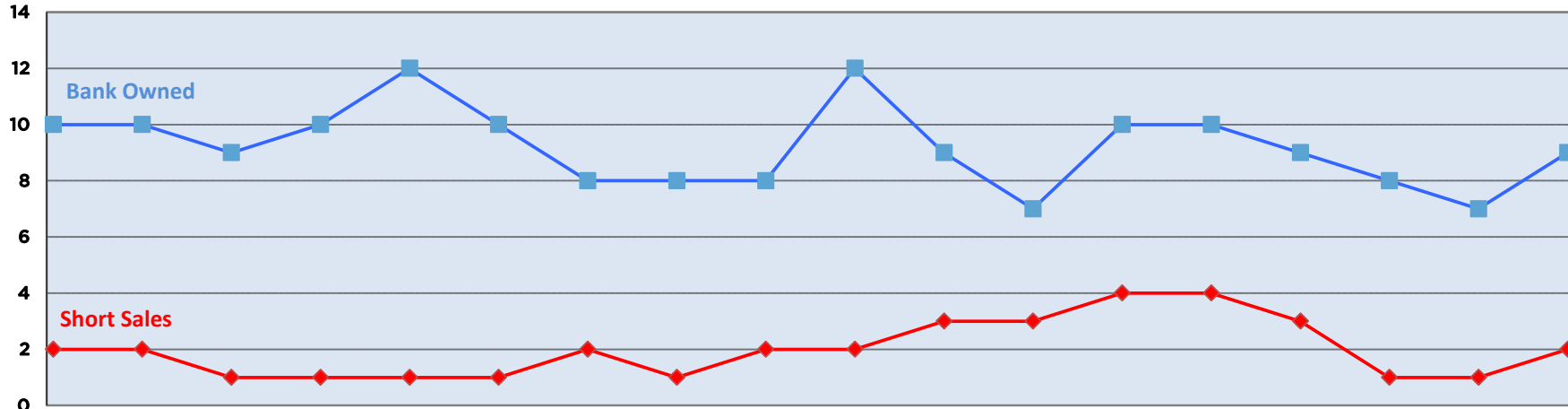


	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25
Normal Sales	99.2%	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%



	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	6/25
BO	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%	0.6%
SS	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%	0.1%

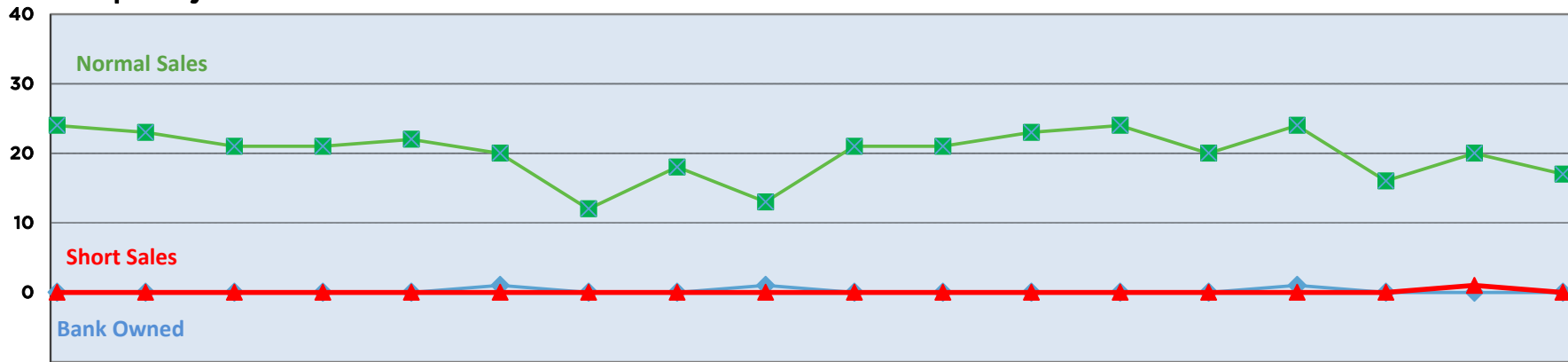
**Active Foreclosures**



	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	6/25
BO	10	10	9	10	12	10	8	8	8	12	9	7	10	10	9	8	7	9
SS	2	2	1	1	1	1	2	1	2	2	3	3	4	4	3	1	1	2

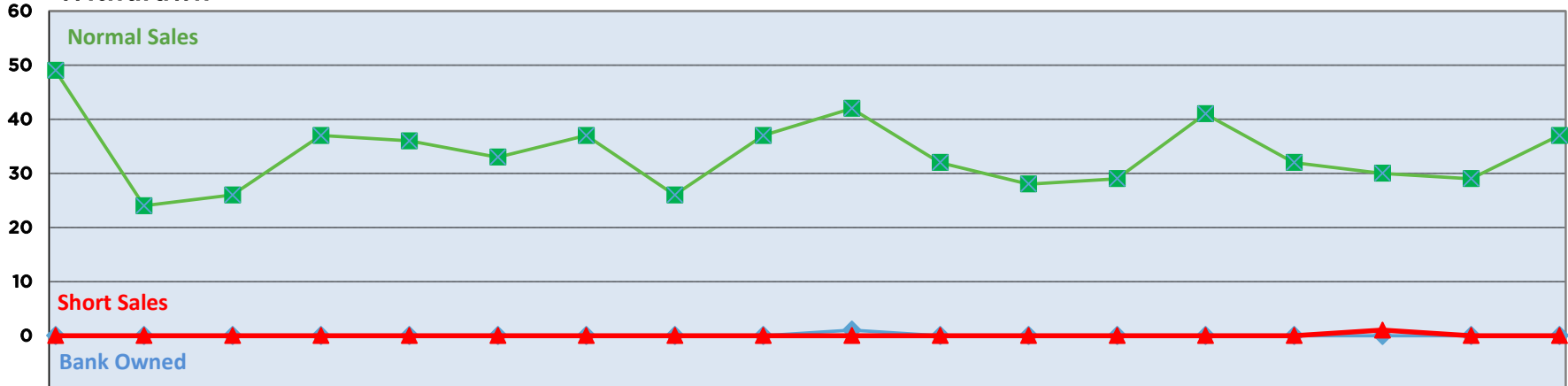
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	6/25
Norm	24	23	21	21	22	20	12	18	13	21	21	23	24	20	24	16	20	17
BO	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0

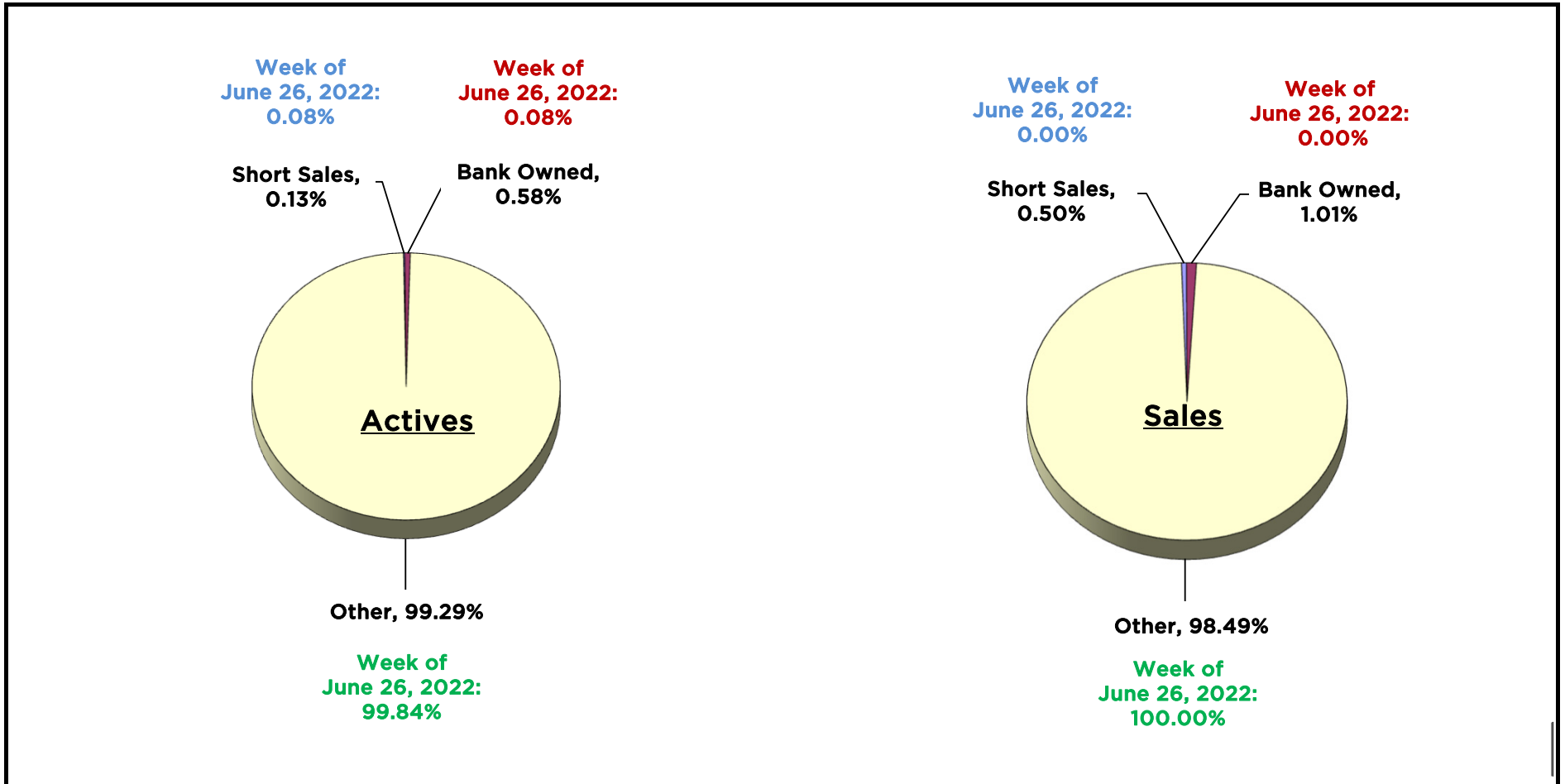
**Withdrawn**



	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	6/25
Norm	49	24	26	37	36	33	37	26	37	42	32	28	29	41	32	30	29	37
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/25/2023 - 07/01/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 10 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>
<b>Seminole County</b>		<b>1</b>	<b>\$289,900</b>	<b>3.0</b>	<b>2.0</b>	<b>1,455</b>	<b>\$199.24</b>
Lake Mary / Heathrow	32746	1	\$289,900	3.0	2.0	1,455	\$199.24
<b>Orange County</b>		<b>3</b>	<b>\$289,933</b>	<b>3.0</b>	<b>2.0</b>	<b>1,318</b>	<b>\$220.04</b>
Williamsburg / Lake Bryan	32821	2	\$289,950	3.0	2.0	1,276	\$227.23
Ocoee	34761	1	\$289,900	3.0	2.0	1,401	\$206.92
<b>Osceola County</b>		<b>6</b>	<b>\$289,942</b>	<b>2.7</b>	<b>2.0</b>	<b>1,508</b>	<b>\$192.29</b>
Davenport	33896	1	\$289,900	2.0	2.0	1,409	\$205.75
Kissimmee (East)	34744	1	\$289,900	2.0	2.0	1,306	\$221.98
Kissimmee / Celebration	34747	3	\$289,950	3.0	2.0	1,581	\$183.36
St Cloud	34769	1	\$290,000	3.0	2.0	1,588	\$182.62