ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback Summary

Week of July 02, 2023 - July 08, 2023

Single-family existing homes

- Sales of single-family homes decreased to 348 during the week of July 02, from 617 the week prior
- The median price of single family homes increased to $439,944, a change of 2.3%
- The number of single-family home foreclosure transactions remains constant at 5
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 91, and now sits at 4,002

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 106 during the week of July 02, from 199 the week prior
- The median price of condos, townhomes, and villas increased to $304,000, a change of 4.8%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 2
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 46, and now sits at 1,598

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

ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

07/02/2023 - 07/08/2023

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	348	27	29	84	78	120	10
Bank Owned	5	0	1	3	0	1	0
Short Sales	1	0	0	0	1	0	0
Other	342	27	28	81	77	119	10
Active Listings	4,002	231	220	706	725	1,567	553
Bank Owned	29	6	4	7	3	7	2
Short Sales	3	2	0	0	0	1	0
Other	3,970	223	216	699	722	1,559	551
Months of Inventory	2.65	1.97	1.75	1.94	2.15	3.01	12.76
List Price							
Average Original List Price	$510,977	$194,603	$289,776	$355,499	$462,068	$676,410	$1,708,980
Average Final List Price	$500,041	$187,717	$285,110	$350,378	$451,234	$665,419	$1,619,979
Sale Price							
Average Price	$490,065	$179,657	$278,228	$347,542	$444,929	$655,576	$1,505,600
Median Price	$439,944	$180,000	$280,000	$345,000	$445,000	$641,000	$1,350,000
Price Differences							
Original to *Final* List Price	-$10,936	-$6,886	-$4,666	-$5,121	-$10,834	-$10,991	-$89,001
Original List to *Sale* Price - $	-$20,912	-$14,946	-$11,548	-$7,957	-$17,139	-$20,834	-$203,380
Final List to *Sale* Price - $	-$9,976	-$8,060	-$6,882	-$2,836	-$6,305	-$9,843	-$114,379
Original List to *Sale* Price - %	95.91%	92.32%	96.01%	97.76%	96.29%	96.92%	88.10%
Final List to *Sale* Price - %	98.00%	95.71%	97.59%	99.19%	98.60%	98.52%	92.94%
Days on the Market							
Avg Days Listing to Contract	40	48	23	36	50	36	85
Combined Avg Days to Contract	44	48	28	42	51	41	85
Avg Days Listing to Closing	76	81	63	76	83	71	124
Avg Days Contract to Close	36	33	40	39	33	35	39
Beds / Baths							
Average Bedrooms	4	2	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
Square Footage							
Average Square Feet	2,065	1,104	1,344	1,546	1,925	2,726	4,257

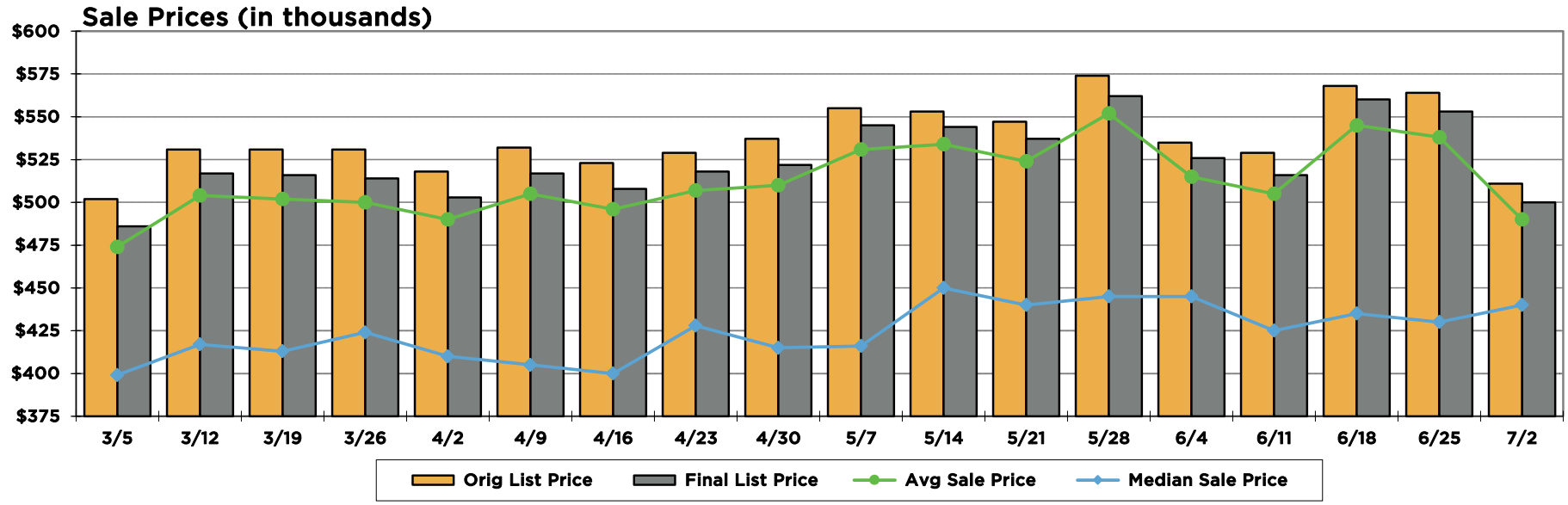
ORLANDO REGIONAL REALTOR® ASSOCIATION

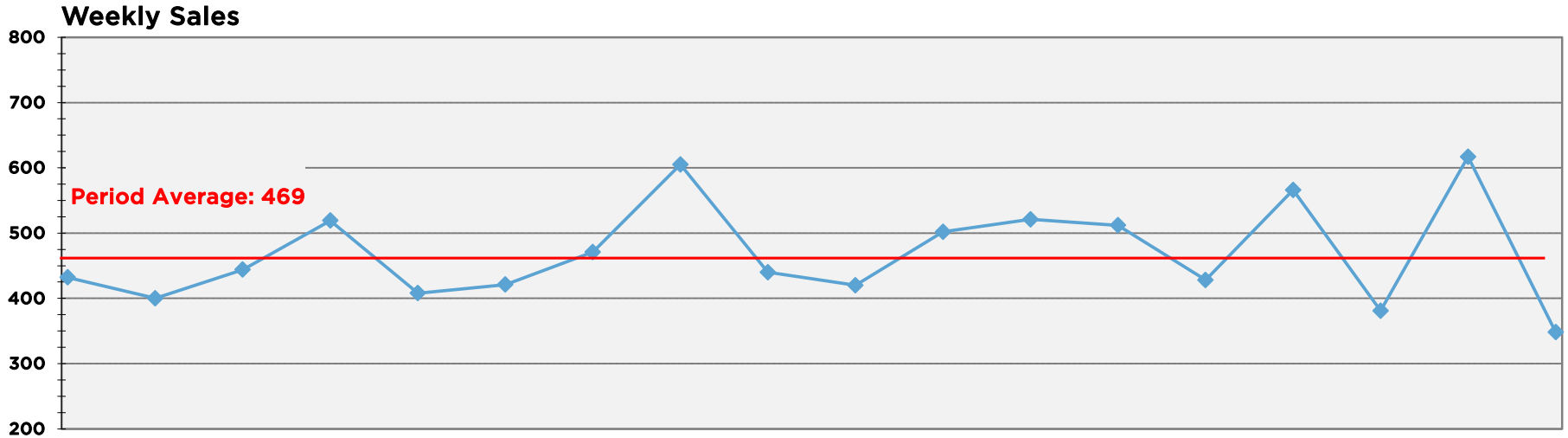
Monday Morning Quarterback

07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

Single Family Homes





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	7/2
432	400	444	519	408	421	471	605	440	420	502	521	512	428	566	381	617	348

ORLANDO REGIONAL REALTOR® ASSOCIATION

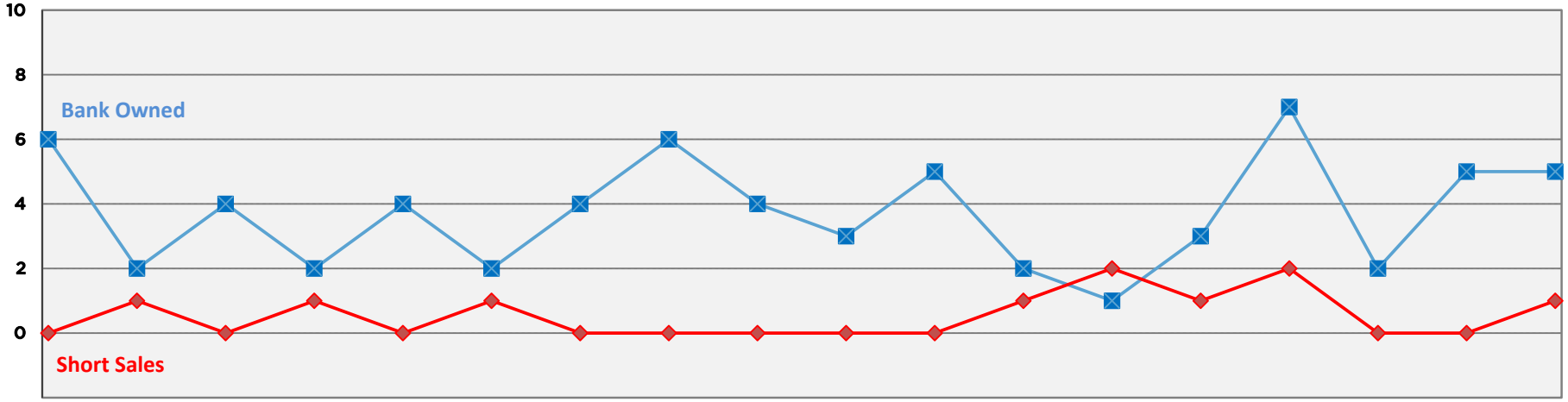
Monday Morning Quarterback

07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Foreclosure Sales



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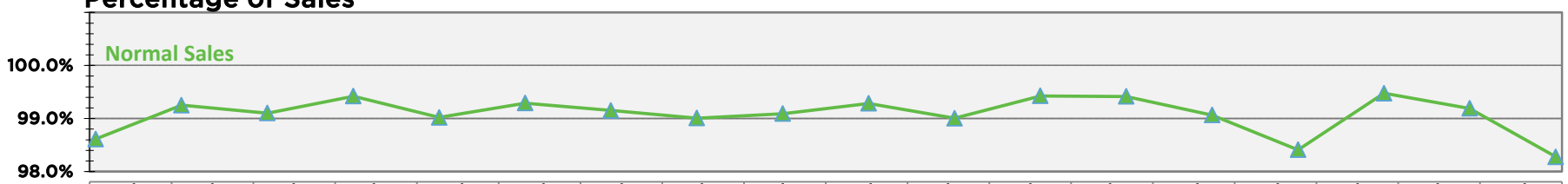
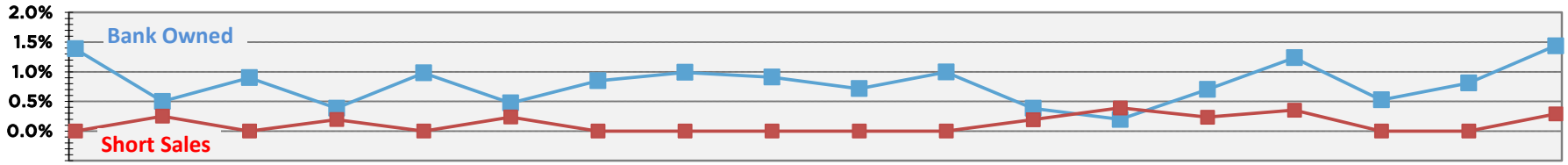
BO	6	2	4	2	4	2	4	6	4	3	5	2	1	3	7	2	5	5
SS	0	1	0	1	0	1	0	0	0	0	0	1	2	1	2	0	0	1

Percentage of Sales



	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	7/2
Normal	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%	98.3%



	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	7/2
BO	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%	1.4%
SS	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%	0.3%

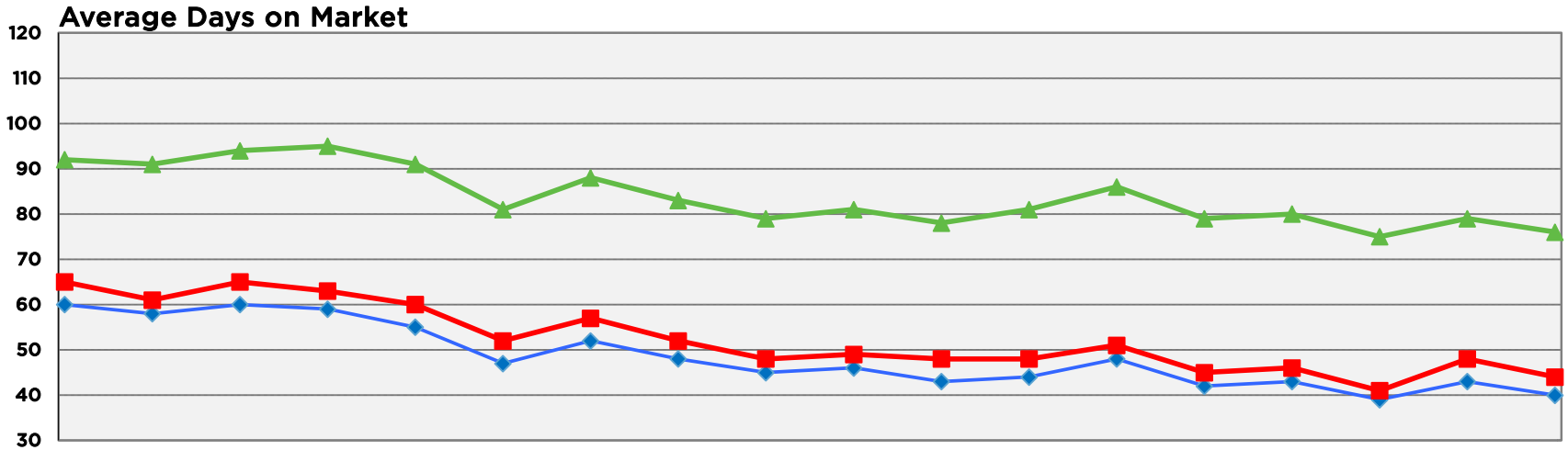
ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

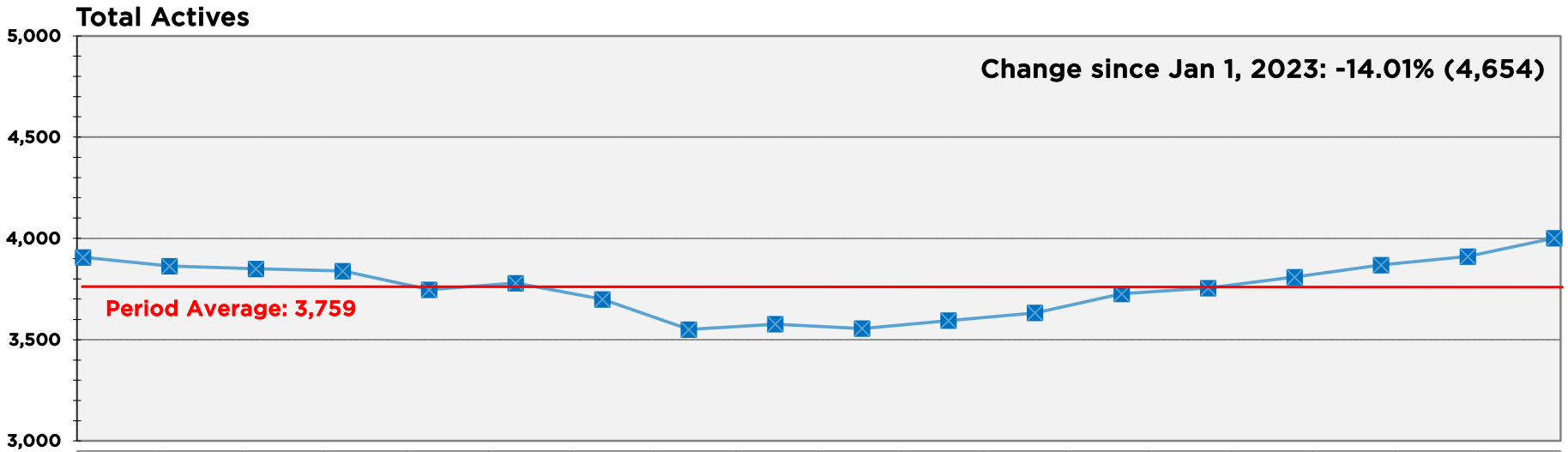
07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

Single Family Homes



	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	7/2
ListToContract	60	58	60	59	55	47	52	48	45	46	43	44	48	42	43	39	43	40
CombDaysOnMkt	65	61	65	63	60	52	57	52	48	49	48	48	51	45	46	41	48	44
ListToClose	92	91	94	95	91	81	88	83	79	81	78	81	86	79	80	75	79	76



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	7/2
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	4,002

ORLANDO REGIONAL REALTOR® ASSOCIATION

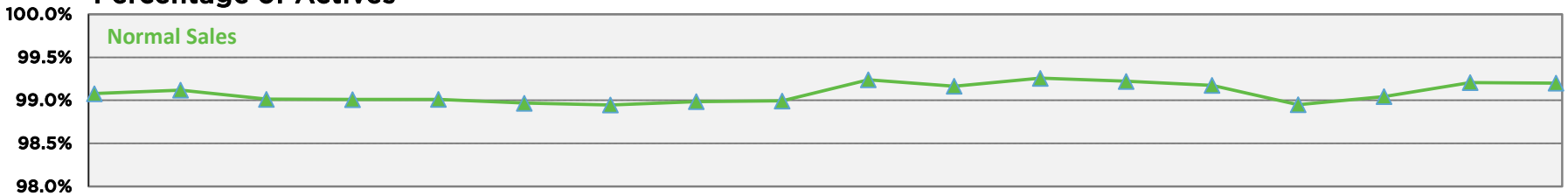
Monday Morning Quarterback

07/02/2023 - 07/08/2023

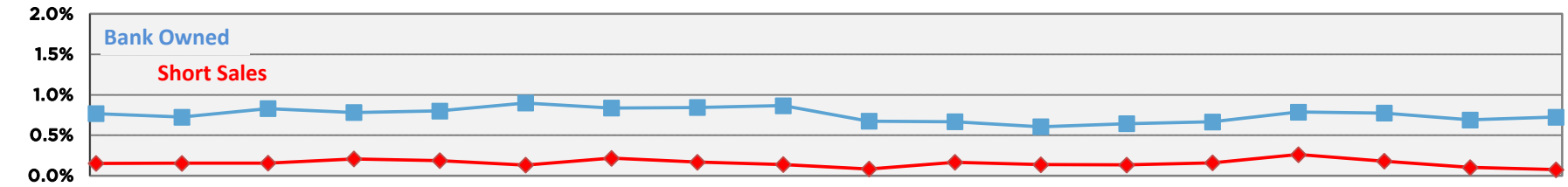
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

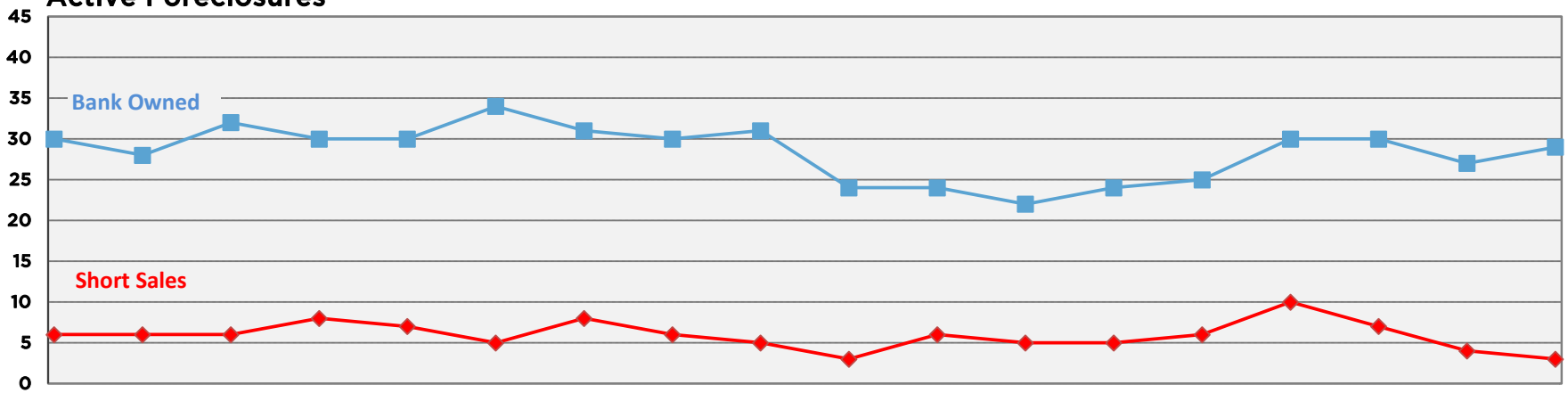


	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2
Normal	99.08%	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%



	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	7/2
BO	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%	0.72%
SS	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%	0.07%

Active Foreclosures



	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	7/2
BO	30	28	32	30	30	34	31	30	31	24	24	22	24	25	30	30	27	29
SS	6	6	6	8	7	5	8	6	5	3	6	5	5	6	10	7	4	3

ORLANDO REGIONAL REALTOR® ASSOCIATION

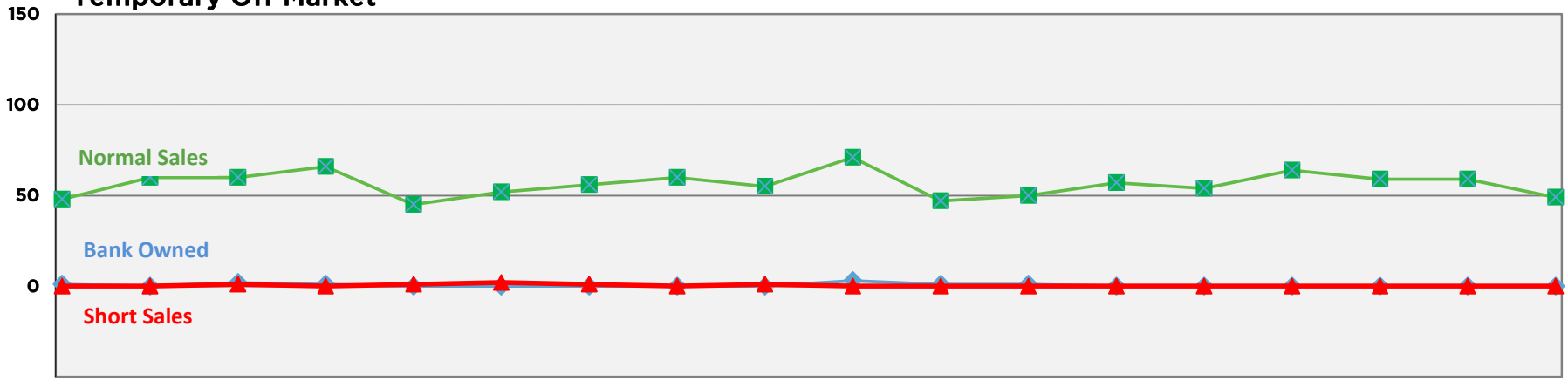
Monday Morning Quarterback

07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

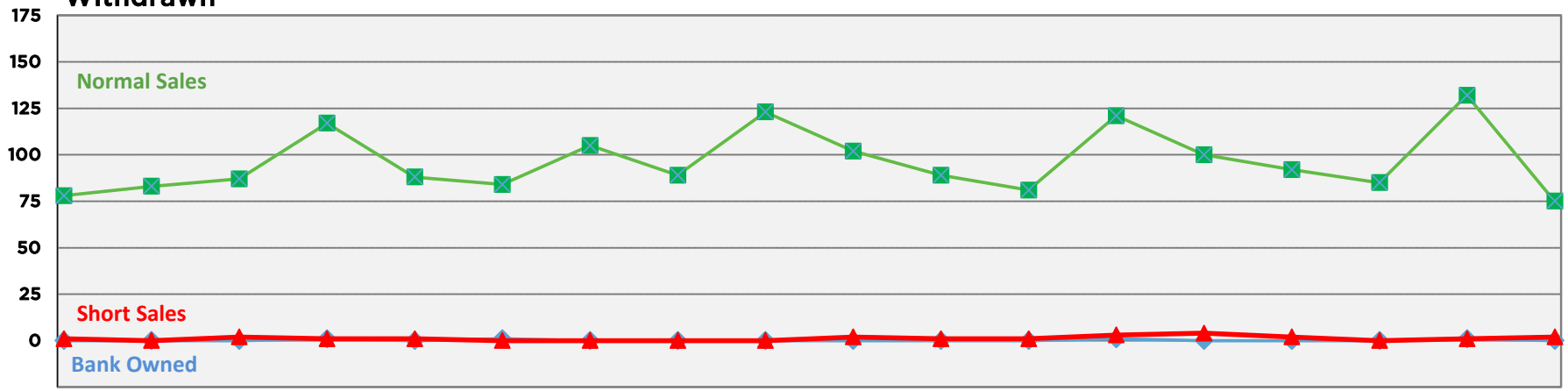
Single Family Homes

Temporary Off Market



	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	7/2
Norm	48	60	60	66	45	52	56	60	55	71	47	50	57	54	64	59	59	49
BO	1	0	2	1	0	0	0	0	0	3	1	1	0	0	0	0	0	0
SS	0	0	1	0	1	2	1	0	1	0	0	0	0	0	0	0	0	0

Withdrawn



	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	7/2
Norm	78	83	87	117	88	84	105	89	123	102	89	81	121	100	92	85	132	75
BO	0	0	0	1	0	1	0	0	0	0	0	0	1	0	0	0	1	0
SS	1	0	2	1	1	0	0	0	0	2	1	1	3	4	2	0	1	2

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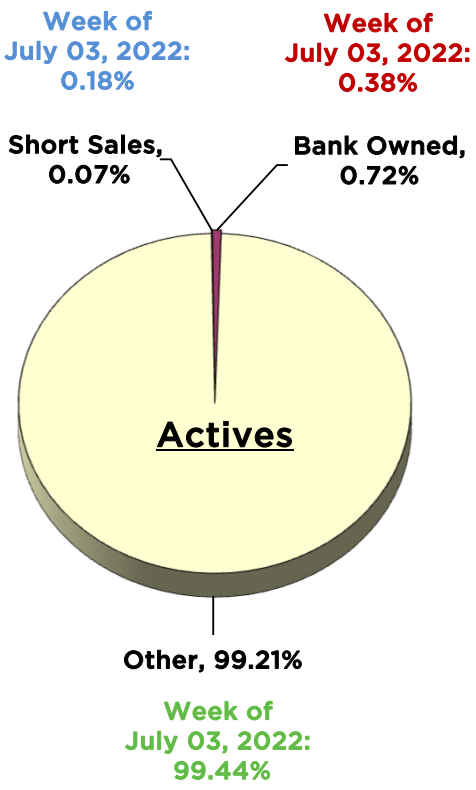
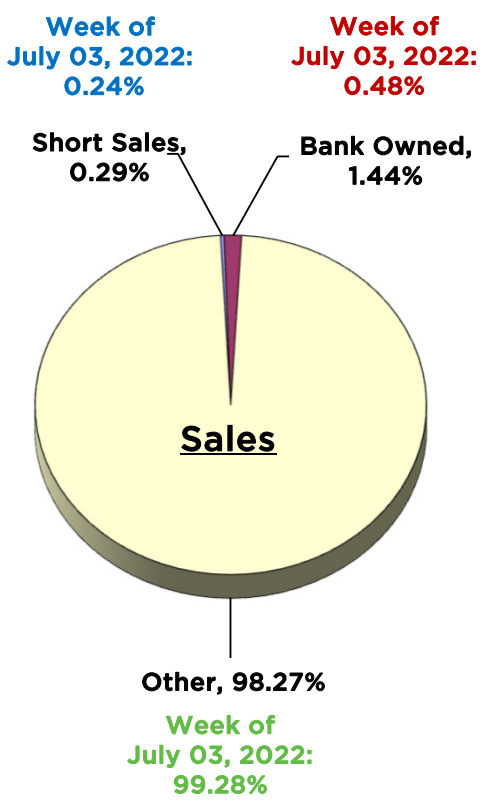
07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

Single Family Homes





ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

There are 19 Single Family Homes available for the Median Price of $439,944 (± $500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List $ per SqFt
Seminole County		**2**	**$440,000**	**4.0**	**2.0**	**1,906**	**$230.85**
Altamonte Springs / Forest City	32714	1	$440,000	4.0	2.0	2,082	$211.34
Winter Park	32792	1	$440,000	4.0	2.0	1,730	$254.34
Orange County		**8**	**$439,973**	**3.3**	**2.0**	**1,659**	**$265.24**
Colonialtown	32803	1	$440,000	2.0	1.0	993	$443.10
Delaney / Crystal Lake	32806	2	$439,900	2.5	2.0	1,381	$318.65
Pine Hills / Rosemont	32808	1	$439,990	4.0	2.0	2,326	$189.16
Conway	32812	1	$440,000	3.0	2.0	1,590	$276.73
Ventura	32822	1	$440,000	4.0	2.0	1,875	$234.67
Taft	32824	1	$439,990	4.0	3.0	2,024	$217.39
Waterford Lakes	32828	1	$440,000	4.0	2.0	1,701	$258.67
Osceola County		**6**	**$439,933**	**3.3**	**2.3**	**1,820**	**$241.72**
Kissimmee (East)	34744	1	$439,900	4.0	2.0	1,846	$238.30
Kissimmee (West) / Pleasant Hill	34746	2	$439,950	3.0	2.5	1,589	$276.87
Kissimmee / Celebration	34747	1	$439,900	3.0	2.0	1,766	$249.09
St Cloud / Narcoossee	34771	1	$439,900	4.0	3.0	2,060	$213.54
St Cloud / Harmony	34773	1	$440,000	3.0	2.0	2,070	$212.56
Lake County		**3**	**$439,917**	**3.7**	**3.0**	**1,978**	**$222.44**
Eustis (West)	32726	1	$439,900	3.0	3.0	2,175	$202.25
Clermont (South)	34714	2	$439,925	4.0	3.0	1,879	$234.13

ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

07/02/2023 - 07/08/2023

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	106	37	14	32	16	7	0
Bank Owned	2	0	1	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	104	37	13	31	16	7	0
Active Listings	1,598	471	221	437	240	218	11
Bank Owned	10	7	1	1	1	0	0
Short Sales	2	0	1	0	1	0	0
Other	1,586	464	219	436	238	218	11
Months of Inventory	3.48	2.94	3.64	3.15	3.46	7.19	0.00
List Price							
Average Original List Price	$317,048	$190,681	$274,136	$358,475	$446,793	$584,871	$0
Average Final List Price	$311,757	$185,022	$268,393	$354,975	$440,946	$575,514	$0
Sale Price							
Average Price	$303,228	$176,883	$267,071	$344,270	$432,556	$560,143	$0
Median Price	$304,000	$181,000	$269,998	$340,000	$432,500	$560,000	$0
Price Differences							
Original to *Final* List Price	-$5,291	-$5,659	-$5,743	-$3,500	-$5,847	-$9,357	$0
Original List to *Sale* Price - $	-$13,820	-$13,798	-$7,065	-$14,205	-$14,237	-$24,728	$0
Final List to *Sale* Price - $	-$8,529	-$8,139	-$1,322	-$10,705	-$8,390	-$15,371	$0
Original List to *Sale* Price - %	95.64%	92.76%	97.42%	96.04%	96.81%	95.77%	0.00%
Final List to *Sale* Price - %	97.26%	95.60%	99.51%	96.98%	98.10%	97.33%	0.00%
Days on the Market							
Avg Days Listing to Contract	45	57	41	41	32	43	0
Combined Avg Days to Contract	54	72	41	41	46	63	0
Avg Days Listing to Closing	76	84	69	79	59	81	0
Avg Days Contract to Close	31	28	28	37	27	37	0
Beds / Baths							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	1	2	2	2	3	0
Average Half Baths	0	0	0	0	0	1	0
Square Footage							
Average Square Feet	1,337	892	1,253	1,526	1,687	2,191	0

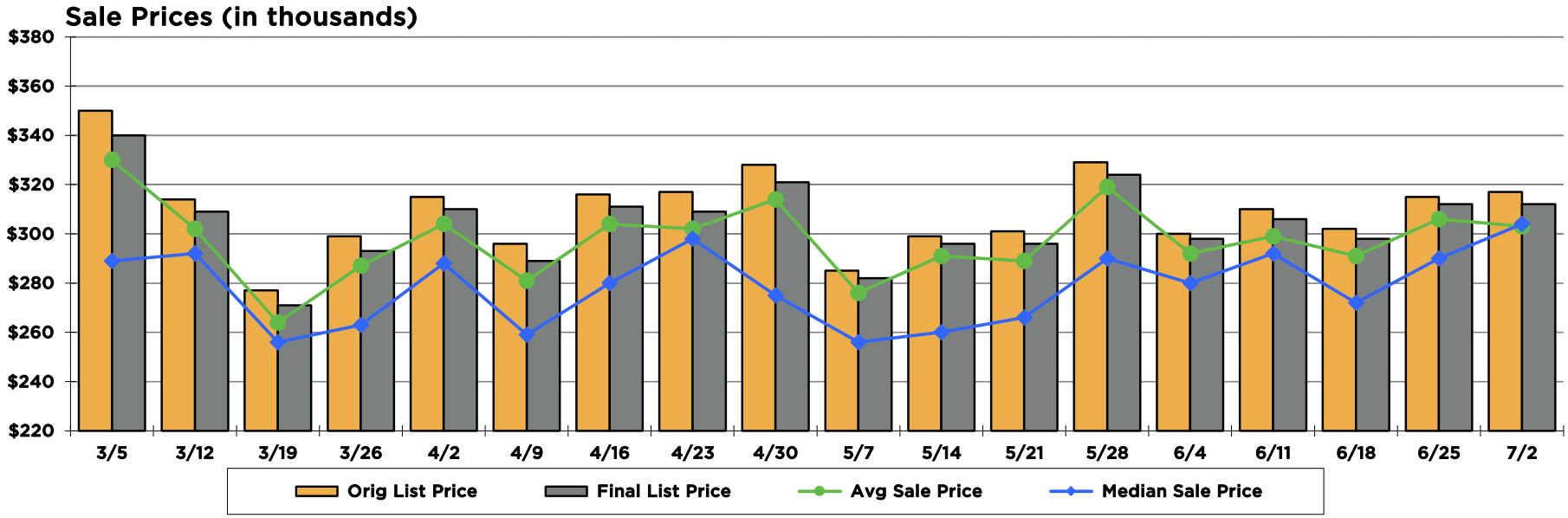
ORLANDO REGIONAL REALTOR® ASSOCIATION

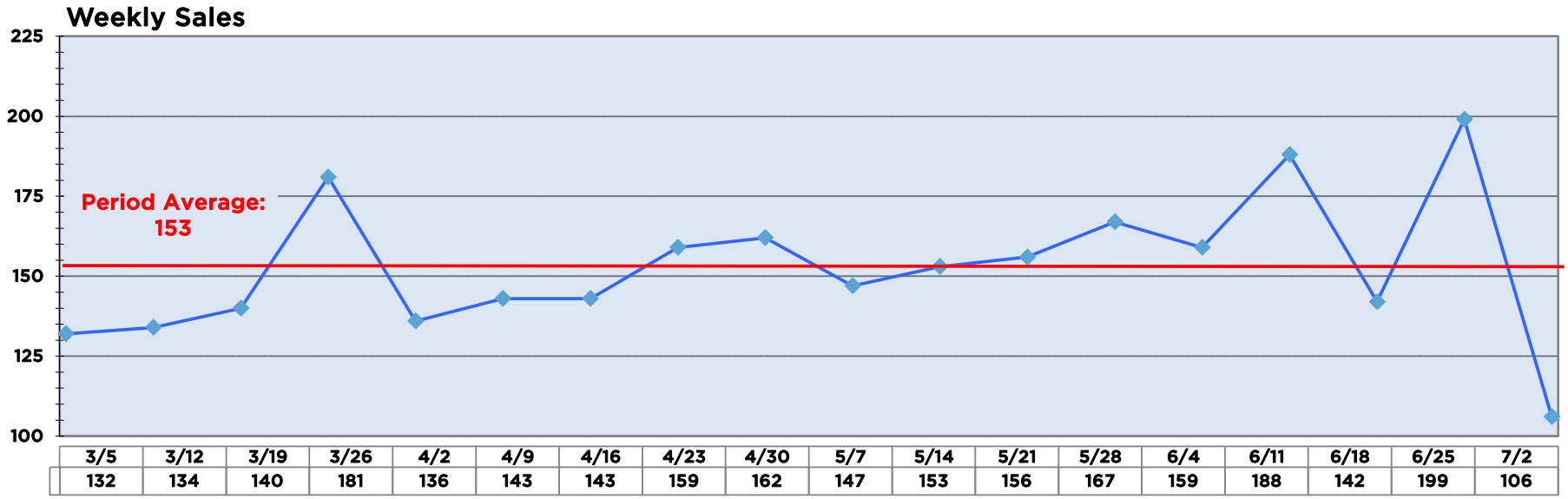
Monday Morning Quarterback

07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas





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	7/2
132	134	140	181	136	143	143	159	162	147	153	156	167	159	188	142	199	106

ORLANDO REGIONAL REALTOR® ASSOCIATION

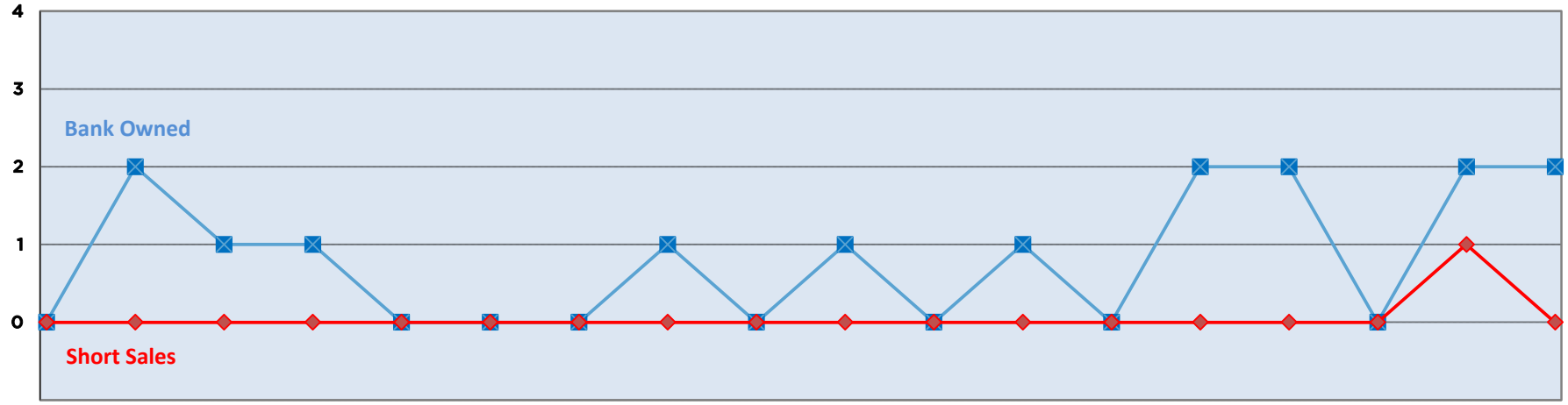
Monday Morning Quarterback

07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

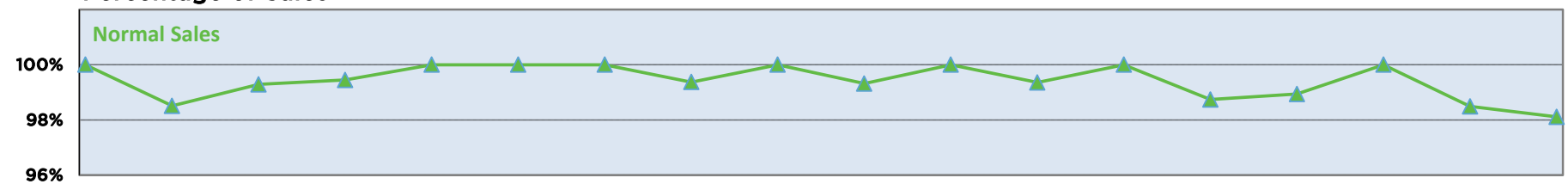
Condos, Townhomes, Villas

Foreclosure Sales

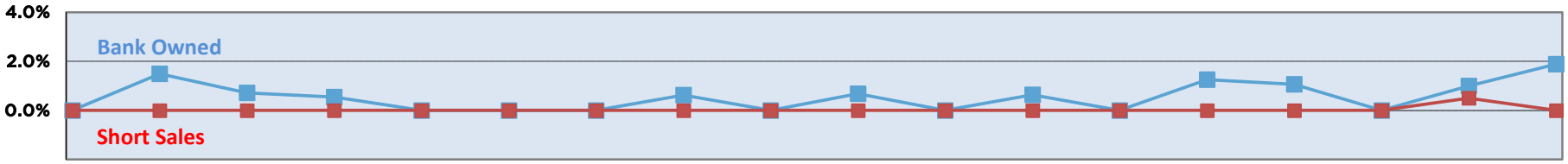


	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2
BO	0	2	1	1	0	0	0	1	0	1	0	1	0	2	2	0	2	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0

Percentage of Sales



	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	7/2
Normal	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%	98.1%



	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	7/2
BO	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%	1.9%
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%	0.5%	0.0%

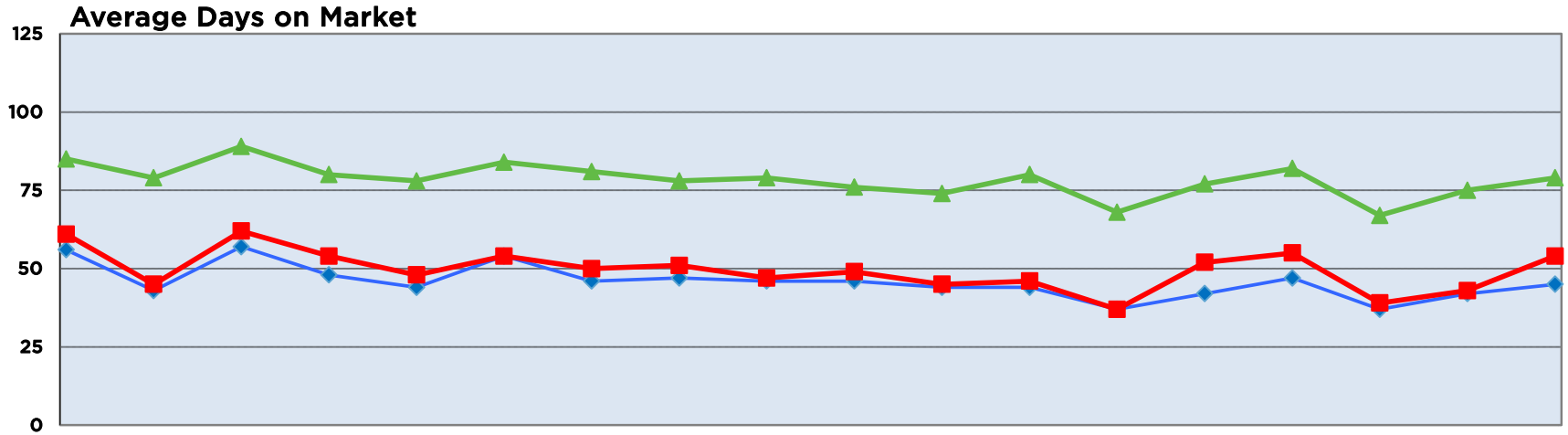
ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

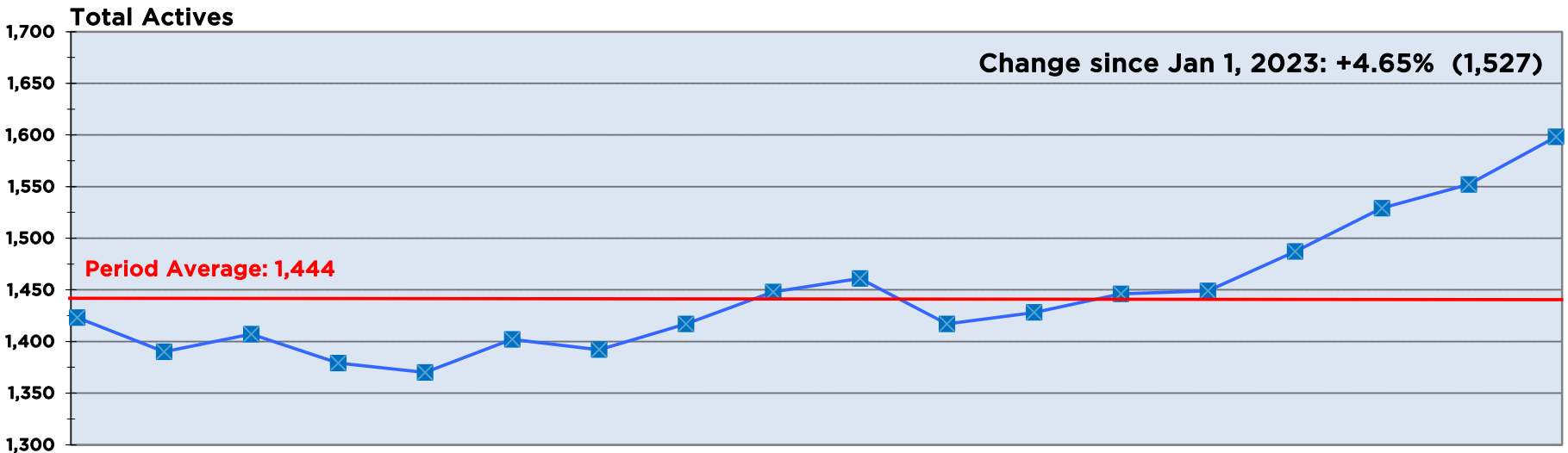
07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



	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	7/2
ListToContract	56	43	57	48	44	54	46	47	46	46	44	44	37	42	47	37	42	45
CombDaysOnMkt	61	45	62	54	48	54	50	51	47	49	45	46	37	52	55	39	43	54
ListToClose	85	79	89	80	78	84	81	78	79	76	74	80	68	77	82	67	75	79



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	7/2
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	1,598

ORLANDO REGIONAL REALTOR® ASSOCIATION

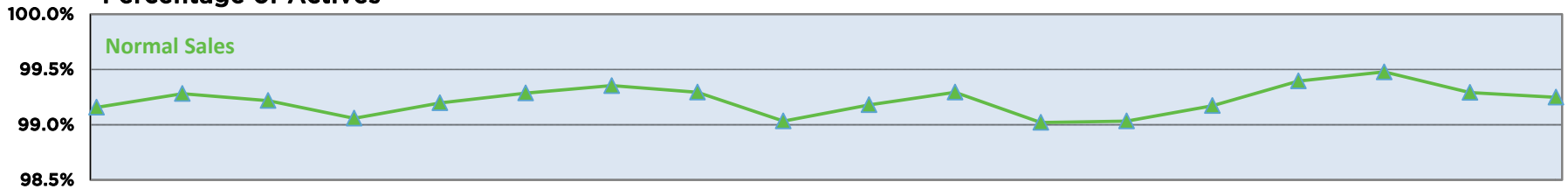
Monday Morning Quarterback

07/02/2023 - 07/08/2023

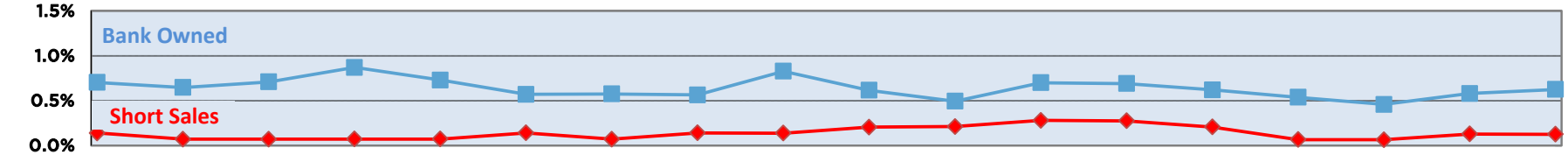
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

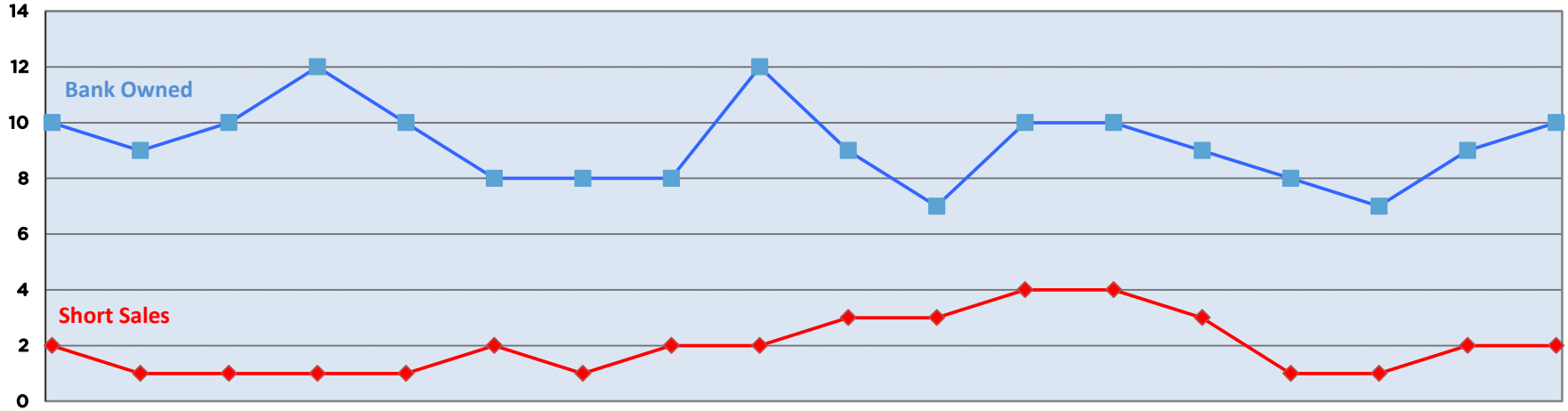


	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2
Normal	99.2%	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%



	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	7/2
BO	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%	0.6%
SS	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%	0.1%

Active Foreclosures



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

ORLANDO REGIONAL REALTOR® ASSOCIATION

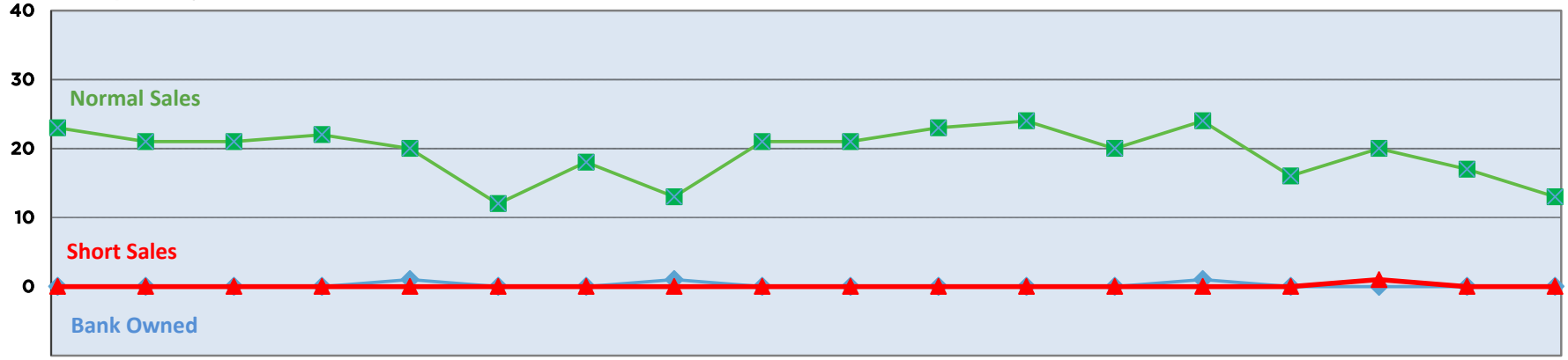
Monday Morning Quarterback

07/02/2023 - 07/08/2023

Lake, Orange, Osceola & Seminole Counties

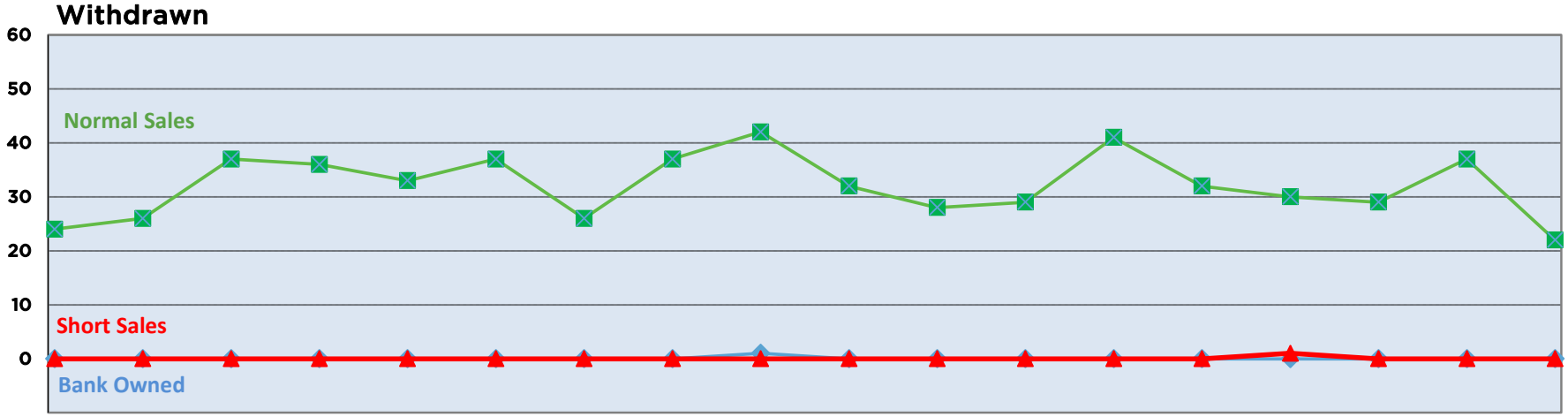
Condos, Townhomes, Villas

Temporary Off Market



	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	7/2
Norm	23	21	21	22	20	12	18	13	21	21	23	24	20	24	16	20	17	13
BO	0	0	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0

Withdrawn



	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	7/2
Norm	24	26	37	36	33	37	26	37	42	32	28	29	41	32	30	29	37	22
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

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Monday Morning Quarterback

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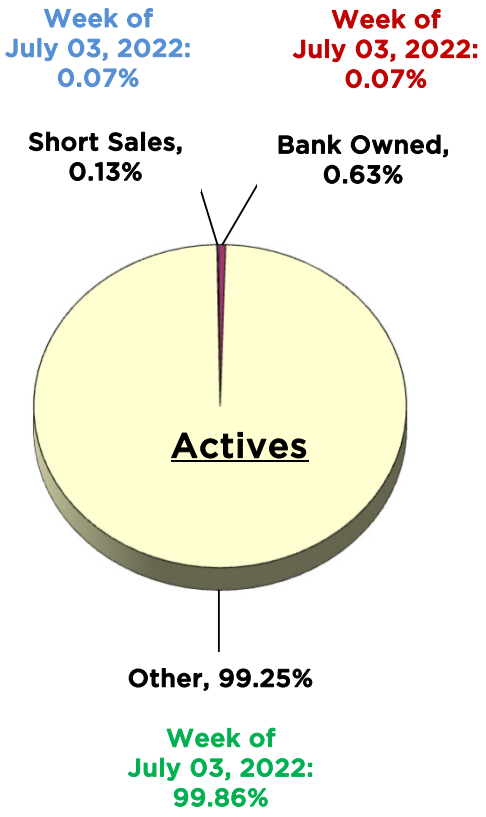
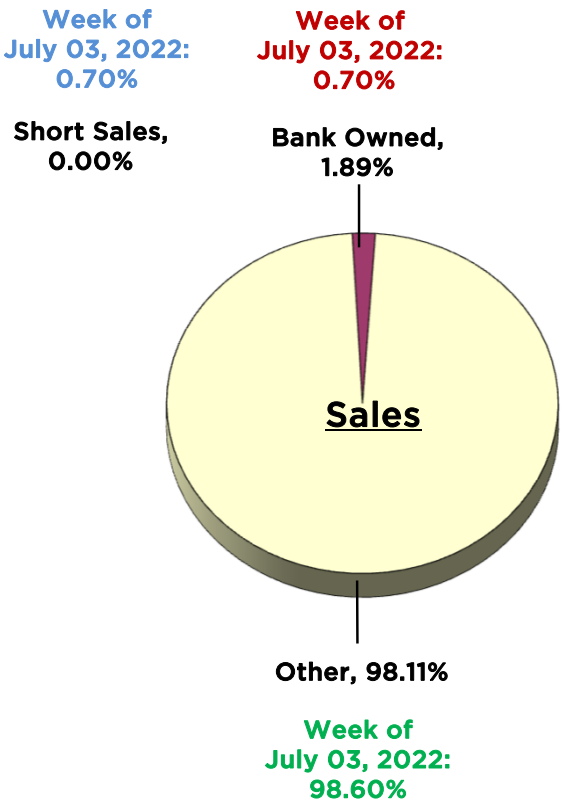
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas





There are no Condos, Villas, or Townhomes available for the Median Price of $304,000 (± $500)