



Monday Morning Quarterback Summary

Week of July 09, 2023 - July 15, 2023

Single-family existing homes

- Sales of single-family homes increased to 444 during the week of July 09, from 348 the week prior
- The median price of single family homes decreased to \$420,000, a change of -4.5%
- The number of single-family home foreclosure transactions increased to 6 last week, from 5 the week of July 02
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 72, and now sits at 4,074

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 143 during the week of July 09, from 106 the week prior
- The median price of condos, townhomes, and villas decreased to \$270,000, a change of -11.2%
- 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 16, and now sits at 1,614

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

Monday Morning Quarterback
07/09/2023 - 07/15/2023
Lake, Orange, Osceola & Seminole Counties

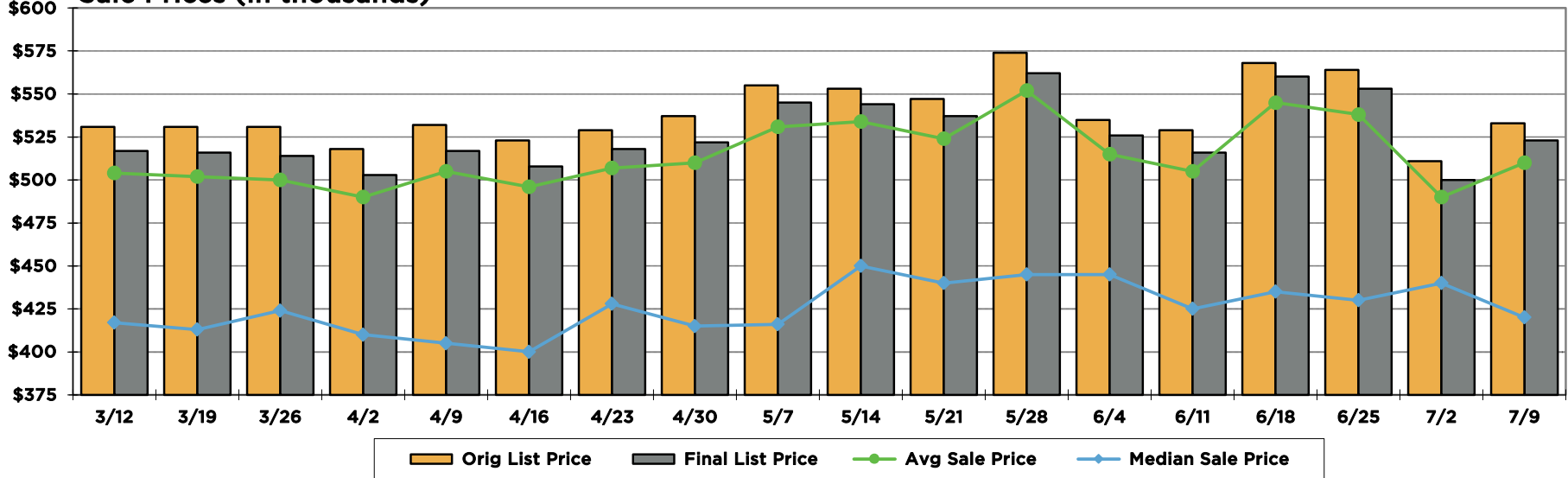
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	444	44	38	120	89	129	24
Bank Owned	6	3	2	1	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	437	41	36	118	89	129	24
Active Listings	4,074	228	193	740	756	1,598	559
Bank Owned	31	5	4	9	4	7	2
Short Sales	3	2	0	0	0	1	0
Other	4,040	221	189	731	752	1,590	557
Months of Inventory	2.12	1.20	1.17	1.42	1.96	2.86	5.38
<i>List Price</i>							
Average Original List Price	\$533,496	\$189,930	\$286,887	\$366,936	\$457,928	\$673,168	\$1,916,121
Average Final List Price	\$523,045	\$190,711	\$280,966	\$360,934	\$451,380	\$659,081	\$1,860,746
<i>Sale Price</i>							
Average Price	\$509,988	\$182,319	\$276,495	\$353,779	\$443,142	\$648,770	\$1,763,396
Median Price	\$420,000	\$200,000	\$275,000	\$359,900	\$440,000	\$639,000	\$1,347,500
<i>Price Differences</i>							
Original to Final List Price	-\$10,451	\$781	-\$5,921	-\$6,002	-\$6,548	-\$14,087	-\$55,375
Original List to Sale Price - \$	-\$23,508	-\$7,611	-\$10,392	-\$13,157	-\$14,786	-\$24,398	-\$152,725
Final List to Sale Price - \$	-\$13,057	-\$8,392	-\$4,471	-\$7,155	-\$8,238	-\$10,311	-\$97,350
Original List to Sale Price - %	95.59%	95.99%	96.38%	96.41%	96.77%	96.38%	92.03%
Final List to Sale Price - %	97.50%	95.60%	98.41%	98.02%	98.17%	98.44%	94.77%
<i>Days on the Market</i>							
Avg Days Listing to Contract	38	43	36	33	33	39	74
Combined Avg Days to Contract	39	43	41	34	34	41	74
Avg Days Listing to Closing	75	80	79	72	66	75	106
Avg Days Contract to Close	37	38	42	39	33	37	34
<i>Beds / Baths</i>							
Average Bedrooms	3	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	2,100	1,168	1,383	1,648	2,093	2,674	4,132

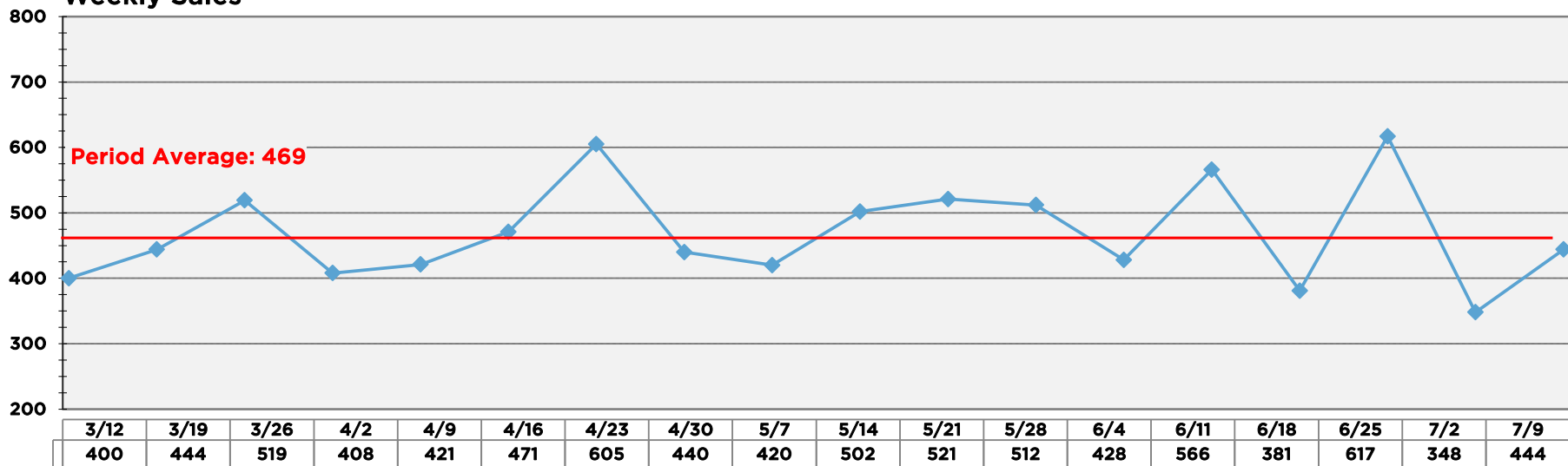


Single Family Homes

Sale Prices (in thousands)



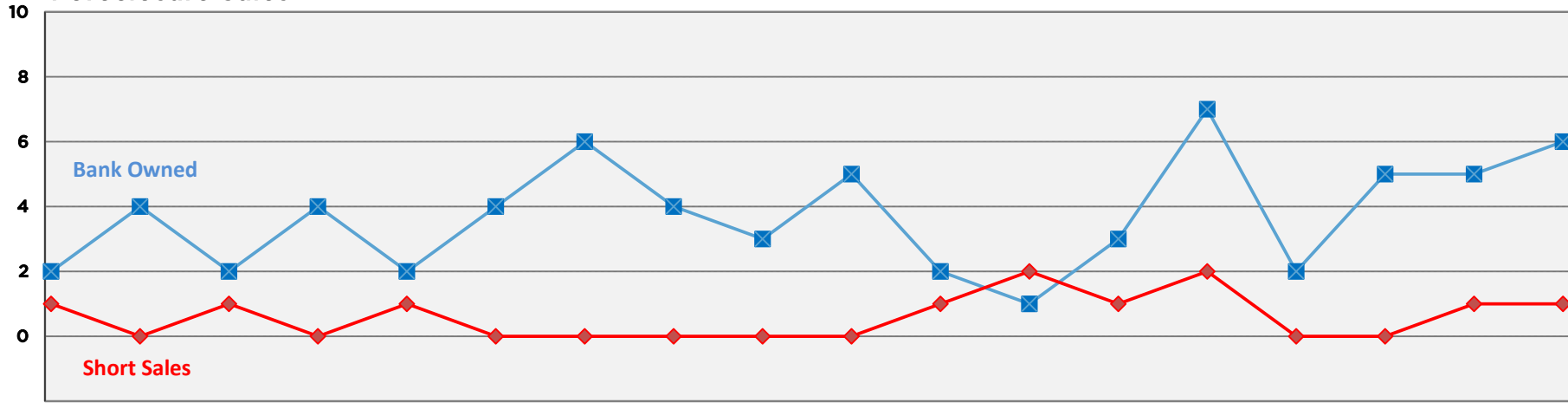
Weekly Sales





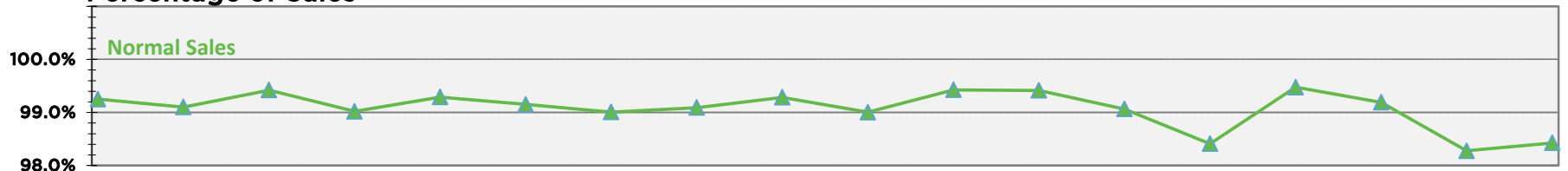
Single Family Homes

Foreclosure Sales

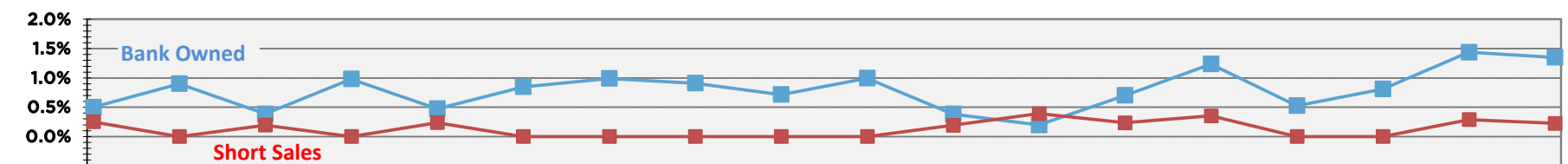


	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9
BO	2	4	2	4	2	4	6	4	3	5	2	1	3	7	2	5	5	6
SS	1	0	1	0	1	0	0	0	0	0	1	2	1	2	0	0	1	1

Percentage of Sales



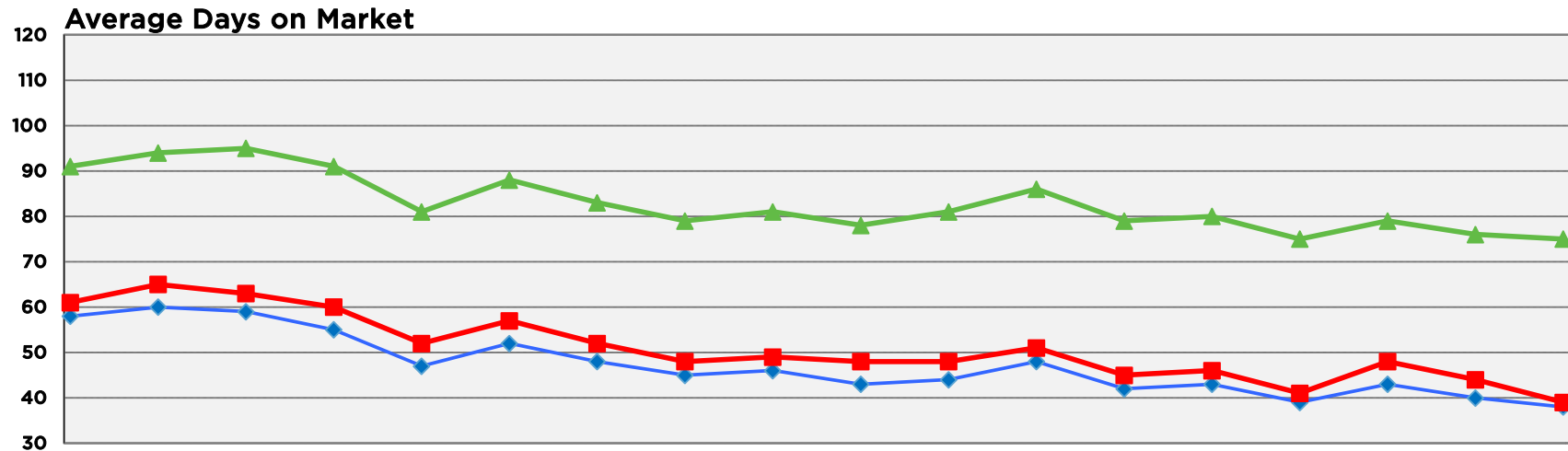
	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9
Normal	99.3%	99.1%	99.4%	99.0%	99.3%	99.2%	99.0%	99.1%	99.3%	99.0%	99.4%	99.4%	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%



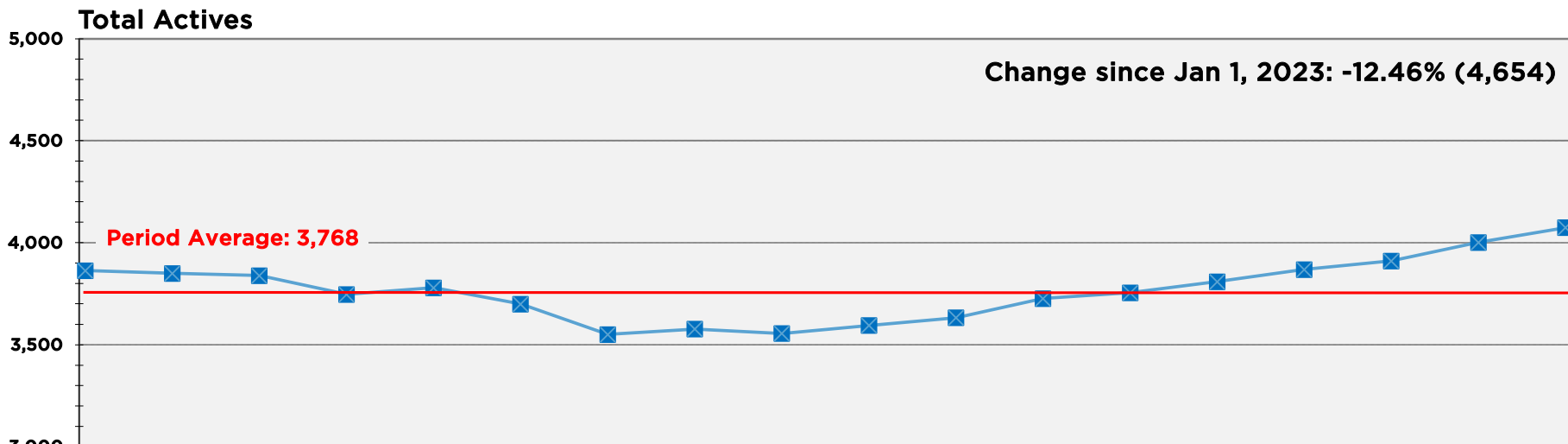
	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9
BO	0.5%	0.9%	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%
SS	0.3%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%



Single Family Homes



	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	7/9
ListToContract	58	60	59	55	47	52	48	45	46	43	44	48	42	43	39	43	40	38
CombDaysOnMkt	61	65	63	60	52	57	52	48	49	48	48	51	45	46	41	48	44	39
ListToClose	91	94	95	91	81	88	83	79	81	78	81	86	79	80	75	79	76	75

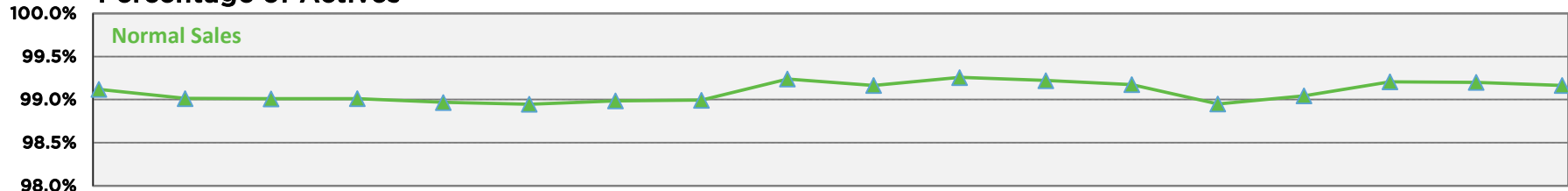


	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9
Total Actives	3,863	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074

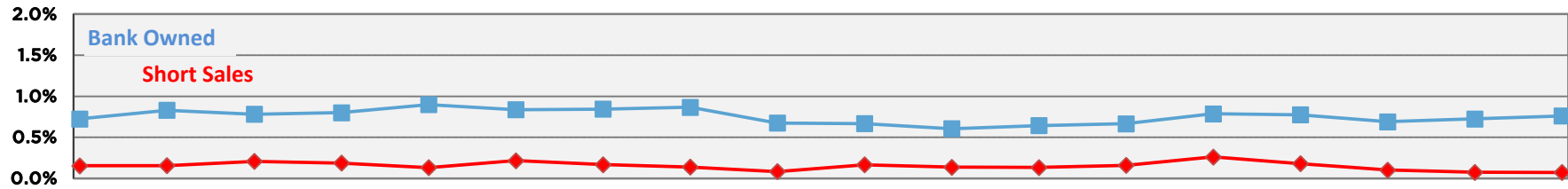


Single Family Homes

Percentage of Actives

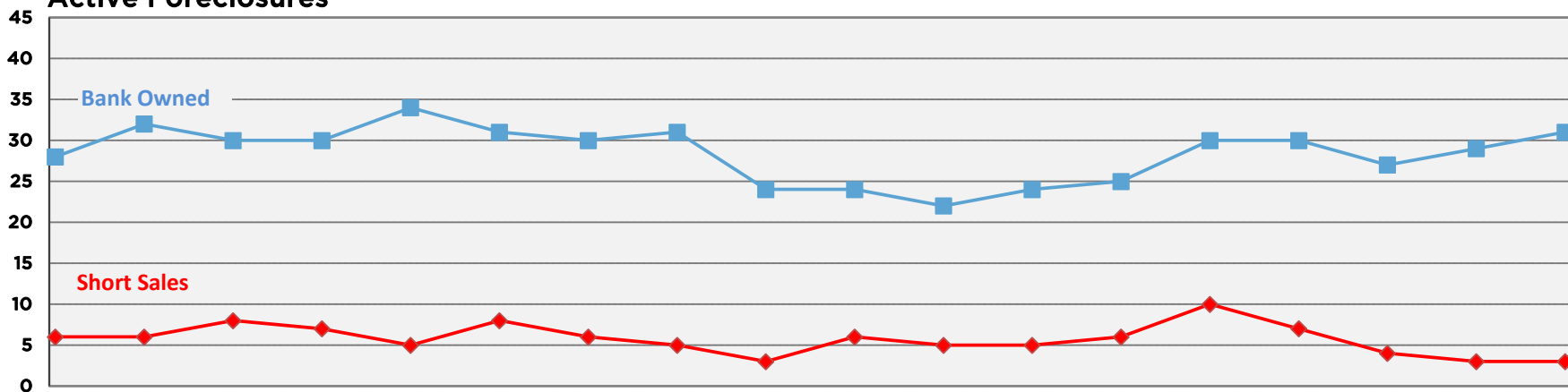


	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9
Normal	99.12%	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%	99.17%



	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	7/9
BO	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%	0.76%
SS	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%	0.07%

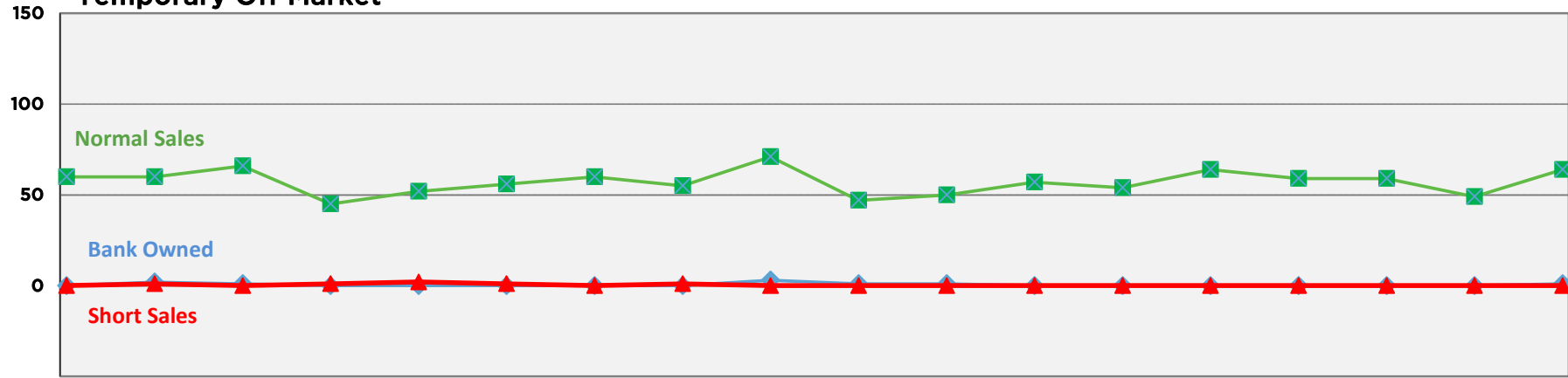
Active Foreclosures



	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	7/9
BO	28	32	30	30	34	31	30	31	24	24	22	24	25	30	30	27	29	31
SS	6	6	8	7	5	8	6	5	3	6	5	5	6	10	7	4	3	3

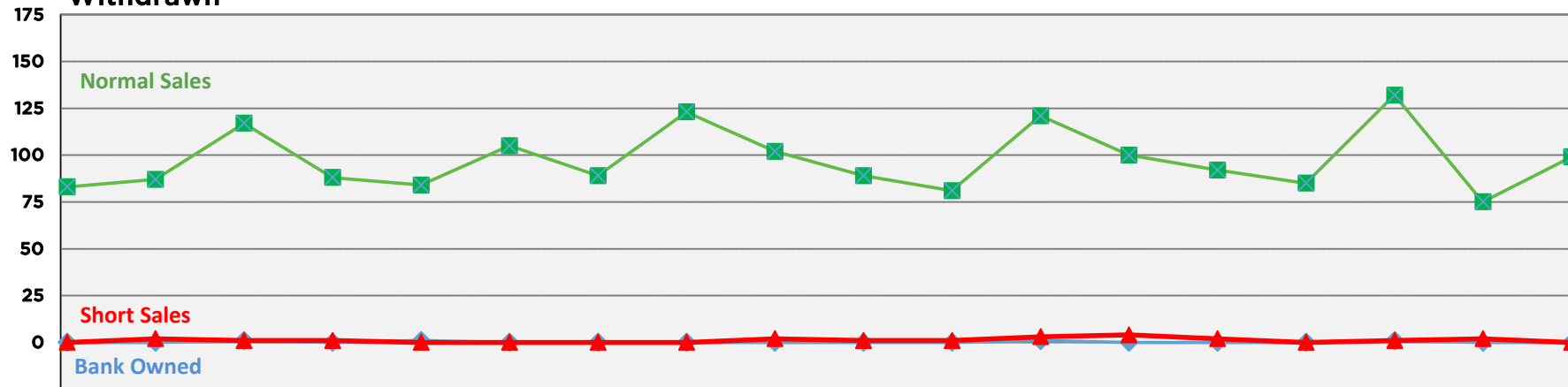
Single Family Homes

Temporary Off Market



	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	7/9
Norm	60	60	66	45	52	56	60	55	71	47	50	57	54	64	59	59	49	64
BO	0	2	1	0	0	0	0	0	3	1	1	0	0	0	0	0	0	1
SS	0	1	0	1	2	1	0	1	0	0	0	0	0	0	0	0	0	0

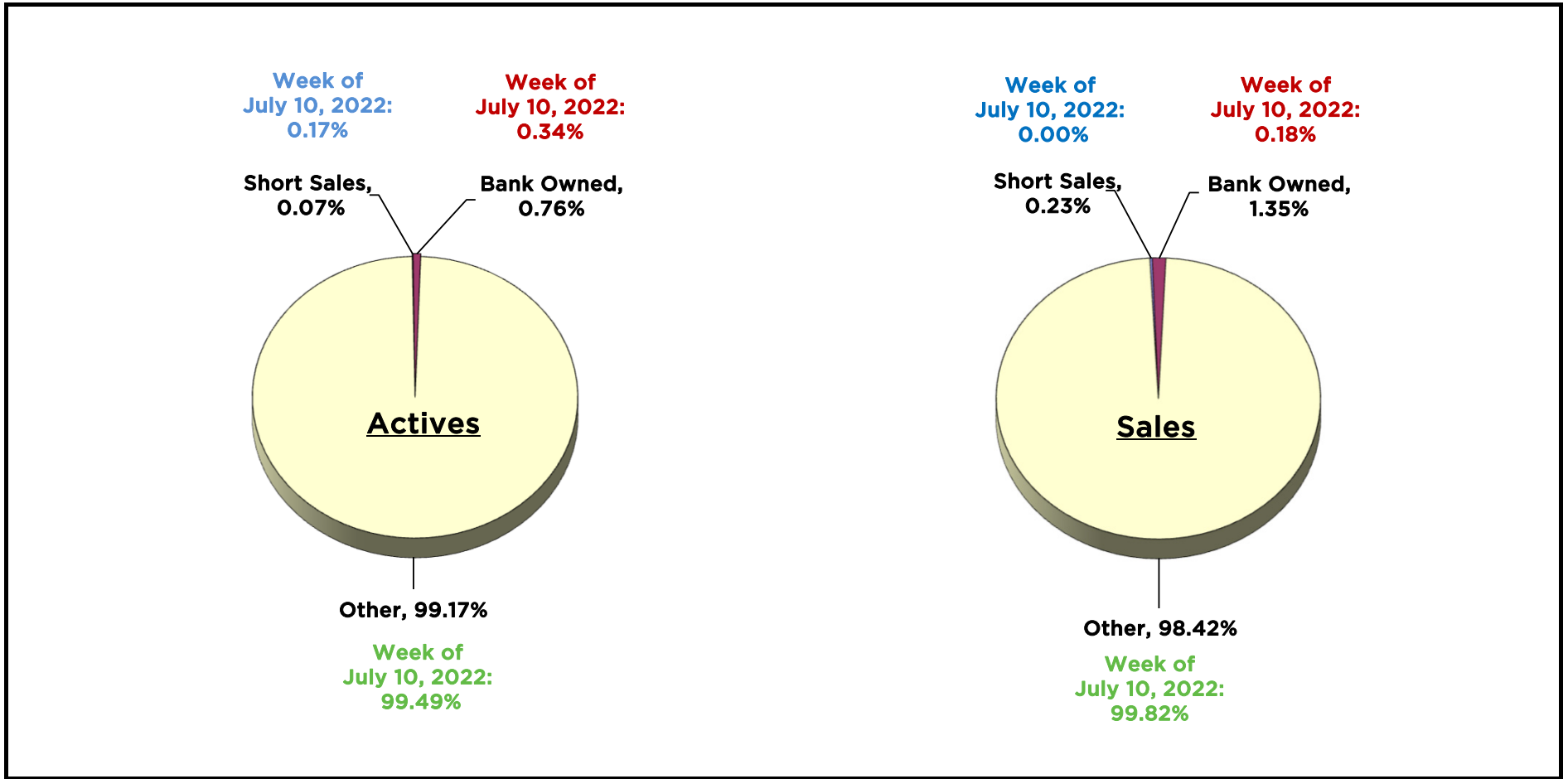
Withdrawn



	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	7/9
Norm	83	87	117	88	84	105	89	123	102	89	81	121	100	92	85	132	75	99
BO	0	0	1	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0
SS	0	2	1	1	0	0	0	0	2	1	1	3	4	2	0	1	2	0



Single Family Homes



Monday Morning Quarterback
07/09/2023 - 07/15/2023
Lake, Orange, Osceola & Seminole Counties

There are 32 Single Family Homes available for the Median Price of \$420,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$420,000	3.3	2.0	1,865	\$225.26
Apopka / Hunt Club	32703	1	\$420,000	3.0	2.0	1,688	\$248.82
Altamonte Springs / Forest City	32714	1	\$419,999	3.0	2.0	1,681	\$249.85
Sanford / Lake Forest	32771	1	\$419,999	4.0	2.0	2,476	\$169.63
Sanford (South)	32773	1	\$420,000	3.0	2.0	1,613	\$260.38
Orange County		9	\$419,933	3.3	2.1	1,650	\$254.45
Apopka / Hunt Club	32703	1	\$419,900	4.0	2.0	1,838	\$228.45
Mount Dora	32757	1	\$419,900	4.0	3.0	1,899	\$221.12
Delaney / Crystal Lake	32806	3	\$419,933	3.0	2.0	1,440	\$291.69
Lockhart	32810	1	\$419,900	3.0	2.0	1,802	\$233.02
Union Park	32817	1	\$419,900	3.0	2.0	1,464	\$286.82
Taft	32824	2	\$420,000	3.5	2.0	1,766	\$237.89
Osceola County		12	\$419,939	3.8	2.1	2,058	\$204.04
Kissimmee / Buena Ventura Lakes	34743	1	\$420,000	4.0	2.0	1,843	\$227.89
Kissimmee (West) / Pleasant Hill	34746	5	\$419,958	3.8	2.2	2,157	\$194.70
Kissimmee / Celebration	34747	1	\$419,500	4.0	2.0	2,210	\$189.82
Kissimmee / Poinciana	34758	1	\$420,000	3.0	2.0	1,994	\$210.63
St Cloud	34769	1	\$419,990	4.0	2.0	1,723	\$243.76
St Cloud / Canoe Creek	34772	2	\$419,998	4.0	2.0	2,039	\$205.98
St Cloud / Harmony	34773	1	\$419,990	4.0	2.0	2,064	\$203.48
Lake County		7	\$419,971	3.6	2.3	2,084	\$201.55
Clermont (Central)	34711	2	\$419,950	3.5	2.5	1,873	\$224.21
Clermont (South)	34714	1	\$420,000	3.0	2.0	1,742	\$241.10
Minneola	34715	1	\$420,000	4.0	2.0	1,932	\$217.39
Groveland	34736	1	\$420,000	4.0	2.0	1,976	\$212.55
Mascotte	34753	2	\$419,950	3.5	2.5	2,595	\$161.83

Monday Morning Quarterback
07/09/2023 - 07/15/2023
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	143	60	26	35	14	8	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	143	60	26	35	14	8	0
Active Listings	1,614	469	221	448	242	222	12
Bank Owned	7	5	0	1	1	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,605	463	221	447	240	222	12
Months of Inventory	2.60	1.80	1.96	2.95	3.99	6.40	0.00

List Price

Average Original List Price	\$296,599	\$197,970	\$282,625	\$346,452	\$444,171	\$605,375	\$0
Average Final List Price	\$293,690	\$195,498	\$279,099	\$345,135	\$436,893	\$601,875	\$0

Sale Price

Average Price	\$288,806	\$189,999	\$274,731	\$340,817	\$431,979	\$597,500	\$0
Median Price	\$270,000	\$189,000	\$275,000	\$340,900	\$428,600	\$565,000	\$0

Price Differences

Original to Final List Price	-\$2,909	-\$2,472	-\$3,526	-\$1,317	-\$7,278	-\$3,500	\$0
Original List to Sale Price - \$	-\$7,793	-\$7,971	-\$7,894	-\$5,635	-\$12,192	-\$7,875	\$0
Final List to Sale Price - \$	-\$4,884	-\$5,499	-\$4,368	-\$4,318	-\$4,914	-\$4,375	\$0
Original List to Sale Price - %	97.37%	95.97%	97.21%	98.37%	97.26%	98.70%	0.00%
Final List to Sale Price - %	98.34%	97.19%	98.43%	98.75%	98.88%	99.27%	0.00%

Days on the Market

Avg Days Listing to Contract	38	39	51	33	35	20	0
Combined Avg Days to Contract	40	41	53	33	42	20	0
Avg Days Listing to Closing	71	72	84	65	73	54	0
Avg Days Contract to Close	33	32	33	32	38	34	0

Beds / Baths

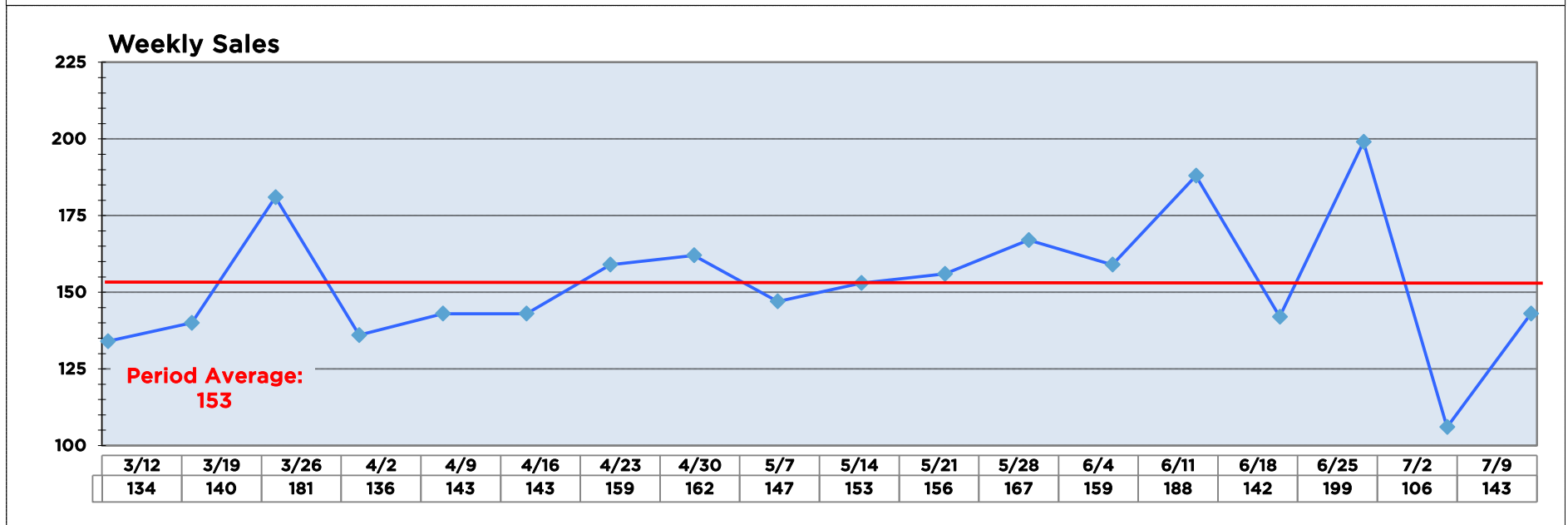
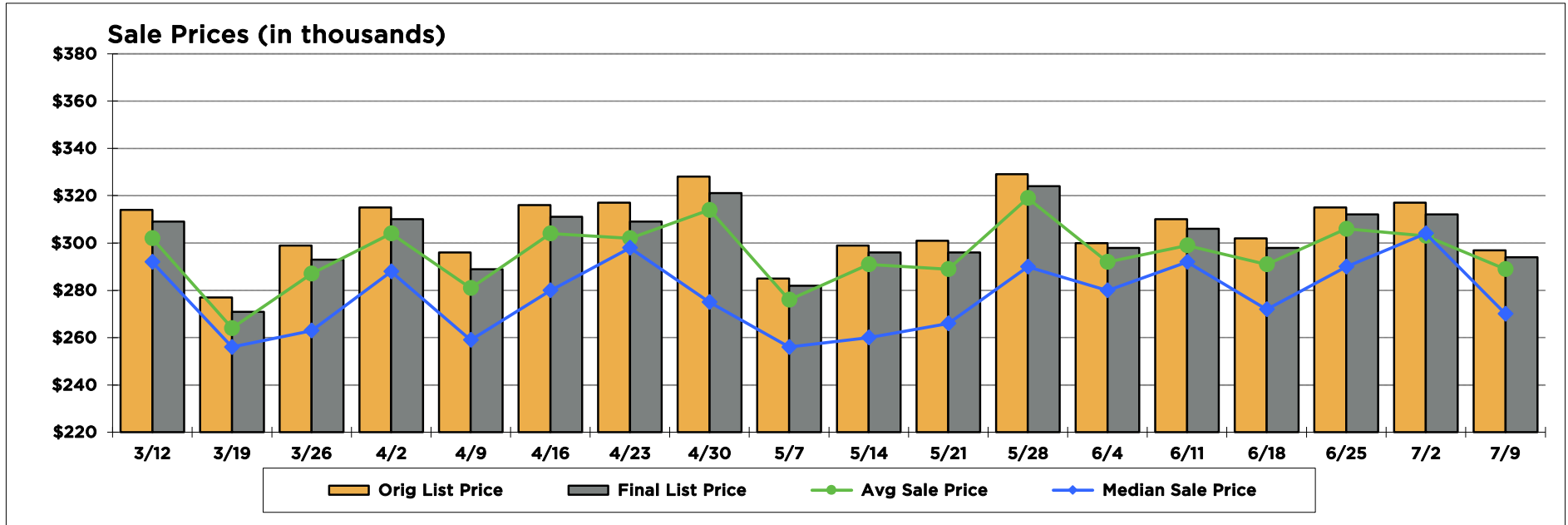
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,309	946	1,287	1,554	1,821	2,148	0
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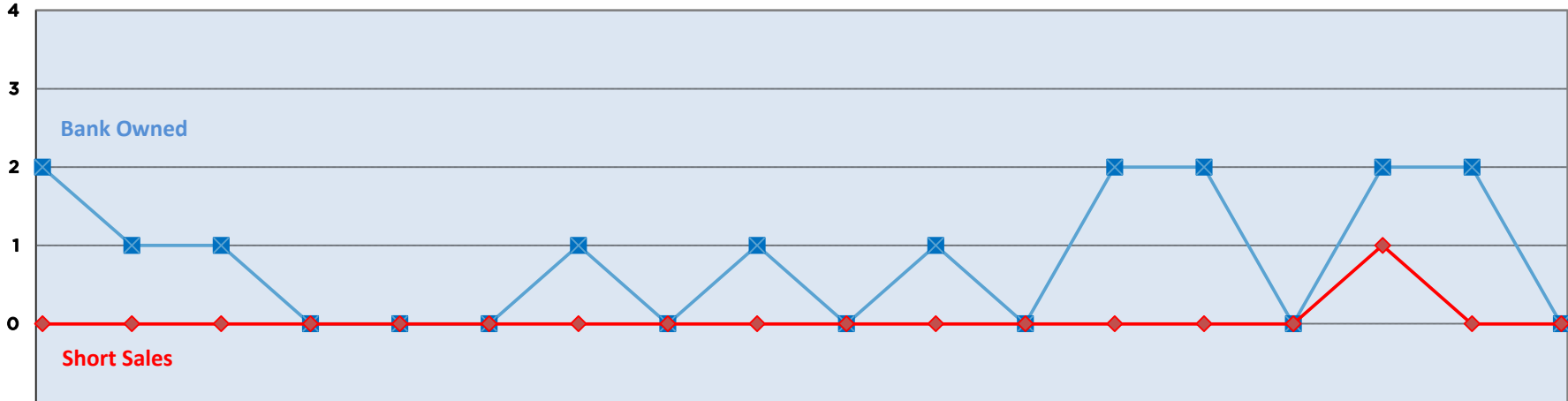
Condos, Townhomes, Villas



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Lake, Orange, Osceola & Seminole Counties

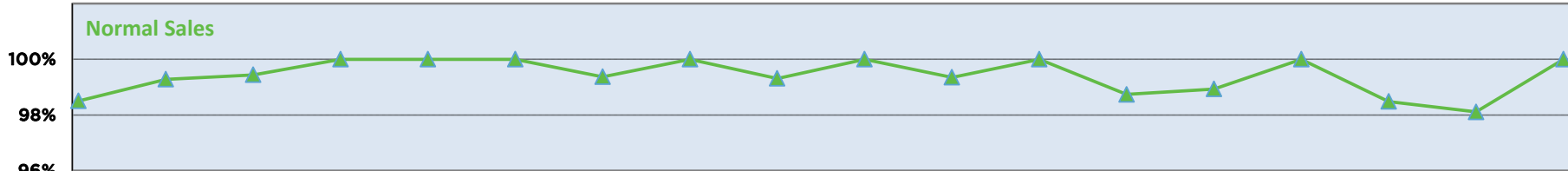
Condos, Townhomes, Villas

Foreclosure Sales

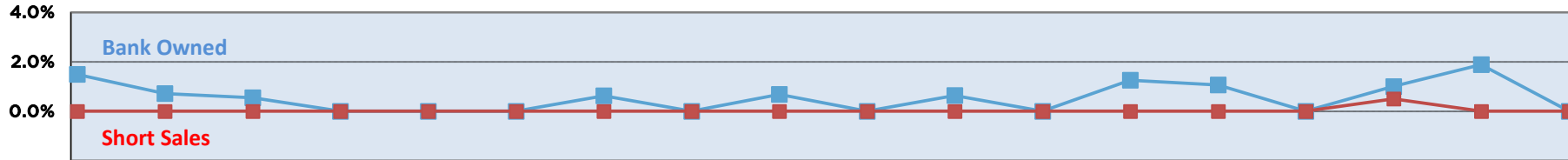


	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9
BO	2	1	1	0	0	0	1	0	1	0	1	0	2	2	0	2	2	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0

Percentage of Sales



	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	7/9
Normal	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%	100.0%

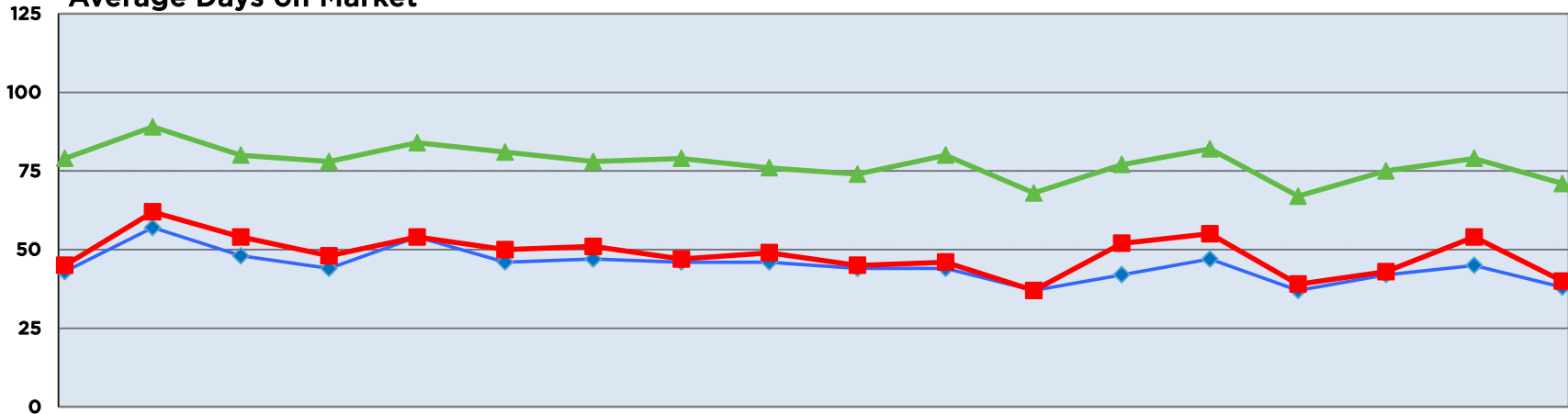


	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9
BO	1.5%	0.7%	0.6%	0.0%	0.0%	0.0%	0.6%	0.0%	0.7%	0.0%	0.6%	0.0%	1.3%	1.1%	0.0%	1.0%	1.9%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%



Condos, Townhomes, Villas

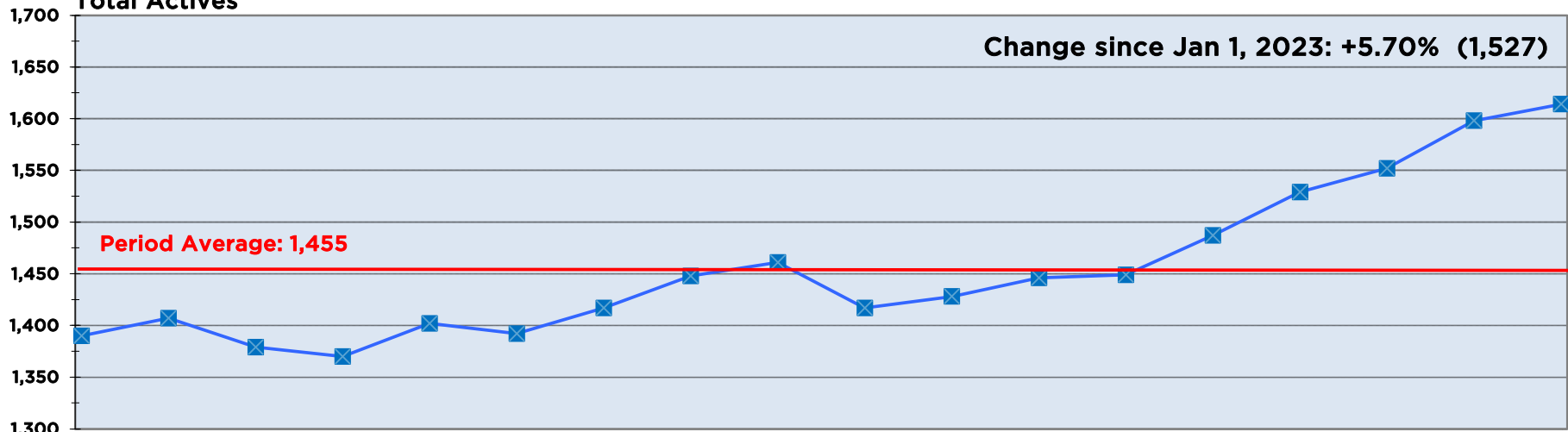
Average Days on Market



ListToContract	43	57	48	44	54	46	47	46	46	44	44	37	42	47	37	42	45	38
CombDaysOnMkt	45	62	54	48	54	50	51	47	49	45	46	37	52	55	39	43	54	40
ListToClose	79	89	80	78	84	81	78	79	76	74	80	68	77	82	67	75	79	71

Total Actives

Change since Jan 1, 2023: +5.70% (1,527)

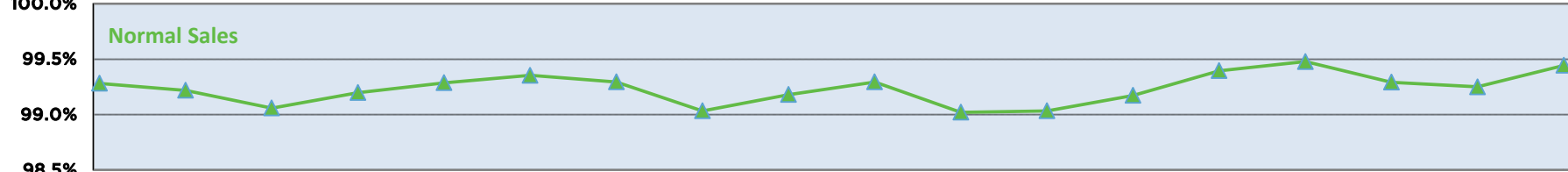


Total Actives	1,390	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614
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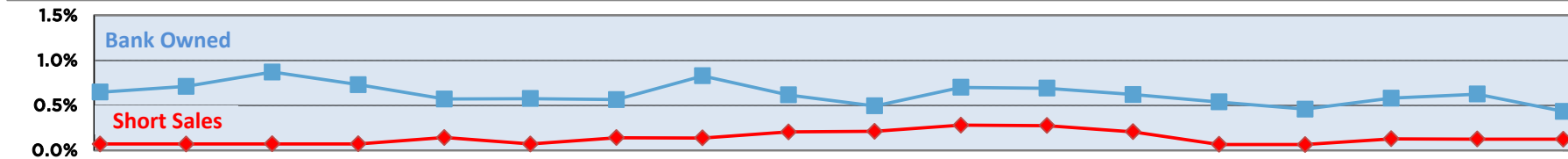
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Condos, Townhomes, Villas

Percentage of Actives

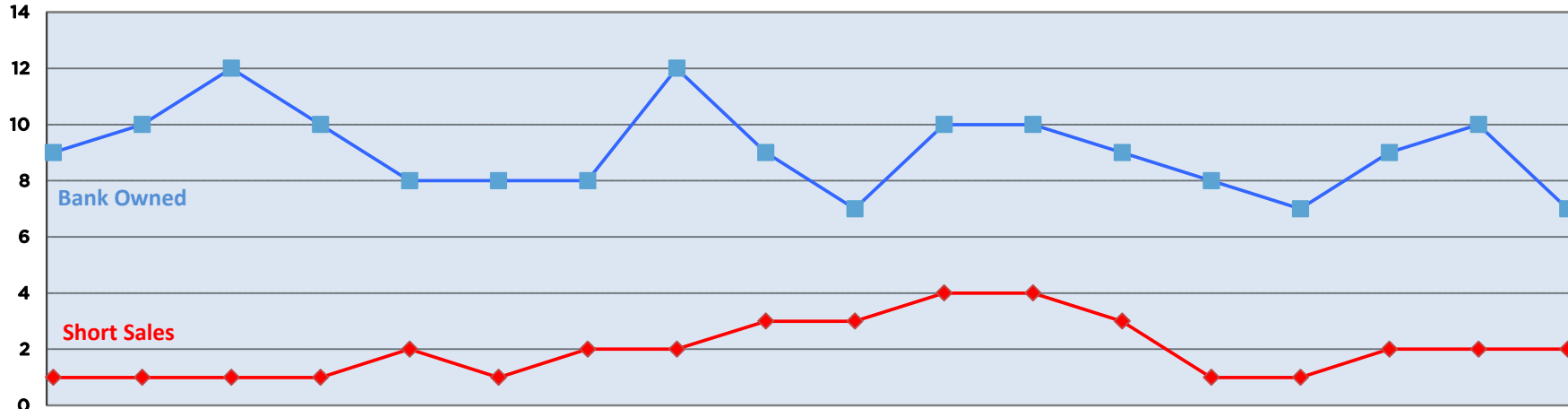


	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9
Normal	99.3%	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%



	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	7/9
BO	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%	0.4%
SS	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%	0.1%

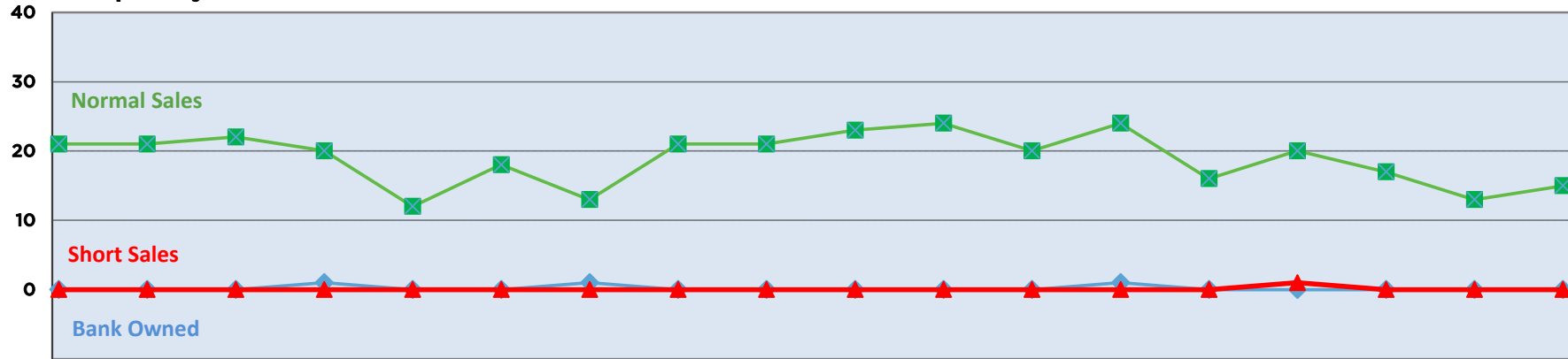
Active Foreclosures



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

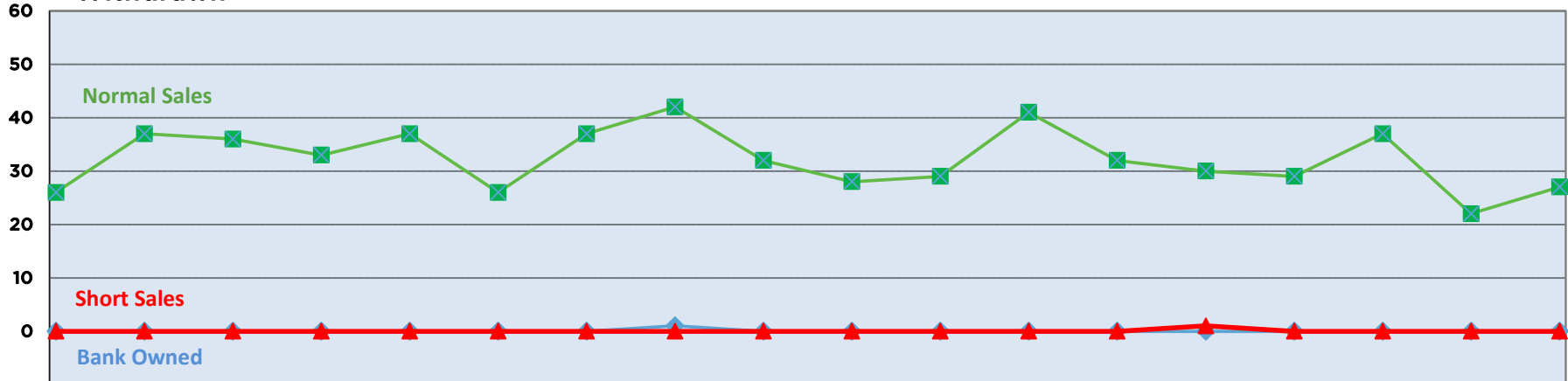
Condos, Townhomes, Villas

Temporary Off Market



	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	7/9
Norm	21	21	22	20	12	18	13	21	21	23	24	20	24	16	20	17	13	15
BO	0	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

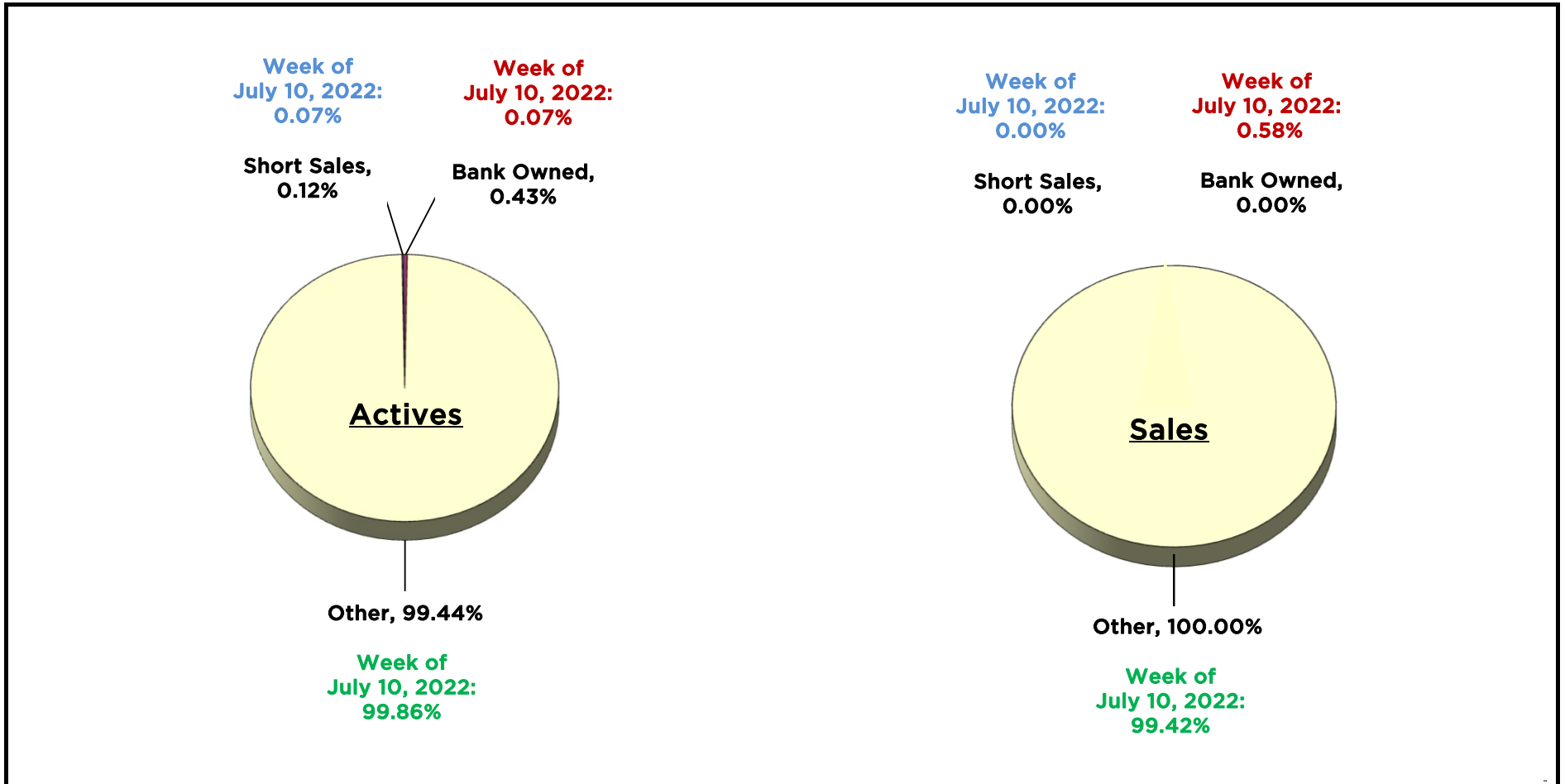
Withdrawn



	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	7/9
Norm	26	37	36	33	37	26	37	42	32	28	29	41	32	30	29	37	22	27
BO	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
07/09/2023 - 07/15/2023
Lake, Orange, Osceola & Seminole Counties

There are 12 Condos, Villas, or Townhomes available for the Median Price of \$270,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$269,950	2.0	2.0	1,418	\$190.37
Altamonte Springs / Forest City	32714	1	\$270,000	2.0	2.0	1,256	\$214.97
Sanford (South)	32773	1	\$269,900	2.0	2.0	1,580	\$170.82
Orange County		7	\$269,957	2.6	2.0	1,204	\$224.19
Winter Park (West)	32789	1	\$270,000	2.0	2.0	1,026	\$263.16
Orlo Vista	32811	1	\$270,000	3.0	2.0	1,405	\$192.17
Williamsburg / Lake Bryan	32821	1	\$269,900	2.0	2.0	1,166	\$231.48
Ventura	32822	1	\$270,000	3.0	2.0	1,231	\$219.33
Rio Pinar / Union Park	32825	1	\$270,000	3.0	2.0	1,319	\$204.70
Union Park / Chickasaw	32829	1	\$269,900	2.0	2.0	987	\$273.45
Metro West / Orlo Vista	32835	1	\$269,900	3.0	2.0	1,295	\$208.42
Osceola County		2	\$269,950	2.5	2.0	1,186	\$227.61
Kissimmee (West) / Pleasant Hill	34746	1	\$269,900	3.0	2.0	1,350	\$199.93
Kissimmee / Celebration	34747	1	\$270,000	2.0	2.0	1,022	\$264.19
Lake County		1	\$269,900	3.0	2.0	1,340	\$201.42
Leesburg (East) / Haines Creek	34788	1	\$269,900	3.0	2.0	1,340	\$201.42