



Monday Morning Quarterback Summary

Week of July 16, 2023 - July 22, 2023

Single-family existing homes

- Sales of single-family homes increased to 455 during the week of July 16, from 444 the week prior
- The median price of single family homes increased to \$430,000, a change of 2.4%
- The number of single-family home foreclosure transactions decreased to 4 last week, from 6 the week of July 09
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 9, and now sits at 4,083

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 146 during the week of July 16, from 143 the week prior
- The median price of condos, townhomes, and villas remains constant at \$270,000
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 15, and now sits at 1,629

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

Monday Morning Quarterback
07/16/2023 - 07/22/2023
Lake, Orange, Osceola & Seminole Counties

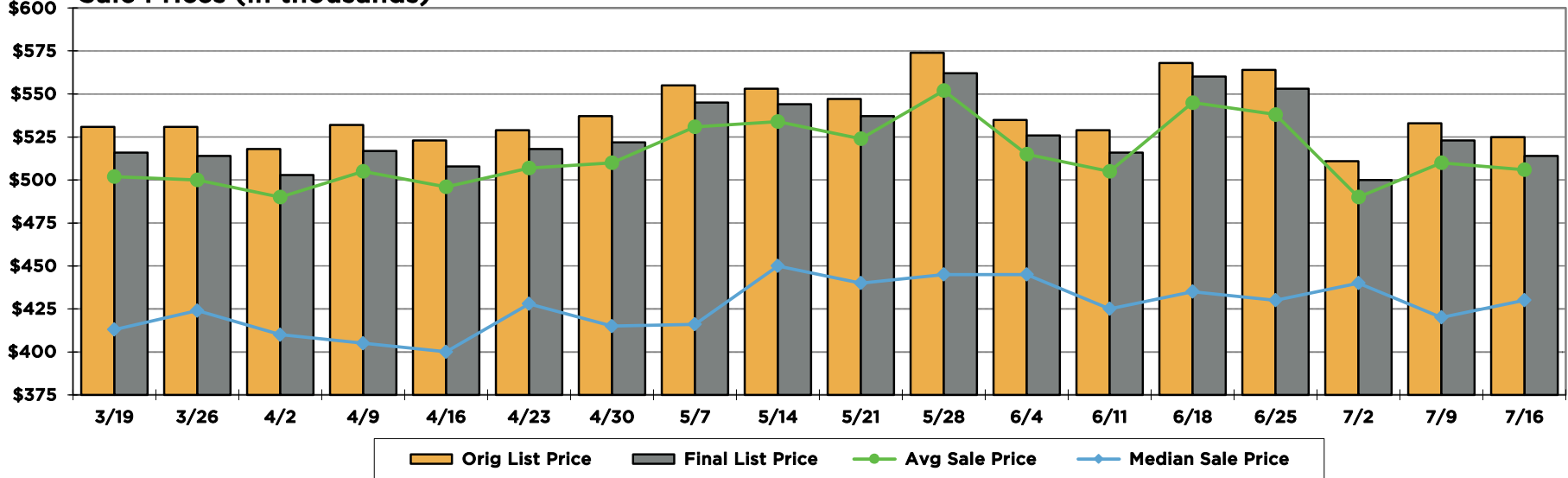
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	455	40	29	120	105	138	23
Bank Owned	4	1	1	1	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	451	39	28	119	105	137	23
Active Listings	4,083	225	198	705	754	1,636	565
Bank Owned	33	5	4	7	7	8	2
Short Sales	3	2	0	0	0	1	0
Other	4,047	218	194	698	747	1,627	563
Months of Inventory	2.07	1.30	1.58	1.36	1.66	2.74	5.67
<u>List Price</u>							
Average Original List Price	\$524,856	\$210,442	\$288,802	\$365,645	\$459,168	\$660,838	\$1,683,952
Average Final List Price	\$514,432	\$205,357	\$285,013	\$359,510	\$450,023	\$650,170	\$1,629,121
<u>Sale Price</u>							
Average Price	\$505,758	\$191,684	\$277,130	\$356,568	\$444,974	\$643,746	\$1,568,196
Median Price	\$430,000	\$208,000	\$275,000	\$358,250	\$439,900	\$610,000	\$1,390,000
<u>Price Differences</u>							
Original to Final List Price	-\$10,424	-\$5,085	-\$3,789	-\$6,135	-\$9,145	-\$10,668	-\$54,831
Original List to Sale Price - \$	-\$19,098	-\$18,758	-\$11,672	-\$9,077	-\$14,194	-\$17,092	-\$115,756
Final List to Sale Price - \$	-\$8,674	-\$13,673	-\$7,883	-\$2,942	-\$5,049	-\$6,424	-\$60,925
Original List to Sale Price - %	96.36%	91.09%	95.96%	97.52%	96.91%	97.41%	93.13%
Final List to Sale Price - %	98.31%	93.34%	97.23%	99.18%	98.88%	99.01%	96.26%
<u>Days on the Market</u>							
Avg Days Listing to Contract	38	40	40	34	39	36	50
Combined Avg Days to Contract	42	42	40	36	44	41	61
Avg Days Listing to Closing	72	74	76	70	73	70	91
Avg Days Contract to Close	35	37	36	35	34	34	40
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	2,140	1,131	1,334	1,640	2,044	2,740	4,364

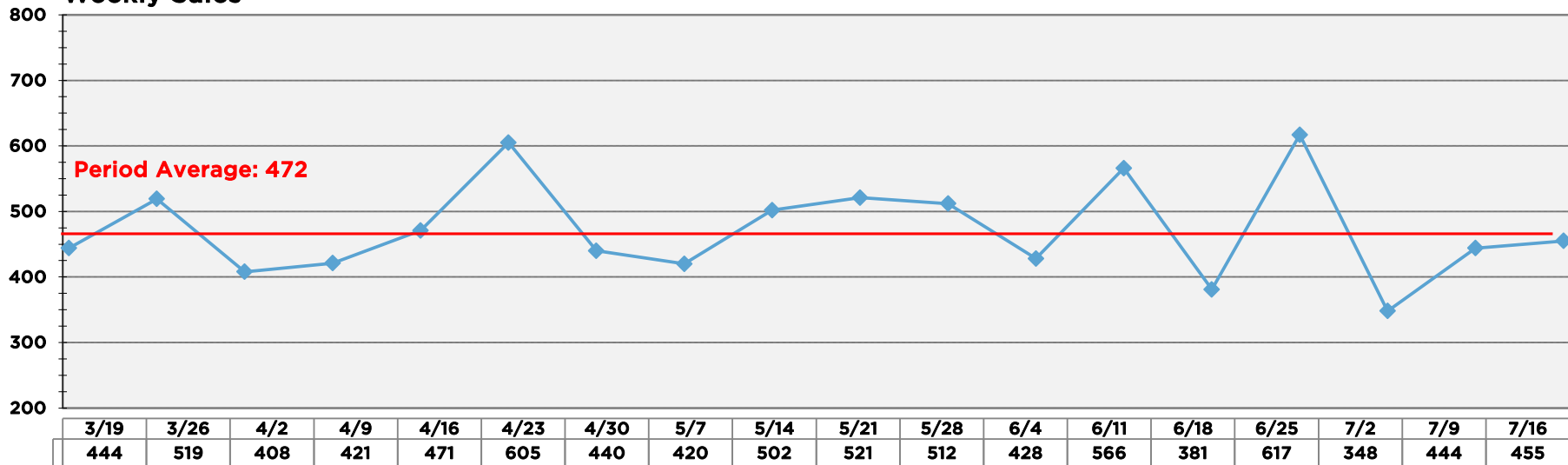


Single Family Homes

Sale Prices (in thousands)



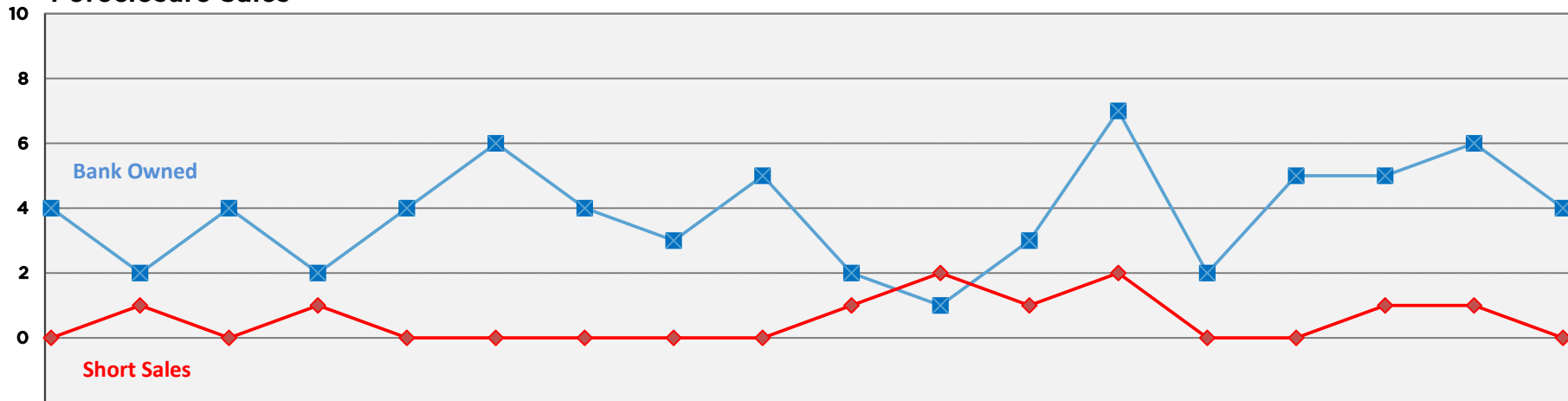
Weekly Sales





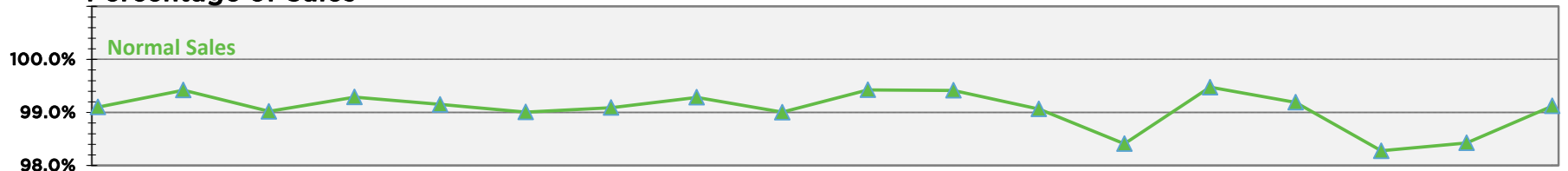
Single Family Homes

Foreclosure Sales

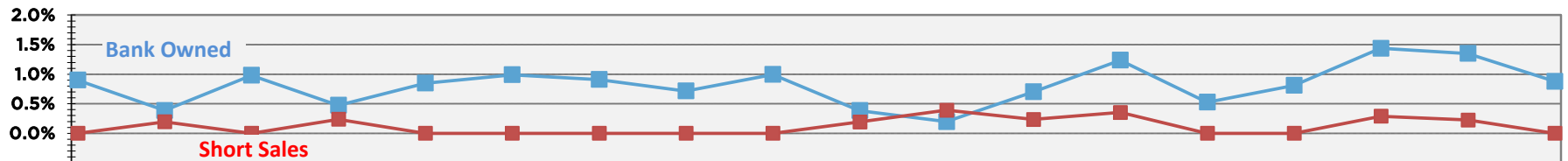


	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
BO	4	2	4	2	4	6	4	3	5	2	1	3	7	2	5	5	6	4
SS	0	1	0	1	0	0	0	0	0	1	2	1	2	0	0	1	1	0

Percentage of Sales



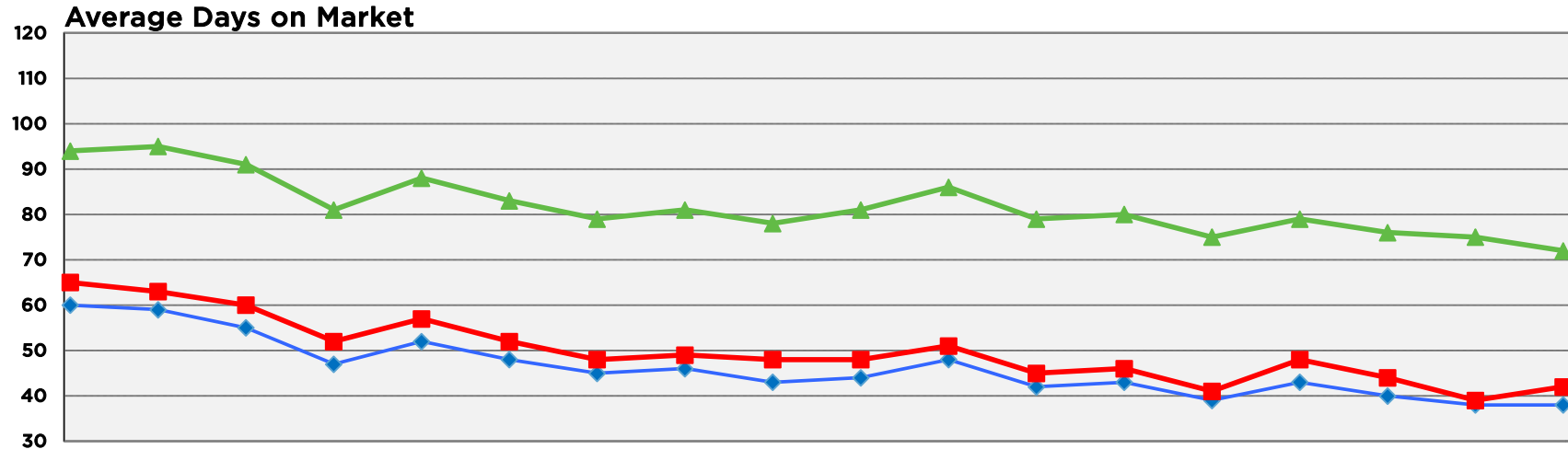
	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
Normal	99.1%	99.4%	99.0%	99.3%	99.2%	99.0%	99.1%	99.3%	99.0%	99.4%	99.4%	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%



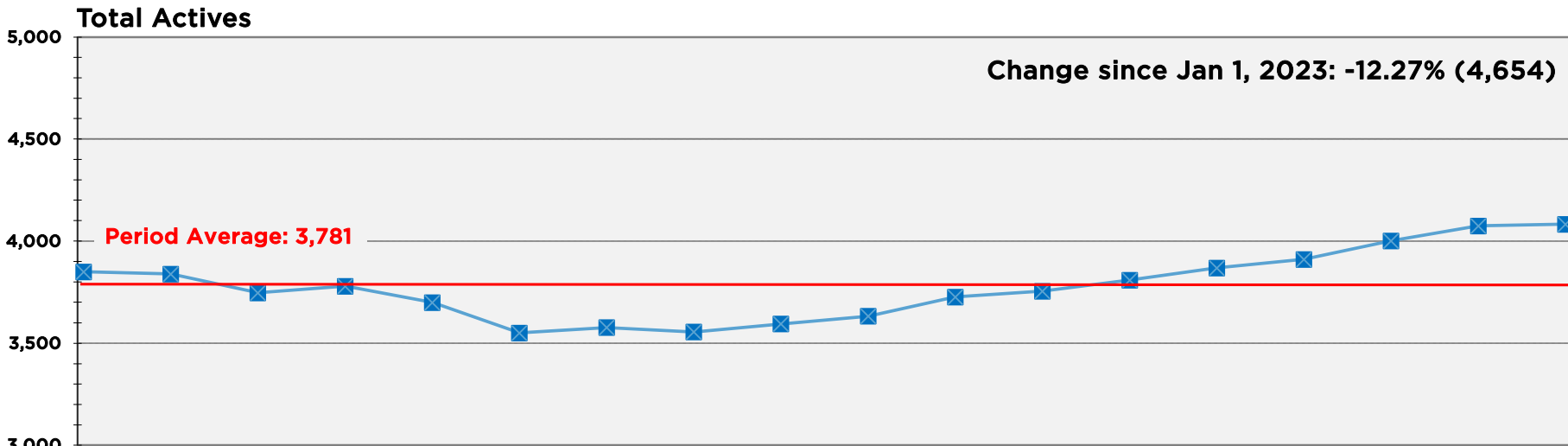
	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
BO	0.9%	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%	0.9%
SS	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%	0.0%



Single Family Homes



ListToContract	60	59	55	47	52	48	45	46	43	44	48	42	43	39	43	40	38	38
CombDaysOnMkt	65	63	60	52	57	52	48	49	48	48	51	45	46	41	48	44	39	42
ListToClose	94	95	91	81	88	83	79	81	78	81	86	79	80	75	79	76	75	72

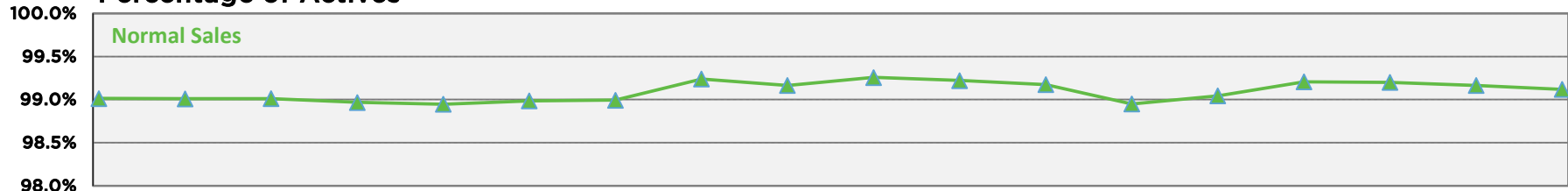


Total Actives	3,850	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083
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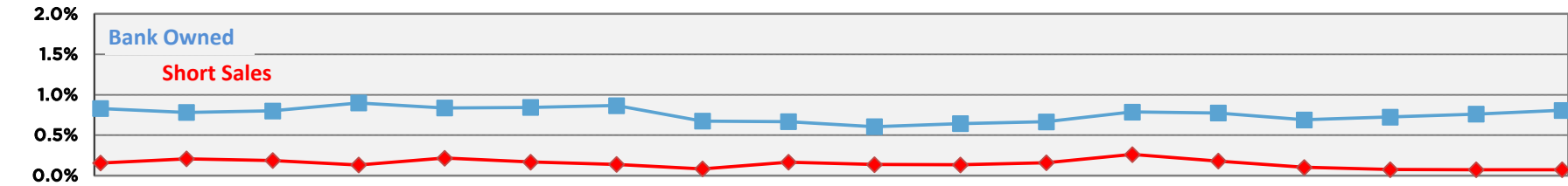


Single Family Homes

Percentage of Actives

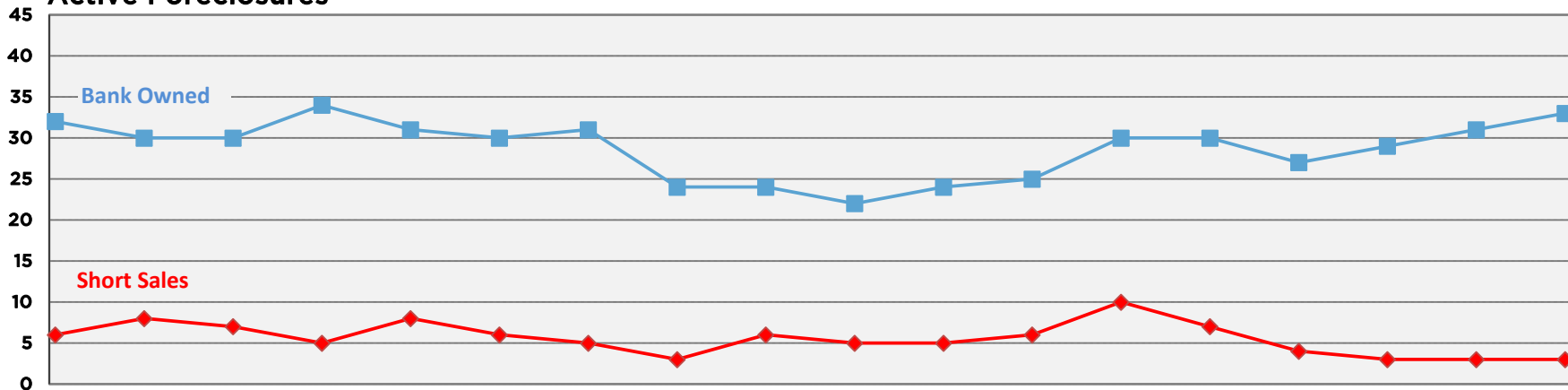


	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
Normal	99.01%	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%	99.17%	99.12%



	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	7/16
BO	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%	0.81%
SS	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%	0.07%

Active Foreclosures

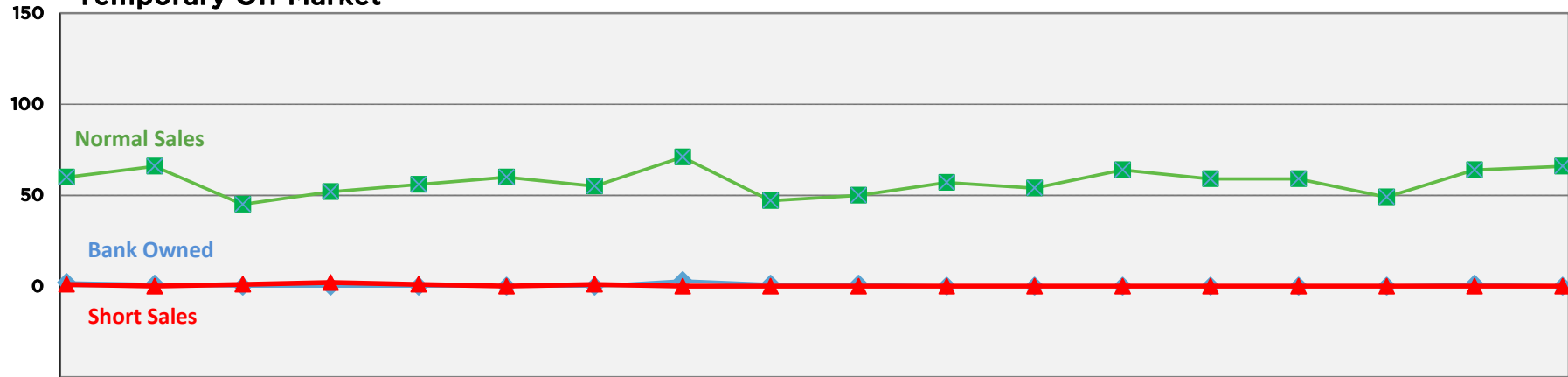


	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
BO	32	30	30	34	31	30	31	24	24	22	24	25	30	30	27	29	31	33
SS	6	8	7	5	8	6	5	3	6	5	5	6	10	7	4	3	3	3



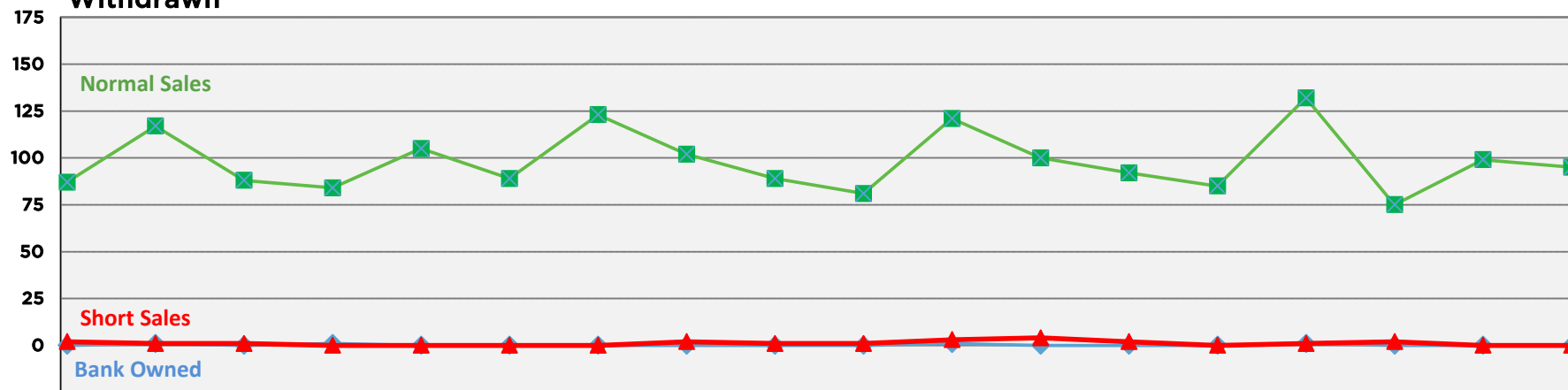
Single Family Homes

Temporary Off Market



	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	7/16
Norm	60	66	45	52	56	60	55	71	47	50	57	54	64	59	59	49	64	66
BO	2	1	0	0	0	0	0	3	1	1	0	0	0	0	0	0	1	0
SS	1	0	1	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0

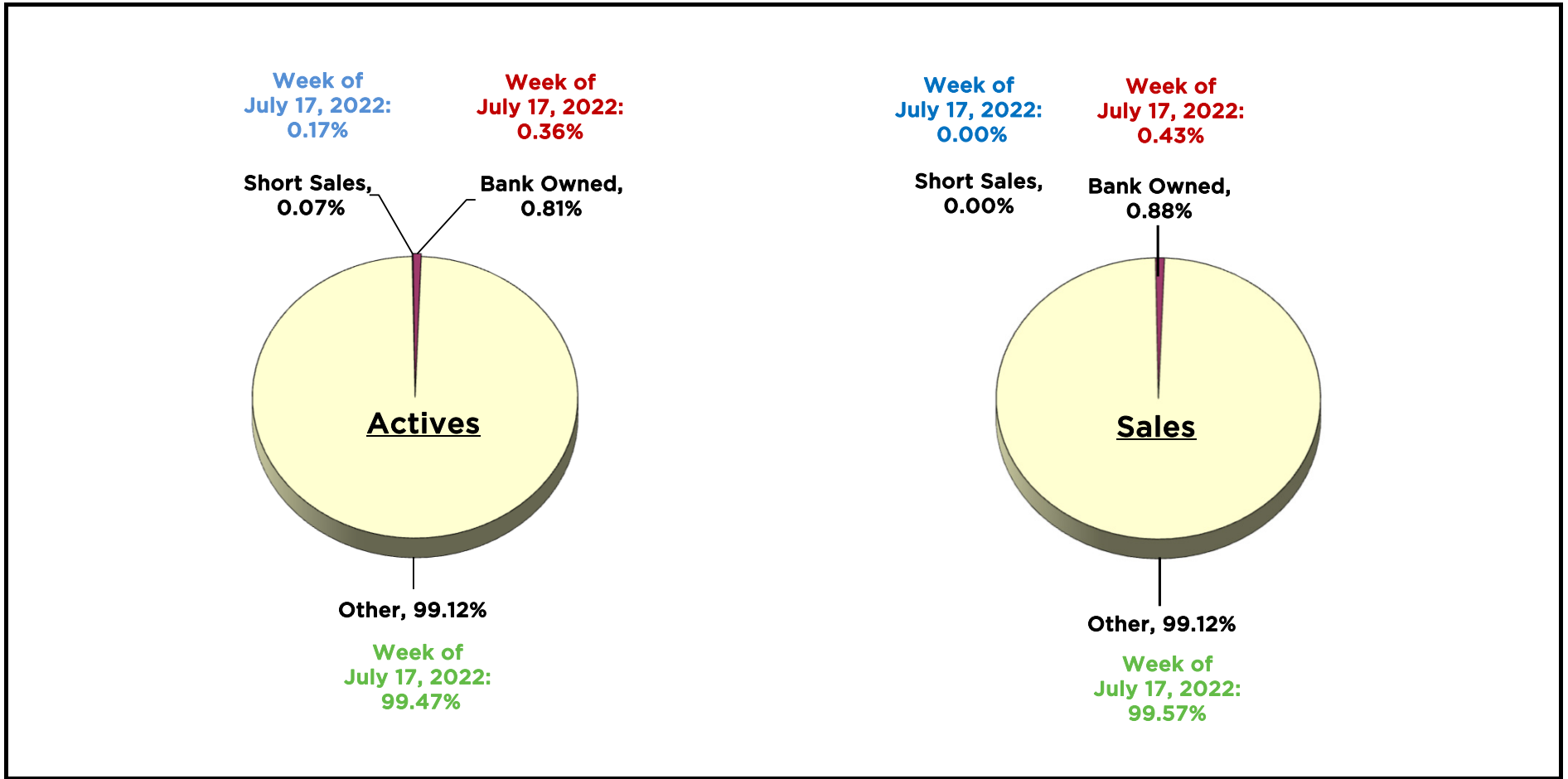
Withdrawn



	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	7/16
Norm	87	117	88	84	105	89	123	102	89	81	121	100	92	85	132	75	99	95
BO	0	1	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0
SS	2	1	1	0	0	0	0	2	1	1	3	4	2	0	1	2	0	0



Single Family Homes



Monday Morning Quarterback
07/16/2023 - 07/22/2023
Lake, Orange, Osceola & Seminole Counties

There are 33 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
Seminole County		6	\$429,955	3.5	2.0	1,903	\$225.96
Casselberry	32707	1	\$429,900	4.0	2.0	1,959	\$219.45
Winter Springs / Tuskawilla	32708	1	\$429,900	3.0	2.0	1,448	\$296.89
Lake Mary / Heathrow	32746	1	\$429,950	4.0	2.0	2,125	\$202.33
Sanford / Lake Forest	32771	2	\$429,995	3.5	2.0	2,254	\$190.81
Winter Park	32792	1	\$429,990	3.0	2.0	1,378	\$312.04
Orange County		7	\$429,971	3.3	2.0	1,715	\$250.71
Delaney / Crystal Lake	32806	1	\$429,900	3.0	2.0	1,455	\$295.46
Ventura	32822	1	\$430,000	3.0	2.0	1,800	\$238.89
Rio Pinar / Union Park	32825	2	\$430,000	3.5	2.0	1,756	\$244.87
Union Park / Chickasaw	32829	1	\$429,900	3.0	2.0	2,016	\$213.24
Hunters Creek	32837	2	\$430,000	3.5	2.0	1,611	\$266.91
Osceola County		11	\$429,964	3.6	2.2	2,054	\$209.32
Kissimmee (East)	34744	1	\$430,000	3.0	2.0	2,160	\$199.07
Kissimmee (West) / Pleasant Hill	34746	4	\$429,925	3.8	2.0	2,104	\$204.36
Kissimmee / Poinciana	34758	1	\$430,000	4.0	2.0	2,157	\$199.35
St Cloud	34769	2	\$430,000	3.0	2.0	1,756	\$244.94
St Cloud / Narcoossee	34771	1	\$430,000	4.0	2.0	1,859	\$231.31
St Cloud / Canoe Creek	34772	2	\$429,950	4.0	3.0	2,247	\$191.39
Lake County		9	\$429,917	3.7	2.3	1,979	\$217.23
Mount Dora	32757	1	\$429,900	3.0	1.0	2,133	\$201.55
Sorrento / Mt Plymouth	32776	1	\$429,500	4.0	2.0	2,096	\$204.91
Clermont (South)	34714	2	\$429,925	4.0	3.0	1,875	\$229.35
Minneola	34715	1	\$430,000	3.0	2.0	1,538	\$279.58
Fruitland Park	34731	2	\$430,000	3.5	3.0	2,006	\$214.36
Groveland	34736	2	\$430,000	4.0	2.0	2,142	\$200.75

Monday Morning Quarterback
07/16/2023 - 07/22/2023
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	146	62	28	29	21	6	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	146	62	28	29	21	6	0
Active Listings	1,629	457	229	452	258	220	13
Bank Owned	8	5	1	1	1	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,619	451	228	451	256	220	13
Months of Inventory	2.58	1.70	1.89	3.60	2.84	8.46	0.00

List Price

Average Original List Price	\$302,341	\$202,035	\$282,078	\$360,369	\$455,276	\$617,650	\$0
Average Final List Price	\$297,461	\$197,998	\$278,221	\$357,103	\$444,498	\$612,133	\$0

Sale Price

Average Price	\$291,916	\$192,083	\$273,552	\$351,213	\$438,137	\$610,833	\$0
Median Price	\$270,000	\$199,995	\$272,635	\$352,000	\$435,000	\$582,500	\$0

Price Differences

Original to Final List Price	-\$4,880	-\$4,037	-\$3,857	-\$3,266	-\$10,778	-\$5,517	\$0
Original List to Sale Price - \$	-\$10,425	-\$9,952	-\$8,526	-\$9,156	-\$17,139	-\$6,817	\$0
Final List to Sale Price - \$	-\$5,545	-\$5,915	-\$4,669	-\$5,890	-\$6,361	-\$1,300	\$0
Original List to Sale Price - %	96.55%	95.07%	96.98%	97.46%	96.24%	98.90%	0.00%
Final List to Sale Price - %	98.14%	97.01%	98.32%	98.35%	98.57%	99.79%	0.00%

Days on the Market

Avg Days Listing to Contract	43	40	32	50	55	36	0
Combined Avg Days to Contract	43	40	32	50	55	36	0
Avg Days Listing to Closing	78	73	68	91	93	72	0
Avg Days Contract to Close	36	33	36	40	38	36	0

Beds / Baths

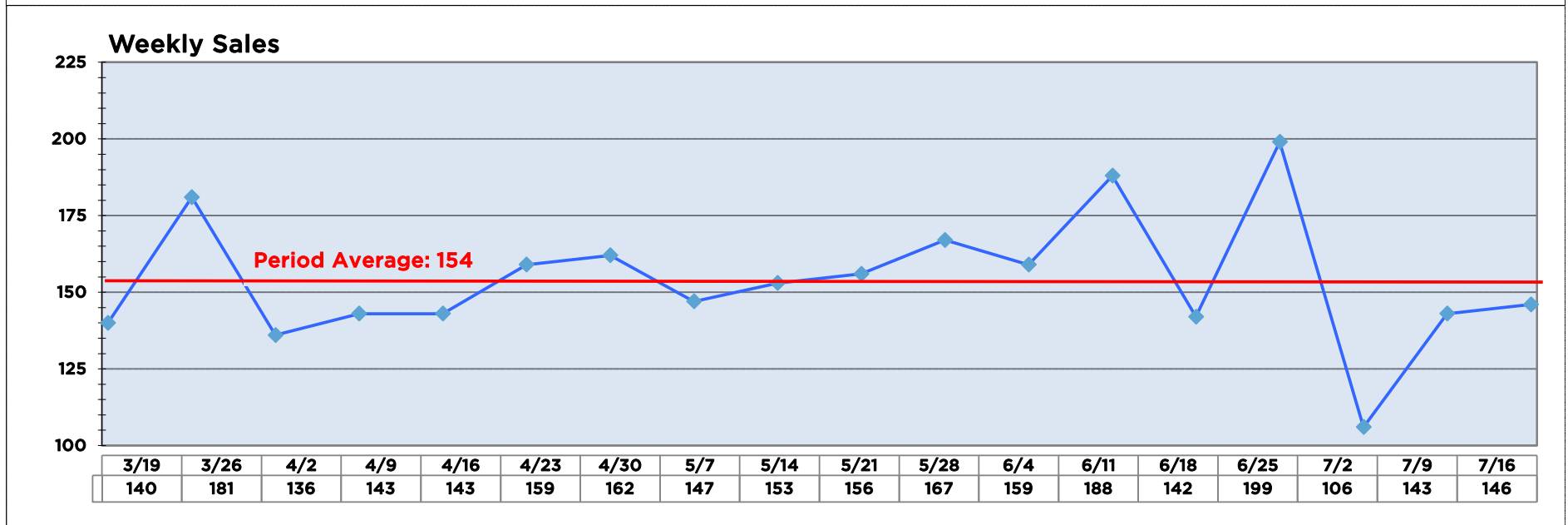
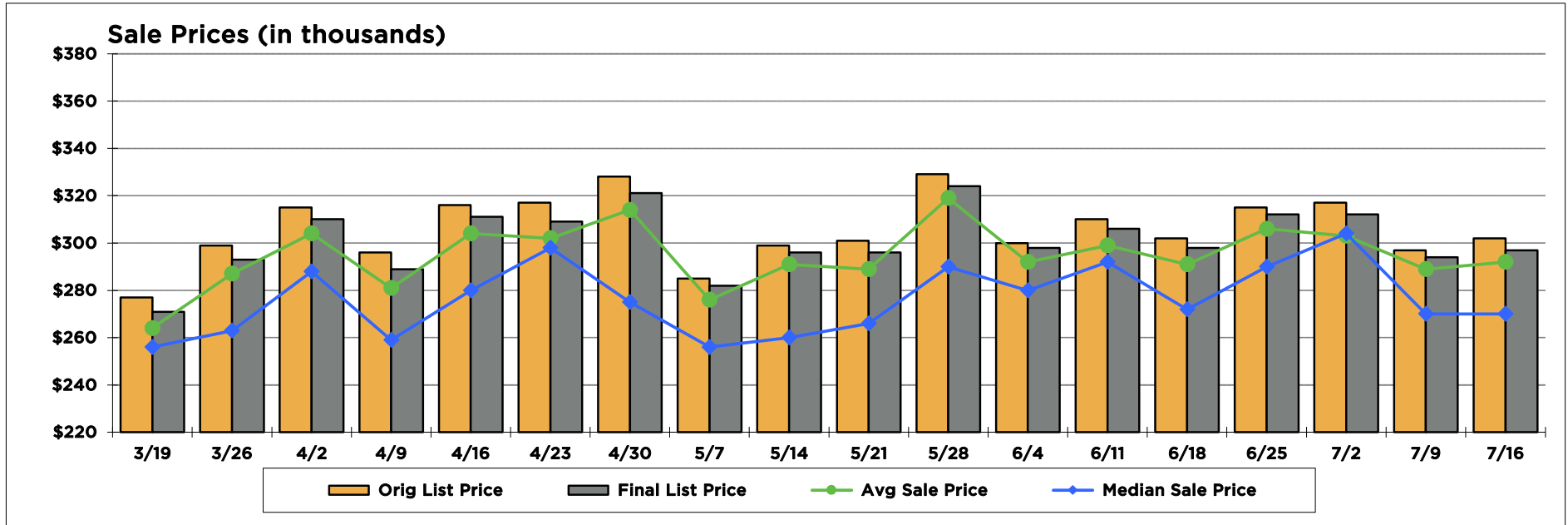
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,301	979	1,282	1,520	1,783	1,981	0
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Monday Morning Quarterback
07/16/2023 - 07/22/2023
Lake, Orange, Osceola & Seminole Counties

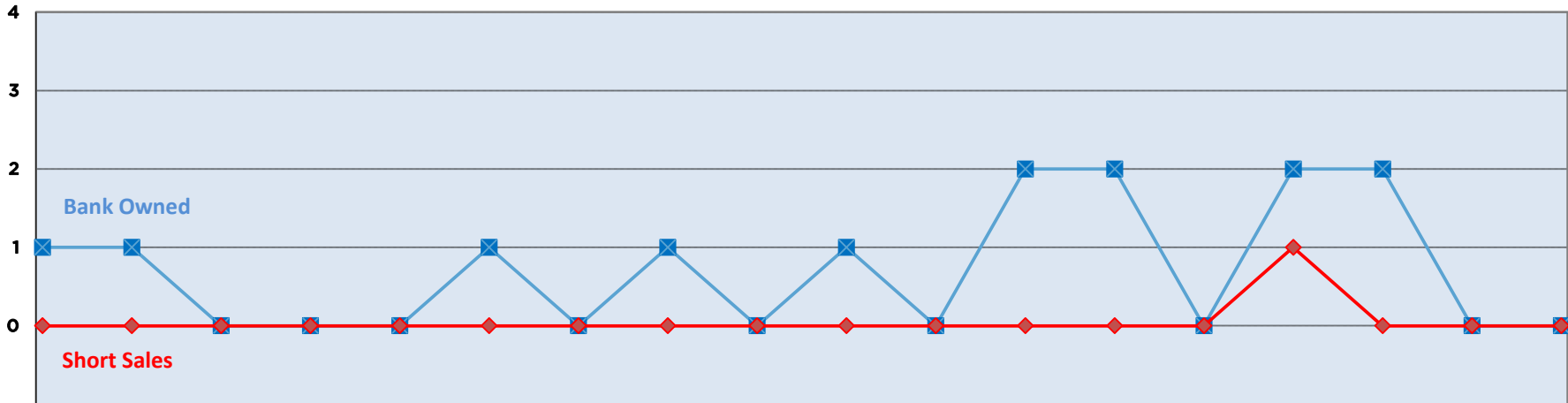
Condos, Townhomes, Villas





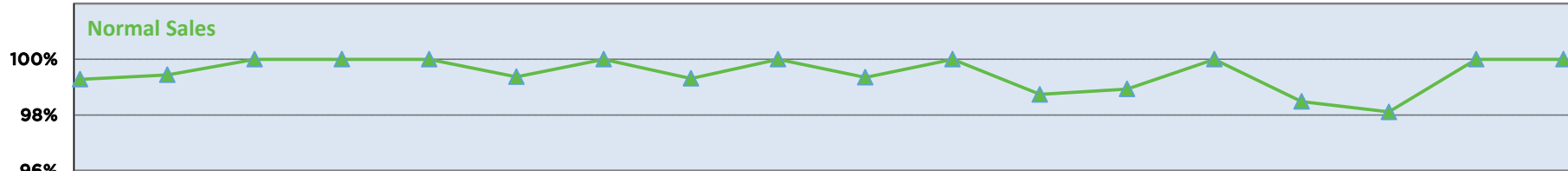
Condos, Townhomes, Villas

Foreclosure Sales

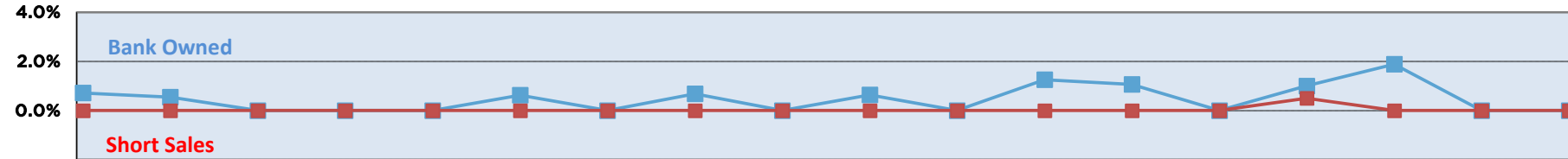


	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
BO	1	1	0	0	0	1	0	1	0	1	0	2	2	0	2	2	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

Percentage of Sales



	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	7/16
Normal	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%	100.0%

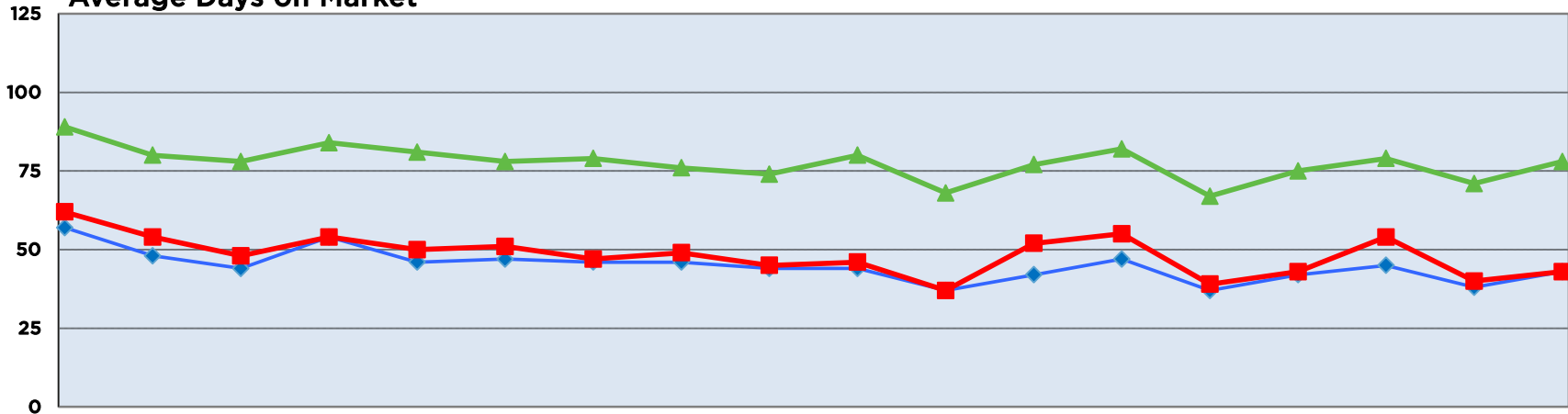


	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
BO	0.7%	0.6%	0.0%	0.0%	0.0%	0.6%	0.0%	0.7%	0.0%	0.6%	0.0%	1.3%	1.1%	0.0%	1.0%	1.9%	0.0%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%



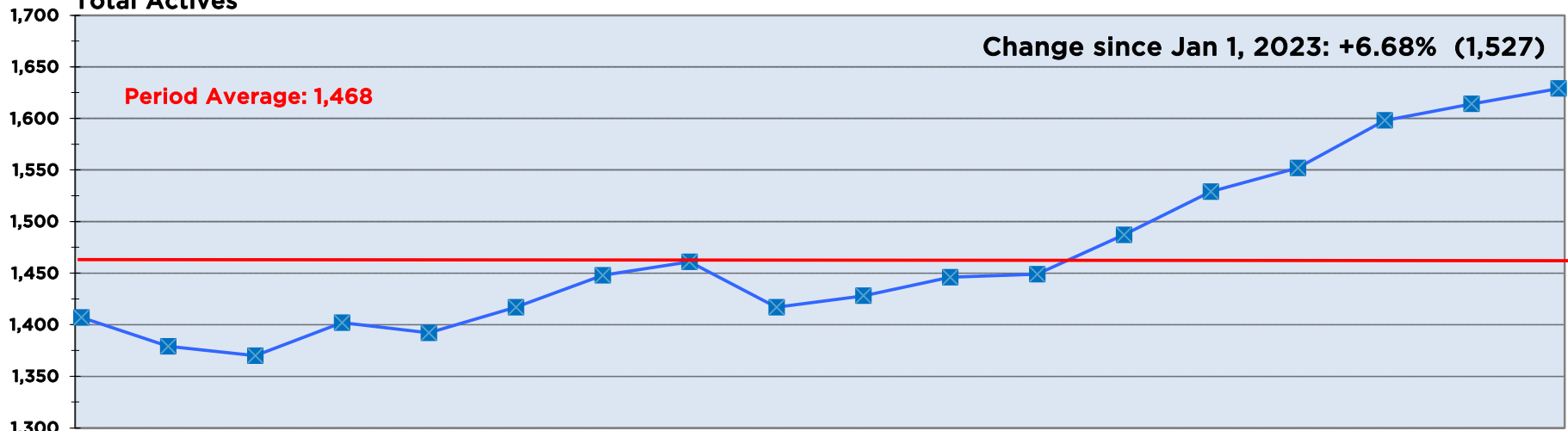
Condos, Townhomes, Villas

Average Days on Market



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

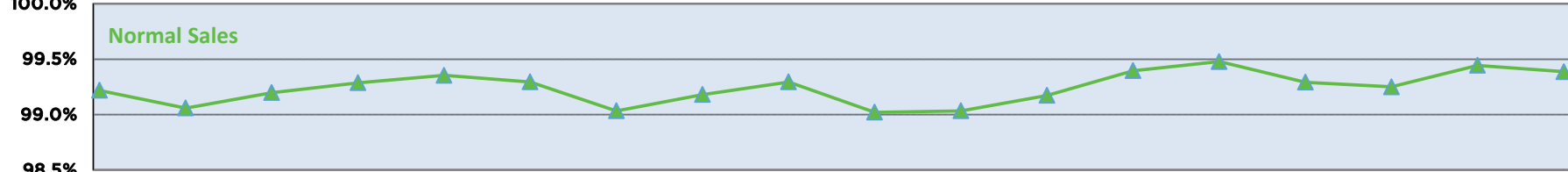
Total Actives



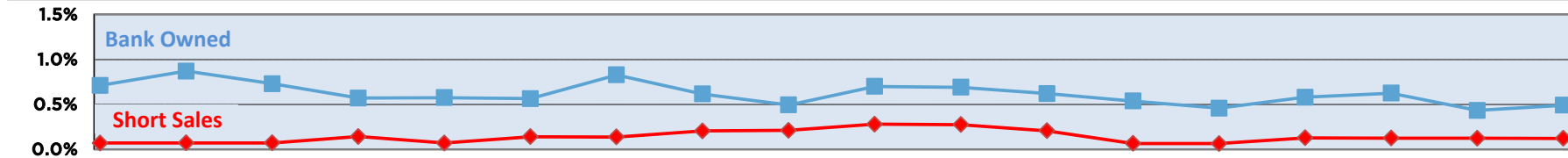
	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
Total Actives	1,407	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629

Condos, Townhomes, Villas

Percentage of Actives

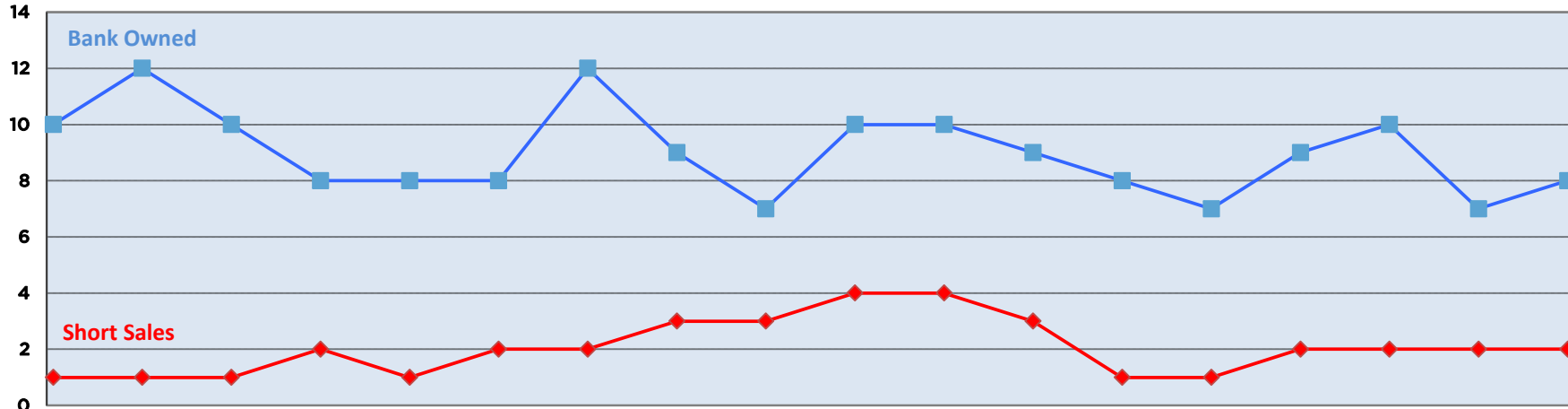


	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16
Normal	99.2%	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%



	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	7/16
BO	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%	0.5%
SS	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%	0.1%

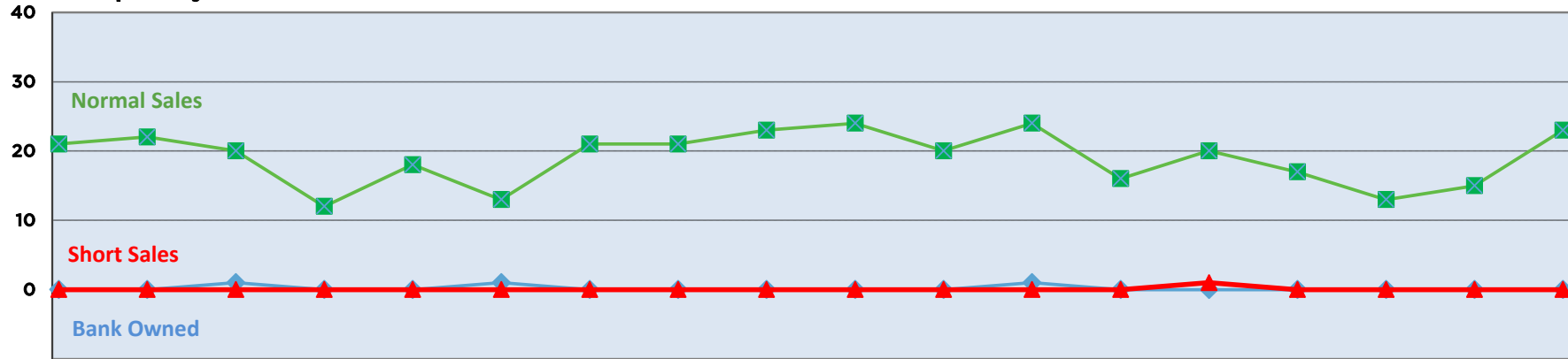
Active Foreclosures



	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	7/16
BO	10	12	10	8	8	8	12	9	7	10	10	9	8	7	9	10	7	8
SS	1	1	1	2	1	2	2	3	3	4	4	3	1	1	2	2	2	2

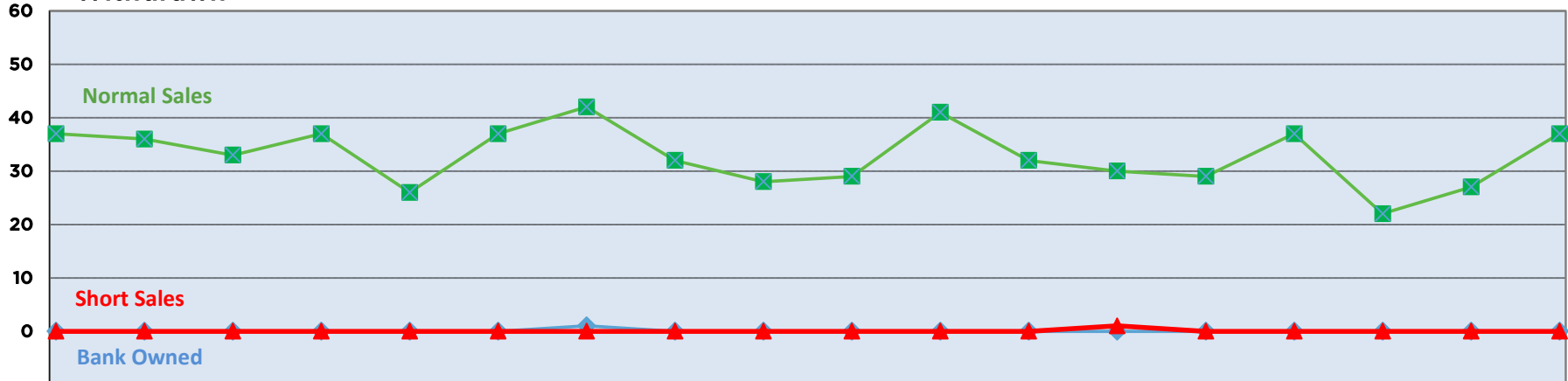
Condos, Townhomes, Villas

Temporary Off Market



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

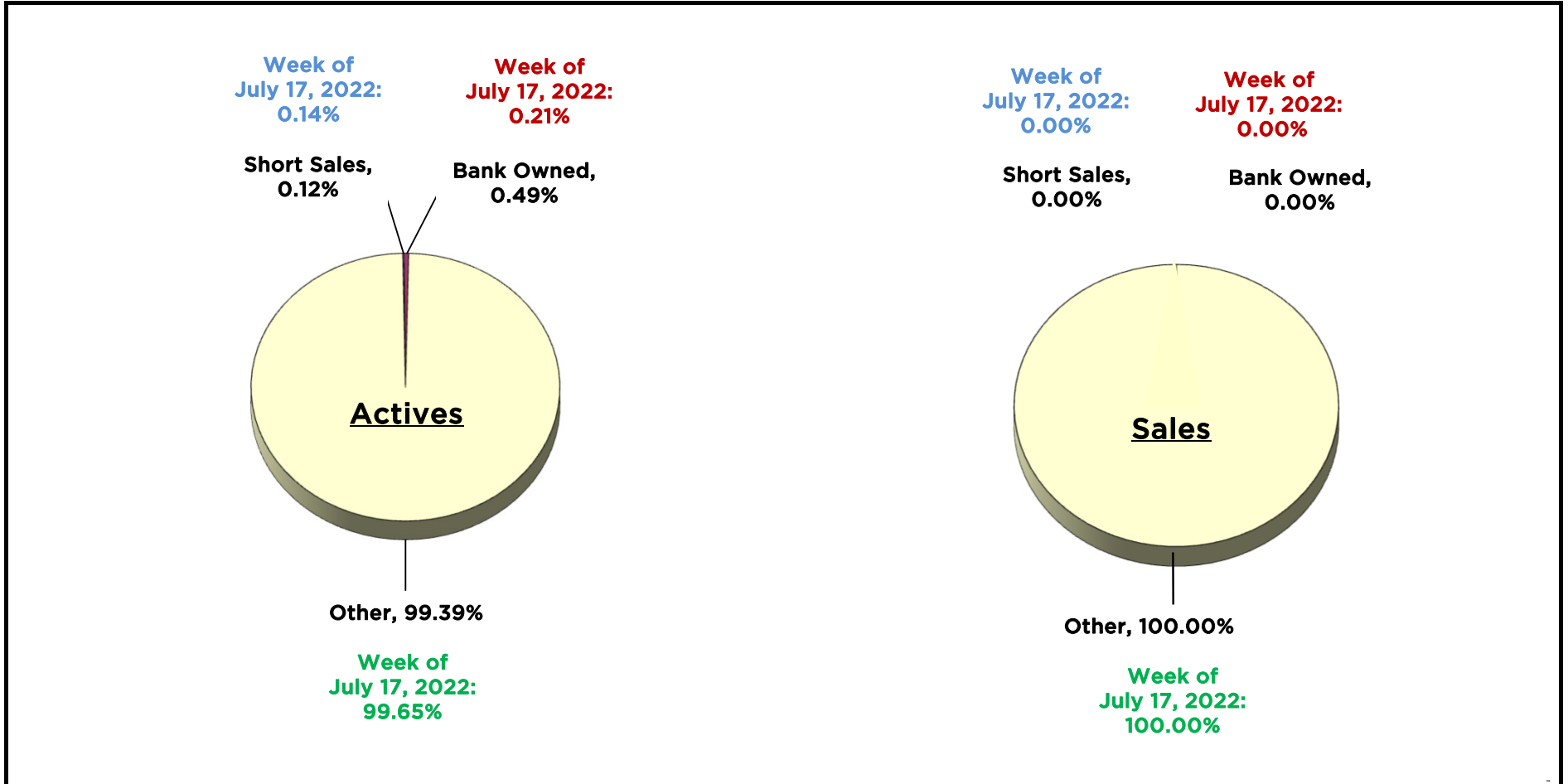
Withdrawn



	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	7/16
Norm	37	36	33	37	26	37	42	32	28	29	41	32	30	29	37	22	27	37
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
07/16/2023 - 07/22/2023
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		1	\$270,000	2.0	2.0	1,256	\$214.97
Altamonte Springs / Forest City	32714	1	\$270,000	2.0	2.0	1,256	\$214.97
Orange County		5	\$269,980	2.4	2.0	1,189	\$227.03
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	2	\$270,000	2.5	2.0	1,175	\$229.89
Osceola County		5	\$269,880	2.8	2.0	1,278	\$211.17
Davenport	33896	1	\$269,500	3.0	2.0	1,210	\$222.73
Kissimmee (West) / Pleasant Hill	34746	2	\$269,950	3.0	2.0	1,285	\$210.08
Kissimmee / Celebration	34747	1	\$270,000	2.0	2.0	1,022	\$264.19
St Cloud	34769	1	\$270,000	3.0	2.0	1,588	\$170.03
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