



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

***Week of July 23, 2023 - July 29, 2023***

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

- Sales of single-family homes increased to 479 during the week of July 23, from 455 the week prior
- The median price of single family homes increased to \$430,100, a change of 0.0%
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 53, and now sits at 4,127

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

- Sales of condos, townhomes, and villas increased to 154 during the week of July 23, from 146 the week prior
- The median price of condos, townhomes, and villas increased to \$278,950 a change of 3.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 19, and now sits at 1,648

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

**Monday Morning Quarterback**  
07/23/2023 - 07/29/2023  
Lake, Orange, Osceola & Seminole Counties

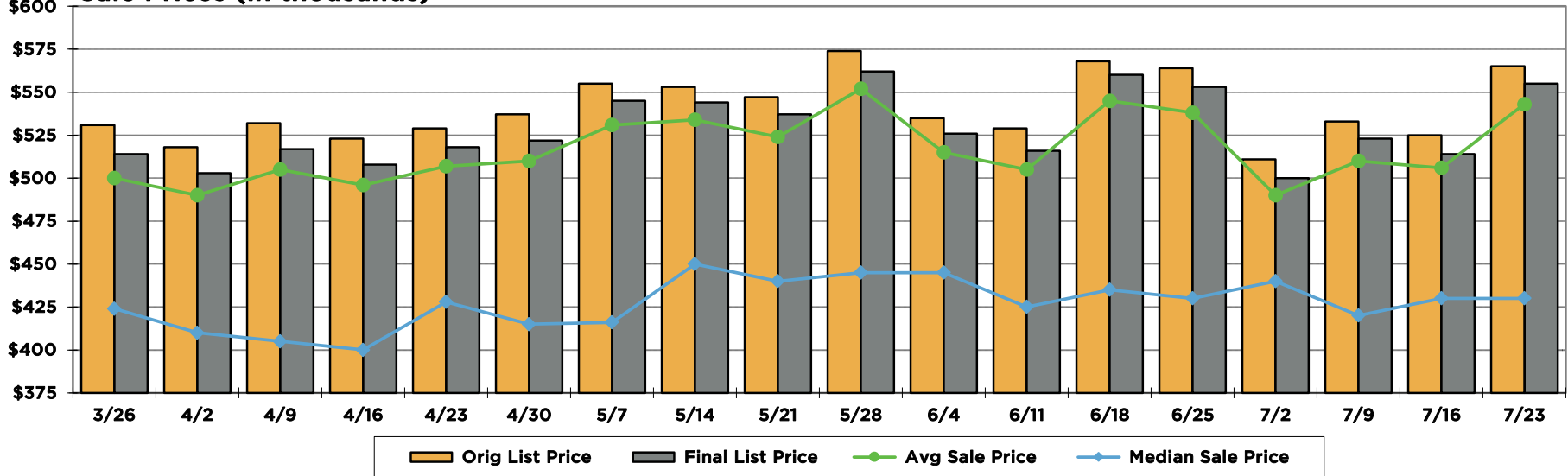
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>479</b>	<b>35</b>	<b>24</b>	<b>134</b>	<b>108</b>	<b>150</b>	<b>28</b>
Bank Owned	2	0	0	0	1	1	0
Short Sales	1	0	0	0	1	0	0
Other	476	35	24	134	106	149	28
<b>Active Listings</b>	<b>4,127</b>	<b>228</b>	<b>193</b>	<b>713</b>	<b>771</b>	<b>1,648</b>	<b>574</b>
Bank Owned	26	4	2	3	7	8	2
Short Sales	3	2	0	0	0	1	0
Other	4,098	222	191	710	764	1,639	572
<b>Months of Inventory</b>	<b>1.99</b>	<b>1.50</b>	<b>1.86</b>	<b>1.23</b>	<b>1.65</b>	<b>2.54</b>	<b>4.73</b>
<b><u>List Price</u></b>							
Average Original List Price	\$564,613	\$225,003	\$289,188	\$358,452	\$458,273	\$678,339	\$2,012,746
Average Final List Price	\$554,590	\$213,528	\$282,442	\$354,713	\$449,851	\$668,056	\$1,966,887
<b><u>Sale Price</u></b>							
Average Price	\$542,715	\$198,259	\$274,967	\$350,933	\$443,574	\$657,099	\$1,890,230
Median Price	\$430,100	\$198,259	\$274,967	\$350,933	\$443,574	\$657,099	\$1,890,230
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$10,023	-\$11,475	-\$6,746	-\$3,739	-\$8,422	-\$10,283	-\$45,859
Original List to Sale Price - \$	-\$21,898	-\$26,744	-\$14,221	-\$7,519	-\$14,699	-\$21,240	-\$122,516
Final List to Sale Price - \$	-\$11,875	-\$15,269	-\$7,475	-\$3,780	-\$6,277	-\$10,957	-\$76,657
Original List to Sale Price - %	96.12%	88.11%	95.08%	97.90%	96.79%	96.87%	93.91%
Final List to Sale Price - %	97.86%	92.85%	97.35%	98.93%	98.60%	98.36%	96.10%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	35	40	46	26	42	36	31
Combined Avg Days to Contract	36	41	46	28	43	37	31
Avg Days Listing to Closing	71	82	84	60	77	72	72
Avg Days Contract to Close	36	41	38	34	35	37	41
<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	2,168	1,183	1,413	1,589	2,012	2,786	4,116

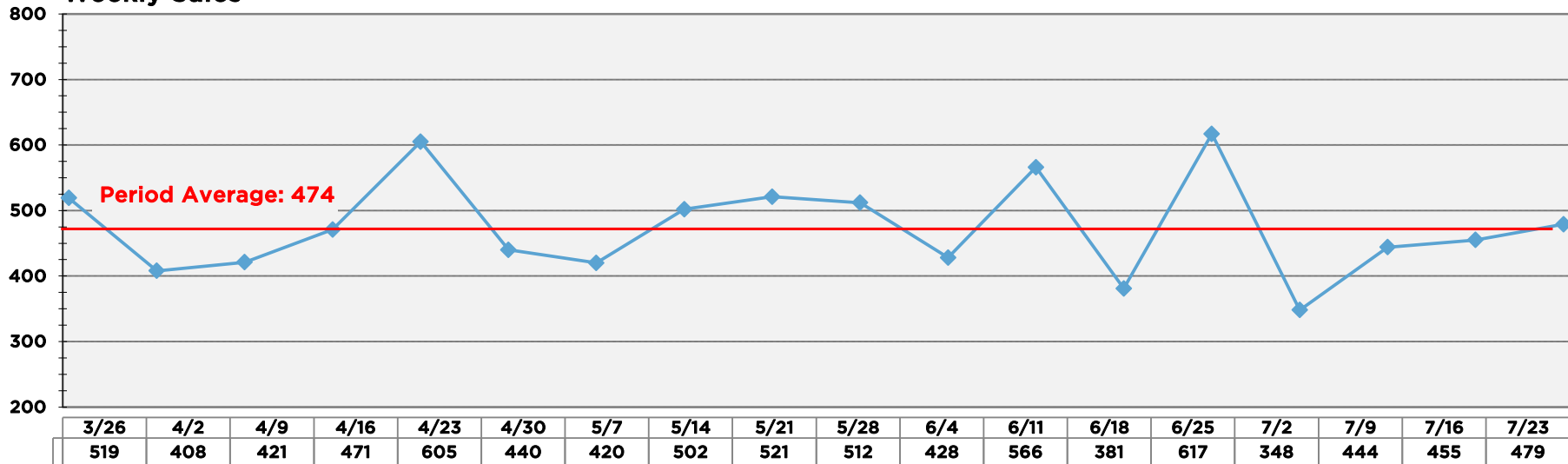


**Single Family Homes**

**Sale Prices (in thousands)**



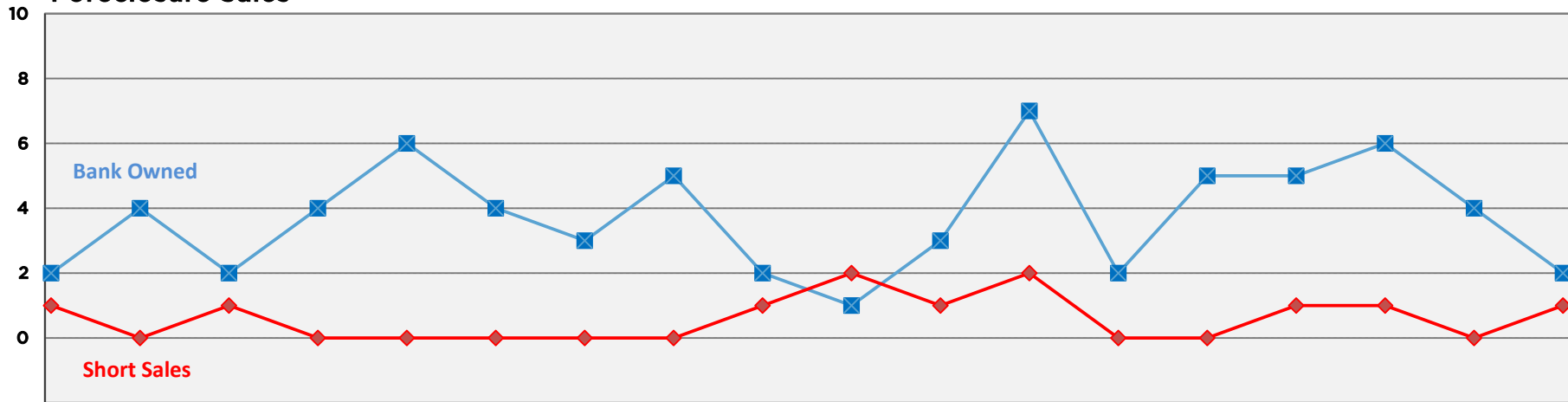
**Weekly Sales**





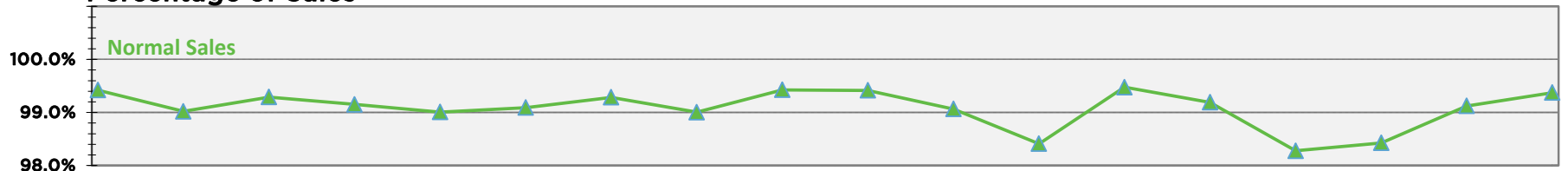
**Single Family Homes**

**Foreclosure Sales**

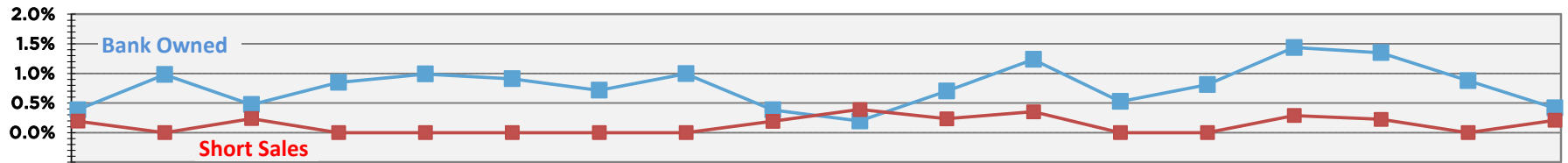


	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23
BO	2	4	2	4	6	4	3	5	2	1	3	7	2	5	5	6	4	2
SS	1	0	1	0	0	0	0	0	1	2	1	2	0	0	1	1	0	1

**Percentage of Sales**



	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	7/23
Normal	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%	99.4%

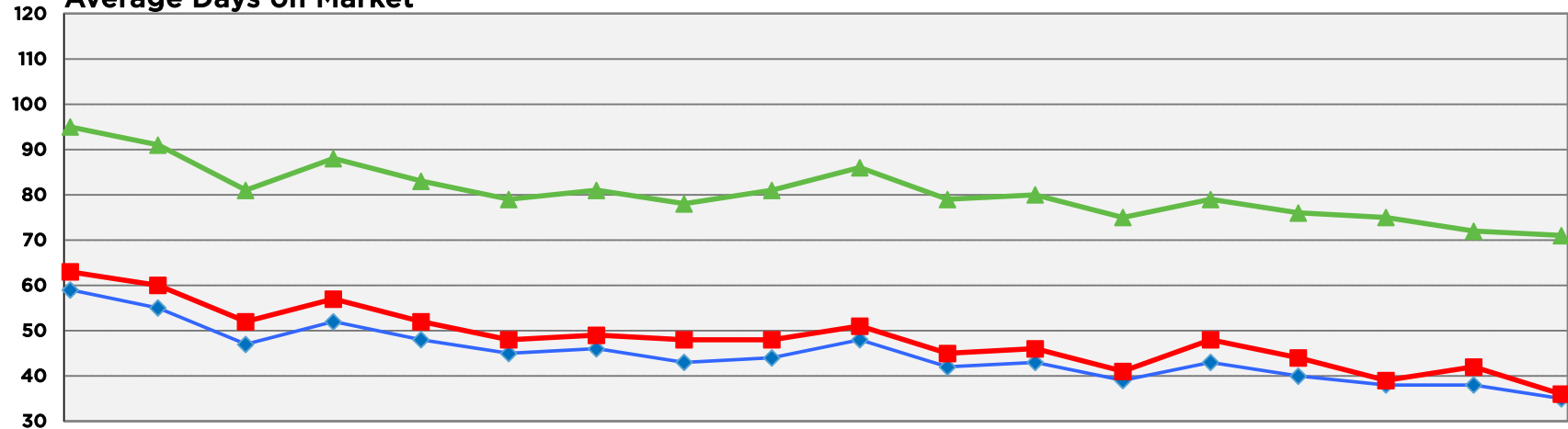


	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23
BO	0.4%	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%	0.9%	0.4%
SS	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%	0.0%	0.2%



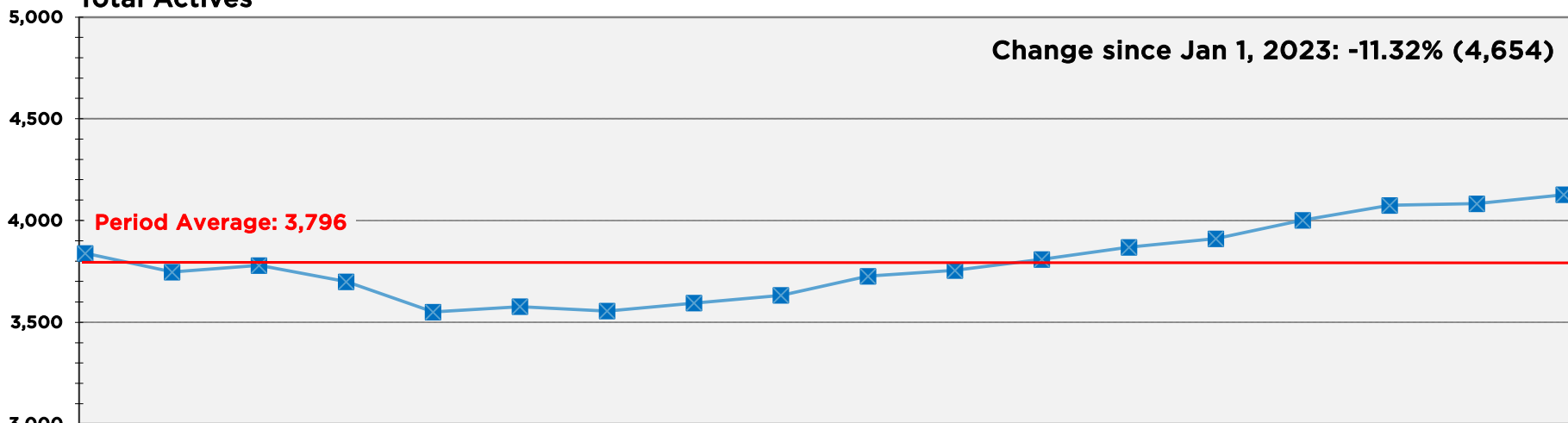
**Single Family Homes**

**Average Days on Market**



ListToContract	59	55	47	52	48	45	46	43	44	48	42	43	39	43	40	38	38	35
CombDaysOnMkt	63	60	52	57	52	48	49	48	48	51	45	46	41	48	44	39	42	36
ListToClose	95	91	81	88	83	79	81	78	81	86	79	80	75	79	76	75	72	71

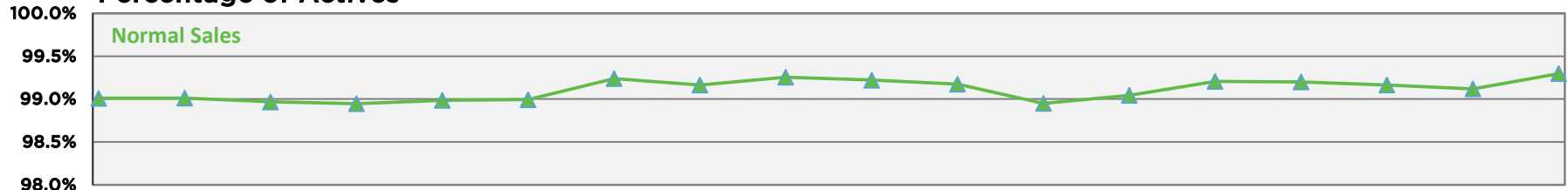
**Total Actives**



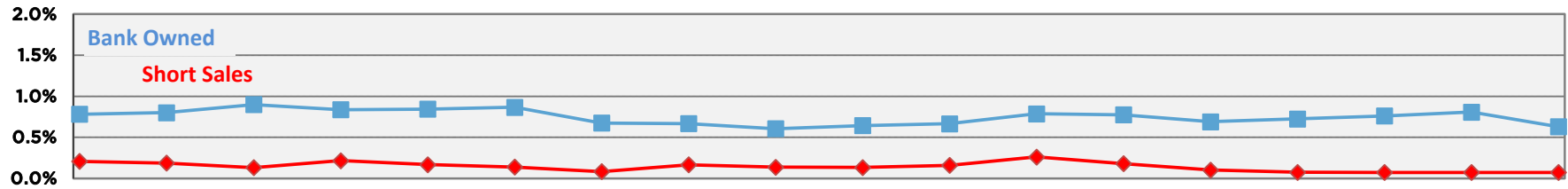
Total Actives	3,839	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127
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**Single Family Homes**

**Percentage of Actives**

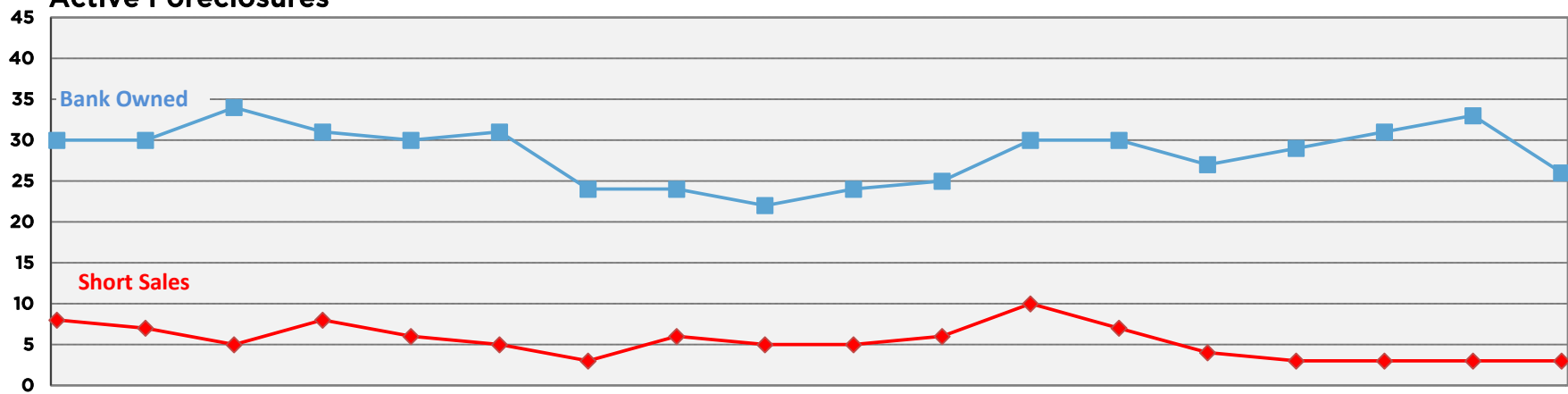


	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23
Normal	99.01%	99.01%	98.97%	98.95%	98.99%	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%	99.17%	99.12%	99.30%



	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	7/23
BO	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%	0.63%
SS	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%	0.07%

**Active Foreclosures**

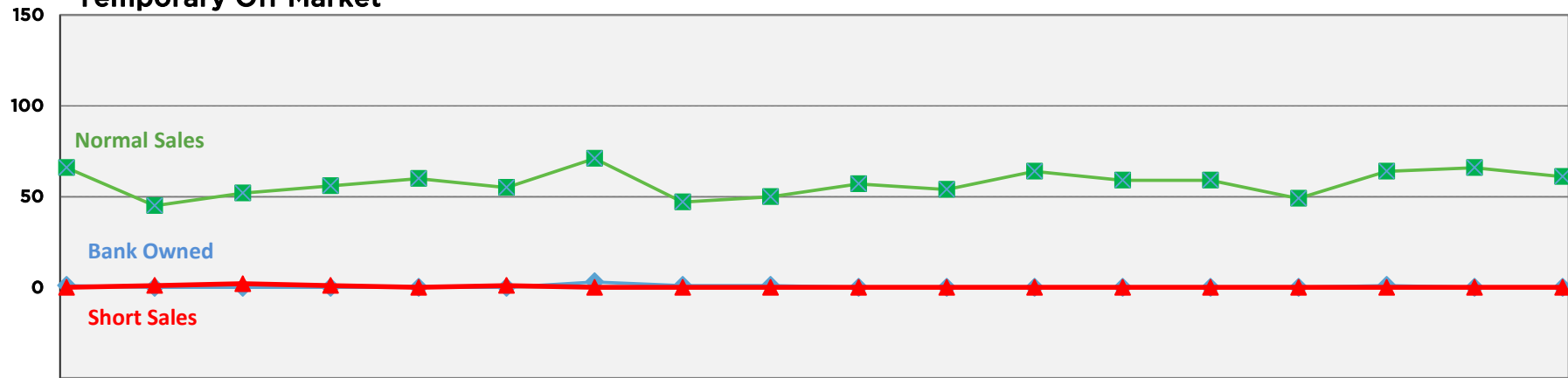


	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23
BO	30	30	34	31	30	31	24	24	22	24	25	30	30	27	29	31	33	26
SS	8	7	5	8	6	5	3	6	5	5	6	10	7	4	3	3	3	3



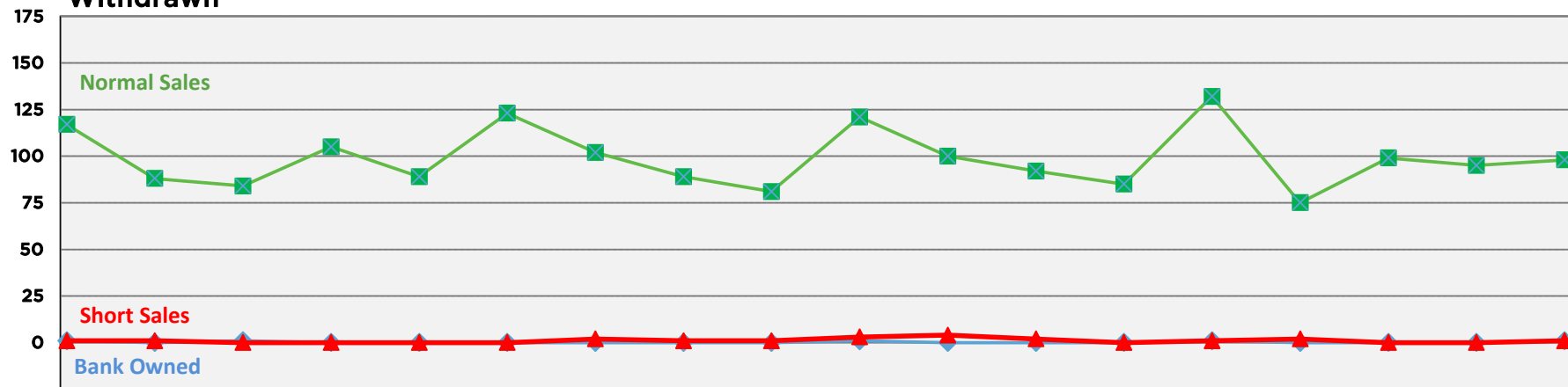
**Single Family Homes**

**Temporary Off Market**



	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	7/23
Norm	66	45	52	56	60	55	71	47	50	57	54	64	59	59	49	64	66	61
BO	1	0	0	0	0	0	3	1	1	0	0	0	0	0	0	1	0	0
SS	0	1	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0

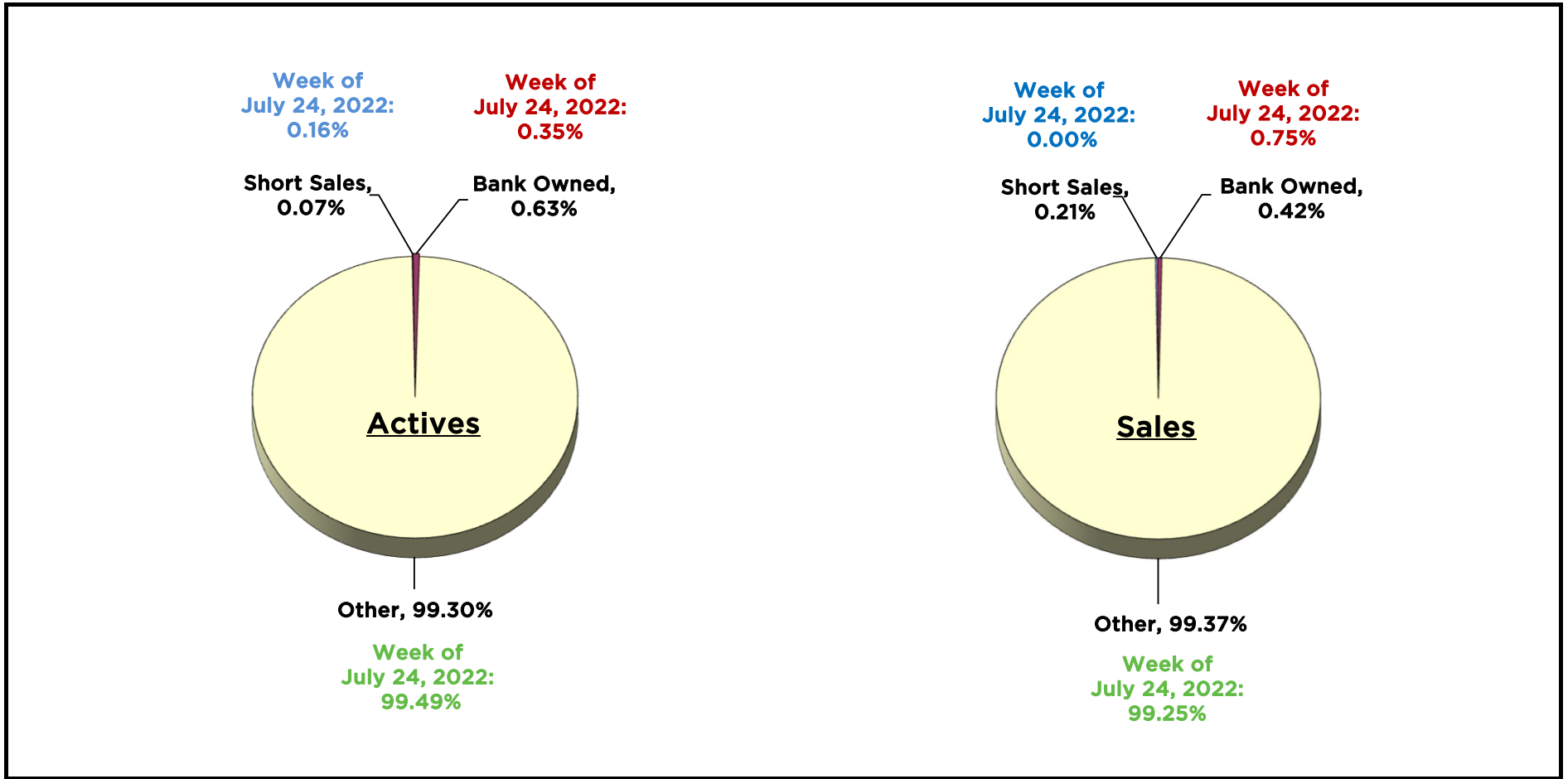
**Withdrawn**



	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	7/23
Norm	117	88	84	105	89	123	102	89	81	121	100	92	85	132	75	99	95	98
BO	1	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1
SS	1	1	0	0	0	0	2	1	1	3	4	2	0	1	2	0	0	1



### Single Family Homes



**Monday Morning Quarterback**  
07/23/2023 - 07/29/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 37 Single Family Homes available for the Median Price of \$430,100 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>9</b>	<b>\$429,961</b>	<b>3.6</b>	<b>2.0</b>	<b>1,917</b>	<b>\$224.29</b>
Casselberry	32707	2	\$429,900	3.5	2.0	1,776	\$242.06
Winter Springs / Tuskawilla	32708	1	\$429,900	3.0	2.0	1,448	\$296.89
Altamonte Springs / Forest City	32714	1	\$430,000	4.0	2.0	2,082	\$206.53
Lake Mary / Heathrow	32746	1	\$429,950	4.0	2.0	2,125	\$202.33
Chuluota/Oviedo	32766	1	\$430,000	3.0	2.0	1,518	\$283.27
Sanford / Lake Forest	32771	3	\$430,000	3.7	2.0	2,176	\$197.61
<b>Orange County</b>		<b>8</b>	<b>\$429,950</b>	<b>3.0</b>	<b>2.0</b>	<b>1,576</b>	<b>\$272.85</b>
Colonialtown	32803	1	\$430,000	3.0	2.0	1,192	\$360.74
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
Taft	32824	1	\$429,900	3.0	2.0	1,670	\$257.43
Rio Pinar / Union Park	32825	1	\$430,000	3.0	2.0	1,697	\$253.39
Union Park / Chickasaw	32829	1	\$429,900	3.0	2.0	2,016	\$213.24
Hunters Creek	32837	1	\$430,000	3.0	2.0	1,420	\$302.82
Winter Garden / Oakland	34787	1	\$429,900	3.0	2.0	1,356	\$317.04
<b>Osceola County</b>		<b>11</b>	<b>\$429,973</b>	<b>3.6</b>	<b>2.2</b>	<b>2,083</b>	<b>\$206.39</b>
Kissimmee (East)	34744	1	\$430,000	3.0	2.0	2,160	\$199.07
Kissimmee (West) / Pleasant Hill	34746	3	\$429,933	3.7	2.0	2,198	\$195.63
Kissimmee / Poinciana	34758	2	\$430,000	4.0	2.0	2,150	\$200.00
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
<b>Lake County</b>		<b>9</b>	<b>\$429,972</b>	<b>3.7</b>	<b>2.1</b>	<b>2,094</b>	<b>\$205.34</b>
Mount Dora	32757	2	\$429,950	3.5	1.5	2,024	\$212.48
Sorrento / Mt Plymouth	32776	1	\$430,000	6.0	2.0	2,698	\$159.38
Clermont (Central)	34711	1	\$429,900	2.0	2.0	2,078	\$206.88
Clermont (South)	34714	1	\$429,950	4.0	3.0	1,942	\$221.40
Minneola	34715	1	\$430,000	3.0	2.0	1,538	\$279.58
Fruitland Park	34731	2	\$430,000	3.5	2.5	2,121	\$202.73
Groveland	34736	1	\$430,000	4.0	2.0	2,301	\$186.88

**Monday Morning Quarterback**  
07/23/2023 - 07/29/2023  
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>154</b>	<b>63</b>	<b>23</b>	<b>42</b>	<b>16</b>	<b>9</b>	<b>1</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	153	62	23	42	16	9	1
<b>Active Listings</b>	<b>1,648</b>	<b>470</b>	<b>229</b>	<b>473</b>	<b>250</b>	<b>215</b>	<b>11</b>
Bank Owned	6	3	1	1	1	0	0
Short Sales	3	1	0	1	1	0	0
Other	1,639	466	228	471	248	215	11
<b>Months of Inventory</b>	<b>2.47</b>	<b>1.72</b>	<b>2.30</b>	<b>2.60</b>	<b>3.61</b>	<b>5.51</b>	<b>2.54</b>

**List Price**

<b>Average Original List Price</b>	<b>\$308,834</b>	<b>\$186,377</b>	<b>\$282,774</b>	<b>\$354,345</b>	<b>\$452,044</b>	<b>\$625,522</b>	<b>\$1,570,000</b>
<b>Average Final List Price</b>	<b>\$303,327</b>	<b>\$183,508</b>	<b>\$275,293</b>	<b>\$350,136</b>	<b>\$444,944</b>	<b>\$613,311</b>	<b>\$1,475,000</b>

**Sale Price**

<b>Average Price</b>	<b>\$296,941</b>	<b>\$177,322</b>	<b>\$271,939</b>	<b>\$344,376</b>	<b>\$438,648</b>	<b>\$592,878</b>	<b>\$1,485,000</b>
<b>Median Price</b>	<b>\$278,950</b>	<b>\$177,322</b>	<b>\$271,939</b>	<b>\$344,376</b>	<b>\$438,648</b>	<b>\$592,878</b>	<b>\$1,485,000</b>

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$5,507</b>	<b>-\$2,869</b>	<b>-\$7,481</b>	<b>-\$4,209</b>	<b>-\$7,100</b>	<b>-\$12,211</b>	<b>-\$95,000</b>
<b>Original List to Sale Price - \$</b>	<b>-\$11,893</b>	<b>-\$9,055</b>	<b>-\$10,835</b>	<b>-\$9,969</b>	<b>-\$13,396</b>	<b>-\$32,644</b>	<b>-\$85,000</b>
<b>Final List to Sale Price - \$</b>	<b>-\$6,386</b>	<b>-\$6,186</b>	<b>-\$3,354</b>	<b>-\$5,760</b>	<b>-\$6,296</b>	<b>-\$20,433</b>	<b>\$10,000</b>
<b>Original List to Sale Price - %</b>	<b>96.15%</b>	<b>95.14%</b>	<b>96.17%</b>	<b>97.19%</b>	<b>97.04%</b>	<b>94.78%</b>	<b>94.59%</b>
<b>Final List to Sale Price - %</b>	<b>97.89%</b>	<b>96.63%</b>	<b>98.78%</b>	<b>98.35%</b>	<b>98.58%</b>	<b>96.67%</b>	<b>100.68%</b>

**Days on the Market**

<b>Avg Days Listing to Contract</b>	<b>41</b>	<b>38</b>	<b>41</b>	<b>39</b>	<b>53</b>	<b>43</b>	<b>40</b>
<b>Combined Avg Days to Contract</b>	<b>42</b>	<b>41</b>	<b>41</b>	<b>39</b>	<b>57</b>	<b>43</b>	<b>40</b>
<b>Avg Days Listing to Closing</b>	<b>74</b>	<b>69</b>	<b>77</b>	<b>74</b>	<b>87</b>	<b>72</b>	<b>69</b>
<b>Avg Days Contract to Close</b>	<b>34</b>	<b>31</b>	<b>36</b>	<b>37</b>	<b>34</b>	<b>30</b>	<b>29</b>

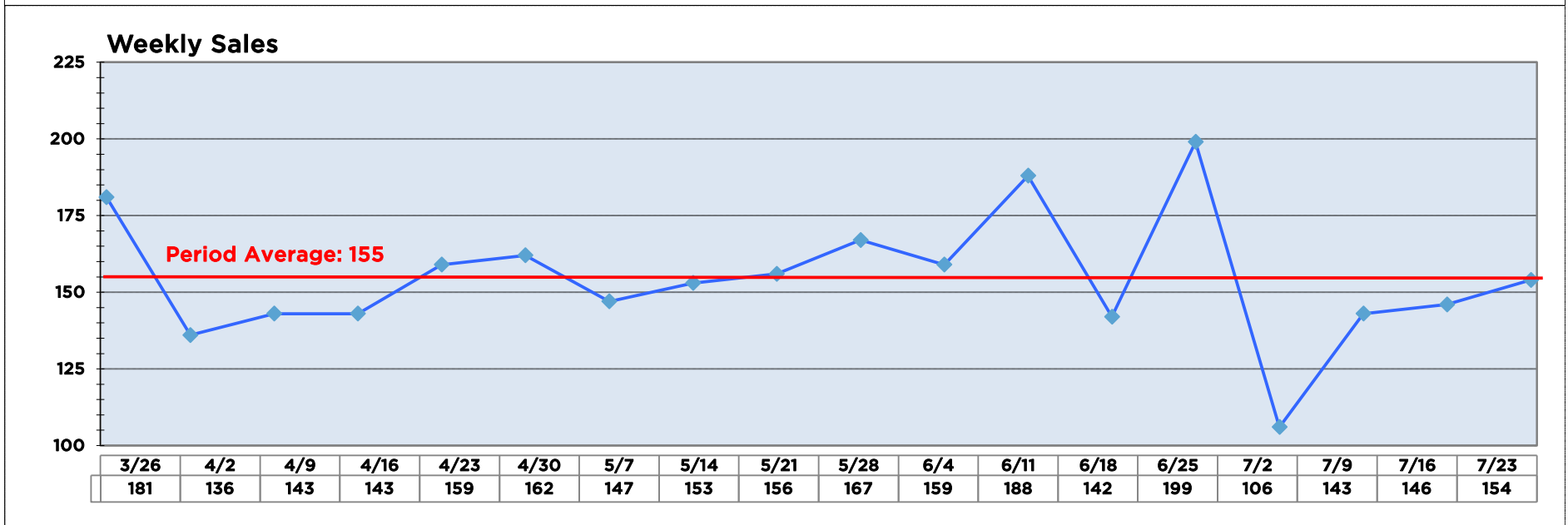
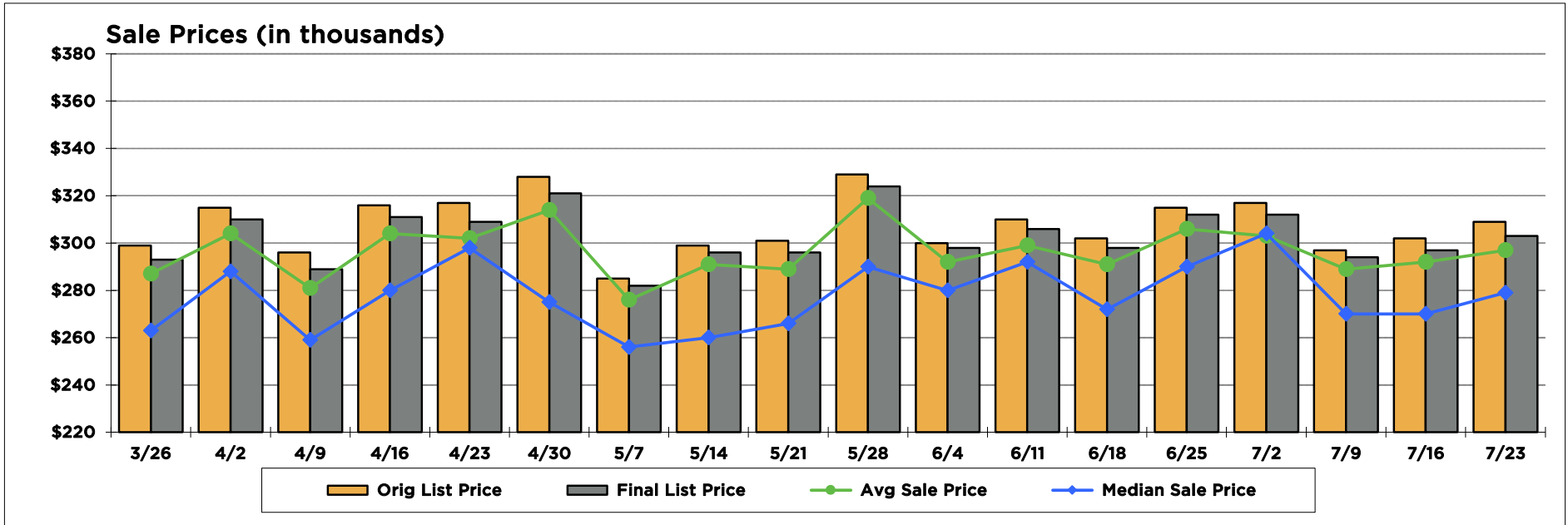
**Beds / Baths**

<b>Average Bedrooms</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
<b>Average Full Baths</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>2</b>
<b>Average Half Baths</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>

**Square Footage**

<b>Average Square Feet</b>	<b>1,320</b>	<b>969</b>	<b>1,298</b>	<b>1,536</b>	<b>1,861</b>	<b>1,798</b>	<b>1,903</b>
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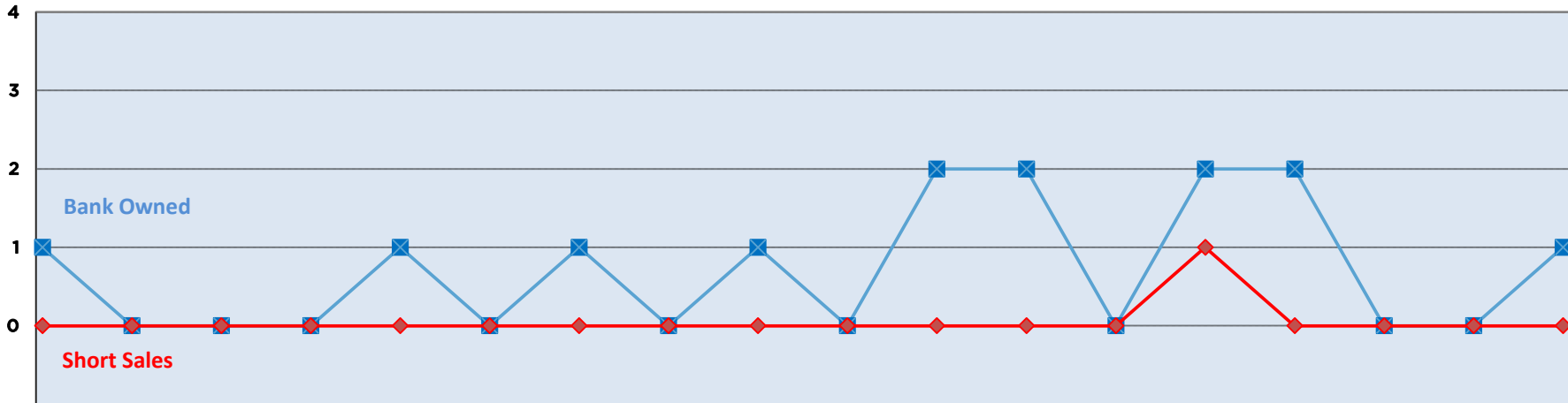
**Condos, Townhomes, Villas**



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07/23/2023 - 07/29/2023  
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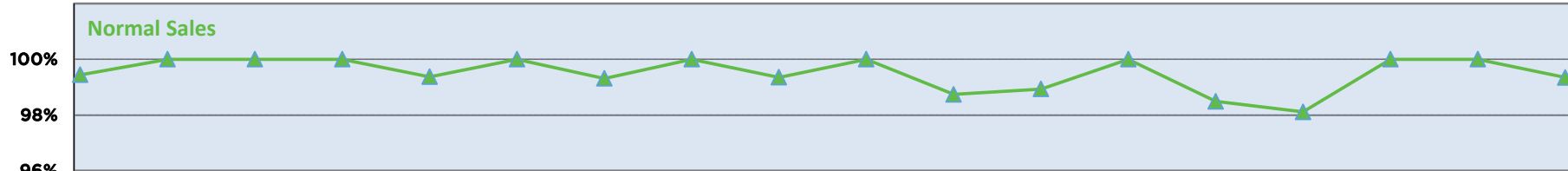
**Condos, Townhomes, Villas**

**Foreclosure Sales**

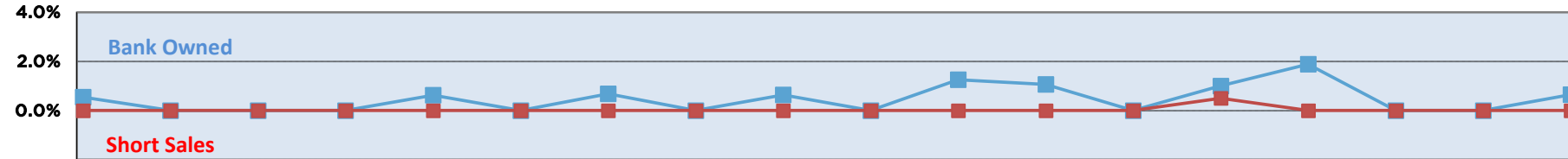


	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	
BO	1	0	0	0	1	0	1	0	1	0	2	2	0	2	2	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

**Percentage of Sales**



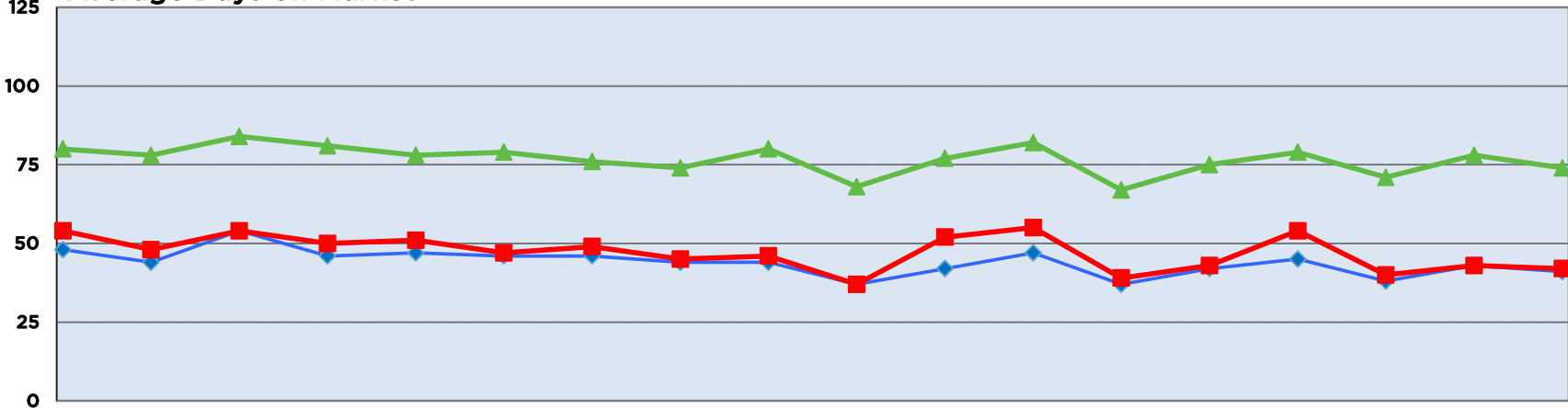
	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23
Normal	99.4%	100.0%	100.0%	100.0%	99.4%	100.0%	99.3%	100.0%	99.4%	100.0%	98.7%	98.9%	100.0%	98.5%	98.1%	100.0%	100.0%	99.4%



	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	7/23
BO	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%	0.6%
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%	0.5%	0.0%	0.0%	0.0%	0.0%

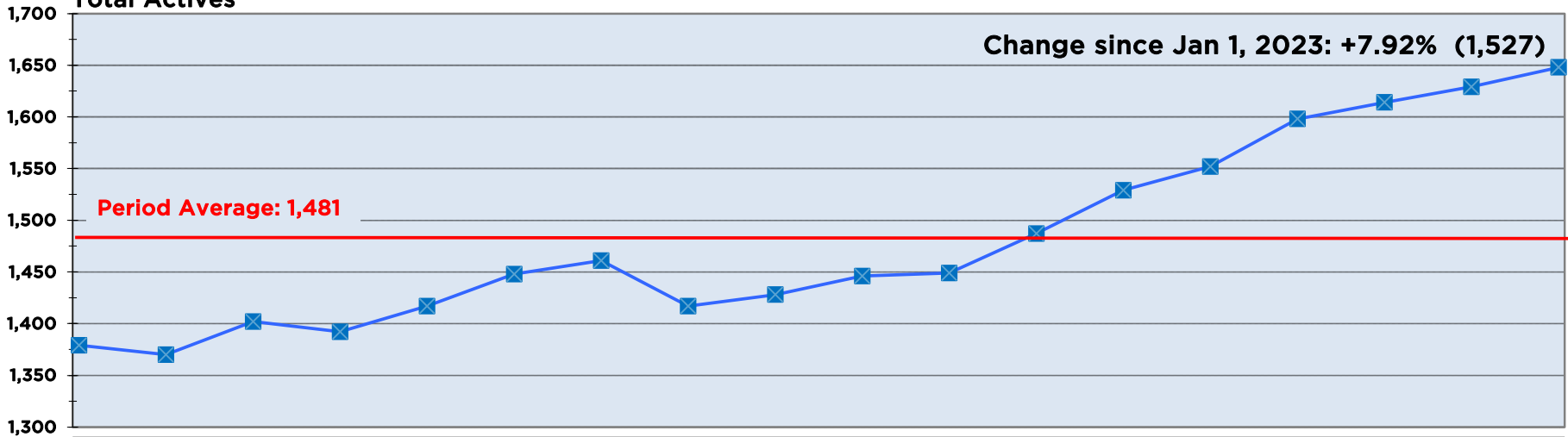
**Condos, Townhomes, Villas**

**Average Days on Market**



ListToContract	48	44	54	46	47	46	46	44	44	37	42	47	37	42	45	38	43	41
CombDaysOnMkt	54	48	54	50	51	47	49	45	46	37	52	55	39	43	54	40	43	42
ListToClose	80	78	84	81	78	79	76	74	80	68	77	82	67	75	79	71	78	74

**Total Actives**

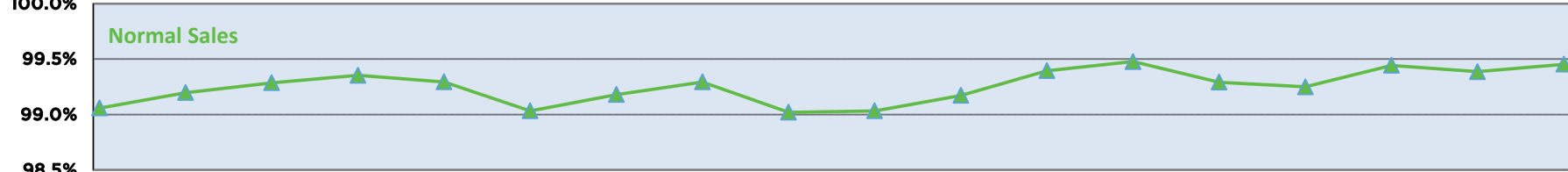


Total Actives	1,379	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648
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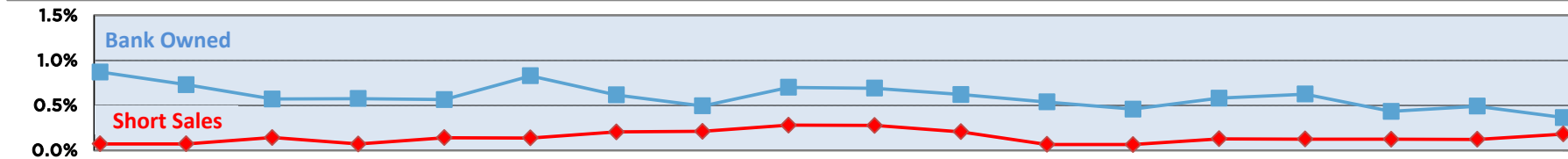


**Condos, Townhomes, Villas**

**Percentage of Actives**

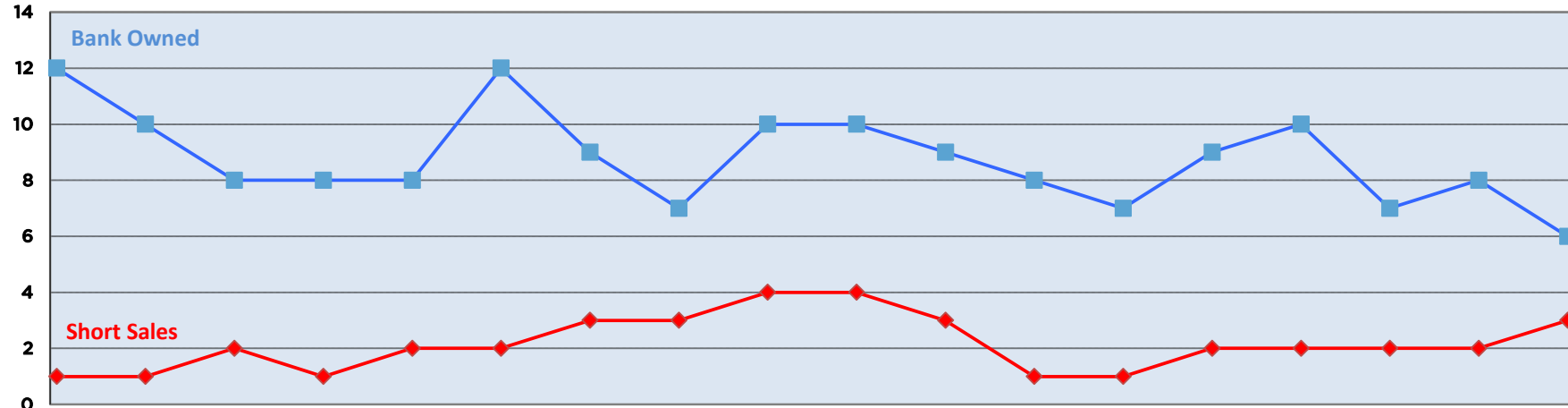


Date	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23
Normal	99.1%	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%



Date	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	7/23
BO	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%	0.4%
SS	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%	0.2%

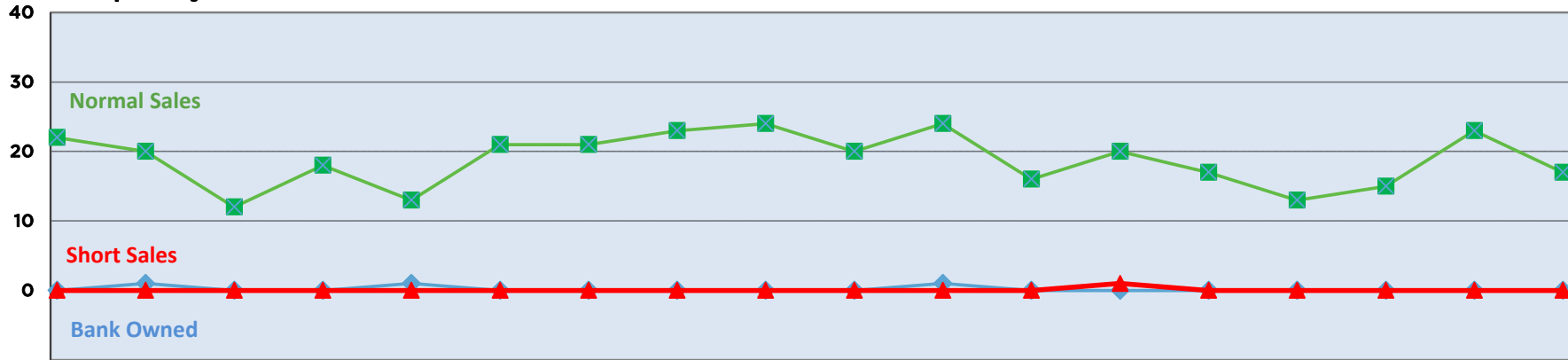
**Active Foreclosures**



Date	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	7/23
BO	12	10	8	8	8	12	9	7	10	10	9	8	7	9	10	7	8	6
SS	1	1	2	1	2	2	3	3	4	4	3	1	1	2	2	2	2	3

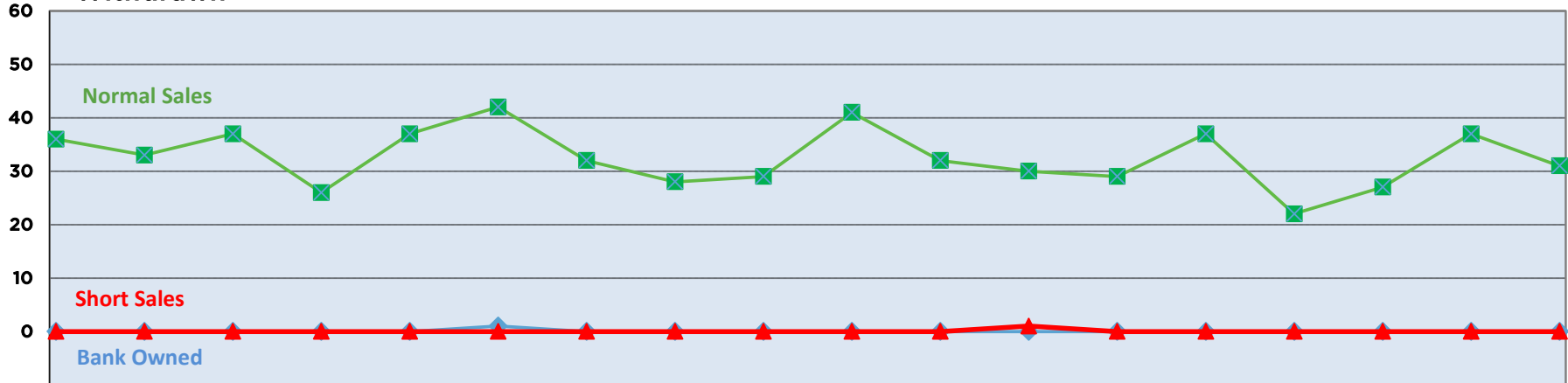
**Condos, Townhomes, Villas**

**Temporary Off Market**



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

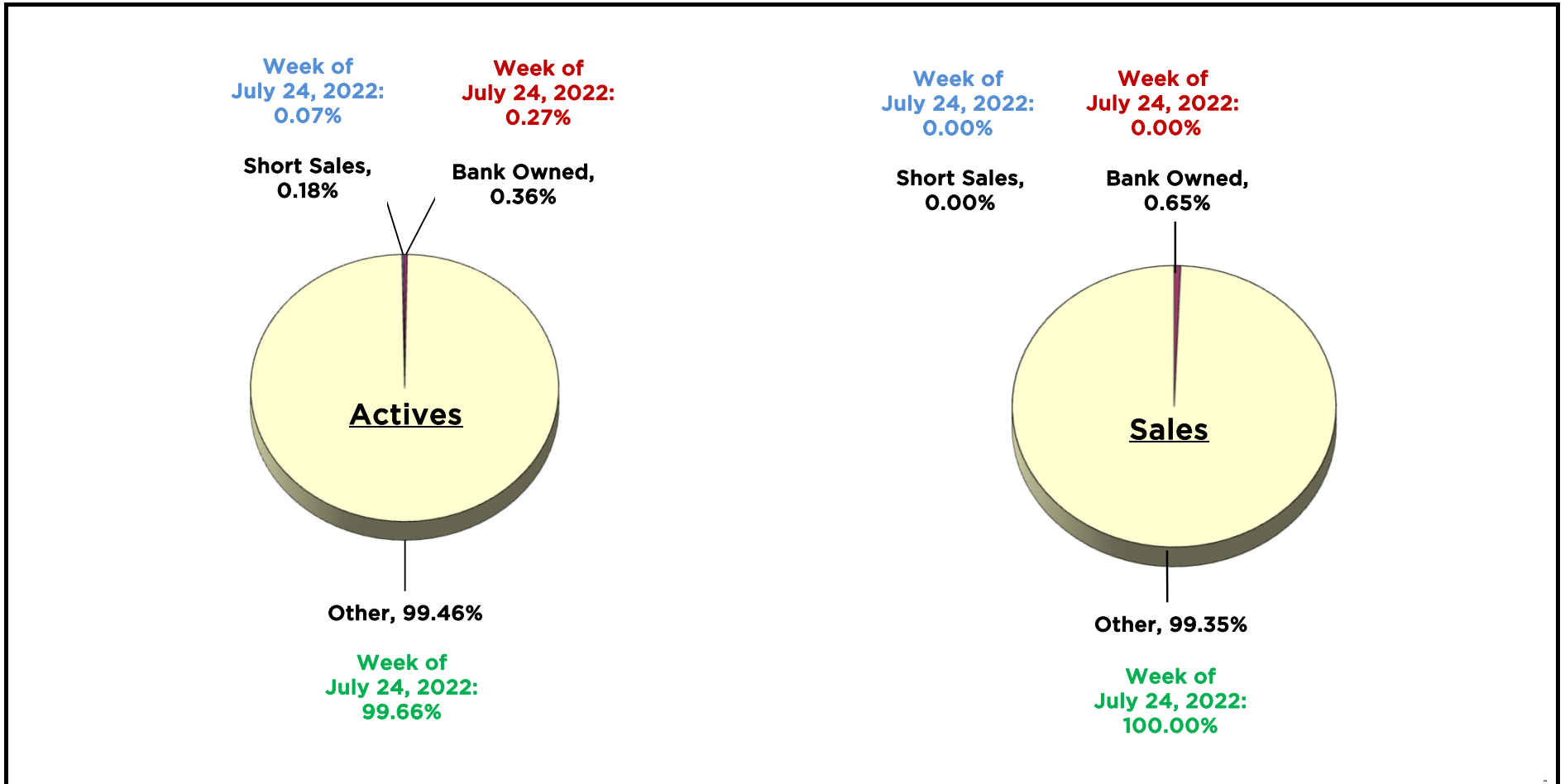
**Withdrawn**



Norm	36	33	37	26	37	42	32	28	29	41	32	30	29	37	22	27	37	31
BO	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
07/23/2023 - 07/29/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 9 Condos, Villas, or Townhomes available for the Median Price of \$278,950 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>1</b>	<b>\$279,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,116</b>	<b>\$250.00</b>
Sanford (South)	32773	1	\$279,000	2.0	2.0	1,116	\$250.00
<b>Orange County</b>		<b>6</b>	<b>\$278,900</b>	<b>2.2</b>	<b>2.0</b>	<b>1,253</b>	<b>\$222.65</b>
Pine Hills / Rosemont	32808	1	\$278,900	2.0	2.0	1,580	\$176.52
Conway	32812	1	\$279,000	2.0	2.0	954	\$292.45
Ventura	32822	1	\$279,000	2.0	2.0	1,200	\$232.50
Rio Pinar / Union Park	32825	1	\$279,000	3.0	2.0	1,142	\$244.31
Hunters Creek	32837	1	\$279,000	2.0	2.0	1,466	\$190.31
Pine Castle / Edgewood	32839	1	\$278,500	2.0	2.0	1,174	\$237.22
<b>Osceola County</b>		<b>1</b>	<b>\$279,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,409</b>	<b>\$198.01</b>
Davenport	33896	1	\$279,000	2.0	2.0	1,409	\$198.01
<b>Lake County</b>		<b>1</b>	<b>\$279,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,731</b>	<b>\$161.18</b>
Tavares / Mt Plymouth	32778	1	\$279,000	3.0	2.0	1,731	\$161.18