



Monday Morning Quarterback Summary

Week of July 30, 2023 - August 05, 2023

Single-family existing homes

- Sales of single-family homes increased to 481 during the week of July 30, from 479 the week prior
- The median price of single family homes increased to \$435,000, a change of 1.1%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 22, and now sits at 4,149

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 178 during the week of July 30, from 154 the week prior
- The median price of condos, townhomes, and villas increased to \$288,500 a change of 3.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 33, and now sits at 1,681

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

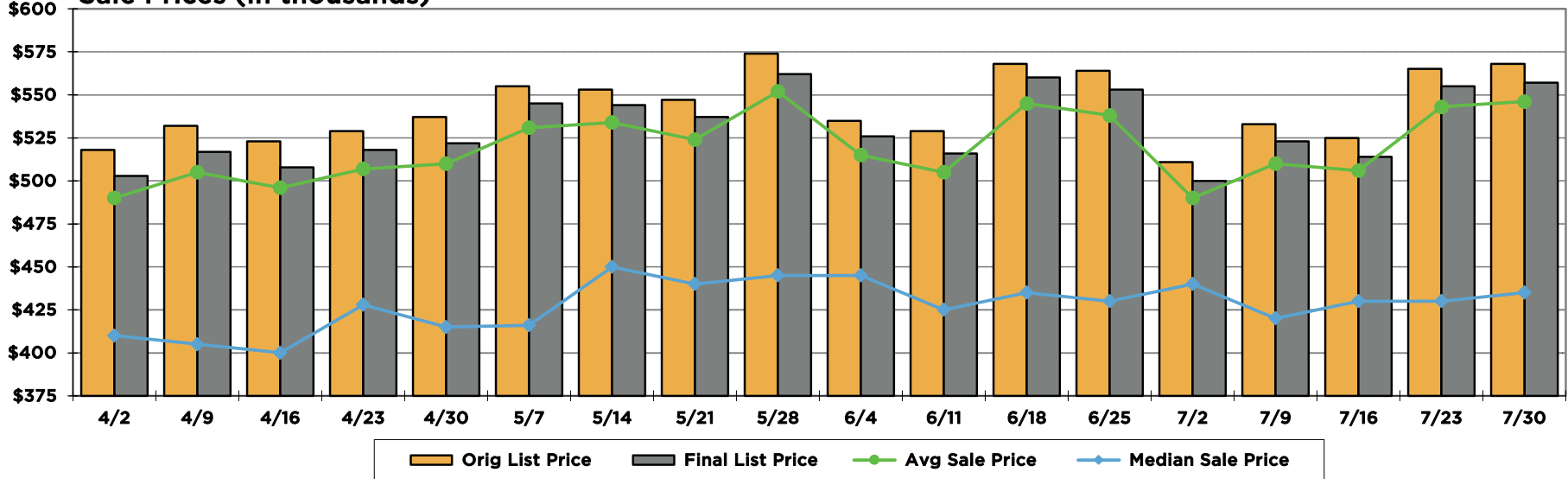
Monday Morning Quarterback
07/30/2023 - 08/05/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

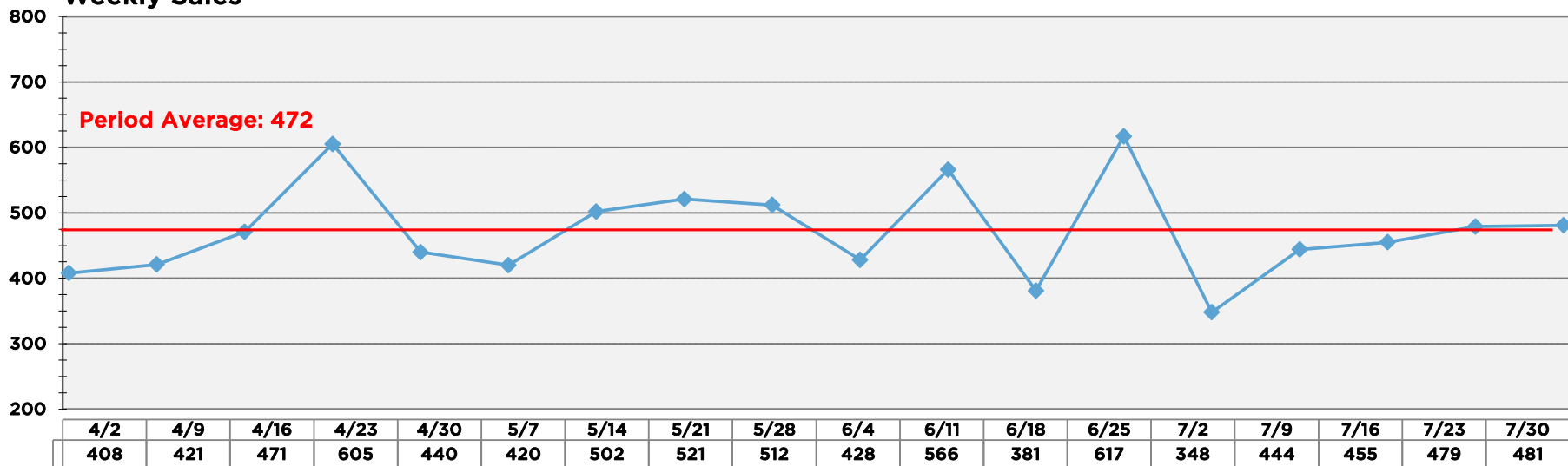
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	481	32	32	119	119	146	33
Bank Owned	2	1	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	479	31	32	119	118	146	33
Active Listings	4,149	233	192	688	817	1,649	570
Bank Owned	29	4	2	7	6	9	1
Short Sales	3	2	0	1	0	0	0
Other	4,117	227	190	680	811	1,640	569
Months of Inventory	1.99	1.68	1.38	1.33	1.58	2.61	3.99
<u>List Price</u>							
Average Original List Price	\$568,103	\$198,456	\$297,270	\$364,995	\$450,284	\$692,779	\$1,794,860
Average Final List Price	\$557,225	\$192,278	\$289,817	\$359,459	\$445,149	\$679,908	\$1,744,951
<u>Sale Price</u>							
Average Price	\$545,587	\$181,500	\$277,916	\$357,054	\$442,629	\$668,551	\$1,665,318
Median Price	\$435,000	\$192,500	\$278,000	\$360,000	\$440,000	\$631,000	\$1,385,000
<u>Price Differences</u>							
Original to Final List Price	-\$10,878	-\$6,178	-\$7,453	-\$5,536	-\$5,135	-\$12,871	-\$49,909
Original List to Sale Price - \$	-\$22,516	-\$16,956	-\$19,354	-\$7,941	-\$7,655	-\$24,228	-\$129,542
Final List to Sale Price - \$	-\$11,638	-\$10,778	-\$11,901	-\$2,405	-\$2,520	-\$11,357	-\$79,633
Original List to Sale Price - %	96.04%	91.46%	93.49%	97.82%	98.30%	96.50%	92.78%
Final List to Sale Price - %	97.91%	94.39%	95.89%	99.33%	99.43%	98.33%	95.44%
<u>Days on the Market</u>							
Avg Days Listing to Contract	35	45	47	30	28	40	27
Combined Avg Days to Contract	37	45	47	32	32	43	33
Avg Days Listing to Closing	69	77	83	65	63	75	62
Avg Days Contract to Close	36	31	36	35	34	40	36
<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	2,195	1,138	1,430	1,601	1,976	2,740	4,482

Single Family Homes

Sale Prices (in thousands)



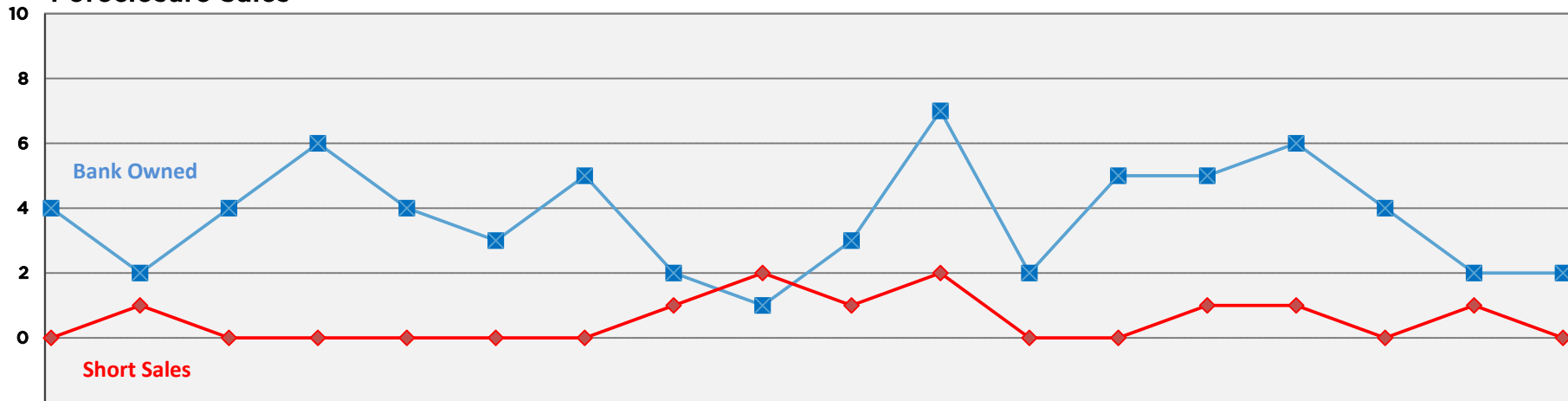
Weekly Sales





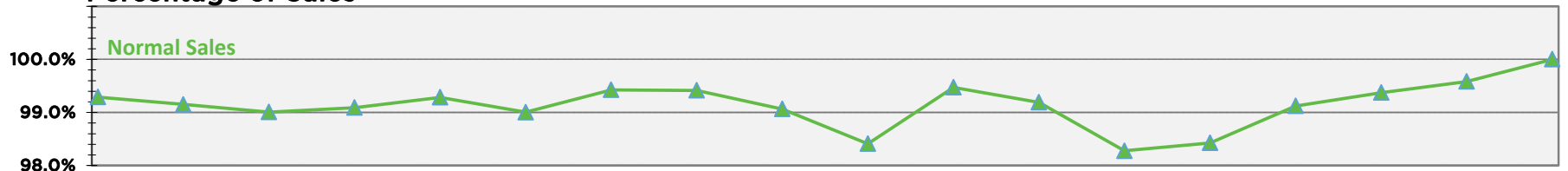
Single Family Homes

Foreclosure Sales

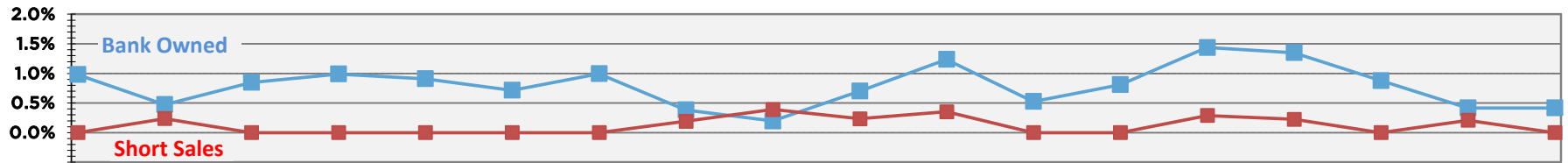


	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30
BO	4	2	4	6	4	3	5	2	1	3	7	2	5	5	6	4	2	2
SS	0	1	0	0	0	0	0	1	2	1	2	0	0	1	1	0	1	0

Percentage of Sales



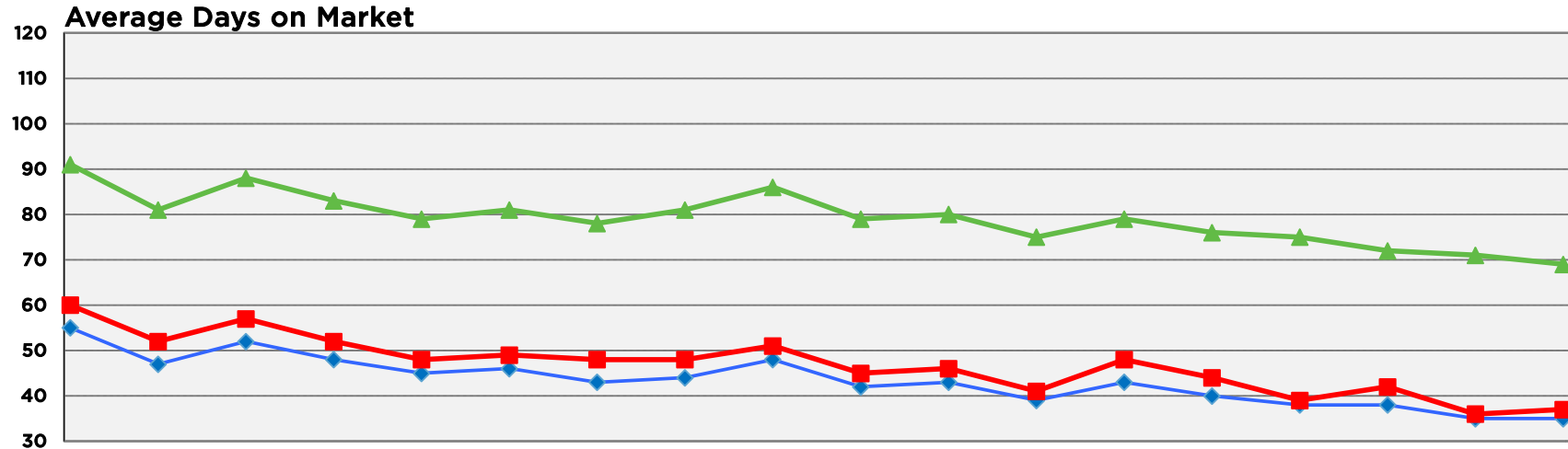
	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30
Normal	99.3%	99.2%	99.0%	99.1%	99.3%	99.0%	99.4%	99.4%	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	100.0%



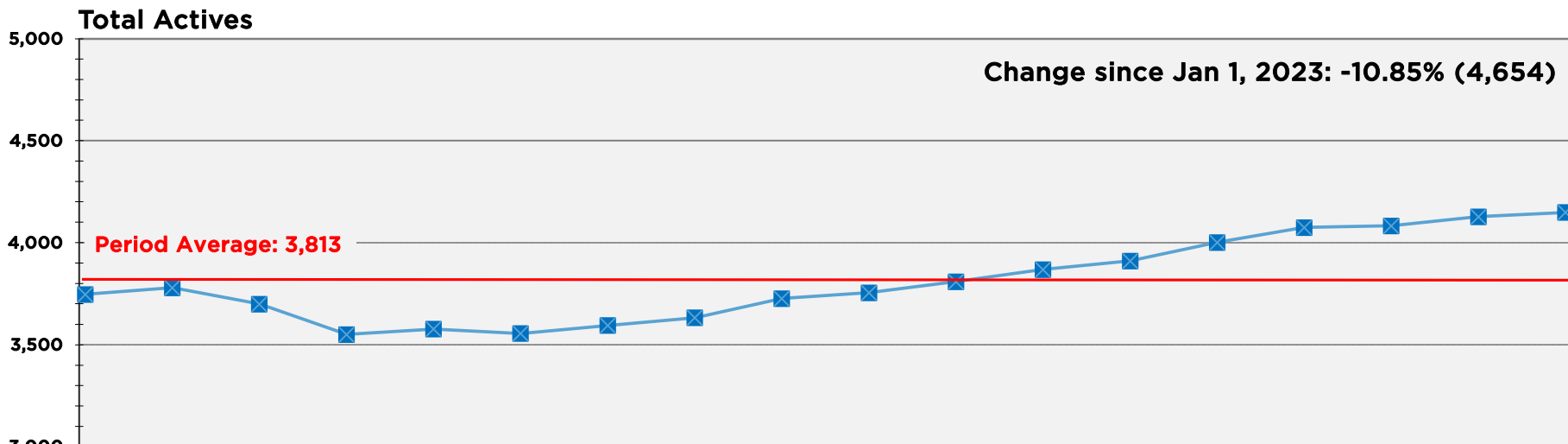
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BO	1.0%	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%	0.9%	0.4%	0.4%
SS	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%	0.0%	0.2%	0.0%



Single Family Homes



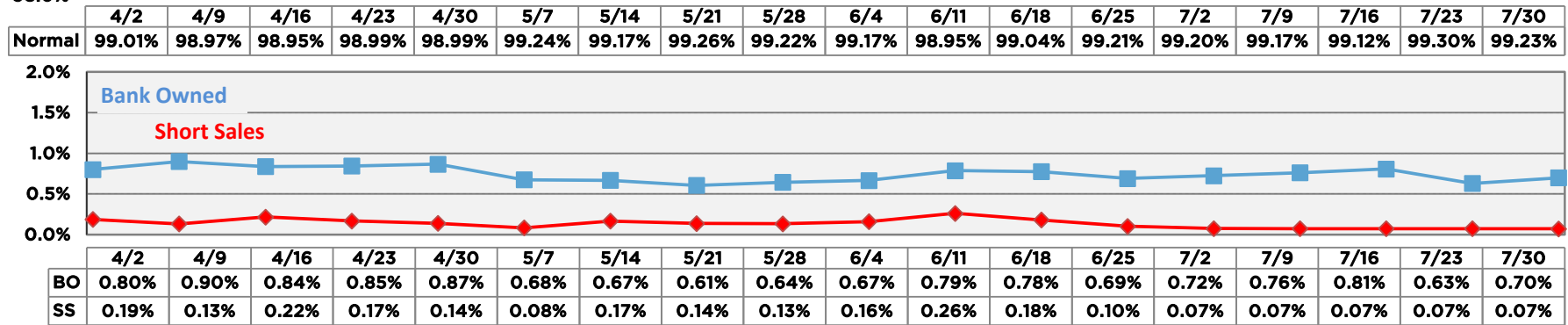
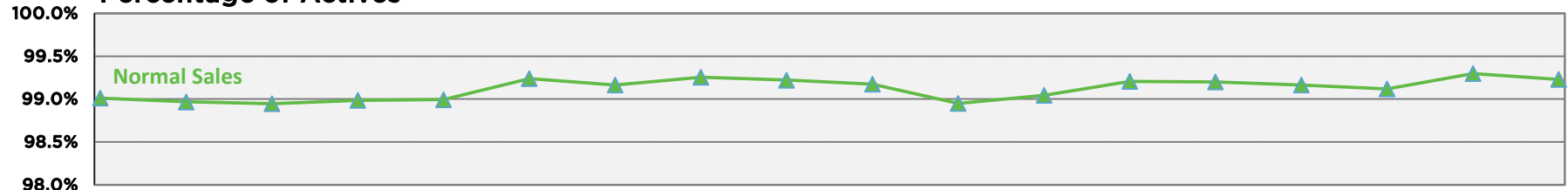
ListToContract	55	47	52	48	45	46	43	44	48	42	43	39	43	40	38	38	35	35
CombDaysOnMkt	60	52	57	52	48	49	48	48	51	45	46	41	48	44	39	42	36	37
ListToClose	91	81	88	83	79	81	78	81	86	79	80	75	79	76	75	72	71	69



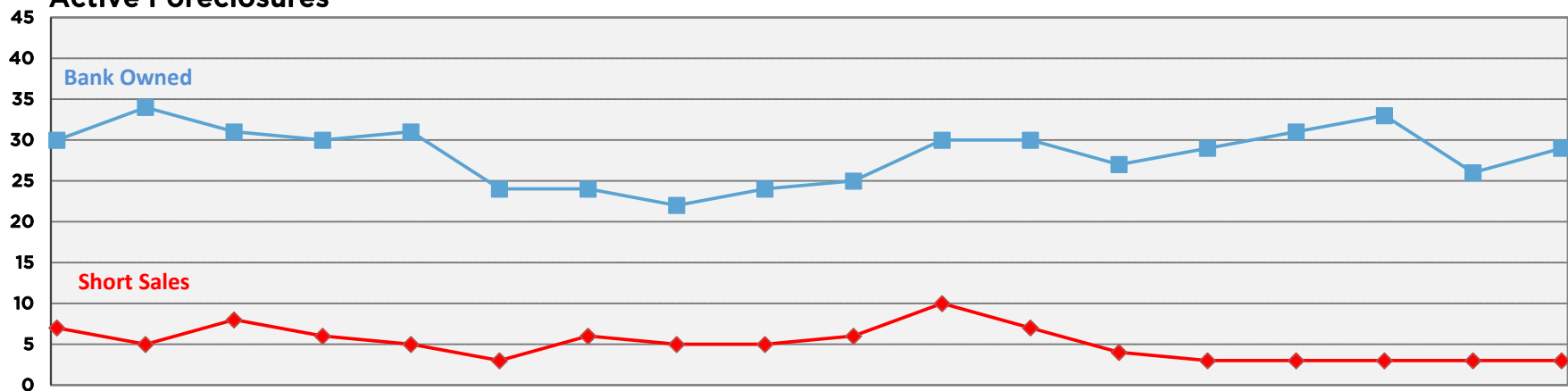
	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30
	3,746	3,779	3,699	3,550	3,577	3,555	3,594	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149

Single Family Homes

Percentage of Actives



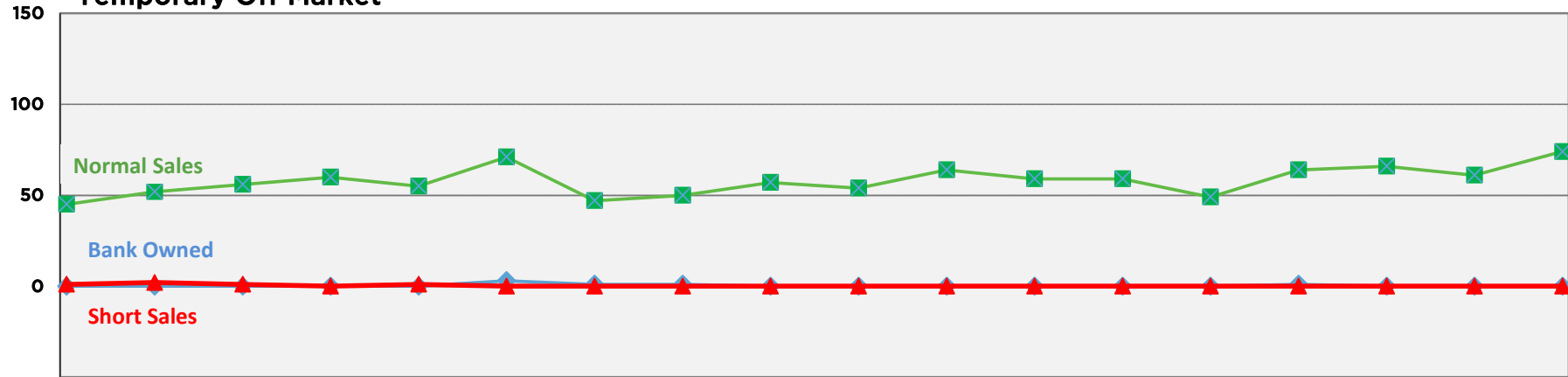
Active Foreclosures





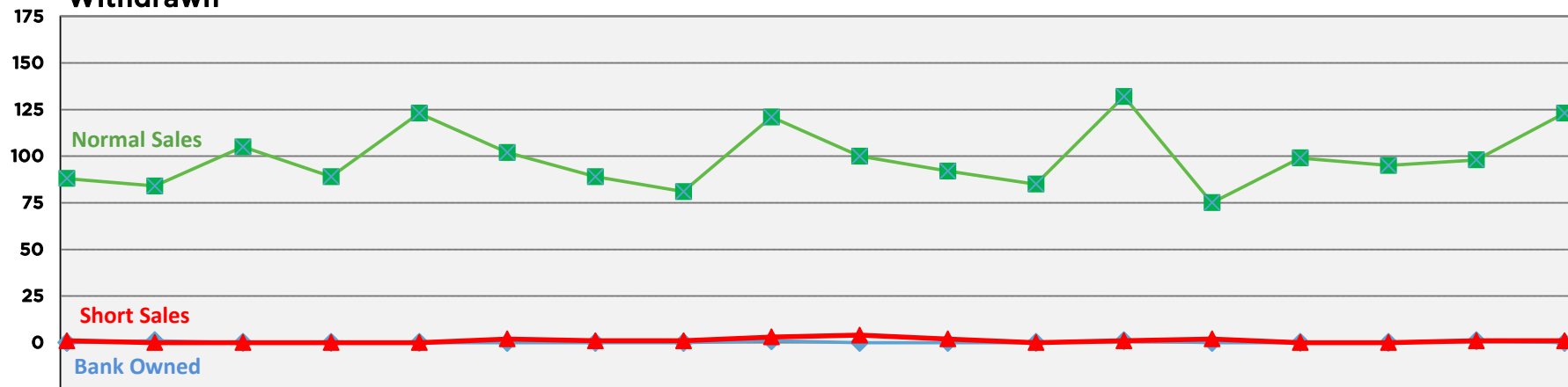
Single Family Homes

Temporary Off Market



	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	7/30
Norm	45	52	56	60	55	71	47	50	57	54	64	59	59	49	64	66	61	74
BO	0	0	0	0	0	3	1	1	0	0	0	0	0	0	1	0	0	0
SS	1	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

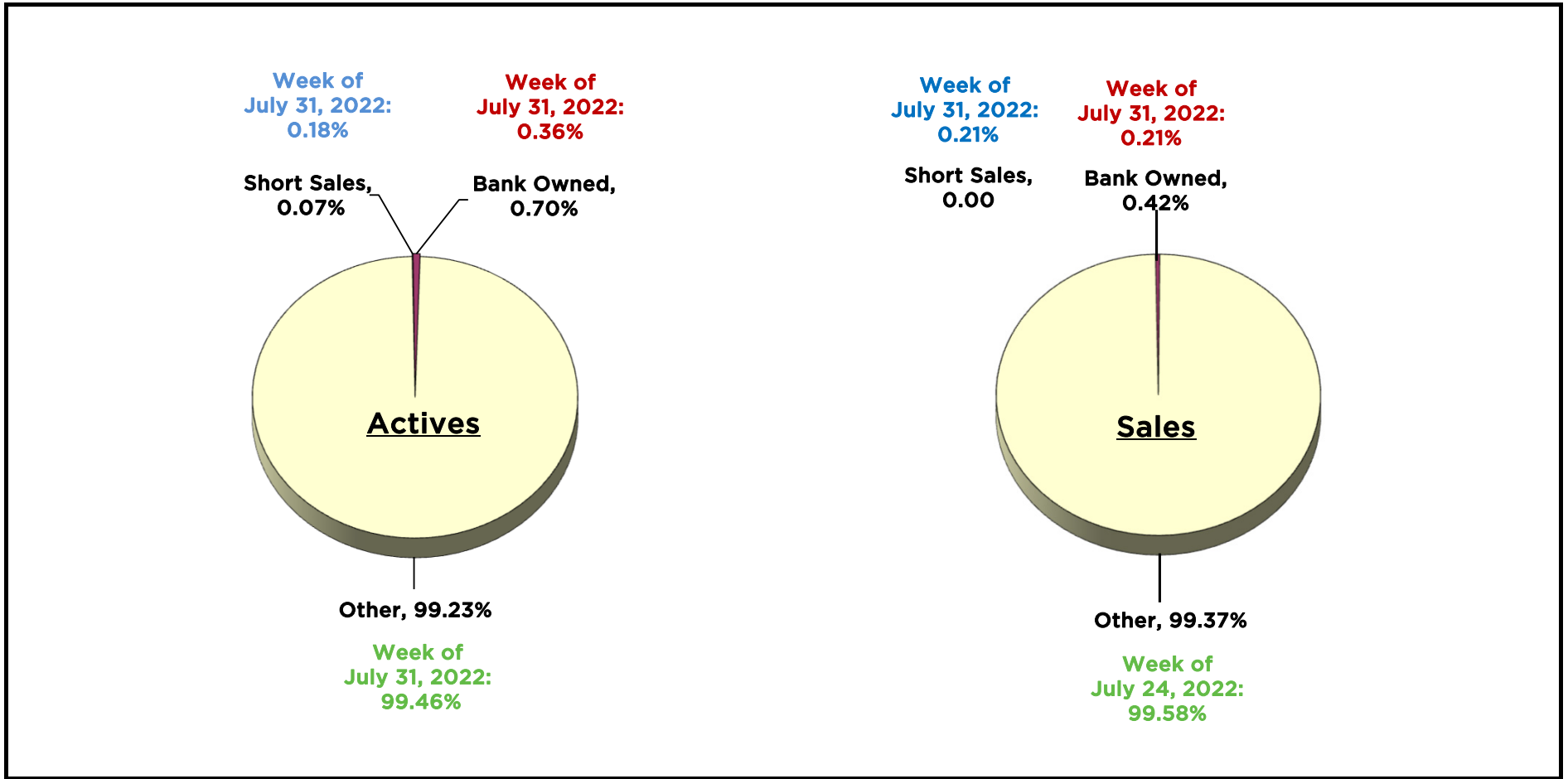
Withdrawn



	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	7/30
Norm	88	84	105	89	123	102	89	81	121	100	92	85	132	75	99	95	98	123
BO	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0
SS	1	0	0	0	0	2	1	1	3	4	2	0	1	2	0	0	1	1



Single Family Homes



Monday Morning Quarterback
07/30/2023 - 08/05/2023
Lake, Orange, Osceola & Seminole Counties

There are 22 Single Family Homes available for the Median Price of \$435,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		5	\$435,000	3.4	2.0	1,825	\$238.30
Conway	32812	1	\$435,000	4.0	2.0	1,719	\$253.05
Rio Pinar / Union Park	32825	2	\$435,000	3.0	2.0	1,794	\$242.54
Hunters Creek	32837	1	\$435,000	3.0	2.0	1,772	\$245.49
Ocoee	34761	1	\$435,000	4.0	2.0	2,049	\$212.30
Osceola County		8	\$434,987	3.6	2.1	2,156	\$201.73
Kissimmee (West) / Pleasant Hill	34746	2	\$434,998	3.5	2.0	2,465	\$176.51
Kissimmee / Celebration	34747	1	\$435,000	3.0	2.0	1,766	\$246.32
Kissimmee / Poinciana	34758	2	\$435,000	4.0	2.5	2,346	\$185.46
St Cloud	34769	1	\$434,900	3.0	2.0	1,987	\$218.87
St Cloud / Harmony	34773	2	\$435,000	4.0	2.0	1,939	\$224.40
Lake County		9	\$434,989	3.2	2.0	1,888	\$230.36
Lady Lake / The Villages	32159	1	\$435,000	3.0	2.0	2,018	\$215.56
The Villages	32163	1	\$434,900	3.0	2.0	1,625	\$267.63
Tavares / Mt Plymouth	32778	1	\$435,000	4.0	2.0	1,708	\$254.68
Umatilla / Dona Vista	32784	1	\$435,000	4.0	2.0	2,090	\$208.13
Clermont (Central)	34711	2	\$435,000	3.0	2.0	1,745	\$249.36
Minneola	34715	1	\$435,000	4.0	2.0	2,690	\$161.71
Groveland	34736	2	\$435,000	2.5	2.0	1,688	\$257.78

Monday Morning Quarterback
07/30/2023 - 08/05/2023
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	178	66	29	44	22	14	3
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	178	66	29	44	22	14	3
Active Listings	1,681	471	228	486	273	214	9
Bank Owned	5	3	1	0	1	0	0
Short Sales	4	2	0	1	1	0	0
Other	1,672	466	227	485	271	214	9
Months of Inventory	2.18	1.65	1.81	2.55	2.86	3.53	0.69

List Price

Average Original List Price	\$366,636	\$202,000	\$277,485	\$362,164	\$467,827	\$716,425	\$2,541,633
Average Final List Price	\$358,544	\$198,164	\$276,436	\$356,316	\$458,577	\$707,782	\$2,349,967

Sale Price

Average Price	\$349,119	\$189,895	\$270,186	\$350,098	\$449,155	\$700,996	\$2,225,000
Median Price	\$288,500	\$191,000	\$270,000	\$354,000	\$437,500	\$677,500	\$2,325,000

Price Differences

Original to Final List Price	-\$8,092	-\$3,836	-\$1,049	-\$5,848	-\$9,250	-\$8,643	-\$191,666
Original List to Sale Price - \$	-\$17,517	-\$12,105	-\$7,299	-\$12,066	-\$18,672	-\$15,429	-\$316,633
Final List to Sale Price - \$	-\$9,425	-\$8,269	-\$6,250	-\$6,218	-\$9,422	-\$6,786	-\$124,967
Original List to Sale Price - %	95.22%	94.01%	97.37%	96.67%	96.01%	97.85%	87.54%
Final List to Sale Price - %	97.37%	95.83%	97.74%	98.25%	97.95%	99.04%	94.68%

Days on the Market

Avg Days Listing to Contract	45	45	37	43	49	50	82
Combined Avg Days to Contract	48	45	46	47	49	59	82
Avg Days Listing to Closing	76	71	72	78	80	89	113
Avg Days Contract to Close	31	26	34	35	31	38	31

Beds / Baths

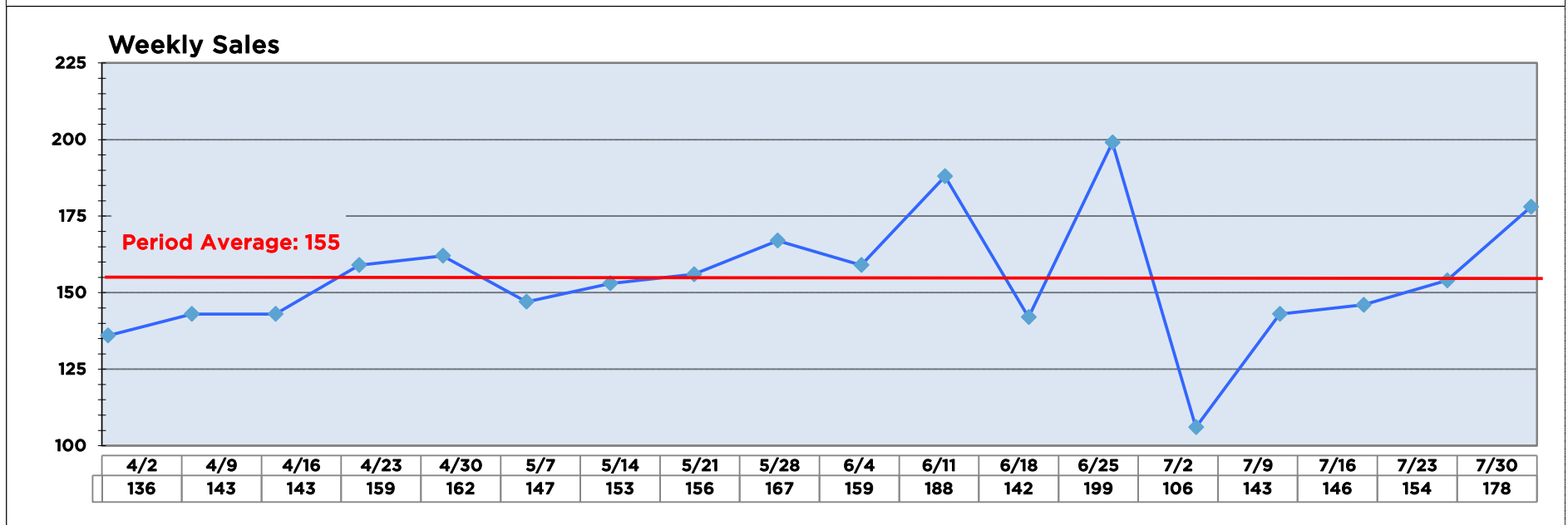
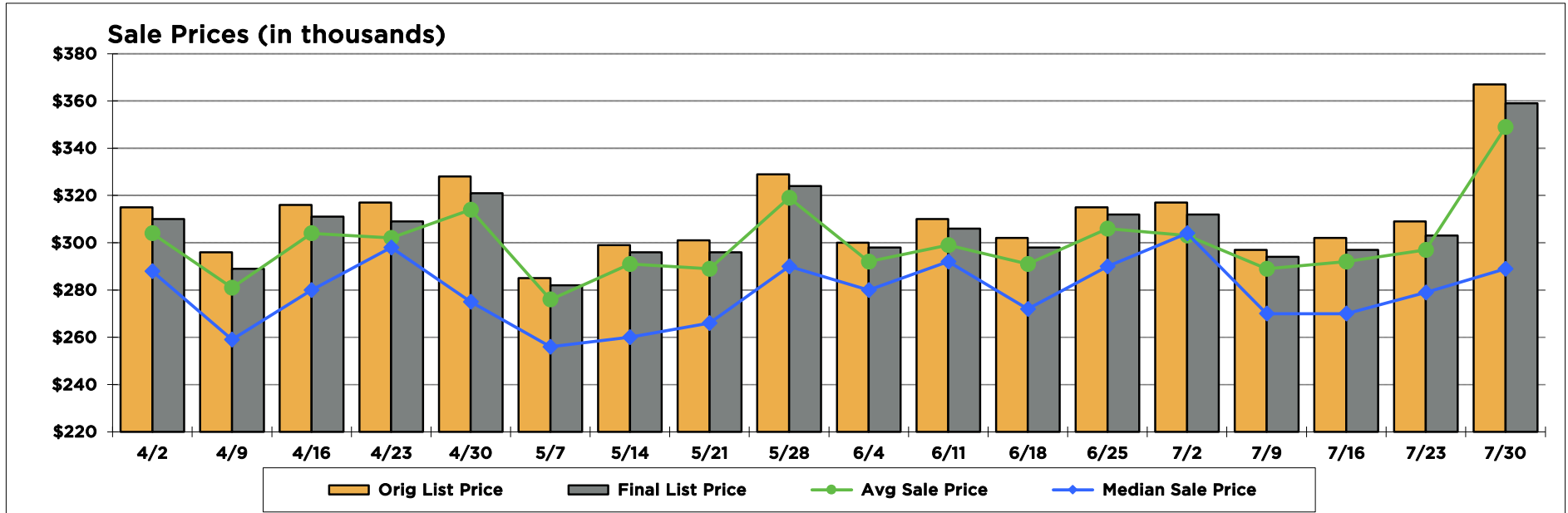
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	0	1	1

Square Footage

Average Square Feet	1,415	996	1,300	1,585	1,728	2,279	2,923
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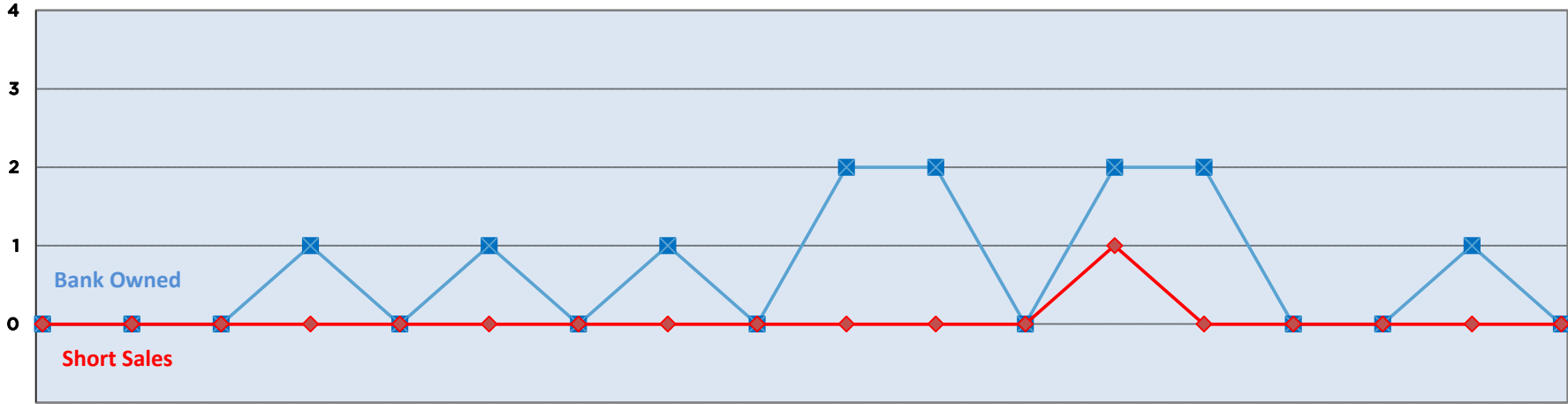


Condos, Townhomes, Villas



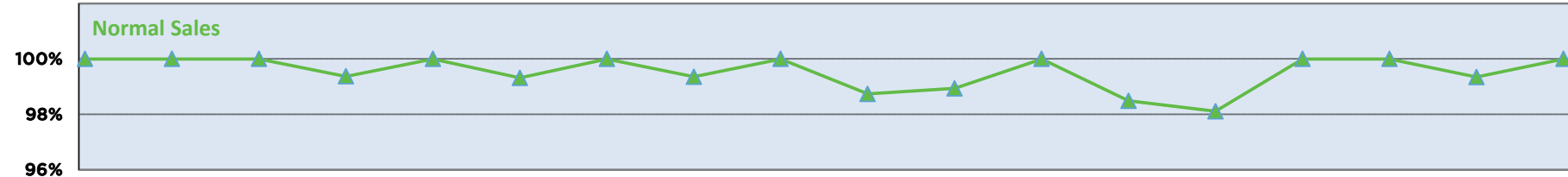
Condos, Townhomes, Villas

Foreclosure Sales

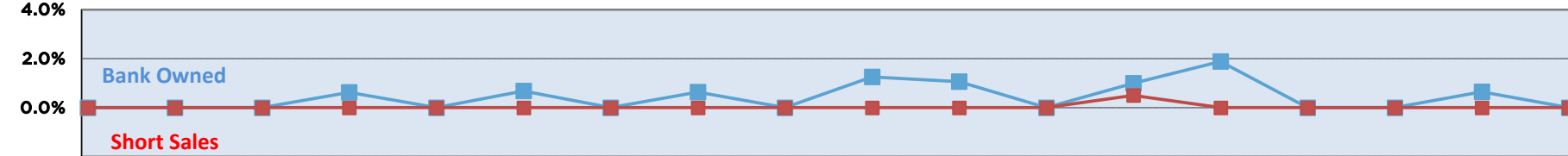


	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30
BO	0	0	0	1	0	1	0	1	0	2	2	0	2	2	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

Percentage of Sales



	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	7/30
Normal	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%	100.0%

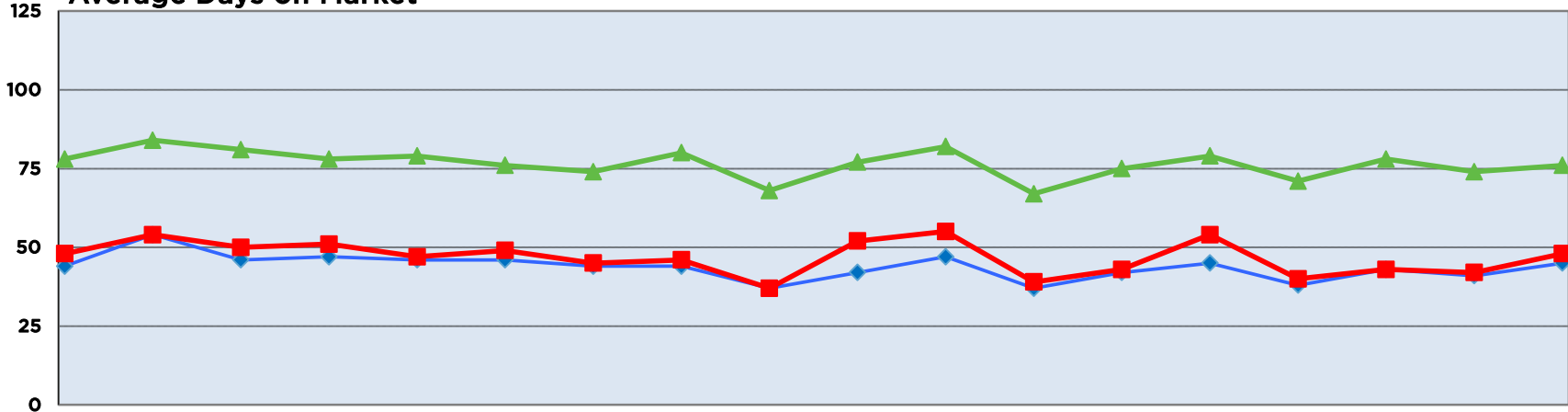


	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30
BO	0.0%	0.0%	0.0%	0.6%	0.0%	0.7%	0.0%	0.6%	0.0%	1.3%	1.1%	0.0%	1.0%	1.9%	0.0%	0.0%	0.6%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%



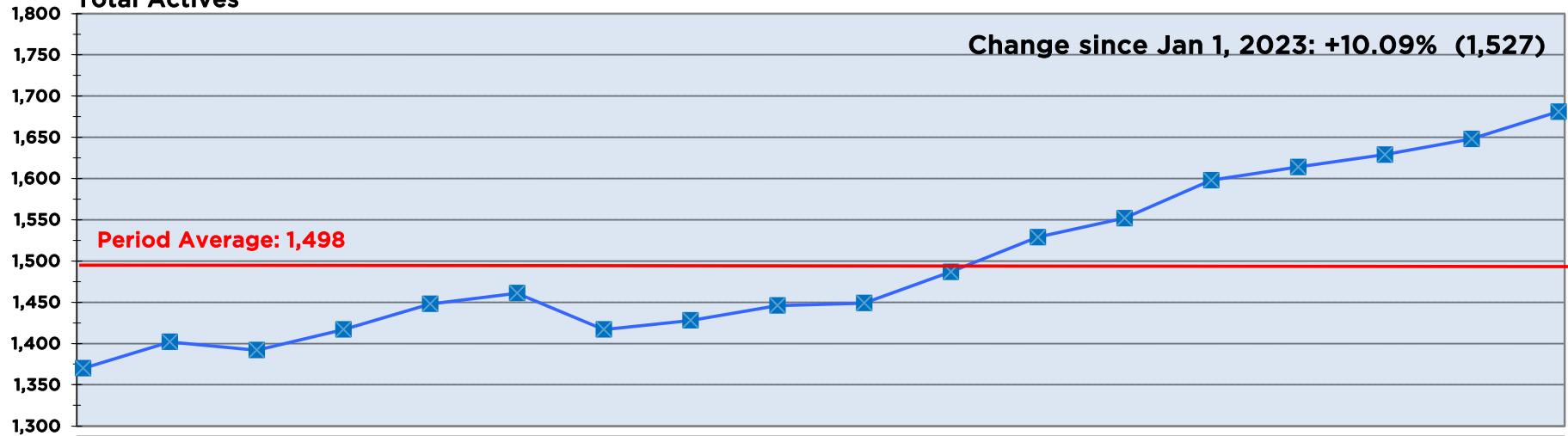
Condos, Townhomes, Villas

Average Days on Market



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

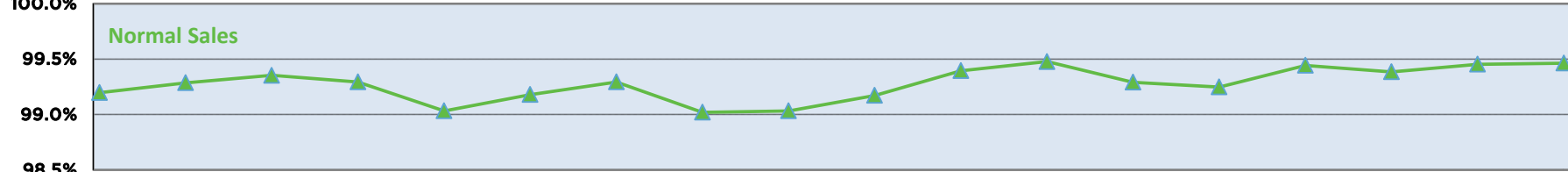
Total Actives



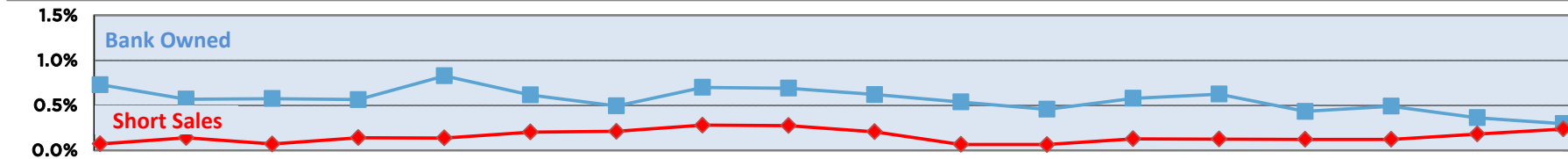
	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30
Total Actives	1,370	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681

Condos, Townhomes, Villas

Percentage of Actives

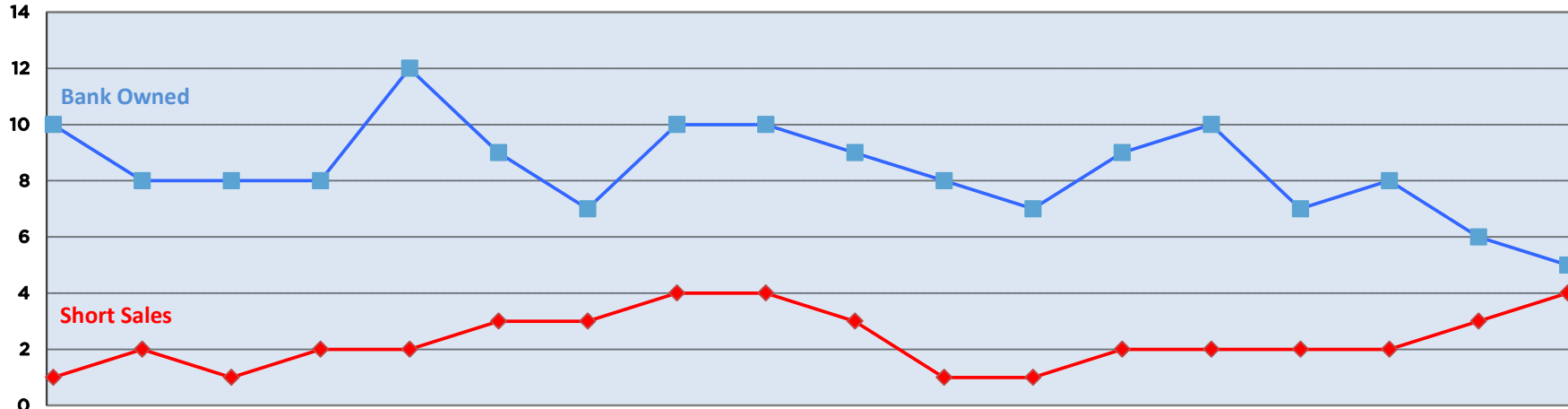


Date	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30
Normal	99.2%	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%



Date	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	7/30
BO	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%	0.3%
SS	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%	0.2%

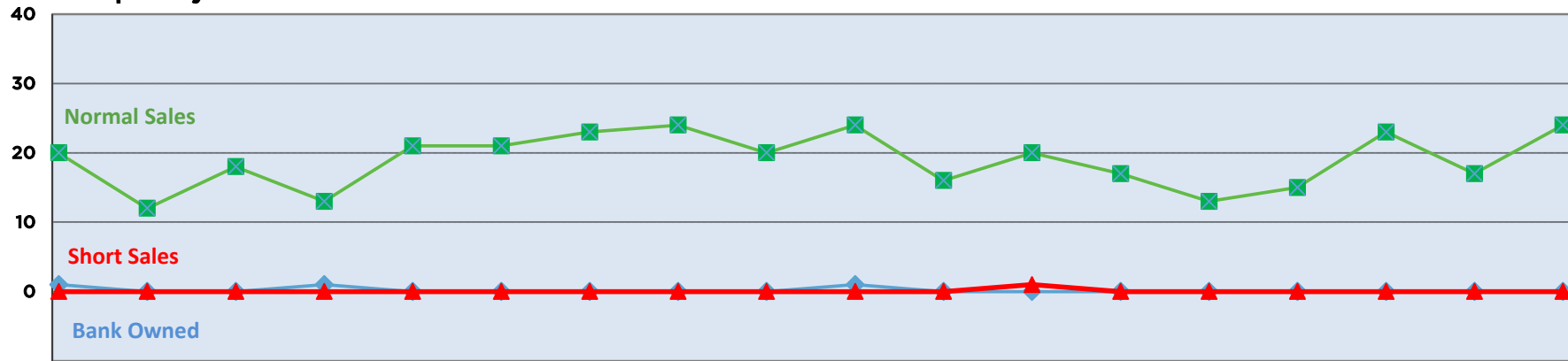
Active Foreclosures



Date	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	7/30
BO	10	8	8	8	12	9	7	10	10	9	8	7	9	10	7	8	6	5
SS	1	2	1	2	2	3	3	4	4	3	1	1	2	2	2	2	3	4

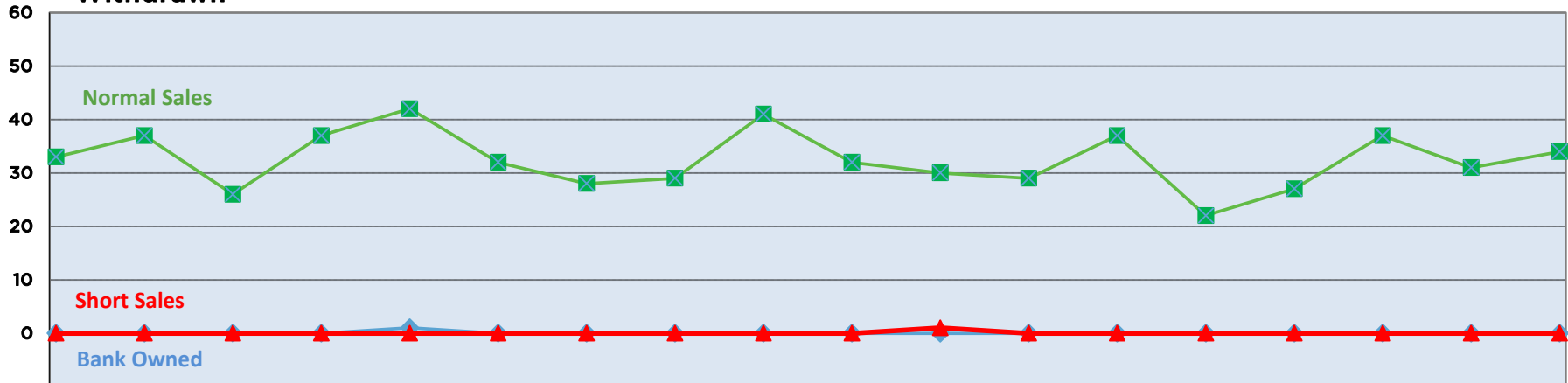
Condos, Townhomes, Villas

Temporary Off Market



	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	7/30
Norm	20	12	18	13	21	21	23	24	20	24	16	20	17	13	15	23	17	24
BO	1	0	0	1	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	1	0	0	0	0	0	0

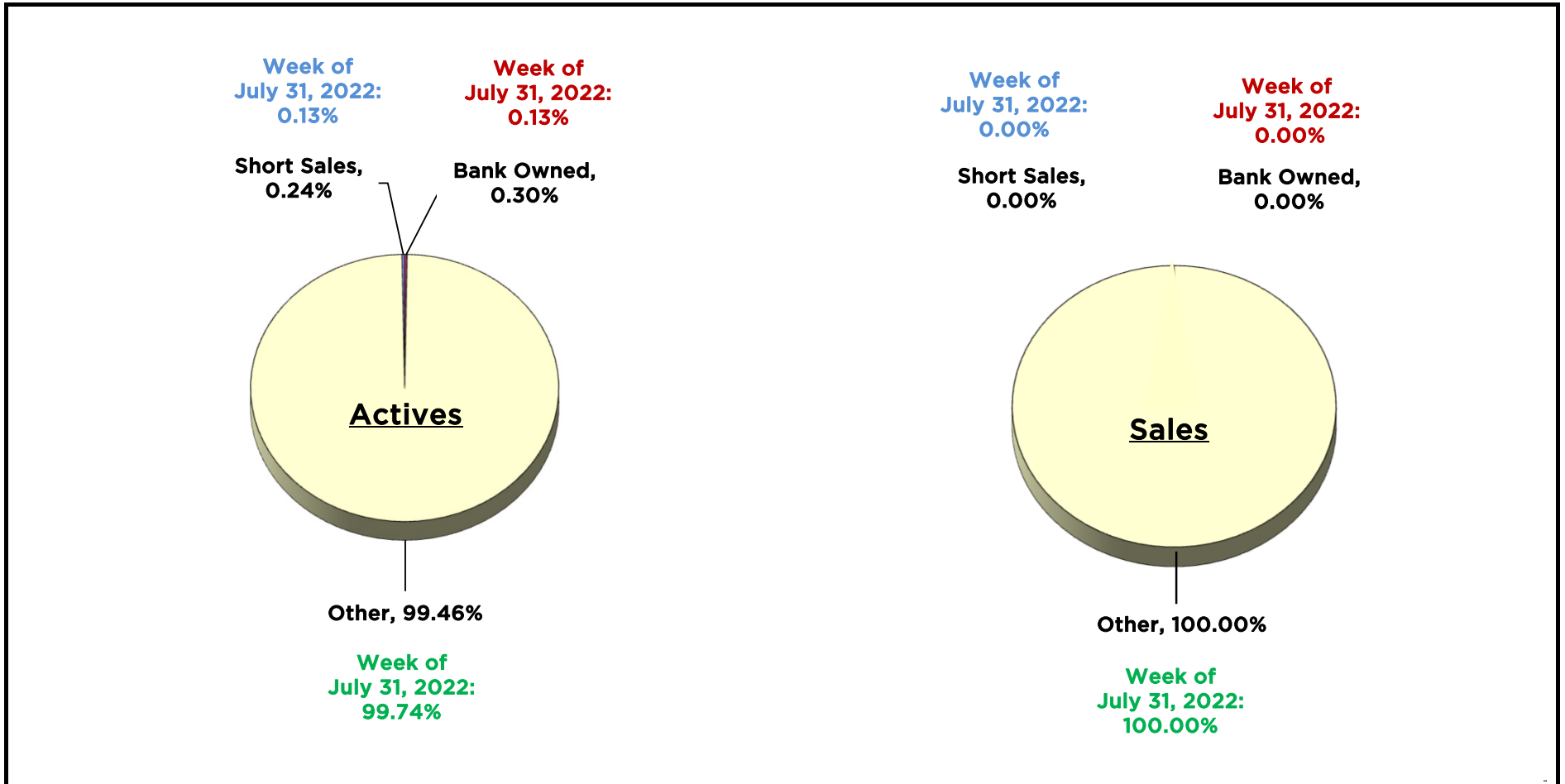
Withdrawn



	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	7/30
Norm	33	37	26	37	42	32	28	29	41	32	30	29	37	22	27	37	31	34
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
07/30/2023 - 08/05/2023
Lake, Orange, Osceola & Seminole Counties

There are 8 Condos, Villas, or Townhomes available for the Median Price of \$288,500 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs (East)	32701	1	\$289,000	3.0	2.0	1,653	\$174.83
Orange County							
Maitland / Eatonville	32751	1	\$289,000	2.0	2.0	1,456	\$198.49
Orlo Vista	32811	1	\$289,000	3.0	2.0	1,237	\$233.63
Osceola County							
Davenport	33896	1	\$288,800	2.0	2.0	1,394	\$207.17
Kissimmee / Celebration	34747	2	\$289,000	2.0	1.5	1,246	\$231.94
St Cloud / Harmony	34773	1	\$289,000	3.0	2.0	1,668	\$173.26
Lake County							
Mount Dora	32757	1	\$289,000	2.0	2.0	1,163	\$248.50