



Monday Morning Quarterback Summary

Week of August 06, 2023 - August 12, 2023

Single-family existing homes

- Sales of single-family homes decreased to 416 during the week of August 06, from 481 the week prior
- The median price of single family homes decreased to \$426,250, a change of -2.0%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 129, and now sits at 4,278

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 131 during the week of August 06, from 178 the week prior
- The median price of condos, townhomes, and villas decreased to \$285,000 a change of -1.2%
- 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 49, and now sits at 1,730

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

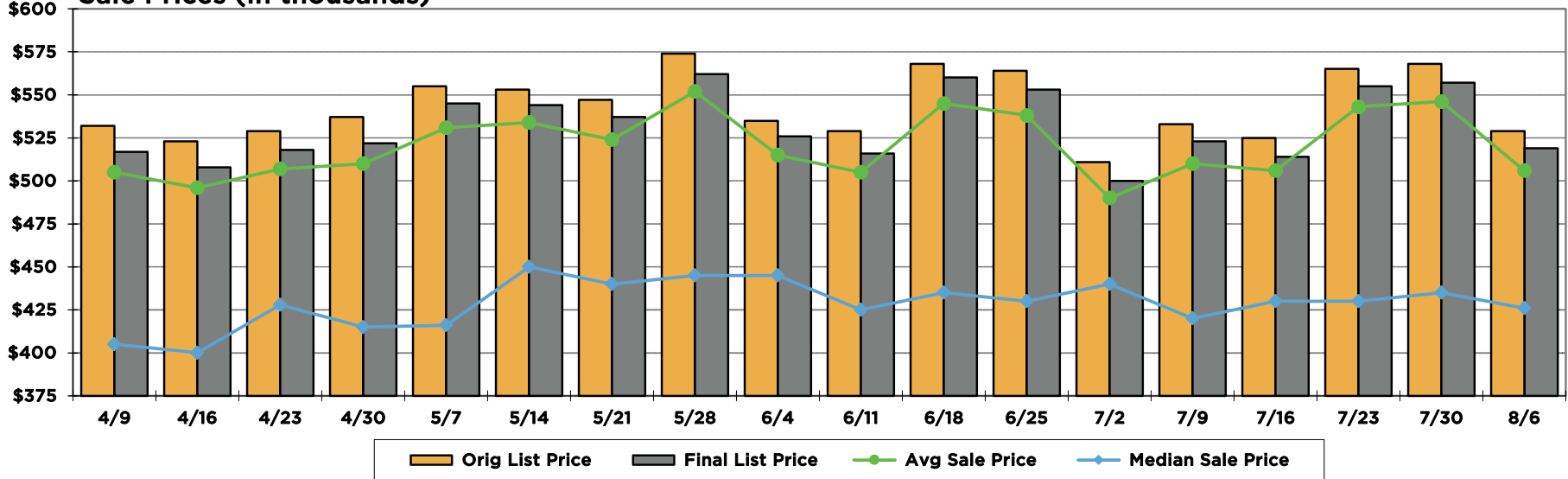
Monday Morning Quarterback
08/06/2023 - 08/12/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

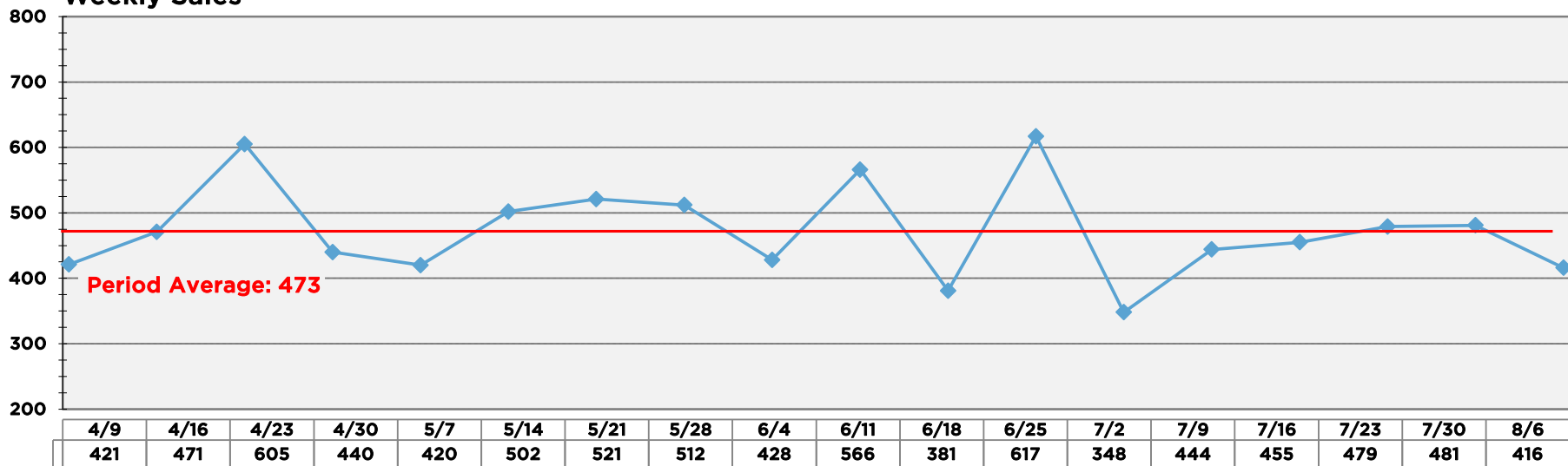
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	416	41	30	107	82	132	24
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	414	40	29	107	82	132	24
Active Listings	4,278	257	204	703	839	1,703	572
Bank Owned	27	5	1	6	4	10	1
Short Sales	3	2	0	0	0	1	0
Other	4,248	250	203	697	835	1,692	571
Months of Inventory	2.37	1.45	1.57	1.52	2.36	2.98	5.50
<i>List Price</i>							
Average Original List Price	\$528,606	\$205,727	\$288,572	\$358,600	\$452,551	\$669,528	\$1,622,955
Average Final List Price	\$519,271	\$201,049	\$280,788	\$353,847	\$447,719	\$654,966	\$1,596,659
<i>Sale Price</i>							
Average Price	\$506,381	\$190,312	\$275,127	\$350,015	\$443,317	\$641,533	\$1,504,667
Median Price	\$426,250	\$200,000	\$275,000	\$350,000	\$437,000	\$614,950	\$1,310,000
<i>Price Differences</i>							
Original to Final List Price	-\$9,335	-\$4,678	-\$7,784	-\$4,753	-\$4,832	-\$14,562	-\$26,296
Original List to Sale Price - \$	-\$22,225	-\$15,415	-\$13,445	-\$8,585	-\$9,234	-\$27,995	-\$118,288
Final List to Sale Price - \$	-\$12,890	-\$10,737	-\$5,661	-\$3,832	-\$4,402	-\$13,433	-\$91,992
Original List to Sale Price - %	95.80%	92.51%	95.34%	97.61%	97.96%	95.82%	92.71%
Final List to Sale Price - %	97.52%	94.66%	97.98%	98.92%	99.02%	97.95%	94.24%
<i>Days on the Market</i>							
Avg Days Listing to Contract	38	31	72	28	36	43	33
Combined Avg Days to Contract	40	31	74	31	38	46	36
Avg Days Listing to Closing	72	63	107	61	72	76	69
Avg Days Contract to Close	33	31	34	35	34	32	35
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	4
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	2,120	1,222	1,256	1,595	2,037	2,738	3,949

Single Family Homes

Sale Prices (in thousands)



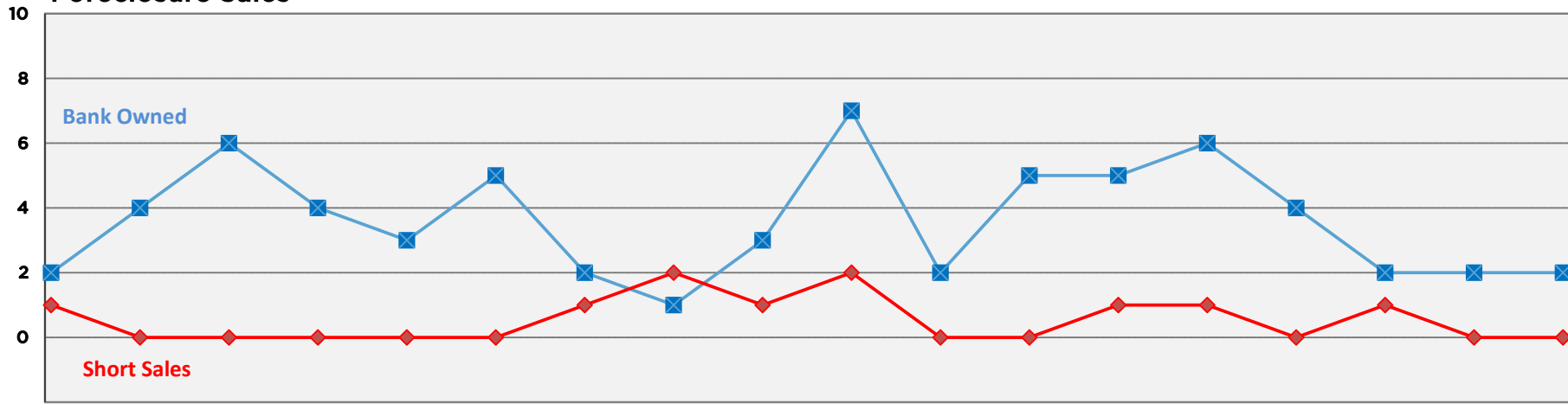
Weekly Sales





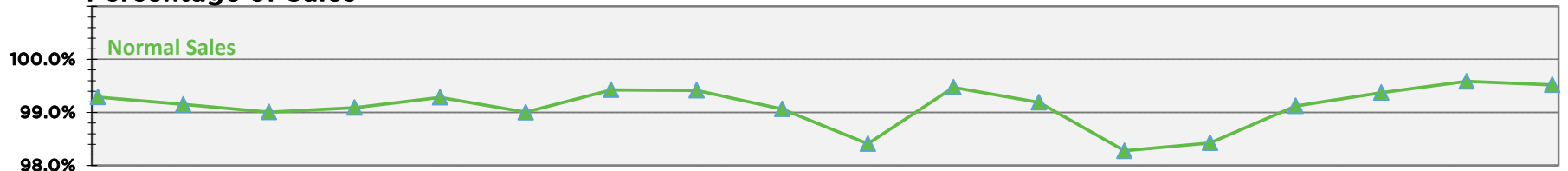
Single Family Homes

Foreclosure Sales

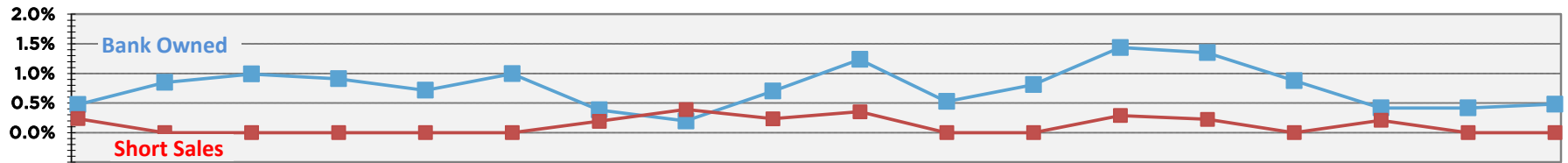


BO	2	4	6	4	3	5	2	1	3	7	2	5	5	6	4	2	2	2
SS	1	0	0	0	0	0	1	2	1	2	0	0	1	1	0	1	0	0

Percentage of Sales



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%	99.5%
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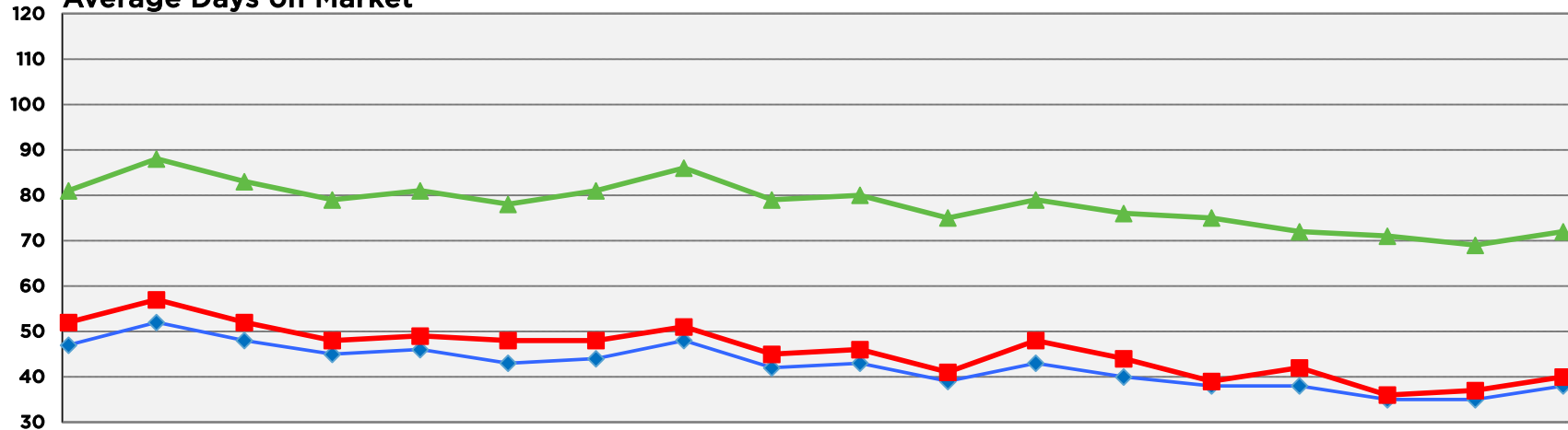


BO	0.5%	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%	0.9%	0.4%	0.4%	0.5%
SS	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%	0.0%	0.2%	0.0%	0.0%



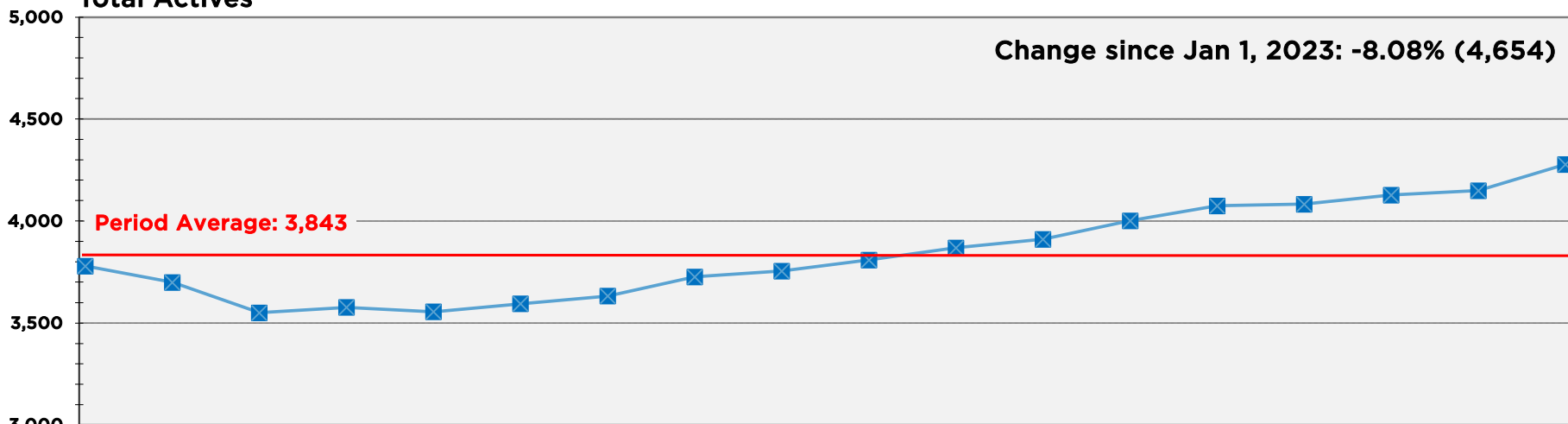
Single Family Homes

Average Days on Market



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

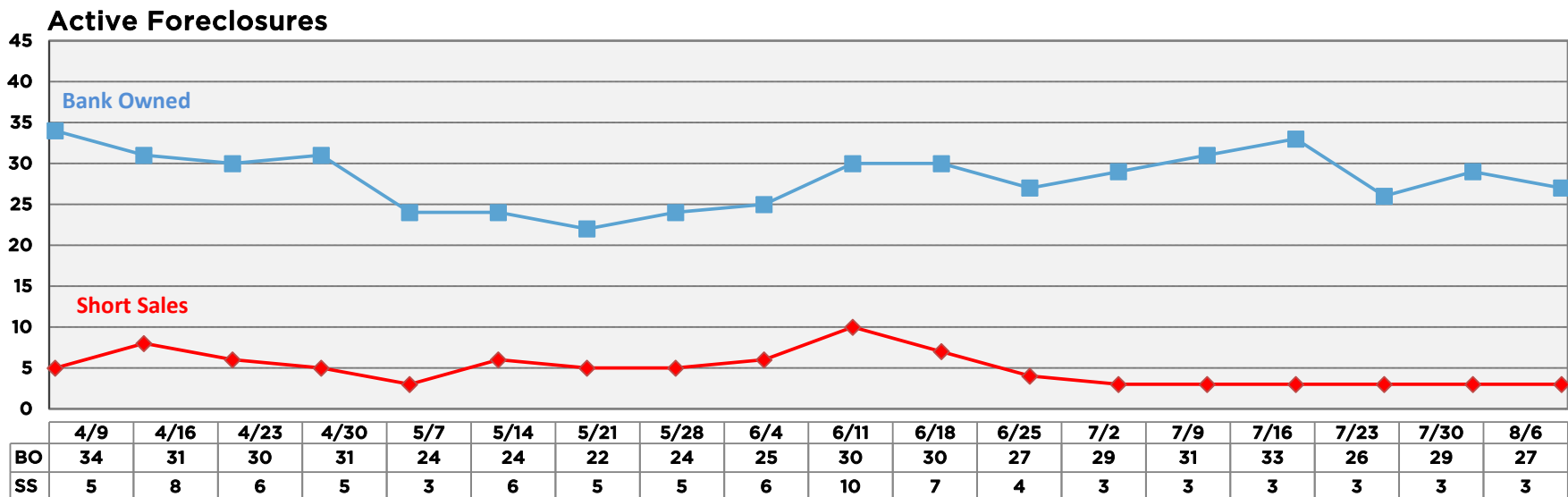
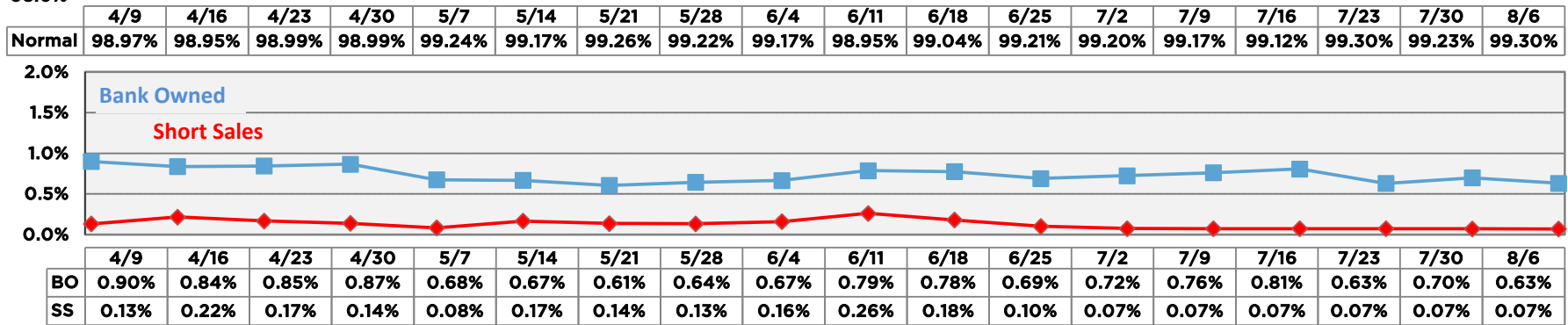
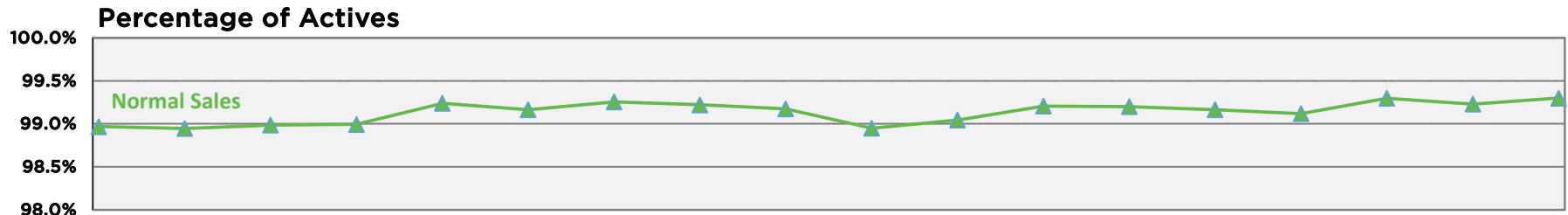
Total Actives



	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	8/6
Total Actives	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	4,278

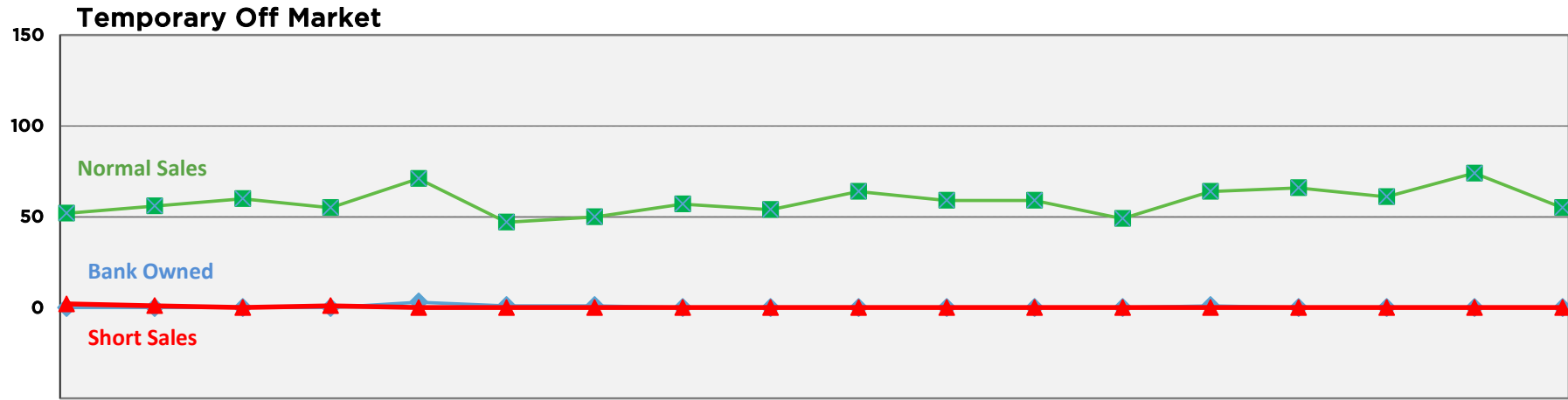


Single Family Homes

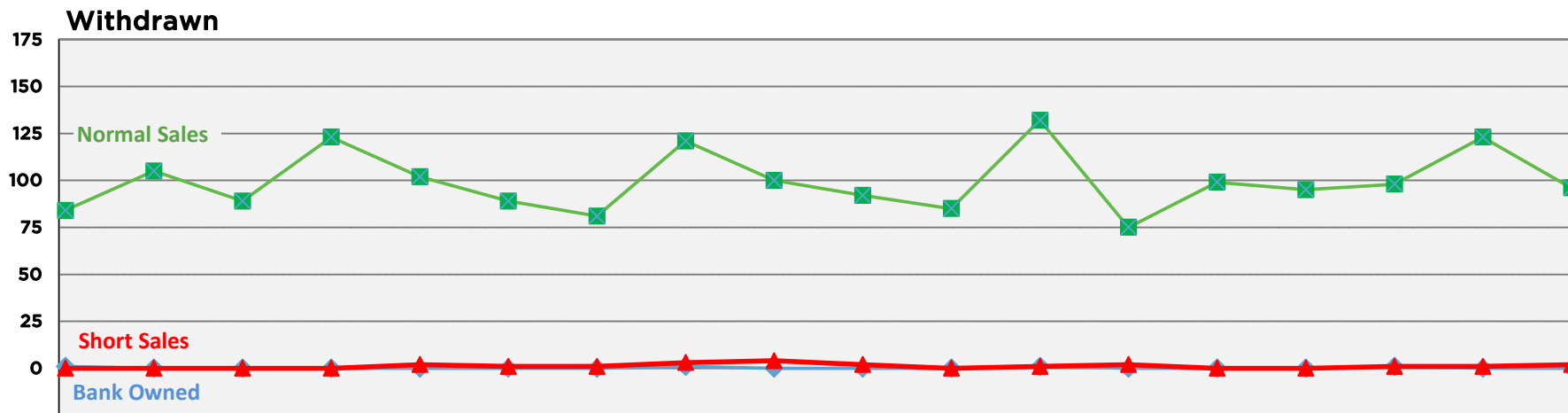




Single Family Homes



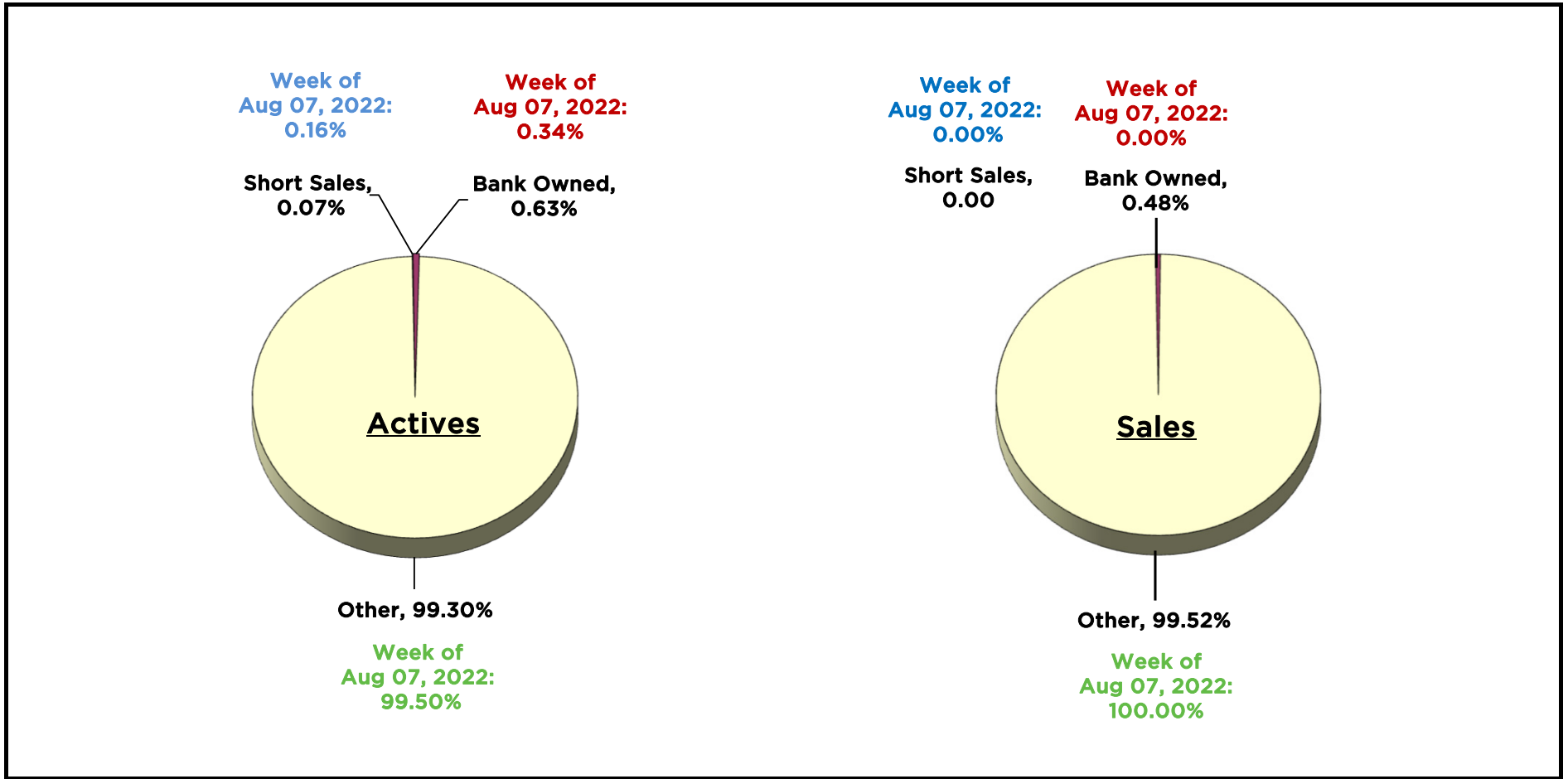
	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6
Norm	52	56	60	55	71	47	50	57	54	64	59	59	49	64	66	61	74	55
BO	0	0	0	0	3	1	1	0	0	0	0	0	0	1	0	0	0	0
SS	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0



	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	8/6
Norm	84	105	89	123	102	89	81	121	100	92	85	132	75	99	95	98	123	96
BO	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	0
SS	0	0	0	0	2	1	1	3	4	2	0	1	2	0	0	1	1	2



Single Family Homes





Monday Morning Quarterback
08/06/2023 - 08/12/2023
Lake, Orange, Osceola & Seminole Counties

There is 1 Single Family Home available for the Median Price of \$426,250 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		1	\$425,900	4.0	2.0	1,718	\$247.90
Union Park / Chickasaw	32829	1	\$425,900	4.0	2.0	1,718	\$247.90

Monday Morning Quarterback
08/06/2023 - 08/12/2023
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	131	48	24	42	10	6	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	130	47	24	42	10	6	1
Active Listings	1,730	488	233	498	286	216	9
Bank Owned	4	2	1	0	1	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,724	485	232	498	284	216	9
Months of Inventory	3.05	2.35	2.24	2.74	6.60	8.31	2.08

List Price

Average Original List Price	\$325,453	\$191,864	\$283,887	\$361,240	\$455,960	\$754,981	\$2,350,000
Average Final List Price	\$317,326	\$190,302	\$281,591	\$357,001	\$445,847	\$646,583	\$2,345,000

Sale Price

Average Price	\$309,944	\$185,047	\$276,108	\$350,262	\$440,280	\$623,333	\$2,240,000
Median Price	\$285,000	\$182,000	\$277,500	\$350,000	\$439,500	\$627,500	\$2,240,000

Price Differences

Original to Final List Price	-\$8,127	-\$1,562	-\$2,296	-\$4,239	-\$10,113	-\$108,398	-\$5,000
Original List to Sale Price - \$	-\$15,509	-\$6,817	-\$7,779	-\$10,978	-\$15,680	-\$131,648	-\$110,000
Final List to Sale Price - \$	-\$7,382	-\$5,255	-\$5,483	-\$6,739	-\$5,567	-\$23,250	-\$105,000
Original List to Sale Price - %	95.23%	96.45%	97.26%	96.96%	96.56%	82.56%	95.32%
Final List to Sale Price - %	97.67%	97.24%	98.05%	98.11%	98.75%	96.40%	95.52%

Days on the Market

Avg Days Listing to Contract	40	32	45	41	37	74	120
Combined Avg Days to Contract	43	33	45	46	37	74	156
Avg Days Listing to Closing	70	61	77	69	67	106	157
Avg Days Contract to Close	29	28	31	27	29	31	36

Beds / Baths

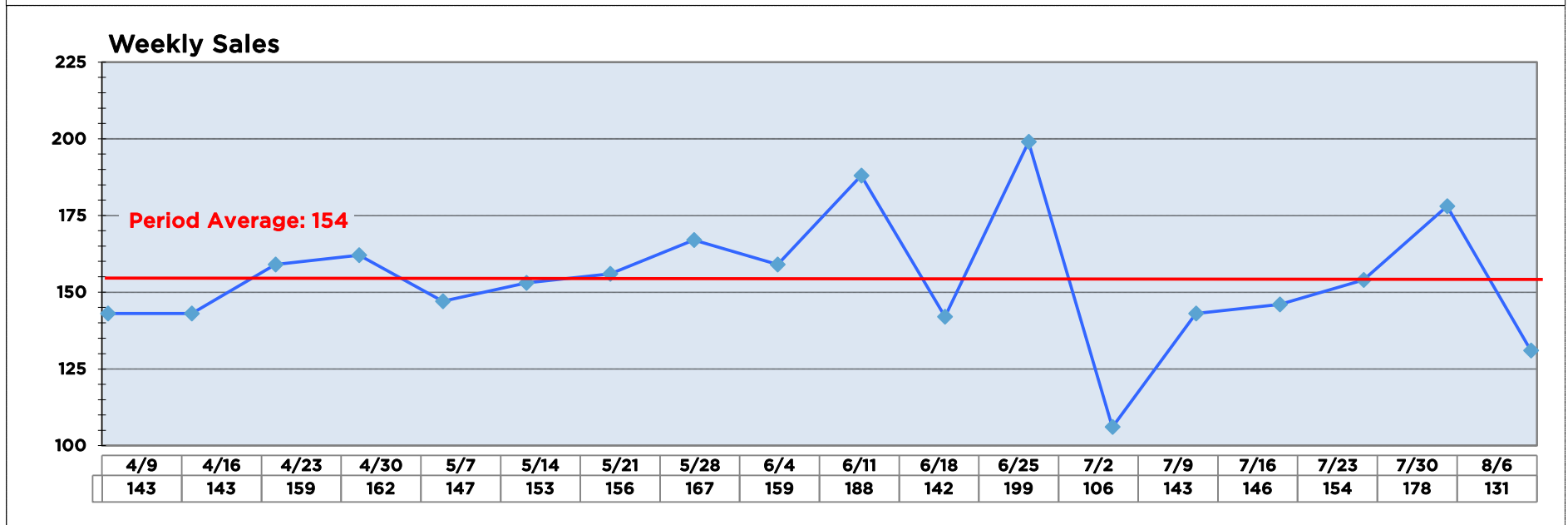
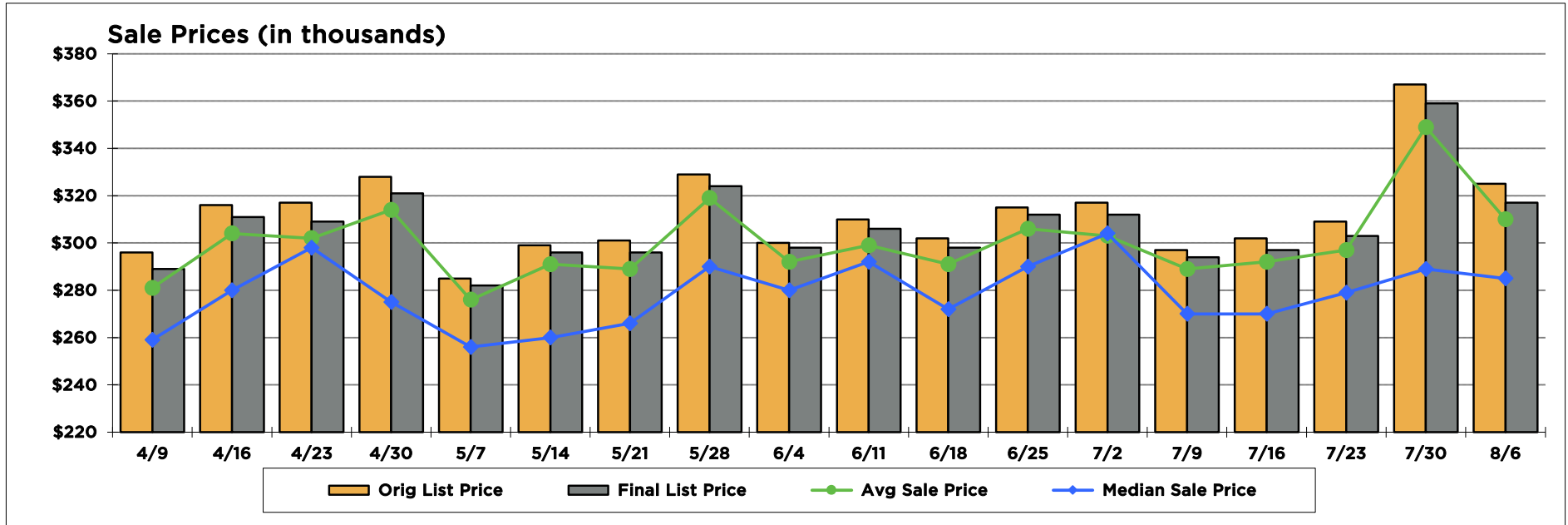
Average Bedrooms	2	2	2	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	1

Square Footage

Average Square Feet	1,355	978	1,239	1,623	1,700	2,065	3,286
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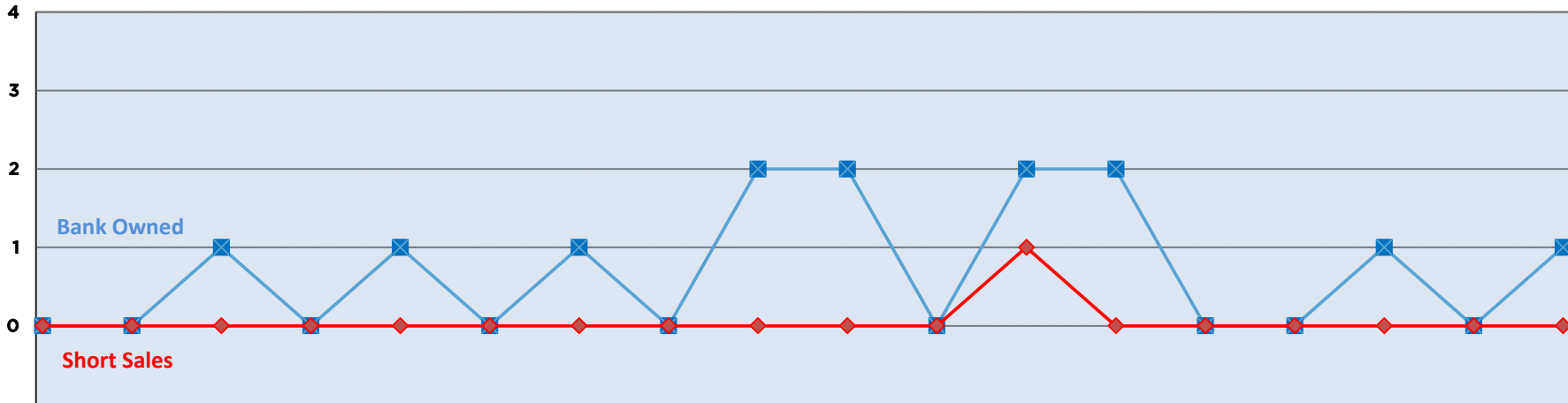
Condos, Townhomes, Villas



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Lake, Orange, Osceola & Seminole Counties

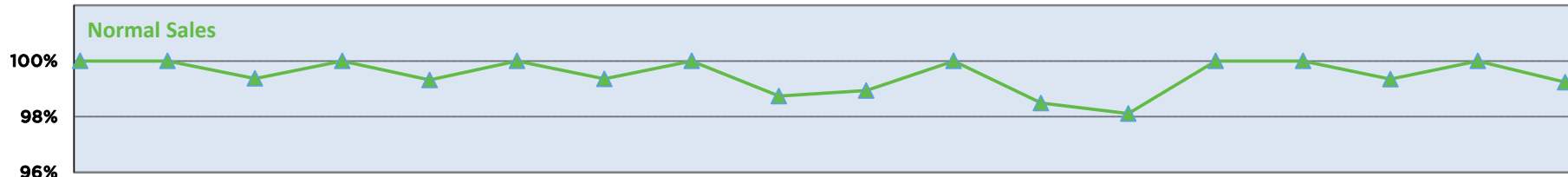
Condos, Townhomes, Villas

Foreclosure Sales

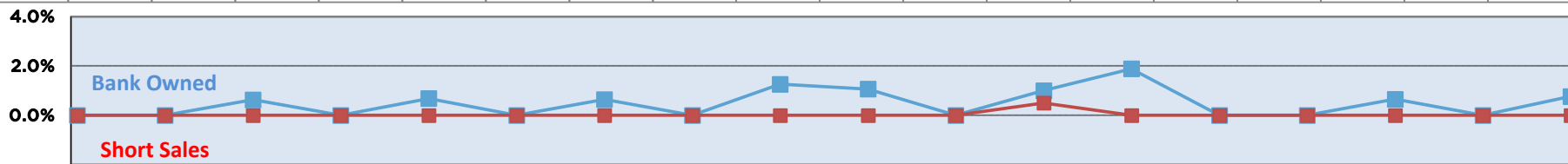


	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6
BO	0	0	1	0	1	0	1	0	2	2	0	2	2	0	0	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

Percentage of Sales



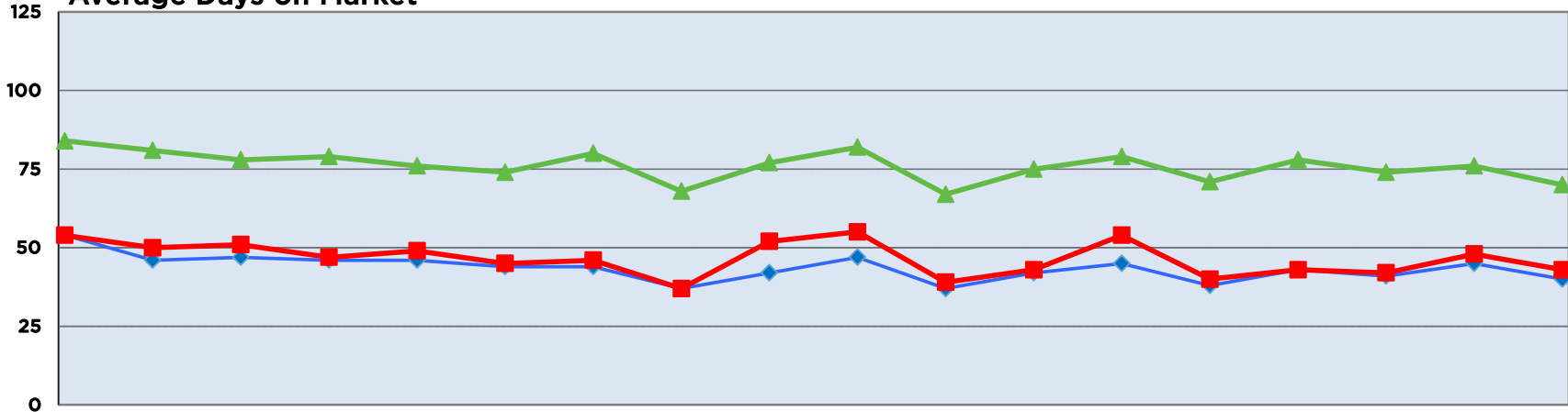
	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6
Normal	100.0%	100.0%	99.4%	100.0%	99.3%	100.0%	99.4%	100.0%	98.7%	98.9%	100.0%	98.5%	98.1%	100.0%	100.0%	99.4%	100.0%	99.2%



	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	8/6
BO	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%	0.8%
SS	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%	0.0%

Condos, Townhomes, Villas

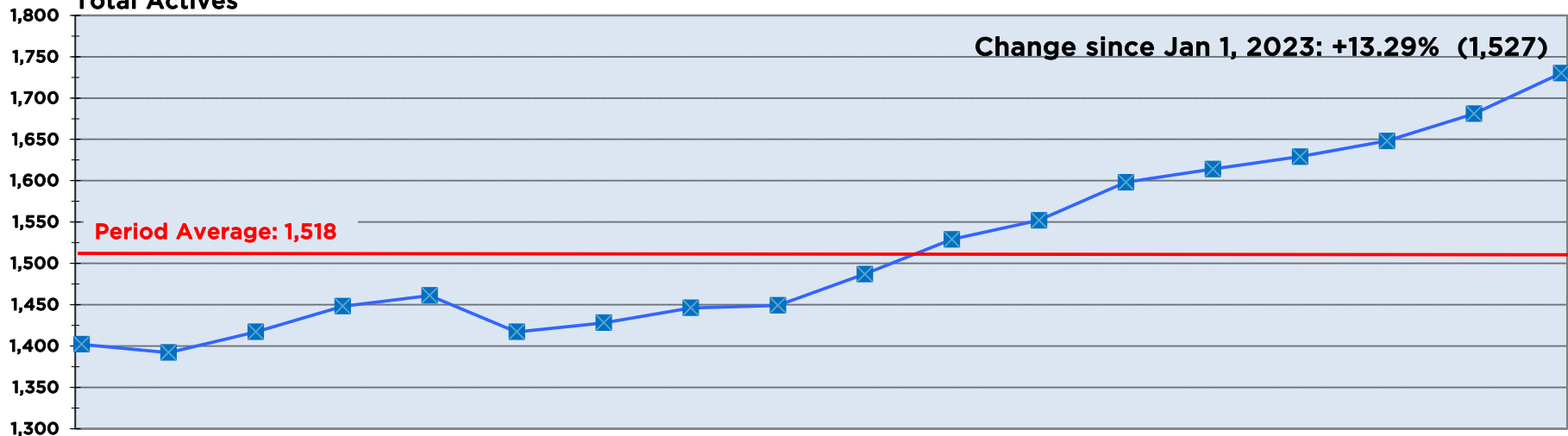
Average Days on Market



ListToContract	54	46	47	46	46	44	44	37	42	47	37	42	45	38	43	41	45	40
CombDaysOnMkt	54	50	51	47	49	45	46	37	52	55	39	43	54	40	43	42	48	43
ListToClose	84	81	78	79	76	74	80	68	77	82	67	75	79	71	78	74	76	70

Total Actives

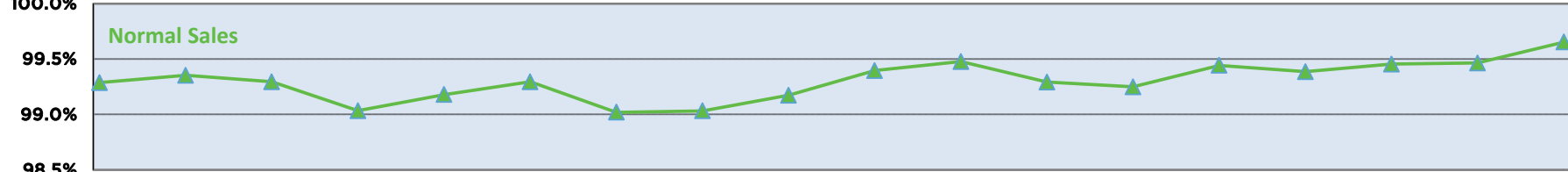
Change since Jan 1, 2023: +13.29% (1,527)



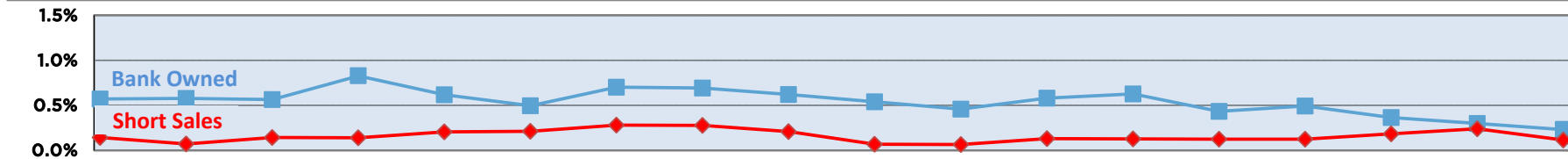
Total Actives	1,402	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730
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Condos, Townhomes, Villas

Percentage of Actives

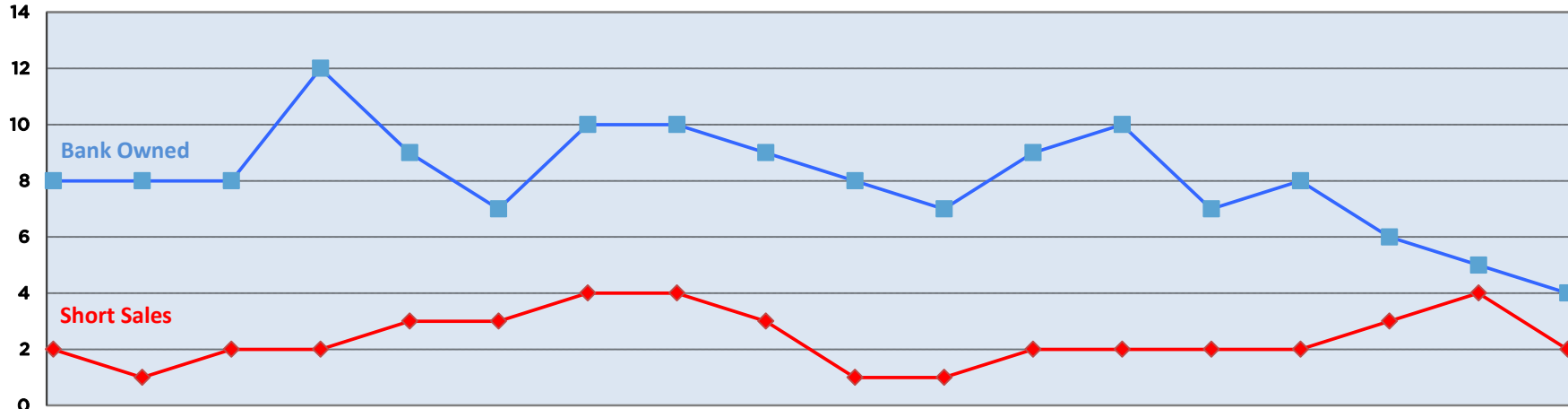


Date	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6
Normal	99.3%	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%



Date	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	8/6
BO	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%	0.2%
SS	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%	0.1%

Active Foreclosures



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

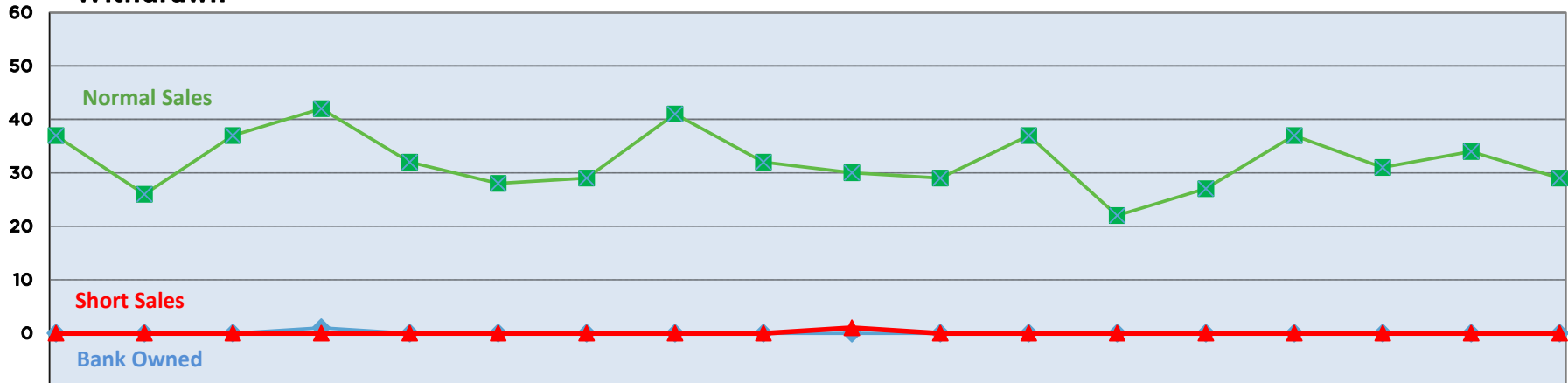
Condos, Townhomes, Villas

Temporary Off Market



	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	8/6
Norm	12	18	13	21	21	23	24	20	24	16	20	17	13	15	23	17	24	20
BO	0	0	1	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	1	0	0	0	0	0	0	0

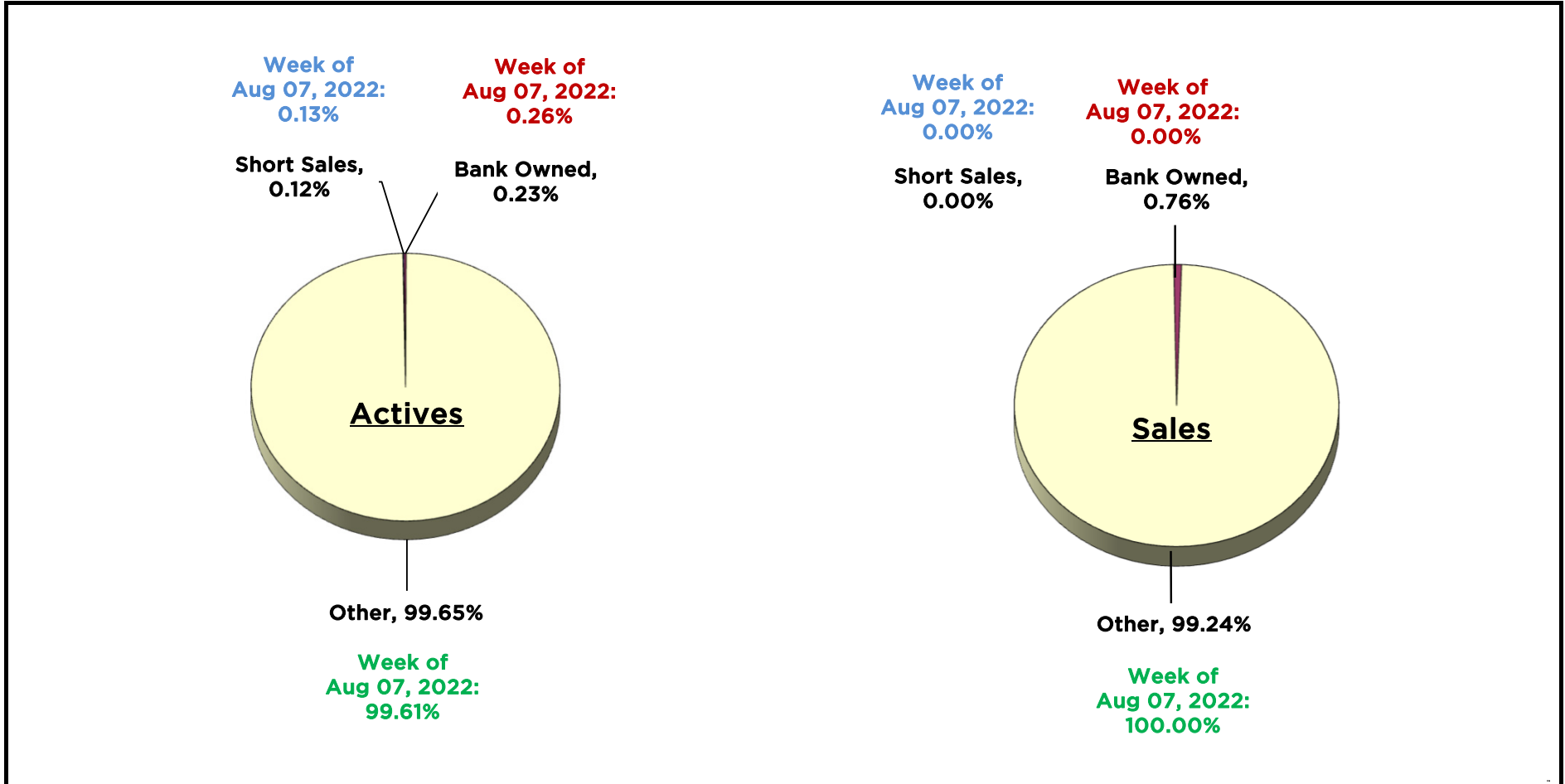
Withdrawn



	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	8/6
Norm	37	26	37	42	32	28	29	41	32	30	29	37	22	27	37	31	34	29
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
08/06/2023 - 08/12/2023
Lake, Orange, Osceola & Seminole Counties

There are 12 Condos, Villas, or Townhomes available for the Median Price of \$285,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		1	\$284,900	3.0	2.0	1,456	\$195.67
Casselberry	32707	1	\$284,900	3.0	2.0	1,456	\$195.67
Orange County		6	\$285,000	2.7	2.0	1,241	\$229.62
Colonialtown	32803	1	\$285,000	3.0	2.0	1,640	\$173.78
Orlo Vista	32811	1	\$285,000	3.0	2.0	1,232	\$231.33
Sand Lake / Bay Hill	32819	1	\$285,000	2.0	2.0	1,124	\$253.56
Williamsburg / Lake Bryan	32821	2	\$285,000	2.5	2.0	1,183	\$240.91
Ventura	32822	1	\$285,000	3.0	2.0	1,085	\$262.67
Osceola County		5	\$284,960	2.2	1.8	1,244	\$229.10
Davenport	33896	1	\$284,900	2.0	2.0	1,409	\$202.20
Kissimmee (Central)	34741	1	\$285,000	3.0	2.0	1,296	\$219.91
Kissimmee / Celebration	34747	3	\$284,967	2.0	1.7	1,171	\$243.28