



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

***Week of August 13, 2023 - August 19, 2023***

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

- Sales of single-family homes increased to 422 during the week of August 13, from 416 the week prior
- The median price of single family homes decreased to \$420,000, a change of -1.5%
- The number of single-family home foreclosure transactions decreased to 1 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 21, and now sits at 4,299

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

- Sales of condos, townhomes, and villas increased to 150 during the week of August 13, from 131 the week prior
- The median price of condos, townhomes, and villas increased to \$301,500 a change of 5.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 1 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 1,749

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

**Monday Morning Quarterback**  
08/13/2023 - 08/19/2023  
Lake, Orange, Osceola & Seminole Counties

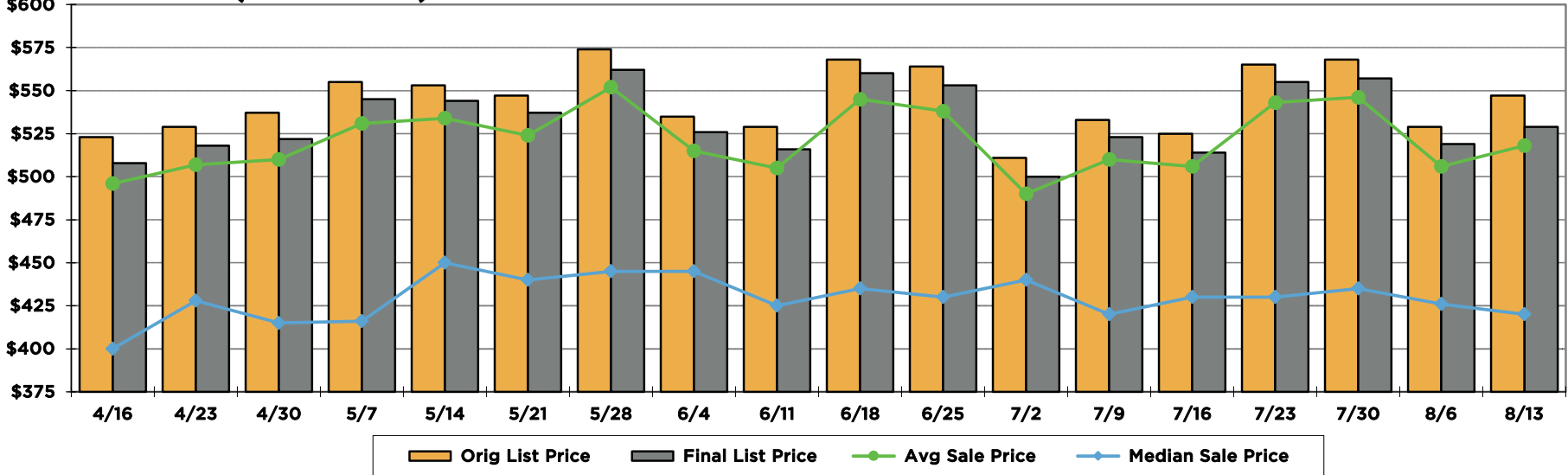
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>422</b>	23	41	118	98	116	26
Bank Owned	1	0	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	421	23	41	118	97	116	26
<b>Active Listings</b>	<b>4,299</b>	267	202	711	868	1,699	552
Bank Owned	28	5	1	9	4	8	1
Short Sales	5	2	0	0	2	1	0
Other	4,266	260	201	702	862	1,690	551
<b>Months of Inventory</b>	<b>2.35</b>	2.68	1.14	1.39	2.04	3.38	4.90
<b><u>List Price</u></b>							
Average Original List Price	\$547,280	\$203,822	\$291,146	\$362,670	\$458,262	\$672,720	\$1,868,727
Average Final List Price	\$528,743	\$197,604	\$284,103	\$354,197	\$450,219	\$657,775	\$1,719,919
<b><u>Sale Price</u></b>							
Average Price	\$518,069	\$188,837	\$277,248	\$348,462	\$444,099	\$649,403	\$1,651,676
Median Price	\$420,000	\$200,000	\$279,000	\$350,000	\$441,250	\$645,500	\$1,322,088
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$18,537	-\$6,218	-\$7,043	-\$8,473	-\$8,043	-\$14,945	-\$148,808
Original List to Sale Price - \$	-\$29,211	-\$14,985	-\$13,898	-\$14,208	-\$14,163	-\$23,317	-\$217,051
Final List to Sale Price - \$	-\$10,674	-\$8,767	-\$6,855	-\$5,735	-\$6,120	-\$8,372	-\$68,243
Original List to Sale Price - %	94.66%	92.65%	95.23%	96.08%	96.91%	96.53%	88.39%
Final List to Sale Price - %	97.98%	95.56%	97.59%	98.38%	98.64%	98.73%	96.03%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	40	24	40	39	30	46	64
Combined Avg Days to Contract	41	25	44	39	32	49	65
Avg Days Listing to Closing	75	56	74	76	62	83	100
Avg Days Contract to Close	35	38	33	36	31	36	35
<b><u>Beds / Baths</u></b>							
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
<b><u>Square Footage</u></b>							
Average Square Feet	2,101	1,220	1,361	1,574	2,007	2,703	4,097

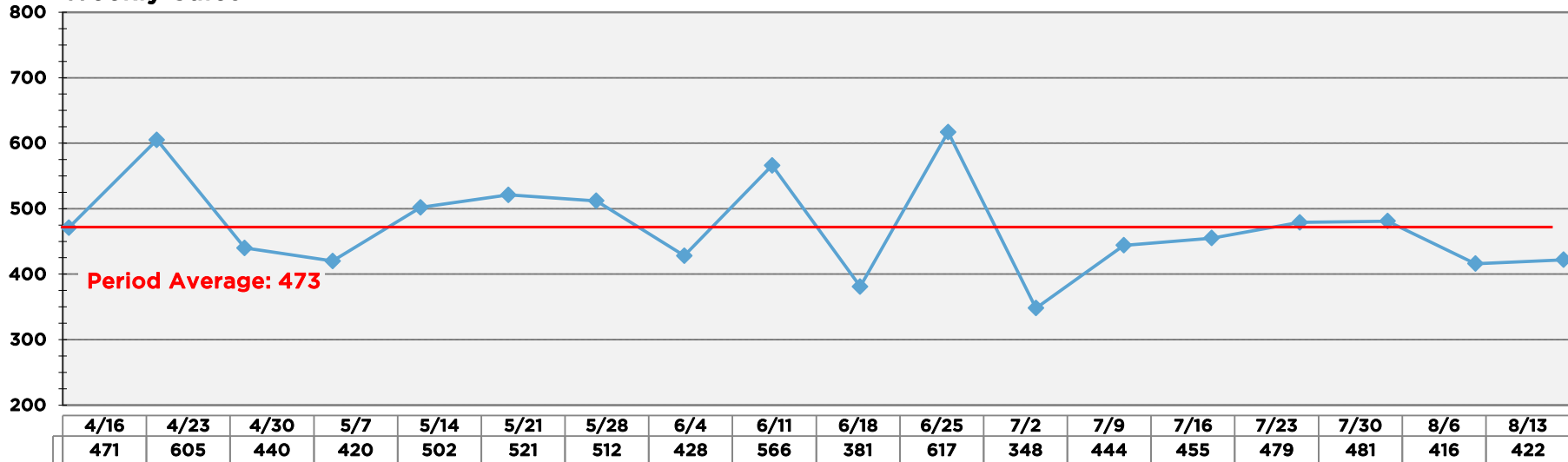


**Single Family Homes**

**Sale Prices (in thousands)**

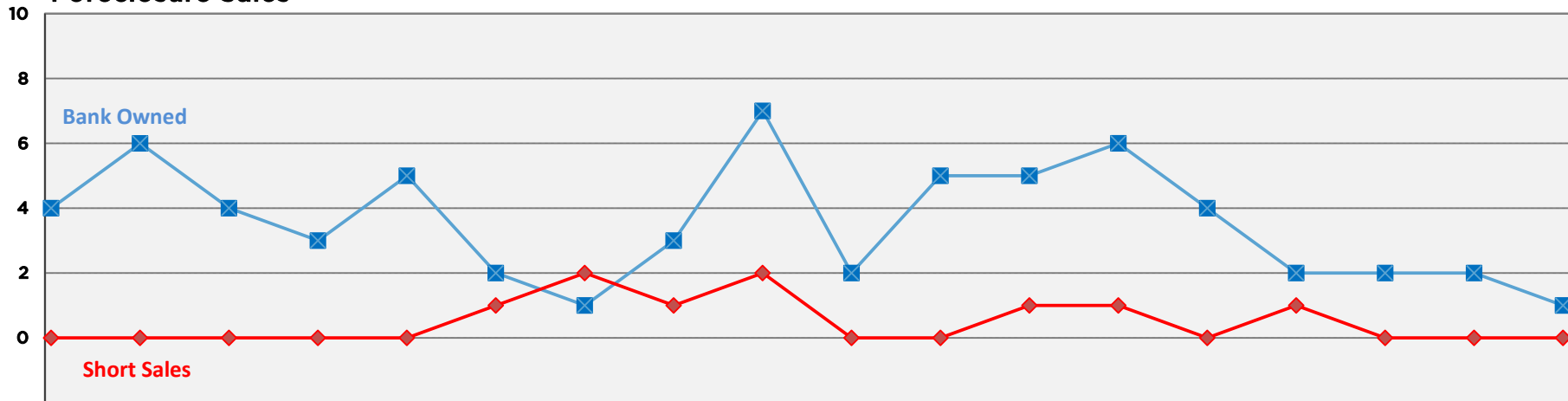


**Weekly Sales**



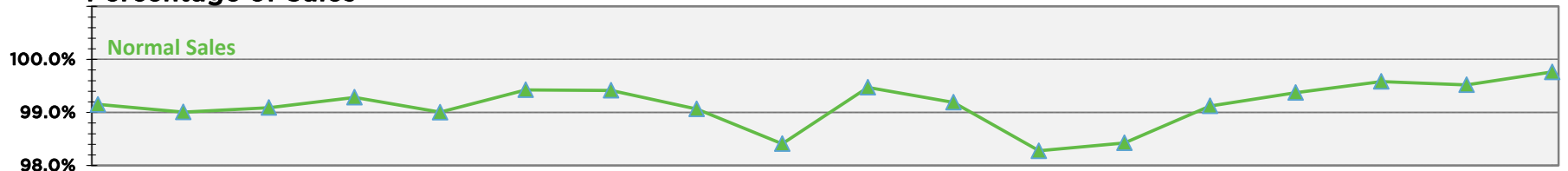
**Single Family Homes**

**Foreclosure Sales**

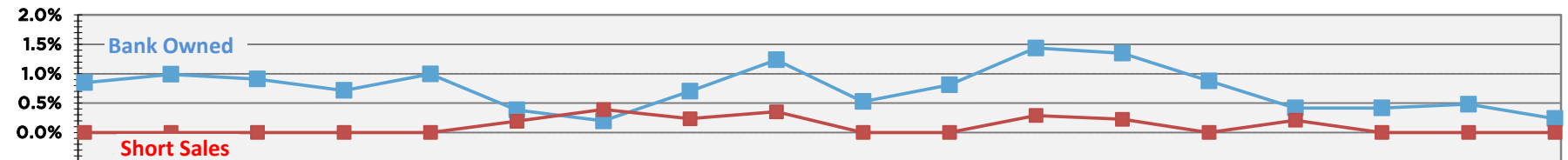


	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13
BO	4	6	4	3	5	2	1	3	7	2	5	5	6	4	2	2	2	1
SS	0	0	0	0	0	1	2	1	2	0	0	1	1	0	1	0	0	0

**Percentage of Sales**



	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	8/13
Normal	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%	99.8%

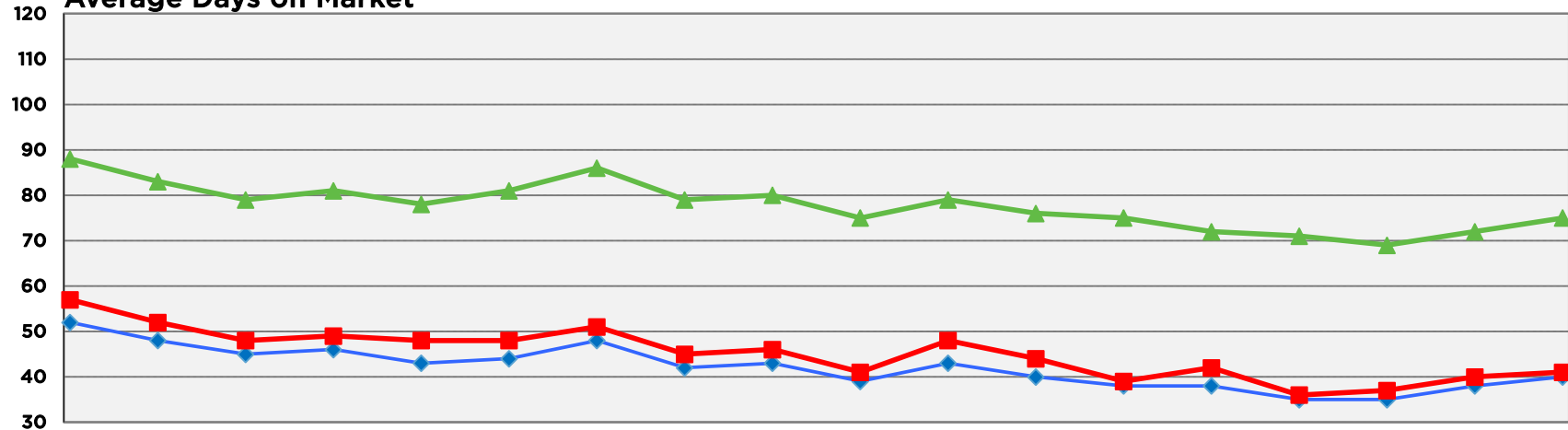


	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13
BO	0.8%	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%	0.9%	0.4%	0.4%	0.5%	0.2%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%



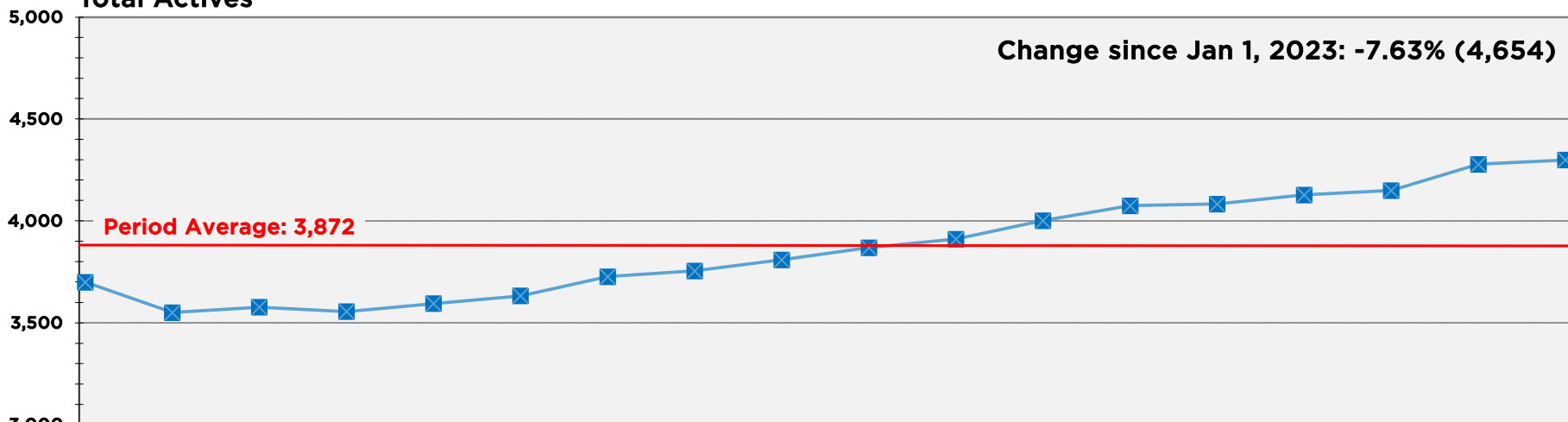
**Single Family Homes**

**Average Days on Market**



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

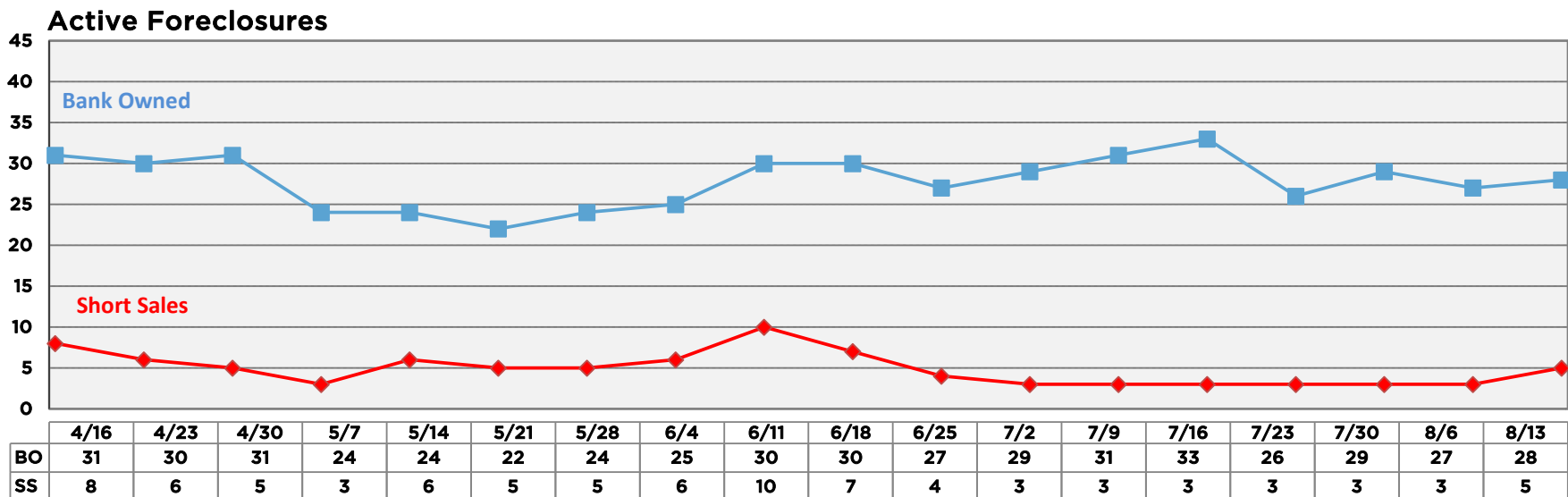
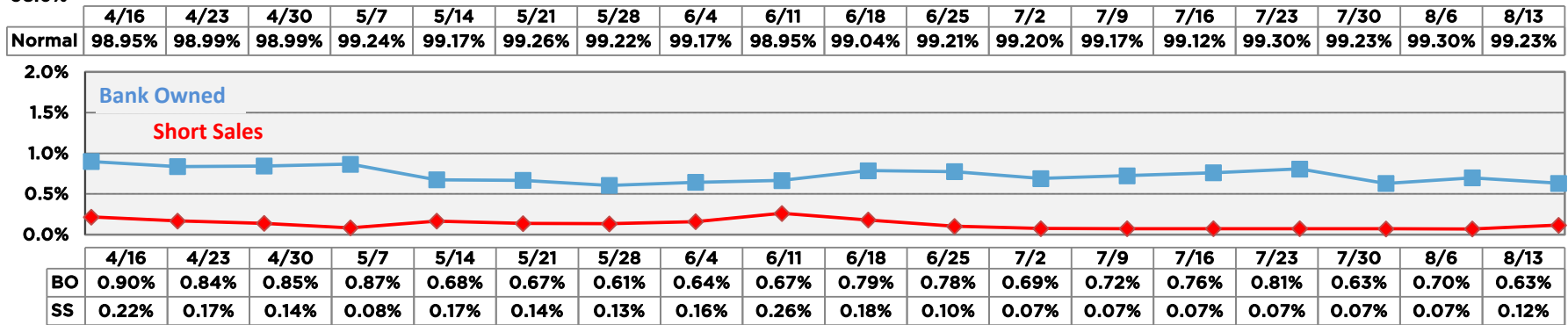
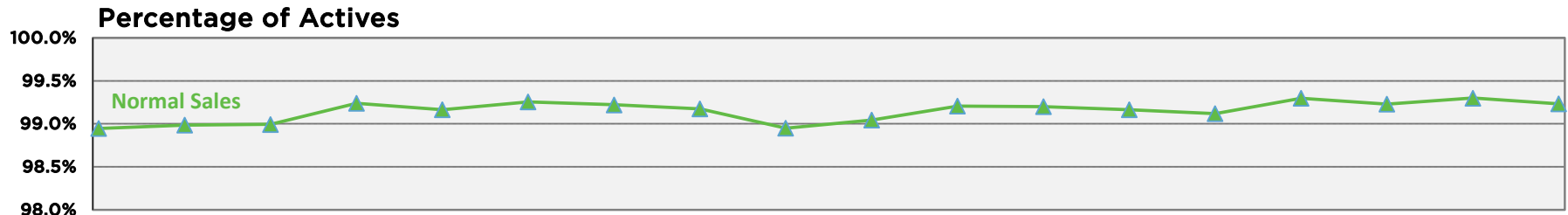
**Total Actives**



	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	8/13
Total Actives	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	4,299

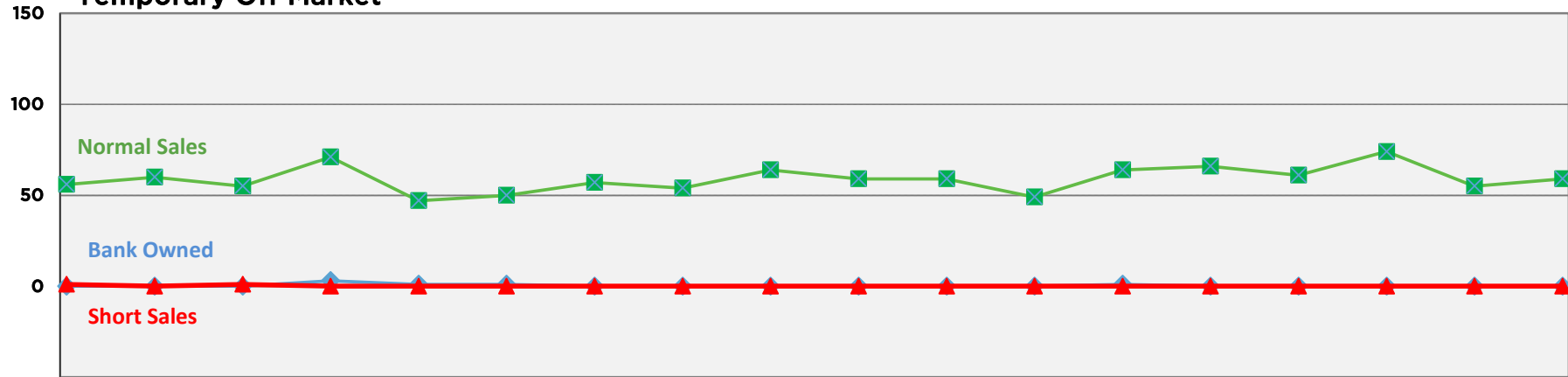


**Single Family Homes**



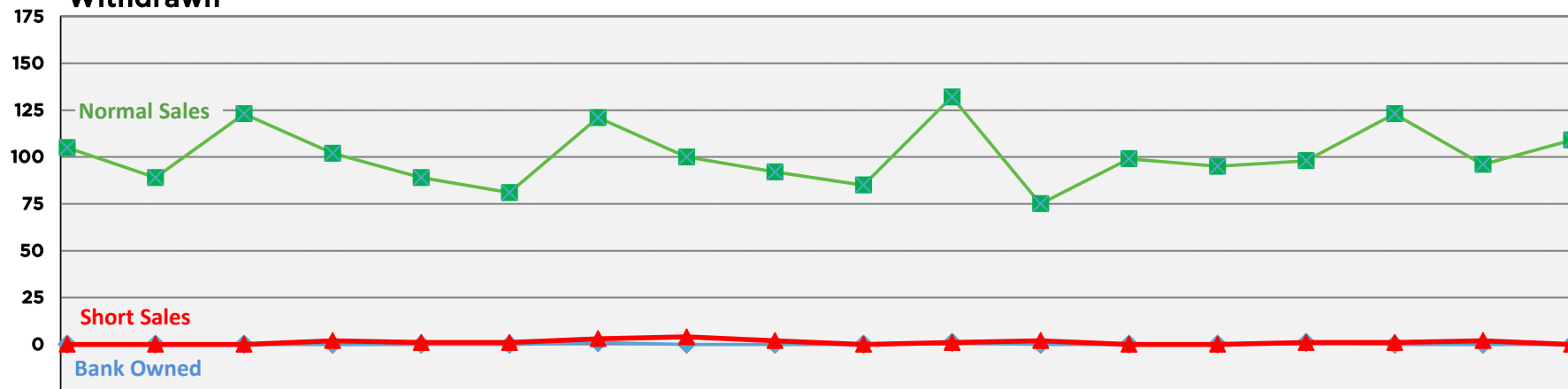
### Single Family Homes

#### Temporary Off Market



	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	8/13
Norm	56	60	55	71	47	50	57	54	64	59	59	49	64	66	61	74	55	59
BO	0	0	0	3	1	1	0	0	0	0	0	0	1	0	0	0	0	0
SS	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

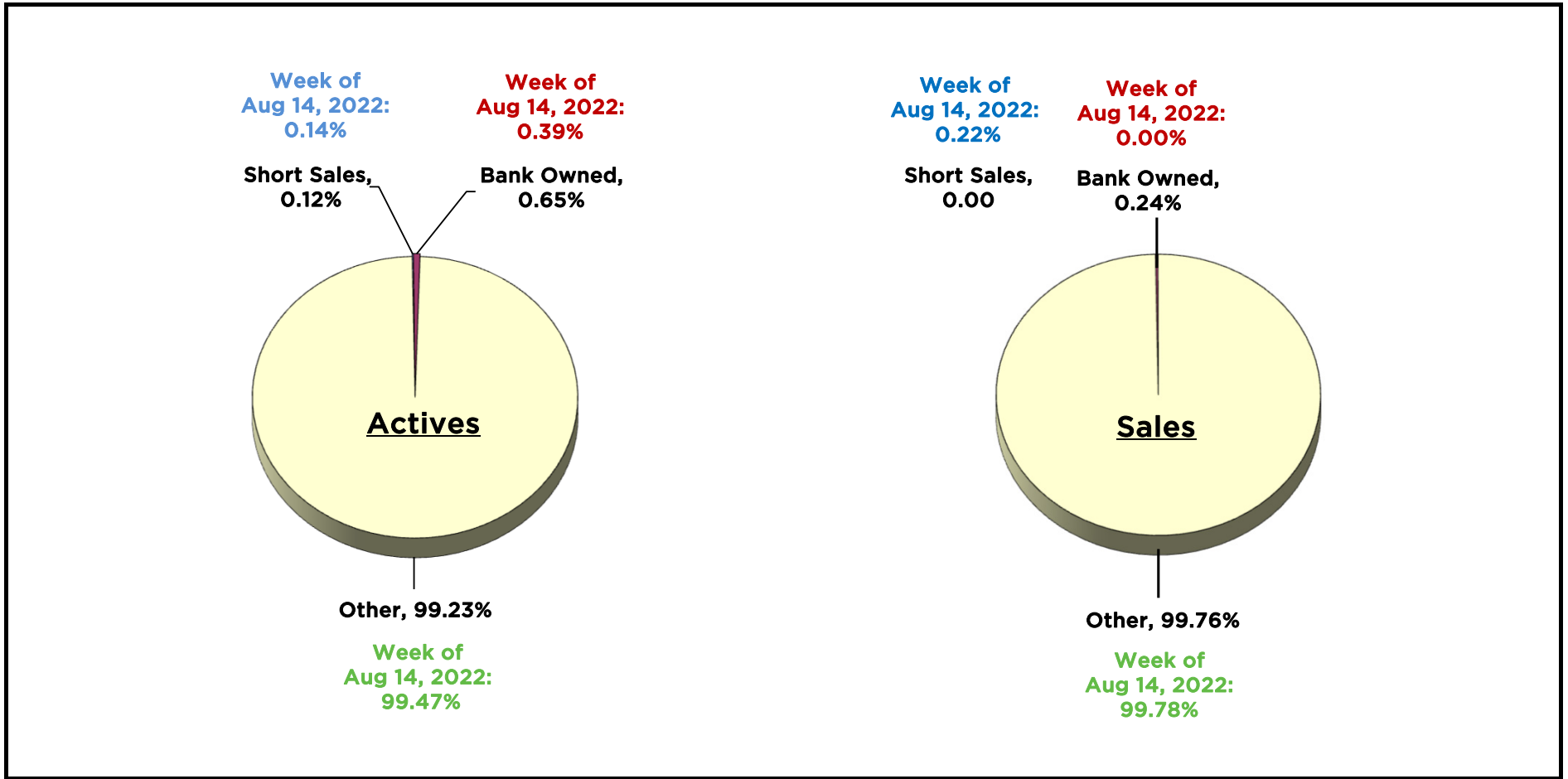
#### Withdrawn



	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	8/13
Norm	105	89	123	102	89	81	121	100	92	85	132	75	99	95	98	123	96	109
BO	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0
SS	0	0	0	2	1	1	3	4	2	0	1	2	0	0	1	1	2	0



### Single Family Homes



**Monday Morning Quarterback**  
08/13/2023 - 08/19/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 38 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
<b>Seminole County</b>		<b>5</b>	<b>\$419,978</b>	<b>3.2</b>	<b>2.0</b>	<b>1,573</b>	<b>\$267.06</b>
Winter Springs / Tuskawilla	32708	1	\$420,000	3.0	2.0	1,225	\$342.86
Longwood (East)	32750	1	\$420,000	3.0	2.0	1,933	\$217.28
Sanford / Lake Forest	32771	1	\$419,989	3.0	2.0	1,697	\$247.49
Sanford (South)	32773	1	\$420,000	3.0	2.0	1,364	\$307.92
Longwood / Wekiva Springs	32779	1	\$419,900	4.0	2.0	1,644	\$255.41
<b>Orange County</b>		<b>8</b>	<b>\$419,950</b>	<b>3.3</b>	<b>1.9</b>	<b>1,572</b>	<b>\$267.21</b>
Winter Park (West)	32789	1	\$419,900	2.0	1.0	1,013	\$414.51
Delaney / Crystal Lake	32806	2	\$419,900	3.0	2.0	1,488	\$282.29
Pine Hills / Rosemont	32808	1	\$420,000	4.0	2.0	1,933	\$217.28
Conway	32812	1	\$419,900	3.0	2.0	1,485	\$282.76
Ventura	32822	1	\$420,000	3.0	2.0	1,741	\$241.24
Union Park / Chickasaw	32829	1	\$420,000	4.0	2.0	1,718	\$244.47
Pine Castle / Edgewood	32839	1	\$420,000	4.0	2.0	1,708	\$245.90
<b>Osceola County</b>		<b>17</b>	<b>\$419,964</b>	<b>3.8</b>	<b>2.1</b>	<b>2,003</b>	<b>\$209.70</b>
Kissimmee (Central)	34741	1	\$419,900	3.0	2.0	1,630	\$257.61
Kissimmee / Buena Ventura Lakes	34743	1	\$420,000	4.0	2.0	1,843	\$227.89
Kissimmee (East)	34744	2	\$419,950	3.5	2.0	1,994	\$210.66
Kissimmee (West) / Pleasant Hill	34746	7	\$419,984	3.7	2.0	2,014	\$208.49
Kissimmee / Poinciana	34758	1	\$420,000	4.0	2.0	2,305	\$182.21
St Cloud	34769	2	\$419,950	4.5	3.0	2,262	\$185.70
St Cloud / Canoe Creek	34772	3	\$419,933	3.7	2.0	1,886	\$222.70
<b>Lake County</b>		<b>8</b>	<b>\$419,950</b>	<b>3.3</b>	<b>2.1</b>	<b>2,085</b>	<b>\$201.43</b>
Lady Lake / The Villages	32159	1	\$420,000	3.0	2.0	2,437	\$172.34
Eustis (West)	32726	1	\$419,900	3.0	2.0	1,620	\$259.20
Mount Dora	32757	1	\$419,900	3.0	2.0	2,164	\$194.04
Clermont (Central)	34711	1	\$419,900	3.0	2.0	1,830	\$229.45
Howey in the Hills	34737	1	\$419,900	3.0	2.0	1,372	\$306.05
Leesburg (West)	34748	2	\$420,000	4.0	2.5	2,595	\$161.85
Mascotte	34753	1	\$420,000	3.0	2.0	2,066	\$203.29



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Lake, Orange, Osceola & Seminole Counties

**Monday Morning Quarterback**  
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	150	53	22	51	20	3	1
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	148	52	21	51	20	3	1
<b>Active Listings</b>	1,749	487	253	489	292	219	9
Bank Owned	5	2	2	0	1	0	0
Short Sales	2	1	0	0	1	0	0
Other	1,742	484	251	489	290	219	9
<b>Months of Inventory</b>	2.69	2.12	2.65	2.21	3.37	16.85	2.08

**List Price**

Average Original List Price	\$314,131	\$196,768	\$280,907	\$362,473	\$424,842	\$577,667	\$1,795,000
Average Final List Price	\$309,472	\$191,668	\$277,752	\$354,512	\$428,087	\$571,667	\$1,795,000

**Sale Price**

Average Price	\$302,712	\$186,928	\$271,932	\$349,003	\$422,395	\$560,000	\$1,590,000
Median Price	\$301,500	\$190,000	\$269,000	\$349,900	\$411,000	\$555,000	\$1,590,000

**Price Differences**

Original to Final List Price	-\$4,659	-\$5,100	-\$3,155	-\$7,961	\$3,245	-\$6,000	\$0
Original List to Sale Price - \$	-\$11,419	-\$9,840	-\$8,975	-\$13,470	-\$2,447	-\$17,667	-\$205,000
Final List to Sale Price - \$	-\$6,760	-\$4,740	-\$5,820	-\$5,509	-\$5,692	-\$11,667	-\$205,000
Original List to Sale Price - %	96.36%	95.00%	96.80%	96.28%	99.42%	96.94%	88.58%
Final List to Sale Price - %	97.82%	97.53%	97.90%	98.45%	98.67%	97.96%	88.58%

**Days on the Market**

Avg Days Listing to Contract	48	43	38	53	56	86	71
Combined Avg Days to Contract	51	44	44	56	56	86	71
Avg Days Listing to Closing	79	69	76	83	97	104	89
Avg Days Contract to Close	30	26	37	29	40	17	17

**Beds / Baths**

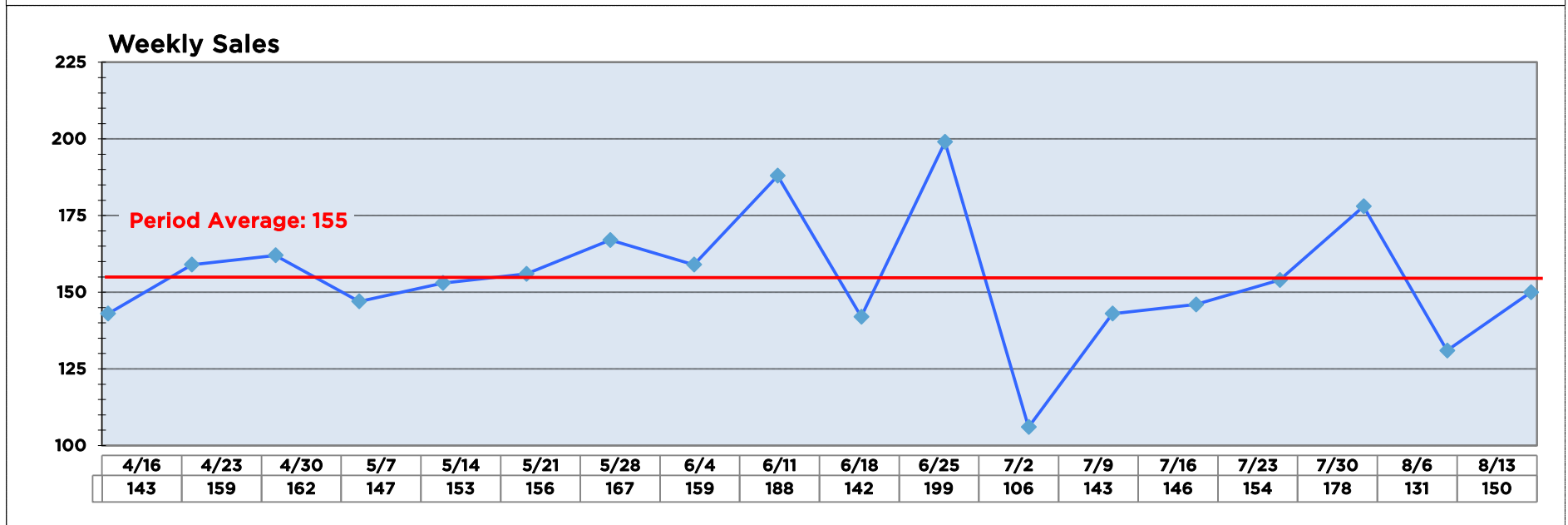
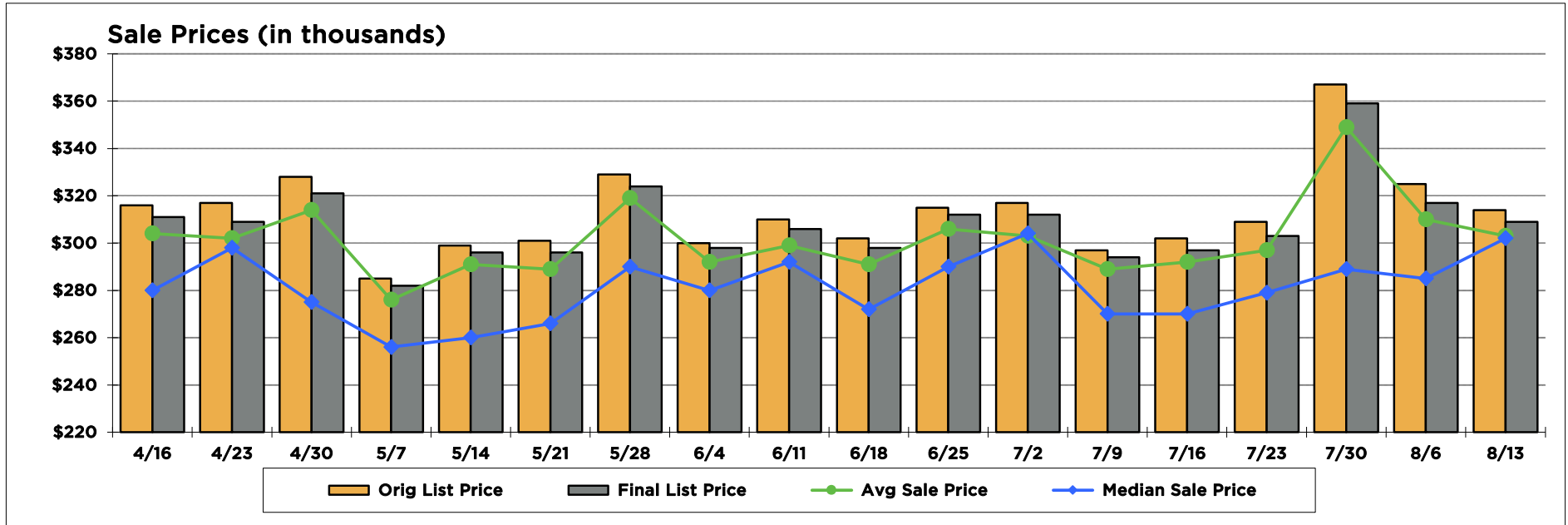
Average Bedrooms	3	2	2	3	3	4	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	0	1

**Square Footage**

Average Square Feet	1,396	950	1,368	1,601	1,880	1,962	3,778
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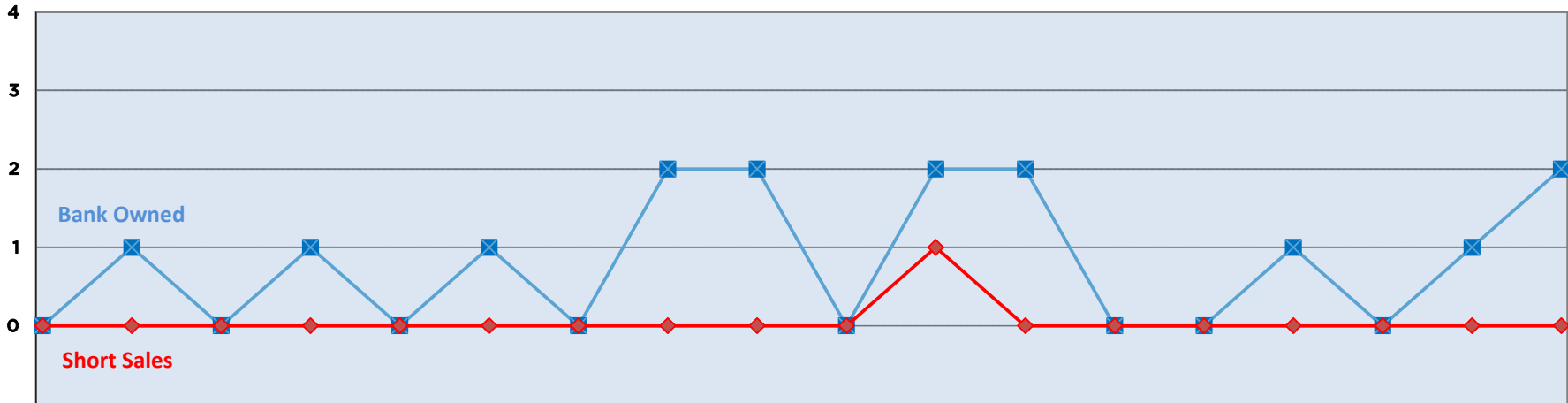
**Condos, Townhomes, Villas**





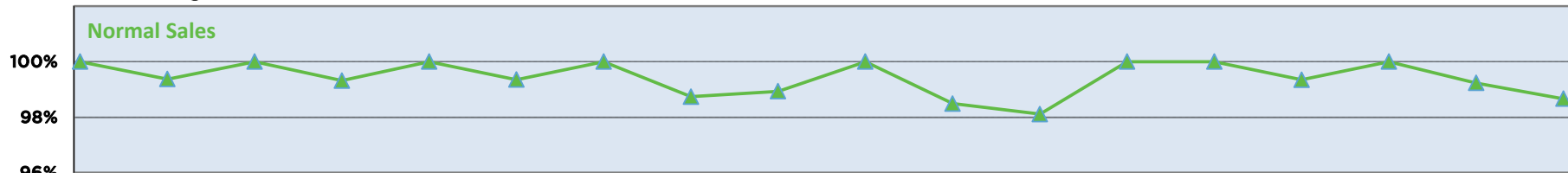
**Condos, Townhomes, Villas**

**Foreclosure Sales**

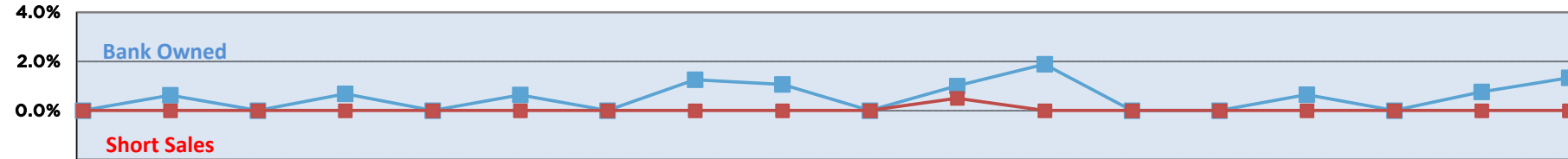


	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13
BO	0	1	0	1	0	1	0	2	2	0	2	2	0	0	1	0	1	2
SS	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0

**Percentage of Sales**



	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	8/13
Normal	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%	98.7%

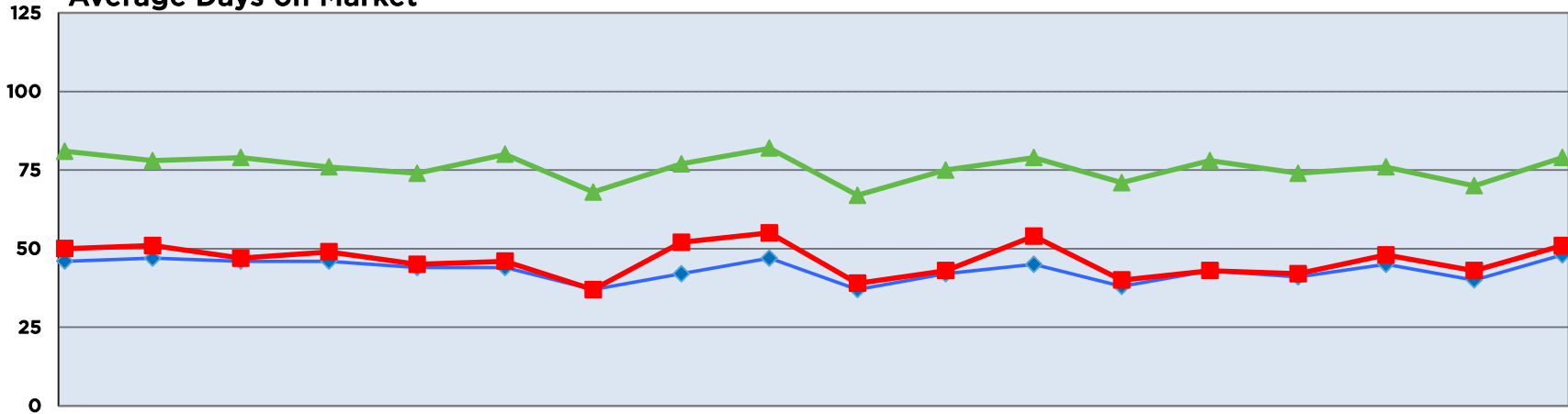


	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13
BO	0.0%	0.6%	0.0%	0.7%	0.0%	0.6%	0.0%	1.3%	1.1%	0.0%	1.0%	1.9%	0.0%	0.0%	0.6%	0.0%	0.8%	1.3%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%



**Condos, Townhomes, Villas**

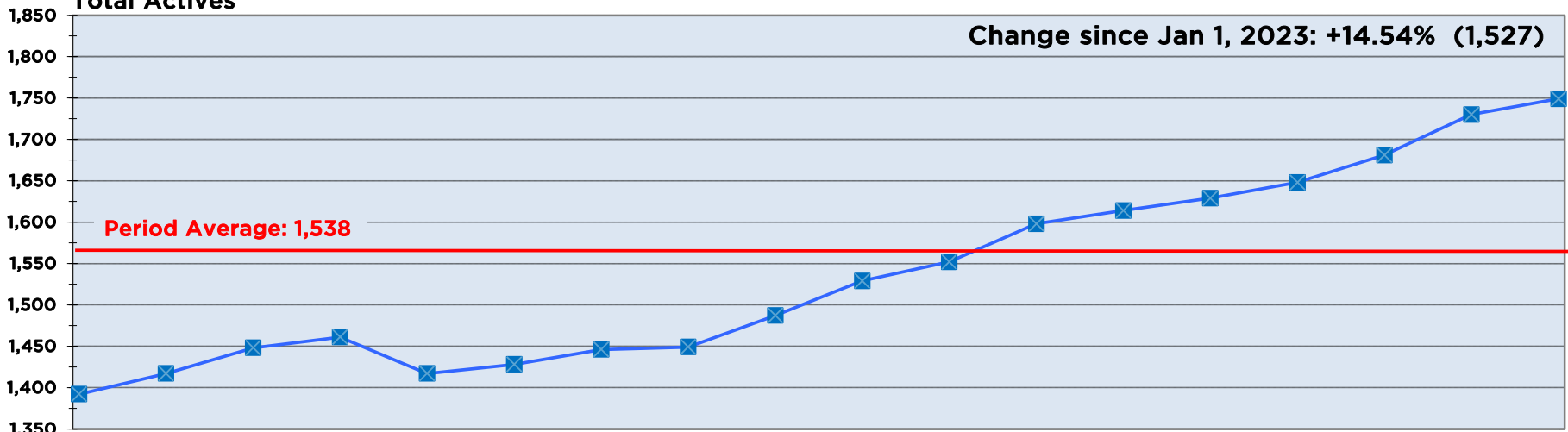
**Average Days on Market**



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

**Total Actives**

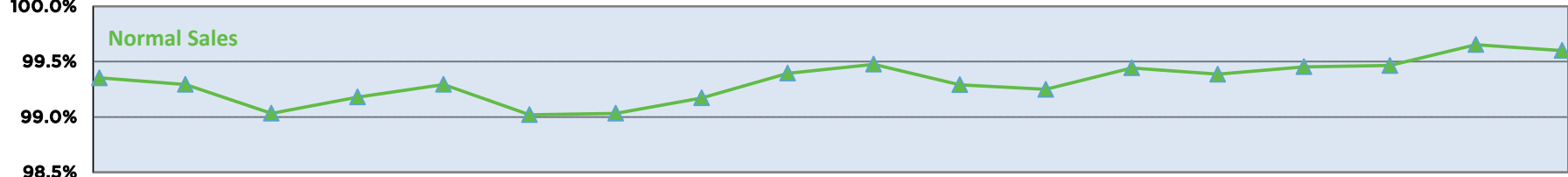
Change since Jan 1, 2023: +14.54% (1,527)



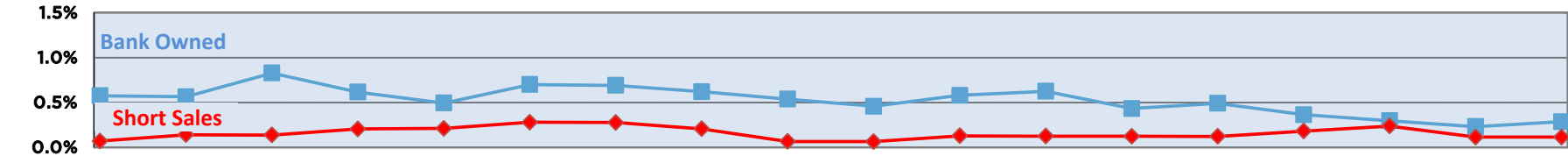
Total Actives	1,392	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749
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**Condos, Townhomes, Villas**

**Percentage of Actives**

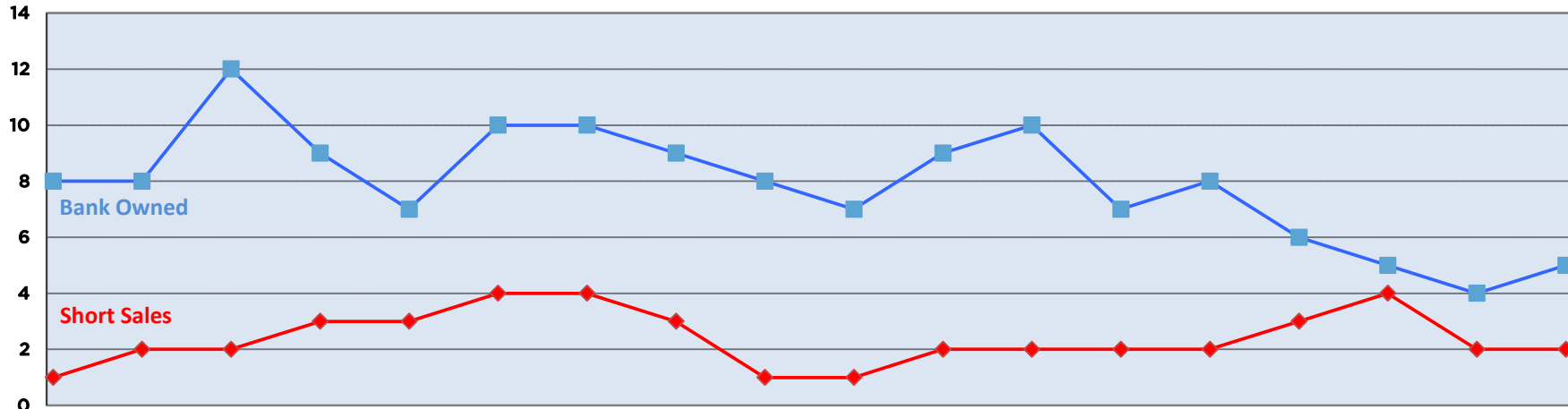


	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13
Normal	99.4%	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%



	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	8/13
BO	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%	0.3%
SS	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%	0.1%

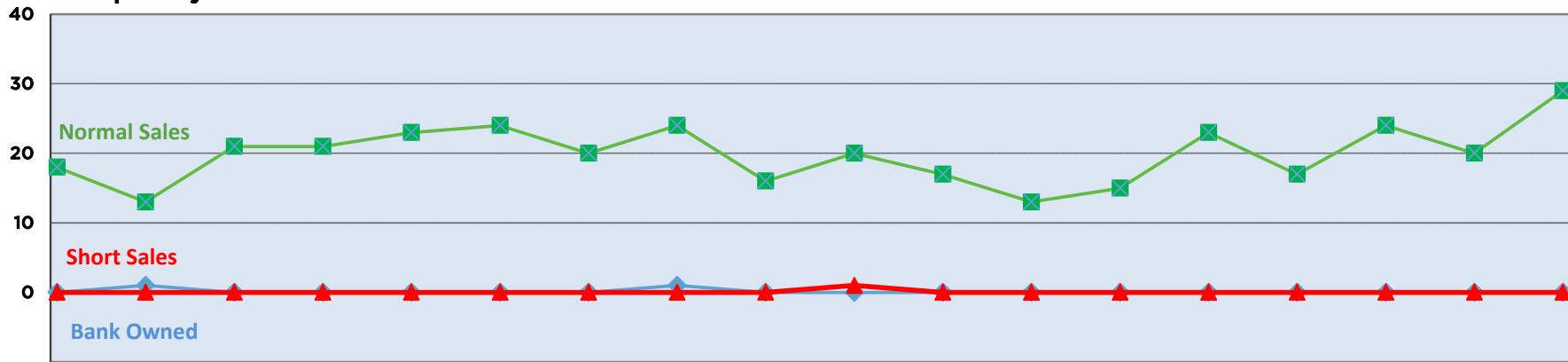
**Active Foreclosures**



	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	8/13
BO	8	8	12	9	7	10	10	9	8	7	9	10	7	8	6	5	4	5
SS	1	2	2	3	3	4	4	3	1	1	2	2	2	2	3	4	2	2

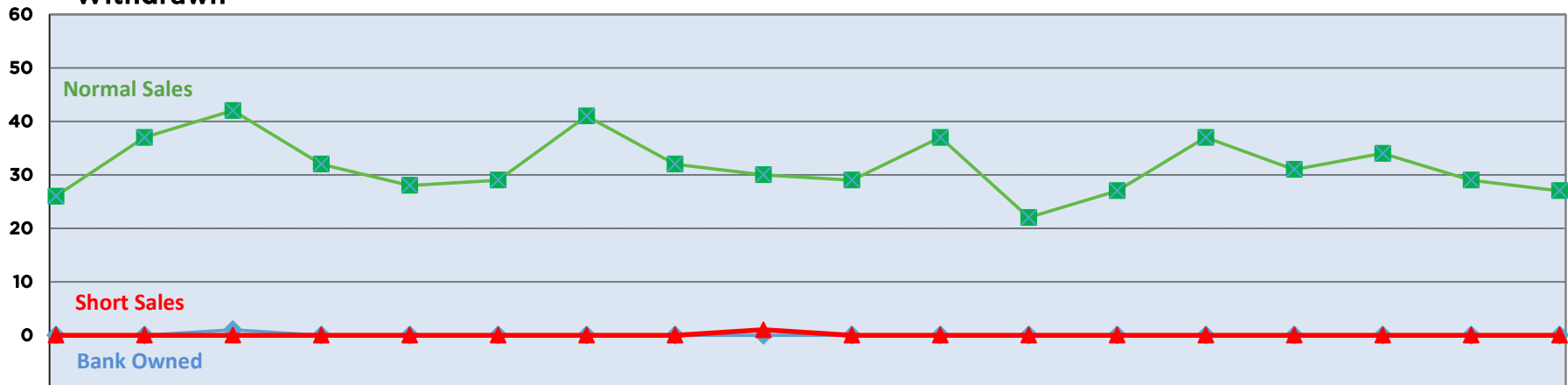
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	8/13
Norm	18	13	21	21	23	24	20	24	16	20	17	13	15	23	17	24	20	29
BO	0	1	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	1	0	0	0	0	0	0	0	0

**Withdrawn**



	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	8/13
Norm	26	37	42	32	28	29	41	32	30	29	37	22	27	37	31	34	29	27
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0



**Condos, Townhomes, Villas**

