



Monday Morning Quarterback Summary

Week of August 20, 2023 - August 26, 2023

Single-family existing homes

- Sales of single-family homes decreased to 410 during the week of August 20, from 422 the week prior
- The median price of single family homes decreased to \$410,000, a change of -2.4%
- The number of single-family home foreclosure transactions increased to 2 from 1 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 184, and now sits at 4,483

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 128 during the week of August 20, from 150 the week prior
- The median price of condos, townhomes, and villas decreased to \$249,450 a change of -17.3%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 2
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 63, and now sits at 1,812

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

Monday Morning Quarterback
08/20/2023 - 08/26/2023
Lake, Orange, Osceola & Seminole Counties

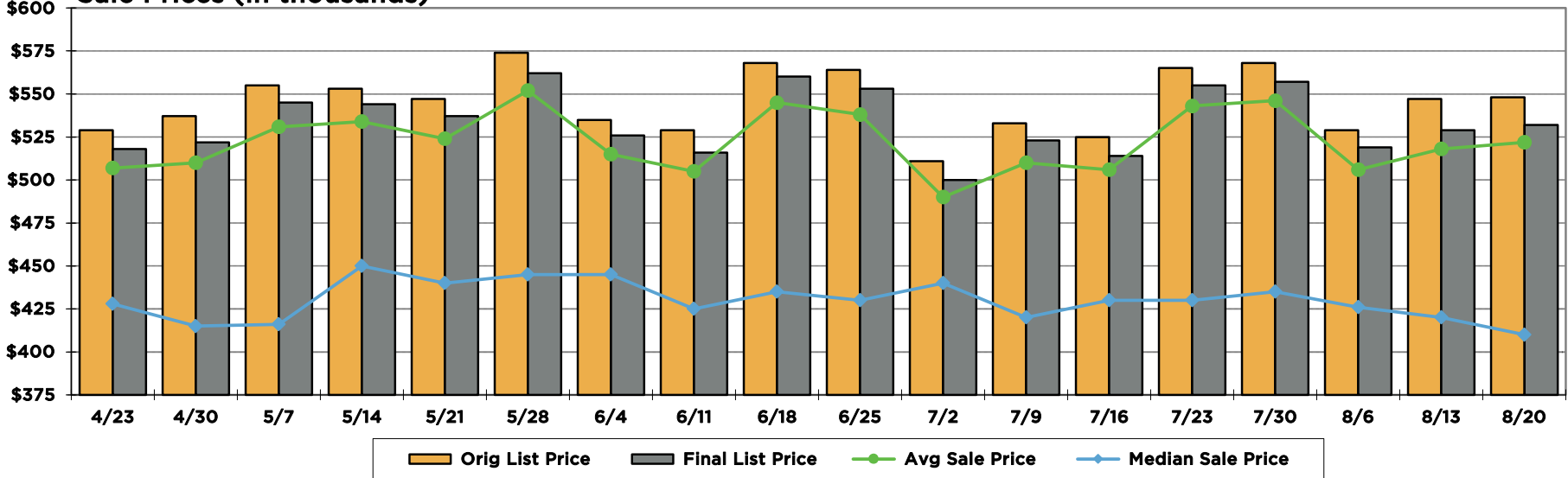
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	410	38	39	109	96	101	27
Bank Owned	2	0	0	1	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	408	38	39	108	96	100	27
Active Listings	4,483	255	228	773	886	1,771	570
Bank Owned	32	8	1	9	5	8	1
Short Sales	4	2	0	0	2	0	0
Other	4,447	245	227	764	879	1,763	569
Months of Inventory	2.52	1.55	1.35	1.64	2.13	4.05	4.87
<i>List Price</i>							
Average Original List Price	\$547,536	\$204,570	\$291,795	\$357,111	\$456,573	\$676,850	\$2,008,074
Average Final List Price	\$531,980	\$195,228	\$284,024	\$352,793	\$449,092	\$658,939	\$1,907,259
<i>Sale Price</i>							
Average Price	\$522,441	\$187,889	\$277,058	\$349,002	\$441,866	\$647,887	\$1,865,136
Median Price	\$410,000	\$197,450	\$278,000	\$350,000	\$440,000	\$625,000	\$1,500,000
<i>Price Differences</i>							
Original to Final List Price	-\$15,556	-\$9,342	-\$7,771	-\$4,318	-\$7,481	-\$17,911	-\$100,815
Original List to Sale Price - \$	-\$25,095	-\$16,681	-\$14,737	-\$8,109	-\$14,707	-\$28,963	-\$142,938
Final List to Sale Price - \$	-\$9,539	-\$7,339	-\$6,966	-\$3,791	-\$7,226	-\$11,052	-\$42,123
Original List to Sale Price - %	95.42%	91.85%	94.95%	97.73%	96.78%	95.72%	92.88%
Final List to Sale Price - %	98.21%	96.24%	97.55%	98.93%	98.39%	98.32%	97.79%
<i>Days on the Market</i>							
Avg Days Listing to Contract	40	49	47	33	40	38	58
Combined Avg Days to Contract	43	49	47	33	45	45	58
Avg Days Listing to Closing	75	90	79	67	73	72	104
Avg Days Contract to Close	34	40	31	33	32	33	45
<i>Beds / Baths</i>							
Average Bedrooms	3	3	3	3	3	4	5
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	2,063	1,170	1,376	1,542	1,943	2,735	4,323

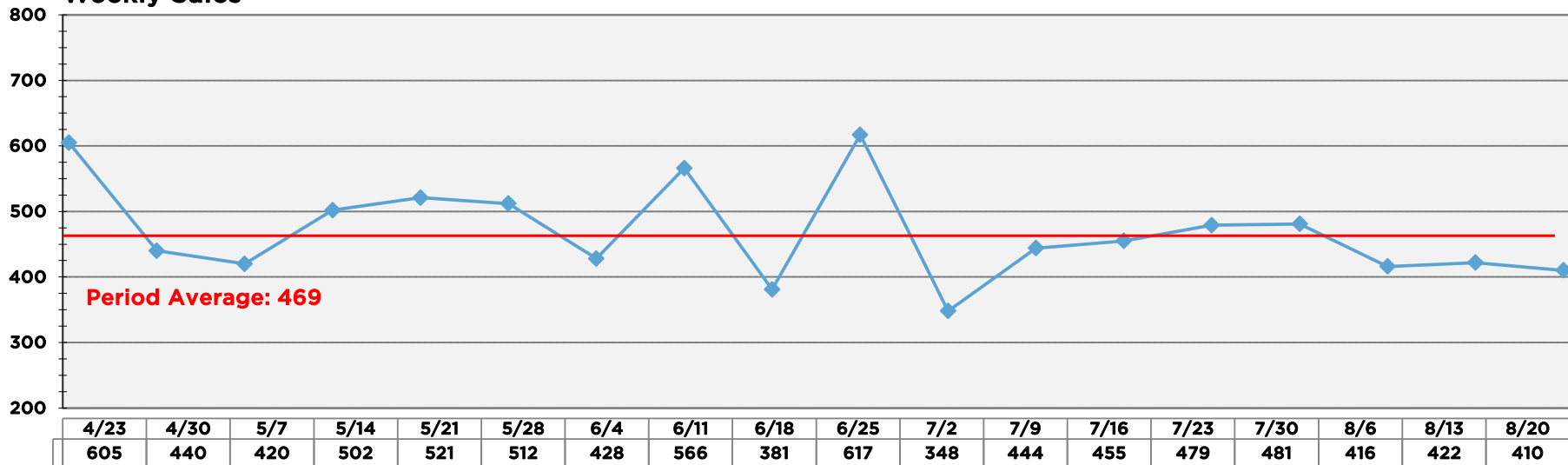


Single Family Homes

Sale Prices (in thousands)



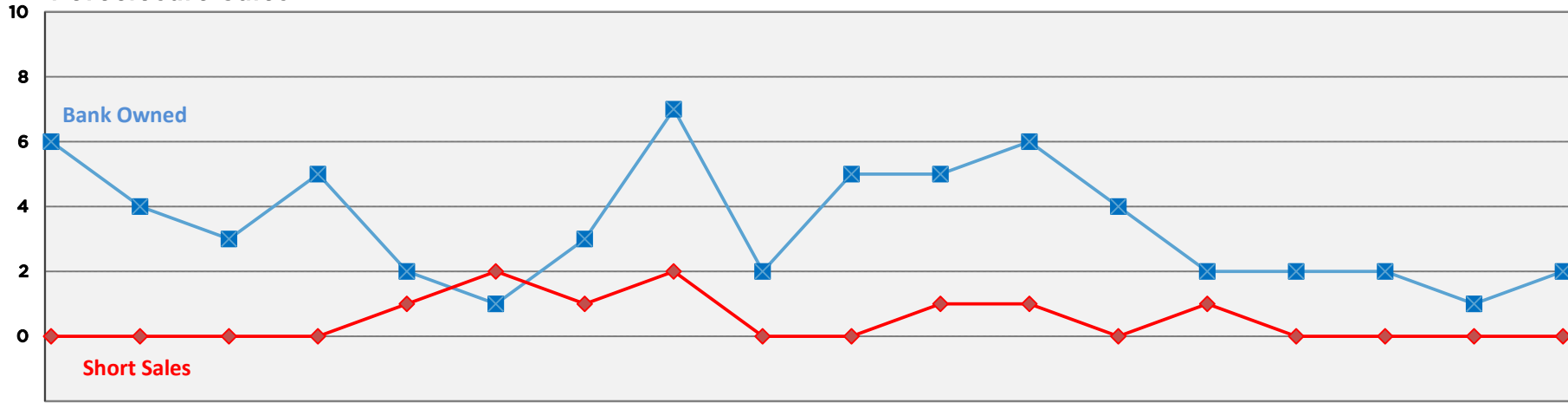
Weekly Sales





Single Family Homes

Foreclosure Sales

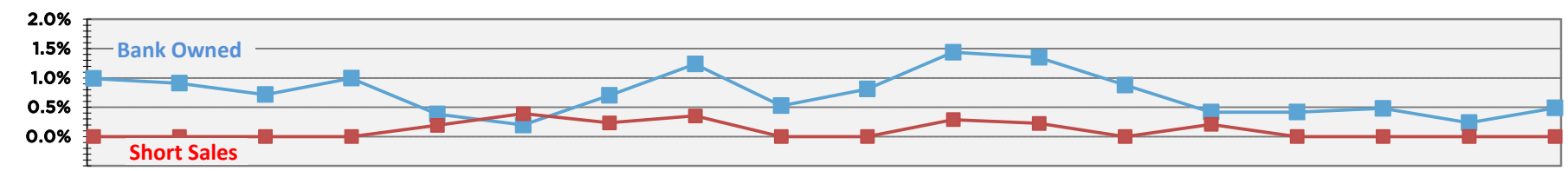


	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20
BO	6	4	3	5	2	1	3	7	2	5	5	6	4	2	2	2	1	2
SS	0	0	0	0	1	2	1	2	0	0	1	1	0	1	0	0	0	0

Percentage of Sales



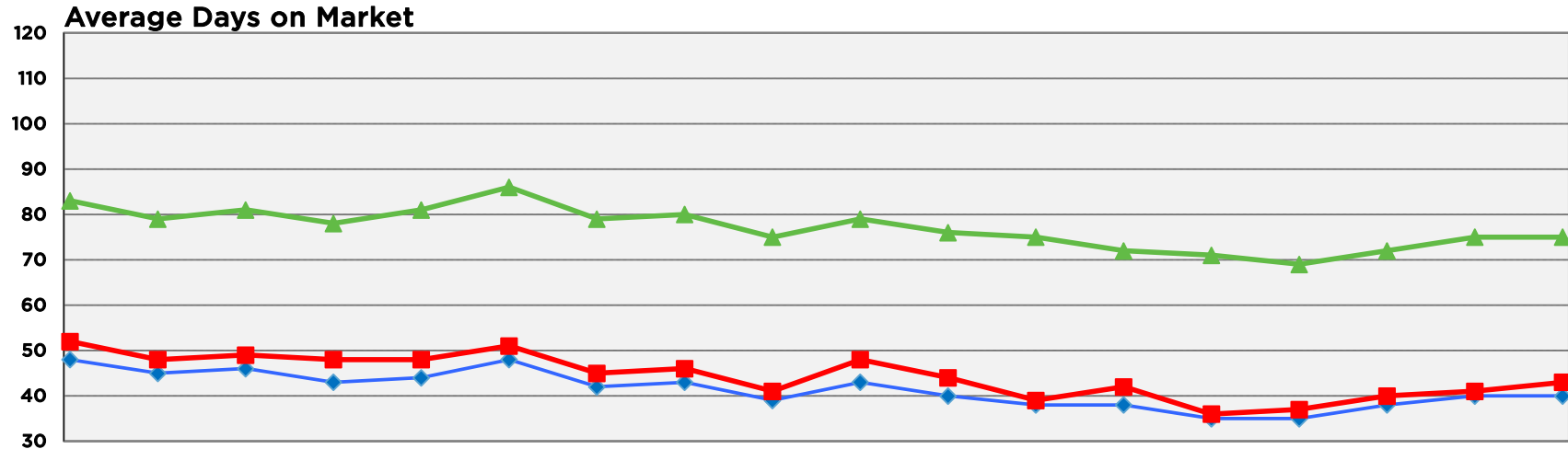
	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20
Normal	99.0%	99.1%	99.3%	99.0%	99.4%	99.4%	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%



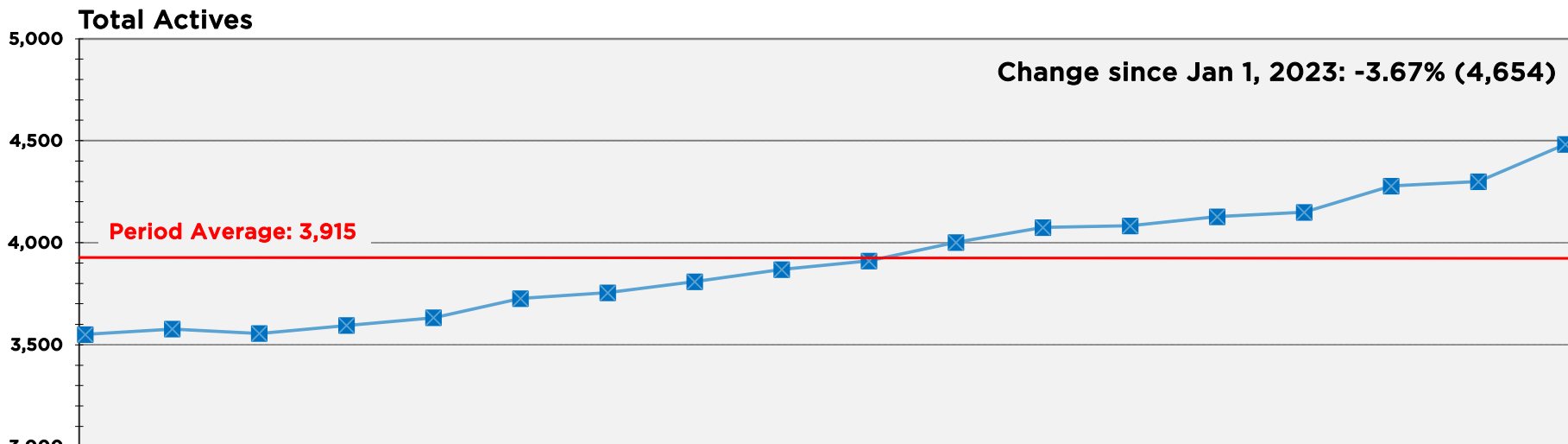
	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20
BO	1.0%	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%	0.9%	0.4%	0.4%	0.5%	0.2%	0.5%
SS	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%



Single Family Homes



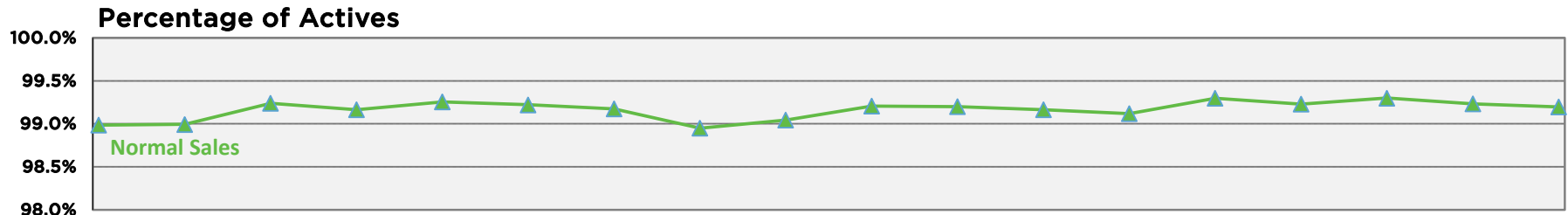
ListToContract	48	45	46	43	44	48	42	43	39	43	40	38	38	35	35	38	40	40
CombDaysOnMkt	52	48	49	48	48	51	45	46	41	48	44	39	42	36	37	40	41	43
ListToClose	83	79	81	78	81	86	79	80	75	79	76	75	72	71	69	72	75	75



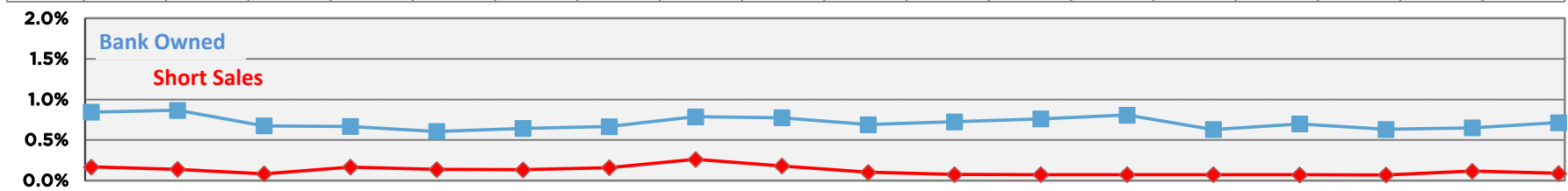
4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20
3,550	3,577	3,555	3,594	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483



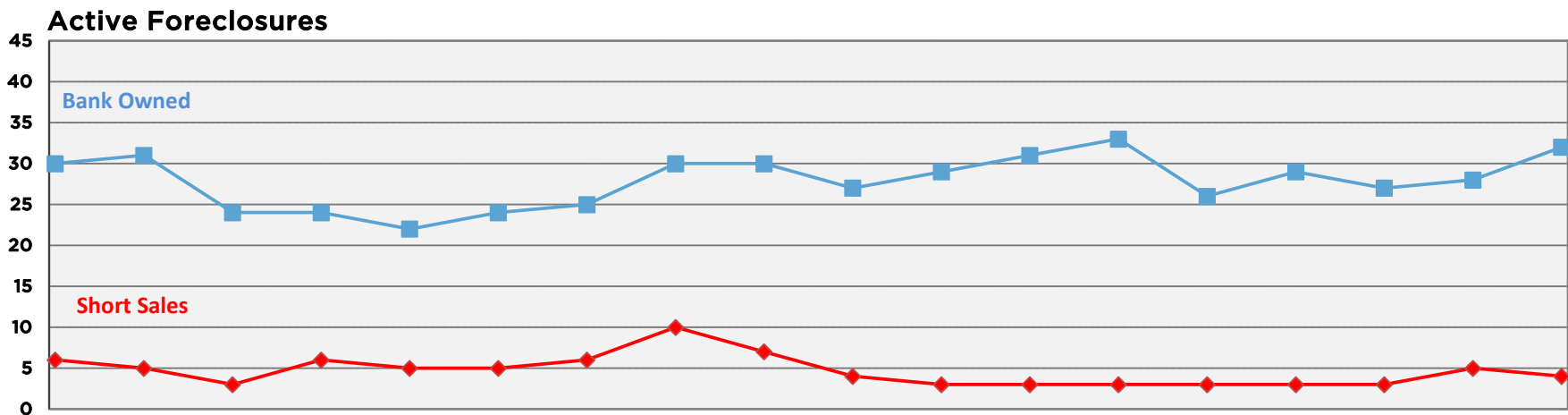
Single Family Homes



Normal	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	8/20
Normal	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%	99.23%	99.30%	99.23%	99.20%



BO	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	8/20
BO	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%	0.70%	0.63%	0.65%	0.71%
SS	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%	0.07%	0.07%	0.12%	0.09%

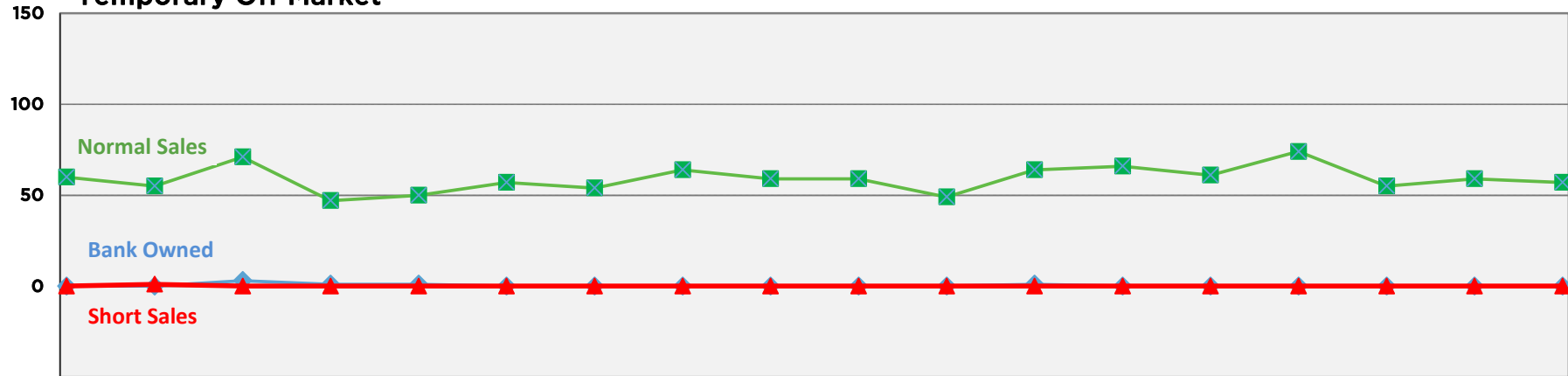


BO	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20
BO	30	31	24	24	22	24	25	30	30	27	29	31	33	26	29	27	28	32
SS	6	5	3	6	5	5	6	10	7	4	3	3	3	3	3	3	5	4



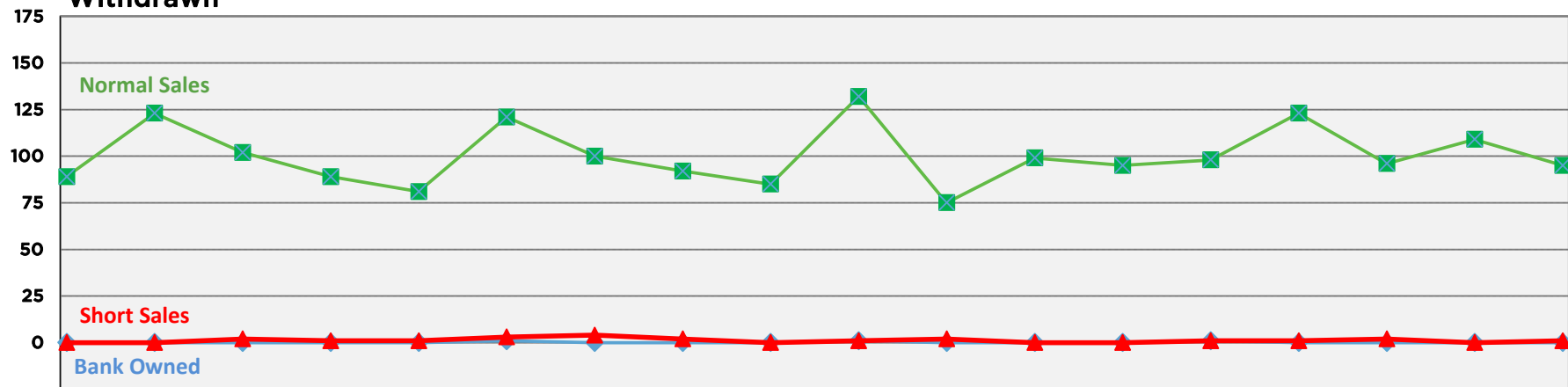
Single Family Homes

Temporary Off Market



	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	8/20
Norm	60	55	71	47	50	57	54	64	59	59	49	64	66	61	74	55	59	57
BO	0	0	3	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

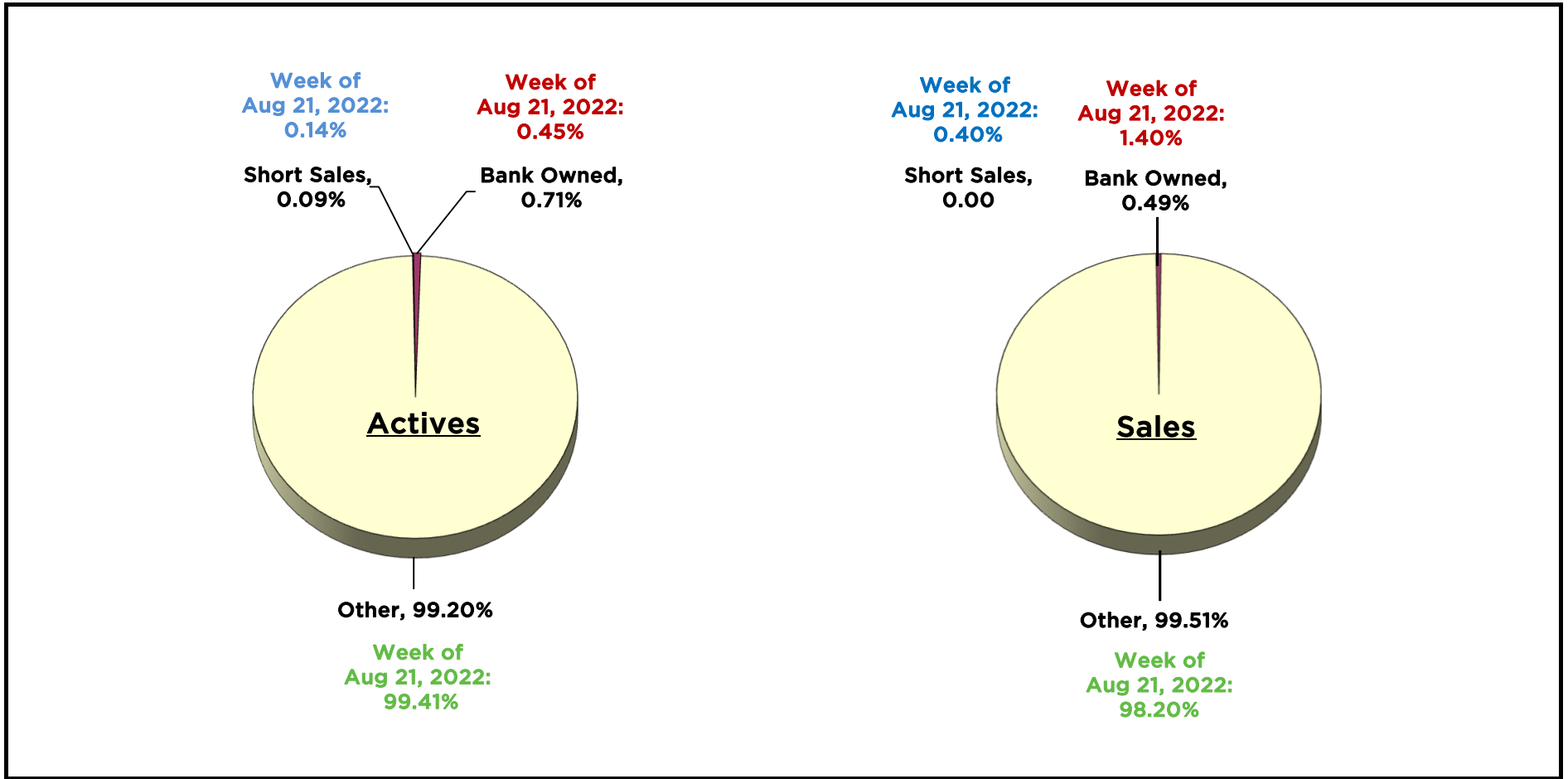
Withdrawn



	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	8/20
Norm	89	123	102	89	81	121	100	92	85	132	75	99	95	98	123	96	109	95
BO	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	0
SS	0	0	2	1	1	3	4	2	0	1	2	0	0	1	1	2	0	1



Single Family Homes



Monday Morning Quarterback
08/20/2023 - 08/26/2023
Lake, Orange, Osceola & Seminole Counties

There are 27 Single Family Homes available for the Median Price of \$410,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$409,920	3.2	2.0	1,763	\$232.54
Sanford / Lake Forest	32771	2	\$409,950	3.5	2.0	2,254	\$181.92
Winter Park	32792	3	\$409,900	3.0	2.0	1,436	\$285.51
Orange County		4	\$409,948	3.0	1.8	1,322	\$310.16
Winter Park (West)	32789	1	\$409,900	3.0	1.0	1,178	\$347.96
Rio Pinar / Union Park	32825	1	\$409,990	3.0	2.0	1,429	\$286.91
Moss Park	32832	1	\$409,900	3.0	2.0	1,128	\$363.39
Hunters Creek	32837	1	\$410,000	3.0	2.0	1,552	\$264.18
Osceola County		11	\$409,945	3.6	2.3	2,008	\$204.11
Kissimmee (Central)	34741	1	\$410,000	3.0	2.0	1,350	\$303.70
Kissimmee (East)	34744	3	\$409,833	3.7	2.0	1,743	\$235.13
Kissimmee (West) / Pleasant Hill	34746	2	\$410,000	3.5	2.0	1,852	\$221.38
Kissimmee / Poinciana	34758	2	\$410,000	3.5	2.0	1,939	\$211.50
St Cloud	34769	1	\$410,000	3.0	3.0	2,304	\$177.95
St Cloud / Canoe Creek	34772	2	\$409,950	4.5	3.0	2,815	\$145.66
Lake County		7	\$409,943	3.4	2.3	1,876	\$218.52
Lady Lake / The Villages	32159	1	\$409,900	3.0	2.0	1,665	\$246.19
Eustis (East)	32736	1	\$409,900	2.0	2.0	1,784	\$229.76
Mount Dora	32757	1	\$409,900	4.0	2.0	1,892	\$216.65
Umatilla / Dona Vista	32784	1	\$410,000	4.0	2.0	2,003	\$204.69
Clermont (Central)	34711	2	\$409,950	3.5	2.5	1,828	\$224.32
Fruitland Park	34731	1	\$410,000	4.0	3.0	2,133	\$192.22

Monday Morning Quarterback
08/20/2023 - 08/26/2023
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	128	65	11	33	11	7	1
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	126	64	10	33	11	7	1
Active Listings	1,812	519	249	505	305	226	8
Bank Owned	7	4	2	0	1	0	0
Short Sales	3	1	0	2	0	0	0
Other	1,802	514	247	503	304	226	8
Months of Inventory	3.27	1.84	5.22	3.53	6.40	7.45	1.85

List Price

Average Original List Price	\$305,082	\$203,160	\$287,945	\$354,433	\$459,544	\$560,914	\$1,999,990
Average Final List Price	\$299,302	\$197,366	\$281,586	\$347,488	\$457,272	\$555,343	\$1,999,990

Sale Price

Average Price	\$291,933	\$192,671	\$276,091	\$342,452	\$450,809	\$542,429	\$1,750,000
Median Price	\$249,450	\$195,000	\$272,000	\$340,000	\$446,000	\$530,000	\$1,750,000

Price Differences

Original to Final List Price	-\$5,780	-\$5,794	-\$6,359	-\$6,945	-\$2,272	-\$5,571	\$0
Original List to Sale Price - \$	-\$13,149	-\$10,489	-\$11,854	-\$11,981	-\$8,735	-\$18,485	-\$249,990
Final List to Sale Price - \$	-\$7,369	-\$4,695	-\$5,495	-\$5,036	-\$6,463	-\$12,914	-\$249,990
Original List to Sale Price - %	95.69%	94.84%	95.88%	96.62%	98.10%	96.70%	87.50%
Final List to Sale Price - %	97.54%	97.62%	98.05%	98.55%	98.59%	97.67%	87.50%

Days on the Market

Avg Days Listing to Contract	36	35	38	35	21	51	174
Combined Avg Days to Contract	37	36	38	35	21	54	174
Avg Days Listing to Closing	66	62	70	68	50	85	195
Avg Days Contract to Close	29	27	31	32	28	33	21

Beds / Baths

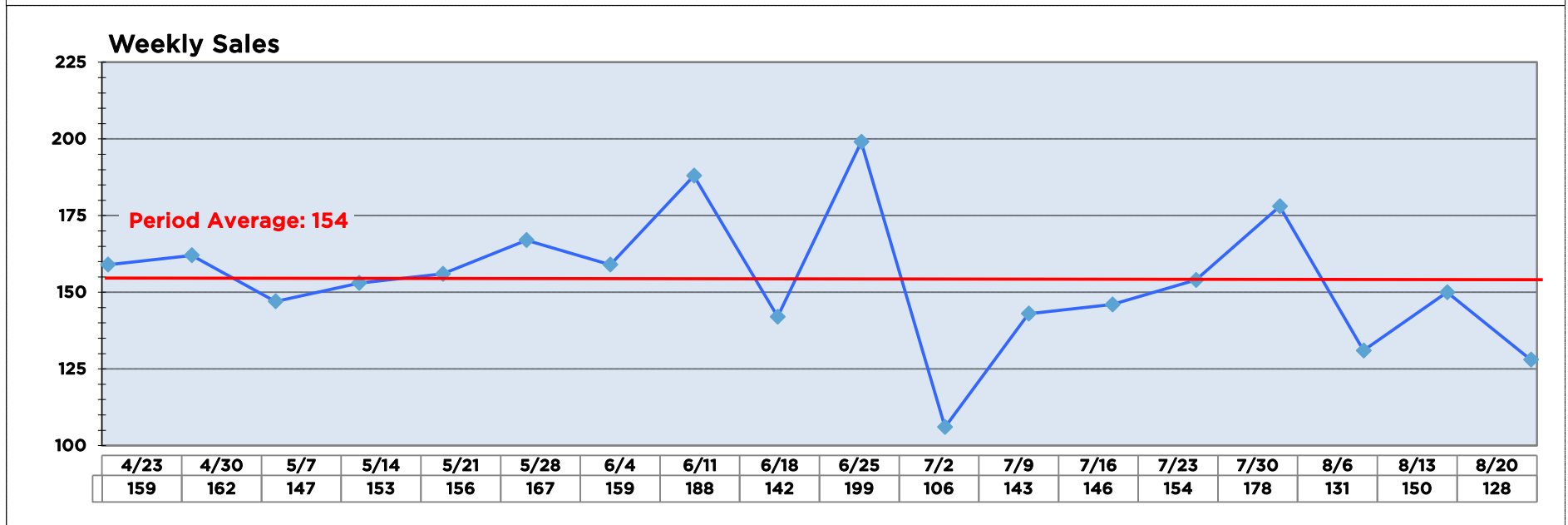
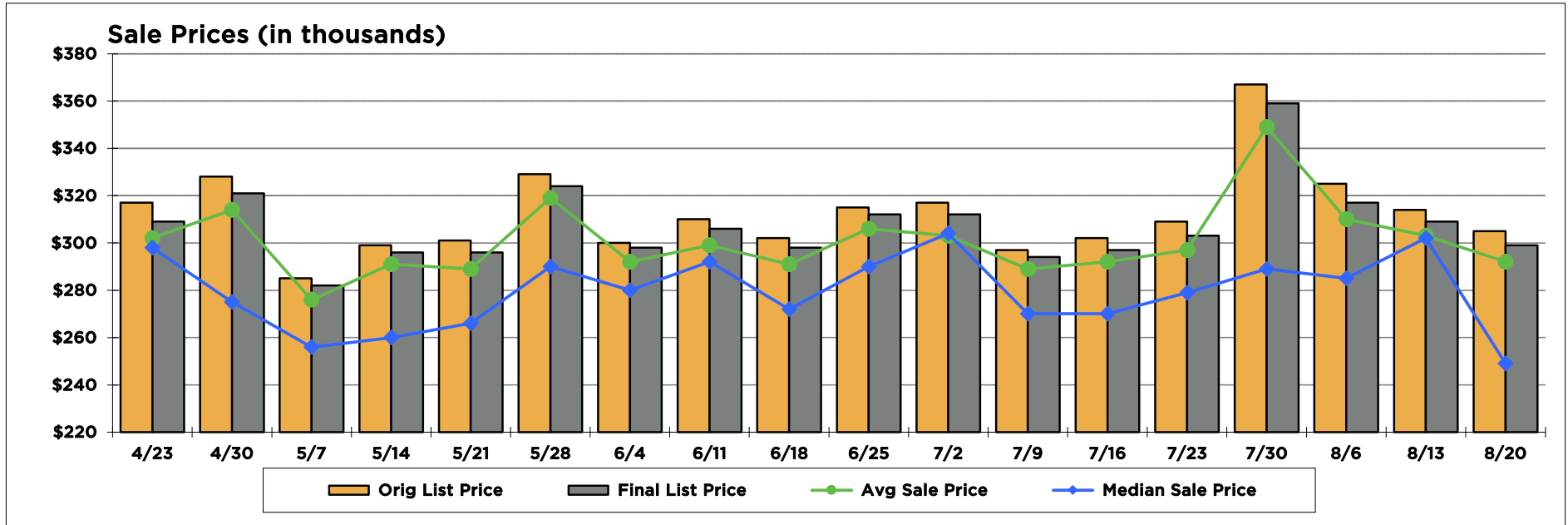
Average Bedrooms	2	2	2	3	3	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	0	0	1	1	1

Square Footage

Average Square Feet	1,302	1,001	1,362	1,482	1,807	1,997	3,830
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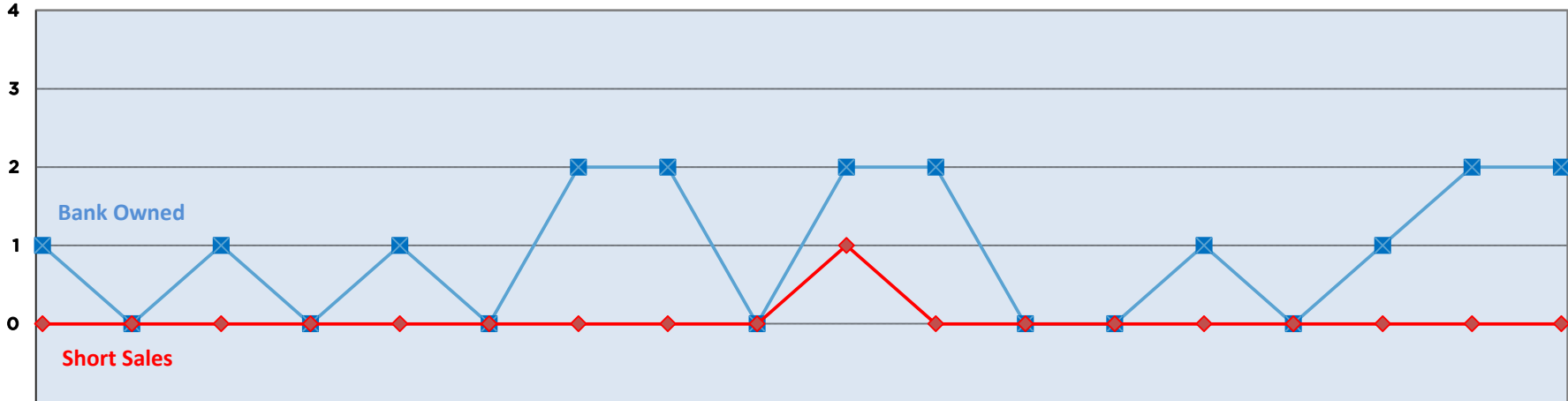
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Condos, Townhomes, Villas



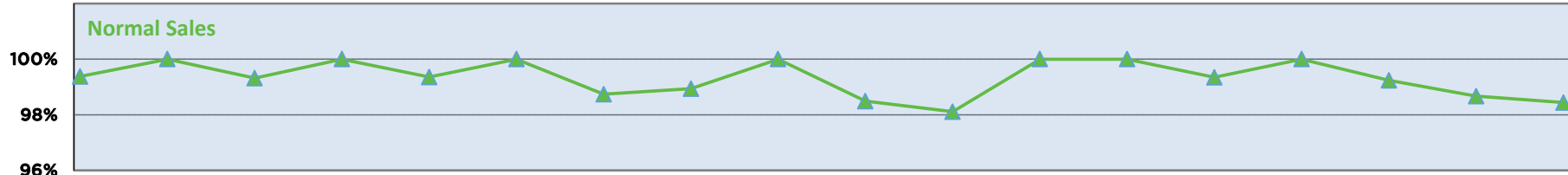
Condos, Townhomes, Villas

Foreclosure Sales

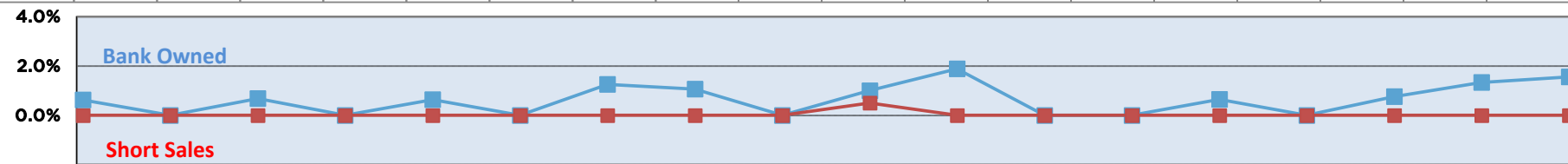


	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20
BO	1	0	1	0	1	0	2	2	0	2	2	0	0	1	0	1	2	2
SS	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

Percentage of Sales



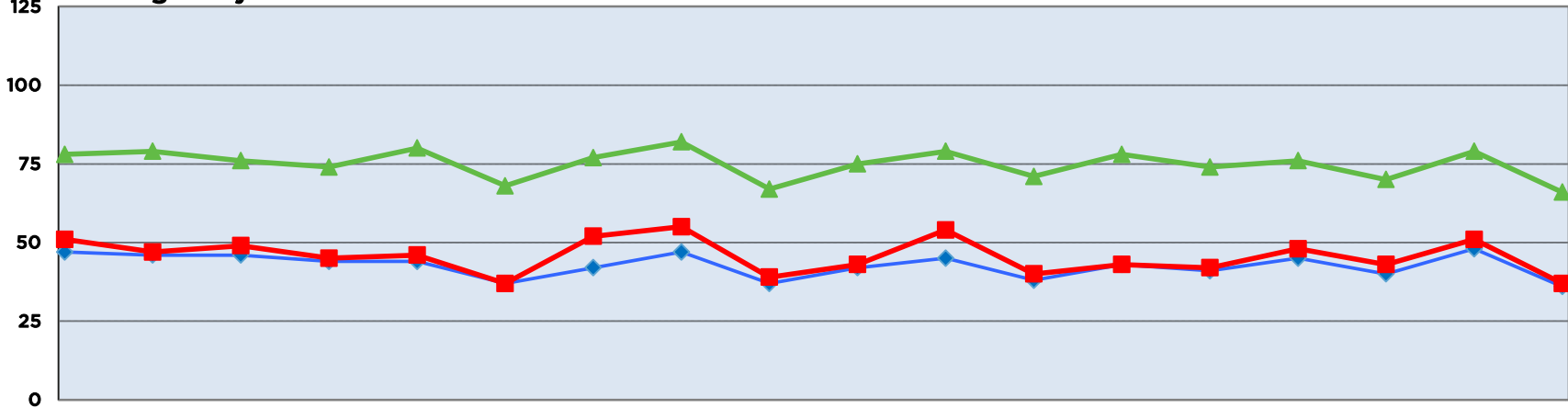
	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20
Normal	99.4%	100.0%	99.3%	100.0%	99.4%	100.0%	98.7%	98.9%	100.0%	98.5%	98.1%	100.0%	100.0%	99.4%	100.0%	99.2%	98.7%	98.4%



	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	8/20
BO	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%	1.6%
SS	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%	0.0%

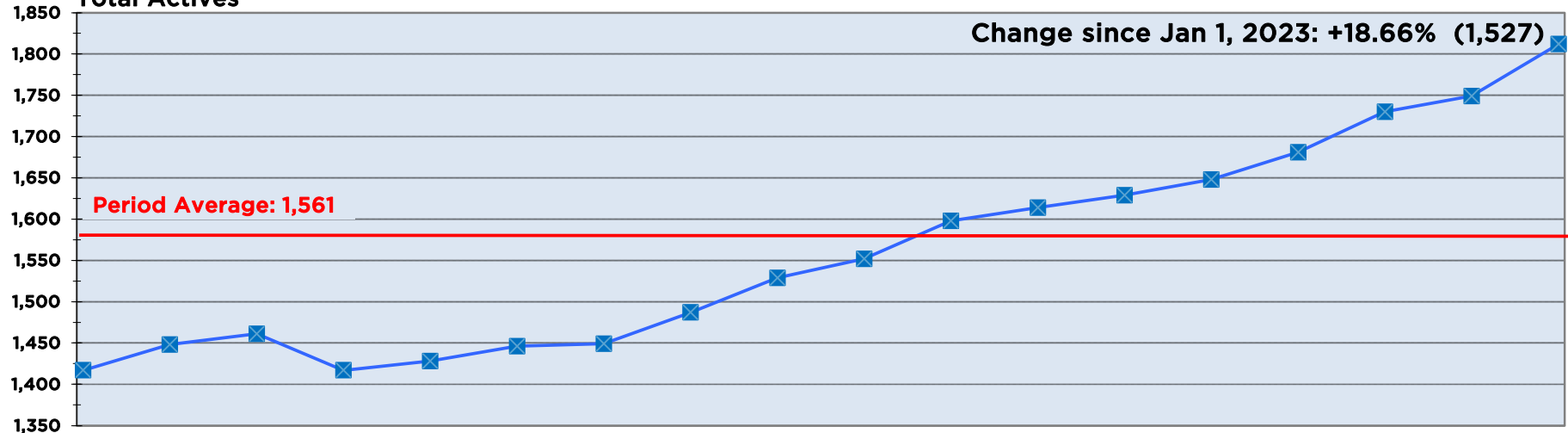
Condos, Townhomes, Villas

Average Days on Market



ListToContract	47	46	46	44	44	37	42	47	37	42	45	38	43	41	45	40	48	36
CombDaysOnMkt	51	47	49	45	46	37	52	55	39	43	54	40	43	42	48	43	51	37
ListToClose	78	79	76	74	80	68	77	82	67	75	79	71	78	74	76	70	79	66

Total Actives

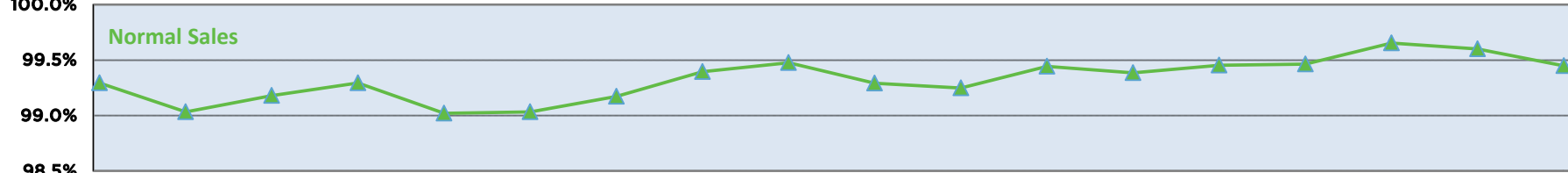


Total Actives	1,417	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812
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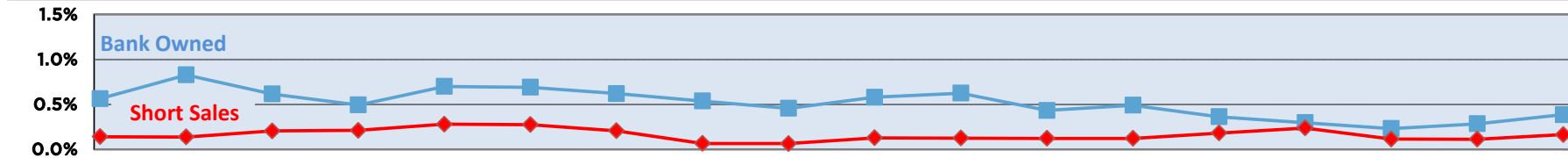


Condos, Townhomes, Villas

Percentage of Actives

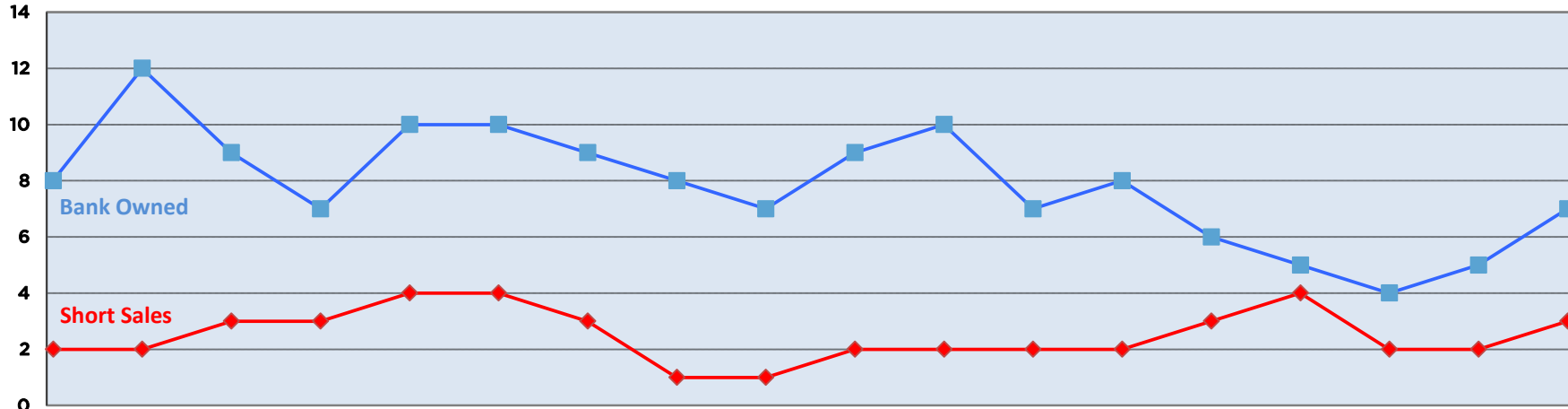


	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20
Normal	99.3%	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%



	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	8/20
BO	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%	0.4%
SS	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%	0.2%

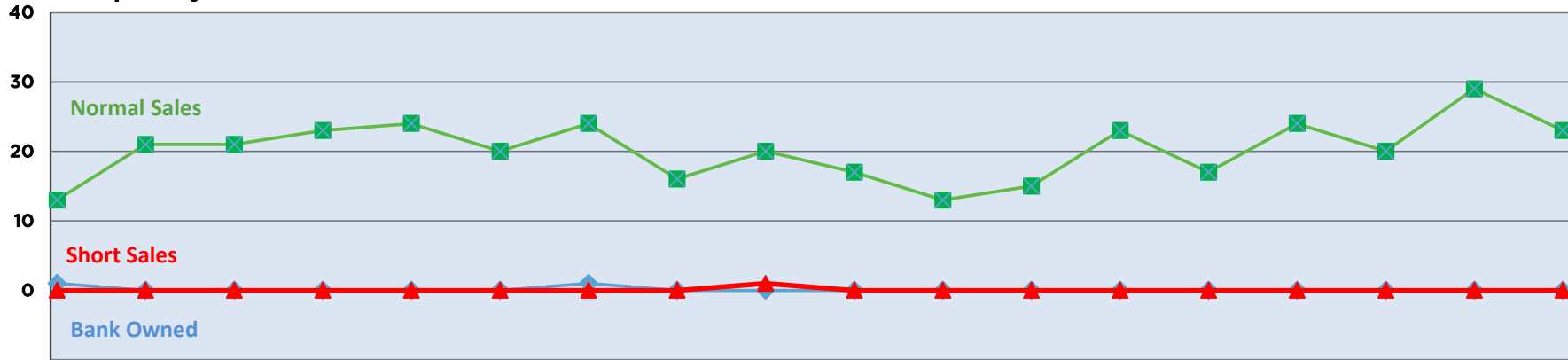
Active Foreclosures



	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	8/20
BO	8	12	9	7	10	10	9	8	7	9	10	7	8	6	5	4	5	7
SS	2	2	3	3	4	4	3	1	1	2	2	2	2	3	4	2	2	3

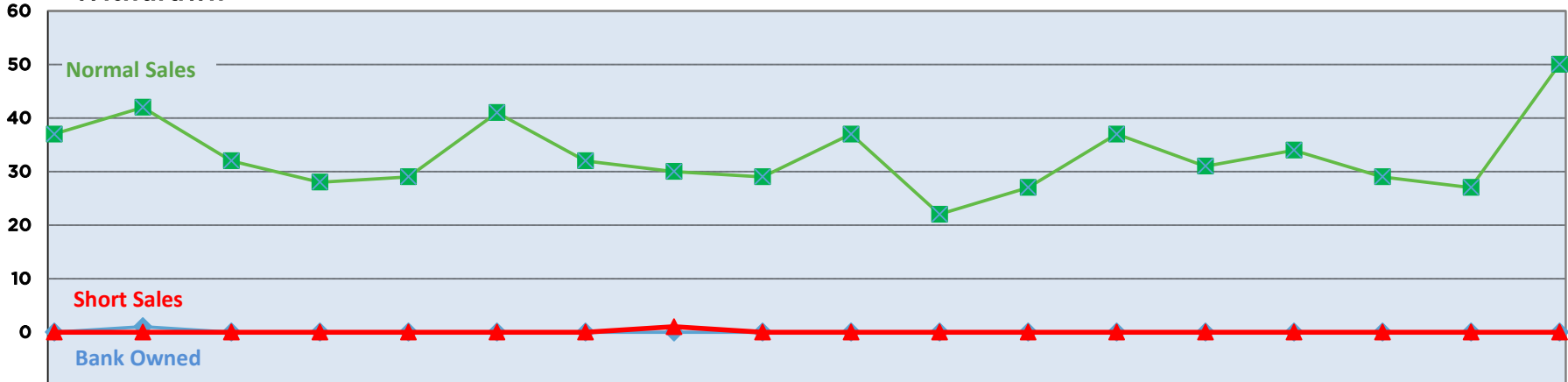
Condos, Townhomes, Villas

Temporary Off Market



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

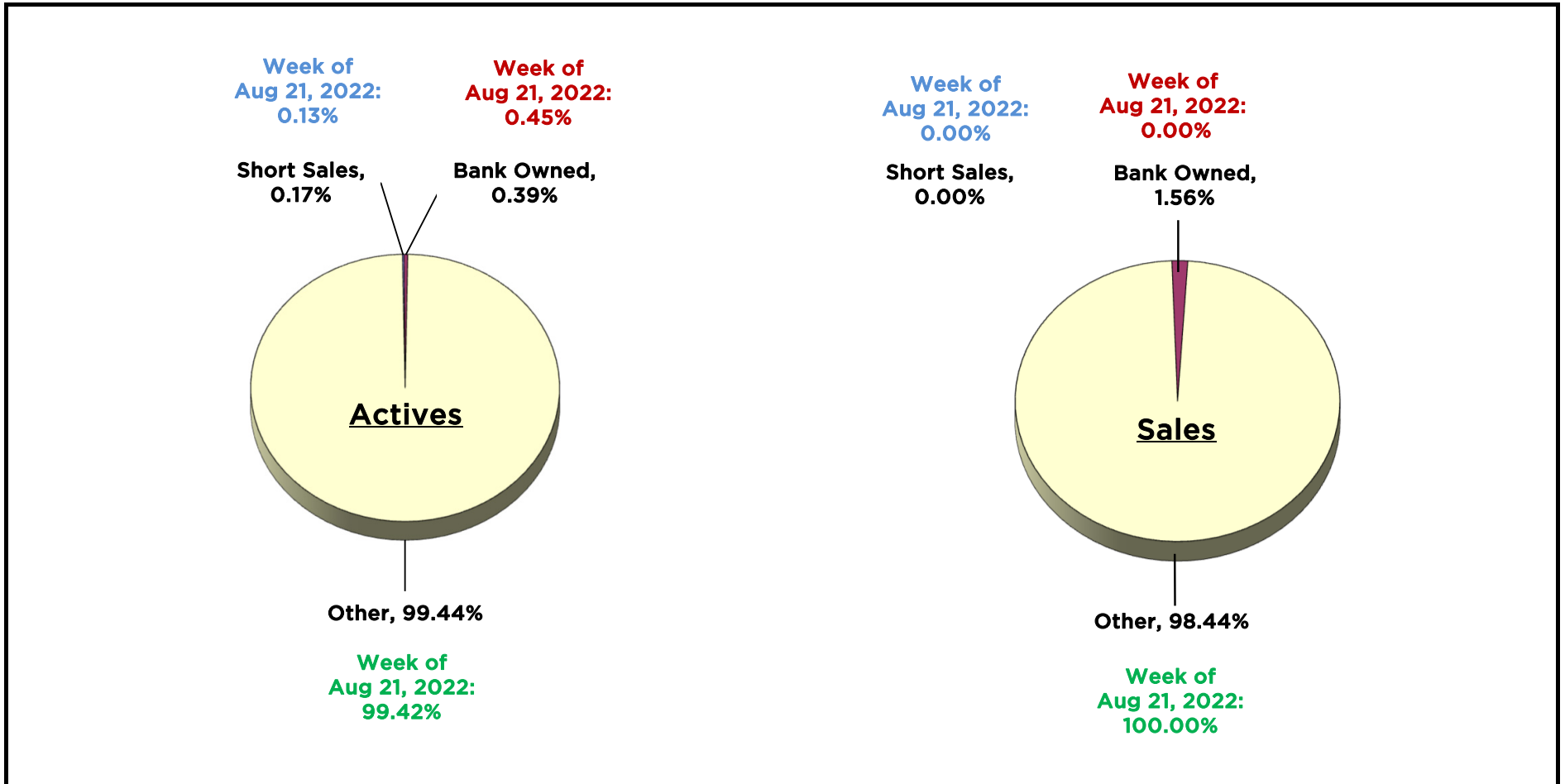
Withdrawn



	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	8/20
Norm	37	42	32	28	29	41	32	30	29	37	22	27	37	31	34	29	27	50
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
08/20/2023 - 08/26/2023
Lake, Orange, Osceola & Seminole Counties

There are 24 Condos, Villas, or Townhomes available for the Median Price of \$249,450 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		7	\$249,714	2.4	2.0	1,393	\$179.21
Altamonte Springs (East)	32701	5	\$249,720	2.6	2.0	1,492	\$167.33
Casselberry	32707	1	\$249,500	2.0	2.0	1,271	\$196.30
Sanford (South)	32773	1	\$249,900	2.0	2.0	1,021	\$244.76
Orange County		10	\$249,410	2.1	1.8	1,108	\$225.04
Orlando (Downtown)	32801	2	\$249,450	1.5	1.5	903	\$276.25
Delaney / Crystal Lake	32806	1	\$249,000	2.0	1.0	1,116	\$223.12
Orlo Vista	32811	1	\$249,000	3.0	2.0	1,237	\$201.29
Williamsburg / Lake Bryan	32821	1	\$249,000	2.0	2.0	1,060	\$234.91
Ventura	32822	1	\$249,900	3.0	2.0	1,226	\$203.83
Metro West / Orlo Vista	32835	3	\$249,467	2.0	2.0	1,174	\$212.49
Hunters Creek	32837	1	\$249,900	2.0	2.0	1,116	\$223.92
Osceola County		6	\$249,617	2.7	1.8	1,195	\$208.83
Davenport	33896	3	\$249,633	3.0	2.0	1,244	\$200.67
Kissimmee (Central)	34741	1	\$249,900	2.0	1.0	1,028	\$243.09
Kissimmee (West) / Pleasant Hill	34746	1	\$249,000	3.0	2.0	1,350	\$184.44
Kissimmee / Celebration	34747	1	\$249,900	2.0	2.0	1,062	\$235.31
Lake County		1	\$249,000	2.0	2.0	956	\$260.46
Eustis (West)	32726	1	\$249,000	2.0	2.0	956	\$260.46