



Monday Morning Quarterback Summary

Week of August 27, 2023 - September 02, 2023

Single-family existing homes

- Sales of single-family homes increased to 515 during the week of August 27, from 410 the week prior
- The median price of single family homes increased to \$425,000, a change of 3.7%
- The number of single-family home foreclosure transactions increased to 8 from 2 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 47, and now sits at 4,436

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 149 during the week of August 27, from 128 the week prior
- The median price of condos, townhomes, and villas increased to \$270,000 a change of 8.2%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 from 2 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 46, and now sits at 1,766

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

Monday Morning Quarterback
08/27/2023 - 09/02/2023
Lake, Orange, Osceola & Seminole Counties

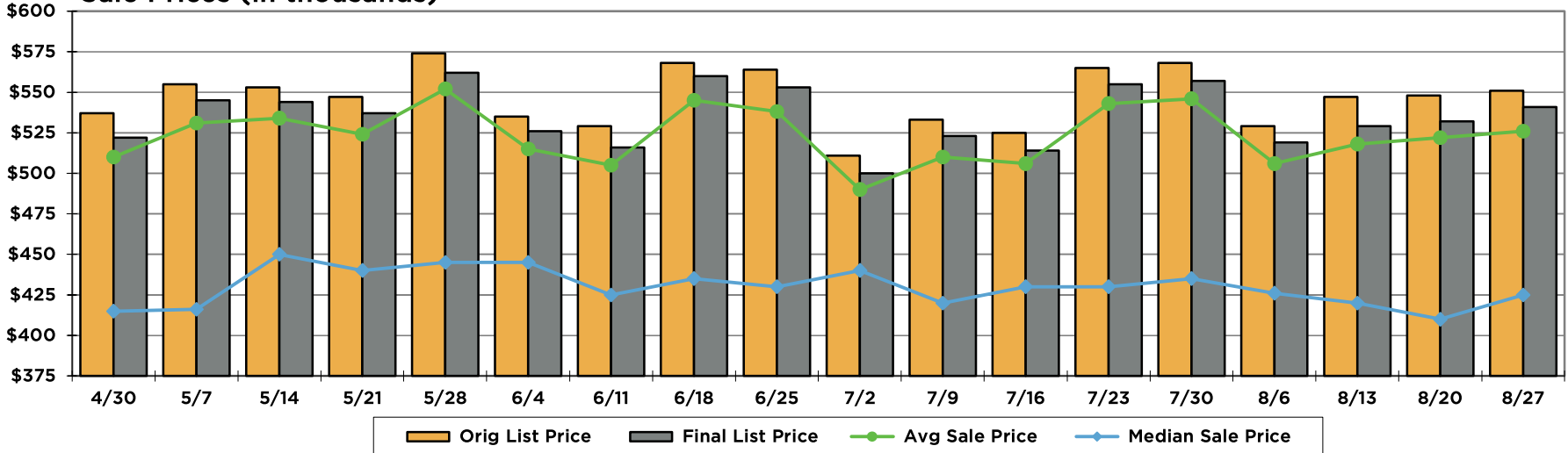
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	515	42	43	139	107	154	30
Bank Owned	8	1	1	2	2	1	1
Short Sales	1	0	0	0	0	1	0
Other	506	41	42	137	105	152	29
Active Listings	4,436	253	219	775	891	1,742	556
Bank Owned	33	10	3	8	5	6	1
Short Sales	4	2	0	1	1	0	0
Other	4,399	241	216	766	885	1,736	555
Months of Inventory	1.99	1.39	1.18	1.29	1.92	2.61	4.28
List Price							
Average Original List Price	\$550,999	\$185,471	\$288,421	\$363,665	\$459,475	\$701,451	\$1,861,193
Average Final List Price	\$540,829	\$182,121	\$281,783	\$355,347	\$450,630	\$685,695	\$1,851,790
Sale Price							
Average Price	\$526,449	\$175,219	\$273,677	\$350,154	\$443,784	\$673,044	\$1,739,633
Median Price	\$425,000	\$177,450	\$275,000	\$350,000	\$440,000	\$649,950	\$1,300,000
Price Differences							
Original to Final List Price	-\$10,170	-\$3,350	-\$6,638	-\$8,318	-\$8,845	-\$15,756	-\$9,403
Original List to Sale Price - \$	-\$24,550	-\$10,252	-\$14,744	-\$13,511	-\$15,691	-\$28,407	-\$121,560
Final List to Sale Price - \$	-\$14,380	-\$6,902	-\$8,106	-\$5,193	-\$6,846	-\$12,651	-\$112,157
Original List to Sale Price - %	95.54%	94.47%	94.89%	96.28%	96.59%	95.95%	93.47%
Final List to Sale Price - %	97.34%	96.21%	97.12%	98.54%	98.48%	98.16%	93.94%
Days on the Market							
Avg Days Listing to Contract	41	27	52	36	38	41	75
Combined Avg Days to Contract	43	28	56	39	39	45	75
Avg Days Listing to Closing	76	57	85	72	72	76	123
Avg Days Contract to Close	35	32	33	35	34	35	47
Beds / Baths							
Average Bedrooms	4	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
Square Footage							
Average Square Feet	2,106	1,123	1,299	1,583	2,006	2,762	4,056

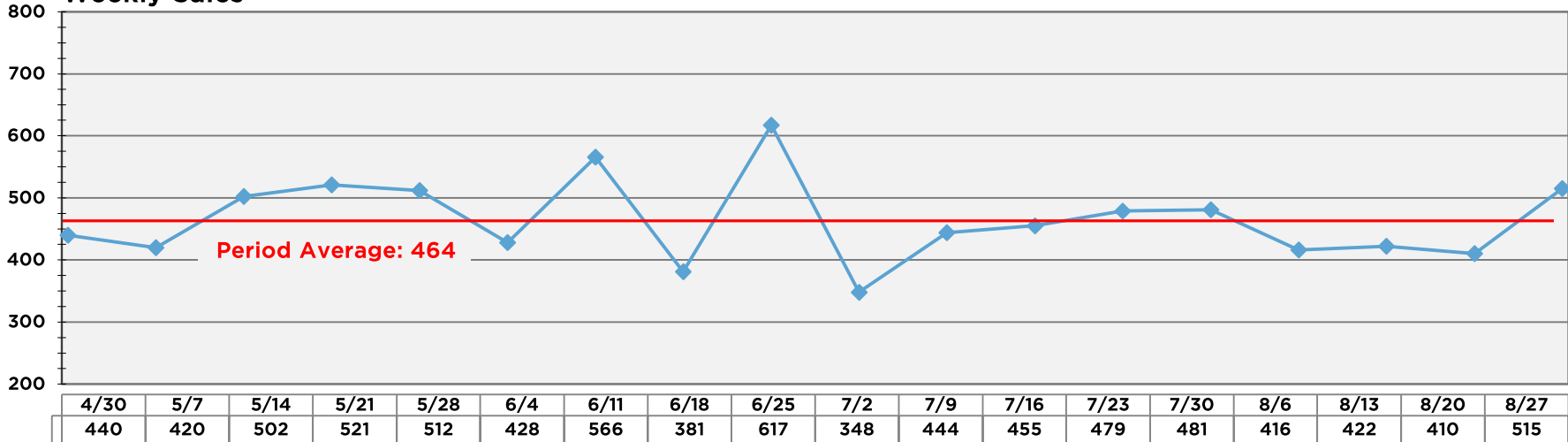
Monday Morning Quarterback
08/27/2023 - 09/02/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



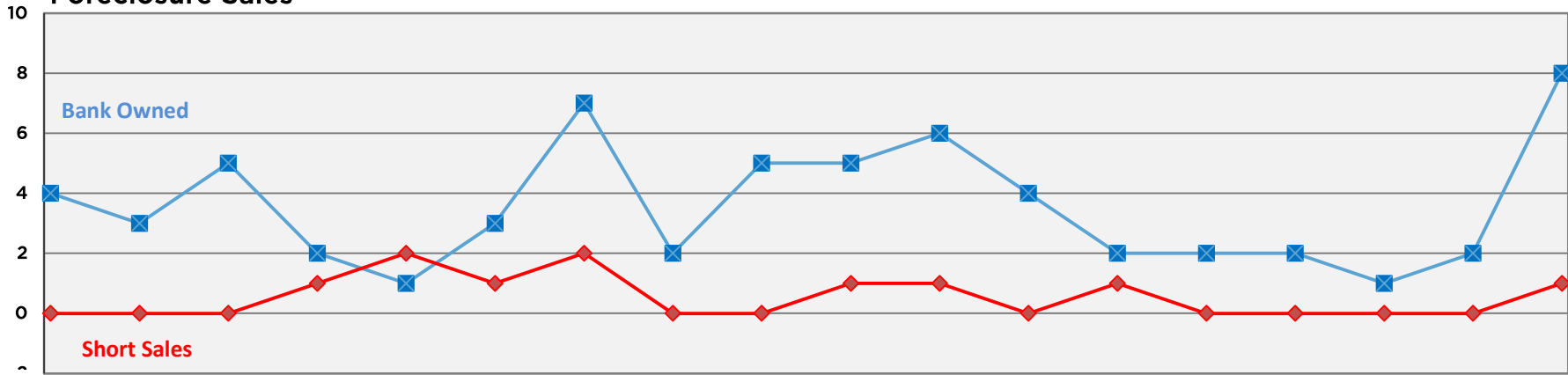
Weekly Sales



Monday Morning Quarterback
08/27/2023 - 09/02/2023
Lake, Orange, Osceola & Seminole Counties

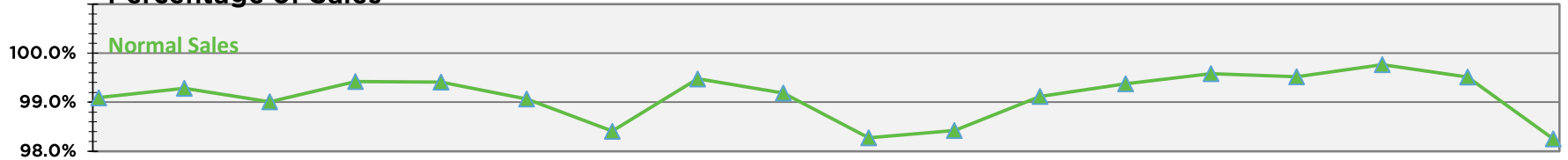
Single Family Homes

Foreclosure Sales

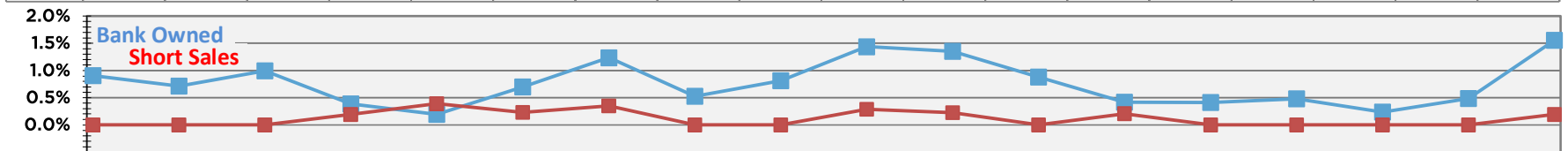


	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27
BO	4	3	5	2	1	3	7	2	5	5	6	4	2	2	2	1	2	8
SS	0	0	0	1	2	1	2	0	0	1	1	0	1	0	0	0	0	1

Percentage of Sales

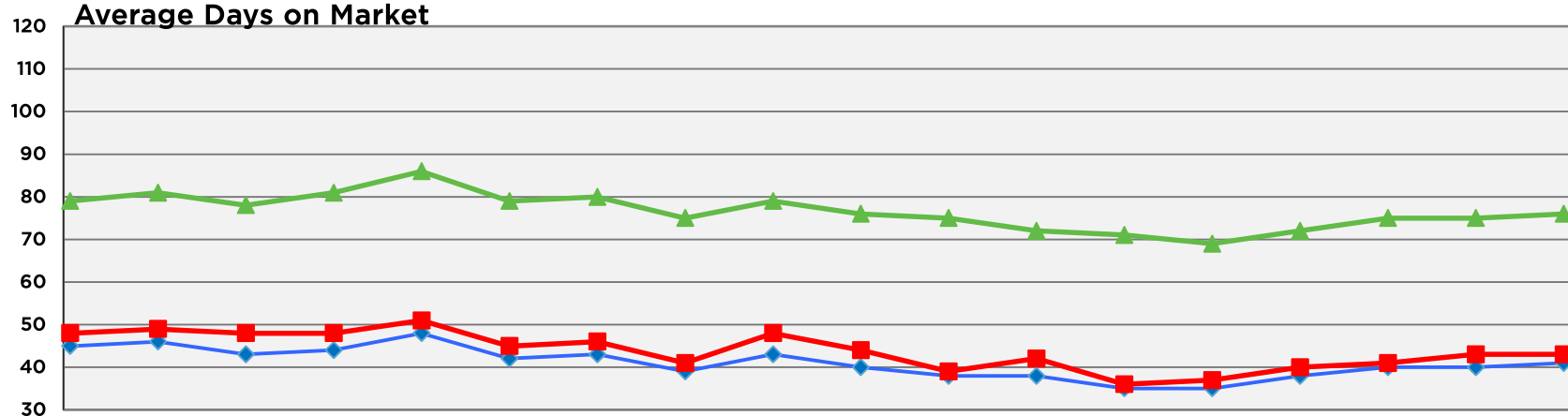


	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27
Normal	99.1%	99.3%	99.0%	99.4%	99.4%	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%

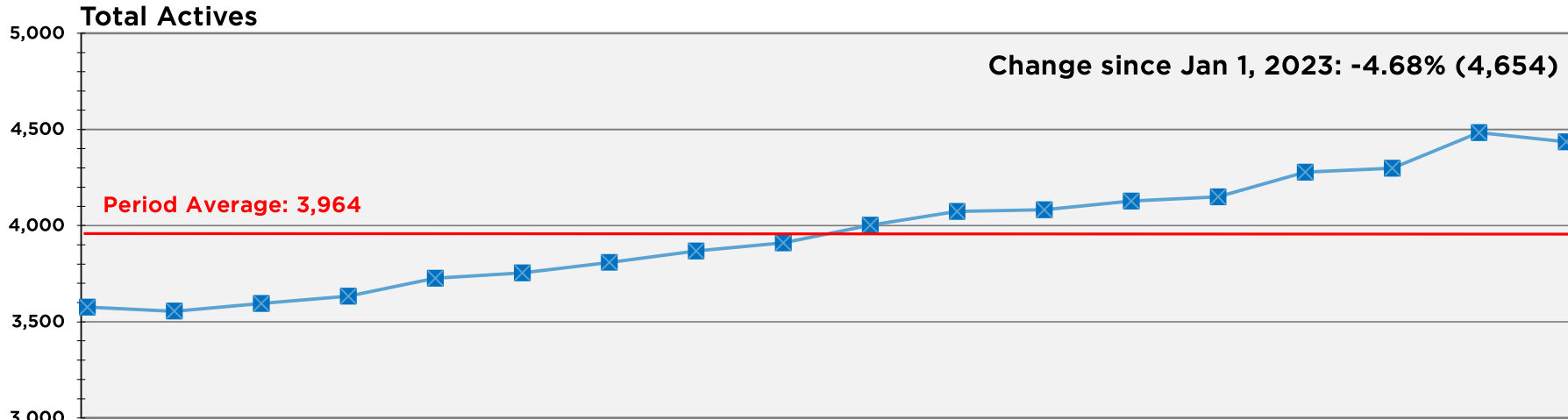


	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27
BO	0.9%	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%	0.9%	0.4%	0.4%	0.5%	0.2%	0.5%	1.6%
SS	0.0%	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%

Single Family Homes



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

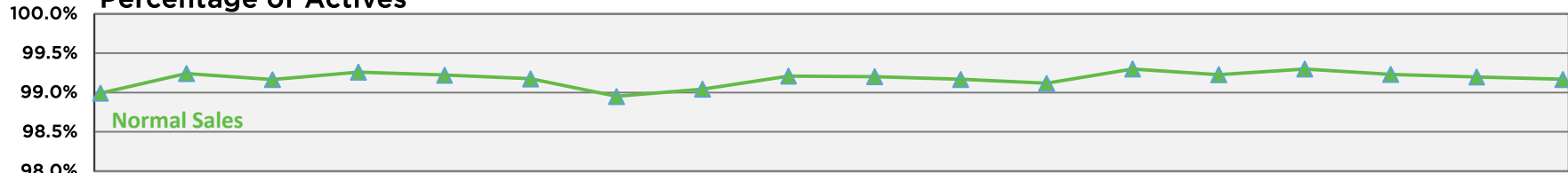


Total Actives	3,577	3,555	3,594	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436
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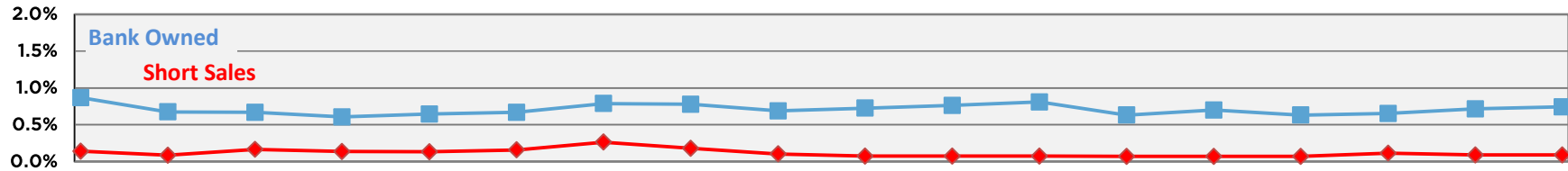
Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

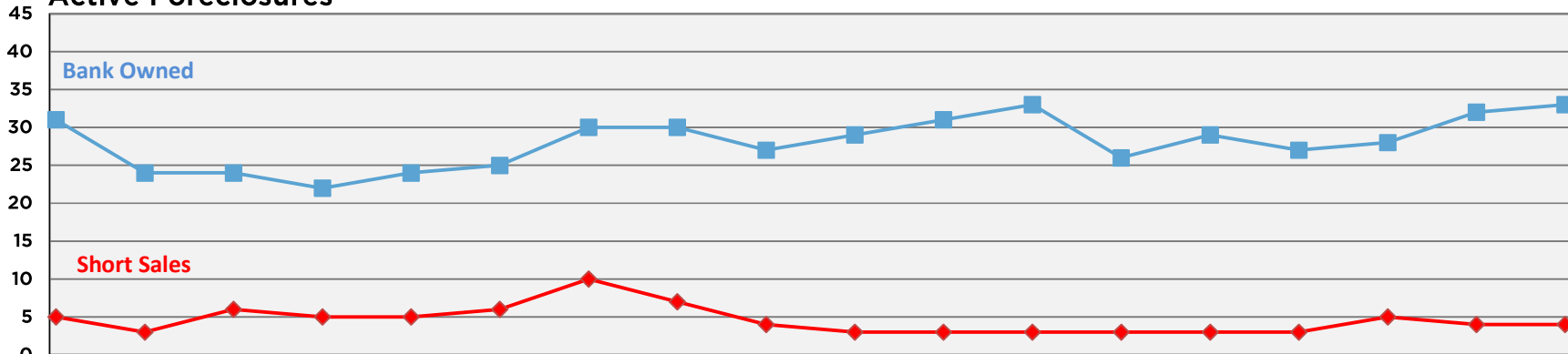


	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27
Normal	98.99%	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%	99.17%	99.12%	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%



	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	8/27
BO	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%	0.74%
SS	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%	0.09%

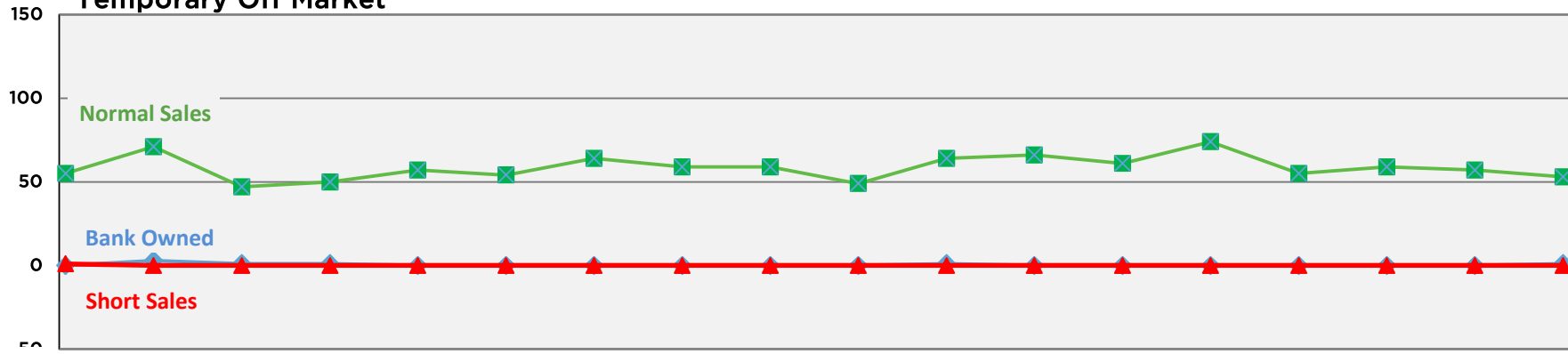
Active Foreclosures



	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	8/27
BO	31	24	24	22	24	25	30	30	27	29	31	33	26	29	27	28	32	33
SS	5	3	6	5	5	6	10	7	4	3	3	3	3	3	3	5	4	4

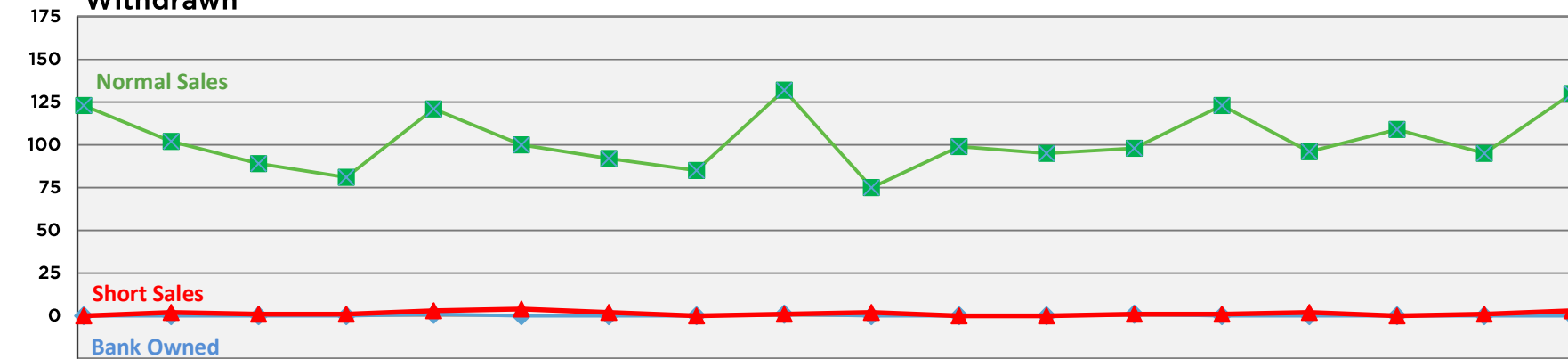
Single Family Homes

Temporary Off Market



	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	8/27
Norm	55	71	47	50	57	54	64	59	59	49	64	66	61	74	55	59	57	53
BO	0	3	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	1
SS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

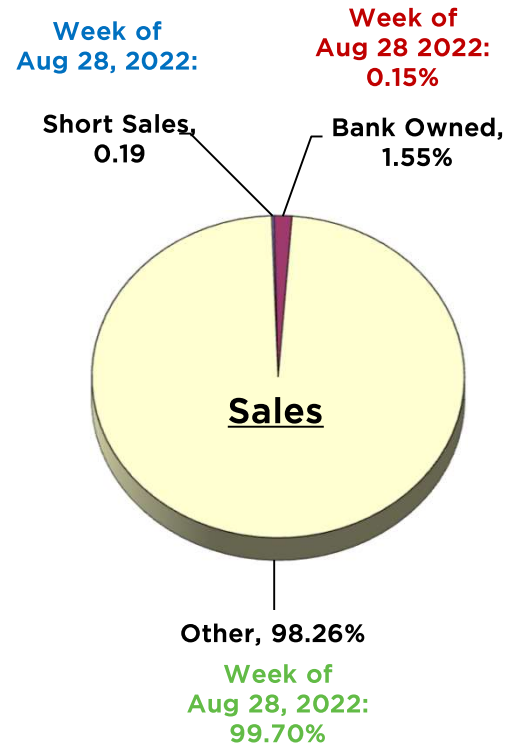
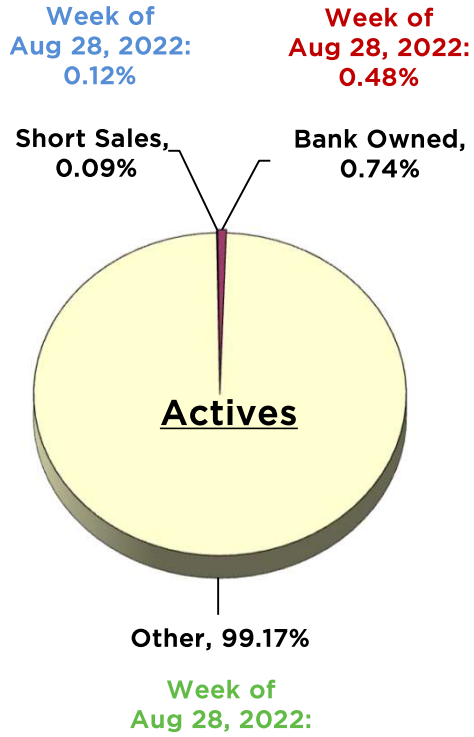
Withdrawn



	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	8/27
Norm	123	102	89	81	121	100	92	85	132	75	99	95	98	123	96	109	95	130
BO	0	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0
SS	0	2	1	1	3	4	2	0	1	2	0	0	1	1	2	0	1	3



Single Family Homes



Monday Morning Quarterback
08/27/2023 - 09/02/2023
Lake, Orange, Osceola & Seminole Counties

There are 44 Single Family Homes available for the Median Price of \$425,000 (± \$500)

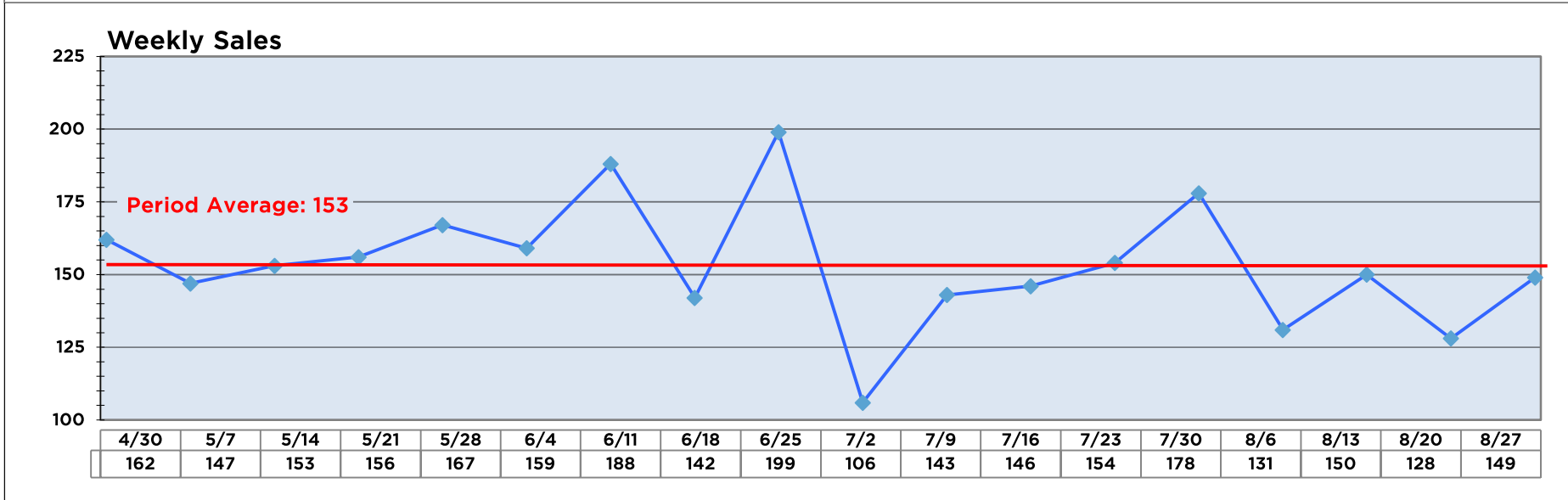
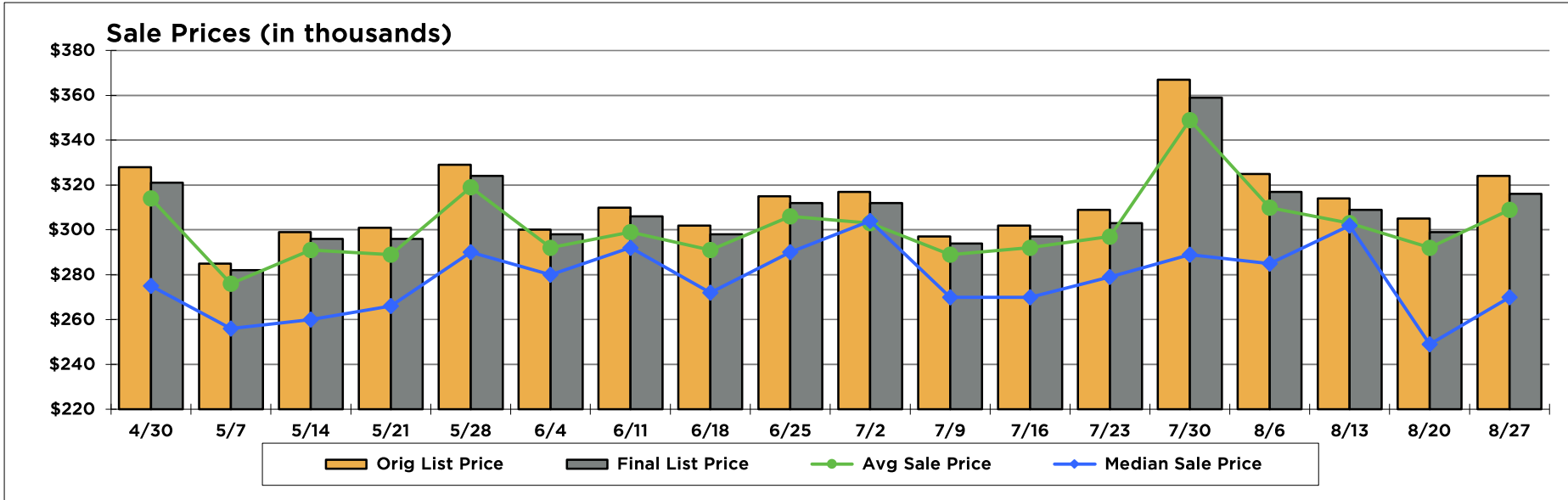
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		8	\$424,988	3.5	2.0	1,836	\$231.46
Casselberry	32707	1	\$425,000	4.0	2.0	1,998	\$212.71
Altamonte Springs / Forest City	32714	1	\$424,900	4.0	2.0	1,802	\$235.79
Lake Mary / Heathrow	32746	2	\$425,000	3.5	2.0	1,977	\$215.03
Longwood (East)	32750	2	\$425,000	3.5	2.0	2,036	\$208.74
Maitland / Eatonville	32751	1	\$425,000	3.0	2.0	1,500	\$283.33
Sanford (South)	32773	1	\$425,000	3.0	2.0	1,364	\$311.58
Orange County		7	\$425,057	3.1	2.0	1,843	\$230.62
Apopka / Hunt Club	32703	1	\$425,000	3.0	2.0	1,912	\$222.28
Maitland / Eatonville	32751	1	\$425,000	4.0	2.0	2,390	\$177.82
Delaney / Crystal Lake	32806	1	\$424,900	3.0	2.0	1,458	\$291.43
Lockhart	32810	1	\$425,000	3.0	2.0	1,911	\$222.40
Waterford Lakes	32828	1	\$425,500	3.0	2.0	1,685	\$252.52
Hunters Creek	32837	1	\$425,000	3.0	2.0	1,816	\$234.03
Pine Castle / Edgewood	32839	1	\$425,000	3.0	2.0	1,730	\$245.66
Osceola County		15	\$424,959	3.7	2.1	1,939	\$219.19
Kissimmee (East)	34744	1	\$424,999	3.0	2.0	1,690	\$251.48
Kissimmee (West) / Pleasant Hill	34746	1	\$425,000	4.0	2.0	2,591	\$164.03
Kissimmee / Celebration	34747	2	\$425,000	3.0	2.0	1,553	\$273.75
Kissimmee / Poinciana	34758	4	\$424,850	4.0	2.3	2,273	\$186.91
St Cloud	34769	1	\$425,000	3.0	2.0	1,875	\$226.67
St Cloud / Narcoossee	34771	3	\$425,000	3.7	2.0	1,715	\$247.81
St Cloud / Canoe Creek	34772	1	\$425,000	4.0	2.0	1,837	\$231.36
St Cloud / Harmony	34773	2	\$424,995	4.0	2.0	1,873	\$226.91
Lake County		14	\$424,936	2.9	2.1	1,933	\$219.78
Lady Lake / The Villages	32159	1	\$425,000	2.0	2.0	1,518	\$279.97
Eustis (West)	32726	1	\$424,900	3.0	3.0	2,175	\$195.36
Eustis (East)	32736	1	\$425,000	5.0	2.0	2,396	\$177.38
Clermont (Central)	34711	2	\$425,000	3.0	2.0	1,745	\$243.62
Minneola	34715	1	\$425,000	3.0	2.0	1,472	\$288.72
Groveland	34736	1	\$425,000	3.0	3.0	2,231	\$190.50
Leesburg (West)	34748	6	\$424,867	2.7	2.0	2,009	\$211.53
Leesburg (East) / Haines Creek	34788	1	\$425,000	3.0	2.0	1,736	\$244.82

Monday Morning Quarterback
08/27/2023 - 09/02/2023
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	149	61	24	32	21	10	1
Bank Owned	3	1	1	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	146	60	23	31	21	10	1
Active Listings	1,766	522	237	473	304	220	10
Bank Owned	5	3	2	0	0	0	0
Short Sales	3	1	0	2	0	0	0
Other	1,758	518	235	471	304	220	10
Months of Inventory	2.74	1.97	2.28	3.41	3.34	5.08	2.31
<i>List Price</i>							
Average Original List Price	\$324,061	\$205,844	\$280,562	\$360,040	\$466,862	\$596,975	\$1,699,900
Average Final List Price	\$315,514	\$201,198	\$277,100	\$353,912	\$456,819	\$587,470	\$1,295,000
<i>Sale Price</i>							
Average Price	\$308,724	\$195,075	\$271,688	\$349,281	\$446,000	\$575,678	\$1,280,000
Median Price	\$270,000	\$208,400	\$267,000	\$347,500	\$435,000	\$575,000	\$1,280,000
<i>Price Differences</i>							
Original to Final List Price	-\$8,547	-\$4,646	-\$3,462	-\$6,128	-\$10,043	-\$9,505	-\$404,900
Original List to Sale Price - \$	-\$15,337	-\$10,769	-\$8,874	-\$10,759	-\$20,862	-\$21,297	-\$419,900
Final List to Sale Price - \$	-\$6,790	-\$6,123	-\$5,412	-\$4,631	-\$10,819	-\$11,792	-\$15,000
Original List to Sale Price - %	95.27%	94.77%	96.84%	97.01%	95.53%	96.43%	75.30%
Final List to Sale Price - %	97.85%	96.96%	98.05%	98.69%	97.63%	97.99%	98.84%
<i>Days on the Market</i>							
Avg Days Listing to Contract	35	40	21	32	39	34	48
Combined Avg Days to Contract	36	41	21	33	39	44	48
Avg Days Listing to Closing	67	73	52	61	74	72	77
Avg Days Contract to Close	32	32	30	29	34	37	29
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	3	3	5
Average Full Baths	2	2	2	2	2	2.8	4
Average Half Baths	0	0	0	1	1	1	1
<i>Square Footage</i>							
Average Square Feet	1,347	995	1,258	1,565	1,802	1,856	3,394

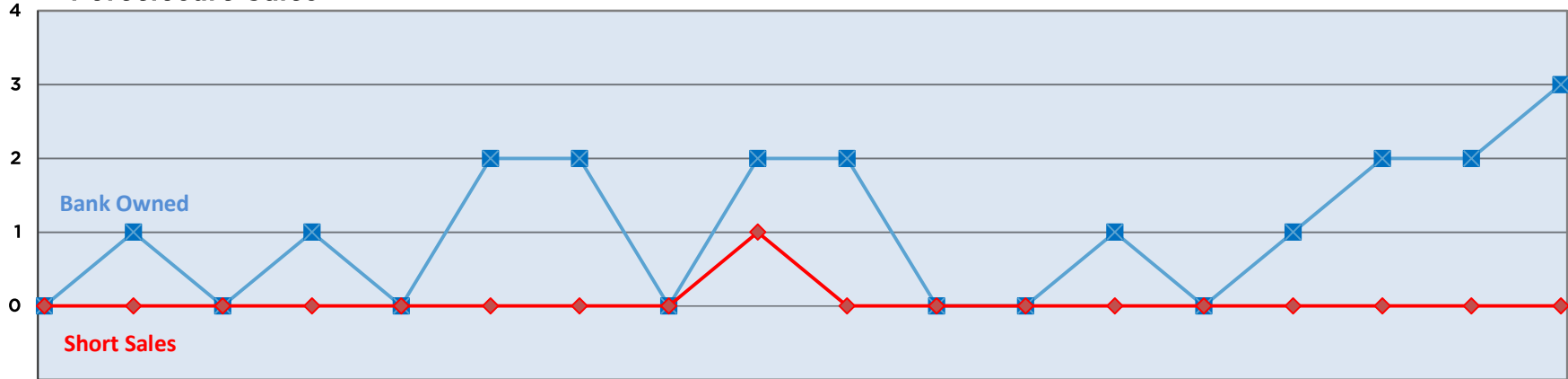
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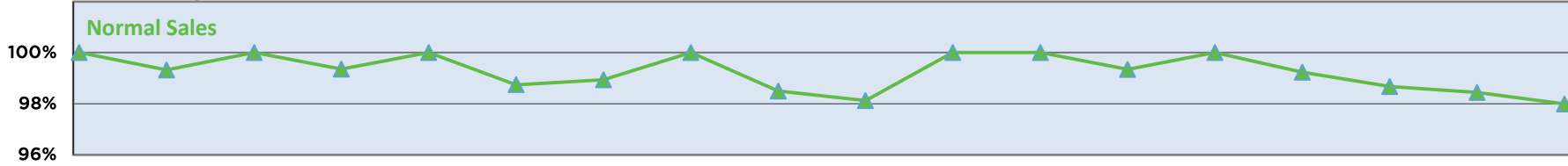
Condos, Townhomes, Villas

Foreclosure Sales

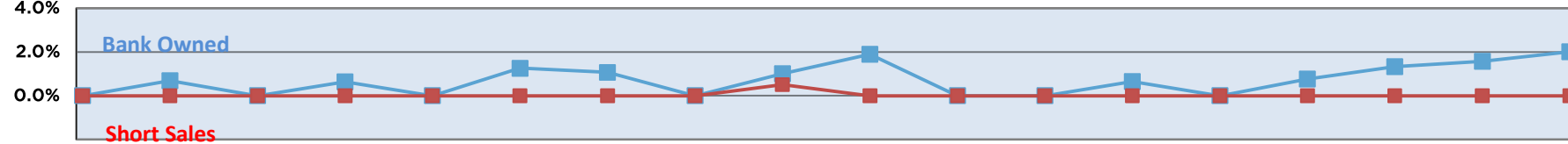


	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27
BO	0	1	0	1	0	2	2	0	2	2	0	0	1	0	1	2	2	3
SS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	8/27
Normal	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%	98.0%

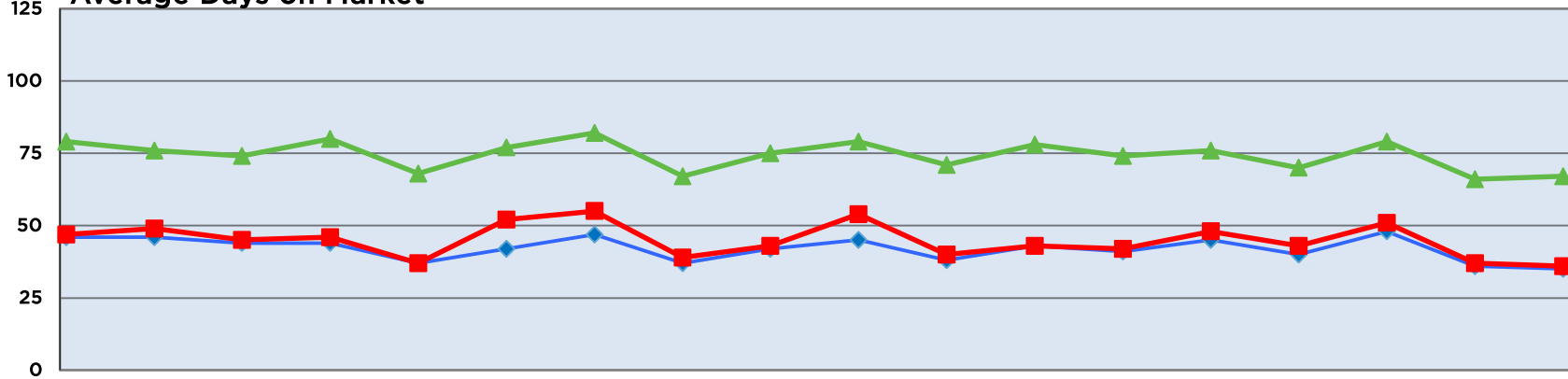


	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27
BO	0.0%	0.7%	0.0%	0.6%	0.0%	1.3%	1.1%	0.0%	1.0%	1.9%	0.0%	0.0%	0.6%	0.0%	0.8%	1.3%	1.6%	2.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

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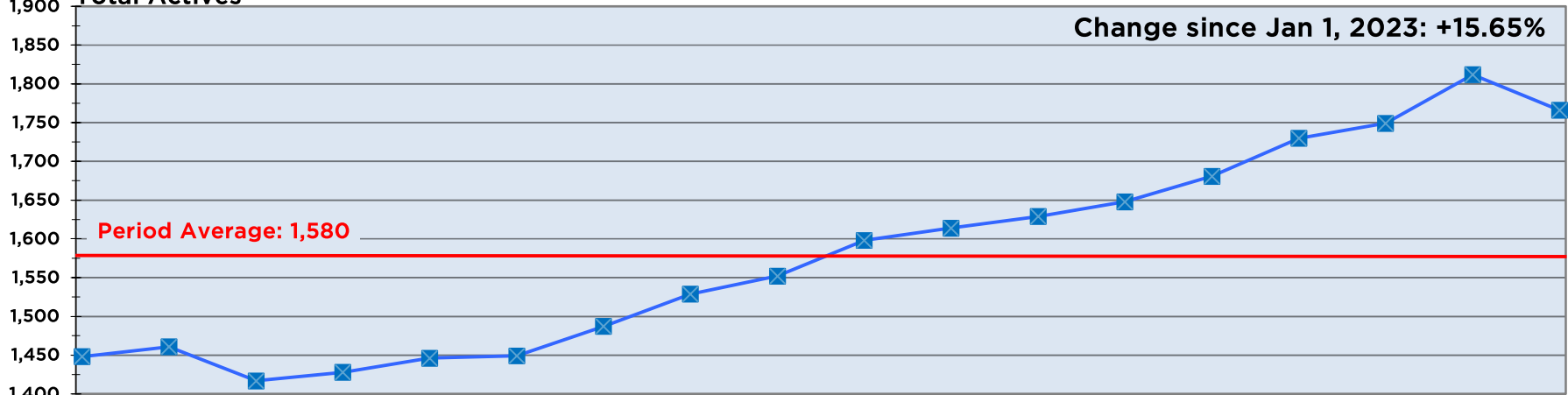
Condos, Townhomes, Villas

Average Days on Market



ListToContract	46	46	44	44	37	42	47	37	42	45	38	43	41	45	40	48	36	35
CombDaysOnMkt	47	49	45	46	37	52	55	39	43	54	40	43	42	48	43	51	37	36
ListToClose	79	76	74	80	68	77	82	67	75	79	71	78	74	76	70	79	66	67

Total Actives

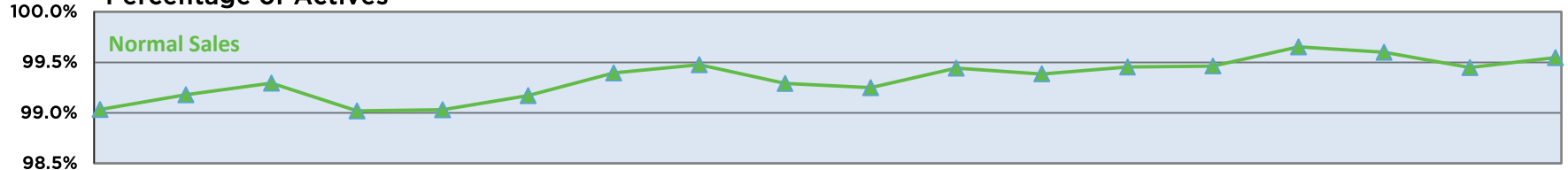


Total Actives	1,448	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766
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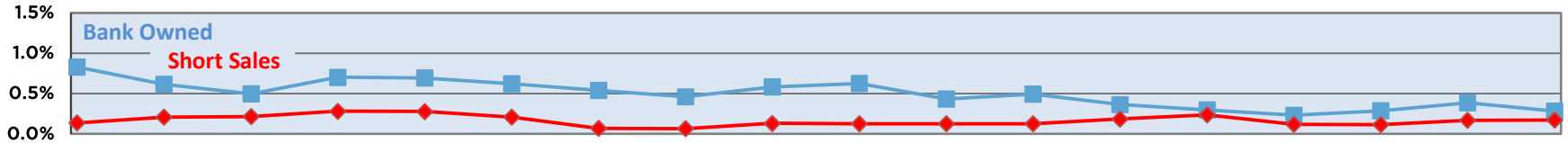
Monday Morning Quarterback
08/27/2023 - 09/02/2023
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

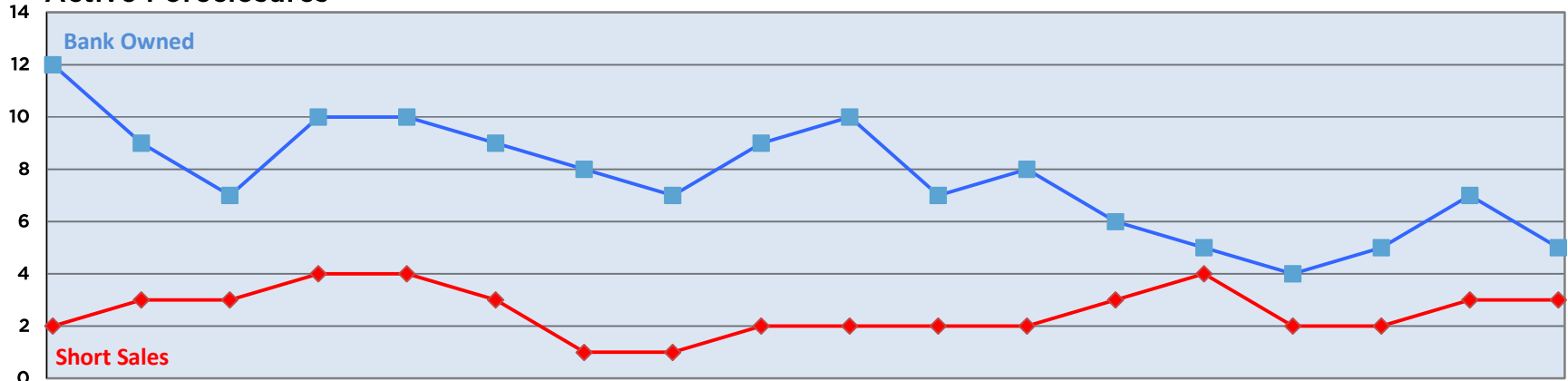


	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27
Normal	99.0%	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%



	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	8/27
BO	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%	0.3%
SS	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%	0.2%

Active Foreclosures

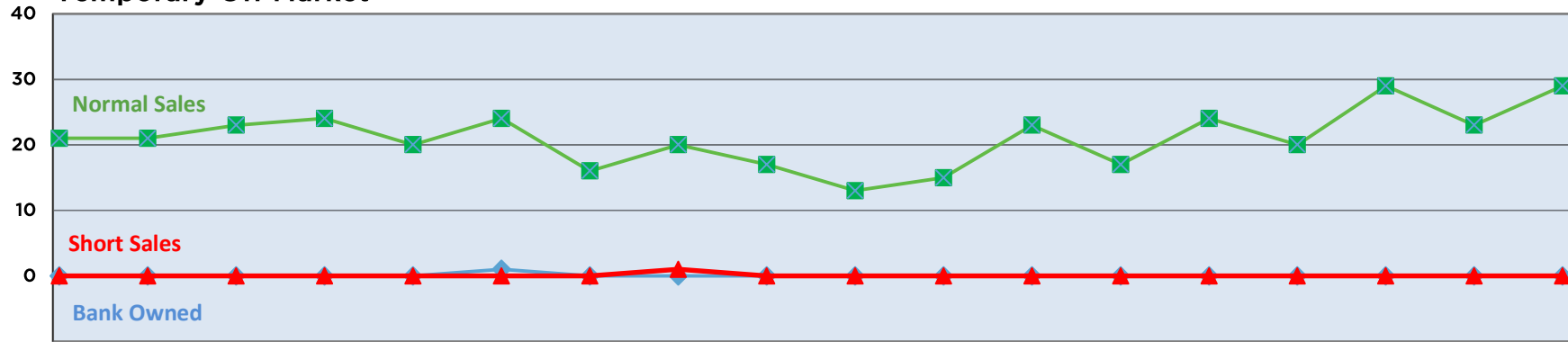


	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27
BO	12	9	7	10	10	9	8	7	9	10	7	8	6	5	4	5	7	5
SS	2	3	3	4	4	3	1	1	2	2	2	2	3	4	2	2	3	3

Monday Morning Quarterback
08/27/2023 - 09/02/2023
Lake, Orange, Osceola & Seminole Counties

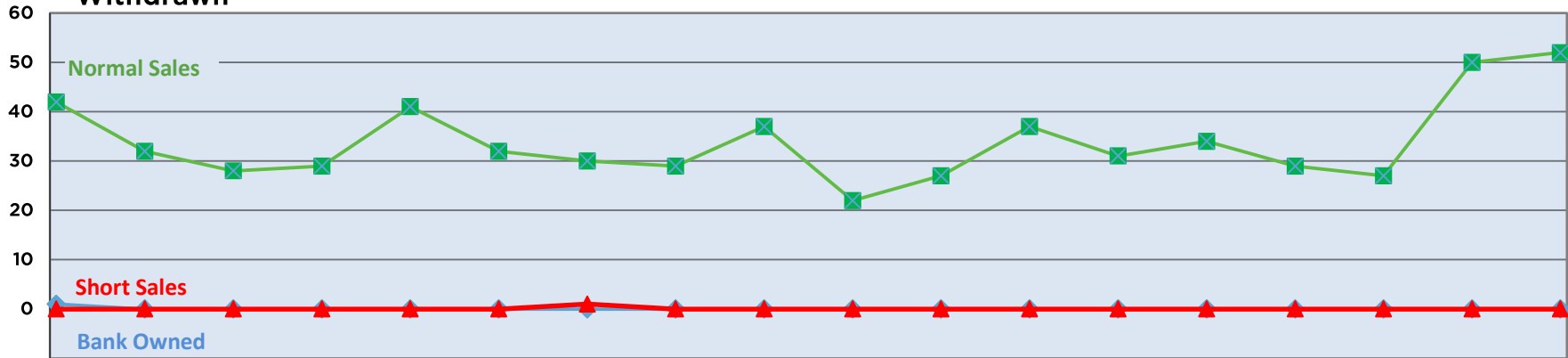
Condos, Townhomes, Villas

Temporary Off Market



	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	8/27
Norm	21	21	23	24	20	24	16	20	17	13	15	23	17	24	20	29	23	29
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	1	0	0	0	0	0	0	0	0	0	0

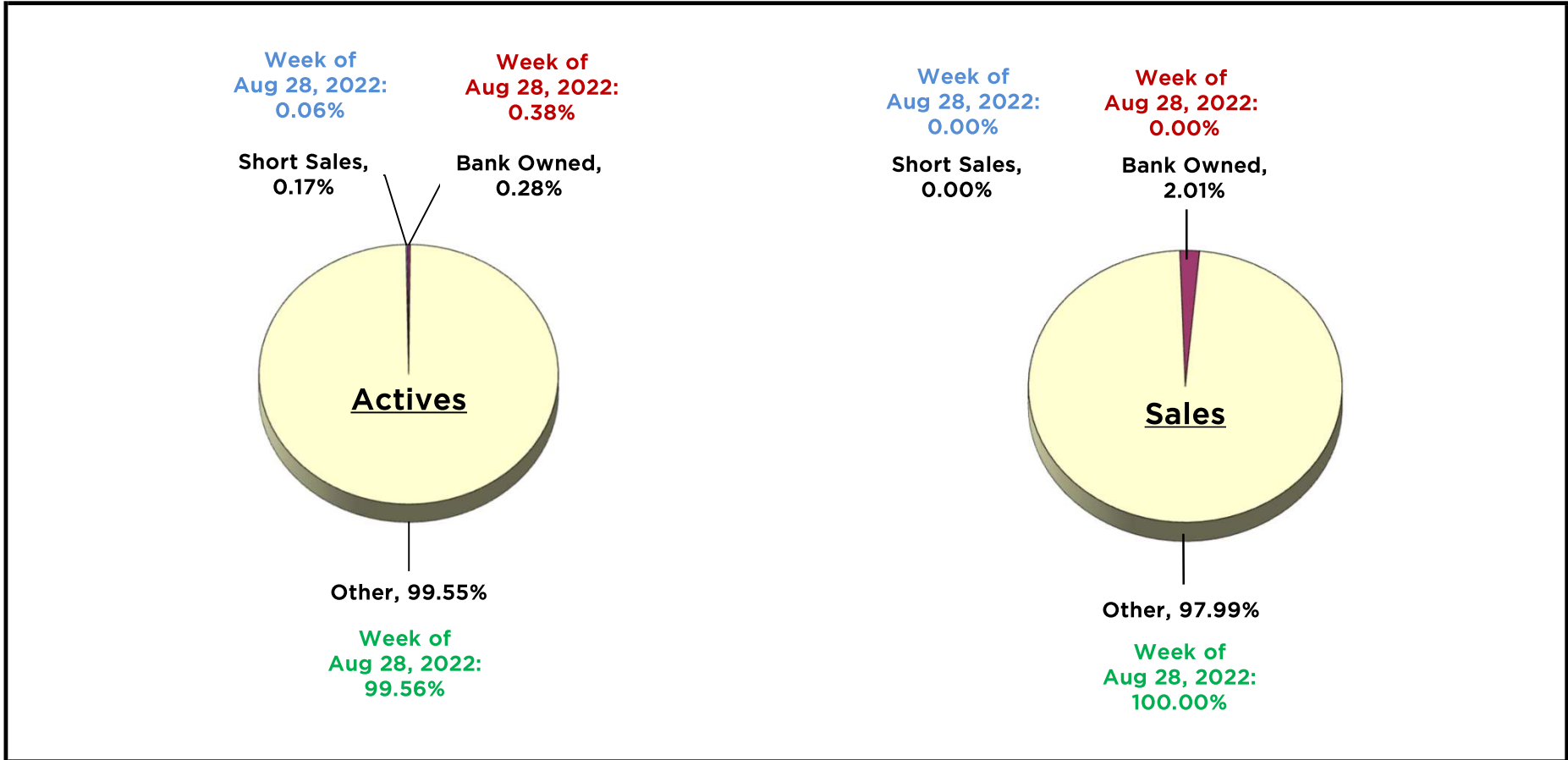
Withdrawn



	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	8/27
Norm	42	32	28	29	41	32	30	29	37	22	27	37	31	34	29	27	50	52
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
08/27/2023 - 09/02/2023
Lake, Orange, Osceola & Seminole Counties

There are 18 Condos, Villas, or Townhomes available for the Median Price of \$270,000 (± \$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>
Seminole County							
Altamonte Springs / Forest City	32714	1	\$270,000	4.0	2.0	1,300	\$207.69
Sanford (South)	32773	1	\$269,999	2.0	2.0	1,420	\$190.14
Orange County		10	\$269,980	2.2	2.0	1,202	\$224.61
Orlando (Downtown)	32801	2	\$270,000	2.5	2.0	1,318	\$204.86
Williamsburg / Lake Bryan	32821	1	\$269,900	2.0	2.0	1,166	\$231.48
Ventura	32822	1	\$270,000	2.0	2.0	1,118	\$241.50
Metro West / Orlo Vista	32835	1	\$269,900	2.0	2.0	1,112	\$242.72
Hunters Creek	32837	2	\$270,000	2.0	2.0	1,287	\$209.87
Pine Castle / Edgewood	32839	2	\$270,000	2.0	2.0	1,064	\$253.88
Winter Garden / Oakland	34787	1	\$270,000	3.0	2.0	1,288	\$209.63
Osceola County		6	\$269,898	2.7	2.0	1,338	\$201.72
Davenport	33896	1	\$269,500	2.0	2.0	1,409	\$191.27
Kissimmee (Central)	34741	1	\$270,000	3.0	2.0	1,191	\$226.70
Kissimmee (West) / Pleasant Hill	34746	1	\$269,900	3.0	2.0	1,350	\$199.93
Kissimmee / Celebration	34747	1	\$270,000	3.0	2.0	1,222	\$220.95
St Cloud	34769	2	\$269,995	2.5	2.0	1,428	\$189.07