



Monday Morning Quarterback Summary

Week of September 03, 2023 - September 09, 2023

Single-family existing homes

- Sales of single-family homes decreased to 346 during the week of September 03, from 515 the week prior
- The median price of a single family home remains constant at \$425,000
- The number of single-family home foreclosure transactions decreased to 1 from 8 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 157, and now sits at 4,593

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 120 during the week of September 03, from 149 the week prior
- The median price of condos, townhomes, and villas increased to \$285,500 a change of 5.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 from 3 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 50, and now sits at 1,816

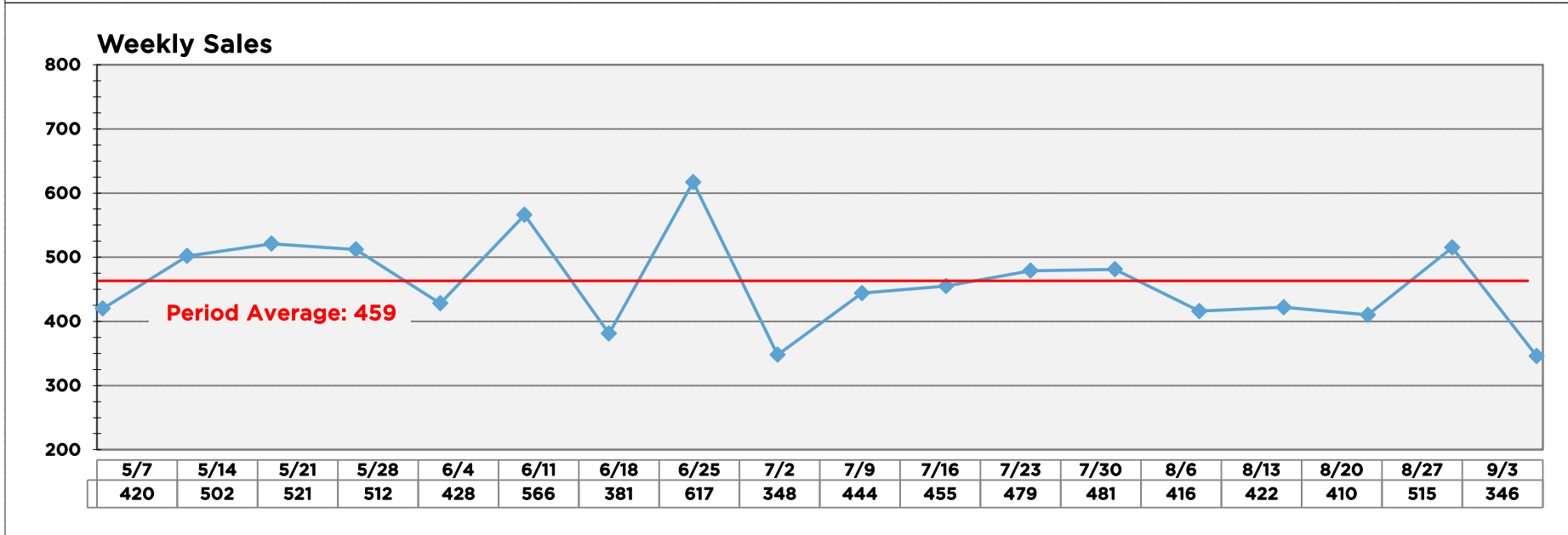
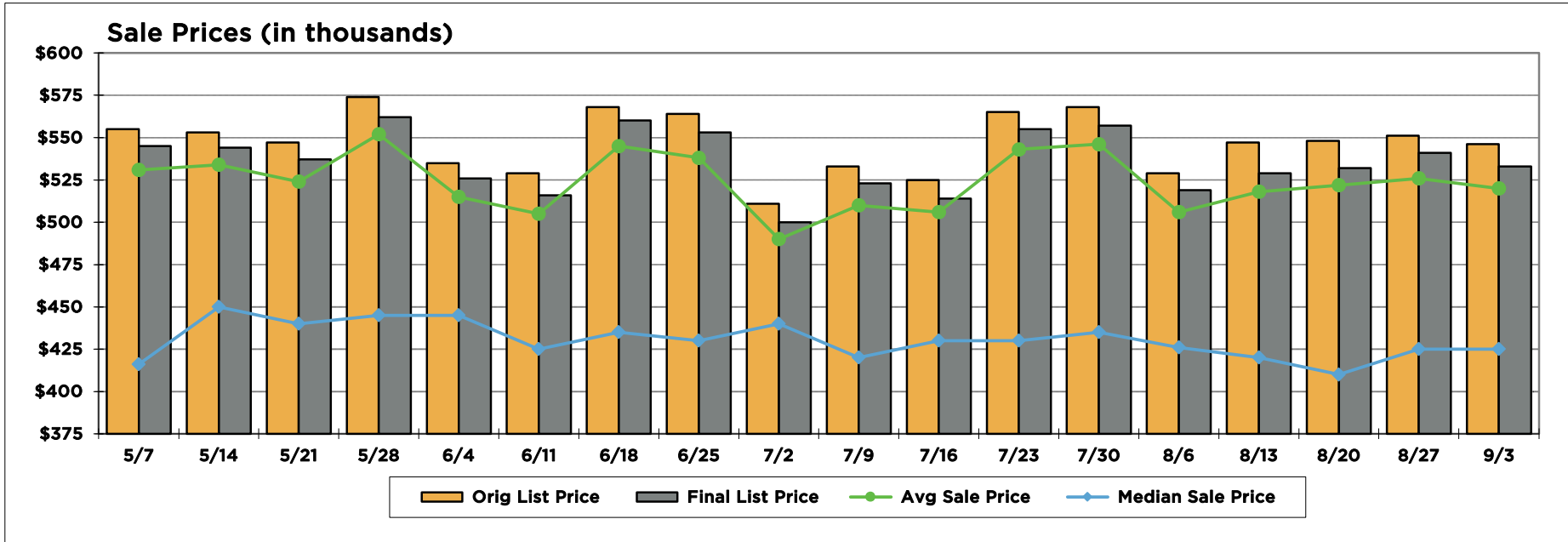
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
09/03/2023 - 09/09/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

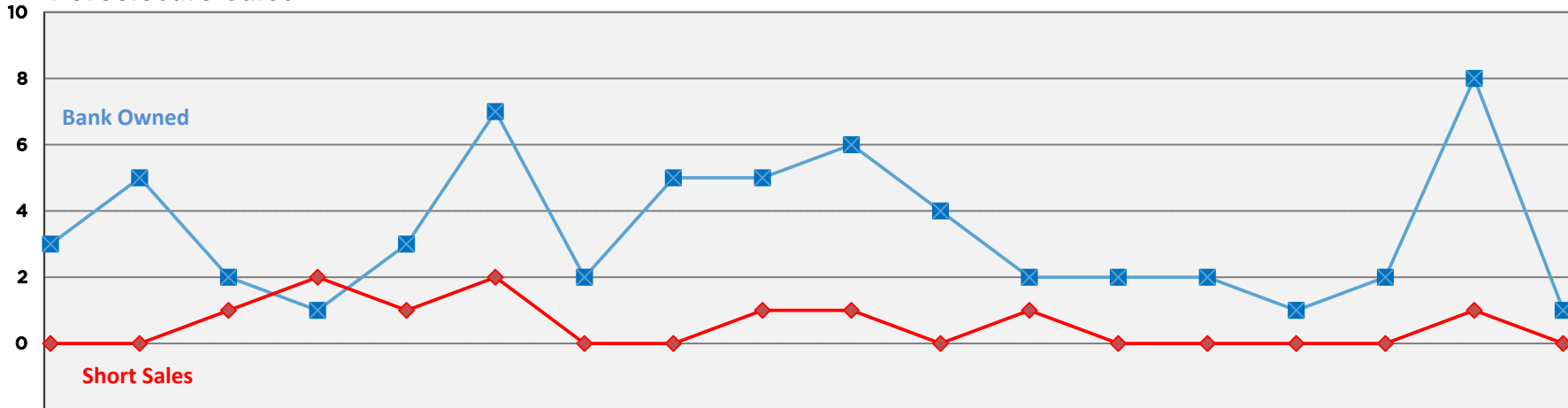
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	346	25	21	94	86	99	21
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	345	25	21	93	86	99	21
Active Listings	4,593	247	223	817	953	1,797	556
Bank Owned	25	6	3	6	4	5	1
Short Sales	4	2	0	1	1	0	0
Other	4,564	239	220	810	948	1,792	555
Months of Inventory	3.06	2.28	2.45	2.01	2.56	4.19	6.11
<i>List Price</i>							
Average Original List Price	\$545,917	\$203,312	\$291,261	\$357,966	\$455,428	\$691,281	\$1,735,038
Average Final List Price	\$532,733	\$199,303	\$288,976	\$351,089	\$448,912	\$670,909	\$1,678,376
<i>Sale Price</i>							
Average Price	\$520,487	\$184,072	\$283,471	\$347,608	\$443,358	\$657,291	\$1,602,762
Median Price	\$425,000	\$194,900	\$285,000	\$345,000	\$440,450	\$649,300	\$1,550,000
<i>Price Differences</i>							
Original to Final List Price	-\$13,184	-\$4,009	-\$2,285	-\$6,877	-\$6,516	-\$20,372	-\$56,662
Original List to Sale Price - \$	-\$25,430	-\$19,240	-\$7,790	-\$10,358	-\$12,070	-\$33,990	-\$132,276
Final List to Sale Price - \$	-\$12,246	-\$15,231	-\$5,505	-\$3,481	-\$5,554	-\$13,618	-\$75,614
Original List to Sale Price - %	95.34%	90.54%	97.33%	97.11%	97.35%	95.08%	92.38%
Final List to Sale Price - %	97.70%	92.36%	98.09%	99.01%	98.76%	97.97%	95.49%
<i>Days on the Market</i>							
Avg Days Listing to Contract	40	30	33	37	38	41	78
Combined Avg Days to Contract	43	35	33	39	41	45	78
Avg Days Listing to Closing	74	55	69	72	70	76	109
Avg Days Contract to Close	33	26	36	35	31	34	30
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	0
<i>Square Footage</i>							
Average Square Feet	2,104	1,124	1,343	1,545	1,990	2,693	4,225

Single Family Homes



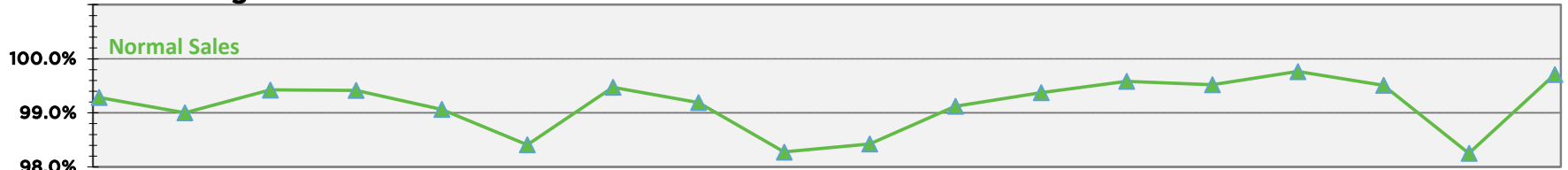
Single Family Homes

Foreclosure Sales

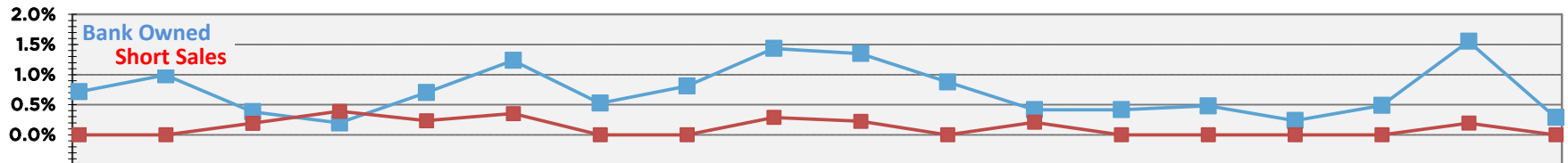


	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3
BO	3	5	2	1	3	7	2	5	5	6	4	2	2	2	1	2	8	1
SS	0	0	1	2	1	2	0	0	1	1	0	1	0	0	0	0	1	0

Percentage of Sales



	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	9/3
Normal	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%	99.7%

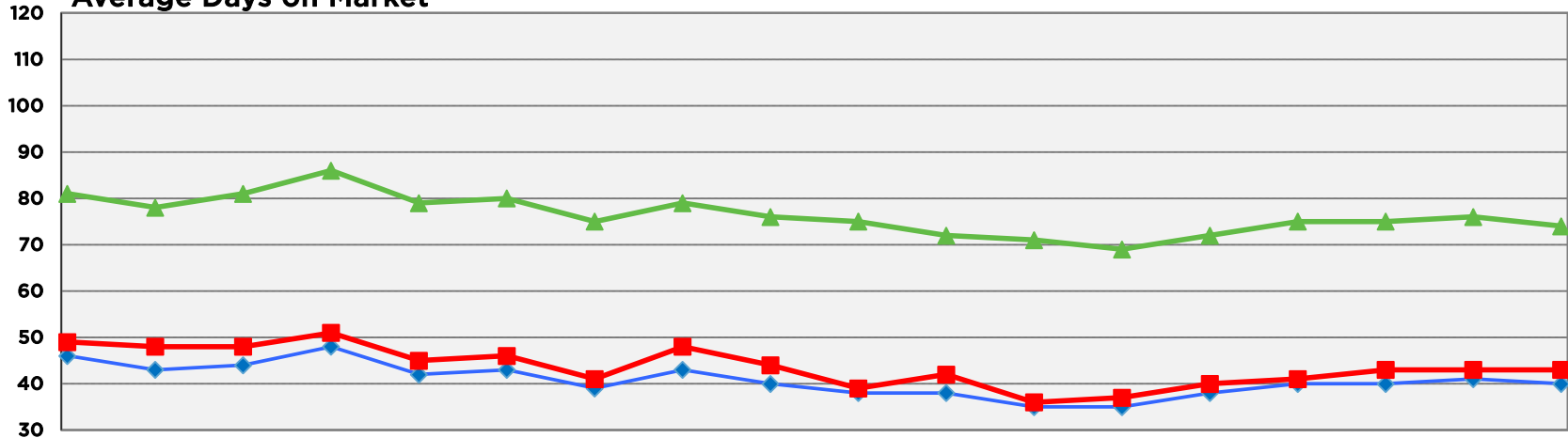


	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3
BO	0.7%	1.0%	0.4%	0.2%	0.7%	1.2%	0.5%	0.8%	1.4%	1.4%	0.9%	0.4%	0.4%	0.5%	0.2%	0.5%	1.6%	0.3%
SS	0.0%	0.0%	0.2%	0.4%	0.2%	0.4%	0.0%	0.0%	0.3%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%



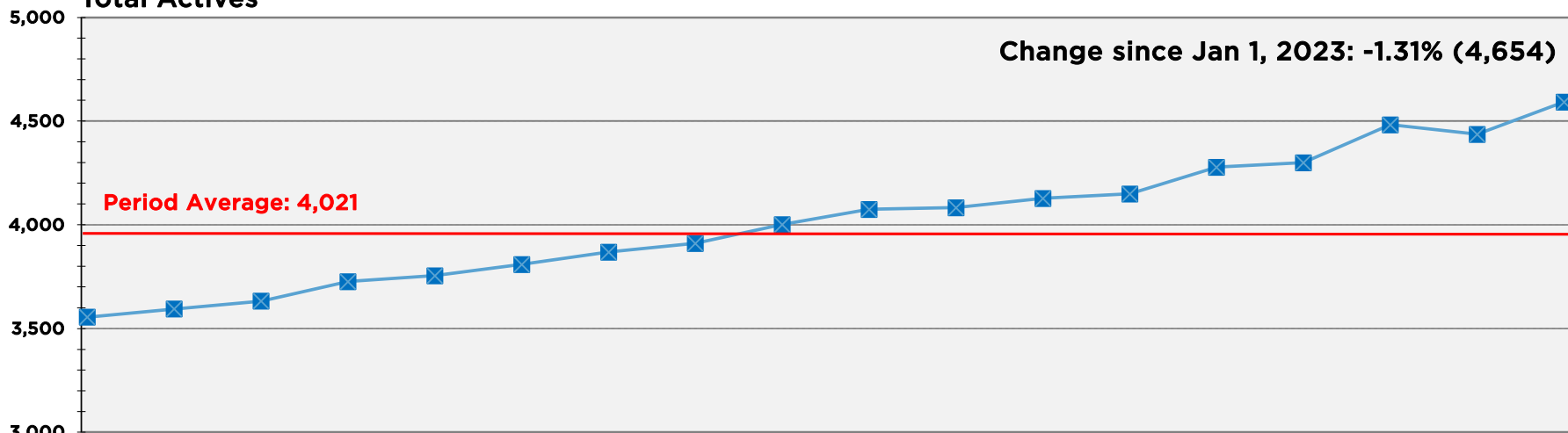
Single Family Homes

Average Days on Market



	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	9/3
ListToContract	46	43	44	48	42	43	39	43	40	38	38	35	35	38	40	40	41	40
CombDaysOnMkt	49	48	48	51	45	46	41	48	44	39	42	36	37	40	41	43	43	43
ListToClose	81	78	81	86	79	80	75	79	76	75	72	71	69	72	75	75	76	74

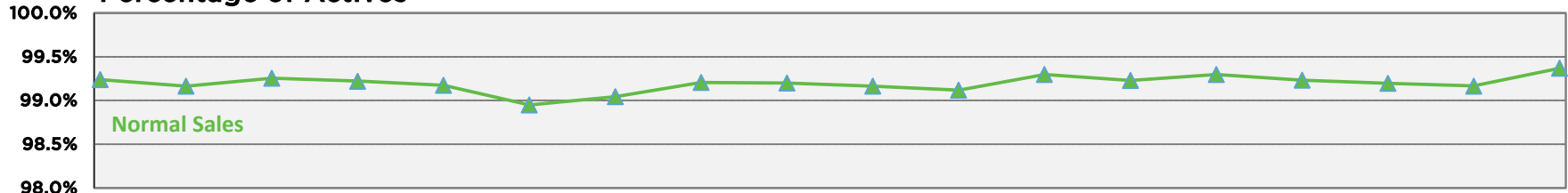
Total Actives



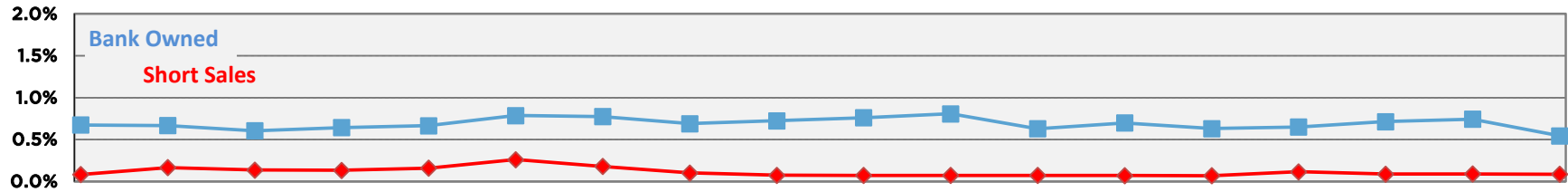
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Total Actives	3,555	3,594	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593

Single Family Homes

Percentage of Actives

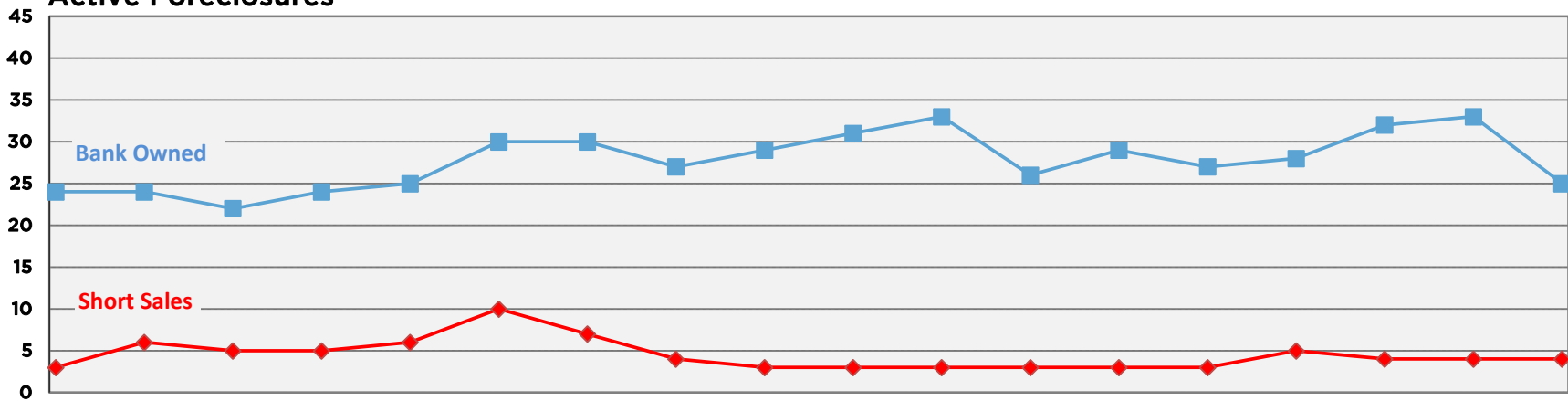


Normal	99.24%	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%	99.17%	99.12%	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%	99.37%
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BO	0.68%	0.67%	0.61%	0.64%	0.67%	0.79%	0.78%	0.69%	0.72%	0.76%	0.81%	0.63%	0.70%	0.63%	0.65%	0.71%	0.74%	0.54%
SS	0.08%	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%	0.09%

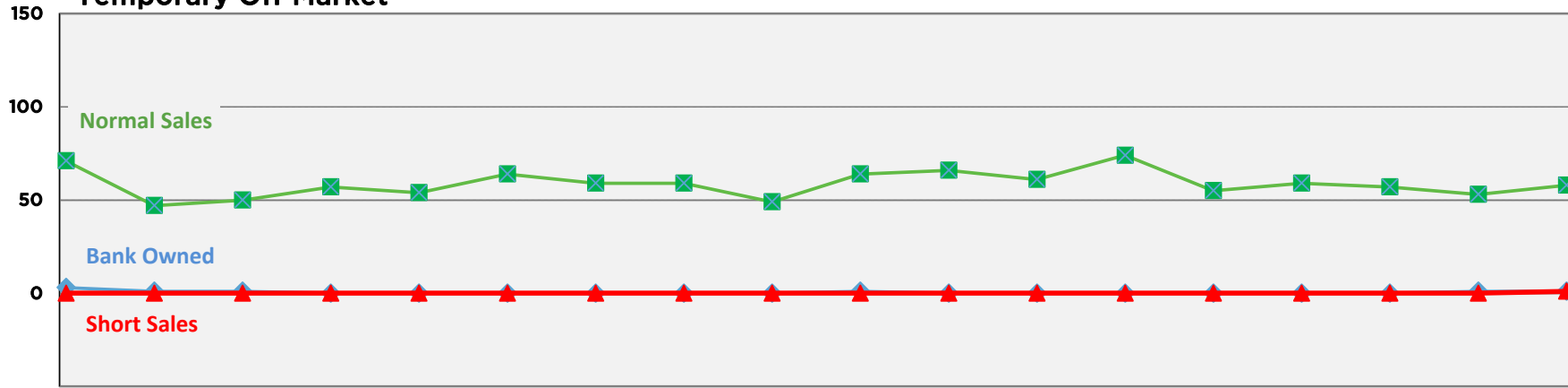
Active Foreclosures



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

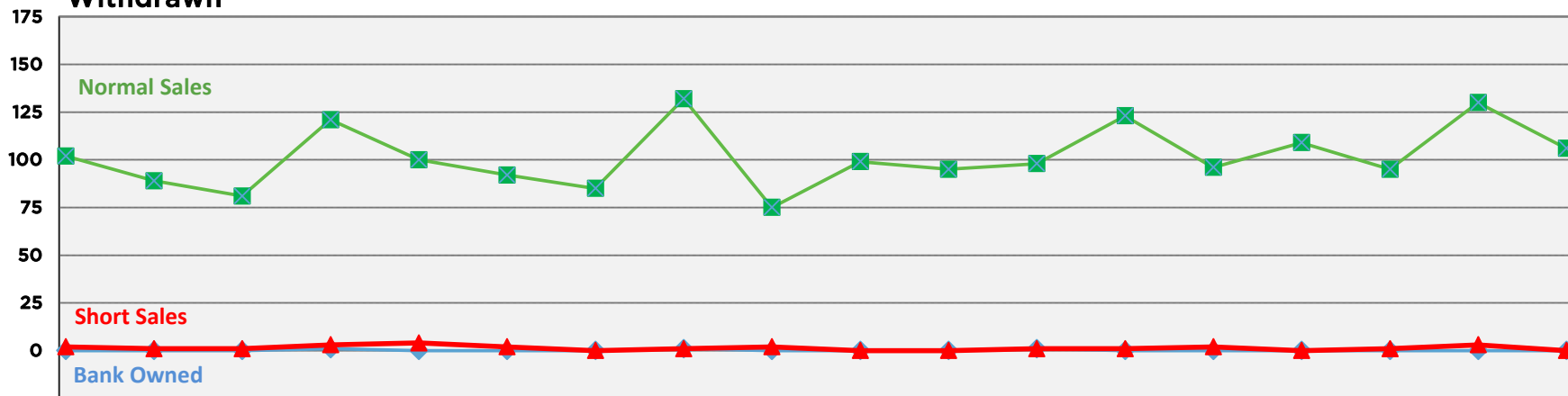
Single Family Homes

Temporary Off Market



	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	9/3
Norm	71	47	50	57	54	64	59	59	49	64	66	61	74	55	59	57	53	58
BO	3	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

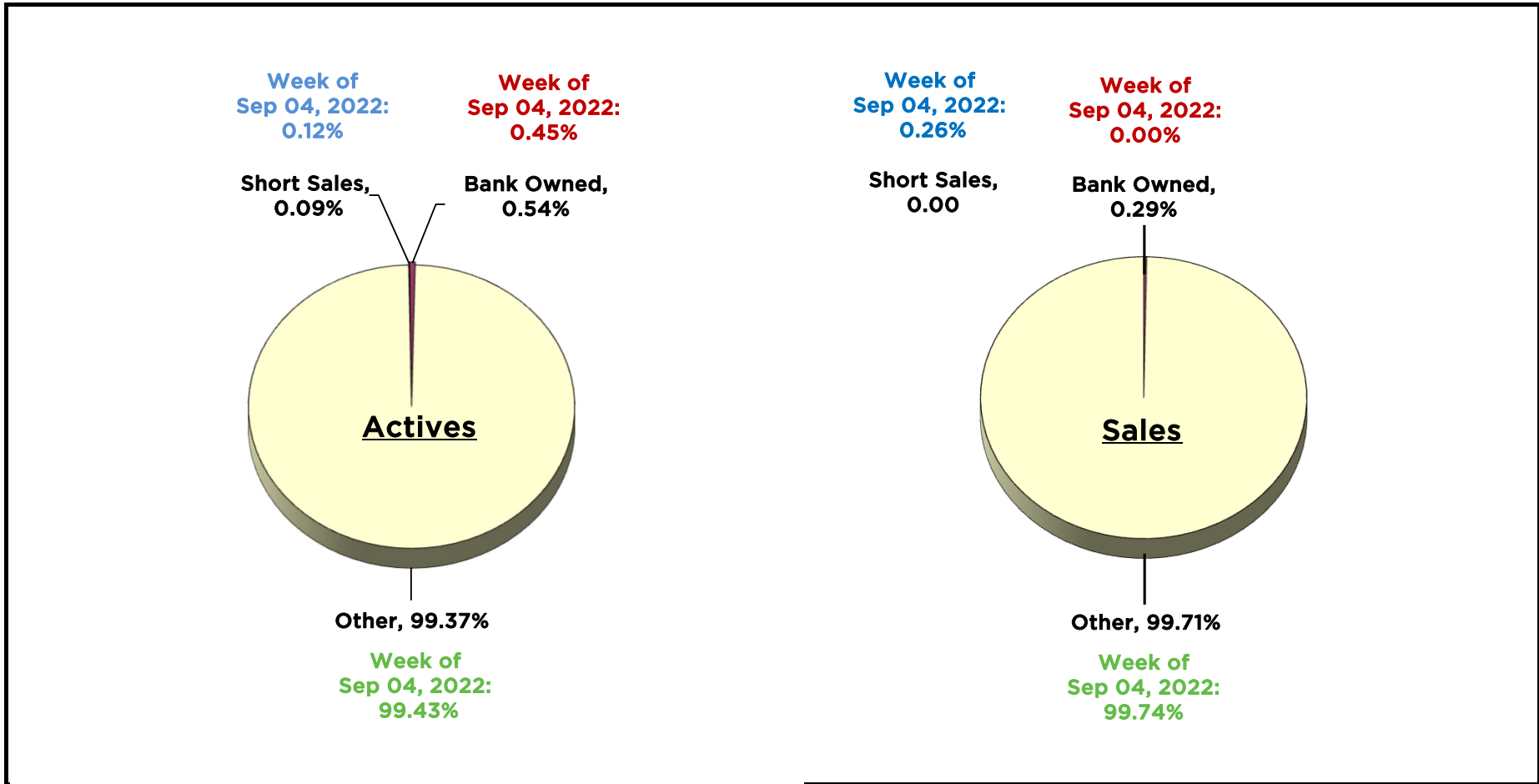
Withdrawn



	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	9/3
Norm	102	89	81	121	100	92	85	132	75	99	95	98	123	96	109	95	130	106
BO	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0
SS	2	1	1	3	4	2	0	1	2	0	0	1	1	2	0	1	3	0



Single Family Homes



Monday Morning Quarterback
09/03/2023 - 09/09/2023
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		4	\$424,975	3.8	2.3	1,892	\$224.59
Altamonte Springs / Forest City	32714	1	\$424,900	4.0	2.0	1,802	\$235.79
Longwood (East)	32750	1	\$425,000	4.0	2.0	2,088	\$203.54
Maitland / Eatonville	32751	1	\$425,000	3.0	2.0	1,500	\$283.33
Sanford (South)	32773	1	\$425,000	4.0	3.0	2,179	\$195.04
Orange County		12	\$425,025	3.2	1.9	1,725	\$246.36
Maitland / Eatonville	32751	1	\$425,000	4.0	2.0	2,390	\$177.82
Delaney / Crystal Lake	32806	2	\$424,950	3.0	2.0	1,491	\$285.01
Lockhart	32810	1	\$425,000	3.0	2.0	1,911	\$222.40
Hiawassee	32818	1	\$425,000	4.0	2.0	1,608	\$264.30
Research Park	32826	1	\$425,000	3.0	2.0	1,430	\$297.20
Waterford Lakes	32828	1	\$425,500	3.0	2.0	1,685	\$252.52
Metro West / Orlo Vista	32835	1	\$424,900	3.0	2.0	1,597	\$266.06
Hunters Creek	32837	2	\$425,000	3.0	2.0	1,717	\$247.60
Pine Castle / Edgewood	32839	2	\$425,000	3.0	1.5	1,834	\$231.80
Osceola County		14	\$424,956	3.7	2.0	1,889	\$224.94
Kissimmee (Central)	34741	1	\$425,000	4.0	2.0	2,130	\$199.53
Kissimmee / Buena Ventura Lakes	34743	1	\$424,900	4.0	2.0	2,096	\$202.72
Kissimmee (East)	34744	1	\$424,999	3.0	2.0	1,690	\$251.48
Kissimmee / Celebration	34747	1	\$425,000	1.0	1.0	775	\$548.39
Kissimmee / Poinciana	34758	4	\$424,875	4.3	2.3	2,258	\$188.21
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	2.2	1,964	\$216.32
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	3.0	2.0	1,492	\$284.85
Groveland	34736	3	\$425,000	3.7	2.7	2,247	\$189.14
Leesburg (West)	34748	6	\$424,867	2.7	2.0	2,009	\$211.53
Montverde	34756	1	\$424,999	3.0	2.0	1,788	\$237.70
Leesburg (East) / Haines Creek	34788	1	\$425,000	3.0	2.0	1,736	\$244.82

Monday Morning Quarterback
09/03/2023 - 09/09/2023
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	120	44	25	28	14	8	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	119	43	25	28	14	8	1
Active Listings	1,816	540	234	484	320	230	8
Bank Owned	5	3	2	0	0	0	0
Short Sales	3	1	0	2	0	0	0
Other	1,808	536	232	482	320	230	8
Months of Inventory	3.49	2.83	2.16	3.99	5.28	6.64	1.85

List Price

Average Original List Price	\$321,540	\$189,195	\$286,300	\$358,854	\$469,360	\$654,225	\$1,250,000
Average Final List Price	\$315,976	\$185,814	\$281,816	\$352,368	\$463,269	\$636,725	\$1,250,000

Sale Price

Average Price	\$309,256	\$181,566	\$276,179	\$343,868	\$451,857	\$626,625	\$1,250,000
Median Price	\$285,500	\$183,500	\$275,175	\$340,000	\$450,750	\$617,500	\$1,250,000

Price Differences

Original to Final List Price	-\$5,564	-\$3,381	-\$4,484	-\$6,486	-\$6,091	-\$17,500	\$0
Original List to Sale Price - \$	-\$12,284	-\$7,629	-\$10,121	-\$14,986	-\$17,503	-\$27,600	\$0
Final List to Sale Price - \$	-\$6,720	-\$4,248	-\$5,637	-\$8,500	-\$11,412	-\$10,100	\$0
Original List to Sale Price - %	96.18%	95.97%	96.46%	95.82%	96.27%	95.78%	100.00%
Final List to Sale Price - %	97.87%	97.71%	98.00%	97.59%	97.54%	98.41%	100.00%

Days on the Market

Avg Days Listing to Contract	42	40	32	54	46	40	5
Combined Avg Days to Contract	42	40	33	54	46	40	5
Avg Days Listing to Closing	74	70	66	85	80	76	34
Avg Days Contract to Close	31	29	33	30	32	35	28

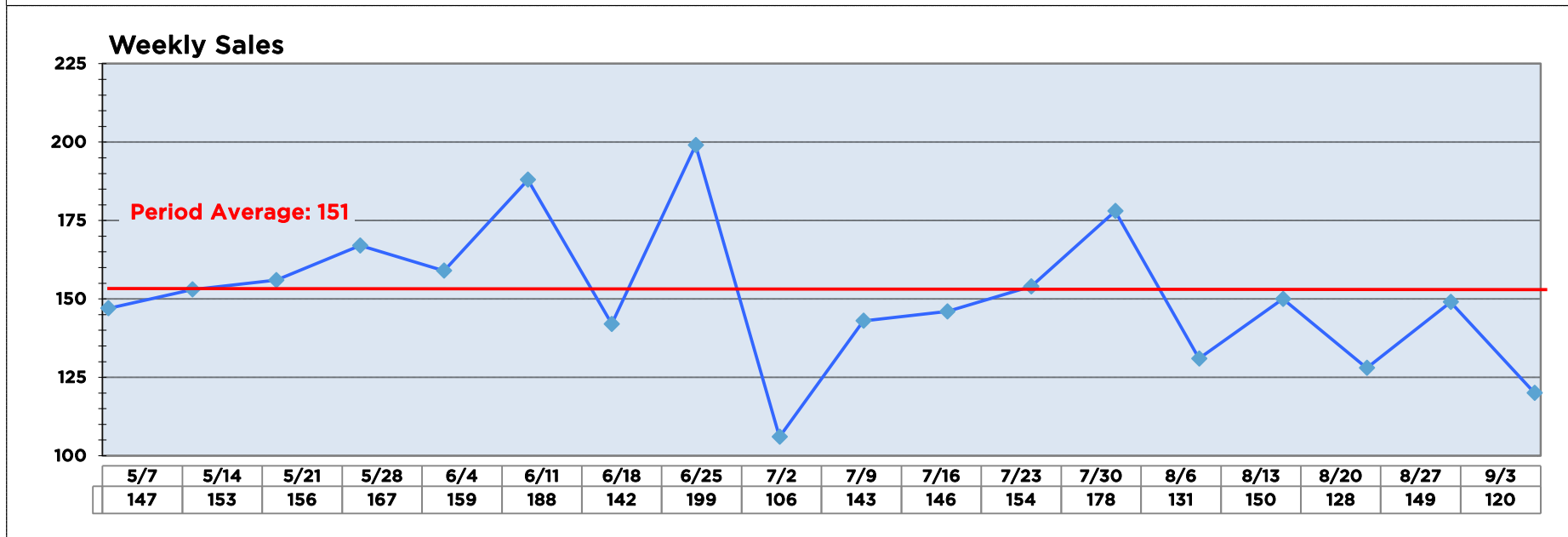
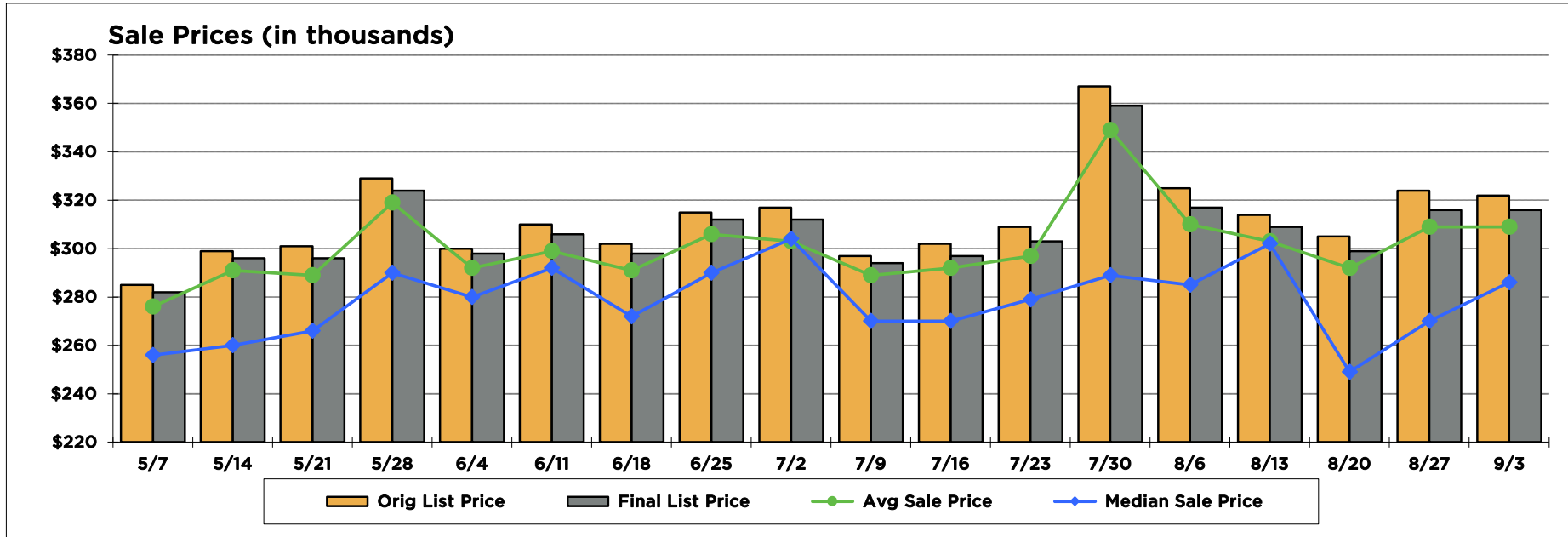
Beds / Baths

Average Bedrooms	2	2	3	3	3	3	2
Average Full Baths	2	2	2	2	3	2.625	2
Average Half Baths	0	0	0	1	1	1	0

Square Footage

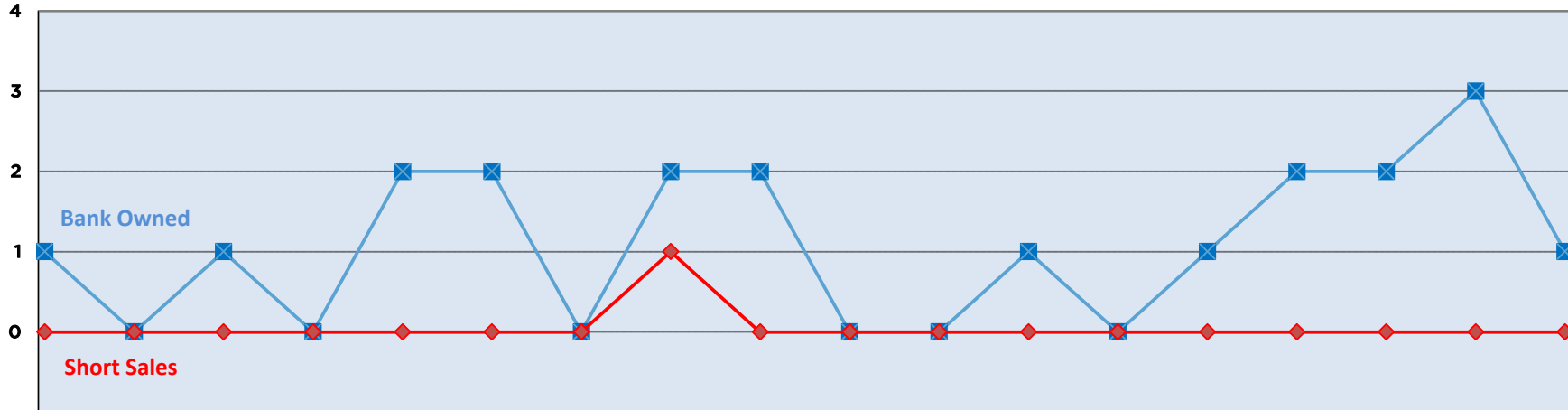
Average Square Feet	1,360	918	1,384	1,596	1,861	1,988	1,599
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Condos, Townhomes, Villas



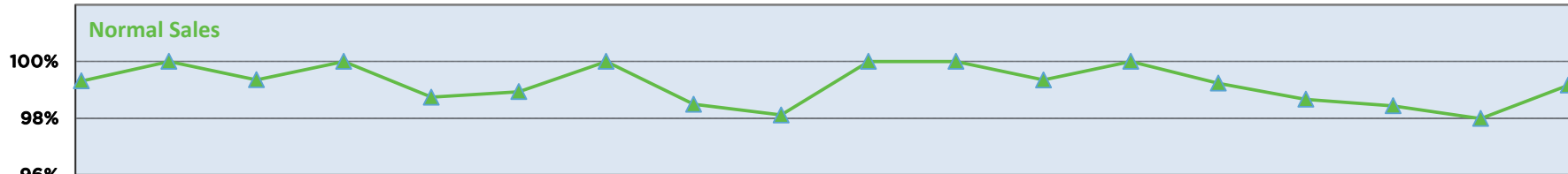
Condos, Townhomes, Villas

Foreclosure Sales

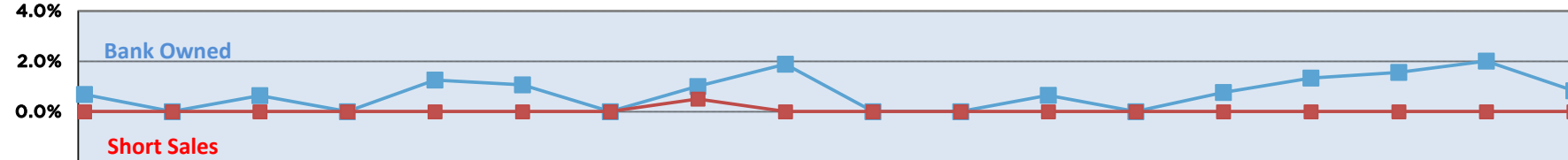


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BO	1	0	1	0	2	2	0	2	2	0	0	1	0	1	2	2	3	1
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



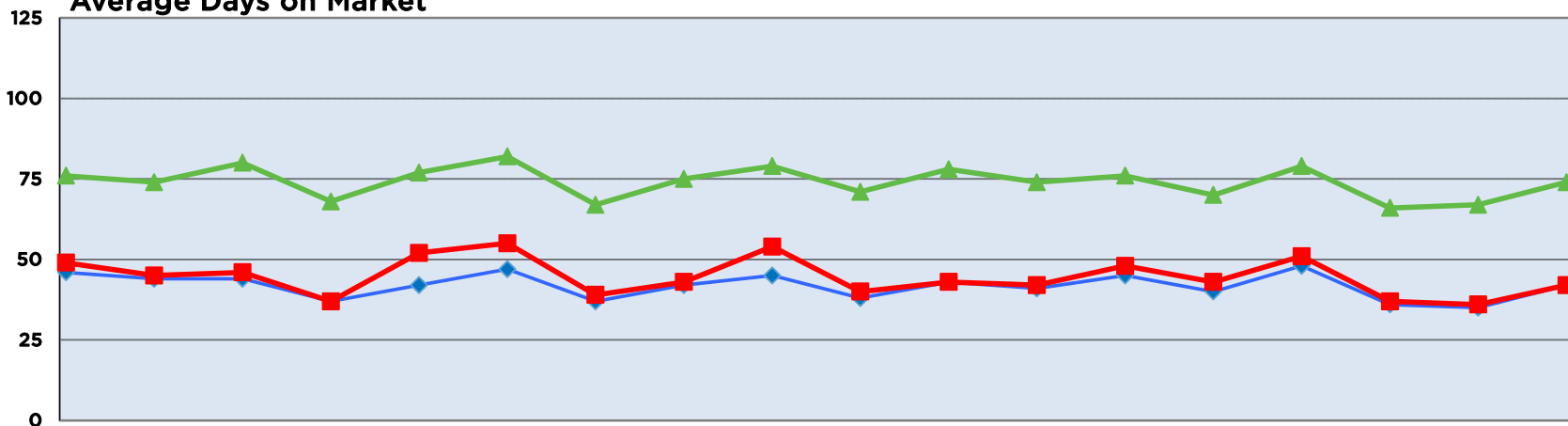
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Normal	99.3%	100.0%	99.4%	100.0%	98.7%	98.9%	100.0%	98.5%	98.1%	100.0%	100.0%	99.4%	100.0%	99.2%	98.7%	98.4%	98.0%	99.2%



	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	9/3
BO	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%	0.8%
SS	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%	0.0%

Condos, Townhomes, Villas

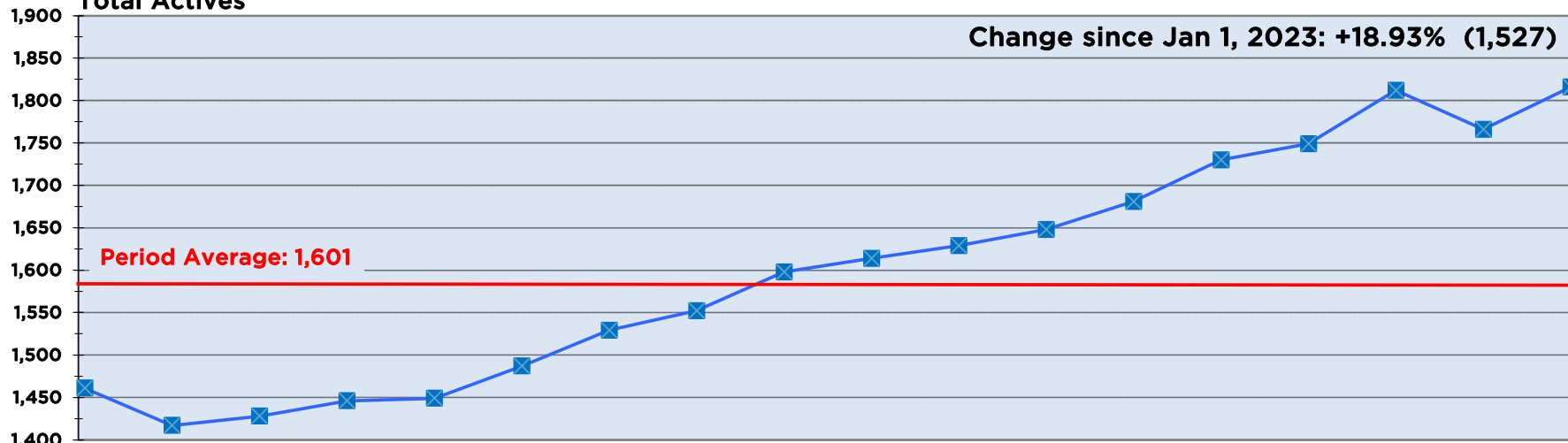
Average Days on Market



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

Total Actives

Change since Jan 1, 2023: +18.93% (1,527)

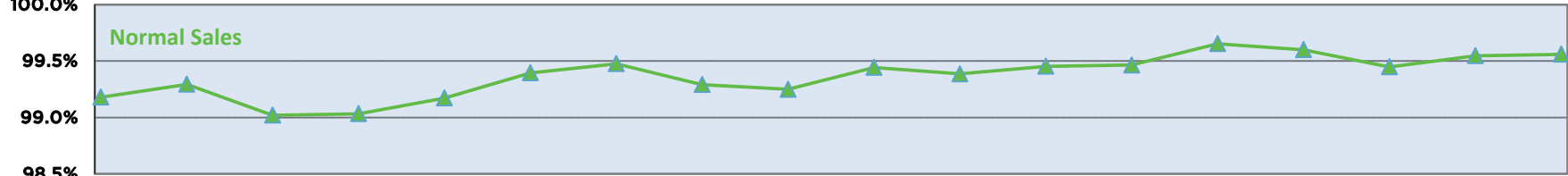


Total Actives	1,461	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816
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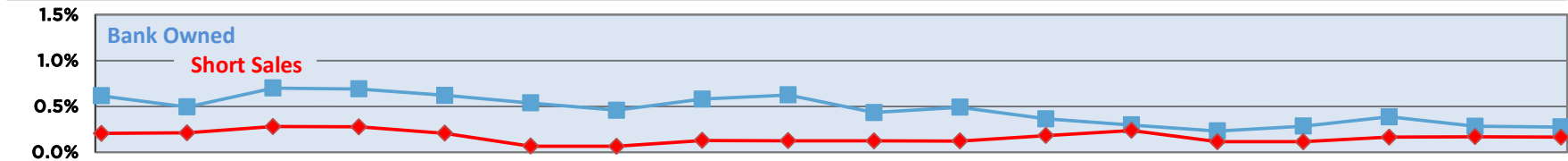
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Condos, Townhomes, Villas

Percentage of Actives

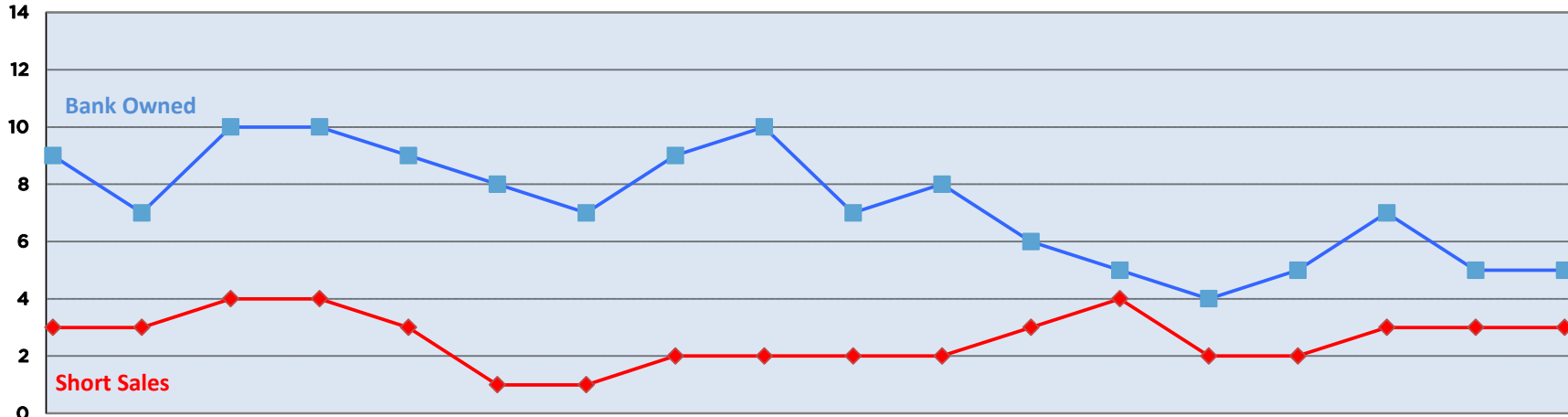


	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3
Normal	99.2%	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%



	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	9/3
BO	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%	0.3%
SS	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%	0.2%

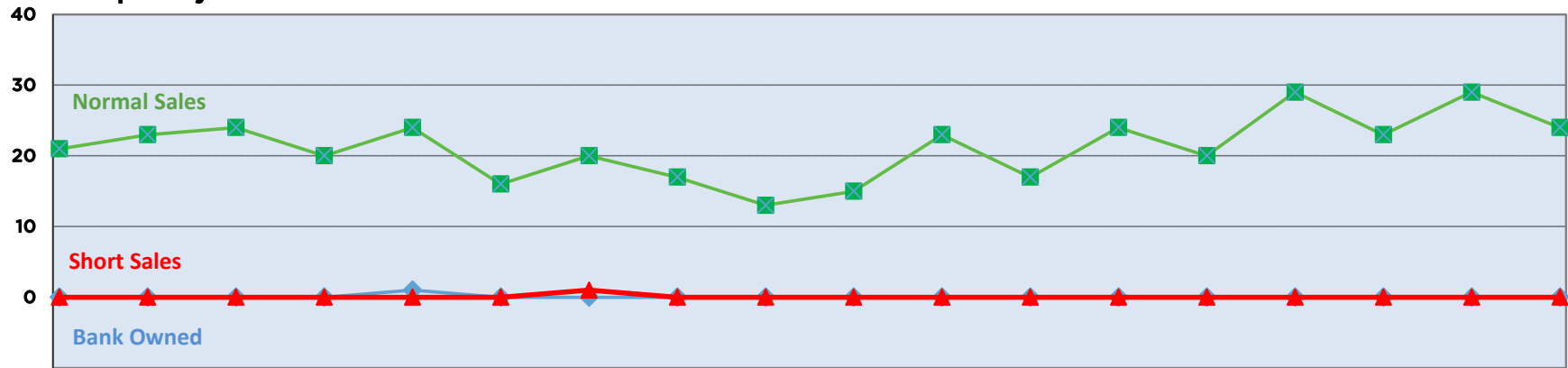
Active Foreclosures



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

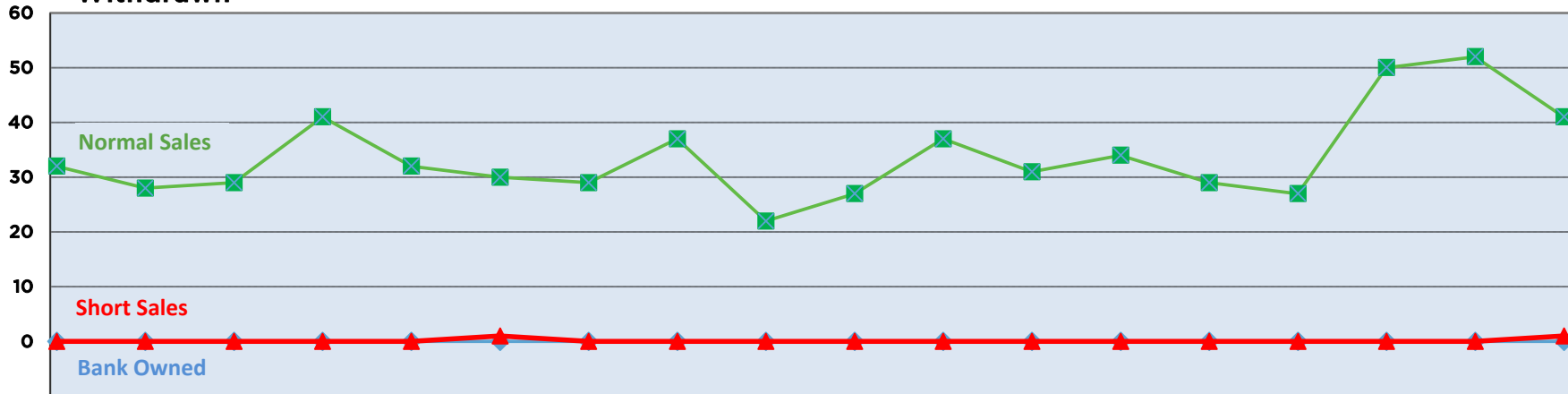
Condos, Townhomes, Villas

Temporary Off Market



	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	9/3
Norm	21	23	24	20	24	16	20	17	13	15	23	17	24	20	29	23	29	24
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	1	0	0	0	0	0	0	0	0	0	0	0

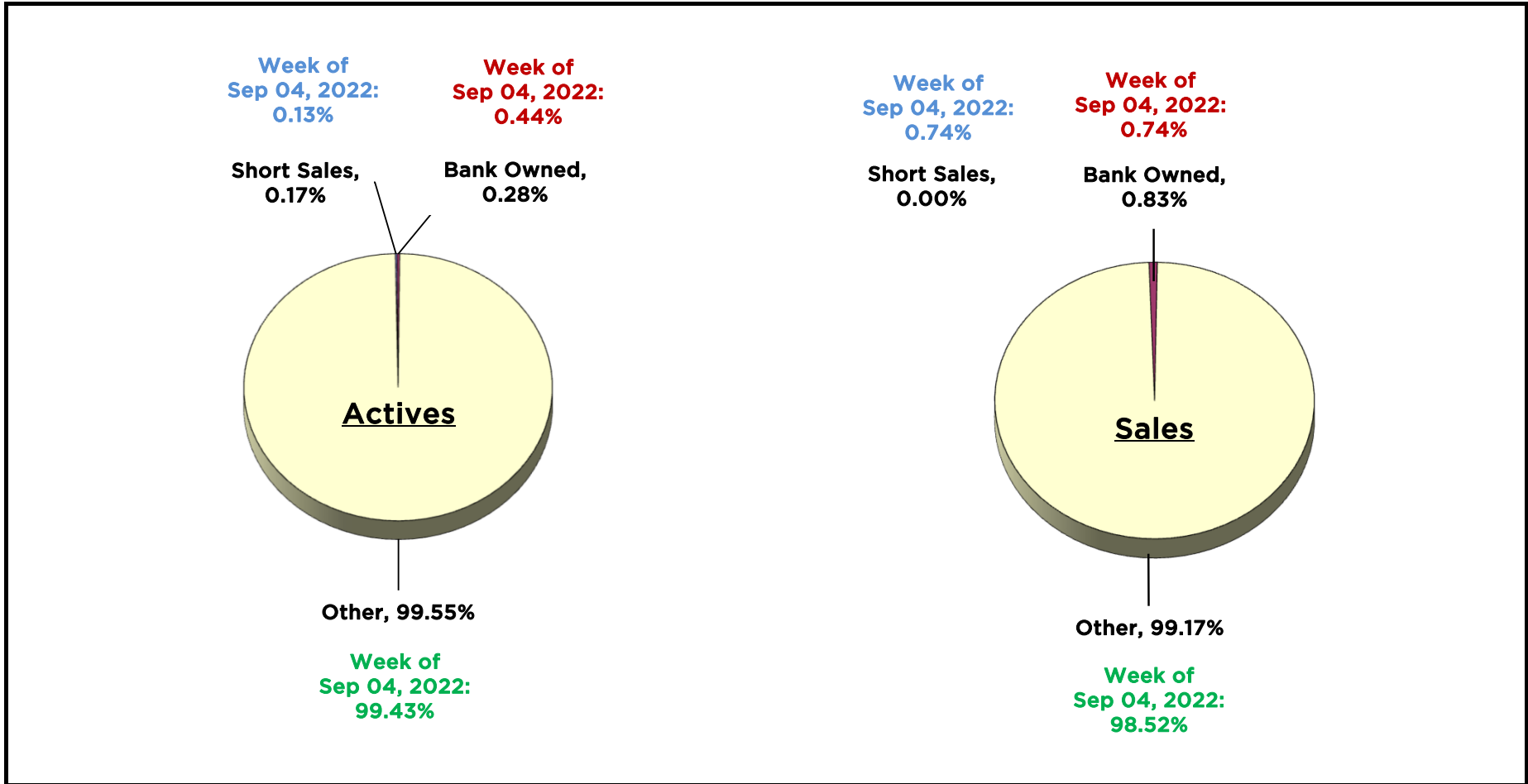
Withdrawn



	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	9/3
Norm	32	28	29	41	32	30	29	37	22	27	37	31	34	29	27	50	52	41
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1



Condos, Townhomes, Villas



Monday Morning Quarterback
09/03/2023 - 09/09/2023
Lake, Orange, Osceola & Seminole Counties

There are 10 Condos, Villas, or Townhomes available for the Median Price of \$285,500 (± \$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		2	\$285,000	2.5	2.0	1,349	\$211.27
Sanford / Lake Forest	32771	1	\$285,000	3.0	2.0	1,203	\$236.91
Winter Park	32792	1	\$285,000	2.0	2.0	1,495	\$190.64
Orange County		5	\$285,000	2.2	2.0	1,239	\$230.10
Conway	32812	1	\$285,000	2.0	2.0	1,080	\$263.89
Williamsburg / Lake Bryan	32821	2	\$285,000	2.5	2.0	1,183	\$240.91
Metro West / Orlo Vista	32835	2	\$285,000	2.0	2.0	1,374	\$207.50
Osceola County		3	\$285,000	2.3	2.0	1,186	\$240.30
Kissimmee (Central)	34741	1	\$285,000	3.0	2.0	1,296	\$219.91
Kissimmee (East)	34744	1	\$285,000	2.0	2.0	1,240	\$229.84
Kissimmee / Celebration	34747	1	\$285,000	2.0	2.0	1,022	\$278.86