



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

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

***Week of September 10, 2023 - September 16, 2023***

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

- Sales of single-family homes increased to 398 during the week of September 10, from 346 the week prior
- The median price of single family homes decreased to \$410,000, a change of -3.5%
- 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 174, and now sits at 4,767

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

- Sales of condos, townhomes, and villas decreased to 117 during the week of September 10, from 120 the week prior
- The median price of condos, townhomes, and villas decreased to \$281,000 a change of -1.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 60, and now sits at 1,876

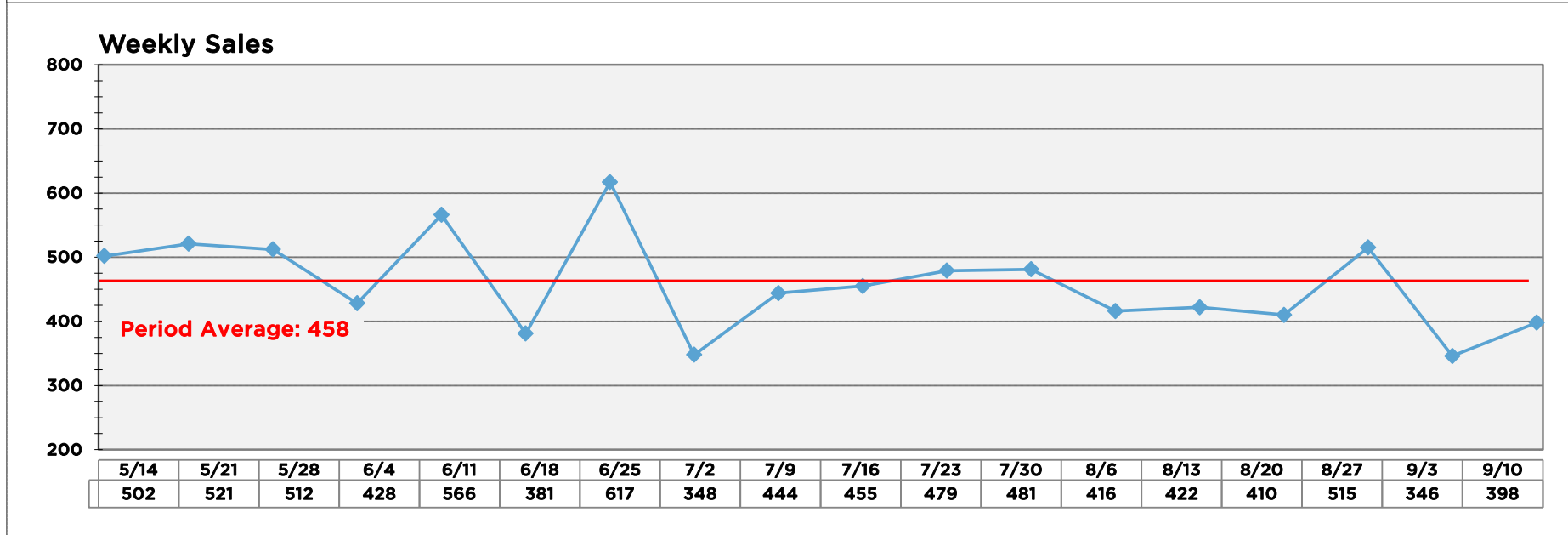
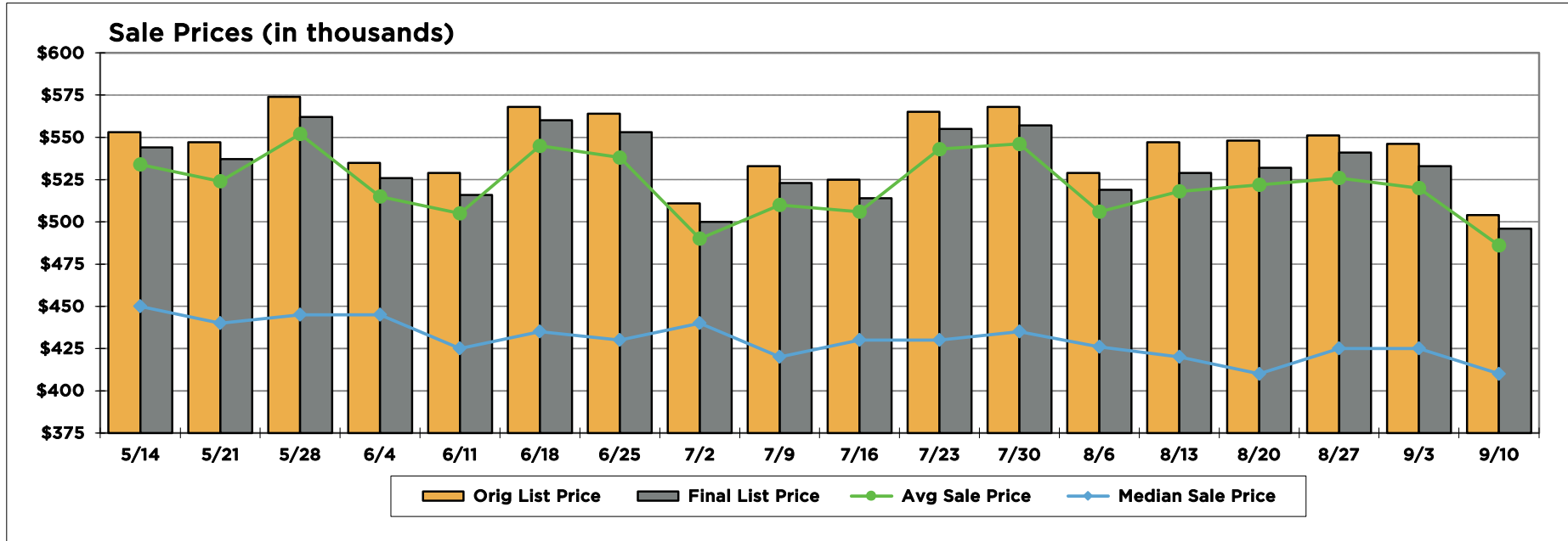
***Detailed charts and graphs begin on page 2 of this report.***

**Monday Morning Quarterback**  
09/10/2023 - 09/16/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

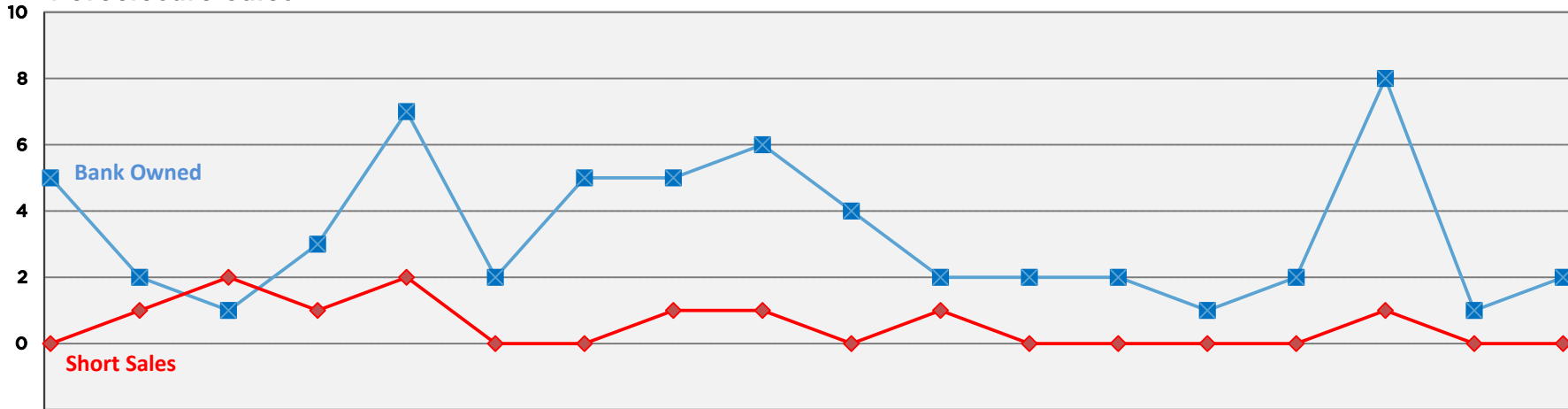
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>398</b>	37	32	117	85	106	21
Bank Owned	2	0	1	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	396	37	31	117	84	106	21
<b>Active Listings</b>	<b>4,767</b>	256	230	886	965	1,879	551
Bank Owned	21	3	2	6	4	5	1
Short Sales	3	1	0	1	1	0	0
Other	4,743	252	228	879	960	1,874	550
<b>Months of Inventory</b>	<b>2.76</b>	1.60	1.66	1.75	2.62	4.09	6.06
<b><i>List Price</i></b>							
Average Original List Price	\$504,128	\$202,293	\$287,072	\$363,605	\$458,874	\$667,460	\$1,508,329
Average Final List Price	\$496,443	\$193,327	\$279,631	\$356,486	\$448,594	\$658,272	\$1,517,467
<b><i>Sale Price</i></b>							
Average Price	\$486,301	\$187,636	\$271,641	\$351,370	\$442,143	\$648,728	\$1,450,238
Median Price	\$410,000	\$187,636	\$271,641	\$351,370	\$442,143	\$648,728	\$1,450,238
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$7,685	-\$8,966	-\$7,441	-\$7,119	-\$10,280	-\$9,188	\$9,138
Original List to Sale Price - \$	-\$17,827	-\$14,657	-\$15,431	-\$12,235	-\$16,731	-\$18,732	-\$58,091
Final List to Sale Price - \$	-\$10,142	-\$5,691	-\$7,990	-\$5,116	-\$6,451	-\$9,544	-\$67,229
Original List to Sale Price - %	96.46%	92.75%	94.62%	96.64%	96.35%	97.19%	96.15%
Final List to Sale Price - %	97.96%	97.06%	97.14%	98.56%	98.56%	98.55%	95.57%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	39	44	51	32	36	33	99
Combined Avg Days to Contract	42	44	51	33	42	36	113
Avg Days Listing to Closing	75	77	89	69	71	67	136
Avg Days Contract to Close	35	34	37	36	34	34	38
<b><i>Beds / Baths</i></b>							
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
<b><i>Square Footage</i></b>							
Average Square Feet	2,051	1,165	1,354	1,584	1,991	2,704	4,224

**Single Family Homes**



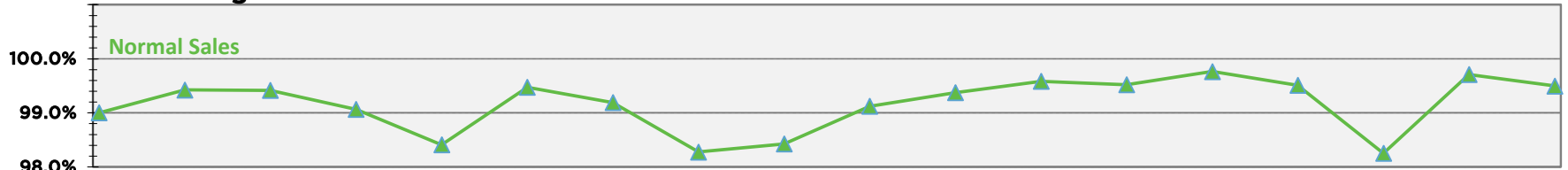
**Single Family Homes**

**Foreclosure Sales**

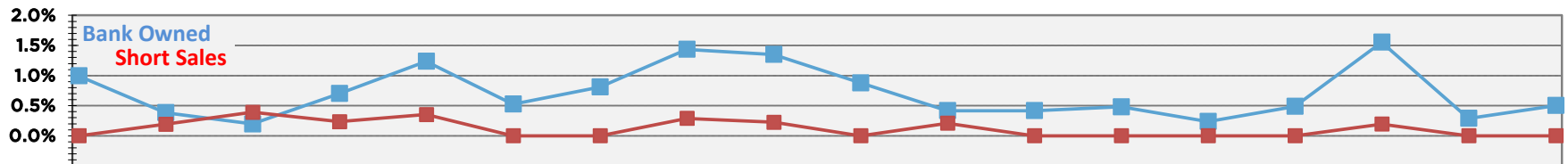


	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10
BO	5	2	1	3	7	2	5	5	6	4	2	2	2	1	2	8	1	2
SS	0	1	2	1	2	0	0	1	1	0	1	0	0	0	0	1	0	0

**Percentage of Sales**



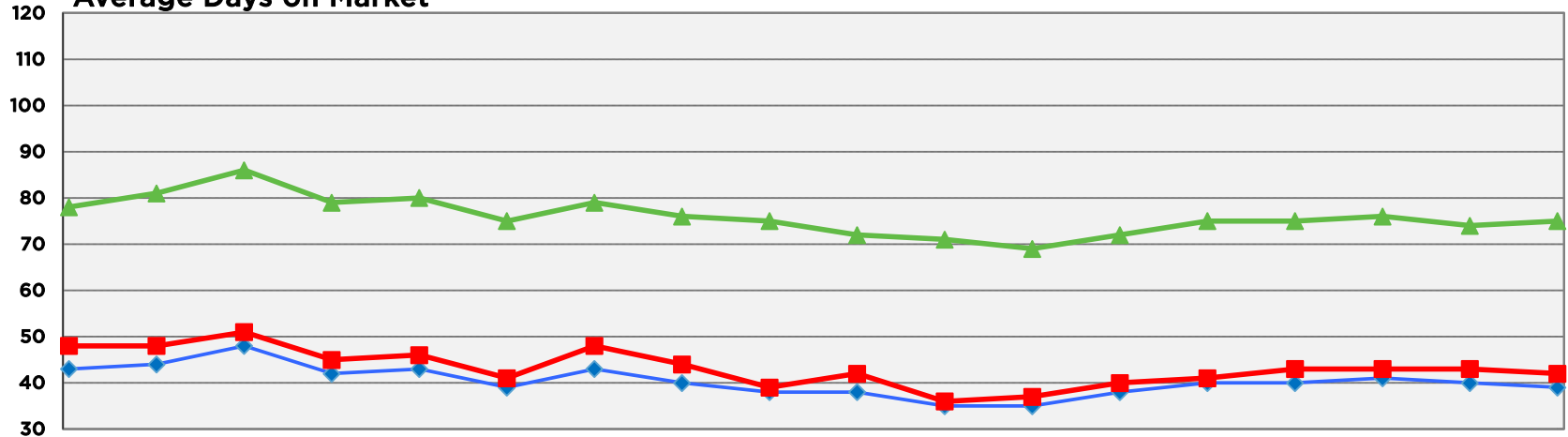
	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10
Normal	99.0%	99.4%	99.4%	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%



	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	9/10
BO	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%	0.5%
SS	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%	0.0%

**Single Family Homes**

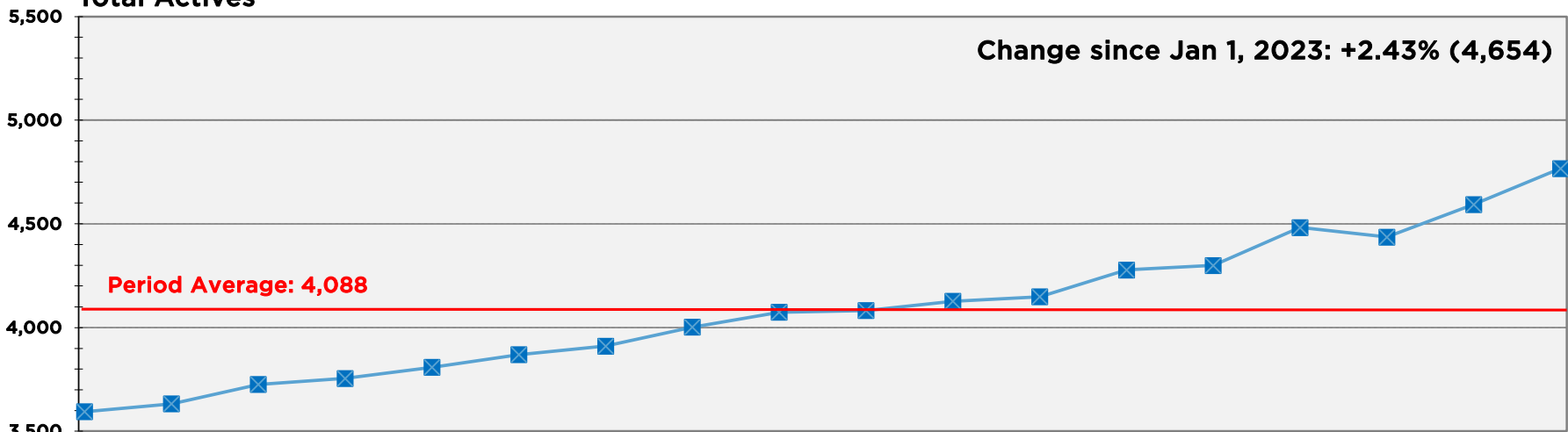
**Average Days on Market**



	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	9/10
ListToContract	43	44	48	42	43	39	43	40	38	38	35	35	38	40	40	41	40	39
CombDaysOnMkt	48	48	51	45	46	41	48	44	39	42	36	37	40	41	43	43	43	42
ListToClose	78	81	86	79	80	75	79	76	75	72	71	69	72	75	75	76	74	75

**Total Actives**

Change since Jan 1, 2023: +2.43% (4,654)

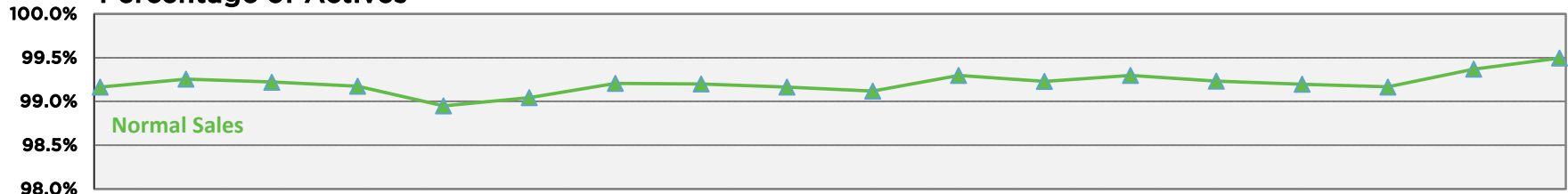


	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10
Total Actives	3,594	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767

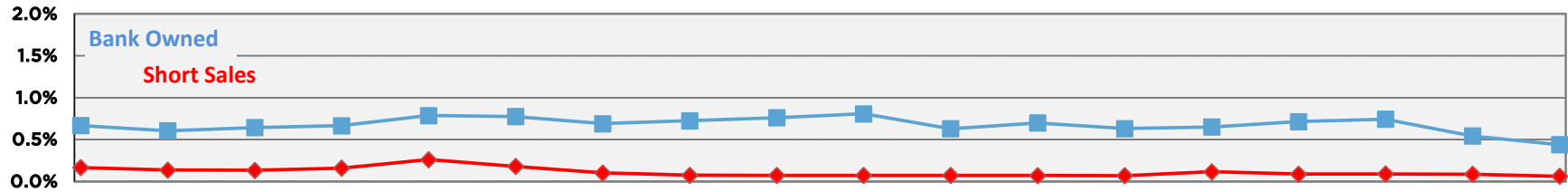
**Monday Morning Quarterback**  
09/10/2023 - 09/16/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**

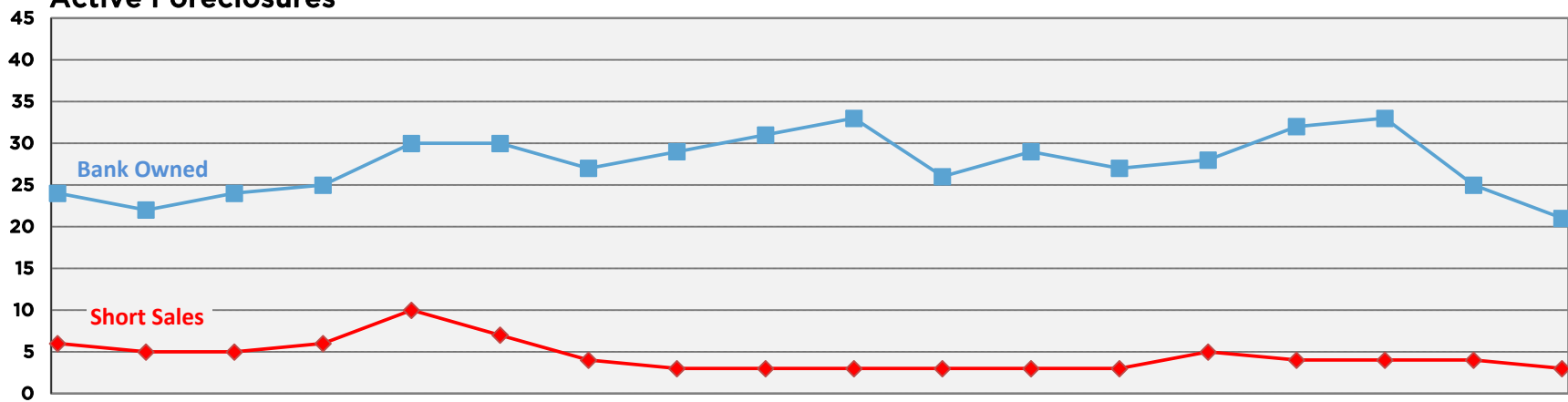


Normal	99.17%	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%	99.17%	99.12%	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%	99.37%	99.50%
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BO	0.67%	0.61%	0.64%	0.67%	0.79%	0.78%	0.69%	0.72%	0.76%	0.81%	0.63%	0.70%	0.63%	0.65%	0.71%	0.74%	0.54%	0.44%
SS	0.17%	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%	0.06%

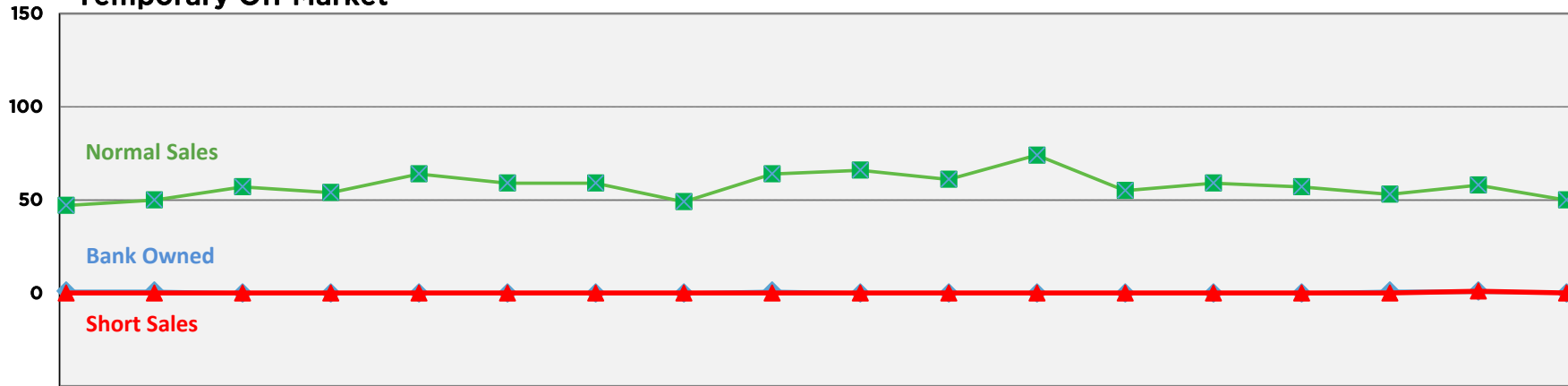
**Active Foreclosures**



BO	24	22	24	25	30	30	27	29	31	33	26	29	27	28	32	33	25	21
SS	6	5	5	6	10	7	4	3	3	3	3	3	3	5	4	4	4	3

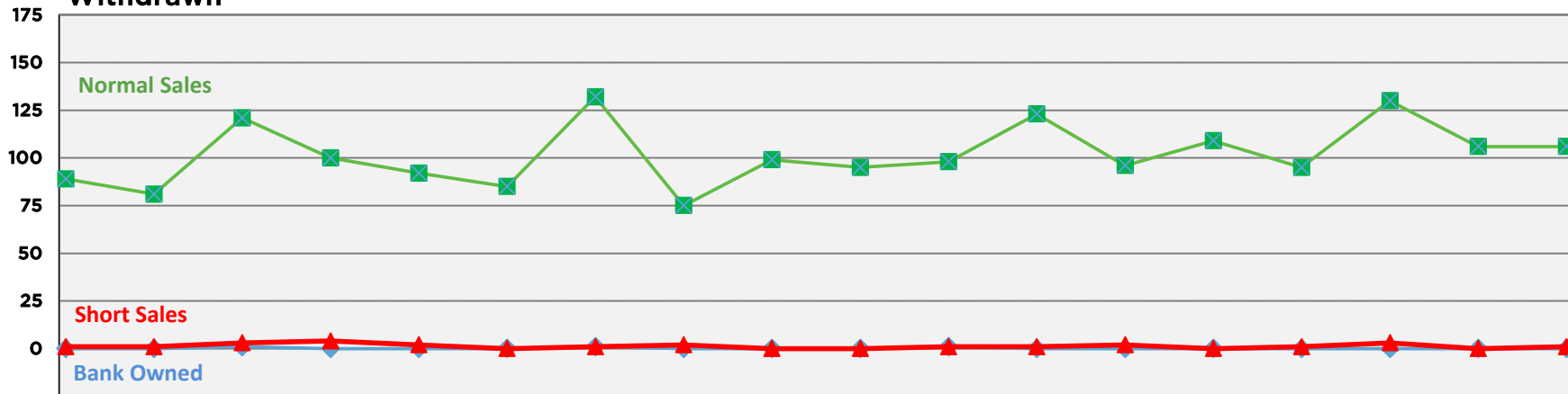
**Single Family Homes**

**Temporary Off Market**



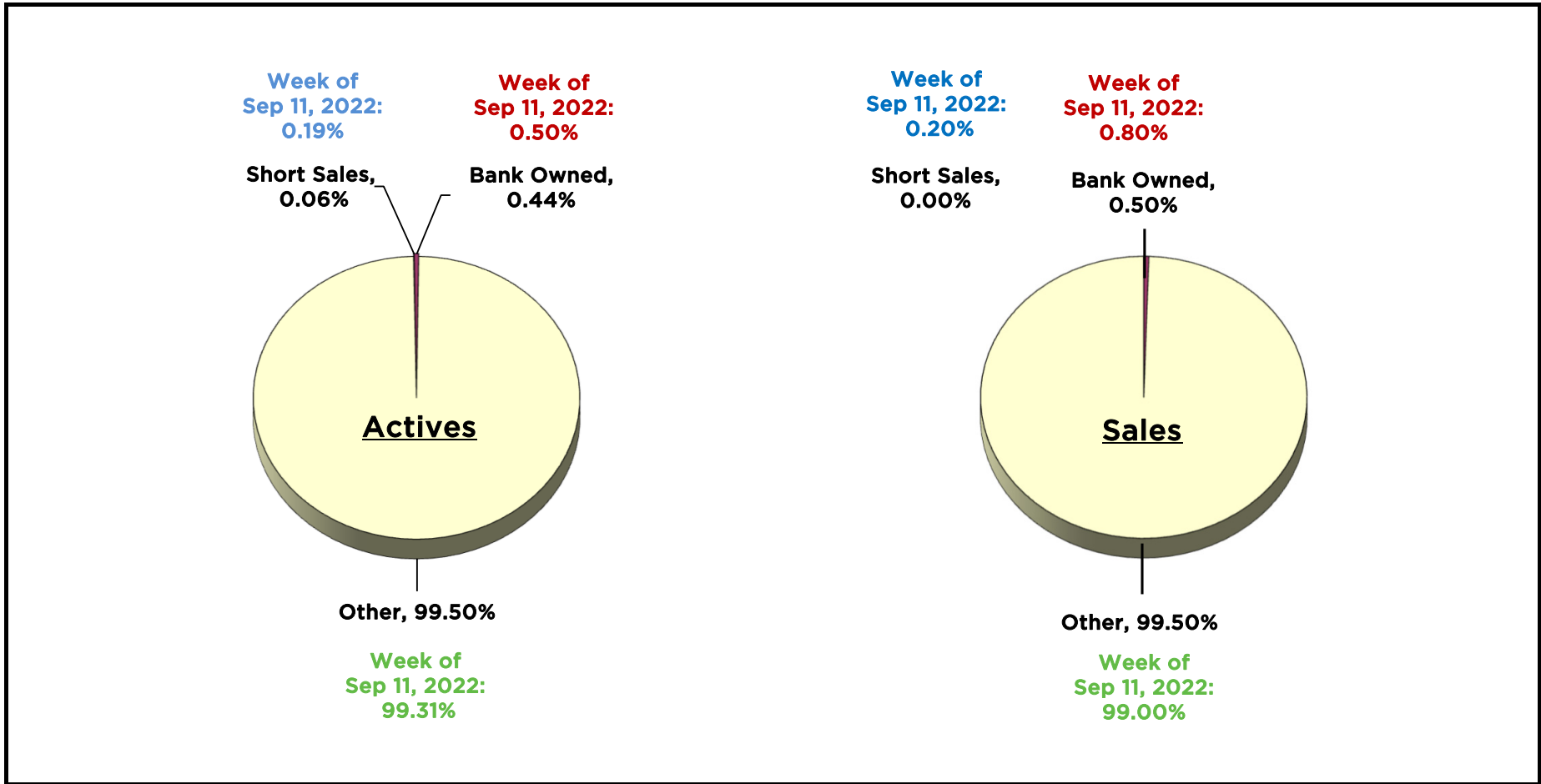
	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10
Norm	47	50	57	54	64	59	59	49	64	66	61	74	55	59	57	53	58	50
BO	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0

**Withdrawn**



	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	9/10
Norm	89	81	121	100	92	85	132	75	99	95	98	123	96	109	95	130	106	106
BO	0	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
SS	1	1	3	4	2	0	1	2	0	0	1	1	2	0	1	3	0	1

**Single Family Homes**



**Monday Morning Quarterback**  
09/10/2023 - 09/16/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 33 Single Family Homes available for the Median Price of \$410,000 (± \$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>
<b>Seminole County</b>		<b>4</b>	<b>\$409,950</b>	<b>3.5</b>	<b>2.0</b>	<b>1,709</b>	<b>\$239.95</b>
Casselberry	32707	1	\$410,000	4.0	2.0	1,998	\$205.21
Sanford / Lake Forest	32771	1	\$410,000	3.0	2.0	1,736	\$236.18
Sanford (South)	32773	1	\$410,000	4.0	2.0	1,732	\$236.72
Winter Park	32792	1	\$409,800	3.0	2.0	1,368	\$299.56
<b>Orange County</b>		<b>9</b>	<b>\$409,990</b>	<b>3.2</b>	<b>1.9</b>	<b>1,502</b>	<b>\$273.02</b>
Winter Park (West)	32789	1	\$409,900	3.0	1.0	1,178	\$347.96
Conway	32812	1	\$409,900	3.0	2.0	1,485	\$276.03
Ventura	32822	2	\$410,000	3.0	2.0	1,449	\$282.95
Rio Pinar / Union Park	32825	1	\$410,000	3.0	2.0	1,721	\$238.23
Research Park	32826	2	\$410,000	3.5	2.0	1,616	\$253.71
Union Park / Chickasaw	32829	1	\$410,108	4.0	2.0	1,449	\$283.03
Hunters Creek	32837	1	\$410,000	3.0	2.0	1,552	\$264.18
<b>Osceola County</b>		<b>13</b>	<b>\$409,892</b>	<b>3.6</b>	<b>2.0</b>	<b>1,900</b>	<b>\$215.72</b>
Kissimmee (Central)	34741	2	\$409,950	3.0	2.0	1,490	\$275.13
Kissimmee (East)	34744	2	\$409,950	3.5	2.0	1,734	\$236.49
Kissimmee (West) / Pleasant Hill	34746	3	\$410,000	4.0	2.0	2,389	\$171.60
Kissimmee / Poinciana	34758	2	\$409,950	4.0	2.0	2,044	\$200.56
St Cloud	34769	1	\$410,000	3.0	2.0	1,633	\$251.07
St Cloud / Narcoossee	34771	3	\$409,633	3.7	2.0	1,788	\$229.06
<b>Lake County</b>		<b>7</b>	<b>\$409,943</b>	<b>3.6</b>	<b>2.6</b>	<b>2,029</b>	<b>\$202.08</b>
Mount Dora	32757	1	\$409,900	4.0	2.0	1,892	\$216.65
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
Groveland	34736	2	\$409,900	3.5	2.5	2,207	\$185.77
Leesburg (West)	34748	1	\$410,000	3.0	3.0	2,107	\$194.59

**Monday Morning Quarterback**  
09/10/2023 - 09/16/2023  
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
<b>Weekly Sales</b>	117	47	17	34	13	6	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	117	47	17	34	13	6	0
<b>Active Listings</b>	1,876	551	254	505	320	239	7
Bank Owned	4	3	1	0	0	0	0
Short Sales	4	1	0	3	0	0	0
Other	1,868	547	253	502	320	239	7
<b>Months of Inventory</b>	3.70	2.71	3.45	3.43	5.68	9.19	0.00

***List Price***

<b>Average Original List Price</b>	\$302,313	\$197,723	\$281,404	\$351,576	\$451,638	\$578,150	\$0
<b>Average Final List Price</b>	\$299,200	\$196,531	\$279,463	\$346,367	\$444,946	\$576,300	\$0

***Sale Price***

<b>Average Price</b>	\$292,802	\$188,140	\$275,690	\$338,426	\$432,462	\$600,000	\$0
<b>Median Price</b>	\$281,000	\$188,140	\$275,690	\$338,426	\$432,462	\$600,000	\$0

***Price Differences***

<b>Original to Final List Price</b>	-\$3,113	-\$1,192	-\$1,941	-\$5,209	-\$6,692	-\$1,850	\$0
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<b>Original List to Sale Price - \$</b>	-\$9,511	-\$9,583	-\$5,714	-\$13,150	-\$19,176	\$21,850	\$0
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<b>Final List to Sale Price - \$</b>	-\$6,398	-\$8,391	-\$3,773	-\$7,941	-\$12,484	\$23,700	\$0
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<b>Original List to Sale Price - %</b>	96.85%	95.15%	97.97%	96.26%	95.75%	103.78%	0.00%
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<b>Final List to Sale Price - %</b>	97.86%	95.73%	98.65%	97.71%	97.19%	104.11%	0.00%
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***Days on the Market***

<b>Avg Days Listing to Contract</b>	38	48	30	33	32	19	0
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<b>Combined Avg Days to Contract</b>	42	48	30	46	32	19	0
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<b>Avg Days Listing to Closing</b>	72	85	68	63	63	53	0
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<b>Avg Days Contract to Close</b>	34	36	37	31	30	34	0
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***Beds / Baths***

<b>Average Bedrooms</b>	2	2	2	3	3	3	0
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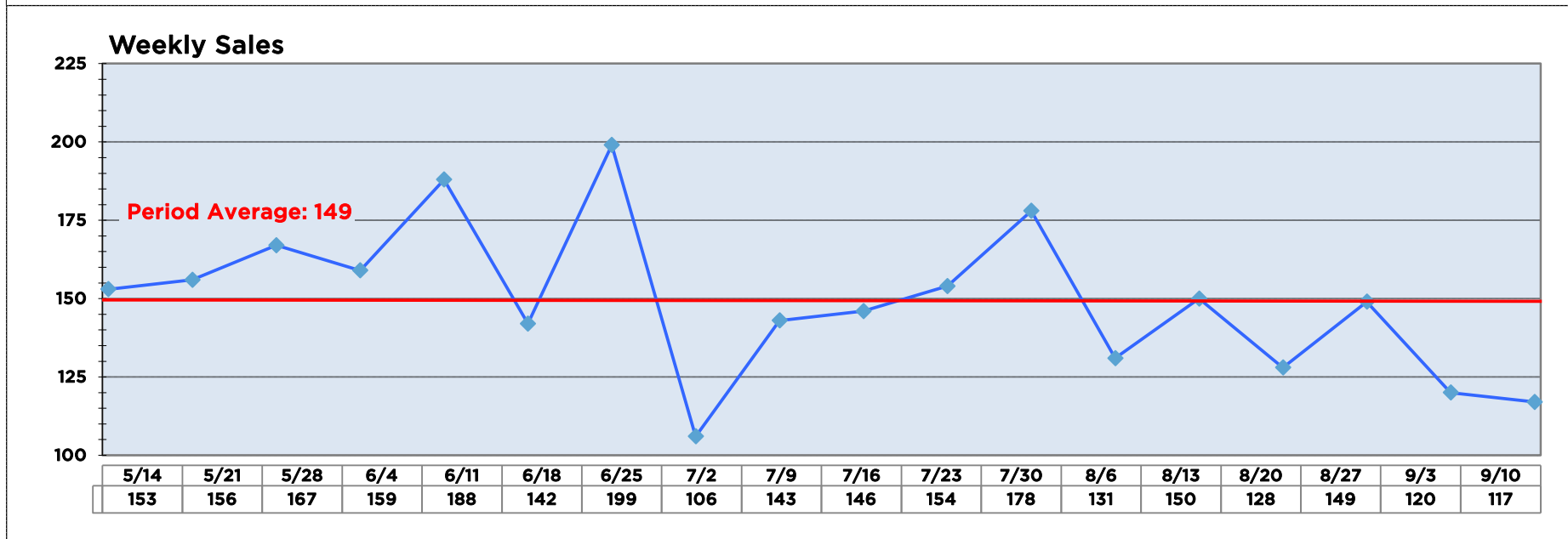
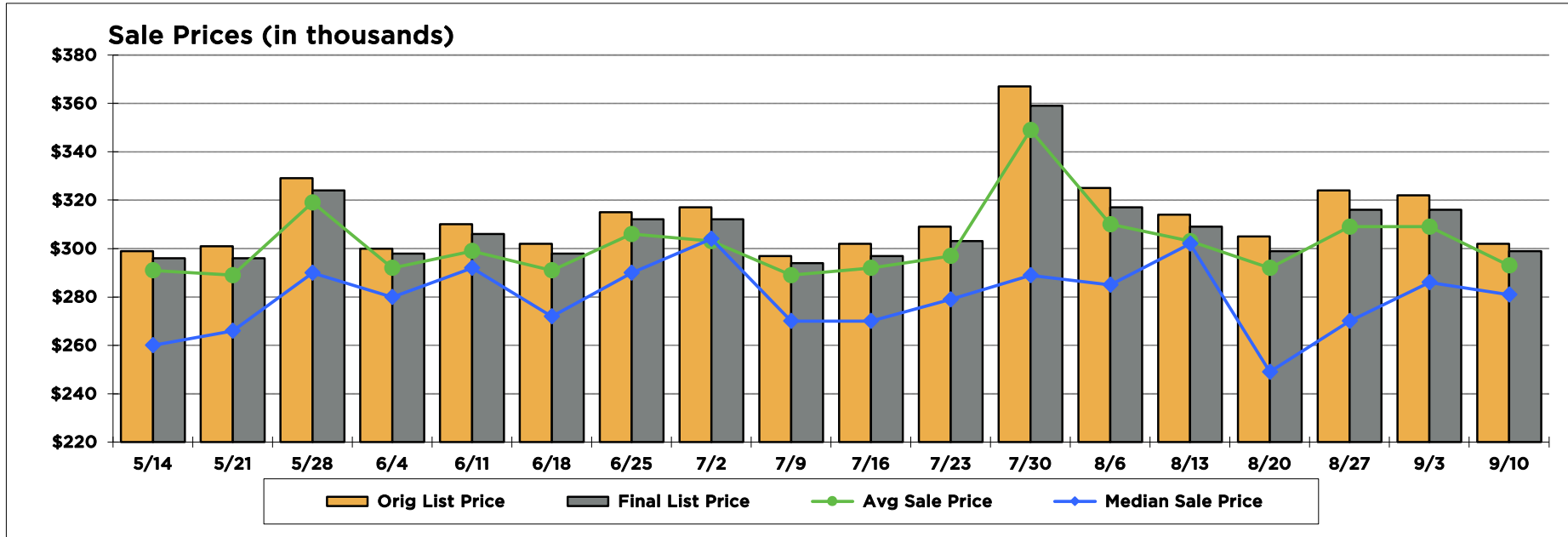
<b>Average Full Baths</b>	2	2	2	2	2	2	0
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<b>Average Half Baths</b>	0	0	0	1	0	1	0
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***Square Footage***

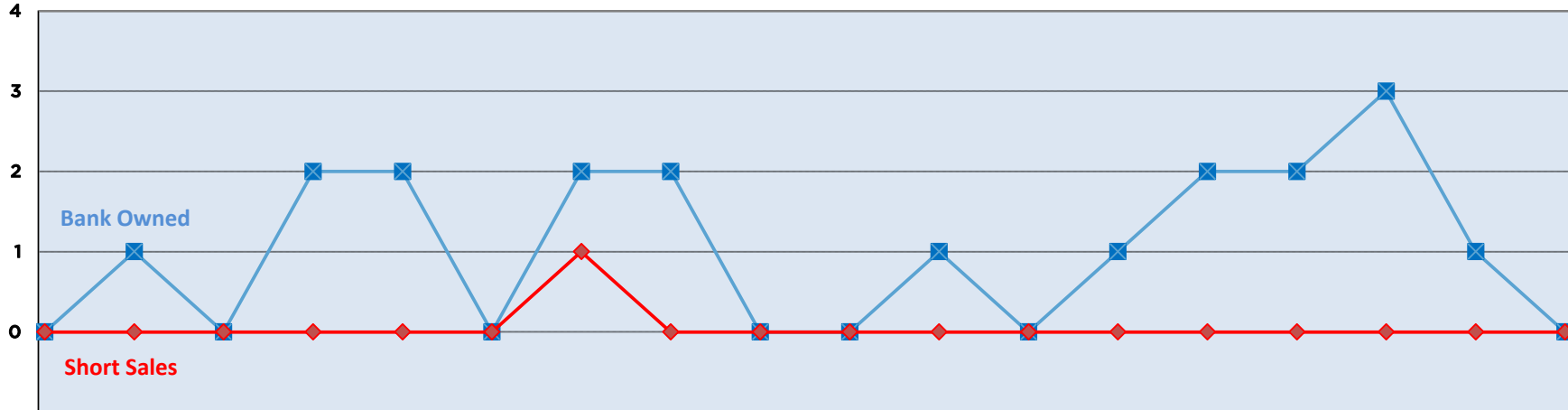
<b>Average Square Feet</b>	1,273	937	1,208	1,499	1,693	1,894	0
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**Condos, Townhomes, Villas**



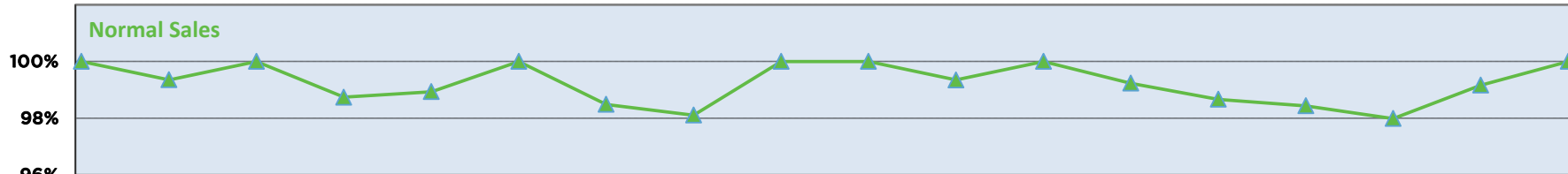
**Condos, Townhomes, Villas**

**Foreclosure Sales**

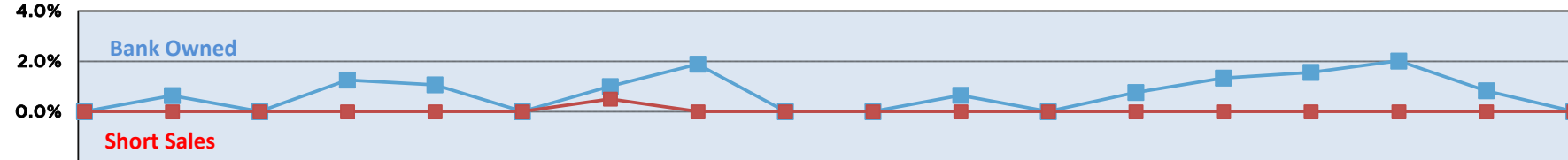


	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10
BO	0	1	0	2	2	0	2	2	0	0	1	0	1	2	2	3	1	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	9/10
Normal	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%	100.0%

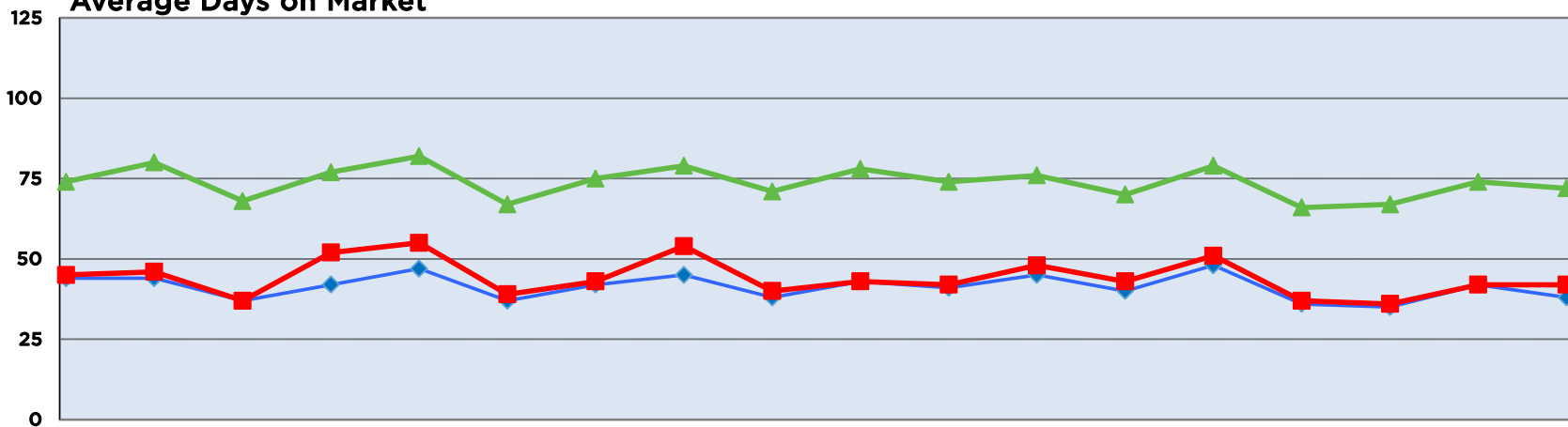


	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10
BO	0.0%	0.6%	0.0%	1.3%	1.1%	0.0%	1.0%	1.9%	0.0%	0.0%	0.6%	0.0%	0.8%	1.3%	1.6%	2.0%	0.8%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**Monday Morning Quarterback**  
09/10/2023 - 09/16/2023  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

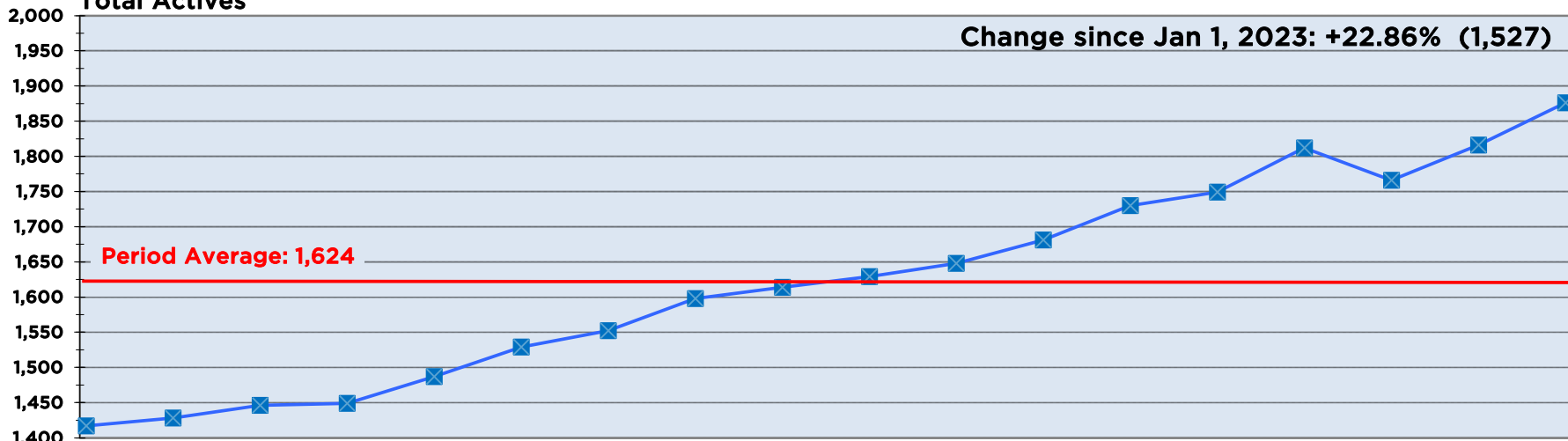
**Average Days on Market**



LstToContract	44	44	37	42	47	37	42	45	38	43	41	45	40	48	36	35	42	38
CombDaysOnMkt	45	46	37	52	55	39	43	54	40	43	42	48	43	51	37	36	42	42
LstToClose	74	80	68	77	82	67	75	79	71	78	74	76	70	79	66	67	74	72

**Total Actives**

Change since Jan 1, 2023: +22.86% (1,527)

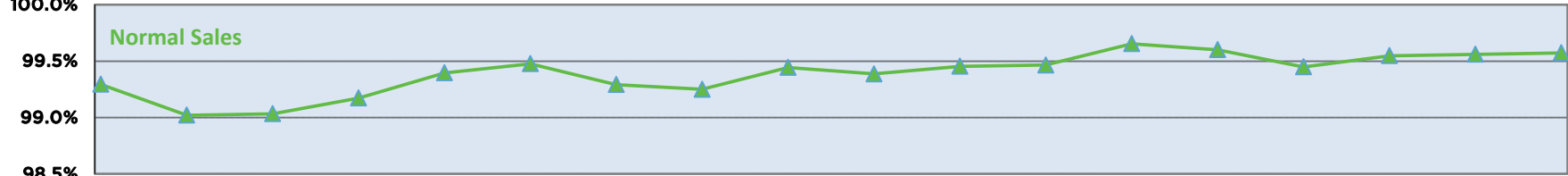


Total Actives	1,417	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876
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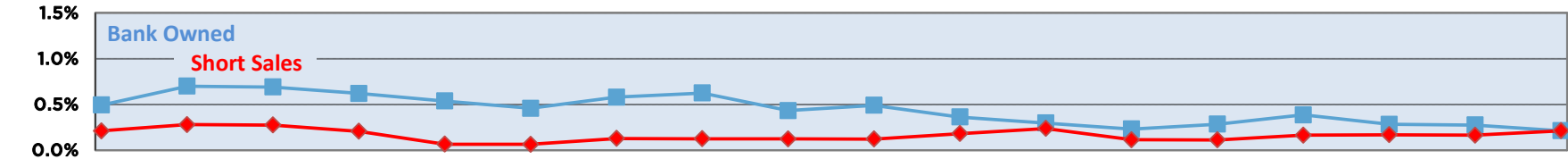
**Monday Morning Quarterback**  
09/10/2023 - 09/16/2023  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

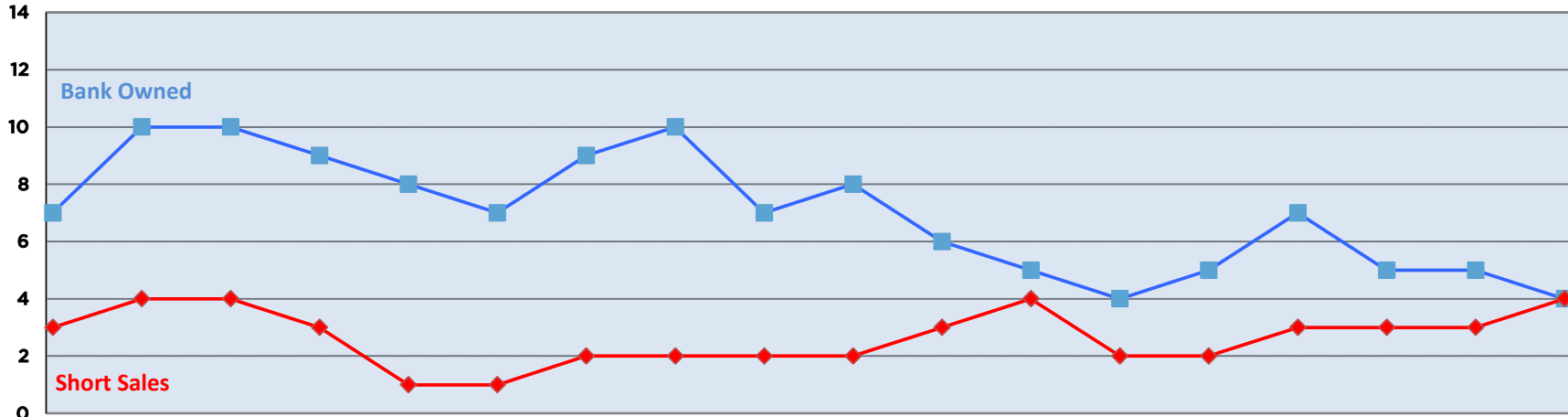


	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10
Normal	99.3%	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%



	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	9/10
BO	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%	0.2%
SS	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%	0.2%

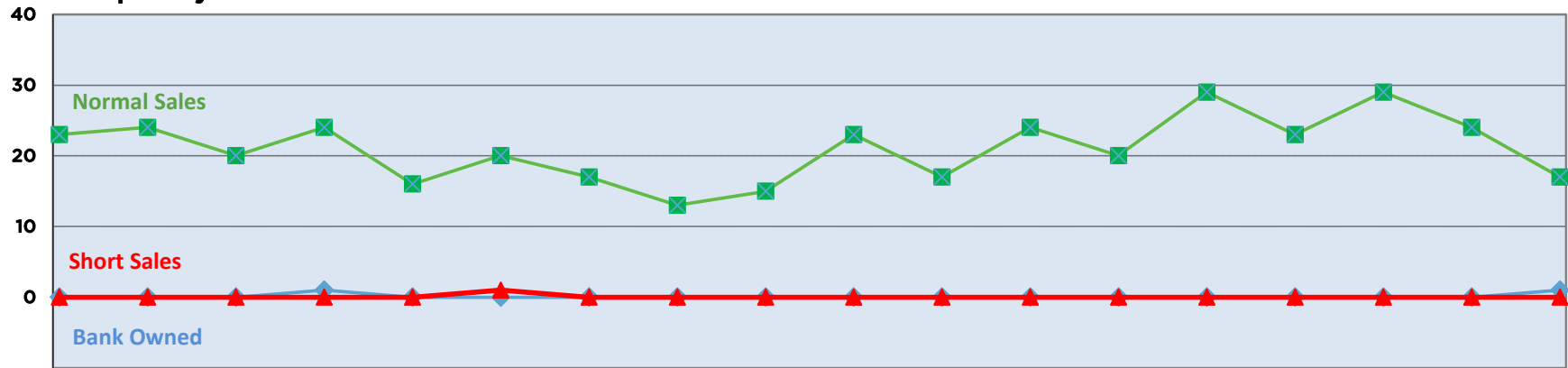
**Active Foreclosures**



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

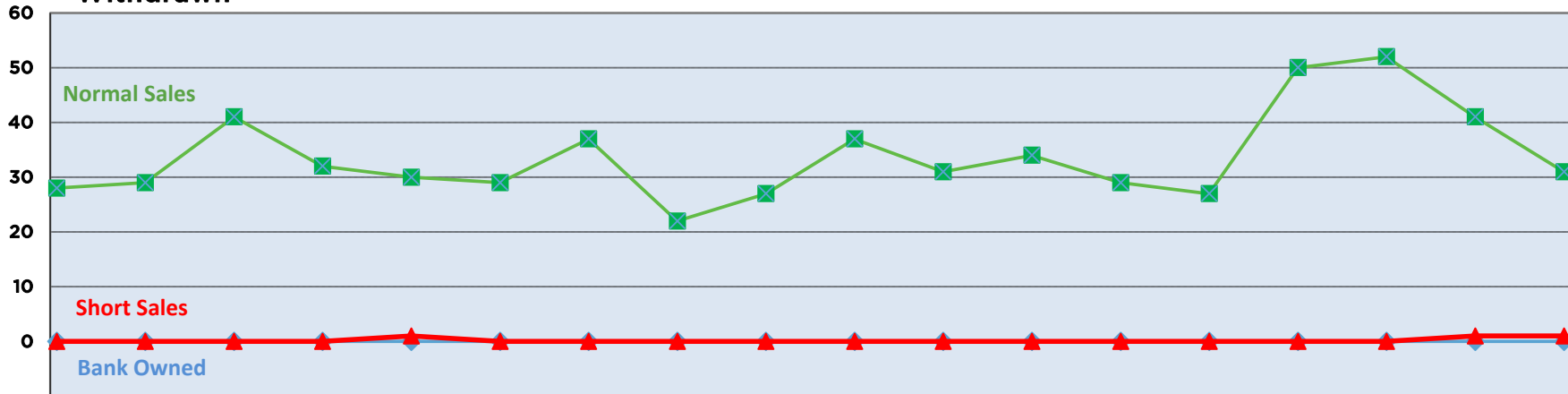
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	9/10
Norm	23	24	20	24	16	20	17	13	15	23	17	24	20	29	23	29	24	17
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

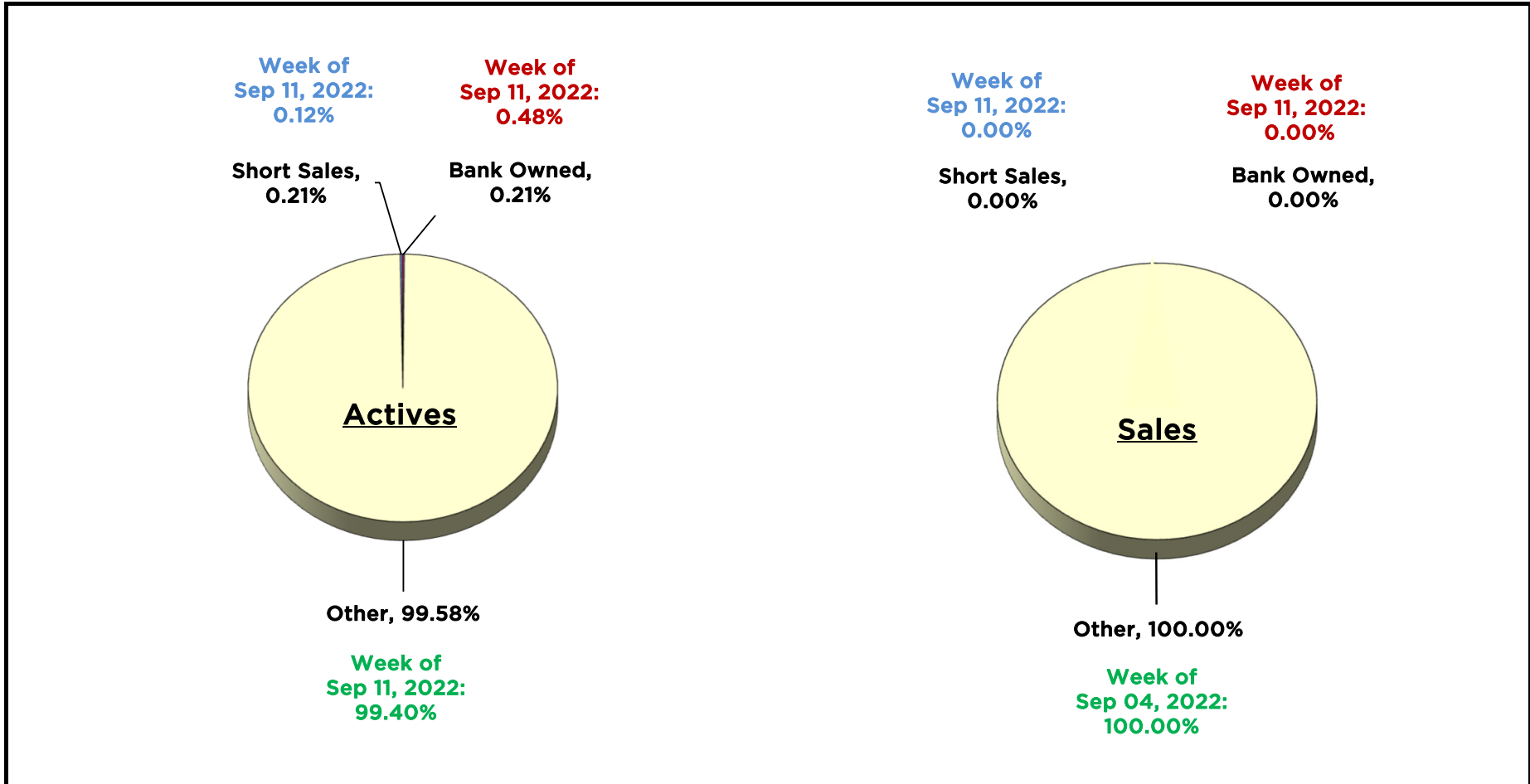
**Withdrawn**



	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	9/10
Norm	28	29	41	32	30	29	37	22	27	37	31	34	29	27	50	52	41	31
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
09/10/2023 - 09/16/2023  
Lake, Orange, Osceola & Seminole Counties

**There are no Condos, Villas, or Townhomes available for the Median Price of \$281,000 (± \$500)**