



Monday Morning Quarterback Summary

Week of September 17, 2023 - September 23, 2023

Single-family existing homes

- Sales of single-family homes decreased to 359 during the week of September 17, from 398 the week prior
- The median price of single family homes increased to \$420,000, a change of 2.4%
- The number of single-family home foreclosure transactions decreased to 0 from 2 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 18, and now sits at 4,785

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 129 during the week of September 17, from 117 the week prior
- The median price of condos, townhomes, and villas decreased to \$275,000 a change of -2.1%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 54, and now sits at 1,930

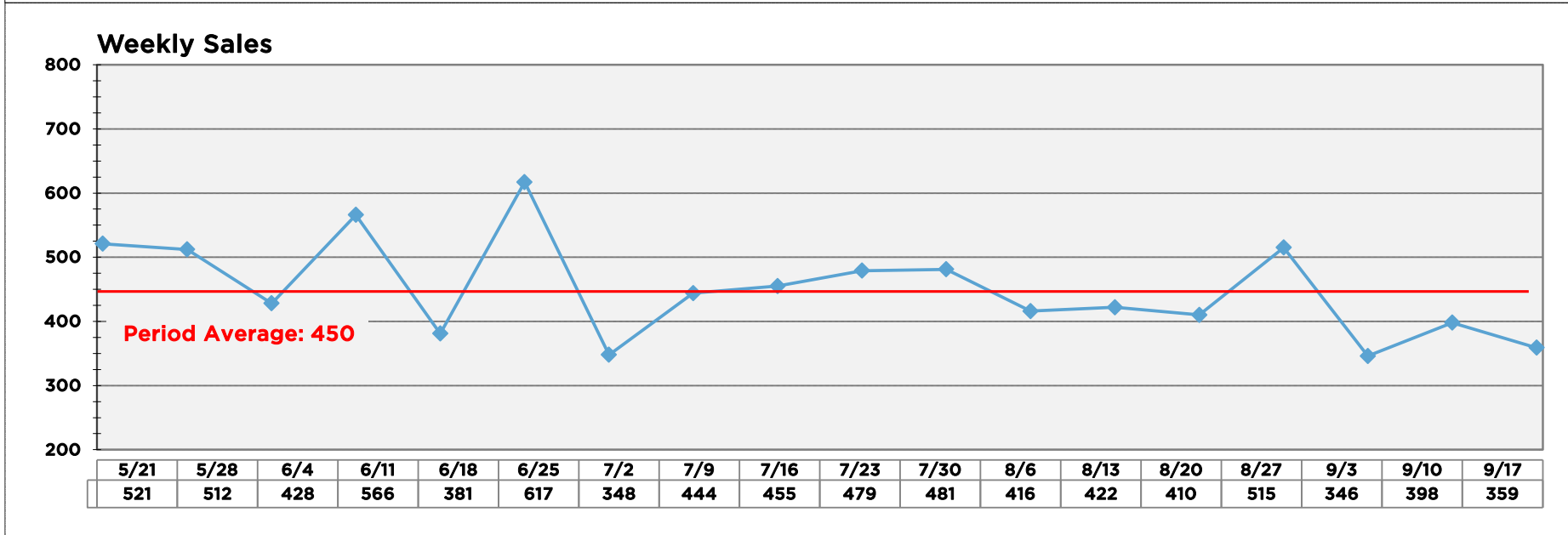
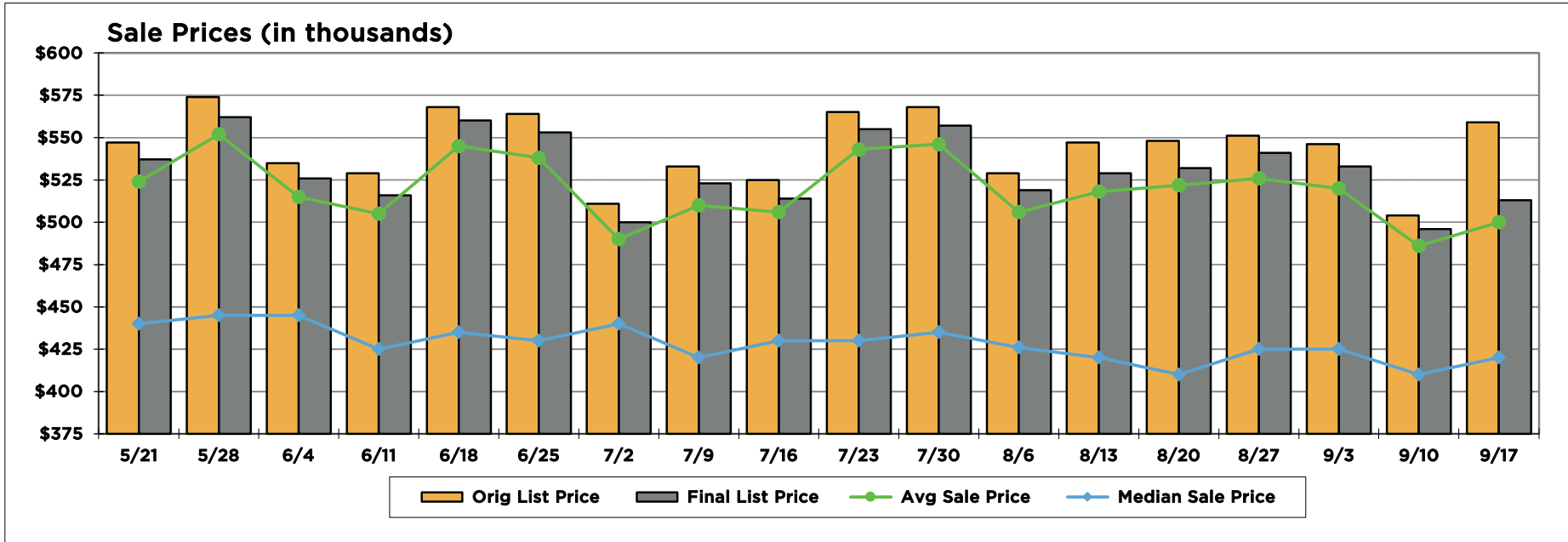
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
09/17/2023 - 09/23/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

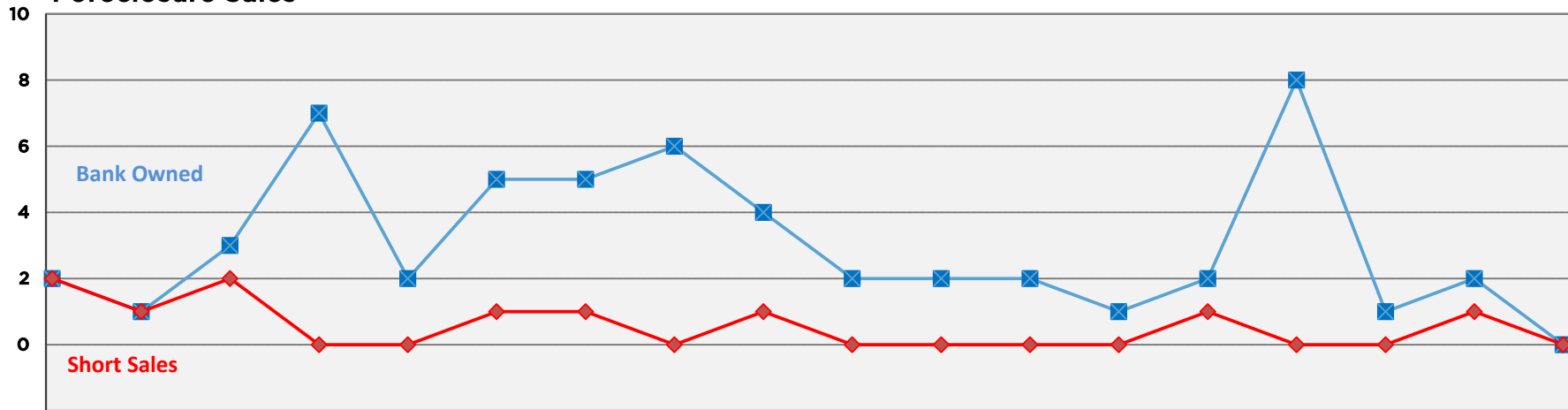
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	359	34	24	96	86	104	15
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	358	33	24	96	86	104	15
Active Listings	4,785	260	241	868	988	1,876	552
Bank Owned	20	3	3	5	4	5	0
Short Sales	6	1	0	1	3	1	0
Other	4,759	256	238	862	981	1,870	552
Months of Inventory	3.08	1.76	2.32	2.09	2.65	4.16	8.49
<i>List Price</i>							
Average Original List Price	\$559,459	\$198,947	\$288,942	\$369,499	\$458,286	\$697,429	\$2,648,660
Average Final List Price	\$513,379	\$192,015	\$277,725	\$358,477	\$448,567	\$676,111	\$1,853,527
<i>Sale Price</i>							
Average Price	\$499,897	\$177,547	\$273,739	\$352,099	\$441,007	\$662,199	\$1,750,667
Median Price	\$420,000	\$190,000	\$271,750	\$352,450	\$432,500	\$617,500	\$1,330,000
<i>Price Differences</i>							
Original to Final List Price	-\$46,080	-\$6,932	-\$11,217	-\$11,022	-\$9,719	-\$21,318	-\$795,133
Original List to Sale Price - \$	-\$59,562	-\$21,400	-\$15,203	-\$17,400	-\$17,279	-\$35,230	-\$897,993
Final List to Sale Price - \$	-\$13,482	-\$14,468	-\$3,986	-\$6,378	-\$7,560	-\$13,912	-\$102,860
Original List to Sale Price - %	89.35%	89.24%	94.74%	95.29%	96.23%	94.95%	66.10%
Final List to Sale Price - %	97.37%	92.47%	98.56%	98.22%	98.31%	97.94%	94.45%
<i>Days on the Market</i>							
Avg Days Listing to Contract	46	46	46	46	43	49	43
Combined Avg Days to Contract	47	46	49	50	43	49	43
Avg Days Listing to Closing	82	84	86	81	77	85	79
Avg Days Contract to Close	36	39	39	34	33	38	35
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	6
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	2,071	1,164	1,326	1,573	2,088	2,673	4,241

Single Family Homes



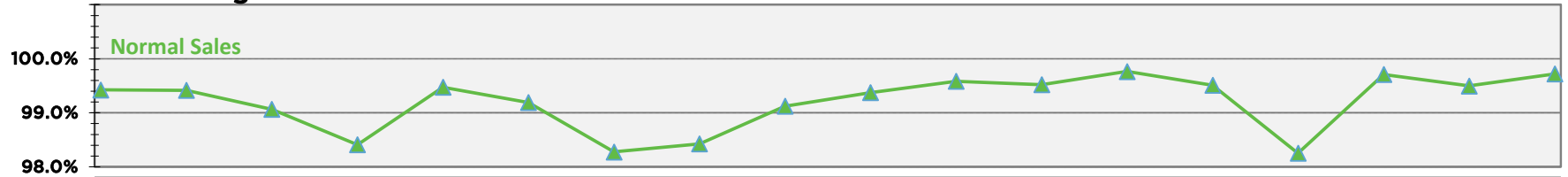
Single Family Homes

Foreclosure Sales

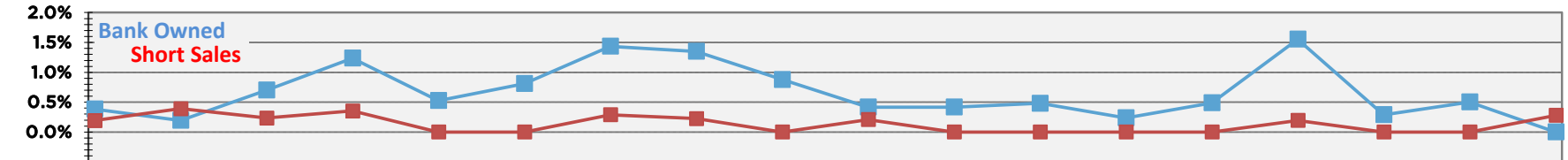


	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17
BO	2	1	3	7	2	5	5	6	4	2	2	2	1	2	8	1	2	0
SS	2	1	2	0	0	1	1	0	1	0	0	0	0	1	0	0	1	0

Percentage of Sales



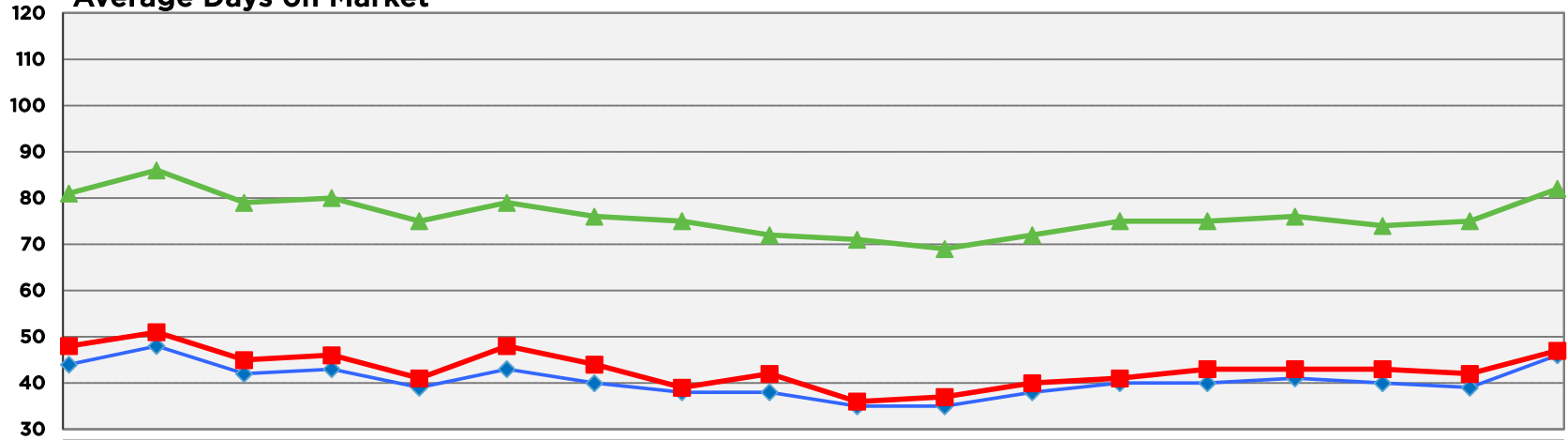
	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17
Normal	99.4%	99.4%	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%	99.7%



	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	9/17
BO	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%	0.0%
SS	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%	0.3%

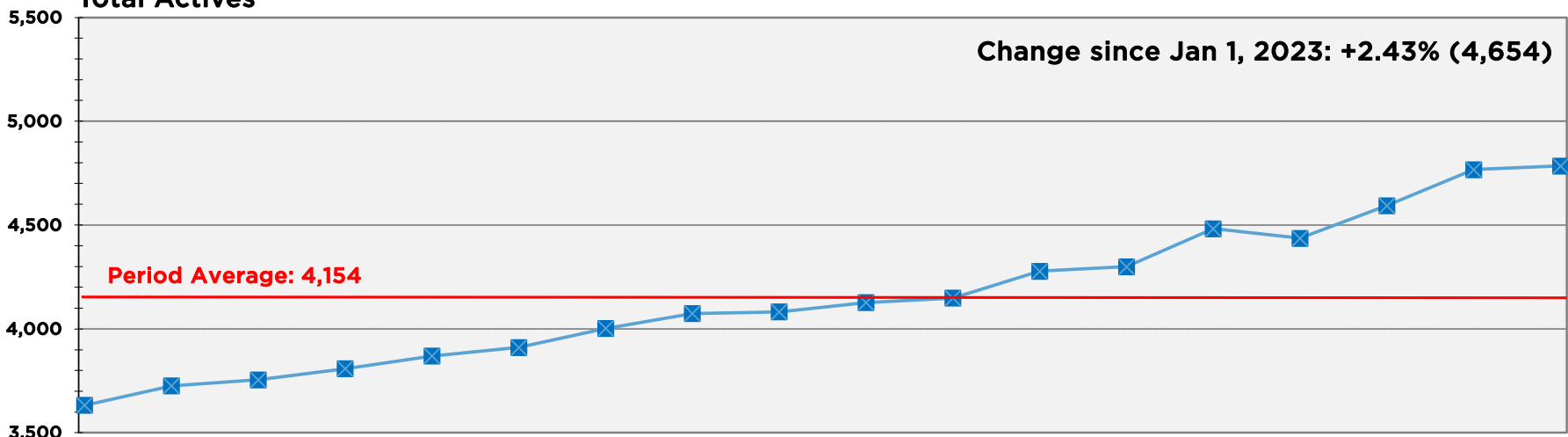
Single Family Homes

Average Days on Market



	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	9/17
ListToContract	44	48	42	43	39	43	40	38	38	35	35	38	40	40	41	40	39	46
CombDaysOnMkt	48	51	45	46	41	48	44	39	42	36	37	40	41	43	43	43	42	47
ListToClose	81	86	79	80	75	79	76	75	72	71	69	72	75	75	76	74	75	82

Total Actives

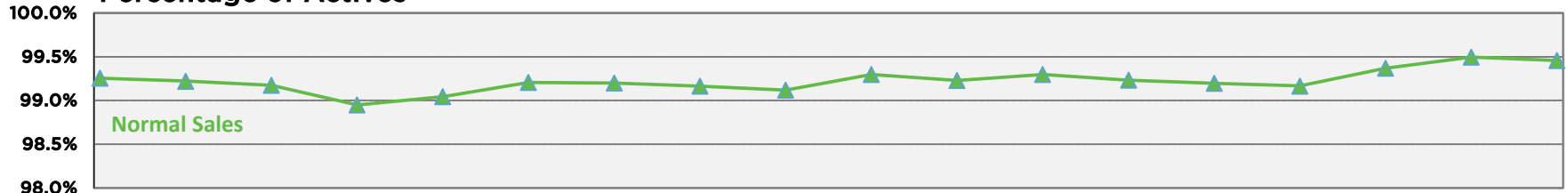


	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17
Total Actives	3,632	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785

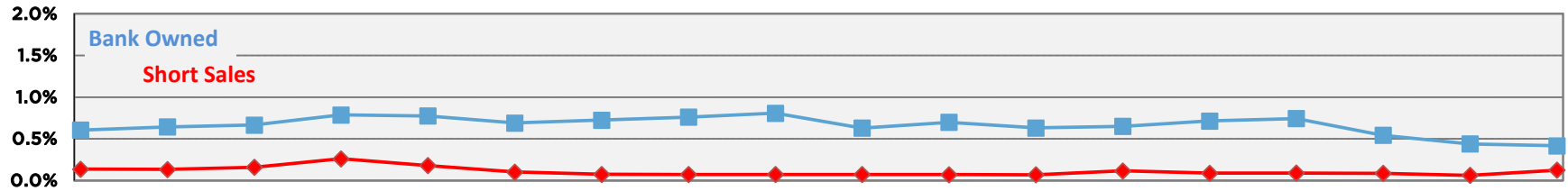
Monday Morning Quarterback
09/17/2023 - 09/23/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

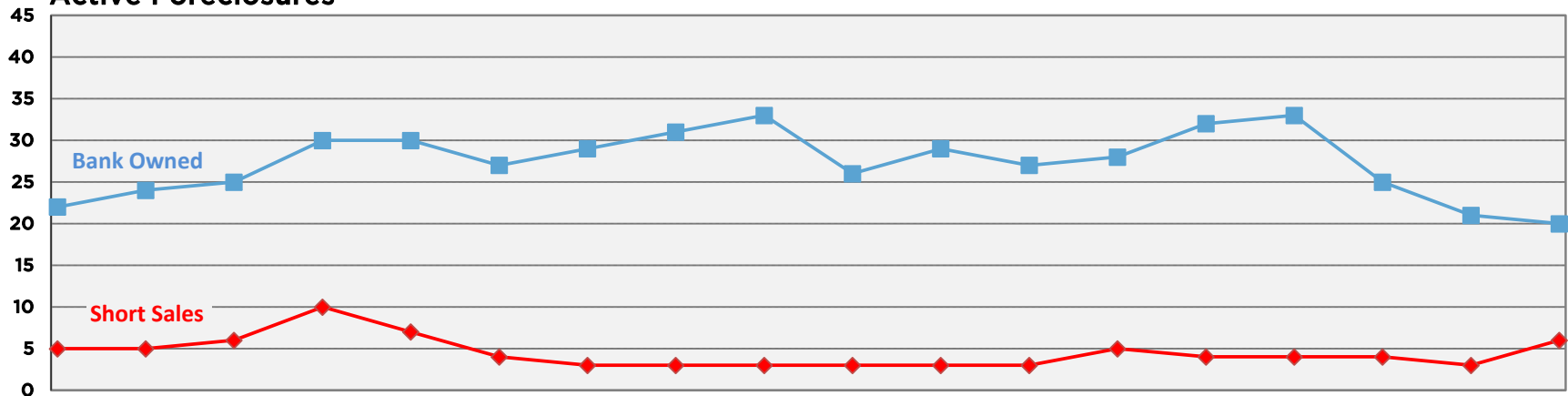


Normal	99.26%	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%	99.17%	99.12%	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%	99.37%	99.50%	99.46%
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BO	0.61%	0.64%	0.67%	0.79%	0.78%	0.69%	0.72%	0.76%	0.81%	0.63%	0.70%	0.63%	0.65%	0.71%	0.74%	0.54%	0.44%	0.42%
SS	0.14%	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%	0.13%

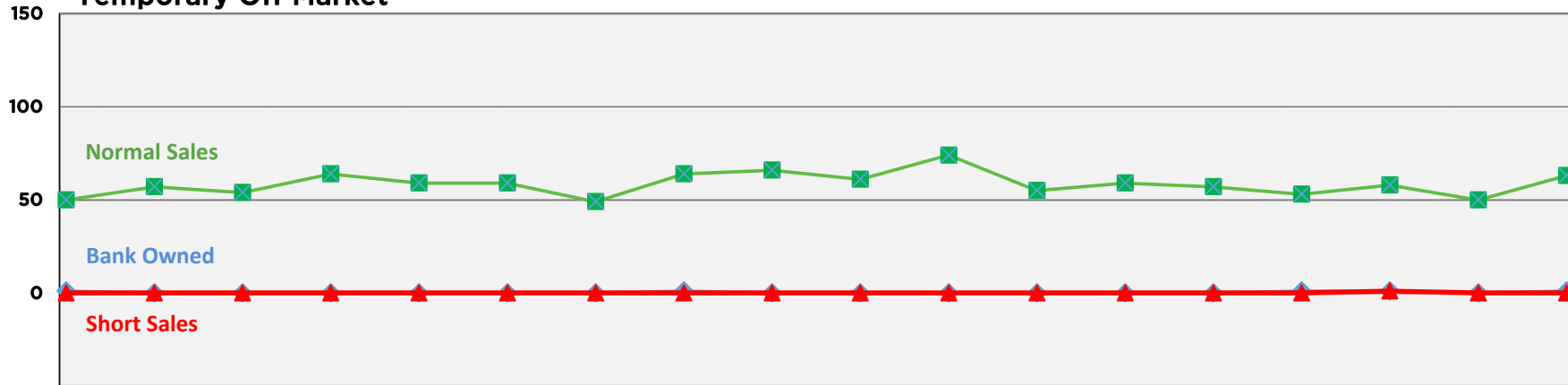
Active Foreclosures



BO	22	24	25	30	30	27	29	31	33	26	29	27	28	32	33	25	21	20
SS	5	5	6	10	7	4	3	3	3	3	3	3	5	4	4	4	3	6

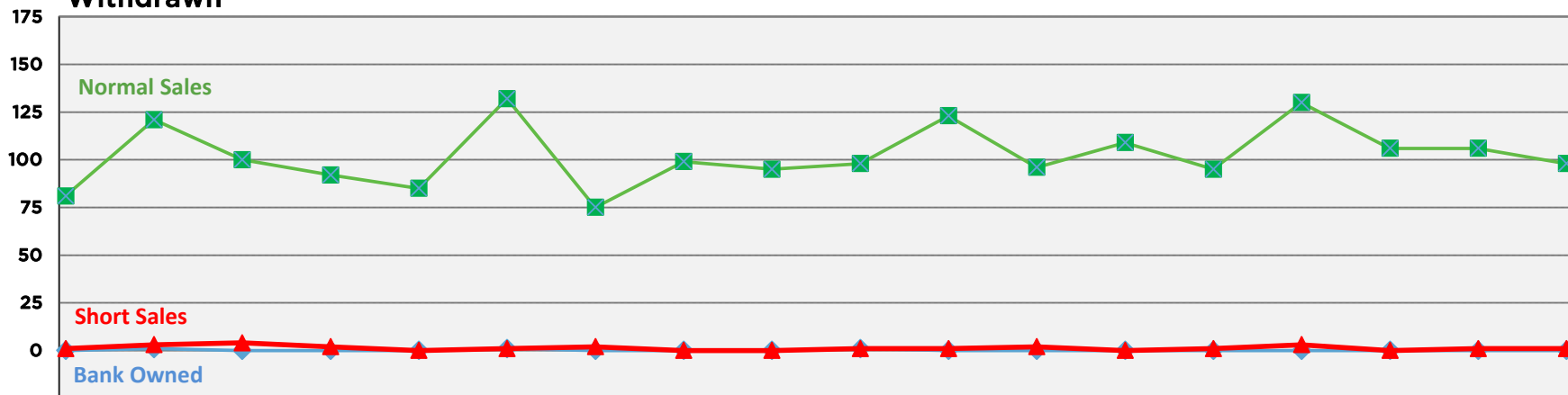
Single Family Homes

Temporary Off Market



	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	9/17
Norm	50	57	54	64	59	59	49	64	66	61	74	55	59	57	53	58	50	63
BO	1	0	0	0	0	0	0	1	0	0	0	0	0	0	1	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0

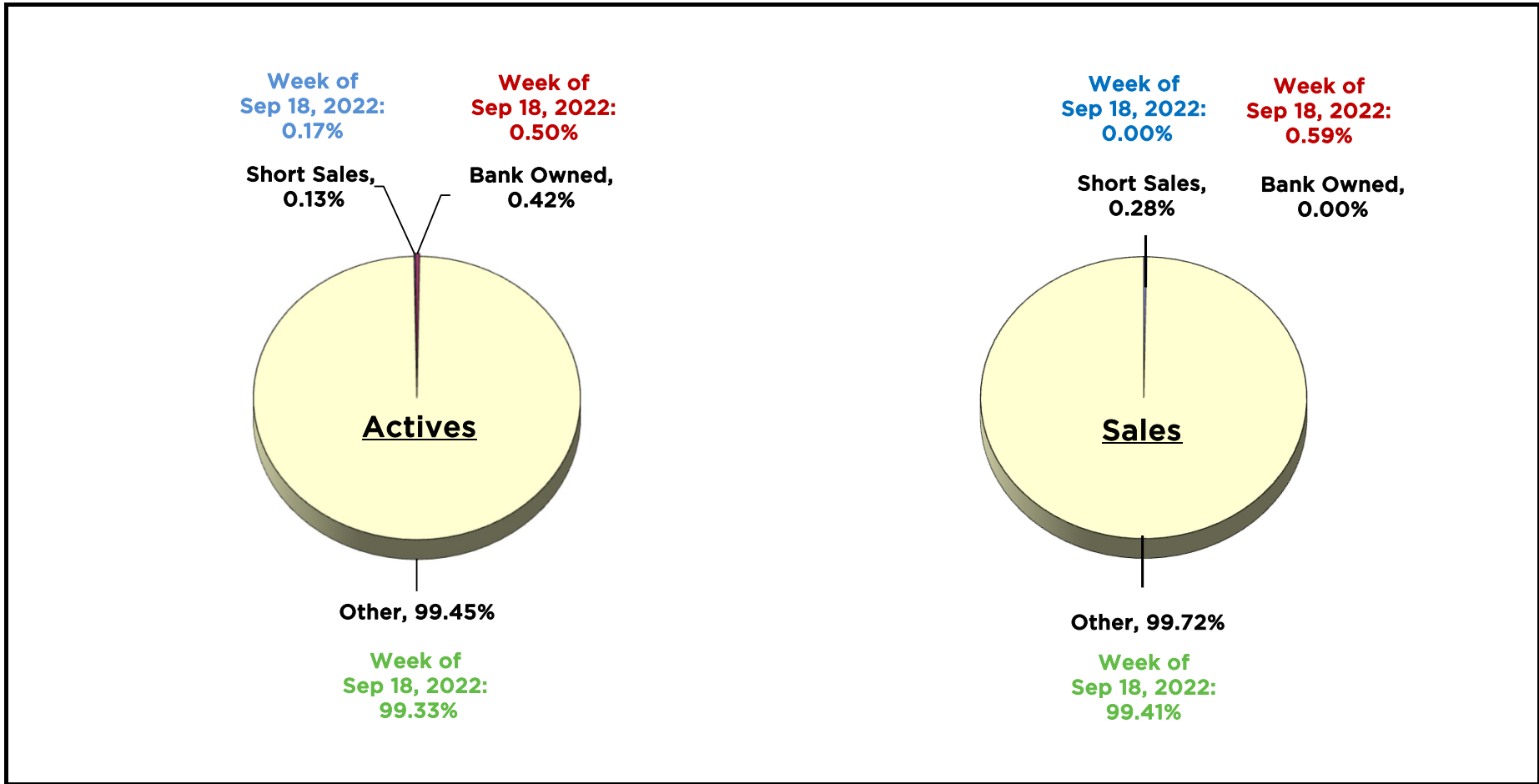
Withdrawn



	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	9/17
Norm	81	121	100	92	85	132	75	99	95	98	123	96	109	95	130	106	106	98
BO	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
SS	1	3	4	2	0	1	2	0	0	1	1	2	0	1	3	0	1	1



Single Family Homes



Monday Morning Quarterback
09/17/2023 - 09/23/2023
Lake, Orange, Osceola & Seminole Counties

There are 44 Single Family Homes available for the Median Price of \$420,000 (± \$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		6	\$419,942	3.3	2.2	1,695	\$247.75
Casselberry	32707	1	\$419,900	4.0	2.0	1,876	\$223.83
Altamonte Springs / Forest City	32714	1	\$420,000	3.0	2.0	1,336	\$314.37
Longwood (East)	32750	2	\$419,950	3.0	2.0	1,508	\$278.57
Sanford (South)	32773	1	\$419,950	4.0	3.0	2,179	\$192.73
Winter Park	32792	1	\$419,900	3.0	2.0	1,764	\$238.04
Orange County		8	\$419,975	3.1	2.0	1,534	\$273.76
Apopka (North)	32712	1	\$420,000	3.0	2.0	1,523	\$275.77
Delaney / Crystal Lake	32806	1	\$419,900	3.0	2.0	1,325	\$316.91
Williamsburg / Lake Bryan	32821	1	\$420,000	3.0	2.0	1,774	\$236.75
Ventura	32822	2	\$419,950	3.0	2.0	1,605	\$261.73
Union Park / Chickasaw	32829	1	\$420,000	3.0	2.0	1,400	\$300.00
Hunters Creek	32837	1	\$420,000	3.0	2.0	1,334	\$314.84
Pine Castle / Edgewood	32839	1	\$420,000	4.0	2.0	1,708	\$245.90
Osceola County		21	\$419,985	3.8	2.2	2,022	\$207.70
Kissimmee (Central)	34741	1	\$420,000	3.0	2.0	1,880	\$223.40
Kissimmee (East)	34744	6	\$419,983	3.3	2.0	1,753	\$239.60
Kissimmee (West) / Pleasant Hill	34746	6	\$419,981	4.2	2.3	2,349	\$178.79
Kissimmee / Celebration	34747	3	\$420,000	3.7	2.3	1,729	\$242.87
Kissimmee / Poinciana	34758	2	\$420,000	4.5	2.5	2,474	\$169.80
St Cloud / Narcoossee	34771	1	\$420,000	4.0	2.0	1,859	\$225.93
St Cloud / Canoe Creek	34772	1	\$419,900	4.0	2.0	1,817	\$231.10
St Cloud / Harmony	34773	1	\$420,000	3.0	2.0	2,161	\$194.35
Lake County		9	\$419,928	3.0	2.1	1,852	\$226.76
Lady Lake / The Villages	32159	1	\$420,000	3.0	2.0	2,018	\$208.13
Tavares / Mt Plymouth	32778	1	\$420,000	3.0	2.0	1,346	\$312.04
Clermont (Central)	34711	3	\$419,800	2.3	2.0	1,822	\$230.41
Clermont (South)	34714	2	\$419,975	3.5	2.5	2,170	\$193.54
Minneola	34715	1	\$420,000	3.0	2.0	1,329	\$316.03
Leesburg (West)	34748	1	\$420,000	4.0	2.0	2,168	\$193.73

Monday Morning Quarterback
09/17/2023 - 09/23/2023
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	129	48	23	37	15	6	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	129	48	23	37	15	6	0
Active Listings	1,930	567	272	513	321	246	11
Bank Owned	3	2	1	0	0	0	0
Short Sales	3	1	0	2	0	0	0
Other	1,924	564	271	511	321	246	11
Months of Inventory	3.45	2.73	2.73	3.20	4.94	9.46	0.00

List Price

Average Original List Price	\$307,500	\$198,679	\$272,917	\$360,910	\$445,340	\$636,667	\$0
Average Final List Price	\$304,281	\$197,365	\$273,874	\$356,448	\$436,273	\$624,500	\$0

Sale Price

Average Price	\$295,531	\$190,589	\$268,935	\$349,343	\$428,333	\$573,167	\$0
Median Price	\$275,000	\$191,000	\$268,000	\$353,000	\$422,500	\$567,000	\$0

Price Differences

Original to Final List Price	-\$3,219	-\$1,314	\$957	-\$4,462	-\$9,067	-\$12,167	\$0
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Original List to Sale Price - \$	-\$11,969	-\$8,090	-\$3,982	-\$11,567	-\$17,007	-\$63,500	\$0
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Final List to Sale Price - \$	-\$8,750	-\$6,776	-\$4,939	-\$7,105	-\$7,940	-\$51,333	\$0
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Original List to Sale Price - %	96.11%	95.93%	98.54%	96.80%	96.18%	90.03%	0.00%
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Final List to Sale Price - %	97.12%	96.57%	98.20%	98.01%	98.18%	91.78%	0.00%
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Days on the Market

Avg Days Listing to Contract	40	36	45	38	55	33	0
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Combined Avg Days to Contract	41	39	45	38	55	33	0
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Avg Days Listing to Closing	73	71	76	68	86	69	0
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Avg Days Contract to Close	31	34	30	29	30	36	0
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Beds / Baths

Average Bedrooms	2	2	3	3	3	3	0
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Average Full Baths	2	2	2	2	2	2.5	0
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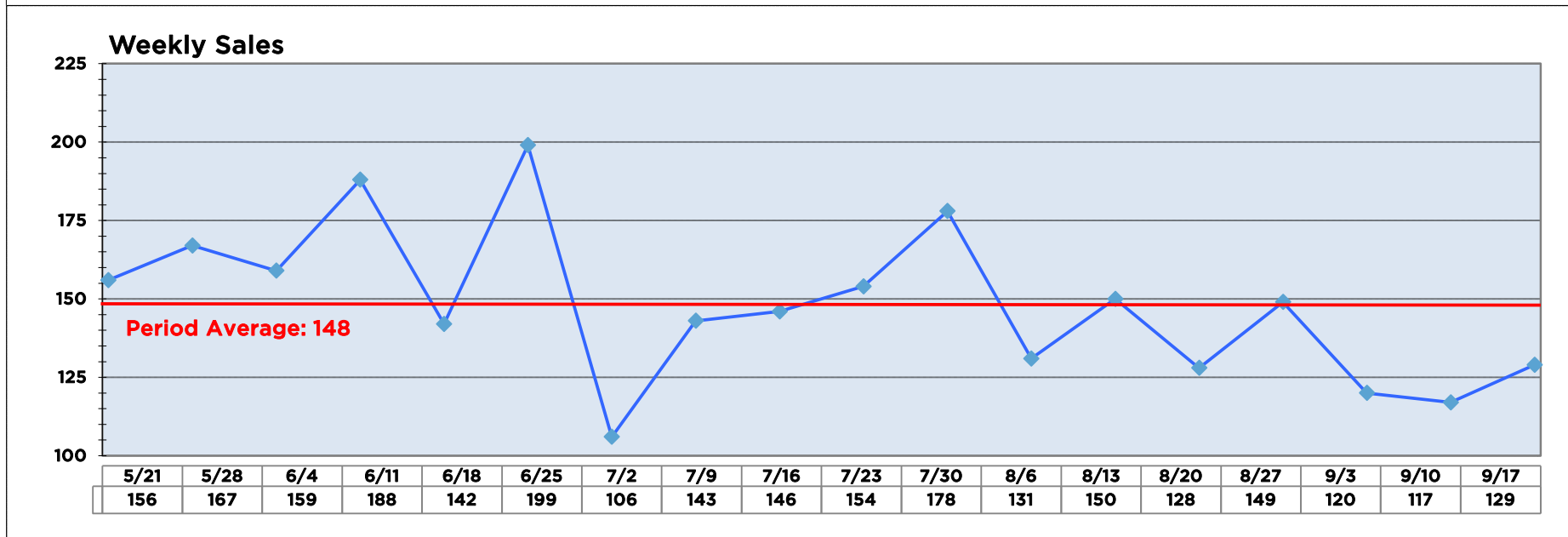
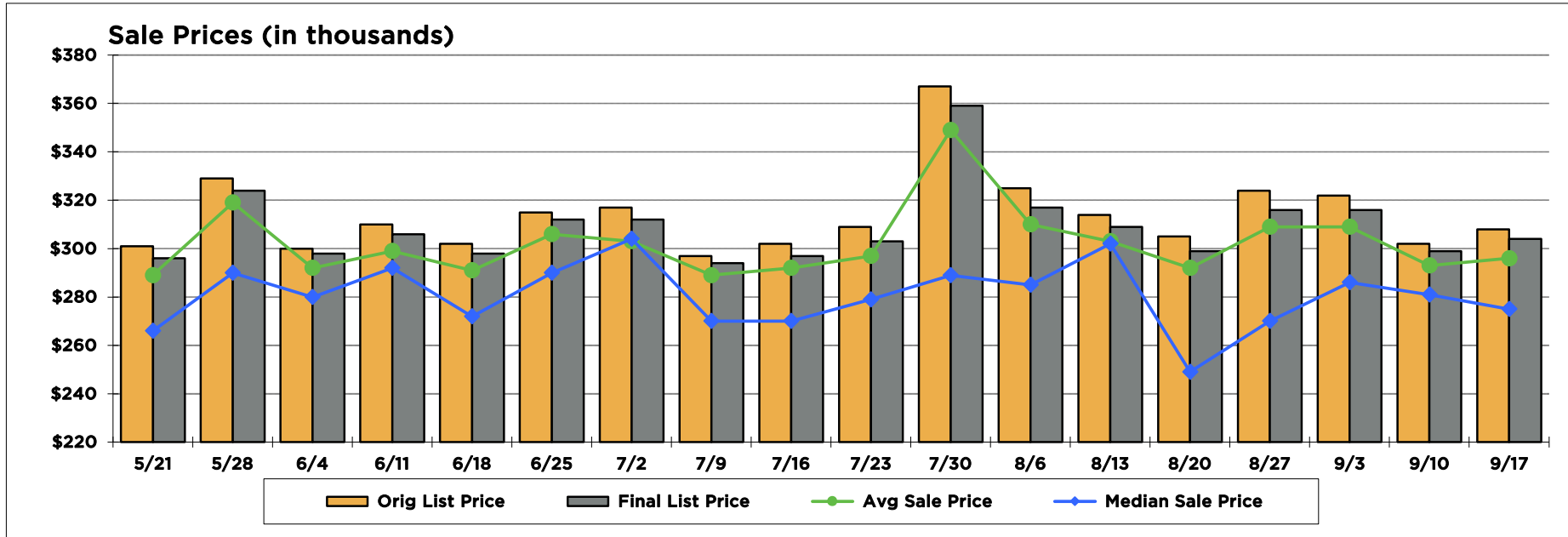
Average Half Baths	0	0	0	1	1	0	0
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Square Footage

Average Square Feet	1,362	1,010	1,289	1,566	1,823	2,056	0
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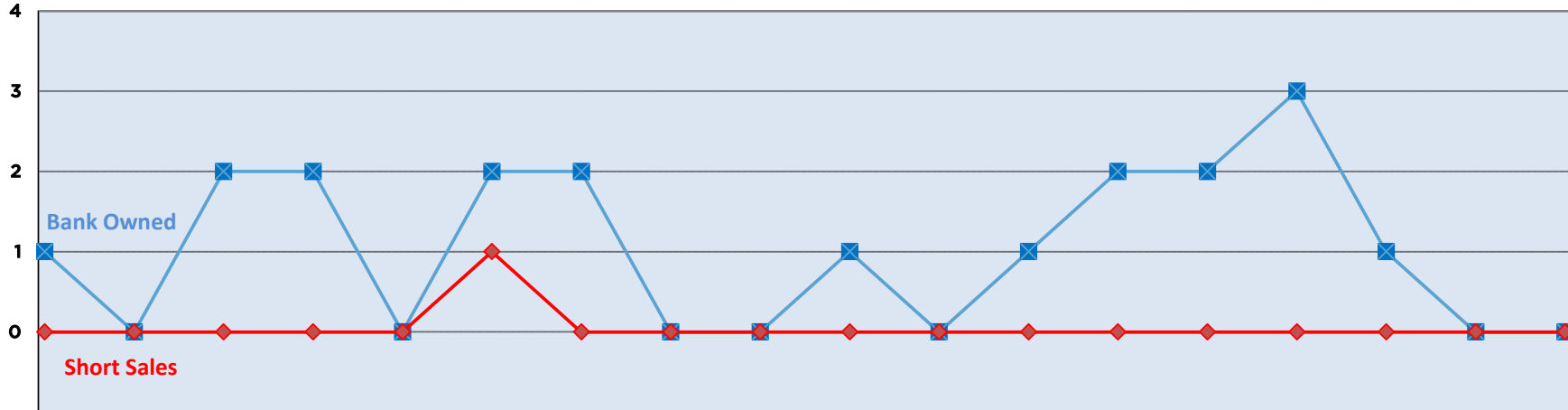
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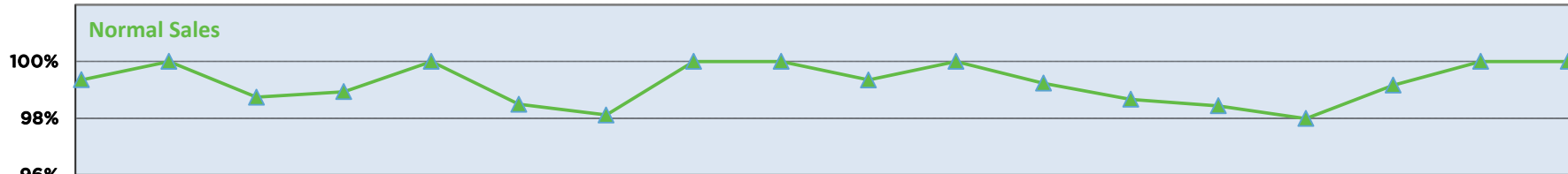
Condos, Townhomes, Villas

Foreclosure Sales

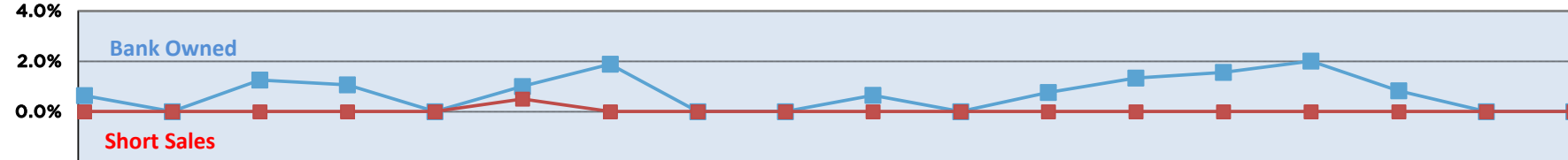


	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17
BO	1	0	2	2	0	2	2	0	0	1	0	1	2	2	3	1	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	9/17
Normal	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%	100.0%

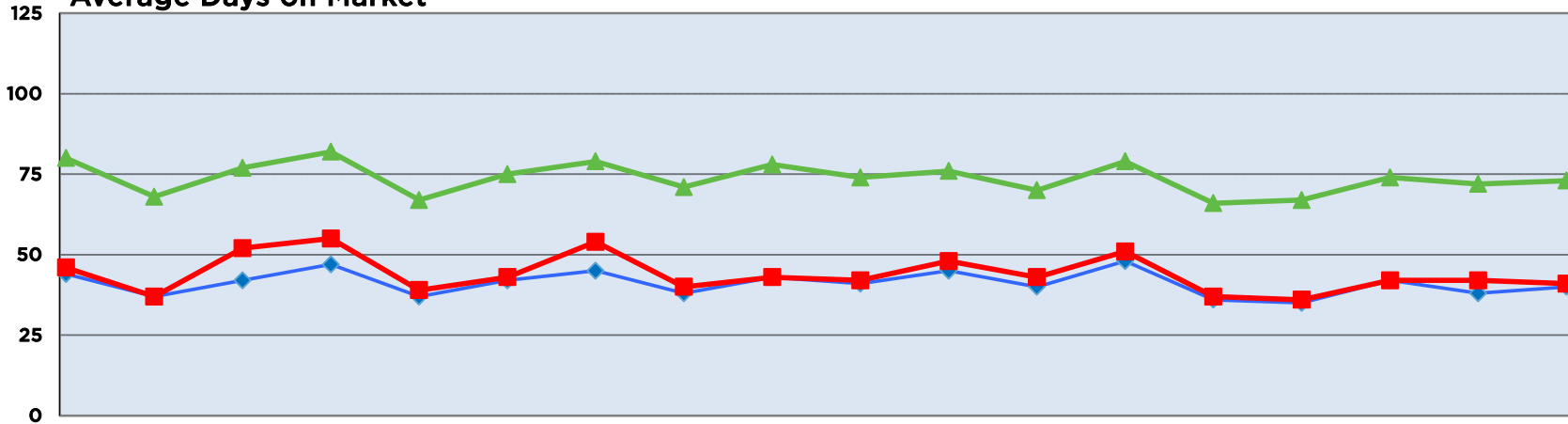


	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17
BO	0.6%	0.0%	1.3%	1.1%	0.0%	1.0%	1.9%	0.0%	0.0%	0.6%	0.0%	0.8%	1.3%	1.6%	2.0%	0.8%	0.0%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

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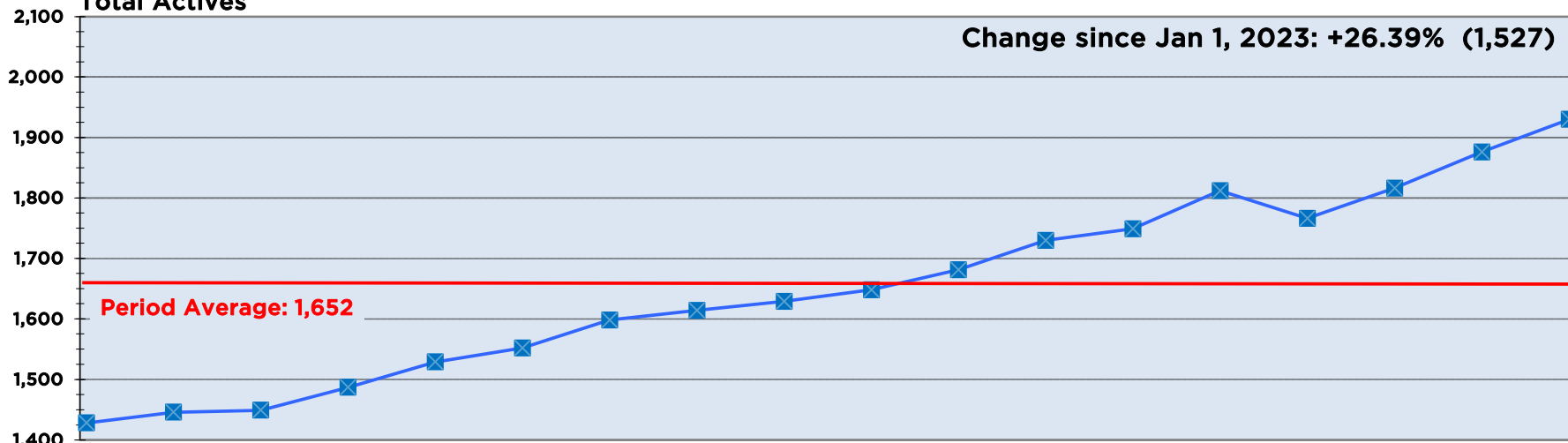
Average Days on Market



ListToContract	44	37	42	47	37	42	45	38	43	41	45	40	48	36	35	42	38	40
CombDaysOnMkt	46	37	52	55	39	43	54	40	43	42	48	43	51	37	36	42	42	41
ListToClose	80	68	77	82	67	75	79	71	78	74	76	70	79	66	67	74	72	73

Total Actives

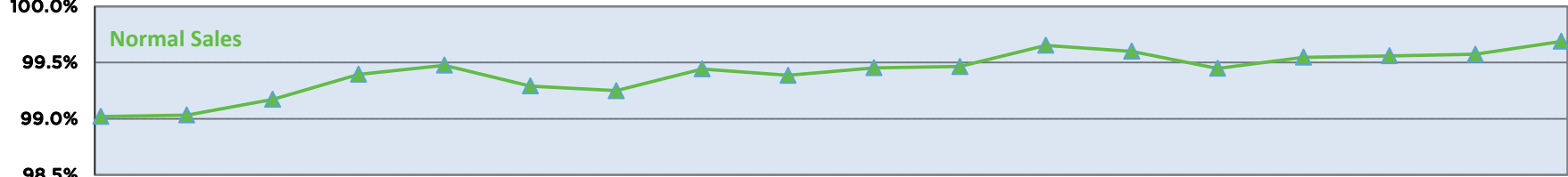
Change since Jan 1, 2023: +26.39% (1,527)



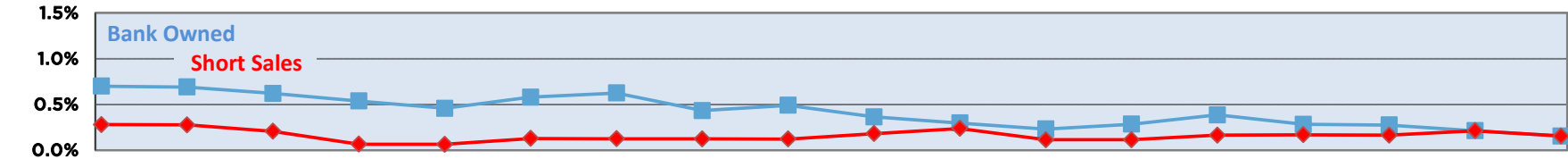
Total Actives	1,428	1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930
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Condos, Townhomes, Villas

Percentage of Actives

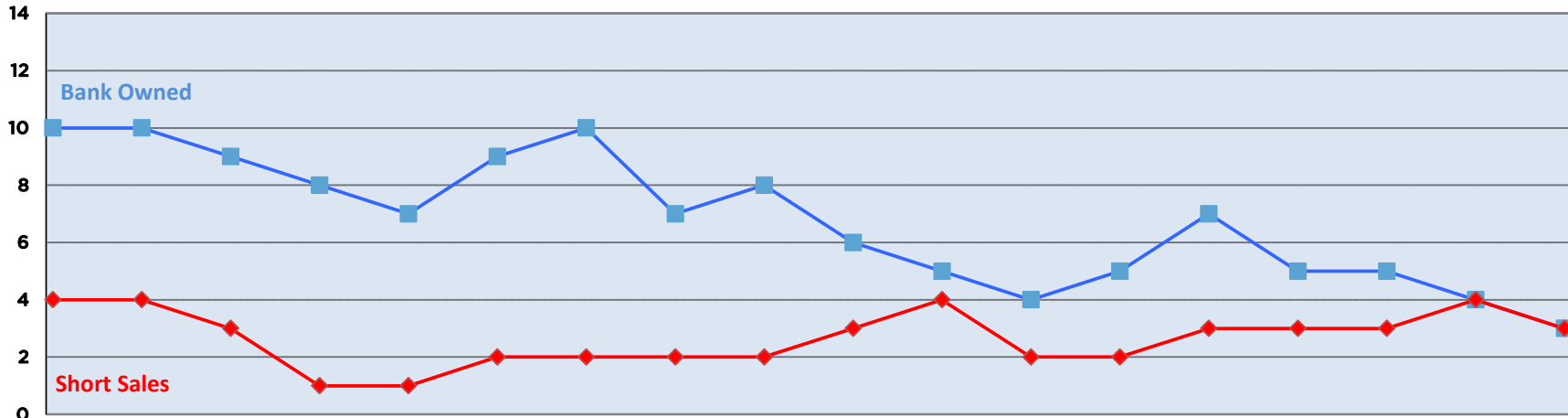


	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17
Normal	99.0%	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%	99.7%



	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	9/17
BO	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%	0.2%
SS	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%	0.2%

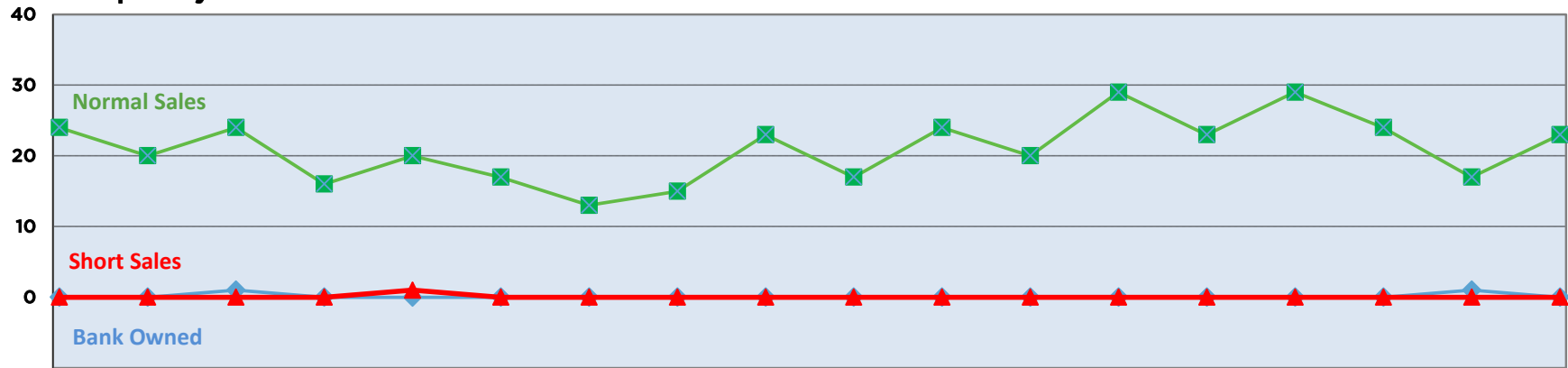
Active Foreclosures



	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	9/17
BO	10	10	9	8	7	9	10	7	8	6	5	4	5	7	5	5	4	3
SS	4	4	3	1	1	2	2	2	2	3	4	2	2	3	3	3	4	3

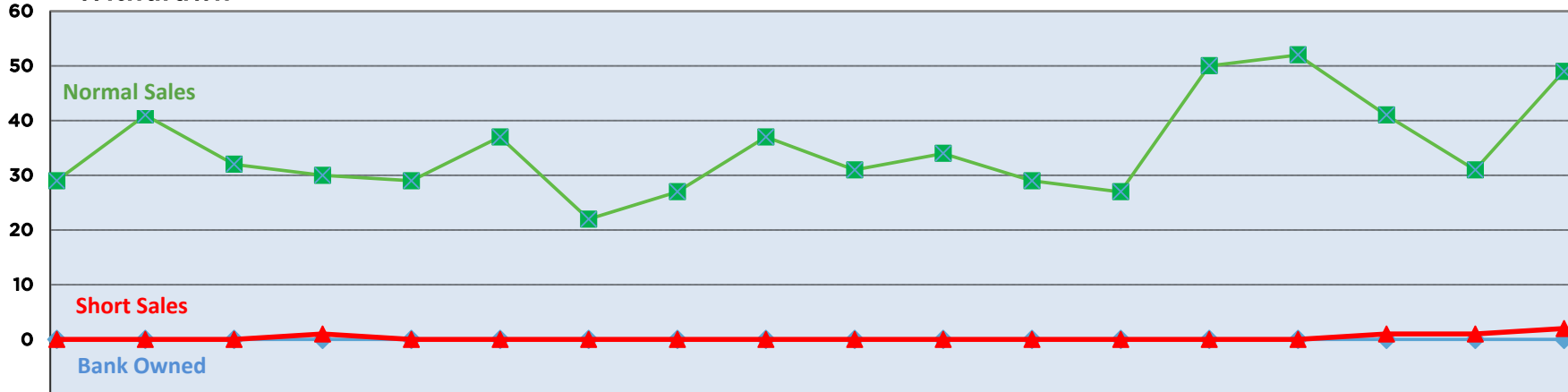
Condos, Townhomes, Villas

Temporary Off Market



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

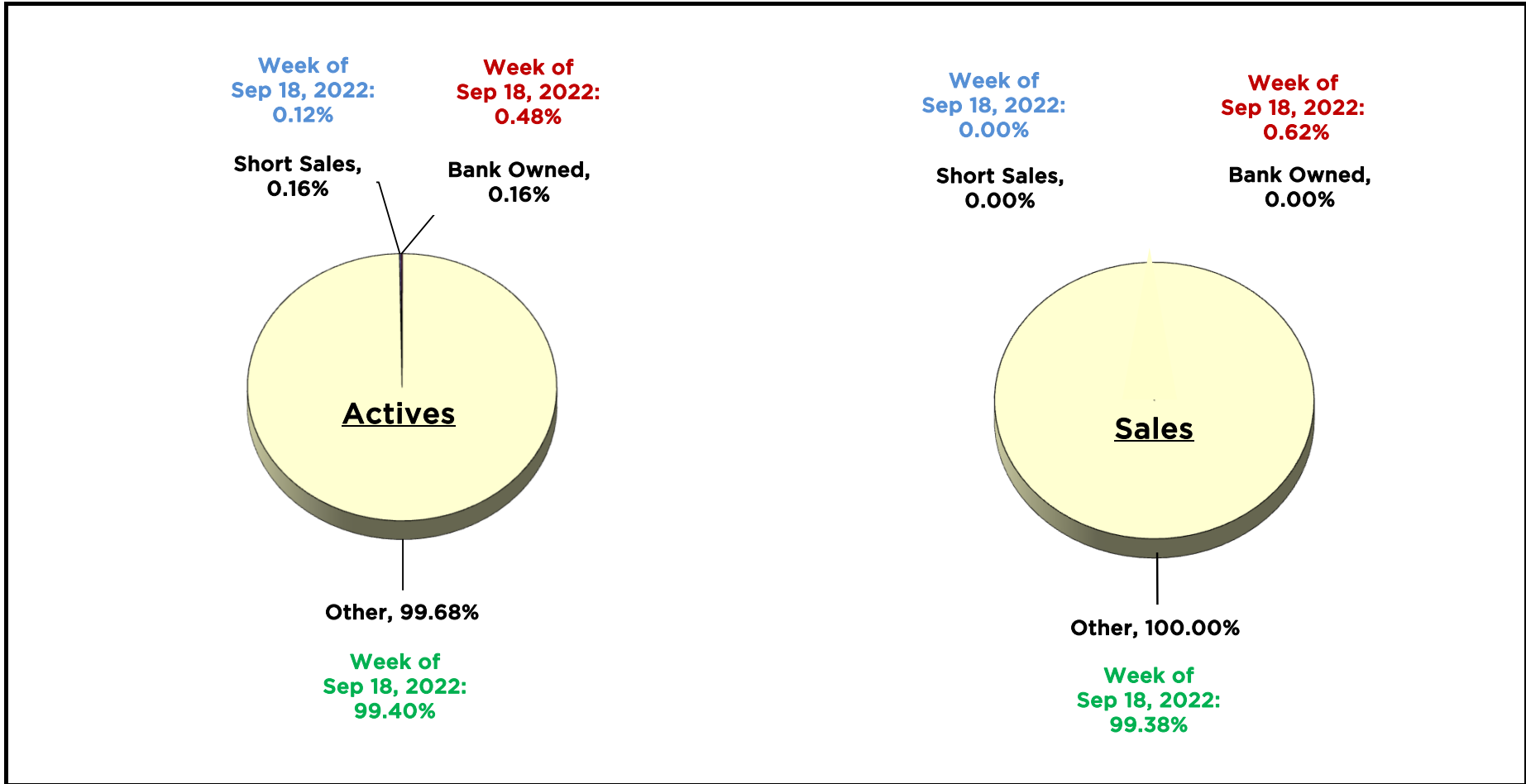
Withdrawn



	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	9/17
Norm	29	41	32	30	29	37	22	27	37	31	34	29	27	50	52	41	31	49
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	2



Condos, Townhomes, Villas



Monday Morning Quarterback
09/17/2023 - 09/23/2023
Lake, Orange, Osceola & Seminole Counties

There are 24 Condos, Villas, or Townhomes available for the Median Price of \$275,000 (± \$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		2	\$275,000	2.0	2.0	985	\$279.19
Winter Springs / Tuskawilla	32708	1	\$275,000	2.0	2.0	888	\$309.68
Sanford (South)	32773	1	\$275,000	2.0	2.0	1,082	\$254.16
Orange County		10	\$274,980	2.5	2.0	1,177	\$233.67
Azalea Park	32807	2	\$274,950	2.0	1.5	988	\$278.29
Orlo Vista	32811	1	\$275,000	2.0	2.0	1,228	\$223.94
Williamsburg / Lake Bryan	32821	2	\$275,000	2.5	2.5	1,183	\$232.46
Metro West / Orlo Vista	32835	3	\$274,967	3.3	2.0	1,380	\$199.25
Hunters Creek	32837	2	\$275,000	2.0	2.0	1,029	\$267.25
Osceola County		11	\$274,973	2.7	2.0	1,279	\$215.05
Davenport	33896	5	\$274,940	2.8	2.0	1,270	\$216.45
Kissimmee (Central)	34741	1	\$275,000	3.0	2.0	1,433	\$191.91
Kissimmee (West) / Pleasant Hill	34746	3	\$275,000	2.3	2.0	1,112	\$247.30
Kissimmee / Celebration	34747	1	\$275,000	3.0	2.0	1,357	\$202.65
St Cloud	34769	1	\$275,000	3.0	2.0	1,588	\$173.17
Lake County		1	\$275,000	2.0	2.0	1,418	\$193.94
Leesburg (East) / Haines Creek	34788	1	\$275,000	2.0	2.0	1,418	\$193.94