



Monday Morning Quarterback Summary

Week of September 24, 2023 - September 30, 2023

Single-family existing homes

- Sales of single-family homes increased to 442 during the week of September 24, from 359 the week prior
- The median price of single family homes increased to \$424,500, a change of 1.1%
- The number of single-family home foreclosure transactions increased to 4 from 0 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 28, and now sits at 4,813

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 138 during the week of September 24, from 129 the week prior
- The median price of condos, townhomes, and villas decreased to \$267,500 a change of -2.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 13, and now sits at 1,943

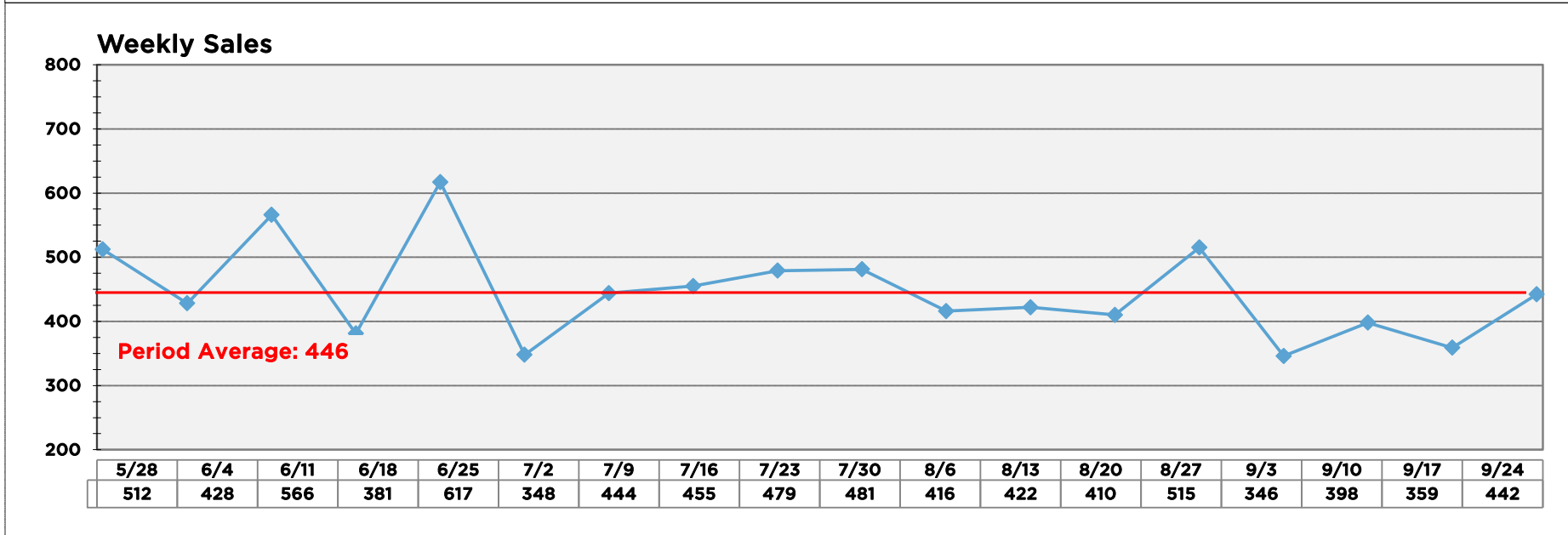
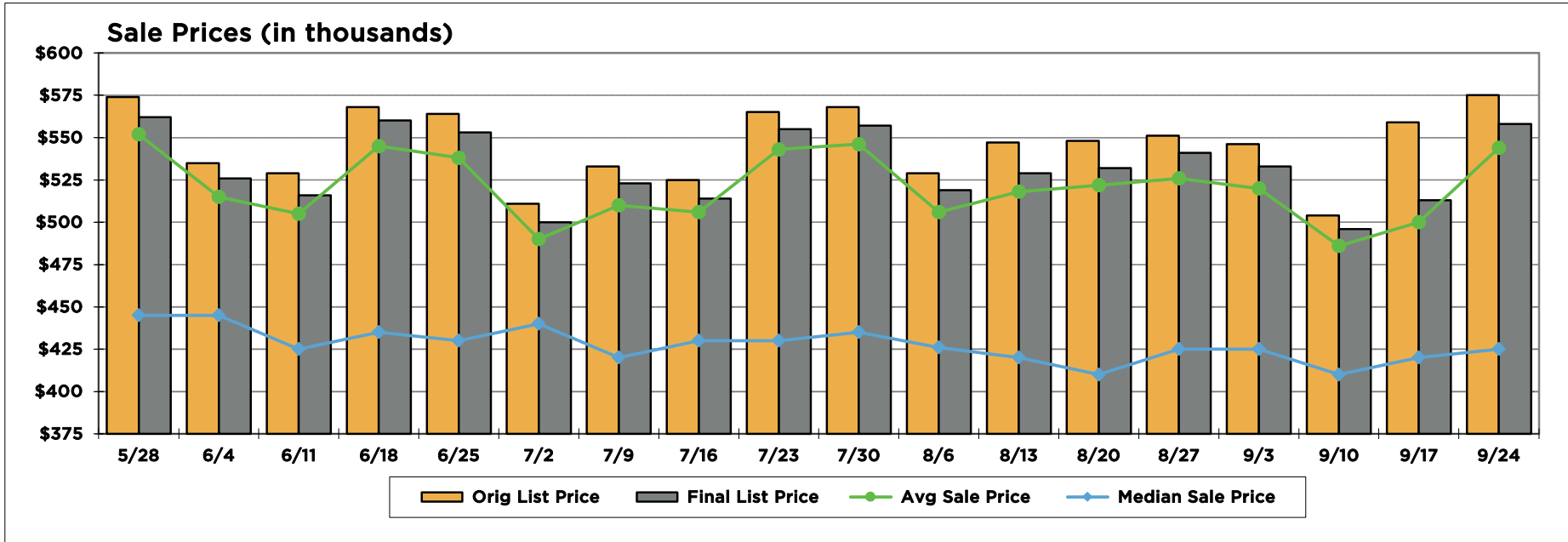
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
09/24/2023 - 09/30/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

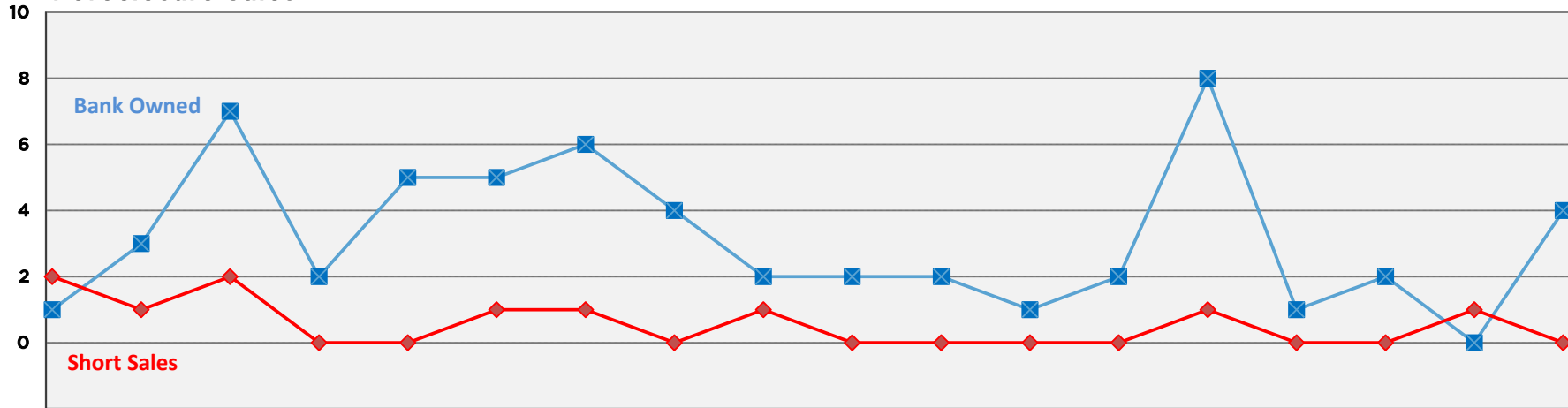
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	442	38	35	123	82	136	28
Bank Owned	4	3	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	438	35	35	123	81	136	28
Active Listings	4,813	266	241	871	1,005	1,889	541
Bank Owned	21	3	2	6	4	6	0
Short Sales	7	2	0	1	2	2	0
Other	4,785	261	239	864	999	1,881	541
Months of Inventory	2.51	1.62	1.59	1.63	2.83	3.21	4.46
<i>List Price</i>							
Average Original List Price	\$574,960	\$190,613	\$285,357	\$368,440	\$459,029	\$689,235	\$2,150,250
Average Final List Price	\$557,769	\$186,608	\$280,834	\$360,222	\$449,095	\$668,877	\$2,054,036
<i>Sale Price</i>							
Average Price	\$544,056	\$179,653	\$277,200	\$354,254	\$442,028	\$651,835	\$1,981,250
Median Price	\$424,500	\$188,500	\$275,000	\$360,000	\$438,750	\$624,250	\$1,579,750
<i>Price Differences</i>							
Original to Final List Price	-\$17,191	-\$4,005	-\$4,523	-\$8,218	-\$9,934	-\$20,358	-\$96,214
Original List to Sale Price - \$	-\$30,904	-\$10,960	-\$8,157	-\$14,186	-\$17,001	-\$37,400	-\$169,000
Final List to Sale Price - \$	-\$13,713	-\$6,955	-\$3,634	-\$5,968	-\$7,067	-\$17,042	-\$72,786
Original List to Sale Price - %	94.63%	94.25%	97.14%	96.15%	96.30%	94.57%	92.14%
Final List to Sale Price - %	97.54%	96.27%	98.71%	98.34%	98.43%	97.45%	96.46%
<i>Days on the Market</i>							
Avg Days Listing to Contract	42	30	35	40	33	49	62
Combined Avg Days to Contract	45	32	37	40	36	55	74
Avg Days Listing to Closing	77	63	68	76	70	84	96
Avg Days Contract to Close	35	33	33	36	36	34	33
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	5
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	2,139	1,112	1,280	1,598	2,032	2,710	4,524

Single Family Homes



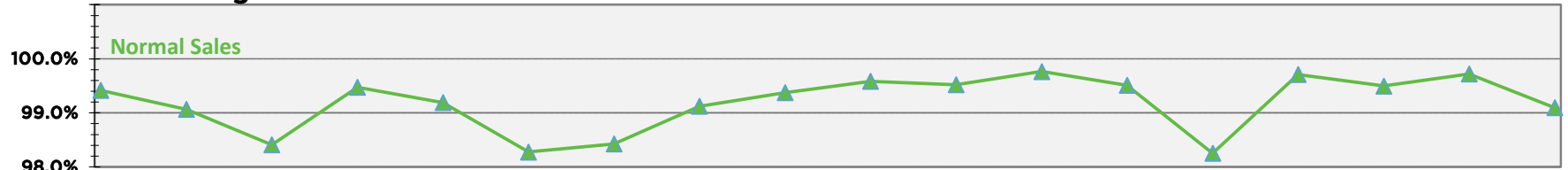
Single Family Homes

Foreclosure Sales

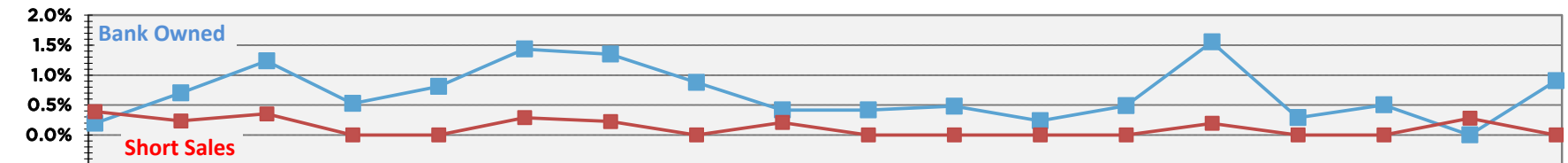


	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24
BO	1	3	7	2	5	5	6	4	2	2	2	1	2	8	1	2	0	4
SS	2	1	2	0	0	1	1	0	1	0	0	0	0	1	0	0	1	0

Percentage of Sales



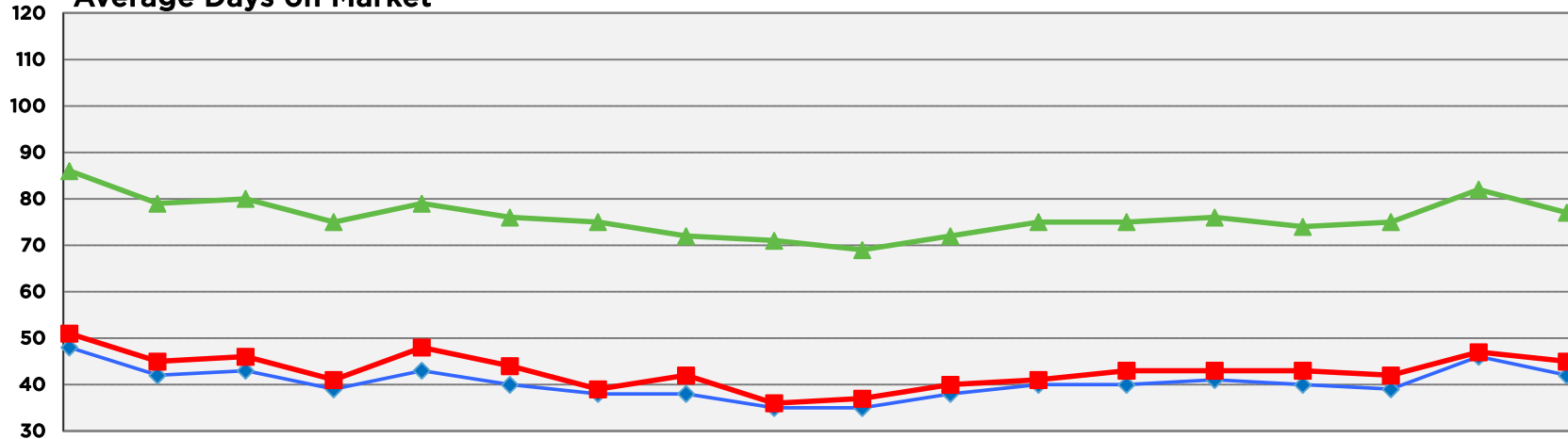
	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24
Normal	99.4%	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%	99.7%	99.1%



	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	9/24
BO	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%	0.9%
SS	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%	0.0%

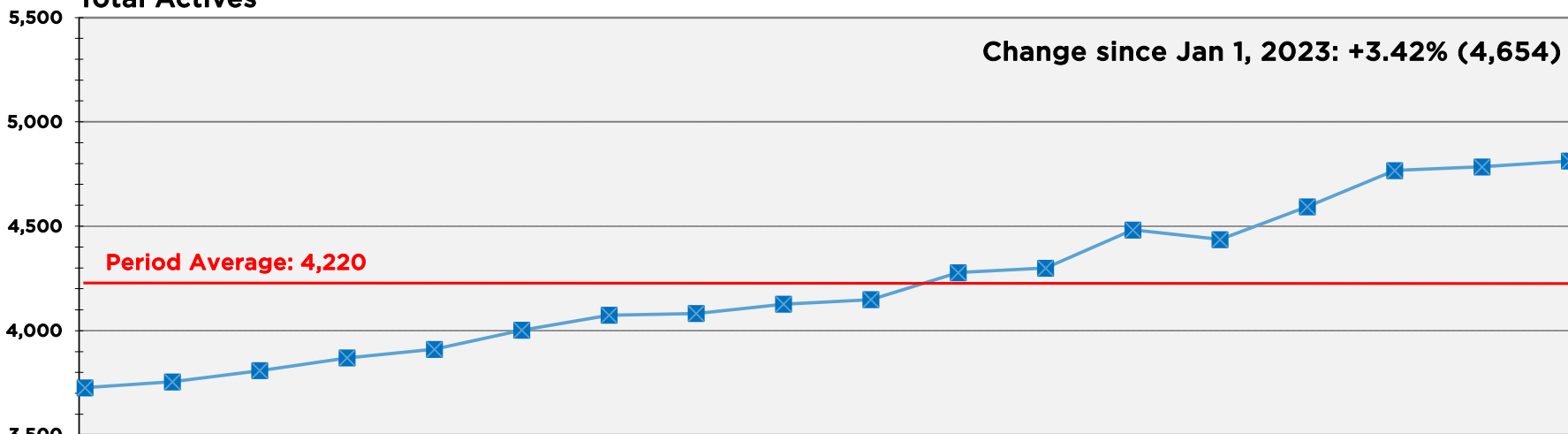
Single Family Homes

Average Days on Market



	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	9/24
ListToContract	48	42	43	39	43	40	38	38	35	35	38	40	40	41	40	39	46	42
CombDaysOnMkt	51	45	46	41	48	44	39	42	36	37	40	41	43	43	43	42	47	45
ListToClose	86	79	80	75	79	76	75	72	71	69	72	75	75	76	74	75	82	77

Total Actives

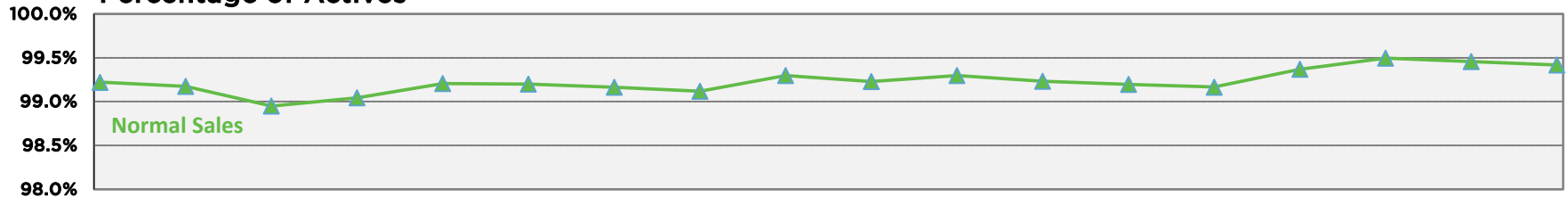


	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24
Total Actives	3,726	3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813

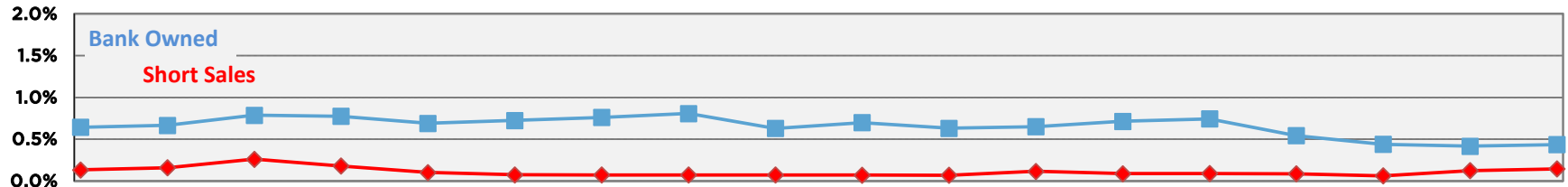
Monday Morning Quarterback
09/24/2023 - 09/30/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

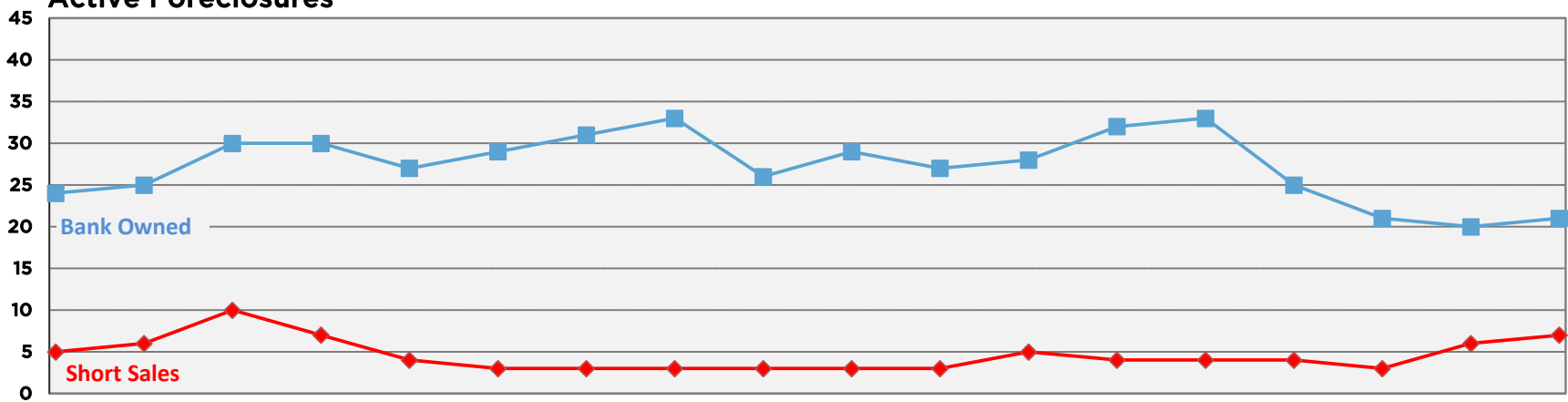


Normal	99.22%	99.17%	98.95%	99.04%	99.21%	99.20%	99.17%	99.12%	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%	99.37%	99.50%	99.46%	99.42%
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------



BO	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%	0.44%
SS	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%	0.15%

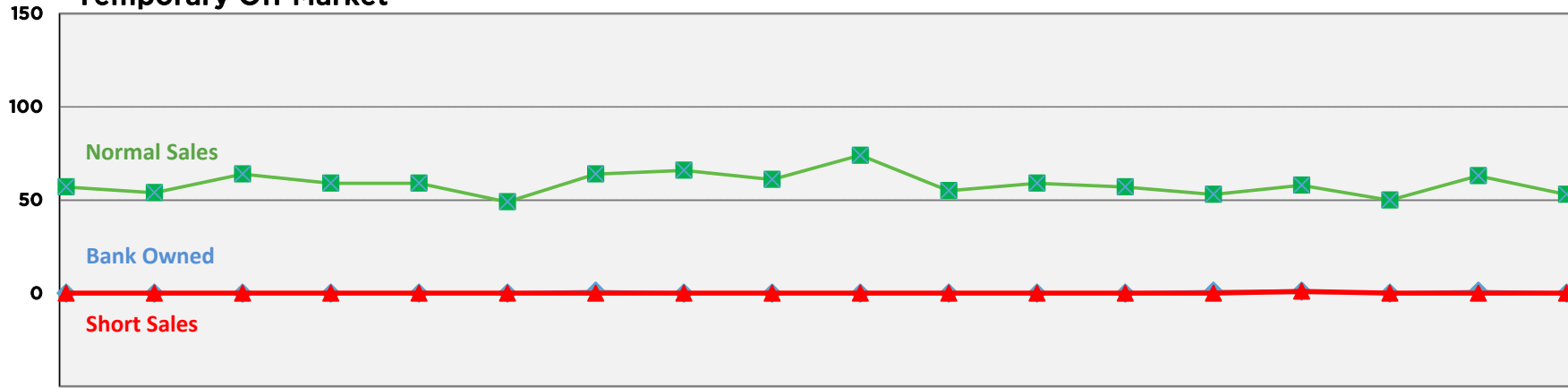
Active Foreclosures



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

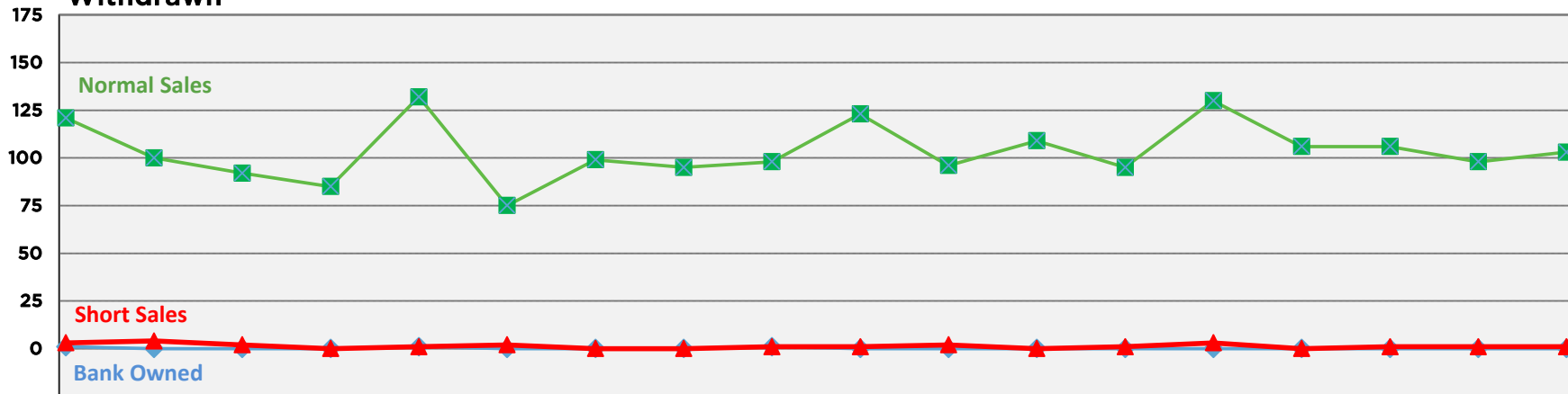
Single Family Homes

Temporary Off Market



	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	9/24
Norm	57	54	64	59	59	49	64	66	61	74	55	59	57	53	58	50	63	53
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	1	1	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

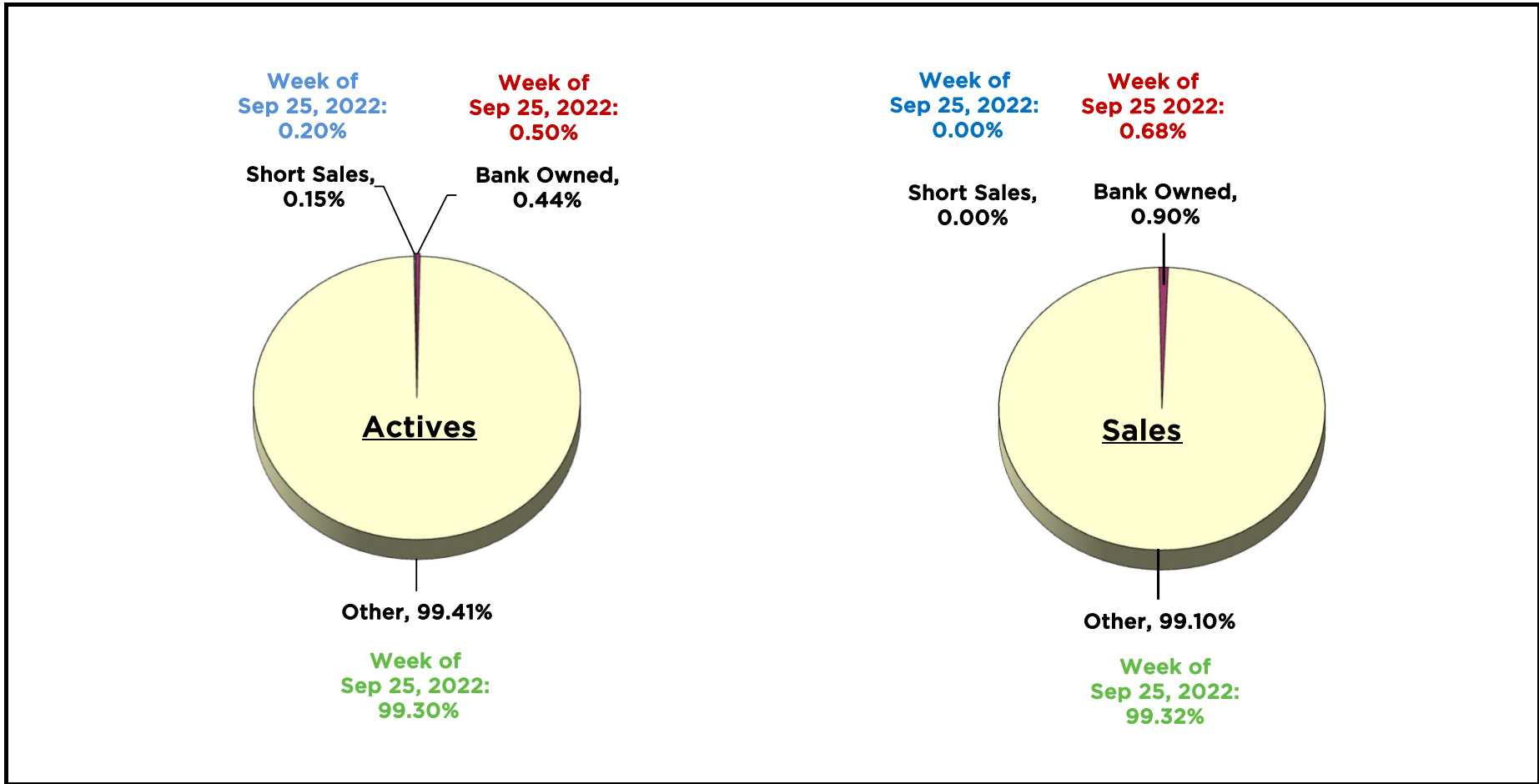
Withdrawn



	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	9/24
Norm	121	100	92	85	132	75	99	95	98	123	96	109	95	130	106	106	98	103
BO	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	3	4	2	0	1	2	0	0	1	1	2	0	1	3	0	1	1	1



Single Family Homes



Monday Morning Quarterback
09/24/2023 - 09/30/2023
Lake, Orange, Osceola & Seminole Counties

There are 55 Single Family Homes available for the Median Price of \$424,500 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$425,000	3.3	2.0	1,805	\$235.41
Altamonte Springs (East)	32701	1	\$425,000	3.0	2.0	1,988	\$213.78
Winter Springs / Tuskawilla	32708	1	\$425,000	4.0	2.0	1,928	\$220.44
Maitland / Eatonville	32751	1	\$425,000	3.0	2.0	1,500	\$283.33
Orange County		19	\$424,984	3.1	1.9	1,681	\$252.87
Apopka / Hunt Club	32703	1	\$425,000	3.0	2.0	1,912	\$222.28
Apopka (North)	32712	1	\$424,900	3.0	2.0	1,606	\$264.57
Maitland / Eatonville	32751	1	\$425,000	4.0	2.0	2,390	\$177.82
Winter Park (West)	32789	1	\$425,000	2.0	1.0	1,284	\$331.00
Delaney / Crystal Lake	32806	2	\$424,950	3.0	2.0	1,491	\$285.01
Lockhart	32810	2	\$425,000	3.0	2.0	1,960	\$216.84
Conway	32812	2	\$425,000	3.0	2.0	1,750	\$242.86
Union Park	32817	2	\$425,000	3.5	2.0	1,753	\$242.51
Williamsburg / Lake Bryan	32821	1	\$424,990	3.0	2.0	1,260	\$337.29
Rio Pinar / Union Park	32825	2	\$425,000	3.0	2.0	1,547	\$274.81
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	1,662	\$255.79
Winter Garden / Oakland	34787	1	\$424,999	3.0	2.0	1,560	\$272.44
Osceola County		16	\$424,993	3.5	2.1	1,842	\$230.69
Kissimmee (Central)	34741	1	\$425,000	4.0	2.0	2,130	\$199.53
Kissimmee / Buena Ventura Lakes	34743	2	\$424,950	4.0	2.0	2,307	\$184.20
Kissimmee (East)	34744	1	\$424,999	3.0	2.0	1,690	\$251.48
Kissimmee (West) / Pleasant Hill	34746	1	\$425,000	3.0	2.0	1,225	\$346.94
Kissimmee / Celebration	34747	1	\$425,000	1.0	1.0	775	\$548.39
Kissimmee / Poinciana	34758	2	\$425,000	4.5	3.0	2,487	\$170.89
St Cloud / Narcoossee	34771	5	\$425,000	3.4	2.0	1,707	\$248.97
St Cloud / Canoe Creek	34772	2	\$425,000	4.0	2.0	1,829	\$232.43
St Cloud / Harmony	34773	1	\$424,990	3.0	2.0	1,876	\$226.54

Monday Morning Quarterback
09/24/2023 - 09/30/2023
Lake, Orange, Osceola & Seminole Counties

There are 55 Single Family Homes available for the Median Price of \$424,500 (± \$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>
Lake County		17	\$424,953	3.2	2.4	2,078	\$204.46
Lady Lake / The Villages	32159	1	\$425,000	2.0	2.0	1,518	\$279.97
Eustis (West)	32726	2	\$424,900	3.5	2.5	2,394	\$177.52
Mount Dora	32757	1	\$425,000	4.0	2.0	2,210	\$192.31
Clermont (Central)	34711	1	\$425,000	3.0	2.0	1,607	\$264.47
Clermont (South)	34714	1	\$425,000	4.0	3.0	1,871	\$227.15
Groveland	34736	4	\$425,000	3.3	2.5	2,098	\$202.57
Leesburg (West)	34748	7	\$424,914	3.0	2.3	2,135	\$198.98

Monday Morning Quarterback
09/24/2023 - 09/30/2023
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	138	61	23	31	18	5	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	136	59	23	31	18	5	0
Active Listings	1,943	566	280	525	316	244	12
Bank Owned	4	3	1	0	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	1,937	562	279	524	316	244	12
Months of Inventory	3.25	2.14	2.81	3.91	4.05	11.26	0.00

List Price

Average Original List Price	\$294,911	\$187,394	\$286,170	\$360,809	\$469,261	\$610,600	\$0
Average Final List Price	\$289,019	\$183,386	\$281,098	\$357,551	\$452,261	\$601,598	\$0

Sale Price

Average Price	\$281,890	\$176,642	\$276,659	\$350,564	\$440,667	\$592,600	\$0
Median Price	\$267,500	\$180,000	\$280,000	\$345,000	\$438,750	\$539,000	\$0

Price Differences

Original to Final List Price	-\$5,892	-\$4,008	-\$5,072	-\$3,258	-\$17,000	-\$9,002	\$0
Original List to Sale Price - \$	-\$13,021	-\$10,752	-\$9,511	-\$10,245	-\$28,594	-\$18,000	\$0
Final List to Sale Price - \$	-\$7,129	-\$6,744	-\$4,439	-\$6,987	-\$11,594	-\$8,998	\$0
Original List to Sale Price - %	95.58%	94.26%	96.68%	97.16%	93.91%	97.05%	0.00%
Final List to Sale Price - %	97.53%	96.32%	98.42%	98.05%	97.44%	98.50%	0.00%

Days on the Market

Avg Days Listing to Contract	46	47	44	41	52	60	0
Combined Avg Days to Contract	49	47	44	49	56	60	0
Avg Days Listing to Closing	78	77	77	74	85	92	0
Avg Days Contract to Close	31	30	32	32	32	31	0

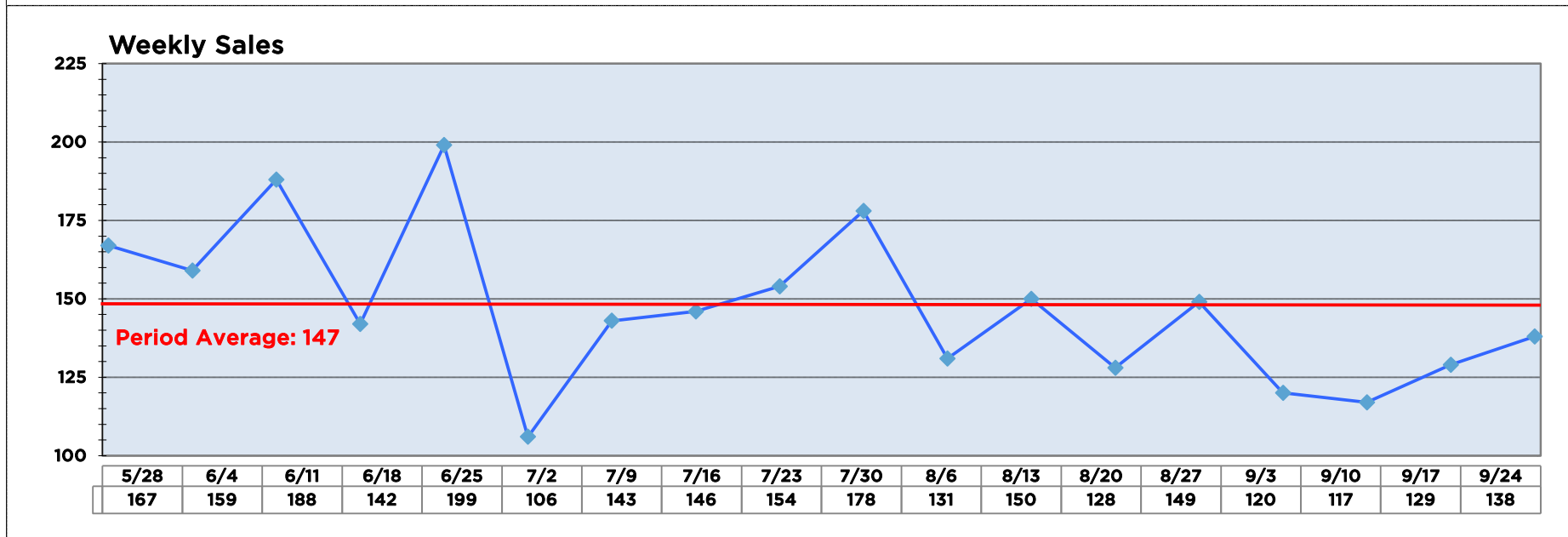
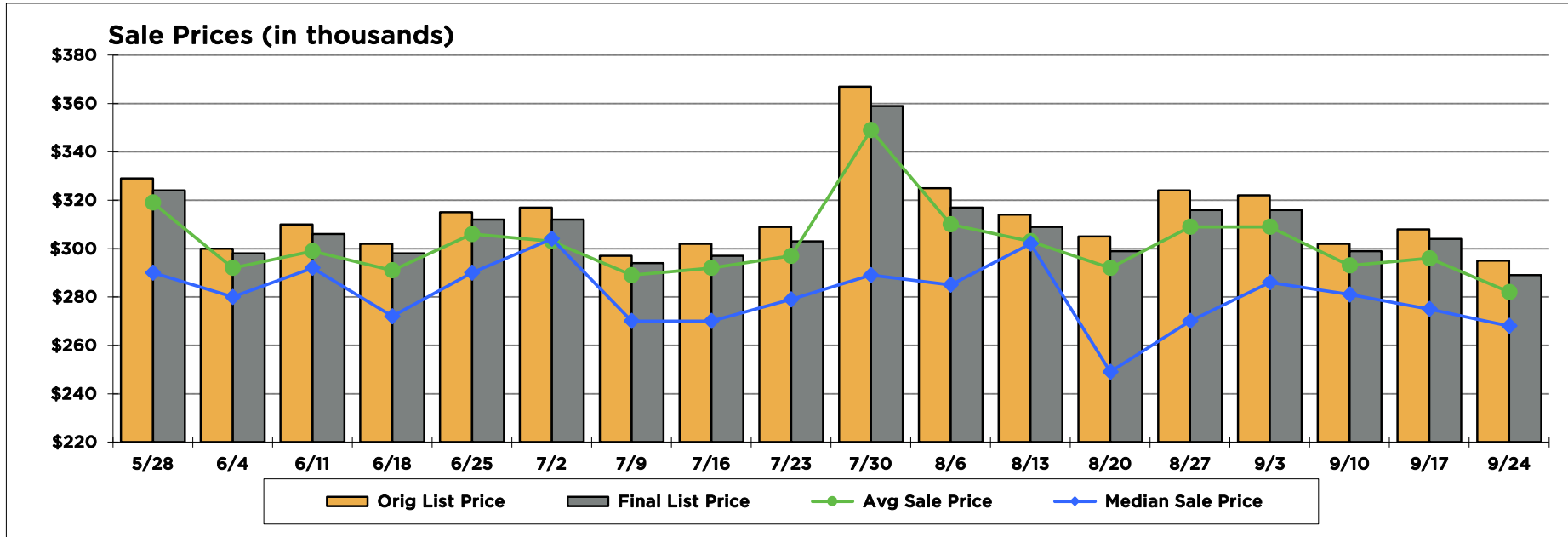
Beds / Baths

Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	2.6	0
Average Half Baths	0	0	0	0	1	0	0

Square Footage

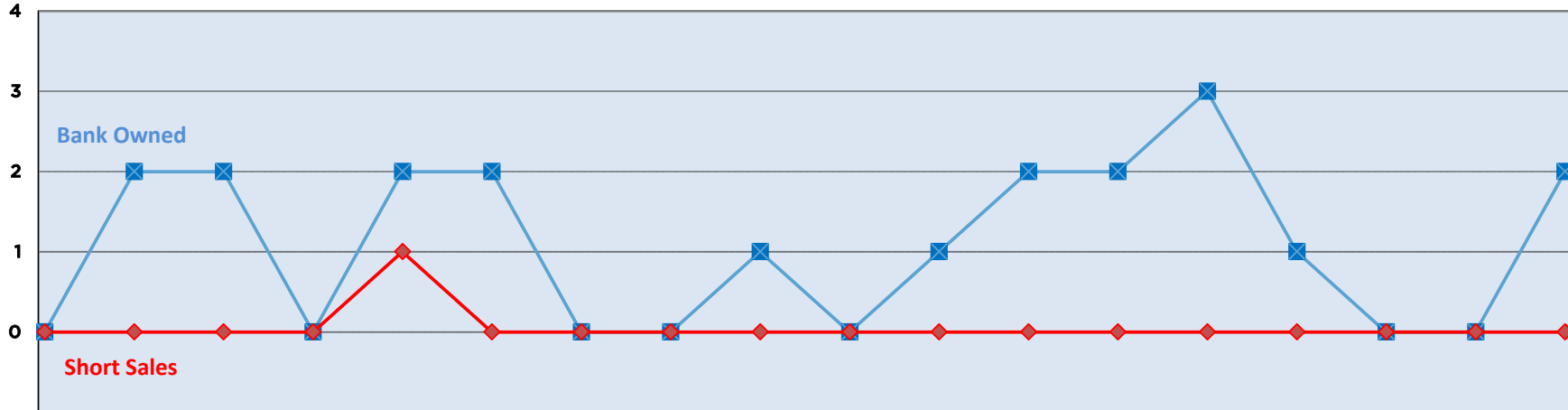
Average Square Feet	1,256	936	1,241	1,513	1,824	1,580	0
----------------------------	--------------	-----	-------	-------	-------	-------	---

Condos, Townhomes, Villas



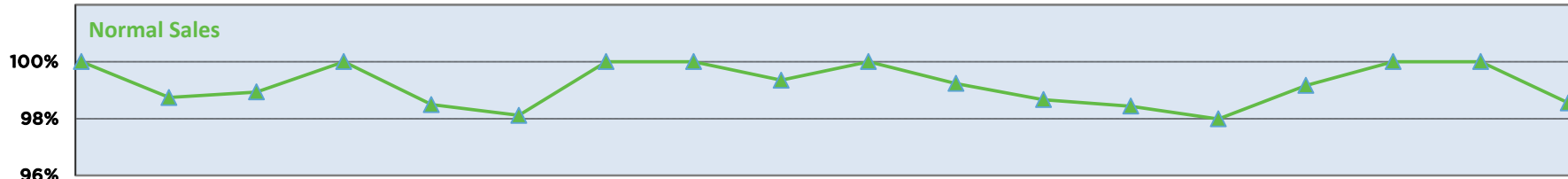
Condos, Townhomes, Villas

Foreclosure Sales

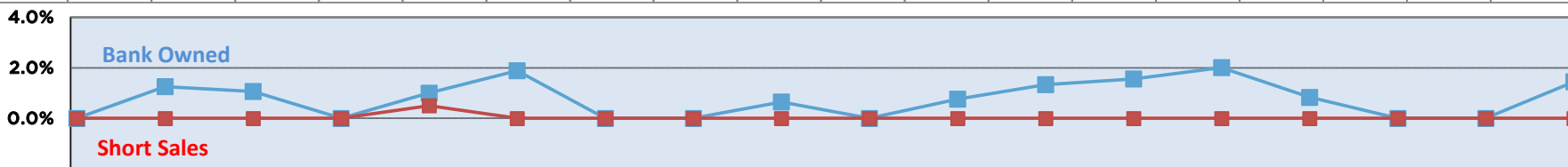


	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24
BO	0	2	2	0	2	2	0	0	1	0	1	2	2	3	1	0	0	2
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



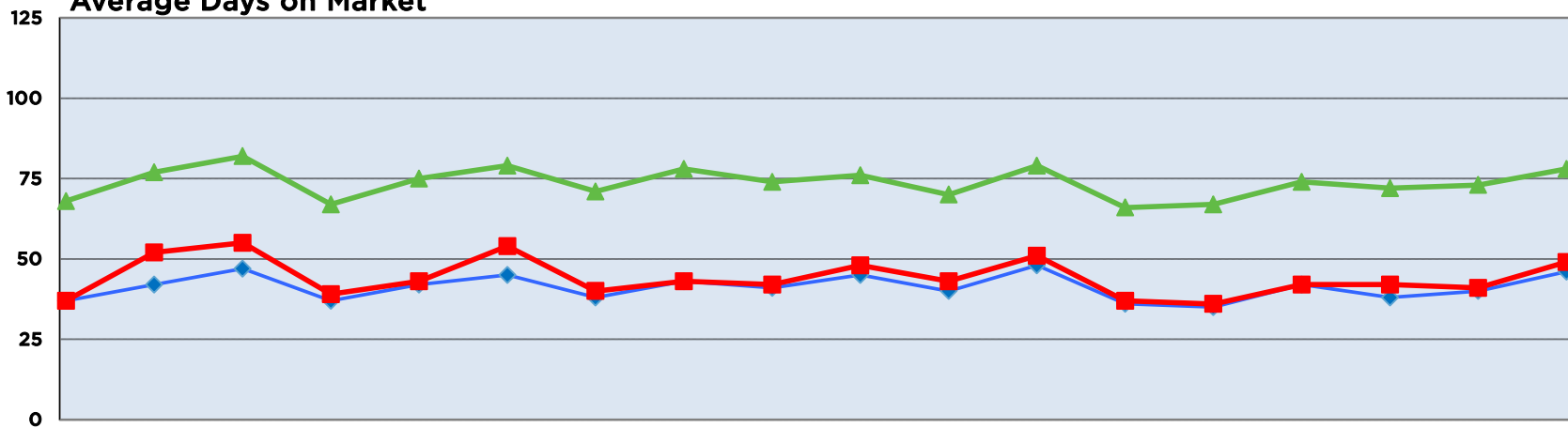
	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24
Normal	100.0%	98.7%	98.9%	100.0%	98.5%	98.1%	100.0%	100.0%	99.4%	100.0%	99.2%	98.7%	98.4%	98.0%	99.2%	100.0%	100.0%	98.6%



	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	9/24
BO	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%	1.4%
SS	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%	0.0%

Condos, Townhomes, Villas

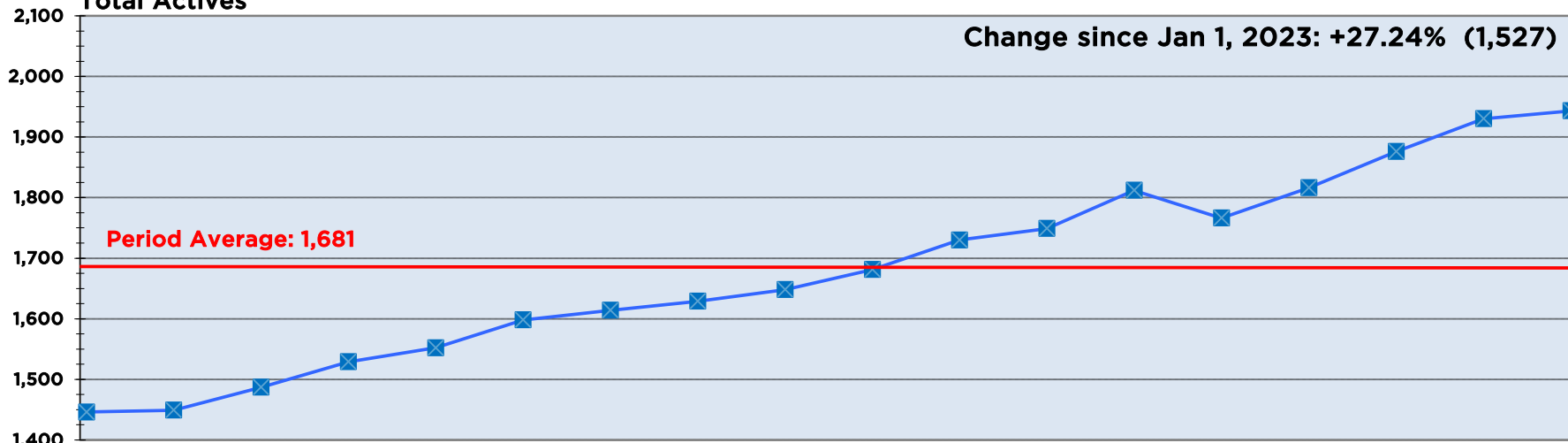
Average Days on Market



ListToContract	37	42	47	37	42	45	38	43	41	45	40	48	36	35	42	38	40	46
CombDaysOnMkt	37	52	55	39	43	54	40	43	42	48	43	51	37	36	42	42	41	49
ListToClose	68	77	82	67	75	79	71	78	74	76	70	79	66	67	74	72	73	78

Total Actives

Change since Jan 1, 2023: +27.24% (1,527)

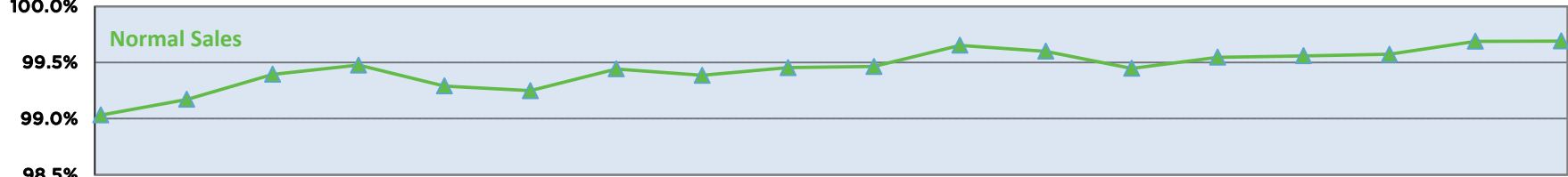


5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24
1,446	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943

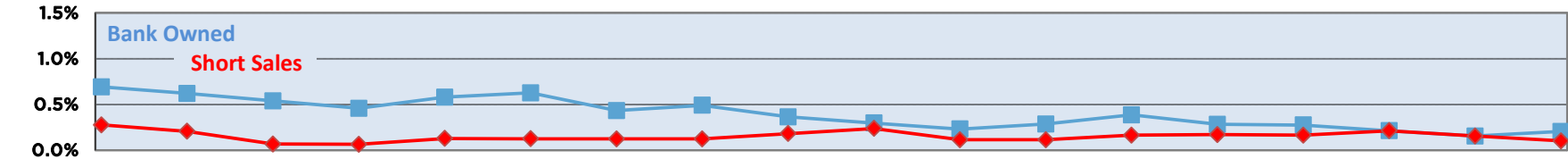
Monday Morning Quarterback
09/24/2023 - 09/30/2023
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

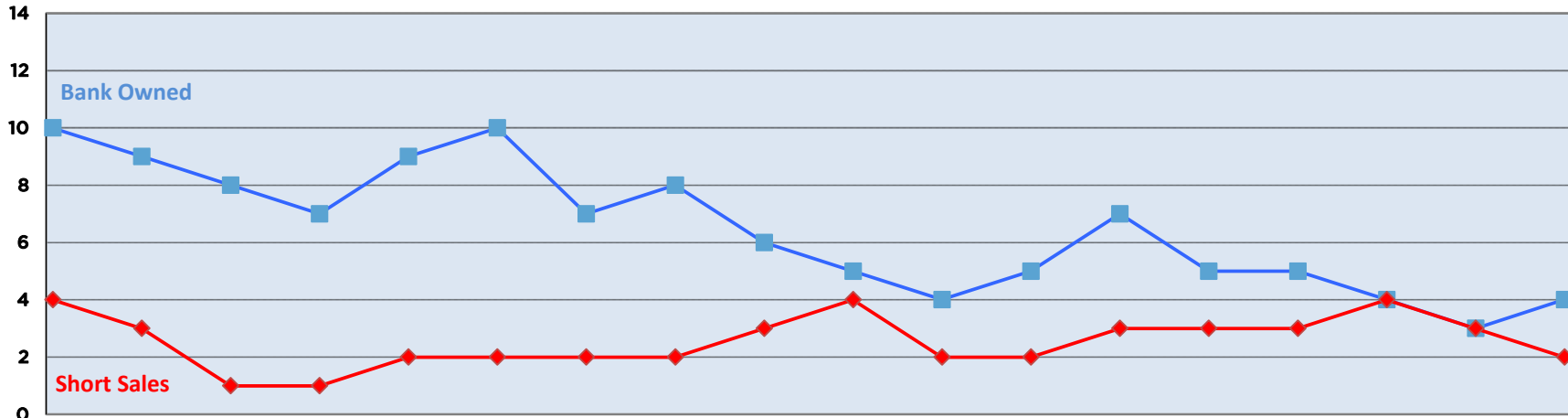


	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24
Normal	99.0%	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%	99.7%	99.7%



	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	9/24
BO	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%	0.2%
SS	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%	0.1%

Active Foreclosures



	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	9/24
BO	10	9	8	7	9	10	7	8	6	5	4	5	7	5	5	4	3	4
SS	4	3	1	1	2	2	2	2	3	4	2	2	3	3	3	4	3	2

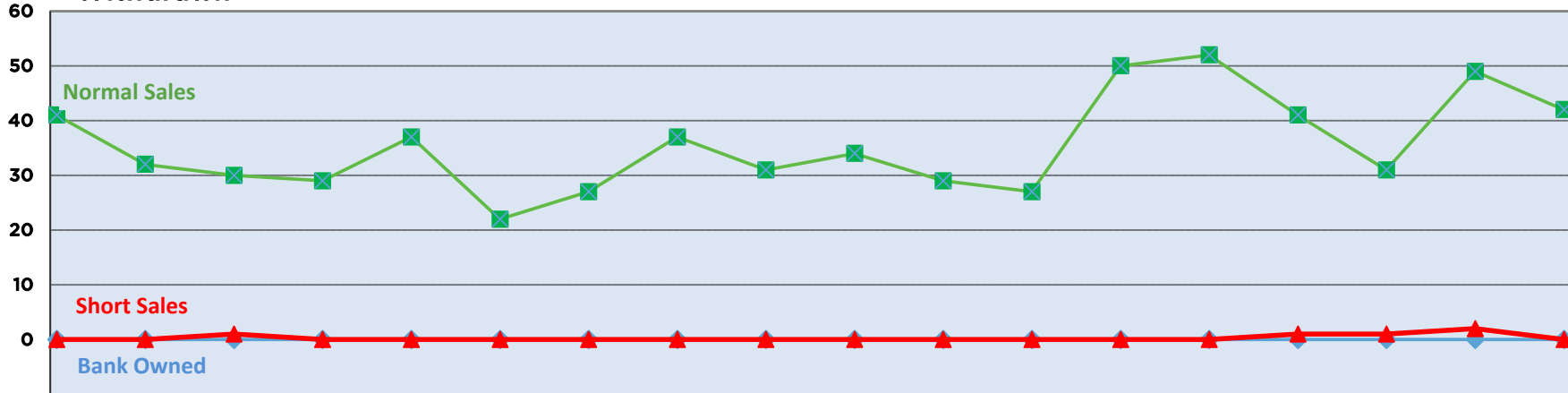
Condos, Townhomes, Villas

Temporary Off Market



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

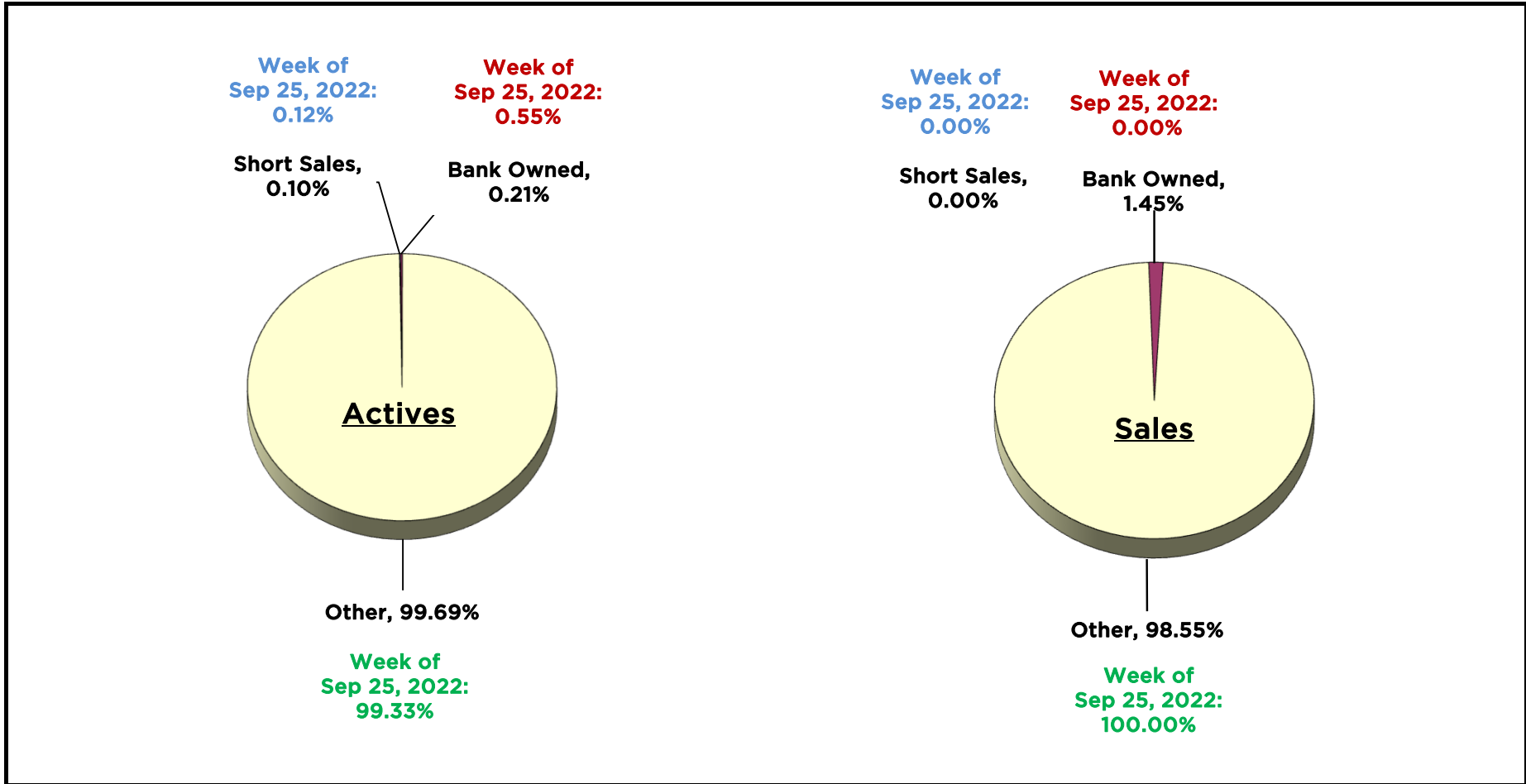
Withdrawn



	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	9/24
Norm	41	32	30	29	37	22	27	37	31	34	29	27	50	52	41	31	49	42
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	2	0



Condos, Townhomes, Villas



Monday Morning Quarterback
09/24/2023 - 09/30/2023
Lake, Orange, Osceola & Seminole Counties

There are 4 Condos, Villas, or Townhomes available for the Median Price of \$267,500 (± \$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							
Winter Park	32792	1	\$268,000	2.0	2.0	1,300	\$206.15
Orange County							
Orlando (Downtown)	32801	1	\$268,000	2.0	2.0	1,147	\$233.65
Hunters Creek	32837	1	\$267,900	2.0	2.0	1,466	\$182.74
Osceola County							
Kissimmee (Central)	34741	1	\$267,900	3.0	2.0	1,433	\$186.95