



Monday Morning Quarterback Summary

Week of October 01, 2023 - October 07, 2023

Single-family existing homes

- Sales of single-family homes decreased to 351 during the week of October 01, from 442 the week prior
- The median price of single family homes decreased to \$409,000, a change of -3.7%
- The number of single-family home foreclosure transactions decreased to 3 from 4 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 104, and now sits at 4,917

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 133 during the week of October 01, from 138 the week prior
- The median price of condos, townhomes, and villas decreased to \$265,000 a change of -0.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 2 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 68, and now sits at 2,011

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

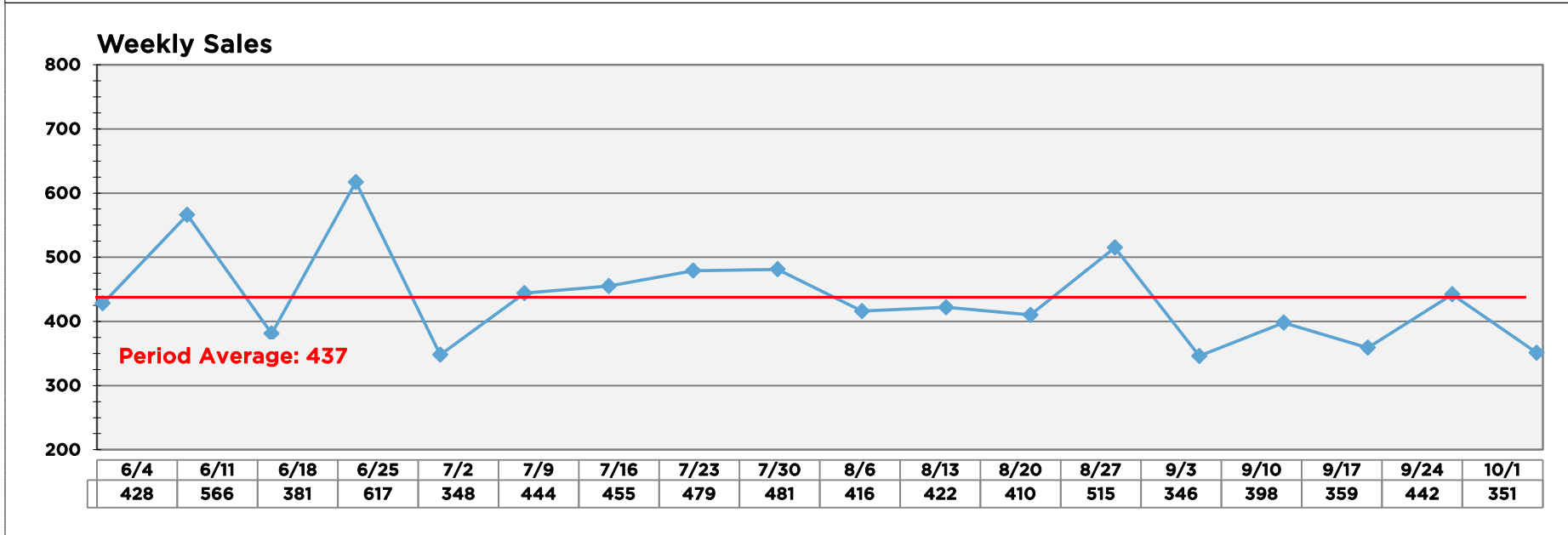
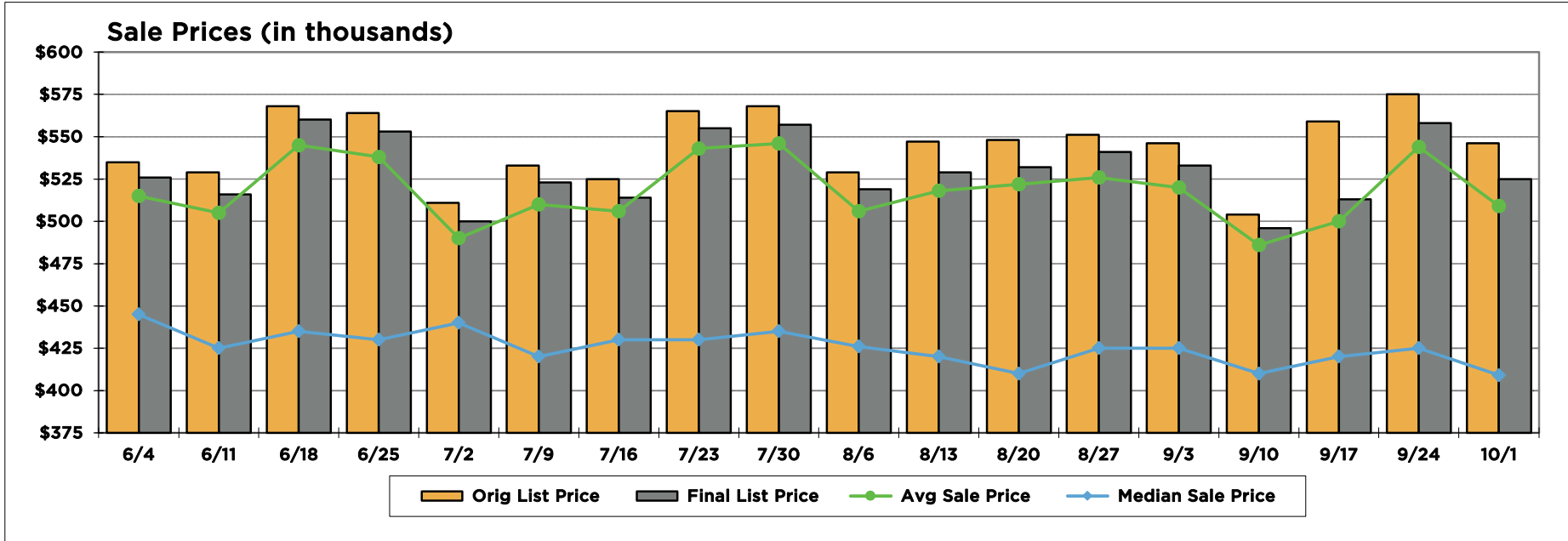
Monday Morning Quarterback
10/01/2023 - 10/07/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	351	25	35	102	77	93	19
Bank Owned	3	0	0	1	0	2	0
Short Sales	0	0	0	0	0	0	0
Other	348	25	35	101	77	91	19
Active Listings	4,917	263	254	901	1,034	1,919	546
Bank Owned	24	4	3	6	5	6	0
Short Sales	7	2	0	1	2	2	0
Other	4,886	257	251	894	1,027	1,911	546
Months of Inventory	3.23	2.43	1.67	2.04	3.10	4.76	6.63
<i>List Price</i>							
Average Original List Price	\$545,881	\$210,834	\$295,589	\$368,409	\$462,546	\$686,853	\$2,048,258
Average Final List Price	\$524,637	\$206,678	\$288,743	\$361,628	\$451,593	\$663,679	\$1,868,103
<i>Sale Price</i>							
Average Price	\$509,461	\$200,896	\$278,437	\$354,908	\$442,469	\$647,602	\$1,766,077
Median Price	\$409,000	\$229,000	\$277,000	\$356,000	\$440,000	\$615,000	\$1,432,500
<i>Price Differences</i>							
Original to Final List Price	-\$21,244	-\$4,156	-\$6,846	-\$6,781	-\$10,953	-\$23,174	-\$180,155
Original List to Sale Price - \$	-\$36,420	-\$9,938	-\$17,152	-\$13,501	-\$20,077	-\$39,251	-\$282,181
Final List to Sale Price - \$	-\$15,176	-\$5,782	-\$10,306	-\$6,720	-\$9,124	-\$16,077	-\$102,026
Original List to Sale Price - %	93.33%	95.29%	94.20%	96.34%	95.66%	94.29%	86.22%
Final List to Sale Price - %	97.11%	97.20%	96.43%	98.14%	97.98%	97.58%	94.54%
<i>Days on the Market</i>							
Avg Days Listing to Contract	41	36	46	44	33	39	59
Combined Avg Days to Contract	42	36	47	45	36	42	59
Avg Days Listing to Closing	76	81	78	78	65	75	92
Avg Days Contract to Close	35	45	32	34	32	36	32
<i>Beds / Baths</i>							
Average Bedrooms	4	2	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	2,051	1,161	1,410	1,593	1,963	2,697	4,058

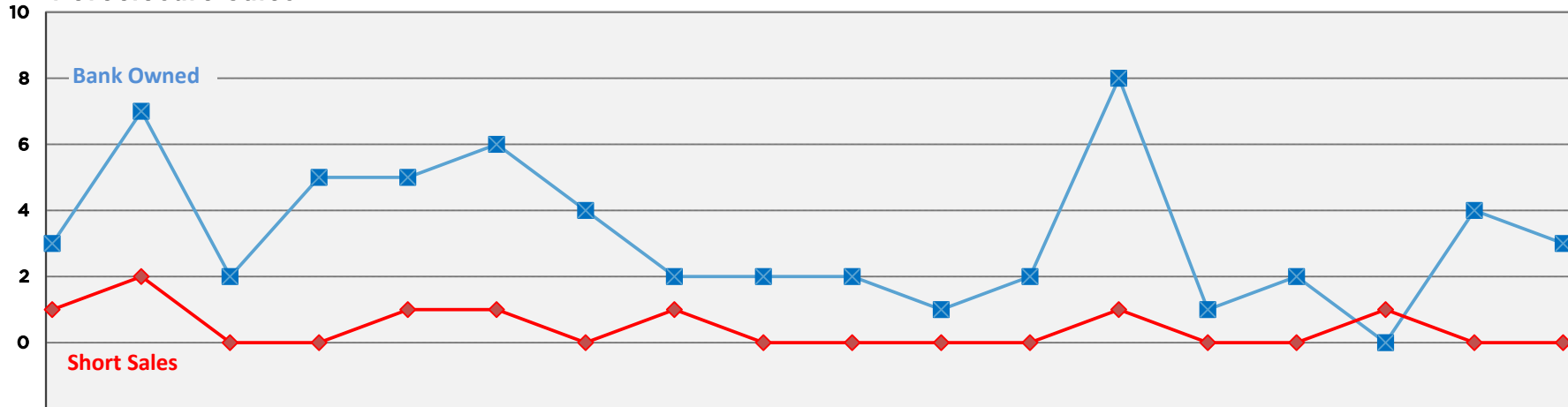


Single Family Homes



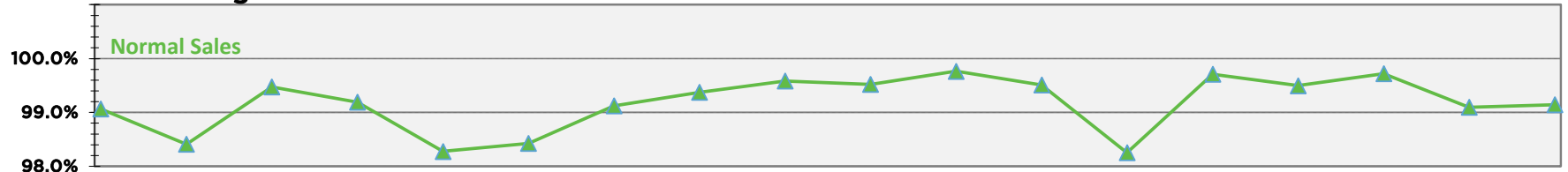
Single Family Homes

Foreclosure Sales

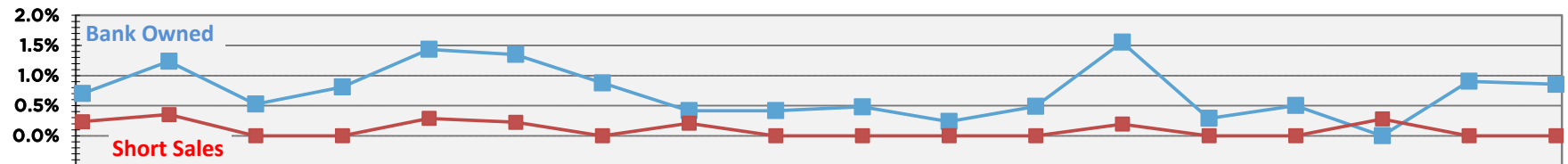


	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1
BO	3	7	2	5	5	6	4	2	2	2	1	2	8	1	2	0	4	3
SS	1	2	0	0	1	1	0	1	0	0	0	0	1	0	0	1	0	0

Percentage of Sales



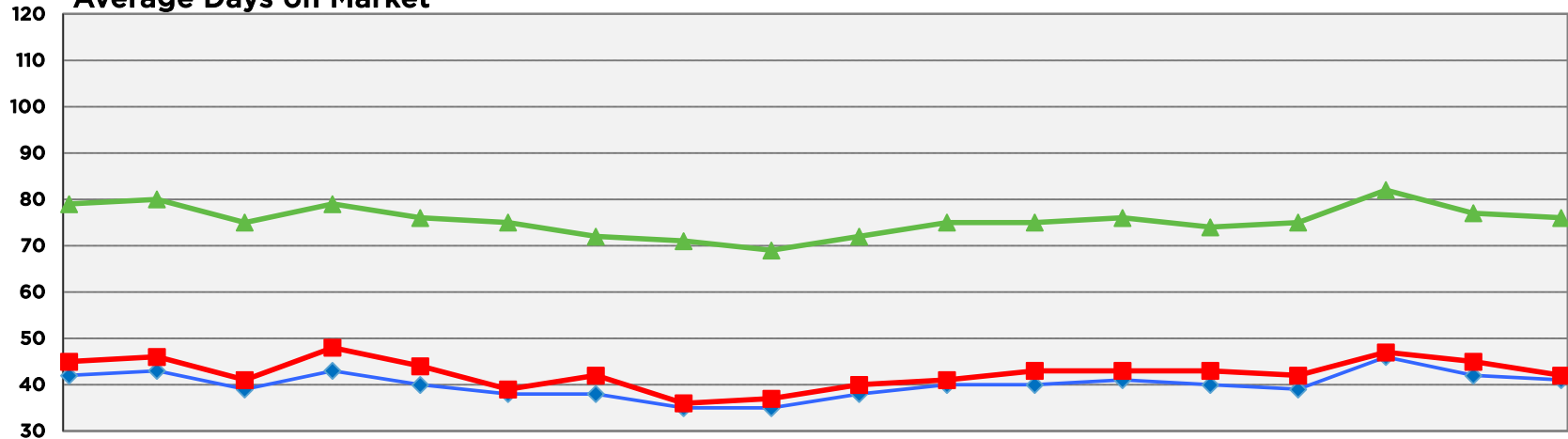
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Normal	99.1%	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%	99.7%	99.1%	99.1%



	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	10/1
BO	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%	0.9%
SS	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%	0.0%

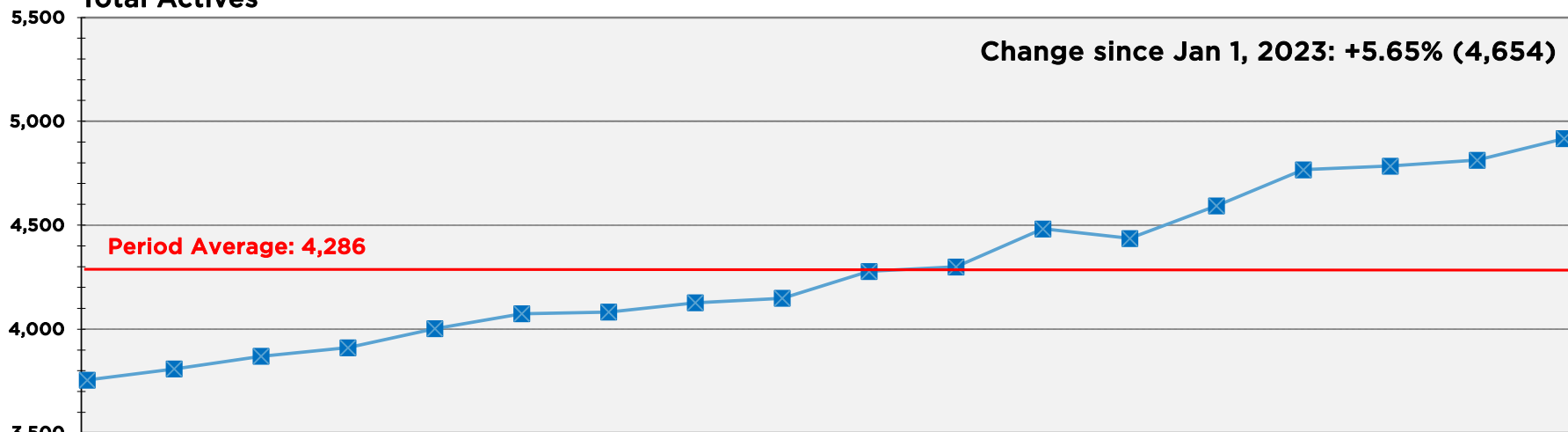
Single Family Homes

Average Days on Market



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

Total Actives

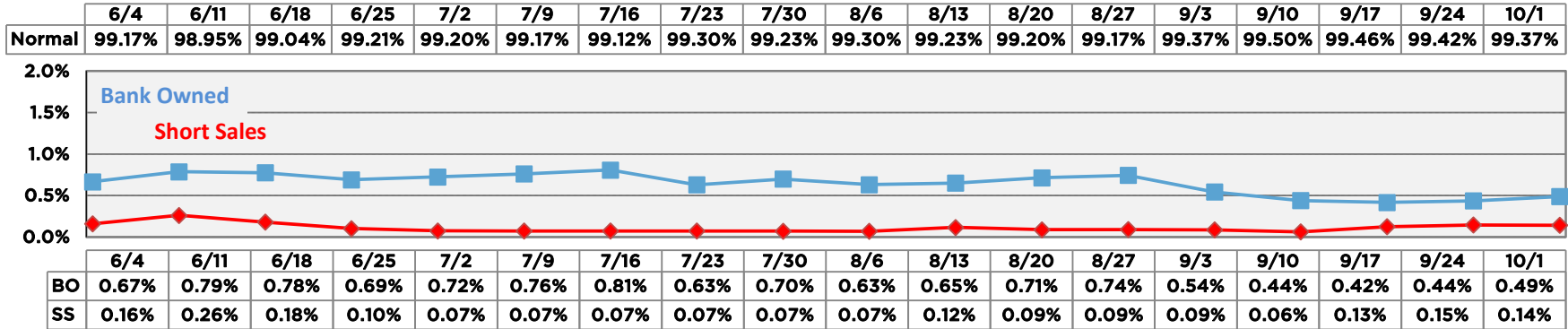
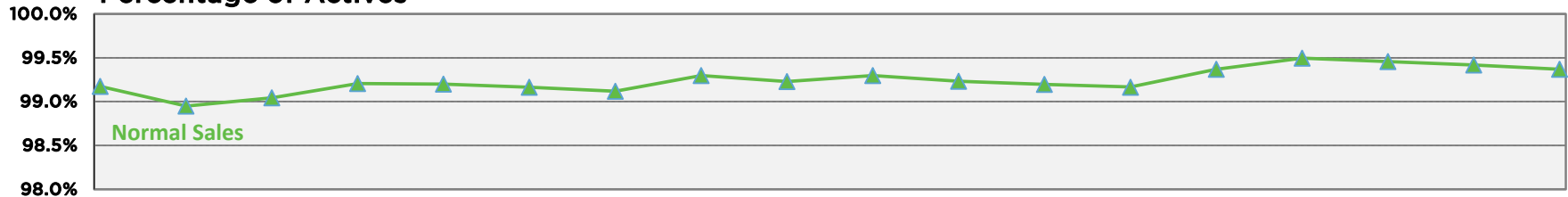


6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1
3,755	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813	4,917

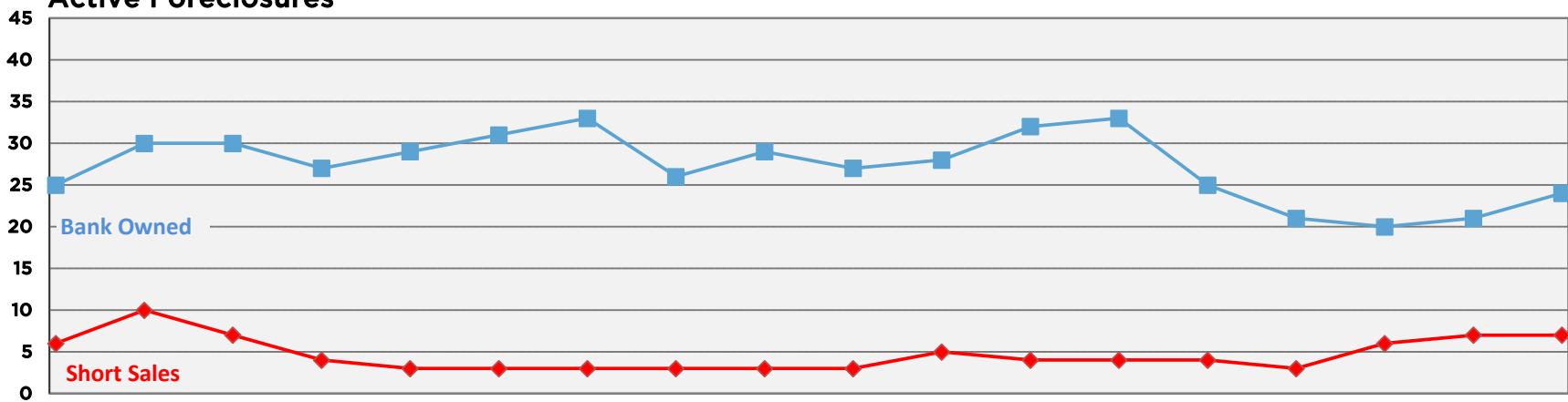
Monday Morning Quarterback
10/01/2023 - 10/07/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

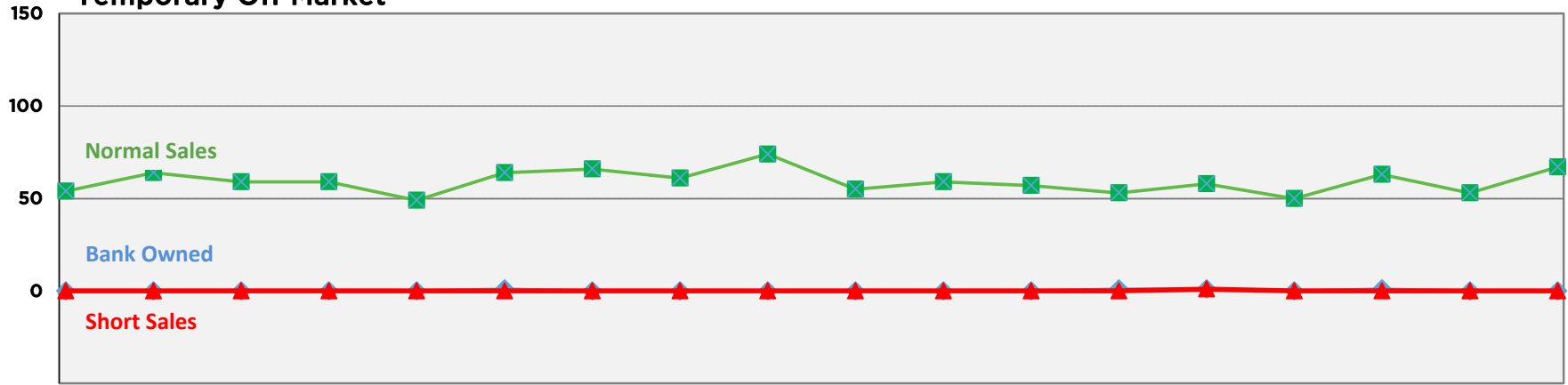


Active Foreclosures



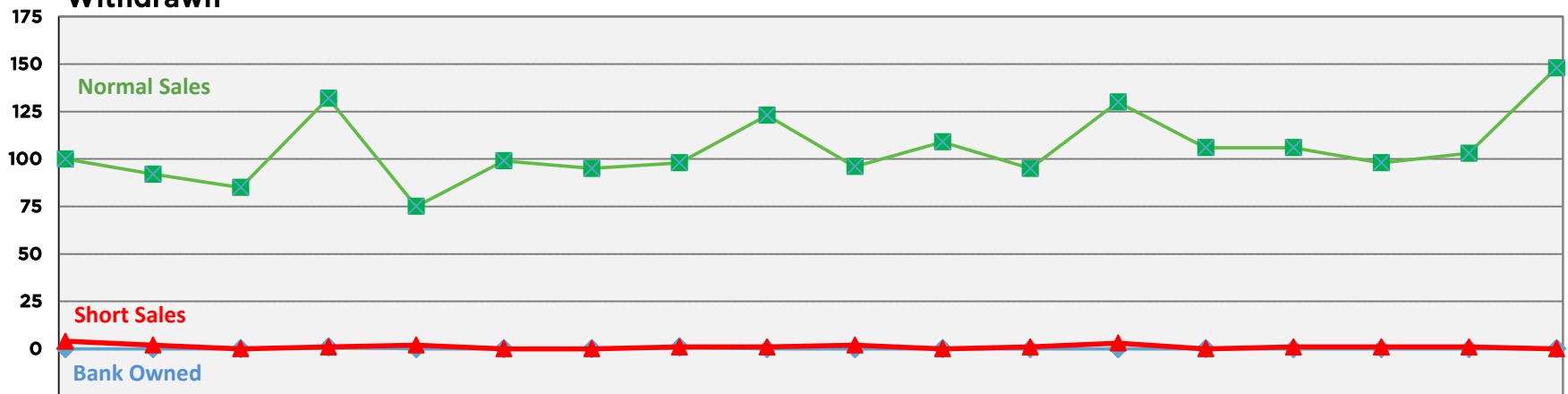
Single Family Homes

Temporary Off Market



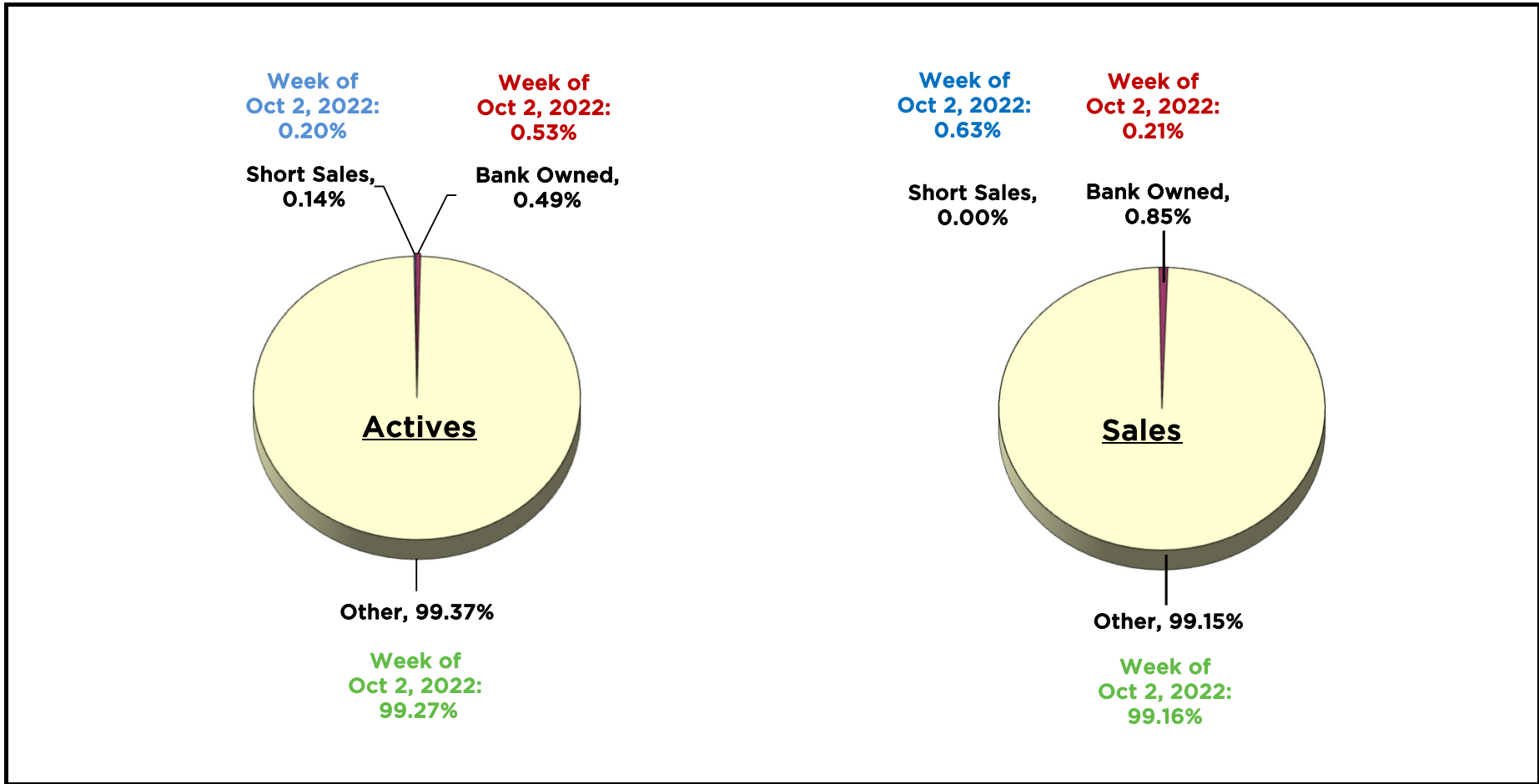
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Norm	54	64	59	59	49	64	66	61	74	55	59	57	53	58	50	63	53	67
BO	0	0	0	0	0	1	0	0	0	0	0	0	1	1	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0

Withdrawn



	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	10/1
Norm	100	92	85	132	75	99	95	98	123	96	109	95	130	106	106	98	103	148
BO	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	4	2	0	1	2	0	0	1	1	2	0	1	3	0	1	1	1	0

Single Family Homes



Monday Morning Quarterback
10/01/2023 - 10/07/2023
Lake, Orange, Osceola & Seminole Counties

There are 11 Single Family Homes available for the Median Price of \$409,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		2	\$409,000	3.5	2.0	1,626	\$251.54
Apopka / Hunt Club	32703	1	\$409,000	4.0	2.0	1,912	\$213.91
Waterford Lakes	32828	1	\$409,000	3.0	2.0	1,340	\$305.22
Osceola County		5	\$409,000	3.4	2.0	1,953	\$209.40
Davenport	33896	1	\$409,000	3.0	2.0	1,732	\$236.14
Kissimmee (West) / Pleasant Hill	34746	1	\$409,000	4.0	2.0	1,946	\$210.17
St Cloud / Narcoossee	34771	1	\$409,000	4.0	2.0	1,759	\$232.52
St Cloud / Canoe Creek	34772	2	\$409,000	3.0	2.0	2,165	\$188.96
Lake County		4	\$409,000	2.8	2.0	1,818	\$224.94
Mount Dora	32757	1	\$409,000	2.0	2.0	1,695	\$241.30
Clermont (Central)	34711	1	\$409,000	3.0	2.0	1,855	\$220.49
Minneola	34715	1	\$409,000	3.0	2.0	1,867	\$219.07
Leesburg (East) / Haines Creek	34788	1	\$409,000	3.0	2.0	1,856	\$220.37

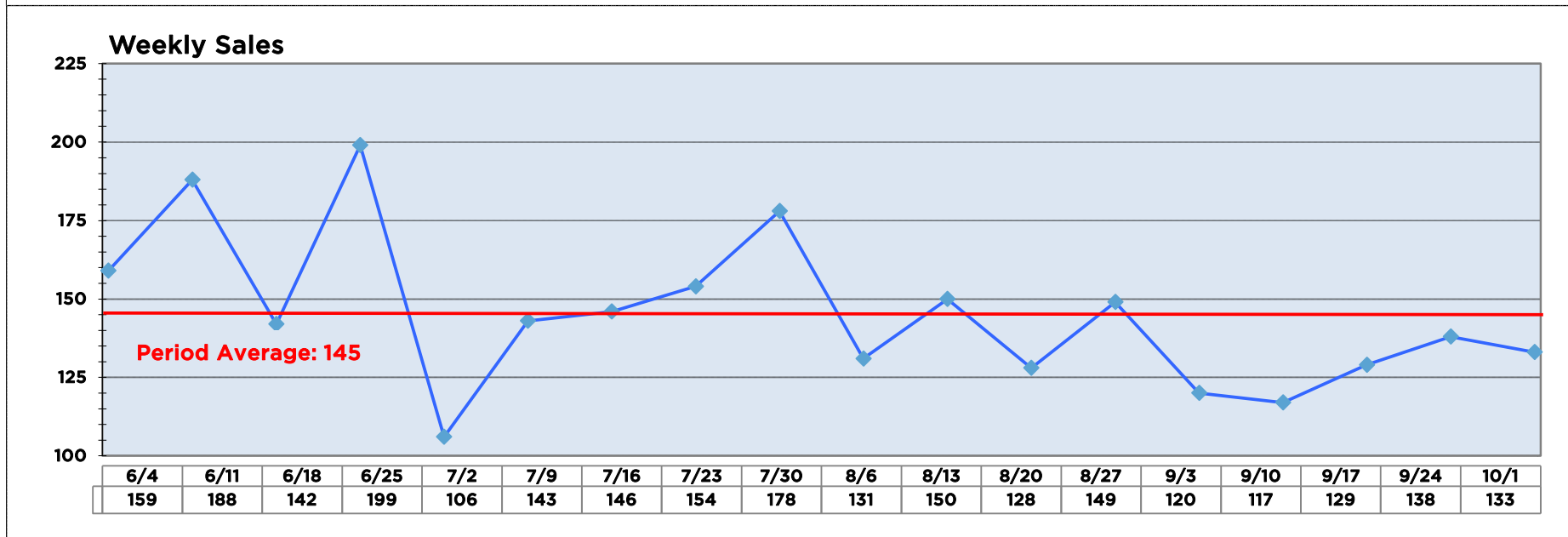
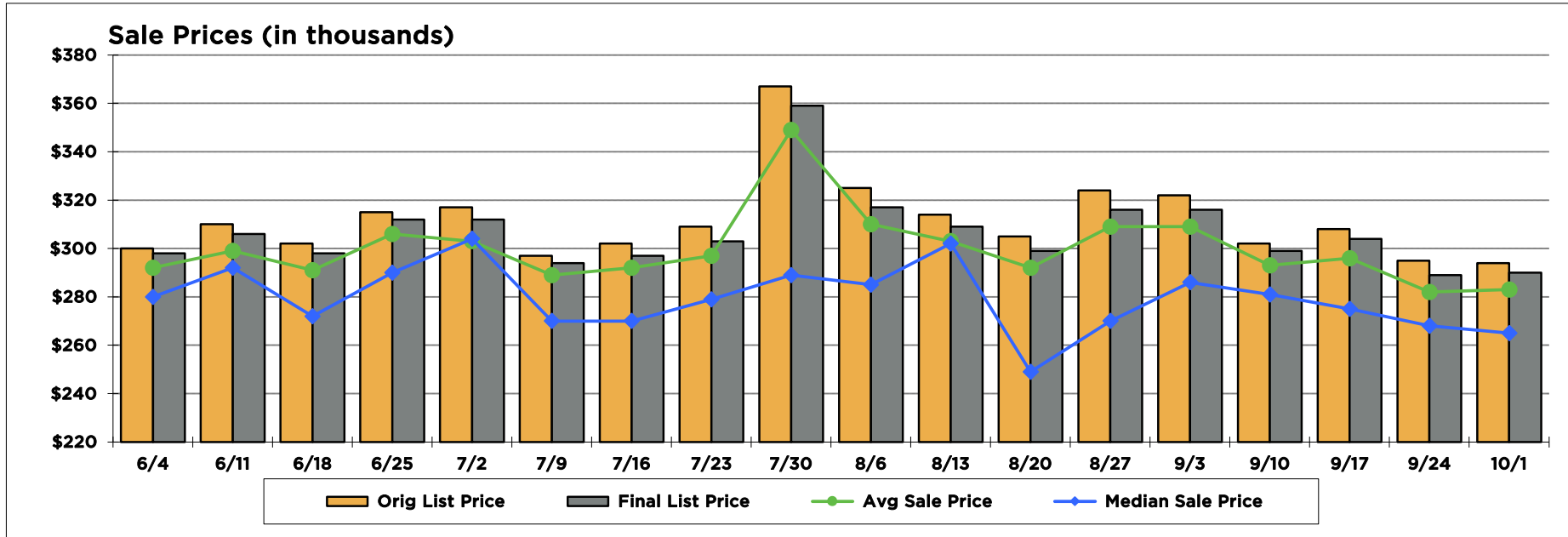
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	133	58	20	38	10	7	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	133	58	20	38	10	7	0
Active Listings	2,011	596	293	547	320	241	14
Bank Owned	5	4	1	0	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	2,004	591	292	546	320	241	14
Months of Inventory	3.49	2.37	3.38	3.32	7.39	7.95	0.00
<i>List Price</i>							
Average Original List Price	\$294,370	\$192,559	\$282,154	\$358,820	\$451,960	\$597,857	\$0
Average Final List Price	\$290,467	\$189,338	\$276,104	\$354,973	\$449,040	\$592,714	\$0
<i>Sale Price</i>							
Average Price	\$282,716	\$180,348	\$270,735	\$348,271	\$440,302	\$584,143	\$0
Median Price	\$265,000	\$188,000	\$267,000	\$350,250	\$440,509	\$579,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,903	-\$3,221	-\$6,050	-\$3,847	-\$2,920	-\$5,143	\$0
Original List to Sale Price - \$	-\$11,654	-\$12,211	-\$11,419	-\$10,549	-\$11,658	-\$13,714	\$0
Final List to Sale Price - \$	-\$7,751	-\$8,990	-\$5,369	-\$6,702	-\$8,738	-\$8,571	\$0
Original List to Sale Price - %	96.04%	93.66%	95.95%	97.06%	97.42%	97.71%	0.00%
Final List to Sale Price - %	97.33%	95.25%	98.06%	98.11%	98.05%	98.55%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	36	41	29	32	22	63	0
Combined Avg Days to Contract	46	48	41	42	25	84	0
Avg Days Listing to Closing	68	69	60	67	57	95	0
Avg Days Contract to Close	32	28	37	35	35	32	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	0	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,278	976	1,259	1,484	1,733	2,059	0

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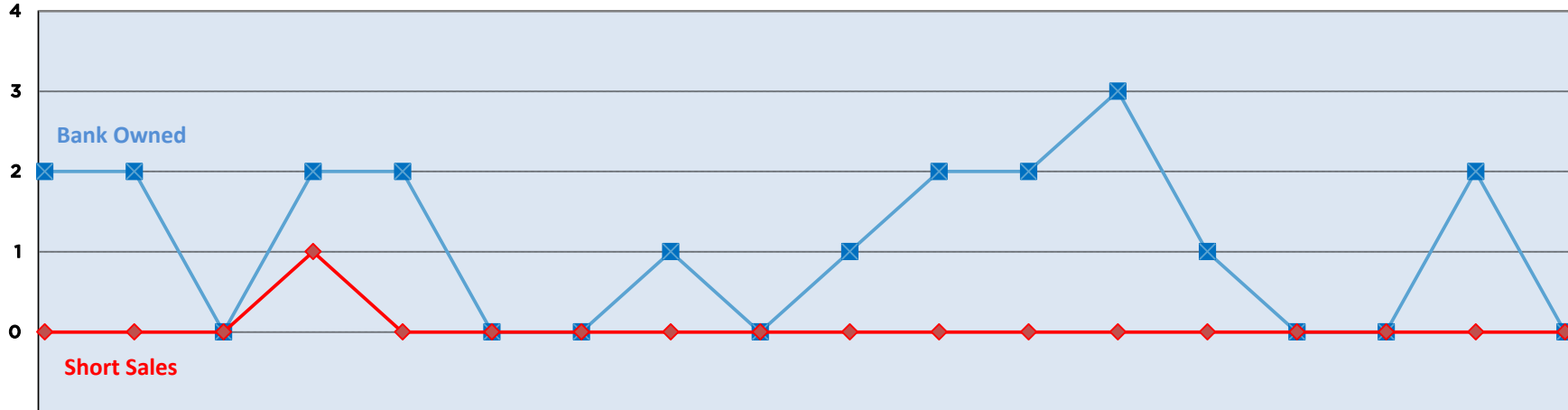
Condos, Townhomes, Villas



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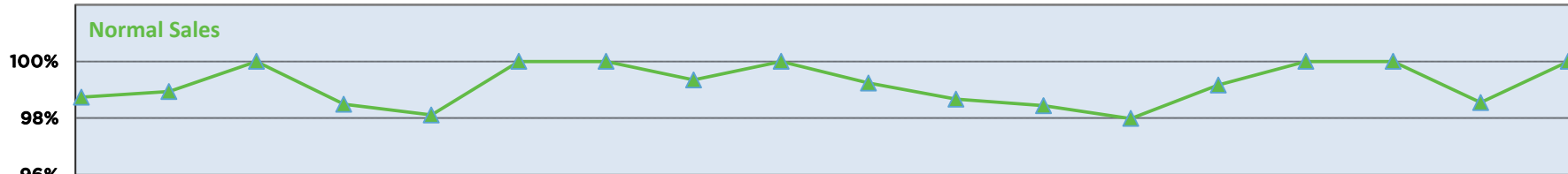
Condos, Townhomes, Villas

Foreclosure Sales

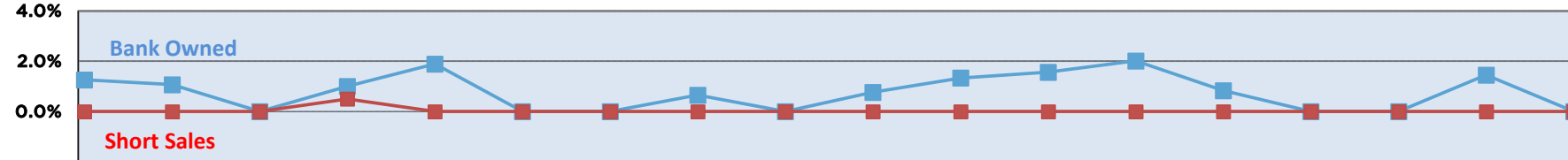


	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1
BO	2	2	0	2	2	0	0	1	0	1	2	2	3	1	0	0	2	0
SS	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



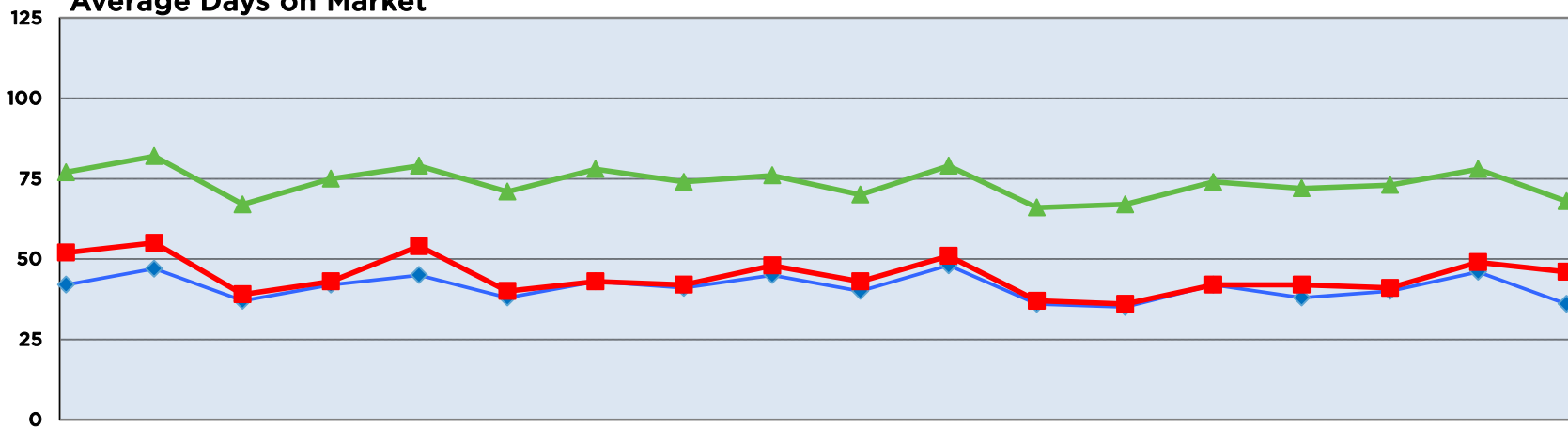
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Normal	98.7%	98.9%	100.0%	98.5%	98.1%	100.0%	100.0%	99.4%	100.0%	99.2%	98.7%	98.4%	98.0%	99.2%	100.0%	100.0%	98.6%	100.0%



	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	10/1
BO	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%	0.0%
SS	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%	0.0%

Condos, Townhomes, Villas

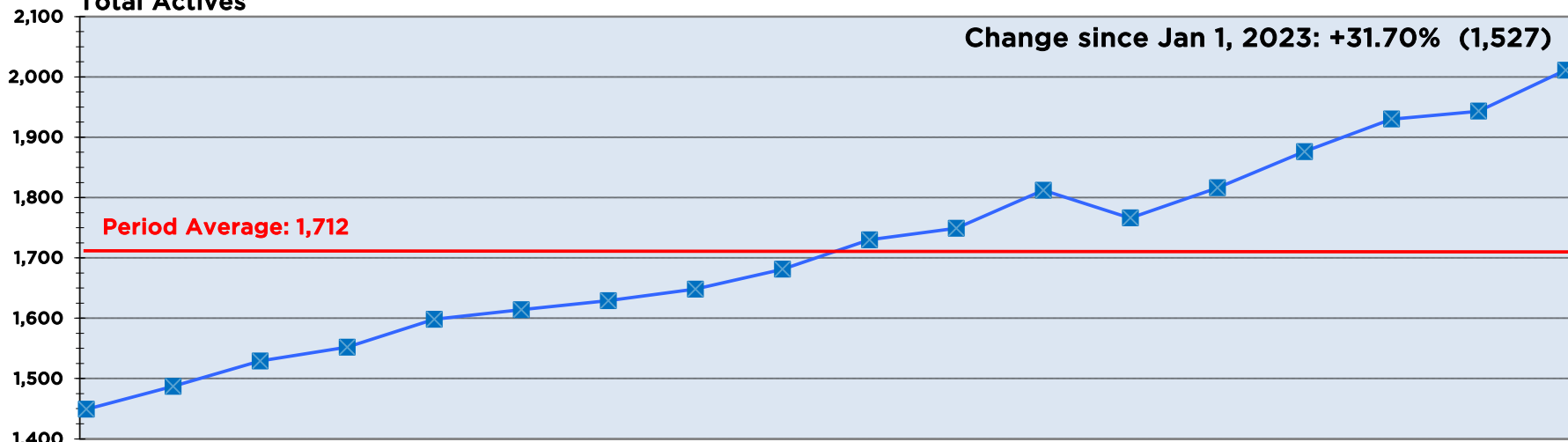
Average Days on Market



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

Total Actives

Change since Jan 1, 2023: +31.70% (1,527)

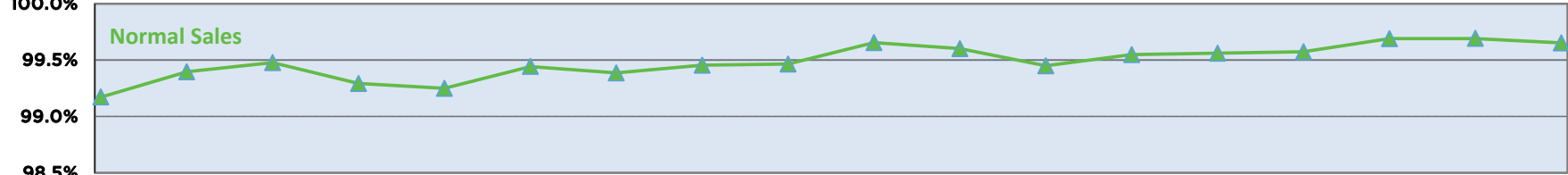


Total Actives	1,449	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011
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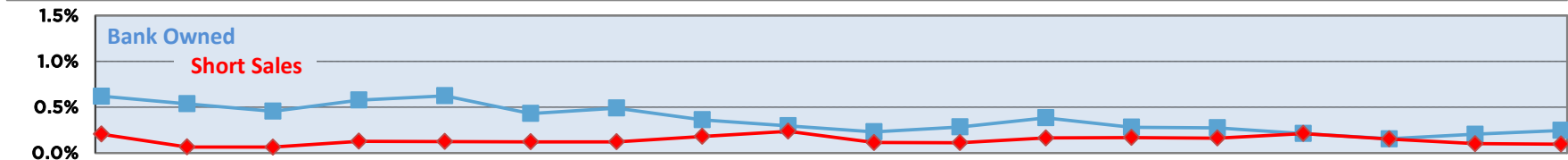
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Percentage of Actives

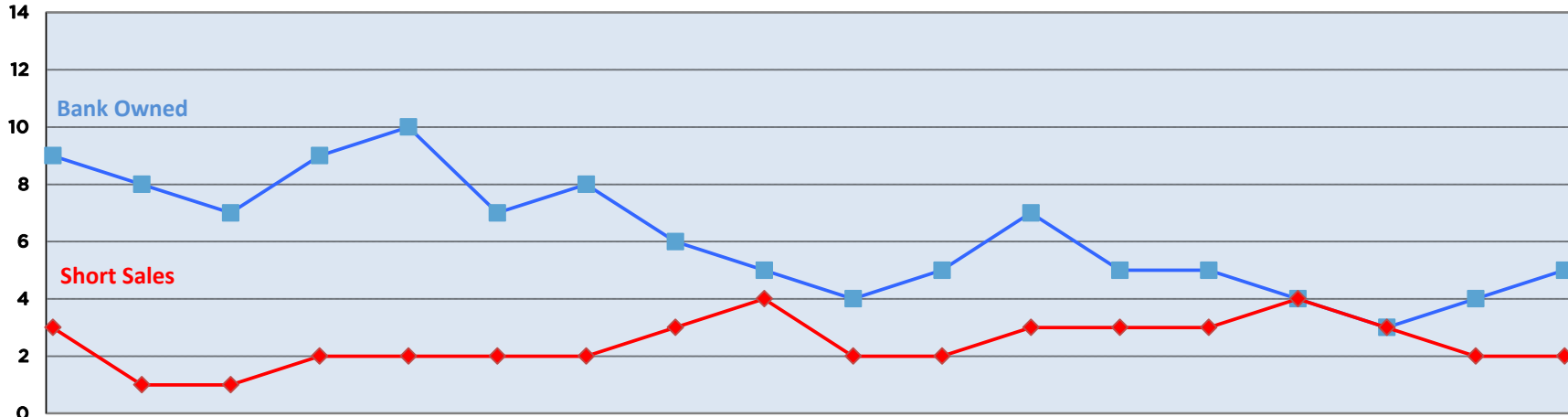


	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1
Normal	99.2%	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%	99.7%	99.7%	99.7%



	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	10/1
BO	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%	0.2%
SS	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%	0.1%

Active Foreclosures



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

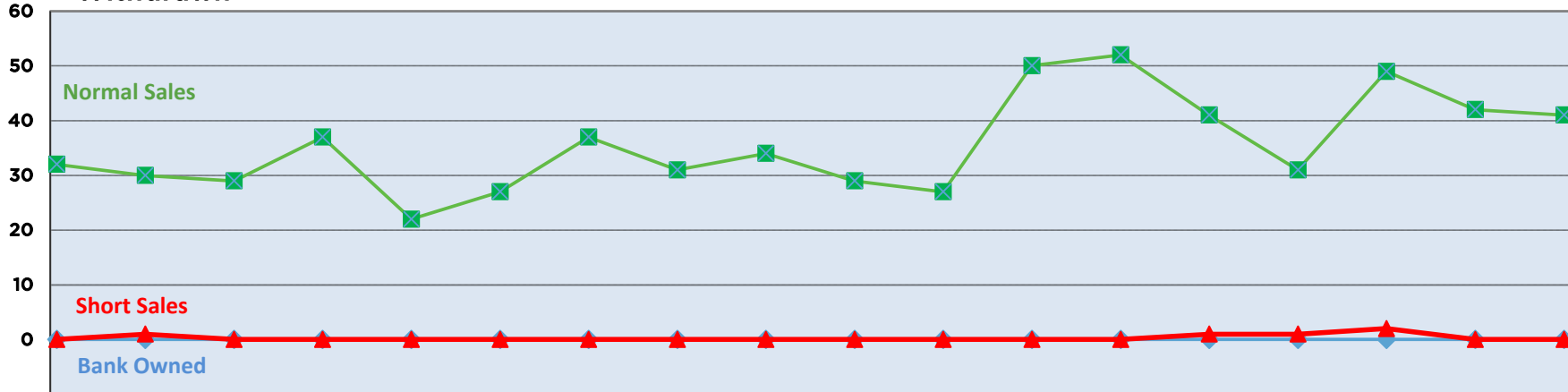
Condos, Townhomes, Villas

Temporary Off Market



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

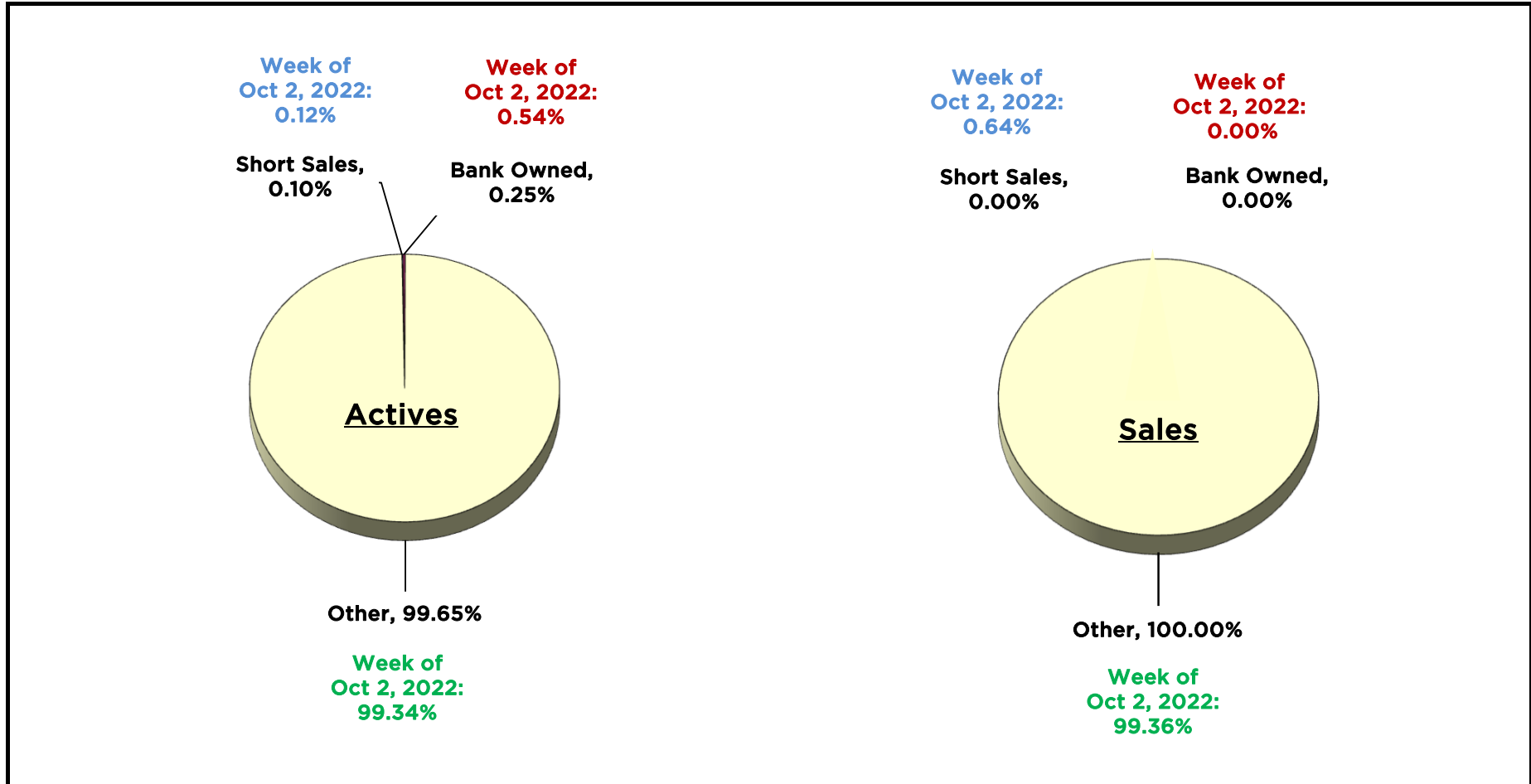
Withdrawn



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



Condos, Townhomes, Villas



Monday Morning Quarterback
10/01/2023 - 10/07/2023
Lake, Orange, Osceola & Seminole Counties

There are 21 Condos, Villas, or Townhomes available for the Median Price of \$265,000 (± \$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	\$264,950	2.5	2.0	1,269	\$208.87
Lake Mary / Heathrow	32746	1	\$265,000	3.0	2.0	1,455	\$182.13
Sanford (South)	32773	1	\$264,900	2.0	2.0	1,082	\$244.82
Orange County		14	\$264,993	2.1	2.0	1,077	\$245.98
Apopka (North)	32712	1	\$265,000	2.0	2.0	1,200	\$220.83
Orlando (Downtown)	32801	2	\$265,000	2.0	2.0	1,215	\$218.11
Azalea Park	32807	2	\$264,950	2.0	2.0	956	\$277.29
Williamsburg / Lake Bryan	32821	4	\$265,000	1.5	2.0	882	\$300.62
Metro West / Orlo Vista	32835	2	\$265,000	3.0	2.0	1,324	\$200.23
Hunters Creek	32837	1	\$265,000	2.0	2.0	999	\$265.27
Pine Castle / Edgewood	32839	2	\$265,000	2.5	2.0	1,185	\$223.72
Osceola County		3	\$264,967	2.3	2.0	1,135	\$233.38
Davenport	33896	1	\$264,900	3.0	2.0	1,210	\$218.93
Kissimmee (West) / Pleasant Hill	34746	1	\$265,000	2.0	2.0	1,066	\$248.59
Kissimmee / Celebration	34747	1	\$265,000	2.0	2.0	1,130	\$234.51
Lake County		2	\$265,000	2.0	2.0	1,548	\$171.24
Leesburg (East) / Haines Creek	34788	2	\$265,000	2.0	2.0	1,548	\$171.24