



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

***Week of October 08, 2023 - October 14, 2023***

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

- Sales of single-family homes increased to 356 during the week of October 08, from 351 the week prior
- The median price of single family homes increased to \$422,500, a change of 3.3%
- The number of single-family home foreclosure transactions decreased to 0 from 3 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 134, and now sits at 5,051

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

- Sales of condos, townhomes, and villas decreased to 104 during the week of October 08, from 133 the week prior
- The median price of condos, townhomes, and villas increased to \$280,000 a change of 5.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 53, and now sits at 2,064

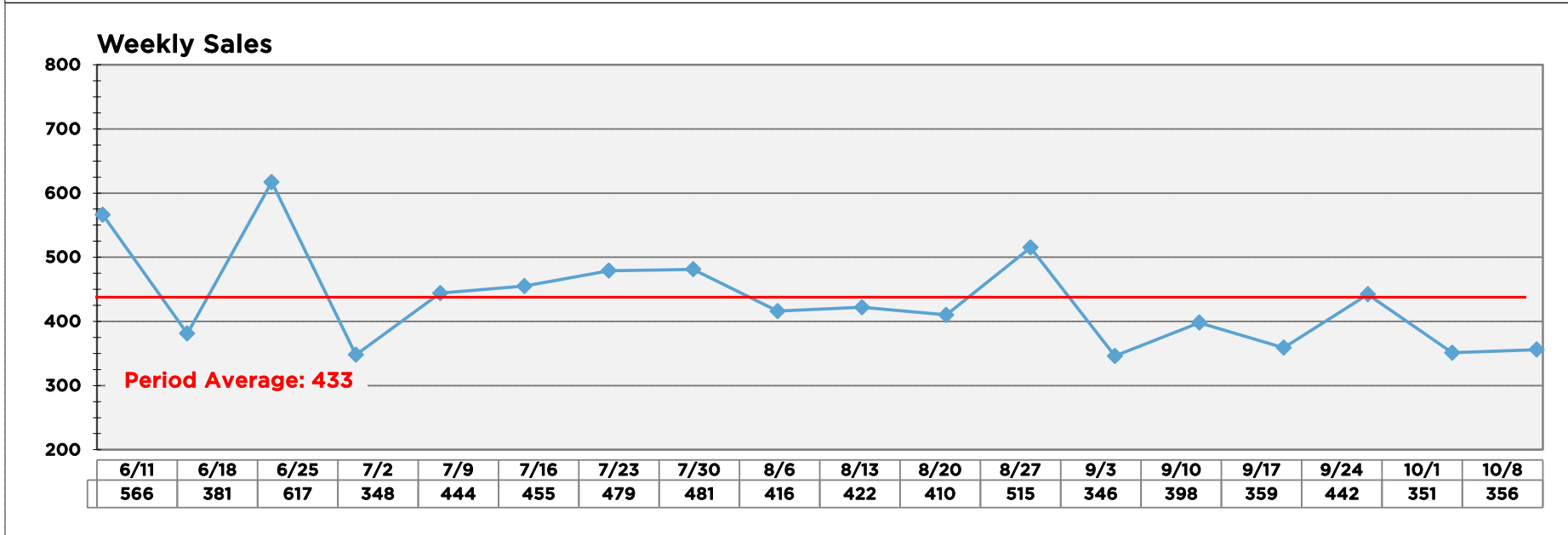
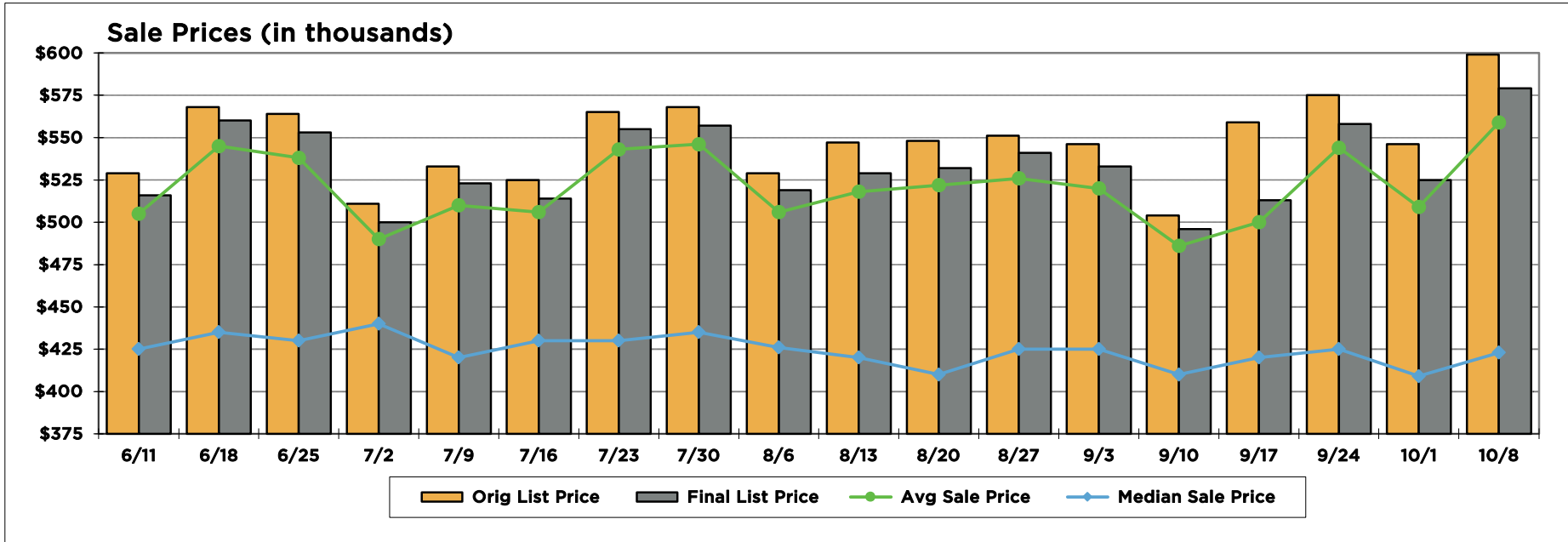
***Detailed charts and graphs begin on page 2 of this report.***

**Monday Morning Quarterback**  
10/08/2023 - 10/14/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

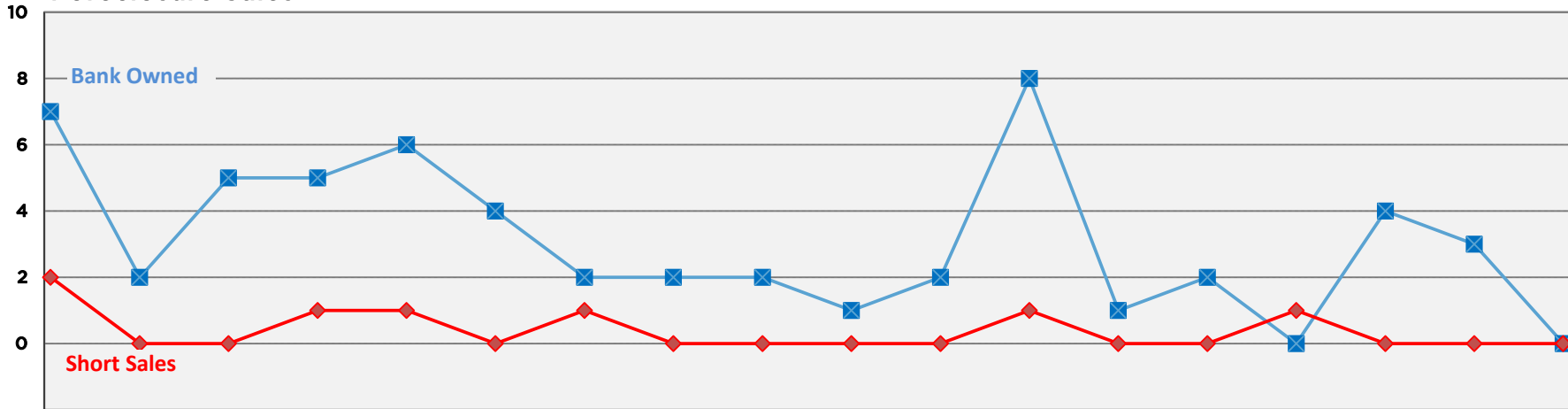
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>356</b>	<b>34</b>	<b>32</b>	<b>94</b>	<b>64</b>	<b>103</b>	<b>29</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	356	34	32	94	64	103	29
<b>Active Listings</b>	<b>5,051</b>	<b>277</b>	<b>262</b>	<b>932</b>	<b>1,054</b>	<b>1,973</b>	<b>553</b>
Bank Owned	28	5	4	6	5	8	0
Short Sales	9	2	0	2	3	2	0
Other	5,014	270	258	924	1,046	1,963	553
<b>Months of Inventory</b>	<b>3.27</b>	<b>1.88</b>	<b>1.89</b>	<b>2.29</b>	<b>3.80</b>	<b>4.42</b>	<b>4.40</b>
<b><i>List Price</i></b>							
Average Original List Price	\$598,566	\$204,641	\$285,028	\$366,537	\$462,424	\$670,848	\$2,202,202
Average Final List Price	\$579,339	\$197,126	\$281,743	\$359,425	\$455,388	\$654,804	\$2,074,167
<b><i>Sale Price</i></b>							
Average Price	\$559,270	\$185,818	\$273,050	\$351,220	\$446,265	\$644,535	\$1,933,862
Median Price	\$422,500	\$206,500	\$275,000	\$355,500	\$447,500	\$615,000	\$1,675,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$19,227	-\$7,515	-\$3,285	-\$7,112	-\$7,036	-\$16,044	-\$128,035
Original List to Sale Price - \$	-\$39,296	-\$18,823	-\$11,978	-\$15,317	-\$16,159	-\$26,313	-\$268,340
Final List to Sale Price - \$	-\$20,069	-\$11,308	-\$8,693	-\$8,205	-\$9,123	-\$10,269	-\$140,305
Original List to Sale Price - %	93.43%	90.80%	95.80%	95.82%	96.51%	96.08%	87.81%
Final List to Sale Price - %	96.54%	94.26%	96.91%	97.72%	98.00%	98.43%	93.24%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	40	53	25	32	35	43	69
Combined Avg Days to Contract	42	53	26	34	37	45	69
Avg Days Listing to Closing	75	77	71	66	69	76	110
Avg Days Contract to Close	34	24	46	33	34	33	41
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	2	3	3	3	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<b><i>Square Footage</i></b>							
Average Square Feet	2,111	1,041	1,314	1,562	1,895	2,575	4,854

**Single Family Homes**



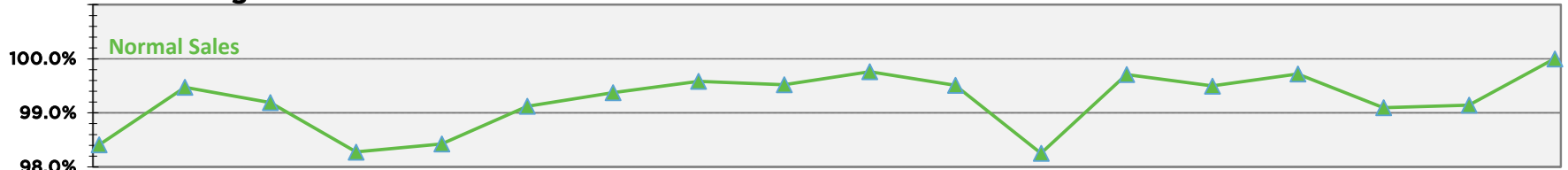
**Single Family Homes**

**Foreclosure Sales**

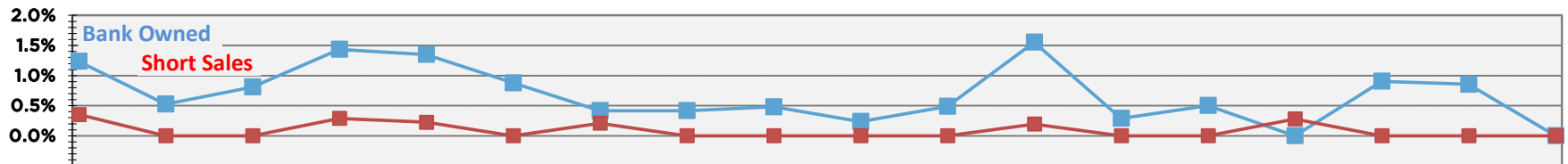


	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8
BO	7	2	5	5	6	4	2	2	2	1	2	8	1	2	0	4	3	0
SS	2	0	0	1	1	0	1	0	0	0	0	1	0	0	1	0	0	0

**Percentage of Sales**



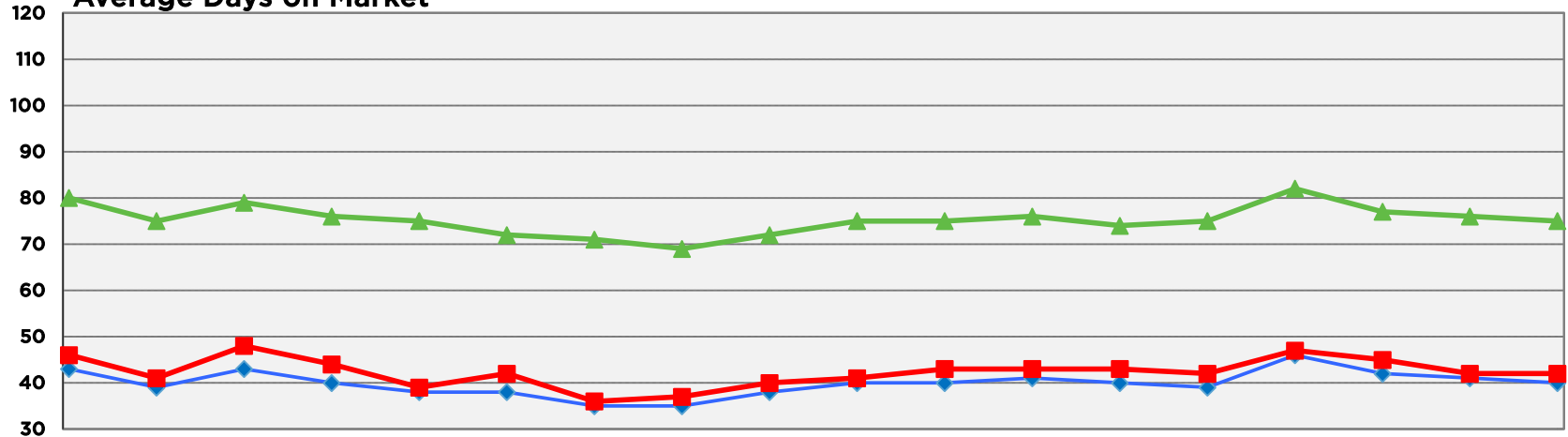
	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8
Normal	98.4%	99.5%	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%	99.7%	99.1%	99.1%	100.0%



	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	10/8
BO	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%	0.0%
SS	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%	0.0%

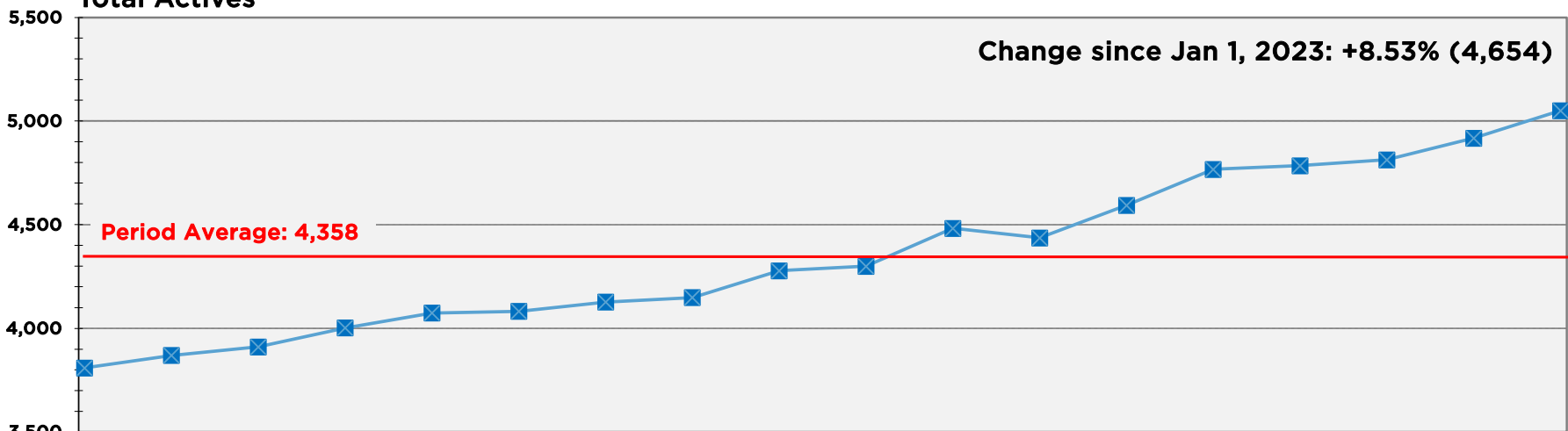
**Single Family Homes**

**Average Days on Market**



	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	10/8
ListToContract	43	39	43	40	38	38	35	35	38	40	40	41	40	39	46	42	41	40
CombDaysOnMkt	46	41	48	44	39	42	36	37	40	41	43	43	43	42	47	45	42	42
ListToClose	80	75	79	76	75	72	71	69	72	75	75	76	74	75	82	77	76	75

**Total Actives**

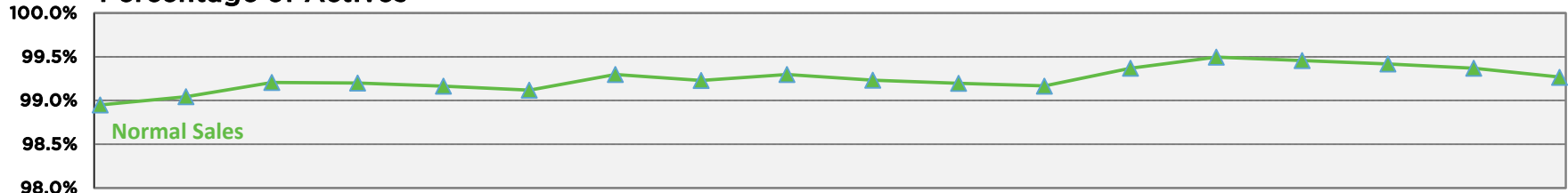


	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8
Total Actives	3,809	3,869	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813	4,917	5,051

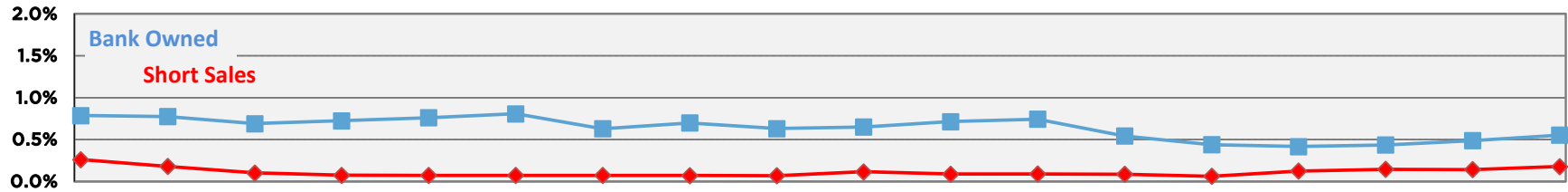
**Monday Morning Quarterback**  
10/08/2023 - 10/14/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**

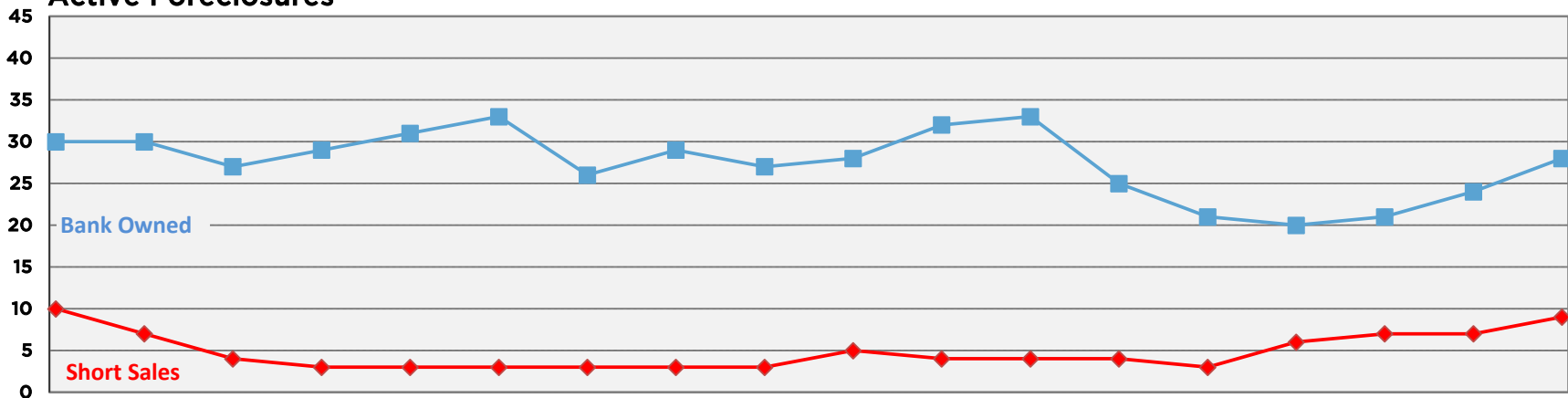


Normal	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8
Normal	98.95%	99.04%	99.21%	99.20%	99.17%	99.12%	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%	99.37%	99.50%	99.46%	99.42%	99.37%	99.27%



BO	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	10/8
BO	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%	0.49%	0.55%
SS	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%	0.14%	0.18%

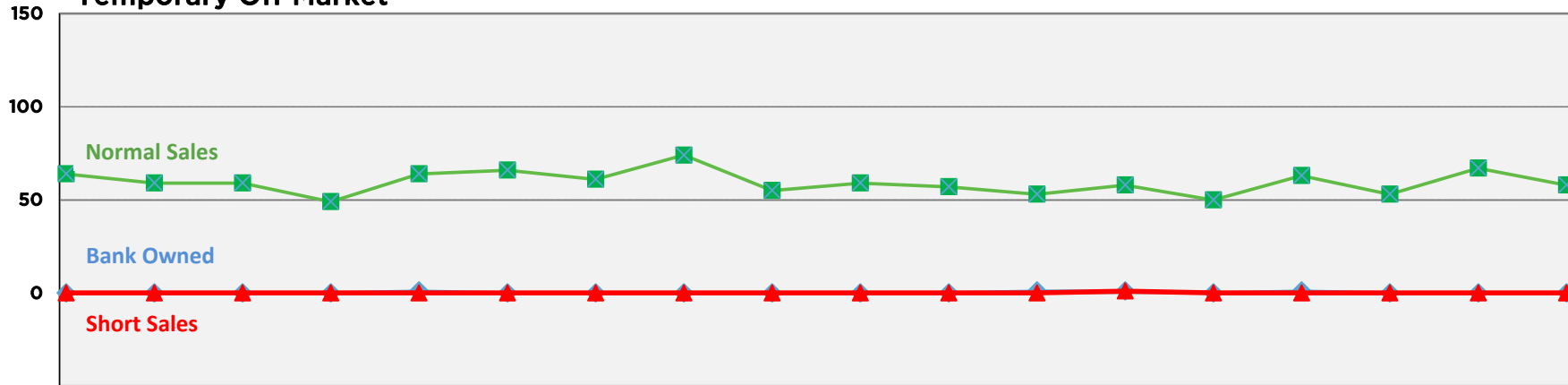
**Active Foreclosures**



BO	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	10/8
BO	30	30	27	29	31	33	26	29	27	28	32	33	25	21	20	21	24	28
SS	10	7	4	3	3	3	3	3	3	5	4	4	4	3	6	7	7	9

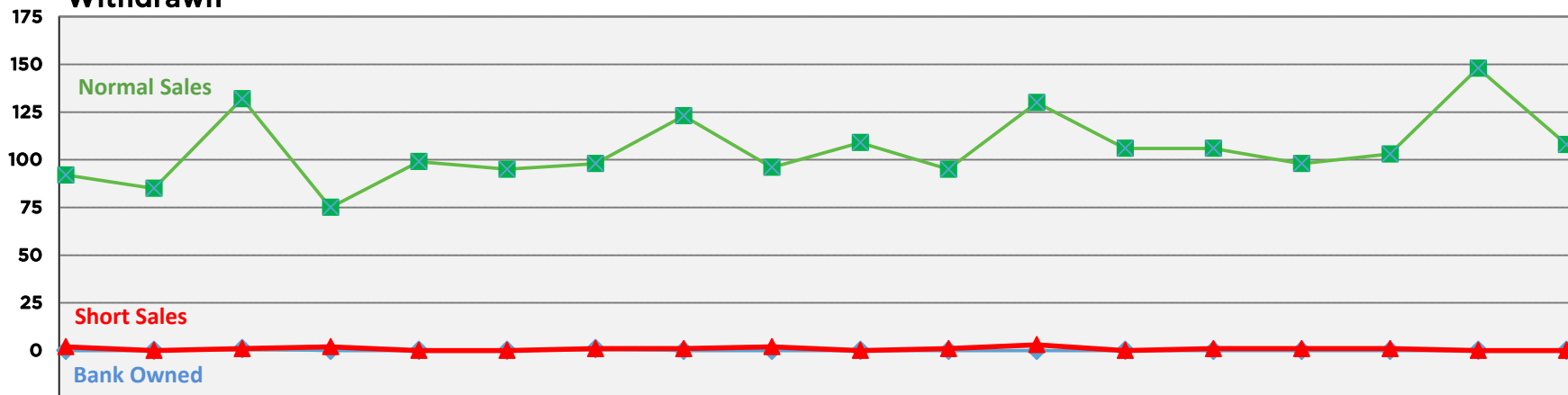
**Single Family Homes**

**Temporary Off Market**



	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	10/8
Norm	64	59	59	49	64	66	61	74	55	59	57	53	58	50	63	53	67	58
BO	0	0	0	0	1	0	0	0	0	0	0	1	1	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

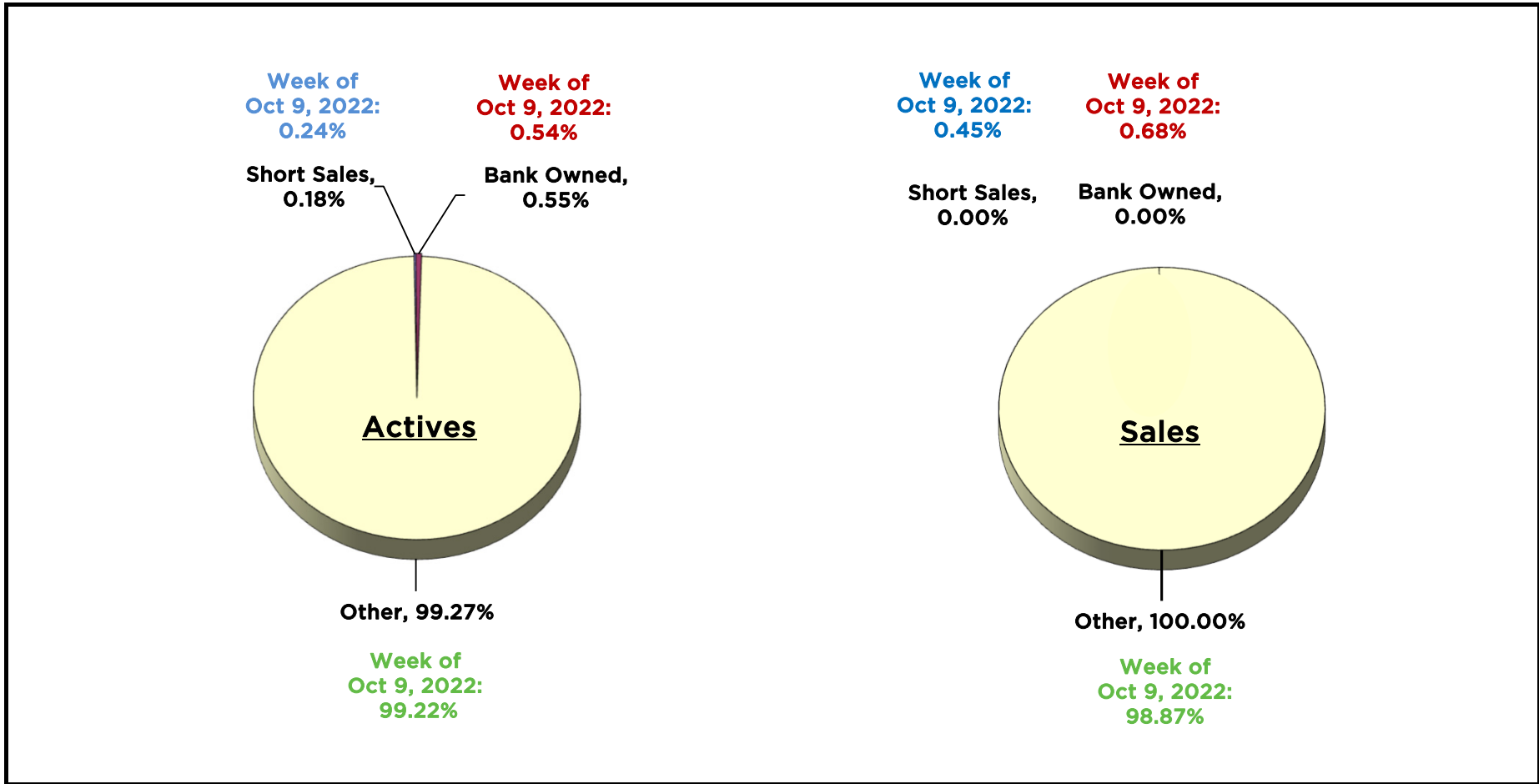
**Withdrawn**



	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	10/8
Norm	92	85	132	75	99	95	98	123	96	109	95	130	106	106	98	103	148	108
BO	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	2	0	1	2	0	0	1	1	2	0	1	3	0	1	1	1	0	0



### Single Family Homes





**Monday Morning Quarterback**  
10/08/2023 - 10/14/2023  
Lake, Orange, Osceola & Seminole Counties

**There is 1 Single Family Home available for the Median Price of \$422,500 (± \$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>
<b>Orange County</b>		<b>1</b>	<b>\$423,000</b>	<b>4.0</b>	<b>2.0</b>	<b>1,783</b>	<b>\$237.24</b>
Wedgefield	32833	1	\$423,000	4.0	2.0	1,783	\$237.24

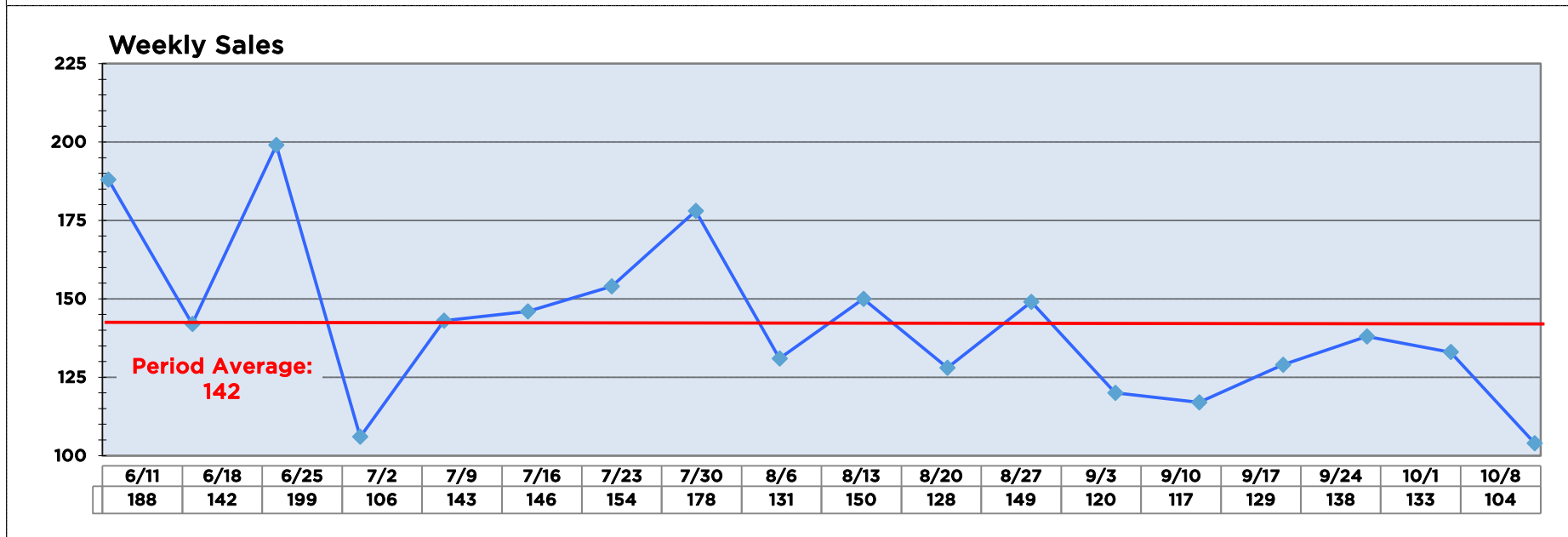
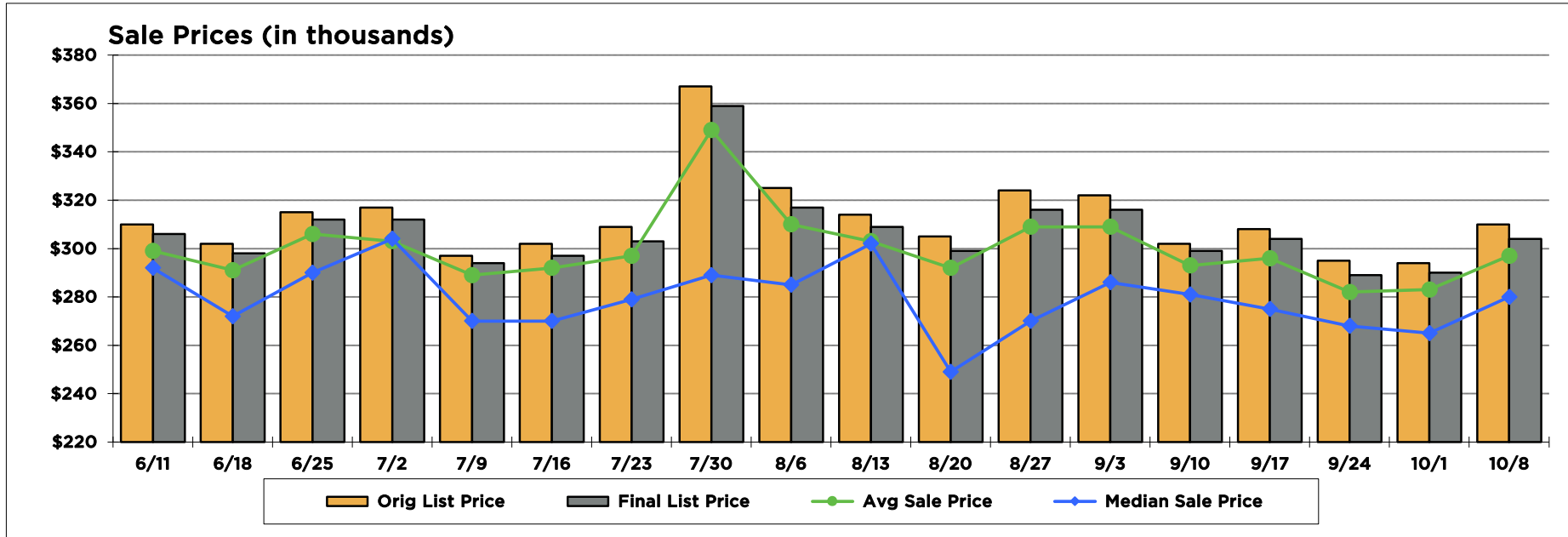
**Monday Morning Quarterback**  
10/08/2023 - 10/14/2023  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>104</b>	44	13	28	12	7	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	103	43	13	28	12	7	0
<b>Active Listings</b>	<b>2,064</b>	624	295	561	328	241	15
Bank Owned	4	3	1	0	0	0	0
Short Sales	3	1	0	2	0	0	0
Other	2,057	620	294	559	328	241	15
<b>Months of Inventory</b>	<b>4.58</b>	3.27	5.24	4.62	6.31	7.95	0.00
<b><i>List Price</i></b>							
Average Original List Price	\$310,121	\$198,357	\$285,062	\$358,255	\$453,125	\$621,486	\$0
Average Final List Price	\$304,212	\$192,187	\$281,223	\$354,785	\$442,050	\$612,486	\$0
<b><i>Sale Price</i></b>							
Average Price	\$297,416	\$184,253	\$277,846	\$348,653	\$438,583	\$598,111	\$0
Median Price	\$280,000	\$195,000	\$275,000	\$345,725	\$437,000	\$565,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$5,909	-\$6,170	-\$3,839	-\$3,470	-\$11,075	-\$9,000	\$0
Original List to Sale Price - \$	-\$12,705	-\$14,104	-\$7,216	-\$9,602	-\$14,542	-\$23,375	\$0
Final List to Sale Price - \$	-\$6,796	-\$7,934	-\$3,377	-\$6,132	-\$3,467	-\$14,375	\$0
Original List to Sale Price - %	95.90%	92.89%	97.47%	97.32%	96.79%	96.24%	0.00%
Final List to Sale Price - %	97.77%	95.87%	98.80%	98.27%	99.22%	97.65%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	50	64	39	23	48	94	0
Combined Avg Days to Contract	58	65	44	31	63	139	0
Avg Days Listing to Closing	83	95	74	56	76	141	0
Avg Days Contract to Close	40	48	34	33	28	47	0
<b><i>Beds / Baths</i></b>							
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	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,345	977	1,312	1,522	1,934	1,999	0

**Monday Morning Quarterback**  
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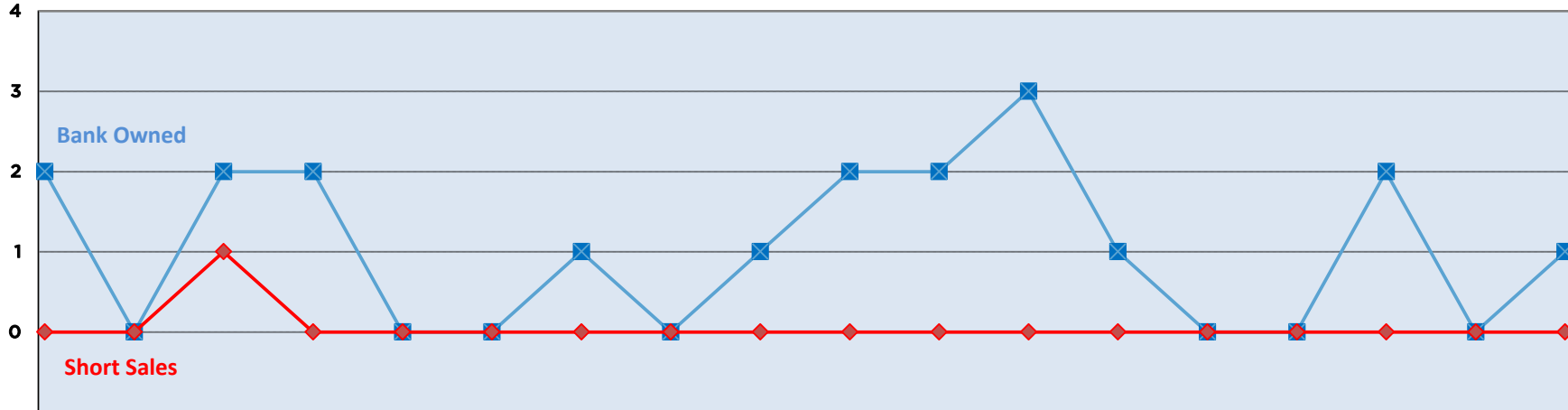
**Condos, Townhomes, Villas**



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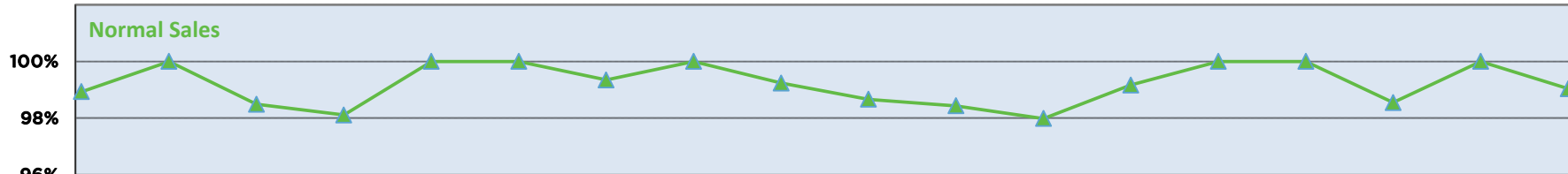
**Condos, Townhomes, Villas**

**Foreclosure Sales**

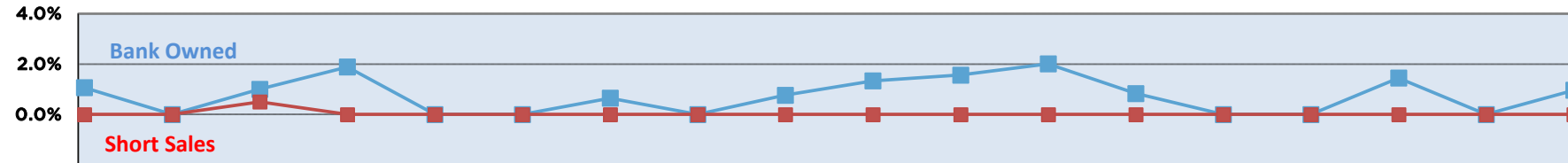


	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8
BO	2	0	2	2	0	0	1	0	1	2	2	3	1	0	0	2	0	1
SS	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	10/8
Normal	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%	99.0%

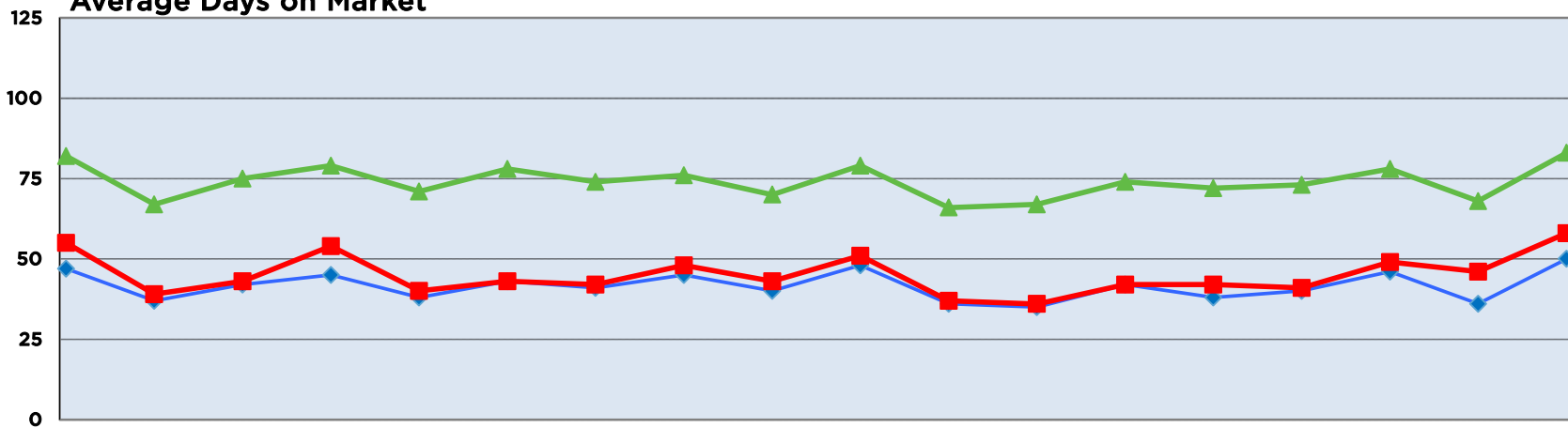


	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8
BO	1.1%	0.0%	1.0%	1.9%	0.0%	0.0%	0.6%	0.0%	0.8%	1.3%	1.6%	2.0%	0.8%	0.0%	0.0%	1.4%	0.0%	1.0%
SS	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

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10/08/2023 - 10/14/2023  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

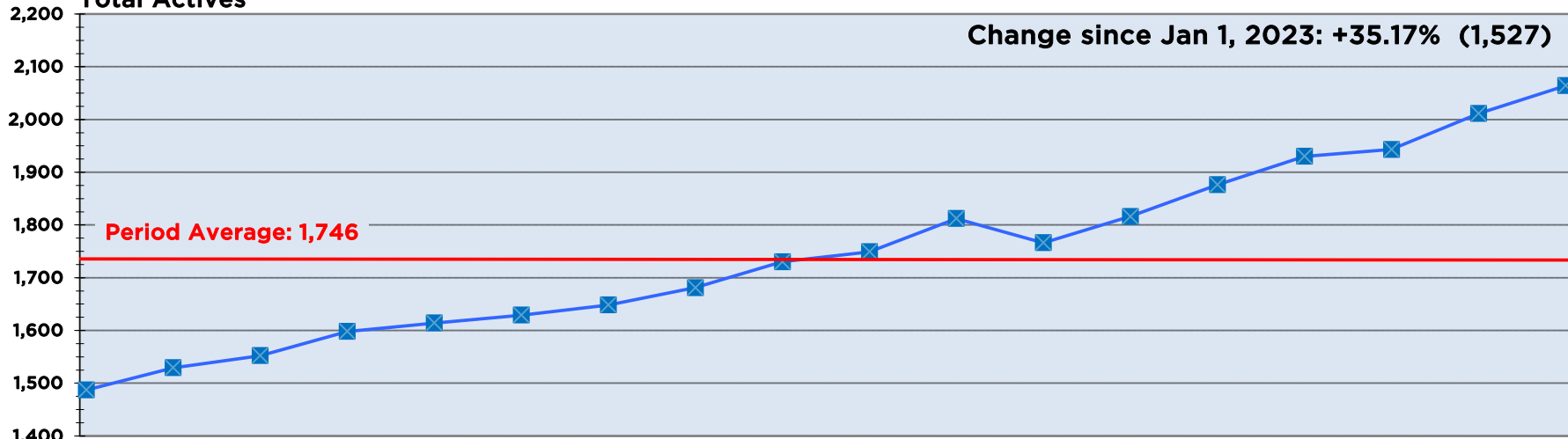
**Average Days on Market**



ListToContract	47	37	42	45	38	43	41	45	40	48	36	35	42	38	40	46	36	50
CombDaysOnMkt	55	39	43	54	40	43	42	48	43	51	37	36	42	42	41	49	46	58
ListToClose	82	67	75	79	71	78	74	76	70	79	66	67	74	72	73	78	68	83

**Total Actives**

Change since Jan 1, 2023: +35.17% (1,527)

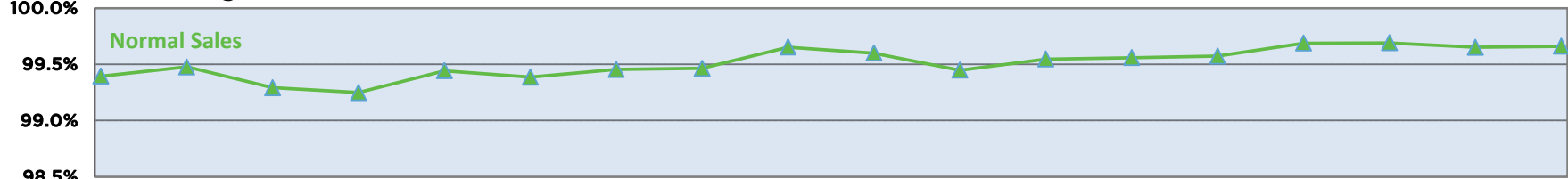


Total Actives	1,487	1,529	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011	2,064
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10/08/2023 - 10/14/2023  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

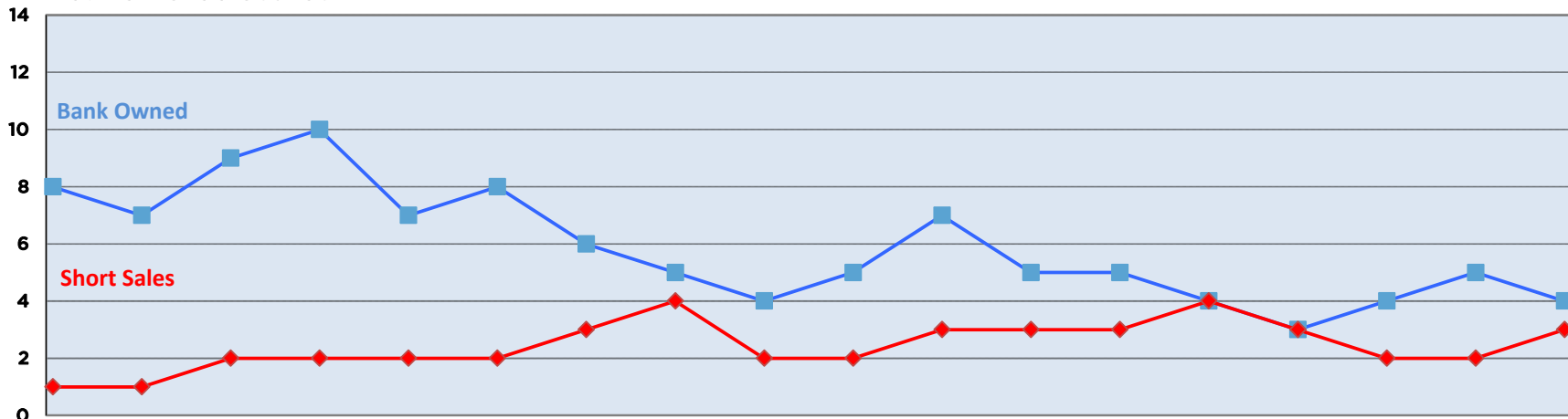


Date	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8
Normal	99.4%	99.5%	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%	99.7%	99.7%	99.7%	99.7%



Date	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	10/8
BO	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%	0.2%
SS	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%	0.1%

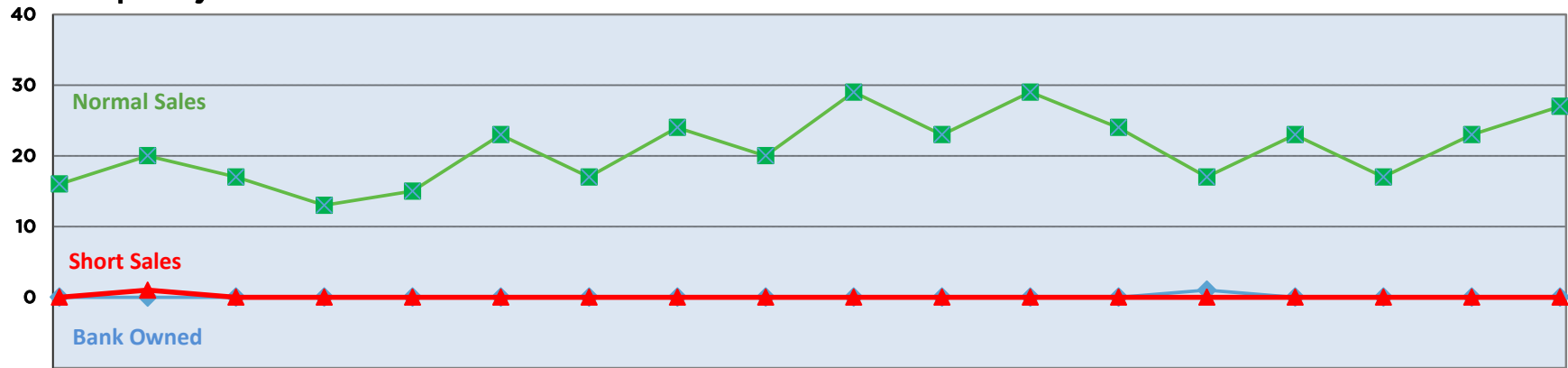
**Active Foreclosures**



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

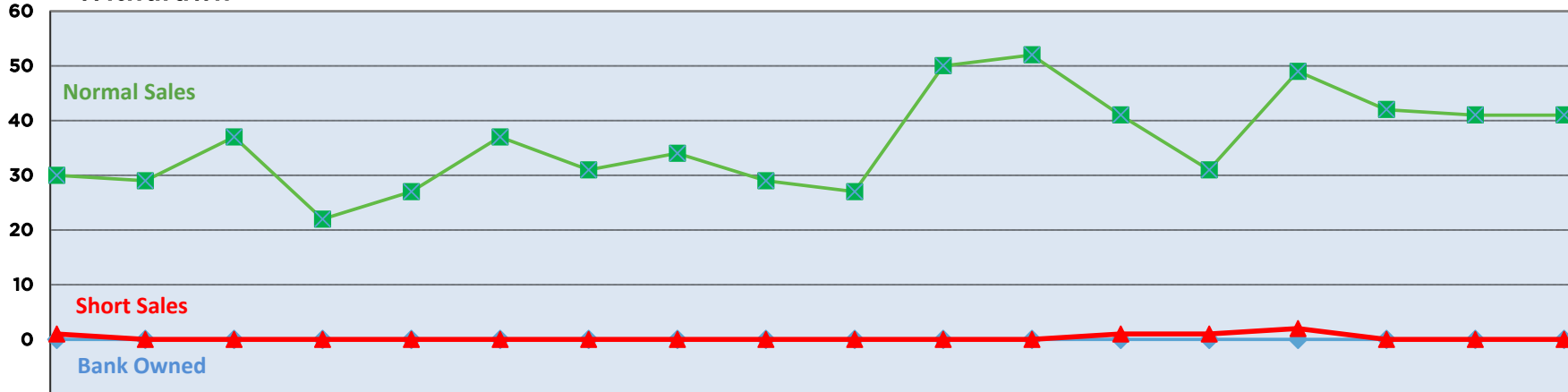
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	10/8
<b>Norm</b>	16	20	17	13	15	23	17	24	20	29	23	29	24	17	23	17	23	27
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
<b>SS</b>	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

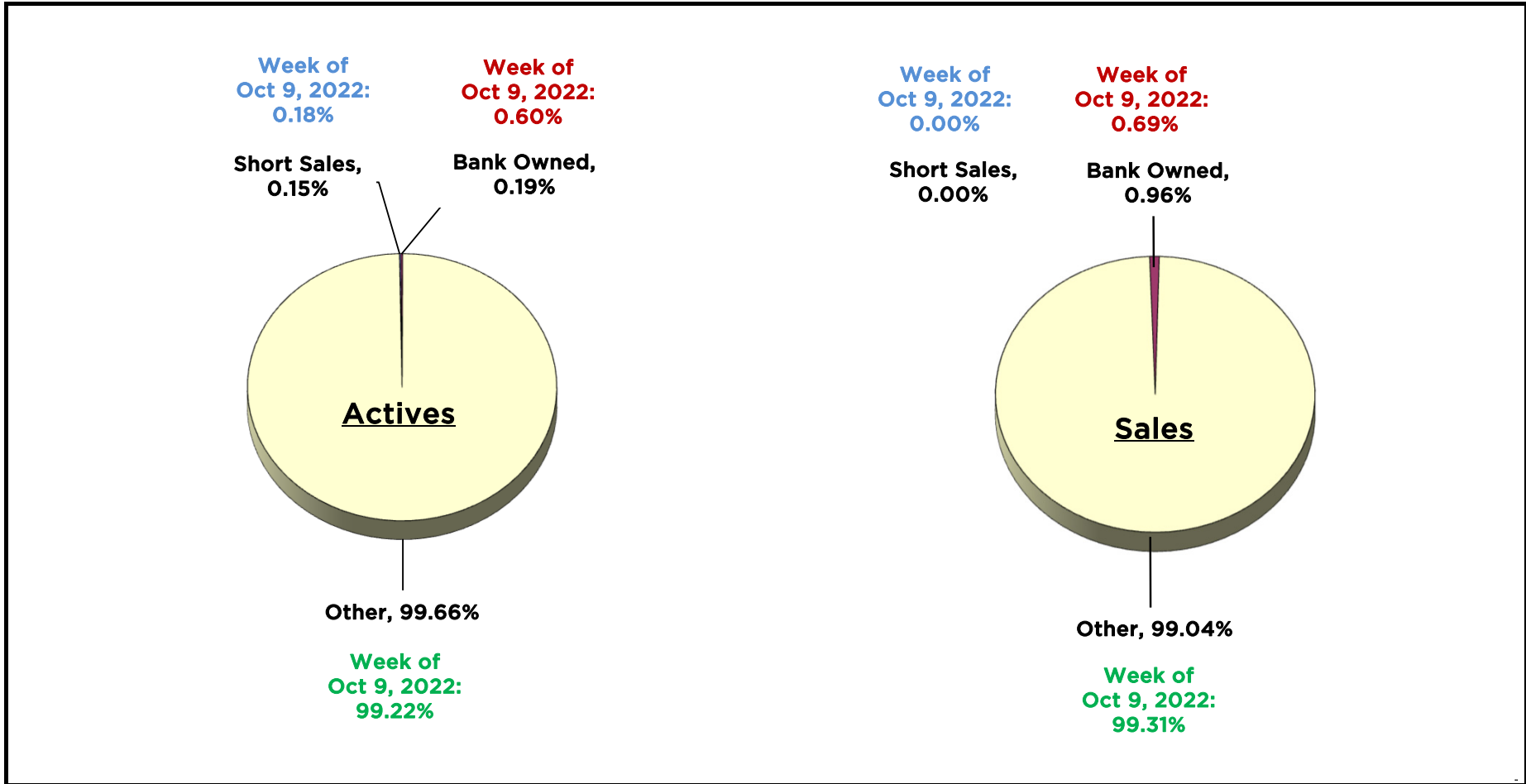
**Withdrawn**



	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	10/8
<b>Norm</b>	30	29	37	22	27	37	31	34	29	27	50	52	41	31	49	42	41	41
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	1	0	0	0	0	0	0	0	0	0	0	0	1	1	2	0	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
10/08/2023 - 10/14/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 21 Condos, Villas, or Townhomes available for the Median Price of \$280,000 (± \$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>3</b>	<b>\$279,967</b>	<b>2.7</b>	<b>2.0</b>	<b>1,462</b>	<b>\$191.50</b>
Altamonte Springs / Forest City	32714	1	\$280,000	3.0	2.0	1,500	\$186.67
Lake Mary / Heathrow	32746	1	\$280,000	3.0	2.0	1,731	\$161.76
Sanford (South)	32773	1	\$279,900	2.0	2.0	1,155	\$242.34
<b>Orange County</b>		<b>11</b>	<b>\$279,972</b>	<b>2.5</b>	<b>2.0</b>	<b>1,275</b>	<b>\$219.54</b>
Orlando (Downtown)	32801	1	\$279,900	2.0	2.0	1,223	\$228.86
Azalea Park	32807	1	\$280,000	3.0	2.0	1,034	\$270.79
Conway	32812	3	\$279,997	2.7	2.0	1,270	\$220.53
Williamsburg / Lake Bryan	32821	1	\$280,000	3.0	2.0	1,200	\$233.33
Ventura	32822	2	\$279,950	2.0	2.0	1,235	\$226.68
Metro West / Orlo Vista	32835	2	\$279,950	3.0	2.0	1,521	\$184.06
Pine Castle / Edgewood	32839	1	\$280,000	2.0	2.0	1,250	\$224.00
<b>Osceola County</b>		<b>6</b>	<b>\$279,983</b>	<b>3.0</b>	<b>2.0</b>	<b>1,356</b>	<b>\$206.43</b>
Kissimmee (Central)	34741	3	\$280,000	3.0	2.0	1,326	\$211.11
Kissimmee (West) / Pleasant Hill	34746	1	\$279,900	3.0	2.0	1,291	\$216.81
Kissimmee / Celebration	34747	2	\$280,000	3.0	2.0	1,434	\$195.26
<b>Lake County</b>		<b>1</b>	<b>\$280,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,134</b>	<b>\$246.91</b>
Tavares / Mt Plymouth	32778	1	\$280,000	2.0	2.0	1,134	\$246.91