



Monday Morning Quarterback Summary

Week of November 05, 2023 - November 11, 2023

Single-family existing homes

- Sales of single-family homes decreased to 297 during the week of November 05, from 391 the week prior
- The median price of single family homes decreased to \$419,000, a change of -4.3%
- The number of single-family home foreclosure transactions increased to 4 from 2 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 76, and now sits at 5,477

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 86 during the week of November 05, from 146 the week prior
- The median price of condos, townhomes, and villas decreased to \$257,500 a change of -2.8%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 3 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 106, and now sits at 2,324

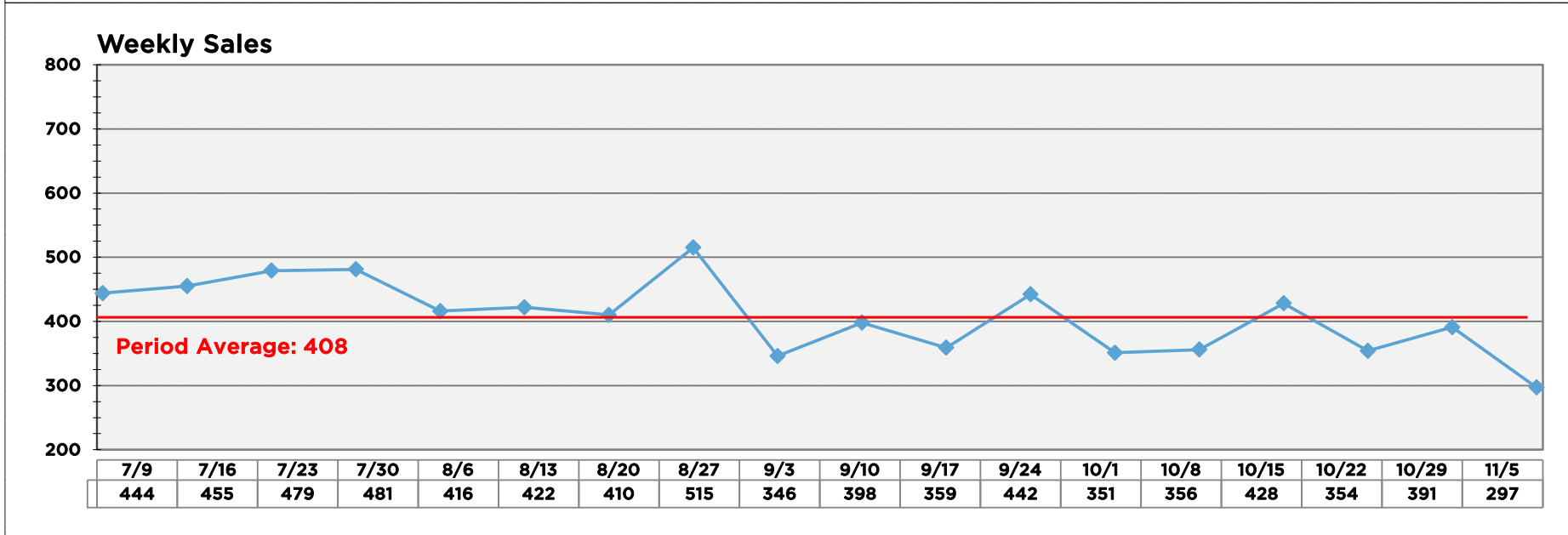
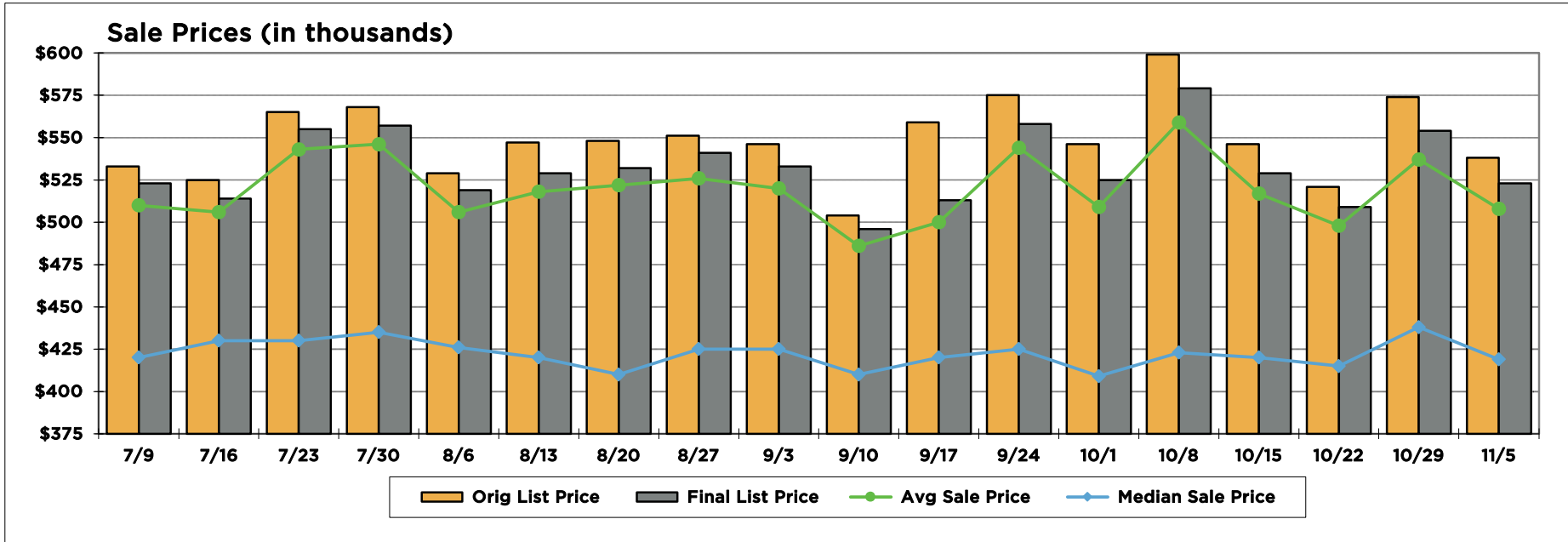
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
11/05/2023 - 11/11/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

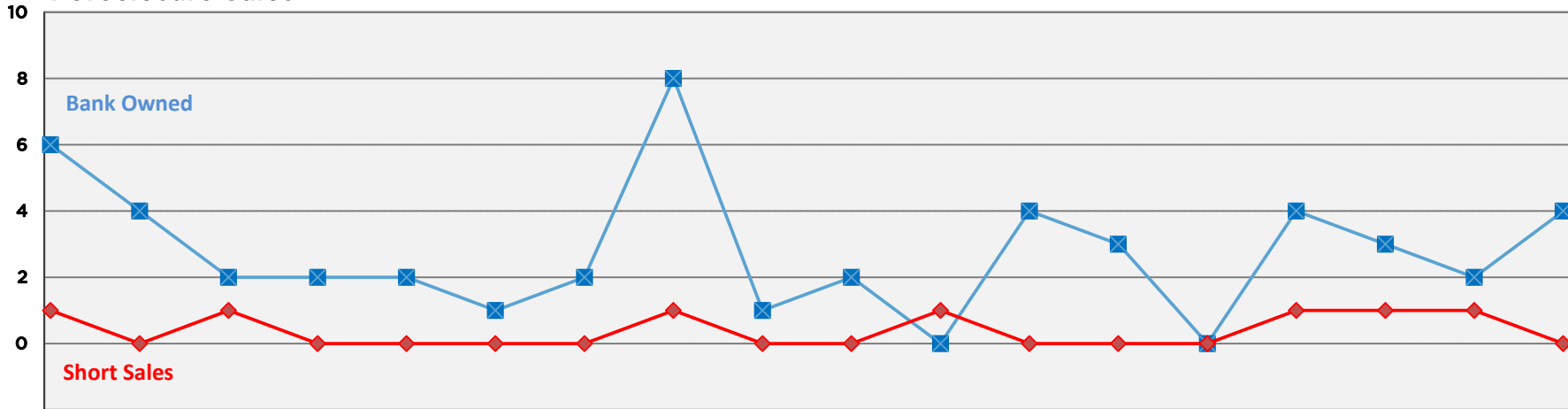
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	297	31	19	81	62	87	17
Bank Owned	4	1	0	3	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	293	30	19	78	62	87	17
Active Listings	5,477	307	290	1,091	1,126	2,089	574
Bank Owned	31	8	3	8	5	7	0
Short Sales	12	2	2	3	2	3	0
Other	5,434	297	285	1,080	1,119	2,079	574
Months of Inventory	4.26	2.29	3.52	3.11	4.19	5.54	7.79
<i>List Price</i>							
Average Original List Price	\$538,414	\$203,426	\$297,147	\$366,967	\$462,808	\$718,973	\$1,587,529
Average Final List Price	\$523,134	\$196,938	\$292,558	\$360,187	\$454,540	\$698,397	\$1,505,294
<i>Sale Price</i>							
Average Price	\$508,371	\$186,565	\$281,763	\$353,530	\$441,557	\$678,076	\$1,461,412
Median Price	\$419,000	\$210,000	\$285,000	\$355,300	\$443,000	\$650,000	\$1,275,000
<i>Price Differences</i>							
Original to Final List Price	-\$15,280	-\$6,488	-\$4,589	-\$6,780	-\$8,268	-\$20,576	-\$82,235
Original List to Sale Price - \$	-\$30,043	-\$16,861	-\$15,384	-\$13,437	-\$21,251	-\$40,897	-\$126,117
Final List to Sale Price - \$	-\$14,763	-\$10,373	-\$10,795	-\$6,657	-\$12,983	-\$20,321	-\$43,882
Original List to Sale Price - %	94.42%	91.71%	94.82%	96.34%	95.41%	94.31%	92.06%
Final List to Sale Price - %	97.18%	94.73%	96.31%	98.15%	97.14%	97.09%	97.08%
<i>Days on the Market</i>							
Avg Days Listing to Contract	44	52	30	42	36	49	64
Combined Avg Days to Contract	47	52	33	46	39	51	65
Avg Days Listing to Closing	77	83	61	77	69	80	100
Avg Days Contract to Close	32	30	29	34	32	31	35
<i>Beds / Baths</i>							
Average Bedrooms	4	3	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	2,144	1,133	1,443	1,615	1,913	2,857	4,477

Single Family Homes



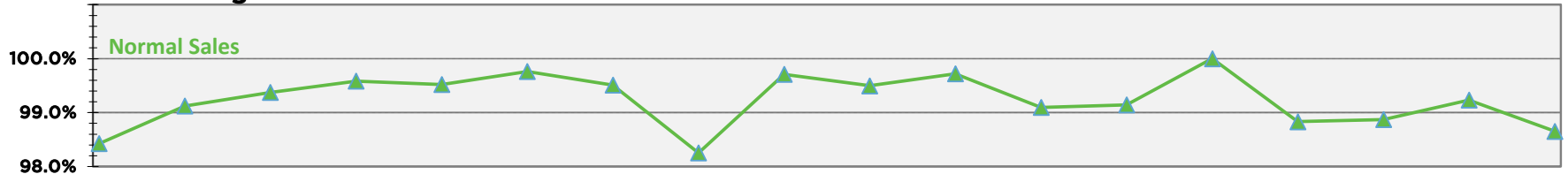
Single Family Homes

Foreclosure Sales

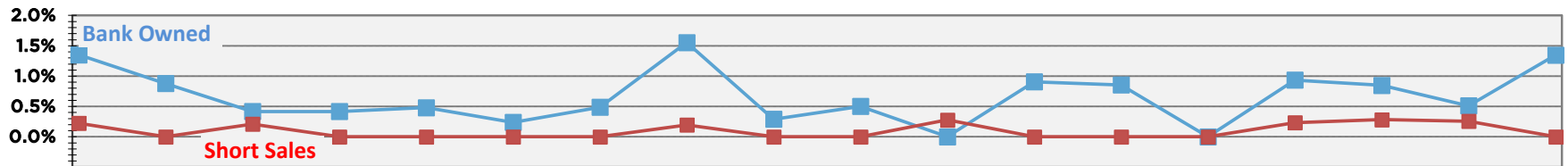


	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5
BO	6	4	2	2	2	1	2	8	1	2	0	4	3	0	4	3	2	4
SS	1	0	1	0	0	0	0	1	0	0	1	0	0	0	1	1	1	0

Percentage of Sales



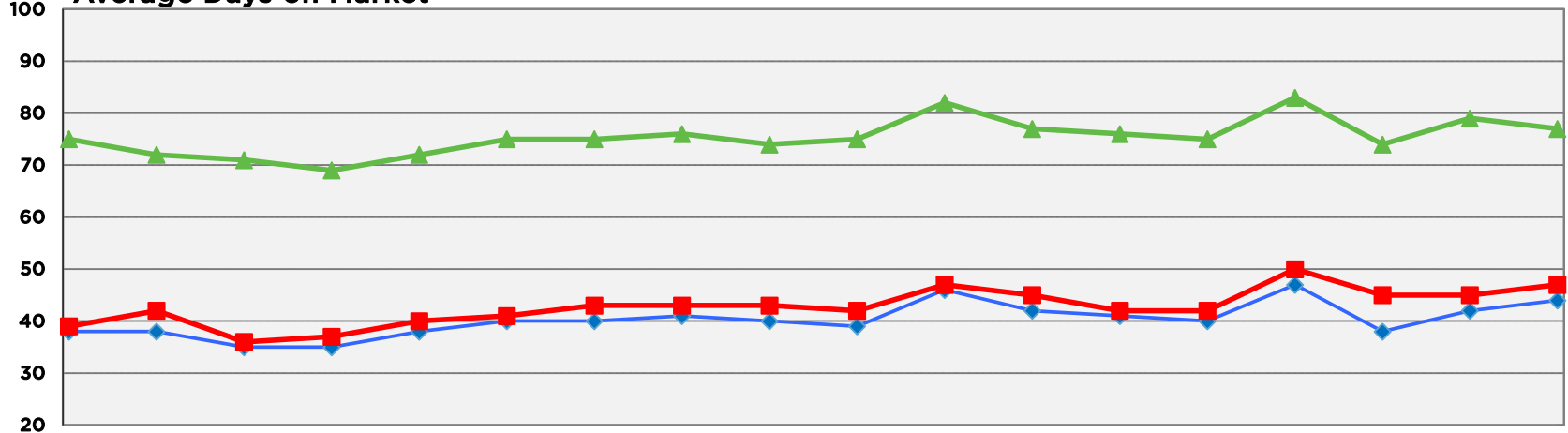
	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5
Normal	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%	99.7%	99.1%	99.1%	100.0%	98.8%	98.9%	99.2%	98.7%



	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	10/15	10/22	10/29	11/5
BO	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%	0.9%	0.8%	0.5%	1.3%
SS	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%	0.2%	0.3%	0.3%	0.0%

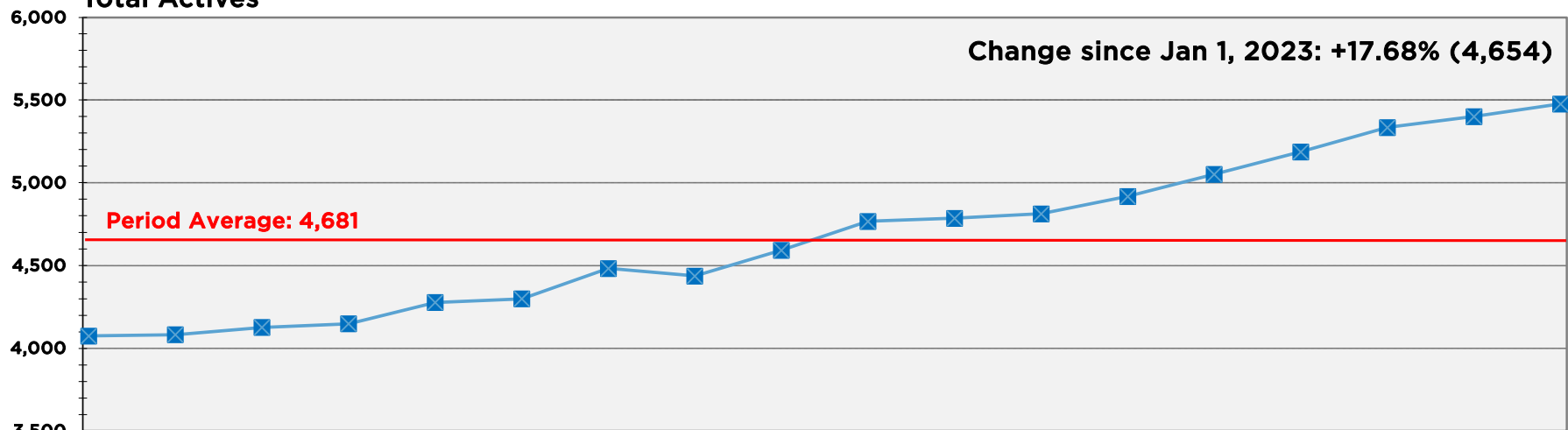
Single Family Homes

Average Days on Market



	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	10/15	10/22	10/29	11/5
ListToContract	38	38	35	35	38	40	40	41	40	39	46	42	41	40	47	38	42	44
CombDaysOnMkt	39	42	36	37	40	41	43	43	43	42	47	45	42	42	50	45	45	47
ListToClose	75	72	71	69	72	75	75	76	74	75	82	77	76	75	83	74	79	77

Total Actives

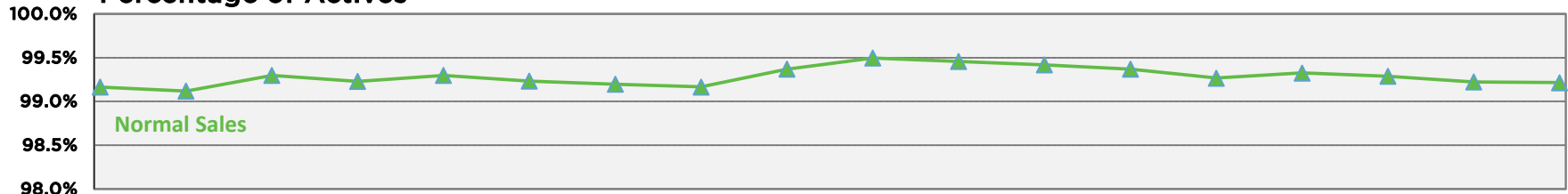


	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5
Total Actives	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813	4,917	5,051	5,187	5,334	5,401	5,477

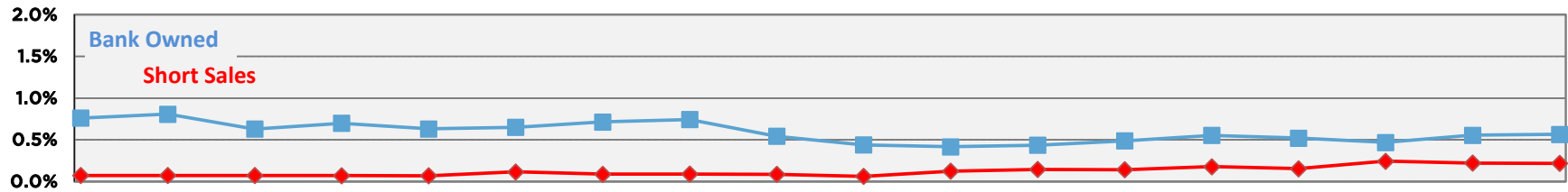
Monday Morning Quarterback
11/05/2023 - 11/11/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

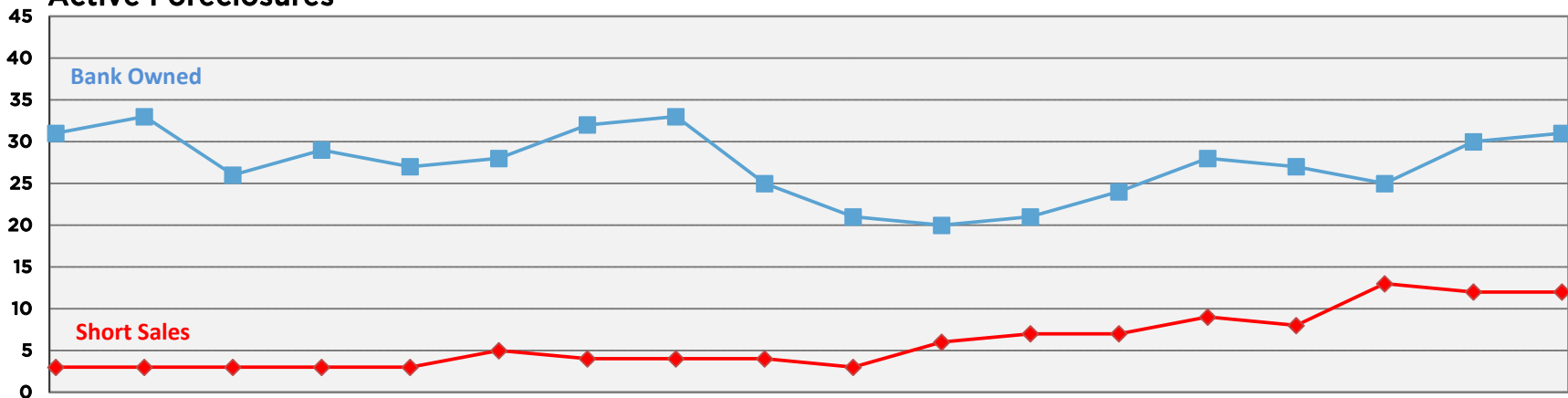


	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5
Normal	99.17%	99.12%	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%	99.37%	99.50%	99.46%	99.42%	99.37%	99.27%	99.33%	99.29%	99.22%	99.21%



	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	10/15	10/22	10/29	11/5
BO	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%	0.52%	0.47%	0.56%	0.57%
SS	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%	0.15%	0.24%	0.22%	0.22%

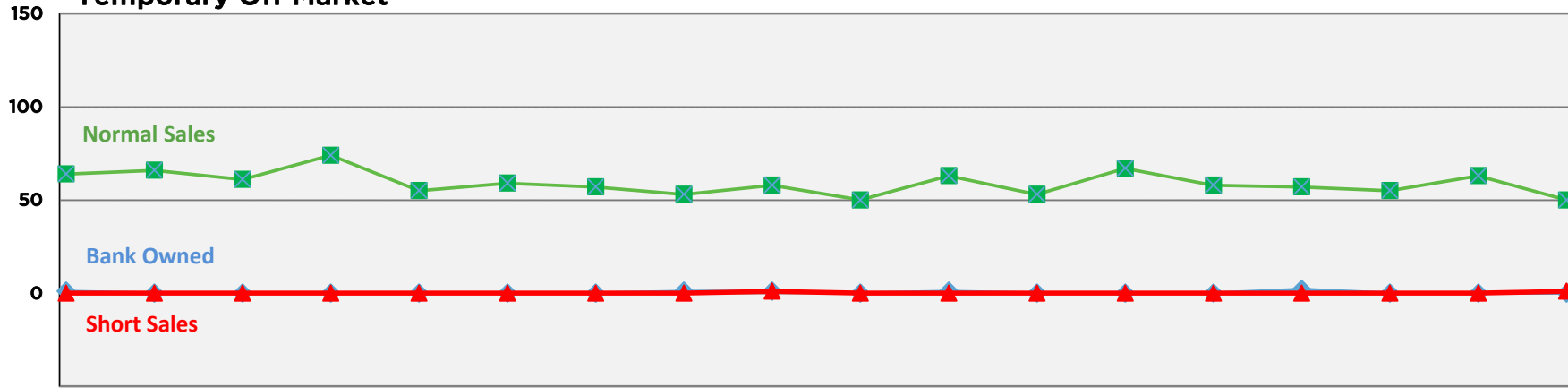
Active Foreclosures



	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	10/15	10/22	10/29	11/5
BO	31	33	26	29	27	28	32	33	25	21	20	21	24	28	27	25	30	31
SS	3	3	3	3	3	5	4	4	4	3	6	7	7	9	8	13	12	12

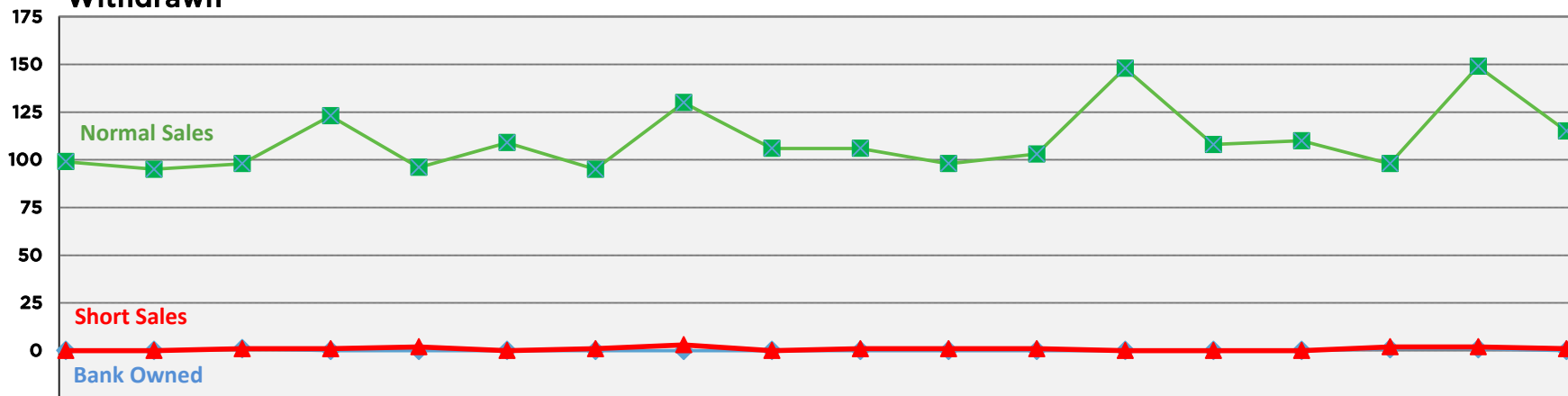
Single Family Homes

Temporary Off Market



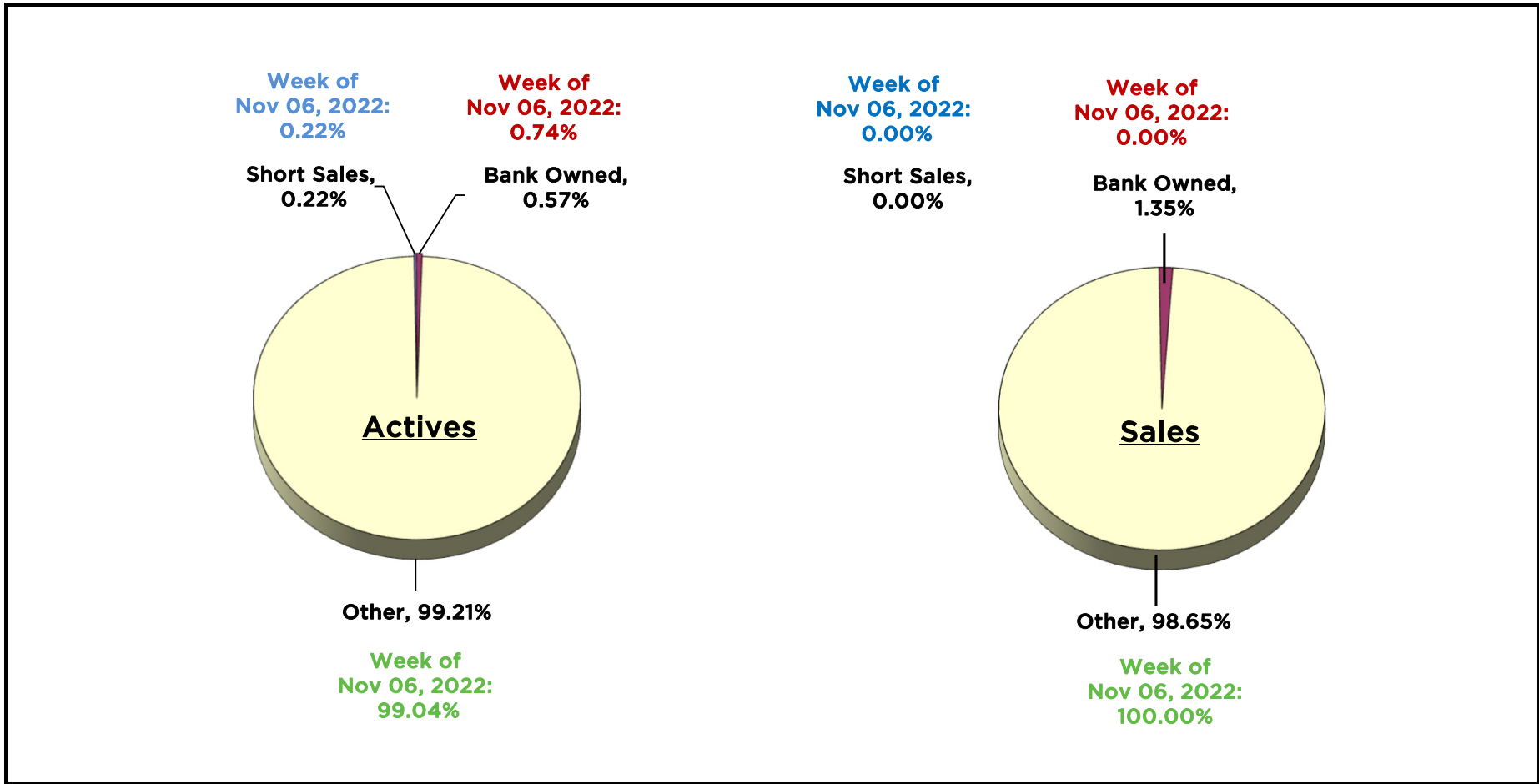
	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5
Norm	64	66	61	74	55	59	57	53	58	50	63	53	67	58	57	55	63	50
BO	1	0	0	0	0	0	0	1	1	0	1	0	0	0	2	0	0	0
SS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1

Withdrawn



	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	10/15	10/22	10/29	11/5	11/12
Norm	99	95	98	123	96	109	95	130	106	106	98	103	148	108	110	98	149	115
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
SS	0	0	1	1	2	0	1	3	0	1	1	1	0	0	0	2	2	1

Single Family Homes



Monday Morning Quarterback
11/05/2023 - 11/11/2023
Lake, Orange, Osceola & Seminole Counties

There are 9 Single Family Homes available for the Median Price of \$419,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$419,000	3.3	2.3	1,730	\$242.24
Winter Springs / Tuskawilla	32708	1	\$419,000	3.0	2.0	1,816	\$230.73
Winter Park	32792	2	\$419,000	3.5	2.5	1,687	\$248.44
Orange County		2	\$419,250	3.0	2.0	1,547	\$271.10
Conway	32812	1	\$419,000	3.0	2.0	1,205	\$347.72
Ocoee	34761	1	\$419,500	3.0	2.0	1,888	\$222.19
Osceola County		3	\$419,000	3.7	2.0	1,704	\$245.84
Kissimmee (West) / Pleasant Hill	34746	1	\$419,000	3.0	2.0	1,341	\$312.45
St Cloud / Narcoossee	34771	1	\$419,000	4.0	2.0	1,846	\$226.98
St Cloud / Canoe Creek	34772	1	\$419,000	4.0	2.0	1,926	\$217.55
Lake County		1	\$419,000	3.0	2.0	1,699	\$246.62
Clermont (South)	34714	1	\$419,000	3.0	2.0	1,699	\$246.62

Monday Morning Quarterback
11/05/2023 - 11/11/2023
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	86	42	10	24	8	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	86	42	10	24	8	2	0
Active Listings	2,324	723	361	630	343	252	15
Bank Owned	4	1	1	0	1	1	0
Short Sales	1	0	1	0	0	0	0
Other	2,319	722	359	630	342	251	15
Months of Inventory	6.24	3.97	8.33	6.06	9.89	29.08	0.00

List Price

Average Original List Price	\$295,135	\$204,466	\$291,420	\$369,875	\$468,100	\$629,000	\$0
Average Final List Price	\$288,104	\$199,805	\$284,480	\$361,937	\$449,488	\$629,000	\$0

Sale Price

Average Price	\$281,176	\$193,543	\$274,400	\$355,288	\$440,425	\$629,000	\$0
Median Price	\$257,500	\$197,500	\$272,500	\$354,000	\$428,750	\$629,000	\$0

Price Differences

Original to Final List Price	-\$7,031	-\$4,661	-\$6,940	-\$7,938	-\$18,612	\$0	\$0
Original List to Sale Price - \$	-\$13,959	-\$10,923	-\$17,020	-\$14,587	-\$27,675	\$0	\$0
Final List to Sale Price - \$	-\$6,928	-\$6,262	-\$10,080	-\$6,649	-\$9,063	\$0	\$0
Original List to Sale Price - %	95.27%	94.66%	94.16%	96.06%	94.09%	100.00%	0.00%
Final List to Sale Price - %	97.60%	96.87%	96.46%	98.16%	97.98%	100.00%	0.00%

Days on the Market

Avg Days Listing to Contract	48	51	39	44	70	7	0
Combined Avg Days to Contract	56	61	39	56	70	7	0
Avg Days Listing to Closing	82	81	70	84	99	55	0
Avg Days Contract to Close	33	30	31	39	28	46	0

Beds / Baths

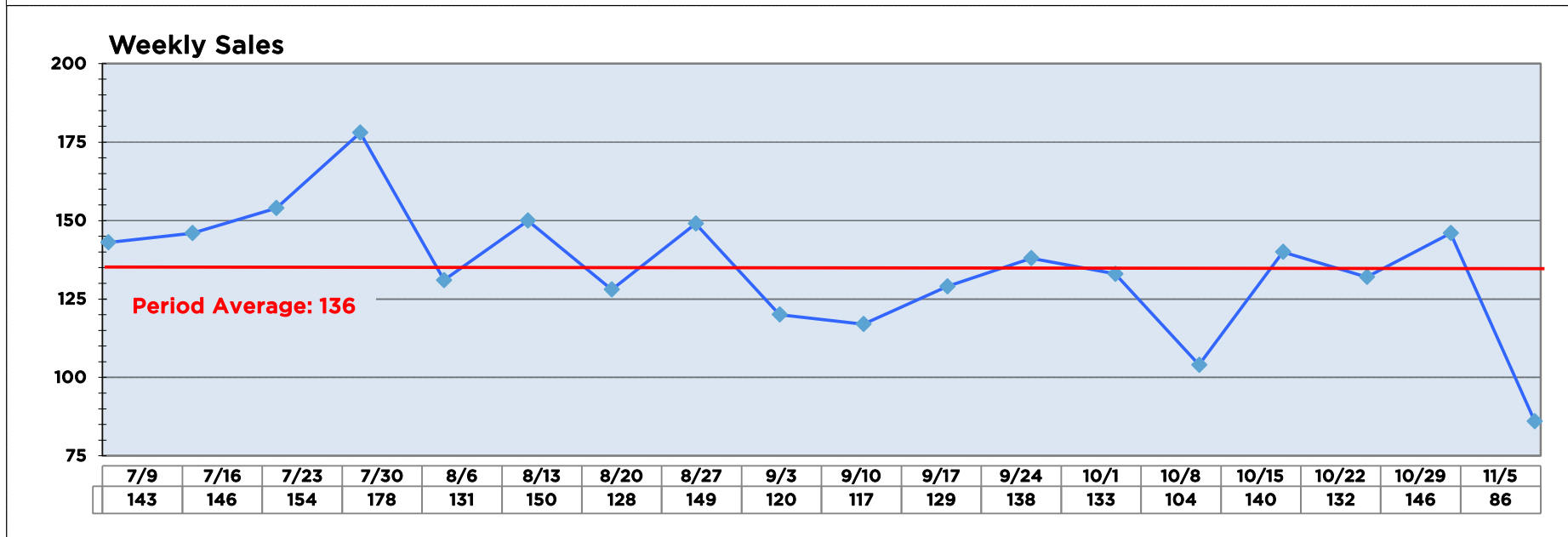
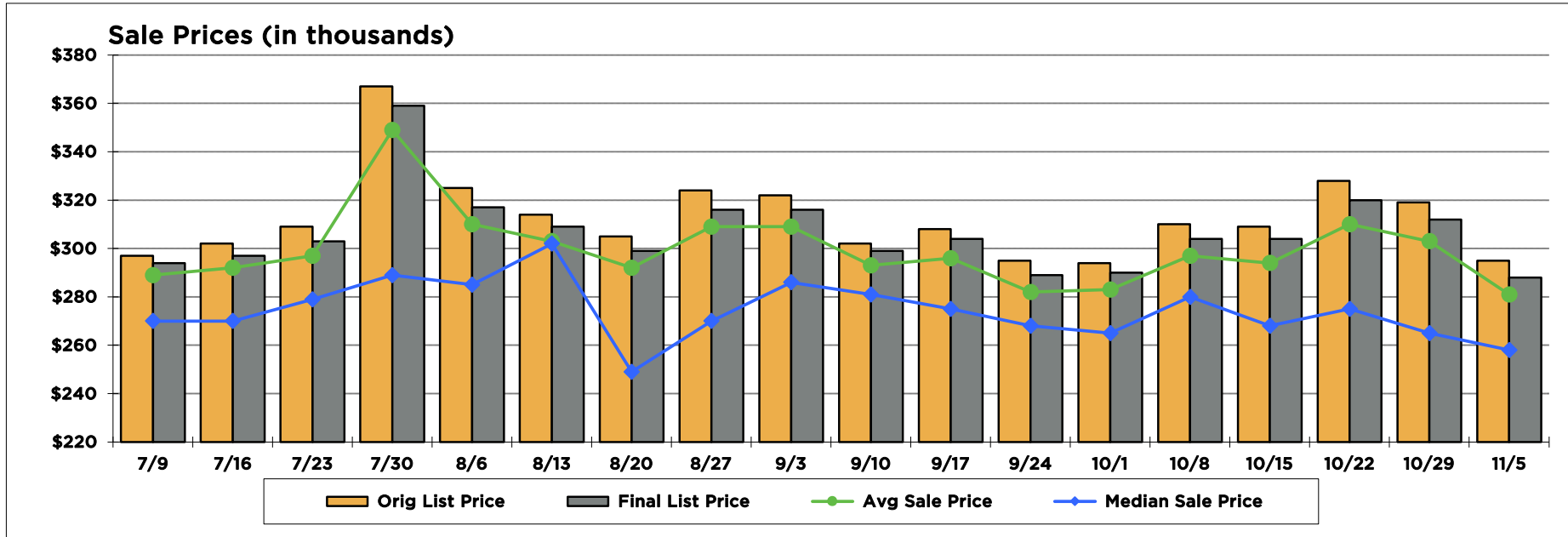
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,316	988	1,276	1,677	1,794	2,149	0
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Lake, Orange, Osceola & Seminole Counties

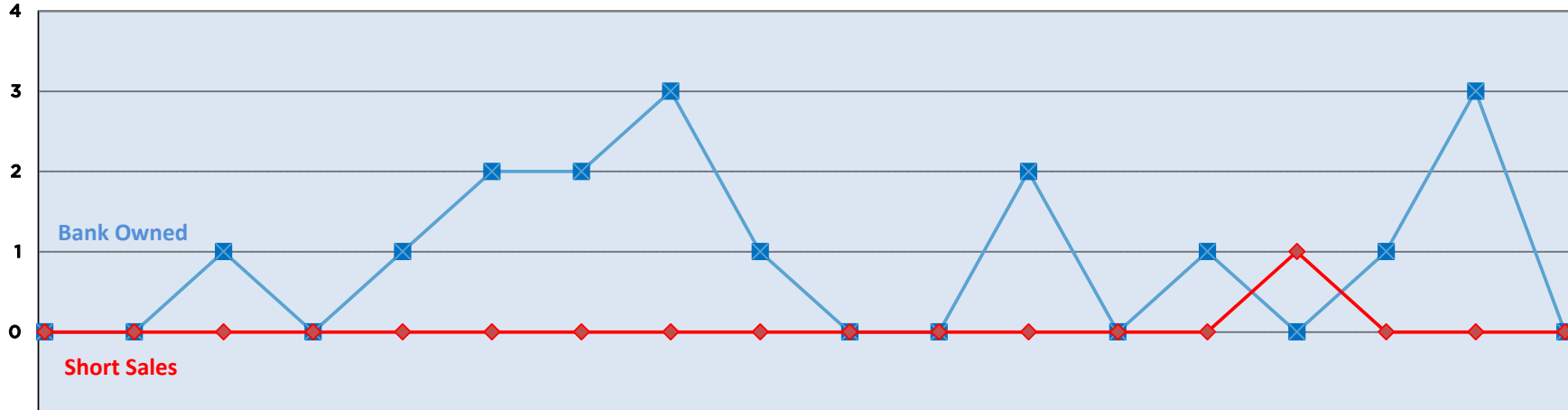
Condos, Townhomes, Villas



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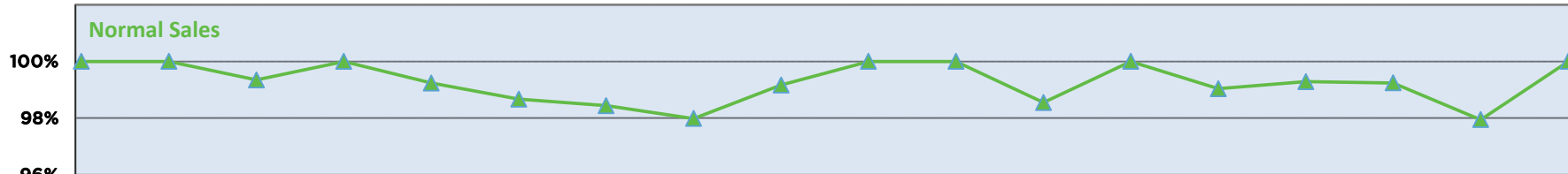
Condos, Townhomes, Villas

Foreclosure Sales

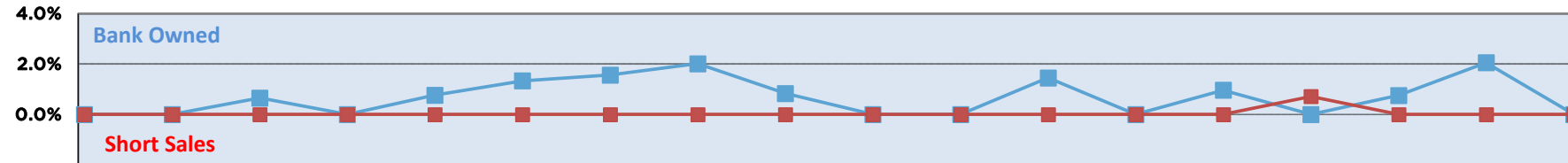


	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5
BO	0	0	1	0	1	2	2	3	1	0	0	2	0	1	0	1	3	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

Percentage of Sales



	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	10/15	10/22	10/29	11/5
Normal	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%	99.3%	99.2%	97.9%	100.0%

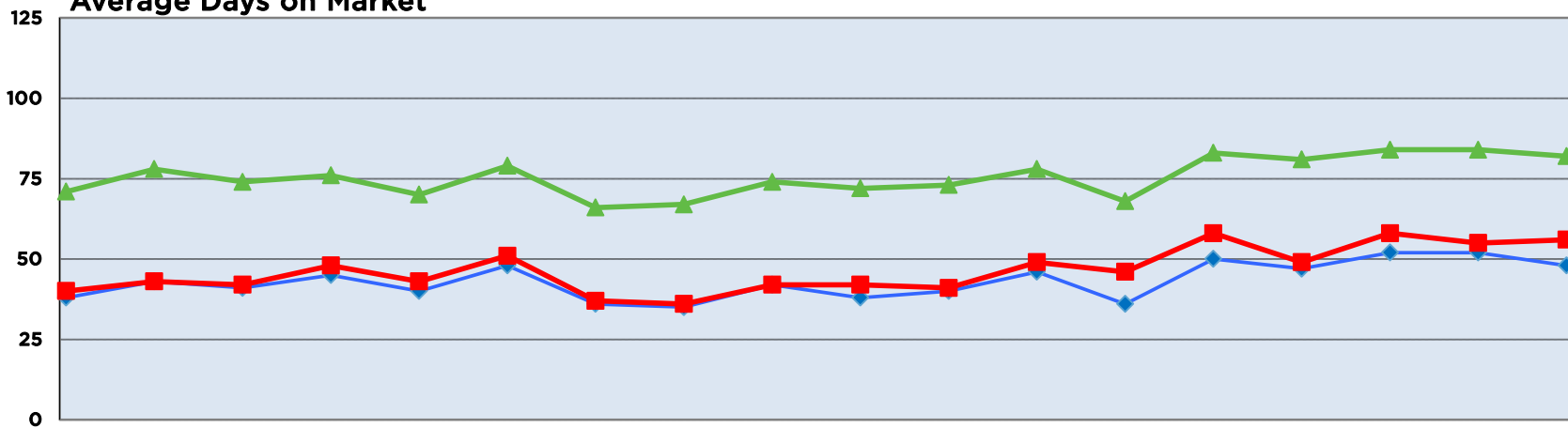


	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5
BO	0.0%	0.0%	0.6%	0.0%	0.8%	1.3%	1.6%	2.0%	0.8%	0.0%	0.0%	1.4%	0.0%	1.0%	0.0%	0.8%	2.1%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%

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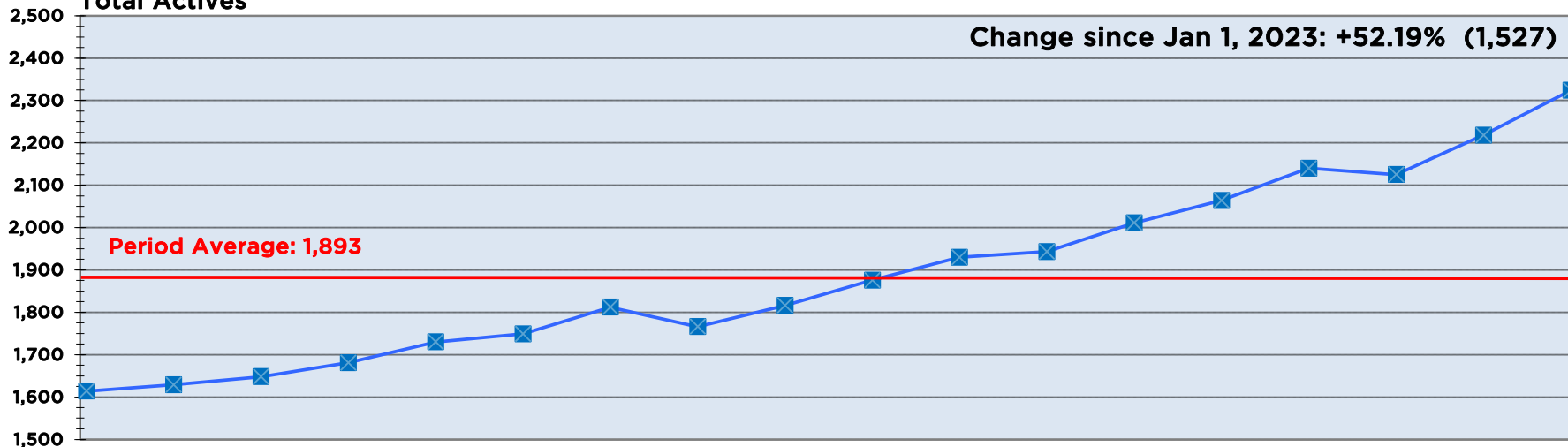
Average Days on Market



ListToContract	38	43	41	45	40	48	36	35	42	38	40	46	36	50	47	52	52	48
CombDaysOnMkt	40	43	42	48	43	51	37	36	42	42	41	49	46	58	49	58	55	56
ListToClose	71	78	74	76	70	79	66	67	74	72	73	78	68	83	81	84	84	82

Total Actives

Change since Jan 1, 2023: +52.19% (1,527)

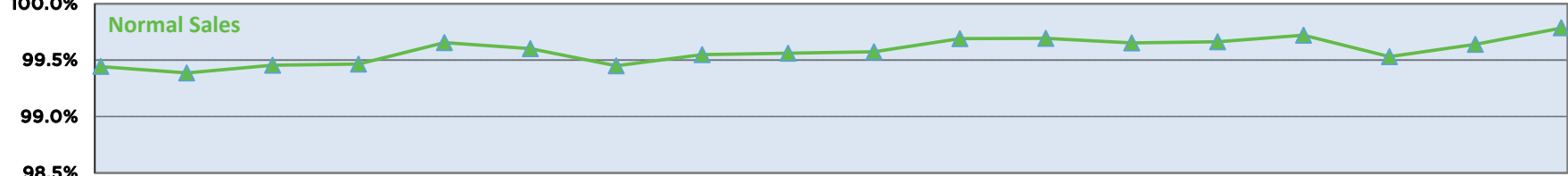


Total Actives	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324
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11/05/2023 - 11/11/2023
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

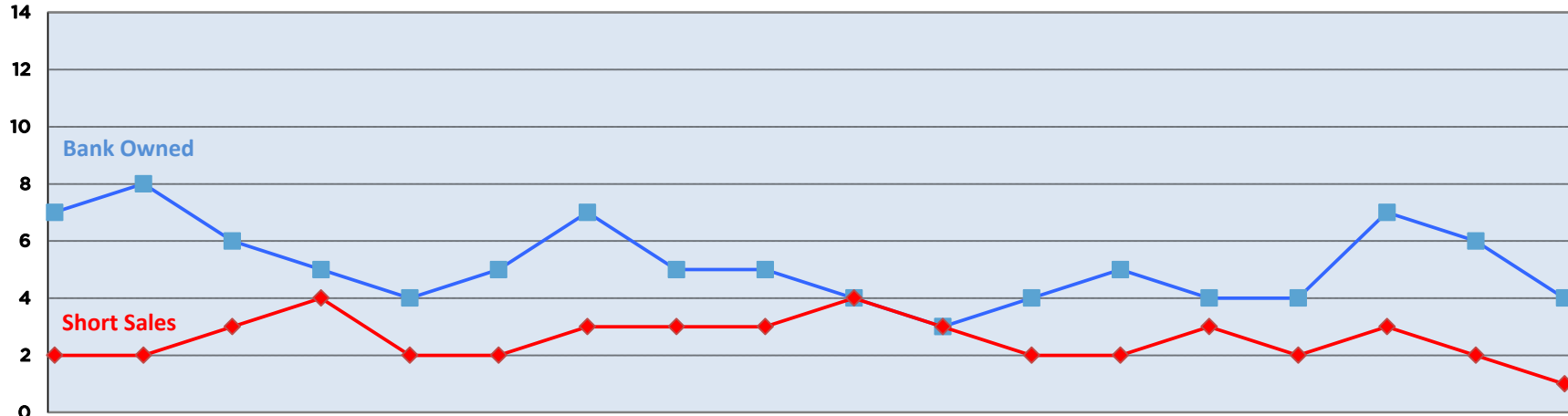


	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5
Normal	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%	99.7%	99.7%	99.7%	99.7%	99.7%	99.5%	99.6%	99.8%



	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	10/15	10/22	10/29	11/5
BO	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%	0.2%	0.3%	0.3%	0.2%
SS	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%	0.1%	0.1%	0.1%	0.0%

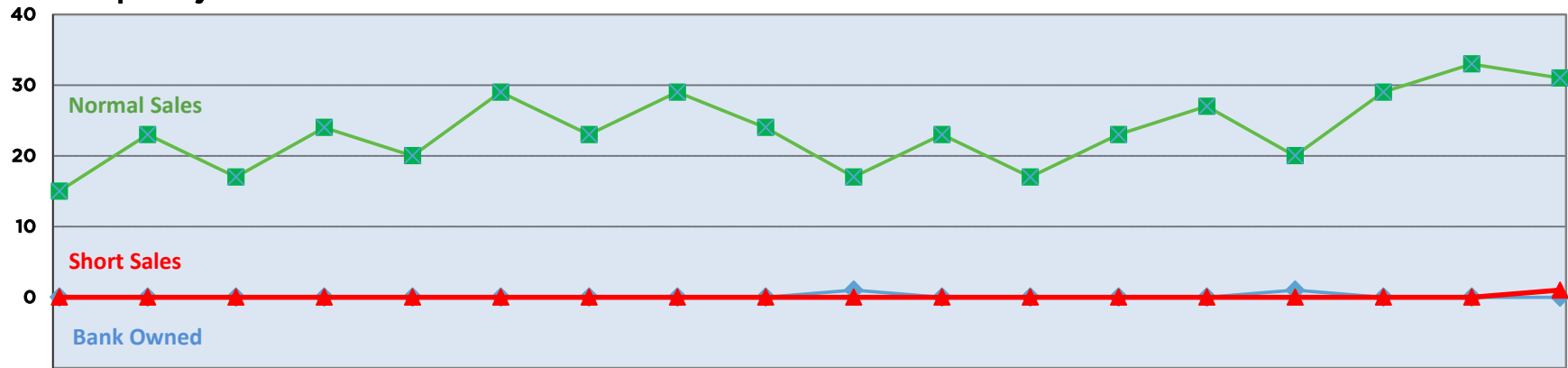
Active Foreclosures



	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	10/15	10/22	10/29	11/5
BO	7	8	6	5	4	5	7	5	5	4	3	4	5	4	4	7	6	4
SS	2	2	3	4	2	2	3	3	3	4	3	2	2	3	2	3	2	1

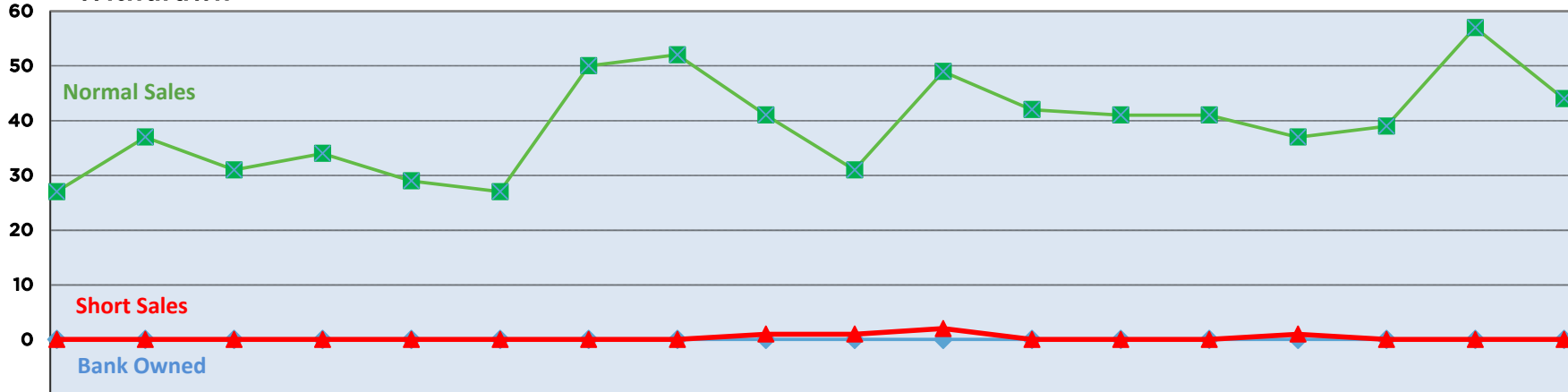
Condos, Townhomes, Villas

Temporary Off Market



	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	10/15	10/22	10/29	11/5
Norm	15	23	17	24	20	29	23	29	24	17	23	17	23	27	20	29	33	31
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

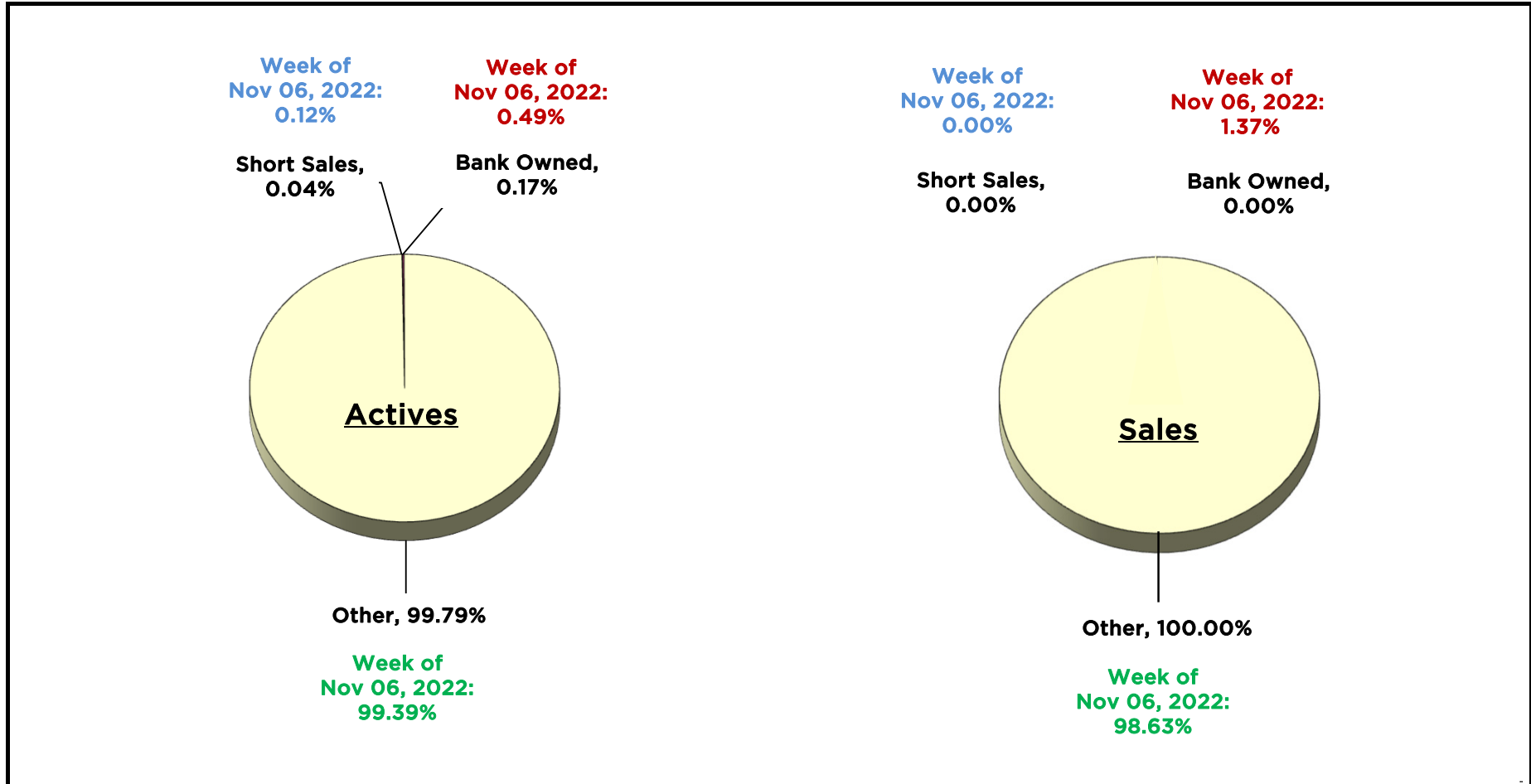
Withdrawn



	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	10/15	10/22	10/29	11/5
Norm	27	37	31	34	29	27	50	52	41	31	49	42	41	41	37	39	57	44
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	1	1	2	0	0	0	1	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
11/05/2023 - 11/11/2023
Lake, Orange, Osceola & Seminole Counties

There are 8 Condos, Villas, or Townhomes available for the Median Price of \$257,500 (± \$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>
Orange County		4	\$258,000	2.3	1.8	1,148	\$224.79
Williamsburg / Lake Bryan	32821	1	\$258,000	2.0	2.0	1,067	\$241.80
Metro West / Orlo Vista	32835	1	\$258,000	3.0	2.0	1,206	\$213.93
Pine Castle / Edgewood	32839	1	\$258,000	2.0	2.0	1,174	\$219.76
Winter Garden / Oakland	34787	1	\$258,000	2.0	1.0	1,144	\$225.52
Osceola County		4	\$257,875	2.5	2.0	1,210	\$213.21
Davenport	33896	2	\$257,750	2.0	2.0	1,134	\$227.29
Kissimmee (West) / Pleasant Hill	34746	1	\$258,000	3.0	2.0	1,350	\$191.11
Kissimmee / Celebration	34747	1	\$258,000	3.0	2.0	1,220	\$211.48