



Monday Morning Quarterback Summary

Week of November 12, 2023 - November 18, 2023

Single-family existing homes

- Sales of single-family homes increased to 392 during the week of November 12, from 297 the week prior
- The median price of a single family home remains constant at \$419,000
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 111, and now sits at 5,588

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 124 during the week of November 12, from 86 the week prior
- The median price of condos, townhomes, and villas increased to \$267,500 a change of 3.9%
- 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 37, and now sits at 2,361

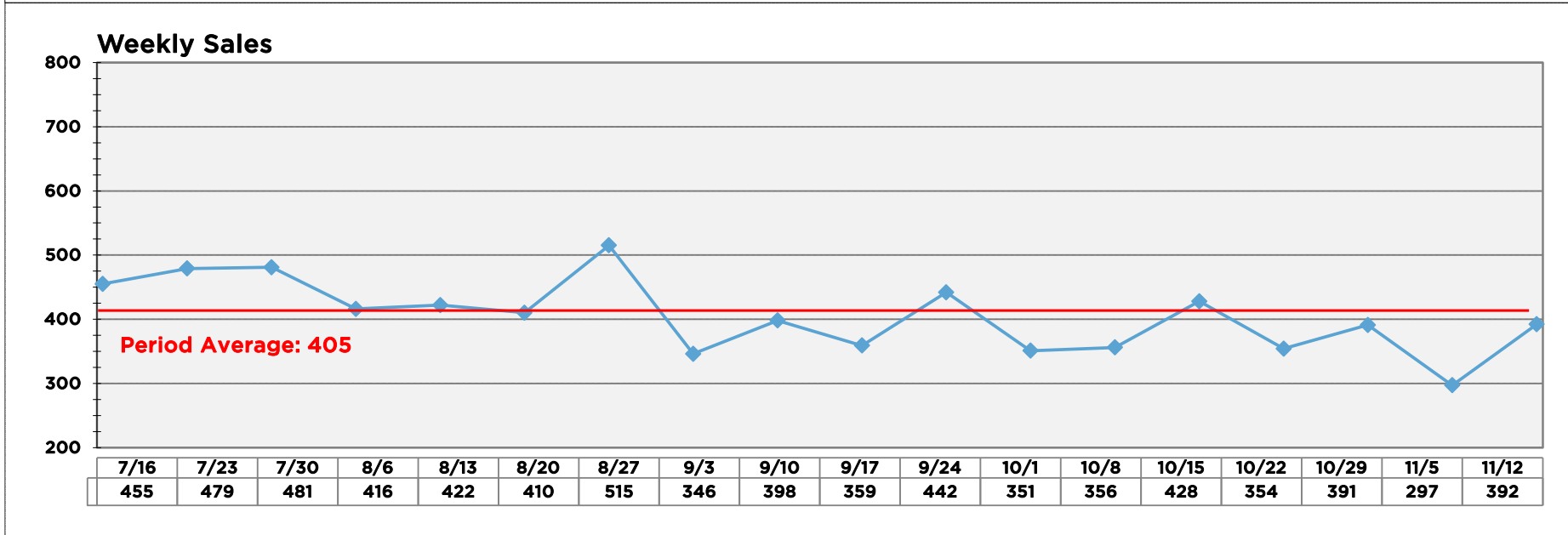
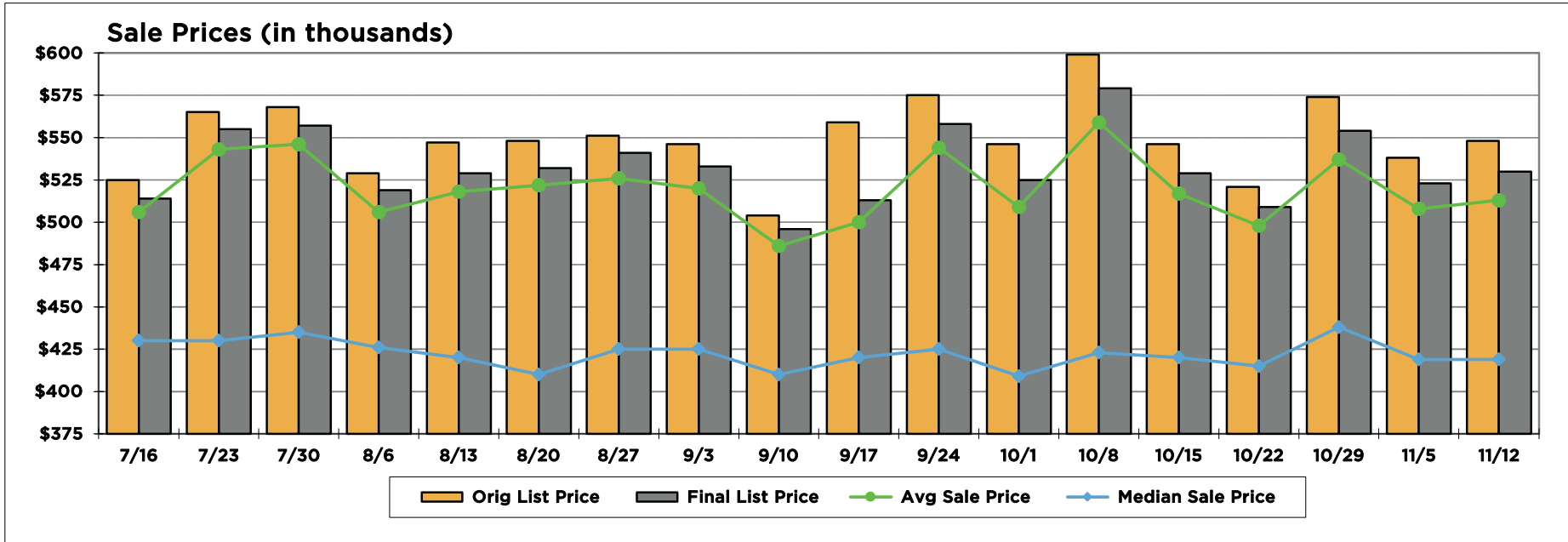
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
11/12/2023 - 11/18/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

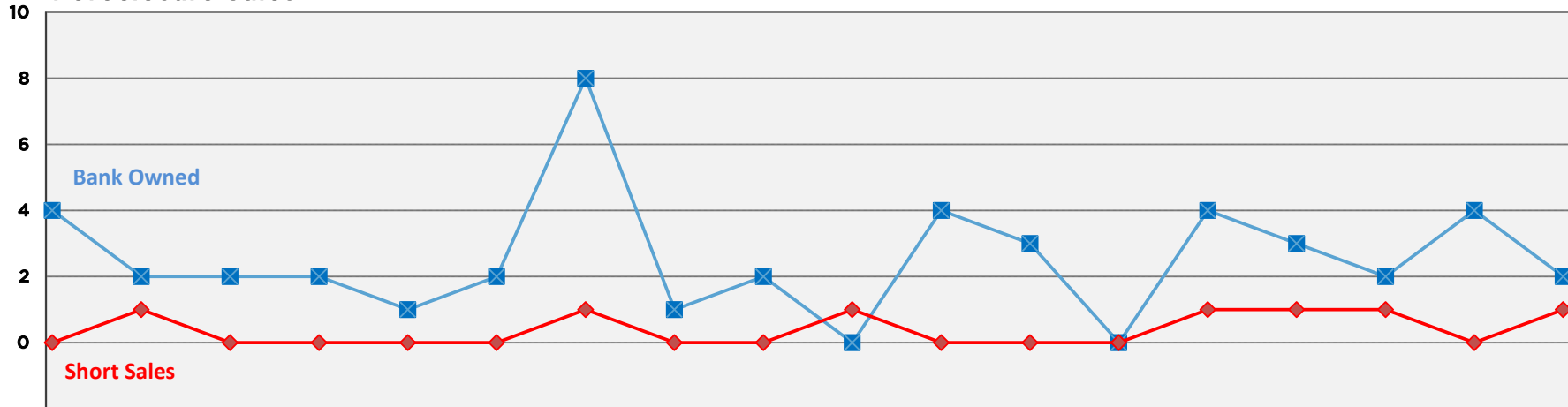
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	392	39	30	105	84	107	27
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	389	36	30	105	84	107	27
Active Listings	5,588	302	308	1,124	1,152	2,122	580
Bank Owned	34	9	4	11	3	7	0
Short Sales	12	3	2	3	2	2	0
Other	5,542	290	302	1,110	1,147	2,113	580
Months of Inventory	3.29	1.79	2.37	2.47	3.17	4.58	4.96
<i>List Price</i>							
Average Original List Price	\$548,030	\$203,802	\$322,785	\$368,534	\$462,910	\$704,498	\$1,638,296
Average Final List Price	\$530,450	\$195,689	\$303,235	\$359,573	\$447,982	\$680,061	\$1,594,648
<i>Sale Price</i>							
Average Price	\$513,321	\$182,604	\$274,593	\$351,369	\$442,395	\$662,514	\$1,515,500
Median Price	\$419,000	\$180,000	\$275,000	\$355,000	\$439,950	\$630,000	\$1,260,000
<i>Price Differences</i>							
Original to Final List Price	-\$17,580	-\$8,113	-\$19,550	-\$8,961	-\$14,928	-\$24,437	-\$43,648
Original List to Sale Price - \$	-\$34,709	-\$21,198	-\$48,192	-\$17,165	-\$20,515	-\$41,984	-\$122,796
Final List to Sale Price - \$	-\$17,129	-\$13,085	-\$28,642	-\$8,204	-\$5,587	-\$17,547	-\$79,148
Original List to Sale Price - %	93.67%	89.60%	85.07%	95.34%	95.57%	94.04%	92.50%
Final List to Sale Price - %	96.77%	93.31%	90.55%	97.72%	98.75%	97.42%	95.04%
<i>Days on the Market</i>							
Avg Days Listing to Contract	44	55	77	33	40	46	44
Combined Avg Days to Contract	48	57	81	33	47	49	49
Avg Days Listing to Closing	81	87	105	68	76	88	84
Avg Days Contract to Close	36	31	28	34	35	41	39
<i>Beds / Baths</i>							
Average Bedrooms	3	3	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	2,068	1,187	1,354	1,627	1,953	2,715	3,642

Single Family Homes



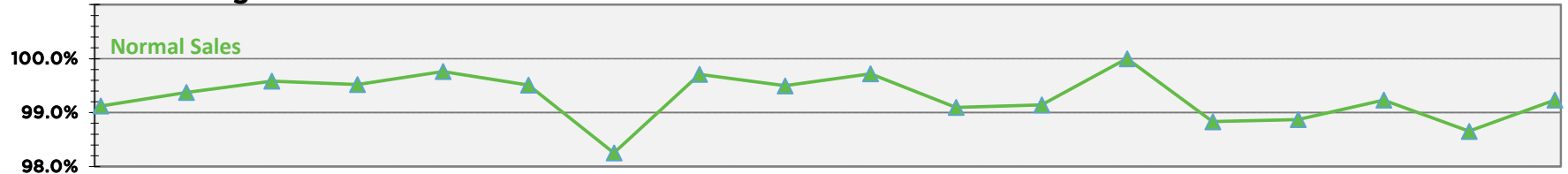
Single Family Homes

Foreclosure Sales

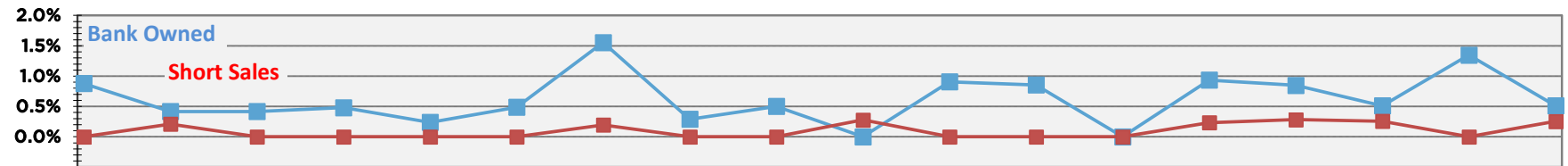


	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12
BO	4	2	2	2	1	2	8	1	2	0	4	3	0	4	3	2	4	2
SS	0	1	0	0	0	0	1	0	0	1	0	0	0	1	1	1	0	1

Percentage of Sales



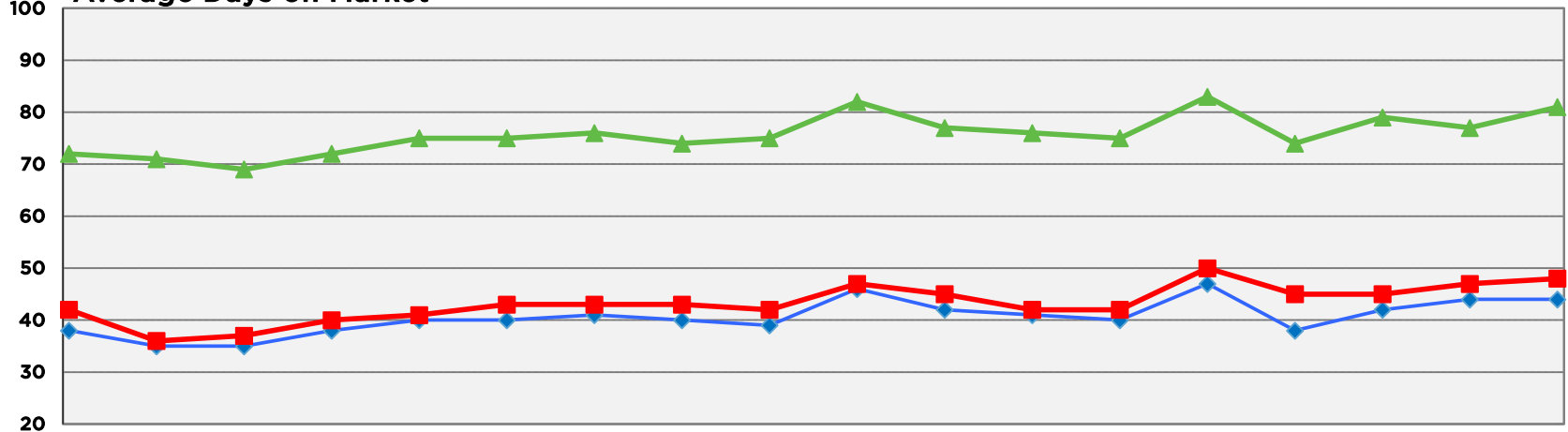
	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12
Normal	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%	99.7%	99.1%	99.1%	100.0%	98.8%	98.9%	99.2%	98.7%	99.2%



	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
BO	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%	0.5%
SS	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%	0.3%

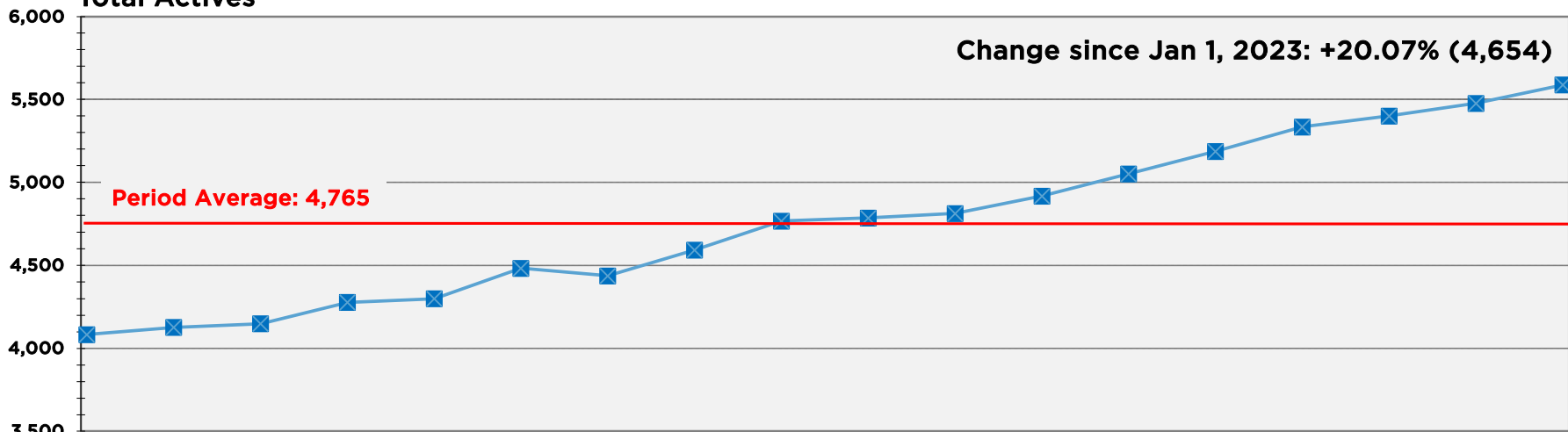
Single Family Homes

Average Days on Market



	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
ListToContract	38	35	35	38	40	40	41	40	39	46	42	41	40	47	38	42	44	44
CombDaysOnMkt	42	36	37	40	41	43	43	43	42	47	45	42	42	50	45	45	47	48
ListToClose	72	71	69	72	75	75	76	74	75	82	77	76	75	83	74	79	77	81

Total Actives

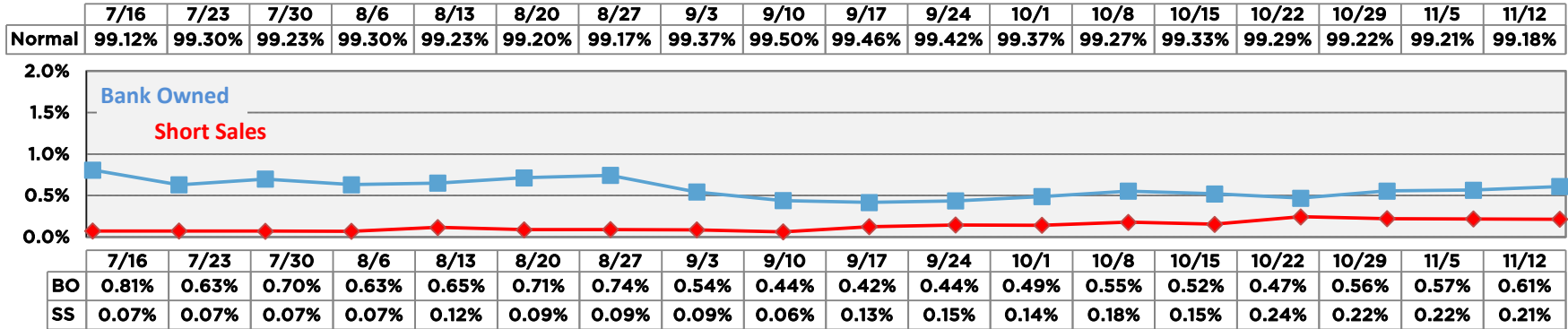
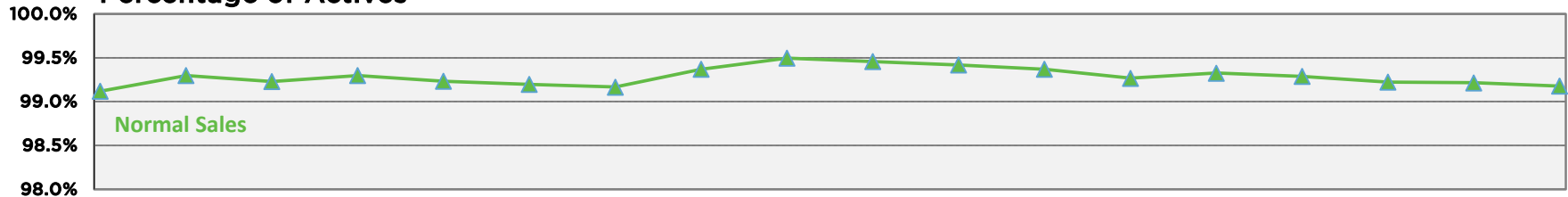


	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12
Total Actives	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813	4,917	5,051	5,187	5,334	5,401	5,477	5,588

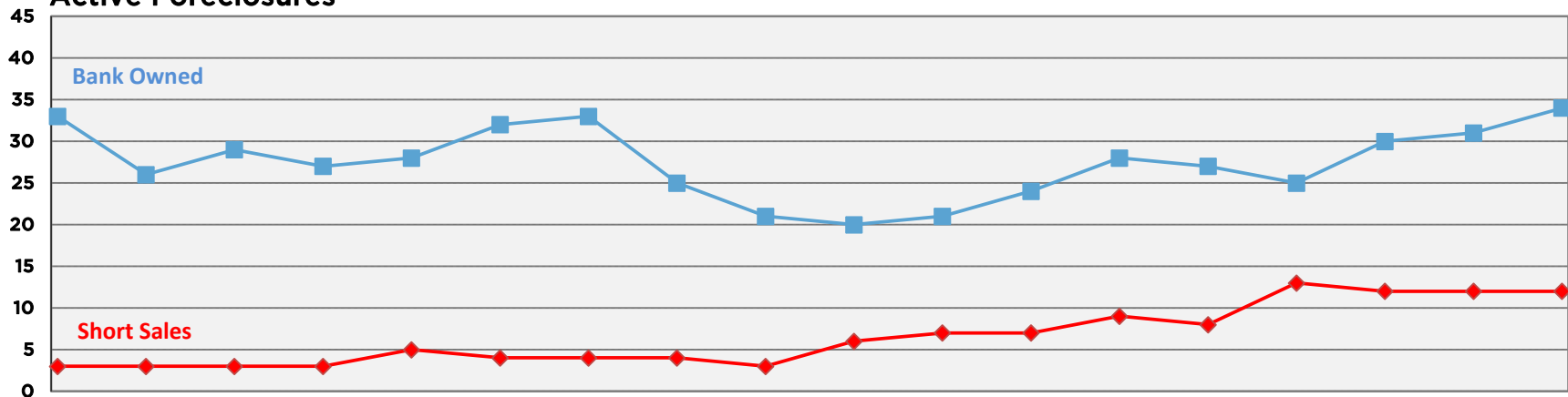
Monday Morning Quarterback
11/12/2023 - 11/18/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

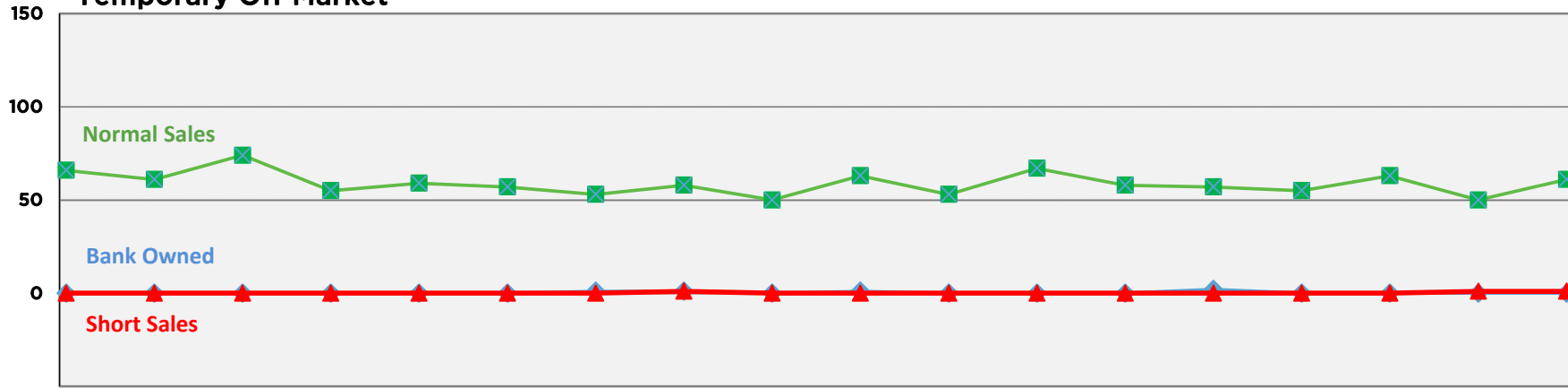


Active Foreclosures



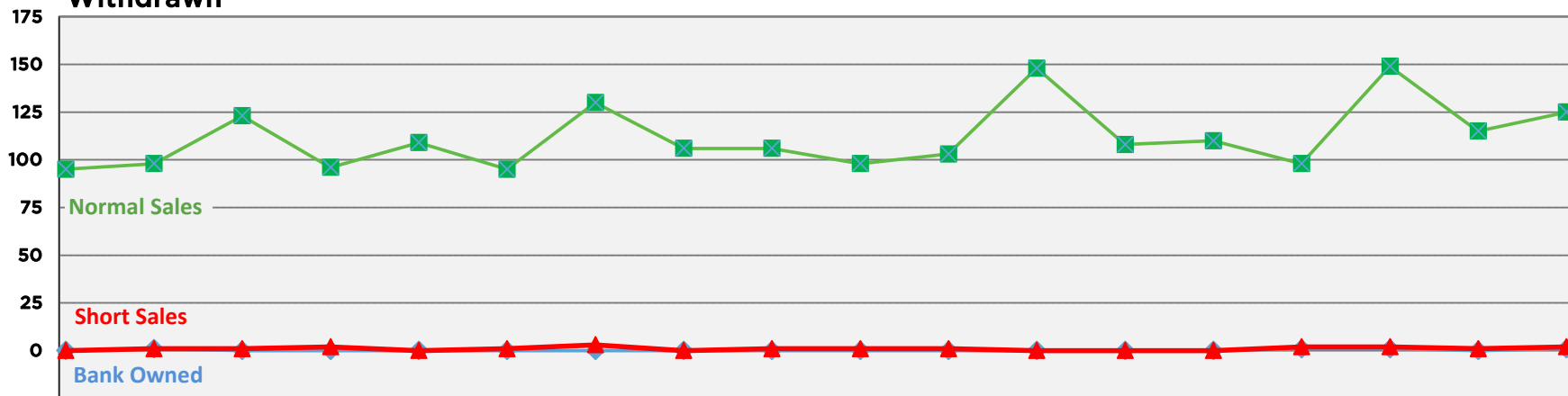
Single Family Homes

Temporary Off Market



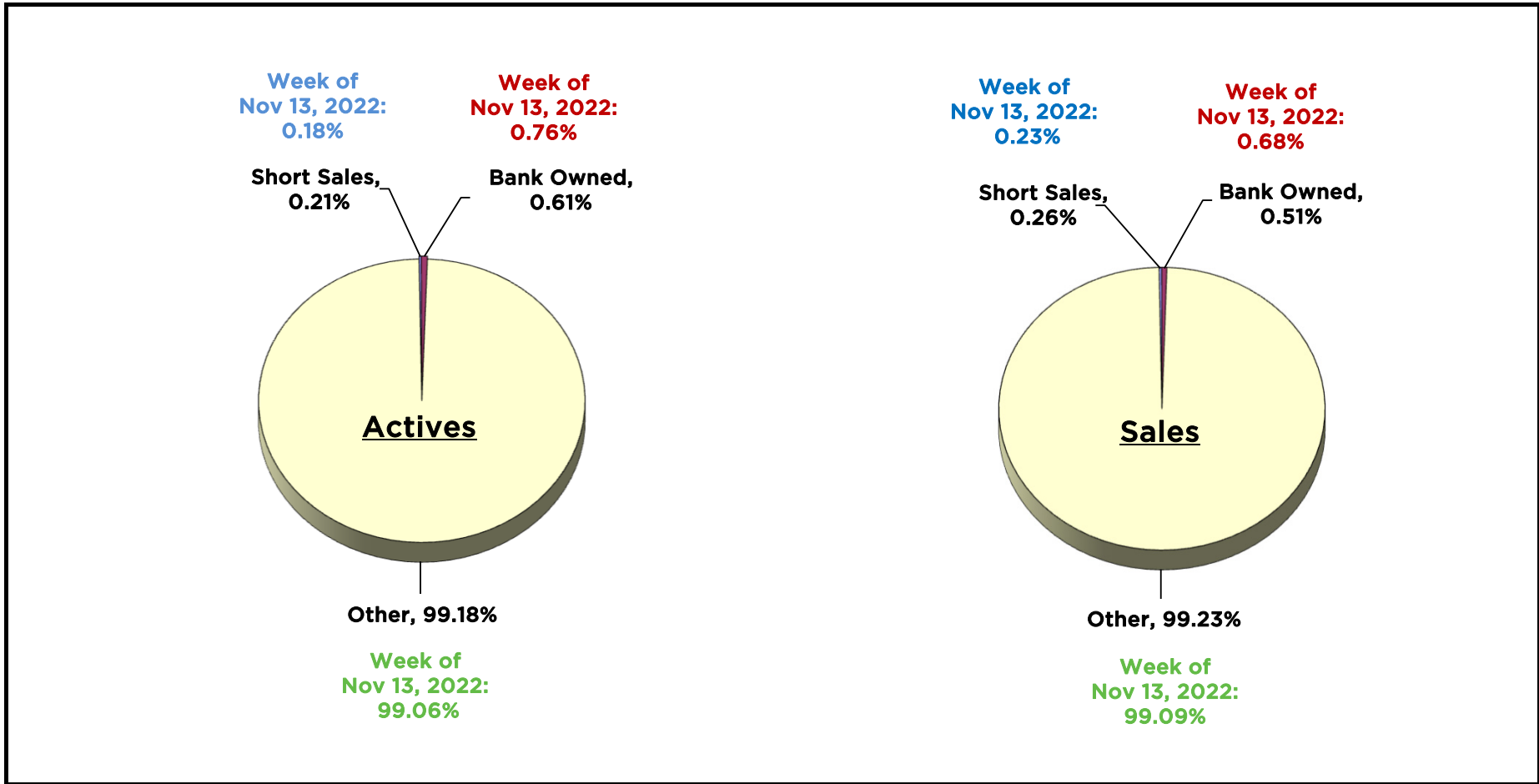
	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12
Norm	66	61	74	55	59	57	53	58	50	63	53	67	58	57	55	63	50	61
BO	0	0	0	0	0	0	1	1	0	1	0	0	0	2	0	0	0	0
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1

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	95	98	123	96	109	95	130	106	106	98	103	148	108	110	98	149	115	125
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1
SS	0	1	1	2	0	1	3	0	1	1	1	0	0	0	2	2	1	2

Single Family Homes



Monday Morning Quarterback
11/12/2023 - 11/18/2023
Lake, Orange, Osceola & Seminole Counties

There are 13 Single Family Homes available for the Median Price of \$419,000 (± \$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							
Winter Park	32792	2	\$419,000	3.5	2.5	1,687	\$248.44
Orange County							
Conway	32812	2	\$419,000	3.0	2.0	1,514	\$276.84
Bithlo	32820	1	\$418,900	3.0	2.0	1,632	\$256.68
Hunters Creek	32837	1	\$419,000	3.0	2.0	2,214	\$189.25
Ocoee	34761	1	\$419,500	3.0	2.0	1,888	\$222.19
Winter Garden / Oakland	34787	1	\$419,000	3.0	2.0	1,857	\$225.63
Osceola County							
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							
Clermont (South)	34714	2	\$419,000	3.5	2.5	1,821	\$230.16

Monday Morning Quarterback
11/12/2023 - 11/18/2023
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	124	53	21	34	12	3	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	124	53	21	34	12	3	1
Active Listings	2,361	734	362	641	340	268	16
Bank Owned	7	4	2	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	2,354	730	360	641	339	268	16
Months of Inventory	4.39	3.20	3.98	4.35	6.54	20.62	3.69

List Price

Average Original List Price	\$294,299	\$186,791	\$276,150	\$351,933	\$470,858	\$609,333	\$1,350,000
Average Final List Price	\$289,337	\$183,892	\$272,538	\$347,751	\$456,221	\$586,667	\$1,350,000

Sale Price

Average Price	\$281,906	\$175,877	\$268,143	\$342,221	\$439,033	\$583,333	\$1,350,000
Median Price	\$267,500	\$175,000	\$270,000	\$338,500	\$428,750	\$571,000	\$1,350,000

Price Differences

Original to Final List Price	-\$4,962	-\$2,899	-\$3,612	-\$4,182	-\$14,637	-\$22,666	\$0
Original List to Sale Price - \$	-\$12,393	-\$10,914	-\$8,007	-\$9,712	-\$31,825	-\$26,000	\$0
Final List to Sale Price - \$	-\$7,431	-\$8,015	-\$4,395	-\$5,530	-\$17,188	-\$3,334	\$0
Original List to Sale Price - %	95.79%	94.16%	97.10%	97.24%	93.24%	95.73%	100.00%
Final List to Sale Price - %	97.43%	95.64%	98.39%	98.41%	96.23%	99.43%	100.00%

Days on the Market

Avg Days Listing to Contract	43	38	42	38	77	65	3
Combined Avg Days to Contract	44	38	42	40	79	65	3
Avg Days Listing to Closing	74	64	78	73	114	94	34
Avg Days Contract to Close	31	25	35	34	36	29	30

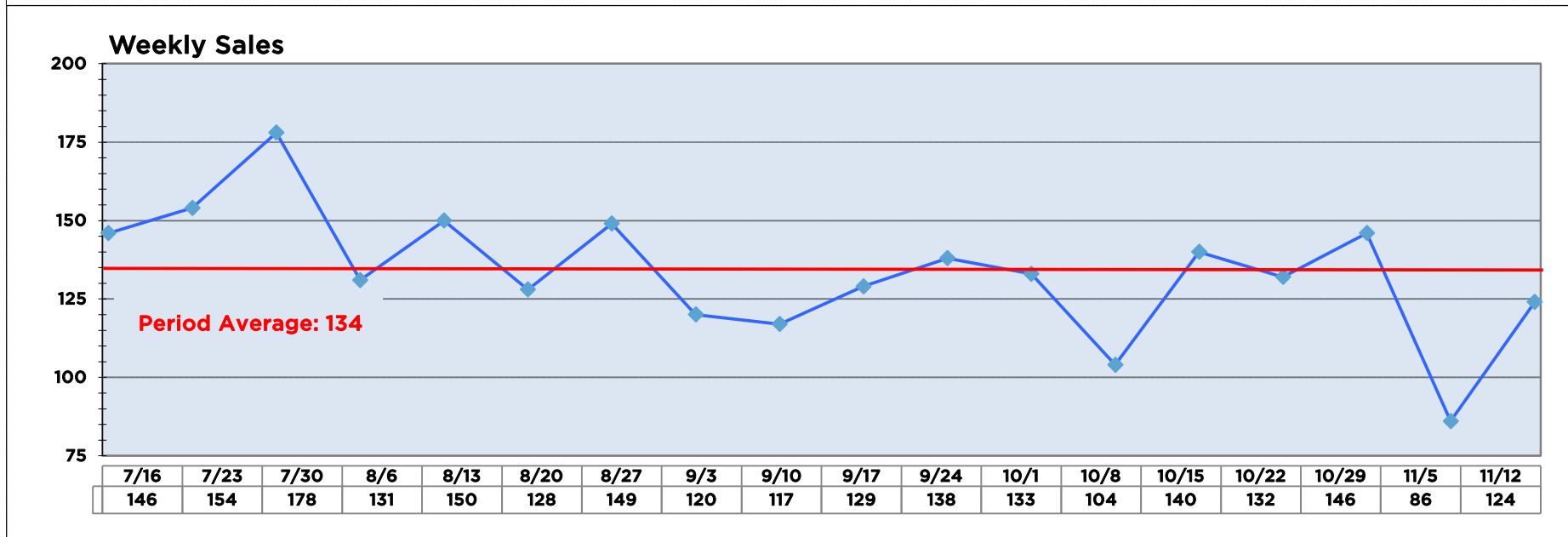
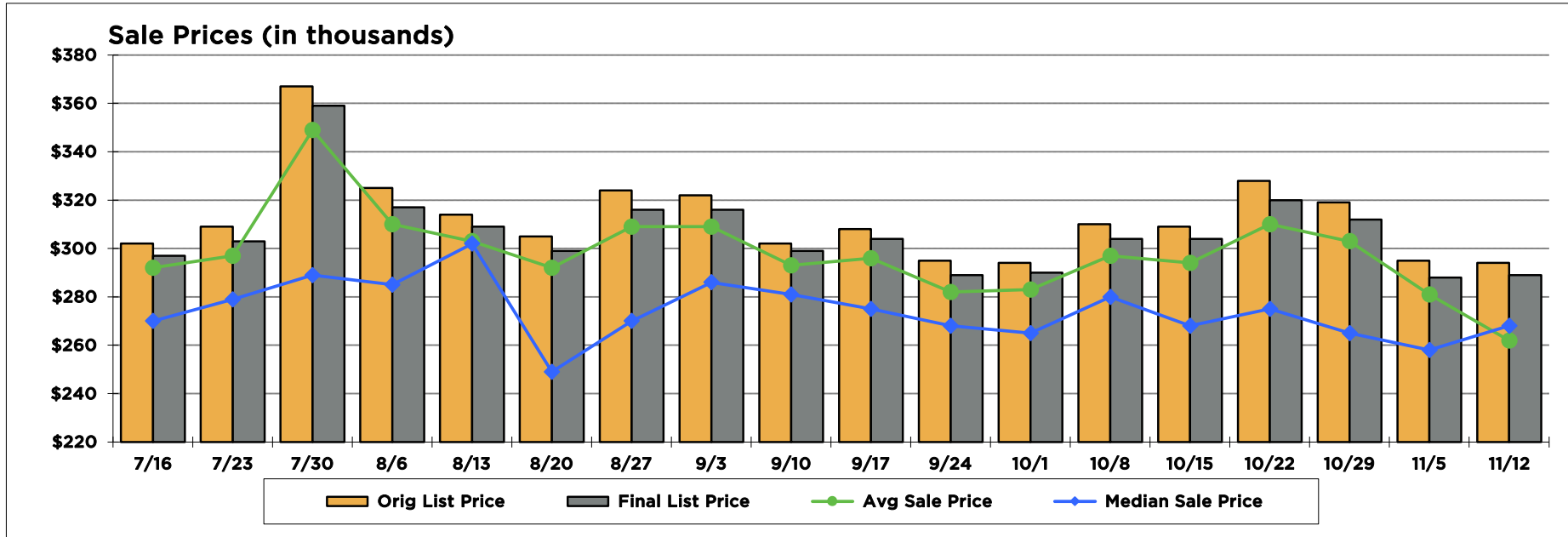
Beds / Baths

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

Square Footage

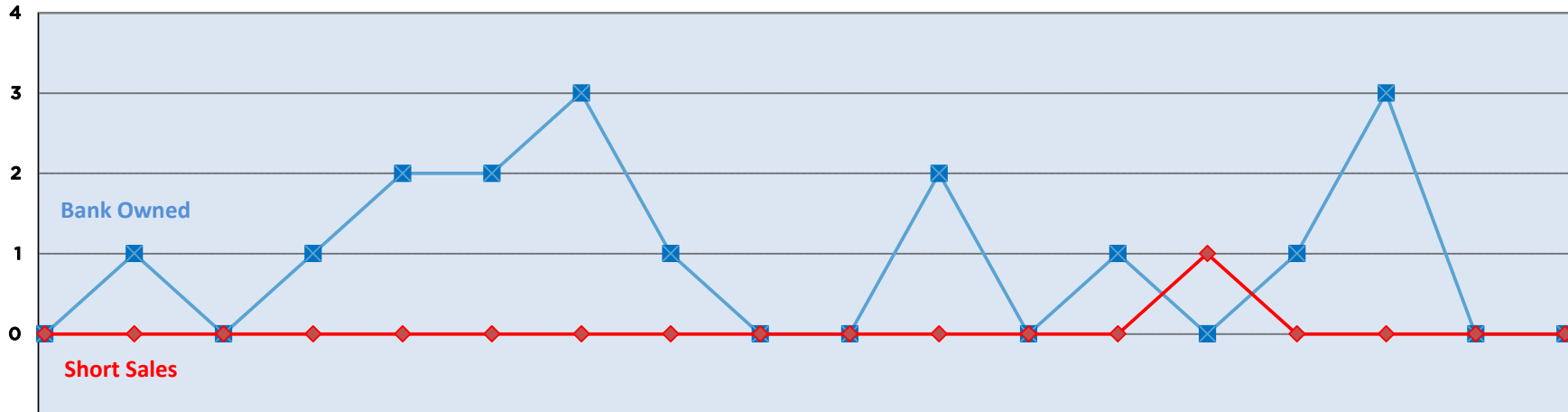
Average Square Feet	1,269	877	1,276	1,606	1,697	1,980	3,176
----------------------------	--------------	------------	--------------	--------------	--------------	--------------	--------------

Condos, Townhomes, Villas



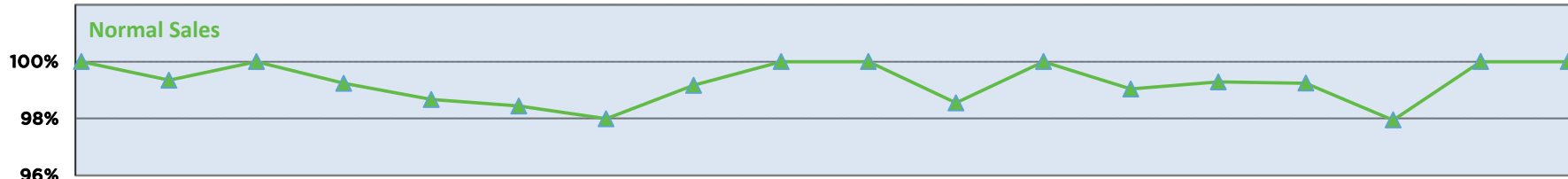
Condos, Townhomes, Villas

Foreclosure Sales

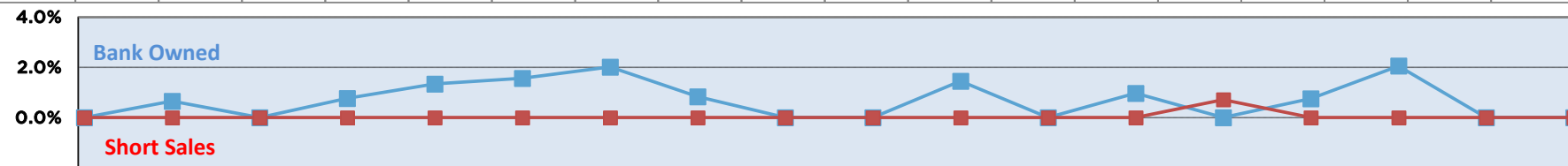


	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12
BO	0	1	0	1	2	2	3	1	0	0	2	0	1	0	1	3	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0

Percentage of Sales



	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
Normal	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%	100.0%

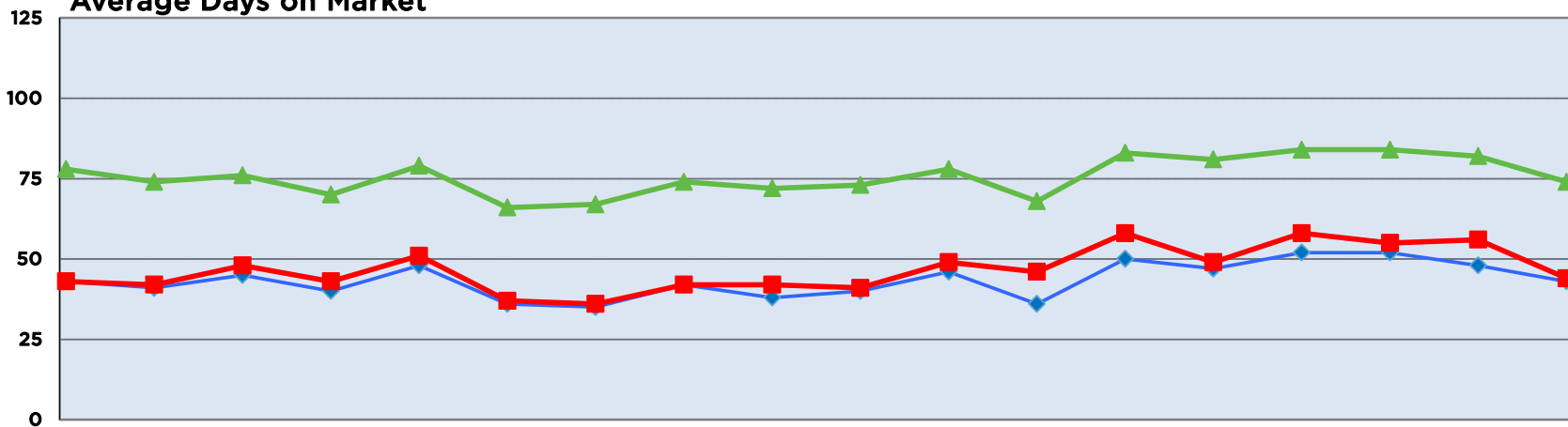


	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12
BO	0.0%	0.6%	0.0%	0.8%	1.3%	1.6%	2.0%	0.8%	0.0%	0.0%	1.4%	0.0%	1.0%	0.0%	0.8%	2.1%	0.0%	0.0%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%

Monday Morning Quarterback
11/12/2023 - 11/18/2023
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

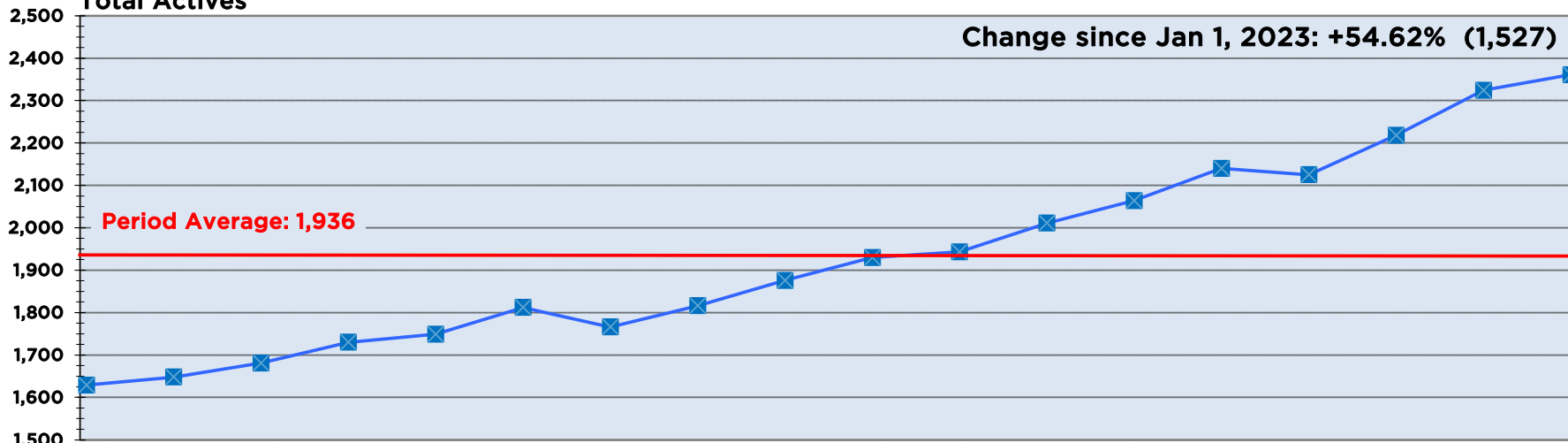
Average Days on Market



	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
ListToContract	43	41	45	40	48	36	35	42	38	40	46	36	50	47	52	52	48	43
CombDaysOnMkt	43	42	48	43	51	37	36	42	42	41	49	46	58	49	58	55	56	44
ListToClose	78	74	76	70	79	66	67	74	72	73	78	68	83	81	84	84	82	74

Total Actives

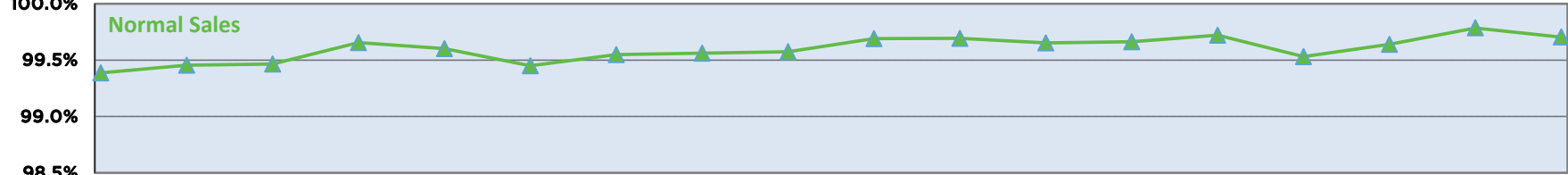
Change since Jan 1, 2023: +54.62% (1,527)



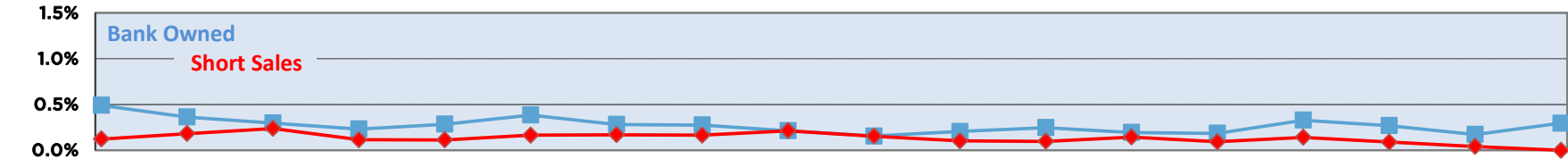
	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12
Total Actives	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361

Condos, Townhomes, Villas

Percentage of Actives

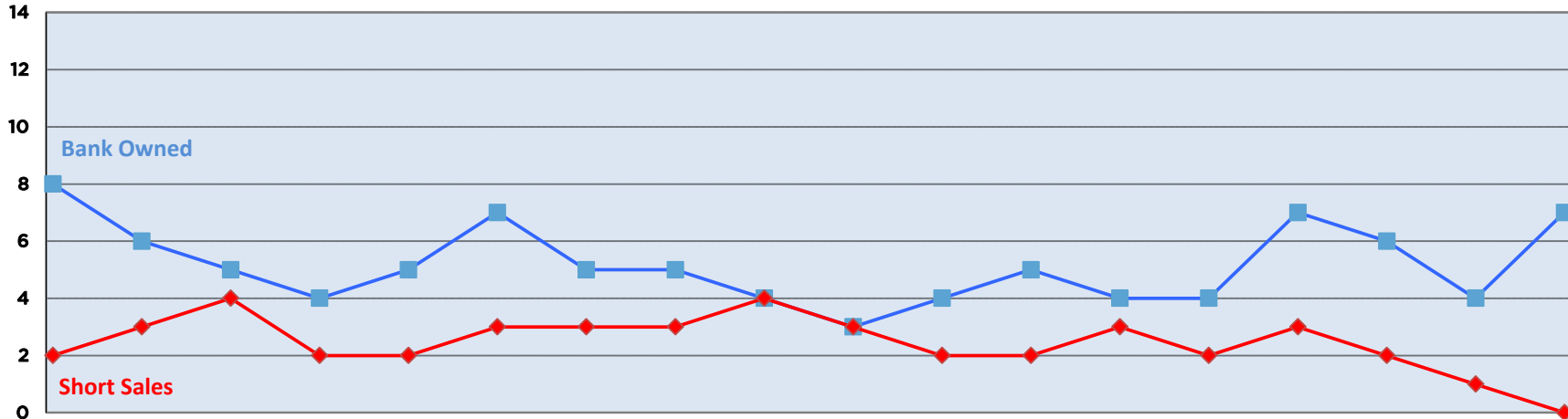


	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12
Normal	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%	99.7%	99.7%	99.7%	99.7%	99.7%	99.5%	99.6%	99.8%	99.7%



	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
BO	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%	0.3%
SS	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%	0.0%

Active Foreclosures



	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
BO	8	6	5	4	5	7	5	5	4	3	4	5	4	4	7	6	4	7
SS	2	3	4	2	2	3	3	3	4	3	2	2	3	2	3	2	1	0

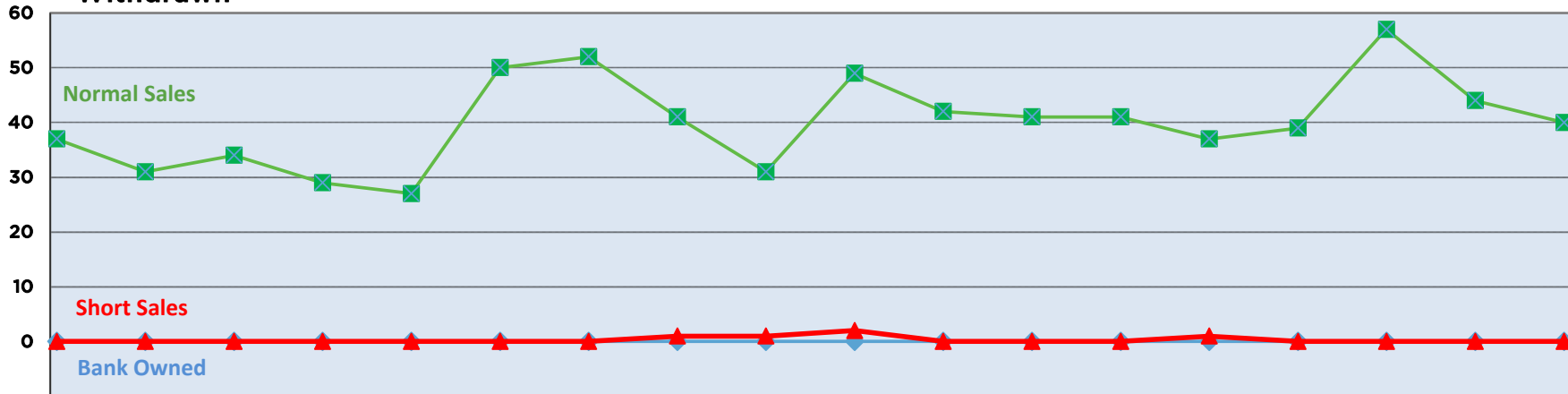
Condos, Townhomes, Villas

Temporary Off Market



	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	23	17	24	20	29	23	29	24	17	23	17	23	27	20	29	33	31	25
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0

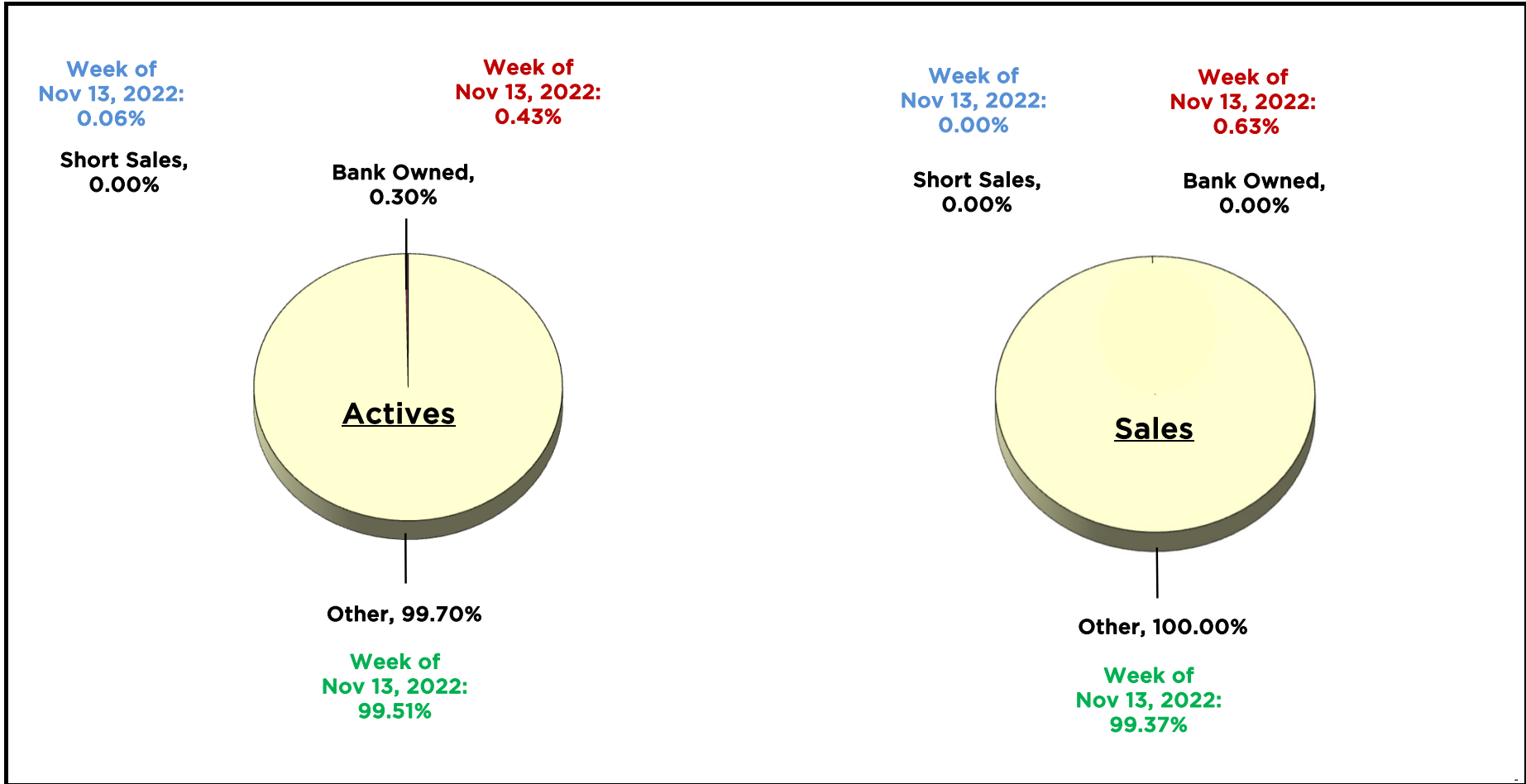
Withdrawn



	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	37	31	34	29	27	50	52	41	31	49	42	41	41	37	39	57	44	40
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	1	1	2	0	0	0	1	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
11/12/2023 - 11/18/2023
Lake, Orange, Osceola & Seminole Counties

There are 7 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		2	\$267,000	2.0	2.0	1,418	\$188.29
Lake Mary / Heathrow	32746	1	\$267,000	2.0	2.0	1,242	\$214.98
Sanford (South)	32773	1	\$267,000	2.0	2.0	1,594	\$167.50
Orange County		2	\$267,950	2.0	2.0	1,320	\$202.99
Hunters Creek	32837	2	\$267,950	2.0	2.0	1,320	\$202.99
Osceola County		3	\$267,633	2.7	2.0	1,208	\$221.49
Kissimmee (East)	34744	1	\$268,000	3.0	2.0	1,380	\$194.20
Kissimmee / Celebration	34747	2	\$267,450	2.5	2.0	1,123	\$238.26