



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

***Week of November 19, 2023 - November 25, 2023***

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

- Sales of single-family homes decreased to 190 during the week of November 19, from 392 the week prior
- The median price of a single family home decreased to \$402,500, a change of -3.9%
- The number of single-family home foreclosure transactions decreased to 0 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory decreased by 25, and now sits at 5,563

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

- Sales of condos, townhomes, and villas decreased to 77 during the week of November 19, from 124 the week prior
- The median price of condos, townhomes, and villas decreased to \$245,000 a change of -8.4%
- 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 33, and now sits at 2,394

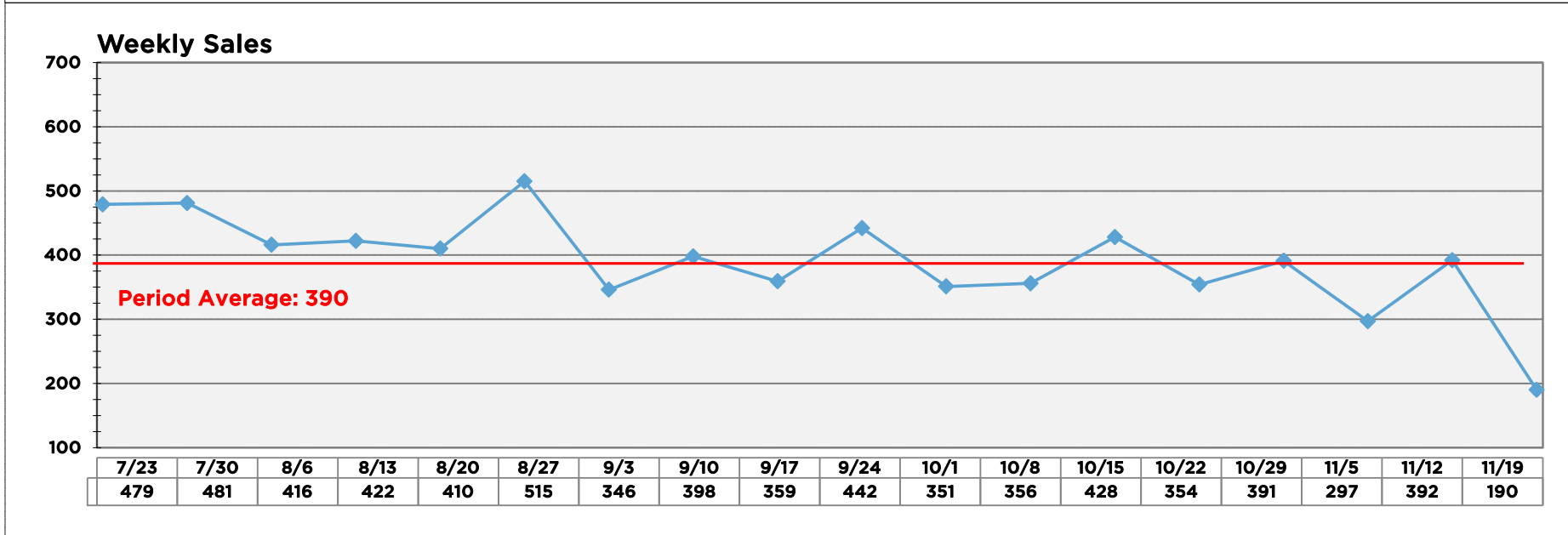
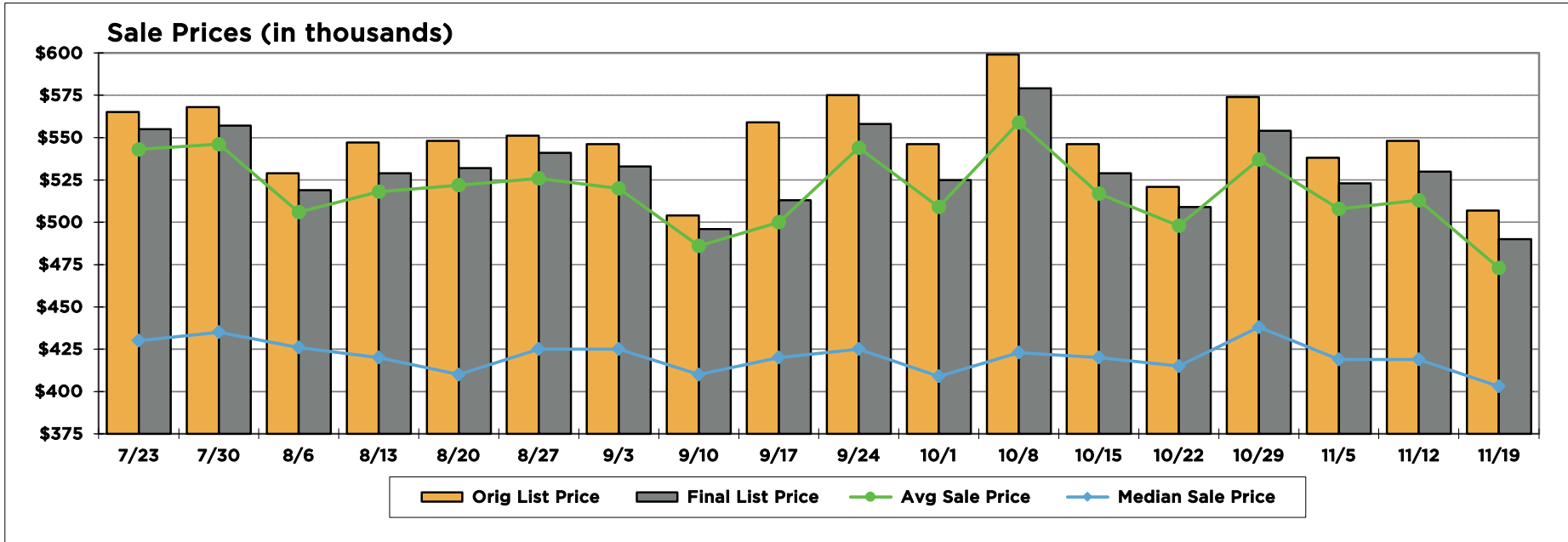
***Detailed charts and graphs begin on page 2 of this report.***

**Monday Morning Quarterback**  
11/19/2023 - 11/25/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

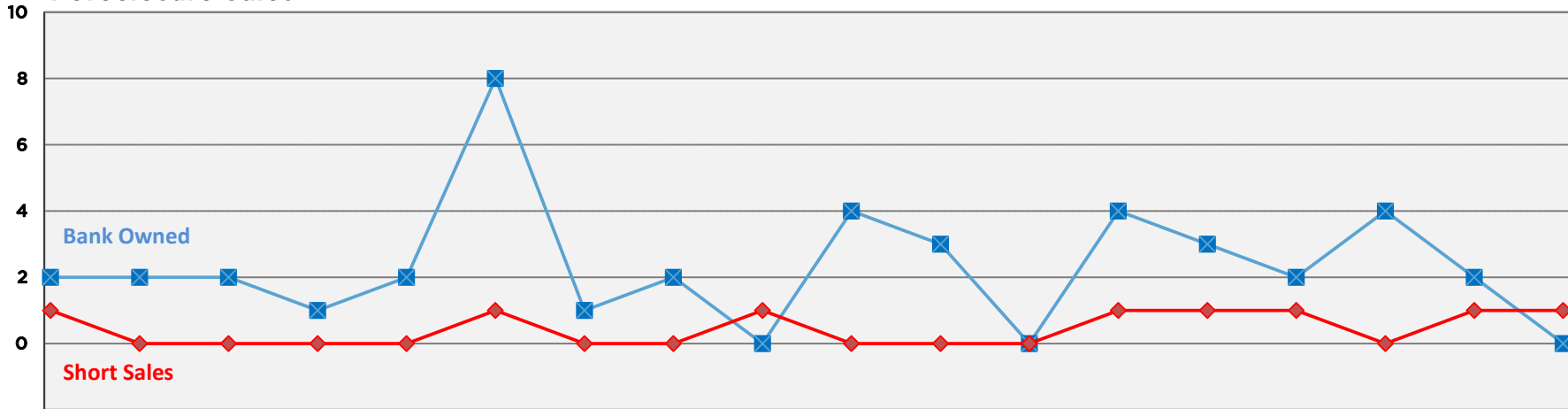
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>190</b>	<b>18</b>	<b>18</b>	<b>58</b>	<b>39</b>	<b>46</b>	<b>11</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	189	18	18	58	39	45	11
<b>Active Listings</b>	<b>5,563</b>	<b>304</b>	<b>300</b>	<b>1,118</b>	<b>1,149</b>	<b>2,114</b>	<b>578</b>
Bank Owned	37	11	4	12	3	7	0
Short Sales	10	1	2	4	2	1	0
Other	5,516	292	294	1,102	1,144	2,106	578
<b>Months of Inventory</b>	<b>6.76</b>	<b>3.90</b>	<b>3.85</b>	<b>4.45</b>	<b>6.80</b>	<b>10.61</b>	<b>12.13</b>
<b><i>List Price</i></b>							
Average Original List Price	\$507,422	\$189,519	\$292,061	\$357,120	\$463,817	\$708,261	\$1,487,264
Average Final List Price	\$490,181	\$184,247	\$281,549	\$349,444	\$455,163	\$682,350	\$1,394,809
<b><i>Sale Price</i></b>							
Average Price	\$473,308	\$172,129	\$277,530	\$341,162	\$442,738	\$657,946	\$1,319,545
Median Price	\$402,500	\$195,000	\$274,995	\$340,750	\$445,000	\$650,000	\$1,325,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$17,241	-\$5,272	-\$10,512	-\$7,676	-\$8,654	-\$25,911	-\$92,455
Original List to Sale Price - \$	-\$34,114	-\$17,390	-\$14,531	-\$15,958	-\$21,079	-\$50,315	-\$167,719
Final List to Sale Price - \$	-\$16,873	-\$12,118	-\$4,019	-\$8,282	-\$12,425	-\$24,404	-\$75,264
Original List to Sale Price - %	93.28%	90.82%	95.02%	95.53%	95.46%	92.90%	88.72%
Final List to Sale Price - %	96.56%	93.42%	98.57%	97.63%	97.27%	96.42%	94.60%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	39	41	39	27	33	46	90
Combined Avg Days to Contract	42	41	42	28	40	49	90
Avg Days Listing to Closing	71	75	70	60	61	80	132
Avg Days Contract to Close	32	33	30	32	28	34	40
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	3	3	3	3	4	6
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,960	1,004	1,317	1,501	1,962	2,666	4,035

**Single Family Homes**



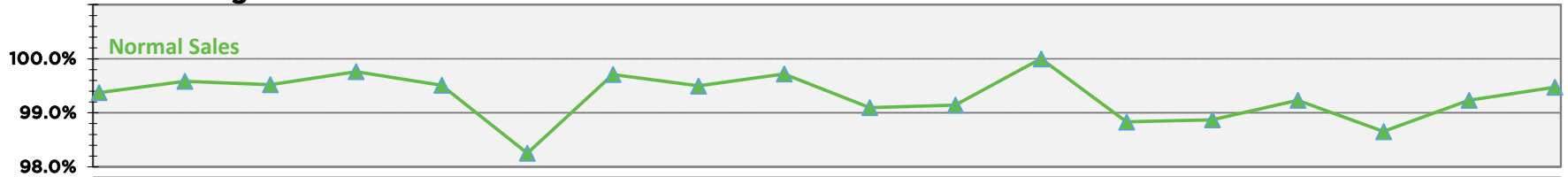
**Single Family Homes**

**Foreclosure Sales**

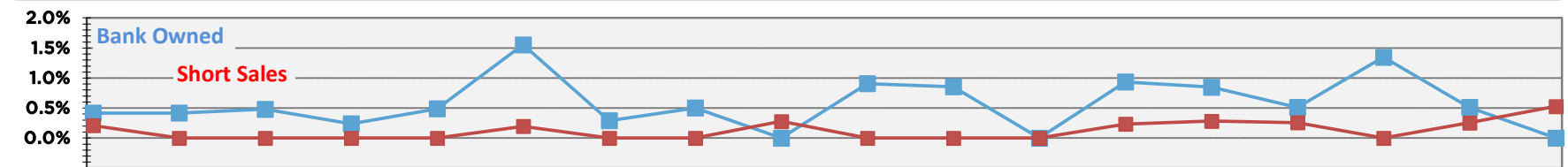


	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19
BO	2	2	2	1	2	8	1	2	0	4	3	0	4	3	2	4	2	0
SS	1	0	0	0	0	1	0	0	1	0	0	0	1	1	1	0	1	1

**Percentage of Sales**



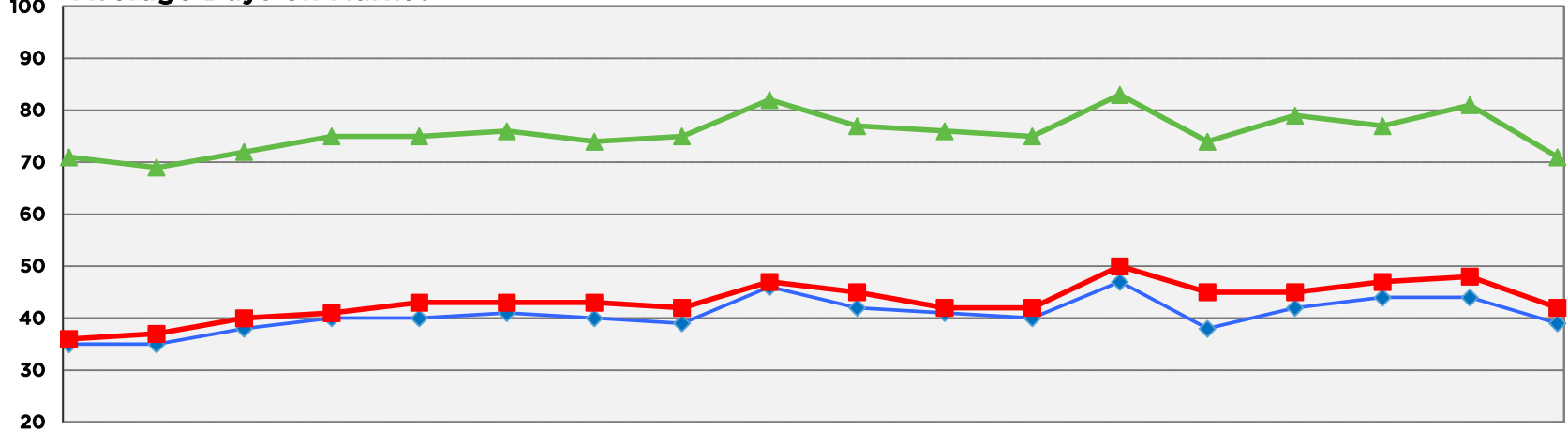
	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19
Normal	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%	99.7%	99.1%	99.1%	100.0%	98.8%	98.9%	99.2%	98.7%	99.2%	99.5%



	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	11/19
BO	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%	0.0%
SS	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%	0.5%

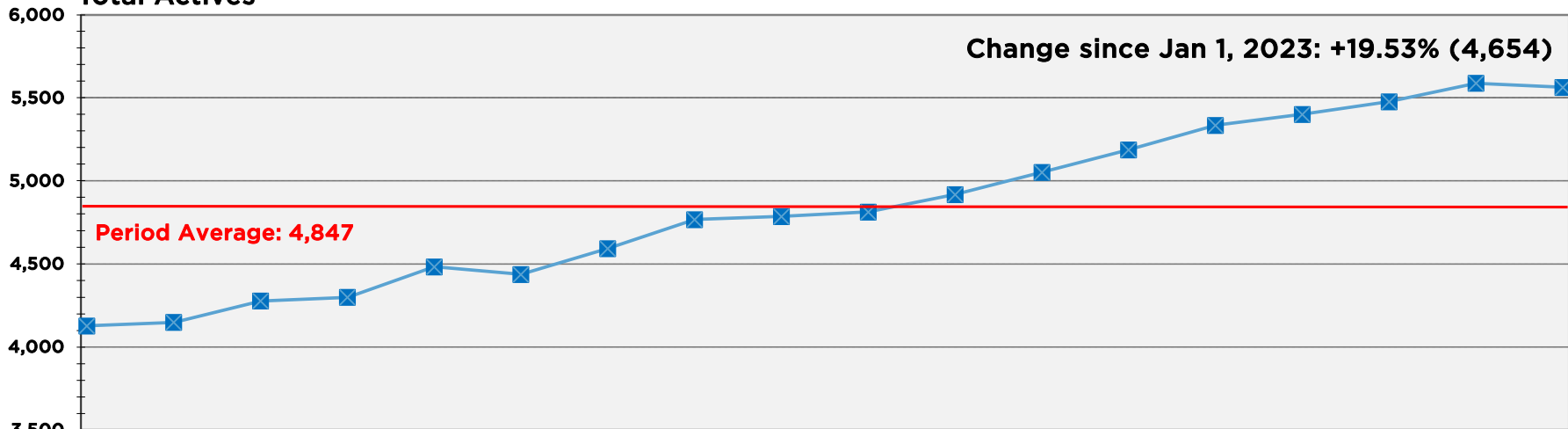
**Single Family Homes**

**Average Days on Market**



	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	11/19
ListToContract	35	35	38	40	40	41	40	39	46	42	41	40	47	38	42	44	44	39
CombDaysOnMkt	36	37	40	41	43	43	43	42	47	45	42	42	50	45	45	47	48	42
ListToClose	71	69	72	75	75	76	74	75	82	77	76	75	83	74	79	77	81	71

**Total Actives**

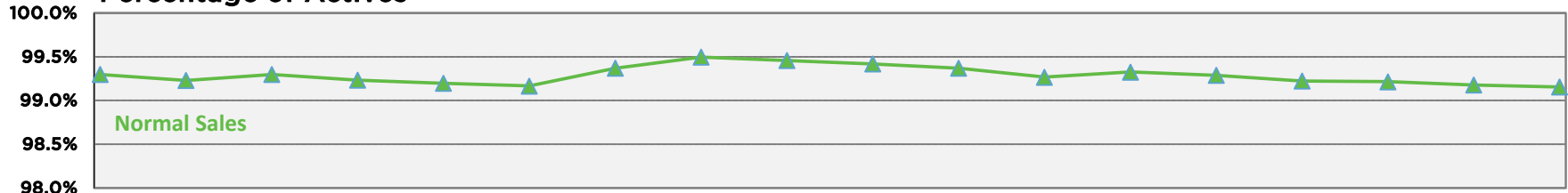


	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19
Total Actives	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813	4,917	5,051	5,187	5,334	5,401	5,477	5,588	5,563

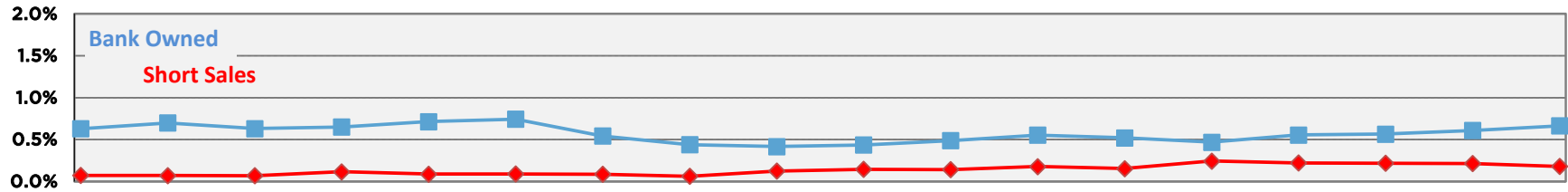
**Monday Morning Quarterback**  
11/19/2023 - 11/25/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**

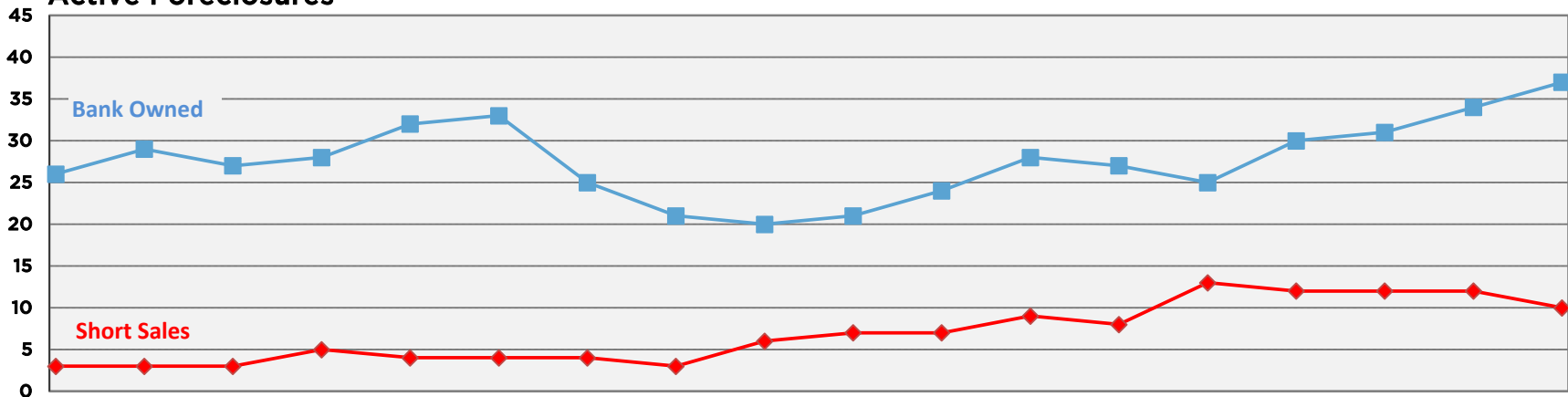


Normal	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%	99.37%	99.50%	99.46%	99.42%	99.37%	99.27%	99.33%	99.29%	99.22%	99.21%	99.18%	99.16%
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BO	0.63%	0.70%	0.63%	0.65%	0.71%	0.74%	0.54%	0.44%	0.42%	0.44%	0.49%	0.55%	0.52%	0.47%	0.56%	0.57%	0.61%	0.67%
SS	0.07%	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%	0.21%	0.18%

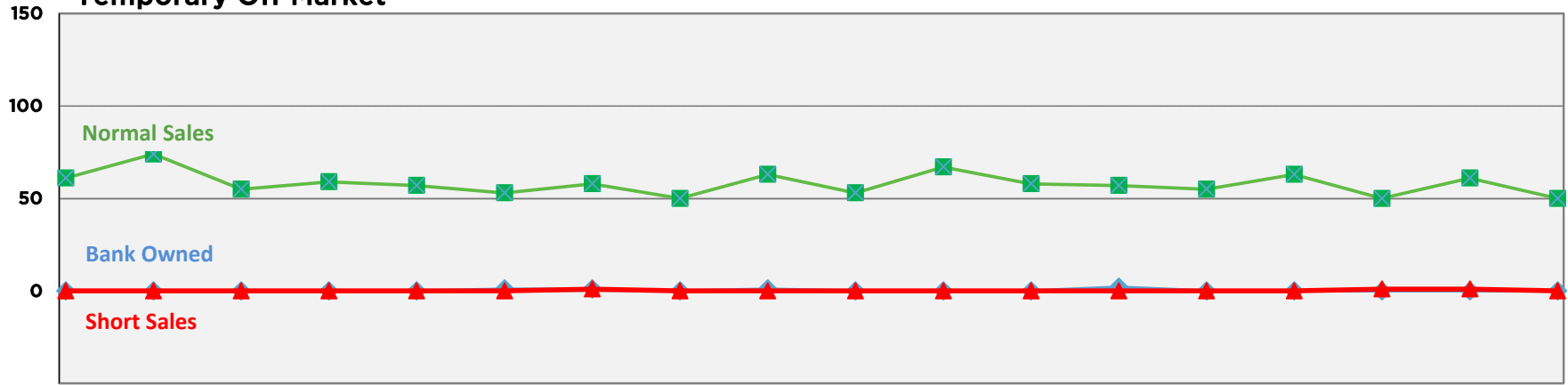
**Active Foreclosures**



BO	26	29	27	28	32	33	25	21	20	21	24	28	27	25	30	31	34	37
SS	3	3	3	5	4	4	4	3	6	7	7	9	8	13	12	12	12	10

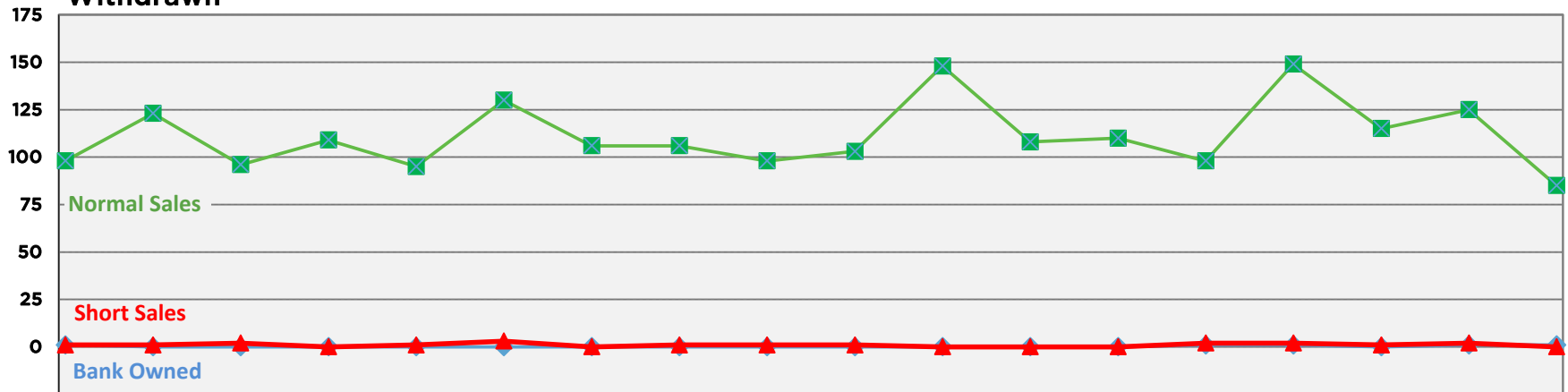
**Single Family Homes**

**Temporary Off Market**



	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	11/19
Norm	61	74	55	59	57	53	58	50	63	53	67	58	57	55	63	50	61	50
BO	0	0	0	0	0	1	1	0	1	0	0	0	2	0	0	0	0	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0

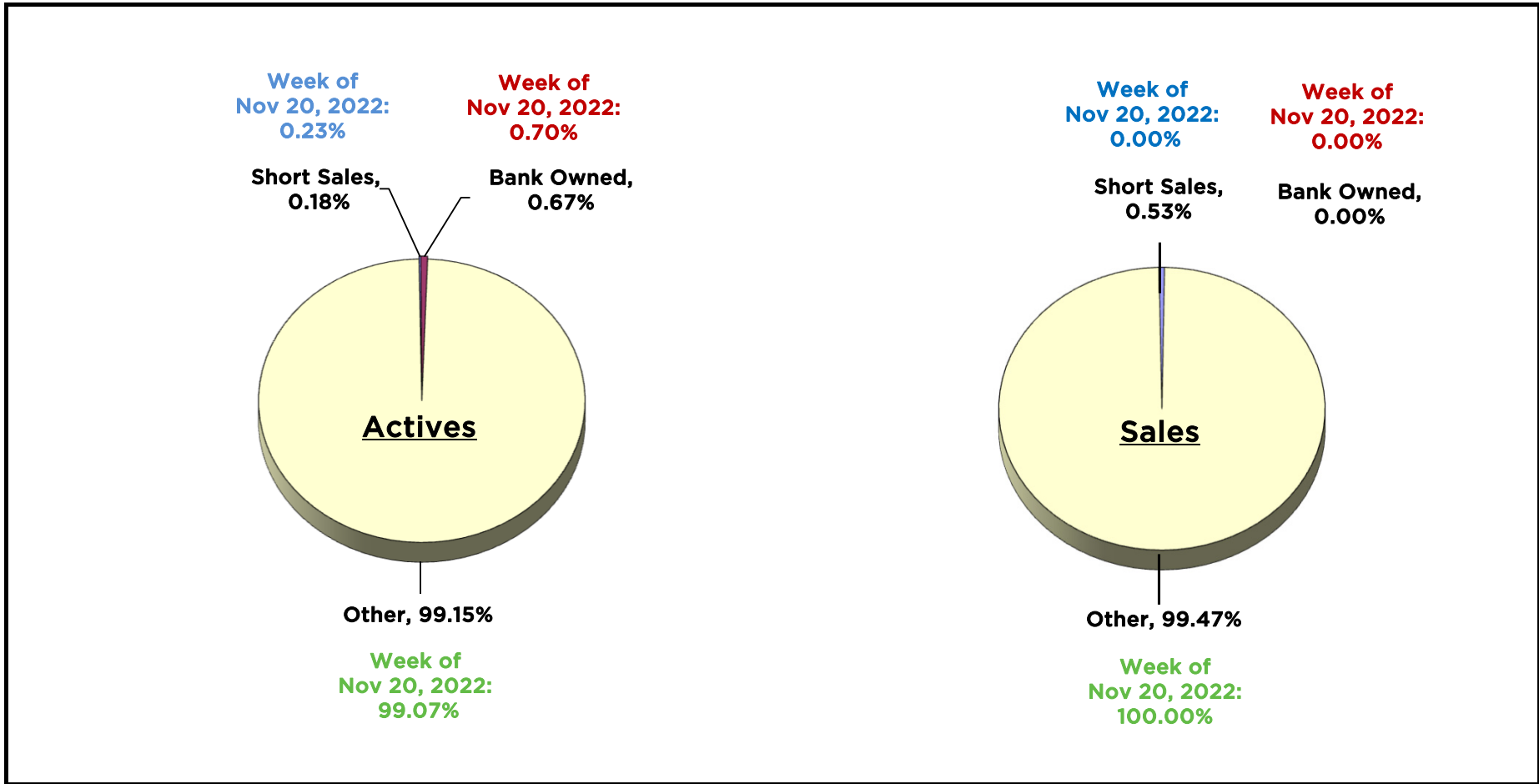
**Withdrawn**



	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	11/19
Norm	98	123	96	109	95	130	106	106	98	103	148	108	110	98	149	115	125	85
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	1
SS	1	1	2	0	1	3	0	1	1	1	0	0	0	2	2	1	2	0



### Single Family Homes





**Monday Morning Quarterback**  
11/19/2023 - 11/25/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 2 Single Family Homes available for the Median Price of \$402,500 (± \$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>Seminole County</b>		<b>2</b>	<b>\$403,000</b>	<b>4.5</b>	<b>2.5</b>	<b>1,859</b>	<b>\$216.84</b>
Apopka / Hunt Club	32703	2	\$403,000	4.5	2.5	1,859	\$216.84

**Monday Morning Quarterback**  
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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>77</b>	<b>40</b>	<b>16</b>	<b>9</b>	<b>8</b>	<b>3</b>	<b>1</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	76	39	16	9	8	3	1
<b>Active Listings</b>	<b>2,394</b>	<b>740</b>	<b>372</b>	<b>641</b>	<b>357</b>	<b>270</b>	<b>14</b>
Bank Owned	8	3	3	0	1	1	0
Short Sales	0	0	0	0	0	0	0
Other	2,386	737	369	641	356	269	14
<b>Months of Inventory</b>	<b>7.18</b>	<b>4.27</b>	<b>5.37</b>	<b>16.44</b>	<b>10.30</b>	<b>20.77</b>	<b>3.23</b>

***List Price***

<b>Average Original List Price</b>	<b>\$288,370</b>	<b>\$199,405</b>	<b>\$282,356</b>	<b>\$362,911</b>	<b>\$449,424</b>	<b>\$583,000</b>	<b>\$1,100,000</b>
<b>Average Final List Price</b>	<b>\$280,364</b>	<b>\$190,632</b>	<b>\$278,919</b>	<b>\$353,743</b>	<b>\$439,672</b>	<b>\$566,333</b>	<b>\$1,100,000</b>

***Sale Price***

<b>Average Price</b>	<b>\$270,720</b>	<b>\$181,645</b>	<b>\$272,574</b>	<b>\$345,222</b>	<b>\$432,688</b>	<b>\$550,000</b>	<b>\$1,000,000</b>
<b>Median Price</b>	<b>\$245,000</b>	<b>\$197,000</b>	<b>\$273,500</b>	<b>\$345,000</b>	<b>\$427,500</b>	<b>\$560,000</b>	<b>\$1,000,000</b>

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$8,006</b>	<b>-\$8,773</b>	<b>-\$3,437</b>	<b>-\$9,168</b>	<b>-\$9,752</b>	<b>-\$16,667</b>	<b>\$0</b>
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<b>Original List to Sale Price - \$</b>	<b>-\$17,650</b>	<b>-\$17,760</b>	<b>-\$9,782</b>	<b>-\$17,689</b>	<b>-\$16,736</b>	<b>-\$33,000</b>	<b>-\$100,000</b>
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<b>Final List to Sale Price - \$</b>	<b>-\$9,644</b>	<b>-\$8,987</b>	<b>-\$6,345</b>	<b>-\$8,521</b>	<b>-\$6,984</b>	<b>-\$16,333</b>	<b>-\$100,000</b>
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<b>Original List to Sale Price - %</b>	<b>93.88%</b>	<b>91.09%</b>	<b>96.54%</b>	<b>95.13%</b>	<b>96.28%</b>	<b>94.34%</b>	<b>90.91%</b>
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<b>Final List to Sale Price - %</b>	<b>96.56%</b>	<b>95.29%</b>	<b>97.73%</b>	<b>97.59%</b>	<b>98.41%</b>	<b>97.12%</b>	<b>90.91%</b>
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***Days on the Market***

<b>Avg Days Listing to Contract</b>	<b>50</b>	<b>48</b>	<b>48</b>	<b>63</b>	<b>45</b>	<b>71</b>	<b>7</b>
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<b>Combined Avg Days to Contract</b>	<b>53</b>	<b>51</b>	<b>48</b>	<b>63</b>	<b>45</b>	<b>119</b>	<b>7</b>
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<b>Avg Days Listing to Closing</b>	<b>84</b>	<b>82</b>	<b>84</b>	<b>93</b>	<b>80</b>	<b>105</b>	<b>81</b>
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<b>Avg Days Contract to Close</b>	<b>34</b>	<b>33</b>	<b>35</b>	<b>30</b>	<b>35</b>	<b>33</b>	<b>73</b>
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***Beds / Baths***

<b>Average Bedrooms</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>3</b>
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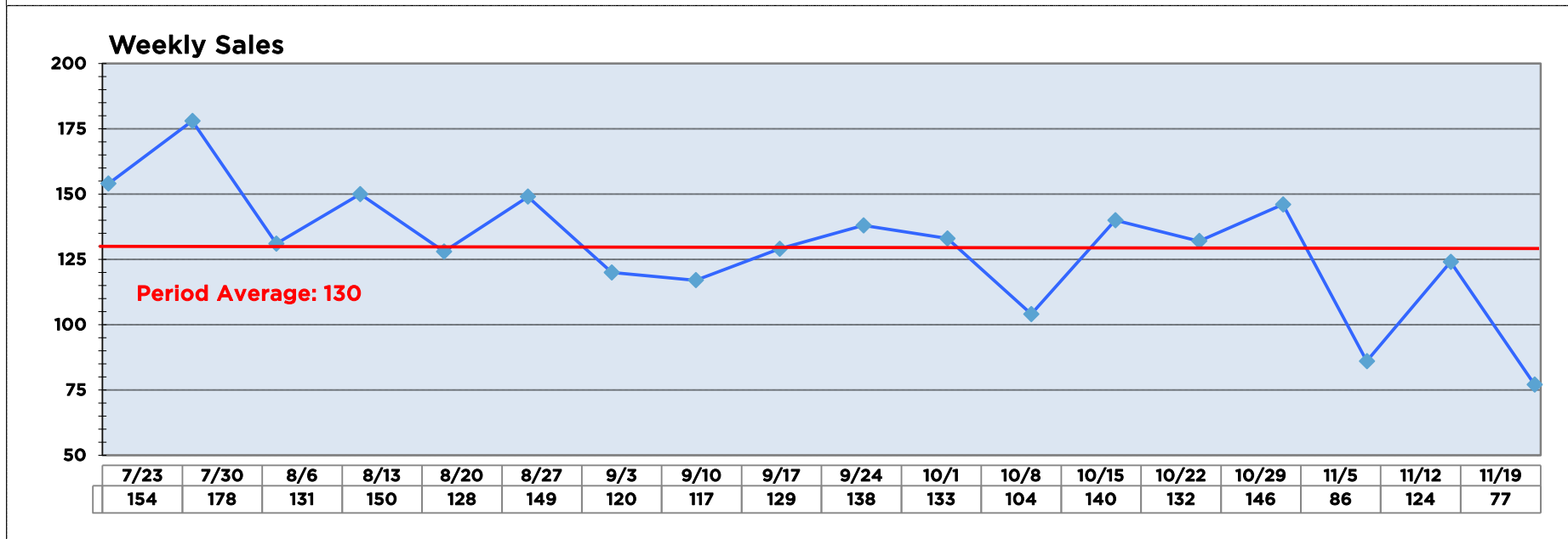
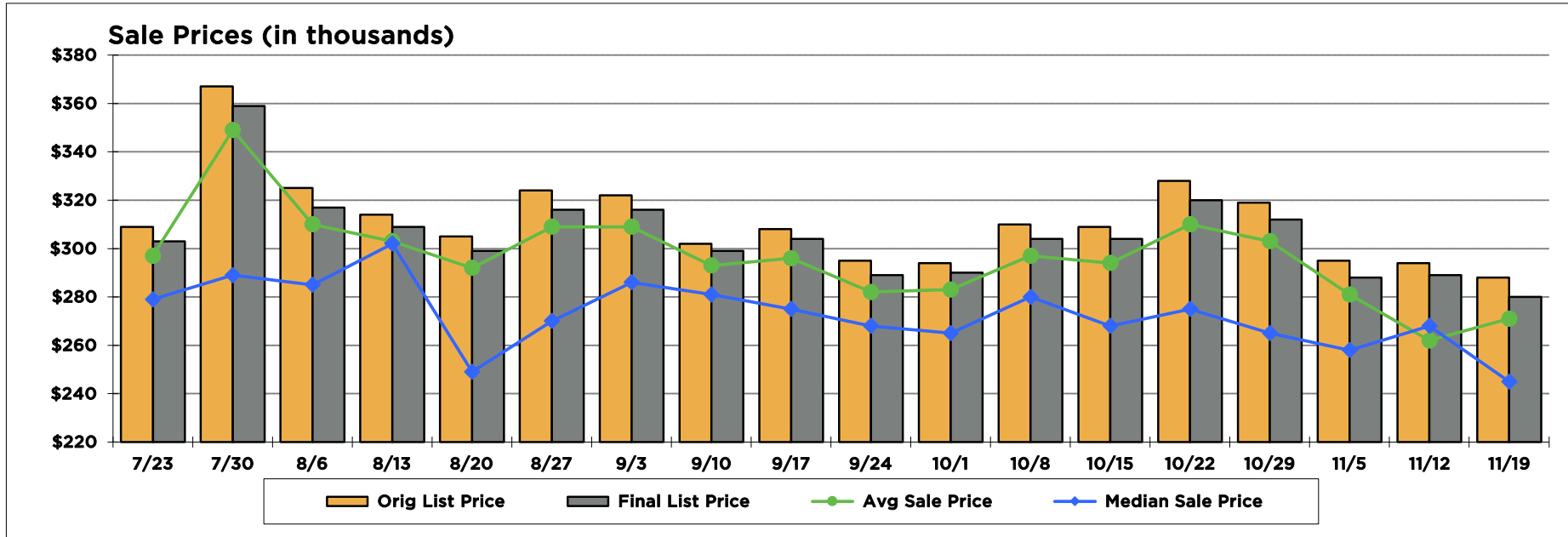
<b>Average Full Baths</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>3</b>
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<b>Average Half Baths</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
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***Square Footage***

<b>Average Square Feet</b>	<b>1,242</b>	<b>947</b>	<b>1,254</b>	<b>1,524</b>	<b>1,861</b>	<b>2,106</b>	<b>2,756</b>
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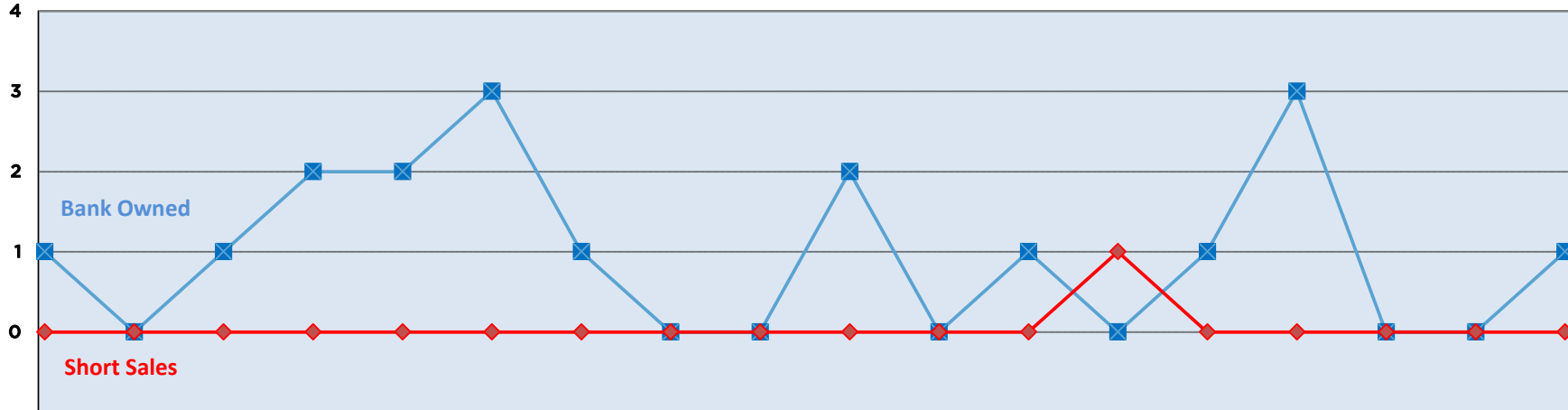
**Condos, Townhomes, Villas**



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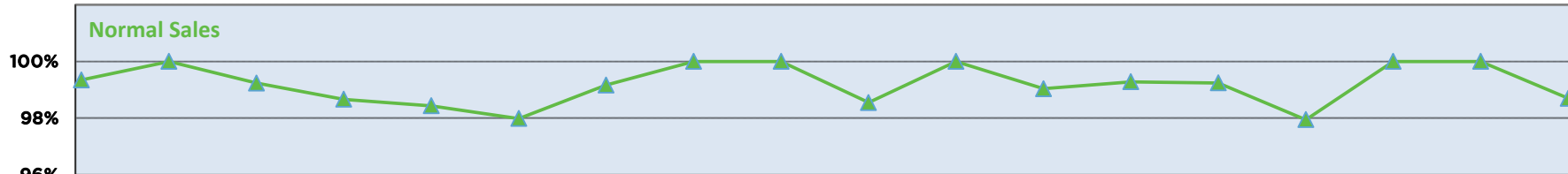
**Condos, Townhomes, Villas**

**Foreclosure Sales**

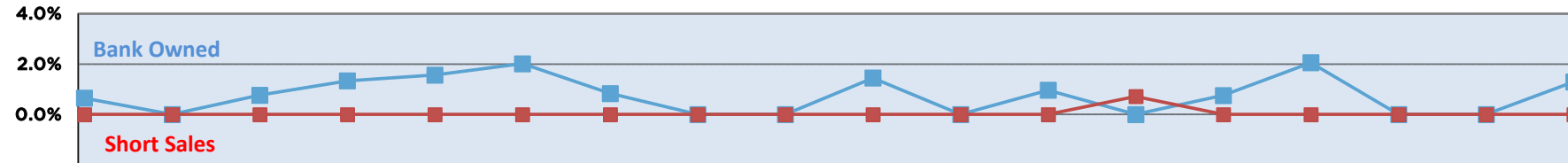


	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19
BO	1	0	1	2	2	3	1	0	0	2	0	1	0	1	3	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

**Percentage of Sales**



	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	11/19
Normal	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%	98.7%

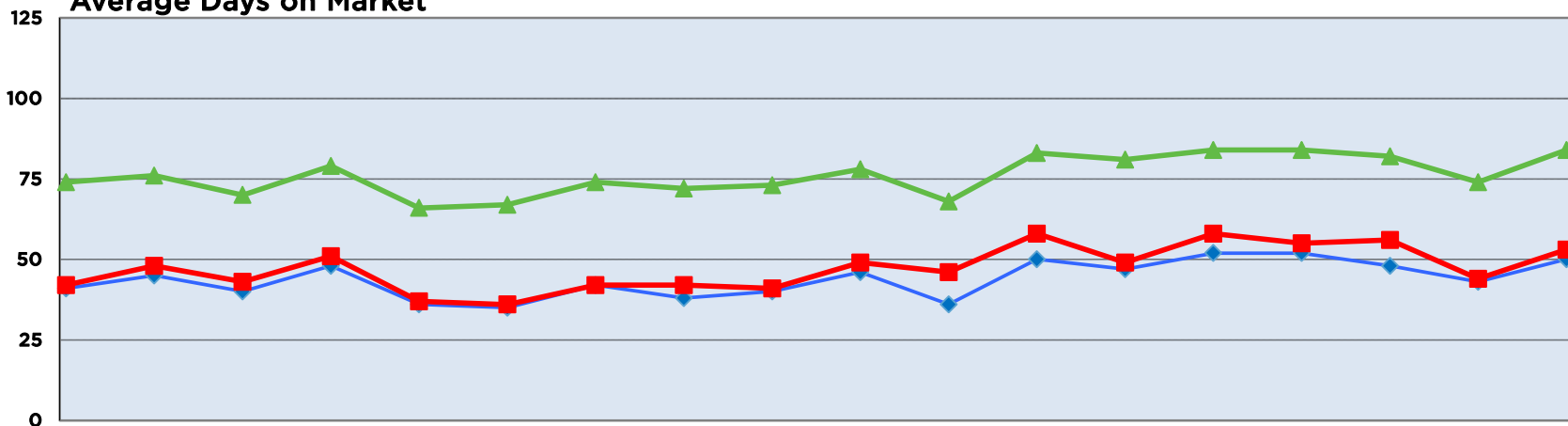


	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19
BO	0.6%	0.0%	0.8%	1.3%	1.6%	2.0%	0.8%	0.0%	0.0%	1.4%	0.0%	1.0%	0.0%	0.8%	2.1%	0.0%	0.0%	1.3%
SS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%

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11/19/2023 - 11/25/2023  
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**Condos, Townhomes, Villas**

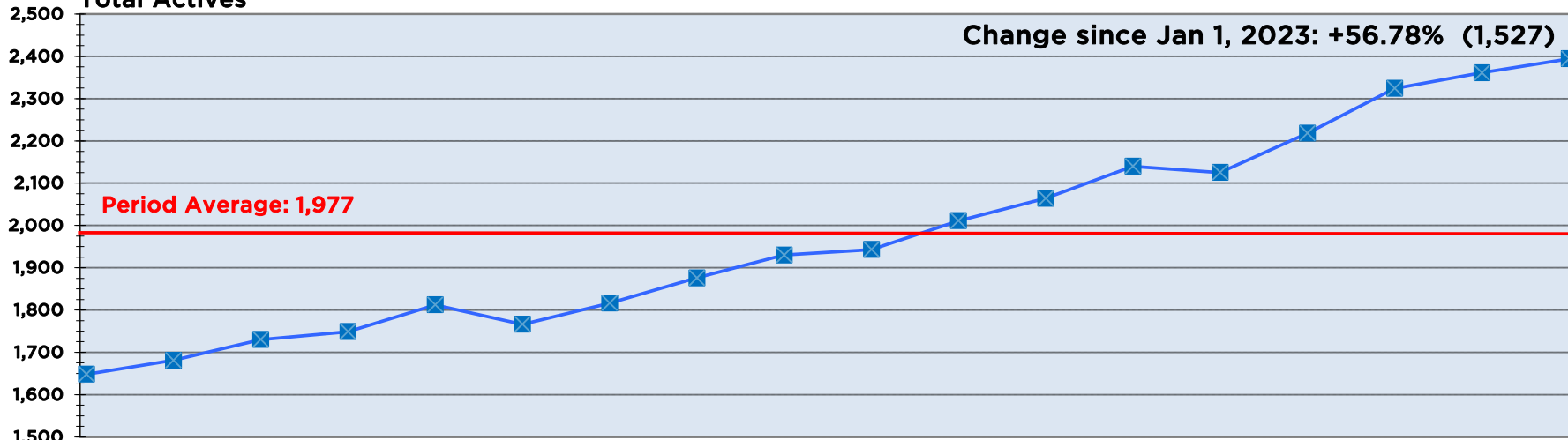
**Average Days on Market**



ListToContract	41	45	40	48	36	35	42	38	40	46	36	50	47	52	52	48	43	50
CombDaysOnMkt	42	48	43	51	37	36	42	42	41	49	46	58	49	58	55	56	44	53
ListToClose	74	76	70	79	66	67	74	72	73	78	68	83	81	84	84	82	74	84

**Total Actives**

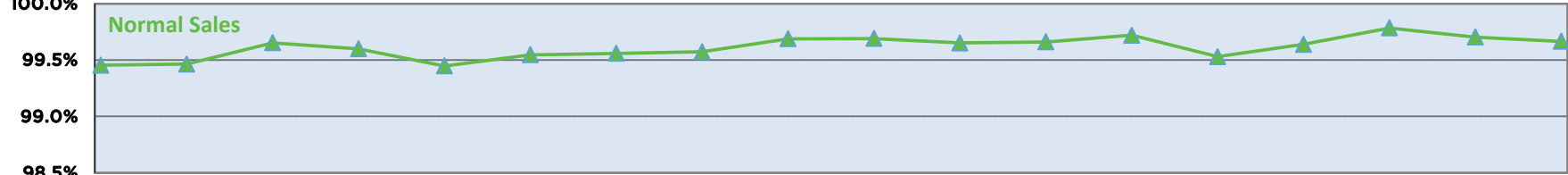
Change since Jan 1, 2023: +56.78% (1,527)



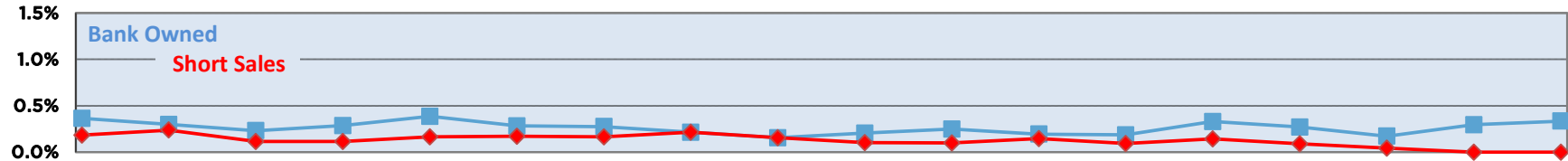
Total Actives	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394
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**Condos, Townhomes, Villas**

**Percentage of Actives**

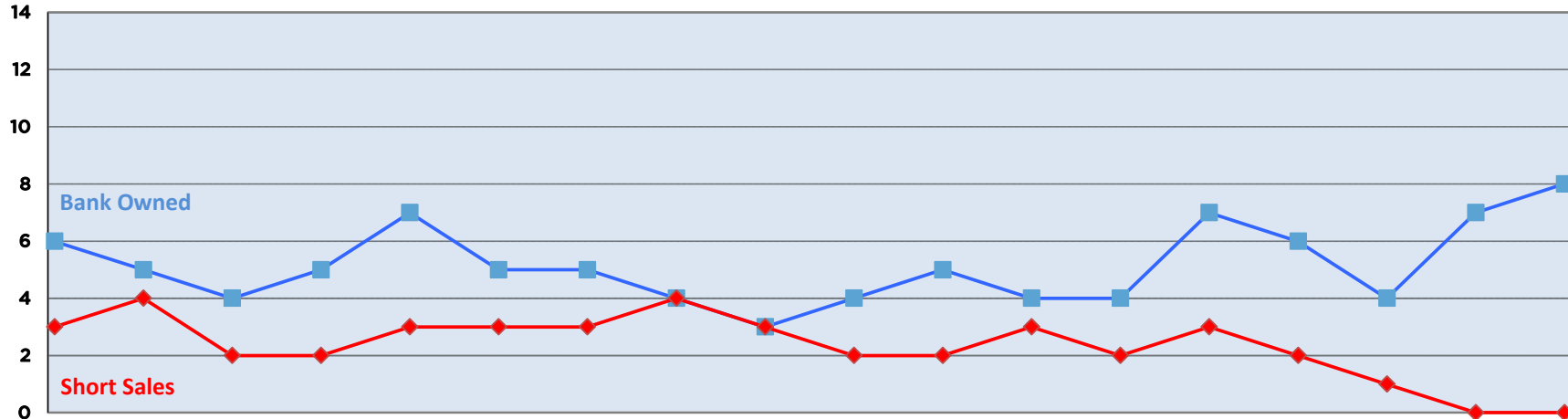


	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19
Normal	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%	99.7%	99.7%	99.7%	99.7%	99.7%	99.5%	99.6%	99.8%	99.7%	99.7%



	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	11/19
BO	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%	0.3%
SS	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%	0.0%

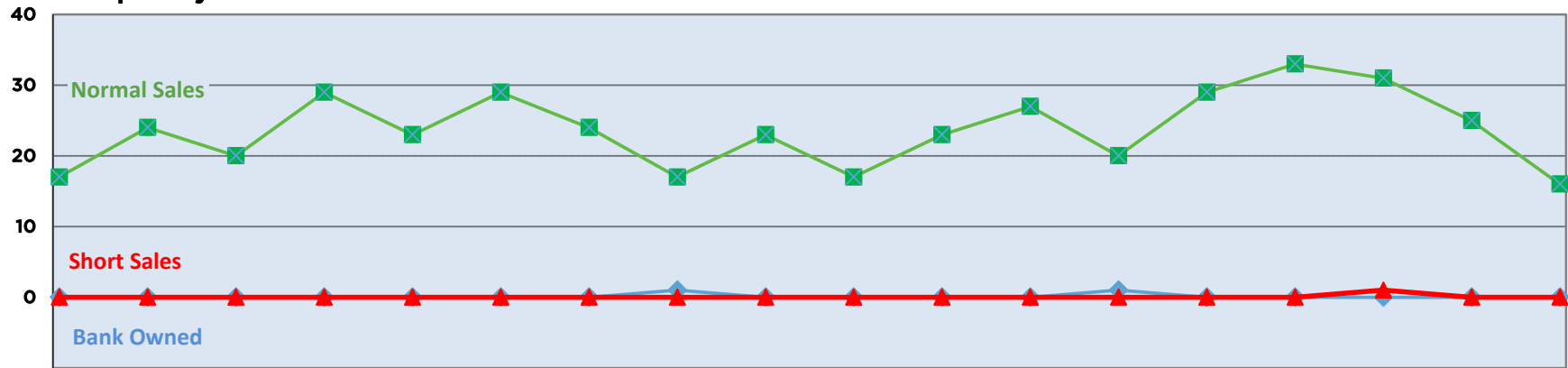
**Active Foreclosures**



	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	11/19
BO	6	5	4	5	7	5	5	4	3	4	5	4	4	7	6	4	7	8
SS	3	4	2	2	3	3	3	4	3	2	2	3	2	3	2	1	0	0

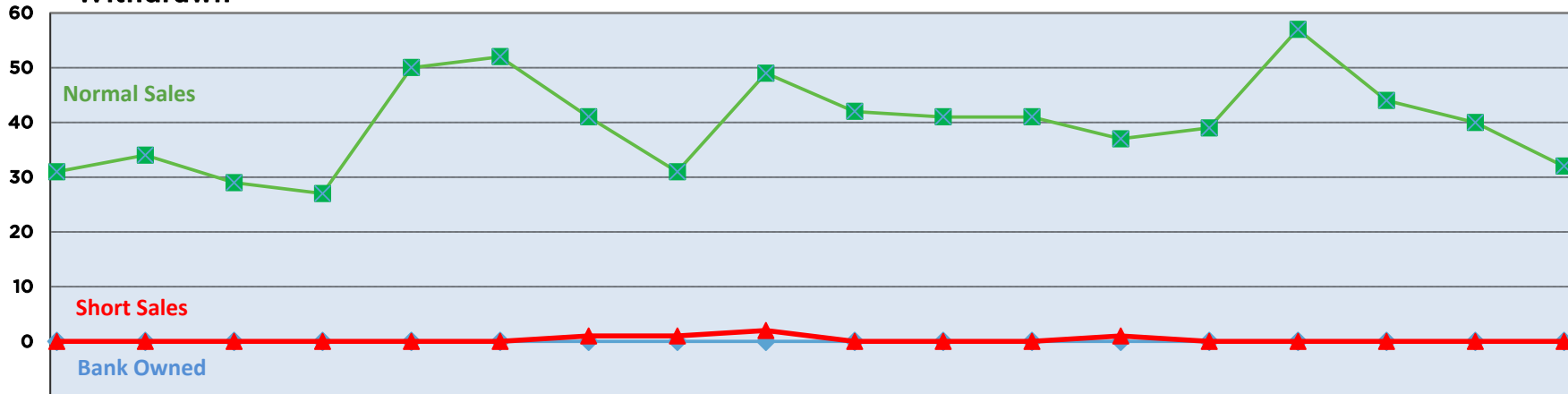
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	11/19
Norm	17	24	20	29	23	29	24	17	23	17	23	27	20	29	33	31	25	16
BO	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0

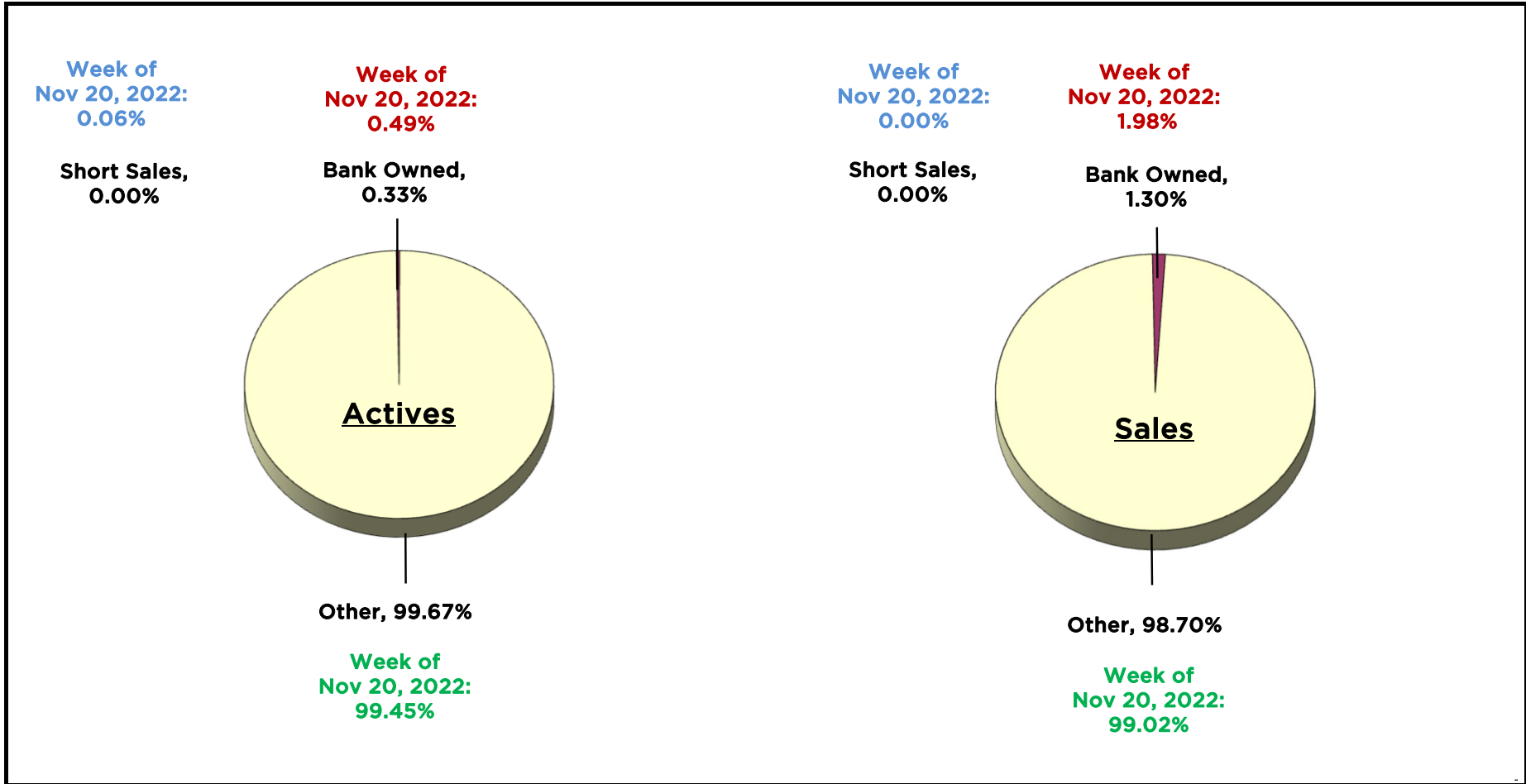
**Withdrawn**



	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	11/19
Norm	31	34	29	27	50	52	41	31	49	42	41	41	37	39	57	44	40	32
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	1	1	2	0	0	0	1	0	0	0	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
11/19/2023 - 11/25/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 20 Condos, Villas, or Townhomes available for the Median Price of \$245,000 (± \$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>\$245,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,280</b>	<b>\$191.46</b>
Altamonte Springs (East)	32701	1	\$245,000	2.0	2.0	1,341	\$182.70
Altamonte Springs / Forest City	32714	1	\$245,000	2.0	2.0	1,256	\$195.06
Lake Mary / Heathrow	32746	1	\$245,000	2.0	2.0	1,242	\$197.26
<b>Orange County</b>		<b>9</b>	<b>\$244,933</b>	<b>2.1</b>	<b>2.0</b>	<b>1,030</b>	<b>\$237.80</b>
Maitland / Eatonville	32751	1	\$244,500	2.0	2.0	1,111	\$220.07
Winter Park (West)	32789	1	\$245,000	2.0	2.0	893	\$274.36
Winter Park (East) / Aloma	32792	2	\$245,000	2.5	2.0	1,094	\$223.95
Sand Lake / Bay Hill	32819	1	\$245,000	2.0	2.0	1,003	\$244.27
Williamsburg / Lake Bryan	32821	2	\$245,000	2.0	2.0	982	\$249.49
Hunters Creek	32837	1	\$244,900	2.0	2.0	1,020	\$240.10
Pine Castle / Edgewood	32839	1	\$245,000	2.0	2.0	1,091	\$224.56
<b>Osceola County</b>		<b>5</b>	<b>\$245,000</b>	<b>2.2</b>	<b>2.0</b>	<b>1,164</b>	<b>\$210.52</b>
Davenport	33896	1	\$245,000	2.0	2.0	1,409	\$173.88
Kissimmee (West) / Pleasant Hill	34746	2	\$245,000	2.5	2.0	1,143	\$214.35
Kissimmee / Celebration	34747	2	\$245,000	2.0	2.0	1,062	\$230.70
<b>Lake County</b>		<b>3</b>	<b>\$244,967</b>	<b>2.3</b>	<b>2.0</b>	<b>1,388</b>	<b>\$176.53</b>
Tavares / Mt Plymouth	32778	1	\$245,000	3.0	2.0	1,567	\$156.35
Clermont (Central)	34711	1	\$244,900	2.0	2.0	1,242	\$197.18
Leesburg (East) / Haines Creek	34788	1	\$245,000	2.0	2.0	1,354	\$180.95