



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of November 26, 2023 - December 02, 2023

Single-family existing homes

- Sales of single-family homes increased to 391 during the week of November 26, from 190 the week prior
- The median price of single family homes increased to \$415,000, a change of 3.1%
- The number of single-family home foreclosure transactions increased to 4 from 0 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 77, and now sits at 5,640

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 138 during the week of November 26, from 77 the week prior
- The median price of condos, townhomes, and villas increased to \$287,000 a change of 17.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 23, and now sits at 2,417

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

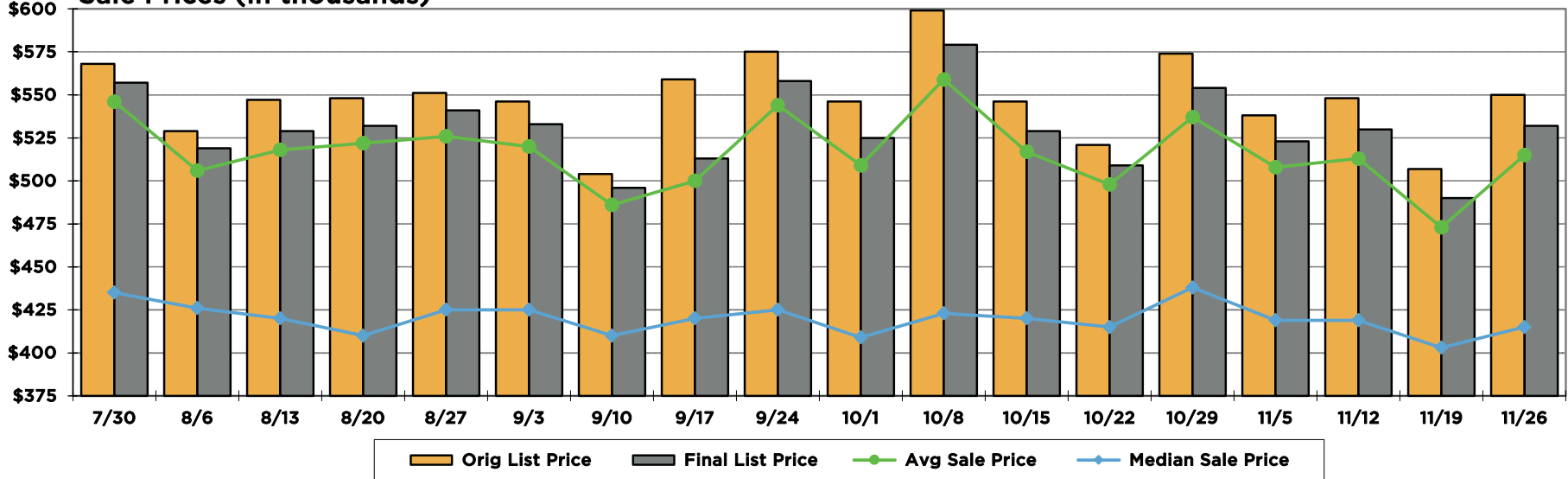
Monday Morning Quarterback
11/26/2023 - 12/02/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

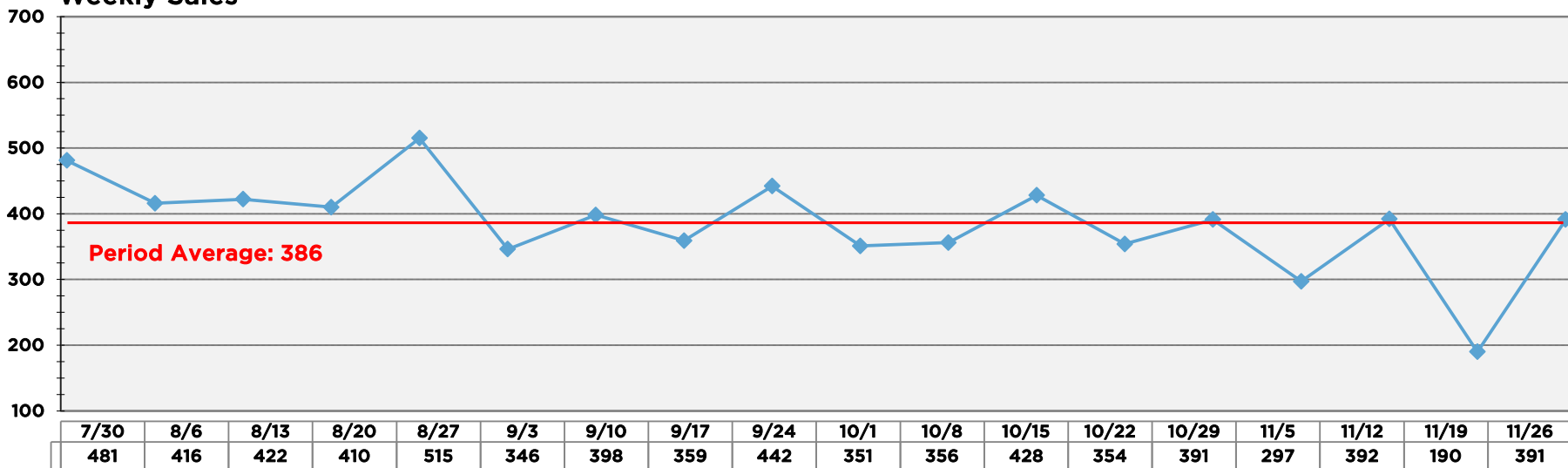
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	391	40	31	110	66	117	27
Bank Owned	4	2	1	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	386	37	30	109	66	117	27
Active Listings	5,640	325	297	1,135	1,174	2,132	577
Bank Owned	39	9	2	15	2	11	0
Short Sales	10	1	2	4	3	0	0
Other	5,591	315	293	1,116	1,169	2,121	577
Months of Inventory	3.33	1.88	2.21	2.38	4.11	4.21	4.93
<u>List Price</u>							
Average Original List Price	\$550,269	\$194,467	\$303,929	\$371,355	\$465,887	\$661,352	\$1,814,033
Average Final List Price	\$531,681	\$182,935	\$293,571	\$361,286	\$454,129	\$650,172	\$1,692,032
<u>Sale Price</u>							
Average Price	\$515,433	\$168,383	\$276,987	\$352,996	\$446,175	\$637,626	\$1,604,926
Median Price	\$415,000	\$180,000	\$278,100	\$355,000	\$445,250	\$605,000	\$1,480,000
<u>Price Differences</u>							
Original to Final List Price	-\$18,588	-\$11,532	-\$10,358	-\$10,069	-\$11,758	-\$11,180	-\$122,001
Original List to Sale Price - \$	-\$34,836	-\$26,084	-\$26,942	-\$18,359	-\$19,712	-\$23,726	-\$209,107
Final List to Sale Price - \$	-\$16,248	-\$14,552	-\$16,584	-\$8,290	-\$7,954	-\$12,546	-\$87,106
Original List to Sale Price - %	93.67%	86.59%	91.14%	95.06%	95.77%	96.41%	88.47%
Final List to Sale Price - %	96.94%	92.05%	94.35%	97.71%	98.25%	98.07%	94.85%
<u>Days on the Market</u>							
Avg Days Listing to Contract	47	57	39	48	40	44	70
Combined Avg Days to Contract	50	57	39	50	43	48	77
Avg Days Listing to Closing	82	91	73	80	76	81	106
Avg Days Contract to Close	34	33	33	32	36	36	36
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,054	1,110	1,366	1,612	1,961	2,517	4,258

Single Family Homes

Sale Prices (in thousands)



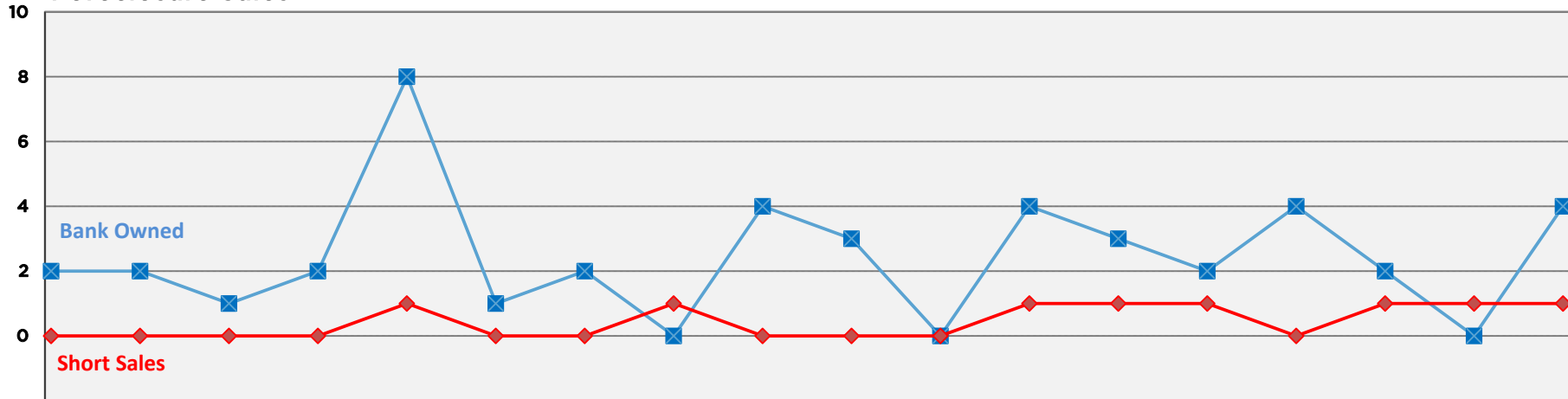
Weekly Sales





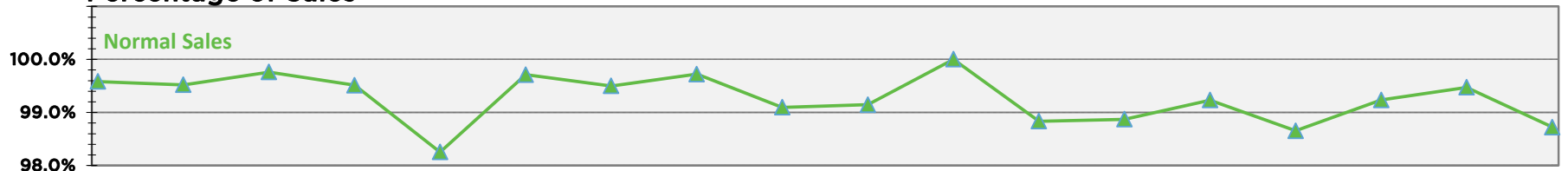
Single Family Homes

Foreclosure Sales

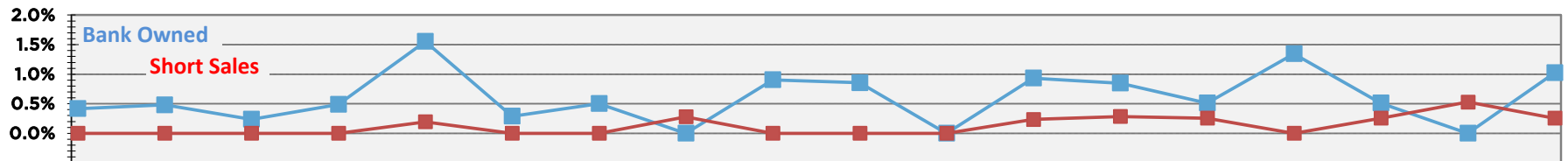


	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26
BO	2	2	1	2	8	1	2	0	4	3	0	4	3	2	4	2	0	4
SS	0	0	0	0	1	0	0	1	0	0	0	1	1	1	0	1	1	1

Percentage of Sales



	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	11/26
Normal	99.58%	99.52%	99.76%	99.51%	98.25%	99.71%	99.50%	99.72%	99.10%	99.15%	100.00%	98.83%	98.87%	99.23%	98.65%	99.23%	99.47%	98.72%

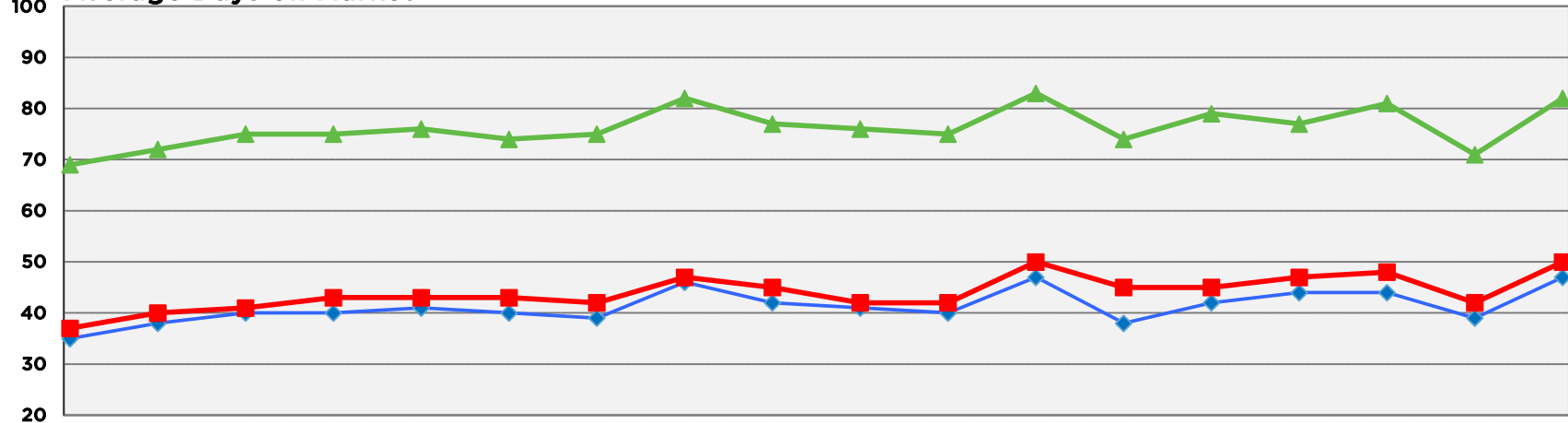


	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26
BO	0.42%	0.48%	0.24%	0.49%	1.55%	0.29%	0.50%	0.00%	0.90%	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%
SS	0.00%	0.00%	0.00%	0.00%	0.19%	0.00%	0.00%	0.28%	0.00%	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%



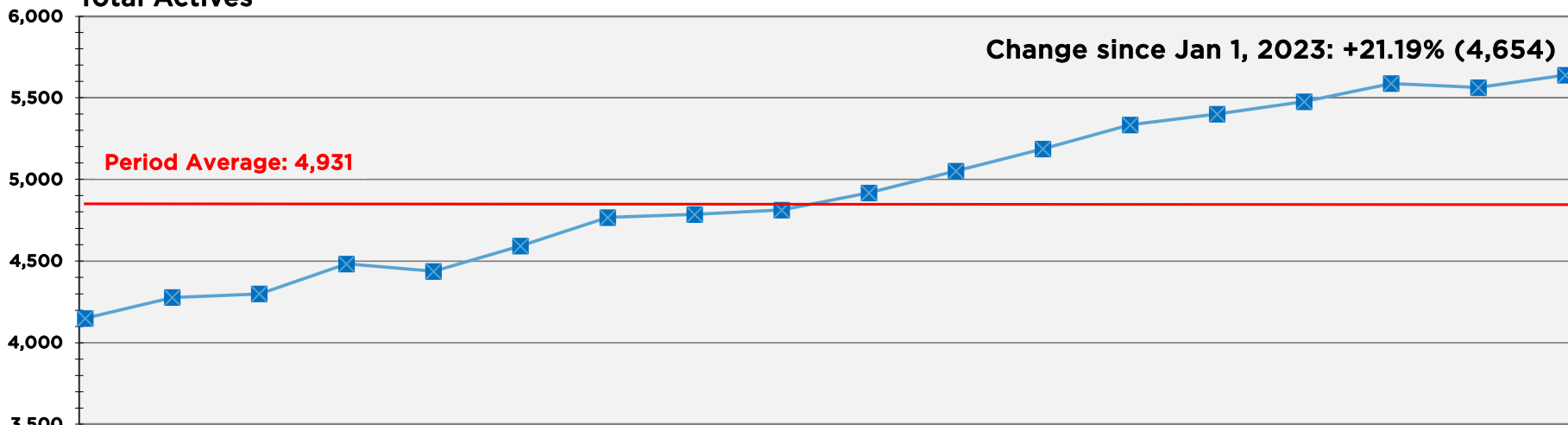
Single Family Homes

Average Days on Market



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

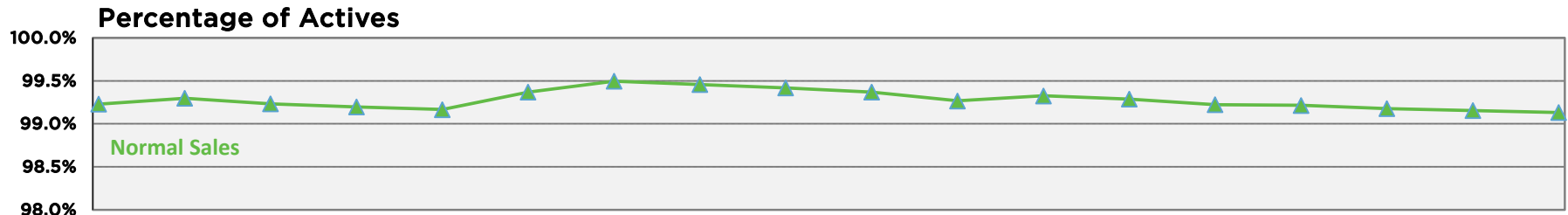
Total Actives



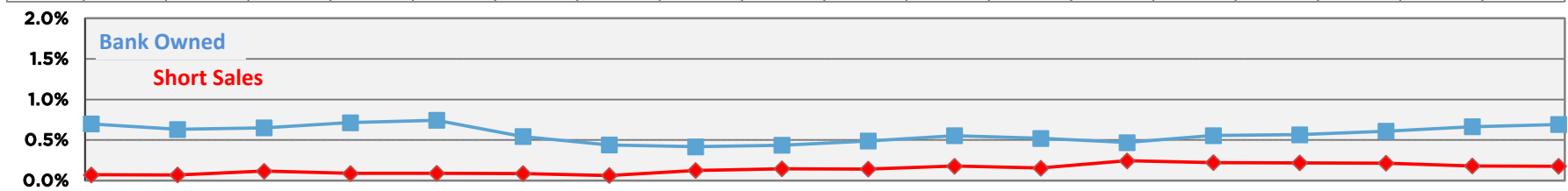
	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26
Total Actives	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813	4,917	5,051	5,187	5,334	5,401	5,477	5,588	5,563	5,640



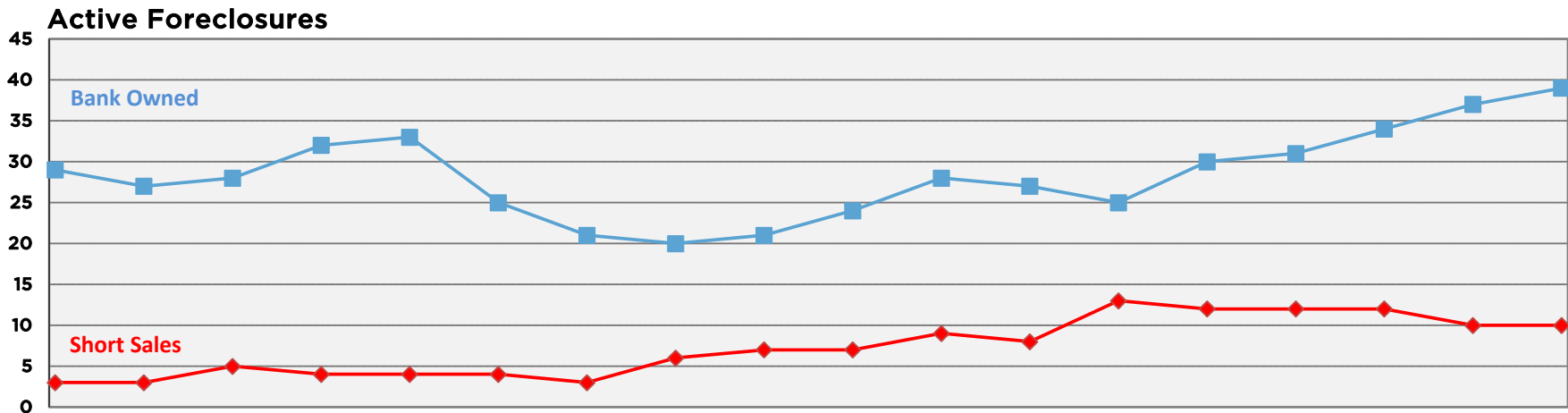
Single Family Homes



	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	11/26
Normal	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%	99.13%



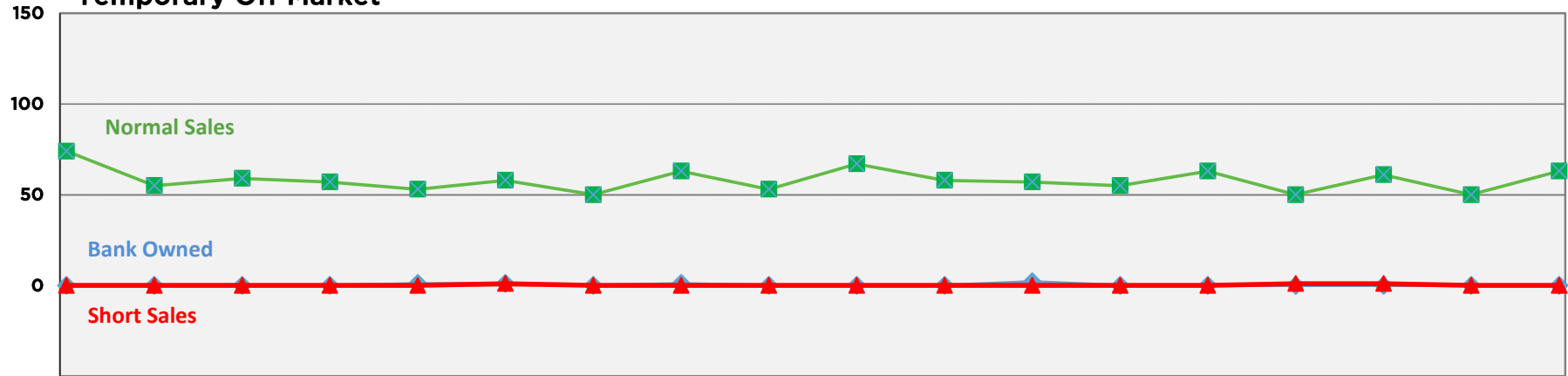
	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26
BO	0.70%	0.63%	0.65%	0.71%	0.74%	0.54%	0.44%	0.42%	0.44%	0.49%	0.55%	0.52%	0.47%	0.56%	0.57%	0.61%	0.67%	0.69%
SS	0.07%	0.07%	0.12%	0.09%	0.09%	0.09%	0.06%	0.13%	0.15%	0.14%	0.18%	0.15%	0.24%	0.22%	0.22%	0.21%	0.18%	0.18%



	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	11/26
BO	29	27	28	32	33	25	21	20	21	24	28	27	25	30	31	34	37	39
SS	3	3	5	4	4	4	3	6	7	7	9	8	13	12	12	12	10	10

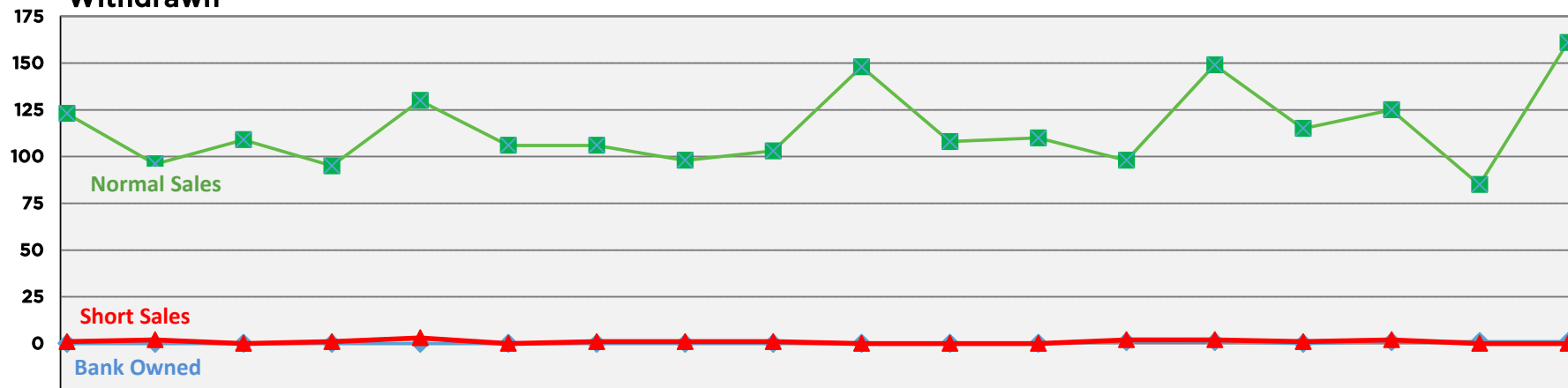
Single Family Homes

Temporary Off Market



	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	11/26
Norm	74	55	59	57	53	58	50	63	53	67	58	57	55	63	50	61	50	63
BO	0	0	0	0	1	1	0	1	0	0	0	2	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0

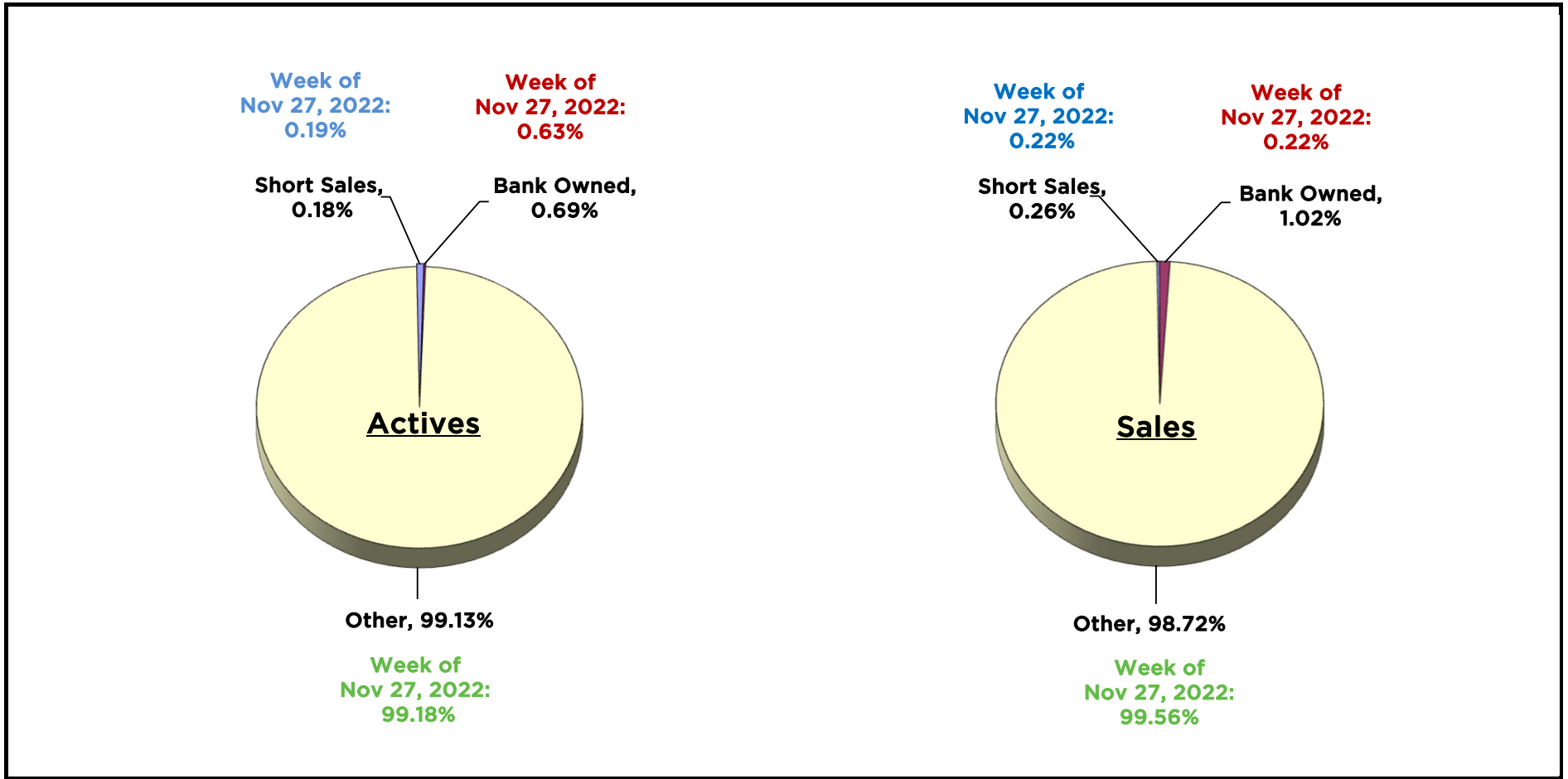
Withdrawn



	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	11/26
Norm	123	96	109	95	130	106	106	98	103	148	108	110	98	149	115	125	85	161
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	1	1
SS	1	2	0	1	3	0	1	1	1	0	0	0	2	2	1	2	0	0



Single Family Homes



Monday Morning Quarterback
11/26/2023 - 12/02/2023
Lake, Orange, Osceola & Seminole Counties

There are 41 Single Family Homes available for the Median Price of \$415,000 (± \$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		7	\$415,000	3.3	2.0	1,497	\$277.25
Altamonte Springs (East)	32701	2	\$415,000	3.0	2.0	1,541	\$269.31
Winter Springs / Tuskawilla	32708	1	\$415,000	3.0	2.0	1,362	\$304.70
Longwood (East)	32750	1	\$415,000	4.0	2.0	1,387	\$299.21
Oviedo	32765	1	\$415,000	3.0	2.0	1,345	\$308.55
Sanford / Lake Forest	32771	1	\$415,000	4.0	2.0	1,846	\$224.81
Longwood / Wekiva Springs	32779	1	\$415,000	3.0	2.0	1,456	\$285.03
Orange County		10	\$415,050	3.0	2.0	1,653	\$251.07
Apopka (North)	32712	1	\$415,000	3.0	2.0	2,005	\$206.98
Delaney / Crystal Lake	32806	1	\$415,000	3.0	2.0	1,458	\$284.64
Ventura	32822	1	\$415,000	2.0	2.0	1,648	\$251.82
Taft	32824	1	\$415,500	3.0	2.0	1,201	\$345.96
Rio Pinar / Union Park	32825	1	\$415,000	3.0	2.0	1,697	\$244.55
Research Park	32826	1	\$415,000	4.0	2.0	1,981	\$209.49
Waterford Lakes	32828	2	\$415,000	3.0	2.0	1,612	\$257.44
Union Park / Chickasaw	32829	1	\$415,000	3.0	2.0	1,400	\$296.43
Wedgfield	32833	1	\$415,000	3.0	2.0	1,917	\$216.48
Osceola County		14	\$414,993	3.6	2.1	2,023	\$205.09
Kissimmee / Buena Ventura Lakes	34743	2	\$414,950	4.0	2.0	1,806	\$229.76
Kissimmee (East)	34744	1	\$415,000	3.0	2.0	1,895	\$219.00
Kissimmee (West) / Pleasant Hill	34746	2	\$415,000	3.5	2.0	1,976	\$210.02
Kissimmee / Celebration	34747	1	\$415,000	3.0	2.0	1,349	\$307.64
Kissimmee / Poinciana	34758	1	\$415,000	4.0	2.0	2,846	\$145.82
St Cloud / Narcoossee	34771	1	\$415,000	3.0	2.0	2,426	\$171.06
St Cloud / Canoe Creek	34772	4	\$415,000	3.8	2.0	1,959	\$211.82
St Cloud / Harmony	34773	2	\$415,000	4.0	3.0	2,206	\$188.17
Lake County		10	\$414,960	3.2	2.1	1,909	\$217.43
Grand Island	32735	1	\$415,000	4.0	2.0	2,286	\$181.54
Mount Dora	32757	1	\$414,900	2.0	2.0	1,560	\$265.96
Clermont (Central)	34711	3	\$414,933	3.7	2.3	1,799	\$230.69
Clermont (South)	34714	1	\$415,000	3.0	2.0	1,693	\$245.13
Minneola	34715	1	\$414,900	3.0	2.0	1,825	\$227.34
Groveland	34736	3	\$415,000	3.0	2.0	2,108	\$196.84

Monday Morning Quarterback
11/26/2023 - 12/02/2023
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	138	42	33	32	18	12	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	138	42	33	32	18	12	1
Active Listings	2,417	756	388	632	359	267	15
Bank Owned	6	2	2	0	1	1	0
Short Sales	0	0	0	0	0	0	0
Other	2,411	754	386	632	358	266	15
Months of Inventory	4.04	4.15	2.71	4.56	4.60	5.14	3.46

List Price

Average Original List Price	\$340,223	\$204,105	\$280,194	\$373,671	\$460,861	\$604,500	\$1,625,000
Average Final List Price	\$333,003	\$196,671	\$277,042	\$364,765	\$452,022	\$593,167	\$1,625,000

Sale Price

Average Price	\$323,888	\$189,114	\$272,058	\$356,276	\$439,750	\$575,792	\$1,550,000
Median Price	\$287,000	\$188,750	\$269,000	\$363,750	\$432,500	\$547,500	\$1,550,000

Price Differences

Original to Final List Price	-\$7,220	-\$7,434	-\$3,152	-\$8,906	-\$8,839	-\$11,333	\$0
Original List to Sale Price - \$	-\$16,335	-\$14,991	-\$8,136	-\$17,395	-\$21,111	-\$28,708	-\$75,000
Final List to Sale Price - \$	-\$9,115	-\$7,557	-\$4,984	-\$8,489	-\$12,272	-\$17,375	-\$75,000
Original List to Sale Price - %	95.20%	92.66%	97.10%	95.34%	95.42%	95.25%	95.38%
Final List to Sale Price - %	97.26%	96.16%	98.20%	97.67%	97.29%	97.07%	95.38%

Days on the Market

Avg Days Listing to Contract	43	44	25	49	38	85	36
Combined Avg Days to Contract	45	45	25	51	47	85	36
Avg Days Listing to Closing	78	79	56	85	71	125	79
Avg Days Contract to Close	34	34	31	36	33	39	42

Beds / Baths

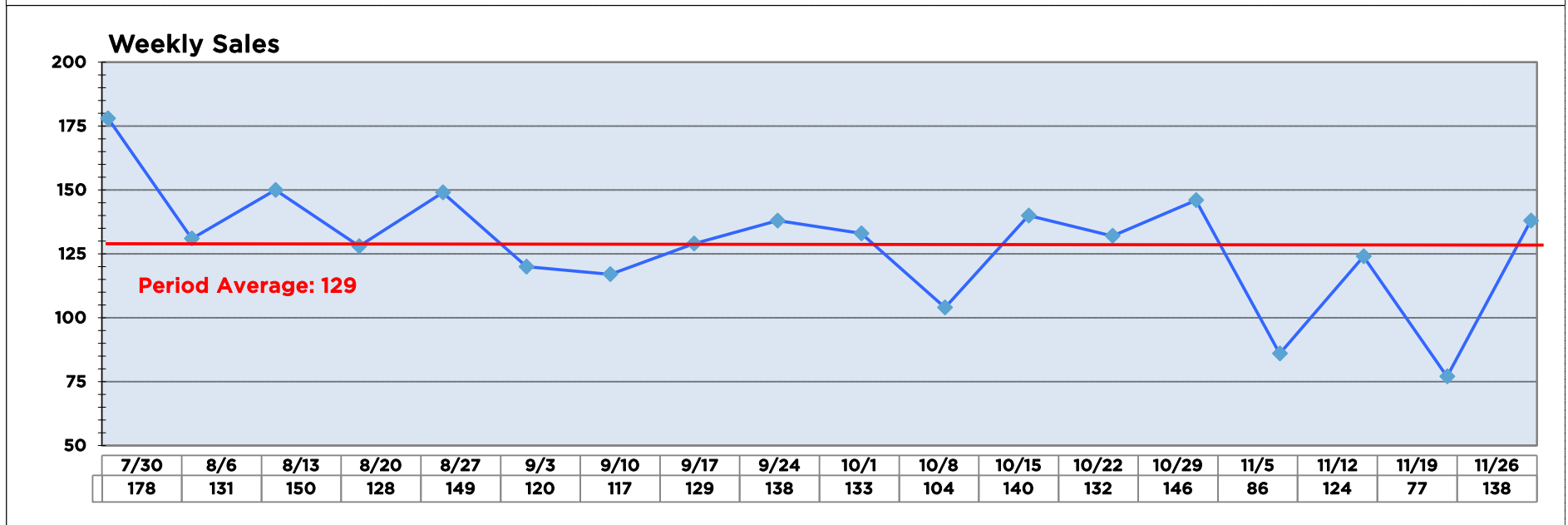
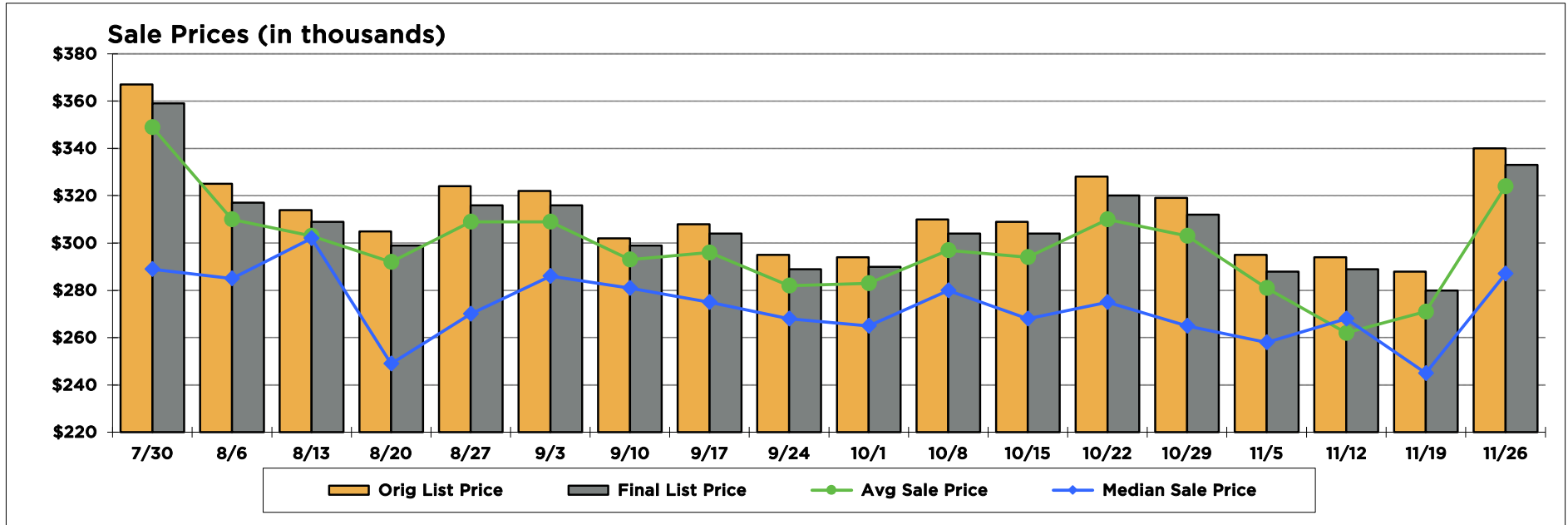
Average Bedrooms	3	2	2	3	3	4	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	2

Square Footage

Average Square Feet	1,413	931	1,229	1,593	1,792	2,406	3,218
---------------------	-------	-----	-------	-------	-------	-------	-------

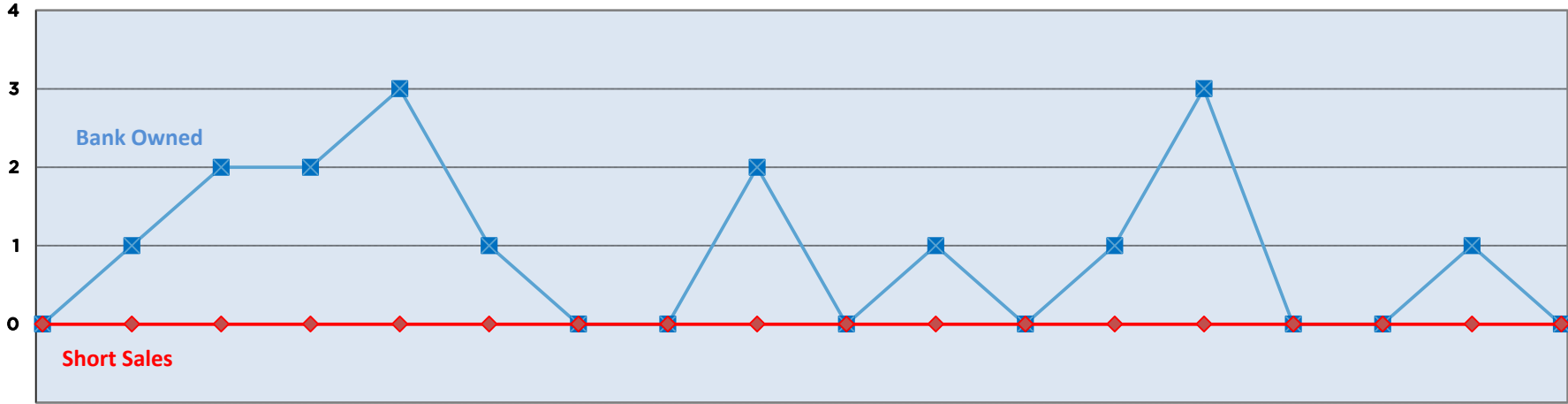


Condos, Townhomes, Villas



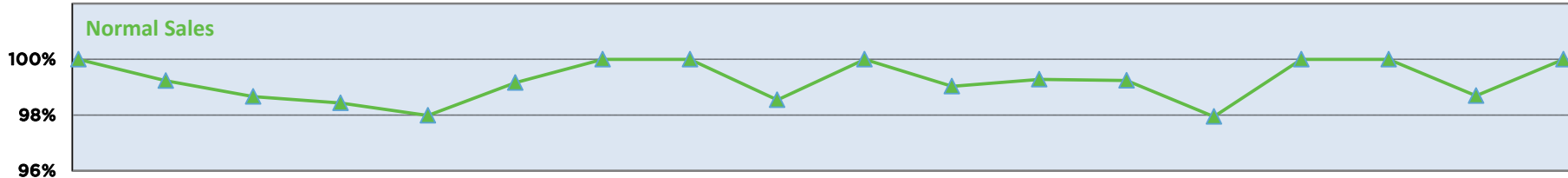
Condos, Townhomes, Villas

Foreclosure Sales

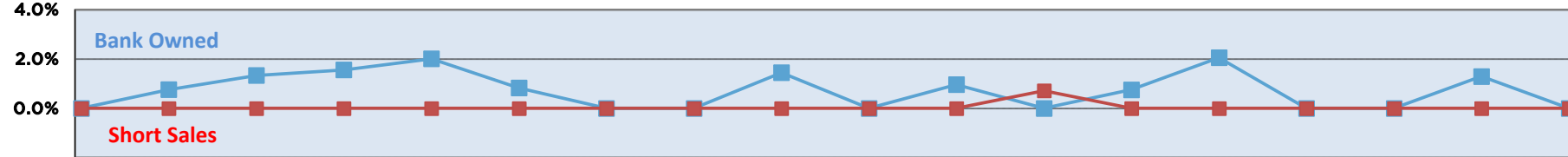


	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26
BO	0	1	2	2	3	1	0	0	2	0	1	0	1	3	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	11/26
Normal	100.00	99.24%	98.67%	98.44%	97.99%	99.17%	100.00	100.00	98.55%	100.00	99.04%	99.29%	99.24%	97.95%	100.00	100.00	98.70%	100.00

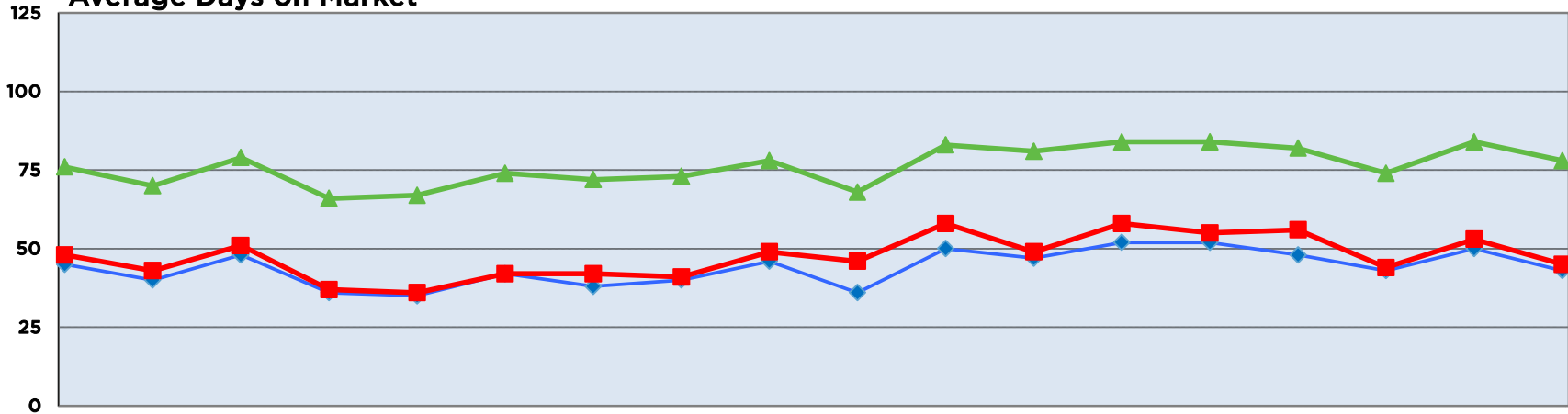


	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26
BO	0.00%	0.76%	1.33%	1.56%	2.01%	0.83%	0.00%	0.00%	1.45%	0.00%	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



Condos, Townhomes, Villas

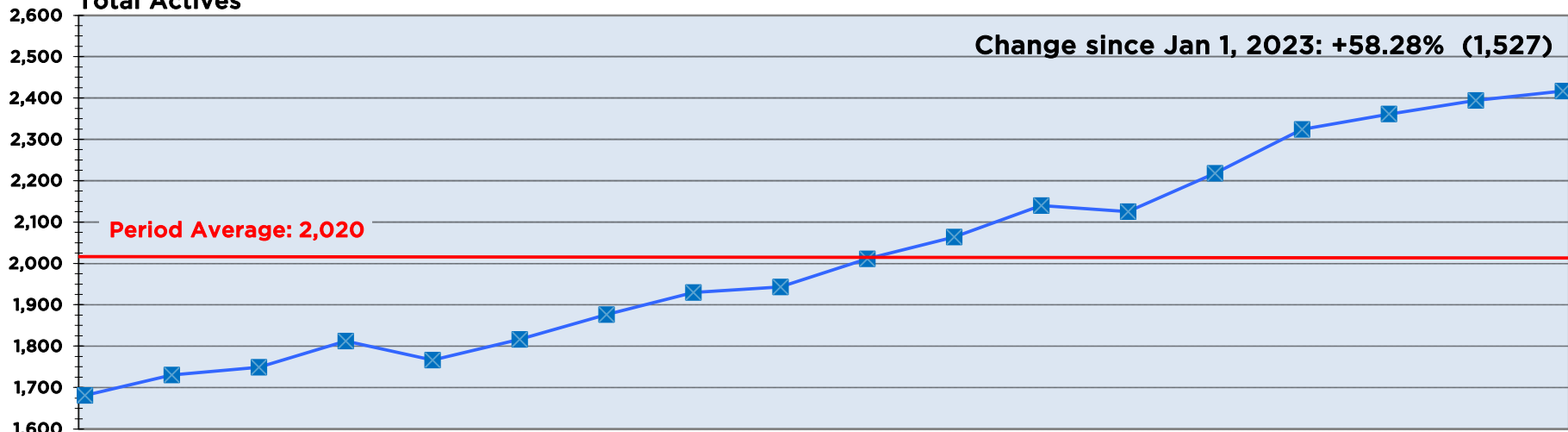
Average Days on Market



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

Total Actives

Change since Jan 1, 2023: +58.28% (1,527)

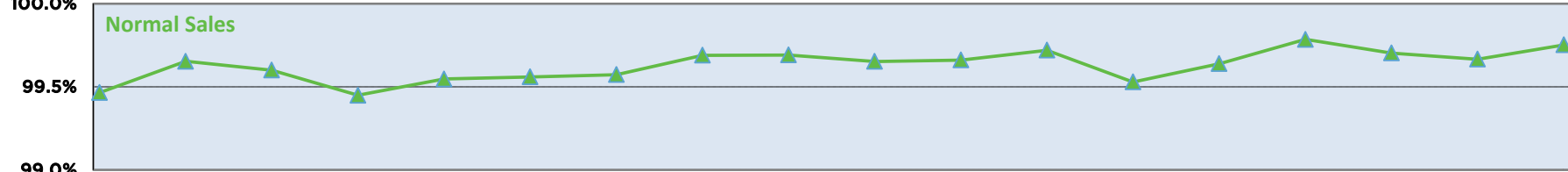


Total Actives	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417
---------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

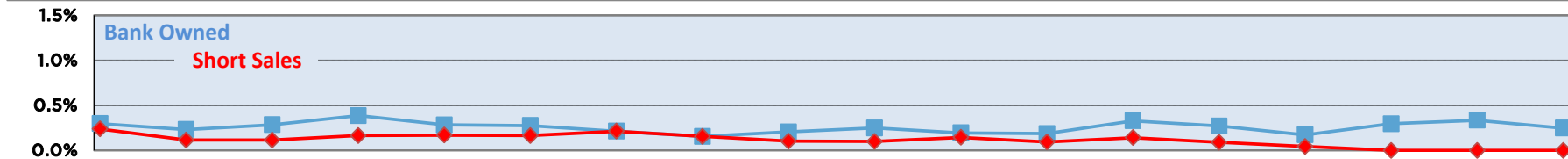


Condos, Townhomes, Villas

Percentage of Actives

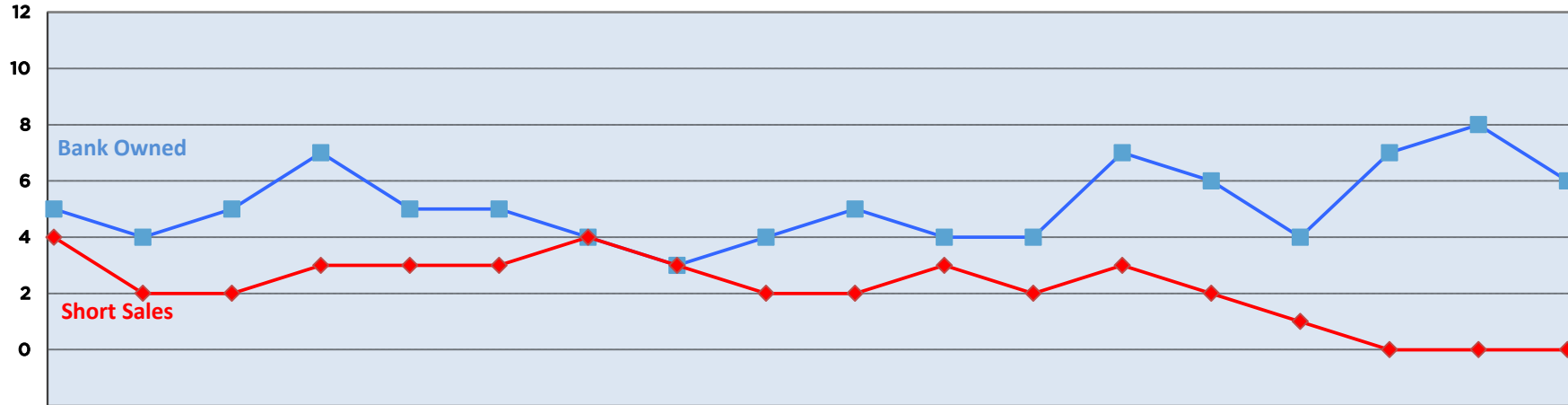


	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26
Normal	99.46%	99.65%	99.60%	99.45%	99.55%	99.56%	99.57%	99.69%	99.69%	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%



	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	11/26
BO	0.30%	0.23%	0.29%	0.39%	0.28%	0.28%	0.21%	0.16%	0.21%	0.25%	0.19%	0.19%	0.33%	0.27%	0.17%	0.30%	0.33%	0.25%
SS	0.24%	0.12%	0.11%	0.17%	0.17%	0.17%	0.21%	0.16%	0.10%	0.10%	0.15%	0.09%	0.14%	0.09%	0.04%	0.00%	0.00%	0.00%

Active Foreclosures



	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	11/26
BO	5	4	5	7	5	5	4	3	4	5	4	4	7	6	4	7	8	6
SS	4	2	2	3	3	3	4	3	2	2	3	2	3	2	1	0	0	0

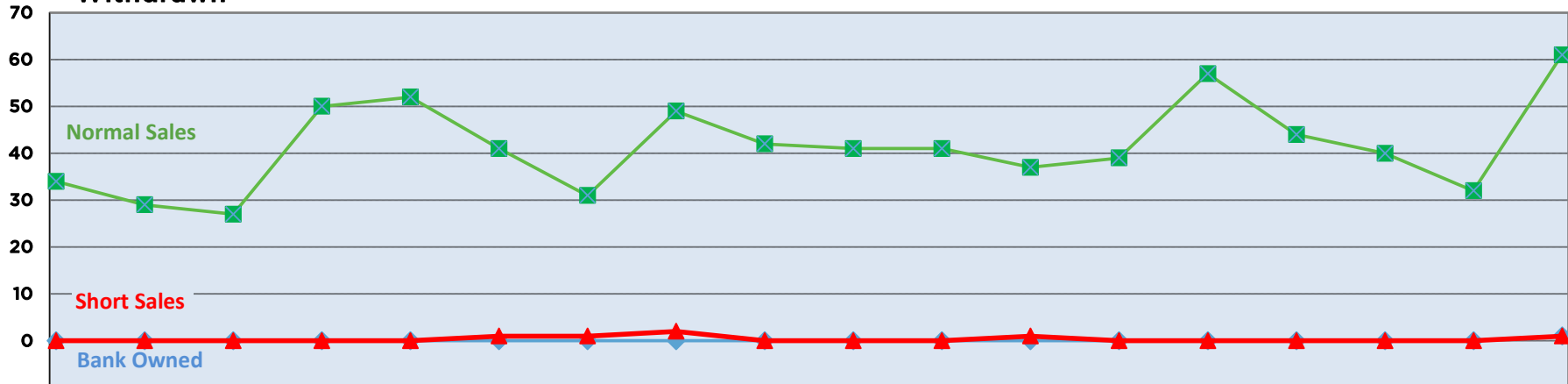
Condos, Townhomes, Villas

Temporary Off Market



	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	11/26
Norm	24	20	29	23	29	24	17	23	17	23	27	20	29	33	31	25	16	23
BO	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

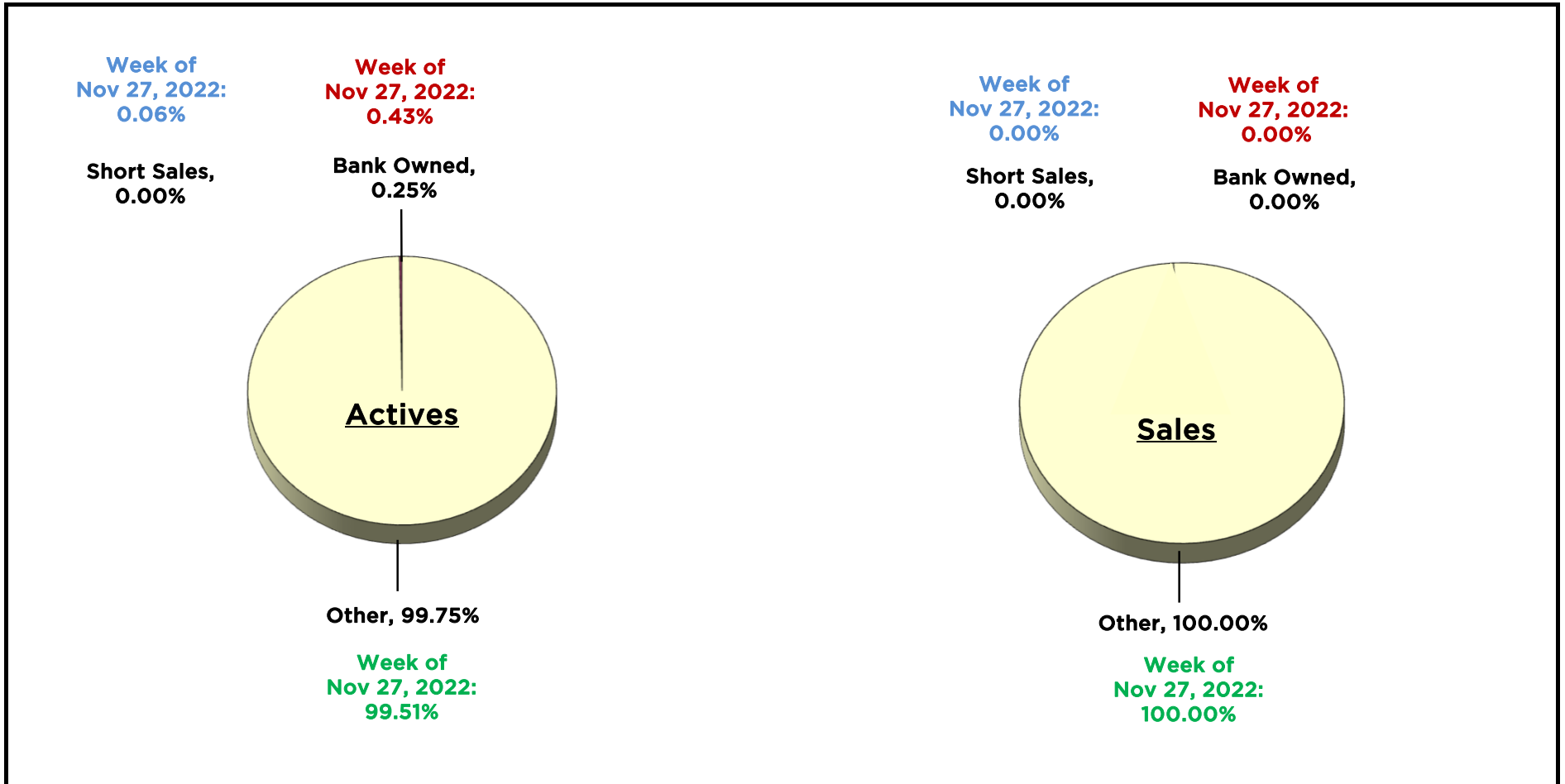
Withdrawn



	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	11/26
Norm	34	29	27	50	52	41	31	49	42	41	41	37	39	57	44	40	32	61
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	0	0	0	0	1	1	2	0	0	0	1	0	0	0	0	0	1



Condos, Townhomes, Villas





Monday Morning Quarterback
11/26/2023 - 12/02/2023
Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$287,000 (± \$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>
Orange County		1	\$287,000	2.0	2.0	987	\$290.78
Moss Park	32832	1	\$287,000	2.0	2.0	987	\$290.78
Osceola County		1	\$287,000	3.0	2.0	1,268	\$226.34
Kissimmee / Celebration	34747	1	\$287,000	3.0	2.0	1,268	\$226.34