



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of December 03, 2023 - December 09, 2023

Single-family existing homes

- Sales of single-family homes decreased to 272 during the week of December 03, from 391 the week prior
- The median price of single family homes increased to \$420,000, a change of 1.2%
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 39, and now sits at 5,679

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 93 during the week of December 03, from 138 the week prior
- The median price of condos, townhomes, and villas decreased to \$285,000 a change of -0.7%
- 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 64, and now sits at 2,481

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

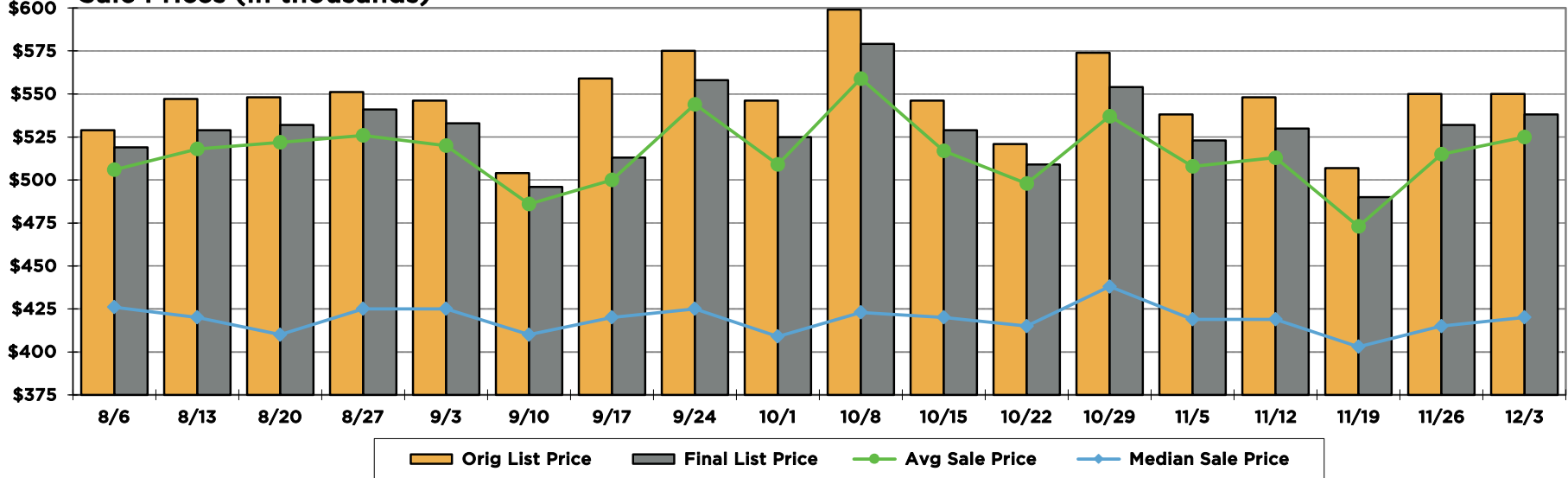
Monday Morning Quarterback
12/03/2023 - 12/09/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

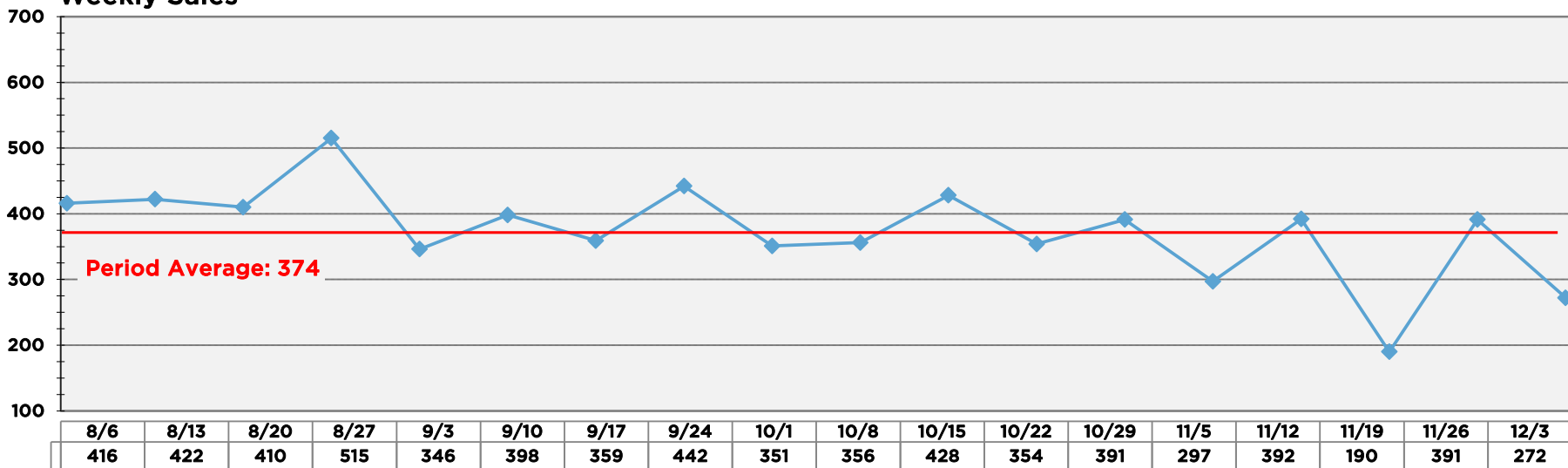
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	272	27	20	79	55	76	15
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	270	25	20	79	55	76	15
Active Listings	5,679	338	276	1,157	1,182	2,148	578
Bank Owned	40	11	3	15	1	10	0
Short Sales	12	2	1	5	2	2	0
Other	5,627	325	272	1,137	1,179	2,136	578
Months of Inventory	4.82	2.89	3.18	3.38	4.96	6.52	8.89
<u>List Price</u>							
Average Original List Price	\$550,028	\$206,878	\$288,295	\$360,884	\$472,317	\$688,826	\$2,094,533
Average Final List Price	\$537,606	\$199,226	\$277,205	\$356,448	\$455,808	\$672,433	\$2,064,793
<u>Sale Price</u>							
Average Price	\$524,504	\$185,633	\$275,250	\$351,552	\$446,987	\$659,896	\$1,975,933
Median Price	\$420,000	\$192,900	\$277,250	\$350,000	\$445,000	\$627,500	\$1,350,000
<u>Price Differences</u>							
Original to Final List Price	-\$12,422	-\$7,652	-\$11,090	-\$4,436	-\$16,509	-\$16,393	-\$29,740
Original List to Sale Price - \$	-\$25,524	-\$21,245	-\$13,045	-\$9,332	-\$25,330	-\$28,930	-\$118,600
Final List to Sale Price - \$	-\$13,102	-\$13,593	-\$1,955	-\$4,896	-\$8,821	-\$12,537	-\$88,860
Original List to Sale Price - %	95.36%	89.73%	95.48%	97.41%	94.64%	95.80%	94.34%
Final List to Sale Price - %	97.56%	93.18%	99.29%	98.63%	98.06%	98.14%	95.70%
<u>Days on the Market</u>							
Avg Days Listing to Contract	50	39	52	35	59	61	62
Combined Avg Days to Contract	53	40	52	38	59	62	76
Avg Days Listing to Closing	85	68	91	70	95	93	105
Avg Days Contract to Close	34	29	39	35	36	32	43
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	2,097	1,227	1,275	1,571	2,087	2,678	4,626

Single Family Homes

Sale Prices (in thousands)



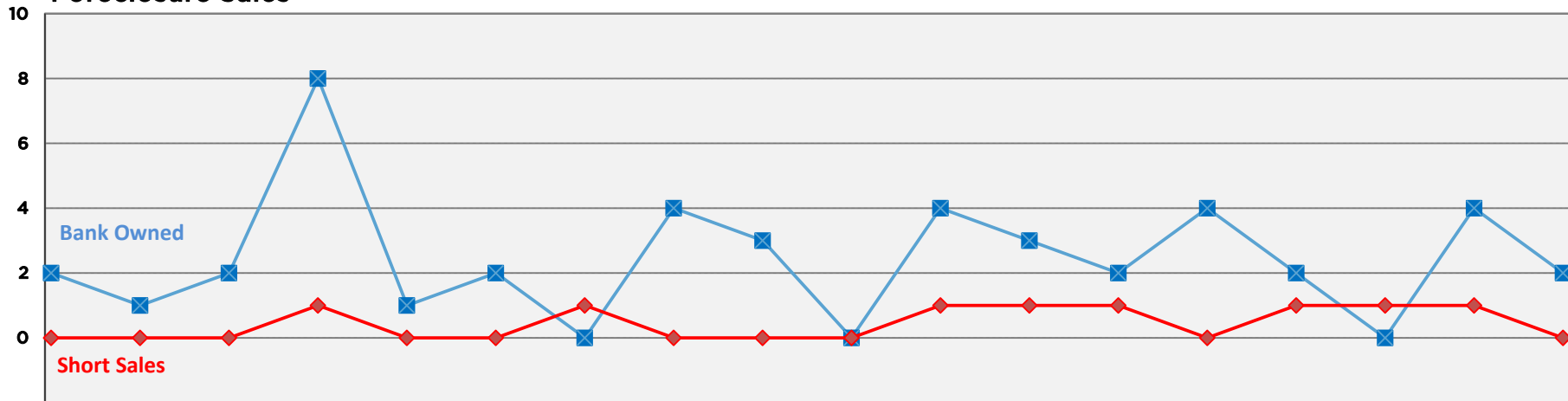
Weekly Sales





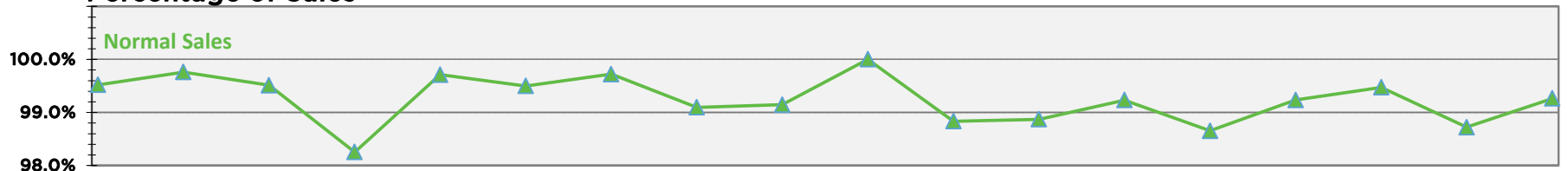
Single Family Homes

Foreclosure Sales

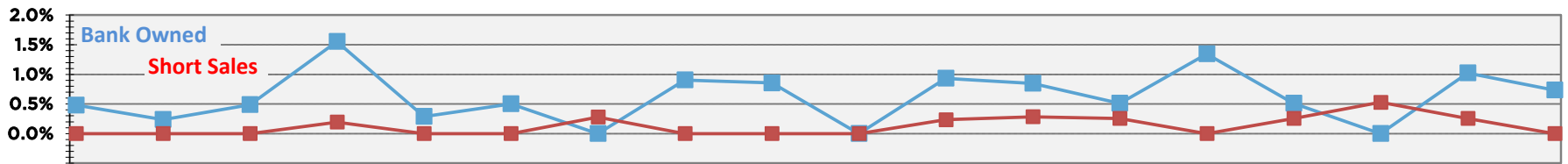


	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3
BO	2	1	2	8	1	2	0	4	3	0	4	3	2	4	2	0	4	2
SS	0	0	0	1	0	0	1	0	0	0	1	1	1	0	1	1	1	0

Percentage of Sales



	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	12/3
Normal	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%	99.26%

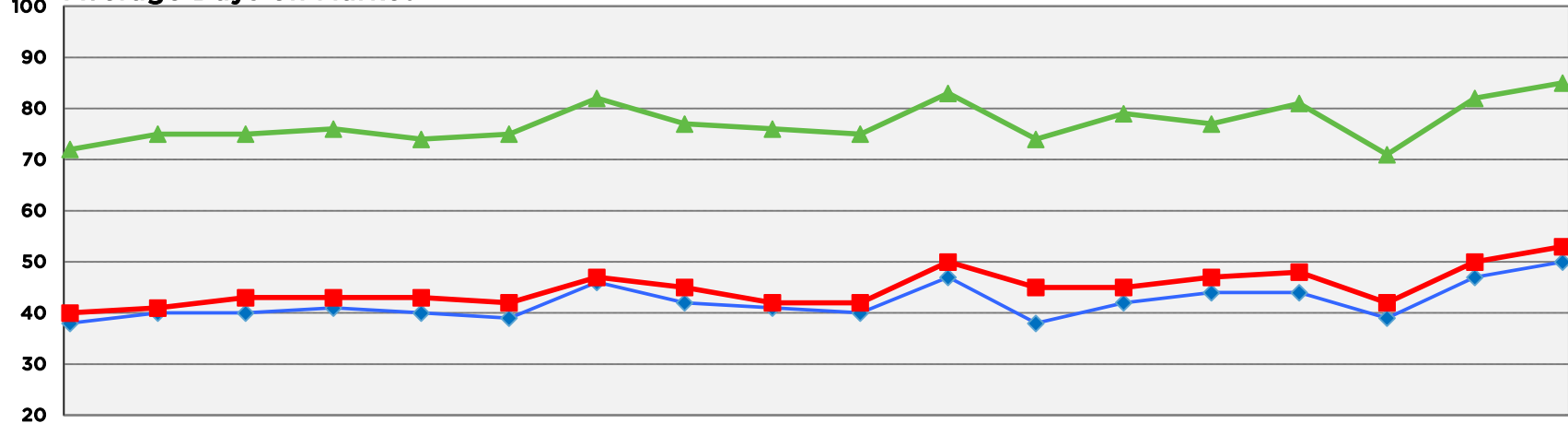


	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3
BO	0.48%	0.24%	0.49%	1.55%	0.29%	0.50%	0.00%	0.90%	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%
SS	0.00%	0.00%	0.00%	0.19%	0.00%	0.00%	0.28%	0.00%	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%



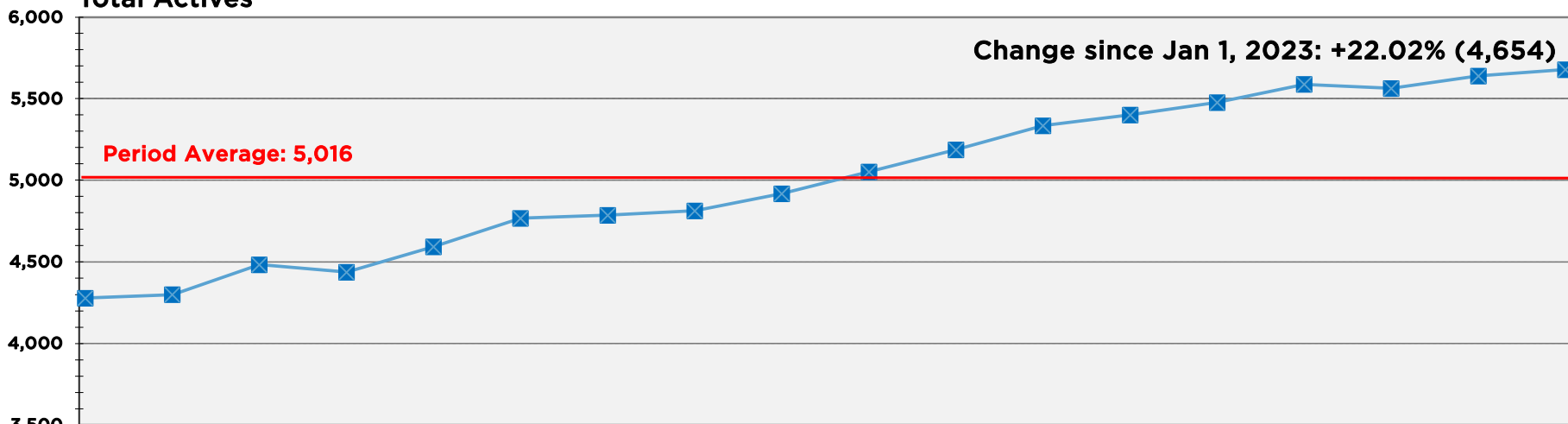
Single Family Homes

Average Days on Market



ListToContract	38	40	40	41	40	39	46	42	41	40	47	38	42	44	44	39	47	50
CombDaysOnMkt	40	41	43	43	43	42	47	45	42	42	50	45	45	47	48	42	50	53
ListToClose	72	75	75	76	74	75	82	77	76	75	83	74	79	77	81	71	82	85

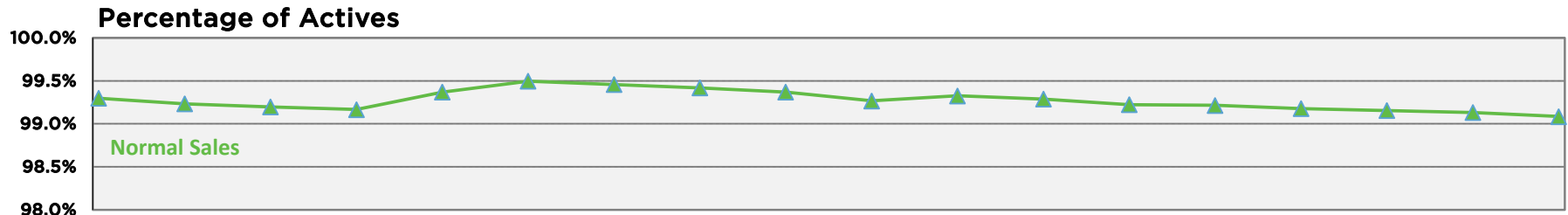
Total Actives



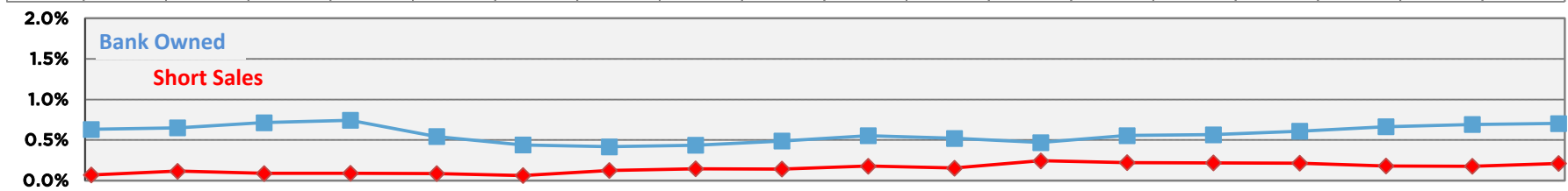
	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3
Total Actives	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813	4,917	5,051	5,187	5,334	5,401	5,477	5,588	5,563	5,640	5,679



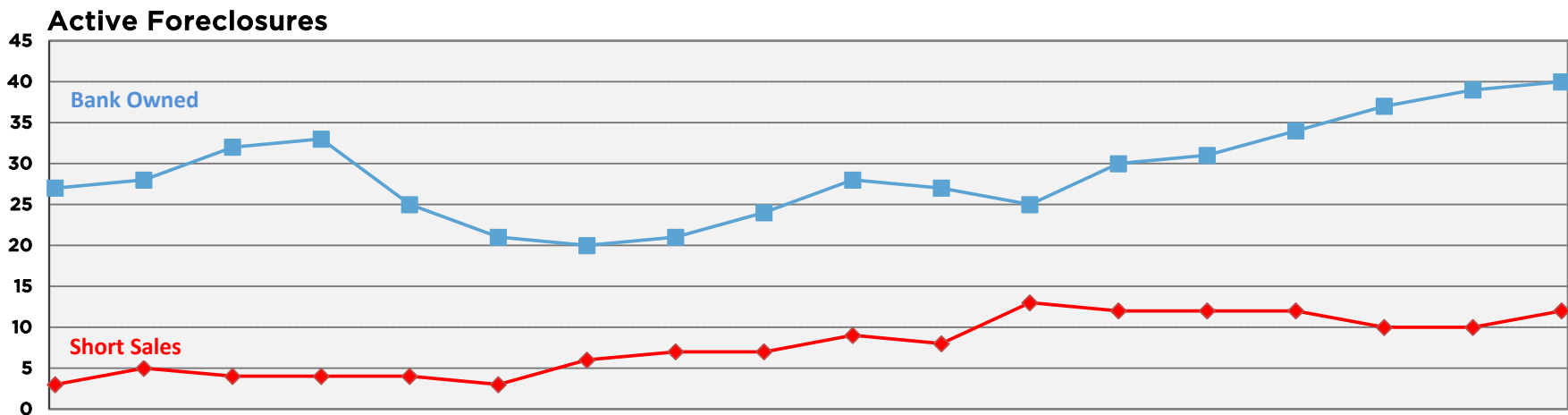
Single Family Homes



Normal	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	12/3
	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%	99.08%



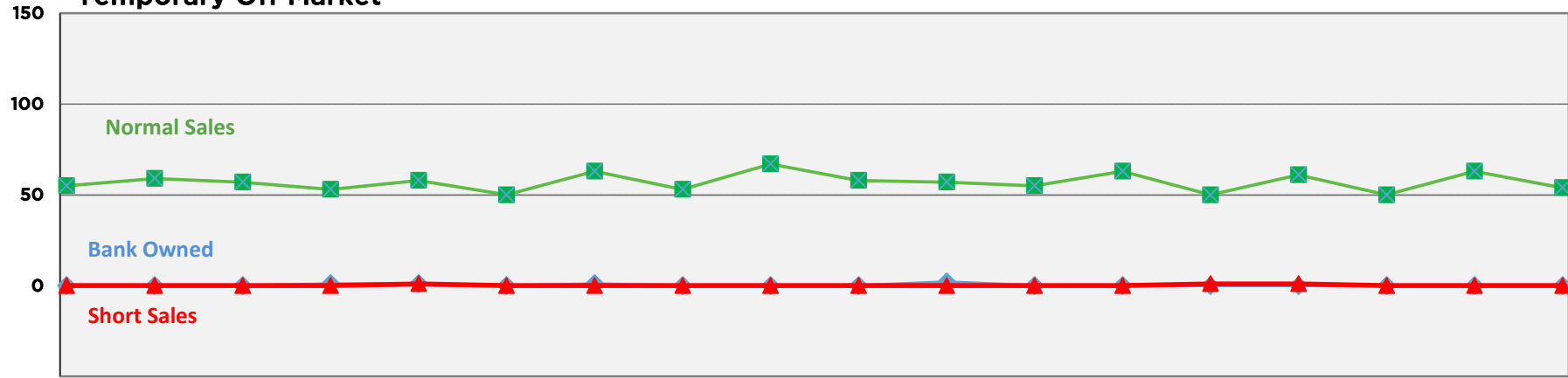
BO	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3
	0.63%	0.65%	0.71%	0.74%	0.54%	0.44%	0.42%	0.44%	0.49%	0.55%	0.52%	0.47%	0.56%	0.57%	0.61%	0.67%	0.69%	0.70%
SS	0.07%	0.12%	0.09%	0.09%	0.09%	0.06%	0.13%	0.15%	0.14%	0.18%	0.15%	0.24%	0.22%	0.22%	0.21%	0.18%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



BO	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	12/3
	27	28	32	33	25	21	20	21	24	28	27	25	30	31	34	37	39	40
SS	3	5	4	4	4	3	6	7	7	9	8	13	12	12	12	10	10	12

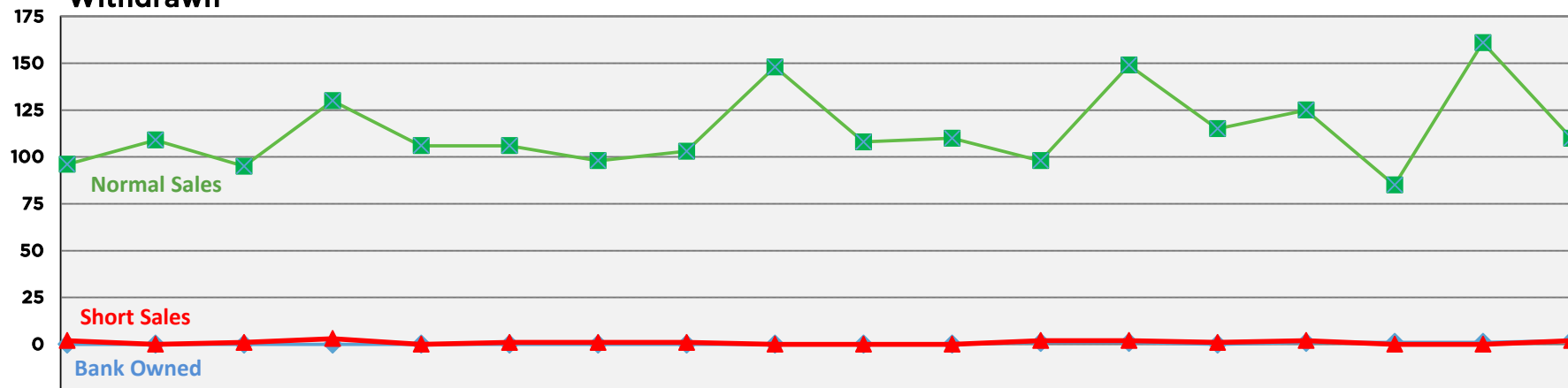
Single Family Homes

Temporary Off Market



	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	12/3
Norm	55	59	57	53	58	50	63	53	67	58	57	55	63	50	61	50	63	54
BO	0	0	0	1	1	0	1	0	0	0	2	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0

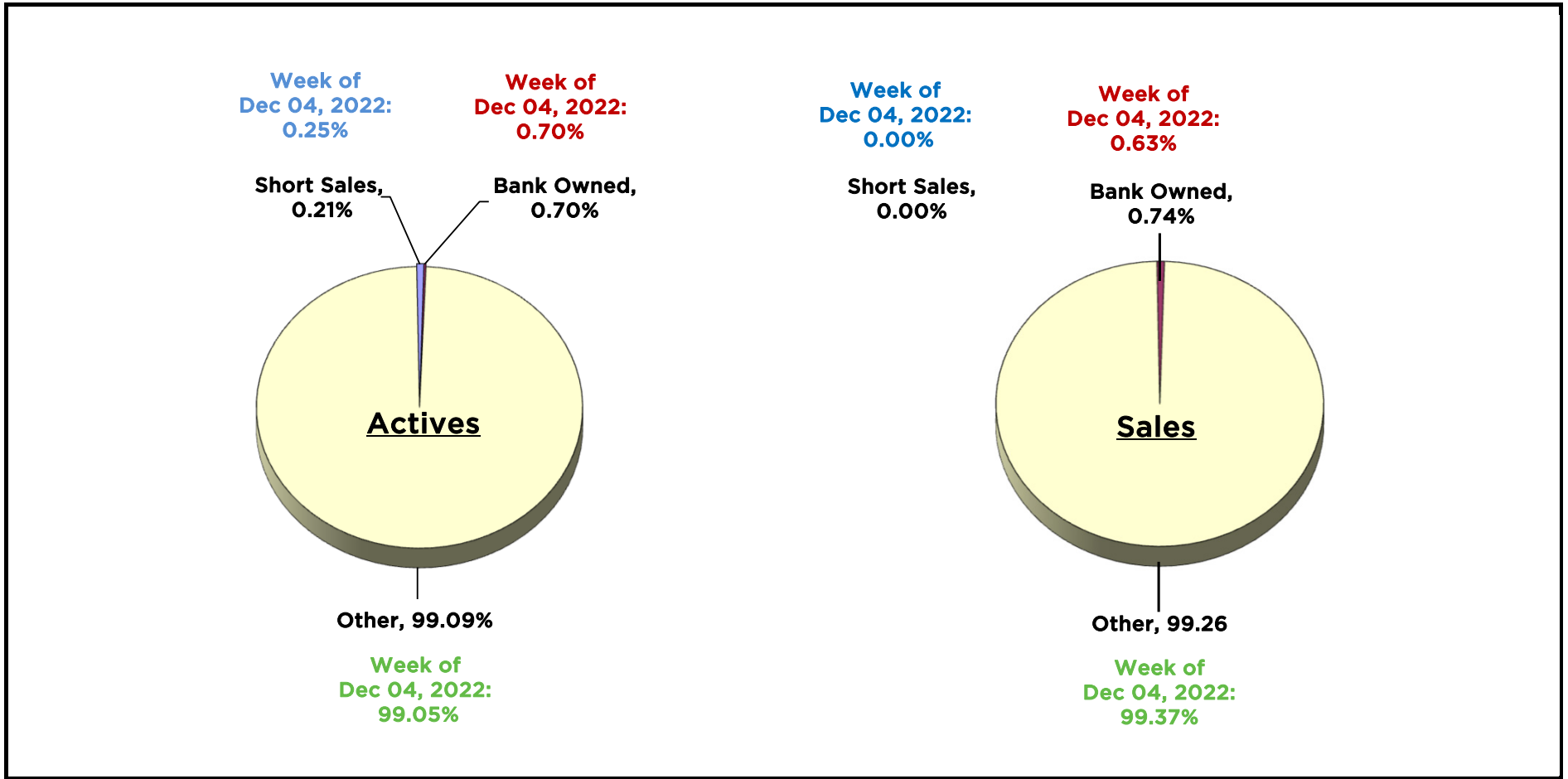
Withdrawn



	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	12/3
Norm	96	109	95	130	106	106	98	103	148	108	110	98	149	115	125	85	161	110
BO	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	1	1	2
SS	2	0	1	3	0	1	1	1	0	0	0	2	2	1	2	0	0	2



Single Family Homes



Monday Morning Quarterback
12/03/2023 - 12/09/2023
Lake, Orange, Osceola & Seminole Counties

There are 46 Single Family Homes available for the Median Price of \$420,000 (± \$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		6	\$419,933	3.3	2.0	1,637	\$256.47
Altamonte Springs (East)	32701	1	\$419,900	3.0	2.0	1,392	\$301.65
Sanford / Lake Forest	32771	3	\$419,933	3.7	2.0	1,761	\$238.42
Winter Park	32792	2	\$419,950	3.0	2.0	1,574	\$266.80
Orange County		14	\$419,950	3.3	2.0	1,639	\$256.19
College Park	32804	1	\$419,900	2.0	1.0	1,160	\$361.98
Pine Hills	32805	1	\$420,000	5.0	3.0	1,940	\$216.49
Conway	32812	1	\$419,999	4.0	2.0	1,468	\$286.10
Rio Pinar / Union Park	32825	1	\$419,995	4.0	2.0	2,225	\$188.76
Waterford Lakes	32828	1	\$420,000	3.0	2.0	1,601	\$262.34
Union Park / Chickasaw	32829	1	\$420,000	3.0	2.0	1,300	\$323.08
Metro West / Orlo Vista	32835	2	\$419,950	3.5	2.0	1,746	\$240.59
Hunters Creek	32837	4	\$420,000	3.0	2.0	1,574	\$266.79
Ocoee	34761	1	\$419,500	3.0	2.0	1,888	\$222.19
Winter Garden / Oakland	34787	1	\$420,000	3.0	2.0	1,579	\$265.99
Osceola County		10	\$419,959	3.8	2.3	2,190	\$191.73
Kissimmee (West) / Pleasant Hill	34746	4	\$419,973	3.8	2.3	2,270	\$185.03
Kissimmee / Celebration	34747	1	\$420,000	3.0	2.0	1,971	\$213.09
Kissimmee / Poinciana	34758	2	\$419,900	4.5	3.0	2,593	\$161.94
St Cloud / Narcoossee	34771	2	\$419,950	3.5	2.0	1,843	\$227.92
St Cloud / Canoe Creek	34772	1	\$420,000	4.0	2.0	1,983	\$211.80
Lake County		16	\$419,947	3.5	2.3	2,034	\$206.45
Eustis (West)	32726	1	\$420,000	3.0	2.0	1,892	\$221.99
Eustis (East)	32736	1	\$419,900	5.0	3.0	2,426	\$173.08
Tavares / Mt Plymouth	32778	1	\$419,900	3.0	3.0	2,151	\$195.21
Astatula	34705	1	\$419,900	4.0	2.0	2,280	\$184.17
Clermont (Central)	34711	1	\$420,000	4.0	2.0	1,935	\$217.05
Clermont (South)	34714	3	\$419,950	4.0	2.7	1,679	\$250.07
Minneola	34715	1	\$419,900	3.0	2.0	1,755	\$239.26
Groveland	34736	3	\$419,967	3.7	2.3	2,387	\$175.94
Leesburg (West)	34748	2	\$419,950	2.5	2.0	2,204	\$190.54
Mascotte	34753	1	\$420,000	3.0	2.0	1,705	\$246.33
Yalaha	34797	1	\$419,900	3.0	2.0	1,795	\$233.93

Monday Morning Quarterback
12/03/2023 - 12/09/2023
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	93	33	14	30	9	6	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	93	33	14	30	9	6	1
Active Listings	2,481	809	398	638	371	253	12
Bank Owned	8	3	3	0	1	1	0
Short Sales	1	1	0	0	0	0	0
Other	2,472	805	395	638	370	252	12
Months of Inventory	6.16	5.66	6.56	4.91	9.51	9.73	2.77

List Price

Average Original List Price	\$332,724	\$186,594	\$283,836	\$369,236	\$447,033	\$752,783	\$1,195,000
Average Final List Price	\$316,372	\$181,109	\$278,687	\$355,787	\$438,989	\$620,817	\$1,195,000

Sale Price

Average Price	\$306,526	\$172,352	\$272,021	\$346,752	\$426,278	\$616,167	\$1,075,000
Median Price	\$285,000	\$169,000	\$276,000	\$345,000	\$420,000	\$546,000	\$1,075,000

Price Differences

Original to Final List Price	-\$16,352	-\$5,485	-\$5,149	-\$13,449	-\$8,044	-\$131,966	\$0
Original List to Sale Price - \$	-\$26,198	-\$14,242	-\$11,815	-\$22,484	-\$20,755	-\$136,616	-\$120,000
Final List to Sale Price - \$	-\$9,846	-\$8,757	-\$6,666	-\$9,035	-\$12,711	-\$4,650	-\$120,000
Original List to Sale Price - %	92.13%	92.37%	95.84%	93.91%	95.36%	81.85%	89.96%
Final List to Sale Price - %	96.89%	95.16%	97.61%	97.46%	97.10%	99.25%	89.96%

Days on the Market

Avg Days Listing to Contract	51	47	34	60	45	84	22
Combined Avg Days to Contract	64	47	93	69	51	84	22
Avg Days Listing to Closing	85	76	66	96	89	118	73
Avg Days Contract to Close	34	29	31	36	43	33	50

Beds / Baths

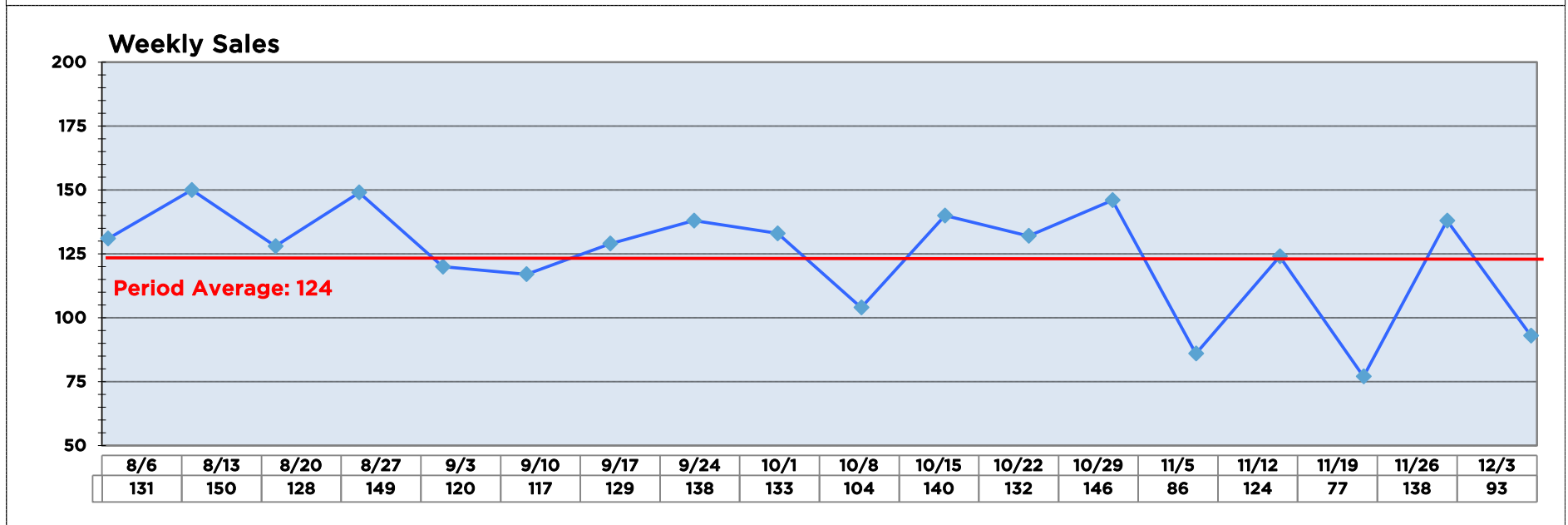
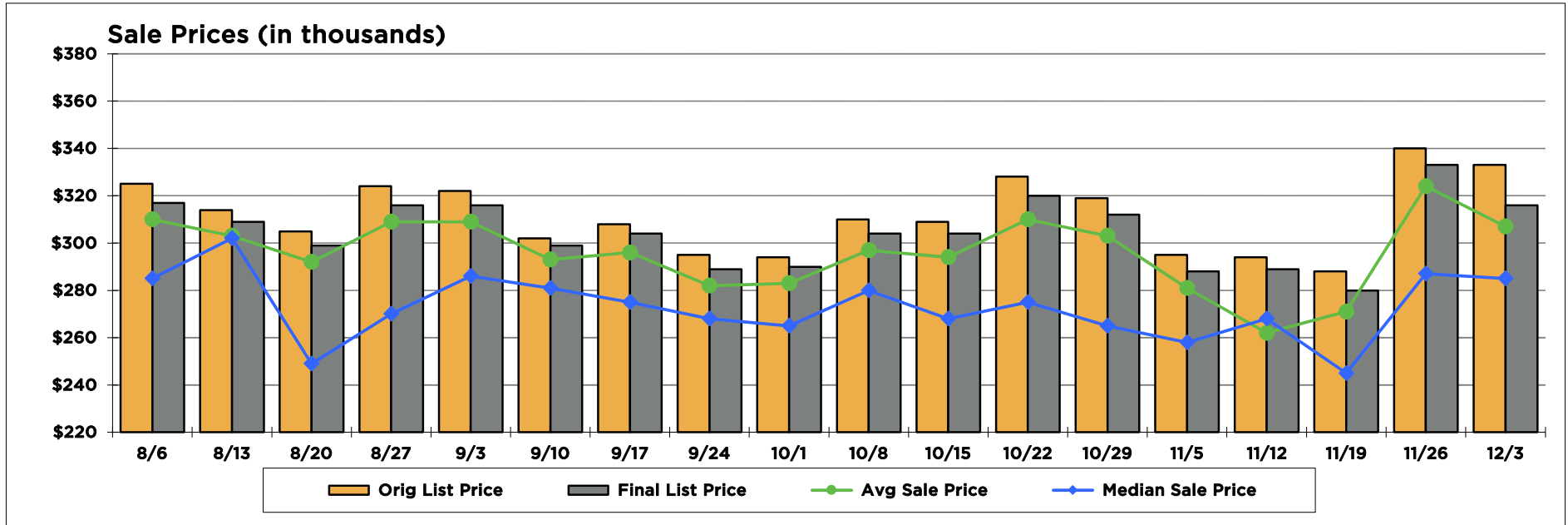
Average Bedrooms	2	2	2	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	0	1	1

Square Footage

Average Square Feet	1,321	929	1,216	1,486	1,794	1,970	2,602
---------------------	-------	-----	-------	-------	-------	-------	-------

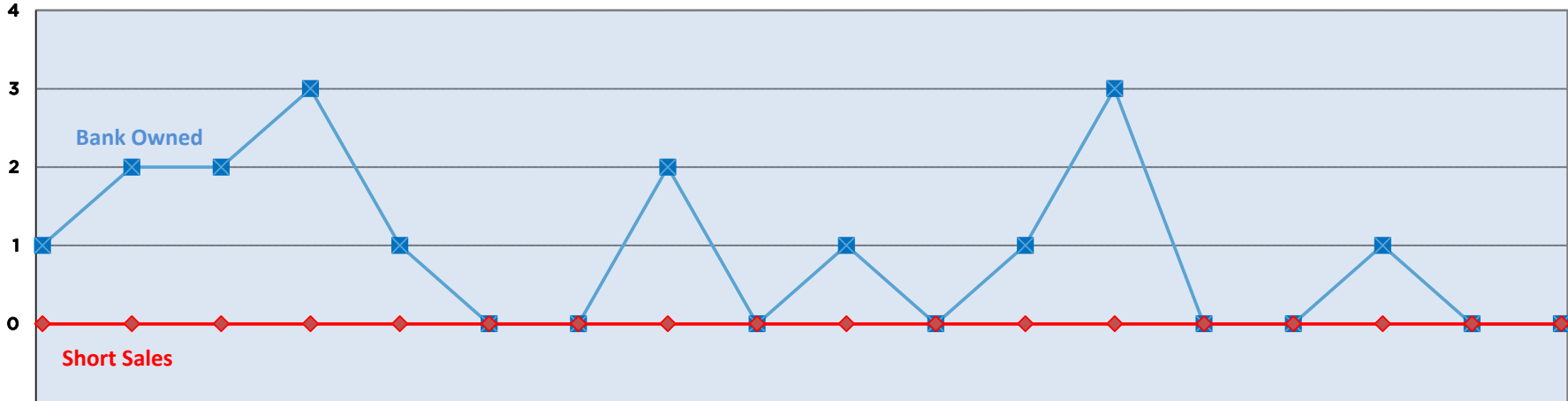


Condos, Townhomes, Villas



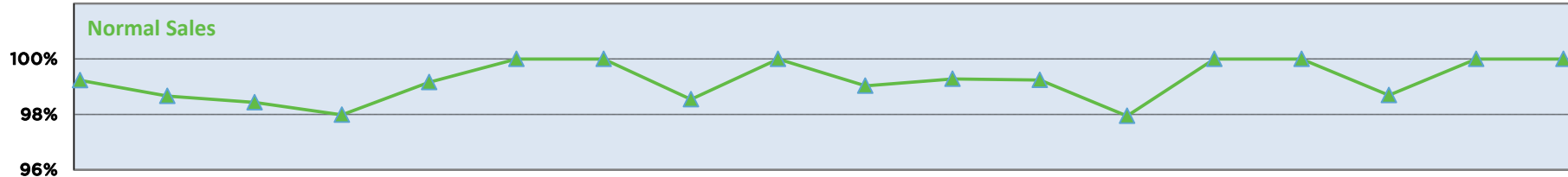
Condos, Townhomes, Villas

Foreclosure Sales

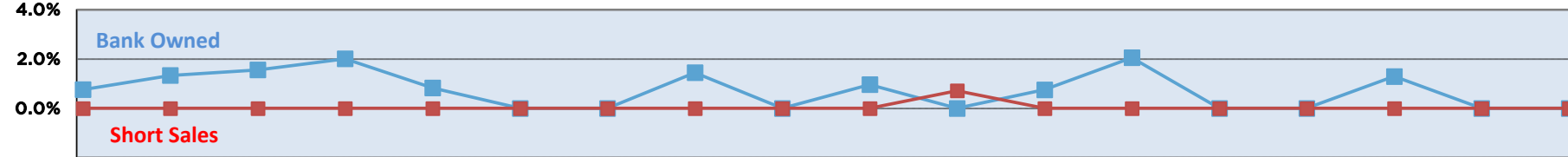


	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3
BO	1	2	2	3	1	0	0	2	0	1	0	1	3	0	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	12/3
Normal	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	100.00

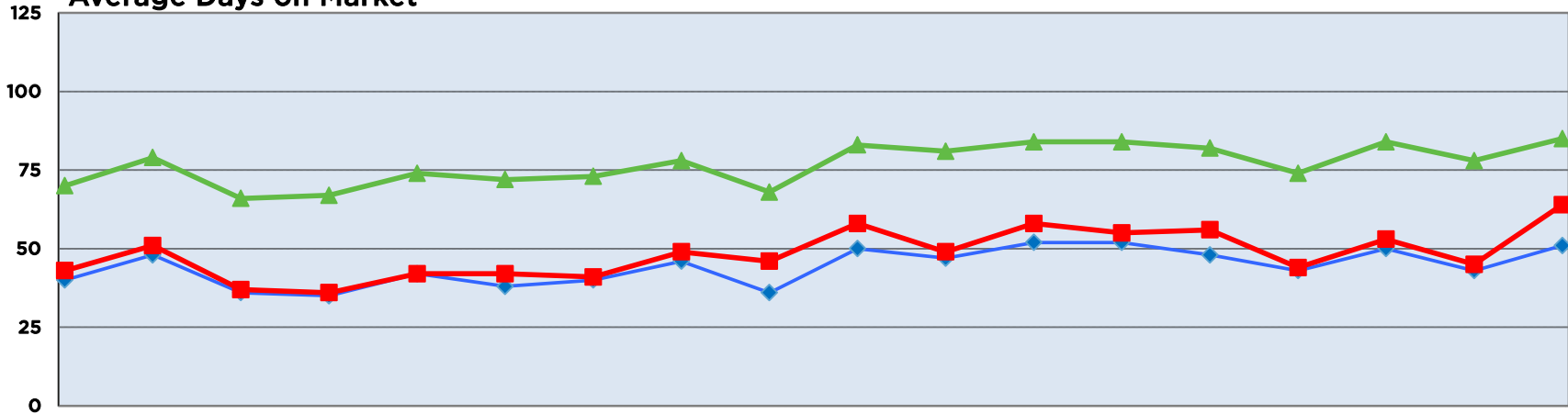


	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3
BO	0.76%	1.33%	1.56%	2.01%	0.83%	0.00%	0.00%	1.45%	0.00%	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%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



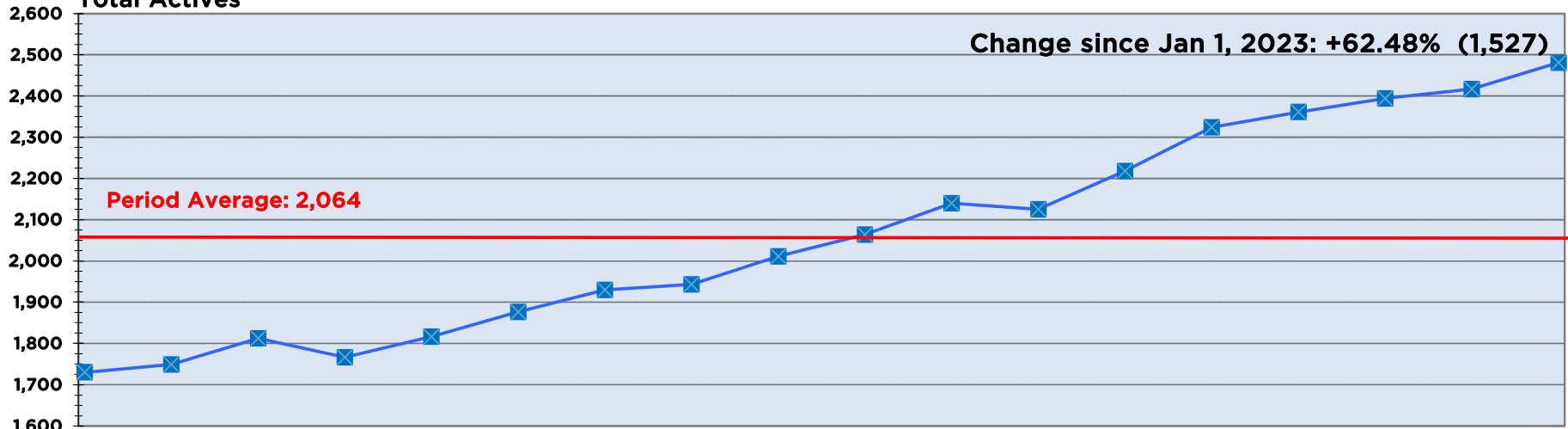
Condos, Townhomes, Villas

Average Days on Market



	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	12/3
ListToContract	40	48	36	35	42	38	40	46	36	50	47	52	52	48	43	50	43	51
CombDaysOnMkt	43	51	37	36	42	42	41	49	46	58	49	58	55	56	44	53	45	64
ListToClose	70	79	66	67	74	72	73	78	68	83	81	84	84	82	74	84	78	85

Total Actives

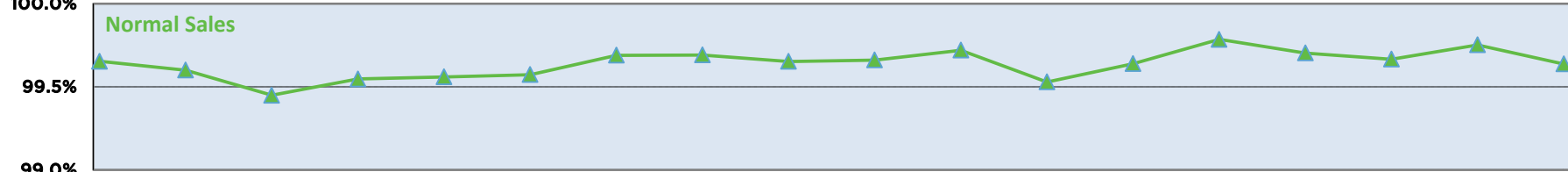


	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3
Total Actives	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481

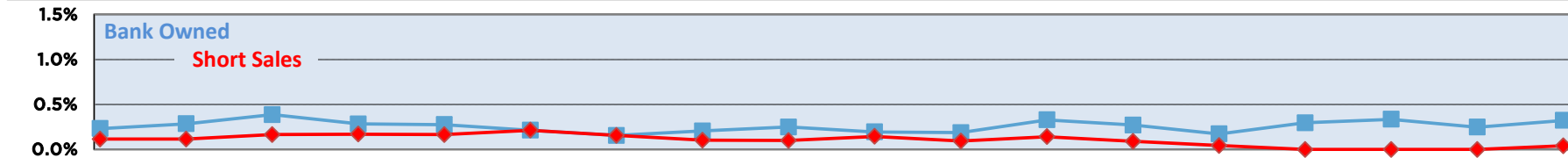


Condos, Townhomes, Villas

Percentage of Actives

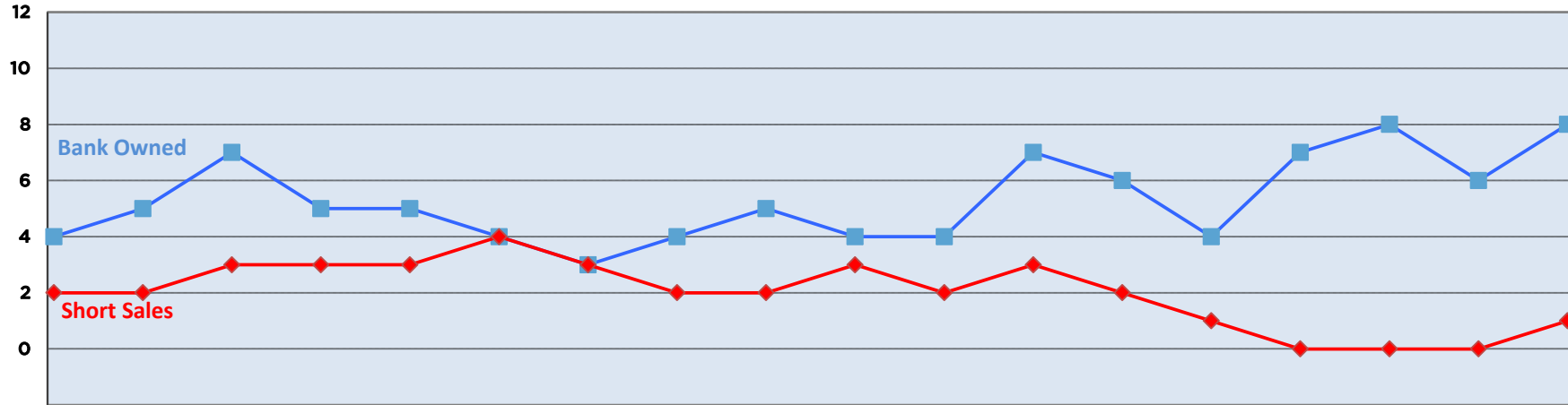


	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3
Normal	99.65%	99.60%	99.45%	99.55%	99.56%	99.57%	99.69%	99.69%	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%



	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	12/3
BO	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%	0.32%
SS	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%	0.04%

Active Foreclosures



	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	12/3
BO	4	5	7	5	5	4	3	4	5	4	4	7	6	4	7	8	6	8
SS	2	2	3	3	3	4	3	2	2	3	2	3	2	1	0	0	0	1



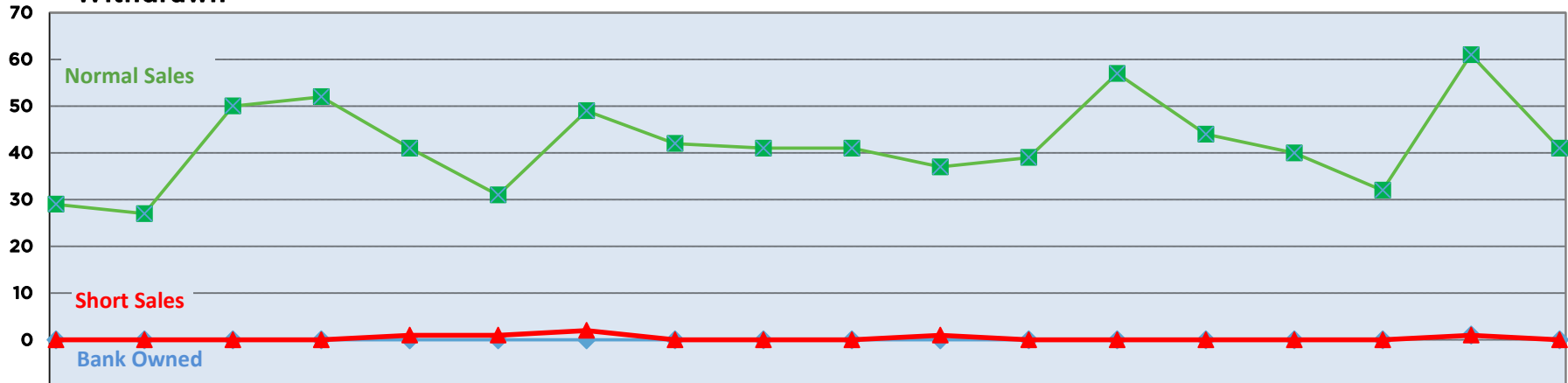
Condos, Townhomes, Villas

Temporary Off Market



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

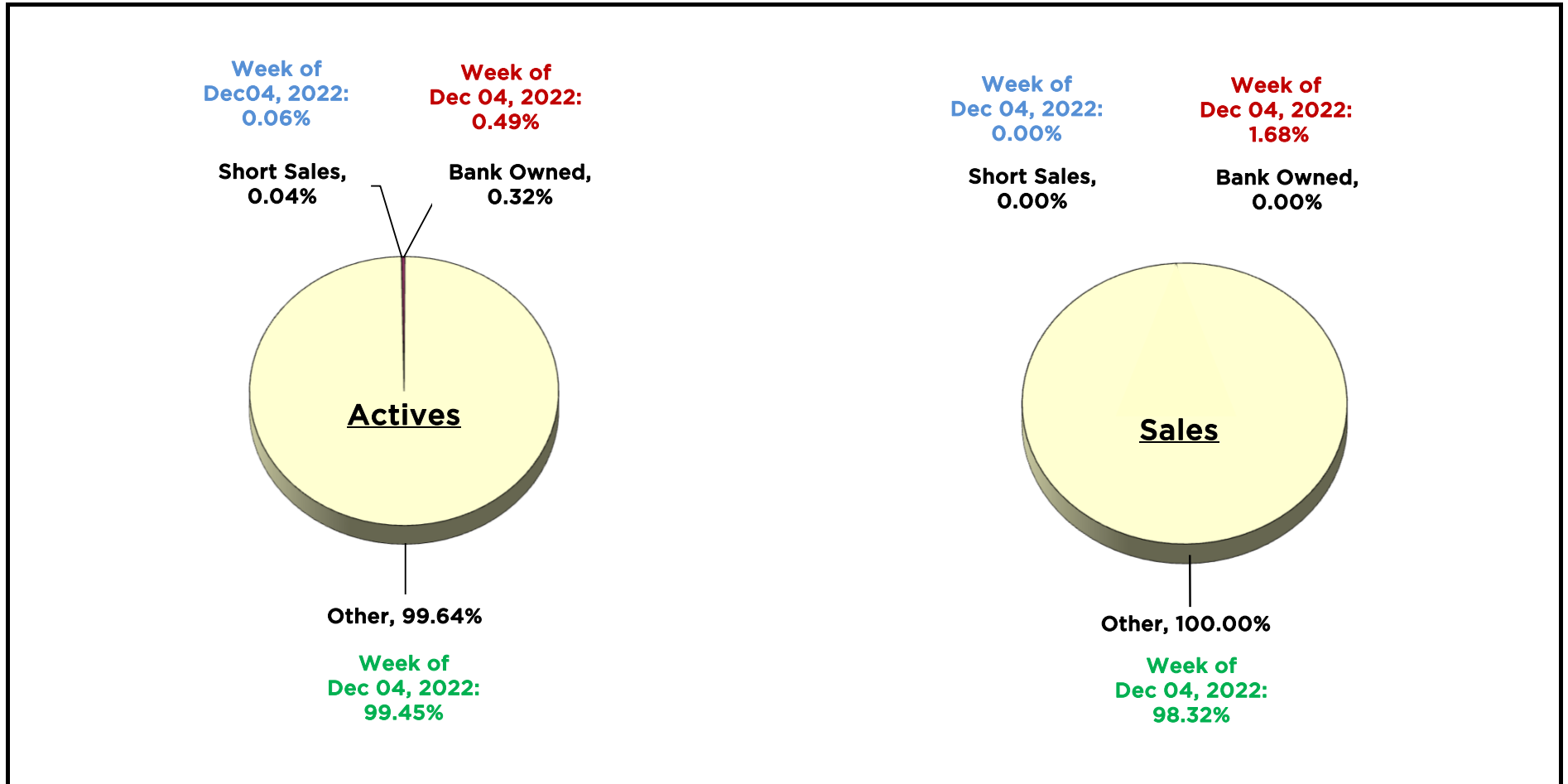
Withdrawn



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



Condos, Townhomes, Villas



Monday Morning Quarterback
12/03/2023 - 12/09/2023
Lake, Orange, Osceola & Seminole Counties

There are 21 Condos, Villas, or Townhomes available for the Median Price of \$285,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		7	\$284,971	2.4	2.0	1,404	\$202.99
Altamonte Springs (East)	32701	1	\$285,000	3.0	2.0	1,653	\$172.41
Casselberry	32707	1	\$285,000	3.0	3.0	1,578	\$180.61
Winter Springs / Tuskawilla	32708	1	\$285,000	2.0	1.0	1,359	\$209.71
Altamonte Springs / Forest City	32714	2	\$284,950	2.5	2.0	1,289	\$221.15
Lake Mary / Heathrow	32746	2	\$284,950	2.0	2.0	1,330	\$214.25
Orange County		3	\$285,000	2.0	2.0	1,061	\$268.53
Orlando (Downtown)	32801	1	\$284,999	2.0	2.0	953	\$299.05
College Park	32804	1	\$285,000	2.0	2.0	1,065	\$267.61
Williamsburg / Lake Bryan	32821	1	\$285,000	2.0	2.0	1,166	\$244.43
Osceola County		9	\$284,987	2.9	2.0	1,331	\$214.08
Kissimmee (Central)	34741	1	\$285,000	3.0	2.0	1,296	\$219.91
Kissimmee (West) / Pleasant Hill	34746	6	\$284,980	2.8	2.0	1,293	\$220.49
Kissimmee / Celebration	34747	1	\$285,000	3.0	2.0	1,402	\$203.28
St Cloud	34769	1	\$285,000	3.0	2.0	1,528	\$186.52
Lake County		2	\$284,950	2.0	2.0	1,610	\$177.04
Leesburg (West)	34748	1	\$285,000	2.0	2.0	1,333	\$213.80
Leesburg (East) / Haines Creek	34788	1	\$284,900	2.0	2.0	1,886	\$151.06