



Monday Morning Quarterback Summary

Week of December 10, 2023 - December 16, 2023

Single-family existing homes

- Sales of single-family homes increased to 348 during the week of December 10, from 272 the week prior
- The median price of single family homes decreased to \$406,000, a change of -3.3%
- The number of single-family home foreclosure transactions decreased to 1 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 63, and now sits at 5,616

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 109 during the week of December 10, from 93 the week prior
- The median price of condos, townhomes, and villas decreased to \$272,500 a change of -4.4%
- 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 56, and now sits at 2,537

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

Monday Morning Quarterback
12/10/2023 - 12/16/2023
Lake, Orange, Osceola & Seminole Counties

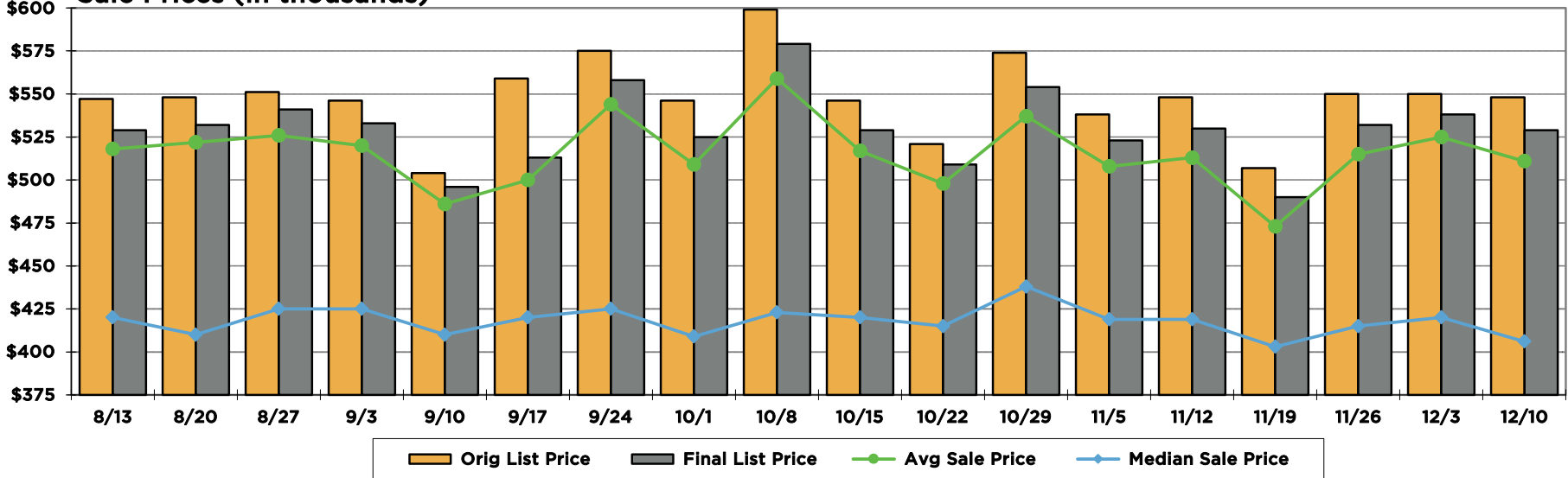
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	348	29	33	104	64	94	24
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	347	28	33	104	64	94	24
Active Listings	5,616	334	287	1,165	1,182	2,095	553
Bank Owned	34	10	3	11	1	9	0
Short Sales	11	2	1	6	1	1	0
Other	5,571	322	283	1,148	1,180	2,085	553
Months of Inventory	3.72	2.66	2.01	2.59	4.26	5.14	5.32
<u>List Price</u>							
Average Original List Price	\$547,510	\$196,434	\$301,714	\$376,413	\$460,714	\$705,403	\$1,664,166
Average Final List Price	\$529,197	\$190,328	\$288,647	\$363,850	\$449,129	\$680,275	\$1,607,708
<u>Sale Price</u>							
Average Price	\$511,353	\$179,997	\$275,270	\$354,816	\$440,089	\$663,206	\$1,509,965
Median Price	\$406,000	\$200,000	\$275,000	\$353,500	\$432,500	\$649,850	\$1,278,275
<u>Price Differences</u>							
Original to Final List Price	-\$18,313	-\$6,106	-\$13,067	-\$12,563	-\$11,585	-\$25,128	-\$56,458
Original List to Sale Price - \$	-\$36,157	-\$16,437	-\$26,444	-\$21,597	-\$20,625	-\$42,197	-\$154,201
Final List to Sale Price - \$	-\$17,844	-\$10,331	-\$13,377	-\$9,034	-\$9,040	-\$17,069	-\$97,743
Original List to Sale Price - %	93.40%	91.63%	91.24%	94.26%	95.52%	94.02%	90.73%
Final List to Sale Price - %	96.63%	94.57%	95.37%	97.52%	97.99%	97.49%	93.92%
<u>Days on the Market</u>							
Avg Days Listing to Contract	46	48	41	44	37	51	58
Combined Avg Days to Contract	50	48	42	45	49	52	82
Avg Days Listing to Closing	81	87	76	80	70	85	95
Avg Days Contract to Close	35	39	36	35	34	33	36
<u>Beds / Baths</u>							
Average Bedrooms	3	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	2,087	1,174	1,346	1,622	2,016	2,717	3,940

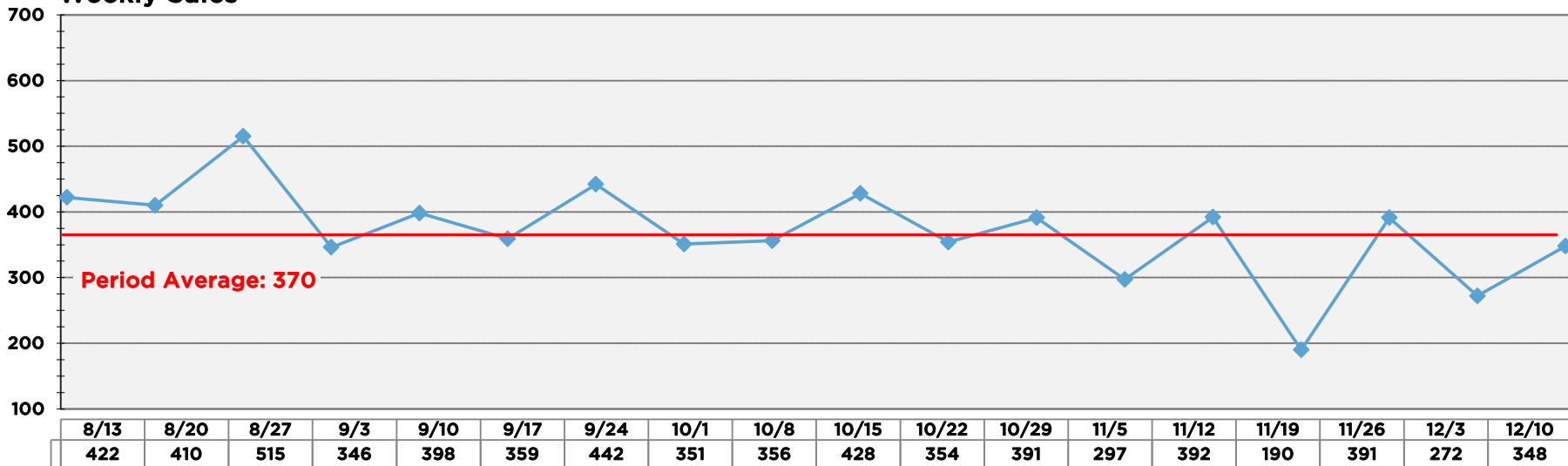


Single Family Homes

Sale Prices (in thousands)

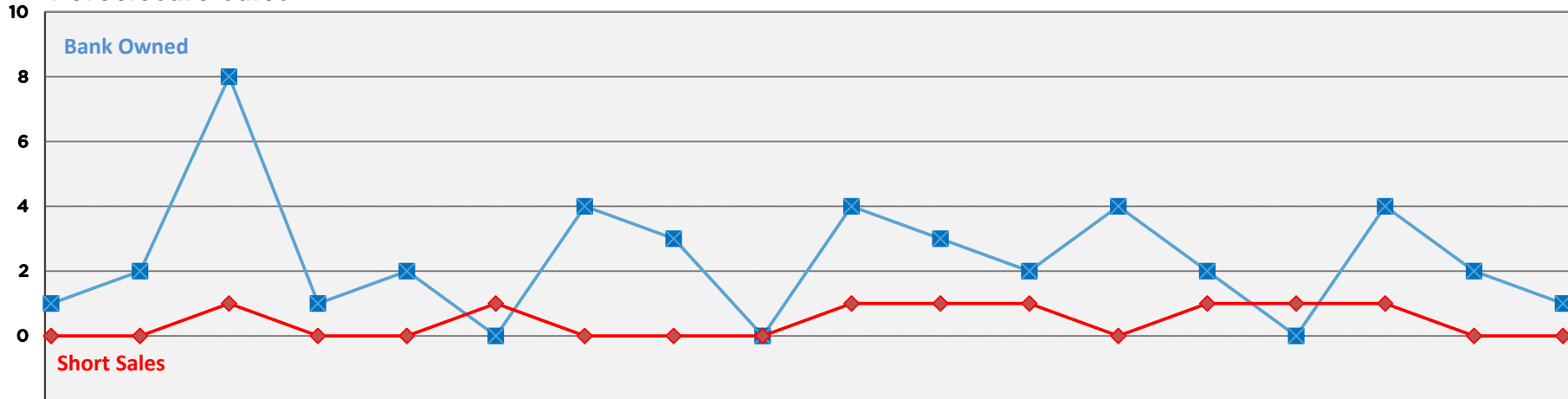


Weekly Sales



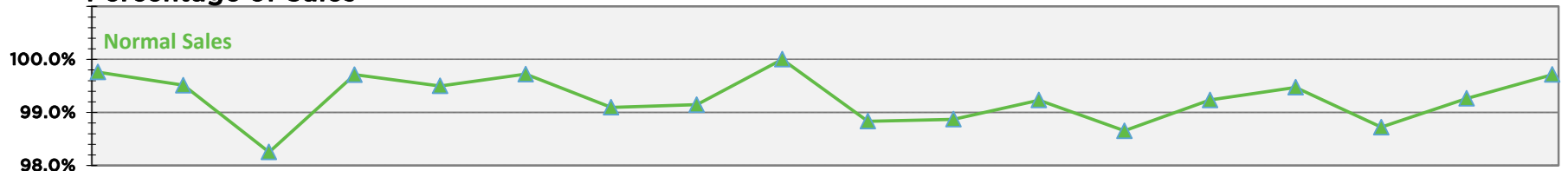
Single Family Homes

Foreclosure Sales

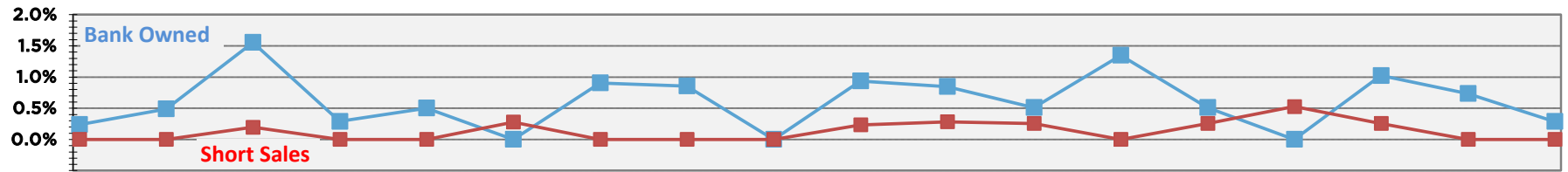


	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10
BO	1	2	8	1	2	0	4	3	0	4	3	2	4	2	0	4	2	1
SS	0	0	1	0	0	1	0	0	0	1	1	1	0	1	1	1	0	0

Percentage of Sales



	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	12/10
Normal	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%	99.71%

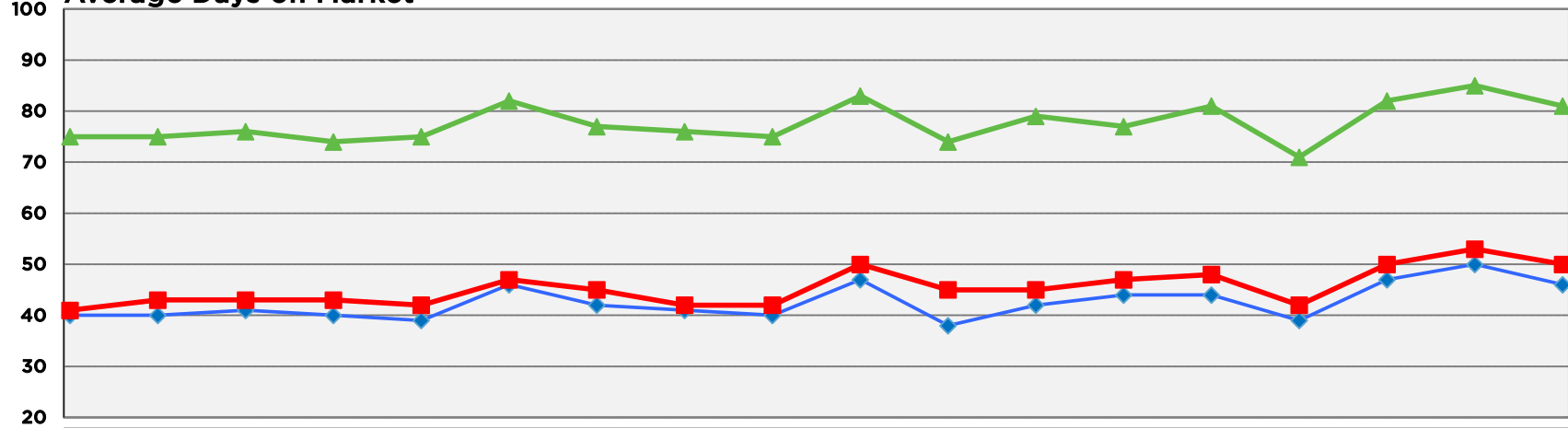


	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10
BO	0.24%	0.49%	1.55%	0.29%	0.50%	0.00%	0.90%	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%
SS	0.00%	0.00%	0.19%	0.00%	0.00%	0.28%	0.00%	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%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



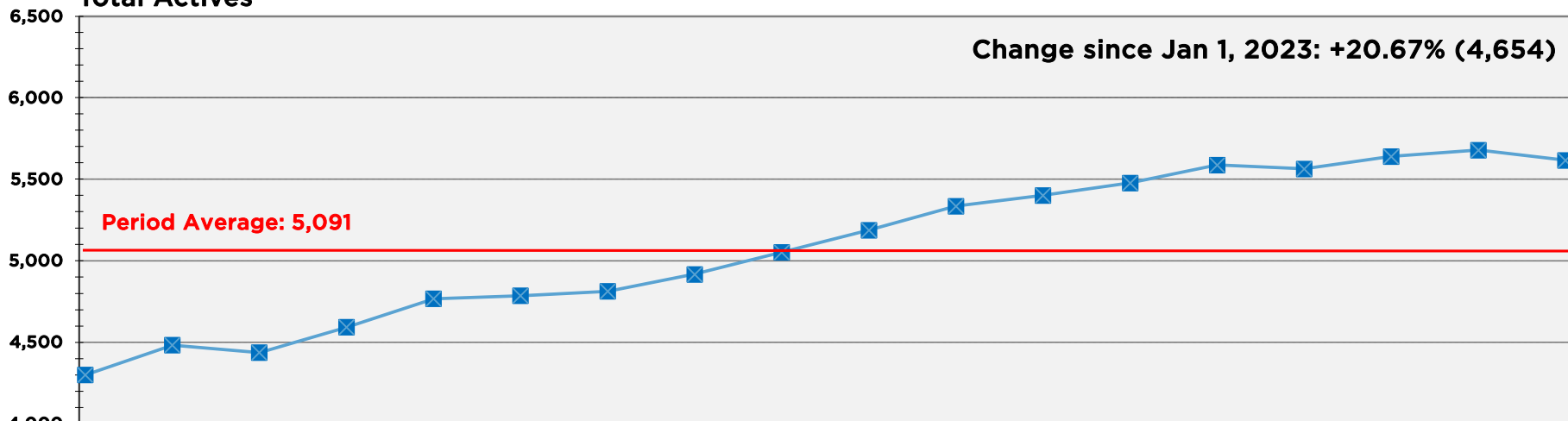
Single Family Homes

Average Days on Market



	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	12/10
ListToContract	40	40	41	40	39	46	42	41	40	47	38	42	44	44	39	47	50	46
CombDaysOnMkt	41	43	43	43	42	47	45	42	42	50	45	45	47	48	42	50	53	50
ListToClose	75	75	76	74	75	82	77	76	75	83	74	79	77	81	71	82	85	81

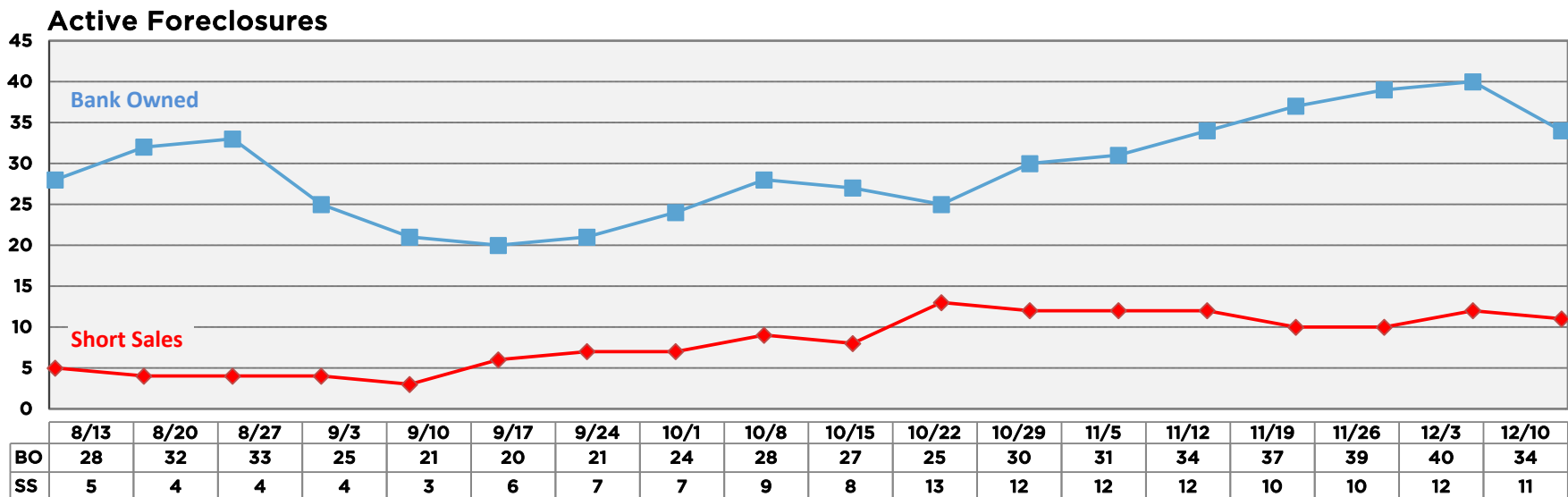
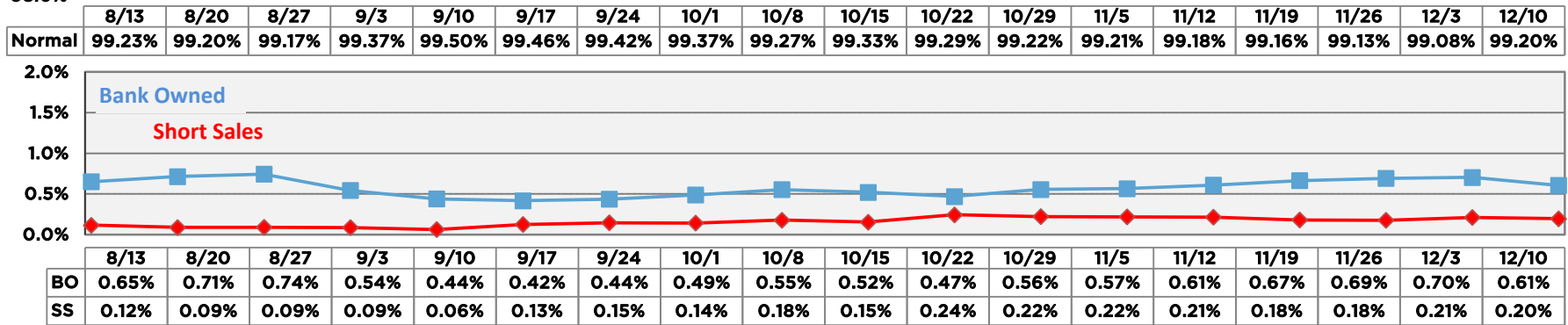
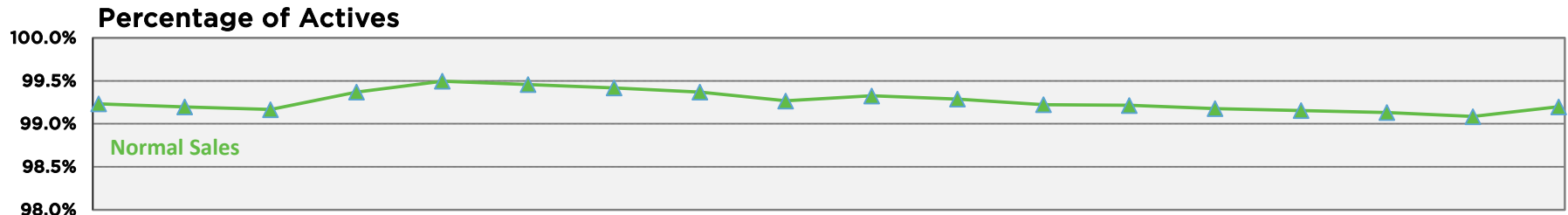
Total Actives



	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	12/10
Total Actives	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	5,616



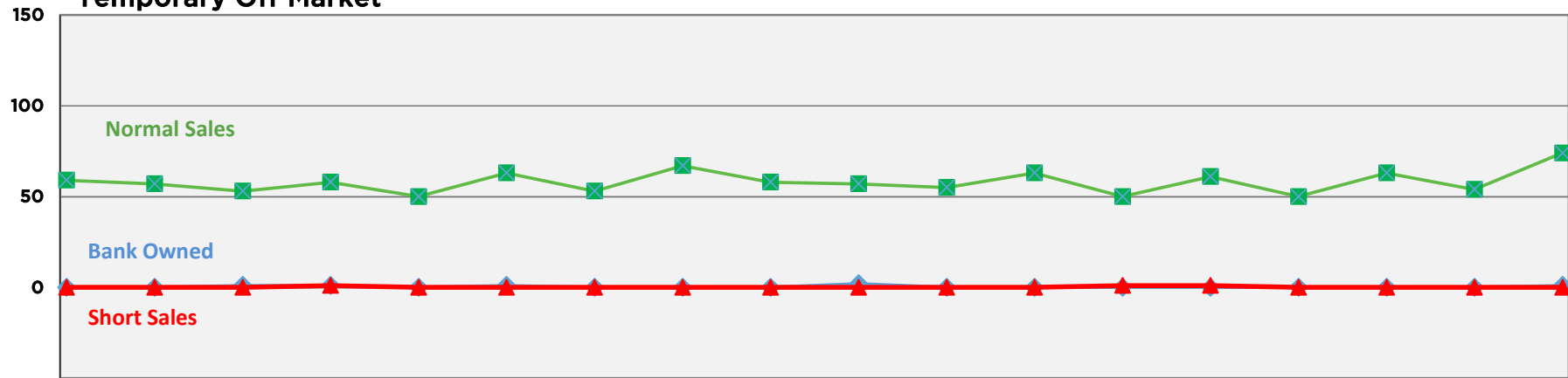
Single Family Homes





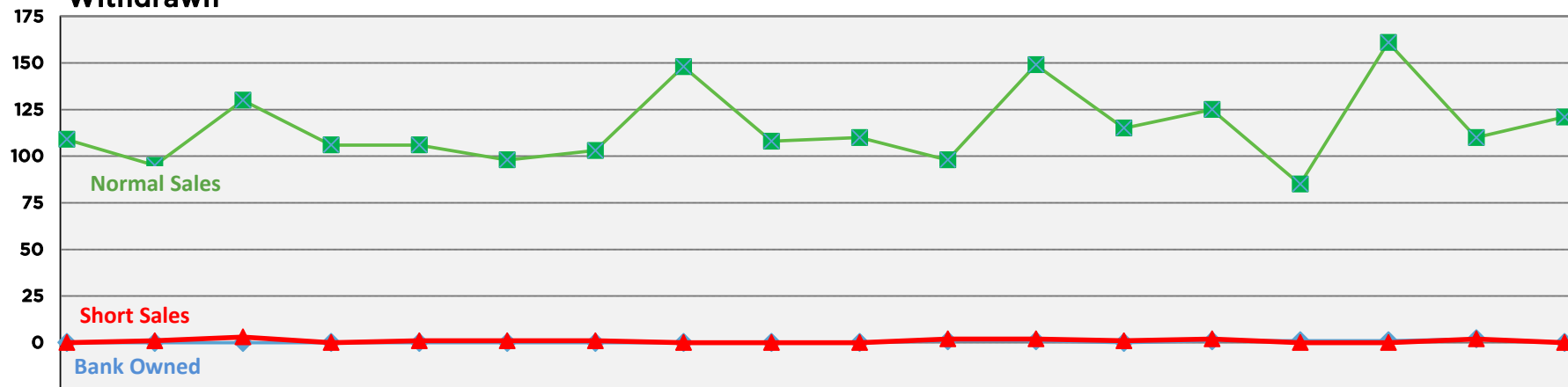
Single Family Homes

Temporary Off Market



	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	12/10
Norm	59	57	53	58	50	63	53	67	58	57	55	63	50	61	50	63	54	74
BO	0	0	1	1	0	1	0	0	0	2	0	0	0	0	0	0	0	1
SS	0	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0

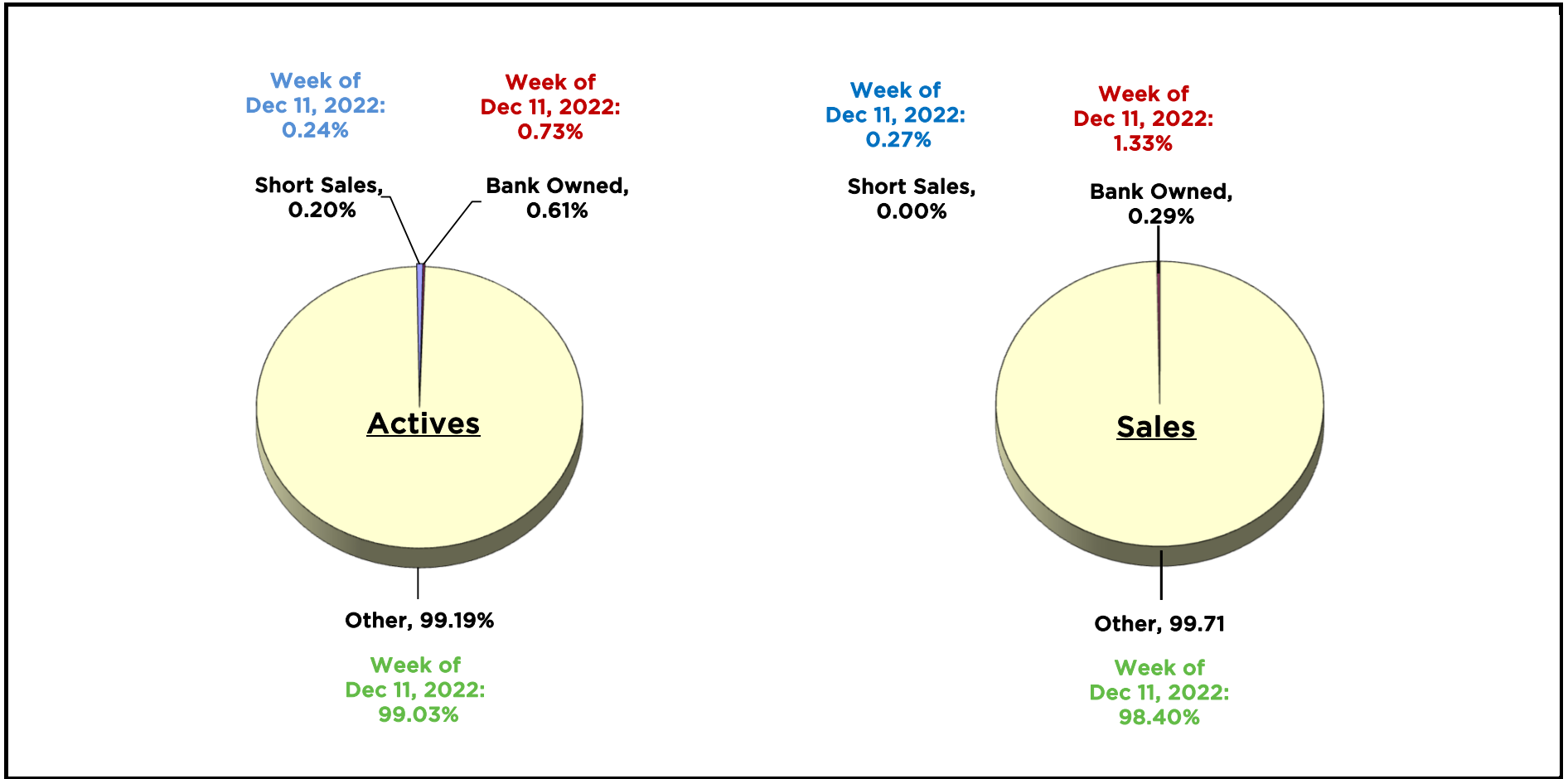
Withdrawn



	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	12/10
Norm	109	95	130	106	106	98	103	148	108	110	98	149	115	125	85	161	110	121
BO	0	0	0	0	0	0	0	0	0	0	1	1	0	1	1	1	2	0
SS	0	1	3	0	1	1	1	0	0	0	2	2	1	2	0	0	2	0



Single Family Homes





Monday Morning Quarterback
12/10/2023 - 12/16/2023
Lake, Orange, Osceola & Seminole Counties

There are 3 Single Family Homes available for the Median Price of \$406,000 (± \$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		1	\$406,000	3.0	2.0	1,504	\$269.95
Longwood (East)	32750	1	\$406,000	3.0	2.0	1,504	\$269.95
Orange County		1	\$406,000	4.0	2.0	2,026	\$200.39
Hiawassee	32818	1	\$406,000	4.0	2.0	2,026	\$200.39
Osceola County		1	\$405,999	4.0	2.0	1,859	\$218.40
St Cloud / Harmony	34773	1	\$405,999	4.0	2.0	1,859	\$218.40

Monday Morning Quarterback
12/10/2023 - 12/16/2023
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	109	43	18	29	8	9	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	109	43	18	29	8	9	2
Active Listings	2,537	838	383	658	385	260	13
Bank Owned	7	3	3	0	0	1	0
Short Sales	1	0	0	1	0	0	0
Other	2,529	835	380	657	385	259	13
Months of Inventory	5.37	4.50	4.91	5.24	11.11	6.67	1.50

List Price

Average Original List Price	\$343,618	\$197,197	\$286,706	\$366,045	\$449,875	\$623,433	\$1,994,500
Average Final List Price	\$336,225	\$192,660	\$276,311	\$356,331	\$436,000	\$619,989	\$1,994,500

Sale Price

Average Price	\$326,204	\$184,795	\$269,939	\$347,678	\$426,250	\$612,333	\$1,873,750
Median Price	\$272,500	\$190,000	\$269,000	\$340,000	\$420,000	\$560,000	\$1,873,750

Price Differences

Original to Final List Price	-\$7,393	-\$4,537	-\$10,395	-\$9,714	-\$13,875	-\$3,444	\$0
Original List to Sale Price - \$	-\$17,414	-\$12,402	-\$16,767	-\$18,367	-\$23,625	-\$11,100	-\$120,750
Final List to Sale Price - \$	-\$10,021	-\$7,865	-\$6,372	-\$8,653	-\$9,750	-\$7,656	-\$120,750
Original List to Sale Price - %	94.93%	93.71%	94.15%	94.98%	94.75%	98.22%	93.95%
Final List to Sale Price - %	97.02%	95.92%	97.69%	97.57%	97.76%	98.77%	93.95%

Days on the Market

Avg Days Listing to Contract	56	54	79	58	64	10	33
Combined Avg Days to Contract	57	54	88	58	64	10	33
Avg Days Listing to Closing	86	82	110	86	102	40	70
Avg Days Contract to Close	30	28	31	28	37	30	36.5

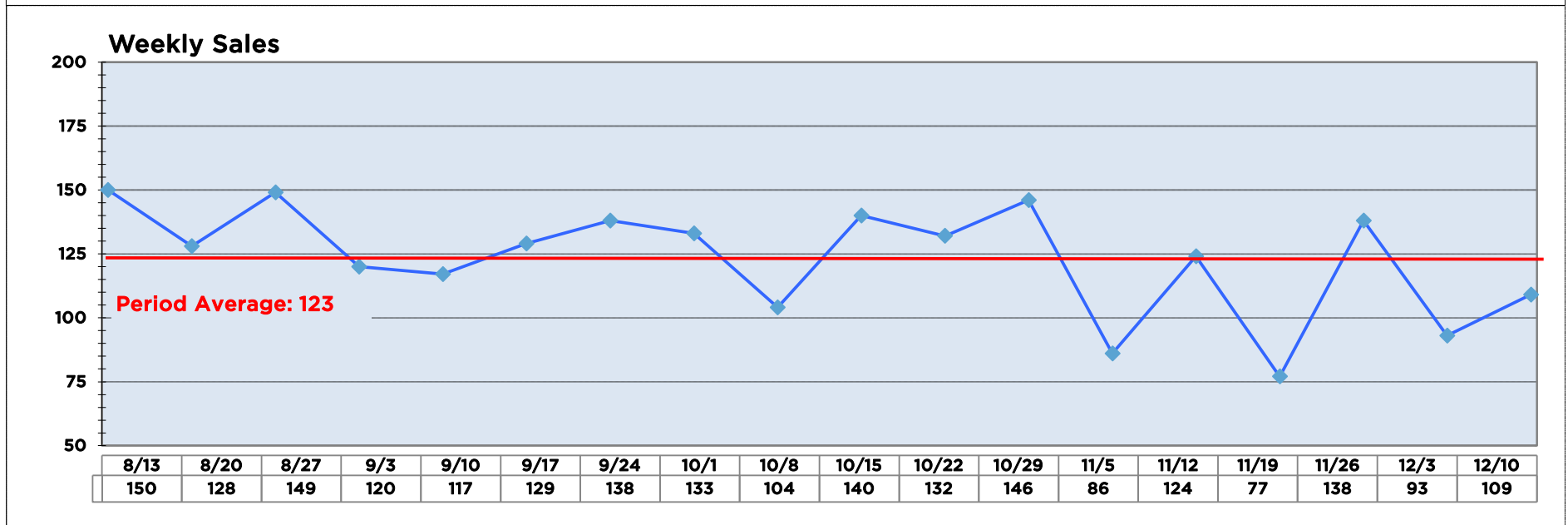
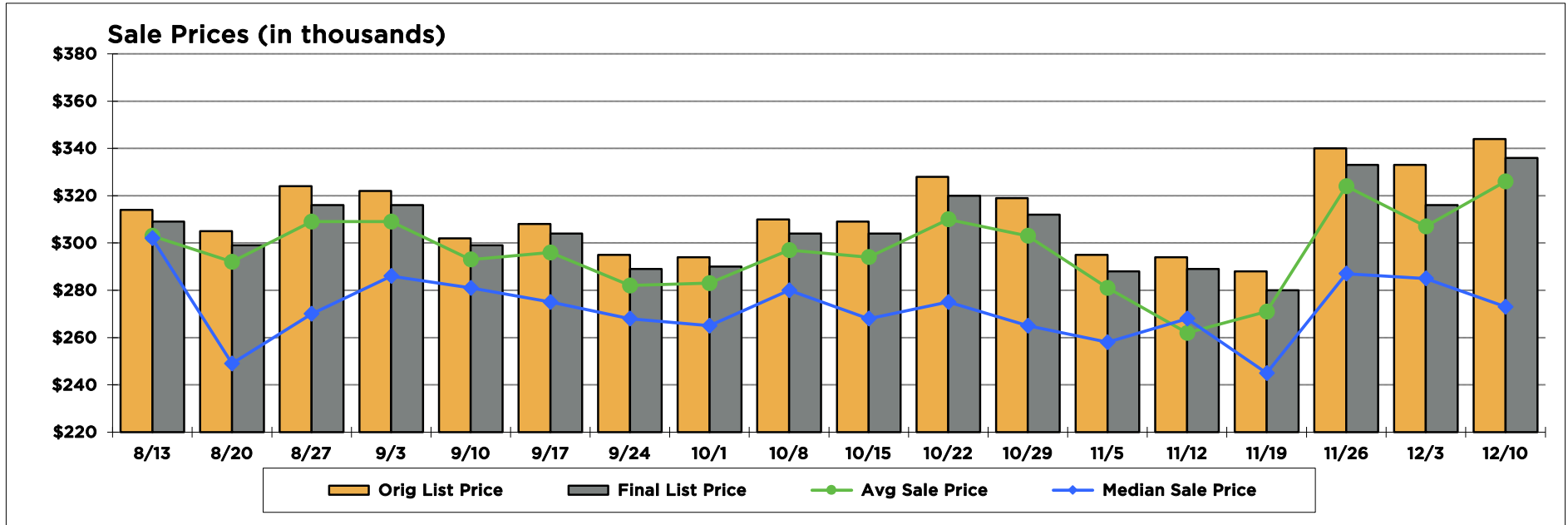
Beds / Baths

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

Square Footage

Average Square Feet	1,343	951	1,306	1,577	1,784	1,952	2,179
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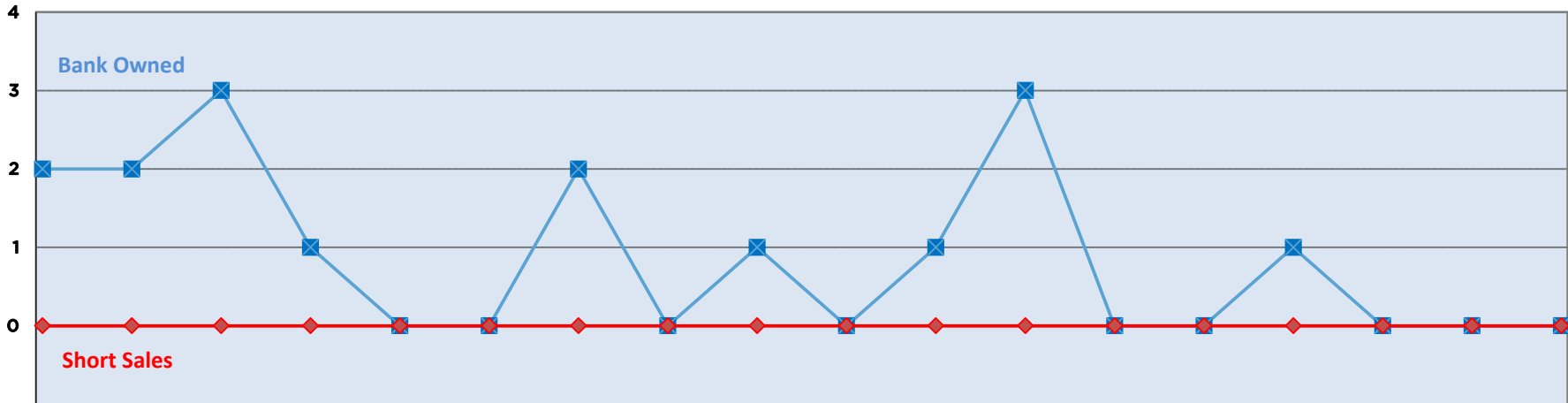
Condos, Townhomes, Villas





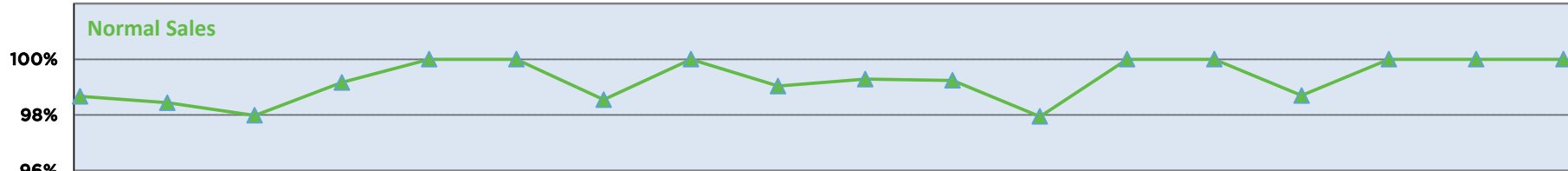
Condos, Townhomes, Villas

Foreclosure Sales

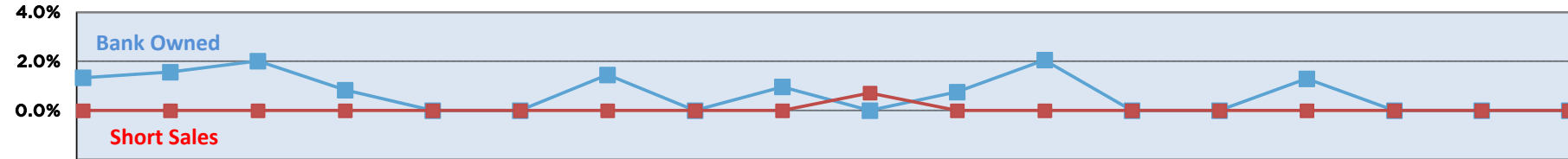


	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10
BO	2	2	3	1	0	0	2	0	1	0	1	3	0	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	8/13	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	12/10
Normal	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	100.00

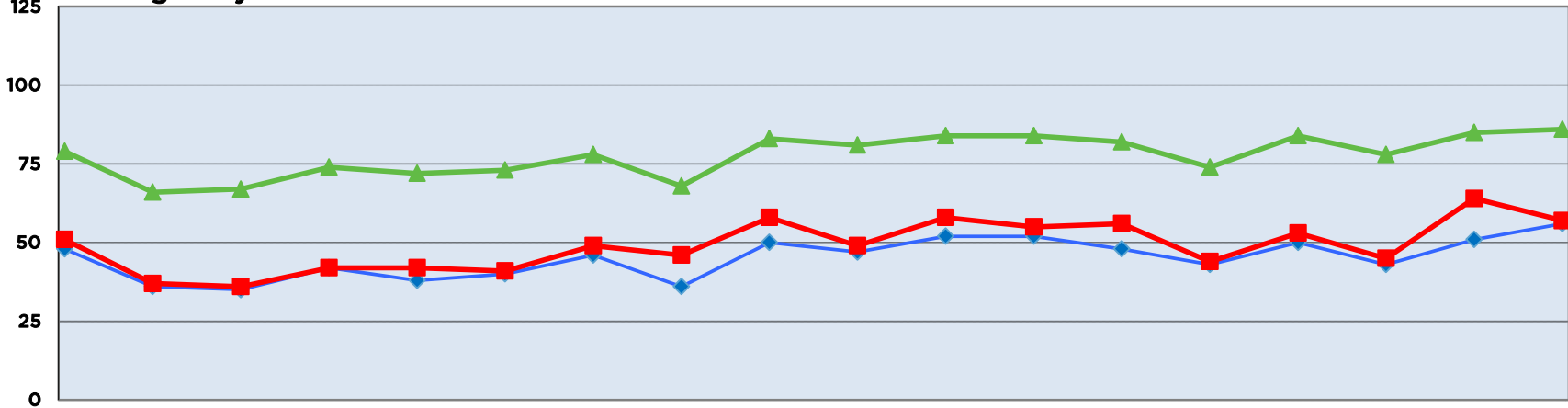


	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10
BO	1.33%	1.56%	2.01%	0.83%	0.00%	0.00%	1.45%	0.00%	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%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

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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

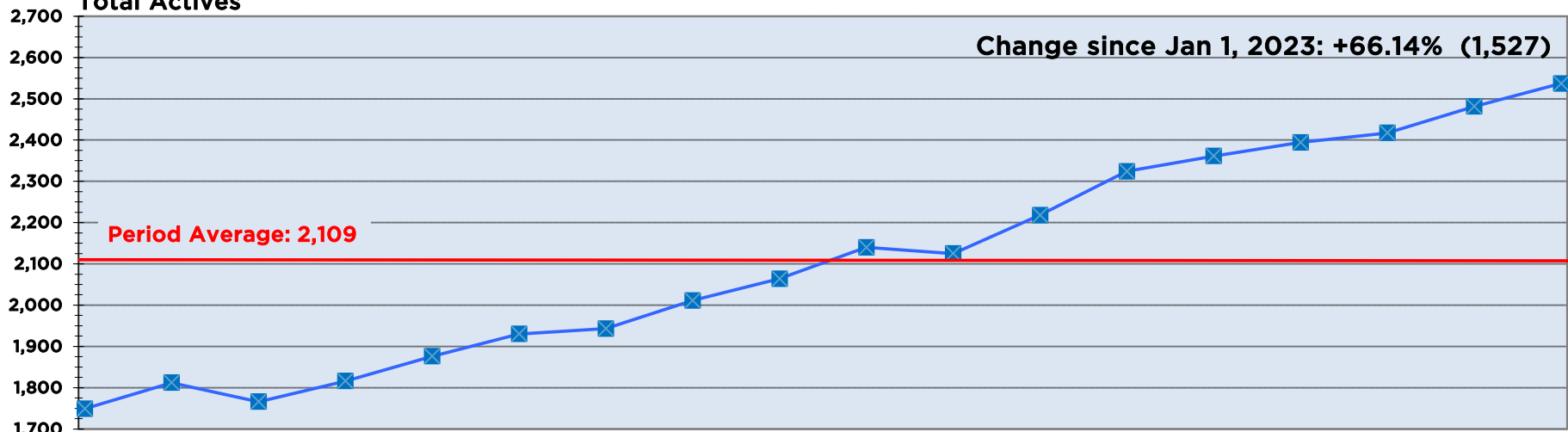
Average Days on Market



ListToContract	48	36	35	42	38	40	46	36	50	47	52	52	48	43	50	43	51	56
CombDaysOnMkt	51	37	36	42	42	41	49	46	58	49	58	55	56	44	53	45	64	57
ListToClose	79	66	67	74	72	73	78	68	83	81	84	84	82	74	84	78	85	86

Total Actives

Change since Jan 1, 2023: +66.14% (1,527)

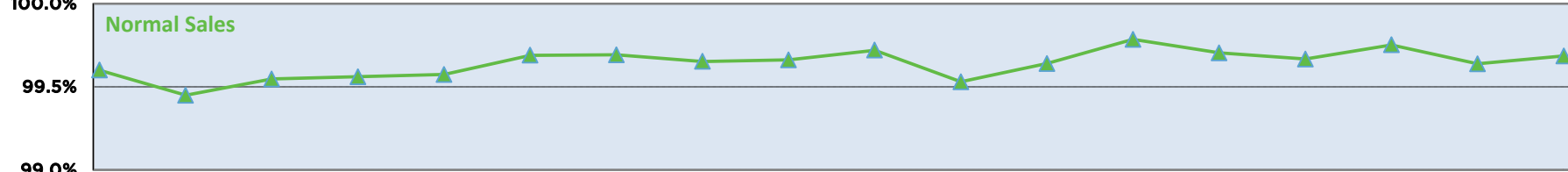


Total Actives	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537
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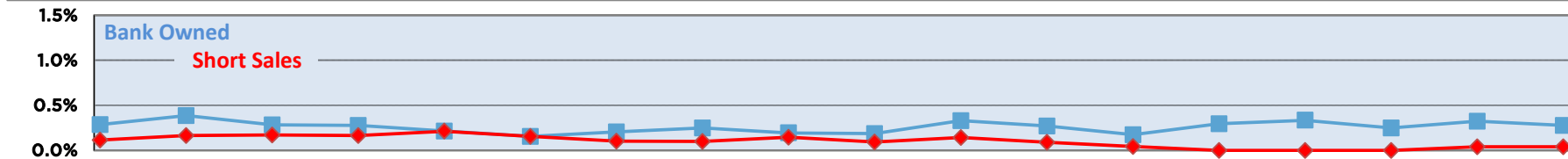


Condos, Townhomes, Villas

Percentage of Actives

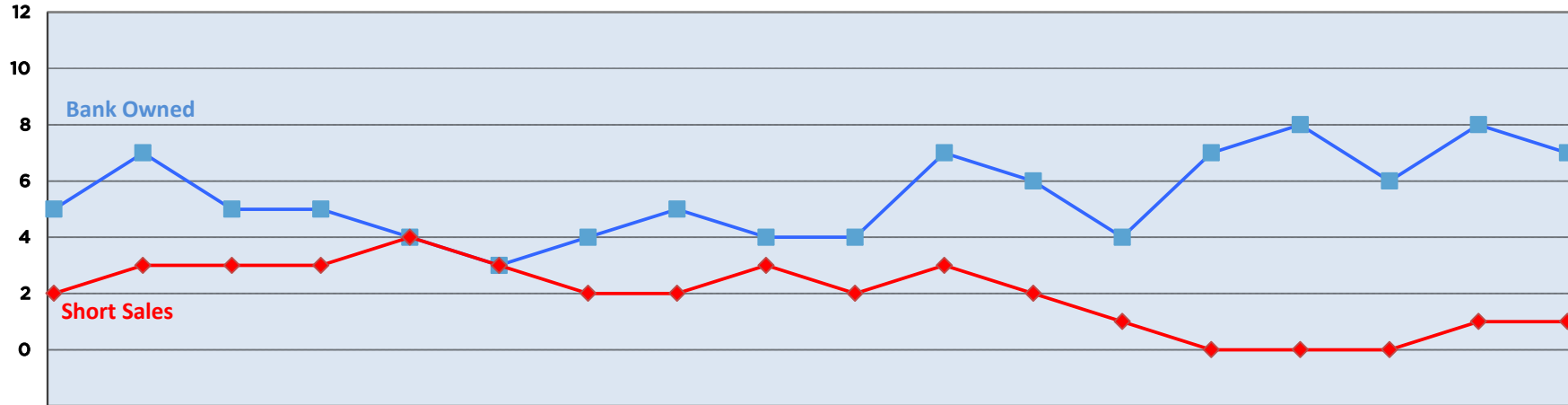


Date	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10
Normal	99.60%	99.45%	99.55%	99.56%	99.57%	99.69%	99.69%	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%



Date	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	12/10
BO	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%	0.28%
SS	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%	0.04%

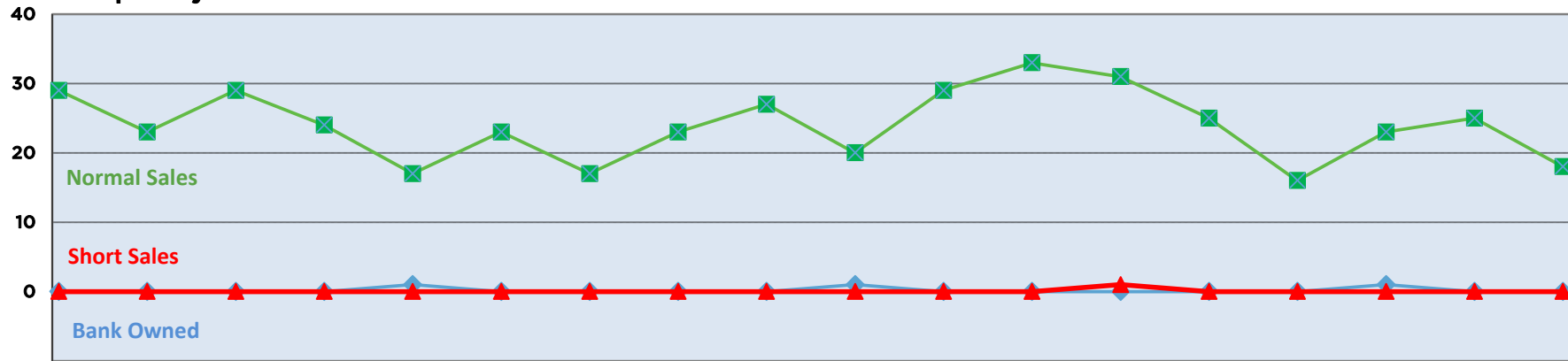
Active Foreclosures



Date	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	12/10
BO	5	7	5	5	4	3	4	5	4	4	7	6	4	7	8	6	8	7
SS	2	3	3	3	4	3	2	2	3	2	3	2	1	0	0	0	1	1

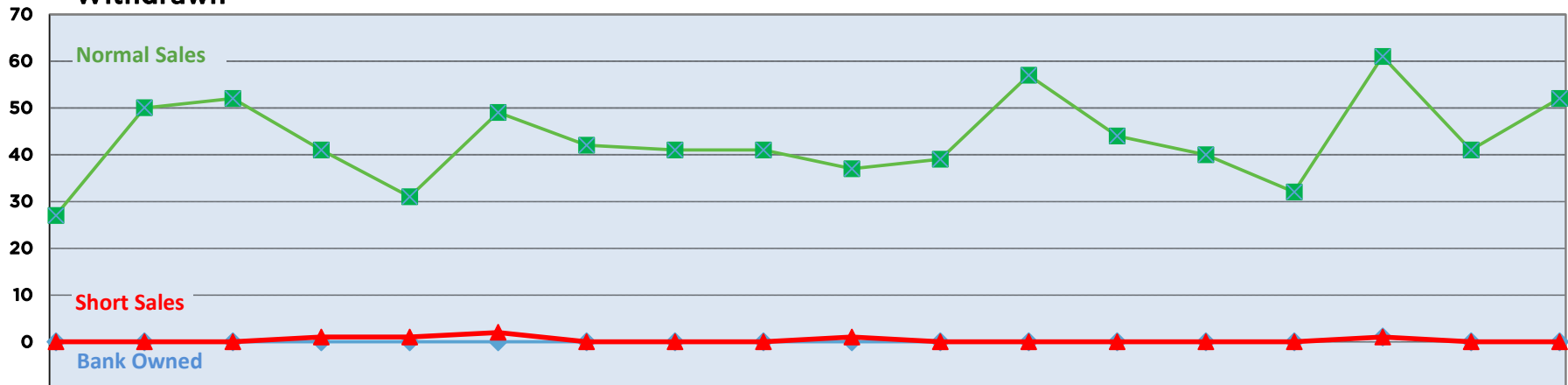
Condos, Townhomes, Villas

Temporary Off Market



	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	12/10
Norm	29	23	29	24	17	23	17	23	27	20	29	33	31	25	16	23	25	18
BO	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

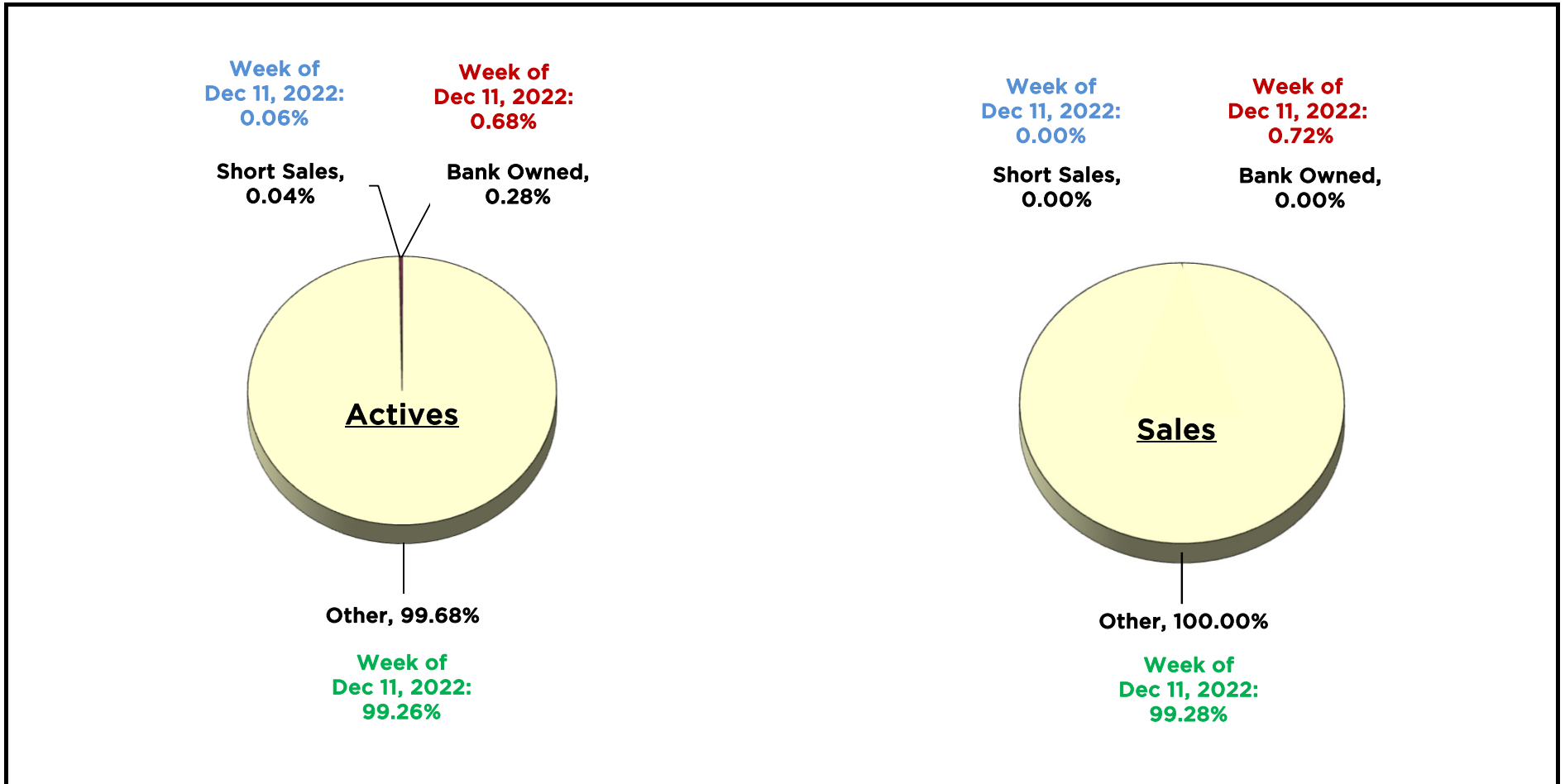
Withdrawn



	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	12/10
Norm	27	50	52	41	31	49	42	41	41	37	39	57	44	40	32	61	41	52
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SS	0	0	0	1	1	2	0	0	0	1	0	0	0	0	0	1	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
12/10/2023 - 12/16/2023
Lake, Orange, Osceola & Seminole Counties

There are 3 Condos, Villas, or Townhomes available for the Median Price of \$272,500 (± \$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							
Casselberry	32707	1	\$272,000	3.0	2.0	1,443	\$188.50
Orange County		2	\$272,500	2.0	2.0	1,023	\$266.37
Union Park / Chickasaw	32829	1	\$273,000	2.0	2.0	987	\$276.60
Hunters Creek	32837	1	\$272,000	2.0	2.0	1,059	\$256.85