



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of December 17, 2023 - December 23, 2023

Single-family existing homes

- Sales of single-family homes increased to 361 during the week of December 17, from 348 the week prior
- The median price of single family homes increased to \$415,000, a change of 2.2%
- The number of single-family home foreclosure transactions increased to 3 from 1 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 163, and now sits at 5,453

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 126 during the week of December 17, from 109 the week prior
- The median price of condos, townhomes, and villas decreased to \$265,500 a change of -2.6%
- 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 decreased by 2, and now sits at 2,535

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

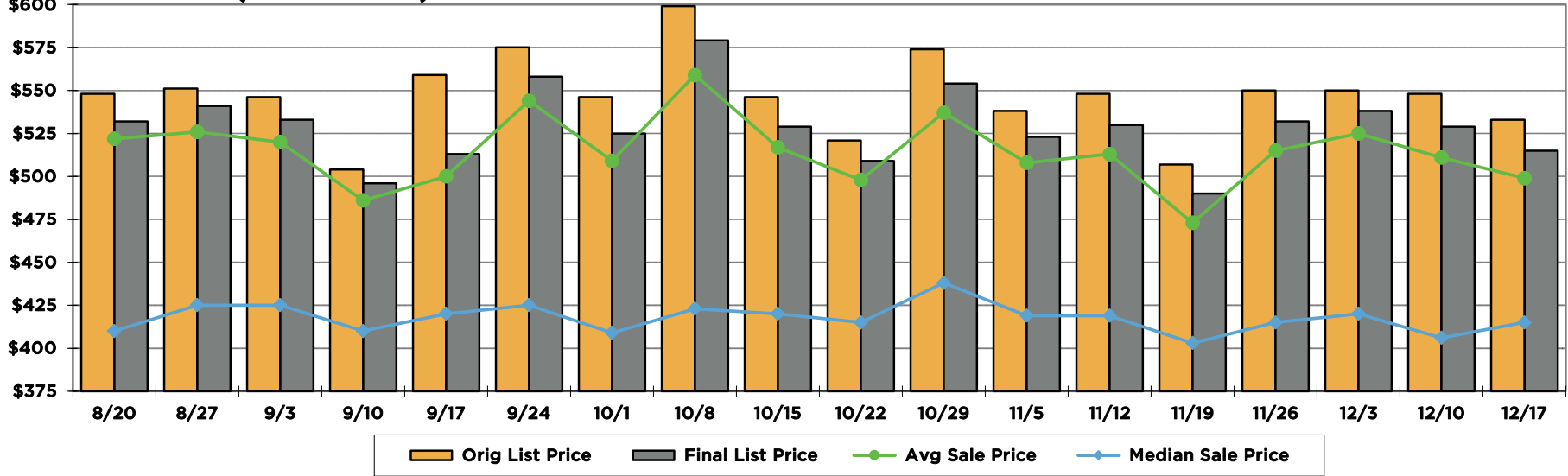
Monday Morning Quarterback
12/17/2023 - 12/23/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

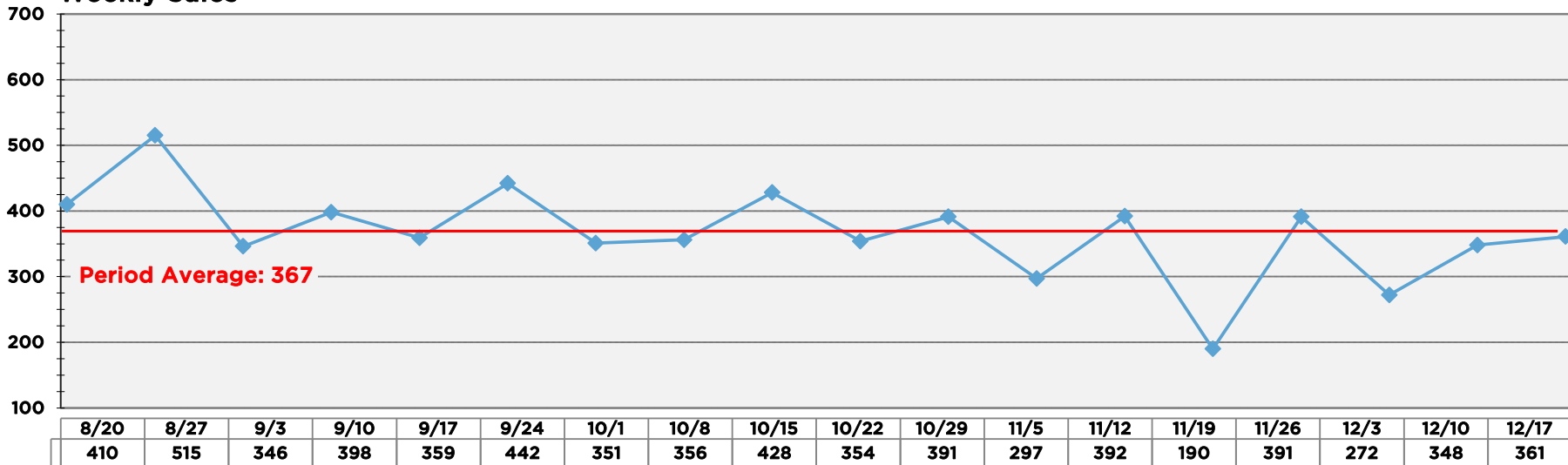
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	361	40	33	94	80	96	18
Bank Owned	3	1	0	0	2	0	0
Short Sales	0	0	0	0	0	0	0
Other	358	39	33	94	78	96	18
Active Listings	5,453	328	284	1,142	1,143	2,023	533
Bank Owned	34	8	4	12	1	9	0
Short Sales	11	2	2	5	1	1	0
Other	5,408	318	278	1,125	1,141	2,013	533
Months of Inventory	3.49	1.89	1.99	2.80	3.30	4.86	6.83
<u>List Price</u>							
Average Original List Price	\$532,900	\$219,992	\$282,879	\$367,376	\$476,629	\$717,439	\$1,816,921
Average Final List Price	\$515,162	\$213,305	\$279,476	\$358,893	\$457,969	\$687,318	\$1,770,149
<u>Sale Price</u>							
Average Price	\$499,254	\$202,009	\$272,194	\$350,341	\$444,882	\$666,593	\$1,702,917
Median Price	\$415,000	\$214,500	\$275,000	\$350,950	\$445,000	\$635,000	\$1,600,000
<u>Price Differences</u>							
Original to Final List Price	-\$17,738	-\$6,687	-\$3,403	-\$8,483	-\$18,660	-\$30,121	-\$46,772
Original List to Sale Price - \$	-\$33,646	-\$17,983	-\$10,685	-\$17,035	-\$31,747	-\$50,846	-\$114,004
Final List to Sale Price - \$	-\$15,908	-\$11,296	-\$7,282	-\$8,552	-\$13,087	-\$20,725	-\$67,232
Original List to Sale Price - %	93.69%	91.83%	96.22%	95.36%	93.34%	92.91%	93.73%
Final List to Sale Price - %	96.91%	94.70%	97.39%	97.62%	97.14%	96.98%	96.20%
<u>Days on the Market</u>							
Avg Days Listing to Contract	50	36	48	51	52	55	44
Combined Avg Days to Contract	53	36	48	55	54	60	44
Avg Days Listing to Closing	81	60	84	81	84	90	70
Avg Days Contract to Close	32	25	36	30	31	34	36
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	3	4	5
Average Full Baths	2	1	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,019	1,115	1,304	1,581	1,973	2,670	4,365

Single Family Homes

Sale Prices (in thousands)



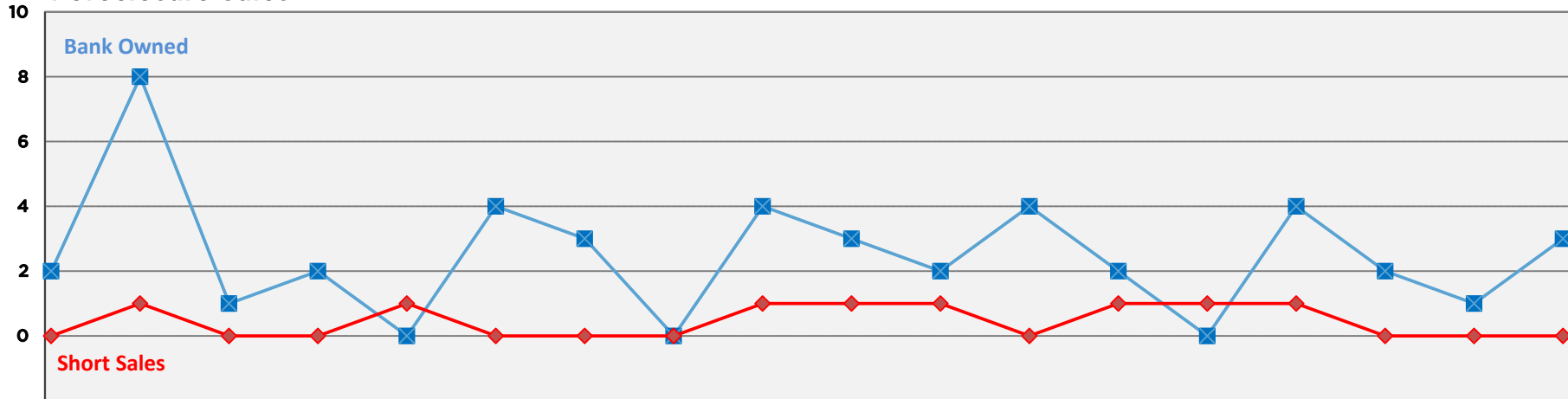
Weekly Sales





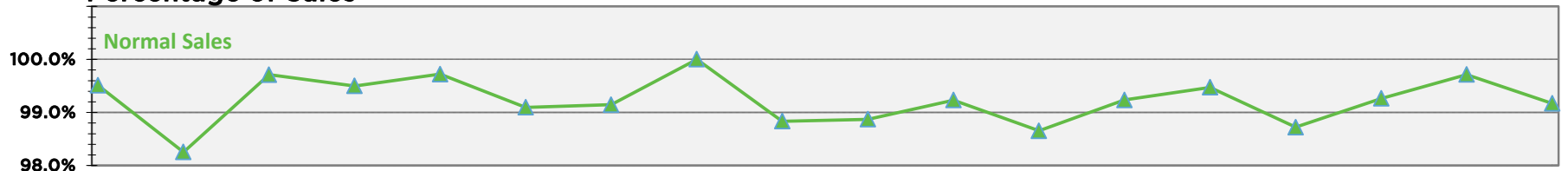
Single Family Homes

Foreclosure Sales

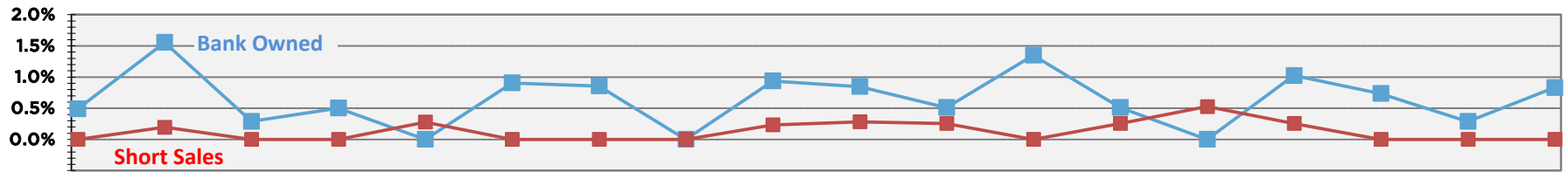


	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17
BO	2	8	1	2	0	4	3	0	4	3	2	4	2	0	4	2	1	3
SS	0	1	0	0	1	0	0	0	1	1	1	0	1	1	1	0	0	0

Percentage of Sales



	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	12/17
Normal	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%	99.17%

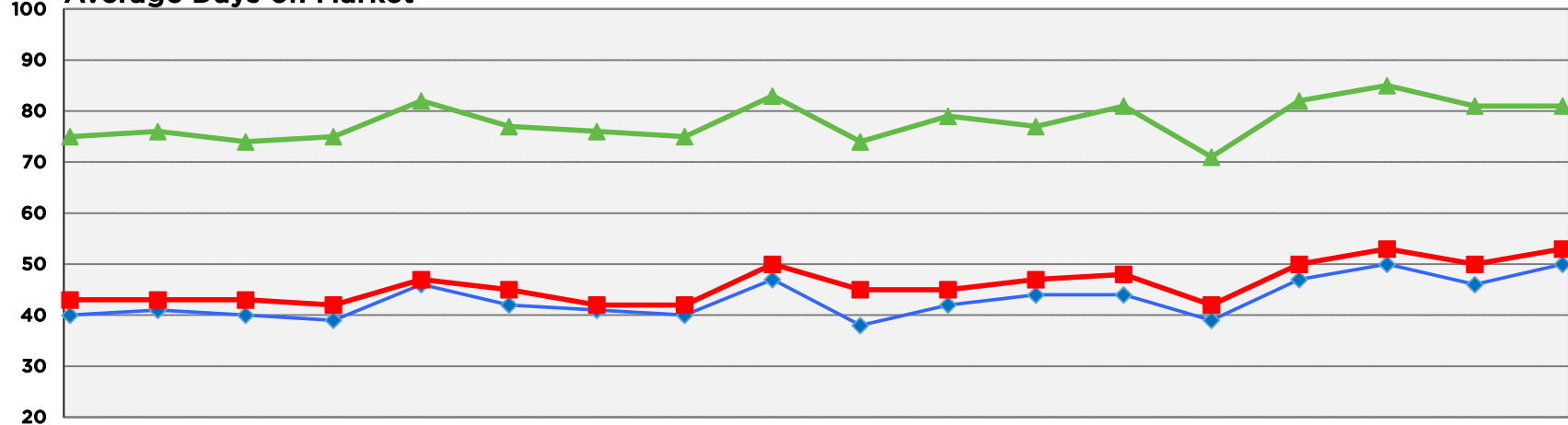


	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17
BO	0.49%	1.55%	0.29%	0.50%	0.00%	0.90%	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%
SS	0.00%	0.19%	0.00%	0.00%	0.28%	0.00%	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%



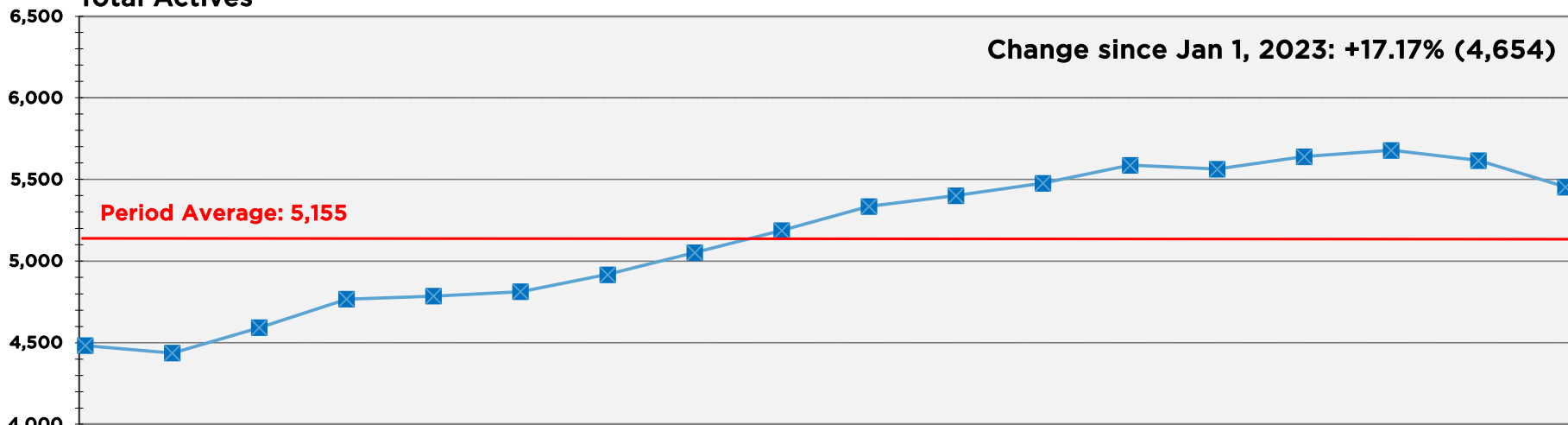
Single Family Homes

Average Days on Market



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

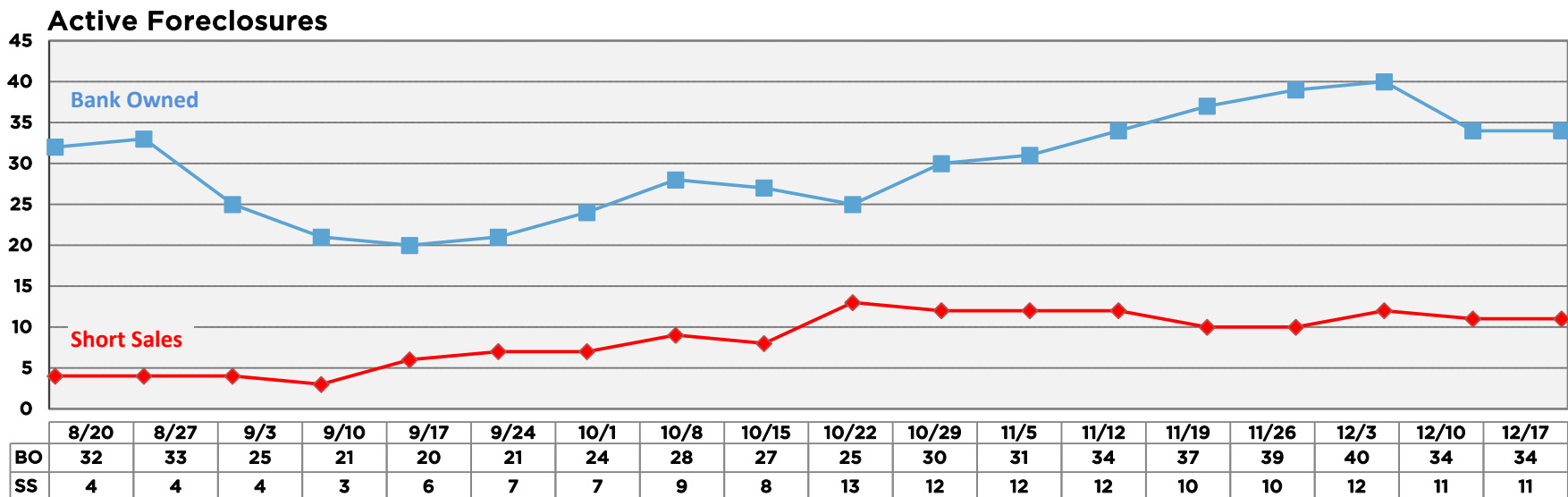
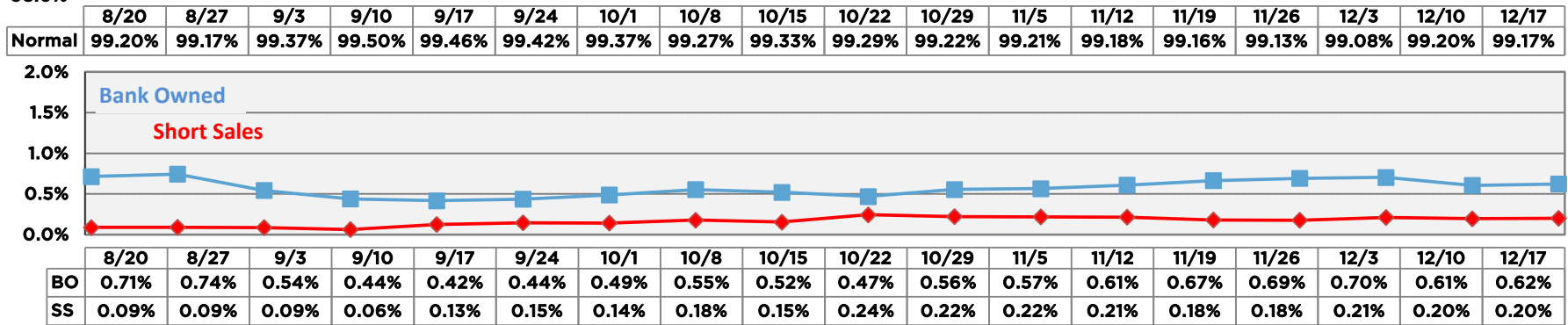
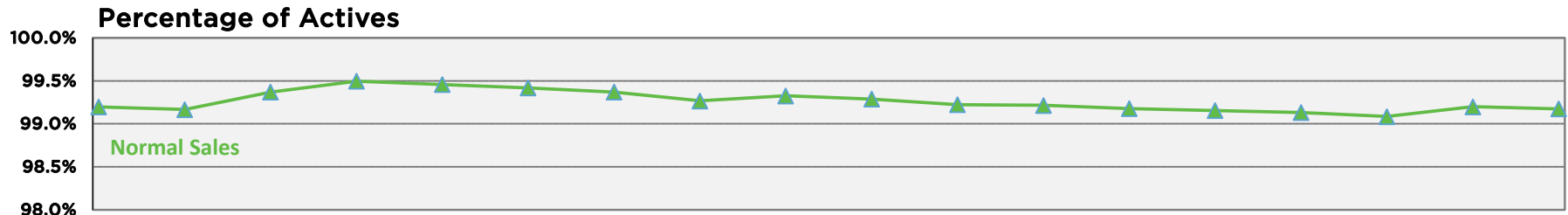
Total Actives



	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	12/17
Total Actives	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	5,453

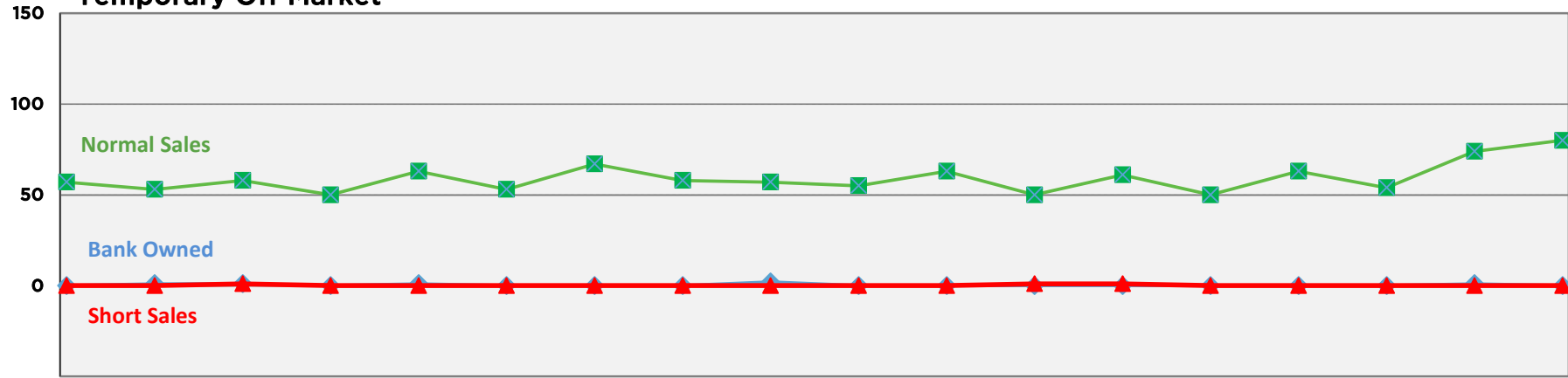


Single Family Homes



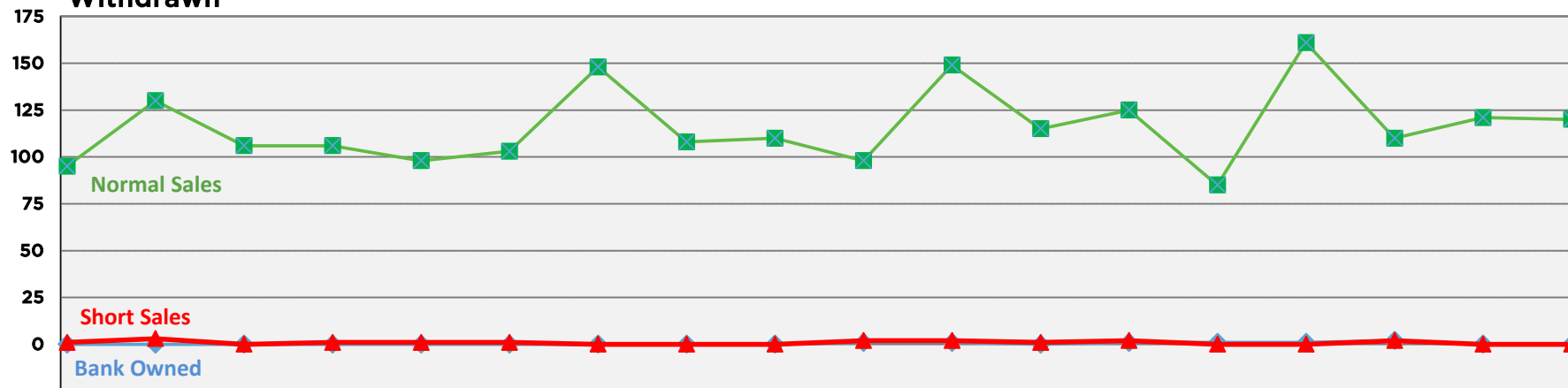
Single Family Homes

Temporary Off Market



	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	12/17
Norm	57	53	58	50	63	53	67	58	57	55	63	50	61	50	63	54	74	80
BO	0	1	1	0	1	0	0	0	2	0	0	0	0	0	0	0	1	0
SS	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0

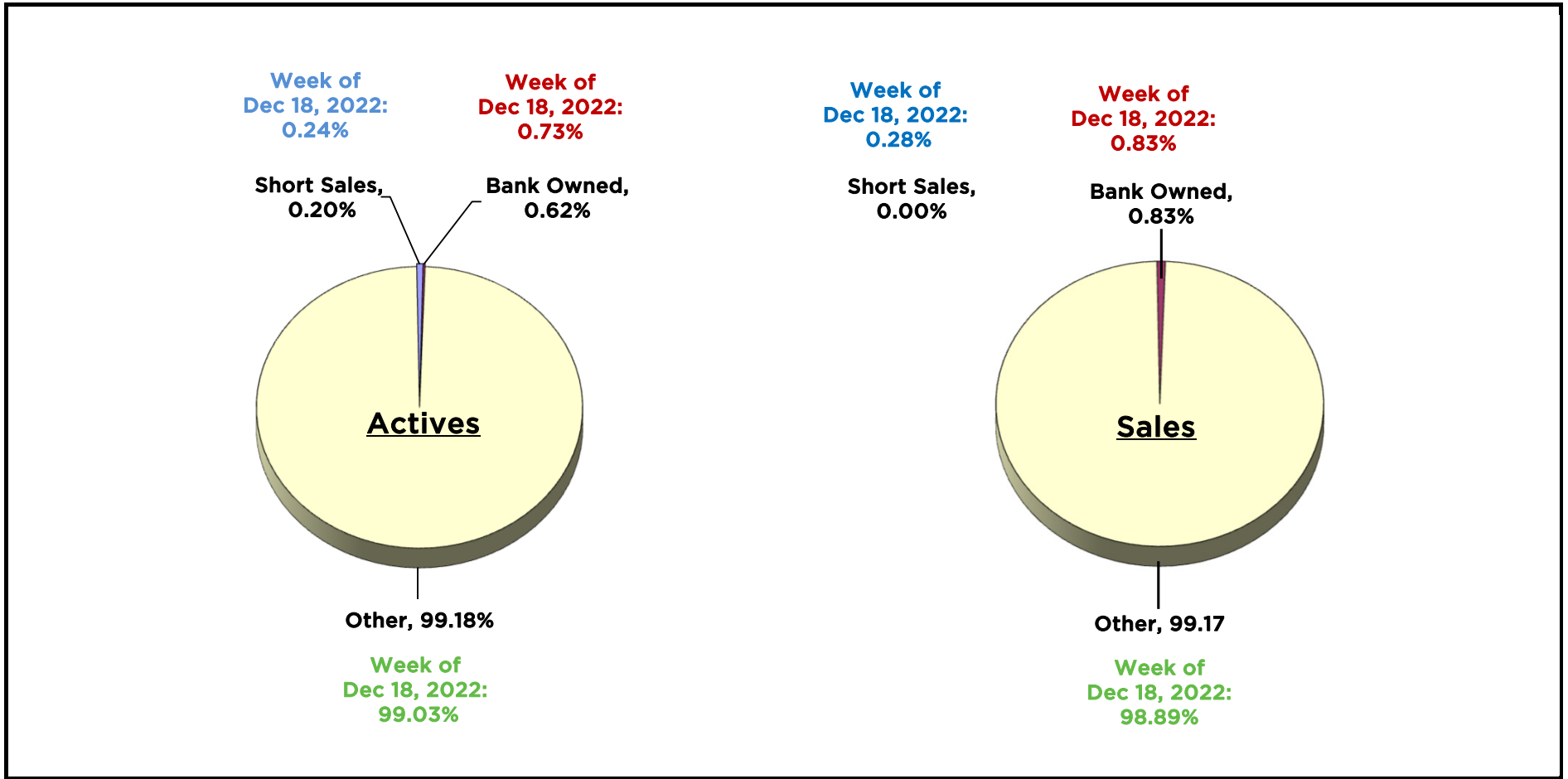
Withdrawn



	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	12/17
Norm	95	130	106	106	98	103	148	108	110	98	149	115	125	85	161	110	121	120
BO	0	0	0	0	0	0	0	0	0	1	1	0	1	1	1	2	0	0
SS	1	3	0	1	1	1	0	0	0	2	2	1	2	0	0	2	0	0



Single Family Homes



Monday Morning Quarterback
12/17/2023 - 12/23/2023
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		6	\$414,983	3.2	2.0	1,510	\$274.88
Altamonte Springs (East)	32701	1	\$415,000	3.0	2.0	1,611	\$257.60
Casselberry	32707	1	\$414,900	3.0	2.0	1,442	\$287.73
Winter Springs / Tuskawilla	32708	2	\$415,000	3.0	2.0	1,352	\$307.07
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		12	\$415,025	3.1	2.2	1,669	\$248.72
Apopka / Hunt Club	32703	1	\$415,000	3.0	2.0	1,917	\$216.48
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
Azalea Park	32807	1	\$414,900	3.0	2.0	1,660	\$249.94
Union Park	32817	1	\$415,000	3.0	3.0	1,562	\$265.69
Hiawassee	32818	1	\$415,000	3.0	2.0	1,735	\$239.19
Taft	32824	1	\$415,500	3.0	2.0	1,201	\$345.96
Research Park	32826	1	\$415,000	4.0	2.0	2,052	\$202.24
Waterford Lakes	32828	1	\$415,000	3.0	2.0	1,540	\$269.48
Hunters Creek	32837	1	\$415,000	3.0	2.0	1,706	\$243.26
Pine Castle / Edgewood	32839	1	\$414,900	3.0	3.0	1,836	\$225.98
Ocoee	34761	1	\$415,000	3.0	2.0	1,352	\$306.95
Osceola County		16	\$414,993	3.7	2.3	1,927	\$215.41
Kissimmee / Buena Ventura Lakes	34743	4	\$414,973	4.0	2.5	1,815	\$228.64
Kissimmee (East)	34744	2	\$415,000	3.5	2.0	1,875	\$221.39
Kissimmee (West) / Pleasant Hill	34746	1	\$415,000	4.0	2.0	2,184	\$190.02
Kissimmee / Celebration	34747	1	\$415,000	3.0	2.0	1,349	\$307.64
Kissimmee / Poinciana	34758	1	\$415,000	4.0	2.0	1,704	\$243.54
St Cloud / Narcoossee	34771	2	\$415,000	3.0	2.0	2,076	\$199.95
St Cloud / Canoe Creek	34772	3	\$415,000	3.7	2.0	2,006	\$206.91
St Cloud / Harmony	34773	2	\$415,000	4.0	3.0	2,206	\$188.17
Lake County		7	\$414,957	3.4	2.3	1,773	\$234.04
Lady Lake / The Villages	32159	1	\$415,000	3.0	2.0	1,724	\$240.72
Grand Island	32735	1	\$415,000	4.0	2.0	2,286	\$181.54
Mount Dora	32757	1	\$414,900	3.0	2.0	1,560	\$265.96
Clermont (Central)	34711	1	\$414,900	4.0	3.0	1,698	\$244.35
Clermont (South)	34714	2	\$414,950	3.5	2.5	1,776	\$233.71
Groveland	34736	1	\$415,000	3.0	2.0	1,592	\$260.68

Monday Morning Quarterback
12/17/2023 - 12/23/2023
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	126	59	20	20	16	9	2
Bank Owned	1	0	0	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	125	59	20	20	16	8	2
Active Listings	2,535	847	382	656	371	265	14
Bank Owned	7	3	3	0	0	1	0
Short Sales	1	0	0	1	0	0	0
Other	2,527	844	379	655	371	264	14
Months of Inventory	4.64	3.31	4.41	7.57	5.35	6.80	1.62

List Price

Average Original List Price	\$358,118	\$199,913	\$299,290	\$365,723	\$472,894	\$601,932	\$3,522,000
Average Final List Price	\$349,334	\$192,237	\$286,110	\$351,513	\$462,863	\$607,988	\$3,522,000

Sale Price

Average Price	\$339,948	\$185,357	\$277,450	\$340,725	\$448,150	\$596,503	\$3,497,500
Median Price	\$265,500	\$176,500	\$274,500	\$339,500	\$447,500	\$600,000	\$3,497,500

Price Differences

Original to Final List Price	-\$8,784	-\$7,676	-\$13,180	-\$14,210	-\$10,031	\$6,056	\$0
Original List to Sale Price - \$	-\$18,170	-\$14,556	-\$21,840	-\$24,998	-\$24,744	-\$5,429	-\$24,500
Final List to Sale Price - \$	-\$9,386	-\$6,880	-\$8,660	-\$10,788	-\$14,713	-\$11,485	-\$24,500
Original List to Sale Price - %	94.93%	92.72%	92.70%	93.16%	94.77%	99.10%	99.30%
Final List to Sale Price - %	97.31%	96.42%	96.97%	96.93%	96.82%	98.11%	99.30%

Days on the Market

Avg Days Listing to Contract	58	55	46	80	51	77	4
Combined Avg Days to Contract	61	57	48	80	66	77	4
Avg Days Listing to Closing	87	83	73	108	88	115	31
Avg Days Contract to Close	30	28	27	28	36	38	26.5

Beds / Baths

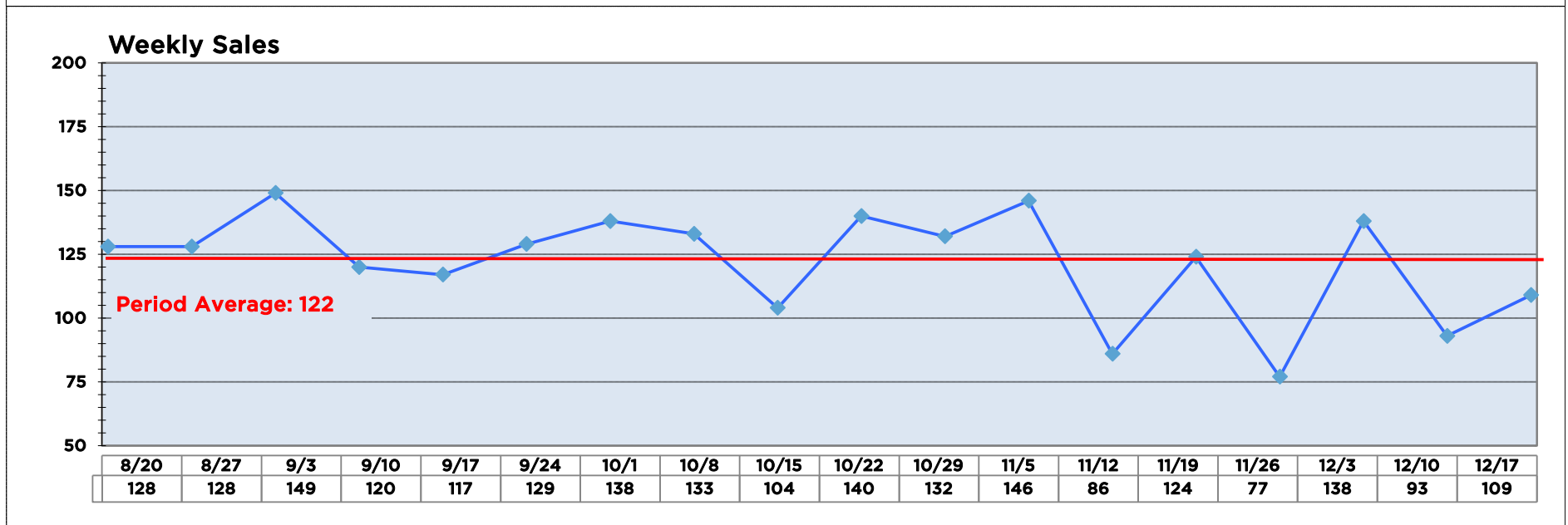
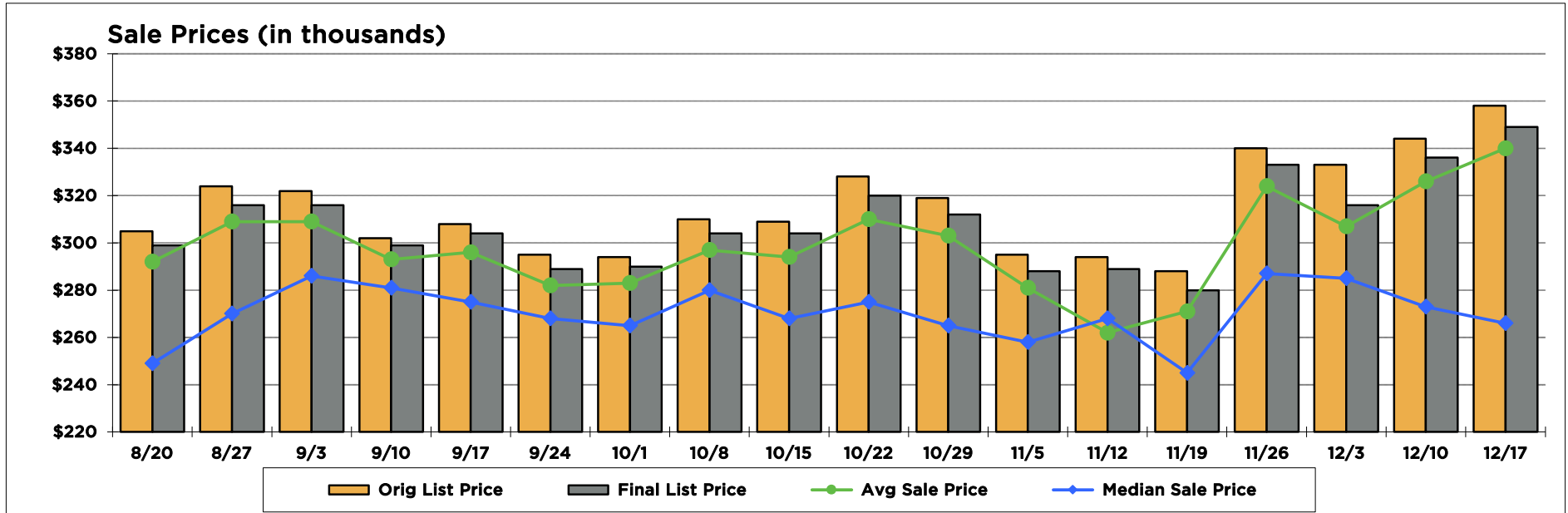
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	0	1	1	1	1

Square Footage

Average Square Feet	1,344	977	1,333	1,557	1,822	2,033	3,212
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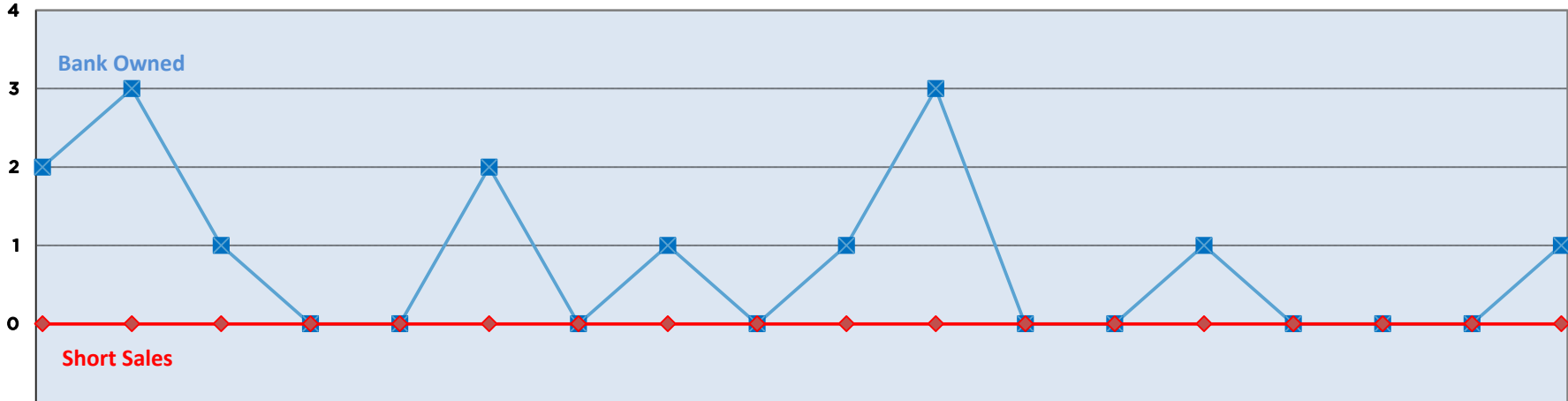
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Condos, Townhomes, Villas



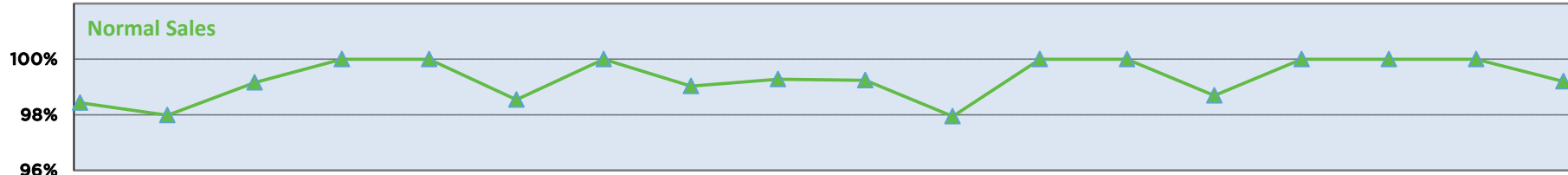
Condos, Townhomes, Villas

Foreclosure Sales

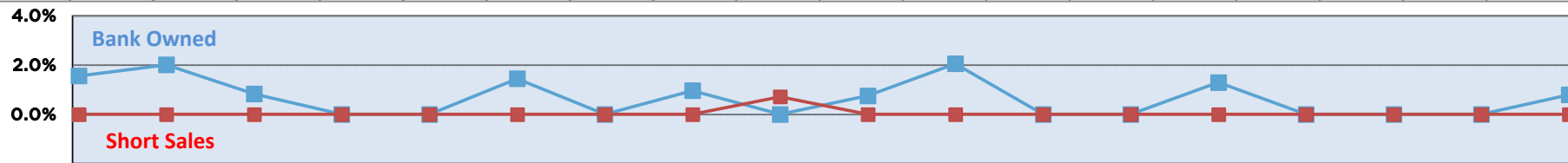


	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17
BO	2	3	1	0	0	2	0	1	0	1	3	0	0	1	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	12/17
Normal	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%	99.21%

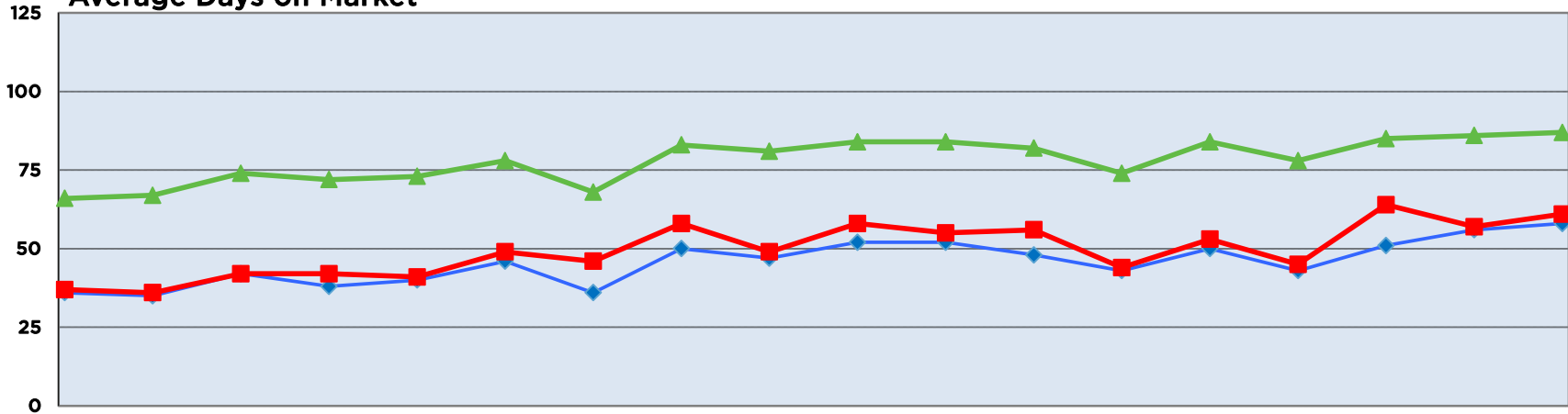


	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17
BO	1.56%	2.01%	0.83%	0.00%	0.00%	1.45%	0.00%	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



Condos, Townhomes, Villas

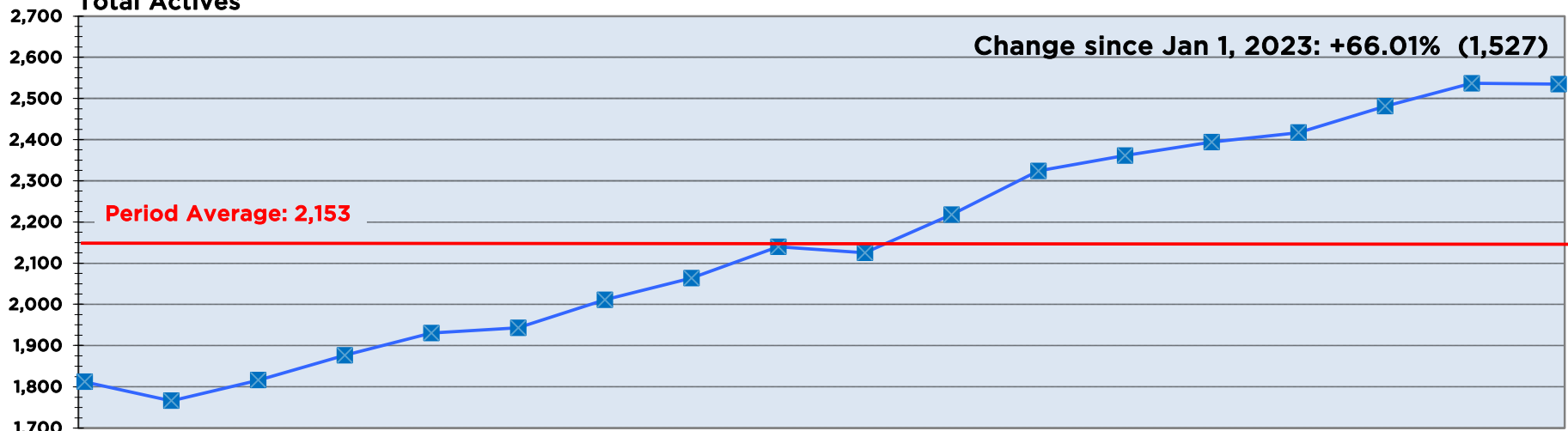
Average Days on Market



ListToContract	36	35	42	38	40	46	36	50	47	52	52	48	43	50	43	51	56	58
CombDaysOnMkt	37	36	42	42	41	49	46	58	49	58	55	56	44	53	45	64	57	61
ListToClose	66	67	74	72	73	78	68	83	81	84	84	82	74	84	78	85	86	87

Total Actives

Change since Jan 1, 2023: +66.01% (1,527)

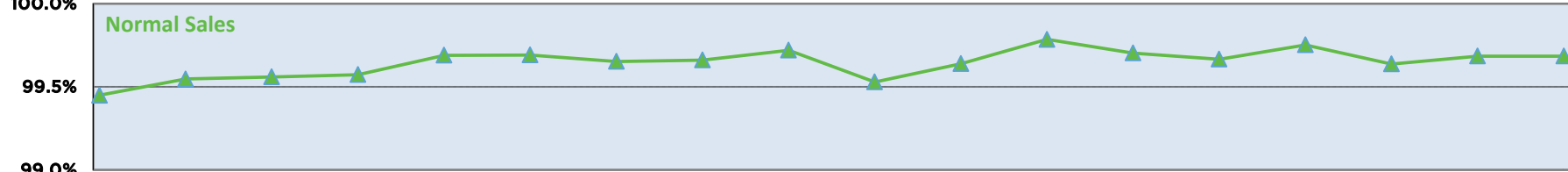


8/20	1,812	8/27	1,766	9/3	1,816	9/10	1,876	9/17	1,930	9/24	1,943	10/1	2,011	10/8	2,064	10/15	2,140	10/22	2,125	10/29	2,218	11/5	2,324	11/12	2,361	11/19	2,394	11/26	2,417	12/3	2,481	12/10	2,537	12/17	2,535
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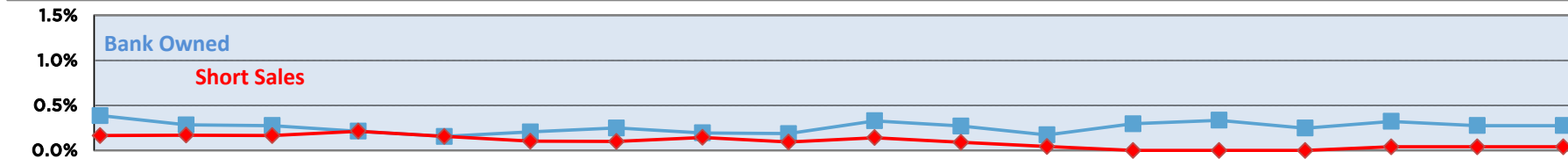
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Percentage of Actives

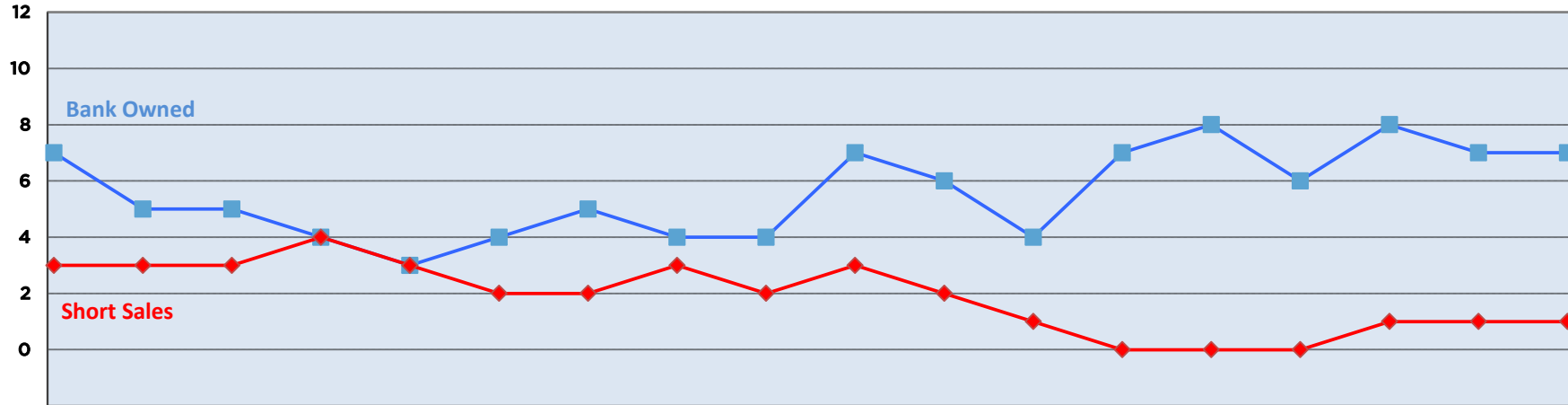


	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17
Normal	99.45%	99.55%	99.56%	99.57%	99.69%	99.69%	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%



	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	12/17
BO	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%	0.28%
SS	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%	0.04%

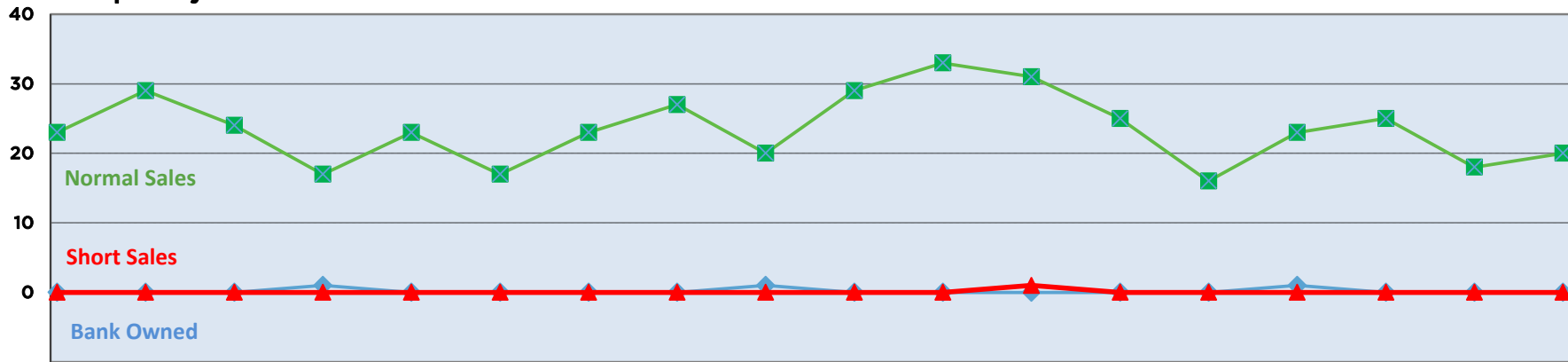
Active Foreclosures



	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	12/17
BO	7	5	5	4	3	4	5	4	4	7	6	4	7	8	6	8	7	7
SS	3	3	3	4	3	2	2	3	2	3	2	1	0	0	0	1	1	1

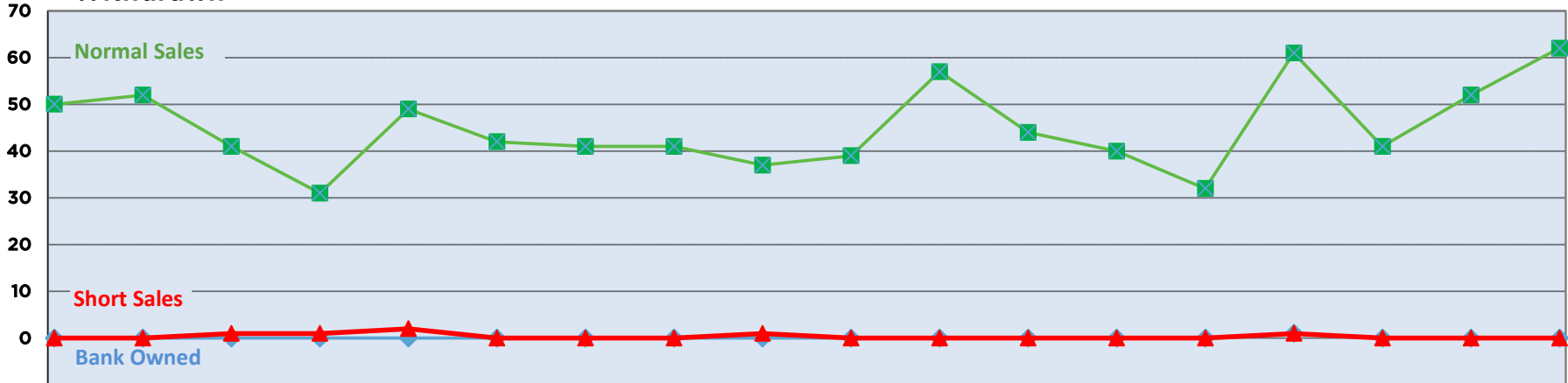
Condos, Townhomes, Villas

Temporary Off Market



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

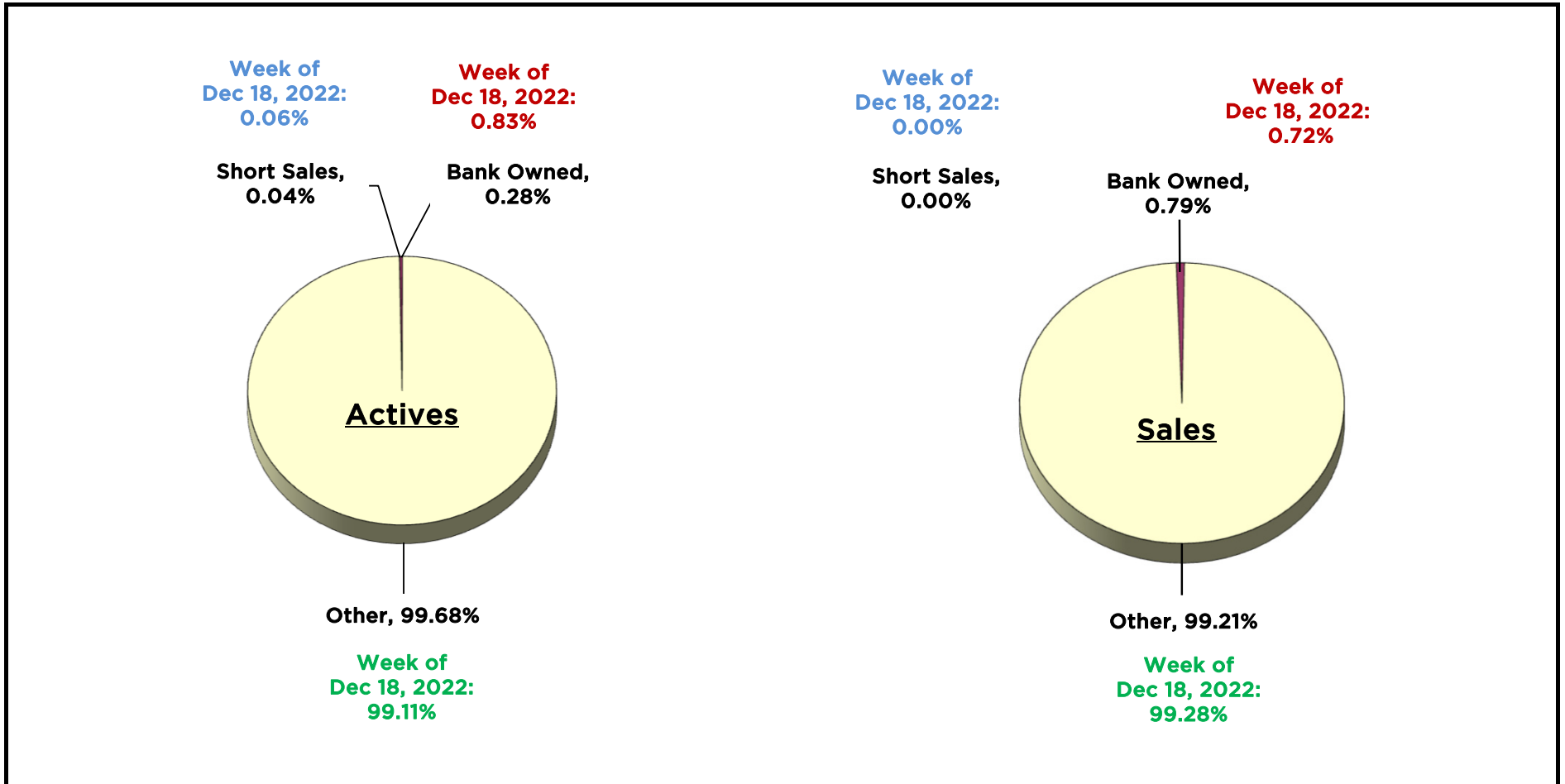
Withdrawn



	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	12/17
Norm	50	52	41	31	49	42	41	41	37	39	57	44	40	32	61	41	52	62
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	0	0	1	1	2	0	0	0	1	0	0	0	0	0	1	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
12/17/2023 - 12/23/2023
Lake, Orange, Osceola & Seminole Counties

There are 23 Condos, Villas, or Townhomes available for the Median Price of \$265,500 (± \$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		4	\$265,000	2.0	2.0	1,247	\$212.55
Altamonte Springs / Forest City	32714	1	\$265,000	2.0	2.0	1,209	\$219.19
Lake Mary / Heathrow	32746	2	\$265,000	2.0	2.0	1,320	\$200.76
Sanford / Lake Forest	32771	1	\$265,000	2.0	2.0	1,138	\$232.86
Orange County		13	\$265,101	2.1	2.0	1,162	\$228.05
Winter Park (West)	32789	1	\$265,000	2.0	2.0	956	\$277.20
Orlando (Downtown)	32801	3	\$265,333	2.0	2.0	1,192	\$222.53
Sand Lake / Bay Hill	32819	1	\$265,000	2.0	2.0	1,230	\$215.45
Williamsburg / Lake Bryan	32821	2	\$265,000	2.0	2.0	1,025	\$258.66
Ventura	32822	2	\$265,159	2.0	2.0	1,197	\$221.61
Union Park / Chickasaw	32829	1	\$265,000	2.0	2.0	987	\$268.49
Metro West / Orlo Vista	32835	1	\$265,000	3.0	2.0	1,634	\$162.18
Pine Castle / Edgewood	32839	2	\$265,000	2.0	2.0	1,143	\$231.85
Osceola County		6	\$265,000	3.0	2.0	1,253	\$211.52
Kissimmee (West) / Pleasant Hill	34746	4	\$265,000	3.0	2.0	1,237	\$214.27
Kissimmee / Celebration	34747	2	\$265,000	3.0	2.0	1,285	\$206.23