



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of December 24, 2023 - December 30, 2023

Single-family existing homes

- Sales of single-family homes decreased to 321 during the week of December 24, from 361 the week prior
- The median price of a single family home remains constant at \$415,000
- The number of single-family home foreclosure transactions remains constant at 3
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 136, and now sits at 5,317

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 105 during the week of December 24, from 126 the week prior
- The median price of condos, townhomes, and villas decreased to \$265,000 a change of -0.2%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 93, and now sits at 2,442

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

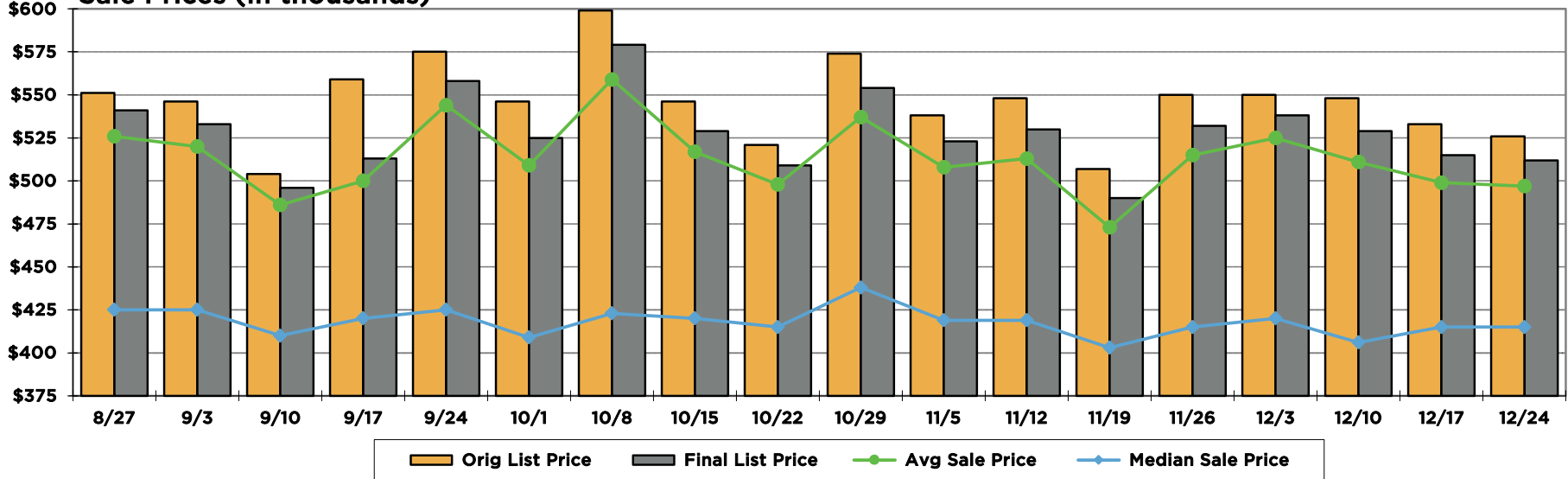
Monday Morning Quarterback
12/24/2023 - 12/30/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

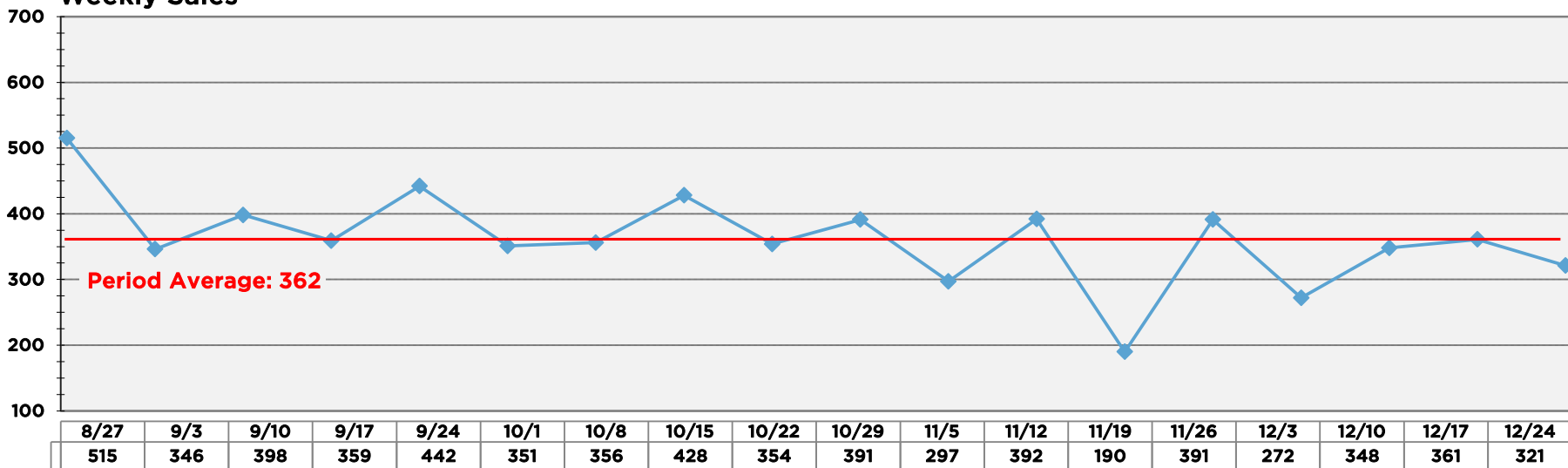
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	321	25	30	87	79	87	13
Bank Owned	3	1	0	1	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	318	24	30	86	78	87	13
Active Listings	5,317	316	278	1,113	1,102	1,988	520
Bank Owned	34	10	3	10	2	9	0
Short Sales	12	2	1	5	1	3	0
Other	5,271	304	274	1,098	1,099	1,976	520
Months of Inventory	3.82	2.92	2.14	2.95	3.22	5.27	9.23
<u>List Price</u>							
Average Original List Price	\$525,575	\$197,848	\$299,443	\$374,534	\$460,678	\$732,690	\$1,696,769
Average Final List Price	\$511,955	\$195,680	\$290,367	\$362,322	\$451,957	\$711,161	\$1,664,385
<u>Sale Price</u>							
Average Price	\$497,329	\$188,357	\$278,292	\$356,261	\$441,696	\$693,877	\$1,563,769
Median Price	\$415,000	\$190,000	\$285,000	\$356,100	\$435,000	\$683,400	\$1,365,000
<u>Price Differences</u>							
Original to Final List Price	-\$13,620	-\$2,168	-\$9,076	-\$12,212	-\$8,721	-\$21,529	-\$32,384
Original List to Sale Price - \$	-\$28,246	-\$9,491	-\$21,151	-\$18,273	-\$18,982	-\$38,813	-\$133,000
Final List to Sale Price - \$	-\$14,626	-\$7,323	-\$12,075	-\$6,061	-\$10,261	-\$17,284	-\$100,616
Original List to Sale Price - %	94.63%	95.20%	92.94%	95.12%	95.88%	94.70%	92.16%
Final List to Sale Price - %	97.14%	96.26%	95.84%	98.33%	97.73%	97.57%	93.95%
<u>Days on the Market</u>							
Avg Days Listing to Contract	49	27	47	55	53	48	43
Combined Avg Days to Contract	54	27	52	61	54	55	46
Avg Days Listing to Closing	85	54	79	98	87	83	70
Avg Days Contract to Close	36	27	36	43	34	35	27
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	3	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,061	1,059	1,445	1,581	2,053	2,723	4,251

Single Family Homes

Sale Prices (in thousands)

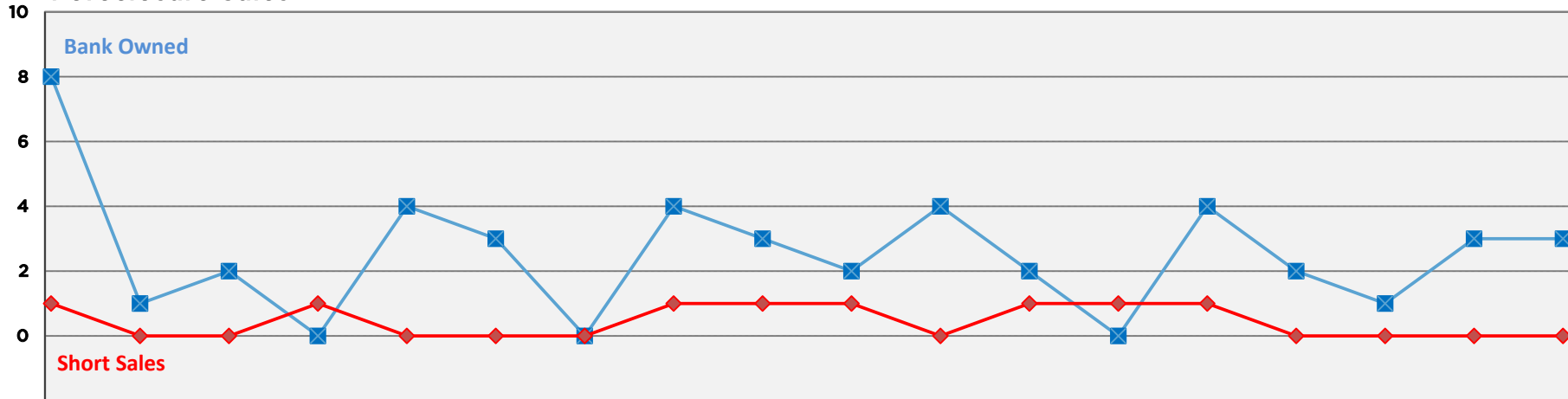


Weekly Sales



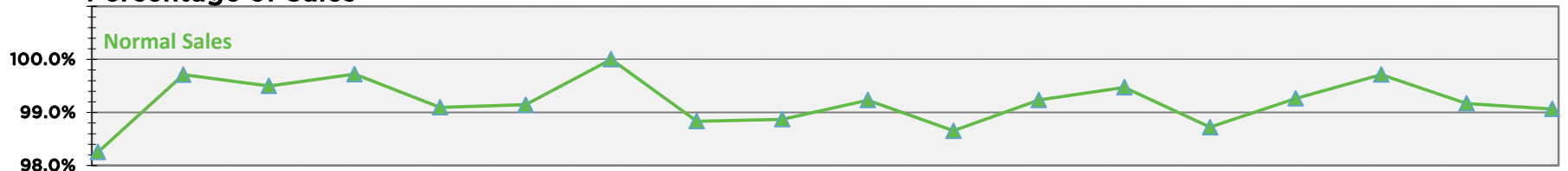
Single Family Homes

Foreclosure Sales

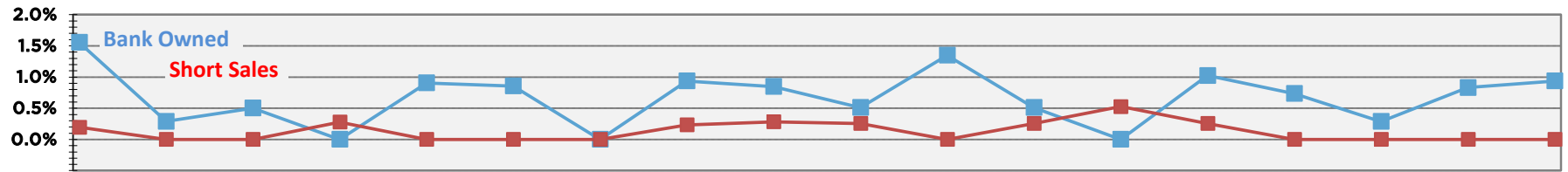


BO	8	1	2	0	4	3	0	4	3	2	4	2	0	4	2	1	3	3
SS	1	0	0	1	0	0	0	1	1	1	0	1	1	1	0	0	0	0

Percentage of Sales



Normal	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%	99.07%
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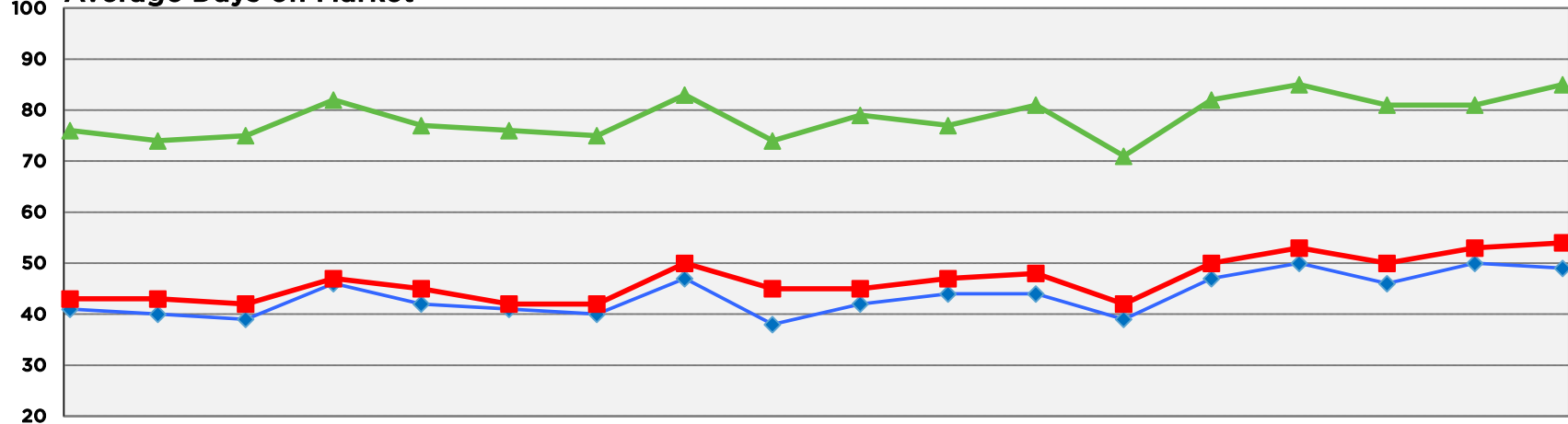


BO	1.55%	0.29%	0.50%	0.00%	0.90%	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%
SS	0.19%	0.00%	0.00%	0.28%	0.00%	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%



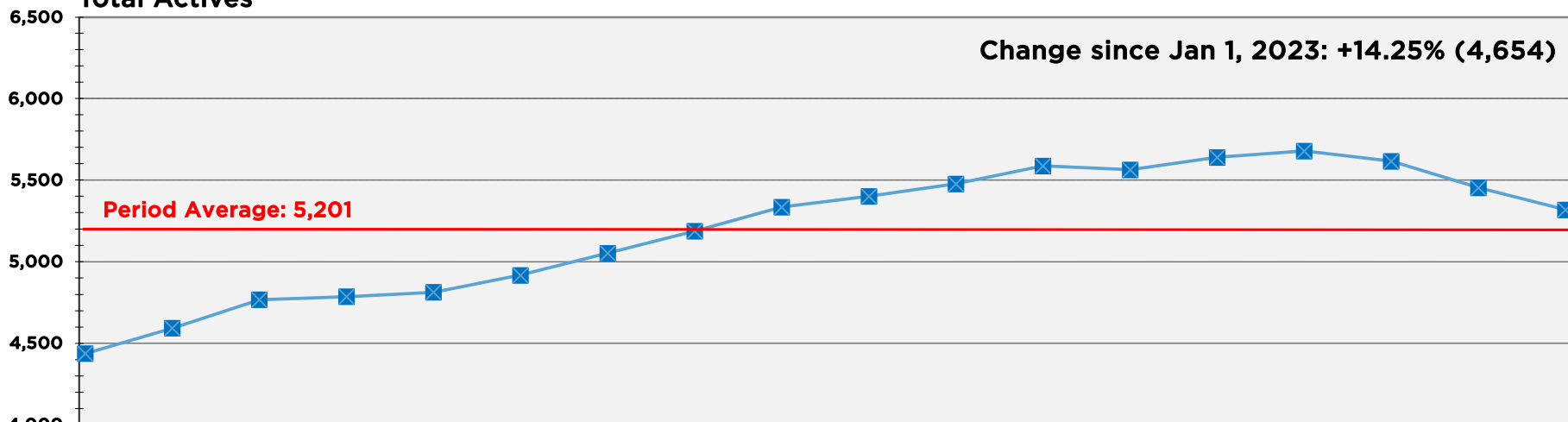
Single Family Homes

Average Days on Market



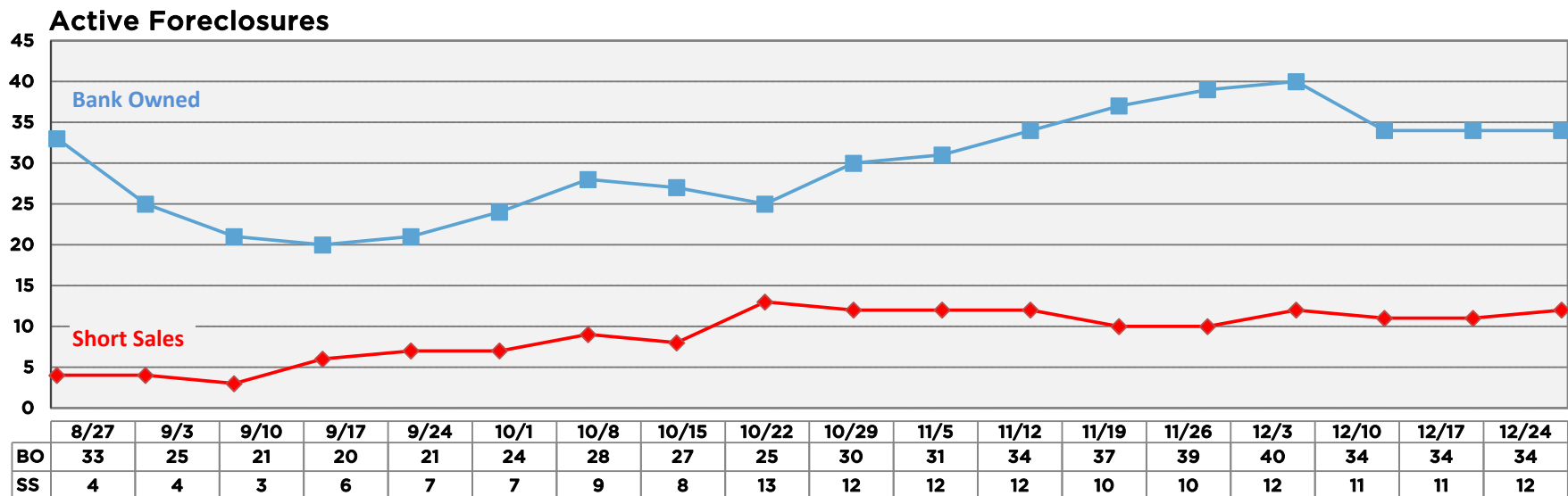
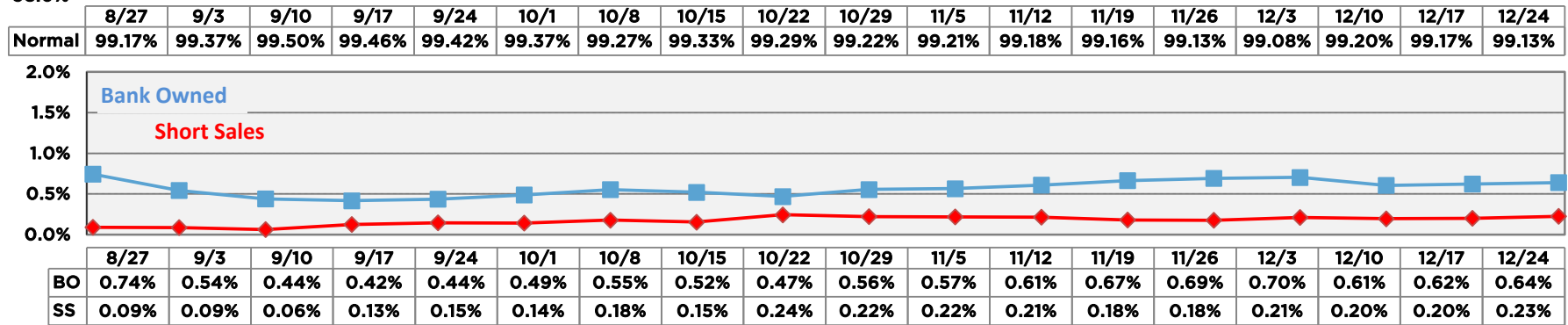
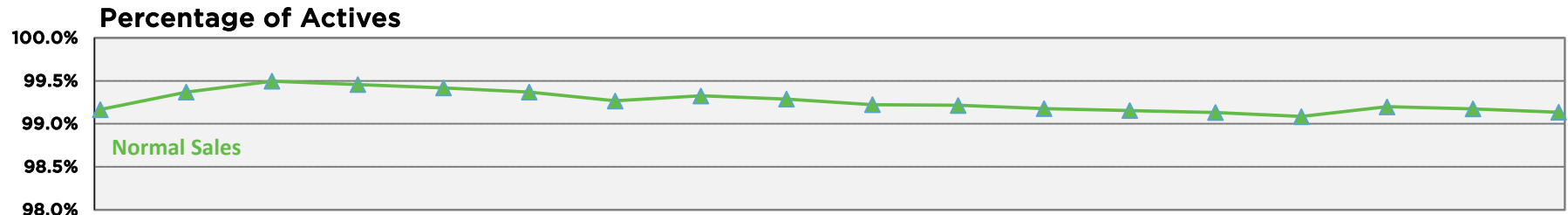
ListToContract	41	40	39	46	42	41	40	47	38	42	44	44	39	47	50	46	50	49
CombDaysOnMkt	43	43	42	47	45	42	42	50	45	45	47	48	42	50	53	50	53	54
ListToClose	76	74	75	82	77	76	75	83	74	79	77	81	71	82	85	81	81	85

Total Actives



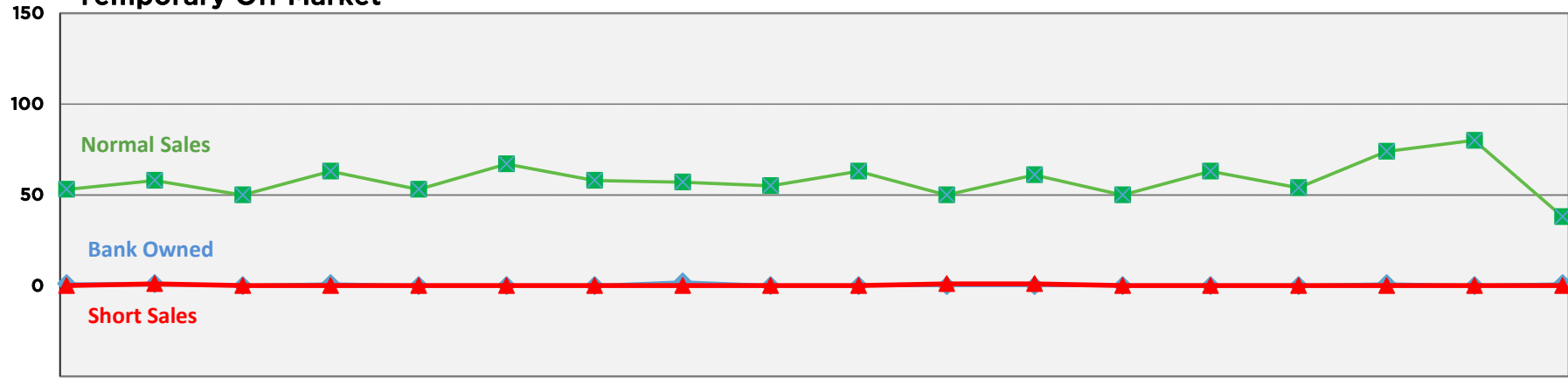
	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24
Total Actives	4,436	4,593	4,767	4,785	4,813	4,917	5,051	5,187	5,334	5,401	5,477	5,588	5,563	5,640	5,679	5,616	5,453	5,317

Single Family Homes



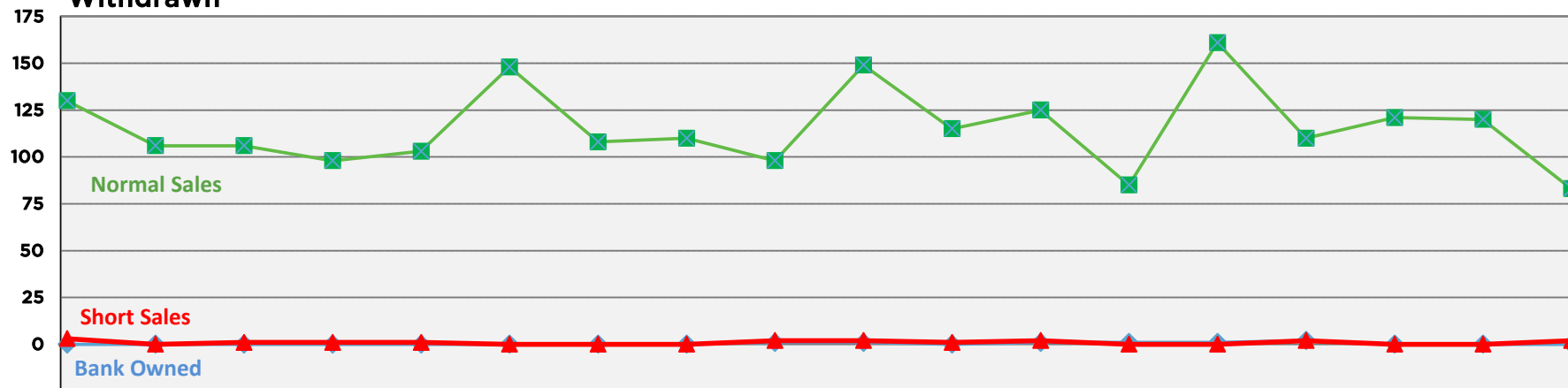
Single Family Homes

Temporary Off Market



	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	12/24
Norm	53	58	50	63	53	67	58	57	55	63	50	61	50	63	54	74	80	38
BO	1	1	0	1	0	0	0	2	0	0	0	0	0	0	0	1	0	1
SS	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0

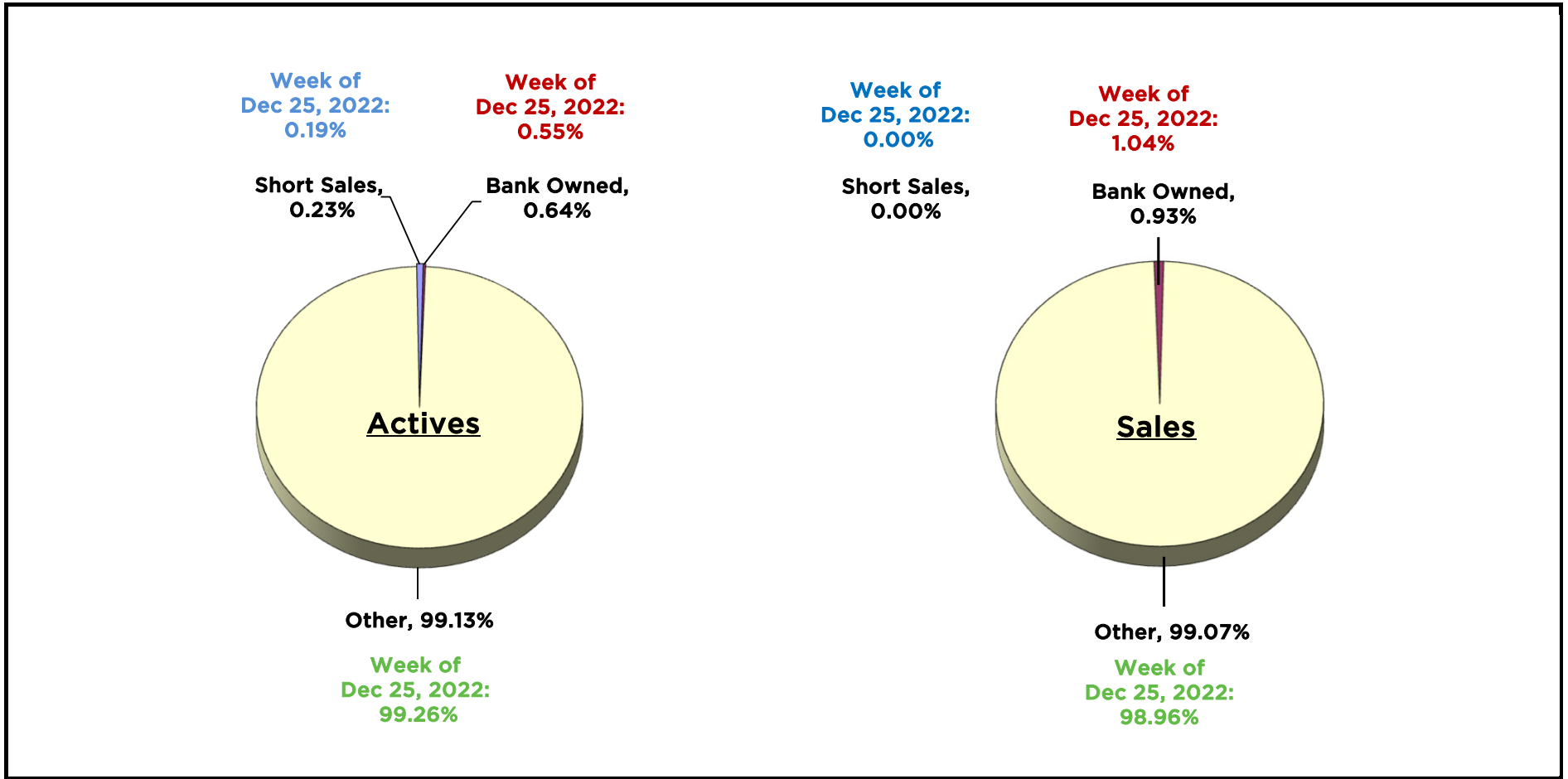
Withdrawn



	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	12/24
Norm	130	106	106	98	103	148	108	110	98	149	115	125	85	161	110	121	120	83
BO	0	0	0	0	0	0	0	0	1	1	0	1	1	1	2	0	0	0
SS	3	0	1	1	1	0	0	0	2	2	1	2	0	0	2	0	0	2



Single Family Homes



Monday Morning Quarterback
12/24/2023 - 12/30/2023
Lake, Orange, Osceola & Seminole Counties

There are 35 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		9	\$414,978	3.1	2.0	1,660	\$250.02
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
Research Park	32826	1	\$415,000	4.0	2.0	2,052	\$202.24
Waterford Lakes	32828	2	\$415,000	3.0	2.0	1,458	\$284.73
Ocoee	34761	1	\$415,000	3.0	2.0	1,352	\$306.95
Winter Garden / Oakland	34787	1	\$414,900	3.0	2.0	1,579	\$262.76
Osceola County		14	\$414,992	3.6	2.1	1,955	\$212.26
Kissimmee / Buena Ventura Lakes	34743	2	\$414,945	4.0	2.0	1,904	\$217.99
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		6	\$414,967	3.3	2.2	1,786	\$232.41
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 (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
12/24/2023 - 12/30/2023
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	105	48	15	21	11	8	2
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	104	47	15	21	11	8	2
Active Listings	2,442	826	362	630	361	254	9
Bank Owned	6	2	3	0	0	1	0
Short Sales	1	0	0	1	0	0	0
Other	2,435	824	359	629	361	253	9
Months of Inventory	5.37	3.97	5.57	6.92	7.57	7.33	1.04

List Price

Average Original List Price	\$333,644	\$203,197	\$281,198	\$356,826	\$467,900	\$655,863	\$1,587,000
Average Final List Price	\$322,857	\$195,347	\$274,338	\$348,630	\$455,825	\$646,738	\$1,449,500

Sale Price

Average Price	\$312,552	\$186,127	\$270,753	\$344,761	\$444,055	\$627,875	\$1,337,500
Median Price	\$265,000	\$195,000	\$269,900	\$348,000	\$440,000	\$585,000	\$1,337,500

Price Differences

Original to Final List Price	-\$10,787	-\$7,850	-\$6,860	-\$8,196	-\$12,075	-\$9,125	-\$137,500
Original List to Sale Price - \$	-\$21,092	-\$17,070	-\$10,445	-\$12,065	-\$23,845	-\$27,988	-\$249,500
Final List to Sale Price - \$	-\$10,305	-\$9,220	-\$3,585	-\$3,869	-\$11,770	-\$18,863	-\$112,000
Original List to Sale Price - %	93.68%	91.60%	96.29%	96.62%	94.90%	95.73%	84.28%
Final List to Sale Price - %	96.81%	95.28%	98.69%	98.89%	97.42%	97.08%	92.27%

Days on the Market

Avg Days Listing to Contract	60	68	36	44	58	61	225
Combined Avg Days to Contract	63	68	50	44	58	70	225
Avg Days Listing to Closing	90	97	65	72	93	93	255
Avg Days Contract to Close	30	31	28	27	35	32	30

Beds / Baths

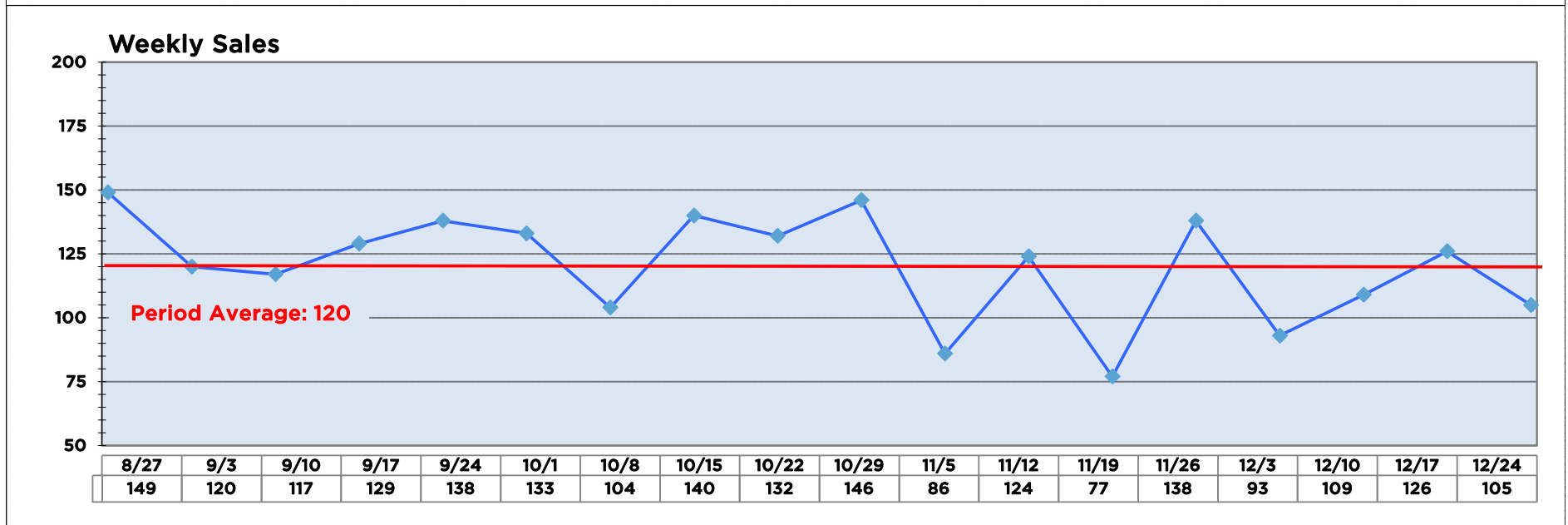
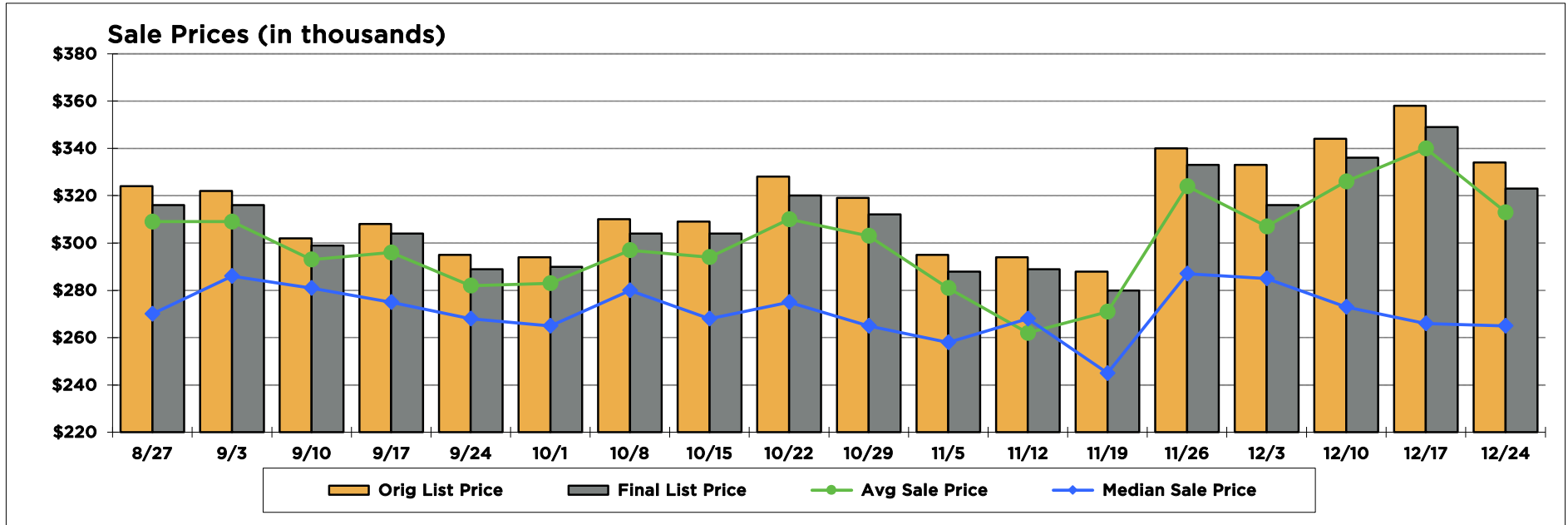
Average Bedrooms	2	2	2	3	3	3	4
Average Full Baths	2	2	2	2	2	2	3
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,361	1,074	1,329	1,464	1,944	1,757	2,626
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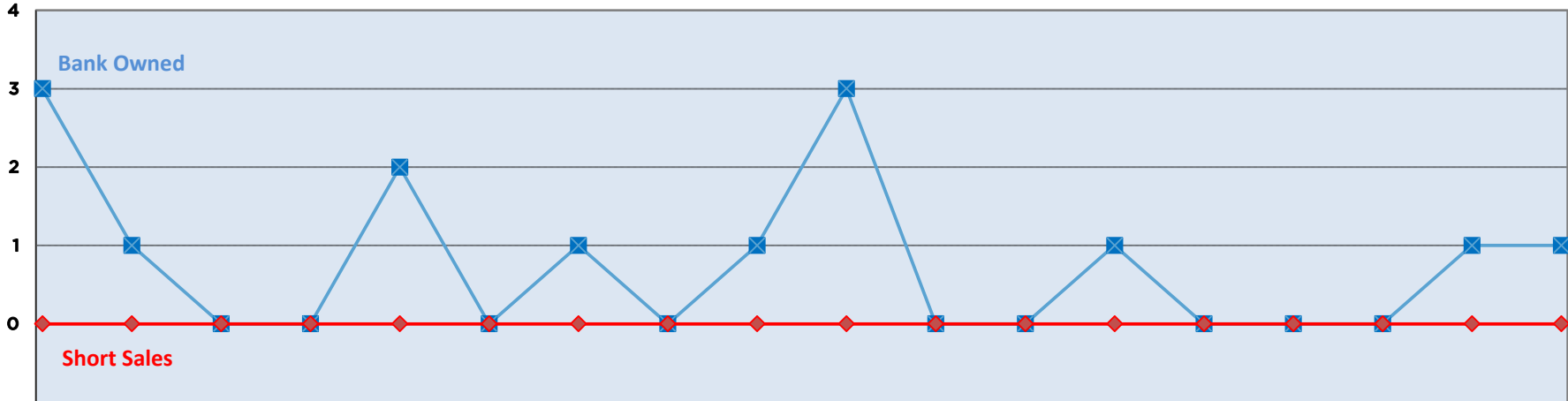


Condos, Townhomes, Villas



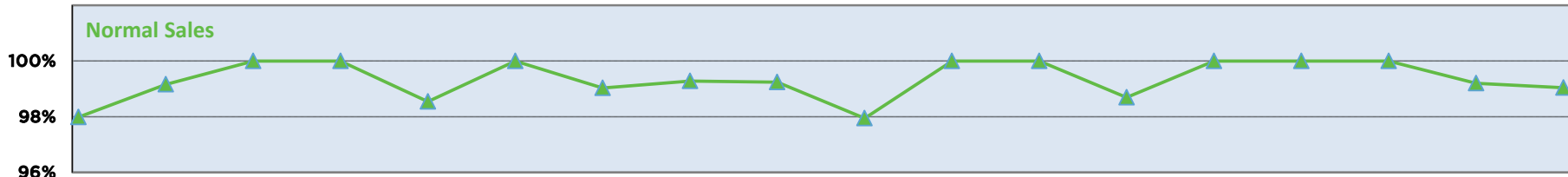
Condos, Townhomes, Villas

Foreclosure Sales

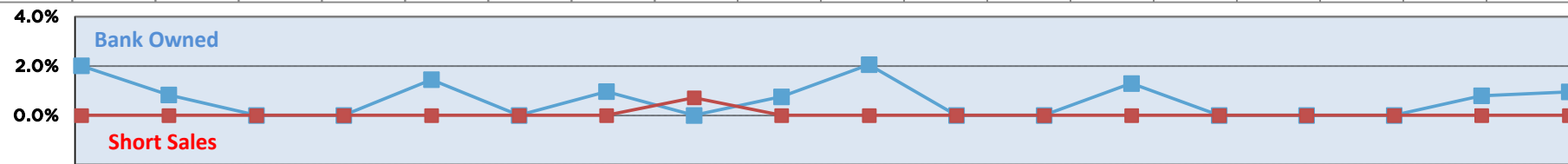


	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24
BO	3	1	0	0	2	0	1	0	1	3	0	0	1	0	0	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	12/24
Normal	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%	99.05%

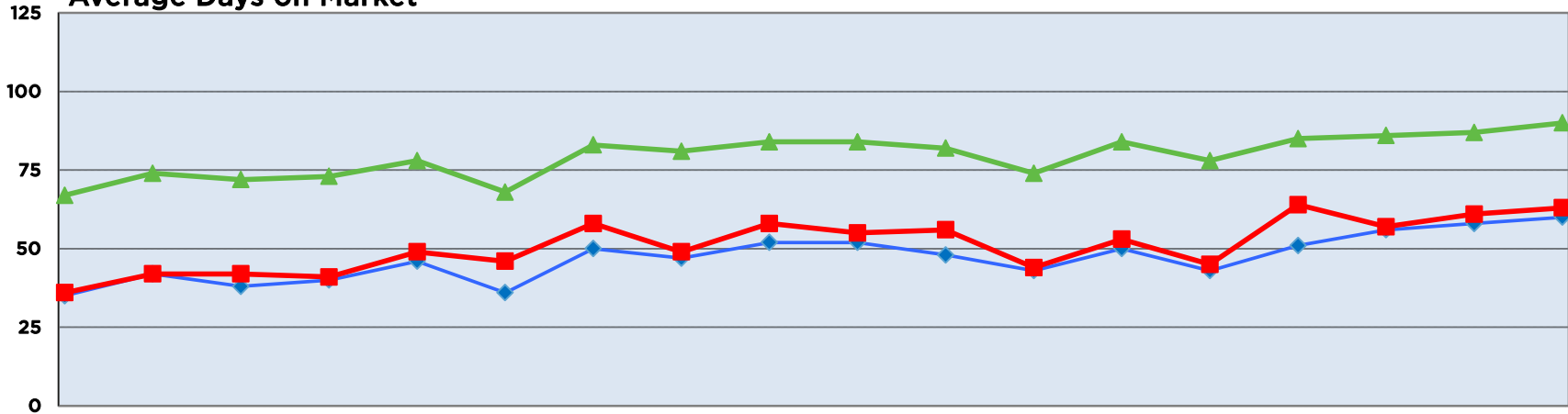


	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24
BO	2.01%	0.83%	0.00%	0.00%	1.45%	0.00%	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



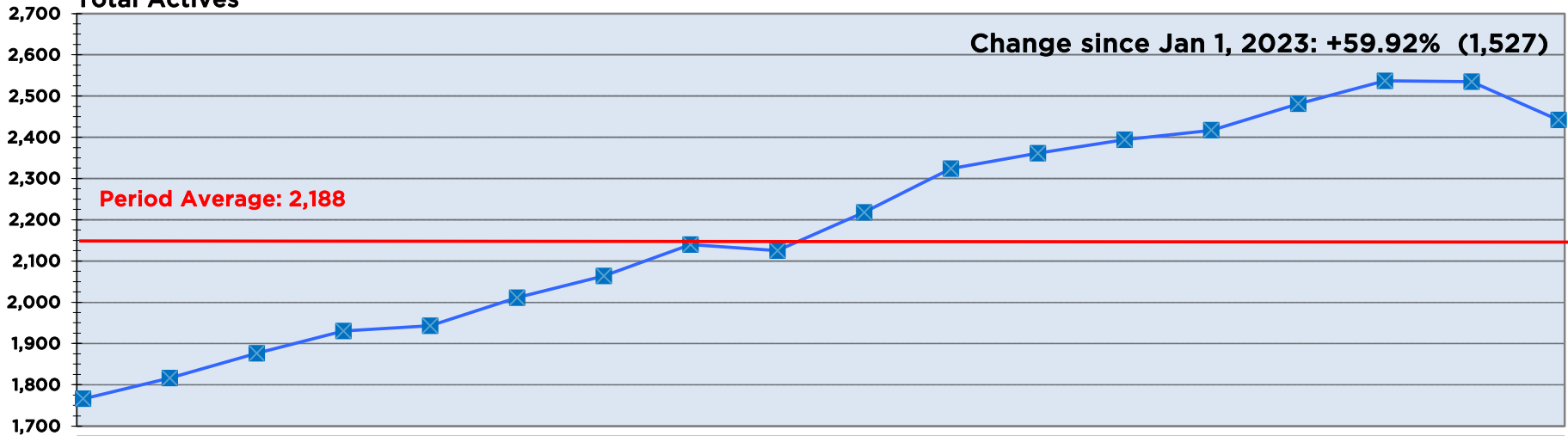
Condos, Townhomes, Villas

Average Days on Market



ListToContract	35	42	38	40	46	36	50	47	52	52	48	43	50	43	51	56	58	60
CombDaysOnMkt	36	42	42	41	49	46	58	49	58	55	56	44	53	45	64	57	61	63
ListToClose	67	74	72	73	78	68	83	81	84	84	82	74	84	78	85	86	87	90

Total Actives

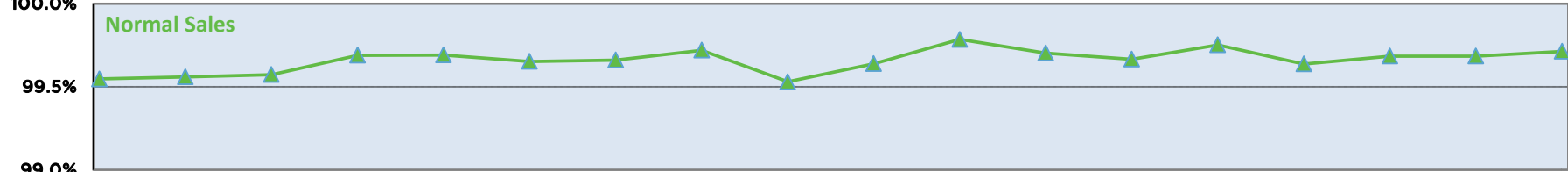


Total Actives	1,766	1,816	1,876	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442
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Monday Morning Quarterback
12/24/2023 - 12/30/2023
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

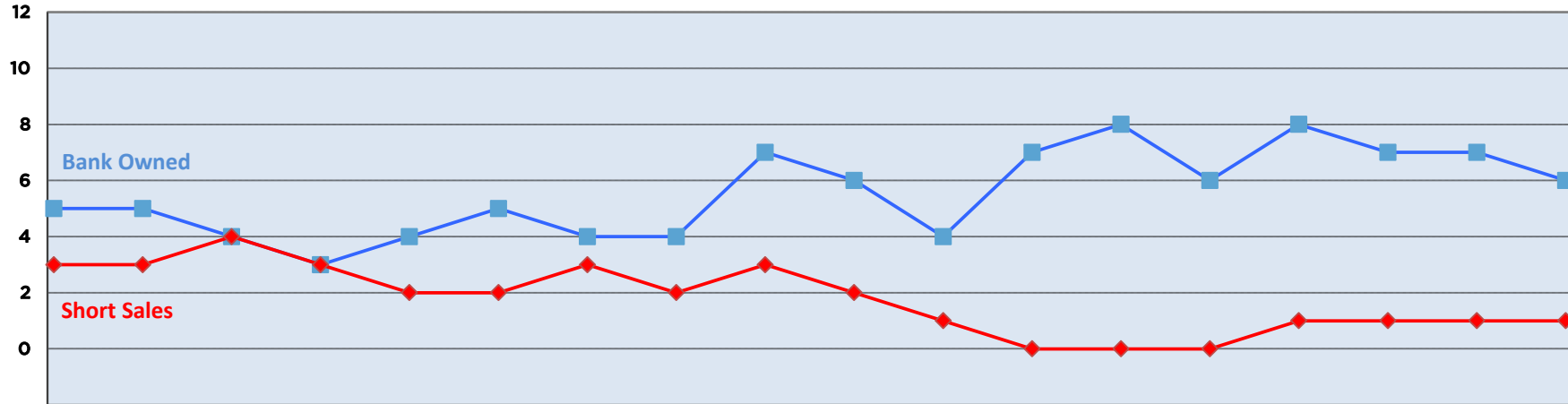


Date	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24
Normal	99.55%	99.56%	99.57%	99.69%	99.69%	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%



Date	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	12/24
BO	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%	0.25%
SS	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%	0.04%

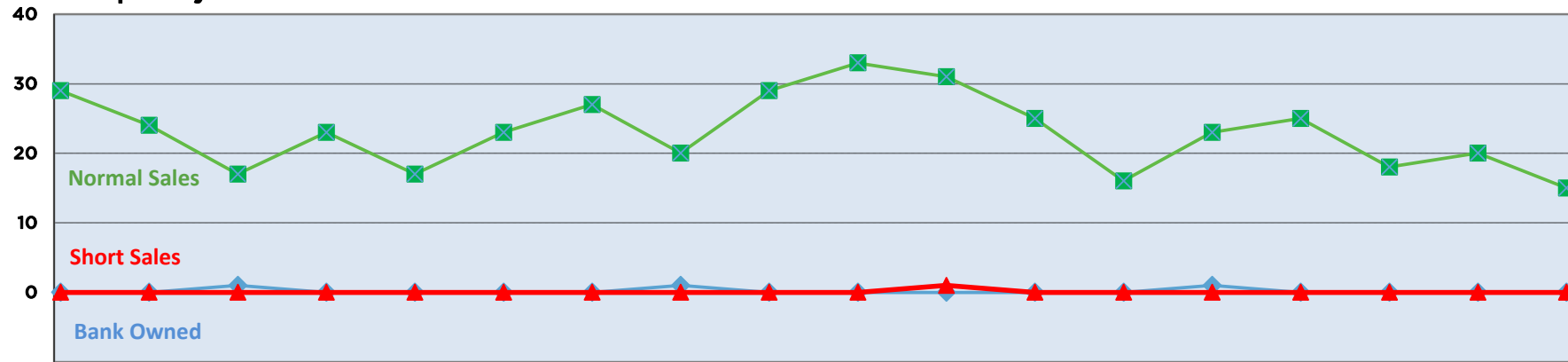
Active Foreclosures



Date	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	12/24
BO	5	5	4	3	4	5	4	4	7	6	4	7	8	6	8	7	7	6
SS	3	3	4	3	2	2	3	2	3	2	1	0	0	0	1	1	1	1

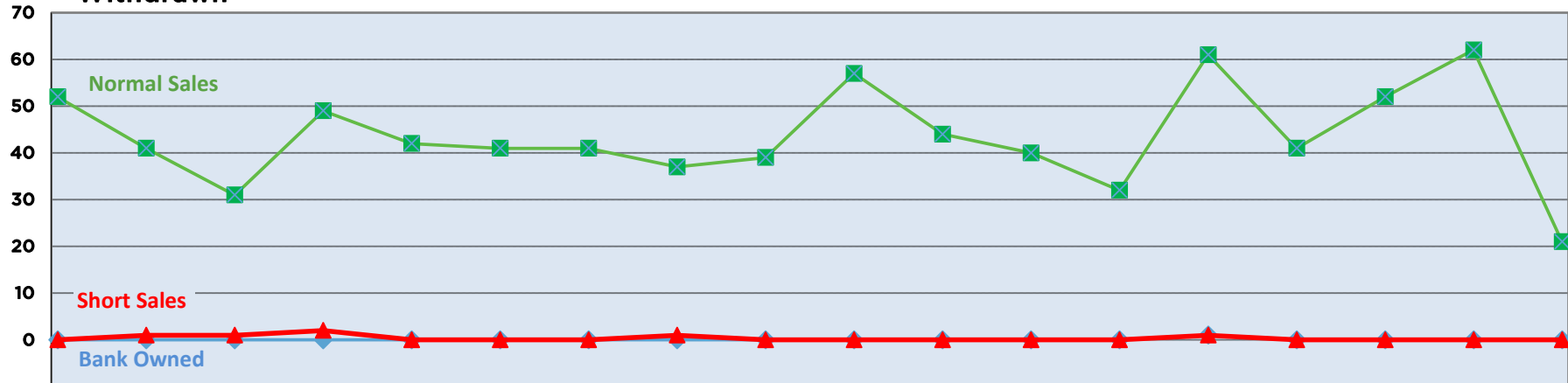
Condos, Townhomes, Villas

Temporary Off Market



	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	12/24
Norm	29	24	17	23	17	23	27	20	29	33	31	25	16	23	25	18	20	15
BO	0	0	1	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0

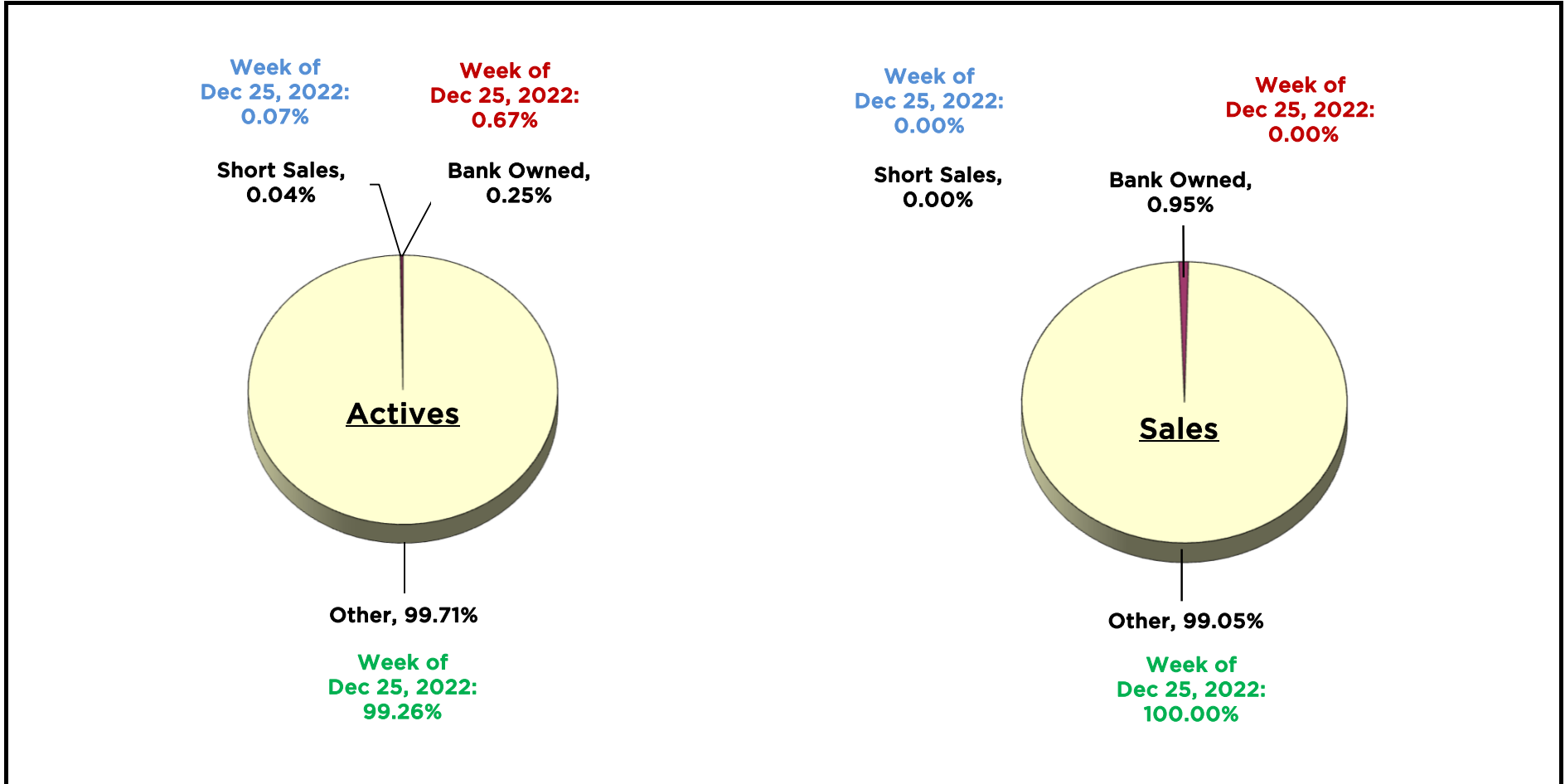
Withdrawn



	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	12/24
Norm	52	41	31	49	42	41	41	37	39	57	44	40	32	61	41	52	62	21
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	1	1	2	0	0	0	1	0	0	0	0	0	1	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
12/24/2023 - 12/30/2023
Lake, Orange, Osceola & Seminole Counties

There are 22 Condos, Villas, or Townhomes available for the Median Price of \$265,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$265,000	2.3	2.0	1,254	\$211.32
Casselberry	32707	1	\$264,999	3.0	2.0	1,271	\$208.50
Altamonte Springs / Forest City	32714	1	\$265,000	2.0	2.0	1,209	\$219.19
Lake Mary / Heathrow	32746	1	\$265,000	2.0	2.0	1,398	\$189.56
Sanford / Lake Forest	32771	1	\$265,000	2.0	2.0	1,138	\$232.86
Orange County		12	\$264,985	2.3	2.0	1,226	\$216.17
Winter Park (West)	32789	1	\$265,000	2.0	2.0	956	\$277.20
Orlando (Downtown)	32801	2	\$265,000	2.0	2.0	1,215	\$218.11
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
Metro West / Orlo Vista	32835	2	\$264,750	3.0	2.0	1,521	\$174.06
Pine Castle / Edgewood	32839	1	\$265,000	2.0	2.0	1,250	\$212.00
Winter Garden / Oakland	34787	1	\$265,000	3.0	2.0	1,360	\$194.85
Osceola County		6	\$264,983	3.0	2.0	1,260	\$210.33
Davenport	33896	1	\$264,900	3.0	2.0	1,210	\$218.93
Kissimmee (West) / Pleasant Hill	34746	4	\$265,000	3.0	2.0	1,237	\$214.27
Kissimmee / Celebration	34747	1	\$265,000	3.0	2.0	1,402	\$189.02