



## ***Monday Morning Quarterback Summary***

***Week of January 07, 2024 - January 13, 2024***

### ***Single-family existing homes***

- Sales of single-family homes increased to 304 during the week of January 07, from 191 the week prior
- The median price of single family homes decreased to \$385,000 a change of -3.8%
- The number of single-family home foreclosure transactions decreased to 2 from 3 the week prior
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 53, and now sits at 5,493

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 90 during the week of January 07, from 82 the week prior
- The median price of condos, townhomes, and villas decreased to \$258,000 a change of -9.0%
- 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 increased by 54, and now sits at 2,551

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

**Monday Morning Quarterback**  
01/07/2024 - 01/13/2024  
Lake, Orange, Osceola & Seminole Counties

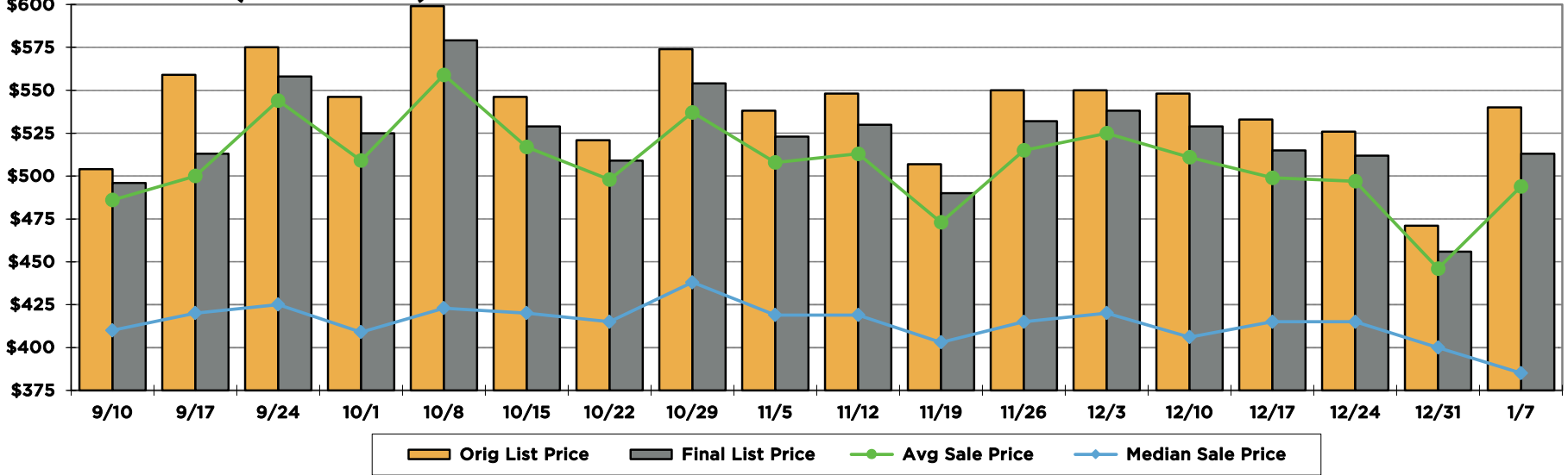
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>304</b>	41	33	89	46	80	15
Bank Owned	2	1	0	1	0	0	0
Short Sales	2	0	0	0	2	0	0
Other	300	40	33	88	44	80	15
<b>Active Listings</b>	<b>5,493</b>	314	298	1,205	1,083	2,040	553
Bank Owned	33	11	1	12	3	6	0
Short Sales	17	3	1	10	1	2	0
Other	5,443	300	296	1,183	1,079	2,032	553
<b>Months of Inventory</b>	<b>4.17</b>	1.77	2.08	3.12	5.43	5.89	8.51
<b><u>List Price</u></b>							
Average Original List Price	\$540,218	\$224,211	\$294,763	\$372,138	\$462,141	\$704,636	\$2,303,793
Average Final List Price	\$512,945	\$213,034	\$287,066	\$360,014	\$441,408	\$678,684	\$2,072,460
<b><u>Sale Price</u></b>							
Average Price	\$493,984	\$193,038	\$277,865	\$349,694	\$431,613	\$658,790	\$1,960,467
Median Price	\$385,000	\$200,000	\$278,500	\$349,000	\$425,250	\$649,250	\$1,400,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$27,273	-\$11,177	-\$7,697	-\$12,124	-\$20,733	-\$25,952	-\$231,333
Original List to Sale Price - \$	-\$46,234	-\$31,173	-\$16,898	-\$22,444	-\$30,528	-\$45,846	-\$343,326
Final List to Sale Price - \$	-\$18,961	-\$19,996	-\$9,201	-\$10,320	-\$9,795	-\$19,894	-\$111,993
Original List to Sale Price - %	91.44%	86.10%	94.27%	93.97%	93.39%	93.49%	85.10%
Final List to Sale Price - %	96.30%	90.61%	96.79%	97.13%	97.78%	97.07%	94.60%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	56	71	37	53	53	63	42
Combined Avg Days to Contract	58	71	37	54	56	68	42
Avg Days Listing to Closing	93	106	73	89	92	100	87
Avg Days Contract to Close	36	36	35	35	38	36	44
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	3	3	3	4	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<b><u>Square Footage</u></b>							
Average Square Feet	1,990	1,163	1,322	1,592	1,970	2,746	4,120

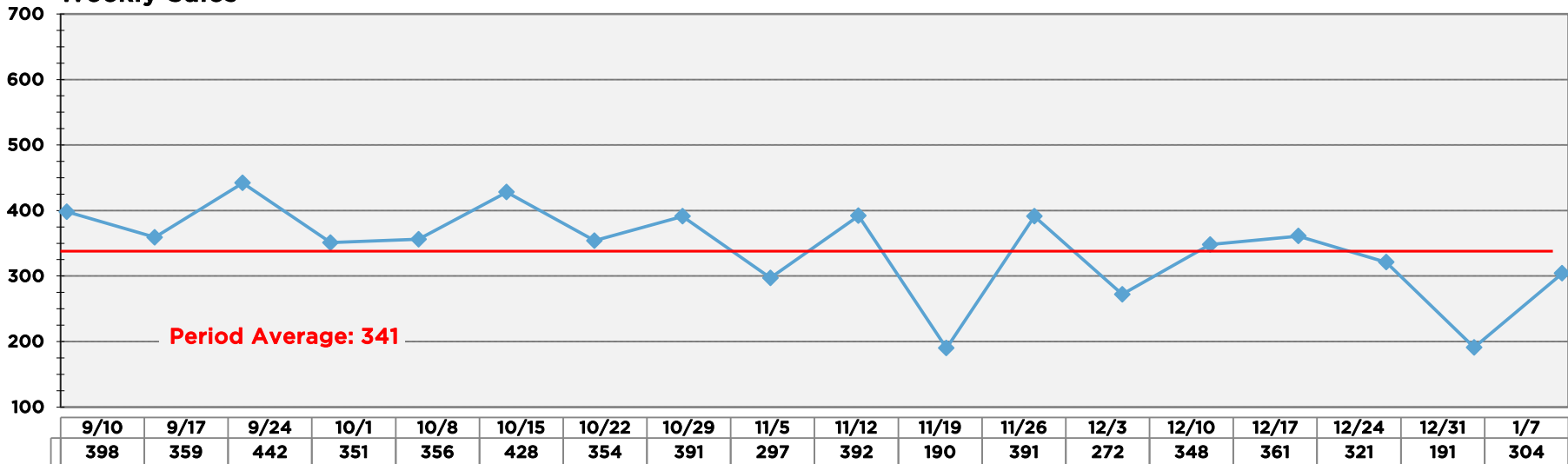


**Single Family Homes**

**Sale Prices (in thousands)**



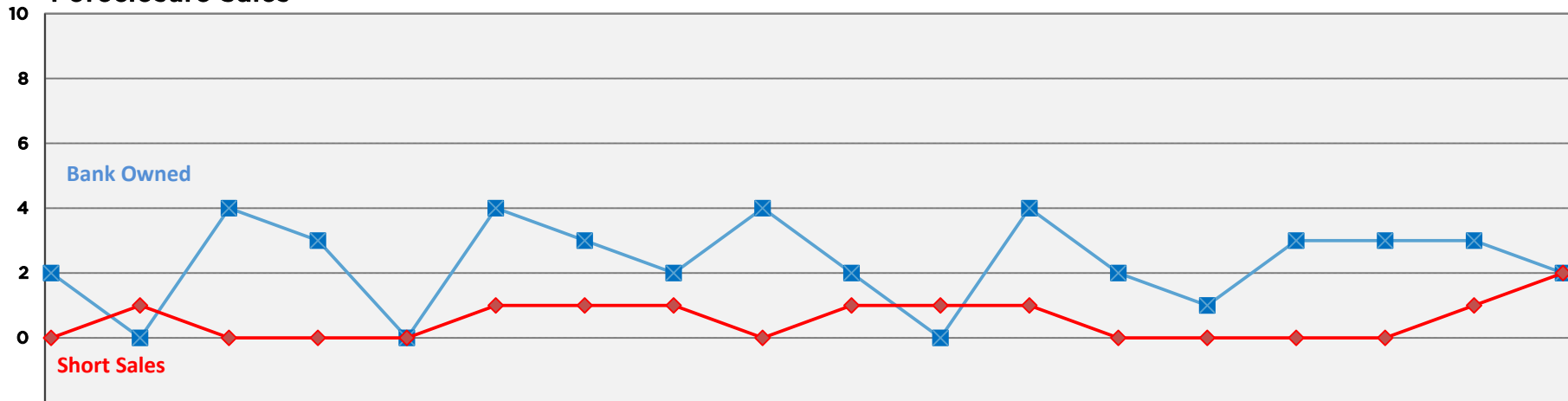
**Weekly Sales**





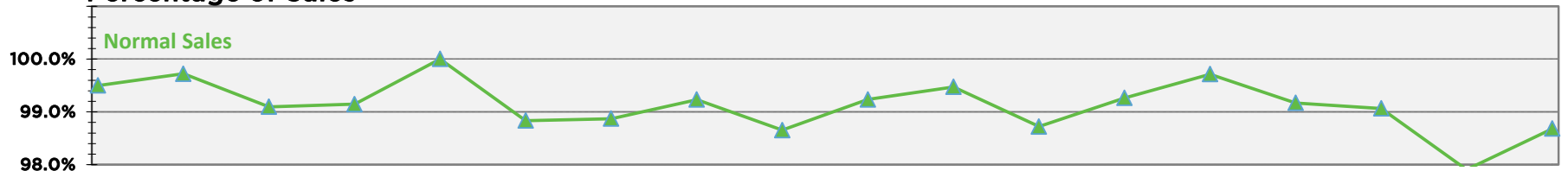
**Single Family Homes**

**Foreclosure Sales**

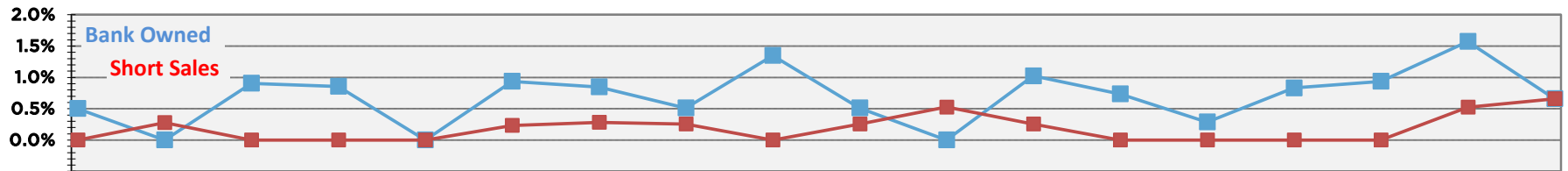


	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
BO	2	0	4	3	0	4	3	2	4	2	0	4	2	1	3	3	3	2
SS	0	1	0	0	0	1	1	1	0	1	1	1	0	0	0	0	1	2

**Percentage of Sales**



	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	12/31	1/7
Normal	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%	97.91%	98.68%

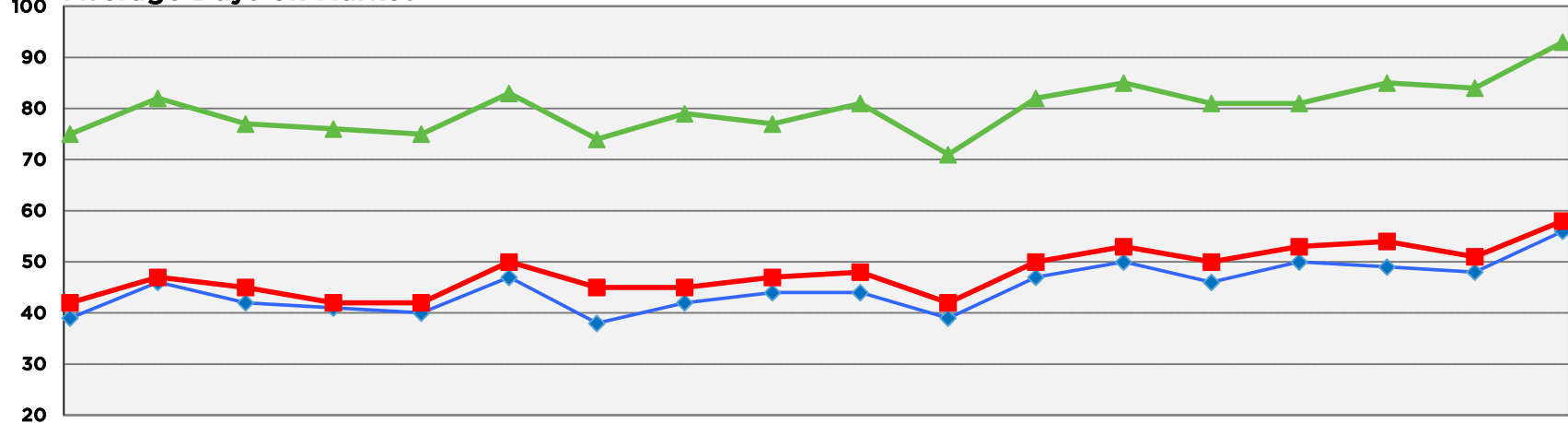


	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
BO	0.50%	0.00%	0.90%	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%
SS	0.00%	0.28%	0.00%	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%



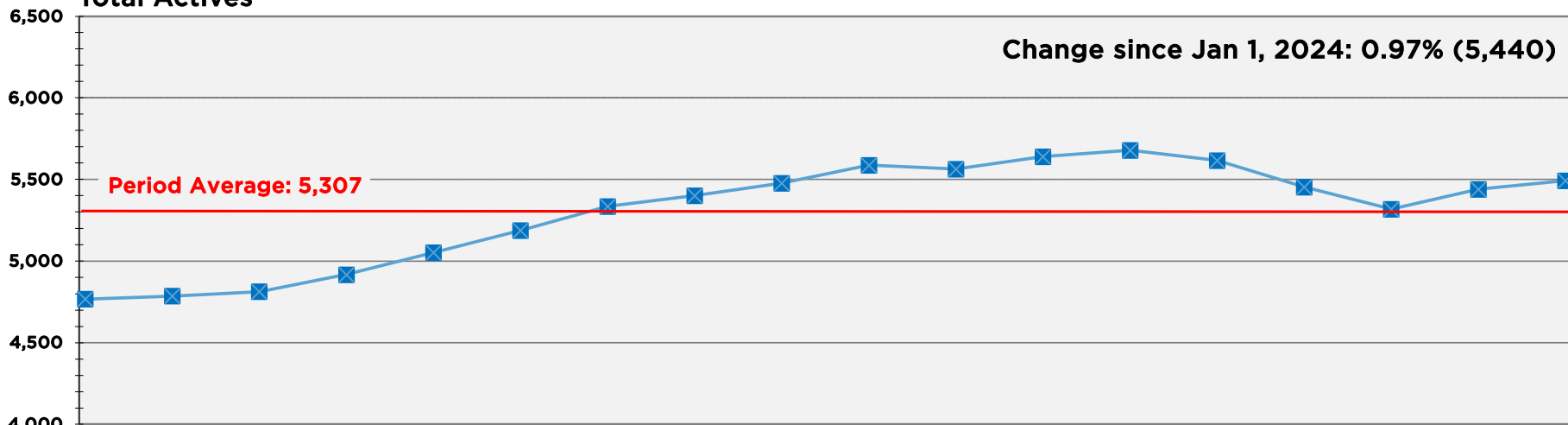
**Single Family Homes**

**Average Days on Market**



ListToContract	39	46	42	41	40	47	38	42	44	44	39	47	50	46	50	49	48	56
CombDaysOnMkt	42	47	45	42	42	50	45	45	47	48	42	50	53	50	53	54	51	58
ListToClose	75	82	77	76	75	83	74	79	77	81	71	82	85	81	81	85	84	93

**Total Actives**

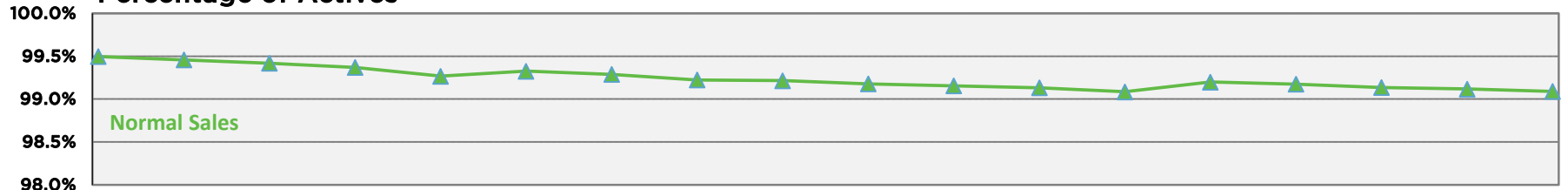


	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
Total Actives	4,767	4,785	4,813	4,917	5,051	5,187	5,334	5,401	5,477	5,588	5,563	5,640	5,679	5,616	5,453	5,317	5,440	5,493

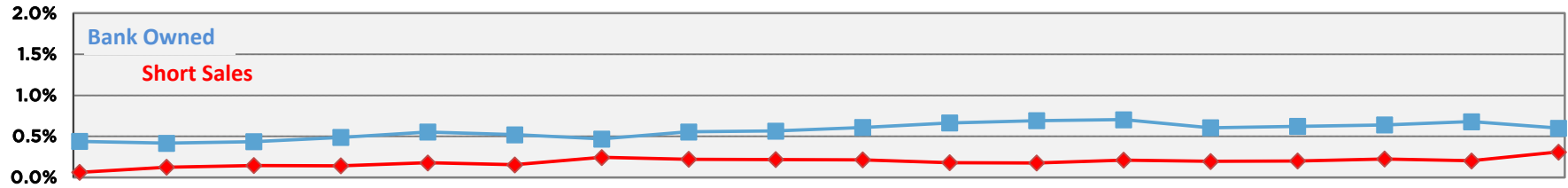


**Single Family Homes**

**Percentage of Actives**

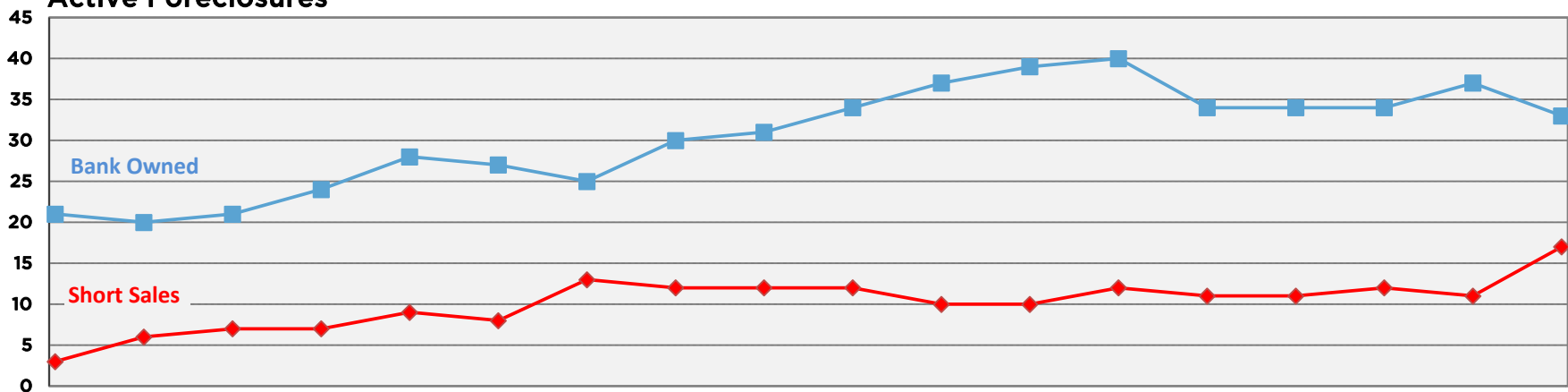


Normal	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
Normal	99.50%	99.46%	99.42%	99.37%	99.27%	99.33%	99.29%	99.22%	99.21%	99.18%	99.16%	99.13%	99.08%	99.20%	99.17%	99.13%	99.12%	99.09%



BO	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	12/31	1/7
BO	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%	0.61%	0.62%	0.64%	0.68%	0.60%
SS	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%	0.20%	0.20%	0.23%	0.20%	0.31%

**Active Foreclosures**

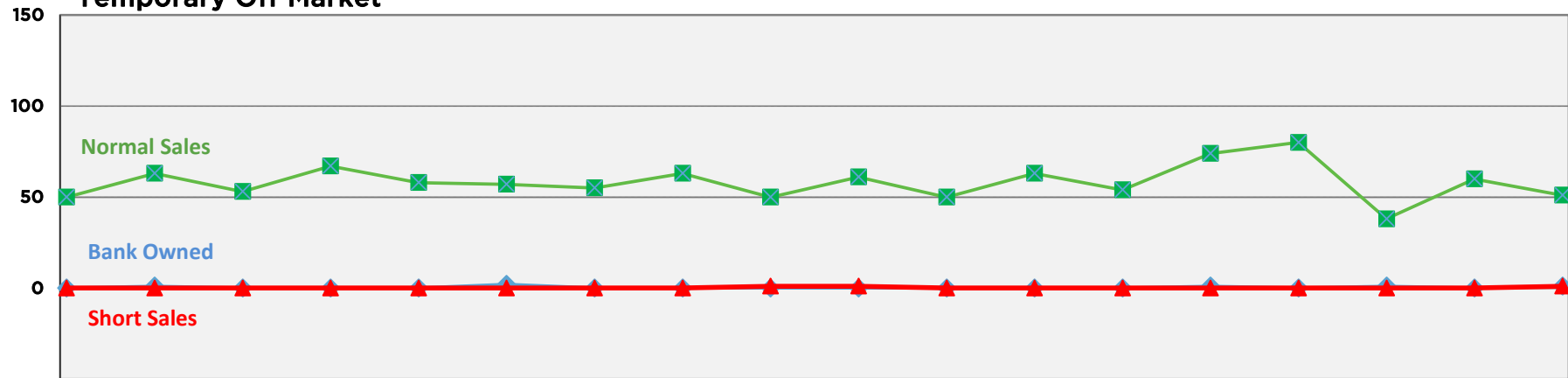


BO	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
BO	21	20	21	24	28	27	25	30	31	34	37	39	40	34	34	34	37	33
SS	3	6	7	7	9	8	13	12	12	12	10	10	12	11	11	12	11	17



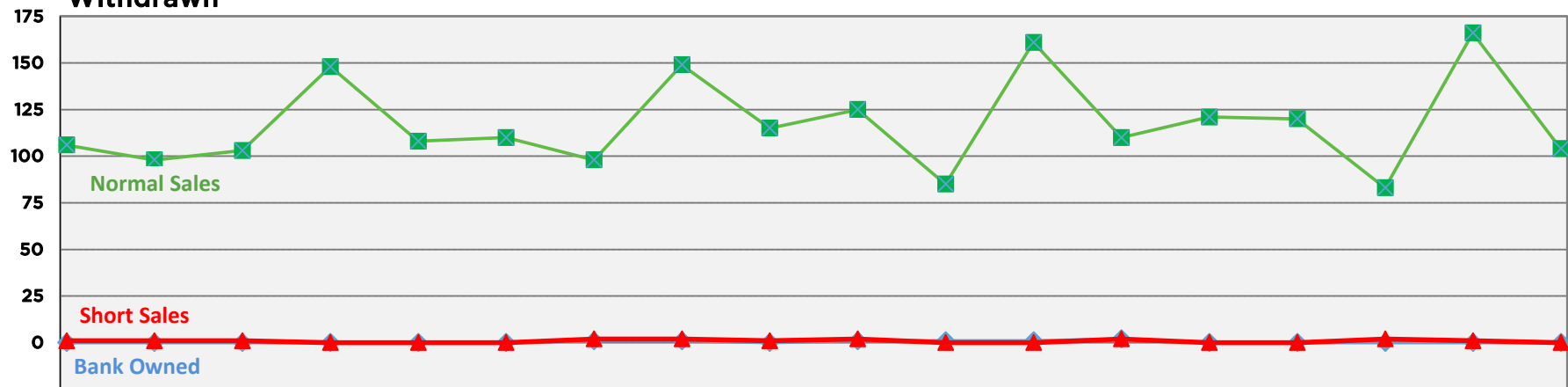
**Single Family Homes**

**Temporary Off Market**



	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	12/31	1/7
Norm	50	63	53	67	58	57	55	63	50	61	50	63	54	74	80	38	60	51
BO	0	1	0	0	0	2	0	0	0	0	0	0	0	1	0	1	0	1
SS	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1

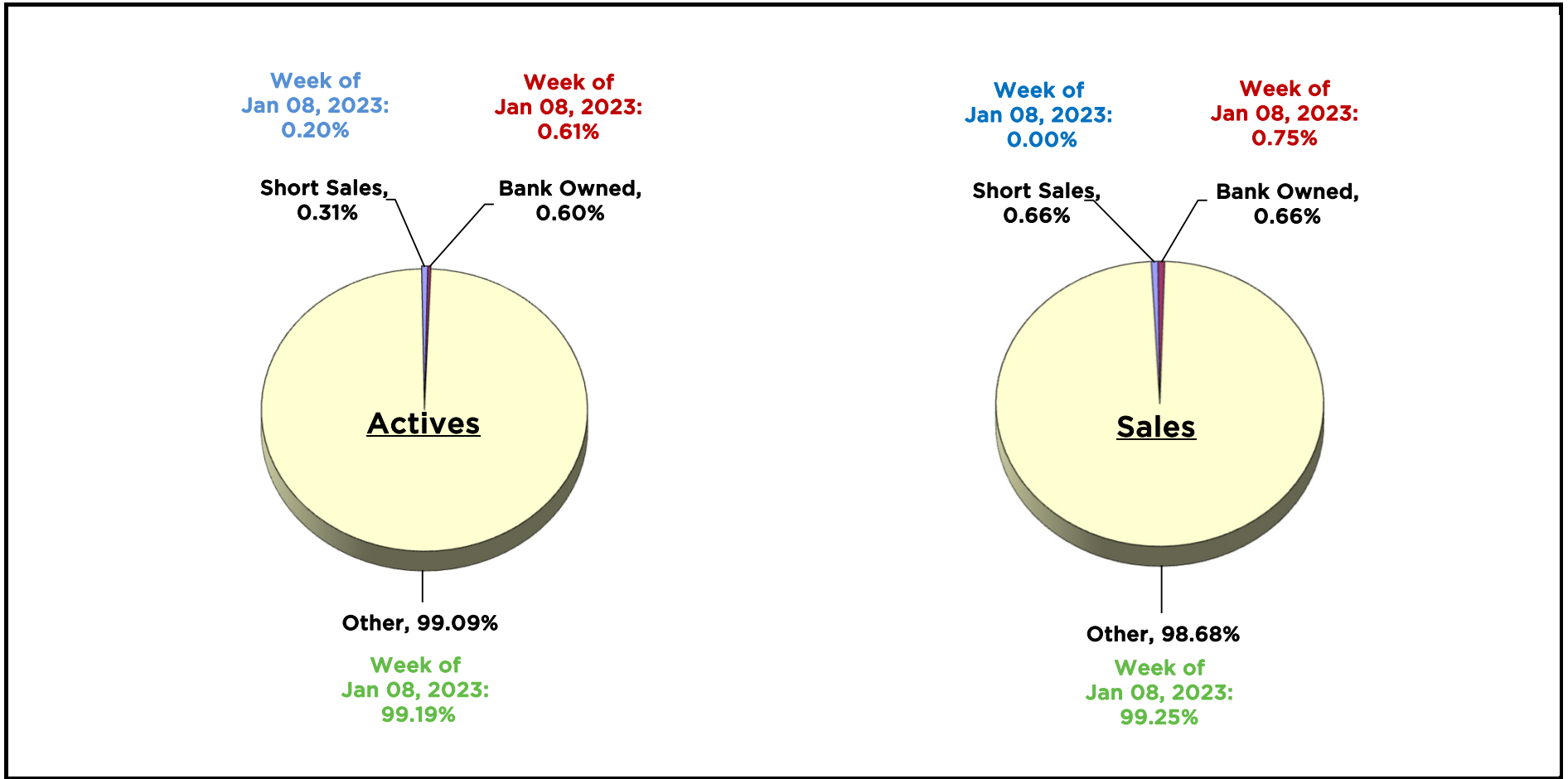
**Withdrawn**



	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	12/31	1/7
Norm	106	98	103	148	108	110	98	149	115	125	85	161	110	121	120	83	166	104
BO	0	0	0	0	0	0	1	1	0	1	1	1	2	0	0	0	0	0
SS	1	1	1	0	0	0	2	2	1	2	0	0	2	0	0	2	1	0



### Single Family Homes



**Monday Morning Quarterback**  
01/07/2024 - 01/13/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 52 Single Family Homes available for the Median Price of \$385,000 (± \$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>
<b>Seminole County</b>		<b>8</b>	<b>\$384,987</b>	<b>3.0</b>	<b>2.0</b>	<b>1,584</b>	<b>\$242.99</b>
Casselberry	32707	2	\$384,950	3.0	2.0	1,633	\$235.80
Lake Mary / Heathrow	32746	1	\$385,000	3.0	2.0	1,596	\$241.23
Sanford / Lake Forest	32771	1	\$385,000	3.0	2.0	1,905	\$202.10
Sanford (South)	32773	3	\$385,000	3.3	2.0	1,496	\$257.41
Longwood / Wekiva Springs	32779	1	\$384,999	2.0	2.0	1,422	\$270.74
<b>Orange County</b>		<b>19</b>	<b>\$384,973</b>	<b>3.3</b>	<b>2.1</b>	<b>1,496</b>	<b>\$257.29</b>
Apopka / Hunt Club	32703	1	\$384,900	5.0	3.0	1,634	\$235.56
Apopka (North)	32712	2	\$384,945	4.0	2.5	1,771	\$217.36
Pine Hills / Rosemont	32808	2	\$385,000	4.0	2.0	1,961	\$196.38
Union Park	32817	1	\$384,900	3.0	2.0	1,030	\$373.69
Williamsburg / Lake Bryan	32821	1	\$385,000	2.0	2.0	1,520	\$253.29
Ventura	32822	1	\$385,000	3.0	2.0	1,254	\$307.02
Taft	32824	3	\$385,000	3.0	2.0	1,426	\$269.92
Rio Pinar / Union Park	32825	2	\$385,000	3.0	2.0	1,469	\$262.17
Metro West / Orlo Vista	32835	1	\$385,000	4.0	2.0	1,248	\$308.49
Hunters Creek	32837	4	\$384,950	3.0	2.0	1,403	\$274.47
Ocoee	34761	1	\$385,000	3.0	2.0	1,454	\$264.79
<b>Osceola County</b>		<b>14</b>	<b>\$384,943</b>	<b>3.3</b>	<b>2.0</b>	<b>1,820</b>	<b>\$211.48</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$384,900	3.0	2.0	1,532	\$251.24
Kissimmee (East)	34744	5	\$385,000	3.2	2.0	1,717	\$224.20
Kissimmee (West) / Pleasant Hill	34746	3	\$384,933	3.7	2.0	1,969	\$195.46
Kissimmee / Celebration	34747	1	\$385,000	3.0	2.0	1,604	\$240.02
Kissimmee / Poinciana	34758	1	\$385,000	4.0	2.0	2,847	\$135.23
St Cloud	34769	1	\$384,500	4.0	2.0	1,608	\$239.12
St Cloud / Canoe Creek	34772	2	\$385,000	2.5	2.0	1,699	\$226.60
<b>Lake County</b>		<b>11</b>	<b>\$384,964</b>	<b>3.3</b>	<b>2.3</b>	<b>1,972</b>	<b>\$195.17</b>
Lady Lake / The Villages	32159	1	\$385,000	2.0	2.0	2,182	\$176.44
Mount Dora	32757	1	\$384,900	3.0	2.0	1,800	\$213.83
Paisley	32767	1	\$384,900	4.0	3.0	3,108	\$123.84
Clermont (South)	34714	4	\$384,975	3.5	2.5	1,836	\$209.65
Groveland	34736	2	\$384,950	3.0	2.0	1,806	\$213.15
Leesburg (West)	34748	1	\$385,000	4.0	2.0	2,170	\$177.42
Montverde	34756	1	\$385,000	3.0	2.0	1,480	\$260.14

**Monday Morning Quarterback**  
01/07/2024 - 01/13/2024  
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
<b>Weekly Sales</b>	<b>90</b>	43	16	21	4	5	1
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	89	43	15	21	4	5	1
<b>Active Listings</b>	<b>2,551</b>	890	367	658	370	256	10
Bank Owned	7	5	0	0	0	2	0
Short Sales	1	0	0	1	0	0	0
Other	2,543	885	367	657	370	254	10
<b>Months of Inventory</b>	<b>6.54</b>	4.78	5.29	7.23	21.35	11.82	2.31

**List Price**

<b>Average Original List Price</b>	<b>\$327,042</b>	\$201,249	\$287,740	\$369,352	\$468,725	\$619,000	\$3,450,000
<b>Average Final List Price</b>	<b>\$316,767</b>	\$190,498	\$284,094	\$353,773	\$465,975	\$605,800	\$3,450,000

**Sale Price**

<b>Average Price</b>	<b>\$306,749</b>	\$180,406	\$275,956	\$342,966	\$458,100	\$590,000	\$3,450,000
<b>Median Price</b>	<b>\$258,000</b>	\$185,000	\$275,950	\$349,900	\$470,000	\$566,000	\$3,450,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$10,275</b>	-\$10,751	-\$3,646	-\$15,579	-\$2,750	-\$13,200	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$20,293</b>	-\$20,843	-\$11,784	-\$26,386	-\$10,625	-\$29,000	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$10,018</b>	-\$10,092	-\$8,138	-\$10,807	-\$7,875	-\$15,800	\$0
<b>Original List to Sale Price - %</b>	<b>93.79%</b>	89.64%	95.90%	92.86%	97.73%	95.32%	100.00%
<b>Final List to Sale Price - %</b>	<b>96.84%</b>	94.70%	97.14%	96.95%	98.31%	97.39%	100.00%

**Days on the Market**

<b>Avg Days Listing to Contract</b>	<b>53</b>	54	37	74	24	33	1
<b>Combined Avg Days to Contract</b>	<b>53</b>	54	37	74	24	33	1
<b>Avg Days Listing to Closing</b>	<b>87</b>	87	74	109	52	77	1
<b>Avg Days Contract to Close</b>	<b>34</b>	32	35	34	27	55	0

**Beds / Baths**

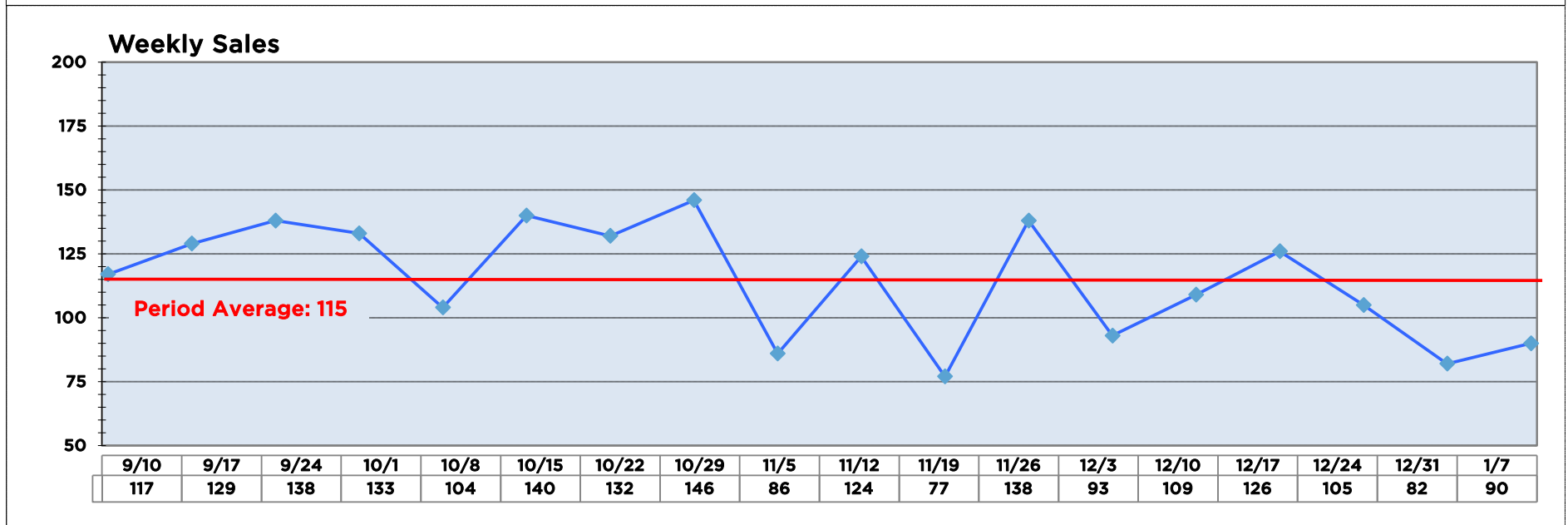
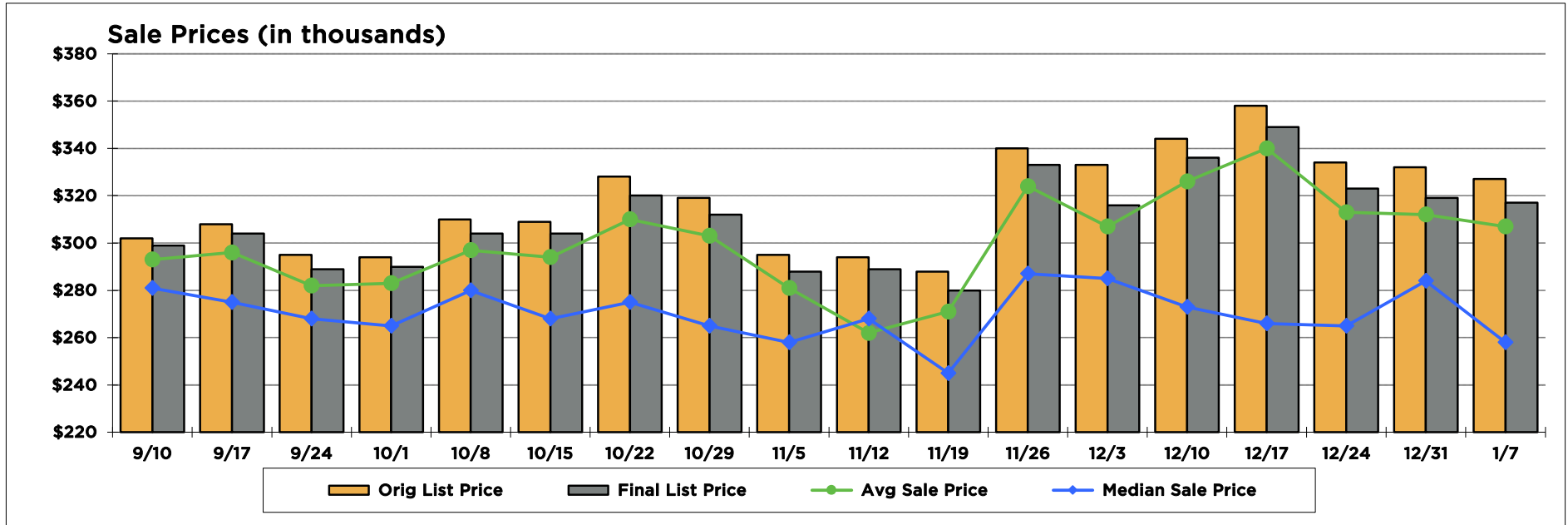
<b>Average Bedrooms</b>	<b>2</b>	2	3	3	4	3	3
<b>Average Full Baths</b>	<b>2</b>	2	2	2	3	3	3
<b>Average Half Baths</b>	<b>0</b>	0	0	1	1	1	1

**Square Footage**

<b>Average Square Feet</b>	<b>1,325</b>	982	1,311	1,633	1,817	2,222	3,355
----------------------------	--------------	-----	-------	-------	-------	-------	-------

**Monday Morning Quarterback**  
01/07/2024 - 01/13/2024  
Lake, Orange, Osceola & Seminole Counties

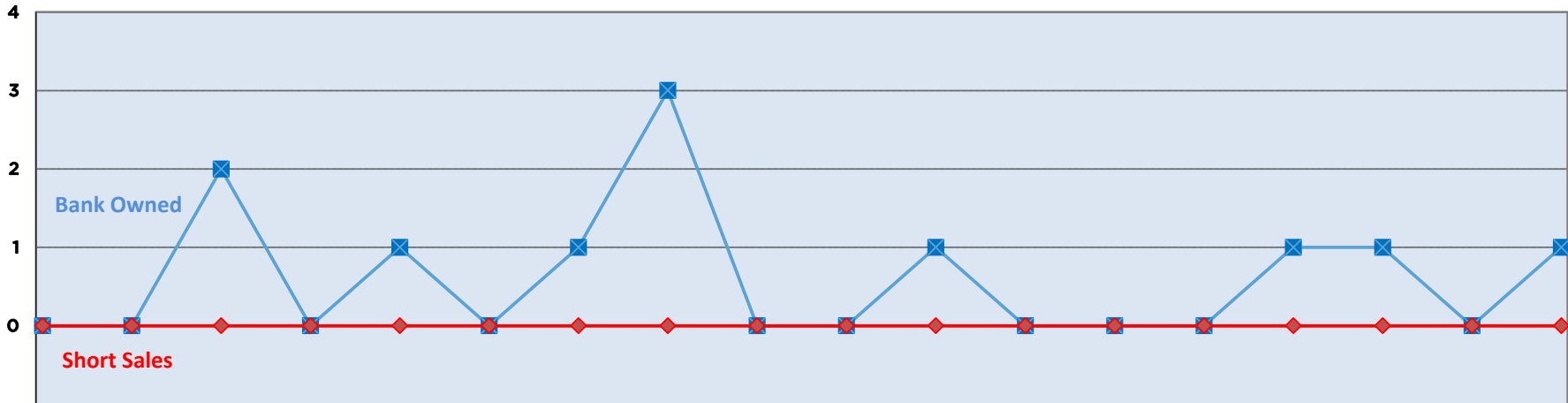
**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
01/07/2024 - 01/13/2024  
Lake, Orange, Osceola & Seminole Counties

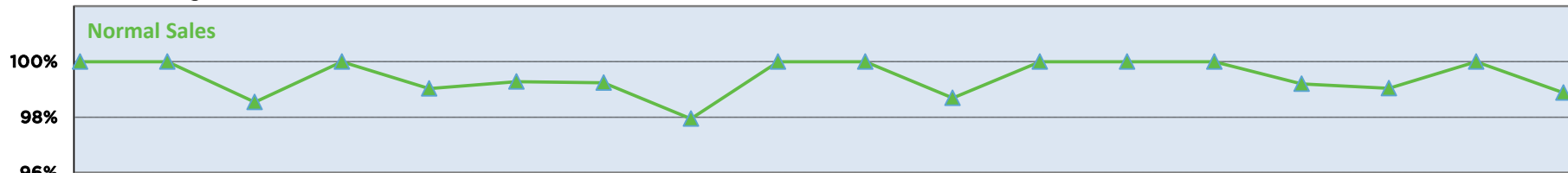
**Condos, Townhomes, Villas**

**Foreclosure Sales**

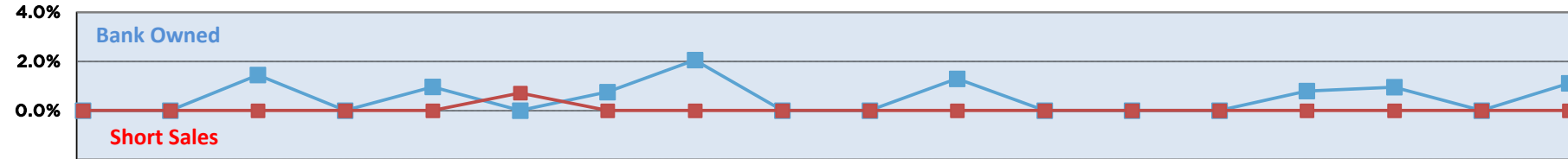


	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
BO	0	0	2	0	1	0	1	3	0	0	1	0	0	0	1	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	12/31	1/7
Normal	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%	100.00	98.89%

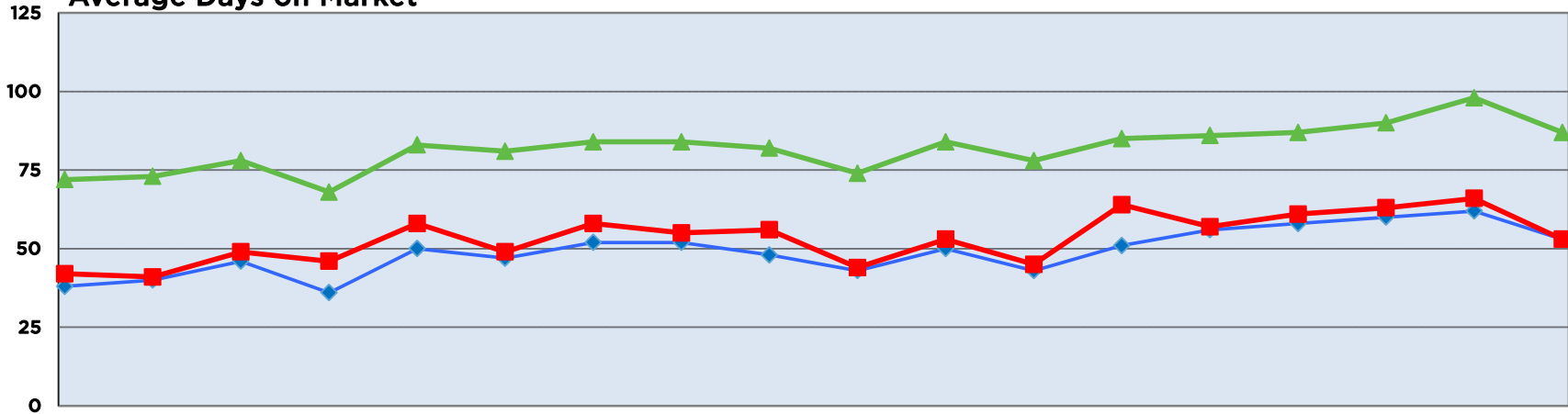


	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
BO	0.00%	0.00%	1.45%	0.00%	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



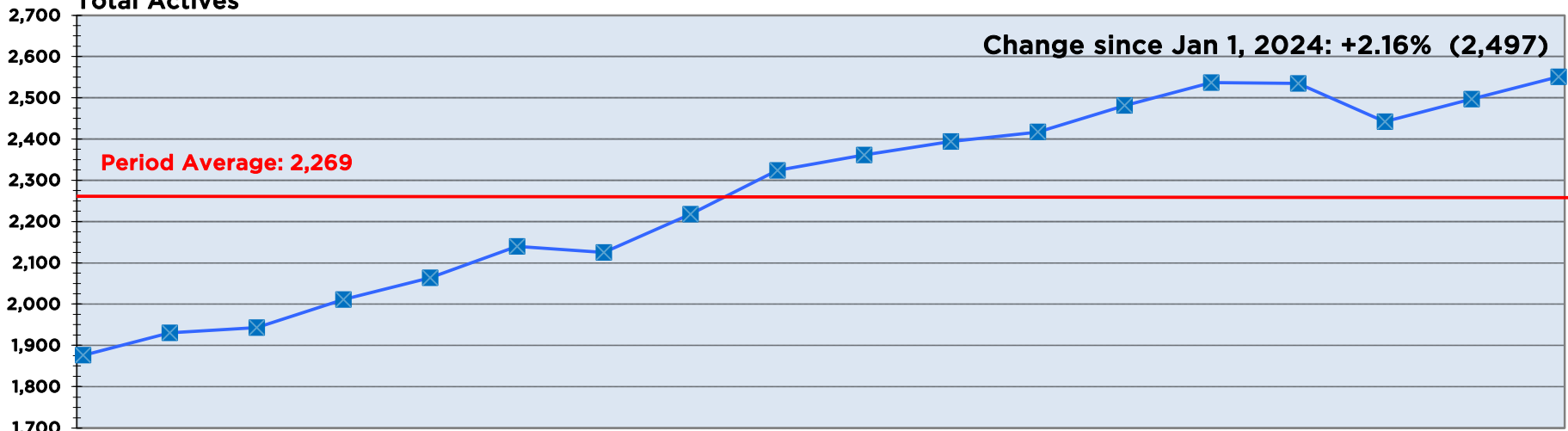
**Condos, Townhomes, Villas**

**Average Days on Market**



ListToContract	38	40	46	36	50	47	52	52	48	43	50	43	51	56	58	60	62	53
CombDaysOnMkt	42	41	49	46	58	49	58	55	56	44	53	45	64	57	61	63	66	53
ListToClose	72	73	78	68	83	81	84	84	82	74	84	78	85	86	87	90	98	87

**Total Actives**

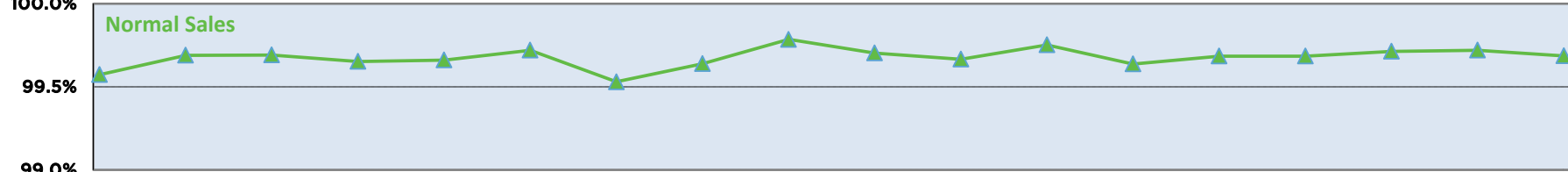


	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
Total Actives	1,876	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551



**Condos, Townhomes, Villas**

**Percentage of Actives**

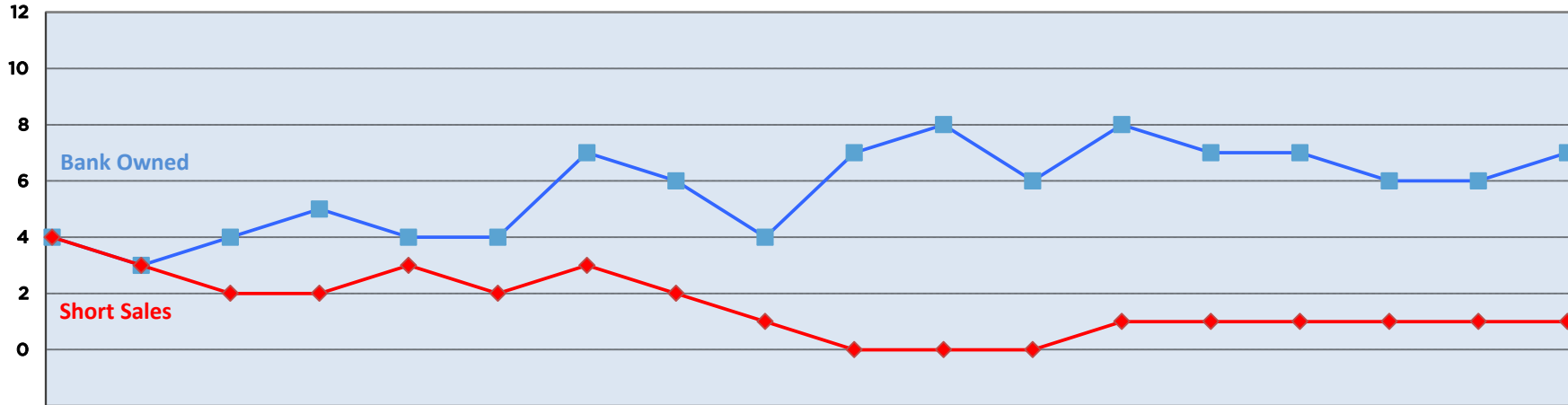


	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7
Normal	99.57%	99.69%	99.69%	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%



	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	12/31	1/7
BO	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%	0.24%	0.27%
SS	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%	0.04%	0.04%

**Active Foreclosures**



	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	12/31	1/7
BO	4	3	4	5	4	4	7	6	4	7	8	6	8	7	7	6	6	7
SS	4	3	2	2	3	2	3	2	1	0	0	0	1	1	1	1	1	1



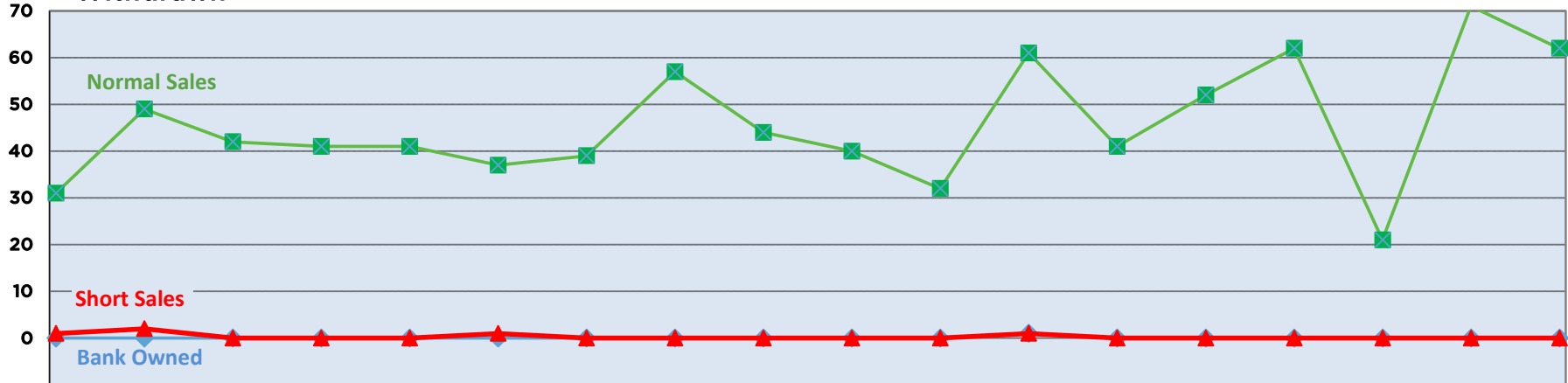
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	12/31	1/7
Norm	17	23	17	23	27	20	29	33	31	25	16	23	25	18	20	15	18	22
BO	1	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0

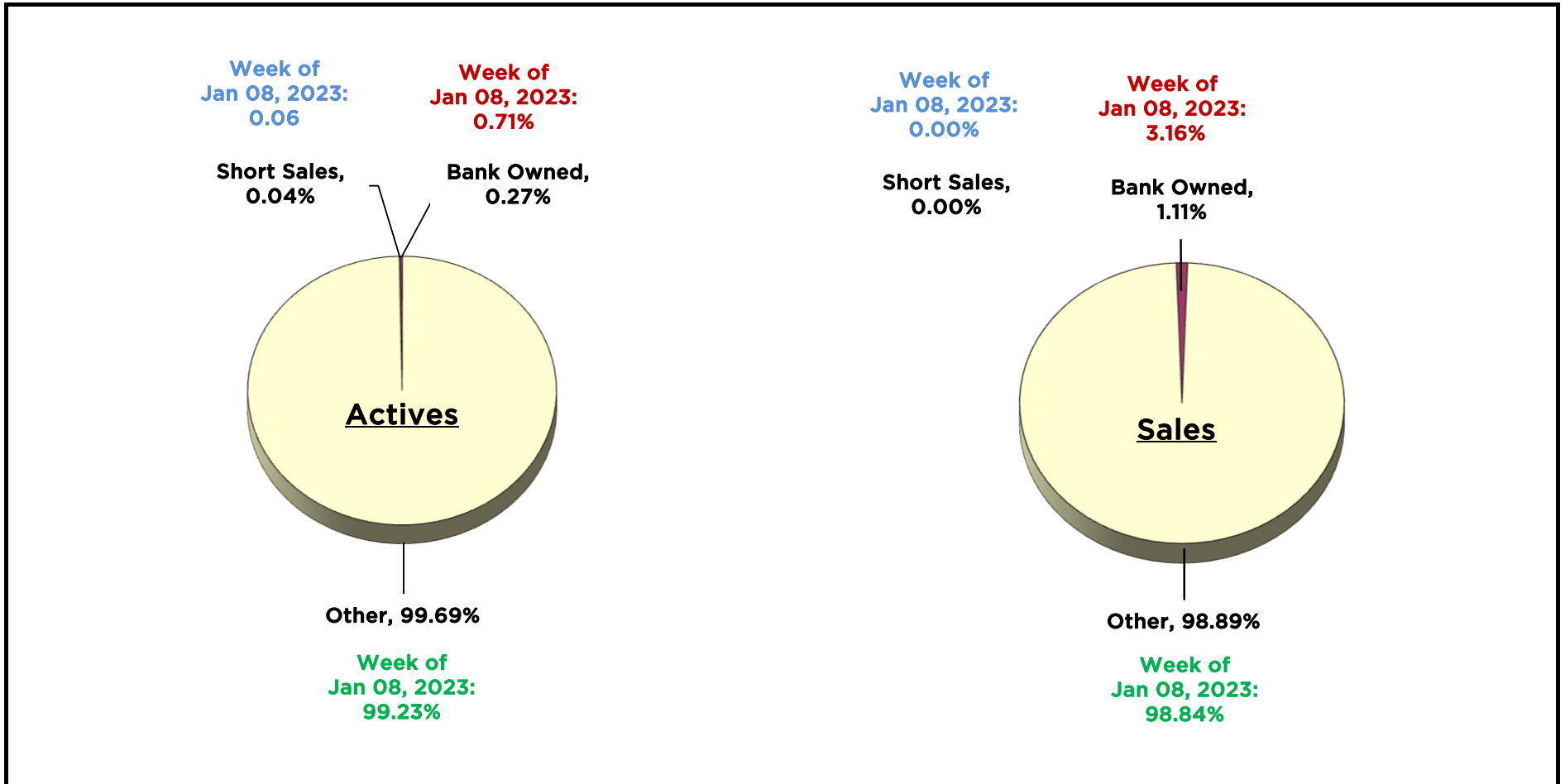
**Withdrawn**



	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	12/31	1/7
Norm	31	49	42	41	41	37	39	57	44	40	32	61	41	52	62	21	71	62
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	1	2	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
01/07/2024 - 01/13/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 4 Condos, Villas, or Townhomes available for the Median Price of \$258,000 (± \$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>
<b>Orange County</b>		<b>3</b>	<b>\$257,833</b>	<b>2.0</b>	<b>2.0</b>	<b>1,054</b>	<b>\$244.62</b>
Orlo Vista	32811	1	\$258,000	3.0	2.0	1,351	\$190.97
Williamsburg / Lake Bryan	32821	1	\$257,500	1.0	2.0	798	\$322.68
Taft	32824	1	\$258,000	2.0	2.0	1,013	\$254.69
<b>Osceola County</b>		<b>1</b>	<b>\$258,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,136</b>	<b>\$227.11</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$258,000	3.0	2.0	1,136	\$227.11