



Monday Morning Quarterback Summary

Week of January 14, 2024 - January 20, 2024

Single-family existing homes

- Sales of single-family homes decreased to 244 during the week of January 14, from 304 the week prior
- The median price of single family homes increased to \$412,500 a change of 7.1%
- The number of single-family home foreclosure transactions increased to 3 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 2
- Single-family inventory increased by 68, and now sits at 5,561

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 83 during the week of January 14, from 90 the week prior
- The median price of condos, townhomes, and villas increased to \$282,000 a change of 9.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 37, and now sits at 2,588

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

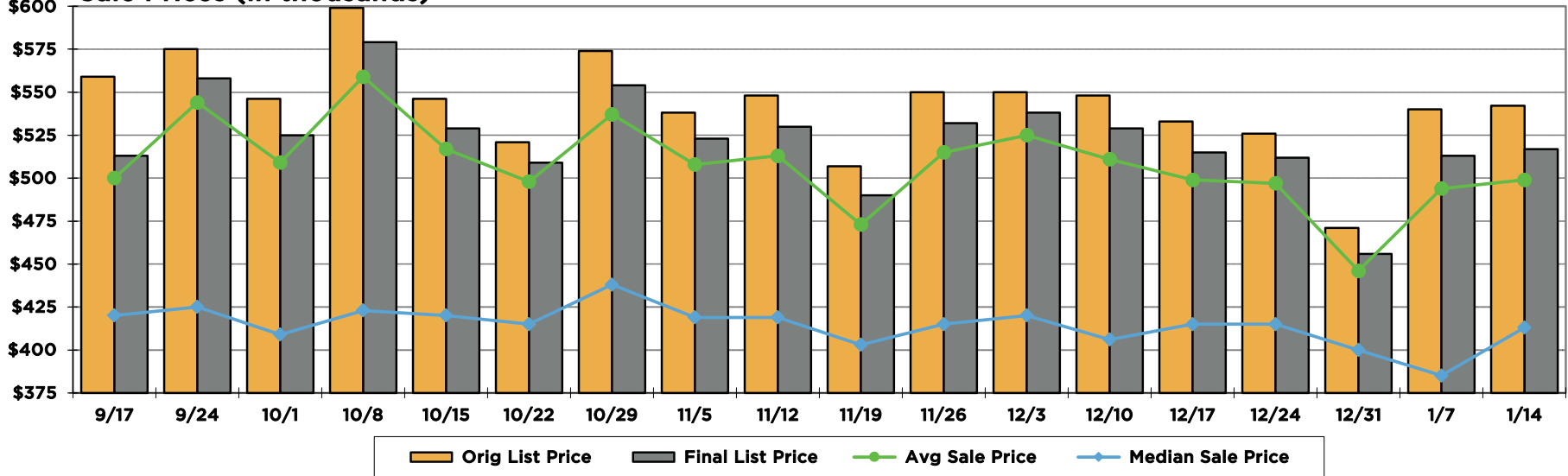
Monday Morning Quarterback
01/14/2024 - 01/20/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

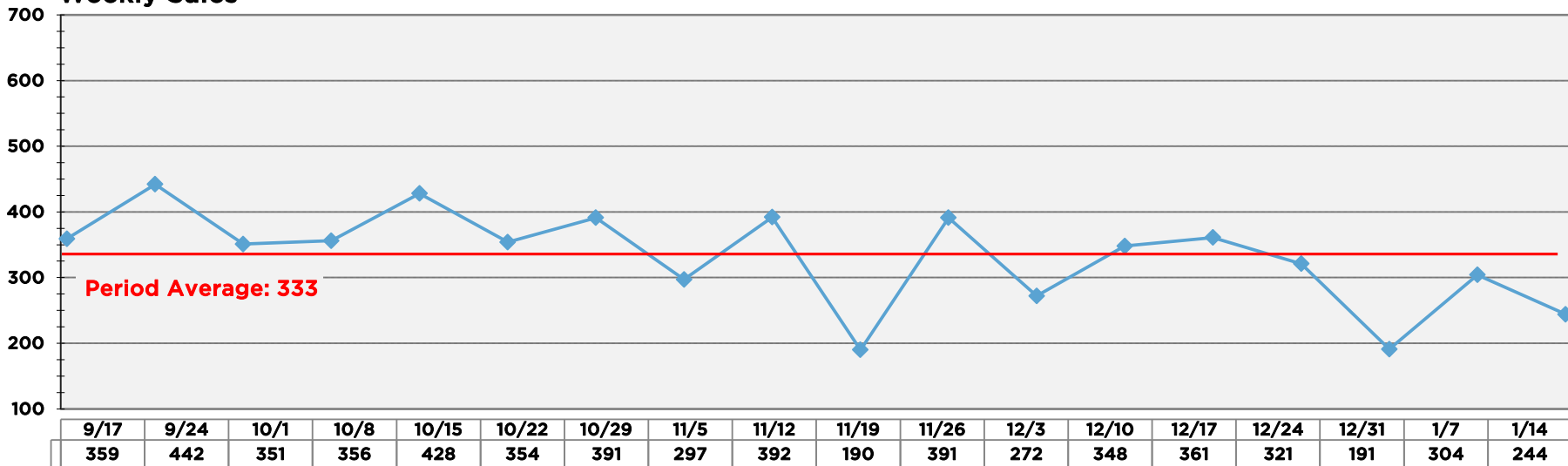
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	244	20	25	67	55	64	13
Bank Owned	3	2	0	1	0	0	0
Short Sales	2	0	0	0	0	2	0
Other	239	18	25	66	55	62	13
Active Listings	5,561	315	303	1,186	1,114	2,076	567
Bank Owned	32	9	3	10	4	6	0
Short Sales	16	3	2	8	1	2	0
Other	5,513	303	298	1,168	1,109	2,068	567
Months of Inventory	5.26	3.63	2.80	4.09	4.67	7.49	10.07
<u>List Price</u>							
Average Original List Price	\$542,416	\$220,769	\$297,414	\$368,242	\$465,090	\$689,712	\$2,008,077
Average Final List Price	\$517,384	\$203,929	\$287,550	\$356,718	\$452,760	\$664,526	\$1,818,683
<u>Sale Price</u>							
Average Price	\$498,957	\$195,105	\$278,756	\$348,028	\$440,423	\$645,828	\$1,692,337
Median Price	\$412,500	\$202,000	\$285,000	\$350,000	\$435,000	\$640,000	\$1,405,000
<u>Price Differences</u>							
Original to Final List Price	-\$25,032	-\$16,840	-\$9,864	-\$11,524	-\$12,330	-\$25,186	-\$189,394
Original List to Sale Price - \$	-\$43,459	-\$25,664	-\$18,658	-\$20,214	-\$24,667	-\$43,884	-\$315,740
Final List to Sale Price - \$	-\$18,427	-\$8,824	-\$8,794	-\$8,690	-\$12,337	-\$18,698	-\$126,346
Original List to Sale Price - %	91.99%	88.38%	93.73%	94.51%	94.70%	93.64%	84.28%
Final List to Sale Price - %	96.44%	95.67%	96.94%	97.56%	97.28%	97.19%	93.05%
<u>Days on the Market</u>							
Avg Days Listing to Contract	61	57	37	56	52	68	137
Combined Avg Days to Contract	66	57	39	58	57	77	166
Avg Days Listing to Closing	98	92	72	91	91	107	181
Avg Days Contract to Close	37	35	33	34	38	39	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	2,120	1,337	1,346	1,676	2,035	2,737	4,426

Single Family Homes

Sale Prices (in thousands)



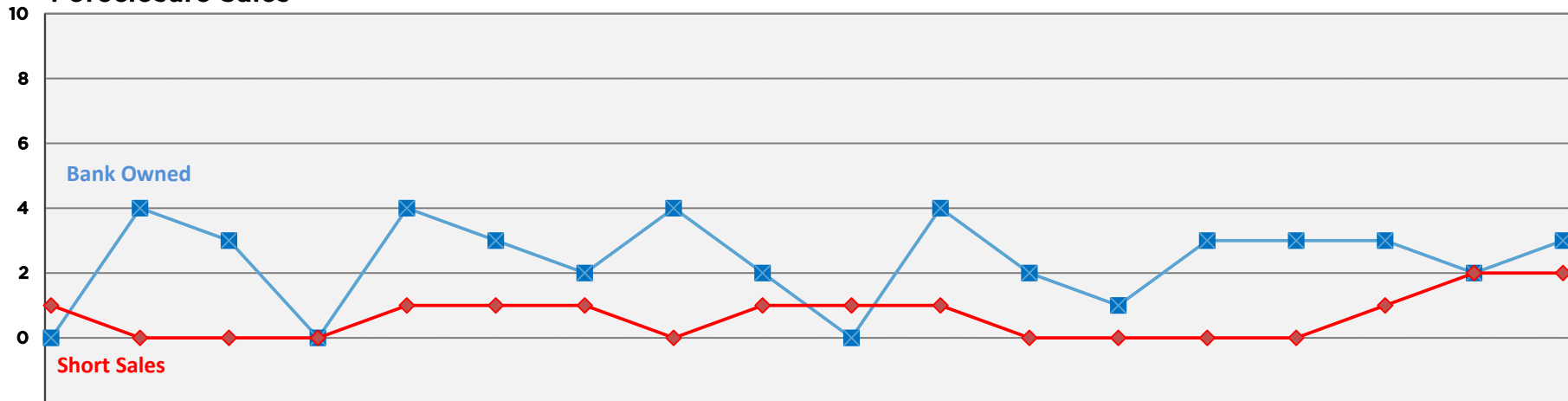
Weekly Sales





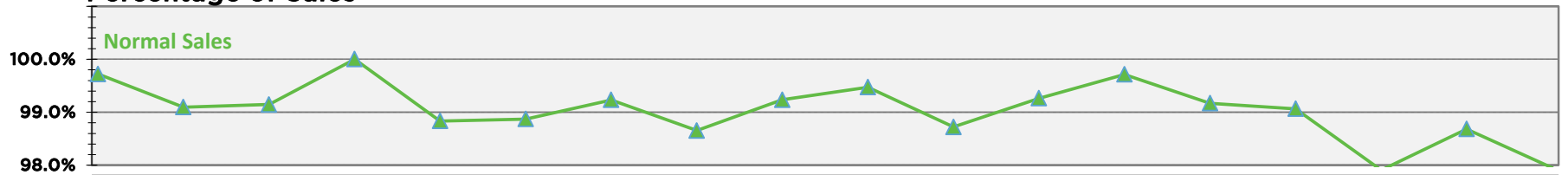
Single Family Homes

Foreclosure Sales

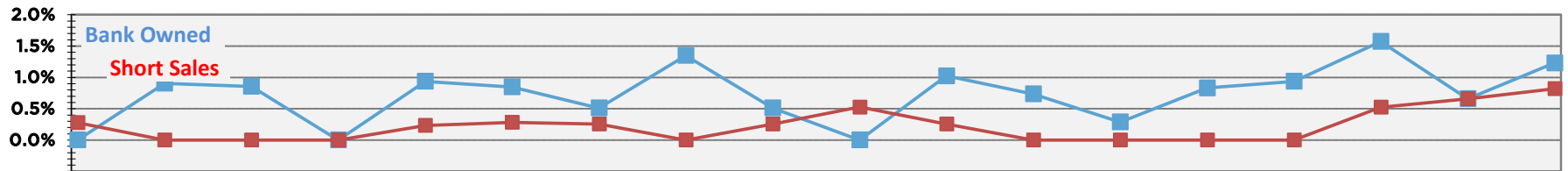


	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14
BO	0	4	3	0	4	3	2	4	2	0	4	2	1	3	3	3	2	3
SS	1	0	0	0	1	1	1	0	1	1	1	0	0	0	0	1	2	2

Percentage of Sales



	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	1/14
Normal	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%	97.95%

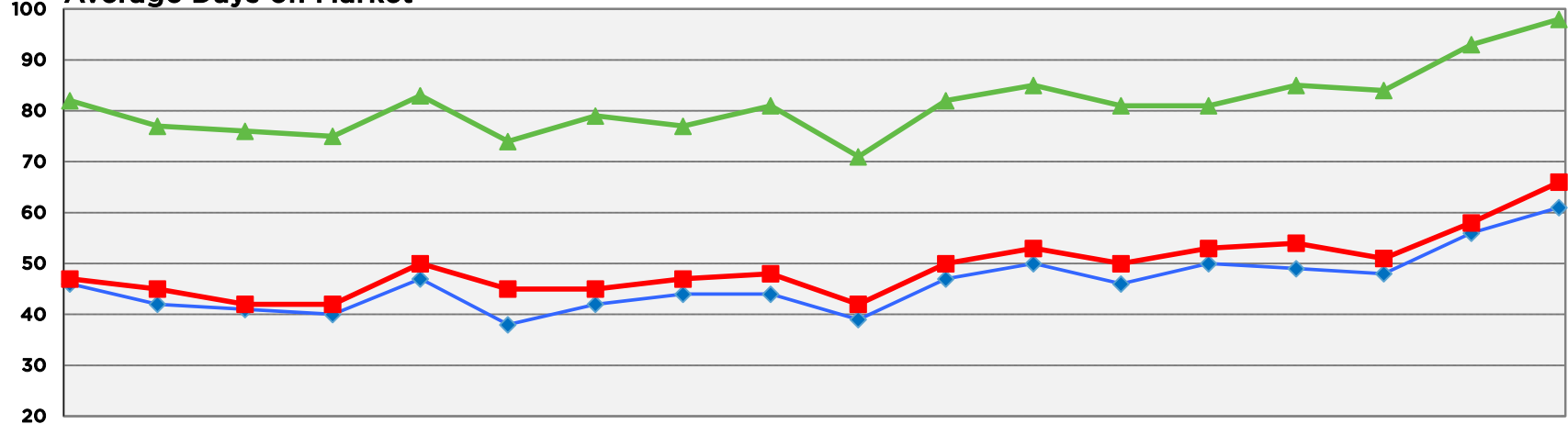


	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14
BO	0.00%	0.90%	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%
SS	0.28%	0.00%	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%



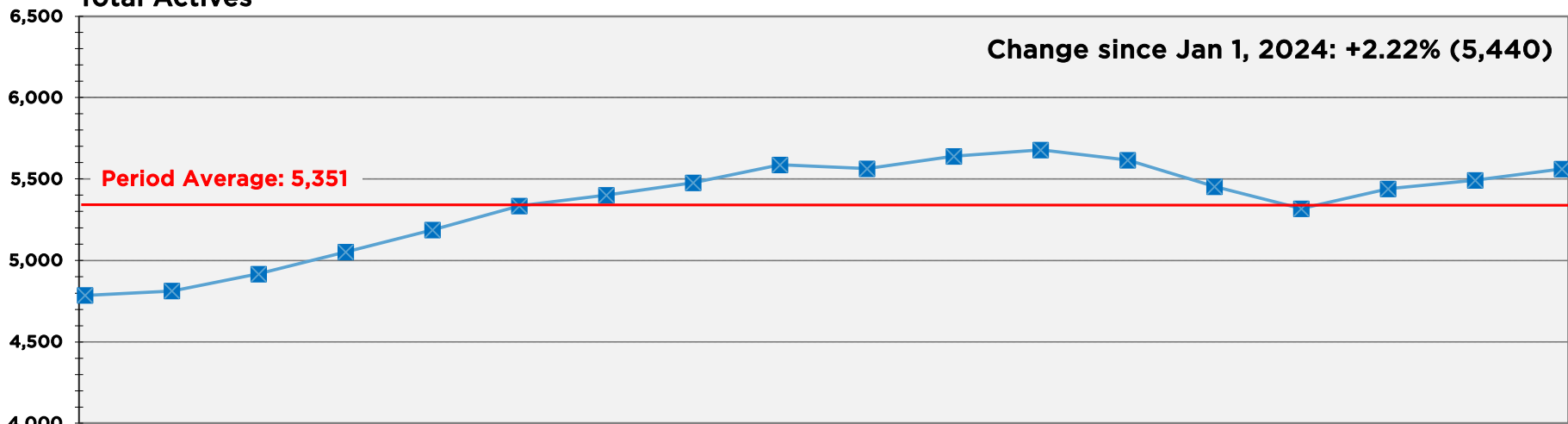
Single Family Homes

Average Days on Market



ListToContract	46	42	41	40	47	38	42	44	44	39	47	50	46	50	49	48	56	61
CombDaysOnMkt	47	45	42	42	50	45	45	47	48	42	50	53	50	53	54	51	58	66
ListToClose	82	77	76	75	83	74	79	77	81	71	82	85	81	81	85	84	93	98

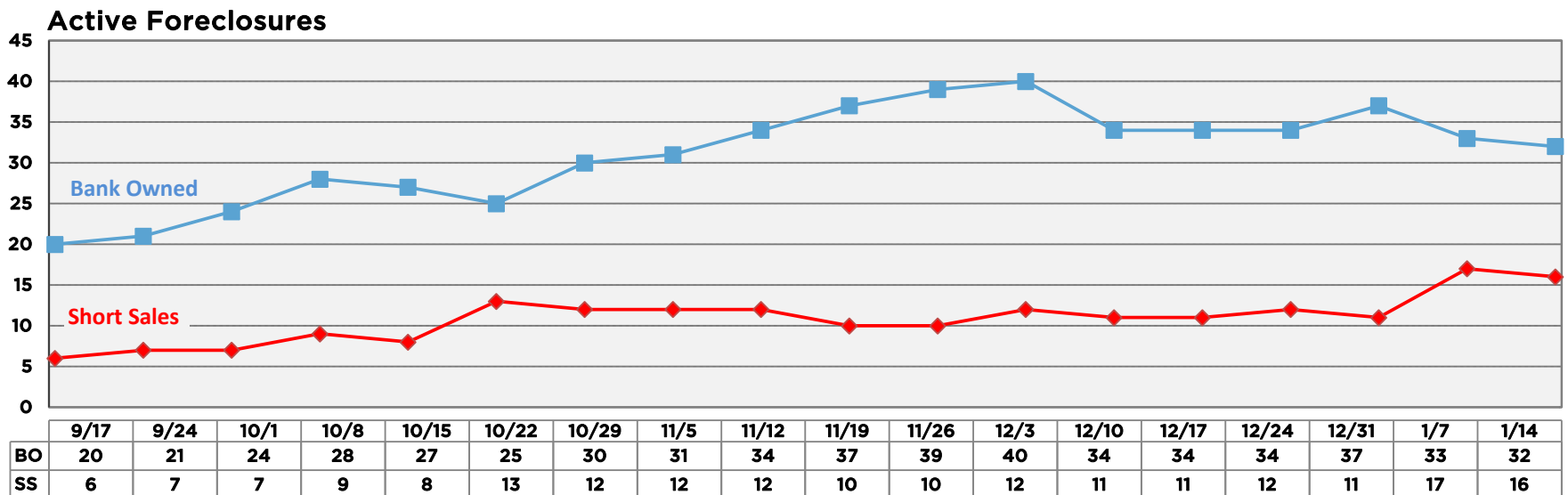
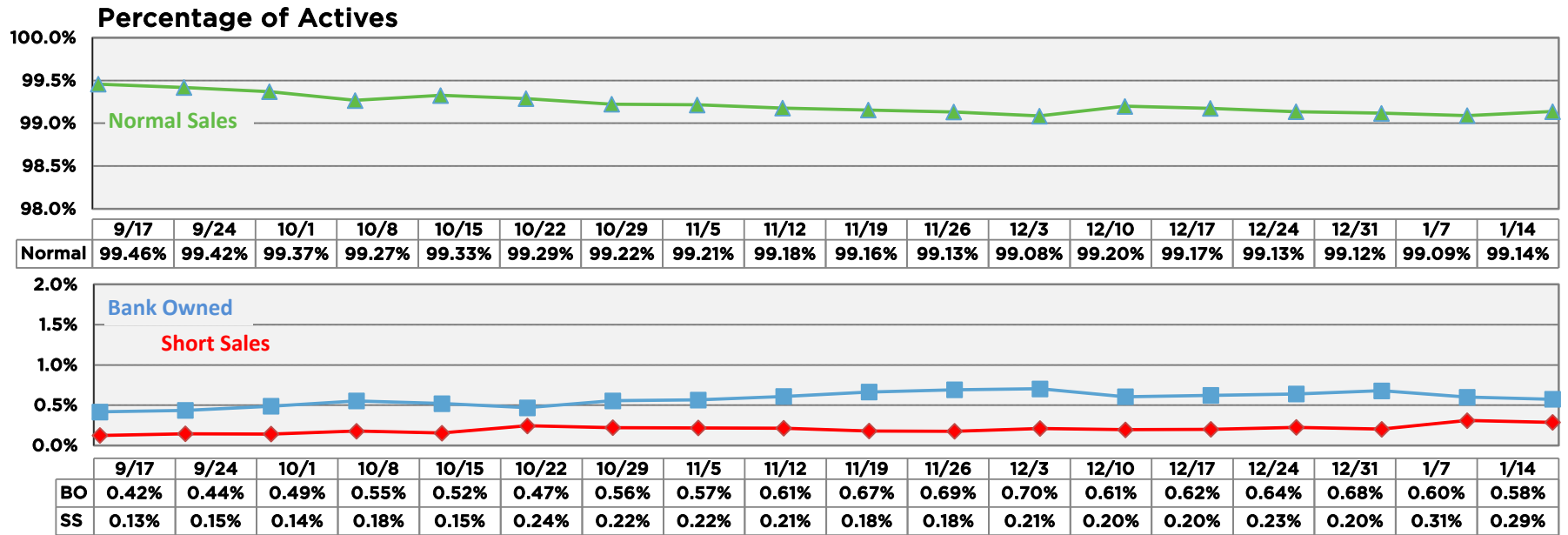
Total Actives



	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	1/14
Total Actives	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	5,561

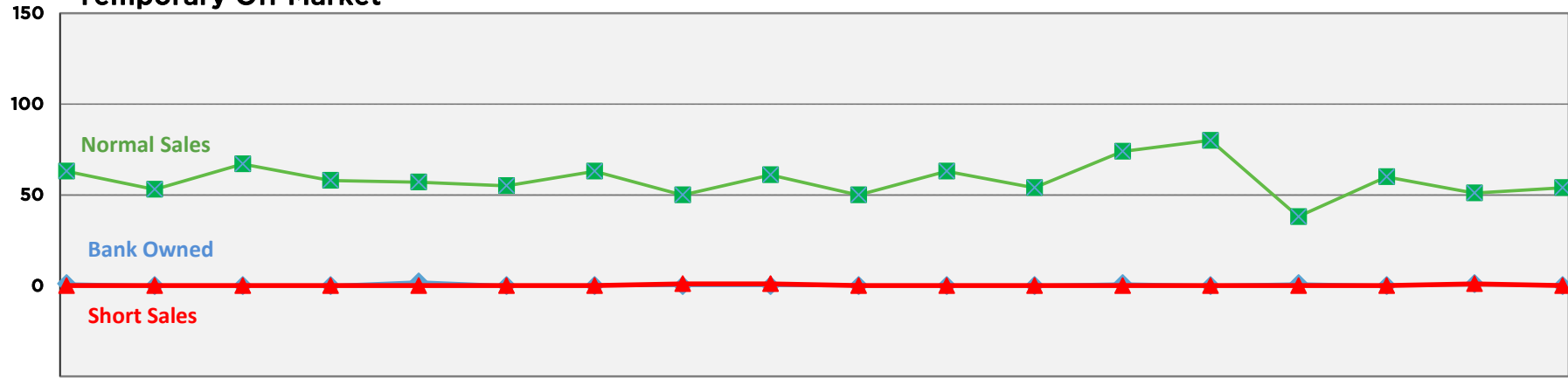


Single Family Homes



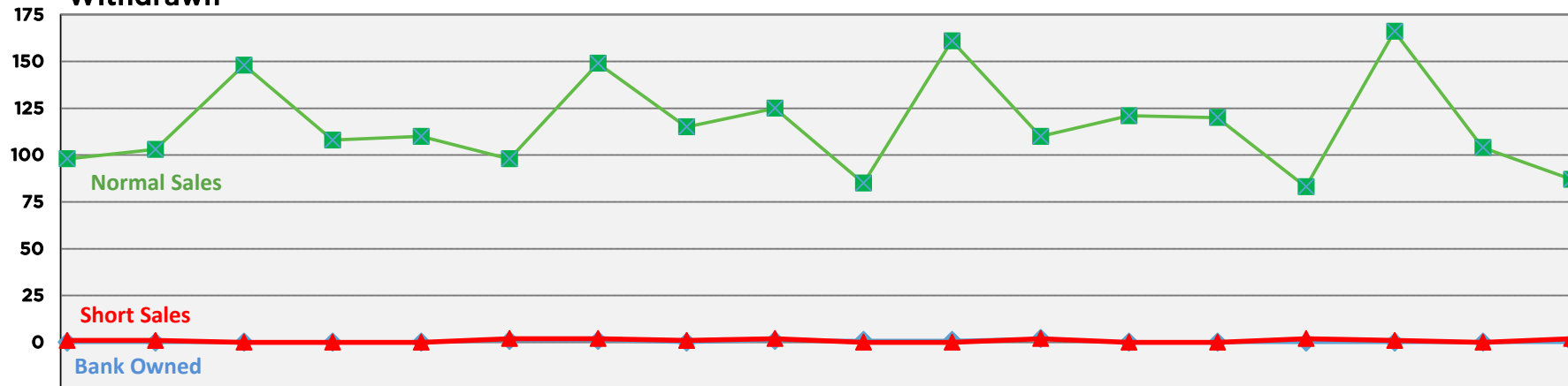
Single Family Homes

Temporary Off Market



	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	1/14
Norm	63	53	67	58	57	55	63	50	61	50	63	54	74	80	38	60	51	54
BO	1	0	0	0	2	0	0	0	0	0	0	0	1	0	1	0	1	0
SS	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0

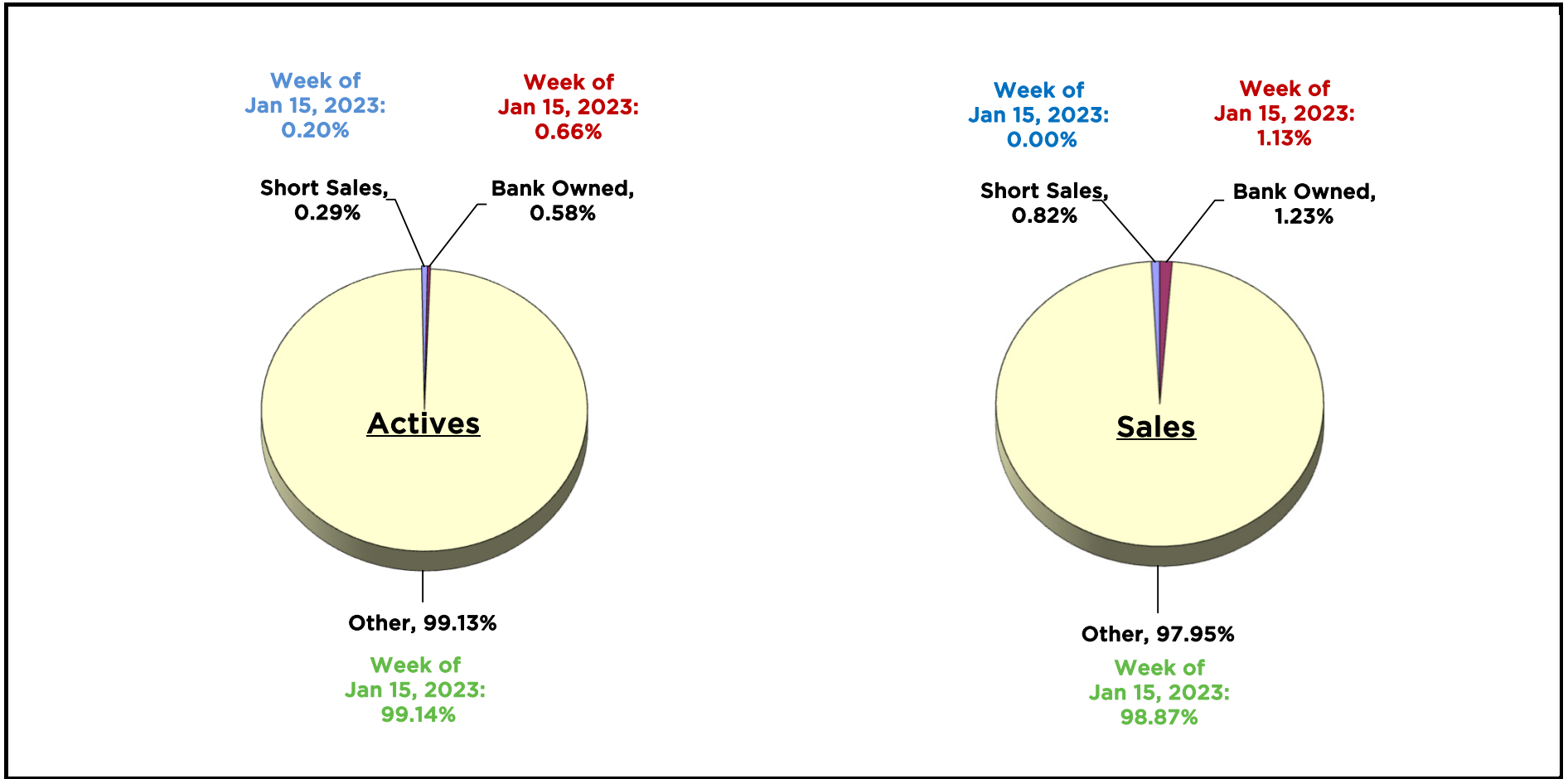
Withdrawn



	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	1/14
Norm	98	103	148	108	110	98	149	115	125	85	161	110	121	120	83	166	104	87
BO	0	0	0	0	0	1	1	0	1	1	1	2	0	0	0	0	0	0
SS	1	1	0	0	0	2	2	1	2	0	0	2	0	0	2	1	0	2



Single Family Homes





Monday Morning Quarterback
 01/14/2024 - 01/20/2024
 Lake, Orange, Osceola & Seminole Counties

There is 1 Single Family Home available for the Median Price of \$412,500 (± \$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>
Osceola County		1	\$412,500	4.0	2.0	1,837	\$224.55
St Cloud / Canoe Creek	34772	1	\$412,500	4.0	2.0	1,837	\$224.55

Monday Morning Quarterback
01/14/2024 - 01/20/2024
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
Weekly Sales	83	33	14	18	9	7	2
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	81	31	14	18	9	7	2
Active Listings	2,588	896	382	664	371	265	10
Bank Owned	7	5	0	0	1	1	0
Short Sales	1	0	0	1	0	0	0
Other	2,580	891	382	663	370	264	10
Months of Inventory	7.20	6.27	6.30	8.51	9.51	8.74	1.15

List Price

Average Original List Price	\$357,129	\$181,985	\$295,214	\$362,027	\$470,422	\$554,129	\$2,437,000
Average Final List Price	\$342,358	\$171,132	\$286,450	\$349,967	\$451,644	\$549,843	\$2,272,500

Sale Price

Average Price	\$332,161	\$165,585	\$277,529	\$342,633	\$440,944	\$533,400	\$2,175,000
Median Price	\$282,000	\$190,000	\$277,000	\$346,250	\$434,500	\$515,000	\$2,175,000

Price Differences

Original to Final List Price	-\$14,771	-\$10,853	-\$8,764	-\$12,060	-\$18,778	-\$4,286	-\$164,500
Original List to Sale Price - \$	-\$24,968	-\$16,400	-\$17,685	-\$19,394	-\$29,478	-\$20,729	-\$262,000
Final List to Sale Price - \$	-\$10,197	-\$5,547	-\$8,921	-\$7,334	-\$10,700	-\$16,443	-\$97,500
Original List to Sale Price - %	93.01%	90.99%	94.01%	94.64%	93.73%	96.26%	89.25%
Final List to Sale Price - %	97.02%	96.76%	96.89%	97.90%	97.63%	97.01%	95.71%

Days on the Market

Avg Days Listing to Contract	67	67	50	72	77	49	164
Combined Avg Days to Contract	76	73	57	98	77	49	163.5
Avg Days Listing to Closing	103	99	83	118	104	97	200
Avg Days Contract to Close	37	35	32	45	27	47	35

Beds / Baths

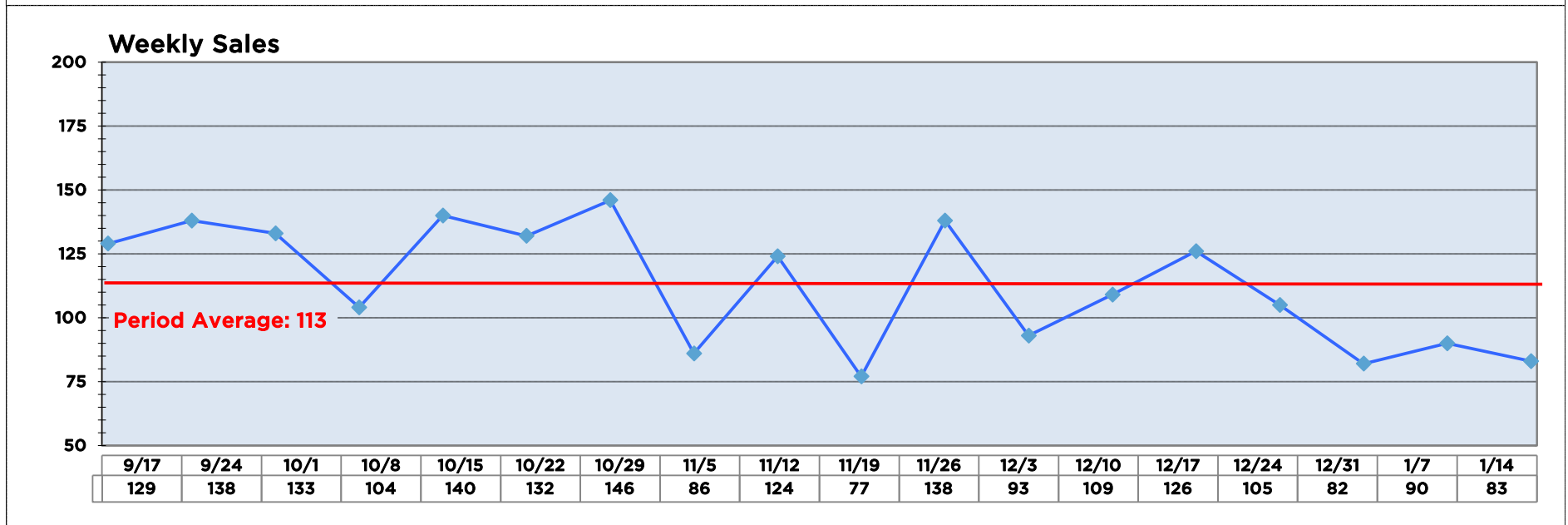
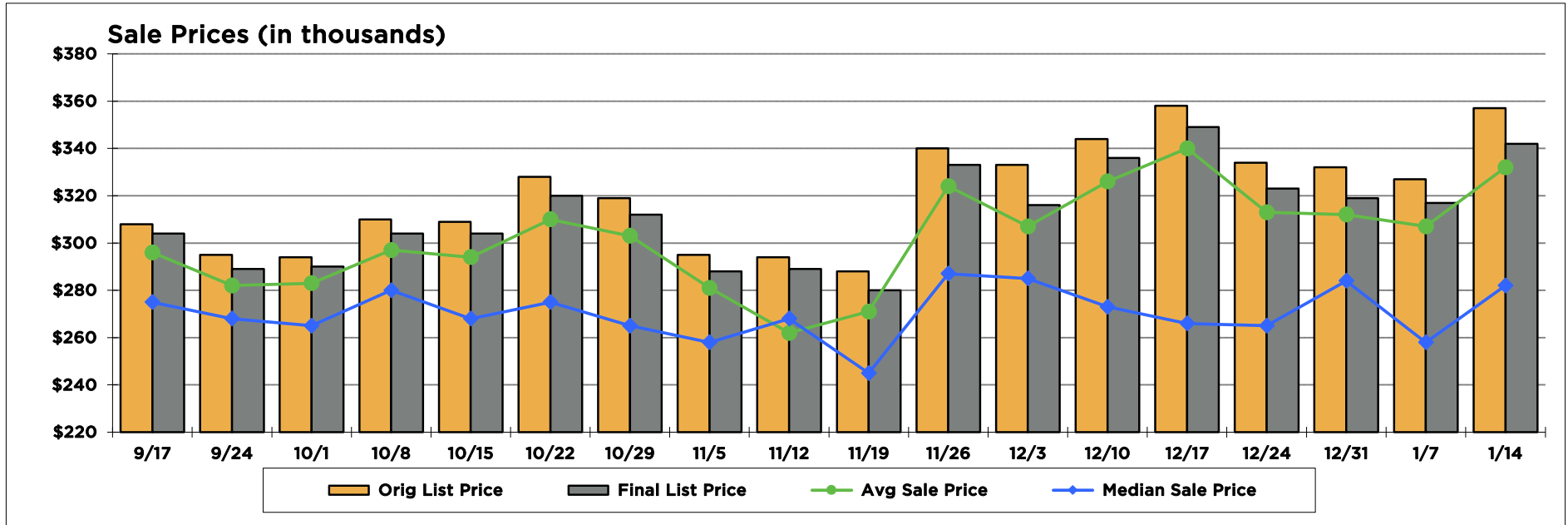
Average Bedrooms	2	2	2	3	3	3	3
Average Full Baths	2	2	2	2	2	3	2.5
Average Half Baths	0	0	0	1	0	1	1

Square Footage

Average Square Feet	1,370	893	1,315	1,668	1,690	1,970	3,376
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Monday Morning Quarterback
01/14/2024 - 01/20/2024
Lake, Orange, Osceola & Seminole Counties

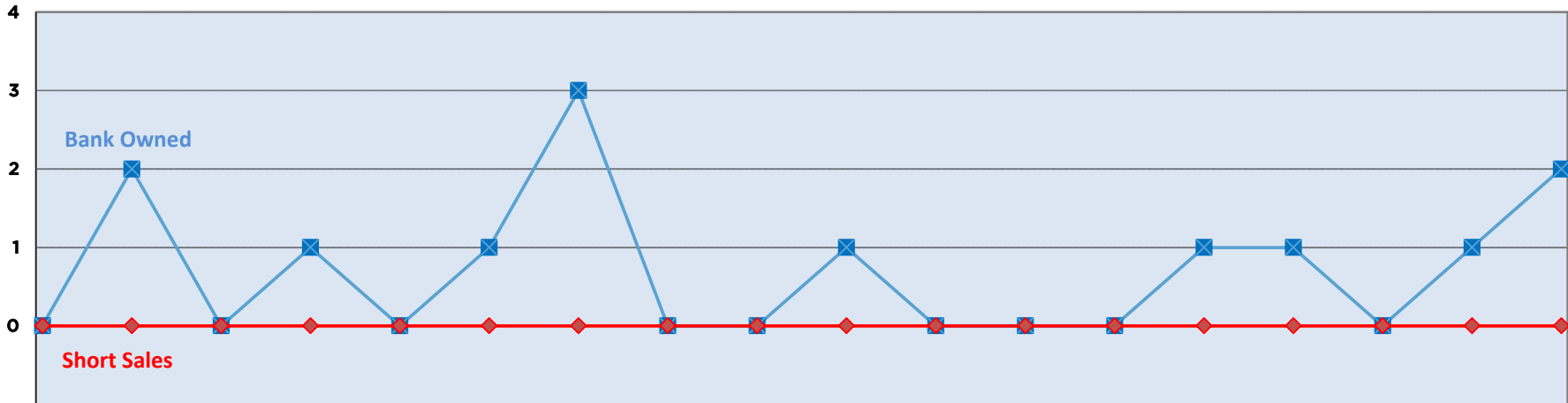
Condos, Townhomes, Villas



Monday Morning Quarterback
01/14/2024 - 01/20/2024
Lake, Orange, Osceola & Seminole Counties

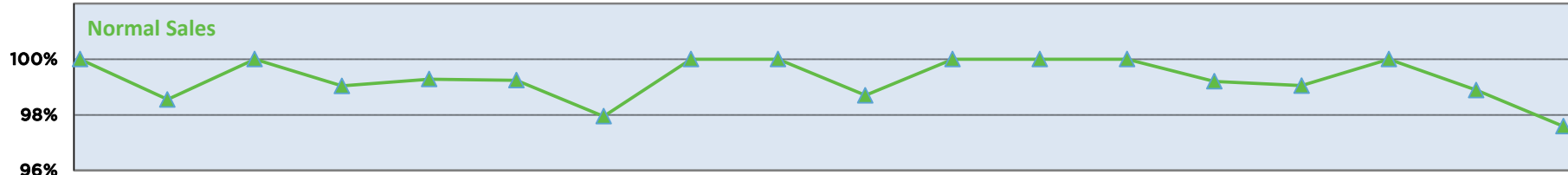
Condos, Townhomes, Villas

Foreclosure Sales

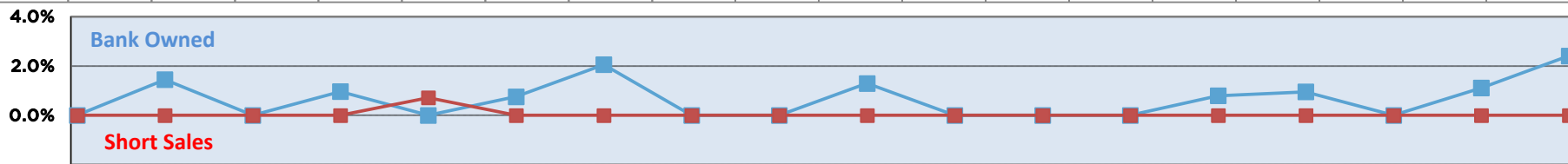


	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14
BO	0	2	0	1	0	1	3	0	0	1	0	0	0	1	1	0	1	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	1/14
Normal	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%	97.59%

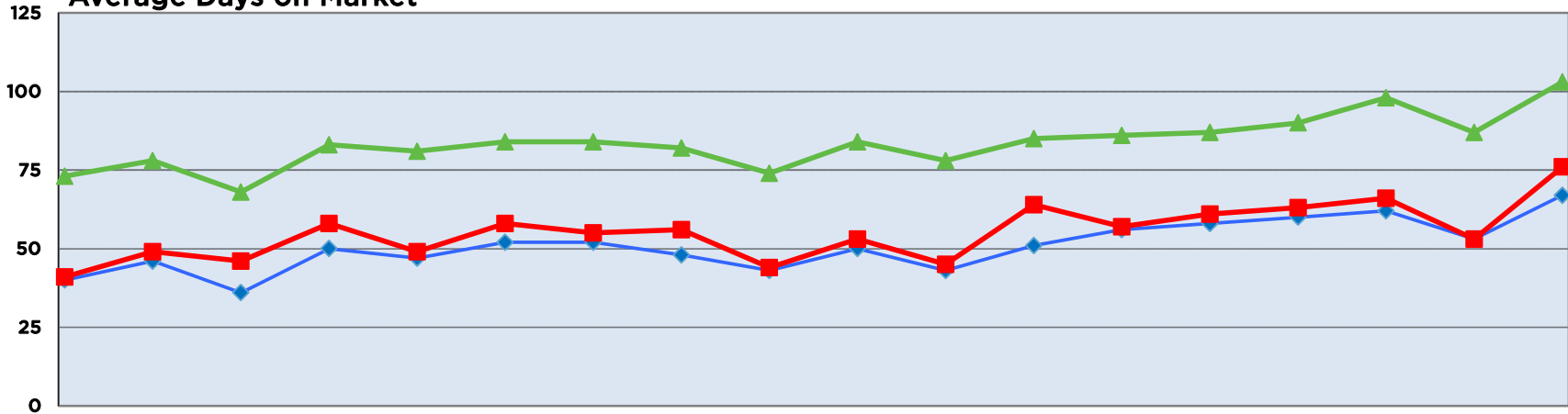


	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14
BO	0.00%	1.45%	0.00%	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%
SS	0.00%	0.00%	0.00%	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



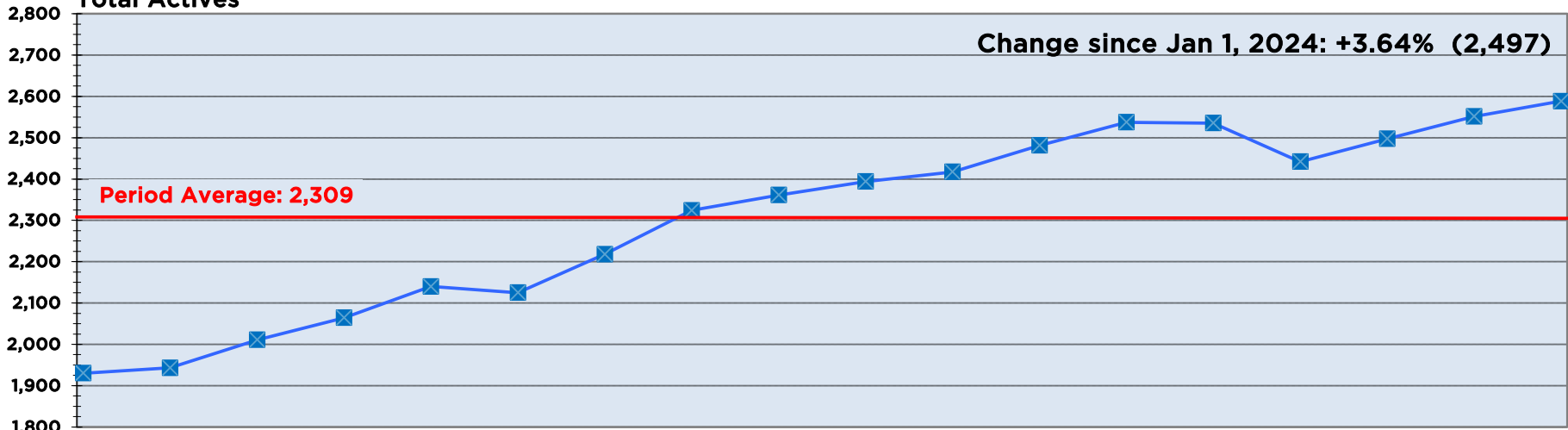
Condos, Townhomes, Villas

Average Days on Market



ListToContract	40	46	36	50	47	52	52	48	43	50	43	51	56	58	60	62	53	67
CombDaysOnMkt	41	49	46	58	49	58	55	56	44	53	45	64	57	61	63	66	53	76
ListToClose	73	78	68	83	81	84	84	82	74	84	78	85	86	87	90	98	87	103

Total Actives

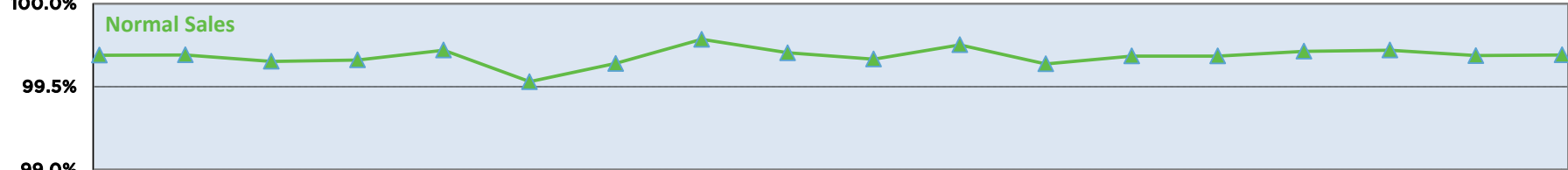


	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14
Total Actives	1,930	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588

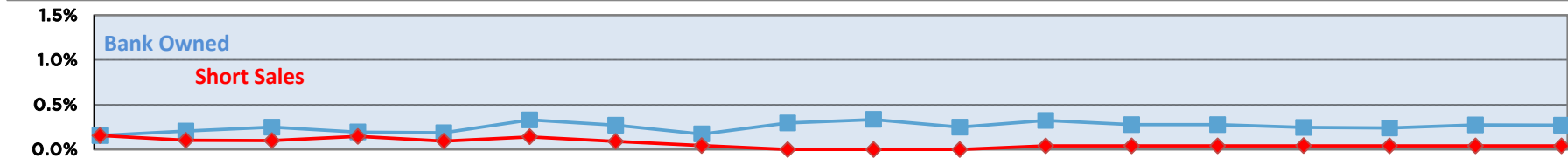


Condos, Townhomes, Villas

Percentage of Actives

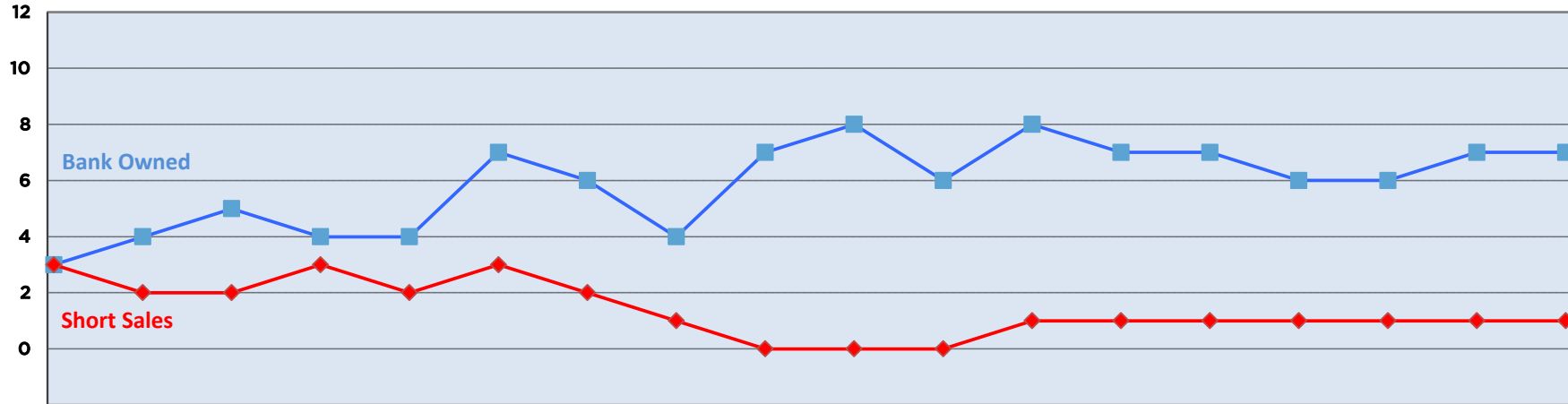


Date	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14
Normal	99.69%	99.69%	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%



Date	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	1/14
BO	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%	0.27%
SS	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%	0.04%

Active Foreclosures

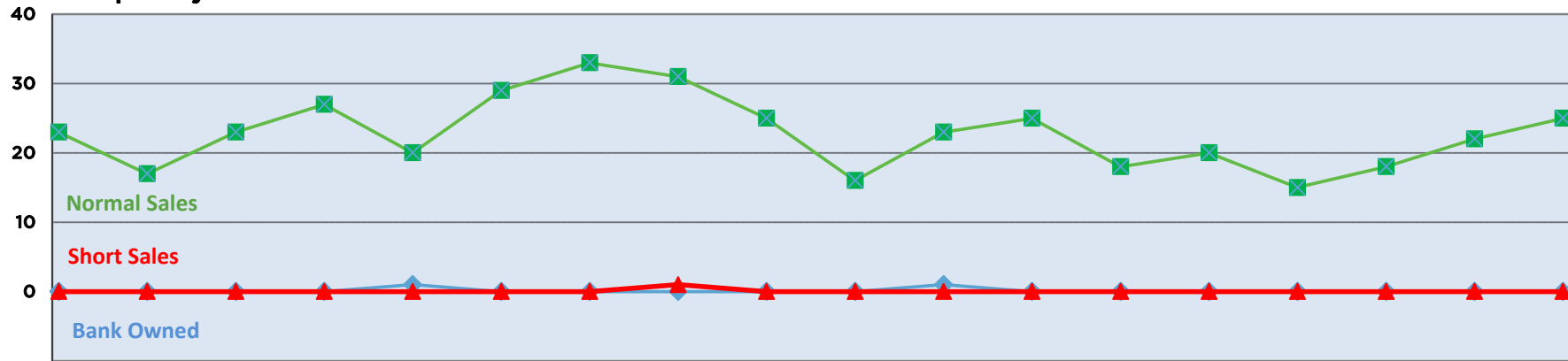


Date	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14
BO	3	4	5	4	4	7	6	4	7	8	6	8	7	7	6	6	7	7
SS	3	2	2	3	2	3	2	1	0	0	0	1	1	1	1	1	1	1



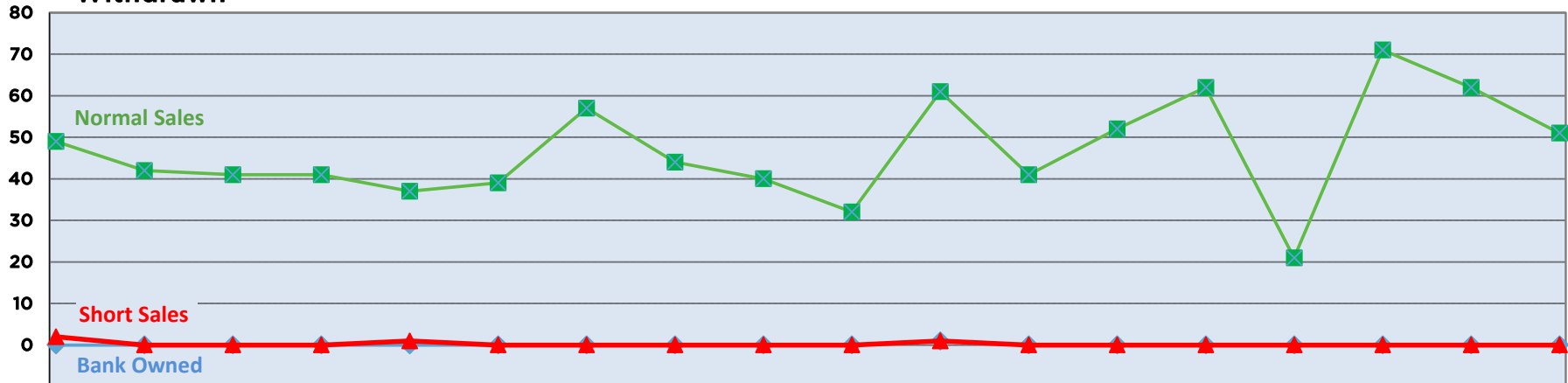
Condos, Townhomes, Villas

Temporary Off Market



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

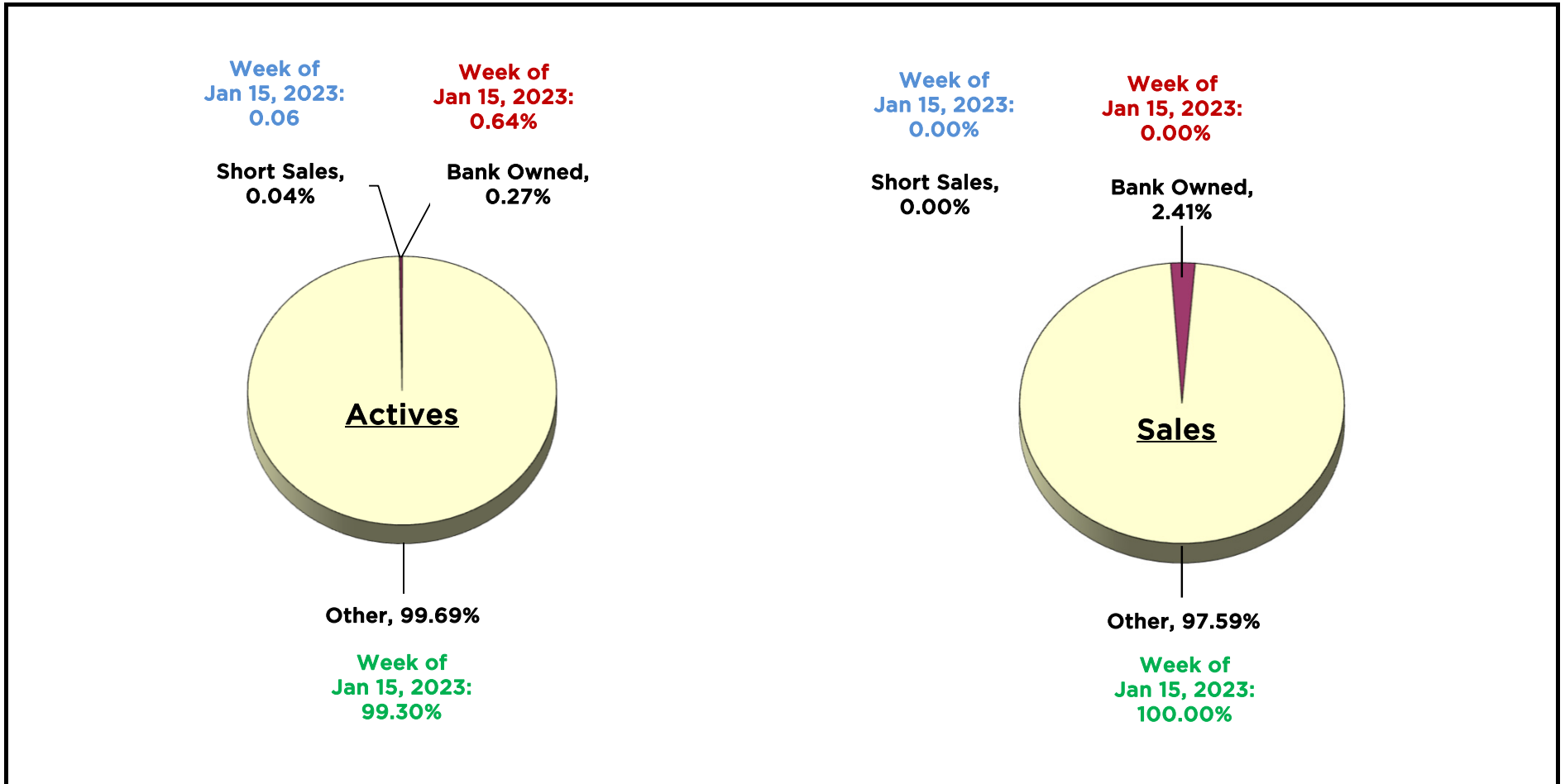
Withdrawn



Norm	49	42	41	41	37	39	57	44	40	32	61	41	52	62	21	71	62	51
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
SS	2	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0



Condos, Townhomes, Villas





Monday Morning Quarterback
01/14/2024 - 01/20/2024
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Villas, or Townhomes available for the Median Price of \$282,000 (± \$500)