



Monday Morning Quarterback Summary

Week of January 21, 2024 - January 27, 2024

Single-family existing homes

- Sales of single-family homes increased to 259 during the week of January 21, from 244 the week prior
- The median price of single family homes increased to \$415,000 a change of 0.6%
- The number of single-family home foreclosure transactions decreased to 1 from 3 the week prior
- The number of single-family short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory decreased by 18, and now sits at 5,543

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 77 during the week of January 21, from 83 the week prior
- The median price of condos, townhomes, and villas decreased to \$258,500 a change of -8.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 2 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 29, and now sits at 2,617

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

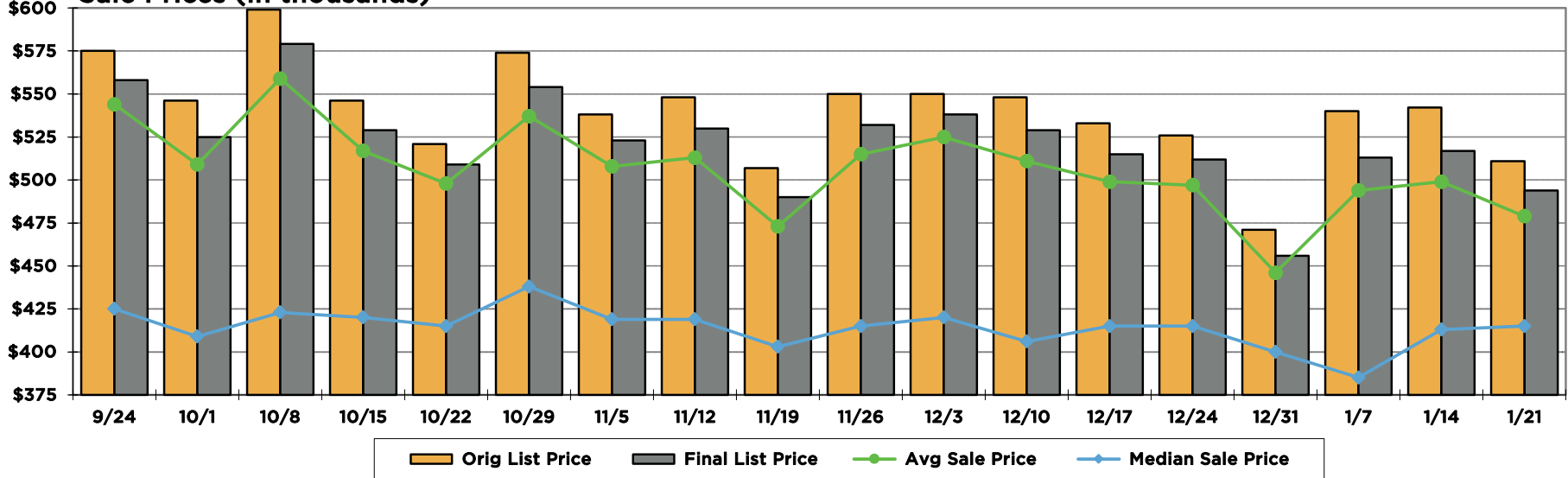
Monday Morning Quarterback
01/21/2024 - 01/27/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

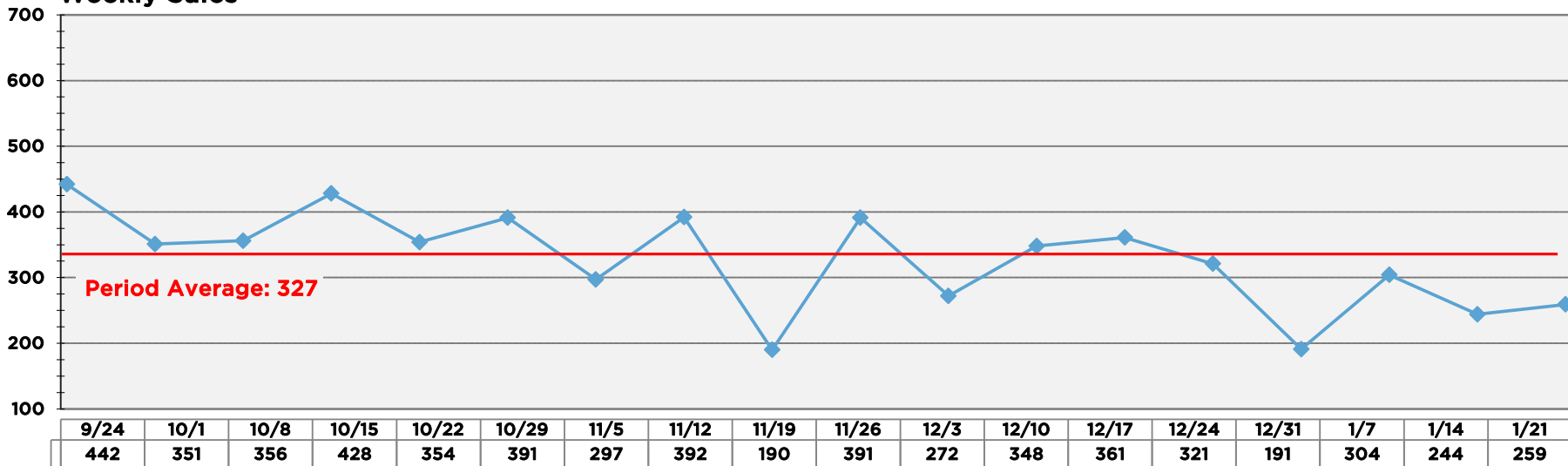
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	259	28	20	70	55	76	10
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	258	27	20	70	55	76	10
Active Listings	5,543	332	305	1,148	1,116	2,062	580
Bank Owned	33	10	4	10	4	5	0
Short Sales	13	4	1	4	2	2	0
Other	5,497	318	300	1,134	1,110	2,055	580
Months of Inventory	4.94	2.74	3.52	3.78	4.68	6.26	13.39
<u>List Price</u>							
Average Original List Price	\$511,310	\$214,849	\$288,135	\$374,541	\$457,193	\$687,493	\$1,703,790
Average Final List Price	\$494,218	\$201,092	\$282,080	\$363,960	\$449,614	\$666,030	\$1,590,600
<u>Sale Price</u>							
Average Price	\$479,257	\$197,836	\$274,755	\$353,506	\$439,900	\$650,172	\$1,474,000
Median Price	\$415,000	\$207,450	\$273,750	\$352,000	\$437,725	\$624,700	\$1,297,500
<u>Price Differences</u>							
Original to Final List Price	-\$17,092	-\$13,757	-\$6,055	-\$10,581	-\$7,579	-\$21,463	-\$113,190
Original List to Sale Price - \$	-\$32,053	-\$17,013	-\$13,380	-\$21,035	-\$17,293	-\$37,321	-\$229,790
Final List to Sale Price - \$	-\$14,961	-\$3,256	-\$7,325	-\$10,454	-\$9,714	-\$15,858	-\$116,600
Original List to Sale Price - %	93.73%	92.08%	95.36%	94.38%	96.22%	94.57%	86.51%
Final List to Sale Price - %	96.97%	98.38%	97.40%	97.13%	97.84%	97.62%	92.67%
<u>Days on the Market</u>							
Avg Days Listing to Contract	60	68	36	61	54	60	109
Combined Avg Days to Contract	64	68	38	61	58	70	109
Avg Days Listing to Closing	97	110	73	97	85	98	163
Avg Days Contract to Close	36	41	37	36	30	37	54
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	0
<u>Square Footage</u>							
Average Square Feet	1,997	1,103	1,345	1,569	1,951	2,704	3,690

Single Family Homes

Sale Prices (in thousands)

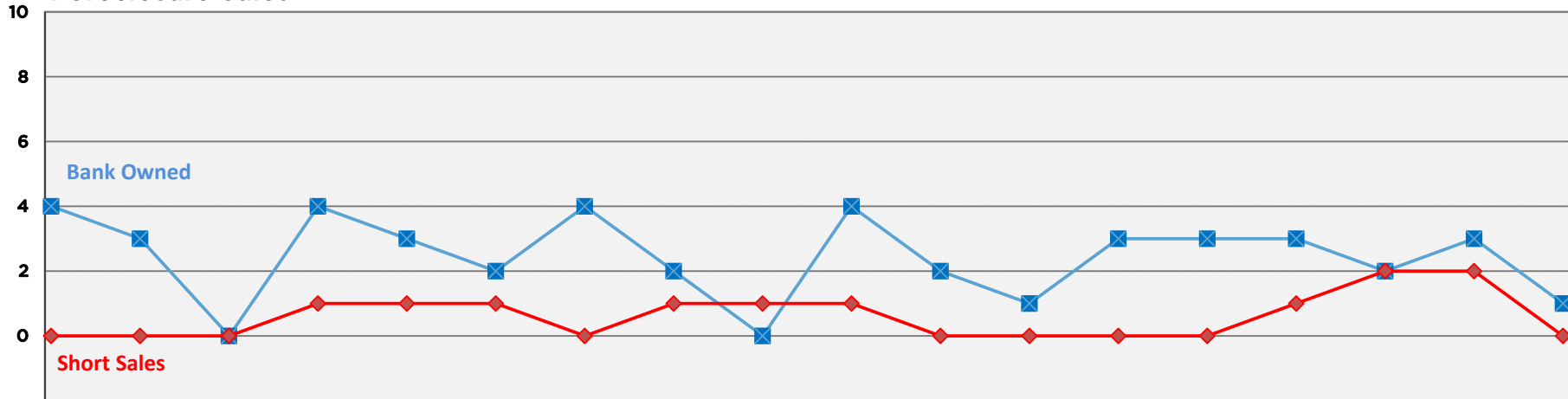


Weekly Sales



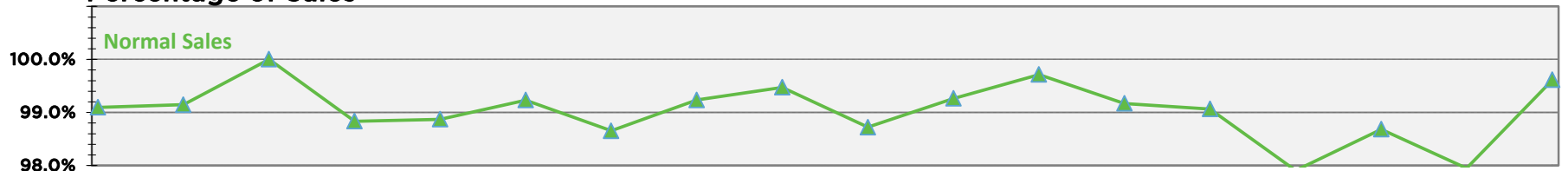
Single Family Homes

Foreclosure Sales

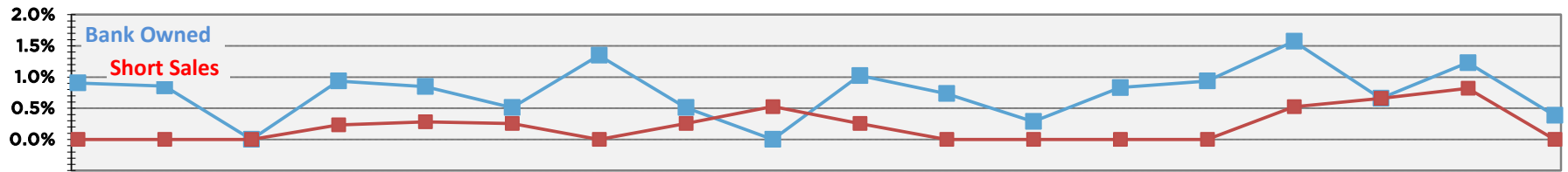


	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21
BO	4	3	0	4	3	2	4	2	0	4	2	1	3	3	3	2	3	1
SS	0	0	0	1	1	1	0	1	1	1	0	0	0	0	1	2	2	0

Percentage of Sales



	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	1/21
Normal	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%	99.61%

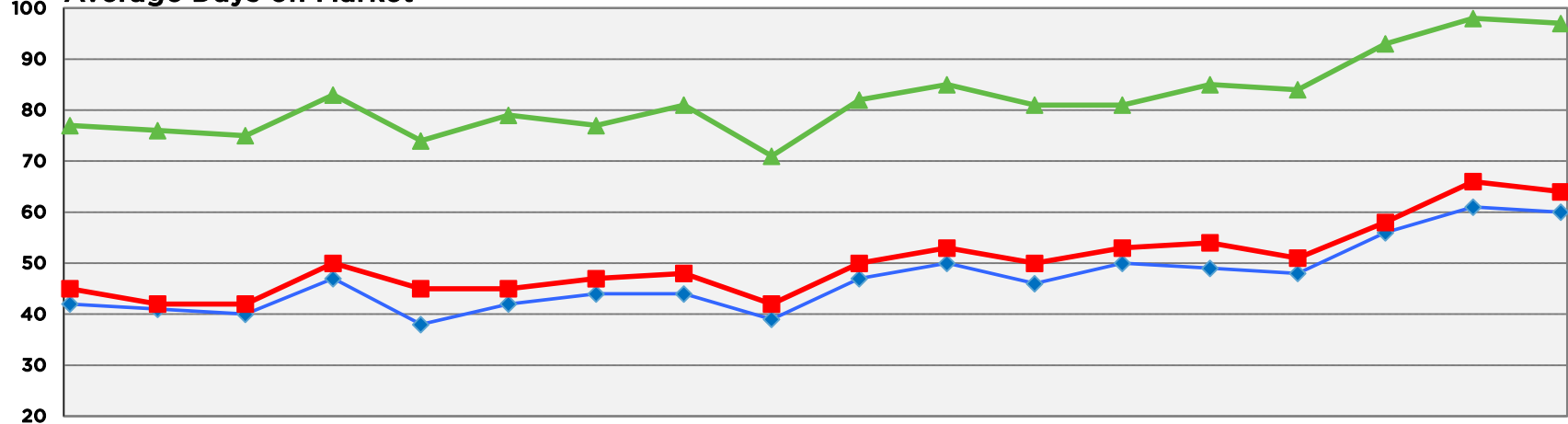


	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21
BO	0.90%	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%
SS	0.00%	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%



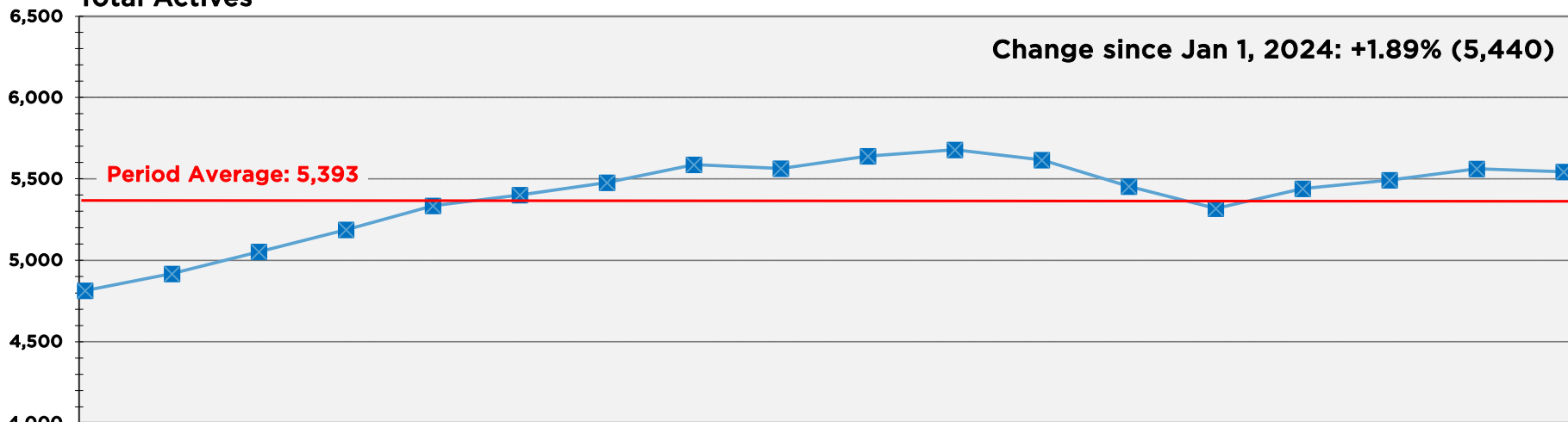
Single Family Homes

Average Days on Market



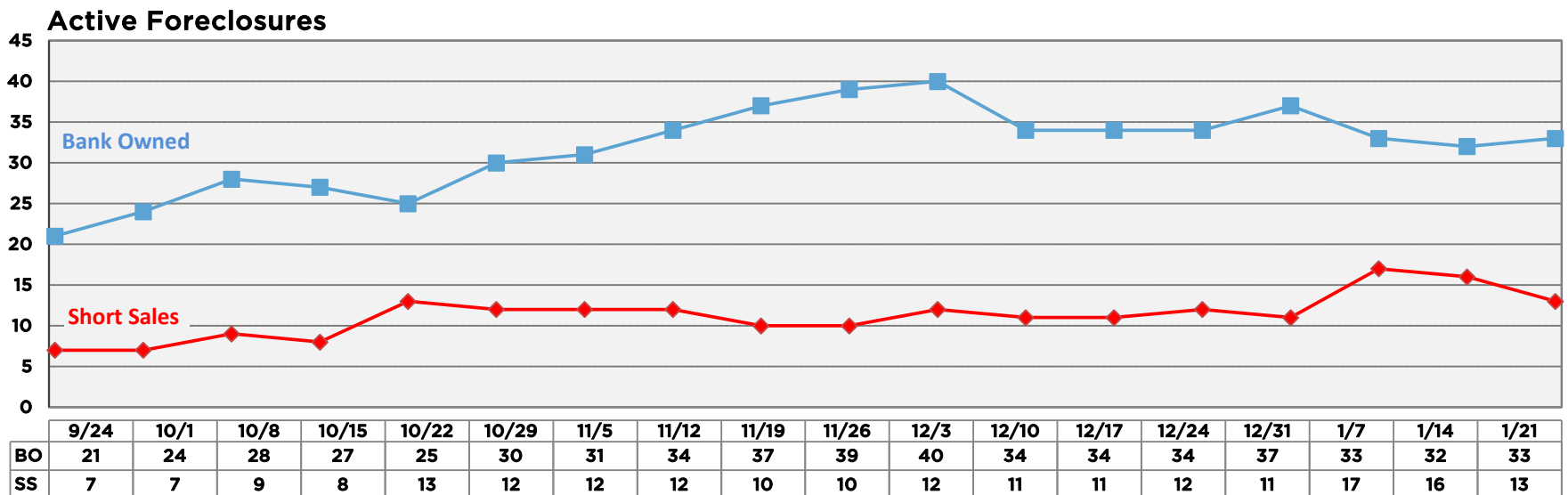
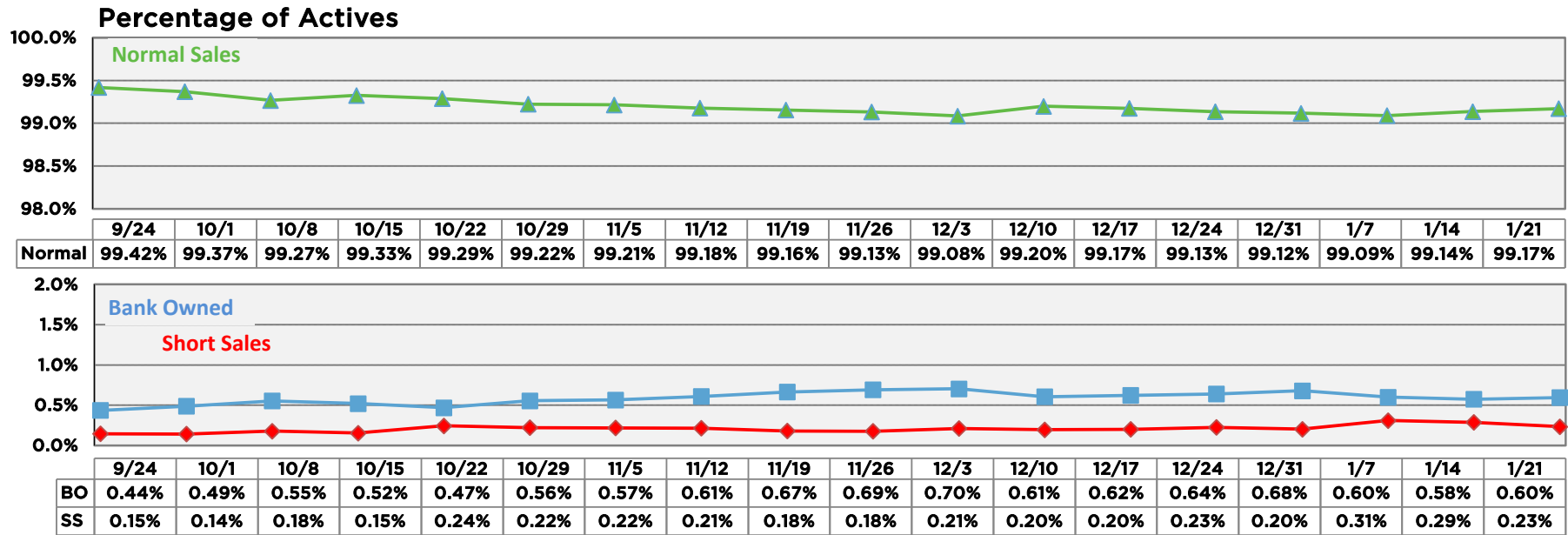
ListToContract	42	41	40	47	38	42	44	44	39	47	50	46	50	49	48	56	61	60
CombDaysOnMkt	45	42	42	50	45	45	47	48	42	50	53	50	53	54	51	58	66	64
ListToClose	77	76	75	83	74	79	77	81	71	82	85	81	81	85	84	93	98	97

Total Actives



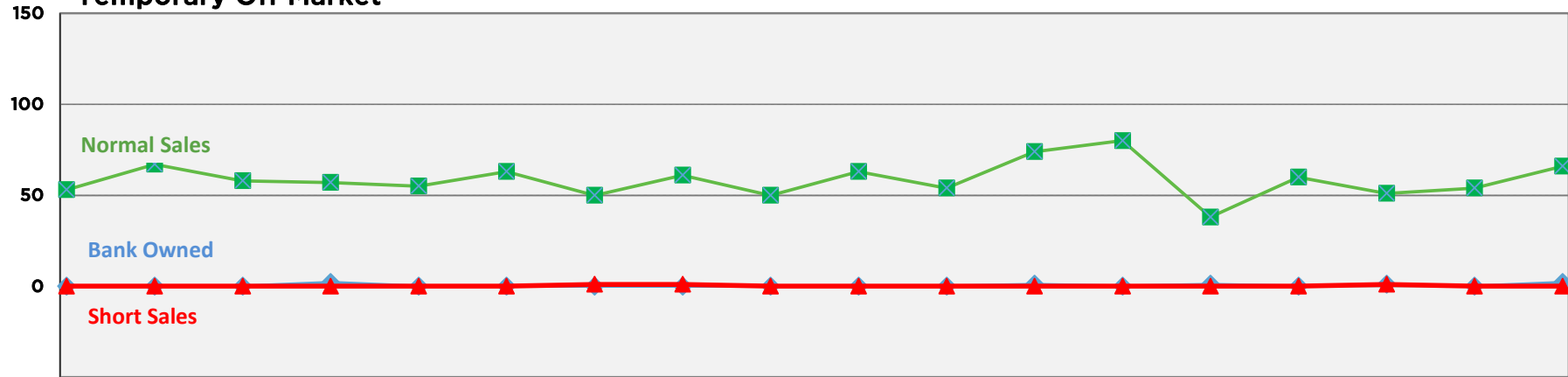
Total Actives	4,813	4,917	5,051	5,187	5,334	5,401	5,477	5,588	5,563	5,640	5,679	5,616	5,453	5,317	5,440	5,493	5,561	5,543
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Single Family Homes



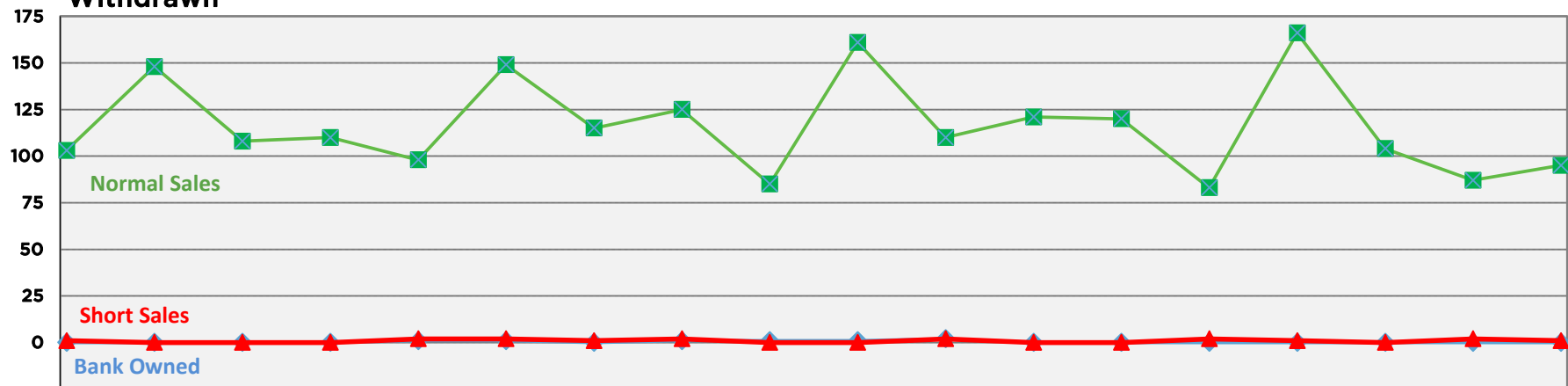
Single Family Homes

Temporary Off Market



	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	1/21
Norm	53	67	58	57	55	63	50	61	50	63	54	74	80	38	60	51	54	66
BO	0	0	0	2	0	0	0	0	0	0	0	1	0	1	0	1	0	2
SS	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0

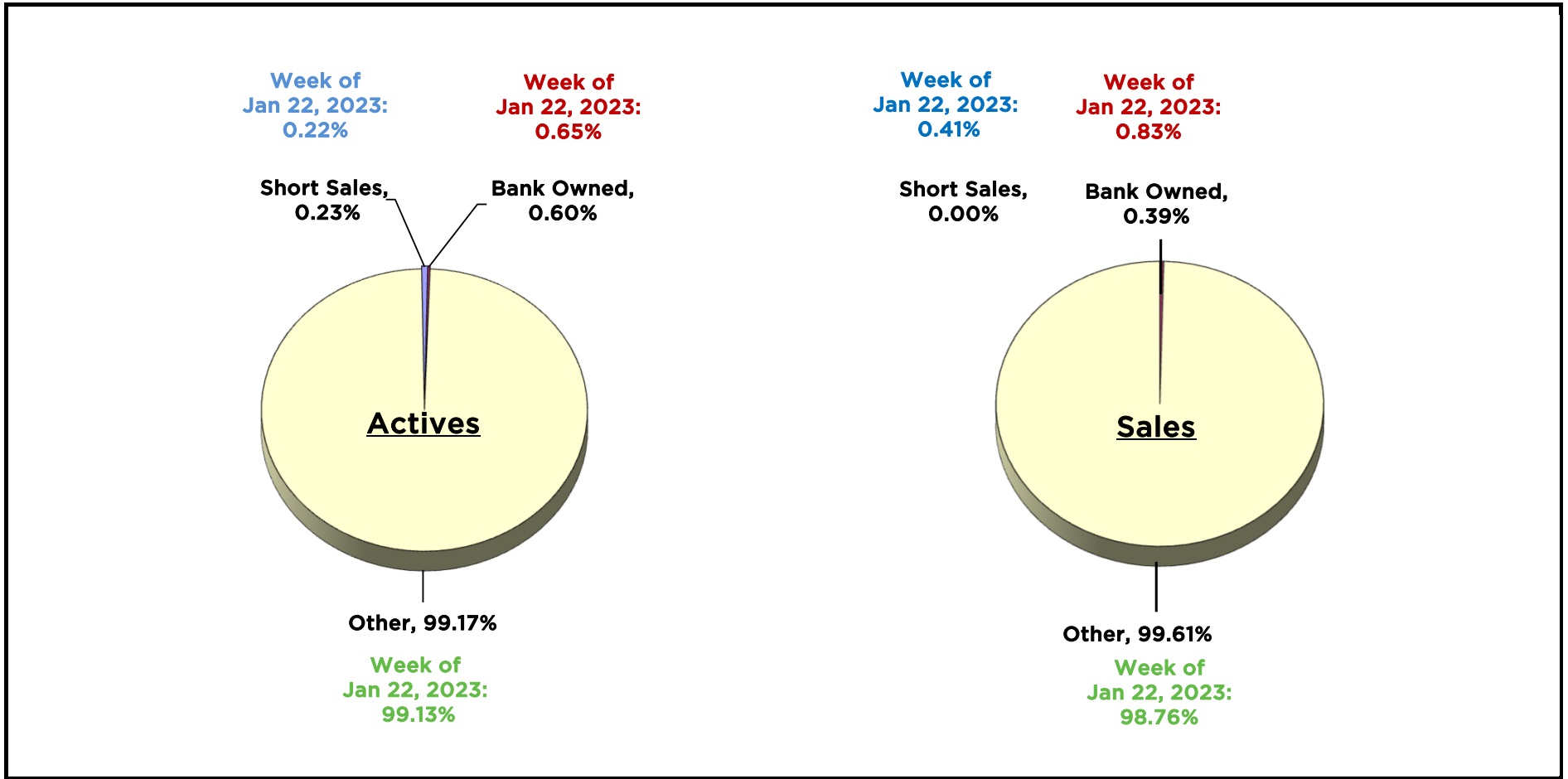
Withdrawn



	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	1/21
Norm	103	148	108	110	98	149	115	125	85	161	110	121	120	83	166	104	87	95
BO	0	0	0	0	1	1	0	1	1	1	2	0	0	0	0	0	0	0
SS	1	0	0	0	2	2	1	2	0	0	2	0	0	2	1	0	2	1



Single Family Homes



Monday Morning Quarterback
01/21/2024 - 01/27/2024
Lake, Orange, Osceola & Seminole Counties

There are 39 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	\$415,067	3.2	2.2	1,581	\$262.53
Altamonte Springs (East)	32701	1	\$415,000	3.0	2.0	1,611	\$257.60
Winter Springs / Tuskawilla	32708	1	\$415,000	3.0	2.0	1,463	\$283.66
Sanford / Lake Forest	32771	1	\$415,500	3.0	2.0	1,584	\$262.31
Sanford (South)	32773	1	\$415,000	3.0	2.0	1,525	\$272.13
Longwood / Wekiva Springs	32779	1	\$414,900	3.0	2.0	1,607	\$258.18
Winter Park	32792	1	\$415,000	4.0	3.0	1,696	\$244.69
Orange County		10	\$415,089	3.1	1.9	1,571	\$264.30
Apopka (North)	32712	1	\$415,000	3.0	2.0	2,005	\$206.98
Winter Park (East) / Aloma	32792	1	\$415,000	3.0	1.0	1,227	\$338.22
Azalea Park	32807	1	\$414,900	3.0	2.0	1,660	\$249.94
Belle Isle / Pine Castle	32809	1	\$415,000	4.0	2.0	1,343	\$309.01
Bithlo	32820	1	\$415,500	3.0	2.0	1,632	\$254.60
Williamsburg / Lake Bryan	32821	2	\$415,000	3.0	2.0	1,784	\$232.62
Taft	32824	1	\$415,500	3.0	2.0	1,201	\$345.96
Rio Pinar / Union Park	32825	1	\$415,000	3.0	2.0	1,509	\$275.02
Winter Garden / Oakland	34787	1	\$414,990	3.0	2.0	1,560	\$266.02
Osceola County		13	\$414,992	3.8	2.1	1,986	\$208.95
Kissimmee (Central)	34741	1	\$415,000	4.0	2.0	1,955	\$212.28
Kissimmee (East)	34744	2	\$415,000	3.5	2.0	2,061	\$201.36
Kissimmee (West) / Pleasant Hill	34746	3	\$415,000	3.7	2.0	1,792	\$231.58
Kissimmee / Poinciana	34758	1	\$414,900	4.0	2.0	2,143	\$193.61
St Cloud	34769	1	\$415,000	4.0	2.0	2,025	\$204.94
St Cloud / Narcoossee	34771	1	\$415,000	3.0	2.0	1,725	\$240.58
St Cloud / Canoe Creek	34772	3	\$415,000	3.7	2.0	2,006	\$206.91
St Cloud / Harmony	34773	1	\$415,000	5.0	3.0	2,456	\$168.97
Lake County		10	\$414,970	3.4	2.3	1,930	\$215.03
Grand Island	32735	1	\$415,000	5.0	3.0	2,625	\$158.10
Mount Dora	32757	1	\$415,000	3.0	3.0	1,932	\$214.80
Sorrento / Mt Plymouth	32776	1	\$414,900	3.0	2.0	1,901	\$218.25
Clermont (South)	34714	4	\$414,975	3.8	2.3	1,636	\$253.69
Groveland	34736	2	\$414,950	3.0	2.0	1,938	\$214.17
Leesburg (West)	34748	1	\$415,000	2.0	2.0	2,422	\$171.35

Monday Morning Quarterback
01/21/2024 - 01/27/2024
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	77	37	17	9	12	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	77	37	17	9	12	2	0
Active Listings	2,617	910	383	660	375	277	12
Bank Owned	9	7	0	0	1	1	0
Short Sales	1	0	0	1	0	0	0
Other	2,607	903	383	659	374	276	12
Months of Inventory	7.84	5.68	5.20	16.92	7.21	31.96	0.00

List Price

Average Original List Price	\$295,639	\$201,400	\$303,214	\$384,044	\$447,699	\$664,500	\$0
Average Final List Price	\$285,995	\$193,278	\$288,800	\$371,811	\$442,533	\$652,000	\$0

Sale Price

Average Price	\$276,441	\$184,785	\$280,612	\$358,667	\$430,875	\$640,000	\$0
Median Price	\$258,500	\$179,900	\$285,000	\$370,000	\$420,000	\$640,000	\$0

Price Differences

Original to Final List Price	-\$9,644	-\$8,122	-\$14,414	-\$12,233	-\$5,166	-\$12,500	\$0
Original List to Sale Price - \$	-\$19,198	-\$16,615	-\$22,602	-\$25,377	-\$16,824	-\$24,500	\$0
Final List to Sale Price - \$	-\$9,554	-\$8,493	-\$8,188	-\$13,144	-\$11,658	-\$12,000	\$0
Original List to Sale Price - %	93.51%	91.75%	92.55%	93.39%	96.24%	96.31%	0.00%
Final List to Sale Price - %	96.66%	95.61%	97.16%	96.46%	97.37%	98.16%	0.00%

Days on the Market

Avg Days Listing to Contract	60	61	62	51	59	70	0
Combined Avg Days to Contract	64	66	68	51	59	70	0
Avg Days Listing to Closing	97	95	102	88	100	101	0
Avg Days Contract to Close	36	33	39	36	41	31	0

Beds / Baths

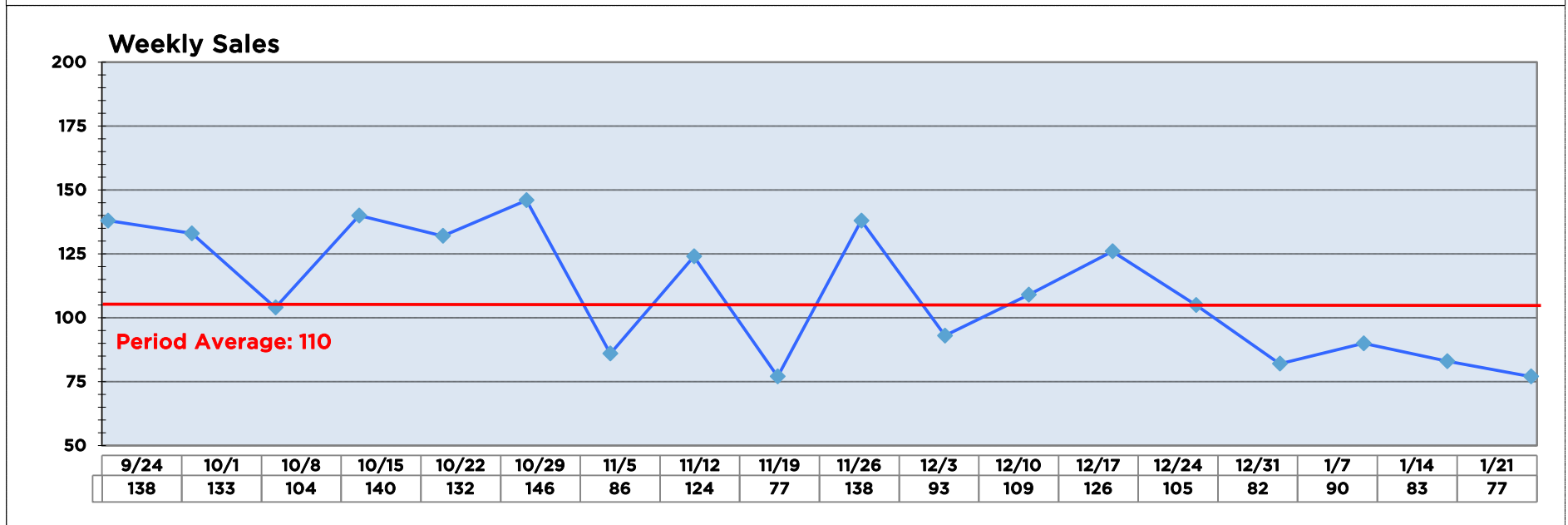
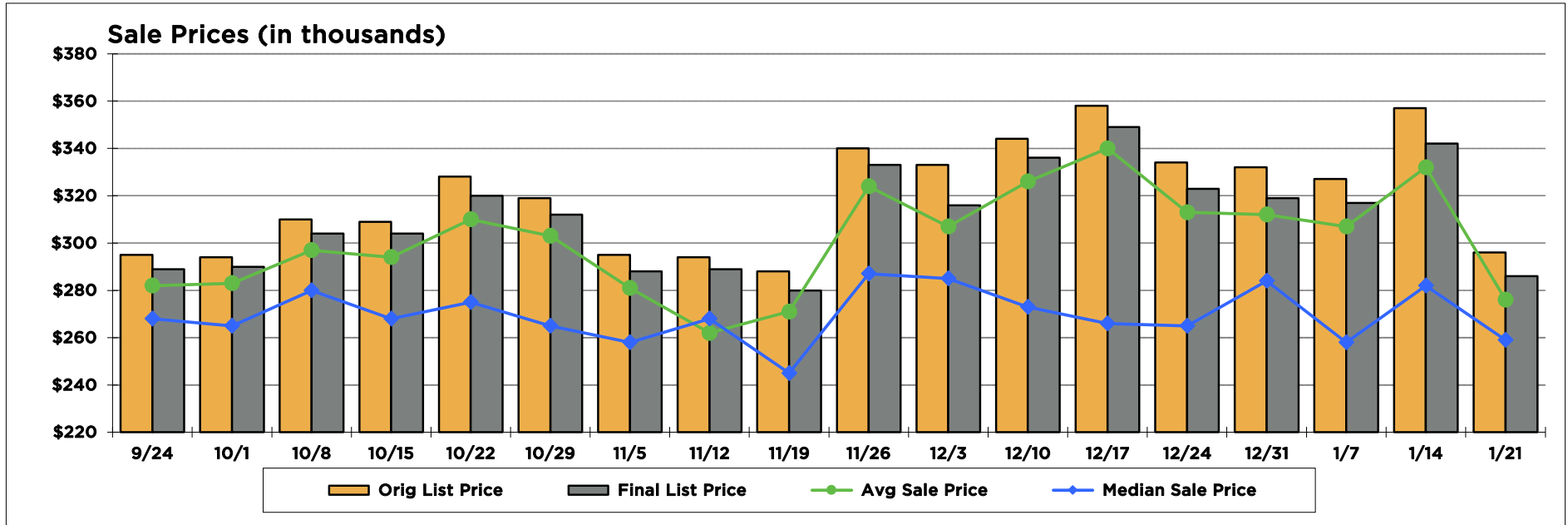
Average Bedrooms	2	2	2	3	3	4	0
Average Full Baths	2	2	2	3	3	3	0
Average Half Baths	0	0	0	0	1	0	0

Square Footage

Average Square Feet	1,301	1,005	1,321	1,728	1,764	1,934	0
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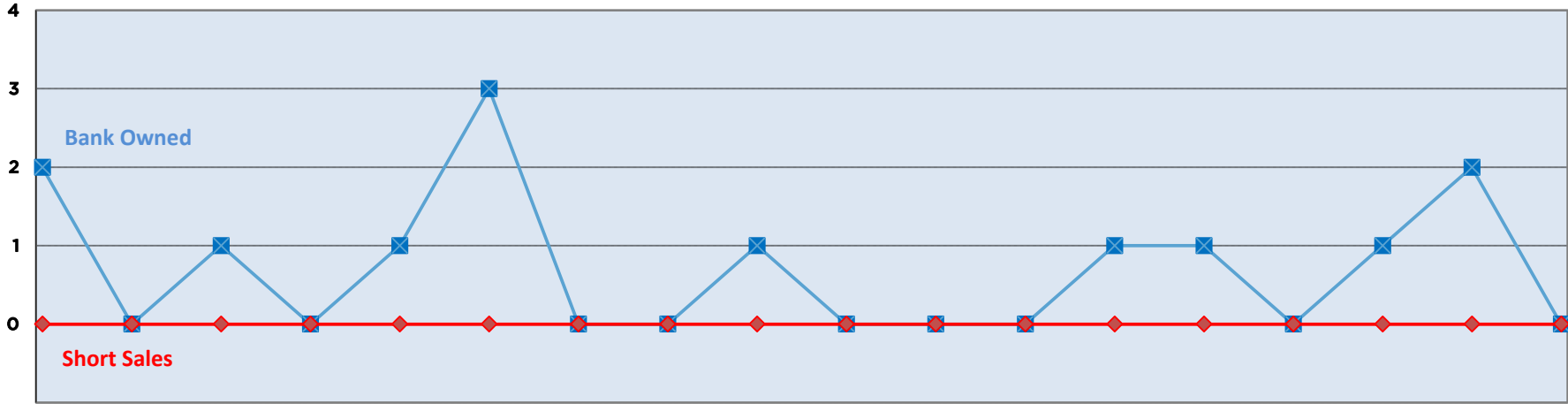


Condos, Townhomes, Villas



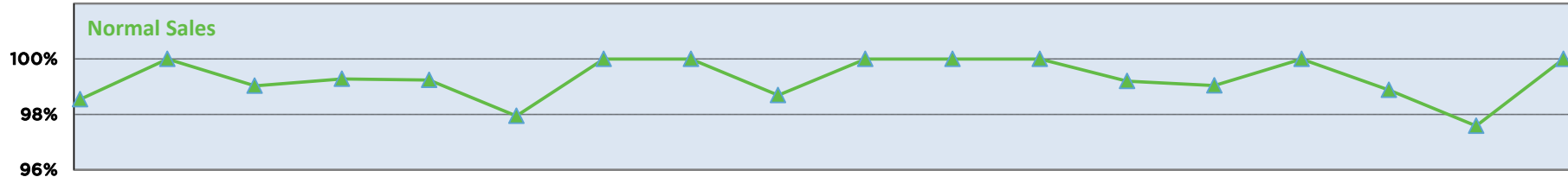
Condos, Townhomes, Villas

Foreclosure Sales

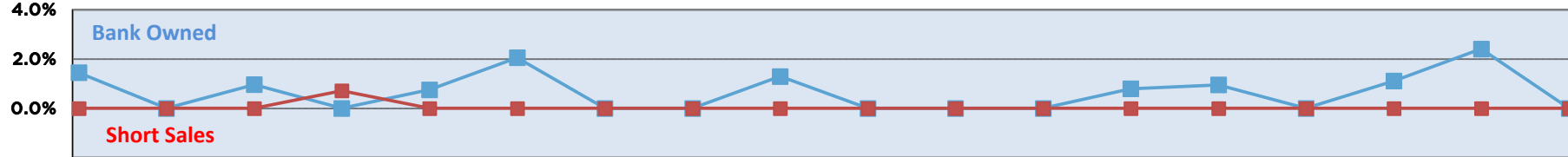


	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21
BO	2	0	1	0	1	3	0	0	1	0	0	0	1	1	0	1	2	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	1/21
Normal	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%	100.00%

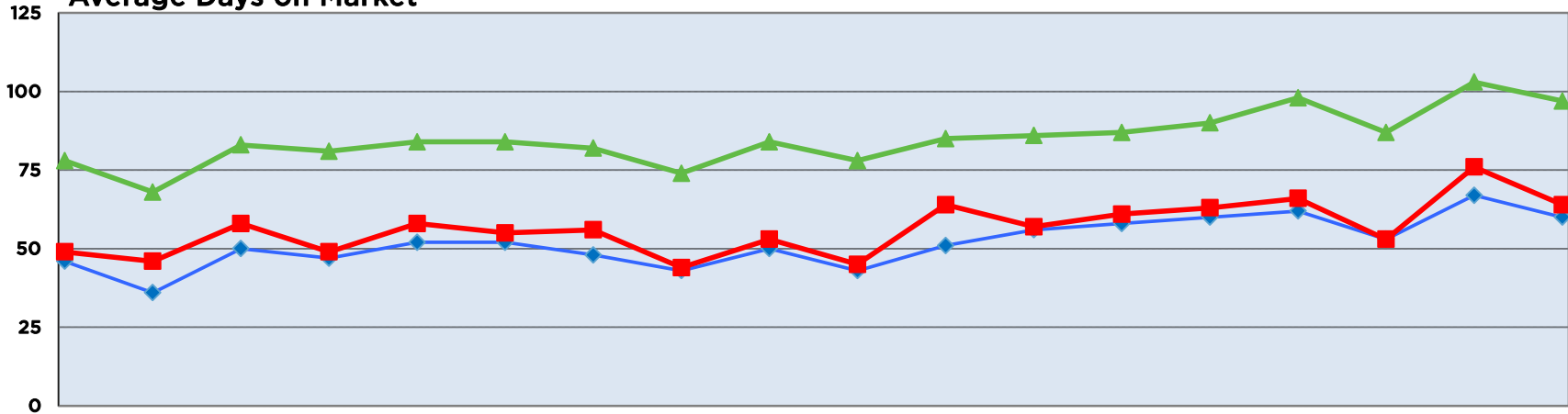


	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21
BO	1.45%	0.00%	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%
SS	0.00%	0.00%	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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Lake, Orange, Osceola & Seminole Counties

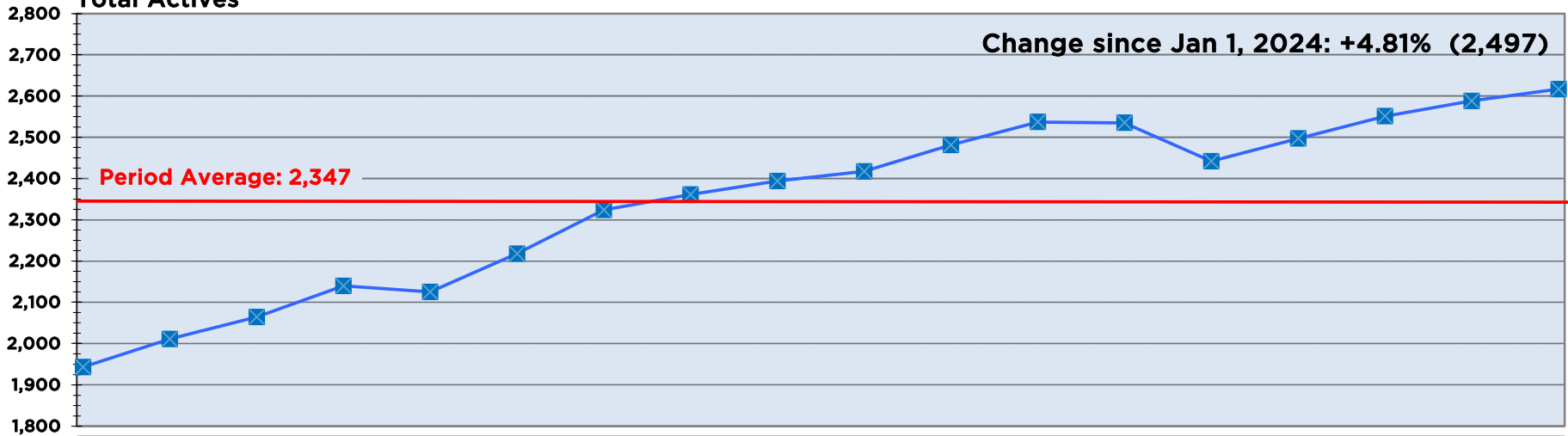
Condos, Townhomes, Villas

Average Days on Market



ListToContract	46	36	50	47	52	52	48	43	50	43	51	56	58	60	62	53	67	60
CombDaysOnMkt	49	46	58	49	58	55	56	44	53	45	64	57	61	63	66	53	76	64
ListToClose	78	68	83	81	84	84	82	74	84	78	85	86	87	90	98	87	103	97

Total Actives

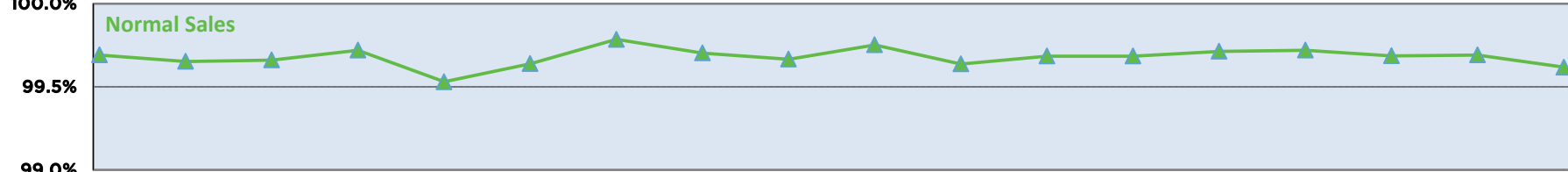


	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21
Total Actives	1,943	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617

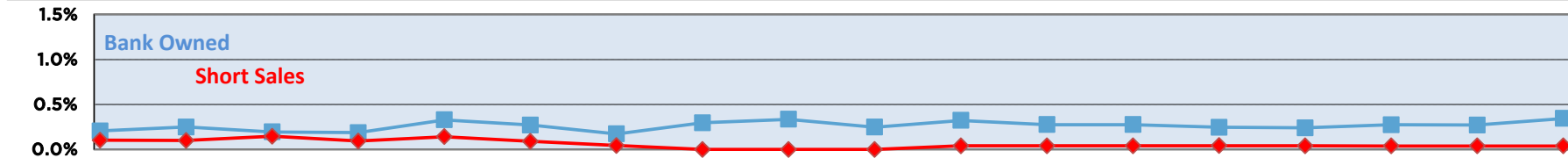


Condos, Townhomes, Villas

Percentage of Actives

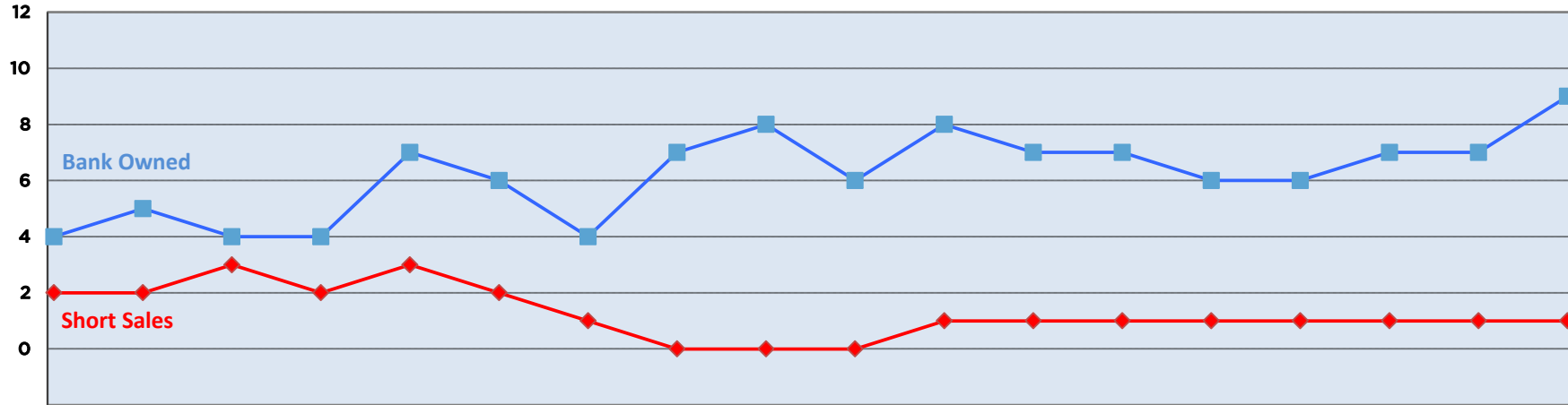


	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21
Normal	99.69%	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%



	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	1/21
BO	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%	0.34%
SS	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%	0.04%

Active Foreclosures

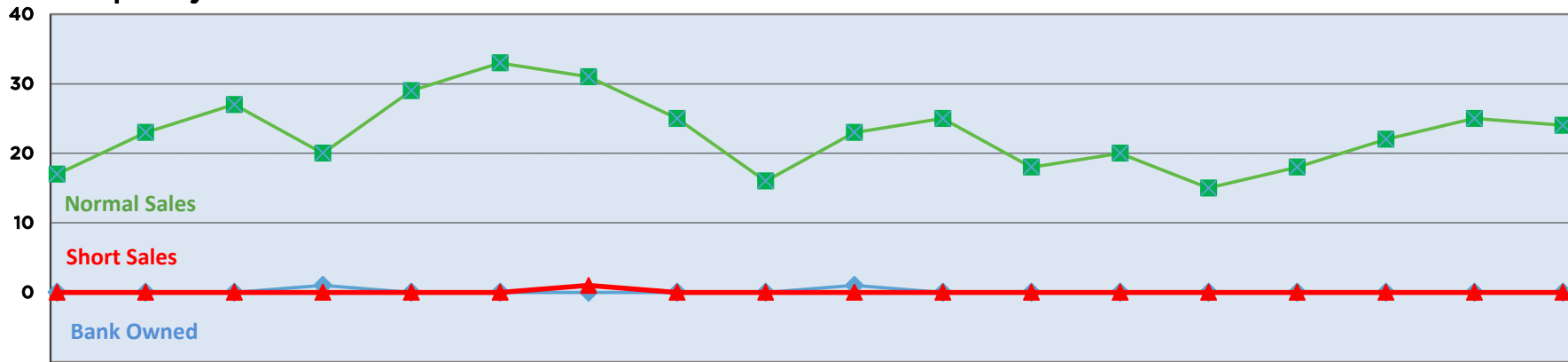


	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21
BO	4	5	4	4	7	6	4	7	8	6	8	7	7	6	6	7	7	9
SS	2	2	3	2	3	2	1	0	0	0	1	1	1	1	1	1	1	1



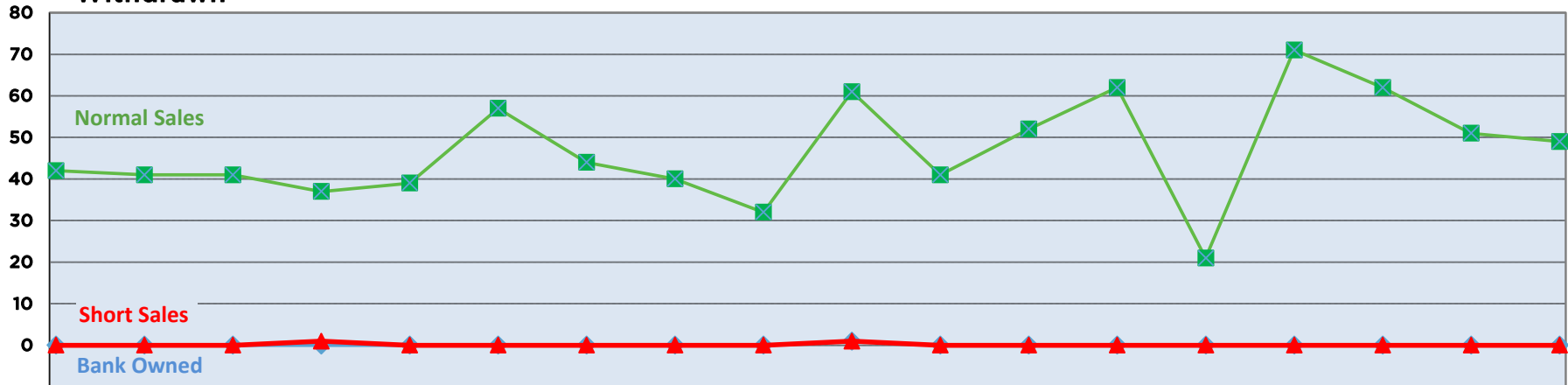
Condos, Townhomes, Villas

Temporary Off Market



	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	1/21
Norm	17	23	27	20	29	33	31	25	16	23	25	18	20	15	18	22	25	24
BO	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

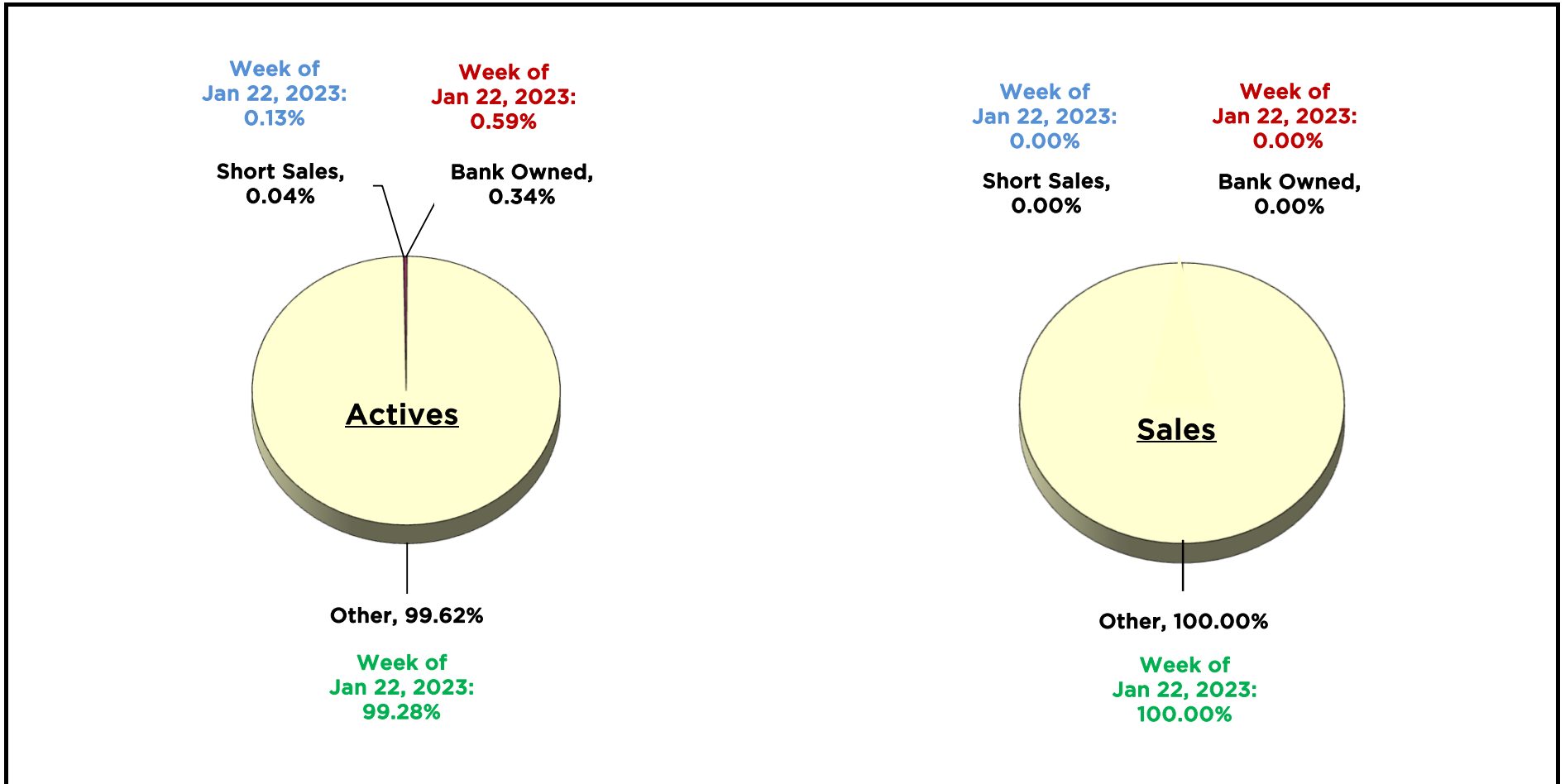
Withdrawn



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



Condos, Townhomes, Villas



Monday Morning Quarterback
01/21/2024 - 01/27/2024
Lake, Orange, Osceola & Seminole Counties

There are 14 Condos, Villas, or Townhomes available for the Median Price of \$258,500 (± \$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		5	\$259,000	1.8	2.0	1,211	\$213.84
Altamonte Springs (East)	32701	2	\$259,000	1.5	2.0	1,313	\$197.33
Lake Mary / Heathrow	32746	1	\$259,000	2.0	2.0	1,242	\$208.53
Oviedo	32765	1	\$259,000	2.0	2.0	975	\$265.64
Sanford / Lake Forest	32771	1	\$259,000	2.0	2.0	1,214	\$213.34
Orange County		6	\$258,833	2.3	2.0	1,165	\$222.21
Orlo Vista	32811	1	\$258,000	3.0	2.0	1,351	\$190.97
Williamsburg / Lake Bryan	32821	1	\$259,000	2.0	2.0	1,060	\$244.34
Rio Pinar / Union Park	32825	1	\$259,000	3.0	2.0	1,142	\$226.80
Research Park	32826	1	\$259,000	2.0	2.0	1,087	\$238.27
Metro West / Orlo Vista	32835	1	\$259,000	2.0	2.0	1,233	\$210.06
Hunters Creek	32837	1	\$259,000	2.0	2.0	1,116	\$232.08
Osceola County		3	\$258,667	2.7	2.0	1,180	\$219.27
Davenport	33896	1	\$259,000	2.0	2.0	1,134	\$228.40
Kissimmee (West) / Pleasant Hill	34746	1	\$258,000	3.0	2.0	1,136	\$227.11
Kissimmee / Celebration	34747	1	\$259,000	3.0	2.0	1,269	\$204.10