



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of January 28, 2024 - February 03, 2024

Single-family existing homes

- Sales of single-family homes increased to 356 during the week of January 28, from 259 the week prior
- The median price of single family homes increased to \$415,500 a change of 0.1%
- The number of single-family home foreclosure transactions increased to 5 from 1 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 17, and now sits at 5,526

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 116 during the week of January 28, from 77 the week prior
- The median price of condos, townhomes, and villas increased to \$265,000 a change of 2.5%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 78, and now sits at 2,666

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

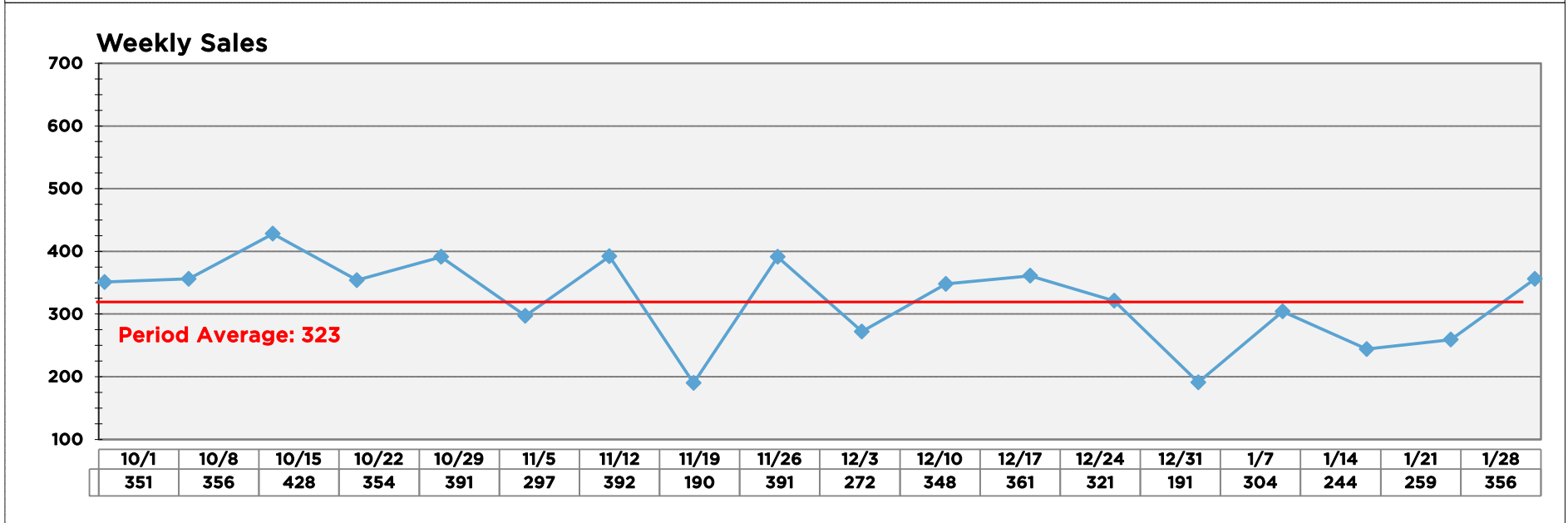
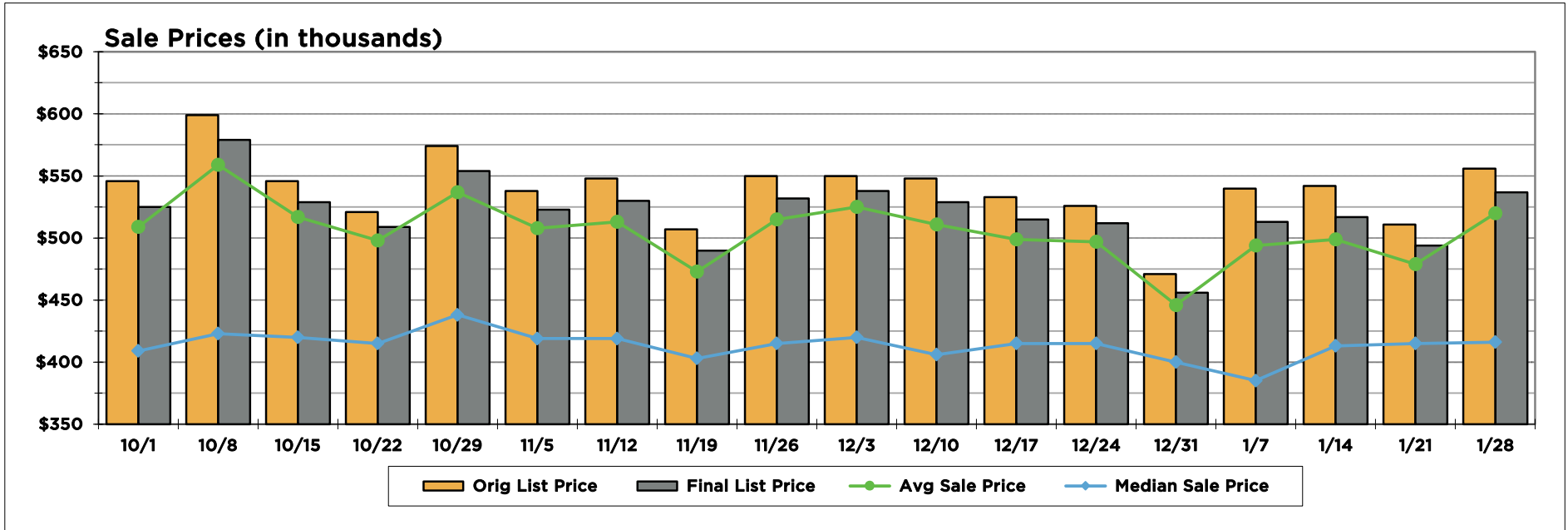
Monday Morning Quarterback
01/28/2024 - 02/03/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	356	42	31	89	65	103	26
Bank Owned	5	0	1	3	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	351	42	30	86	65	102	26
Active Listings	5,526	337	309	1,138	1,111	2,042	589
Bank Owned	31	10	3	10	3	5	0
Short Sales	14	4	1	4	2	3	0
Other	5,481	323	305	1,124	1,106	2,034	589
Months of Inventory	3.58	1.85	2.30	2.95	3.94	4.58	5.23
<u>List Price</u>							
Average Original List Price	\$555,693	\$208,700	\$297,935	\$367,075	\$456,604	\$690,360	\$1,783,438
Average Final List Price	\$537,176	\$196,712	\$286,090	\$356,594	\$447,589	\$672,976	\$1,690,661
<u>Sale Price</u>							
Average Price	\$520,402	\$184,638	\$275,852	\$348,972	\$440,331	\$656,478	\$1,602,303
Median Price	\$415,500	\$199,750	\$277,500	\$350,000	\$437,000	\$625,000	\$1,442,500
<u>Price Differences</u>							
Original to Final List Price	-\$18,517	-\$11,988	-\$11,845	-\$10,481	-\$9,015	-\$17,384	-\$92,777
Original List to Sale Price - \$	-\$35,291	-\$24,062	-\$22,083	-\$18,103	-\$16,273	-\$33,882	-\$181,135
Final List to Sale Price - \$	-\$16,774	-\$12,074	-\$10,238	-\$7,622	-\$7,258	-\$16,498	-\$88,358
Original List to Sale Price - %	93.65%	88.47%	92.59%	95.07%	96.44%	95.09%	89.84%
Final List to Sale Price - %	96.88%	93.86%	96.42%	97.86%	98.38%	97.55%	94.77%
<u>Days on the Market</u>							
Avg Days Listing to Contract	58	72	52	61	47	55	77
Combined Avg Days to Contract	63	73	52	62	49	68	77
Avg Days Listing to Closing	92	101	78	96	81	90	122
Avg Days Contract to Close	33	28	25	34	33	34	44
<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	2,088	1,186	1,302	1,564	2,017	2,679	4,108

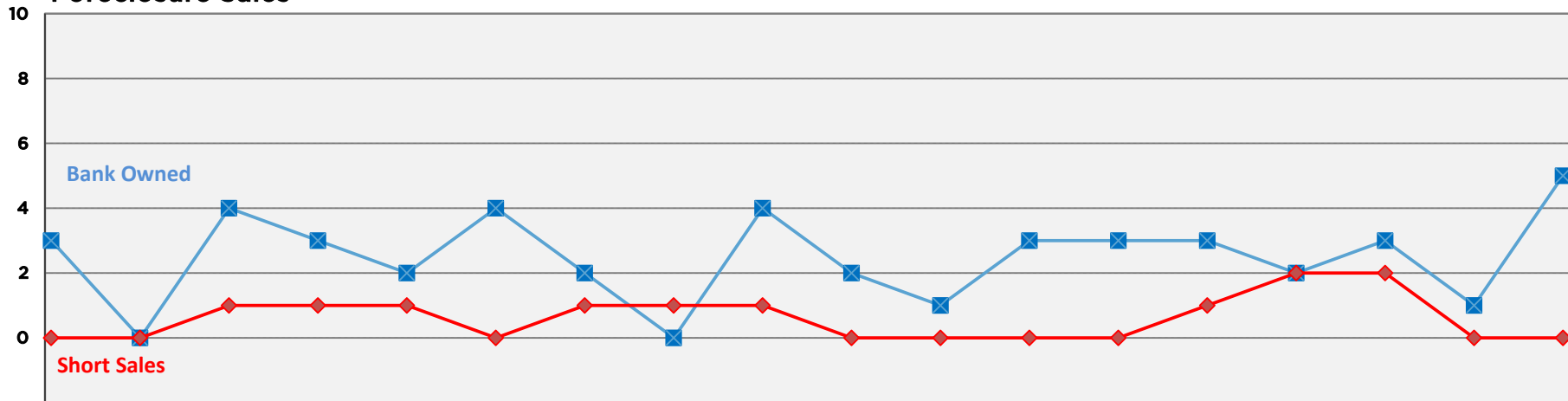


Single Family Homes



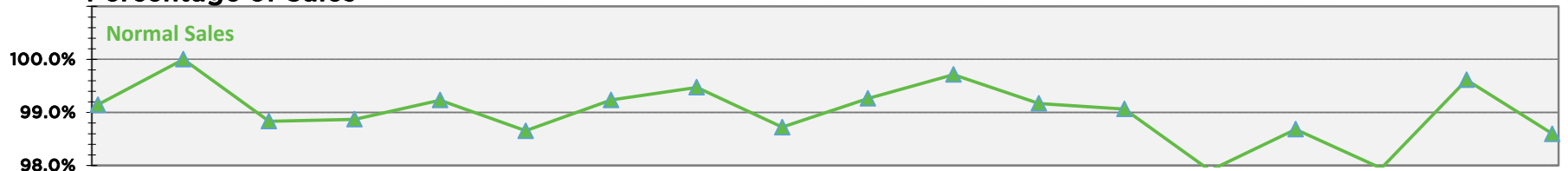
Single Family Homes

Foreclosure Sales

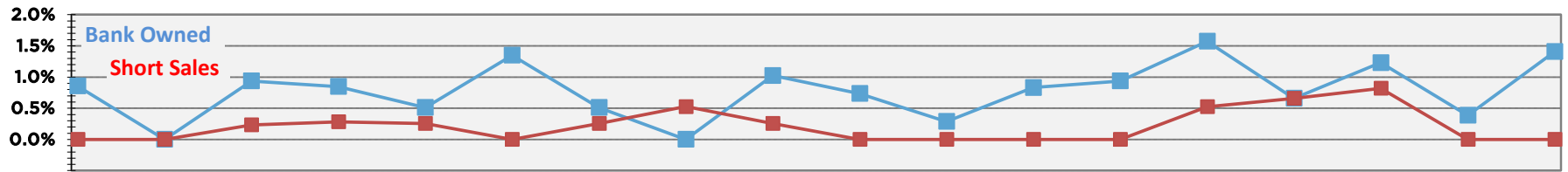


	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28
BO	3	0	4	3	2	4	2	0	4	2	1	3	3	3	2	3	1	5
SS	0	0	1	1	1	0	1	1	1	0	0	0	0	1	2	2	0	0

Percentage of Sales



	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	1/28
Normal	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%	98.60%

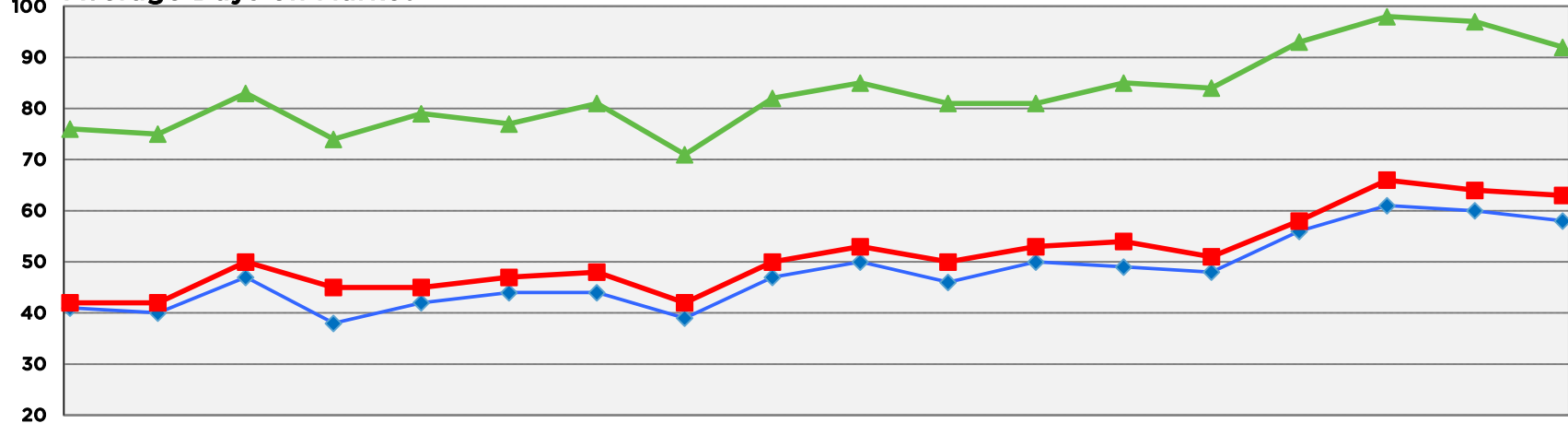


	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28
BO	0.85%	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%
SS	0.00%	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%



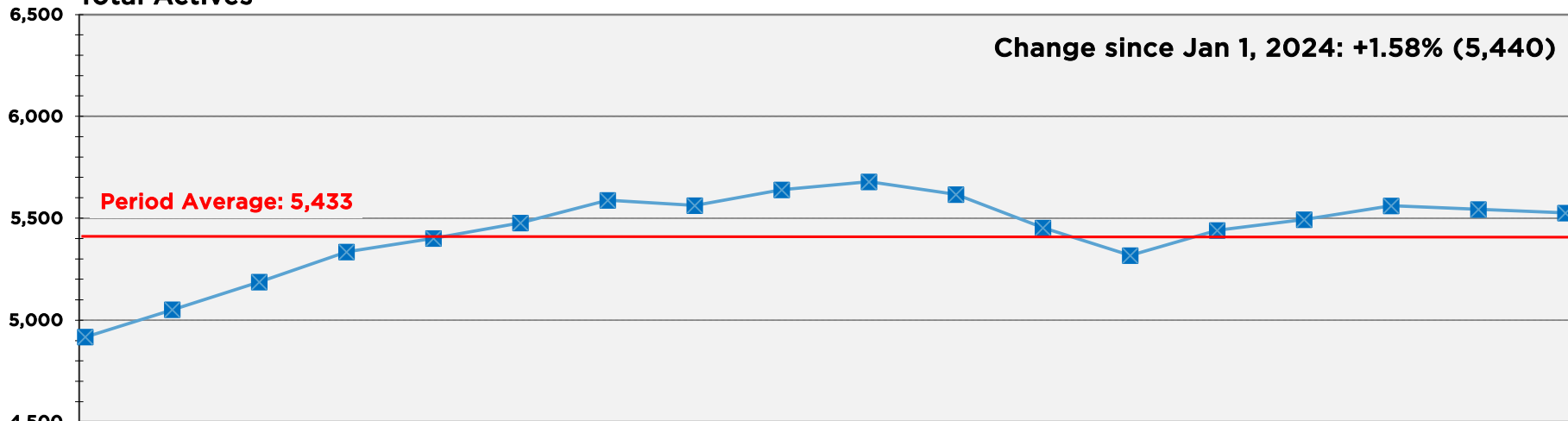
Single Family Homes

Average Days on Market



ListToContract	41	40	47	38	42	44	44	39	47	50	46	50	49	48	56	61	60	58
CombDaysOnMkt	42	42	50	45	45	47	48	42	50	53	50	53	54	51	58	66	64	63
ListToClose	76	75	83	74	79	77	81	71	82	85	81	81	85	84	93	98	97	92

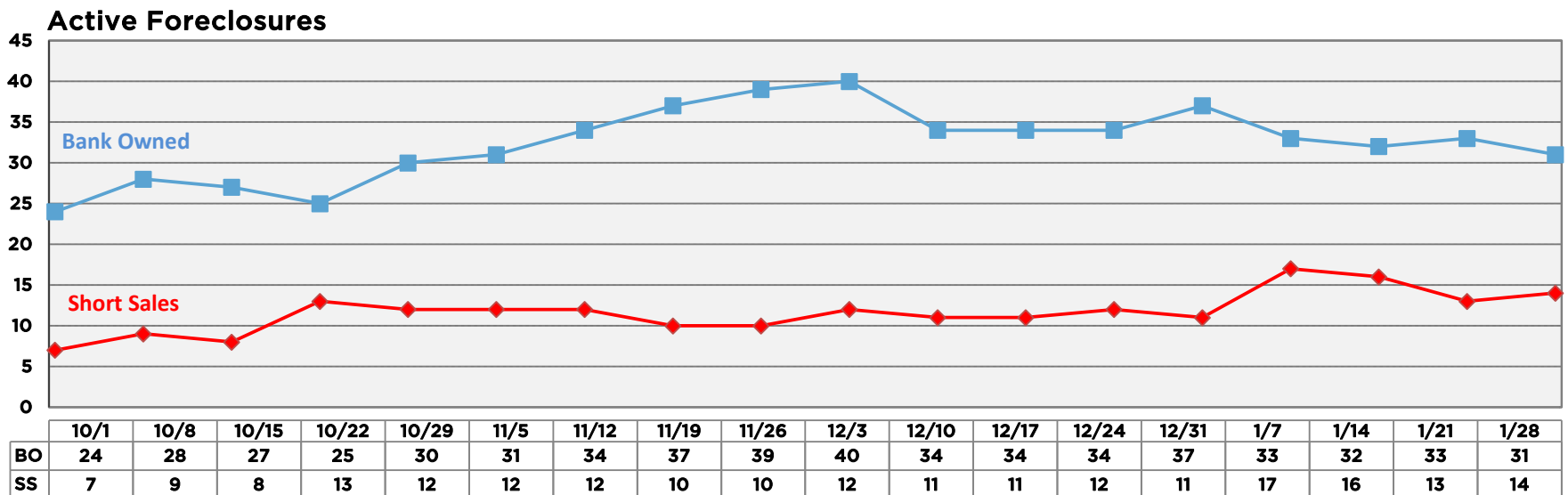
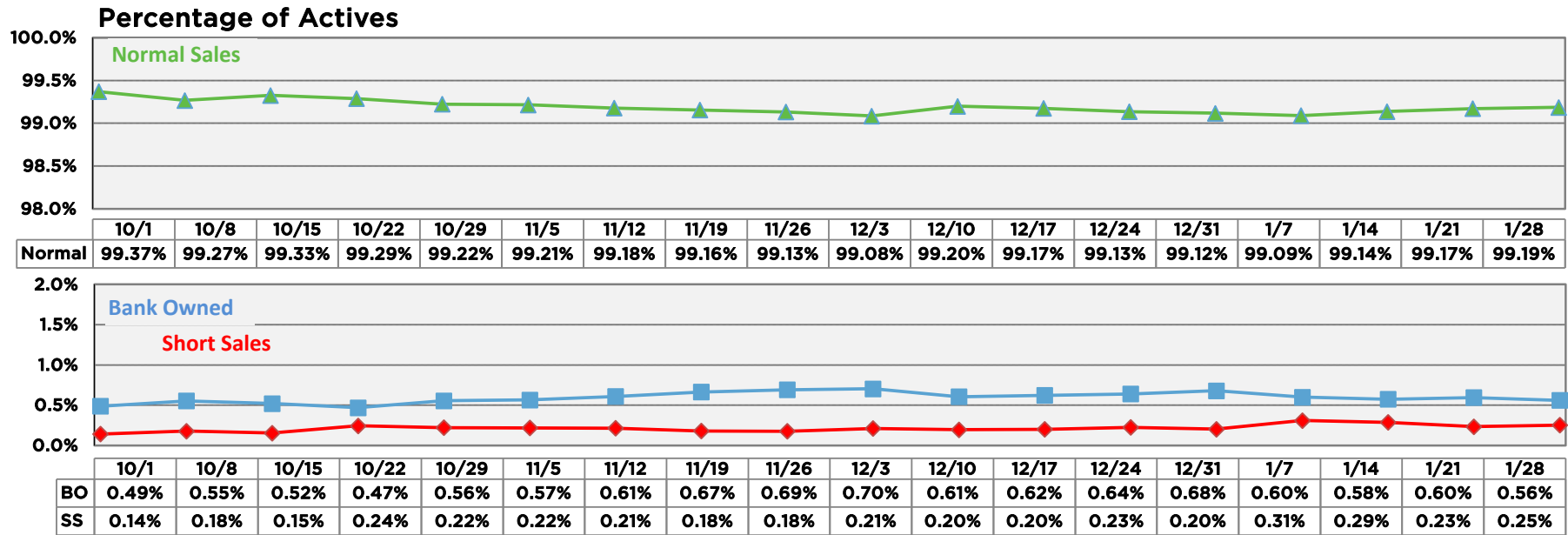
Total Actives



	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	1/28
Total Actives	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	5,526



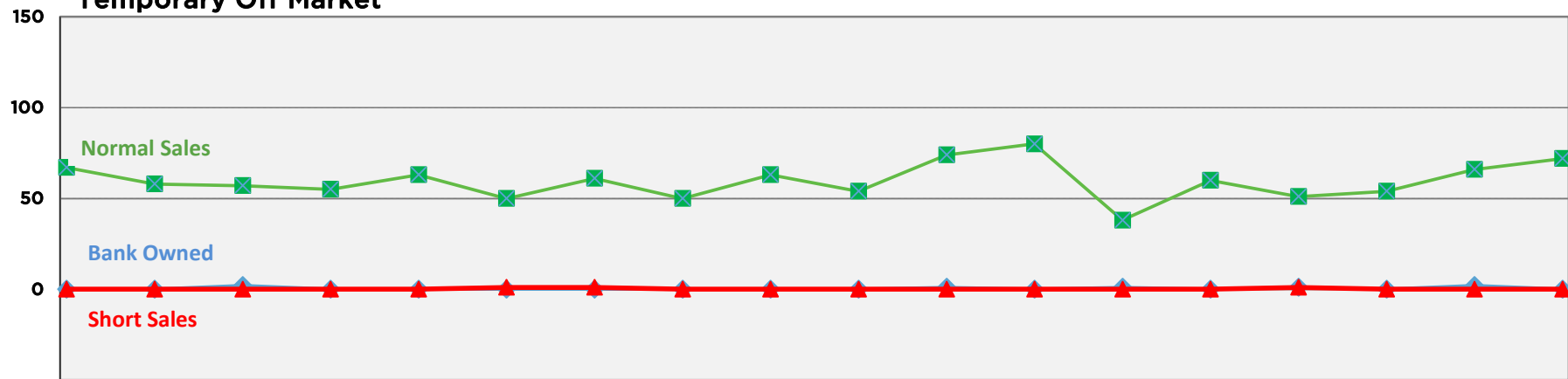
Single Family Homes





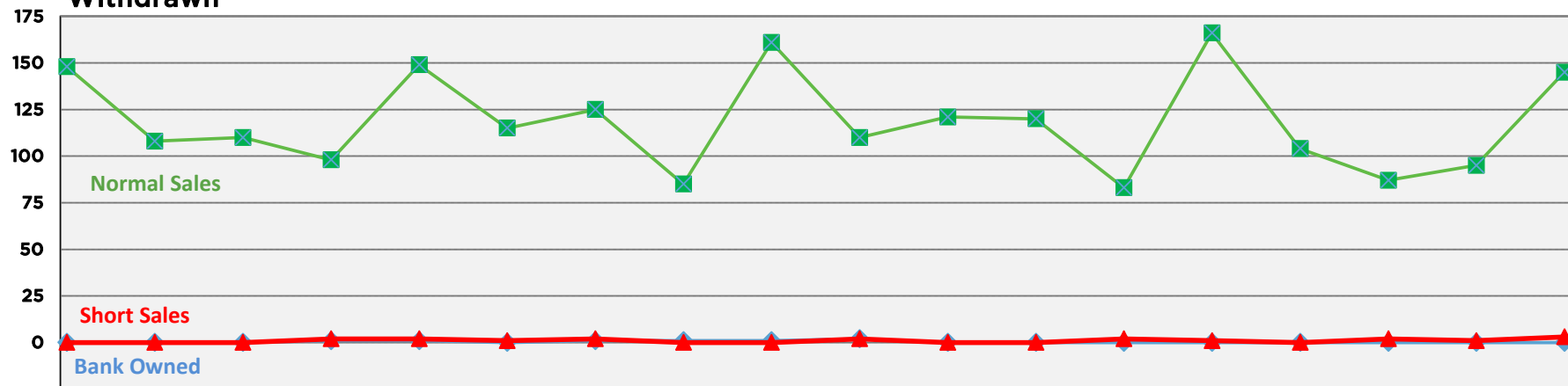
Single Family Homes

Temporary Off Market



	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	1/28
Norm	67	58	57	55	63	50	61	50	63	54	74	80	38	60	51	54	66	72
BO	0	0	2	0	0	0	0	0	0	0	1	0	1	0	1	0	2	0
SS	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0

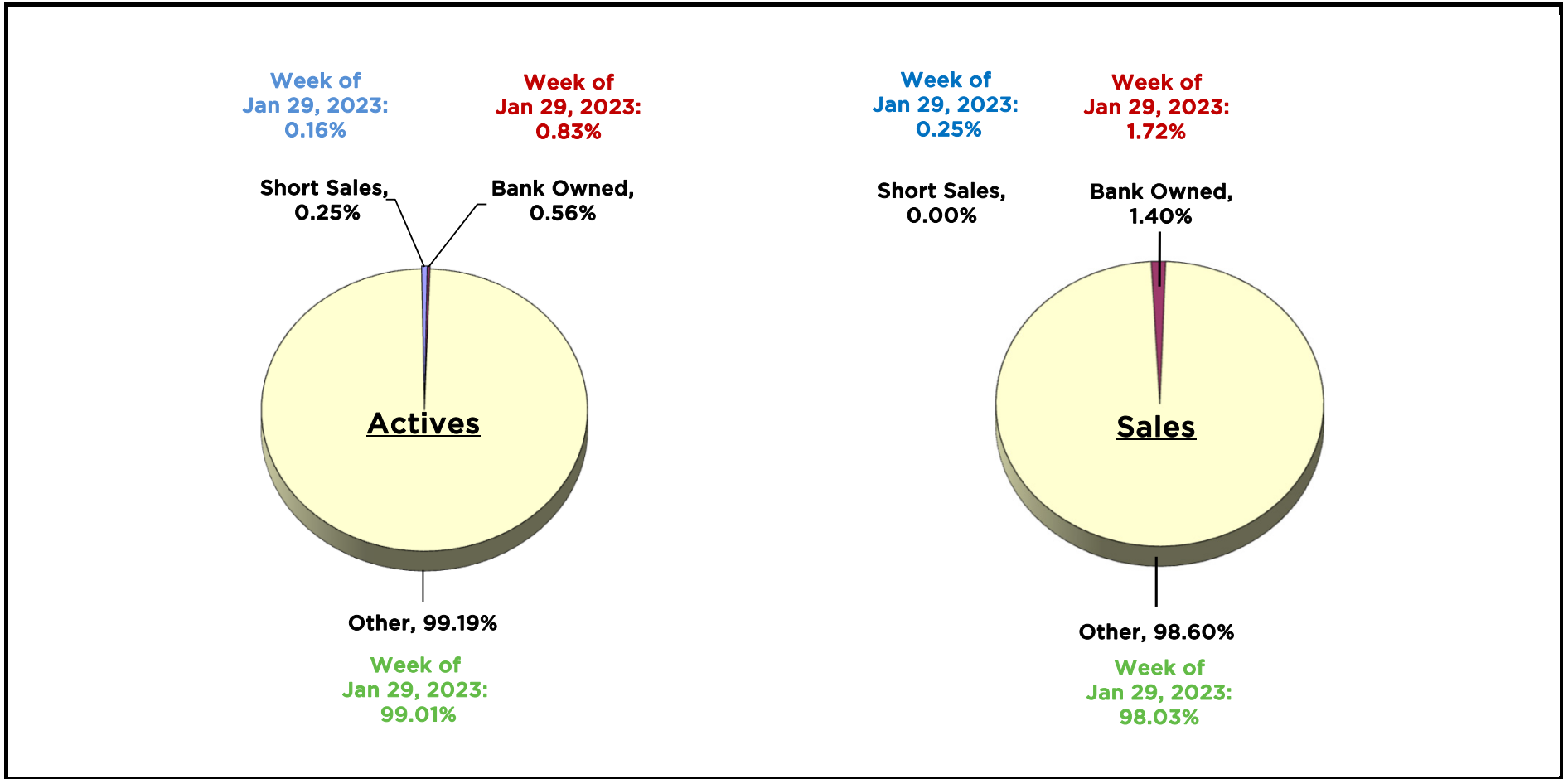
Withdrawn



	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	1/28
Norm	148	108	110	98	149	115	125	85	161	110	121	120	83	166	104	87	95	145
BO	0	0	0	1	1	0	1	1	1	2	0	0	0	0	0	0	0	0
SS	0	0	0	2	2	1	2	0	0	2	0	0	2	1	0	2	1	3



Single Family Homes



Monday Morning Quarterback
01/28/2024 - 02/03/2024
Lake, Orange, Osceola & Seminole Counties

There are 40 Single Family Homes available for the Median Price of \$415,500 (± \$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		7	\$415,200	3.3	2.3	1,700	\$244.28
Altamonte Springs (East)	32701	1	\$415,000	3.0	2.0	1,611	\$257.60
Casselberry	32707	1	\$415,000	3.0	2.0	1,646	\$252.13
Geneva	32732	1	\$415,000	3.0	2.0	1,654	\$250.91
Sanford / Lake Forest	32771	2	\$415,700	3.5	2.5	1,883	\$220.76
Sanford (South)	32773	1	\$415,000	3.0	2.0	1,525	\$272.13
Winter Park	32792	1	\$415,000	4.0	3.0	1,696	\$244.69
Orange County		9	\$415,111	3.0	2.0	1,672	\$248.32
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
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
Ventura	32822	1	\$415,000	3.0	2.0	1,636	\$253.67
Taft	32824	2	\$415,250	3.0	2.0	1,389	\$298.96
Rio Pinar / Union Park	32825	1	\$415,000	3.0	2.0	1,509	\$275.02
Osceola County		15	\$415,067	3.8	2.1	1,943	\$213.61
Davenport	33896	1	\$415,000	4.0	3.0	2,076	\$199.90
Kissimmee (Central)	34741	1	\$415,000	4.0	2.0	1,955	\$212.28
Kissimmee (East)	34744	3	\$415,333	3.7	2.0	1,890	\$219.71
Kissimmee (West) / Pleasant Hill	34746	3	\$415,000	3.7	2.0	1,792	\$231.58
St Cloud	34769	1	\$415,000	4.0	2.0	2,025	\$204.94
St Cloud / Narcoossee	34771	2	\$415,000	3.5	2.0	1,786	\$232.43
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		9	\$415,100	3.1	2.2	1,943	\$213.61
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
Tavares / Mt Plymouth	32778	1	\$415,000	3.0	2.0	1,592	\$260.68
Clermont (South)	34714	2	\$415,000	3.5	2.0	1,637	\$253.59
Groveland	34736	2	\$415,000	2.5	2.0	1,814	\$228.84
Leesburg (West)	34748	2	\$415,450	2.5	2.0	2,220	\$187.14

Monday Morning Quarterback
01/28/2024 - 02/03/2024
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	116	52	20	24	11	8	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	116	52	20	24	11	8	1
Active Listings	2,666	920	391	671	386	285	13
Bank Owned	11	8	0	1	1	1	0
Short Sales	2	0	1	1	0	0	0
Other	2,653	912	390	669	385	284	13
Months of Inventory	5.30	4.08	4.51	6.45	8.10	8.22	3.00

List Price

Average Original List Price	\$312,676	\$214,417	\$290,903	\$355,819	\$436,709	\$623,664	\$969,900
Average Final List Price	\$300,014	\$191,310	\$283,638	\$348,313	\$434,718	\$621,181	\$1,069,900

Sale Price

Average Price	\$290,688	\$181,340	\$274,215	\$339,950	\$429,409	\$609,188	\$1,050,000
Median Price	\$265,000	\$189,000	\$271,250	\$334,500	\$423,900	\$585,000	\$1,050,000

Price Differences

Original to Final List Price	-\$12,662	-\$23,107	-\$7,265	-\$7,506	-\$1,991	-\$2,483	\$100,000
Original List to Sale Price - \$	-\$21,988	-\$33,077	-\$16,688	-\$15,869	-\$7,300	-\$14,476	\$80,100
Final List to Sale Price - \$	-\$9,326	-\$9,970	-\$9,423	-\$8,363	-\$5,309	-\$11,993	-\$19,900
Original List to Sale Price - %	92.97%	84.57%	94.26%	95.54%	98.33%	97.68%	108.26%
Final List to Sale Price - %	96.89%	94.79%	96.68%	97.60%	98.78%	98.07%	98.14%

Days on the Market

Avg Days Listing to Contract	64	58	73	66	78	55	61
Combined Avg Days to Contract	66	61	73	68	78	55	61
Avg Days Listing to Closing	96	90	105	94	120	89	87
Avg Days Contract to Close	32	33	30	29	41	34	26

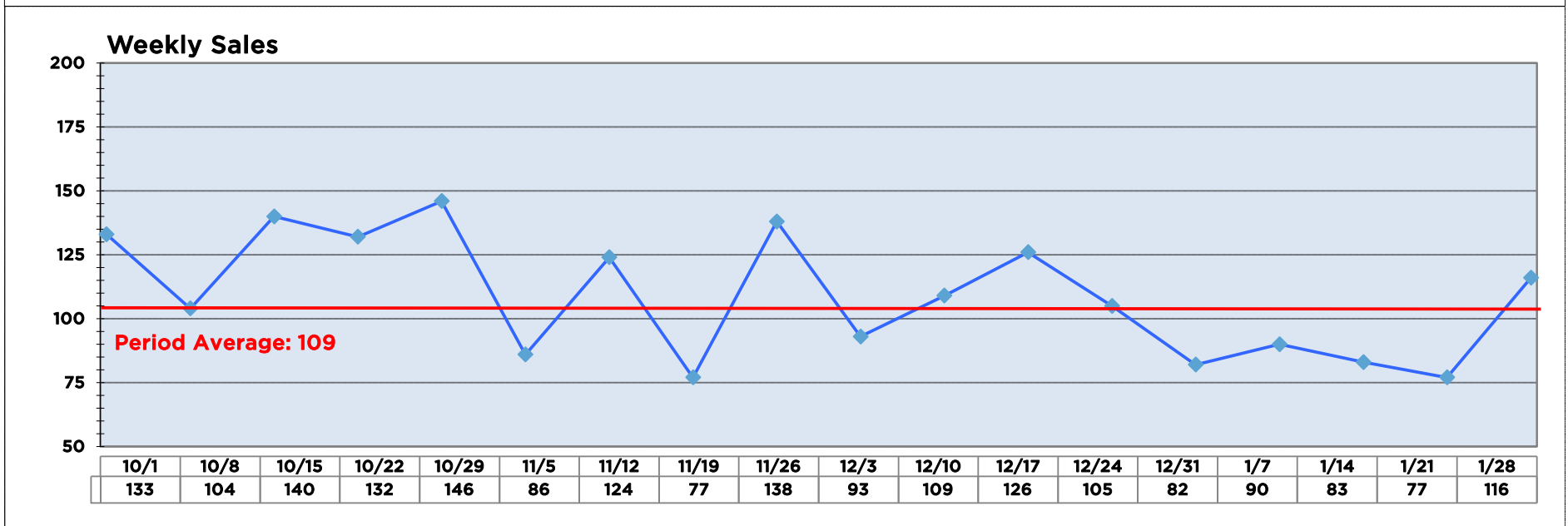
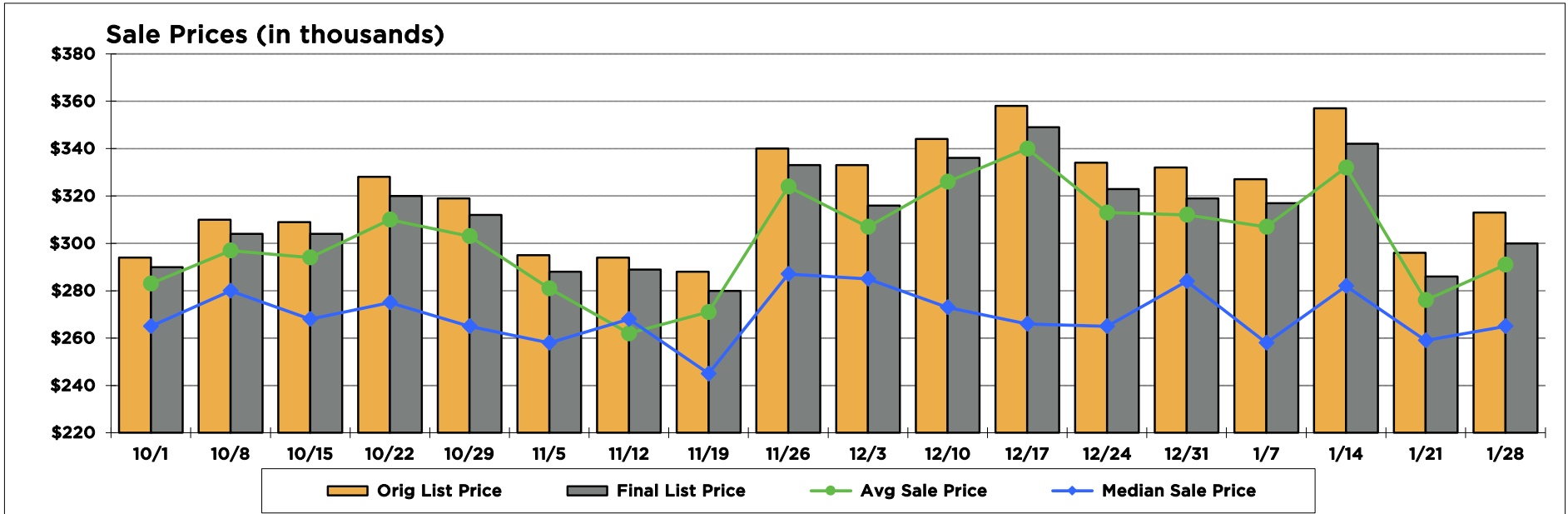
Beds / Baths

Average Bedrooms	2	2	2	3	3	3	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	1	1	1	0

Square Footage

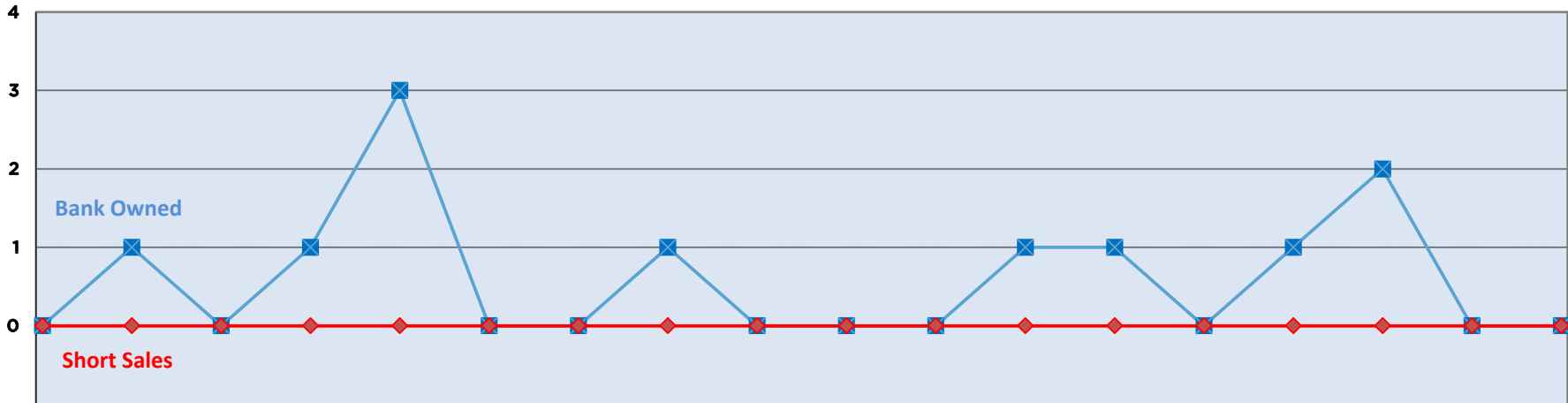
Average Square Feet	1,279	995	1,170	1,508	1,696	1,967	2,673
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Condos, Townhomes, Villas



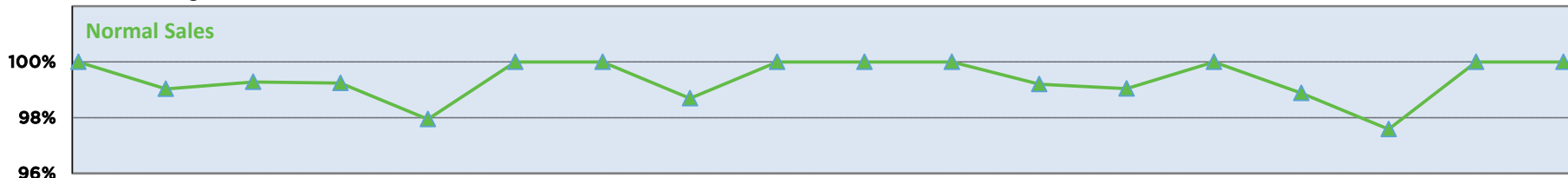
Condos, Townhomes, Villas

Foreclosure Sales

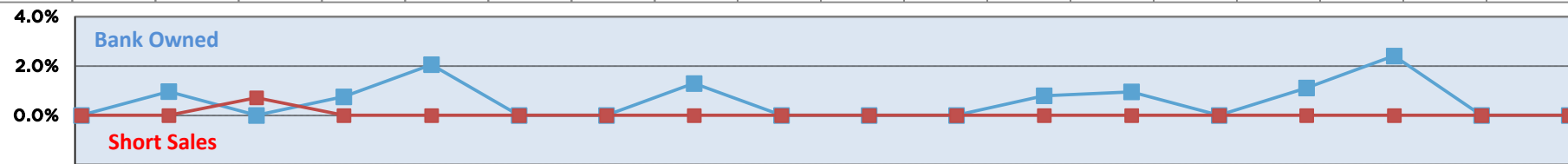


	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28
BO	0	1	0	1	3	0	0	1	0	0	0	1	1	0	1	2	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



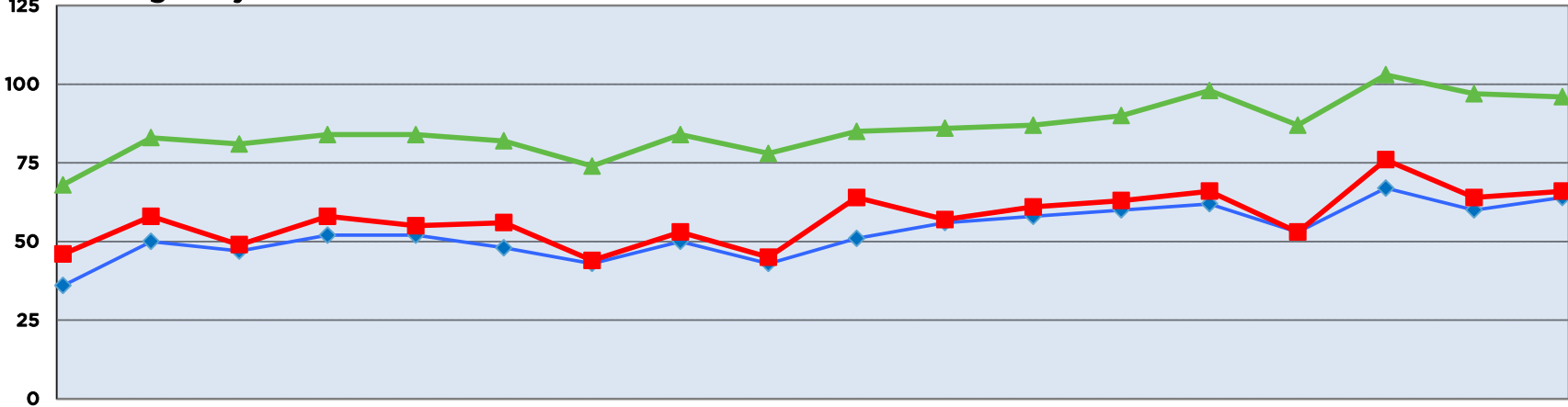
	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28
Normal	100.00	99.04%	99.29%	99.24%	97.95%	100.00	100.00	98.70%	100.00	100.00	100.00	99.21%	99.05%	100.00	98.89%	97.59%	100.00	100.00



	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	1/28
BO	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%	0.00%
SS	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%	0.00%

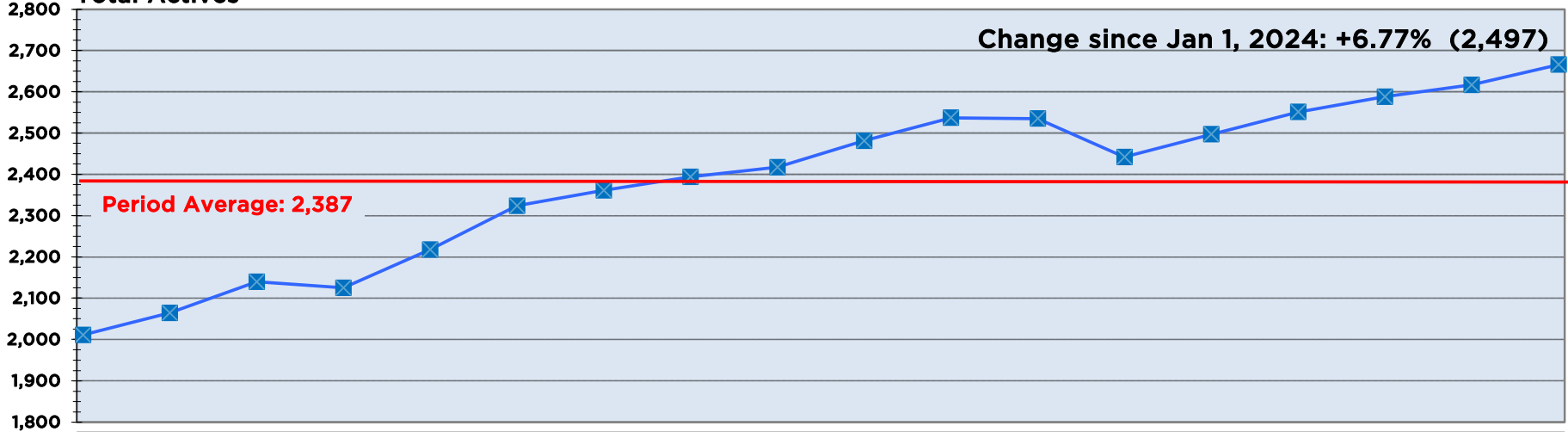
Condos, Townhomes, Villas

Average Days on Market



	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	1/28
ListToContract	36	50	47	52	52	48	43	50	43	51	56	58	60	62	53	67	60	64
CombDaysOnMkt	46	58	49	58	55	56	44	53	45	64	57	61	63	66	53	76	64	66
ListToClose	68	83	81	84	84	82	74	84	78	85	86	87	90	98	87	103	97	96

Total Actives

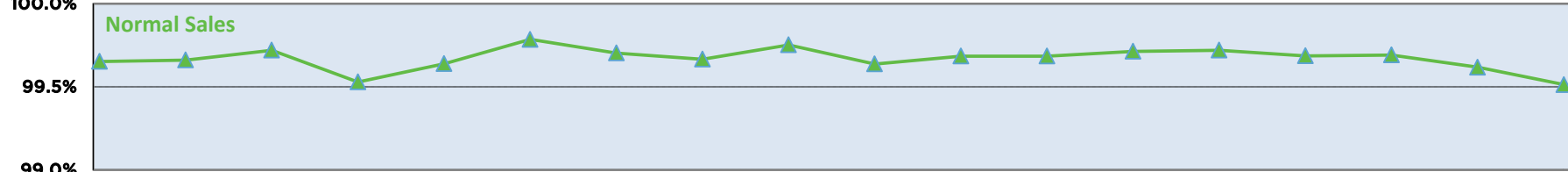


	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28
Total Actives	2,011	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666

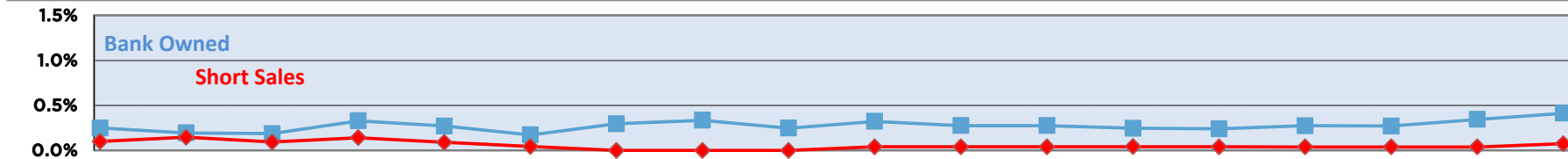


Condos, Townhomes, Villas

Percentage of Actives

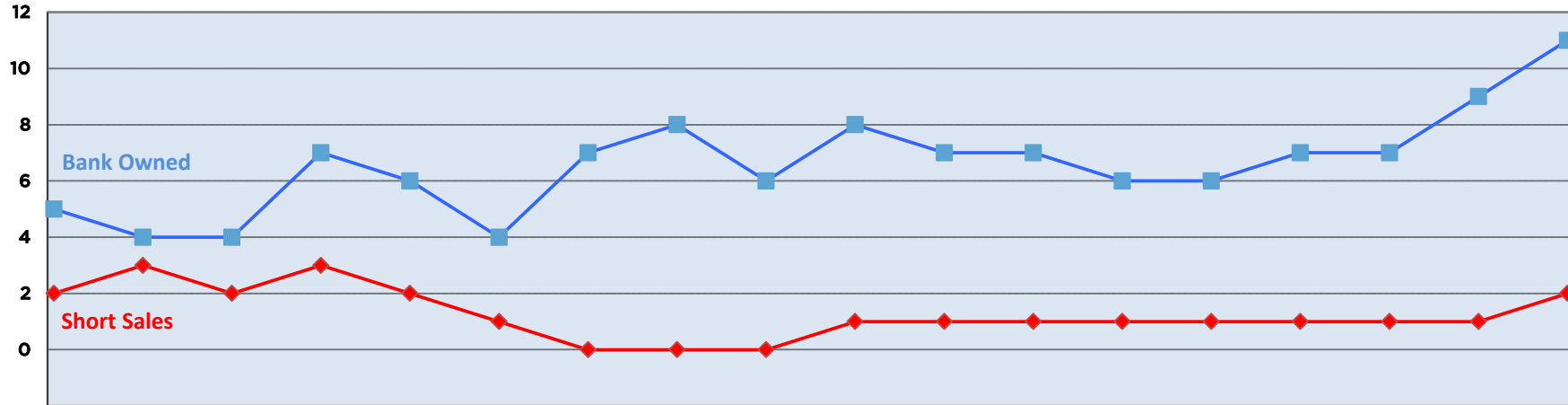


	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28
Normal	99.65%	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%



	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	1/28
BO	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%	0.41%
SS	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%	0.08%

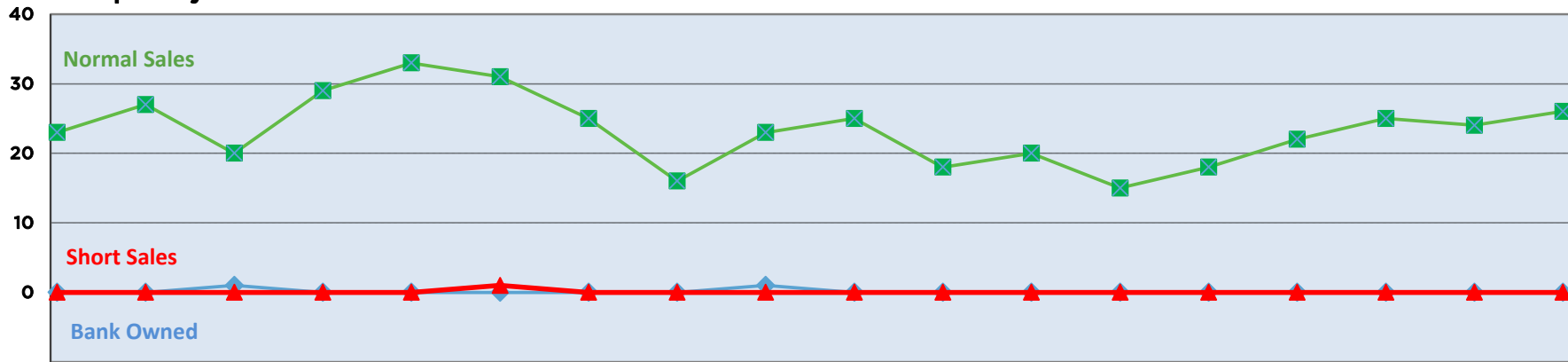
Active Foreclosures



	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	1/28
BO	5	4	4	7	6	4	7	8	6	8	7	7	6	6	7	7	9	11
SS	2	3	2	3	2	1	0	0	0	1	1	1	1	1	1	1	1	2

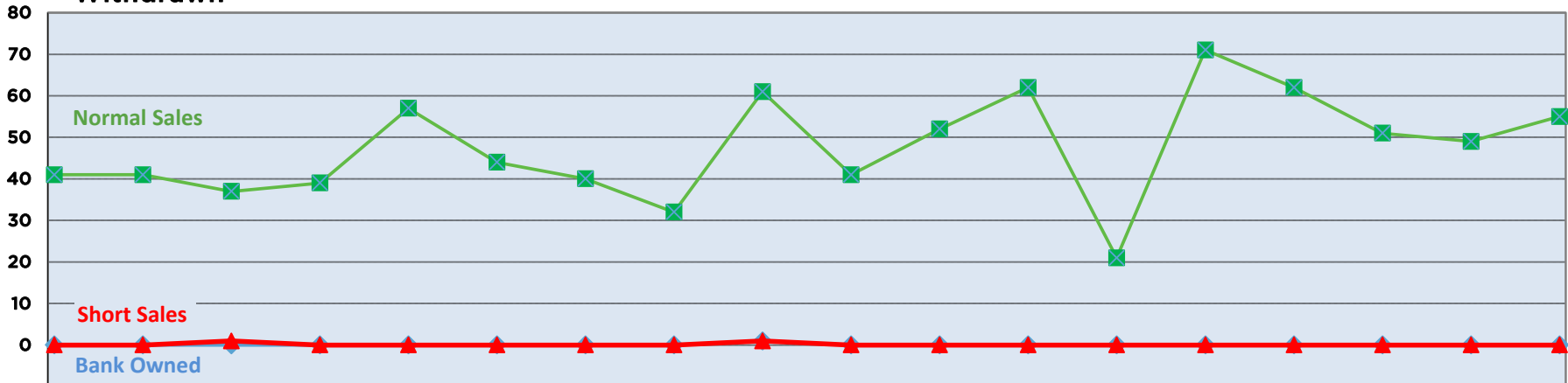
Condos, Townhomes, Villas

Temporary Off Market



	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	1/28
Norm	23	27	20	29	33	31	25	16	23	25	18	20	15	18	22	25	24	26
BO	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

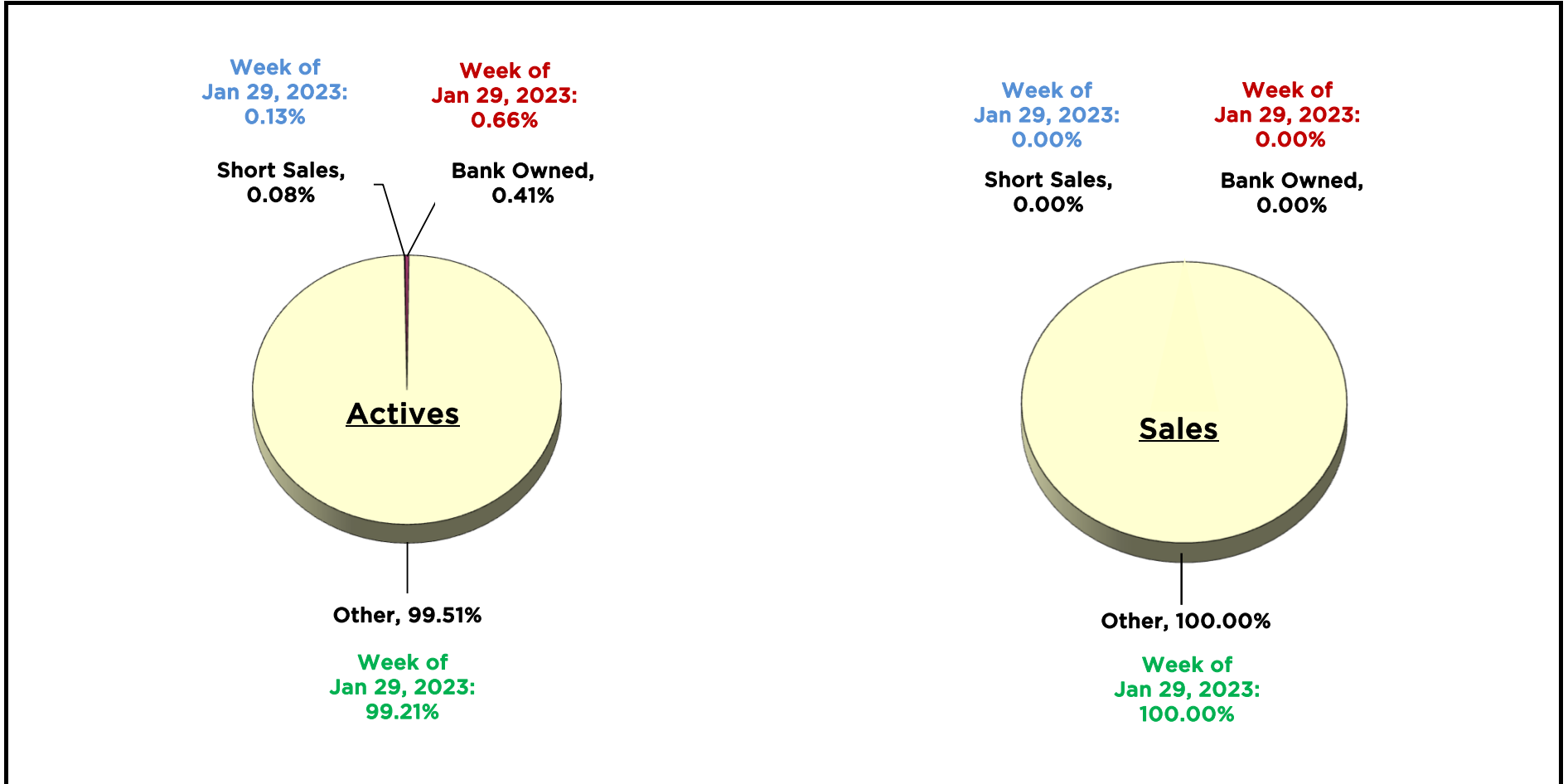
Withdrawn



	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	1/28
Norm	41	41	37	39	57	44	40	32	61	41	52	62	21	71	62	51	49	55
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
01/28/2024 - 02/03/2024
Lake, Orange, Osceola & Seminole Counties

There are 31 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		8	\$264,974	2.3	2.0	1,286	\$206.00
Casselberry	32707	2	\$265,000	2.5	2.0	1,290	\$205.51
Altamonte Springs / Forest City	32714	2	\$264,945	2.5	2.0	1,299	\$204.04
Lake Mary / Heathrow	32746	3	\$264,967	2.0	2.0	1,347	\$196.76
Sanford / Lake Forest	32771	1	\$265,000	2.0	2.0	1,074	\$246.74
Orange County		16	\$265,001	2.1	1.9	1,123	\$235.98
Orlando (Downtown)	32801	6	\$264,983	1.7	1.8	1,098	\$241.41
Azalea Park	32807	1	\$264,900	3.0	2.0	1,034	\$256.19
Sand Lake / Bay Hill	32819	1	\$265,000	2.0	2.0	1,230	\$215.45
Williamsburg / Lake Bryan	32821	1	\$265,000	3.0	2.0	1,231	\$215.27
Ventura	32822	2	\$265,159	2.0	2.0	1,197	\$221.61
Rio Pinar / Union Park	32825	1	\$265,000	2.0	1.0	952	\$278.36
Research Park	32826	1	\$265,000	2.0	2.0	899	\$294.77
Metro West / Orlo Vista	32835	1	\$264,900	3.0	2.0	1,247	\$212.43
Pine Castle / Edgewood	32839	1	\$265,000	2.0	2.0	1,036	\$255.79
Winter Garden / Oakland	34787	1	\$265,000	3.0	2.0	1,360	\$194.85
Osceola County		7	\$264,986	3.0	2.3	1,337	\$198.13
Davenport	33896	2	\$264,950	3.0	2.0	1,297	\$204.28
Kissimmee (Central)	34741	1	\$265,000	3.0	2.0	1,296	\$204.48
Kissimmee / Buena Ventura Lakes	34743	2	\$265,000	3.0	3.0	1,516	\$174.80
Kissimmee (West) / Pleasant Hill	34746	2	\$265,000	3.0	2.0	1,220	\$217.21