



Monday Morning Quarterback Summary

Week of February 04, 2024 - February 10, 2024

Single-family existing homes

- Sales of single-family homes decreased to 274 during the week of February 04, from 356 the week prior
- The median price of single family homes increased to \$439,948 a change of 5.9%
- The number of single-family home foreclosure transactions decreased to 3 from 5 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 16, and now sits at 5,510

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 112 during the week of February 04, from 116 the week prior
- The median price of condos, townhomes, and villas increased to \$283,000 a change of 6.8%
- 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 72, and now sits at 2,738

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

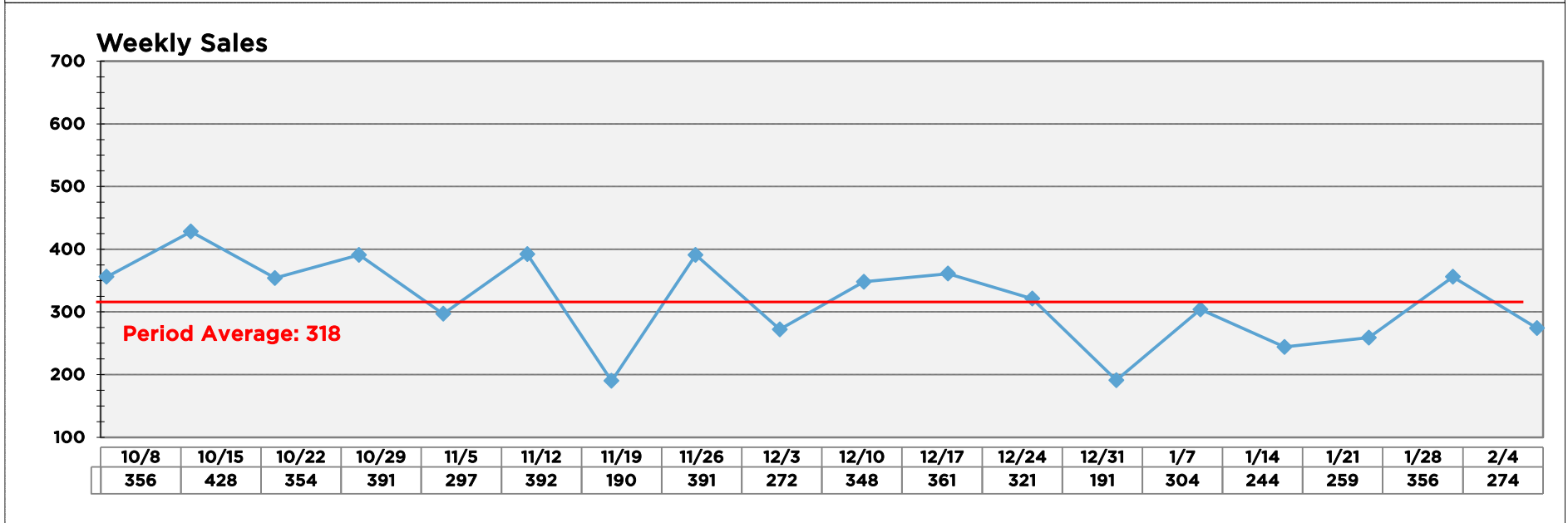
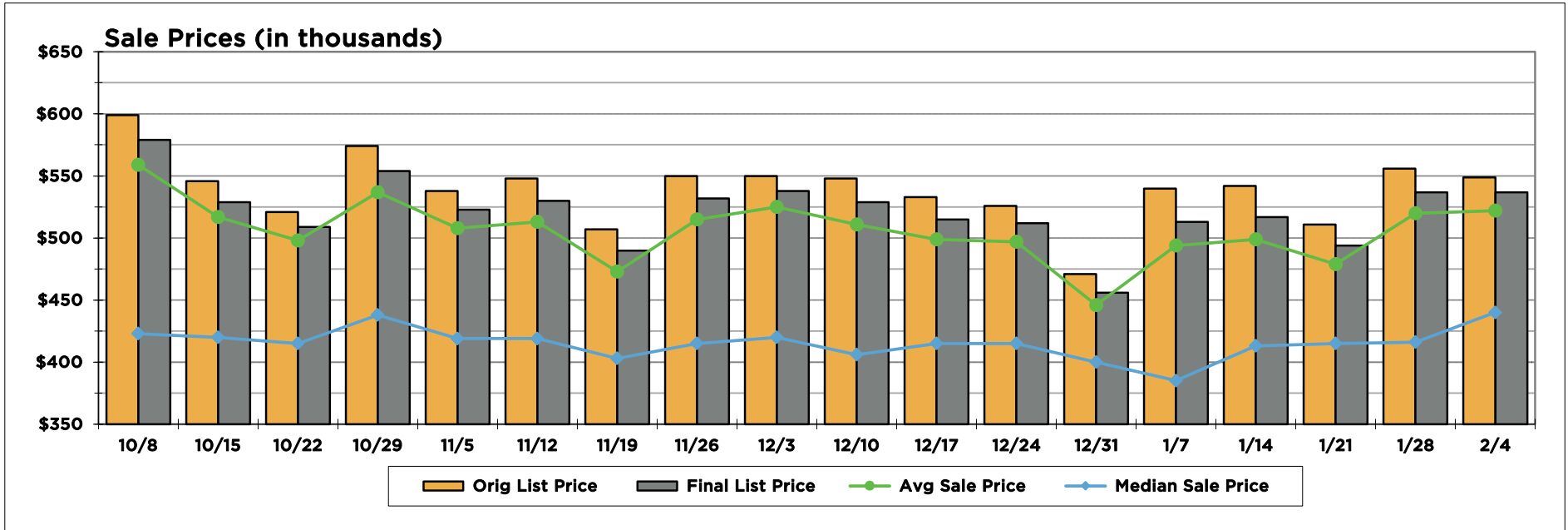
Monday Morning Quarterback
02/04/2024 - 02/10/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	274	27	13	66	67	89	12
Bank Owned	3	2	0	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	271	25	13	66	67	88	12
Active Listings	5,510	341	288	1,146	1,078	2,063	594
Bank Owned	30	10	3	8	3	6	0
Short Sales	10	4	2	2	1	1	0
Other	5,470	327	283	1,136	1,074	2,056	594
Months of Inventory	4.64	2.91	5.11	4.01	3.71	5.35	11.42
<u>List Price</u>							
Average Original List Price	\$549,012	\$224,175	\$292,515	\$373,663	\$458,851	\$660,664	\$2,197,491
Average Final List Price	\$537,208	\$210,171	\$284,361	\$365,463	\$451,187	\$644,894	\$2,173,158
<u>Sale Price</u>							
Average Price	\$522,327	\$193,487	\$277,723	\$354,886	\$444,232	\$630,473	\$2,082,075
Median Price	\$439,948	\$218,000	\$279,900	\$355,000	\$440,000	\$589,000	\$1,610,000
<u>Price Differences</u>							
Original to Final List Price	-\$11,804	-\$14,004	-\$8,154	-\$8,200	-\$7,664	-\$15,770	-\$24,333
Original List to Sale Price - \$	-\$26,685	-\$30,688	-\$14,792	-\$18,777	-\$14,619	-\$30,191	-\$115,416
Final List to Sale Price - \$	-\$14,881	-\$16,684	-\$6,638	-\$10,577	-\$6,955	-\$14,421	-\$91,083
Original List to Sale Price - %	95.14%	86.31%	94.94%	94.97%	96.81%	95.43%	94.75%
Final List to Sale Price - %	97.23%	92.06%	97.67%	97.11%	98.46%	97.76%	95.81%
<u>Days on the Market</u>							
Avg Days Listing to Contract	53	49	55	63	44	53	56
Combined Avg Days to Contract	59	53	55	66	48	62	71
Avg Days Listing to Closing	85	81	84	94	75	87	91
Avg Days Contract to Close	31	31	27	31	30	33	35
<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	2,094	1,257	1,402	1,613	2,039	2,490	4,744



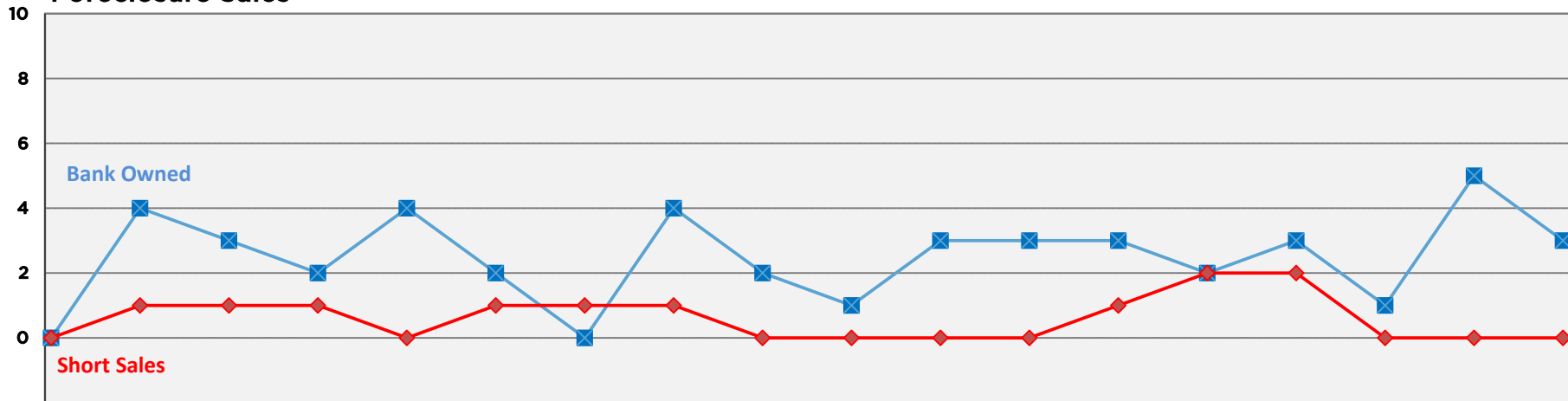
Single Family Homes





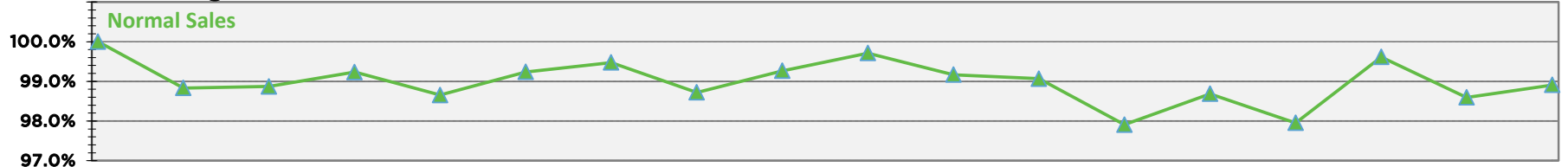
Single Family Homes

Foreclosure Sales

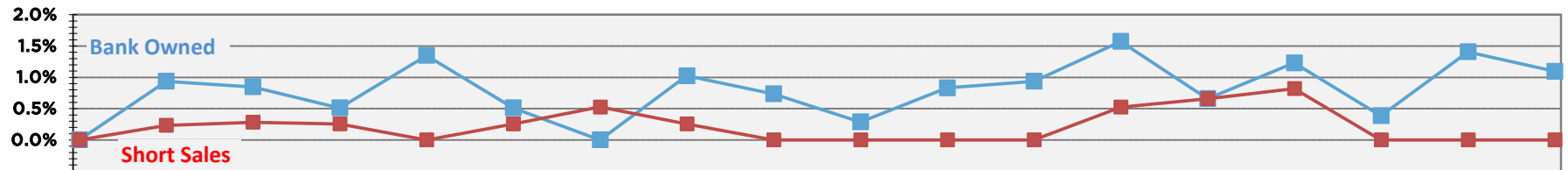


	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4
BO	0	4	3	2	4	2	0	4	2	1	3	3	3	2	3	1	5	3
SS	0	1	1	1	0	1	1	1	0	0	0	0	1	2	2	0	0	0

Percentage of Sales



	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	2/4
Normal	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%	98.91%

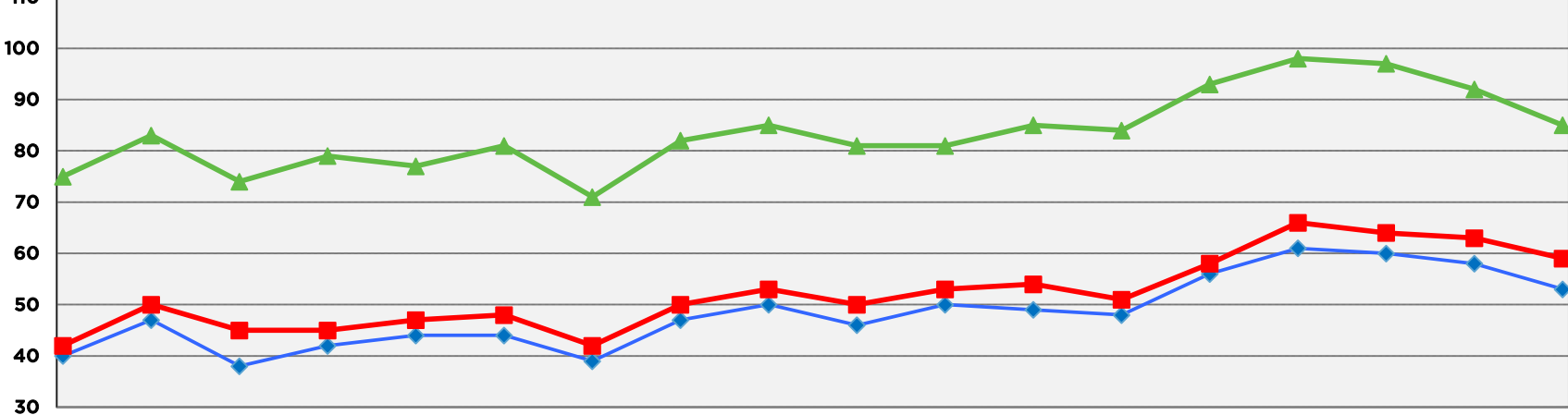


	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4
BO	0.00%	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%
SS	0.00%	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%



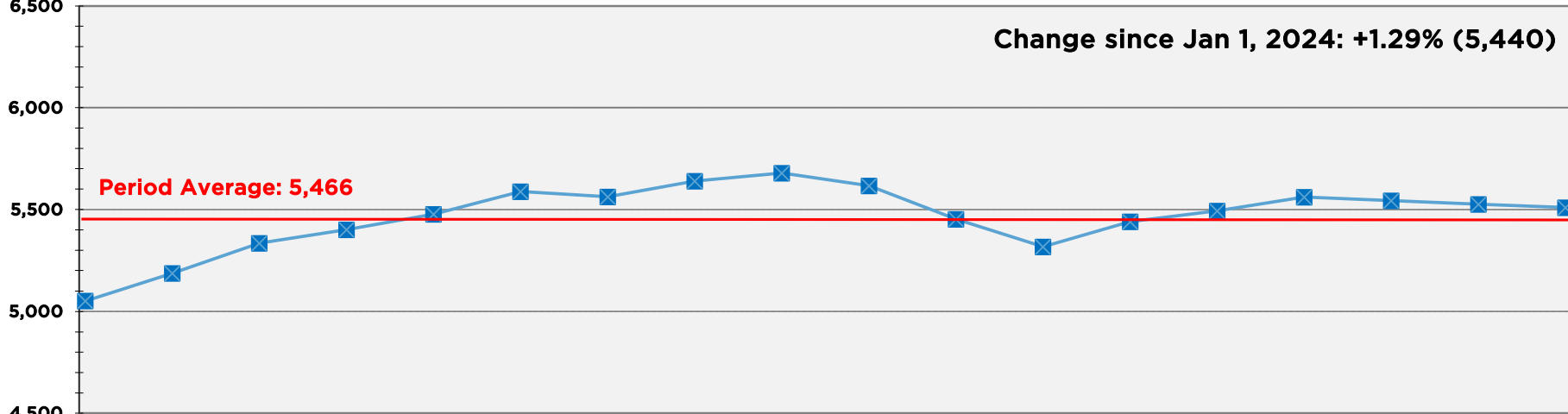
Single Family Homes

Average Days on Market



ListToContract	40	47	38	42	44	44	39	47	50	46	50	49	48	56	61	60	58	53
CombDaysOnMkt	42	50	45	45	47	48	42	50	53	50	53	54	51	58	66	64	63	59
ListToClose	75	83	74	79	77	81	71	82	85	81	81	85	84	93	98	97	92	85

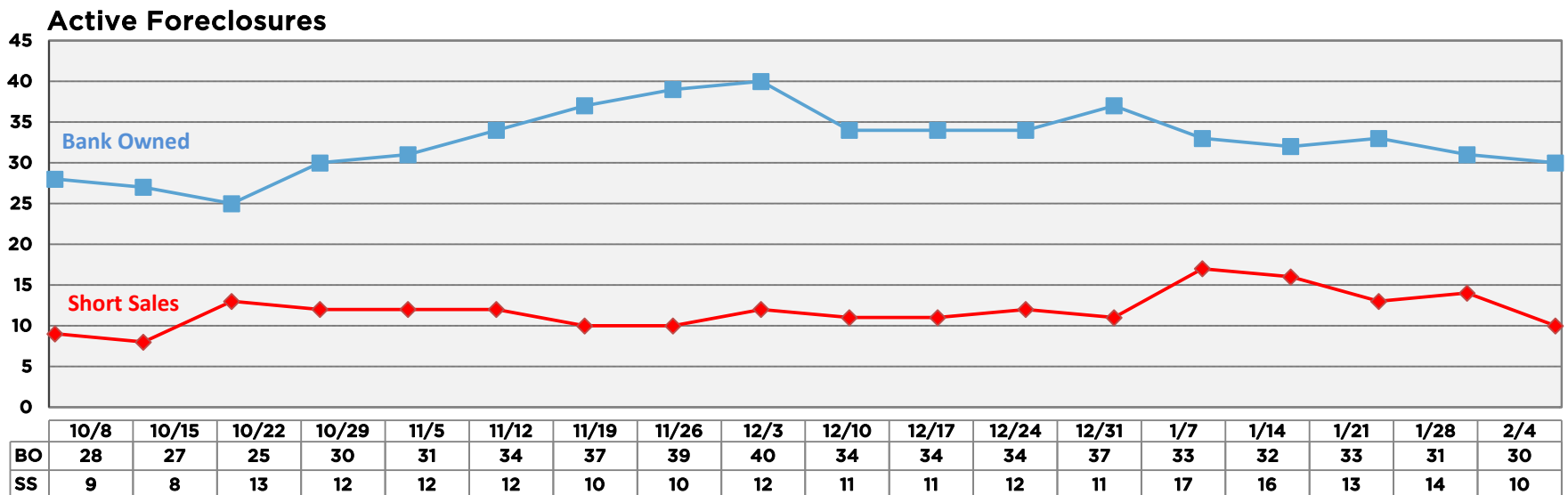
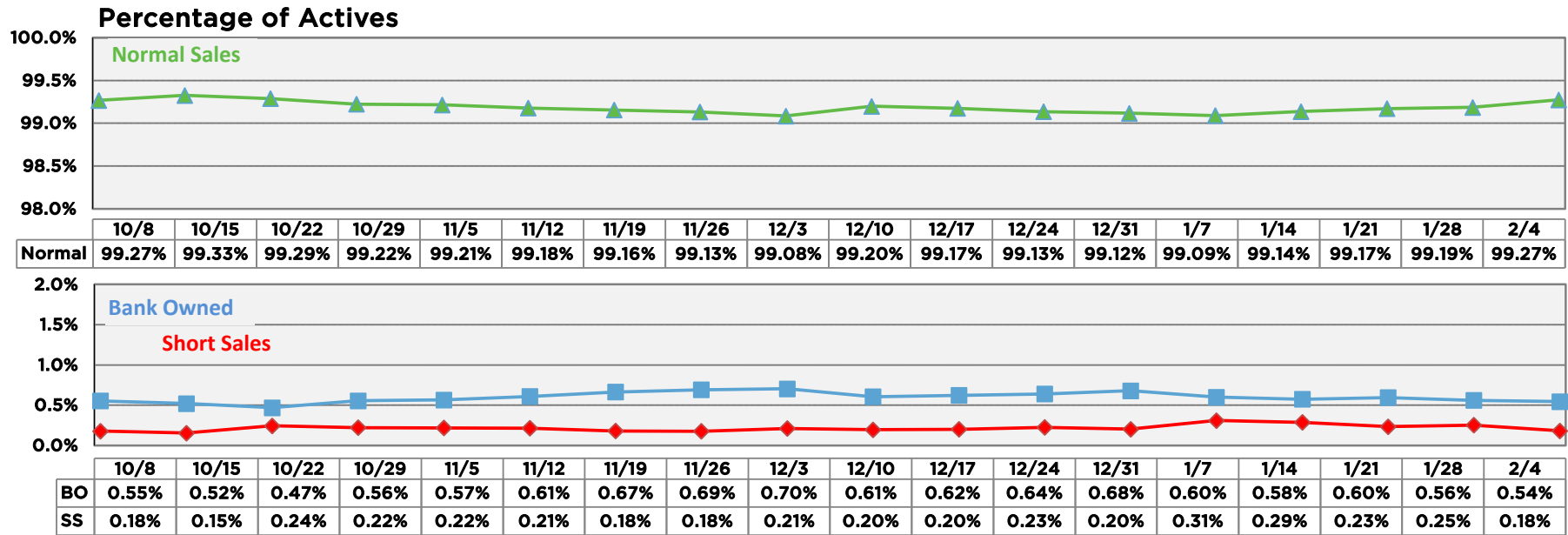
Total Actives



	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	2/4
Total Actives	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	5,510



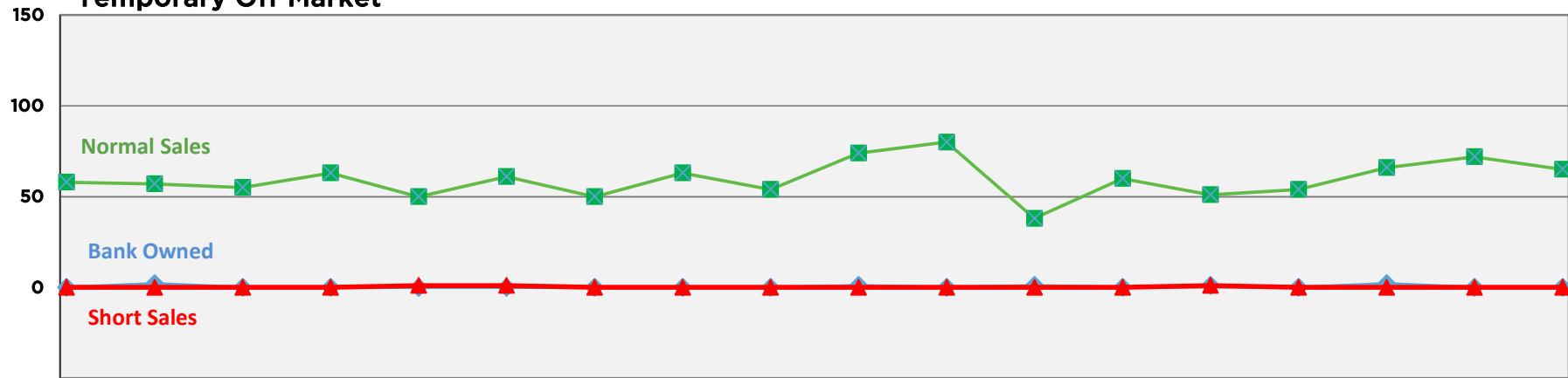
Single Family Homes





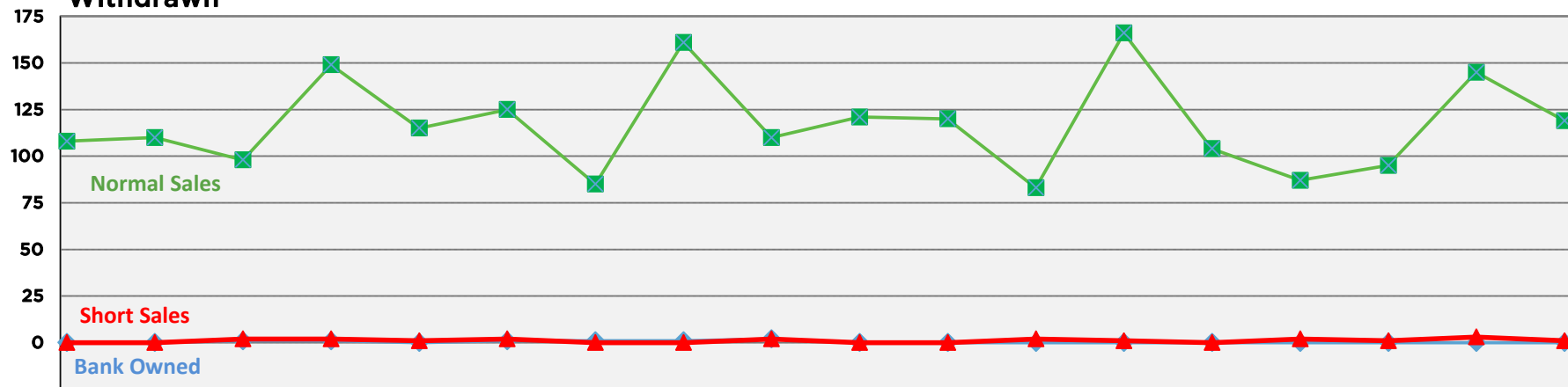
Single Family Homes

Temporary Off Market



	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	2/4
Norm	58	57	55	63	50	61	50	63	54	74	80	38	60	51	54	66	72	65
BO	0	2	0	0	0	0	0	0	0	1	0	1	0	1	0	2	0	0
SS	0	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0

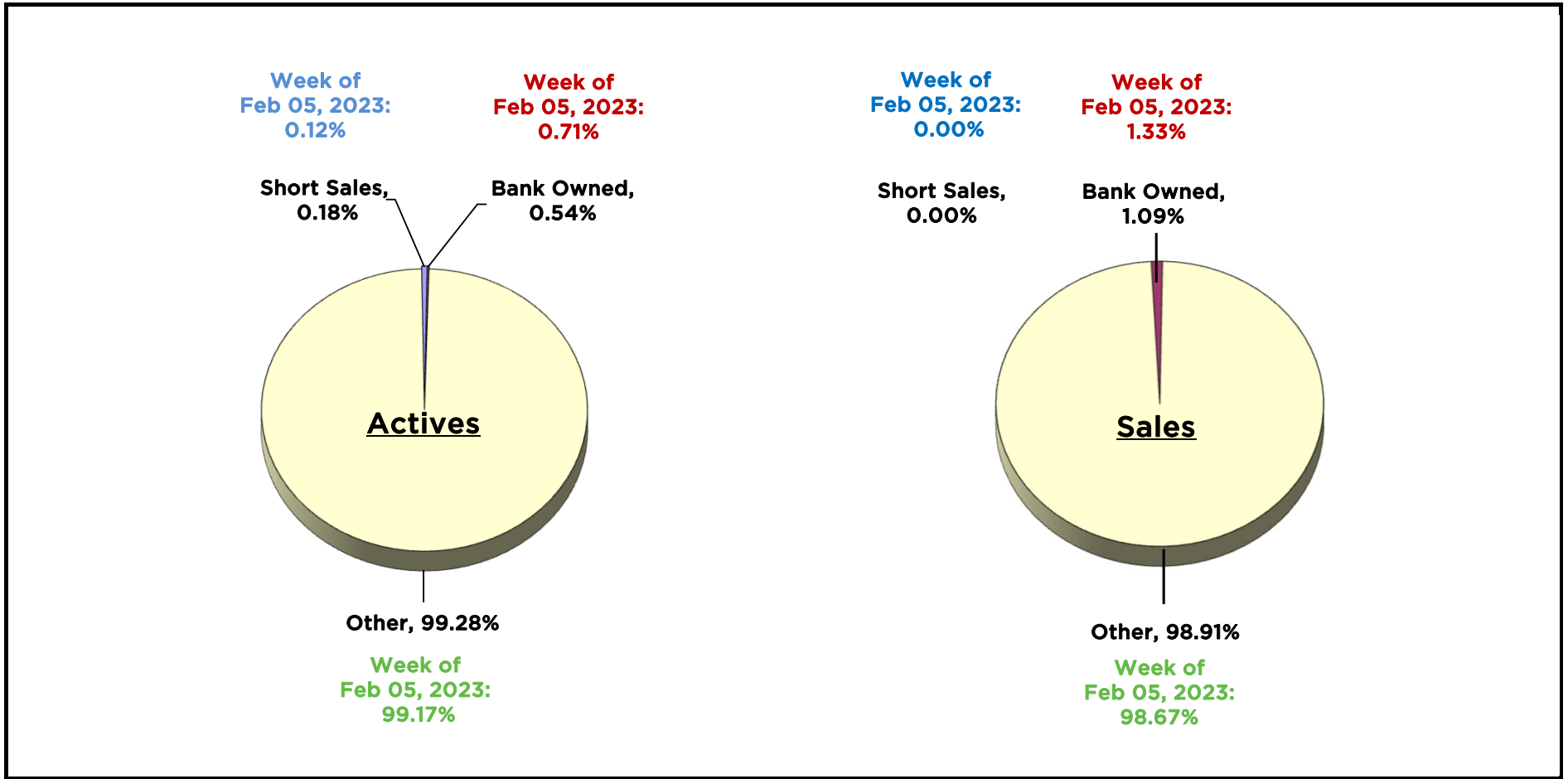
Withdrawn



	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	2/4
Norm	108	110	98	149	115	125	85	161	110	121	120	83	166	104	87	95	145	119
BO	0	0	1	1	0	1	1	1	2	0	0	0	0	0	0	0	0	0
SS	0	0	2	2	1	2	0	0	2	0	0	2	1	0	2	1	3	1



Single Family Homes



Monday Morning Quarterback
02/04/2024 - 02/10/2024
Lake, Orange, Osceola & Seminole Counties

There are 35 Single Family Homes available for the Median Price of \$439,948 (± \$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		9	\$439,954	3.4	2.0	1,793	\$245.34
Altamonte Springs (East)	32701	1	\$439,900	4.0	3.0	1,889	\$232.87
Winter Springs / Tuskawilla	32708	1	\$440,000	3.0	2.0	1,916	\$229.65
Geneva	32732	1	\$439,900	2.0	1.0	1,032	\$426.26
Lake Mary / Heathrow	32746	2	\$439,900	3.5	2.0	1,810	\$243.04
Sanford / Lake Forest	32771	2	\$440,000	4.0	2.0	1,910	\$230.37
Sanford (South)	32773	1	\$439,990	4.0	2.0	1,997	\$220.33
Longwood / Wekiva Springs	32779	1	\$440,000	3.0	2.0	1,865	\$235.92
Orange County		6	\$439,883	3.5	2.0	1,684	\$261.16
Delaney / Crystal Lake	32806	1	\$440,000	3.0	2.0	1,125	\$391.11
Conway	32812	1	\$439,900	3.0	2.0	1,752	\$251.08
Sand Lake / Bay Hill	32819	1	\$440,000	3.0	2.0	1,640	\$268.29
Rio Pinar / Union Park	32825	3	\$439,800	4.0	2.0	1,863	\$236.07
Osceola County		11	\$439,981	3.7	2.4	2,169	\$202.83
Kissimmee / Buena Ventura Lakes	34743	2	\$440,000	3.5	2.0	1,617	\$272.11
Kissimmee (East)	34744	3	\$439,967	4.0	2.3	1,969	\$223.41
Kissimmee (West) / Pleasant Hill	34746	3	\$439,963	3.3	2.3	2,302	\$191.15
Kissimmee / Celebration	34747	1	\$440,000	4.0	2.0	2,074	\$212.15
Kissimmee / Poinciana	34758	1	\$440,000	4.0	4.0	3,894	\$112.99
St Cloud / Narcoossee	34771	1	\$440,000	4.0	2.0	1,846	\$238.35
Lake County		9	\$439,978	3.0	2.1	1,965	\$223.95
Eustis (West)	32726	1	\$440,000	3.0	2.0	1,878	\$234.29
Mount Dora	32757	1	\$439,999	3.0	2.0	1,976	\$222.67
Clermont (Central)	34711	2	\$439,900	3.0	2.0	2,126	\$206.96
Clermont (South)	34714	3	\$440,000	3.0	2.3	1,780	\$247.14
Groveland	34736	2	\$440,000	3.0	2.0	2,118	\$207.74

Monday Morning Quarterback
02/04/2024 - 02/10/2024
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	112	41	23	33	10	4	1
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	111	41	23	32	10	4	1
Active Listings	2,738	949	394	688	400	293	14
Bank Owned	8	5	0	1	1	1	0
Short Sales	1	0	0	1	0	0	0
Other	2,729	944	394	686	399	292	14
Months of Inventory	5.64	5.34	3.95	4.81	9.23	16.91	3.23

List Price

Average Original List Price	\$315,368	\$201,602	\$284,891	\$360,401	\$486,280	\$589,498	\$1,389,000
Average Final List Price	\$307,582	\$196,844	\$279,452	\$350,705	\$463,090	\$589,498	\$1,389,000

Sale Price

Average Price	\$298,432	\$189,940	\$274,861	\$340,654	\$449,450	\$588,475	\$1,225,000
Median Price	\$283,000	\$200,000	\$275,000	\$336,000	\$447,500	\$574,950	\$1,225,000

Price Differences

Original to Final List Price	-\$7,786	-\$4,758	-\$5,439	-\$9,696	-\$23,190	\$0	\$0
Original List to Sale Price - \$	-\$16,936	-\$11,662	-\$10,030	-\$19,747	-\$36,830	-\$1,023	-\$164,000
Final List to Sale Price - \$	-\$9,150	-\$6,904	-\$4,591	-\$10,051	-\$13,640	-\$1,023	-\$164,000
Original List to Sale Price - %	94.63%	94.22%	96.48%	94.52%	92.43%	99.83%	88.19%
Final List to Sale Price - %	97.03%	96.49%	98.36%	97.13%	97.05%	99.83%	88.19%

Days on the Market

Avg Days Listing to Contract	69	61	62	76	120	18	5
Combined Avg Days to Contract	73	62	64	88	120	18	5
Avg Days Listing to Closing	102	88	100	110	165	41	18
Avg Days Contract to Close	32	27	37	32	44	22	12

Beds / Baths

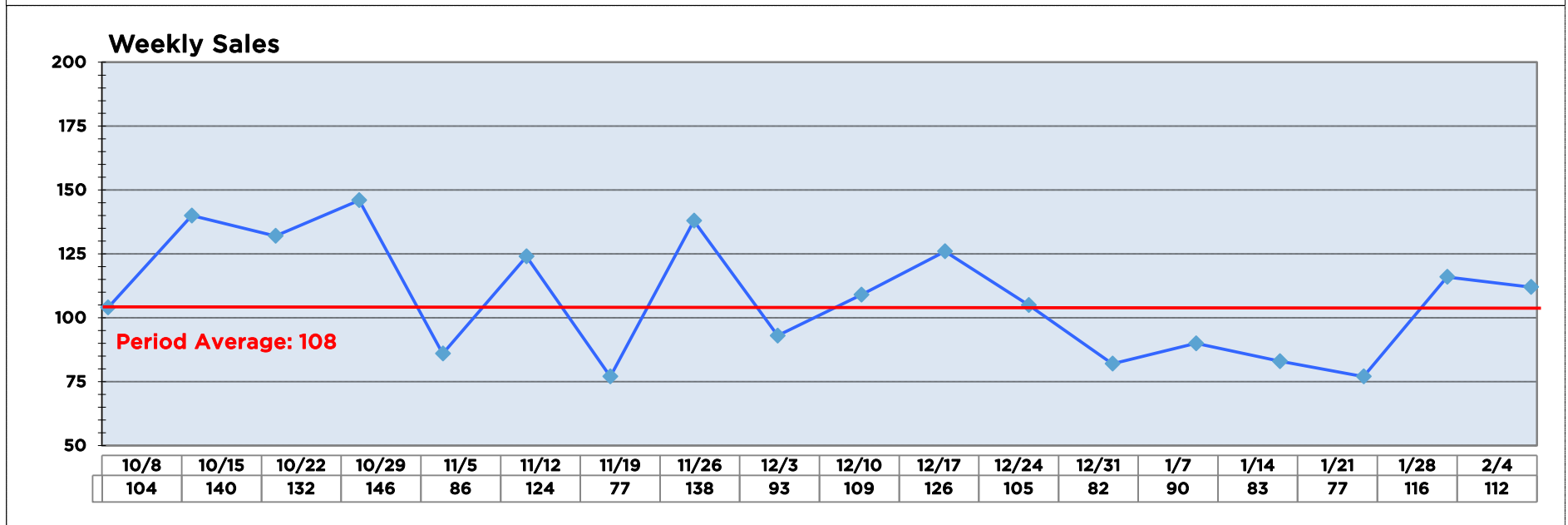
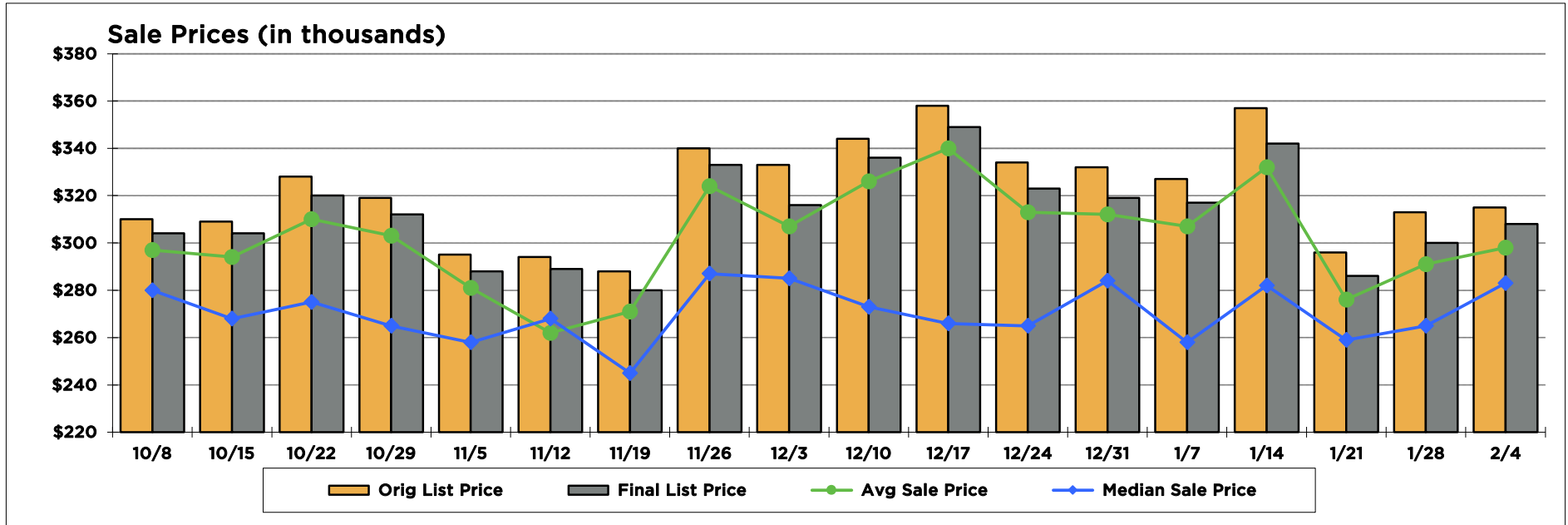
Average Bedrooms	2	2	2	3	3	3	5
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	0	0	1	1

Square Footage

Average Square Feet	1,349	1,016	1,290	1,542	1,744	1,944	3,652
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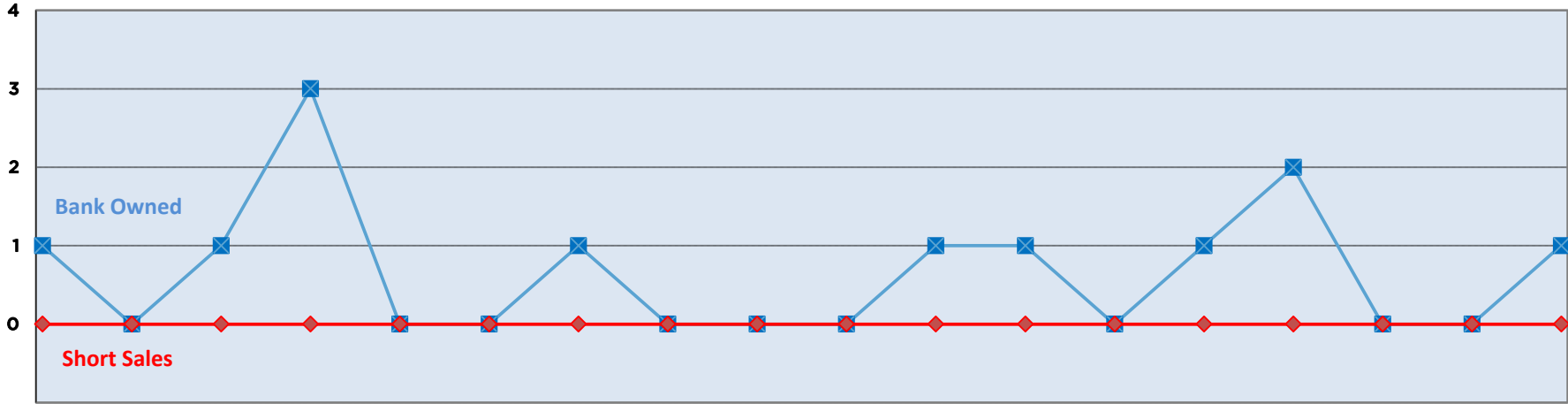
Monday Morning Quarterback
02/04/2024 - 02/10/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



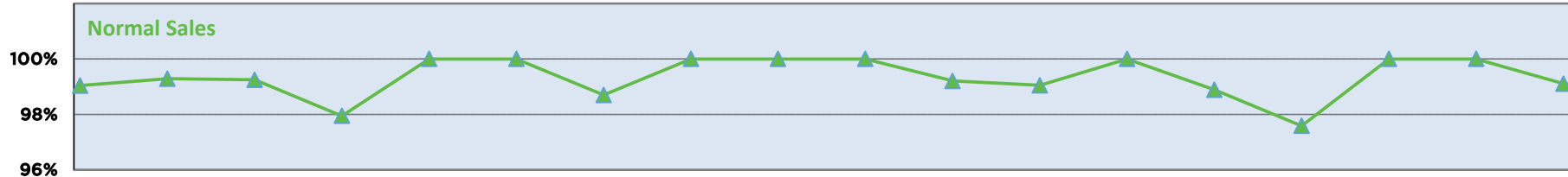
Condos, Townhomes, Villas

Foreclosure Sales

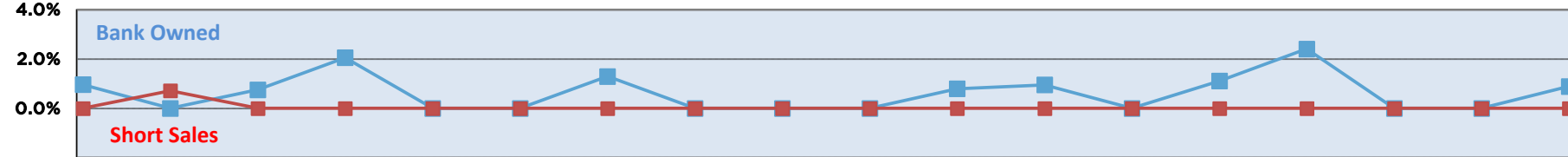


	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4
BO	1	0	1	3	0	0	1	0	0	0	1	1	0	1	2	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	2/4
Normal	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%	99.11%

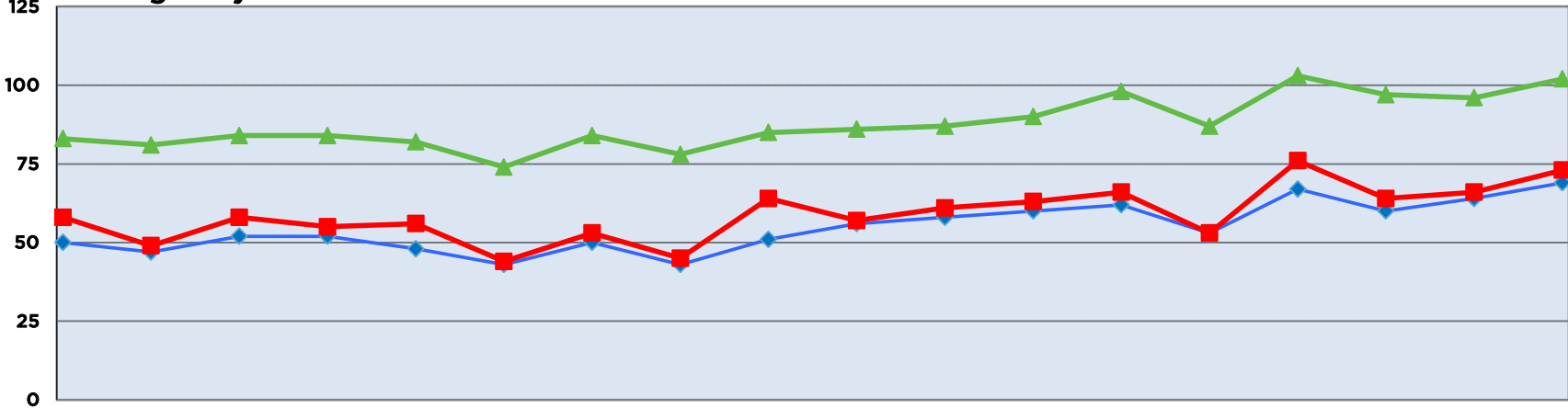


	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4
BO	0.96%	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%
SS	0.00%	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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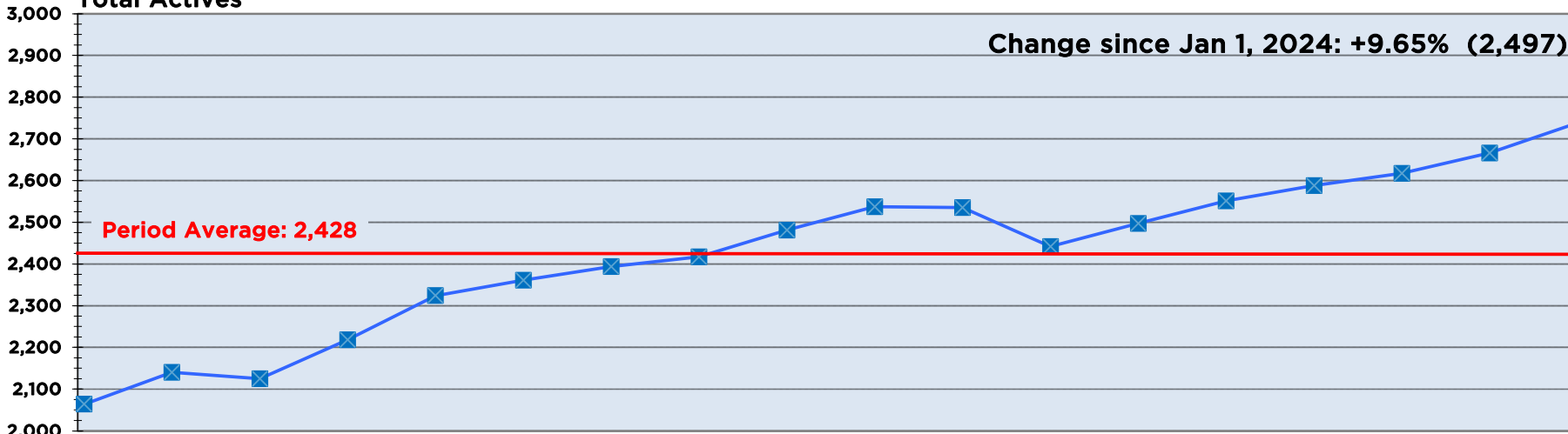
Condos, Townhomes, Villas

Average Days on Market



	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	2/4
ListToContract	50	47	52	52	48	43	50	43	51	56	58	60	62	53	67	60	64	69
CombDaysOnMkt	58	49	58	55	56	44	53	45	64	57	61	63	66	53	76	64	66	73
ListToClose	83	81	84	84	82	74	84	78	85	86	87	90	98	87	103	97	96	102

Total Actives

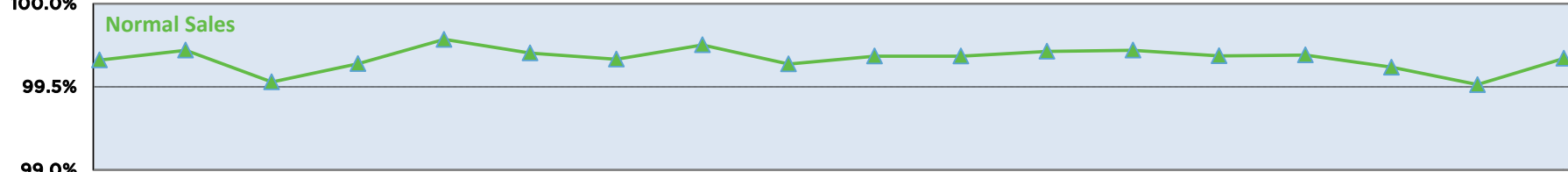


	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4
Total Actives	2,064	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738

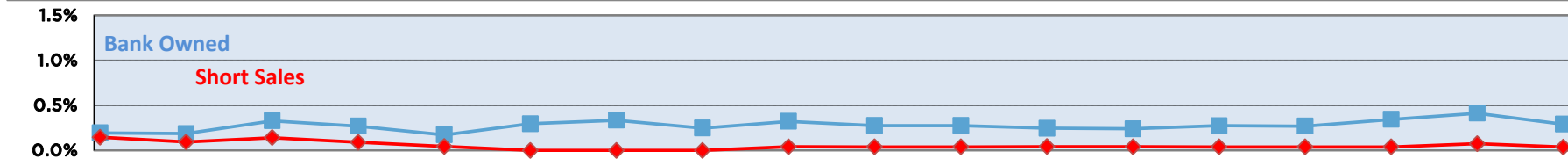


Condos, Townhomes, Villas

Percentage of Actives

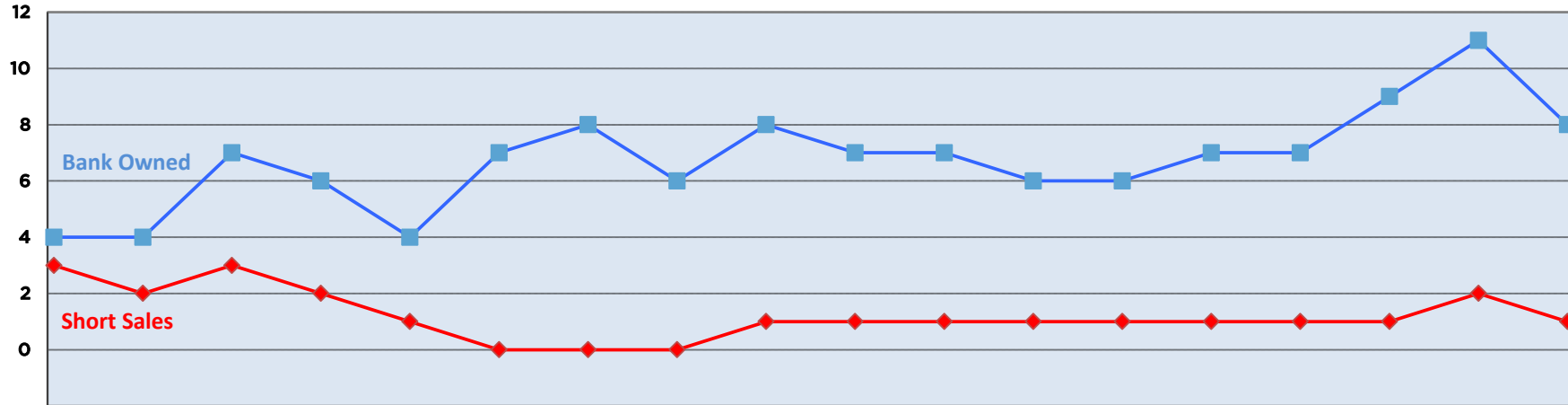


Date	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4
Normal	99.66%	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%



Date	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	2/4
BO	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%	0.29%
SS	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%	0.04%

Active Foreclosures

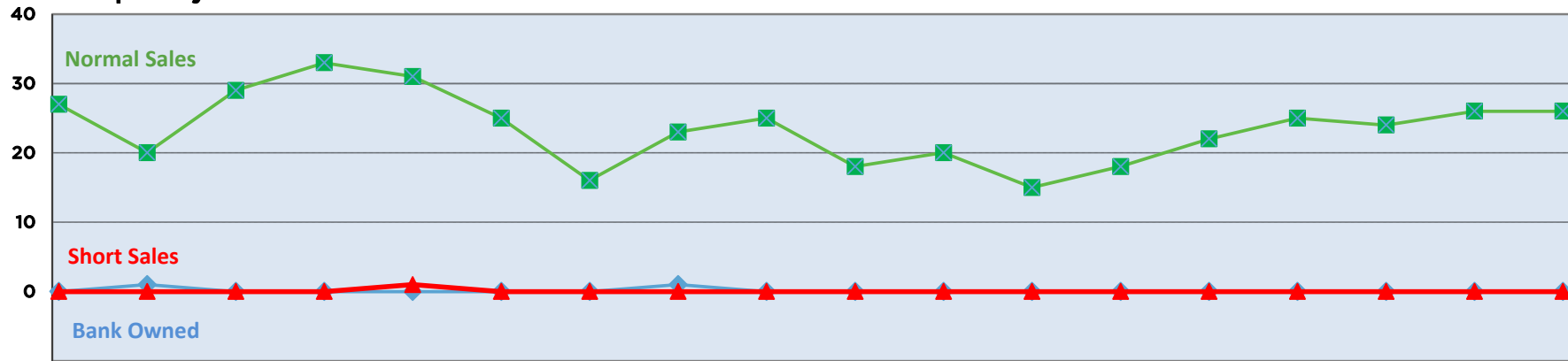


Date	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4
BO	4	4	7	6	4	7	8	6	8	7	7	6	6	7	7	9	11	8
SS	3	2	3	2	1	0	0	0	1	1	1	1	1	1	1	1	2	1



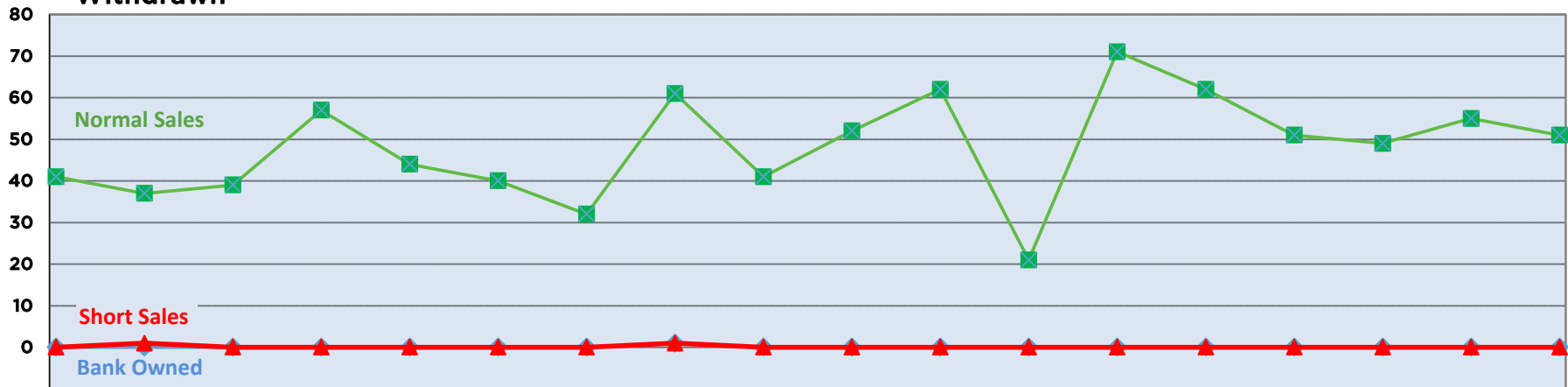
Condos, Townhomes, Villas

Temporary Off Market



	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	2/4
Norm	27	20	29	33	31	25	16	23	25	18	20	15	18	22	25	24	26	26
BO	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

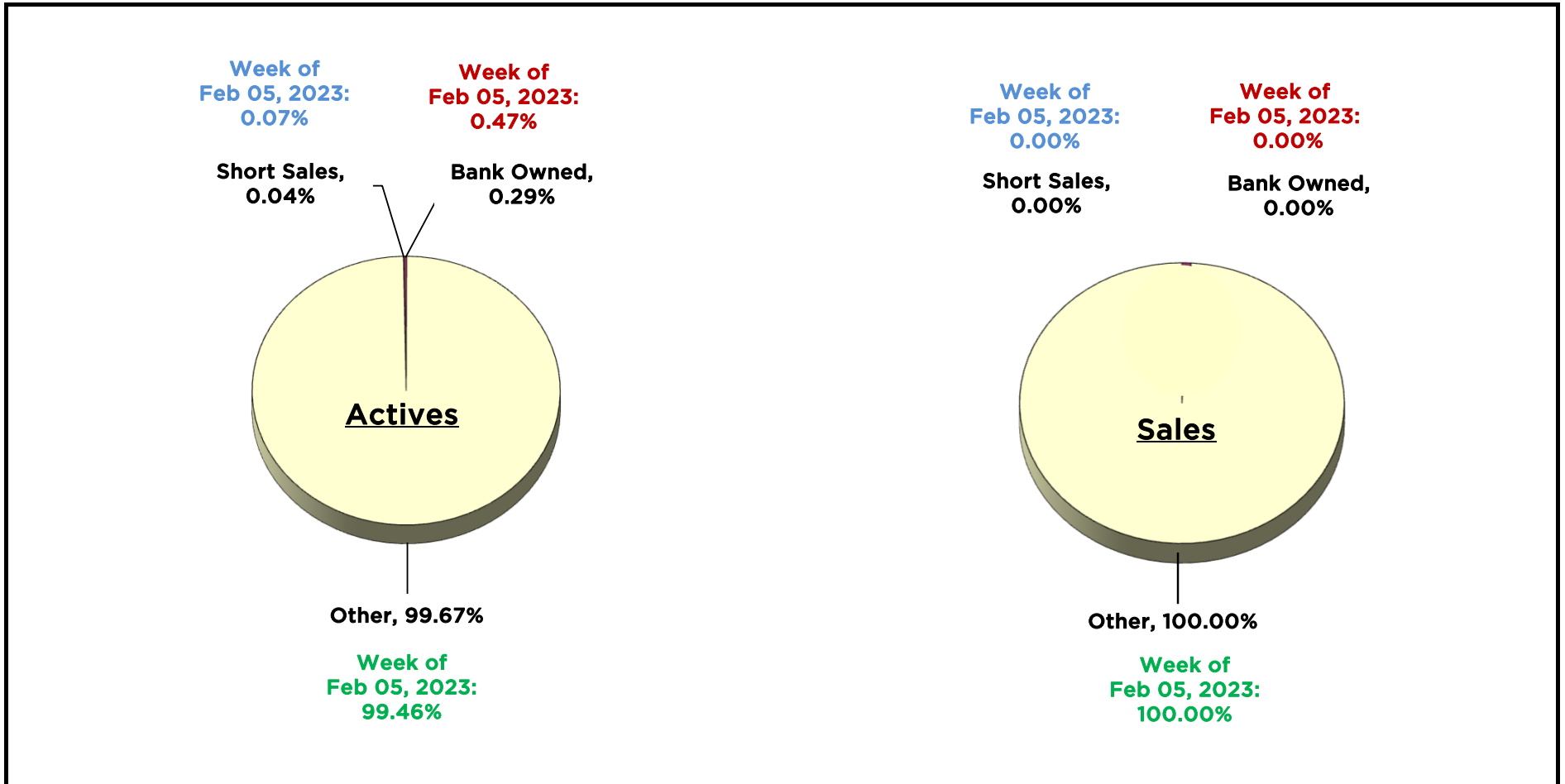
Withdrawn



	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	2/4
Norm	41	37	39	57	44	40	32	61	41	52	62	21	71	62	51	49	55	51
BO	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
02/04/2024 - 02/10/2024
Lake, Orange, Osceola & Seminole Counties

There is 1 Condo, Villa, or Townhome available for the Median Price of \$283,000 (± \$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>
Osceola County		1	\$283,000	2.0	2.0	1,161	\$243.76
Kissimmee / Celebration	34747	1	\$283,000	2.0	2.0	1,161	\$243.76