



Monday Morning Quarterback Summary

Week of February 11, 2024 - February 17, 2024

Single-family existing homes

- Sales of single-family homes increased to 414 during the week of February 11, from 274 the week prior
- The median price of single family homes decreased to \$407,500 a change of -7.4%
- The number of single-family home foreclosure transactions decreased to 1 from 3 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 22, and now sits at 5,488

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 115 during the week of February 11, from 112 the week prior
- The median price of condos, townhomes, and villas decreased to \$255,000 a change of -9.9%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 11, and now sits at 2,749

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

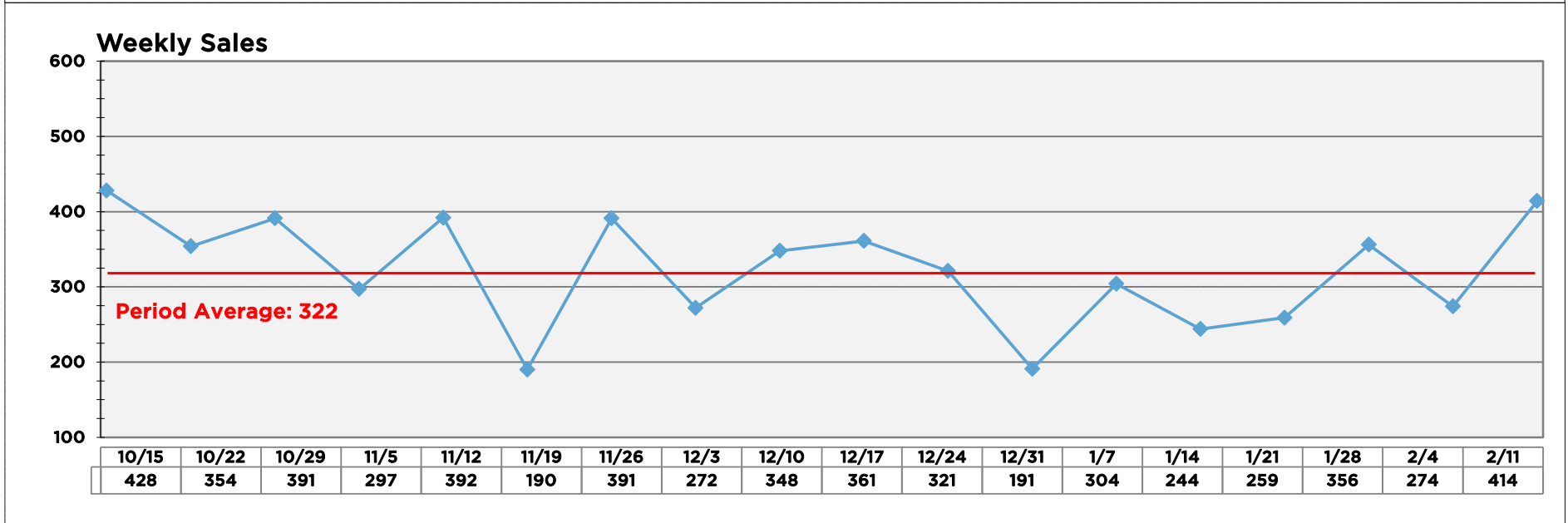
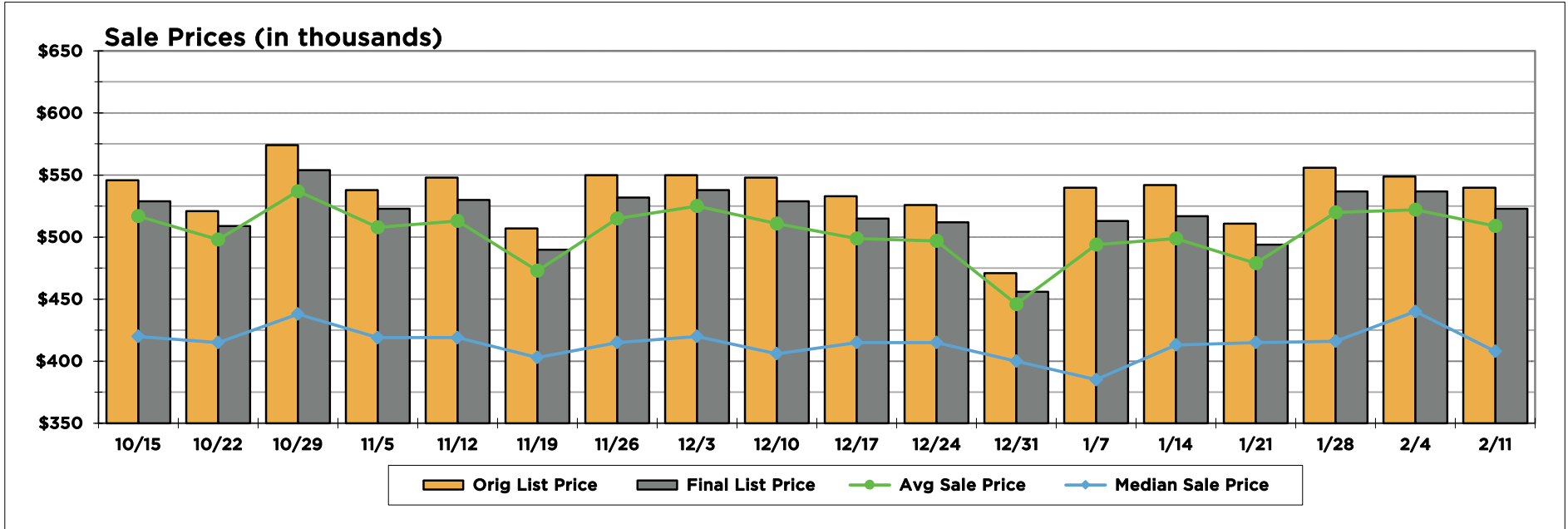
Monday Morning Quarterback
02/11/2024 - 02/17/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	414	46	33	117	90	105	23
Bank Owned	1	0	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	413	46	33	117	89	105	23
Active Listings	5,488	339	272	1,118	1,076	2,054	629
Bank Owned	28	7	4	8	3	6	0
Short Sales	12	4	1	4	1	2	0
Other	5,448	328	267	1,106	1,072	2,046	629
Months of Inventory	3.06	1.70	1.90	2.21	2.76	4.51	6.31
<u>List Price</u>							
Average Original List Price	\$540,462	\$201,878	\$284,536	\$367,808	\$468,429	\$700,486	\$2,014,430
Average Final List Price	\$522,905	\$190,311	\$275,897	\$356,307	\$451,535	\$679,686	\$1,953,517
<u>Sale Price</u>							
Average Price	\$509,201	\$178,962	\$273,881	\$350,716	\$442,274	\$662,808	\$1,874,152
Median Price	\$407,500	\$189,750	\$269,000	\$350,000	\$440,000	\$630,000	\$1,400,000
<u>Price Differences</u>							
Original to Final List Price	-\$17,557	-\$11,567	-\$8,639	-\$11,501	-\$16,894	-\$20,800	-\$60,913
Original List to Sale Price - \$	-\$31,261	-\$22,916	-\$10,655	-\$17,092	-\$26,155	-\$37,678	-\$140,278
Final List to Sale Price - \$	-\$13,704	-\$11,349	-\$2,016	-\$5,591	-\$9,261	-\$16,878	-\$79,365
Original List to Sale Price - %	94.22%	88.65%	96.26%	95.35%	94.42%	94.62%	93.04%
Final List to Sale Price - %	97.38%	94.04%	99.27%	98.43%	97.95%	97.52%	95.94%
<u>Days on the Market</u>							
Avg Days Listing to Contract	65	67	66	64	72	61	53
Combined Avg Days to Contract	68	67	69	67	74	66	53
Avg Days Listing to Closing	99	97	102	100	104	95	89
Avg Days Contract to Close	33	32	35	35	31	33	36
<u>Beds / Baths</u>							
Average Bedrooms	3	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	2,083	1,151	1,348	1,577	1,996	2,746	4,886

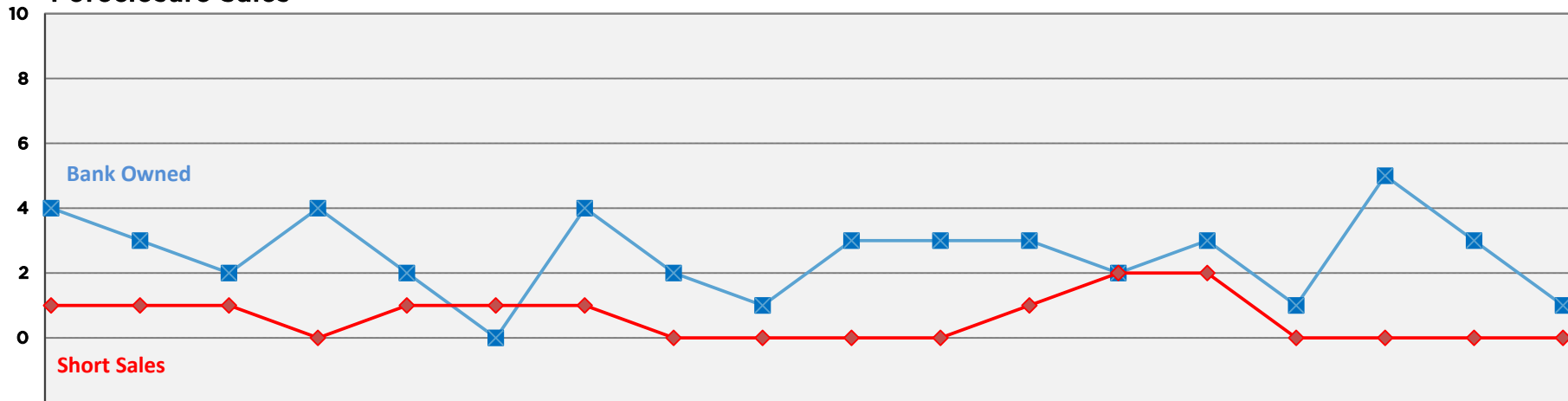


Single Family Homes



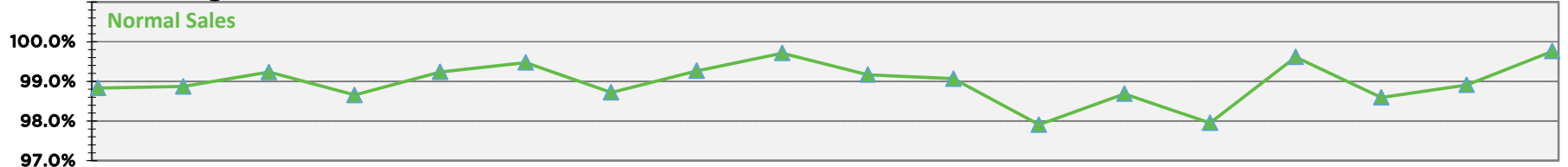
Single Family Homes

Foreclosure Sales

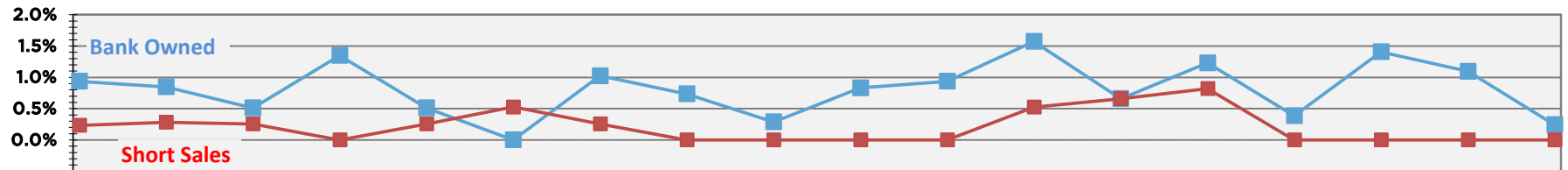


	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11
BO	4	3	2	4	2	0	4	2	1	3	3	3	2	3	1	5	3	1
SS	1	1	1	0	1	1	1	0	0	0	0	1	2	2	0	0	0	0

Percentage of Sales



	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	2/11
Normal	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%	99.76%

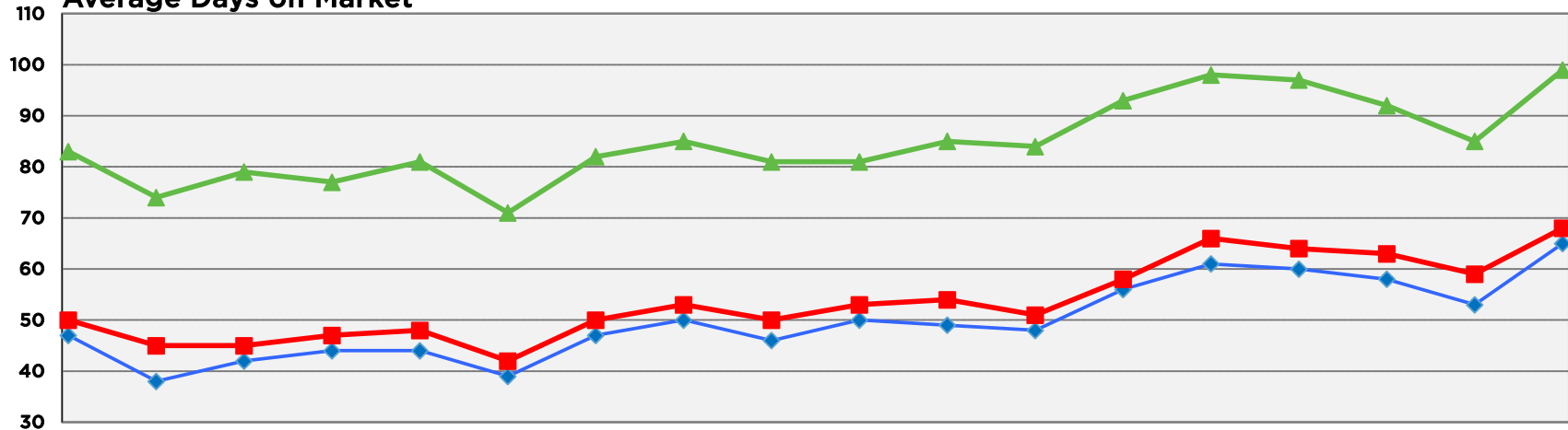


	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11
BO	0.93%	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%
SS	0.23%	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%



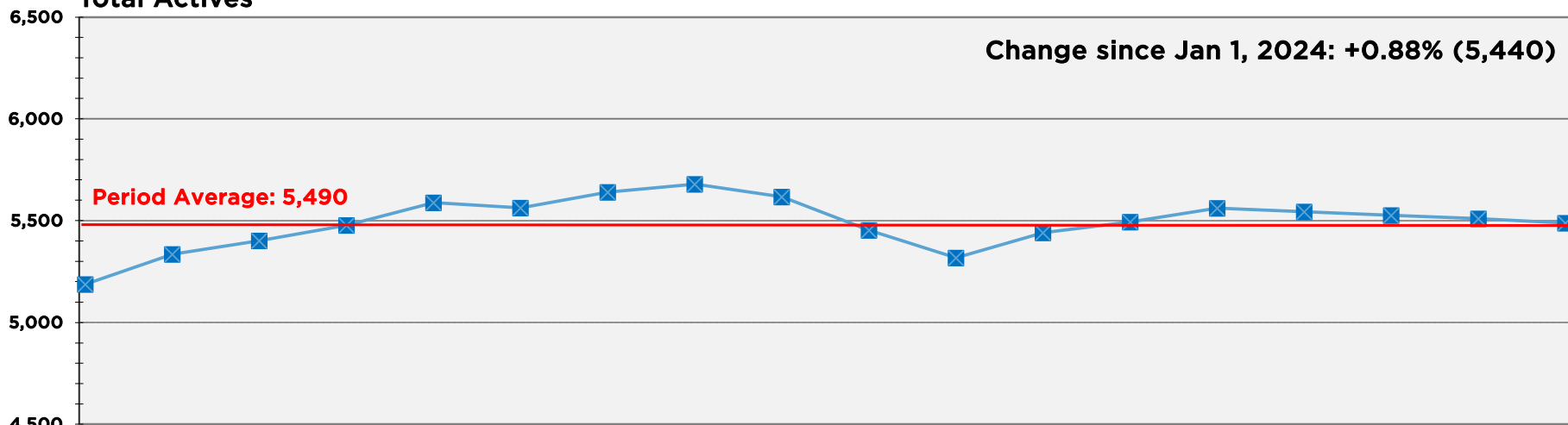
Single Family Homes

Average Days on Market



ListToContract	47	38	42	44	44	39	47	50	46	50	49	48	56	61	60	58	53	65
CombDaysOnMkt	50	45	45	47	48	42	50	53	50	53	54	51	58	66	64	63	59	68
ListToClose	83	74	79	77	81	71	82	85	81	81	85	84	93	98	97	92	85	99

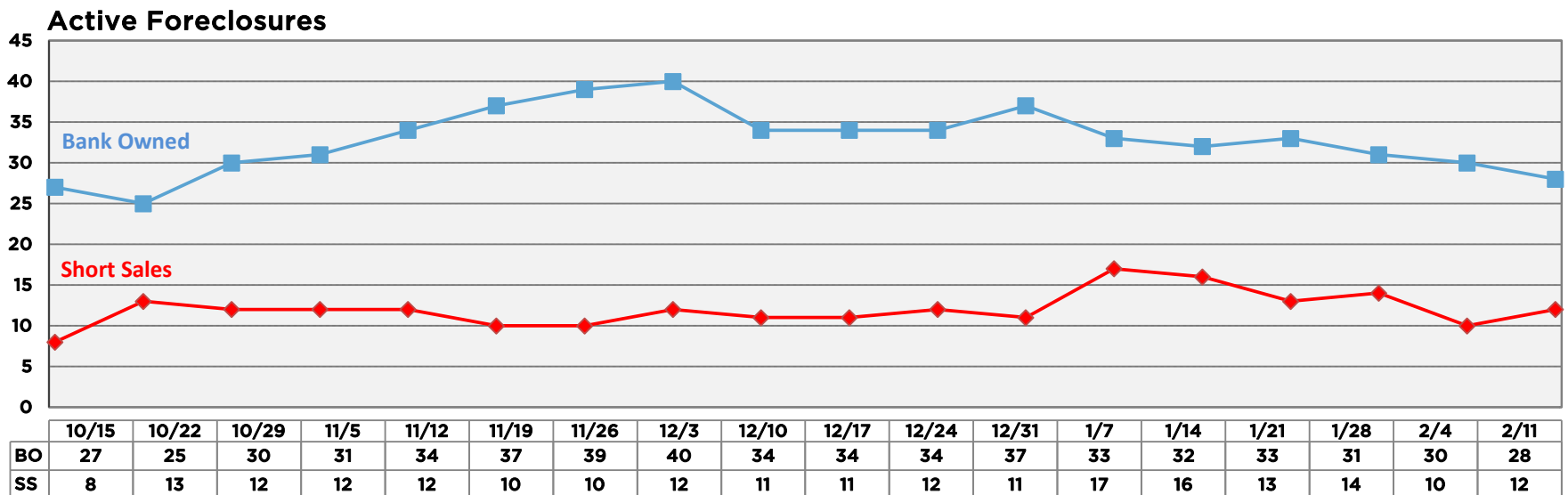
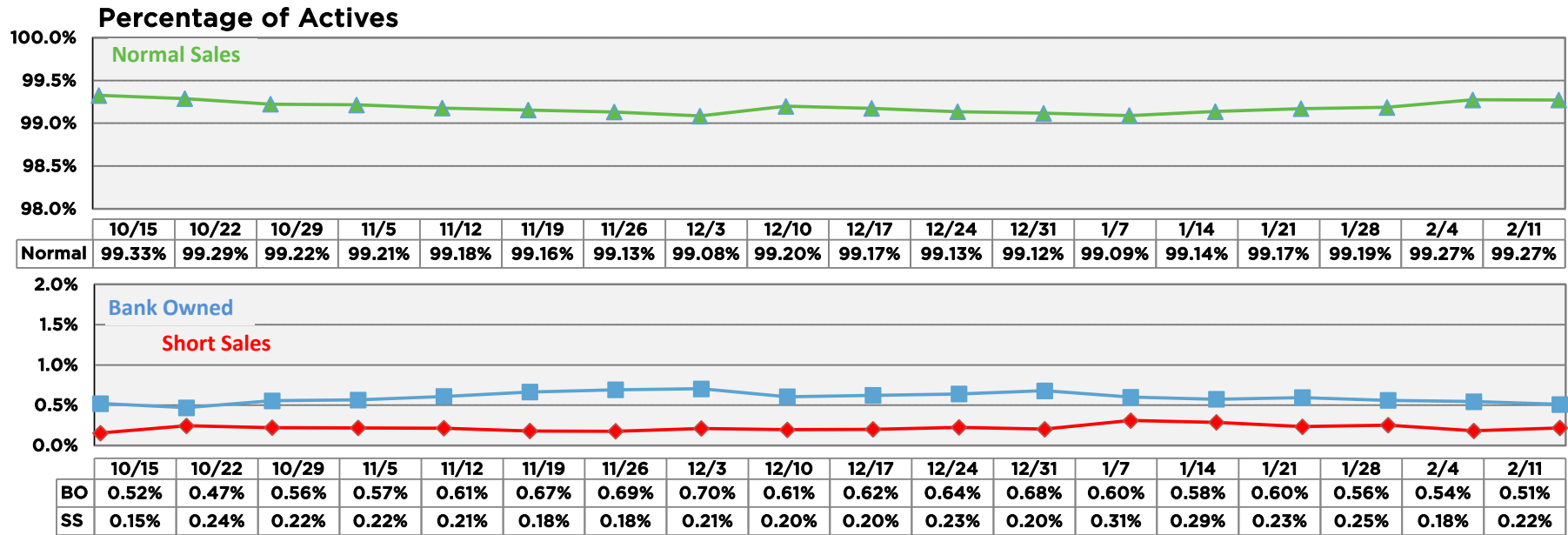
Total Actives



Total Actives	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	5,488
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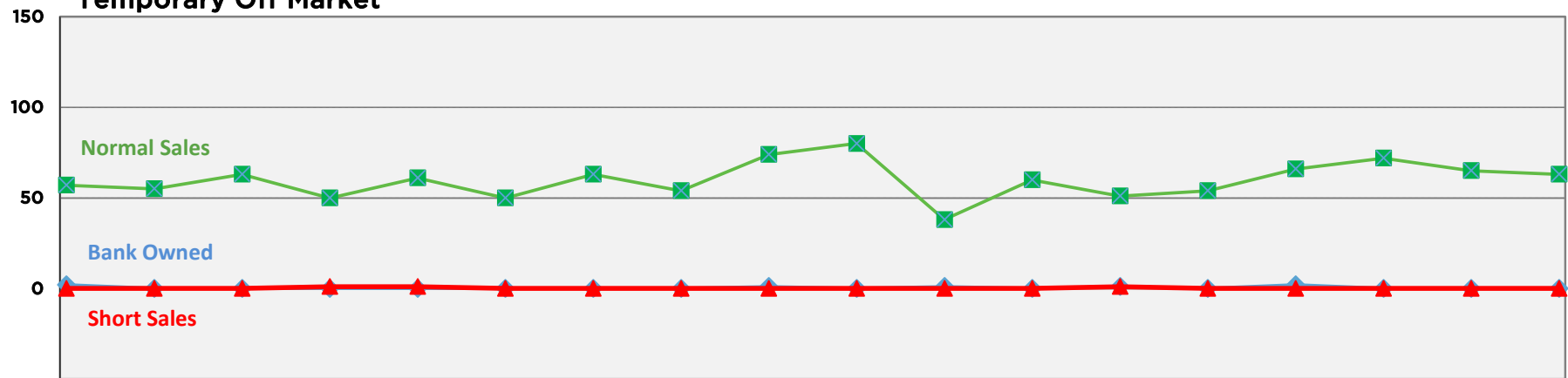
Single Family Homes





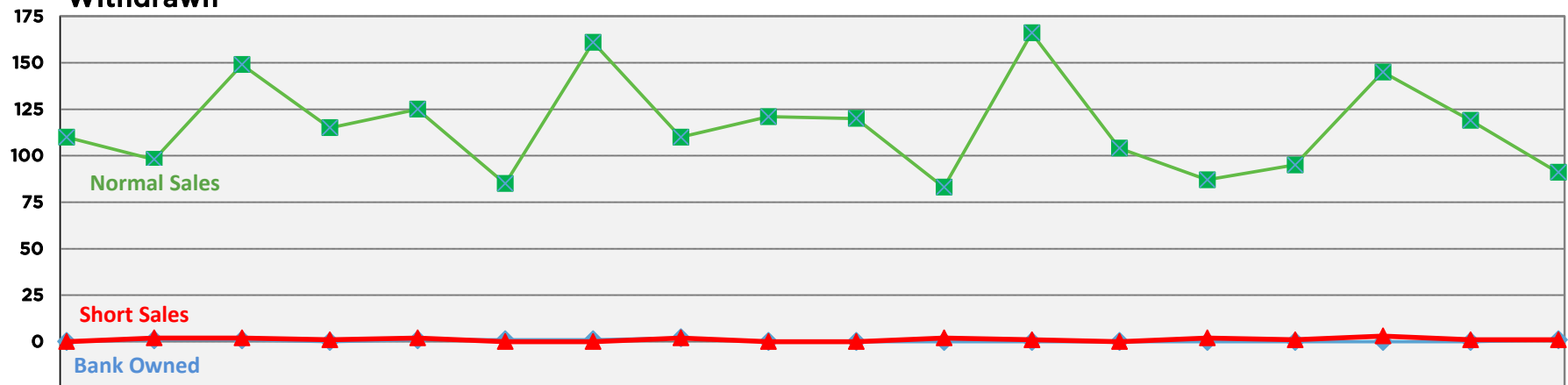
Single Family Homes

Temporary Off Market



	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	2/11
Norm	57	55	63	50	61	50	63	54	74	80	38	60	51	54	66	72	65	63
BO	2	0	0	0	0	0	0	0	1	0	1	0	1	0	2	0	0	0
SS	0	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0

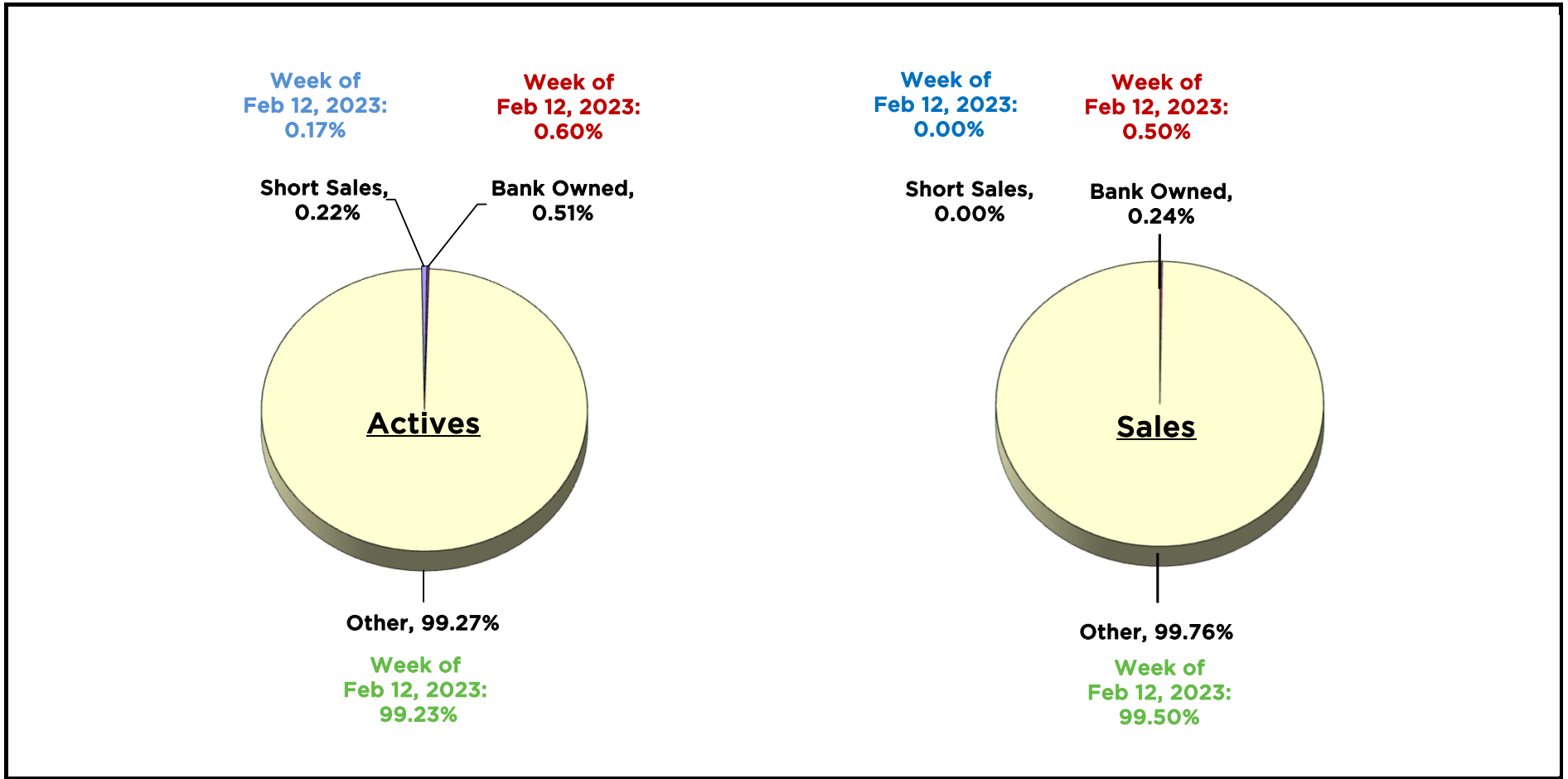
Withdrawn



	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	2/11
Norm	110	98	149	115	125	85	161	110	121	120	83	166	104	87	95	145	119	91
BO	0	1	1	0	1	1	1	2	0	0	0	0	0	0	0	0	0	1
SS	0	2	2	1	2	0	0	2	0	0	2	1	0	2	1	3	1	1



Single Family Homes





Monday Morning Quarterback
02/11/2024 - 02/17/2024
Lake, Orange, Osceola & Seminole Counties

There are 3 Single Family Homes available for the Median Price of \$407,500 (± \$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		2	\$407,500	4.0	2.5	1,949	\$209.08
Davenport	33896	1	\$408,000	4.0	3.0	2,076	\$196.53
Kissimmee (West) / Pleasant Hill	34746	1	\$407,000	4.0	2.0	1,822	\$223.38
Lake County		1	\$408,000	3.0	2.0	1,682	\$242.57
Mascotte	34753	1	\$408,000	3.0	2.0	1,682	\$242.57

Monday Morning Quarterback
02/11/2024 - 02/17/2024
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	115	53	23	24	12	3	0
Bank Owned	1	0	1	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	113	53	22	23	12	3	0
Active Listings	2,749	951	405	683	400	297	13
Bank Owned	7	4	0	1	1	1	0
Short Sales	2	0	0	2	0	0	0
Other	2,740	947	405	680	399	296	13
Months of Inventory	5.52	4.14	4.06	6.57	7.69	22.85	0.00

List Price

Average Original List Price	\$289,713	\$199,479	\$284,409	\$370,225	\$445,650	\$656,667	\$0
Average Final List Price	\$283,436	\$194,845	\$279,974	\$359,671	\$437,242	\$650,000	\$0

Sale Price

Average Price	\$274,857	\$186,726	\$273,183	\$349,537	\$426,667	\$640,000	\$0
Median Price	\$255,000	\$195,700	\$278,000	\$357,000	\$417,500	\$660,000	\$0

Price Differences

Original to Final List Price	-\$6,277	-\$4,634	-\$4,435	-\$10,554	-\$8,408	-\$6,667	\$0
Original List to Sale Price - \$	-\$14,856	-\$12,753	-\$11,226	-\$20,688	-\$18,983	-\$16,667	\$0
Final List to Sale Price - \$	-\$8,579	-\$8,119	-\$6,791	-\$10,134	-\$10,575	-\$10,000	\$0
Original List to Sale Price - %	94.87%	93.61%	96.05%	94.41%	95.74%	97.46%	0.00%
Final List to Sale Price - %	96.97%	95.83%	97.57%	97.18%	97.58%	98.46%	0.00%

Days on the Market

Avg Days Listing to Contract	65	61	42	97	65	45	0
Combined Avg Days to Contract	68	65	42	104	65	45	0
Avg Days Listing to Closing	97	89	79	134	99	83	0
Avg Days Contract to Close	31	26	37	36	33	37	0

Beds / Baths

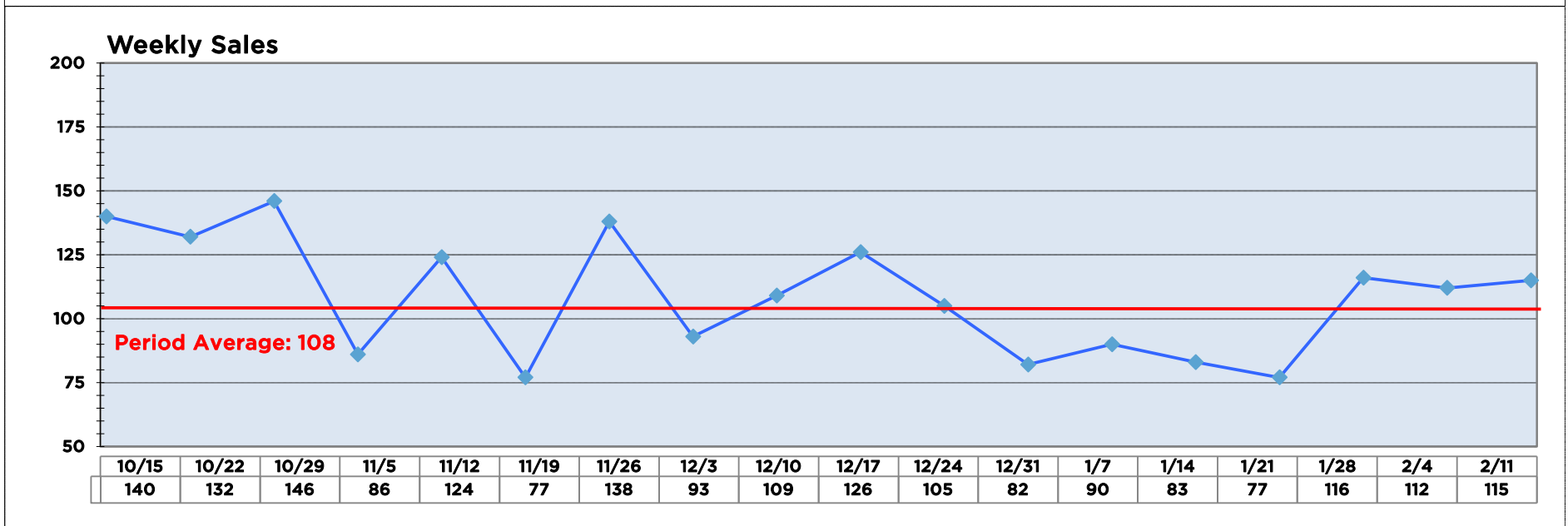
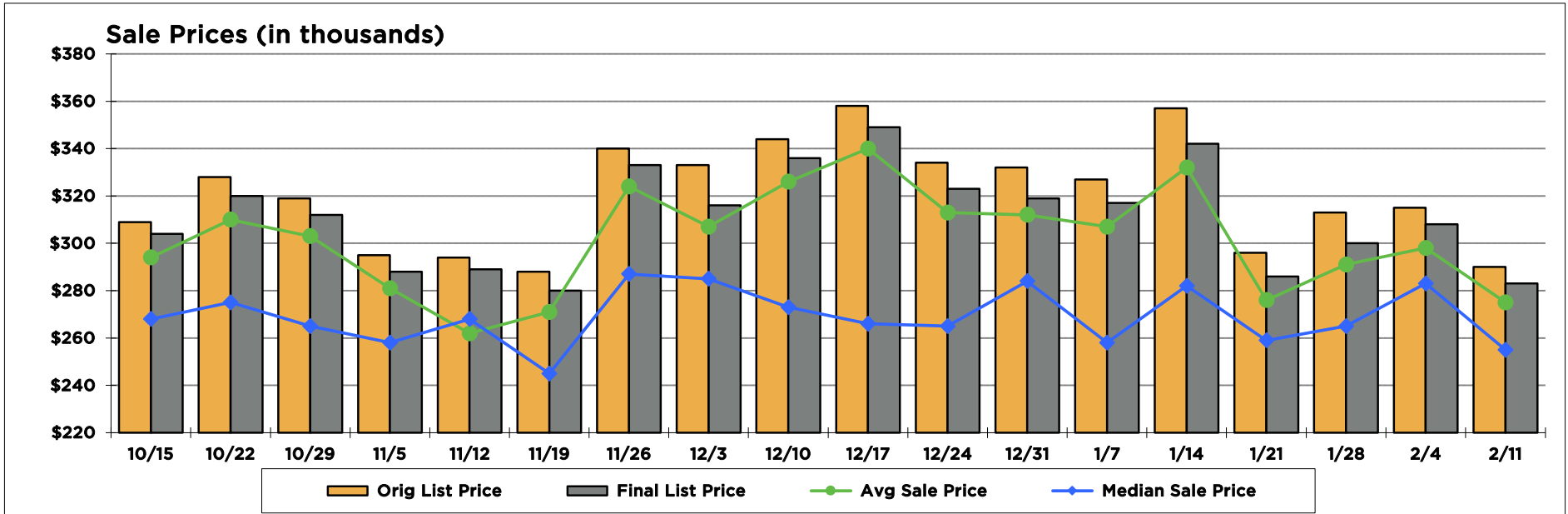
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,288	982	1,295	1,567	1,774	2,454	0
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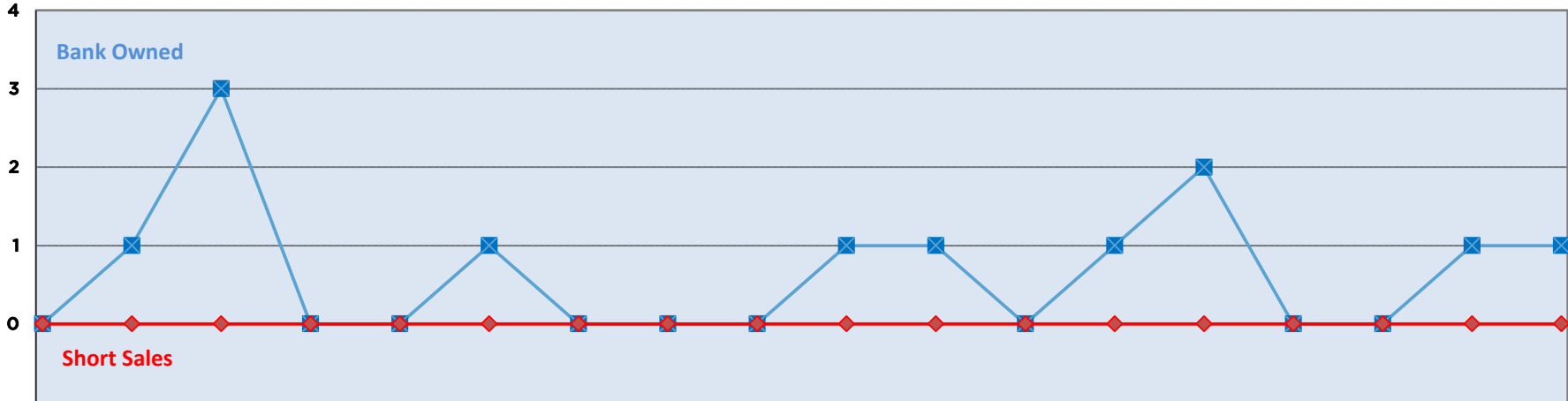
Monday Morning Quarterback
02/11/2024 - 02/17/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



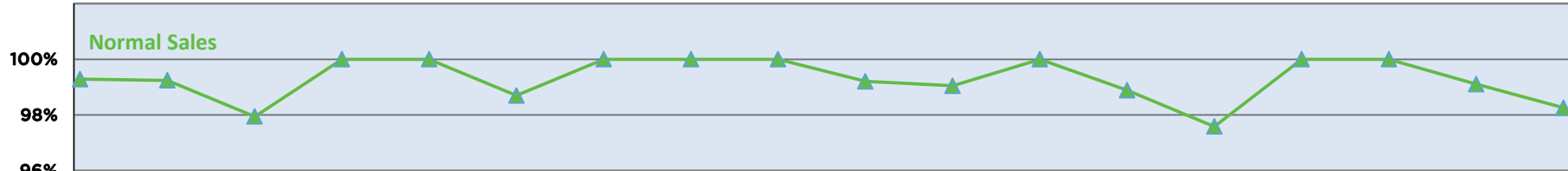
Condos, Townhomes, Villas

Foreclosure Sales

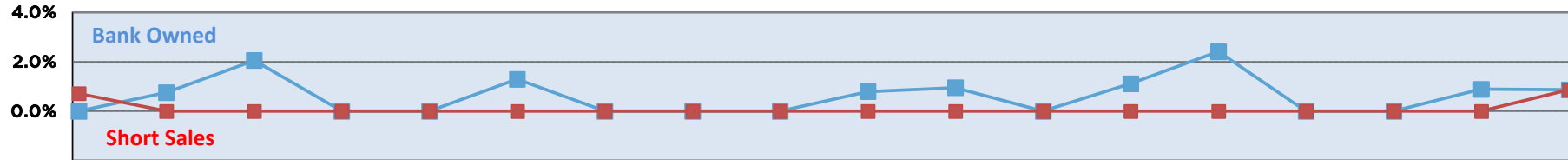


	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11
BO	0	1	3	0	0	1	0	0	0	1	1	0	1	2	0	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	2/11
Normal	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%	98.26%

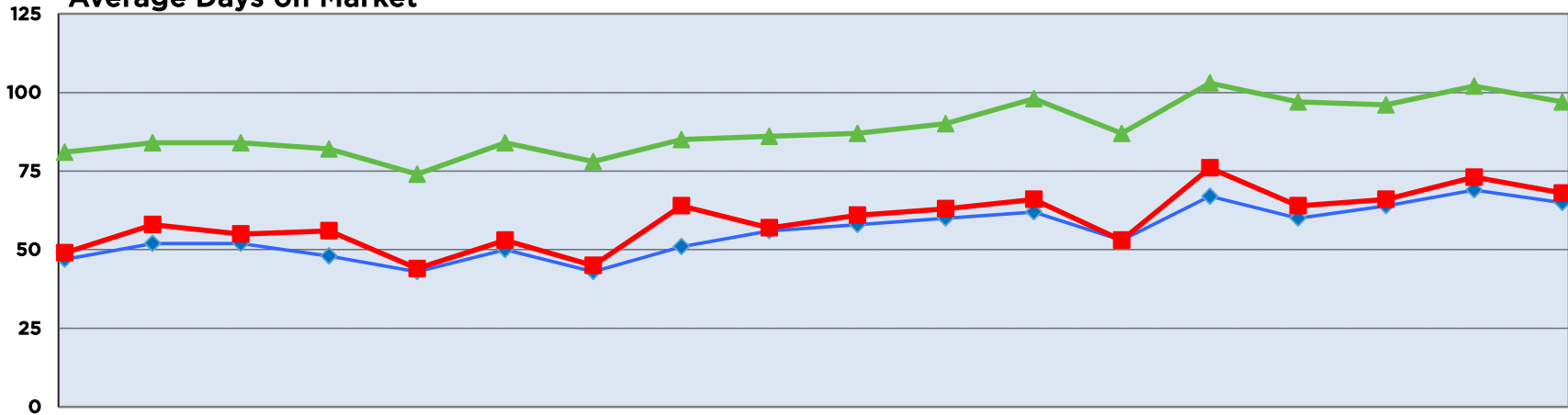


	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11
BO	0.00%	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%	0.87%
SS	0.71%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.87%



Condos, Townhomes, Villas

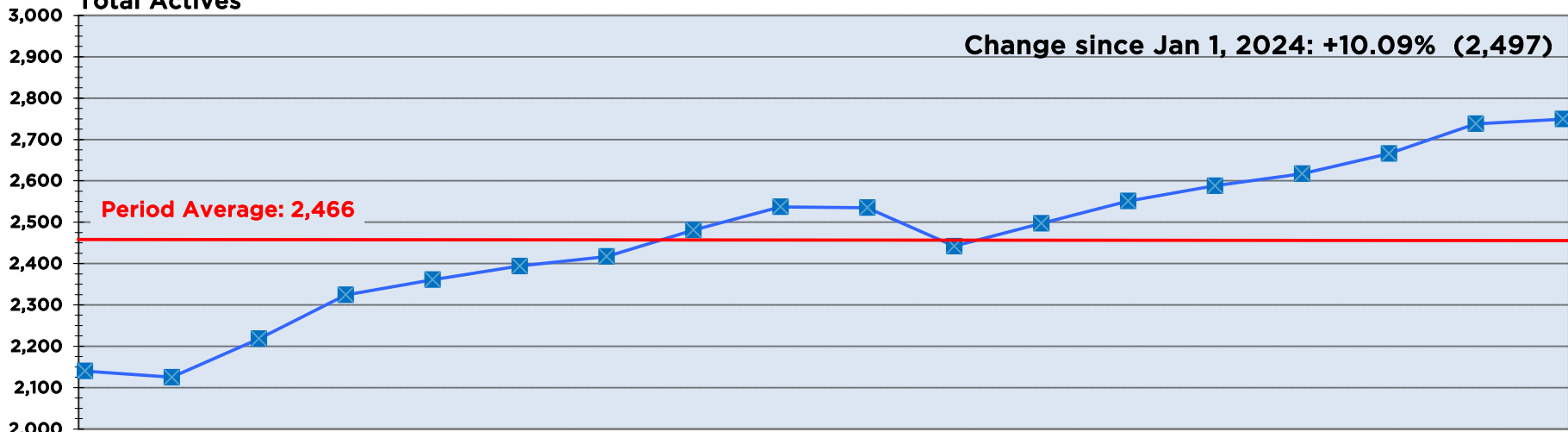
Average Days on Market



ListToContract	47	52	52	48	43	50	43	51	56	58	60	62	53	67	60	64	69	65
CombDaysOnMkt	49	58	55	56	44	53	45	64	57	61	63	66	53	76	64	66	73	68
ListToClose	81	84	84	82	74	84	78	85	86	87	90	98	87	103	97	96	102	97

Total Actives

Change since Jan 1, 2024: +10.09% (2,497)

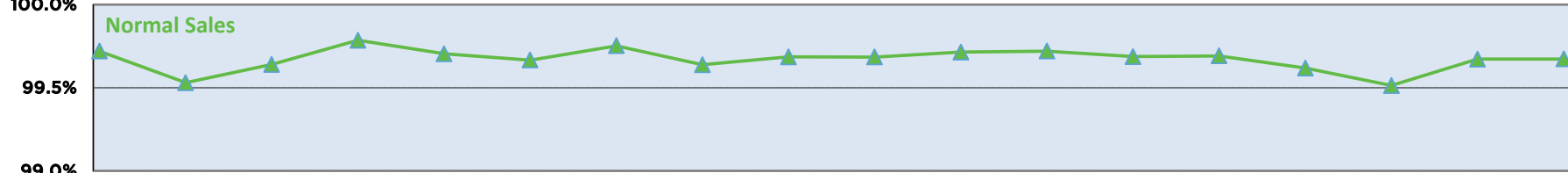


Total Actives	2,140	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749
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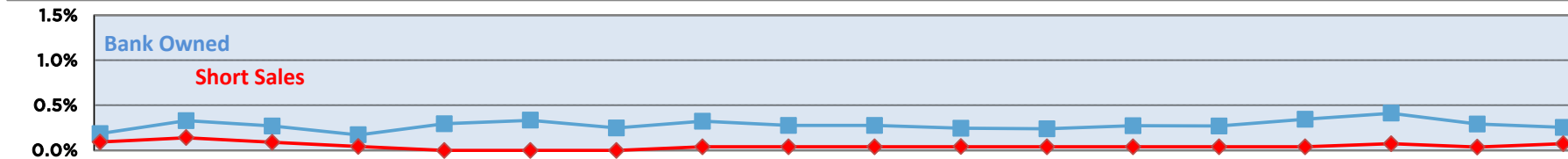


Condos, Townhomes, Villas

Percentage of Actives

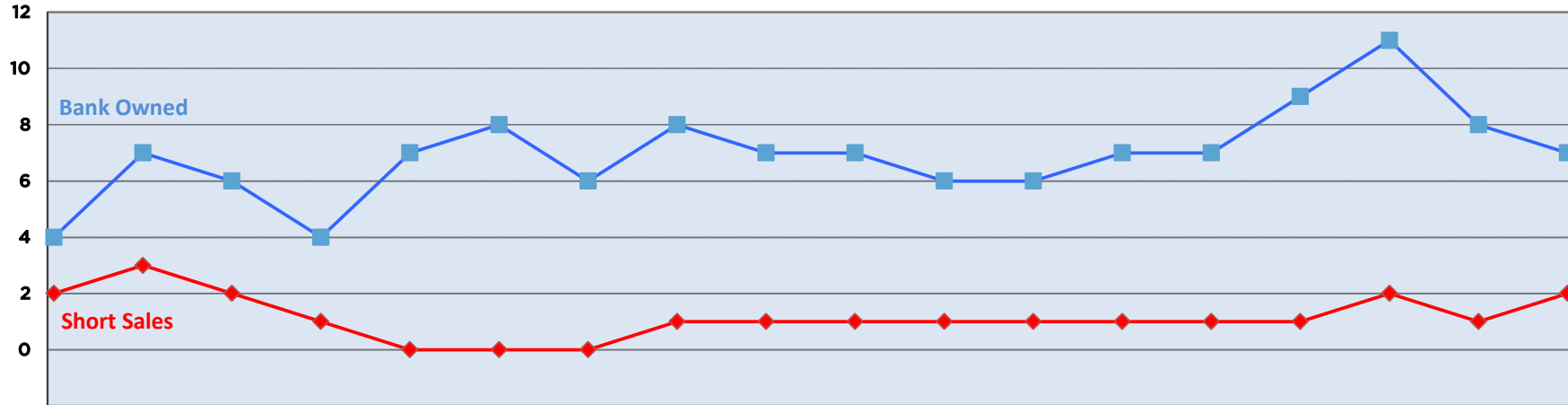


	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11
Normal	99.72%	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%



	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	2/11
BO	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%	0.25%
SS	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%	0.07%

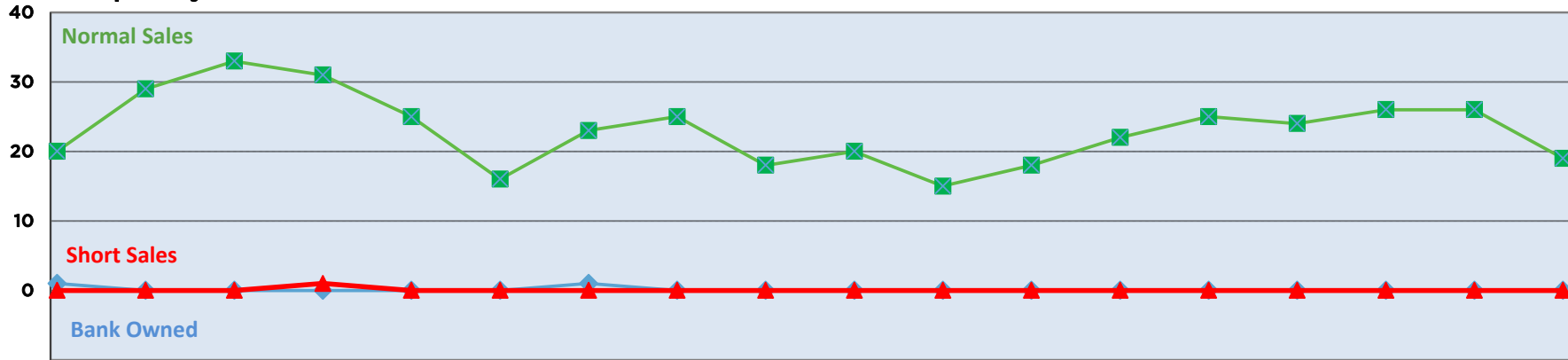
Active Foreclosures



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

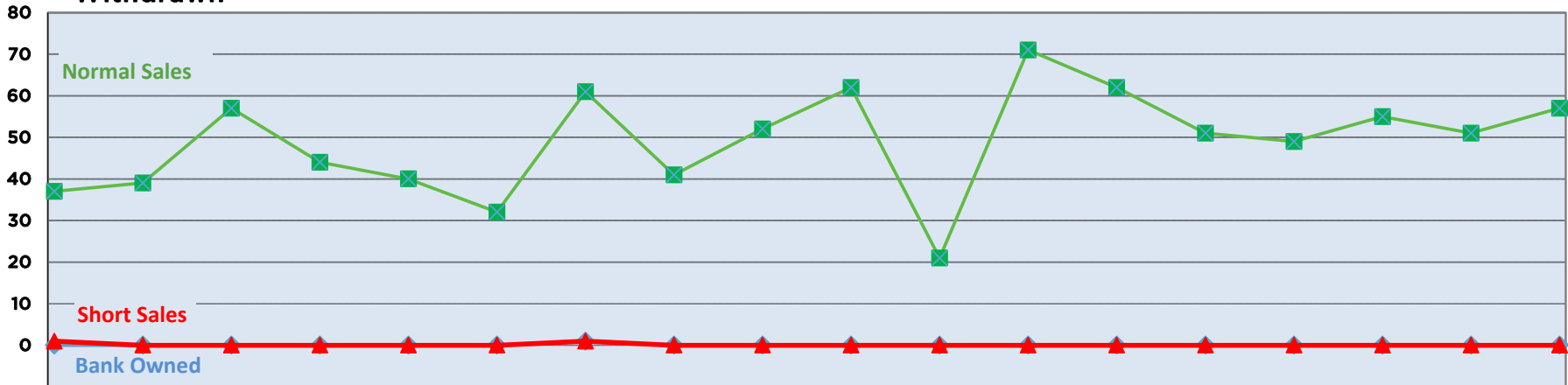
Condos, Townhomes, Villas

Temporary Off Market



	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	2/11
Norm	20	29	33	31	25	16	23	25	18	20	15	18	22	25	24	26	26	19
BO	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

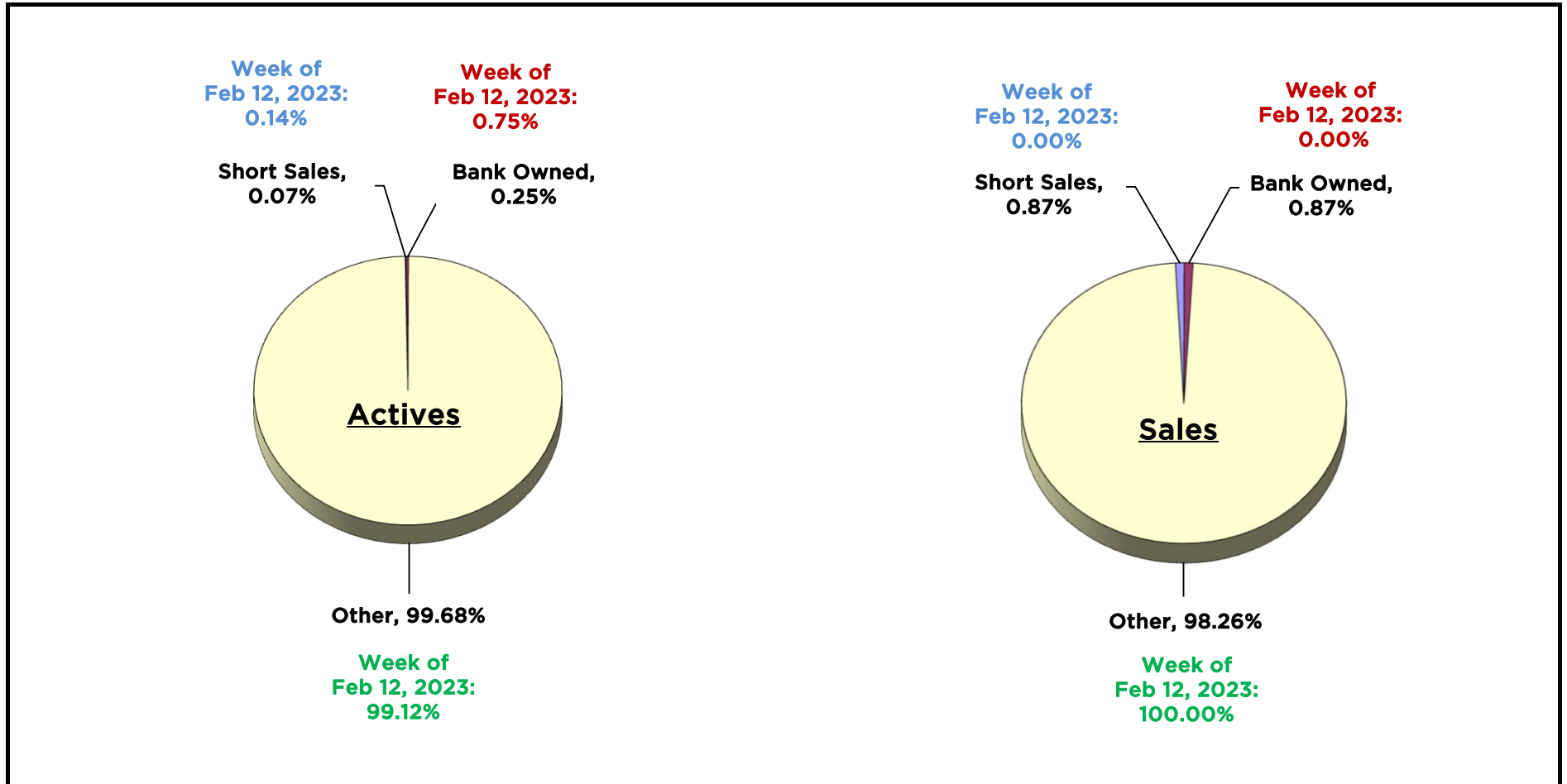
Withdrawn



	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	2/11
Norm	37	39	57	44	40	32	61	41	52	62	21	71	62	51	49	55	51	57
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
02/11/2024 - 02/17/2024
Lake, Orange, Osceola & Seminole Counties

There are 19 Condos, Villas, or Townhomes available for the Median Price of \$255,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$255,000	2.3	2.0	1,178	\$216.47
Casselberry	32707	1	\$255,000	3.0	2.0	1,365	\$186.81
Altamonte Springs / Forest City	32714	1	\$255,000	2.0	2.0	1,209	\$210.92
Oviedo	32765	1	\$255,000	2.0	2.0	960	\$265.63
Orange County		9	\$254,988	2.2	2.0	1,202	\$212.18
Orlando (Downtown)	32801	1	\$255,000	2.0	2.0	1,324	\$192.60
Lockhart	32810	1	\$255,000	2.0	2.0	1,106	\$230.56
Williamsburg / Lake Bryan	32821	1	\$255,000	2.0	2.0	1,076	\$236.99
Waterford Lakes	32828	1	\$255,000	2.0	2.0	1,013	\$251.73
Metro West / Orlo Vista	32835	2	\$254,995	3.0	2.0	1,424	\$179.13
Hunters Creek	32837	2	\$254,950	2.0	2.0	1,138	\$224.03
Pine Castle / Edgewood	32839	1	\$255,000	2.0	2.0	1,174	\$217.21
Osceola County		7	\$254,900	2.6	2.0	1,261	\$202.07
Davenport	33896	1	\$254,900	2.0	2.0	1,134	\$224.78
Kissimmee (West) / Pleasant Hill	34746	4	\$254,975	2.8	2.0	1,227	\$207.76
Kissimmee / Celebration	34747	2	\$254,750	2.5	2.0	1,394	\$182.81