



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of February 18, 2024 - February 24, 2024

Single-family existing homes

- Sales of single-family homes decreased to 337 during the week of February 18, from 414 the week prior
- The median price of single family homes increased to \$425,000 a change of 4.3%
- The number of single-family home foreclosure transactions increased to 2 from 1 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 52, and now sits at 5,540

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 118 during the week of February 18, from 115 the week prior
- The median price of condos, townhomes, and villas increased to \$281,250 a change of 10.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 19, and now sits at 2,768

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

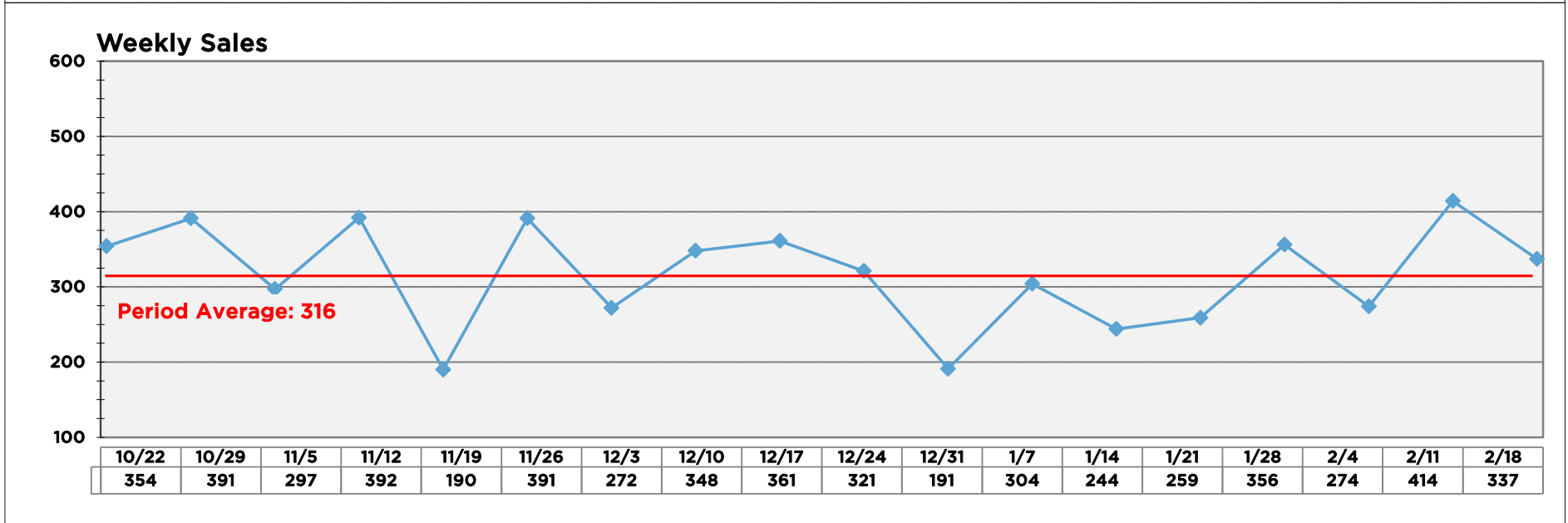
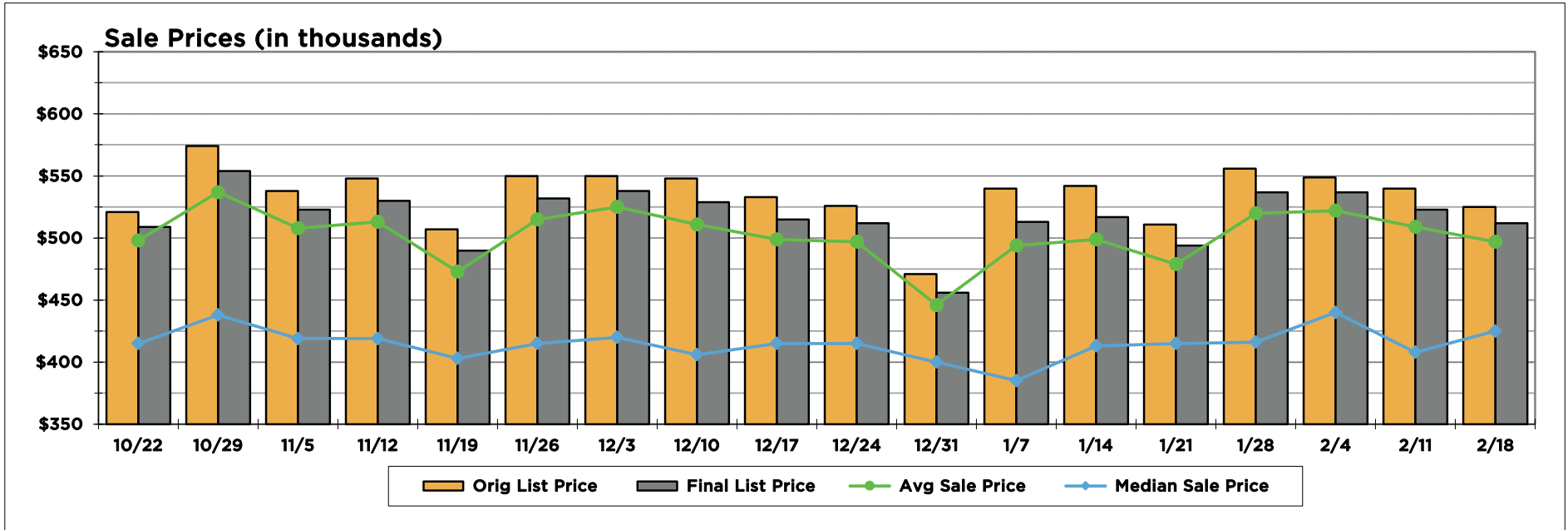
Monday Morning Quarterback
02/18/2024 - 02/24/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	337	26	24	94	77	98	18
Bank Owned	2	0	0	0	1	1	0
Short Sales	0	0	0	0	0	0	0
Other	335	26	24	94	76	97	18
Active Listings	5,540	341	292	1,118	1,098	2,081	610
Bank Owned	33	7	5	7	5	9	0
Short Sales	14	5	1	5	1	2	0
Other	5,493	329	286	1,106	1,092	2,070	610
Months of Inventory	3.79	3.03	2.81	2.74	3.29	4.90	7.82
<u>List Price</u>							
Average Original List Price	\$524,670	\$212,997	\$294,033	\$369,279	\$465,576	\$662,831	\$1,597,722
Average Final List Price	\$511,597	\$207,429	\$283,533	\$362,497	\$456,364	\$646,090	\$1,540,778
<u>Sale Price</u>							
Average Price	\$497,455	\$194,308	\$271,840	\$356,757	\$446,826	\$631,938	\$1,458,111
Median Price	\$425,000	\$215,000	\$273,225	\$360,000	\$443,000	\$597,500	\$1,255,000
<u>Price Differences</u>							
Original to Final List Price	-\$13,073	-\$5,568	-\$10,500	-\$6,782	-\$9,212	-\$16,741	-\$56,944
Original List to Sale Price - \$	-\$27,215	-\$18,689	-\$22,193	-\$12,522	-\$18,750	-\$30,893	-\$139,611
Final List to Sale Price - \$	-\$14,142	-\$13,121	-\$11,693	-\$5,740	-\$9,538	-\$14,152	-\$82,667
Original List to Sale Price - %	94.81%	91.23%	92.45%	96.61%	95.97%	95.34%	91.26%
Final List to Sale Price - %	97.24%	93.67%	95.88%	98.42%	97.91%	97.81%	94.63%
<u>Days on the Market</u>							
Avg Days Listing to Contract	60	61	44	59	56	67	59
Combined Avg Days to Contract	66	61	49	68	64	72	70
Avg Days Listing to Closing	93	83	76	90	92	102	92
Avg Days Contract to Close	32	25	31	31	35	34	32
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	3	4	4
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	2,061	1,216	1,373	1,624	1,977	2,671	3,531



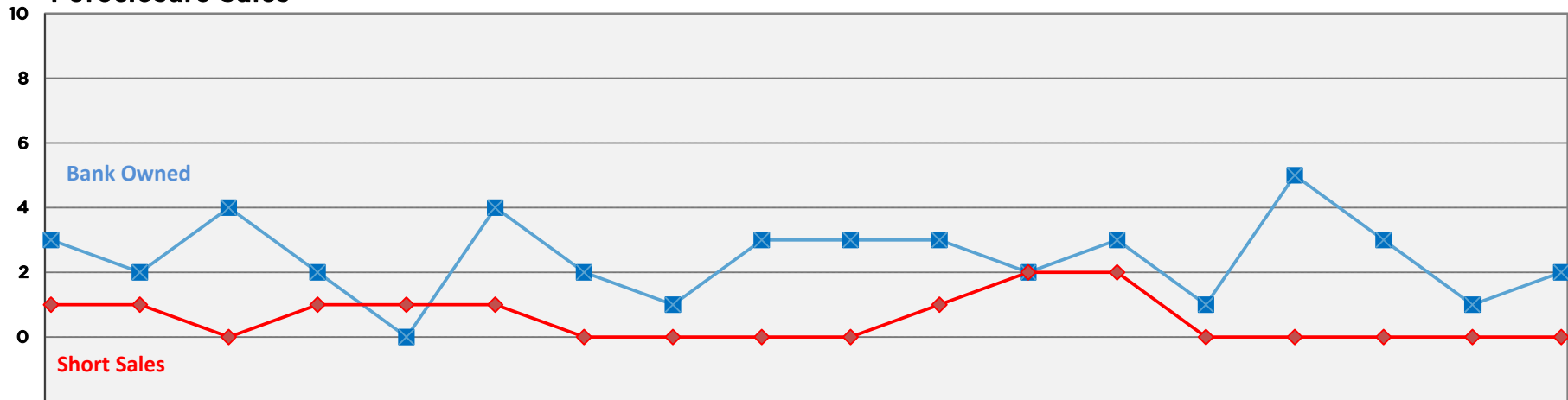
Single Family Homes





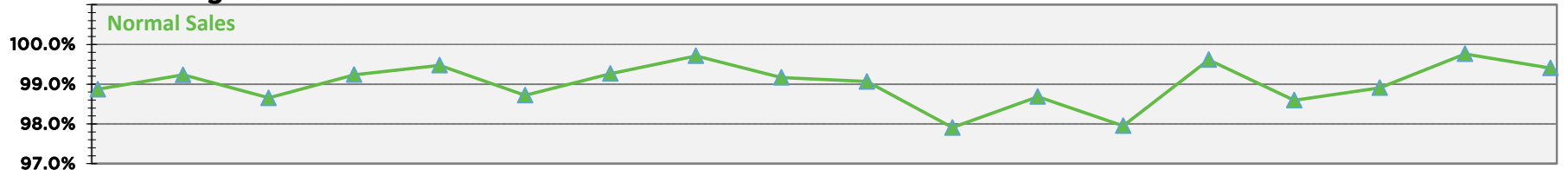
Single Family Homes

Foreclosure Sales

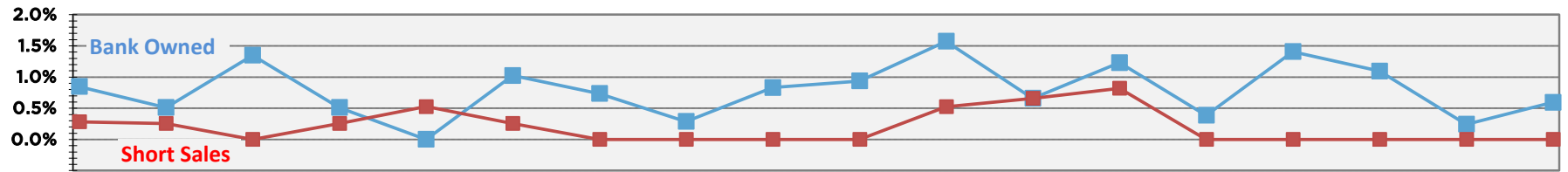


	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18
BO	3	2	4	2	0	4	2	1	3	3	3	2	3	1	5	3	1	2
SS	1	1	0	1	1	1	0	0	0	0	1	2	2	0	0	0	0	0

Percentage of Sales



	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	2/18
Normal	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%	99.41%

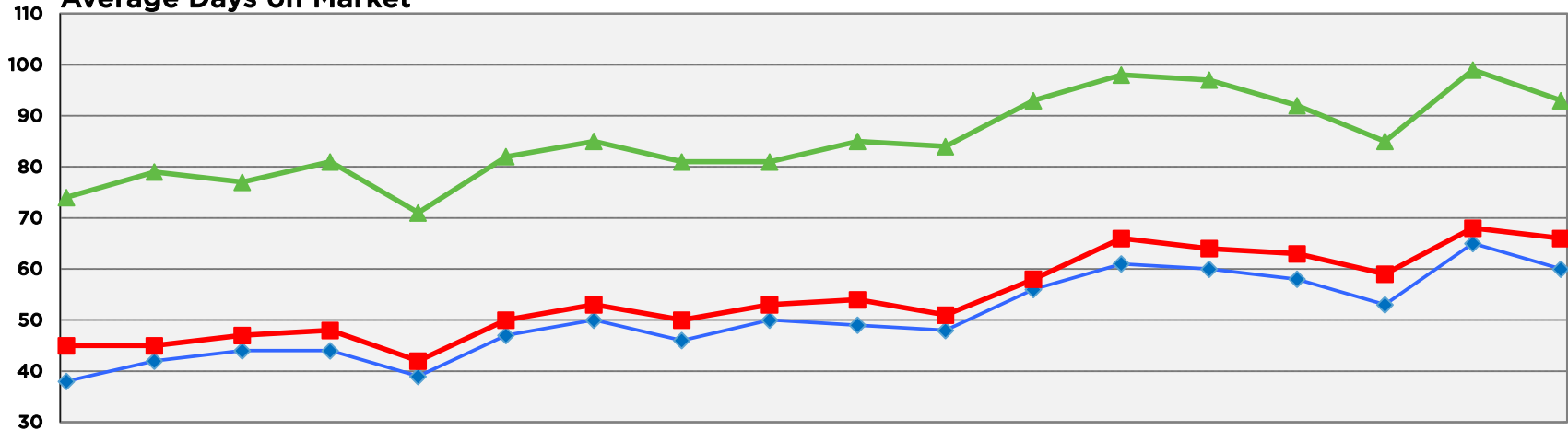


	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18
BO	0.85%	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%
SS	0.28%	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%



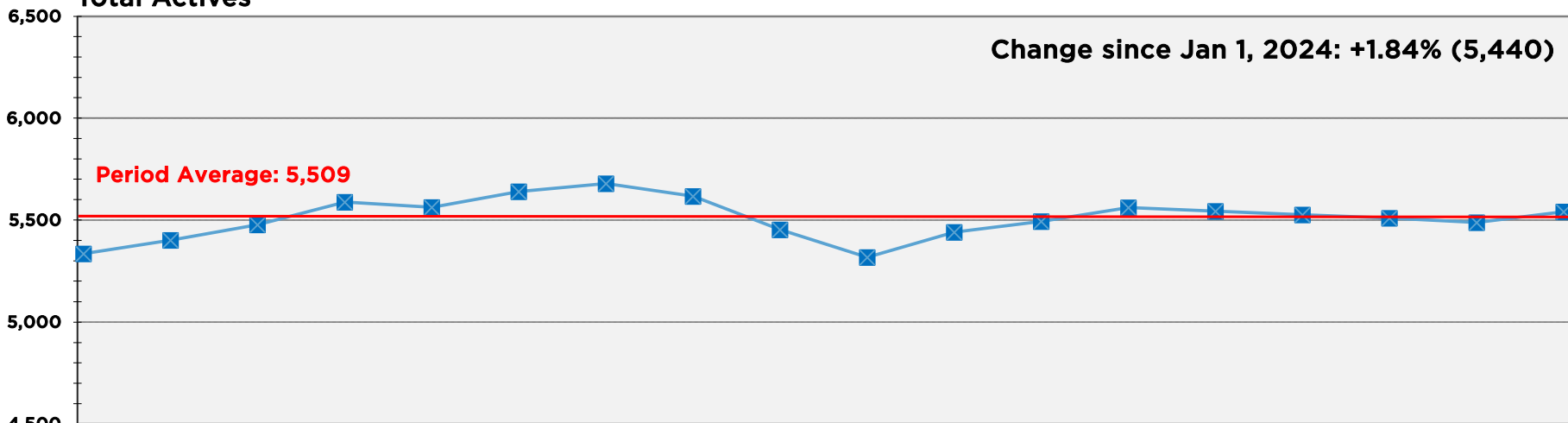
Single Family Homes

Average Days on Market



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

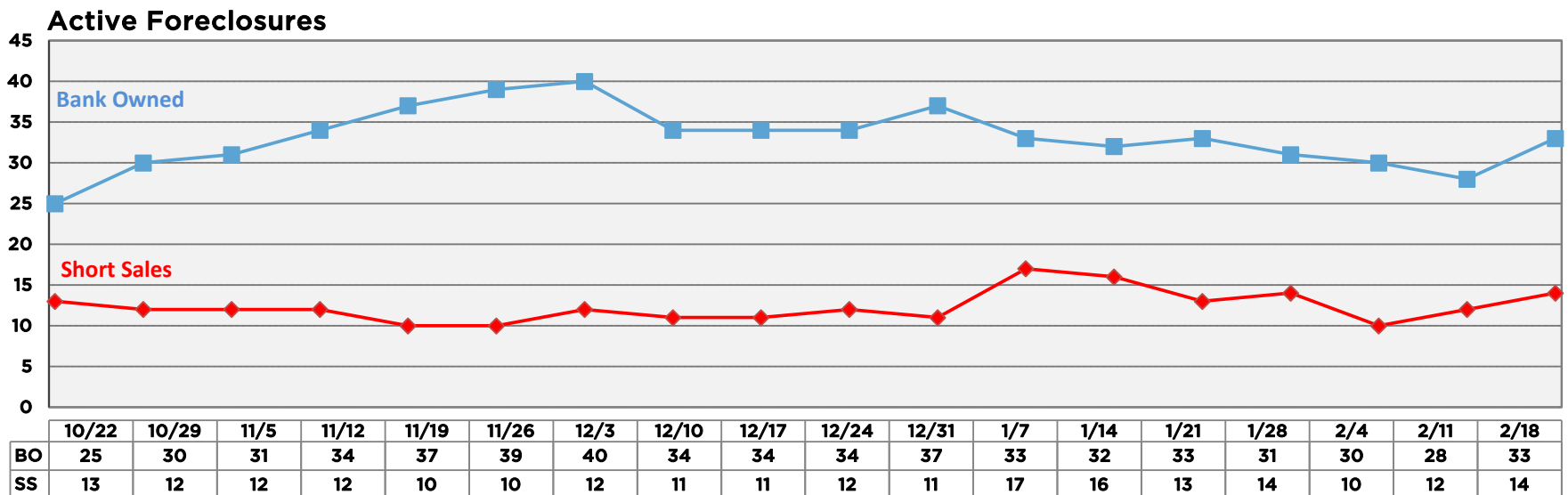
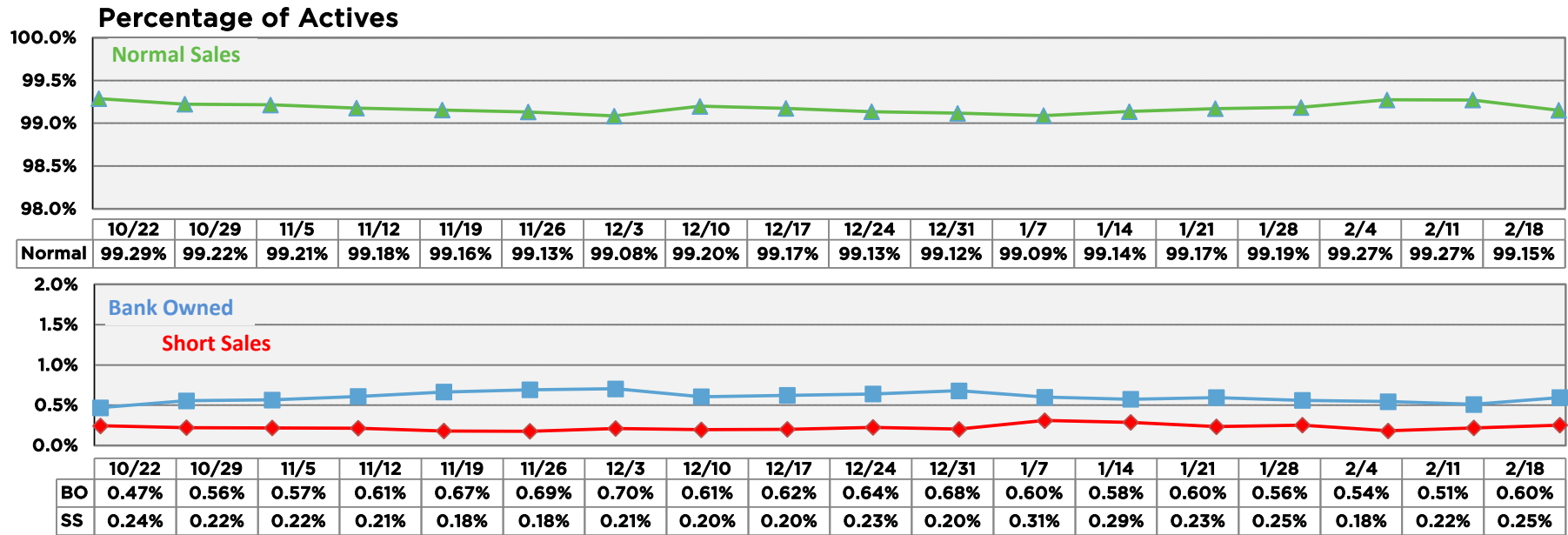
Total Actives



	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	2/18
Total Actives	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	5,540



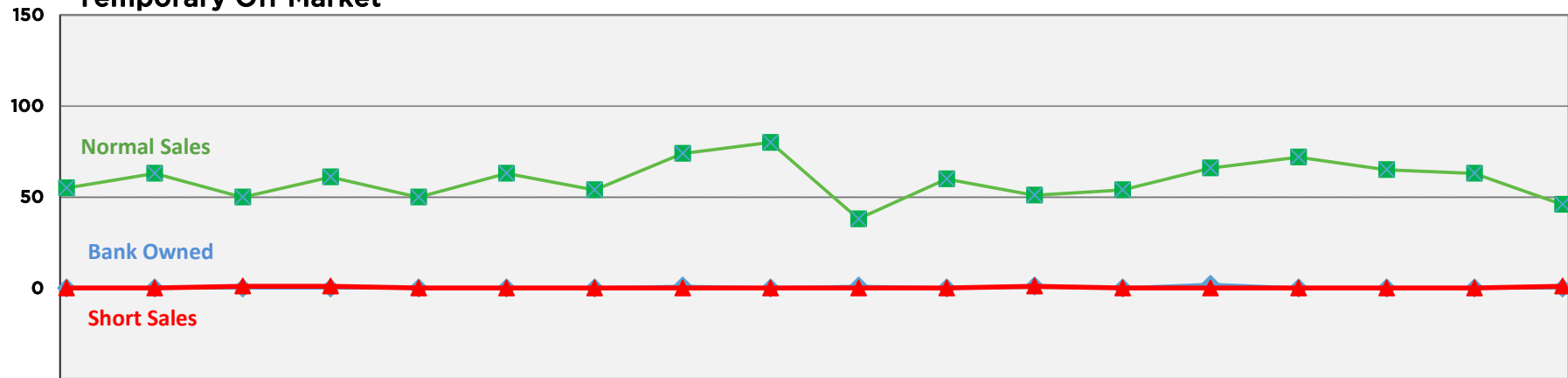
Single Family Homes





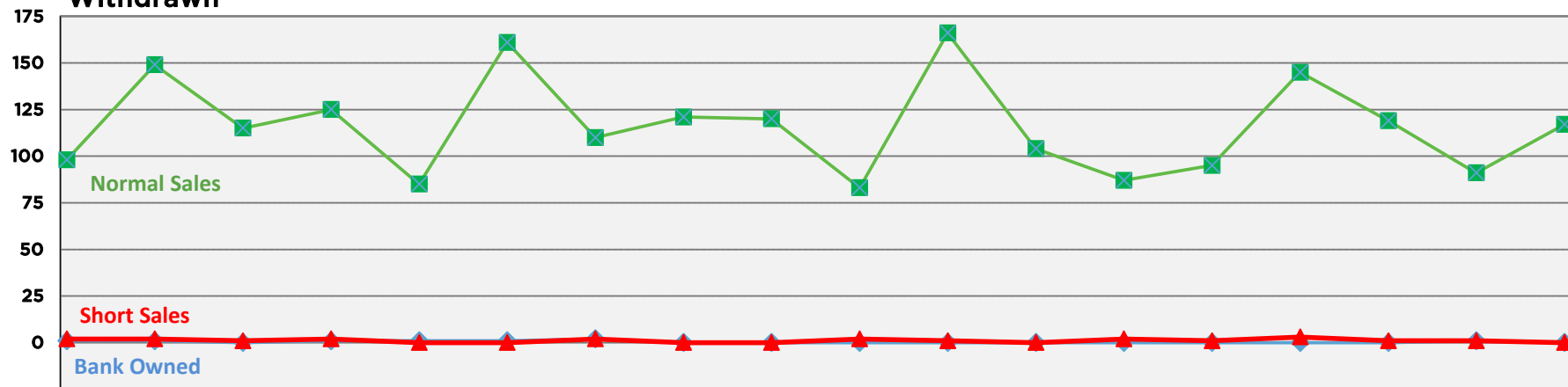
Single Family Homes

Temporary Off Market



	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	2/18
Norm	55	63	50	61	50	63	54	74	80	38	60	51	54	66	72	65	63	46
BO	0	0	0	0	0	0	0	1	0	1	0	1	0	2	0	0	0	0
SS	0	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1

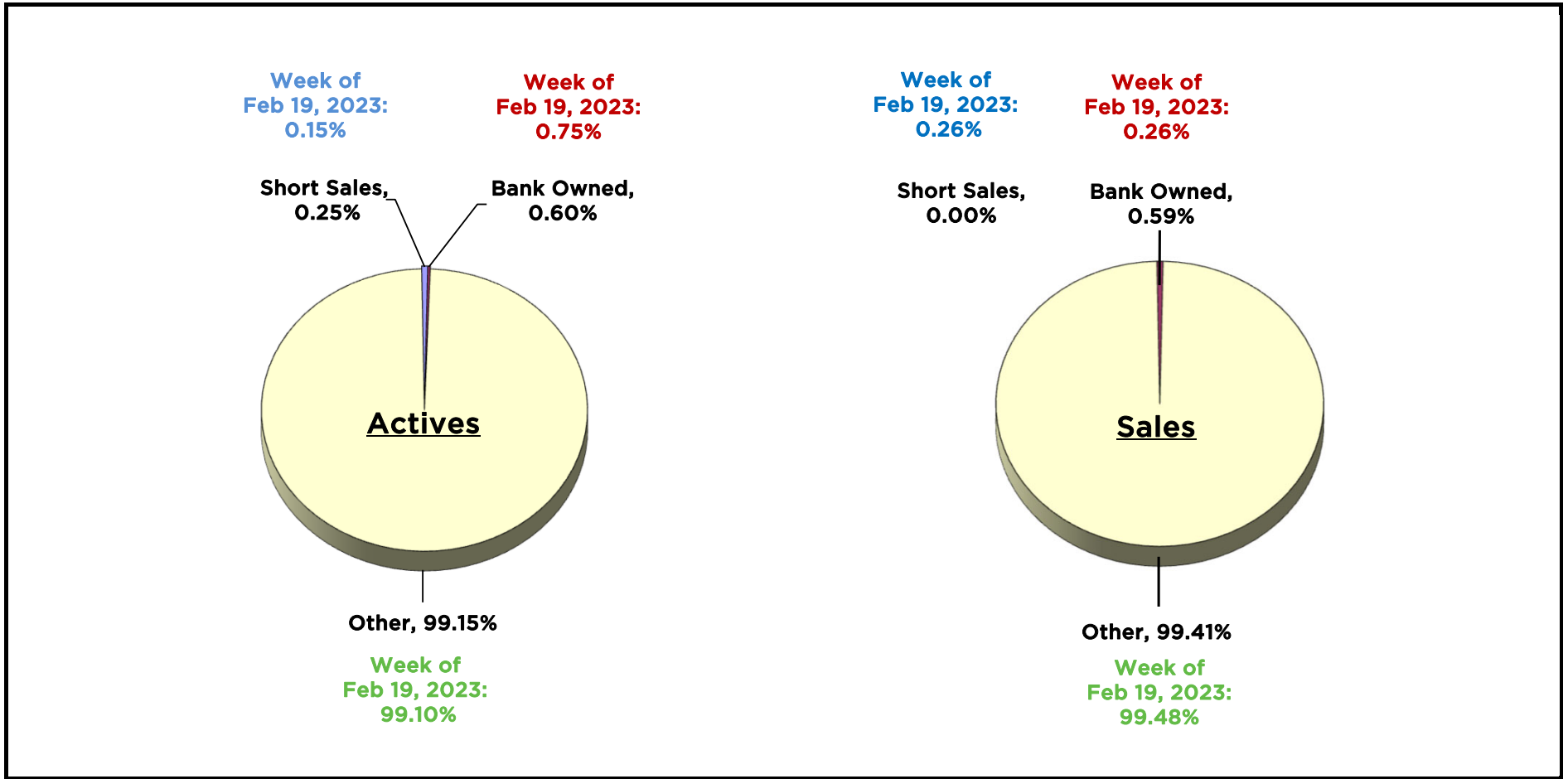
Withdrawn



	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	2/18
Norm	98	149	115	125	85	161	110	121	120	83	166	104	87	95	145	119	91	117
BO	1	1	0	1	1	1	2	0	0	0	0	0	0	0	0	0	1	0
SS	2	2	1	2	0	0	2	0	0	2	1	0	2	1	3	1	1	0



Single Family Homes



Monday Morning Quarterback
02/18/2024 - 02/24/2024
Lake, Orange, Osceola & Seminole Counties

There are 66 Single Family Homes available for the Median Price of \$425,000 (± \$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		9	\$424,989	3.3	2.1	1,857	\$228.89
Apopka / Hunt Club	32703	1	\$425,000	4.0	2.0	2,204	\$192.83
Casselberry	32707	1	\$425,000	4.0	3.0	2,079	\$204.43
Maitland / Eatonville	32751	1	\$425,000	3.0	2.0	1,500	\$283.33
Chuluota/Oviedo	32766	1	\$425,000	3.0	2.0	1,750	\$242.86
Sanford / Lake Forest	32771	2	\$425,000	4.0	2.0	2,169	\$195.99
Longwood / Wekiva Springs	32779	1	\$425,000	3.0	2.0	1,519	\$279.79
Winter Park	32792	2	\$424,950	2.5	2.0	1,661	\$255.84
Orange County		17	\$424,959	3.1	2.0	1,649	\$257.63
Apopka / Hunt Club	32703	1	\$425,000	3.0	2.0	1,959	\$216.95
Apopka (North)	32712	2	\$425,000	3.0	2.0	2,136	\$199.02
Winter Park (West)	32789	1	\$424,800	3.0	2.0	1,236	\$343.69
College Park	32804	1	\$425,000	2.0	1.0	1,198	\$354.76
Pine Hills	32805	1	\$425,000	4.0	2.0	2,100	\$202.38
Lockhart	32810	1	\$425,000	3.0	2.0	1,247	\$340.82
Conway	32812	2	\$425,000	3.0	2.0	1,471	\$288.92
Bithlo	32820	1	\$425,000	3.0	2.0	1,591	\$267.13
Taft	32824	1	\$425,000	3.0	2.0	1,888	\$225.11
Rio Pinar / Union Park	32825	1	\$425,000	3.0	2.0	1,553	\$273.66
Waterford Lakes	32828	1	\$425,000	4.0	2.0	1,620	\$262.35
Hunters Creek	32837	2	\$424,750	3.0	2.0	1,741	\$243.97
Gotha	34734	1	\$425,000	3.0	2.0	1,566	\$271.39
Windermere	34786	1	\$425,000	3.0	3.0	1,388	\$306.20
Osceola County		26	\$424,980	3.6	2.2	2,048	\$207.55
Kissimmee / Buena Ventura Lakes	34743	1	\$425,000	3.0	2.0	1,678	\$253.28
Kissimmee (East)	34744	7	\$424,997	3.4	2.0	1,757	\$241.95
Kissimmee (West) / Pleasant Hill	34746	7	\$424,957	3.4	2.0	2,043	\$207.99
Kissimmee / Poinciana	34758	4	\$425,000	4.0	2.8	2,478	\$171.49
Kissimmee	34759	2	\$424,950	4.0	2.0	2,799	\$151.82
St Cloud	34769	1	\$425,000	3.0	2.0	1,612	\$263.65
St Cloud / Narcoossee	34771	3	\$424,967	3.7	2.3	1,825	\$232.90
St Cloud / Canoe Creek	34772	1	\$425,000	4.0	2.0	2,365	\$179.70



Monday Morning Quarterback
02/18/2024 - 02/24/2024
Lake, Orange, Osceola & Seminole Counties

There are 66 Single Family Homes available for the Median Price of \$425,000 (± \$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>
Lake County		14	\$424,964	3.0	2.1	1,936	\$219.51
The Villages	32163	1	\$425,000	3.0	2.0	1,739	\$244.39
Eustis (West)	32726	1	\$424,900	2.0	2.0	1,758	\$241.70
Mount Dora	32757	2	\$425,000	2.5	2.0	1,467	\$289.71
Tavares / Mt Plymouth	32778	1	\$425,000	3.0	2.0	1,577	\$269.50
Clermont (Central)	34711	1	\$424,900	2.0	2.0	1,722	\$246.75
Clermont (South)	34714	2	\$425,000	4.0	2.5	2,351	\$180.77
Minneola	34715	1	\$424,900	4.0	3.0	2,074	\$204.87
Groveland	34736	1	\$425,000	4.0	2.0	2,567	\$165.56
Leesburg (West)	34748	4	\$424,950	2.8	2.0	2,008	\$211.68

Monday Morning Quarterback
02/18/2024 - 02/24/2024
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	118	42	24	29	12	11	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	118	42	24	29	12	11	0
Active Listings	2,768	958	396	686	411	302	15
Bank Owned	6	3	0	1	1	1	0
Short Sales	1	0	0	1	0	0	0
Other	2,761	955	396	684	410	301	15
Months of Inventory	5.41	5.26	3.81	5.46	7.90	6.34	0.00

List Price

Average Original List Price	\$320,747	\$211,292	\$279,671	\$349,634	\$457,467	\$602,982	\$0
Average Final List Price	\$314,858	\$206,111	\$272,879	\$341,521	\$455,374	\$598,082	\$0

Sale Price

Average Price	\$308,265	\$199,562	\$269,383	\$336,052	\$447,542	\$582,955	\$0
Median Price	\$281,250	\$208,000	\$265,000	\$336,000	\$452,500	\$550,000	\$0

Price Differences

Original to Final List Price	-\$5,889	-\$5,181	-\$6,792	-\$8,113	-\$2,093	-\$4,900	\$0
Original List to Sale Price - \$	-\$12,482	-\$11,730	-\$10,288	-\$13,582	-\$9,925	-\$20,027	\$0
Final List to Sale Price - \$	-\$6,593	-\$6,549	-\$3,496	-\$5,469	-\$7,832	-\$15,127	\$0
Original List to Sale Price - %	96.11%	94.45%	96.32%	96.12%	97.83%	96.68%	0.00%
Final List to Sale Price - %	97.91%	96.82%	98.72%	98.40%	98.28%	97.47%	0.00%

Days on the Market

Avg Days Listing to Contract	47	52	47	53	27	36	0
Combined Avg Days to Contract	54	52	47	53	31	101	0
Avg Days Listing to Closing	79	83	78	84	56	75	0
Avg Days Contract to Close	31	31	30	30	31	38	0

Beds / Baths

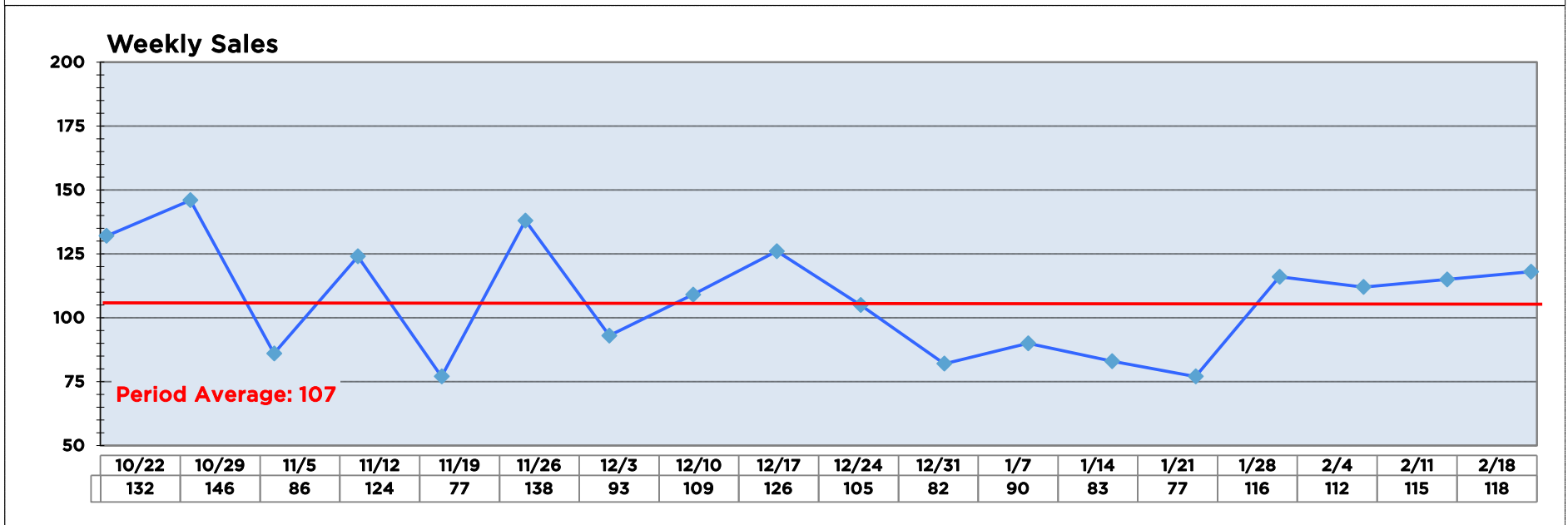
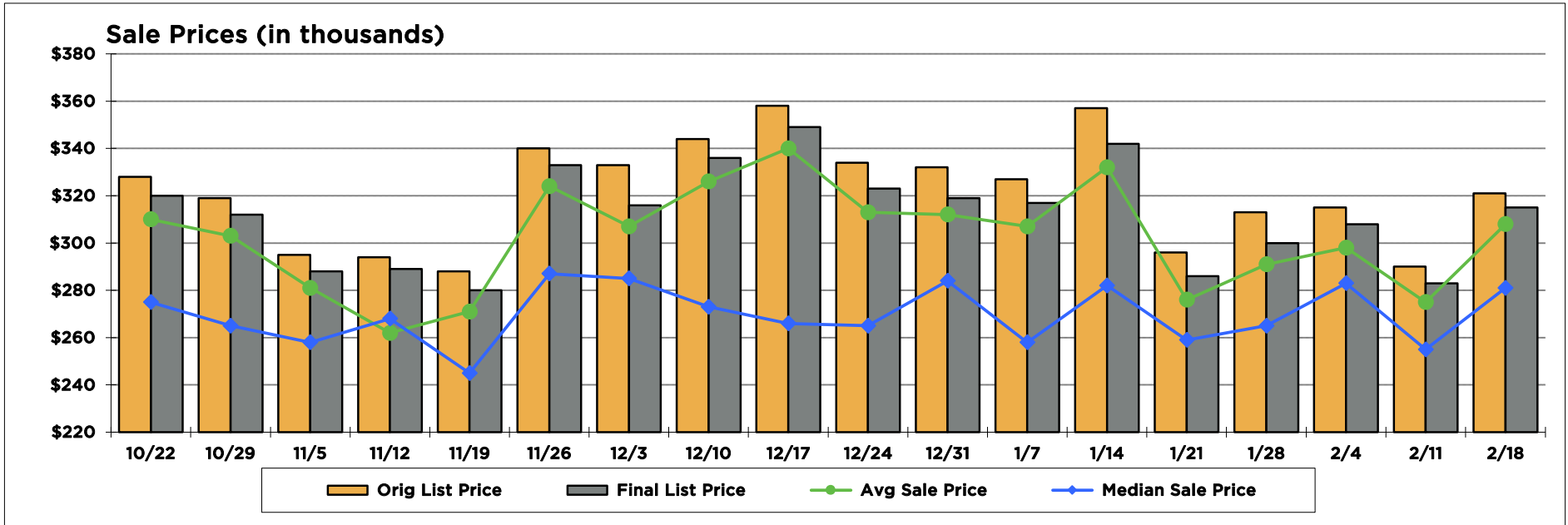
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	1	1	0

Square Footage

Average Square Feet	1,337	972	1,191	1,527	1,925	1,903	0
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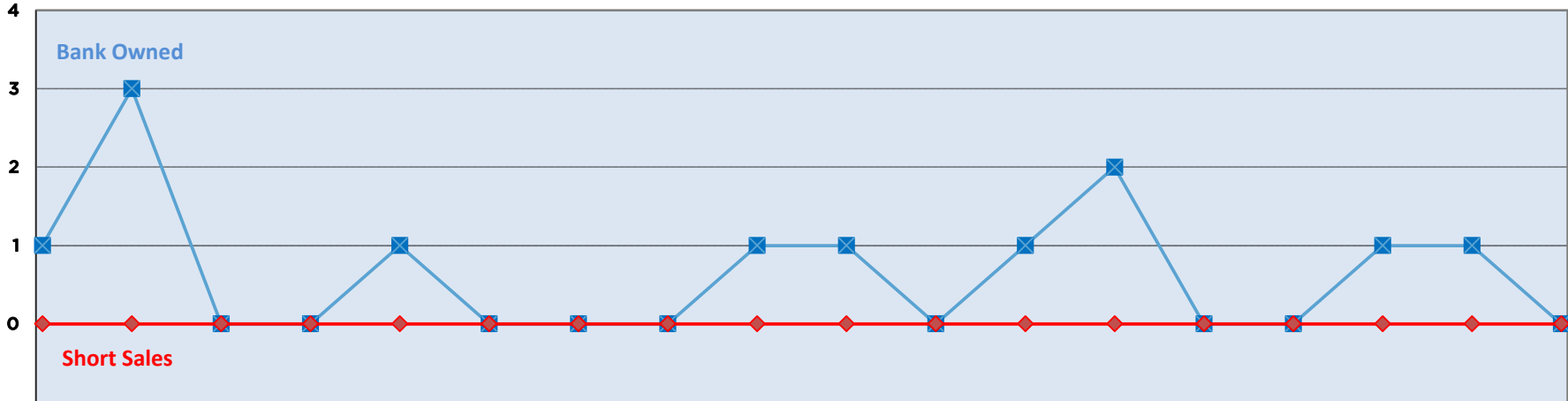


Condos, Townhomes, Villas



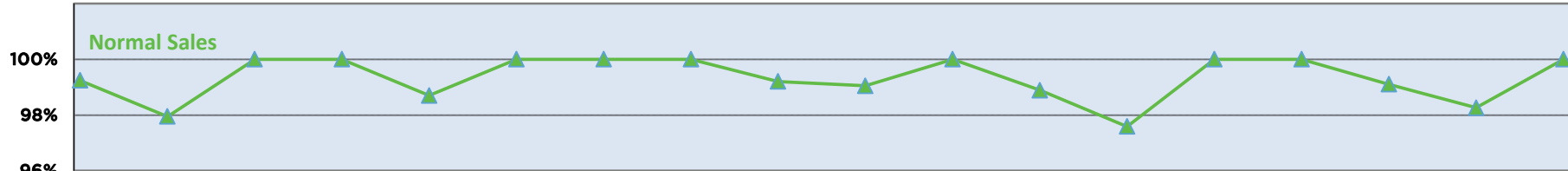
Condos, Townhomes, Villas

Foreclosure Sales

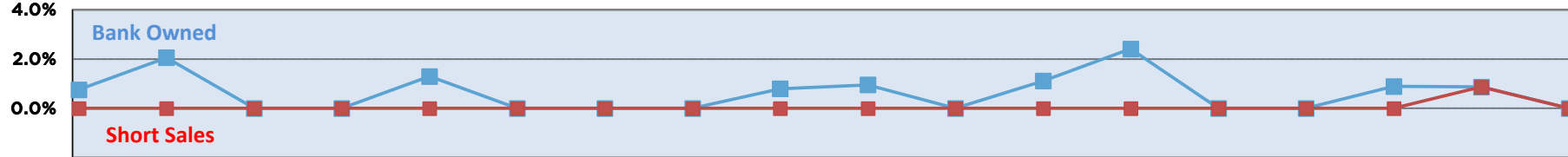


	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18
BO	1	3	0	0	1	0	0	0	1	1	0	1	2	0	0	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	2/18
Normal	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%	100.00%

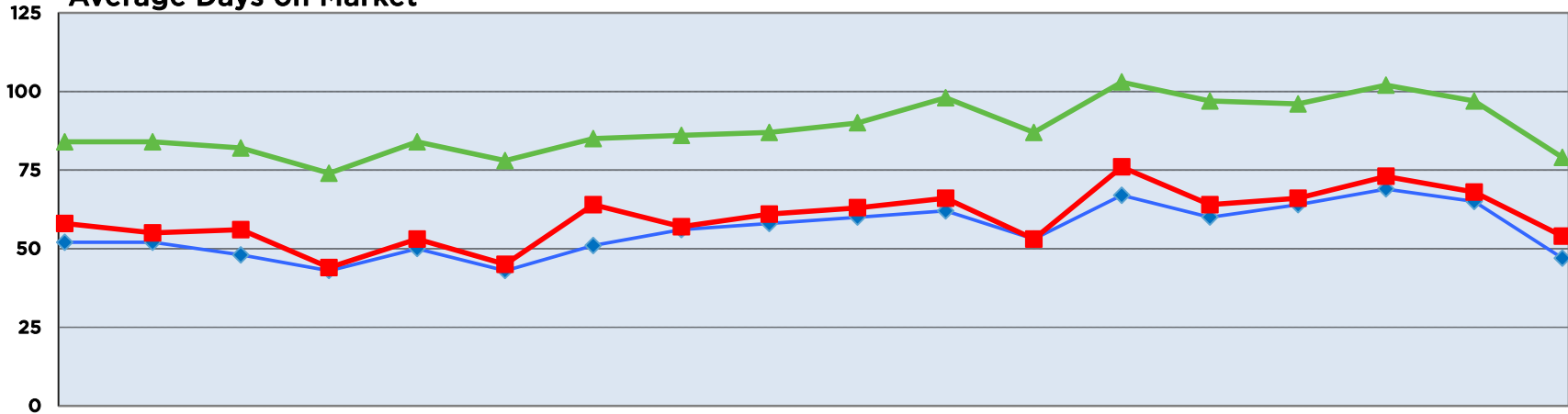


	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18
BO	0.76%	2.05%	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%	0.87%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.87%	0.00%



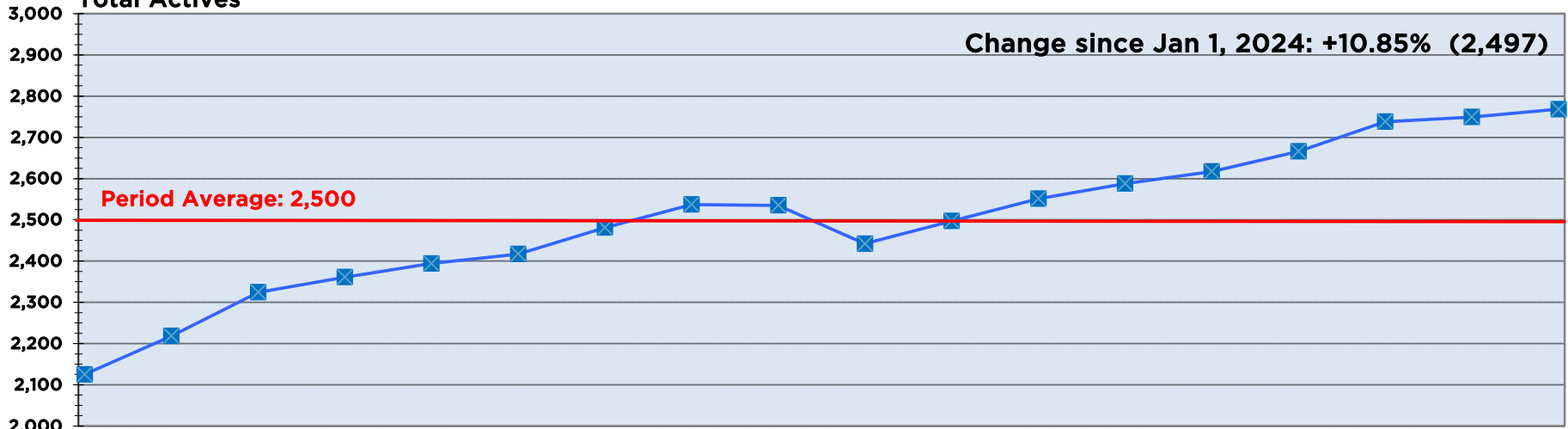
Condos, Townhomes, Villas

Average Days on Market



ListToContract	52	52	48	43	50	43	51	56	58	60	62	53	67	60	64	69	65	47
CombDaysOnMkt	58	55	56	44	53	45	64	57	61	63	66	53	76	64	66	73	68	54
ListToClose	84	84	82	74	84	78	85	86	87	90	98	87	103	97	96	102	97	79

Total Actives

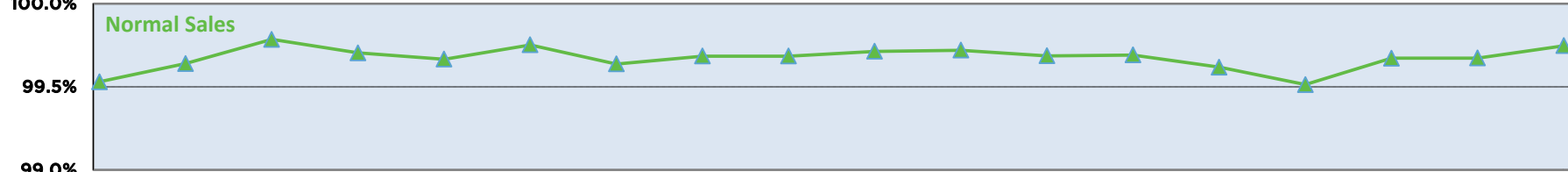


	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18
Total Actives	2,125	2,218	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768

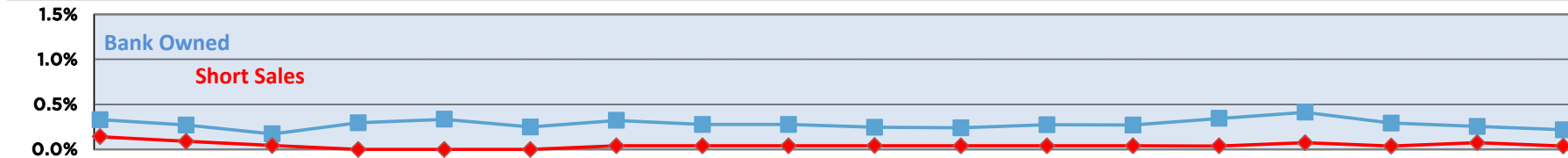


Condos, Townhomes, Villas

Percentage of Actives

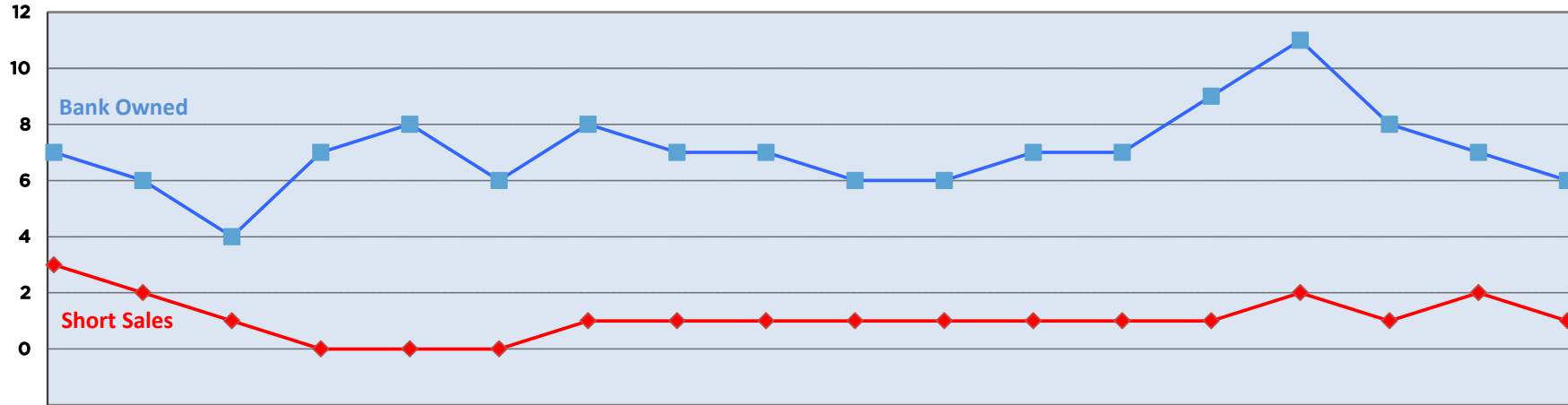


	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18
Normal	99.53%	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%



	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	2/18
BO	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%	0.22%
SS	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%	0.04%

Active Foreclosures

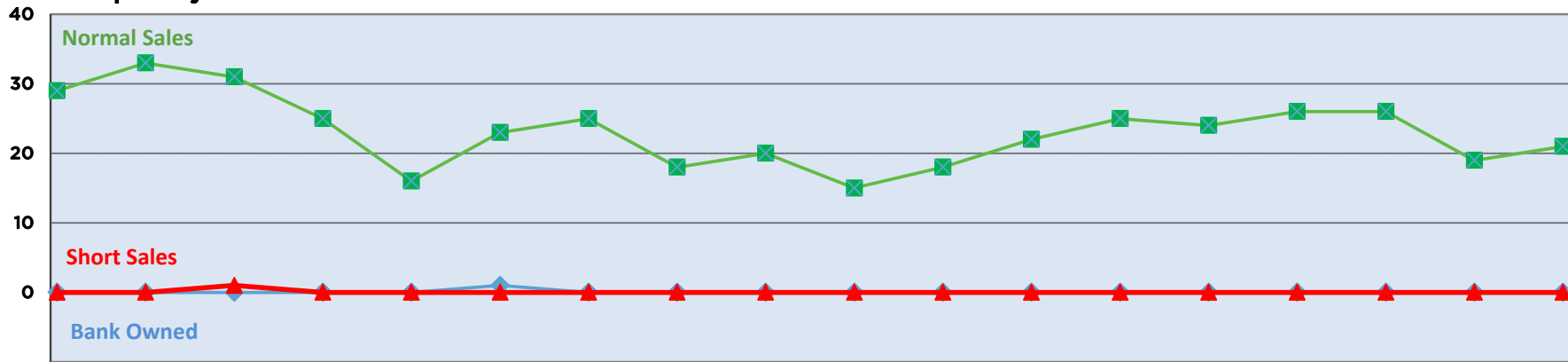


	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18
BO	7	6	4	7	8	6	8	7	7	6	6	7	7	9	11	8	7	6
SS	3	2	1	0	0	0	1	1	1	1	1	1	1	1	2	1	2	1



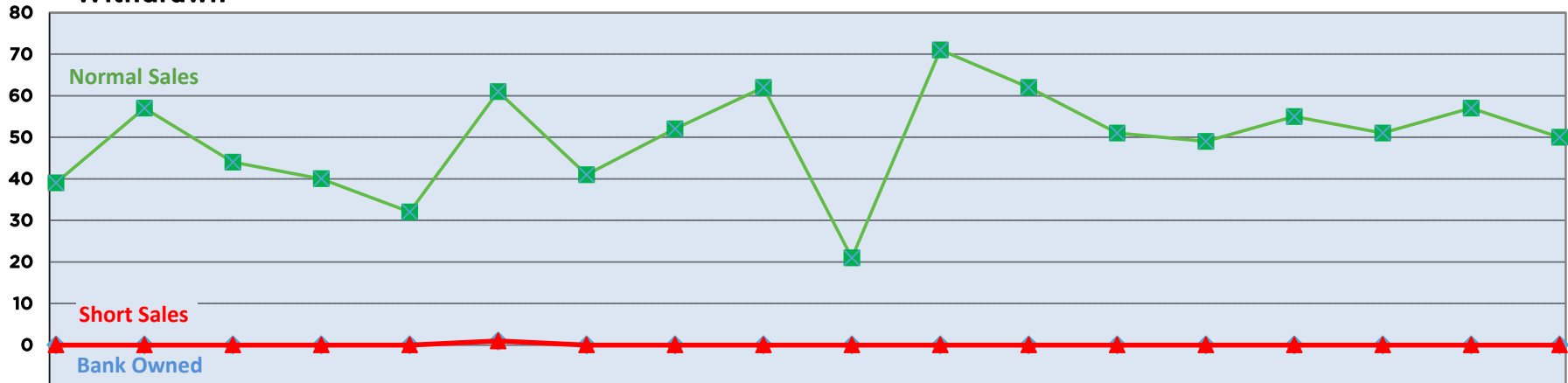
Condos, Townhomes, Villas

Temporary Off Market



	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	2/18
Norm	29	33	31	25	16	23	25	18	20	15	18	22	25	24	26	26	19	21
BO	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

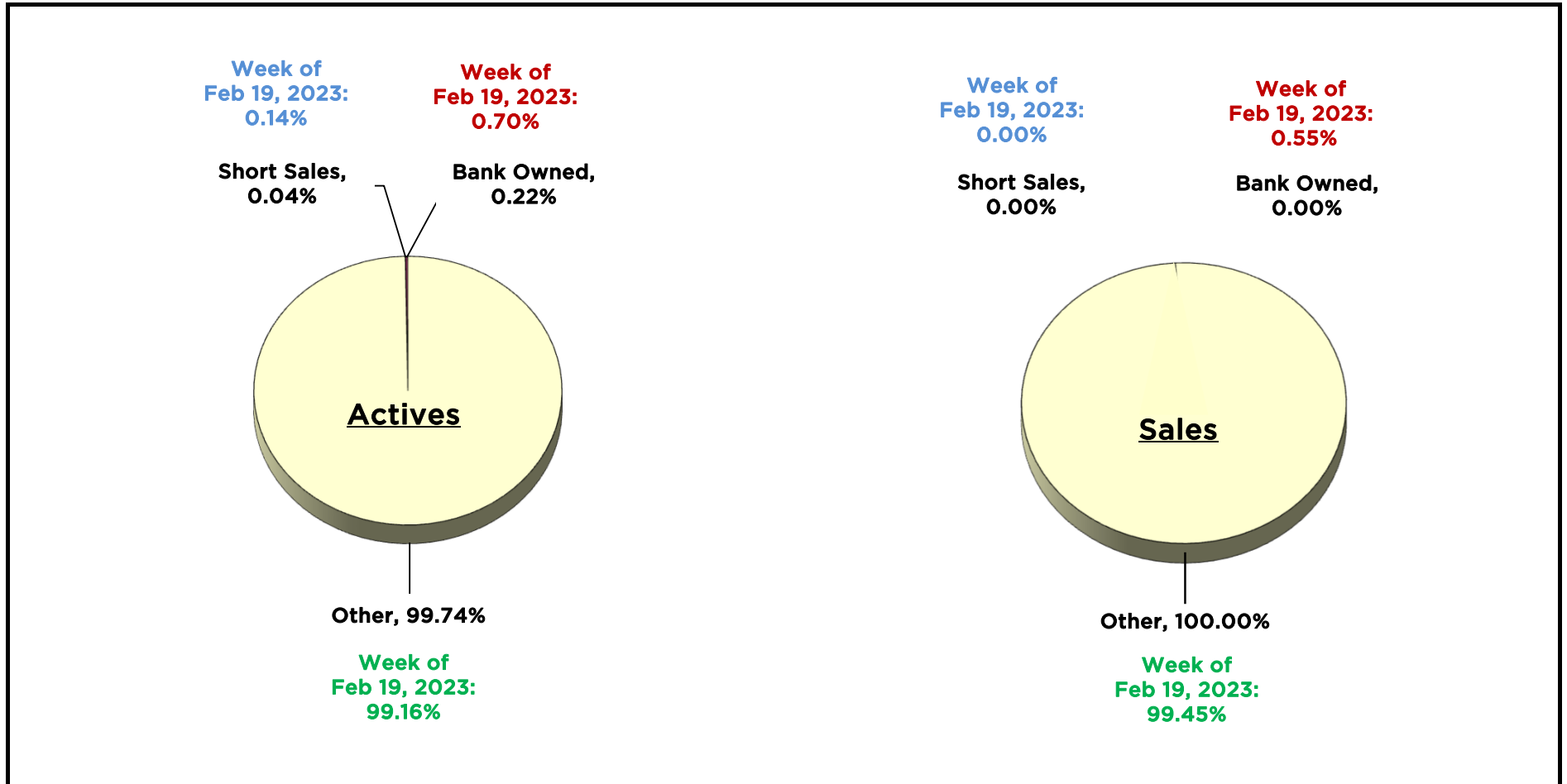
Withdrawn



	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	2/18
Norm	39	57	44	40	32	61	41	52	62	21	71	62	51	49	55	51	57	50
BO	0	0	0	0	0	1	0	0	0	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



Condos, Townhomes, Villas





Monday Morning Quarterback
 02/18/2024 - 02/24/2024
 Lake, Orange, Osceola & Seminole Counties

There is 1 Condo, Villa, or Townhome available for the Median Price of \$281,250 (± \$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		1	\$281,000	3.0	2.0	1,431	\$196.37
Altamonte Springs (East)	32701	1	\$281,000	3.0	2.0	1,431	\$196.37