



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of February 26, 2024 - March 02, 2024

Single-family existing homes

- Sales of single-family homes increased to 566 during the week of February 26, from 337 the week prior
- The median price of single family homes increased to \$425,500 a change of 0.1%
- The number of single-family home foreclosure transactions increased to 8 from 2 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 5,523

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 165 during the week of February 26, from 118 the week prior
- The median price of condos, townhomes, and villas decreased to \$280,000 a change of -0.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 24, and now sits at 2,744

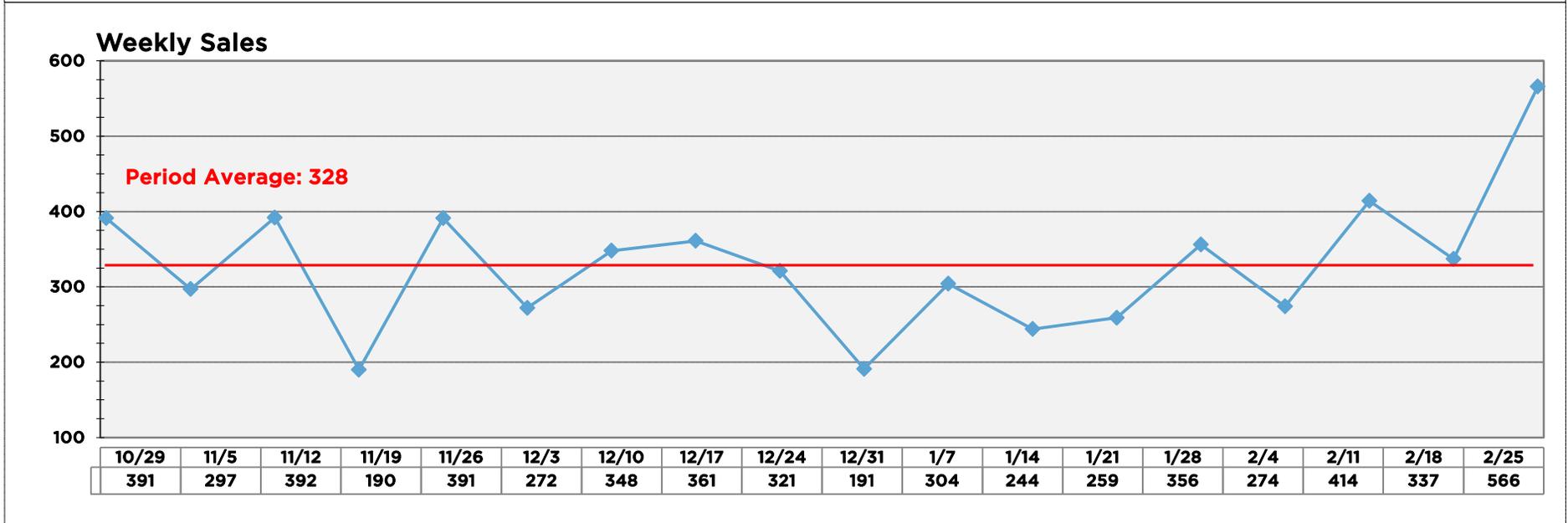
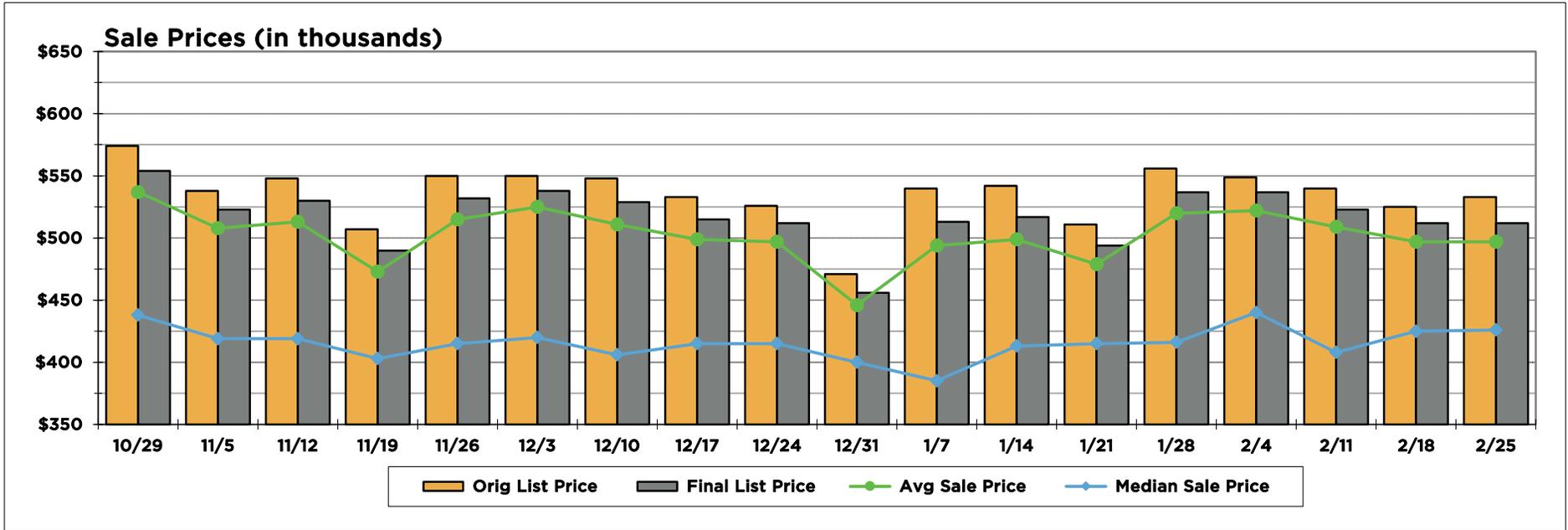
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
02/26/2024 - 03/02/2024
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	566	41	36	168	124	175	22
Bank Owned	8	5	0	0	0	2	1
Short Sales	0	0	0	0	0	0	0
Other	558	36	36	168	124	173	21
Active Listings	5,523	311	289	1,103	1,123	2,081	616
Bank Owned	33	9	6	6	5	7	0
Short Sales	13	3	2	5	2	1	0
Other	5,477	299	281	1,092	1,116	2,073	616
Months of Inventory	2.25	1.75	1.85	1.52	2.09	2.74	6.46
<i>List Price</i>							
Average Original List Price	\$532,913	\$212,356	\$295,955	\$368,997	\$469,603	\$686,073	\$1,908,318
Average Final List Price	\$512,221	\$199,963	\$283,816	\$359,548	\$455,716	\$660,687	\$1,771,268
<i>Sale Price</i>							
Average Price	\$497,275	\$190,329	\$277,711	\$351,211	\$446,961	\$645,526	\$1,648,318
Median Price	\$425,500	\$210,000	\$278,500	\$350,000	\$445,000	\$625,000	\$1,400,000
<i>Price Differences</i>							
Original to Final List Price	-\$20,692	-\$12,393	-\$12,139	-\$9,449	-\$13,887	-\$25,386	-\$137,050
Original List to Sale Price - \$	-\$35,638	-\$22,027	-\$18,244	-\$17,786	-\$22,642	-\$40,547	-\$260,000
Final List to Sale Price - \$	-\$14,946	-\$9,634	-\$6,105	-\$8,337	-\$8,755	-\$15,161	-\$122,950
Original List to Sale Price - %	93.31%	89.63%	93.84%	95.18%	95.18%	94.09%	86.38%
Final List to Sale Price - %	97.08%	95.18%	97.85%	97.68%	98.08%	97.71%	93.06%
<i>Days on the Market</i>							
Avg Days Listing to Contract	60	44	45	59	56	66	91
Combined Avg Days to Contract	65	51	46	65	60	73	91
Avg Days Listing to Closing	94	76	77	94	91	100	125
Avg Days Contract to Close	34	32	32	34	35	34	35
<i>Beds / Baths</i>							
Average Bedrooms	4	2	3	3	4	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	2,041	1,087	1,306	1,578	2,017	2,613	4,151

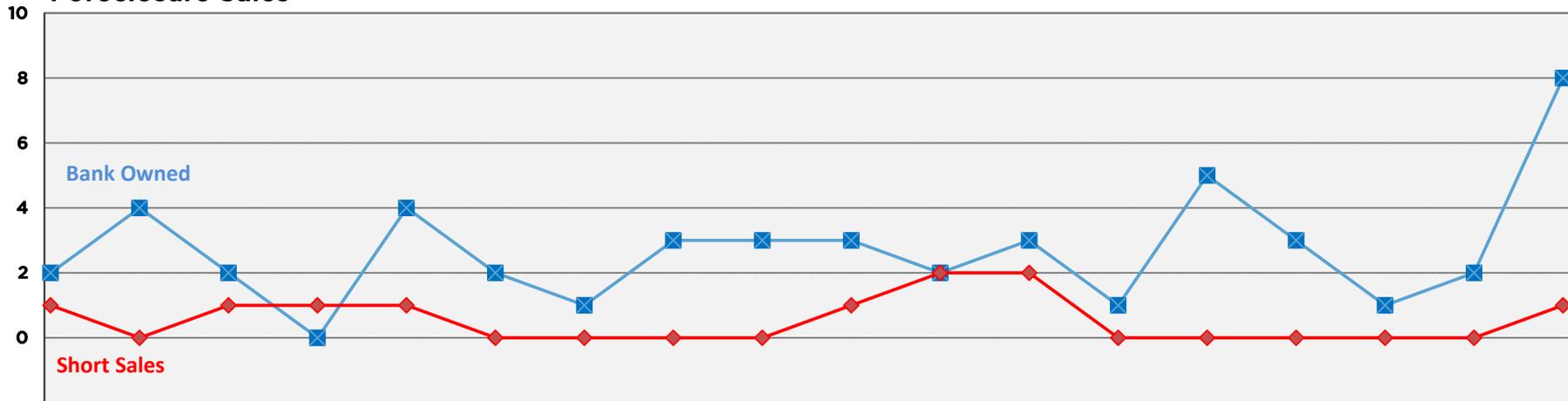
Single Family Homes





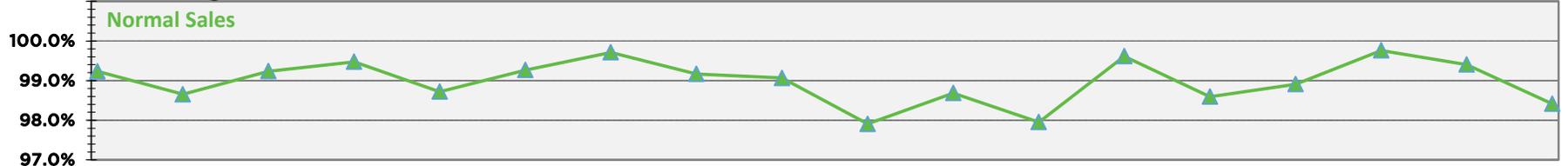
Single Family Homes

Foreclosure Sales

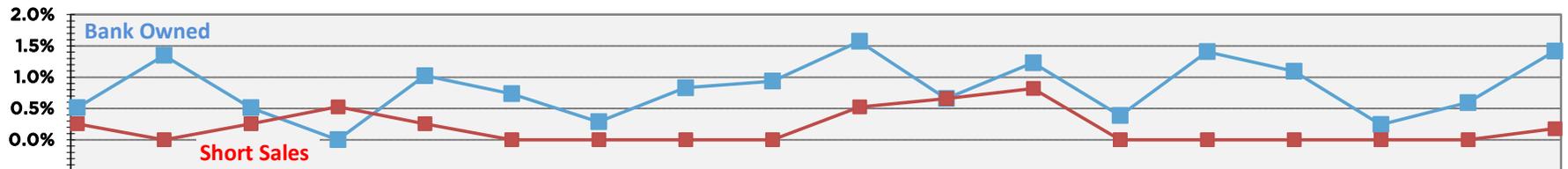


	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25
BO	2	4	2	0	4	2	1	3	3	3	2	3	1	5	3	1	2	8
SS	1	0	1	1	1	0	0	0	0	1	2	2	0	0	0	0	0	1

Percentage of Sales



	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	2/25
Normal	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%	98.41%

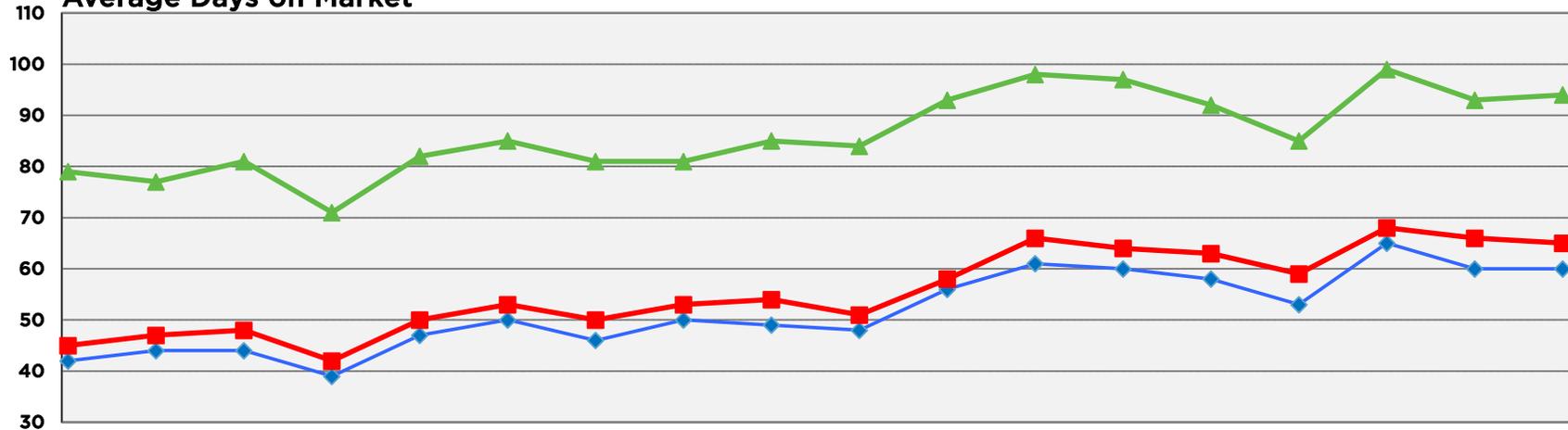


	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25
BO	0.51%	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%
SS	0.26%	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%



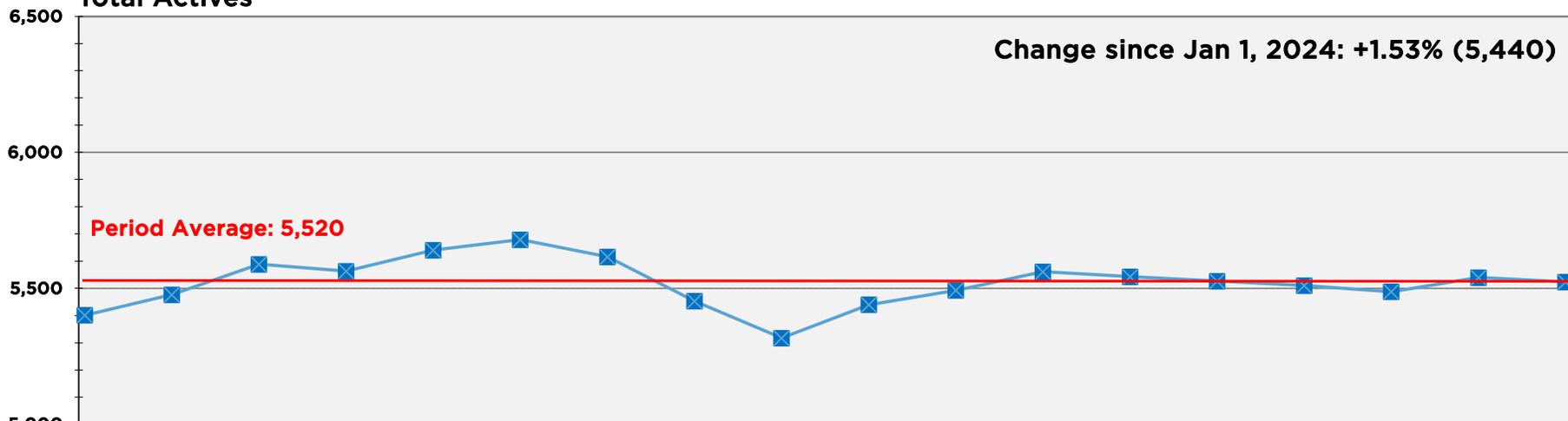
Single Family Homes

Average Days on Market



ListToContract	42	44	44	39	47	50	46	50	49	48	56	61	60	58	53	65	60	60
CombDaysOnMkt	45	47	48	42	50	53	50	53	54	51	58	66	64	63	59	68	66	65
ListToClose	79	77	81	71	82	85	81	81	85	84	93	98	97	92	85	99	93	94

Total Actives

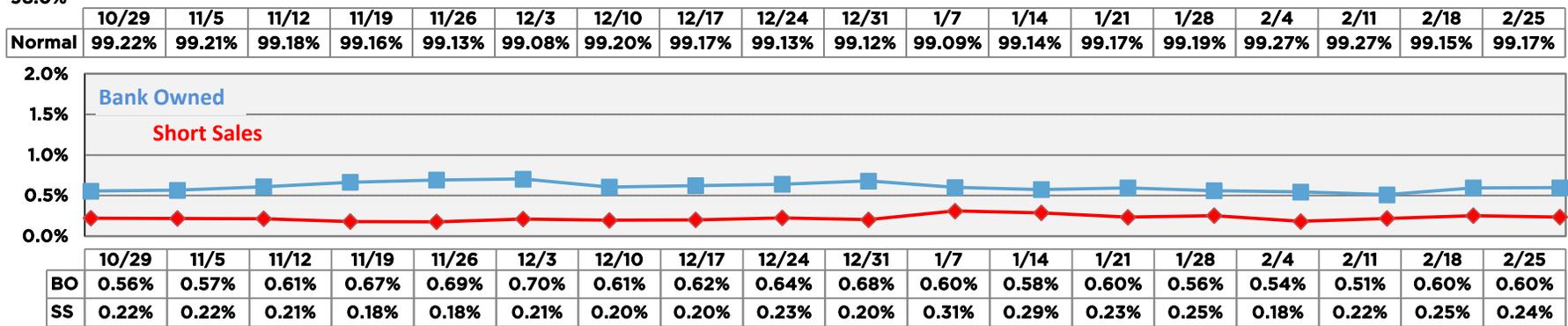


	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25
Total Actives	5,401	5,477	5,588	5,563	5,640	5,679	5,616	5,453	5,317	5,440	5,493	5,561	5,543	5,526	5,510	5,488	5,540	5,523

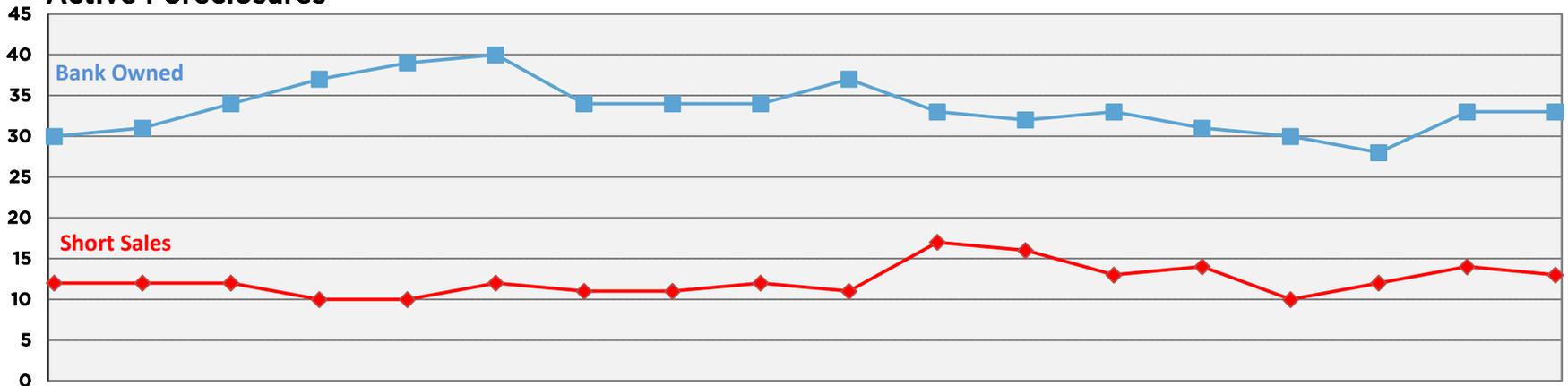


Single Family Homes

Percentage of Actives



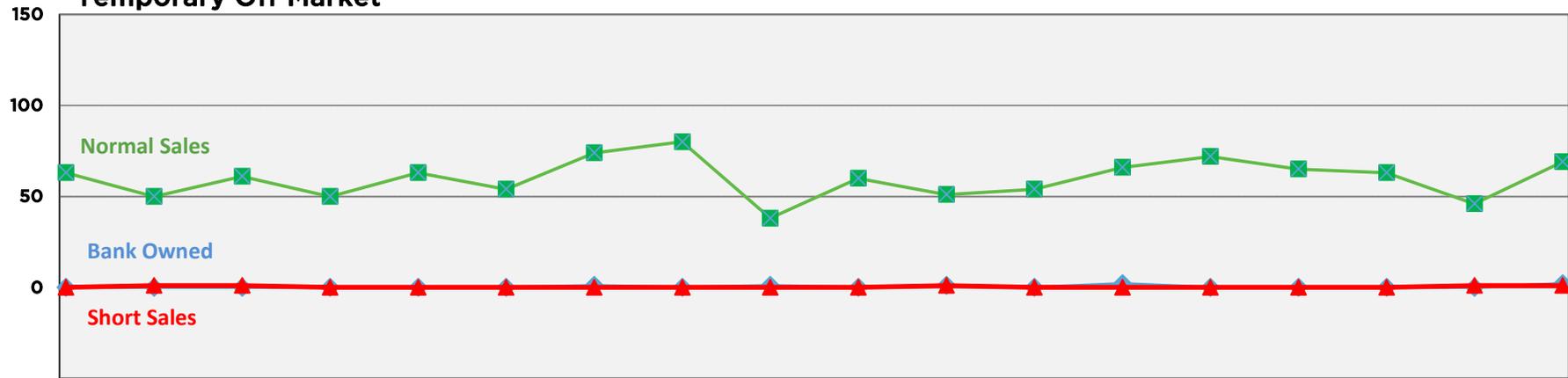
Active Foreclosures





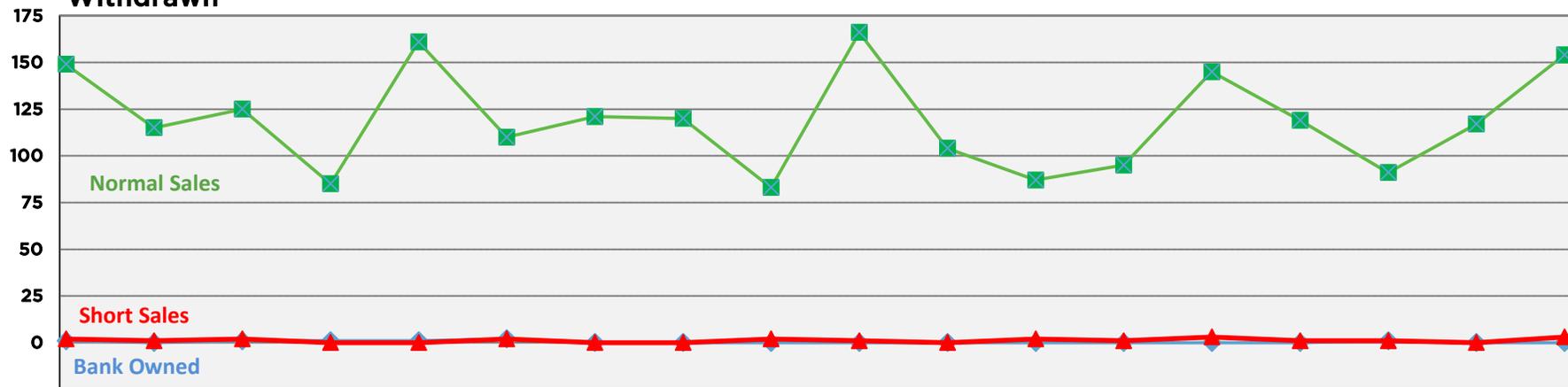
Single Family Homes

Temporary Off Market



	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	2/25
Norm	63	50	61	50	63	54	74	80	38	60	51	54	66	72	65	63	46	69
BO	0	0	0	0	0	0	1	0	1	0	1	0	2	0	0	0	0	2
SS	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1

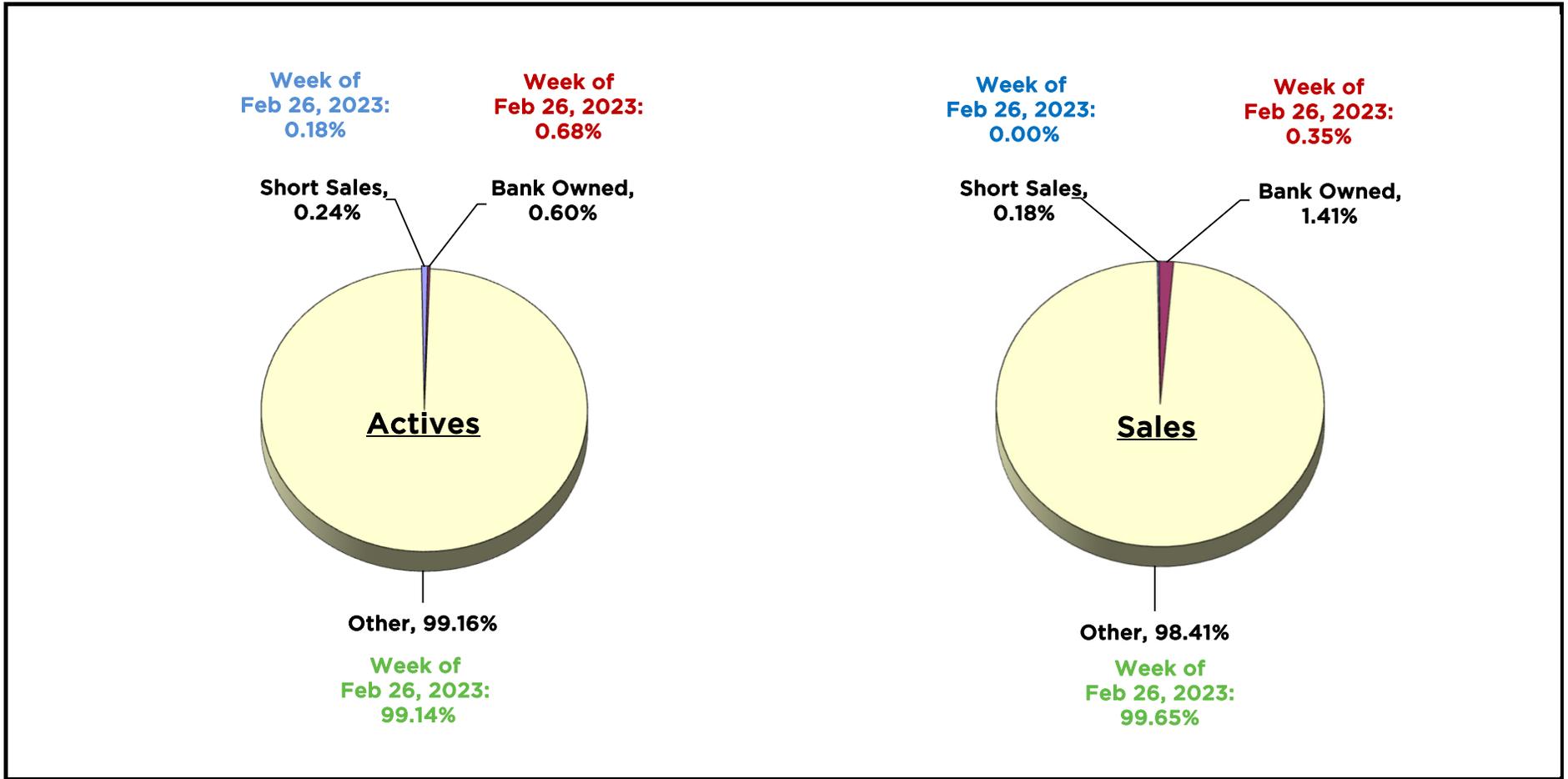
Withdrawn



	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	2/25
Norm	149	115	125	85	161	110	121	120	83	166	104	87	95	145	119	91	117	154
BO	1	0	1	1	1	2	0	0	0	0	0	0	0	0	0	1	0	0
SS	2	1	2	0	0	2	0	0	2	1	0	2	1	3	1	1	0	3



Single Family Homes



Monday Morning Quarterback
02/26/2024 - 03/02/2024
Lake, Orange, Osceola & Seminole Counties

There are 53 Single Family Homes available for the Median Price of \$425,500 (± \$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		9	\$425,000	3.6	2.1	1,849	\$229.84
Casselberry	32707	2	\$425,000	4.0	2.5	2,071	\$205.26
Altamonte Springs / Forest City	32714	1	\$425,000	4.0	2.0	1,981	\$214.54
Lake Mary / Heathrow	32746	1	\$425,000	3.0	2.0	1,617	\$262.83
Maitland / Eatonville	32751	1	\$425,000	3.0	2.0	1,500	\$283.33
Sanford / Lake Forest	32771	2	\$425,000	4.0	2.0	2,169	\$195.99
Longwood / Wekiva Springs	32779	2	\$425,000	3.0	2.0	1,533	\$277.23
Orange County		8	\$425,000	3.3	2.0	1,772	\$239.83
Apopka / Hunt Club	32703	1	\$425,000	3.0	2.0	1,959	\$216.95
Apopka (North)	32712	1	\$425,000	3.0	2.0	2,141	\$198.51
Pine Hills	32805	1	\$425,000	4.0	2.0	2,100	\$202.38
Waterford Lakes	32828	2	\$425,000	3.5	2.0	1,622	\$262.02
Hunters Creek	32837	2	\$425,000	3.0	2.0	1,584	\$268.39
Gotha	34734	1	\$425,000	3.0	2.0	1,566	\$271.39
Osceola County		22	\$425,000	3.5	2.2	2,008	\$211.63
Kissimmee (Central)	34741	1	\$425,000	3.0	2.0	1,617	\$262.83
Kissimmee / Buena Ventura Lakes	34743	1	\$425,000	4.0	2.0	1,735	\$244.96
Kissimmee (East)	34744	3	\$425,000	3.3	2.0	1,769	\$240.29
Kissimmee (West) / Pleasant Hill	34746	5	\$425,000	3.2	2.0	1,932	\$220.00
Kissimmee / Poinciana	34758	4	\$425,000	4.0	2.8	2,478	\$171.49
Kissimmee	34759	1	\$425,000	4.0	2.0	2,728	\$155.79
St Cloud	34769	1	\$425,000	3.0	2.0	1,612	\$263.65
St Cloud / Narcoossee	34771	3	\$425,000	3.7	2.3	1,761	\$241.29
St Cloud / Canoe Creek	34772	2	\$425,000	3.5	2.0	1,887	\$225.23
St Cloud / Harmony	34773	1	\$425,000	4.0	2.0	2,552	\$166.54
Lake County		14	\$425,036	3.1	2.1	1,904	\$223.19
The Villages	32163	1	\$425,000	3.0	2.0	1,739	\$244.39
Mount Dora	32757	2	\$425,000	2.5	2.0	1,467	\$289.71
Sorrento / Mt Plymouth	32776	1	\$425,000	3.0	2.0	1,729	\$245.81
Tavares / Mt Plymouth	32778	1	\$425,000	3.0	2.0	1,577	\$269.50
Clermont (Central)	34711	2	\$425,250	3.0	2.0	1,833	\$232.00
Clermont (South)	34714	1	\$425,000	4.0	3.0	1,981	\$214.54
Groveland	34736	3	\$425,000	2.7	2.0	2,032	\$209.19
Leesburg (West)	34748	2	\$425,000	3.0	2.0	1,934	\$219.75
Mascotte	34753	1	\$425,000	5.0	2.0	3,072	\$138.35

Monday Morning Quarterback
02/26/2024 - 03/02/2024
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	165	66	27	39	19	11	3
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	163	64	27	39	19	11	3
Active Listings	2,744	924	403	686	406	305	20
Bank Owned	6	4	0	1	0	1	0
Short Sales	1	0	1	0	0	0	0
Other	2,737	920	402	685	406	304	20
Months of Inventory	3.84	3.23	3.44	4.06	4.93	6.40	1.54

List Price

Average Original List Price	\$327,560	\$173,529	\$280,622	\$355,082	\$497,499	\$572,541	\$1,806,333
Average Final List Price	\$317,517	\$168,322	\$276,981	\$349,592	\$457,453	\$571,632	\$1,729,667

Sale Price

Average Price	\$308,114	\$161,433	\$272,293	\$341,869	\$441,758	\$558,819	\$1,653,000
Median Price	\$280,000	\$169,950	\$275,000	\$330,000	\$440,000	\$550,000	\$1,464,000

Price Differences

Original to Final List Price	-\$10,043	-\$5,207	-\$3,641	-\$5,490	-\$40,046	-\$909	-\$76,666
Original List to Sale Price - \$	-\$19,446	-\$12,096	-\$8,329	-\$13,213	-\$55,741	-\$13,722	-\$153,333
Final List to Sale Price - \$	-\$9,403	-\$6,889	-\$4,688	-\$7,723	-\$15,695	-\$12,813	-\$76,667
Original List to Sale Price - %	94.06%	93.03%	97.03%	96.28%	88.80%	97.60%	91.51%
Final List to Sale Price - %	97.04%	95.91%	98.31%	97.79%	96.57%	97.76%	95.57%

Days on the Market

Avg Days Listing to Contract	53	51	60	45	76	30	70
Combined Avg Days to Contract	56	52	61	57	78	30	70.33333333
Avg Days Listing to Closing	85	80	92	80	111	60	105
Avg Days Contract to Close	33	29	32	42	35	30	33.66666667

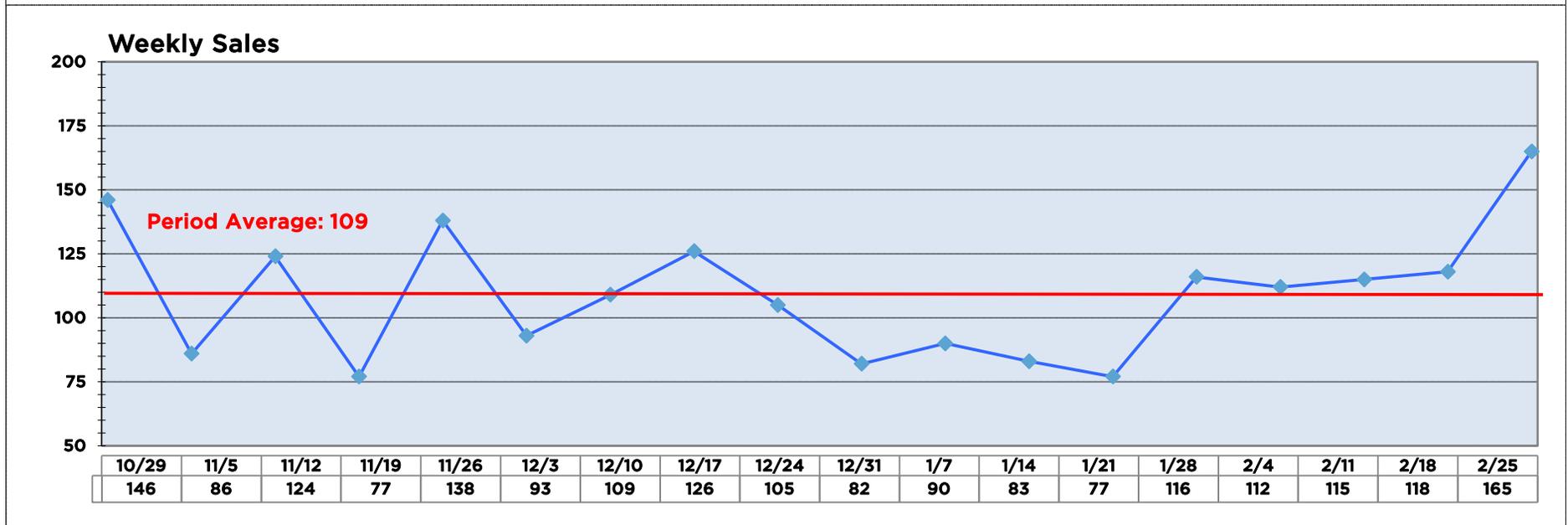
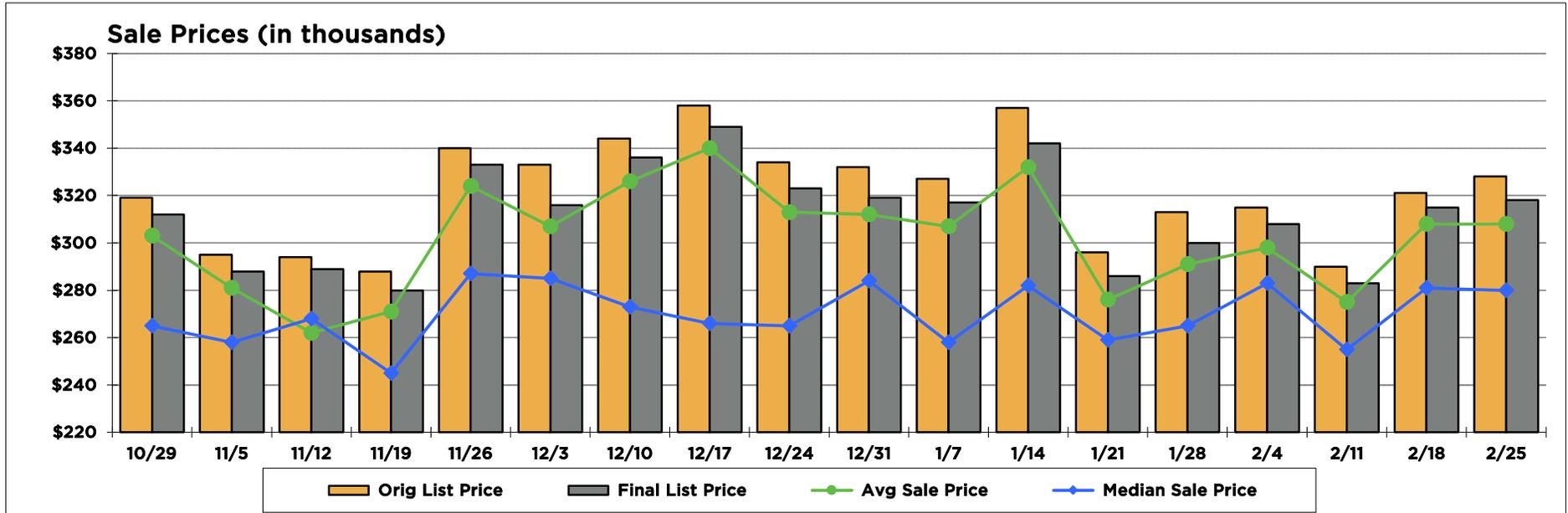
Beds / Baths

Average Bedrooms	2	2	2	3	3	3	3
Average Full Baths	2	2	2	2	2	2	2.33333333
Average Half Baths	0	0	0	0	1	1	1

Square Footage

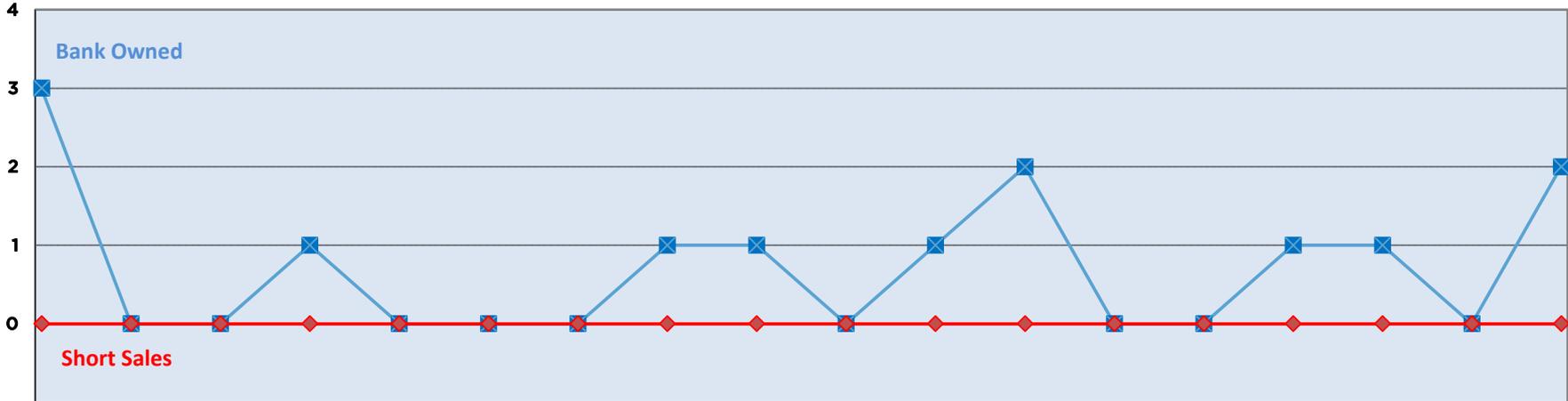
Average Square Feet	1,289	877	1,256	1,505	1,761	1,894	2,632
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Condos, Townhomes, Villas



Condos, Townhomes, Villas

Foreclosure Sales

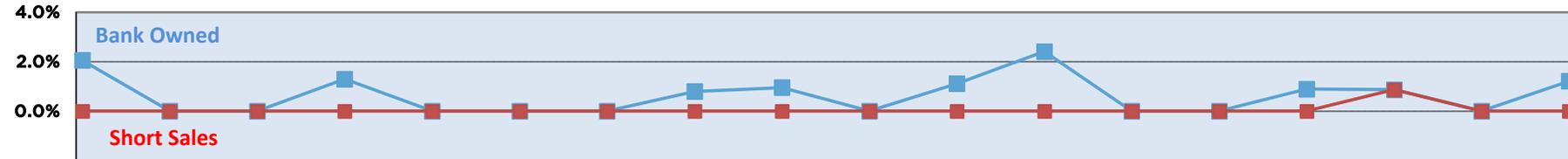


	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25
BO	3	0	0	1	0	0	0	1	1	0	1	2	0	0	1	1	0	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



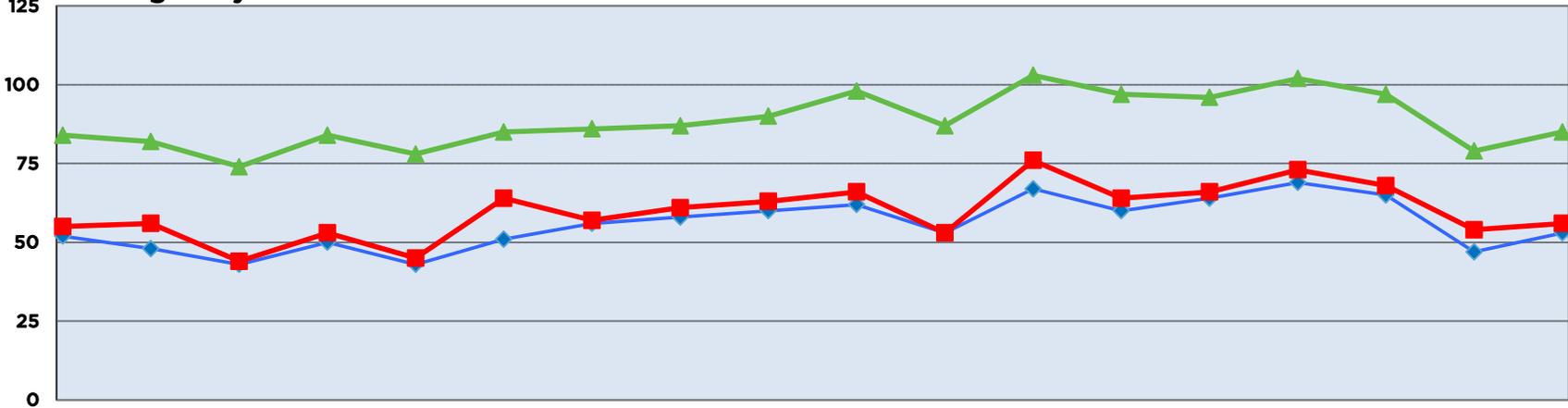
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Normal	97.95%	100.00%	100.00%	98.70%	100.00%	100.00%	100.00%	99.21%	99.05%	100.00%	98.89%	97.59%	100.00%	100.00%	99.11%	98.26%	100.00%	98.79%



	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	2/25
BO	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%	1.21%
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%	0.87%	0.00%	0.00%

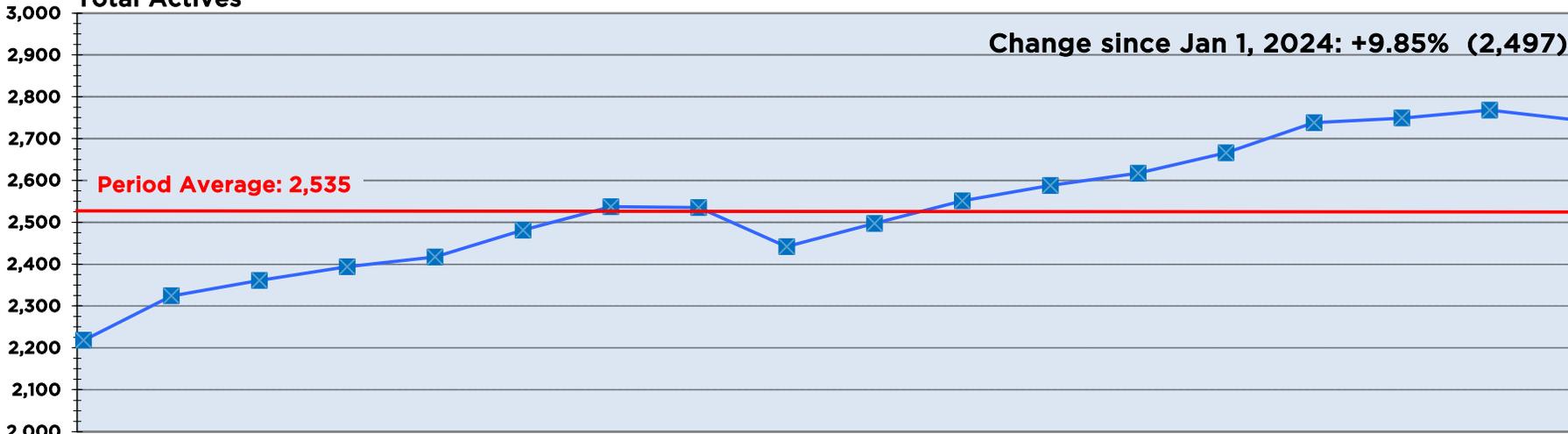
Condos, Townhomes, Villas

Average Days on Market



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

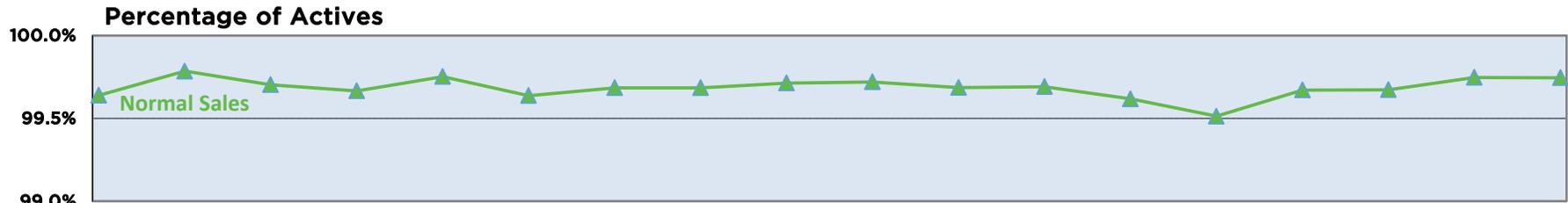
Total Actives



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	2/25
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	2,744



Condos, Townhomes, Villas

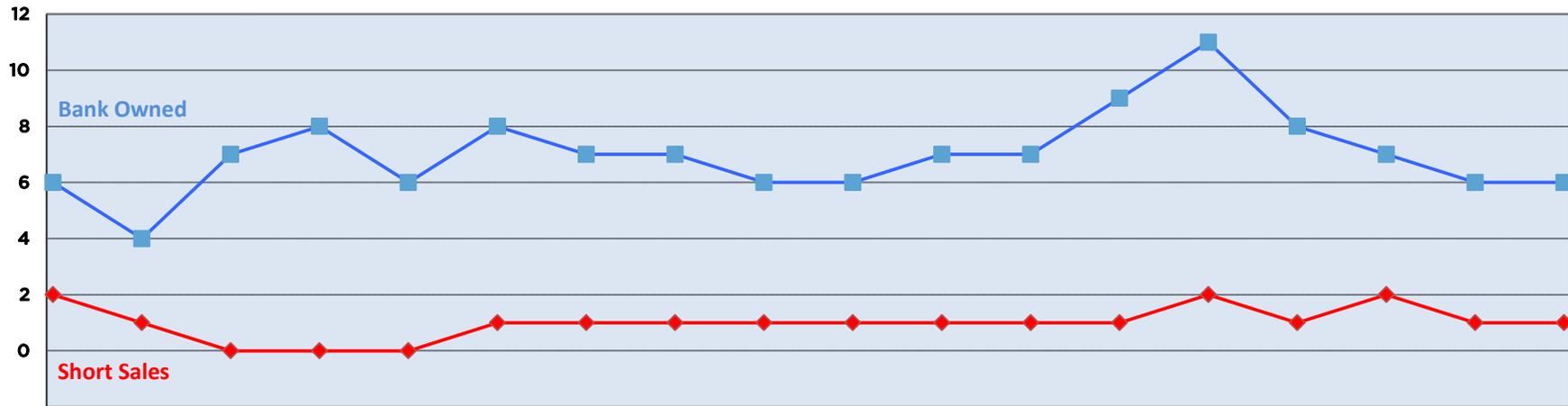


	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25
Normal	99.64%	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%



	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	2/25
BO	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%	0.22%
SS	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%	0.04%

Active Foreclosures

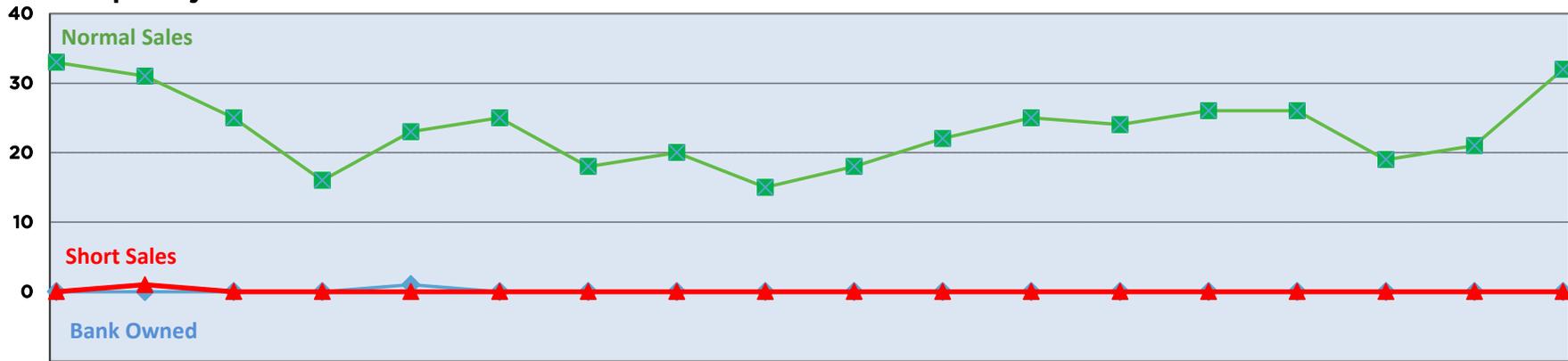


	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25
BO	6	4	7	8	6	8	7	7	6	6	7	7	9	11	8	7	6	6
SS	2	1	0	0	0	1	1	1	1	1	1	1	1	2	1	2	1	1



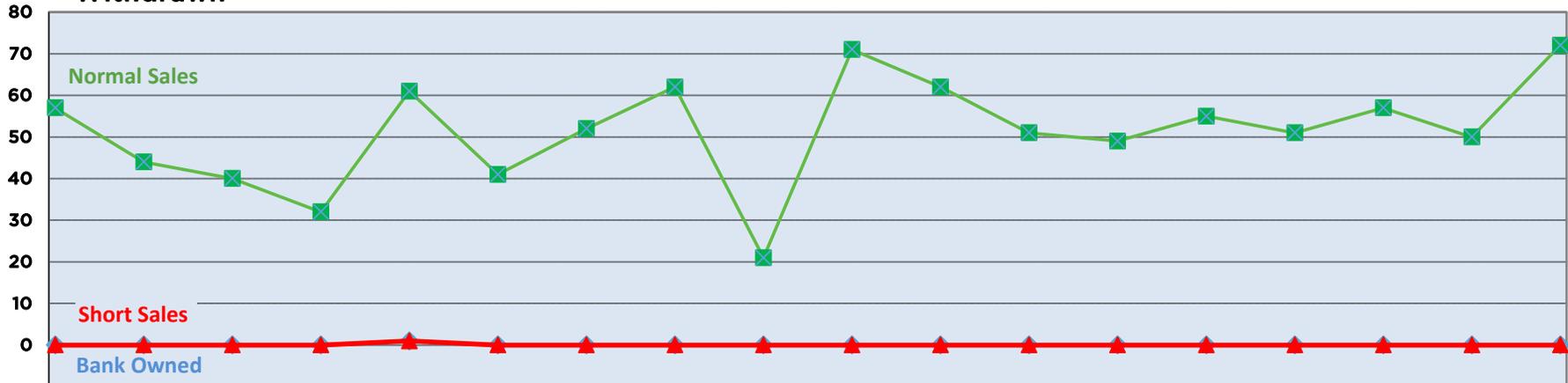
Condos, Townhomes, Villas

Temporary Off Market



Norm	33	31	25	16	23	25	18	20	15	18	22	25	24	26	26	19	21	32
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

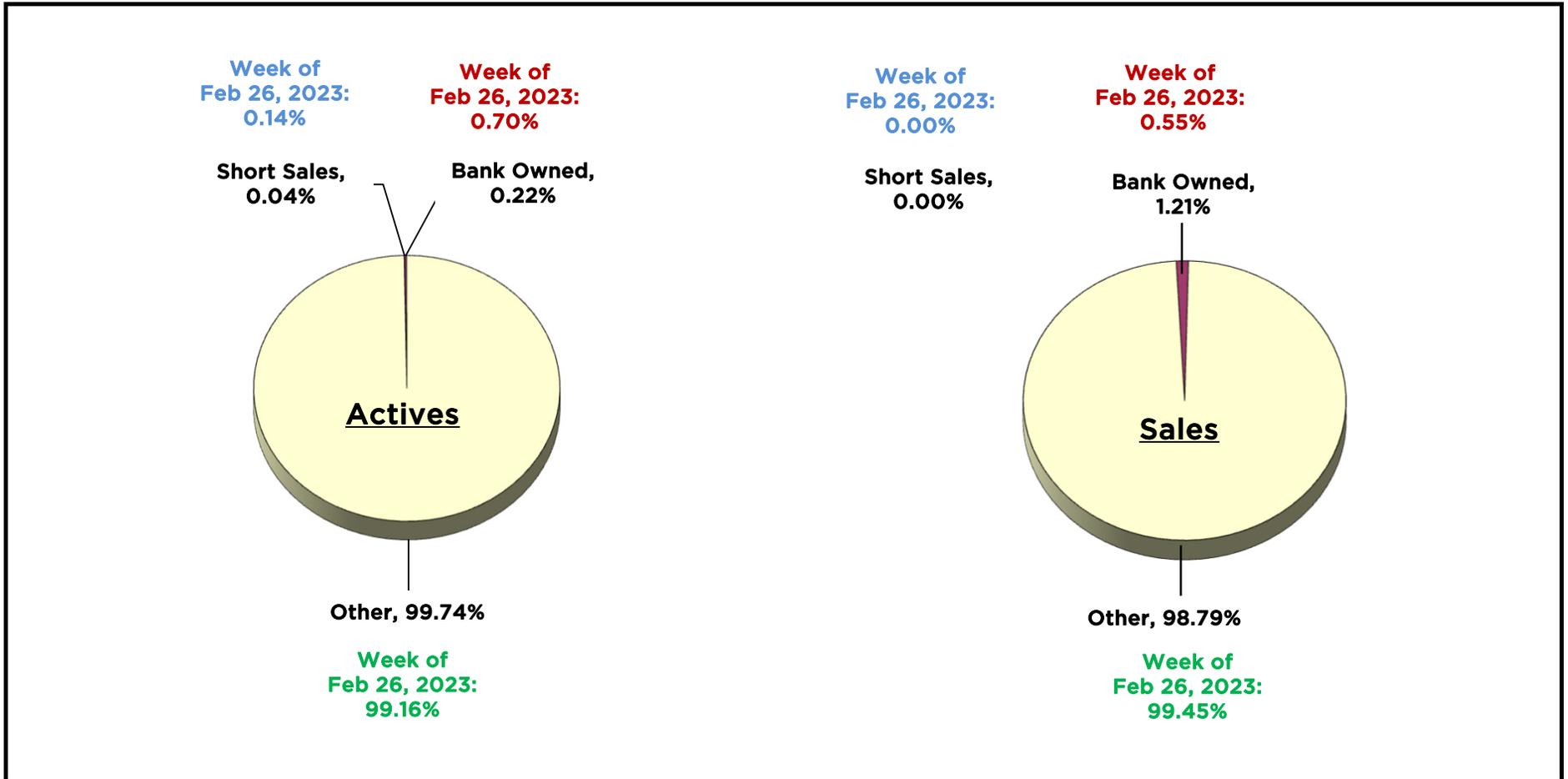
Withdrawn



Norm	57	44	40	32	61	41	52	62	21	71	62	51	49	55	51	57	50	72
BO	0	0	0	0	1	0	0	0	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



Condos, Townhomes, Villas



Monday Morning Quarterback
02/26/2024 - 03/02/2024
Lake, Orange, Osceola & Seminole Counties

There are 31 Condos, Villas, or Townhomes available for the Median Price of \$280,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$279,967	2.2	2.0	1,277	\$219.18
Altamonte Springs (East)	32701	1	\$280,000	2.0	2.0	878	\$318.91
Casselberry	32707	1	\$280,000	2.0	2.0	1,350	\$207.41
Altamonte Springs / Forest City	32714	1	\$280,000	2.0	2.0	1,266	\$221.17
Lake Mary / Heathrow	32746	1	\$279,900	2.0	2.0	1,182	\$236.80
Sanford / Lake Forest	32771	1	\$280,000	2.0	2.0	1,203	\$232.75
Longwood / Wekiva Springs	32779	1	\$279,900	3.0	2.0	1,785	\$156.81
Orange County		8	\$279,899	2.3	1.9	1,195	\$234.15
Orlando (Downtown)	32801	2	\$279,945	1.5	1.5	1,041	\$268.92
Williamsburg / Lake Bryan	32821	2	\$279,750	3.0	2.0	1,285	\$217.79
Ventura	32822	1	\$279,900	2.0	2.0	1,210	\$231.32
Wedgfield	32833	1	\$279,900	3.0	2.0	1,202	\$232.86
Pine Castle / Edgewood	32839	2	\$280,000	2.0	2.0	1,250	\$224.00
Osceola County		14	\$279,955	2.9	2.1	1,393	\$200.93
Davenport	33896	1	\$279,980	2.0	2.0	1,384	\$202.30
Kissimmee (Central)	34741	5	\$279,998	3.0	2.0	1,342	\$208.70
Kissimmee (West) / Pleasant Hill	34746	3	\$279,967	3.0	2.0	1,267	\$220.91
Kissimmee / Celebration	34747	4	\$279,875	3.0	2.3	1,445	\$193.65
Kissimmee / Poinciana	34758	1	\$280,000	3.0	3.0	1,831	\$152.92
Lake County		3	\$279,967	2.0	2.0	1,442	\$194.11
Leesburg (West)	34748	2	\$279,950	2.0	2.0	1,471	\$190.31
Leesburg (East) / Haines Creek	34788	1	\$280,000	2.0	2.0	1,385	\$202.17