



## ***Monday Morning Quarterback Summary***

***Week of March 03, 2024 - March 09, 2024***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 401 during the week of March 03, from 566 the week prior
- The median price of single family homes decreased to \$420,000 a change of -1.3%
- The number of single-family home foreclosure transactions decreased to 2 from 8 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 96, and now sits at 5,619

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 147 during the week of March 03, from 165 the week prior
- The median price of condos, townhomes, and villas decreased to \$263,000 a change of -6.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 from 2 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 28, and now sits at 2,772

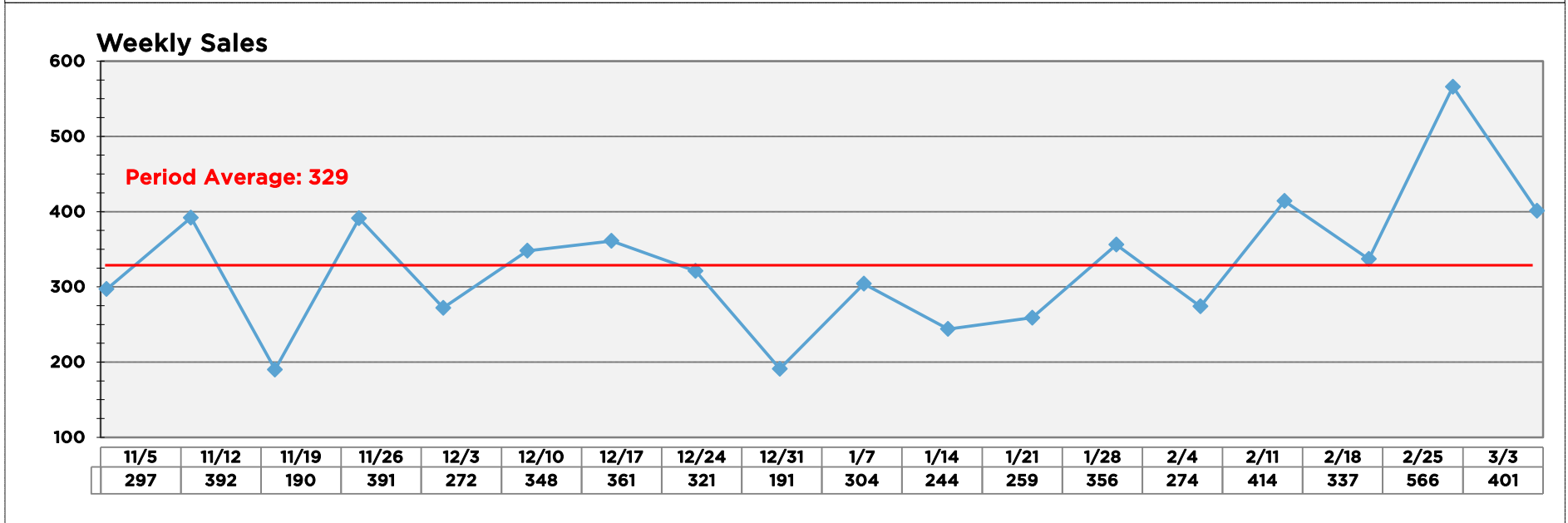
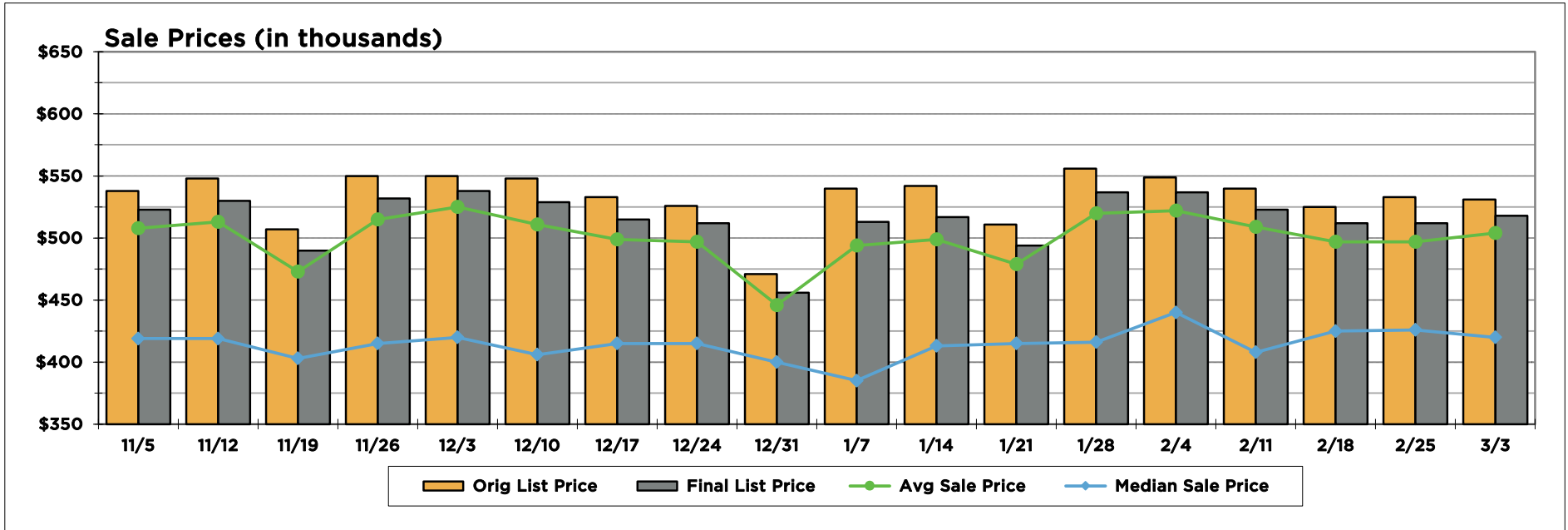
***Detailed charts and graphs begin on page 2 of this report.***

**Monday Morning Quarterback**  
03/03/2024 - 03/09/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

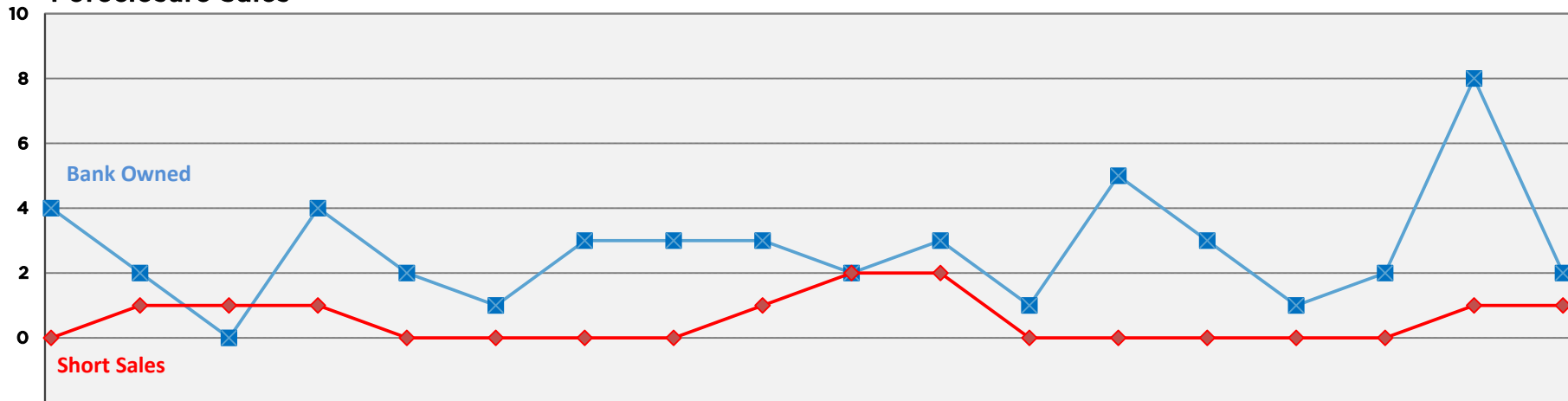
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	401	37	33	107	88	115	21
Bank Owned	2	0	0	1	1	0	0
Short Sales	1	0	1	0	0	0	0
Other	398	37	32	106	87	115	21
<b>Active Listings</b>	5,619	324	293	1,092	1,170	2,106	634
Bank Owned	33	11	6	5	5	6	0
Short Sales	12	3	1	4	3	1	0
Other	5,574	310	286	1,083	1,162	2,099	634
<b>Months of Inventory</b>	3.23	2.02	2.05	2.36	3.07	4.23	6.97
<b><u>List Price</u></b>							
Average Original List Price	\$531,103	\$206,665	\$291,512	\$368,184	\$463,668	\$664,429	\$1,861,805
Average Final List Price	\$518,053	\$201,014	\$282,139	\$360,806	\$453,235	\$651,193	\$1,791,090
<b><u>Sale Price</u></b>							
Average Price	\$504,379	\$192,882	\$274,491	\$352,791	\$444,677	\$636,402	\$1,714,032
Median Price	\$420,000	\$215,000	\$274,000	\$355,000	\$445,250	\$600,000	\$1,250,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$13,050	-\$5,651	-\$9,373	-\$7,378	-\$10,433	-\$13,236	-\$70,715
Original List to Sale Price - \$	-\$26,724	-\$13,783	-\$17,021	-\$15,393	-\$18,991	-\$28,027	-\$147,773
Final List to Sale Price - \$	-\$13,674	-\$8,132	-\$7,648	-\$8,015	-\$8,558	-\$14,791	-\$77,058
Original List to Sale Price - %	94.97%	93.33%	94.16%	95.82%	95.90%	95.78%	92.06%
Final List to Sale Price - %	97.36%	95.95%	97.29%	97.78%	98.11%	97.73%	95.70%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	54	51	57	53	51	51	85
Combined Avg Days to Contract	59	53	62	62	53	57	85
Avg Days Listing to Closing	88	81	91	89	85	84	119
Avg Days Contract to Close	35	32	35	37	35	34	35
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<b><u>Square Footage</u></b>							
Average Square Feet	2,020	1,207	1,356	1,583	1,898	2,579	4,183

**Single Family Homes**



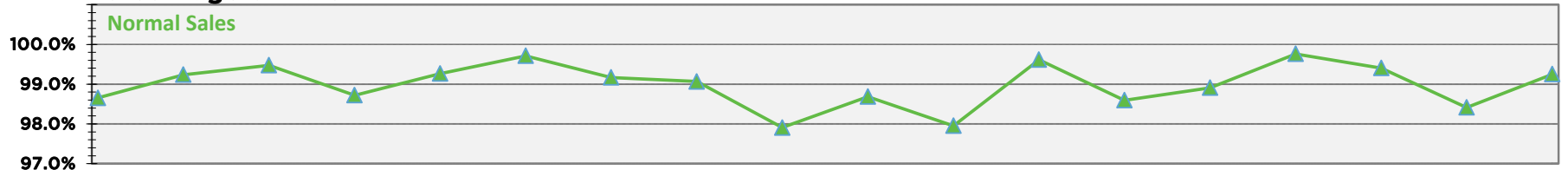
**Single Family Homes**

**Foreclosure Sales**

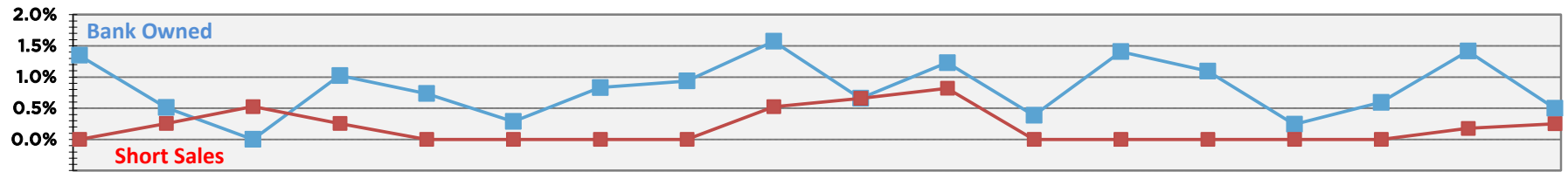


	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3
BO	4	2	0	4	2	1	3	3	3	2	3	1	5	3	1	2	8	2
SS	0	1	1	1	0	0	0	0	1	2	2	0	0	0	0	0	1	1

**Percentage of Sales**



	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	3/3
Normal	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%	99.25%

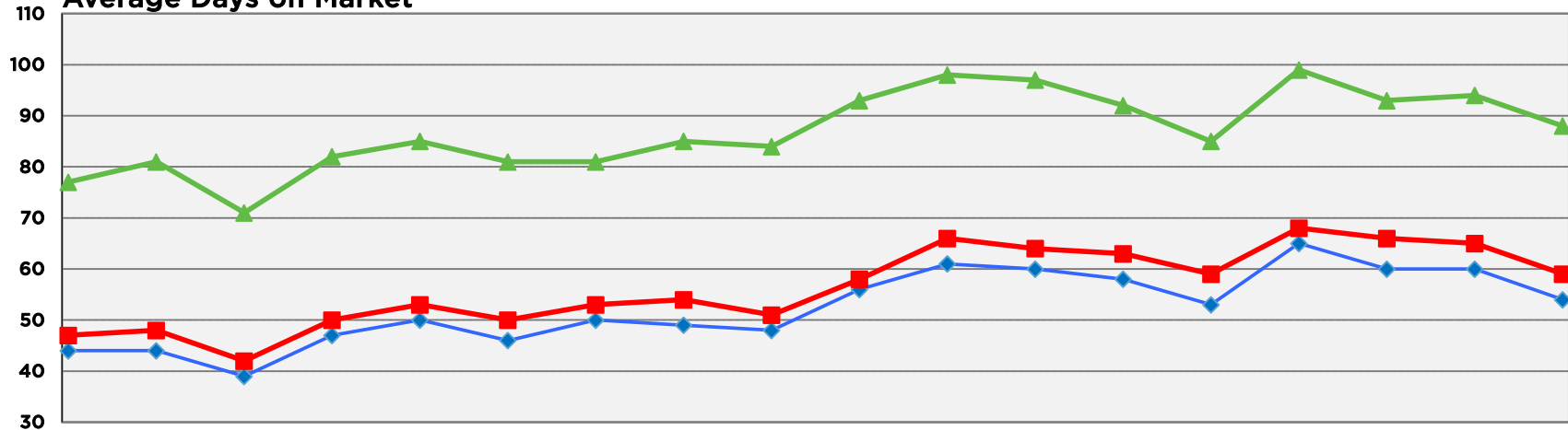


	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3
BO	1.35%	0.51%	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%
SS	0.00%	0.26%	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%



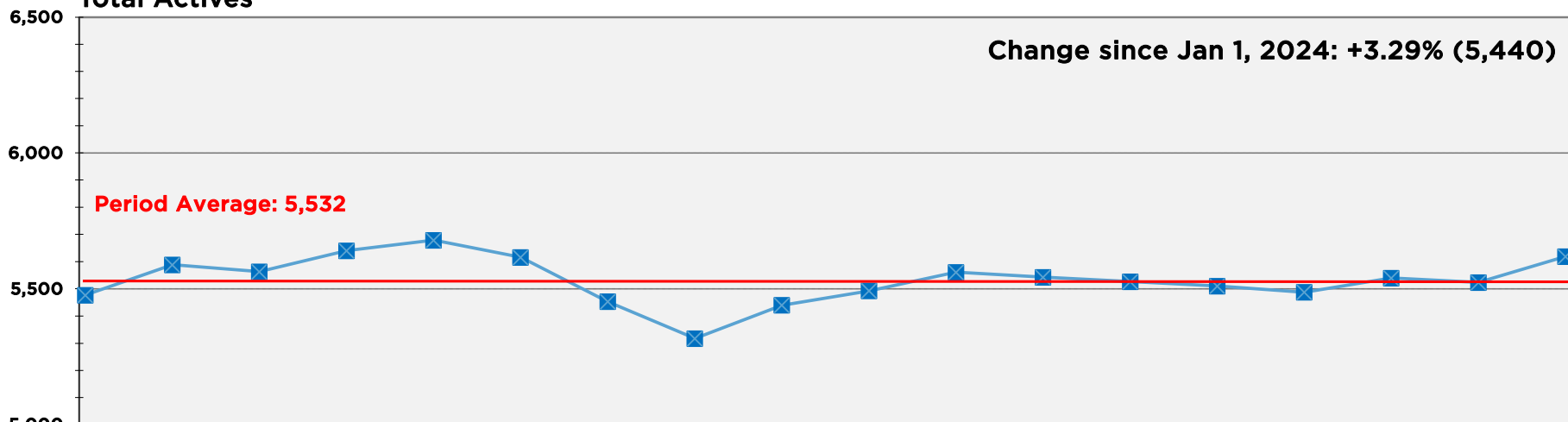
**Single Family Homes**

**Average Days on Market**



ListToContract	44	44	39	47	50	46	50	49	48	56	61	60	58	53	65	60	60	54
CombDaysOnMkt	47	48	42	50	53	50	53	54	51	58	66	64	63	59	68	66	65	59
ListToClose	77	81	71	82	85	81	81	85	84	93	98	97	92	85	99	93	94	88

**Total Actives**

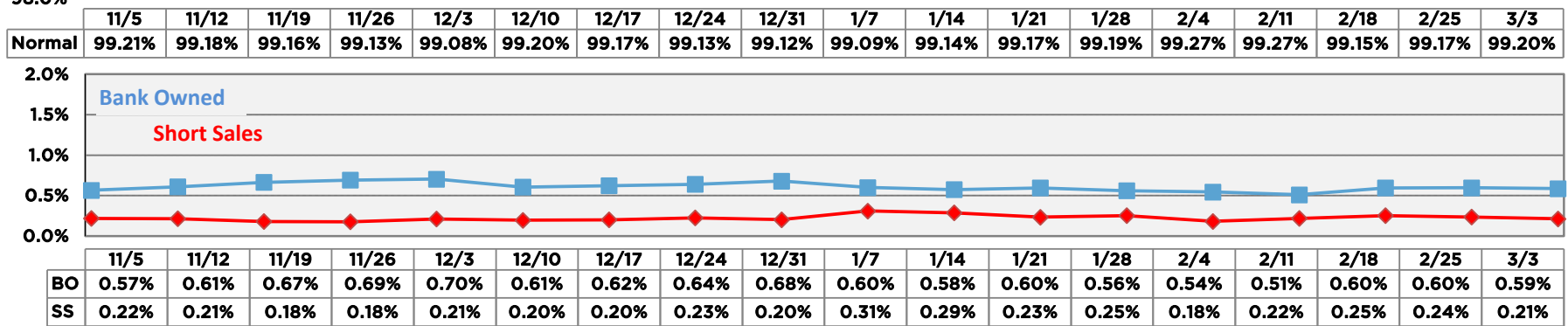
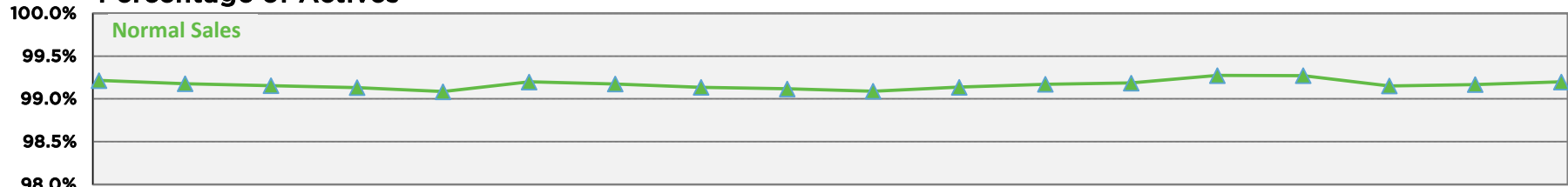


	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3
Total Actives	5,477	5,588	5,563	5,640	5,679	5,616	5,453	5,317	5,440	5,493	5,561	5,543	5,526	5,510	5,488	5,540	5,523	5,619

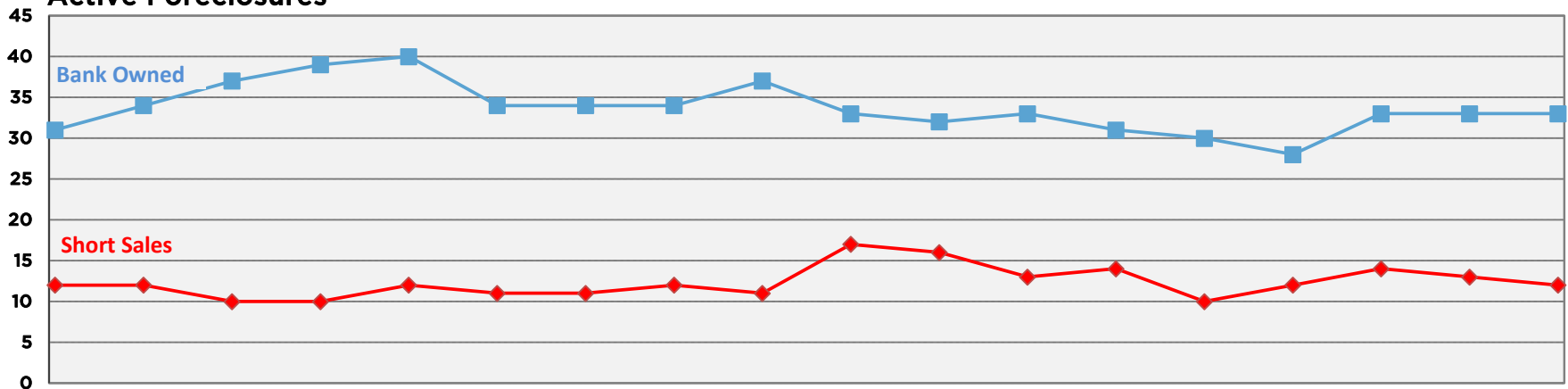


**Single Family Homes**

**Percentage of Actives**



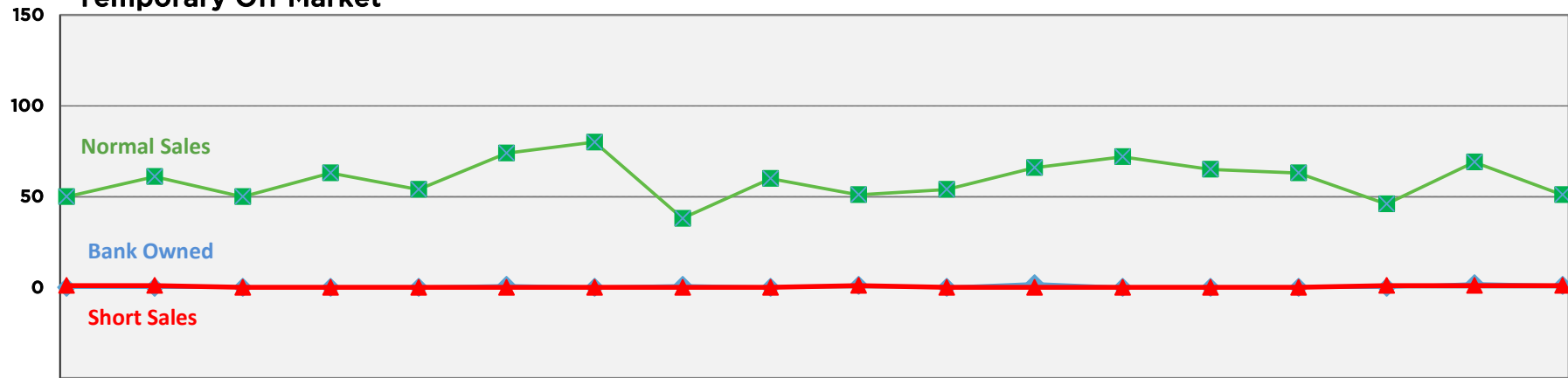
**Active Foreclosures**





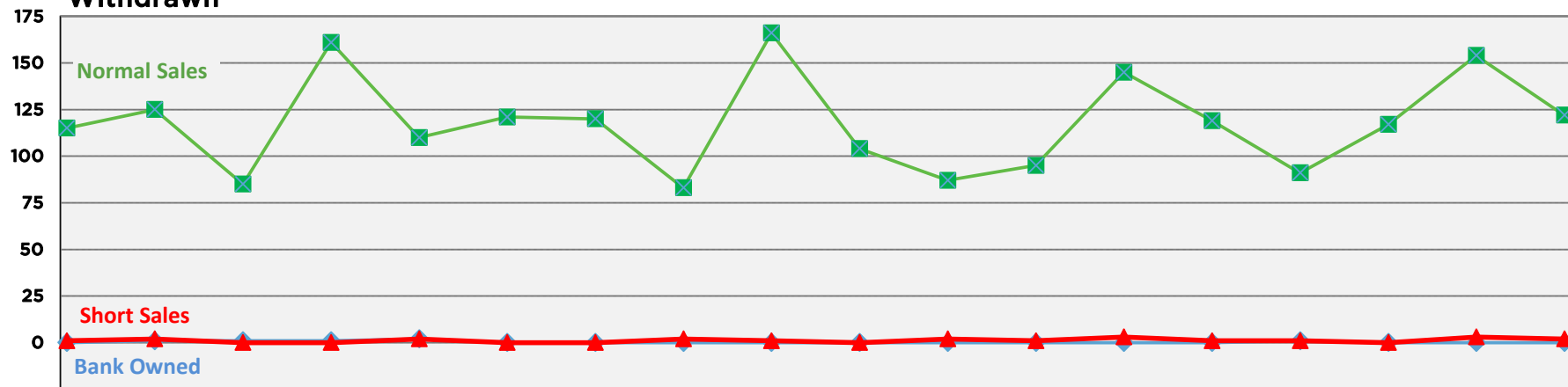
**Single Family Homes**

**Temporary Off Market**



	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	3/3
Norm	50	61	50	63	54	74	80	38	60	51	54	66	72	65	63	46	69	51
BO	0	0	0	0	0	1	0	1	0	1	0	2	0	0	0	0	2	1
SS	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	1

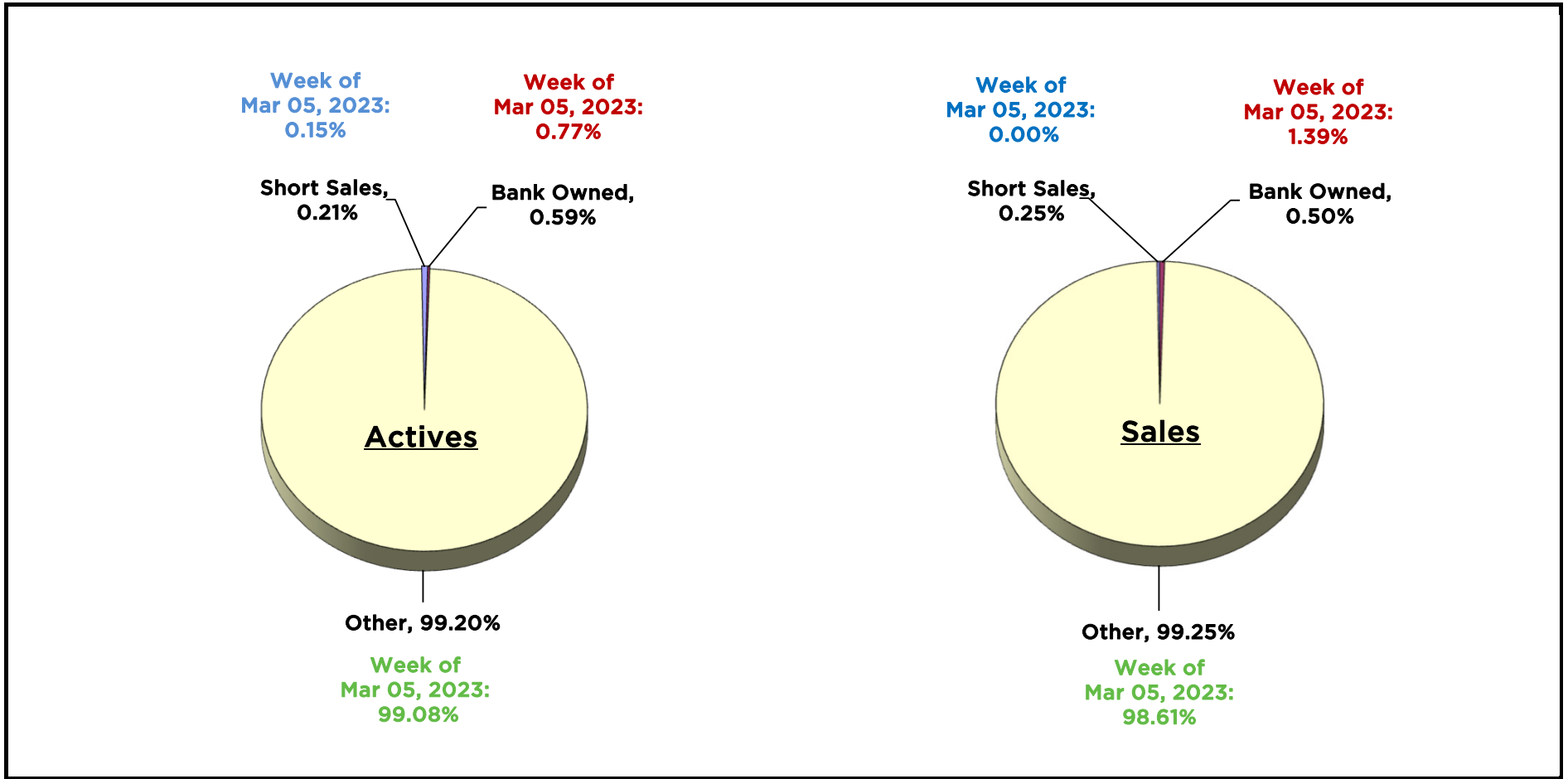
**Withdrawn**



	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	3/3
Norm	115	125	85	161	110	121	120	83	166	104	87	95	145	119	91	117	154	122
BO	0	1	1	1	2	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	1	2	0	0	2	0	0	2	1	0	2	1	3	1	1	0	3	2



### Single Family Homes



**Monday Morning Quarterback**  
03/03/2024 - 03/09/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 48 Single Family Homes available for the Median Price of \$420,000 (± \$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>
<b>Seminole County</b>		<b>4</b>	<b>\$419,975</b>	<b>3.3</b>	<b>2.0</b>	<b>1,962</b>	<b>\$214.03</b>
Casselberry	32707	1	\$419,900	4.0	2.0	2,461	\$170.62
Lake Mary / Heathrow	32746	1	\$420,000	4.0	2.0	1,956	\$214.72
Sanford / Lake Forest	32771	1	\$420,000	2.0	2.0	1,914	\$219.44
Winter Park	32792	1	\$420,000	3.0	2.0	1,518	\$276.68
<b>Orange County</b>		<b>14</b>	<b>\$419,986</b>	<b>3.4</b>	<b>2.0</b>	<b>1,673</b>	<b>\$251.07</b>
Apopka / Hunt Club	32703	3	\$420,000	3.3	2.0	1,773	\$236.84
Pine Hills	32805	1	\$420,000	5.0	3.0	1,940	\$216.49
Delaney / Crystal Lake	32806	1	\$420,000	2.0	2.0	961	\$437.04
Orlo Vista	32811	1	\$420,000	3.0	2.0	1,877	\$223.76
Conway	32812	2	\$419,950	4.0	2.0	1,713	\$245.23
Hiawassee	32818	2	\$419,950	3.5	2.0	1,967	\$213.55
Sand Lake / Bay Hill	32819	1	\$420,000	3.0	1.0	1,486	\$282.64
Williamsburg / Lake Bryan	32821	1	\$420,000	3.0	2.0	1,260	\$333.33
Rio Pinar / Union Park	32825	1	\$419,999	3.0	2.0	1,553	\$270.44
Hunters Creek	32837	1	\$420,000	4.0	2.0	1,664	\$252.40
<b>Osceola County</b>		<b>18</b>	<b>\$419,938</b>	<b>3.6</b>	<b>2.2</b>	<b>1,946</b>	<b>\$215.78</b>
Kissimmee (East)	34744	2	\$419,950	4.0	2.0	1,912	\$219.64
Kissimmee (West) / Pleasant Hill	34746	4	\$419,973	4.0	2.5	1,972	\$212.97
Kissimmee / Celebration	34747	1	\$419,990	3.0	2.0	1,743	\$240.96
Kissimmee / Poinciana	34758	2	\$419,950	4.0	2.5	2,460	\$170.75
Kissimmee	34759	1	\$419,900	4.0	2.0	2,870	\$146.31
St Cloud / Narcoossee	34771	4	\$419,975	3.3	2.0	1,716	\$244.81
St Cloud / Canoe Creek	34772	4	\$419,850	3.3	2.0	1,731	\$242.55
<b>Lake County</b>		<b>12</b>	<b>\$419,958</b>	<b>3.2</b>	<b>2.1</b>	<b>2,046</b>	<b>\$205.22</b>
Weirsdale	32195	1	\$420,000	2.0	2.0	1,344	\$312.50
Eustis (West)	32726	2	\$419,950	2.5	2.0	2,204	\$190.58
Eustis (East)	32736	1	\$419,900	5.0	3.0	2,780	\$151.04
Mount Dora	32757	1	\$419,900	3.0	2.0	2,562	\$163.90
Clermont (Central)	34711	1	\$420,000	2.0	2.0	1,722	\$243.90
Clermont (South)	34714	1	\$420,000	4.0	2.0	1,412	\$297.45
Minneola	34715	2	\$419,950	3.5	2.0	1,793	\$234.28
Groveland	34736	1	\$420,000	4.0	2.0	1,972	\$212.98
Leesburg (West)	34748	2	\$419,950	3.0	2.0	2,386	\$176.01

**Monday Morning Quarterback**  
03/03/2024 - 03/09/2024  
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
<b>Weekly Sales</b>	147	69	20	31	24	3	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	146	68	20	31	24	3	0
<b>Active Listings</b>	2,772	930	420	687	420	298	17
Bank Owned	7	4	1	1	0	1	0
Short Sales	2	0	1	1	0	0	0
Other	2,763	926	418	685	420	297	17
<b>Months of Inventory</b>	4.35	3.11	4.85	5.11	4.04	22.92	0.00

**List Price**

<b>Average Original List Price</b>	\$302,532	\$205,804	\$294,625	\$364,310	\$468,441	\$614,333	\$0
<b>Average Final List Price</b>	\$290,098	\$189,336	\$287,785	\$354,133	\$461,566	\$589,633	\$0

**Sale Price**

<b>Average Price</b>	\$280,313	\$181,206	\$277,313	\$343,603	\$448,579	\$579,667	\$0
<b>Median Price</b>	\$263,000	\$185,000	\$279,250	\$338,000	\$445,000	\$550,000	\$0

**Price Differences**

<b>Original to Final List Price</b>	-\$12,434	-\$16,468	-\$6,840	-\$10,177	-\$6,875	-\$24,700	\$0
<b>Original List to Sale Price - \$</b>	-\$22,219	-\$24,598	-\$17,312	-\$20,707	-\$19,862	-\$34,666	\$0
<b>Final List to Sale Price - \$</b>	-\$9,785	-\$8,130	-\$10,472	-\$10,530	-\$12,987	-\$9,966	\$0
<b>Original List to Sale Price - %</b>	92.66%	88.05%	94.12%	94.32%	95.76%	94.36%	0.00%
<b>Final List to Sale Price - %</b>	96.63%	95.71%	96.36%	97.03%	97.19%	98.31%	0.00%

**Days on the Market**

<b>Avg Days Listing to Contract</b>	60	60	71	64	51	33	0
<b>Combined Avg Days to Contract</b>	63	61	71	72	52	33	0
<b>Avg Days Listing to Closing</b>	90	88	97	96	85	65	0
<b>Avg Days Contract to Close</b>	31	29	27	33	34	32	0

**Beds / Baths**

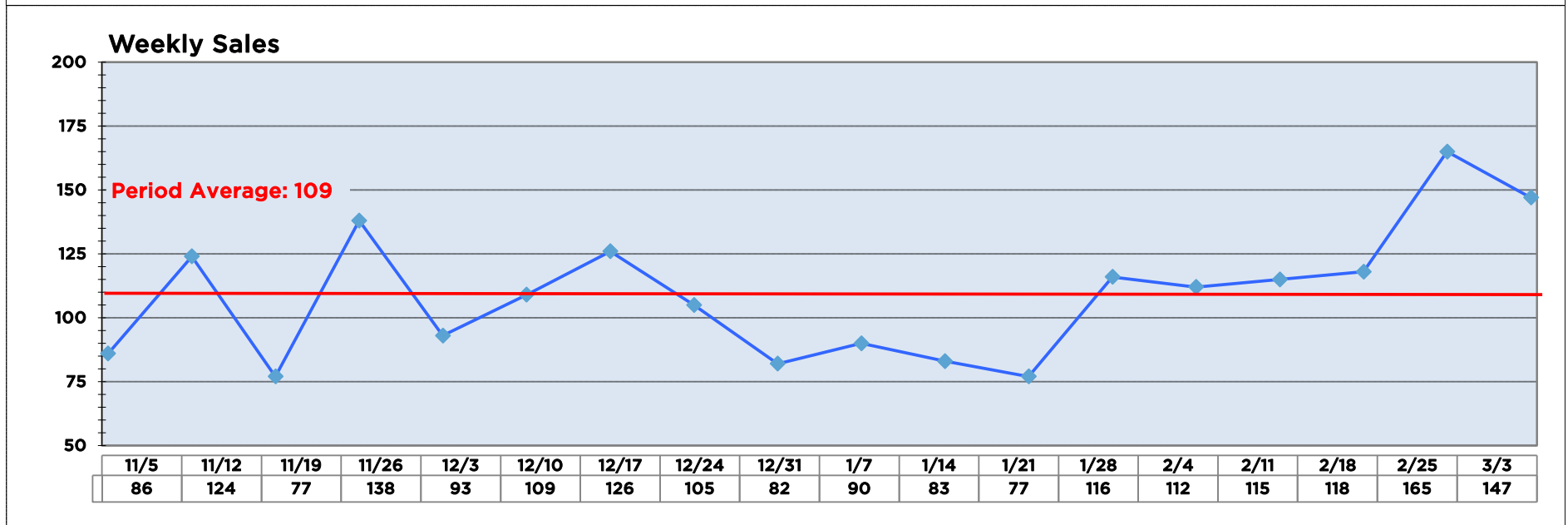
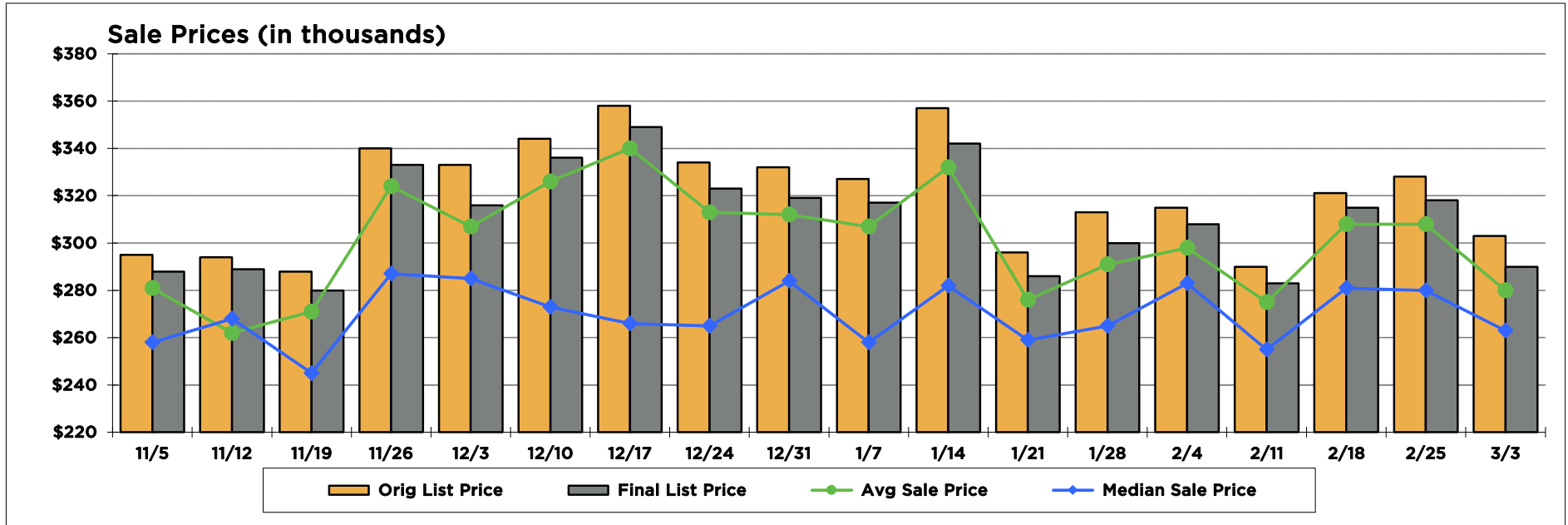
<b>Average Bedrooms</b>	2	2	2	3	3	3	0
<b>Average Full Baths</b>	2	1	2	2	3	2	0
<b>Average Half Baths</b>	0	0	0	0	0	1	0

**Square Footage**

<b>Average Square Feet</b>	1,268	899	1,336	1,585	1,781	1,925	0
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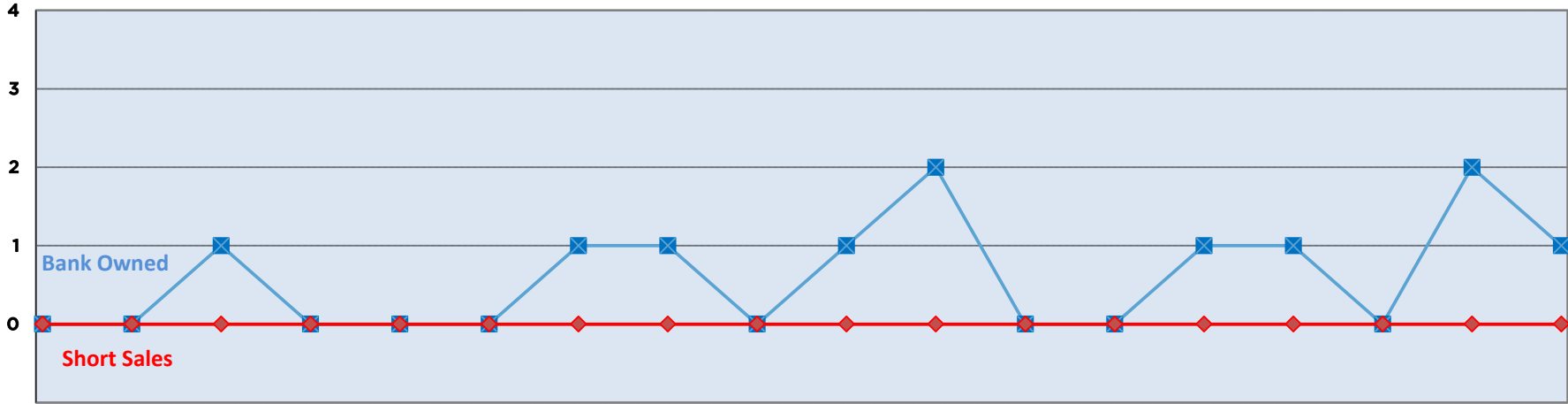


**Condos, Townhomes, Villas**



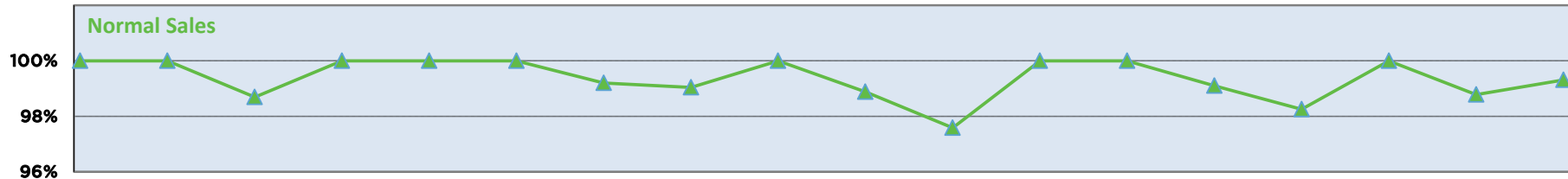
**Condos, Townhomes, Villas**

**Foreclosure Sales**

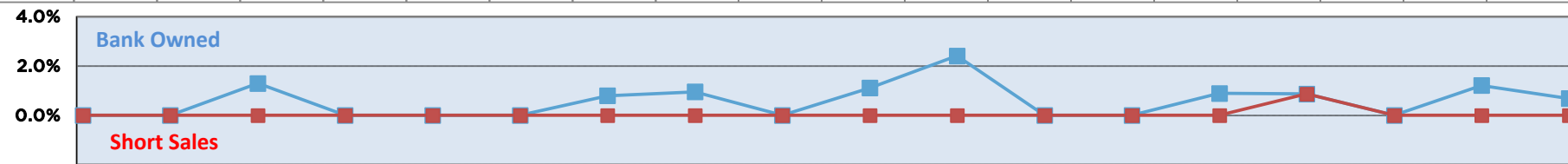


	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3
BO	0	0	1	0	0	0	1	1	0	1	2	0	0	1	1	0	2	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	3/3
Normal	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%	99.32%

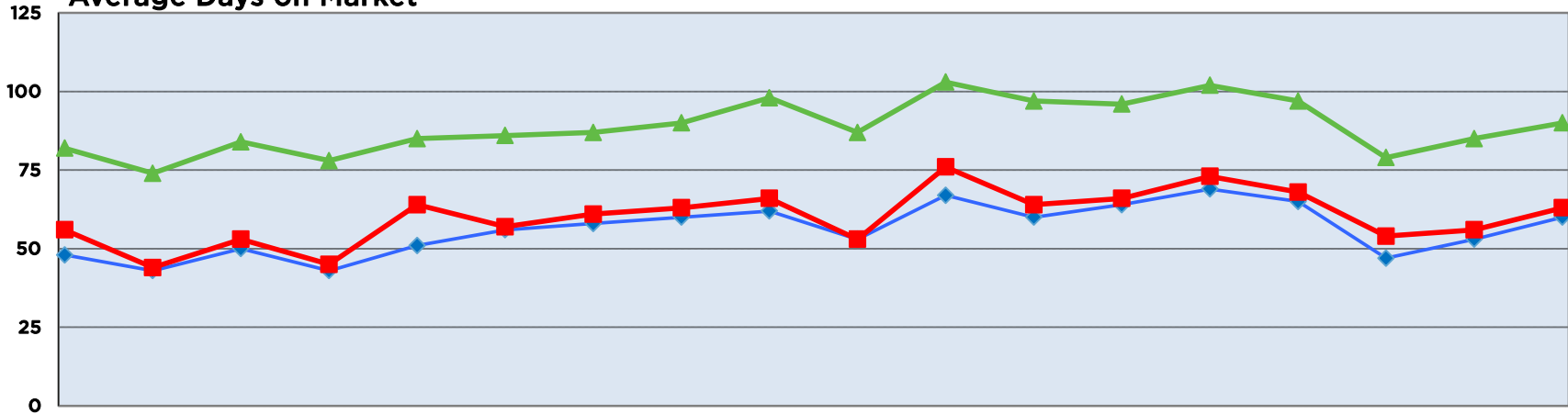


	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3
BO	0.00%	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%	0.87%	0.00%	1.21%	0.68%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.87%	0.00%	0.00%	0.00%



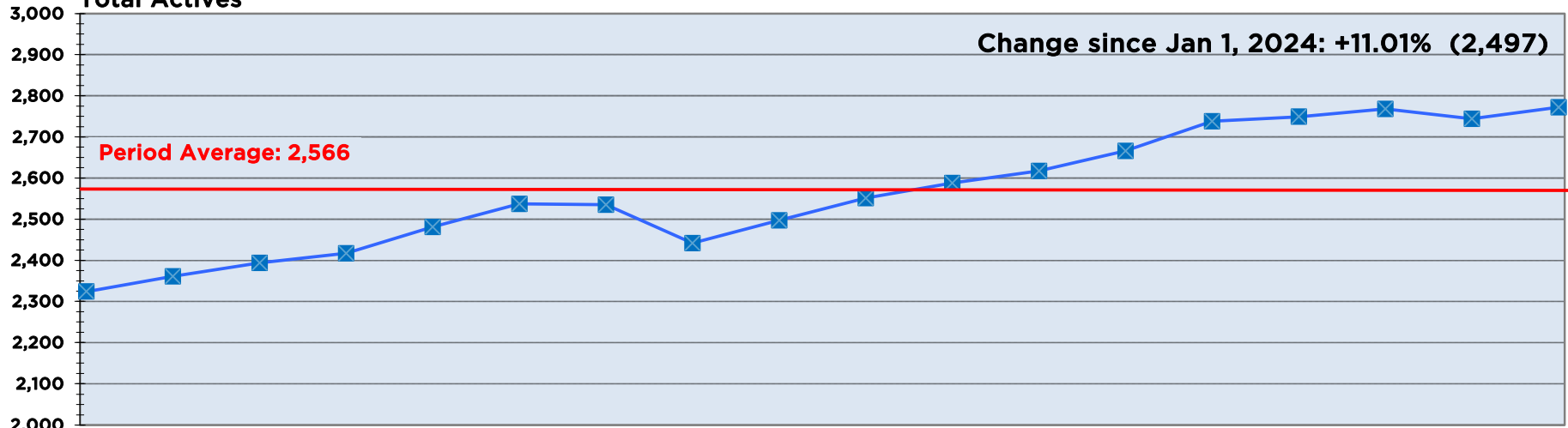
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	3/3
ListToContract	48	43	50	43	51	56	58	60	62	53	67	60	64	69	65	47	53	60
CombDaysOnMkt	56	44	53	45	64	57	61	63	66	53	76	64	66	73	68	54	56	63
ListToClose	82	74	84	78	85	86	87	90	98	87	103	97	96	102	97	79	85	90

**Total Actives**

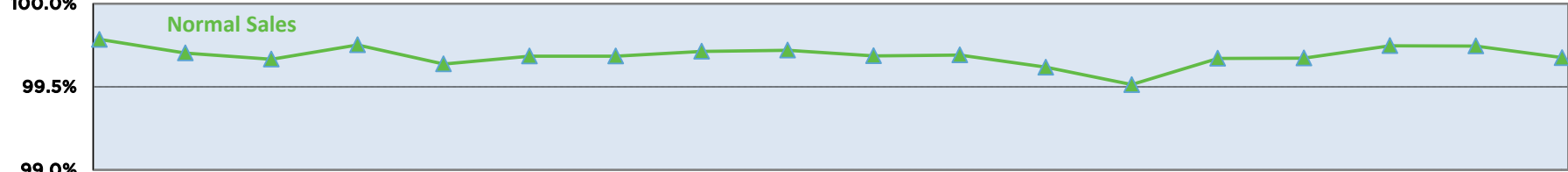


	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3
Total Actives	2,324	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772

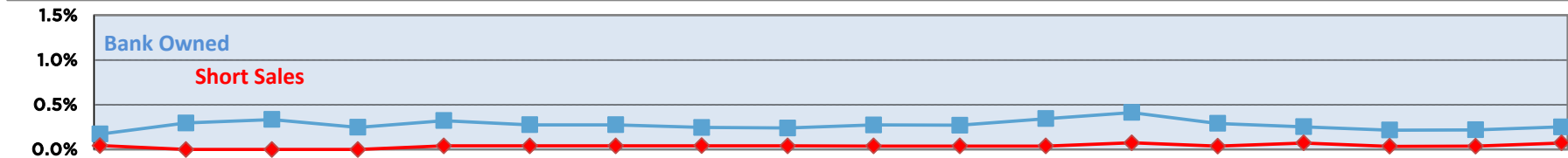


**Condos, Townhomes, Villas**

**Percentage of Actives**

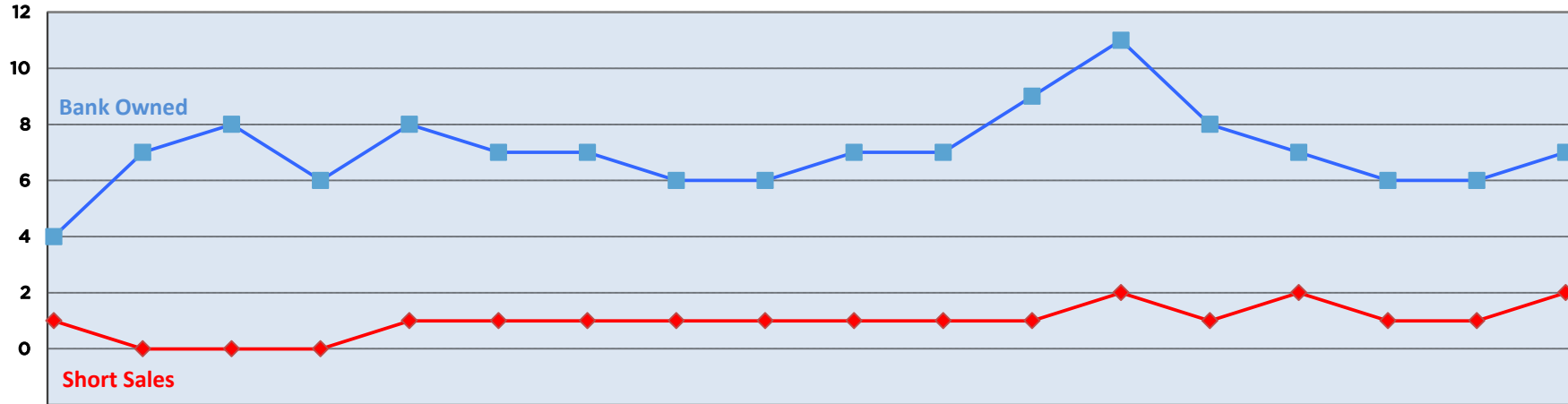


	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3
Normal	99.78%	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%



	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	3/3
BO	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%	0.25%
SS	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%	0.07%

**Active Foreclosures**

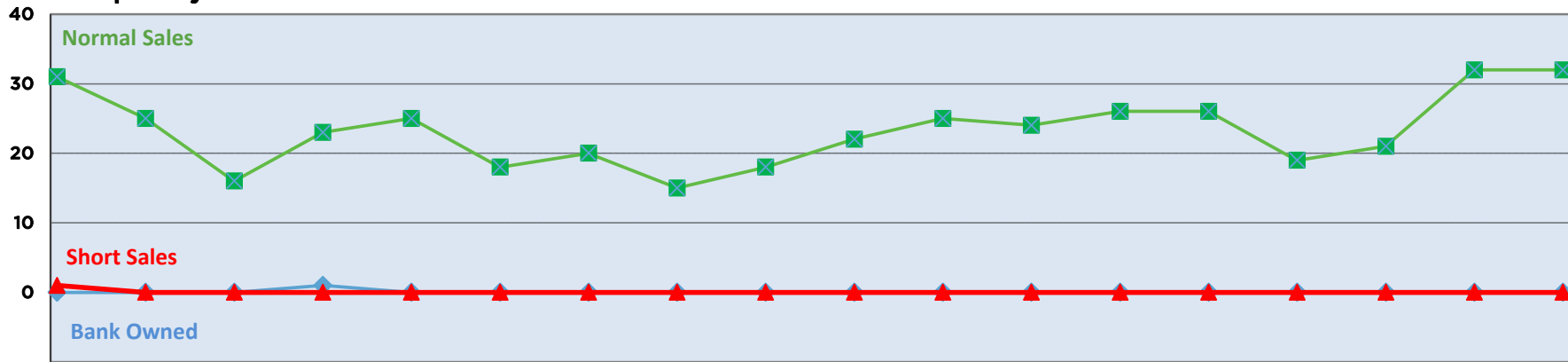


	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3
BO	4	7	8	6	8	7	7	6	6	7	7	9	11	8	7	6	6	7
SS	1	0	0	0	1	1	1	1	1	1	1	1	2	1	2	1	1	2



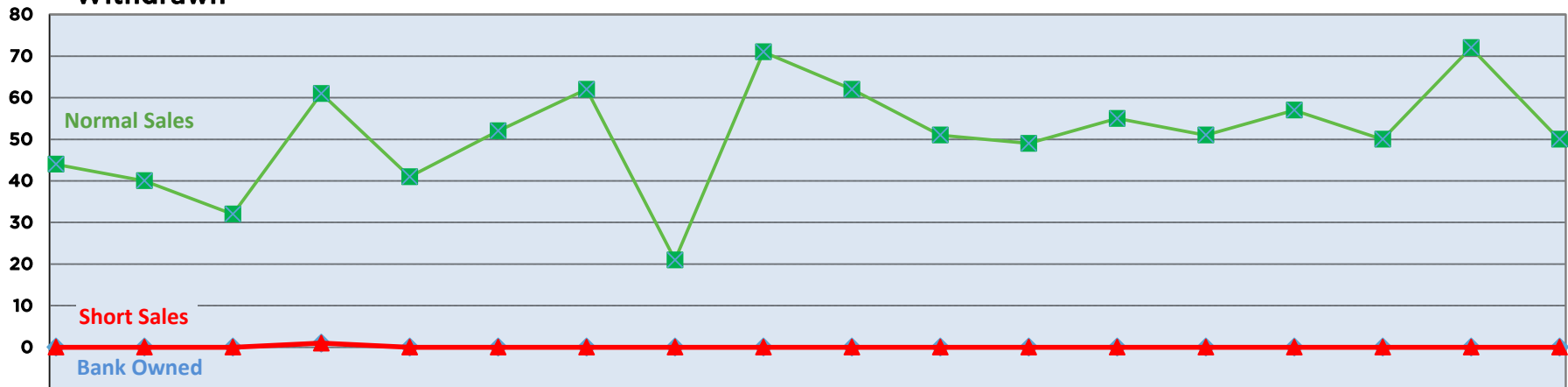
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	3/3
Norm	31	25	16	23	25	18	20	15	18	22	25	24	26	26	19	21	32	32
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

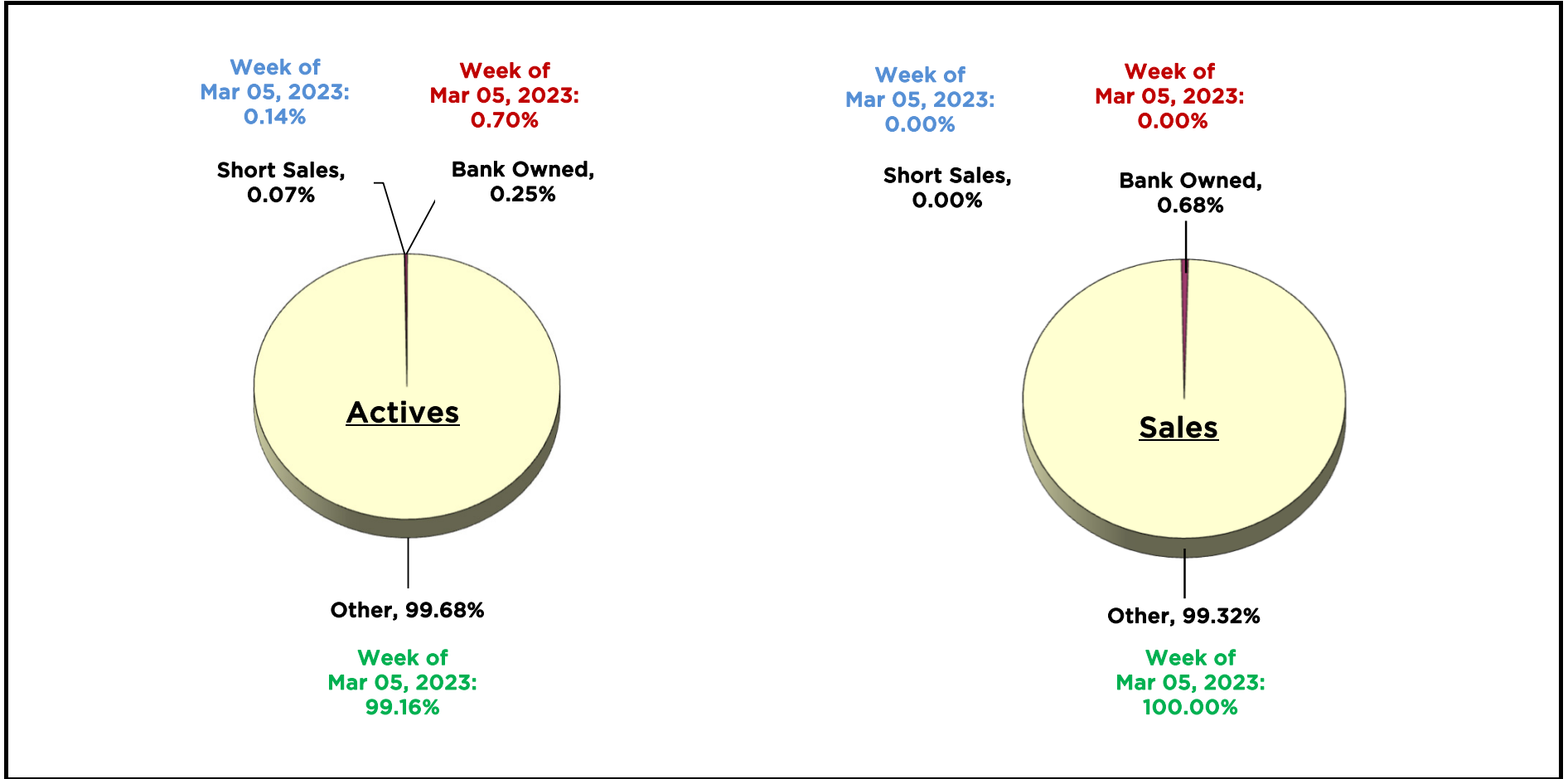
**Withdrawn**



	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	3/3
Norm	44	40	32	61	41	52	62	21	71	62	51	49	55	51	57	50	72	50
BO	0	0	0	1	0	0	0	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



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**03/03/2024 - 03/09/2024**  
 Lake, Orange, Osceola & Seminole Counties

**There are 2 Condos, Villas, or Townhomes available for the Median Price of \$263,000 (± \$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>
<b>Orange County</b>		<b>2</b>	<b>\$262,650</b>	<b>2.5</b>	<b>2.0</b>	<b>1,447</b>	<b>\$181.58</b>
Orlo Vista	32811	1	\$262,799	3.0	2.0	1,405	\$187.05
Hunters Creek	32837	1	\$262,500	2.0	2.0	1,488	\$176.41