



Monday Morning Quarterback Summary

Week of March 10, 2024 - March 16, 2024

Single-family existing homes

- Sales of single-family homes increased to 448 during the week of March 10, from 401 the week prior
- The median price of single family homes increased to \$440,000 a change of 4.8%
- The number of single-family home foreclosure transactions increased to 4 from 2 the week prior
- The number of single-family short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory increased by 96, and now sits at 5,715

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 125 during the week of March 10, from 147 the week prior
- The median price of condos, townhomes, and villas increased to \$276,000 a change of 4.9%
- 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 remains constant at 0
- Condo inventory increased by 58, and now sits at 2,830

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

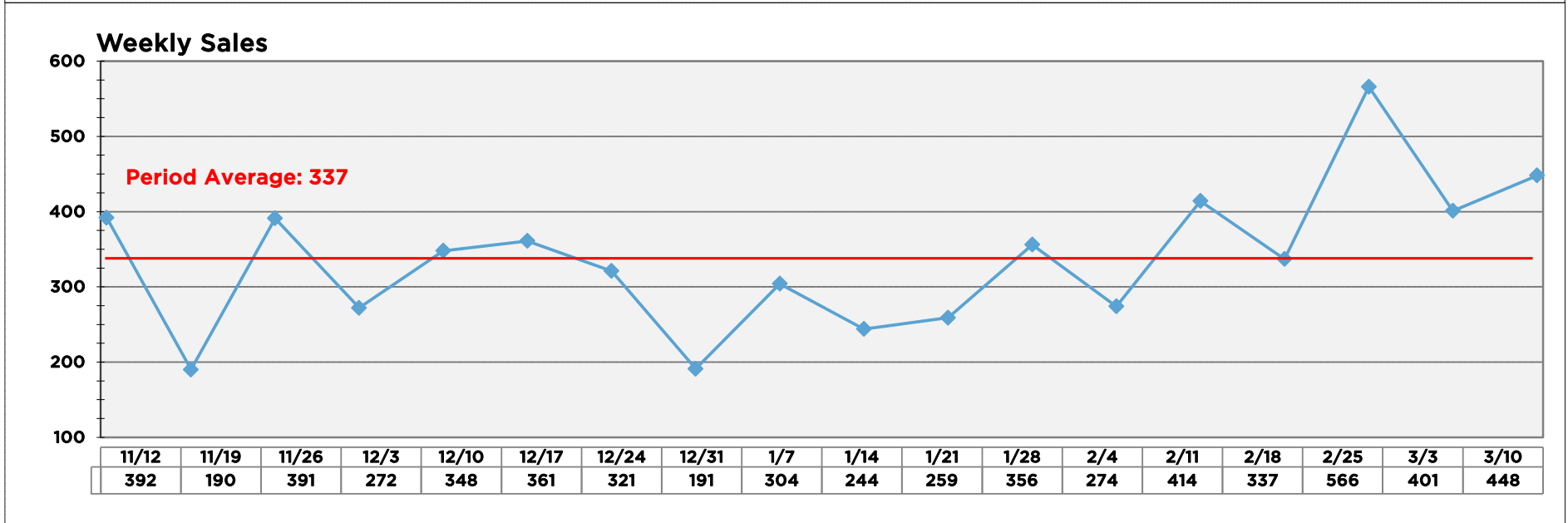
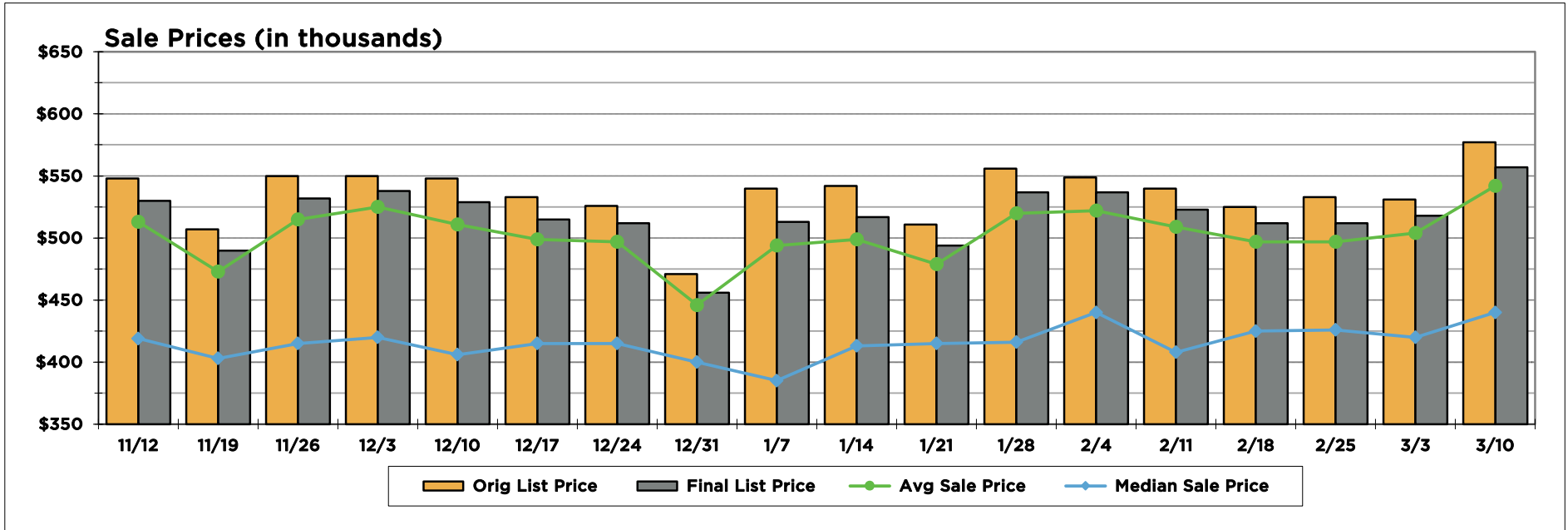
Monday Morning Quarterback
03/10/2024 - 03/16/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	448	36	30	102	103	149	28
Bank Owned	4	0	1	2	1	0	0
Short Sales	3	1	1	0	1	0	0
Other	441	35	28	100	101	149	28
Active Listings	5,715	320	309	1,108	1,166	2,165	647
Bank Owned	38	10	6	5	6	10	1
Short Sales	11	3	1	3	3	1	0
Other	5,666	307	302	1,100	1,157	2,154	646
Months of Inventory	2.94	2.05	2.38	2.51	2.61	3.35	5.33
<u>List Price</u>							
Average Original List Price	\$576,588	\$186,760	\$292,698	\$371,822	\$461,019	\$700,404	\$1,894,139
Average Final List Price	\$556,819	\$177,724	\$282,740	\$359,901	\$448,042	\$672,353	\$1,840,568
<u>Sale Price</u>							
Average Price	\$541,440	\$165,303	\$272,076	\$354,214	\$439,511	\$654,335	\$1,769,876
Median Price	\$440,000	\$186,450	\$269,450	\$355,000	\$440,000	\$621,000	\$1,319,720
<u>Price Differences</u>							
Original to Final List Price	-\$19,769	-\$9,036	-\$9,958	-\$11,921	-\$12,977	-\$28,051	-\$53,571
Original List to Sale Price - \$	-\$35,148	-\$21,457	-\$20,622	-\$17,608	-\$21,508	-\$46,069	-\$124,263
Final List to Sale Price - \$	-\$15,379	-\$12,421	-\$10,664	-\$5,687	-\$8,531	-\$18,018	-\$70,692
Original List to Sale Price - %	93.90%	88.51%	92.95%	95.26%	95.33%	93.42%	93.44%
Final List to Sale Price - %	97.24%	93.01%	96.23%	98.42%	98.10%	97.32%	96.16%
<u>Days on the Market</u>							
Avg Days Listing to Contract	60	53	56	54	56	69	64
Combined Avg Days to Contract	65	60	59	57	56	79	71
Avg Days Listing to Closing	93	76	90	88	89	103	106
Avg Days Contract to Close	34	29	35	35	34	34	43
<u>Beds / Baths</u>							
Average Bedrooms	4	2	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	2,179	1,159	1,401	1,543	2,065	2,683	4,387

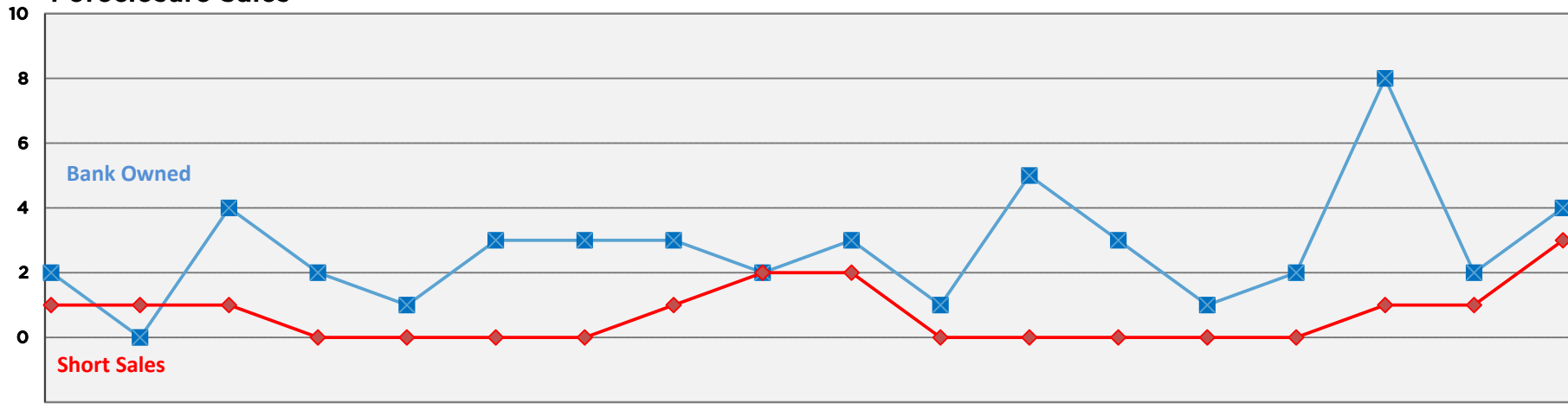


Single Family Homes



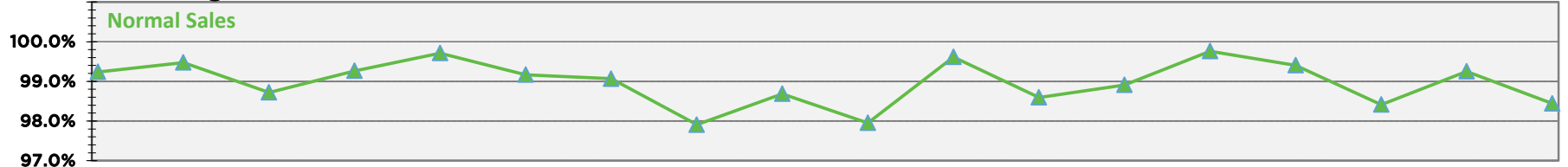
Single Family Homes

Foreclosure Sales

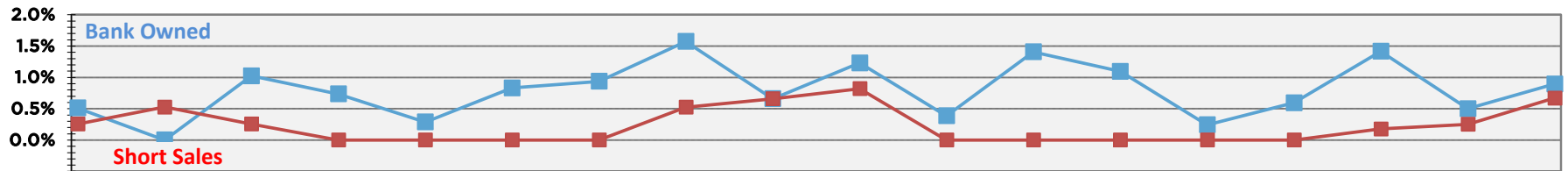


	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10
BO	2	0	4	2	1	3	3	3	2	3	1	5	3	1	2	8	2	4
SS	1	1	1	0	0	0	0	1	2	2	0	0	0	0	0	1	1	3

Percentage of Sales



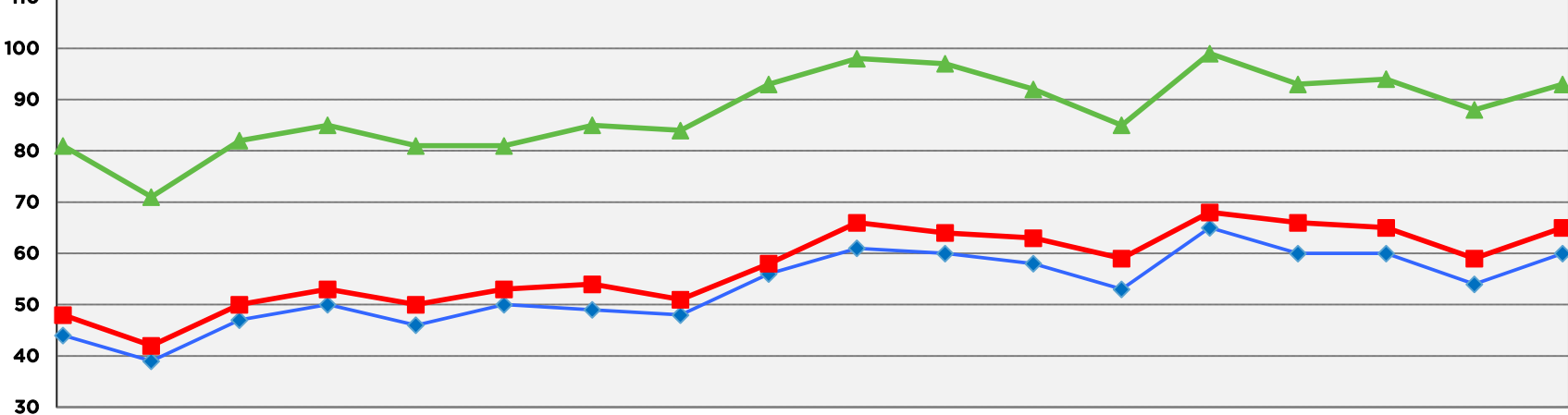
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Normal	99.23%	99.47%	98.72%	99.26%	99.71%	99.17%	99.07%	97.91%	98.68%	97.95%	99.61%	98.60%	98.91%	99.76%	99.41%	98.41%	99.25%	98.44%



	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	3/10
BO	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%	0.89%
SS	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%	0.67%

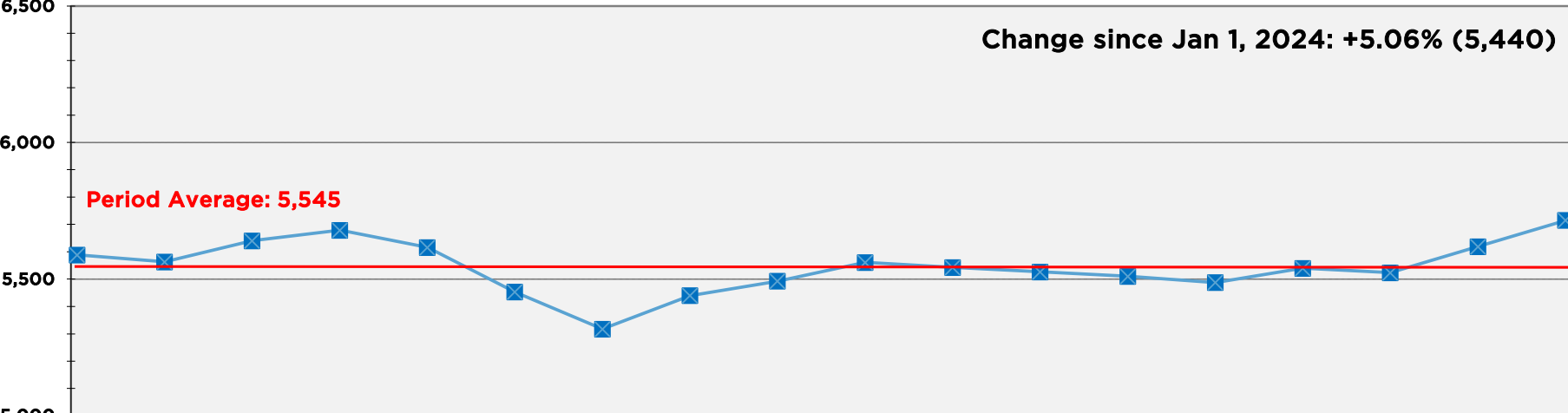
Single Family Homes

Average Days on Market



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

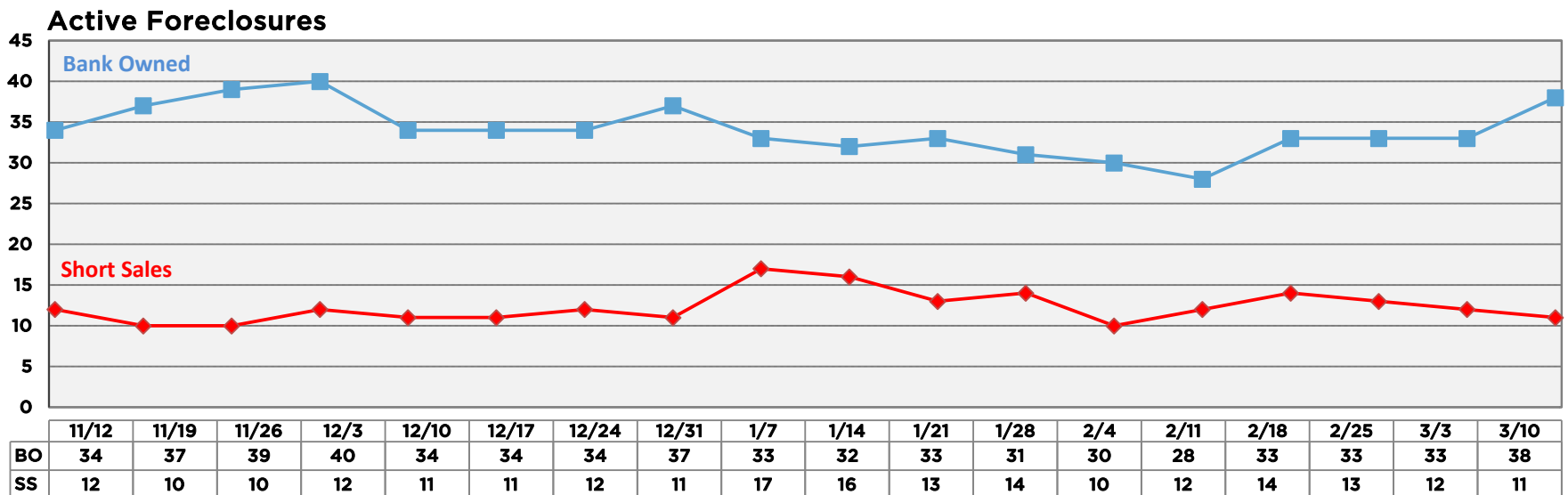
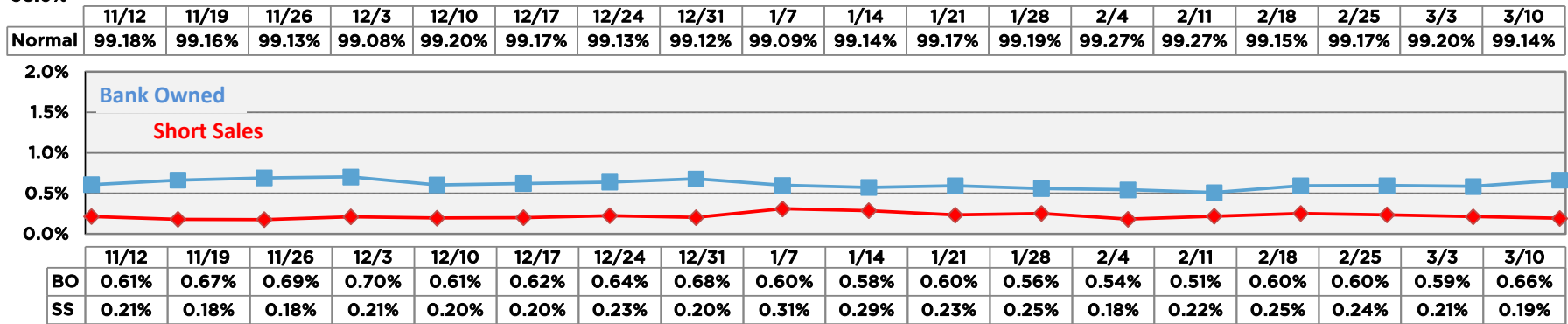
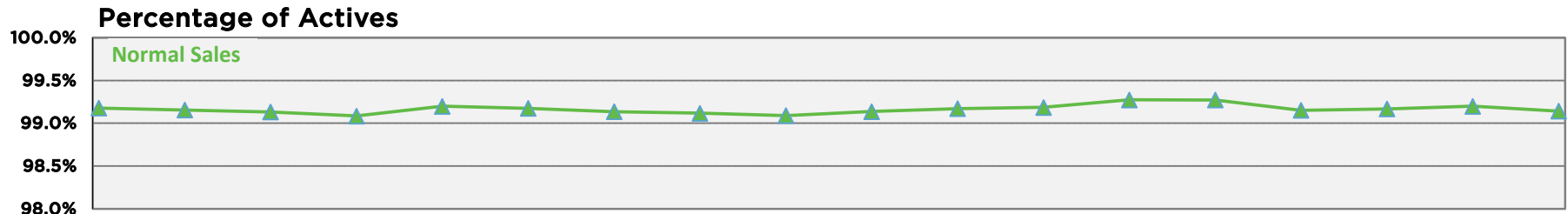
Total Actives



	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	3/10
Total Actives	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	5,715



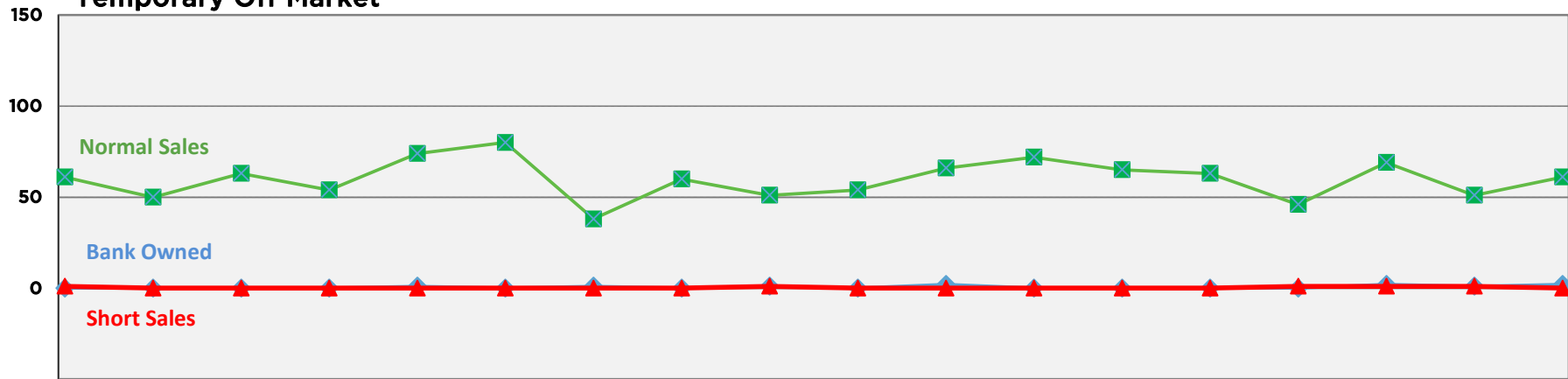
Single Family Homes





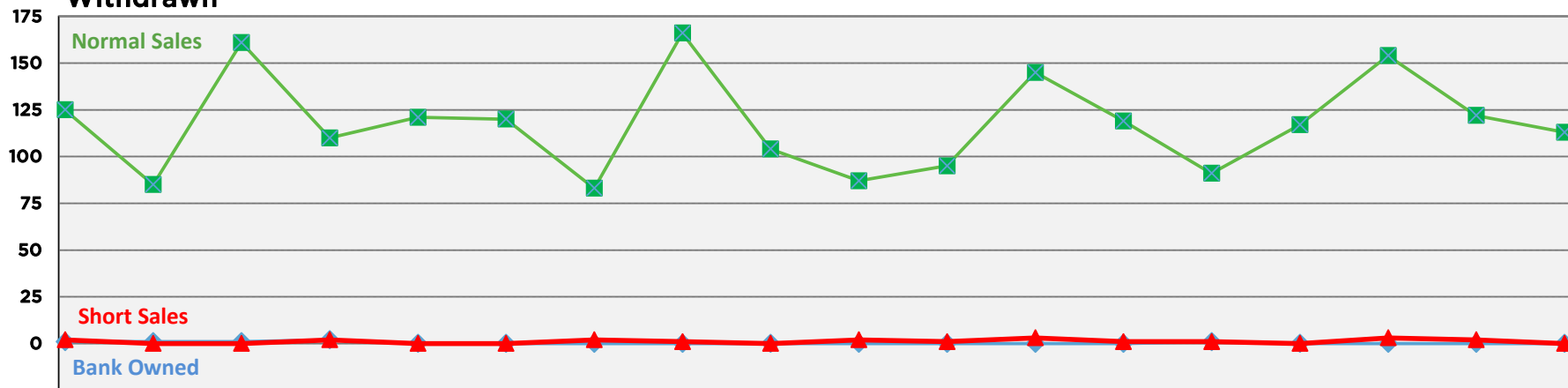
Single Family Homes

Temporary Off Market



	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	3/10
Norm	61	50	63	54	74	80	38	60	51	54	66	72	65	63	46	69	51	61
BO	0	0	0	0	1	0	1	0	1	0	2	0	0	0	0	2	1	2
SS	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	1	0

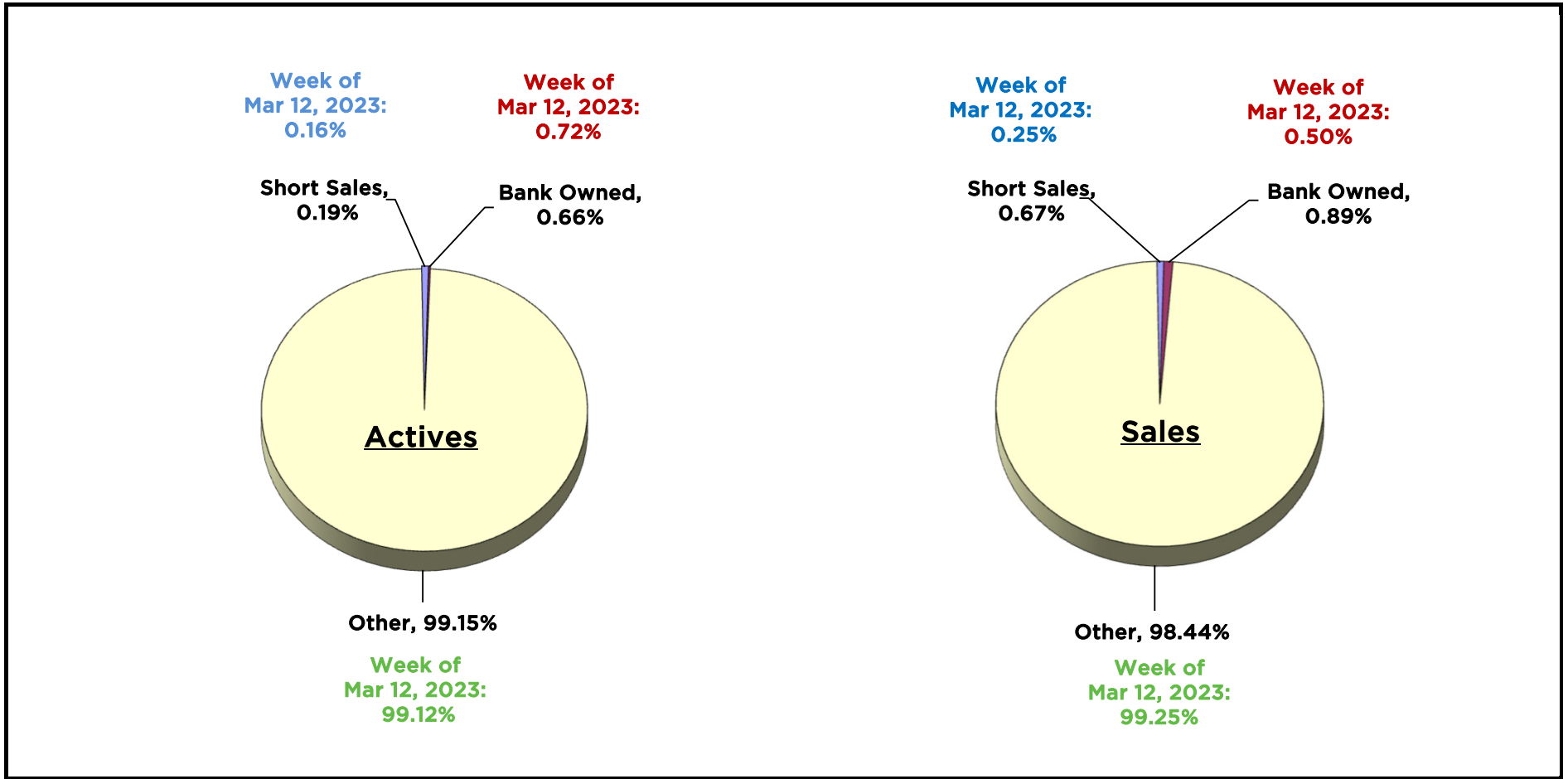
Withdrawn



	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	3/10
Norm	125	85	161	110	121	120	83	166	104	87	95	145	119	91	117	154	122	113
BO	1	1	1	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	2	0	0	2	0	0	2	1	0	2	1	3	1	1	0	3	2	0



Single Family Homes



Monday Morning Quarterback
03/10/2024 - 03/16/2024
Lake, Orange, Osceola & Seminole Counties

There are 39 Single Family Homes available for the Median Price of \$440,000 (± \$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		7	\$439,907	3.6	2.1	1,895	\$232.12
Altamonte Springs (East)	32701	1	\$439,900	4.0	2.0	1,147	\$383.52
Casselberry	32707	1	\$439,900	4.0	2.0	1,730	\$254.28
Winter Springs / Tuskawilla	32708	1	\$440,000	3.0	2.0	2,274	\$193.49
Longwood (East)	32750	1	\$439,750	4.0	2.0	1,729	\$254.34
Oviedo	32765	1	\$439,900	3.0	2.0	1,776	\$247.69
Sanford (South)	32773	2	\$439,950	3.5	2.5	2,305	\$190.87
Orange County		12	\$439,928	3.7	2.0	1,878	\$234.22
Apopka / Hunt Club	32703	1	\$439,990	4.0	2.0	2,052	\$214.42
Winter Park (West)	32789	1	\$439,900	3.0	2.0	1,226	\$358.81
Pine Hills / Rosemont	32808	1	\$439,950	3.0	2.0	2,563	\$171.65
Conway	32812	1	\$440,000	3.0	2.0	2,112	\$208.33
Union Park	32817	1	\$440,000	4.0	2.0	1,536	\$286.46
Taft	32824	1	\$439,900	4.0	2.0	1,975	\$222.73
Rio Pinar / Union Park	32825	1	\$439,500	4.0	2.0	1,840	\$238.86
Research Park	32826	2	\$440,000	3.5	2.0	1,923	\$228.81
Hunters Creek	32837	2	\$440,000	4.0	2.0	1,731	\$254.26
Ocoee	34761	1	\$439,900	4.0	2.0	1,928	\$228.16
Osceola County		14	\$439,985	3.7	2.1	1,884	\$233.53
Davenport	33896	1	\$440,000	3.0	2.0	2,103	\$209.22
Kissimmee / Buena Ventura Lakes	34743	2	\$440,000	3.5	2.0	1,617	\$272.11
Kissimmee (East)	34744	4	\$439,950	3.8	2.0	1,821	\$241.60
Kissimmee (West) / Pleasant Hill	34746	3	\$439,997	3.7	2.3	1,943	\$226.41
St Cloud / Narcoossee	34771	2	\$440,000	4.0	2.0	1,838	\$239.39
St Cloud / Canoe Creek	34772	2	\$440,000	4.0	2.5	2,125	\$207.06
Lake County		6	\$439,933	3.0	2.5	2,074	\$212.08
The Villages	32163	1	\$439,900	3.0	2.0	1,671	\$263.26
Eustis (West)	32726	2	\$439,900	3.5	3.0	2,332	\$188.64
Groveland	34736	2	\$439,950	2.0	2.0	1,872	\$235.08
Howey in the Hills	34737	1	\$440,000	4.0	3.0	2,368	\$185.81

Monday Morning Quarterback
03/10/2024 - 03/16/2024
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	125	52	24	30	9	10	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	125	52	24	30	9	10	0
Active Listings	2,830	946	442	703	419	300	20
Bank Owned	9	5	1	2	0	1	0
Short Sales	2	0	1	1	0	0	0
Other	2,819	941	440	700	419	299	20
Months of Inventory	5.23	4.20	4.25	5.41	10.74	6.92	0.00

List Price

Average Original List Price	\$306,803	\$186,317	\$289,233	\$355,687	\$453,844	\$696,508	\$0
Average Final List Price	\$299,533	\$180,652	\$281,188	\$347,017	\$451,056	\$682,918	\$0

Sale Price

Average Price	\$292,095	\$171,655	\$275,581	\$341,147	\$441,711	\$676,200	\$0
Median Price	\$276,000	\$175,000	\$280,000	\$340,000	\$440,000	\$675,000	\$0

Price Differences

Original to Final List Price	-\$7,270	-\$5,665	-\$8,045	-\$8,670	-\$2,788	-\$13,590	\$0
Original List to Sale Price - \$	-\$14,708	-\$14,662	-\$13,652	-\$14,540	-\$12,133	-\$20,308	\$0
Final List to Sale Price - \$	-\$7,438	-\$8,997	-\$5,607	-\$5,870	-\$9,345	-\$6,718	\$0
Original List to Sale Price - %	95.21%	92.13%	95.28%	95.91%	97.33%	97.08%	0.00%
Final List to Sale Price - %	97.52%	95.02%	98.01%	98.31%	97.93%	99.02%	0.00%

Days on the Market

Avg Days Listing to Contract	60	55	80	66	41	39	0
Combined Avg Days to Contract	66	65	85	68	41	39	0
Avg Days Listing to Closing	94	78	115	105	98	85	0
Avg Days Contract to Close	34	24	36	40	56	47	0

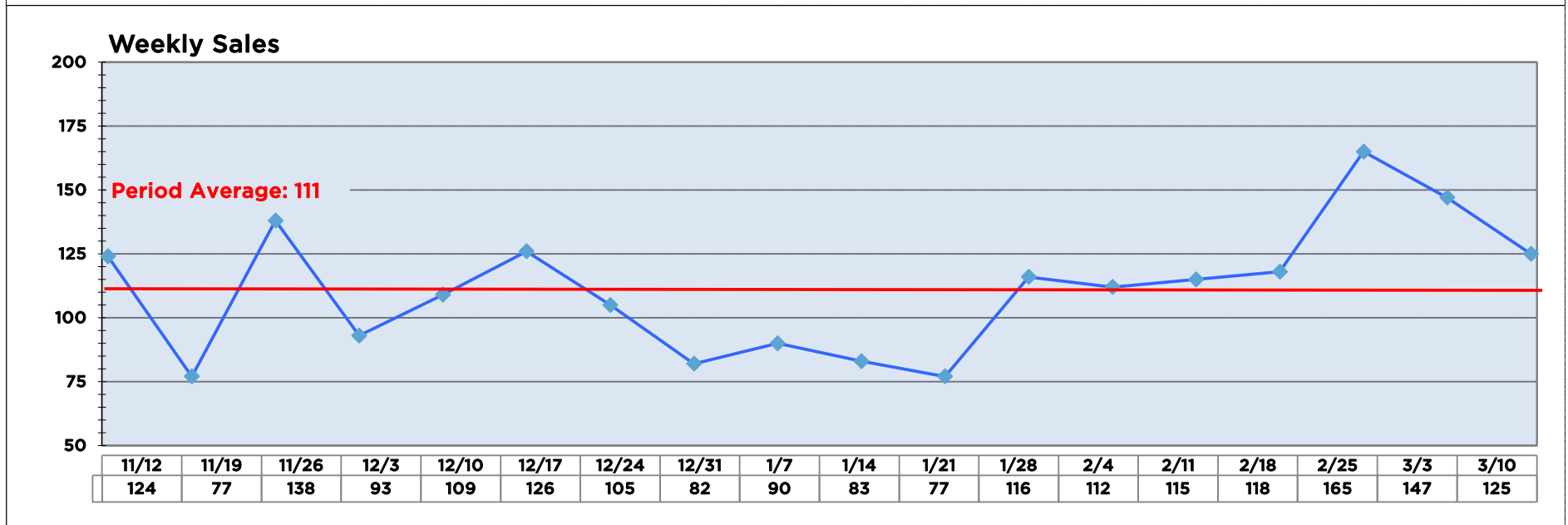
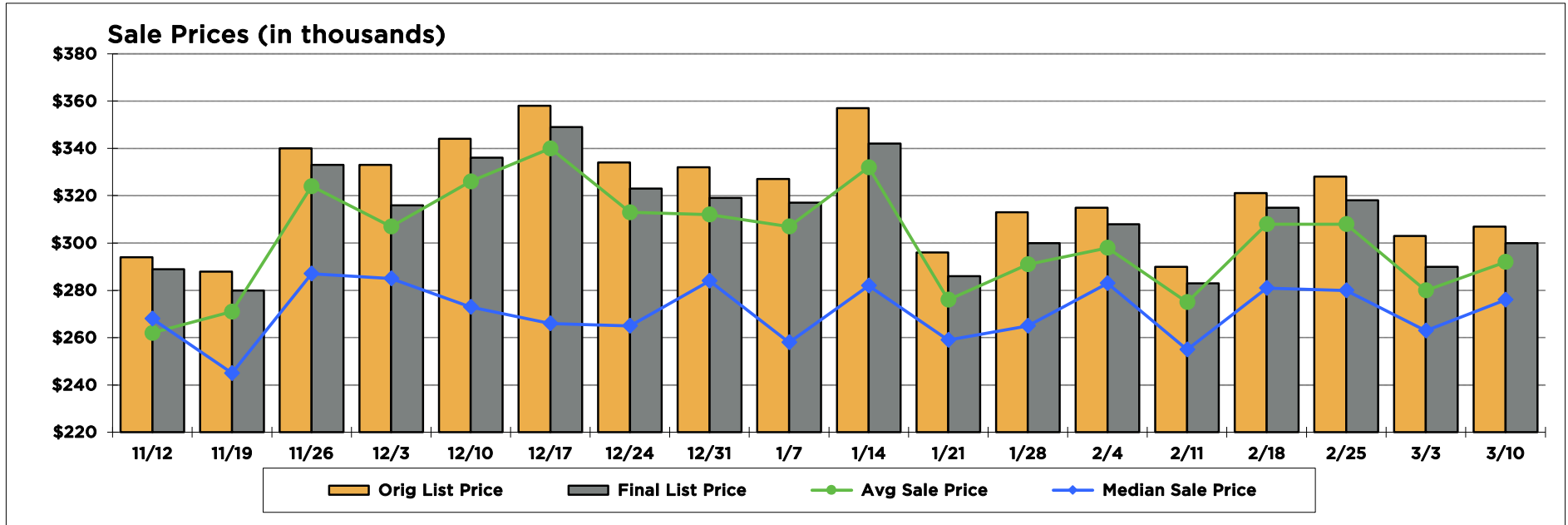
Beds / Baths

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

Square Footage

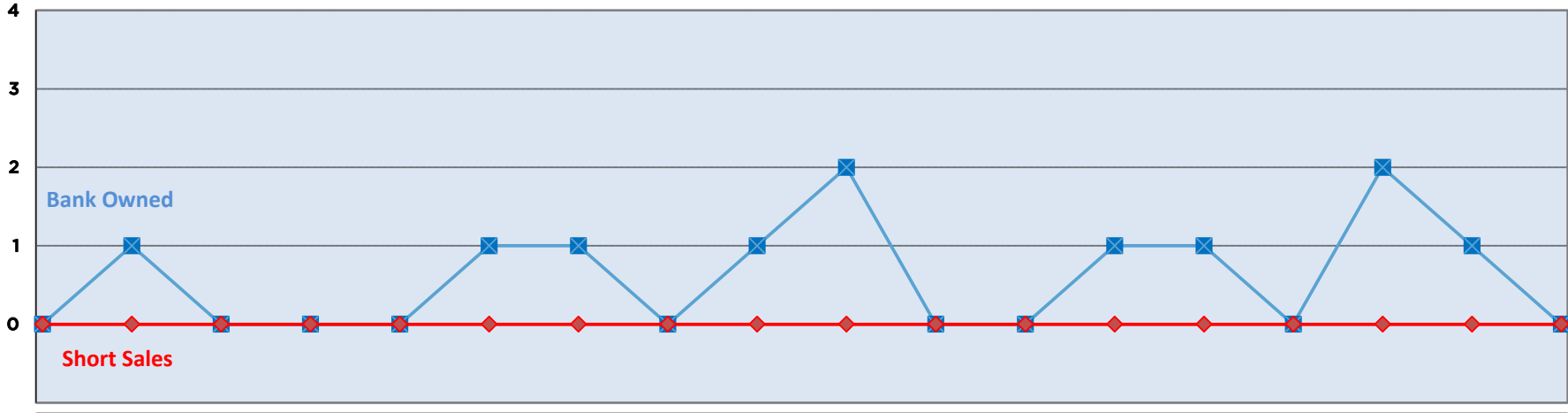
Average Square Feet	1,342	910	1,350	1,594	1,975	2,239	0
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Condos, Townhomes, Villas



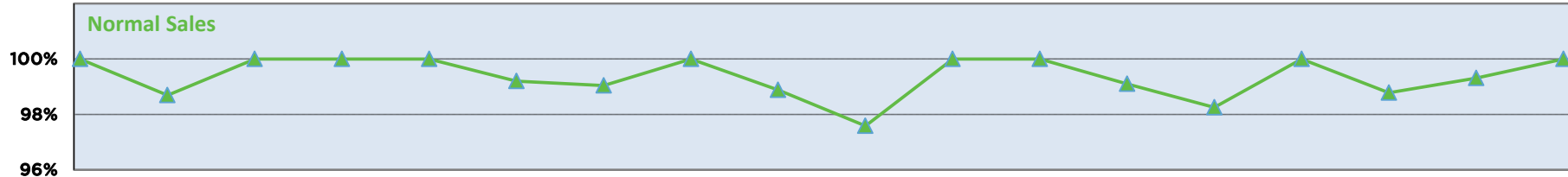
Condos, Townhomes, Villas

Foreclosure Sales

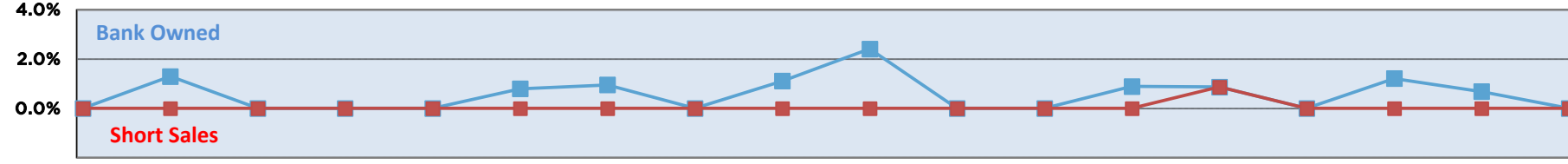


	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10
BO	0	1	0	0	0	1	1	0	1	2	0	0	1	1	0	2	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	3/10
Normal	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%	100.00

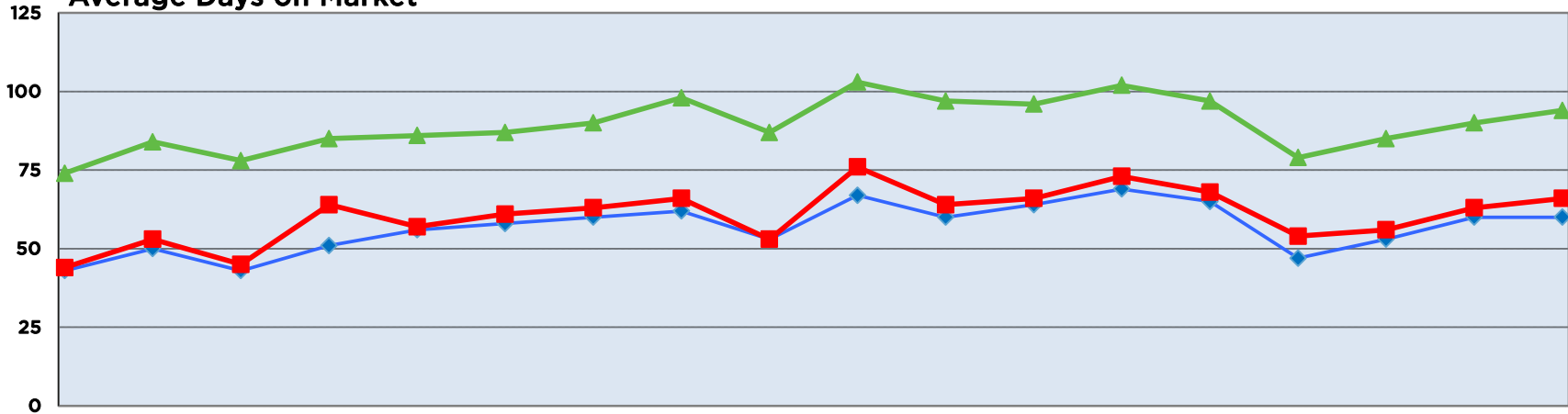


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BO	0.00%	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%	0.87%	0.00%	1.21%	0.68%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.87%	0.00%	0.00%	0.00%	0.00%



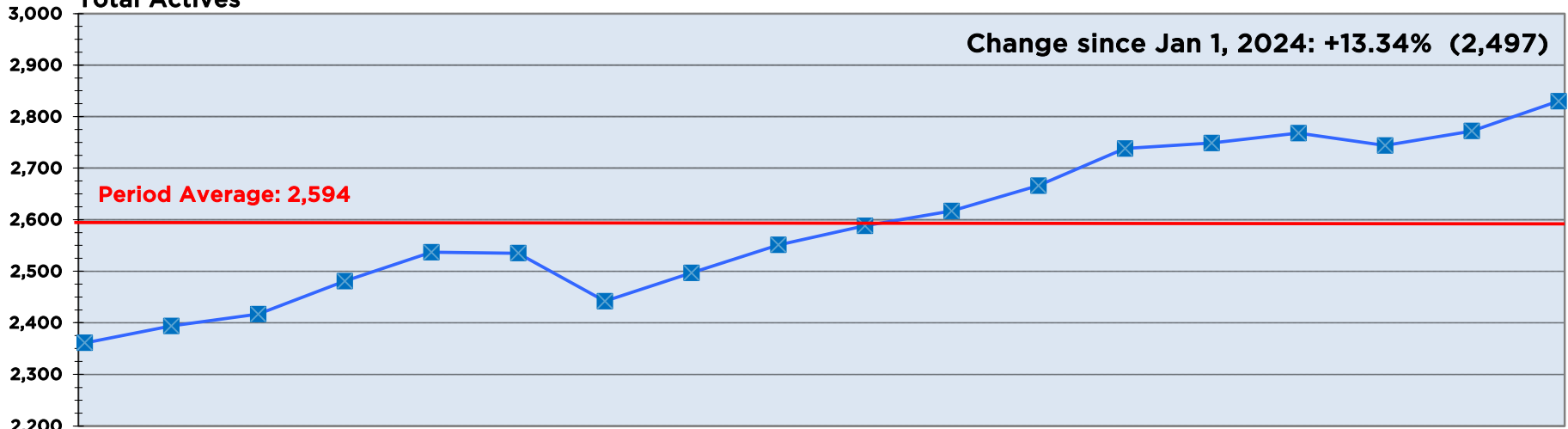
Condos, Townhomes, Villas

Average Days on Market



ListToContract	43	50	43	51	56	58	60	62	53	67	60	64	69	65	47	53	60	60
CombDaysOnMkt	44	53	45	64	57	61	63	66	53	76	64	66	73	68	54	56	63	66
ListToClose	74	84	78	85	86	87	90	98	87	103	97	96	102	97	79	85	90	94

Total Actives

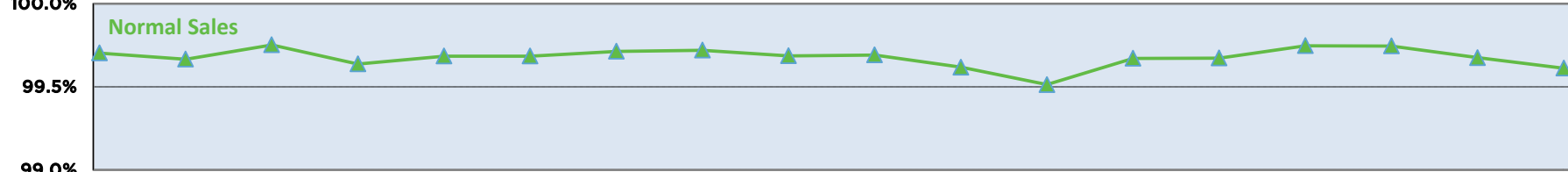


	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10
Total Actives	2,361	2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830

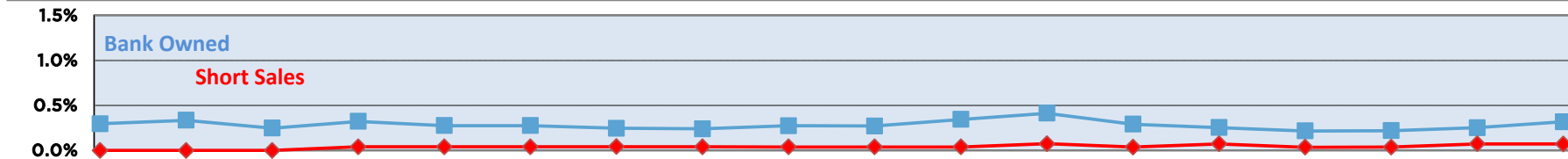


Condos, Townhomes, Villas

Percentage of Actives

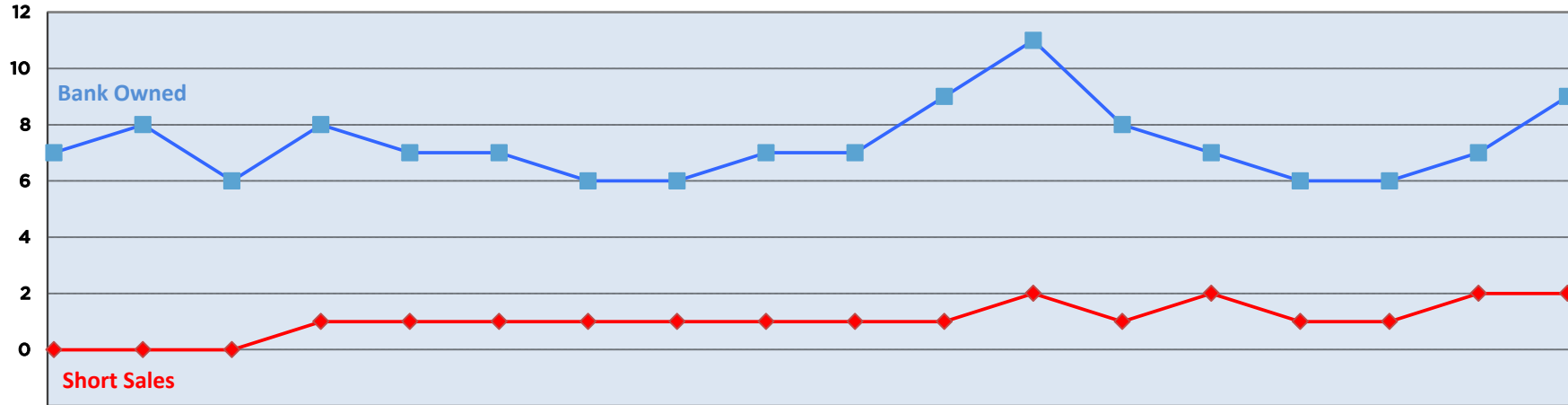


	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10
Normal	99.70%	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%



	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	3/10
BO	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%	0.32%
SS	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%	0.07%

Active Foreclosures

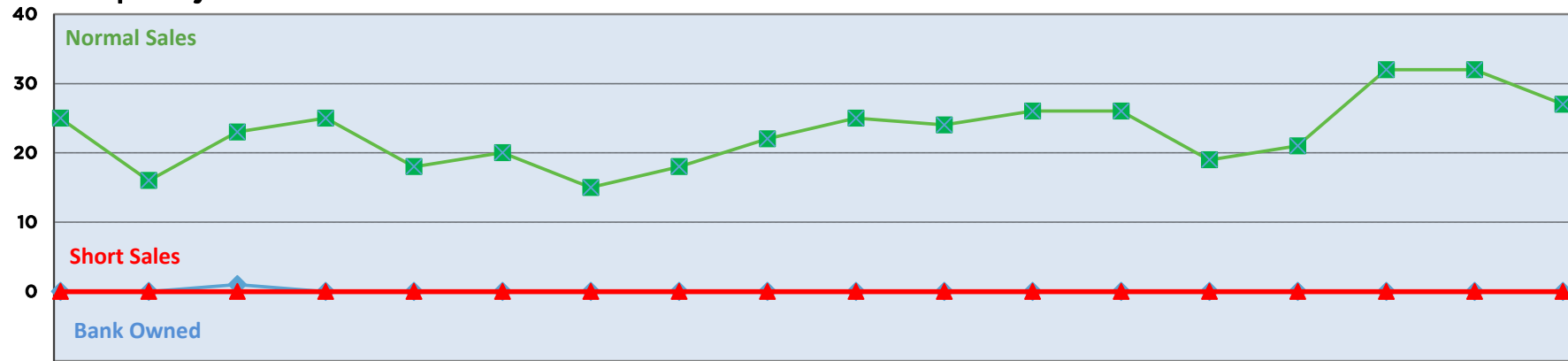


	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10
BO	7	8	6	8	7	7	6	6	7	7	9	11	8	7	6	6	7	9
SS	0	0	0	1	1	1	1	1	1	1	1	2	1	2	1	1	2	2



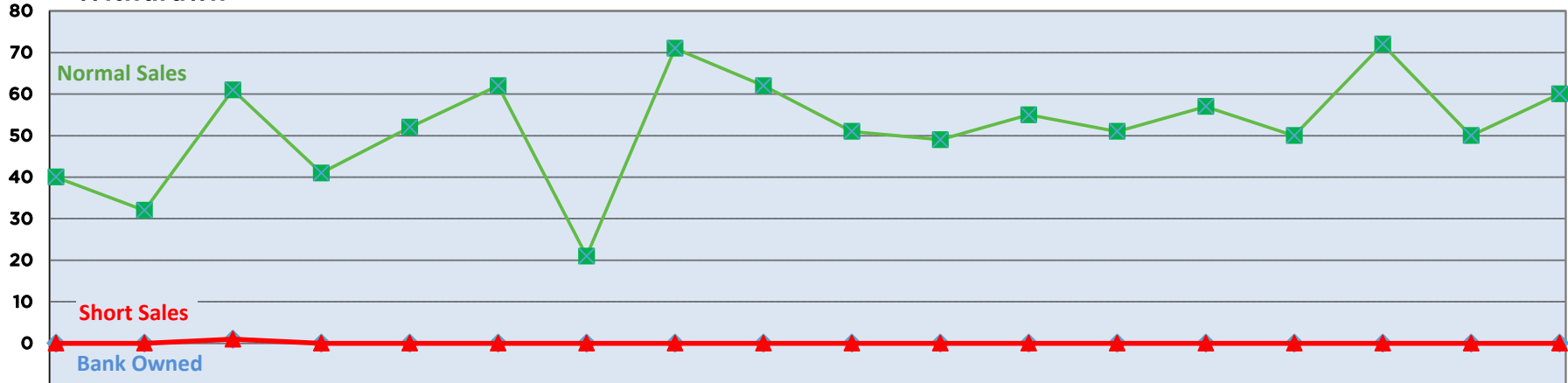
Condos, Townhomes, Villas

Temporary Off Market



Norm	25	16	23	25	18	20	15	18	22	25	24	26	26	19	21	32	32	27
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

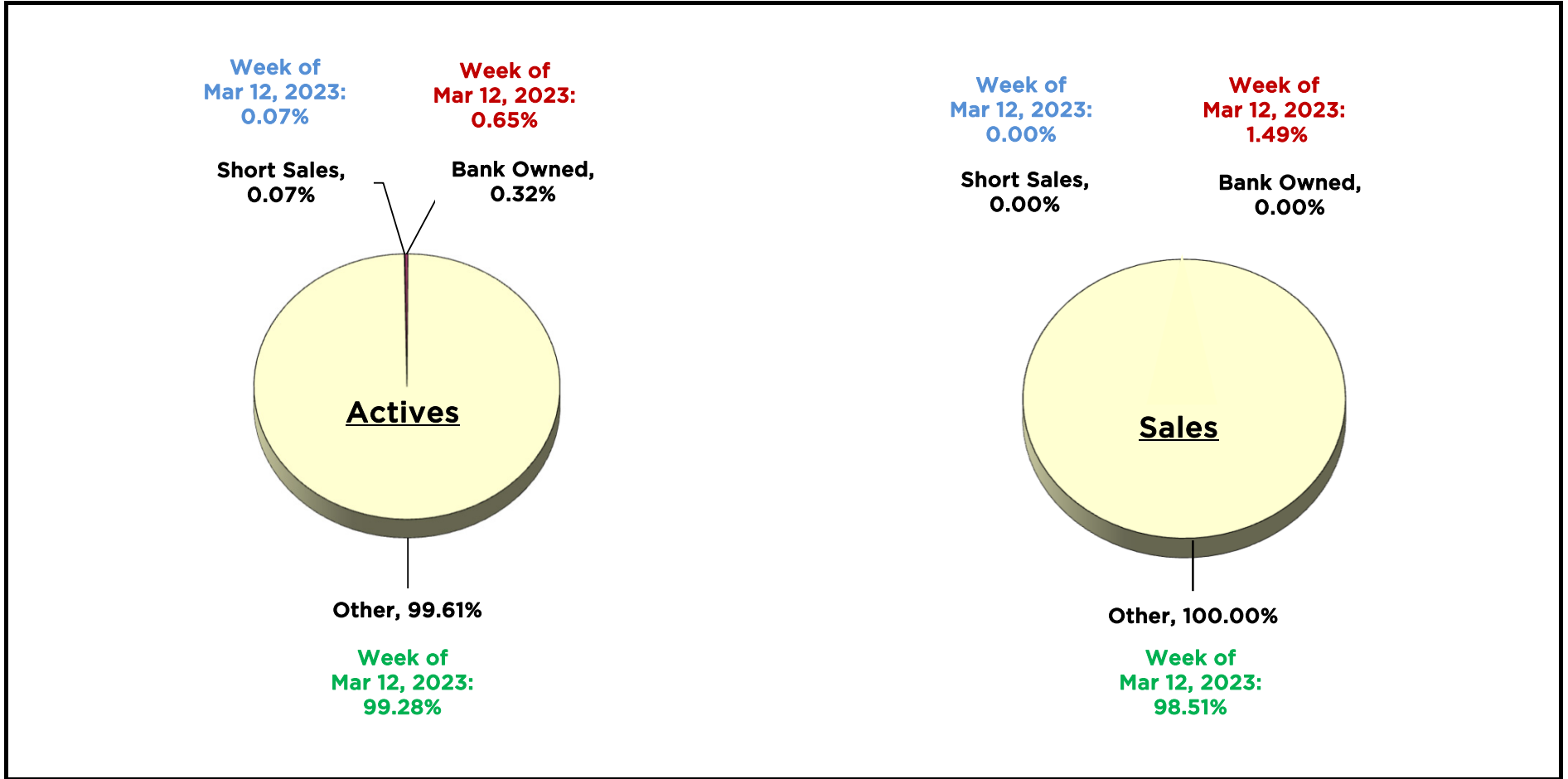
Withdrawn



Norm	40	32	61	41	52	62	21	71	62	51	49	55	51	57	50	72	50	60
BO	0	0	1	0	0	0	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



Condos, Townhomes, Villas





Monday Morning Quarterback
03/10/2024 - 03/16/2024
Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$276,000 (± \$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		2	\$275,748	2.5	2.0	1,391	\$198.31
Altamonte Springs (East)	32701	1	\$275,995	3.0	2.0	1,431	\$192.87
Casselberry	32707	1	\$275,500	2.0	2.0	1,350	\$204.07