



Monday Morning Quarterback Summary

Week of March 17, 2024 - March 23, 2024

Single-family existing homes

- Sales of single-family homes decreased to 387 during the week of March 17, from 448 the week prior
- The median price of single family homes decreased to \$430,000 a change of -2.3%
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions decreased to 0 from 3 the week prior
- Single-family inventory increased by 45, and now sits at 5,760

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 130 during the week of March 17, from 125 the week prior
- The median price of condos, townhomes, and villas increased to \$279,950 a change of 1.4%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 30, and now sits at 2,860

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

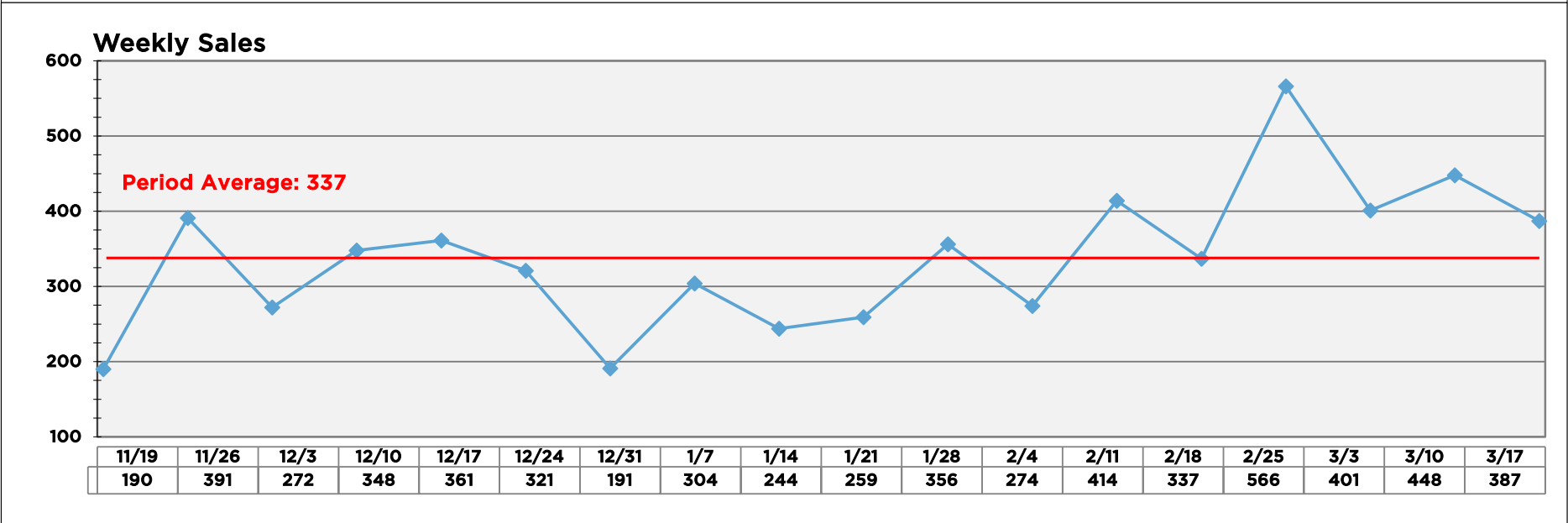
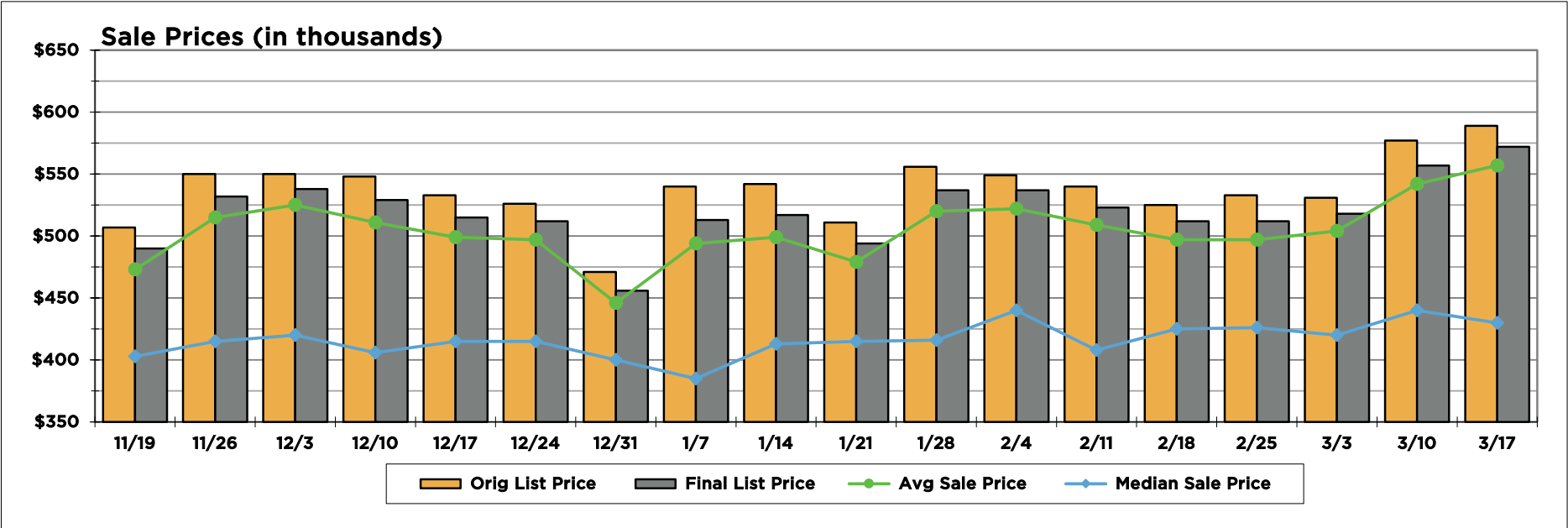
Monday Morning Quarterback
03/17/2024 - 03/23/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	387	35	26	96	84	118	28
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	385	34	25	96	84	118	28
Active Listings	5,760	338	307	1,113	1,182	2,164	656
Bank Owned	42	12	8	6	6	10	0
Short Sales	11	3	1	4	2	1	0
Other	5,707	323	298	1,103	1,174	2,153	656
Months of Inventory	3.43	2.23	2.73	2.68	3.25	4.23	5.41
<i>List Price</i>							
Average Original List Price	\$589,449	\$203,554	\$287,284	\$361,005	\$457,794	\$704,256	\$2,046,775
Average Final List Price	\$571,986	\$199,654	\$281,727	\$353,326	\$444,459	\$687,079	\$1,954,168
<i>Sale Price</i>							
Average Price	\$557,016	\$191,796	\$277,665	\$348,252	\$439,479	\$668,787	\$1,870,272
Median Price	\$430,000	\$204,000	\$279,000	\$348,000	\$435,750	\$630,000	\$1,555,625
<i>Price Differences</i>							
Original to Final List Price	-\$17,463	-\$3,900	-\$5,557	-\$7,679	-\$13,335	-\$17,177	-\$92,607
Original List to Sale Price - \$	-\$32,433	-\$11,758	-\$9,619	-\$12,753	-\$18,315	-\$35,469	-\$176,503
Final List to Sale Price - \$	-\$14,970	-\$7,858	-\$4,062	-\$5,074	-\$4,980	-\$18,292	-\$83,896
Original List to Sale Price - %	94.50%	94.22%	96.65%	96.47%	96.00%	94.96%	91.38%
Final List to Sale Price - %	97.38%	96.06%	98.56%	98.56%	98.88%	97.34%	95.71%
<i>Days on the Market</i>							
Avg Days Listing to Contract	51	46	46	52	49	54	58
Combined Avg Days to Contract	56	54	46	53	49	64	72
Avg Days Listing to Closing	87	79	84	84	82	90	107
Avg Days Contract to Close	36	33	38	33	34	37	49
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,181	1,182	1,335	1,566	1,966	2,814	4,296

Monday Morning Quarterback
03/17/2024 - 03/23/2024
Lake, Orange, Osceola & Seminole Counties

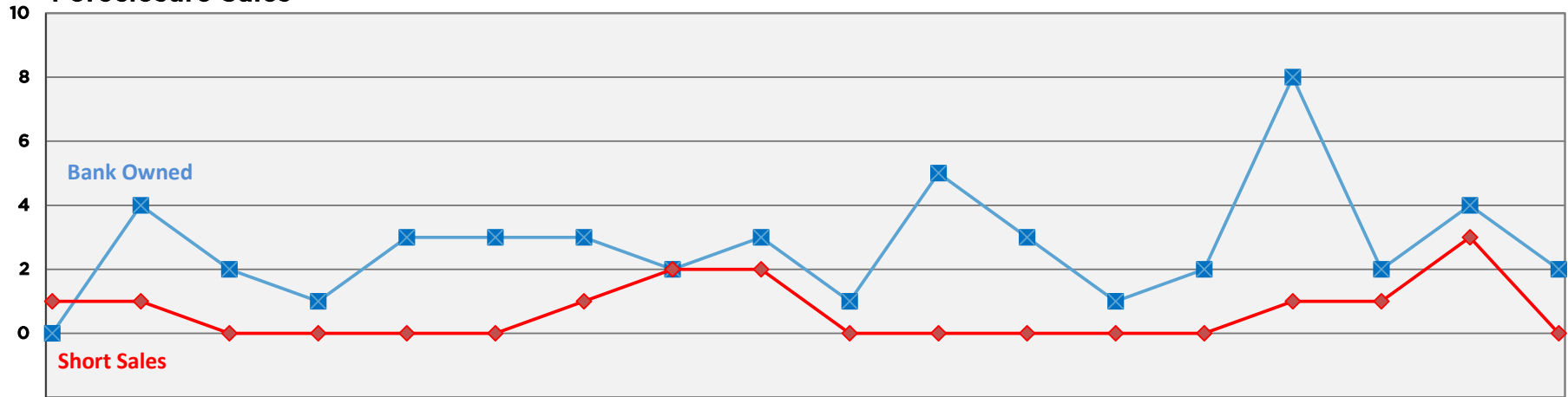
Single Family Homes



Monday Morning Quarterback
03/17/2024 - 03/23/2024
Lake, Orange, Osceola & Seminole Counties

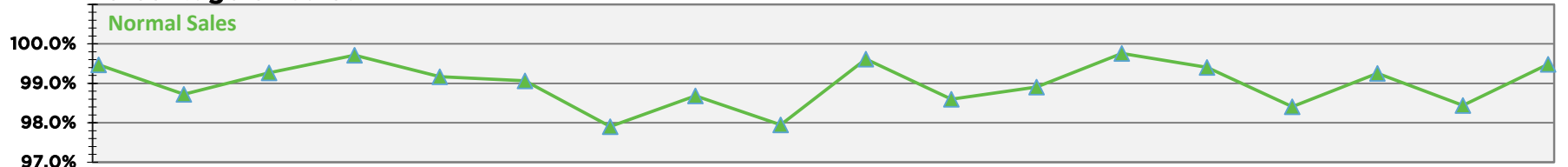
Single Family Homes

Foreclosure Sales

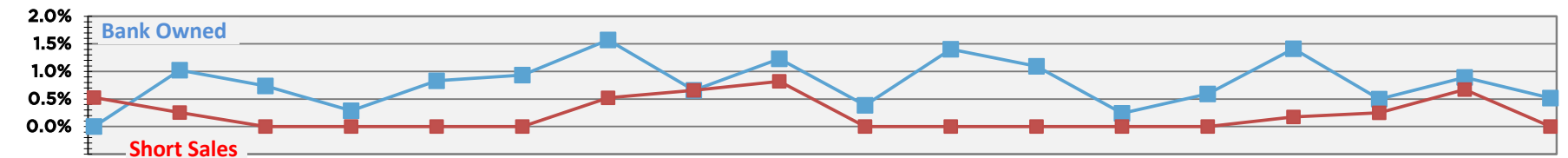


	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
BO	0	4	2	1	3	3	3	2	3	1	5	3	1	2	8	2	4	2
SS	1	1	0	0	0	0	1	2	2	0	0	0	0	0	1	1	3	0

Percentage of Sales



	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	3/17
Normal	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%	99.48%

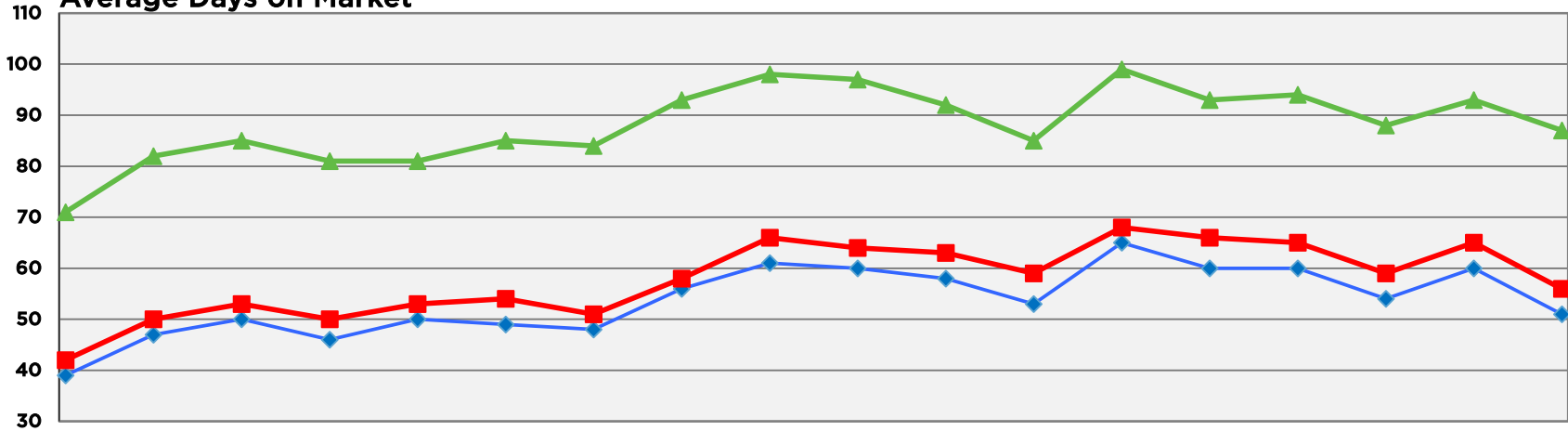


	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
BO	0.00%	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%
SS	0.53%	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%

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03/17/2024 - 03/23/2024
Lake, Orange, Osceola & Seminole Counties

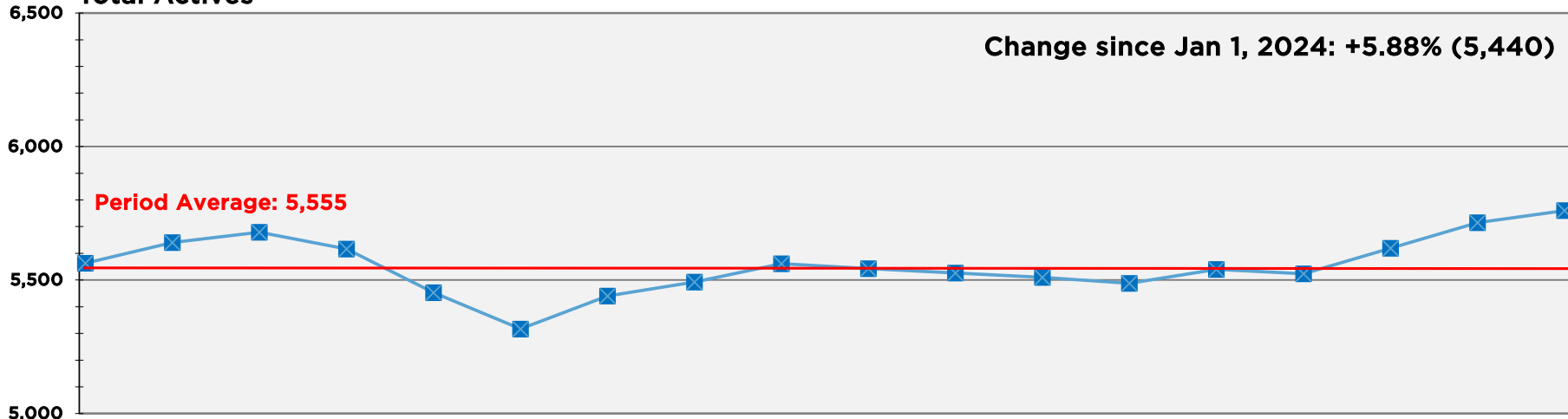
Single Family Homes

Average Days on Market



ListToContract	39	47	50	46	50	49	48	56	61	60	58	53	65	60	60	54	60	51
CombDaysOnMkt	42	50	53	50	53	54	51	58	66	64	63	59	68	66	65	59	65	56
ListToClose	71	82	85	81	81	85	84	93	98	97	92	85	99	93	94	88	93	87

Total Actives

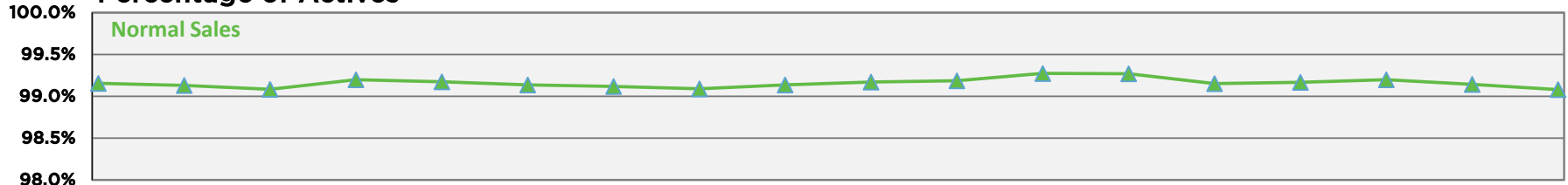


11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
5,563	5,640	5,679	5,616	5,453	5,317	5,440	5,493	5,561	5,543	5,526	5,510	5,488	5,540	5,523	5,619	5,715	5,760

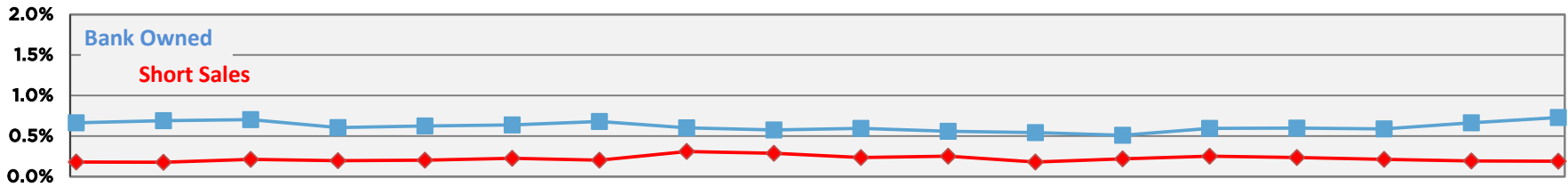
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives

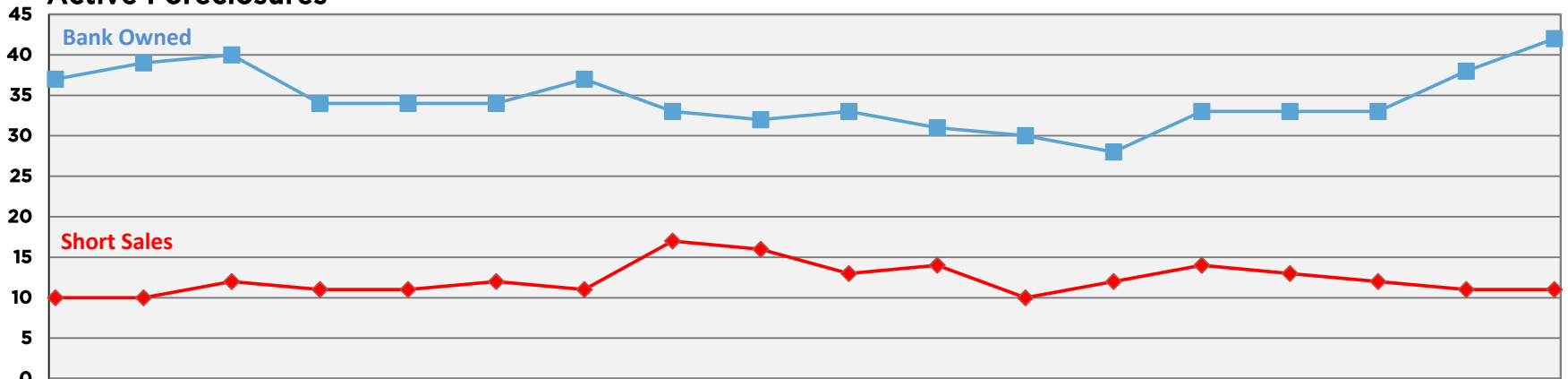


	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
Normal	99.16%	99.13%	99.08%	99.20%	99.17%	99.13%	99.12%	99.09%	99.14%	99.17%	99.19%	99.27%	99.27%	99.15%	99.17%	99.20%	99.14%	99.08%



	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	3/17
BO	0.67%	0.69%	0.70%	0.61%	0.62%	0.64%	0.68%	0.60%	0.58%	0.60%	0.56%	0.54%	0.51%	0.60%	0.60%	0.59%	0.66%	0.73%
SS	0.18%	0.18%	0.21%	0.20%	0.20%	0.23%	0.20%	0.31%	0.29%	0.23%	0.25%	0.18%	0.22%	0.25%	0.24%	0.21%	0.19%	0.19%

Active Foreclosures

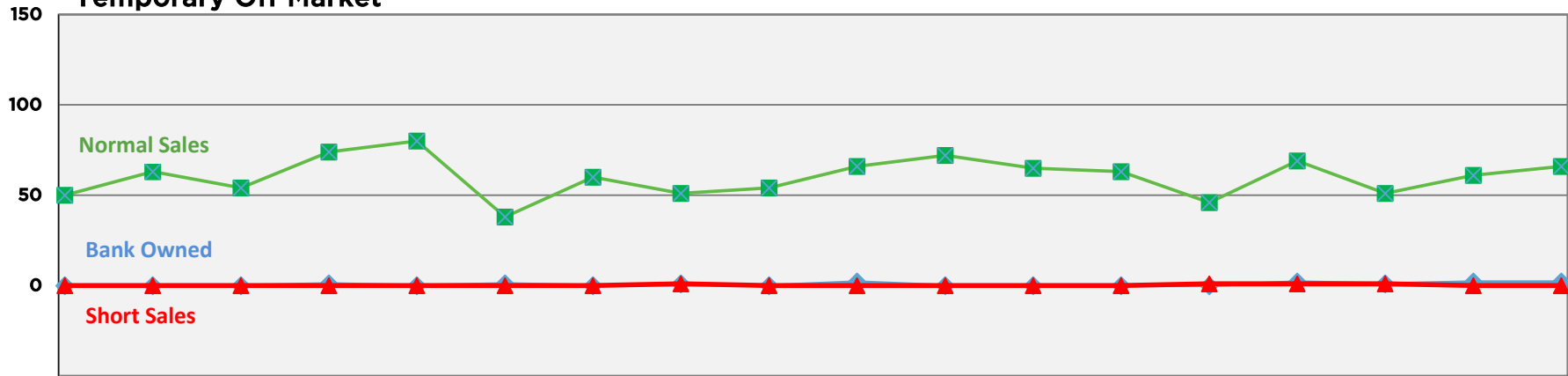


	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
BO	37	39	40	34	34	34	37	33	32	33	31	30	28	33	33	33	38	42
SS	10	10	12	11	11	12	11	17	16	13	14	10	12	14	13	12	11	11

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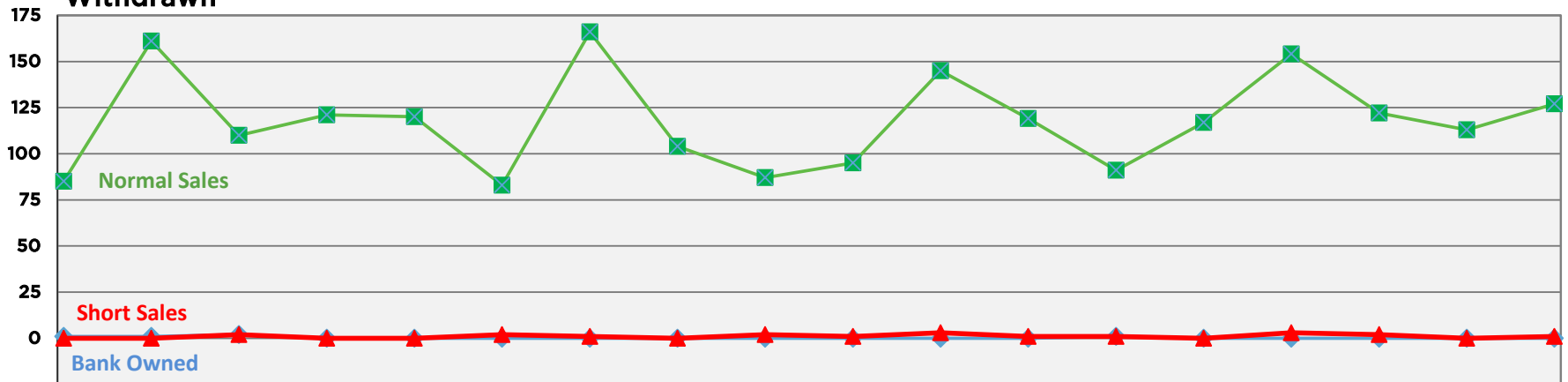
Single Family Homes

Temporary Off Market



	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	3/17
Norm	50	63	54	74	80	38	60	51	54	66	72	65	63	46	69	51	61	66
BO	0	0	0	1	0	1	0	1	0	2	0	0	0	0	2	1	2	2
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	1	1	1	0	0

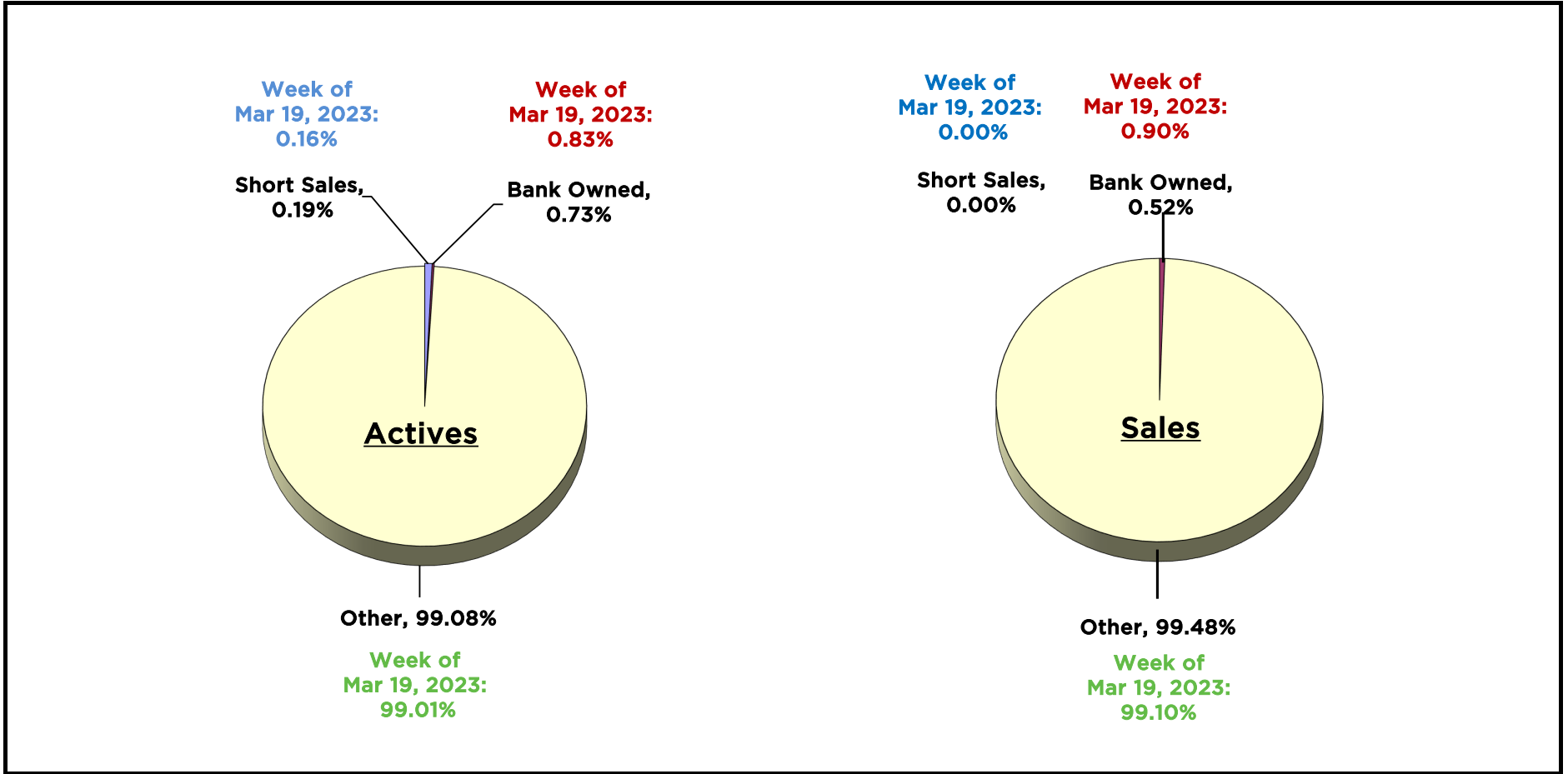
Withdrawn



	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	3/17
Norm	85	161	110	121	120	83	166	104	87	95	145	119	91	117	154	122	113	127
BO	1	1	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	0	0	2	0	0	2	1	0	2	1	3	1	1	0	3	2	0	1

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Single Family Homes



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There are 56 Single Family Homes available for the Median Price of \$430,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$429,966	3.3	2.0	1,845	\$233.04
Winter Springs / Tuskawilla	32708	1	\$429,999	3.0	2.0	1,721	\$249.85
Lake Mary / Heathrow	32746	1	\$429,900	4.0	2.0	1,895	\$226.86
Longwood / Wekiva Springs	32779	1	\$430,000	3.0	2.0	1,919	\$224.08
Orange County		9	\$429,921	3.1	2.0	1,616	\$266.10
Apopka (North)	32712	1	\$429,900	3.0	2.0	2,184	\$196.84
Delaney / Crystal Lake	32806	2	\$429,945	3.0	2.0	1,246	\$345.06
Lockhart	32810	2	\$430,000	3.0	2.0	1,523	\$282.34
Conway	32812	1	\$429,500	3.0	2.0	1,709	\$251.32
Williamsburg / Lake Bryan	32821	1	\$429,999	3.0	2.0	1,554	\$276.70
Taft	32824	1	\$430,000	3.0	2.0	1,463	\$293.92
Wedgfield	32833	1	\$430,000	4.0	2.0	2,093	\$205.45
Osceola County		26	\$429,984	3.7	2.3	1,977	\$217.48
Kissimmee (Central)	34741	1	\$430,000	3.0	2.0	1,835	\$234.33
Kissimmee / Buena Ventura Lakes	34743	1	\$430,000	4.0	3.0	1,729	\$248.70
Kissimmee (East)	34744	4	\$430,000	3.8	2.3	1,886	\$228.06
Kissimmee (West) / Pleasant Hill	34746	6	\$429,982	3.7	2.3	1,939	\$221.81
Kissimmee / Celebration	34747	1	\$430,000	4.0	2.0	2,074	\$207.33
Kissimmee / Poinciana	34758	1	\$430,000	6.0	3.0	2,565	\$167.64
St Cloud	34769	2	\$429,950	3.5	2.0	2,216	\$194.02
St Cloud / Narcoossee	34771	5	\$429,977	3.6	2.2	1,789	\$240.29
St Cloud / Canoe Creek	34772	3	\$430,000	3.7	2.0	2,265	\$189.87
St Cloud / Harmony	34773	2	\$429,950	3.5	2.5	1,928	\$223.00
Lake County		18	\$429,928	2.9	2.2	2,013	\$213.55
Astor	32102	1	\$430,000	3.0	2.0	1,320	\$325.76
Lady Lake / The Villages	32159	1	\$429,800	4.0	2.0	2,322	\$185.10
Eustis (East)	32736	1	\$429,500	4.0	3.0	2,175	\$197.47
Mount Dora	32757	1	\$430,000	4.0	2.0	1,895	\$226.91
Clermont (Central)	34711	2	\$429,950	3.0	2.0	1,814	\$237.02
Clermont (South)	34714	2	\$430,000	2.5	2.0	1,538	\$279.58
Groveland	34736	2	\$430,000	3.0	2.0	1,448	\$297.06
Leesburg (West)	34748	7	\$429,943	2.6	2.1	2,400	\$179.17
Leesburg (East) / Haines Creek	34788	1	\$429,900	3.0	3.0	2,130	\$201.83

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03/17/2024 - 03/23/2024
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	130	52	25	35	11	7	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	130	52	25	35	11	7	0
Active Listings	2,860	980	438	703	412	306	21
Bank Owned	8	5	1	1	0	1	0
Short Sales	1	0	0	1	0	0	0
Other	2,851	975	437	701	412	305	21
Months of Inventory	5.08	4.35	4.04	4.64	8.64	10.09	0.00

List Price

Average Original List Price	\$295,522	\$176,373	\$287,388	\$365,144	\$464,863	\$595,471	\$0
Average Final List Price	\$288,835	\$171,238	\$282,344	\$355,424	\$461,135	\$581,900	\$0

Sale Price

Average Price	\$280,326	\$163,208	\$276,196	\$348,535	\$445,273	\$564,857	\$0
Median Price	\$279,950	\$170,000	\$279,900	\$352,000	\$435,000	\$550,000	\$0

Price Differences

Original to Final List Price	-\$6,687	-\$5,135	-\$5,044	-\$9,720	-\$3,728	-\$13,571	\$0
Original List to Sale Price - \$	-\$15,196	-\$13,165	-\$11,192	-\$16,609	-\$19,590	-\$30,614	\$0
Final List to Sale Price - \$	-\$8,509	-\$8,030	-\$6,148	-\$6,889	-\$15,862	-\$17,043	\$0
Original List to Sale Price - %	94.86%	92.54%	96.11%	95.45%	95.79%	94.86%	0.00%
Final List to Sale Price - %	97.05%	95.31%	97.82%	98.06%	96.56%	97.07%	0.00%

Days on the Market

Avg Days Listing to Contract	57	54	56	65	55	49	0
Combined Avg Days to Contract	61	55	56	72	78	49	0
Avg Days Listing to Closing	86	80	87	95	96	71	0
Avg Days Contract to Close	30	26	34	32	41	23	0

Beds / Baths

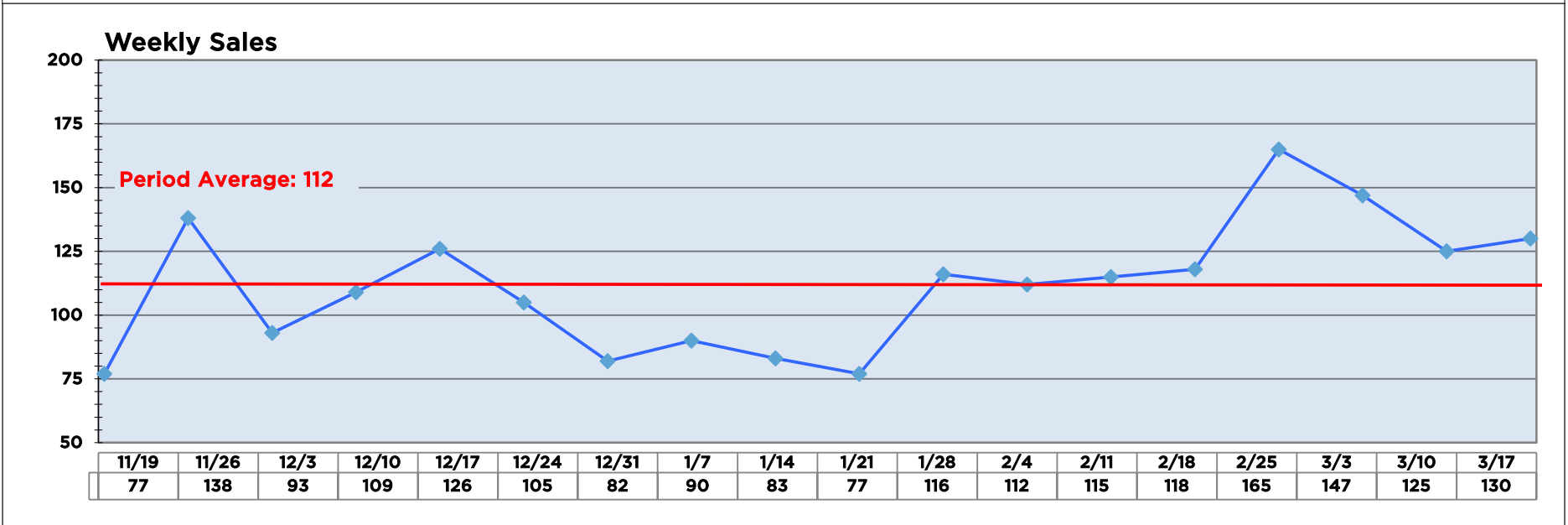
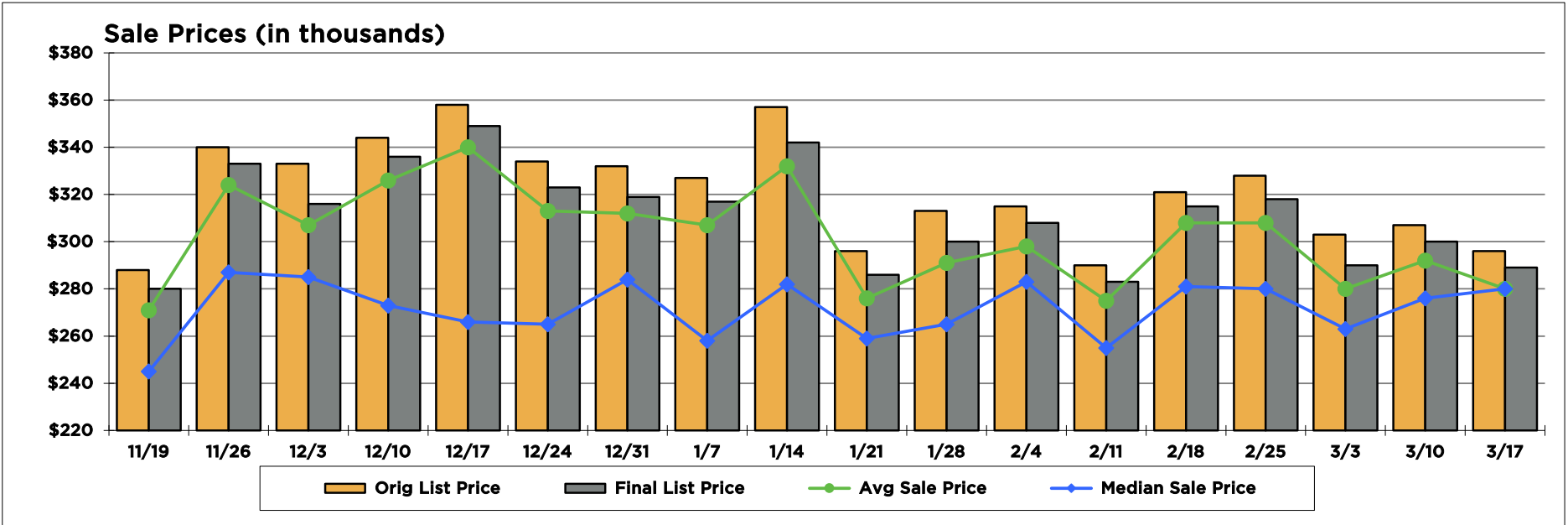
Average Bedrooms	2	2	2	3	4	3	0
Average Full Baths	2	1	2	2	3	3	0
Average Half Baths	0	0	0	1	0	1	0

Square Footage

Average Square Feet	1,273	878	1,280	1,525	1,870	1,994	0
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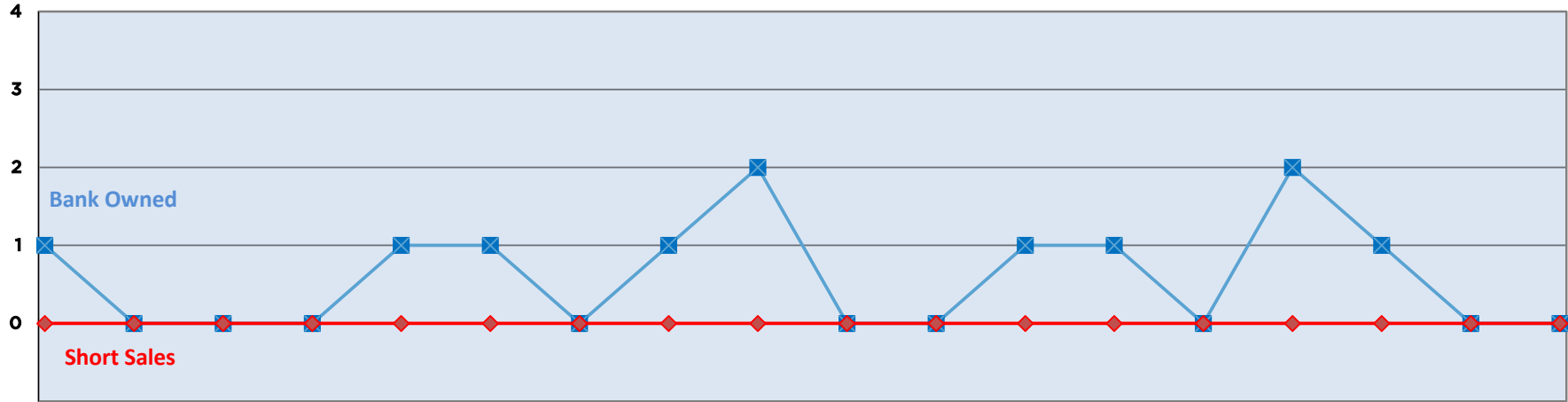
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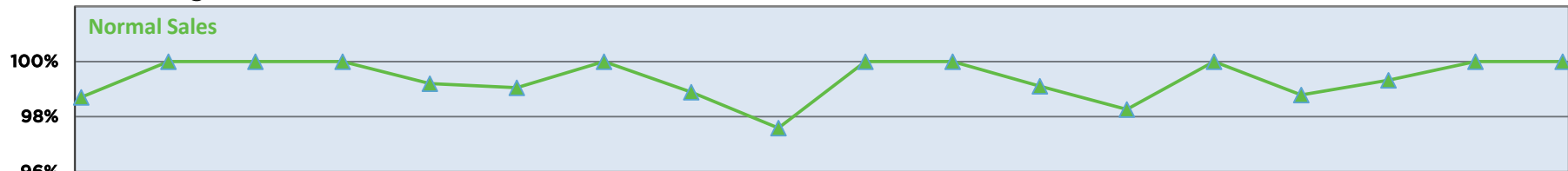
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Foreclosure Sales

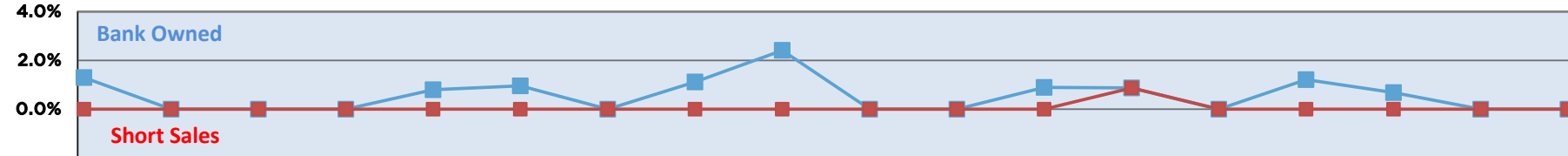


BO	1	0	0	0	1	1	0	1	2	0	0	1	1	0	2	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



Normal	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%	100.00%
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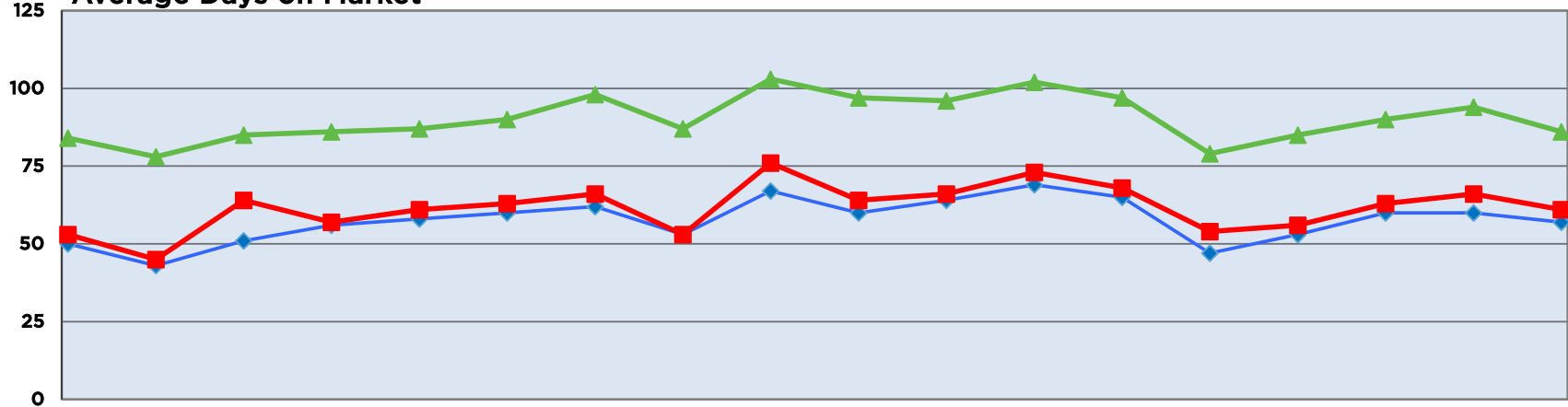


BO	1.30%	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%	0.87%	0.00%	1.21%	0.68%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.87%	0.00%	0.00%	0.00%	0.00%	0.00%

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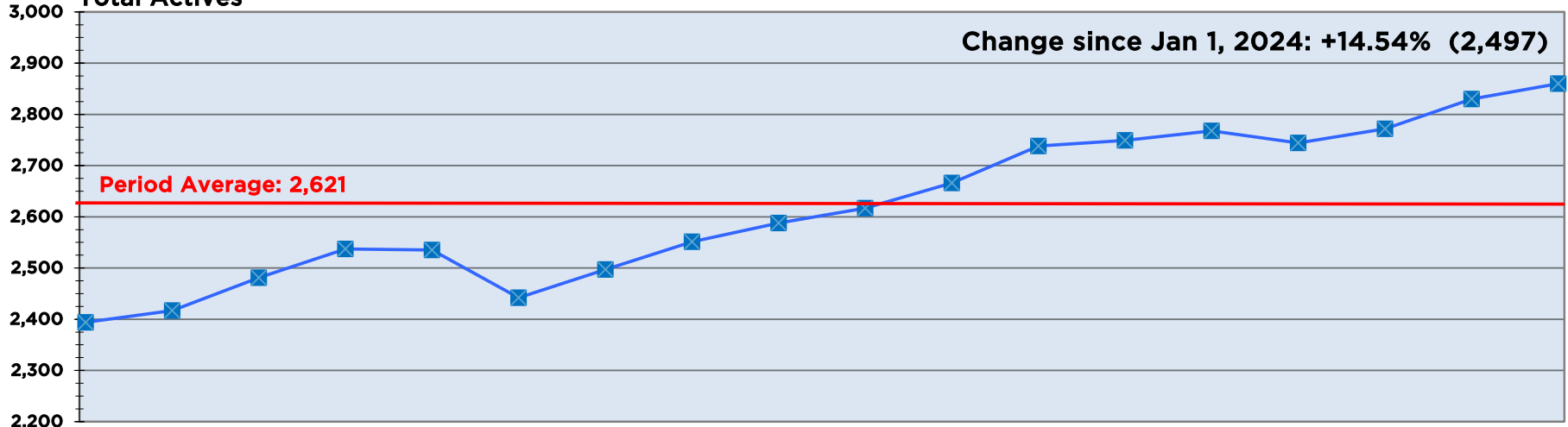
Condos, Townhomes, Villas

Average Days on Market



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

Total Actives

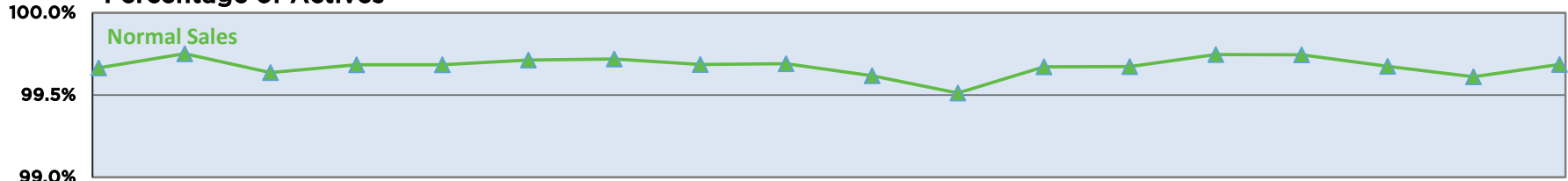


11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
2,394	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830	2,860

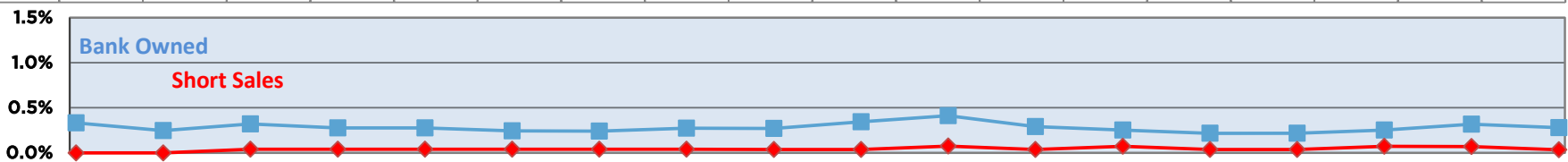
Monday Morning Quarterback
03/17/2024 - 03/23/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

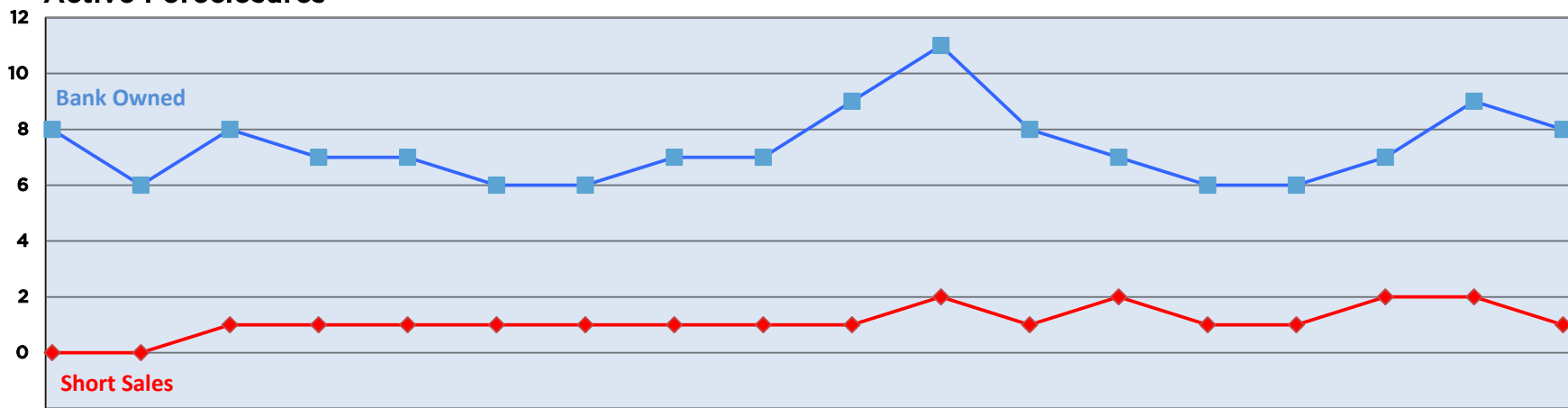


Date	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
Normal	99.67%	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%



Date	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	3/17
BO	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%	0.28%
SS	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%	0.03%

Active Foreclosures

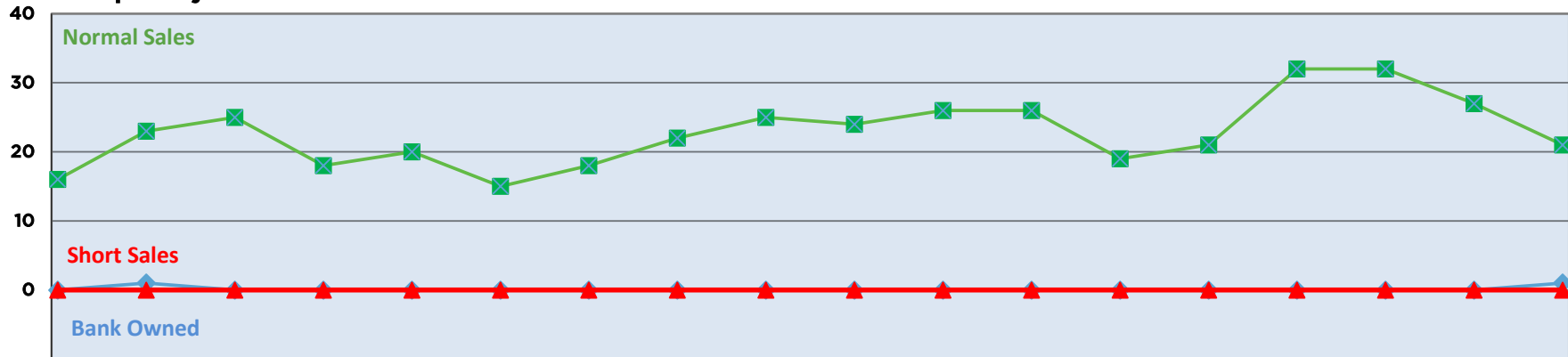


Date	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
BO	8	6	8	7	7	6	6	7	7	9	11	8	7	6	6	7	9	8
SS	0	0	1	1	1	1	1	1	1	1	2	1	2	1	1	2	2	1

Monday Morning Quarterback
03/17/2024 - 03/23/2024
Lake, Orange, Osceola & Seminole Counties

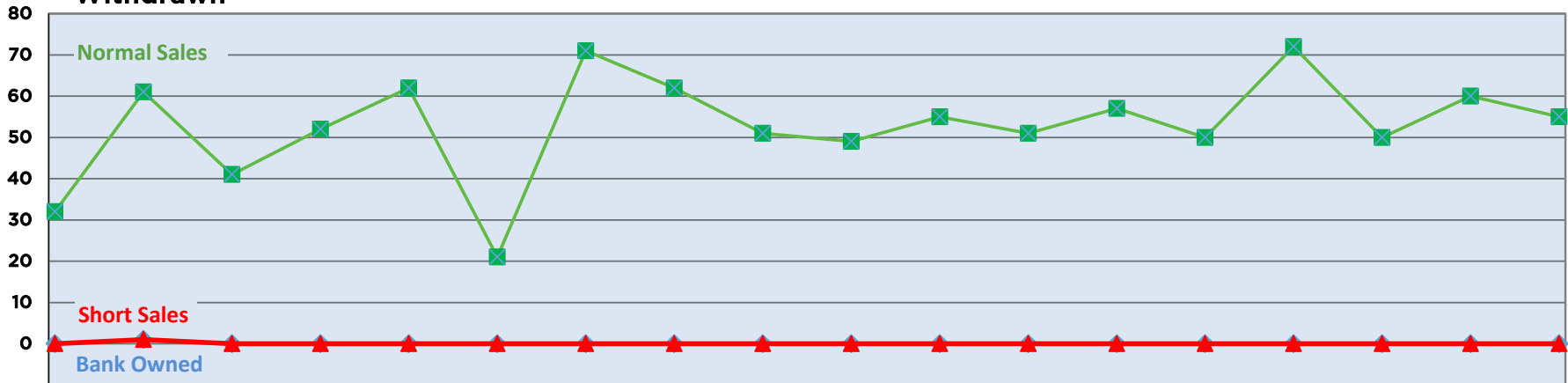
Condos, Townhomes, Villas

Temporary Off Market



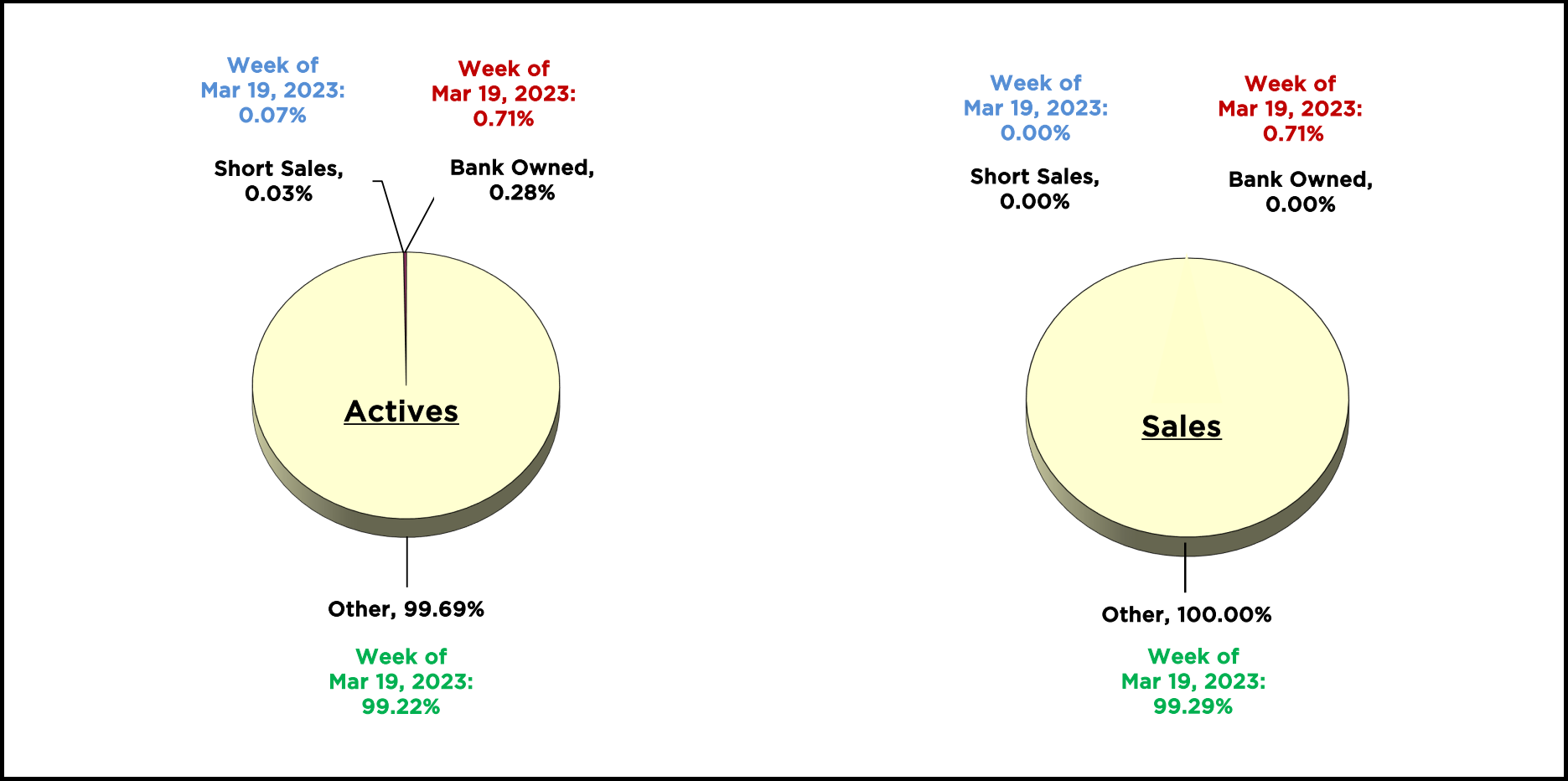
	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17
Norm	16	23	25	18	20	15	18	22	25	24	26	26	19	21	32	32	27	21
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Withdrawn



	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	3/17
Norm	32	61	41	52	62	21	71	62	51	49	55	51	57	50	72	50	60	55
BO	0	1	0	0	0	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

Monday Morning Quarterback
03/17/2024 - 03/23/2024
 Lake, Orange, Osceola & Seminole Counties
Condos, Townhomes, Villas



Monday Morning Quarterback
03/17/2024 - 03/23/2024
Lake, Orange, Osceola & Seminole Counties

There are 26 Condos, Villas, or Townhomes available for the Median Price of \$279,950 (± \$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		5	\$279,880	2.6	2.0	1,422	\$196.77
Altamonte Springs (East)	32701	2	\$280,000	2.5	2.0	1,327	\$211.08
Winter Springs / Tuskawilla	32708	1	\$280,000	3.0	2.0	1,460	\$191.78
Sanford (South)	32773	1	\$279,500	2.0	2.0	1,214	\$230.23
Longwood / Wekiva Springs	32779	1	\$279,900	3.0	2.0	1,785	\$156.81
Orange County		7	\$279,943	2.1	2.0	1,280	\$218.73
Maitland / Eatonville	32751	1	\$280,000	2.0	2.0	1,768	\$158.37
Orlando (Downtown)	32801	2	\$279,900	2.0	2.0	1,100	\$254.45
Williamsburg / Lake Bryan	32821	1	\$280,000	3.0	2.0	1,200	\$233.33
Ventura	32822	1	\$279,900	2.0	2.0	1,210	\$231.32
Taft	32824	1	\$279,999	2.0	2.0	1,303	\$214.89
Research Park	32826	1	\$279,900	2.0	2.0	1,278	\$219.01
Osceola County		10	\$279,968	2.9	2.1	1,360	\$205.83
Davenport	33896	1	\$279,980	2.0	2.0	1,384	\$202.30
Kissimmee (Central)	34741	2	\$280,000	3.0	2.0	1,273	\$219.95
Kissimmee (West) / Pleasant Hill	34746	5	\$279,940	3.0	2.0	1,288	\$217.38
Kissimmee / Celebration	34747	1	\$280,000	3.0	2.0	1,402	\$199.71
Kissimmee / Poinciana	34758	1	\$280,000	3.0	3.0	1,831	\$152.92
Lake County		4	\$279,825	2.3	2.0	1,204	\$232.36
Mount Dora	32757	1	\$279,500	2.0	2.0	1,209	\$231.18
Clermont (Central)	34711	2	\$279,950	2.5	2.0	1,025	\$273.26
Leesburg (West)	34748	1	\$279,900	2.0	2.0	1,559	\$179.54