



Monday Morning Quarterback Summary

Week of March 24, 2024 - March 30, 2024

Single-family existing homes

- Sales of single-family homes increased to 500 during the week of March 24, from 387 the week prior
- The median price of single family homes increased to \$442,500 a change of 2.9%
- The number of single-family home foreclosure transactions decreased to 1 from 2 the week prior
- The number of single-family short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory decreased by 115, and now sits at 5,645

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 132 during the week of March 24, from 130 the week prior
- The median price of condos, townhomes, and villas increased to \$287,500 a change of 2.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 14, and now sits at 2,846

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

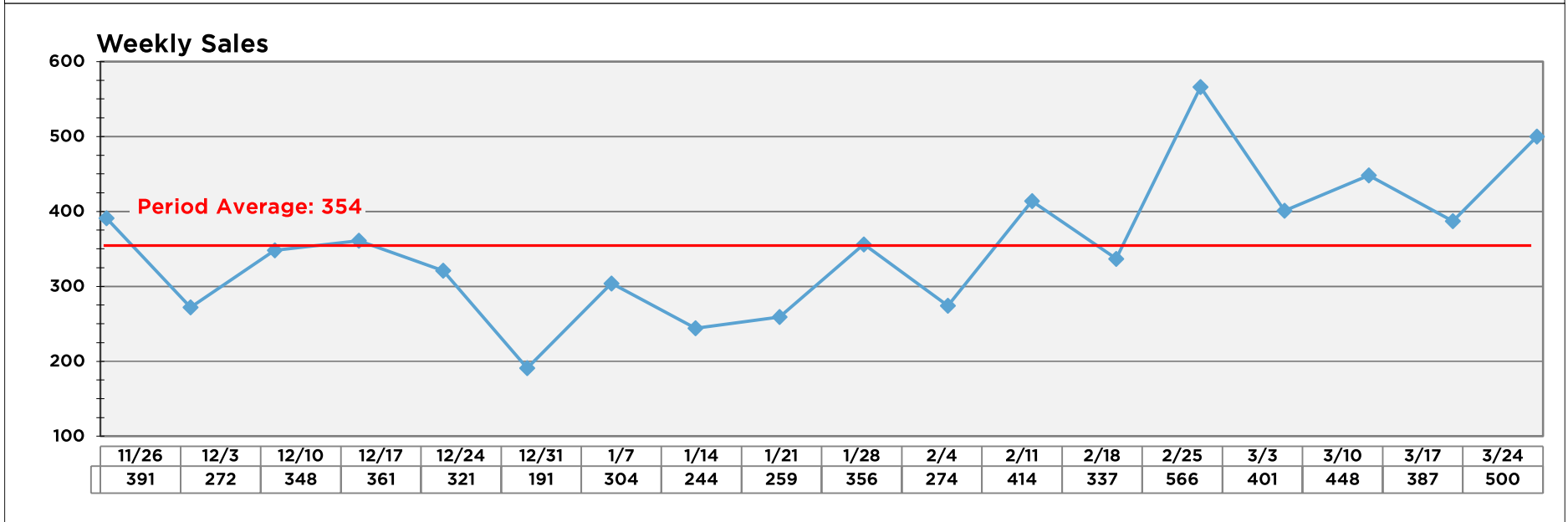
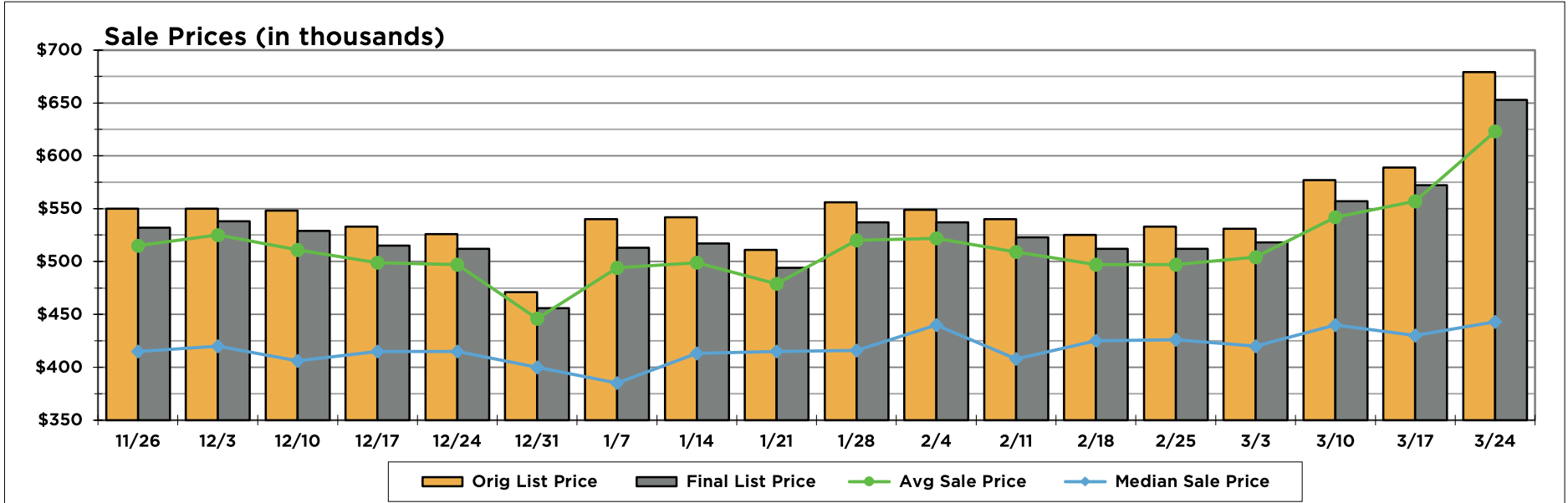
Monday Morning Quarterback
03/24/2024 - 03/30/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	500	39	32	138	90	153	48
Bank Owned	1	1	0	0	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	497	37	32	137	90	153	48
Active Listings	5,645	330	293	1,082	1,190	2,097	653
Bank Owned	39	10	7	6	6	10	0
Short Sales	12	3	2	5	1	1	0
Other	5,594	317	284	1,071	1,183	2,086	653
Months of Inventory	2.61	1.95	2.11	1.81	3.05	3.16	3.14
<u>List Price</u>							
Average Original List Price	\$679,368	\$198,470	\$285,454	\$373,584	\$460,994	\$673,320	\$2,640,560
Average Final List Price	\$652,615	\$191,670	\$278,026	\$362,495	\$450,679	\$658,436	\$2,471,033
<u>Sale Price</u>							
Average Price	\$622,799	\$184,503	\$274,587	\$354,284	\$442,951	\$644,935	\$2,249,696
Median Price	\$442,500	\$198,000	\$275,000	\$355,000	\$448,250	\$625,000	\$1,467,500
<u>Price Differences</u>							
Original to Final List Price	-\$26,753	-\$6,800	-\$7,428	-\$11,089	-\$10,315	-\$14,884	-\$169,527
Original List to Sale Price - \$	-\$56,569	-\$13,967	-\$10,867	-\$19,300	-\$18,043	-\$28,385	-\$390,864
Final List to Sale Price - \$	-\$29,816	-\$7,167	-\$3,439	-\$8,211	-\$7,728	-\$13,501	-\$221,337
Original List to Sale Price - %	91.67%	92.96%	96.19%	94.83%	96.09%	95.78%	85.20%
Final List to Sale Price - %	95.43%	96.26%	98.76%	97.73%	98.29%	97.95%	91.04%
<u>Days on the Market</u>							
Avg Days Listing to Contract	60	53	58	64	57	52	84
Combined Avg Days to Contract	67	54	63	69	59	65	94
Avg Days Listing to Closing	94	83	89	97	90	87	123
Avg Days Contract to Close	35	30	31	34	34	36	40
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	3	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,209	1,042	1,275	1,549	1,903	2,633	4,894

Monday Morning Quarterback
03/24/2024 - 03/30/2024
Lake, Orange, Osceola & Seminole Counties

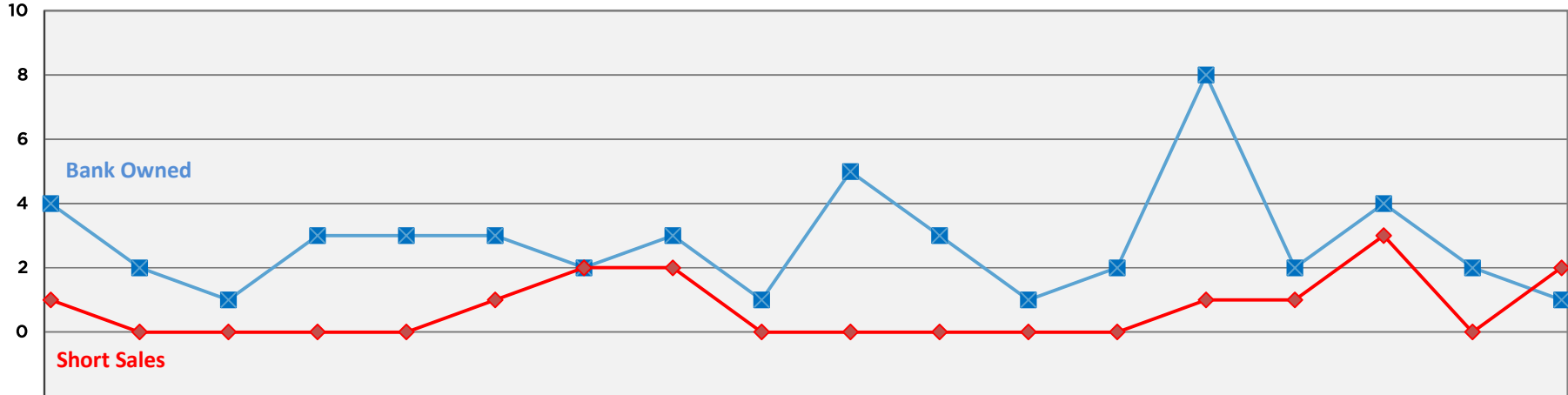
Single Family Homes



Monday Morning Quarterback
03/24/2024 - 03/30/2024
Lake, Orange, Osceola & Seminole Counties

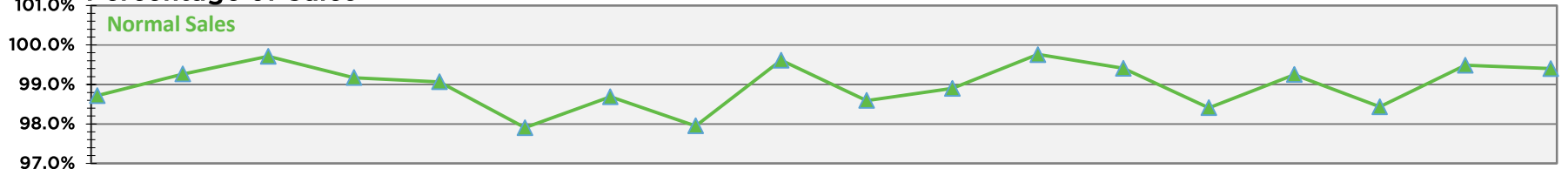
Single Family Homes

Foreclosure Sales

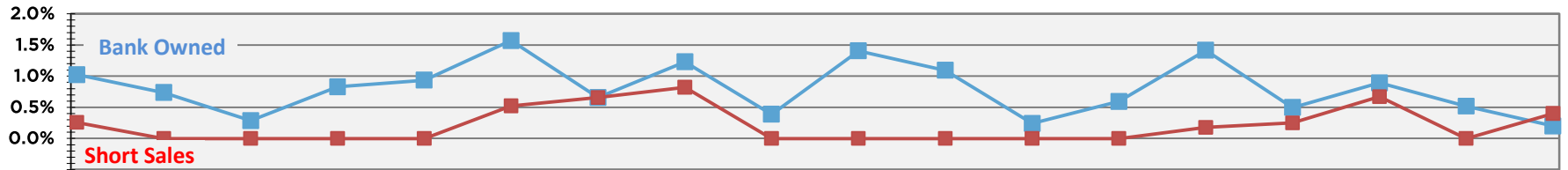


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
BO	4	2	1	3	3	3	2	3	1	5	3	1	2	8	2	4	2	1
SS	1	0	0	0	0	1	2	2	0	0	0	0	0	1	1	3	0	2

Percentage of Sales



	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	3/24
Normal	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%	99.40%

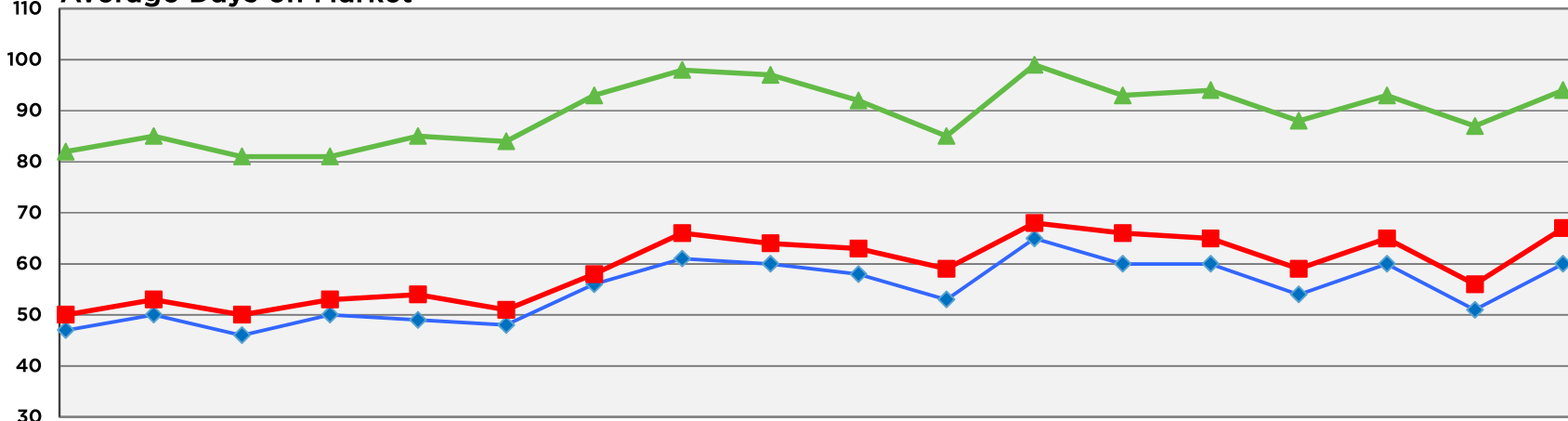


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
BO	1.02%	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%
SS	0.26%	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%



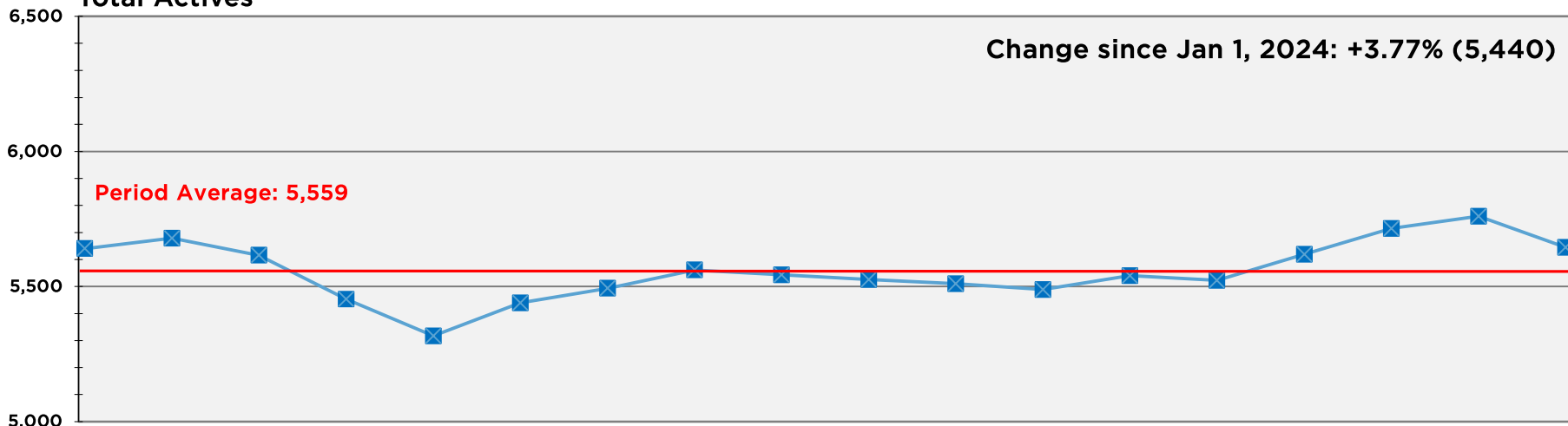
Single Family Homes

Average Days on Market



ListToContract	47	50	46	50	49	48	56	61	60	58	53	65	60	60	54	60	51	60
CombDaysOnMkt	50	53	50	53	54	51	58	66	64	63	59	68	66	65	59	65	56	67
ListToClose	82	85	81	81	85	84	93	98	97	92	85	99	93	94	88	93	87	94

Total Actives

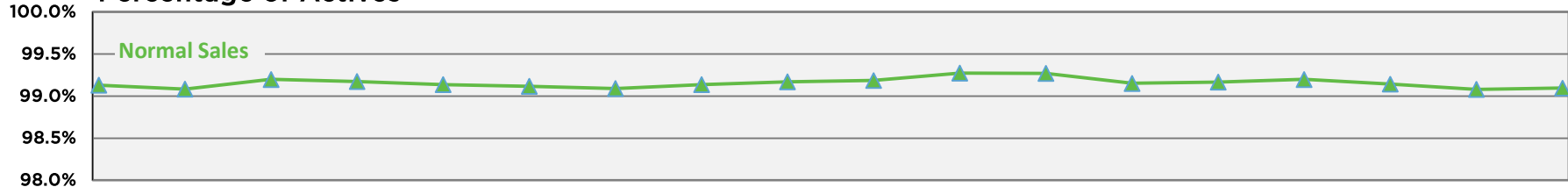


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
Total Actives	5,640	5,679	5,616	5,453	5,317	5,440	5,493	5,561	5,543	5,526	5,510	5,488	5,540	5,523	5,619	5,715	5,760	5,645

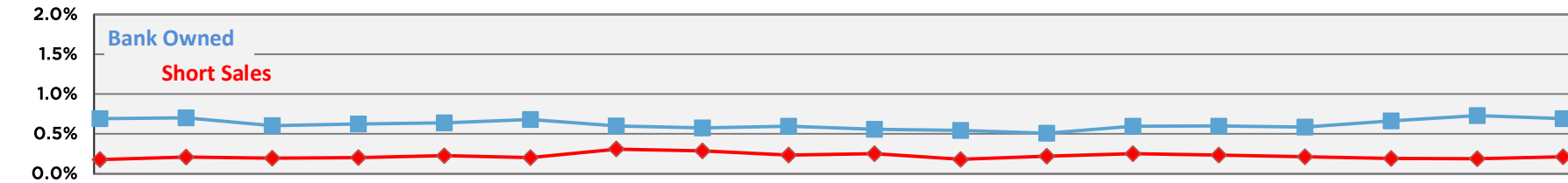
Monday Morning Quarterback
03/24/2024 - 03/30/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

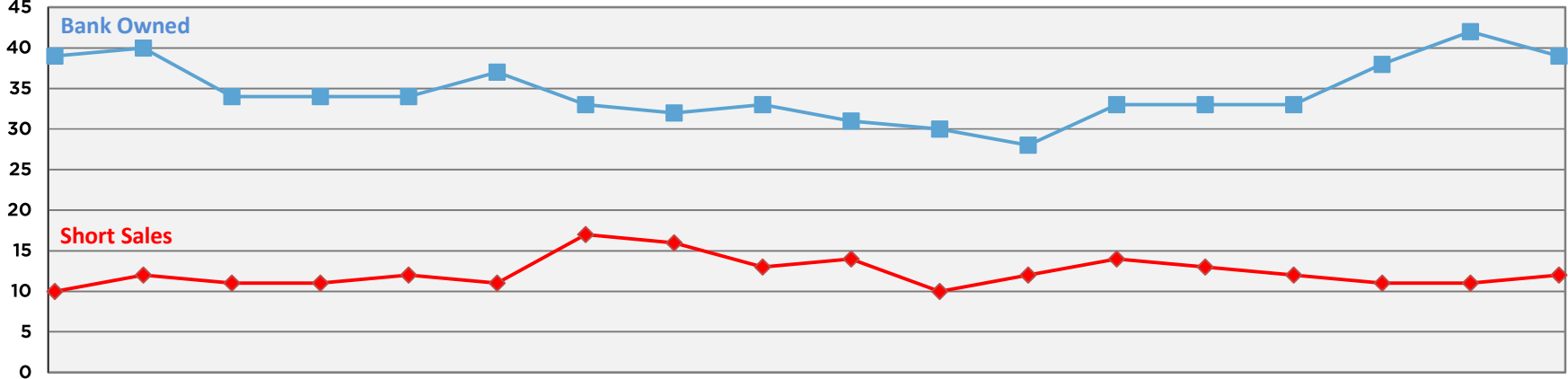


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
Normal	99.13%	99.08%	99.20%	99.17%	99.13%	99.12%	99.09%	99.14%	99.17%	99.19%	99.27%	99.27%	99.15%	99.17%	99.20%	99.14%	99.08%	99.10%



	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	3/24
BO	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%	0.69%
SS	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%	0.21%

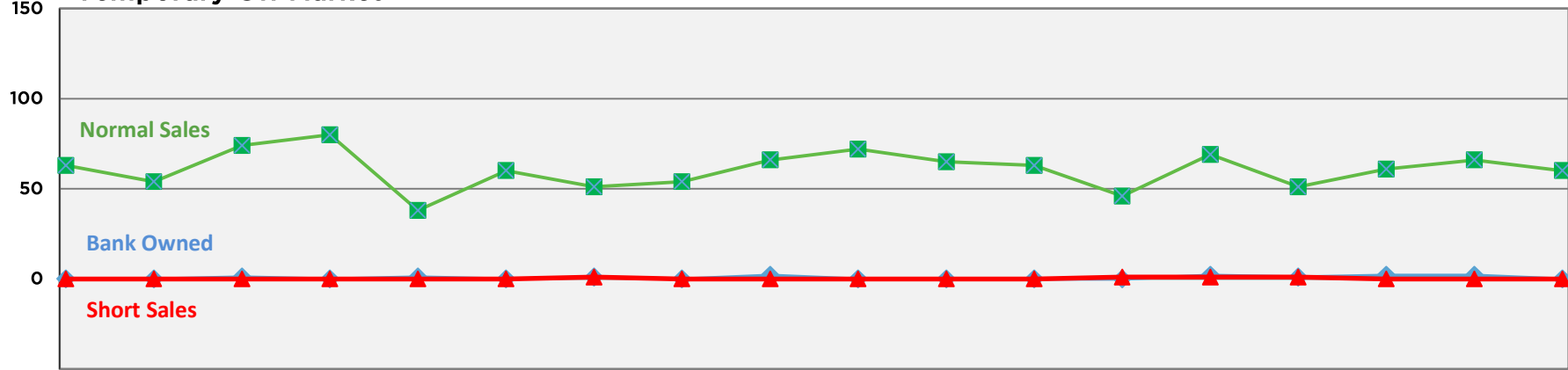
Active Foreclosures



	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	3/24
BO	39	40	34	34	34	37	33	32	33	31	30	28	33	33	33	38	42	39
SS	10	12	11	11	12	11	17	16	13	14	10	12	14	13	12	11	11	12

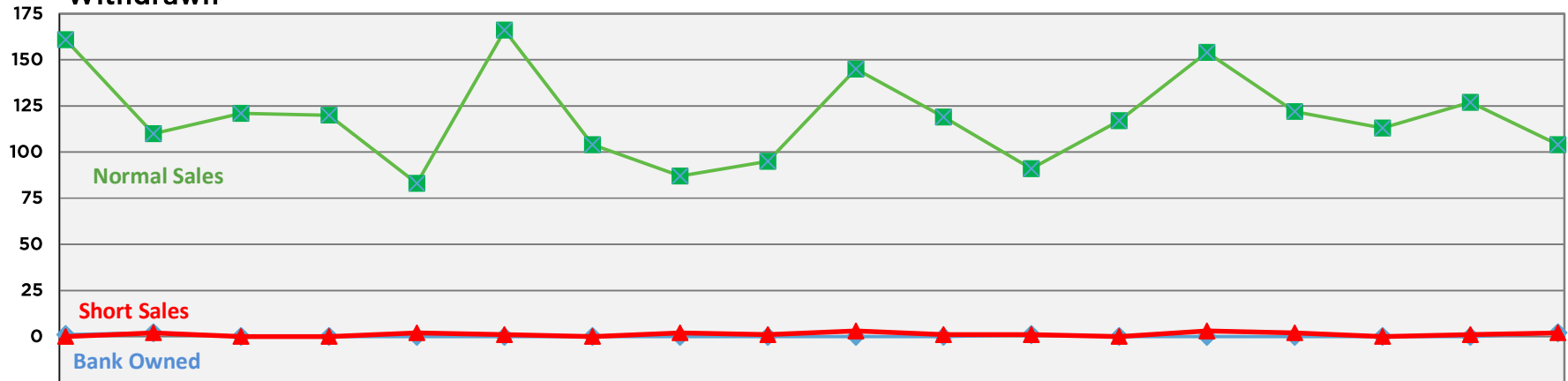
Single Family Homes

Temporary Off Market



	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	3/24
Norm	63	54	74	80	38	60	51	54	66	72	65	63	46	69	51	61	66	60
BO	0	0	1	0	1	0	1	0	2	0	0	0	0	2	1	2	2	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	1	1	1	0	0	0

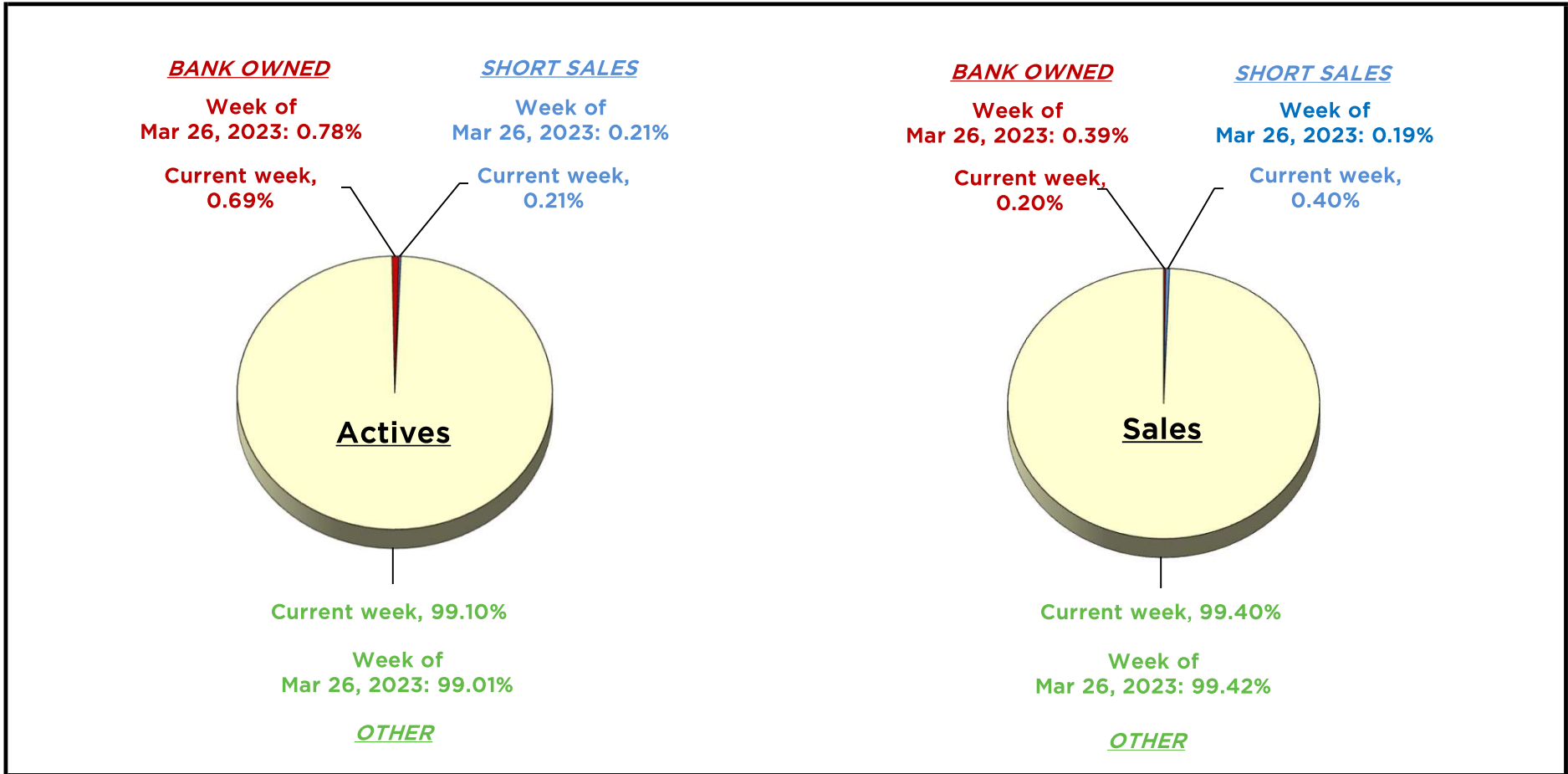
Withdrawn



	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	3/24
Norm	161	110	121	120	83	166	104	87	95	145	119	91	117	154	122	113	127	104
BO	1	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
SS	0	2	0	0	2	1	0	2	1	3	1	1	0	3	2	0	1	2



Single Family Homes





Monday Morning Quarterback
 03/24/2024 - 03/30/2024
 Lake, Orange, Osceola & Seminole Counties

There are 2 Single Family Homes available for the Median Price of \$442,500 (± \$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>
Osceola County		1	\$442,000	3.0	2.0	2,092	\$211.28
St Cloud / Narcoossee	34771	1	\$442,000	3.0	2.0	2,092	\$211.28
Lake County		1	\$442,000	2.0	2.0	1,960	\$225.51
Groveland	34736	1	\$442,000	2.0	2.0	1,960	\$225.51

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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	132	45	23	34	17	11	2
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	131	44	23	34	17	11	2
Active Listings	2,846	971	436	711	398	310	20
Bank Owned	9	5	2	1	0	1	0
Short Sales	2	1	0	1	0	0	0
Other	2,835	965	434	709	398	309	20
Months of Inventory	4.98	4.98	4.37	4.83	5.40	6.50	2.31

List Price

Average Original List Price	\$340,124	\$208,798	\$289,943	\$356,638	\$458,806	\$582,399	\$1,250,000
Average Final List Price	\$334,599	\$204,434	\$279,726	\$350,299	\$457,188	\$577,399	\$1,250,000

Sale Price

Average Price	\$326,154	\$197,057	\$273,243	\$340,453	\$444,882	\$567,627	\$1,258,901
Median Price	\$287,500	\$200,000	\$275,000	\$337,250	\$445,000	\$535,000	\$1,258,901

Price Differences

Original to Final List Price	-\$5,525	-\$4,364	-\$10,217	-\$6,339	-\$1,618	-\$5,000	\$0
Original List to Sale Price - \$	-\$13,970	-\$11,741	-\$16,700	-\$16,185	-\$13,924	-\$14,772	\$8,901
Final List to Sale Price - \$	-\$8,445	-\$7,377	-\$6,483	-\$9,846	-\$12,306	-\$9,772	\$8,901
Original List to Sale Price - %	95.89%	94.38%	94.24%	95.46%	96.97%	97.46%	100.71%
Final List to Sale Price - %	97.48%	96.39%	97.68%	97.19%	97.31%	98.31%	100.71%

Days on the Market

Avg Days Listing to Contract	55	54	83	43	56	45	3
Combined Avg Days to Contract	62	64	83	47	81	45	3
Avg Days Listing to Closing	88	86	110	78	89	84	36
Avg Days Contract to Close	34	33	27	36	35	40	33

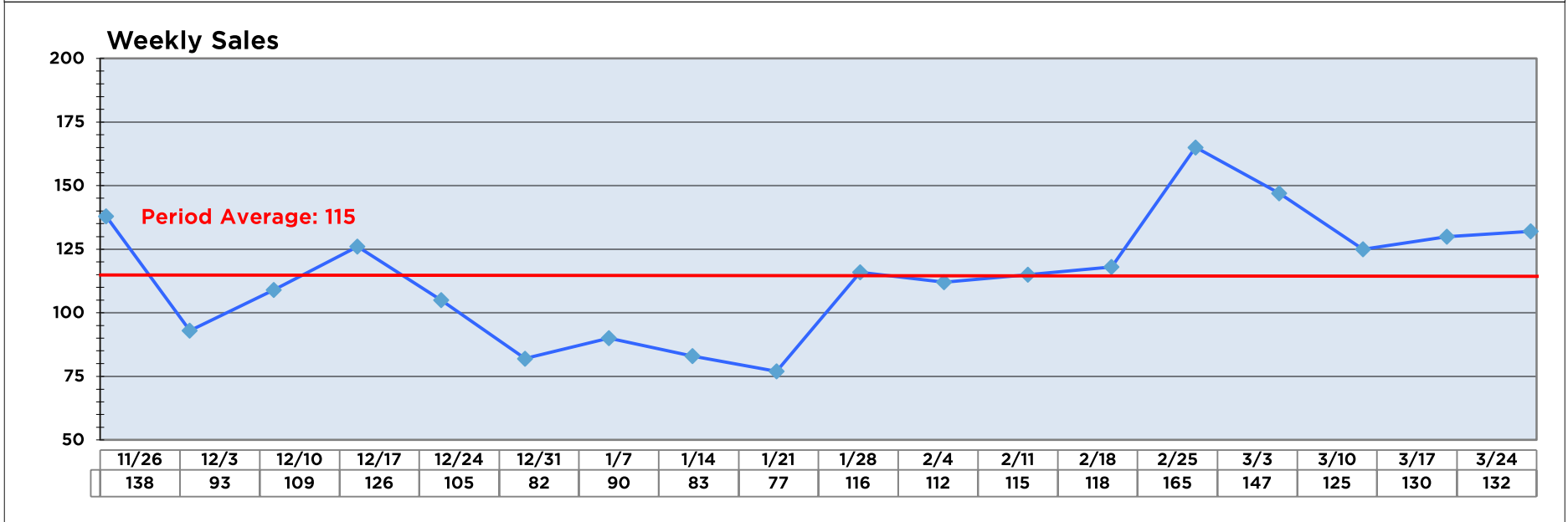
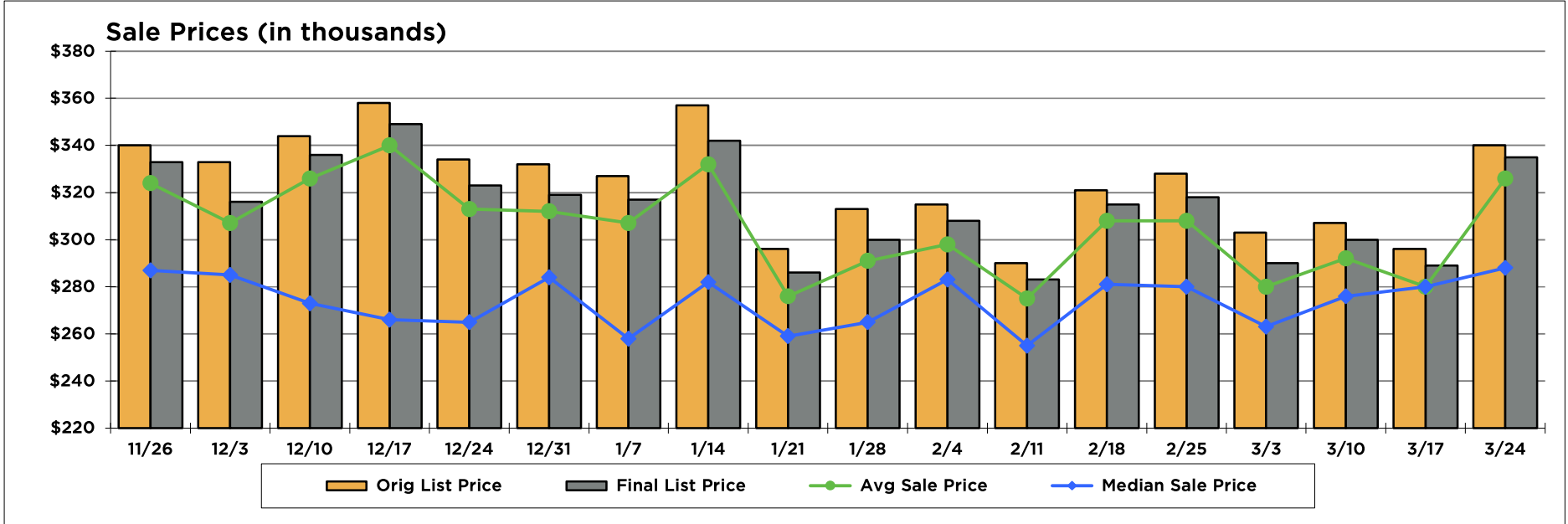
Beds / Baths

Average Bedrooms	2	2	2	3	3	4	3
Average Full Baths	2	2	2	2	2	3	2.5
Average Half Baths	0	0	1	1	1	1	1

Square Footage

Average Square Feet	1,388	992	1,259	1,553	1,742	2,044	2,373
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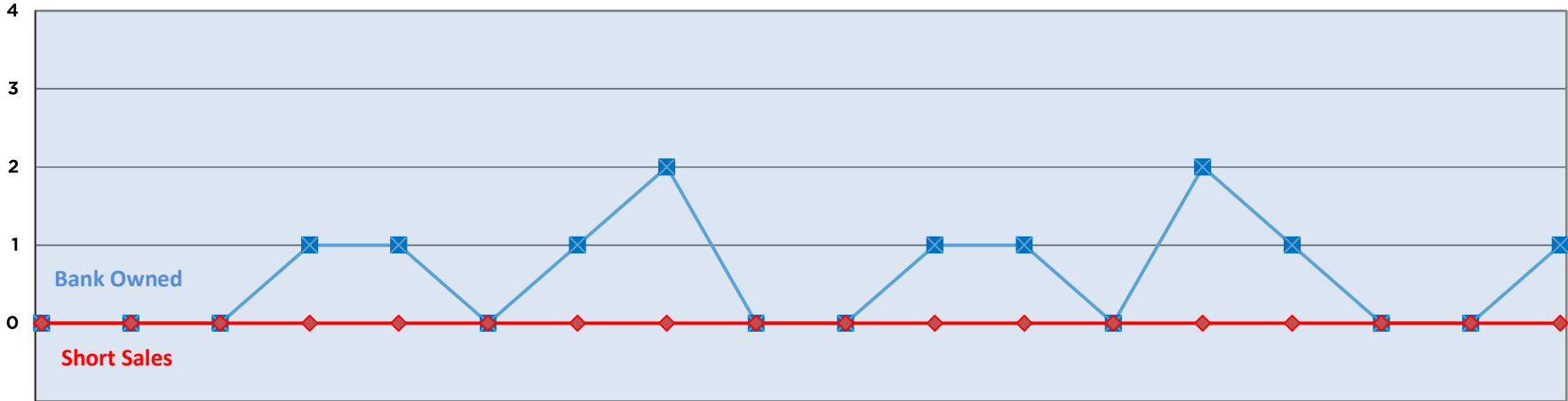
Condos, Townhomes, Villas



Monday Morning Quarterback
03/24/2024 - 03/30/2024
Lake, Orange, Osceola & Seminole Counties

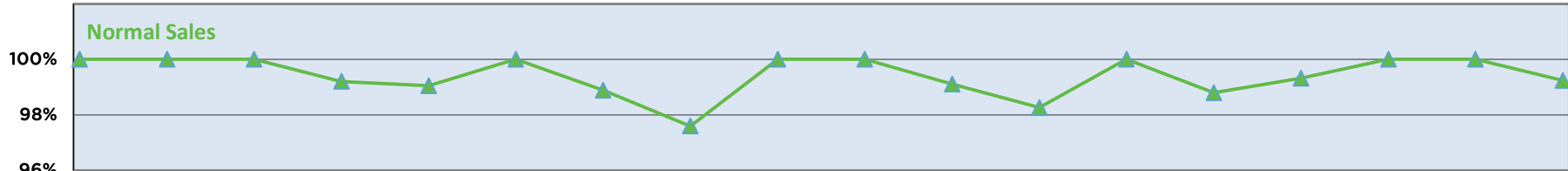
Condos, Townhomes, Villas

Foreclosure Sales

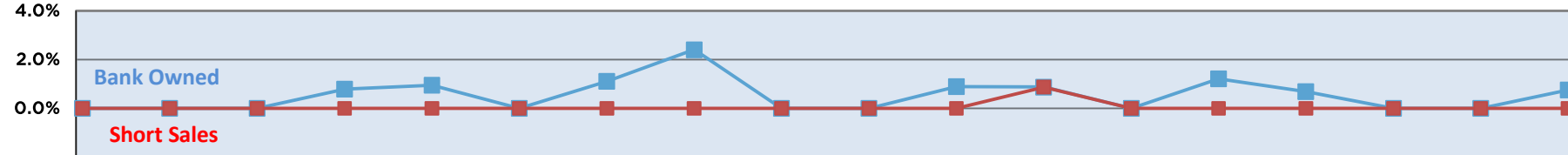


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
BO	0	0	0	1	1	0	1	2	0	0	1	1	0	2	1	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	3/24
Normal	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	99.24%

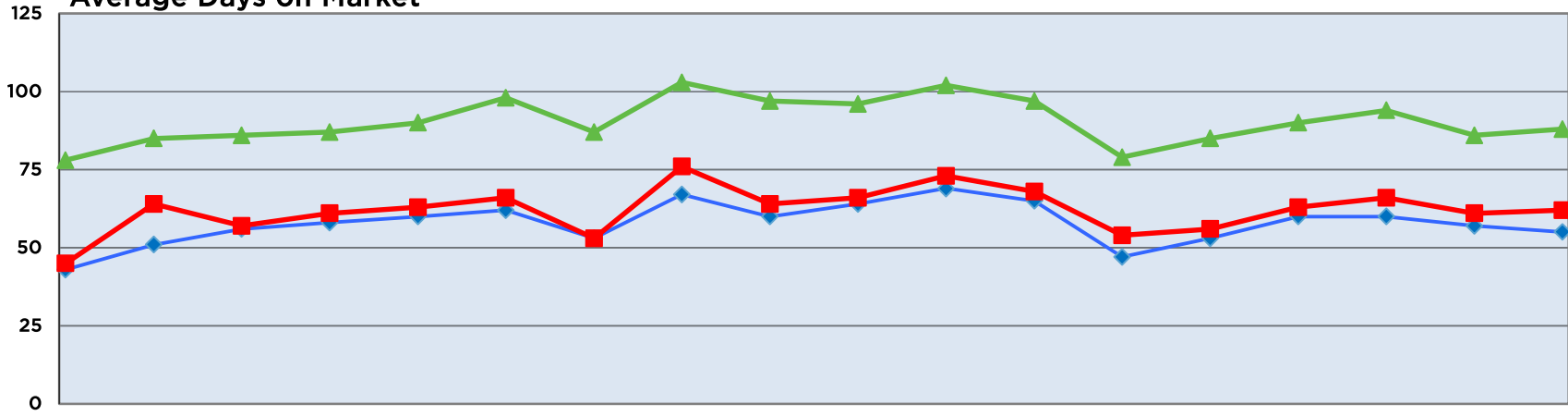


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
BO	0.00%	0.00%	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%	0.87%	0.00%	1.21%	0.68%	0.00%	0.00%	0.76%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.87%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



Condos, Townhomes, Villas

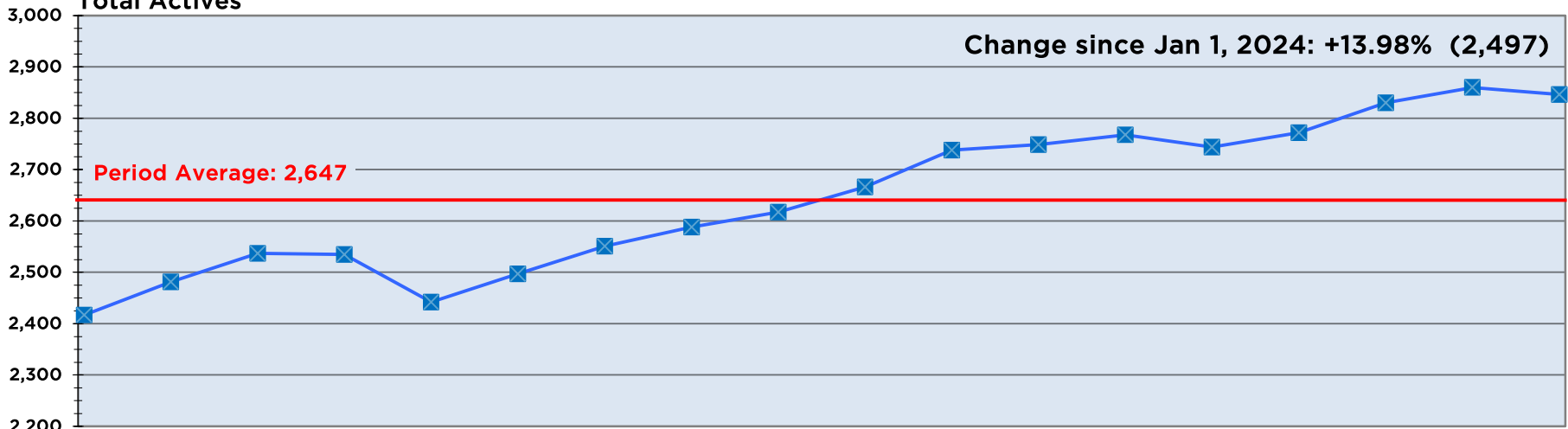
Average Days on Market



	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	3/24
ListToContract	43	51	56	58	60	62	53	67	60	64	69	65	47	53	60	60	57	55
CombDaysOnMkt	45	64	57	61	63	66	53	76	64	66	73	68	54	56	63	66	61	62
ListToClose	78	85	86	87	90	98	87	103	97	96	102	97	79	85	90	94	86	88

Total Actives

Change since Jan 1, 2024: +13.98% (2,497)

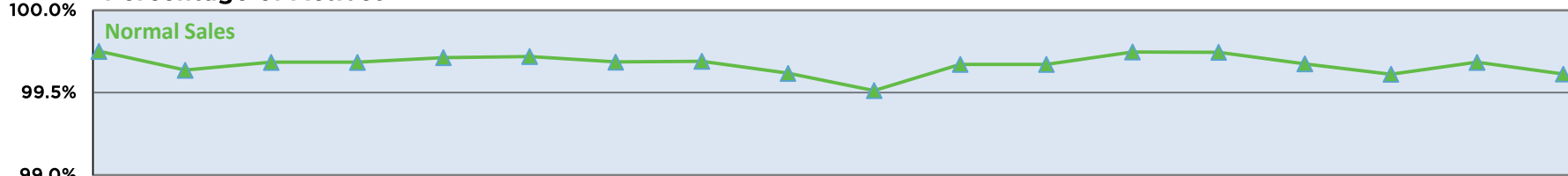


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
Total Actives	2,417	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830	2,860	2,846

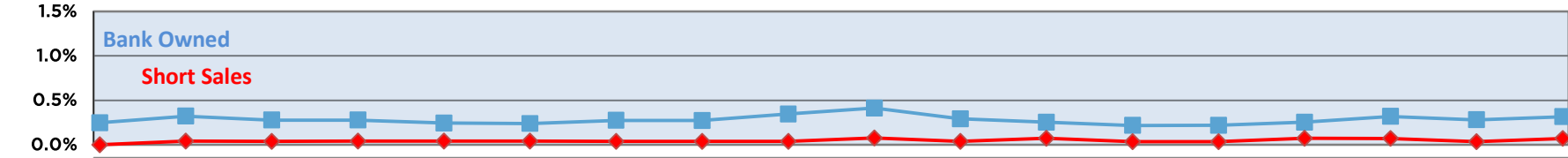
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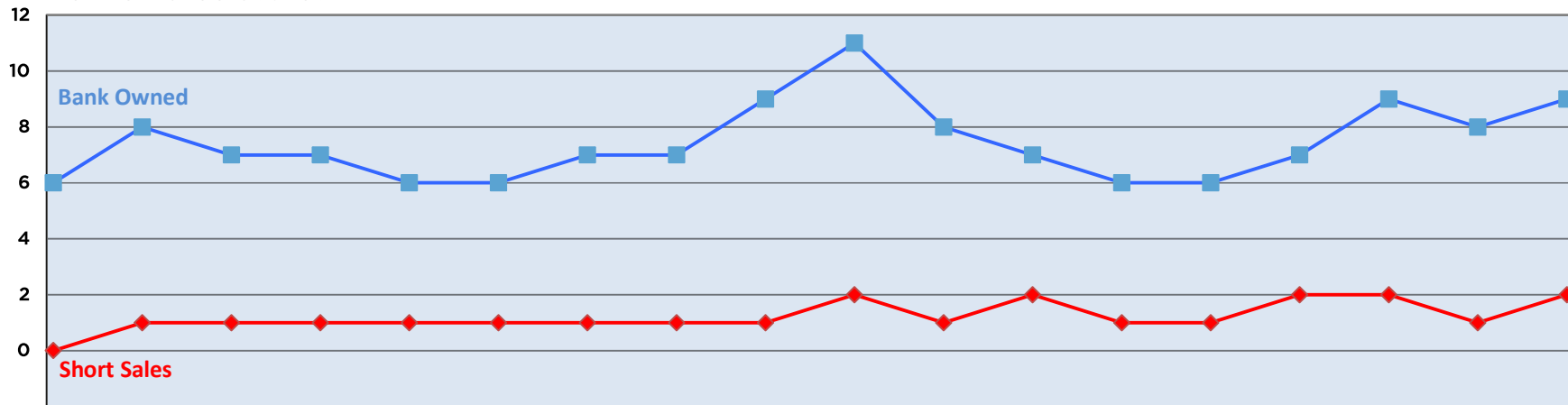


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
Normal	99.75%	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%	99.61%



	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	3/24
BO	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%	0.32%
SS	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%	0.07%

Active Foreclosures

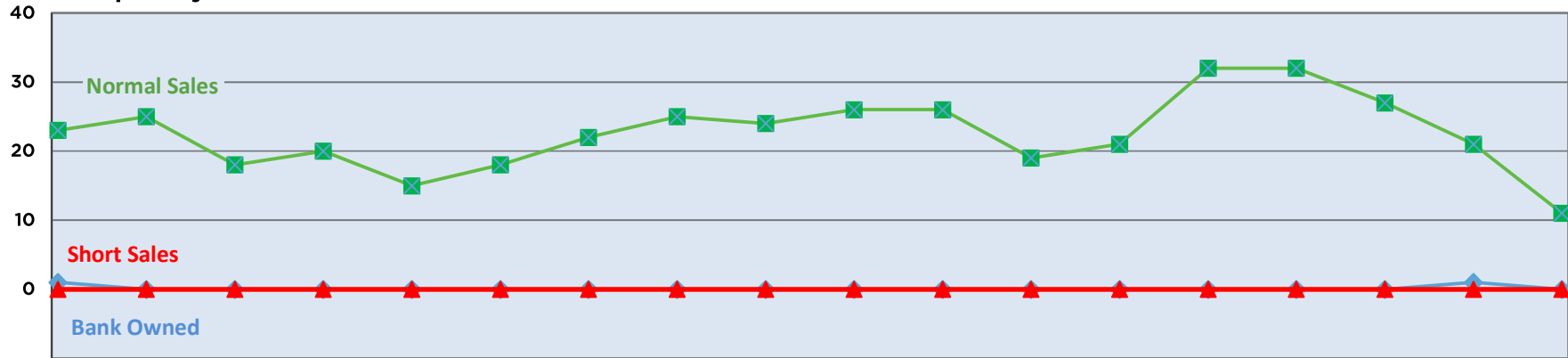


	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24
BO	6	8	7	7	6	6	7	7	9	11	8	7	6	6	7	9	8	9
SS	0	1	1	1	1	1	1	1	1	2	1	2	1	1	2	2	1	2

Monday Morning Quarterback
03/24/2024 - 03/30/2024
Lake, Orange, Osceola & Seminole Counties

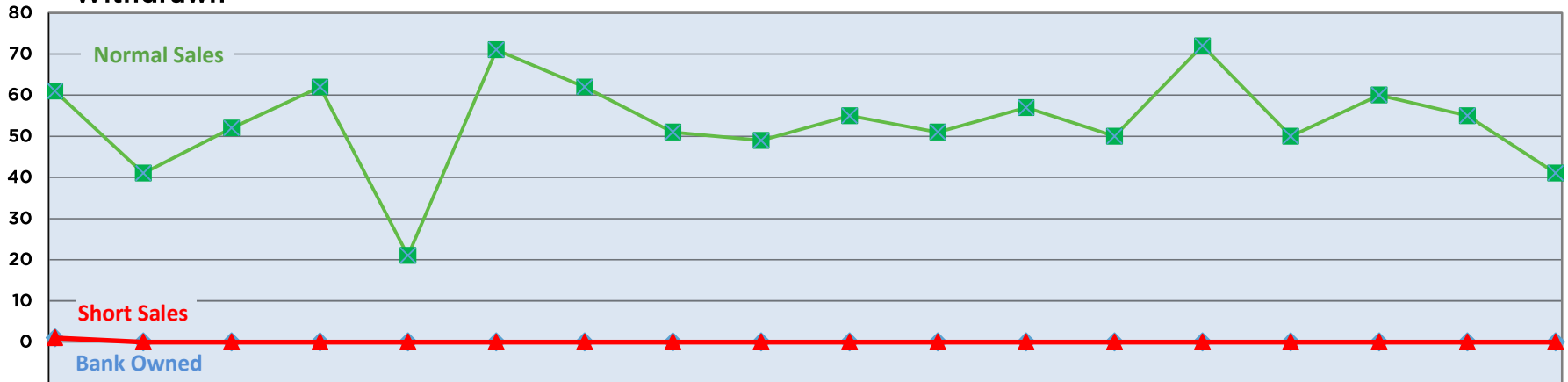
Condos, Townhomes, Villas

Temporary Off Market



	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	3/24
Norm	23	25	18	20	15	18	22	25	24	26	26	19	21	32	32	27	21	11
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

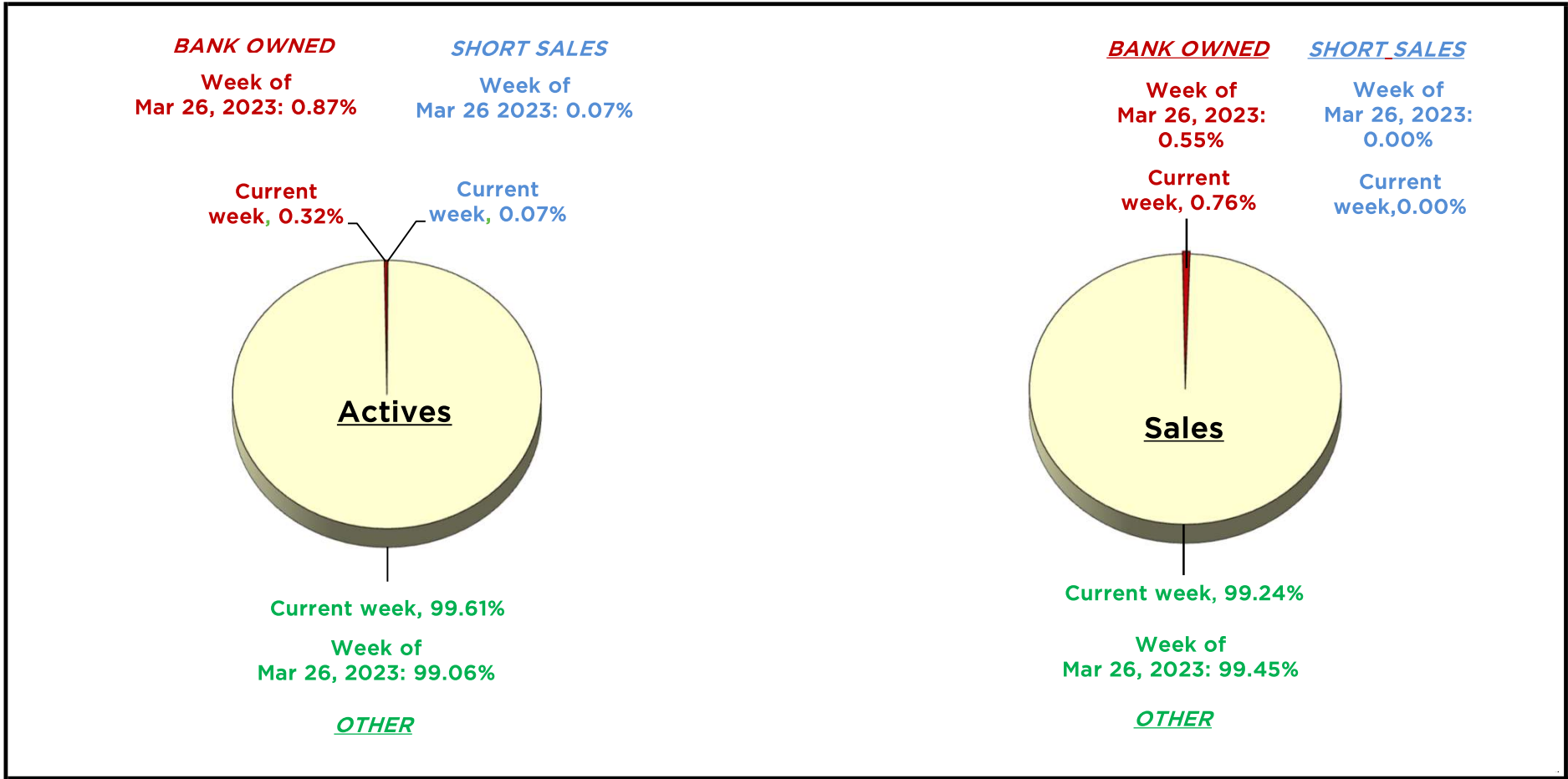
Withdrawn



	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	3/24
Norm	61	41	52	62	21	71	62	51	49	55	51	57	50	72	50	60	55	41
BO	1	0	0	0	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



Condos, Townhomes, Villas



Monday Morning Quarterback
03/24/2024 - 03/30/2024
Lake, Orange, Osceola & Seminole Counties

There are 10 Condos, Villas, or Townhomes available for the Median Price of \$287,500 (± \$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>
Orange County		3	\$288,000	2.0	2.0	1,261	\$228.39
Apopka (North)	32712	1	\$288,000	3.0	2.0	1,595	\$180.56
Williamsburg / Lake Bryan	32821	1	\$288,000	1.0	2.0	798	\$360.90
Ventura	32822	1	\$288,000	2.0	2.0	1,390	\$207.19
Osceola County		7	\$284,970	2.4	2.0	1,379	\$206.67
Kissimmee (Central)	34741	4	\$283,200	2.0	2.0	1,435	\$197.32
Kissimmee / Buena Ventura Lakes	34743	1	\$287,000	3.0	2.0	1,383	\$207.52
Kissimmee (West) / Pleasant Hill	34746	1	\$287,990	3.0	2.0	1,251	\$230.21
Kissimmee / Celebration	34747	1	\$287,000	3.0	2.0	1,277	\$224.75