



Monday Morning Quarterback Summary

Week of March 31, 2024 - April 06, 2024

Single-family existing homes

- Sales of single-family homes decreased to 407 during the week of March 31, from 500 the week prior
- The median price of single family homes decreased to \$420,000 a change of -5.1%
- The number of single-family home foreclosure transactions increased to 4 from 1 the week prior
- The number of single-family short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 170, and now sits at 5,815

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 143 during the week of March 31, from 132 the week prior
- The median price of condos, townhomes, and villas remains constant at \$287,500
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 64, and now sits at 2,910

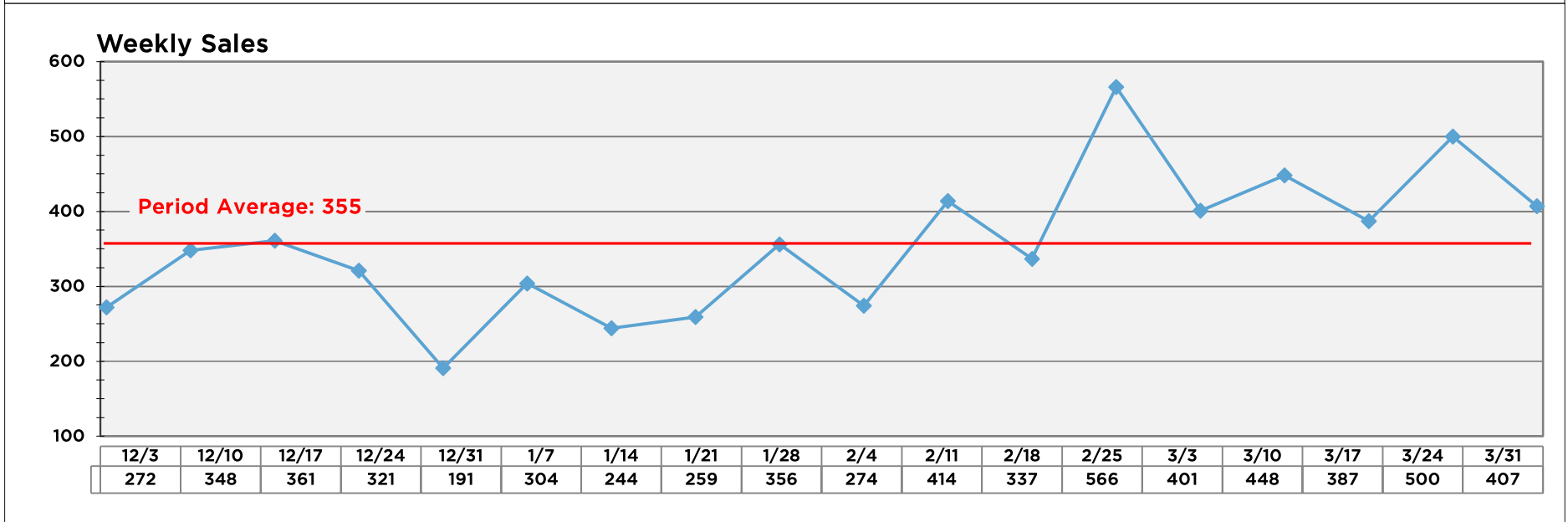
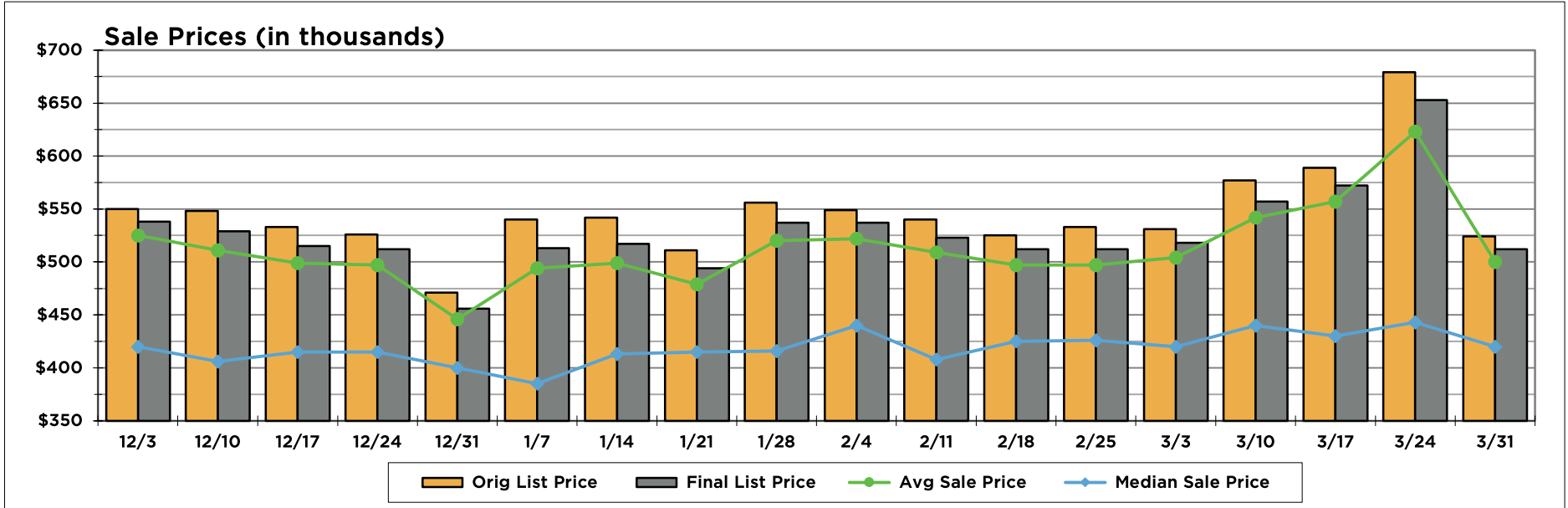
Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
03/31/2024 - 04/06/2024
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	407	39	32	112	79	125	20
Bank Owned	4	0	0	2	0	2	0
Short Sales	1	1	0	0	0	0	0
Other	402	38	32	110	79	123	20
Active Listings	5,815	328	298	1,108	1,245	2,164	672
Bank Owned	36	8	6	8	5	9	0
Short Sales	11	3	1	4	2	1	0
Other	5,768	317	291	1,096	1,238	2,154	672
Months of Inventory	3.30	1.94	2.15	2.28	3.64	4.00	7.75
<u>List Price</u>							
Average Original List Price	\$523,811	\$197,153	\$284,303	\$369,918	\$458,889	\$698,027	\$1,573,400
Average Final List Price	\$512,029	\$192,322	\$278,894	\$362,010	\$451,981	\$681,159	\$1,528,700
<u>Sale Price</u>							
Average Price	\$500,483	\$181,692	\$277,129	\$356,565	\$441,151	\$665,995	\$1,485,350
Median Price	\$420,000	\$190,000	\$278,500	\$360,000	\$435,000	\$635,000	\$1,200,000
<u>Price Differences</u>							
Original to Final List Price	-\$11,782	-\$4,831	-\$5,409	-\$7,908	-\$6,908	-\$16,868	-\$44,700
Original List to Sale Price - \$	-\$23,328	-\$15,461	-\$7,174	-\$13,353	-\$17,738	-\$32,032	-\$88,050
Final List to Sale Price - \$	-\$11,546	-\$10,630	-\$1,765	-\$5,445	-\$10,830	-\$15,164	-\$43,350
Original List to Sale Price - %	95.55%	92.16%	97.48%	96.39%	96.13%	95.41%	94.40%
Final List to Sale Price - %	97.75%	94.47%	99.37%	98.50%	97.60%	97.77%	97.16%
<u>Days on the Market</u>							
Avg Days Listing to Contract	51	44	39	44	51	61	61
Combined Avg Days to Contract	55	50	43	47	52	67	67
Avg Days Listing to Closing	88	83	74	80	86	98	99
Avg Days Contract to Close	36	38	35	36	35	37	37
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	2,077	1,196	1,386	1,576	1,919	2,761	4,045

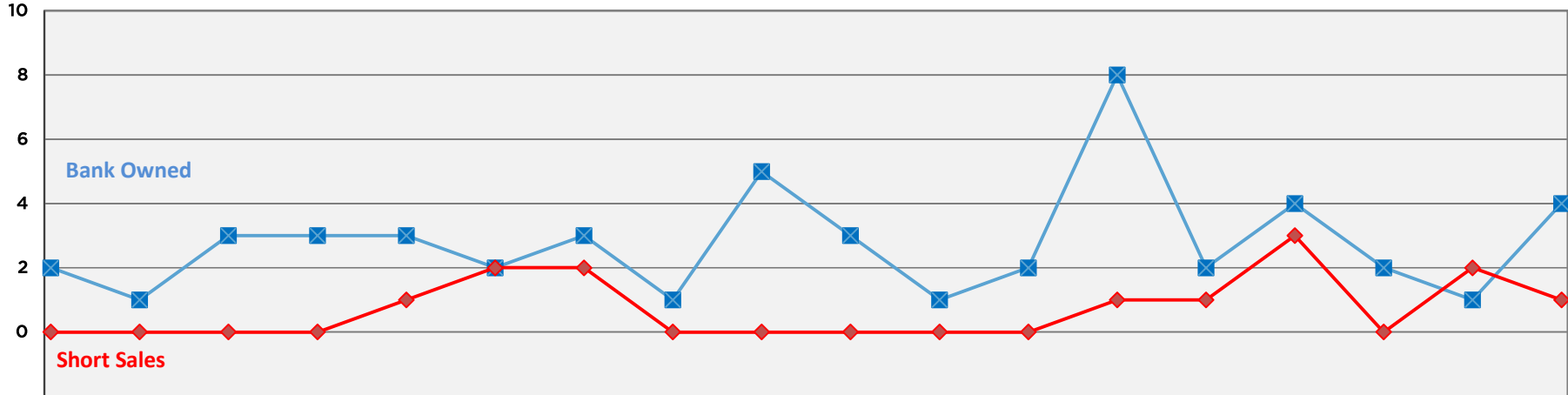
Single Family Homes



Monday Morning Quarterback
03/31/2024 - 04/06/2024
Lake, Orange, Osceola & Seminole Counties

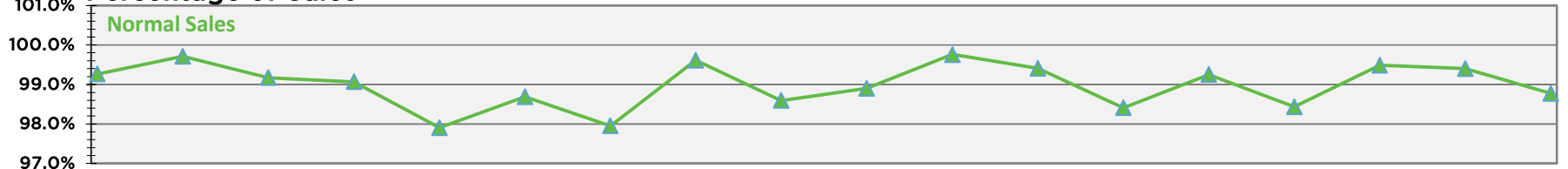
Single Family Homes

Foreclosure Sales

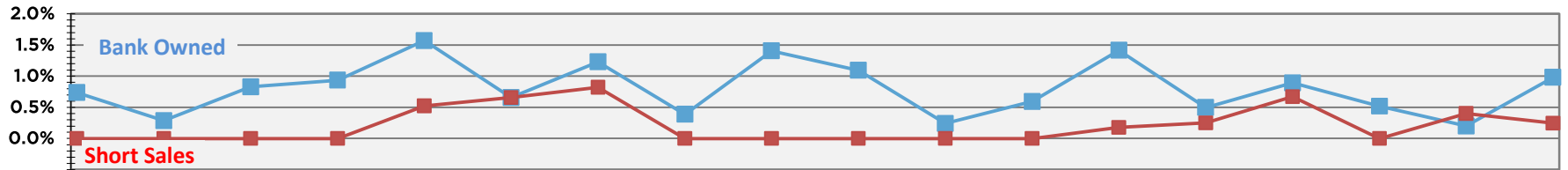


	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
BO	2	1	3	3	3	2	3	1	5	3	1	2	8	2	4	2	1	4
SS	0	0	0	0	1	2	2	0	0	0	0	0	1	1	3	0	2	1

Percentage of Sales



	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	3/31
Normal	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%	98.77%

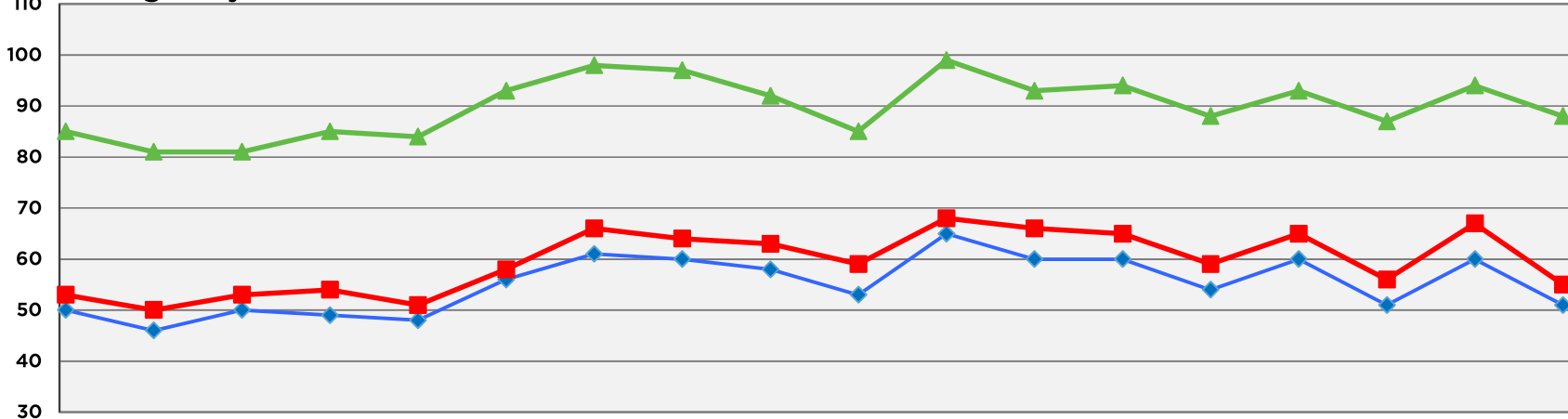


	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
BO	0.74%	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%
SS	0.00%	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%

Monday Morning Quarterback
03/31/2024 - 04/06/2024
Lake, Orange, Osceola & Seminole Counties

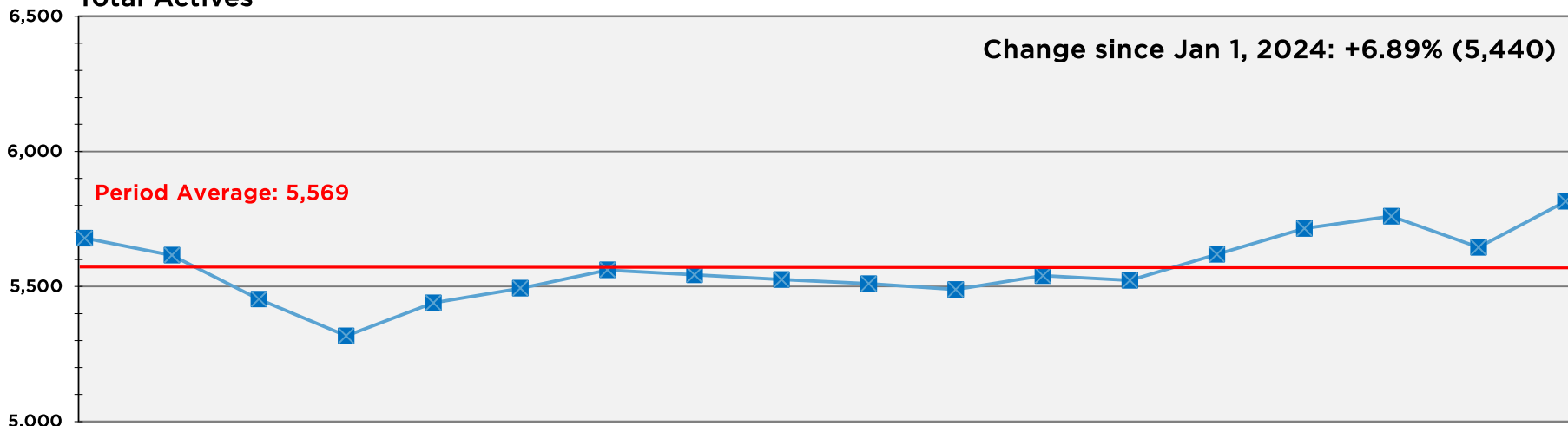
Single Family Homes

Average Days on Market



ListToContract	50	46	50	49	48	56	61	60	58	53	65	60	60	54	60	51	60	51
CombDaysOnMkt	53	50	53	54	51	58	66	64	63	59	68	66	65	59	65	56	67	55
ListToClose	85	81	81	85	84	93	98	97	92	85	99	93	94	88	93	87	94	88

Total Actives

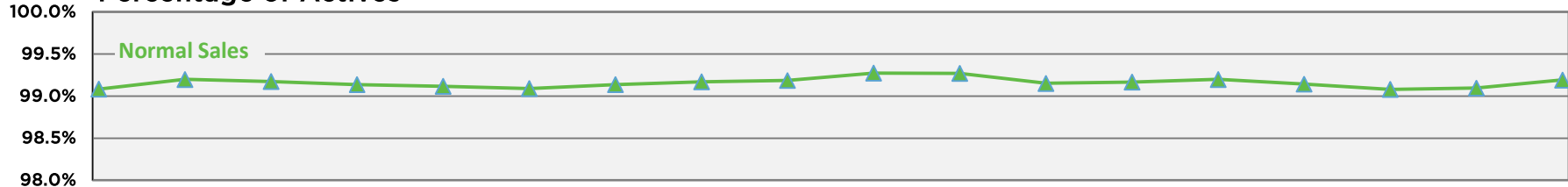


	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
Total Actives	5,679	5,616	5,453	5,317	5,440	5,493	5,561	5,543	5,526	5,510	5,488	5,540	5,523	5,619	5,715	5,760	5,645	5,815

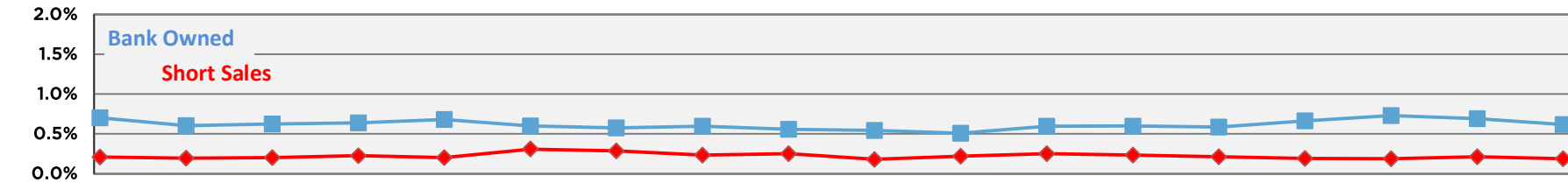
Monday Morning Quarterback
03/31/2024 - 04/06/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

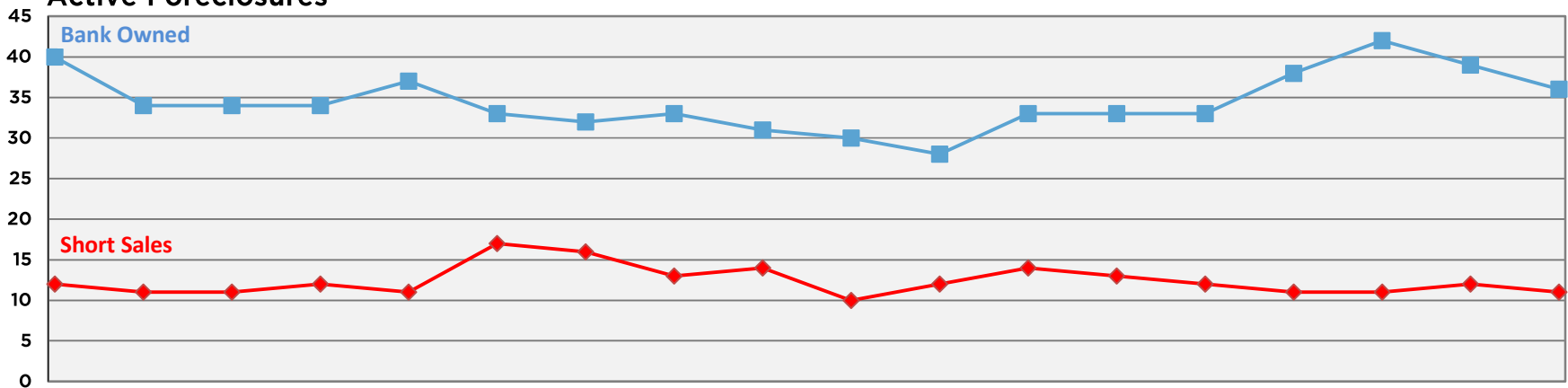


Date	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
Normal	99.08%	99.20%	99.17%	99.13%	99.12%	99.09%	99.14%	99.17%	99.19%	99.27%	99.27%	99.15%	99.17%	99.20%	99.14%	99.08%	99.10%	99.19%



Date	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	3/31
BO	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%	0.62%
SS	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%	0.19%

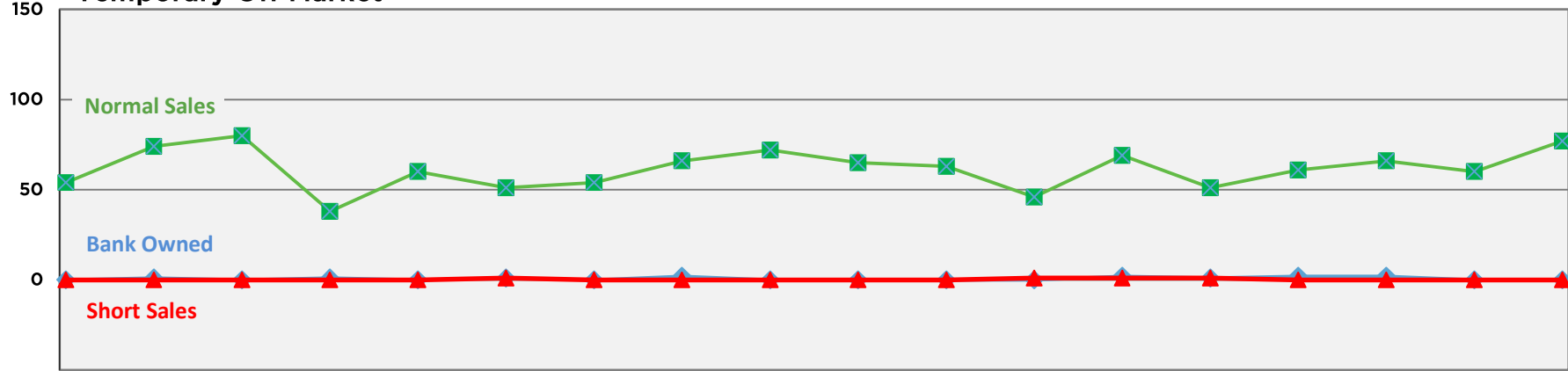
Active Foreclosures



Date	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	3/31
BO	40	34	34	34	37	33	32	33	31	30	28	33	33	33	38	42	39	36
SS	12	11	11	12	11	17	16	13	14	10	12	14	13	12	11	11	12	11

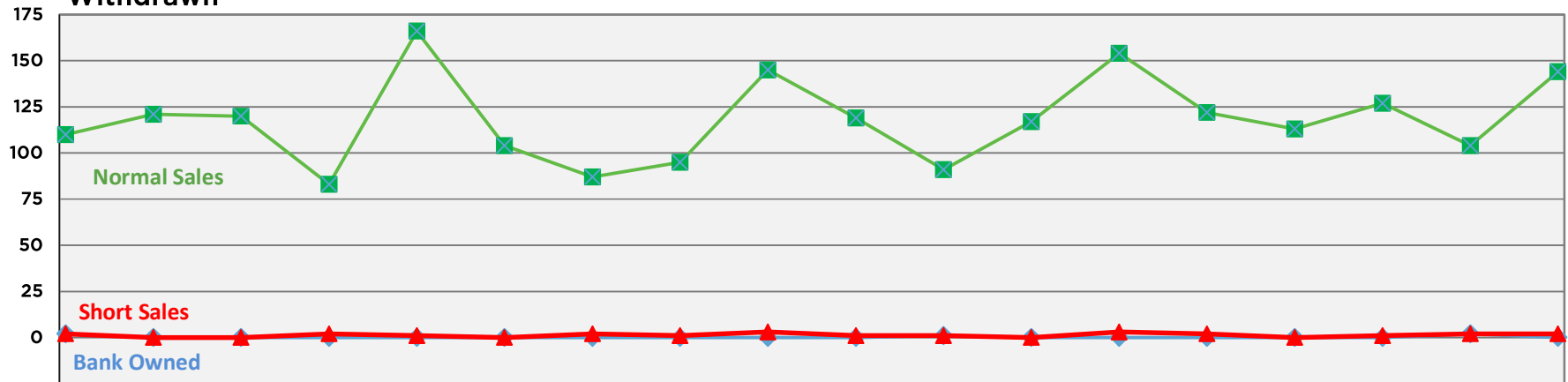
Single Family Homes

Temporary Off Market



	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	3/31
Norm	54	74	80	38	60	51	54	66	72	65	63	46	69	51	61	66	60	77
BO	0	1	0	1	0	1	0	2	0	0	0	0	2	1	2	2	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	1	1	1	0	0	0	0

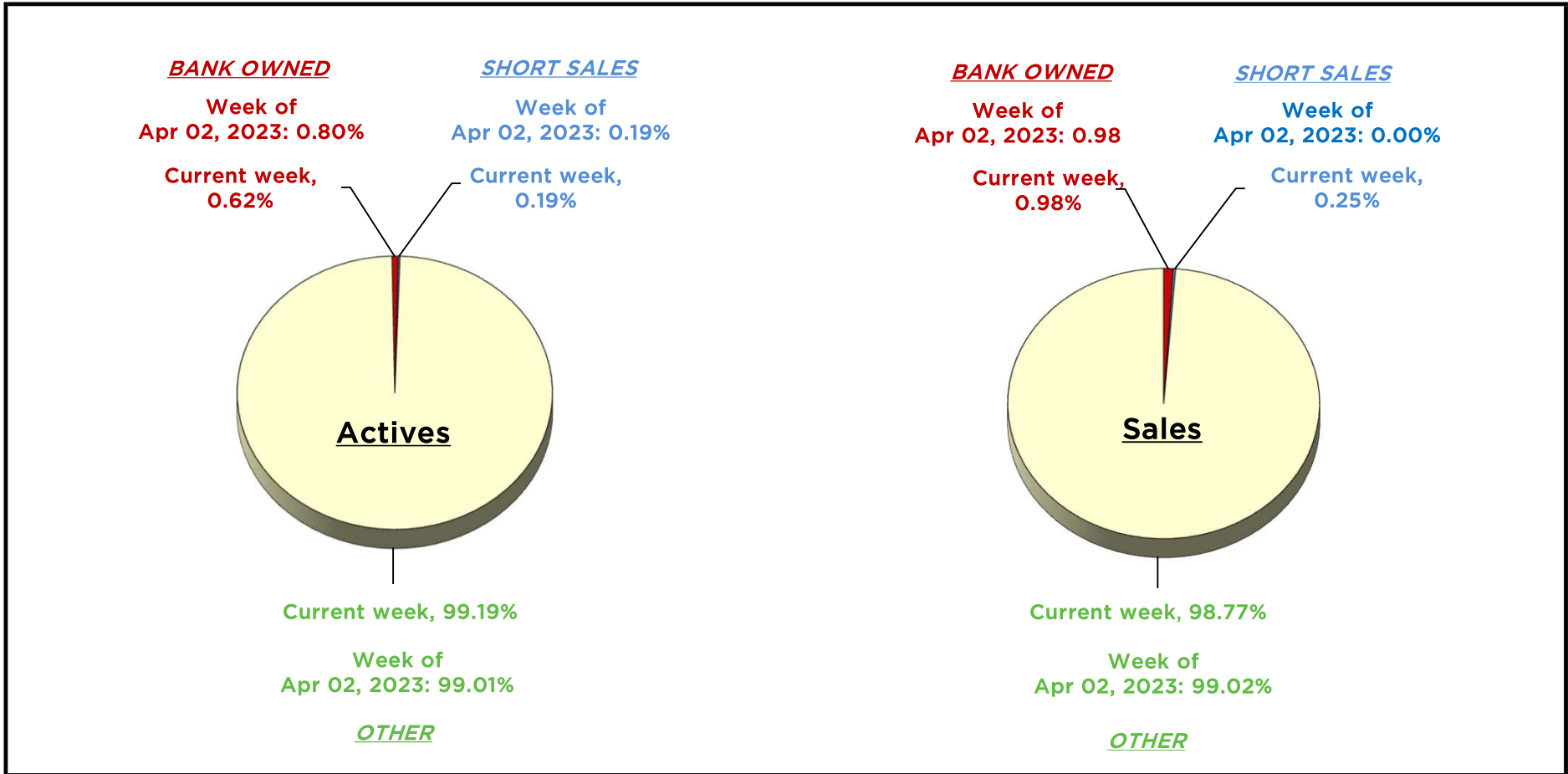
Withdrawn



	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	3/31
Norm	110	121	120	83	166	104	87	95	145	119	91	117	154	122	113	127	104	144
BO	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0
SS	2	0	0	2	1	0	2	1	3	1	1	0	3	2	0	1	2	2



Single Family Homes



Monday Morning Quarterback
03/31/2024 - 04/06/2024
Lake, Orange, Osceola & Seminole Counties

There are 41 Single Family Homes available for the Median Price of \$420,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$419,973	3.5	2.0	1,691	\$248.43
Casselberry	32707	1	\$419,900	4.0	2.0	2,461	\$170.62
Winter Springs / Tuskawilla	32708	2	\$419,995	3.0	2.0	1,173	\$358.20
Lake Mary / Heathrow	32746	1	\$420,000	4.0	2.0	1,956	\$214.72
Orange County		7	\$419,975	3.1	2.0	1,726	\$243.26
Apopka / Hunt Club	32703	1	\$420,000	3.0	2.0	1,912	\$219.67
Delaney / Crystal Lake	32806	1	\$419,922	3.0	2.0	1,306	\$321.53
Lockhart	32810	1	\$420,000	3.0	2.0	1,600	\$262.50
Hiawassee	32818	1	\$420,000	3.0	2.0	1,740	\$241.38
Sand Lake / Bay Hill	32819	1	\$420,000	3.0	1.0	1,486	\$282.64
Research Park	32826	1	\$420,000	4.0	2.0	1,981	\$212.01
Pine Castle / Edgewood	32839	1	\$419,900	3.0	3.0	2,060	\$203.83
Osceola County		19	\$419,951	3.7	2.1	1,977	\$212.40
Kissimmee (Central)	34741	2	\$419,950	3.5	2.0	1,742	\$241.07
Kissimmee / Buena Ventura Lakes	34743	1	\$420,000	4.0	2.0	2,294	\$183.09
Kissimmee (East)	34744	4	\$419,950	3.8	2.3	1,927	\$217.90
Kissimmee (West) / Pleasant Hill	34746	3	\$419,966	4.0	2.3	2,169	\$193.65
Kissimmee / Celebration	34747	1	\$419,900	4.0	2.0	1,727	\$243.14
Kissimmee	34759	1	\$419,900	4.0	2.0	2,870	\$146.31
St Cloud	34769	1	\$419,900	2.0	1.0	1,604	\$261.78
St Cloud / Narcoossee	34771	3	\$419,963	3.3	2.0	1,901	\$220.88
St Cloud / Canoe Creek	34772	2	\$419,950	4.0	2.0	1,919	\$218.84
St Cloud / Harmony	34773	1	\$419,990	4.0	2.0	1,830	\$229.50
Lake County		11	\$419,954	3.0	2.0	1,962	\$214.00
Weirsdale	32195	1	\$420,000	2.0	2.0	1,344	\$312.50
Eustis (West)	32726	2	\$419,950	2.5	2.0	2,219	\$189.29
Grand Island	32735	1	\$420,000	3.0	2.0	1,570	\$267.52
Mount Dora	32757	1	\$419,900	3.0	2.0	2,562	\$163.90
Clermont (Central)	34711	1	\$419,900	4.0	2.0	2,119	\$198.16
Clermont (South)	34714	1	\$420,000	4.0	2.0	1,412	\$297.45
Minneola	34715	1	\$419,900	3.0	2.0	1,755	\$239.26
Groveland	34736	2	\$419,950	3.0	2.0	2,259	\$185.94
Leesburg (West)	34748	1	\$419,999	3.0	2.0	1,870	\$224.60

Monday Morning Quarterback
03/31/2024 - 04/06/2024
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	143	48	26	34	22	13	0
Bank Owned	1	0	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	142	48	26	34	21	13	0
Active Listings	2,910	992	433	732	421	314	18
Bank Owned	9	5	2	0	1	1	0
Short Sales	2	1	0	1	0	0	0
Other	2,899	986	431	731	420	313	18
Months of Inventory	4.70	4.77	3.84	4.97	4.42	5.57	0.00

List Price

Average Original List Price	\$338,998	\$200,770	\$308,107	\$364,893	\$467,955	\$625,207	\$0
Average Final List Price	\$323,188	\$190,192	\$274,557	\$355,876	\$451,550	\$608,792	\$0

Sale Price

Average Price	\$314,315	\$182,884	\$270,442	\$344,485	\$443,075	\$590,538	\$0
Median Price	\$287,500	\$192,500	\$267,500	\$336,000	\$435,000	\$585,000	\$0

Price Differences

Original to Final List Price	-\$15,810	-\$10,578	-\$33,550	-\$9,017	-\$16,405	-\$16,415	\$0
Original List to Sale Price - \$	-\$24,683	-\$17,886	-\$37,665	-\$20,408	-\$24,880	-\$34,669	\$0
Final List to Sale Price - \$	-\$8,873	-\$7,308	-\$4,115	-\$11,391	-\$8,475	-\$18,254	\$0
Original List to Sale Price - %	92.72%	91.09%	87.78%	94.41%	94.68%	94.45%	0.00%
Final List to Sale Price - %	97.25%	96.16%	98.50%	96.80%	98.12%	97.00%	0.00%

Days on the Market

Avg Days Listing to Contract	65	67	62	54	84	60	0
Combined Avg Days to Contract	67	69	62	54	88	60	0
Avg Days Listing to Closing	100	98	99	88	125	98	0
Avg Days Contract to Close	35	32	37	33	40	38	0

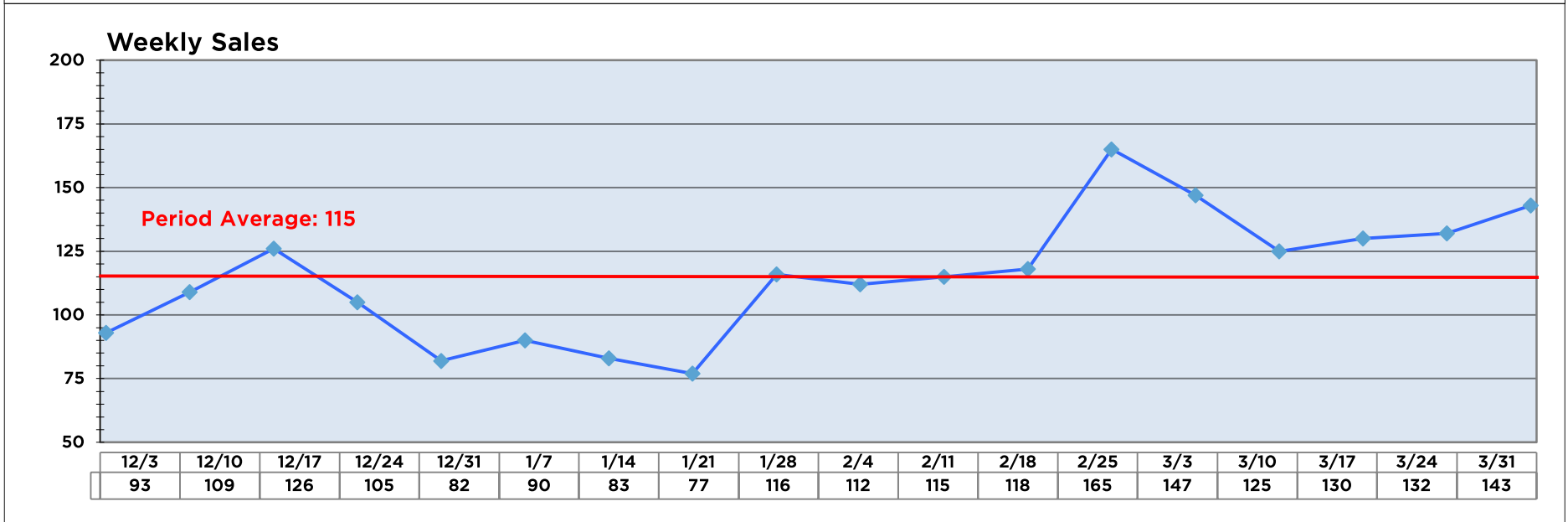
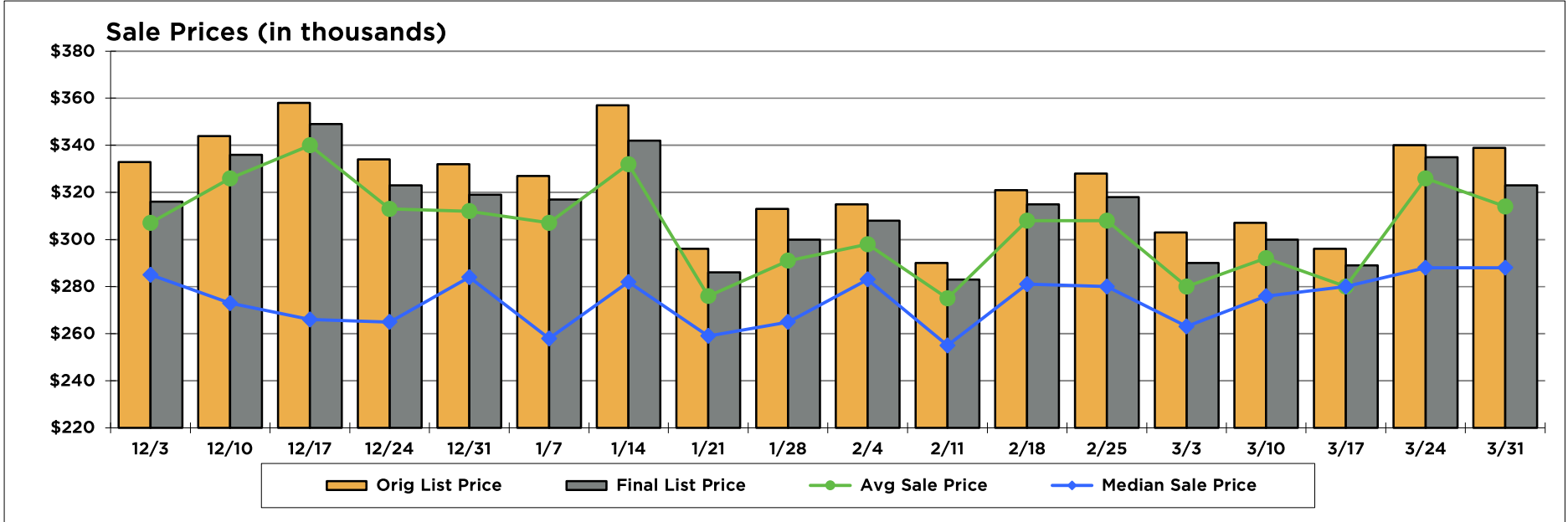
Beds / Baths

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

Square Footage

Average Square Feet	1,370	998	1,195	1,527	1,840	1,886	0
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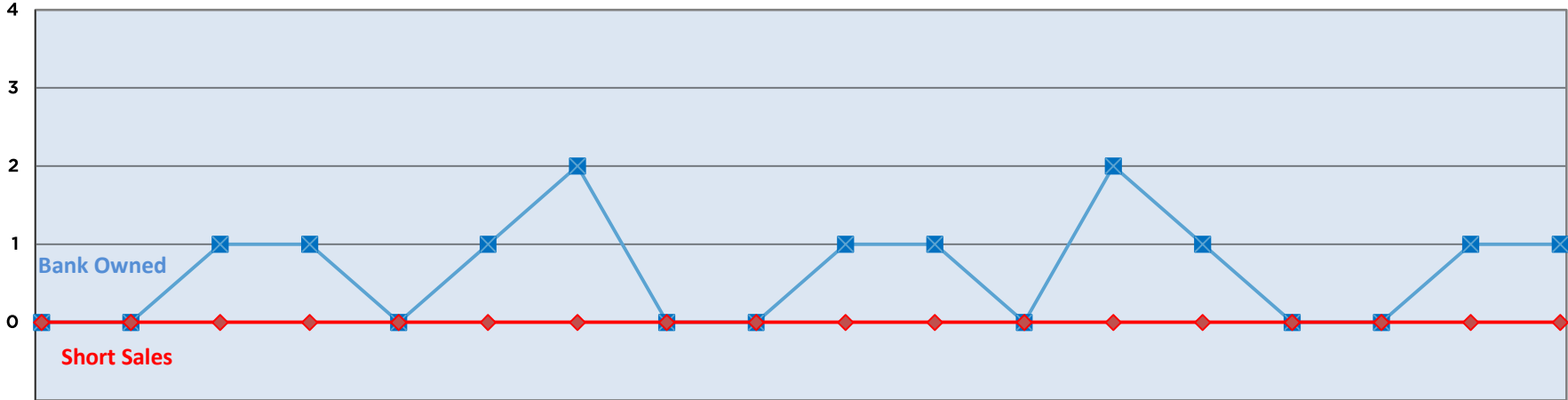
Condos, Townhomes, Villas



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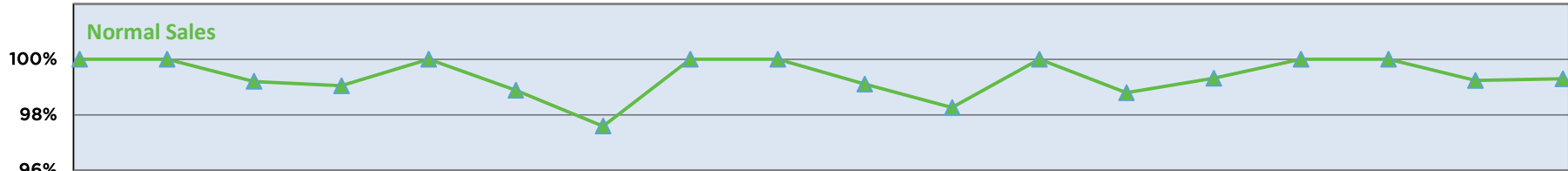
Condos, Townhomes, Villas

Foreclosure Sales

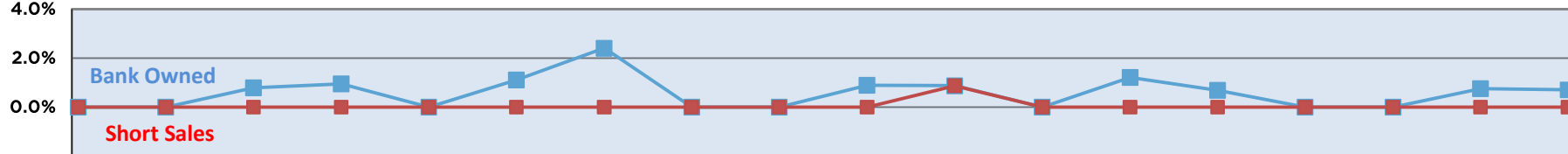


	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
BO	0	0	1	1	0	1	2	0	0	1	1	0	2	1	0	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



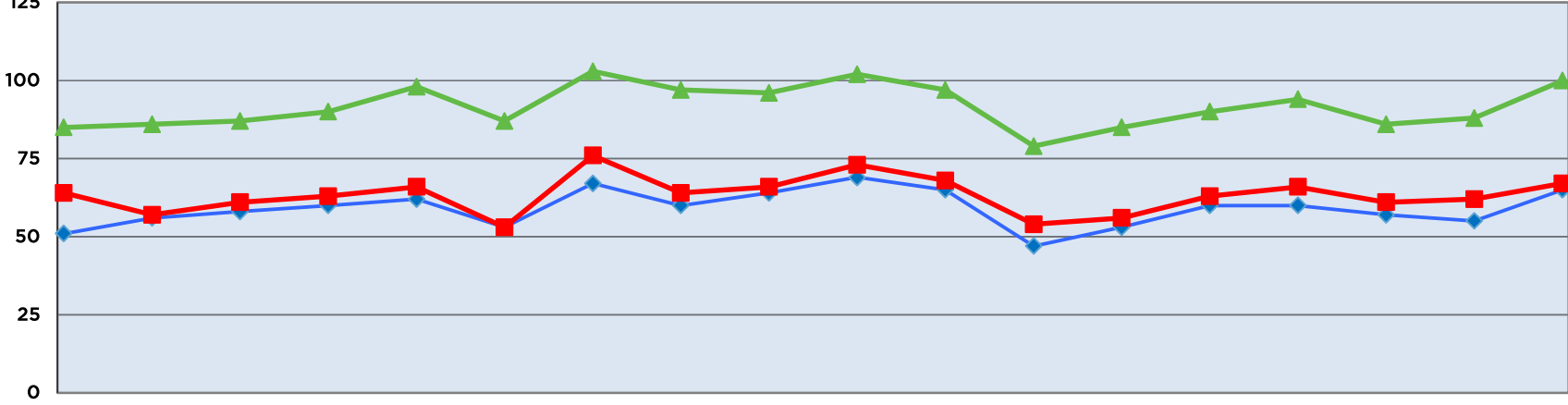
	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
Normal	100.00	100.00	99.21%	99.05%	100.00	98.89%	97.59%	100.00	100.00	99.11%	98.26%	100.00	98.79%	99.32%	100.00	100.00	99.24%	99.30%



	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	3/31
BO	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%	0.70%
SS	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%	0.00%

Condos, Townhomes, Villas

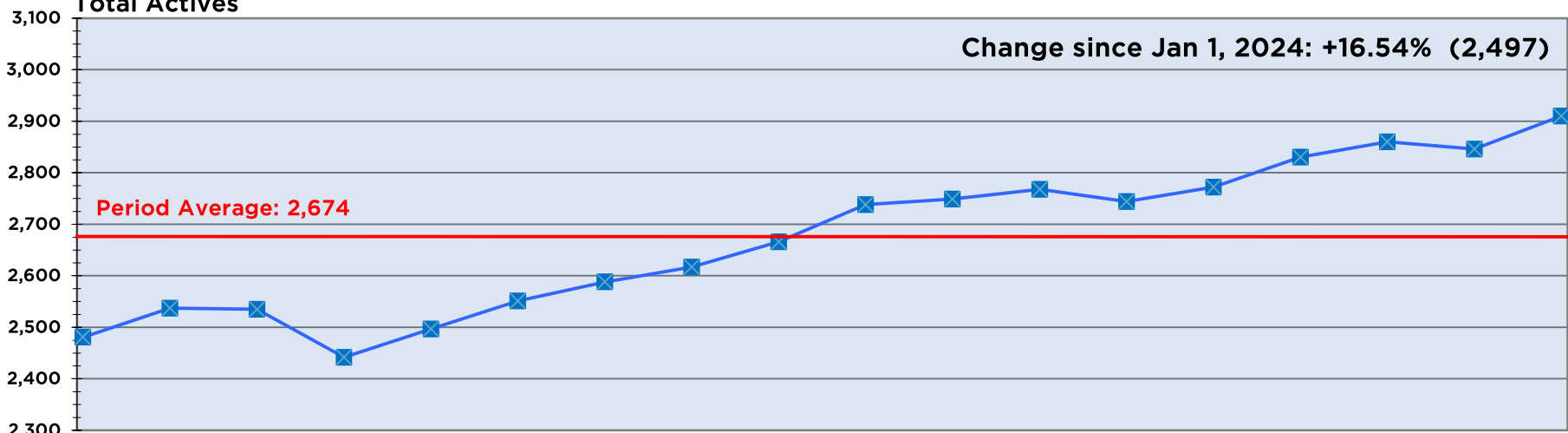
Average Days on Market



	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	3/31
ListToContract	51	56	58	60	62	53	67	60	64	69	65	47	53	60	60	57	55	65
CombDaysOnMkt	64	57	61	63	66	53	76	64	66	73	68	54	56	63	66	61	62	67
ListToClose	85	86	87	90	98	87	103	97	96	102	97	79	85	90	94	86	88	100

Total Actives

Change since Jan 1, 2024: +16.54% (2,497)

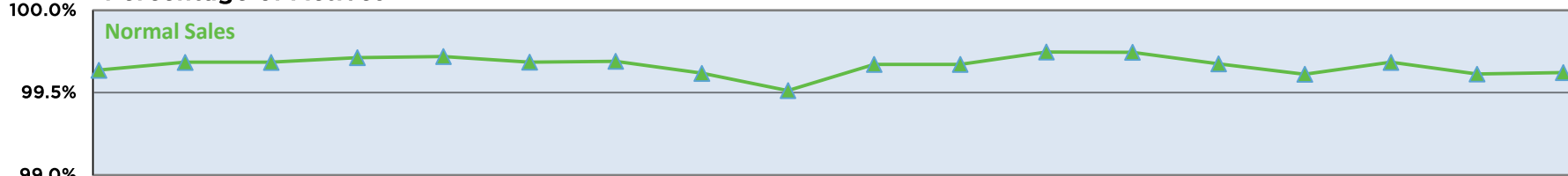


	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
Total Actives	2,481	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830	2,860	2,846	2,910

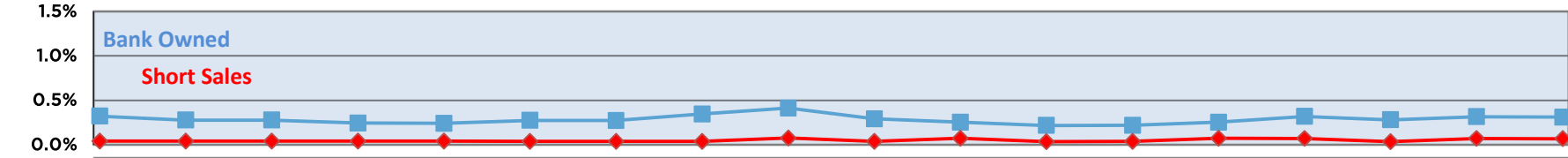
Monday Morning Quarterback
03/31/2024 - 04/06/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

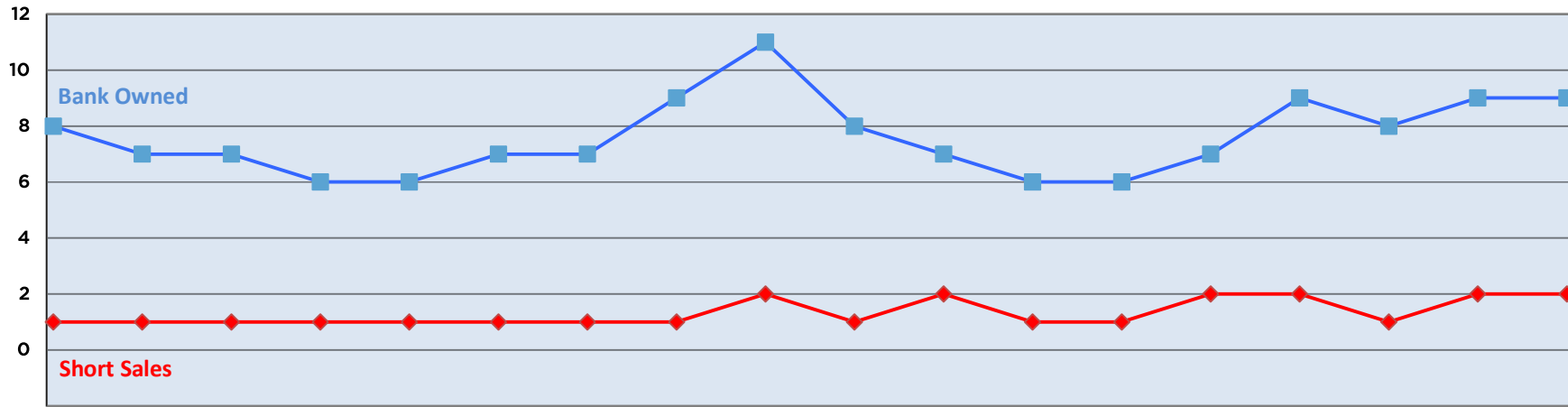


	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
Normal	99.64%	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%	99.61%	99.62%



	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	3/31
BO	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%	0.31%
SS	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%	0.07%

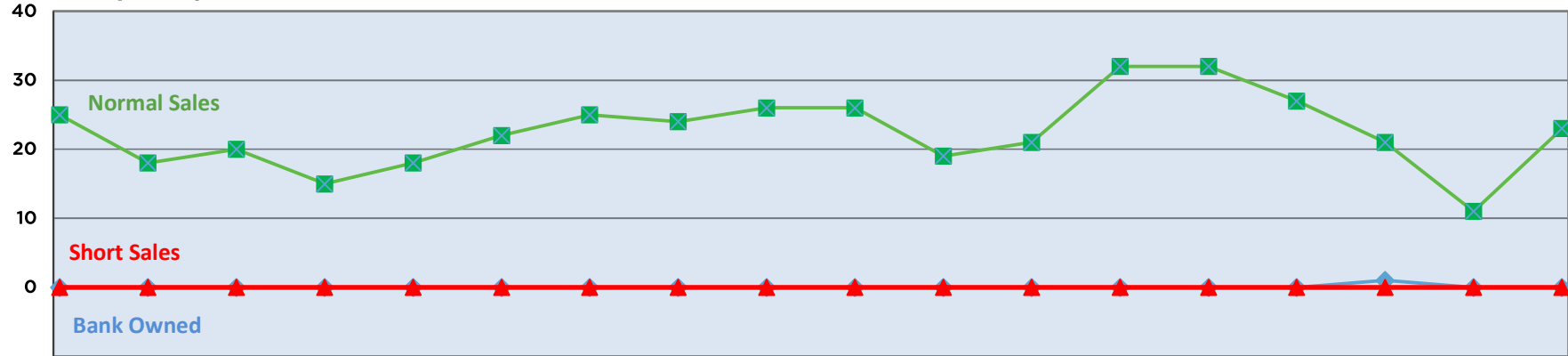
Active Foreclosures



	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	3/31
BO	8	7	7	6	6	7	7	9	11	8	7	6	6	7	9	8	9	9
SS	1	1	1	1	1	1	1	1	2	1	2	1	1	2	2	1	2	2

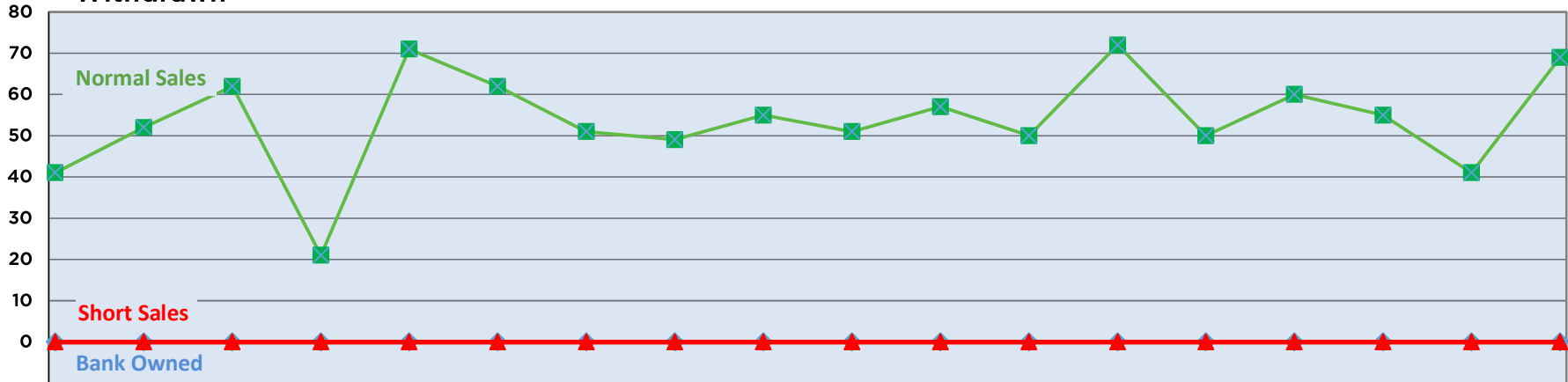
Condos, Townhomes, Villas

Temporary Off Market



	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	3/31
Norm	25	18	20	15	18	22	25	24	26	26	19	21	32	32	27	21	11	23
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

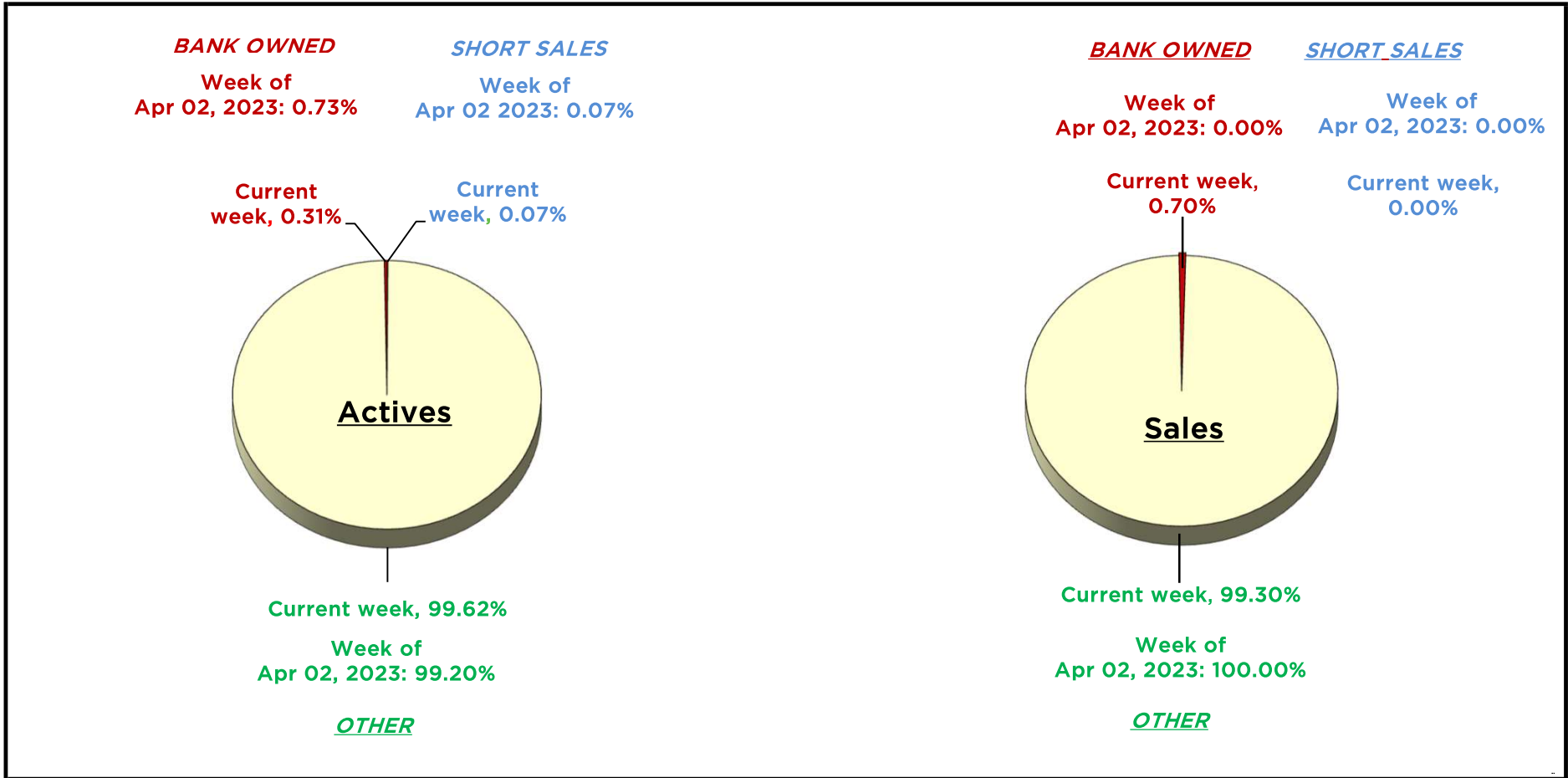
Withdrawn



	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	3/31
Norm	41	52	62	21	71	62	51	49	55	51	57	50	72	50	60	55	41	69
BO	0	0	0	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

Monday Morning Quarterback
03/31/2024 - 04/06/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
03/31/2024 - 04/06/2024
Lake, Orange, Osceola & Seminole Counties

There are 6 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		2	\$288,000	2.0	2.0	1,197	\$240.70
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
Osceola County		4	\$287,498	2.8	2.0	1,407	\$204.37
Kissimmee (Central)	34741	1	\$288,000	2.0	2.0	1,716	\$167.83
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